MUNGO HOMES | WILMINGTON

AVENUE ONE - AMENITY TWO

CONSTRUCTION DOCUMENTS

Project Team:

Owner
MUNGO HOMES WILMINGTON
2922 ORVILLE WRIGHT WAY, SUITE 100
WILMINGTON, NC 28405
910-250-5238 X 371

Architect of Record
DRIFTWOOD ARCHITECTURE, PLLC
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685

Civil
CDL ENGINEERING, PLLC
P.O.BOX 1172
WILMINGTON, NC 28402
910-254-9333

Structural
STATURE ENGINEERING, P.C.
106-A W MAIN STREET
WALLACE, NC 28466
910-665-1020

M.E.P Low Voltage / Fire
TOPSAIL ENGINEERING INC.
P.O. BOX 367
HAMPSTEAD, NC 28443
910-270-3747

Pool Design
BAI-ARCHITECTS
978 TRINITY ROAD
RALEIGH, NC 27607
919-859-7003

2018 APPENDIX B - BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

PROJECT INFORMATION

Name of Project: MUNGO HOMES WILMINGTON - AVENUE ONE AMENITY TWO
Address: 5360 SIDBURY ROAD, CASTLE HAYNE, NC 28429
Proposed Use: POOL AND AMENITY BUILDING
Owner or Authorized Agent: MIKE BURKE Phone #: 919-548-8121 Email: mburke@mungo.com
Owned By: ☐ City ☐ County ☐ State ■ Private
Code Enforcement Jurisdiction: ☐ City _____ ■ County New Hanover County, NC ☐ State

CONTACT: ANDREW JAMISON

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	Driftwood Architecture	Andrew Jamison	12575	910-622-7685	andrew@driftwoodarch.com
Civil	CDL Engineering, PLLC	Jeff Petroff	--	910-254-9333	jpetroff@cldeng.com
Electrical	Topsail Engineering, Inc.	Gregory L. McDowell	018518	910-270-3747	office@topsailengineering.com
Fire Alarm	-	-	--	--	-
Plumbing	Topsail Engineering, Inc.	Steven H. Everhart	23933	910-270-3747	office@topsailengineering.com
Mechanical	Topsail Engineering, Inc.	Steven H. Everhart	23933	910-270-3747	office@topsailengineering.com
Sprinkler/Standpipe	-	-	--	--	-
Structural	Woods Engineering, P.A.	Adam L. Sisk	041563	910-343-8007	adam@woodseng.com
Retaining Walls > 5' High	-	-	--	--	-
Pool	bai - ARCHITECTS	William G. Spencer, Jr.	7473	919-859-7003	wspencer@bai-architects.com
Other	-	-	--	--	-

2018 NC BUILDING CODE: ■ New Construction ☐ Addition ☐ Renovation ☐ 1st Time Interior Completion
☐ Shell/Core - Contact the local inspection jurisdiction additional procedures
☐ Phased Construction - Contact the local inspection jurisdiction additional procedures

BUILDING DATA

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☐ V-A ■ V-B
Mixed Construction ■ No ☐ Yes Types _____

Sprinklers: ☐ N/A ■ No ☐ Yes ☐ Partial ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☐ N/A ■ No ☐ Yes Class: ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Primary Fire District: ■ No ☐ Yes
Special Inspections Required: ☐ No ■ Yes
Flood Hazard Area: ■ No ☐ Yes

GROSS BUILDING AREA TABLE

FLOOR	HEATED (SQ. FT.)	COVERED (SQ.FT.)	TOTAL AREA (SQ. FT.)
LEVEL 1	1,196 SF	2,458 SF	3,654 SF
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
TOTAL	1,196 SF	2,458 SF	3,654 SF

ALLOWABLE AREA

Primary Occupancy Classification(s): Assembly (A-3)
Accessory Occupancy Classification(s): N/A
Incidental Uses (Table 509): N/A
Special Uses (Chapter 4 - List Code Sections): N/A
Special Provisions (Chapter 5 - List Code Sections): N/A
Mixed Occupancy: ■ No ☐ Yes Separation: _____ Hr. Exception: _____

☐ Non-Separated Mixed Occupancy (LCS 2018 6.1.14.3.2 & IBC 508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

☐ Separated Mixed Occupancy (508.4) - See Below for Area Calcs.
For each story, the area of occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

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

_____ + _____ = _____ ≤ 100

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE [1,2]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED [2,3]
Level 1	A-3	3,654 SF	6,000 SF	N/A	N/A

1 Frontage area increases from Section 506.3 are computed as thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = N/A (F)
b. Total Building Perimeter = N/A (P)
c. Ratio (F/P) = N/A (F/P)
d. W = Minimum Width of Public Way = N/A (W)
e. Percent of Frontage Increase I = 100 [f/p - 0.25] x W/30 = 100[**0.5**-0.25]x**30**/30 = N/A (%)
2 Unlimited area applicable under conditions of Section 507
3 Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
4 The maximum area of open parking garages must comply with Table 406.5.4
5 Frontage increase is based on the unsprinklered area value in Table 506.2

ALLOWABLE HEIGHT

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE[1]
Building Height in Feet (Table 504.3)[2]	40'	24'-4"	
Building Height in Stories (Table 504.4)[3]	1	1	

1 Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.
2 The maximum height of air traffic control towers must comply with Table 412.3.1.
3 The maximum height of open parking garages must comply with Table 406.5.4

FIRE PROTECTION REQUIREMENTS

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

*Indicate section number permitting reduction
NR = NOT REQUIRED

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
N/A	N/A	N/A	N/A

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☐ No ■ Yes
Exit Signs: ☐ No ■ Yes
Fire Alarm: ■ No ☐ Yes
Smoke Detection Systems: ■ No ☐ Yes ☐ Partial _-_
Carbon Monoxide Detection: ■ No ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet # G003
N/A

■ ☐ Fire and/or smoke rated wall locations (Chapter 7)
■ ☐ Assumed and real property line locations (if not on the site plan)
■ ☐ Exterior wall opening area with respect to distance to assumed property line (705.8)
☐ ■ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
☐ ■ Occupant loads for each area
☐ ■ Exit sign locations (10130
☐ ■ Exit access travel distances (1017)
☐ ■ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
■ ☐ Dead end lengths (1020.4)
☐ ■ Clear exit widths for each exit door
☐ ■ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)
☐ ■ Actual occupant load for each exit door
■ ☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
☐ ■ Location of doors with panic hardware (1010.1.10)
■ ☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
■ ☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
■ ☐ Location of doors equipped with hold-open devices
■ ☐ Location of emergency escape windows (1030)
■ ☐ The Square footage of each fire area (202)
■ ☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
■ ☐ Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107) NOT APPLICABLE

UNIT CLASS.	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

ACCESSIBLE PARKING (SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES REQUIRED	TOTAL # OF PARKING SPACES PROVIDED	# OF ACCESSIBLE SPACES REQUIRED 60" SPACES	# OF ACCESSIBLE SPACES REQUIRED 108" SPACES	TOTAL # ACCESSIBLE PROVIDED
TOTAL PARKING	37	62	2	1	3 (ALL 108")

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE	OCC. LOAD	WATERCLOSETS MALE	WATERCLOSETS FEMALE	URINAL	LAVATORIES MALE	LAVATORIES FEMALE	SHOWERS/ TUBS	DRINKING FOUNT. REG.	DRINKING FOUNT. ACCESS.	SERVICE
A-3	SEE G-002	1.66	3.27	1	1.42	1.42	0.96	0.32		1
PROVIDED		2	4	2	2	2	1	1	1	1

APPLICABLE CODES

Edition Year of Code: 2018

TRADE	CODE	EDITION
General Construction	North Carolina State Building Code	2018
Administration and Enforcement		
Plumbing	North Carolina State Plumbing Code	2018
Mechanical	North Carolina State Mechanical Code	2018
Electrical	NEC: National Electric Code	2020
Fire Prevention	North Carolina State Fire Prevention Code	2018
Gas	North Carolina State Fuel Gas Code	2018
Energy-Commercial	North Carolina State Energy Conservation Code	2018
Accessibility	ICC A117.1	2009
Rehabilitation		
Life Safety	North Carolina State Building Code	2018
Special Occupancy Class	Rules Governing Public Swimming Pools	2022
Special Occupancy Code		
Special Fire Codes		
Zoning		

SPECIAL APPROVALS
Special Approval: (Local Jurisdiction, Dept. of Insurance, SBCCI, ICC, etc., Describe Below)

ENERGY SUMMARY

ENERGY REQUIREMENTS

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

Climate Zone: ■ 3 ☐ 4 ☐ 5
Method of Compliance:

■ Prescriptive (Energy Code)
☐ Performance (Energy Code)
☐ Prescriptive (ASHRAE 90.1)
☐ Performance (ASHRAE 90.1)

NOTE: SEE SHEET A101 FOR A THERMAL ENVELOPE SUMMARY FOR EACH ASSEMBLY

THERMAL ENVELOPE

Roof/ceiling Assembly (each assembly)
Description of assembly: WOOD FRAMED ATTIC TRUSS WITH ASPHALT SHINGLES
U-Value of total assembly: REQUIRED = U-0.027 PROVIDED = U-0.025
R-Value of insulation: REQUIRED = R-38 PROVIDED = R-40.35
Skylights in each assembly: N/A
U-Value of skylights: N/A
Total square footage of skylights in each assembly: N/A

Exterior Walls (each assembly)
Description of assembly: 2x6 WOOD FRAMED WITH FIBER CEMENT SIDING
U-Value of total assembly: REQUIRED = U-0.064 PROVIDED = U-0.047
R-Value of insulation: REQUIRED = R-20 PROVIDED = R-20.18
Openings (windows or doors with glazing)
U-Value of assembly: REQUIRED = 0.32 PROVIDED = 0.29
Solar Heat Gain Coefficient: REQUIRED = 0.25 PROVIDED = 0.39
Projection Factor: REQUIRED = 0 PROVIDED = 0
Door U-Values: SWINGING REQUIRED = 0.70 PROVIDED = 0.38

Description of assembly: N/A
U-Value of total assembly:
R-Value of insulation:
Openings (windows or doors with glazing)
U-Value of assembly:
Solar Heat Gain Coefficient:
Projection Factor:
Door U-Values:

Walls below grade (each assembly)
Description of assembly: N/A
U-Value of total assembly:
R-Value of insulation:

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

Floors slab on grade
Description of assembly: 4" CONCRETE SLAB ON GRADE WITH VAPOR BARRIER.
U-Value of total assembly: N/A
R-Value of insulation: REQUIRED = NOT REQUIRED
Horizontal/vertical requirement: N/A
Slab heated: NO

STRUCTURAL DESIGN
SEE STRUCTURAL DOCUMENTS FOR STRUCTURAL DESIGN CRITERIA, **SHEET S101**

MECHANICAL DESIGN
SEE MECHANICAL DOCUMENTS FOR MECHANICAL DESIGN STATEMENT, **SHEET M100**

ELECTRICAL DESIGN
SEE ELECTRICAL DOCUMENTS FOR ELECTRICAL DESIGN STATEMENT, **SHEET E100**

PLUMBING DESIGN
SEE PLUMBING DOCUMENTS FOR PLUMBING DESIGN STATEMENT, **SHEET P100**

Sheet Number	Sheet Name	Sheet Issue Date
G001	COVER SHEET & BUILDING CODE SUMMARY	10/5/2026
G002	PROJECT INFORMATION	10/5/2026
G003	LIFE SAFETY PLAN	10/5/2026
COVER	CIVIL COVER SHEET	6/9/2026
EX-01	EXISTING CONDITIONS	6/9/2026
MP-01	MASTER DEVELOPMENT PLAN (PREVIOUSLY APPROVED_)	6/9/2026
SP-01	PRELIMINARY SITE & UTILITY PLAN	6/9/2026
SP-D1	SITE PLAN DETAILS	6/9/2026
LS-01	PRELIMINARY LANDSCAPE PLAN	6/9/2026
LS-D1	TYPICAL LANDSCAPE DETAILS	6/9/2026
A001	SPECIFICATIONS	10/5/2026
A002	SPECIFICATIONS	10/5/2026
A003	SPECIFICATIONS	10/5/2026
A100	SITE PLAN	10/5/2026
A101	FLOOR PLAN	10/5/2026
A102	ROOF & RCP PLAN	10/5/2026
A103	DECK DRAIN PLAN	10/5/2026
A104	MAILBOX PLANS AND DETAILS	10/5/2026
A105	CABANA PLAN AND DETAILS	10/5/2026
A200	EXTERIOR DESIGN	10/5/2026
A201	BUILDING ELEVATIONS	10/5/2026
A202	BUILDING ELEVATIONS	10/5/2026
A301	BUILDING SECTIONS	10/5/2026
A302	BUILDING SECTIONS	10/5/2026
A303	WALL SECTIONS	10/5/2026
A304	WALL SECTIONS	10/5/2026
A305	WALL SECTIONS	10/5/2026
A401	ENLARGED PLANS	10/5/2026
A402	ENLARGED PLAN DETAILS	10/5/2026
A501	ENLARGED DETAILS	10/5/2026
A601	SCHEDULES	10/5/2026
S101	GENERAL NOTES	10/5/2026
S201	AMENITY BUILDING FOUNDATION PLAN	10/5/2026
S202	AMENITY BUILDING ROOF FRAMING PLAN	10/5/2026
S203	MAIL KIOSK FOUNDATION & ROOF FRAMING PLAN	10/5/2026
S204	CANOPY FOUNDATION & ROOF FRAMING PLAN	10/5/2026
S301	FOUNDATION DETAILS & SCHEDULES	10/5/2026
S311	FOUNDATION SECTIONS	10/5/2026
S401	FRAMING DETAILS & SCHEDULES	10/5/2026
S411	ROOF FRAMING SECTIONS	10/5/2026
S412	ROOF FRAMING SECTIONS	10/5/2026
S501	SHEAR WALL DETAILS & SCHEDULES	10/5/2026
P100	PLUMBING GENERAL NOTES	10/5/2026
P101	WASTE RISER	10/5/2026
P200	PLUMBING FLOOR PLAN - WASTE	10/5/2026
P201	PLUMBING FLOOR PLAN - WATER	10/5/2026
M100	MECHANICAL GENERAL NOTES	10/5/2026
M200	MECHANICAL FLOOR PLAN	10/5/2026
E100	ELECTRICAL GENERAL NOTES	10/5/2026
E200	ELECTRICAL FLOOR PLAN - POWER	10/5/2026
E201	ELECTRICAL FLOOR PLAN - LIGHTING	10/5/2026
E202	MAIL KIOSK LIGHTING	10/5/2026
SP1	POOL AND PUMP ROOM LAYOUTS	10/5/2026
SP2	POOL AND PUMP ROOM PIPING LAYOUTS	10/5/2026
SP3	POOL AND PUMP ROOM ELECTRICAL LAYOUTS	10/5/2026
SP4	POOL SECTIONS	10/5/2026
SP5	POOL DETAILS	10/5/2026
SP6	POOL EQUIPMENT CUTSHEETS	10/5/2026
SP7	POOL EQUIPMENT CUTSHEETS	10/5/2026
SP8	POOL EQUIPMENT CUTSHEETS	10/5/2026

VICINITY MAP



DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC — REGISTERED ARCHITECTURAL CORPORATION — 54551 — NORTH CAROLINA — WILMINGTON, NC

ANDREW J. JAMISON — REGISTERED ARCHITECT — 12575 — NORTH CAROLINA — WILMINGTON, NC

10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

No.	Description	Date

Date 10/5/2026
Drawn by AJ

COVER SHEET & BUILDING CODE SUMMARY

G001

10/5/2026 9:33:25 PM

PLUMBING FIXTURE CALCULATIONS

Mungo Homes - Avenue One Amenity #2
North Carolina Plumbing Fixture Requirement Summary
September 21, 2025

Facility Program Summary		
Pool and Deck		
Pool Area		2,892
Pool Deck Circulation		2,797
Deck Area Gross		3,168
Cabana 1		164
Cabana 2		164
Cabana 3		164
Cabana 4		164
Pool Deck Gross Floor Area		3,824

Note: Pool Deck Gross Floor Area Excludes occupant circulation area required by 15A NCAC 18A .2522 around the edge of a swimming pool

2018 North Carolina Plumbing Code Classification used to determine Buildings Minimum Plumbing Fixture Counts
Occupancy Classification: Group A-3 per NCBC Section 303.4. The facility consists of an outdoor neighborhood recreation pool and accessory amenity building. The facility is not intended for competitive sporting events, spectator seating, or assembly associated with athletic competitions. Required plumbing fixtures are therefore calculated using the Assembly occupancy classification "Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades and gymnasiums" from Table 403.1 of the North Carolina Plumbing Code.

Building Occupant Load		**Area**	**Area/Person**	**Occupant Load**
Covered Seating Area		412	15	27
Covered Seating Area		540	15	36
Covered Kitchen Area		535	15	36
Covered Circulation Area		999	0	0
Open Grill Area		423	15	28
Storage Room 1		215	300	1
Storage Room 2		146	300	0
Pool Equipment Room		177	300	1
Chemical Room		25	300	0
Men's Toilet		225	0	0
Women's Toilet		225	0	0
Total Building Occupant Load				**129**

Calculate the Building Fixture Count per the NC Plumbing Code		**Occcupancy Tclassification:**		
Fixtures	**Occupants**	**Fixtures/Occupant**	**Fixture Calculation**	**Fixtures Required**
Male Water Closet	65	1 per 125	125	**0.52**
Male Urinals	65	Optional (not more than 67% of req. WC		**0**
Female Water Closet	65	1 per 65	65	**0.99**
Male Lavatories	65	1 per 200	200	**0.32**
Female Lavatories	65	1 per 200	200	**0.32**
Drinking Fountain Req. (Min. 1 High/1Low)	129	1 per 500	500	**0.26**
Shower Req. (Per NC Plumbing Code)	129	None Required	0	**0.00**
Service Sink Req.				**1.00**

Plumbing Fixture Counts for Swimming Pools - DOI Intrepretation per Bill Moeller, PE (See attached code intrepretation)
The most conservative requirements from the NC Rules Governing Public Swimming Pools and the North Carolina Plumbing Code shall apply to the minimum plumbing fixture count calculations for swimming pools. The plumbing fixture counts shall be calculated under both methods and the worst case fixture count shall be used. These calculations are for the pool and pool deck only and do not include any ancillary buildings or structures which must be calculated separately and added to the number of occupants for the pool as appropriate.

Scenerio #1: Pool Fixture Calculation Per NC Plumbing Code:				
		Area	**Area/Person**	**Occupant Load**
Deck Area (Gross Deck Occupant Load)		3,824	15	255
Pool Area (Pool Occupant Load)		2,892	50	58
Subtract Persons in Pool from Persons on Pool Deck (Net Deck Occupant Load)				197
Pool Occupant Load Plus Net Deck Occupant Load (Total Pool and Deck Occupant Load)				**255**

Calculate the Pool Deck Fixture Count per the NC Plumbing Code (Pool requirements only, add to building requirements)				
Fixtures	**Occupants**	**Fixtures/Occupant**	**Fixture Calculation**	**Fixtures Required**
Male Water Closet	127	1 per 125	125	**1.02**
Male Urinals	127	Optional (not more than 67% of req. WC		**0**
Female Water Closet	127	1 per 65	65	**1.96**
Male Lavatories	127	1 per 200	200	**0.64**
Female Lavatories	127	1 per 200	200	**0.64**
Drinking Fountain Req. (Min. 1 High/1Low)	255	1 per 500	500	**0.51**
Shower Req. (Per NC Plumbing Code)	255	None Required	0	**0.00**
Service Sink Req.				**1.00**

Scenerio #2: Per NC Rules Governing Public Swimming Pools 15A NCAC 18A .2529 (Compare NC Plumbing to NC Rules for Public Pools and use worst case)				
Pool Area		**Area**	**Area/Person**	**Occupant Load**
5 Feet Deep or Less		2,892	15	193
Greater than 5 feet deep		0	0	0
Diving areas		0	0	0
Spas		0	0	0
Interactive play attractions		0	0	0
Pool Deck for area within pool fence excluding an 8 foot wide walking space around the pool perimeter		3,824	15	255
Subtract Persons in Pool from Persons on Pool Deck (Net Deck Occupant Load)				62
Pool Occupant Load				**193**
Pool Deck Net Occupant Load				**62**

Calculate the Deck Fixture Count per the NC Plumbing Code (Pool requirements only, add to building requirements)				
Fixtures	**Occupants**	**Fixtures/Occupant**	**Fixture Calculation**	**Fixtures Required**
Male Water Closet	31	1 per 125	125	**0.25**
Male Urinals	31	Optional (not more than 67% of req. WC		**0**
Female Water Closet	31	1 per 65	65	**0.48**
Male Lavatories	31	1 per 200	200	**0.16**
Female Lavatories	31	1 per 200	200	**0.16**
Drinking Fountain Req. (Min. 1 High/1Low)	62	1 per 500	500	**0.12**
Shower Req. (Per NC Rules for Public Pools)	62	None Required	0	**0.00**
Service Sink Req.				**1.00**

Calculate the Pool Fixture Count per the NC Rules for Public Pools (Pool requirements only, add to building requirements)				
Fixtures	**Occupants**	**Fixtures/Occupant**	**Fixture Calculation**	**Fixtures Required**
Male Water Closet	96	1 for first 100	100	1
		1 additional per 200 for 101-500	200	0
			Male Water Closets Required	**1**
Male Urinals	96	1 for first 100	100	1
		1 additional per 200 up to 500	200	0
			Male Urinals Required	**1**
Female Water Closet	96	2 for first 100	50	2
		101 to 500, 1 added per 100		0
			Female Water Closets Required	**2**
Male Lavatories	96	1 for first 100		1
		1 additional per 200 for 101-500		0
			Male Lavatories Required	**1**
Female Lavatories	96	1 for first 100		1
		1 additional per 200 for 101-500		0
			Female Lavatories Required	**1**
Shower Req. (Per NC Rules for Public Pools)	193	200 persons per shower	200	**0.96**

Summary Calculation/Determination of Design Values	**Scenerio #1**	**Scenerio #2**	**Worst Case Pool plus Building Req.**		**NC Required vs. Provided**	
Fixture Type	**Pool (Bldg. Code)**	**Pool (NC Rules for Pools)**	**Building Req.**	**Pool + Building Req.**	**NC Design Required**	**Provided**
Male Water Closet	1.02	0.25 + 1.0 = 1.25	0.52	1.25 + 0.52 = 1.77	**1.77**	**2**
Male Urinal	Optional	1.00	Optional	1	**1**	**2**
Female Water Closet	1.96	0.48 + 2 = 2.48	0.99	2.48 + 0.99 = 3.47	**3.47**	**4**
Male Lavatory	0.64	0.16 + 1.0 = 1.16	0.32	1.16 + 0.32 = 1.48	**1.48**	**2**
Female Lavatory	0.64	0.16 + 1.0 = 1.16	0.32	1.16 + 0.32 = 1.48	**1.48**	**2**
Drinking Fountain	0.51	0.12	0.26	0.12 + 0.26 = 0.38	**0.38**	**1 High, 1 Low**
Shower	0	0.96	0.00	0.96	**0.96**	**1**
Service Sink	1.00	1.00	1.00	1	**1**	**1**

ABBREVIATIONS

#	POUND OR NUMBER
&	AND
@	AT
A/C	AIR CONDITION(ING)
ACT	ACOUSTIC CEILING TILE
AD	AREA DRAIN
ADMIN	ADMINISTRATION
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIOVISUAL
BLDG	BUILDING
BN	BULL NOSE
BSMT	BASEMENT
BYND	BEYOND
BOS	BOTTOM OF STEEL
BOT	BOTTOM
CAB	CABINET
CIP	CAST IN PLACE
CHNL	CHANNEL
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG HT	CEILING HEIGHT
CLO	CLOSET
CLR	CLEAR(ANCE)
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMPR	COMPRESSIBLE
CONC	CONCRETE
CONT	CONTINUOUS
COR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTYD	COURTYARD
CU FT	CUBIC FOOT
CU YD	CUBIC YARD
DBL	DOUBLE
DEMO	DEMOLISH OR DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATOR OR ELEVATION
ENCL	ENCLOSE(D)
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
EQ	EQUAL
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXP JT	EXPANSION JOINT
EXT	EXTERIOR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FACE OR FINISHED FLOOR
FFE	FINISHED FLOOR ELEVATION
FIXT	FIXTURE
FLR	FLOOR
FM	FILLED METAL
FO	FACE OF
FND	FOUNDATION
FT	FT
FTG	FOOTING
FURN	FURNISH OR FURNITURE
GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GWB	GYPSUM WALL BOARD
HC	HANDICAP
HD	HEAVY DUTY
HDRW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING, & AIR CONDITIONING
ID	INSIDE DIAMETER
INCL	INCLUDE(D), (ING)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ILO	IN LIEU OF
INSUL	INSULATED OR INSULATION
INT	INTERIOR
JAN	JANITOR
KIT	KITCHEN
KO	KNOCKOUT
LAM	LAMINATE
LAU	LAUNDRY
LAV	LAVATORY
LF	LINEAR FEET
LVR	LOUVER
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MEMBR	MEMBRANE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE-RESISTANT
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD OR OVERHANG OR OPPOSITE HAND
OPP	OPPOSITE OR OPPOSITE HAND
OPT	OPTION(AL)
OZ	OUNCE
PLAM	PLASTIC LAMINATE
PLUMB	PLUMBING
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT OR PAINTED
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PREFINISH
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED OR PAINT
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
RBR	RUBBER
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
RL	ROOF LEADER
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
S	SOUTH
SC	SOLID CORE
SD	SMOKE DETECTOR OR STORM DRAIN
SECT	SECTION
SF	SQUARE FEET
SIM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
SPKR	SPEAKER
SQ	SQUARE
SSTL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE OR STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
T	TREAD
T/D	TELEPHONE/DATA
T&G	TONGUE AND GROOVE
TELE	TELECOMMUNICATIONS, TELEPHONE
TEMP	TEMPORARY
THRU	THROUGH
TLT	TOILET
TME	TO MATCH EXISTING
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TPD	TOILET PAPER DISPENSER
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WEST OR WIDE
VP	VISION PANEL
W/	WITH
W/O	WITHOUT
WC	WATERCLOSET
WD	WOOD
WP	WATERPROOF(ING)
WR	WATER REPELLENT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/5/2026

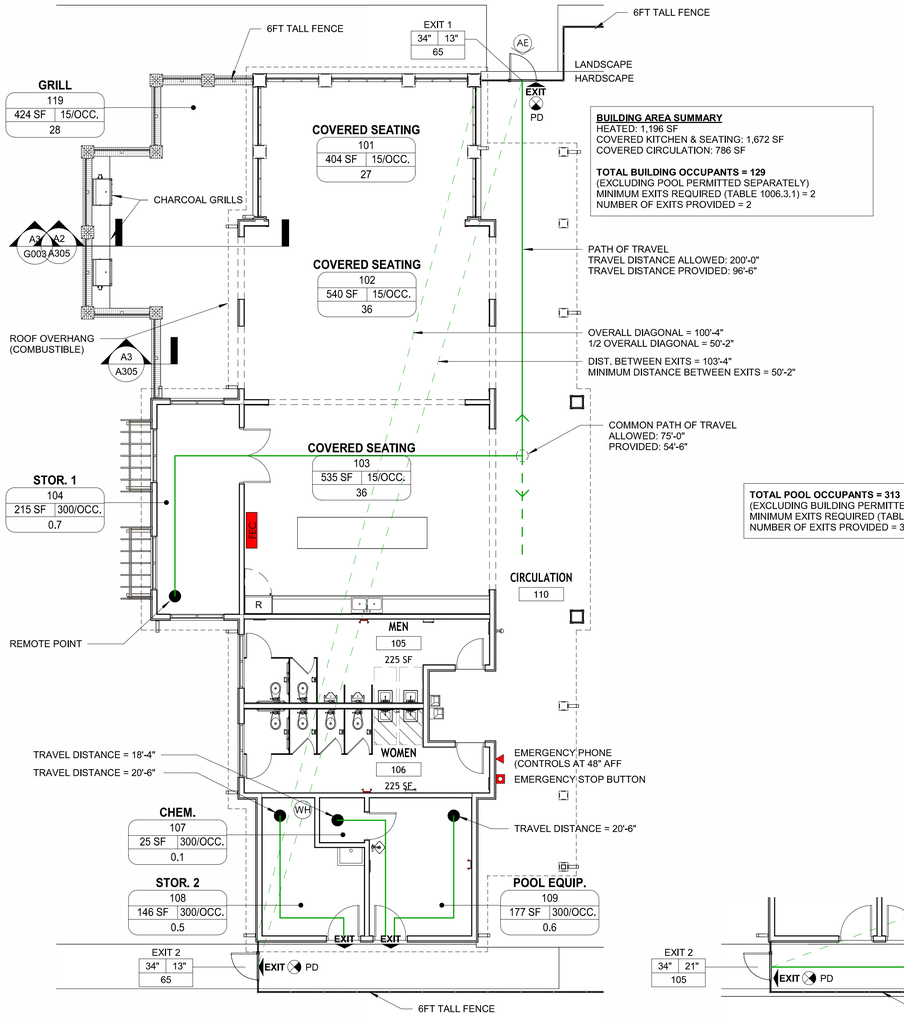
Drawn by AJ

No.	Description	Date

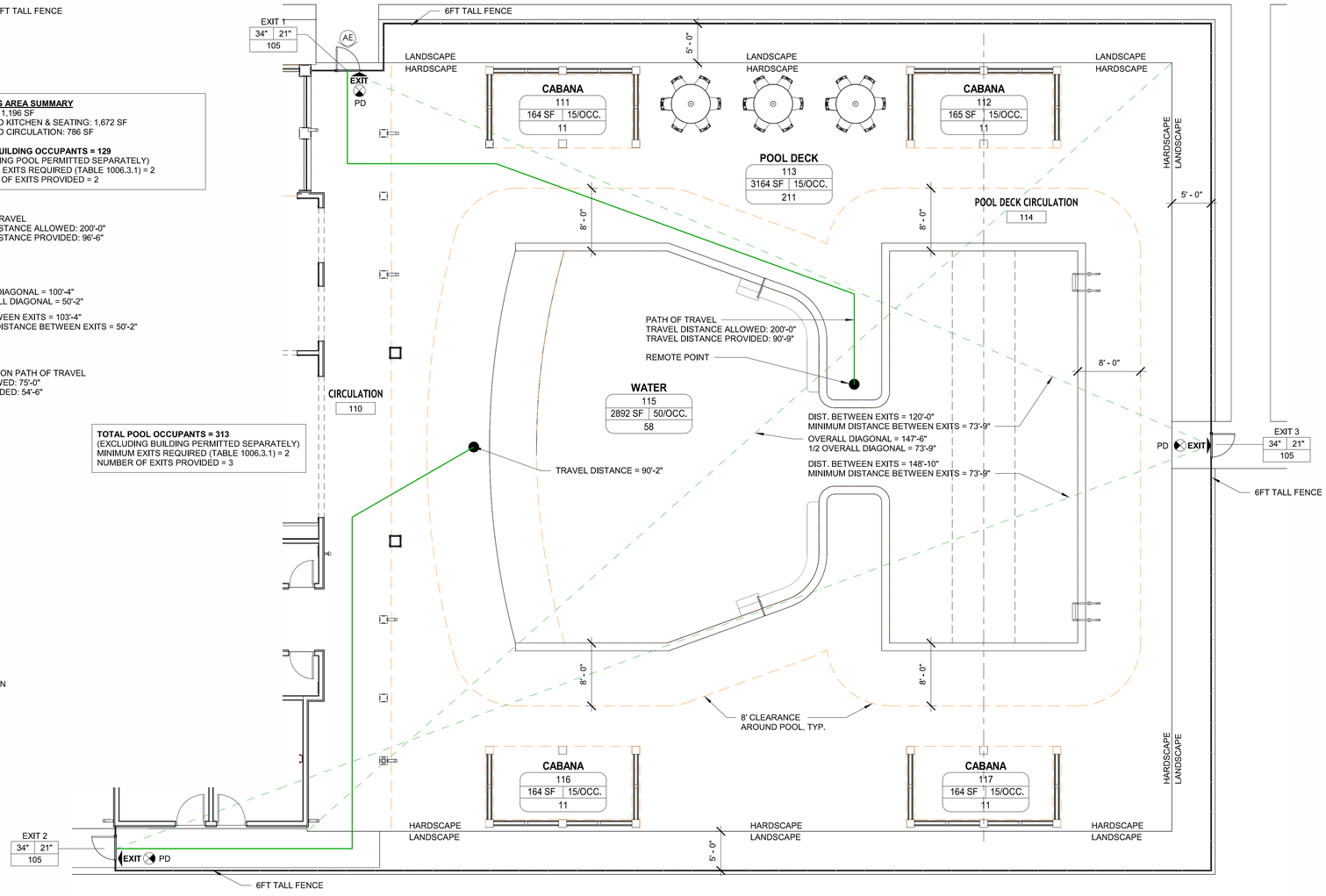
PROJECT INFORMATION

G002

10/5/2026 12:50:33 PM



B1 LEVEL 1 - LIFE SAFETY PLAN - BUILDING
1/8" = 1'-0"



B2 LEVEL 1 - LIFE SAFETY PLAN - POOL
1/8" = 1'-0"

POOL BARRIER NOTES

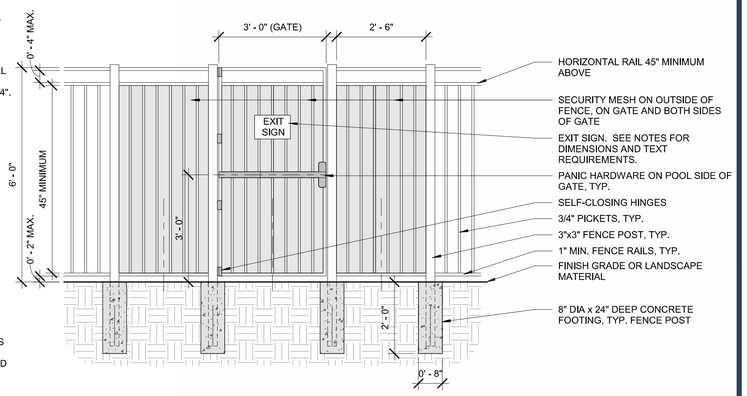
1. PROVIDE POOL BARRIER IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
2. BARRIER SHALL BE A MINIMUM OF 48" HIGH ABOVE GRADE WITH A MAXIMUM 2" CLEARANCE AT THE BOTTOM.
3. OPENINGS SHALL NOT PERMIT PASSAGE OF A 4" DIAMETER SPHERE AND SHALL NOT CREATE CLIMBABLE HANDHOLDS OR FOOTHOLDS.
4. SOLID BARRIERS SHALL BE FREE OF PROJECTIONS AND INDENTATIONS EXCEPT NORMAL CONSTRUCTION TOLERANCES.
5. WHERE HORIZONTAL MEMBERS ARE SPACED 45° OR MORE APART, VERTICAL OPENINGS SHALL NOT EXCEED 4".
6. WHERE HORIZONTAL MEMBERS ARE SPACED LESS THAN 45° APART, HORIZONTAL MEMBERS SHALL BE LOCATED ON THE POOL SIDE OF THE BARRIER AND OPENINGS SHALL NOT EXCEED 1-3/4".
7. DECORATIVE OPENINGS AND OPENINGS IN DIAGONAL MEMBERS SHALL NOT EXCEED 1-3/4".
8. CHAIN-LINK FENCING SHALL HAVE A MAXIMUM 2-1/4" MESH OPENING, OR 1-3/4" MAXIMUM OPENING WHERE SLATS ARE PROVIDED.

GATE NOTES

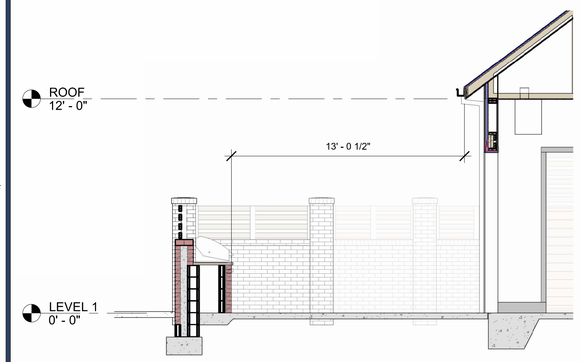
1. GATES SHALL COMPLY WITH ALL BARRIER REQUIREMENTS AND BE EQUIPPED WITH A LOCKING DEVICE.
2. PEDESTRIAN GATES SHALL SWING AWAY FROM THE POOL, BE SELF-CLOSING, AND SELF-LATCHING.
3. NON-PEDESTRIAN GATES SHALL BE SELF-LATCHING.
4. LATCH RELEASE MECHANISMS LOCATED LESS THAN 54" ABOVE GRADE SHALL BE KEYED/ACCESS-CONTROLLED OR LOCATED ON THE POOL SIDE OF THE GATE A MINIMUM OF 3" BELOW THE TOP, WITH NO OPENINGS GREATER THAN 1/2" WITHIN 18" OF THE RELEASE MECHANISM.

EXIT SIGN NOTES

1. PROVIDE EXIT SIGNS IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
2. LETTERS SPELLING "EXIT" SHALL BE A MINIMUM OF 6" HIGH WITH 3/4" MINIMUM STROKE WIDTH.
3. LETTER WIDTH SHALL BE A MINIMUM OF 2", EXCEPT FOR THE LETTER "I".
4. MINIMUM SPACING BETWEEN LETTERS SHALL BE 3/8".
5. SIGN GRAPHICS SHALL MAINTAIN PROPORTIONAL LETTER WIDTH, STROKE WIDTH, AND SPACING WHEN SIGNS EXCEED MINIMUM REQUIRED DIMENSIONS.
6. PROVIDE HIGH-CONTRAST LETTERING AND BACKGROUND SUCH THAT THE SIGN REMAINS READILY DISCERNIBLE WITH OR WITHOUT SIGN ILLUMINATION.
7. DIRECTIONAL CHEVRONS, WHERE PROVIDED, SHALL BE PERMANENTLY CONFIGURED AND NOT READILY REVERSIBLE.



A1 GATE DETAIL
1/2" = 1'-0"



A3 GRILL SEPARATION DETAIL
1/4" = 1'-0"

SYMBOL LEGEND

	EXIT SIGN LOCATION AND DIRECTION OF ILLUMINATION (100 FT MAX. SPACING)
PD	PANIC DEVICE AT DOOR/GATE
AE	ACCESSIBLE BUILDING ENTRANCE
EXIT	EXIT & SIGN LOCATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
	PUBLIC EMERGENCY TELEPHONE
	EMERGENCY STOP BUTTON
	EMERGENCY WALL LIGHT
	BUILDING DIAGONAL/DISTANCE BETWEEN EXITS
	REMOTE POINT AND PATH OF TRAVEL
OFFICE 101 100 SF 100	ROOM NAME ROOM NUMBER OCCUPANCY TYPE SQUARE FOOTAGE OCCUPANT LOAD
DOOR 36" 20" 100	PROVIDED WIDTH REQUIRED WIDTH ANTICIPATED LOAD

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC — REGISTERED ARCHITECTURAL CORPORATION — NORTH CAROLINA — 54551 — WILMINGTON, NC

ANDREW J. JAMISON — REGISTERED ARCHITECT — 12575 — NORTH CAROLINA — WILMINGTON, NC

10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date	10/5/2026
Drawn by	AJ

No.	Description	Date

LIFE SAFETY PLAN

G003

10/5/2026 12:50:36 PM

AVENUE ONE
AMENITY (2)
NEW HANOVER COUNTY, NC

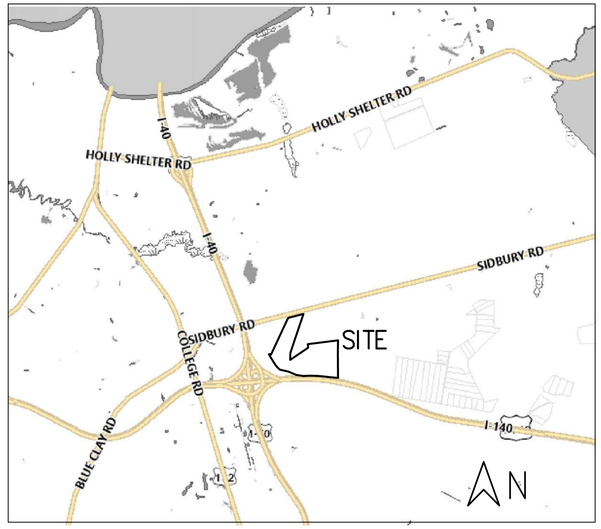
DEVELOPER
CLAYTON PROPERTIES GROUP, INC
P.O. BOX 4098
MARYVILLE, TN 37802

CIVIL ENGINEERING / LAND PLANNER
CLD ENGINEERING, PLLC
P.O. BOX 1172
WILMINGTON, NC 28401

ENVIRONMENTAL CONSULTANT
SOUTHERN ENVIRONMENTAL GROUP, INC.
5315 SOUTH COLLEGE ROAD, SUITE E
WILMINGTON, NC 28412

SURVEYOR
ESP ASSOCIATES, INC.
211 RACINE DRIVE, STE 101
WILMINGTON, NC 28403

TRAFFIC ENGINEER
DAVENPORT
5917 OLEANDER DRIVE, SUITE 206
WILMINGTON, NC 28403



VICINITY MAP
NOT TO SCALE

CONTENTS

SHEET	NAME
COVER	TITLE
EX-01	EXISTING CONDITIONS
MP-01	MASTER DEVELOPMENT PLAN (PREVIOUSLY APPROVED)
SP-01	PRELIMINARY SITE & UTILITY PLAN
SP-D1	SITE PLAN DETAILS
LS-01	PRELIMINARY LANDSCAPE PLAN
LS-D1	TYPICAL LANDSCAPE DETAILS

REVIEW AGENCY	APPROVAL DATE	PERMIT NUMBER
NEW HANOVER COUNTY – TRC APPROVAL	4/15/2025	PID# R02700-001-183-000
NEW HANOVER COUNTY – TREE REMOVAL PERMIT	4/17/2024	TR-24-000020

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

BEFORE YOU DIG, CALL
North Carolina 811
www.nc811.org

CLD Engineering, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License P-0369
P.O.Box 1172
Wilmington, NC 28402
Phone: 910-254-9333
Fax: 910-254-0502
www.cldeng.com

AVENUE ONE
New Hanover Co, NC

COVER

REV	DATE	DESCRIPTION	INIT
B	6/9/26	TRC RESPONSES	SL
A	4/2/26	INITIAL MAJOR SITE PLAN REVIEW	SL

DEVELOPER:

CLAYTON
PROPERTIES GROUP,
INC PO BOX 4098
MARYVILLE, TN 37802

APPROVED:	JP	PROJECT:	178-05
CHECKED:	NAA	SCALE:	-
DESIGNED:	SL	RELEASE:	PRELIM

SHEET
COVER

SITE DATA

PIN:	R02700-001-183-000
OWNER:	CLAYTON PROPERTIES GROUP INC. PO BOX 4098 MARRYVILLE, TN 37802
DEVELOPER:	MUNGO HOMES
TOTAL AREA:	158.74 ACRES
WETLANDS:	1.05 ACRES (PRELIM)
EX USE:	VACANT LAND
PRO USE:	PERFORMANCE RESIDENTIAL DEV.
R-5 ZONING	62.12 ACRES
UNITS	496 ALLOWED
DENSITY	8 U/A ALLOWED
BUFFER	20' REQUIRED
RMF-L ZONING	96.62 ACRES
UNITS	966 ALLOWED
DENSITY	10 U/A ALLOWED
BUFFER	30' REQUIRED

NOW OR FORMERLY
NEW HANOVER COUNTY
BOARD OF EDUCATION
DB 5828 PG 1563

SIDBURY ROAD 80' PUBLIC ROW

NOW OR FORMERLY
NORTH CAROLINA DEPARTMENT OF
TRANSPORTATION

FLOODWAY "PRINCE GEORGE
CREEK TRIBUTARY 3"

N/F
FIRST MARINE PROPERTIES, LLC
DB 6276, PG 198
PARID: R01900-002-008-002

AMENITY (1) LOCATION
1.75 ACRES

EXISTING JURISDICTIONAL DITCH
(TO BE REMOVED)

N/F
DENNIS W. ANDERSON
DB 1471, PG 554
PARID: R01800-004-001-000

50' PRIVATE INGRESS/EGRESS EASEMENT
MB 45, PG 140 MB 41, PG 250 DB 3073, PG 479
TO BE REMOVED.

N/F
KHANI EHSAN
DB 4134, PG 0402
PARID: R01900-002-008-010

EXISTING JURISDICTIONAL DITCH
(TO BE REMOVED)

N/F
JAMES GODSEY
& SANDRA GODSEY
MB 23, PG 10
DB 6034, PG 1106
PARID: R01900-002-008-004

N/F
PATRICK JOSEPH
O'MAHONEY &
TANYA SEEGER
O'MAHONEY
MB 57, PG 274
DB 5709, PG 1843
PARID:
R01900-002-023-000

0.03 AC POCKET WETLAND
TO BE MITIGATED

SHADED X
FLOOD ZONE

AE FLOOD ZONE

EXISTING JURISDICTIONAL DITCH
(TO BE REMOVED)

N/F
KHANI EHSAN
DB 4134, PG 0402
PARID: R01900-002-013-000

SEE TREE INVENTORY/MITIGATION
WORKSHEET SUBMITTED WITH APPLICATION

EXISTING WETLAND
0.30 AC

EXISTING WETLAND
0.72 AC

AMENITY (2) LOCATION
1.80 ACRES

I-40
ROW
VARIES

N/F
NC DEPARTMENT OF TRANSPORTATION
MB 41, PG 288
DB 3099, PG 367
PARID: R01900-002-018-000

EXISTING JURISDICTIONAL DITCH

R-5
ZONING

RMF-L
ZONING

ZONING BOUNDARY

I-140
ROW
VARIES

NORTH

200' 100' 0 200' 400'

GRAPHIC SCALE: 1" = 200'
WHEN PRINTED ON ARCH-D 24" x 26"

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

FIELD SKETCH OF WETLANDS BY SOUTHERN ENVIRONMENTAL GROUP
ON 11/12/21

SURVEY BY ESP & ASSOCIATES, INC.

BEFORE YOU DIG, CALL
North Carolina 811
www.nc811.org

CLD Engineering, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License P-0369
P.O.Box 1172
Wilmington, NC 28402
Phone: 910-254-9333
Fax: 910-254-0502
www.cldeng.com

AVENUE ONE
NEW HANOVER CO, NC

EXISTING CONDITIONS

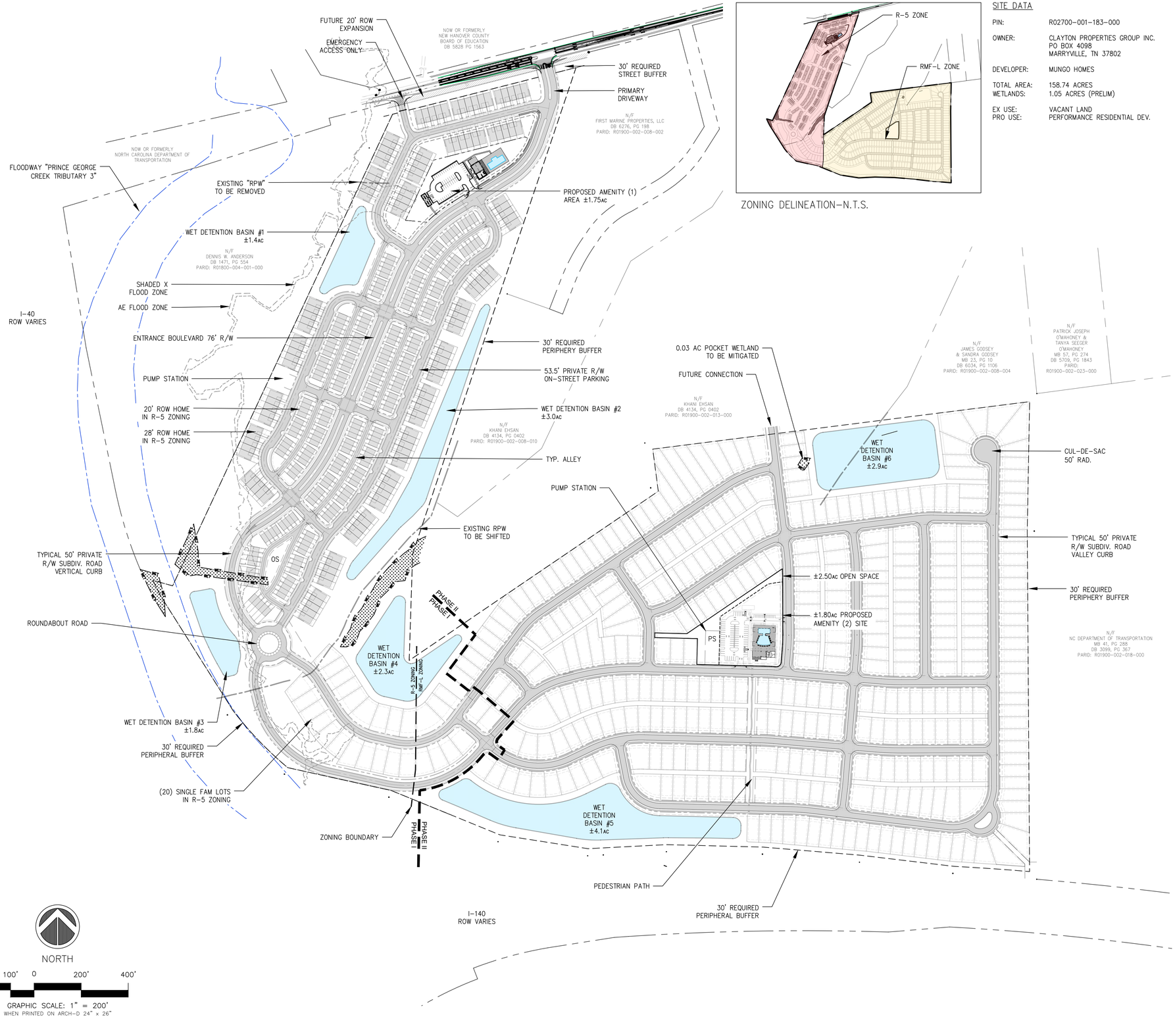
REV	DATE	DESCRIPTION	INIT
A	4/3/26	INITIAL MAJOR SITE PLAN REVIEW	SL

DEVELOPER:

CLAYTON
PROPERTIES GROUP,
INC PO BOX 4098
MARYVILLE, TN 37802

APPROVED:		PROJECT:	178-05
CHECKED:		SCALE:	1" = 200'
DESIGNED:	SL	RELEASE:	PRELIM

SHEET
EX-1



ZONING DELINEATION–N.T.S.

SITE DATA

PIN:	R02700-001-183-000
OWNER:	CLAYTON PROPERTIES GROUP INC. PO BOX 4098 MARRYVILLE, TN 37802
DEVELOPER:	MUNGO HOMES
TOTAL AREA:	158.74 ACRES
WETLANDS:	1.05 ACRES (PRELIM)
EX USE:	VACANT LAND
PRO USE:	PERFORMANCE RESIDENTIAL DEV.

DEVELOPMENT DATA

R-5 ZONING	62.12 ACRES	
UNITS	496 ALLOWED	356 PROPOSED
DENSITY	8 U/A ALLOWED	5.7 PROPOSED
RMF-L ZONING	96.62 ACRES	
UNITS	966 ALLOWED	378 PROPOSED
DENSITY	10 U/A ALLOWED	3.9 PROPOSED
TOTAL	158.74 ACRES	
UNITS	1,462 ALLOWED	734 PROPOSED
DENSITY		4.6 PROPOSED

BUFFERS
20' PERIMETER BUFFER (R-5)
30' PERIMETER BUFFER (RMF-L)

SETBACKS	ROW	TNHM	SF
FRONT	7'	18'	16'
REAR	12' (ALLEY)	10'	10'
SIDE	0'	0'	5'
CORNER	–	–	7'

ADDITIONAL SETBACK NOTES:
1. MINIMUM BUILDING SEPARATION IS 20' FOR TOWNHOMES AND 10' FOR ROW HOMES AND SINGLE FAMILY HOMES
2. ROW HOMES "FRONT" SETBACK REFERS TO THE BUILDING FACADE WITH FRONT DOOR AND "REAR" SETBACK REFERS TO ALLEY-FACING SIDE.

	REQUIRED	PROPOSED
OPEN SPACE	31.75AC (20%)	46.29AC INCLUDING 3 AMENITY AREAS TO BE DESIGNED AT A LATER DATE

STREETS	TYPICAL	50' PRIVATE ROW
	ALLEYS	30' ACCESS EASEMENT (18' EOP)
	BLVD	76' PRIVATE ROW

CONNECTIVITY 1.57 RATIO (65 LINKS / 42 NODES)

PRODUCT TYPES

20' ROW HOME
TYP WIDTH: 20'
TYP DEPTH: 47.5' (INCL PORCH/PATIO)
MAX HEIGHT: 3 STORIES
ACCESS: REAR LOADED

TOTAL: 211 UNITS

28' TOWNHOME
TYP WIDTH: 28' (32' END UNITS TO ACCOMMODATE WRAPPED PORCH)
TYP DEPTH: 58'
MAX HEIGHT: 3 STORIES
ACCESS: FRONT LOADED

TOTAL: 126 UNITS

SINGLE FAMILY LOT
TYP LOT DEPTH: 120'
TYP LOT WIDTH: 51'–55'

TYP PAD WIDTH: 39'
TYP PAD DEPTH: 70'

TOTAL: 20 (R-5) + 378 (RMF-L) = 398 LOTS

TOTAL UNITS	
20' UNITS	211
28' UNITS	126
SF LOTS	398
TOTAL	735

NOTES
1. "AVENUE ONE" PERFORMANCE RESIDENTIAL MASTER PLAN APPROVED APRIL 15, 2025.
2. ALL AMENITY (2) WILL BE SUBMITTED AT A LATER TIME FOR A SEPARATE COMMERCIAL REVIEW.
3. A LIGHTING PLAN WILL BE SUBMITTED PRIOR TO SITE PLAN APPROVAL. LIGHTING FROM STREET LIGHTS SHALL NOT EXCEED 0.5 FOOT CANDLES AT THE PROJECT BOUNDARY IN CONSIDERATION OF ADJACENT RESIDENTIAL USES.

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

BEFORE YOU DIG, CALL
North Carolina 811
www.nc811.org

CLD Engineering, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License P-0369
P.O.Box 1172
Wilmington, NC 28402
Phone: 910-254-9333
Fax: 910-254-0502
www.cldeng.com

AVENUE ONE
NEW HANOVER CO, NC

PRELIMINARY MASTER PLAN

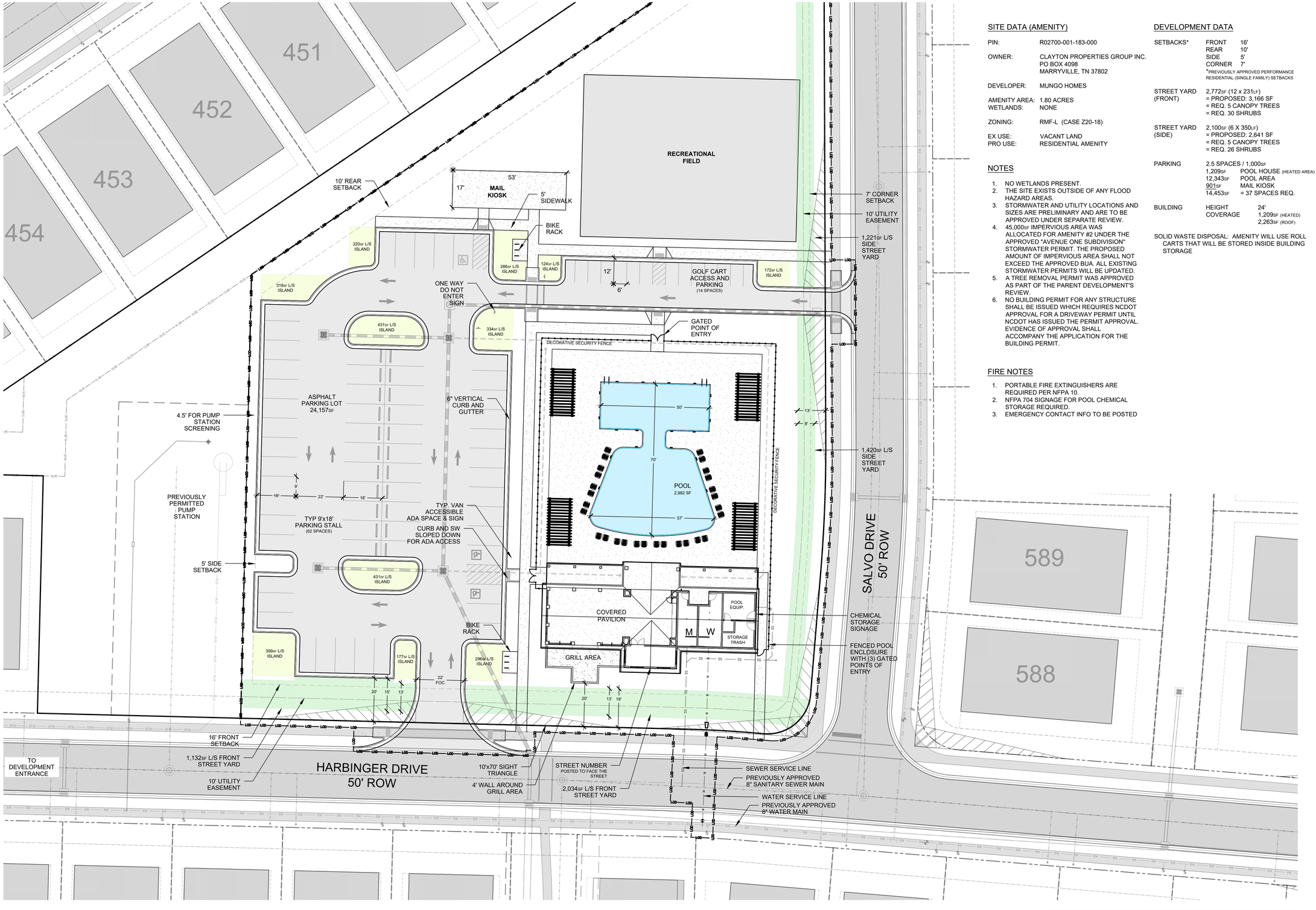
REV	DATE	DESCRIPTION	INIT
B	6/9/26	TRC RESPONSES	SL
A	4/2/26	INITIAL MAJOR SITE PLAN REVIEW	SL

DEVELOPER:

CLAYTON
PROPERTIES GROUP,
INC PO BOX 4098
MARYVILLE, TN 37802

APPROVED:		PROJECT:	178-05
CHECKED:		SCALE:	1" = 200'
DESIGNED:	SL	RELEASE:	PRELIM

SHEET
MP-01



20' 10' 0 20' 40'
HORIZONTAL SCALE 1" = 20'

SITE DATA (AMENITY)

PIN: R02700-001-183-000

OWNER: CLAYTON PROPERTIES GROUP INC.
PO BOX 4098
MARRYVILLE, TN 37802

DEVELOPER: MUNGO HOMES

AMENITY AREA: 1.80 ACRES
WETLANDS: NONE

ZONING: RMF-L (CASE Z20-18)

EX USE: VACANT LAND
PRO USE: RESIDENTIAL AMENITY

NOTES

1. NO WETLANDS PRESENT.
2. THE SITE EXISTS OUTSIDE OF ANY FLOOD HAZARD AREAS.
3. STORMWATER AND UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND ARE TO BE APPROVED UNDER SEPARATE REVIEW.
4. 45,000SF IMPERVIOUS AREA WAS ALLOCATED FOR AMENITY #2 UNDER THE APPROVED "AVENUE ONE SUBDIVISION" STORMWATER PERMIT. THE PROPOSED AMOUNT OF IMPERVIOUS AREA SHALL NOT EXCEED THE APPROVED BUA. ALL EXISTING STORMWATER PERMITS WILL BE UPDATED.
5. A TREE REMOVAL PERMIT WAS APPROVED AS PART OF THE PARENT DEVELOPMENT'S REVIEW.
6. NO BUILDING PERMIT FOR ANY STRUCTURE SHALL BE ISSUED WHICH REQUIRES NCDOT APPROVAL FOR A DRIVEWAY PERMIT UNTIL NCDOT HAS ISSUED THE PERMIT APPROVAL. EVIDENCE OF APPROVAL SHALL ACCOMPANY THE APPLICATION FOR THE BUILDING PERMIT.

FIRE NOTES

1. PORTABLE FIRE EXTINGUISHERS ARE REQUIRED PER NFPA 10.
2. NFPA 704 SIGNAGE FOR POOL CHEMICAL STORAGE REQUIRED.
3. EMERGENCY CONTACT INFO TO BE POSTED

DEVELOPMENT DATA

SETBACKS* FRONT 16'
REAR 10'
SIDE 5'
CORNER 7'
*PREVIOUSLY APPROVED PERFORMANCE RESIDENTIAL (SINGLE FAMILY) SETBACKS

STREET YARD (FRONT) 2,772SF (12 x 231LF)
= PROPOSED: 3,166 SF
= REQ. 5 CANOPY TREES
= REQ. 30 SHRUBS

STREET YARD (SIDE) 2,100SF (6 X 350LF)
= PROPOSED: 2,641 SF
= REQ. 5 CANOPY TREES
= REQ. 26 SHRUBS

PARKING 2.5 SPACES / 1,000SF
1,209SF POOL HOUSE (HEATED AREA)
12,343SF POOL AREA
901SF MAIL KIOSK
14,453SF = 37 SPACES REQ.

BUILDING HEIGHT 24'
COVERAGE 1,209SF (HEATED)
2,263SF (ROOF)

SOLID WASTE DISPOSAL: AMENITY WILL USE ROLL CARTS THAT WILL BE STORED INSIDE BUILDING STORAGE

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

BEFORE YOU DIG, CALL
North Carolina 811
www.nc811.org

CLD Engineering, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License P-0369
P.O.Box 1172
Wilmington, NC 28402
Phone: 910-254-9333
Fax: 910-254-0502
www.cldeng.com

AVENUE ONE
NEW HANOVER CO, NC

AMENITY (2)
SITE & UTILITY PLAN

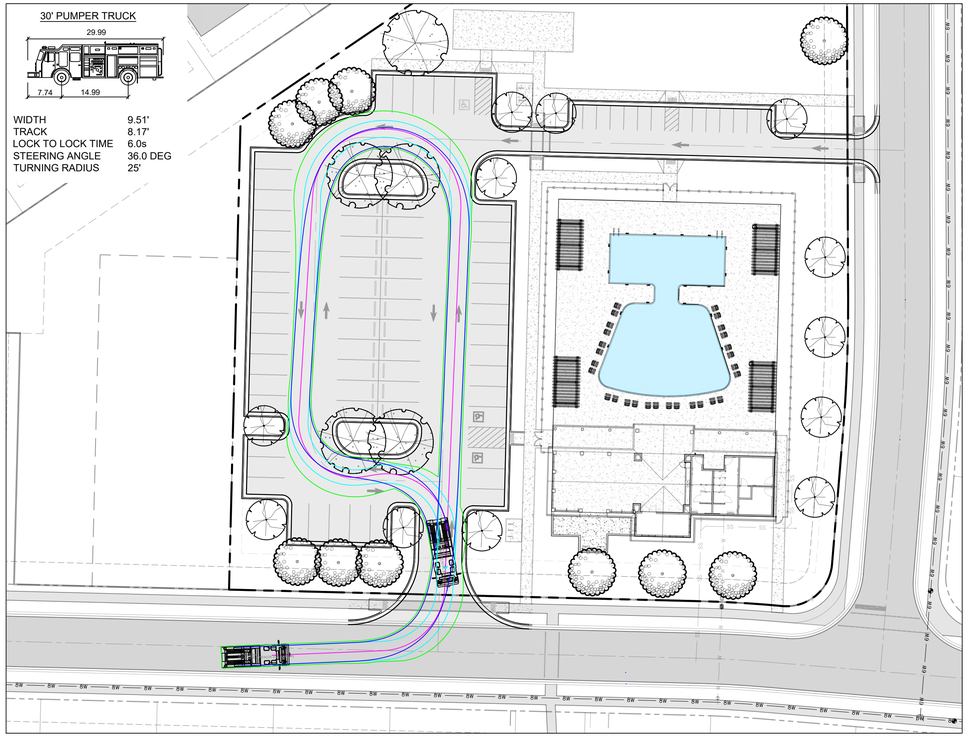
REV	DATE	DESCRIPTION	INIT
B	6/9/26	TRC RESPONSES	SL
A	4/2/26	INITIAL MAJOR SITE PLAN REVIEW	SL

DEVELOPER:

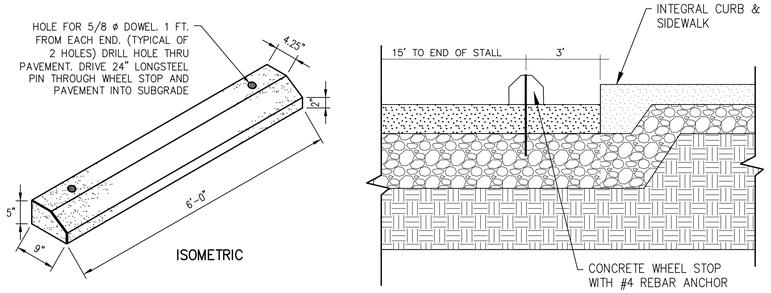
CLAYTON
PROPERTIES GROUP,
INC PO BOX 4098
MARYVILLE, TN 37802

APPROVED:	JP	PROJECT:	178-05
CHECKED:	NAA	SCALE:	1" = 50'
DESIGNED:	SL	RELEASE:	PRELIM

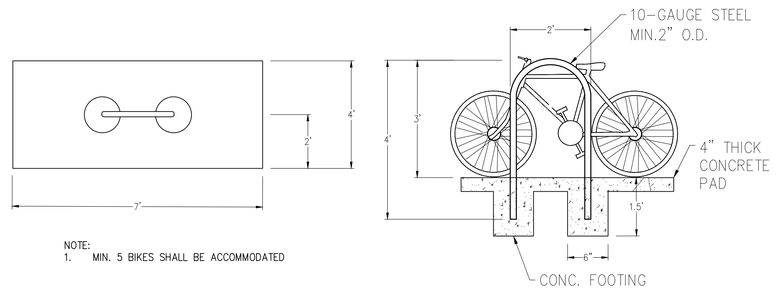
SHEET
SP-01



FIRE APPARATUS ACCESS: 2 AXLE PUMPER TRUCK
NTS
1 SP-D1

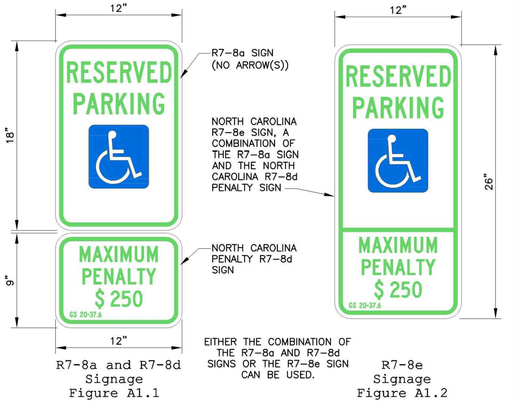


CONCRETE WHEEL STOP
NOT TO SCALE
3 SP-D1

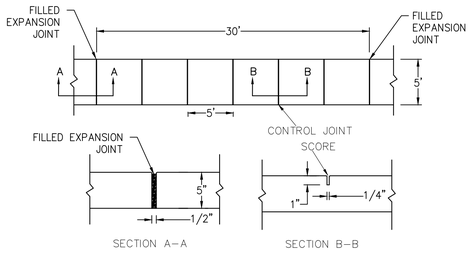


NOTE:
1. MIN. 5 BIKES SHALL BE ACCOMMODATED

BIKE RACK DETAIL
NOT TO SCALE
4 SP-D1



ADA PARKING SIGNS
NOT TO SCALE
2 SP-D1



NOTES:
1. JOINT MATERIALS TO COMPLY WITH CURRENT NCDOT STANDARDS.
2. SANITARY SEWER CLEANOUTS, WATER METERS, MANHOLES, AND VALVE LIDS TO BE LOCATED OUTSIDE THE SIDEWALK WHERE FEASIBLE.
3. MINIMUM SIDEWALK WIDTH TO BE 6' IF PLACED AT BACK OF CURB.
4. CONCRETE FOR ALL SIDEWALKS (EXCEPT ANY PORTION CONTAINED WITHIN A DRIVEWAY) SHALL BE CLASS "A" – 3,000 PSI.
5. MINIMUM REPLACEMENT FOR REPAIRS IS A 5'x5' PANEL.
6. 4-INCH STONE BASE MAY BE REQUIRED FOR POOR SOIL CONDITIONS AS DIRECTED BY GEOTECHNICAL RECOMMENDATIONS.
7. MINIMUM SEPARATION FOR TUNNELING BELOW SIDEWALK IS 12-INCHES.
8 MAXIMUM ADJACENT GROUND SLOPE WITHOUT RAILING IS 2:1.
9. MINIMUM GRADE FOR PROPER DRAINAGE IS 1% IN AT LEAST 1 DIRECTION. MAXIMUM CROSS-SLOPE IS 2%. MAXIMUM LONGITUDINAL SLOPE IS 8.3%, 10% IF LIMITED BY EXISTING CONDITIONS, OR NO GREATER THAN THAT OF THE EXISTING ADJACENT ROAD.

TYPICAL SIDEWALK DETAIL
NOT TO SCALE
6 SP-D1

STOP BAR	THERMOPLASTIC (24", 120 MIL)
CROSSWALK LINES	THERMOPLASTIC (8", 120 MIL)

GENERAL NOTES:

1. ALL MARKINGS AND SIGNS SHALL BE INSTALLED ACCORDING TO THE LATEST NCDOT ROADWAY STANDARD DRAWINGS AND SPECIFICATIONS.
2. THERMOPLASTIC MARKINGS TO COMPLY WITH NCDOT STANDARDS DIVISION 12, SECTION 1205.
3. HIGH VISABILTY CROSSWALK LINES TO BE USED AT EVERY CROSSING WITHOUT A STOP CONDITION.

PAVEMENT MARKINGS
NOT TO SCALE
5 SP-D1



MAIL KIOSK RENDERING
NOT TO SCALE
7 SP-D1

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

BEFORE YOU DIG, CALL
North Carolina 811
www.nc811.org

CLD Engineering, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License P-0369
P.O.Box 1172
Wilmington, NC 28402
Phone: 910-254-9333
Fax: 910-254-0502
www.cldeng.com

AVENUE ONE
NEW HANOVER CO, NC

AMENITY (2)
SITE PLAN DETAILS

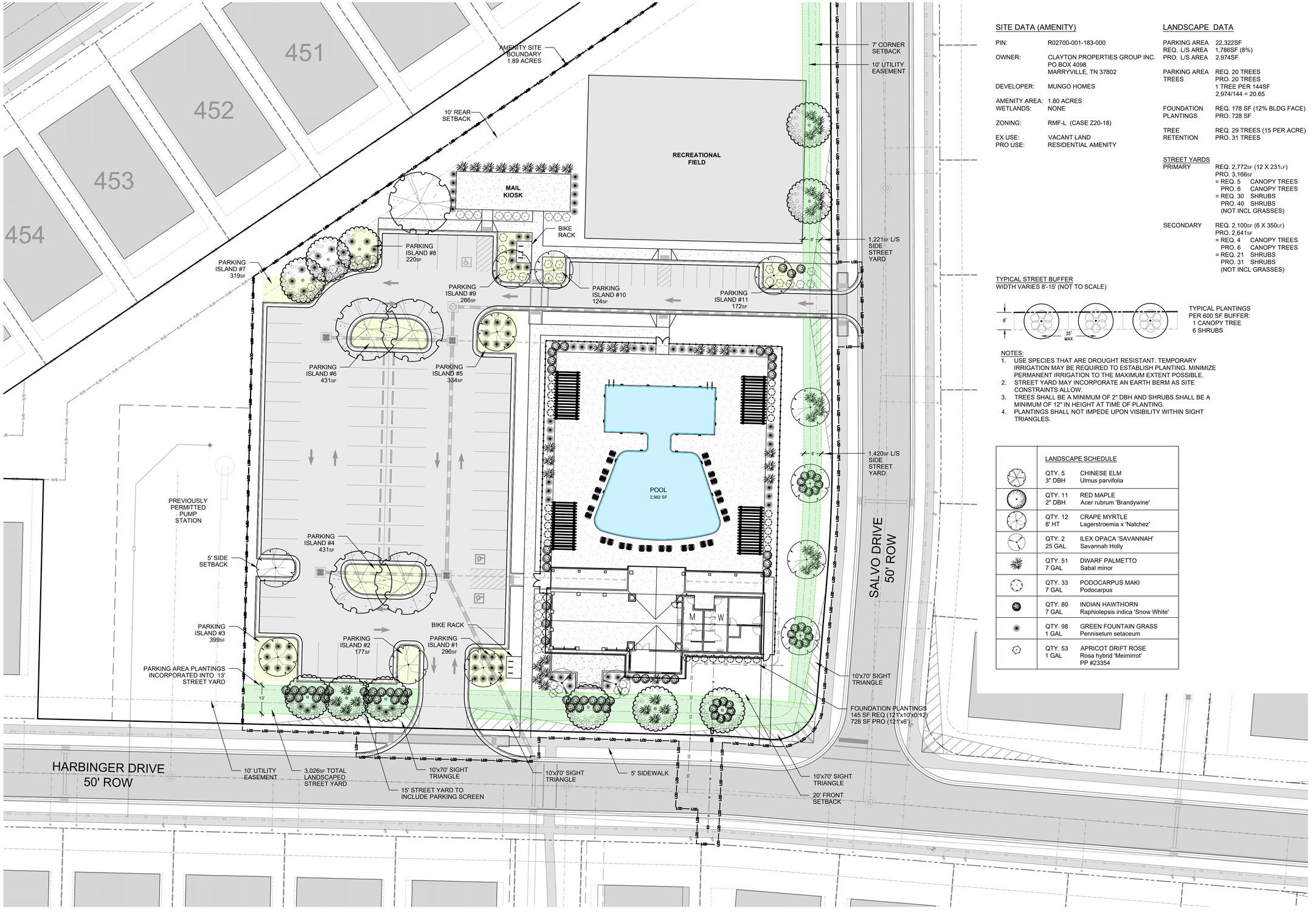
REV	DATE	DESCRIPTION	INIT
B	6/9/26	TRC RESPONSES	SL
A	4/2/26	INITIAL MAJOR SITE PLAN REVIEW	SL

DEVELOPER:

CLAYTON
PROPERTIES GROUP,
INC PO BOX 4098
MARYVILLE, TN 37802

APPROVED:	JP	PROJECT:	178-05
CHECKED:	NAA	SCALE:	NTS
DESIGNED:	SL	RELEASE:	PRELIM

SHEET
SP-D1



SITE DATA (AMENITY)

PIN:	R02700-001-183-000
OWNER:	CLAYTON PROPERTIES GROUP INC. PO BOX 4098 MARRYVILLE, TN 37802
DEVELOPER:	MUNGO HOMES
AMENITY AREA:	1.80 ACRES
WETLANDS:	NONE
ZONING:	RMF-L (CASE Z20-18)
EX USE:	VACANT LAND
PRO USE:	RESIDENTIAL AMENITY

LANDSCAPE DATA

PARKING AREA	22,322SF
REQ. L/S AREA	1,786SF (8%)
PRO. L/S AREA	2,974SF
PARKING AREA TREES	REQ. 20 TREES PRO. 20 TREES 1 TREE PER 144SF 2,974/144 = 20.65
FOUNDATION PLANTINGS	REQ. 178 SF (12% BLDG FACE) PRO. 728 SF
TREE RETENTION	REQ. 29 TREES (15 PER ACRE) PRO. 31 TREES

STREET YARDS

PRIMARY	REQ. 2,772SF (12 X 231LF) PRO. 3,166SF = REQ. 5 CANOPY TREES PRO. 6 CANOPY TREES = REQ. 30 SHRUBS PRO. 40 SHRUBS (NOT INCL GRASSES)
SECONDARY	REQ. 2,100SF (6 X 350LF) PRO. 2,641SF = REQ. 4 CANOPY TREES PRO. 6 CANOPY TREES = REQ. 21 SHRUBS PRO. 31 SHRUBS (NOT INCL GRASSES)

TYPICAL STREET BUFFER
WIDTH VARIES 8'-15' (NOT TO SCALE)

TYPICAL PLANTINGS PER 600 SF BUFFER:
1 CANOPY TREE
6 SHRUBS

NOTES:
1. USE SPECIES THAT ARE DROUGHT RESISTANT. TEMPORARY IRRIGATION MAY BE REQUIRED TO ESTABLISH PLANTING. MINIMIZE PERMANENT IRRIGATION TO THE MAXIMUM EXTENT POSSIBLE.
2. STREET YARD MAY INCORPORATE AN EARTH BERM AS SITE CONSTRAINTS ALLOW.
3. TREES SHALL BE A MINIMUM OF 2" DBH AND SHRUBS SHALL BE A MINIMUM OF 12" IN HEIGHT AT TIME OF PLANTING.
4. PLANTINGS SHALL NOT IMPEDE UPON VISIBILITY WITHIN SIGHT TRIANGLES.

