1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina
PROJECT NO.: 555

CONTACT INFORMATION:
SAM GUIDRY, RA
1815 CAROLINA BEACH RD SUITE A.
WILMINGTON, NC 28401
(910) 471-4721

PROJECT CONTACT:
SAM GUIDRY, RA, NCARB, AIBD
EMAIL: samguidry@hotmail.com

1815 CAROLINA BEACH RD SUITE A.
WILMINGTON, NC 28401
(ALL CORRESPONDENCE THROUGH ARCHITECT)

GOVERNING JURISDICTION:
NEW HANOVER COUNTY PLANING & LAND USE

NEW HANOVER COUNTY ADMINISTRATIVE OFFICE
230 GOVERNMENT CENTER DR.
WILMINGTON, NORTH CAROLINA, 28403
Planning & Land Use | New Hanover County, NC

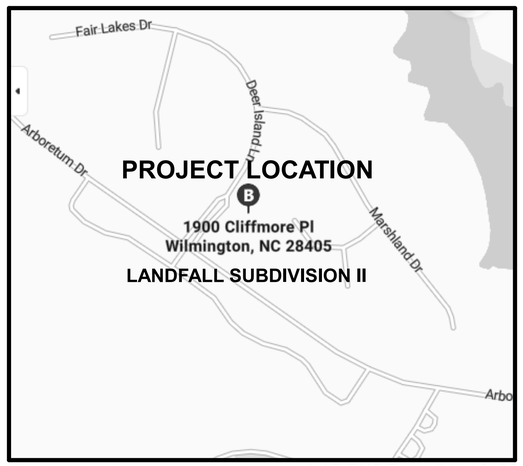
NEW HANOVER COUNTY PERMITS AND INSPECTION
230 GOVERNMENT CENTER DR.
WILMINGTON, NORTH CAROLINA, 28403
Permits & Inspections | New Hanover County, NC

LANDFALL ARC
1749 Drysdale Dr, Wilmington, NC 28405
(910) 256-7651
coa@landfall.org

BLANTON BUILDING
CRAFTING COASTAL LUXURY

Blanton Building, Inc.
PO Box 3122
Wilmington, NC 28406
(910) 538-7888)

FRONT HOME ELEVATION



VICINITY MAP (WILMINGTON, NC) LATITUDE : 34° 12' 35"N
PROJECT ADDRESS: **1900 CLIFFMORE PLACE** LONGITUDE : 78° 1' 33"W
Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

INDEX OF DRAWINGS

SCOPE NARRATIVE:

1900 Cliffmore Place stands as a refined expression of coastal luxury within the private, gated community of **Landfall**—a residence where timeless architecture, curated materials, and master craftsmanship come together to create an extraordinary living experience.
Thoughtfully designed and built by **Blanton Building, Inc.**, this newly completed home offers more than **6,000 square feet of conditioned living space** and over **8,000 square feet under roof**, blending grand scale with intimate comfort. Its exterior presents a striking coastal silhouette: **Hardie board-and-batten siding**, **artisan brickwork**, and **standing seam metal roofing** form a palette of enduring beauty. Deep overhangs, elegant gable pediments, and refined trim details complete a façade that is both welcoming and architecturally distinguished.
Inside, the home reveals a world of light, volume, and sophistication. Expansive living areas with **10-foot ceilings**, custom millwork, and finely crafted finishes create an atmosphere of understated elegance. Large, impact-rated windows frame serene views and bathe the interiors in natural light, enhancing the home's open, airy character.
The residence is designed for effortless living and memorable entertaining. A chef-inspired kitchen anchors the main level, complemented by gracious dining and gathering spaces that flow seamlessly to the outdoors. Upstairs, private bedroom suites offer sanctuary and comfort, while flexible spaces accommodate work, leisure, or guest retreats with equal ease.
Outdoor living is elevated through a beautifully designed **covered lanai** and an expansive **raised terrace**, extending the home's living environment into the coastal landscape. These spaces invite morning coffee rituals, alfresco dining, and quiet evenings beneath the Carolina sky.
designed to meet **150-mph coastal wind standards**, the home pairs luxury with resilience. Every detail—from structural systems to exterior materials—has been selected to ensure lasting performance in the coastal environment.
1900 Cliffmore Place is more than a residence; it is a statement of refined coastal living. A place where architectural integrity meets modern comfort, where craftsmanship is celebrated, and where every moment feels elevated.

Sam Guidry
RA, NCARB, AIBD
1815 Carolina Beach Rd. Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY REGISTERED ARCHITECT WILMINGTON, NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174 TM

1900 CLIFFMORE PLACE
Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

TITLE SHEET

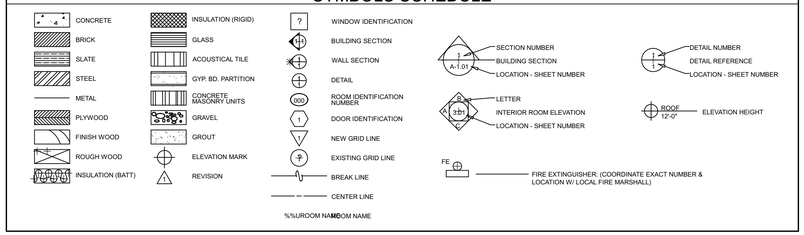
REVISIONS:	BY:
...	...

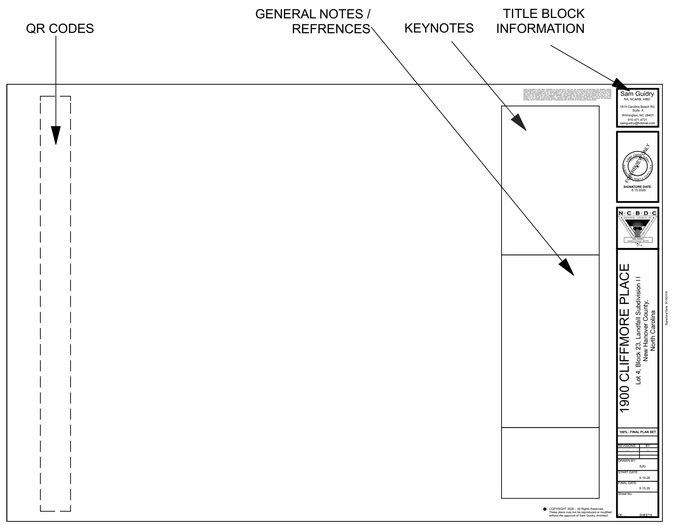
DRAWN BY: SJG
START DATE: 6.10.26
FINAL DATE: 6.15.26
Sheet No.
G-001
Of: **FOURTEEN** SHEETS

ABBREVIATIONS AND SYMBOLS

(THIS SHEET TO BE USED AS REFERENCE WHERE REQUIRED)

SYMBOLS SCHEDULE





TYPICAL ARCHITECTURAL SHEET LAYOUT

ABBREVIATIONS

A	----------
A LABEL	CLASS A DOOR
A/C	AIR CONDITION
A/E	ARCHITECT/ENGINEER
AB	ANCHOR BOLT
ACC	ACCESSIBLE
ACS	AUTOMATIC CONTROL SYSTEM
ACS DR	ACCESS DOOR
ACS PNL	ACCESS PANEL
ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS WITH DISABILITIES ACT
ADMIN	ADMINISTRATION
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFC	ABOVE FINISHED COUNTER
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFS	ABOVE FINISHED SLAB
AGGR	AGGREGATE
AHU	AIR HANDLING UNIT
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZE
APC	ACOUSTICAL PANEL CEILING
APPROX	APPROXIMATE
AR	AS REQUIRED
ARCH	ARCHITECT
ASC	ABOVE SUSPENDED CEILING
ASSY	ASSEMBLY
ATC	ACOUSTICAL TILE CEILING
AVG	AVERAGE
AW	ARCHITECTURAL WOODWORK
AWT	ACOUSTICAL WALL TREATMENT
A.W.S.	AMERICAN WELDING SOCIETY
B	----------
B LABEL	CLASS B DOOR
BALC	BALCONY
BB	BASEBOARD
BC	BOOKCASE
BD	BOARD
BDRY	BOUNDARY
BFF	BELOW FINISH FLOOR
BHMA	BUILDER'S HARDWARE MANUFACTURER'S ASSOCIATION
BLDG	BUILDING
BLKG	BLOCKING
BLT IN	BUILT-IN
BN	BULLNOSE
BOS	BOTTOM OF STEEL
BOT	BOTTOM
BP	BUILDING PAPER
BR	BLAST RESISTANT
BRKT	BRACKET
BSMT	BASEMENT
BTWN	BETWEEN
BUR	BUILT-UP ROOFING
C	----------
C CONC	CAST CONCRETE
C LABEL	CLASS C DOOR
CAB	CABINET
CATW	CATWALK
CAV	CAVITY
CBB	CEMENTITIOUS (BACKER) BOARD
CD	CONSTRUCTION DOCUMENTS
CDW	CHILLED DRINKING WATER
CEM PLAS	CEMENT PLASTER
CER	CERAMIC
CF	CONTRACTOR FURNISHED
CF/CI	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED
CFE	CONTRACTOR FURNISHED EQUIPMENT
CFLG	COUNTERFLASHING
CFM	CUBIC FEET PER MINUTE
CFMF	COLD-FORMED METAL FRAMING
CFS	CUBIC FEET PER SECOND
CG	CORNER GUARD
CH	COLLECTOR HEAD
CI	CAST IRON
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLG DIFF	CEILING DIFFUSER
CLG HT	CEILING HEIGHT
CLL	COLUMN LINE
CLO	CLOSET
CLR	COLOR
CLRM	CLASSROOM
CMU	CONCRETE MASONRY UNIT
CNDS	CONDENSATE
CDR	CARD READER
CO	CLEANOUT
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONC FLR	CONCRETE FLOOR
CONF	CONFERENCE
CONT	CONTINUE
COORD	COORDINATE
CORR	CORRIDOR
CP	CONCRETE PIPE
CPT	CARPET
CR	CARD READER
CS	CAST STONE
CSWK	CASEWORK
CT	CERAMIC TILE
CTB	CERAMIC TILE BASE
CTF	CERAMIC TILE FLOOR
CTR	CENTER
CU FT	CUBIC FEET
CW	CASEMENT WINDOW
D	----------
D	DEPTH
D LABEL	CLASS D DOOR
DBL	DOUBLE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DIR	DIRECTION
DIST	DISTANCE
DOC	DOCUMENT
DR	DOOR
DS	DOWNSPOUT
E	----------
E LABEL	CLASS E DOOR
EA	EACH
EF	EACH FACE
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
ES	EACH SIDE
EL	ELEVATION
ELEV	ELEVATOR
ENTR	ENTRANCE
EPS	EXPANDED POLYSTYRENE BOARD (INSULATION)
EQ	EQUAL
EWC	ELECTRIC WATER COOLER
EXP	EXPOSED
EXT	EXTERIOR
EXT	EXTINGUISHER
EXT GR	EXTERIOR GRADE
F	----------
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FAS BD	FASCIA BOARD
FC BRK	FACE BRICK
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FED	FEDERAL
FF	FINISH FACE
FF EL	FINISH FLOOR ELEVATION
FF INSUL	FOIL BACKED INSULATION
FGL	FIBERGLASS
FH	FIRE HOSE
FHP	FULL HEIGHT PARTITION
FIN	FINISH
FIN BS	FINISH BOTH SIDES
FIN FLR	FINISH FLOOR
FIN GR	FINISH GRADE
FIXT	FIXTURE
FLDG	FOLDING
FLEX	FLEXIBLE
FLG	FLOORING
FLMT	FLUSH MOUNT
FLR	FLOOR
FM	FACTORY MUTUAL
FOC	FACE OF CONCRETE
FOM	FACE OF MASONRY
FR	FIRE RESISTANT
FRG	FIBER REINFORCED GYPSUM
FRMG	FRAMING
FRP	FIBERGLASS REINFORCED PLASTIC
FRTW	FIRE RETARDANT TREATED WOOD
FS	FEDERAL SPECIFICATION
FSTNR	FASTENER
FT	FEET
FTG	FOOTING
FWC	FABRIC WALLCOVERING
G	----------
G	NATURAL GAS
GALV	GALVANIZED
GB	GRAB BARS
GFCI	GOVERNMENT FURNISHED CONTRACTOR INSTALLED
GFGI	GOVERNMENT FURNISHED GOVERNMENT INSTALLED
GFRG	GLASS-FIBER-REINFORCED GYPSUM
GLZ	GLAZING
GR FL	GROUND FLOOR
GUT	GUTTER
GYP BD	GYPSUM BOARD
GYP PLAS	GYPSUM PLASTER
H	----------
HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HDWD	HARDWOOD
HEPA	HIGH EFFICIENCY PARTICULATE AIR (FILTER)
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HORIZ	HORIZONTAL
HT	HEIGHT
HYDR	HYDRAULIC
I	----------
IBC	INTERNATIONAL BUILDING CODE
INSUL	INSULATION
INT	INTERIOR
ILO	IN LIEU OF
J	----------
JAN	JANITOR
K	----------
KPD	KEYPAD
KIT	KITCHEN
KPL	KICKPLATE
L	----------
LAM	LAMINATE
LAV	LAVATORY
LBR	LUMBER
LBS	POUND
LDG	LANDING
LF	LINEAR FEET (FOOT)
LIB	LIBRARY
LIN	LINEAR
LKR	LOCKER
LOC	LOCATION
LT	LIGHT
LVDR	LOUVER DOOR
LVR	LOUVER
M	----------
MACH RM	MACHINE ROOM
MATL	MATERIAL
MAX	MAXIMUM
MC	MOISTURE CONTENT
MD	METAL DECK
MECH	MECHANICAL
MECH RM	MECHANICAL ROOM
MEMB	MEMBRANE
MF	MILL FINISH
MFR	MANUFACTURER
MID	MIDDLE
MIL STD	MILITARY STANDARD
MIN	MINIMUM, MINUTE
MIRR	MIRROR
MISC	MISCELLANEOUS
MLDG	MOLDING (MOULDING)
MO	MASONRY OPENING
MOD	MODIFY
MB	MOISTURE BARRIER
MTG	MOUNTING
MTL	METAL
MVBL	MOVABLE
MWP	MEMBRANE WATERPROOFING
N	----------
N	NORTH
NA	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NP	NOISE REDUCTION COEFFICIENT
NRC	NO PAINT
NTS	NOT TO SCALE
O	----------
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
OFF	OFFICE
OGL	OBSCURE GLASS
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OPQ	OPAQUE
OWSJ	OPEN WEB STEEL JOIST
OPR	OPERABLE
ORD	OVERFLOW ROOF DRAIN
ORIG	ORIGINAL
P	----------
PA	PUBLIC ADDRESS
PAR	PARAPET
PAT	PATTERN
PB	PULL BOX
PBD	PARTICLEBOARD
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PCT	PERCENT
PERF	PERFORATED
PERIM	PERIMETER
PH	PHASE
PIL	PILASTER
PL	PROPERTY LINE
PL GL	PLATE GLASS
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLG	PILING
PLYWD	PLYWOOD
PNL	PANEL
PP PL	PUSH/PULL PLATE
PR	PAIR
PRCST	PRECAST
PRKG	PARKING
PS CONC	PRESTRESSED CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PWR	POWER
Q	----------
QT	QUARRY TILE
QTY	QUANTITY
R	----------
RB	RESILIENT BASE
RBM	REINFORCED BRICK MASONRY
RBR	RUBBER
RC	REINFORCED CONCRETE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RDG INS	RIGID INSULATION
REC	RECESSED
REC ROOM	RECREATION ROOM
REF	REFERENCE
REM	REMOVABLE
REP	REPAIR
REPL	REPLACE
REQ	REQUIRE
REQD	REQUIRED
RESIL	RESILIENT
REST	RESTROOM
RF	RESILIENT FLOORING
RFG	ROOFING
RH	ROOF HATCH
RHR	RIGHT HAND REVERSE
RL	ROOF LEADER
RLG	RAILING
RM	ROOM
RO	ROUGH OPENING
RS	ROLLER SHADE
RSD	ROLLING STEEL DOOR
RV	ROOF VENT
RVL	REVEAL
S	----------
SB	SPLASH BLOCK
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SF	SQUARE FOOT (FEET)
SFTWD	SOFTWOOD
SGL	SINGLE
SHT MTL	FLASHSHEET METAL (FLASHING)
SHTHG	SHEATHING
SHV	SHELVING
SIM	SIMILAR
SJ	SCORED JOINT
SKLT	SKYLIGHT
SLNT	SEALANT
SMK	SMOKE
SMLS	SEAMLESS
SP	SPLASH PAD
SP EL	SPOT ELEVATION
SPEC	SPECIFICATION
SQ	SQUARE
SQ IN	SQUARE INCH
SQ YD	SQUARE YARD
SST	STAINLESS STEEL
ST	STAIRS
STD	STANDARD
STL	STEEL
STL JST	STEEL JOIST
STL RF DK	STEEL ROOF DECK
STOR	STORAGE
STR	STRINGERS
STRB/HRN	STROBE/HORN
SUB FL	SUBFLOOR
SV	SHEET VINYL
SW	SIDEWALK
T	----------
T	TREAD
T/S	TUB/SHOWER
TC	TERRA COTTA
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
TER	TERRAZZO
TFF	TOP OF FINISH FLOOR
THK	THICKNESS
TK BD	TACKBOARD
TMPD GL	TEMPERED GLASS
TN	TRUE NORTH
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB
TRANS	TRANSOM
TRTD	TREATED
TV	TELEVISION
V	----------
V.	VOLT
V.C.T.	VINYL CARPET TILE
VENT.	VENTILATION
VERT.	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
W	----------
W.	WATT
w/	WITH
WC	WAINSCOATING
WD	WOOD
W.D.	WINDOW DIMENSION
WF	WIDE FLANGE
W.G.	WATER GAGE
WP	WEATHERPROOF
WTR.	WATER
W.W.F.	WELDED WIRE FABRIC

Sam Guidry
RA, NCARB, AIBD
1815 Carolina Beach Rd. Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY
REGISTERED ARCHITECT
6
WILMINGTON, NORTH CAROLINA
NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174
TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

ABBREVIATION & SYMBOLS

REVISIONS:	BY:
...	...

DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

Sheet No.

G-002

Of: **FOURTEEN** SHEETS

GENERAL NOTES:

GENERAL CONDITIONS FOR CONSTRUCTION, DOCUMENT GCC 201.
GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, FORMS A PART OF THIS CONTRACT AND BY REFERENCE IS INCORPORATED HEREIN AS FULLY AS IF REPEATED IN LENGTH. THE DOCUMENT IS ON FILE AT THE ARCHITECTS OFFICE IF NOT PROVIDED IN THE PROJECT SPECIFICATIONS OF THE PROPOSED PROJECT AND CAN BE MADE AVAILABLE UPON REQUEST. THE GENERAL CONDITION OF THE PROJECT SHALL BEGIN UPON SIGNING OF THE ARCHITECT AND CLIENT AGREEMENT. TO THE PROVIDE TERMINATION PROVIDED IN THE DOCUMENT.

1) THE USE OF THESE DOCUMENTS ARE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. REUSE OR REPRODUCTION OF THE DOCUMENTS (IN WHOLE OR IN PART) WITHOUT WRITTEN AGREEMENT FROM THE ARCHITECT, PLUS APPROPRIATE COMPENSATION, IS PROHIBITED.
2) GENERAL CONTRACTOR AND ASSOCIATED TRADES (SUB-CONTRACTORS) SHALL BE FAMILIAR WITH ALL LOCAL ZONING CRITERIA, SPECIAL WORKING CONDITIONS PERTAINING TO ALL BARRICADES, NOISE, DUST, TRASH REMOVAL, ETC. COORDINATE WITH LOCAL AUTHORITIES HAVING JURISDICTION. ANY WORK THAT IS REQUIRED TO TAKE PLACE AT NIGHT OR DURING OFF HOURS SHALL BE VERIFIED WITH GENERAL CONTRACTOR'S PROJECT MANAGER AND ITS COST TO BE INCLUDED IN THE BID. ALL WORK SHALL BE IN COMPLIANCE WITH THE NORTH CAROLINA BUILDING CODE, THE LATEST EDITION OF AIA A-201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
3) THE GENERAL CONTRACTOR SHALL PROTECT NEWLY INSTALLED MATERIALS, MILLWORK, BUILT-INS AND FINISHES. PROTECT PUBLIC AREAS NOT UNDERGOING WORK, ADJOINING AREAS FROM ANY DAMAGE WHICH MAY ARISE FROM THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR ANY DAMAGE ARISING FROM HIS WORK.
4) THE GENERAL CONTRACTOR SHALL FURNISH ALL TEMPORARY UTILITIES REQUIRED TO PERFORM THEIR WORK INCLUDING BUT NOT LIMITED TO ELECTRICITY, WATER, HEAT, AND TELEPHONE (OR SITE SUPERINTENDENT W/ CELLULAR PHONE) AS WELL AS ANY NECESSARY PERMITS. THE CONTRACTOR SHALL MAINTAIN AT THEIR COST A JOB PHONE, AND ON SITE OFFICE AREA PROPERLY SECURED.
5) THE GENERAL CONTRACTOR SHALL PROVIDE A STAGING, AND MATERIAL STAGING AREA, ADJACENT TO THE AREA OF CONSTRUCTION. LOCATION SHALL BE COORDINATED WITH THE OWNER. ONLY NEW MATERIALS AND EQUIPMENT OF RECENT MANUFACTURE OF QUALITY SPECIFIED, FREE FROM DEFECTS, WILL BE PERMITTED ON THE PROPERTY PREMISES.
6) THE GENERAL CONTRACTOR SHALL MAINTAIN AT THE SITE A WORKING DOCUMENT PRINT SET (IF NOT PRESENTED OTHERWISE WITHIN CONSTRUCTION DOCUMENT SET) AND TRUSS MANUFACTURER'S SHOP DRAWINGS AND SPECIFICATIONS THAT SHALL BE UPDATED AS WORK PROGRESSES, INDICATING ANY CHANGES, DEVIATIONS, OR ALTERATIONS AND SHALL PROVIDE A REVISED SET DENOTED AS "RECORD DOCUMENTS" DRAWINGS TO BE TURNED OVER TO THE OWNER(S) AT THE COMPLETION OF WORK.
7) THE GENERAL CONTRACTOR SHALL DILIGENTLY PERFORM THE WORK TO COMPLETION AND SHALL AT ALL TIMES GIVE THE PERSONAL SUPERVISION AND ATTENTION THERETO AND MAINTAIN A COMPETENT SUPERINTENDENT AND NECESSARY FOREMAN TO ACT FOR THE CONTRACTOR'S FIRM. PROVIDE SUFFICIENT AND SATISFACTORY ON-SITE WORKERS REQUIRED TO ENSURE THE PERFORMANCE OF THE WORK TO COMPLETION AND TO MEET AGREED UPON TURNOVER DATE.
8) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR LAYOUT AND FOR THAT OF THEIR TRADE SUB-CONTRACTORS. ALL DIMENSIONS INDICATED AS HOLD DIMENSIONS SHALL BE MAINTAINED. ANY VARIANCES FROM THESE WILL BE AT THE RISK OF THAT TRADE OR CONTRACTOR. VERIFY ANY EQUIPMENT CLEARANCES PRIOR TO LAYOUT, THE TRADES SHALL BE HELD LIABLE FOR ANY DAMAGE TO OR ADDITIONAL COST FOR FAILURE TO DO SUCH LAYOUT. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL OVERALL DIMENSIONS, COLUMN LOCATIONS AND REPORT DISCREPANCIES TO THE ARCHITECT. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THEIR ON-SITE WORKERS WITH TRADE SUB CONTRACTORS, AND OWNER. ANY FAILURE TO PROPERLY COORDINATE WHICH RESULTS IN ADDITIONAL COST INCLUDING ANY DEMOLITION OF CONSTRUCTION IN PLACE SHALL BE BOURNE BY THE GENERAL CONTRACTOR.
9) THE GENERAL CONTRACTOR SHALL OBTAIN, MAINTAIN DURING THE COURSE OF WORK WORKMAN'S COMPENSATION, COMPREHENSIVE LIABILITY INSURANCE INCLUDING COVERAGE FOR BODILY INJURY, PROPERTY DAMAGE, IN ACCORDANCE WITH THE OWNER(S), AND LOCAL REQUIREMENTS. LAWS OF THE STATE AND AS DIRECTED BY THE OWNER(S), PROVIDE EVIDENCE INDICATING INDEMNIFICATION OF THE OWNER(S) AND ARCHITECT. THE GENERAL CONTRACTOR SHALL BEAR THE RISK OF LOSS AND RESPONSIBILITY OF ALL INJURIES OR DAMAGES TO PERSONS OR PROPERTY THAT MAY ARISE FROM THE WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THEFT OF TOOLS MATERIALS AND EQUIPMENT STORED ON OR OFF THE SITE. ANY ADDITIONAL SINGLE PROJECT SPECIFIC INSURANCE REQUIREMENTS OR INDEMNIFICATION COSTS, SHALL BE BORNE BY THE GENERAL CONTRACTOR.
10) GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK INCLUDING WORK PERFORMED BY TRADE SUB-CONTRACTOR'S FOR A PERIOD OF ONE (1) YEAR COMMENCING WITH THE DATE OF TOTAL COMPLETION (PUNCH LIST) OF THE WORK. FURNISH ALL WRITTEN WARRANTIES TO OWNERS REPRESENTATIVES PRIOR TO SUBMISSION OF FINAL PAYMENT.
11) WARRANTIES AND GUARANTEES: IN ADDITION TO OTHER GUARANTEES HEREIN REQUIRED, GENERAL CONTRACTOR HEREBY GUARANTEES TO THE OWNER(S) THE WORK TO BE PERFORMED UNDER THIS AGREEMENT, THE SAME SHALL BE IN PROPER FUNCTIONAL ORDER WITHOUT FAILURE, AND THERE SHALL BE NO OMISSION OF OR DEFECT IN MATERIAL OR WORKMANSHIP OF ANY WORK, MACHINERY, EQUIPMENT, PARTS, ASSEMBLIES (EXCEPT THOSE FURNISHED BY OWNER AND OWNER'S SPECIALTY EQUIPMENT VENDOR) AND THAT ALL LABOR, THE AFOREMENTIONED MATERIALS AND ALL OTHER PERFORMED SHALL COMPLY WITH THE AGREEMENT. IF ANY DEFECTIVE OR FAULTY WORKMANSHIP OR MATERIAL IS DISCOVERED WITHIN ONE (1) YEAR COMMENCING FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK, THE SAME SHALL BE PROMPTLY REMEDIED, REPLACED AND RESTORED TO THE OWNER'S SATISFACTION BY THE GENERAL CONTRACTOR AT THE GENERAL CONTRACTOR'S EXPENSE.
12) THE ENTIRE AREA OF WORK IS TO BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES AND POLICED AT INTERVALS TO PREVENT ACCUMULATION OF TRASH AND RUBBISH. ALL MATERIALS SHALL BE STACKED NEATLY IN CENTRAL LOCATIONS AND COORDINATE IT'S DISPOSAL LOCATION WITH THE GENERAL CONTRACTOR'S SUPERINTENDENT. GENERAL CONTRACTOR AND TRADE SUB-CONTRACTORS MUST LEAVE THEIR WORK IN A NEAT AND CLEAN CONDITION READY FOR WORK TO BE PERFORMED BY OTHERS. PROVIDE DUMPSTER AS REQUIRED.
    13) ANY ADDITIONAL WORK, CHANGES, ADDITIONAL SERVICES OR FEES SHALL NOT OCCUR OR BE PROVIDED WITHOUT WRITTEN CONFIRMATION OF THE (OWNER) PRIOR TO EXECUTION. FAILURE TO DO SO SHALL RESULT IN NO PAYMENT BY THE OWNER(S) OR THEIR REPRESENTATIVES FOR SUCH ITEMS.
13) CLEAN UP AND JOB COMPLETION.

