ADDENDA

ADDENDUM NUMBER 01

DATE: NOVEMBER 9, 2023

PROJECT: OWASA ADMINISTRATIVE BUILDING COPING AND EIFS IMPROVEMENTS

OWASA CIP NUMBER: 280-17

OWNER: ORANGE WATER AND SEWER AUTHORITY

ARCHITECT: THOUGHTCRAFT ARCHITECTS

TO: ALL BIDDERS

This Addendum forms a part of the Contract Documents and modifies the Bidding Documents dated October 27, 2023, Addendum Number 01 issued November 9, 2023, with amendments and additions noted herein below.

Acknowledge receipt of this Addendum in the space provided in the Bid form. Failure to do so may disqualify the Bidder.

This Addendum consists of 29 pages:

CHANGES TO THE SPECIFICATIONS: NONE

CHANGES TO THE DRAWINGS:

1. Complete drawings bid set is reissued with this Addendum No. 1 that replaces in full the previously issued drawings bid set.

OTHER DOCUMENTS:

1. Agenda and Sign-In sheet from mandatory Pre-Bid meeting held on November 8, 2023.

BIDDER QUESTIONS:

1. Question: When will be the project start date?
   Response: Plan to open cavities in soffits and interior locations as soon as possible following construction contract execution. Contractor and OWASA will coordinate on Notice To Proceed date. Note that all work to be completed by June 30, 2024.

2. Question: Are there restricted hours?
   Response: No Holidays and no weekends unless approved beforehand. See bid documents for specific requirements.

3. Question: Will there be any interior storage available on site?
   Response: No.

4. Question: Can we make additional site visits?
   Response: Yes, contact Brad Barber to coordinate site visits.

5. Question: Is the Metal Coping intended to be Aluminum or Steel?
   Response: Aluminum as indicated in the Finish Legend (A1.3) and details (A4.1). The revised drawings bid set issued with Addendum No. 1 contains added notations to address the thickness of the aluminum in MM.

6. Question: What are the dimensions of the metal coping cap?
   Response: The Architect's drawings are based off the original construction drawings. Select sheets from the original construction drawings are provided FOR REFERENCE ONLY with Addendum No. 1. Contractor responsible for field verifying all dimensions.

7. Question: Does the base bid include any unknown work once the cavities are opened up?
   Response: Further notations have been added to General Note 1 indicating the Contractor is to issue a change order for unforeseen work in enclosed cavities. See revised drawings bid set issued with Addendum No. 1.

8. Question: Will there be a need to bore under the existing sidewalk to drain to daylight the 4" perforated in gravel trench as indicated on the image A/4.2?
   Response: Yes, further notations have been made on the Site Plan (A0.2) and image on A4.2. See revised drawings bid set issued with Addendum No. 1.

9. Question: Can we just remove the parge coat within the planters and install the fluid applied membrane over top of the concrete?
   Response: Yes, drawings have been modified to call for removal of all parge coat within planters and the Contractor is to ensure proper adhesion of the fluid applied membrane to the concrete.

10. Question: Where will the laydown area be located?
    Response: The awarded Contractor will coordinate with OWASA to identify laydown and parking space.

11. Question: Will a building permit be required?
    Response: No, OWASA understanding is the work is maintenance and repair.

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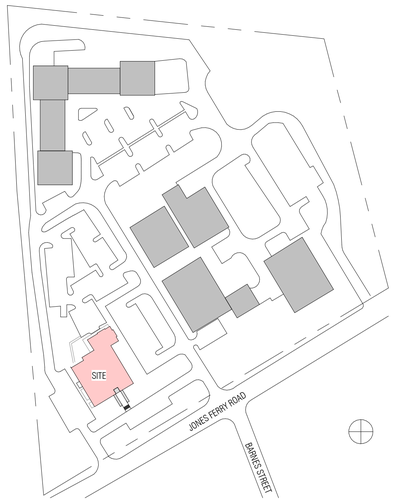
OWASA ADMINISTRATIVE BUILDING COPING AND EIFS IMPROVEMENTS

400 JONES FERRY ROAD | CARRBORO, NC | 27510 | ADDENDUM 01 | NOVEMBER 09, 2023



SHEET LIST	
SHEET NUMBER	SHEET NAME
A-0.1	CODE SUMMARY
A-0.2	SITE PLAN
A-1.3	ROOF PLAN
A-3.1	EXTERIOR ELEVATIONS
A-3.2	EXTERIOR ELEVATIONS
A-4.1	WALL SECTIONS
A-4.2	WALL SECTIONS
A-6.1	PLANTER DETAILS

OWNER / CLIENT

OWASA

400 JONES FERRY ROAD
CARRBORO, NC 27510
919.537.4343
c: Brad Barber
e: bbarber@owasa.org

ARCHITECT

ThoughtCraft Architects, PLLC

331 W. MAIN STREET
DURHAM, NC 27701
919.371.0721
c: JASON PATTERSON, R.A.
e: JP@thoughtcraftarchitects.com

PROJECT DATA:

PARCEL NUMBER: 9778662060

LEGAL DESCRIPTION: N/S JONES FERRY ROAD

1. SCOPE OF WORK

THIS IS SOLEY AN EXTERIOR RENOVATION PROJECT AND ENTAILS REMOVAL OF THE ROOF COPING FROM THE TERMINATION BAR OVER THE PARAPET, REPAIR AND RECOATING THE ENTIRETY OF EIFS ON THE OWASA ADMINISTRATIVE BUILDING, REMOVAL OF AN EXISTING AWNING IN THE REAR OF THE BUILDING AND REPLACEMENT WITH NEW TO MATCH EXISTING GREEN CANOPIES ON THE BUILDING, REMOVAL OF PLANTS AND SOIL IN PLANTERS ON ENTRY BRIDGE, AND CAP WITH PRECAST PANELS. THERE IS NO INTERIOR WORK, NO ELECTRICAL WORK, NO PLUBMING WORK, NO WINDOW WORK, AND NO ROOF MEMBRANE WORK.

APPLICABLE CODES:

2018 NC EXISTING BUILDING CODE

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO THE 2018 NC EXISTING BUILDING CODE.

2. DO NOT SCALE DRAWINGS. NOTIFY DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.

3. THESE CONSTRUCTION DOCUMENTS ARE DIVIDED INTO SECTIONS FOR CONVENIENCE ONLY. CONTRACTORS, SUBS AND MATERIAL SUPPLIERS SHALL REFER TO ALL RELEVANT SECTIONS IN BIDDING AND PERFORMING THEIR WORK, AND SHALL BE RESPONSIBLE FOR ALL ASPECTS OF THE WORK REGARDLESS OF WHERE THE INFORMATION OCCURS.

4. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE TO VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE DESIGNER OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

6. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS, SECTIONS AND DETAILS. DIMENSIONS ARE TO FACE OF STUD OR CONCRETE UNLESS NOTED OTHERWISE ON DRAWINGS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF THE WORK AND SITE SAFETY.

8. THE CONTRACTOR SHALL COORDINATE WITH OWASA FOR PARKING AND MATERIAL STORAGE LOCATIONS.

9. G.C. TO PROVIDE A WORKPLAN TO ENSURE BUILDING ACCESS AND EGRESS AT ALL ENTRY AND EXIT LOCATIONS OF THE BUILDING DURING CONSTRUCTION. SEE PROJECT MANUAL FOR COORDINATION WITH OWNER'S OPERATIONS.

10. G.C. TO PROVIDE NECESSARY EXTERIOR PROTECTION OF BUILDING ENVELOPE DURING CONSTRUCTION IN THE CASE OF INCLIMATE WEATHER.

11. G.C. SHALL SPOT INVESTIGATE ENCLOSED CAVITIES FROM THE INTERIOR ABOVE THE CEILING AND SOFFIT BELOW AT EACH WALL WITH ENCLOSED SOFFITS. UPON EXAMINATION IF THERE IS ANY MOLD OR MILDEW FOUND NOTIFY OWNER AND ARCHITECT IMMEDIATELY AND RE-SEAL THE OPENING TO ENSURE NO NEGATIVE EFFECTS OF INDOOR AIR QUALITY INFILTRATE THE BUILDING.

10/27/2023

A/C	Air Conditioning	EOS	Edge of slab	MACH	Machine	SF	Square Foot (Feet)		
ACP	Acoustic Ceiling Panel	EQ	Equal	MAINT	Maintenance	SHR	Shower		
ACT	Acoustic Ceiling Tile	EQUIP	Equipment	MATL	Material	SHT	Sheet		
ACST	Acoustic	ESCAL	Escalator	MAX	Maximum	SHTHG	Sheathing		
AHU	Air Handling Unit	EV	Electric Vehicle	MASRY	Masonry	SHV	Shelving		
AD	Area Drain	EXH	Exhaust	MC	Medicine Cabinet	SIM	Similar		
ADJ	Adjust (able) (ing)	EXST	Existing	MDF	Medium Density Fiberboard	SLNT	Sealant		
AFF	Above Finished Floor	EXT	Exterior	MDO	Medium Density Overlay	SND(/R)	Sanitary Napkin Dispenser (/Receptacle)		
ALT	Alternate			MECH	Mechanical	SP	Space(s)		
ALUM	Aluminum	FA	Fire Alarm	MEMB	Membrane	SPEC	Specification		
ANOD	Anodized	FAAP	Fire Alarm Annunciator Panel	MFR	Manufacture(r)	SPKR	Speaker		
AP	Access Panel	FACP	Fire Alarm Control Panel	MH	Manhole	SQ	Square		
APPROX	Approximate	FCM	Fiber Cement	MIN	Minimum	SS	Solid Surface		
ARCH(′L)	Architect (ural)	FD	Floor Drain	MIRR	Mirror	SST	Stainless Steel		
AUTO	Automatic	FE(C)	Fire Extinguisher (Cabinet)	MISC	Miscellaneous	STD	Standard		
AWP	Acoustical Wall Panel	FF	Finished Floor (Face)	MO	Masonry Opening	STL	Steel		
		FHC	Fire Hose Cabinet	MS	Mechoshade	STND	Stained		
BBT	Bio-Based Tile	FIN	Finish(ed)	MTD	Mount(ed)	STOR	Storage		
BD	Board	FLR(G)	Floor(ing)	MTL	Metal	STRUCT	Structural		
BITUM	Bituminous	FNDN	Foundation			SUSP	Suspended		
BLDG	Building	FO	Face of, Finished Opening	N	North	SV	Sheet Vinyl		
BOT	Bottom	FR	Fire Resistant	NAT	Natural	SYS	System		
BOS	Bottom of Steel	FRP	Fiber Resistant Panel	NIC	Not in Contract				
B PL	Bearing Plate	FT	Foot	NOM	Nominal	T&G	Tongue and Groove		
BSMT	Basement	FTG	Footing	NTS	Not to Scale	TB	Towel Bar		
BTWN	Between	FUT	Future			TO	Top oF		
				OA	Overall	TOC	Top of Concrete		
CAB	Cabinet	GA	Gauge	OC	On Center	TOD	Top of Deck		
CB	Catch Basin	GALV	Galvanized	OD	Outside Diameter	TOS	Top of Steel		
CEM	Cement	GB	Grab Bar	OF/CI	Owner Furnished/Contractor Installed	TOW	Top of Wall		
CG	Corner Guard	GC	General Contractor	OPNG	Opening	TPD	Toilet Paper Dispenser		
CI	Cast Iron	GFRC	Glass Fiber Reinforced Concrete	OPP HD	Opposite Hand	TS	Transition Strip		
CIP	Cast in Place	GFRG	Glass Fiber Reinforced Gypsum	OPP	Opposite				
CJ	Control Joint	GL	Glass, Glazing			UC	Undercut		
CLG	Ceiling	GRAN	Granite	PCC	Precast Concrete	UTIL	Utility		
CLO	Closet	GRAV	Gravel	PERIM	Perimeter				
CLR	Clear	GSKT(D)	Gasket(ed)	PFT	Porcelain Floor Tile	VB	Vinyl Base		
CMU	Concete Masonry Unit	GT	Grout	PL	Plate	VCT	Vinyl Composition Tile		
COL	Column	GWB	Gypsum Wall Board	PLAM	Plastic Laminate	VERT	Vertical		
CO	Cleanout	GWT	Glass Wall Tile	PLBG	Plumbing	VEST	Vestibule		
COMPR	Compress (ed)(ion)(ible)(or)	GYP	Gypsum	PLYWD	Plywood	VIF	Verify in Field		
CONC	Concrete	GYP BD	Gypsum Board	PR	Pair				
CONT	Continuous			PT	Paint, Pressure Treated	W	West		
COORD	Coordinate	HB	Hose Bib	PTN	Partition	WB	Wood Base		
CORR	Corridor, Corrugated	HC	Hollow Core	PVC	Polyvinyl Chloride	WC	Wall Covering		
CPT	Carpet	HDBD	Hardboard	PVMT	Pavement	WD	Wood		
CSK	Countersunk	HDW	Hardware	PWT	Porcelain Wall Tile	WP	Working Point		
CT	Ceramic Tile	HDWD	Hardwood			WPFG	Waterproofing		
CTR	Center	HM	Hollow Metal	QS	Quartz Surface	WPS	Wall Protection System		
CUH	Cabinet Unit Heater	HORIZ	Horizontal	QT	Quarry Tile	WT	Window Treatment		
CU YD	Cubic Yard	HP	High Point	QTY	Quantity	WWF	Welded Wire Fabric		
CWT	Ceramic Wall Tile	HT	Height						
		HTG	Heating	R	Riser, Radius	YD	Yard		
DBL	Double	HVAC	Heating/Ventilating/Air Conditioning	RB	Resilient Base				
DEMO	Demolish(tion)	HYD	Hydrant	RBR	Rubber				
DET	Detail			RCP	Reflected Ceiling Plan				
DF	Drinking Fountain	ID	Inside Diameter	RCPTN	Reception				
DIA	Diameter	INCIN	Incinerator	RD	Roof Drain				
DIAG	Diagonal	INCL	Include(d) (ing)	RECPT	Receptor, Receptacle				
DIM	Dimension	INSUL	Insulate(ion)	RE:	Refer (to)				
DISP	Dispenser, Disposer	INT	Interior	REFR	Refrigerator				
DMPF(G)	Damproof(ing)	INV	Invert	REINF	Reinforce(d)(ing)				
DN	Down			REQD	Required				
DP	Drapery	JAN	Janitor	RESIL	Resilient				
DR	Door	JT	Joint	RETG	Retaining				
DWG	Drawing			REV	Revision				
DWR	Drawer	KD	Knock Down	RF	Resilient Flooring				
		KIT	Kitchen	RFG	Roofing				
E	East			RH	Right Hand				
EA	Each	LAM GL	Laminated Glass	RM	Room				
EJ	Expansion Joint	LAV	Lavatory	RO	Rough Opening				
EL	Elevation	LF	Linear Feet	RVL	Reveal				
ELEC	Electric	LH	Left Hand						
ELEV	Elevator	LL	Live Load	S	South				
EMER	Emergency	LP	Low Point	SAB	Sound Attenuation Batts				
ENCL	Enclosure	LT	Light	SAN	Sanitary				
ENGR	Engineer	LTG	Lighting	SC	Solid Core				
ENTR	Entry, Entrance	LVR	Louver	SD	Soap Dispenser				
		LVT	Luxury Vinyl Tile						

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

Name of Project: OWASA EIFS REPAIR
Address: 400 JONES FERRY ROAD — Zip Code 27510
Owner/Authorized Agent: OWASA — Phone # (919) 537 - 4343 — E-Mail bbarber@owasa.org
Owned By: [X] City/County [ ] Private [ ] State
Code Enforcement Jurisdiction: [ ] City_____ [X] County ORANGE [ ] State

CONTACT: _____

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	THOUGHTCRAFT ARCHITECTS, PLLC	JASON HART	12321	(919) 371.0721	jw@thoughtcraftarchitects.com
Civil				(___)___-____	
Electrical				(___)___-____	
Fire Alarm				(___)___-____	
Plumbing				(___)___-____	
Mechanical				(___)___-____	
Sprinkler-Standpipe				(___)___-____	
Structural				(___)___-____	
Retaining Walls >5' High				(___)___-____	
Other				(___)___-____	

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

2018 NC BUILDING CODE: [ ] New Building [ ] Addition [ ] Renovation
[ ] 1st Time Interior Completion
[ ] Shell/Core - Contact the local inspection jurisdiction for possible additional procedures and requirements
[ ] Phased Construction - Shell/Core- Contact the local inspection jurisdiction for possible additional procedures and requirements

2018 NC EXISTING BUILDING CODE: EXISTING: [ ] Prescriptive [X] Repair [ ] Chapter 14
Alteration: [ ] Level I [ ] Level II [ ] Level III
[ ] Historic Property [ ] Change of Use

CONSTRUCTED: (date) 1990 **CURRENT OCCUPANCY(S)** (Ch. 3): BUSINESS
RENOVATED: (date) 2003 - WAREHOUSE ENCLOSURE **PROPOSED OCCUPANCY(S)** (Ch. 3): BUSINESS

OCCUPANCY CATEGORY (Table 1604.5): **Current:** [ ] I [X] II [ ] III [ ] IV
Proposed: [ ] I [X] II [ ] III [ ] IV

BASIC BUILDING DATA
Construction Type: [ ] I-A [ ] II-A [ ] III-A [ ] IV [ ] V-A
(check all that apply) [ ] I-B [ ] II-B [ ] III-B [X] V-B
Sprinklers: [ ] No [ ] Partial [X] Yes [X] NFPA 13 [ ] NFPA 13R [ ] NFPA 13D
Standpipes: [X] No [ ] Yes Class [ ] I [ ] II [ ] III [ ] Wet [ ] Dry
Fire District: [ ] No [X] Yes **Flood Hazard Area:** [ ] No [ ] Yes
Special Inspections Required: [X] No [ ] Yes (Contact the local inspection jurisdiction for additional procedures and requirements.)

2018 NC Administrative Code and Policies

Gross Building Area Table

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL
3rd Floor	N/A		
2nd Floor	~13,930 SF		
Mezzanine	N/A		
1st Floor	~10,119 SF		
Basement			
TOTAL	~24,049 SF	NO NEW GSF, EXISTING TO REMAIN	

ALLOWABLE AREA N/A

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

Accessory Occupancy Classification(s): _____
Incidental Uses (Table 509): _____
Special Uses (Chapter 4 – List Code Sections): _____
Special Provisions: (Chapter 5 – List Code Sections): _____
Mixed Occupancy: [ ] No [ ] Yes Separation: ____ Hr. Exception: _____

[ ] Non-Separated Use (508.3) - The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.

[ ] Separated Use (508.4) - See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

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

_____ + _____ + ... = _____ ≤ 1.00

2018 NC Administrative Code and Policies

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]

[1] Frontage area increases from Section 506.2 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = _____ (F)
b. Total Building Perimeter = _____ (P)
c. Ratio (F/P) = _____ (F/P)
d. W = Minimum width of public way = _____ (W)
e. Percent of frontage increase $I_f = 100[F/P - 0.25] \times W/30$ = _____ (%)

[2] Unlimited area applicable under conditions of Section 507.
[3] Maximum Building Area = total number of stories in the building x D (maximum3 stories) (506.2).
[4] The maximum area of open parking garages must comply with Table 406.5.4. The maximum area of air traffic control towers must comply with Table 412.3.1.
[5] Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT N/A

	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)			
Building Height in Stories (Table 504.4)			

[1] Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3 or 504.4.

FIRE PROTECTION REQUIREMENTS

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

PLEASE NOTE: ALL EXTERIOR AND INTERIOR WALLS ARE EXISTING TO REMAIN. NO WORK

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS N/A

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

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting:	[ ] No [X] Yes	ALL SYSTEMS ARE EXISTING TO REMAIN. - NO WORK.
Exit Signs:	[ ] No [X] Yes	
Fire Alarm:	[ ] No [X] Yes	
Smoke Detection Systems:	[ ] No [X] Yes [ ] Partial _____	
Panic Hardware:	[X] No [ ] Yes	

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: _____

N/A, ALL WORK IS EXTERIOR FINISH ONLY.

[ ] Fire and/or smoke rated wall locations (Chapter 7)
[ ] Assumed and real property line locations (if not on the site plan)
[ ] Exterior wall opening area with respect to distance to assumed property lines (705.8)
[ ] Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
[ ] Occupant loads for each area
[ ] Exit access travel distances (1017)
[ ] Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
[ ] Dead end lengths (1020.4)
[ ] Clear exit widths for each exit door
[ ] Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
[ ] Actual occupant load for each exit door
[ ] A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
[ ] Location of doors with panic hardware (1010.1.10)
[ ] Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
[ ] Location of doors with electromagnetic egress locks (1010.1.9.9)
[ ] Location of doors equipped with hold-open devices
[ ] Location of emergency escape windows (1030)
[ ] The square footage of each fire area (202)
[ ] The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
[ ] Note any code exceptions or table notes that may have been utilized regarding the items above

ACCESSIBLE DWELLING UNITS (SECTION 1107) N/A

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING (SECTION 1106) N/A

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

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1) N/A

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

SPECIAL APPROVALS N/A

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

_____

_____

ENERGY SUMMARY

N/A, ALL WORK IS EXTERIOR FINISH ONLY.

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

Existing building envelope complies with code: [ ] No [ ] Yes (The remainder of this section is not applicable)

Exempt Building: [ ] No [ ] Yes (Provide code or statutory reference): _____

Climate Zone: [ ] 3A [ ] 4A [ ] 5A

Method of Compliance: Energy Code [ ] Performance [ ] Prescriptive
ASHRAE 90.1 [ ] Performance [ ] Prescriptive
(If "Other" specify source here)_____

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Skylights in each assembly: _____
U-Value of skylight: _____
total square footage of skylights in each assembly: _____

Exterior Walls (each assembly)
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Openings (windows or doors with glazing)
U-Value of assembly: _____
Solar heat gain coefficient: _____
projection factor: _____
Door R-Values: _____

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

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

Floors slab on grade
Description of assembly: _____
U-Value of total assembly: _____
R-Value of insulation: _____
Horizontal/vertical requirement: _____
slab heated: _____

2018 NC Administrative Code and Policies

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

DESIGN LOADS:

Importance Factors: Snow (I_S) _____
Seismic (I_E) _____

N/A, ALL WORK IS EXTERIOR FINISH ONLY - NO STRUCTURAL WORK.

Live Loads: Roof _____ psf
Mezzanine _____ psf
Floor _____ psf

Ground Snow Load: _____ psf

Wind Load: Basic Wind Speed _____ mph (ASCE-7)
Exposure Category _____

SEISMIC DESIGN CATEGORY: [ ] A [ ] B [ ] C [ ] D
Provide the following Seismic Design Parameters:
Risk Category (Table 1604.5) [ ] I [ ] II [ ] III [ ] IV
Spectral Response Acceleration S_S_____ %g S_1_____ %g
Site Classification (ASCE 7) [ ] A [ ] B [ ] C [ ] D [ ] E [ ] F
Data Source: [ ] Field Test [ ] Presumptive [ ] Historical Data
Basic structural system [ ] Bearing Wall [ ] Dual w/Special Moment Frame
[ ] Building Frame [ ] Dual w/Intermediate R/C or Special Steel
[ ] Moment Frame [ ] Inverted Pendulum
Analysis Procedure: [ ] Simplified [ ] Equivalent Lateral Force [ ] Dynamic
Architectural, Mechanical, Components anchored? [ ] Yes [ ] No

LATERAL DESIGN CONTROL: Earthquake [ ] Wind [ ]

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) _____ psf
Presumptive Bearing capacity _____ psf
Pile size, type, and capacity _____

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

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: _____
summer dry bulb: _____

N/A, ALL WORK IS EXTERIOR FINISH ONLY - NO MECHANICAL WORK.

Interior design conditions
winter dry bulb: _____
summer dry bulb: _____
relative humidity: _____

Building heating load: _____

Building cooling load: _____

Mechanical Spacing Conditioning System
Unitary
description of unit: _____
heating efficiency: _____
cooling efficiency: _____
size category of unit: _____
Boiler
Size category. If oversized, state reason.: _____
Chiller
Size category. If oversized, state reason.: _____

List equipment efficiencies: _____

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

ELECTRICAL SUMMARY

N/A, ALL WORK IS EXTERIOR FINISH ONLY - NO ELECTRICAL WORK.

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance: Energy Code [ ] Performance [ ] Prescriptive
ASHRAE 90.1 [ ] Performance [ ] Prescriptive

Lighting schedule (each fixture type)
lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
total interior wattage specified vs. allowed (whole building or space by space)
total exterior wattage specified vs. allowed

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)
[ ] C406.2 More Efficient HVAC Equipment Performance
[ ] C406.3 Reduced Lighting Power Density
[ ] C406.4 Enhanced Digital Lighting Controls
[ ] C406.5 On-Site Renewable Energy
[ ] C406.6 Dedicated Outdoor Air System
[ ] C406.7 Reduced Energy Use in Service Water Heating

OWASA ADMINISTRATIVE BUILDING COPING AND EIFS IMPROVEMENTS

400 JONES FERRY ROAD, CARRBORO, NC 27510

OWASA CIP: #280-17

CLIENT/OWNER
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BRAD BARBER
919.537.4343

THOUGHTCRAFT ARCHITECTS
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ISSUE	DATE
CONSTRUCTION	10.27.23

CONSTRUCTION

JASON W. HART REGISTERED ARCHITECT 12321 NORTH CAROLINA CHAPEL HILL, NC
10/27/2023

SCALE: 12" = 1'-0"
DATE DRAWN: 10/02/23

CODE SUMMARY

A-0.1

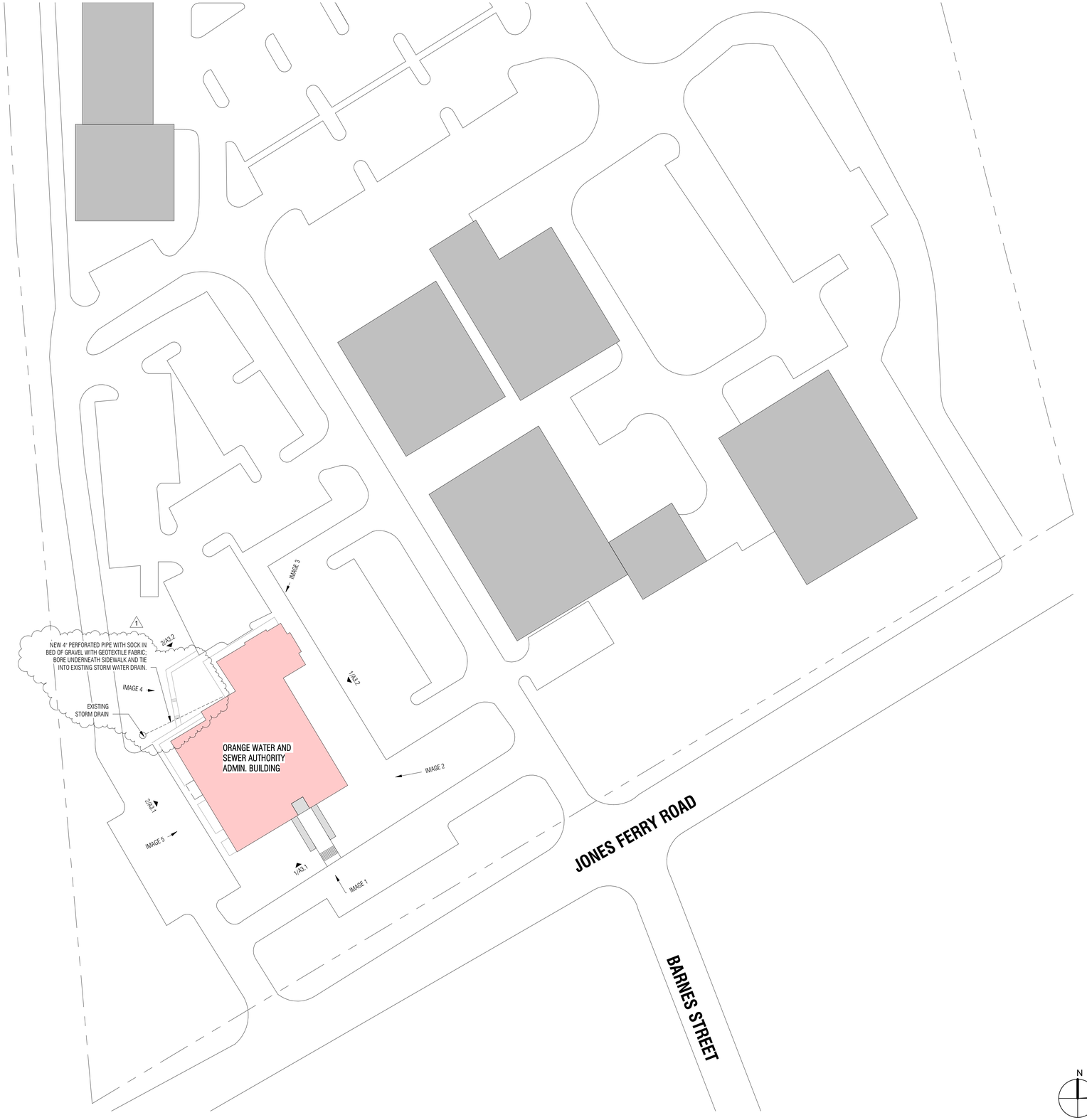
IMAGE 1

IMAGE 2

IMAGE 3

IMAGE 4

IMAGE 5



1 PARTIAL SITE PLAN
1" = 40'-0"

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ISSUE	DATE
ADDENDUM 01	11.09.23
CONSTRUCTION	10.27.23

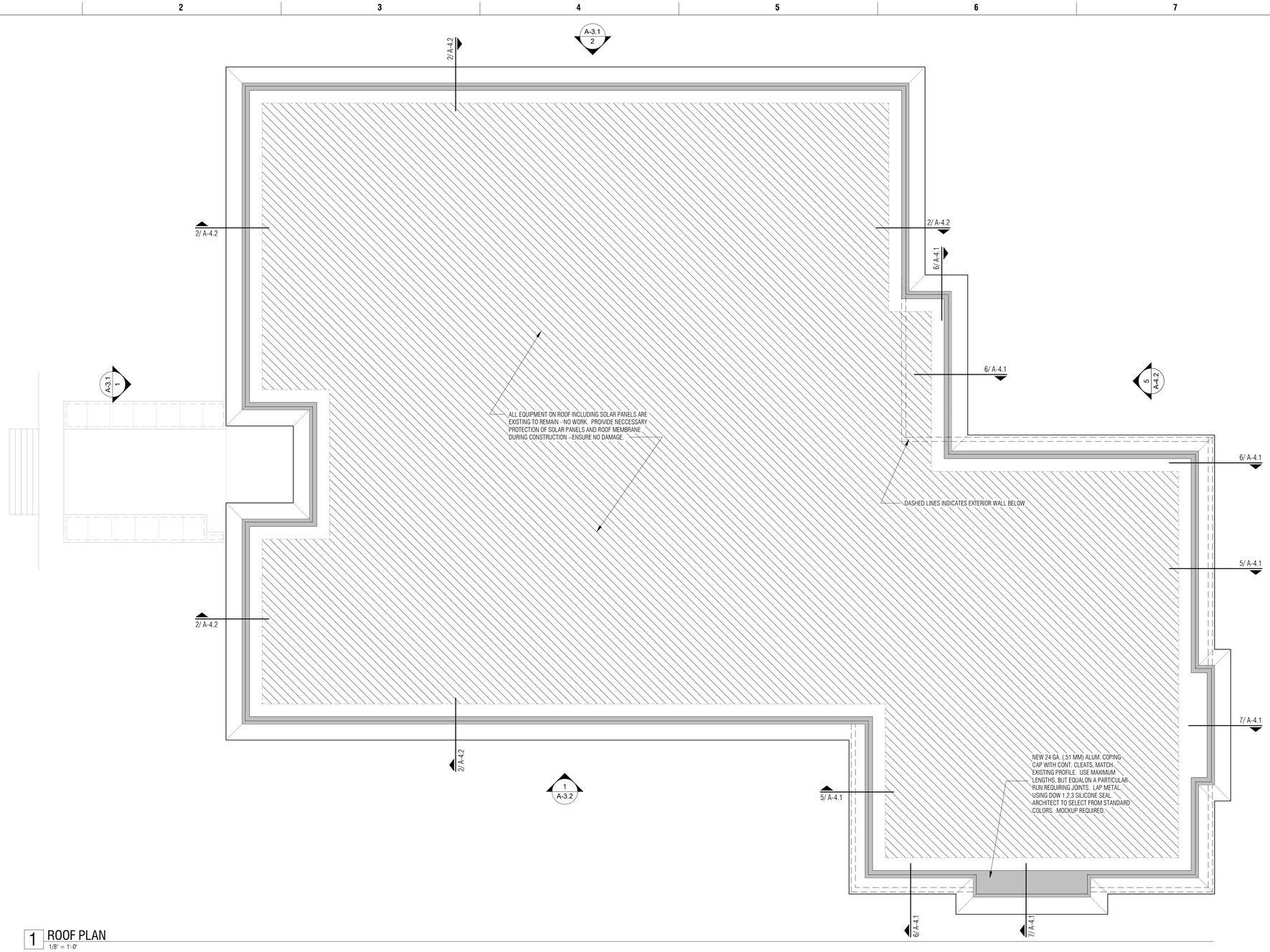
CONSTRUCTION

JASON W. HART
REGISTERED ARCHITECT
12321
NORTH CAROLINA
CHAPEL HILL, NC
10/27/2023

SCALE: 1" = 40'-0"
DATE DRAWN: 08/08/23

SITE PLAN

A-0.2



1 ROOF PLAN
1/8" = 1'-0"

FINISH LEGEND AND SPECIFICATIONS

NOTES:
1. DATA HEREIN REPRESENTS BASIS OF DESIGN PERFORMANCE. APPROVED EQUALS MAY BE ACCEPTED, SEE PROJECT MANUAL FOR DETAILS.
2. PROVIDE SUBMITTALS FOR ALL PRODUCTS AND ITEMS SPECIFIED ON DRAWINGS AS WELL AS THOSE WITHIN PROJECT MANUAL. INCLUDE PRODUCT DATA, WARRANTY SAMPLE, CERTIFICATIONS, TEST REPORTS, AND PHYSICAL SAMPLES.
3. INSTALL ALL PRODUCTS PER MANUFACTURER'S RECOMMENDATIONS.
4. ALL ITEMS LISTED IN FINISH LEGEND ARE CONTRACTOR FURNISHED, CONTRACTOR INSTALLED UNLESS OTHERWISE NOTED.