LANDSCAPE SCHEDULE

QTY. 5 3" DBH	CHINESE ELM Ulmus parvifolia
QTY. 11 2" DBH	RED MAPLE Acer rubrum 'Brandywine'
QTY. 12 8' HT	CRAPE MYRTLE Lagerstroemia x 'Natchez'
QTY. 2 25 GAL	ILEX OPACA 'SAVANNAH' Savannah Holly
QTY. 51 7 GAL	DWARF PALMETTO Sabal minor
QTY. 33 7 GAL	PODOCARPUS MAKI Podocarpus
QTY. 80 7 GAL	INDIAN HAWTHORN Raphiolepsis indica 'Snow White'
QTY. 98 1 GAL	GREEN FOUNTAIN GRASS Pennisetum setaceum
QTY. 53 1 GAL	APRICOT DRIFT ROSE Rosa hybrid 'Meimirrot' PP #23354

HORIZONTAL SCALE 1" = 20'

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

BEFORE YOU DIG, CALL
North Carolina 811
www.nc811.org

CLD Engineering, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License P-0369
P.O.Box 1172
Wilmington, NC 28402
Phone: 910-254-9333
Fax: 910-254-0502
www.cldeng.com

AVENUE ONE
NEW HANOVER CO, NC

AMENITY (2)
LANDSCAPE PLAN

REV	DATE	DESCRIPTION	INIT
B	6/9/26	TRC RESPONSES	SL
A	4/2/26	INITIAL MAJOR SITE PLAN REVIEW	SL

DEVELOPER:

CLAYTON
PROPERTIES GROUP,
INC PO BOX 4098
MARYVILLE, TN 37802

APPROVED:	JP	PROJECT:	178-05
CHECKED:	NAA	SCALE:	1" = 50'
DESIGNED:	SL	RELEASE:	PRELIM

SHEET
LS-01

LANDSCAPE NOTES

1. ALL LANDSCAPE MATERIAL MUST BE INSTALLED PRIOR TO FINAL BUILDING INSPECTION.
2. TREES AND SHRUBS SHALL MEET THE QUALITY AND SIZE STANDARDS AS DESCRIBED IN THE MOST RECENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
3. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
4. ALL PLANTS TO BE CONTAINER GROWN OR BALLED AND BURLAPPED AS SPECIFIED IN THE PROVIDED PLANT LIST.
5. ALL TREES MUST HAVE A STRAIGHT TRUNK, BE FULL-HEADED, AND MEET ALL REQUIREMENTS SPECIFIED.
6. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND FOLLOWING INSTALLATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR RELOCATION OF EXISTING UTILITIES IN COORDINATION WITH THE APPROPRIATE UTILITY AGENCY OR COMPANY.
8. THE CONTRACTOR SHALL COMPLETELY WARRANTY ALL PLANTED MATERIAL FOR A PERIOD OF (1) YEAR BEGINNING ON THE DATE OF SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE WARRANTY PERIOD.
9. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT SCHEDULE SPECIFICATIONS.
10. CONTRACTOR SHALL NOT SUBSTITUTE FOR ANY OF THE PLANT MATERIAL THAT IS SPECIFIED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
11. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. MULCH UNDER ALL PROPOSED TREES AND SHRUBS WITH SHREDDED HARDWOOD AT A 3"-4" DEPTH OR APPROVED EQUAL.
13. PLANT SIZES INDICATED SPECIFY MINIMUM ALLOWABLE SIZES AT PLANTING. WHERE CONTAINER AND HT. SIZES ARE INDICATED FOR A SINGLE SPECIES, BOTH SIZE REQUIREMENTS MUST BE MET.
14. THERE SHALL BE AT LEAST A 3 FT. SEPARATION BETWEEN LANDSCAPED AREAS AND PARKING AREAS TO ALLOW VEHICLE OVERHANG WHEN PARKING BLOCKS ARE NOT USED.
15. ALL PLANTINGS USED TO SCREEN THE DRIVES AND PARKING AREAS FROM ADJOINING ROADWAYS WILL NEED TO BE A MINIMUM OF 24" HIGH AT TIME OF PLANTING.
16. ALL OTHER AREAS NOT BEING MULCHED TO BE SEEDED PER SEEDING SCHEDULE INCLUDED AS PART OF THE S&E PLANS.
17. THE OWNERS OF THE PROPERTY AND THEIR AGENTS, HEIRS, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, PRESERVATION AND MAINTENANCE OF ALL PLANTING AND PHYSICAL FEATURES SHOWN ON THIS PLAN. THE OWNERS SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF THE VEGETATION TO INCLUDE BUT NOT BE LIMITED TO:

A. **FERTILIZATION**
TREES SHRUBS AND GRASSED AREAS.
BROADCAST A SLOW RELEASE FERTILIZER OVER THE MULCHED BEDS AT THE RECOMMENDED RATES AS SHOWN ON THE BAGS, ONCE MID-FEBRUARY AND ONCE IN MID-SEPTEMBER. THOROUGH WATERING IS REQUIRED UPON COMPLETION.

B. **PRUNING WITHIN LIMITS**
PRUNING WHEN NECESSARY, WILL BE DONE TO MAINTAIN THEIR NORMAL GROWTH PATTERN AND TO REMOVE DEAD OR DISEASED PLANT MATERIAL. THERE SHALL BE NO TOPPING OF TREES.

C. **PEST CONTROL (OPTIONAL)**
WEED CONTROL TO BE PROVIDED EARLY FEBRUARY, APRIL, JUNE, AUGUST AND OCTOBER IN THE SHRUB/TREE BEDS AND IN THE LAWN AREAS. INSECT DAMAGE SHALL BE TREATED WHEN NECESSARY TO PREVENT DAMAGE TO VEGETATION.

D. **MULCHING**
ALL AREAS AROUND THE BUILDING FOUNDATION AND SHRUB/TREE BEDS SHALL BE RE-MULCHED SO THAT THEY CONTAIN A MIN. DEPTH OF TWO INCHES AND A MAXIMUM DEPTH OF THREE INCHES. MULCH USED SHALL EQUAL WHICH WAS SUPPLIED DURING THE INSTALLATION OF THE PLANTS.

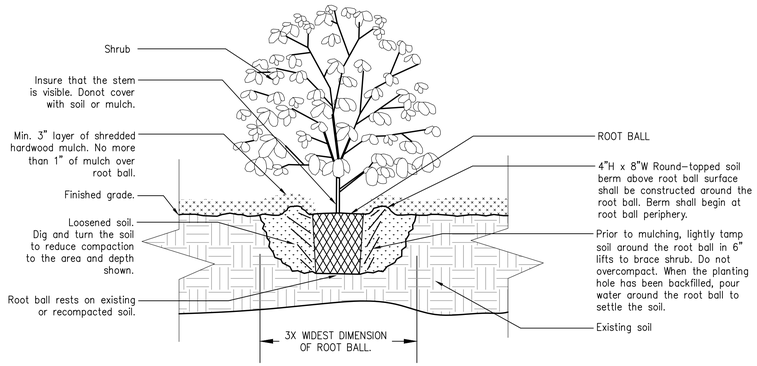
E. **MOWING**
MOWING SHALL BE DONE AS NECESSARY TO KEEP GRASS AT THE APPROPRIATE HEIGHT TO INSURE A HEALTHY GROWTH PATTERN.

F. **PROTECTION OF ROOT ZONES**
TREE/SHRUB ROOT ZONES SHOULD BE PROTECTED FROM FUTURE CONSTRUCTION AND EQUIPMENT AS MUCH AS POSSIBLE TO AVOID DAMAGE OR COMPACTION TO THE ROOT AREAS.

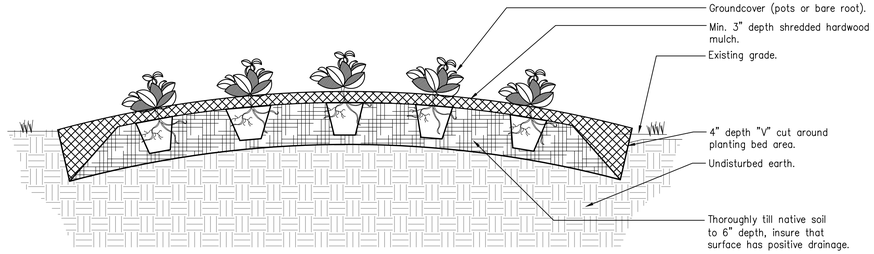
G. **WATERING SCHEDULE FOR IRRIGATION SYSTEM**
MAINTENANCE SHALL INCLUDE A THOROUGH INITIAL WATERING WITH WEEKLY WATERINGS THEREAFTER FOR THE FIRST 30 DAYS. WATERINGS THEREAFTER BE ON AN AS NEEDED SCHEDULE PER LOCAL CONDITIONS.

H. **STAKE AT WIRE REMOVAL**
AT THE END OF THE FIRST YEAR ALL PLANT STAKING AND GUYING SYSTEMS SHALL BE REMOVED.

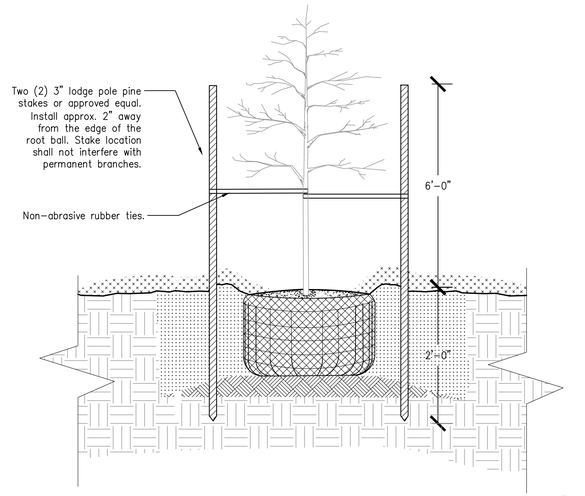
I. **PROTECTED TREE REGULATION**
PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION ACTIVITY, TREE PROTECTION FENCING WILL BE INSTALLED AROUND PROTECTED TREES OR GROVES OF TREES AND NO CONSTRUCTION WORKERS, TOOLS, MATERIALS OR VEHICLES ARE PERMITTED WITHIN THE TREE PROTECTION FENCING.



PLANTING DETAIL - SHRUBBERY
NTS
1 LS-D1



PLANTING DETAIL - GROUNDCOVER
NTS
2 LS-D1



PLANTING/STAKING DETAIL - 1"-2.5" CALIPER
NTS
4 LS-D1

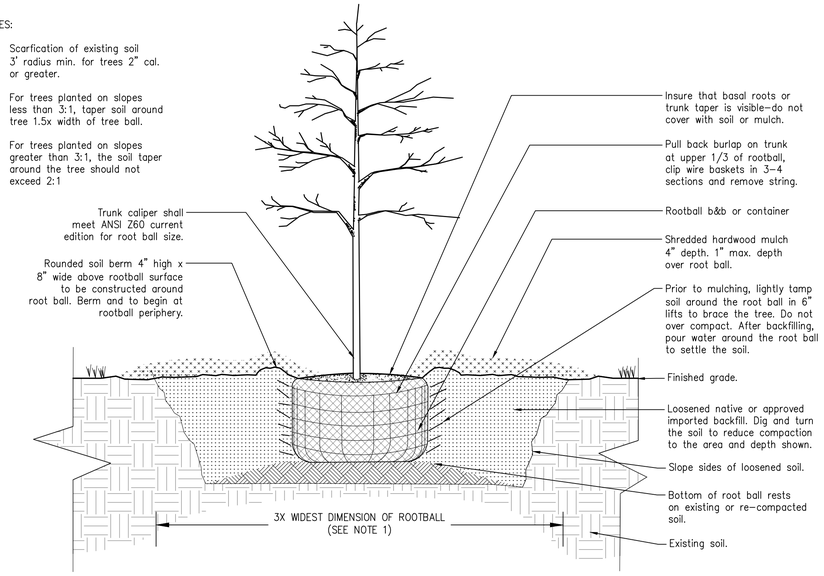


PLAN VIEW

PLANTING/STAKING DETAIL - 2.5" OR GREATER CALIPER
NTS
5 LS-D1

NOTES:

1. Scarfication of existing soil 3' radius min. for trees 2" cal. or greater.
2. For trees planted on slopes less than 3:1, taper soil around tree 1.5x width of tree ball.
3. For trees planted on slopes greater than 3:1, the soil taper around the tree should not exceed 2:1



PLANTING DETAIL - TREES
NTS
3 LS-D1

ISSUED FOR AGENCY REVIEW ONLY

NOT RELEASED FOR CONSTRUCTION

BEFORE YOU DIG, CALL
North Carolina 811
www.nc811.org

CLD Engineering, PLLC
Civil Engineering / Landscape Architecture
Land Planning / Construction Management
NCBELS Firm License P-0369
P.O.Box 1172
Wilmington, NC 28402
Phone: 910-254-9333
Fax: 910-254-0502
www.cldeng.com

AVENUE ONE
NEW HANOVER CO, NC

AMENITY (1)
LANDSCAPE DETAILS

REV	DATE	DESCRIPTION	INIT
A	4/2/26	INITIAL MAJOR SITE PLAN REVIEW	SL

DEVELOPER:

CLAYTON
PROPERTIES GROUP,
INC PO BOX 4098
MARYVILLE, TN 37802

APPROVED:	AMENITY (1)	PROJECT:	178-05
CHECKED:	NAA	SCALE:	NTS
DESIGNED:	SL	RELEASE:	PRELIM

SHEET
LS-D1

SECTION 01 00 00 - GENERAL REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Project: Community Pool Amenity Building, New Hanover County, North Carolina, One-story wood-framed building containing covered outdoor seating areas, men's and women's restrooms, two storage rooms, and a pool equipment room.

B. These abbreviated specifications are part of the Contract Documents and are placed on the drawings in lieu of a Project Manual. They apply to all Work. Absence of a specification section for a portion of the Work does not relieve the Contractor of providing that Work complete, in accordance with the drawings, applicable codes, and good building practice.

C. Pool design, pool equipment, and pool approvals are by others (Pool Engineer / health authority) unless noted. Coordinate all work at the pool equipment room and pool deck with those documents.

1.2 DEFINITIONS

A. Owner: the entity contracting for the construction of the Work. Architect: the design professional of record for architectural documents. Consultants: engineers and specialists retained by the Owner or Architect (structural, MEP, civil, pool, door hardware).

B. Contractor: the general contractor, including all subcontractors and suppliers under the Contractor's direction.

C. Business Day: any day other than Saturday, Sunday, or a federal or State of North Carolina holiday. Review periods in this Section are stated in Business Days and begin on the day a complete submission is received by the Architect.

1.3 CODES AND REGULATIONS

A. Comply with the 2018 North Carolina State Building Code and companion codes in effect: Building, Plumbing, Mechanical, Fuel Gas, Electrical (NFPA 70), Energy Conservation, and Fire Prevention Codes, with all amendments adopted by the State of North Carolina and **New Hanover County**.

B. Accessibility: Chapter 11 of the **2018 North Carolina Building Code and ICC A117.1** as adopted therein.

C. Public swimming pool requirements: 15A NCAC 18A .2500 (Rules Governing Public Swimming Pools and Spas) and requirements of the local health authority, as they apply to the building, pool deck, and pool barrier.

D. Where Contract Documents exceed code minimums, the Contract Documents govern. Notify the Architect in writing of any apparent conflict between the Contract Documents and code before proceeding.

1.4 ORDER OF PRECEDENCE

A. In the event of conflict, the following order governs: (1) executed Change Orders and Construction Change Directives, (2) Addenda, (3) Owner-Contractor Agreement, (4) these specifications, (5) drawings. Among drawings: larger scale over smaller scale, details over plans, and written dimensions over scaled dimensions.

B. Where Contract Documents conflict or are unclear, provide the more stringent or more costly requirement until clarified in writing by the Architect.

1.5 COMMUNICATION PROTOCOL

A. All project communication regarding the Contract Documents shall be in writing, by e-mail or the Architect-approved project platform, and shall be directed to the Architect with a copy to the Owner. Verbal direction is not binding on the Owner or Architect.

B. Subcontractors, suppliers, and manufacturers shall communicate with the Architect and Consultants only through the Contractor. The Contractor shall not contact the Owner's Consultants directly unless authorized by the Architect.

C. The Contractor shall designate one project manager and one superintendent as points of contact and shall maintain current logs of RFIs, submittals, Proposal Requests, and Change Orders available for review at each progress meeting.

1.6 ARCHITECT REVIEW TIMES

The Architect's response times are as follows and are measured from receipt of a complete and legible submission. The Contractor shall plan the schedule to allow for these periods. Review periods that involve Consultants may be extended by written notice from the Architect within 2 Business Days of receipt.

A. Requests for Information (RFI): 5 Business Days. Complex RFIs requiring Consultant coordination: up to 10 Business Days.

B. Submittals (shop drawings, product data, samples): 10 Business Days. Submittals requiring multi-discipline review: up to 15 Business Days. Resubmittals: 7 Business Days.

C. Substitution Requests: 10 Business Days.

D. Proposal Requests (Contractor pricing of proposed changes): Contractor shall respond within 7 calendar days; Architect/Owner review within 5 Business Days after receipt of priced proposal.

E. Applications for Payment: 7 calendar days or as stated in the Owner-Contractor Agreement.

F. Substantial Completion inspection: within 10 Business Days of the Contractor's written request and certification that the Work is ready. Final inspection: within 5 Business Days of request.

G. Closeout submittals (warranties, O&M data, record documents): 10 Business Days.

H. Delays caused by incomplete, illegible, or unreviewed-by-Contractor submissions do not extend the Contract Time and will restart the review period.

1.7 REQUESTS FOR INFORMATION

A. Submit RFIs on the Architect-approved form, numbered sequentially, one subject per RFI. Include: project name, date, reference to drawing sheet, detail, and specification section; clear description of the question; the Contractor's proposed resolution; and any anticipated impact on cost or schedule.

B. Before submitting an RFI, the Contractor shall review all Contract Documents, including Consultant drawings. RFIs asking for information clearly shown or reasonably inferable from the Contract Documents may be returned without response.

C. Do not use RFIs to request substitutions, to request approval of means and methods, or to submit shop drawings.

D. The Architect's response to an RFI is an interpretation or clarification and does not authorize a change in Contract Sum or Contract Time. If the Contractor believes a response will result in a change, written notice shall be given within 3 Business Days of receipt of the response and before proceeding with the affected Work.

E. Where additional Architect services are required due to a high volume of unwarranted RFIs, the Owner may recover the cost from the Contractor as provided in the Owner-Contractor Agreement.

1.8 SUBMITTALS

A. Within 10 Business Days of Notice to Proceed, submit a schedule of all required submittals, coordinated with the construction schedule and allowing the review times stated above. Long-lead items (storefront, doors and frames, wood trusses, toilet partitions) shall be identified.

B. Submit in electronic PDF format unless otherwise requested. Each submittal shall be reviewed, stamped, signed, and dated by the Contractor before submission, certifying that field dimensions, quantities, and coordination with adjacent work have been verified. Unreviewed submittals will be returned without action.

C. Identify each submittal by Specification Section and drawing reference. Clearly mark proposed options and highlight any deviations from the Contract Documents. Unflagged deviations are not approved by Architect review.

D. Required submittals are listed in each Section. Where the Section requires delegated design (including storefront, wood trusses, and guard or screen-wall systems), submit calculations and drawings sealed by a professional engineer licensed in North Carolina. Architect action will be one of: No Exceptions Taken; Make Corrections Noted; Revise and Resubmit; Rejected. Do not proceed with fabrication or installation of items marked Revise and Resubmit or Rejected. Work may proceed on items marked No Exceptions Taken or Make Corrections Noted in accordance with the markings.

F. Review is for general conformance with the design concept and Contract Documents only. It does not verify quantities, dimensions, or coordination, and does not relieve the Contractor of responsibility for errors, omissions, means, methods, techniques, sequences, or safety.

G. Door hardware is furnished under a separate submittal by the Owner's door hardware consultant. Coordinate hardware schedule and templates with hollow metal doors, frames, storefront, and gates before those items are fabricated.

1.9 SUBSTITUTIONS

A. Products named in these specifications as Basis of Design establish the standard of quality, performance, and appearance. Products of other listed manufacturers or "or approved equal" products will be considered only through the procedure below.

B. Submit a written Substitution Request on the Architect-approved form not later than 30 days after Notice to Proceed, unless a product is unavailable or a delay is beyond the Contractor's control. Late requests need not be considered.

C. Include: product identification and manufacturer; side-by-side comparison with the specified product; test reports and code evaluation reports; samples; warranty comparison; effect on adjacent work, other trades, and schedule; and the cost or credit to the Owner.

D. By submitting, the Contractor certifies that the substitute is equal or superior in quality, performance, and appearance; is compatible with adjacent materials; will be covered by an equivalent warranty; and that the Contractor will pay any redesign costs or other trades' costs resulting from the substitution. The burden of proof of equality is on the Contractor.

E. The Architect's decision on a Substitution Request is final. Approval of a substitution does not waive any Contract requirement.

F. No substitutions for products specified as selected by the Owner, or items identified "no substitutions."

SECTION 01 00 00 - CONTINUED

1.10 CHANGES IN THE WORK

A. Changes to Contract Sum or Contract Time shall be authorized only by a written Change Order signed by Owner and Contractor, or by a Construction Change Directive signed by Owner and Architect. Verbal instruction or Architect field notes do not authorize additional compensation.

B. Architect's Supplemental Instructions (ASI) clarify or minor-modify the Work without change in cost or time. If the Contractor believes an ASI affects cost or time, notify the Architect in writing within 3 Business Days of receipt and before proceeding.

C. Proposal Requests will be issued by the Architect describing proposed changes. The Contractor shall respond within 7 calendar days with an itemized proposal showing labor, materials, equipment, subcontractor costs, overhead and profit as limited by the Agreement, and any change in Contract Time.

D. Claims for additional cost or time shall be made in writing within 7 calendar days of the event giving rise to the claim, and as otherwise required by the Owner-Contractor Agreement.

1.11 MEETINGS AND SCHEDULING

A. Preconstruction conference: prior to start of Work. Progress meetings: at intervals set at the preconstruction conference, with the Contractor distributing minutes within 3 Business Days.

B. Submit a baseline construction schedule within 10 Business Days of Notice to Proceed, and update the schedule monthly or as required by the Agreement.

C. Notify the Architect not less than 5 Business Days before: concealment of framing, weather barrier, and flashing at representative areas; installation of finishes; and Substantial Completion. Provide 48 hours notice for site observation of in-wall or above-ceiling work.

1.12 PERMITS, INSPECTIONS, AND TESTING

A. Obtain all permits and pay all fees required for the Work (unless the Agreement states otherwise) and schedule all inspections by New Hanover County and other authorities having jurisdiction. Post the permit and approved drawings at the site.

B. Special Inspections and testing required by the building code are described in Section 01 45 33 and on the structural drawings. Do not conceal Work that requires inspection until it has been inspected and approved.

C. Correct, at the Contractor's expense, Work that fails to comply with the Contract Documents or code. Provide required certificates and approvals, including Certificate of Occupancy and any pool health authority approvals within the Contractor's scope.

1.13 SITE CONDITIONS AND PROTECTION

A. Verify all existing conditions, dimensions, elevations, and utilities before starting Work. Report discrepancies to the Architect in writing.

B. Maintain erosion and sediment control measures required by the approved plans and permits until final stabilization.

C. The Contractor is responsible for protecting the Work, stored materials, and the site, including preparation and securing in advance of named storms and high-wind events.

D. Protect adjacent pool, deck, landscaping, and utilities. Repair damage caused by construction operations at the Contractor's expense.

1.14 CUTTING, PATCHING, AND COORDINATION

A. Coordinate the Work of all trades. Provide blocking, backing, sleeves, and openings required for work of other trades, including toilet accessories, toilet compartments, handrails, wall-mounted equipment, and storefront.

B. Do not cut or alter structural members without written approval of the Structural Engineer of Record.

1.15 SUBSTANTIAL COMPLETION AND CLOSEOUT

A. At substantial completion, submit a written request with a list of items to be completed or corrected. The Architect will inspect and issue a punch list. Complete all punch list items before requesting final inspection.

B. Closeout submittals: warranties and guarantees; operation and maintenance data; record drawings (field-marked set showing as-built conditions); special inspection final report and certificates; keys and attic stock as specified; Certificate of Occupancy; final lien waivers and release of liens as required by North Carolina law and the Agreement.

C. Clean the project inside and out, remove debris and temporary facilities, replace damaged glass, and touch up finishes.

1.16 WARRANTY

A. Provide a one-year warranty from the date of Substantial Completion for all Work, in addition to longer manufacturer warranties specified in individual Sections. Warranties shall be transferable to the Owner.

1.17 LIMITATIONS OF ARCHITECT'S ROLE

A. The Architect is not responsible for construction means, methods, techniques, sequences, procedures, or for safety precautions and programs at the site. These are solely the Contractor's responsibility.

PART 2 - PRODUCTS

2.1 PRODUCTS

A. Not used in this Section. See Section 01 60 00 and individual Sections.

PART 3 - EXECUTION

3.1 EXECUTION

A. Not used in this Section.

END OF SECTION 01 00 00

SECTION 01 45 33 - SPECIAL INSPECTIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section establishes coordination requirements for Special Inspections and testing required by Chapter 17 of the **2018 North Carolina Building Code**.

B. The Statement of Special Inspections, schedule of required inspections and tests, and responsibilities of the Special Inspector are provided by the Structural Engineer of Record on the structural drawings. **REFER TO THE STRUCTURAL DRAWINGS**. If there is a conflict between this Section and the structural drawings, the structural drawings govern.

1.2 REFERENCES

A. **2018 North Carolina Building Code, Chapter 17**, Special Inspections and Tests.

B. Statement of Special Inspections prepared by the registered design professional in responsible charge, as submitted with the building permit.

1.3 RESPONSIBILITIES

A. Owner: engage the Special Inspector(s) and testing agency, and pay for inspections and tests required by the Statement of Special Inspections, unless the Agreement states otherwise.

B. Contractor: provide the Statement of Contractor's Responsibility required by the code; provide access to the Work; notify the Special Inspector and testing agency not less than 48 hours before inspections or tests are required; keep inspected Work uncovered until approved; and correct deficient Work promptly.

C. Special Inspector: observe and test the Work for compliance with the approved construction documents and the Statement of Special Inspections; report discrepancies immediately to the Contractor, and if not corrected, to the Structural Engineer, Architect, and Building Official; submit inspection reports and the final report of special inspections.

D. Special inspections and testing do not replace inspections by the Building Official nor the Contractor's own quality control.

1.4 SUBMITTALS

A. Contractor's Statement of Responsibility and any other items required by the Statement of Special Inspections.

B. Copies of mill certificates, concrete mix designs, truss and connector documentation, and other items listed on the structural drawings.

C. Final Report of Special Inspections from the Special Inspector, prior to Certificate of Occupancy.

PART 2 - PRODUCTS

2.1 PRODUCTS

A. Not used in this Section.

PART 3 - EXECUTION

3.1 COORDINATION

A. Items typically inspected include (verify on the structural drawings): soils and subgrade preparation, footings and slab reinforcement, concrete placement and testing, wood framing and shear wall nailing, hold-downs and anchorage, and wind-resistance and roof connection details.

B. Failure to notify the Special Inspector and coordinate required inspections may require removal or exposure of concealed Work at the Contractor's expense.

END OF SECTION 01 45 33

SECTION 01 60 00 - PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section sets requirements for selection, delivery, storage, handling, and installation of products furnished under all Sections.

1.2 DEFINITIONS

A. Products include materials, equipment, systems, and components incorporated into the Work. Basis of Design is the specified product that establishes the standard of performance, quality, and appearance.

1.3 SUBMITTALS

A. Product data, samples, and certifications as required by each Section. Submit a list of all proposed products and manufacturers within 30 days of Notice to Proceed.

B. For products requiring code compliance, submit current ICC-ES evaluation reports or other code-accepted evaluation reports.

PART 2 - PRODUCTS

2.1 GENERAL PRODUCT REQUIREMENTS

A. Provide new products of current manufacture, undamaged and of the specified quality, and free of asbestos, lead, and other regulated hazardous materials. Do not use salvaged or reconditioned products unless specifically indicated.

B. Provide products from a single manufacturer and same production run for each type of product where visible, to ensure uniformity of color, texture, and finish.

C. Where a Section names a Basis of Design product and other acceptable manufacturers, the other manufacturers' products shall be equal in all respects. Products not named require approval under the Substitutions procedure in Section 01 00 00.

D. Colors and finishes not specified will be selected by the Architect from the manufacturer's full range, including premium and custom colors, without additional cost.

2.2 ENVIRONMENTAL EXPOSURE

A. The Work is located in a coastal, high-humidity, salt-air environment with a swimming pool. Provide corrosion-resistant fasteners, anchors, hangers, and accessories suitable for the exposure. Use stainless steel (Type 304 minimum; Type 316 at exposed exterior locations and in the pool equipment room) or hot-dip galvanized steel as specified. Do not use bare steel or electroplated fasteners in exterior or wet locations.

B. Isolate dissimilar metals to prevent galvanic corrosion.

C. Products in the pool equipment room and any area exposed to pool chemicals shall be resistant to chlorine and other pool chemicals.

2.3 WIND AND CODE COMPLIANCE

A. Products that resist wind loads, including roofing, siding, storefront, doors, and connectors, shall comply with design pressures shown on the structural drawings and the **2018 North Carolina Building Code.** Use only products with current code evaluation reports where required.

PART 3 - EXECUTION

3.1 DELIVERY, STORAGE, AND HANDLING

A. Deliver products in original, unopened, labeled packaging. Store in a dry, weather-protected location, off the ground, in accordance with manufacturer instructions. Protect from moisture, ultraviolet exposure, and damage.

B. Do not install products that are damaged, wet, or deteriorated. Remove them from the site.

3.2 INSTALLATION

A. Comply with manufacturer's written installation instructions and technical bulletins. Where manufacturer instructions conflict with the Contract Documents, notify the Architect before proceeding. Where manufacturer instructions are more stringent, follow the manufacturer.

B. Verify that substrates are acceptable for the product before installation. Starting installation constitutes acceptance of substrate conditions.

3.3 WARRANTIES

A. Provide manufacturer's written warranties as specified in each Section, with the Owner named as beneficiary. Submit with closeout documents.

END OF SECTION 01 60 00

SECTION 07 25 00 - WEATHER BARRIERS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes the water-resistive barrier (weather barrier), flashing tapes, and accessories at exterior wall sheathing, and integration with window, storefront, and door flashing.

1.2 SUBMITTALS

A. Product data for weather barrier, flashing materials, tapes, and fasteners.

B. Manufacturer's installation instructions and details for integration at openings, penetrations, and transitions.

1.3 QUALITY ASSURANCE

A. Weather barrier installer shall be experienced with the specified products. Conduct a pre-installation conference with the siding, storefront, and flashing installers.

B. Install a representative section at one opening for Architect review before proceeding.

PART 2 - PRODUCTS

2.1 WEATHER BARRIER

A. Basis of Design: DuPont Tyvek CommercialWrap (or Tyvek HomeWrap where permitted), spunbonded polyolefin sheet, complying with ASTM E2556 Type I or Type II, and recognized as a water-resistive barrier by the **2018 North Carolina Building Code (Section 1403.2)** through a current ICC-ES evaluation report.

B. Where the siding manufacturer requires a drainage plane, provide Tyvek DrainWrap or a furring/rainscreen as detailed on the drawings.

2.2 ACCESSORIES

A. Seam tape: DuPont Tyvek Tape or equal as approved by the weather barrier manufacturer.

B. Flashing: DuPont Tyvek FlexWrap NF and StraightFlash (or equal self-adhered, compatible flashing) at window, storefront, and door rough openings, and at penetrations.

C. Fasteners: Manufacturer-approved cap nails or cap staples with plastic caps, corrosion-resistant. Stainless steel fasteners where required by Section 01 60 00.

D. Sealant: As approved by the weather barrier manufacturer. Compatible with all adjacent materials (see Section 07 92 00).

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that exterior sheathing is installed, dry, free of damage, and with joints and fasteners complete per structural drawings. Verify that rough openings are properly framed, plumb, and level.

3.2 INSTALLATION

A. Install in accordance with manufacturer's instructions and ICC-ES evaluation report.

B. Start at the bottom of the wall and lap each course over the lower course shingle-fashion. Lap horizontal joints minimum 6 inches and vertical joints minimum 6 inches. Lap at corners per manufacturer instructions. Extend over the foundation sill plate or sill flashing as detailed.

C. Fasten at spacing required by the manufacturer. Tape all seams, tears, and penetrations. Repair damaged barrier with tape or a patch lapped at least 2 inches in all directions.

D. Flash rough openings in the sequence recommended by the manufacturer, with sill flashing first, then jambs, then head, so that water is directed outward. Provide a back dam and sloped sill pan at storefront and door sills.

E. Install head flashing over the top of openings and lap the weather barrier over the head flashing.

F. Seal penetrations (vents, hose bibs, lights, electrical) with flashing tape or sealant.

G. Integrate the barrier with roof flashing, step flashing, and kickout flashing at roof-to-wall transitions.

H. Provide a continuous barrier behind wood accent siding, wood screen walls attachment points, and all exterior wall cladding.

3.3 PROTECTION

A. Cover the weather barrier with cladding as soon as practicable, and not later than the exposure time allowed by the manufacturer (typically 120 days for Tyvek products; verify with current product literature).

B. Do not allow construction traffic or materials to damage the installed barrier.

END OF SECTION 07 25 00

SECTION 07 31 13 - ASPHALT SHINGLES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes asphalt shingle roofing, underlayment, starter strips, hip and ridge cap shingles, ridge ventilation, and accessories.

1.2 PERFORMANCE REQUIREMENTS

A. Roof system shall resist the design wind uplift pressures shown on the structural drawings and comply with Chapter 15 of the **2018 North Carolina Building Code**.

B. Shingle wind resistance classification: ASTM D3161 Class F or ASTM D7158 Class H, and not less than the class required by Table 1507.2.7.1 of the 2018 North Carolina Building Code for the design wind speed.

1.3 SUBMITTALS

A. Product data for shingles, underlayment, and ventilation products.

B. Samples: full-size shingle sample in each color for Architect color selection.

C. Manufacturer's warranty sample and installation instructions, including high-wind fastening requirements.

D. Code evaluation report (ICC-ES) or manufacturer's published wind-resistance data.

1.4 QUALITY ASSURANCE

A. Installer: roofing contractor licensed in **North Carolina**, with experience installing the specified shingle system, and approved or certified by the shingle manufacturer to provide the specified warranty.

1.5 DELIVERY AND STORAGE

A. Store shingles flat in a dry, ventilated place, protected from sun and moisture. Do not stack bundles in excess of the manufacturer's limit on the roof deck. Distribute loads on the roof to avoid overloading the structure.

1.6 WARRANTY

A. Manufacturer's limited warranty: lifetime (limited) against manufacturing defects with the manufacturer's standard non-prorated period; algae resistance warranty of 10 years minimum; and wind warranty of not less than 130 mph, if the installation qualifies.

B. Provide the manufacturer's enhanced system warranty (including labor) where available for the project. Contractor's workmanship warranty: 2 years minimum.

PART 2 - PRODUCTS

2.1 ASPHALT SHINGLES

A. Basis of Design: GAF Timberline HDZ, or equivalent architectural (laminated) fiberglass-based asphalt shingle by Owens Corning (Duration), CertainTeed (Landmark), or equal.

B. Standards: ASTM D3462, with Class A fire-resistance rating per ASTM E108 or UL 790, and wind classification as specified above.

C. Algae-resistant granules (copper-based) in all shingles, hip and ridge caps, and starter strips.

D. Color: As selected by the Architect from the manufacturer's full range.

2.2 UNDERLAYMENT

A. Eaves, valleys, rakes, and penetrations: self-adhering polymer-modified bitumen underlayment complying with ASTM D1970. Extend 36 inches up the roof from the eave edge, or as required by the manufacturer or code.

B. Field of roof: synthetic underlayment complying with ASTM D226 Type II or ASTM D4869 Type IV, or manufacturer's synthetic underlayment with an ICC-ES evaluation report. Use the underlayment recommended by the shingle manufacturer for the warranty.

C. Where the roof slope is less than 4:12, provide the double-coverage or self-adhering underlayment required by the manufacturer and Section 1507.2.8 of the code. Do not install shingles on slopes below 2:12.

2.3 ACCESSORIES

A. Starter strip shingles: manufacturer's factory-made starter strips at eaves and rakes.

B. Hip and ridge cap shingles: manufacturer's matching ridge cap shingles.

C. Ridge vent: manufacturer's or equivalent ridge vent product sized for the net free ventilation shown on the drawings, with a baffle and wind-driven rain resistance. Ridge vent shall be fastened with fasteners long enough to penetrate the deck.

D. Fasteners: corrosion-resistant roofing nails, minimum 12-gauge, 3/8-inch head, hot-dip galvanized or stainless steel, long enough to penetrate through the roof deck or at least 3/4 inch into the deck. Cap nails for synthetic underlayment per manufacturer.

E. Roofing cement: asphalt plastic cement, ASTM D4586.

F. Drip edge: see Section 07 62 00.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that roof deck is dry, clean, smooth, securely fastened, and free of defects. Verify that roof penetrations and flashing are installed ready for shingles. Do not proceed until deficiencies are corrected.

3.2 INSTALLATION

A. Install in accordance with manufacturer's instructions and **Chapter 15 of the 2018 North Carolina Building Code**, whichever is more stringent.

B. Install underlayment as specified, with laps and fastening per manufacturer instructions. Do not leave underlayment exposed longer than allowed by the manufacturer. Install drip edge at eaves under the underlayment and at rakes over the underlayment.

C. Install starter strips at eaves and rakes. Install shingles in straight courses with the exposure, offset, and pattern recommended by the manufacturer.

D. Fastening: use the number of fasteners and pattern required by the manufacturer for high-wind installations (minimum 6 nails per shingle) and any additional requirements on the structural drawings. Drive nails flush, not overdriven or underdriven. Do not face-nail except as permitted.

E. Valleys: closed-cut or woven as recommended by the manufacturer. Use metal valley flashing where shown (see Section 07 62 00).

F. Install step flashing at each course at roof-to-wall conditions, with kickout flashing at the termination of roof edges at walls and gutters.

G. Install hip and ridge caps with the proper exposure. Install ridge vent per manufacturer instructions.

H. Seal around penetrations with flashing and sealant. Install pipe boots and vent flashing with shingles lapped over the upper flange.

3.3 CLEANING

A. Remove debris, nails, and waste daily. Use a magnetic sweeper at ground level to collect nails. Repair or replace damaged shingles.

B. Provide roof protection and safety measures in compliance with OSHA. Do not walk on the roof in cold or hot weather in a manner that damages shingles.

END OF SECTION 07 31 13

SECTION 07 46 46 - FIBER CEMENT SIDING AND TRIM

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes fiber cement lap siding, trim, soffit, and accessories on exterior walls.

1.2 PERFORMANCE REQUIREMENTS

A. Siding system shall resist the design wind pressures shown on the structural drawings, and be installed per the manufacturer's ICC-ES evaluation report for the required wind speed and exposure category.

1.3 SUBMITTALS

A. Product data and installation instructions for siding, trim, soffit, and fasteners.

B. Samples: 12-inch long samples of each siding profile, trim, and color. ColorPlus samples of each color.

C. Manufacturer's warranty and ICC-ES evaluation report.

1.4 QUALITY ASSURANCE

A. Installer shall have experience with fiber cement installations and be familiar with the manufacturer's installation requirements. Install a mockup of siding, trim, corner, and window or door trim for Architect approval. Approved mockup may remain as part of the Work.

B. Comply with the safe cutting practices recommended by the manufacturer, including OSHA silica dust requirements. Cut outdoors with dust-reducing methods.

1.5 DELIVERY AND STORAGE

A. Store flat, under cover, supported on a flat surface off the ground, with ends protected. Keep dry. Carry planks on edge.

1.6 WARRANTY

A. Manufacturer's limited product warranty: 30 years minimum, non-prorated for the initial period. Factory-applied finish warranty: 15 years minimum. Installer warranty: 2 years.

PART 2 - PRODUCTS

2.1 FIBER CEMENT SIDING

A. Basis of Design: James Hardie Building Products, HardiePlank HZ10 lap siding, smooth or select cedarmill texture as selected by Architect, with ColorPlus Technology factory finish. Profile: 8-1/4 inch by 5/16 inch (7 inch exposure), or as shown on drawings.

B. Complies with ASTM C1186, Type A, Grade II, and the code evaluation report.

C. HZ10 products are intended for hot, humid climates such as coastal North Carolina.

SECTION 07 46 46 - CONTINUED

2.2 TRIM, SOFFIT, AND ACCESSORIES

A. Trim: HardieTrim boards (4/4 thickness unless noted), ColorPlus finish, in widths shown on the drawings, at corners, windows, doors, rakes, fascia, and bands.

B. Soffit: HardieSoffit panels, vented or non-vented as shown, ColorPlus finish. Verify ventilation requirements with the roofing and framing drawings.

C. Corners: outside and inside corners with fiber cement trim boards, or as detailed.

D. Joint flashing: manufacturer-approved flashing at butt joints and behind vertical trim. Z-flashing at horizontal terminations.

E. Fasteners: corrosion-resistant ring-shank nails or screws recommended by the manufacturer. Stainless steel, Type 316, is required within one mile of salt water, or as the manufacturer requires for the exposure. Otherwise hot-dip galvanized as the manufacturer permits.

F. Caulk: See Section 07 92 00. Use sealant approved by the siding manufacturer.

G. Touch-up paint: factory-matched ColorPlus touch-up from the manufacturer.

2.3 COLORS

A. Colors shall be selected by the Architect from the manufacturer's ColorPlus range.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that weather barrier and flashing are installed per Section 07 25 00 and that framing and sheathing are plumb, flat, and dry. Verify that sheathing is installed and nailed per structural drawings.

3.2 INSTALLATION

A. Install in accordance with the manufacturer's published installation requirements and the ICC-ES evaluation report, whichever is more stringent.

B. Clearances: keep siding and trim minimum 6 inches above finished grade, 2 inches above paved surfaces and decks, and 1 inch above roofs, or as the manufacturer requires. Do not install siding in contact with soil, mulch, or standing water.

C. Fasten to the framing at the spacing and edge distance recommended by the manufacturer. Blind-nail at the top of the plank where permitted. Do not over-drive fasteners. Pre-drill as required.

D. Butt joints: stagger butt joints between courses by at least 2 stud spaces. Install joint flashing behind all butt joints. Do not caulk butt joints unless the manufacturer requires.

E. Gaps at trim, windows, and doors: provide the gap required by the manufacturer for sealant. Seal with a high-quality sealant per Section 07 92 00.

F. Install kickout flashing at all roof-to-wall terminations. Install Z-flashing at horizontal joints and at the top of window and door trim.

G. Seal cut edges and field-cut ends with a compatible primer or sealant per manufacturer instructions, particularly at the bottom edge and at penetrations.

3.3 FIELD FINISHING AND TOUCH-UP

A. Touch up nail heads, cut edges, and scratches with factory-matched touch-up. Field-painted surfaces: see Section 09 91 00.

3.4 CLEANING

A. Clean surfaces in accordance with the manufacturer's instructions. Remove dust, debris, and excess sealant. Replace damaged pieces.

END OF SECTION 07 46 46

SECTION 07 62 00 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes drip edge, step and wall flashing, valley flashing, kickout flashing, counterflashing, roof-to-wall flashing, gutters, downspouts, and related sheet metal.

1.2 PERFORMANCE REQUIREMENTS

A. Fabricate and install per SMACNA Architectural Sheet Metal Manual, current edition, and **Chapter 15 of the 2018 North Carolina Building Code.**

B. Allow for thermal movement without buckling, oil-canning, or joint failure. Provide expansion joints at gutters in continuous runs over 40 feet, or as recommended by the manufacturer.

C. Gutters and downspouts shall be sized for the roof area and rainfall intensity for **Wilmington, North Carolina**, and comply with the **2018 North Carolina Plumbing Code** (Chapter 11, Storm Drainage), if applicable.

1.3 SUBMITTALS

A. Product data for each product.

B. Shop drawings for gutters, downspouts, and non-standard flashing, showing profiles, dimensions, joints, expansion joints, and attachments.

C. Samples: 12-inch long sample of each color and finish.

1.4 WARRANTY

A. Factory finish warranty: 20 years minimum against fading, chalking, and film integrity for PVDF finish. Installer's weathertightness warranty: 2 years.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Aluminum sheet: ASTM B209, alloy 3105 or 3003, H14 temper, thickness as follows: flashing, drip edge and trim 0.032 inch; gutters 0.032 inch; downspouts 0.027 inch; counterflashing 0.032 inch.

B. Finish: Factory-applied fluoropolymer (PVDF) finish with 70 percent Kynar 500 or Hylar 5000 resin, two-coat minimum, complying with AAMA 2605. Color as selected by the Architect from the manufacturer's standard range. Match fascia, trim, and gutter colors as indicated on the drawings.

C. Mill-finish aluminum may be used for concealed flashing where not in contact with dissimilar metals or wet cementitious materials. Protect aluminum from contact with wet concrete, mortar, and treated lumber with bituminous paint, self-adhering membrane, or isolation tape.

D. Where copper, zinc, or other dissimilar metals are in contact with aluminum, isolate them.

E. Do not use copper, lead, or galvanized steel with aluminum flashing without isolation.

2.2 FABRICATED ITEMS

A. Drip edge: Type D or Type C as detailed, 0.032 inch aluminum prefinished, minimum 2-inch roof flange and 3/4-inch minimum drip. Provide at eaves and rakes per Section 1507.2.9.3 of the code.

B. Step flashing: 4 inches by 4 inches minimum bent legs, 0.019 inch minimum aluminum, or as required by shingle manufacturer; 8 inches long minimum.

C. Valley flashing: 0.024 inch minimum, 20 inches wide, center rib or open valley as detailed.

D. Kickout flashing: prefabricated or shop-fabricated at roof edge-to-wall termination.

E. Counterflashing and apron flashing: 0.032 inch aluminum, bent to profile shown.

F. Gutters: seamless 6-inch K-style prefinished aluminum, 0.032 inch, with hidden hangers spaced at 24 inches maximum, end caps, mitered corners, and outlets. Provide gutter screens if shown.

G. Downspouts: 3 inch by 4 inch rectangular corrugated or smooth aluminum, 0.027 inch, with elbows, straps, and brackets spaced at 6 feet maximum. Connect to underground drainage or splash blocks as shown on civil and site drawings.

2.3 FASTENERS AND ACCESSORIES

A. Fasteners: stainless steel Type 304 or 316 screws or rivets compatible with the metal. Do not use steel fasteners with aluminum in exterior locations.

B. Sealant: See Section 07 92 00.

C. Underlayment (where required): self-adhering membrane compatible with the metal and roofing.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that substrates are clean, dry, smooth, and free of projections. Verify that wood blocking, nailers, and fascia are in place and plumb.

3.2 INSTALLATION

A. Install in accordance with SMACNA details and the roofing and weather barrier manufacturers' instructions. Provide watertight installation with proper laps, sealed joints, and back-up.

B. Install flashing to shed water. Lap upper pieces over lower pieces. Minimum laps: 4 inches at horizontal joints in step flashing and 6 inches at end laps for counterflashing, or as detailed.

C. Attach with concealed fasteners where possible. Where exposed fasteners are necessary, seal them. Use the fastener spacing recommended by SMACNA.

D. Gutters: slope 1/16 inch per foot (minimum) toward downspouts. Seal all joints with sealant. Install hangers at spacing noted. Gutters shall be level or slope as detailed, avoiding ponding.

E. Downspouts: secure to wall with straps and provide a minimum of two supports per section. Terminate at grade with an elbow or connection to underground drains.

F. Isolate dissimilar metals and protect surfaces from alkaline materials.

G. Remove protective film immediately after installation or as the manufacturer directs.

3.3 CLEANING AND PROTECTION

A. Clean and remove debris from gutters and downspouts at completion. Touch up damaged finishes with matching touch-up paint. Replace damaged components.

END OF SECTION 07 62 00

DRIFTWOOD ARCHITECTURE

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC. All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC — REGISTERED ARCHITECTURAL CORPORATION — 54551 — NORTH CAROLINA — WILMINGTON, NC

ANDREW J. JANISON — REGISTERED ARCHITECT — 12575 — NORTH CAROLINA — WILMINGTON, NC

10/5/2026

Andrew J. Janison

Digitally signed by Andrew J. Janison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Janison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date	10/5/2026
Drawn by	AJ

No.	Description	Date

SPECIFICATIONS

A001

10/5/2026 12:50:09 PM

SECTION 07 92 00 - JOINT SEALANTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes sealants and backer materials for exterior and interior joints not specified in other Sections.

1.2 SUBMITTALS

A. Product data for each type of sealant and accessory, including color charts.

B. Samples: manufacturer's color chart for Architect selection.

C. Compatibility and adhesion test reports for sealants with substrates, performed by the sealant manufacturer using materials from the project. Include recommendations for primers.

D. Manufacturer's product warranty and certification of VOC compliance.

1.3 QUALITY ASSURANCE

A. Installer shall have experience with the types of sealants and substrates on this project. Preconstruction field adhesion testing in accordance with ASTM C1521, Method A, at a minimum of one test per 1,000 linear feet of exterior sealant joints and one test on each substrate type.

1.4 WARRANTY

A. Manufacturer's warranty: 5 years against failure of adhesion and cohesion, or longer if available. Installer's warranty: 2 years.

1.5 PROJECT CONDITIONS

A. Apply sealant when the ambient and substrate temperatures are within the manufacturer's limits (generally 40 to 100 degrees F). Do not apply to wet or damp surfaces. Do not apply in rain or when rain is expected before the sealant cures.

PART 2 - PRODUCTS

2.1 SEALANTS

A. Manufacturers: Sika Corporation, Sonneborn (MasterSeal), Tremco, Dow, Pecora, or Momentive, or equal.

B. Type S-1, exterior joints in fiber cement siding, trim, wood, and metal flashing: one-part polyurethane or silyl-terminated polyether (hybrid) sealant, ASTM C920, Type S, Grade NS, Class 25, Uses NT, M, A, and O. Paintable. Use a sealant approved by the siding manufacturer.

C. Type S-2, perimeter of storefront and door frames: one-part neutral-cure low-modulus silicone, ASTM C920, Type S, Grade NS, Class 50 (or Class 100/50 if required), Uses NT, G, A, and O,

D. Type S-3, interior joints, painted trim, and gypsum board joints (non-wet areas): acrylic latex or siliconized acrylic latex sealant, ASTM C834 or ASTM C920 Class 12.5, paintable.

E. Type S-4, Interior wet areas (restrooms), plumbing fixtures, and tile-to-fixture joints: mildew-resistant one-part neutral-cure silicone, ASTM C920, Type S, Grade NS, Class 25, Use NT, with fungicide.

F. Color: As selected by the Architect from the manufacturer's full color range. Match adjacent finishes.

2.2 ACCESSORIES

A. Backer rod: closed-cell polyethylene foam or other compatible material, with diameter approximately 25 to 33 percent larger than joint width. Do not use open-cell rod with moisture-curing sealants or where a closed-cell is required.

B. Bond breaker tape: polyethylene tape where joint depth is limited.

C. Primer: as recommended by the sealant manufacturer.

D. Masking tape: non-staining, removable.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that joint dimensions are within the manufacturer's limits and that substrates are clean, dry, and sound. Joint width shall be sized for the sealant movement capability.

3.2 INSTALLATION

A. Install in accordance with ASTM C1193 and the manufacturer's instructions.

B. Clean joints of dust, oil, paint, laitance, and contaminants. Prime where recommended or required by adhesion tests.

C. Install backer rod to the proper depth. Joint depth for sealant: 1/2 of the joint width for joints up to 1/2 inch wide, with a minimum depth of 1/4 inch and a maximum depth of 1/2 inch; for wider joints, follow manufacturer's recommendations.

D. Apply sealant with a gun and tool to provide full contact with sides of the joint, free of air pockets and voids. Tool the joint to a slightly concave surface. Remove masking tape immediately after tooling.

E. Do not allow sealant to bridge joints designed for movement. Do not seal weep holes, drainage paths, or intentionally open joints.

F. Sealants at storefront: install in joints with back-up and pre-flashing per the storefront manufacturer.

3.3 FIELD QUALITY CONTROL

A. Perform field adhesion testing per ASTM C1521. Repair test areas. Remove and replace sealant that fails adhesion or cohesion tests.

3.4 CLEANING

A. Clean adjacent surfaces of sealant smears, using methods recommended by the manufacturer. Do not damage finishes. Remove excess sealant and debris.

END OF SECTION 07 92 00

SECTION 08 11 13 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes steel doors and frames, glazed lites and louvers where scheduled, and related accessories at exterior and interior locations.

B. Door hardware is provided under separate specification **Section 08 71 00**. This Section includes preparation of doors and frames for hardware.

1.2 REFERENCES

A. ANSI/SDI A250.8 (SDI-100) Recommended Specifications for Standard Steel Doors and Frames; ANSI/SDI A250.4 Test Procedure and Acceptance Criteria for Physical Endurance of Steel Door and Frame Assemblies; ANSI/SDI A250.10 Prime Paint; ANSI/SDI A250.11 Installation of Steel Frames; NFPA 80 and UL 10C, where fire-rated; ICC A117.1 for accessibility.

1.3 SUBMITTALS

A. Product data for doors, frames, glazing stops, louvers, and accessories.

B. Shop drawings: door and frame elevations, types, gauges, reinforcements, anchors, hardware preparation locations, glazing, and louvers. Coordinate with the final hardware schedule.

C. Fire-rated assemblies: labels and details.

1.4 QUALITY ASSURANCE

A. Manufacturer shall be a SDI member. Fire-rated doors and frames, where required, shall bear a label from a nationally recognized testing agency.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Deliver in cardboard or protective packaging. Store upright on blocking in a dry place, off the ground, with space for air circulation. Do not use non-vented plastic or canvas coverings that trap moisture.

1.6 WARRANTY

A. Manufacturer's warranty against defects in materials and workmanship: 1 year minimum. Provide a written warranty against rust-through of galvanized exterior doors for a minimum of 5 years where available.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Basis of Design: Steelcraft, Curries, Ceco, Republic, Pioneer, or equal.

2.2 MATERIALS

A. Exterior doors and frames, and doors and frames in the pool equipment room: hot-dip galvannealed steel complying with ASTM A653, A60 coating. Interior doors and frames in restrooms and storage rooms: galvanized steel A60 or cold-rolled steel with factory primer as scheduled.

B. Stainless steel (Type 316) doors and frames are required at the pool equipment room if shown on the door schedule.

SECTION 08 11 13 - CONTINUED

2.3 DOORS

A. Exterior doors: ANSI/SDI A250.8 Level 3 (Extra Heavy-Duty), Model 2 (seamless), 16 gauge faces, 1-3/4 inch thick, with foam polyurethane or polystyrene insulated core, and internal reinforcements. Doors shall have flush tops and bottoms with welded closed channels and inverted channels at the top to prevent water entry.

B. Interior doors: ANSI/SDI A250.8 Level 2 (Heavy-Duty), Model 2 (seamless), 18 gauge faces, 1-3/4 inch thick, with honeycomb or steel stiffened core.

C. Louvered doors, where scheduled: factory-installed louvers, inverted-Y or sightproof, same material as the door, with the free area required by the mechanical drawings.

D. Glazed lites, where scheduled: factory-installed vision kits with tempered or laminated glass as required for safety glazing and to comply with code.

2.4 FRAMES

A. Exterior frames: 14 gauge, galvanized steel, fully welded, with a continuous welded face and corner joints. Interior frames: 16 gauge, welded unless knockdown frames are scheduled. Profile and dimensions as shown in the frame types.

B. Frame anchors: provide wood stud anchors at wood framing, floor anchors, and spreaders. Anchors galvanized. Provide at least 3 jamb anchors per jamb at 7 feet height, and 4 where doors are taller than 7 feet.

C. Frames shall be prepared for silencers (3 on strike jambs of single doors).

2.5 HARDWARE PREPARATION

A. Doors and frames shall be reinforced, drilled, and tapped for hardware in accordance with the templates provided by the hardware consultant and the hardware schedule. Hinge reinforcements shall be heavy-duty. Provide for 4-1/2-inch standard-weight or heavy-weight hinges as scheduled.

B. Weatherstrip and thresholds are provided by the hardware consultant. Coordinate the door bottom, jamb preparation, and sill details.

2.6 FINISH

A. Factory prime coat: ANSI/SDI A250.10, rust-inhibitive. Field finish: Section 09 91 00.

B. Provide touch-up primer for cut or damaged surfaces.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that openings are plumb, square, and of proper size, and that blocking is in place for frames. Verify that wood framing is dry.

3.2 INSTALLATION

A. Install frames in accordance with ANSI/SDI A250.11 and the manufacturer's instructions. Set frames plumb, square, and level, with the tolerances of ANSI/SDI A250.8. Brace as needed during installation. Anchor to wood framing with the specified anchors and corrosion-resistant fasteners.

B. Fill exterior frames with insulation or sealant where required. Do not grout wood-framed jambs; provide a sealant between the frame and rough opening and integrate with the weather barrier per Section 07 25 00. Provide sill flashing and a sealed, sloped sill pan at exterior doors.

C. Install doors with clearances per ANSI/SDI A250.8 and NFPA 80 as applicable: 1/8 inch at jambs and head, 1/8 inch between pairs, and the bottom clearance required by the threshold and hardware.

D. Maximum threshold height and door operating force for accessibility: comply with ICC A117.1 and the 2018 North Carolina Building Code, Chapter 11.

E. Install hardware per the hardware schedule and the hardware consultant's instructions.

3.3 ADJUSTING AND CLEANING

A. Adjust doors for smooth operation. Touch up prime-coat damage. Remove protection and labels, except for required fire labels.

END OF SECTION 08 11 13

SECTION 08 71 00 - DOOR HARDWARE

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes mechanical door hardware for swinging doors, and cylinders for doors specified in other sections.

C. Door Hardware Sets: Indicated on the Drawings as design intent, not a detailed schedule. Report discrepancies to the Architect before bidding, and provide any additional hardware required for proper function. Supplier is responsible for handing and sizing.

D. Codes and Standards: Comply with the editions adopted by the Authority Having Jurisdiction, including ICC A117.1, IBC, NFPA 70, NFPA 80, NFPA 101, NFPA 105, ANSI/BHMA A156 Series, UL 10C, UL 305, and UL 437.

1.2 SUBMITTALS

A. Product Data: Manufacturer's data sheets for each item, including dimensions, operation, and finishes.

B. Door Hardware Schedule: Prepared by or under the supervision of the supplier's Architectural Hardware Consultant (AHC), in DHI vertical format, organized in the same order as the hardware sets on the Drawings. Include type, style, function, size, label, hand, finish, manufacturer, fasteners, mounting locations, and door and frame cross-references for each item.

C. Keying Schedule: Prepared after the keying conference. Owner must approve before permanent cylinders and cores are ordered.

D. Closeout: Operation and maintenance manuals, warranties, and the key bitting list in a format suitable for the Owner's key control software.

1.3 QUALITY ASSURANCE

A. Supplier: Factory-direct commercial door hardware distributor with not less than 5 years of experience on comparable projects, with a certified AHC on staff available throughout the Work.

B. Installer: Not less than 3 years of experience installing comparable door hardware, trained by the manufacturers on the installation and adjustment of the specified products.

C. Source Limitations: Obtain each type of hardware from a single manufacturer. Products shall be BHMA Certified Products Directory (CPD) listed where specified.

D. Conferences: Conduct a keying conference with the Owner to establish security levels, future expansion, key control, and key delivery, and a pre-installation conference with the supplier, installers, and Contractor.

1.4 DELIVERY, STORAGE, AND COORDINATION

A. Tag each item to correspond with the approved hardware schedule. Store in secure, dry lock-up. Deliver permanent keys and cores directly to the Owner as established at the keying conference.

B. Furnish templates to door and frame fabricators so that doors and frames are factory prepared and reinforced without field modification.

1.5 WARRANTY

A. One year from Substantial Completion, unless longer warranties are specified below, covering structural failure, faulty operation, and deterioration of finishes.

B. Exit Devices: Five years. Protective Trim: Ten years.

PART 2 - PRODUCTS

2.1 GENERAL

A. Exposed hardware shall not bear visible manufacturer names, except cylinders, when the door is closed.

B. Finishes: ANSI/BHMA A156.18. Satin stainless steel (630) unless otherwise indicated in the hardware sets.

2.2 HINGES

A. ANSI/BHMA A156.1, 5-knuckle, ball-bearing or oil-impregnated-bearing butt hinges. Manufacturers: Hager BB Series, Ives 5BB Series, or McKinney TA/T4A Series.

B. Quantity: Two for doors up to 60 inches high; three for 61 to 90 inches; four for 91 to 120 inches, plus one for each additional 30 inches.

C. Size: 4-1/2 inches for doors up to 3'-0" wide; 5 inches for doors 3'-1" to 4'-0" wide.

D. Weight: Exterior doors, heavy-weight, non-ferrous. Interior doors, standard-weight, steel. Provide non-removable pins at out-swinging lockable doors.

2.3 OPERATING TRIM

A. Flush and Surface Bolts: ANSI/BHMA A156.3 and A156.16, Grade 1, with dustproof bottom strikes. Surface bolts not less than 8 inches long and UL listed where used on fire-rated doors.

B. Push Plates and Pulls: ANSI/BHMA A156.6. Plates not less than 0.050 inch thick with beveled edges. Pulls with 2-1/2 inch minimum clearance from door face, mounted to provide 10 inches clear above floor on the push side. Countersink through-bolts flush where push plates occur.

C. Manufacturers: Burns, Ives, or Rockwood.

SECTION 08 71 00 - - CONTINUED

2.4 CYLINDERS, KEYING, AND KEY CONTROL

A. Manufacturers: ASSA ABLOY ACCENTRA, dormakaba BEST, or Schlage.

B. Cylinders: Original manufacturer's mortise, rim, and bored cylinders, with solid, recessed, free-spinning collars to match the hardware finish.

C. Keying: Factory keyed to a new master key system as directed by the Owner. Provide construction master keyed cylinders.

D. Keys: Nickel-silver, stamped with visual key control number. Two change keys per cylinder, five master keys per master key group, and ten construction keys.

E. Key Control Cabinet: Steel wall cabinet with tags, envelopes, and index system, sized for 150 percent of the locks on the project. Manufacturers: Lund, MMF Industries, or Telkee.

2.5 LOCKS AND LATCHES

A. Mortise Locks: ANSI/BHMA A156.13, Series 1000, Grade 1. Manufacturers: ASSA ABLOY ACCENTRA 8800FL Series, Sargent 8200 Series, or Schlage L9000 Series.

B. Cylindrical Locks: ANSI/BHMA A156.2, Series 4000, Grade 1. Manufacturers: ASSA ABLOY ACCENTRA 4700LN Series, dormakaba C100 Series, or Falcon T Series.

C. Deadlocks: ANSI/BHMA A156.36, Grade 1, with 1-inch throw hardened bolt and tapered collar, same manufacturer and keyway as locksets. Manufacturers: ASSA ABLOY ACCENTRA D100 Series, dormakaba BEST T Series, or Schlage B600 Series.

D. Strikes: Manufacturer's standard strikes with strike boxes and curved lips. Provide extra-long-lip strikes at frames with wood casing, and special strike boxes at aluminum frames.

2.6 EXIT DEVICES

A. ANSI/BHMA A156.3, Grade 1, push-rail type. Manufacturers: Corbin Russwin PED4000/PED5000 Series, Sargent PE80 Series, or Von Duprin 35A/98 Series.

B. Non-rated doors: UL 305 listed panic hardware with hex-key dogging, or cylinder dogging where indicated. Fire-rated doors: UL listed fire exit hardware, without dogging.

C. Provide heavy-duty lever trim to match locksets, narrow-stile devices at stiles 2 inches wide or less, factory-sized rails, and filler strips where glass extends behind the device.

2.7 DOOR CLOSERS

A. ANSI/BHMA A156.4, Grade 1, surface-mounted, rack-and-pinion, cast iron or aluminum body, non-handed, full cover, with adjustable spring power (sizes 1 through 6), backcheck, sweep, and latch speed. UL 10C listed for fire-rated doors. Manufacturers: ASSA ABLOY ACCENTRA 3500 Series, LCN 1450 Series, or Norton Rixson 8500 Series.

B. Manufacturers: ASSA ABLOY ACCENTRA 3500 Series, LCN 1450 Series, or Norton Rixson 8500 Series.

C. Provide heavy-duty forged steel arms and all brackets, drop plates, and spacers required. Size closers to comply with accessibility opening-force requirements. Do not mount closers on the exterior or corridor side of doors where avoidable.

2.8 PROTECTIVE TRIM, STOPS, AND HOLDERS

A. Protection Plates: ANSI/BHMA A156.6, material as indicated in the hardware sets, 2 inches less than door width on the stop side and 1 inch less on the pull side. UL labeled where used on fire-rated doors. Manufacturers: Burns, Ives, or Rockwood.

B. Stops: ANSI/BHMA A156.16, Grade 1 wall bumpers. Use floor stops only where they will not impede traffic. Manufacturers: Burns, Ives, or Rockwood.

C. Overhead Stops and Holders: ANSI/BHMA A156.8, Grade 1, where wall or floor stops are not suitable. Manufacturers: dormakaba, Norton Rixson, or Rockwood.

2.9 SEALS AND THRESHOLDS

A. Provide continuous weatherstrip gasketing and thresholds at exterior doors as indicated in the hardware sets, with non-corrosive fasteners. Provide smoke gasketing (UL 1784, NFPA 105) at smoke-labeled openings, and fire gasketing or intumescent seals (UL 10C) where required for positive-pressure fire ratings. Seal strips shall be replaceable.

B. Manufacturers: Pemko, Reese, or Zero.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine doors, frames, walls, and floors with the Installer present. Report discrepancies between the door schedule, drawings, and hardware sets to the Architect, and proceed only after they are resolved in writing.

3.2 INSTALLATION

A. Install hardware in accordance with the manufacturers' templates and instructions, ANSI/DHI A115 Series (hollow metal) and A115-W Series (wood).

B. Mounting Heights: DHI "Recommended Locations for Architectural Hardware" and ICC A117.1, unless otherwise indicated. Provide blocking at wall-mounted hardware. Do not install surface-mounted items until substrate finishes are complete.

C. Set exterior thresholds in a full bed of sealant as specified in Section 07 92 00 "Joint Sealants."

3.3 FIELD QUALITY CONTROL, ADJUSTING, AND CLEANING

A. Supplier's AHC shall inspect each opening and submit a punch report listing deficiencies and corrective actions.

B. Adjust each item for proper operation. Adjust closers after HVAC systems are operating to comply with opening-force requirements. Replace units that cannot be adjusted.

C. Protect installed hardware during construction, and clean hardware and adjacent surfaces before Substantial Completion.

D. Train the Owner's maintenance personnel to operate, adjust, and maintain the door hardware.

END OF SECTION 08 71 00

SECTION 08 43 13 - ALUMINUM-FRAMED STOREFRONTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes thermally broken aluminum-framed storefront system, glazing, entrance doors where scheduled, flashing, and anchors.

B. Door hardware is provided under separate Section 08 71 00 by the Owner's door hardware consultant. Coordinate preparation for hardware with that consultant.

1.2 PERFORMANCE REQUIREMENTS

A. Basis of Design: Kawneer Trifab VersaGlaze 451T Framing System (thermally broken, 2-inch by 4-1/2-inch center-glazed storefront), as shown on the drawings.

B. Wind loads: design pressures as shown on the structural drawings, in accordance with **Chapter 16 of the 2018 North Carolina Building Code and ASCE 7**. Test per ASTM E330. Deflection of framing members under design wind load shall not exceed L/175 of the span (or 3/4 inch for spans over 13 feet 6 inches), and shall not reduce glass bite below that required by the glass manufacturer.

C. Windborne debris: if the project is located in a windborne debris region as defined in **Section 1609.2 of the 2018 North Carolina Building Code**, provide impact-resistant glazing and framing tested in accordance with ASTM E1886 and ASTM E1996 (Large Missile Impact, Level D or as required), or provide approved opening protection. Confirm requirement with the structural drawings and Building Official, and with the manufacturer's available impact-rated system.

D. Air infiltration: maximum 0.06 cfm per square foot at 1.57 psf (6.24 psf where required by code), tested in accordance with ASTM E283.

E. Water penetration: none at a static test pressure of 6.24 psf (or 20 percent of the design pressure, not less than 6.24 psf), tested in accordance with ASTM E331 and ASTM E547.

F. Thermal performance: U-factor and SHGC of the assembly shall comply with the **2018 North Carolina Energy Conservation Code (Climate Zone 3A)** for conditioned spaces. Verify whether the enclosed spaces are conditioned.

G. Safety glazing: comply with 16 CFR 1201 and **Section 2406 of the 2018 North Carolina Building Code** at hazardous locations.

H. Thermal movement: system shall accommodate temperature changes of 120 degrees F without buckling, stress on glass, or leakage.

1.3 SUBMITTALS

A. Product data and installation instructions.

B. Shop drawings: elevations, sections, details, anchorage, glazing, joints, flashing, and hardware preparation. Sealed by a professional engineer licensed in North Carolina where delegated design is required.

C. Structural calculations for wind loads, sealed by a professional engineer licensed in **North Carolina.**

D. Samples: 12-inch long samples of framing finish; glass samples (8 inches by 8 inches) for each glass type.

E. Test reports for air, water, and structural performance, and impact testing where required. Product approvals or code evaluation reports.

1.4 QUALITY ASSURANCE

A. Installer: experienced in the installation of the specified system and approved by the manufacturer. Manufacturer shall have at least 10 years of experience in producing the specified system.

B. Field-test installed storefront for water penetration in accordance with AAMA 503, one test area per 100 linear feet of system or as directed by the Architect. Repair failed areas and retest.

1.5 WARRANTY

A. Manufacturer's warranty on the storefront system: 1 year minimum for materials and workmanship. Finish: 10 years minimum for anodized finish; 20 years minimum for PVDF painted finish. Insulating glass units: 10-year warranty against seal failure.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Basis of Design: Kawneer Company, Inc., Trifab VersaGlaze 451T. Other manufacturers with equivalent thermally broken, center-glazed storefront systems, subject to the Substitutions procedure in Section 01 00 00.

2.2 MATERIALS

A. Aluminum extrusions: ASTM B221, alloy 6063-T5 or T6, with 0.125-inch minimum wall thickness at primary structural members. Thermal break: polyurethane or approved material.

B. Fasteners and anchors: stainless steel or other corrosion-resistant materials. Isolate dissimilar metals.

C. Sealants and gaskets: as supplied or approved by the storefront manufacturer. See Section 07 92 00.

2.3 FINISH

A. Anodized finish: Kawneer Permanodic Class I anodic coating (AAMA 611, Architectural Class I, 0.7 mil minimum), in a color as selected by the Architect; OR

B. Painted finish: Kawneer fluoropolymer coating, 70 percent PVDF, AAMA 2605, in a color selected by the Architect. [Select one]

2.4 GLAZING

A. Insulating glass units: 1-inch overall thickness, with 1/4-inch outboard lite, 1/2-inch airspace (argon-filled), and 1/4-inch inboard lite, low-E coating on surface 2. Provide tempered or laminated glass as required by code and for impact where required. Glass manufacturer: Vitro, Guardian, Viracon, or equal.

B. Provide glass makeup in accordance with the glass manufacturer's recommendations and Section 2403 of the code (glass design).

2.5 ENTRANCE DOORS

A. Where shown, provide Kawneer entrance doors, medium stile or wide stile as scheduled, with thermally broken frames if used with the 451T system. Hardware: Section 08 71 00. Provide hardware preparation per the hardware consultant's templates.

2.6 FABRICATION

A. Fabricate frames to profiles shown. Prepare for glazing and anchors. Weep holes and water management: provide drainage to the exterior at each glazing pocket and at each horizontal member.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that rough openings are plumb, level, within tolerances, and properly framed for the storefront, and that rough opening flashing per Section 07 25 00 is in place and ready.

3.2 INSTALLATION

A. Install in accordance with the manufacturer's instructions and approved shop drawings. Set plumb, level, and true to line with a maximum variation of 1/8 inch in 10 feet and 1/4 inch in 40 feet.

B. Anchor to structure with corrosion-resistant anchors, allowing for building movement and thermal expansion. Shim and set in sealant or flashing as indicated on the drawings.

C. Install the sill flashing and sill pan with a back dam under the storefront, lapped with the weather barrier to direct water out. Install a head flashing and jamb flashing to integrate with the weather barrier.

D. Seal the perimeter with the sealant specified in Section 07 92 00, with a proper backer rod, joint size, and tooling.

E. Install glass and glazing gaskets or sealant in accordance with the glass and storefront manufacturers' instructions. Provide setting blocks and edge blocks.

F. Protect aluminum from contact with wet cementitious materials, treated lumber, or dissimilar metals.

3.3 FIELD QUALITY CONTROL

A. Perform field water-penetration testing as specified. Correct deficiencies at the Contractor's expense.

3.4 ADJUSTING AND CLEANING

A. Adjust doors and operable parts. Remove protective coatings and labels. Clean glass and frames after installation per the manufacturer's instructions. Replace cracked, scratched, or damaged glass.

END OF SECTION 08 43 13

SECTION 09 29 00 - GYPSUM BOARD

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes gypsum board (standard and moisture-resistant types), tile backer board at wet walls, framing accessories, trim, and joint treatment on wood framing.

B. All gypsum board in the building shall be moisture- and mold-resistant type, as specified below. Wood framing is specified on the structural drawings.

1.2 REFERENCES

A. ASTM C1396 (gypsum board); ASTM C1658 (glass-mat gypsum panels); ASTM C1177 (glass-mat gypsum substrate for exterior use); ASTM C840 (application and finishing); ASTM C1178 and ANSI A118.9 (backer boards); GA-214 (levels of finish); GA-216 (application); GA-600 (fire-resistance design manual).

1.3 SUBMITTALS

A. Product data for each type of gypsum board, tile backer, trim, and joint compound.

B. Samples: trim accessories, 12 inches long.

C. Manufacturer's documentation of mold-resistance rating (ASTM D3273, score of 10).

1.4 QUALITY ASSURANCE

A. Mockup: provide a finished mockup at a typical wall and ceiling, finished to the specified level, for Architect review. Mockup may remain as part of the Work.

1.5 DELIVERY, STORAGE, AND PROJECT CONDITIONS

A. Store flat in a dry, enclosed area off the floor. Do not install gypsum board until the building is weather-tight and framing moisture content is 19 percent or less.

B. Maintain the temperature of 50 degrees F minimum for finishing. Provide ventilation and, in humid conditions, dehumidification to control moisture during and after installation.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. National Gypsum (Gold Bond), Georgia-Pacific (ToughRock, DensArmor Plus), USG (Sheetrock), CertainTeed, or equal.

2.2 GYPSUM BOARD

A. Interior walls and ceilings (all rooms): moisture- and mold-resistant gypsum board, ASTM C1396, 5/8 inch thick, Type X where fire-rated assemblies are required, with mold-resistance of ASTM D3273 score of 10 (e.g., Gold Bond XP, ToughRock Mold-Guard, Sheetrock Mold Tough), or glass-mat gypsum panels per ASTM C1658 (e.g., DensArmor Plus). Ceilings shall be sag-resistant.

