

**ADDENDUM NO. 1**  
September 24, 2020

**North Topsail Beach Town Hall Renovation**

Each Contractor shall be responsible for each item of the Addendum as stated herein and shall coordinate each item with his particular portion of work. Each Contractor shall coordinate with all other Contractors for satisfactory completion of each item of the addendum and the total project. The Prime Contractor shall be responsible for seeing that his subcontractors/material suppliers are properly apprised of the contents of this Clarification. The following clarifications, amendments, additions, deletions, revisions, and/or modification are hereby made a part of the Contract Documents, and change the original documents only in the manner and to the extent stated herein.

**GENERAL CLARIFICATION**

1. Bid Opening address changed to match Pre-Bid location at 2008 Loggerhead Court, North Topsail Beach, NC, 28460. Date time and all other instructions remain the same. See attached for revise Front End (Bid Invitation) documents.
2. Pre-Bid conference attendance has been revised to be Non-Mandatory
3. All potential bidders are recommended to visit the existing site as required to determine scope of renovation per trade.

**ARCHITECTURAL SPECIFICATIONS**

1. All spray foam insulation to be closed cell spray foam as defined in Spec Section 072109.
2. Existing spray foam is documented as 3" thick. See attached invoice and description of work from pervious installed.

**ARCHITECTURAL DRAWINGS**

1. Refer to sheet 1.00 for Occupancy and Fire Protection changes to the Appendix B.
2. Refer to sheet 1.10 for fire-rated line type added to Elevator and Elevator Equip. room walls.
3. Refer to sheet 1.10 for changes to wall types at walls between Office 111 and Women 116, Toilet 112 and Elev. Equip 113, Toilet 112 and Corridor 103.
4. Refer to sheets 1.10 and 1.70 for new wall type at IT Room 213 and Storage Area 212.
5. Refer to sheet 1.70 for changes to notes for wall types.
6. Refer to sheet 2.00 for notation changes to detail 3/2.00 and downspout notations.
7. Refer to sheet 4.11 for notation indicating length of ballistic wall (Alternate bid A-4).
8. Refer to sheet 6.10 for additional RCP Note.
9. Refer to Finish Schedule on sheet 7.10 for added FRP finish note.
10. Refer to sheet 7.10 Toilet Partitions - Scranton Products will be considered as a substitute contingent on being equal or better than product identified in finish schedule.

**EMAILED OR FAXED 7 PAGES ON 9-15-20 TO INTERESTED BIDDERS: THIS PROJECT IS NOW OUT FOR BIDS. SEE BELOW ON HOW YOU MAY OBTAIN BIDDING DOCUMENTS THRU NEXTPLANS-SHARPE CO. WE DO NOT HAVE AN ESTIMATED BUDGET FIGURE. FOR TECHNICAL QUESTIONS E-MAIL TO GREGORY SCOTT [gscott@scn-architects.com](mailto:gscott@scn-architects.com) FOR QUESTIONS CONCERNING OBTAINING PLANS, SPECS, BIDDERS LISTINGS, ADDENDA DISTRIBUTION, PLEASE E MAIL TO ROSEANNE AT [rchristopher@scn-architects.com](mailto:rchristopher@scn-architects.com) THANK YOU, ROSEANNE.**

### **INVITATION TO BID**

**Sealed Bids For:**

Restoration of the Existing Town Hall & Police Department Structure  
will be received by the Owner, Town of North Topsail Beach, North Carolina, at:

Location: Town Hall (Project Site)  
2008 Loggerhead Court  
North Topsail Beach, NC 28460

**Date: Tuesday, October 13, 2020**

**Time: 3:00 PM**

At which time they will be publicly opened and read aloud.

Bids will be received for: Single Prime Contracts  
(Single Prime Bids which includes General, Plumbing,  
Mechanical and Electrical in One Prime Contract)

Pre Bid Conference Location: Town Hall (Project Site)  
2008 Loggerhead Court  
North Topsail Beach, NC 28460

**Date: Thursday, October 1, 2020**

**Time: 1:00 PM**

Bidders are **not required** to attend the Pre Bid Conference.

Any qualified Bidder may submit a bid.

Instructions for obtaining all bid documents, complete set of plans and specifications may be obtained online through the NextPlans plan room beginning **Wednesday, September 16, 2020.** To become a registered plan holder you must sign up and order a full set of the bid documents by visiting the following web address: <http://scn.nextplans.com>. Add the documents to your cart and proceed through the checkout process. You may order digital or hard copy plans at .10/sq. f.t.-plans and .10/page-specs. If you order both digital and hard copies from NextPlans you will have to purchase both. You do not get a digital set with the purchase of hard copies or vice versa. The only means by which PDF's are to be provided is via download from NextPlans. Credit card only. This is not a deposit and no refunds will be issued after successful delivery of project documents. After download, you may distribute these documents to your potential bidders through your normal channels. This site will be open to sub-prime bidders as well, allowing them to view prime bidder information and order bid documents. Notification of addenda will come via email through this site and be published for all registered users to view. For those not familiar with NextPlans or who need technical assistance, please contact NextPlans support at (866) 215.0428 or email [nextplans@sharpeimages.com](mailto:nextplans@sharpeimages.com). **Note to Plan Holders:** NextPlans is the only official holder and issuing office of all plans, specifications, and any addenda published for bidding. The Town Of North Topsail Beach and Stewart Cooper Newell Architects are not responsible for the accuracy of documents anyone may obtain from any source other than NextPlans. To ensure that complete plans, specifications and addenda are received the bidder should contact NextPlans.

All Contractors are hereby notified that they shall be properly licensed under the State Laws governing their  
#1621 Town Hall Restoration & Police Dept Structure for the Town of North Topsail Beach **INTERESTED BIDDERS** IB-1 of 2

respective trades. (General Statutes 87, State Of North Carolina.)

Each Bidder will be required to certify on the Bid Form that he is properly licensed and classified to perform the work that he is bidding. This certification also guarantees that if subcontractors are used they will also be properly licensed and classified.

Bidders should have no contact with the owners or the owners' representatives. Any such contact will subject the bidder to immediate disqualification.

Proposals must be on the standard forms provided by the Architects and must be marked to identify the construction or classification of the work as shown above.

Each bid shall be accompanied by a certified check drawn on some bank or trust company insured by the Federal Deposit Insurance Corporation or a bid bond in the amount of equal to 5% of the total bid. The certified check or bid bond will be retained if the successful Bidder fails to execute the contract within ten (10) days after the award or fails to give satisfactory surety as required by the Contract Documents.

A Performance Bond and Labor and Material Payment Bond in the amount of 100% of the Contract Sum will be required for this project. All Bonds must be executed in accordance with and conditioned as prescribed by the Laws of the State of North Carolina.

No Bidder may withdraw his Bid within 60 (Sixty) days after the opening thereof.

Bidders shall be required to begin work upon receipt of Notice to Proceed as issued by the Owner, and complete work within **180 Consecutive Calendar Days** as stated on the Bid forms. Liquidated Damages in the amount of \$500.00 per calendar day will be assessed for each day beyond the scheduled completion date the work remains incomplete.

Bidding documents, drawings, and specifications may be examined at the following locations:

Office Of: Stewart-Cooper-Newell-Architects, P.A.  
719 East Second Avenue  
Gastonia, NC 28054  
Phone: 800/671-0621 or 704/865-6311 FAX: 704/865-0046  
For technical questions concerning the project please contact:  
Gregory Scott, NCARB, Project Manager, by email via:  
[gscott@scn-architects.com](mailto:gscott@scn-architects.com)  
For questions concerning obtaining plans and specifications please contact  
Roseanne Christopher at: 1-800-671-0621 or 1-704-865-6311 - Extension 100  
or e mail [rchristopher@scn-architects.com](mailto:rchristopher@scn-architects.com)

**Important Note to All Bidders:**

**ALL BIDDERS ARE HEREBY NOTIFIED THAT THEY SHALL COMPLY WITH NORTH CAROLINA'S MINORITY BUSINESS ENTERPRISE PROGRAM. MBE REQUIREMENTS ARE INCLUDED IN THE SPECIFICATIONS.**

The Owners reserve the right to accept or reject any and all bids, to waive any informalities in bidding, and to award the Contract in any manner which is in their best interest.

TOWN OF NORTH TOPSAIL BEACH  
NORTH CAROLINA

### Invitation to Bid

Sealed Proposals will be received for the Restoration of the Existing Town Hall & Police Department Structure, for the Town of North Topsail Beach until 3:00 PM on Tuesday, October 13, 2020, at the Town Hall (Project Site), 2008 Loggerhead Court, North Topsail Beach, NC, 28460. The work consists generally of the restoration of the Existing Town Hall & Police Department structure. The scope includes interior insulation, gypsum board, interior and exterior painting, ceilings and finish flooring along with plumbing, mechanical, and electrical work. See drawings and specifications for the full scope of work. Project location is 2008 Loggerhead Court, North Topsail Beach, NC, 28460. A Non-Mandatory Pre-Bid Conference will be held at the project location at 1:00 PM, Thursday, October 1, 2020. The project will be bid Single Prime. Bid Bond in the amount of 5% of the total bid required. Performance and Payment Bonds in the amount of 100% of the Contract Sum are required. Contractors must be properly licensed under the State Laws governing their respective trades. Construction time will be 180 consecutive calendar days from date of Notice To Proceed. LD's in the amount of \$500.00 per calendar day will be assessed for each day beyond the scheduled completion date the work remains incomplete. No Bidder may withdraw his Bid within sixty (60) days after the bid opening. Bidding documents may be obtained online beginning Wednesday, September 16, 2020, through the NextPlans plan room at <http://scn.nextplans.com> to become a registered plan holder. For NextPlans support call 866/215-0428 or e mail [nextplans@sharpeimages.com](mailto:nextplans@sharpeimages.com). Bidding information may also be obtained on the websites of ConstructConnect (representing ISQFT, BidClerk, Construction Market Data-CMD, CDC News, Carolinas AGC and Hispanic Contractors Association Of The Carolinas) and Dodge Data & Analytics. For technical questions to Stewart-Cooper-Newell-Architects concerning the project contact Gregory Scott at [gscott@scn-architects.com](mailto:gscott@scn-architects.com) and for any questions concerning obtaining plans and specifications contact Roseanne Christopher at [rchristopher@scn-architects.com](mailto:rchristopher@scn-architects.com) The Owner reserves the right to accept or reject any and all bids, to waive any informalities in bidding, and to award the Contract in any manner which is in their best interest.

Town of North Topsail Beach  
North Carolina

## INVITATION TO BID

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For questions concerning obtaining plans and specifications please contact  
Roseanne Christopher at: 1-800-671-0621 or 1-704-865-6311 - Extension 100  
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TOWN OF NORTH TOPSAIL BEACH  
NORTH CAROLINA

Steve Bedson  
910-231-1969  
[techfoam@gmail.com](mailto:techfoam@gmail.com)

Date: December 30, 2016

## Cape Fear Foam, LLC

Spray Foam Insulation  
521 Northline Dr.  
Hampstead, NC 28443

### ESTIMATE

Homeowner: Town Hall N. Topsail Beach

DESCRIPTION	AMOUNT
CLOSED CELL SPRAY FOAM	
ROOF LINE/ BLOCK OFF ALL SOFFIT AND GABLE VENTS AND SPRAY	
CLOSED CELL FOAM @3.0 IN.	
FLOOR SYSTEM / SPRAY FLOOR UNDER POLICE DEPARTMENT SIDE	
	Total:
	Deposit:
	Balance:

THANK YOU FOR YOUR BUSINESS



2018 APPENDIX B  
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS  
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)

Name of Project: North Topsall Beach Town Hall  
Address: 2008 Loggerhead Court, North Topsall Beach, NC Zip Code: 28460  
Proposed Use: Town Hall and Police Station  
Owner or Authorized Agent: Dave Gilbride, Town Manager Phone # 910-328-1349 ext. 6 E-Mail: townmanager@ntbnc.org

Owned By: ☒ City/County ☐ Private ☐ State  
Code Enforcement Jurisdiction: ☒ City ☐ North Topsall Beach ☐ County ☐ Onslow ☐ State

LEAD DESIGN PROFESSIONAL: James Stumbo, AIA (704) 865-6311  
DESIGNER FIRM: NAME LICENSE # TELEPHONE # E-MAIL  
Architectural: Stewart Cooper Newell Architects James Stumbo 5728 jstumbo@scn-architects.com  
Civil: N/A - - -  
Landscape: N/A - - -  
Electrical: Cheatham & Associates Mark Ciarrocca - (910) 452-4210 mciarrocca@cheatham.com  
Fire Alarm: Cheatham & Associates Mark Ciarrocca - (910) 452-4210 mciarrocca@cheatham.com  
Plumbing: Cheatham & Associates Casey Gilman - (910) 452-4210 cgilman@cheatham.com  
Mechanical: Cheatham & Associates Kenneth Lynch - (910) 452-4210 klynch@cheatham.com  
Sprinkler-Standpipe: N/A - - -  
Structural: N/A - - -  
Retaining Walls >5' High: - - -  
Other: - - -

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

2018 NC BUILDING CODE: ☐ New Construction ☐ Addition ☐ Upfit  
2018 NC EXISTING BUILDING CODE: ☐ Reconstruction ☒ Alteration ☐ Repair ☐ Renovation  
CONSTRUCTED: (date) 1996 CURRENT OCCUPANCY (Ch. 3): Business (B)  
RENOVATED: (date) PROPOSED OCCUPANCY (Ch. 3): Business (B)  
OCCUPANCY CATEGORY (Table 1604.5): Current: II Proposed: II Assembly (A-3)

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

GROSS BUILDING AREA TABLE		
FLOOR	EXISTING (SQ FT)	NEW (SQ FT)
1st Floor	3860 S.F.	0
2nd Floor	3342 S.F.	0
TOTAL		7202 S.F.

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

Incidental Uses (Table 509):  
☐ Furnace room where any piece of equipment is over 400,000 Btu per hour input  
☐ Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower  
☐ Refrigerant machine room  
☐ Hydrogen cutoff rooms, not classified as Group H  
☐ Incinerator rooms  
☐ Paint shops, not classified as Group H, located in occupancies other than Group F  
☐ Laboratories and vocational shops, not classified as Group H, located in a Group E or I-2 occupancy  
☐ Laundry rooms over 100 square feet  
☐ Group I-3 cells equipped with padded surfaces  
☐ Group I-2 waste and linen collection rooms  
☐ Waste and linen collection rooms over 100 square feet  
☐ Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium-ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterrupted power supplies  
☐ Rooms containing fire pumps  
☐ Group I-2 storage rooms over 100 square feet  
☐ Group I-2 commercial kitchens  
☐ Group I-2 laundries equal to or less than 100 square feet  
☐ Group I-2 rooms or spaces that contain fuel-fired heating equipment

Special Uses (Chapter 4 - List Code Sections):  
☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412  
☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423  
☐ 424 ☐ 425 ☐ 426 ☐ 427

Special Provisions (Chapter 5 - List Code Sections):  
☐ 509.2 ☐ 509.3 ☐ 509.4 ☐ 509.5 ☐ 509.6 ☐ 509.7 ☐ 509.8  
Mixed Occupancy: ☐ No ☒ Yes Separation: ☐ Hr. Exception: ☐ Incidental Use Separation (508.2.5)

This separation is not exempt as a Non-Separated Use (see exceptions).

Non-Separated Mixed Occupancy (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 calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

Actual Area of Occupancy A + Actual Area of Occupancy B  
Allowable Area of Occupancy A Allowable Area of Occupancy B

N/A + N/A + ..... = N/A < 1.00  
N/A N/A

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2 AREA	(C) AREA FOR FRONTAGE INCREASE <sup>1,5</sup>	(D) ALLOWABLE AREA PER STORY OR UNLIMITED <sup>2,3</sup>
FIRST	BUSINESS (B)	2,381	9,000	4,500	13,500
FIRST	ASSEMBLY (A-3)	1,308	6,000	3,000	9,000
FIRST	STORAGE (S-2)	171	9,000	4,500	13,500
SECOND	BUSINESS (B)	3,181	9,000	4,500	13,500
SECOND	STORAGE (S-2)	161	9,000	4,500	13,500

<sup>1</sup> Frontage area increases from Section 506.2 are computed thus:  
a. Perimeter which fronts a public way or open space having 20 feet minimum width = 217'(F)  
b. Total Building Perimeter = 289(F)  
c. Ratio (F/P) = 0.75 (F/P)  
d. W = Minimum width of public way = 30'(W)  
e. Percent of frontage increase if = 100 [ F/P - 0.25 ] W/30 = 50 (%)  
<sup>2</sup> Unlimited area applicable under conditions of Sections 507.  
<sup>3</sup> Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).  
<sup>4</sup> The maximum area of parking garages must comply with Table 406.5.4. The maximum area of air traffic control towers must comply with Table 412.3.1.  
<sup>5</sup> Frontage increase is based on the unsprinklered area value in Table 506.2.

