

2018 APPENDIX B

BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS (Except 1 and 2 Family Dwellings and Townhouses)

Name of Project: Legacy @ Haw River Clubhouse
 Address: Legacy River Trail Burlington, NC 27217
 Proposed Use: Clubhouse
 Owner/Authorized Agent: Jason DeBoer (336) 516-5048
 Owned By: Private
 Code Enforcement Jurisdiction: Alamance County Inspections

LEAD DESIGN PROFESSIONAL:

DESIGNER	FIRM	NAME	LICENSE#	TELEPHONE#	EMAIL
Architectural	MM Mason, AIA	Martha M. Mason	7267	(336) 684-1021	
Plumbing	Holleman Corp.	Tim Holleman	20172	(336) 337-6334	
Mechanical	Holleman Corp.	Tim Holleman	20172	(336) 337-6334	
Electrical	Holleman Corp.	Tim Holleman	20172	(336) 337-6334	
Structural	Resid. Eng. Solutions	Brooke Carpenter	23249	(336) 380-5847	

2018 NC BUILDING CODE: New Building Addition Renovation 1st Time Interior Completion
 EXISTING: Prescriptive Repair Chapter 14 Alteration Level I II III
 Historic Property Change of Use
 CONSTRUCTED: N/A CURRENT OCCUPANCY(S) (Ch.3): N/A
 RENOVATED: N/A PROPOSED OCCUPANCY(S) (Ch.3): B
 RISK CATEGORY (Table 1604.5): Current: N/A Proposed: II

BASIC BUILDING DATA

Construction Type: I-A I-B II-A II-B III-A III-B IV V-A V-B

Sprinklers: No Partial Yes NFPA 13 NFPA 13R NFPA 13D

Standpipes: No Yes Class I II III Wet Dry

Fire District: No Yes (Primary) Flood Hazard Area: No Yes

Special Inspections Req: No Yes

Gross Building Area:

Floor	Existing (Sq. Ft.)	New (Sq. Ft.)	Sub-Total
6th Floor			
5th Floor			
4th Floor			
3rd Floor			
2nd Floor			
Mezzanine			
1st Floor	0	3792	3792
Basement			
Total	0	3792	3792

ALLOWABLE AREA Primary Occupancy:

Assembly: A-1 A-2 A-3 A-4 A-5

Business: B-1 B-2 B-3 B-4 B-5

Educational: E-1 E-2 E-3 E-4 E-5

Factory: F-1 Moderate F-2 Low F-3 High Piled

Hazardous: H-1 Detonate H-2 Deflagrate H-3 Combust H-4 Health H-5 HPM

Institutional: I-1 I-2 I-3 I-4 I-5

Mercantile: M-1 M-2 M-3 M-4 M-5

Residential: R-1 R-2 R-3 R-4

Storage: S-1 Moderate S-2 Low S-3 High Piled S-4 Enclosed Repair Garage

Utility and Miscellaneous: U-1 U-2 U-3 U-4 U-5

Accessory Occupancies:

Assembly: A-1 A-2 A-3 A-4 A-5

Business: B-1 B-2 B-3 B-4 B-5

Educational: E-1 E-2 E-3 E-4 E-5

Factory: F-1 Moderate F-2 Low F-3 High Piled

Hazardous: H-1 Detonate H-2 Deflagrate H-3 Combust H-4 Health H-5 HPM

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Mercantile: M-1 M-2 M-3 M-4 M-5

Residential: R-1 R-2 R-3 R-4

Storage: S-1 Moderate S-2 Low S-3 High Piled S-4 Enclosed Repair Garage

Utility and Miscellaneous: U-1 U-2 U-3 U-4 U-5

Incidental Uses (table 509):

Furnace room where any piece of equipment is over 400,000 Btu per hour input

Rooms with boilers where the largest piece of equipment is over 15 psi and 10 horsepower

Refrigerant machine room

Hydrogen cutoff rooms, not classified as Group H

Incinerator rooms

Paint shops, not classified as Group H, located in occupancies other than Group F

Laboratories and vocational shops, not classified as Group H, located in a Group E or I-2 occupancy

Laundry rooms over 100 square feet

Group I-3 cells equipped with padded surfaces

Group I-2 waste and linen collection rooms

Waste and linen collection rooms over 100 square feet

Stationary storage battery systems having a liquid electrolyte capacity of more than 50 gallons, or a lithium-ion capacity of 1,000 pounds used for facility standby power, emergency power or uninterrupted power supplies

Rooms containing fire pumps

Group I-2 storage rooms over 100 square feet

Group I-2 commercial kitchens

Group I-2 laundries equal to or less than 100 square feet

Group I-2 rooms or spaces that contain fuel-fired heating equipment

Special Uses: 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416
 417 418 419 420 421 422 423 424 425 426 427 428 429 430

Special Provisions: 510.2 510.3 510.4 510.5 510.6 510.7 510.8 510.9

Mixed Occupancy: No Yes Separation: 1 Hr. Exception: _____

Incidental Use Separation (509.2)
 This separation is not exempt as a Non-Separated Use (see exceptions).