B. Covered outdoor seating areas, wall finish: glass-mat, moisture- and mold-resistant gypsum panels, 5/8 inch thick, suitable for protected exterior (covered, wind-driven rain) exposure per the manufacturer, ASTM C1658 or C1177 (e.g., DensArmor Plus Exterior or equal). Verify with the manufacturer that the product is approved for the exposure and finish system.

C. Tile backer (restroom wet walls): glass-mat water-resistant backer board, ASTM C1178 (e.g., DensShield Tile Backer), or cementitious backer board per ANSI A118.9 (e.g., Durock), 1/2 inch or 5/8 inch thick. Provide waterproofing membrane as shown on the drawings under the tile.

2.3 TRIM AND ACCESSORIES

A. Corner bead and edge trim: vinyl or galvanized steel, corrosion-resistant. Use vinyl or plastic trim at exterior and wet locations. Do not use bare steel.

B. Control joints: vinyl or galvanized steel, ASTM C1047.

C. Fasteners: Type S screws, ASTM C1002, corrosion-resistant in wet and exterior-exposed locations, spaced per ASTM C840.

D. Joint compound: per ASTM C475, mold-resistant, setting-type compound for first coat in wet areas. Paper tape or fiberglass mesh tape as recommended by the board manufacturer. Use only compounds approved for the type of board.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that framing is within the tolerances of ASTM C840, dry (19 percent maximum moisture content), and that blocking is in place for toilet accessories, partitions, grab bars, casework, wall-hung equipment, and wood base. Coordinate with the rough-in of plumbing, mechanical, and electrical.

3.2 INSTALLATION

A. Install in accordance with ASTM C840, GA-216, and the manufacturer's instructions.

B. Install ceilings first, then walls. Use the longest practical lengths. Stagger end joints. Do not place joints at corners or openings.

C. Install perpendicular to framing at ceilings where required for sag resistance, and as recommended by the manufacturer.

D. Provide 1/4-inch gap at floor and wet perimeters, and seal as detailed (Section 07 92 00). Keep gypsum board off the floor at slab-on-grade to prevent wicking.

E. Control joints: provide at maximum 30 feet on center in walls and ceilings, at door frame heads in long runs, and where the construction changes. Provide additional control joints where shown on the drawings.

F. Seal cut edges and penetrations in moisture-resistant and exterior boards with the manufacturer's recommended sealant or coating.

G. Tile backer: install per manufacturer instructions and ANSI A108/A118 requirements, fastened to framing at 8 inches on center, with joints treated as the tile setting system manufacturer requires. Provide a vapor-permeable weather-barrier or vapor retarder as shown on the drawings.

H. Fasten with screws. Drive screws below the surface without breaking the paper or glass-mat face.

3.3 FINISHING

A. Finish gypsum board per ASTM C840 and GA-214: Level 4 at typical walls and ceilings to receive paint, Level 5 at walls with sheen or critical lighting, if indicated. Tile backer: finish per the tile manufacturer; no taping required where the tile system does not require it.

B. Prime and paint per Section 09 91 00.

3.4 PROTECTION

A. Protect installed board from moisture and damage. Replace wet, damaged, or moldy board. Do not allow the board to remain exposed to rain.

END OF SECTION 09 29 00

DRIFTWOOD ARCHITECTURE

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC. All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:



10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date	10/5/2026
Drawn by	AJ

No.	Description	Date

SPECIFICATIONS

A002

10/5/2026 2:18:06 PM

SECTION 09 91 00 - PAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes surface preparation and field painting and staining of interior and exterior surfaces, including gypsum board, hollow metal doors and frames, wood base, trim, wood accent siding and shiplap, wood screen walls, and the tongue-and-groove wood ceiling at outdoor seating areas.

B. Items not requiring field painting: concrete floors (unless noted), factory-finished products, stainless steel, aluminum storefront, fiber cement with ColorPlus finish (touch-up only), fixtures, and hardware.

1.2 SUBMITTALS

A. Product data for each paint and coating, with VOC content, and manufacturer's application instructions.

B. Samples: color drawdowns (8 inches by 10 inches) for each color and sheen. Stained wood samples on the species and grade to be stained.

C. Schedule of paint systems with location and color.

1.3 QUALITY ASSURANCE

A. Applicator shall have experience with the type of work. Mockups: paint one wall, one door and frame, and one stained wood sample of each stain for Architect approval before proceeding.

B. Comply with the VOC limits of the **State of North Carolina** and the U.S. EPA, and the manufacturer's requirements.

1.4 EXTRA STOCK

A. Provide 1 gallon of each color and type of finish paint to the Owner, in sealed and labeled containers.

1.5 PROJECT CONDITIONS

A. Apply when the substrate and air temperatures are in the manufacturer's allowable range (minimum 50 degrees F for exterior, unless the product allows lower), and the relative humidity is not above that allowed. Do not apply to damp or wet surfaces, or when rain is expected before curing.

B. Moisture content: wood 15 percent maximum; gypsum board dry, tested per the manufacturer.

1.6 WARRANTY

A. Contractor's warranty: 2 years against peeling, blistering, and excessive fading. Provide the manufacturer's standard material warranty.

PART 2 - PRODUCTS

2.1 MANUFACTURER

A. Basis of Design: Sherwin-Williams Company. Other manufacturers subject to the Substitutions procedure in Section 01 00 00.

2.2 PAINT SYSTEMS

A. Interior gypsum board, typical walls: one coat of primer (ProMar 200 Zero VOC Latex Primer or PrepRite ProBlock) and two coats of ProMar 200 Zero VOC Interior Latex, eg-shel sheen (or Emerald Interior Acrylic Latex, if specified for higher durability).

B. Interior gypsum board, restrooms, pool equipment room, storage rooms, and other wet or high-humidity areas: one coat of primer and two coats of Pro Industrial Pre-Catalyzed Waterbased Epoxy, eggshell or satin sheen, or Emerald Interior Acrylic Latex, satin.

C. Interior gypsum board ceilings: one coat of primer and two coats of ProMar 200 Zero VOC Interior Latex, flat.

D. Covered outdoor seating gypsum board walls: one coat of exterior-grade primer and two coats of Duration Exterior Acrylic Latex, satin or low-luster, or as approved by the gypsum board manufacturer.

E. Hollow metal doors and frames (interior and exterior), galvanized steel: one coat of Pro Industrial Pro-Cryl Universal Primer (galvanized: DTM primer as recommended) and two coats of Pro Industrial DTM Acrylic Coating, semi-gloss.

F. Exterior wood trim, accent siding, and wood screen walls, where painted: one coat of exterior wood primer and two coats of Duration Exterior Acrylic Latex, satin. Where stained: SuperDeck or Woodscapes exterior stain (semi-transparent or solid color), two coats, in the color and opacity selected by the Architect. Seal all cut ends and back-prime.

G. Interior wood base and trim: one coat of primer and two coats of ProClassic Interior Acrylic Enamel or Emerald Urethane Trim Enamel, semi-gloss.

H. Tongue-and-groove wood ceiling at outdoor seating areas, stained: exterior-rated stain system, two coats SuperDeck Exterior Waterborne Semi-Transparent Stain or equal, applied to all sides (pre-finish before installation where possible), with a clear exterior topcoat where recommended. Coordinate with the wood species and exposure.

I. Fiber cement, field-painted (non-ColorPlus): one coat of exterior acrylic primer and two coats of Duration Exterior Acrylic Latex, satin.

J. Touch-up of ColorPlus fiber cement: manufacturer's factory-matched touch-up paint.

2.3 COLORS AND SHEEN

A. Colors shall be selected by the Architect from the manufacturer's full range. Sheens as indicated above, subject to confirmation by the Architect. Provide up to 6 colors in the base bid; additional colors may be subject to a Change Order.

2.4 MATERIALS

A. Use products that are compatible and from a single manufacturer. Use primers and sealers recommended by the manufacturer for each substrate. Provide mildew-resistant coatings in humid locations.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions. Verify that surfaces are dry, clean, and ready for painting. Do not paint until defects are corrected. Verify that wood is dry and that gypsum board joints are finished to the specified level.

3.2 PREPARATION

A. Clean surfaces of dirt, dust, oil, grease, and mildew. Sand wood smooth. Fill nail holes and defects. Spot-prime knots and sap streaks. Remove or protect hardware, plates, and fixtures.

B. Gypsum board: remove dust, prime before finishing. Galvanized metal: clean with solvent per SSPC-SP1 and use the recommended primer. Repair damaged factory primer.

3.3 APPLICATION

A. Apply paint per the manufacturer's instructions, with brush, roller, or spray, to produce a smooth, uniform finish without runs, sags, laps, or brush marks. Apply each coat at the minimum dry film thickness recommended by the manufacturer. Allow adequate drying time between coats.

B. Paint the top and bottom edges of doors, and the cut ends of wood. Paint exposed pipes, conduit, and other items in the painted areas to match the adjacent surface, unless noted otherwise.

C. Do not paint over labels, fire labels, nameplates, or operating parts.

3.4 FIELD QUALITY CONTROL

A. The Architect may require tests of wet and dry film thickness. Repaint areas that do not meet the specified quality.

3.5 CLEANING AND PROTECTION

A. Clean up paint spills, spatters, and stains. Dispose of waste in accordance with law. Touch up and restore damaged finishes after other trades are done. Protect finished surfaces from damage until acceptance.

END OF SECTION 09 91 00

SECTION 10 21 13 - TOILET COMPARTMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes overhead-braced toilet compartments (partitions) with doors, pilasters, panels, and hardware in men's and women's restrooms, including accessible compartments.

1.2 PERFORMANCE REQUIREMENTS

A. Compartment layouts, sizes, door swings, and accessible compartments shall comply with the **2018 North Carolina Building Code (Chapter 11) and ICC A117.1**. Provide clear floor space, maneuvering clearances, and door hardware as required for accessible compartments.

1.3 SUBMITTALS

A. Product data for compartments, hardware, and mounting.

B. Shop drawings: plans, elevations, details, anchorage, and coordination with ceiling framing, blocking, and walls.

C. Samples: color and material samples of the panels, and hardware finish samples.

1.4 QUALITY ASSURANCE

A. Manufacturer shall have experience producing the specified products. Installer shall be approved or trained by the manufacturer.

1.5 PROJECT CONDITIONS

A. Coordinate the compartment layout and the overhead bracing with the structural ceiling framing and with blocking above the gypsum board ceiling. Blocking shall be provided by the framing contractor in the locations shown on the drawings.

1.6 WARRANTY

A. Manufacturer's warranty for panels, pilasters, and doors against breakage, corrosion, and delamination: 25 years minimum or the manufacturer's standard, whichever is longer. Hardware: 1 year minimum.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Basis of Design: Atlanta Sunbelt Products, NOVA Model, overhead-braced toilet compartments. Other manufacturers subject to the Substitutions procedure in Section 01 00 00.

2.2 MATERIALS

A. Panels, doors, and pilasters: material and thickness as provided by the NOVA model, as selected by the Architect. [Confirm material (e.g., solid plastic / high-density polyethylene, which is recommended for the pool and high-humidity environment).] Panels shall be 1 inch thick, with eased edges and homogeneous throughout.

B. Overhead brace: extruded aluminum, anodized, 1-1/4 inch by 1-1/2 inch minimum, continuous at the top of the pilasters.

C. Pilasters: floor-anchored with stainless steel or aluminum shoes, 4 inches high, with height adjusters.

D. Hardware: Type 304 stainless steel or heavy-duty corrosion-resistant extruded aluminum, with stainless steel fasteners. Provide for each door: top and bottom hinges (self-closing, gravity or spring type, in accordance with the manufacturer), surface-mounted slide latch with keeper, coat hook with bumper (on one door per compartment), and door pull. Accessible compartments: hardware operable with one hand without tight grasping, pinching, or twisting of the wrist, and with outswing doors with pulls on both sides, as shown on the drawings.

E. Doors: 24 inches wide minimum for standard compartments, and 36 inches wide (clear opening 32 inches minimum) for accessible compartments, or as shown on the drawings.

F. Dimensions: 58 inches high panels and doors, with 12 inches above the floor, or as shown by the manufacturer for NOVA, and with privacy gaps at hinges and latches as per the manufacturer. Pilaster height to reach the overhead brace.

G. Color: As selected by the Architect from the manufacturer's standard range.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that the floors are level, walls are plumb, ceilings have the required structural support or blocking, and that the dimensions match the drawings. Verify that the walls and ceilings are completely finished before installation.

3.2 INSTALLATION

A. Install in accordance with the manufacturer's instructions and approved shop drawings.

B. Install the overhead brace to ceiling blocking or structure using stainless steel fasteners, never into gypsum board alone. Anchor pilasters to the floor concrete with stainless steel anchors. Wall brackets at wall-mounted ends shall be anchored to blocking or backing in the wall.

C. Set compartments plumb, level, and rigid. Provide clearances: 1/2 inch maximum at door gaps and 1 inch maximum above the floor to the bottom of the panels, or as detailed by the manufacturer. Maintain the dimensions and clearances required for accessibility.

D. Doors shall swing as indicated on the drawings. Adjust door hinges so that unlatched doors are partially open at a 30-degree angle, or as the manufacturer recommends.

3.3 ADJUSTING AND CLEANING

A. Adjust hardware for smooth operation. Remove protective film and clean surfaces per the manufacturer's instructions. Replace damaged components.

END OF SECTION 10 21 13

SECTION 10 28 00 - TOILET ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes toilet accessories and related items furnished and installed in restrooms, in accordance with the Toilet Accessory Legend provided on the drawings.

B. The Toilet Accessory Legend lists the specific accessories, model numbers, quantities, and mounting heights. If this Section conflicts with the Legend, the Legend governs as to products and locations.

1.2 PERFORMANCE REQUIREMENTS

A. Accessibility: install accessories in accordance with the **2018 North Carolina Building Code (Chapter 11) and ICC A117.1**, including reach ranges, clear floor space, and mounting heights. Grab bars shall resist a load of 250 pounds applied at any point, as required.

1.3 SUBMITTALS

A. Product data for each accessory, with model numbers and finishes.

B. Shop drawings (if requested): locations and mounting heights, with backing requirements.

C. Samples (if requested): finish samples of each type of accessory.

1.4 QUALITY ASSURANCE

A. Provide products from a single manufacturer where possible, with a consistent finish and appearance.

1.5 WARRANTY

A. Manufacturer's standard warranty: 1 year minimum for the accessories; mirrors, 15 years minimum against silver spoilage; and grab bars, as available from the manufacturer.

PART 2 - PRODUCTS

2.1 MANUFACTURER

A. Basis of Design: Bobrick Washroom Equipment, Inc., models as listed in the Toilet Accessory Legend. Other manufacturers subject to the Substitutions procedure in Section 01 00 00.

2.2 MATERIALS

A. Stainless steel: ASTM A666, Type 304, satin finish (No. 4), not less than 22 gauge (0.034 inch) for exposed sheet and as required by the manufacturer for each model. Grab bars: 1-1/2 inch outside diameter, 18 gauge, with a peened or slip-resistant gripping surface, concealed mounting.

B. Mirrors: ASTM C1503, Mirror Glazing Quality, 1/4 inch thick, with a protective backing and a stainless steel frame, where shown.

C. Fasteners and anchors: stainless steel, theft-resistant, where exposed. Provide anchors suitable for the substrate (wood blocking, tile backer, or gypsum board).

D. Keys: all lockable items keyed alike. Provide 2 keys per lockset to the Owner.

2.3 ITEMS

A. Accessories shall be as listed in the Toilet Accessory Legend. Typical items may include: toilet paper dispensers, paper towel dispensers, soap dispensers, waste receptacles, mirrors, and grab bars.

B. Owner furnishes consumables (toilet paper, towels, soap) unless otherwise stated.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that the surfaces to receive accessories are finished and that the backing is in place, adequate for the load, and in the correct location.

3.2 INSTALLATION

A. Install in accordance with the manufacturer's instructions, the approved Legend, and the mounting heights shown. Install plumb, level, and secure, using the required fasteners and anchors.

B. Mount accessories to wood blocking or backing in framing wherever possible, especially grab bars, baby changing stations, and heavy equipment. Do not rely on gypsum board or tile alone.

C. Accessible reach: unless otherwise shown, mount dispensers and operable parts with controls between 15 and 48 inches above the floor, and mirrors with the bottom edge of the reflective surface at 40 inches maximum above the floor. Grab bars: 33 to 36 inches above the floor, with clearances of 1-1/2 inches from the wall.

D. Where accessories are installed on tile, drill the tile with the proper bits and seal the penetrations to prevent water intrusion (Section 07 92 00).

3.3 ADJUSTING AND CLEANING

A. Adjust doors, locks, and moving parts. Clean the surfaces per the manufacturer's instructions. Remove protective film. Deliver keys to the Owner.

END OF SECTION 10 28 00

SECTION 32 31 19 - POOL EXIT GATE AND HARDWARE

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes the pool enclosure exit gate, frame, hinges, closers, latches, and Von Duprin exit hardware for the gate, and associated items.

B. Door hardware for building doors is in Section 08 71 00 by the Owner's door hardware consultant. Coordinate with the consultant for keying, trim, and finishes.

C. The gate and fence enclosure shall comply with the pool barrier and gate requirements of **15A NCAC 18A .2500 (Rules Governing Public Swimming Pools)** and the requirements of the **2018 North Carolina Building Code**, including egress and accessibility.

1.2 PERFORMANCE REQUIREMENTS

A. The gate shall be self-closing and self-latching, and shall open outward from the pool area. The gate shall latch positively when closed. The latch release shall be located as required by the pool rules and shall not be operable from the exterior without a key or code if required by the Owner.

B. Provide egress that is operable from the pool side without a key, tool, or special knowledge, using the exit device specified. The device shall allow immediate egress.

C. The gate shall have no openings that allow passage of a 4-inch diameter sphere, and shall comply with the maximum bottom clearance and the barrier height required by 15A NCAC 18A .2500.

D. Accessibility: provide the maneuvering clearances, opening force, and closing speed required by ICC A117.1 and the 2018 North Carolina Building Code, Chapter 11, to the extent permitted by pool barrier rules.

1.3 SUBMITTALS

A. Product data for gate, exit device, closer, hinges, and latches.

B. Shop drawings: gate elevations, details, anchorage, and hardware locations. Coordinate with the fence drawings.

C. Coordination with the door hardware consultant's hardware schedule.

1.4 WARRANTY

A. Manufacturer's warranty for exit device: 3 years minimum. Gate and finish: 2 years minimum. Finish (powder coat): manufacturer's standard, 5 years minimum, against chipping, fading, and peeling.

PART 2 - PRODUCTS

2.1 GATE

A. Gate frame and pickets: to match the adjacent pool fence, as shown on the drawings. Material: aluminum or steel as shown. Aluminum: alloy 6061-T6 or 6063-T5, powder-coated. Steel (if used): hot-dip galvanized after fabrication and polyester powder-coated.

B. Size, height, and picket spacing as shown on the drawings. Welded or mechanically fastened frame, with corner bracing to prevent sag.

C. Color: As selected by the Architect from the manufacturer's full range.

2.2 EXIT HARDWARE

A. Basis of Design: Von Duprin exit device suitable for exterior, outdoor swinging gate use, such as the Von Duprin 98/99 series or the series selected by the door hardware consultant, with weather-resistant finish, rim device, with the outside trim (lever, pull, or keyed cylinder) as scheduled by the hardware consultant.

B. Finish: corrosion-resistant finish suitable for pool environments and salt air. Stainless steel (Type 316) finish is preferred where available.

C. Exit device mounting: provide gate reinforcement or mounting plate to receive the exit device and trim. Gate stiles shall be sized to accept the device.

D. Cylinders and keying: by the Owner's hardware consultant; coordinate keying with the Owner's master key system.

2.3 OTHER HARDWARE

A. Hinges: heavy-duty, self-closing, adjustable tension hinges for pool gates, stainless steel or powder-coated aluminum, rated for the gate weight. Provide positive self-closing with an adjustable tension.

B. Closer (if used instead of spring hinges): surface-mounted, heavy-duty, corrosion-resistant, adjustable closing and latching speed.

C. Gate stop: provide a gate stop to prevent over-swing.

D. Fasteners: Type 316 stainless steel, tamper-resistant where exposed.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that fence posts and gate posts are properly set and plumb, with concrete footings cured, and that the dimensions match the gate.

3.2 INSTALLATION

A. Install the gate plumb and level and with clearances required to operate freely. Set the gate to self-close and self-latch from any open position.

B. Install the exit device, closer, and hardware in accordance with the manufacturer's instructions and the hardware schedule. Install at the heights required for accessibility and pool rules.

C. Align strike plates and latch. Adjust the hardware to operate smoothly without binding.

D. Where the gate swings over the pool deck, provide a smooth, level surface for the swing path.

3.3 TESTING AND ADJUSTING

A. Test the gate to verify that it closes and latches from the fully open position and from 3 inches open. Test the egress operation from the pool side. Adjust for proper operation.

B. Demonstrate operation to the Owner and provide maintenance data and keys.

C. Obtain any required approvals from the health authority for the pool barrier prior to pool opening.

END OF SECTION 32 31 19

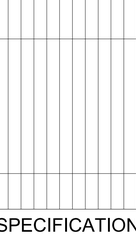
DRIFTWOOD ARCHITECTURE

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC. All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:



Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/5/2026

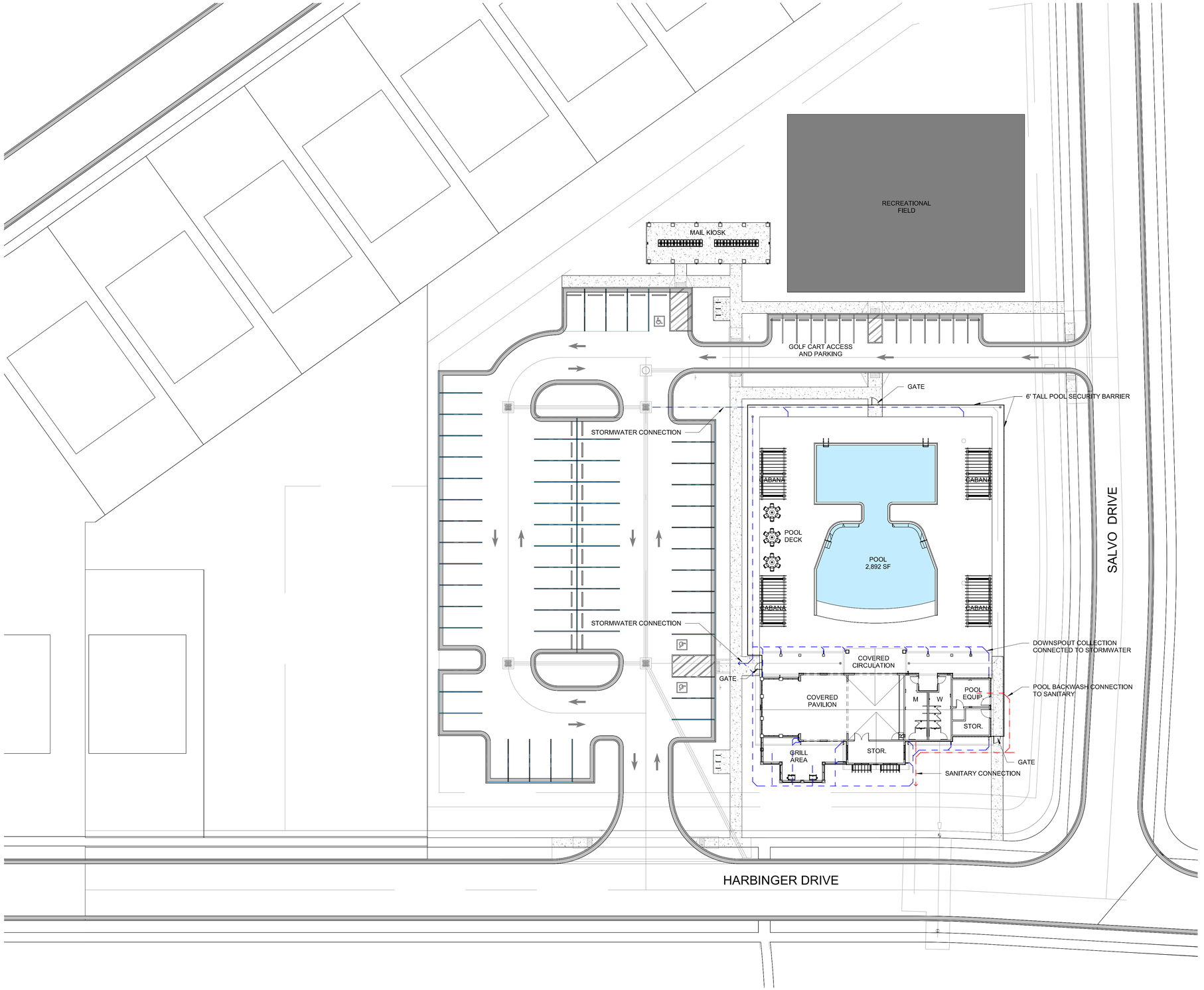
Drawn by AJ

No.	Description	Date

SPECIFICATIONS

A003

10/5/2026 12:50:09 PM



A1 SITE PLAN
1" = 20'-0"

10/5/2026 12:50:10 PM

DRIFTWOOD
ARCHITECTURE

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

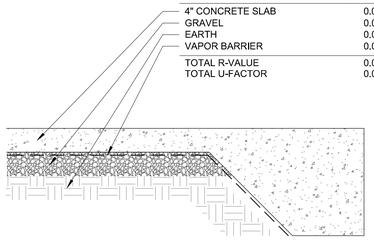
Date 10/5/2026

Drawn by AJ

No.	Description	Date

SITE PLAN

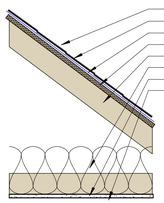
A100



FLOOR ASSEMBLY	R-VALUE
4" CONCRETE SLAB	0.0
GRAVEL	0.0
EARTH	0.0
VAPOR BARRIER	0.0
TOTAL R-VALUE	0.0
TOTAL U-FACTOR	0.0

FLOOR ASSEMBLY - NONRATED

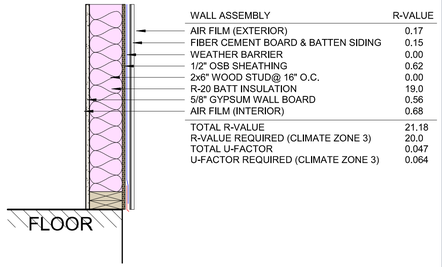
F1	FRAMING MATERIAL	SIZE	STC RATING
	CONCRETE	4"	N/A
	ASSEMBLY TYPE	FIRE RATING	UL TEST NO.
	FLOOR	0 HR	N/A



ROOF ASSEMBLY	R-VALUE
AIR FILM (EXTERIOR)	0.17
ASPHALT SHINGLE ROOF	0.00
ROOF UNDERLAYMENT	0.00
3/4" PLYWOOD SHEATHING	0.94
ROOF TRUSS	0.00
BATT INSULATION	38
5/8" GYPSUM WALL BOARD	0.56
AIR FILM (INTERIOR)	0.68
TOTAL R-VALUE	40.35
TOTAL U-FACTOR	0.025
U-FACTOR REQUIRED (CLIMATE ZONE 3)	0.041

ROOF ASSEMBLY - NONRATED

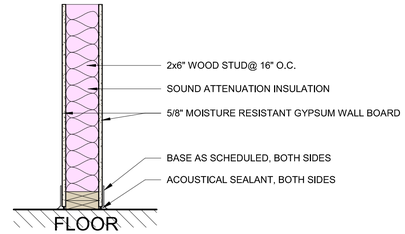
R1	FRAMING MATERIAL	SIZE	STC RATING
	WOOD	VARIES	N/A
	ASSEMBLY TYPE	FIRE RATING	UL TEST NO.
	ROOF	0 HR	N/A



WALL ASSEMBLY	R-VALUE
AIR FILM (EXTERIOR)	0.17
FIBER CEMENT BOARD & BATTEN SIDING	0.15
WEATHER BARRIER	0.00
1/2" OSB SHEATHING	0.62
2x6" WOOD STUD@ 16" O.C.	0.00
R-20 BATT INSULATION	19.0
5/8" GYPSUM WALL BOARD	0.56
AIR FILM (INTERIOR)	0.68
TOTAL R-VALUE	21.18
R-VALUE REQUIRED (CLIMATE ZONE 3)	20.0
TOTAL U-FACTOR	0.047
U-FACTOR REQUIRED (CLIMATE ZONE 3)	0.064

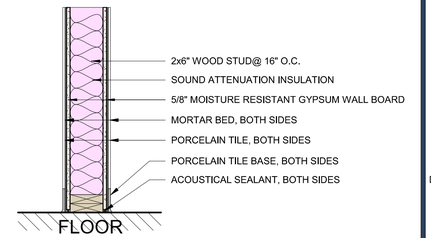
EXTERIOR WALL ASSEMBLY - NONRATED

W1	FRAMING MATERIAL	SIZE	STC RATING
	WOOD	2x6	N/A
	ASSEMBLY TYPE	FIRE RATING	UL TEST NO.
	WALL	0 HR	N/A



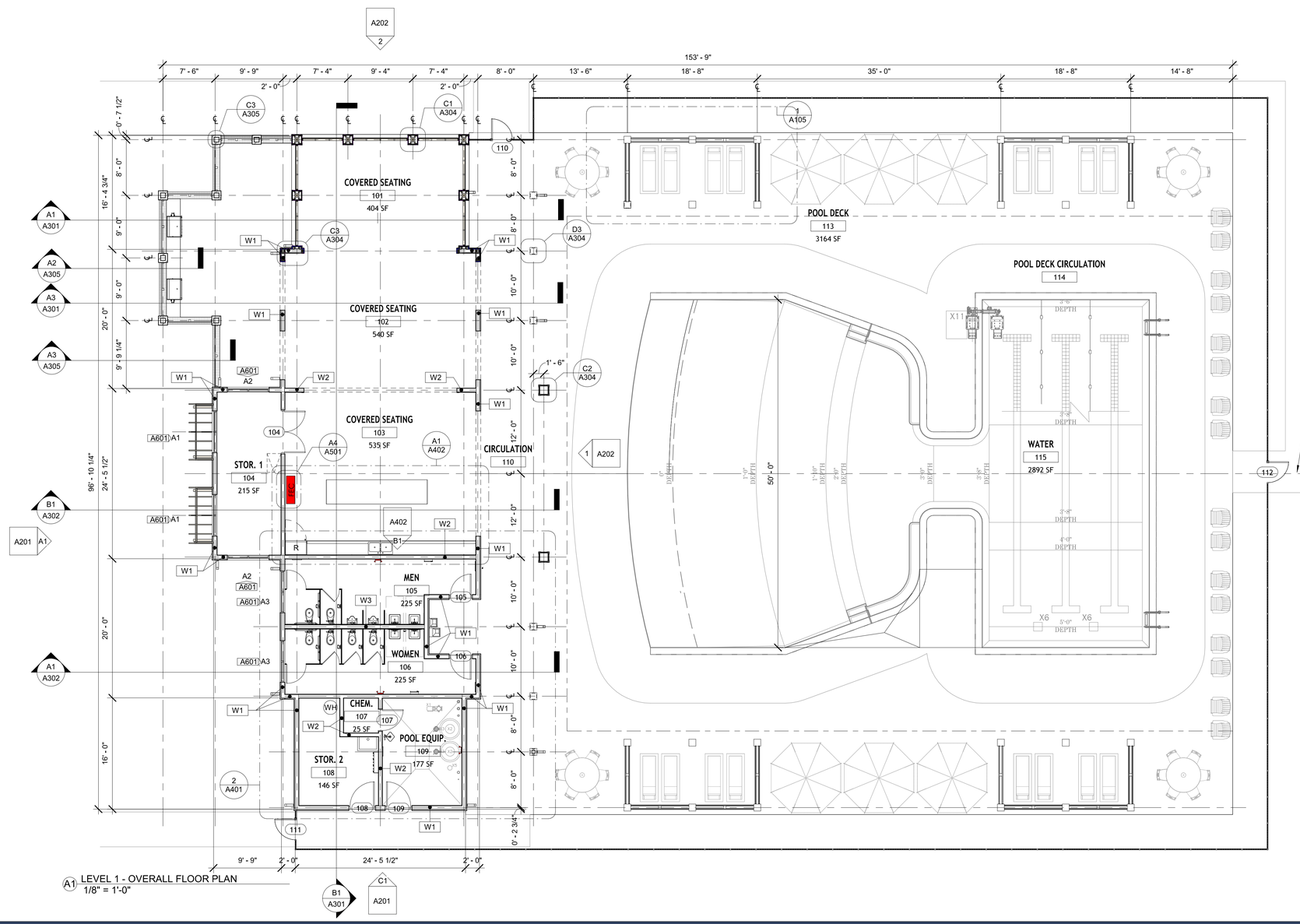
INTERIOR WALL ASSEMBLY - NONRATED

W2	FRAMING MATERIAL	SIZE	STC RATING
	WOOD	2x6	N/A
	ASSEMBLY TYPE	FIRE RATING	UL TEST NO.
	WALL	0 HR	N/A



INTERIOR WALL ASSEMBLY - NONRATED

W3	FRAMING MATERIAL	SIZE	STC RATING
	WOOD	2x6	N/A
	ASSEMBLY TYPE	FIRE RATING	UL TEST NO.
	WALL	0 HR	N/A



A1 LEVEL 1 - OVERALL FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES - NEW CONSTRUCTION

1. PROVIDE A SMOOTH, LEVEL, UNIFORM SURFACE FOR APPROVED INSTALLATION OF FLOORING MATERIAL ACCORDING TO MANUFACTURERS SPECIFICATIONS.
2. FLOORING MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS WITH MATERIAL ARRANGED TO PROVIDE A UNIFORM AND UNINTERRUPTED FINISHED SURFACE.
3. COMPLETED WORK SHALL BE FREE OF ABRASION, BUBBLES, CRACKS, BUCKLES, OPEN JOINTS, ADHESIVES AND OTHER IMPERFECTIONS. SEAMING SHALL BE CONCEALED.
4. PARTITION MATERIALS AND COMPOSITION SHALL COMPLY WITH LOCAL BUILDING CODE REQUIREMENTS FOR FIRE RESISTIVE CONSTRUCTION ASSEMBLIES.
5. PROVIDE SUFFICIENT FRAMING AND BLOCKING TO SUPPORT, WALL MOUNTED MILLWORK, AND EQUIPMENT.
6. ALIGNMENT OF PARTITIONS WITH NEW OR EXISTING CONSTRUCTION SHALL PROVIDE A SMOOTH, UNINTERRUPTED FINISH SURFACE.
7. PROVIDE REQUIRED ACCESS PANELS IN PARTITIONS FOR MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. LOCATION AND TYPE OF ACCESS PANEL SHALL BE VERIFIED WITH ARCHITECT PRIOR TO CONSTRUCTION.
8. PENETRATION OF PARTITIONS FOR MECHANICAL SYSTEMS SHALL BE HERMETICALLY SEALED. PENETRATIONS WITHIN RATED PARTITION ASSEMBLIES SHALL PROVIDE FOR REQUIRED DAMPERING DEVICES SLEEVES, AND FIREPROOFING TO MAINTAIN APPROVED RATING.
9. ALL EXISTING AND NEW WALLS TO RECEIVE NEW PAINT. REMOVE ALL WALL MOUNTED ITEMS, PATCH AND REPAIR WALLS AS REQUIRED AND REINSTALL ITEMS ONCE PAINTING IS COMPLETED. OWNER TO SELECT COLORS AND MATERIALS

GENERAL NOTES

A. SUBCONTRACTORS ARE TO VERIFY ALL CONDITIONS IN FIELD PRIOR TO COMMENCEMENT OF WORK AND ARE TO NOTIFY ARCHITECT OF ANY DISCREPANCIES ENCOUNTERED IN THE FIELD.
B. DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY, UNO.
C. ALL DOORS ARE TO BE INSTALLED 4" OFF FACE OF ADJACENT WALL OR CENTERED ON WALL, UNO.
D. ALL EXTERIOR DOORS ARE TO HAVE AN ADA COMPLIANT THRESHOLD THAT IS SET IN A FULL BED OF MASTIC.
E. PROVIDE SPRAY TERMITE SOIL PRE-TREATMENT PRIOR TO POURING CONCRETE FLOOR SLAB. PROVIDE SPRAY TERMITE PRE-TREATMENT ON FACE OF ALL RIGID INSULATION BELOW GRADE PRIOR TO INSTALLING VENEER CMU/BRICK.
F. PROVIDE RECESSED CORNER GUARDS AT ALL OUTSIDE GYPSUM BOARD CORNERS.
G. USE MOISTURE RESISTANT GWB IN TOILETS, TYP ALL OTHER WALLS TO RECIEVE PAINTED 5/8" GWB, TYP.
H. ALL CONCEALED GWB ABOVE CEILING TO BE STANDARD 5/8" GWB, UNO
I. ALL FLOOR SURFACES TO BE SEALED CONCRETE - BASF MASTERKURE CC 300 SB.

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC 54551 NORTH CAROLINA WILMINGTON, NC

ANDREW J. JAMISON REGISTERED ARCHITECT 12575 NORTH CAROLINA WILMINGTON, NC

10/5/2026

Andrew J. Jamison
Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

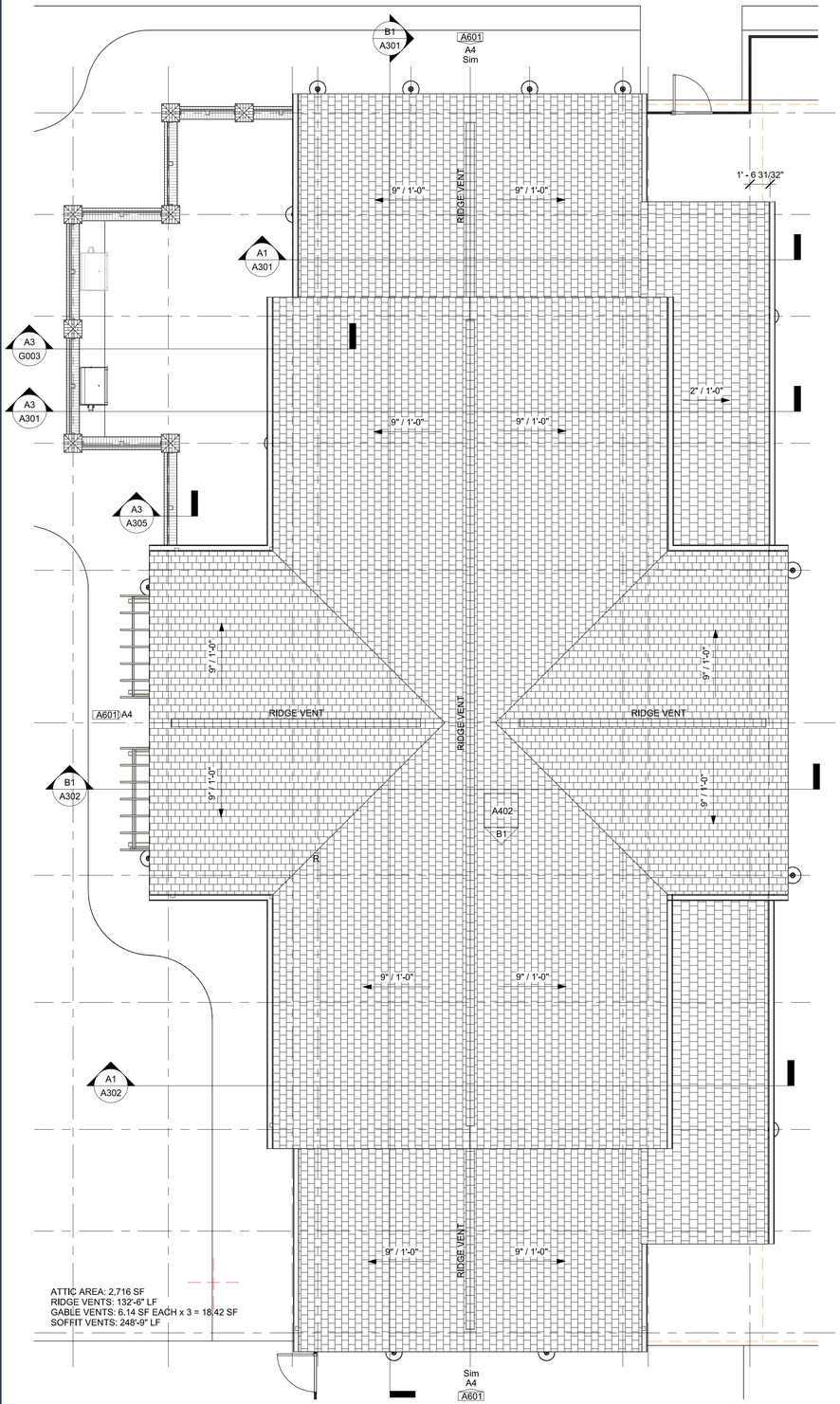
Date 10/5/2026
Drawn by AJ

No.	Description	Date

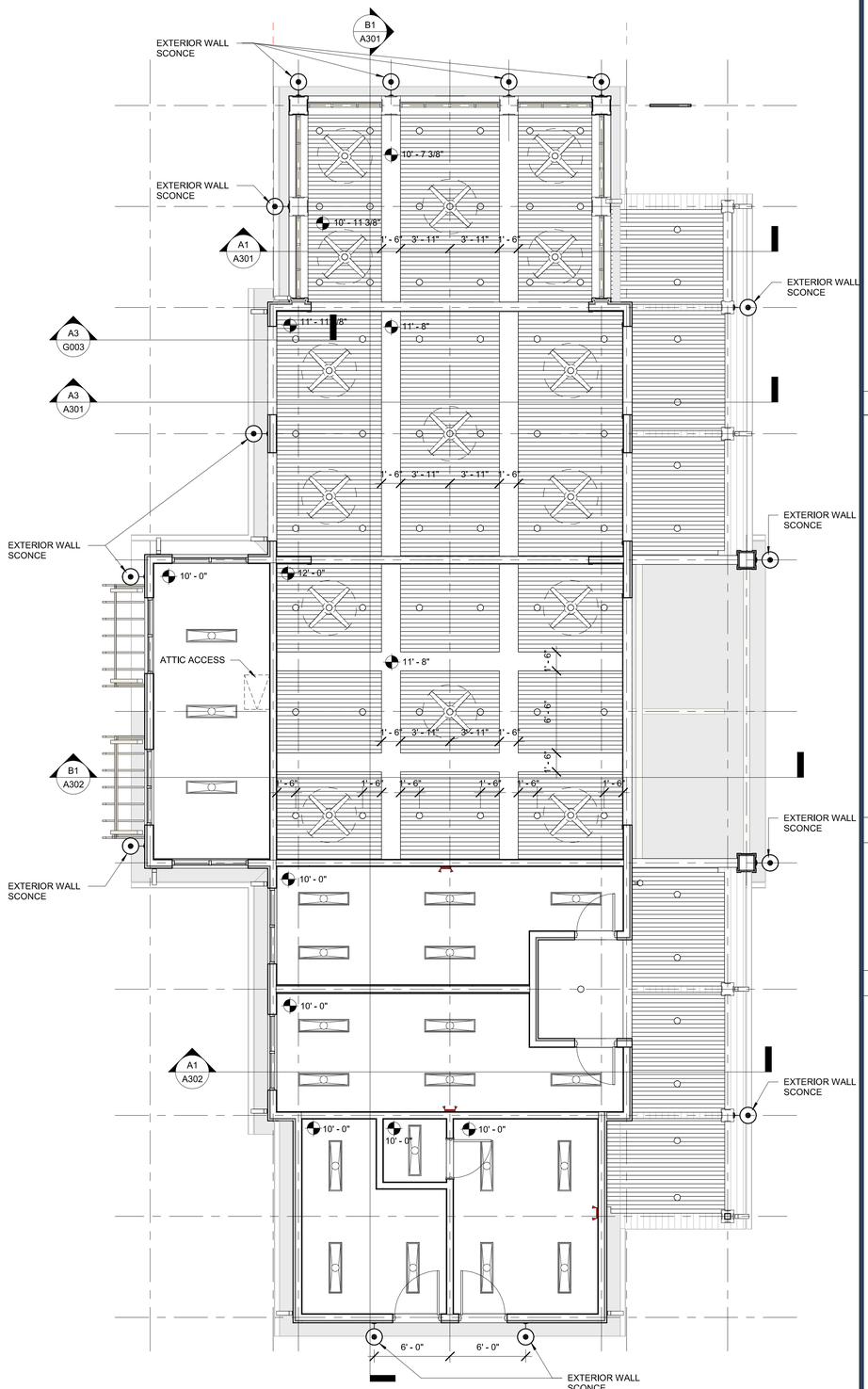
FLOOR PLAN

A101

10/5/2026 12:50:12 PM



A1 ROOF PLAN
3/16" = 1'-0"



A3 REFLECTED CEILING PLAN
3/16" = 1'-0"

ROOF VENTILATION

NC BUILDING CODE 1202.2.1 MINIMUM AREA: THE TOTAL NET FREE VENTILATION AREA (NFVA) SHALL NOT BE LESS THAN 1/150 OF THE SPACE VENTILATED.

REQUIRED ATTIC VENTILATION
ATTIC AREA = 2,716 SF / 150 = **18.11 SF**

PROVIDED VENTILATION
PROVIDED GABLE VENTS @ 6.14 SF EACH x 3 = 18.42 SF
RIDGE VENT: 132'-6" CONTINUOUS @ 18 SQ. INCH/LF NFVA = 16.56 SF
SOFFIT VENT: 248'-9" CONTINUOUS @ 9 SQ. INCH/LF NFVA = 15.55 SF
TOTAL PROVIDED VENTILATION = 50.53 SF

COMPARISON:
THE PROVIDED ATTIC VENTILATION EXCEEDS THE MINIMUM CODE-REQUIRED NET FREE VENTILATING AREA (NFVA) BY APPROXIMATELY 279%. VENTILATION IS DISTRIBUTED BETWEEN HIGH-LEVEL RIDGE/GABLE VENTS AND LOW-LEVEL SOFFIT VENTS IN ACCORDANCE WITH NCBC SECTION 1202.2.1.

CEILING DEVICE LEGEND

- DOWNLIGHT- CENTER IN ACOUST. CEILING PANELS, TYP., U.N.O.
- WALL MOUNTED LIGHT FIXTURE (INTERIOR)
- WALL MOUNTED LIGHT FIXTURE (EXTERIOR)
- HIGH BAY LED WAREHOUSE LIGHT
- ILLUMINATED EXIT SIGN
- SURFACE MOUNTED 1' x 4' LED
- LAYIN 2' x 2' LED
- LAYIN 2' x 4' LED
- SUPPLY & RETURN DIFFUSER (SEE MECHANICAL)
- EXHAUST FAN (SEE MECHANICAL)

CEILING LEGEND

- 2' x 2' LAY-IN ACOUSTICAL CEILING TILE - NOT USED
- 2' x 2' LAY-IN ACOUSTICAL CEILING TILE WITH SOUND ATTENUATION BATT
- O.T.S. OPEN TO STRUCTURE

REFLECTED CEILING GENERAL NOTES

1. CEILING PLANE SHALL BE LEVEL AND TRUE, AND IN ALIGNMENT WITH ALL LIGHTING, HVAC, AND OTHER ELEMENTS INCORPORATED IN ITS CONSTRUCTION.
2. MECHANICAL, HVAC AND PLUMBING ELEMENTS SHALL AT NO TIME COME IN CONTACT WITH CEILING CONSTRUCTION EXCEPT AS NECESSARY PENETRATIONS MAY REQUIRE.
3. HVAC SUPPLY, RETURN, EXHAUST GRILLES SHALL BE AS SPECIFIED IN MECHANICAL DRAWINGS OR "BUILDING STANDARD" IF NOT SPECIFIED. GC TO VERIFY CONFORMANCE OF SPEC WITH BUILDING STANDARD. ALL HVAC ELEMENTS SHALL MATCH CEILING, INSTALLED FLUSH AND TRUE AND CENTERED WITHIN THE CEILING GRID. LOCATIONS SHALL BE PER APPROVED MECHANICAL PLANS.
4. ARCHITECTURAL CEILING PLAN SHALL GOVERN WITH RESPECT TO LOCATIONS FOR CEILING PENETRATIONS AS AESTHETIC AND FUNCTIONAL CONSIDERATIONS DICTATE. MECHANICAL DOCUMENTS SHALL TAKE PRECEDENCE WITH RESPECT TO OVERALL SCOPE OF WORK.
5. THERMOSTATS SHALL BE COORDINATED BY GC WITH OTHER TRADES AND APPROVED BY BUILDING MANAGEMENT REPRESENTATIVE AND ARCHITECT. MOUNT TO ALIGN VERTICALLY WITH LIGHT SWITCHES.
6. COMPLETED WORK SHALL BE FREE OF ABRASION, BUBBLES, CRACKS, BUCKLES, OPEN JOINTS, ADHESIVES AND OTHER IMPERFECTIONS, SEAMING
7. CEILING MATERIAL AND COMPOSITION SHALL COMPLY WITH LOCAL BUILDING CODE REQUIREMENTS FOR FIRE RESISTIVE CONSTRUCTION ASSEMBLIES
8. PROVIDE SUFFICIENT FRAMING AND BLOCKING TO SUPPORT CEILING MOUNTED EQUIPMENT.
9. SEE MECHANICAL FOR HVAC DIFFUSER/RETURN LOCATIONS
10. SEE PLAN AND FINISH SCHEDULE FOR CEILING HEIGHTS.
11. COORDINATE AND LOCATE ALL CEILING ELECTRICAL AND MECHANICAL EQUIPMENT WITHIN THE CEILING AS SHOWN ON THE REFLECTED CEILING PLAN. ELECTRICAL AND MECHANICAL DRAWINGS LOCATE CEILING EQUIPMENT SCHEMATICALLY. SEE ELECTRICAL DRAWINGS FOR LIGHTING FIXTURE MODELS AND MANUFACTURERS. SEE MECHANICAL DRAWINGS FOR ALL HVAC TYPES.

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC — REGISTERED ARCHITECTURAL CORPORATION — 54551 — NORTH CAROLINA — WILMINGTON, NC

ANDREW J. JAMISON — REGISTERED ARCHITECT — 12575 — NORTH CAROLINA — WILMINGTON, NC

10/5/2026

Andrew J. Jamison — Digitally signed by Andrew J. Jamison — DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison — Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

No.	Description	Date

Date 10/5/2026
Drawn by AJ

ROOF & RCP PLAN

A102

10/5/2026 12:50:13 PM

CONNECT TO STORMWATER SYSTEM (SEE CIVIL)

COVERED SEATING
101
404 SF

COVERED SEATING
102
540 SF

COVERED SEATING
103
535 SF

CIRCULATION
110
944 SF

STOR. 1
104
215 SF

MEN
105
225 SF

WOMEN
106
225 SF

CHEM.
107
25 SF

STOR. 2
108
146 SF

POOL EQUIP.
109
177 SF

POOL DECK
113
3164 SF

POOL DECK CIRCULATION
114
2797 SF

WATER
115
2892 SF

TRENCH DRAIN
SEE DETAIL A1/A501

LINEAR SHOWER DRAIN

OUTDOOR RINSE SHOWER

CONNECT TO SANITARY SYSTEM (SEE CIVIL)

BACKWASH TO SANITARY

SLOPE TO GRADE
@ 1/4" PER 1'-0" (TYPICAL)

SLOPE TO TRENCH DRAIN
@ 1/4" PER 1'-0" (TYPICAL)

CENTER OF RADIUS

NOTE: SEE SHEET A501 FOR DRAIN DETAILS

1 LEVEL 1 - DECK DRAIN PLAN
3/16" = 1'-0"

10/5/2026 12:50:14 PM

DRIFTWOOD ARCHITECTURE

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

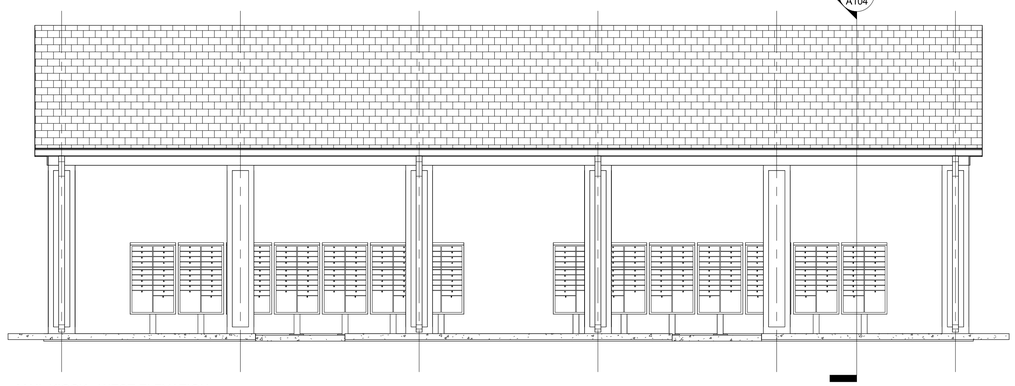
Date 10/5/2026

Drawn by AJ

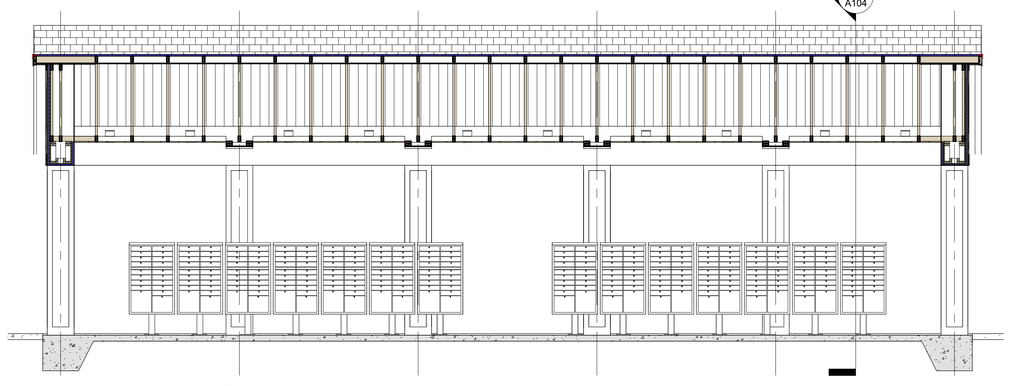
No.	Description	Date

DECK DRAIN PLAN

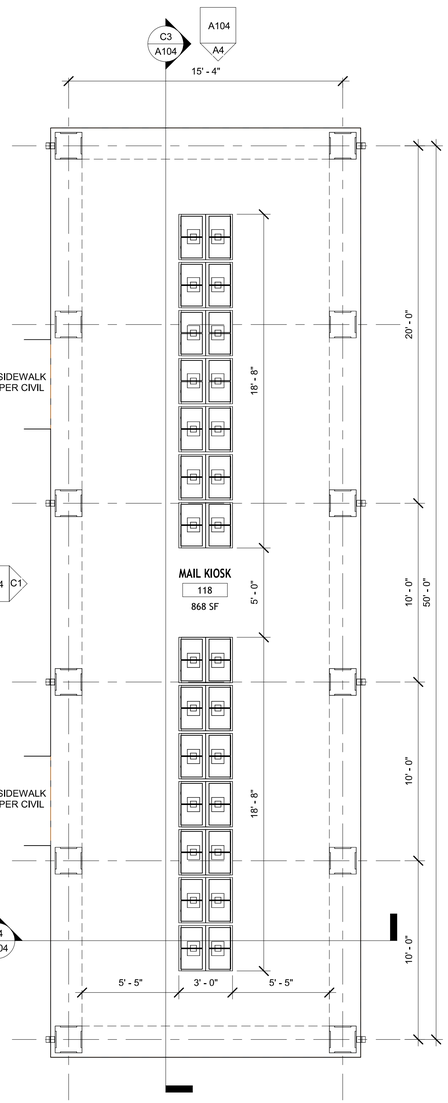
A103



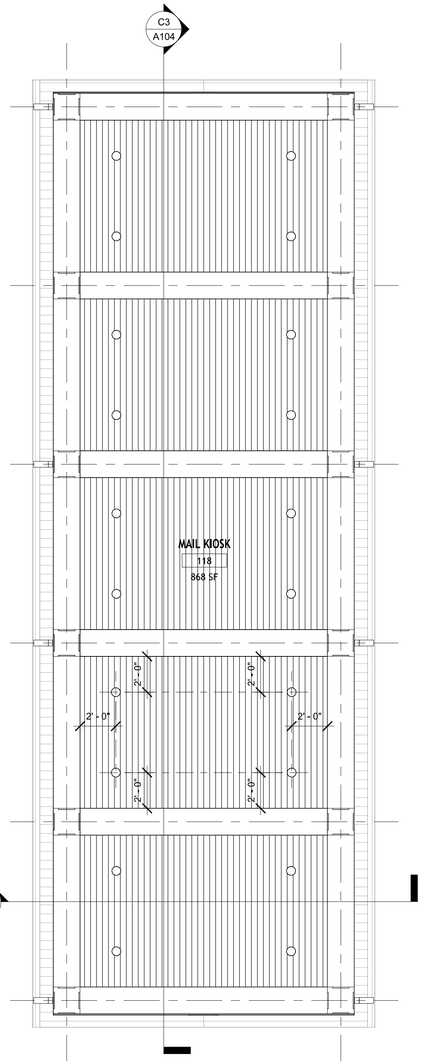
C1 MAIL KIOSK - WEST ELEVATION
1/4" = 1'-0"



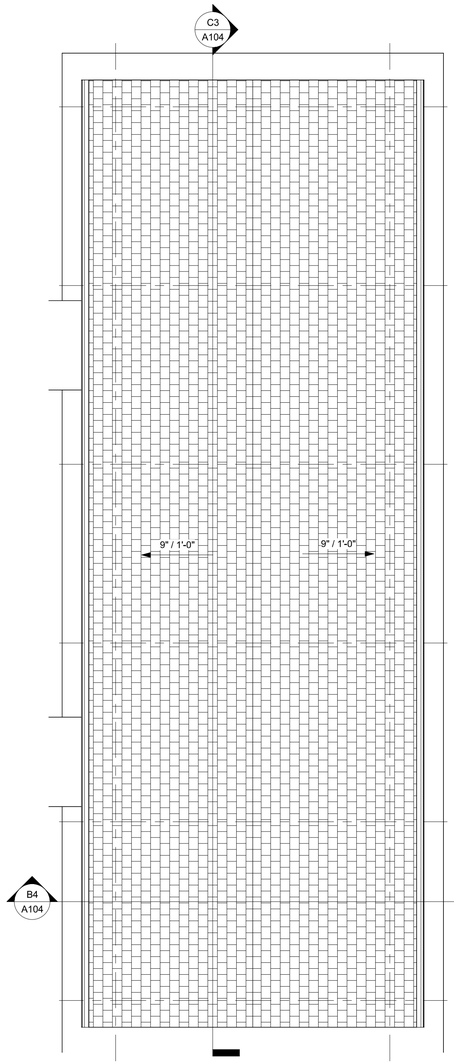
C3 MAIL KIOSK - BUILDING SECTION 1
1/4" = 1'-0"



A1 MAIL KIOSK - LEVEL 1
1/4" = 1'-0"



A2 REFLECTED CEILING PLAN
1/4" = 1'-0"



A3 ROOF PLAN
1/4" = 1'-0"

ROOF VENTILATION

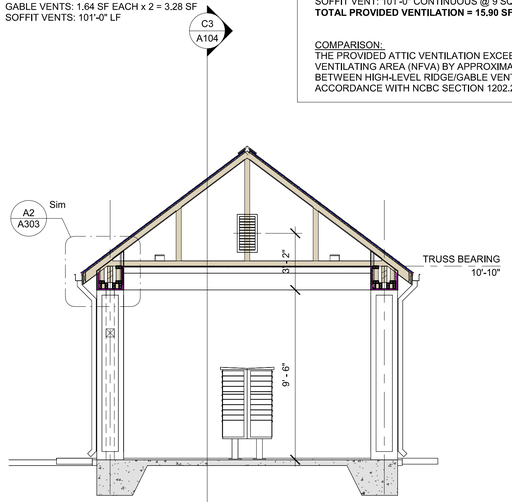
NC BUILDING CODE 1202.2.1 MINIMUM AREA: THE TOTAL NET FREE VENTILATION AREA (NFVA) SHALL NOT BE LESS THAN 1/150 OF THE SPACE VENTILATED.

REQUIRED ATTIC VENTILATION
ATTIC AREA = 800 SF / 150 = **5.33 SF**

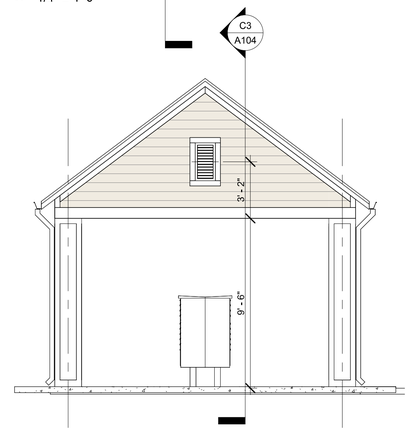
PROVIDED VENTILATION
PROVIDED GABLE VENTS @ 1.64 SF EACH x 2 = 3.28 SF
RIDGE VENT: 50'-6" CONTINUOUS @ 18 SQ. INCH/LF NFVA = 6.31 SF
SOFFIT VENT: 101'-0" CONTINUOUS @ 9 SQ. INCH/LF NFVA = 6.31 SF
TOTAL PROVIDED VENTILATION = 15.90 SF

COMPARISON:
THE PROVIDED ATTIC VENTILATION EXCEEDS THE MINIMUM CODE-REQUIRED NET FREE VENTILATING AREA (NFVA) BY APPROXIMATELY 298%. VENTILATION IS DISTRIBUTED BETWEEN HIGH-LEVEL RIDGE/GABLE VENTS AND LOW-LEVEL SOFFIT VENTS IN ACCORDANCE WITH NCBC SECTION 1202.2.1.

ATTIC AREA: 800 SF
RIDGE VENTS: 50'-6" LF
GABLE VENTS: 1.64 SF EACH x 2 = 3.28 SF
SOFFIT VENTS: 101'-0" LF



B4 MAIL KIOSK - BUILDING SECTION 2
1/4" = 1'-0"



A4 MAIL - NORTH & SOUTH ELEVATION
1/4" = 1'-0"

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison
Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

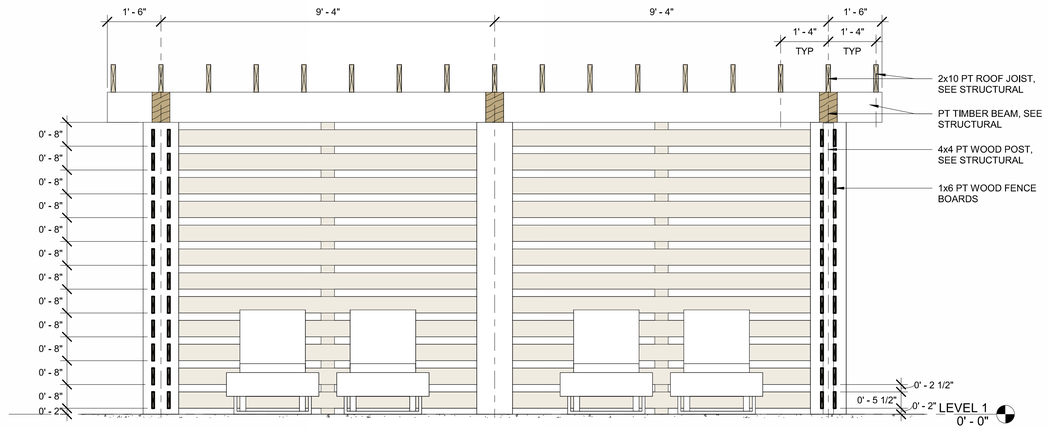
Date 10/5/2026
Drawn by AJ

No.	Description	Date

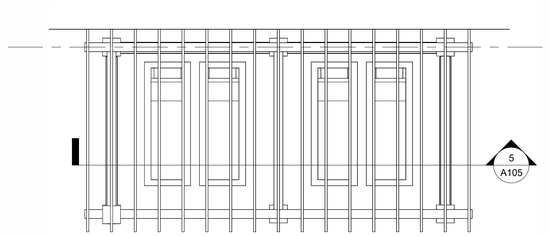
MAILBOX PLANS AND DETAILS

A104

10/5/2026 12:50:15 PM

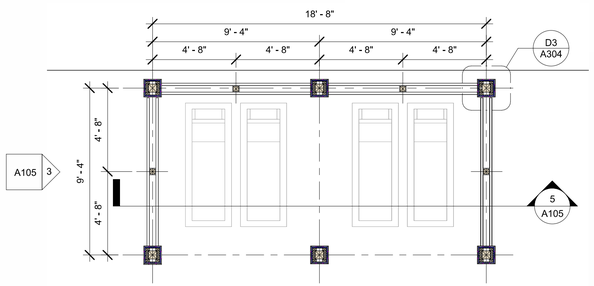


5 BUILDING SECTION - CABANA
1/2" = 1'-0"

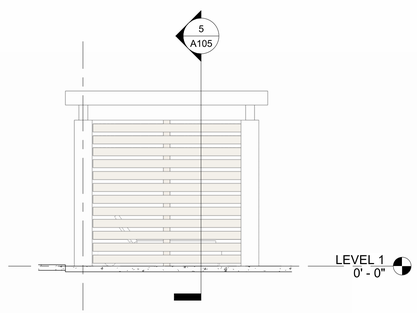


2 ROOF PLAN
1/4" = 1'-0"

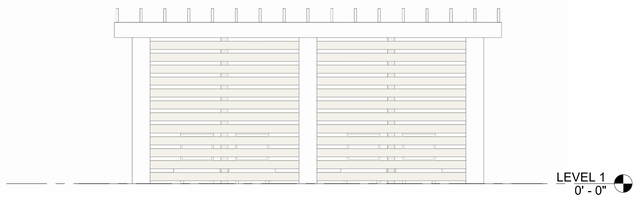
ALTERNATE 1:
PROVIDE ALTERNATE PRICING FOR ALUMINUM CABANA OF COMPARABLE DESIGN BY: ELITE ALUMINUM CORPORATION



1 CABANA - LEVEL 1
1/4" = 1'-0"



3 CABANA - WEST ELEVATION
1/4" = 1'-0"



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

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison
Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

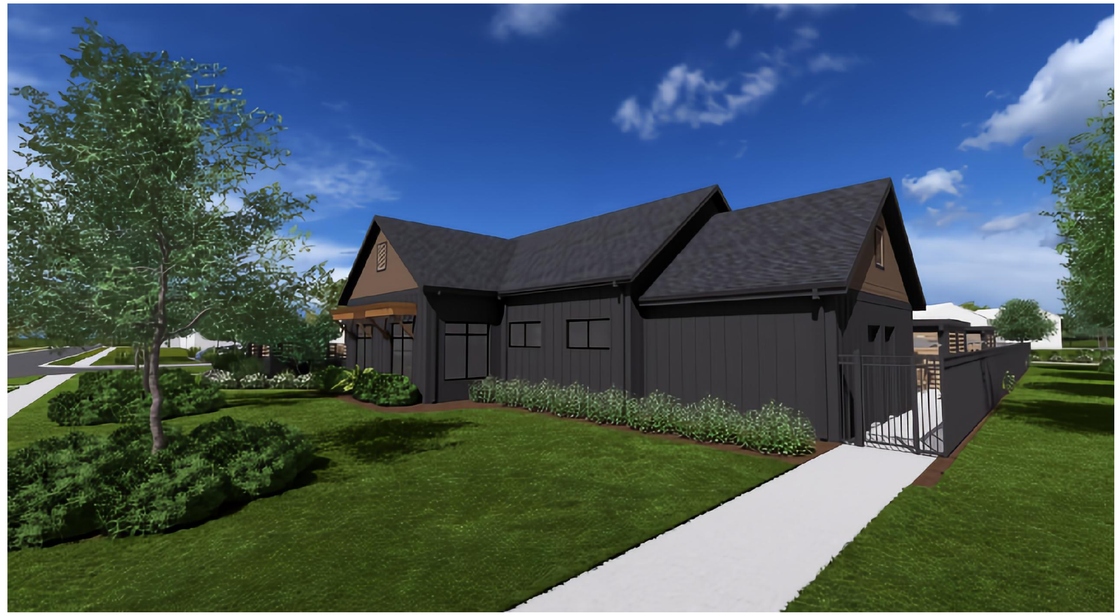
Date 10/5/2026
Drawn by AJ

No.	Description	Date

CABANA PLAN AND DETAILS

A105

10/5/2026 12:50:16 PM



EXTERIOR VIEW - AMENITY BUILDING
SOUTHEAST CORNER



EXTERIOR VIEW - AMENITY BUILDING AND POOL
SOUTHWEST AERIAL



EXTERIOR VIEW - AMENITY BUILDING
SOUTHWEST CORNER



EXTERIOR VIEW - MAIL KIOSK
SOUTHWEST CORNER

DRIFTWOOD
ARCHITECTURE

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURE CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/5/2026

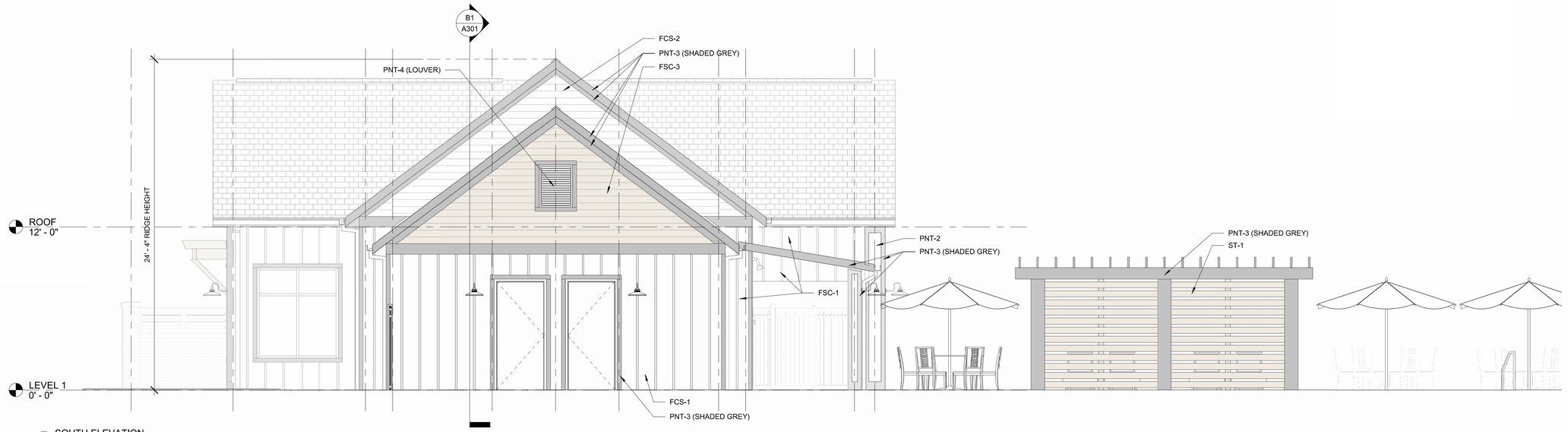
Drawn by AJ

No.	Description	Date

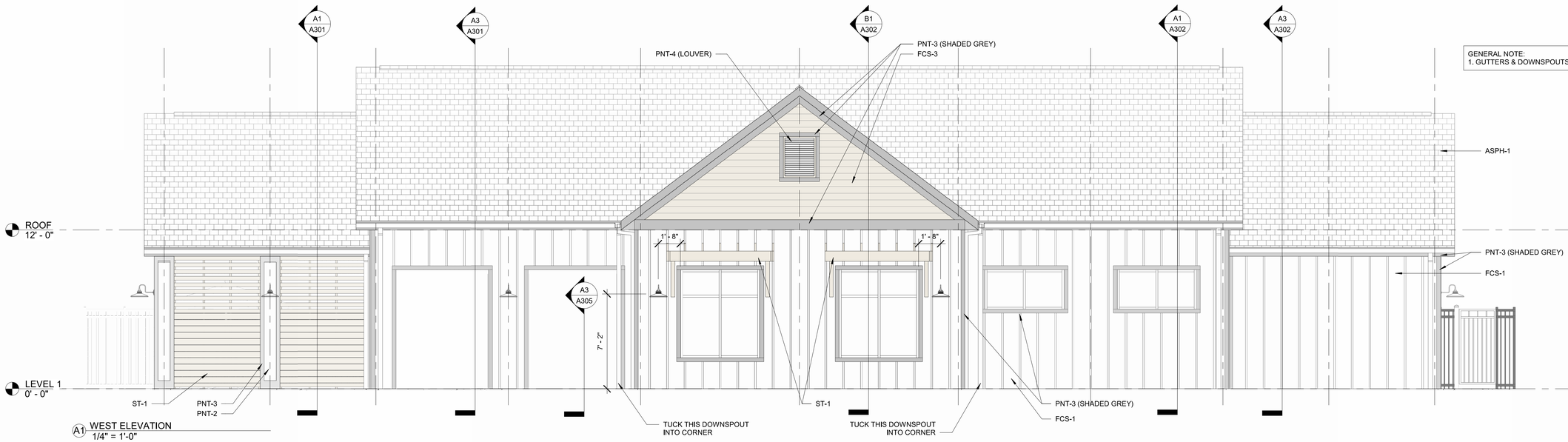
EXTERIOR DESIGN

A200

10/5/2026 12:50:16 PM



C1 SOUTH ELEVATION
1/4" = 1'-0"



A1 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTE:
1. GUTTERS & DOWNSPOUTS: PNT-3

MATERIAL SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	NAME	NUMBER	SIZE	COLOR	KEY NOTES
CEILINGS							
WC-1	TOUNGE AND GROOVE PINE	N/A			6"	STAINED ONSITE	
CPNT-1	PAINTED GYPSUM CEILING BOARD	SHERWIN WILLIAMS	Epoxy		N/A	BRIGHT WHITE	
CPNT-2	PAINTED GYPSUM CEILING BOARD	SHERWIN WILLIAMS	Epoxy		N/A	IRON ORE	
FLOORING							
CONC-1	SEALED CONCRETE	N/A	N/A	N/A	N/A	N/A	
CONC-2	BROOM FINISHED CONCRETE	N/A	N/A	N/A	N/A	N/A	
BASE							
WB-1	WOOD BASE	N/A	N/A	N/A	1"x8"	PNT-1	
RB-1	RUBBER BASE	ROPPE CORP.	700 SERIES		4" ROLL	TBD	
FCB-1	FIBER CEMENT BASE	HARDIE	TRIM	N/A	1"x8"	PNT-2	
WALLS							
PNT-1	PAINTED (INTERIOR)	SHERWIN WILLIAMS	TBD	EPOXY	N/A	PURE WHITE SW7005	
PNT-2	PAINT (EXTERIOR)	SHERWIN WILLIAMS	TBD			IRON ORE SW7096	
PNT-3	PAINT (EXTERIOR)	SHERWIN WILLIAMS	TBD			BLACK MAGIC SW6991	
PNT-4	PAINT (EXTERIOR)	SHERWIN WILLIAMS	TBD			WINCHESTER BROWN	
PT-1	PORCELAIN TILE	TBD			6"x12"	WHITE	
FCS-1	FIBER CEMENT SIDING	HARDIE	VERTICAL BOARD & BATTEN			PNT-2	
FCS-2	FIBER CEMENT SIDING	HARDIE	ARTISAN SQUARE CHANNEL SIDING			PNT-2	
FCS-3	FIBER CEMENT SIDING	HARDIE	ARTISAN SQUARE CHANNEL SIDING			PNT-4	
BV-1	BRICK VENEER (PAINTED)	SHERWIN WILLIAMS	TBD		NOMINAL	PNT-2	
SURFACE							
CNTP-1	GRANITE COUNTER TOP	TBD			TBD	TBD	
ROOFING							
ASPH-1	ARCHITECTURAL ASPHALT SHINGLE	TBD					
MISCELLANEOUS							
PNT-2	DOOR FRAMES	SHERWIN WILLIAMS	TBD	ProMar 200 Zero VOC	N/A	TBD	SEMI-GLOSS
TP-1	TOILET PARTITION	TBD				STAINLESS STEEL	
ST-1	WOOD TRUSS STAIN	SHERWIN WILLIAMS	TBD		N/A	TBD	

GENERAL NOTES

1 ALL FINISHES TO BE CLASS A
2 PAINT: PROVIDE PRODUCTS THAT COMPLY WITH MPI STANDARDS AND ARE LISTED IN THE "MPI APPROVED PRODUCTS LIST"
3 ALL PRODUCTS SPECIFIED ARE BASIS OF DESIGN. SUBMIT SUBSTITUTION REQUEST FOR ALTERNATIVE PRODUCT SUGGESTIONS.