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	40'	37'	TABLE 504.3
Building Height in Stories (Table 504.4)	2	2	TABLE 504.4

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

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING REQ'D	PROVIDED (W/ 0 REDUCTION)	DETAIL # AND SHEET	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
Structural frame, including columns, girders, trusses	N/A	0	0	N/A	N/A	N/A	N/A
Bearing walls							
Exterior							
North	>30'	0	0	N/A	N/A	N/A	N/A
East	>30'	0	0	N/A	N/A	N/A	N/A
West	>30'	0	0	N/A	N/A	N/A	N/A
South	>30'	0	0	N/A	N/A	N/A	N/A
Interior	0	0	0	N/A	N/A	N/A	N/A
Nonbearing walls and partitions							
Exterior							
North	>30'	0	0	N/A	N/A	N/A	N/A
East	>30'	0	0	N/A	N/A	N/A	N/A
West	>30'	0	0	N/A	N/A	N/A	N/A
South	>30'	0	0	N/A	N/A	N/A	N/A
Interior walls and partitions	0	0	0	N/A	N/A	N/A	N/A
Floor construction including supporting beams and joists	N/A	0	0	N/A	N/A	N/A	N/A
Roof construction including supporting beams and joists	N/A	0	0	N/A	N/A	N/A	N/A
Roof Ceiling Assembly	N/A	0	0	N/A	N/A	N/A	N/A
Columns Supporting Roof	N/A	0	0	N/A	N/A	N/A	N/A
Shaft Enclosures - Exit	N/A	0	N/A	N/A	N/A	N/A	N/A
Shaft Enclosures - Other (Existing Elev.)	N/A	1	1	EXISTING	EXISTING	N/A	N/A
Corridor Separation	N/A	0	0	N/A	N/A	N/A	N/A
Occupancy/Fire Barrier Separation	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Party/Fire Wall Separation	N/A	0	0	N/A	N/A	N/A	N/A
Smoke Barrier Separation	N/A	0	0	N/A	N/A	N/A	N/A
Tenant/Dwelling Unit/ Sleeping Unit Separation	N/A	0	0	N/A	N/A	N/A	N/A
Incidental Use Separation	N/A	0	0	N/A	N/A	N/A	N/A

<sup>1</sup> Indicate section number permitting reduction



Section 1: Project Information

Energy Code: 2012 North Carolina Energy Conservation Code  
Project Title: North Topsall Beach Town Hall  
Project Type: Alteration  
Construction Site: 2008 Loggerhead Ct, North Topsall Beach, NC 28460  
Owner/Agent: Dave Gilbride, North Topsall Beach  
Designer/Contractor: James Stumbo, Stewart Cooper Newell Architects, 719 E. Second Ave, Gastonia, NC 28054, (704) 865-6311

Building Location (for weather data): North Topsall Beach, North Carolina  
Climate Zone: 3a  
Vertical Glazing / Wall Area Pct.: 13%  
Building Use Area Type: 3860  
1-First Floor (Town Hall) - Nonresidential  
2-Second Floor (Town Hall) - Nonresidential  
3342

Section 2: Envelope Assemblies and Requirements Checklist

Envelope Assemblies:	R-Value	U-Factor	SHGC	U-Factor	SHGC
Post-Alteration Assembly	Req'd	Proposed	Max. Allowed	Req'd	Max. Allowed
Roof 1: Attic Roof with Wood Joists, (Bldg Use 1 - First Floor)	38.0	0.0	0.027	0.027	---
Floor 1: Wood Framed, (Bldg Use 1 - First Floor), Exemption: Framing cavity not exposed.	---	---	---	---	---
Floor 2: Wood Framed, (Bldg Use 2 - Second Floor), Exemption: Framing cavity not exposed.	---	---	---	---	---
Main Entrance: Wood Framed, 16" o.c., (Bldg Use 1 - First Floor)	22.8	0.0	0.060	---	0.064
Window 1: Vinyl/Fiberglass Frame, Clear, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 2: Vinyl/Fiberglass Frame, Tinted, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 3: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 4: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 5: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 6: Vinyl/Fiberglass Frame, Clear, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 7: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 8: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 9: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 10: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 11: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 12: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 13: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 14: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 15: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 16: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 17: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 18: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 19: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 20: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 21: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 22: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 23: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 24: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 25: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 26: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 27: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 28: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 29: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 30: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 31: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 32: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 33: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 34: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 35: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 36: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 37: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 38: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 39: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 40: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 41: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 42: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 43: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 44: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 45: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 46: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 47: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 48: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 49: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320
Window 50: Vinyl/Fiberglass Frame, Other, (Bldg Use 1 - First Floor)	---	---	0.290	0.250	0.320

Project Title: North Topsall Beach Town Hall  
Data Filename: N:\PROJECTS\1621 - N Topsall Beach Town Hall Renov - Additions\Comcheck\1621 NTB Comcheck - Existing.cck  
Report date: 07/23/20

Project Title: North Topsall Beach Town Hall  
Data Filename: N:\PROJECTS\1621 - N Topsall Beach Town Hall Renov - Additions\Comcheck\1621 NTB Comcheck - Existing.cck  
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Data Filename: N:\PROJECTS\1621 - N Topsall Beach Town Hall Renov - Additions\Comcheck\1621 NTB Comcheck - Existing.cck  
Report date: 07/23/20

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF PENETRATIONS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
15 TO LESS THAN 20	UNPROTECTED NONSPRINKLED (UP,NS)	25%	-
20 TO LESS THAN 25	UNPROTECTED NONSPRINKLED (UP,NS)	45%	-
>30	UNPROTECTED NONSPRINKLED (UP,NS)	NO LIMIT	NO LIMIT

LIFE SAFETY SYSTEM REQUIREMENTS  
Emergency Lighting: ☐ No ☒ Yes  
Exit Signs: ☐ No ☒ Yes  
Fire Alarm: ☐ No ☒ Yes  
Smoke Detection Systems: ☐ No ☒ Yes (Partial)  
Panic Hardware: ☐ No ☒ Yes  
Carbon Monoxide Detection: ☒ No ☐ Yes

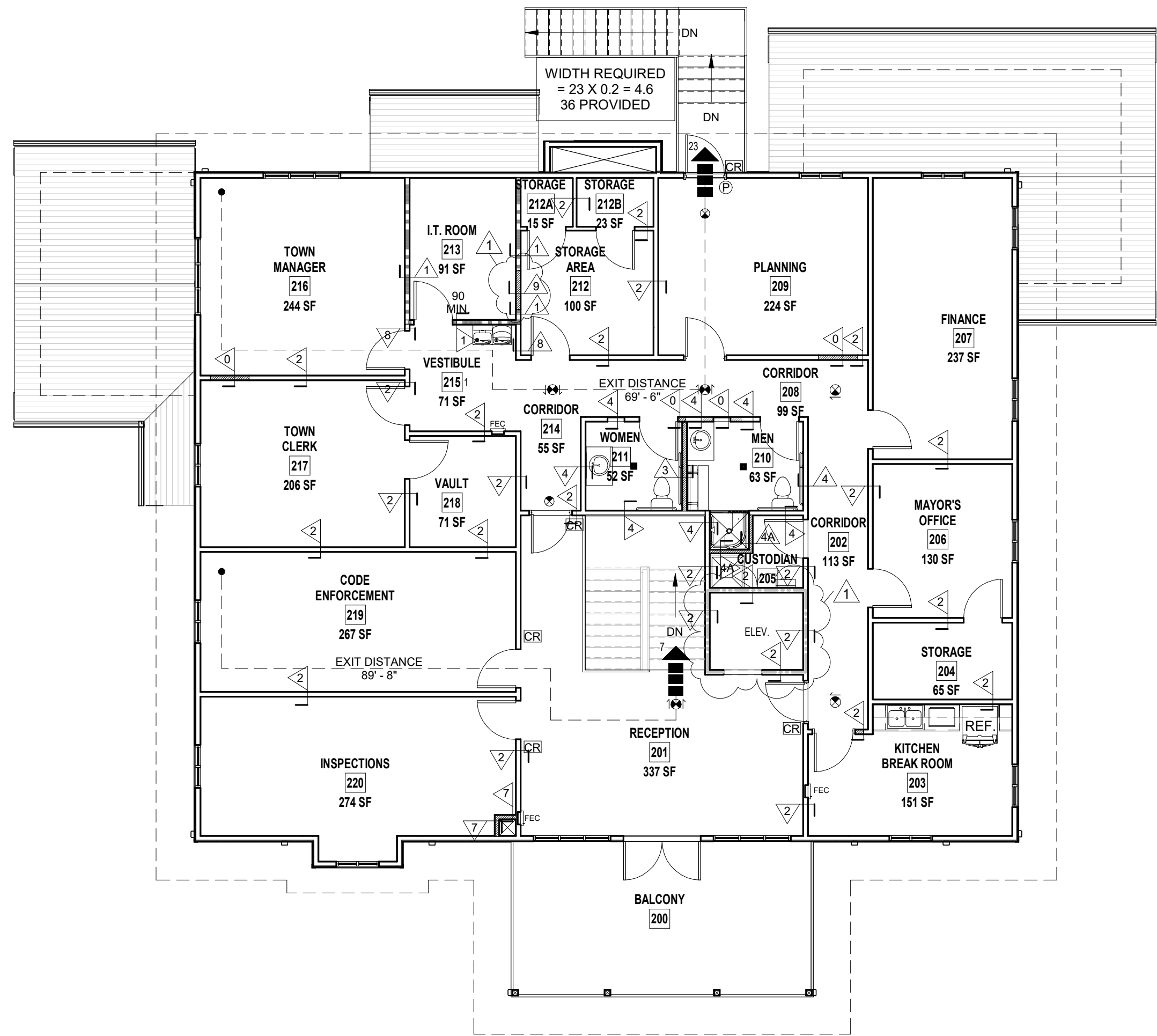
LIFE SAFETY PLAN REQUIREMENTS  
Life Safety Plan Sheet #: 1.10

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 lines (705.8)  
☒ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)  
☐ Occupant loads for each area  
☒ Exit access travel distances (1017)  
☒ 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 (1005.3)  
☒ 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

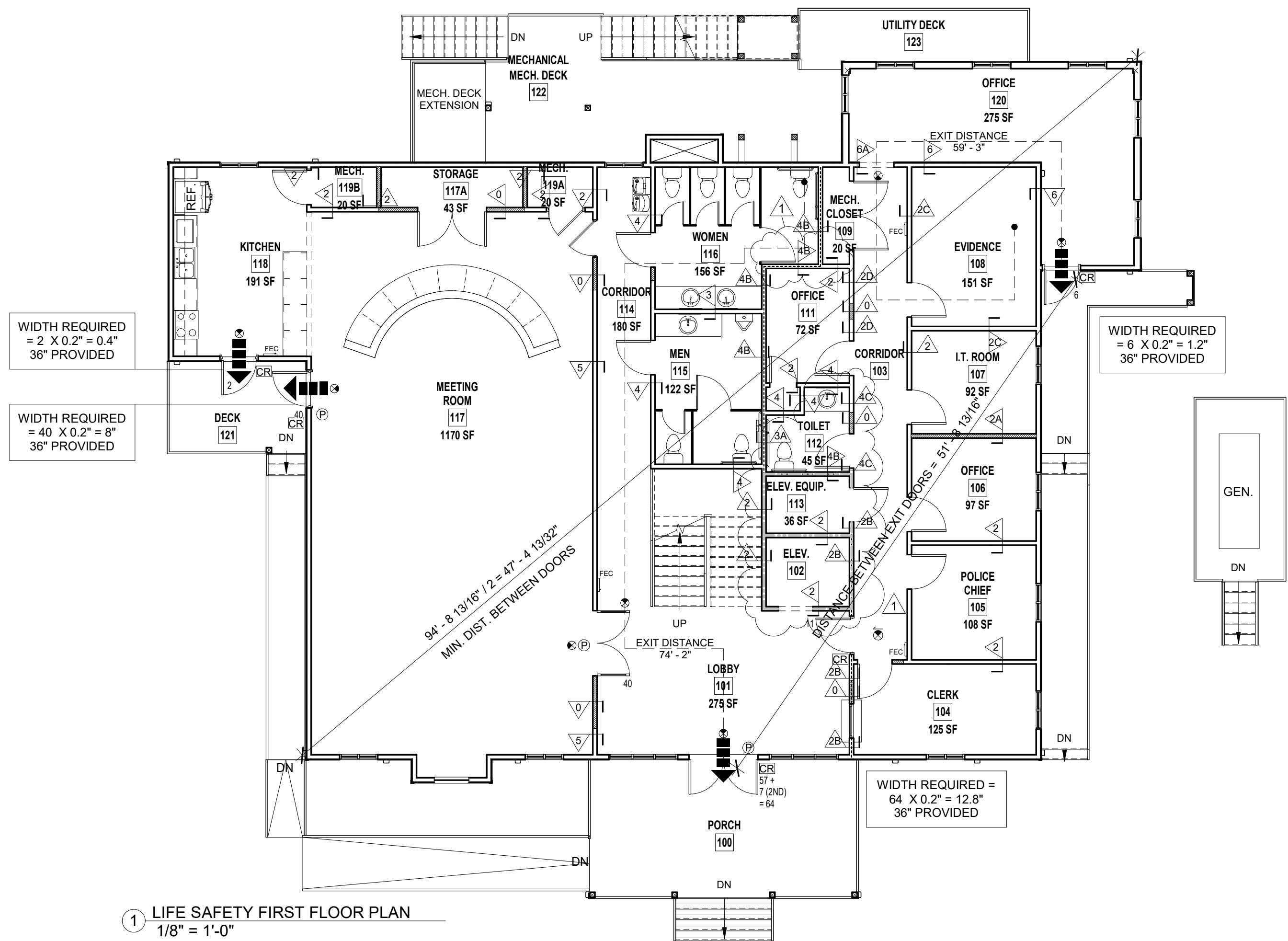
LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE PARKING SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	8' ACCESS AISLE	
-	-	29	2	-	-	2
TOTAL						

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)											
USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS/ TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
SPACE	EXIST'G	3	5	1	1	2	3	1	1	2	2
	NEW	-	-	-	-	-	-	-	-	-	-
	REQ'D	2	2	-	-	1	1	-	-	1	1





6 LIFE SAFETY SECOND FLOOR PLAN  
1/8" = 1'-0"



1 LIFE SAFETY FIRST FLOOR PLAN  
1/8" = 1'-0"

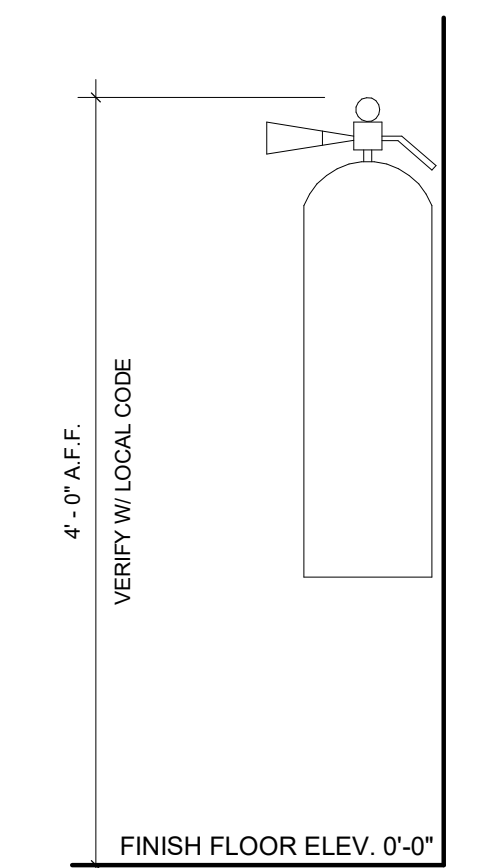
NOTE: ABUSE RESISTANT DRYWALL IN CORRIDORS AND LOBBY SPACES.  
LEVEL 5 FINISH REQUIRED IN DOUBLE HEIGHT SPACES.

## GENERAL LIFE SAFETY NOTES

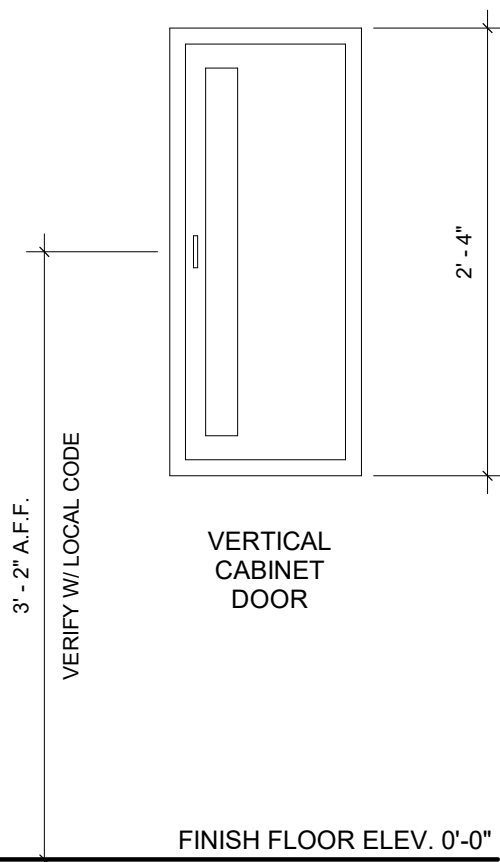
- FIRESTOP AROUND ALL PIPE, CONDUIT, DUCTWORK AND ANY OTHER PENETRATIONS THROUGH RATED WALLS. PENETRATIONS OF NON-RATED PARTITIONS AND FLOORS SHALL BE FIRESTOPPED WITH NON-COMBUSTIBLE MATERIAL.
- PROVIDE NON-COMBUSTIBLE BLOCKING SECURELY ANCHORED IN ALL WALLS BEHIND ALL TOILET ACCESSORIES, BASE CABINETS, WALL CABINETS VISUAL DISPLAY BOARDS AND ALL OTHER SURFACE MOUNTED ITEMS. PROVIDE NON-COMBUSTIBLE FRAMING SECURELY ANCHORED TO WALL FRAMING TO PROVIDE ANCHORING SURFACE FOR ITEMS RECESSED IN WALLS.
- COORDINATE ALL WALL FINISHES, IE GYP. BD. - PAINTED, BACKER BD. - TILE, WITH SHEET 7.10 PRIOR TO INSTALLATION.
- NEW PARTITIONS TO TERMINATE AT BOTTOM OF TRUSSES. WALLS PERPENDICULAR TO TRUSSES ARE TO BE SECURELY ANCHORED TO TRUSSES.
- FURR WALLS AROUND FIRE EXTINGUISHER CABINETS AS REQUIRED. SEE THIS SHEET FOR FIRE EXTINGUISHER LOCATIONS AND DETAILS.
- VERIFY QUANTITY AND LOCATION OF FIRE EXTINGUISHERS. PROVIDE FIRE EXTINGUISHER WALL MOUNT WHERE FE IS NOT ON PLANS. PROVIDE FIRE EXTINGUISHER AND CABINET WHERE FEC IS NOT ON PLANS. SEE SPECIFICATIONS FOR REQUIREMENTS FOR ALL FIRE EXTINGUISHERS & CABINETS. COORDINATE ANY CHANGE OF FE OR FEC LOCATION WITH ARCHITECT.
- FIRE EXTINGUISHERS TO BE SPEC'D ON A ROOM TO ROOM BASIS BASED ON COMBUSTIBLE REQ'S FOR THAT GIVEN ROOM.

## DETAILS AND NOTES

SCALE AS NOTED



4 FIRE EXTINGUISHER  
1" = 1'-0"



NOTE: VERIFY SIZE OF CABINET AND  
ROUGH OPENING REQUIREMENTS  
WITH MANUFACTURER PRIOR TO  
FRAMING.