A. ALL PUNCH LIST ITEMS SHALL BE COMPLETED WITH THE SATISFACTION OF OWNER(S) REPRESENTATIVE BEFORE FINAL PROJECT RELEASE WITH A WRITTEN ACCEPTANCE BETWEEN CONTRACTOR AND OWNER(S).
B. PREMISES TO BE TURNED OVER CLEAR OF ALL DEBRIS, DUST, DIRT, STAINS, HAND MARKS, PAINT SPOTS, DROPPINGS, PACKING BOXES, WRAPPINGS, AND EXCESS MATERIALS. ALL GLASS TO BE CLEANED OF PROTECTIVE PADS AND MARKINGS.
C. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF DEBRIS AND WASTE MATERIAL TO A LAWFUL DISPOSAL AREA AND PAY FOR ALL HAULING AND DUMPING COSTS, CONFORMING TO PERTAINING FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK.
D. ALL ELECTRICAL PANELS AND BREAKERS TO BE PROPERLY MARKED AND A TYPED SCHEDULE TO BE PROVIDED.
E. GENERAL CONTRACTOR AT HIS EXPENSE TO PROVIDE DRAFTING SERVICES TO TRANSFER MARK UPS, FIELD REVISIONS, NOTES, SHOWING REISSUED DRAFTED DOCUMENT SET AS "RECORD DOCUMENTS" CONSTRUCTION AS BUILT.
F. A COMPLETE LIST OF ALL SUB NAMES, ADDRESSES, AND TELEPHONE NUMBERS, TO BE SUBMITTED TO OWNER(S).

GENERAL NOTES

THESE WORKING DOCUMENTS HAVE BEEN PREPARED FOR THE BUILDING OWNER(S) AND BY THE BUILDING OWNER(S)' DIRECTIONS WITH SELECTED GENERAL CONTRACTOR FOR THE PURPOSE OF DEPICTING OVERALL BUILDING GEOMETRY, AND THE ASSEMBLY OF ARCHITECTURAL ELEMENTS AND THEIR COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS FOR BUILDING TYPE, MATERIAL FINISHES, ACCESS TO EXITS, AND EXIT SYSTEMS ONLY. FOR COMPLETE CONSTRUCTION INFORMATION, THESE DRAWINGS MUST BE USED IN CONJUNCTION WITH PLUMBING, MECHANICAL, ELECTRICAL, AND MANUFACTURER ENGINEERED BUILDING WOOD TRUSSES PROPRIETARY VENDOR'S SHOP DRAWINGS; AND (IF APPLICABLE) SPECIAL CONSTRUCTION STEEL FABRICATOR'S SHOP DRAWINGS; PROVIDED BY OTHERS.

THESE WORKING DRAWINGS SHOULD PROVIDE THE BUILDING OWNER(S)/ GENERAL CONTRACTOR A BASIC SET OF CONTRACT DOCUMENTS FOR PERMITTING AND CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING THESE CONTRACT DOCUMENTS, FOR CROSS-REFERENCING RESPECTIVE CONSTRUCTION TRADES, DIMENSIONS AND SITE VERIFYING OF EXISTING CONDITIONS (ABOVE AND BELOW GRADE) FOR ALL THEIR ACCURACY'S, AND CONFIRMING THAT THE WORK IS BUILD-ABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE BUILDING OWNER(S)/GEN. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT OR PROJECT DESIGN DISCIPLINES BEFORE PROCEEDING WITH CONSTRUCTION IN QUESTION. THE CONTRACTOR SHALL BE ABLE TO MAKE ANY MODIFICATIONS DEEMED NECESSARY FOR GOOD CONSTRUCTION PRACTICE UNDER THE LATEST EDITION "ICC/IBC-NCBC 2018 ed. GENERAL CONSTRUCTION" INCLUDING AND ANY OTHER ADDITIONAL LOCAL AREA ZONING ORDINANCE.

THE BUILDING OWNER'S ASSIGNED AGENT (AND/OR) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THESE CONTRACTS DOCUMENT REVIEWED FOR ALL NECESSARY APPROVALS AND OBTAINING ALL REQUIRED PERMITS, AND APPLICATIONS IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY BUILDING CODES, AND LOCAL AREA ZONING ORDINANCE, FROM LOCAL AUTHORITIES HAVING JURISDICTION.

THE BUILDING OWNER'S GENERAL CONTRACTOR SHALL INSURE THAT THIS FACILITY WILL BE ACCESSIBLE TO AND USABLE BY PERSON(S) WITH DISABILITIES. ACCORDING TO THE LATEST EDITION/REVISION TO THE "AMERICAN NATIONAL STANDARDS" ICC/ANSI A117.1 2009; ACCESSIBILITY CODE REQUIREMENTS OF THE APPLICABLE STANDARDS.

GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER(S)' SPECIALTY EQUIPMENT VENDOR'S PRODUCT "CUT SHEETS" FOR REQUIRED SERVICE UTILITY CONNECTIONS AND LOCATIONS OF ALL WALL OR CEILING MOUNTED EQUIPMENT AND THEIR ADEQUATE REQUIRED REINFORCEMENT OF WALL STUDS AND MOUNTING BRACKET CONSTRUCTION DURING ROUGH-IN FRAMING INSPECTIONS.

BUILDING OWNER(S) TO COORDINATE WITH GENERAL CONTRACTOR'S MILLWORK CONTRACTOR FOR CUSTOM DESIGNS AND SELECTED FINISHES FOR CABINETRY BUILT-IN'S & CLOSET STORAGE UNITS. (MILLWORK SUB-CONTRACTOR TO PROVIDE SHOP DRAWINGS PRIOR TO CONSTRUCTION FOR ANY REQUIRED WALL FRAMED BLOCKING AND ELECTRICAL/DATA/ PHONE OUTLETS NEEDED FOR MILLWORK INSTALLATION) DRAWINGS SHALL SHOW FIELD VERIFIED DIMENSIONS, METHODS OF SUPPORT AND ATTACHMENT, AND SAMPLES OF FINISH TO BE APPLIED.

BUILDING OWNER SHALL REVIEW RESTROOM ACCESSORIES FOR FINAL APPROVAL; GENERAL CONTRACTOR TO PROVIDE SELECTED FINISHING MATERIALS AND COLOR SAMPLES FOR ALL INTERIOR SURFACE FINISHES NOT DESIGNATED BY BUILDING OWNER(S).

THE GENERAL CONTRACTOR SHALL SUBMIT ALL PROPOSED SUBSTITUTIONS TO THE DESIGNER(S) OF RECORD IN WRITING WITH SUFFICIENT INFORMATION, SAMPLES AND DIFFERENCE IN COST FOR EVALUATION. SUBSTITUTIONS MUST BE APPROVED IN WRITING BEFORE THEY MAY BE USED. IF THE CONTRACTOR, BUILDING OWNER(S) OR THE OWNER(S)' REPRESENTATIVE SUBSTITUTE A MATERIAL, REVISE A CONSTRUCTION DETAIL, METHOD OF ATTACHMENT OR IN ANY WAY ALTER THE WORK SO THAT IT DOES NOT CONFORM WITH THESE DOCUMENTS WITHOUT THE ARCHITECT'S WRITTEN APPROVAL, SUCH ACTION WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY OR LIABILITY AS TO THE AESTHETIC EFFECT, SUBSEQUENT FAILURE, PROPERTY DAMAGE OR PERSONAL LIABILITY.
THE USE OF THE WORD 'TYPICAL' MEANS FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED ONLY ONCE ON THE PLANS (ON ELEVATIONS WHEN THEY FIRST OCCUR) AND ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT CONSTRUCTION DOCUMENT SET UNLESS OTHERWISE NOTED.
DO NOT SCALE DRAWINGS, GOVERN DIMENSIONS: LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE WORK SHALL BE LAID OUT FROM DIMENSIONS SHOWN ON THE DRAWINGS ONLY. CONTRACTORS SHALL WORK FROM MOST RECENT DRAWINGS SUPPLIED BY OWNER(S) OR ARCHITECT.

TYPICAL FLOOR PLAN DIMENSIONS OF INTERIOR WALLS ARE MEASURED FROM "FACE TO FACE" OF WALL STUDS (FACE END (2x WOOD) EDGE FRAMING, UNLESS NOTED OTHERWISE
SEE FLOOR PLAN SHEETS FOR ALL BUILDING DIMENSIONS AND FINISHED FLOOR ELEVATIONS.

THE GENERAL CONTRACTOR SHALL LAYOUT WALL LOCATIONS AND CENTER LINE PLUMBING FIXTURE LOCATIONS AND REVIEW THIS LAYOUT WITH THE ARCHITECT AS NECESSARY.

HINGE SIDE OF DOOR TO BE MIN. 6" OFF INSIDE FACE OF PERPENDICULAR STUD WALL (UNLESS NOTED OTHERWISE); PROVIDE WALL MOUNTED BUMPER @ DOOR LEVER-SET HEIGHT.

DIMENSIONAL LUMBER TO BE USED AS BLOCKING WITHIN WALLS (FOR DENOTED "WALL MOUNTED" ACCESSORIES) ALTERNATE BLOCKING: GALVINIZED SHEET METAL (ASTM G40 16 GAUGE (54mils) FASTENED TO AND CONTINUOUS CROSS MULTIPLE WALL STUD FACE EDGES.

THE GENERAL CONTRACTOR SHALL PERFORM HIGH QUALITY PROFESSIONAL WORK, JOIN MATERIALS TO UNIFORM, ACCURATE FITS SO THEY MEET WITH NEAT, STRAIGHT LINES, FREE OF SMEARS OF OVERLAPS. INSTALL EXPOSED MATERIALS APPROPRIATELY LEVEL, PLUMB AND AT ACCURATE RIGHT ANGLES, OR FLUSH WITH ADJOINING MATERIALS. WORK OF EACH TRADE SHALL MEET ALL NATIONAL STANDARDS PUBLISHED BY THAT TRADE, EXCEPT IN THE CASE WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT.

ALL MATERIAL SPECIFIED IS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. GENERAL CONTRACTOR IS TO CONSTRUCT PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND MANUFACTURER'S RECOMMENDATIONS.

ABSOLUTELY NO THRU ROOF PENETRATION ALLOWED WITHOUT BUILDING OWNER'S WRITTEN ACCEPTANCE AND GENERAL CONTRACTOR'S WRITTEN ASSURANCE TO MAINTAIN ROOF WARRANTY PER FINISHED ROOF PROPRIETARY MANUFACTURER RECOMMENDATIONS.

THE EXISTING OVERALL EXTERIOR BUILDING WITH ITS INTERIOR GENERAL ARRANGEMENT FLOOR PLAN REPRESENTS A SCHEMATIC RECORD DOCUMENT, PROVIDING THE BUILDING OWNER AN ELECTRONIC DIGITAL MEDIA, DEPICTING THE EXISTING INTERIOR AND EXTERIOR GEOMETRIC OVERALL LAYOUTS OF ITS BUILDING ELEMENTS, FOR THE PURPOSE OF SPACE PLANNING FUTURE (ACCESSIBLE) SPACES. THE BUILDING OWNER SHALL UNDERSTAND THAT DESIGNATING PROPOSED AREAS FOR FUTURE ASSIGNED SPACES COULD REQUIRE RECLASSIFICATION FROM ITS ORIGINAL PERMITTED ASSIGNED OCCUPANCY USE GROUP TYPE.

RESPONSIBILITIES FOR PROVIDING ACTUAL DETAILED INFORMATION ON EXISTING ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS ARE BY OTHER RESPECTIVE PROFESSIONAL DESIGNERS OF TRADE.

SCHEMATICALLY DEPICTED GENERAL ARRANGEMENT SPACES WHERE DIMENSIONALLY MEASURED FROM EXISTING FACE TO FACE OF FINISHED INTERIOR WALL SURFACES; UNLESS NOTED OTHERWISE.

FOR FULL ACTUAL CONSTRUCTION MEASUREMENTS, GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL EXISTING DIMENSIONS AND SITE VERIFYING EXISTING CONDITIONS (ABOVE AND BELOW FINISHED FLOORS & CEILINGS), FOR ALL THEIR ACCURACY'S, BEFORE RENOVATION, ALTERATIONS OR RETROFITTING PROCEEDS AS TO NEW CONSTRUCTION.

"SPECIFIC" GENERAL CONDITIONS:
THE ARCHITECT HAS NOT BEEN ENGAGED FOR CONSTRUCTION SUPERVISION OF ANY KIND AND ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THERE ARE NO WARRANTEES FOR A SPECIFIC USE EXPRESSED OR IMPLIED IN THE USE OF THESE PLANS.

THE PRESENCE OF THE ARCHITECT'S REPRESENTATIVE (OR VISITING ARCHITECT) ON THE JOB SITE DOES NOT IMPLY CONCURRENCE OR APPROVAL OF THE WORK COMPLETED OR BEING PERFORMED DURING SITE VISITS. THE GENERAL CONTRACTOR SHALL CALL SPECIFIC ITEMS TO THE ATTENTION OF THE ARCHITECT'S REPRESENTATIVE IF CONTRACTOR WISHES TO OBTAIN THE ARCHITECT'S APPROVAL.

JOB SITE SAFETY:
ARCHITECTURAL FIRM (DESIGNER OF RECORD) DOES NOT HAVE CONTRACTUAL RESPONSIBILITY FOR "JOB SITE" SAFETY (AND) PROVIDING SERVICES INVOLVED IN CONSTRUCTION ACTIVITY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE IN HAVING CONTROL OF "JOB-SITE" CONSTRUCTION MEANS, METHODS AND SAFETY PROCEDURES TO ALL EMPLOYED PERSONNEL, CONTRACTED SUB-CONTRACTORS AND BUILDING OWNER'S PROPERTY DURING CONSTRUCTION.

THE ARCHITECT DOES NOT GUARANTEE THE PERFORMANCE OF THE PROJECT IN ANY RESPECT OTHER THAN THAT OUR WORK AND JUDGMENT RENDERED MEET THE STANDARDS OF CARE OF OUR PROFESSION.

ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. REQUEST CLARIFICATION FROM THE ARCHITECT OF ANY ABBREVIATION IN QUESTION.

THE LOCATION OF THE EXISTING UTILITIES AND STRUCTURE SHOWN HEREON ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERITY THE EXISTENCE AND ACTUAL LOCATION OF SUCH WHETHER SHOWN HEREON OR NOT, PRIOR TO ANY EXCAVATION; ANY DAMAGES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

REFER TO THE FLOOR PLANS AND OR EXTERIOR ELEVATIONS FOR THE TYPES OF WINDOWS TO BE INSTALLED, IF REQUIRED.

THE GENERAL CONTRACTOR IS TO CONSULT AND COORDINATE WITH THE OWNER CONCERNING REQUIREMENTS FOR SECURITY SYSTEMS, ANY AUDIO, COMPUTER OR TELEVISION (INCLUDING SATELLITE) SYSTEMS.

UPON SUBSTANTIAL COMPLETION OF THE PROJECT, THE ARCHITECT SHALL BE NOTIFIED FOR INSPECTION OF WORK IN COMPLIANCE WITH FIRE PREVENTION, CHAPTERS 7 & 9 OF THE 2018 NORTH CAROLINA BUILDING CODE, ICC/ANSI A117.1 2009 ACCESSIBILITY CODE, AND NFPA-LIFE SAFETY CODE. BUILDING INSPECTION DEPARTMENT IS NOT TO PROVIDE CERTIFICATE OF OCCUPANCY UNTIL ARCHITECT PROVIDES, IN WRITING, COMPLIANCE WITH THIS INSPECTION.

APPLY A TERMITE SOIL TREATMENT IN COMPLIANCE WITH NORTH CAROLINA BUILDING CODE, IF REQUIRED FOR NEW OR EXISTING CONSTRUCTION.

SQUARE FOOTAGE CALCULATIONS ARE ESTIMATES ONLY. CONTRACTOR IS TO VERITY SQUARE FOOTAGES CALCULATIONS AND, IF DISCREPANCIES ARE FOUND, CONSULT ARCHITECT IMMEDIATELY.

IN THE CASE OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, SPECIFICATIONS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY CONFLICT BEFORE PROCEEDING WITH THE WORK.

THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANTS' WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING, FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS, OR THE OWNER.

IF SHOWN ON DRAWINGS, GENERAL CONTRACTOR TO ENSURE THAT PREFAB FIREPLACE CONSTRUCTION MEETS OR EXCEEDS ALL APPLICABLE CODES & ORDINANCES.

THE ARCHITECT SHALL BE CONSULTED IN ALL CASES WHERE CUTTING INTO AN EXISTING STRUCTURAL PORTION OF ANY BUILDING IS WITHER EXPEDIENT OR NECESSARY, PRIOR TO PROCEEDING WITH WORK, REINFORCEMENT AND/OR SUPPORT SATISFACTORY TO ARCHITECT AND STRUCTURAL ENGINEER SHALL BE PROVIDED BY CONTRACTOR PRIOR TO CUTTING INTO STRUCTURAL PORTIONS FO ANY BUILDING.

WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND OR CONNECTION, A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN TO THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND AND SHALL BE APPROVED IN ADVANCE BY THE OWNER.

DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALLS AS SHOWN OR LOCATED 6" FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.

REFER TO DOOR SCHEDULE, DETAILS, AND SPECIFICATIONS FOR DOOR, DOOR FRAMES, AND DOOR HARDWARE REQUIREMENTS.

ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.

REFER TO SPECIFICATIONS AND FINISH SCHEDULE FOR TYPE OF PAINT FINISHES, METAL FINISHES, CEMENT FINISHES, WEATHER AND SOUND SEALANTS.

ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE.

ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SOUND-RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM 24”. BACKS AND SIDES OF BOXES TO BE SEALED WITH 1/8” RESILIENT AND BACKED WITH 2” MINERAL FIBER INSULATION.

RIGID CONDUIT, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR ¼” MINIMUM THICKNESS APPROVED RESILIENT INSULATION.

GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18” OF ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD RESISTANCE NC. CODE 2018 SECTION 2406.1.

DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE.

CABINETS AND CASEWORK ARE LOCATED ON FLOOR PLANS AND IDENTIFIED ON INTERIOR ELEVATIONS. (IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUNT, THE ARCHITECT SHALL BE NOTIFIED, IN WRITING, FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.)

ALL INSULATION NOTED ON PLANS SHALL BE NON-COMBUSTIBLE AND MAINTAIN THERMAL MOISTURE PROTECTION AS NOTED IN THE SPECS.

ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHEREVER REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTOR'S WORK AND RECEIVE APPROVAL OF THE ARCHITECT. ACCESS PANEL SHALL BE AS SPECIFIED. NO ACCESS PANEL SHALL BE LOCATED, FRAMED, OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.

STAIR RISER HEIGHTS SHALL BE 7 INCHES MAXIMUM AND 4 INCHES MINIMUM (COMMERCIAL) AND 8-1/4 INCHES MAXIMUM (RESIDENTIAL). THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES MINIMUM (COMMERCIAL) AND 9 INCHES MINUMUM (RESIDENTIAL). THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT RIGHT ANGLE TO THE TREAD'S LEADING EDGE. (SEE NORTH CAROLINA BUILDING CODE 1009.4.2 FOR COMMERCIAL STAIRS, AND NORTH CAROLINA RESIDENTIAL BUILDING CODE R311.7.4 FOR RESIDENTIAL STAIRS).