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)
 For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

Actual Area: 3360 (B) + 432 (S-1) = 3792 ≤ 1,000
 Allowable Area: 36000 (B) + 36000 (S-1) = 72000

Story No.	Desc. and Use	(A) Bldg Area Per Story (Actual)	(B) Table 506.2 Area	(C) Area For Frontage Incr.	(D) Allowable Area Per Story or Unlimited
1	B	3792	36000	27000	63000

1 Frontage area increases from Section 506.3 are computed thus:
 a. Perimeter which fronts a public way or open space having 20 feet minimum width = 268 (F)
 b. Total Building Perimeter = 268 (P)
 c. Ratio (F/P) = 1/268 (F/P)
 d. W = Minimum width of public way = 30 (W)
 e. Percent of frontage increase If = 100 [F/P - 0.25] x W/30 = 75 (%)

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

Proposed Building for:
Legacy @ Haw River Clubhouse
 Legacy River Trail Burlington, NC 27217

ALLOWABLE HEIGHT

Building Height in Feet	Allowable	Shown on Plans	Code Reference
60		24'-0"	Table 504.3
3		1	Table 504.4

FIRE PROTECTION REQUIREMENTS

BUILDING ELEMENT	Fire Separation Distance (Feet)	Req'd	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							
Exterior							
North	> 10	1	1	4/A-3	UL#U356		
East	> 10	1	1	4/A-3	UL#U356		
West	> 10	1	1	4/A-3	UL#U356		
South	> 10	1	1	4/A-3	UL#U356		
Interior		0	0				
Non-Bearing Walls & Partitions							
Exterior							
North	> 10	0	0				
East	> 10	0	0				
West	> 10	0	0				
South	> 10	0	0				
Interior walls & partitions		1	1	5/A-3	UL#U333		
Floor Construction							
Incl. supporting beams and joists:							
Floor Ceiling Assembly		0	0				
Columns Supporting Floors		0	0				
Roof Construction							
Incl. supporting beams and joists:							
Roof Ceiling Assembly		1	1		UL#P533		
Columns Supporting Roof							
Shaft Enclosures-Exit		N/A	N/A				
Shaft Enclosures-Other		N/A	N/A				
Corridor Separation		N/A	N/A				
Occupancy/Fire Barrier Separation		N/A	N/A				
Party/Firewall Separation		N/A	N/A				
Smoke Barrier Separation		N/A	N/A				
Smoke Partition		N/A	N/A				
Tenant/Dwelling Unit/Sleeping Unit Sep.		N/A	N/A				
Incidental Use Separation		1	1		UL# U333, U356		

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

Fire Separation Distance (Feet) From Property Lines	Degree of Openings Protection (Table 705.8)	Allowable Area %	Actual Shown on Plans %
30' OR GREATER	UP,S	NO LIMIT	N/A

LIFE SAFETY SYSTEM REQUIREMENTS:

Emergency Lighting: No Yes

Exit Signs: No Yes

Fire Alarm: No Yes

Smoke Detection Systems: No Yes Partial

Carbon Monoxide Detection: No Yes

LIFE SAFETY PLAN REQUIREMENTS:

Life Safety Plan Sheet #: A-0.1

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 equipped with hold-open devices

Location of emergency escape windows (1103)

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

Total Units	Accessible Units Required	Accessible Units Provided	Type A Units Provided	Type B Units Provided	Type B Units Required	Type B Units Provided	Total Accessible Units Provided
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

ACCESSIBLE PARKING: Section: 1106

Lot or Parking Area	Total # of Parking Spaces Required	Total # of Accessible Spaces Provided	# of Accessible Spaces Provided	Total # Accessible Spaces Provided
			Regular w/ 5' Access Aisle	132' Access 8' Access Aisle
				(See Site Plan by Others)
Total				

PLUMBING FIXTURE REQUIREMENTS

USE	WATERCLOSETS			URINALS			LAVATORIES			SHOWERS/TUBS			DRINKING FOUNTAIN	
	MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX	MALE	FEMALE	UNISEX	REG.	ACC.	REG.	ACC.	
EXISTING	0	0	0	0	0	0	0	0	0	0	0	0	0	
NEW	1	1	0	1	1	0	1	1	0	0	0	1	1	
REQUIRED	1	1	0	1	1	0	1	1	0	0	0	1	1	

SPECIAL APPROVALS
 Special Approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)
 N/A

SEE STRUCTURAL DRAWINGS
 STRUCTURAL DESIGN:

DESIGN LOADS:

Importance Factors:
 Snow: (Is) 0.8 (I) 1.0 (II) 1.1 (III) 1.2
 Seismic: (Ie) 1.0 (II) 1.25 (III) 1.5

Live Loads:
 Roof: 20 psf
 Mezzanine: N/A
 Floor: 100 psf (for Corridors), 100 psf (for living spaces)

Ground Snow Load: 15 psf

Wind Loads: Ultimate Design Wind Speed: 120 mph (ASCE-7)
 Exposure Category: B (C) D

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 Ss: 131 %g 13.1% S1_063 %g 6.3
 Site Classification (ASCE-7): A B C (D) E F
 Data Source: Field Test Presumptive Historical Data

Basic structural system (check one):
 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 Presumptive Bearing capacity: 2000 psf
 File size, type, and capacity: N/A

ELECTRICAL SUMMARY:
 REFER TO ELECTRICAL PLANS BY OTHERS

MECHANICAL SUMMARY:
 REFER TO MECHANICAL PLANS BY OTHERS

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

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: N/A
 Climate Zone: 3A 4A 5A

Method of Compliance:
 Energy Code - Performance
 Energy Code - Prescriptive
 ASHRAE 90.1 - Performance
 ASHRAE 90.1 - Prescriptive
 Other - Performance COMcheck

COMcheck Software Version 4.1.5.1
Envelope Compliance Certificate

Project Information:
 Energy Code: 60.1 (2010) Standard
 Project Title: Legacy @ Haw River Clubhouse
 Location: Burlington, North Carolina
 Climate Zone: 4A
 Project Type: New Construction
 Vertical Ceiling/Wall Area: 17%