EIFS:
MANUFACTURERS:
A. SENERGY TERSUS OR APPROVED EQUAL

1.COLOR: TO MATCH EXISTING EIFS. SAMPLE TO BE SELECTED BY ARCHITECT AND OWNER.
2. TEXTURE: SMOOTH. APPROVED MOCKUP BY ARCHITECT AND OWNER REQUIRED PRIOR TO PROCEEDING WITH REMAINDER OF WORK.

NOTE: PARGE COAT ON BRIDGE TO MATCH NEW EIFS COLOR AND TEXTURE.

EIFS SOFFIT VENT:
MANUFACTURER:
A. FRY REGLET PCS-75-V-150 OR APPROVED EQUAL

1.COLOR: TO MATCH EIFS. SAMPLE TO BE SELECTED BY ARCHITECT AND OWNER.

REINFORCED PRE-CAST STONE CAPS:
MANUFACTURERS:
A. CUSTOM CAST STONE OR APPROVED EQUAL

1. COLOR: WHITE TO MATCH NEW EIFS COLOR. ARCHITECT TO SELECT FROM MANUF. COLORS
2. MATERIAL: MIN. 4 1/2" REINFORCED PRE-CAST PANEL
3. SLOPE: CROWN IN MIDDLE, SLOPE 1/8" TO EITHER SIDE
4. DRIP: PROVIDE A MIN. OVERHANG OF 1 1/2"
5. INSTALL: DOWEL AND EPOXY, MIN. 4 PER PANEL
6. PANEL WIDTHS AND DETAILS: SEE A6.1

CONTRACTOR TO BE RESPONSIBLE FOR NECESSARY LOADING AND SPAN CALCULATIONS OF THE OPENING.

METAL CANOPY:
MANUFACTURERS:
A. DAC AWNINGS OR APPROVED EQUAL

1. COLOR: MATCH EXISTING CANOPIES ON SITE
2. MATERIAL: MATCH EXISTING PROFILE AND METAL
3. SLOPE: SHALLOW SLOPE TO ALLOW FOR MINIMAL COUNTER FLASHING AT AJACENT WALL MIN. 2:12. G.C TO PROVIDE SHOP DRAWINGS TO VERIFY SLOPE WITH EXISTING BRICK.

METAL COPING CAP:
MANUFACTURERS:
A. OPEN

1. COLOR: KYNAR COATING TO MATCH NEW EIFS COLOR. ARCHITECT TO SELECT FROM MANUF. OPTIONS.
2. MATERIAL: 24 GA. (.51 MM) ALUM. WITH 20 GA. (.81MM) ALUM. CONT. CLEATS
3. JOINTS: LAP JOINTS PER MANUF. INSTRUCTIONS. USE MAXIMUM LENGTHS, BUT EQUAL ON A PARTICULAR RUN REQUIRING JOINTS.
4. PROFILE: MATCH EXISTING PROFILE.

MOCK-UP REQUIRED. MINIMUM (2) 4'-0" PANELS USING DOW 1,2,3 SILICONE STRIP

SILICONE SEAL:
MANUFACTURERS:
A. DOW 1,2,3 SILICONE STRIPS OR APPROVED EQUAL

1.COLOR: TO BE SELECTED BY ARCHITECT FROM MANUF. COLORS.

MOCKUP REQUIRED.

GENERAL NOTES

1. ALL GRIDLINES ARE TO FACE OF STUD FRAMING UNLESS OTHERWISE NOTED

2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED

KEYNOTES

01 REMOVE NUMBERS, STORE, CLEAN, REFINISH EIFS, AND REINSTALL.
02 EXISTING ELECTRICAL TO REMAIN IN PLACE.
03 EXISTING GLAZING TO REMAIN, NO WORK.
04 ALL EXISTING JOINTS ARE TO REMAIN. IF ANY CRACKING IS NOTED WITHIN EXISTING JOINTS, ADDITIONAL REINFORCING MESH IS REQUIRED PRIOR TO RE-SKIMMING THE SURFACE. IF CRACKING HAS OCCURED WHERE A JOINT HAS NOT BEEN STRUCK AND ALIGNS WITH AN EXISTING JOINT; PROVIDE A JOINT, MESH AND RE-SKIM THE SURFACE.
05 EXISTING EIFS REVEAL TO REMAIN.
06 EXISTING PROFILE TO STAY THE SAME, ENSURE PROPER CLEANING AND ADD NEW FINISH COAT OVER EXISTING.
07 CAST IN PLACE CONCRETE PLANTERS - SEE DETAILS ON A6.1.
08 EXISTING CANOPY TO REMAIN IN PLACE, NEW EIFS FINISH COAT AROUND FRAME AND UNDER SOFFIT.
09 EXISTING FIRE ALARM, CAMERA AND ELECTRICAL DEVICES, AND PLAQUE TO REMAIN IN PLACE FOR DURATION OF WORK.
10 DROP-OFF BOX IS EXISTING TO REMAIN.
11 EXTERIOR ELECTRICAL LIGHTS TO BE MOVED 6" LOWER TO NOT INTERFERE WITH EIFS REPAIR. REPLACE ANY CRACKED OR DAMAGED BRICK IN KIND WITH COLOR MATCHED MORTAR.
12 NEW 24 GA. ALUM. COPING CAP WITH CLEATS, SEE DETAIL 4/A4.1, MATCH EXISTING PROFILE. USE MAXIMUM LENGTHS, BUT EQUALON A PARTICULAR RUN REQUIRING JOINTS. LAP METAL USING DOW 1,2,3 SILICONE SEAL. ARCHITECT TO SELECT FROM STANDARD COLORS.
13 EXISTING CANOPIES TO REMAIN. NO WORK.
14 EXISTING CANOPY AND TIE RODS TO BE DEMOLISHED AND DISPOSED. REPLACE ANY AFFECTED BRICK AND MORTAR IN KIND. NEW CANOPY TO MATCH EXISTING CANOPIES IN COLOR, MATERIAL, AND AESTHETIC ON WEST ELEVATION, SEE DETAILS 6,7/A4.2.
15 EXISTING ROOF TO REMAIN. DO NOT REMOVE TERMINATION BAR.
16 EXISTING BRICK TO REMAIN - NO WORK, U.N.O.
17 PRIME AND PAINT SCUPPERS TO MATCH EIFS.

N

OWASA ADMINISTRATIVE BUILDING COPING AND EIFS IMPROVEMENTS

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ISSUE	DATE
ADDENDUM 01	11.09.23
CONSTRUCTION	10.27.23

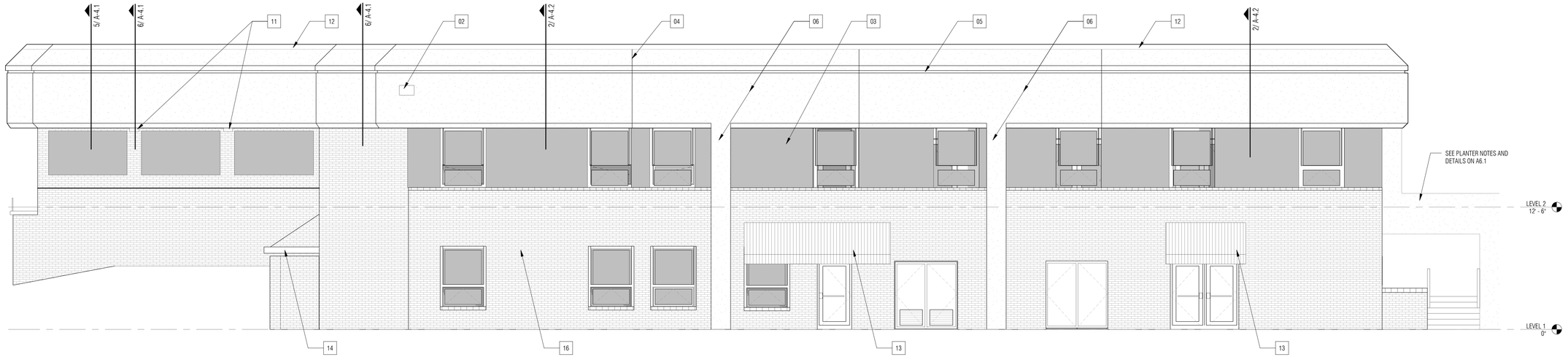
CONSTRUCTION

JASON W. HART REGISTERED ARCHITECT 12321 NORTH CAROLINA CHAPEL HILL, NC
10/27/2023

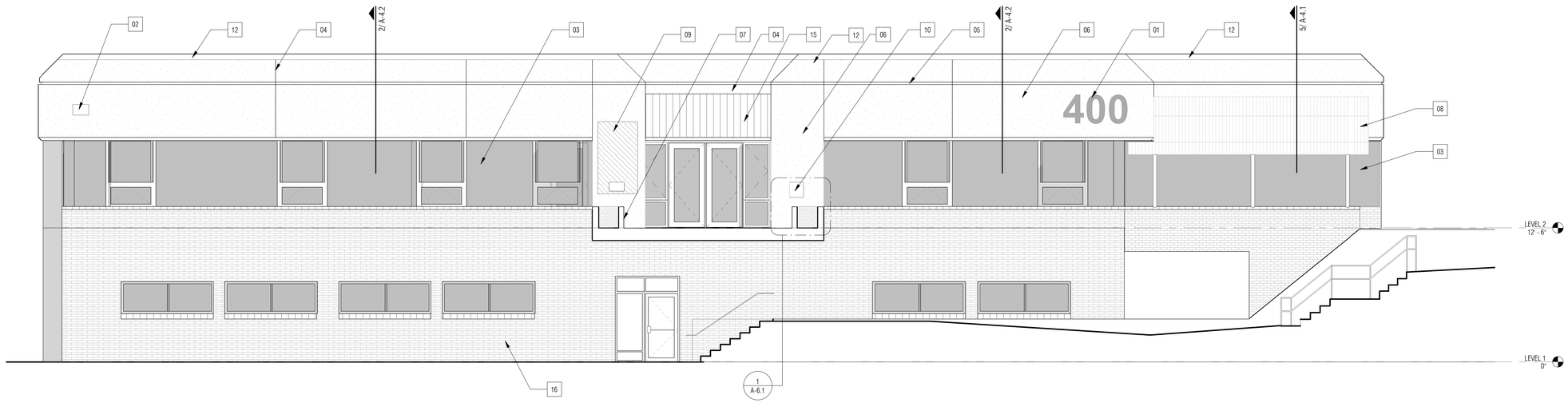
SCALE: As indicated
DATE DRAWN 06/15/17

ROOF PLAN

A-1.3



2 WEST ELEVATION
3/16" = 1'-0"



1 SOUTH ELEVATION
3/16" = 1'-0"

MATERIAL	APPROXIMATE QUANITY*
METAL ROOF COPING	575 LF
EIFS SURFACE	~5,700 sf
BRIDGE PARGE COAT	~1,300 sf
EIFS SOFFIT VENT	~350 LF

*NOTE: QUANTITES ARE APPROXIMATE. G.C. IS TO VERIFY.

GENERAL NOTES

1. ALL GRIDLINES ARE TO FACE OF STUD FRAMING UNLESS OTHERWISE NOTED

2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED

KEYNOTES

01 REMOVE NUMBERS, STORE, CLEAN, REFINISH EIFS, AND REINSTALL.

02 EXISTING ELECTRICAL TO REMAIN IN PLACE.

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05 EXISTING EIFS REVEAL TO REMAIN.

06 EXISTING PROFILE TO STAY THE SAME, ENSURE PROPER CLEANING AND ADD NEW FINISH COAT OVER EXISTING.

07 CAST IN PLACE CONCRETE PLANTERS - SEE DETAILS ON A6.1.

08 EXISTING CANOPY TO REMAIN IN PLACE, NEW EIFS FINISH COAT AROUND FRAME AND UNDER SOFFIT.

09 EXISTING FIRE ALARM, CAMERA AND ELECTRICAL DEVICES, AND PLAQUE TO REMAIN IN PLACE FOR DURATION OF WORK.

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15 EXISTING ROOF TO REMAIN. DO NOT REMOVE TERMINATION BAR.

16 EXISTING BRICK TO REMAIN - NO WORK, U.N.O.

17 PRIME AND PAINT SCUPPERS TO MATCH EIFS.

OWASA ADMINISTRATIVE BUILDING COPING AND EIFS IMPROVEMENTS

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ISSUE	DATE
ADDENDUM 01	11.09.23
CONSTRUCTION	10.27.23

CONSTRUCTION

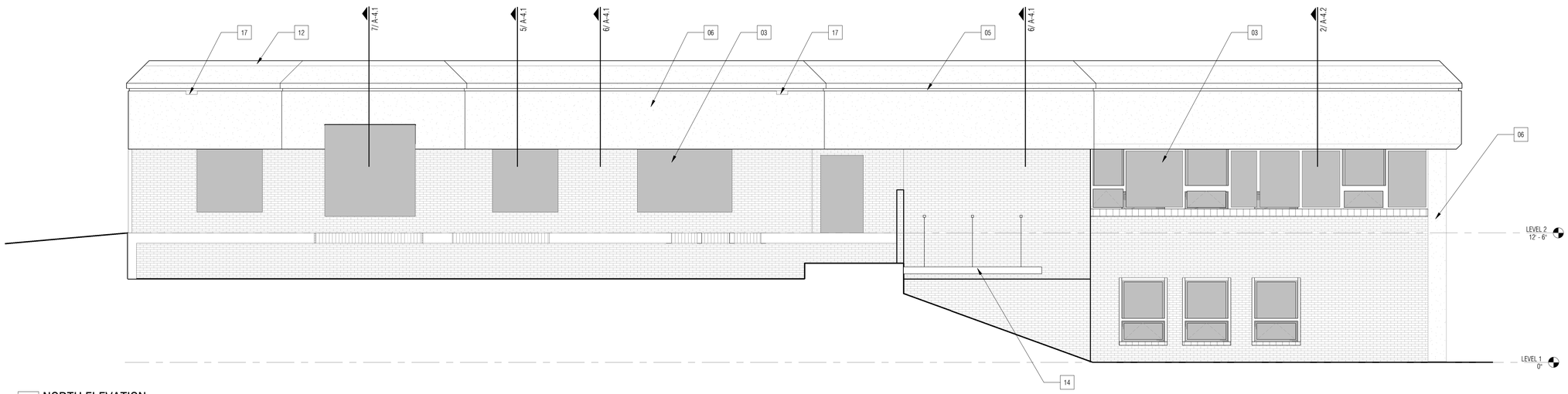
JASON W. HART REGISTERED ARCHITECT 12321 NORTH CAROLINA CHAPEL HILL, NC
10/27/2023

SCALE: As indicated

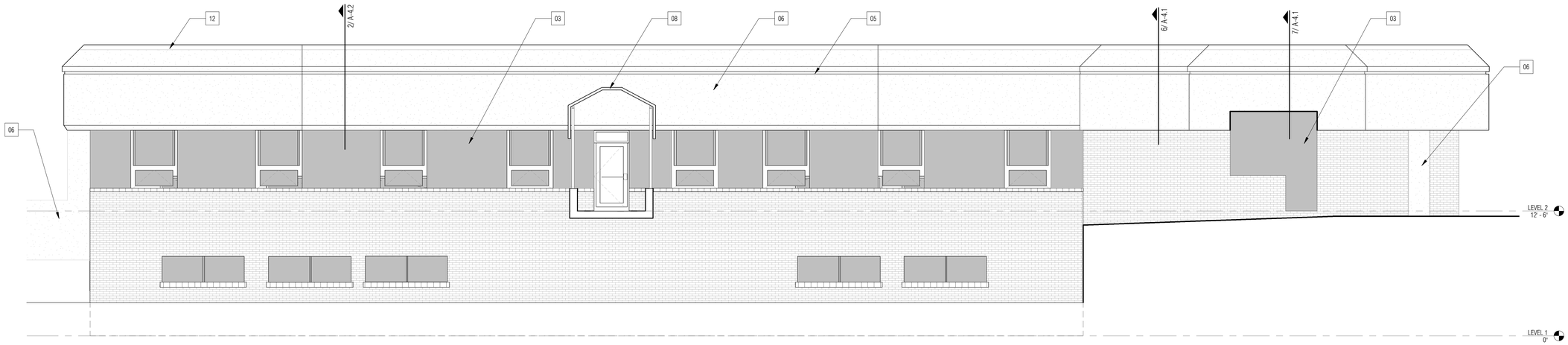
DATE DRAWN 09/28/10

EXTERIOR ELEVATIONS

A-3.1



2 NORTH ELEVATION
3/16" = 1'-0"



1 EAST ELEVATION
3/16" = 1'-0"

MATERIAL	APPROXIMATE QUANITY*
METAL ROOF COPING	575 LF
EIFS SURFACE	~5,700 sf
BRIDGE PARGE COAT	~1,300 sf
EIFS SOFFIT VENT	~350 LF

*NOTE: QUANTITES ARE APPROXIMATE. G.C. IS TO VERIFY.

GENERAL NOTES

1. ALL GRIDLINES ARE TO FACE OF STUD FRAMING UNLESS OTHERWISE NOTED

2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED

KEYNOTES

01 REMOVE NUMBERS, STORE, CLEAN, REFINISH EIFS, AND REINSTALL.

02 EXISTING ELECTRICAL TO REMAIN IN PLACE.

03 EXISTING GLAZING TO REMAIN, NO WORK.

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05 EXISTING EIFS REVEAL TO REMAIN.

06 EXISTING PROFILE TO STAY THE SAME, ENSURE PROPER CLEANING AND ADD NEW FINISH COAT OVER EXISTING.

07 CAST IN PLACE CONCRETE PLANTERS - SEE DETAILS ON A6.1.

08 EXISTING CANOPY TO REMAIN IN PLACE, NEW EIFS FINISH COAT AROUND FRAME AND UNDER SOFFIT.

09 EXISTING FIRE ALARM, CAMERA AND ELECTRICAL DEVICES, AND PLAQUE TO REMAIN IN PLACE FOR DURATION OF WORK.

10 DROP-OFF BOX IS EXISTING TO REMAIN.

11 EXTERIOR ELECTRICAL LIGHTS TO BE MOVED 6' LOWER TO NOT INTERFERE WITH EIFS REPAIR. REPLACE ANY CRACKED OR DAMAGED BRICK IN KIND WITH COLOR MATCHED MORTAR.

12 NEW 24 GA. ALUM. COPING CAP WITH CLEATS, SEE DETAIL 4/A/4.1, MATCH EXISTING PROFILE. USE MAXIMUM LENGTHS, BUT EQUALON A PARTICULAR RUN REQUIRING JOINTS. LAP METAL USING DOW 1,2,3 SILICONE SEAL. ARCHITECT TO SELECT FROM STANDARD COLORS.

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14 EXISTING CANOPY AND TIE RODS TO BE DEMOLISHED AND DISPOSED. REPLACE ANY AFFECTED BRICK AND MORTAR IN KIND. NEW CANOPY TO MATCH EXISTING CANOPIES IN COLOR, MATERIAL, AND AESTHETIC ON WEST ELEVATION, SEE DETAILS 6,7/A4.2.

15 EXISTING ROOF TO REMAIN. DO NOT REMOVE TERMINATION BAR.

16 EXISTING BRICK TO REMAIN - NO WORK, U.N.O.

17 PRIME AND PAINT SCUPPERS TO MATCH EIFS.

OWASA ADMINISTRATIVE BUILDING COPING AND EIFS IMPROVEMENTS

400 JONES FERRY ROAD, CARRBORO, NC 27510

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ISSUE	DATE
ADDENDUM 01	11.09.23
CONSTRUCTION	10.27.23

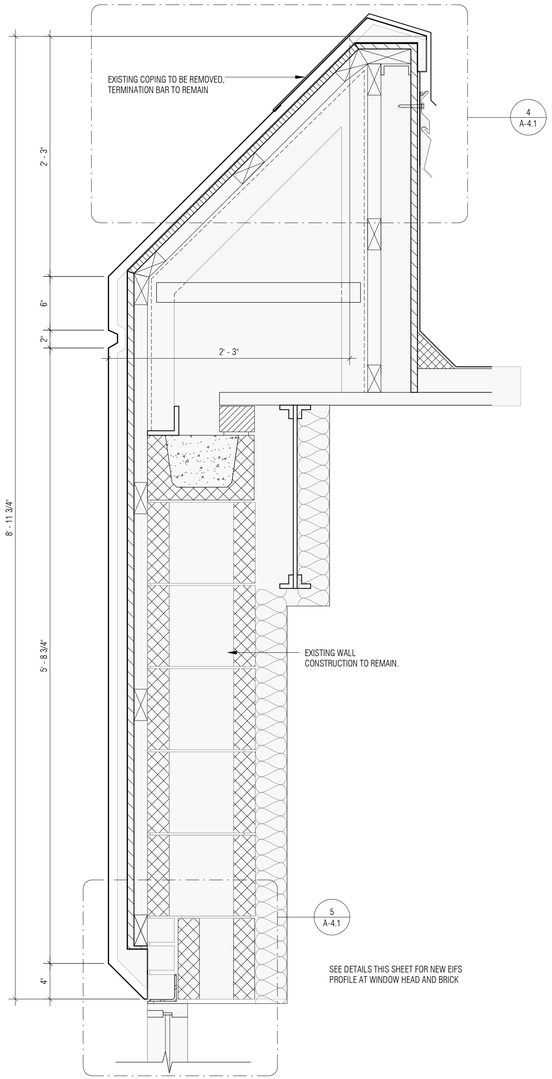
CONSTRUCTION

JASON W. HART REGISTERED ARCHITECT 12321 NORTH CAROLINA CHAPEL HILL, NC
10/27/2023

SCALE: As indicated
DATE DRAWN 07/06/23

EXTERIOR ELEVATIONS

A-3.2



1 EXISTING DETAIL SECTION @ ADDITION
1 1/2" = 1'-0"

GENERAL NOTES:

1. G.C. SHALL SPOT INVESTIGATE ENCLOSED CAVITIES FROM THE INTERIOR ABOVE THE CEILING AND SOFFIT BELOW AT EACH WALL WITH ENCLOSED SOFFITS. UPON EXAMINATION IF THERE IS ANY MOLD OR MILDEW FOUND NOTIFY OWNER AND ARCHITECT IMMEDIATELY AND RE-SEAL THE OPENING TO ENSURE NO NEGATIVE EFFECTS OF INDOOR AIR QUALITY INFILTRATE THE BUILDING. IF MOLD, MILDEW OR OTHER UNFORSEEN DAMAGE HAS BEEN DETERMINED THE G.C. CAN PROVIDE A CHANGE ORDER FOR ANY ADDITIONAL RELATED SCOPE OF WORK. 1

2. CLEANING OF EXISTING EIFS WILL BE PERFORMED WITH A HOSE AND SCRUB BRUSH - NO POWERWASHING. IF SPOTS ARE NOT BECOMING CLEAN USE A MILD DETERGENT ONLY. TEST IN A SMALL AREA AND NOTIFY ARCHITECT IF STAINS PERSIST.

3. ALL EIFS ON EXTERIOR FACADE IS TO BE RE-SURFACED. SEE DETAILS ON A4.1 AND A4.2.

4. ALL EXISTING JOINTS ARE TO REMAIN. IF ANY CRACKING IS NOTED WITHIN EXISTING JOINTS, ADDITIONAL REINFORCING MESH IS REQUIRED PRIOR TO RE-SKIMMING THE SURFACE. IF CRACKING HAS OCCURED WHERE A JOINT HAS NOT BEEN STRUCK AND ALIGNS WITH AN EXISTING JOINT; PROVIDE A JOINT, MESH AND RE-SKIM THE SURFACE.

5. MAINTAIN EXISTING PROFILE OF EIFS U.N.O.

6. VERIFY ALL MATERIALS ARE INSTALLED IN ACCORDANCE WITH CURRENT INSTALLATION INSTRUCTIONS. ALL TERMINATIONS MUST BE FULLY ENCAPSULATED WITH MESH REINFORCED BASE COAT.

7. PROVIDE A BACK WRAPPED TYPE JOINT WITH BACKER ROD AND SEALANT AT SYSTEM TERMINATION AT SOFFIT / FASCIA TRANSITIONS.

8. REFERENCE KEY PLAN - THIS SHEET FOR EXTENT OF PROPOSED DETAILS.

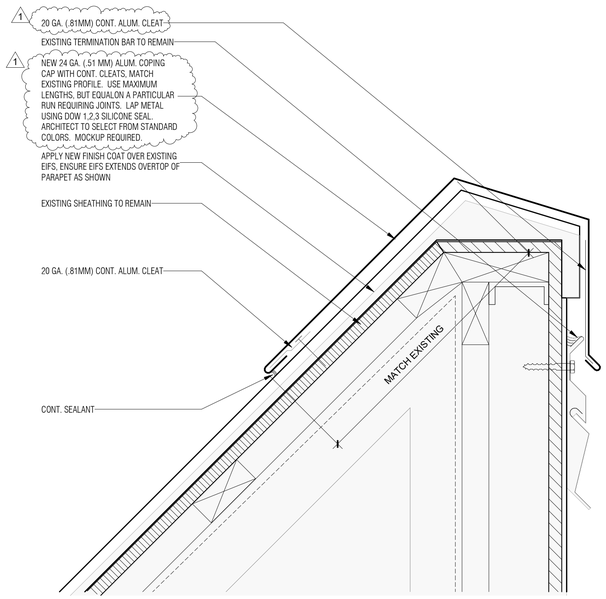
LEGEND:

EXISTING TO REMAIN

NEW WORK

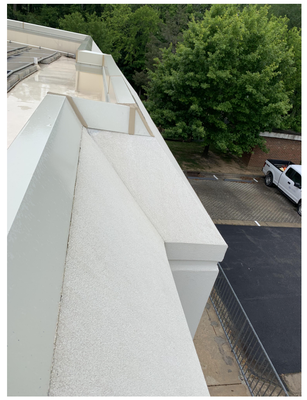
MATERIAL	APPROXIMATE QUANITY*
METAL ROOF COPING	575 LF
EIFS SURFACE	~5,700 sf
BRIDGE PARGE COAT	~1,300 sf
EIFS SOFFIT VENT	~350 LF

*NOTE: QUANTITES ARE APPROXIMATE. G.C. IS TO VERIFY.