FIRE  
EXTINGUISHER  
CABINET, SEE  
SPECS

WRAP OPENING W/  
5/8" GWB PER  
WALL TYPES

SEE LIFE SAFETY PLAN THIS  
SHEET FOR LOCATION OF  
CABINETS

5 FIRE EXTINGUISHER CABINET  
1" = 1'-0"

## LEGEND

- EXIT DISCHARGE
- FEC FIRE EXTINGUISHER CABINET
- FE FIRE EXTINGUISHER SURFACE MOUNTED
- WALL TYPE (SEE SHEET 1.70)
- CARD READER
- EXIT SIGN (SEE ELECT. DRAWINGS)
- S SMOKE DETECTOR (SEE ELECT. DRAWINGS)
- P PANIC HARDWARE LOCATIONS
- WALLS TO UNDERSIDE OF DECK (NON-RATED)
- 2 HOUR FIRE RATED WALL
- THERMAL SEPARATION WALL, EXTEND PLYWOOD LAYER TO UNDERSIDE OF FLOOR DECK, SEE WALL TYPES ON SHEET 1.11
- EXISTING RATED WALL

## FIRE EXTINGUISHER SCHEDULE

FIRE EXTINGUISHER CABINET (FEC) - SEMI RECESSED  
CORRIDOR 103 (2)  
KITCHEN 118 (1)

RECEPTION 201 (1)  
KITCHEN/BREAK ROOM 203 (1)  
VESTIBULE 215 (1)

Project No.

1621

Date:  
09/03/2020  
Drawn by:  
AJP  
Checked by:  
GAS  
Revisions  
9/23/2020

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Architects

JAMES ROBERT STAMBO  
REGISTERED PROFESSIONAL ARCHITECT  
NORTH CAROLINA  
HICKORY, NC

09/03/2020

TOWNHALL RESTORATION FOR THE TOWN OF  
NORTH TOPSAIL BEACH  
2008 LOGGERHEAD CT.  
NORTH TOPSAIL BEACH, NC 28460

Sheet No.

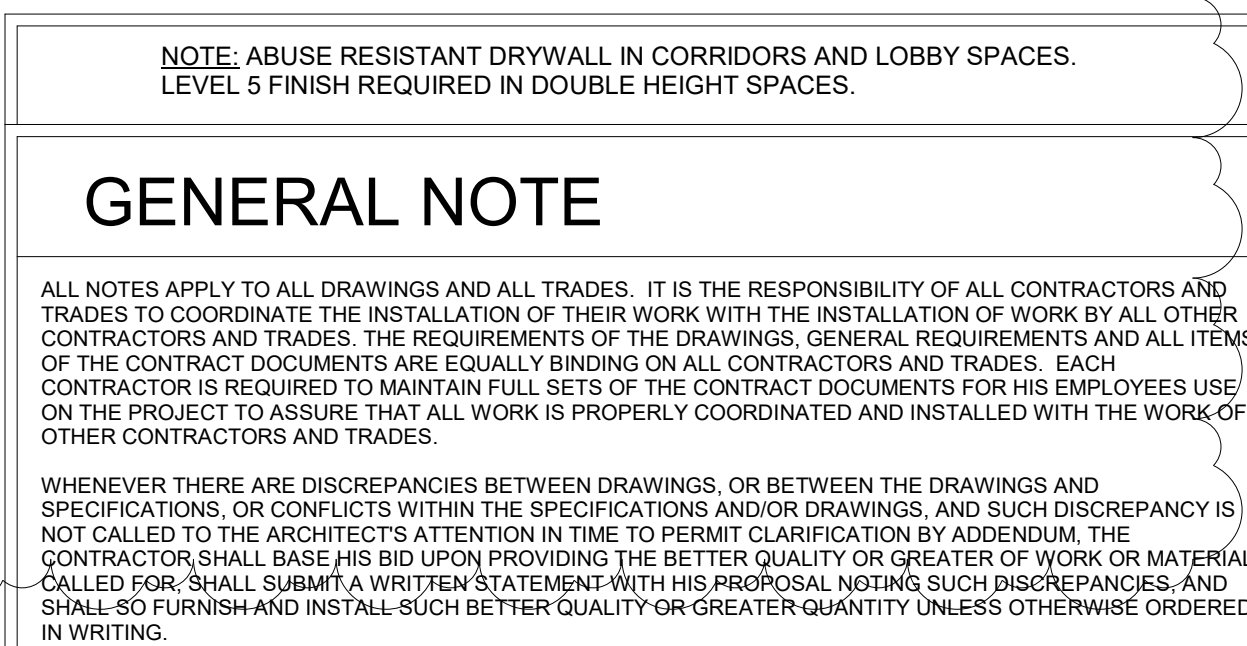
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www scn-architects.com

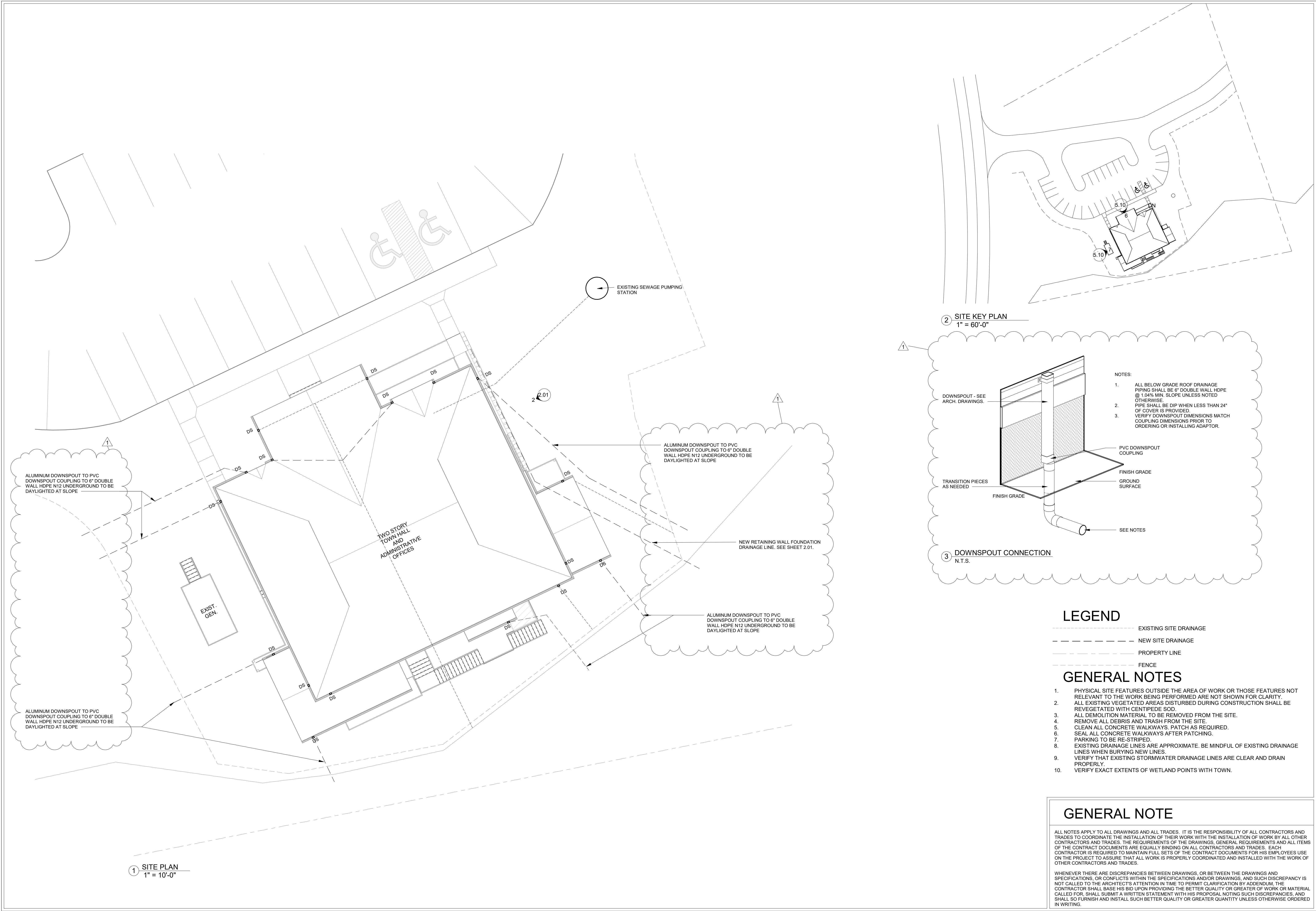
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LIFE SAFETY PLANS









Project No.  
**1621**

Date:  
09/03/2020  
Drawn by:  
AJP  
Checked by:  
GAS  
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9/23/2020

