ABBREVIATIONS

A/C	AIR CONDITIONING	JT	JOINT
ADD'L	ADDITIONAL	LAV	LAVATORY
AFF	ABOVE FINISH FLOOR	LIN	LINEAR
ASF	ABOVE SUB FLOOR	LP	LOW POINT
ATS	ABOVE TOP OF SLAB	LVL	LAMINATED VENEER LUMBER
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MC	MECH. CONTRACTOR
APPROX	APPROXIMATE	MECH	MECHANICAL
BD	BOARD	MFR	MANUFACTURE (R) (ING)
BLDG	BUILDING	MIN	MINIMUM
BLK	BLOCK	MISC	MISCELLANEOUS
BLKG	BLOCKING	MO	MASONRY OPENING
BM	BEAM	MTD	MOUNTED
BOTT	BOTTOM	MTL	METAL
BRG	BEARING	N	NORTH
B/	BOTTOM OF	NIC	NOT IN CONTRACT
C/C	CENTER TO CENTER	NO or #	NUMBER
CJ	CONSTRUCTION JOINT	NOM	NOMINAL
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR	OC	ON CENTER
CNTR	CENTER	OD	OUTSIDE DIAMETER
CMU	CONCRETE MASONRY UNIT	OPNG	OPENING
CO	CLEAN OUT	OPP	OPPOSITE
COL	COLUMN	PAC	POWDER ACTIVATED FASTENER
CONC	CONCRETE	PC	PLUMB. CONTRACTOR
CONSTR	CONSTRUCTION	PL	PLASTIC LAMINATE
CONTR	CONTRACTOR	PLMB	PLUMBING
CONT	CONTINUOUS	PLYWD	PLYWOOD
DET	DETAIL	PNL	PANEL
DIA	DIAMETER	PREFAB	PREFABRICATED
DIM	DIMENSION	PROJ	PROJECT
DN	DOWN	PVC	POLYVINYL CHLORIDE
DS	DOWNSPOUT	R	RADIUS
DW	DRY WALL	R	RISER
DWG	DRAWING	RD	ROOF DRAIN
EA	EACH	RECP	RECEPTACLE
EC	ELEC. CONTRACTOR	REINF	REINFORCING
EL	ELEVATION	REQ'D	REQUIRED
ELEC	ELECTRIC (AL)	RES	RESILIENT
ELEV	ELEVATOR	REV	REVISION
EPS	EXPANDED POLYSTYRENE	RM	ROOM
EW	EACH WAY	RO	ROUGH OPENING
EWC	ELECTRIC WATER COOLER	SAC	SUSPENDED ACOUSTICAL CEILING
EXIST	EXISTING	SAC-1	SAC-1 HOUR RATED
EXP JT	EXPANSION JOINT	SECT	SECTION
EXT	EXTERIOR	SHT	SHEET
F/C	FREEZER/COOLER BOX	SIM	SIMILAR
FD	FLOOR DRAIN	SPEC	SPECIFICATIONS
FDN	FOUNDATION	STL	STEEL
FIN	FINISH	STRUCT	STRUCTURAL
FLR	FLOOR	STRL.	STRUCTURAL
FT	FEET	T & B	TOP AND BOTTOM
FTG	FOOTING	T & G	TONGUE AND GROOVE
GALV	GALVANIZED	T	TREAD
GC	GENERAL CONTRACTOR	T/	TOP OF
GYP	GYPSUM	TRT	TREATMENT
HDW	HARDWARE	UON	UNLESS OTHERWISE NOTED
HM	HOLLOW METAL	VCT	VINYL COMPOSITION TILE
HORIZ	HORIZONTAL	VERT	VERTICAL
HP	HIGH POINT	VWC	VINYL WALL COVERING
HT	HEIGHT	WC	WATER CLOSET
HVAC	HEATING/VENTILATION/AIR CONDITIONING	WD	WOOD
HYG	HYGIENE	WH	WATER HEATER
ID	INSIDE DIAMETER	W/	WITH
IN	INCH	W/O	WITHOUT
INFO	INFORMATION	WWF	WELDED WIRE FABRIC
INSUL	INSULATION		
INT	INTERIOR		
INV	INVERT		

PROJECT

GEMCAP DEVELOPMENT

PROJECT SITE

350 BLOWING ROCK BOULEVARD
LENOIR, NC 28645

OWNER

GEMCAP DEVELOPMENT
210 WEST FOURTH STREET, SUITE 200
WINSTON-SALEM, NC 27101
CONTACT: BRIAN MOORE
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ARCHITECT/ENGINEER