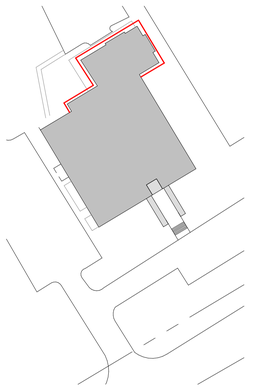
4 PROPOSED ROOF COPING DETAIL
3" = 1'-0"

VIEW OF EAST ROOF ELEVATION LOOKING SOUTH

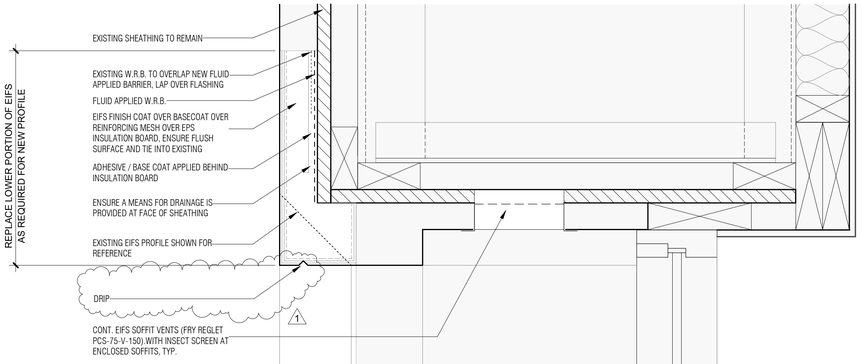


VIEW OF NORTH ROOF ELEVATION LOOKING WEST

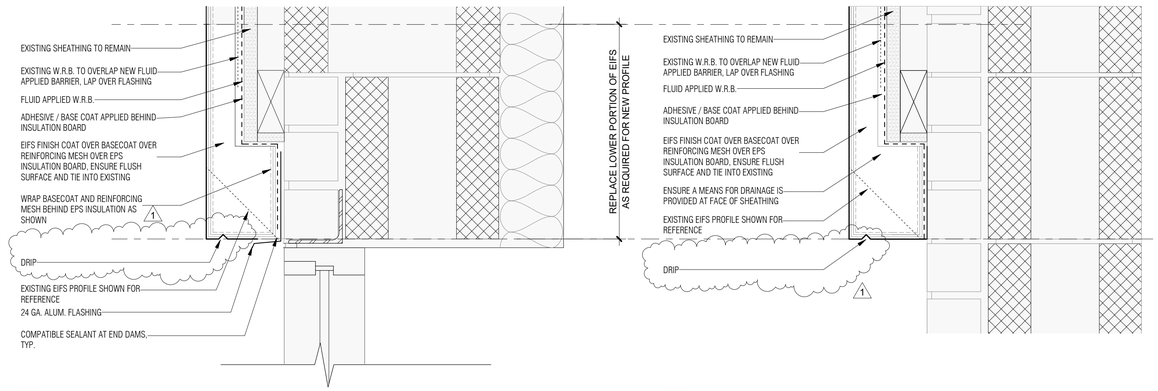
VIEW OF NORTH ELEVATION LOOKING EAST TOWARD WATER TREATMENT PLANT



EXTERIOR SOFFIT KEY PLAN



7 PROPOSED SOFFIT TRANSITION
3" = 1'-0"



5 PROPOSED DETAIL SECTION OF EIFS REPAIR AT WINDOW HEAD
3" = 1'-0"

6 PROPOSED DETAIL SECTION OF EIFS REPAIR AT BRICK WALL
3" = 1'-0"

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ISSUE	DATE
ADDENDUM 01	11.09.23
CONSTRUCTION	10.27.23

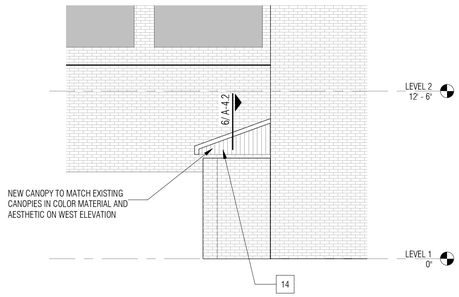
CONSTRUCTION

JASON W. HART REGISTERED ARCHITECT 12321 NORTH CAROLINA CHAPEL HILL, NC
10/27/2023

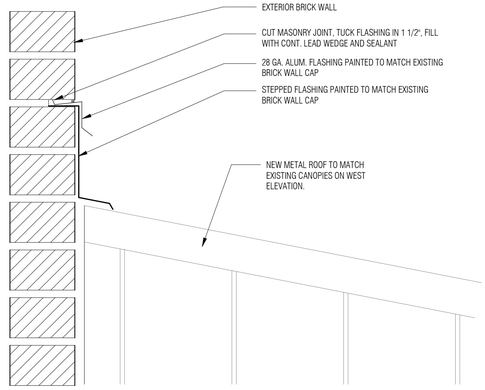
SCALE: As indicated
DATE DRAWN: 09/20/23

WALL SECTIONS

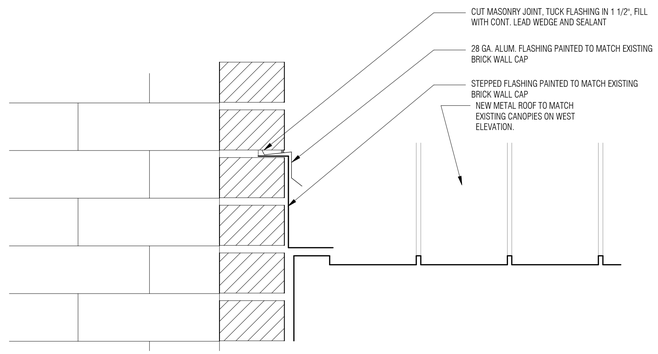
A-4.1



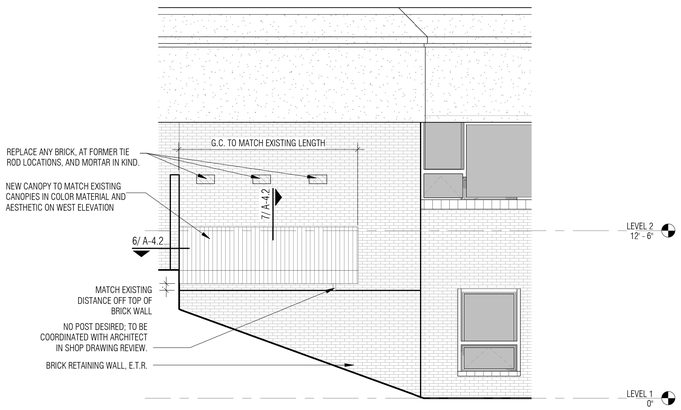
4 PARTIAL WEST ELEVATION AT NEW CANOPY
3/16" = 1'-0"



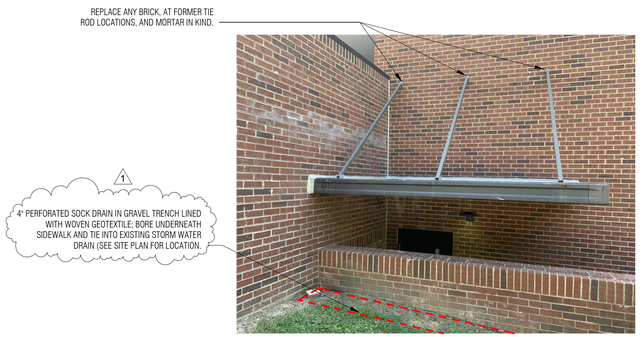
7 HEAD FLASHING AT NEW CANOPY
3" = 1'-0"



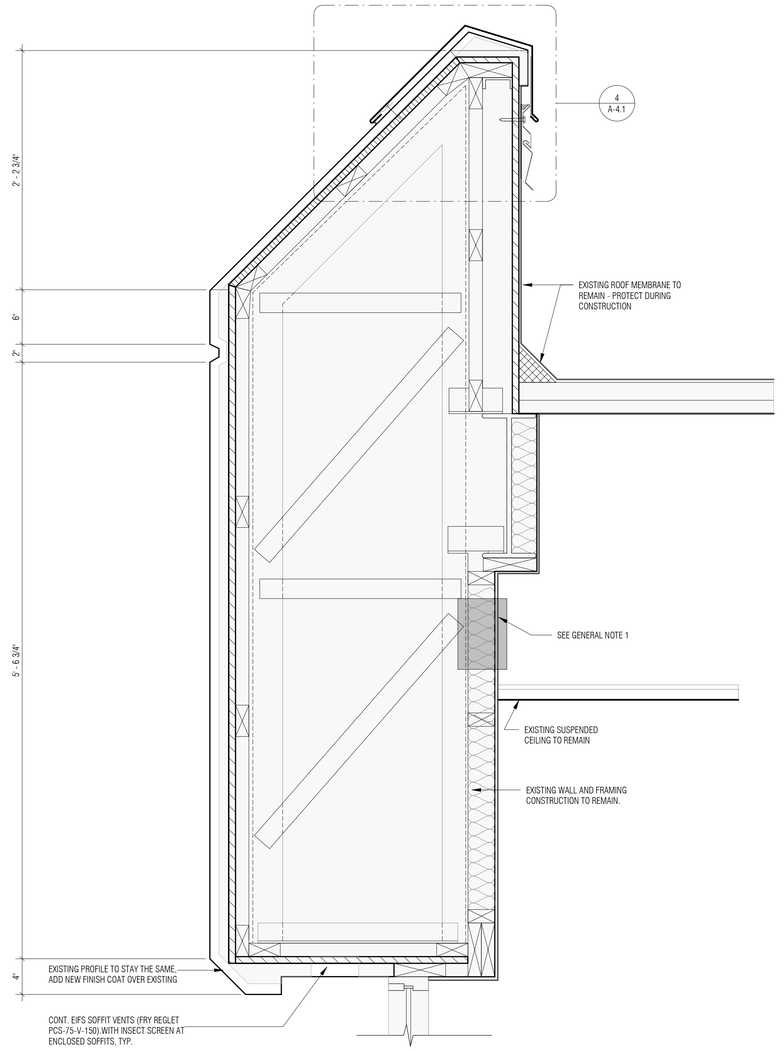
6 COUNTER FLASHING AT CANOPY SIDE WALL
3" = 1'-0"



5 PARTIAL NORTH ELEVATION AT NEW CANOPY
3/16" = 1'-0"



EXISTING CANOPY TO BE REMOVED



2 SOFFIT DETAIL
1 1/2" = 1'-0"

GENERAL NOTES:

1 1. G.C. SHALL SPOT INVESTIGATE ENCLOSED CAVITIES FROM THE INTERIOR ABOVE THE CEILING AND SOFFIT BELOW AT EACH WALL WITH ENCLOSED SOFFITS. UPON EXAMINATION IF THERE IS ANY MOLD OR MILDEW FOUND NOTIFY OWNER AND ARCHITECT IMMEDIATELY AND RE-SEAL THE OPENING TO ENSURE NO NEGATIVE EFFECTS OF INDOOR AIR QUALITY INFILTRATE THE BUILDING. IF MOLD, MILDEW OR OTHER UNFORSEEN DAMAGE HAS BEEN DETERMINED THE G.C. CAN PROVIDE A CHANGE ORDER FOR ANY ADDITIONAL RELATED SCOPE OF WORK.

2. CLEANING OF EXISTING EIFS WILL BE PERFORMED WITH A HOSE AND SCRUB BRUSH - NO POWERWASHING. IF SPOTS ARE NOT BECOMING CLEAN USE A MILD DETERGENT ONLY. TEST IN A SMALL AREA AND NOTIFY ARCHITECT IF STAINS PERSIST.

3. ALL EIFS ON EXTERIOR FACADE IS TO BE RE-SURFACED. SEE DETAILS ON A4.1 AND A4.2.

4. ALL EXISTING JOINTS ARE TO REMAIN. IF ANY CRACKING IS NOTED WITHIN EXISTING JOINTS, ADDITIONAL REINFORCING MESH IS REQUIRED PRIOR TO RE-SKIMMING THE SURFACE. IF CRACKING HAS OCCURED WHERE A JOINT HAS NOT BEEN STRUCK AND ALIGNS WITH AN EXISTING JOINT; PROVIDE A JOINT, MESH AND RE-SKIM THE SURFACE.

5. MAINTAIN EXISTING PROFILE OF EIFS U.N.O.

6. VERIFY ALL MATERIALS ARE INSTALLED IN ACCORDANCE WITH CURRENT INSTALLATION INSTRUCTIONS. ALL TERMINATIONS MUST BE FULLY ENCAPSULATED WITH MESH REINFORCED BASE COAT.

7. PROVIDE A BACK WRAPPED TYPE JOINT WITH BACKER ROD AND SEALANT AT SYSTEM TERMINATION AT SOFFIT / FASCIA TRANSITIONS.

8. REFERENCE KEY PLAN - THIS SHEET FOR EXTENT OF PROPOSED DETAILS.

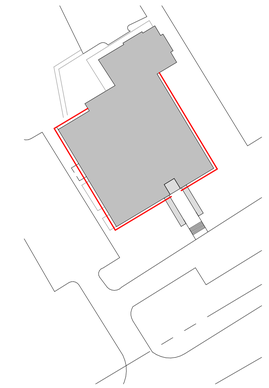
LEGEND:

EXISTING TO REMAIN

NEW WORK

MATERIAL	APPROXIMATE QUANITY*
METAL ROOF COPING	575 LF
EIFS SURFACE	~5,700 sf
BRIDGE PARGE COAT	~1,300 sf
EIFS SOFFIT VENT	~350 LF

*NOTE: QUANTITES ARE APPROXIMATE. G.C. IS TO VERIFY.



EXTERIOR SOFFIT KEY PLAN

OWASA ADMINISTRATIVE BUILDING COPING AND EIFS IMPROVEMENTS

400 JONES FERRY ROAD, CARRBORO, NC 27510

OWASA CIP: #280-17

CLIENT/OWNER
OWASA
BRAD BARBER
919.537.4343

THOUGHTCRAFT ARCHITECTS
thoughtcraftarchitects.com
Durham, NC | 919.371.0721
Somerville, MA | 617.848.2602

ISSUE	DATE
ADDENDUM 01	11.09.23
CONSTRUCTION	10.27.23

CONSTRUCTION

JASON W. HART REGISTERED ARCHITECT 12321 NORTH CAROLINA CHAPEL HILL, NC
10/27/2023

SCALE: As indicated
DATE DRAWN 09/29/23

WALL SECTIONS

A-4.2

G.C. TO PATCH AND REPAIR PARGE COAT ON CONCRETE WALLS IN KIND. IMAGES BELOW NOTE AREAS IN NEED BUT FURHTER INVESTIGATION IS NEEDED TO REPAIR DELAMINATING PARGE COAT.

PARGE IMAGE 1

PARGE IMAGE 2

PARGE IMAGE 3

PARGE IMAGE 4

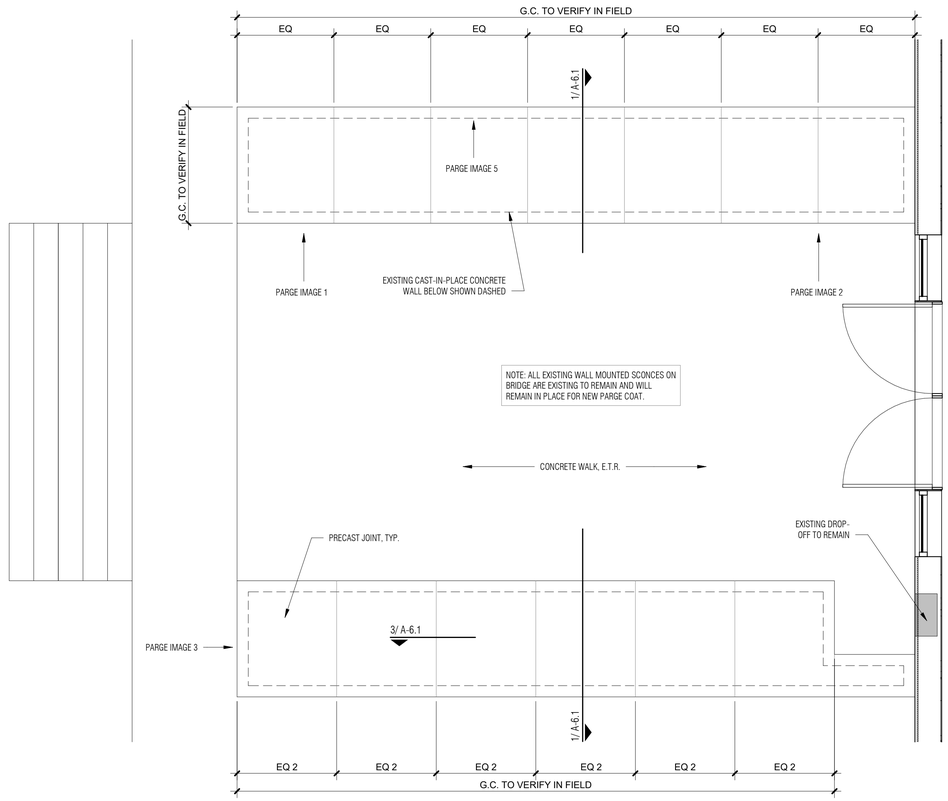
REMOVE DRAIN PIPE

EXISTING OVERFLOW DRAIN TO REMAIN

REMOVE SCUPPER BOX AND DOWNSPOUT; INSTALL PIPE DRAIN SIMILAR TO OVERFLOW. PATCH AND GROUT AS NECESSARY AND REFINISH

PARGE IMAGE 5 - PARGE COAT REPAIR WITHIN EXISTING PLANTERS

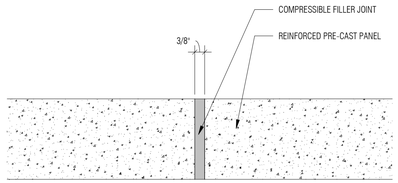
1 G.C. TO REMOVE ENTIRETY OF PARGE COAT WITHIN PLANTERS PRIOR TO INSTALLING NEW FLUID APPLIED MEMBRANE.



2 PLAN DETAIL @ ENTRY PLANTERS
3/8" = 1'-0"

MATERIAL	APPROXIMATE QUANITY*
METAL ROOF COPING	575 LF
EIFS SURFACE	~5,700 sf
BRIDGE PARGE COAT	~1,300 sf
EIFS SOFFIT VENT	~350 LF

*NOTE: QUANTITES ARE APPROXIMATE. G.C. IS TO VERIFY.

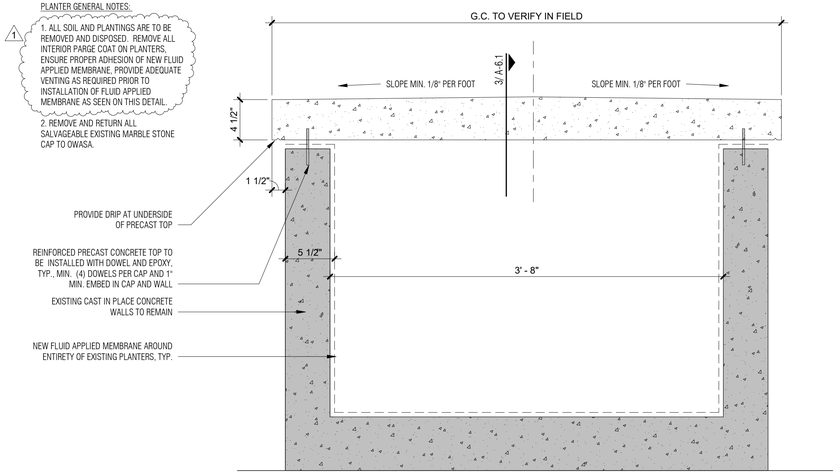


3 PRE-CAST TOP JOINT DETAIL
3" = 1'-0"

PLANTER GENERAL NOTES:

1 1. ALL SOIL AND PLANTINGS ARE TO BE REMOVED AND DISPOSED. REMOVE ALL INTERIOR PARGE COAT ON PLANTERS, ENSURE PROPER ADHESION OF NEW FLUID APPLIED MEMBRANE. PROVIDE ADEQUATE VENTING AS REQUIRED PRIOR TO INSTALLATION OF FLUID APPLIED MEMBRANE AS SEEN ON THIS DETAIL.

2. REMOVE AND RETURN ALL SALVAGEABLE EXISTING MARBLE STONE CAP TO OWASA.



1 SECTION DETAIL @ PLANTER
1 1/2" = 1'-0"

OWASA ADMINISTRATIVE BUILDING COPING AND EIFS IMPROVEMENTS

400 JONES FERRY ROAD, CARRBORO, NC 27510

OWASA CIP: #280-17

CLIENT/OWNER
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THOUGHTCRAFT
ARCHITECTS
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Durham, NC | 919.371.0721
Somerville, MA | 617.848.2602

ISSUE	DATE
ADDENDUM 01	11.09.23
CONSTRUCTION	10.27.23

CONSTRUCTION

JASON W. HART
REGISTERED ARCHITECT
12321
NORTH CAROLINA
CHAPEL HILL, NC
10/27/2023

SCALE: As indicated

DATE DRAWN 10/02/23

PLANTER DETAILS

A-6.1

11.08.23 PRE-BID AGENDA

OWASA ADMINISTRAION BDLG. COPING & EIFS IMPROVEMENTS
CIP #280-17

1. Introductions
    a. Introductions: name, affiliation, role during project
    b. Circulate sign-in sheet

2. Correspondence
    a. All questions to be directed to Brad Barber (bbarber@owasa.org). An addenda of questions asked with responses will be sent to all bidders.

3. Schedule
    a. Bids Due: **Monday December 4, 2023 by 2pm** (This is an informal project – so there will be no public meeting to open bids)
    b. No more questions by **November 22, 2023** after 5pm. All questions need to be submitted in writing – email is fine.
    c. Project Duration 90 days from Notice to Proceed (Project to be at substantial completion at 60 consecutive calendar days)

4. Weather Delays
    a. Agreement Form – Lump Sum Single Prime Contract Item 4.05 – G.C. requests for weather related delays to be made in writing and reference to the table indicated of expected number of days with 0.1 or more inches of precipitation.

5. Working on Holidays
    a. Agreement Form – Lump Sum Single Prime Contract Item 4.06 – G.C. must notify Brad Barber by 3:30pm, (3) days in advance of the day of the contractor's request to work on a specific Saturday, Sunday or Holiday.

6. Contingency Allowance
    a. Provide a line item for a contingency allowance of $25,000.

7. OWASA Site Logistics
    a. OWASA procedures
    b. Lay Down Area
    c. Required Work Plan and Diagram to keep all entries and exits operational during construction.
    d. Keep site clean

8. Overview of drawings
    a. G.C. to provide necessary protection of exterior building envelope in the case of inclimate weather.

b. G.C. shall spot investigate enclosed cavities from the interior above the ceiling and soffit below at each wall with enclosed soffits. Upon examination if there is any mold or mildew found notify owner and architect immediately and re-seal the opening to ensure no negative effects of indoor air quality infiltrate the building.
c. Note specific EIFS details are indicated in respective key plans

9. Site Walk

10. Outstanding Questions?

MEETING SIGN-IN

Title: Administrative Building EIFS & Coping Rehab Pre-Bid Meeting

Date: November 8, 2023

Name	Company / Agency	Email
Brad Barber	OWASA	bbarber@owasa.org
TIM MANNING	JD BEAM	TIMM@JDBEAM.com
Mark Ferris	ACH Constructors	MarkF@ACHConstructors.com
JASON PATTERSON	THOUGHTCRAFT ARCHITECTS	jp@thoughtcraftarchitects.com
MARCUS HAWKINS	HAWKINS MASONRY	MASTER@gmail.com
PAUL FARRELL	CRW, INC	pfarrell5crwonline.com
JASON MARSHALL	Riggs Herrod	jmarshall@riggsherrod.com
JIM HADLEY	WXPROOFING	JHADLEY@WXPROOFING.COM
DANE WILKERSON	Pro-Tech Construction	dane@protechconstruction.net

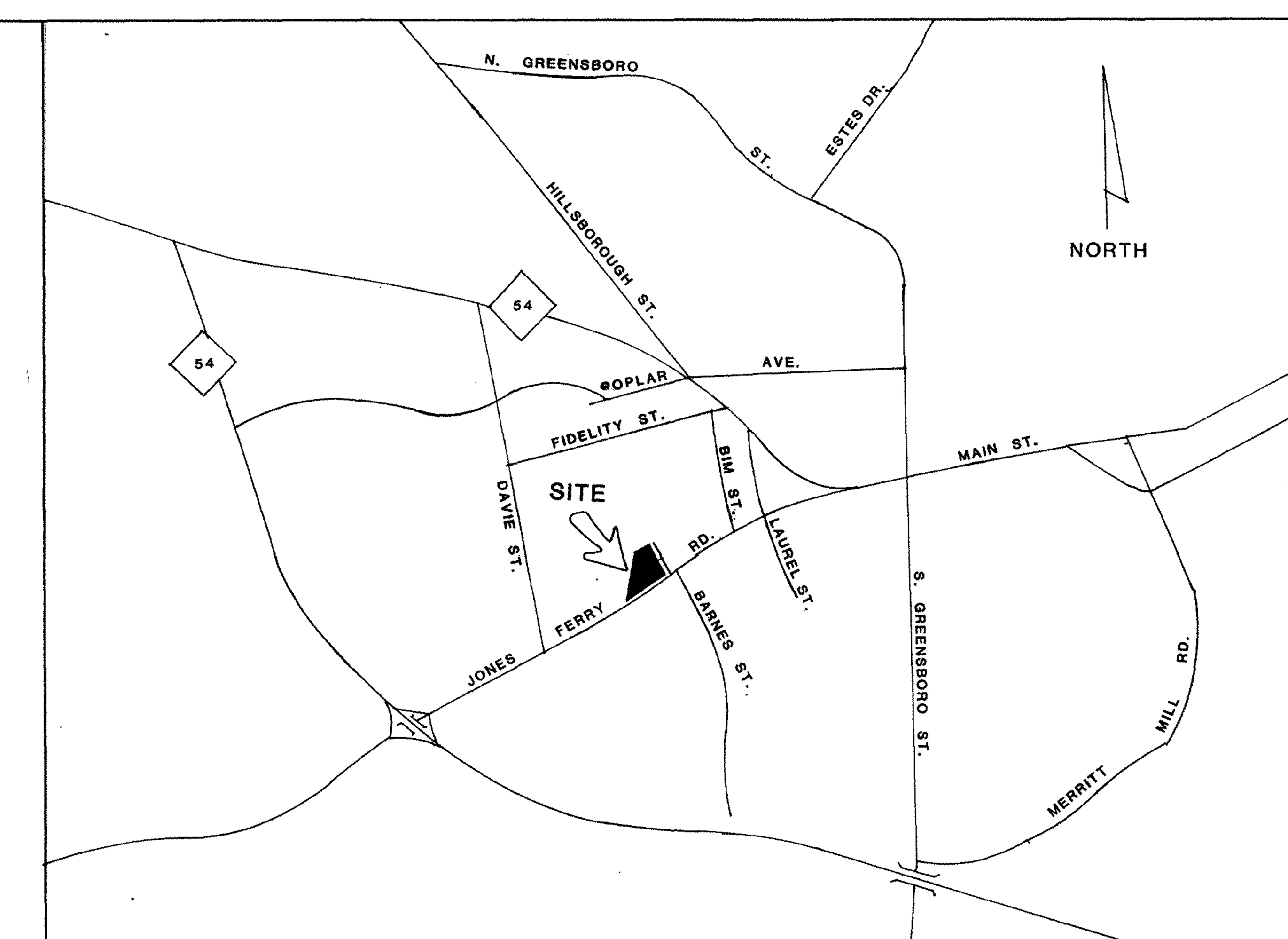
O.W.A.S.A. OPERATIONS CENTER

JONES FERRY ROAD

CARRBORO, NORTH CAROLINA

WATER OWASA SEWER

INDEX OF DRAWINGS



LOCATION MAP

AS BUILT 8/17/90

O.W.A.S.A. OPERATIONS CENTER

CARRBORO, NORTH CAROLINA

city planning and architectural associates

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chapel hill, n.c.