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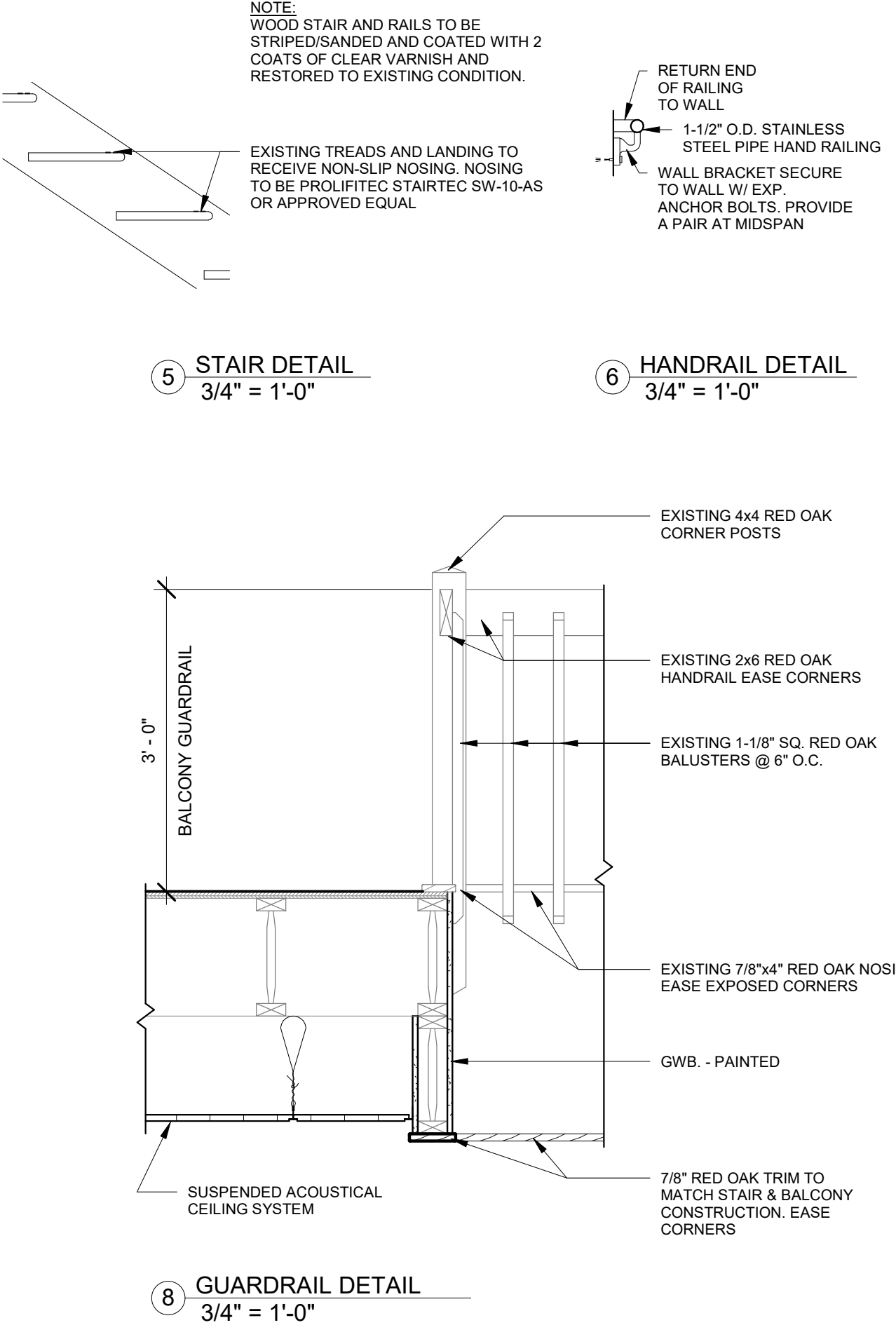
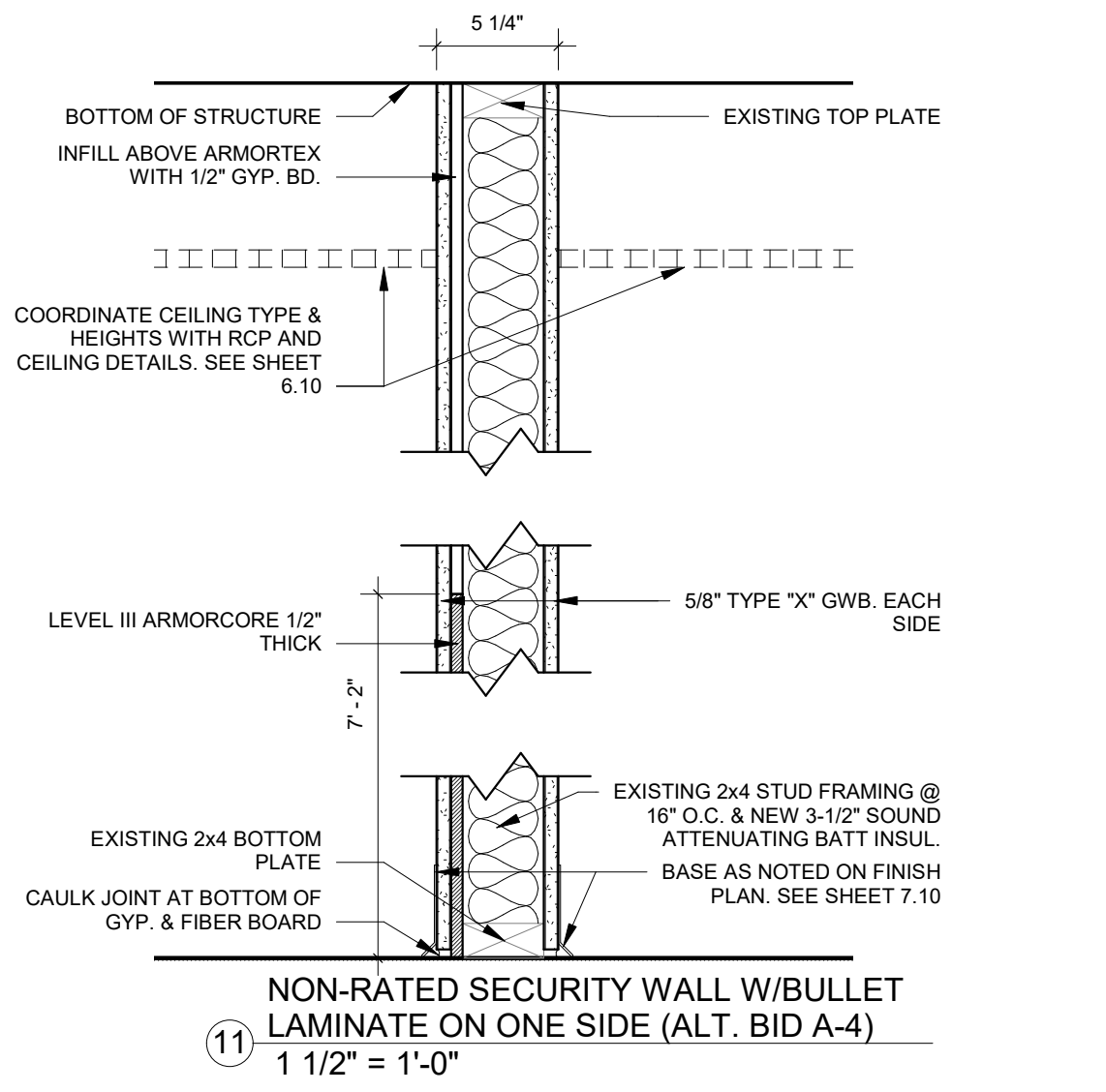
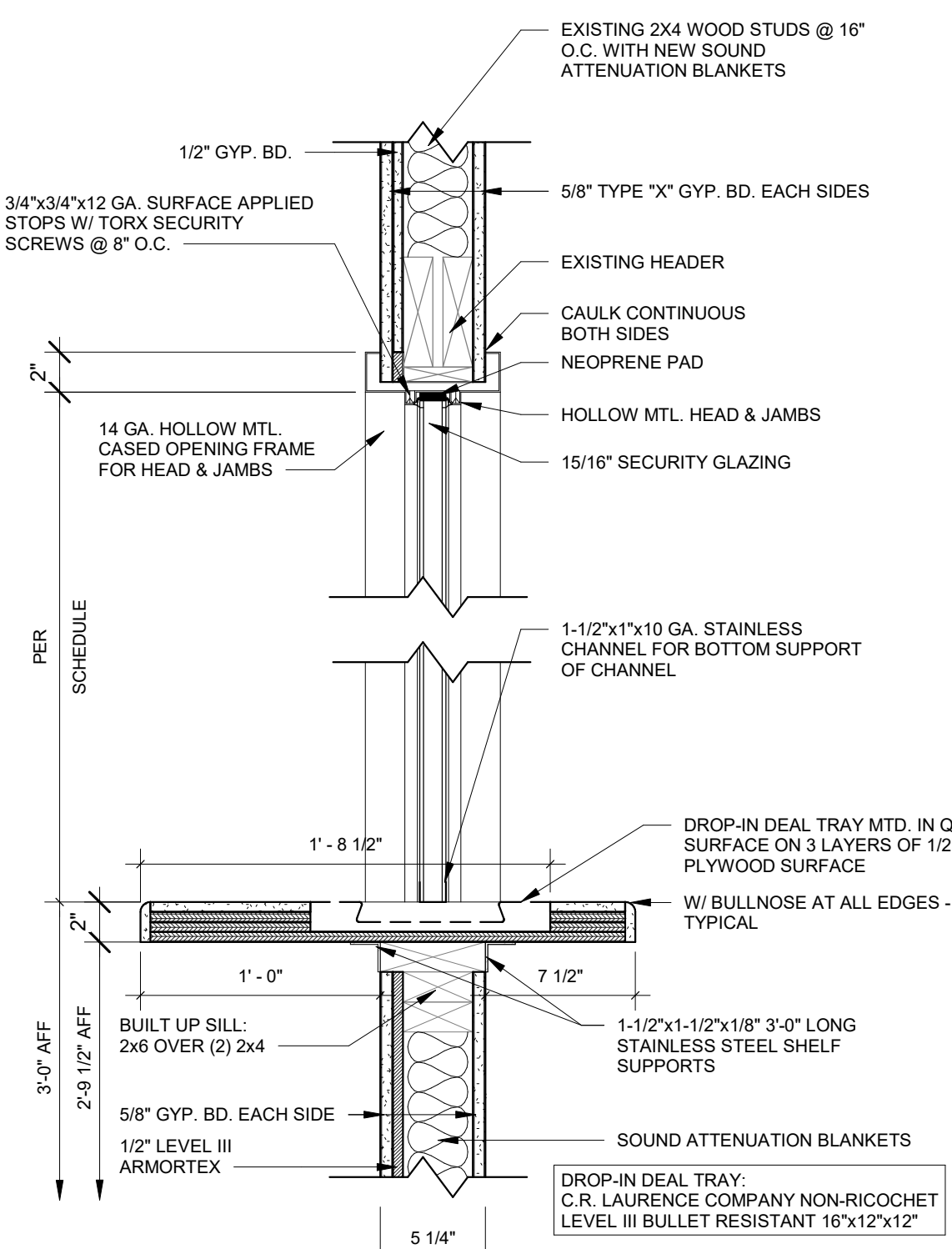
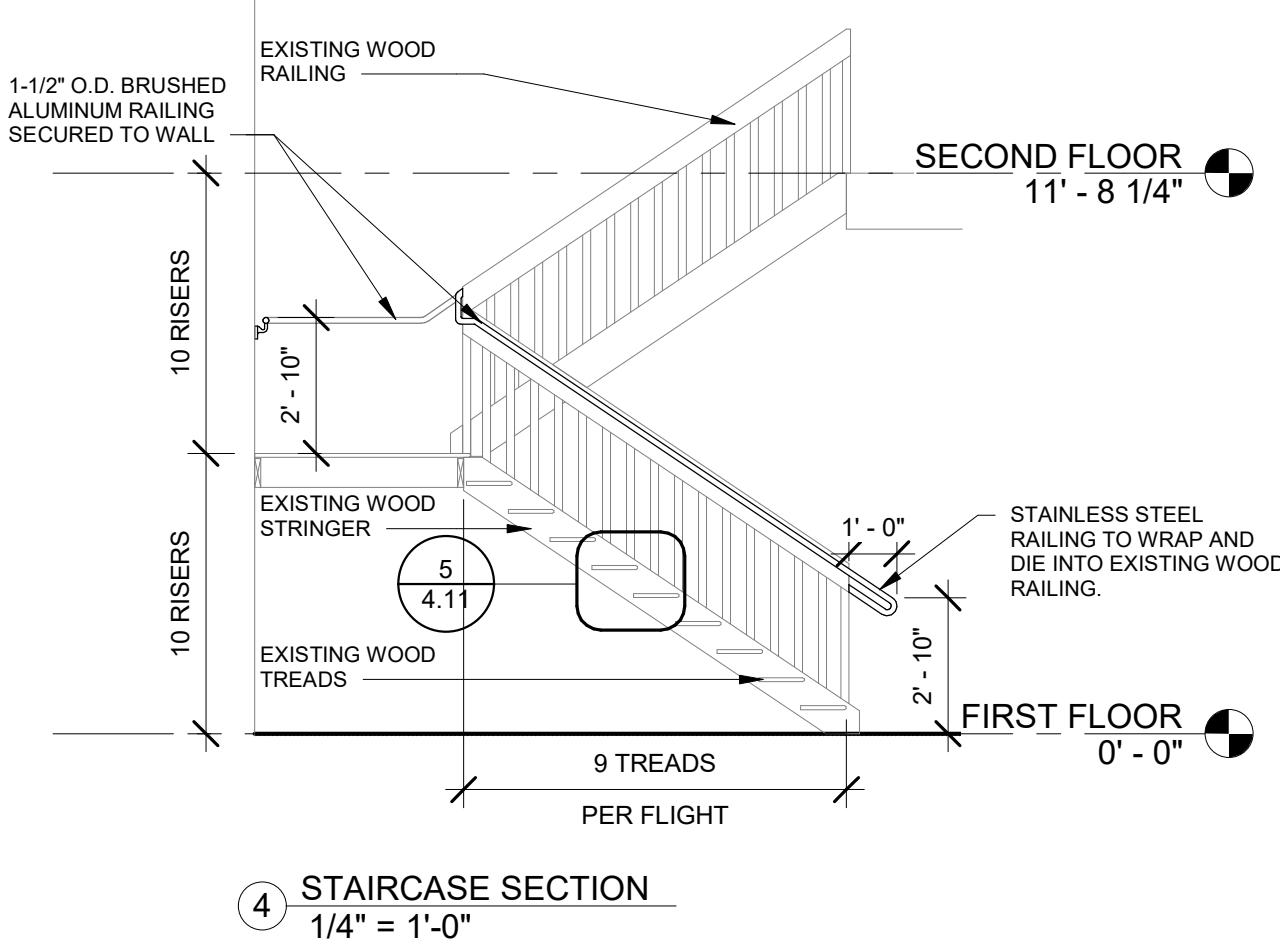
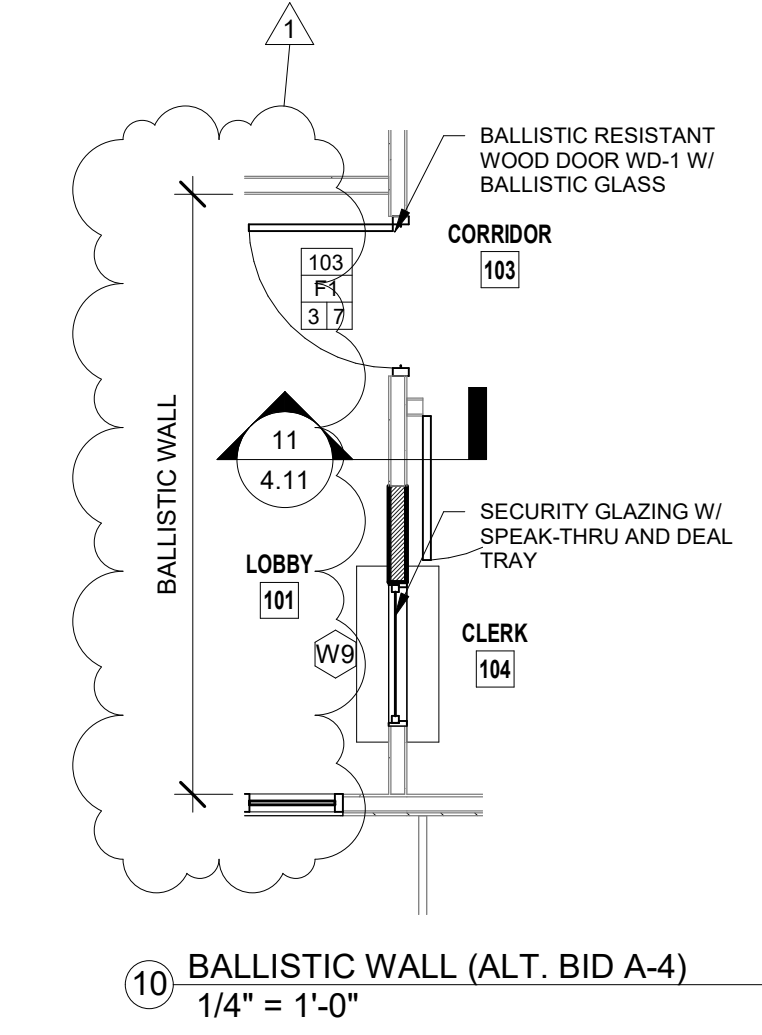
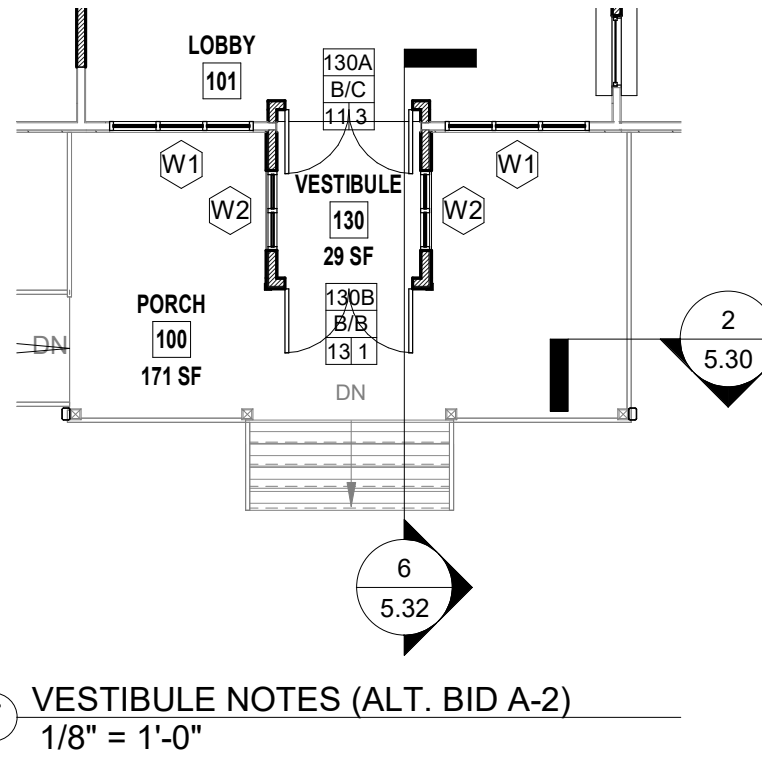
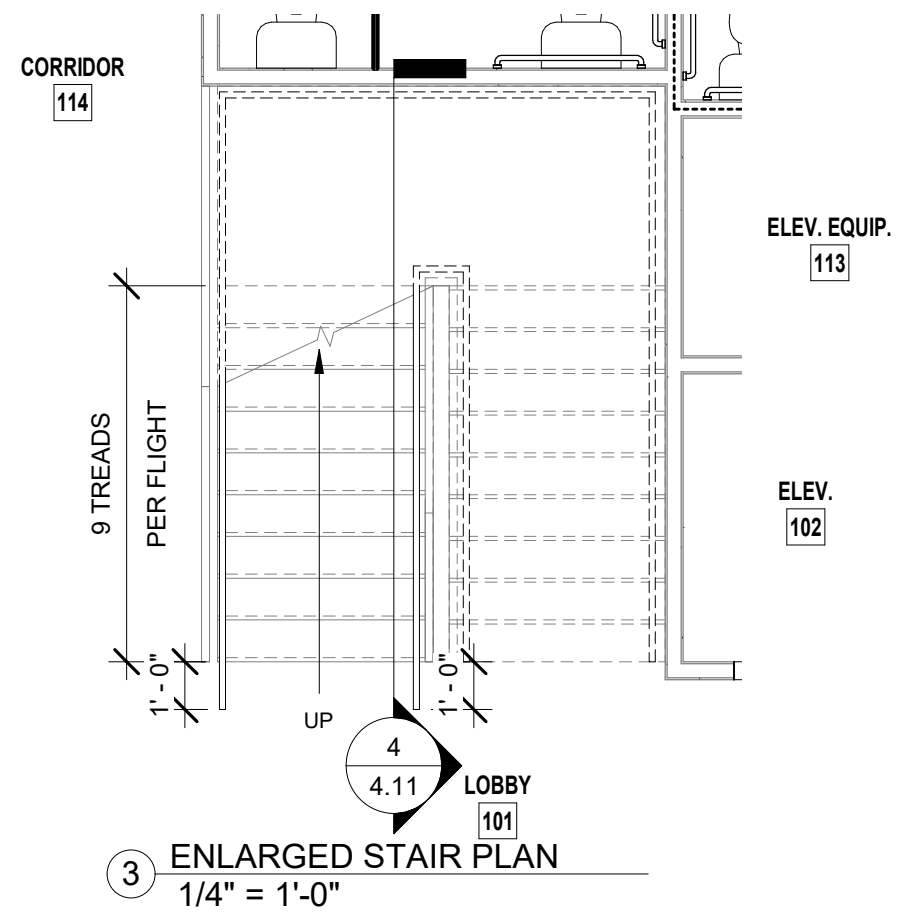
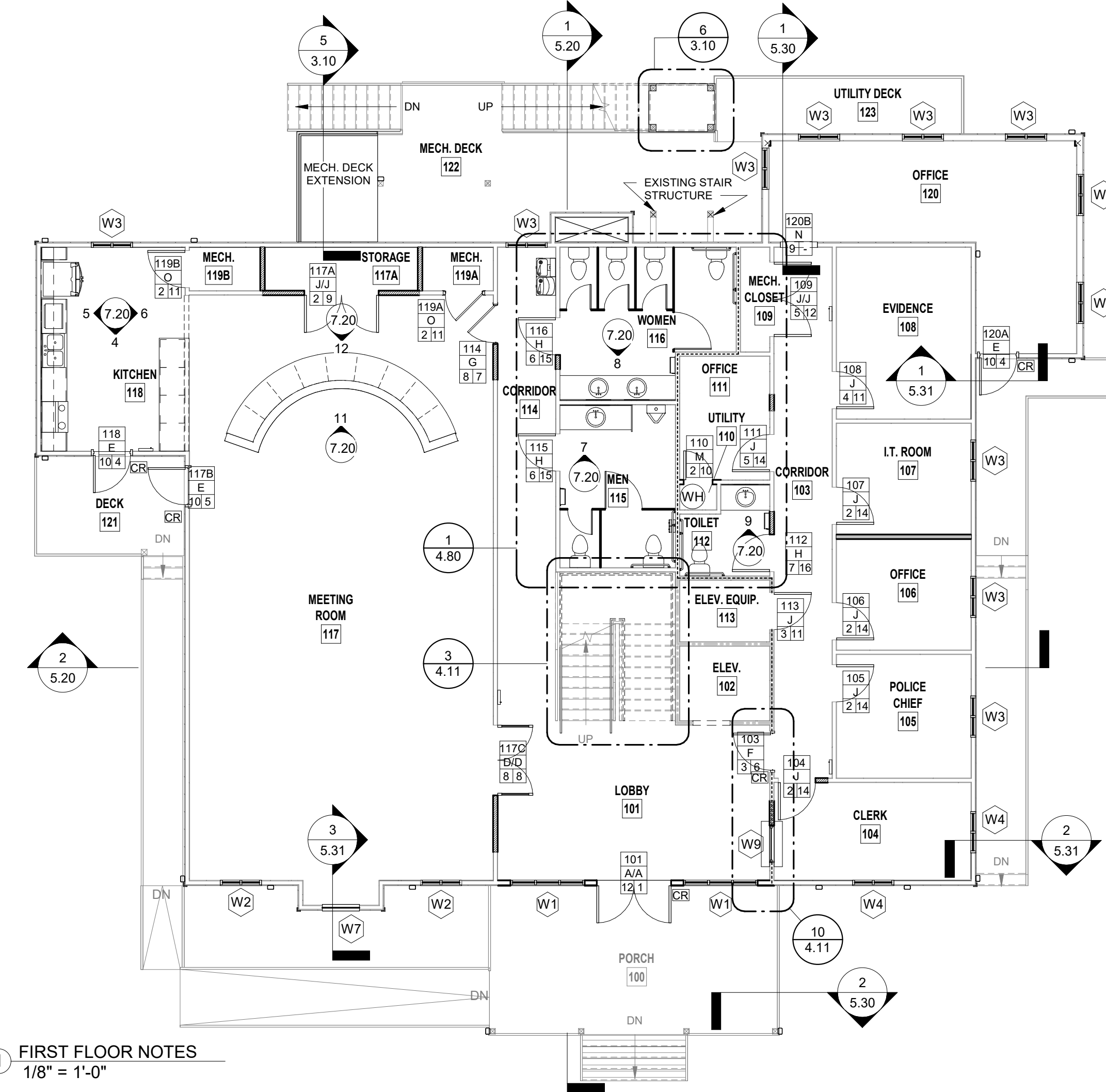
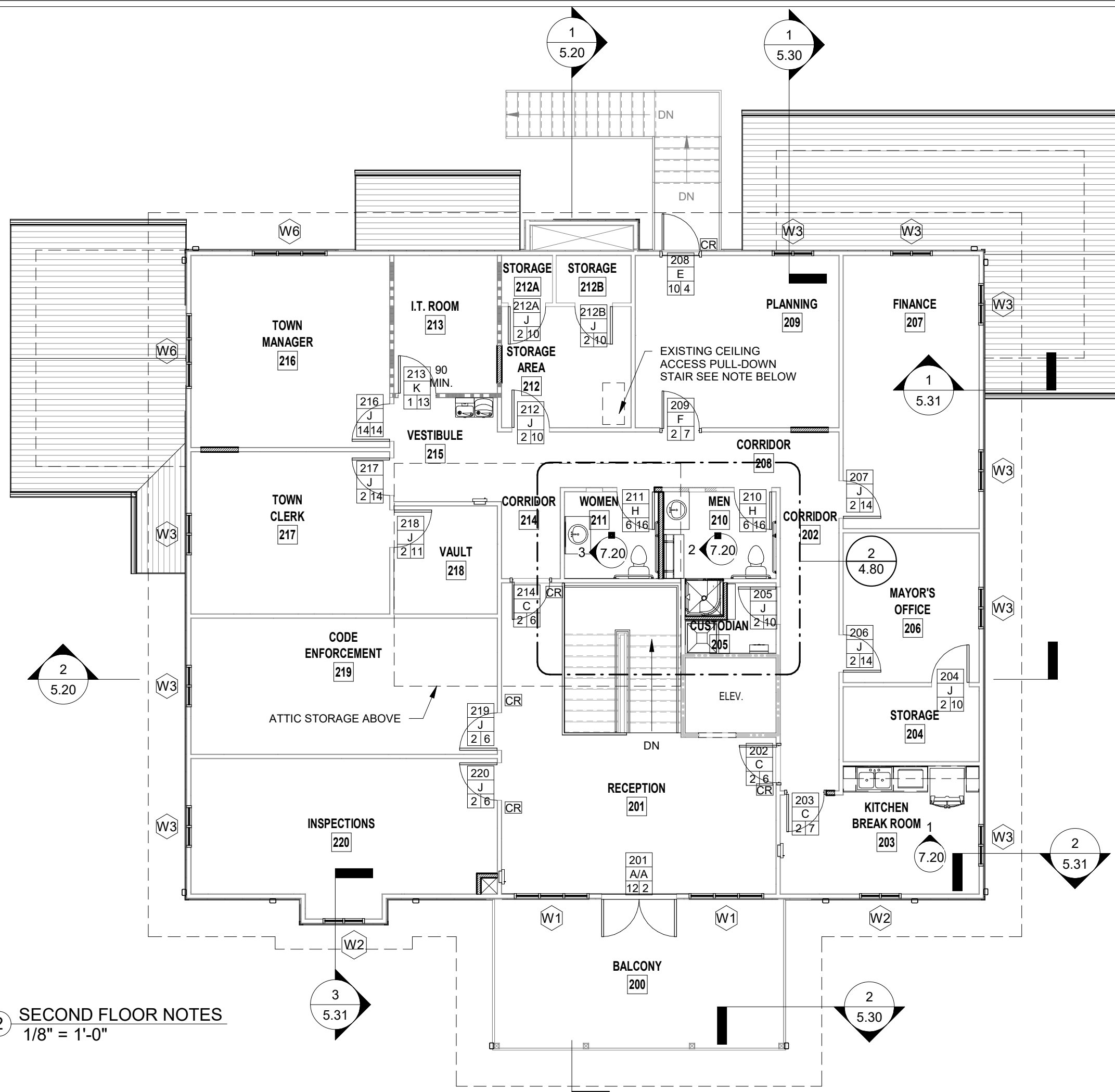
09/03/2020