FRAMING NOTES:

ALL SILL PLATES IN CONTACT WITH CONCRETE FOUNDATION WALLS SHALL BE PRESSURE TREATED.
INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND ALL PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOORS AND WINDOWS ROUGH OPENING CAVITIES.
ALL INTERIOR NON-LOAD BEARING HEADERS TO BE (2) 2X10 UNLESS OTHERWISE NOTED.
ALL EXTERIOR PERIMETER LOAD BEARING WALLS SHALL BE OF 2X6 @ 16” O.C. WITH DOUBLE TOP AND BOTTOM PLATES. MIDSPAN BLOCKING AT MID BEARING HEIGHT OF WALL.
ALL INTERIOR NON-LOADING BEARING WOOD FRAMING WALLS SHALL BE 2X4 @ 16” O.C. OF DOUGLAS FUR.
ALL ADDITIONAL BLOCKING, STUDS. TRIMMERS AND NAILERS NOT SPECIFIED SHALL BE TYPICAL STUD GRADE MATERIAL.
PROVIDE WASHERS ON ALL BOLTED CONNECTIONS.
ANCHOR BOLTS SHALL EXTEND MIN. ¾": ABOVE SILL PLATE FOR NUT AND WASHER INSTALLATION.
ALL FASTENERS INTO PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED.
ALL TRUSSES, RAFTERS AND JOIST SHALL HAVE SOLID BLOCKING AT POINT OF BEARING.
NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY NOTED OR APPROVED BY ARCHITECT.
DOUBLE TOP PLATES ARE TO HAVE A MIN. 48” LAP SPLICE WITH (14) 16D NAILS STAGGERED EACH SIDE OF SPLICE. SPLICE SHALL OCCUR CENTERED OVER STUD.
WHERE TOP PLATE IS NOT CONTINUOUS OVER TOP OF BEAM INSTALL STRAP FOR TRANSFER OF TENSILE FORCES.
SOLID BLOCK ALL COLUMNS AND SHEARWALL END STUDS FROM ABOVE TO BEARING BELOW.
WHERE SHEARWALLS RUN PARALLEL TO THE FLOOR JOIST AT INTERNAL WALLS, BLOCK FULL DEPTH ONE BAY @ 16" O.C. WITH SOLID BLOCKING. ALIGN BLOCKING WITH STUDS ABOVE.
FABRICATE, DETAIL, ERECT, IDENTIFY, AND PAINT STRUCTURAL STEEL ACCORDING TO AISC SPECIFICATIONS.
BLOCKING AT PERIMETER WALL SHEATHING SHALL BE INSTALLED IF LESS THAN 50 PERCENT OF THE WALL LENGTH IS SHEATHED. ALL PANELS SHALL BE FASTENED AT 3 INCH O.C. ALONG PANEL EDGES AND 6” O.C. ON CENTER AT INTERMEDIATE FRAMING.

ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, CONTACT ARCHITECT FOR ASSISTANCE, USE SIMPSON OR OTHER ICC LISTED CONNECTION. IF OTHER THAN SIMPSON CONNECTIONS ARE USED CONTRACTOR IS TO PROVIDE SUBMITTAL REQUEST-PRIOR TO INSTALLATION.
ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. HANGERS NOT SHOWN SHALL BE SIMPSON HU (OR EQUAL) OF SIZE RECOMMENDED BY MEMBER.
THRUST SHALL BE ELIMINATED BY THE USE OF COLLAR TIES OR CEILING JOISTS, WHERE REQUIRED.
ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION AS INDICATED ON DRAWINGS. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE THE SAME DIMENSIONS AS INDICATED ON DRAWINGS AND SHALL FIT WITHIN WALL CAVITIES, UNLESS OTHERWISE INDICATED.
ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2” THICK SHEATHING WITH 8D COMMON NAILS AT 3” O.C. AT EDGES AT 6” O.C. IN FIELD, U.N.O. SHEATHING SHALL BE CONTINUOUS ACROSS ALL HORIZONTAL FRAMING JOISTS.
PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD OR APA PRP-108 PERFORMANCE STANDARDS U.N.O., PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8” SPACING AT PANELS END AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.
WITH U.S. PRODUCT STANDARD P.S.-56, “STRUCTURAL GLUE LAMINATED TIMBER” AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, ATIC 117. EACH MEMBER SHALL BEAR AN ATIC OR APA-EWC IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TIMMING IN EITHER SHOP OR FIELD.

BRICK VENEER:

BRICK SHALL BE PLACED IN A RUNNING BOND WITH JOINTS FINISHED TO PRODUCED A CONCAVE, FLUSH, BEADED, RAKED FORM. ALL JOINTS SHALL BE UNIFORM TO MATCH EXISTING BUILDING OR 3/8" THICK UNLESS OTHERWISE NOTED. DETAILING, SUCH AS SOLDIER COURSES, ROWLOCKS, QUOINS, ETC. AND LOCATION OF BRICK VENEER SHALL BE SHOWN IN THE ARCHITECTURAL DOCUMENTS. WALL TIES SHALL BE CORROSION RESISTANT. ADJUSTABLE ANCHORS FOR CONNECTING TO STRUCTURE. PROVIDE ANCHORS THAT ALLOW VERTICAL OR HORIZONTAL ADJUSTMENT BUT RESIST TENSION AND COMPRESSION FORCES PERPENDICULAR TO PLAN OF WALL. STRUCTURAL PERFORMANCE CAPABLE OF WITHSTANDING A 100-16F LOAD IN BOTH TENSION AND COMPRESSION. SCREW ATTACHED PER MANUFACTURERS LOAD REQUIREMENTS, (CORROSION PROTECTED FINISH NO. 9 SCREWS MIN. 1-5/8" MAXIMUM 2-1/4" LENGTH. WIRE TIE-TRIANGULAR, FABRICATED FROM 0.109 IN. THICK STEEL. MAXIMUM SPACING ALLOWED IS 32" ON CENTER HORIZONTALLY AND 25" ON CENTER VERTICALLY. THE MAXIMUM SUPPORTED BY THE ANCHORS - 3.5 SQ.FT. PROVIDE ROPE WICK WEEP HOLES. SPACED APPROXIMATELY 32 INCHES ON CENTER IN VERTICAL JOINS OF FIRST COURSE OVER ALL COUNTER FLASHING AND THROUGH WALL FINISHING EXTERIOR WALL.

PERIMETER WALL FLASHING AND WATER RISISTIVE BARRIERS:

BUILDING SECTIONS, WALL SECTIONS, AND DETAILS ARE REFERENCES ARE UTILIZE ENLARGED DETAIL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON REFERENCES.
ELEVATIONS NOTED ARE RELATIVE TO SEA LEVEL (OR PROJECT DATUM).
SEE WINDOW AND DOOR SCHEDULES FOR LOCATION AND TYPE.
REFER TO FINISH PLAN FOR EXTERIOR WALL TYPES.
FASCIA AND SOFFITS UNLESS NOTED OTHERWISE, PLUMB CUT WITH LEVEL RETURNS.
ALL EXTERIOR DOOR AND WINDOW SHUTTERS SHALL BE FULLY OPERABLE WITH LOCKABLE HARDWARE. SHUTTERS SHALL MEET WIND CODE REQUIREMENTS.
WATER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED PER CODE AND, WHERE APPLIED OVER WOOD-BASED SHEATHING SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (ASTM E96 (A), ASTM 0828, ASTM D779, AND CHDPH STANDARD METHOD V1.1). THE INDIVIDUAL LAYERS SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING INSTALLED PER CODE, INTENDED TO DRAIN TO THE WATER-RESISTIVE BARRIER BETWEEN THE LAYERS.
APPROVED METAL FLASHING, VINYL FLASHING, SELF ADHERED MEMBRANES, AND MECHANICALLY ATTACHED FLEXIBLE FLASHING SHALL BE APPLIED SINGLE FASHION OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION. ALL FLASHING SHALL BE APPLIED IN A MANNER TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL BE SEALED AT THE JUNCTION WITH THE BUILDING WALL WITH A SEALANT COMPLYING WITH AAMA 800 OR ASTM C920 CLASS 25 GRADE NS OR GREATER FOR PROPER JOINT EXPANSION AND CONTRACTION, ASTM C1281, AAMA 812, OR OTHER APPROVED STANDARD AS APPROPRIATE FOR THE TYPE OF SEALANT. FLUID APPLIED MEMBRANES USED AS FLASHING IN EXTERIOR WALLS SHALL COMPLY WITH AAMA 714. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL APPROVED FLASHING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS BUT NOT LIMITED TO:
EXTERIOR WINDOW/DOOR OPENINGS
INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME WALLS AND ROOFS.
UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO WALLS OF FLOOR ASSEMBLY OF WOOD FRAMED CONSTRUCTION.
ALL BUILT IN GUTTERS.
COASTAL FLASHING: ALL FLASHING MATERIAL FOR COASTAL LOCATIONS (WITHIN 3,000 FEET OF THE SHALL BE CORROSION RESISTANT MATERIAL (ZINC AND/OR STAINLESS STEEL) AND SHALL BE SELECTED FOR COMPATIBILITY WITH ADJACENT WOOD PRESERVATIVES PER THE MANUFACTURERS RECOMMENDATIONS

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ARCHITECT AND FOR THE PURPOSE OF ESTABLISHING THE GENERAL DESIGN REQUIREMENTS OF THE PROJECT, AND FOR THE OWNER'S USE IN CONSTRUCTING OF THIS PROJECT IN ACCORDANCE WITH THE DESIGN INTENT. THE OWNER AGREES THAT ALL RESPONSIBILITY FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH ALL CODE AND ACCEPTED STANDARDS SHALL BE THE OWNER'S AND FURTHER AGREES THAT, EXCEPT FOR NEGLIGENCE ON THE PART OF THE ARCHITECT, THE OWNER WILL HOLD HARMLESS INDEMNIFY AND DEFEND THE ARCHITECT FROM AND AGAINST ANY AND ALL CLAIMS ARISING OUT OF THE USE OF THE DOCUMENTS. IT IS ALSO AGREED THAT THE PROFESSIONAL SERVICES OF THE ARCHITECT DO NOT EXTEND TO OR INCLUDE INSTRUCTION REVIEW, PRODUCT AND MATERIAL SELECTION, DESIGN OF MECHANICAL OR ELECTRICAL SYSTEMS, OR ANY OTHER ASPECT OF PROJECT PLANNING BEYOND THE SCOPE OF ESTABLISHING DESIGN INTENT.

Sam Guidry
RA, NCARB, AIBD

1815 Carolina Beach Rd.
Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY

SIGNATURE DATE:
6.15.2026

N·C·B·D·C
Sam Guidry
CERTIFICATION NO. 34-174

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

GENERAL NOTES & SYMBOLS

REVISIONS:	BY:
...	...

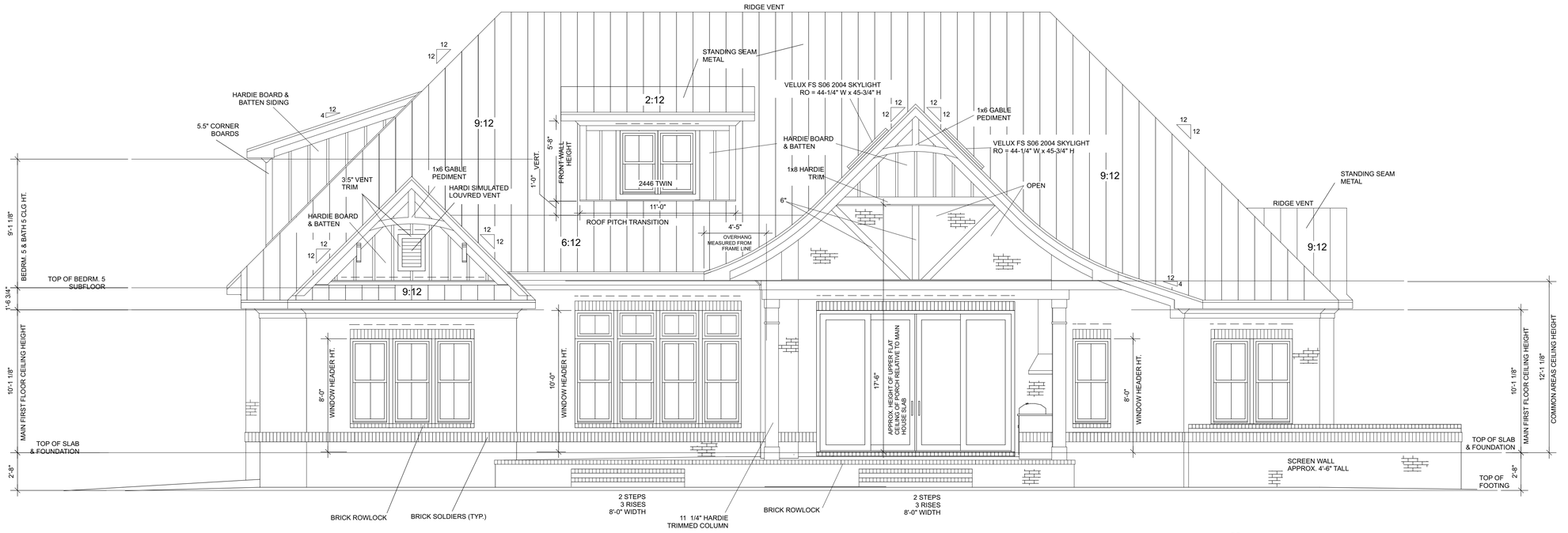
DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

Sheet No.
G-003

Of: **FOURTEEN** SHEETS



2 A-001 **REAR ELEVATION** 3/16"- 1'-0"

WINDOW FLASHING NOTE:
UPON COMPLETION OF EACH FLASHING STEP @ ALL WINDOW OPENINGS, CONTRACTOR SHALL CONTACT ARCHITECT FOR INSPECTION PRIOR TO THE INSTALLATION OF ALL WINDOWS.
– – – – – – METAL FLASHING ABOVE ALL PERIMETER OPENINGS

1 A-001 **FRONT ELEVATION** 3/16"- 1'-0"

WINDOW FLASHING NOTE:
UPON COMPLETION OF EACH FLASHING STEP @ ALL WINDOW OPENINGS, CONTRACTOR SHALL CONTACT ARCHITECT FOR INSPECTION PRIOR TO THE INSTALLATION OF ALL WINDOWS.
– – – – – – METAL FLASHING ABOVE ALL PERIMETER OPENINGS

Sam Guidry
RA, NCARB, AIBD
1815 Carolina Beach Rd.
Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY REGISTERED ARCHITECT WILMINGTON, NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174 TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

ABBREVIATION & SYMBOLS

REVISIONS:	BY:
...	...

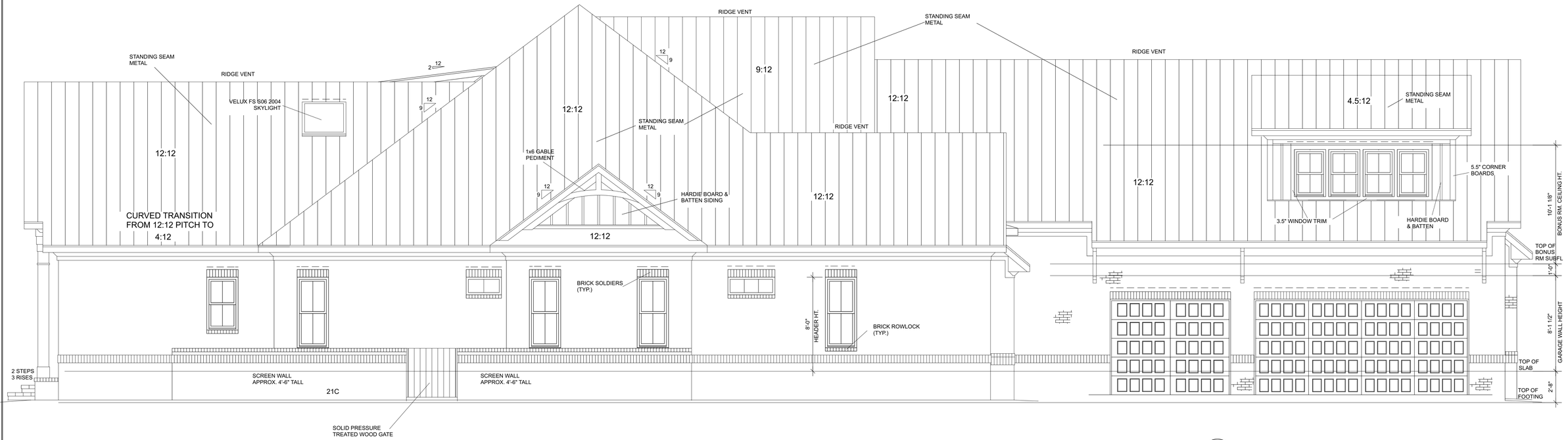
DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

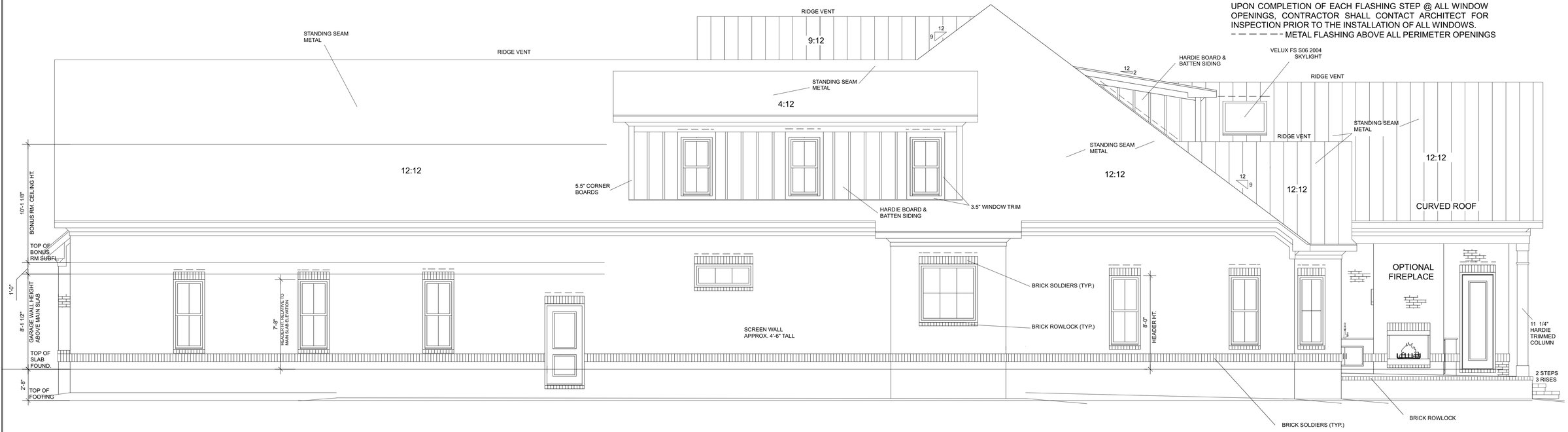
Sheet No.
A-001

Of: **FOURTEEN** SHEETS



2 / A-002 **RIGHT-SIDE ELEVATION** 3/16"- 1'-0"

WINDOW FLASHING NOTE:
UPON COMPLETION OF EACH FLASHING STEP @ ALL WINDOW OPENINGS, CONTRACTOR SHALL CONTACT ARCHITECT FOR INSPECTION PRIOR TO THE INSTALLATION OF ALL WINDOWS.
– – – – – – METAL FLASHING ABOVE ALL PERIMETER OPENINGS



1 / A-002 **LEFT-SIDE ELEVATION** 3/16"- 1'-0"

WINDOW FLASHING NOTE:
UPON COMPLETION OF EACH FLASHING STEP @ ALL WINDOW OPENINGS, CONTRACTOR SHALL CONTACT ARCHITECT FOR INSPECTION PRIOR TO THE INSTALLATION OF ALL WINDOWS.
– – – – – – METAL FLASHING ABOVE ALL PERIMETER OPENINGS

Sam Guidry
RA, NCARB, AIBD
1815 Carolina Beach Rd.
Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY REGISTERED ARCHITECT 6787 WILMINGTON, NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174
TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

ABBREVIATION & SYMBOLS

REVISIONS:	BY:
...	...

DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

Sheet No.
A-002

Of: **FOURTEEN** SHEETS

DIMENSION PLAN NOTES:

Interior Stud Walls. All main floor walls to be 10'-0", unless otherwise noted. Interior walls shall be constructed of #2 southern yellow pine minimum 2 x 4 wood studs at 16" on center (OC). Provide single bottom plates and double top plates throughout. Provide solid blocking at mid-height of all walls.

Exterior Stud Walls. Walls shall be constructed of #2 southern yellow pine minimum 2 x 6 wood studs at 16" on center (OC). Provide single bottom plates and double top plates throughout. Provide R-19 5 1/2" batt insulation at all locations shown on plans. Exterior sheathing shall be 1/2" CDX plywood at building perimeter & where required for shear walls. Exterior finish shall be brick water table with cement siding. Finish as recommended by brick manufacturer. Provide solid blocking at mid-height of all walls.

Gypsum Wallboard. Sheath walls with 1/2" gypsum and ceilings with 5/8" wallboard as shown in details.

Water Resistant Drywall. Provide water resistant 1/2" drywall around all showers, tubs and whirlpools.

Fire Resistant Drywall. Provide 5/8" Type "X" fire code gypsum wallboard on walls and ceilings in garage, around gas water heaters and as required by code.

Pressure Treated Lumber. All wood members exposed to weather or in contact with wood masonry, concrete or soil shall be pressure treated.

Nailing Schedule. Except as noted otherwise, all wood framing components shall be fastened as specified in the NCRBC-2018, chapter 6, sections R602.1 through 602.1 and table fastening schedules. Contractor shall provide all fastening devices necessary and suited for each application. Fastenings subject to moisture shall be hot-dip galvanized to ASTM A-153-80. All metal connections and fabrications shall comply with AISC specifications.

Headers. Provide 2 - 2 x 10 #2 southern yellow pine with continuous 1/2" plywood flitch plate. Provide triple jack supports for openings 6'-0" or greater unless noted otherwise.

Optional Fur Downs. Provide wood frame fur downs as shown above wall cabinets.

Columns. Install wood columns, to withstand structural roof load, finish as specified by owner or architect.

Insulation. 5 1/2 " R-19 batt insulation shall be installed at all exterior walls and as noted. Ceiling insulation shall consist of 9" to 12" of loose blown fiberglass insulation to provide an r-38 rating.

Ceiling Joists. Pre-engineered wood truss at 24" on center maximum spacing. If attic is to be used for storage, substitute with appropriately designed truss. Attic area to be designed for storage with 1/2" plywood flooring as defined by owner or architect.

Vaulted and Raised Ceilings. Provide ceiling treatment as shown.

Angled Walls. All angled walls are to be 12:12 unless otherwise noted.

Dryer Vent. Provide and install dryer vent duct to building exterior through slab, crawlspace, etc.

Hose Bibs. Provide hose bibs where shown on plan. Verify all locations with owner.

Paint. Painted surfaces shall consist of a primer coat and two finish coats minimum.