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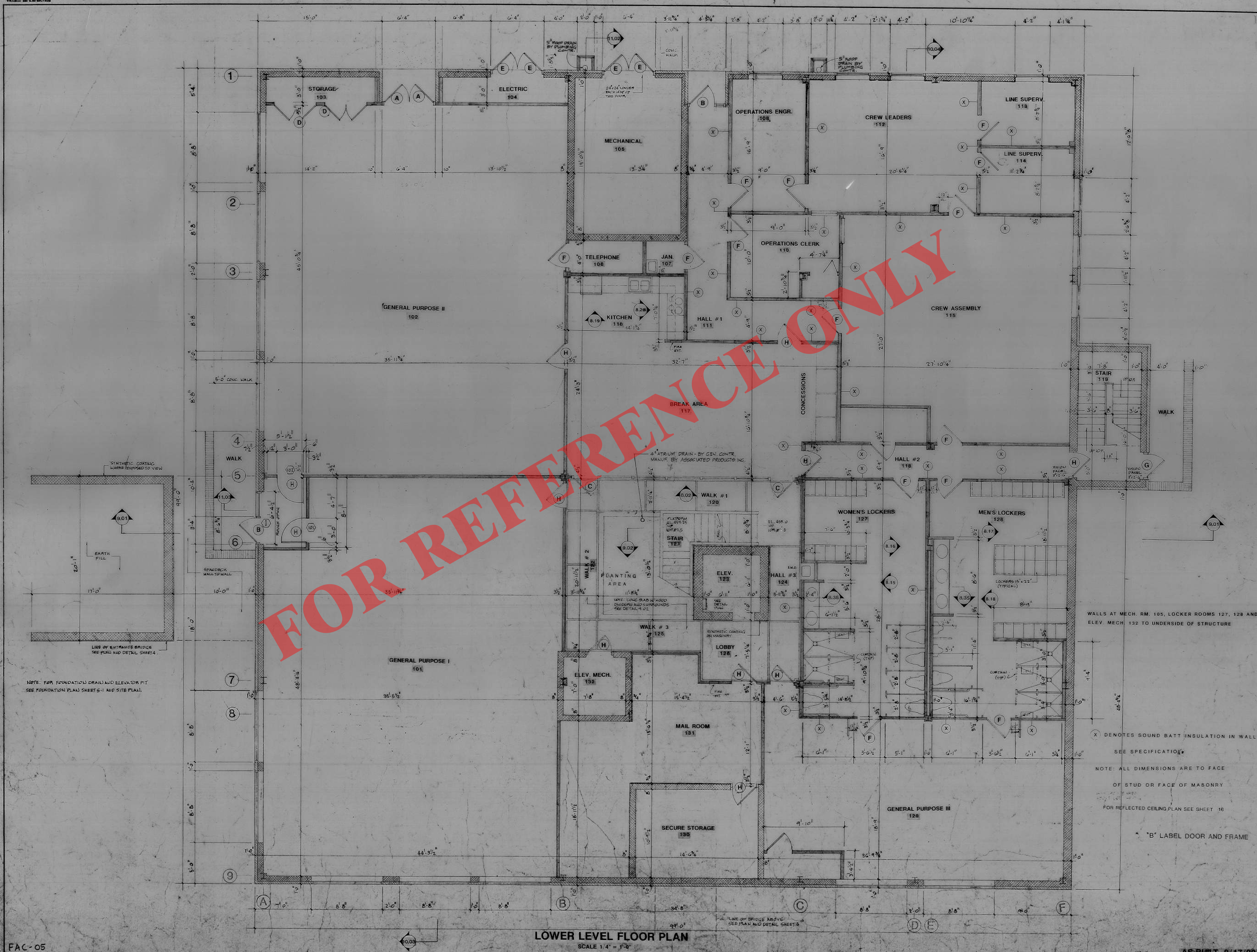
checked by:

revisions:

sheet no.

job no. 549

FAC-005



WALLS AT MECH. RM. 105, LOCKER ROOMS 127, 128 AND ELEV. MECH. 132 TO UNDERSIDE OF STRUCTURE

(X) DENOTES SOUND BATT INSULATION IN WALL SEE SPECIFICATIONS

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY

FOR REFLECTED CEILING PLAN SEE SHEET 16

* "B" LABEL DOOR AND FRAME

LOWER LEVEL FLOOR PLAN

SCALE 1/4" = 1'-0"

FAC-05

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CARRBORO, NORTH CAROLINA

LOWER LEVEL FLOOR PLAN

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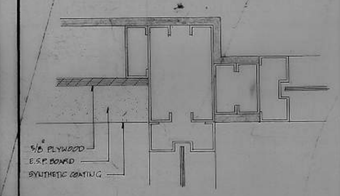
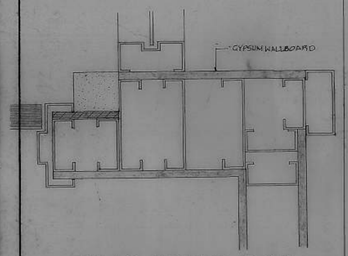
chapel hill, n.c.

date: DECEMBER, 1988

2



PLAN DETAIL 3.01



PLAN DETAIL 3.02

ENTRANCE BRIDGE
SEE PLAN AND DETAIL SHEET 4

WALLS AT MEN 236 AND WOMEN 235 TO UNDERSIDE OF STUCTURE

X DENOTES SOUND BATT INSULATION IN WALL SEE SPECIFICATIONS

NOTE: ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF MASONRY

"B" LABEL DOOR AND FRAME

FOR REFLECTED CEILING PLAN SEE SHEET 17

WAREHOUSE AREA SEE SHEET 4

UPPER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

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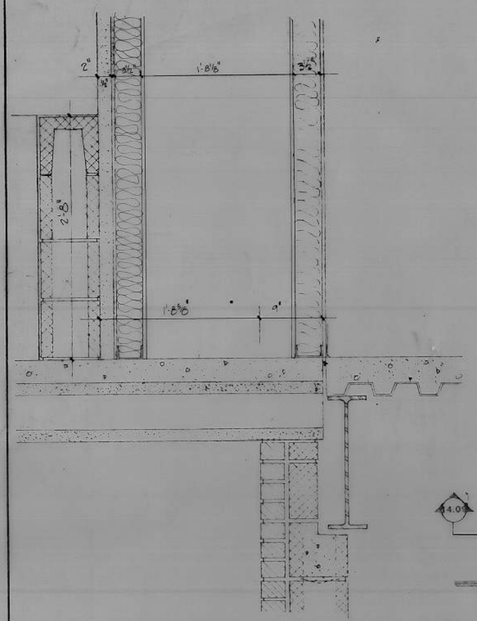
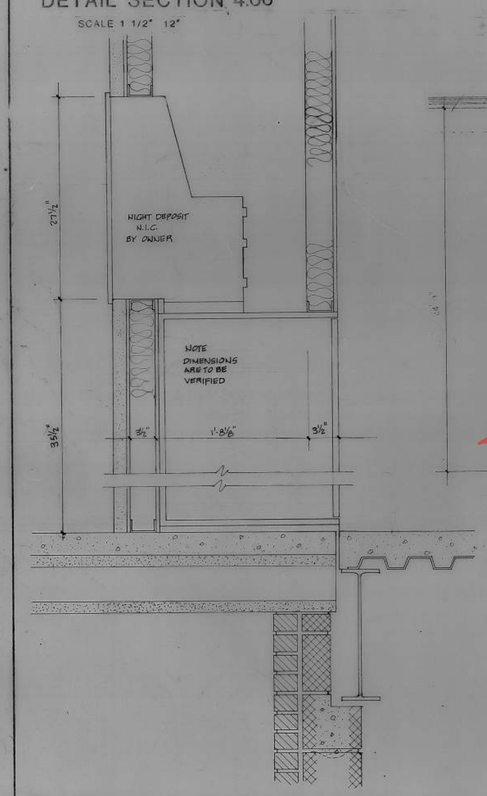
UPPER LEVEL FLOOR PLAN

proj. no. 540

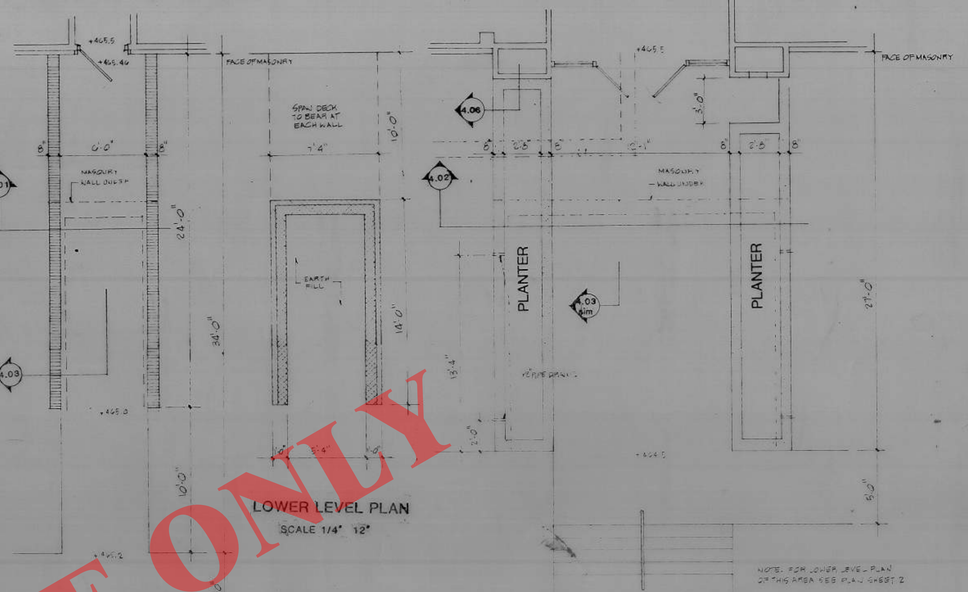
sheet no. 3



DETAIL SECTION 4.06
SCALE 1 1/2" 12"

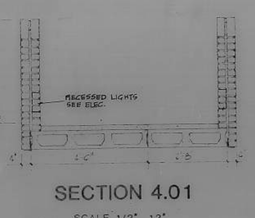


FLOOR PLAN AT WAREHOUSE
SCALE 1/4" 12"



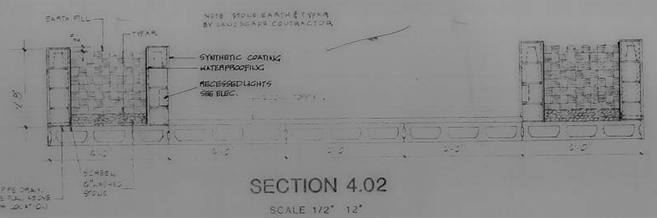
LOWER LEVEL PLAN
SCALE 1/4" 12"

DETAIL PLAN AT BRIDGE
SCALE 1/4" 12"

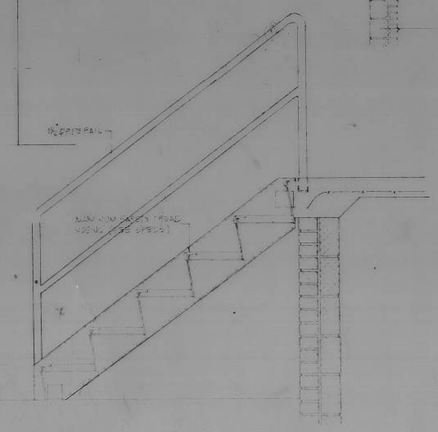


SECTION 4.01
SCALE 1/2" 12"

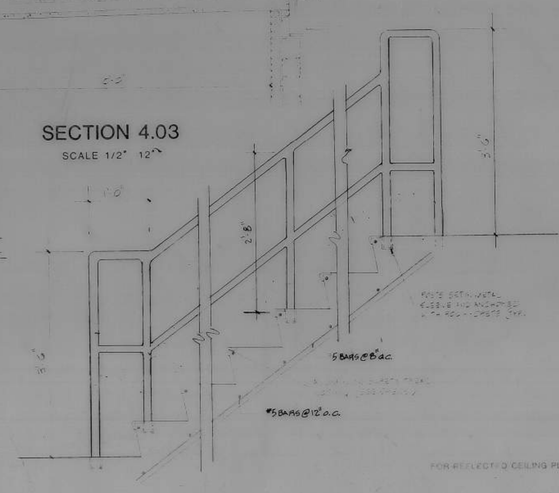
DETAIL PLAN AT ENTRANCE BRIDGE
SCALE 1/4" 12"



SECTION 4.02
SCALE 1/2" 12"



EXTERIOR METAL STAIR DETAIL 4.04
SCALE 1" = 12"



SECTION 4.03
SCALE 1/2" 12"

EXTERIOR CONCRETE STAIR DETAIL 4.05
SCALE 1" = 12"

DETAIL SECTION 4.07
SCALE 1 1/2" = 12"

cp aa city planning and architectural associates : planners
architects : chapel hill, n.c. 919/933 7133

Date: DECEMBER, 1988 | revisions:
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FLOOR PLAN AT WAREHOUSE DETAILS

Sheet No. 4

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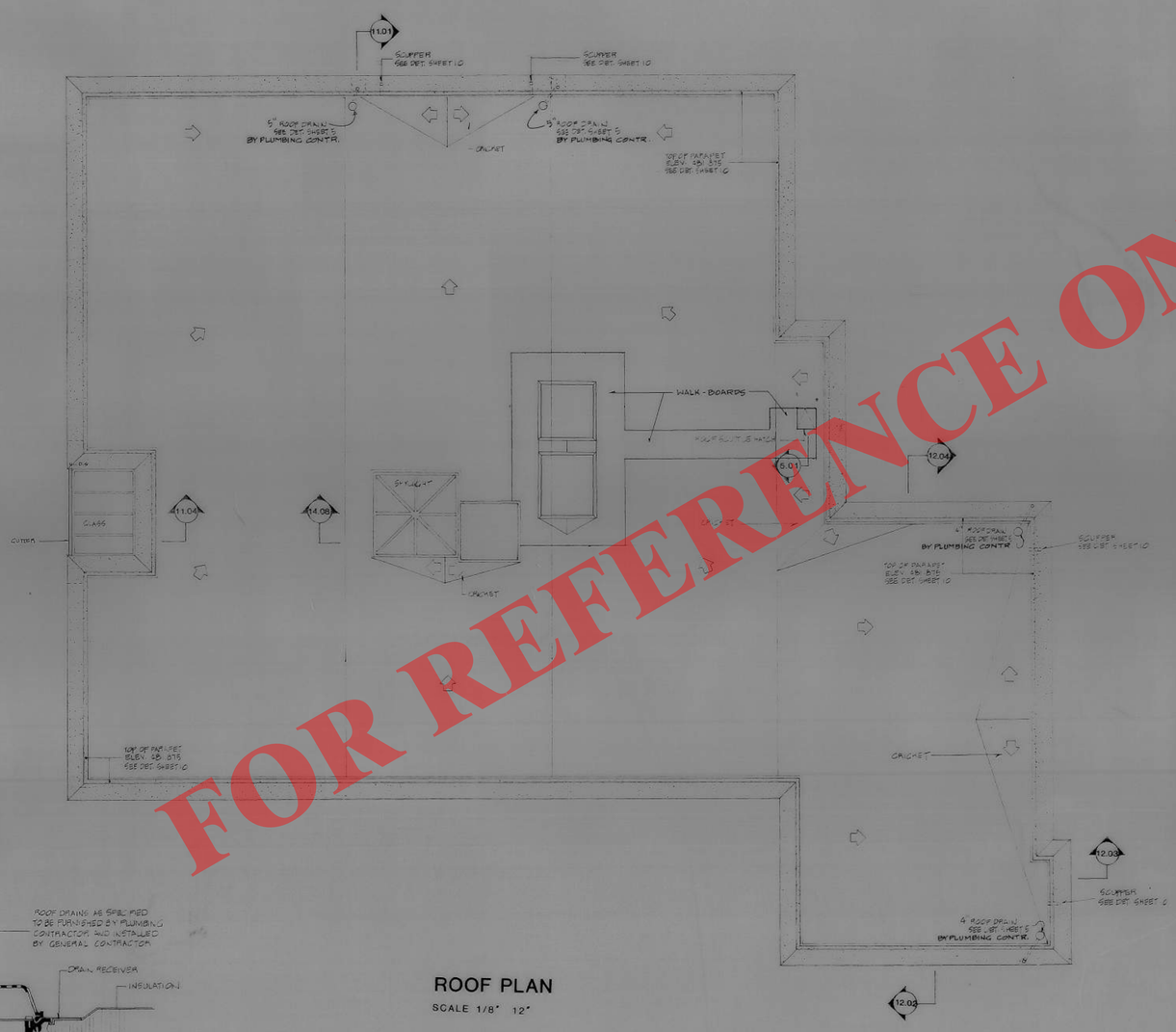
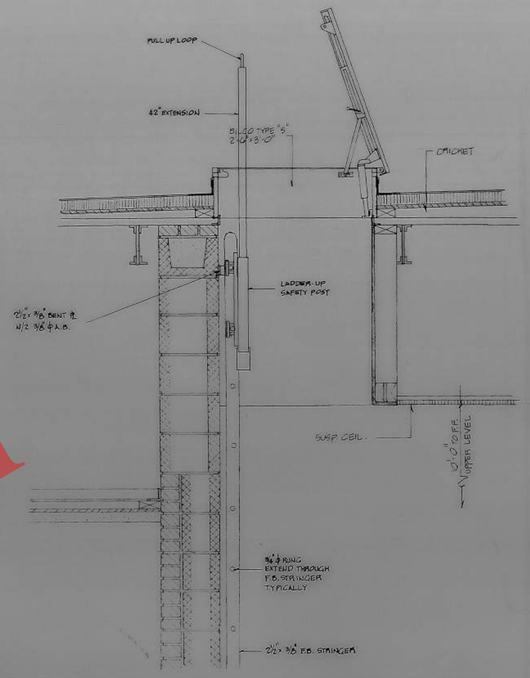


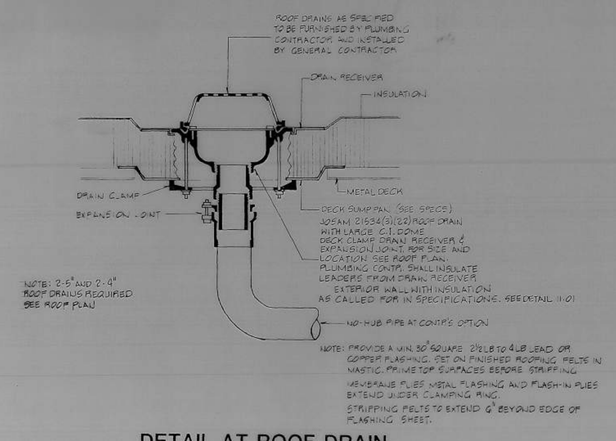
ROOF PLAN

SCALE 1/8" 12"



DETAIL AT ROOF SCUTTLE 5.01

SCALE 1" 12"



DETAIL AT ROOF DRAIN

SCALE 1 1/2" 12"

NOTE:

ROOF DRAINS & PIPING BY PLUMBING CONTRACTOR.

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ROOF PLAN, DETAILS

job no. 649

sheet no. 5

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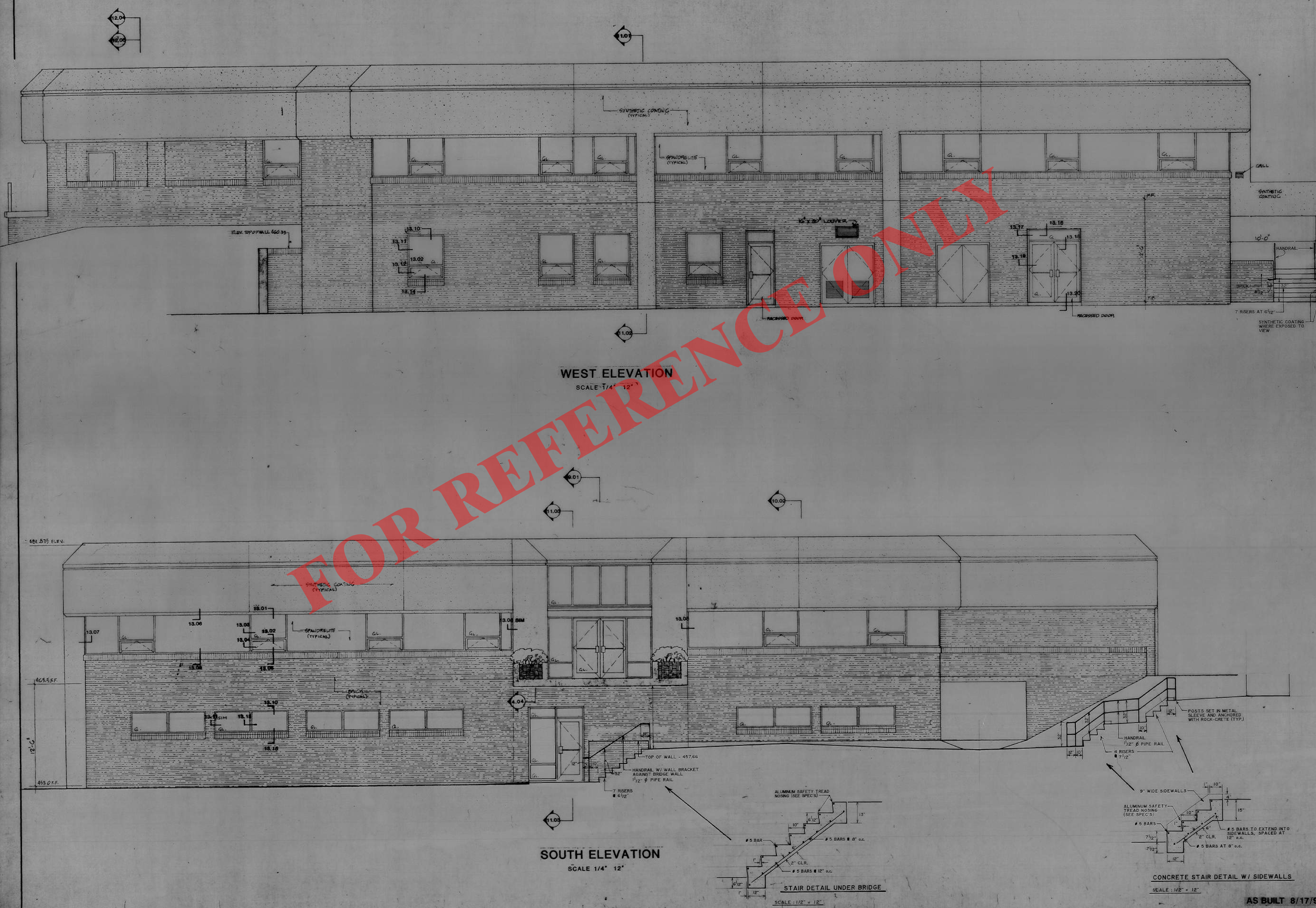

WEST ELEVATION
SCALE 1/4" = 12"

SOUTH ELEVATION
SCALE 1/4" = 12"

STAIR DETAIL UNDER BRIDGE
SCALE : 1/2" = 12"

CONCRETE STAIR DETAIL W/ SIDEWALLS
SCALE : 1/2" = 12"

AS BUILT 8/17/90

FAC-05

REGISTERED ARCHITECT DONALD E. STEWART 1009 CHAPEL HILL, N.C. STATE OF NORTH CAROLINA

cpaa
city planning and architectural associates
architects : planners
chapel hill, n.c. 919/929 7185

date: DECEMBER, 1988 revisions: 07-28-89
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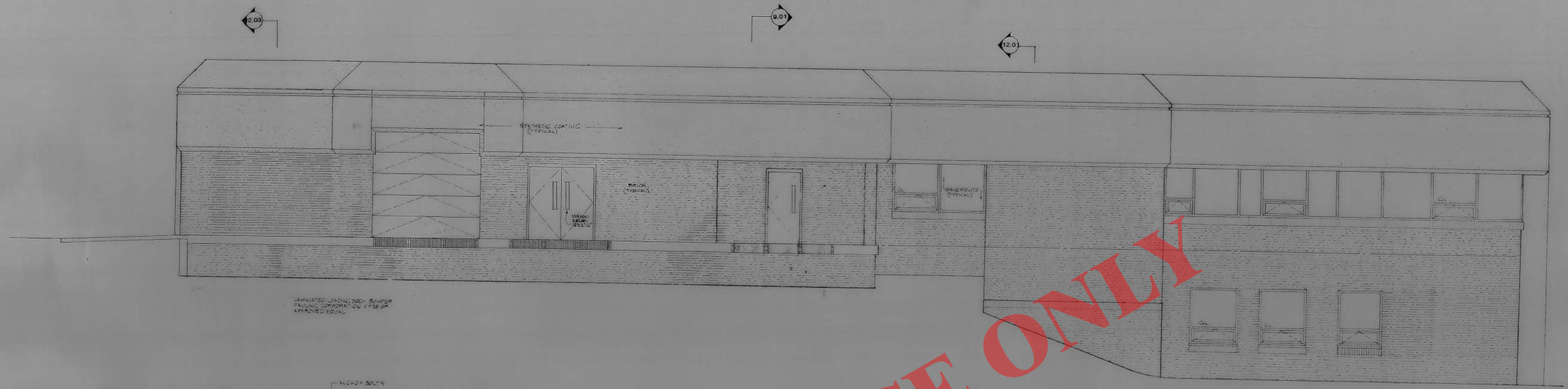
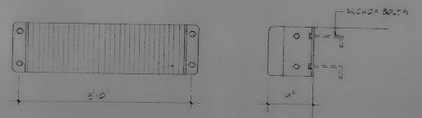
EXTERIOR ELEVATIONS

job no. 849
sheet no. 6



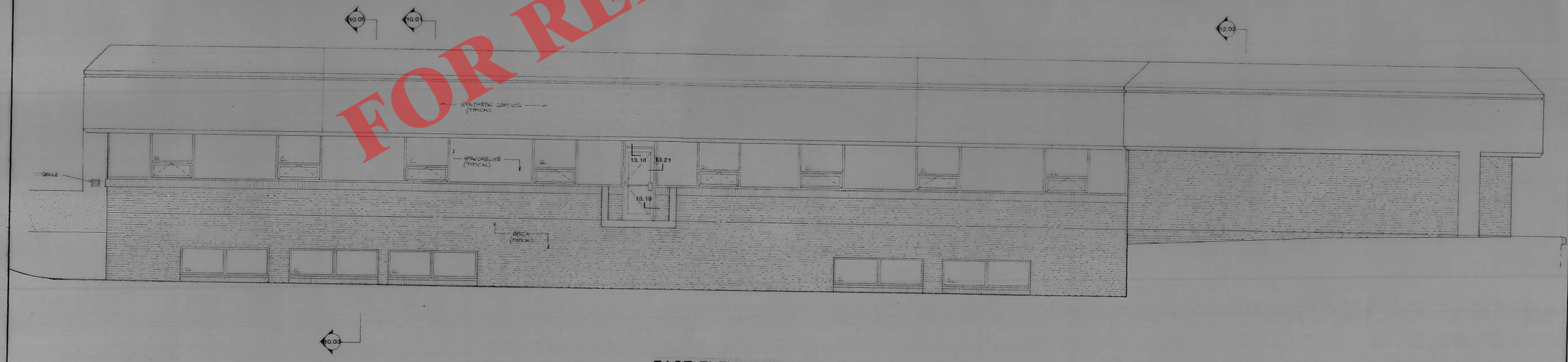
NORTH ELEVATION

SCALE 1/4" 12"



LOADING DOCK BUMPER DETAIL

SCALE 1" 12"



EAST ELEVATION

SCALE 1/4" 12"

FAC-05

AS BUILT 8/17/90

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architects : planners
chapel hill, n.c. 919/929-7555

date: DECEMBER, 1988 revisions:

drawn by:

checked by:

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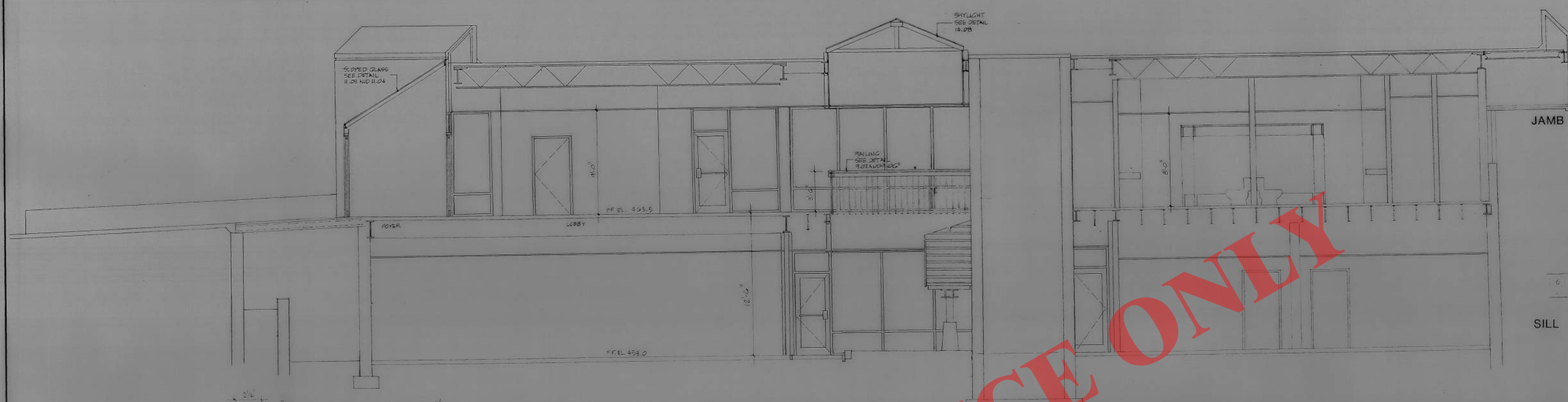
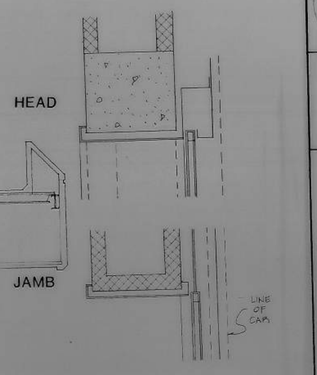
EXTERIOR ELEVATIONS

job no. 849

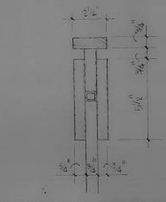
sheet no.
7



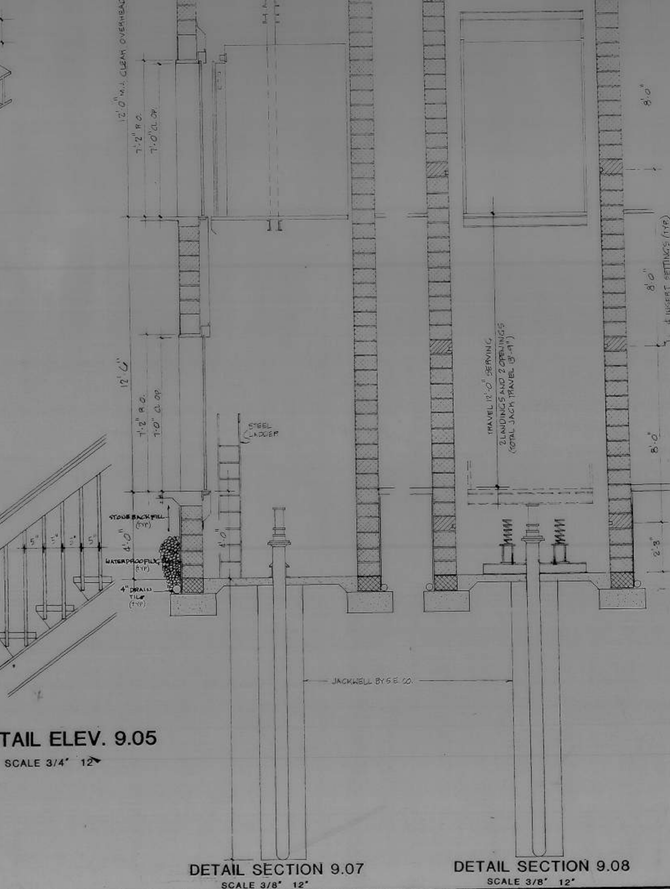
LONGITUDINAL SECTION 9.01
SCALE 1/4" 12"

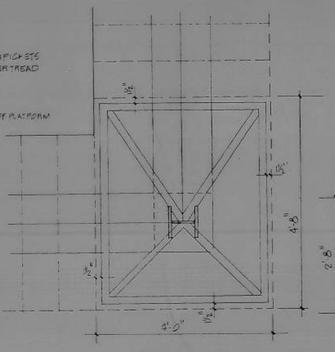


SECTION THRUS ELEV. DOOR
SCALE 1 1/2" 12"



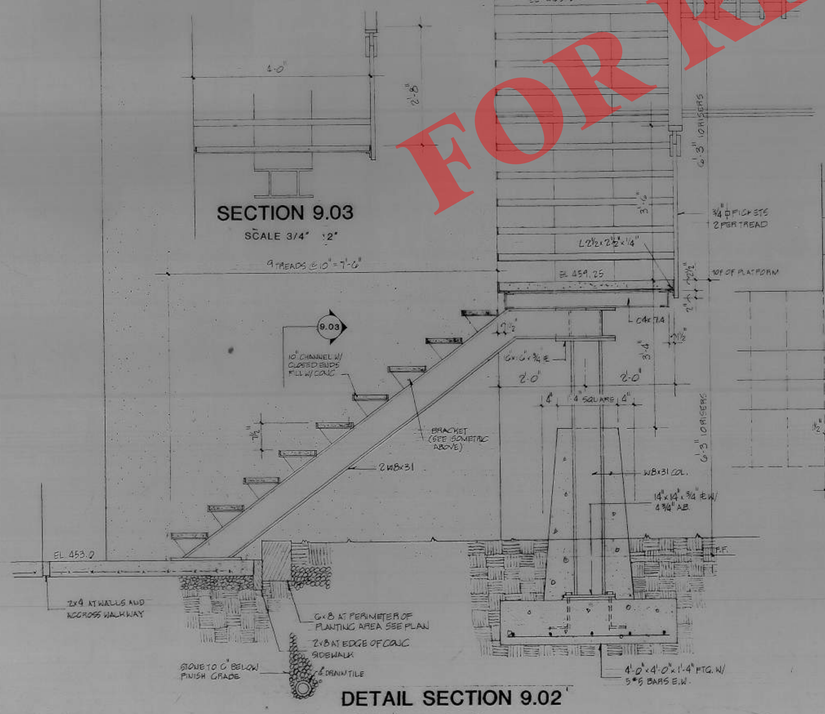
HANDRAIL DETAIL 9.06
SCALE 3" 12"





ISOMETRIC
NO SCALE

SECTION 9.04
SCALE 3/4" 12"