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison
Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

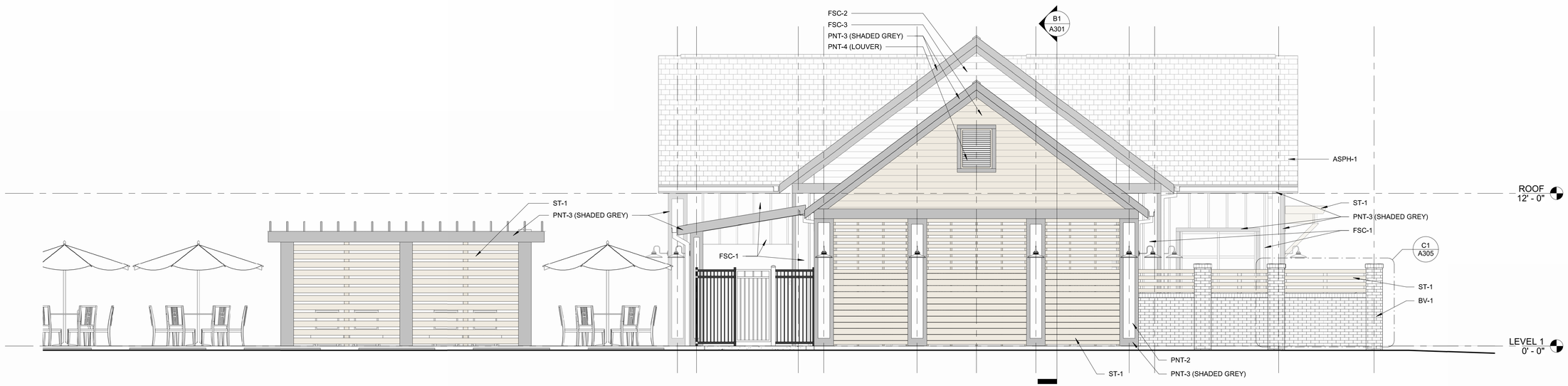
Date 10/5/2026
Drawn by AJ

No.	Description	Date

BUILDING ELEVATIONS

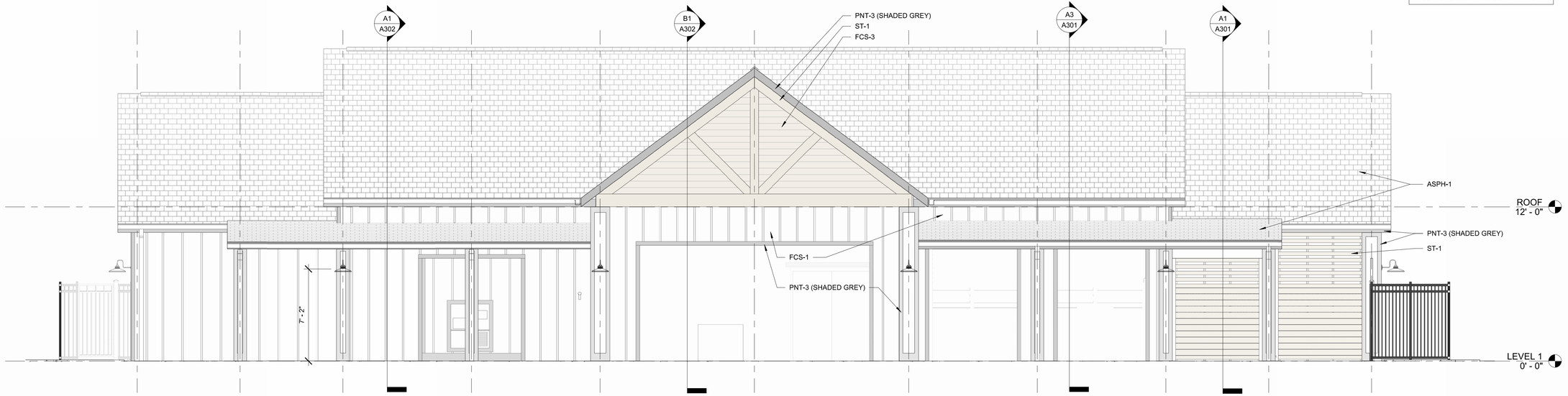
A201

10/5/2026 12:50:19 PM



2 NORTH ELEVATION
1/4" = 1'-0"

GENERAL NOTE:
1. GUTTERS & DOWNSPOUTS: PNT-3



1 EAST ELEVATION
1/4" = 1'-0"

MATERIAL SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	NAME	NUMBER	SIZE	COLOR	KEY NOTES
CEILINGS							
WC-1	TOUNGE AND GROOVE PINE	N/A			6"	STAINED ONSITE	
CPNT-1	PAINTED GYPSUM CEILING BOARD	SHERWIN WILLIAMS	Epoxy		N/A	BRIGHT WHITE	
CPNT-2	PAINTED GYPSUM CEILING BOARD	SHERWIN WILLIAMS	Epoxy		N/A	IRON ORE	
FLOORING							
CONC-1	SEALED CONCRETE	N/A	N/A	N/A	N/A	N/A	
CONC-2	BROOM FINISHED CONCRETE	N/A	N/A	N/A	N/A	N/A	
BASE							
WB-1	WOOD BASE	N/A	N/A	N/A	1"x8"	PNT-1	
RB-1	RUBBER BASE	ROPPE CORP.	700 SERIES		4" ROLL	TBD	
FCB-1	FIBER CEMENT BASE	HARDIE	TRIM	N/A	1"x8"	PNT-2	
WALLS							
PNT-1	PAINTED (INTERIOR)	SHERWIN WILLIAMS	TBD	EPOXY	N/A	PURE WHITE SW7005	
PNT-2	PAINT (EXTERIOR)	SHERWIN WILLIAMS	TBD			IRON ORE SW7096	
PNT-3	PAINT (EXTERIOR)	SHERWIN WILLIAMS	TBD			BLACK MAGIC SW6991	
PNT-4	PAINT (EXTERIOR)	SHERWIN WILLIAMS	TBD			WINCHESTER BROWN	
PT-1	PORCELAIN TILE	TBD			6"x12"	WHITE	
FCS-1	FIBER CEMENT SIDING	HARDIE	VERTICAL BOARD & BATTEN			PNT-2	
FCS-2	FIBER CEMENT SIDING	HARDIE	ARTISAN SQUARE CHANNEL SIDING			PNT-2	
FCS-3	FIBER CEMENT SIDING	HARDIE	ARTISAN SQUARE CHANNEL SIDING			PNT-4	
BV-1	BRICK VENEER (PAINTED)	SHERWIN WILLIAMS	TBD		NOMINAL	PNT-2	
SURFACE							
CNTP-1	GRANITE COUNTER TOP	TBD			TBD	TBD	
ROOFING							
ASPH-1	ARCHITECTURAL ASPHALT SHINGLE	TBD					
MISCELLANEOUS							
PNT-2	DOOR FRAMES	SHERWIN WILLIAMS	TBD	ProMar 200 Zero VOC	N/A	TBD	SEMI-GLOSS
TP-1	TOILET PARTITION	TBD				STAINLESS STEEL	
ST-1	WOOD TRUSS STAIN	SHERWIN WILLIAMS	TBD		N/A	TBD	

GENERAL NOTES

1 ALL FINISHES TO BE CLASS A
2 PAINT: PROVIDE PRODUCTS THAT COMPLY WITH MPI STANDARDS AND ARE LISTED IN THE "MPI APPROVED PRODUCTS LIST"
3 ALL PRODUCTS SPECIFIED ARE BASIS OF DESIGN. SUBMIT SUBSTITUTION REQUEST FOR ALTERNATIVE PRODUCT SUGGESTIONS.

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

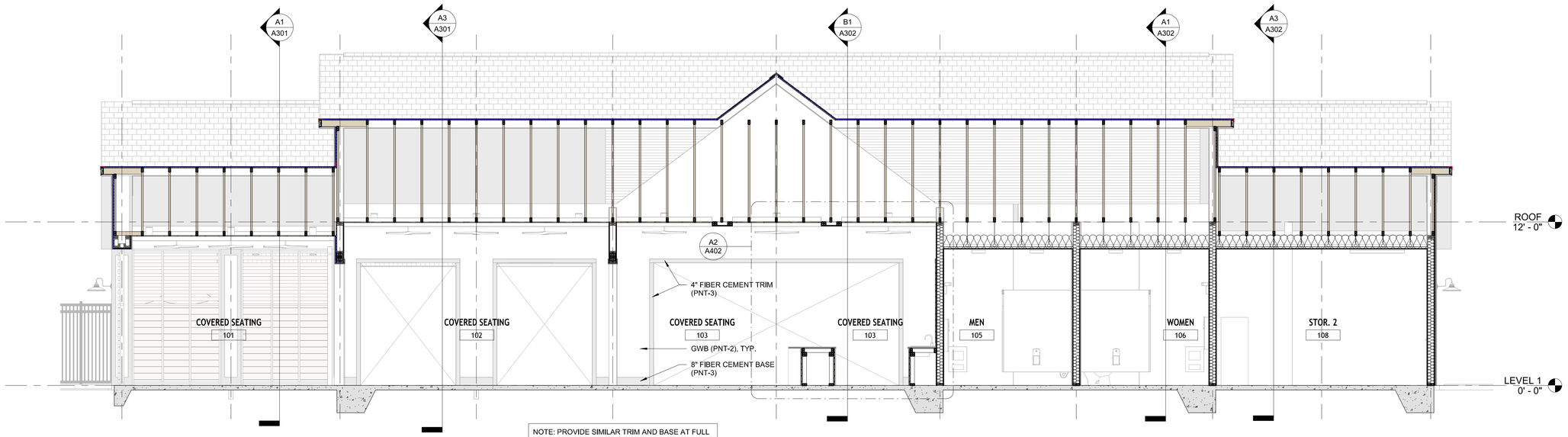
Date 10/5/2026
Drawn by AJ

No.	Description	Date

BUILDING ELEVATIONS

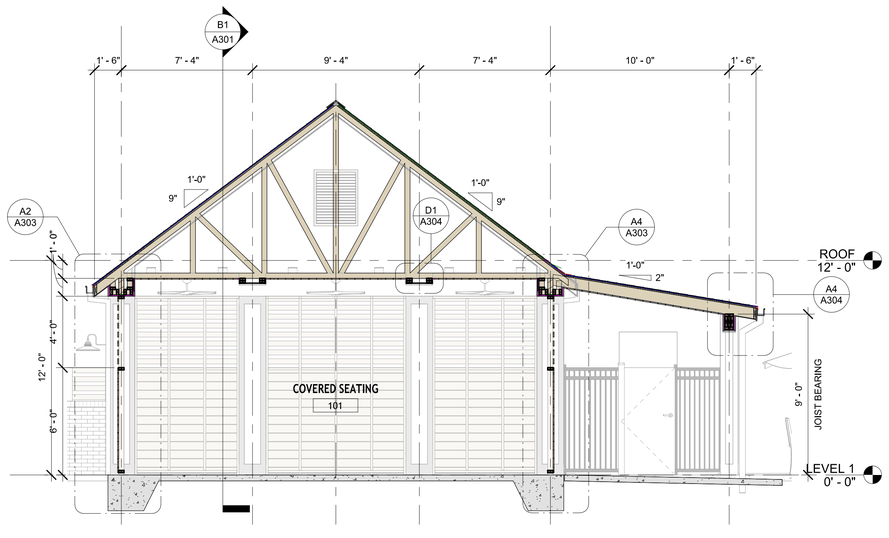
A202

10/5/2026 12:50:21 PM

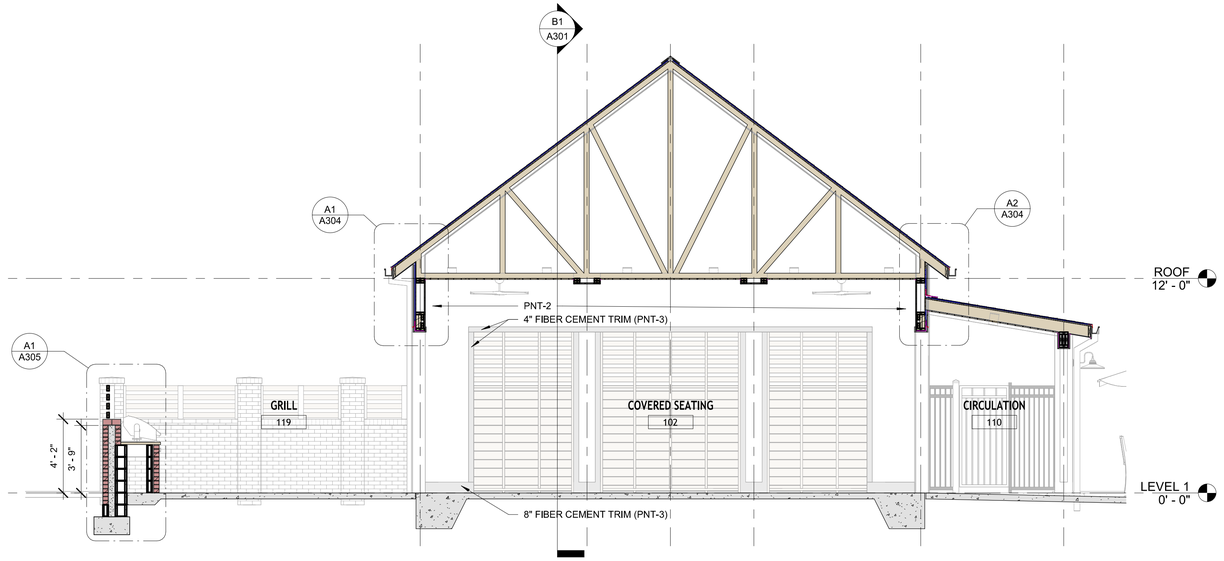


NOTE: PROVIDE SIMILAR TRIM AND BASE AT FULL PERIMETER OF COVERED SEATING AREAS.

B1 BUILDING SECTION - NORTH/SOUTH
1/4" = 1'-0"



A1 BUILDING SECTION - EAST/WEST 1
1/4" = 1'-0"



A3 BUILDING SECTION - EAST/WEST 2
1/4" = 1'-0"

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison
Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

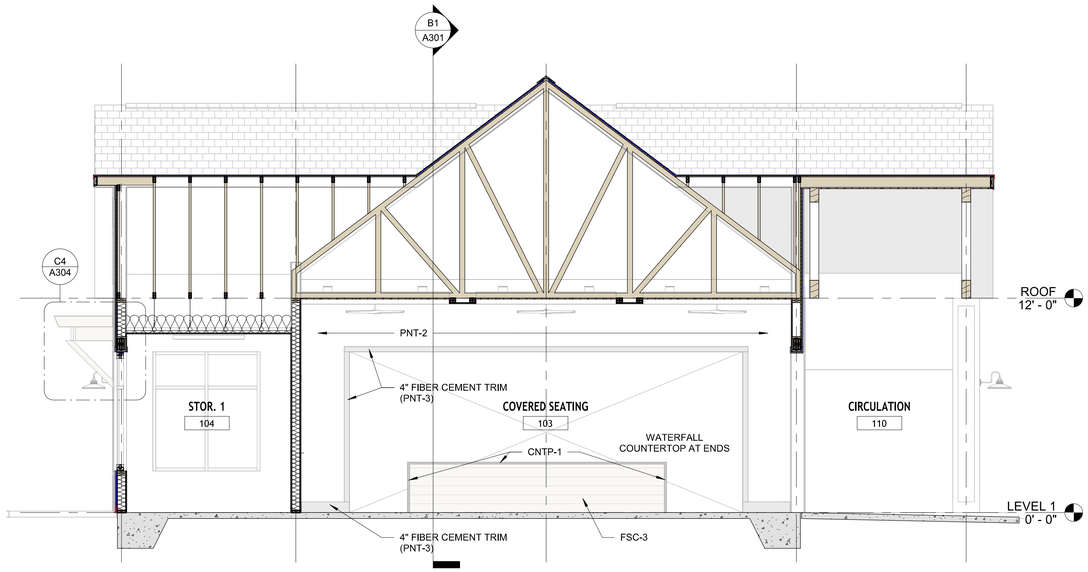
Date 10/5/2026
Drawn by AJ

No.	Description	Date

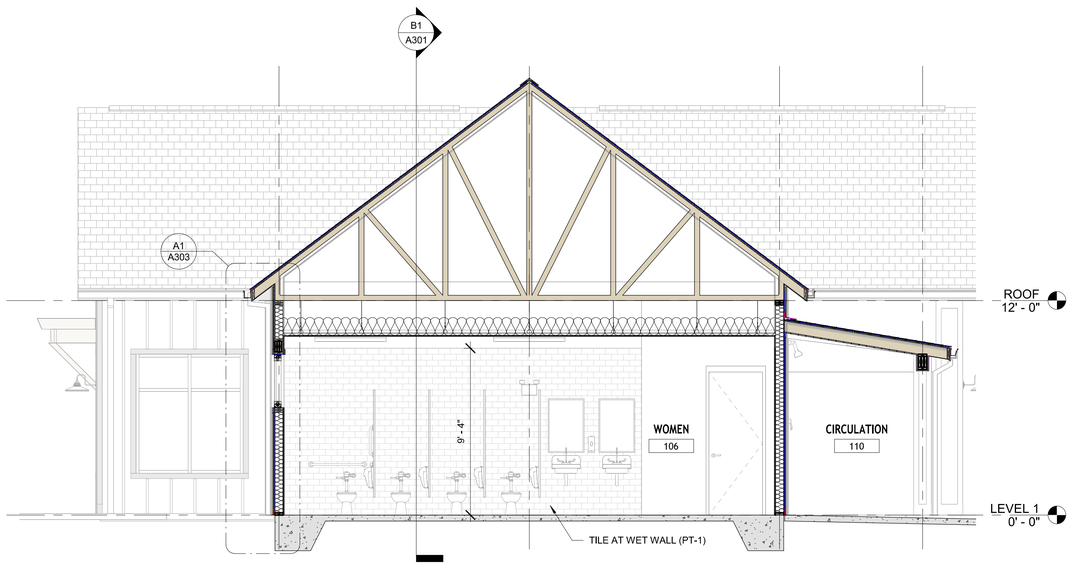
BUILDING SECTIONS

A301

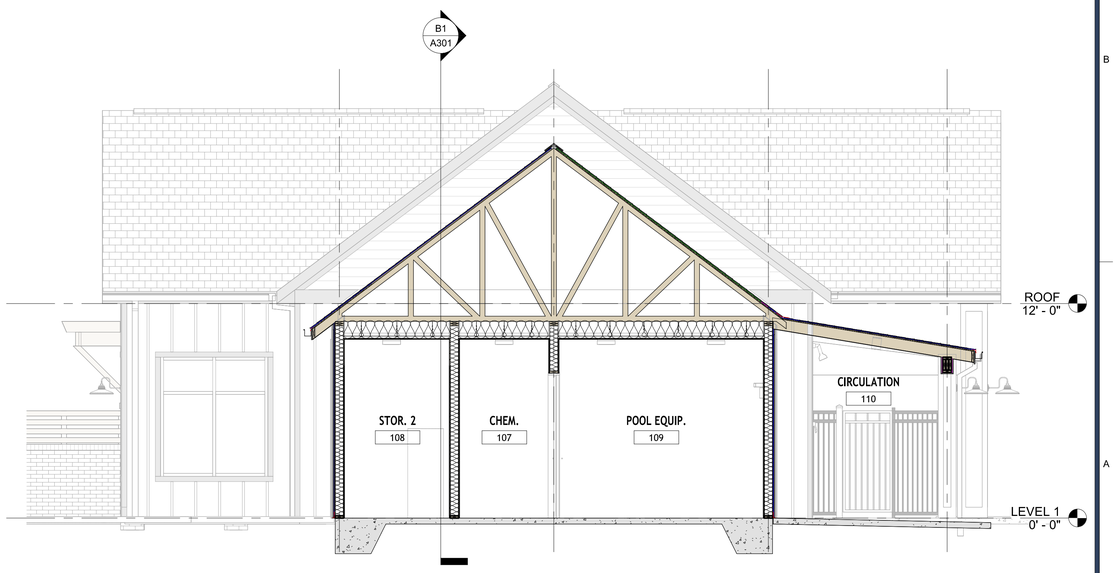
10/5/2026 12:50:23 PM



B1 BUILDING SECTION - EAST/WEST 3
1/4" = 1'-0"



A1 BUILDING SECTION - EAST/WEST 4
1/4" = 1'-0"



A3 BUILDING SECTION - EAST/WEST 5
1/4" = 1'-0"

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison
Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:00-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

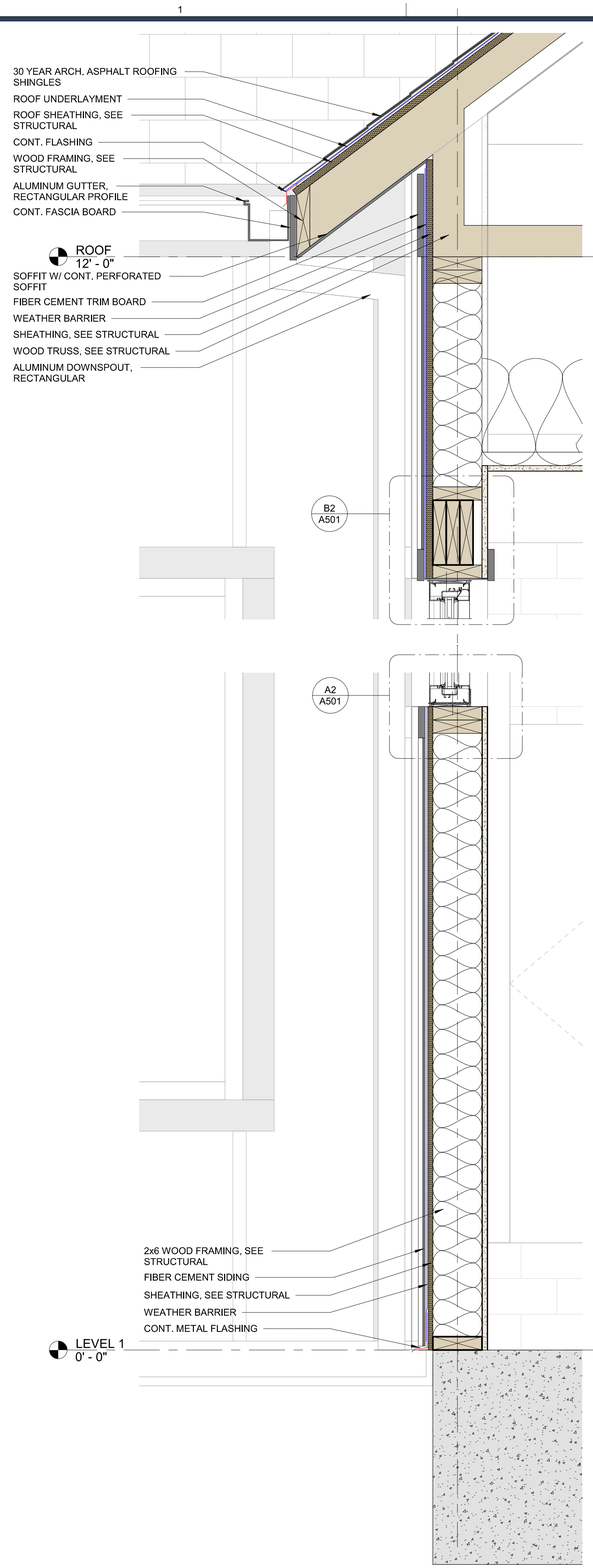
Date 10/5/2026
Drawn by AJ

No.	Description	Date

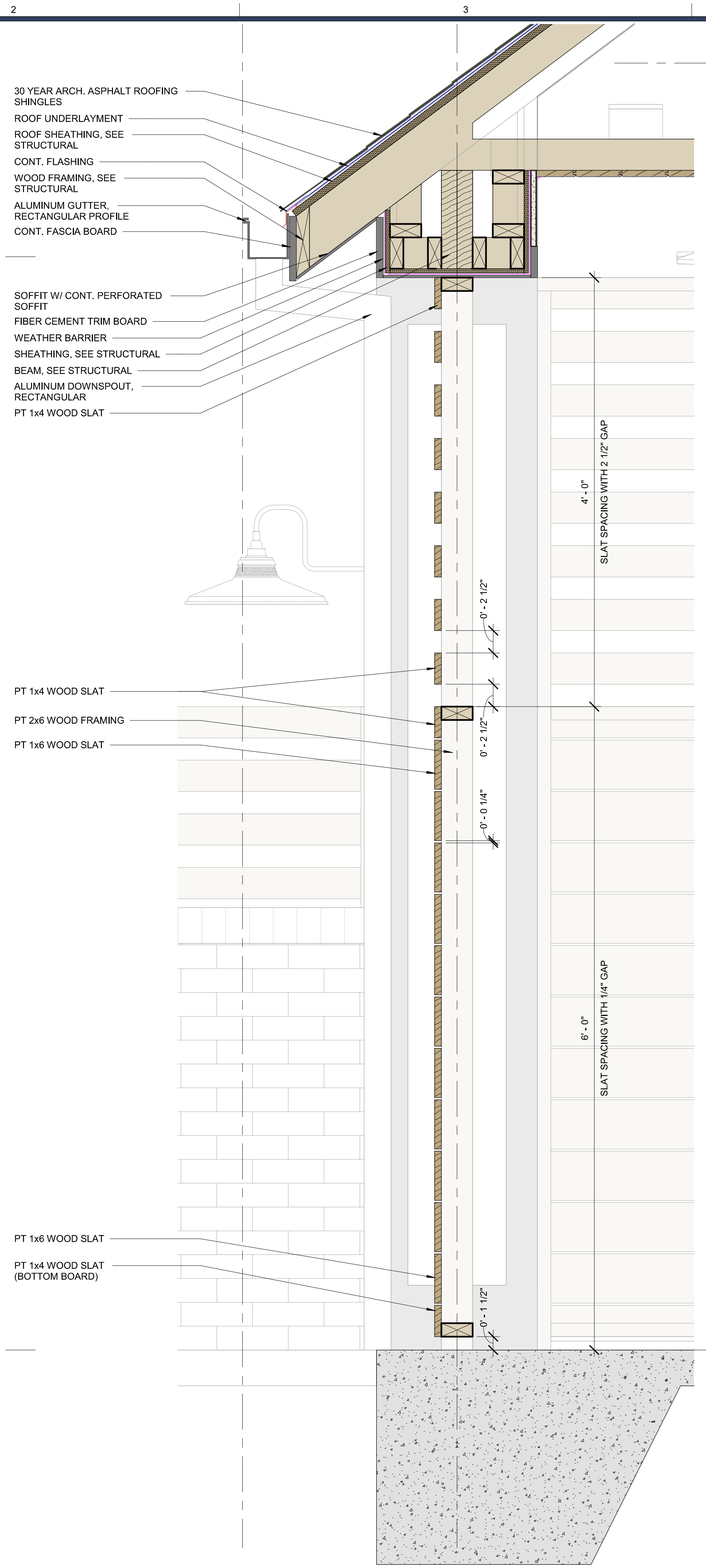
BUILDING SECTIONS

A302

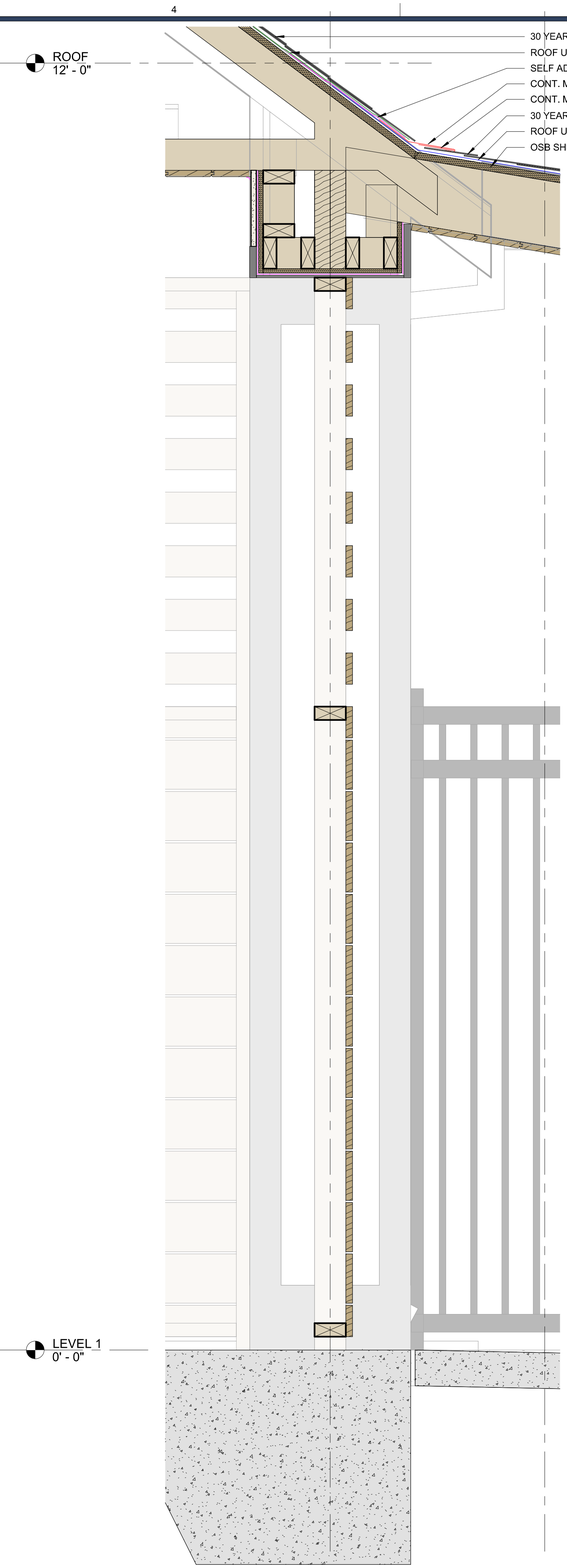
10/5/2026 12:50:24 PM



A1 WALL SECTION - WINDOW
1 1/2" = 1'-0"



A2 WALL SECTION - COVERED SEATING
1 1/2" = 1'-0"



A4 WALL SECTION - LOW TO STEEP ROOF
1 1/2" = 1'-0"

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:01-04'00'

MUNGO HOMES | WILMINGTON
Client Name:

AVENUE ONE - AMENITY TWO
Project Name:

WILMINGTON, NC
Address:

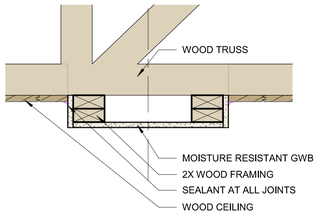
Date 10/5/2026
Drawn by AJ

No.	Description	Date

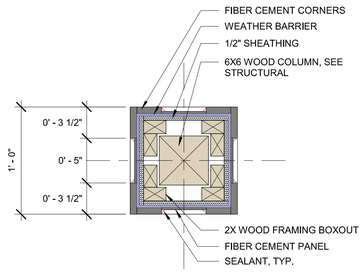
WALL SECTIONS

A303

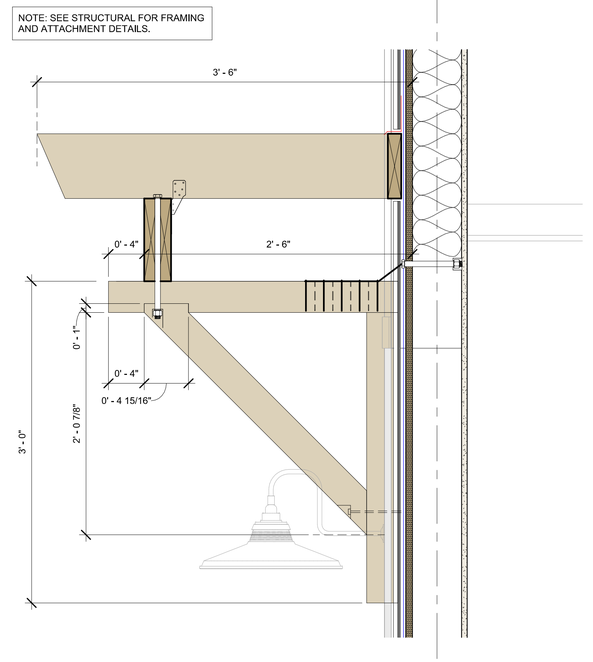
10/5/2026 12:50:25 PM



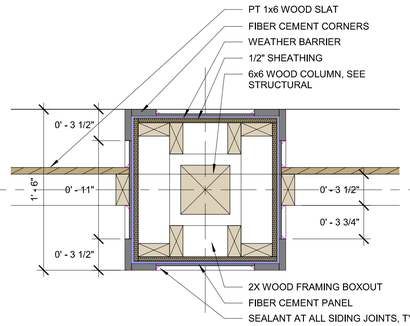
D1 COFFERED CEILING DETAIL
1 1/2" = 1'-0"



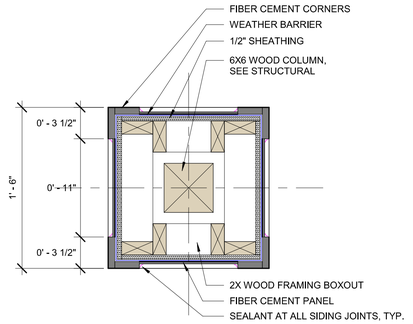
D3 PLAN DETAIL - 12"x12" COLUMN
1 1/2" = 1'-0"



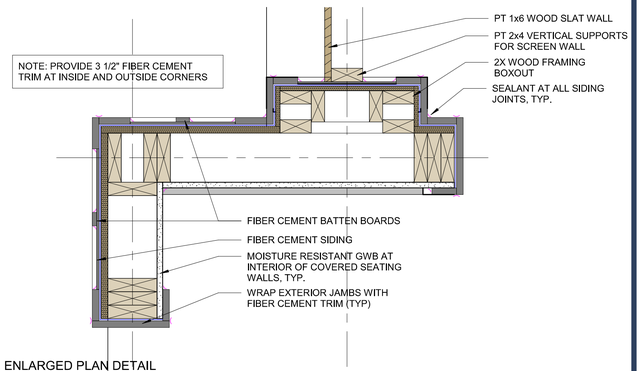
C4 WALL SECTION - DECORATIVE TRELLIS
1 1/2" = 1'-0"



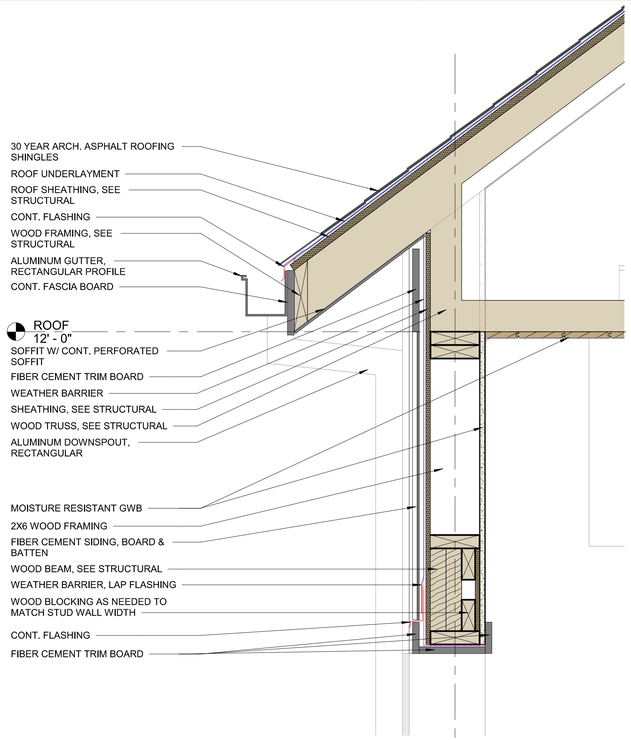
C1 PLAN DETAIL - COLUMN AT SCREEN
1 1/2" = 1'-0"



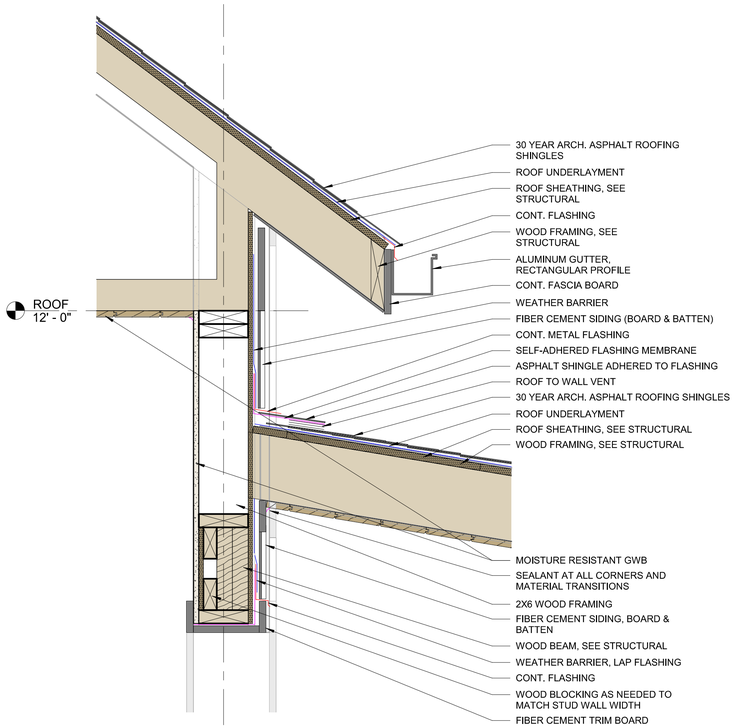
C2 PLAN DETAIL - 18"x18" COLUMN
1 1/2" = 1'-0"



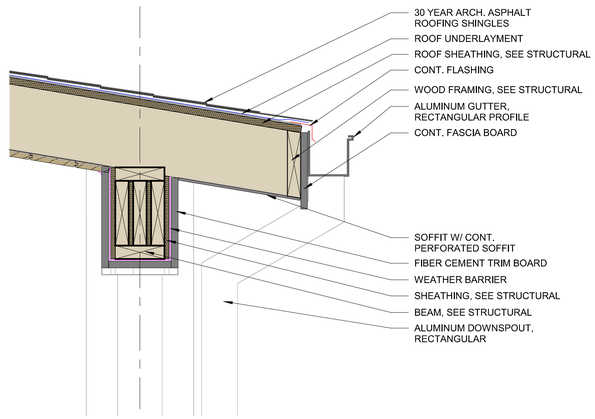
C3 ENLARGED PLAN DETAIL
1 1/2" = 1'-0"



A1 WALL SECTION - TYPICAL OVERHANG
1 1/2" = 1'-0"



A2 WALL SECTION - ROOF TO WALL
1 1/2" = 1'-0"



A4 WALL SECTION - PORCH OVERHANG
1 1/2" = 1'-0"

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:01 -04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

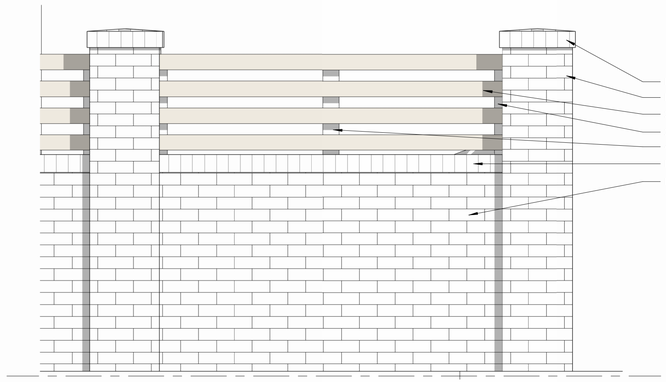
Date 10/5/2026
Drawn by AJ

No.	Description	Date

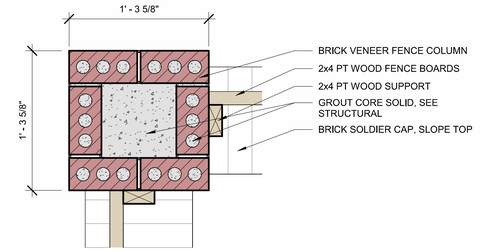
WALL SECTIONS

A304

10/5/2026 12:50:26 PM

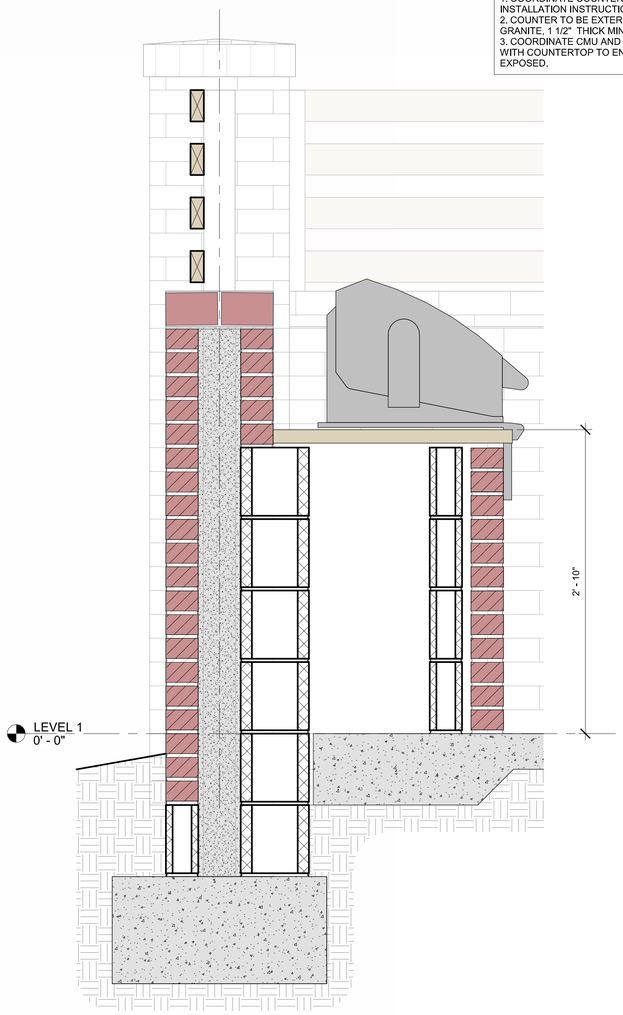


C1 SCREEN WALL DETAIL
3/4" = 1'-0"

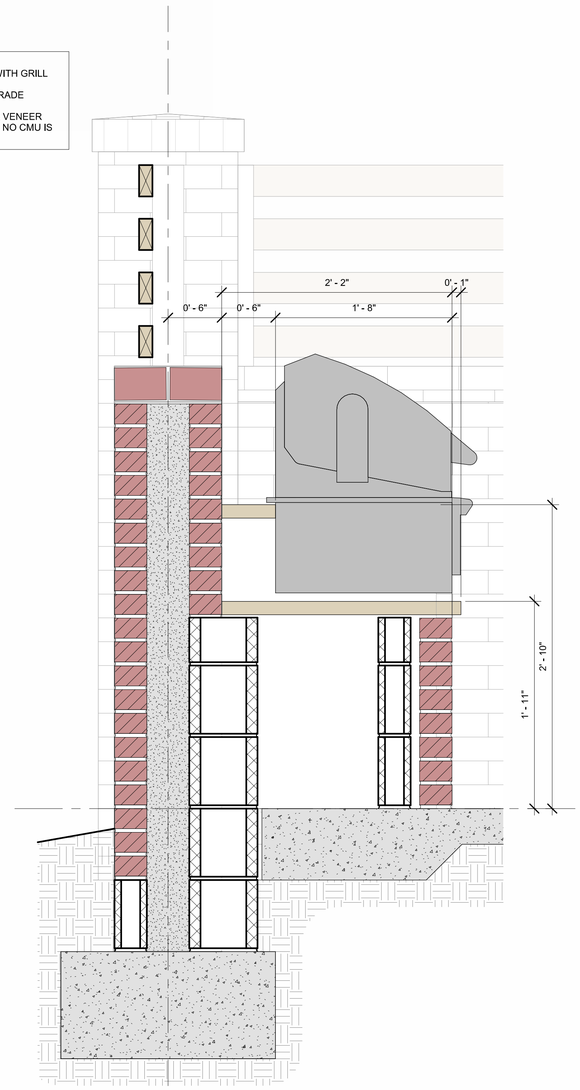


C3 PLAN DETAIL - COLUMN AT FENCE
1 1/2" = 1'-0"

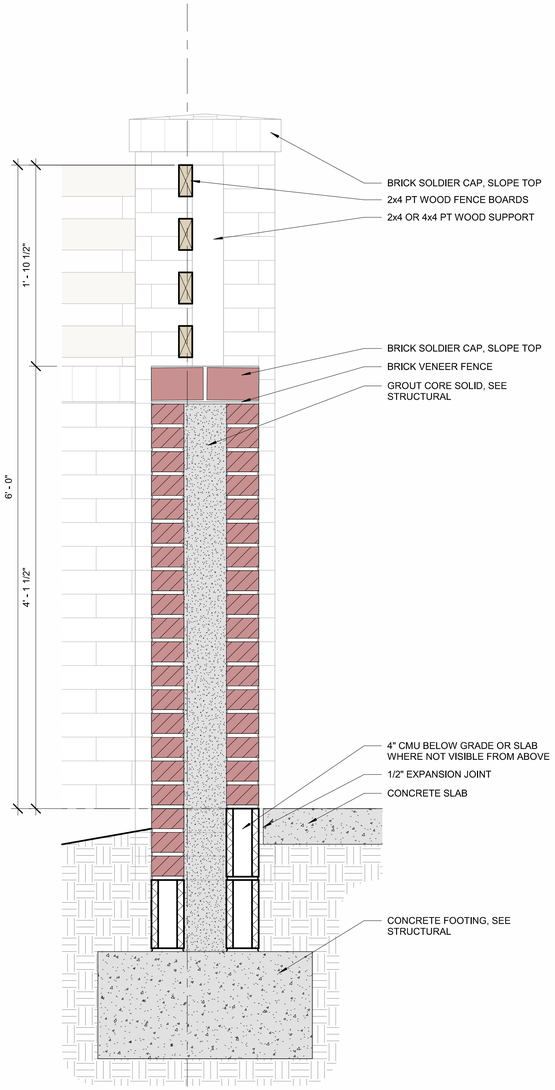
NOTE:
1. COORDINATE COUNTERTOP WITH GRILL INSTALLATION INSTRUCTIONS
2. COUNTER TO BE EXTERIOR GRADE GRANITE, 1 1/2" THICK MIN.
3. COORDINATE CMU AND BRICK VENEER WITH COUNTERTOP TO ENSURE NO CMU IS EXPOSED.



A1 WALL SECTION - FENCE/COUNTER
1 1/2" = 1'-0"



A2 WALL SECTION - FENCE/GRILL
1 1/2" = 1'-0"



A3 WALL SECTION - FENCE
1 1/2" = 1'-0"

FIREMAGIC

CHARCOAL BUILT IN OUTDOOR GRILL
12 & 14 Series

INSTALLATION AND OWNER'S MANUAL


14 series shown

INSTALLER: Leave these instructions with consumer.
CONSUMER: Retain for future reference.

IMPORTANT: READ THESE INSTRUCTIONS CAREFULLY BEFORE STARTING INSTALLATION OR USE.

SAFETY AND WARNING CODES

⚠ WARNING:
Do not store or use gasoline or other flammable vapors and liquids, including propane cylinders, in the vicinity of this or any other appliance.

⚠ WARNING:
Improper installation, adjustment, alteration, service, or maintenance can cause injury or property damage. For proper installation, refer to the installation instructions. For assistance or additional information, consult a qualified professional service technician, or service agency.

ONLY TO BE USED OUTDOORS

CODE REQUIREMENTS: This grill must be installed in accordance with local codes and ordinances.

WARNING: All surfaces of the charcoal unit become HOT during use. Exercise caution when using this unit, especially when adding charcoal or cranking the charcoal pan up or down. Wear heat-resistant gloves as necessary.

Proper operation of your grill requires prompt and periodic maintenance. See the SERVICING AND CLEANING section for details.

Cooking Grid U.S. Patent Nos. D857,453 D862,984

Robert H. Peterson Co. • 14724 East Proctor Avenue • City of Industry, CA 91746
REV 0 - C - 2408131240 1 L-C2-701

ENCLOSURE REQUIREMENTS

For requirements regarding enclosures, see below.

To ensure proper operation and safety the enclosure MUST comply with the following:
- Proper construction and cutout openings - see INSTALLATION REQUIREMENTS and ENCLOSURE PARAMETERS sections.
- Proper clearances - see INSTALLATION REQUIREMENTS section.

You MUST read and follow these sections for complete enclosure requirement details.

ENCLOSURE PARAMETERS

General Guidelines

The enclosure can be constructed according to your individual preference, while following all guidelines found in this manual. **The enclosure MUST (see Fig. 4-1):**
- be installed on a hard and level surface
- be built completely out of non-combustible materials (enclosure *and* countertop) - using masonry or other types of non-combustible fireproof materials.
- have the minimum dimensions specified in Fig. 4-1
- have the correct cutout dimensions (see CUTOUT DIMENSIONS section)
- be designed so that the grill is supported by the stainless-steel hanger extending from the upper portion of the unit (rests on left, right, and back of countertop) - see INSTALLATION section
- have drainage cutouts (if needed) to prevent the accumulation of water within the enclosure
- meet all requirements found in Fig. 4-1 and the following sections

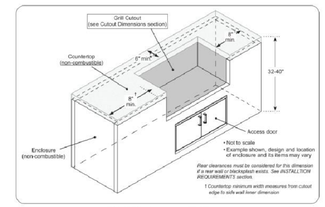


Fig. 4-1 Enclosure specifications

4

ENCLOSURE REQUIREMENTS (Cont.)

Cutout Dimensions

Description (non-combustible cutouts)	14 series	12 series
A Countertop to unit bottom **cutout**	12" (30.5 cm)	12" (30.5 cm)
B Side to side **cutout**	32 1/4" (82 cm)	26 1/4" (66.7 cm)
C Front to back **cutout** *	19 3/4" (50.2 cm)	19 3/4" (50.2 cm)
D Face width **cutout** †	31 1/2" (80 cm)	25 3/4" (65.4 cm)

* Includes any substrate at front wall of enclosure (in the area the rear of the face is to sit flush against). See SUBSTRATE section on next page.
† Only applicable for non-combustible enclosures that have countertops with an overhang (see illustration and section below).

Table 1 - Cutout Dimensions

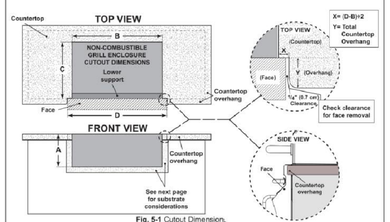


Fig. 5-1 Cutout Dimension.

Countertop Overhang

The face is designed to sit flush against the enclosure front wall. If the countertop extends beyond the front wall, creating a countertop overhang, it must be cut flush with the front wall for the width of the face or a gap will be created exposing the forward portions of the left and right side grill fire walls. See illustrations in Fig. 5-1 above for the correct setup, and Fig. 5-2 for an incorrect setup.

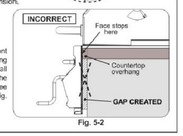


Fig. 5-2

5

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC · REGISTERED ARCHITECTURE CORPORATION · 54551 · NORTH CAROLINA · WILMINGTON, NC

ANDREW J. JAMISON · REGISTERED ARCHITECT · 12575 · NORTH CAROLINA · WILMINGTON, NC

10/5/2026

Andrew J. Jamison
Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:01-04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

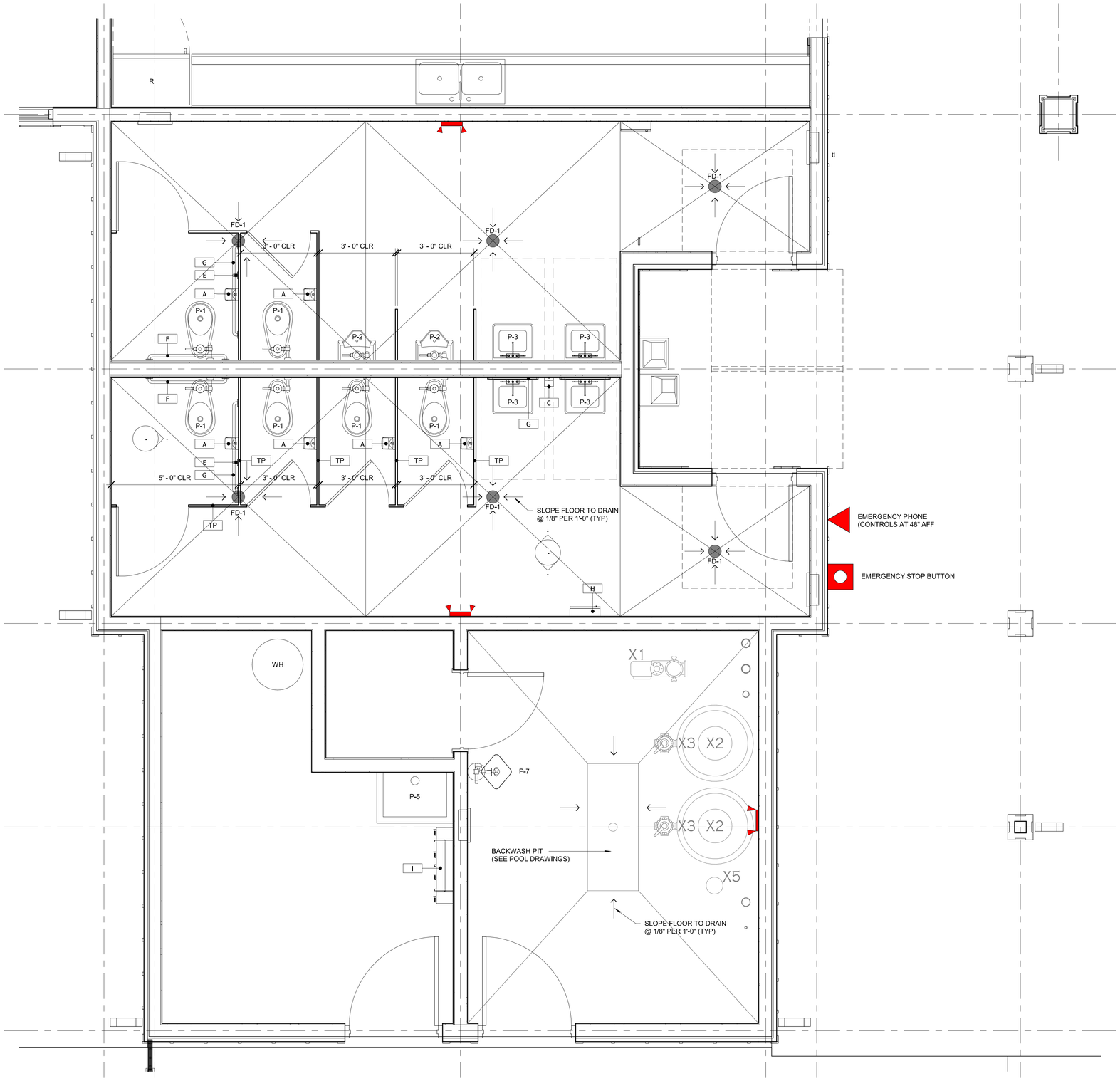
No.	Description	Date

Date 10/5/2026
Drawn by Author

WALL SECTIONS

A305

10/5/2026 12:50:28 PM



2 LEVEL 1 - ENLARGED PLAN
1/2" = 1'-0"

TOILET ACCESSORY SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER
A	TOILET TISSUE DISPENSER	BOBRICK	B-2888
B	PAPER TOWEL DISPENSER	BOBRICK	B-2620
C	SOAP DISPENSER	BOBRICK	B-2012
D	MIRROR	BOBRICK	B-165 2436
E	GRAB BAR - 18"	BOBRICK	B-6806.99 X 18
F	GRAB BARS - 36"	BOBRICK	B-6806.99 X 36
G	GRAB BARS - 42"	BOBRICK	B-6806.99 X 42
H	WASTE RECEPTICLE (SURFACE MOUNTED)		
TP	TOILET PARTITION		
I	CUSTODIAL ACCESSORIES	BOBRICK	B-224 X 36

GENERAL NOTES

1 ALL MOUNTING HEIGHTS TO MEET ADA REQUIREMENTS
2 FIXTURES AND ACCESSORIES TO BE MOUNTED AT ACCESSIBLE ADULT HEIGHTS UNLESS OTHERWISE INDICATED
3 CONTRACTOR TO PROVIDE ADEQUATE BLOCKING AS REQUIRED FOR ALL TOILET ACCESSORIES
4 PROVIDE INSULATION AT ALL EXPOSED PIPES AND SUPPLY LINES BELOW LAVATORIES TO MEET ADA REQUIREMENTS

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER
P-1	WATER CLOSET (ADA)	AMERICAN STANDARD	3043.001.020
P-2	URINAL	AMERICAN STANDARD	6590.001EC
P-3	LAVATORY - WALL MOUNTED	AMERICAN STANDARD	355.034
P-4	ELECTRIC WATER COOLER (ADA)	ELKAY	LZSTLG8WSLK
P-5	MOP SINK	FIAT	SBC36
P-6	OUTDOOR SHOWER		
P-7	EYEWASH STATION		
FD-1	FLOOR DRAIN	ZURN	SZN-415-6S
FD-2	TRENCH DRAIN (OUTDOOR SHOWER)		
FD-3	TRENCH DRAIN (POOL)		
FD-4	FLOOR DRAIN (POOL)	ZURN	EZ1-AB2-SS-VP
HB	HOSE BIBB	ZURN	Z-1341-OC-LK
EWH-1	ELECTRIC WATER HEATER	SEE PLUMBING	

GENERAL NOTES

1 FIXTURES PROVIDED AS BASIS OF DESIGN. ACTUAL FIXTURES SUBJECT TO CHANGE BASED ON OWNER OR PLUMBING ENGINEER RECOMMENDATIONS.

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURE CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison

Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:01-04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

Date 10/5/2026
Drawn by AJ

No.	Description	Date

ENLARGED PLANS

A401

10/5/2026 12:50:28 PM

ACCESSIBLE PLUMBING FIXTURE AND ELEMENT REQUIREMENT

REFERENCE: ANSI ICC A117.1-2017

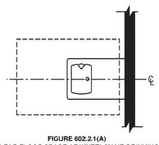


FIGURE 602.2.1(A)
CLEAR FLOOR SPACE AT WHEELCHAIR DRINKING FOUNTAINS

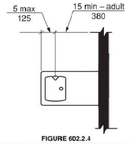


FIGURE 602.2.4
WHEELCHAIR DRINKING FOUNTAIN SPOUT LOCATION

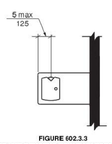


FIGURE 602.3.3
STANDING USE DRINKING FOUNTAIN SPOUT LOCATION

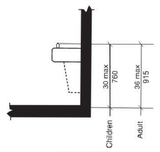


FIGURE 602.2.3
WHEELCHAIR DRINKING FOUNTAIN SPOUT HEIGHT AND LOCATION

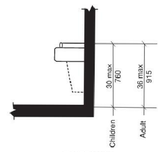


FIGURE 602.2.3
WHEELCHAIR DRINKING FOUNTAIN SPOUT HEIGHT AND LOCATION

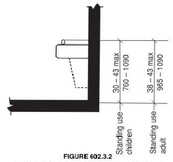


FIGURE 602.3.3
STANDING USE DRINKING FOUNTAIN SPOUT HEIGHT AND LOCATION

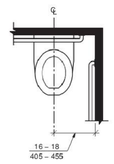


FIGURE 604.2
WATER CLOSET LOCATION

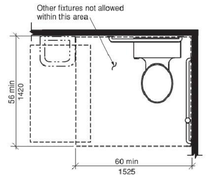


FIGURE 604.3
SIZE OF CLEARANCE FOR WATER CLOSET

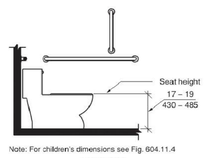


FIGURE 604.4
WATER CLOSET SEAT HEIGHT

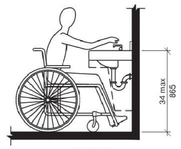


FIGURE 606.3
HEIGHT OF LAVATORIES AND SINKS

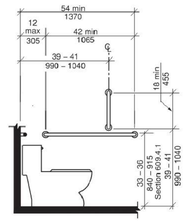


FIGURE 604.5.1
SIDE-WALL GRAB BAR FOR WATER CLOSET

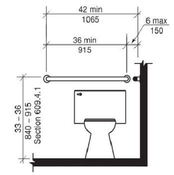


FIGURE 604.5.2
REAR-WALL GRAB BAR FOR WATER CLOSET

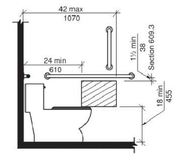


FIGURE 604.7.1(A)
DISPENSER OUTLET LOCATION - PROTRUDING DISPENSER BELOW GRAB BAR

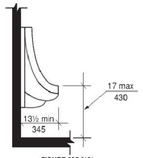
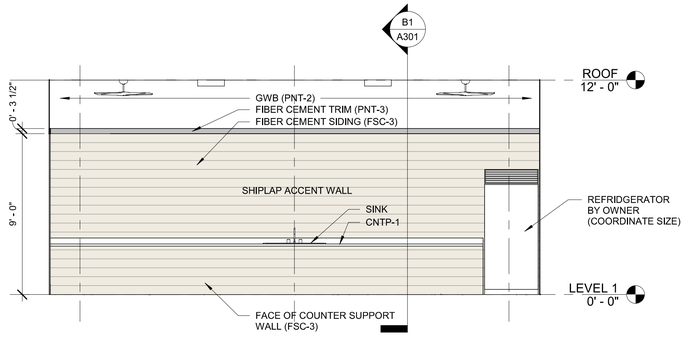
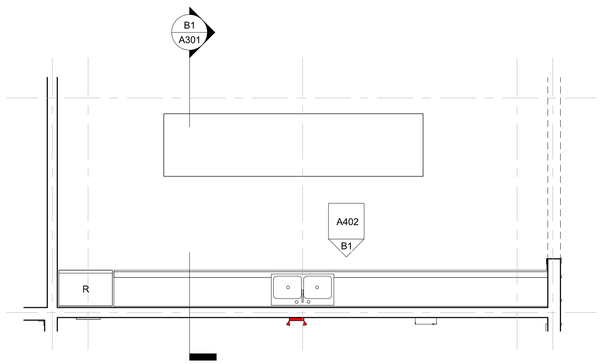


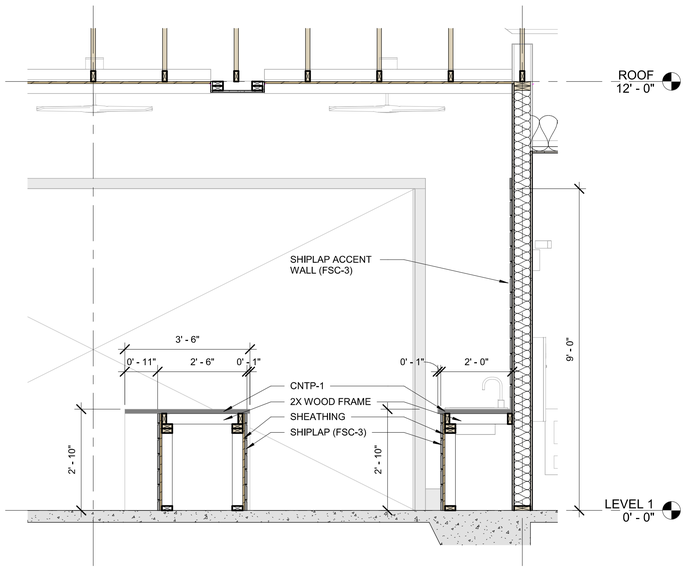
FIGURE 605.2(A)
HEIGHT AND DEPTH OF URINAL WALL HUNG TYPE



B1 INTERIOR ELEVATION - COUNTER
1/4" = 1'-0"



A1 ENLARGED PLAN - COUNTER
1/4" = 1'-0"



A2 WALL SECTION - COUNTER
1/2" = 1'-0"

10/5/2026 12:50:29 PM

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison
Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:01 -04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date	10/5/2026
Drawn by	AJ

No.	Description	Date

ENLARGED PLAN DETAILS

A402

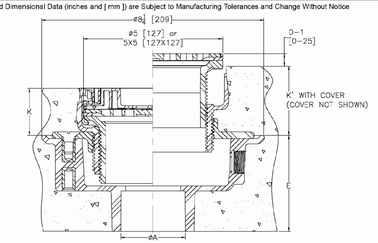
EZ1™-5

5" Top Assembly Adjustable Floor Drain with EZ1™ Technology

SPECIFICATION SHEET

TAG _____

Design and Dimensional Data (inches and [mm]) are Subject to Manufacturing Tolerances and Change Without Notice



Note
Minimum K Dimension is Only Possible with -LR Option when using Square Strainer

Dimensions in Inches [mm]								Approx Wt. Lbs [Kg]	Strainer Open Area Sq. In. [cm2]	
Product Number		A	E	K		K'				
PVC Body	ABS Body	Pipe Size	Body Height	Min	Max	Min	Max			Strainer Type
EZ1-PV2	EZ1-AB2	2-3 [51-76]	3-9/16 [91]	1-25/32 [45]	2-31/32 [75]	2-9/32 [58]	3-15/32 [88]	4 [2]	6-1/4 [40]	Nickel Bronze Round
EZ1-PV3	EZ1-AB3	3-4 [76-102]	3-9/16 [91]	1-25/32 [45]	2-31/32 [75]	2-9/32 [58]	3-15/32 [88]	4 [2]	6-1/4 [40]	Nickel Bronze Round
EZ1-PV4	EZ1-AB4	4 [102]	3-13/16 [97]	1-25/32 [45]	2-31/32 [75]	2-9/32 [58]	3-15/32 [88]	5 [2]	6-1/4 [40]	Nickel Bronze Round
EZ1-PV2-ST	EZ1-AB2-ST	2-3 [51-76]	3-9/16 [91]	1-31/32 [50]	3-1/8 [79]	2-15/32 [63]	3-5/8 [92]	5 [2]	9 [58]	Nickel Bronze Square
EZ1-PV3-ST	EZ1-AB3-ST	3-4 [76-102]	3-9/16 [91]	1-31/32 [50]	3-1/8 [79]	2-15/32 [63]	3-5/8 [92]	5 [2]	9 [58]	Nickel Bronze Square
EZ1-PV4-ST	EZ1-AB4-ST	4 [102]	3-13/16 [97]	1-31/32 [50]	3-1/8 [79]	2-15/32 [63]	3-5/8 [92]	6 [3]	9 [58]	Nickel Bronze Square
EZ1-PV2-SS	EZ1-AB2-SS	2-3 [51-76]	3-9/16 [91]	1-25/32 [45]	2-31/32 [75]	2-9/32 [58]	3-15/32 [88]	4 [2]	6-1/4 [40]	Stainless Steel Round
EZ1-PV3-SS	EZ1-AB3-SS	3-4 [76-102]	3-9/16 [91]	1-25/32 [45]	2-31/32 [75]	2-9/32 [58]	3-15/32 [88]	4 [2]	6-1/4 [40]	Stainless Steel Round
EZ1-PV4-SS	EZ1-AB4-SS	4 [102]	3-13/16 [97]	1-25/32 [45]	2-31/32 [75]	2-9/32 [58]	3-15/32 [88]	5 [2]	6-1/4 [40]	Stainless Steel Round
EZ1-PV2-ST-SS	EZ1-AB2-ST-SS	2-3 [51-76]	3-9/16 [91]	1-31/32 [50]	3-1/8 [79]	2-15/32 [63]	3-5/8 [92]	5 [2]	9 [58]	Stainless Steel Square
EZ1-PV3-ST-SS	EZ1-AB3-ST-SS	3-4 [76-102]	3-9/16 [91]	1-31/32 [50]	3-1/8 [79]	2-15/32 [63]	3-5/8 [92]	5 [2]	9 [58]	Stainless Steel Square
EZ1-PV4-ST-SS	EZ1-AB4-ST-SS	4 [102]	3-13/16 [97]	1-31/32 [50]	3-1/8 [79]	2-15/32 [63]	3-5/8 [92]	6 [3]	9 [58]	Stainless Steel Square

ENGINEERING SPECIFICATION:
Zurn EZ1™ floor and shower drain, PVC or ABS solvent weld body with bottom outlet and 1/2" [13] trap primer connection knock-out plug, combination invertible membrane clamp and adjustable collar with seepage slots and top assembly. EZ1™ drainage series is engineered to simplify product installation, comprised of concrete shield, up to 1" [25] of vertical post pour adjustment, pre-packaged shims for tilt correction and integrated self-contained square or round light duty strainer in nickel bronze or stainless steel with rough-in cover for protection during concrete pour.

SUFFIXES

____ -EF 3/4 [19] Extension Frame
____ -LR Low Rough-In (Square Only)
____ -SA Stabilizer Assembly (See Z1035)
____ -SQ Stabilizer Q-Deck (See Z1035-Q)
____ -SR Stabilizer Rng
____ -TSP Trap Seal Protection Device (Size Matches Drain Outlet Selected) (See Z1072)
____ -U 2 - 3-1/4 [51-83] High Post-Pour Extension Adapter
____ -UP 1-3/4 [44] Pre-Pour Adjustment Extension Adapter
X -VP Vandal-Proof Secured Top

⚠ **WARNING:** Cancer and Reproductive Harm - www.P65Warnings.ca.gov
⚠ **ADVERTENCIA:** Cáncer y daño reproductivo - www.P65Warnings.ca.gov
⚠ **AVERTISSEMENT:** Cancer et effets néfastes sur la reproduction - www.P65Warnings.ca.gov

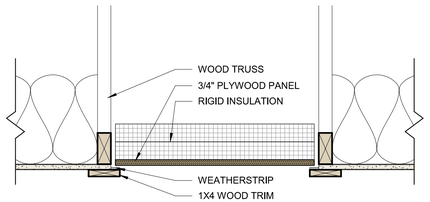
Zurn Industries, LLC | Specification Drainage Operation
1801 Pittsburgh Avenue, Erie, PA 16502, Ph. 855.663.9876

In Canada | Zurn Industries Limited
7900 Goreway Drive, Unit 10, Brampton, Ontario L6T 5W6, Ph. 877.862.5216

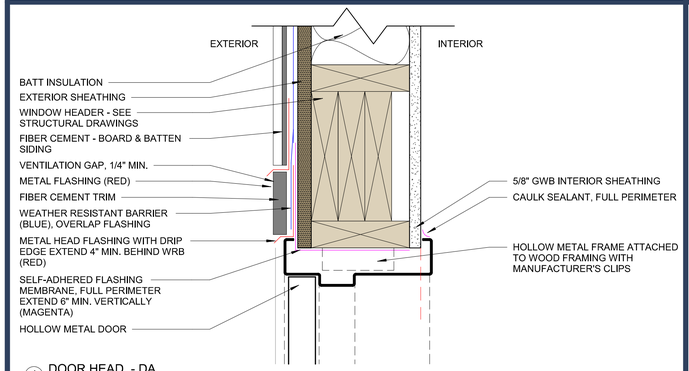
www.zurn.com

Rev. G
Date: 12/29/2022
C.N. No. 144898
Patent zurn.com/patents
Prod. | Dwg. No. EZ1-5

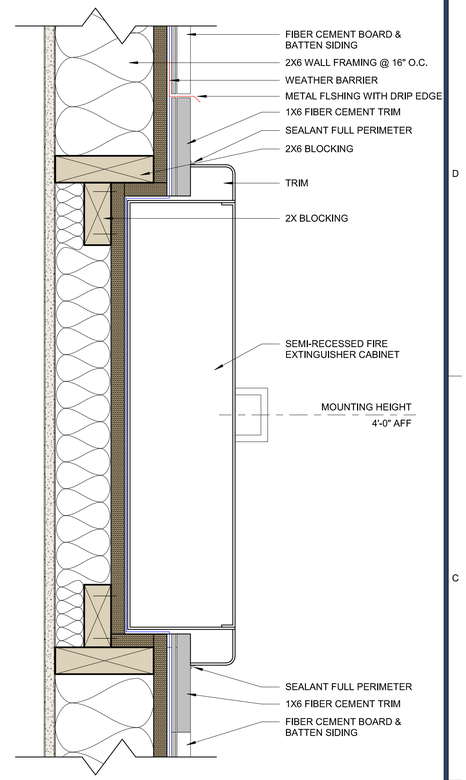
C1 FLOOR DRAIN - ZURN EZ1
12" = 1'-0"

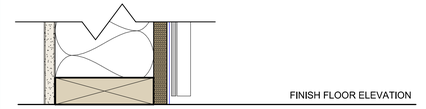


D2 ATTIC ACCESS DETAIL
1 1/2" = 1'-0"



1 DOOR HEAD - DA
3" = 1'-0"





B4 FIRE EXTINGUISHER SECTION
3" = 1'-0"

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

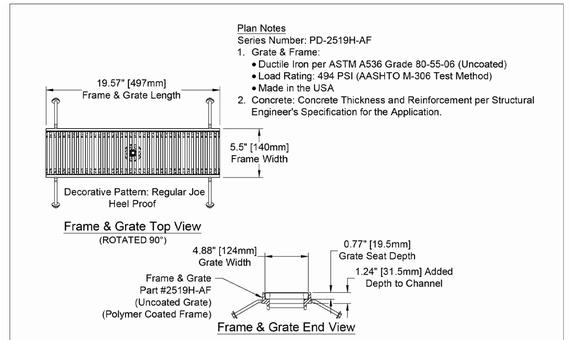
Seal:

DRIFTWOOD ARCHITECTURE, PLLC
REGISTERED ARCHITECTURAL CORPORATION
54551
NORTH CAROLINA
WILMINGTON, NC

ANDREW J. JAMISON
REGISTERED ARCHITECT
12575
NORTH CAROLINA
WILMINGTON, NC

10/5/2026

Andrew J. Jamison
Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:01 -04'00'



Copyright © 2010 ABT, Inc.

ABT, INC.
P.O. BOX 637, 259 MURDOCK ROAD
TROUTMAN, NC 28166
(704) 526-9806

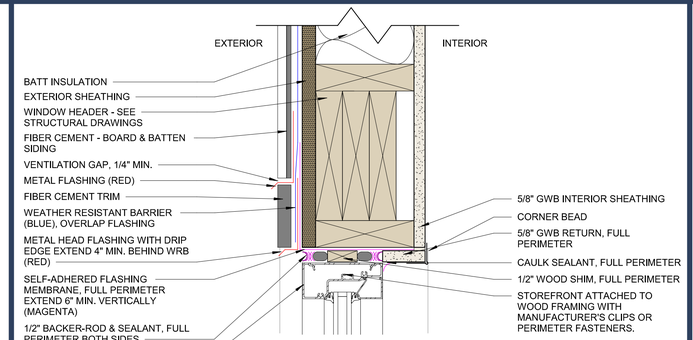
PolyDrain - 4" [100mm] ID Precast Trench Drain w/ Uncoated Decorative Grate & Polymer Coated Frame

SERIES: PD-2519H-AF (Regular Joe - Heel Proof) REV: 00

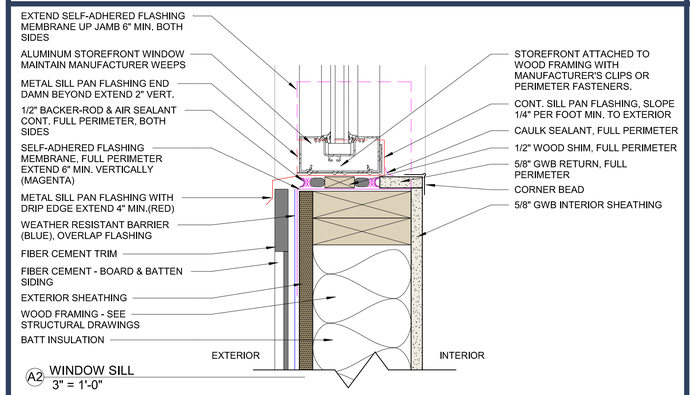
Proprietary rights of ABT, Inc. are included in the information disclosed herein. The recipient, by accepting this document, agrees that neither this document nor the information disclosed herein nor any part thereof shall be copied, reproduced or transferred to others for manufacturing or for any other purpose except as specifically authorized in writing by ABT, Inc.