Construction Site:
 Legacy River Trail
 Burlington, NC 27217

Owner/Agent:
 Jason DeBoer
 DeBoer & Gabriel Builders

Designer/Contractor:
 Martha M. Mason, AIA
 (336) 684-1021

Building Area: Floor Area
 1-Office / Nonresidential: 3556

Envelope Assemblies

Assembly	Gross Area (Sq. Ft.)	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Attic Roof with Wood Joist (Rtg. Use 1 - Office)	3951	48.0	0.0	0.021	0.027
Exterior Wall 1: Wood Frame, 1/2" Ins. (Rtg. Use 1 - Office)	2880	15.0	0.0	0.080	0.080
Window 1: Vinyl/Bargain Frame, Part. Type Energy code default, Double Pane with Low-E, Treat. (SHGC 0.45) (Rtg. Use 1 - Office)	316	---	---	0.800	0.400
Door 1: Insulated Metal, Swinging (Rtg. Use 1 - Office)	20	---	---	0.300	0.700
Door 2: Insulated Metal, Swinging (Rtg. Use 1 - Office)	60	---	---	0.300	0.700
Door 3: Glass (60% glazing/Nonmetal) Frame, Entrance Door, Part. Type Energy code default, Double Pane with Low-E, Treat. (SHGC 0.45) (Rtg. Use 1 - Office)	98	---	---	0.600	0.400
Door 4: Glass (60% glazing/Nonmetal) Frame, Entrance Door, Part. Type Energy code default, Double Pane with Low-E, Treat. (SHGC 0.45) (Rtg. Use 1 - Office)	40	---	---	0.600	0.400
Door 5: Glass (60% glazing/Nonmetal) Frame, Entrance Door, Part. Type Energy code default, Double Pane with Low-E, Treat. (SHGC 0.45) (Rtg. Use 1 - Office)	288	---	---	0.750	0.750

(U) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.
 (R) Bulk-On-Glass prepared and budget U-factors shown in table and figures.

Envelope PASSSES: Design 1% better than code

Envelope Compliance Statement
 Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 60.1 (2010) Standard requirements as COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Martha M. Mason, Architect
 Jason DeBoer, Designer
 Date: 4/12/23

INDEX OF DRAWINGS:

ARCHITECTURAL:
 A-0 BUILDING CODE SUMMARY
 A-0.1 LIFE SAFETY PLAN
 A-1 FLOOR PLAN
 A-2 EXTERIOR ELEVATIONS
 A-3 ROOF PLAN, INTERIOR ELEVATIONS, WALL SECTIONS, FIRE RATED ASSEMBLIES
 A-4 POOL EQUIP DETAILS, TOILET ROOM DETAIL, WDW/DOOR TYPES, OUTDOOR SHOWER DETAIL

STRUCTURAL:
 S-1 SLAB/FND PLAN, SLAB DETAILS
 S-2 STRUCTURAL PLAN, ROOF FRAMING PLAN

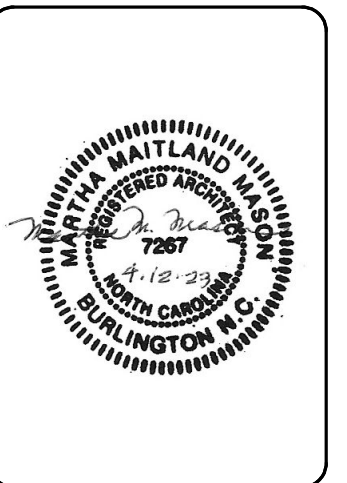
PLUMBING:
 P-1 NOTES, SCHEDULES, LEGEND, & DETAILS
 P-2 PLUMBING PLAN
 P-3 WATER SERVICE

MECHANICAL:
 M-1 NOTES, COMPLIANCE CERTIFICATE, SCHEDULES, LEGEND, & ABBREVIATIONS
 M-2 MECHANICAL PLAN
 M-3 MECHANICAL DETAILS

ELECTRICAL:
 E-1 FLOOR PLAN, SCHEDULES, DETAILS

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Drawn By: JTB
 Checked By: GWF
 Date: 4/12/23
 File: Legacy @ Haw River Clubhouse 1A

Revisions:

Date	Remarks

Project:
 Legacy @ Haw River Clubhouse
 Apartments
 Burlington, NC
 DeBoer & Gabriel Builders, Inc
 Clubhouse Building

Scale:
 N.T.S.
 Sheet No:
A-0



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Revisions:	Remarks
Date	

Project:
 Legacy @ Haw River
 Apartments
 Burlington, NC
 DeBoer & Gabriel
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 Clubhouse Building

Scale:
 1/4"=1'