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LIST OF DRAWINGS

SHEET	DESCRIPTION	REVISIONS 1	2	3	4
GENERAL					
G001	COVER SHEET				
G101	LIFE SAFETY AND OCCUPANCY PLAN				
G102	APPENDIX B				
G103	LEASE AGREEMENT				
STRUCTURAL					
S0.00	GENERAL NOTES				
S1.01	FOUNDATION PLAN				
S1.02	ROOF FRAMING PLAN				
S2.01	TYPICAL DETAILS				
S3.01	SECTIONS				
S3.02	SECTIONS				
ARCHITECTURAL					
A111	FLOOR PLAN				
A161	ROOF PLAN				
A201	EXTERIOR ELEVATIONS				
A301	BUILDING SECTIONS				
A302	WALL SECTIONS				
A303	WALL SECTIONS				
A601	DOOR AND WINDOW SCHEDULE				
A701	SITE DETAILS				
PLUMBING					
P001	PLUMBING NOTES, LEGEND AND SCHEDULES				
P111	PLUMBING PLANS				
P501	PLUMBING DETAILS AND RISER				
MECHANICAL					
M121	MECHANICAL ROOF PLAN AND SCHEDULES				
M501	MECHANICAL DETAILS AND SCHEDULES				
ELECTRICAL					
E001	ELECTRICAL NOTES, LEGENDS AND PANEL SCHEDULES				
E111	ELECTRICAL POWER PLAN				
ES111	ELECTRICAL SITE PLAN				