DISCLAIMER: The customer and the customer's architects, engineers, consultants and other professionals are completely responsible for the selection, installation, and maintenance of any product purchased from ABT, and EXCEPT AS EXPRESSLY PROVIDED IN ABT'S STANDARD WARRANTIES, ABT MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE SUITABILITY, DESIGN, MERCHANTABILITY, OR FITNESS OF THE PRODUCT FOR CUSTOMER'S APPLICATION. Copies of ABT's standard warranties are available upon request.

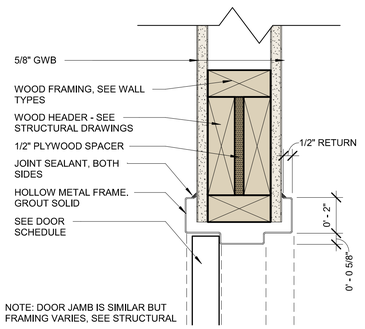
A1 POLY DRAIN - 4" TRENCH DRAIN
12" = 1'-0"



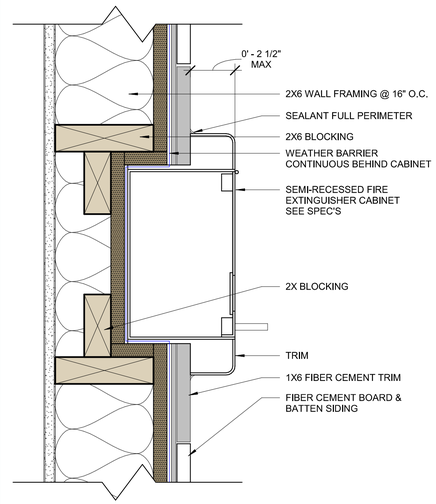
B2 WINDOW HEAD
3" = 1'-0"



A2 WINDOW SILL
3" = 1'-0"



2 Door Head Detail
3" = 1'-0"



A4 FIRE EXTINGUISHER CABINET PLAN
3" = 1'-0"

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/5/2026
Drawn by AJ

No.	Description	Date

ENLARGED DETAILS

A501

10/5/2026 12:50:30 PM

DOOR SCHEDULE

NUMBER	Door Type	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR FINISH	FIRE RATING	HARDWARE	FRAME MATERIAL	FRAME FINISH	FRAME JAMB	FRAME HEAD	COMMENTS
104	B	6' - 0"	7' - 0"	0' - 1 3/4"	HM	PNT-2	0	1.0	HM	PNT-2			
105	A	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PNT-2	0	3.0	HM	PNT-2			
106	A	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PNT-2	0	3.0	HM	PNT-2			
107	A	3' - 0"	8' - 0"	0' - 1 3/4"	HM	PNT-2	0	4.0	HM	PNT-2			
108	A	3' - 6"	8' - 0"	0' - 1 3/4"	HM	PNT-2	0	2.0	HM	PNT-2			
109	A	3' - 6"	8' - 0"	0' - 1 3/4"	HM	PNT-2	0	2.0	HM	PNT-2			
110	C	3' - 0"	6' - 0"	0' - 1 3/4"	ALUM	BLACK	0	5.0	ALUM	BLACK			GATE
111	C	3' - 0"	6' - 0"	0' - 1 3/4"	ALUM	BLACK	0	5.0	ALUM	BLACK			GATE
112	C	3' - 0"	6' - 0"	0' - 1 3/4"	ALUM	BLACK	0	5.0	ALUM	BLACK			GATE

ACCESSIBLE ROUTES - DOOR CLEARANCE
REFERENCE: ANSI ICC A117.1-2017

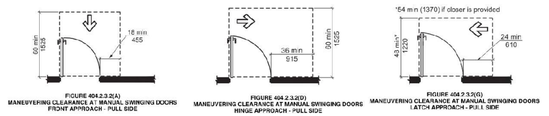


FIGURE 404.2.3.2(A)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS
FRONT APPROACH - PULL SIDE

FIGURE 404.2.3.2(D)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS
HINGE APPROACH - PULL SIDE

FIGURE 404.2.3.2(G)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS
LATCH APPROACH - PULL SIDE

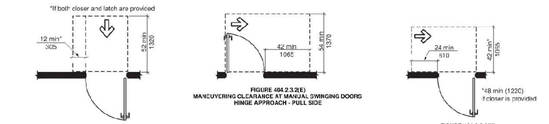


FIGURE 404.2.3.2(B)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS
FRONT APPROACH - PUSH SIDE - NEW BUILDINGS

FIGURE 404.2.3.2(E)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS
HINGE APPROACH - PULL SIDE

FIGURE 404.2.3.2(H)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS
LATCH APPROACH - PUSH SIDE

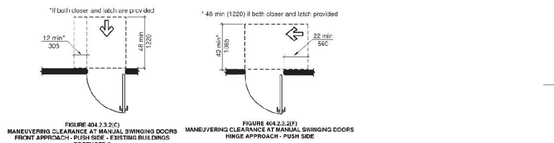
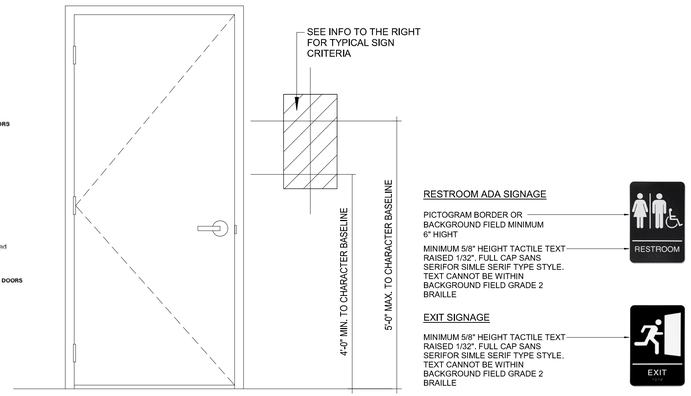


FIGURE 404.2.3.2(C)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS
FRONT APPROACH - PUSH SIDE - EXISTING BUILDINGS
FOOTNOTE 5

FIGURE 404.2.3.2(F)
MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS
HINGE APPROACH - PUSH SIDE



RESTROOM ADA SIGNAGE

PICTOGRAM BORDER OR BACKGROUND FIELD MINIMUM 6" HIGHT

MINIMUM 5/8" HEIGHT TACTILE TEXT RAISED 1/32". FULL CAP SANS SERIFOR SIMLE SERIF TYPE STYLE. TEXT CANNOT BE WITHIN BACKGROUND FIELD GRADE 2 BRAILLE

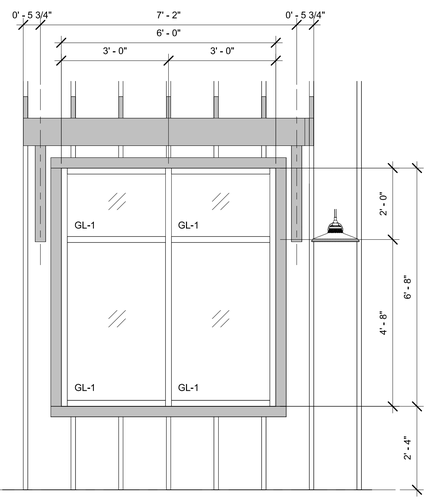
EXIT SIGNAGE

MINIMUM 5/8" HEIGHT TACTILE TEXT RAISED 1/32". FULL CAP SANS SERIFOR SIMLE SERIF TYPE STYLE. TEXT CANNOT BE WITHIN BACKGROUND FIELD GRADE 2 BRAILLE

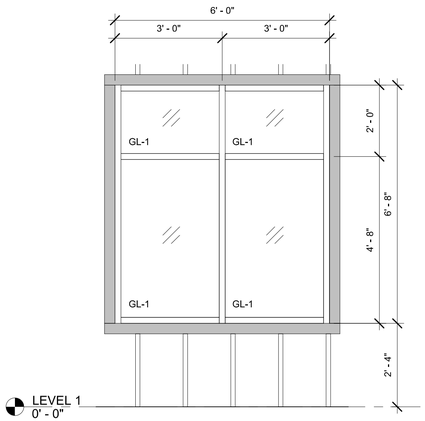
NOTES:
-SIGNAGE COLOR TO BE SELECTED BY OWNER
-SIGNAGE TO BE PROVIDED AS REQUIRED BY STATE BUILDING CODE

B1 DOOR PANEL TYPES
1/4" = 1'-0"

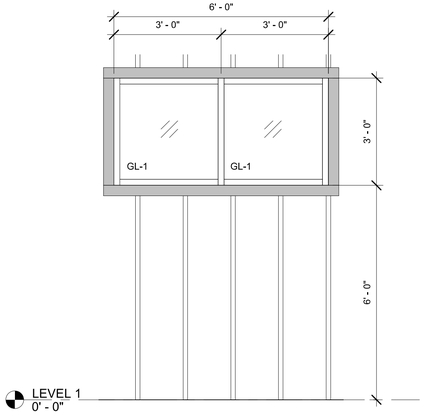
B2 DOOR FRAME TYPES
1/4" = 1'-0"



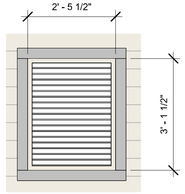
LEVEL 1
0' - 0"
A1 STOREFRONT A (ES-1)
1/2" = 1'-0"



LEVEL 1
0' - 0"
A2 STOREFRONT B (ES-1)
1/2" = 1'-0"



LEVEL 1
0' - 0"
A3 STOREFRONT C (ES-1)
1/2" = 1'-0"



HEIGHT VARIES
SEE ELEVATIONS
A4 LOUVER
1/2" = 1'-0"

ROOM FINISH SCHEDULE

Room Number	Room Name	Floor Finish	Base Finish	Wall Finish	Ceiling Finish	Comments
101	COVERED SEATING	CONC-2	FCB-1	PNT-2	WC-1/CPNT-2	
102	COVERED SEATING	CONC-2	FCB-1	PNT-2	WC-1/CPNT-2	
103	COVERED SEATING	CONC-2	FCB-1	PNT-2	WC-1/CPNT-2	
104	STOR. 1	CONC-1	RB-1	PNT-1	CPNT-1	
105	MEN	CONC-1	WB-1	PNT-1	CPNT-1	
106	WOMEN	CONC-1	WB-1	PNT-1	CPNT-1	
107	CHEM.	CONC-1	RB-1	PNT-1	CPNT-1	
108	STOR. 2	CONC-1	RB-1	PNT-1	CPNT-1	
109	POOL EQUIP.	CONC-1	RB-1	PNT-1	CPNT-1	

MATERIAL SCHEDULE

KEY	DESCRIPTION	MANUFACTURER	NAME	NUMBER	SIZE	COLOR	KEY NOTES
CEILINGS							
WC-1	TOUNGE AND GROOVE PINE	N/A			6"	STAINED ONSITE	
CPNT-1	PAINTED GYPSUM CEILING BOARD	SHERWIN WILLIAMS	Epoxy		N/A	BRIGHT WHITE	
CPNT-2	PAINTED GYPSUM CEILING BOARD	SHERWIN WILLIAMS	Epoxy		N/A	IRON ORE	
FLOORING							
CONC-1	SEALED CONCRETE	N/A	N/A	N/A	N/A	N/A	
CONC-2	BROOM FINISHED CONCRETE	N/A	N/A	N/A	N/A	N/A	
BASE							
WB-1	WOOD BASE	N/A	N/A	N/A	1"x8"	PNT-1	
RB-1	RUBBER BASE	ROPPE CORP.	700 SERIES		4" ROLL	TBD	
FCB-1	FIBER CEMENT BASE	HARDIE	TRIM	N/A	1"x8"	PNT-2	
WALLS							
PNT-1	PAINTED (INTERIOR)	SHERWIN WILLIAMS	TBD	EPOXY	N/A	PURE WHITE SW7005	
PNT-2	PAINT (EXTERIOR)	SHERWIN WILLIAMS	TBD			IRON ORE SW7096	
PNT-3	PAINT (EXTERIOR)	SHERWIN WILLIAMS	TBD			BLACK MAGIC SW6991	
PNT-4	PAINT (EXTERIOR)	SHERWIN WILLIAMS	TBD			WINCHESTER BROWN	
PT-1	PORCELAIN TILE	TBD			6"x12"	WHITE	
FCS-1	FIBER CEMENT SIDING	HARDIE	VERTICAL BOARD & BATTEN			PNT-2	
FCS-2	FIBER CEMENT SIDING	HARDIE	ARTISAN SQUARE CHANNEL SIDING			PNT-2	
FCS-3	FIBER CEMENT SIDING	HARDIE	ARTISAN SQUARE CHANNEL SIDING			PNT-4	
BV-1	BRICK VENEER (PAINTED)	SHERWIN WILLIAMS	TBD		NOMINAL	PNT-2	
SURFACE							
CNTP-1	GRANITE COUNTER TOP	TBD			TBD	TBD	
ROOFING							
ASPH-1	ARCHITECTURAL ASPHALT SHINGLE	TBD					
MISCELLANEOUS							
PNT-2	DOOR FRAMES	SHERWIN WILLIAMS	TBD	ProMar 200 Zero VOC	N/A	TBD	SEMI-GLOSS
TP-1	TOILET PARTITION	TBD				STAINLESS STEEL	
ST-1	WOOD TRUSS STAIN	SHERWIN WILLIAMS	TBD		N/A	TBD	

GENERAL NOTES
1 ALL FINISHES TO BE CLASS A
2 PAINT: PROVIDE PRODUCTS THAT COMPLY WITH MPI STANDARDS AND ARE LISTED IN THE "MPI APPROVED PRODUCTS LIST"
3 ALL PRODUCTS SPECIFIED ARE BASIS OF DESIGN. SUBMIT SUBSTITUTION REQUEST FOR ALTERNATIVE PRODUCT SUGGESTIONS.

STOREFRONT & GLAZING NOTES

STOREFRONT TYPES
ES-1 - EXTERIOR STOREFRONT WINDOW
- SYSTEM: KAWNEER - TRIFAB VERSAGLAZE 451T
- MULLION SIZE: 2" SIGHTLINE x 4.5" DEPTH
- GLAZING TYPE: 1" LOW-E COATED, CLEAR TEMPERED INSULATING GLASS
- COLOR: BLACK

GLAZING TYPES
GL-1 - EXTERIOR GLASS TYPE
- SYSTEM: SOLARBAN 60 - SOLAR CONTROL LOW-E GLASS - CLEAR + CLEAR
- OUTDOOR LITE: CLEAR GLASS, SPUTTER COATED ON SECOND SURFACE (2)
- INDOOR LITE: CLEAR (TRANSPARENT) FLOAT GLASS
- LOW-E COATING: SECOND SURFACE
- TEMPERED OUTDOOR AND INDOOR LITE
- U-FACTOR: 0.29
- SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.39
- VISIBLE LIGHT TRANSMITTANCE (VLT): 70%

DOOR HARDWARE SETS

Manufacturer List

MK McKinney
NO Norton Rixson
OT Other
PE Pemko
RO Rockwood
VO Von Duprin
YA ASSA ABLOY ACCENTRA

Set: 1.0
Description: EXTERIOR HM (PR) STOREROOM LOCK (4700) - MFB - CLOSER W/ STOP - KP - RAIN DRIP

Qty	Item	Description	Finish	Mfr
6	Hinge	TA2314 x NRP-STD	BSP	MK
1	Dust Proof Strike	570	BSP	RO
2	Flush Bolt	555/557	BSP	RO
1	Storeroom Lock	TB 4705LN	BSP	YA
2	Surface Closer	CPS8501	BSP	NO
2	Kick Plate	K1050 10" high CSK	BSP	RO
1	Set Astragal	18041BSPNB		PE
1	Set Door Seals	S88BL		PE
1	Rain Guard	346BSP		PE
2	Sweep	315BSPN		PE
1	Threshold	271BSP		PE
1	Hardware	SEE NOTE BELOW		OT

Notes: NOTE: THE ABOVE HARDWARE IS ILLUSTRATED AS A BASIS OF DESIGN, IF ALTERNATE HARDWARE IS REQUIRED TO MEET WINDSTORM AND HURRICANE CODES, PROVIDE ARCHITECT WITH INFORMATION ON HARDWARE SUBSTITUTED FOR THAT WHICH IS SPECIFIED.

Set: 2.0
Description: EXTERIOR HM (SGL) STOREROOM LOCK - (REG) CLOSER - KP - WS

Qty	Item	Description	Finish	Mfr
4	Hinge	TA2314	BSP	MK
1	Storeroom Lock	TB 4705LN	BSP	YA
1	Surface Closer	8501	BSP	NO
1	Kick Plate	K1050 10" high CSK	BSP	RO
1	Door Stop	409	BSP	RO
1	Set Door Seals	S88BL		PE
1	Rain Guard	346BSP		PE
1	Sweep	315BSPN		PE
1	Threshold	271BSP		PE
1	Hardware	SEE NOTE BELOW		OT

Notes: NOTE: THE ABOVE HARDWARE IS ILLUSTRATED AS A BASIS OF DESIGN, IF ALTERNATE HARDWARE IS REQUIRED TO MEET WINDSTORM AND HURRICANE CODES, PROVIDE ARCHITECT WITH INFORMATION ON HARDWARE SUBSTITUTED FOR THAT WHICH IS SPECIFIED.

Set: 3.0
Description: EXTERIOR (SGL) PUSH/PULL x DEADBOLT - (REG) CLOSER - KP - WS

Qty	Item	Description	Finish	Mfr
4	Hinge	TA2314	BSP	MK
1	Deadbolt	D162	BSP	YA
1	Push Plate	70C-RKW	BSP	RO
1	Pull Plate	BF 110x70C	BSP	RO
1	Surface Closer	8501	BSP	NO
1	Kick Plate	K1050 10" high CSK	BSP	RO
1	Kick Plate	K1050 4" high CSK	BSP	RO
1	Door Stop	409	BSP	RO
1	Set Door Seals	S88BL		PE
1	Rain Guard	346BSP		PE
1	Sweep	315BSPN		PE
1	Threshold	271BSP		PE
1	Hardware	SEE NOTE BELOW		OT

Notes: NOTE: THE ABOVE HARDWARE IS ILLUSTRATED AS A BASIS OF DESIGN, IF ALTERNATE HARDWARE IS REQUIRED TO MEET WINDSTORM AND HURRICANE CODES, PROVIDE ARCHITECT WITH INFORMATION ON HARDWARE SUBSTITUTED FOR THAT WHICH IS SPECIFIED.

Set: 4.0
Description: STOREROOM LOCK - OHS *SS*

Qty	Item	Description	Finish	Mfr
4	Hinge	TA2314	US32D	MK
1	Storeroom Lock	TBR 8805RL	630	YA
1	Overhead Stop	10 SERIES	630	NO
1	Set Door Seals	S88BL		PE

Set: 5.0
Description: GATE - RIM EXIT

Qty	Item	Description	Finish	Mfr
1	Exit Device	9952.L .252L	.626	VO
1	Cylinder	AS REQUIRED		YA
1	Hardware	SEE NOTE BELOW		OT

Notes: NOTE: GATE - BALANCE OF HARDWARE TO BE SUPPLIED BY DOOR MANUFACTURER.

NOTE: THE ABOVE HARDWARE IS ILLUSTRATED AS A BASIS OF DESIGN, IF ALTERNATE HARDWARE IS REQUIRED TO MEET WINDSTORM AND HURRICANE CODES, PROVIDE ARCHITECT WITH INFORMATION ON HARDWARE SUBSTITUTED FOR THAT WHICH IS SPECIFIED.

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:





10/5/2026

Andrew J. Jamison
Digitally signed by Andrew J. Jamison
DN: C=US, E=andrew@driftwoodarch.com, O=Driftwood Architecture PLLC, CN=Andrew J. Jamison
Date: 2026.10.05 21:38:01 -04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

Date 10/5/2026
Drawn by AJ

No.	Description	Date

SCHEDULES

A601

10/5/2026 12:50:31 PM

1.0 CODES AND STANDARDS:

1.1 2018 North Carolina State Building Code

1.2 "Minimum Design Loads for Buildings and other Structures" SEI/ASCE 7-16.

1.3 "Building Code Requirements for Structural Concrete (ACI 318-14)" American Concrete Institute 2014

1.4 "Manual of Standard Practice", Concrete Reinforcing Steel Institute, latest edition.

1.5 "Building Code Requirements for Masonry Structures" TMS 402-13.

1.6 "National Design Specification for Wood Construction with 2015 NDS Supplement," ANSI/AWC NDS-2015.

2.0 DESIGN LOADS:
Project Located in: City of Castle Hayne, County of New Hanover, State of North Carolina.

2.1 Gravity Loads: (Reduced where allowed)

GRAVITY LOADS			
Case	Locations	Uniform (psf)	Concentrated (lbs) (Over 2.5'x2.5')
DEAD	Roof	20	
	Floor	15	
LIVE	Roof	20	
	Floor	100	

2.2 Snow Loads per Referenced Code.

Pg = 10 psf
I = 1.0
Ce = 0.9
Ct = 1.0

2.3 Risk Category = II

2.4 Wind Loads per Referenced Code.

Basic Design Wind Speed:
3-second Gust PER ASCE
V = 143 mph
Exposure = B

Main Wind Force Resisting System:
Building is enclosed & Internal Pressure coefficient (GCpi) = +0.18 & -0.18
Topographic Factor Kzt = 1.0
Wind Directionality Factor, Kd = 0.85

CALCULATED WIND BASE SHEAR FOR MWFRS		
Building	Vx (k)	Vy (k)
Clubhouse	44	23
Mail Kiosk	3	1

Components & Cladding

COMPONENTS AND CLADDING WIND PRESSURE (PSF)										
Walls	Area < 10ft2		Area < 20ft2		Area < 50ft2		Area < 100ft2		Area < 500ft2	
Zone 4	32.0	-34.7	30.7	-33.4	28.6	-31.4	27.1	-30.0	23.9	-26.6
Zone 5	32.0	-42.9	30.7	-40.2	28.6	-36.1	27.1	-33.4	23.9	-26.6
Roof	Area < 10ft2		Area < 20ft2		Area < 50ft2		Area < 100ft2		Area < 500ft2	
Zone 1	29.3	-53.7	26.6	-45.6	21.2	-34.7	18.5	-26.6	18.5	-26.6
Zone 2e	29.3	-53.7	26.6	-45.6	21.2	-34.7	18.5	-26.6	18.5	-26.6
Zone 2n	29.3	-59.2	26.6	-52.4	21.2	-44.2	18.5	-37.5	18.5	-32.0
Zone 2r	29.3	-53.7	26.6	-45.6	21.2	-34.7	18.5	-26.6	18.5	-26.6
Zone 3e	29.3	-72.7	26.6	-64.6	21.2	-53.7	18.5	-45.6	18.5	-32.0
Zone 3r	29.3	-59.2	26.6	-52.4	21.2	-44.2	18.5	-37.5	18.5	-32.0

Notes:
1. Areas noted are effective wind areas as per ASCE 7, 26.2 definitions.
2. See figures this sheet for Zone locations.
3. Plus and minus signs signify pressures acting toward and away from surfaces, respectively.
4. Design pressures shown in table are strength design wind pressures. Allowable stress design wind pressures may be calculated by factoring the pressures by 0.6.
5. Design pressures for effective wind areas between those noted in schedule may be interpolated.
6. Tributary area = greater of LxW or Lx1/3.
7. Deflections may be calculated based on 42% of these loads.

2.5 Seismic Loads per Referenced Code.

Site class = D (Assumed)
Spectral Response Coefficients:
SS = 0.147g
S1 = 0.065g
SDS = 0.156g
SD1 = 0.105g
Cs = 0.024

Seismic Design Category = B
Seismic Importance Factor = 1.00

Basic Seismic - Force - Resisting System
BEARING WALL SYSTEMS - Light-frame (wood) walls sheathed with wood structural panels rated for shear resistance

RX=RY=6.5 / ΩX=ΩY=3 / CDX=CDY=4
Building Height Limit = NL
Analysis Procedure - per Referenced Code.
Equivalent Lateral Force Procedure

CALCULATED SEISMIC BASE SHEAR FOR MWFRS		
Building	Vx (k)	Vy (k)
Clubhouse	3	3
Mail Kiosk	0.5	0.5

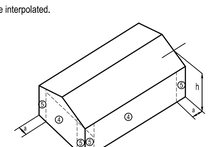
2.6 Guardrail designed per Referenced Code
Guardrail:
Uniform load = 50 plf, any direction
Concentrated load = 200 lbs, any direction
Intermediate Rail: (all those except handrail)

2.7 Flood Loads:
Project is not located in a flood zone.

3.0 FOUNDATIONS:

3.1 Foundation design is based upon a presumptive bearing capacity of 2,000 psf, as allowed by Section 1806 of the applicable building code. A qualified geotechnical engineer shall be present to verify bearing capacity and the results shall be sent to the engineer.

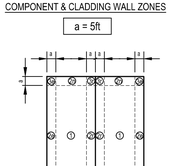
3.2 Footings shall bear on strata capable of sustaining a minimum bearing pressure of 2,000 psf.



ELEVATION

COMPONENT & CLADDING WALL ZONES

a = 5ft



PLAN

COMPONENT & CLADDING GABLE ROOF ZONES

3.0 FOUNDATIONS:

3.1 Foundation design is based upon a presumptive bearing capacity of 2,000 psf, as allowed by Section 1806 of the applicable building code. A qualified geotechnical engineer shall be present to verify bearing capacity and the results shall be sent to the engineer.

3.2 Footings shall bear on strata capable of sustaining a minimum bearing pressure of 2,000 psf.

3.3 Top of footing (T/FTG) elevations are shown on the drawings or are to be determined by the Contractor in the field in accordance with the guidelines set forth in the drawings.

3.4 Bottom of exterior footings and grade beams shall bear at a minimum depth of 1'-0" below final grade for frost protection.

3.5 Testing and Inspection:
a. All areas to have slabs on grade shall be proof rolled in accordance with and under observation of the Geotechnical Engineer and approved prior to preparation for concrete placement.
b. All foundation bearing strata shall be inspected and approved by the Geotechnical Engineer prior to any concrete placement.
c. Geotechnical Engineer shall be the sole judge as to suitability of all foundation and/or slab bearing strata.
d. Footing bearing elevations shall be adjusted in the field as required to meet the design bearing pressures by additional excavation or compaction and/or backfilling or by other means acceptable to the Geotechnical Engineer.

3.6 Undercutting to remove existing fill beneath footings and slab shall be performed at the direction of the Geotechnical Engineer.

3.7 Engineered Fill: All fill material shall be selected in accordance with the Geotechnical Report Material shall be a clean, low plastic soil with a plasticity index less than 30 (less than 15 is preferred), liquid limit less than 50, and unit weight of 120 pcf (+5 pcf)

3.8 Compaction: All fill shall be placed in loose lifts not exceeding 8" in thickness and compacted to a minimum of 96% Standard Proctor (ASTM D-698) except that the top 12" shall be compacted to a minimum of 98% Standard Proctor. Moisture shall be controlled to within 3% above or below optimum content.

3.9 Remove all topsoil and organic materials. The stripping should extend at least 10' beyond the proposed construction limits.

4.0 CONCRETE:

4.1 Concrete Strength:
All concrete shall be in accordance with the American Concrete Institute (ACI) 301 and 318.

4.2 Concrete shall have a 28 day compressive strength and density as follows:

CONCRETE STRENGTH SCHEDULE			
Location	Concrete Strength	Density	Comments
Footings	3,000 psi	±145 pcf	-
Slab-on-grade	See Schedule S3 sheets	±145 pcf	-
CMU Grout Fill	3,000psi pea gravel mix	±145 pcf	Slump 8"-11" or grout per Structural Masonry Notes, this sheet.

4.3 Concrete Mix Designs:
a. Submittals: Submit mix designs of each proposed concrete mix not less than 15 days prior to the start of work.
b. Mix designs, including water, cement ratios and slumps, shall be prepared in accordance with ACI 301-05, Section 4, Cement shall conform to ASTM C 150 Type 1 or at contractor's option, ASTM C 595 Type IP where fly ash is permitted. Normal weight aggregate shall conform to ASTM C 33 and light weight aggregate shall conform to ASTM C 330. No admixtures containing calcium chloride shall be permitted in any concrete.
c. Aggregate size shall be #67 stone for supported slabs or other formed concrete elements; #57 stone for slabs on grade and footings or other concrete elements formed from and poured against earth; #89 stone for masonry grout.
d. Water reducing admixture shall be used in all concrete.
e. Air entraining admixture in accordance with ACI 301 shall be used in all concrete exposed freezing and thawing during construction or service conditions.
f. Concrete subjected to freezing/thawing shall have a maximum water/cement ratio of 0.45 and shall contain the amount of air entraining agent specified in ACI 301-05 Section 4,
g. All columns and walls shall have superplasticizer admixture

4.4 Curing:
See specifications for curing method options and apply within two (2) hours after completion of finishing to all concrete flatwork and walls, U.N.O., other than footings and grade beams.

4.5 Use a non-corrosive, non-chloride accelerating admixture in concrete exposed to temperatures below 40°. Uniformly heat the water and aggregates to a temperature of not less than 50° Place and cure concrete in accordance with ACI 306.

4.6 When hot weather conditions exist, place and cure concrete in accordance with ACI 301. Cool ingredients before mixing to maintain concrete temp. at time of placement below 90°.

4.7 Reinforcing in all abutting concrete, including footings shall be continuous through or around all corners or intersections. Dowels or splices shall be equal in size and spacing to the reinforcing in the abutting members.

4.8 Refer to architectural drawings for door and window openings, drips, reglets, washes, masonry anchors, brick ledge elevations, slab depressions and miscellaneous embedded plates, bolts, anchors, angles, etc.

4.9 Refer to plumbing, mechanical and electrical drawings for underfloor, perimeter and other drains and for sleeves, outlet boxes, conduit, anchors, etc. The various trades are responsible for their items.

4.10 Base plates, anchor rods, support angles and other steel exposed to earth or granular fill shall be covered with a minimum of 3'' of concrete.

4.11 Fill slabs, not shown on the structural drawings and all exterior slabs to be broom finished, shall be reinforced with a minimum of 6 x 6 x W2.0 x W2.0 WWM unless noted otherwise on other drawings.

4.12 Finish surfaces to the following tolerances, according to ASTM E 1155, for a randomly trafficked floor surface:
a. Specified overall values of flatness, F(F) 25; and of levelness, F(L) 20; with minimum local values equal to ½ of the overall flatness and levelness values.
b. The composite F(F) and F(L) numbers shall be measured and reported within 72 hours after completion of slab concrete finishing operations and before removal of any supporting shores.

4.13 Non-shrink grout shall be pre-mixed, non-corrosive, non-metallic, non-staining containing silica sands, Portland cement, shrinkage compensating and water reducing agents. Product shall only require the addition of water. Minimum compressive strength shall be 2500 psi after one day and 7000 psi after 28 days. Grout shall be free of gas producing or air releasing and oxidizing agents and contain no corrosive iron, aluminum or gypsum.

4.14 Provide concrete grout - not mortar - for reinforced masonry lintel and bond beams where indicated on drawing or as scheduled.

4.15 Tolerance for anchor rods and other embedded items shall be per the AISC Code of Standard Practice Section 7.5.

4.16 Unless otherwise shown in the architectural drawings, provide ¾" chamfers at all column, wall, slab or beam edges that are exposed to view in the finished structure.

4.17 Concrete cover for cast-in-place concrete reinforcement:
Concrete cast against & permanently exposed to earth:.....3"
Concrete exposed to earth or weather:
No. 6 through No. 18 Bars:.....2"
No. 5 Bar and smaller:.....1½"
Concrete not exposed to weather or in contact with ground:
Slabs, Walls, Joists:
No. 11 Bar and smaller:.....¾"
Beams, Columns:
Primary Reinforcement, Ties, Stirrups:.....1½"

5.0 REINFORCING STEEL:

5.1 Reinforcing shall be domestic new billet steel conforming to ASTM A615, Grade 60 or 60S including stirrups and ties, except that reinforcing which is required to be welded shall conform to ASTM A706.

5.2 Field bending of concrete reinforcing steel is not permitted.

5.3 Welded wire mat and fabric shall conform to ASTM A184 and A185 respectively and shall be provided in flat sheets. Welded wire mat/fabric shall be lapped 0'-6'' at all splices.

5.4 Bar Splices:

	f'c = 3,000psi		f'c = 4,000psi		f'c = 5,000psi	
Bar Size	Ld (in)	Class "B" Lap Splice (in)	Ld (in)	Class "B" Lap Splice (in)	Ld (in)	Class "B" Lap Splice (in)
#3	17	22	15	19	13	17
#4	22	29	19	25	17	23
#5	28	36	24	31	22	28
#6	33	43	29	37	26	34
#7	48	63	42	54	38	49
#8	55	72	48	62	43	56
#9	62	81	54	70	48	63
#10	69	90	60	78	54	69
#11	76	98	66	85	59	76

NOTES:
1. Values are based on normal weight concrete.
2. Ld = minimum embed of rebar
3. Class "B" lap splice refers to minimum distance bars must be lapped for a full tension splice.
4. For Epoxy Coated bars multiply table values by 1.2
5. For Beam Top Bars multiply table values by 1.3
6. For Top Bars in Slabs and Footings 13in and thicker multiply table values by 1.3

6.0 STRUCTURAL MASONRY:

6.1 All structural masonry shall conform to ACI 530 standards as appropriate to the material.

6.2 Concrete Masonry Units (CMU):
a. Units shall be lightweight cellular units conforming to ASTM C 90, Grade N-2. Concrete masonry net area unit strength shall be no less than 2,000psi in accordance with ASTM C 140, with a unit weight not exceeding 95 pcf.
b. Design compressive strength of CMU (fm) = 2,000psi.

6.3 Mortar shall conform to ASTM C 270. Mortar shall be type ''S'' and shall conform to the ASTM C270 proportion requirements.

6.4 Neither type "N" mortar nor masonry cement shall be used as part of the lateral force resisting system.

6.5 Grouting:
a. Grout shall conform to ASTM C476 as specified by proportion. Masonry grout shall conform to the ASTM proportion requirements for coarse grout with a slump of 8 to 11 inches. Contractor may substitute grout with pea gravel concrete masonry fill, see note 4.2 this sheet.
b. All bond beams shall be filled with grout and reinforced as indicated on the drawings (details or schedules). Mortar fill is not permitted.
c. All masonry wall cells or cavities indicated as reinforced shall be grouted for the full height of the wall, unless specifically noted otherwise on the drawings. Unreinforced walls indicated as grouted shall be grouted full height, unless specifically noted otherwise. Mortar fill is not permitted.
d. All masonry cells or cavities below grade shall be grouted solid unless specifically noted otherwise on the drawings. Mortar fill is not permitted.
e. Vertical grouting shall be low lift or high lift as follows:
(1) Low lift grouting shall be used for all cavity walls and may be used for all walls at the option of the Contractor. Lifts shall not exceed 4'-0'' in height.
(2) High lift grouting is permissible only for filling of cellular masonry units and shall not exceed 12'-8" in height. Clean out holes shall be provided at the base of each grouted cell.
f. Grouting shall be stopped 1½'' below the top of a course to form a key at the joint.
g. Grouting of masonry beams or lintels shall be done in one continuous operation.
h. Consolidate pours with mechanical vibrator and reconsolidate by mechanical vibration after initial water loss and settlement has occurred.
i. Mechanical vibrator shall be a low velocity vibrator with a ¾'' head.

6.6 Masonry Reinforcing:
a. Foundation dowels may slope a maximum of 1:6 to align with wall cavities or vertical CMU cores. Greater slopes will require replacement of the foundation dowels.
b. Spliced reinforcing shall be lapped a length calculated per IBC 2107.5 OR 15'' OR as shown on drawings, whichever is greatest. All splices shall be wired together.
c. Vertical reinforcing bars shall have a minimum clearance of ¼'' from masonry and shall be held in position top and bottom and at intervals not exceeding 4'-0''. Accessories for such support shall be used. Provide ''AA Wire Products Company'' (or approved equal) Rebar Positioner AA225 or AA239 for vertical bars and AA238 for horizontal bars or approved equal products from other suppliers.
d. Horizontal joint reinforcing shall be lapped no less than 6'' all splices, including corners and tees where no control joint is used.
e. All horizontal joint reinforcing shall stop at control joints.
f. Horizontal reinforcing in bond beams shall be continuous through control joints.
g. All CMU walls shall have joint reinforcing @ 16"o.c. All joint reinforcing shall have (2) 9 gauge (0.148"Ø or W1.7) side rods & cross rods @ 16"o.c.

6.7 Masonry contractor shall provide for and coordinate with other trades for placement of all items to be embedded or built into the masonry.

MINIMUM SPLICING LENGTH (Ld) FOR MASONRY	
BAR SIZE	SPLICE LENGTH
#3	16"
#4	22"
#5	26"
#6	43"
#7	60"

7.0 GENERAL WOOD FRAMING NOTES:

7.1 All load bearing walls shall be SPF#2 U.N.O. or approved equal:
See plans and load bearing wall schedule for locations, spacing, and load bearing studs species.
All interior non-load bearing wall, shall be SPF #2, or approved equal.
All top plates shall be SYP #2 or better. All sill plates shall be SYP #3 or better. Pressure treat all sill plates in contact with concrete or masonry.
All pressure treated 2x material shall be SYP #2 or better and shall be treated in accordance with AWPA Standard U1 to the requirements of Use Category 3B (UC3B) or Use Category 4A (UC4A).
All pressure treated Parallam shall be Truss Joist MacMillan, Wolmanized Parallam PSL, or approved equal.
All pressure treated Glulam (GL) members shall be Rosboro Treated X-Beam 2400F_b-1.9E or approved equal.
All Glulams shall be Rosboro 24F-V4 or better.
All Blocking, Headers, beams and miscellaneous framing shall be SYP#2 U.N.O.

7.2 All Laminated Veneer Lumber (LVL) shall be Louisiana Pacific, Gang-Lam 3100F_b-2.0E or approved equal.
All roof and floor trusses shall be Builders First Source or approved equal. Truss supplier shall construct trusses to provide full bearing on all walls and girders. The truss supplier shall also submit drawings for review prior to fabrication.
The shop drawings shall show the following:
- Layout plan
- Bearing locations
- Truss elevations
- Mechanical openings
- Structural calculations
- Professional engineer seal to certify design. Engineer must be licensed in the state where the project is located.
- Hurricane clips and tie downs

7.3 Wall Sheathing
- Exterior wall sheathing shall be 7/16" exposure 1 grade plywood or OSB.
- Interior Shear Wall sheathing shall be 7/16" OSB or plywood.
- Block all edges @ exterior walls and Shear Walls.
- First row of sheathing at slab on grade is recommended to be pressure treated.
- See S5 sheets for shear wall nailing requirements block all edges.
- All other non-shear Wall sheathing shall be nailed to supports w/ 8d @ 3"o.c. edges and 12"o.c. field.

7.4 Roof Deck/Diaphragm
- Roof sheathing shall be 7/16" exposure 1 grade plywood or OSB on pitch roofs (3/12 or greater) and ½" Exposure 1 plywood on flat roofs
- Place long direction perpendicular to framing
- Slagger end joints
- Provide roof sheathing clips, Simpson PSCL/PSCA or approved equal at all unsupported edges.
- Nail to supporting members with 10d ring shank @ 6"o.c. edges and 12"o.c. field.

7.5 See plan for location of Wood Shear Walls and detail sheets for framing requirements.

7.6 [X] number in box notes the required number of bundled studs in that location. Bundled studs shall rest on framing member below or provide solid blocking from sub-floor to plate or girder below. Good framing practices shall be used in all cases.

7.7 All strap and tie connections shall have z-max (g185) triple zinc coating (or hot-dipped galvanized). All nails in contact with pressure treated lumber shall be hot-dipped galvanized and approved for use in pressure treated lumber.

7.8 Do not bend coil straps.

7.9 Unless noted otherwise, connect all building components per table 2304.10.1 - fastening schedule, per IBC 2015.

8.0 SHOP DRAWING SUBMITTAL:

8.1 See Project Manual

8.2 Contractor shall submit Electronic copies (PDF format) of each shop drawing for review. Shop drawings shall be reviewed by the Contractor prior to submission to the Engineer. The Contractor shall allow 10 working days for shop drawing approval.

9.0 CONSTRUCTION AND SAFETY:

9.1 Woods Engineering P.A.'s responsibility is limited to the details and information shown on these drawings. It is the responsibility of the Contractor to provide adequate safety measures required by local codes as well as OSHA Standards for the Construction Industry. This should include, but not be limited to the following:
Shoring to protect new as well as existing structures.
Necessary Scaffolding.
Material Handling Equipment.
Trench Boxing.

ABBREVIATIONS

@	AT	HT	HIP TRUSS
&	AND	IFM	INSIDE FACE OF MASONRY
AB	ANCHOR BOLTS	INT	INTERIOR
ACI	AMERICAN CONCRETE INSTITUTE	JBE	JOIST BEARING ELEVATION
ADDL	ADDITIONAL	JT	JOINT
AFF	ABOVE FINISHED FLOOR	K	KIP-S
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	KB	KICKER BRACE
		KSI	KIPS PER SQUARE INCH
AISI	AMERICAN IRON AND STEEL INSTITUTE	(L)	LONG SIDE REINFORCEMENT
		LB	LONG BAR
ALT	ALTERNATE	LBS	POUNDS
ARCH	ARCHITECTS - ARCHITECTURAL	LLH	LONG LEG HORIZONTAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	LLV	LONG LEG VERTICAL
		LO	LOW
AWS	AMERICAN WELDING SOCIETY	LOC	LOCATION
B, BOTT	BOTTOM	LWC	LIGHT WEIGHT CONCRETE
BCX	BOTTOM CHORD EXTENSION	MAX	MAXIMUM
BFF	BELOW FINISHED FLOOR	MC	MOMENT CONNECTION
BLDG	BUILDING	MECH	MECHANICAL
BM	BEAM	MFR	MANUFACTURER
BOS	BOTTOM OF STEEL	MID	MIDDLE
BRG	BEARING	MIN	MINIMUM
BTWN	BETWEEN	MISC	MISCELLANEOUS
CFS	COLD FORMED STEEL	MOW	MIDDLE OF WALL
CJ	CONTRACTION JOINT	MP	MASONRY PILASTER
CL	CENTERLINE	d	NAILS - PENNY
CLR	CLEAR	No	NUMBER
CMU	CONCRETE MASONRY UNITS	NS	NEAR SIDE
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	NWC	NORMAL WEIGHT CONCRETE
CONN	CONNECTION	OC	ON CENTER
CONST JT	CONSTRUCTION JOINT	OFB	OUTSIDE FACE OF BRICK
CONT	CONTINUOUS	OFM	OUTSIDE FACE OF MASONRY
CONTR	CONTRACTOR	OFS	OUTSIDE FACE OF STUD
CSJ	COMPOSITE STEEL JOIST	OPNG	OPENING
CTRD	CENTERED	OPP	OPPOSITE HAND
DBA	DEFORMED BAR ANCHOR	PEBS	PRE-ENGINEERED BUILDING SUPPLIER
DD	DELEGATED DESIGN		
DEFL	DEFLECTION	PED	PEDESTAL
DEPR	DEPRESSION - DEPRESSED	PL	PLATE
DET	DETAIL	PSF	POUNDS PER SQUARE FOOT
DIAG	DIAGONAL	PSI	POUNDS PER SQUARE INCH
Ø	DIAMETER	PSL	PARALLEL STRAND LUMBER
DIM	DIMENSION	PLF	POUNDS PER LINEAR FOOT
DIST	DISTANCE	PT	PRESSURE TREATED
DWG(S)	DRAWING(S)	REF	REFERENCE
DWL(S)	DOWEL(S)	REINF	REINFORCING
EA	EACH	REQD	REQUIRED
ELEV	ELEVATION	(S)	SHORT SIDE REINFORCEMENT
EMBED	EMBEDDED - EMBEDMENT	SB	SHORT BAR
ENG	ENGINEER	SCHD	SCHEDULE
EOR	ENGINEER OF RECORD	SF	STEP FOOTING
EQ	EQUAL	SIM	SIMILAR
EQUIP	EQUIPMENT	SOG	SLAB ON GRADE
EF	EACH FACE	SPEC(S)	SPECIFICATION(S)
EJ	EXPANSION JOINT	SPF	SPRUCE PINE FUR
EOD	EDGE OF DECK	SQ	SQUARE
EOM	EDGE OF MASONRY	STD	STANDARD
EOS	EDGE OF SLAB	STIFF	STIFFENER
EOW	EDGE OF WALL	STIRR	STIRRUP
EW	EACH WAY	STL	STEEL
EXIST	EXISTING	STR	STRUCTURAL
EXP	EXPANSION	SW	SHEAR WALL
EXT	EXTERIOR	SYP	SOUTHERN YELLOW PINE
FDN	FOUNDATION	T	TOP
FFE	FINISHED FLOOR ELEVATION	TCX	TOP CHORD EXTENSION
FS	FAR SIDE	TOC	TOP OF CONCRETE
FTG	FOOTING	TOS	TOP OF STEEL
GA	GAUGE	TOW	TOP OF WALL
GALV	GALVANIZED	TYP	TYPICAL
GT	GIRDER TRUSS	UNO	UNLESS NOTED OTHERWISE
HD	HEADED	VB	VEHICLE BARRIER
HI	HIGH	VERT	VERTICAL
HORIZ	HORIZONTAL	VIF	VERIFY IN FIELD
HSS	HOLLOW STRUCTURAL SECTION	W	WITH
		WWF	WELDED WIRE FABRIC

DO NOT SCALE DIGITAL OR HARD COPIES OF THESE DRAWINGS:

Unless Specifically Noted - Drawings, Plans, Sections, Details, Etc. are a graphic representation of the framing conditions and/or requirements.
Rebar lengths, bends & etc. SHALL NOT be determined by scaling any drawings included in this set of documents. Lengths & sizes shall be determined by the schedules only, or specifically requested if not numerically shown. Submit a written request to Woods Engineering, PA if further clarification is needed.

WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street Phone: 910.343.8007
Suite 201 Fax: 910.343.8088
Wilmington, NC 28401 www.woodseng.com

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:







Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/5/2026

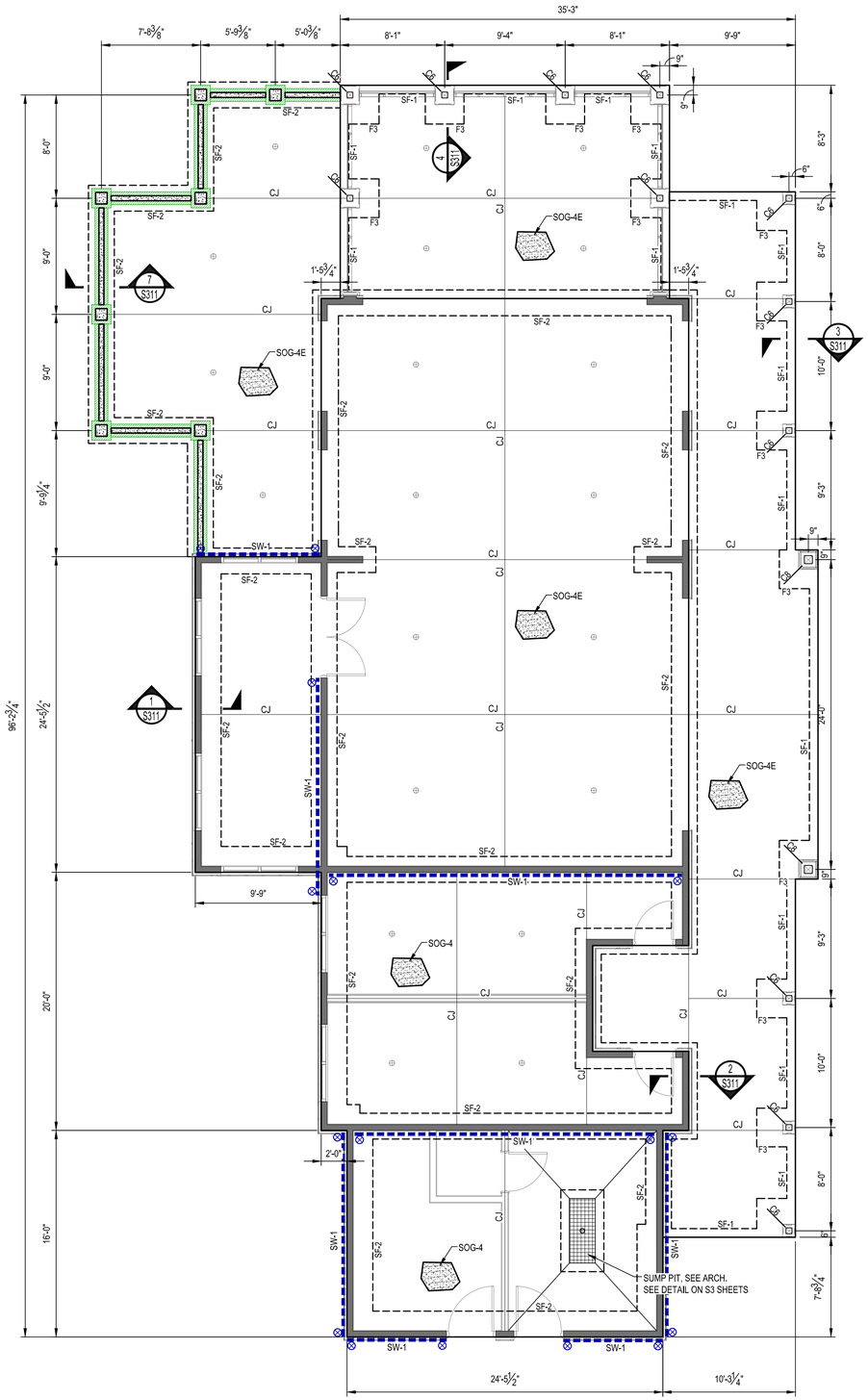
Drawn by JK

No.	Description	Date

GENERAL NOTES

S101

9/14/2026 4:51:18 PM



AMENITY BUILDING FOUNDATION PLAN

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

FOUNDATION LEGEND:

- LBW-X — LOAD BEARING WALLS (ABOVE) SEE SCHEDULE ON S4 SHEETS
- SF-X — STRIP FOOTING DESIGNATION SEE SCHEDULE ON S3 SHEETS
- FX — SPREAD FOOTING DESIGNATION SEE SCHEDULE ON S3 SHEETS
- SW — SHEAR WALL DESIGNATION SEE S5 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS.
- INDICATES APPROXIMATE LOCATION OF SHEAR WALL HOLDOWN SEE SCHEDULE ON S5 SHEETS
- INDICATES WOOD POST, SEE SCHEDULE AND DETAILS ON S4 SHEETS
- CJ — INDICATES CONCRETE SLAB CONTRACTION JOINTS, SEE S3 SHEETS FOR TYPICAL DETAILS. SEE PLAN FOR LOCATIONS. MAXIMUM SPACING = 16' IN BOTH DIRECTIONS
- FLOOR DRAIN, PER ARCH
- SOG-x — INDICATES SLAB-ON-GRADE. SEE SCHEDULE ON S3 SHEETS

FOUNDATION PLAN NOTES:

1. SEE S1 SHEETS FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, AND REINFORCING STEEL NOTES.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0". OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION. SEE CIVIL FOR ELEVATIONS RELATIVE TO MSL.
3. FOOTINGS SHALL BE MONOLITHIC W/ SLAB, U.N.O.
4. SEE S3 SHEETS FOR SLAB-ON-GRADE SCHEDULE
5. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
6. SEE S5 SHEETS FOR SHEAR WALL INFORMATION AND REQUIREMENTS.
7. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
8. RELOCATE ANY UTILITY LINES THAT CONFLICT WITH THE FOUNDATIONS OR DROP THE FOUNDATIONS TO AN ELEVATION BELOW THE PROPOSED UTILITIES. RELOCATE ANY GRAVITY FLOW LINES THAT CONFLICT WITH SPREAD FOOTINGS AS SHOWN ON STRUCTURAL FOUNDATION PLANS. IF A GRAVITY FLOW LINE TRAVELS UNDER A CONTINUOUS STRIP FOOTING EITHER:
   a. DROP THE FOOTING ELEVATION BELOW THE PROPOSED LINE.
   b. IF THE UTILITY LINE IS < 2'-0" BELOW THE STRIP FOOTING, THEN ENCASE THE LINE IN A STEEL PIPE 2" LARGER IN DIAMETER THAN THE LINE AND EXTEND THE PIPE 1'-0" PAST EACH SIDE OF THE CONCRETE FOOTING. BACKFILL THE TRENCH WITH #57 STONE. THE BEARING CAPACITY OF THIS AREA MUST MEET OR EXCEED THE ALLOWABLE SOIL BEARING CAPACITY.
   c. IF THE UTILITY LINE IS > 2'-0" BELOW BOTTOM OF FOOTING, THEN STEEL PIPE IS NOT REQUIRED. BACKFILL THE TRENCH WITH #57 STONE. THE BEARING CAPACITY OF THIS AREA MUST MEET OR EXCEED THE ALLOWABLE SOIL BEARING CAPACITY.
9. DIMENSIONS SHOWN ARE TO E.O.S. AND O.F.B. (U.N.O.) COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
10. IF DISCREPANCIES EXIST NOTIFY (AOR) AND (EOR) FOR CLARIFICATIONS.

WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street
Suite 201
Wilmington, NC 28401
Phone: 910.343.8007
Fax: 910.343.8088
www.woodseng.com

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

WOODS ENGINEERING, P.A. CORPORATE SEAL No. C-1806 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK
Digitally signed by Adam L. Sisk, PE, SE
DN: cn=Adam L. Sisk, o=Woods Engineering, PA, ou=Adam L. Sisk, PE, SE, email=adam@woodseng.com, c=US
Reason: I am the author of this document
Location: your signing location here
Date: 2026.10.05 13:18:37-07'00'

Client Name:	MUNGO HOMES | WILMINGTON
Project Name:	AVENUE ONE - AMENITY TWO
Address:	WILMINGTON, NC

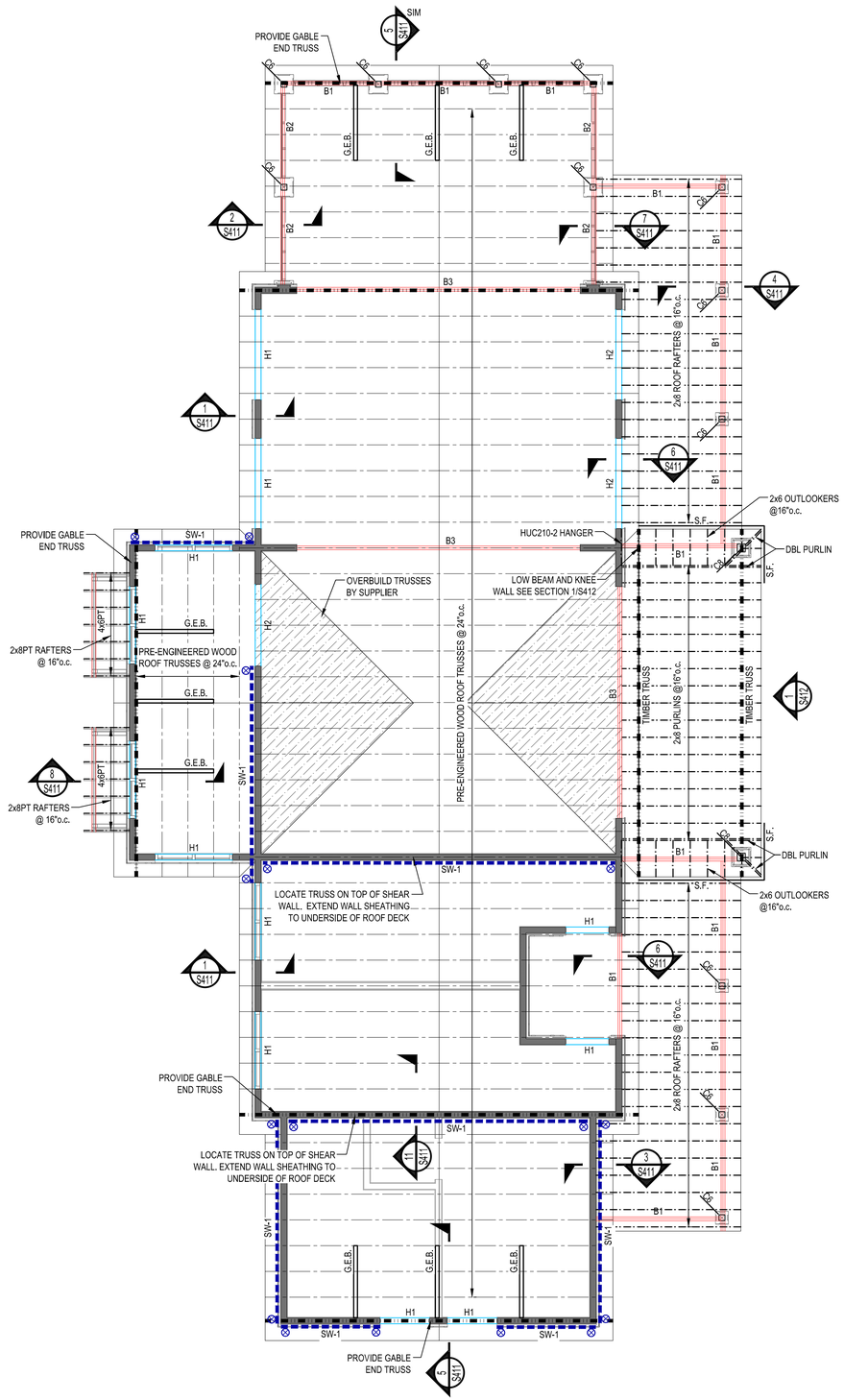
Date	10/5/2026
Drawn by	JK

No.	Description	Date

AMENITY BUILDING FOUNDATION PLAN

S201

9/14/2026 4:51:18 PM



AMENITY BUILDING ROOF FRAMING PLAN

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

ROOF FRAMING LEGEND:

- ROOF TRUSSES @ 24"o.c.
- 2x RAFTERS @ 16"o.c.
- Hx — HEADER, SEE SCHEDULE ON S4 SHEETS
- Bx — WOOD BEAM, SEE SCHEDULE ON S4 SHEETS
- 2x WALLS (BELOW)
- LOAD BEARING WALLS (BELOW) SEE SCHEDULE ON S4 SHEETS
- SW — SHEAR WALL DESIGNATION SEE S5 SHEETS FOR SCHEDULE, DETAILS, & REQUIREMENTS. "X" INDICATES # OF STORIES
- C — INDICATES WOOD POST, SEE SCHEDULE AND DETAILS ON S4 SHEETS
- G.E.B. — INDICATES GABLE END BRACE - SEE DETAILS
- S.F. — STRUCTURAL FASCIA - 2x6 min. NAIL TO TRUSS ENDS W/(2) 16d min.

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1 SHEETS.
2. HEADERS, BEAMS & LOAD BEARING WALLS SHOWN ARE FOR FRAMING BELOW THIS LEVEL. SHEAR WALLS REFER TO WALLS BELOW, ROOF TRUSS SUPPLIER SHALL PROVIDE DRAG TRUSSES DIRECTLY ABOVE ALL SHEAR WALLS. SEE S4 SHEETS FOR REQUIREMENTS.
3. WHEN A SECTION IS CUT OR DETAIL IS LABLED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street
Suite 201
Wilmington, NC 28401
Phone: 910.343.8007
Fax: 910.343.8088
www.woodseng.com

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

WOODS ENGINEERING P.A. CORPORATE SEAL No.: C-1806 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK
Digitally signed by Adam L. Sisk, PE, SE
DN: cn=Adam L. Sisk, o=Woods Engineering, P.A., ou=Principal, email=adam@woodseng.com, c=US
Reason: I am the author of this document
Location: your signing location here
Date: 2026.10.05 16:51:29-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/5/2026

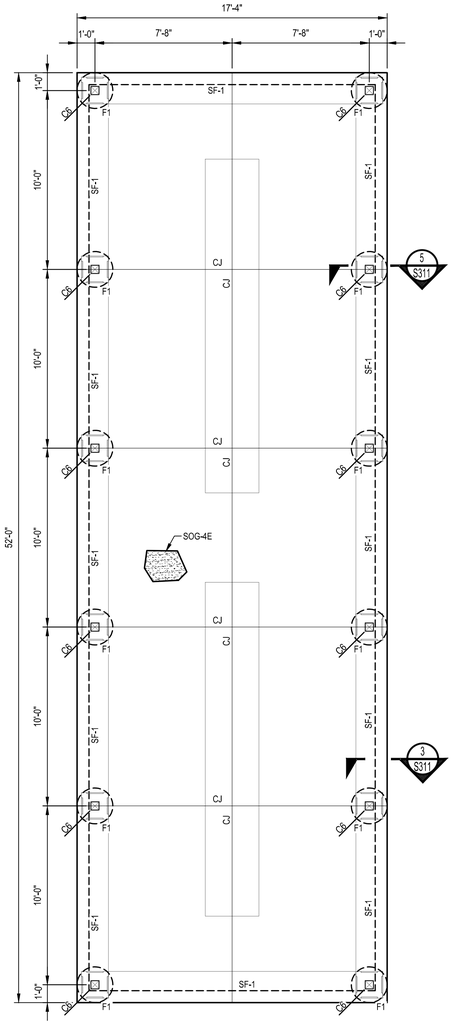
Drawn by JK

No.	Description	Date

AMENITY BUILDING ROOF FRAMING PLAN

S202

9/14/2026 4:51:18 PM



FOUNDATION LEGEND:

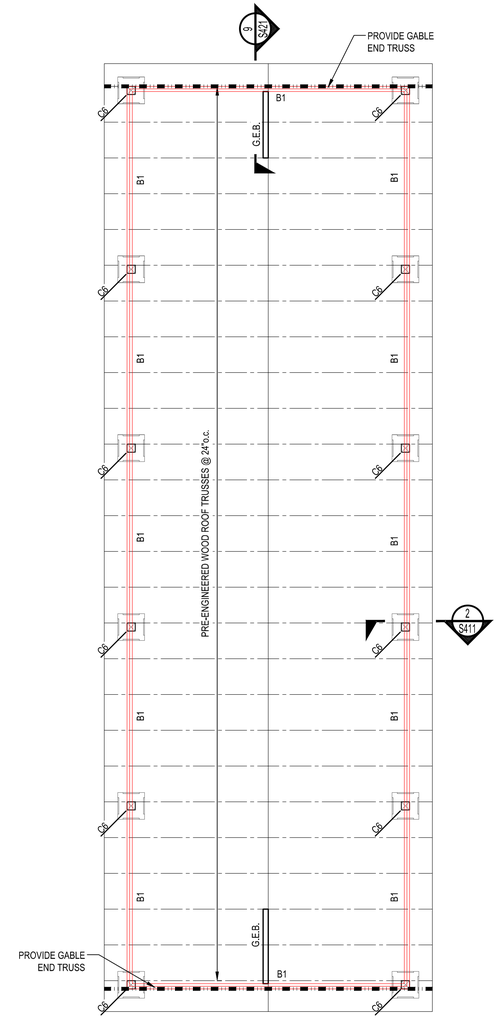
- SF-x — STRIP FOOTING DESIGNATION SEE SCHEDULE ON S3 SHEETS
- F1 — SPREAD FOOTING DESIGNATION SEE SECTION ON S3 SHEETS
- C6 — INDICATES WOOD POST, SEE SCHEDULE AND DETAILS ON S4 SHEETS
- CJ — INDICATES CONCRETE SLAB CONTRACTION JOINTS, SEE S3 SHEETS FOR TYPICAL DETAILS. SEE PLAN FOR LOCATIONS. MAXIMUM SPACING = 16' IN BOTH DIRECTIONS
- SOG-x — INDICATES SLAB-ON-GRADE. SEE SCHEDULE ON S3 SHEETS

FOUNDATION PLAN NOTES:

1. SEE S1 SHEETS FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, AND REINFORCING STEEL NOTES.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0". OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION. SEE CIVIL FOR ELEVATIONS RELATIVE TO MSL.
3. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
4. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
5. RELOCATE ANY UTILITY LINES THAT CONFLICT WITH THE FOUNDATIONS OR DROP THE FOUNDATIONS TO AN ELEVATION BELOW THE PROPOSED UTILITIES. RELOCATE ANY GRAVITY FLOW LINES THAT CONFLICT WITH SPREAD FOOTINGS AS SHOWN ON STRUCTURAL FOUNDATION PLANS. IF A GRAVITY FLOW LINE TRAVELS UNDER A CONTINUOUS STRIP FOOTING EITHER:
   a. DROP THE FOOTING ELEVATION BELOW THE PROPOSED LINE.
   b. IF THE UTILITY LINE IS < 2'-0" BELOW THE STRIP FOOTING, THEN ENCASE THE LINE IN A STEEL PIPE 2" LARGER IN DIAMETER THAN THE LINE AND EXTEND THE PIPE 1'-0" PAST EACH SIDE OF THE CONCRETE FOOTING. BACKFILL THE TRENCH WITH #57 STONE. THE BEARING CAPACITY OF THIS AREA MUST MEET OR EXCEED THE ALLOWABLE SOIL BEARING CAPACITY.
   c. IF THE UTILITY LINE IS > 2'-0" BELOW BOTTOM OF FOOTING, THEN STEEL PIPE IS NOT REQUIRED. BACKFILL THE TRENCH WITH #57 STONE. THE BEARING CAPACITY OF THIS AREA MUST MEET OR EXCEED THE ALLOWABLE SOIL BEARING CAPACITY.
6. DIMENSIONS SHOWN ARE TO E.O.S. AND O.F.B. (U.N.O.) COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. IF DISCREPANCIES EXIST NOTIFY (AOR) AND (EOR) FOR CLARIFICATIONS.

MAIL KIOSK FOUNDATION PLAN

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



ROOF FRAMING LEGEND:

- ROOF TRUSSES @ 24"o.c.
- Bx — WOOD BEAM, SEE SCHEDULE ON S4 SHEETS
- G.E.B. — INDICATES GABLE END BRACE - SEE DETAILS

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1 SHEETS.
2. WHEN A SECTION IS CUT OR DETAIL IS LABLED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

MAIL KIOSK ROOF FRAMING PLAN

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

9/14/2026 4:51:18 PM

WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street
Suite 201
Wilmington, NC 28401
Phone: 910.343.8007
Fax: 910.343.8088
www.woodseng.com

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

WOODS ENGINEERING, P.A. CORPORATE SEAL No. C-1806 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK — Digitally signed by Adam L. Sisk, PE, SE — DN: cn=Adam L. Sisk, o=Woods Engineering, P.A., ou=Engineer, email=adam@woodseng.com, c=US — Reason: I am the author of this document — Location: Wilmington, NC — Date: 2026.10.05 16:51:32-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

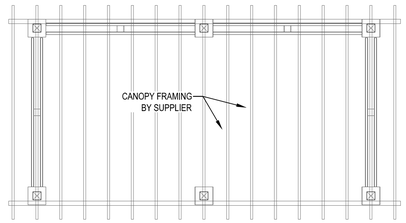
Date 10/5/2026

Drawn by JK

No.	Description	Date

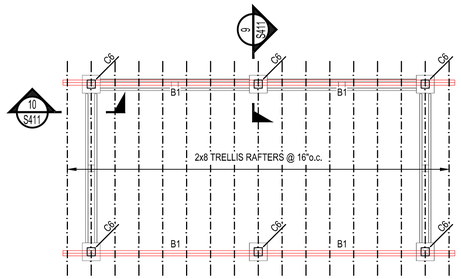
MAIL KIOSK FOUNDATION & ROOF FRAMING PLAN

S203



PREFAB CANOPY ROOF FRAMING PLAN

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



CANOPY ROOF FRAMING PLAN

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

STICK FRAMED OPTION

ROOF FRAMING LEGEND:

- 2x RAFTERS @ 16"o.c.
- Bx — WOOD BEAM, SEE SCHEDULE ON S4 SHEETS
- C5 — INDICATES WOOD POST, SEE SCHEDULE AND DETAILS ON S4 SHEETS

ROOF FRAMING PLAN NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE S1 SHEETS.
2. WHEN A SECTION IS CUT OR DETAIL IS LABLED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

PREFAB CANOPY FOUNDATION PLAN

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

CANOPY FOUNDATION PLAN

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

STICK FRAMED OPTION

FOUNDATION LEGEND:

- SF-X — STRIP FOOTING DESIGNATION SEE SCHEDULE ON S3 SHEETS
- Fx — SPREAD FOOTING DESIGNATION SEE SCHEDULE ON S3 SHEETS
- CJ — INDICATES CONCRETE SLAB CONTRACTION JOINTS, SEE S3 SHEETS FOR TYPICAL DETAILS. SEE PLAN FOR LOCATIONS. MAXIMUM SPACING = 16' IN BOTH DIRECTIONS
- FLOOR DRAIN, PER ARCH
- SOG-x — INDICATES SLAB-ON-GRADE. SEE SCHEDULE ON S3 SHEETS

FOUNDATION PLAN NOTES:

1. SEE S1 SHEETS FOR ADDITIONAL GENERAL NOTES, FOUNDATION NOTES, CONCRETE NOTES, AND REINFORCING STEEL NOTES.
2. DATUM ELEVATION = TOP OF SLAB ELEVATION = ASSUMED 0'-0". OTHER ELEVATIONS ARE NOTED AS (+ OR -) FROM DATUM ELEVATION. SEE CIVIL FOR ELEVATIONS RELATIVE TO MSL.
3. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER DISCIPLINE DRAWINGS FOR OPENINGS AND DEPRESSIONS NOT SHOWN ON THESE DRAWINGS.
4. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
5. RELOCATE ANY UTILITY LINES THAT CONFLICT WITH THE FOUNDATIONS OR DROP THE FOUNDATIONS TO AN ELEVATION BELOW THE PROPOSED UTILITIES. RELOCATE ANY GRAVITY FLOW LINES THAT CONFLICT WITH SPREAD FOOTINGS AS SHOWN ON STRUCTURAL FOUNDATION PLANS. IF A GRAVITY FLOW LINE TRAVELS UNDER A CONTINUOUS STRIP FOOTING EITHER:
   a. DROP THE FOOTING ELEVATION BELOW THE PROPOSED LINE.
   b. IF THE UTILITY LINE IS < 2'-0" BELOW THE STRIP FOOTING, THEN ENCASE THE LINE IN A STEEL PIPE 2" LARGER IN DIAMETER THAN THE LINE AND EXTEND THE PIPE 1'-0" PAST EACH SIDE OF THE CONCRETE FOOTING. BACKFILL THE TRENCH WITH #57 STONE. THE BEARING CAPACITY OF THIS AREA MUST MEET OR EXCEED THE ALLOWABLE SOIL BEARING CAPACITY.
   c. IF THE UTILITY LINE IS > 2'-0" BELOW BOTTOM OF FOOTING, THEN STEEL PIPE IS NOT REQUIRED. BACKFILL THE TRENCH WITH #57 STONE. THE BEARING CAPACITY OF THIS AREA MUST MEET OR EXCEED THE ALLOWABLE SOIL BEARING CAPACITY.
6. DIMENSIONS SHOWN ARE TO E.O.S. AND O.F.B. (U.N.O.) COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. IF DISCREPANCIES EXIST NOTIFY (AOR) AND (EOR) FOR CLARIFICATIONS.

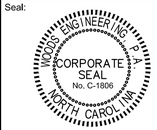
WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street
Suite 201
Wilmington, NC 28401
Phone: 910.343.8007
Fax: 910.343.8088
www.woodseng.com

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:







Digitally signed by Adam L. Sisk, PE, SE
DN: cn=Adam L. Sisk, o=Woods Engineering, P.A., ou=Principal, email=adam@woodseng.com, c=US
Reason: I am the author of this document
Location: your signing location here
Date: 2026.10.05 19:51:29-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/5/2026

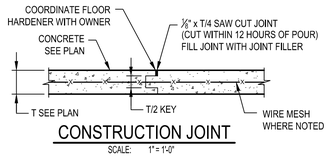
Drawn by JK

No.	Description	Date

CANOPY
FOUNDATION & ROOF
FRAMING PLAN

S204

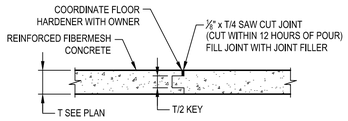
9/14/2026 4:51:18 PM



CONSTRUCTION JOINT

SCALE: 1" = 1'-0"

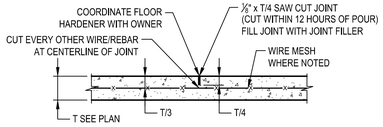
WITH WIRE MESH



CONSTRUCTION JOINT

SCALE: 1" = 1'-0"

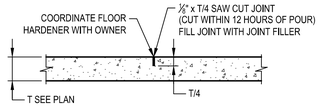
WITHOUT WIRE MESH



CONTRACTION JOINT

SCALE: 1" = 1'-0"

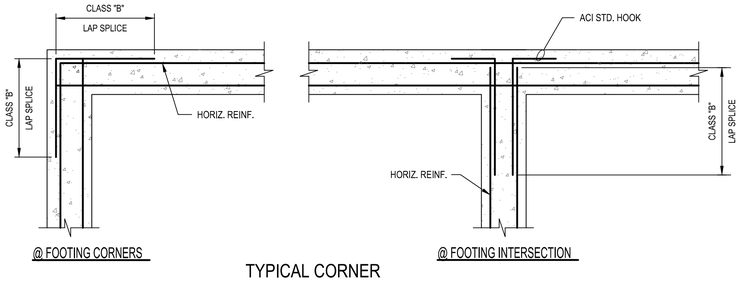
WITH WIRE MESH



CONTRACTION JOINT

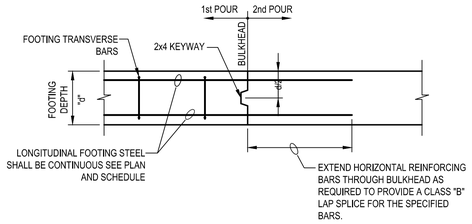
SCALE: 1" = 1'-0"

WITHOUT WIRE MESH



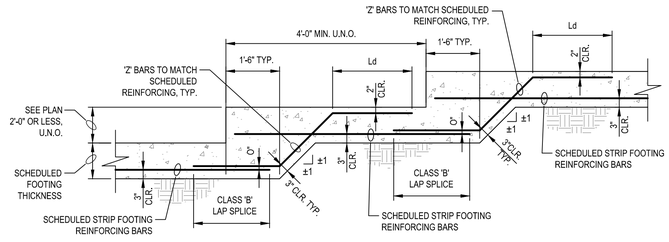
TYPICAL CORNER REINFORCING FOR CONCRETE FOOTINGS

SCALE: 3/4" = 1'-0"



TYPICAL FOOTING CONSTRUCTION JOINT SECTION

SCALE: 3/4" = 1'-0"



STEP FOOTING DETAIL

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

SLAB ON GRADE SCHEDULE

MARK	THICKNESS	CONCRETE STRENGTH	REINFORCEMENT	AIR ENTRAINMENT	TYPICAL LOCATION	VAPOR BARRIER	COMMENTS
SOG-4	4"	3,000psi	WWM6x6xW2.0xW2.0 OR 3lb/cy MACROFIBER	NO	TYP INTERIOR	15mil	-
SOG-4E	4"	4,000psi	WWM6x6xW2.0xW2.0 FLAT SHEETS	YES	TYP EXTERIOR	10mil	LIGHT BROOM FINISH

NOTES:
-ALL SLAB-ON-GRADES SHALL BEAR ON DRAINAGE LAYER AND WELL COMPACTED SUBGRADE PER GEOTECHNICAL REPORT. VERIFY COMPACTION AND MATERIAL WITH GEOTECHNICAL ENGINEER.