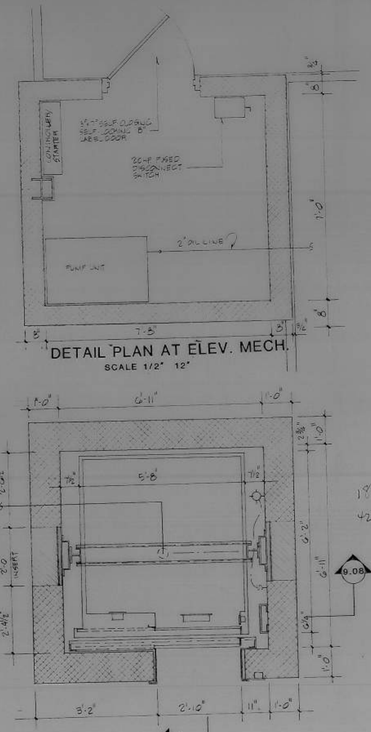


DETAIL SECTION 9.02
SCALE 3/4" 12"

DETAIL ELEV. 9.05
SCALE 3/4" 12"

DETAIL SECTION 9.07
SCALE 3/8" 12"

DETAIL SECTION 9.08
SCALE 3/8" 12"



DETAIL PLAN AT ELEV. MECH.
SCALE 1/2" 12"

DETAIL PLAN AT ELEV.
SCALE 1/2" 12"

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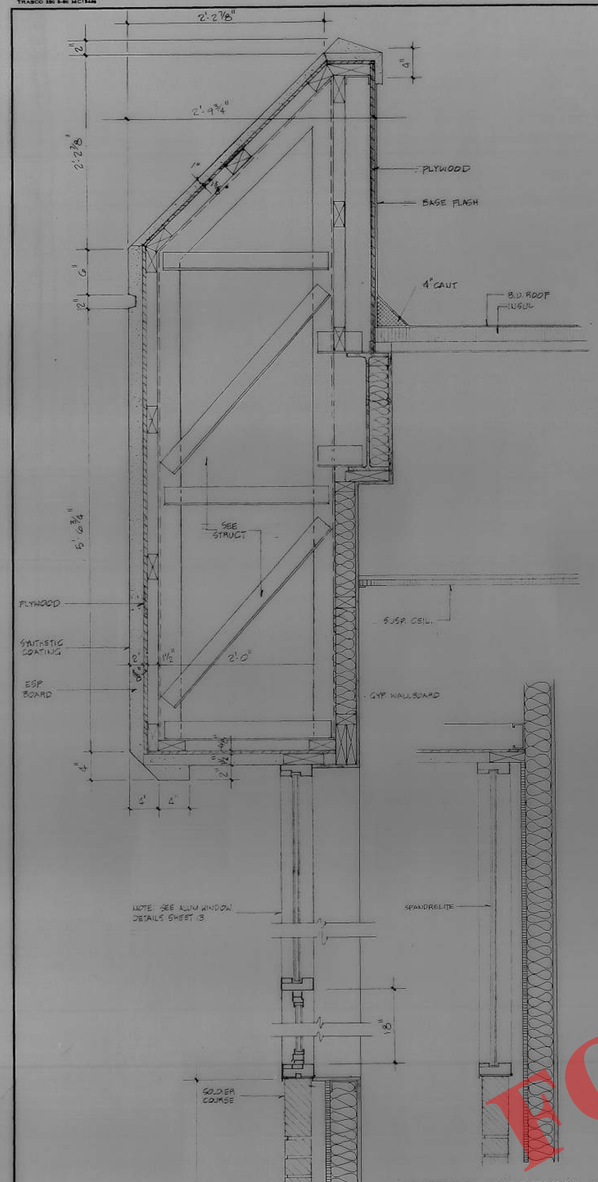
CARRBORO, NORTH CAROLINA

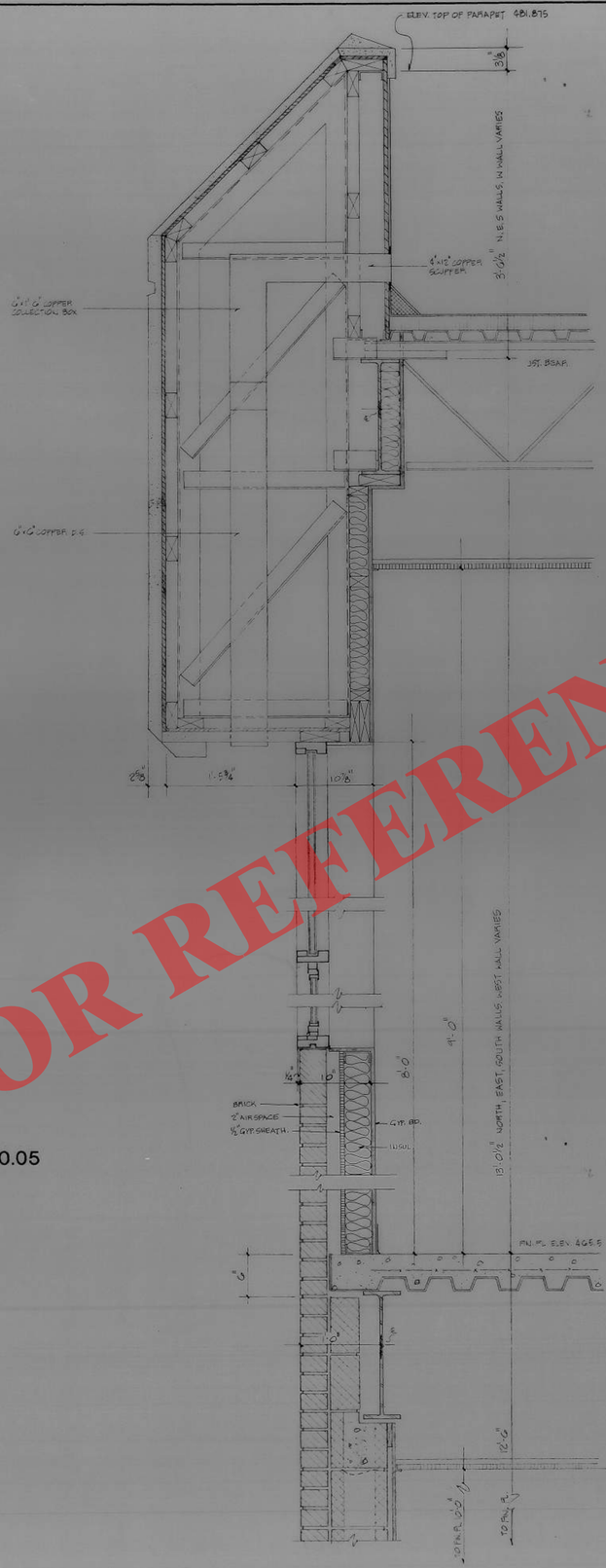
LONGITUDINAL SECTION, AND STAIR AND RAILING DETAILS

job no. 849
sheet no. 9



DETAIL SECTION 10.05

SCALE 1 1/2" 12"



DETAIL SECTION 10.02

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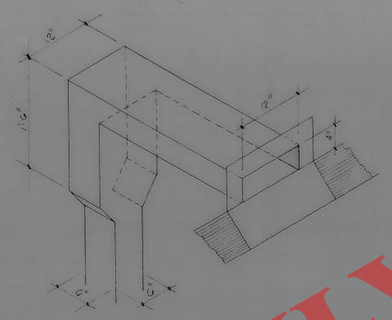

ISOMETRIC AT SCUPPER

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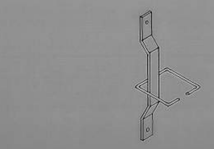
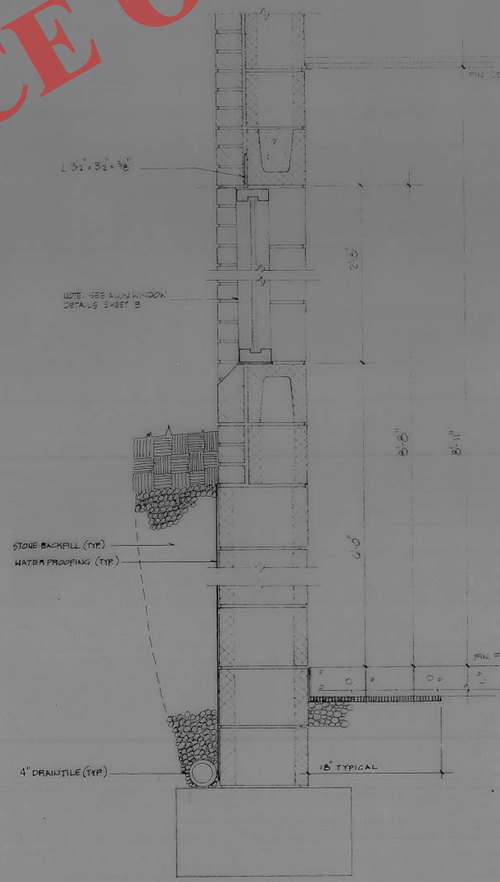


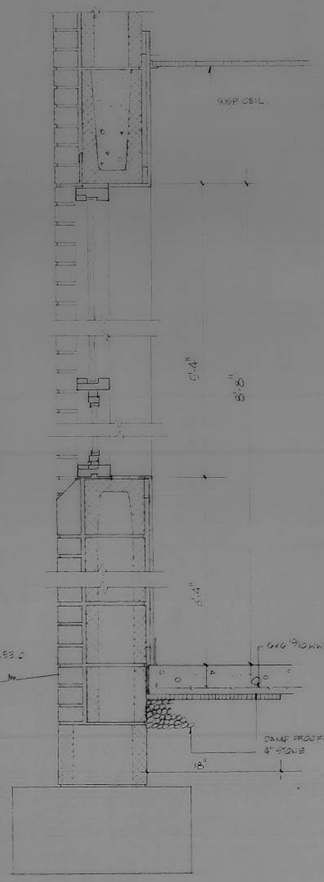
VENEER ANCHOR D/A 208 BY DUR-O-WALL SHALL BE 12 GAGE 3/4"x 9" LONG STUD PLT. WITH 1/8" HOLES FOR SELF TAPPING SCREWS. RECTANGULAR TIE SHALL BE 2"x 6 1/2" LONG. INSTALLATION SHALL BE A MAXIMUM SPACING OF 16" VERTICALLY AND 24" HORIZONTALLY.

D/A 208



DETAIL SECTION 10.03

SCALE 1 1/2" 12"



DETAIL SECTION 10.04

SCALE 1 1/2" 12"

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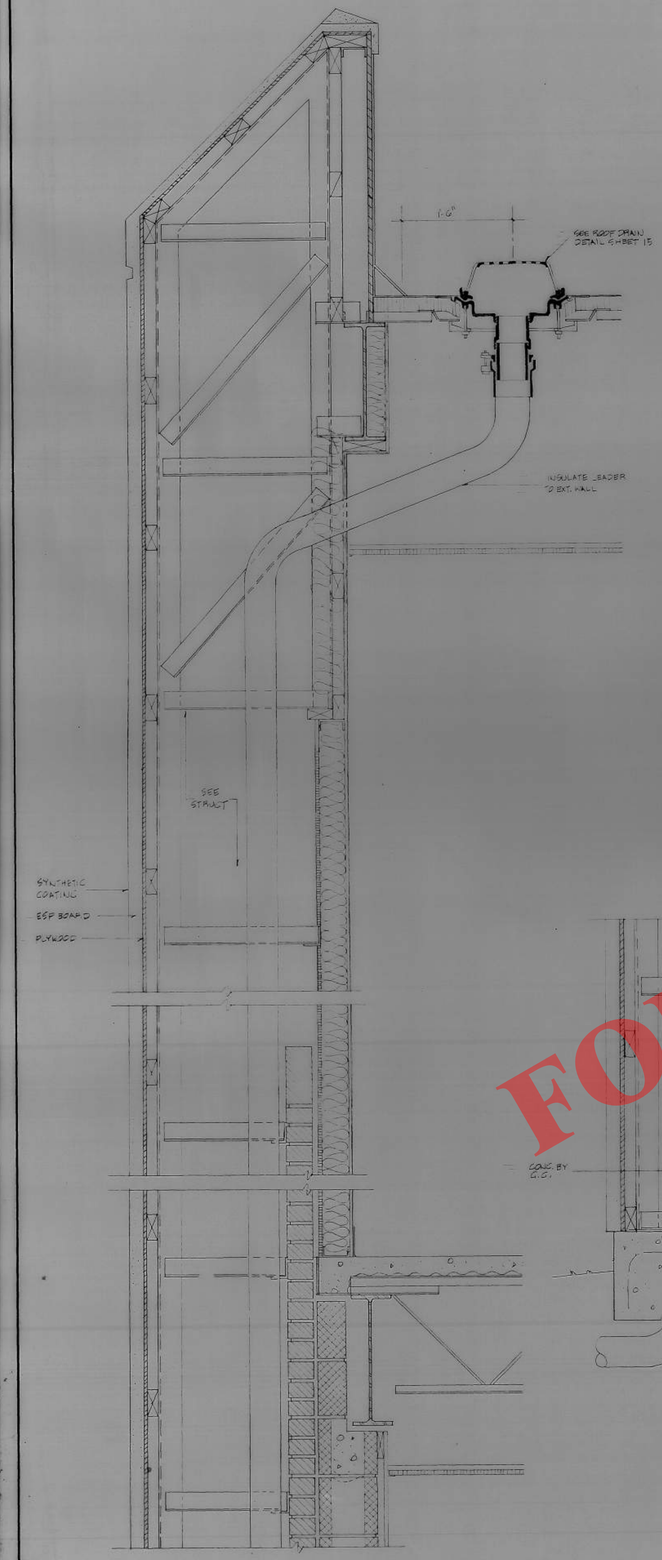
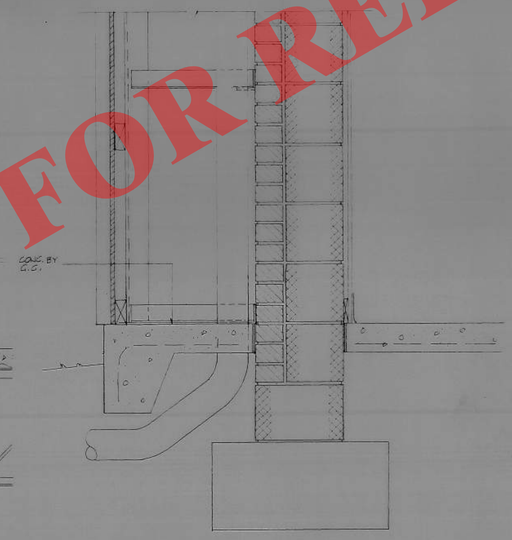
DETAIL SECTIONS

job no. 849

sheet no. 10



DETAIL SECTION 11.01
SCALE 1 1/2" 12"



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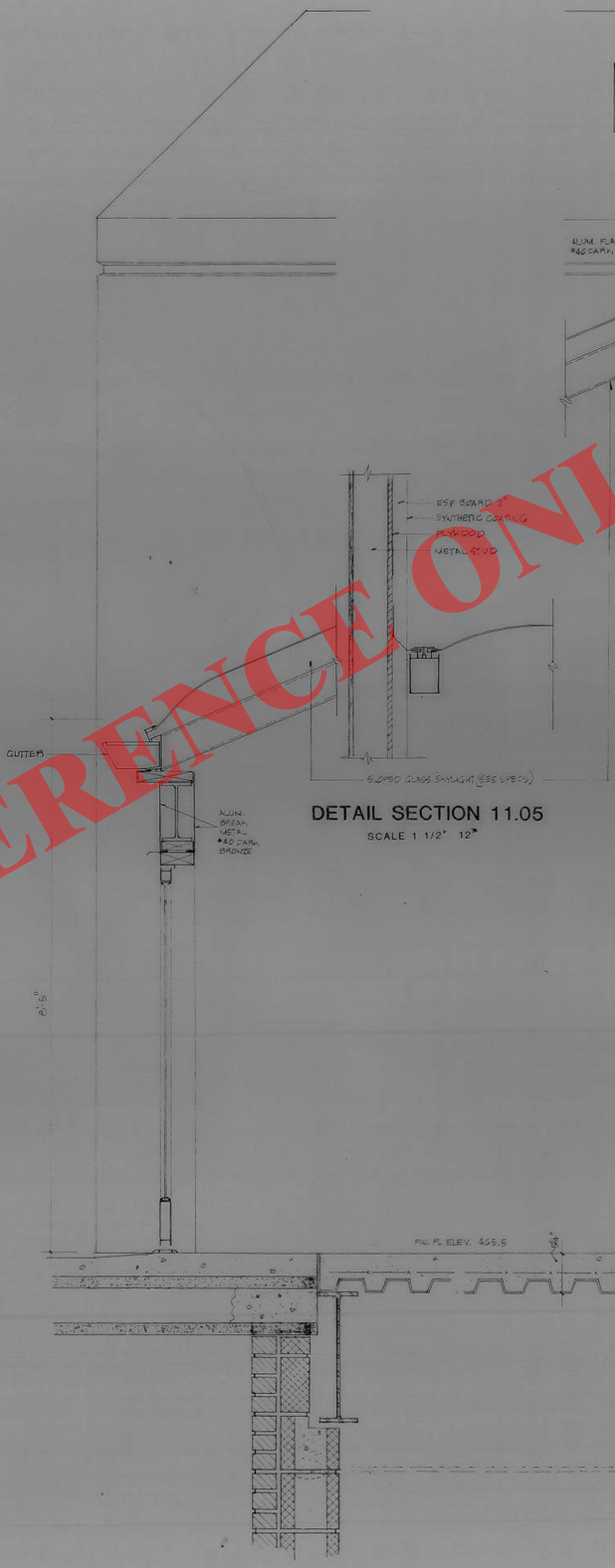
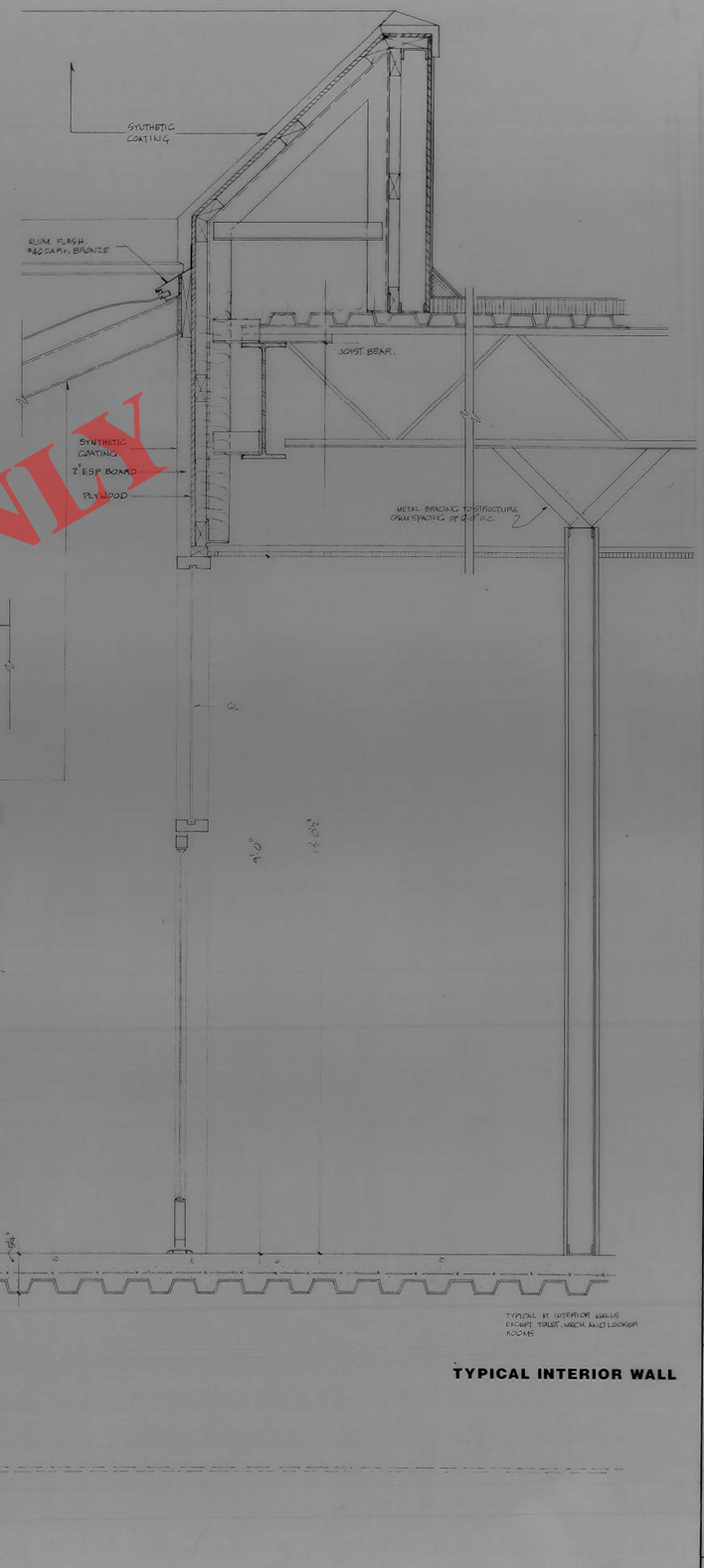


DETAIL SECTION 11.05
SCALE 1 1/2" 12"

DETAIL SECTION 11.03
SCALE 1 1/2" 12"



TYPICAL INTERIOR WALL

DETAIL SECTION 11.04
SCALE 1 1/2" 12"

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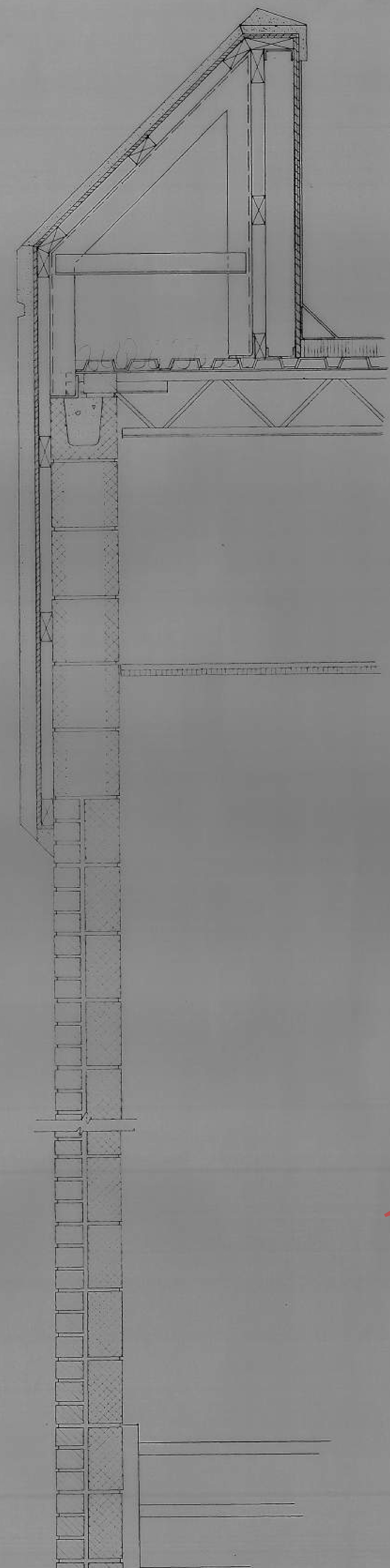
DETAIL SECTIONS

job no. 649
sheet no. 11



DETAIL SECTION 12.01

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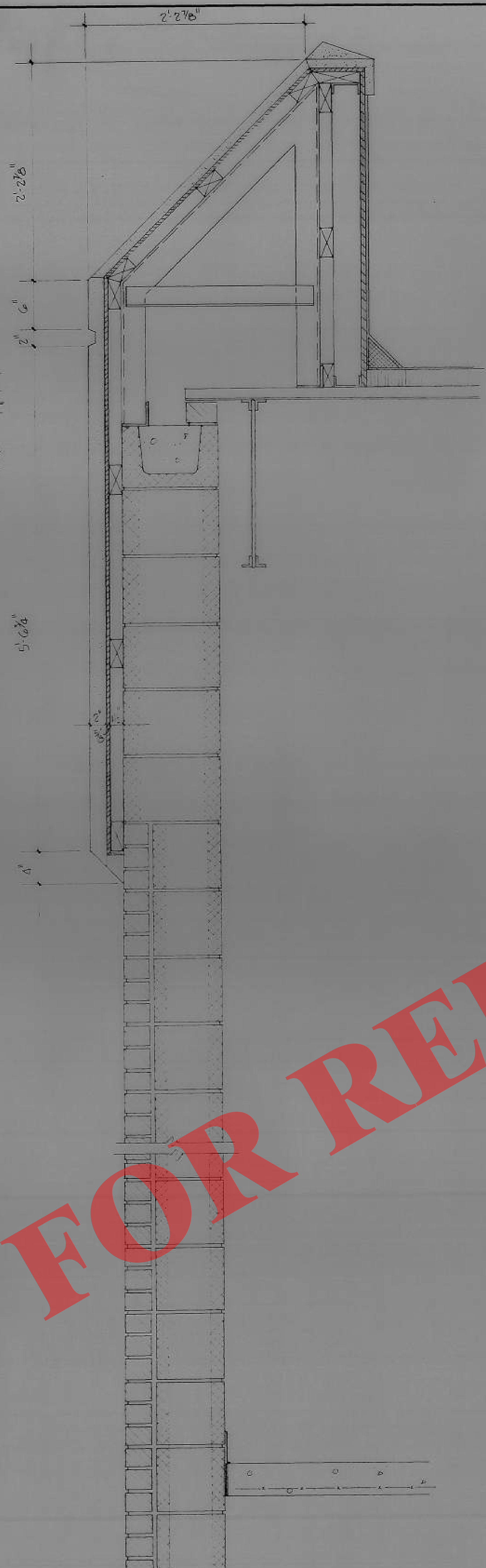

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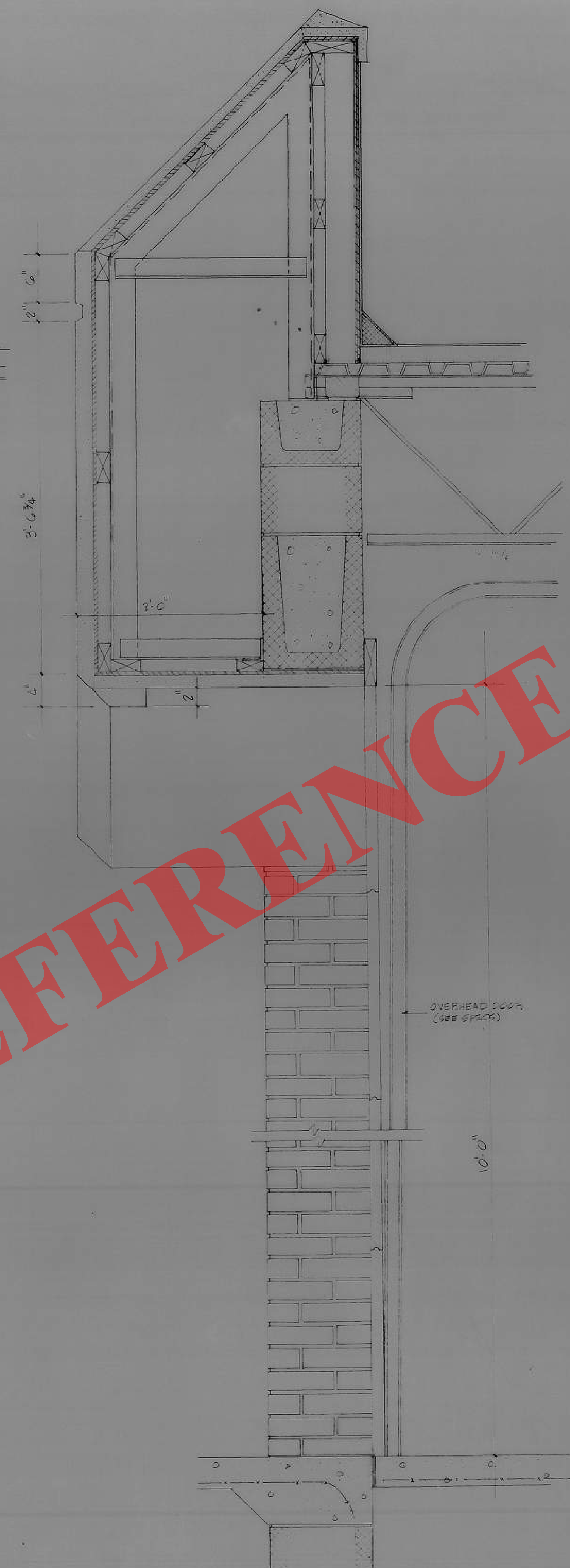

DETAIL SECTION 12.03

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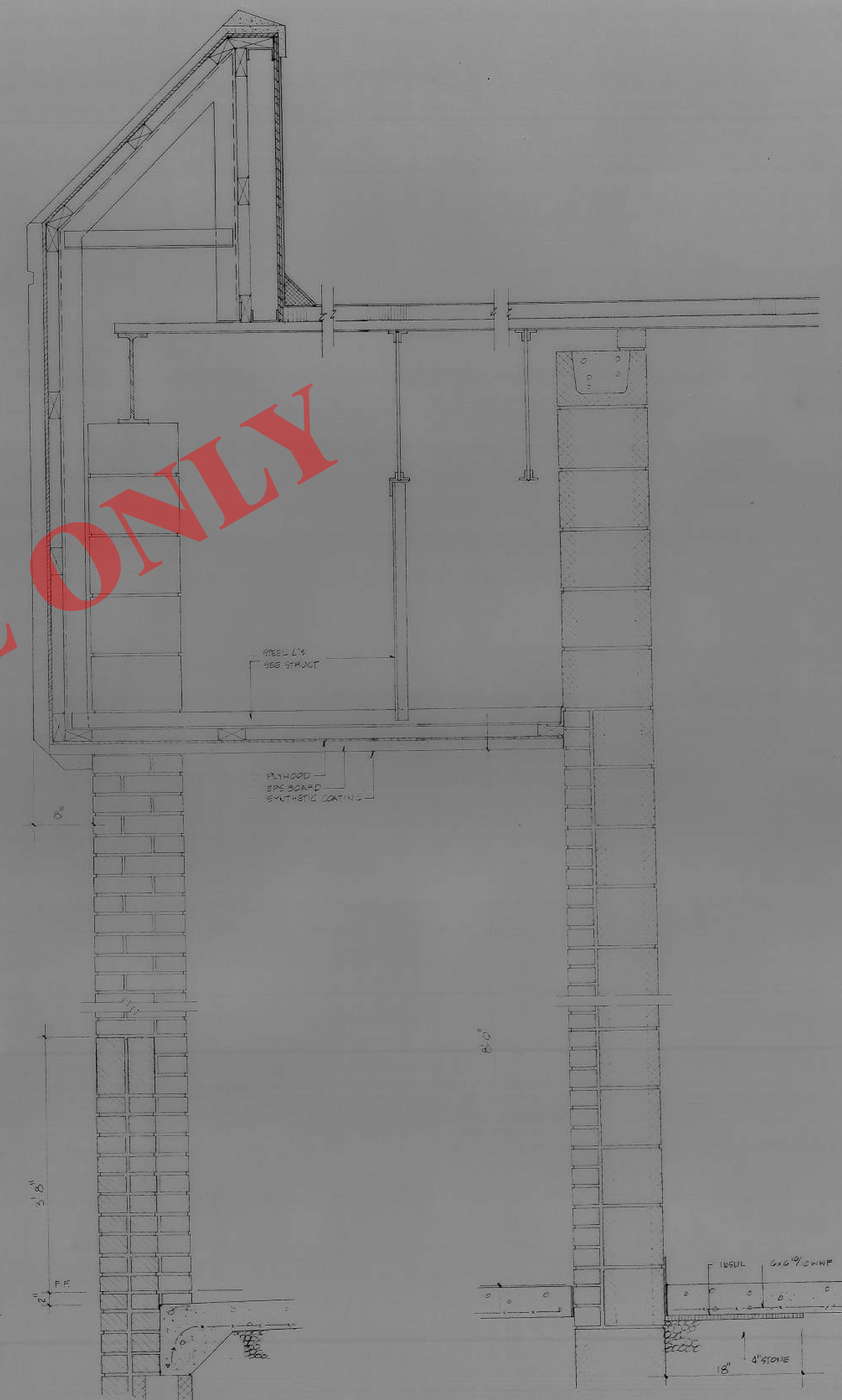