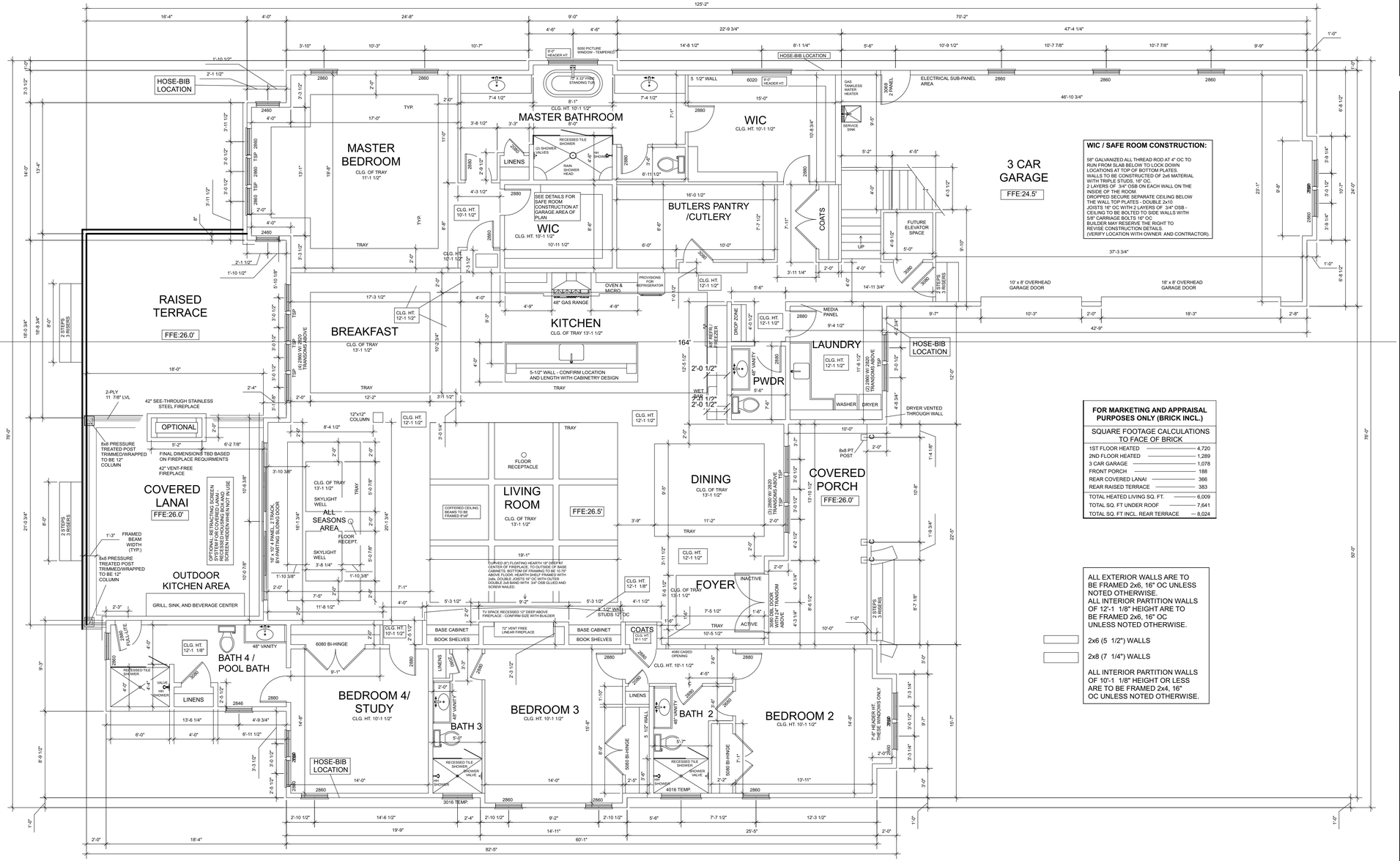
Carpet. Floor substrate shall be free of dirt and debris before pad and carpet installation.

Vinyl or Tile Flooring. Installer to provide appropriate underlayment on all surfaces where tile and vinyl flooring are to be laid.

Hardwood Floors. Installer to lay a 15# felt paper vapor barrier underneath all areas where hardwoods will be installed.

Optional Wall Covering. Installer shall insure that wall covering supplied shall all be from the same manufacturers run, of inform color, texture and pattern. Installer shall use appropriate primers, sealers and adhesives.

Attic Access Panel. Provide and install attic access pull-down stair where shown on plans or located by owner request. Trim opening to match door and window trim. Confirm size of opening per codes.



1 A-003 **FIRST FLOOR PLAN** 3/16" = 1'-0"

FOR MARKETING AND APPRAISAL PURPOSES ONLY (BRICK INCL.)

SQUARE FOOTAGE CALCULATIONS TO FACE OF BRICK	
1ST FLOOR HEATED	4,720
2ND FLOOR HEATED	1,289
3 CAR GARAGE	1,078
FRONT PORCH	188
REAR COVERED LANAI	366
REAR RAISED TERRACE	383
TOTAL HEATED LIVING SQ. FT.	6,009
TOTAL SQ. FT UNDER ROOF	7,641
TOTAL SQ. FT INCL. REAR TERRACE	8,024

ALL EXTERIOR WALLS ARE TO BE FRAMED 2x6, 16" OC UNLESS NOTED OTHERWISE.
ALL INTERIOR PARTITION WALLS OF 12'-1 1/8" HEIGHT ARE TO BE FRAMED 2x6, 16" OC UNLESS NOTED OTHERWISE.

2x6 (5 1/2") WALLS

2x8 (7 1/4") WALLS

ALL INTERIOR PARTITION WALLS OF 10'-1 1/8" HEIGHT OR LESS ARE TO BE FRAMED 2x4, 16" OC UNLESS NOTED OTHERWISE.

Sam Guidry
RA, NCARB, AIBD
1815 Carolina Beach Rd.
Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY REGISTERED ARCHITECT NORTH CAROLINA WILMINGTON, NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174 TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

ABBREVIATION & SYMBOLS

REVISIONS:	BY:
...	...

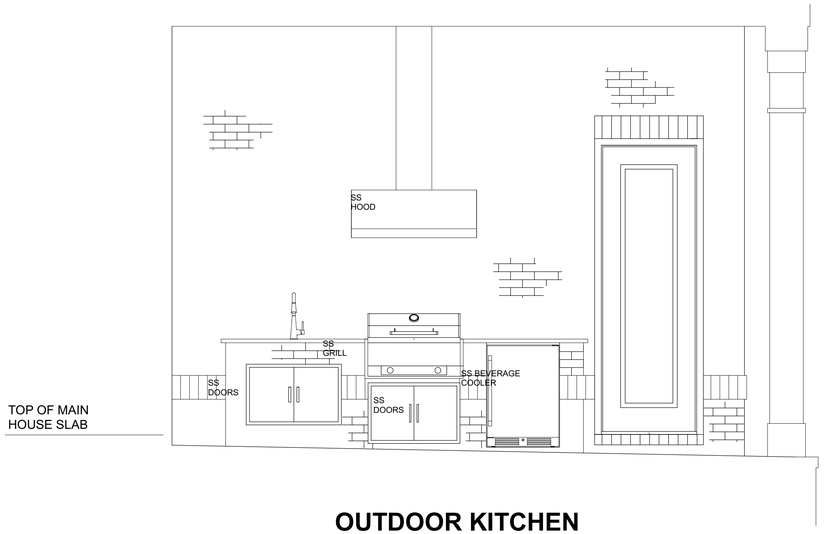
DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

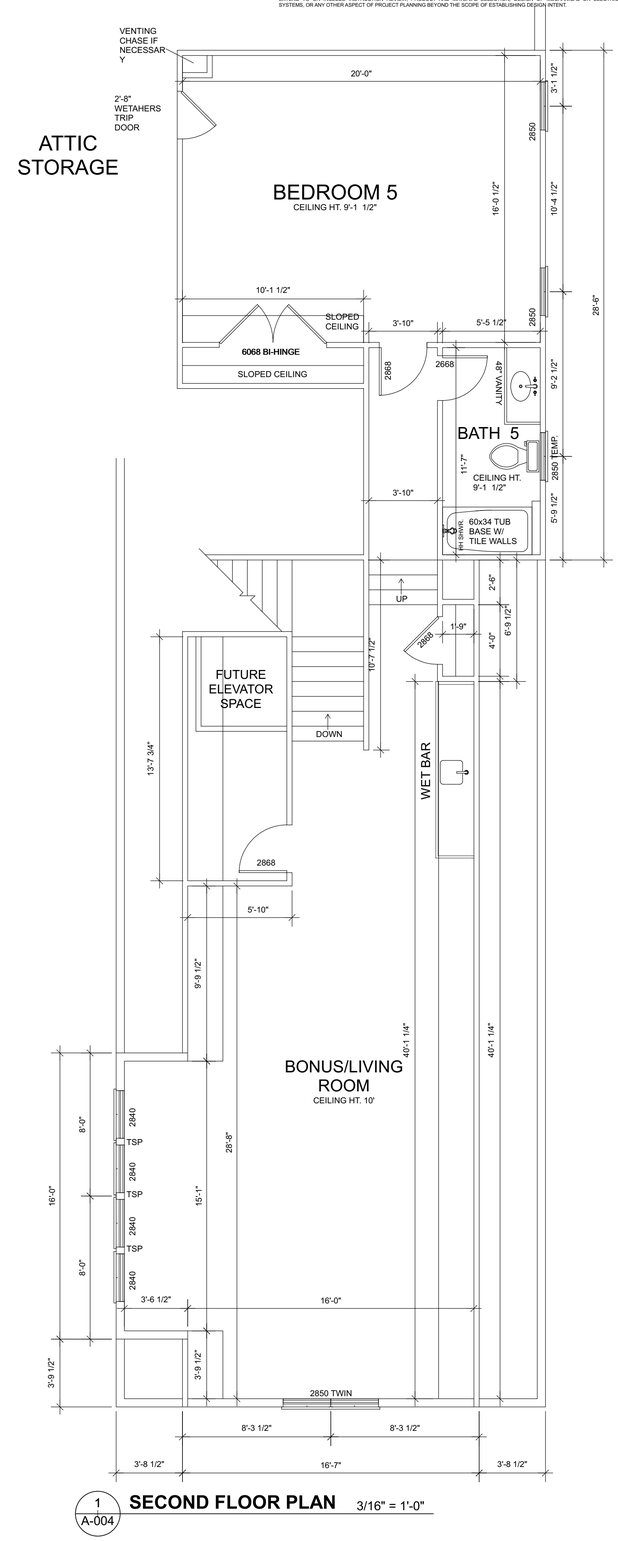
Sheet No. **A-003**

Of: **FOURTEEN** SHEETS



OUTDOOR KITCHEN AREA

FOR MARKETING AND APPRAISAL PURPOSES ONLY (BRICK INCL.)	
SQUARE FOOTAGE CALCULATIONS TO FACE OF BRICK	
1ST FLOOR HEATED	4,720
2ND FLOOR HEATED	1,289
3 CAR GARAGE	1,078
FRONT PORCH	188
REAR COVERED LANAI	366
REAR RAISED TERRACE	383
TOTAL HEATED LIVING SQ. FT.	6,009
TOTAL SQ. FT UNDER ROOF	7,641
TOTAL SQ. FT INCL. REAR TERRACE	8,024



1 A-004 **SECOND FLOOR PLAN** 3/16" = 1'-0"

Sam Guidry
RA, NCARB, AIBD
1815 Carolina Beach Rd.
Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY REGISTERED ARCHITECT 6181 NORTH CAROLINA WILMINGTON, NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174
TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision
New Hanover County,
North Carolina

100% - FINAL PLAN SET

SECOND FLOOR PLAN

REVISIONS:	BY:
...	...

DRAWN BY: SJG

START DATE: 6.10.26

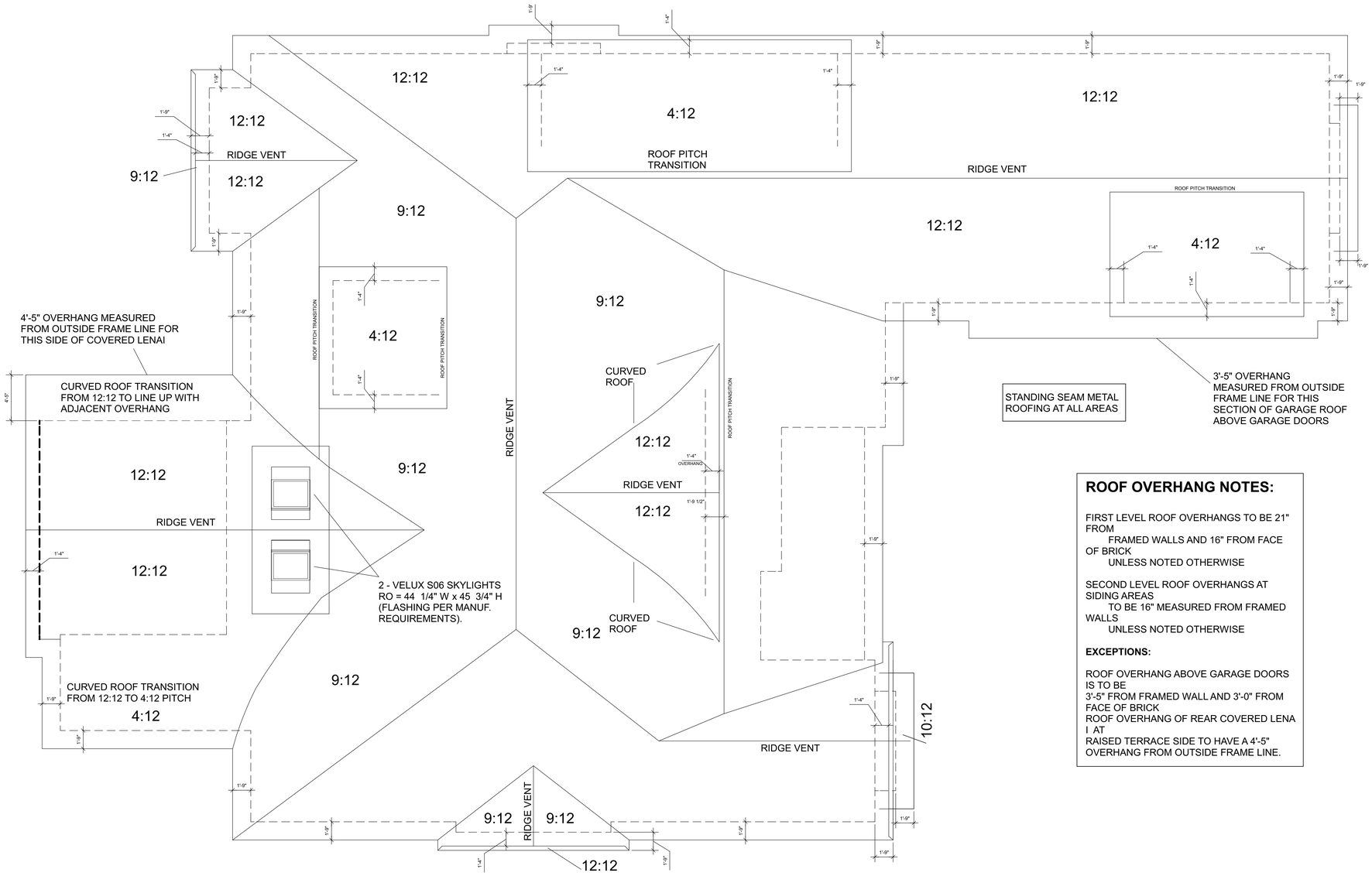
FINAL DATE: 6.15.26

Sheet No. **A-004**

Of: **FOURTEEN** SHEETS

ROOF GENERAL NOTES:

ROOF SLOPES TO BE INDICATED ON ROOF PLAN, ANY CONFLICTS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. (ROOF SLOPES MAY VARY).
SEE MECHANICAL / PLUMBING DRAWINGS FOR EXACT EQUIPMENT LOCATION. IF THERE ARE ANY CONFLICTS WITH THE ARCHITECTURAL PLANS, CONTRACTOR SHALL CONTACT ARCHITECT FOR CLARIFICATION,
MECHANICAL / PLUMBING CONTRACTORS TO PROVIDE ALL CURBS AND FLASHING, TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
ALL ROOFING MATERIAL TO BE CLASS A OR B MINIMUM.
PAINT EXPOSED ROOF MOUNTED EQUIPMENT, PIPING, ETC, EXCEPT THOSE ITEMS WHICH ARE ALUMINUM OR STAINLESS STEEL. COLOR AS SELECTED BY ARCHITECT.
CUT EXISTING ROOF AS REQUIRED FOR NEW ROOF. FLASH WITH NEW ROOFING MATERIAL TO MATCH EXISTING. COMPLY WITH ALL REQUIREMENTS OF MANUFACTURER OF EXISTING ROOF TO MAINTAIN CURRENT WARRANTY.
ALL ROOF FLASHING TO BE INSTALLED ACCORDING TO MANUFACTURERS RECOMMENDATIONS.
LIGHTNING PROTECTION SYSTEM NOT PROVIDED.
CONTRACTOR TO PROVIDE UNIT COST PATCHING AND REPAIRS TO EXISTING ROOF IF REQUIRED.
PROVIDE SYNTHETIC POLYMER JOINT TAPE AT ALL ROOF SHEATHING JOINTS OR BREAKS WITHIN THE ROOF STRUCTURAL SYSTEM.
PATCH EXISTING ROOF DECK, ROOF INSULATION, ANY ROOFING TO MATCH ADJACENT CONDITIONS. MAINTAIN REQUIRED FIRE RATINGS AS SHOWN ON LIFE-SAFETY DRAWINGS.
ASPHALT SHINGLES SHALL BE FASTENED TO SOLIDLY SHEATHED DECKING, UNLESS OTHERWISE NOTED. REQUIRED UNDERLAYMENT SHALL CONFORM TO ASTM D 226, TYPE 1, OR ASTM D6757. SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET SHALL COMPLY WITH ASTM D225 OR ASTM D3462.
FASTENERS FOR ASPHALT SHINGLES SHALL BE MINIMUM 12 GAUGE SHANK WITH A MINIMUM 3/8" DIA. HEAD, OF A LENGTH TO PENETRATE THROUGH THE ROOFING MATERIAL, A MIN. OF 3/4" INTO THE ROOF SHEATHING. FASTENERS SHALL CONFORM TO ALL REQUIREMENTS OF SECTION 1507.2.6, NCBC-2018, AND SECTION 1507.2.7, NCBC-2018.
FLASHING, BASE AND CAP FLASHING, AND VALLEYS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS INSTRUCTION AND REQUIREMENTS. FLASHING SHALL MEET ALL REQUIREMENTS OF SECTION 1507.2.9, 1507.2.9.1, 1507.2.9.2, TABLE 1507.2.9, NCBC-2018.
A METAL DRIP EDGE SHALL BE PROVIDED AT ALL EAVES IN ACCORDANCE WITH SECTION 1507.2.9.3, FASTEN A MAXIMUM OF 6" O.C.
MINERAL SURFACED ROOF ROOFING SHALL CONFORM TO ASTM D3909 OR ASTM D6380.
INSTALL ASPHALT SHINGLES, EPDM MEMBRANE, ETC., ONLY WHEN SURFACES ARE CLEAN, DRY, SMOOTH AND FREE OF DEBRIS, SNOW, ICE AND WATER. DO NOT APPLY ROOFING MEMBRANE DURING INCLEMENT WEATHER OR WHEN AMBIENT CONDITIONS WILL NOT ALLOW PROPER APPLICATIONS. DO NOT WORK WITH SEALANTS AND ADHESIVES WHEN MATERIAL TEMPERATURE IS OUTSIDE THE RANGE OF 60°F TO 80°F.
FURNISH AND INSTALL NEW ASPHALT ROOF SHINGLES PER MANUFACTURERS RECOMMENDATIONS. VERIFY COLOR WITH OWNER.
VALLEYS WILL BE SHINGLED BY ONE OF THE FOLLOWING METHODS: LACED, BOSTON-CUT, OPEN FLASHED PER MANUFACTURERS RECOMMENDATIONS. FURNISH AND INSTALL NEW ROOF BOOTS, ETC., FOR ALL ROOF PENETRATIONS.



ROOF OVERHANG NOTES:

FIRST LEVEL ROOF OVERHANGS TO BE 21" FROM
FRAMED WALLS AND 16" FROM FACE OF BRICK
UNLESS NOTED OTHERWISE

SECOND LEVEL ROOF OVERHANGS AT SIDING AREAS
TO BE 16" MEASURED FROM FRAMED WALLS
UNLESS NOTED OTHERWISE

EXCEPTIONS:

ROOF OVERHANG ABOVE GARAGE DOORS IS TO BE
3'-5" FROM FRAMED WALL AND 3'-0" FROM FACE OF BRICK
ROOF OVERHANG OF REAR COVERED LENA I AT
RAISED TERRACE SIDE TO HAVE A 4'-5" OVERHANG FROM OUTSIDE FRAME LINE.

1 / A-005 **ROOF PLAN** 3/16" = 1'-0"

Sam Guidry
RA, NCARB, AIBD
1815 Carolina Beach Rd.
Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY REGISTERED ARCHITECT 6182 WILMINGTON, NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174
TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

ABBREVIATION & SYMBOLS

REVISIONS:	BY:
...	...

DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

Sheet No.
A-005

Of: **FOURTEEN** SHEETS

FOUNDATION GENERAL NOTES:

Minimum Footing Penetration. Extend bottom of all foundations at building perimeter a minimum of 12" below finished grade. Footings shall bear upon undisturbed solid soil or upon soil compacted to a density of at least 95% of standard proctor maximum dry density (ASTM D1557) for a depth of at least three feet (3') below the bottom of the footing.

Finished Grade. Keep finished grade a minimum of 6 1/2" below finished floor elevation. Slope grade away from building to allow water to drain away from building.

Concrete Strength. Concrete slabs, patios, and foundations shall be constructed of a minimum 3000 psi after 28 days. Provide 3 test cylinders, and 4"-5" slump test each truck.

Expansion Joint. Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs abut stem-wall foundation. Provide 1 1/2" deep, saw-cut expansion joints, every 15'-20' each way, cut within 4 hours of pour.

Floor Slab. 4" thick concrete slab reinforced with 10 gauge 6" x 6" welded wire mesh continuous. Place slab over termite treated (pest ban tubes under slab in walls termite treatment system), well compacted granular fill and 6 mil vapor barrier. This slab to be square, level and smooth, troweled with hard steel trowel to a smooth finish. No water to be added during finishing work. For patio or porch slab, slope away from building at 1/4" to 1'-0" as shown on plan.

Welded Wire Mesh. Welded wire mesh shall be 6 x 6 w1.4 / w1.4, conforming with ASTM A-185. Welded wire mesh to be laid 1-1/2" above fill with minimum 8" lap each side. Optional: fiber-mesh admixture can be used as recommended by local building code requirements.

Thicken patio slab as shown on plans. Coordinate EXPANSION JOINTS AT PERIMETER OF BUILDING as required.

Slab Finish. Provide steel trowel finish for all interior slab areas and garage. Create broom finish texture for all exterior slabs.

Stemwalls. Shall be 8" x 8" x 16" CMU, block laid in running bond. Use type "M" mortar and smooth tooled joints. Fill all cells. Provide 9 gauge horizontal, ladder type reinforcing steel at 16" on center (OC) vertical, or as required.

Concrete Masonry Units (CMU). Shall be in accordance with ASTM C90 or C145, Grade N, Type 1, hollow core load bearing CMU and shall have a minimum net compression strength of 1900 PSI. All concrete masonry work to be in accordance with ACI 531.1.