Sheet No:
A-1

- General Notes**
1. CONTRACTOR TO COMPLY W/ ALL APPLICABLE BLDG. CODES AND REGULATIONS.
 2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND APPROVALS INCLUDING ALL FEES.
 3. CONTRACTOR SHALL PROVIDE ALL SUPERVISION, LABOR, MATERIAL, EQUIPMENT, MACHINERY AND ANY AND ALL OTHER ITEMS NECESSARY TO COMPLETE THE WORK.
 4. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF ANY WORK.
 5. CONTRACTOR AND/OR OWNER RESPONSIBLE FOR DETERMINING SPECIFICATIONS FOR MATERIALS, PRODUCTS AND SYSTEMS TO BE USED IN THIS PROJECT.
 6. INTERIOR WALLS TO BE 3-1/2" OR 5-1/2" WOOD STUDS @ 16" O.C. W/ 5/8" GYP BD EACH SIDE UNLESS NOTED OTHERWISE (UNO). ALL WALLS TO BE FIRE-STOPPED PER APPLICABLE BUILDING CODE REQUIREMENTS.
 7. EXTERIOR WALLS TO BE 3-1/2" WOOD STUDS @ 16" O.C. W/ 5/8" GYP BD ON INSIDE FACE, 7/16" OSB ON OUTER FACE, VAPOR BARRIER, STONE VENEER TO 18" AFF. AND VINYL SIDING ABOVE. ALL WALLS TO BE FIRE-STOPPED PER APPLICABLE BUILDING CODE REQUIREMENTS.
 8. INTERIOR FINISHES TO BE DETERMINED BY OWNER. CONTRACTOR TO COORDINATE.
 9. ALL DOOR HARDWARE TO BE HANDICAP COMPLIANT. ALL LATCHSETS AND LOCKSETS TO HAVE LEVER TYPE HANDLES.
 10. PROVIDE WEATHERSTRIPPING AND ALUM. THRESHOLDS AT ALL EXTERIOR DOORS.
 11. REFER TO STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS BY OTHERS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
 12. REFER TO SITE PLAN BY OTHERS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

Occupancy Calculations:

1) Office (B)	1556 sf / 100 = 16
2) Fitness Center (B)	888 sf / 50 = 18
3) Storage (S-1)	303 sf / 300 = 1
4) Pool Equipment	129 sf / 300 = 1
Total Occupancy = 36	

Plumbing Fixture Req.:

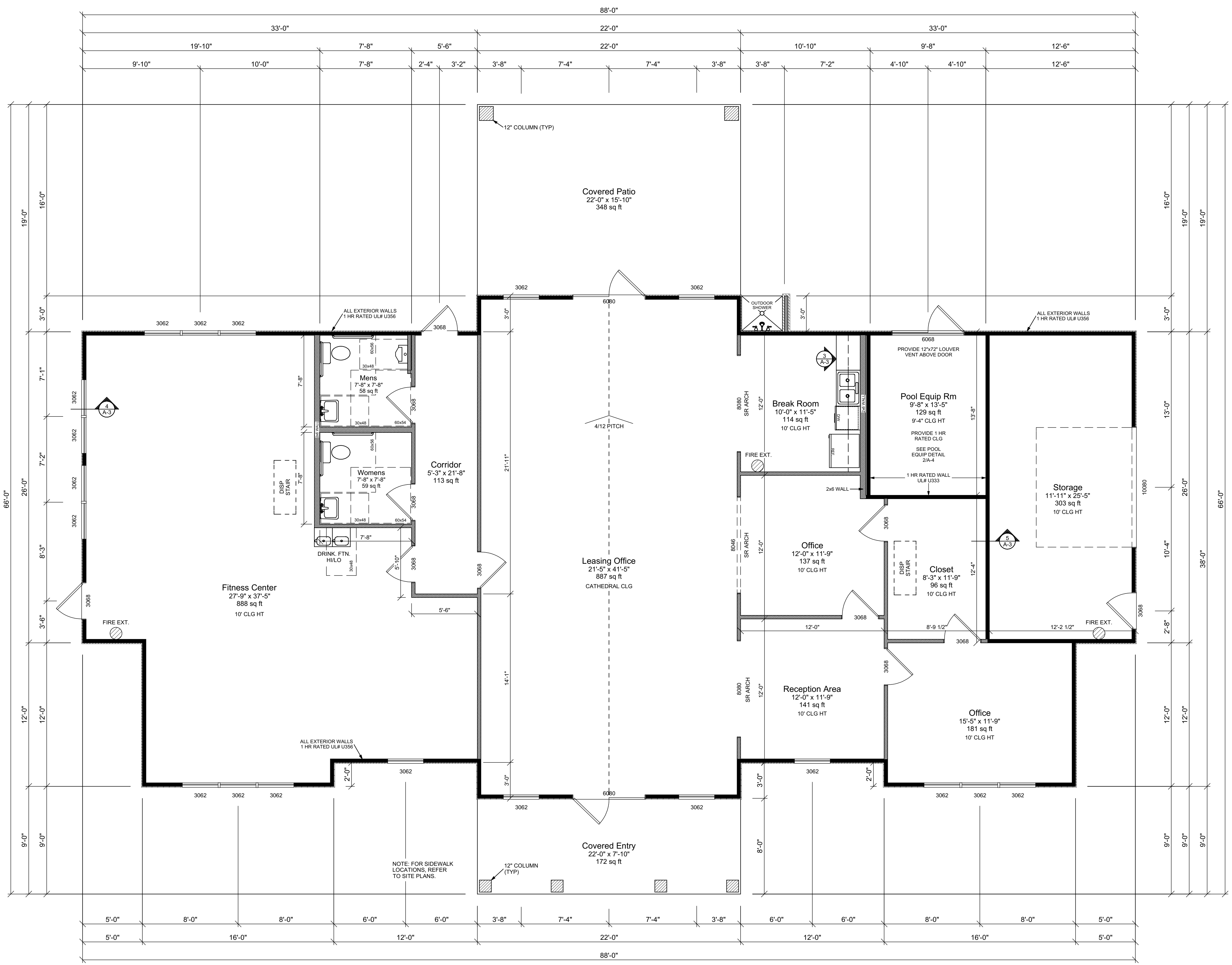
Required:	Toilets	Urinals	Sinks
Men (18)	1	0	1
Women (18)	1	0	1
Drinking Fountains: 2 total (1 ADA compliant)			