STRIP FOOTING (SF-X) SCHEDULE

MARK	SIZE width x thickness x length	REINFORCEMENT (BOTTOM BARS U.N.O.)	REMARKS	TYPICAL LOCATION, U.N.O.
SF-1	0'-8" x 1'-6" x CONT.	(1) #4 CONT. T&B		EXTERIOR SLAB EDGES
SF-2	2'-0" x 2'-0" x CONT.	(3) #5 x CONT. BOTT & (1)#4 x CONT TOP		EXTERIOR WALLS

SPREAD FOOTING SCHEDULE

MARK	SIZE length x width x thickness	BOTTOM BARS EACH WAY U.N.O.	REMARKS
F1	SEE ALT SECTION 8/S311		
F2.5	2'-6" x 2'-6" x 1'-6"	(4) #4 x CONT. BOTT & (4)#4 x CONT TOP	-
F3	3'-0" x 3'-0" x 1'-6"	(4)#5	-

NOTES:
- FOOTING MONOLITHIC WITH SLABS EXCEPT WHERE SHOWN IN DETAILS.
- THICKEN FOOTINGS TO 1'-0" THICK MIN (OR TO MAINTAIN FROST DEPTH) WHERE MONOLITHIC AND LOCATED AT SLAB EDGE

GENERAL NOTE:
DETAILS SHOWN ON THIS SHEET ARE GENERIC IN NATURE AND MAY NOT PORTRAY EXACT CONDITIONS. THESE DETAILS ARE INTENDED TO PROVIDE GENERAL GUIDELINES FOR TYPICAL CONSTRUCTION CONDITIONS.

WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street
Suite 201
Wilmington, NC 28401
Phone: 910.343.8007
Fax: 910.343.8088
www.woodseng.com

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

WOODS ENGINEERING, P.A. CORPORATE SEAL No. C-1806 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK

Digitally signed by Adam L. Sisk, PE, SE
DN: cn=Adam L. Sisk, o=Woods Engineering, P.A., ou=Principal, email=adam@woodseng.com, c=US
Reason: I am the author of this document
Location: your signing location here
Date: 2026.10.05 16:51:39-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

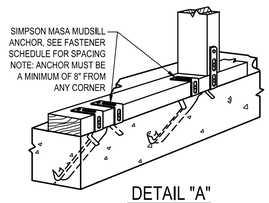
Date	10/5/2026
Drawn by	JK

No.	Description	Date

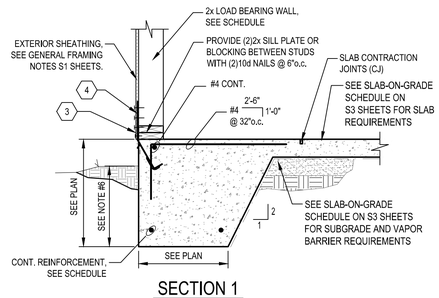
FOUNDATION DETAILS & SCHEDULES

S301

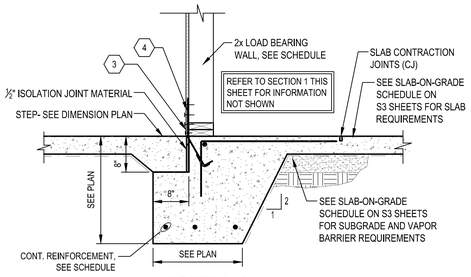
9/14/2026 4:51:18 PM



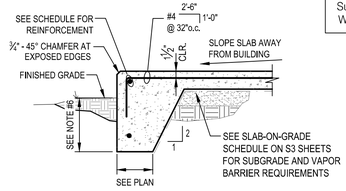
DETAIL "A"
SCALE: 3/4" = 1'-0"



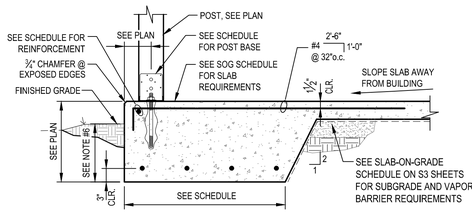
SECTION 1
SCALE: 3/4" = 1'-0"



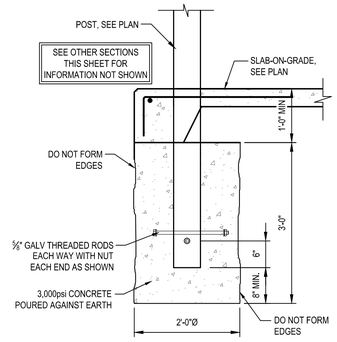
SECTION 2
SCALE: 3/4" = 1'-0"



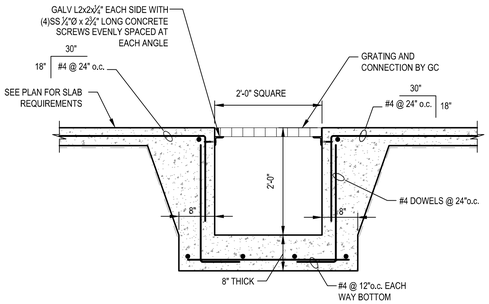
SECTION 3
SCALE: 3/4" = 1'-0"
TYP. AT SLAB EDGE



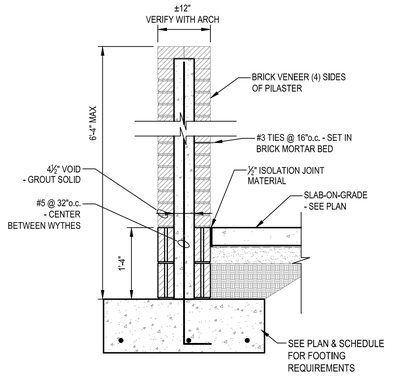
SECTION 4
SCALE: 3/4" = 1'-0"
TYP. @ POST



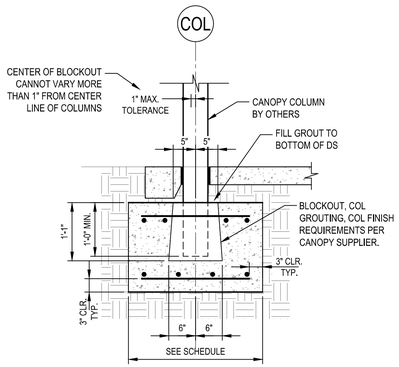
SECTION 5
SCALE: 3/4" = 1'-0"
F1 FOOTING



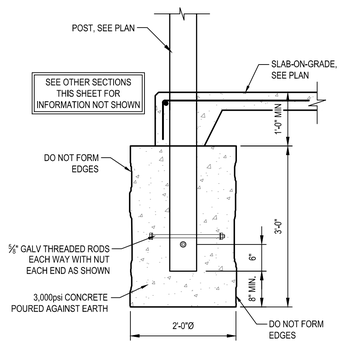
SECTION 6
SCALE: 3/4" = 1'-0"
SUMP PIT DETAIL



SECTION 7
SCALE: 3/4" = 1'-0"
SCREEN WALL



SECTION 8
SCALE: 3/4" = 1'-0"
PREFAB CANOPY FOOTING DETAIL



ALT SECTION 8
SCALE: 3/4" = 1'-0"
F1 - CANOPY FOOTING
STICK FRAME OPTION

FOUNDATION SECTION FASTENING SCHEDULE			
MARK	LOCATION	FASTENER REQUIREMENTS	COMMENTS
⟨3⟩	SHEATHING TO SILL PLATE	(2) ROWS 8d @ 3"o.c.	
⟨4⟩	MASA SPACING	24"o.c. @ SHEAR WALLS 32"o.c. @ NON-SHEAR WALLS	SEE DETAIL A THIS SHEET
⟨5⟩	PINS AT SILL PLATE TO SLAB @ INTERIOR	HILTI X-CP @ 32"o.c. @ NON-SHEAR WALLS HILTI X-CP @ 4"o.c. @ SHEAR WALLS	

FOUNDATION SECTION NOTES

1. DO NOT SCALE SECTIONS. SEE PLANS AND SCHEDULES FOR SIZES NOT SHOWN.
2. REBAR IS SHOWN FOR REFERENCE ONLY. SEE PLANS AND SCHEDULES FOR REINFORCEMENT REQUIREMENTS. WHERE REINFORCEMENT IS SPECIFIED IN SECTIONS IT IS IN ADDITION TO SCHEDULES.
3. IF A HOOK IS SHOWN ON REINFORCEMENT A STANDARD HOOK PER ACI IS REQUIRED U.N.O.
4. IF A DISCREPANCY EXISTS BETWEEN THE SECTIONS AND PLAN THE MORE STRINGENT REQUIREMENTS SHALL APPLY
5. WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.
6. SEE S1 SHEETS FOR MINIMUM DEPTH OF FOOTING BEARING BELOW GRADE
7. ALL EPOXY FOR CONCRETE SHALL BE HILTI HY-200 OR APPROVED EQUAL

WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street
Suite 201
Wilmington, NC 28401
Phone: 910.343.8007
Fax: 910.343.8088
www.woodseng.com

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

WOODS ENGINEERING, P.A. CORPORATE SEAL No. C-1806 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK
Digitally signed by Adam L. Sisk, PE, SE
DN: cn=Adam L. Sisk, o=N/A, ou=N/A, email=adam@woodseng.com, c=US
Reason: I am the author of this document
Location: N/A
Date: 2026.10.05 09:51:40-04'00'

Client Name: MUNGO HOMES | WILMINGTON
Project Name: AVENUE ONE - AMENITY TWO
Address: WILMINGTON, NC

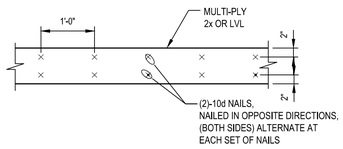
Date 10/5/2026
Drawn by JK

No.	Description	Date

FOUNDATION SECTIONS

S311

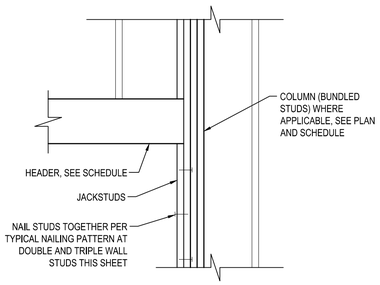
9/14/2026 4:51:18 PM



TWO-PLY AND THREE-PLY MEMBERS

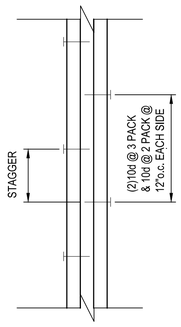
TYPICAL NAILING PATTERN AT MULTI-PLY MEMBERS

SCALE: 3/4" = 1'-0"



TYPICAL WINDOW AND DOOR

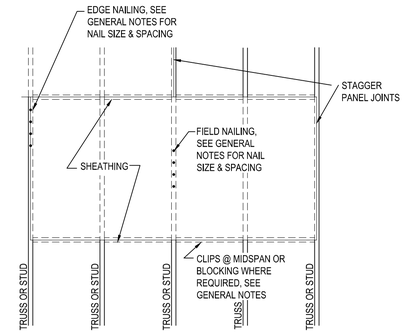
SCALE: 3/4" = 1'-0"



TYPICAL NAILING PATTERN AT DOUBLE AND TRIPLE WALL STUDS

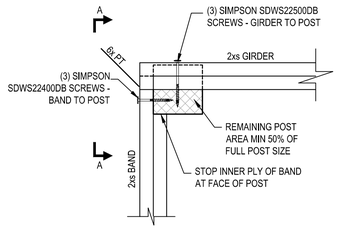
SCALE: 1 1/2" = 1'-0"

FOR ADDITIONAL PLYS PROVIDE 10d @ 12" o.c.



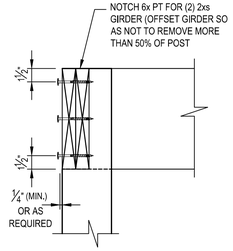
NAILING PATTERN FOR ROOF, FLOOR, OR WALL SHEATHING

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



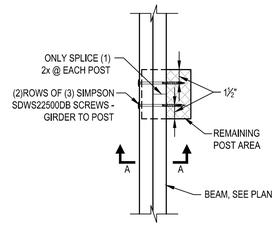
TYPICAL 6x6 POST CORNER CONNECTION

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



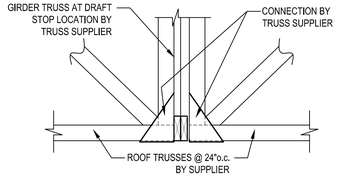
DETAIL A

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



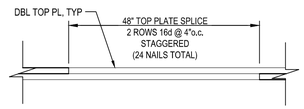
TYPICAL 6x6 POST CONNECTION

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



TYPICAL ROOF TRUSS TO GIRDER TRUSS

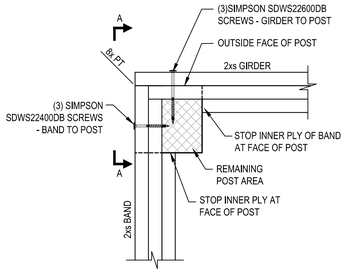
SCALE: 3/4" = 1'-0"



TYPICAL TOP PLATE SPLICE

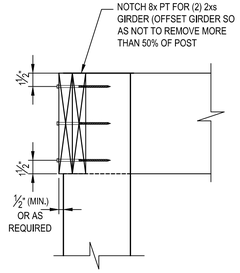
SCALE: 1" = 1'-0"

"BAND" = PARALLEL TO JOIST, RAFTERS, OR TRUSSES
"GIRDER" = PERPENDICULAR TO JOIST, RAFTERS, OR TRUSSES



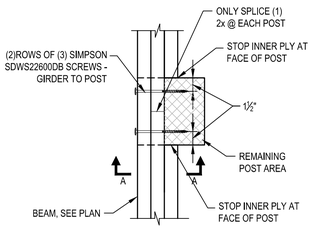
TYPICAL 8x8 POST CORNER CONNECTION

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



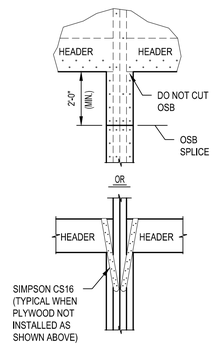
DETAIL A

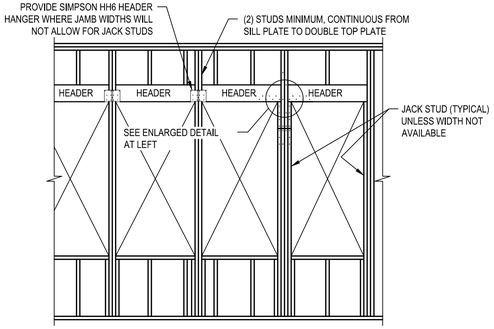
SCALE: 1-1/2" = 1'-0"



TYPICAL 8x8 POST CONNECTION

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





NOTE: CONTRACTOR SHALL USE JACK STUDS WHEN POSSIBLE.

TYPICAL FRAMING AT EXTERIOR WINDOW OR DOOR OPENING

SCALE: 3/8" = 1'-0"

BEAM SCHEDULE		BUNDLED STUDS (U.N.O)	HANGERS (U.N.O)
MARK	BEAM REQUIREMENT	FL #1	
B1	(2) 2x12's	3 / 3	LUS210-2
B2	(3) 2x12's	3 / 3	LUS210-3
B3	(3)-1¾"x14"LVL	4 / 4	HGUS412

* STUD PACKS SHOWN AS (2X4 / 2X6)

NOTES:
1. ALL BEAMS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
2. SEE S1 SHEETS FOR MATERIAL SPECIFICATIONS.
3. ALL BEAMS ARE FLUSH AT FLOORS AND DROPPED AT ROOF, U.N.O.
4. PROVIDE SIMPSON HANGERS AS NOTED ON BEAM TO BEAM CONNECTIONS. OTHERWISE BEAR BEAMS ON POSTS/WALLS BELOW

LOAD BEARING WALL (LBW #X) SCHEDULE	
FLOOR LEVEL	STUD WALL REQUIREMENT BY TYPE
	LBW #1
1st	2x6
TYP. LOCATION, U.N.O.	EXTERIOR WALLS

NOTES:
1. ALL STUDS TO BE LOCATED @ 16" o.c. U.N.O.
2. ALL STUDS TO BE SPF #2 OR BETTER, EXCEPT AS NOTED BELOW AND IN SCHEDULE.
3. SEE GENERAL WALL FRAMING DETAILS ON S4 SHEETS.

COLUMN (CX) SCHEDULE			
MARK	COLUMN	BASE CONNECTION	ANCHOR BOLTS
C6	6x6PT (WOOD)	ABU66Z	(1)⅝"Ø
C8	8x8PT (WOOD)	ABU88Z	(2)⅝"Ø

GROUT UNDER ALL BASE PLATES WITH NON-SHRINK GROUT
ALL ANCHOR BOLTS TO BE GALV THREADED ROD AND DRILLED AND EPOXIED WITH 8" EMBEDMENT U.N.O.

TOP CONNECTION UNLESS OTHERWISE NOTED ON PLAN:
SIMPSON CCQ-SDS2.5 = CONTINUOUS CONDITION
SIMPSON CCCQ-SDS2.5 = CORNER CONDITIONS
SIMPSON CCTQ-SDS2.5 = T-INTERSECTION CONDITIONS

POST UP BASE CONNECTION UNLESS OTHERWISE NOTED ON PLAN:
INVERTED SIMPSON CCQ-SDS2.5 = CONTINUOUS CONDITION

HEADER SCHEDULE		JAMB REQUIREMENTS
MARK	HEADER REQUIREMENTS	FL #1
H1	(3) 2x8	2K/2J
H2	(3) 2x10	2K/2J

NOTES:
1. 2x's TO HAVE 7/16" OSB OR PLYWOOD BETWEEN PLYS TO FLUSH OUT WITH WALL FRAMING
2. K = KING STUDS / J = JACK STUDS
3. MIN. 3 JACK STUDS REQUIRED BETWEEN WINDOWS, IF HEADER IS TO RUN CONTINUOUS OVER MULTIPLE WINDOWS, ONLY ALLOWED WHERE SHOWN ON PLAN

9/14/2026 4:51:18 PM

WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street
Suite 201
Wilmington, NC 28401
Phone: 910.343.8007
Fax: 910.343.8088
www.woodseng.com

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 041563 ADAM L. SISK

Digitally signed by Adam L. Sisk, PE, SE
DN: cn=Adam L. Sisk, o=Woods Engineering, PA, ou=Adam L. Sisk, PE, SE, email=adam@woodseng.com, c=US
Reason: I am approving this document
Date: 2026.10.05 16:57:45-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

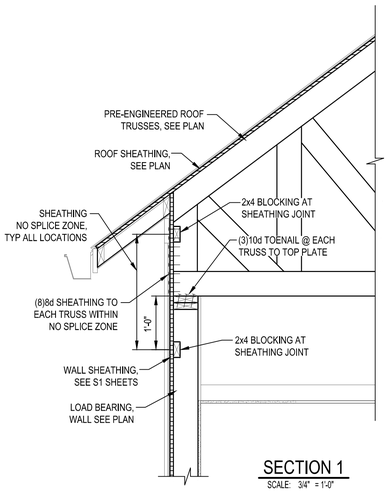
Address: WILMINGTON, NC

Date	10/5/2026
Drawn by	JK

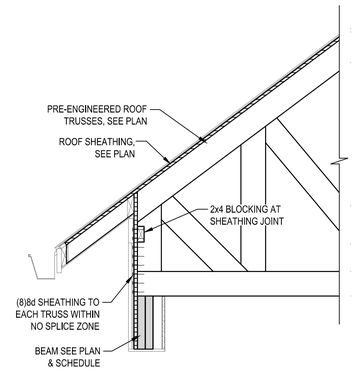
No.	Description	Date

FRAMING DETAILS & SCHEDULES

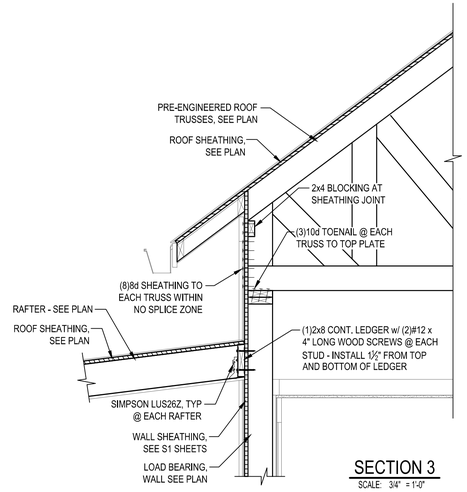
S401



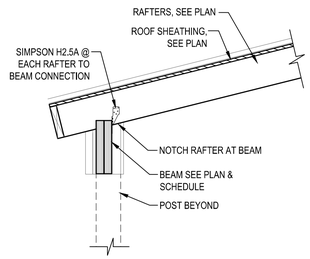
SECTION 1
SCALE: 3/4" = 1'-0"



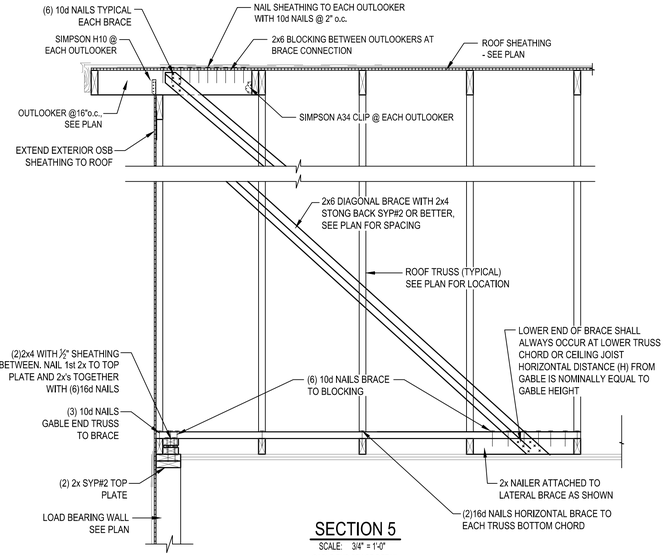
SECTION 2
SCALE: 3/4" = 1'-0"



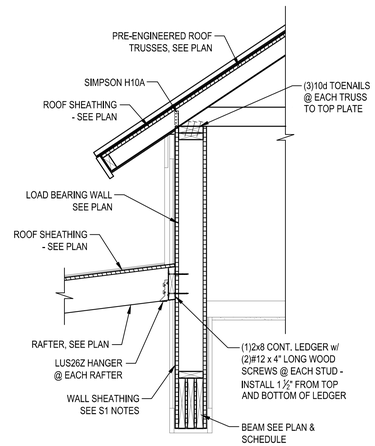
SECTION 3
SCALE: 3/4" = 1'-0"



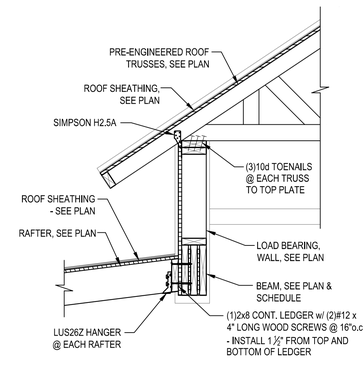
SECTION 4
SCALE: 3/4" = 1'-0"



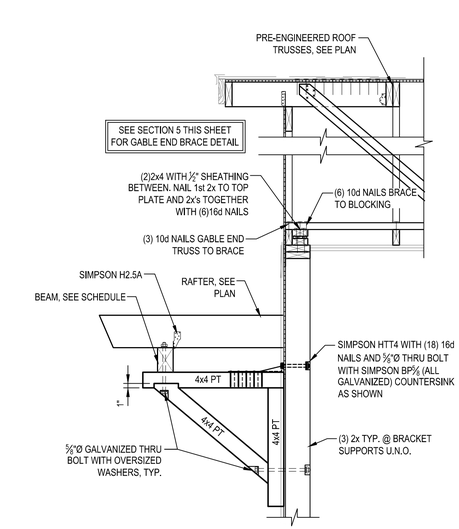
SECTION 5
SCALE: 3/4" = 1'-0"
GABLE END BRACE DETAIL



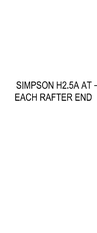
SECTION 6
SCALE: 3/4" = 1'-0"



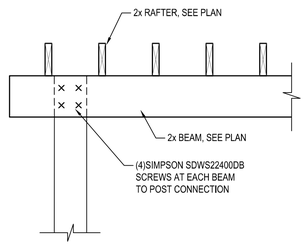
SECTION 7
SCALE: 3/4" = 1'-0"



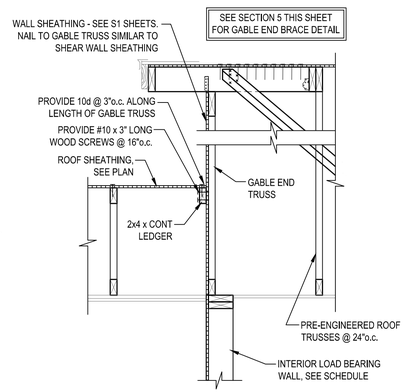
SECTION 8
SCALE: 3/4" = 1'-0"
BRACKET OVERHANG @ GABLE END



SECTION 9
SCALE: 3/4" = 1'-0"



SECTION 10
SCALE: 3/4" = 1'-0"



SECTION 11
SCALE: 3/4" = 1'-0"
ROOF STEP DETAIL

WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street
Suite 201
Wilmington, NC 28401
Phone: 910.343.8007
Fax: 910.343.8088
www.woodseng.com

DRIFTWOOD ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

WOODS ENGINEERING P.A. CORPORATE SEAL No. C-1806 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK

NORTH CAROLINA PROFESSIONAL SEAL 041563 ENGINEER ADAM L. SISK
Digitally signed by Adam L. Sisk, PE, SE
DN: cn=Adam L. Sisk, o=Woods Engineering, P.A., ou=Principal, email=adam@woodseng.com, c=US
Reason: I am the author of this document
Location: your signing location here
Date: 2026.10.05 10:57:48-04'00'

Client Name:	MUNGO HOMES | WILMINGTON
Project Name:	AVENUE ONE - AMENITY TWO
Address:	WILMINGTON, NC

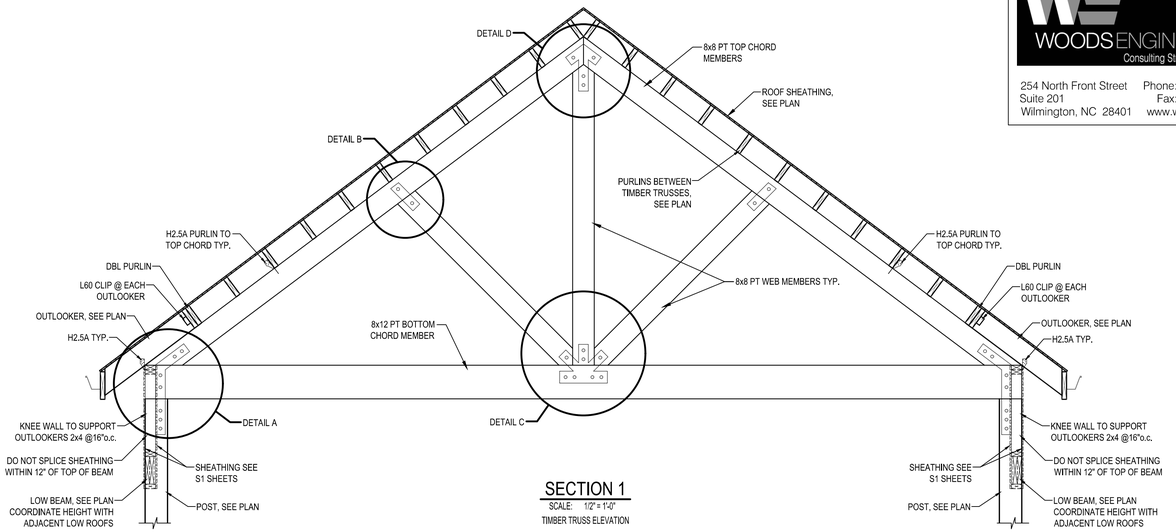
Date	10/5/2026
Drawn by	JK

No.	Description	Date

ROOF FRAMING SECTIONS

S411

9/14/2026 4:51:18 PM

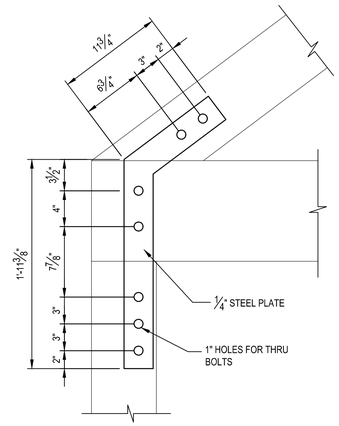


SECTION 1

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

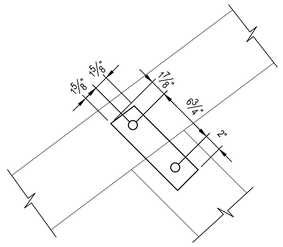
TIMBER TRUSS ELEVATION

ALL PLATES ARE TO BE PAINTED PER ARCH AND INSTALLED ON BOTH SIDES OF TRUSS WITH 1"Ø THRU BOLTS



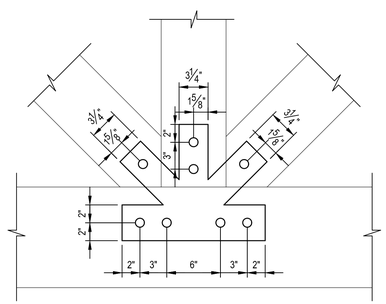
DETAIL A

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



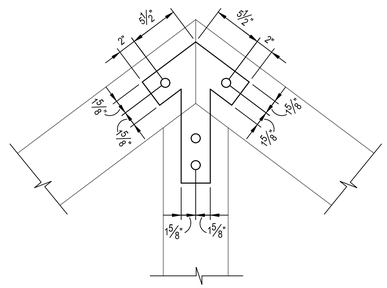
DETAIL B

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



DETAIL C

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



DETAIL D

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

WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street
Suite 201
Wilmington, NC 28401
Phone: 910.343.8007
Fax: 910.343.8088
www.woodseng.com

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:

WOODS ENGINEERING, P.A. CORPORATE SEAL No. C-1806 NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 041563 ADAM L. SISK

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 041563 ADAM L. SISK

Digitally signed by Adam L. Sisk, PE, SE
DN: cn=Adam L. Sisk, o=Woods Engineering, PA, ou=Principal, email=adam@woodseng.com, c=US
Reason: I am the author of this document
Location: your signing location here
Date: 2026.10.05 10:51:51-04'00'

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/5/2026

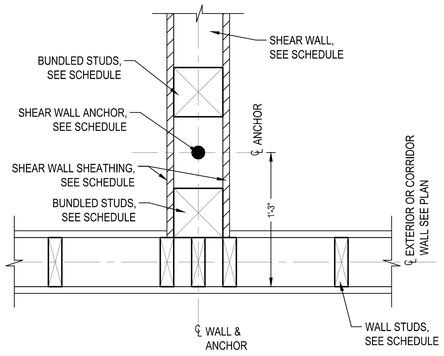
Drawn by JK

No.	Description	Date

ROOF FRAMING SECTIONS

S412

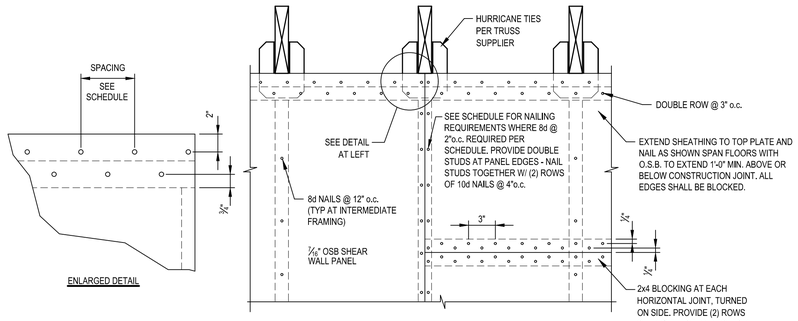
9/14/2026 4:51:18 PM



DETAIL "A"

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

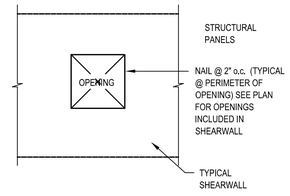
TYPICAL SHEAR WALL HOLDOWN
AT PERPENDICULAR INTERSECTION



DETAIL B

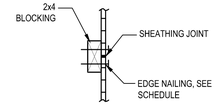
SCALE:1 1/2" = 1'-0"

TYPICAL OSB SHEAR WALL NAILING PATTERN



DETAIL 'C'

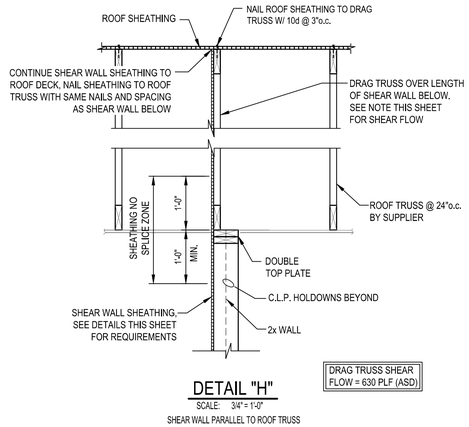
SCALE: 1 1/2" = 1'-0"



DETAIL "G"

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

SHEAR WALL BLOCKING



DETAIL "H"

SCALE: 3/4" = 1'-0"

SHEAR WALL PARALLEL TO ROOF TRUSS

SHEAR WALL SCHEDULE			
SW-1			
LEVEL	SHEATHING REQUIREMENTS	HOLDOWN	# COMPRESSION STUDS @ EACH HOLDOWN
FDN-ROOF	TYP	HDU5-SDS2.5	(3)-2x6

HOLDOWN RODS:
- HDU5-SDS2.5: DRILL AND EPOXY ⅝"Ø THREADED ROD WITH 10" EMBEDMENT
- HDU8-SDS2.5: DRILL AND EPOXY ⅞"Ø THREADED ROD WITH 16" EMBEDMENT

SHEAR WALL NOTES:

1. FOR GENERAL FRAMING INFORMATION, SEE SHEET S1.01
2. SEE DETAILS THIS SHEET FOR TYPICAL SHEAR WALL DETAILS.
3. SHEAR WALL SHEATHING SHALL BE ⅞" OSB OR PLYWOOD WITH 8d NAILS @ 3"o.c. AT EDGES AND 12"o.c. IN FIELD (NOTED AS "TYP"). SEE SCHEDULES THIS SHEET FOR ADDITIONAL INFORMATION
4. PROVIDE SIMPSON HDU5-SDS2.5 WITH ⅝"Ø ROD AND (2) STUDS AROUND DOOR OPENINGS AT THE BOTTOM FLOOR.
5. ALL RODS SHALL BE ASTM A36. SEE TABLE THIS SHEET FOR CAPACITIES USED IN DESIGN
6. ALL STUDS SHALL MATCH LOAD BEARING WALL SPACING AND SPECIES.
7. PSL = 1.8E PARALLAM PSL BY WEYERHAEUSER.
8. ALL ROD HOLDOWNS TO BE LOCATED A MAXIMUM DISTANCE OF 12" FROM END OF WALL. (TYP. OF ALL SHEAR WALLS)
9. EPOXY SHALL BE HILTI HY-200, SEE TABLE THIS SHEET FOR REQUIRED EMBEDMENT.
10. ALL HOLDOWN RODS LOCATED ON EXTERIOR WALL SHALL BE CAST-IN-PLACE.
11. HOLES DRILLED FOR EPOXY RODS SHALL BE INSPECTED BY THIRD PARTY INSPECTOR FOR CLEANLINESS AND DEPTH PRIOR TO INSTALLATION.

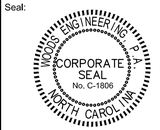
WOODS ENGINEERING
Consulting Structural Engineers
254 North Front Street
Suite 201
Wilmington, NC 28401
Phone: 910.343.8007
Fax: 910.343.8088
www.woodseng.com

DRIFTWOOD
ARCHITECTURE
3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

Seal:







Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/5/2026

Drawn by JK

No.	Description	Date

SHEAR WALL DETAILS & SCHEDULES

S501

9/14/2026 4:51:18 PM

PLUMBING FIXTURE SCHEDULE

P-#	FIXTURES	SPECIFICATIONS	PIPING REQUIRED		
			WASTE	CW	HW
P-1	WATER CLOSET/ADA FLOOR MOUNTED SENSOR FLUSH VALVE – 1.6 GPF	AMERICAN STANDARD "MADERA" 3043.001 WHITE VITREOUS CHINA FLOOR MOUNTED WATER CLOSET WITH SIPHON-JET FLUSHING ACTION, 16 ½" RIM HEIGHT, 1.1-1.6 GPF, 10"-12" ROUGH-IN, BOLT CAPS SEAT : AMERICAN STANDARD #5901.100SS EXTRA HEAVY DUTY WHITE ELONGATED OPEN FRONT SEAT LESS COVER WITH EVERCLEAN. VALVE: ZURN ZEMS6000PL-IS HARDWIRED EXPOSED FLUSH VALVE FOR WATER CLOSETS, 1.6 GPF, INTEGRAL SENSOR. PROVIDE POWER SUPPLY (COMMON POWER SUPPLY WHERE APPROPRIATE)	4"	1½"	--
P-2	URINAL – HANDICAP ¾" TOP SPUD – 1.0 GPF MANUAL FLUSH VALVE	AMERICAN STANDARD "ALLBROOK" MODEL 6541.132 1.0 GPF ¾" TOP SPUD, WHITE VITREOUS CHINA, 2" IPS OUTLET, WALL HANGER. MOUNT RIM 17"AFF TO COMPLY WITH ADA. VALVE: SLOAN REGAL MODEL 1-186-1-ADA, 1GPF, CHROME FLUSH WITH ADA COMPLIANT HANDLE.	2"	1/2"	--
P-3	LAVATORY – WALL MTD. AUTOMATIC FAUCET ADA	AMERICAN STANDARD "LUCERNE" 0355.012 WALL MTD. WHITE VITREOUS CHINA 20"X18" LAVATORY WITH 4" FAUCET CENTERS. FAUCET: AMERICAN STANDARD "SELECTRONIC" ELECTRONIC LAVATORY FAUCET MODEL 6057.205/6056.205 , VANDAL RESISTANT 0.5 GPM AERATOR, ⅜"O.D. COPPER INLETS, PROVIDE POWER SUPPLY AND THERMOSTATIC MIXING VALVE. SUPPLIES: McGUIRE NO. 165 ⅜"X12" FLEX ANGLE SUPPLY WITH STOP STRAINER: McGUIRE NO. 155-A GRID STRAINER WITH 1 ¼" TAILPIECE. TRAP AND SUPPLY INSULATION: McGUIRE PREWRAPED PROWRAP INSULATION KIT MODEL NO.2150	1-1/2"	1/2"	1/2"
P-4	DOUBLE BOWL SINK ADA	JUST MODEL NO. DL-2233-A-GR DOUBLE COMPARTMENT SINK. 33"X22", 304 STAINLESS STEEL, 18 GAUGE, 3 ½" FAUCET LEDGE WITH 4 HOLES @ 4" CENTERS. TRAP AND SUPPLIES: McGUIRE NO 151 CHROME PLATED FORGED BRASS STRAINER WITH 1-½" TAILPIECE, McGUIRE NO. 8912 1 ½" P-TRAP AND NIPPLE. McGUIRE NO. 2165 ANGLE SUPPLIES WITH STOPS. FAUCET: MOEN MODEL 8244 TWO-HANDLE KITCHEN FAUCET WITH SIDE SPRAY. CHROME PLATED BRASS CONSTRUCTION, 4" WRIST BLADE HANDLES, COMPLIES WITH LATEST ADA REQUIREMENTS.	1-1/2"	1/2"	1/2"
P-5	EMERGENCY SHOWER AND EYEWASH	HAWSCO MODEL #8317 AXION MSR EMERGENCY SHOWER AND EYE/FACE WASH, HYDRODYNAMIC DESIGNED GREEN ABS PLASTIC 10-5/8" SHOWERHEAD WITH INTEGRAL SELF-REGULATING 20GPM FLOW CONTROL, EYE/FACE WASH HEAD INVERTED DIRECTIONAL LAMINAR FLOW ACHIEVES ZERO VERTICAL VELOCITY, WITH INTEGRAL 3.7 GPM FLOW CONTROL, CHROME-PLATED BRASS STAY-OPEN SHOWER AND EYEWASH BALL VALVES EQUIPPED WITH STAINLESS STEEL BALL AND STEM. POWDER-COATED CAST IRON 9" DIAMETER FLOOR FLANGE, UNIVERSAL SIGN, SELF-ADHESIVE HIGH VISIBILITY SAFETY GREEN AND BRIGHT YELLOW STRIPES, AND 1-1/4" NPT SUPPLY. THERMOSTATIC MIXING VALVE: MODEL 9201E AXION EMERGENCY TEMPERING VALVE TO PROVIDE A SAFE FLUID SUPPLY FOR EMERGENCY SHOWERS AND EYEWASH EQUIPMENT, WITH A FLOW RATE OF 31 GPM (117.3 L).	3"(FD)	1"	1"
P-6	MOP BASIN 36"X36"X12"	FIAT MODEL TSB-3002, 36"X36"X12" TERRAZZO SERVICE BASIN WITH STAINLESS STEEL CAPS ON ALL CURBS, 12" HIGH WITH 6" DROP FRONT, SELF CAULKING BRASS DRAIN WITH STAINLESS STEEL STRAINER. FAUCET: FIAT MODEL 830-AA CHROME PLATED WITH VACUUM BREAKER, INTEGRAL STOPS, ADJUSTABLE WALL BRACE, PAIL HOOK & ¾" HOSE THREAD ON SPOUT, HOSE AND HOSE BRACKET MODEL 832-AA 30" LONG FLEXIBLE HEAVY DUTY ⅝" RUBBER HOSE WITH ¾" BRASS COUPLING, 18 GAUGE 302 STAINLESS STEEL BRACKET WITH RUBBER GRIP.	3"	1/2"	1/2"
P-7	ELECTRIC WATER COOLER HANDICAP/ADA DUAL HEIGHT	ELKAY MODEL LVRCHDTL8SC BARRIER-FREE DUAL-HEIGHT UNIT WITH FRONT AND SIDE PUSH BARS. SIMULATED RECESSED MODEL WITH LEAD FREE WATERWAYS, 8 GPH OF 50°F WATER AT 90AMF. HEAVY GAUGE UNIT WITH STAINLESS STEEL FINISH. TRAP AND SUPPLIES: McGUIRE NO. 8872 1 ¼" P-TRAP AND NIPPLE, McGUIRE NO. 165 ANGLE SUPPLY WITH STOP.	1-1/4"	1/2"	--
EWH	80 GALLON – ELECTRIC TANK WATER HEATER	STATE M/N PCE 82 20RTA, 80 GALLON ELECTRIC WATER HEATER WITH ONE (1) 4500 WATT ELEMENT, 208 VOLT, SINGLE PHASE, WITH 3 YEAR WARRANTY. FURNISH WITH A.S.M.E. APPROVED RELIEF VALVE, WATERGUARD EXPANSION TANK M/N ETC-2X, AND DRAIN PAN.	--	3/4"	3/4"

PLUMBING LEGEND

- P-# — FIXTURE NUMBER, SEE SCHEDULE
- WATER BALANCE/SHUTOFF VALVE
- VTR — VENT THROUGH ROOF
- NEW COLD WATER PIPE
- NEW HOT WATER PIPE
- NEW WASTE PIPE
- NEW VENT PIPE

GENERAL PLUMBING SPECIFICATIONS

GENERAL: THE ENTIRE PLUMBING SYSTEM SHALL BE IN ACCORDANCE WITH THE CURRENT NORTH CAROLINA BUILDING PLUMBING CODE. SUBMIT THREE (3) COPIES OF PLUMBING INSPECTION CERTIFICATES TO OWNER. PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY GOVERNING AUTHORITIES FOR WORK DONE UNDER THIS CONTRACT. PROVIDE AND INSTALL ALL SUPPORTS, BRACKETS, MATERIALS AND LABOR AS REQUIRED FOR A COMPLETE AND ACCEPTABLE PLUMBING SYSTEM. PLUMBING CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AFTER ALL CONSTRUCTION IS COMPLETE.

SOIL, WASTE AND VENT PIPING: WASTE PIPING AND VENT PIPING SHALL BE P.V.C. – D.W.C. SCHEDULE 40 PIPE. HOWEVER, COEXTRUDED PVC "FOAM CORE", ASTM F891, WILL NOT BE ALLOWED.

WATER PIPING: PEX ACCEPTABLE. METAL FITTINGS ONLY. CONTINUOUS RUNS BELOW GRADE.

ALL PENETRATIONS THROUGH NON-COMBUSTIBLE CONSTRUCTION SHALL BE PACKED WITH NON-COMBUSTIBLE FIRE STOPPING MATERIAL.

GRADE WASTE AND VENT PIPING 1/4 INCH PER FOOT WHERE POSSIBLE BUT NOT LESS THAN 1/8 INCH PER FOOT, UNLESS SPECIFICALLY DIRECTED. MAINTAIN INVERTS WHERE INDICATED.

WATER HEATER. ALL FITTINGS SHALL BE SWEAT TYPE WROUGHT COPPER WITH WALL THICKNESS EQUAL TO PIPE WALL THICKNESS. ALL JOINTS SHALL BE MADE WITH 95-5 SOLDER OR SILVABRITE 100. NO SOLDER W/LEAD SHALL BE PERMITTED.

ALL ROUGHING-IN PIPING SHALL BE RUN CONCEALED. ALL EXPOSED WATER LINES, STOPS, TRAP AND WASTE PIPE AT THE FIXTURES SHALL BE CHROME PLATED BRASS, WHICH FOR THE MOST PART WILL BE FURNISHED WITH THE FIXTURES. CHROME PLATED ESCUTCHEON RINGS SHALL BE USED AT EACH POINT OF ENTRANCE OF CHROME PIPING INTO WALLS, FLOORS, OR CEILINGS. EXPOSED WORK SHALL BE UNIFORM IN HEIGHT AND LOCATION FOR EACH TYPE FIXTURE.

WATER PIPING UNDER GROUND OUTSIDE OF BUILDING SHALL BE AT LEAST 24 INCHES BELOW THE FINISHED GRADE SURFACE.

THERMAL INSULATION: ALL HOT AND COLD WATER PIPING INSIDE BUILDING AND IN CRAWL SPACE, ALL HOT WATER PIPING BELOW GRADE, AND COLD WATER PIPING BELOW GRADE WITHIN 3'-0" OF OUTSIDE SHALL BE INSULATED WITH 1" THICK "ARMAFLEX" OR IMCOA WITH SEALED JOINTS OR PREMOLDED FIBERGLASS WITH VAPOR BARRIER JACKET. IN LIEU OF INSULATING WATER PIPING IN HEATED WALLS PIPING MAY BE ENCASED IN BATT INSULATION WITHIN THE WALL OR FLOOR/CEILING.

WATER HEATERS: WATER HEATERS SHALL BE UL LISTED AND COMPLETE WITH ALL STANDARD FEATURES, FIVE (5) YEAR TANK WARRANTY, GLASS-LINED TANK, FOAM INSULATION ON THE TANK, ANODE ROD, AUTOMATIC TEMPERATURE CONTROL, AND AUTOMATIC HIGH-LIMIT SAFETY CUTOFF. INSTALL ASSE 1070 COMPLIANT TEMPERATURE CONTROL VALVE DOWNSTREAM OF ANY HIGH TEMPERATURE FIXTURES AND UPSTREAM OF ALL PUBLIC HANDWASHING FACILITIES.

EACH WATER HEATER SHALL BE PROVIDED WITH AN ASME APPROVED PRESSURE AND TEMPERATURE RELIEF VALVE. UNITS NOT INSTALLED WITH VACUUM BREAKER ON COLD WATER SUPPLY LINE SHALL BE PROVIDED WITH AGA CERTIFIED VACUUM RELIEF VALVE PER ANSI Z21.22. A GATE VALVE SHALL BE INSTALLED ON SAME FLOOR AS UNIT AND NO FURTHER THAN 3 FEET ON THE COLD WATER SUPPLY.

EACH WATER HEATER AND ITS INSTALLATION SHALL COMPLY WITH THE LATEST ISSUE AND ALL ADDENDA THERETO OF THE STATE BOILER INSPECTION LAWS AND REGULATIONS. ALL WIRING AND CONTROLS ASSOCIATED WITH THE HEATERS SHALL BE U.L. APPROVED AND IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.

EACH HEATER TANK SHALL BE FITTED WITH APPROVED "DIP" TUBE AND LABELED TO SHOW APPROVAL FOR INSTALLATION.

DISCHARGE RELIEF VALVE FROM EACH WATER HEATER SHALL BE PIPED FULL SIZE TO WITHIN SIX (6) INCHES OF THE FLOOR OVER A FLOOR DRAIN, DRIP PAN OR OTHER SAFE LOCATION. DISCHARGE PIPE SHALL BE SUPPORTED AND ANCHORED SO THAT IT WILL NOT PUT UNDUE STRAIN ON THE RELIEF VALVE BODY OR MOUNTING COUPLING.

SUBMITTAL: THE CONTRACTOR SHALL WITHIN (15) DAYS OF RECEIPT OF PROPERLY SIGNED CONTRACT SUBMIT TO THE ARCHITECT/ENGINEER FOR APPROVAL (5) COPIES OF A LIST OF SUPPLIES AND MANUFACTURER'S MATERIAL AND EQUIPMENT TO BE USED ON THIS PROJECT.

SUBSTITUTION OF MATERIALS AND/OR EQUIPMENT FOR THAT SPECIFIED WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO RECEIPT OF BIDS.

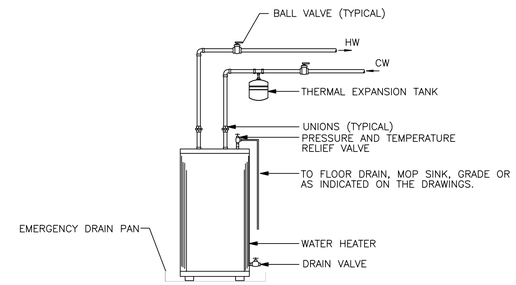
GUARANTEE: THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY OWNER STATING THE DAY THE GUARANTEE BEGINS AND ENDS.

NOTE: PLANS SHOULD NOT BE SCALED FOR DIMENSIONS. COORDINATE ALL ROUGH IN DIMENSIONS WITH EQUIPMENT TO BE INSTALLED AND DIMENSIONED DRAWINGS INCLUDING KITCHEN EQUIPMENT PLANS IF AVAILABLE. CONTACT ENGINEER BEFORE CONSTRUCTION WITH ANY CONFLICTS.

PLUMBING GENERAL NOTES:

BASIS OF DESIGN: UNLESS OTHERWISE NOTED THE PURPOSE OF THESE DRAWINGS IS TO PROVIDE DIRECTION AND BASIS OF DESIGN TO A COMPETENT CONTRACTOR FAMILIAR WITH THE TYPE OF SYSTEMS BEING INSTALLED SUFFICIENT TO INDICATE OWNERS REQUESTS AND CODE REQUIREMENTS. IT IS THE CONTRACTORS RESPONSIBILITY, WHEN OTHERWISE UNDIRECTED, TO FOLLOW STANDARD INDUSTRY PRACTICES AND BASIC CODE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, PROVIDING MATCHING REQUIRED ACCESSORIES TO THE SYSTEMS INDICATED, COORDINATING EXACT ROUTINGS AND LOCATIONS WITH OTHER TRADES AND THE OWNER, SELECTING CODE APPROVED MATERIALS, AND MAKING MINOR OFFSETS/ADJUSTMENTS BASED ON FIELD COORDINATION AND OWNER'S FIELD REQUESTS. CHANGE OF MANUFACTURER TO EQUIVALENT SYSTEMS, WITH OWNER'S APPROVAL, IS ACCEPTABLE. VERIFY VIABILITY OF ANY EQUIPMENT AND SYSTEMS SHOWN EXISTING TO REMAIN PRIOR TO COMMENCING CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS NOT COVERED BY THE ABOVE INSTRUCTIONS.

1. PROVIDE ALL MATERIALS AND LABOR NECESSARY FOR COMPLETE AND PROPERLY FUNCTIONING PLUMBING SYSTEMS. WARRANTY ALL WORK AND ALL MATERIALS, EQUIPMENT AND DEVICES FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE.
2. WORK SHALL CONFORM TO OR MEET THE REQUIREMENTS OF THE MOST CURRENT EDITION OF:
   - 2.A. NORTH CAROLINA PLUMBING CODE
   - 2.B. ASPE
   - 2.C. UL
   - 2.D. ANSI
   - 2.E. ALL FEDERAL, STATE AND LOCAL CODES AND ORDINANCES
3. DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO BE SCALED FOR DIMENSIONS, UNLESS DIMENSIONED.
4. ALL MATERIALS, EQUIPMENT AND DEVICES SHALL, AS A MINIMUM, MEET THE REQUIREMENTS OF UL WHERE UL STANDARDS ARE ESTABLISHED FOR THOSE ITEMS. ALL ITEMS SHALL BE CLASSIFIED BY UL AS SUITABLE FOR THE PURPOSE USED.
5. ALL ITEMS SHALL BE NEW, UNLESS NOTED OTHERWISE.
6. ALL MATERIALS AND EQUIPMENT SHALL BE CURRENT PRODUCTS BY MANUFACTURERS REGULARLY ENGAGED IN THE PRODUCTION OF SUCH PRODUCTS.
7. COORDINATE LOCATION OF PLUMBING WORK WITH OTHER TRADES TO AVOID CONFLICTS AND INTERFERENCES. COORDINATE WITH SITE WORK TO PROVIDE FULL OPEN WATER SERVICE VALVE WITHIN 5 FEET OF BUILDING ENTRY.
8. INSTALL ALL EQUIPMENT AND MATERIAL IN ACCORDANCE WITH MANUFACTURER'S WRITTEN PRINTED INSTRUCTIONS AND RECOMMENDATIONS. VERIFY, INCLUDING WITH OTHER TRADES, POWER AND/OR FUEL SUPPLY BEFORE ORDERING.
9. COORDINATE WITH AND OBTAIN PERMITS AND INSPECTIONS FROM AUTHORITY HAVING JURISDICTION AND INCLUDE ALL FEES IN BID.
10. AVOID HORIZONTAL DOUBLE WYE FITTINGS WHERE POSSIBLE. STACK SINGLE WYES IN OPPOSITE DIRECTION.
11. PROVIDE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND ACCEPTANCE FROM AUTHORITY HAVING JURISDICTION.
12. ALL EQUIPMENT AND PIPE ABOVE CEILING SHALL BE SUPPORTED FROM BUILDING STRUCTURE ABOVE, UNO.
13. WHERE PIPES PENETRATE FIRE RATED BARRIERS (WALLS, FLOORS AND CEILINGS) SEAL OPENING AROUND PIPES AND DUCTWORK WITH U.L. LISTED FIRE STOPPING MATERIAL TO MAINTAIN THE FIRE RATING OF THE BARRIER. PER NC BUILDING CODE VOLUME 1, PENETRATIONS OF NONRATED WALLS, PARTITIONS AND FLOORS OF NONCOMBUSTIBLE CONSTRUCTION SHALL BE FIRE-STOPPED WITH NONCOMBUSTIBLE MATERIAL.
14. PROVIDE EXPANSION-DEFLECTION JOINTS WHERE PIPE CROSSES BUILDING EXPANSION OR SEISMIC JOINTS. PROVIDE SLEEVES WHERE PIPING CROSSES STRUCTURAL CONCRETE WALLS/FOOTINGS.
15. PRIOR TO BIDDING, THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL VISIT THE JOBSITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED AND SHALL INCLUDE IN HIS BID ALL LABOR, MATERIAL AND OPERATIONS REQUIRED FOR A COMPLETE JOB. (NOTIFY OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO BID.)
16. CLEANOUTS, LINE SIZE, UNO.
17. FLOOR DRAINS, LINE SIZE, UNO.
18. FLOOR DRAINS WITH SUBSCRIPT CO TO HAVE INTEGRAL CLEANOUT AND SHALL BE SIMILAR TO REGULAR FLOOR DRAIN SPECIFIED, UNO.
19. FLOOR DRAINS AND FLOOR SINKS SHALL BE PROVIDED WITH TRAP PRIMERS OR ALTERNATE METHODS AS APPROVED BY AUTHORITY HAVING JURSIDICTION.



(A) ELECTRIC WATER HEATER
SCALE: NONE

NORTH CAROLINA
23953
10/5/26
ENGINEER
STEVEN H. EVERHART, JR.

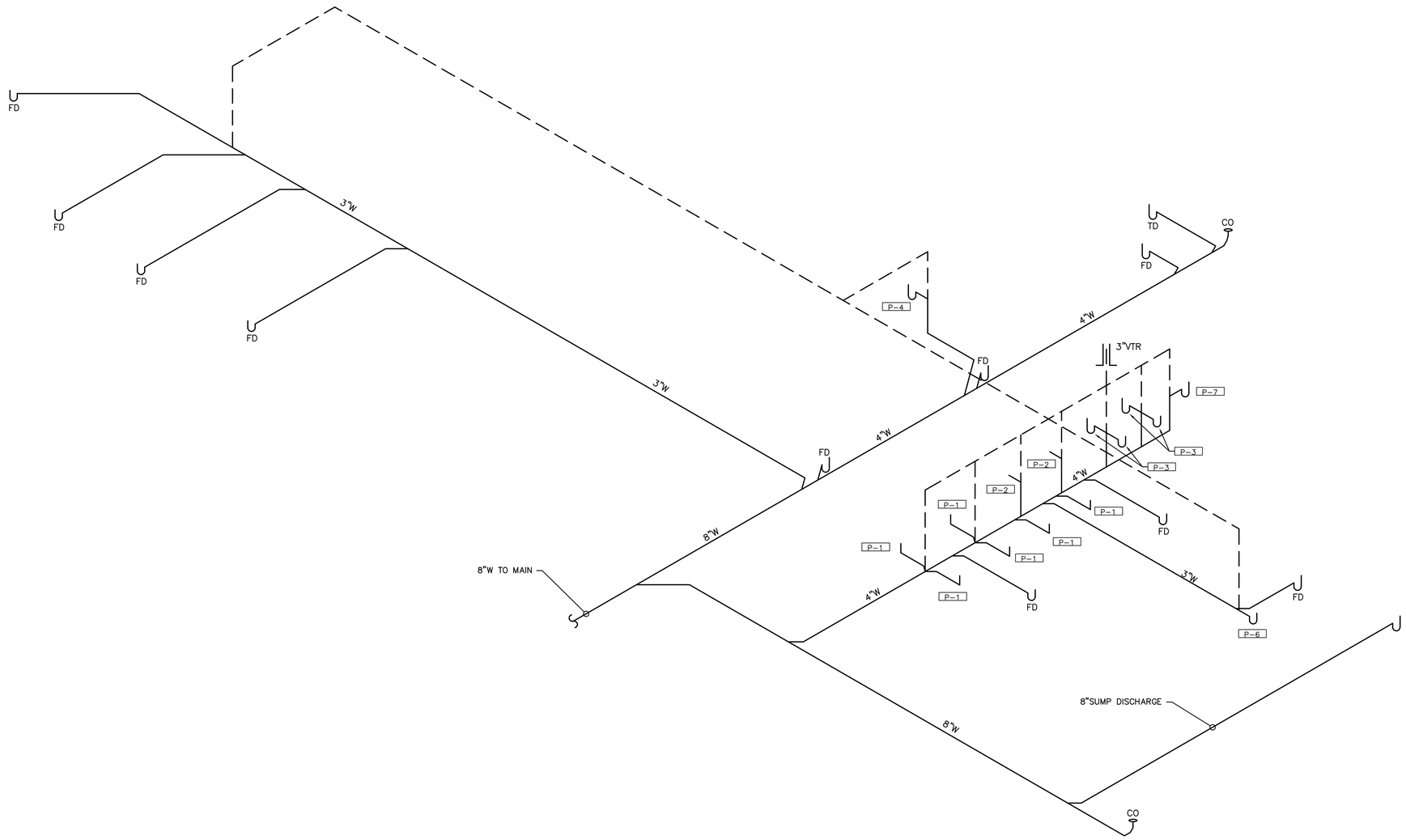
P. O. BOX 367
HAMPSTEAD, NC 28443
TEL. (910) 270-3747
NC LICENSE NO. C-2546

TOPSAIL ENGINEERING, INC
PLUMBING | MECHANICAL | ELECTRICAL

MUNGO HOMES
AVENUE ONE AMENITY
WILMINGTON, NORTH CAROLINA

JOB NO. 21170
DWN BY:
DATE: 10-5-26
SCALE: AS SHOWN

SHEET
P100



WASTE RISER

SCALE: NONE

P. O. BOX 367
HAMPSTEAD, NC 28443
TEL. (910) 270-3747
NC LICENSE NO. C-2546

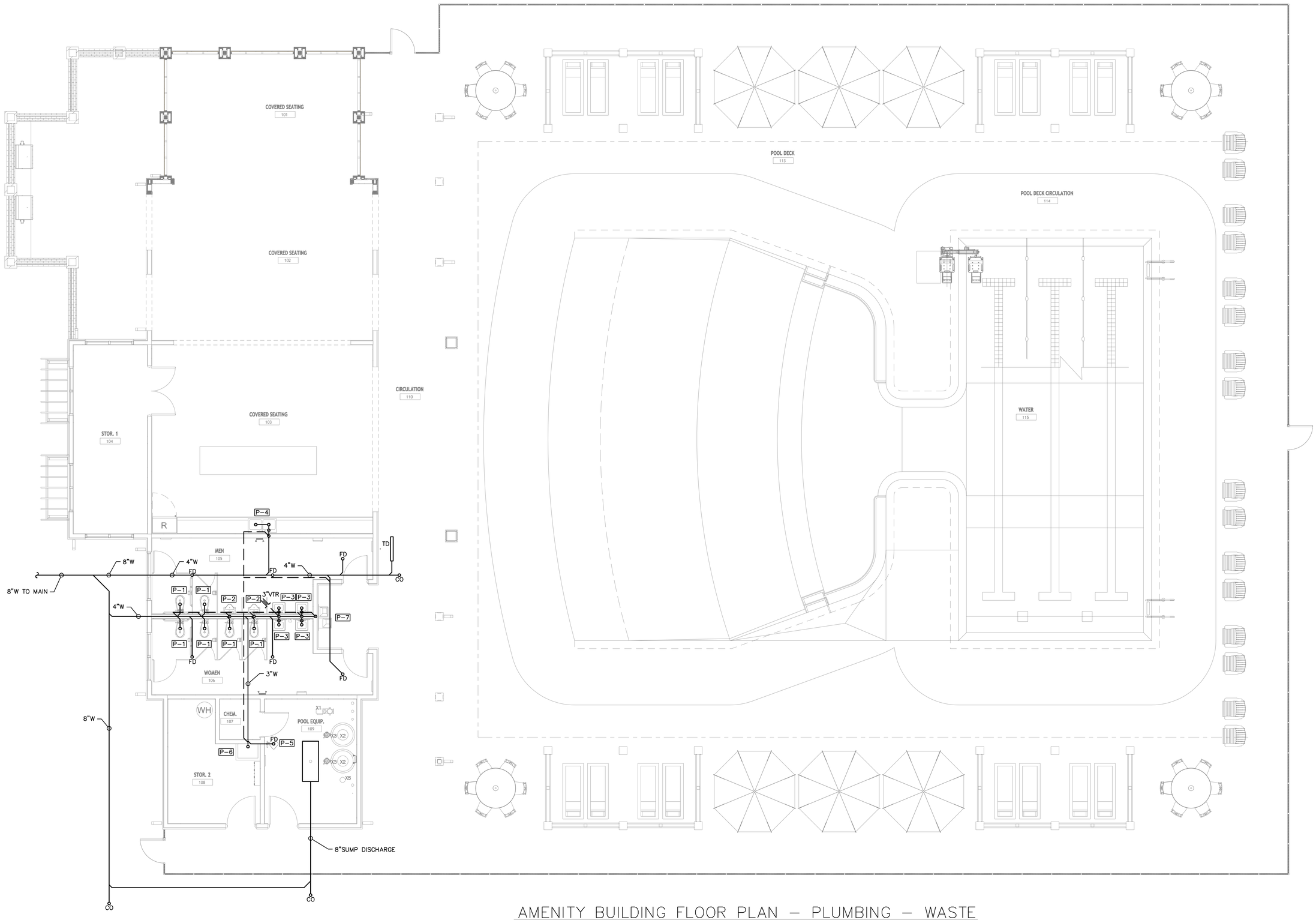
TOPSAIL ENGINEERING, INC
PLUMBING | MECHANICAL | ELECTRICAL

MUNGO HOMES
AVENUE ONE AMENITY
WILMINGTON, NORTH CAROLINA

JOB NO.	21170
DWN BY:	
DATE:	10-5-26
SCALE:	AS SHOWN

SHEET

P101



AMENITY BUILDING FLOOR PLAN – PLUMBING – WASTE

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

NORTH CAROLINA
PROFESSIONAL
ENGINEER
25053
10/5/26
STEVEN H. EVERHART, JR.

P. O. BOX 367
HAMPSTEAD, NC 28443
TEL. (910) 270-3747
NC LICENSE NO. C-2546

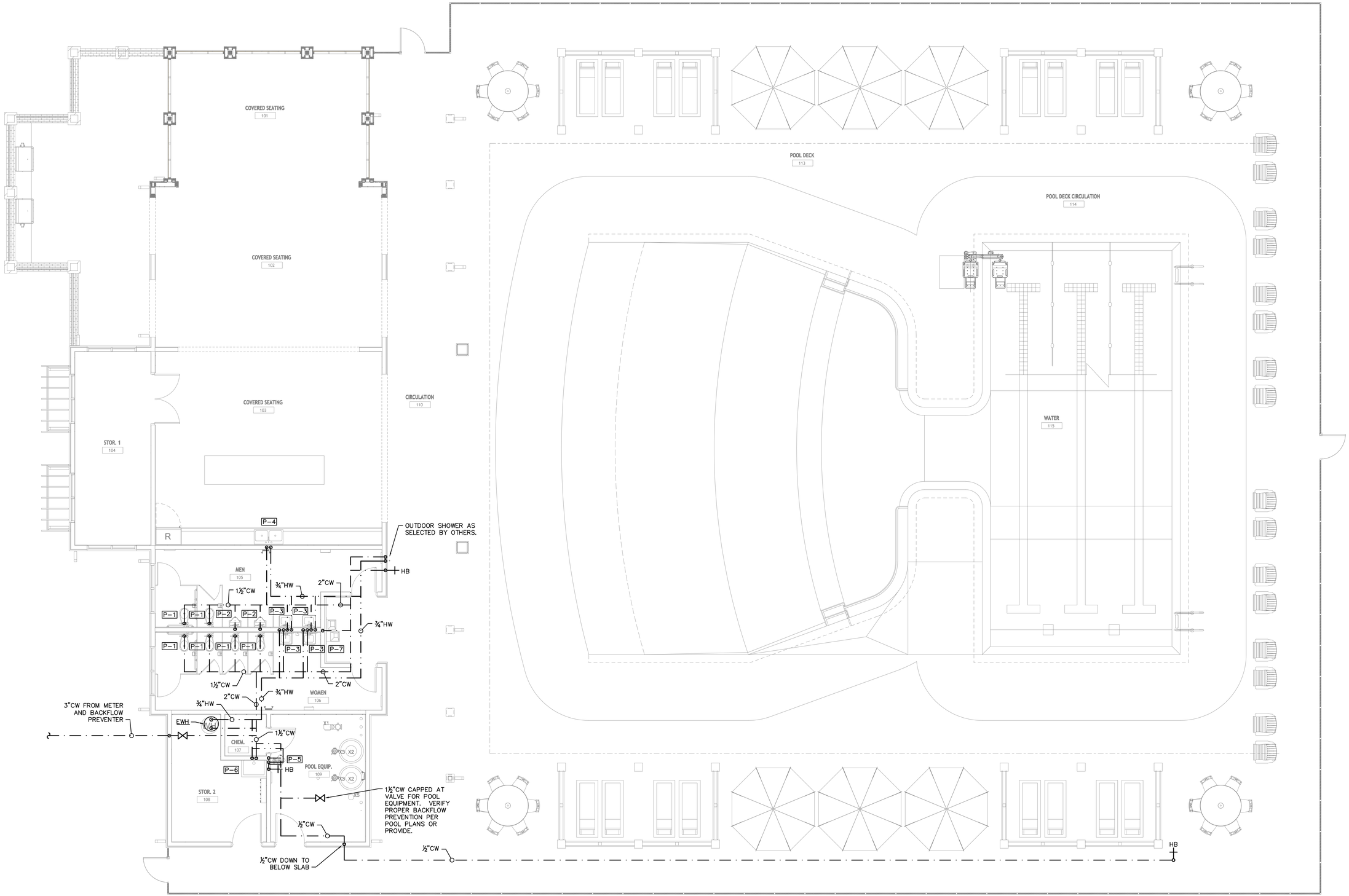
TOPSAIL ENGINEERING, INC
PLUMBING | MECHANICAL | ELECTRICAL

MUNGO HOMES
AVENUE ONE AMENITY
WILMINGTON, NORTH CAROLINA

JOB NO.	21170
DWN BY:	
DATE:	10-5-26
SCALE:	AS SHOWN

SHEET

P200



AMENITY BUILDING FLOOR PLAN – PLUMBING – WATER

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

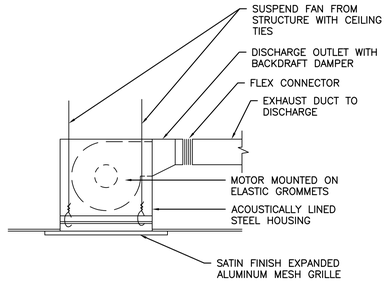
NORTH CAROLINA
PROFESSIONAL
23933
10/5/26
ENGINEER
STEVEN H. EVERHART, JR.

P. O. BOX 367
HAMPSTEAD, NC 28443
TEL. (910) 270-3747
NC LICENSE NO. C-2546

TOPSAIL ENGINEERING, INC
PLUMBING | MECHANICAL | ELECTRICAL

MUNGO HOMES
AVENUE ONE AMENITY
WILMINGTON, NORTH CAROLINA

JOB NO.	21170
DWN BY:	
DATE:	10-5-26
SCALE:	AS SHOWN
SHEET	P201



1 CEILING MOUNTED EXHAUST FAN

SCALE: NONE

ELECTRIC HEATER SCHEDULE

UNIT NO.	TYPE	CFM	MANUFACTURER & MODEL	HEAT CAP. kW	POWER SUPPLY	DESCRIPTION & ACCESSORIES
UH-6	WALL	175	MARKEL E3312T2RPW	1	120V-1ø-60	1, 2, 3, 4
UH-1 THRU 5	UNIT	400	MARKEL HF1B5105N	5/3.7	240/208V-1ø-60	1, 2, 3

(1) MARKEL MANUFACTURING CO.; OR EQUAL.

(2) HORIZONTAL AIR DELIVERY, NICKEL CHROMIUM RESISTANCE COIL.

(3) BUILT IN CONTACTORS AND CONTROL TRANSFORMER.

(4) BUILT IN THERMOSTAT.

EXHAUST FAN SCHEDULE

TAG	CFM	RPM	S.P. IN W.G	WATTS/HP	SONES	ELECTRIC	CONTROL	MANUF. MODEL NUMBER	DESCRIPTION & ACCESSORIES
EF-1	75	700	0.25	50 W	3.0	120V-1ø-60	WIRED WITH LIGHT	GREENHECK SP-B90	1,2,3
EF-2	300	1152	0.25	52 W	1.3	120V-1ø-60	WIRED WITH LIGHT	GREENHECK CSP-A390-VG	1,2,3
EF-3	335	1709	0.25	1/4 HP	16.1	120V-1ø-60	CONTINUOUS	GREENHECK BSQ-70-4	3

(1) CABINET CEILING FAN, DIRECT DRIVE, CENTRIFUGAL, SPRING LOADED ALUMINUM BACKDRAFT DAMPER.

(2) ALUMINUM, WHITE ENAMEL CEILING GRILLE.

(3) ALUMINUM HOODED WALL CAP WITH BUILT-IN BIRDSCREEN AND DAMPER.

ALTERNATE BY PENNBARRY ACCEPTABLE

MECHANICAL LEGEND

- NEW DUCTWORK
- NEW SUPPLY GRILLE/DIFFUSER
- NEW RETURN GRILLE/DIFFUSER
- CFM TAG
- EF-# EXHAUST FAN
- MANUAL VOLUME CONTROL

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT
METHOD OF COMPLIANCE

Prescriptive ● Energy Cost Budget ____

Thermal Zone 3A

Exterior design conditions
- winter dry bub 26° F
- summer dry bub 92° F DB/76° F WB

Interior design conditions
- winter dry bub 70° F
- summer dry bub 75° F
- relative humidity 50%

Building heating load 71 MBTU/H

Building cooling load NA

Mechanical Spacing Conditioning System

Unitary
- description of unit
- heating efficiency 9.0 HSPF
- cooling efficiency 15.0 SEER AVG.
- heat output of unit SEE SCHEDULES
- cooling output of unit SEE SCHEDULES

boiler
- total boiler output. If oversized, state reason. N/A

chiller
- total chiller capacity. If oversized, state reason. N/A

List equipment efficiencies N/A

Equipment schedules with motors (mechanical systems)
- motor horsepower SEE SCHEDULES
- number of phases SEE SCHEDULES
- minimum efficiency SEE SCHEDULES
- motor type ODP
- # of poles 4

Additional prescriptive compliance method : C406.2.1 More Eff. Mech Equip.

DESIGNER STATEMENT:

To the best of my knowledge and belief, the design of this building complies with the mechanical systems, service systems and components of the 2018 North Carolina State Energy Code.

SIGNED: _____

NAME: STEVEN H. EVERHART JR., P.E.

TITLE: PROFESSIONAL ENGINEER

GENERAL MECHANICAL SPECIFICATIONS

ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE NC MECHANICAL CODE.

BASIS OF DESIGN: UNLESS OTHERWISE NOTED THE PURPOSE OF THESE DRAWINGS IS TO PROVIDE DIRECTION AND BASIS OF DESIGN TO A COMPETENT CONTRACTOR FAMILIAR WITH THE TYPE OF SYSTEMS BEING INSTALLED SUFFICIENT TO INDICATE OWNERS REQUESTS AND CODE REQUIREMENTS. IT IS THE CONTRACTORS RESPONSIBILITY, WHEN OTHERWISE UNDIRECTED, TO FOLLOW STANDARD INDUSTRY PRACTICES AND BASIC CODE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, PROVIDING MATCHING REQUIRED ACCESSORIES TO THE SYSTEMS INDICATED, COORDINATING EXACT ROUTINGS AND LOCATIONS WITH OTHER TRADES AND THE OWNER, SELECTING CODE APPROVED MATERIALS, AND MAKING MINOR OFFSETS/ADJUSTMENTS BASED ON FIELD COORDINATION AND OWNER'S FIELD REQUESTS. CHANGE OF MANUFACTURER TO EQUIVALENT SYSTEMS, WITH OWNER'S APPROVAL, IS ACCEPTABLE. VERIFY VIABILITY OF ANY EQUIPMENT AND SYSTEMS SHOWN EXISTING TO REMAIN PRIOR TO COMMENCING CONSTRUCTION. CONTACT ENGINEER WITH ANY CONFLICTS NOT COVERED BY THE ABOVE INSTRUCTIONS.

SHEET METAL WORK: THIS CONTRACTOR SHALL FURNISH ALL DUCTWORK AND ASSOCIATED SHEET METAL WORK AS CALLED FOR ON THE DRAWINGS AND REQUIRED FOR A COMPLETE DUCTED AIR DISTRIBUTION SYSTEM.

DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH BEST PRACTICES OF SHEET METAL WORK AND SMACNA STANDARDS.

ALL DUCTWORK SHALL BE GALVANIZED SHEET IRON THROUGHOUT EXCEPT WHERE OTHERWISE SHOWN AND FABRICATED IN ACCORDANCE WITH THE FOLLOWING TABLE (ALL DUCT SIZES ON CONTRACT DRAWINGS ARE SHEET METAL FABRICATION SIZES):

MAXIMUM DIMENSION OF DUCT	GAUGE U.S. STD.	TRANSVERSE JOINT	BRACING
UP TO 12"	26	DRIVE SLIPS 7'-10" CENTERS	NONE
13" TO 30"	24	DRIVE SLIPS 7'-10" CENTERS	1"X1"X1/8" ANGLES 4 FEET FROM JOINT

DUCTS 25 INCHES OR SMALLER IN MAXIMUM DIMENSION SHALL BE SUPPORTED WITH 1 INCH FLAT BAND HANGERS; DUCTS 25 INCHES AND LARGER SHALL BE SUPPORTED BY 3/4 INCH X 1-1/2 INCH ANGLE IRON AND ROUND ROD. SUPPORTS SHALL BE NOT MORE THAN 8 FEET ON CENTERS, PROPERLY FASTENED AND PLACED TO BUILDING STRUCTURES AND SHALL EXTEND AND BE RIVETED TO THE BOTTOM OF DUCTS.