TOWNHALL RESTORATION FOR THE  
TOWN OF NORTH TOPSAIL BEACH  
2008 LOGGERHEAD CT.  
NORTH TOPSAIL BEACH, NC 28460

SITE PLAN

Sheet No.  
**2.00**





## GENERAL NOTES

- ALL NOTES ON THIS SHEET APPLY TO THE WORK REQUIRED FOR THE ENTIRE PROJECT.
- EACH BIDDING CONTRACTOR IS TO VISIT THE SITE BEFORE BIDDING AND MAKE NOTE OF ANY ADDITIONAL DEMOLITION AND/OR REMOVAL AND RELOCATION WHICH MAY BE REQUIRED TO CONFORM TO CODES, RULES, AND REGULATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT WRITTEN QUESTIONS ON THE SCOPE OF WORK PER THE CONTRACT DOCUMENTS.
- THE LOCATIONS OF EXISTING ELEMENTS INDICATED ARE APPROXIMATE AND ARE SHOWN IN SCHEMATIC FORMAT. NEITHER THE OWNER NOR THE ARCHITECT MAKE ANY STATEMENT BY PROVIDING THESE DRAWINGS TO THE TOTAL QUANTITY OR LOCATIONS OF DIFFERENT EXISTING ELEMENTS IDENTIFIED FOR THE DEMOLITION AND REMOVAL.
- DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES, AND REGULATIONS. UPON RECEIPT OF SUCH INFORMATION, THE ARCHITECT WILL SEND WRITTEN INSTRUCTION TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR, AND WORK SHALL BE PERFORMED IN A MANNER DIRECTED BY THE ARCHITECT.
- EXISTING CONDITIONS: ALL EXISTING INFORMATION WAS TAKEN FROM DRAWINGS FURNISHED BY OTHERS WHICH MAY OR MAY NOT BE CORRECT. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING FIELD CONDITIONS AND DIMENSIONS BEFORE BEGINNING WORK. ANY DISCREPANCIES OR VARIATIONS FROM THE CONDITIONS SHOWN ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING.
- THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS, AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.
- DRAWING SCALES: THESE DRAWINGS ARE PREPARED TO THE SCALES NOTED. HOWEVER, DIMENSIONS ARE NOT TO BE DERIVED BY SCALING THE PLANS, SECTIONS, OR DETAILS IF THERE IS ANY QUESTION ABOUT DETAILS OR DIMENSIONS, CONTACT THE ARCHITECT FOR INFORMATION PRIOR TO STARTING THE WORK.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT NORTH CAROLINA STATE BUILDING CODE AND ALL OTHER LOCAL CODES AND REGULATIONS HAVING JURISDICTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF PERSONS USING THE SURROUNDING FACILITIES WHO COME IN CONTACT WITH THE AREA OF CONSTRUCTION. HE SHALL PROPERLY BARRICADE THE AREA TO PREVENT INTRUSION BY PERSONS NOT ASSOCIATED WITH CONSTRUCTION.
- CONTRACTOR SHALL MEET WITH THE ARCHITECT PRIOR TO CONSTRUCTION OF THE PROJECT TO REVIEW ALL EXISTING CONDITIONS AND THE EXACT EXTENT OF THE WORK TO BE COMPLETED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING CONSTRUCTION AROUND THE SITE WHICH WILL REMAIN. ANY DAMAGES SHALL BE REPAIRED TO THE OWNERS' SATISFACTION AT NO COST.
- SLOPE FLOOR TO FLOOR DRAINS. COORDINATE ALL FLOOR DRAINS WITH PLUMBING CONTRACTOR.
- PROVIDE FIRE TREATED LUMBER AS REQUIRED BY THE BUILDING CODE.
- FIRE PENETRATION NOTES APPLY TO ALL TRADES.
- DO NOT CUT ANY LAY-IN ACOUSTICAL CEILING PANELS LESS THAN 6" UNLESS INSTRUCTED BY ARCHITECT. LAY-IN CEILING PANELS TO BE EQUALLY SPACED IN ARE.
- DIMENSIONS SHOWN ON FLOOR PLANS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- UNLESS NOTED OTHERWISE CARRY ALL FIRE RATED WALLS AND PARTITIONS TO STRUCTURE ABOVE.
- THERE SHALL BE NO EXPOSED CONDUIT ON ANY WALLS.

## GENERAL NOTE

ALL NOTES APPLY TO ALL DRAWINGS AND ALL TRADES. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS AND TRADES TO COORDINATE THE INSTALLATION OF THEIR WORK WITH THE INSTALLATION OF WORK BY ALL OTHER CONTRACTORS AND TRADES. THE REQUIREMENTS OF THE DRAWINGS, GENERAL REQUIREMENTS AND ALL ITEMS OF THE CONTRACT DOCUMENTS ARE EQUALLY BINDING ON ALL CONTRACTORS AND TRADES. EACH CONTRACTOR IS REQUIRED TO MAINTAIN FULL SETS OF THE CONTRACT DOCUMENTS FOR HIS EMPLOYEES USE ON THE PROJECT TO ASSURE THAT ALL WORK IS PROPERLY COORDINATED AND INSTALLED WITH THE WORK OF OTHER CONTRACTORS AND TRADES.

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Project No.  
**1621**

Date:  
09/03/2020  
Drawn by:  
AJP  
Checked by:  
GAS  
Revisions:  
9/23/2020

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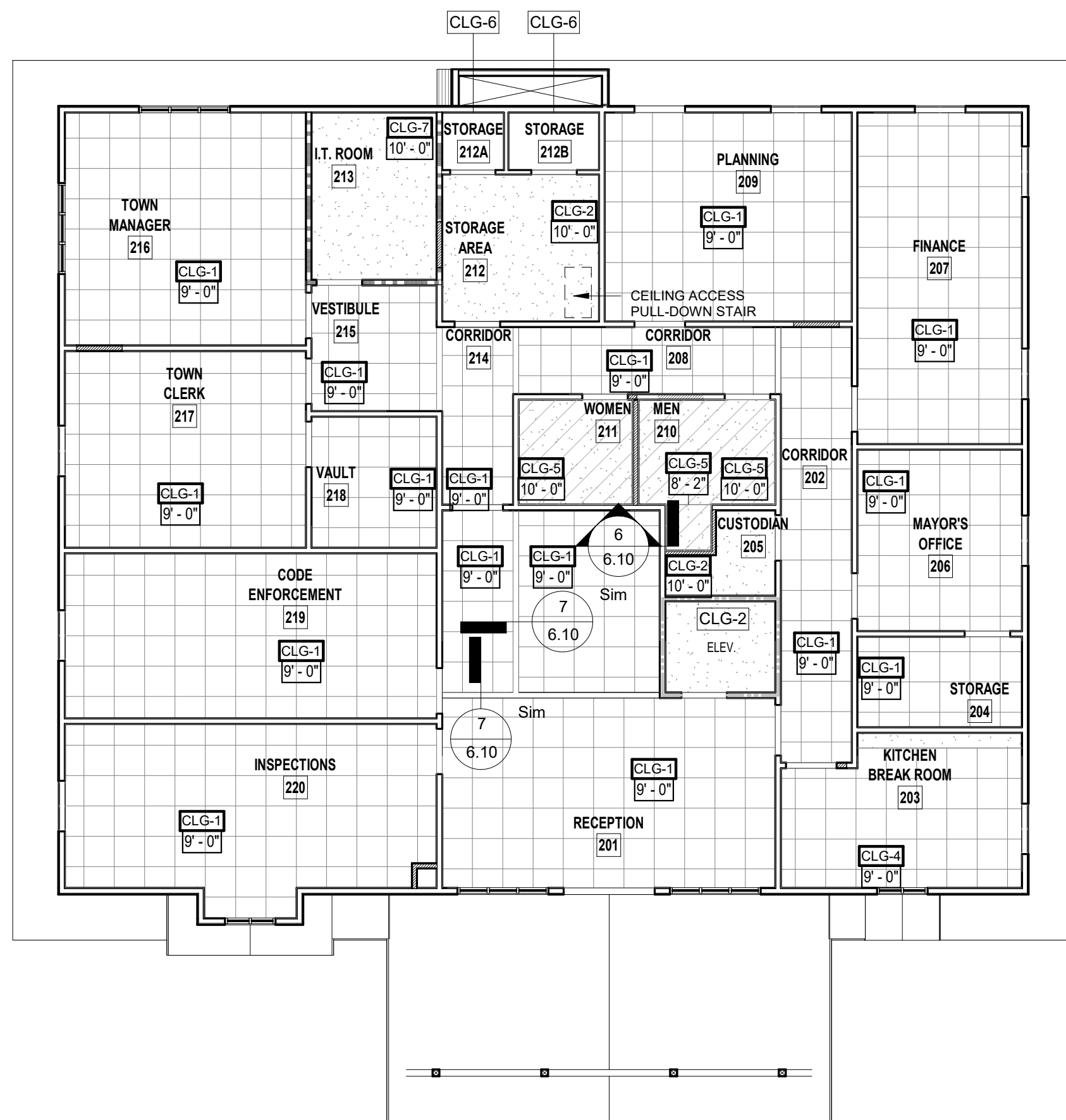
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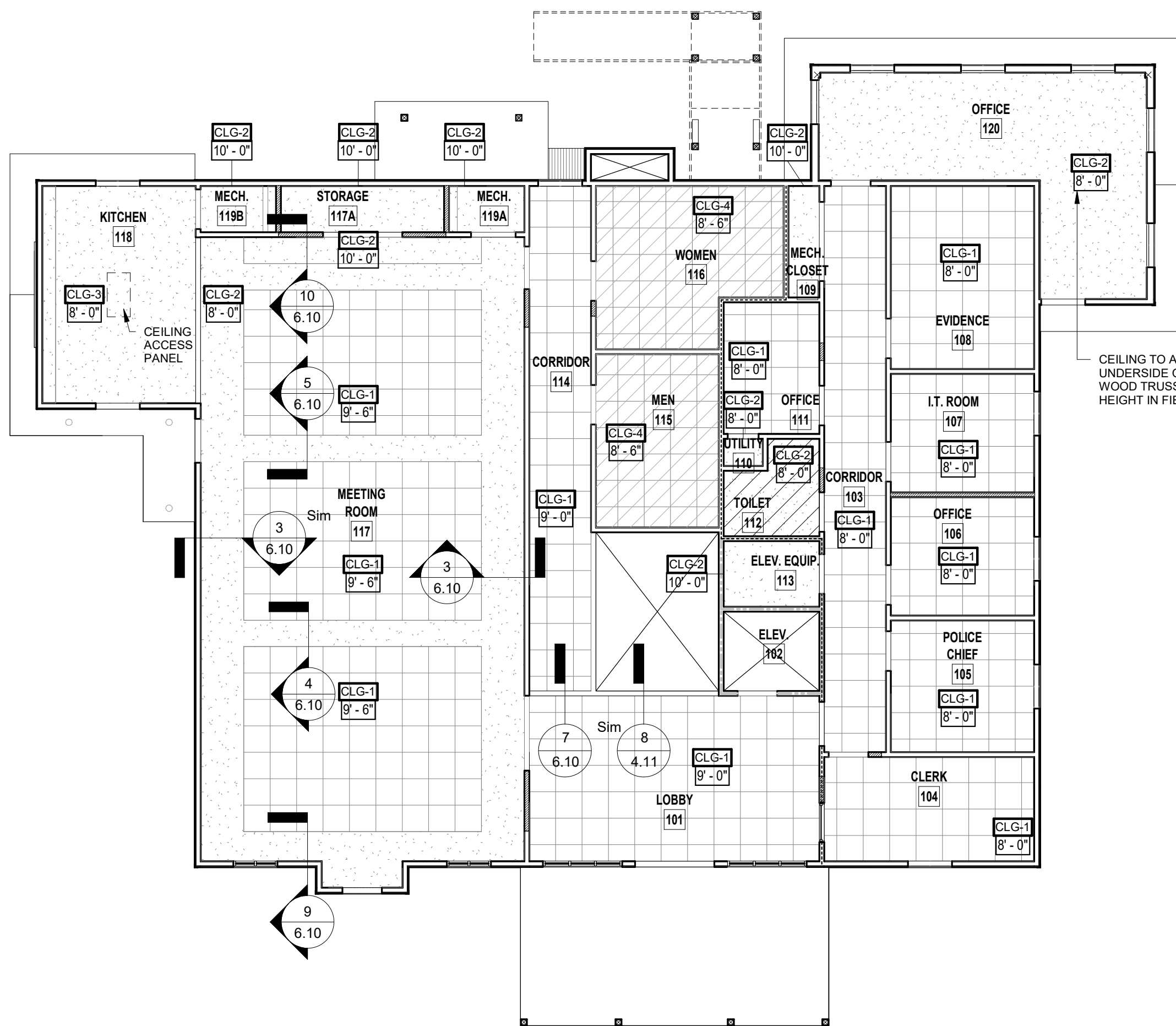
TOWNHALL RESTORATION FOR THE  
TOWN OF NORTH TOPSAIL BEACH  
2008 LOGGERHEAD CT.  
NORTH TOPSAIL BEACH, NC 28460  
FLOOR PLAN NOTES

Sheet No.  
**4.11**

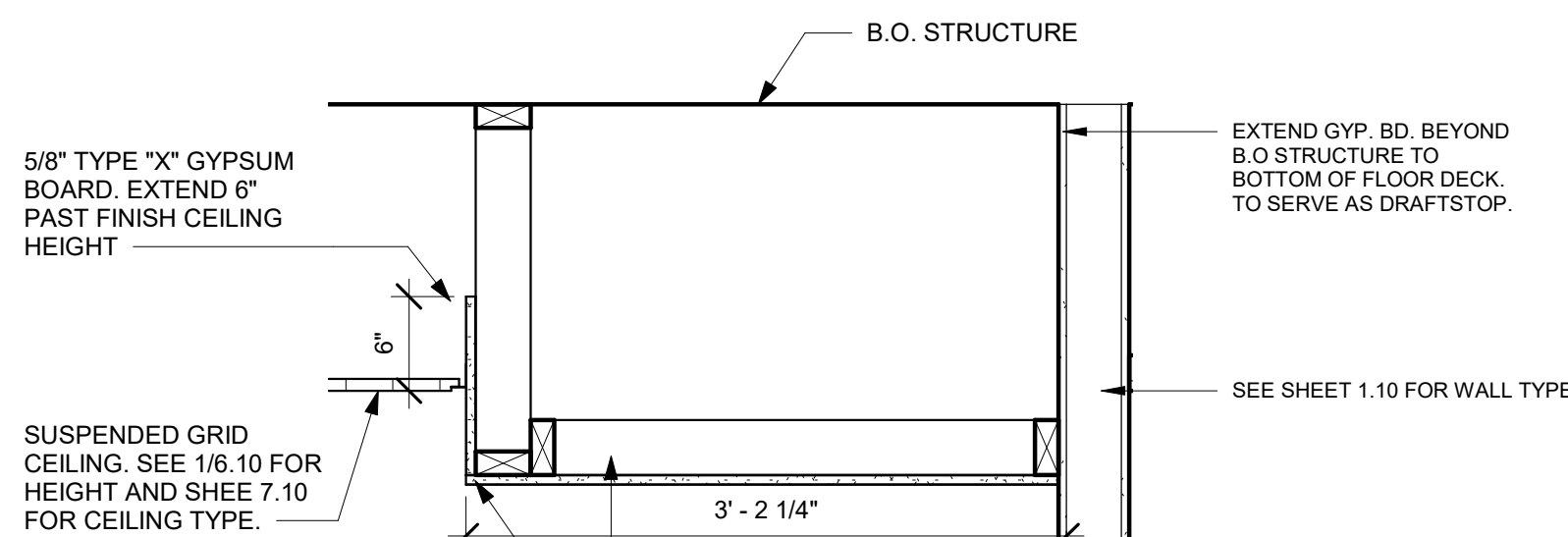




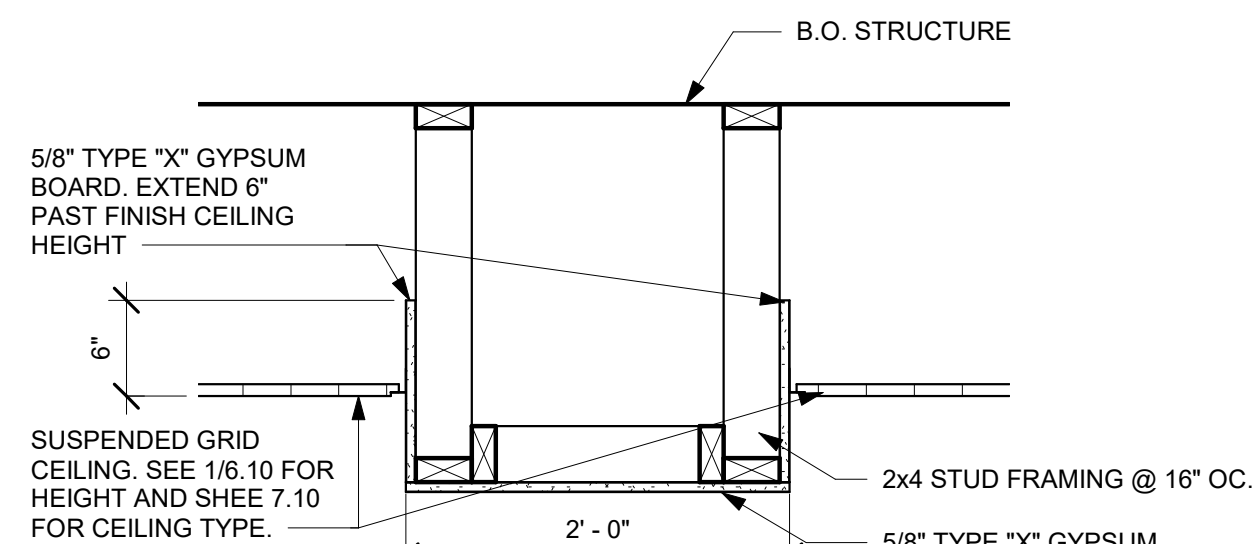
2 SECOND FLOOR RCP  
1/8" = 1'-0"