DETAIL SECTION 12.04

SCALE 1 1/2" 12"

DETAIL SECTION 12.05

SCALE 1 1/2" 12"

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DETAIL SECTIONS

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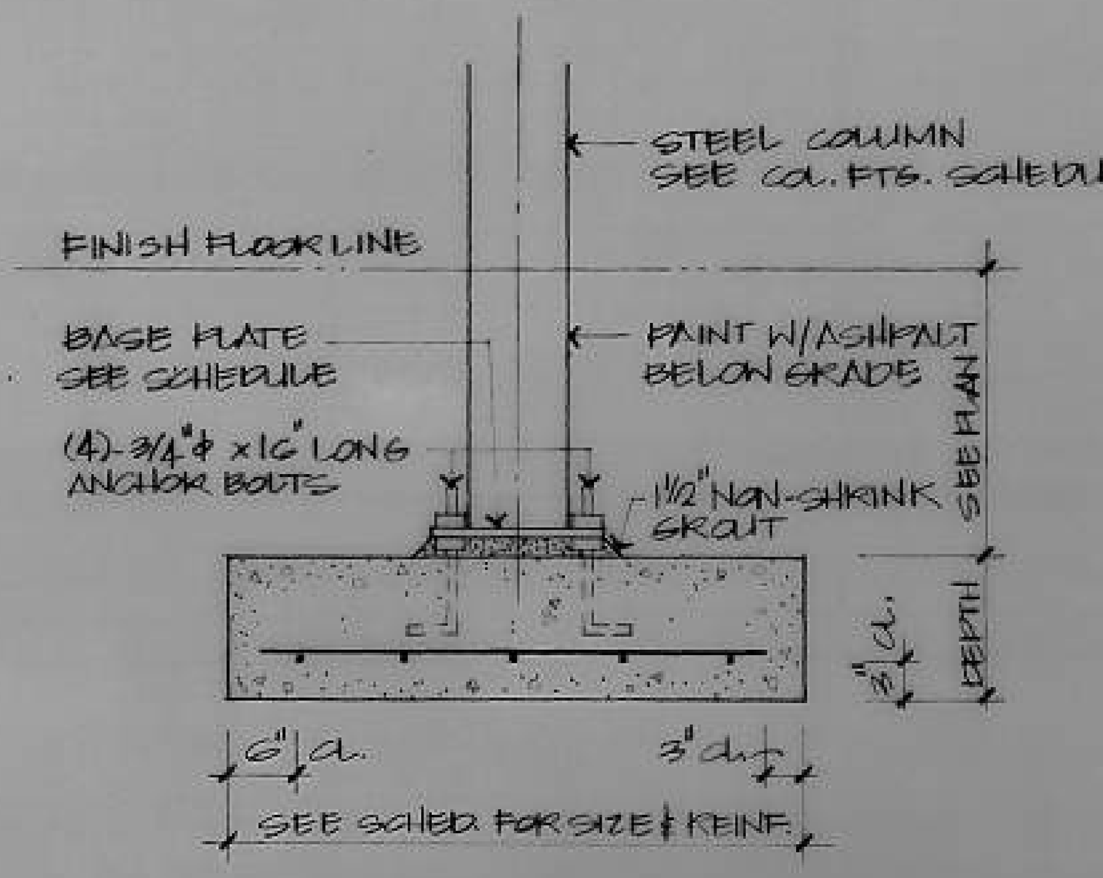
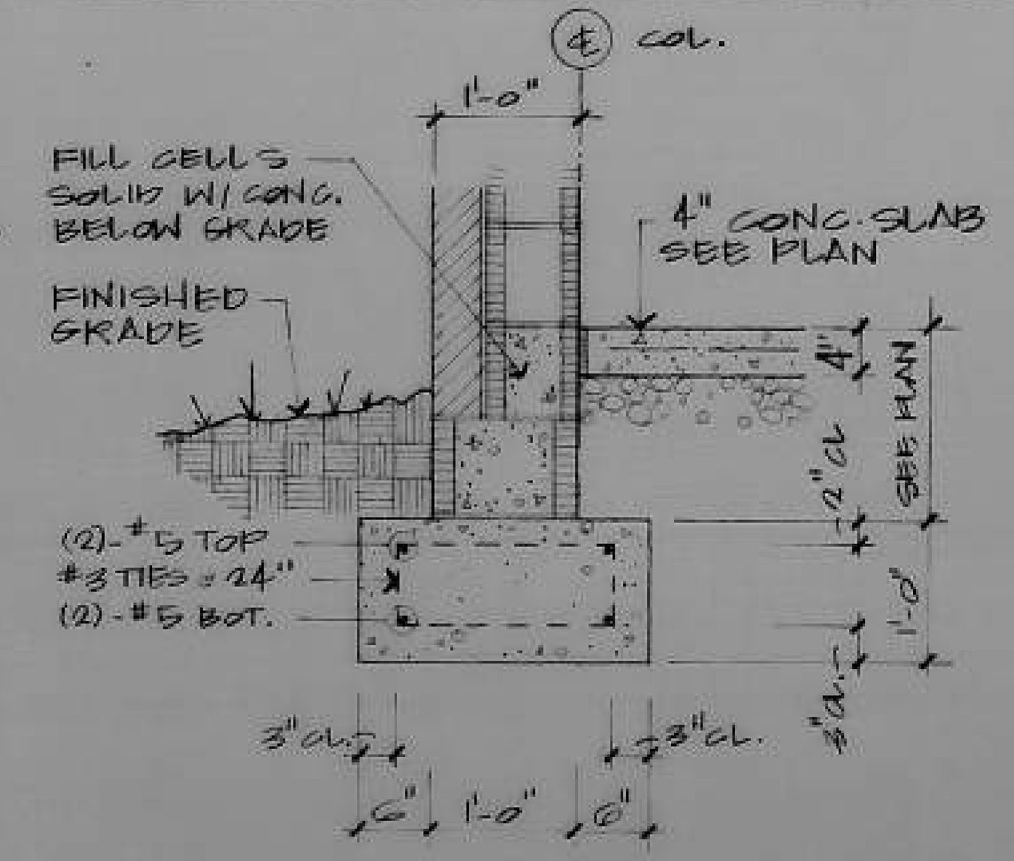
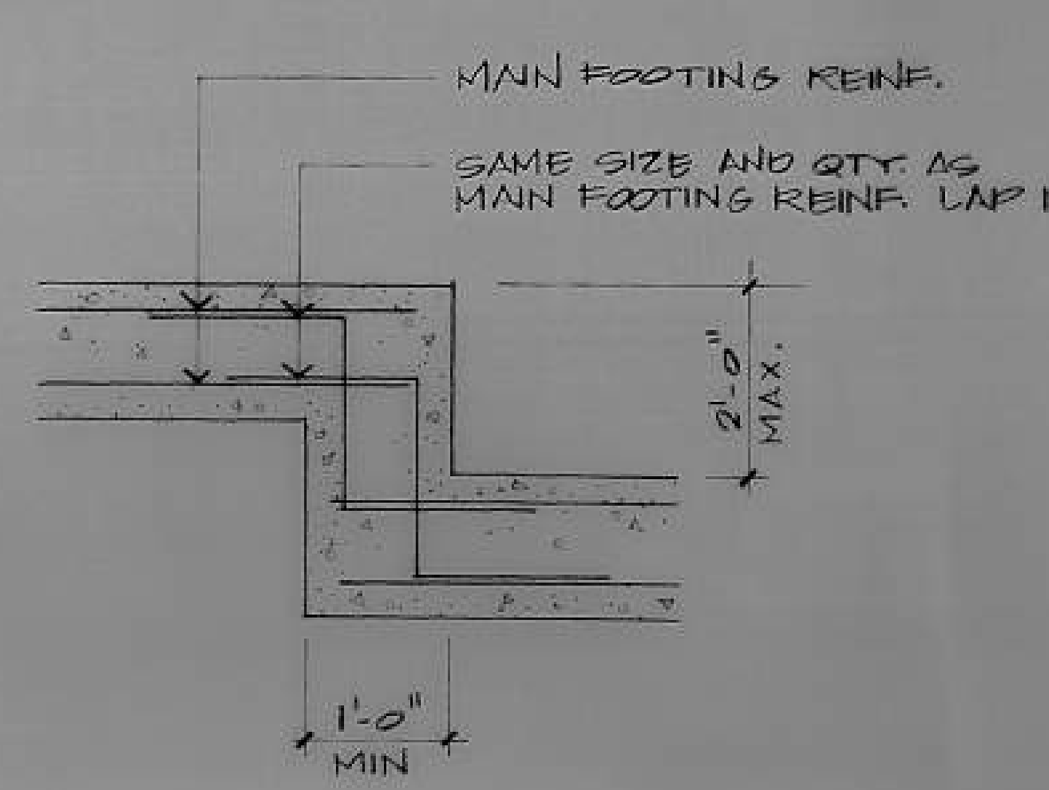


TYPICAL COLUMN FOOTING S1.02
SCALE 3/4" = 1'-0"



TYP. EXTERIOR WALL FTG. S1.03
SCALE 3/4" = 1'-0"



STEPPED FOOTING DETAIL S1.04
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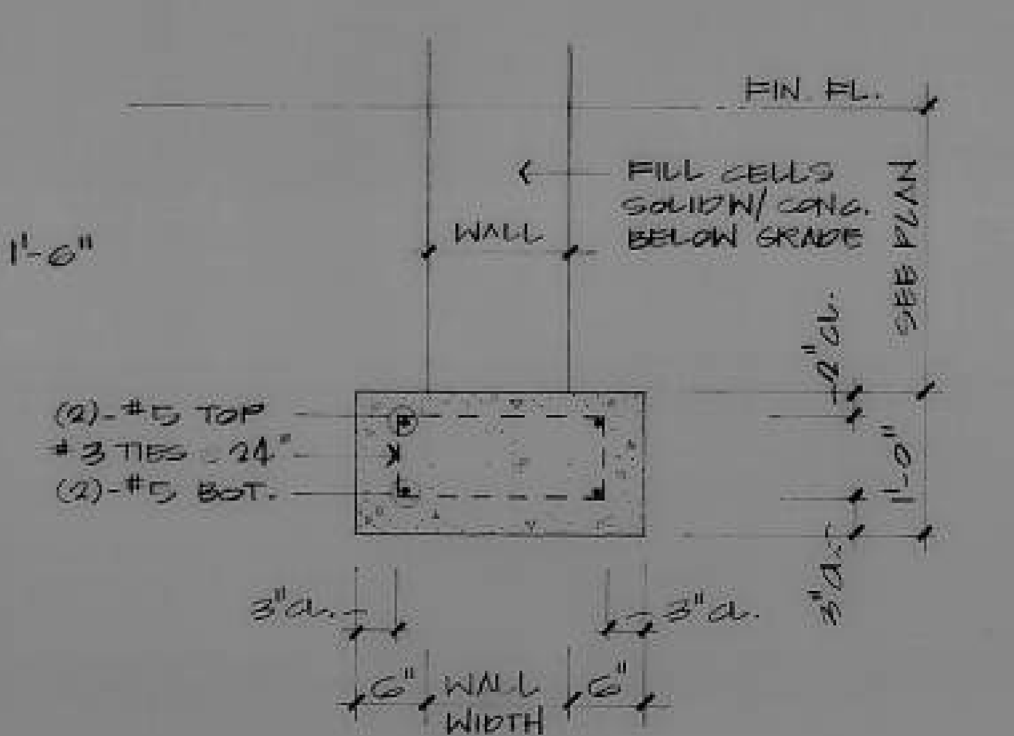

TYPICAL WALL FOOTING S1.05
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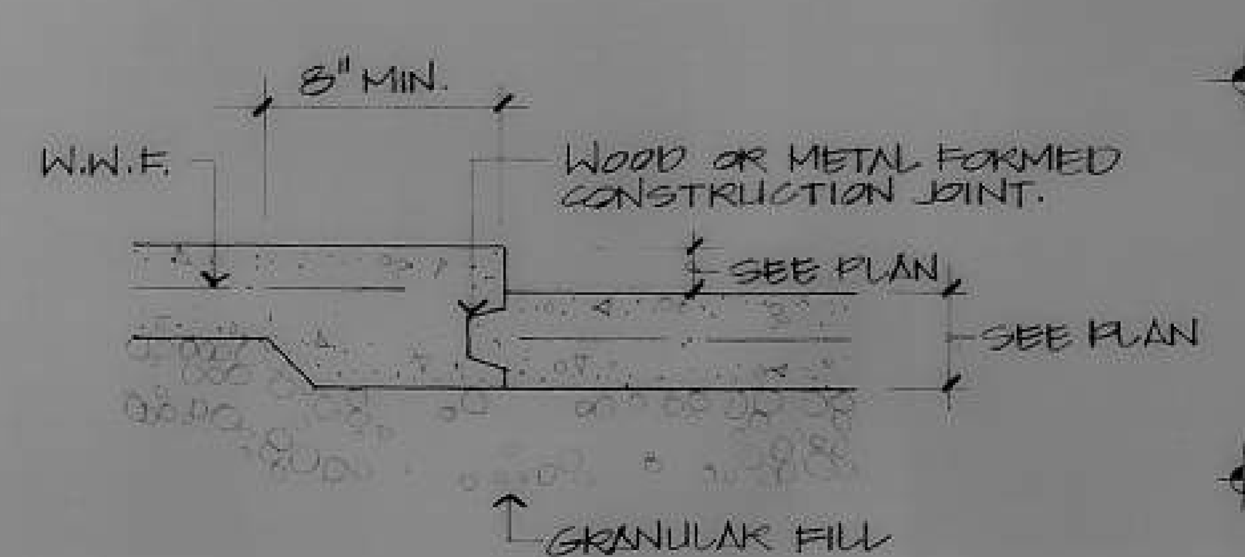
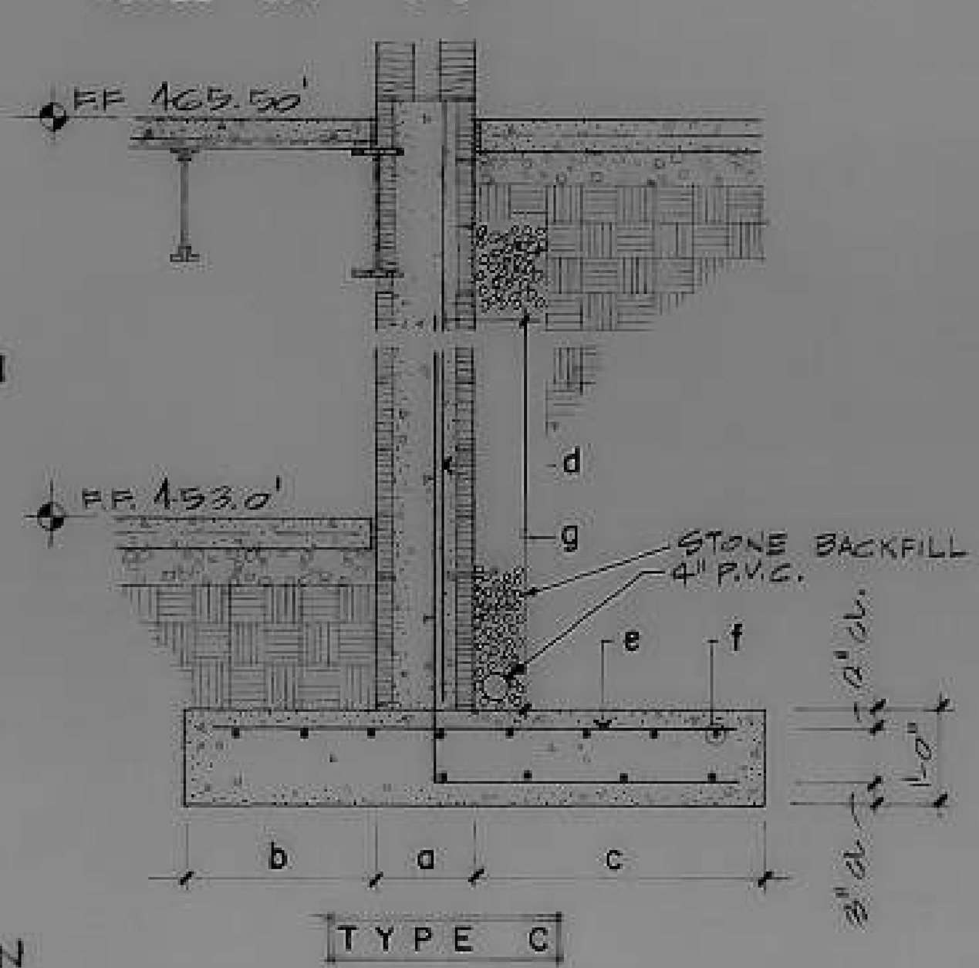
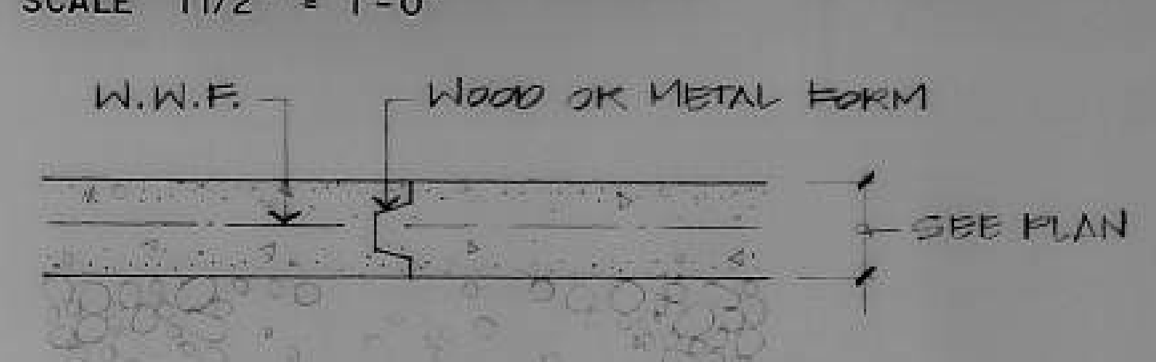


DEPRESSED SLAB DETAIL S1.06
SCALE 1 1/2" = 1'-0"

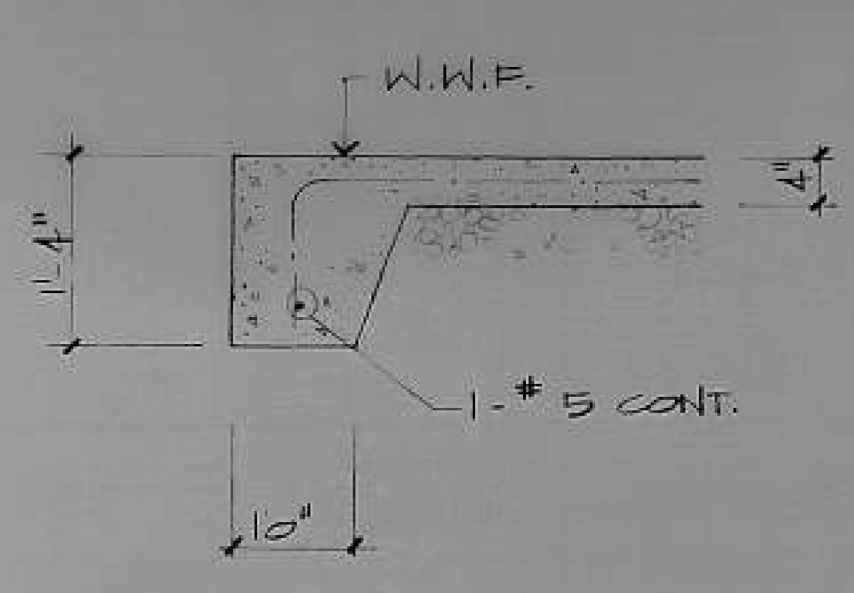


RETAINING WALL DETAIL S1.07
SCALE 1/2" = 1'-0"

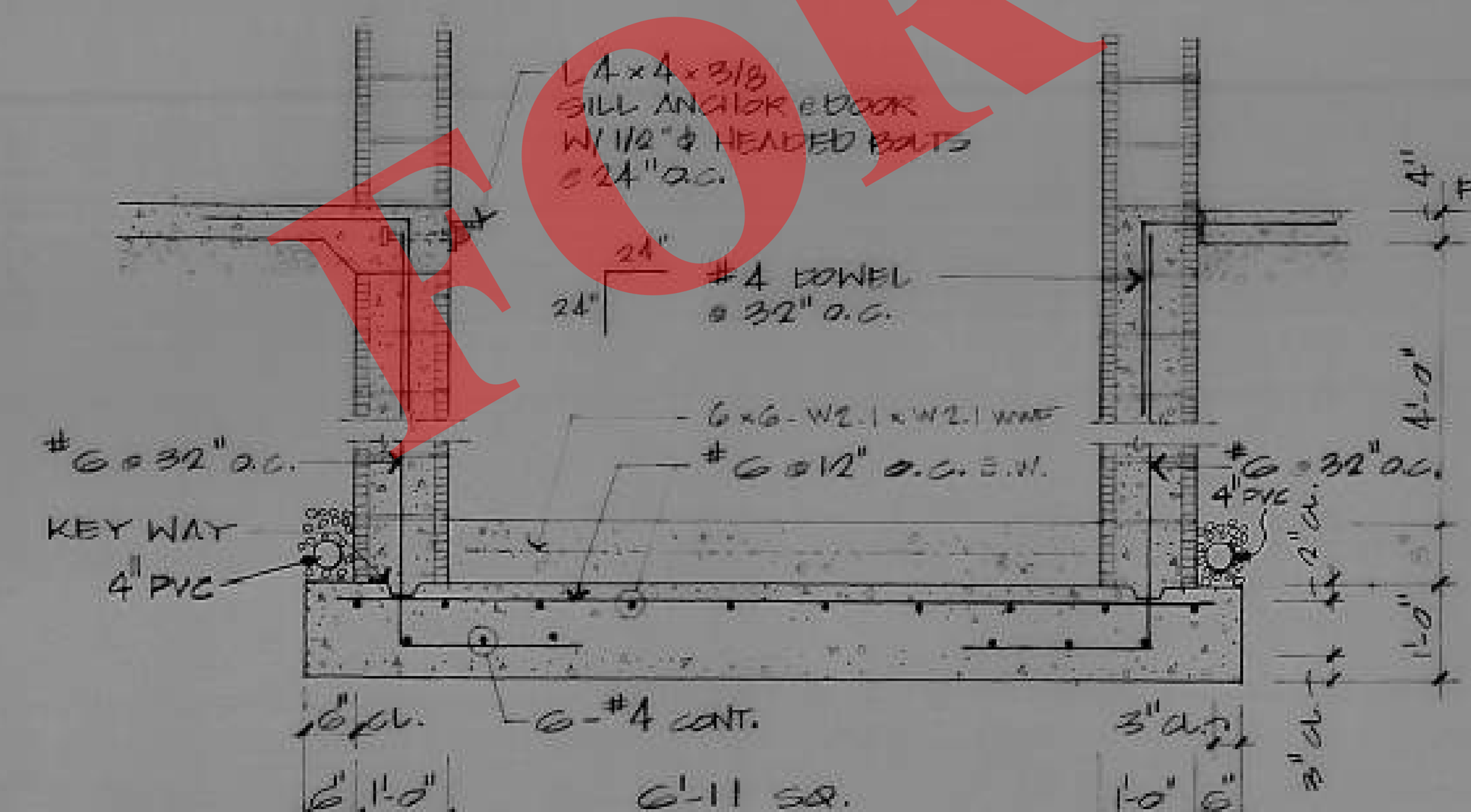


NOTE: IN LIEU OF FORMING CONTROL JOINT CONTRACTOR MAY SAW CUT SLAB, 1" DEEP OR MAY USE PLASTIC CONTROL JOINT FORMER. - DENOTED ON PLAN BY C/J.

CONTROL JOINT DETAIL S1.08
SCALE 1 1/2" = 1'-0"

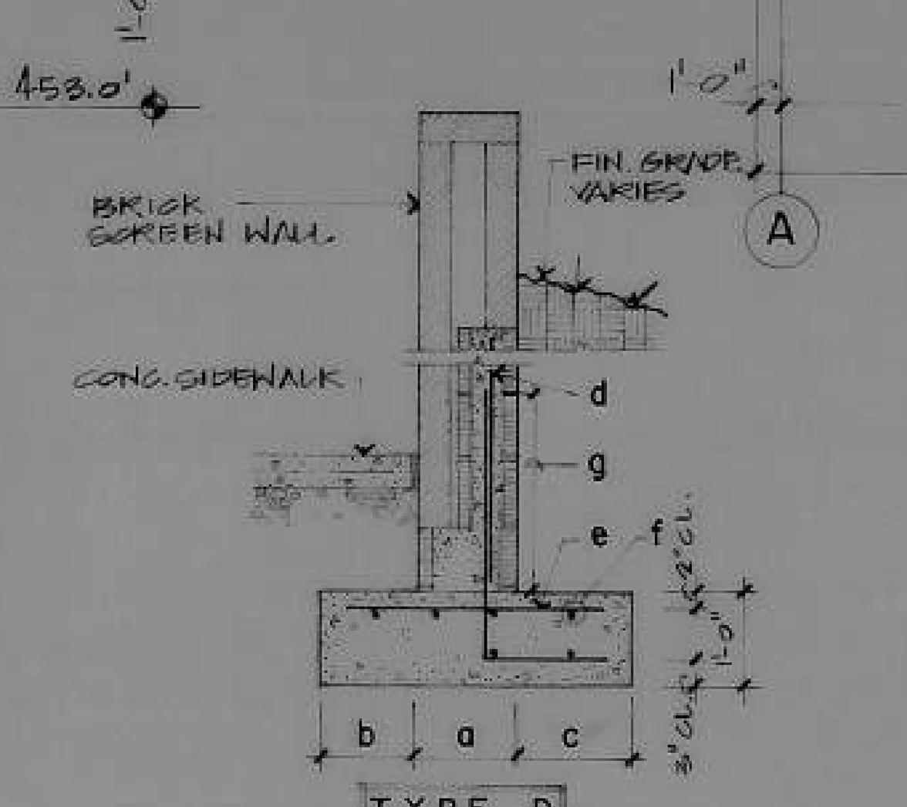


LUG FOOTING DETAIL S1.10
SCALE 3/4" = 1'-0

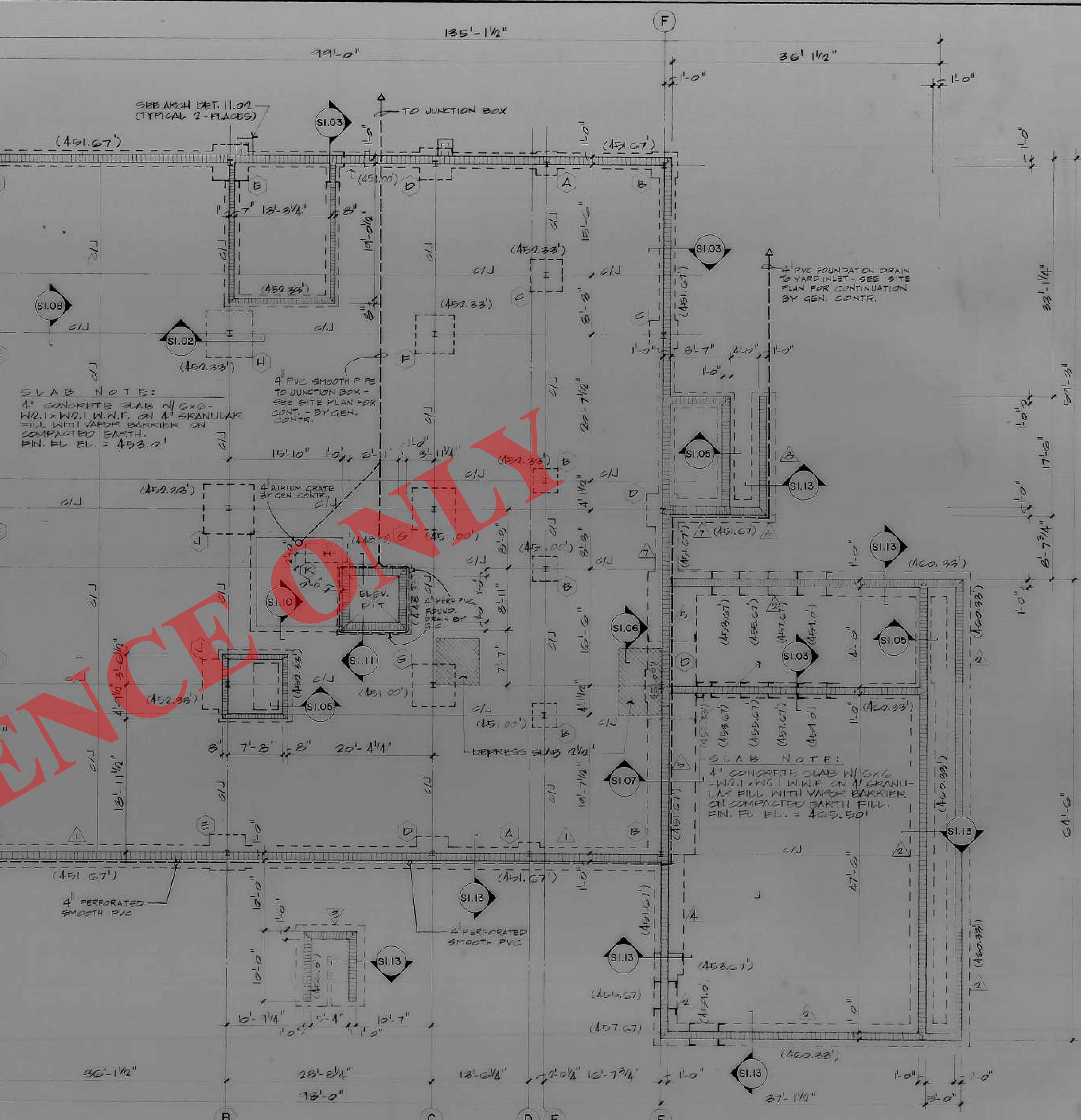


NOTE: PROVIDE SUMP PIT IN ELEVATOR PIT SLAB.