Square Footage

Total Heated Sq. Ft. =	3264 SF
Covered Entry Sq. Ft. =	176 SF
Covered Patio Sq. Ft. =	352 SF

Wall Types

TYPE	UL #	GRAPHIC
EXTERIOR WALL- 1 HR SIDING	U356	
EXTERIOR WALL- 1 HR BOARD & BATTEN	U356	
INTERIOR WALL- 1 HR	U333	
INTERIOR WALL	NONE	

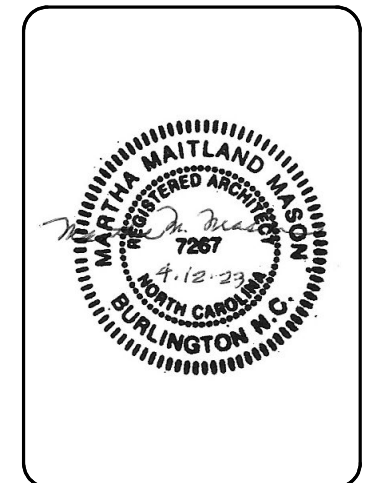


1
A-1
Floor Plan
 Scale: 1/4"=1'

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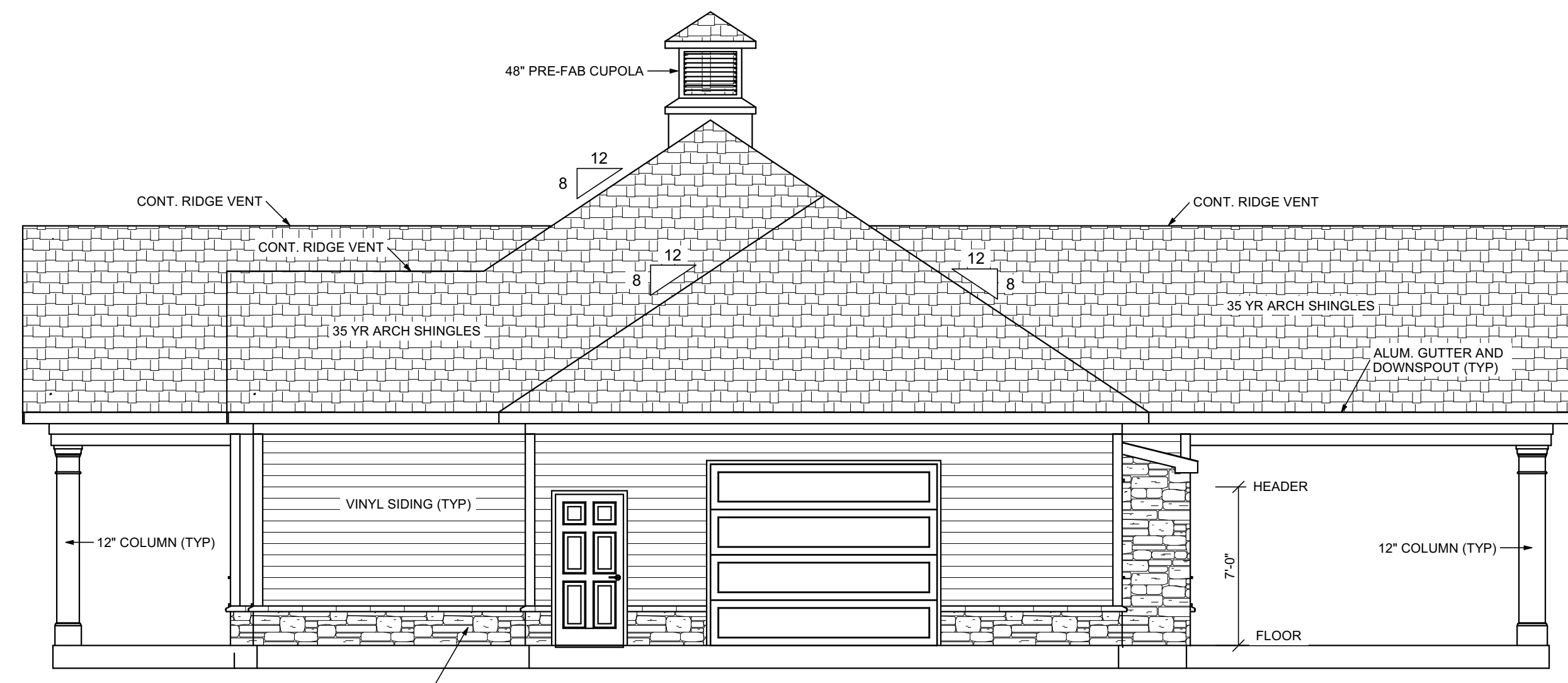
Revisions:	Remarks
Date	

Project:
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 Apartments
 Burlington, NC
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 Clubhouse Building