Mortar. Shall be type "M" or "S" in accordance with ASTM c270. Grout minimum 28 day strength shall be 2000 psi with a maximum aggregate of 3/8" and a 8" to 11" slump. Masonry to be laid in running bond with smooth tooled joints.

Grouting. Provide clean-outs at base of all masonry cells containing vertical reinforcing for inspection prior to grouting. Grout shall conform to ASTM C476 for fill cell application and shall have a minimum 28 day compressive strength of 3000 psi. Maximum aggregate size of 3/8".

Horizontal wall Reinforcement . Horizontal wall reinforcement shall be 9 gauge, ladder type "dur-o-wall" at 16" on center (OC) vertical, unless noted otherwise.

19. Reinforcing Steel. Shall be minimum ASTM A-615, Grade 40, deformed type new billet steel conforming to ACI 301, ACI 315, ACI 318 and CRSI manual of standard practice, latest editions. All reinforcement splices shall be: #5 bars 25" minimum; #7 bars 35" minimum. Concrete cover of reinforcing steel shall be as follows:
a. Footings: 3" bottom and sides, 2" top.
b. Beams: 1-1/2" bottom, sides and top.
c. Slabs on grade: 2" bottom, 1" top.
d. Others per ACI.

Anchor Bolts. Provide 5/8" GALVANIZED anchor bolts in filled cells at 48" on center maximum and at all window locations and each side of door. 2' MINIMUM FROM ALL BUILDING CORNERS.

Vapor Barrier. Provide 6-mil polyethylene vapor barrier in all crawl space areas and under all slabs, between ground and concrete.

Compressor Condenser Pad. Provide concrete slab for air conditioner compressor as required by equipment manufacturer. Coordinate placement with finish grading and site conditions.

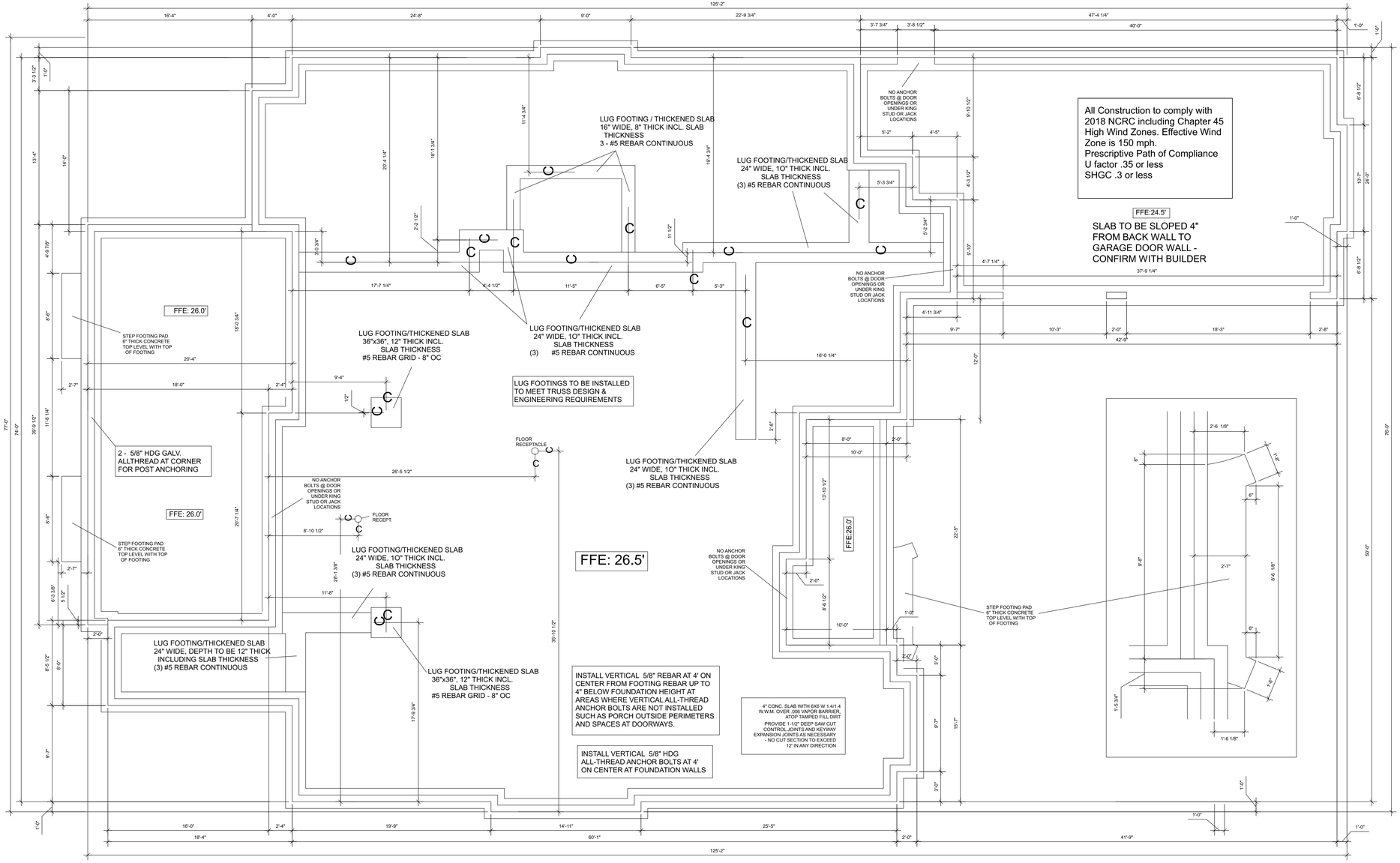
Corner Bars. Provide #5 rebar corner bars at all corners and intersections of footers, beams and walls. Each side should overlap 2'-0", with a 90 degree bend.

Control Joints. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 800 square feet and the length of that area not more than twice the width.

CONTRACTOR SHALL COORDINATE FLOOR DRAIN LOCATION, AND BE RESPONSIBLE FOR SLOPE IF REQUIRED.

SOIL GENERAL NOTES:

GENERAL CONTRACTOR RESPONSIBILITY FOR ANY SOIL TESTING, BORING, ETC. ON-SITE DIRECTED BY THE OWNER AND ARCHITECT IF REQUIRED PRIOR TO CONSTRUCTION.
ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS.
UNIFORM SOIL CONDITIONS, MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUT/FILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED W/ UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT.
THE TOP OF FOUNDATION SHALL EXTEND 8"-10" U.N.O. (SEE CIVIL) ABOVE THE ADJACENT FINISH GRADE.
ALL ORGANICS, TOP SOIL, AND SOFT CLAY TO BE REMOVED UNDER ALL FOOTING AND SLAB LOCATIONS.
ANY BACKFILL TO BE DONE WITH CLEAN SELECTED FILL COMPACTED TO A MAXIMUM 8" LAYERS TO 97% OF MAXIMUM DENSITY AND OPTIMUM MOISTURE CONTENT UNDER FOOTINGS AND MAXIMUM 6" LAYERS TO 100% OF MAXIMUM DENSITY OF OPTIMUM MOISTURE CONTENT UNDER SLABS. SOIL TESTING SHOULD BE DONE PRIOR TO THE START OF CONSTRUCTION BY A SOIL TESTING COMPANY.
ALL NEW TO EXISTING WALL CONNECTIONS SHALL HAVE A WATER TIGHT CONNECTION AND SMOOTH FINISH TRANSITION.



STRUCTURAL NOTE:

ARCHITECTURAL FOOTING DESIGNS AND CONCRETE SLAB DETAILS ARE BASED ON PRESCRIPTIVE PROVISIONS OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE (NCRBC). THE CONTRACTOR SHALL VERIFY ALL BUILDING BEARING LOADS, FIELD SOIL CONDITIONS, AND REQUIRED SOIL COMPACTION PRIOR TO COMMENCING FOUNDATION WORK. ANY VARIATION FROM ASSUMED CONDITIONS — INCLUDING BUT NOT LIMITED TO BEARING CAPACITY, FILL MATERIAL, MOISTURE CONTENT, OR COMPACTION — SHALL BE REPORTED TO THE ARCHITECT/OWNER. **A LICENSED STRUCTURAL ENGINEER SHALL PROVIDE PROJECT-SPECIFIC FOUNDATION DESIGN WHEN REQUIRED BY FIELD CONDITIONS OR WHEN PRESCRIPTIVE METHODS ARE NOT APPLICABLE.**

1 A-006 **FOUNDATION PLAN** 3/16" = 1'-0"

Sam Guidry
RA, NCARB, AIBD
1815 Carolina Beach Rd. Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY REGISTERED ARCHITECT 6174 NORTH CAROLINA WILMINGTON, NORTH CAROLINA

SIGNATURE DATE: 6.15.2026

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174 TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision II
New Hanover County, North Carolina

100% - FINAL PLAN SET

FOUNDATION PLAN

REVISIONS:	BY:
...	...

DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

Sheet No. **A-006**

Of: **FOURTEEN** SHEETS

STRUCTURE FRAMING NOTES:

WOOD TRUSSES BY A TRUSS MANUFACTURER SHALL INCLUDE, AS A MINIMUM, THE FOLLOWING DOCUMENTS: TRUSS BLOCKING REQUIREMENTS, PROCEDURES FOR INSTALLING, SECURING, BRACING, ETC., OF ALL TRUSSES.

SHOP DRAWINGS THAT INCLUDE ALLOWABLE LOADS IN LBS/ EFFECTIVE NAIL OR LBS/SQ. IN. FOR LUMBER AND PLATES USED AS ALLOWEDY ICC AND CURRENT ICC REPORT NUMBER. AND BY NCBC. STRESS REDUCTION FACTORS USED FOR PLATES, TOP AND BOTTOM CHORD DESIGN LOADS IN PLF, WIND DESIGN, HEIGHT ABOVE GROUND AND AMOUNT OF UPLIFT AT BEARING, SIZE, GAUGE, AND EXACT LOCATION BY DIMENSION OF PLATES, LUMBER SPECIES AND GRADES USED, STAMP AND SIGNATURE OF ENGINEER RESPONSIBLE FOR PREPARATION OF ALL TRUSS DESIGN AND LAYOUT.

DRAWINGS SHALL BEAR THE NAME AND TRADEMARK OF PLATE MANUFACTURER AND TRUSS MANUFACTURER AND PROJECT NAME AND LOCATION. CONCENTRATED LOAD REQUIREMENTS USED IN DESIGN SHALL BE SHOWN ON DOCUMENTS.

ALL TRUSS SHOP DRAWINGS MUST BE REVIEWED AND WRITTEN APPROVAL PROVIDED, BY ARCHITECT AND GENERAL CONTRACTOR.

SHOP DRAWINGS WILL NOT BE REVIEWED BY THE ARCHITECT AND CONTRACTOR WITHOUT THE SEAL AND SIGNATURE OF TRUSS COMPANY'S REGISTERED ENGINEER ON ALL TRUSS ENGINEERING SHEETS.
METAL GUSSET PLATE DESIGN AND MANUFACTURE SHALL BE AS APPROVED BY "THE RESEARCH COMMITTEE FOR THE ICC" AND THE TRUSS PLATE INSTITUTE'S DESIGN SPECIFICATION FOR THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES. PLATES SHALL BE GALVANIZED OR OTHERWISE PROTECTED FROM CORROSION AND HAVE THE MANUFACTURER'S NAME OR TRADEMARK VISIBLE ON ALL PLATES.

FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICC EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICC REQUIREMENTS. FABRICATION TRUSSES FROM APPROVED SHOP DRAWINGS. FABRICATION TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE FULL CONTACT AT JOINTS. EACH CHORD SECTION SHALL EXTEND THROUGH TWO PANEL POINTS BEFORE BEING SPLICED.

TRUSS FABRICATOR SHALL HAVE HIS PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MADE AVAILABLE TO OWNER UPON REQUEST.

ROOF FRAMING TO BE WOOD TRUSSES WITH ALL CONNECTIONS PROVIDED BY THE TRUSS MANUFACTURER AND WITH THE DETAILS OF CONNECTIONS. ADDITIONAL TRUSS SUPPORT REQUIREMENTS WILL BE PROVIDED BY THE TRUSS MANUFACTURER TO THE ARCHITECT AND ENGINEER.
THE BOTTOM CHORD TRUSS BRACING IS TO BE A PART OF THE MAIN TRUSS FRAMING AND PROVIDE LATERAL SUPPORT TO THE WOOD STUD WALL. BOTTOM CHORD BRACING DETAILS TO BE PROVIDED BY THE TRUSS MANUFACTURER.

TRUSS ROOF PLAN DRAWING FOR ILLUSTRATION ONLY. ALL TRUSS SHALL BE INSTALLED AND BRACED TO MANUFACTURERS DRAWINGS AND SPECIFICATION. CONTRACTOR SHALL PROVIDE ARCHITECT PRIOR TO TRUSS MANUFACTURE SHOP DRAWINGS FOR REVIEW. (THESE DOCUMENTS ARE FOR REVIEW ONLY, CONTRACT RESPONSIBLE FOR CONSTRUCTION AND INSTALLATION OF ALL PRE-MANUFACTURED TRUSS).
ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP BEARING NAME OF PROJECT, LOCATION, AND LOAD REQUIREMENTS.

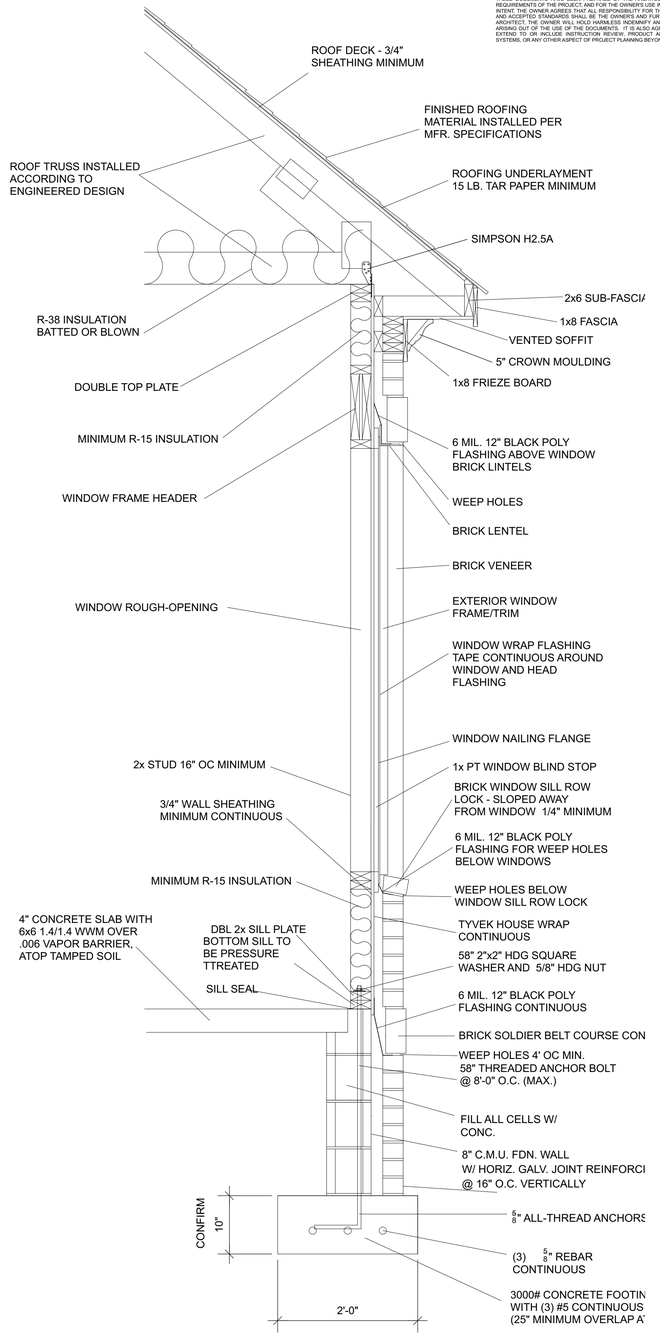
ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT APPROVAL BY THE ARCHITECT AND BUILDING DEPARTMENT. CORRECTION DETAILING SHALL BE PROVIDED BY ARCHITECT OR STRUCTURAL ENGINEER. CONTRACTOR SHALL MAINTAIN DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION BY ARCHITECT AND INSPECTION DEPARTMENT.

ALL CONNECTIONS OF RAFTERS, JACKS OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER AND REVIEWED BY ARCHITECT PRIOR TO INSTALLATION.

ALL MANUFACTURED ROOF TRUSS FRAMING @ 24" O.C. MIN. UNLESS NOTED OTHERWISE.

ALL ROOF OVERHANGS @ 2 FT. 6 INCHES UNLESS NOTED OTHERWISE.

ATTIC VENTILATION REQUIRED SEE ARCHITECTURAL PLANS FOR SIZING AND LOCATION.



STRUCTURAL NOTE:

ARCHITECTURAL FOOTING DESIGNS AND CONCRETE SLAB DETAILS ARE BASED ON PRESCRIPTIVE PROVISIONS OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE (NCRBC). THE CONTRACTOR SHALL VERIFY ALL BUILDING BEARING LOADS, FIELD SOIL CONDITIONS, AND REQUIRED SOIL COMPACTION PRIOR TO COMMENCING FOUNDATION WORK. ANY VARIATION FROM ASSUMED CONDITIONS — INCLUDING BUT NOT LIMITED TO BEARING CAPACITY, FILL MATERIAL, MOISTURE CONTENT, OR COMPACTION — SHALL BE REPORTED TO THE ARCHITECT/OWNER. **A LICENSED STRUCTURAL ENGINEER SHALL PROVIDE PROJECT-SPECIFIC FOUNDATION DESIGN WHEN REQUIRED BY FIELD CONDITIONS OR WHEN PRESCRIPTIVE METHODS ARE NOT APPLICABLE.**

1 / A-007 **TYPICAL BUILDING SECTION** 1" = 1'-0"

Sam Guidry
RA, NCARB, AIBD
1815 Carolina Beach Rd.
Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY REGISTERED ARCHITECT 6197 WILMINGTON, NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C NATIONAL COUNCIL OF BUILDING DESIGNERS CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174
TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision
New Hanover County,
North Carolina

100% - FINAL PLAN SET

TYPICAL BUILDING SECTION

REVISIONS:	BY:
...	...

DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

Sheet No.
A-007

Of: **FOURTEEN** SHEETS

Division 00 00 00. Procurement and Contracting Requirements

00 26 00 - Procurement Substitution Procedures
Contractor to investigate proposed products and determine that they are equal or superior in all respects to products specified. Coordinate installation of accepted substitutions into the Work, making such changes as may be required for the Work to be complete in all respects. Meet with clients and get change order request signed.

Division 01 00 00. General Requirements

01 50 00 - Temporary Facilities and Controls
This work shall consist of the application of temporary measures throughout the life of the project.

01 51 00 - Temporary Utilities
All connections and extensions required to provide temporary utilities shall be made by the Contractor at the Contractor's expense.

01 51 13 - Temporary Electricity
Contractor to provide and install temporary power for construction site. Connect to existing power service without disrupting local service requirements. Power feeder service characteristics shall be compatible with the service from which it is taken. Size, type and loading shall be per requirements as established by the National Electric Code (NEC). The contractor shall provide main service disconnect and over-current protection at a convenient location in accordance with the NEC. The Contractor shall provide power outlets for construction operations, with branch wiring and distribution boxes located as necessary and shall provide flexible power cords as required.
outlets
lighting.

01 51 23 - Temporary Heating, Cooling, and Ventilating
Contractor to provide and install temporary heating, cooling and ventilation for construction site. Contractor to maintain system during construction, while exercising measures to conserve energy. Ventilate enclosed areas to assist cure of materials, to dissipate humidity and to prevent accumulation of dust, fumes, vapors or gases. Supplement with temporary fan units as required to maintain clean air for construction operation.

01 51 26 - Temporary Lighting
Contractor to provide and install temporary lighting for construction site. Provide and install temporary lighting in all work areas sufficient to maintain a lighting level during working hours not less than the lighting level required by OSHA standards. As permanent lighting facilities are completed, they may be used in lieu of temporary facilities. Provide temporary lighting as required to satisfy safety and security requirements. Maintain a minimum illumination level of 30 foot-candles measured 3 ft. above floor in areas where finish trades are performing work. At exterior areas, provide 1 foot-candle of light after dark for security purposes.

01 51 33 - Temporary Telecommunications
Contractor to provide and install temporary telephone for construction site or provide all cell contact numbers to owner and Architect.

01 51 36 - Temporary Water
Contractor to provide and install temporary water for construction site. Connect to an existing water source for construction operations.

01 52 00 - Construction Facilities
Field offices and sheds shall be portable or mobile buildings, or buildings constructed with floors raised above the ground, securely fixed to foundations, with steps and landings at entrance doors. Structurally sound, secure, weather tight enclosures for office and storage spaces shall be maintained during progress of work and removed at completion of work. Size of field offices and sheds shall depend on contractors needs. Install appropriate fire extinguisher. HVAC shall be adequate to maintain comfortable conditions. At completion of work, all temporary facilities shall be removed and area restored to new condition.

01 52 19 - Sanitary Facilities
Existing facilities shall not be used. Contractor shall provide and maintain in a neat and sanitary condition such accommodations for the use of his employees as will comply with laws and regulations. Temporary toilet facilities may consist of portable toilets. Toilet facilities shall be kept supplied and clean and in sanitary condition until the completion of the work and then shall be removed from the site. Upon removal the site shall be properly cleaned and graded.

01 53 00 - Temporary Construction
The contractor shall provide and maintain for duration of work all required temporary stairs, ladders, ramps, runways and hoists for use of all trades.

01 54 00 - Construction Aides
The contractor to provide all construction aids needed during construction which shall include but not limited to; elevators, hoists, cranes, etc.

01 54 23 - Temporary Scaffolding and Platforms
The contractor shall provide and maintain for duration of work all required temporary standing scaffolding. 'Independent tied' scaffolds will normally be provided for painting, pointing or other maintenance work. 'Putlog scaffolds', used for the construction of brick walls, have only one row of standards which are usually erected some 36 in. from the face of the wall, with the boards carried on horizontal members known as 'putlogs'.

When used in new construction, the flattened ends of the putlogs are built into the bed joints as work proceeds and then withdrawn on completion, the resulting hole being pointed up.

01 55 00 - Vehicular Access and Parking
Construct and maintain temporary roads accessing public thoroughfares to serve construction area. Arrange parking areas to accommodate construction personnel. Do not allow vehicle parking on existing pavement. When site space is not adequate provide additional off-site parking.

01 56 00 - Temporary Barriers and Enclosures
The contractor shall provide barriers to prevent unauthorized entry into construction areas and to protect existing facilities and adjacent properties
demolition. Install barricades and covered walkways required by governing authorities for public right of ways. When necessary install chain link fence around job site.

01 57 00 - Temporary Controls
This work shall consist of the application of temporary measures throughout the life of the project to control erosion and siltation. Such measures shall include, but are not limited to, the use of berms, dikes, dams, sediment basins, fiber mats, silt fences, straw bales, washed gravel or crushed stone, mulch, grasses, slope drains, temporary seeding and other methods. Temporary erosion and siltation control measures as described herein, shall be applied to erodible material exposed by any activity associated with the construction and consistent with state and local control standard.

01 58 00 - Project Identification
Verify with city, county, ARB, subdivision, etc. if project signs are permitted. If permitted provide according to this specification. Within 15 days after the commencement of work, provide one project identification sign at the locations indicated. Maintain sign throughout the life of the project. On the sign, list two points of contact by name and telephone number. (No sub-contractor signs are permitted and must be removed).