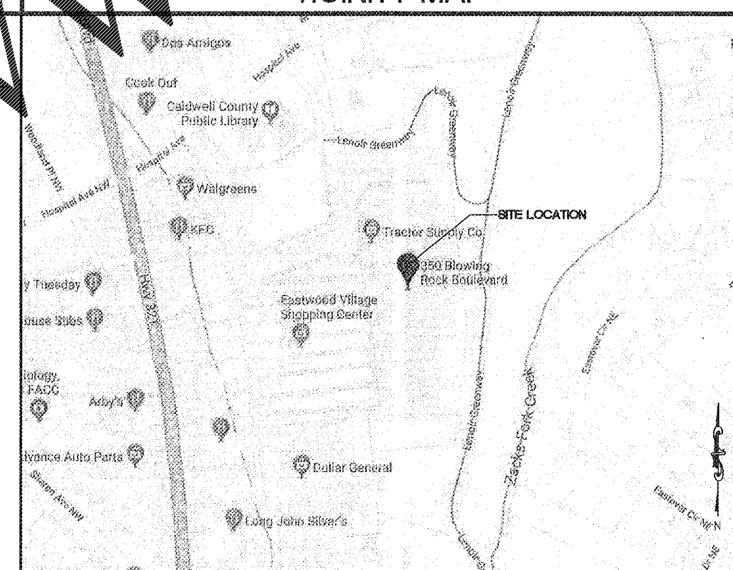
GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS & INSPECTIONS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
2. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF FEDERAL, STATE, AND LOCAL CODES, LAWS, RULES, & REGULATIONS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.
3. CONTRACTOR TO VERIFY FIT & FINISH REQUIREMENTS FOR ALL PROJECT COMPONENTS, WITH OWNER, PRIOR TO ORDERING MATERIALS. REPORT CONFLICTING INFORMATION TO OWNER PRIOR TO PROCEEDING WITH WORK.
4. CONTRACTOR SHALL DISPOSE OF ALL DEMOLITION & CONSTRUCTION DEBRIS AS REQUIRED BY FEDERAL, STATE, AND LOCAL ORDINANCES.
5. CONTRACTOR SHALL STENCIL/LABEL ON ALL RATED WALLS IN CONCEALED AREAS THE FOLLOWING: "FIRE AND SMOKE BARRIER – PROTECT ALL OPENINGS".
6. BY THE USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS, AND THAT THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT IS COMPLETE.
7. CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER CONTRACTORS FURNISHING THE LABOR, MATERIALS, AND ALL WORK, SO THAT THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY.
8. CONTRACTOR SHALL COORDINATE THE REQUIREMENTS OF ANY AND ALL DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT PRIOR TO ANY WORK.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUAINT HIMSELF WITH THE DIMENSIONS OF ALL EQUIPMENT INCLUDED IN THIS PROJECT SO THAT PREPARATIONS CAN BE MADE TO PROVIDE ENTRY INTO THE FACILITY WITH SUFFICIENT CLEARANCE, AND TO ENSURE THAT ADEQUATE FLOOR SPACE IS AVAILABLE.
10. CONTRACTOR SHALL NEVER SCALE DRAWINGS. LOCATIONS FOR ALL PARTITIONS, WALLS, CEILINGS, ETC. WILL BE DETERMINED BY DIMENSIONS ON THE DRAWINGS. ANY SUCH DIMENSIONS MISSING FROM THE PLANS MUST BE BROUGHT TO THE ATTENTION OF THE OWNER & ARCHITECT IMMEDIATELY.
11. THE CONTRACTOR SHALL ADHERE TO THE DRAWINGS AND SPECIFICATIONS. SHOULD ANY ERROR OR INCONSISTENCY APPEAR REGARDING THE TRUE MEANING AND/OR INTENT OF THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY REPORT SAME TO THE ARCHITECT WHO WILL MAKE ANY NECESSARY CLARIFICATION, INTERPRETATION, OR REVISION AS REQUIRED.
12. IF THE CONTRACTOR DISCOVERS AN ERROR OR INCONSISTENCY AND PROCEEDS WITH WORK WITHOUT NOTIFYING THE OWNER & ARCHITECT OF ANY SUCH DISCREPANCIES, HE SHALL ASSUME ALL CHARGES AND MAKE ANY CHANGES TO HIS WORK MADE NECESSARY BY HIS FAILURE TO OBSERVE AND/OR REPORT THE CONDITION.
13. IF THE INTENT OF THE DRAWINGS & SPECIFICATIONS ARE UNCLEAR, THE CONTRACTOR SHALL ASK THE ARCHITECT FOR CLARIFICATION, PRIOR TO PROCEEDING WITH WORK, IN THE FORM OF A WRITTEN R.F.I. (REQUEST FOR INFORMATION). THE ARCHITECT SHALL THEN RESPOND IN WRITING TO ALL APPROPRIATE PARTIES.
14. CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF WORK, MATERIALS, FIXTURES, ETC. IN LEASED SPACE FROM LOSS, DAMAGE, FIRE, THEFT, ETC.
15. WHEREVER THE TERM "OR EQUAL" IS USED, IT SHALL MEAN EQUAL PRODUCT AS APPROVED IN WRITING BY ARCHITECT.
16. IF THE CONTRACTOR PROPOSES A MATERIAL OR EQUIPMENT SUBSTITUTION HE SHALL PROVIDE ALL APPROPRIATE DOCUMENTATION AND INFORMATION REQUIRED BY THE ARCHITECT TO DETERMINE WHETHER OR NOT THE SUBSTITUTION IS EQUAL TO THE SPECIFICATION.
17. CONTRACTOR SHALL PROVIDE AND INSTALL ALL NECESSARY INWALL FRAMING REQUIRED TO CARRY SHELVING, HANGING, AND VALANCE LOADS, RAILINGS, ETC. AS PER PLANS.
18. PROVIDE SILICONE SEALANT AT ALL JOINTS AND INTERFACES OF ALL COUNTERTOPS, EQUIPMENT AND WALLS.
19. PROJECT SHALL BE LEFT CLEANED AND POLISHED AFTER COMPLETION OF WORK.
20. CONTRACTOR SHALL REFER TO THESE DOCUMENTS, AS WELL AS SPECIFICATIONS, FOR IDENTIFICATION OF ALL OWNER SUPPLIED ITEMS. CONTRACTOR SHALL VERIFY WITH OWNER, PRIOR TO ORDERING, WHICH ITEMS THE OWNER SHALL SUPPLY. ALL ITEMS NOT MARKED AS 'OWNER SUPPLIED' ARE TO BE SUPPLIED BY THE CONTRACTOR. UNLESS NOTED OTHERWISE ALL ITEMS ARE TO BE INSTALLED BY GENERAL CONTRACTOR.
21. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISHES SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
22. CONTRACTOR SHALL CONTACT THE LOCAL FIRE MARSHALL, AND PROVIDE AND INSTALL FIRE EXTINGUISHERS PER THE FIRE MARSHALS DIRECTION, INCLUDING: TYPE, QUANTITY, AND LOCATIONS. AS A MINIMUM, CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS HAVING A RATING OF 2-A10-BC FOR EVERY 3,000 S.F. OF FLOOR AREA AND TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FEET.
23. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S STANDARD DETAILS OR APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
24. CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. NOTIFY ARCHITECT IMMEDIATELY IF CONFLICTS EXIST BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION. PATCH, REPAIR, AND/OR REPLACE ALL ADVERSELY AFFECTED FINISHES AND SURFACES AS REQ'D. UPON COMPLETION OF CONSTRUCTION. ALL PARKING AREA PAVEMENT AND NEW CONCRETE PADS SHALL TRANSITION SMOOTHLY.