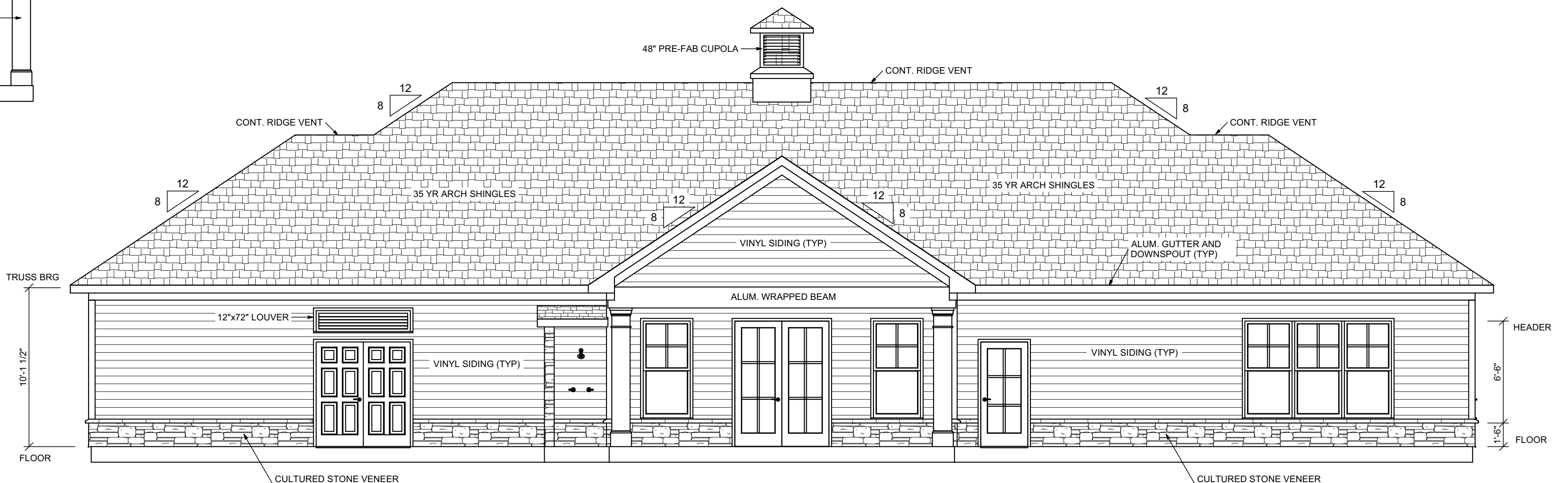
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Sheet No:
 A-2

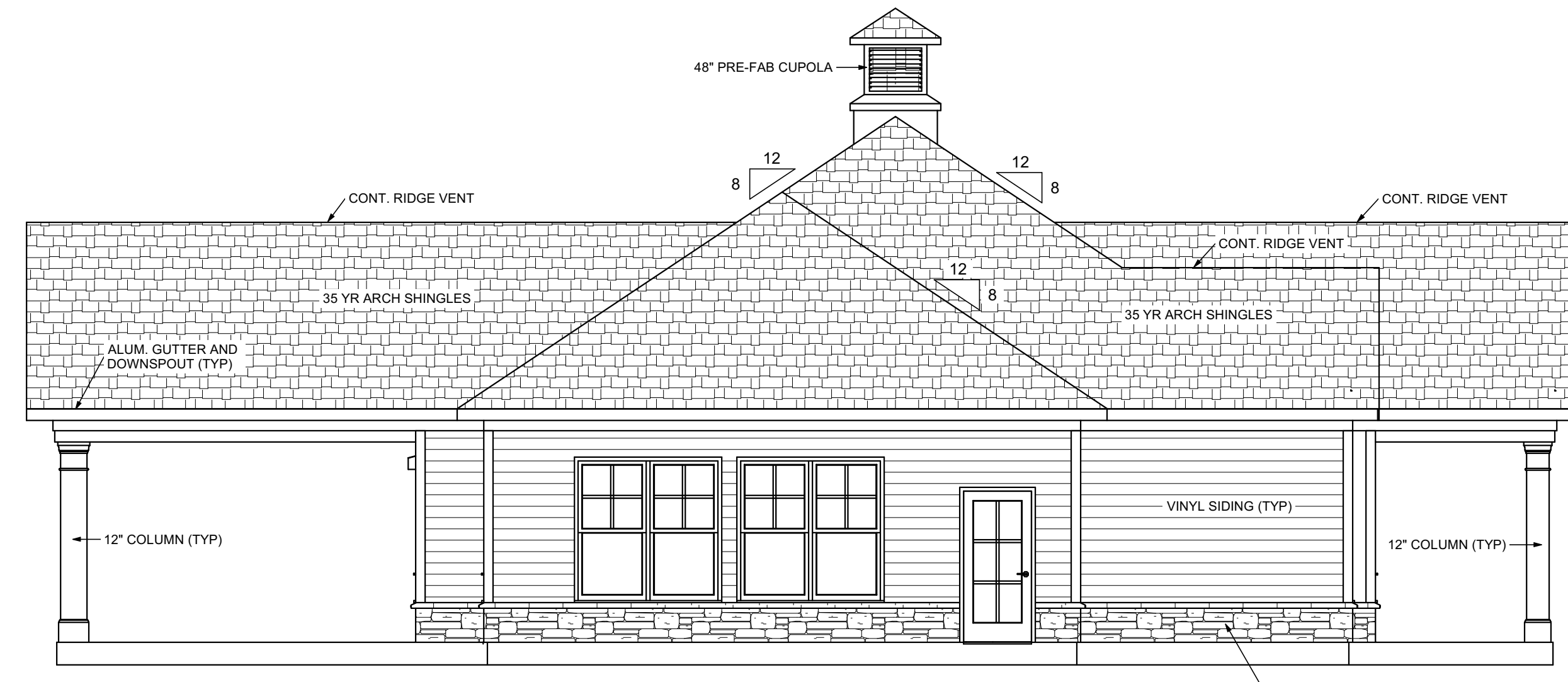