UNLESS OTHERWISE SPECIFIED, FURNISH AND INSTALL ALL NECESSARY LINTELS, PROPERLY SIZED, SHEET METAL SLEEVES AND ESCUTCHEON COLLARS WHERE DUCTWORK RISES THROUGH FLOORS OR PASSES THROUGH WALLS OR CEILINGS.

FURNISH AND INSTALL FLEXIBLE COLLARS IN THE DUCTWORK CONNECTIONS TO AIR HANDLING FANS TO PREVENT NOISE TRANSMISSION BETWEEN SECTIONS.

ALL CHANGES IN DUCT DIRECTION SHALL BE LONG RADIUS ELBOWS OR SHALL BE FITTED WITH TURNING VANES.

IT IS ACCEPTABLE TO CHANGE RECTANGULAR DUCTWORK TO THE EQUIVALENT SIZE IN ROUND PROVIDED THE CONTRACTOR COORDINATES ALL CLEARANCE ISSUES.

DUCT INSULATION: ALL CONCEALED DUCTWORK SHALL BE INSULATED ON THE OUTSIDE WITH TWO INCH (2") THICK, 3/4 POUND DENSITY FIBERGLASS BLANKET INSULATION HAVING AN ALUMINUM FOIL-SCRIM VAPOR BARRIER JACKET. EXPOSED DUCTWORK SHOWN ROUND SHALL BE DOUBLE WALL SPIRAL UNLESS OWNER SPECIFICALLY ALLOWS FOR POTENTIAL SWEATING ISSUES.

EDGES OF INSULATION SHALL BE CUT STRAIGHT AND TRUE AND SHALL BE TIGHTLY BUTTED. THE VAPOR BARRIER JACKET SHALL OVERLAP THE BLANKET JOINT A MINIMUM OF THREE INCHES (3"). THE JACKET LAP SHALL BE FASTENED WITH MOISTURE RESISTANT ADHESIVE AND ALSO OUTWARD CLINCHING STAPLES SPACED TEN INCHES (10") C/C. THE VAPOR BARRIER EDGE AND STAPLES SHALL THEN BE COVERED WITH A THREE INCH (3") WIDE TAPE OF THE SAME MATERIAL AS THE JACKET AND SHALL BE FASTENED WITH MOISTURE RESISTANT ADHESIVE.

ALL CUTS, TEARS AND PENETRATIONS IN THE VAPOR BARRIER JACKET SHALL BE SEALED WITH JOINT TAPE. ALL EDGES OF INSULATING BLANKET SHALL BE SEALED FROM THE JACKET TO DUCT SURFACE WITH TAPE.

INSULATING BLANKET ON THE BOTTOM OF SURFACES IN EXCESS OF 24 INCHES WIDE SHALL BE SECURED AGAINST THE DUCT WITH ADHESIVE OVER THE ENTIRE AREA, MECHANICAL CLIPS ON 24 INCH CENTER OR BY WIRE TIES AROUND THE DUCT SPACED 24 INCHES C/C.

CONTRACTOR MAY USE FLEXIBLE DUCTWORK (MAXIMUM LENGTHS 15'-0") FOR FINAL CONNECTIONS TO DIFFUSERS/GRILLES. FLEXIBLE DUCTWORK SHALL BE CERTAFLEX 25 AS MANUFACTURED BY THE CERTAINTEED CORPORATION.

REGISTERS AND GRILLES: ALL REGISTERS AND GRILLES SHALL BE OF SIZE, STYLE AND CAPACITY CALLED FOR ON PLANS AND IN THE GRILLE SCHEDULE. PROVIDE RUBBER OR EXPANDED FOAM GASKETS COMPLETELY AROUND ALL REGISTER AND GRILLE FRAMES TO PREVENT AIR LEAKAGE BETWEEN GRILLE FRAME AND DUCT OR BETWEEN GRILLE FRAME AND SURROUNDING FINISHED SURFACE. ACCEPTABLE MGFS: PRICE, CARNES, METALAIR, KRUGER.

EQUIPMENT: MECHANICAL AND ELECTRICAL CONTRACTORS SHALL COORDINATE PRIOR TO ORDERING EQUIPMENT TO VERIFY CONSISTANT VOLTAGES. PRIOR TO EQUIPMENT BEING ENERGIZED, VOLTAGE TO EQUIPMENT CIRCUITS SHALL BE VERIFIED AS INSTALLED TO MATCH EQUIPMENT NAMEPLATE.

OPERATING INSTRUCTIONS, CERTIFICATES AND WARRANTIES: THE ORIGINAL OF ALL INSPECTION CERTIFICATES SHALL BE DELIVERED TO THE OWNER AND ONE (1) COPY EACH TO THE ENGINEER PRIOR TO REQUEST FOR FINAL PAYMENT.

THREE (3) COPIES OF OPERATING AND MAINTENANCE INSTRUCTIONS AND MANUFACTURER'S WARRANTIES FOR ALL EQUIPMENT PROVIDED UNDER THIS CONTRACT SHALL BE PROVIDED TO THE OWNER PRIOR TO SUBMITTING REQUEST FOR FINAL PAYMENT.

PRIOR TO FINAL PAYMENT TO THE CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE TO TRAIN THE AUTHORIZED PERSONNEL ON HOW TO SERVICE, START-UP AND SHUT-DOWN THE VARIOUS SECTIONS OF THE SYSTEM. UPON COMPLETION OF THIS PHASE OF THE CONTRACT, THE CONTRACTOR SHALL SECURE A LETTER OF ACCEPTANCE FROM THE OWNER THAT HE IS SATISFIED WITH THE CONDITIONS STIPULATED HEREIN. UPON ACCEPTANCE OF THIS LETTER AND AT THE DISCRETION OF THE ENGINEER, THE FINAL PAYMENT WILL BE MADE.

THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE OF ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM DATE OF SYSTEM ACCEPTANCE.

THE WORK UNDER THIS CONTRACT WILL BE ACCEPTED ONLY AS AN ENTIRE SYSTEM UPON SATISFACTORY COMPLETION OF THE REQUIRED TESTS. NO PARTIAL ACCEPTANCE OF ANY PART OR PORTION OF APPARATUS WILL BE MADE.

INSTALL AND CONNECT ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND DO ALL WORK IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE AS JUDGED BY THE ENGINEER.

ALL EQUIPMENT AND PIPING SHALL BE SO INSTALLED THAT NO OBJECTIONABLE NOISES FROM EQUIPMENT, PIPING OR AIR DISTRIBUTION ARE AUDIBLE IN THE FINISHED AREAS.

GUARANTEE: THIS CONTRACTOR SHALL GUARANTEE ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FOR ONE (1) YEAR FOLLOWING FINAL INSPECTION AND ACCEPTANCE OF THE BUILDING BY THE ENGINEER AND OWNER. THIS APPLIES TO ALL MATERIALS AND EQUIPMENT INSTALLED UNDER THIS CONTRACT, REGARDLESS OF SOURCE.

THE ONE (1) YEAR GUARANTEE PERIOD WILL START ON THE DAY OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL PROVIDE THE ENGINEER A LETTER WITH TWO (2) COPIES STATING THE BEGINNING AND ENDING DATES OF THE GUARANTEE BASED ON THE AFOREMENTIONED STARTING DATES.

EXTENDED GUARANTEE: PROVIDE AN ADDITIONAL FOUR (4) YEAR GUARANTEE ON ALL COMPRESSORS BEYOND THE ABOVE MENTIONED ONE (1) YEAR GUARANTEE PERIOD.

AIR BALANCE: ALL SYSTEMS SHALL BE BALANCED BY THE CONTRACTOR PER THE REQUIREMENTS OF SECTION 408.2.2.1 OF THE NORTH CAROLINA STATE BUILDING CODE: ENERGY CONSERVATION CODE.

ENERGY CODE COMPLIANCE: HVAC EQUIPMENT SELECTED MEETS PERFORMANCE REQUIREMENTS OF THE NORTH CAROLINA STATE BUILDING CODE: ENERGY CONSERVATION CODE SECTION 406.2 ANY SUBSTITUTIONS MUST MEET THIS STANDARD AS WELL. UPON FINAL INSPECTION THE CONTRACTOR SHALL PROVIDE TO OWNER MANUALS AND EVIDENCE OF AIR BALANCE. CONTRACTOR SHALL SCHEDULE DESIGN PROFESSIONAL AND ASSIST TO COMPLETE SYSTEM INSTALLATION STATEMENT IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODE: ENERGY CONSERVATION CODE SECTION 408.1.

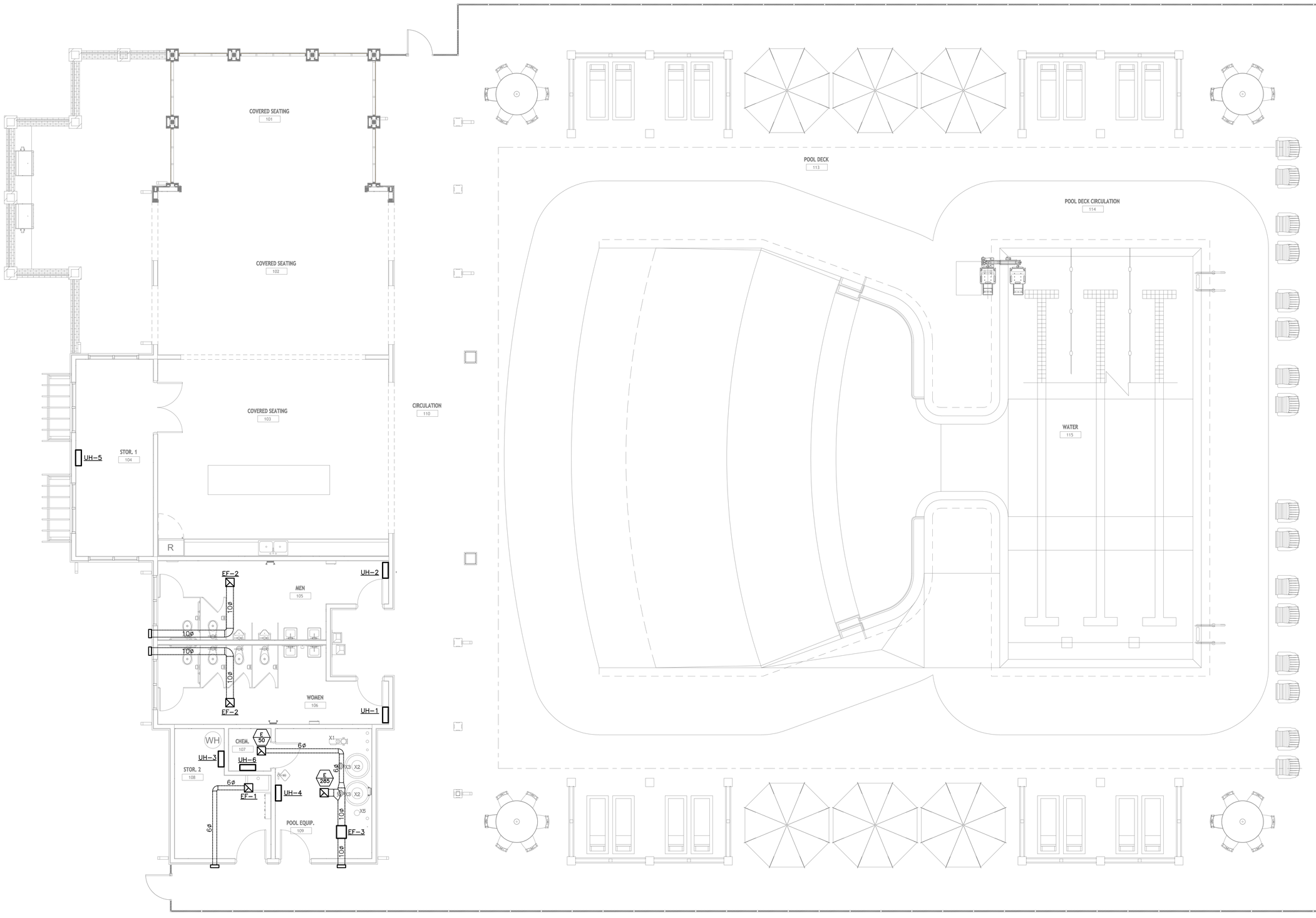
STEVEN H. EVERHART, JR. 23933 ENGINEER 10/5/26

TOPSAIL ENGINEERING, INC
PLUMBING | MECHANICAL | ELECTRICAL
P. O. BOX 367
HAMPSTEAD, NC 28443
TEL. (910) 270-3747
NC LICENSE NO. C-2546

MUNGO HOMES
AVENUE ONE AMENITY
WILMINGTON, NORTH CAROLINA

JOB NO. 21170
DWN BY:
DATE: 10-5-26
SCALE: AS SHOWN

SHEET
M100



AMENITY BUILDING FLOOR PLAN – MECHANICAL

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

NORTH CAROLINA
PROFESSIONAL
23933
10/5/26
ENGINEER
STEVEN H. EVERHART, JR.

P. O. BOX 367
HAMPSTEAD, NC 28443
TEL. (910) 270-3747
NC LICENSE NO. C-2546

TOPSAIL ENGINEERING, INC
PLUMBING | MECHANICAL | ELECTRICAL

MUNGO HOMES
AVENUE ONE AMENITY
WILMINGTON, NORTH CAROLINA

JOB NO. 21170
DWN BY:
DATE: 10-5-26
SCALE: AS SHOWN

SHEET
M200

DETAILED ELECTRICAL SPECIFICATIONS

DETAILED ELECTRICAL SPECIFICATIONS
SCOPE: FURNISH ALL MATERIALS, LABOR, TOOLS, EQUIPMENT AND SUPERVISION NECESSARY TO INSTALL COMPLETE ELECTRICAL POWER AND LIGHTING SYSTEM IN THE BUILDING AS FURTHER DESCRIBED ON THE ELECTRICAL CONTRACT DRAWINGS.

SUPPLY ALL MATERIALS, FITTINGS AND HARDWARE NECESSARY FOR COMPLETE OPERATING SYSTEMS WITHIN THE OBVIOUS INTENT OF THE DRAWINGS. NO ATTEMPT HAS BEEN MADE TO DETAIL OR LIST EACH AND EVERY ITEM OF MATERIAL. THE ELECTRICAL CONTRACTOR IS CAUTIONED TO READ THE ENTIRE PROJECT DRAWINGS AND SPECIFICATIONS TO ASSURE HIMSELF OF A THOROUGH KNOWLEDGE OF BUILDING CONSTRUCTION, STRUCTURAL RESTRICTIONS TO ELECTRICAL CONTRACT WORK AND TO ASSURE THAT NO REFERENCE ANYWHERE IN THE PROJECT DRAWINGS AND SPECIFICATIONS TO WORK BY THE ELECTRICAL CONTRACTOR IS OVERLOOKED.

CODES, PERMITS AND INSPECTIONS: THE LATEST EDITION OF THE STATE BUILDING CODE WHICH INCLUDES THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE IS HEREBY MADE A PART OF THIS SPECIFICATION. CODE REQUIREMENTS SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS WHERE THE CODE REQUIREMENTS EXCEED THAT OF THE SPECIFICATIONS. HOWEVER, THE SPECIFICATIONS SHALL BE FOLLOWED WHERE THEY EXCEED CODE REQUIREMENTS. THE ELECTRICAL CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, OBTAIN THE SERVICES OF THE LOCAL ELECTRICAL INSPECTOR TO MAKE ALL REQUIRED DURING CONSTRUCTION AND COMPLETED ELECTRICAL SYSTEM INSPECTIONS.

MATERIALS AND WORKMANSHIP: ALL MATERIAL BUILT INTO THIS PROJECT SHALL BE NEW OF EQUIVALENT OR BETTER QUALITY THAN THAT SPECIFIED. SPECIFIC NAMES AND CATALOG NUMBERS USED HEREIN ARE TO ESTABLISH THE ITEM FUNCTION, ARRANGEMENT AND QUALITY REQUIRED AND ARE NOT INTENDED TO RESTRICT COMPETITION. ALL MATERIALS SHALL BE UL LISTED AND LABELED FOR THE PARTICULAR APPLICATION AS USED ON THIS PROJECT.

CONDUCTORS: UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER (#10 AWG AND SMALLER SHALL BE SOLID, AND #8 AWG AND LARGER STRANDED) WITH THHN/THWN INSULATION, INSTALLED IN CONDUIT OR APPROVED CABLE ASSEMBLY. EXCEPT IN POOL EQUIPMENT ROOM AND STORAGE ROOM, MC CABLE MAY BE USED FOR CONCEALED BRANCH CIRCUITS. NM CABLE SHALL NOT BE USED. CONDUCTORS SHALL BE #12 AWG MINIMUM EXCEPT WITHIN LIGHT FIXTURES, LOW VOLTAGE CONTROLS OR COMMUNICATION/FIRE ALARM EQUIPMENT. CONDUCTOR COLOR CODE SHALL CONFORM TO THE NEC. CONDUCTORS SHALL BE CONTINUOUS FROM TERMINAL TO TERMINAL OR PULL BOX TO PULL BOX. JOINTS SHALL BE MADE WITH IDEAL "WIRENUTS."

RACEWAYS: SEE NOTES ON PLAN FOR WIRING METHODS IN POOL EQUIPMENT ROOM AND STORAGE ROOM. OTHERWISE, INTERIOR RACEWAYS SHALL BE ELECTRICAL METALLIC TUBING (EMT) WITH THREADED STEEL HEXAGONAL COMPRESSION FITTINGS – NEITHER INDENTOR TYPE OR DIE METAL FITTING WILL BE ACCEPTED. USE PVC FOR EXTERIOR AND UNDER GROUND WORK. FITTINGS IN EMT SHALL BE WEATHER TIGHT (THOMAS AND BETTS SERIES #5123 WITH NYLON INSULATED THROATS), BENDS SHALL BE FACTORY FABRICATED OR MADE "COLD" WITH BENDING TOOL, FREE OF KINKS OR RESTRICTIONS. NO SINGLE BEND SHALL BE IN EXCESS OF 90 DEGREES. THERE SHALL BE NO MORE THAN THE EQUIVALENT OF THREE (3) 90 DEGREE BENDS IN A GIVEN RACEWAY FROM PULL BOX TO PULL BOX. RIGID RACEWAY THREADS SHALL BE CUT STRAIGHT AND TRUE – PIPE ENDS SHALL BE REAMED AND SMOOTHED INSIDE AND OUT.

SUPPORT 1–1/2 INCH AND LARGER CONDUIT 10 FEET O/C OR LESS, AND 1 INCH AND SMALLER 6 FEET O/C MAXIMUM. RACEWAYS SHALL BE SUPPORTED DIRECTLY FROM BUILDING STRUCTURE WITH BOLTS, SCREWS, STRAPS, HANGER RODS AND BRACKETS. ALL METALLIC HARDWARE SHALL BE GALVANIZED OR CADMIUM PLATED. NAILS, WIRE AND/OR PERFORATED STRAPS WILL NOT BE ACCEPTED.

USE THREADED LOCKNUTS OUTSIDE AND THREADED LOCKNUT AND BUSHING INSIDE ALL RACEWAY CONNECTIONS TO BOXES, DEVICES, PANELS AND GUTTERS. USE NON–METALLIC BUSHINGS ON ALL 1–1/4 INCH AND LARGER CONDUIT. EXPOSED CONDUIT SHALL BE RUN STRAIGHT AND TRUE PARALLEL AND PERPENDICULAR TO PRIMARY BUILDING LINES.

BOXES AND DEVICES: ALL BOXES, PANELS AND EQUIPMENT SHALL BE SUPPORTED DIRECTLY FROM THE BUILDING STRUCTURE AND SHALL NOT DEPEND ON THE FEEDER RACEWAYS FOR SUPPORT. ALL ITEMS SHALL BE CAREFULLY ALIGNED SO THAT COVERS WILL FINISH FLUSH AND STRAIGHT. ALL UNUSED KNOCKOUTS SHALL BE CLOSED WITH BLANKING DEVICES. BOXES IN CONCRETE OR MASONRY SHALL BE 3–1/2 INCH DEEP (MINIMUM) SQUARE 16 GAUGE GALVANIZED STEEL – STEEL CITY SERIES GW. BOXES INSTALLED IN WOOD PARTITIONS SHALL BE STEEL CITY 3–1/2 INCH DEEP GANGABLE SQUARE CORNER TYPE. DEVICES SHALL BE COMMERCIAL SPECIFICATION GRADE. CONFIRM ALL DEVICE AND PLATE FINISHES WITH ARCHITECT AND OWNER PRIOR TO ORDERING.

PULL BOXES SHALL BE 14 GAUGE GALVANIZED STEEL WITH BLANK COVER SIZED AS REQUIRED BY NATIONAL ELECTRICAL CODE.
LOCATE DEVICES AND EQUIPMENT ABOVE FINISHED FLOOR AS FOLLOWS UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS:
- WALL SWITCHES – 4'–0" OR TO NEAREST MASONRY COURSE JOINT.
- RECEPTACLES – 1'–6" OR TO NEAREST MASONRY COURSE JOINT.
- LIGHT FIXTURES – AS NOTED ON FIXTURE SCHEDULE.

GROUNDING: THE ELECTRICAL SYSTEM AND ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE. EQUIPMENT GROUND WIRE SHALL BE USED WITH ALL FEEDERS AND BRANCH CIRCUITS.

LIGHTING FIXTURES: LIGHTING FIXTURES AND LAMPS SHALL BE PROVIDED AND INSTALLED AS PER SCHEDULE. ALL FIXTURES SHALL BE CLEANED ON COMPLETION OF INSTALLATION.

TESTS: THE CONTRACTOR SHALL MEGGER ALL BUSWAYS, CABLES AND CONTROL CONNECTIONS TO PROVE INSULATION RESISTANCE IS OF ACCEPTABLE VALUE.

PANELBOARDS: PROVIDE PANELBOARDS RATED AND SIZED AS INDICATED IN THE SCHEDULE AND SHOWN ON THE PLANS EQUAL TO SQUARE D COMPANY MODEL NQOD.

ACCEPTABLE MANUFACTURERS: SQUARE D, GENERAL ELECTRIC, SIEMENS, CUTLER–HAMMER

SAFETY SWITCHES: SWITCHES SHALL BE EQUAL TO SQUARE D TYPE GD WITH RATINGS, ENCLOSURES AND FUSING PROVISIONS AS INDICATED.

IDENTIFICATION AND NAMEPLATES: PROVIDE ENGRAVED, LAMINATED BAKELITE (WHITE LETTERS ON BLACK SURFACE) NAMEPLATES SCREWED TO EACH PIECE OF ELECTRICAL DISTRIBUTION EQUIPMENT AS FOLLOWS:

A. PANELBOARDS, SWITCHBOARDS – DESIGNATION L1, P1, ETC.,VOLTAGE, PHASE NUMBER OF WIRES, ETC.; WORDING EXAMPLE: PANEL L1–208V–3 PHASE, 4 WIRE.

B. MOTOR STARTERS, DISCONNECT SWITCHES – UNLESS MOUNTED DIRECTLY ON OR ADJACENT TO IDENTIFY

EQUIPMENT; WORDING EXAMPLE: EXHAUST FAN 1, MAKE–UP AIR UNIT.

PROVIDE TYPED DIRECTORIES FOR PANELBOARD BRANCH CIRCUIT IDENTIFICATION.

EQUIPMENT CONNECTIONS: THIS CONTRACTOR SHALL BRING ALL REQUIRED ELECTRICAL SERVICE TO ALL EQUIPMENT ITEMS FURNISHED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS OR BY THE OWNER, MAKE FINAL CONNECTIONS, AND LEAVE EQUIPMENT READY FOR OPERATION. THIS CONTRACTOR SHALL COORDINATE WITH ANY AFFECTED TRADE TO ASSURE CORRECT OPERATION OF THE EQUIPMENT ITEM.

CONTROL AND INTERLOCK WIRING: EXCEPT AS OTHERWISE INDICATED ON THE DRAWINGS, ALL CONTROL AND INTERLOCK WIRING SHALL BE PERFORMED BY THE RESPECTIVE CONTRACTORS.

SERVICE: THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SERVICE WITH THE UTILITY COMPANY. PROVIDE METERING PROVISIONS AS REQUIRED. EC SHALL WORK DIRECTLY WITH THE UTILITY AND SHALL COMPLETE AND SUBMIT ALL LOAD DATA SHEETS REQUIRED FOR SERVICE APPLICATION.

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

METHOD OF COMPLIANCE:

Energy Code: ◉ Prescriptive ☐ Performance

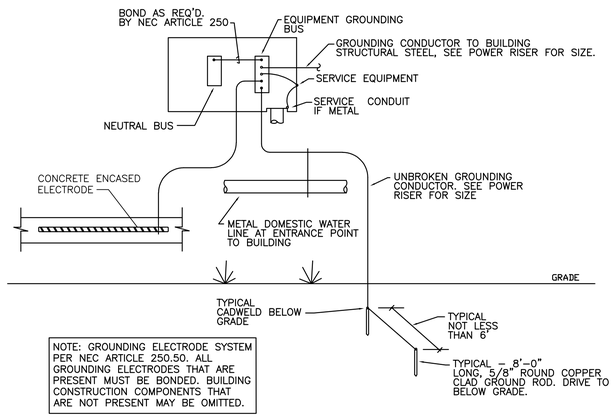
Lighting schedule
- lamp type required in fixture: See Fixture Schedule
- number of lamps in fixture: See Fixture Schedule
- ballast type used in the fixture: See Fixture Schedule
- number of ballasts in fixture: See Fixture Schedule
- total wattage per fixture: See Fixture Schedule

total interior wattage specified vs allowed: 1,948/2,040
total exterior wattage specified vs allowed: 702/900

Additional Efficiency Package Options
- ☐ 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
- ☐ N/A EXISTING/RENOVATION

DESIGNER STATEMENT:
To the best of my knowledge and belief, the design of this building complies with the requirements of Section C405 of the 2018 North Carolina State Energy Code.

SIGNED:
NAME: Austin J. Cannon
TITLE: Professional Engineer



NOTE: GROUNDING ELECTRODE SYSTEM PER NEC ARTICLE 250.50. ALL GROUNDING ELECTRODES THAT ARE PRESENT MUST BE BONDED. BUILDING CONSTRUCTION COMPONENTS THAT ARE NOT PRESENT MAY BE OMITTED.

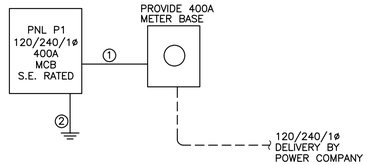
ELECTRICAL SERVICE GROUNDING DETAIL

SCALE: NTS

NOTE:
1. EC SHALL LABEL THE AVAILABLE FAULT CURRENT (AFC) AT POINT OF DELIVERY PER NEC 110.24A. DESIGN ASSUMES AFC LESS THAN 22,000.

① 2 SETS OF 3 #3/0, 2"C.

② #1/0 CU GND PER NEC 250, SEE GROUNDING DETAIL THIS SHEET.



POWER RISER DIAGRAM

SCALE: NTS

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
———	CONDUIT
– – – – –	CONDUIT UNDERFFLOOR OR UNDERGROUND
	ARROW INDICATES HOMERUN, TICKMARKS: NEUTRAL,PHASE,GND.
	POWER PANEL
▼	DATA/COMM OUTLET
J	JUNCTION BOX
AFF	ABOVE FINISHED FLOOR
⊕, ⊕	DUPLEX RECEPT , ABOVE COUNTER
⊕WP , ⊕GFI	WEATHERPROOF , GROUND FAULT
⊕	DUPLEX RECEPT VIDEO OUTLET HEIGHT
◇	VIDEO OUTLET. VERIFY HEIGHT
☐, ☐	DISCONNECT SWITCH; FUSED; NONFUSED

SEE SHEET E200 FOR ADDITIONAL SYMBOLS

P1

MOUNTING SURFACE | VOLTS 240/120V 2P 3W | AIC 22,000
FED FROM UTILITY | BUS AMPS 400 | MAIN BRKR 400
NOTE SERVICE ENTRANCE RATED, NEMA 3R | NEUTRAL 100% | LUGS STANDARD

CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA A	LOAD KVA B	CKT #	CKT BKR	CIRCUIT DESCRIPTION	LOAD KVA A	LOAD KVA B
1	20/1	MAIL KIOSK LIGHTING	0.22		2	30/2	UH–1	2.5	
3	20/1	EXTERIOR LIGHTING		0.482	4	|			2.5
5	20/1	INTERIOR LIGHTING	0.91		6	30/2	UH–2	2.5	
7	20/1	KITCHEN LIGHTING		0.396	8	|			2.5
9	20/1	COVERED SEATING LIGHTING	0.792		10	30/2	UH–3	2.5	
11	20/1	KITCHEN CEILING FANS		0.75	12	|			2.5
13	20/1	COVERED SEATING CEILING FANS	0.75		14	30/2	UH–4	2.5	
15	20/1	COVERED SEATING CEILING FANS		0.75	16	|			2.5
17	20/1	SERVICE RECEPTACLE	0.18		18	20/2	EWH	2.25	
19	20/1	EWC *		0.6	20	|			2.25
21	20/1	RESTROOMS RECEPTACLE	0.54		22	20/1	UH–6	1	
23	20/1	REFRIGERATOR *		1.2	24	50/2	POOL PUMP *		3.36
25	20/1	KITCHEN RECEPTACLE	1.48		26	|		3.36	
27	20/1	KITCHEN REC		1.48	28	20/1	POOL LIGHTS *		1.6
29	20/1	SPARE	0		30	20/1	CHEMICAL CONTROLLER	0.2	
31	20/1	SPARE		0	32	20/1	EF–3		0.124
33	20/1	SPARE	0		34	20/1	RECS – EQUIP/STOR	0.54	
35	20/1	SPARE		0	36	30/2	UH–5		2.5
37	20/1	SPARE	0		38	|		2.5	
39	20/1	SPARE		0	40	20/1	SPARE		0
41	20/1	SPARE	0		42	20/1	SPARE	0	
							TOTAL CONNECTED KVA BY PHASE	24.7	25.5

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
LIGHTING	6.65	8.31	(125%)	RECEPTACLES	2.42	2.42	(50%>10)
LARGEST MOTOR	6.72	1.68	(25%)	KITCHEN EQUIPMENT	3.8	3.42	(90%)
MOTORS	6.84	6.84	(100%)	NONCONTINUOUS	4.5	4.5	(100%)
				HEATING	26	26	(100%)
				TOTAL LOAD		53.2	
				BALANCED LOAD		222 A	

* PROVIDE GFCI BREAKER

GENERAL LUMINAIRE SCHEDULE

CALLOUT	LAMP	DESCRIPTION	MOUNTING	MODEL	TOTAL VA	VOLTS	NOTE 1
A	LED	WRAPAROUND	SURFACE	ALPHALITE CBW–4L(40/34/28S2)/835	40	120	SET TO 34W
B	LED	2' VAPOR	CEILING	ALS VTA–30–SC–WH–UD	30	120	SET TO 30W
C	LED 1300L/1700L/2200L	6" ROUND DOWNLIGHT	RECESSED	ALS DLA–G2–6–WH	22	120	UL WET LABEL, SET TO 2200 LUMENS
E	LED INCLUDED	EMERGENCY	WALL	ISOLITE BUG3	0	120	90 MINUTE BATTERY
FAN		CEILING FAN	CEILING	SELECTED BY OWNER	150	120	
OA	LED	EXTERIOR SCONCE	WALL	STONCO LPW7–8XX	14	120	FINISH SELECTED BY OWNER

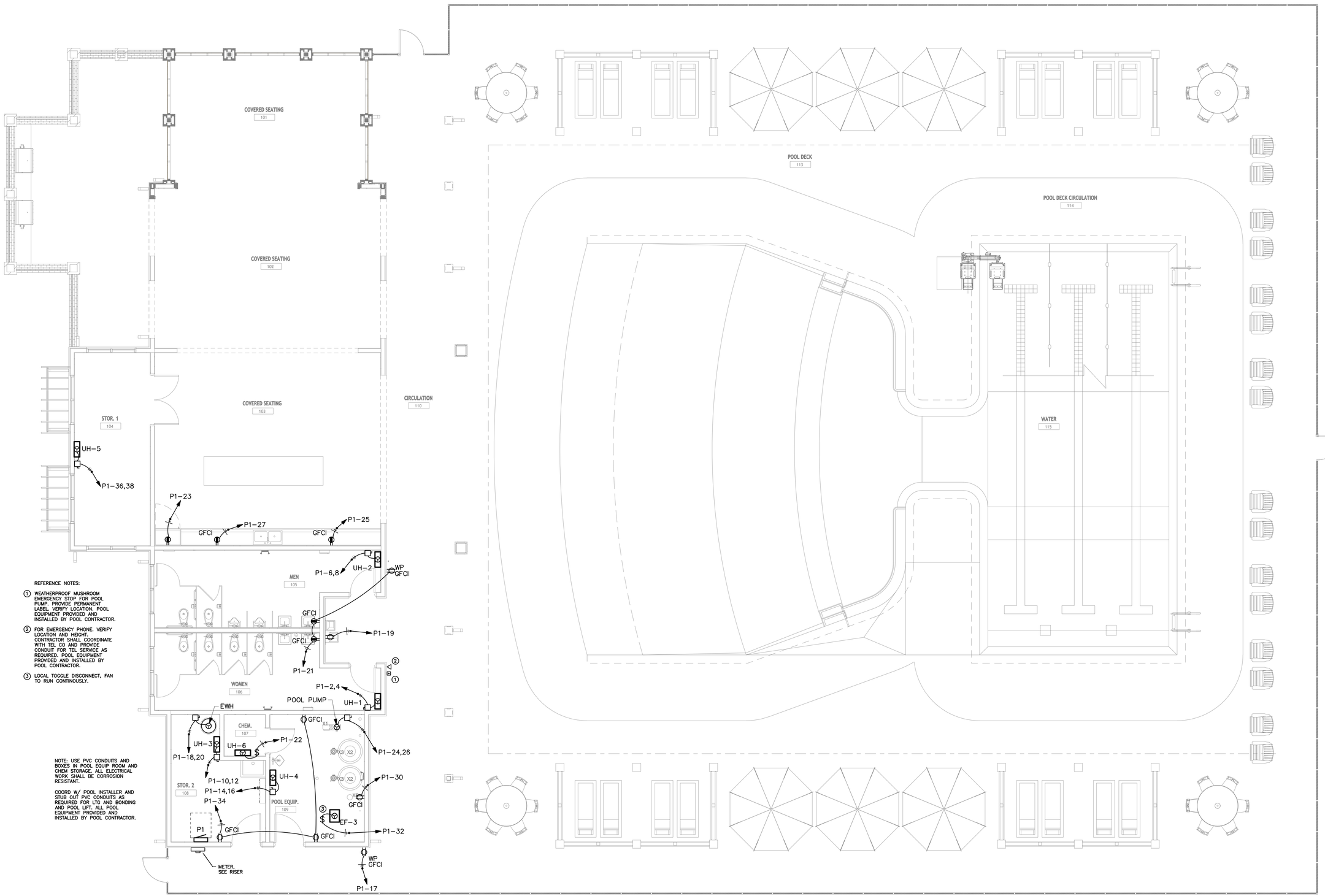
EQUIPMENT CONNECTION SCHEDULE

EQUIPMENT TAG	EQUIPMENT DESCRIPTION	SYMBOL	VOLTS	AMPS	KVA	CIRCUIT	WIRE CALLOUT	DISCONNECT	DISCONNECT DESCRIPTION
EF–3	EF–3		120V 1P 2W	1.03	0.12	P1–32	1/2"C,1#12,#12N,#12G	TOGGLE SWITCH	WP 20A TOGGLE
EWH	EWH		240V 2P 2W	18.75	4.5	P1–18,20	1/2"C,2#12,#12G	NON–FUSED	240V/30A/2
POOL PUMP	POOL PUMP		240V 2P 2W	28	6.72	P1–24,26	3/4"C,2#6,#10G	NON–FUSED	240V/60A/2
UH–1	UH–1		240V 2P 2W	20.83	5	P1–2,4	1/2"C,2#10,#10G	NON–FUSED	240V/30A/2
UH–2	UH–2		240V 2P 2W	20.83	5	P1–6,8	1/2"C,2#10,#10G	NON–FUSED	240V/30A/2
UH–3	UH–3		240V 2P 2W	20.83	5	P1–10,12	1/2"C,2#10,#10G	NON–FUSED	240V/30A/2
UH–4	UH–4		240V 2P 2W	20.83	5	P1–14,16	1/2"C,2#10,#10G	NON–FUSED	240V/30A/2
UH–5	UH–5		240V 2P 2W	20.83	5	P1–36,38	1/2"C,2#10,#10G	NON–FUSED	240V/30A/2
UH–6	UH–6		120V 1P 2W	8.33	1	P1–22	1/2"C,1#12,#12N,#12G	TOGGLE SWITCH	WP 20A TOGGLE

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 053616 10/5/26 AUSTIN J. CANNON
P. O. BOX 367
HAMPSTEAD, NC 28443
TEL. (910) 270–3747
NC LICENSE NO. C–2546
TOPSAIL ENGINEERING, INC
PLUMBING | MECHANICAL | ELECTRICAL

MUNGO HOMES
AVENUE ONE AMENITY
WILMINGTON, NORTH CAROLINA

JOB NO. 21170
DWN BY:
DATE: 10–5–26
SCALE: AS SHOWN
SHEET
E100



REFERENCE NOTES:

1. WEATHERPROOF MUSHROOM EMERGENCY STOP FOR POOL PUMP. PROVIDE PERMANENT LABEL. VERIFY LOCATION. POOL EQUIPMENT PROVIDED AND INSTALLED BY POOL CONTRACTOR.
2. FOR EMERGENCY PHONE. VERIFY LOCATION AND HEIGHT. CONTRACTOR SHALL COORDINATE WITH TEL CO AND PROVIDE CONDUIT FOR TEL SERVICE AS REQUIRED. POOL EQUIPMENT PROVIDED AND INSTALLED BY POOL CONTRACTOR.
3. LOCAL TOGGLE DISCONNECT, FAN TO RUN CONTINOUSLY.

NOTE: USE PVC CONDUITS AND BOXES IN POOL EQUIP ROOM AND CHEM STORAGE. ALL ELECTRICAL WORK SHALL BE CORROSION RESISTANT.

COORD W/ POOL INSTALLER AND STUB OUT PVC CONDUITS AS REQUIRED FOR LTG AND BONDING AND POOL LIFT. ALL POOL EQUIPMENT PROVIDED AND INSTALLED BY POOL CONTRACTOR.

AMENITY BUILDING FLOOR PLAN – POWER

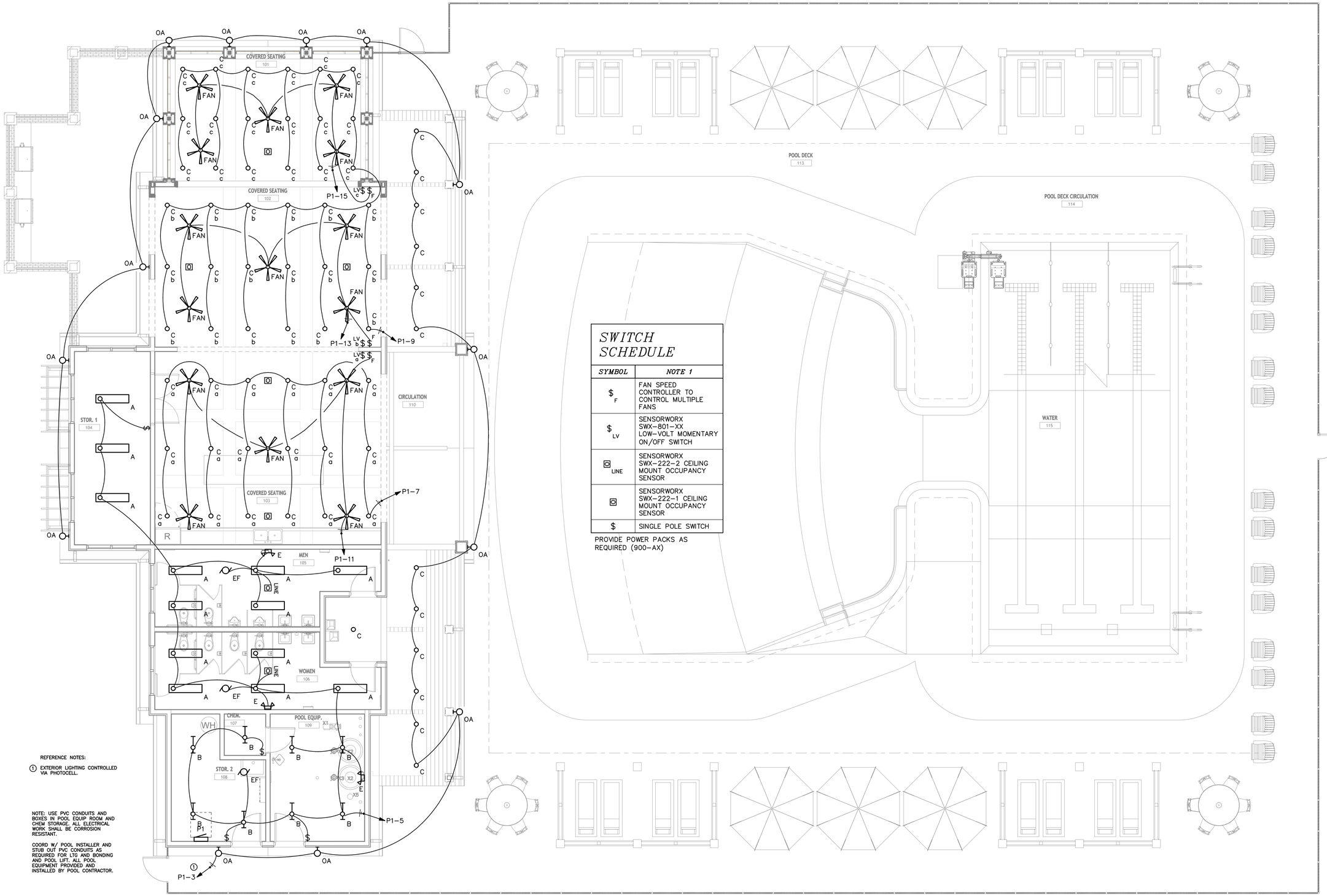
SCALE: 3/16"=1'-0"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 063616 10/5/26 AUSTIN J. CANNON

TOPSAIL ENGINEERING, INC
PLUMBING | MECHANICAL | ELECTRICAL
P. O. BOX 367
HAMPSTEAD, NC 28443
TEL. (910) 270-3747
NC LICENSE NO. C-2546

MUNGO HOMES
AVENUE ONE AMENITY
WILMINGTON, NORTH CAROLINA

JOB NO.	21170
DWN BY:	
DATE:	10-5-26
SCALE:	AS SHOWN
SHEET	E200



SWITCH SCHEDULE

SYMBOL	NOTE 1
$F	FAN SPEED CONTROLLER TO CONTROL MULTIPLE FANS
$LV	SENSORWORX SWX-801-XX LOW-VOLT MOMENTARY ON/OFF SWITCH
LINE	SENSORWORX SWX-222-2 CEILING MOUNT OCCUPANCY SENSOR
	SENSORWORX SWX-222-1 CEILING MOUNT OCCUPANCY SENSOR
$	SINGLE POLE SWITCH

PROVIDE POWER PACKS AS REQUIRED (900-AX)

REFERENCE NOTES:

1. EXTERIOR LIGHTING CONTROLLED VIA PHOTOCELL.

NOTE: USE PVC CONDUITS AND BOXES IN POOL EQUIP ROOM AND CHEM STORAGE. ALL ELECTRICAL WORK SHALL BE CORROSION RESISTANT.

COORD W/ POOL INSTALLER AND STUB OUT PVC CONDUITS AS REQUIRED FOR LTG AND BONDING AND POOL LIFT. ALL POOL EQUIPMENT PROVIDED AND INSTALLED BY POOL CONTRACTOR.

AMENITY BUILDING FLOOR PLAN – LIGHTING

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 063616 10/5/26 AUSTIN J. CANNON

P. O. BOX 367
HAMPSTEAD, NC 28443
TEL. (910) 270-3747
NC LICENSE NO. C-2546

TOPSAIL ENGINEERING, INC
PLUMBING | MECHANICAL | ELECTRICAL

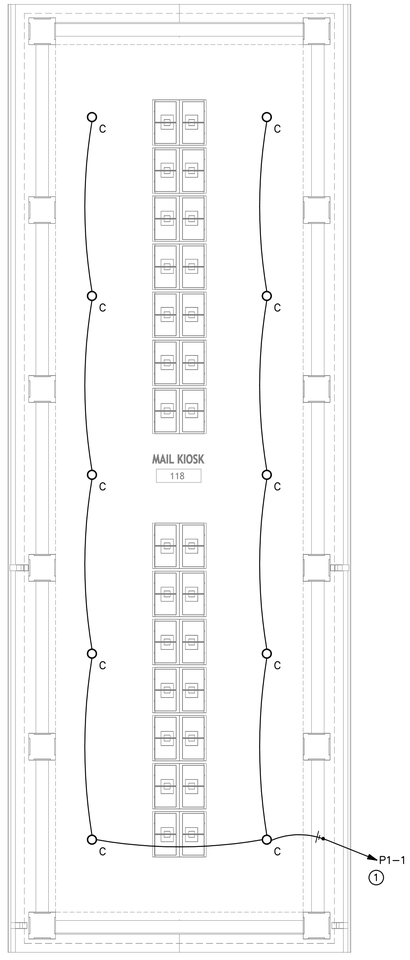
MUNGO HOMES
AVENUE ONE AMENITY
WILMINGTON, NORTH CAROLINA

JOB NO. 21170
DWN BY:
DATE: 10-5-26
SCALE: AS SHOWN

SHEET
E201

REFERENCE NOTES:

① EXTERIOR LIGHTING CONTROLLED VIA PHOTOCELL.



KIOSK PLAN – LIGHTING
SCALE: 1/4"=1'-0"

NORTH CAROLINA PROFESSIONAL SEAL 063616 ENGINEER AUSTIN J. CANNON
10/5/26

TOPSAIL ENGINEERING, INC
PLUMBING | MECHANICAL | ELECTRICAL
P. O. BOX 367
HAMPSTEAD, NC 28443
TEL. (910) 270-3747
NC LICENSE NO. C-2546

MUNGO HOMES
AVENUE ONE AMENITY
WILMINGTON, NORTH CAROLINA

JOB NO.	21170
DWN BY:	
DATE:	10-5-26
SCALE:	AS SHOWN
SHEET	E202

POOL SAFETY REQUIREMENTS

PROVIDE SAFETY PROVISIONS PER SECTION .2530. THE MINIMUM BEING:

OUTDOOR POOL REQUIREMENTS:

A. (1) 12' LONG, MIN., METAL POLE AND BODY HOOK SECURELY ATTACHED. THE POLE SHALL BE NON-TELESCOPING, NON-ADJUSTABLE & NON-COLLAPSIBLE.

B. (1) U.S. COAST GUARD APPROVED RING BUOYS WITH 50'-0" OF 1/4" DIAMETER THROWING ROPE.

ONE UNIT OF LIFE SAVING DEVICES LISTED ABOVE ARE REQUIRED FOR THE MAIN POOL AREA. NONE ARE REQUIRED IN THE WADING POOL AREA.

EMERGENCY TELEPHONE SERVICE:

A TELEPHONE CAPABLE OF DIRECTLY DIALING 911 OR OTHER EMERGENCY NOTIFICATION SYSTEM SHALL BE PROVIDED.

B. THE TELEPHONE SHALL BE PERMANENTLY AFFIXED TO A LOCATION INSIDE THE POOL ENCLOSURE OR OUTSIDE THE ENCLOSURE WITHIN 75' OF THE BATHER ENTRANCE.

C. THE TELEPHONE SHALL BE VISIBLE FROM WITH THE POOL ENCLOSURE OR A VISIBLE SIGN SHALL BE POSTED INDICATING THE LOCATION OF THE EMERGENCY PHONE.

D. AT THE TELEPHONE - PROVIDE A SIGN WITH LEGIBLE LETTERS PROVIDING THE FOLLOWING INFORMATION.
- DIALING INSTRUCTIONS
- ADDRESS OF THE POOL LOCATION
- TELEPHONE NUMBER OF THE POOL LOCATION.

SEE POOL HOUSE PLANS BY OTHERS FOR EXACT LOCATION OF THE TELEPHONE SERVICE.

POOL SIGNAGE REQUIREMENTS

POOL SIGNAGE:

SIGN "A" - 4" TALL LETTERS

WARNING - NO LIFEGUARD ON DUTY

THIS SIGN IS TO BE POSTED IN THE MAIN POOL AREA. A MIN. OF (1) THIS PROJECT

SIGN "B" - 1" TALL LETTERS

POOL SAFETY RULES

1. CHILDREN SHOULD NOT USE THE SWIMMING POOL WITHOUT ADULT SUPERVISION.
2. ADULTS SHOULD NOT SWIM ALONE.
3. PETS ARE PROHIBITED IN THE POOL AREA.
4. GLASS CONTAINERS ARE PROHIBITED IN THE POOL AREA.
5. NO DIVING IS ALLOWED IN POOL AREA

SIGN "C" - PROVIDE A SIGN VISIBLE UPON ENTERING THE POOL ENCLOSURE DIRECTING POOL USERS TO SHOWER BEFORE ENTERING THE POOL.

SIGN "D" - PROVIDE A SIGN STATING "POOL CLOSED" FOR EVERY POOL ENTRANCE. VERIFY WITH FINAL POOL ENCLOSURE DESIGN FOR FINAL NUMBER OF ENTRANCES.

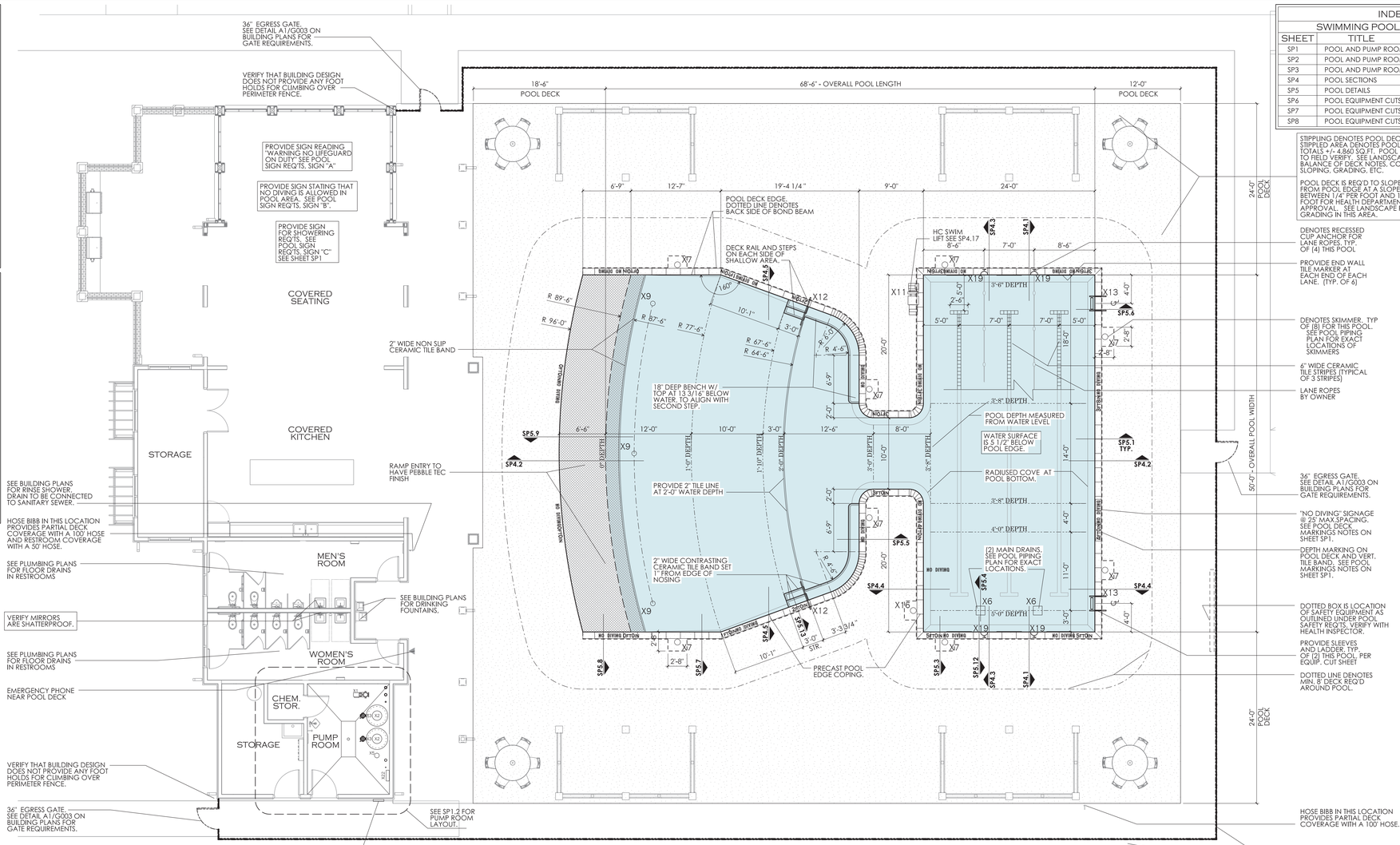
POOL DECK MARKINGS

DEPTH MARKINGS: IN LOCATIONS AS SHOWN ON THE DRAWINGS AND ADHERING TO THE FOLLOWING:

1. LOCATED ON TOP OF POOL DECK AND AT OR ABOVE THE WATER SURFACE ON THE VERTICAL WALL
2. SHALL BE IN ARABIC NUMERALS AT LEAST 4" HIGH.
3. LETTER COLOR TO CONTRAST WITH BACKGROUND.
4. MARKINGS SHALL INDICATE THE DEPTH OF THE POOL IN FEET AND SHALL INCLUDE THE WORD "FEET" OR THE SYMBOL "FT"
5. MARKINGS IN POOL DECK SHALL PROVIDE A SLIP RESISTANT WALKING SURFACE.
6. NOT TO EXCEED 25'-0" IN SPACING ALONG THE PERIMETER OF THE POOL.

"NO DIVING" MARKINGS: IN LOCATIONS AS SHOWN ON THE DRAWINGS AND ADHERING TO THE FOLLOWING:

1. NOT TO EXCEED 25'-0" IN SPACING.
2. DENOTED IN ONE OF THE FOLLOWING MANNERS:
   A: CONSISTING OF THE WORDS 'NO DIVING' IN LETTERS AT LEAST 4" HIGH AND OF A COLOR CONTRASTING WITH THE BACKGROUND.
   B: AT LEAST A 6"x6" IN SIZE INTERNATIONAL SYMBOL FOR NO DIVING IN RED AND BLACK ON A WHITE BACKGROUND.
3. MARKINGS IN POOL DECK SHALL PROVIDE A SLIP RESISTANT WALKING SURFACE.



SP1 .1 SWIMMING POOL LAYOUT
SCALE: 1/8" = 1'-0"

CHEMICAL STORAGE NOTES

CHEMICAL STORAGE REQUIREMENTS FOR THE POOL IS AS FOLLOWS:

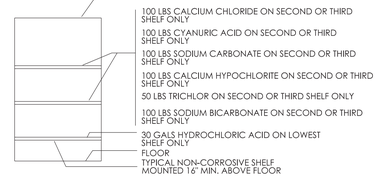
5 SQ.FT FOR FIRST 10,000 GALLONS OF POOL PLUS 1 SQ.FT. FOR EACH ADDITIONAL 3,000 GALLONS OF POOL UP TO 100 SQ.FT. OF STORAGE.

5 SQ.FT. (FOR FIRST 10,000)
+ 14.98 SQ. (1 SQ.FT. PER 46,333/3000)
= 19.98 SQ. FT. REQUIRED.

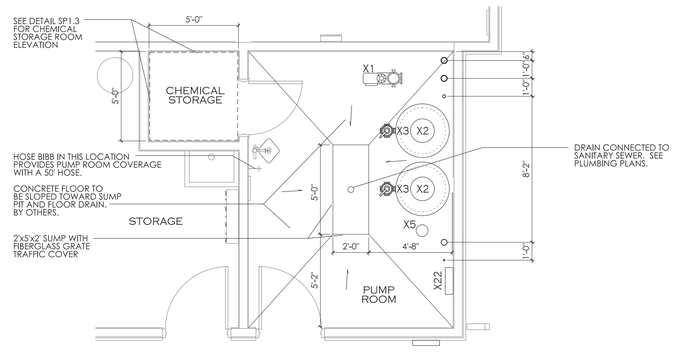
CLUBHOUSE PROVIDES 25.00 SQ. FT. FOR CHEMICAL STORAGE.



HAZARDOUS MATL. SIGN TO BE POSTED ON EQUIPMENT RM. AND CHEM STORAGE RM DOORS



SP1 .3 CHEMICAL STORAGE ROOM ELEVATION
SCALE: NTS



SP1 .2 ENLARGED PUMP ROOM LAYOUT
SCALE: 1/4" = 1'-0"

INDEX OF DRAWINGS

SWIMMING POOL DRAWINGS

SHEET	TITLE	PERMIT SET DATE = / /	R#	LAST REV.
SP1	POOL AND PUMP ROOM LAYOUTS			
SP2	POOL AND PUMP ROOM PIPING LAYOUTS			
SP3	POOL AND PUMP ROOM ELECTRICAL LAYOUTS			
SP4	POOL SECTIONS			
SP5	POOL DETAILS			
SP6	POOL EQUIPMENT CUTSHEETS			
SP7	POOL EQUIPMENT CUTSHEETS			
SP8	POOL EQUIPMENT CUTSHEETS			

BATH HOUSE DATA

PER 15A NCAC 18A .2500

TOTAL BATHER LOAD = 192 (50%-50% SPLIT)
- OUTDOOR POOL = 2,867 / 15 = 192

BATHHOUSE REQUIREMENTS:
96 MEN, MIN. FIXTURES REQUIRED ARE:
-ONE LAVATORY
-ONE URINAL
-ONE WATER CLOSET

96 WOMEN, MIN FIXTURES ARE
-TWO LAVATORIES
-TWO WATER CLOSETS

1 SHOWER IS REQUIRED.

PER N.C. PLUMBING CODE

TOTAL BATHER LOAD = 320 (50%-50% SPLIT)
- OUTDOOR POOL = 5,916/15 = 262
- OUTDOOR POOL - 2,867/50 = 58

BATHHOUSE REQUIREMENTS:
160 MEN, MIN. FIXTURES REQUIRED ARE:
-ONE LAVATORY
-TWO WATER CLOSETS (ONE CAN BE A URINAL)

160 WOMEN, MIN FIXTURES ARE
-ONE LAVATORY
-THREE WATER CLOSETS

TWO DRINKING FOUNTAINS ARE REQUIRED.

PROJECT REQUIREMENTS

MEN:	WOMEN:
-ONE LAVATORY	-TWO LAVATORIES
-ONE URINAL	-THREE WATER CLOSETS
-ONE WATER CLOSET	
-ONE SHOWER	
-TWO DRINKING FOUNTAINS	

MAIN POOL DATA

POOL DIMENSIONS:	50'-0" x 68'-6" OVERALL w/ BEACH ENTRY
POOL DEPTHS:	0" - 5'-0"
POOL VOLUME:	54,950 GALLONS
SURFACE AREA:	2,867 SF
PERIMETER:	294 LF
COPING:	PRECAST COPING W/ BULLNOSE
MIN. FLOW RATE:	153 GPM
DESIGN FLOW RATE:	185 GPM
CONSTRUCTION:	GUNITE
FINISH:	NON-SLIP PLASTER
BATHER LOAD:	192 BATHERS
MAIN DRAINS:	(2). 4" MAIN DRAIN LINE
INLETS:	10 REQ'D: 7 WALL, 3 FL PROV. 4" MAIN RETURN LINE
SKIMMERS:	(8). 4" MAIN SKIMMER LINE
FILTER, TYPE:	HIGH RATE SAND
FILTER SIZE, PROV:	(2) @ 7.06 SF EACH, 14.12 TOTAL
FILTER SIZE, REQD:	10.18 SF
MEDIA CIRC. RATE:	15 GPM/SF.
BACKWASH RATE:	15 GPM/SF.
TURNOVER RATE -	
- REQD:	6 HOURS
- PROV:	4.95 HOURS
BACKWASH TO:	SANITARY SEWER
FRESHWATER SOURCE:	IN-LINE, AUTO FILL

POOL MATERIAL SCHEDULE

POOL PLASTER:	3/8"-1/2" QPG QUARTZ FINISH TO PROVIDE WATERTIGHT SHELL - COLOR T.B.D. BRITE WITH LRV OF GREATER THAN 55. - OR APPROVED EQUAL.
WATER LINE TILE:	6" x 6" TILE BY COLOR - T.B.D. BY CLASSIC POOL TILE. NO GLASS TILE ALLOWED.
STEP/BENCH EDGE TILE:	2" x 2" TILE BY NOBLE TILE COLOR - T.B.D. BY CLASSIC POOL TILE.
POOL COPING:	PRECAST STONE COPING BY FEDERAL STONE - SU-8N COPING - 12" X 24" x 2" AND BULLNOSE BRICK COPING - 12" x 4" x 2" - COLOR T.B.D.
POOL DECK:	CONCRETE POOL DECK W/ LIGHT BROOM FINISH

MAIN POOL EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	PRODUCT
X1	5 THP, SELF-PRIMING PUMP W/ MATCHING STRAINER, 185 GPM @ 65 F. OF HEAD. - PROVIDE A SPARE BASKET FOR STRAINER.	HAYWARD HCP30501
X2	36" DIA., HIGH RATE SAND FILTER WITH 7.05 S.F. MEDIA	HAYWARD - HCF336C
X3	MULTIPORT VALVE	HAYWARD - HCV375C
X4	FLOW RATE INDICATOR, FOR 4" PIPE.	BLUE-WHITE F-30400P
X5	EROSION CHLORINATOR, PRIMARY SYSTEM	PENTAIR HC-3315
X6	12"x12" MAIN DRAIN W/ ANTI-VORTEX COVER AND 1 1/2" HYDROSTATIC RELIEF VALVE - HAYWARD SP1056/1055	LAWSON SUPERSUMP - MLD-SQ-1212-WT
X7	IN-GROUND SKIMMER	AQUASTAR SKR-101
X8	IN-WALL INLET W/ DIRECTIONAL FITTINGS	HAYWARD SP1419E
X9	FLOOR INLET	HAYWARD SP1424S
X10	IN-WALL VACUUM FITTING, W/ PLUG	HAYWARD W400AWHP
X11	HANDICAP LIFT W/ OPTIONAL SLEEVE ANCHOR SYSTEM.	SR SMITH - aXs2 POOL LIFT w/ CADDY
X12	POOL HANDRAIL, 4'-0" LONG W BRASS SLEEVES ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH-DMS-101B
X13	POOL LADDER, 3 RUNG, W/ BRASS SLEEVES, ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH - LF24-38-MG
X14	31 WATT LED LIGHT, 500 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602141
X15	26 WATT LED LIGHT, 300 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602145
X16	AUTOMATIC WATER LEVEL CONTROLLER	PENTAIR 140-FW
X17	CHEMICAL CONTROLLER	BLUE-SENTINEL SETPOINT
X18	SALT CHLORINATION SYSTEM (NSF RATED.) SECONDARY SYSTEM - ADD ALTERNATE	HAYWARD HCSC110
X19	IN-WALL CUP ANCHOR	PENTAIR - 542044
X20		
X21		

POOL CONTRACTOR SHALL VERIFY THAT POOL EQUIPMENT SCHEDULE AND CUT SHEETS MATCH BEFORE ORDERING ANY ITEMS OF EQUIPMENT.

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC,
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

POOL DESIGN CONSULTANT

bai ARCHITECTS
978 Trinity Road
Raleigh, North Carolina 27607
p:919.859.7003 - f:919.859.7121
bai-architects.com

Seal:





Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/05/2026

Drawn by

No.	Description	Date

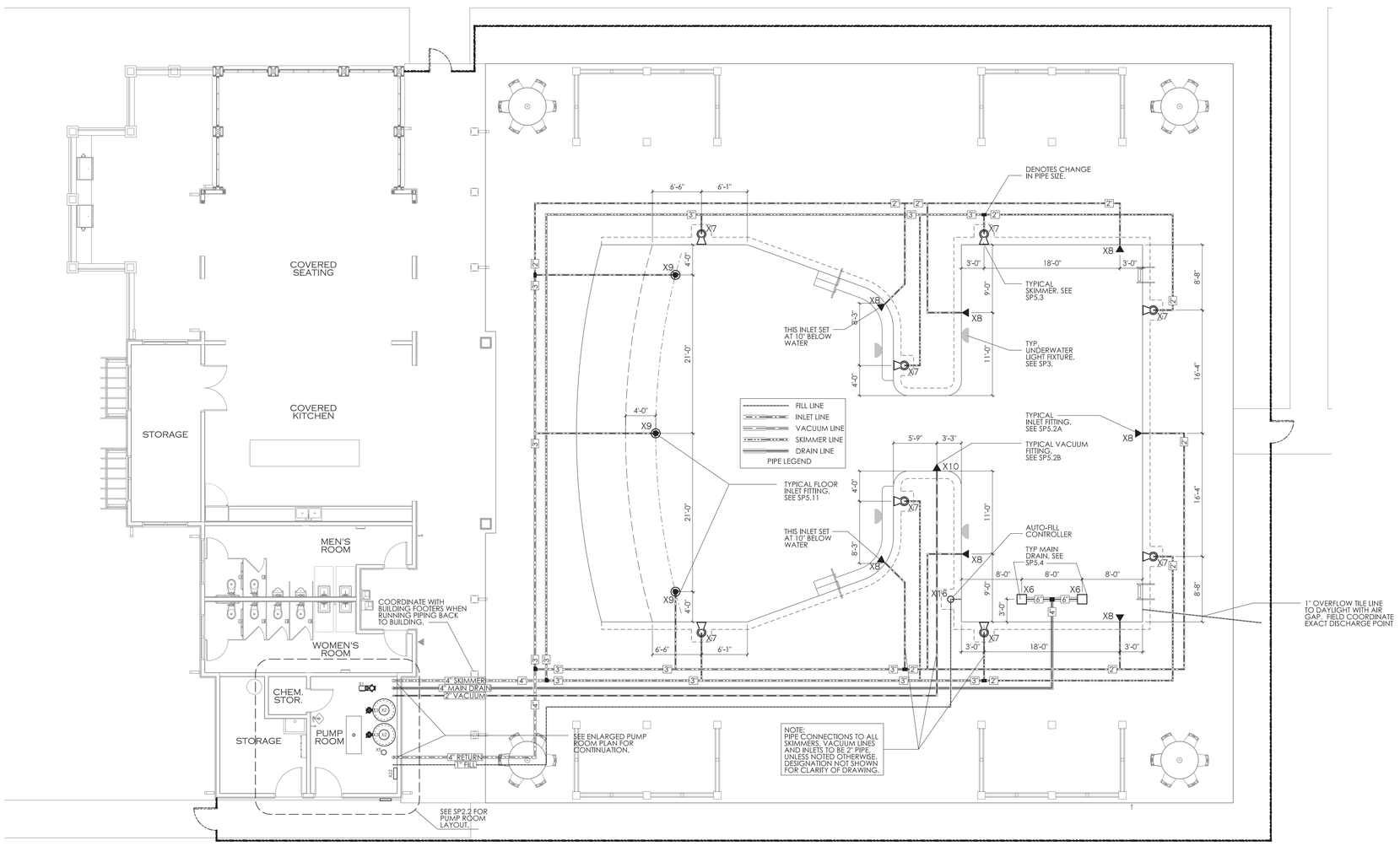
POOL AND PUMP ROOM LAYOUTS

SP1

7/31/2026 3:39:00 PM

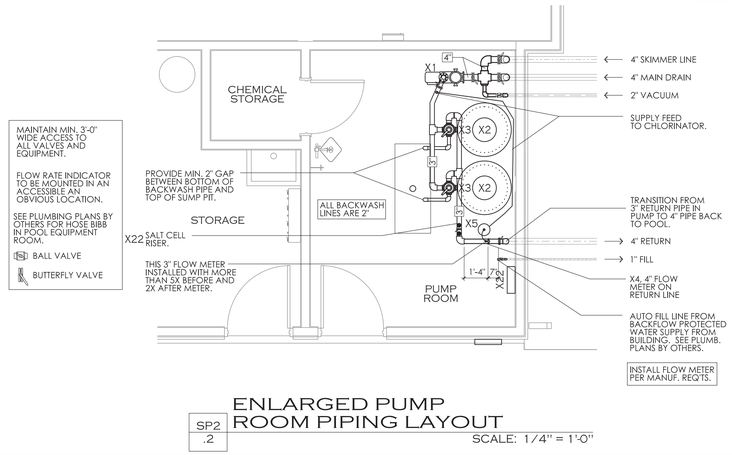
POOL PIPING NOTES

1. WHERE PIPE IS RUN UNDER FOOTINGS - PROVIDE SCHEDULE 40 PVC SLEEVE A MIN. OF 2'-0" BELOW THE BOTTOM OF THE FOOTER. SUBGRADE ABOVE SLEEVE TO BE COMPACTED TO MIN. REQUIREMENTS FOR FOUNDATION SYTEM.
2. ALL POOL PIPE TO BE PRESSURE RATED SCHEDULE 40 PVC.
3. PIPE CONNECTIONS TO SKIMMERS, VACUUM LINES AND INLETS TO BE 2" PIPE.
4. PROVIDE TILE LINE OVERFLOW PIPE TO RUN TO DAYLIGHT OUTSIDE OF POOL DECK ENCLOSURE.
5. ALL PIPE RUNS ARE SCHEMATIC. RUN PIPE TO MINIMIZE TRENCHING/EXCAVATION.
6. ALL PIPE SHALL BE MARKED DESIGNATING FLOW DIRECTION AND IDENTITY.



SP2 .1 POOL PIPING PLAN

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



SP2 .2 ENLARGED PUMP ROOM PIPING LAYOUT

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

PUMP FLOW PIPE SIZE BASIS

OUTDOOR POOL: HAYWARD HCP30501 PUMP FLOW AT 65 FEET OF WATER IS 185 GPM.
- WITH SPECIFIED 4" MAIN DRAIN AND SKIMMER PIPING, VELOCITY IS 5.1 FPS
- WITH SPECIFIED 4" RETURN PIPING, VELOCITY IS 5.1 FPS.

MAIN POOL DATA

POOL DIMENSIONS:	50'-0" x 68'-6" OVERALL w/ BEACH ENTRY
POOL DEPTHS:	0" - 5'-0"
POOL VOLUME:	54,950 GALLONS
SURFACE AREA:	2,867 SF
PERIMETER:	294 LF
COPING:	PRECAST COPING W/ BULLNOSE
MIN. FLOW RATE:	153 GPM
DESIGN FLOW RATE:	185 GPM
CONSTRUCTION:	GUNITE
FINISH:	NON-SLIP PLASTER
BATHER LOAD:	192 BATHERS
MAIN DRAINS:	(2), 4" MAIN DRAIN LINE
INLETS:	10 REQ'D; 7 WALL, 3 FL PROV. 4" MAIN RETURN LINE
SKIMMERS:	(8), 4" MAIN SKIMMER LINE
FILTER, TYPE:	HIGH RATE SAND
FILTER SIZE, PROV:	(2) @ 7.06 SF EACH, 14.12 TOTAL
FILTER SIZE, REQD:	10.18 SF
MEDIA CIRC. RATE:	15 GPM/SF.
BACKWASH RATE:	15 GPM/SF.
TURNOVER RATE - REQD:	6 HOURS.
- PROV:	4.95 HOURS
BACKWASH TO:	SANITARY SEWER
FRESHWATER SOURCE:	IN-LINE, AUTO FILL

MAIN POOL EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	PRODUCT
X1	5 THP, SELF-PRIMING PUMP W/ MATCHING STRAINER, 185 GPM @ 65 F. OF HEAD. - PROVIDE A SPARE BASKET FOR STRAINER.	HAYWARD HCP30501
X2	36" DIA., HIGH RATE SAND FILTER WITH 7.05 S.F. MEDIA	HAYWARD - HCF336C
X3	MULTIPORT VALVE	HAYWARD - HCV375C
X4	FLOW RATE INDICATOR, FOR 4" PIPE.	BLUE-WHITE F-30400P
X5	EROSION CHLORINATOR, PRIMARY SYSTEM	PENTAIR HC-3315
X6	12"X12" MAIN DRAIN W/ ANTI-VORTEX COVER AND 1 1/2" HYDROSTATIC RELIEF VALVE - HAYWARD SP1056/1055	LAWSON SUPERSUMP - MLD-SC-1212-WT
X7	IN-GROUND SKIMMER	AQUASTAR SKR-101
X8	IN-WALL INLET W/ DIRECTIONAL FITTINGS	HAYWARD SP1419E
X9	FLOOR INLET	HAYWARD SP1424S
X10	IN-WALL VACUUM FITTING, W/ PLUG	HAYWARD W400AWHP
X11	HANDICAP LIFT W/ OPTIONAL SLEEVE ANCHOR SYSTEM.	SR SMITH - 6X2 POOL LIFT w/ CADDY
X12	POOL HANDRAIL, 4'-0" LONG W BRASS SLEEVES ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH-DMS-101B
X13	POOL LADDER, 3 RUNG, W/ BRASS SLEEVES. ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH - LF24-3B-MG
X14	31 WATT LED LIGHT, 500 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602141
X15	26 WATT LED LIGHT, 300 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602145
X16	AUTOMATIC WATER LEVEL CONTROLLER	PENTAIR T40-FW
X17	CHEMICAL CONTROLLER	BLUE-SENTINEL SETPOINT
X18	SALT CHLORINATION SYSTEM (NSF RATED.) SECONDARY SYSTEM - ADD ALTERNATE	HAYWARD HCSC110
X19	IN-WALL CUP ANCHOR	PENTAIR - 542044
X20		
X21		

POOL CONTRACTOR SHALL VERIFY THAT POOL EQUIPMENT SCHEDULE AND CUT SHEETS MATCH BEFORE ORDERING ANY ITEMS OF EQUIPMENT.

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC, All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

POOL DESIGN CONSULTANT

Seal:

BARTHOLOMEW ASSOCIATES, INC. CONSULTING ENGINEERS — CERT. No. 225 — NORTH CAROLINA — RALEIGH, N.C.