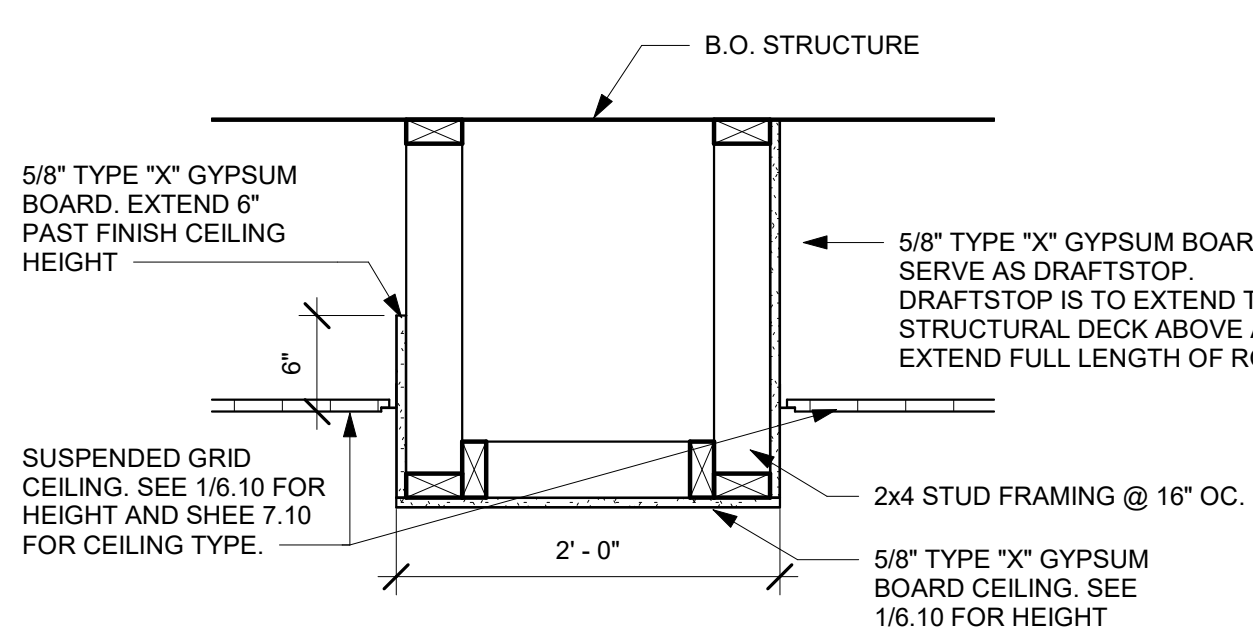
1 FIRST FLOOR RCP  
1/8" = 1'-0"



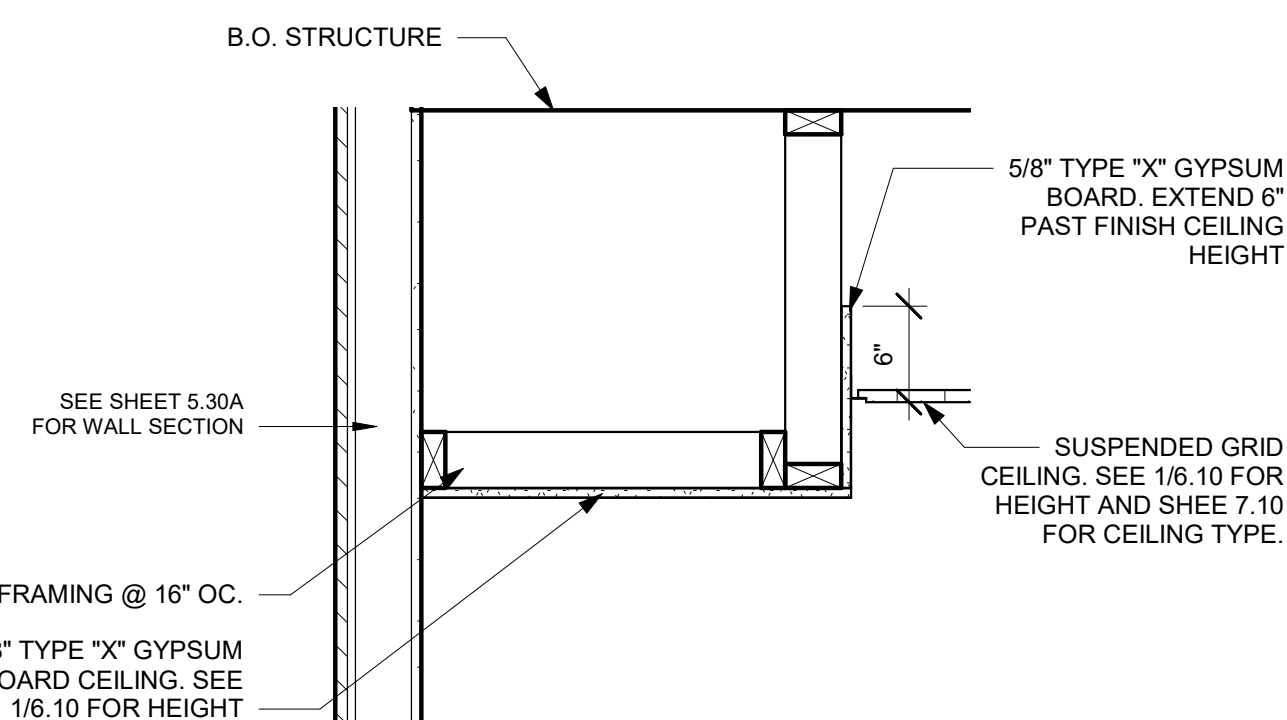
3 BULKHEAD AT WALL (TYP.)  
1" = 1'-0"



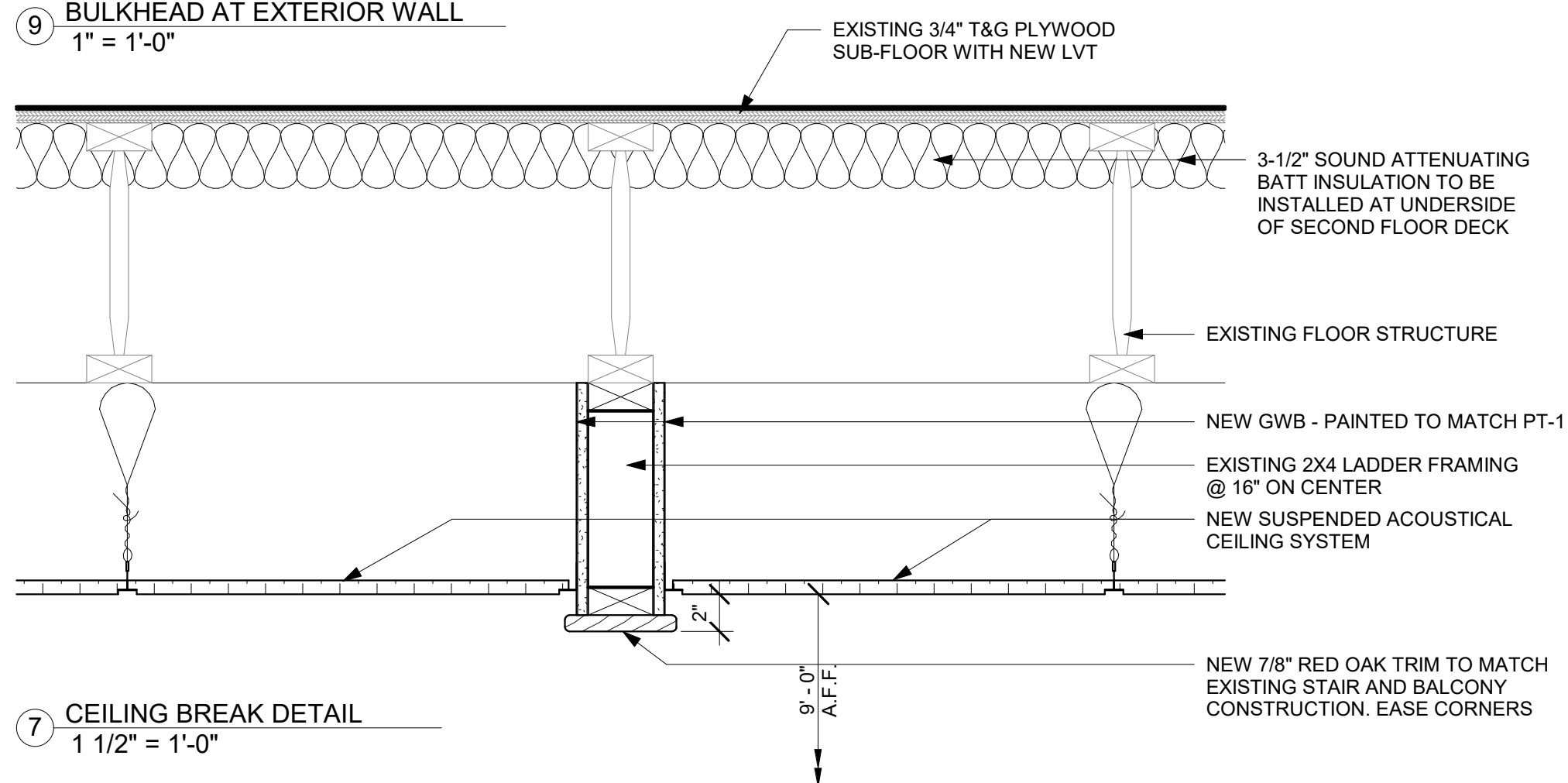
4 FLOATING BULKHEAD (TYP.)  
1" = 1'-0"



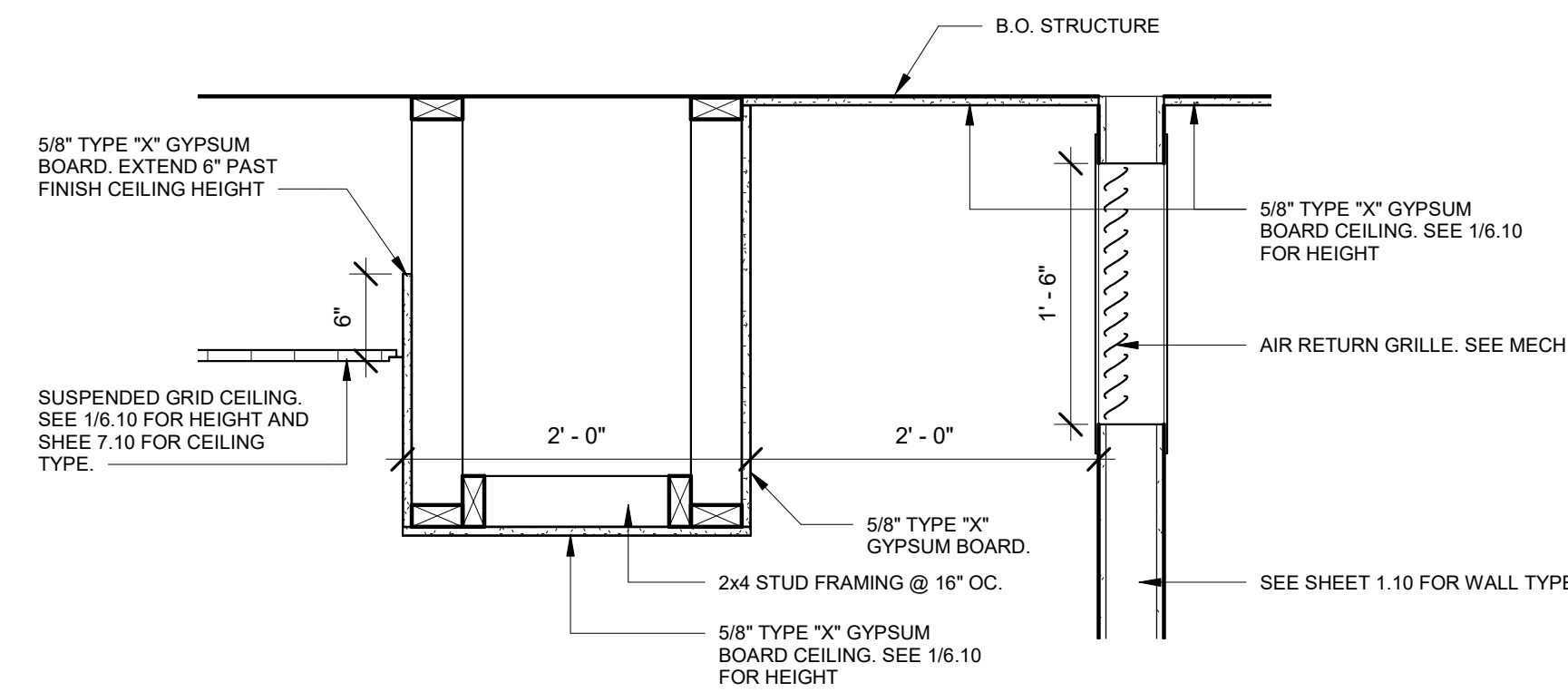
5 FLOATING BULKHEAD W/ DRAFTSTOP  
1" = 1'-0"



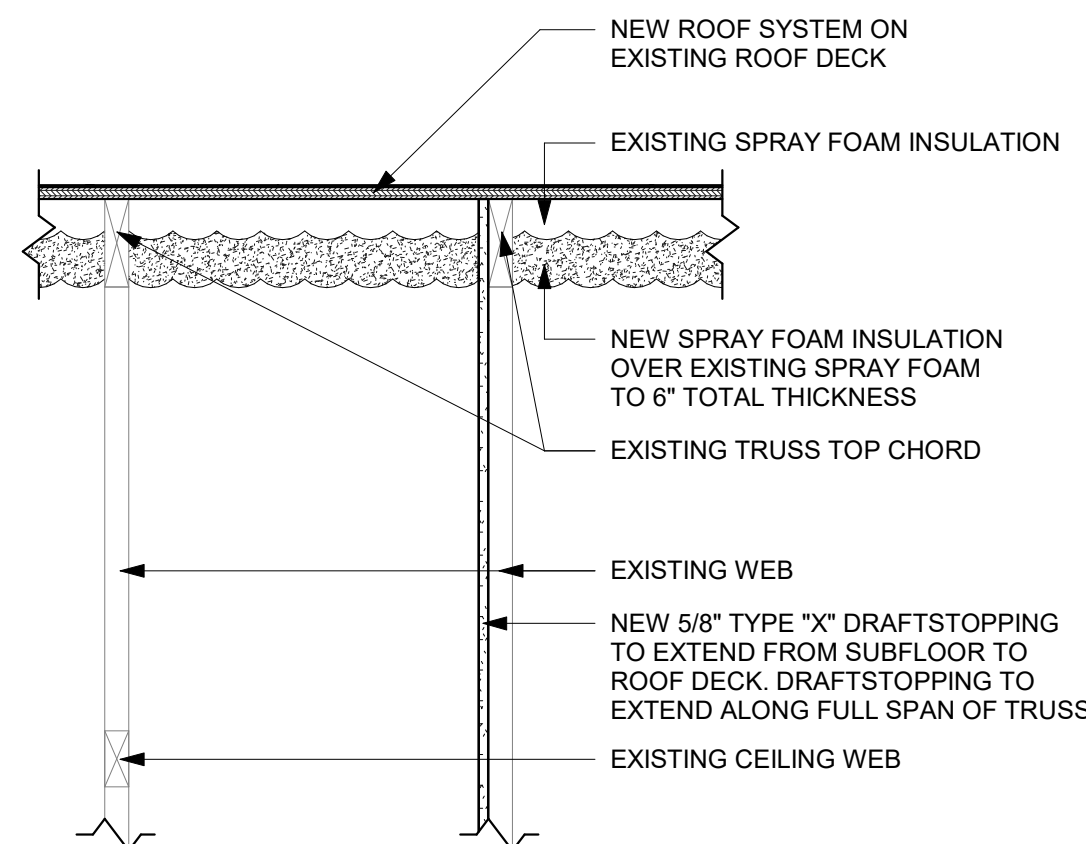
9 BULKHEAD AT EXTERIOR WALL  
1" = 1'-0"



7 CEILING BREAK DETAIL  
1 1/2" = 1'-0"



10 BULKHEAD AT STORAGE 117A  
1" = 1'-0"



11 VESTIBULE RCP  
1/8" = 1'-0"

## REFLECTED CEILING PLAN NOTES

- 3-1/2" SOUND ATTENUATING BATT INSULATION TO BE APPLIED TO UNDERSIDE OF SECOND FLOOR DECK BEHIND FIRST FLOOR FINISH CEILINGS.
- GENERAL CONTRACTOR SHALL COORDINATE THE INSTALLATION AND PROPER LOCATION OF ALL CEILING MOUNTED AND INSTALLED ELEMENTS. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR CEILING MOUNTED AND INSTALLED ELEMENTS. CEILING GRID MAY BE SUBJECT TO CHANGE TO ASSURE PROPER CENTERING AND PLACEMENT OF LIGHTS IN ROOMS.
- NO LAY-IN TYPE CEILING PANELS ARE TO MEASURE LESS THAN 6" IN EITHER DIRECTION UNLESS DIRECTED BY THE ARCHITECT.
- PROVIDE VINYL COATED LAY-IN CEILING PANELS IN DAMP AREAS SCHEDULED TO RECEIVE LAY-IN CEILING PANELS; INCLUDING BUT NOT LIMITED TO SHOWERS AND KITCHENS. REFERENCE FINISH PLANS FOR SCHEDULE AND LOCATIONS OF CEILING TYPES.
- SOFFIT WIDTH TO BE 2'-0" FROM FACE OF GWB TO FACE OF GWB UNLESS DIMENSIONED OTHERWISE ON THE REFLECTED CEILING PLAN OR CEILING DETAILS.
- CEILING FRAMING PER DELEGATED DESIGN.
- ALL CEILINGS TO RECEIVE 3-1/2" SOUND BATT INSULATION AT INTERIOR ROOM PERIMETER WALLS TO 2' WIDTH INTO ROOM.