01 60 00 - Product Requirements (Scope of Work)
All materials shall be installed in strict accordance with the manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product.
make the work complete and operational shall be included.

Installation and Storage - All materials, supplies and equipment shall be installed per manufacturer's recommendations and per applicable codes and requirements. Material stored on site shall be protected from damage by moisture, wind, sun, abuse or any other harmful effects.

01 64 00 - Owner-Furnished Products
Contractor is not responsible for products furnished by the owner that are damaged prior to opening or receiving. Additional work required to install owner furnished products will be charged to the owner and due upon installation.

01 70 00 - Execution and Closeout Requirements
The execution of all work shall be in strict accordance with these specifications and manufacturer's written specifications or Material's Institute Standards. Where the manufacturer's recommended details are used, the manufacturer shall be responsible for the performance of their product. All work not specifically mentioned that is required to make the work complete and operational shall be included.

Codes - Construction shall comply with all applicable national, state and local building codes. It is the responsibility of the Contractor and Owner to insure compliance with said codes and modify the specifications as needed to comply with such codes.
Measurements - The Contractor shall check and verify all dimensions and conditions before proceeding with construction. Do not scale drawings. Noted dimensions take precedence.
Workmanship - Workmanship shall conform to the best and highest standards of quality in each trade and shall include all items of fabrication, construction and installation. All work shall be completed by skilled tradesmen and mechanics. Installation of all equipment and materials shall be in strict accordance with manufacturers recommendations.
Insurance - Builders Risk Insurance shall be maintained by the contractor during the course of construction until final acceptance by the owner. All bonding and insurance requirements shall be coordinated with the Owner prior to beginning construction. All contractors shall provide and be solely responsible for necessary barricades and safety precautions, and strictly adhere to all governing codes on safety, including the OSHA Act.
Square Footage – See architectural drawings.

01 74 00 - Cleaning and Waste Management
Construction site to be in a clean and orderly condition throughout the construction process. Clean interior spaces prior to the start of finish painting and the application of other finishes. At the conclusion of construction, the project shall be properly cleaned. This should include but not be limited to; cleaning the interior and exterior glass, surfaces exposed to view, remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surface areas, sweep and mop all tiled surfaces, etc. Replace filters of operating equipment. Clean equipment and fixtures to a sanitary condition. Clean exterior such as debris from roof, gutters, landscape areas, driveways and walks, etc. Remove all waste and surplus materials.

01 76 00 - Protecting Installed Construction
Contractor to protect all installed construction. If products or materials come with a protective coating, contractor shall maintain protective coating until construction is complete. Contractor shall replace any items that become defective or damaged.

Division 02 00 00. Existing Conditions

02 00 00 - Existing Conditions
Contractor shall review construction documents and provide necessary site work, excavation and grading as required to construct said project.

02 41 00 - Demolition
Provide all labor, materials and equipment to perform the required demolition of existing pavement no longer needed for access or parking, abandoned utilities and structures which interfere with the proposed construction. When required install chain link fencing around the area of demolition work. Protect all adjacent areas not to be demolished. Remove all debris from job site before construction begins.

02 80 00 - Facility Remediation
Contractor to abate any hazardous material or substance before beginning construction. Contractor shall contract with a properly licensed and qualified hazardous material contractor.

02 81 00 - Transportation and Disposal of Hazardous Materials
Remove and dispose of any hazardous material before beginning construction. Contractor shall contract with a properly licensed and qualified hazardous material contractor.

Division 03 00 00. Concrete

03 00 00 - Concrete
Contractor shall review construction documents and provide labor and materials pertaining to concrete and foundations as required in said documents and as specified herein, while complying with all applicable building codes.

03 05 00 - Common Work Results for Concrete
All
Design" in accordance with ACI 318 "Building Code Requirements for reinforced Concrete." Concrete work shall be proportioned in accordance with ACI 301 " Specifications for Structural Concrete" and ACI 211.1 " Recommended Practice for Selecting Proportions for Normal Weight Concrete". Concrete slabs, patios, driveways, walls and foundations shall be constructed of a minimum 3000 to 3600 psi concrete, 28 day test, with a 4" minimum to 6" maximum slump maximum, air-entrained to 5 - 8%. No additional water shall be added to concrete after slump test is recorded. Concrete should be a mix of high grade Portland cement, clean sand or granular fill and washed gravel or crushed stone as coarse aggregate per ACI 530. Maximum aggregate size shall be ¾". All aggregates shall conform
exceed 1 1/2" in size. Water shall not exceed 5 1/2 gallons for each bag, unless sand is very dry. Concrete shall be mixed using an approved batch machine or mobile mixer until uniform in color and providing a 4" minimum to 6" maximum slump.

03 10 00 - Concrete Forming and Accessories
Provide all labor, materials and equipment necessary for the completion of the plain and reinforced concrete called for on the plans. Concrete when deposited shall have a temperature ranging between a minimum of 50 degrees Fahrenheit and a maximum of 90 degrees Fahrenheit.
Construction of Forms - Construct wood forms of sound material, and of the correct shape and dimensions, constructed tightly and of sufficient strength. Brace and tie the forms together. Make joints and seams mortar tight. Install leakage control materials in accordance with manufacturer's installation instructions.

Chamfered Corners - Unless otherwise noted, provide chamfered corners on all exposed corners. Provide 3/4 inch moldings in forms for all chamfering required.

Embedded Items - make provisions for sleeves, anchors, inserts, water-stops and other features.

Form Ties - Use form ties of sufficient strength and in sufficient quantities to prevent spreading of the forms. Place ties at least 1 inch away from the finished surface of the concrete. Do not use ties consisting of twisted wire loops. Leave inner rods in concrete when forms are stripped. Space all form ties equidistant and symmetrical and line up both vertically and horizontally.

Cleanouts
sections or access panels at the bottom of all forms to permit inspection and effective cleaning of loose dirt, debris and water material. Clean all forms and surfaces to receive concrete of all chips, sawdust, and other debris and thoroughly blow out with compressed air just before concrete is placed.

03 15 13 - Concrete Accessories
Provide 1/2" thick by 4" wide bituminous expansion joint material at all surfaces where slabs adjoin raised slab, crawlspace or basement stem-wall CMU or poured foundations.

03 21 00 - Reinforcing Steel
Reinforcing
All reinforcement splices shall be as follows: #5 bars 25" minimum, #7 bars 35" minimum. All rebar (reinforcing steel) shall be located 3" clear from bottom and side of footing and 2" clear from top. Locate vertical rebar (reinforcing steel) see plans. All reinforcement splices shall be in accordance with ACI 318 for "Strength Design."

All reinforcement steel shall be accurately placed, rigidly supported, and firmly tied in place with bar supports and spacers in accordance with ACI 301 and ACI 318.

03 22 00 - Welded Wire Fabric Reinforcing

Welded wire fabric shall conform to ASTM A105 and be located in the center of the depth. Install at slab on grade conditions

03 30 00 - Footings
Center all footings on walls, piers, or columns above unless otherwise noted. All footings shall rest on undisturbed virgin soil with minimum soil bearing allowable of 2500 psf, tested for 95 percent compaction, or 3/4" stone compacted in 12" lifts to 95 percent density if fill is required.

03 30 01 - Slab Foundations
Concrete floor slabs shall be constructed of 3000 psi concrete, 4" thick reinforced with 10 gauge 6" x 6" welded-wire mesh continuous and rebar (reinforcing steel) as per plans. Place slabs over well-compacted granular fill compacted in 12 inch lifts to 95 percent density per AASHTO T-180 Proctor, and a 6 mil vapor barrier. Construction or control joints shall be provided in slabs on grade so that the maximum area between joints shall be 400 sq. ft. and the length of that area is not more than twice the width. Provide smooth steel trowel finish for all interior slab areas and garage surfaces. Provide broom finish texture for all exterior slabs. Slope exterior patio
for every 1'-0" in distance. At garage slab, provide positive drainage and taper lip at garage/overhead door.

03 35 00 - Concrete Finishing
Repair of surface defects shall begin immediately after removal of form
finish for all interior slab areas and garage surfaces. Provide broom finish
slabs away from building at 1/4" of drop in elevation for every 1'-0" in distance. At garage slab, provide positive drainage and taper lip at garage/overhead door. Patch all voids and depressions exceeding 3/8 inch in any direction.

03 50 00 - Cast Decks and Underlayment
Install cementitious backer-board under ceramic tile, marble and stone finishes. Use straight edge as guide to score sheet's face with carbide tipped scoring knife and snap upward along the score line. Large cutouts use a circular saw with carbide tipped blade.

Floor Installation - Install over interior wood or concrete sub-floors
Ensure sub-floor is structurally sound. Ensure the sub-floor is not damaged. Replace any loose, warped or damaged boards. Make certain sub-floor is clean and flat. Exterior grade plywood or hardwood sub-floor should be at least 1 ¼" thick (5/8" minimum) in order to provide for a structurally solid, movement free foundation. In addition, the space between the joists should not exceed 16" on center. In any case, the maximum allowable concentrated deflection of your sub-floor may not exceed L/360 of the span. Stagger joints. Do not align with plywood joints. Never allow all four corners of sheets to meet at one point. Apply a dry set mortar or modified thinset to sub-floor per manufacturer's recommendations. Fasten backer-board sheets with proper nails or screws every 8" over the entire surface. Keep the fasteners between 3/8" and 3/4" from sheet edges and 2" in from sheet corners. Provide expansion joints where required.
Wall Installation - Ensure framing is structurally sound. Nominal 2" x 4" wood must be straight properly aligned and spaced a maximum of 16" on center. In tub and shower enclosures, ensure that the framing is adequately reinforced at the corners. Sheets may be installed vertically or horizontally. Score and snap sheets to required sizes and make necessary cut outs. All joint ends and edges must be supported by a structural framing member or added blocking. In wet areas, install a moisture barrier (such as 15 lb. Felt) between studs and backer-board. Install sheets 1/4" above floor, tub or shower pan. Fasten backer-board sheets with proper nails or screws every 8" over the entire surface. Keep the fasteners between 3/8" and 3/4" from sheet edges and 2" in from sheet corners. Set fastener heads flush with the surface, without overdriving. Provide expansion joints where required.

03 54 00 - Cast Underlayment

Sub-floor shall be structurally sound. Clean sub-floor to remove mud, oil, grease, and other contaminating factors before the installation of the underlayment. Fill cracks and voids with a quick setting patching or caulking material. Allow joints to continue at the same width. Application shall not begin until the building is enclosed, including roof, windows, doors and other fenestrations.

Gypsum Underlayment - Place gypsum cement a minimum 1 inch thick over sound deadening pad. Spread and screed gypsum cement to a smooth surface. Contractor shall provide continuous ventilation and adequate heat to rapidly remove moisture from the area until the gypsum cement is dry. Contractor shall provide mechanical ventilation if necessary. Under the above conditions, for 1 inch thick gypsum cement 7-10 days is usually adequate drying time. To test for dryness, tape a 24 inch by 24 inch (609 mm by 609 mm) section of plastic or high density rubber mat to the surface of the underlayment. After 48-72 hours, if no condensation occurs, the underlayment
days after pour.
Portland Cement Underlayment - Fill large cracks, holes and voids 36-48 hours prior to underlayment placement. Contraction and control joints must be maintained through the underlayment. Mark their location for later saw cutting. Mix primer and install per manufacturers recommendations. Apply an even coat removing any puddles. Very porous surfaces may require a second coat of primer once the first coat has dried to fully seal the floor. Allow primer to dry completely.

Keep primed surface clean and protected from abrasion.

Mix cementitious underlayment per manufacturers recommendations. Spread out using gauged spreader tool set to the desired depth. Use spiked roller to disperse air bubbles. Repeat mixing and pouring until installation is complete.

Use smoother for touchups. To avoid low spots between pours, pour into leading edge of previous pour before initial set and spread.

03 60 00 - Grouting
Concrete surfaces to receive grout shall be prepared by removing defective concrete, dirt, oil, grease and other foreign matter to achieve sound, clean concrete surfaces.

Grouting- Mix up grout per manufacturers recommendations. Use a padded grout float to spread the grout over a workable section of tile. Push the grout diagonally across the joints to force it down into the gaps. Grout all the joints except those needed to allow for expansion joints specifically along fixtures, between the floor and walls, or joints in corners in between walls. Expansion joints will be sealed with caulk after the grouting process. Once the appropriate joints are packed with grout, scrap the excess grout off the surface of the tile with the grout float. Hold the float at a sharp angle and again use diagonal strokes to keep from digging grout out of the joints. Clean up the excess grout with a damp sponge and a couple buckets of clean water. Wipe excess grout off the surface of the tiles using a clean sponge in circular strokes. Once the tile surface is clean, make another pass parallel to the grout lines to shape the grout lines in the joints. Smooth the joints down a little below the surface of the tile. Clean the remaining haze off the surface of the tile with a sponge or a soft rag. In 24 to 48 hours after the grout has hardened, caulk using a clear tub/shower caulk or one in a color that matches the grout in the areas that you allowed for your expansion joints and over joints that may crack because of movement. Specifically areas between floor tile and cabinet toekick; between floor or wall tile and bathtub or shower; between floor and wall tile; and at the inside corner where two walls meet. Fill the joints completely then smooth them out with a damp rag or appropriate tool. Caulk around plumbing valves, sinks and faucets to seal them from water penetration. Glazed ceramic tile surfaces only require grout joints to be sealed which will provide an enhanced water and mildew resistant surface. Apply a silicone or water-based grout sealer to all joints per manufacturer's recommendations a minimum of 14 days after grout has been installed.
Nonshrink Grout - Lightly roughen concrete surface for maximum bonding per manufacturer's recommendations. Cover concrete areas with protective waterproof covering until ready to place grout. Align and
until grout placement is complete and accepted. Install forms for grout
such
Place grout in accordance with the manufacturer's recommendations. Pour grout from one side only until grout rises at least one inch above the plate on opposite side or said plate. Neatly trowel edges of grout base, tapered at an angle of 60 degrees.

Division 04 00 00. Masonry

Division 04 00 00. Masonry
04 00 00 - Masonry
Contractor shall review construction documents and provide labor and materials pertaining to masonry work as required in said documents and as specified herein, while complying with all applicable building codes.

04 01 20.52 - Unit Masonry Cleaning
Dry brush masonry surface at the end of each day's work and after final pointing using wire brushes to remove mortar but exercise care not to scratch or damage work. For final cleaning, schedule at least seven days after the brick masonry is completed. Remove larger mortar particles by hand with wooden paddles and non-metallic scrape hoes or chisels. Protect metal, glass, wood, limestone and cast stone surfaces. Mask or otherwise protect windows, doors, and ornamental trim from cleaning solutions. Presoak or saturate the area to be cleaned. Flush with water from the top down. Starting at top apply the cleaning solution based on the type of brick installed. Use a long handled stiff fiber brush or other type as recommended by the cleaning solution manufacturer. Allow the solution to remain on the brick for 5 to 10 minutes. Rise thoroughly. Flush walls with large amounts of clean water from the top to bottom before they can dry.

04 05 13 - Masonry Mortaring

2500 psi. Grout shall be in accordance with ASTM C270, Type M, 2500 psi concrete using pea gravel for coarse aggregate with a maximum aggregate size of 3/8" and an 8" minimum to 11" maximum slump.
concave, flush, beaded, raked form. Mortar or grout not used within 2 1/2 hours after mixing shall not be used in masonry work. In hot weather add water as needed to supplement evaporation losses. In cold weather, when air temperatures range between 32 degrees and 40
70 degrees and 160 degrees Fahrenheit maximum. When air temperature is below 32 degrees Fahrenheit heat both the missing water and aggregate to between 70 degrees and 160 degrees Fahrenheit maximum.

Brick Mortar: specify manufacturer and color
Concrete Mortar: specify manufacturer and color

04 05 19 - Masonry Anchorage and Reinforcing
Brick Ties - Install corrugated metal, metal wire brick ties. The brick veneer must be securely attached to the existing construction.

Sam Guidry
RA, NCARB, AIBD
1815 Carolina Beach Rd. Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY
REGISTERED ARCHITECT
6962
WILMINGTON, NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174
TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

TYPICAL ARCHITECTURAL SPECIFICATIONS

REVISIONS:	BY:
...	...

DRAWN BY: SJG
START DATE: 6.10.26
FINAL DATE: 6.15.26
Sheet No.
ASP-001
Of: **FOURTEEN** SHEETS

Provide one tie for each 2 2/3 sq ft of wall area. The maximum spacing of ties, either horizontally or vertically, should not exceed 24 inches. This tie spacing applies above and below grade. The above grade spacing may be reduced to one tie for each 3 1/4 sq ft of wall area for one and two family dwellings not exceeding one story in height.

Tie Fasteners - Wood Frame - Install corrosion resistant nails to attach the corrugated metal ties to wood frame construction. The nails should penetrate at least 1 1/4" into the wood studs.
Metal - Corrosion resistant, self tapping metal screws should be used to attach metal wire ties to metal construction. Screws should penetrate at least 1/2 inch into the metal structure.
Concrete or Masonry - Install ties with lag bolts and expansion shield or masonry nails. The fasteners and anchors should be corrosion resistant. When installing a continuous steel angle it should conform to ASTM A36 and be treated to resist corrosion. Steel angles for lintels should be a minimum 1/4" thick with at least 3 inch legs.

04 05 23 - Masonry Accessories
Flashing - Flashing materials may be bituminous membranes, plastics, sheet metals or a combination of these. Continuous flashing shall be installed at the bottom of the air space. Flashing mush be at or above grade. Flashing should be installed at the heads and sills of all openings and wherever the air space is interrupted. Flashing should extend through the face of the brick veneer to form a drip edge. Where the flashing is not continuous, such as at heads and sills, the ends should be turned up approximately 1 inch.

Weepholes - Masonry weepholes, each having an area of at least 70 mm (0.1 sq.in.), are required above flashing in masonry cavity wall construction. Weepholes should be located in the head joints immediately above the flashing, and spaced at 16" on center. If open head joints are used, a 24" on center spacing is permitted; however, open joints are not recommended because the small openings are easily obstructed by mortar droppings. Open joints also permit insects to enter the building envelope.

04 20 00 - Crawlspace/Basement Foundations
Stem-walls (Foundation Walls) shall be constructed with 8" x 8" x 16" or 8" x 12" x 16" (depending on height and load requirements) CMU unless otherwise noted. Completely bed CMU with type "M" mortar. Fill all cells containing vertical rebar (reinforcing steel) with 3000 psi Concrete. Reinforce masonry walls with 9 gauge steel "H" wire truss-design masonry horizontal wall reinforcement a minimum of every third
members as recommended by manufacturer. Provide ventilation through stem-wall to crawlspace every 8'-0" of stem-wall perimeter. Provide a 24" x 48" minimum access door to crawlspace. Bond beams shall be continuous across all joints and grouted solid over a metal lath grout barrier with maximum grout lifts of 4.0 feet without clean-outs. Rod all filled cells in bond beams for proper density. See Waterproofing and Dampproofing in Division 7 for waterproofing information.

04 21 13 - Brick Masonry
Exterior finish shall be standard size brick veneer. Brick shall be placed in a running bond with joints finished to produce a concave, flush, beaded, raked form. All joints shall be uniform and 3/8 inch thick unless otherwise noted. Detailing, such as soldier courses, rowlocks, quoins, etc., and location of brick veneer shall be shown in the construction documents. Brick budget shall be determined by an allowance as stated in the Contract Documents.

Brick Veneer: specify brick manufacturer, color and type.

04 21 13.13 - Brick Veneer Masonry
Brick shall be placed in a running bond with joints finished to produce a concave, flush, beaded, raked form. All joints shall be uniform and 3/8 inch thick unless otherwise noted. Detailing, such as soldier courses, rowlocks, quoins, etc., and location of brick veneer shall be shown in the construction documents. Wall ties shall be corrosion resistant #9 gauge wire with a hook on the extended leg to engage or enclose a #9 gauge horizontal joint reinforcement wire. Joint reinforcement shall be continuous with butt splices between ties permitted. Wall ties shall be located to support no more than 2 square feet of wall area and spaced a maximum 24" on center horizontally. Provide rope wick weep-holes, spaced approximately 32 inches on center in vertical joins of first course over all counter flashing and through wall flashing on all exterior walls.

04 22 00 - Concrete Unit Masonry
Shall be in accordance with ASTM C90 or C145, 1500 psi compressive strength, grade N, Type 1, hollow core load bearing CMU and shall have a minimum net compression strength of 1900 psi. Use Grade N, type 1, specialty shapes load bearing concrete masonry units as specified. Standard width of mortar joints for both horizontal and vertical joints shall be 3/8 inch Joints shall have a full mortar coverage. Lay CMU plumb with all courses level using appropriate corner blocks at corners, window and door jambs. Reinforcing mesh shall be installed in the three courses above all openings and shall extend 3 feet 9 inches beyond each side of opening. Mesh shall be installed in every third course of all masonry unit
-bearing
.

Division 05 00 00. Metals

05 00 00 - Metals
Contractor
and materials pertaining to metal work as required in said documents and as specified herein, while complying with all applicable building codes.

05 05 23 - Metal Fastenings
Provide anchor bolts per plan requirements. For slabs, install appropriate tie downs or straps per plans.

05 10 10 - Structural Metal Framing
All structural metal for beams and plates shall be in accordance with ASTM A-36. All structural steel for steel columns shall comply with ASTM specification A-53 Grade B or A-501. Structural steel columns shall
steel details and connections shall be in accordance with the requirements of the latest AISC specifications and latest revisions. Provide all required anchor bolts, bearing plates and metal ties required by standard practice and as noted below.

Tubular Steel shall be in conformance with ASTM A500 Grade B
Steel pipe shall be in conformance with ASTM A-53, Type E or S, Grade A or B.
Cast Iron shall be in conformance with ASTM A-48, Class 30, unless otherwise noted.
Welding Electrodes shall be as permitted by AWS Code D1.0.

05 50 00 - Metal Fabrications
Install metal detailing as specified on construction documents. Install metal gates, grilles, iron work, etc. to meet all applicable building codes, with appropriate detailing and patterns as shown in construction documents. Metal shall be shop built, welded together, cleaned thoroughly and painted with two coats of an anti-rust primer. After installation, apply an additional coat and anti-rust primer in preparation for finish coats.

05 70 00 - Decorative Metal
Install ornamental metal and related components in strict accordance with manufacturer's printed installation instructions and project shop drawings. Preassemble metal systems, in easy to lift sections whenever possible. Separate aluminum which might contact concrete, masonry, or other metals, by means of asphaltic paint or other approved method to prevent electrolytic action. Adjust, level, and securely install railing system components. Immediately upon completion of installation,

clean all railing system surfaces using clean water and mild soap or detergent. Do not use abrasive agent or harsh chemicals.

Provide
installations to prevent damage during remainder of construction activities. After installation, apply an additional coat and anti-rust primer in preparation for finish coats.
Bar Grilles.
Perforated Sheet Metal Grilles.
Progressive Louvers
Radiator Covers
Equipment Plates

Division 06 00 00. Wood, Plastics, and Composites

06 00 00 - Wood, Plastics, and Composites

Contractor shall review construction documents and provide labor and materials pertaining to carpentry work as required in said documents and as specified herein, while complying with all applicable building codes.