SECTION THRU ELEVATOR PIT S1.11
SCALE 3/4" = 1'-0"

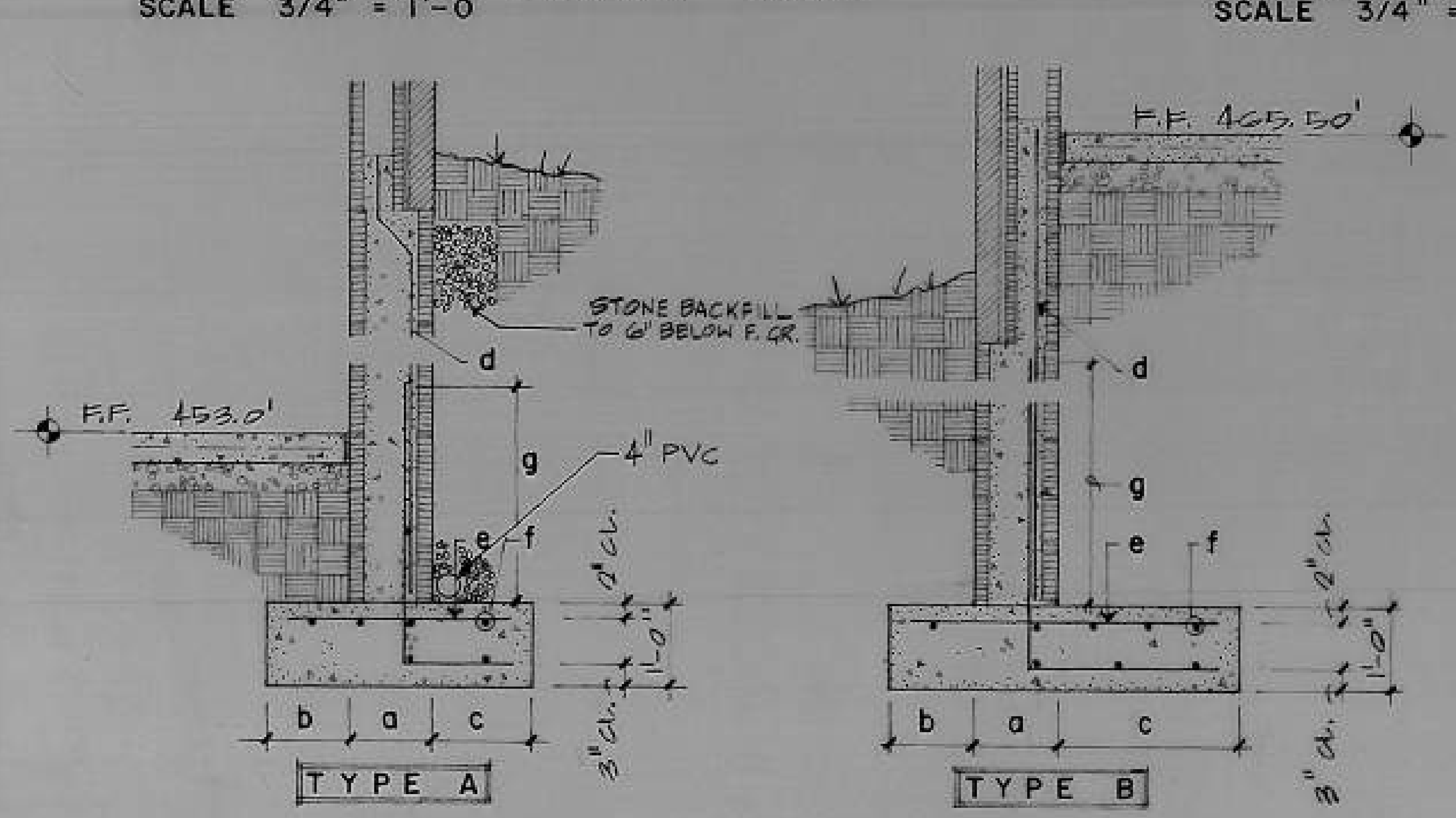


RETAINING WALL DETAIL S1.12
SCALE 1/2" = 1'-0"



FOUNDATION PLAN S1.01
SCALE: 1/8" = 1'-0"

NOTE
1. TOP OF FOOTING ELEVATION IS DENOTED BY ( ) PARENTHESIS.



RETAINING WALL DETAILS S1.13
SCALE 1/2" = 1'-0"

RETAINING WALL SCHEDULE

MARK	TYPE	a	b	c	d	e	f	g	REMARKS
1	TYPE A	12" BLOCK	12"	14"	#6 @ 32"	#4 @ 16"	(6)-#4	33"	
2	TYPE B	4" BRICK 8" BLOCK	12"	14"	#6 @ 32"	#4 @ 16"	(6)-#4	33"	
3	TYPE B	4" BRICK 8" BLOCK	16"	26"	#6 @ 32"	#4 @ 12"	(8)-#4	33"	
4	TYPE B	4" BRICK 8" BLOCK	12"	26"	#7 @ 16"	#4 @ 12"	(8)-#4	45"	
5	TYPE C	12" BLOCK	24"	46"	#7 @ 16"	#4 @ 8"	(12)-#4	45"	
6	TYPE B	12" BLOCK	16"	26"	#6 @ 32"	#4 @ 12"	(8)-#4	33"	
7	TYPE A	4" BRICK 8" BLOCK	16"	26"	#6 @ 32"	#4 @ 12"	(8)-#4	33"	
8	TYPE D	4" BRICK 8" BLOCK	12"	14"	#6 @ 32"	#4 @ 16"	(6)-#4	33"	
9	TYPE B	12" BLOCK	12"	14"	#6 @ 32"	#4 @ 16"	(6)-#4	33"	

COLUMN FOOTING SCHEDULE

COLUMN			FOOTING			
MARK	SIZE	BASE PL.	DEPTH	SIZE	REINF.	REMARKS
A	W8x31	14x14x1/2"	12"	3⁰ x 3⁰	(4)-#5 E/W	
B	W8x31	14x14x3/4"	12"	3⁶ x 3⁶	(4)-#5 E/W	
C	W8x31	14x14x3/4"	12"	4⁰ x 4⁰	(4)-#5 E/W	
D	W8x31	14x14x3/4"	12"	4⁶ x 4⁶	(5)-#5 E/W	
E	W8x31	14x14x1"	14"	5⁰ x 5⁰	(5)-#5 E/W	
F	W8x35	14x14x1"	15"	5⁶ x 5⁶	(6)-#5 E/W	
G	W8x35	14x14x1"	16"	6⁰ x 6⁰	(6)-#6 E/W	
H	W8x40	14x14x1 1/4"	18"	6⁶ x 6⁶	(6)-#6 E/W	
J	W8x40	14x14x1 1/4"	19"	7⁰ x 7⁰	(8)-#6 E/W	
K	W8x31	14x14x1/2"	12"	2⁴ x 6⁰	(4)-#5 L/W (6)-#5 S/W	

GENERAL NOTES:

1. DESIGN LIVE LOADS
   - A. ROOF — 20 PSF
   - B. FLOOR — 80 PSF
   - C. WIND — 80 MPH
   - D. SOIL BEARING PRESSURE — 4000 PSF
2. MATERIALS
   - A. CONCRETE (FOOTINGS, WALLS, FLOOR SLAB) — 3,000 PSI REG. WT.
   - B. CONCRETE (COMPOSITE FLOOR SLAB) — 3,000 PSI LT. WT.
   - C. REINFORCING STEEL — ASTM A-615 GR. 60
   - D. WELDED WIRE FABRIC — ASTM A-185
   - E. STRUCTURAL STEEL — ASTM A-36
   - F. STEEL JOISTS — H. SERIES
   - G. BOLTS — ASTM A-325
3. WORKMANSHIP
   - A. ALL FOOTINGS SHALL BEAR ON APPROVED GRADE OR FILL.
   - B. CONCRETE SHALL CONFORM TO ACI-318 AND ACI-301.
   - C. ALL DETAILING, FABRICATING, AND ERECTION SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
     - "AISC" SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
     - "AWS" CODE FOR WELDING IN BUILDING CONSTRUCTION.
     - "SDI" CODE OF RECOMMENDEND PRACTICE.
   - D. SHORE ALL COMPOSITE BEAMS AND GIRDERS AT 12' CENTERS.
   - E. THE CONTRACTOR SHALL PROVIDE ADEQUATE AND TEMPORARY BRACING, SHORING AND GUYING OF THE FRAMING AGAINST WIND, CONSTRUCTION LOADS AND OTHER TEMPORARY FORCES.

O.W.A.S.A. OPERATIONS CENTER
CARRBORO, NORTH CAROLINA

FOUNDATION PLAN & DETAILS

date: DECEMBER, 1988
drawn by: R.S.R.
checked by: K.E.L.
revisions:

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city planning and architectural associates
architects : planners
chapel hill, n.c. 919/929-7158

LASATER HOPKINS ENGINEERS Raleigh N.C.

job no.
sheet no. S1

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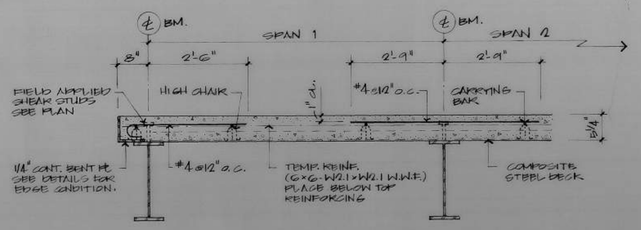
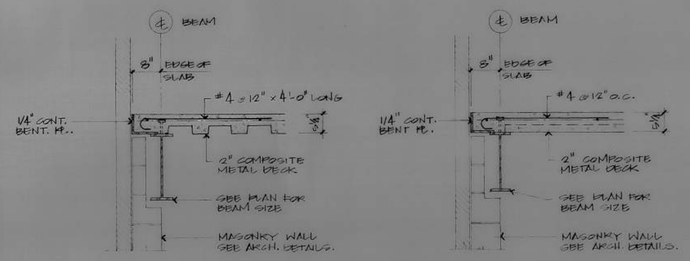
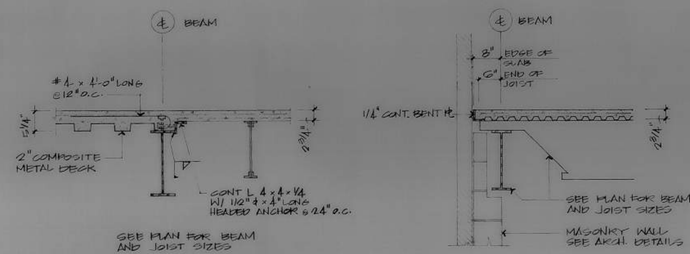


COMPOSITE SLAB BENDING DIAGRAM S2.02
NO SCALE



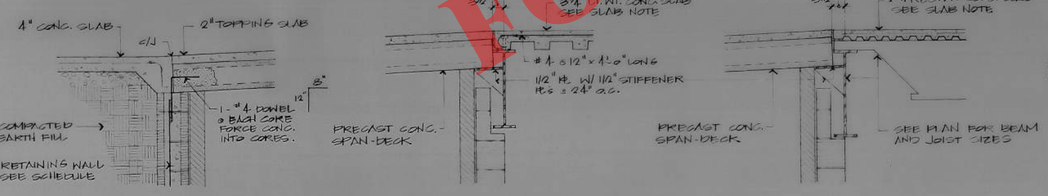
SECTION S2.03
SCALE : 3/4" = 1'-0"

SECTION S2.04
SCALE 3/4" = 1'-0"



SECTION S2.05
SCALE 3/4" = 1'-0"

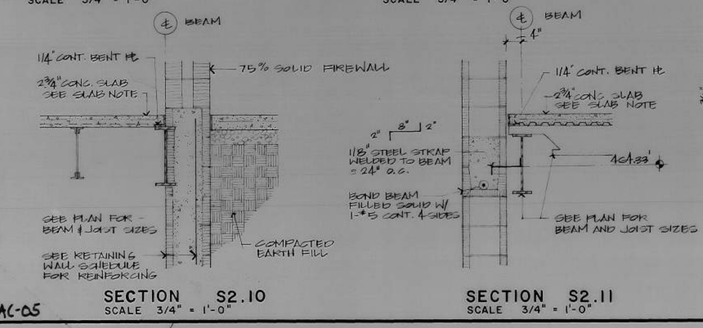
SECTION S2.06
SCALE 3/4" = 1'-0"



SECTION AT BRIDGE S2.07
SCALE 3/4" = 1'-0"

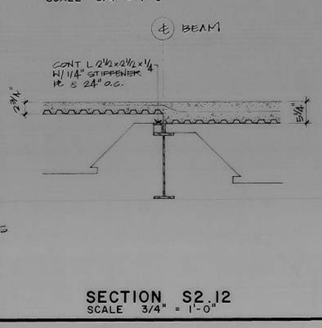
SECTION AT BRIDGE S2.08
SCALE 3/4" = 1'-0"

SECTION AT BRIDGE S2.09
SCALE 3/4" = 1'-0"



SECTION S2.10
SCALE 3/4" = 1'-0"

SECTION S2.11
SCALE 3/4" = 1'-0"



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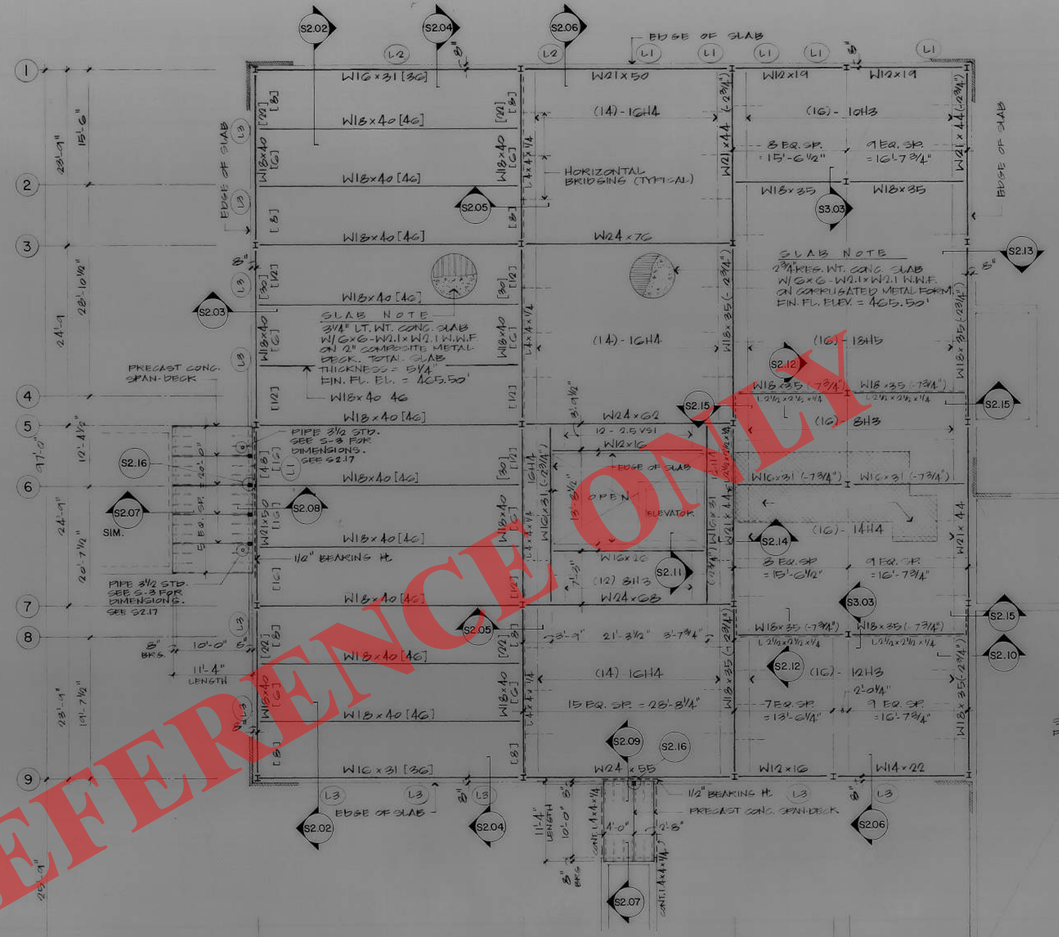
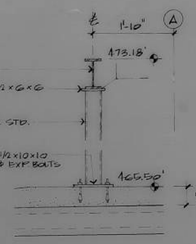
SCALE 3/4" = 1'-0"





SECTION S2.17
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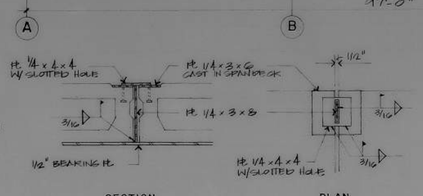
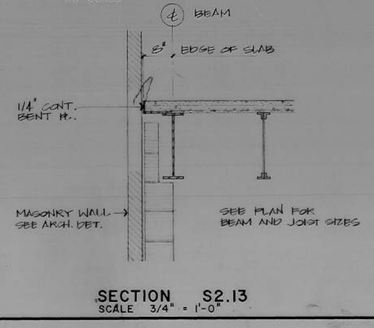


NOTE : THIS SECTION OCCURS 5 PLACES TYPICAL.

PRECAST SPAN-DECK CONNECTION S2.16
NO SCALE

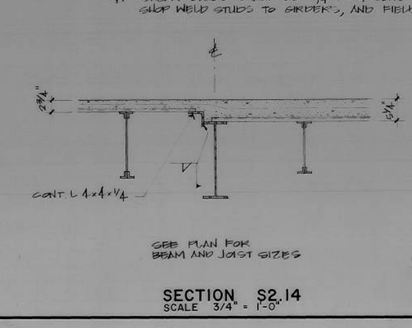


FIRST FLOOR FRAMING PLAN S2.01
SCALE : 1/8" = 1'-0"

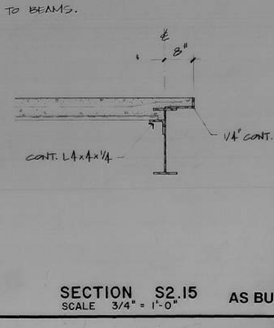
NOTES :

1. TOP OF STEEL ELEVATION = 465.00', I.E. 453 1/4") BELOW FINISHED FLOOR, UNLESS OTHERWISE NOTED IN PARENTHESIS. ( ).
2. (L) INDICATES EXTERIOR LINTEL OVER WINDOW OR DOOR, SEE S3 FOR SCHEDULE.
3. TOTAL NUMBER OF SHEAR STUDS ARE SHOWN AFTER BEAM SIZE, SPACE STUDS EVENLY UNLESS QTY. IS BROKEN DOWN AS SHOWN BY NUMBERS IN BRACKETS. E.J.
4. SHEAR STUDS SHALL BE 3/4" ø x 4" LONG SHOP WELD STUDS TO GIRDERS, AND FIELD WELD TO BEAMS.

NORTH



SECTION S2.14
SCALE 3/4" = 1'-0"



SECTION S2.15
SCALE 3/4" = 1'-0"

AS BUILT 8/17/90

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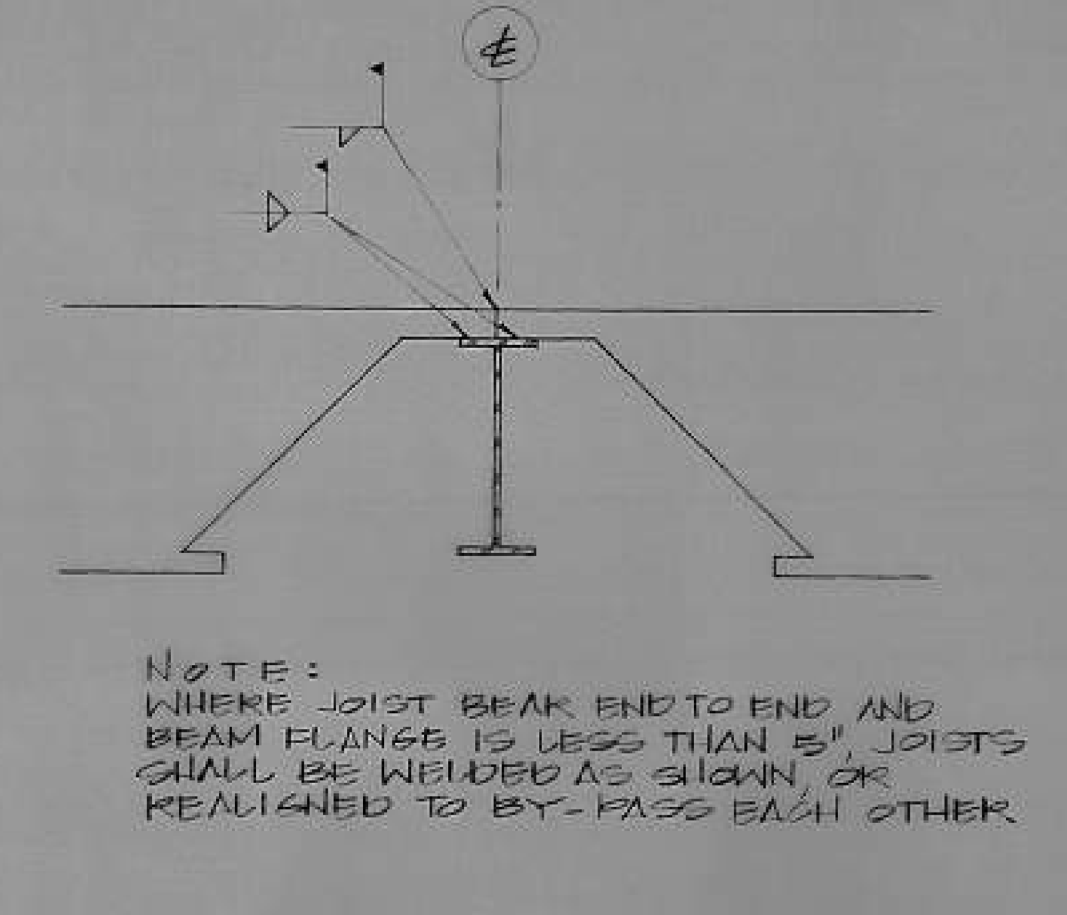
date: DECEMBER, 1988
drawn by: K.S.R.
checked by: K.E.L.
revisions:

O.W.A.S.A. OPERATIONS CENTER
CARRBORO , NORTH CAROLINA

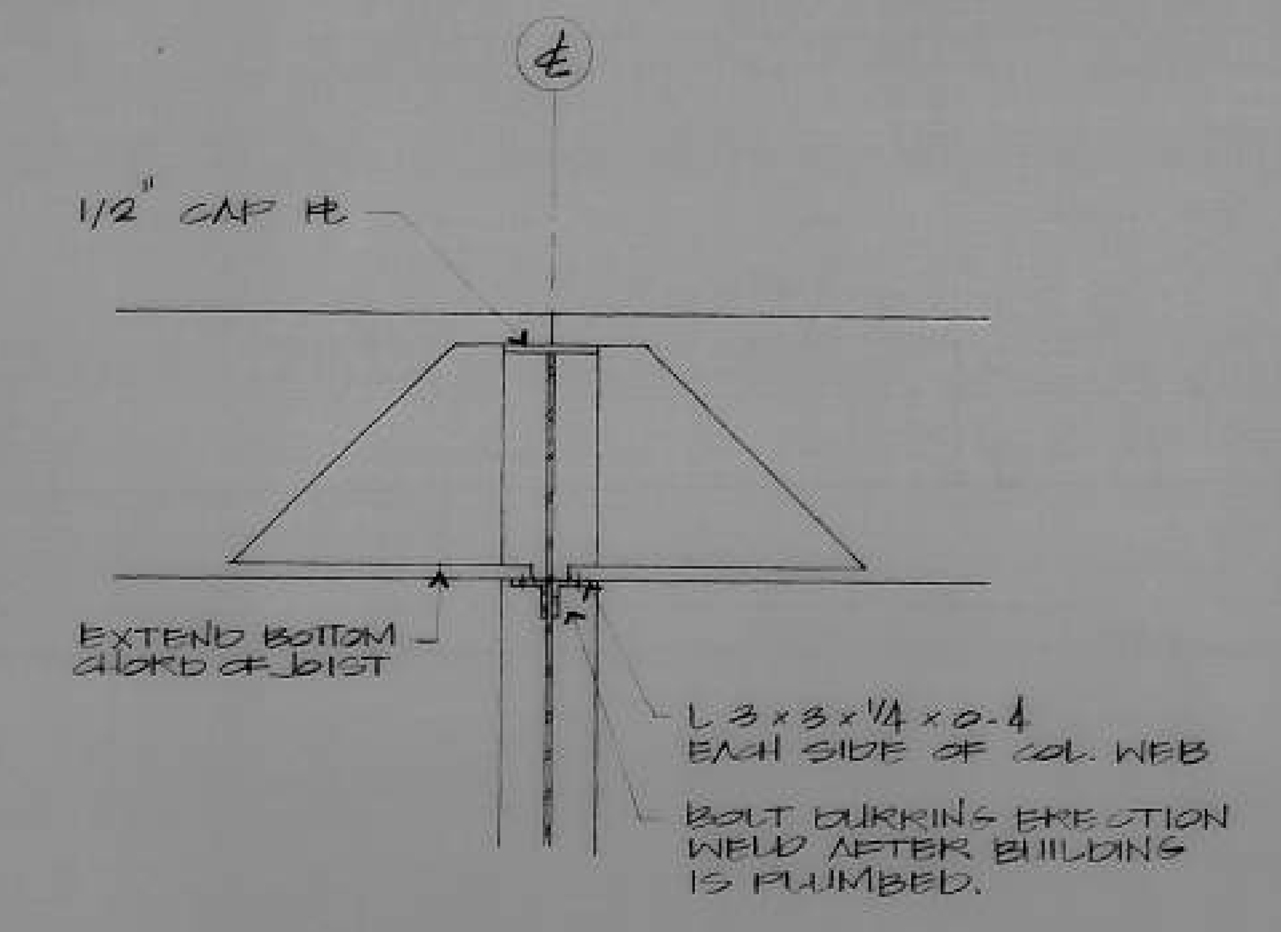
FLOOR FRAMING PLAN & DETAILS

job no.
sheet no.
S2

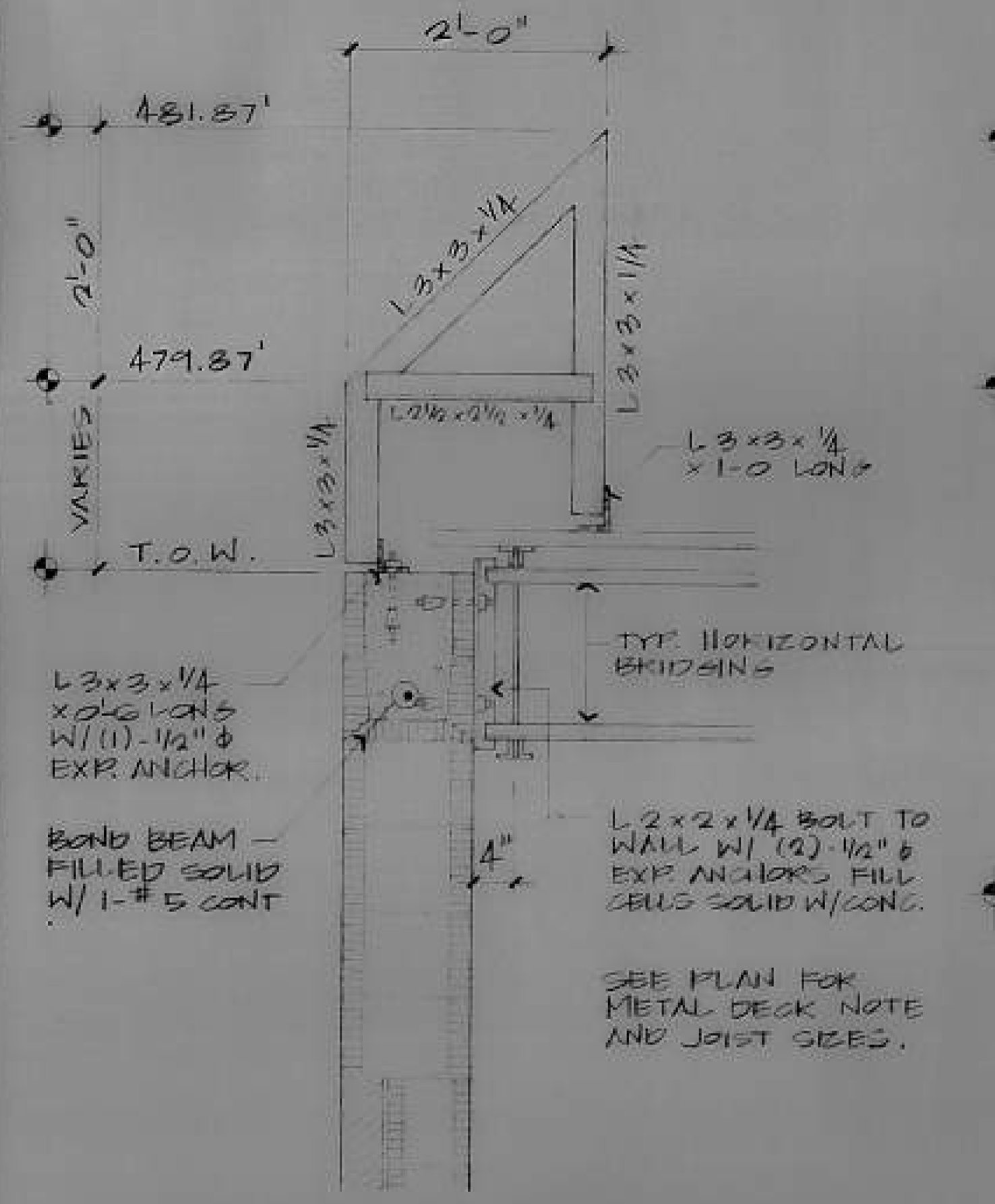
FAC-05



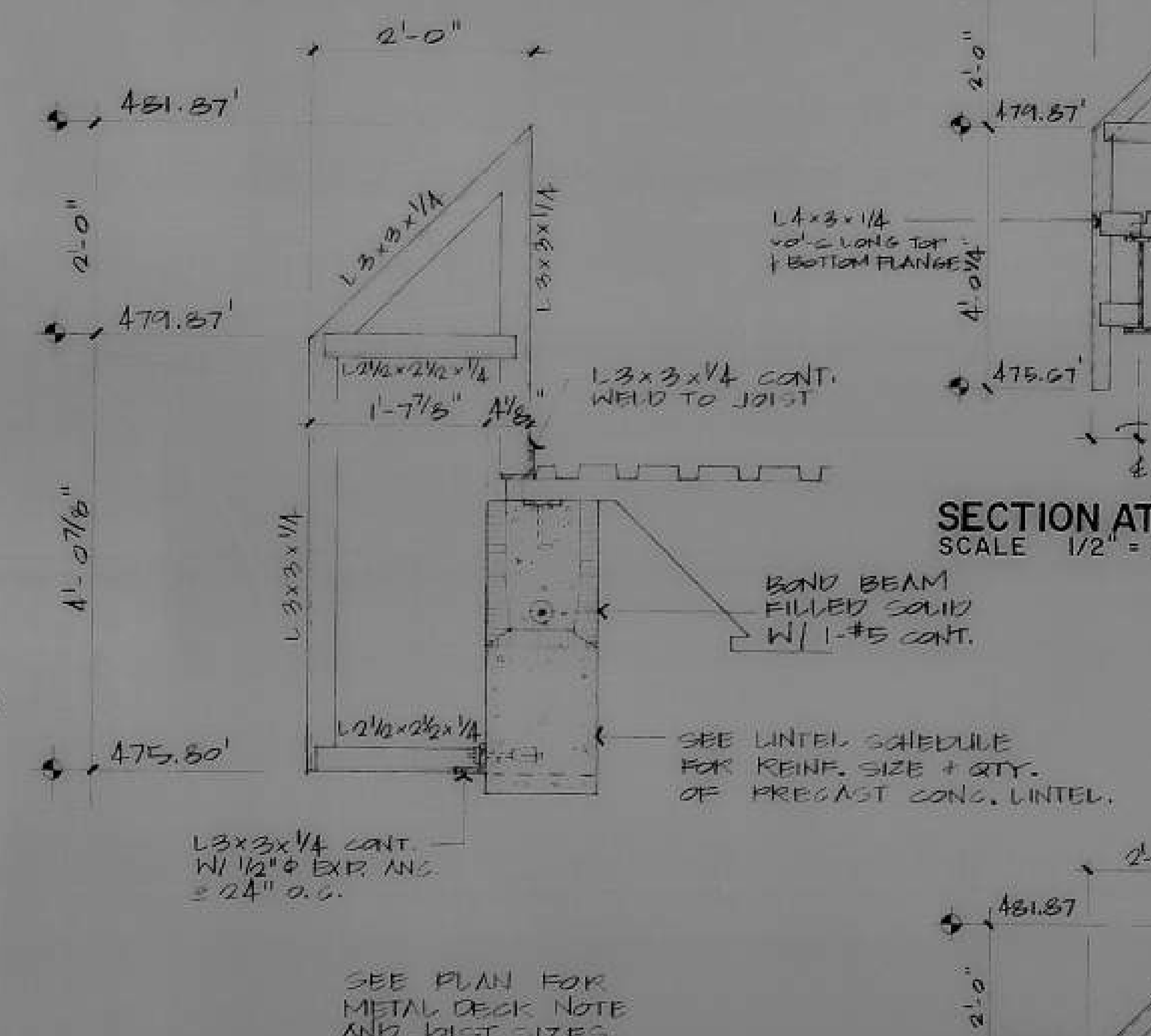
TYP. JOIST BEARING S3.02
SCALE 3/4" = 1'-0"