- 24x24 ACOUSTICAL CEILING TILES
- 5/8" TYPE "X" GYPSUM BOARD CEILING
- 5/8" TYPE "X" GYPSUM BOARD CEILING WITH SOUND BATT INSULATION (FULL CEILING COVERAGE)
- EXPOSED CEILING

NOTE: SEE 7.10 FOR FINISHES

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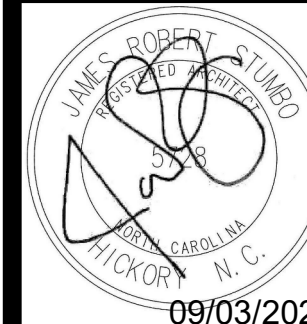
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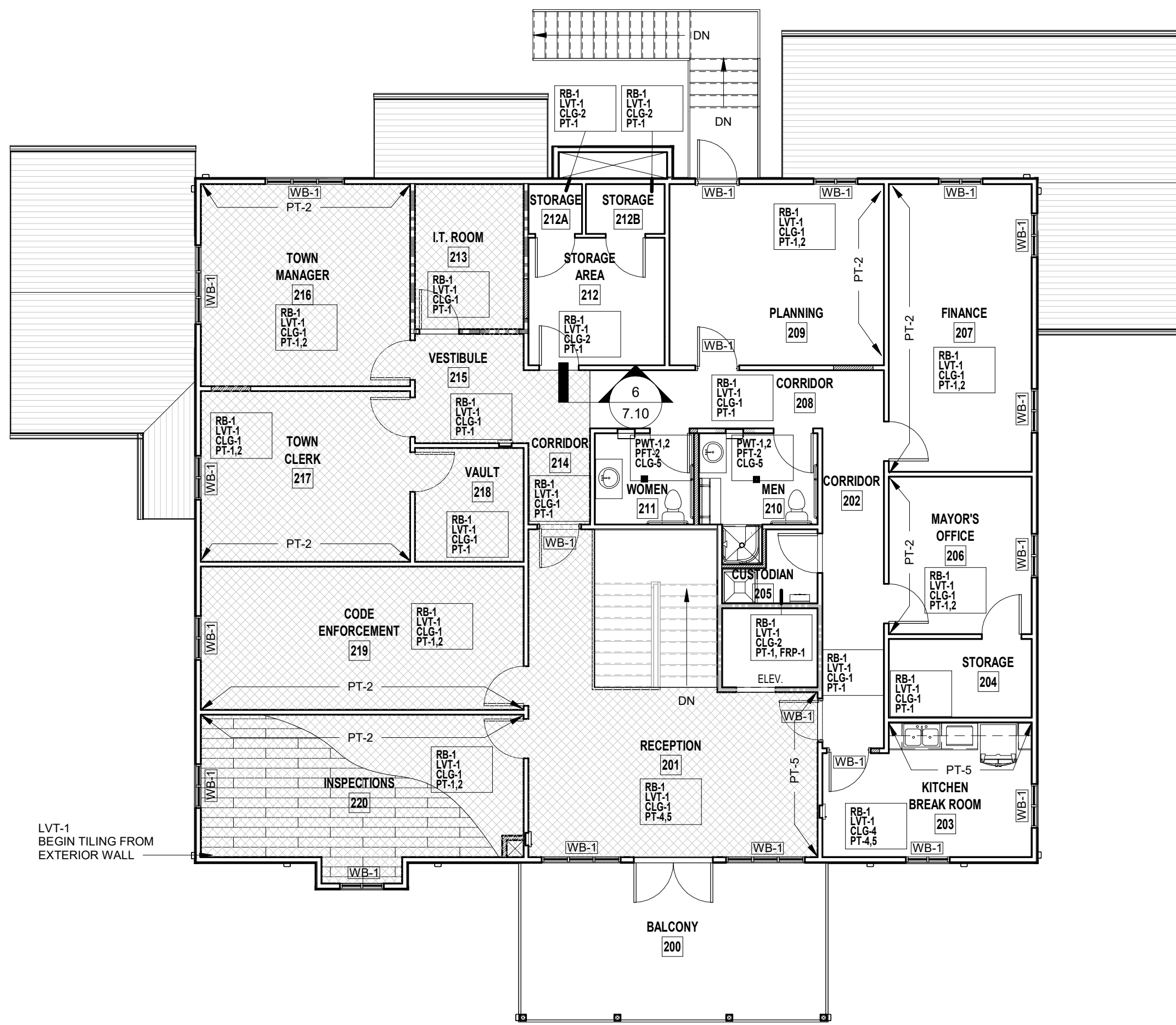


TOWNHALL RESTORATION FOR THE  
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REFLECTED CEILING PLANS

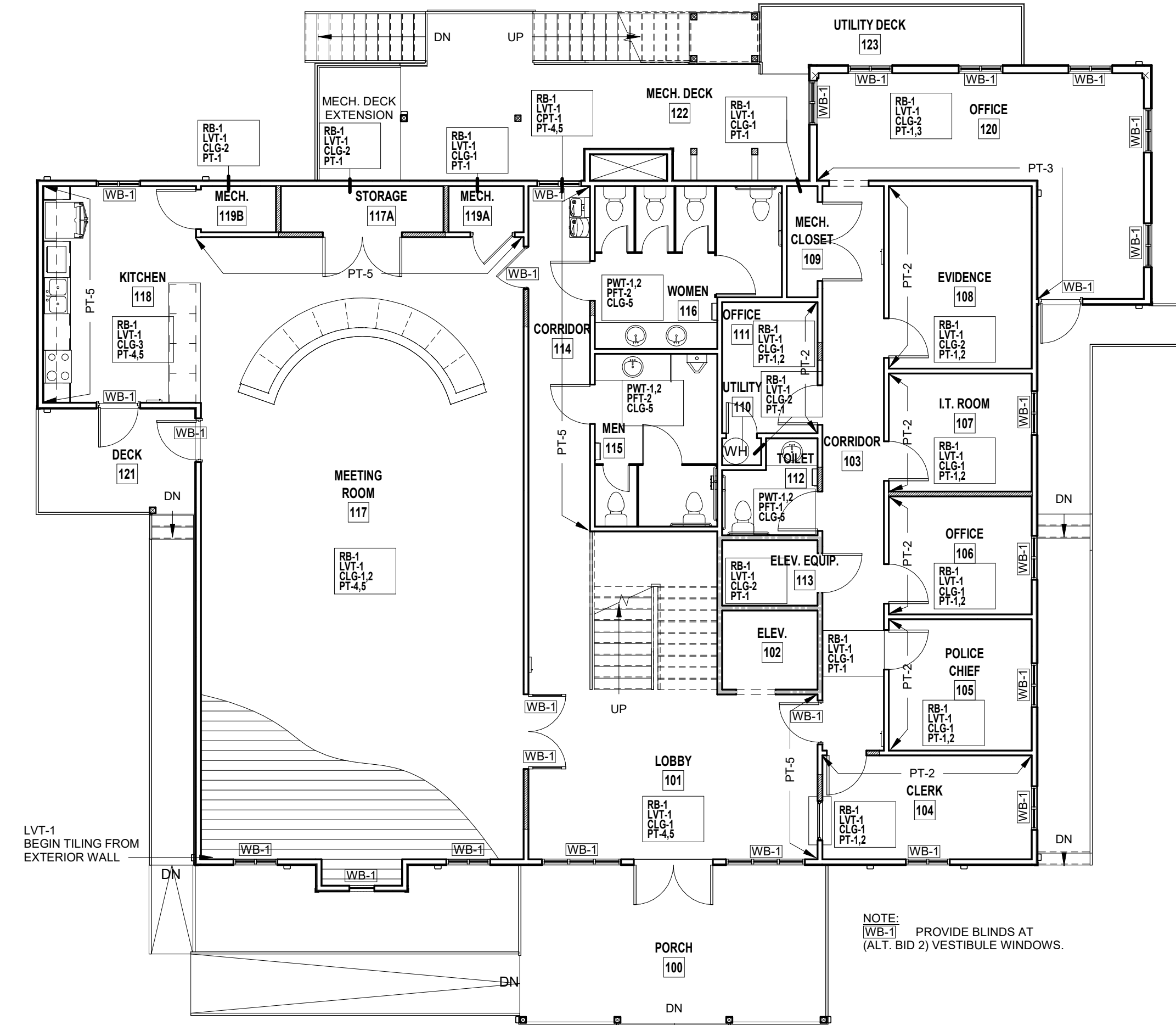
Sheet No.

6.10

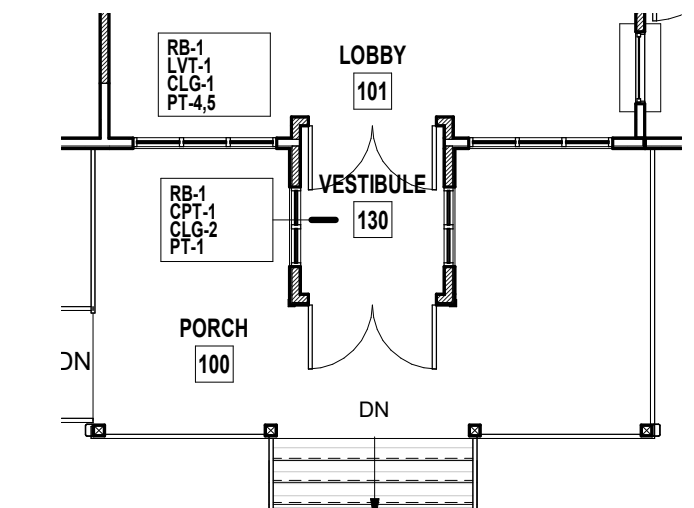




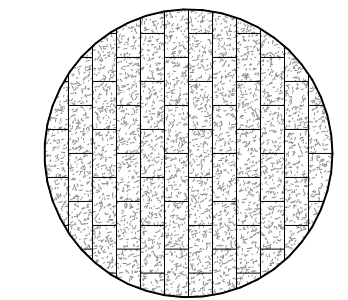
2 SECOND FLOOR FINISH PLAN  
1/8" = 1'-0"



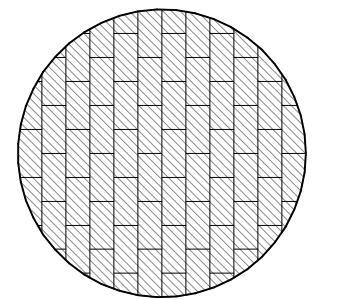
1 FIRST FLOOR FINISH PLAN  
1/8" = 1'-0"



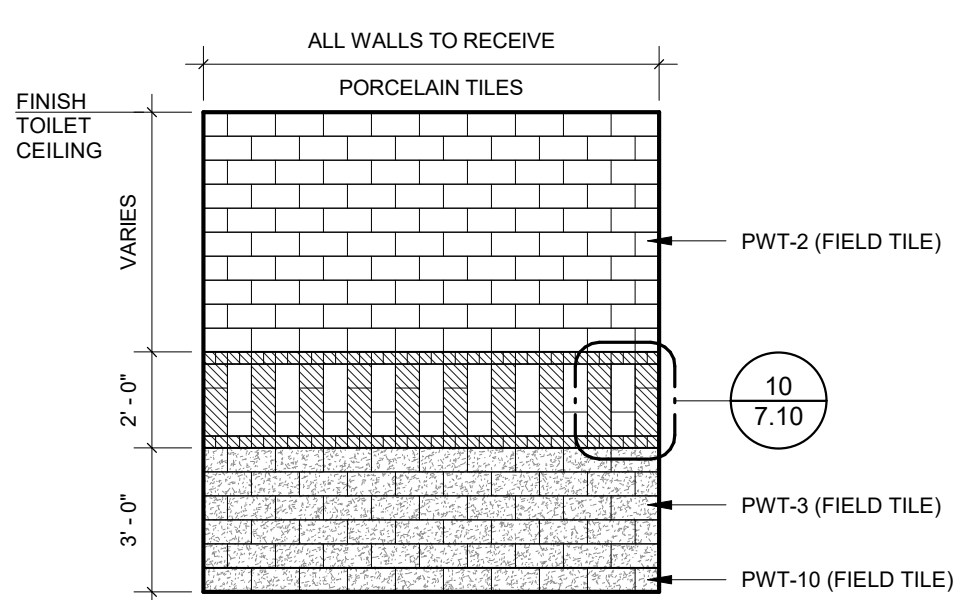
3 VESTIBULE FINISHES (ALTERNATE BID)  
1/8" = 1'-0"



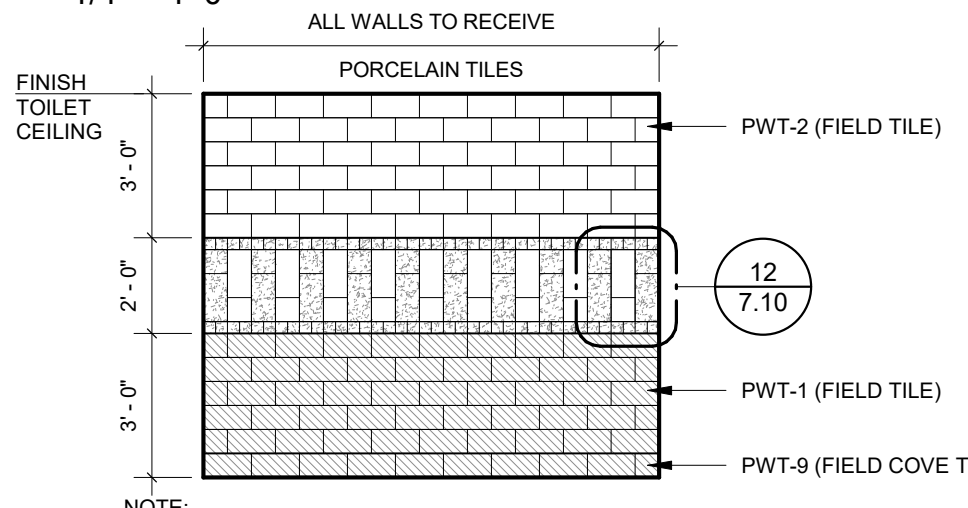
7 PFT-2 FLOOR PATTERN  
1/4" = 1'-0"



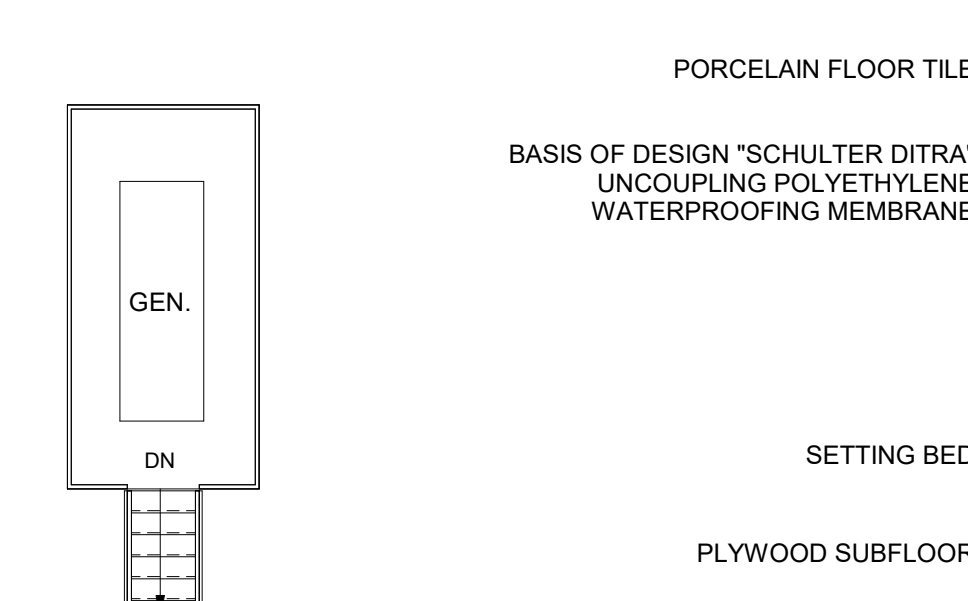
8 PFT-1 FLOOR PATTERN  
1/4" = 1'-0"



9 RESTROOM WALL ELEVATION (TYP.)  
1/4" = 1'-0"



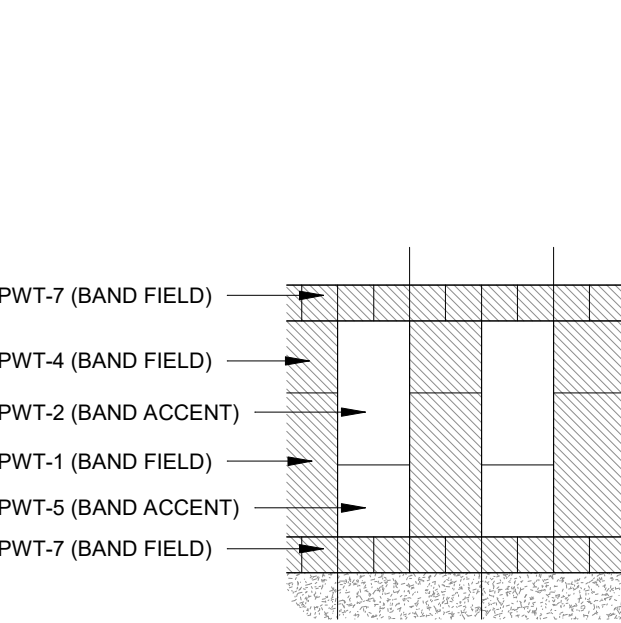
11 TOILET 112 WALL ELEVATION  
1/4" = 1'-0"