06 10 00 - Rough Carpentry
Lumber shall be of live, sound stock and properly dried. Pressure treated lumber shall be used where any lumber shall come into contract with concrete, masonry block or soil and when using as support members for decks, porches or balconies. Lumber for use at exterior shall have a maximum 12 percent moisture content. Provide adequate bracing and shoring during the construction process. Studs and joists cut to install plumbing and/or wiring shall be reinforced by adding metal or wood structural reinforcing to strengthen member back to original capacity and maintain structural integrity. Holes bored shall not be larger than 1/3 the depth and not closer than 2" to the top or bottom of the joist.
Wood Species: #2 Southern Yellow Pine, Douglas Fir, etc.

06 11 00 - Wood Framing
Floor Framing - Information below pertains to conventional stick framing, if pre-engineered trusses are used follow manufactures guidelines for installation. Pressure treated lumber shall be used where any lumber shall come into contact with concrete, masonry block, roof curbing or roof blocking.
Girders: Install girders in pockets formed in the foundation or on top of the sill plate. The pocket should allow a minimum of 1/2" on both sides for circulation.
Girders: laminated veneer lumber, glue-lam beams, or steel beams. See structural.
Sills: Install single 2"x 6", or double 2"x 6" solid pressure treated lumber
bolts. See structural.
Floor Joists: Space floor joists 16" on center (OC) depending on type of construction, load bearing and spanning capabilities of wood species. Joists shall rest on a minimum 1 1/2" of bearing wood or 3" of masonry. Cut joists flush with the outside edge of sill. If joists are lapped over girder, the minimum amount of lap is 4" and maximum overhang is 12". Do not lap at wood I-beams. Joists shall be installed so that the end of the sub-floor sheets fall directly on the center
8d or 10d nail on each side. Nails shall be at least 1 1/2" from ends. Wood cross bridging shall be at least nominal 1" x 3" lumber with two 6d nails at each end. Install one row of bridging for 12'-0" spans and less, over 12'-0" spans install two rows of bridging.

Floor Joists: Wood trusses, at 16"on center (OC). See structural
Exterior Walls - All exterior walls shall be constructed with 2"x 6" wood studs at 16"on center (OC), with single bottom plates and double top plates throughout. Provide solid blocking at mid-height of all walls. For exterior corner joints, install (3) 2"x 6"'s nailed together. Where interior partitions meet exterior walls, install 2 studs fastened together with 2"x 6" blocks approximately one foot long. One block is placed at the bottom, one at the top and one about center of the studs.
2"x 6" studs placed 16"on center (OC) - typical
For
fastened securely together.) At window sills, provide a single piece of 2"x 6" lumber. Provide double jacks or liners for openings 6'-0"wide or greater, unless otherwise noted. Provide ½" plywood sheathing at entire exterior wall for shear wall strength and stiffness.

Fascia and Soffit - Provide and install fascia and soffit. See construction documents for complete architectural details. For soffit install louvered or continuous screen soffit vents as required by applicable building codes and roofing manufactures guidelines for ventilation.
Interior Walls
All interior walls shall be wood studs, with single bottom plates and double top plates throughout. Provide solid blocking at mid-height of all walls which exceed 9'-0" in height.
Ceiling Joists: The size of ceiling joists are determined by span, load and the kind and grade of lumber. (See architectural and structural drawings). At openings in ceilings, double joists for structural rigidity.
Roof Framing: Pre-manufactured wood truss at 24" o.c. (See structural).
Roof Decking - Provide and install 5/8" exterior sheathing of APA rated and code certified CDX plywood panels. Sheathing shall be installed with the face grain running across the rafters, vertical joints staggered. Nails shall be ring-shank nails, (See structural for spacing requirements). Install with plywood "H" clips between each piece of decking, every 48". Install one layer of moisture barrier 30# felt, overlapped a minimum of 6". (See architectural for additional requirements).
Decks, Porches, Balconies - Exterior grade treated lumber shall be used for exterior decks, porches or balconies. Provide and install galvanized joist hangers to connect floor joists to the main structure.

All handrails shall be constructed so as to prevent passage of a 4" sphere. Provide handrail and detailing as shown in construction documents.
Stain and seal wood a minimum of 6 months after installation to allow for proper curing.

06 16 00 - Sheathing
Install one layer of approved moisture barrier overlapped a minimum of 6". (See architectural). Provide and install exterior sheathing of ½" rated plywood panels. (See architectural).

06 16 23 - Subflooring
3/4" tongue and groove plywood sub-floor shall be installed with both nails and approved sub-floor adhesive. Stagger joints a minimum 2 stud spaces. For attic access, install necessary plywood walkways to meet applicable building codes.

06 18 13 - Glued-Laminated Beams
For large spans, structural laminated beams will be required as set forth in the construction documents or by applicable building codes. Laminated timber is hereby defined to include engineered stress-rated products of wood members fabricated from 1" to 2" nominal thickness lumber glued face to face to a depth of four laminations or more.
Glue-lam Beams shall have a minimum bending design values (Fb) of 2400 psi and a modulus of elasticity of 1,800,000. Install with crown up.
Micro-Lam Lumber shall have a minimum bending design values (Fb) of 2,800 psi and a modulus of elasticity of 2,000,000 psi.
Parallam Beams shall have a minimum bending design values (Fb) 2900 psi and a modulus of elasticity of 2,000,000 psi.

06 20 00 - Finish Carpentry
All architectural trim and woodwork shall be No. 1 grade material suitable for appropriate finishes. Wood that will be stained shall be clear of knots with concealed joints.

06 22 00 - Millwork
Moisture content for interior woodwork shall be 8-10 percent to reduce excess shrinking. Provide and install interior wood trim as shown in construction documents. Install quarter round molding between hardwood floor, ceramic tile or other hard surface material and baseboard trim.

06 40 00 - Architectural Woodwork
Provide and install custom woodwork as described on construction documents.

06 43 00 - Wood Stairs and Railings
Heights of treads, lengths of risers and overall width of stairs shall comply with applicable building codes.
Stair treads shall be constructed of 5/4" thick Oak lumber, risers shall be constructed of 3/4" finish grade lumber, structural stair stringers shall be constructed of 2"x12"s. Glue and nail stair assembly together. Provide and install detailing as shown in construction documents.

06 60 00 - Plastic Fabrications
Provide and install plastic fabrications as specified on construction documents. Install to meet all applicable building codes, with appropriate detailing and patterns as shown in construction documents.

Plastic fabrications shall be shop built, attached together, cleaned thoroughly and painted with two coats of a primer. After installation, apply an additional coat and primer in preparation for finish coats.

Division 07 00 00. Thermal and Moisture Protection

07 00 00 - Thermal and Moisture Protection
Contractor
and materials pertaining to thermal and moisture protection work as required in said documents and as specified herein, while complying with all applicable building codes.

07 10 00 - Dampproofing and Waterproofing
All joints and penetrations in walls, floors, and roofs shall be made watertight using approved methods and materials. Waterproofing and dampproofing recommendations contained herein are minimum, check with local code officials for additional requirements.
Slab Foundations - Install a minimum (6 mil) polyethylene vapor barrier in all slabs, directly underneath concrete. Lap joints not less than 12 inches and tape and seal in accordance with manufacturers guidelines.
Crawlspace Foundations - Install a minimum (4 mil) polyethylene vapor barrier in all crawlspace areas. Lap joints not less than 12 inches and seal in accordance with manufacturers guidelines.

07 13 13 - Felt
On all roof surfaces install a minimum 30 # asphalt impregnated rooting felt. For roofs that are steeper than a 6:12 pitch use a single layer of felt. For roofs with less than a 6:12 pitch install a double layer of felt and overlap a minimum of 18". Overlap felt a minimum of 4" vertically and 12" horizontally. Continue felt 6" up all vertical surfaces and 4" over gutter and valley metal. Fasten all edges with large headed galvanized nails on 6" centers. Lay courses parallel with eaves. Do not stretch courses. (See architectural for additional requirements).

07 20 00 - Thermal Protection
Effective R values shall be in accordance with local and state energy codes. Floor, walls and ceilings insulation shall be constructed with: batt, or reflective foil, insulation.
All plumbing chases in interior and exterior walls shall be insulated with batt insulation for sound attenuation.

Exterior Walls - Wall insulation shall be 3 1/2" batt with an R value of 13 (5 1/2"= R-19).
Interior Walls - Install 3 1/2", R-11 (5 1/2"= R-19) sound attenuation batt insulation around baths, laundry rooms and otherwise specified for sound attenuation. (See architectural for additional requirements).
Floors - Between crawlspace and first floor, install 3 1/2" batt insulation with an R value of 13 (5 1/2"= R-19).
Install 3 1/2" batt insulation in floor system between first and second floor to provide an R value of 13 (5 1/2"= R-19) for sound attenuation. ((ee architectural for additional requirements an locations).
Ceilings - Attic insulation shall be batt with an R value of 38 if blown (15"=R-38) thick with loose fill blown fiberglass insulation.

07 30 00 - Steep Slope Roofing
Provide and install roof system in accordance with all applicable building codes and manufacturers guidelines. Do not start installation until other trades requiring traffic on roof have completed their work. Do not start installation until vent pipes and other projections through roofs and flashing materials are in place. Main roof slope shall be as indicated on drawings.
Installation - Snap chalk lines parallel to eave line. Set out as shown in applicable manufacturer Installation Guide detailing roof layout and coursing.
Installation - Snap chalk lines parallel to eave line. Set out as shown in applicable manufacturer Installation Guide detailing roof layout and coursing.

07 40 00 - Roofing
Install 30 year warranty 5V crimp metal roof system with fasteners as shown on construction documents. Minimum recommended pitch is a 3:12 slope. Support roof system with joist/rafter system or pre-engineered truss system to meet dead and live load requirements as specified by manufacturer.

07 46 00 - Siding
Provide and install siding exterior in accordance with applicable building codes and manufacturers guidelines.

07 60 00 - Flashing and Sheet Metal
Install appropriate flashing at all joints of chimneys, dormers, walls, vent pipes and other connection points to prevent the infiltration of water. Flashing shall be assembled of 26 gauge minimum, corrosion resistant sheet metal. Valleys shall be wrapped with 20" wide flashing and extend 10" in each direction from center-line of valley. Use 4"wide x 4"high x 10'long metal flashing between wall siding and roof surfaces and step flashing between masonry and roof surfaces. Keep flashing concealed except where exposed on vertical surfaces or counter flashing. If copper is used, install 16 ounce hard copper.

07 71 23 - Manufactured Gutters and Downspouts
Install 5" wide metal gutters and 4", downspouts. Attach every 2'-6" on center (OC) with straps and/or fasteners. Metal should be 25 gauge aluminum. (See architectural if required for location of downspouts).

07 72 00 - Roof Accessories
Vents - Proper roof ventilation requires a minimum 1 sq inch of vent area for every 2.08 square feet of attic floor area. Provide a minimum of 144 square inches of free air ventilation for every 300 square feet of attic floor area. 50% of the roof ventilation should be located adjacent the roof peak with the other 50% located in the soffit area under the eaves to provide natural convection throughout the attic area. Check ventilation requirements with roof system manufacturer.
Soffit Vents - Install perforated aluminum continuous metal soffit vents.
Ridge Vents - Install metal vents at top of ridge for the removal of heated attic air. See construction documents for location.

07 92 00 - Joint Sealants
Use a 50 year warranty silicon based caulk at high expansion/ compression areas, such as around chimneys, tile, ceramic, and around enamel and pre-fabricated tubs and showers. For exterior windows, door frames, interior trim, woodwork and other paintable surfaces use a clear, colored Latex based caulk. Color shall match wood stain or paint.

Division 08 00 00. Openings

08 00 00 - Openings
Contractor
and materials pertaining to the doors and windows as required in said documents and as specified herein, while complying with all applicable building codes. In all sleeping areas provide an operable egress standard window or door directly to exterior.

08 11 01 - Exterior Doors
All exterior doors shall be solid core, insulated and swing inside with weather-tight thresholds. Install weather-stripping around all doors.
Front Door - Wood door with insulated glass, and grills. Provide necessary

Standard Exterior Door - Fiberglass insulated six-panel 1 3/4" thick, with full weather-stripping and metal threshold. Provide necessary hardware per door schedule. (See architectural drawings).

08 14 00 - Interior Doors
Interior doors shall be pre-hung split-jamb units, including casing on both
finger joint for paint finish or clear/concealed joint for stain finish. (See architectural drawings).
Standard Interior Door - Provide necessary hardware per door schedule.

Pocket Doors - Wood door installed into wall as per manufacturer instructions. Provide necessary hardware as per manufacturer recommendations. (See architectural drawings).
Sliding Doors - Wood doors installed sliding mechanism as per manufacturer instructions. Provide necessary hardware as per manufacturer recommendations.
Interior Door Frames - Install pre-hung split-jamb units with interior casing, WM 445, 11/16" x 3 1/4" finger joint for paint finish or clear/ concealed joint for stain finish

08 31 00 - Attic Access Door
Install a 24"w x 24"d wood or metal access door as shown on construction documents. Trim opening with appropriate window casing to match interior trim. Confirm size of opening meets local building codes for attic access.

08 50 00 - Windows
Confirm that openings are compliant with all applicable building codes concerning egress, lighting and ventilation requirements. Temper all glass located within 2'-0" from exterior doors, all glass in doors and above tub enclosures. Provide and install necessary windows and appropriate hardware to operate and lock windows. Bedroom windows shall comply with Code requirements for emergency escape with appropriate egress hardware. Minimum net clear opening shall be 5.7 sq.ft., minimum net clear width shall be 20", minimum net clear height shall be 22" and sill height shall not exceed 24" above floor. Consult window and glazing schedule. (See architectural drawings).
08 51 66 - Metal Window Screens
Exterior frames shall be a silver metal finish with joints welded and sanded smooth. Wire mesh shall be stainless steel. Screens will be installed for easy removal as recommended by manufacturer's guidelines.

08 71 00 - Door Hardware
Finish hardware shall include keyed deadbolt locksets at all exterior doors. Interior doors shall be a combination of privacy and passage locks. Hardware shall be as per allowance. All exterior locksets shall be keyed the same.

08 71 01 - Door Hardware - Thresholds
Provide and install brushed aluminum, thresholds and appropriate door sweeps at exterior doors.

08 75 00 - Window Hardware
Finish hardware shall include locksets at all exterior windows. Install as specified by manufacturer.

08 80 00 - Glazing
Install glazing as specified on construction documents per manufacturers recommendations.

08 83 00 - Mirrors
Install mirrors as noted in construction documents. Install with silicon sealant and spacer strips per manufacturers recommendations.

Sam Guidry
RA, NCARB, AIBD

1815 Carolina Beach Rd.
Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY
REGISTERED ARCHITECT
WILMINGTON, NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174
TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

TYPICAL ARCHITECTURAL SPECIFICATIONS

REVISIONS:	BY:
...	...

DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

Sheet No.
ASP-002

Of: **FOURTEEN** SHEETS

Sam Guidry
RA, NCARB, AIBD

1815 Carolina Beach Rd.
Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SIGNATURE DATE:
6.15.2026

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174
TM

Division 09 00 00. Finishes

09 00 00 - Finishes
Contractor shall review construction documents and provide labor and materials pertaining to the finishes as required in said documents and as specified herein, while complying with all applicable building codes.

09 29 00 - Gypsum Board
Gypsum board must be held firmly against the framing while fastening to avoid later movement of gypsum board on the shank of the nails or screws.
Nails or Screws: Nails and screws shall be a minimum 3/8" and a maximum of 1/2" from edges and ends of wallboard and the heads shall be seated slightly below the surface without breaking the paper. Nails shall be spaced not to exceed 7" on ceilings or 8" on sidewalls. Head diameter shall be a nominal 1/4" with the length 1 1/2" to penetrate a minimum of 7/8" into nailing member. Nails shall meet the minimum requirements of ASTM C514 and may include coated, etched treated or annular ring shanks to improve withdrawal resistance. Drywall screws shall meet the minimum requirements of ASTM C1002. Bugle-shaped heads shall be 0.315" in nominal diameter and contain a No. 2 Phillips driving recess. Type "W" screws are designed for easier fastening in wood.
Joints: At gypsum wallboard joints install a 2" strong, cross threaded tape with a cross tensile strength of 45 lbs per lineal inch. Press a strong, good quality tape firmly onto sheathing joints and around openings, imbedded in joint cement. At corners and angles, install metal corner beads as specified by manufacturer. If corners are rounded, install corner reinforcement as required. Spread gypsum wallboard mud at all tape joints, corner beads, nails and screw penetrations and where a smooth surface is needed. Apply second coat of wallboard mud after a minimum 24 hours. After drying (minimum 48 hours), sand all joints and other areas to a smooth consistent surface.
Interior Walls: Sheath walls and ceilings with 1/2" gypsum wallboard, either vertically with long edges parallel to framing, or horizontally with long
1/2" x 4' x , 8', 9', 10' or 12' foot lengths to all wall surfaces. Offset joints between layers at least 10".
Ceilings: Apply a single layer of 5/8" gypsum wallboard across the supports and fasten with nails or screws. Offset joints between layers at least 10". Nails are spaced 6"on center (OC) with 1 1/4" heads. Screws are spaced 12" on center (OC). Ceiling finish shall be smooth, stippled, blown, etc.
Fire-Rated Gypsum Wallboard: In garages, around gas water heaters and as required by applicable building codes, install 5/8" Type "X" fire-rated gypsum wallboard. Nails shall be 1 3/4" long, spaced a maximum
(OC) in the field of the board.
Water Resistant Gypsum Wallboard: Around showers, tubs, whirlpools, or as required by applicable building codes, install 1/2" water resistant drywall.

09 30 00 - Tiling
Tile
applicable building codes and owner requirements. Contractor shall properly clean all surfaces to be covered and install appropriate underlayment per manufacturers recommendations. Installation should be carried out with a slow setting cement adhesive, well mixed per manufacturer recommendations. Grouting of control joints can be executed either with cement based grout or with resin based organic materials.
Thresholds: Install marble, thresholds between rooms at door openings.

09 50 00 - Ceilings
Ceilings shall have a smooth, finish. See Construction Documents for information on the construction of the Ceiling details.

09 60 00 - Flooring
Contractor shall properly clean all surfaces to be covered and install appropriate underlayment or preparation per manufacturers recommendations. See above for tile and stone floor specifications.

09 64 00 - Wood Flooring
Install a single layer of 15 lb felt vapor barrier between sub-floor decking and hardwood floors. When installing hardwoods over a concrete
mil polyethylene. Along walls and permanent objects, install a 1" quarter round molding to conceal expansion area.
Pre-finished : Wood flooring shall be tongue and groove construction and true square edged for a flat smooth surface. Wood flooring can be fastened with appropriate nails, staples or glue. Check specific manufacturer's recommendations.
Unfinished: Wood flooring shall be tongue and groove construction, 3/8"thick x 2 1/4"wide, random lengths with true square edge for a flat smooth surface. Adhesive shall be used for pre-finished 3/8" plank. Adhesive for end fastening 3/4" random planks shall be as recommend by manufacturer. Use 2" barbed fasteners of approved staples for installing plank or strip flooring. After a minimum of 48 hours, sand and finish, using a stain coat and a minimum three coats of polyurethane.

09 65 00 - Resilient Flooring
Install appropriate underlayment for all surfaces as described below or required by manufacturer. Properly clean and fill all surfaces leaving installation area smooth and free of foreign material. Cracks and expansion joints should be smooth and level. Wood sub-floors must be solid, free from movement and have a minimum of 18" of well ventilated
back of vinyl flooring for the direction of installation.
Sheet Vinyl: Install 6'-0"wide, 9'-0"wide or 12'-0"wide sheet vinyl as indicated per construction documents. Use appropriate adhesive material or installation method guidelines per manufacturers recommendations.
Square Vinyl: Install 12"wide x 12"long vinyl tiles as indicated per construction documents. Use appropriate adhesive material or installation method guidelines per manufacturers recommendations.

09 68 00 - Carpeting
Inspect all sub-flooring to insure a clean, dry and secure surface before installation. If filling compound is needed for floor leveling, a latex based sub-floor filler will be used.
Padding: Cushion padding shall be 1/2" thick, residential grade installed in the longest possible lengths. Cushion seams shall not be located directly under carpet seams, and when possible shall be oriented at right angles to carpet seams. All padding shall be smooth, flat and secure with seams tightly butted and taped.
Installation: Carpet shall be installed to produce a tight, smooth, secure and uniform surface as indicated per construction documents and finish schedules. In areas where more than one width of carpet is required, precut the carpet to the proper length allowing for flash up at walls and through doorways. Position first two pieces of carpet, and cut seams by row cutting and trace cutting for the second piece in a manner that will produce a tight, uniform seam requiring a minimum amount of adjusting with a knee kicker.
Seams: Carpet seams shall be secured by a non-releasable backed low profile hot melt seaming tape per carpet manufacturers recommendations.

09 70 00 - Wall Finishes
Walls shall be clean and free of defects such as cracks or unfinished joints prior to installation of wall finishes. If mildew is evident, mildew must
mildew growth.

09 91 13 - Exterior Painting
All nail heads shall be set below the surface and finished smooth. If mildew is evident, the mildew must be removed and surface treated to inhibit
coat
backside, edges and ends of lumber and siding prior to construction. When staining, pre-prime with the same product as specified for the final coat. Sand and putty wood surface smooth before finish is applied. Surfaces shall be sanded before each finish layer is applied.
Paint/Stain - Prime wood surfaces including faces, edges and ends before installation. After installation, apply at least one coat of wood primer and two coats of finish paint.

09 91 23 - Interior Painting
All nail heads shall be set below the surface and finished smooth. Joints should be taped and covered with a suitable drywall joint compound.
smooth and dust well before priming. Interior walls shall receive a primer coat and two coats of flat or semi-gloss paint. Surfaces shall be sanded before each finish layer is applied.

09 93 00 - Interior Wood
Wood surfaces shall be sanded smooth before finish is applied.
Putty areas with a wood based filler where nails or other defects appear in the surface.
Paint/Stain - Prime wood surfaces including faces, edges and ends before installation. After installation, apply at least one coat of wood primer and two coats of finish paint. Surfaces shall be sanded before each finish layer is applied.

09 97 13 - Galvanized Metal
Before applying a finish, remove dirt, oil, grease and other loose particles. Wash with solvent. If rusted, wire brush or sand clean.

09 97 14 - Steel and Iron
Remove all weld splatter. Grind all edges, projection, sharp corners and welds to a smooth, round contour. Abrasive/sand blast steel and iron surfaces. In areas where blasting is not feasible use power cleaning tool. Remove dust and sand from the surfaces after sand blasting by brushing and vacuum cleaning.
Apply the prime coat as soon as possible after the preparation is complete and before the dew point is reached. All surfaces blasted and power-tooled in one day shall be coated on the same day.
09 97 23 - Concrete and Masonry Coatings
Allow masonry, concrete and stucco to age at least one month before cleaning or applying a finish. Remove dirt, grease, loose particles, etc. Where efflorescence has occurred, wash with a 10% muriatic solution, rinse thoroughly with clean water and allow to thoroughly dry at least one week before painting or sealing.

Division 10 00 00. Specialities

10 00 00 – Specialties
Contractor shall review construction documents and provide labor and materials pertaining to the specialties as required in said documents and as specified herein, while complying with all applicable building codes.

10 28 16 - Bath Accessories
Contractor shall install toilet paper rolls, 18" towel bars and soap dispensers in all 1/2 baths. In full baths, add an additional 24" towel bar. Install toilet paper rolls 15" Above Finished Floor (AFF).

10 28 19 - Tub and Shower Doors
Shower doors shall be constructed of tempered safety glass with all exposed edges polished and rounded. Swinging doors shall have vinyl seal at both the latch jamb and hinge jamb side of door.