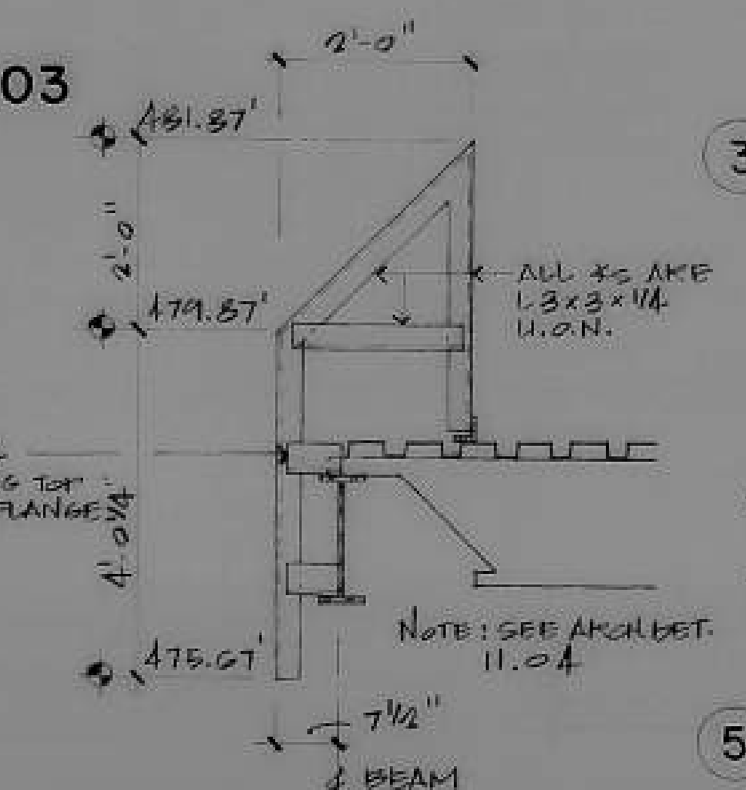
JOIST BEARING AT COLUMN S3.03
SCALE 3/4" = 1'-0"



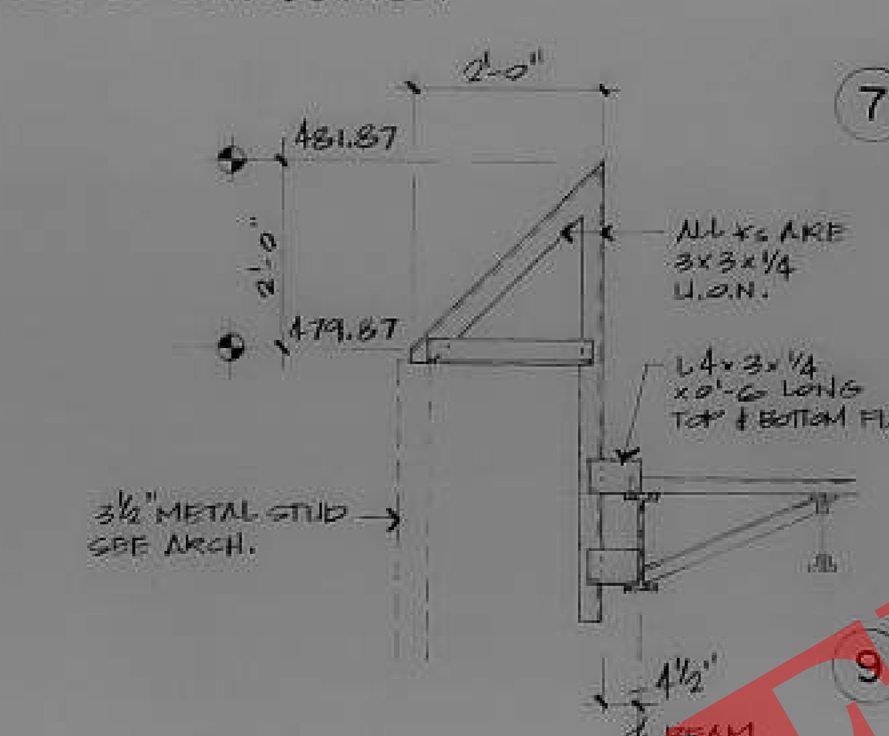
SECTION AT ROOF S3.04
SCALE 3/4" = 1'-0"



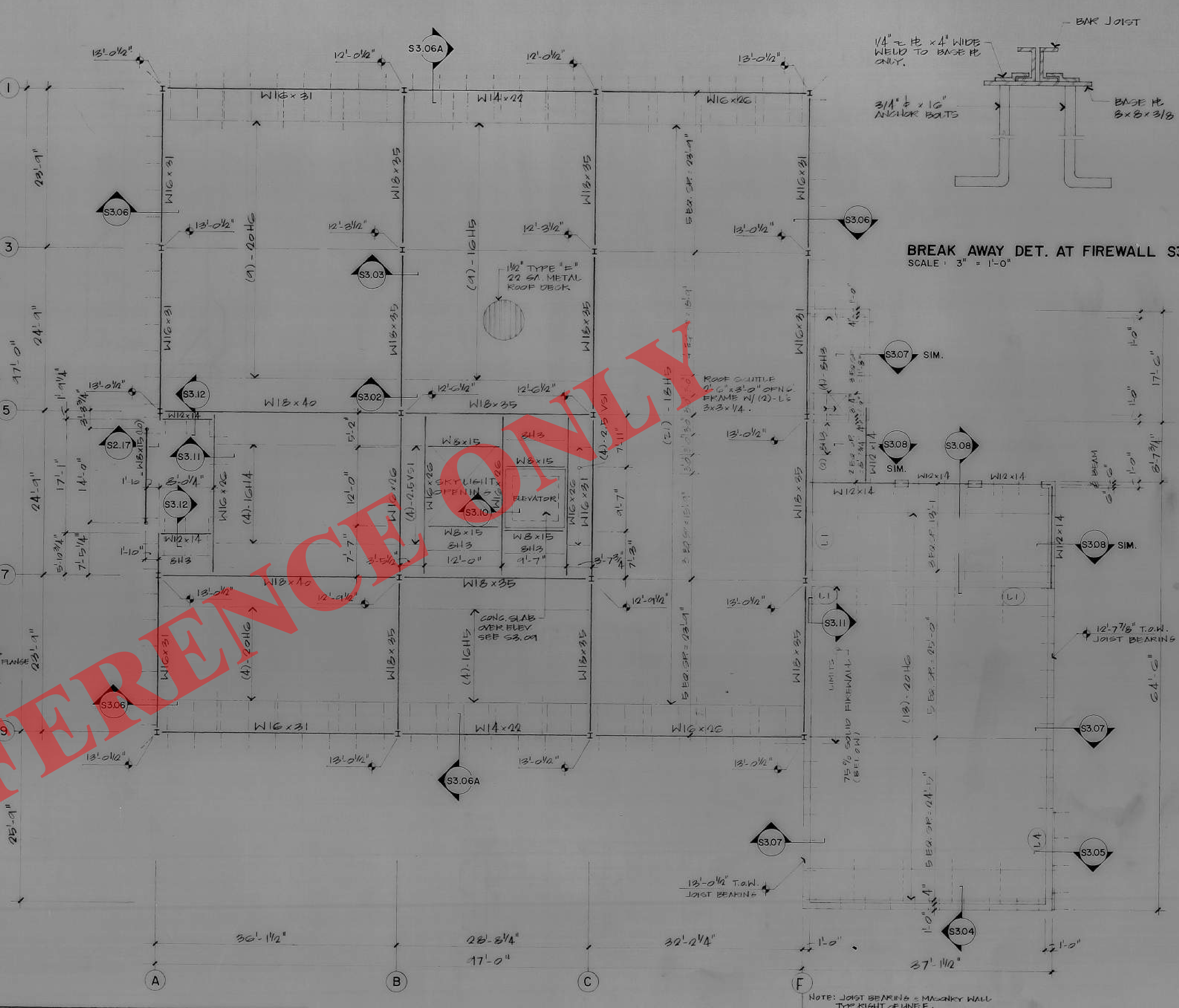
SECTION AT ROOF S3.05
SCALE 3/4" = 1'-0"



SECTION AT ROOF S3.11
SCALE 1/2" = 1'-0"



SECTION AT ROOF S3.12
SCALE 1/2" = 1'-0"

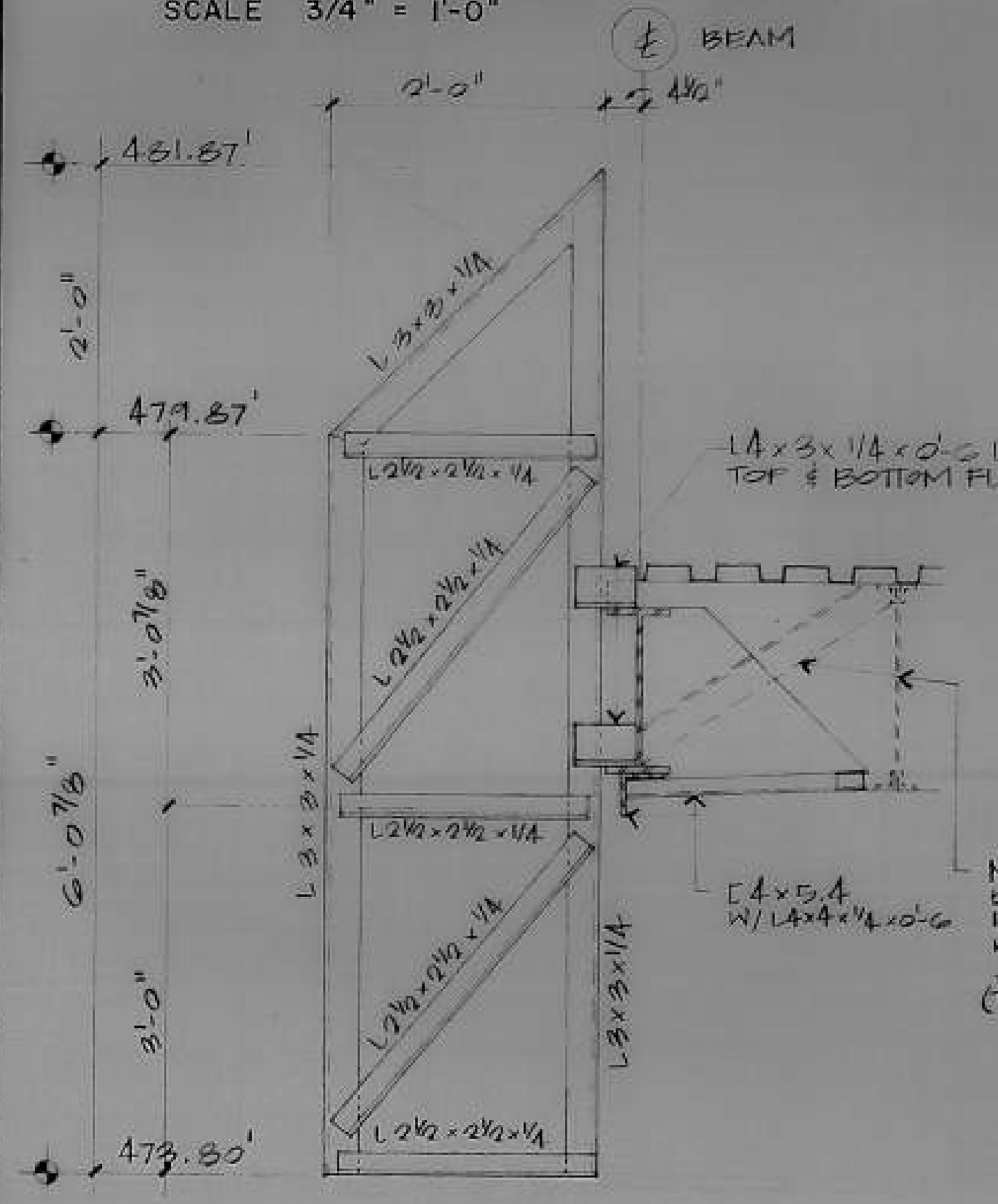


ROOF FRAMING PLAN S3.01
SCALE: 1/8" = 1'-0"

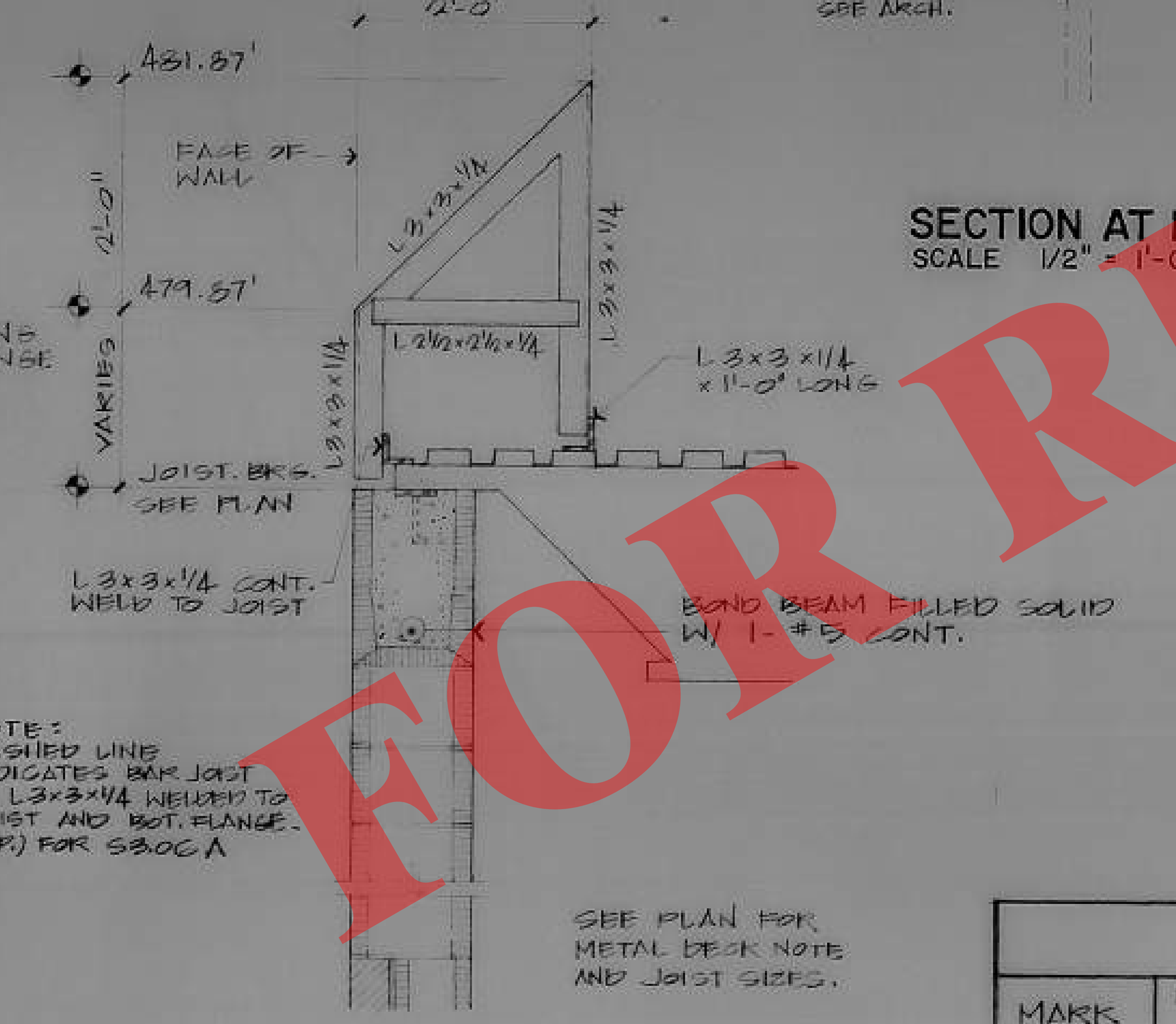
NOTES:

1. ELEVATION OF TOP OF ROOF BEAMS (PROJECTED TO COLUMN ℄) IS INDICATED (JOIST BRG.) ABOVE UPPER FIN. FL. EL. 465'-6"
2. (L) INDICATES EXTERIOR LINTEL OVER WINDOW OR DOOR, SEE THIS SHEET FOR SCHEDULE

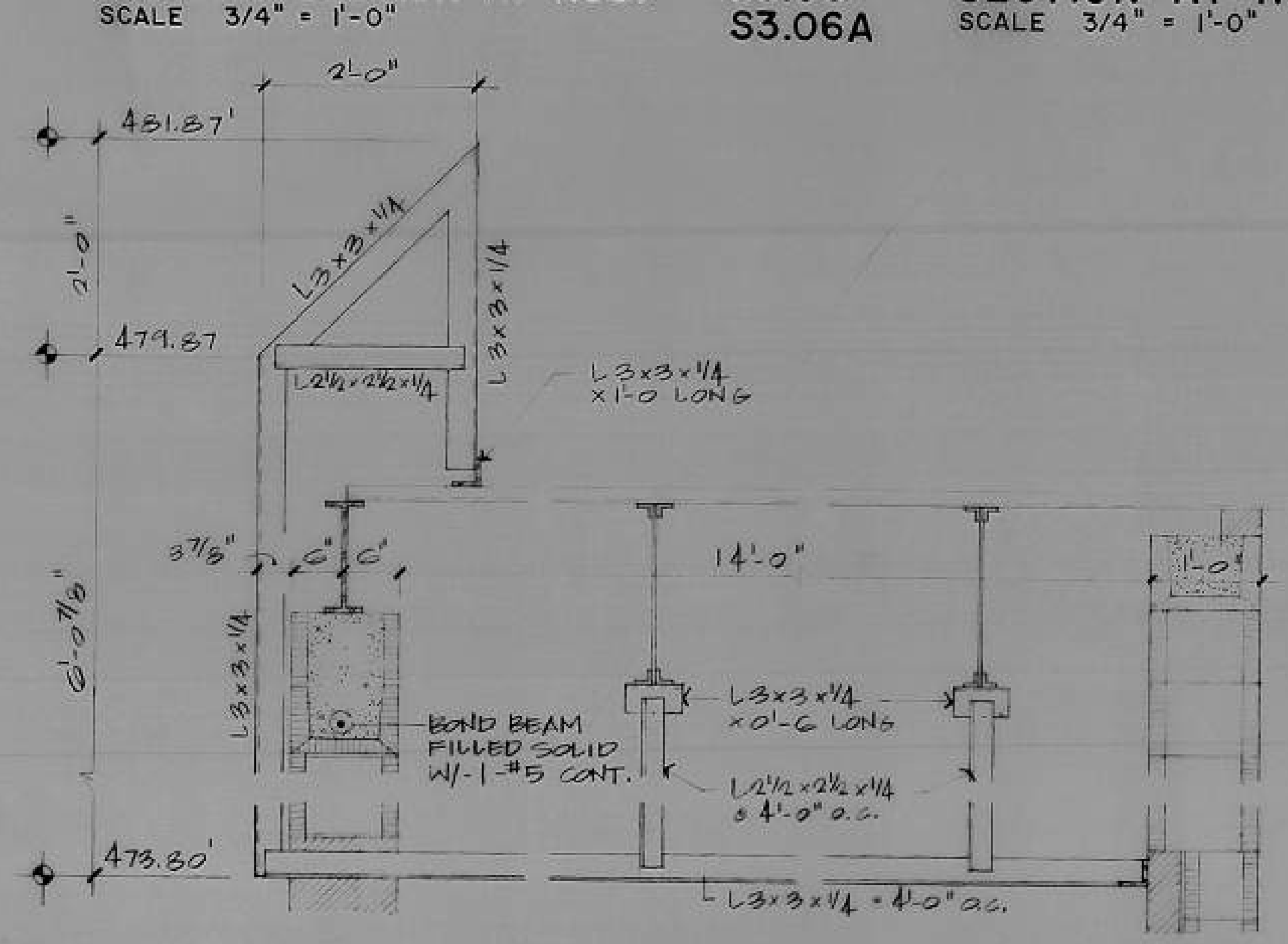
BREAK AWAY DET. AT FIREWALL S3.11
SCALE: 3" = 1'-0"



TYPICAL SECTION AT ROOF S3.06 S3.06A
SCALE 3/4" = 1'-0"



SECTION AT ROOF S3.07
SCALE 3/4" = 1'-0"



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TYPICAL ROOF SECTION AT COVERED AREAS S3.08
SCALE 3/4" = 1'-0"

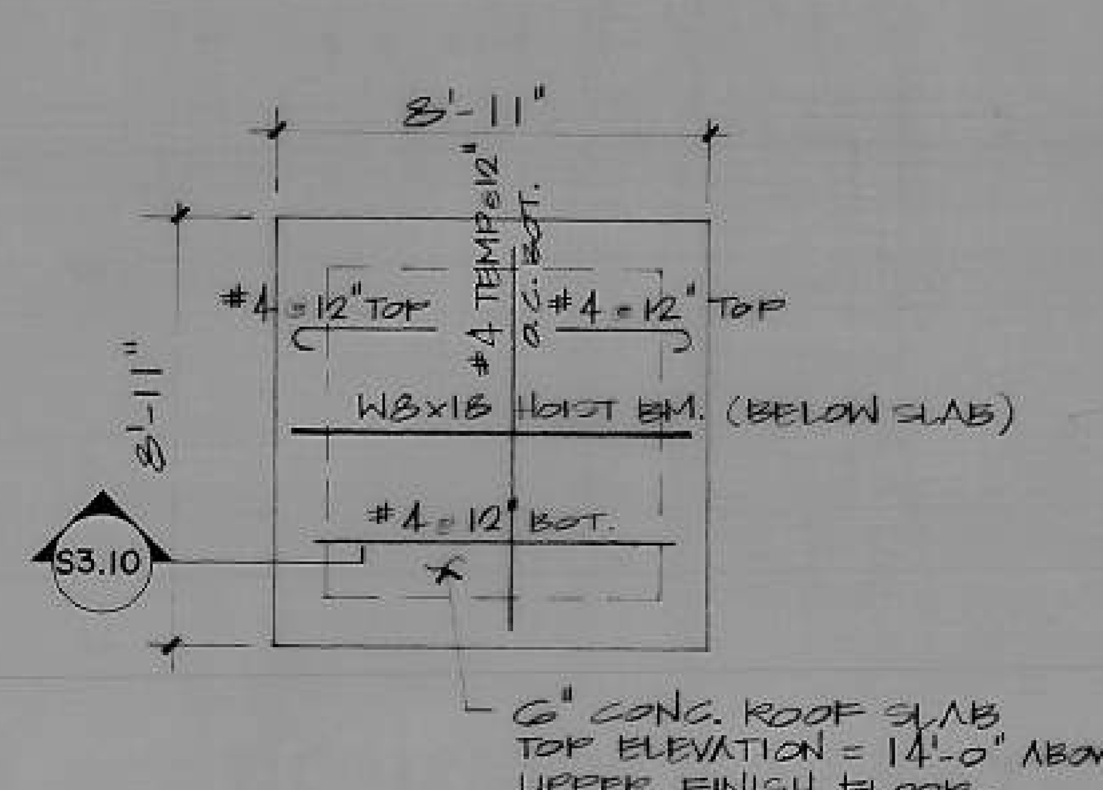
EXTERIOR LINTEL SCHEDULE

MARK	LINTEL TYPE	LINTEL SIZE	LINTEL REINF.	SECTION	BEARING EA. END	REMARKS
L1	STEEL U-BLOCK	L 4x3x1/4 8x8	2-#5 BOT.		8	
L2	STEEL U-BLOCK	L6x3 1/2 x 3/8 8x8	2-#5 BOT.		8"	
L3	STEEL U-BLOCK	L6x3 1/2 x 3/8 8x8	2-#6 BOT.		8"	
L4	STEEL PRECAST	L6x3 1/2 x 3/8 8x8	2-#6 BOT.		8"	

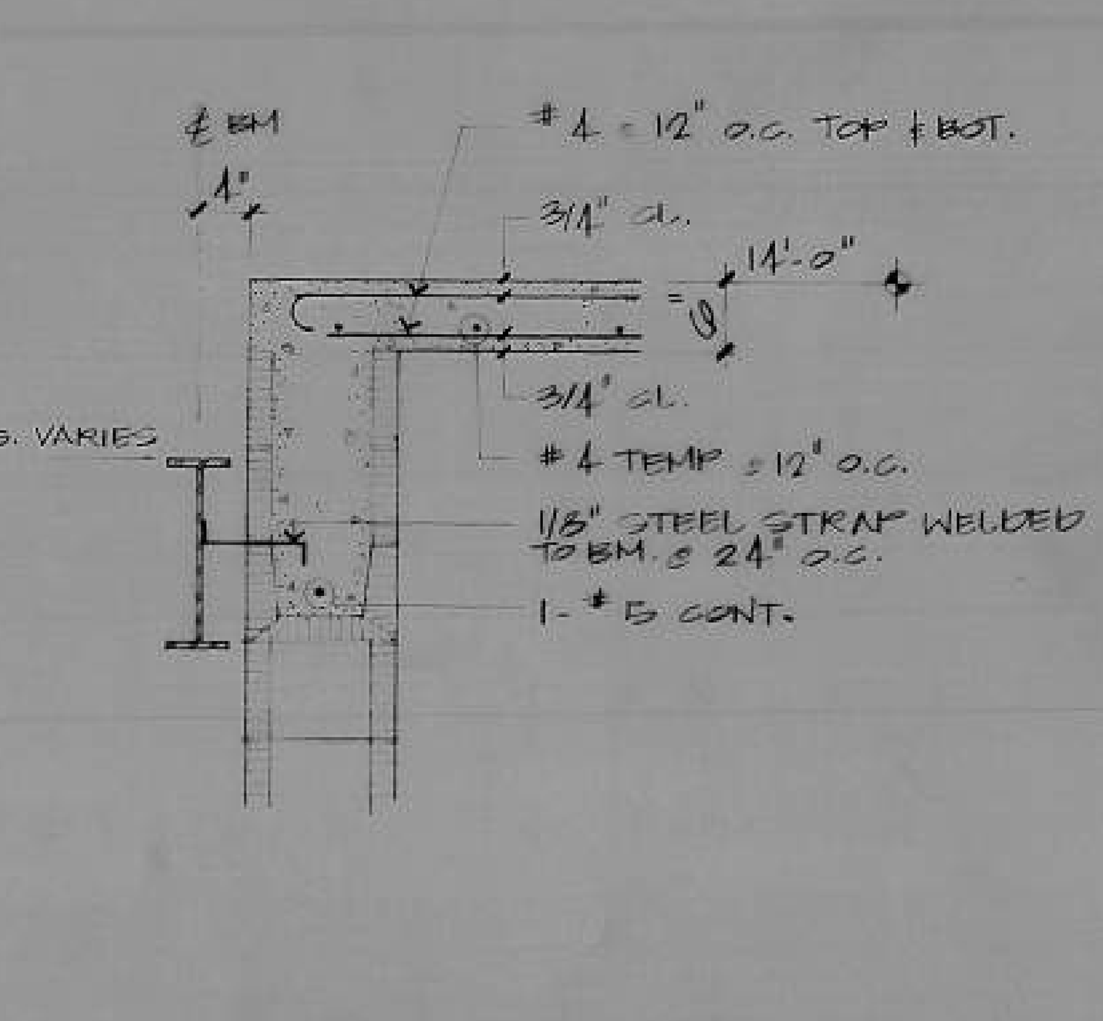
NOTE: ALL BLOCK SIZES GIVEN ARE NOMINAL.

INTERIOR LINTEL SCHEDULE

WALL THICKNESS	OPENING WIDTH	LINTEL TYPE	LINTEL SIZE	LINTEL REINF.	BEARING EA. END	REMARKS
8"	≤ 4'-0"	U-BLOCK	8x8	2-#5 BOT.	8"	
12"	≤ 4'-0"	U-BLOCK	12x8	2-#5 BOT.	8"	
12"	≤ 10'-0"	PRECAST	12x8	2-#6 BOT.	8"	



PLAN OF ELEVATOR ROOF SLAB S3.09
SCALE 1/4" = 1'-0"



SECTION AT ROOF S3.10
SCALE 3/4" = 1'-0"

AS BUILT 8/17/90

LASATER HOPKINS ENGINEERS Raleigh N.C.

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ROOF FRAMING PLAN & DETAILS

sheet no. S3