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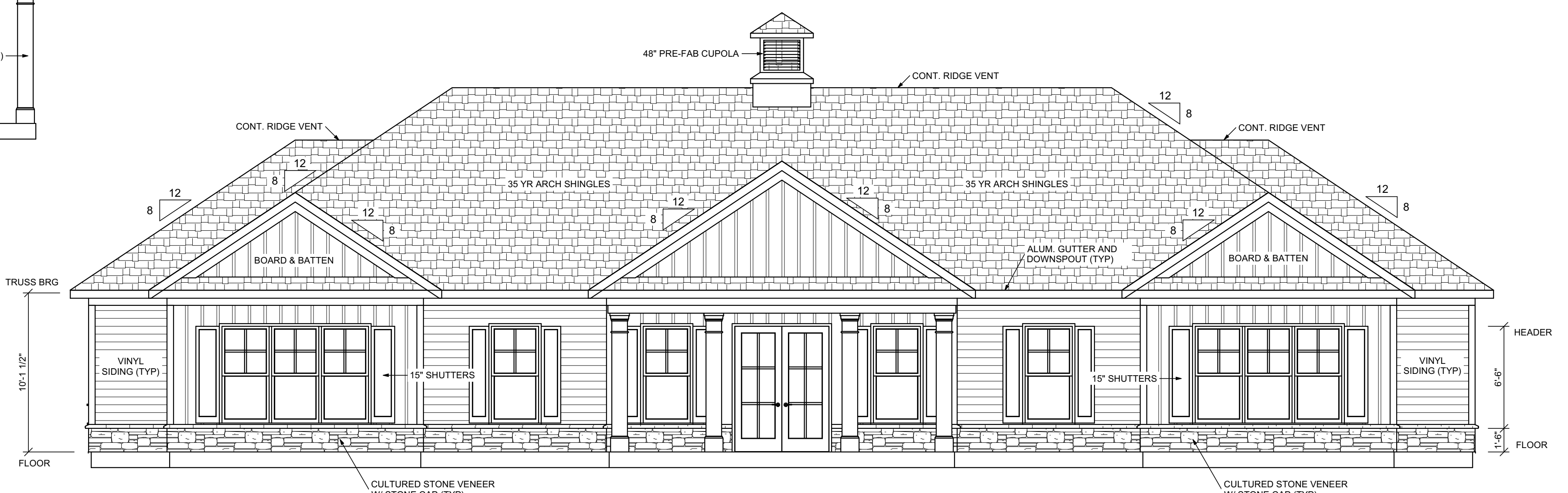
4 Right Elevation
 Scale: 3/16"=1'