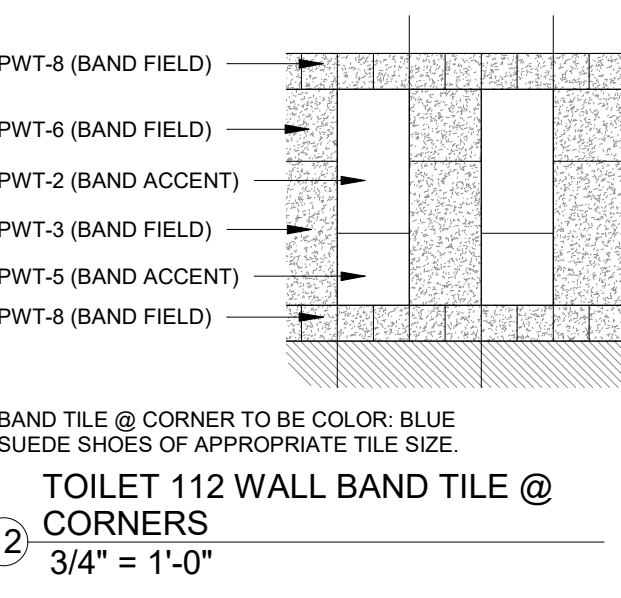
5 THIN SET MORTAR DETAIL  
12" = 1'-0"

## FINISH NOTES:

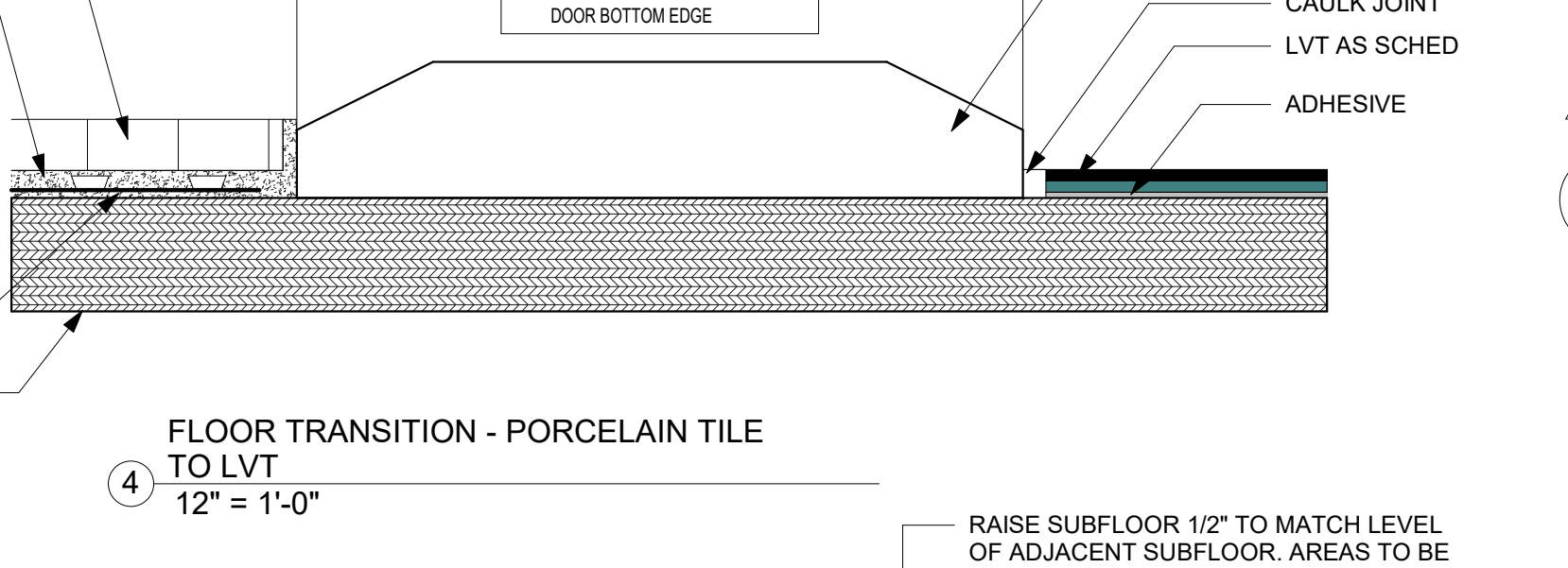
- COORDINATE WITH SPECIFICATIONS FOR DOOR & WINDOW FABRICATION FINISHES.
- INTERIOR DOOR FRAMES SHALL BE PAINTED AS NOTED IN THE FINISH SCHEDULE.
- PROVIDE TILE THRESHOLDS AT ENTRANCES TO ALL SHOWERS AS SHOWN ON THE THRESHOLD DETAILS.
- PROVIDE WINDOW BLINDS AT ALL EXTERIOR WINDOWS EXCEPT ENTRANCE DOORS.
- PRIME ALL SURFACES PRIOR TO APPLYING FINAL PAINT FINISHES.
- ALL SURFACES SHALL RECEIVE A FINISH WHETHER NOTED OR NOT. ITEMS NOT NOTED WILL BE SELECTED BY THE ARCHITECT DURING CONSTRUCTION.
- CARPET TO TILE AND TILE TO HARD TILE TRANSITION STRIPS TO MATCH DETAILS, UNLESS NOTED OTHERWISE. COLOR OF ALL TRANSITION STRIPS SHALL BE AS SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF AVAILABLE COLORS. PROVIDE TRANSITION STRIP OF APPROPRIATE DESIGN AT ALL CONDITIONS.
- VERIFY FLOOR TRANSITION / JOINER STRIPS PRIOR TO INSTALLATION. INSTALLATION TO OCCUR UNDER THE DOOR.
- ALL ELECTRICAL COVER PLATES ARE TO BE STAINLESS STEEL.
- PAINT ALL VENTS, GRILLES, PIPING, ETC. TO MATCH THE ADJACENT PAINT COLOR (UNLESS OTHERWISE NOTED).
- ALL EXPOSED STRUCTURE, MECHANICAL EQUIPMENT, AND DECKING IS TO BE PAINTED UNLESS PREVIOUSLY FINISHED BY THE FACTORY. PRIME WITH GLID-GUARD ALL PURPOSE METAL PRIMER. APPLY PAINT AS CALLED FOR IN FINISH SCHEDULE. PAINT AFTER PRIMER HAS PROPERLY DRIED.
- PROVIDE SAMPLES AS PER SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLING ALL FINISHES.
- COLOR AND MATERIAL CHANGES (CARPET TO CARPET, VCT TO CARPET ETC.) THAT OCCUR AT DOORS SHALL BE CENTERED DIRECTLY BENEATH THE DOOR PANEL.
- PAINT ALL BULKHEADS TO MATCH ADJACENT WALL COLOR. (UNLESS OTHERWISE NOTED)
- PROVIDE THE APPROPRIATE PRIMER TO STEEL WITH A GALVANIZED FINISH BEFORE FINAL PAINT FINISH IS APPLIED. SEE SPECIFICATIONS.
- TILE GROUT IS TO BE AS SCHEDULED. PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL.
- PROVIDE ABUSE RESISTANT GYPSUM BOARD IN CORRIDORS TO 8'-0" A.F.F. LEVEL 5 FINISH REQUIRED IN DOUBLE HEIGHT SPACES.
- GC TO COORDINATE ALL WALL AND CEILING FINISHES WITH SHEETS 6.10 AND 6.11.
- THERE WILL BE NO CARPET OR LVT UNDER FIXED MILLWORK. PROVIDE SCHEDULED FLOOR FINISHES AT ACCESSIBLE ADA COMPLIANT MILLWORK WHERE OCCURS. ALL CEILING TILE TO BE CLG-1 UNLESS NOTED OTHERWISE. ANY GYPSUM CEILING REQUIRING PAINT SHALL BE P-1.
- SHOWER FLOORS TO BE PFT-1.
- SHOWER WALLS TO BE FULL HEIGHT PWT-1.
- ANY TOILET ACCESSORY THAT BRIDGES THE WAINSCOT TILE MUST BE SHIMMED.



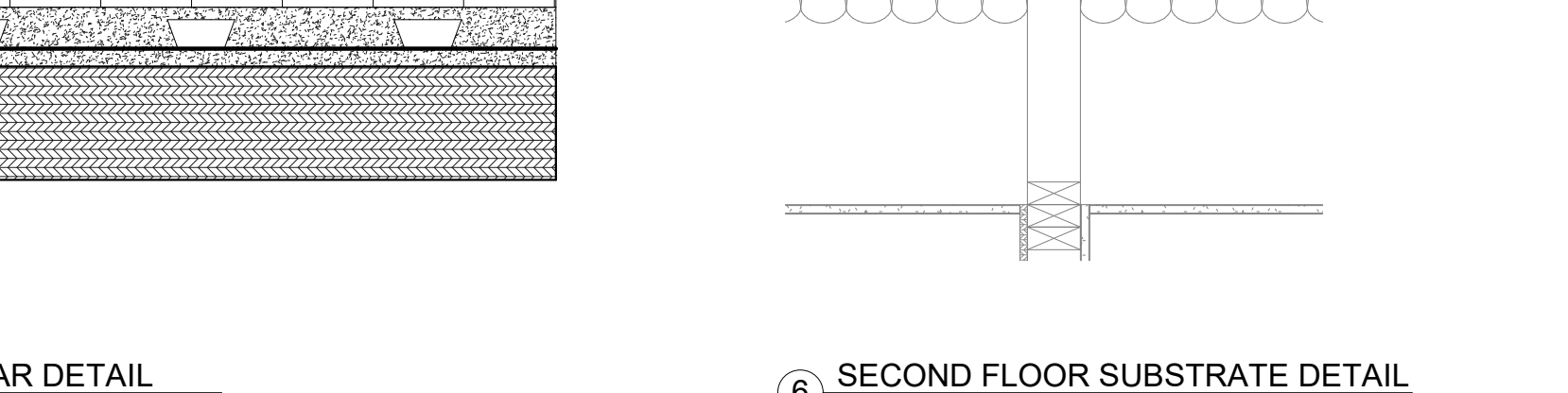
10 RESTROOM WALL BAND TILE @ CORNERS (TYP.)  
3/4" = 1'-0"



12 TOILET 112 WALL BAND TILE @ CORNERS  
3/4" = 1'-0"



4 FLOOR TRANSITION - PORCELAIN TILE TO LVT  
12" = 1'-0"



6 SECOND FLOOR SUBSTRATE DETAIL  
1" = 1'-0"

## FINISH LEGEND:

- PORCELAIN FLOOR TILE (NOTED AS PFT - #)
- PFT-1 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1113 BLUE SUEDE SHOES, UNPOLISHED; SIZE: 6" x 12"; 1/8" JOINT WIDTH UN-SANDED
- PFT-2 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1103 SLINKY, UNPOLISHED; SIZE: 6" x 12"; 1/8" JOINT WIDTH UN-SANDED
- GROUT LATICRETE 1600 SERIES UN-SANDED GROUT; COLOR: 42 PLATINUM
- PORCELAIN WALL TILE (NOTED AS PWT - #) (ALTERNATE BID, SEE SHEET 4.81)
- PWT-1 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1113 BLUE SUEDE SHOES, UNPOLISHED; SIZE: 6" x 12"; 1/8" JOINT WIDTH UN-SANDED
- PWT-2 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1104 IT'S A BOY!, UNPOLISHED; SIZE: 6" x 12"; 1/8" JOINT WIDTH UN-SANDED
- PWT-3 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1103 SLINKY, UNPOLISHED; SIZE: 6" x 12"; 1/8" JOINT WIDTH UN-SANDED
- PWT-4 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1113 BLUE SUEDE SHOES, UNPOLISHED; SIZE: 6" x 6"; 1/8" JOINT WIDTH UN-SANDED
- PWT-5 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1104 IT'S A BOY!, UNPOLISHED; SIZE: 6" x 6"; 1/8" JOINT WIDTH UN-SANDED
- PWT-6 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1103 SLINKY, UNPOLISHED; SIZE: 6" x 6"; 1/8" JOINT WIDTH UN-SANDED
- PWT-7 CROSSVILLE: COLOR BLOX MOSAICS COLLECTION; COLOR: A1113 BLUE SUEDE SHOES, UNPOLISHED; SIZE: 3" x 3"; 1/8" JOINT WIDTH UN-SANDED
- PWT-8 CROSSVILLE: COLOR BLOX MOSAICS COLLECTION; COLOR: A1103 SLINKY, UNPOLISHED; SIZE: 3" x 3"; 1/8" JOINT WIDTH UN-SANDED
- PWT-9 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1113 BLUE SUEDE SHOES, UNPOLISHED; SIZE: 6" x 12" COVE TILE; 1/8" JOINT WIDTH UN-SANDED
- PWT-10 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1103 SLINKY, UNPOLISHED; SIZE: 6" x 12" COVE TILE; 1/8" JOINT WIDTH UN-SANDED
- PWT-11 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1113 BLUE SUEDE SHOES, UNPOLISHED; SIZE: 4" x 12" BULLNOSE; 1/8" JOINT WIDTH UN-SANDED
- PWT-12 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1104 IT'S A BOY!, UNPOLISHED; SIZE: 4" x 12" BULLNOSE; 1/8" JOINT WIDTH UN-SANDED
- PWT-13 CROSSVILLE: COLOR BLOX COLLECTION; COLOR: A1103 SLINKY, UNPOLISHED; SIZE: 4" x 12" BULLNOSE; 1/8" JOINT WIDTH UN-SANDED
- GROUT LATICRETE 1600 SERIES UN-SANDED GROUT; COLOR: 42 PLATINUM
- PAINT (NOTED AS PT - #)
- PT-1 SHERWIN WILLIAMS PAINTS; COLOR: 6246 NORTH STAR; SATIN FINISH
- PT-2 SHERWIN WILLIAMS PAINTS; COLOR: 6248 JUBILEE; SATIN FINISH
- PT-3 SHERWIN WILLIAMS PAINTS; COLOR: 6249 STORM CLOUD; SATIN FINISH
- PT-4 SHERWIN WILLIAMS PAINTS; COLOR: 6246 NORTH STAR; SATIN FINISH PRE-CATALYZED EPOXY
- PT-5 SHERWIN WILLIAMS PAINTS; COLOR: 6248 JUBILEE; SATIN FINISH PRE-CATALYZED EPOXY
- PT-6 SHERWIN WILLIAMS PAINTS; COLOR: 7757 HIGH REFLECTIVE WHITE; SATIN FINISH
- PT-7 SHERWIN WILLIAMS PAINTS; COLOR: 7757 HIGH REFLECTIVE WHITE; SATIN FINISH PRE-CATALYZED EPOXY

CEILING / CEILING TILE (NOTED AS CLG - #)

- CLG-1 CERTAINTED DIRECTIONAL FISSURED (WHITE); 15/16" EXPOSED TEE; SEE CEILING TYPES, SHEET 6.10
- CLG-2 PAINTED GYPSUM BOARD, PT-6; SEE CEILING TYPES, SHEET 6.10
- CLG-3 PAINTED MOISTURE RESISTANT GYPSUM BOARD, PT-7; SEE CEILING TYPES, SHEET 6.10
- CLG-4 CERTAINTED AQUAROCK (WHITE); 15/16" EXPOSED TEE; SEE CEILING TYPES, SHEET 6.10
- CLG-5 PAINTED MOISTURE RESISTANT GYPSUM BOARD, PT-7; SOUND BATT TO BE LAYERED BEHIND ENTIRE AREA OF CEILING; SEE CEILING TYPES, SHEET 6.10
- CLG-6 EXPOSED TO STRUCTURE
- CLG-7 FIRE RATED CEILING. SEE SHEET 1.71. PAINTED GYPSUM BOARD, PT-6;

- CARPET (NOTED AS CPT - #)
- CPT-1 MOHAWK GROUP; FIRST STEP II COLLECTION; COLOR: 955 COBALT
- RESILIENT BASE (NOTED AS RB - #)
- RB-1 ROPPE VINYL WALL BASE W/ TOE; COLOR: 123 CHARCOAL; 4" HEIGHT

- ENHANCED RESILIENT TILE FLOORING (NOTED AS ERT - #)
- LVT-1 MOHAWK GROUP; HOT & HEAVY COLLECTION; STYLE: SEC0YA C0009; COLOR: 946 OPEN CANYON; SIZE: 9"x59"; 20 MIL. STAGGER PLANKS 1/3 OF LENGTH

- WINDOW BLINDS (NOTED AS WB - #)
- WB-1 SWFCONTRACT; BRUSHED ALUMINUM 121; 2" HERITAGE

- MISCELLANEOUS
- DOORS - MASONITE ASPIRO SERIES; PLAIN SLICED RED OAK; COLOR: CLEAR
- CASEWORK - KEWAUNEE SCIENTIFIC CORPORATION; COLOR: FORMICA 8907-NG FOX TEAKWOOD
- COUNTERTOPS & SILLS - CORIAN QUARTZ; COLOR: SNOW BLIND

- BACKSPASH TILE - CROSSVILLE: COLOR BLOX COLLECTION; BLUE HAZE. OCEAN AIR. NORTH SEA LINEAR MOSAICS; SIZE: 1/2"x2" MOSAIC TILES; 1/8" JOINT WIDTH UNSANDED.

- TRANSITIONS:
- T-1 FOR TRANSITIONS FROM PFT TO ERT, USE CORIAN QUARTZ; COLOR: DOVE GRAY
- TOILET PARTITIONS:
- TP-1 ACCURATE SOLID PLASTIC FOLKSTONE GRAY #9400
- FRP-1 CRANE COMPOSITES CLASS C GLASSBORD; COLOR: GRAY; FINISH: SMOOTH; TO BE APPLIED TO WALLS AT MOP SINK IN CUSTODIAN 205; INSTALL PER MANU. GUIDELINES

## LIST OF APPLIANCES BY OWNER

QUANTITY	ITEM	MODEL NUMBER	LOCATION
2	REFRIGERATOR	OWNER FURNISHED, CONTRACTOR INSTALLED	KIT. 118, BR. 203
1	ELECTRIC RANGE	OWNER FURNISHED, CONTRACTOR INSTALLED	KITCHEN - 118
1	DISHWASHER	OWNER FURNISHED, CONTRACTOR INSTALLED	KITCHEN - 118
1	SINK DISPOSAL	OWNER FURNISHED, CONTRACTOR INSTALLED	KITCHEN - 118
1	RANGE HOOD	SEE MECH.	KITCHEN - 118
2	MICROWAVE	OWNER FURNISHED, CONTRACTOR INSTALLED	KIT. 118, BR. 203

NOTE: ALL THE APPLIANCES LISTED ABOVE TO BE PROVIDED BY OWNER AND INSTALLED BY G.C. UNLESS NOTED OTHERWISE.

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