WILLIAM G. SPENCER, JR. — 7473 — REGISTERED PROFESSIONAL ENGINEER — NORTH CAROLINA — 10.5.26

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/05/2026

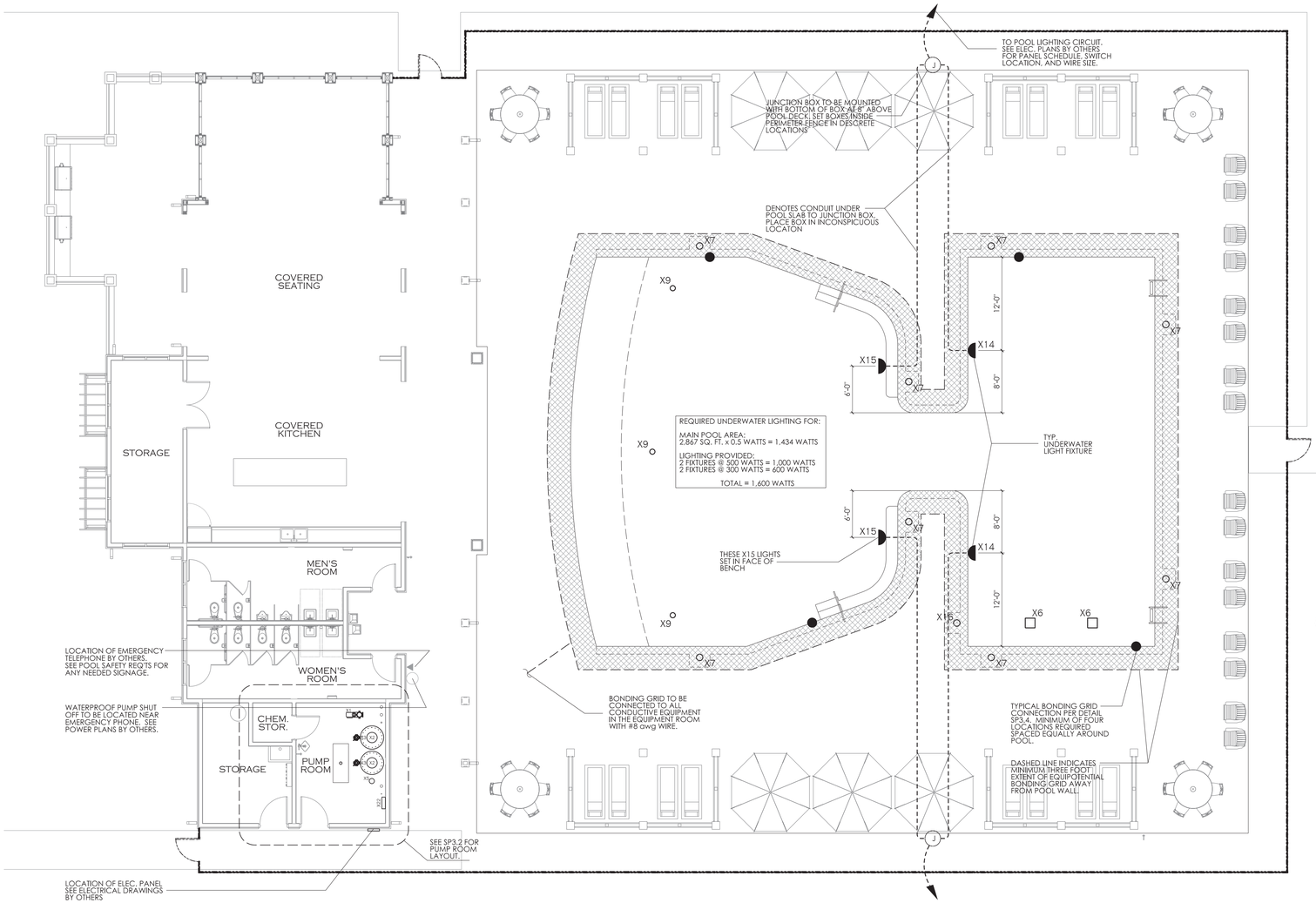
Drawn by

No.	Description	Date

POOL AND PUMP ROOM PIPING LAYOUTS

SP2

7/31/2026 3:39:00 PM



SP3 .1 POOL LIGHTING PLAN

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

GENERAL NOTES - ELECTRICAL

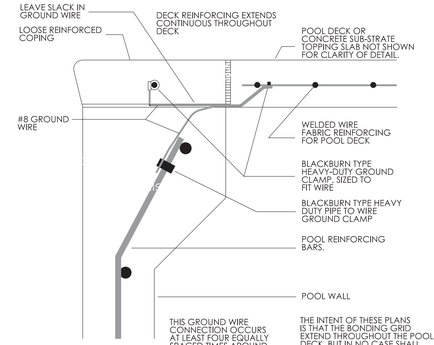
1. SEE ELECTRICAL PLANS BY OTHERS FOR ALL ELECTICAL DESIGN, INCLUDING ELECTRICAL SPECIFICATIONS, CIRCUITING, AND CONNECTION OF ELECTRICAL DEVICES SCHEDULED ON THE POOL PLANS.
2. THE SWIMMING POOL DESIGN INCLUDES, FOR INFORMATION ONLY, CUT SHEETS OF THE UNDERWATER LIGHT FIXTURES, POOL PUMPS AND OTHER POOL EQUIPMENT THAT REQUIRES AN ELECTRICAL CONNECTION, AND THE LOCATION OF THESE ITEMS OF EQUIPMENT.
3. BOND ALL NON CURRENT CARRYING METALLIC PARTS RELATING TO POOL. SEE THE BONDING DETAIL ON THIS SHEET.
4. AREA LIGHTING NOTE: AREA LIGHTING OF THE POOL DECK IS BY OTHERS.
   - AREA LIGHTING IS TO ILLUMINATE ALL PARTS OF THE POOL, THE WATER, THE DEPTH MARKERS, SIGNS, ENTRANCES, RESTROOMS, SAFETY EQUIPMENT AND THE REQUIRED DECK AREA AND WALKWAYS.
   - LIGHTING PER SECTION .2524 OF THE SWIMMING POOL CODE.
   - NIGHT SWIMMING IS NOT ALLOWED UNTIL AREA LIGHTING IS PROVIDED.
   - REQUIRED TO PROVIDE SUFFICIENT ILLUMINATION OF THE MAIN DRAINS OF THE POOL.
   - REQUIRED TO PROVIDE SUFFICIENT ILLUMINATION OF THE REQUIRED DECK AREA OF THE POOL SO THAT IT IS VISIBLE AT ALL TIMES THE POOL IS IN USE.
   - COORDINATE WITH LOCAL INSPECTOR FOR APPROVAL OF PROPOSED LIGHTING.

-NO NIGHT SWIMMING AS PART OF THIS SUBMITTAL

GENERAL VENTILATION NOTES

PUMP ROOM - VERIFY VENTILATION OF THIS ROOM IS EITHER NATURAL CROSS DRAFT OR CONTINOUS FORCED VENTILATION WHICH DIRECTS VENTED AIR AWAY FROM THE POOL AREA. IF FORCED VENTILATION EQUIPMENT IS USED, IT SHALL RUN CONTINUOUS AND NOT BE CONNECTED TO THE PUMP ROOM LIGHT SWITCH.

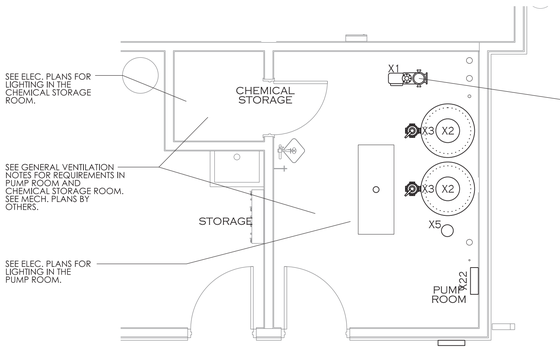
CHEMICAL ROOM - VERIFY VENTILATION OF THIS ROOM IS EITHER NATURAL CROSS DRAFT OR CONTINOUS FORCED VENTILATION WHICH DIRECTS VENTED AIR AWAY FROM THE POOL AREA. IF FORCED VENTILATION EQUIPMENT IS USED, IT SHALL RUN CONTINUOUS AND NOT BE CONNECTED TO THE CHEMICAL ROOM LIGHT SWITCH.



LOOSE COPING

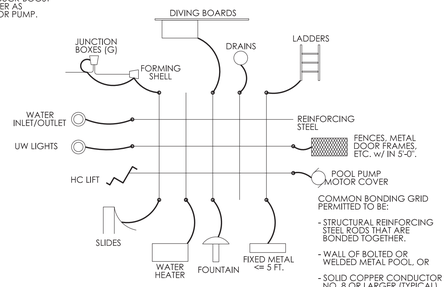
SP3 .4 EQUIPOTENTIAL BONDING GRID DETAIL

NOT TO SCALE



SP3 .2 ENLARGED PUMP ROOM POWER LAYOUT

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



SP3 .3 SWIMMING POOL BONDING RISER

NOT TO SCALE

MAIN POOL DATA

POOL DIMENSIONS:	50'-0" x 68'-6" OVERALL w/ BEACH ENTRY
POOL DEPTHS:	0" - 5'-0"
POOL VOLUME:	54,950 GALLONS
SURFACE AREA:	2,867 SF
PERIMETER:	294 LF
COPING:	PRECAST COPING W/ BULLNOSE
MIN. FLOW RATE:	153 GPM.
DESIGN FLOW RATE:	185 GPM.
CONSTRUCTION:	GUNITE
FINISH:	NON-SLIP PLASTER
BATHER LOAD:	192 BATHERS
MAIN DRAINS:	(2), 4" MAIN DRAIN LINE
INLETS:	10 REQ'D; 7 WALL, 3 FL PROV, 4" MAIN RETURN LINE
SKIMMERS:	(8), 4" MAIN SKIMMER LINE
FILTER. TYPE: FILTER SIZE. PROV: FILTER SIZE. REQD: MEDIA CIRC. RATE: BACKWASH RATE: TURNOVER RATE - - REQD: - PROV:	HIGH RATE SAND (2) @ 7.06 SF EACH, 14.12 TOTAL 10.18 SF 15 GPM/SF. 15 GPM/SF. 6 HOURS. 4.95 HOURS
BACKWASH TO:	SANITARY SEWER
FRESHWATER SOURCE:	IN-LINE, AUTO FILL

MAIN POOL EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	PRODUCT
X1	5 THP, SELF-PRIMING PUMP W/ MATCHING STRAINER, 185 GPM @ 65 F. OF HEAD. - PROVIDE A SPARE BASKET FOR STRAINER.	HAYWARD HCP30501
X2	36" DIA., HIGH RATE SAND FILTER WITH 7.05 S.F. MEDIA	HAYWARD - HCF336C
X3	MULTIPORT VALVE	HAYWARD - HCV375C
X4	FLOW RATE INDICATOR, FOR 4" PIPE.	BLUE-WHITE F-30400P
X5	EROSION CHLORINATOR, PRIMARY SYSTEM	PENTAIR HC-3315
X6	12"x12" MAIN DRAIN W/ ANTI-VORTEX COVER AND 1 1/2" HYDROSTATIC RELIEF VALVE - HAYWARD SP1056/1055	LAWSON SUPERSUMP - MLD-SC-1212-WT
X7	IN-GROUND SKIMMER	AQUASTAR SKR-101
X8	IN-WALL INLET W/ DIRECTIONAL FITTINGS	HAYWARD SP1419E
X9	FLOOR INLET	HAYWARD SP1424S
X10	IN-WALL VACUUM FITTING, W/ PLUG	HAYWARD W400AWHP
X11	HANDICAP LIFT W/ OPTIONAL SLEEVE ANCHOR SYSTEM.	SR SMITH - aXs2 POOL LIFT w/ CADDY
X12	POOL HANDRAIL, 4'-0" LONG W BRASS SLEEVES. ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH - DMS-1018
X13	POOL LADDER, 3 RUNG, W/ BRASS SLEEVES. ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH - LP24-3B-MG
X14	31 WATT LED LIGHT, 500 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602141
X15	26 WATT LED LIGHT, 300 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602145
X16	AUTOMATIC WATER LEVEL CONTROLLER	PENTAIR 140-FW
X17	CHEMICAL CONTROLLER	BLUE-SENTINEL SETPOINT
X18	SALT CHLORINATION SYSTEM (NSF RATED.) SECONDARY SYSTEM - ADD ALTERNATE	HAYWARD HCSC110
X19	IN-WALL CUP ANCHOR	PENTAIR - S42044
X20		
X21		

POOL CONTRACTOR SHALL VERIFY THAT POOL EQUIPMENT SCHEDULE AND CUT SHEETS MATCH BEFORE ORDERING ANY ITEMS OF EQUIPMENT.

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC, All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

POOL DESIGN CONSULTANT

Seal:

BARTHOLOMEW ASSOCIATES, INC. CERT. No. 225 REGISTERED LANDSCAPE ARCHITECTURAL FIRM NORTH CAROLINA RALEIGH, N.C.

WILLIAM G. SPENCER, JR. 7473 REGISTERED LANDSCAPE ARCHITECT NORTH CAROLINA

10-5-26

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/05/2026

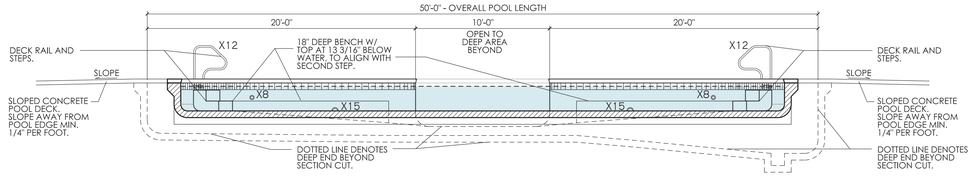
Drawn by

No.	Description	Date

POOL AND PUMP ROOM LIGHTING LAYOUTS

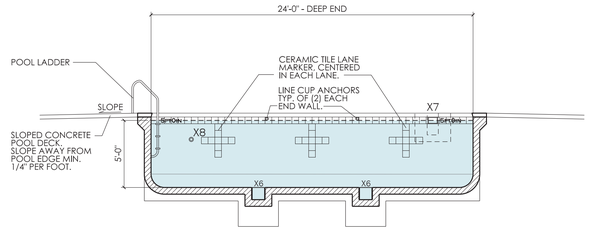
SP3

7/31/2026 3:39:00 PM



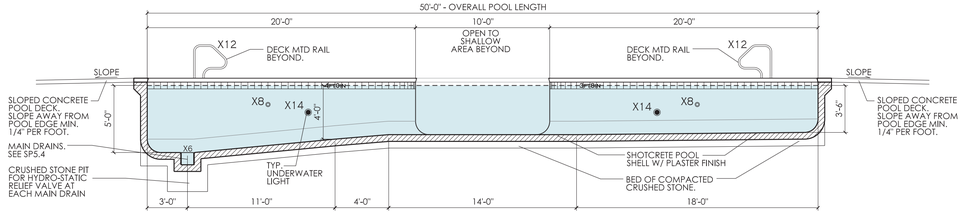
SP4 .5 **POOL SECTION**

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



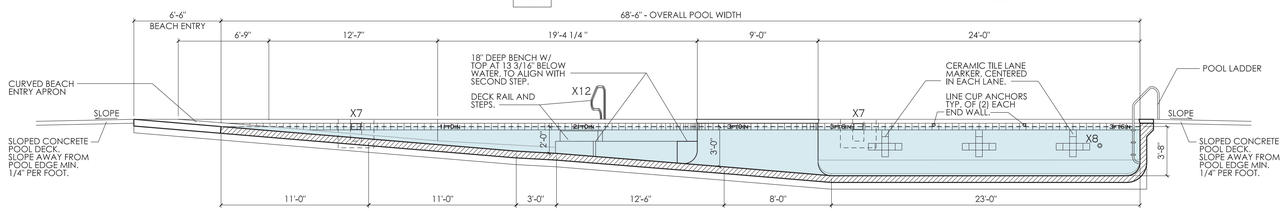
SP4 .4 **POOL SECTION**

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



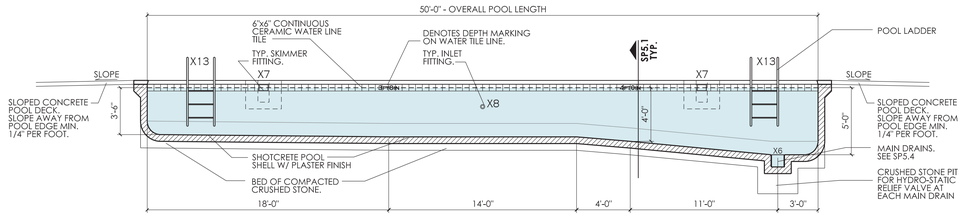
SP4 .3 **POOL SECTION**

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



SP4 .2 **POOL SECTION**

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



SP4 .1 **POOL SECTION**

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

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

POOL DESIGN CONSULTANT

bai ARCHITECTS
978 Trinity Road
Raleigh, North Carolina 27607
p:919.859.7003 - f:919.859.7121
bai-architects.com

Seal:

BARTHOLOMEW ASSOCIATES, INC. CERT. No. 225 REGISTERED ARCHITECTURAL FIRM NORTH CAROLINA RALEIGH, N.C.

WILLIAM G. SPENCER, JR. 7473 REGISTERED ARCHITECT NORTH CAROLINA RALEIGH, N.C.

10-5-26

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/05/2026

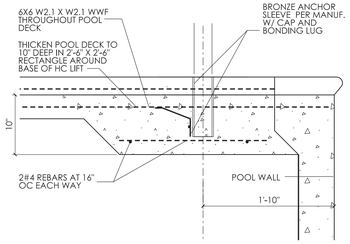
Drawn by

No.	Description	Date

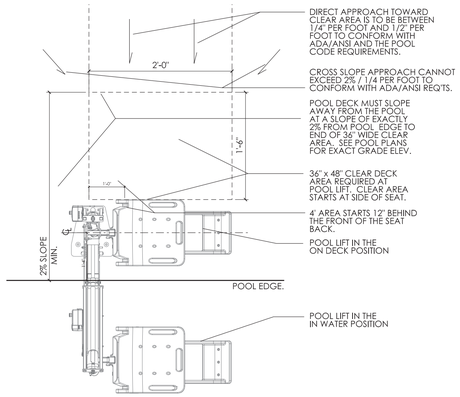
POOL SECTIONS

SP4

7/31/2026 3:39:00 PM



SECTION

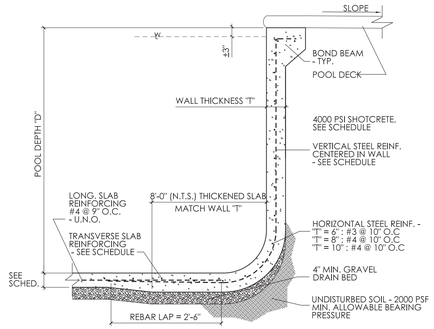


PLAN SCALE: 1/2"= 1'-0"

SP5 .15 SWIM LIFT INST. DETAIL

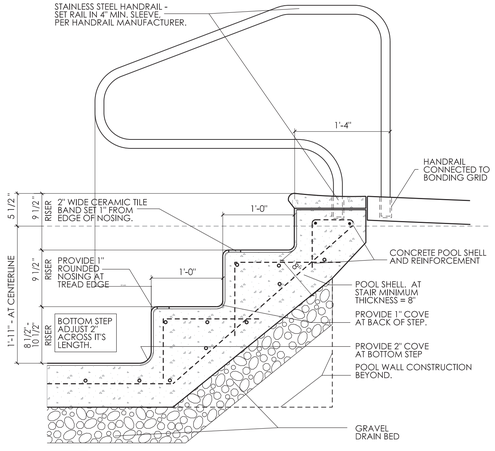
SCALE: 1" = 1'-0"

POOL REINFORCING SCHEDULE					
DEPTH ('D')	≤ 4'-0"	≤ 6'-0"	≤ 7'-6"	≤ 9'-0"	≤ 10'-0"
THICKNESS 'T'	8"	8"	10"	10"	10"
VERTICAL STEEL	#4 @ 9" O.C	#4 @ 9" O.C	#5 @ 9" O.C	#6 @ 9" O.C	#7 @ 9" O.C
SLAB	7" #4 @ 9" O.C	7" #4 @ 9" O.C	7" #4 @ 9" O.C	7" #4 @ 9" O.C	8" #4 @ 9" O.C



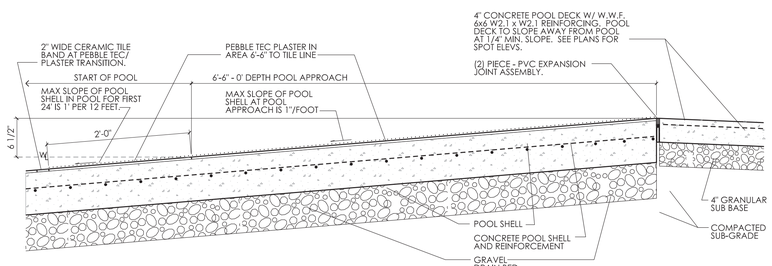
SP5 .14 STRUCTURAL POOL SECTION

TYPICAL — SCALE: 1/2" = 1'-0"



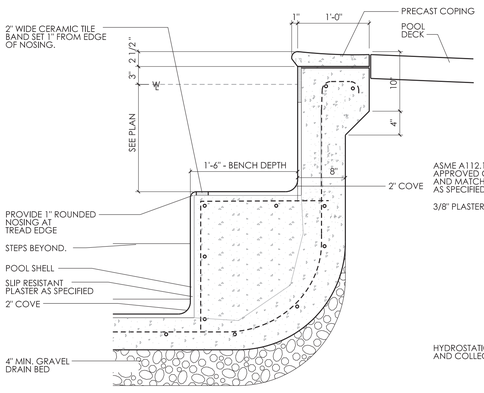
SP5 .13 STEP DETAIL

SUN SHELF HAND RAIL — SCALE: 1" = 1'-0"



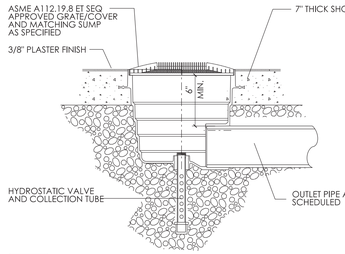
SP5 .9 ZERO DEPTH APPROACH DETAIL

SCALE: 1" = 1'-0"



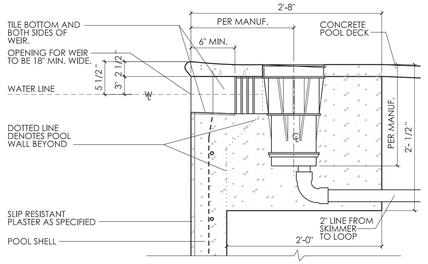
SP5 .5 BENCH SECTION

SCALE: 1" = 1'-0"



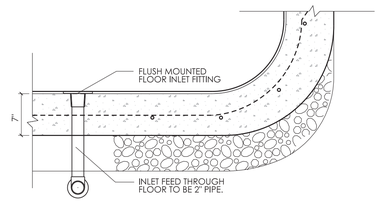
SP5 .4 MAIN DRAIN DETAIL

SCALE: 1" = 1'-0"



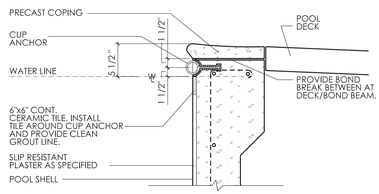
SP5 .3 SKIMMER DETAIL

SCALE: 1" = 1'-0"



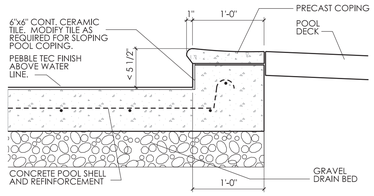
SP5 .11 PIPING DETAILS

SCALE: 1" = 1'-0"



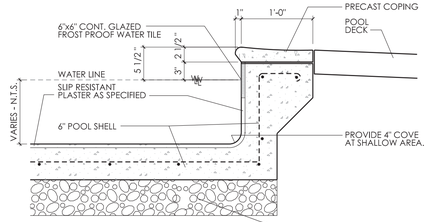
SP5 .12 CUP ANCHOR DETAIL

SCALE: 1" = 1'-0"



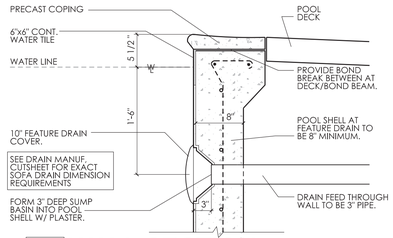
SP5 .8 RAMP SECTION

ABOVE WATER LINE — SCALE: 1" = 1'-0"



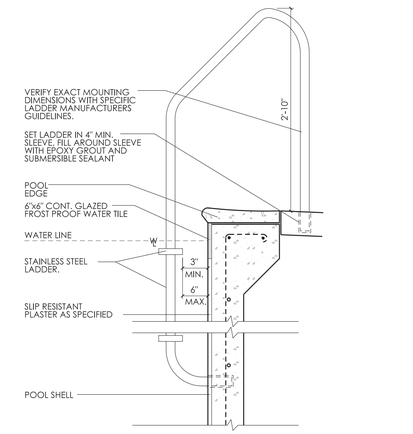
SP5 .7 WALL SECTION

SHALLOW WATER — SCALE: 1" = 1'-0"



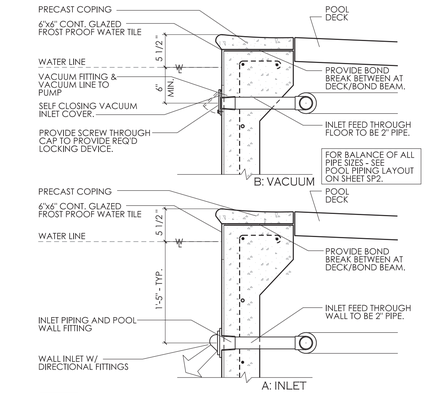
SP5 .10 WALL SECTION

DRAIN DETAIL — SCALE: 1" = 1'-0"



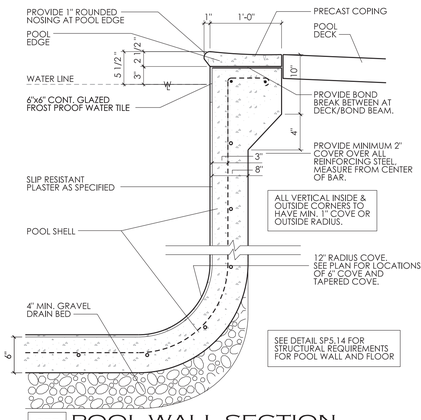
SP5 .6 LADDER DETAIL

SCALE: 1" = 1'-0"



SP5 .2 PIPING DETAILS

SCALE: 1" = 1'-0"



SP5 .1 POOL WALL SECTION

TYPICAL — SCALE: 1" = 1'-0"

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC,
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

POOL DESIGN CONSULTANT

bai ARCHITECTS

978 Trinity Road
Raleigh, North Carolina 27607
p:919.859.7003 - f:919.859.7121
bai-architects.com

Seal:

BAI ARCHITECTURAL ASSOCIATES, INC. CERT. No. 225 NORTH CAROLINA REGISTERED RALEIGH, N.C.

WILLIAM G. SPENCER, JR. 7473 REGISTERED PROFESSIONAL ENGINEER NORTH CAROLINA 10-526

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/05/2026

Drawn by

No.	Description	Date

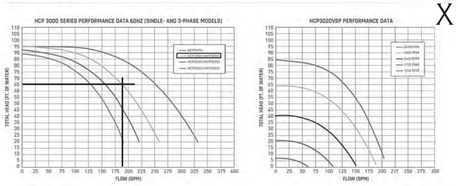
POOL DETAILS

SP5

7/31/2026 3:39:00 PM

PERFORMANCE DATA

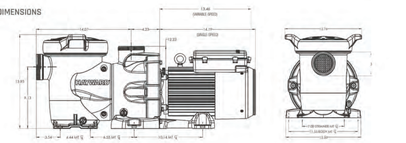
X1



SPECIFICATIONS

PART NUMBER			PUMP OUTPUT (GPM) VS. TOTAL RESISTANCE TO FLOW (PER FT OF HEAD)					
			40	50	60	70	80	90
SINGLE PHASE	3-PHASE	HP	FLOW RATE (GPM)					
HCP30201	HCP30203	2.0	170	156	140	120	85	—
HCP30301	HCP30303	3.0	198	185	166	145	115	40
HCP30501	HCP30503	5.0	232	217	200	179	150	100
—	HCP30703	7.0	303	285	265	240	210	155

DIMENSIONS



haywardcommercialpool.com · 1-800-657-2287

Hayward, Hayward & Design and the H logo are registered trademarks of Hayward Industries, Inc. All other trademarks not owned by Hayward are the property of their respective owners. Hayward is not in any way affiliated with or endorsed by those third parties. © 2017 Hayward Industries, Inc.
LITHCP30017CC

HAYWARD COMMERCIAL AQUATICS

HYDRAULIC PERFORMANCE AND RECIRCULATION SYSTEMS COMMERCIAL FILTERS X2

HCF SERIES SAND FILTERS (30" - 36")

The HCF Series sand filter sets a new standard for performance and longevity in the recreational water market. Designed to improve filtration and lengthen filter cycles, it also includes a **UV-protected gel coat** that shields the filter against the elements, preventing fiberglass blooming. Its secure lid mechanism enables easy inspection, and because it's manufactured from proprietary resins and fiberglass, it's virtually corrosion proof.



NSF · 5 YEAR WARRANTY

- **34" model** fits through standard 36" doorways with no need to remove the door frame, simplifying replacement installations
- **36" model** available with 2.5" or 3" connections
- **High-performance filtration and longer service life**
- **UV-protected gel coat** protects the filter from the elements and algae blooming
- **Multi-diffuser distribution heads and oversized laterals** improve filtration and lengthen filter cycle time
- **Secure manway mechanism** enables easy inspection
- **Commercial grade, PVC and Polypropylene injection molded slotted laterals** resist corrosion to ensure high performance
- **Manufactured from proprietary resins and fiberglass** to be virtually corrosion proof

COMMERCIAL FILTERS HYDRAULIC PERFORMANCE AND RECIRCULATION SYSTEMS

TECHNICAL SPECIFICATIONS & PERFORMANCE DATA

PART NUMBER	HCF230C		HCF234C		HCF236C		HCF336C	
Size of Fiberglass Sand Filter	30"		34"		36"		36"	
Filtration Area/ft²/M²	4.9	0.45	6.31	0.59	7.05	0.65	7.05	0.65
Filtration Rate GPM/ft²	5-20		5-20		5-20		5-20	
Filtration Flow Rate at 15 GPM/ft² [GPM] [LPM]	73	278	94	358	105	400	105	400
Filtration Flow Rate at 20 GPM/ft² [GPM] [LPM]	98	370	126	476	141	533	141	533
Backwash Flow Rate GPM/ft²	5-20		5-20		5-20		5-20	
Maximum Working Pressure (PSI)	50		50		50		50	
Multiport Valve Part Number	HCV275C		HCV275C		HCV257C		HCV375*	
Inlet/Outlet Connection Type	Union**		Union**		Union**		Union/ANSI Flange**	
Inlet/Outlet Port Diameter	2"		2"		2.5"		3"	

*PN HCV375 requires field plumbing
**Inlet/outlet connection type included.
Filter accessories can be found on page 20

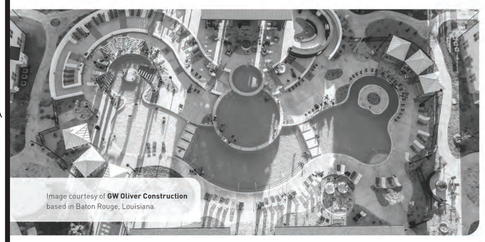


Image courtesy of **GW Oliver Construction** based in Baton Rouge, Louisiana.

For more details and ordering information call 1-800-HAYWARD.

19

3" Multiport Valve Kit

Rated for a maximum flow of 325 GPM, the Hayward 3" Multiport Valve is the perfect complement to the Hayward HCF343T and HCF361T commercial sand filters. For optimum flexibility in the commercial setting, the valve features 3" NPT ports for in-filled configuration and plumbing. The six-position valve facilitates selection of filter, backwash, waste, rinse, closed or recirculate modes at the turn of a single lever.

- Valve body features both side-mount and bottom-mount ports for filter connections
- Durable ABS construction
- Accommodates flow rates to 325 GPM
- Six mode selections at the turn of a single lever
- Plumbing kit available

Part Number	Size	Description	Carton Quantity	Carton Weight (lbs.)
HCV275	2"	2" Commercial Multiport Valve	1	10.8
HCV375	3"	3" Commercial Multiport Valve	1	22.0
HCV375KIT	3"	3" Commercial Multiport Valve Plumbing Kit	1	12.0

X3



346

X4

FLOWSTAR® FLOW METERS



FEATURES

NSF (Certified to NSF/ANSI/CAN 50)

NSF/ANSI/CAN 50 L2 FLOW-METER CERTIFICATION – factory-calibrated, ±5% accuracy classification for all sizes when installed per instructions.

ANSI/PHTA/ICC-7 2020 COMPLIANT ACCURACY – meets the new requirement for an NSF-50 certified flow meter accurate to 5% for verifying maximum system flow.

MINIMAL STRAIGHT RUN REQUIRED – only 5 × pipe diameter upstream and 2 × downstream for a valid reading.

SCHEDULE 40 OR 80 PVC SADDLE MOUNT – horizontal clamp-on design installs quickly with no cutting out of pipe sections.

VERY LOW HEAD LOSS – only 0.12–0.42 ft of water at rated flow, minimizing impact on pump performance.

DURABLE WET-END MATERIALS – clear acrylic body, EPDM gasket, and stainless steel clamps included.

NO FIELD CALIBRATION – factory-set scale; just install, purge the air, and read the flow.

MODEL NUMBERS & FLOW RANGES

PART NUMBER	PIPE SIZE (in)	GPM RANGE (SCH40)	GPM RANGE (SCH80)	GPM RANGE (SCH80)
FM15	1½	10-65	10-55	10-55
FM20	2	20-110	15-95	15-95
FM25	2½	28-150	25-135	25-135
FM30	3	45-240	40-220	40-220
FM40	4	75-420	70-375	70-375

SEE BACK **FOR CODE AND COMPLIANCE DETAILS.**

SCAN THE QR CODE
For support documents and more

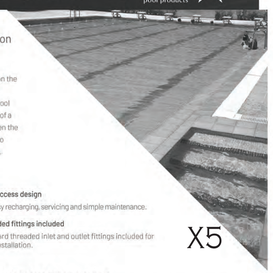
877-768-2717 - www.aquastarpoolproducts.com

All rights reserved. Copyright © AquaStar 2025. U.S. Patents www.aquastarpoolproducts.com/patents 55043-120325

AQUASTAR pool products

HIGH CAPACITY CHLORINE/BROMINE FEEDERS

The performance leacer in automatic sanitization for large residential and commercial pools.



The INLET control valve side of the feeder connects to the plumbing on the discharge side of the pump, before the filter. The OUTLET side of the feeder connects to the pool return line after the filter and/or heater, pool cleaner, diverter valves or any other installed equipment. Installation of a corrosion-resistant check valve such as #R172288 by Pentair, between the feeder inlet and outlet and the equipment is strongly recommended to check backflow of chemicals. This helps ensure equipment longevity.

KEY FEATURES

Heavy-duty control valve
For accurate feed rate adjustment.

Completely enclosed system
Prevents fumes from escaping—no special venting required.

Easy access design
For easy recharging, servicing and simple maintenance.

Threaded fittings included
Standard threaded inlet and outlet fittings included for easy installation.

X5



1. **Vent valve** bleeds air to ease lid removal.
2. **Lock ring** spins off, freeing lid and providing easy access. Snap-lock provides secure seal.
3. **Screen and check ball** are easy to reach for cleaning and periodic maintenance.
4. **Flow-through circulation** allows maximum output of sanitized water.
5. **External dial control** for easy flow rate adjustment.
6. **Drain valve** makes it easy to drain feeder for safer recharging and winterizing.
7. **Unions** are included for easy installation.

CALCIUM HYPOCHLORITE IS NOT TO BE USED IN ANY FORM. Use of chemicals other than those recommended by manufacturer may be hazardous.

MODELS & SPECIFICATIONS

Model		HC-3316	HC-3330	HC-3340
Part Number		R172515	R172530	R172540
Height		21.5"	39.125"	48.75"
Width		8"	8"	8"
Depth		15"	15"	15"
Maintenance Clearance		22.75"	40.375"	51"
Capacity (lbs.)		15	30	40
@ 100% Setting	Flow Rate (GPM)	34	34	34
	Maximum Output Rate, Chlorine* (lbs./hr.) —Pool at Listed Flow Rate	3.65	5.2	8.54
	Maximum Output Rate, Chlorine* (lbs./hr.) —Spa at Listed Flow Rate	3.87	6.59	8.89
	Maximum Output Rate, Bromine* (lbs./hr.) —Pool at Listed Flow Rate	1.59	2.63	2.67
@ 50% Setting	Flow Rate (GPM)	17.0	17.0	17.0
	Output Rate, Chlorine* (lbs./hr.) —Pool at Listed Flow Rate	1.28	2.61	3.39
	Output Rate, Chlorine* (lbs./hr.) —Spa at Listed Flow Rate	1.19	2.54	3.98
	Output Rate, Bromine (lbs./hr.) —Pool at Listed Flow Rate	0.88	1.26	1.50
Maximum Pool Size @ 34 GPM (Chlorine-Gals)		224,000	369,000	858,500
Maximum Pool Size @ 34 GPM (Bromine-Gals)		99,200	164,000	292,600

Maximum working pressure—50 psi — Maximum operating flow—34 GPM
*Results based on use of 1" trichlor tablets.

PENTAIR

1620 Hawkins Ave | Sanford, NC 27330 | United States | 800.831.7133 | pentair.com

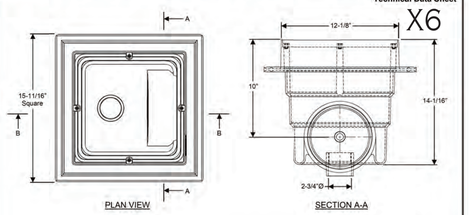
All indicated Pentair trademarks and logos are property of Pentair. Third party registered and unregistered trademarks and logos are the property of their respective owners.

PS-1072 R1/20 ©2020 Pentair. All Rights Reserved.

MAIN DRAINS Lawson Aquatics™ SuperSump™ – 12" X 12"

Technical Data Sheet

X6



ORDERING INFORMATION	
Part Number	Description
MLD-SG-1212-WT	MOLDED 12" X 12" SUMP & COVER

All drawing dimensions supplied by Neptune-Benson, LLC are for reference only. All cad files were created using AutoCAD file format (*dwg) and are presented as a service to our customers. Errors sometimes occur during this process and with software incompatibility upon opening a file. Neptune-Benson, LLC and/or any authorized distributor of our products will not be held responsible for problems arising from files which have been converted and does not warranty the documents against deficiencies or typographical errors of any kind. We recommend that all measurements are verified with actual physical product before any custom fabrication in the field occurs.

R 4/5/13

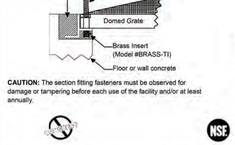
Neptune-Benson

6 Jefferson Drive, Coventry, RI 02816 • www.neptunebenson.com
P (401) 821-2200 • (800) 832-8002 • F (401) 821-7129

MAIN DRAINS Lawson Aquatics™ SuperSump™

Technical Data Sheet

Only Lawson Aquatics™ has SuperSump™ - **VGB-2008-certified** main drain and grates with a super flow rate and a unique top profile design that provides extreme comfort under foot. Easy to install and no special tools or complicated retrofitting required. Ask your distributor for the number one brand in main drains and grates – Lawson Aquatics™.



SuperSump™ X6

Removes the need for field-built sump certification

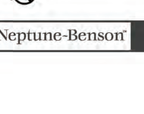
FEATURES

- Open grate area of 54% - allowing for a maximum flow rate (see chart)
- Internal plumbing fittings instead of external. Allows stacking and avoids breaking off or cracking during shipment, pressure testing or handling.
- 1/3 the cost of fiberglass and 1/4 the cost of stainless steel.
- Unique built-in water stop with two vertical extensions. Prevents water passing over the flange.
- A solid one-piece, injection-molded unit. Less expensive than fabricated PVC sheets, stainless steel or fiberglass.
- Tapered body for strength – allows for water expansion during freezing, and easily stacks to reduce storage space and shipping costs.
- Premium hardware stainless steel screws and brass inserts
- 10 year warranty
- Sumps and grates are available in white.

SPECIFICATIONS				
Size		9" X 9"	12" X 12"	18" X 18"
Flow Rate (GPM)	Floor	261	365	816
	Wall	248	340	712
Open Area (in²)		42.12	81.30	183.06

FASTENING

Use the fasteners provided to insure a minimum of 3 complete turns into the receiving material or inserts. Ensure screw heads are flush.



CAUTION: The section fitting fasteners must be observed for damage or tampering before each use of the facility and/or at least annually.

This product has been certified to comply with section #1404 of the Virginia Graeme Baker (VGBA) Pool & Spa Safety Act.

Further information can be obtained by visiting www.lawsonaquatics.com and/or http://www.lawsonaquatics.com/certification.htm

Tested to ANSI/ASME 112.19.82007 (addendum 8a2008) per Section 1404 of the Virginia Graeme Baker Act (VGB) Pool & Spa Safety Act – December 2008.

Certified by NSF International
789 N. Dixboro Road
Ann Arbor, MI 48113-0140
(USA): 800-NSF-MARK
(+1) 734-769-8010

ANSI/APSP-16

R 4/5/13

Neptune-Benson

6 Jefferson Drive, Coventry, RI 02816 • www.neptunebenson.com
P (401) 821-2200 • (800) 832-8002 • F (401) 821-7129

HAYWARD

X6

INSTALLATION GUIDE

SP1056 Hydrostatic Relief Valve



The Hydrostatic Relief Valve is to be used with the internal 1 ½" NPT or 2" NPT in a sump along with the SP1055 Slotted Collector Tube on the bottom of the sump.

Basic safety precautions should always be followed, including the following: Failure to follow instructions can cause severe injury or death.

- ⚠ This is the safety-alert symbol. When you see this symbol on your equipment or in this manual, look for one of the following signal words and be alert to the potential for personal injury.
- ⚠ **WARNING** warns about hazards that **could** cause serious personal injury, death or major property damage and if ignored presents a potential hazard.

⚠ WARNING - Read and follow and understand all instructions in this Installation Guide. Failure to follow instructions can cause severe injury and/or death.
⚠ WARNING – Suction Entrapment Hazard.
Suction in suction outlets and/or suction outlet covers which are damaged, broken, cracked, missing, or unsecured can cause severe injury or death due to the following entrapment hazards:

Hair Entrapment- Hair becomes knotted or snagged in an outlet cover.

Limb Entrapment- A limb sucked or inserted into an opening of a circulation outlet with a broken or missing cover in the pool resulting in a mechanical bind or swelling

Body Suction Entrapment- Suction applied to a large portion of the body or limbs resulting in an entrapment.

Evisceration/ Disembowelment Entrapment- Suction applied directly to the intestines through an unprotected sump or suction outlet with a missing or broken cover.

Mechanical Entrapment- Potential for jewelry, swimsuit, hair decorations, finger, toe or knuckle to be caught in an opening of an outlet or cover.



SP1055

Use TFE to seal threaded connections on molded plastic components. **NOTE: Do NOT use Plumber's Pipe Dope as it may cause cracking of the plastic components.** When applying **TFE tape** to plastic threads, wrap the entire threaded portion of the male fitting with one to two layers of tape. Wind the tape clockwise as you face the open end of the fitting, beginning at the end of the fitting. It is only necessary to tighten fittings enough to prevent leakage. Tighten fitting by hand and then use a tool **SP1056T** to engage fitting a maximum of an additional 1 ½ turns. Use care when using TFE tape as friction is reduced considerably; **do NOT over-tighten** fitting or you may cause damage. If leaks occur, remove fitting, clean off old TFE tape, rewrap with one to two additional layers of Teflon tape, and re-install.

The Slotted Collector Tube SP1055 comes with both 2" and 1 ½" NPT threads. If the Sump is has a 1 ½" NPT the 2" NPT must be cut off of the SP1055.

MAIN POOL EQUIPMENT SCHEDULE		
ITEM	DESCRIPTION	PRODUCT
X1	5 THP, SELF-PRIMING PUMP W/ MATCHING STRAINER, 185 GPM @ 65 F, OF HEAD. - PROVIDE A SPARE BASKET FOR STRAINER.	HAYWARD HCP30501
X2	36" DIA., HIGH RATE SAND FILTER WITH 7.05 S.F. MEDIA	HAYWARD - HCF336C
X3	MULTIPORT VALVE	HAYWARD - HCV375C
X4	FLOW RATE INDICATOR, FOR 4" PIPE.	BLUE-WHITE F-30400P
X5	EROSION CHLORINATOR. PRIMARY SYSTEM	PENTAIR HC-3315
X6	12'x12" MAIN DRAIN W/ ANTI-VORTEX COVER AND 1 1/2" HYDROSTATIC RELIEF VALVE - HAYWARD SP1056/1055	LAWSON SUPERSUMP - MLD-SG-1212-WT
X7	IN-GROUND SKIMMER	AQUASTAR SKR-101
X8	IN-WALL INLET W/ DIRECTIONAL FITTINGS	HAYWARD SP1419E
X9	FLOOR INLET	HAYWARD SP1424S
X10	IN-WALL VACUUM FITTING, W/ PLUG	HAYWARD W400AWHP
X11	HANDICAP LIFT W/ OPTIONAL SLEEVE ANCHOR SYSTEM.	SR SMITH - QXi2 POOL LIFT W/ CADDY
X12	POOL HANDRAIL, 4'-0" LONG W BRASS SLEEVES ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH-DMS-101B
X13	POOL LADDER, 3 RUNG, W/ BRASS SLEEVES. ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH - LP24-3B-MG
X14	31 WATT LED LIGHT, 500 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602141
X15	26 WATT LED LIGHT, 300 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602145
X16	AUTOMATIC WATER LEVEL CONTROLLER	PENTAIR 140-FW
X17	CHEMICAL CONTROLLER	BLUE-SENTINEL SETPOINT
X18	SALT CHLORINATION SYSTEM (NSF RATED.) SECONDARY SYSTEM - ADD ALTERNATE	HAYWARD HCSC110
X19	IN-WALL CUP ANCHOR	PENTAIR - 542044
X20		
X21		

POOL CONTRACTOR SHALL VERIFY THAT POOL EQUIPMENT SCHEDULE AND CUT SHEETS MATCH BEFORE ORDERING ANY ITEMS OF EQUIPMENT.

IS1056 Rev A

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

POOL DESIGN CONSULTANT
bai ARCHITECTS
978 Trinity Road
Raleigh, North Carolina 27607
p:919.859.7003 - f:919.859.7121
bai-architects.com

Seal:





10-5-26

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/05/2026

Drawn by

No.	Description	Date

EQUIPMENT CUT SHEETS

SP6

7/31/2026 3:39:00 PM

FLOW STAR® SKIMMER WITH WATER STOP FACE, FLOAT ASSEMBLY, BASKET, LID AND ADJUSTABLE COLLAR

X7

Built in conformance with NSF 50 and SPS 3 standards

FEATURES

Adjustable collar

New weir clip lock secures the clips in the weir door

Self-contained gunite grip, water stop on the faceplate to prevent water leaks

Large self-contained basket with lock-in feature (will not float)

Underwater dampers on the faceplate for noise reduction on weir plate – especially on windy days

Super strong engineered polymer upper housing

Extra heavy duty PVC lower unit (no transitional glue required)

2½" outside slip and 2" inside slip (outside skimmer)

2" threads for pressure testing (inside skimmer)

Built-in overflow or fill line knock out

Upper housing has pre-cut rebar cutouts with pre-drilled holes for tie wire

Skimmer Lid and Collar G154 UV tested

NSF 50 approved for commercial use, 23 GPM min, 55 GPM max – approved for residential use up to 100 GPM

See page 212 for code compliance and sizing

Optional custom name/logo engraved on the lid (requires minimum 500 piece lid order)

See page 157 for Skimmer with Cassco Port

1 per case

Three lid options available (sold separately): round, square or snap-in round/square





Optional vacuum plate with snap-in lug can be glued in under lid for easy storage p/n SK43101



Optional BFB adapter converts skimmer fittings to 4"or 3" tee for Imposed hydraulics and code compliance p/n BFB101

Part # SKR1xx

For vinyl and fiberglass options, see pages 138-143

STANDARD COLORS

- SKR101 – White
- SKR102 – Black
- SKR103 – Light Gray
- SKR104 – Blue
- SKR105 – Dark Gray
- SKR108 – Tan

Snap-in Round/Square Lid and Collar (sold separately) p/n SK64xxx

Square Lid and Collar (sold separately) p/n SK64xxx

Available without lid and collar SKR1NLID1 (white only)

1. Skimmer Body
2. 2" Port Plug
3. Float Assembly
4. Basket
5. Basket Rod
6. Collar
7. Lid
8. Weir Assembly
9. Weir Clip, Qty 2

Fittings & Accessories

X8 & X9

Die Art


SP1023


SP1408


SP1026


SP1425


SP1019


SP1140

Fittings & Accessories Buying Guide

Model Number	Pipe Size	Description	Ctn. Qty.	Ctn. Weight
Inlet/Outlet Fittings - Vinyl/Fiberglass Pools, Spas, Hot Tubs				
SP1023*	1 ½" FIP	Fitting with locknut and gaskets	50	17 lbs.
SP1023S*	1 ½" SKT	Fitting with locknut and gaskets	50	17 lbs.
SP1023G	1 ½" FIP	Same as SP1023, but with "sandwich" wall gasket – ABG pools	50	19 lbs.
SP1411	1 ½" x 1 ½" FIP	Fitting and face plate, with gaskets and screws	50	27 lbs.
SP1408*	1 ½" x 1 ½" FIP	Same as SP1411, but with combo locknut/spacer and with face thread in body	50	32 lbs.
SPX1408BBLK	—	Face Plate – Black for SP1408	25	3 lbs.
SP1026*	1 ½" MIP	Grate Insert – for pool wall outlets	50	4 lbs.
Wall/Floor Inlet Fittings - Concrete Pools				
SP1424	1 ½" FIP x 2" MIP	Adjustable Inlet	50	26 lbs.
SP1424S	1 ½" SKT x 2" MIP	Adjustable Inlet	50	26 lbs.
SP1425	1 ½" FIP x 2" MIP	Adjustable Floor Inlet	50	27 lbs.
SP1425S	1 ½" SKT x 2" MIP	Adjustable Floor Inlet	50	26 lbs.
Gutter Drains				
SP1019*	2" FIP x 2" SKT	Socket Gutter/Deck Drain	50	25 lbs.
SP1019BA	—	Rectangular Grate, with screws	100	7 lbs.
Lane Marker Anchors				
SP1040		Bar Type Anchor, AGS (concrete pools)	50	23 lbs.
SP0404		Eyebolt Assembly, ABS – with locknut and gasket (vinyl, fiberglass pools)	50	18 lbs.
Anchor Sockets				
SP1392	1 ½"	Anchor Socket, ABS, heavy-duty	50	26 lbs.

X8

X9

X10

Hayward Pool Vac Vac Lock - W400AWHP



$26.99

Compare At: $29.99

Item # 110417

Color: White

Add To Cart

EMAIL A FRIEND

PRINT

Hayward Pool Vac Vac Lock - W400AWHP

pool access equipment

X11

aXs2 Pool Lift



The aXs2 is a low profile pool lift that is an ideal access solution for community and hospitality swimming pools.

- Compact design requires minimal deck space
- 300 lb/136kg lifting capacity
- 360° rotation for transfer safety and flexibility
- Integrated armrests
- Sturdy and generous rotomolded seat
- LiftOperator® Intelligent Controller with 24V battery
- Full range of operation from handset and control box
- Conveniently ships in two boxes

ADA COMPLIANT

Lift Color

GRAY MIST

Due to printing technology, actual color may differ

Caddy

Only available with pool lift kits – models: 31C-0000C 31C-0000CN



LiftLock2

Locking anchor secures lift to deck

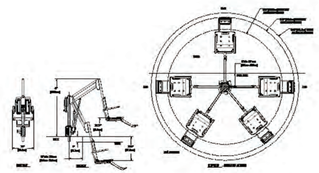


Model No.	Description	Shipping (2 – 3" boxes) Weight	Length	Width	Height
310-0000	aXs2				
310-0000N	aXs2 without anchor	Box 1: 102 lbs 46kg	55" 140cm	19" 48cm	14" 35cm
310-0000R	aXs2 Round Post without anchor	Box 2: 36 lbs 16kg	24" 61cm	24" 61cm	27" 69cm
310-0000C	aXs2 with Caddy				
310-0000CN	aXs2 with Caddy, without anchor	50 lbs 23kg	30" 76cm	20" 51cm	57" 145cm

Notes:
- Model 310-0000 includes battery, charger, battery console cover, water resistant hand control, LiftLock stainless steel anchor socket with cover, footrest, armrests and seat belt assembly
- Models 310-0000N and 310-0000CN come without a LiftLock Anchor, and the weight of Box 2 is 34 lbs/15kg
- Model 310-0000R is designed to fit in an existing round anchor with dimensions 2.38" ID x 6" deep.
- aXs2 Caddy only available with pool lift purchase and ships in Box 3*

Parts & Accessories:

- 1001495 LiftOperator Battery
- 300-6600L LiftLock2 Anchor & Cap
- 970-5000T Seat Saver Cover
- 170-3000A Armrest Replacement (pair)
- AX9006 Cover
- 900-6000 Stability Strap
- 900-1000 Seat Belt
- 300-6600C LiftLock2 Anchor Replacement Cap & Tool



SR Smith

S.R.Smith, LLC PO. Box 400, Canby, OR 97013
P 503.266.2231 TF 800.824.4387 srsmith.com

© 2021 S.R.Smith, All rights reserved. | 00 072 |

Hand & Stair Rails

X12

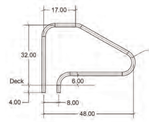
DMS-101



Tubing 1.90" OD
Wall Thickness*: .049" or .065"
Stainless Steel: 304 or 316L Marine Grade** (add –MG to part number)
Bends: 6" Radius
Options: Powder-coating and SealedSteel Salt Friendly
Recommended Anchors: AS-100P or AS-100B (order separately)
Recommended Escutcheon: EP-100F (order separately)
Sold as a single rail

* Minimum rail thickness – .049 for Residential, .065 for Commercial
** Minimum requirement for salt pools is 316L Marine Grade

Model No.	Description	Shipping Weight	Length	Width	Height
DMS-101A	48" Center Grab Rail, .049	13 lbs — 16 lbs	59"	39"	2"
DMS-101B	48" Center Grab Rail, .065	13 lbs — 16 lbs	59"	39"	2"



PROVIDE MARINE GRADE RAILS AS PART OF ADD ALTERNATE FOR A SALT POOL.

SR Smith

www.srsmith.com / 800.324.4387

Copyright © 2013, S.R.Smith, LLC. All rights reserved.

Commercial Ladder

X13



- Tubing: 1.90" OD (1.50" OD available upon request)
- Wall Thickness: .065"
- Type: 304, 316L* stainless steel
- Bends: 6" radius
- Stainless steel, LTDF-103 treads
- Anchors and escutcheons sold separately

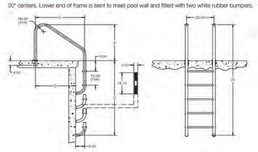
PROVIDE MARINE GRADE RAILS AS PART OF ADD ALTERNATE FOR A SALT POOL.

Model No.	Description
LF-½-2A	2-Step Ladder
LF-½-3B	3-Step Ladder
LF-½-4C	4-Step Ladder
LF-½-5D	5-Step Ladder
LFB-½-2A	2-Step Ladder with cross brace
LFB-½-3B	3-Step Ladder with cross brace
LFB-½-4C	4-Step Ladder with cross brace
LFB-½-5D	5-Step Ladder with cross brace
LFB-36-3B-12	Special 36" crossbrace 3-step ladder w/ 12" extended length

Key to order: ½=Width dimension: 2/4 for 24" ladder, 30 for 30" ladder, or 36 for 36" ladder.
Safety step kits also available. Add a T to the end of the part number when ordering.

*Marine Grade, add -MG to part number when ordering. REQUIRED for Salt Pools.

NOTES: Frames extend 6½" from the pool wall. Frame is secured to the pool deck with two anchor sockets on 15" centers. Lower end of frame is bent to meet pool wall and fitted with two white rubber bumpers.



MODEL NUMBER	A	B	C	D	E1
F-2424-LF-24-2A-MG (Marine Grade)	26.00	24.00	36.00	17.00	44.00
LF-24-3B, LF-24-3B-MG	26.00	24.00	40.00	17.00	66.00
LF-24-4C, LF-24-4C-MG	26.00	24.00	52.00	17.00	78.00
LF-24-5D, LF-24-5D-MG	26.00	24.00	64.00	17.00	90.00
LF-30-2A, LF-30-2A-MG	26.00	30.00	28.00	23.50	54.00
LF-30-3B, LF-30-3B-MG	26.00	30.00	40.00	23.50	66.00
LF-30-4C, LF-30-4C-MG	26.00	30.00	52.00	23.50	78.00
LF-30-5D, LF-30-5D-MG	26.00	30.00	64.00	23.50	90.00
LF-36-2A, LF-36-2A-MG	31.00	36.00	28.00	29.00	59.00
LF-36-3B, LF-36-3B-MG	31.00	36.00	40.00	29.00	71.00
LF-36-4C, LF-36-4C-MG	31.00	36.00	52.00	29.00	83.00
LF-36-5D, LF-36-5D-MG	31.00	36.00	64.00	29.00	95.00

SR Smith

www.srsmith.com / 800.824.4387

Copyright © 2010, S.R.Smith, LLC. All rights reserved.

MAIN POOL EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	PRODUCT
X1	5 THP, SELF-PRIMING PUMP W/ MATCHING STRAINER, 185 GPM @ 65 F. OF HEAD. - PROVIDE A SPARE BASKET FOR STRAINER.	HAYWARD HCP30501
X2	36" DIA., HIGH RATE SAND FILTER WITH 7.05 S.F. MEDIA	HAYWARD - HCF336C
X3	MULTIPORT VALVE	HAYWARD - HCV375C
X4	FLOW RATE INDICATOR, FOR 4" PIPE.	BLUE-WHITE F-30400P
X5	EROSION CHLORINATOR, PRIMARY SYSTEM	PENTAIR HC-3315
X6	12"x12" MAIN DRAIN W/ ANTI-VORTEX COVER AND 1 1/2" HYDROSTATIC RELIEF VALVE - HAYWARD SP1056/1055	LAWSON SUPERSUMP - MLD-SG-1212-WT
X7	IN-GROUND SKIMMER	AQUASTAR SKR-101
X8	IN-WALL INLET W/ DIRECTIONAL FITTINGS	HAYWARD SP1419E
X9	FLOOR INLET	HAYWARD SP1424S
X10	IN-WALL VACUUM FITTING, W/ PLUG	HAYWARD W400AWHP
X11	HANDICAP LIFT W/ OPTIONAL SLEEVE ANCHOR SYSTEM.	SR SMITH - aXs2 POOL LIFT W/ CADDY
X12	POOL HANDRAIL, 4'-0" LONG W BRASS SLEEVES ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH-DMS-101B
X13	POOL LADDER, 3 RUNG, W/ BRASS SLEEVES. ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH - LF24-3B-MG
X14	31 WATT LED LIGHT, 500 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602141
X15	26 WATT LED LIGHT, 300 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602145
X16	AUTOMATIC WATER LEVEL CONTROLLER	PENTAIR T40-FW
X17	CHEMICAL CONTROLLER	BLUE-SENTINEL SETPOINT
X18	SALT CHLORINATION SYSTEM (NSF RATED.) SECONDARY SYSTEM - ADD ALTERNATE	HAYWARD HCSC110
X19	IN-WALL CUP ANCHOR	PENTAIR - 542044
X20		
X21		

POOL CONTRACTOR SHALL VERIFY THAT POOL EQUIPMENT SCHEDULE AND CUT SHEETS MATCH BEFORE ORDERING ANY ITEMS OF EQUIPMENT.

3208 Aster Ct.
Willmington, NC 28409
910-622-7685
www.driftwoodarch.com

© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

POOL DESIGN CONSULTANT

bai ARCHITECTS

978 Trinity Road
Raleigh, North Carolina 27607
p:919.859.7003 - f:919.859.7121
bai-architects.com

Seal:

BARTHOLOMEW ASSOCIATES, INC. CERT. No. 225 REGISTERED LANDSCAPE ARCHITECTURE RALEIGH, N.C.

WILLIAM G. SPENCER, JR. 7473 REGISTERED LANDSCAPE ARCHITECT

10.5.26

Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/05/2026

Drawn by

No.	Description	Date

EQUIPMENT CUT SHEETS

SP7

7/31/2026 3:39:00 PM

PENTAIR

LIGHTING

INTELLIBRITE®
ARCHITECTURAL SERIES
POOL & SPA LIGHTING
X14 & X15

Introducing the next generation of pool illumination.

Help your customers rediscover the magic of the nighttime pool experience — in a whole new light. Presenting IntelliBrite® Architectural Series Pool and Spa Lighting. This significant innovation helps you deliver a more dazzling and dynamic LED pool lighting experience using an advanced proprietary design from a trusted pool lighting leader.

OUR MOST BRILLIANT LIGHTING INNOVATION YET.
Our improved patented design is the next generation of LED technology.

- **More light, more energy efficient —** now **60%** brighter and **50%** more energy efficient.*
- **Spreads light widely and evenly** in all directions using a 3D light engine and convex lens.
- **Provides cleaner white light** with no color separation thanks to improved optics.
- **Color for every mood** with five brilliant color lights and seven dynamic color-changing light shows.
- **High-quality components** add durability to the dazzle due to long-lasting construction.
- **Compatibility with Pentair 10" and 6" niches** enables an ideal upgrade from incandescent or first-generation LED lights.
- **Adds instant ambiance** with easy customer pool control through a Pentair automation system, if available, or a Color Sync™ Controller for Pentair Color LED Lights.



IntelliBrite® Architectural Series Pool Lights



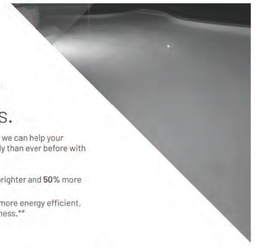
IntelliBrite® Architectural Series Spa Lights

INTELLIBRITE®
ARCHITECTURAL
SERIES LIGHTS

Illuminate your customers' nighttime pool experiences.

You're a leading pool pro. We're a pool lighting leader. Together, we can help your customers' pool experiences shine brighter and more beautifully than ever before with our biggest illumination innovation to enter the pool industry.

- Intelliбrite Architectural Series Color Pool Light is now **60%** brighter and **50%** more energy efficient.*
- Intelliбrite Architectural Series White Pool Light is now **80%** more energy efficient, consuming **44%** less power and maintaining the same brightness.**





◂ BEFORE
Unevenly lit pool with dark areas.

AFTER ▸
Evenly lit pool for a more exhilarating nighttime pool experience.



PRODUCT SPECIFICATION

SIZE	MODEL	VOLTAGE	POWER	PART NUMBER BY CORD LENGTH (FEET)					
				30'	50'	100'	150'	200'	
Pool	Color	120V	28W	602185	602186	602187	602188	602205	
Pool	Color	12V	28W	602190	602192	602193	602194	-	
Spa	Color	120V	18W	602201	602202	602203	602204	602205	
Spa	Color	12V	18W	602197	602198	602199	602200	-	
Pool	White - 300W Equivalent	120V	26W	602181	602182	602183	602184	602207	
Pool	White - 300W Equivalent	12V	26W	602143	602144	602145	602146	-	X15
Pool	White - 500W Equivalent	120V	37W	602177	602178	602179	602180	602208	
Pool	White - 500W Equivalent	12V	37W	602139	602140	602141	602142	-	X14
Spa	White - 100W Equivalent	120V	16W	602189	602194	602195	602196	602206	
Spa	White - 100W Equivalent	12V	16W	618015	618016	618017	618018	-	
Pool	Warm White	120V	37W	602189	602190	602191	602192	602221	
Pool	Warm White	12V	37W	602147	602148	602149	602150	-	
Spa	Warm White	120V	16W	602225	602226	602227	602228	602229	
Spa	Warm White	12V	16W	602230	602231	602240	602241	-	



Get total control from anywhere with the Pentair Home app to help you move, improve and enjoy all of your home's water.

Go to **pentair.com/home**

MORE OPTIONS AVAILABLE:
Scan the QR code to view the full list

PENTAIR

X16

AUTOMATIC WATER FILLER



AUTOMATIC WATER FILLER

PROTECT YOUR POOL EQUIPMENT BY ENSURING PROPER WATER LEVEL

Failure to keep your water level right can result in damage to pool equipment. The Pentair automatic water filler protects your investment by using simple, reliable float mechanisms to monitor and control the water level in your pool or spa. When water drops below a preset level, the unit meters in additional water until the proper level is restored. If water levels are too high, the built-in overflow will take the right amount of water out of the system. Other key features include:

- Tough, corrosion- and chemical-resistant ABS polymer construction for years of trouble-free service.
- Compact, seven-inch diameter design makes it easier to incorporate into new designs or renovations in both standard and vanishing edge pools.
- All models are available with side- or bottom-mounted plastic fill valves. Lid and matching rings are available in almond, gray, dark gray, black or white.

pentairpool.com

evoqua
WATER TECHNOLOGIES

X17



BLU-SENTINEL
POOL & SPA CHEMISTRY CONTROLLER

PRODUCT DESCRIPTION

The Blu-Sentinel control system is the essential pool and spa controller from Evoqua. The Blu-Sentinel control system is designed to provide the very basic required controls for chemical balance including protection from chemical feed during no flow conditions and chemical overfeed lockout.

The Blu Sentinel controller utilizes High Resolution Redox® sensing technology to directly measure the rate of oxidation in pool water regardless of the pH, temperature or bather load, feeding only the amount of chemicals needed. The controller responds continuously to actual pool conditions with precise chemical dosages resulting in pool water that is clear, nonirritating and safe.

Suitable for gas chlorine, liquid chlorine, stick bromine and a variety of feed devices. The Blu-Sentinel controller is designed for use on recirculated applications such as pools, spas, and fountains.

KEY BENEFITS

- Assures crystal clear pool and spa water 24 hours a day, every day of the year
- Cuts chemical costs up to 30%
- Extends life of pool surface, heater, and other mechanical equipment
- Quickly pays for itself - actually costs less than not installing a controller
- Ideal for the hospitality and club industries
- Custom flowcell body for better sensor sampling, long sensor life

CONTROLS/DISPLAYS

Face Panel	
LCD Display	Backlit 2 x 20 character alpha / numeric display of pH, HRR and Temperature*
Alarm Indicators	
Lo/Hi pH, Hrr	Flashing LED
Derived ppm, Temp*	Flashing LED
Chemical Overfeed	Flashing LED
No Flow	Flashing LED
Status Indicators	
pH Feed	LED
Cl/Br Feed	LED
Derived ppm	LED
Alarm	LED

SAFETY SYSTEMS

Alarm	Feed Channel
Hi pH disables	pH feed
	(pH feed-up)
	Cl/Br feed

*Optional

PHYSICAL SPECIFICATIONS

Dimensions (H x W x D)	6.25" x 6.25" x 3.5" (15.8 x 15.8 x 8.89 cm)
Weight	3.5 lbs (1.3 kg)
Materials	
Enclosures	Polycarbonate, NEMA® (IP65)
Sensor	Inorganic Electrolyte, Ultrapure Platinum, Teflon® Liquid Junction
Flowcell Mounting	PVC, Schedule 80

SUPPORT SERVICES

On-site service
Annual service contract
2 year limited warranty on controller and pH, HRR sensors

GENERAL INFORMATION

Operation/Installation manual
Blu-Sentinel specification

EVOQUA AQUATIC QUALITY PRODUCTS

The Blu-Sentinel control system is part of a full line of Evoqua commercial pool and spa products. These include acid free pH control systems, other water chemistry controllers, environmental control systems, and chemical delivery systems.

evoqua
WATER TECHNOLOGIES

6 Jefferson Drive, Coventry RI 02816
+1 (800) 832-8002 (toll-free) +1 (401) 823-2200 (tel) www.evoqua.com

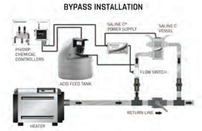
High Resolution Redox and HRR are trademarks of Evoqua, its subsidiaries or affiliates, in some countries. NEMA is a trademark of the National Electrical Manufacturers Association. Teflon is a trademark of E.I. du Pont de Nemours & Company.

All information presented herein is believed reliable and in accordance with accepted engineering practices. Evoqua makes no warranties as to the completeness of this information. Users are responsible for evaluating individual product suitability for specific applications. Evoqua assumes no liability whatsoever for any special, indirect or consequential damages arising from threats, misuse or misuse of its products.

© 2016 Evoqua Water Technologies LLC Subject to change without notice WT.050.811.000.IE.FS.1016

X18

BYPASS INSTALLATION



IN-LINE INSTALLATION



TECHNICAL SPECIFICATIONS

PART NUMBER	HCSC60	HCSC110
Power Supply Dimensions	12" W x 8" H x 5.625" D	12.75" W x 8" H x 11.125" D
Vessel Dimensions	13.5" W x 15.75" H x 9" D	14.06" W x 22.42" H x 9.28" D
Certifications	UL108†, CSA C22, NSF/ANSI 50	UL108†, CSA C22, NSF/ANSI 50
LCD Display	Output adjustable 0 - 100%	2X Output adjustable 0 - 100%
Flow Sensor	2" Magnetic with embedded reed switch	2" Magnetic with embedded reed switch
Power Input (Power Supply)	USA: 5.0 amps, 120VAC/60Hz International: 4.0 amps, 230V/50Hz	USA: 10.0 amps, 120V/30/60Hz International: 8.0 amps, 230V/50/60Hz
ORP Input	Cord with male pigtail connected (supplied blue cord)	Cord with male pigtail connected (supplied blue cord)
Vessel Rated Pressure	50 psi	50 psi
Housing Inlet/ Outlet	2" Union inlet/outlet	4" Union inlet/outlet
Reaction Chamber Style	Clear plastic	Clear plastic
Flow Required	40 gpm through cell to achieve rated production	80 gpm through cell to achieve rated production
Maximum Flow Rate	125 gpm	250 gpm
Salt Operating Range	3,500 - 5,000 ppm	3,500 - 5,000 ppm
Electrode Stack	Reverse polarity 6mm plate gap	Reverse polarity 6mm plate gap
Production Capacity	5.0 lbs @ 3,500 ppm* 6.0 lbs @ 5,000 ppm*	9.2 lbs @ 3,500 ppm** 10.8 lbs @ 5,000 ppm**
Safety System	5 gpm low flow shutoff Low salt indicator Low salt shutoff (2,500-3,000 ppm) Over voltage and over current protection Conformal coated electronics for environmental protection	5 gpm low flow shutoff Low salt indicator Low salt shutoff (2,500-3,000 ppm) Over voltage and over current protection Conformal coated electronics for environmental protection
Warranty	2-year warranty Warranty pro-rated on electrode stack	3-year warranty Warranty pro-rated on electrode stack

*NSF Certified at 5 lbs. per day
**NSF Certified at 10 lbs. per day

†UL Series are listed by

PROVIDE MARINE GRADE RAILS AS PART OF ADD ALTERNATE FOR A SALT POOL

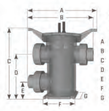
haywardcommercialpool.com | (301) 838-4001

POWER SUPPLY DIMENSIONS



	SALINE C 6.0	SALINE C 11.0
A	12"	12.75"
B	8"	8"
C	5.625"	11.125"

VESSEL DIMENSIONS



	SALINE C 6.0	SALINE C 11.0
A	13.5"	14.06"
B	12.875"	15.54"
C	15.75"	22.42"
D	9.5"	14.83"
E	3.25"	4.83"
F	6"	6"
G	6"	6"

ACCESSORIES

PART NUMBER	DESCRIPTION	CARTON QUANTITY	CARTON WEIGHT (LBS.)
HCSBP3-KIT	3" Commercial Salt Chlorine Generator – Bypass Kit	1	16.0
HCSBP4-KIT	4" Commercial Salt Chlorine Generator – Bypass Kit	1	19.0
HCSJBOX-BU	Junction Box for Sanitizer Back-up	1	3.0
HCSCECK15	15' Cell to Power Supply – Extension Cable Kit	1	5.0
HCSCECFS15	15' Flow Sensor to Power Supply – Extension Cable Kit	1	5.0

Hayward, Hayward & Design, the H-logo, CAT Controllers, PoolCommand and Salinex Care registered trademarks of Hayward Industries, Inc. All other trademarks not owned by Hayward are the property of their respective owners. Hayward is not in any way affiliated with or endorsed by those third parties. © 2017 Hayward Industries, Inc.

LITEESC611117

HAYWARD
COMMERCIAL AQUATICS

X19

Pentair Water
Pool and Spa



542044



542142

Related Items

Replacement Parts [+]

Eyeballs, Unions, Valve Covers, and Specialty Fittings for Swimming Pools and Spas

Pentair plumbing unions are available in a wide variety of configurations. Specialty fittings such as the snap-lock wall fitting, anchor cup and rope hooks and the molded, recessed steps are designed for ease of installation. Deck valve lid and rings allow for access to under deck valves and fittings. These fittings are manufactured to Pentair's high standards.

ROPE ANCHORS & HOOKS

Product	Description	Carton Qty	Carton Wt(Lbs)
542044	Anchor Cup with SS bar, white[3]	100	24
542045	Anchor Cup with SS bar, black[3]	100	24
86201200	Anchor Cup, ABS, white	100	16
86201215	Anchor Cup, ABS dark grey	100	16
86201300	Anchor Cup, ABS with SS cross bar, white[3]	100	16
86201400	Rope Hook, 3/4 in., ABS	100	16
542142	Rope Hook for 3/4 in. rope with two SS screws	100	22

MAIN POOL EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	PRODUCT
X1	5 THP, SELF-PRIMING PUMP W/ MATCHING STRAINER, 185 GPM @ 65 F, OF HEAD. - PROVIDE A SPARE BASKET FOR STRAINER.	HAYWARD HCP30501
X2	36" DIA., HIGH RATE SAND FILTER WITH 7.05 S.F. MEDIA	HAYWARD - HCF336C
X3	MULTIPORT VALVE	HAYWARD - HCV375C
X4	FLOW RATE INDICATOR, FOR 4" PIPE.	BLUE-WHITE F-30400P
X5	EROSION CHLORINATOR. PRIMARY SYSTEM	PENTAIR HC-3315
X6	12"X12" MAIN DRAIN W/ ANTI-VORTEX COVER AND 1 1/2" HYDROSTATIC RELIEF VALVE - HAYWARD SP1056/1055	LAWSON SUPERSUMP - MDJ-SQ-1212-WT
X7	IN-GROUND SKIMMER	AQUASTAR SKR-101
X8	IN-WALL INLET W/ DIRECTIONAL FITTINGS	HAYWARD SP1419E
X9	FLOOR INLET	HAYWARD SP1424S
X10	IN-WALL VACUUM FITTING, W/ PLUG	HAYWARD W402AVWHP
X11	HANDICAP LIFT W/ OPTIONAL SLEEVE ANCHOR SYSTEM.	SR SMITH - aXs2 POOL LIFT w/ CADDY
X12	POOL HANDRAIL, 4'-0" LONG W BRASS SLEEVES ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH-DMS-101B
X13	POOL LADDER, 3 RUNG, W/ BRASS SLEEVES. ADD ALTERNATE FOR MG RAILS AND S.S. SLEEVES.	SRSMITH - LF24-3B-MG
X14	31 WATT LED LIGHT, 500 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602141
X15	26 WATT LED LIGHT, 300 WATT EQUIVALENT	PENTAIR -INTELLIBRITE ARCH. SERIES-602145
X16	AUTOMATIC WATER LEVEL CONTROLLER	PENTAIR 140-FW
X17	CHEMICAL CONTROLLER	BLUE-SENTINEL SETPOINT
X18	SALT CHLORINATION SYSTEM (NSF RATED.) SECONDARY SYSTEM - ADD ALTERNATE	HAYWARD HCSC110
X19	IN-WALL CUP ANCHOR	PENTAIR - 542044
X20		
X21		

POOL CONTRACTOR SHALL VERIFY THAT POOL EQUIPMENT SCHEDULE AND CUT SHEETS MATCH BEFORE ORDERING ANY ITEMS OF EQUIPMENT.

3208 Aster Ct.
Wilmington, NC 28409
910-622-7685
www.driftwoodarch.com

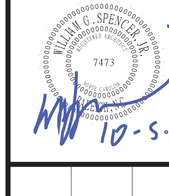
© 2026 Driftwood Architecture, PLLC.
All drawings, specifications, and related documents are the property of Driftwood Architecture, PLLC. Reproduction, modifications, or use of these materials without express written authorization is prohibited.

Consultant:

POOL DESIGN CONSULTANT
bai ARCHITECTS
978 Trinity Road
Raleigh, North Carolina 27607
p:919.859.7003 - f:919.859.7121
bai-architects.com

Seal:





Client Name: MUNGO HOMES | WILMINGTON

Project Name: AVENUE ONE - AMENITY TWO

Address: WILMINGTON, NC

Date 10/05/2026

Drawn by

No.	Description	Date

EQUIPMENT CUT SHEETS

SP8

7/31/2028 3:39:00 PM