10 28 23 - Laundry Accessories
Contractor shall install Built in Ironing Board, Shelving, Clothes Drying Rack in Laundry Room. The design drawings shall locate the equipment and identify any wall support requirements associated with installation.

10 30 00 - Fireplaces and Stoves
Pre-fabricated fireplaces shall be U.L. approved and installed per manufacturer's specifications. Install pre-fabricated fireplace unit. (See architectural drawings).

10 31 13 - Manufactured Fireplace Chimneys
Chimneys for prefabricated fireplace units shall be lined with insulated metal flue as specified by manufacturer.
Chimney and Flue - Top of Chimney shall be located 2'-0" taller in elevation than any point within 10'-0". Flues shall be U.L. approved and installed as per manufacturers instructions. If multiple flues are used in the same chimney chase, an unequal projection or height of flue above the stack shall be used to safeguard against smoke exiting one flue and entering another.

10 57 00 - Wardrobe and Closet Specialties
Install shelving as indicated on construction documents for all closets, storage areas and pantries. Metal shelving shall be fabricated of heavy-gauge vinyl coated welded steel rod with deck rod spacing having a maximum distance of 1". Provide supports every 3'-6"maximum on center (OC)

Division 11 00 00. Equipment

11 00 00 - Equipment
Contractor shall review construction documents and provide labor and materials pertaining to the equipment as required in said documents and as specified herein, while complying with all applicable building codes.

11 31 00 - Residential Appliances
Install appliances as shown on construction documents, including all venting and supply requirements per manufacturers recommendations. See electrical specifications for wiring information. (See architectural drawings).

11 33 00 - Retractable Stairs
Install a wood 30"wide x 54"long x 9'-0"high pull-down stair system as shown on construction documents. Trim opening with appropriate window casing to match interior trim. Confirm size of opening meets local building codes for attic access. Provide appropriate pull string or chain for access.

Division 12 00 00. Furnishings

12 00 00 - Furnishings
All furnishings provided by the Contractor shall be incorporated in the Architect's Contract Documents or Construction Documents. Unless specifically directed otherwise by the Project Manager, the Designer shall incorporate the following furnishings in the Contract Documents, to be provided by

Contractor 12 30 00 - Casework

Install pre-fabricated or custom cabinetry as specified in construction documents. Dimensions of base
cabinets shall be: 24"deep x 36"high. Dimensions of overhead cabinets shall be: 12"deep x 42"high. Provide concealed or decorative hinges and cabinet hardware as specified in finish schedules.

12 36 00 - Countertops
Solid Surface, counter tops shall be provided and installed per construction documents and finish schedules. Counter surfaces shall be glued onto 3/4" plywood or appropriate substrate as recommended by manufacturer. Edges shall be installed per construction documents and finish schedules. Provide minimum 4" backsplash between counter and wall. See tile section for further specifications pertaining to ceramic or stone counter-tops.

Division 13 00 00. Special Construction - N/A
Division 15 00 00. Mechanical

15 00 00 - Mechanical
Contractor shall review construction documents and provide labor and materials pertaining to the mechanical systems as required in said documents
applicable building codes.

Division 21 00 00. Fire Suppression - N/A
Division 22 00 00. Plumbing

22 00 00 - Plumbing
Plumbing shall be a fully operational system of hot and cold water. Provide and install all piping, soil, vents, drains, sewage removal and water supply systems to connect with appropriate water and sewage systems. Provide and install appropriate insulation around piping. All permits and inspections are to be obtained by contractor as required by local building codes and the Uniform Plumbing Code.

Sewer and Waste Piping - Drainage system shall be Schedule 40 PVC pipe, or cast iron. All connections shall have PVC cement or appropriate joint compound and assembled tight for no leakage. Condensate drains shall be constructed of Schedule 40 PVC. Valves shall be Milwaukee Brand or equal. Building sewer shall be approved Schedule 40 PVC pipe. Connection to public sewer system shall comply with all local requirements. Caulk joints or provide neoprene gaskets for all sewer lines. Pitch shall be a minimum 1/8" per foot for soil lines larger than 3" diameter and a minimum of 1/4" per foot for soil lines 3" diameter or less. Insulate all interior drain/waste piping with batt insulation for sound attenuation.
Clay pipes may be used for decorative drainage in yards.
Water Pipes - From the meter to the building, install 1.5" supply water lines. Use 1/2",3/4" minimum lines from supply lines to each plumbing fixture as required. At water heaters and hose bibs install a minimum 3/4" pipe. From water heater install 3/4"-1" pipe to each room with branches to fixtures as described above. Fittings shall be wrought copper, soldered with 95-5 solder and suitable flux. Use polished chrome adjustable brass P-traps with wall escutcheons at all exposed locations.
Provide shut-off valves at sinks, toilets, water heater and other fixtures as required. Test all pipes under 100 lbs pressure per building code requirements.
Waste Drainage - Install sewage clean-out at the end of each horizontal drainage run and every 100 feet per building code requirements. Vents shall be installed throughout plumbing connections
through the roof. Check with local building code officials for specific venting requirements.
Water Heater - Install two 40 gallon water heaters per construction documents. Water heaters shall have appropriate safety valves, back flow preventers, pressure relief valves and drain assemblies. Follow manufacturer recommendations and building code requirements for installation and use.

22 40 00 - Plumbing Fixtures
Provide necessary piping, water and drains for plumbing fixtures as shown on the construction documents. Fixtures allowances are listed in Contract Documents.

Division 23 00 00. Heating, Ventilating, and Air Conditioning (HVAC)

23 09 00 - Instrumentation and Control for HVAC

Install Pneumatic/Digital control systems. Zone rooms together as specified by drawings or electrical contractor. The location of controls shall be coordinated to avoid conflicts with furnishings or uses for the rooms in which controls are located.

23 31 00 - HVAC Ducts and Casings
Layouts for vents and diffusers shall be based per construction documents.

23 70 00 - Central HVAC Equipment
HVAC shall be a fully operational engineered system designed to meet local weather conditions and building requirements. All permits and inspections shall be obtained by contractor as required by applicable building codes.

23 70 01 - Air-conditioning Unit
HVAC units shall total a high efficiency requirement base on energy code requirements.
The system will contain a concrete pad for the condenser, power disconnects, condensate drains, air

distribution ducts, diffusers and thermostats. Each floor level shall have a separate system.
Central units for air conditioning or ventilation shall be arranged so that airflow is as direct as possible. Coordinate location of return air unit with contractor.

23 70 02 - Electric Heat Pump Systems
HVAC unit(s) shall total a high efficiency requirement base on energy code requirements. The system will contain a concrete pad for the condenser, power disconnects, condensate drains, air distribution ducts, diffusers and thermostats. Each floor level shall have a separate system.

Division 26 00 00. Electrical

26 00 00 - Electrical
Contractor shall review construction documents and provide labor and materials pertaining to the electrical system as required in construction documents and as specified herein, while complying with all applicable building codes, local utility requirements and building restrictions.

26 05 00 - Common Work Results for Electrical
From electrical meter box, install above or below ground wiring to building. Raceways to be buried shall be PVC #2 Plastic Electrical conduit. Where permitted by code, non-metallic sheathed cable may be used. Type THW or THWN 600 volt insulation conductors shall be used, minimum wire size shall be #12. Aluminum wire shall not be permitted. Wiring shall connect into metal recessed electrical panel, as shown on construction documents. Electrical service shall be rated at 200 amps. Wiring from the outside meter box shall be SE cable.

26 05 19 - Conductors and Cables
Provide and install necessary circuits and breakers for appliances as stated in manufacturer's recommendations per applicable building code requirements.
Branch circuits shall be wired with No. 12 gauge wire.
Install GFI circuits with No. 12 gauge wire in all wet areas, baths and exterior outlets.
Appliance circuits shall be installed as follows per applicable building code requirements.
Range: No. 6 gauge wire Dryer: No. 10 gauge wire
Disposal: No. 6 gauge wire Dishwasher: No. 12 gauge wire
For furnace, heat pump, water pump and air conditioning units, install 10 gauge wire per applicable building code requirements.

26 24 00 - Switchboards and Panelboards
Panelboards shall be Square "D", G.E. or ITE. Provide typewritten directory of circuits mounted in box. Use dead front panelboards with one-piece cabinets constructed from code gauge steel, finished with rust inhibiting primer and baked enamel finish and manufacturer's standard color.. Use factory assembled panelboards with amp rating units indicated. Provide spare units and blank spaces as indicated.

26 27 26 - Wiring Devices
Install
construction documents and finish schedules. For exterior receptacles install gray cover plates. When two or more switches or receptacles are located together, gang with one common faceplate. If they cannot be ganged, install with a minimum distance between units. Install all receptacles at 18"on center (OC) above finished floor (AFF), unless otherwise noted. At counters, locate receptacles at 44"on center (OC), above finished floor (AFF). Install switches at 48"on center (OC) above finished floor (AFF). Locate light switch cover plates 6" from frame of door or corner of wall. Switches shall be: Toggle.

26 50 00 - Lighting
Provide necessary circuits and wiring for light fixtures as listed below. All lighting shall be switched as noted on construction documents. For exact locations of fixtures, see construction documents and finish schedules. Fixture allowances are listed in Contract Documents.

Special Items - Provide necessary receptacle requirements and wiring for additional items as listed below. Locate as shown on construction documents.
Bath Vent Fans - install in all bathrooms.
Thermostat - install for each HVAC unit.
Smoke Detectors - install per code at bedrooms and kitchen.
Doorbells - located in adjacent front, rear and garage entry doors.
Telephone outlets - located in great room, kitchen, study, all bedrooms, etc
Cable
etc
Specialty Appliances - appropriate wiring
Computer equipment - isolated circuits or internet and network wiring access
Garage Door/ Overhead Door opener - locate ceiling hook-up and push button at door.
Security System - pre-wire for security system.
Attic Fan - specify quantity. See roof plan for location.

Division 28 00 00. Electronic Safety and Security

28 30 00 - Detection and Alarm
Install an intrusion detection alarm system which detects entry into the room/building and which broadcasts a local alarm of sufficient volume to cause an illegal entrant to abandon a burglary attempt. Intrusion detectors must have the following essential features.
An internal, automatic charging DC standby power supply and a primary AC power operations.

A remote, key operated activation/deactivation switch installed inside the residence/office and adjacent to the entrance door frame and/or a central alarm ON-OFF control in the Police office.
An automatic reset capability following an intrusion detection.
A local alarm level of 80 dB (min) to 90 dB (max) within the configuration of the protected area.
An integral capability for the attachment of wiring for remote alarm and intrusion indicator equipment (visual or audio). See installation notes below.

A low nuisance alarm susceptibility.

28 31 46 - Smoke Detection Sensors
Install at least one smoke alarm on every floor of a structure (including the basement) and outside each sleeping area. Smoke alarms are required in all sleeping rooms, according to the NFPA 72, National Fire Alarm Code®. Mount the smoke alarms on ceilings or high on walls. Ceiling-mounted alarms should be installed at least four inches away from the nearest wall; wall-mounted alarms should be installed at least four inches, but not more than 12 inches away from the ceiling. On vaulted ceilings, be sure to mount the alarm at the highest point of the ceiling. Don't install smoke alarms near windows, outside doors, or ducts where drafts might interfere with their operation. Do not paint, apply finish or obstruct smoke alarms.

Division 31 00 00. Earthwork

31 10 00 - Site Clearing
The area of clearing shall be maintained within the limits shown on the appropriate site plans. Remove stumps and matted roots to a depth of 24 inches below existing ground surface. Dispose of trees and shrubs in
Do not burn materials on site.

Soil Bearing - Foundation designs are based on a soil bearing value of 2500 psf. Foundations and slabs are designed to uniformly bear on well-compacted, well-drained non-expansive soils.

31 11 00 - Clearing and Grubbing
Clear and grub the construction site. Grade building site with appropriate soils. Existing trees to remain shall be marked prior to clearing and protected to prevent damage. If any damage is done to walkways, driveways, etc, needed repairs shall be provided by the contractor. Repair or replace any damaged vegetation or terrain that is indicated to be protected or is more than eight feet from the edge of any construction.

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

TYPICAL ARCHITECTURAL SPECIFICATIONS

REVISIONS:	BY:
...	...

DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

Sheet No.
ASP-003

Of: **FOURTEEN** SHEETS

31 20 00 - Earth Moving
Excavate bottom of all foundation walls and footings at building perimeter a minimum of 12" below frost line and 20" wide, (check with local building officials for frost line level requirements). Base of footings shall extend down to undisturbed virgin soil which has been compacted to 95 percent proctor density. All excavation shall be to a level below existing demolition debris. Board form all footing as required by soil conditions.
At slab foundations, compact sub-grade under slabs to a minimum 95% density. Compact backfill areas not under slabs or foundation to a minimum 90% ASTM D-689. Sub-base directly under concrete slabs on grade shall be a minimum of four inches of compacted granular fill.

31 22 00 - Grading
Carefully remove loam and topsoil to be incorporated in the finished work and store separate from the other excavated material. Failure to isolate loam and topsoil from the other excavations shall require that said soils not be used as topsoil.
When excavations are to be made in paved surfaces, remove pavement so as to provide a clean, uniform edge with a minimum disturbance of remaining pavement. Do not mix pavement with other excavated material unless it is broken into pieces measuring 3 inches or less. Dispose large pieces of pavement away from the site of the work immediately.

31 22 13 - Rough Grading
Prior to commencement of earthwork, perform such soil and rock removal and filling as may be required to facilitate the progress of the work and bring all elevations to the rough grade lines indicated on the Contract Documents. Fill or backfill as required.

31 22 19 - Finish Grading
Keep exterior finished grade a minimum of 6 1/2" below finished floor elevation (see construction documents for exact locations) by backfilling with appropriate soils. Provide swales with positive outfall and slope grade away from building to allow water to drain away from the building foundation. Do not backfill against foundation until project is completely framed and roof structure is in place.

31 23 00 - Excavation and Fill
Backfill material to be used from the excavations shall be of such nature that after it has been placed and properly compacted, it will make a dense, stable fill. It shall not contain vegetation, masses of roots, stones over 3-inches in diameter, or porous matter and shall not be saturated. Organic matter shall not exceed minor quantities and shall be well distributed.

31 23 16 - Excavation
Carry out the excavation, dewatering, sheeting and bracing in such manner as to eliminate any possibility of undermining or disturbing the foundations or any existing structure or any work previously completed.
Excavate pipe trenches to the necessary depth as shown on plans.
Trenches over 5 feet in depth shall be properly sloped, shored, braced or otherwise supported in conformance with the OSHA Construction Safety and Health Standards.
Excavate trenches to provide a uniform and continuous bearing and support for the pipe and appurtenant structures on solid and undisturbed ground and at the specified grade at every point.

Excavation for structures and pipelines shall include the disposal of materials unsuitable for reuse for backfill. Excavation activities shall include the stockpiling of suitable materials which shall be incorporated into the project at a later date of different location.

31 23 19 - Dewatering
At all times during construction - provide, place and maintain ample means and devices with which to remove promptly all water entering trenches and other excavations.

Keep excavations dry until the structures, pipes and appurtenances to be built therein have been completed and backfilled. Dispose of all water pumped or drained from the work without interference with other work, traffic or injury to public or private property. Prevent siltation of storm water facilities or receiving waterways.

31 23 23 - Select Borrow
Material needed in addition to that available from construction operations shall be defined as select borrow. Select borrow shall consist of durable natural granular material or granular aggregates mixed or blended with sand, stone dust, soil or other filler materials to provide a well graded mixture meeting the requirements herein specified.
These materials shall be free from vegetable or organic matter, lumps or an excessive quantity or clay or other objectionable or foreign substances, but may contain a maximum of ten percent of shale by weight.
The size and gradation of the material shall range from stone no larger than 3 inches across its maximum dimension to soil passing a No 200 sieve. The gradation shall be well dispersed through the borrow.

31 23 23.13 - Backfill
Correct any part of the trench bottom excavated below the specified grade with approved materials and thoroughly compact.
Complete all backfilling to the dimensions and levels shown on the construction documents. Where excavated material or any portion thereof is deemed unsuitable for backfilling material, procure and place approved select borrow materials.
Backfill as promptly as is consistent with non-damage to the installed structures. Do not place frozen material in the backfill.
No material shall be placed or compacted when it is too wet or frozen or when the sub-grade or previously placed material is too wet or frozen.

31 25 00 - Erosion and Sedimentation Controls
Clear the top layer of soil and place in a designated area for use at the end of the project. Provide swales with positive outfall, and slope grade away from building to allow water to drain away from the foundation. Backfill around building with subsoil graded free of lumps larger than 6", rocks larger that 3" and debris. Keep finished grade elevations a minimum of 6 1/2" below finished floor elevation (see construction documents for exact locations. Do not backfill against foundation, until home is completely framed and roof structure is in place.

31 31 16 - Termite Control
If required, Foundations shall be pre-treated under all slabs and crawlspace
to conform with applicable building codes. Treatments shall not be made when soil is excessively wet or after heavy rains. Contractor shall provide a one-year renewable warranty.

31 31 16.19 - Termite Control Barriers
At pier and perimeter foundations, install continuous flashing on all sides and top surface to prevent sub-terrain termites from penetrating the wood structure.

31 40 00 - Shoring and Underpinning
Existing footings, foundations, pile caps, grade beams, retaining walls or pavement which may be affected by excavation operations shall be shored or underpinned adequately or otherwise protected against settlement and shall be protected against lateral movement. Provide necessary materials to hold back
and earth sloughs.

31 50 00 - Excavation Support and Protection
Install excavation support systems for safety preservation of existing improvements. Design criteria of support systems shall consider all loads in a manner which will allow the safe and expeditious construction of permanent structures without movement or settlement of the ground.

Division 32 00 00. Exterior Improvements

32 13 13 - Concrete Pads and Walks
Provide light duty paving at automobile parking areas consisting of a 4"thick slab on sub-grade compacted to 98 percent density with 3000 psi concrete. A 4" thick concrete walkway will be provided from front door to the driveway. Consult site plan for additional information. Expansion joints shall be installed as in standard concrete practices. Control joints shall be installed at pre-determined locations no later than 12 hours after installation.

32 30 00 - Site Improvements
Provide and install landscaping accessories as specified in construction documents.

Division 33 00 00. Utilities

33 00 00 - Utilities
Install necessary utility services, such as electricity, water, gas and oil, sanitary sewerage and support structures for power and communications. Coordinate requirements with local utility providers. All utilities shall be located underground from street to building, unless otherwise stated.

END OF SPECIFICATION

Sam Guidry
RA, NCARB, AIBD

1815 Carolina Beach Rd.
Suite A
Wilmington, NC 28401
910.471.4721
samguidry@hotmail.com

SAMMY JOSEPH GUIDRY
REGISTERED ARCHITECT
6822
WILMINGTON, NORTH CAROLINA

SIGNATURE DATE:
6.15.2026

N·C·B·D·C
NATIONAL COUNCIL OF BUILDING DESIGNER CERTIFICATION
Sam Guidry
CERTIFICATION NO. 34-174
TM

1900 CLIFFMORE PLACE

Lot 4, Block 23, Landfall Subdivision I I
New Hanover County,
North Carolina

100% - FINAL PLAN SET

TYPICAL ARCHITECTURAL SPECIFICATIONS

REVISIONS:	BY:
...	...

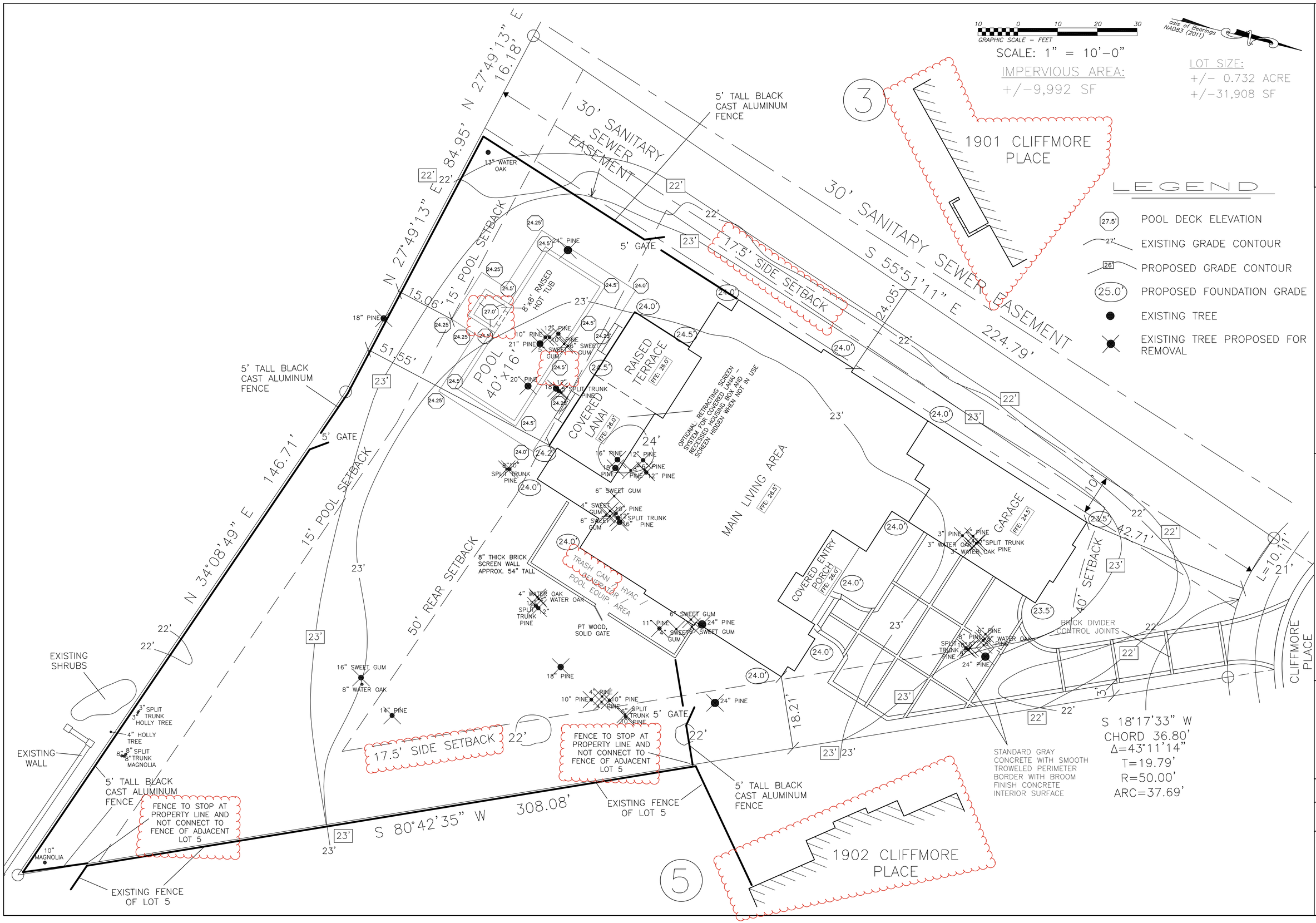
DRAWN BY: SJG

START DATE: 6.10.26

FINAL DATE: 6.15.26

Sheet No.
ASP-004

Of: **FOURTEEN** SHEETS



Blanton Building, Inc.
PO Box 3122
Wilmington, NC 28406
(910) 538-7888

1900 Cliffmore Place

Lot 4, Block 23
Landfall Subdivision II

Site Plan

DRAWN BY: CEB

DATE 5/28/26

SHEET SP