SYMBOL LEGEND

Symbol	Labels
DRAWING SUBTITLE	DETAIL NUMBER; X / X DETAIL, SCALE: 1/4" = 1'-0"; DRAWING NUMBER
DETAIL MARKS	DETAIL NUMBER; DRAWING NUMBER
ELEVATION MARK	1, 2, 3, 4, XX; DRAWING NUMBER; ELEVATION NUMBER
SECTION MARKS	SECTION NUMBER; DRAWING NUMBER
ROOM TAG	ROOM NAME; ROOM NAME XXX; ROOM NUMBER
DOOR NUMBER	#
EQUIPMENT	X-##
ELEVATION DATUM	ELEVATION REFERENCE; T/ SLAB 0'-0"; ELEVATION HEIGHT
CEILING TAG	CEILING TYPE; C1 10'-0"; CEILING HEIGHT
NOTE REFERENCE	#
WALL + BASE FINISH TAGS	W#
WALL TYPE	#

VICINITY MAP



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MECHANICAL	M. JOSEPH MORGAN	3005 CARRINGTON MILL BLVD, MORRISVILLE, NC 27560	040760

SCOPE OF WORK

- NEW 2,500 SF FREE STANDING BUILDING COMPLETED AS A VANILLA SHELL FOR FUTURE STARBUCKS PROJECT.
- BUILDING WILL BE WOOD CONSTRUCTION.
- ROOF SHALL SHOW ALL PENETRATIONS THAT SHALL BE REQUIRED FOR FUTURE TENANT
- EXTERIOR DOORS AND HARDWARE PER LEASE AND SAMPLE SET OF PLANS.
- NO FIRE ALARM OR SPRINKLER ARE REQUIRED FOR THIS PROJECT.
- SLAB WILL BE LEFT OUT OF CENTER OF BUILDING FOR FUTURE UTILITIES
- PROVIDE 5/8" GYPSUM BOARD ON ALL EXTERIOR WALLS, LEVEL 5 FINISH PER LEASE.

PLUMBING:
a. 4" SANITARY LINE TO BUILDING.
b. 2000 GALLON GREASE INTERCEPTOR
c. GAS SHOWN TO 5 FEET INSIDE OF BUILDING, PER LEASE.
d. PROVIDE ALL VENTS IN ROOF.

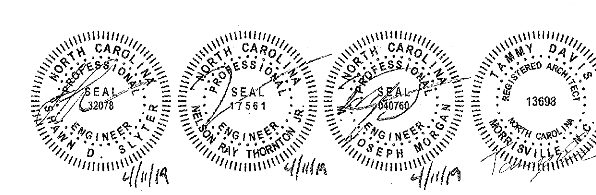
MECHANICAL:
a. (2) 10 TON UNITS, WITH PLENUM DROPS INTO SPACE.
b. UNITS TO STAY ON BACK 1/3 OF BUILDING.
c. PROVIDE RESTROOM EXHAUST

ELECTRICAL:
d. SERVICE DEPENDENT ON IF GAS IS AVAILABLE. 400 OR 600 AMP
e. PANELS TO BE SHOWN ON REAR WALL PER CONCEPT PLAN
f. PROVIDE EMERGENCY LIGHTING AT DOORS AS REQUIRED.
g. PROVIDE TELEPHONE REQUIREMENTS PER LEASE.

CIVIL:
a. BY OTHERS

CODE SUMMERY

2018 NORTH CAROLINA BUILDING CODE
2018 NORTH CAROLINA MECHANICAL CODE
2018 NORTH CAROLINA PLUMBING CODE
2018 NORTH CAROLINA FIRE CODE
2017 NATIONAL ELECTRICAL CODE
2013 ASHRAE 90.1



Digitally signed by Tammy Davis
Date: 2019.04.11
14:22:50 -04'00'

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LMHT ENGINEER LICENSE NUMBER ~ C-1369

PROJECT: *STARBUCKS SHELL BUILDING*
350 BLOWING ROCK BOULEVARD
LENOIR, NC 28645

DRAWING: COVER SHEET

Revisions

REVISION DATE

PROJECT DATE 03/26/2019
Drawn By MTP
Checked By TD
Sheet No. G001

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