2 Rear Elevation
 Scale: 3/16"=1'



3 Left Elevation
 Scale: 3/16"=1'

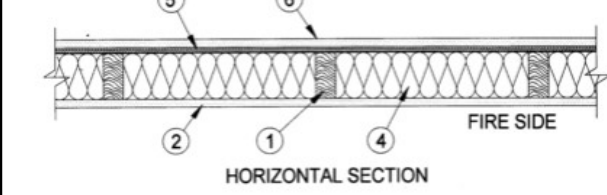


1 Front Elevation
 Scale: 3/16"=1'

CLUBHOUSE

Design No. U356

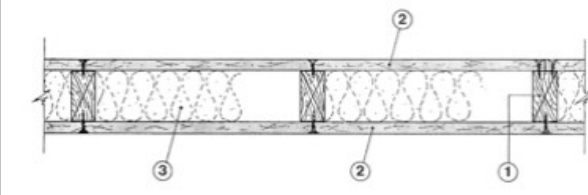
(Exposed to Fire on Interior Face Only)
 Bearing Wall Rating: 1 Hr
 Finish Rating: 23 Min or 25 Min (See Item 2C)
 Load Restricted for Canadian Applications See Guide BXUV7



- Wood Studs Nom 2 by 4 in. spaced 16 in. OC with two 2 by 4 in. top and one 2 by 4 in. bottom plates. Studs laterally-braced by wood structural panel sheathing (Item 5). When Mineral and Fiber Boards* (Item 5A) are considered as bracing for the studs, the load is restricted to 76% of allowable axial load. Walls effectively fire stopped at top and bottom of wall.
- Gypsum Board* Any Classified 5/8 in. thick, 4 ft wide, applied vertically and nailed to studs and bearing plates 7 in. OC with 6d cement-coated nails, 1-7/8 in. long with 1/4 in. diam head. When Item 7, Steel Framing Members*, is used, gypsum panels attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC.
- When Item 7A, Steel Framing Members*, is used, two layers of gypsum panels attached to furring channels. Base layer attached to furring channels with 1 in. long Type S bugle-head steel screws spaced 12 in. OC. Face layer attached to furring channels with 1-5/8 in. long Type S bugle-head steel screws spaced 12 in. OC. All joints in face layers staggered with joints in base layers.
- See Gypsum Board (CKNX) Category for names of Classified Companies.
- 2A. Gypsum Board* (As an alternate to Item 2, not shown) - Any 5/8 in. thick 4 ft wide gypsum panels supplied by the Classified Companies listed below shown Gypsum Board* (CKNX) category. Applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
- CANADIAN GYPSUM COMPANY
 UNITED STATES GYPSUM CO
 USG MEXICO S A DE C V
- 2B. Gypsum Board* (As an alternate to Item 2, not shown) - 5/8 in. thick 4 ft wide gypsum panels applied vertically and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screw 1 in. from edge of board.
- AMERICAN GYPSUM CO Types AGX-1, AG-C
 CERTAINTED GYPSUM INC. ProRoc Type X
 CERTAINTED GYPSUM CANADA INC. ProRoc Type X
 TEMPLE-INLAND FOREST PRODUCTS CORP Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffin-Type X
- 2C. Gypsum Board* (As an alternate to Item 2, not shown) For Use with Item 5A only - 5/8 in. thick 4 ft wide gypsum panels applied horizontally and attached to studs and bearing plates with 1-1/4 in. long Type W coarse thread gypsum panel steel screws spaced a max 8 in. OC, with last screws 1 in. from edges of board. Finish Rating is 25 min.
- TEMPLE-INLAND FOREST PRODUCTS CORP Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffin-Type X
3. Joints and Nailheads (Not Shown) Wallboard joints covered with tape and joint compound. Nail heads covered with joint compound.
4. Batts and Blankets* Mineral fiber or glass fiber insulation, 3-1/2 in. thick, pressure fit to fill wall cavities between studs and plates. Mineral fiber insulation to be unfaced and to have a min density of 3 pcf. Glass fiber insulation to be faced with aluminum foil or kraft paper and to have a min density of 0.9 pcf (min R-13 thermal insulation rating).
- See Batts and Blankets (BKNV) Category in the Building Materials Directory and Batts and Blankets (EZZZ) Category in the Fire Resistance Directory for names of Classified Companies.
- 4A. Fiber, Sprayed* As an alternate to Batts and Blankets (Item 4) Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft³.
- U S GREENFIBER L L C Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)
5. Wood Structural Panel Sheathing Min 7/16 in. thick, 4 ft wide wood structural panels, min grade "C-D" or "Sheathing". Installed with long dimension of sheet (strength axis) or face grain of plywood parallel with and perpendicular to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 6d cement coated box nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs.
- 5A. Mineral and Fiber Boards* As an alternate to Item 5 - Min 1/2 in. thick, 4 ft wide sheathing, installed vertically to studs. Vertical joints centered on studs. Horizontal joints backed with nom 2 by 4 in. wood blocking. Attached to studs on exterior side of wall with 1-1/2 in. long galvanized roofing nails spaced 6 in. OC at perimeter of panels and 12 in. OC along interior studs. As an option a weather resistive barrier may be applied over the Mineral and Fiber Boards.
- TEMPLE-INLAND FOREST PRODUCTS CORP Types FiberBrace or QuietBrace
6. Exterior Facings Installed in accordance with the manufacturer's installation instructions. One of the following exterior facings is to be applied over the sheathing:
 A. Vinyl Siding Molded Plastic* Contoured rigid vinyl siding having a flame spread value of 20 or less.
 See Molded Plastic (B7AT) category in the Building Materials Directory for names of manufacturers.
 B. Particle Board Siding Hardboard exterior sidings including patterned panel or lap siding.
 C. Wood Structural Panel or Lap Siding APA Rated Siding, Exterior, plywood, OSB or composite panels with veneer faces and structural wood core, per PS 1 or APA Standard PRP-108, including textured, rough sawn, medium density overlay, brushed, grooved and lap siding.
 D. Cementitious Stucco Portland cement or synthetic stucco systems with self-furring metal lath or adhesive base coat. Thickness from 3/8 to 3/4 in., depending on system.
 E. Brick Veneer Any type on nom 4 in. wide brick veneer. When brick veneer is used, the rating is applicable with exposure on either face. Brick veneer fastened with corrugated metal wall ties attached over sheathing to wood studs with 8d nail per tie: ties spaced not more than each sixth course of brick and max 32 in. OC horizontally. One in. air space provided between brick veneer and sheathing.
 F. Exterior Insulation and Finish System(EIFS) Nom 1 in. Foamed Plastic* insulation bearing the UL Classification Marking, attached over sheathing and finished with coating system, or Portland cement or synthetic stucco systems, in accordance with manufacturer's instructions. See Foamed Plastic (BRXX and CCVV) categories for names of Classified companies.
 G. Siding Aluminum or steel siding attached over sheathing to studs.
 H. Fiber-Cement Siding Fiber-cement exterior sidings including smooth and patterned panel or lap siding.
 7. Steel Framing Members (Optional, Not Shown)* Furring Channels and Steel Framing Members as described below:
 a. Furring Channels Formed of No. 25 MSG galv steel, 2-3/8 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 5. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 2.
 b. Steel Framing Members* Used to attach furring channels (Item 7a) to studs. Clips spaced 48 in. OC, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws through the center of the clip.
 PAC INTERNATIONAL INC. Type RSK-1.
 7A. Steel Framing Members (Optional, Not Shown)* Furring channels and Steel Framing Members as described below:
 a. Furring Channels Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 5. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. Two layers of gypsum board attached to furring channels as described in Item 2.
 b. Steel Framing Members* Used to attach furring channels (Item 7Aa) to interior side of studs. Clips spaced 48 in. OC, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
 KINETICS NOISE CONTROL INC. Type Iomax.
 *Bearing the UL Classification Mark

Design No. U333

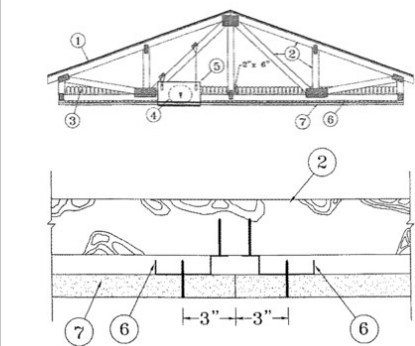
Bearing Wall Rating 1 HR.
 Finish Rating 25 min.
 Load Restricted for Canadian Applications See Guide BXUV7



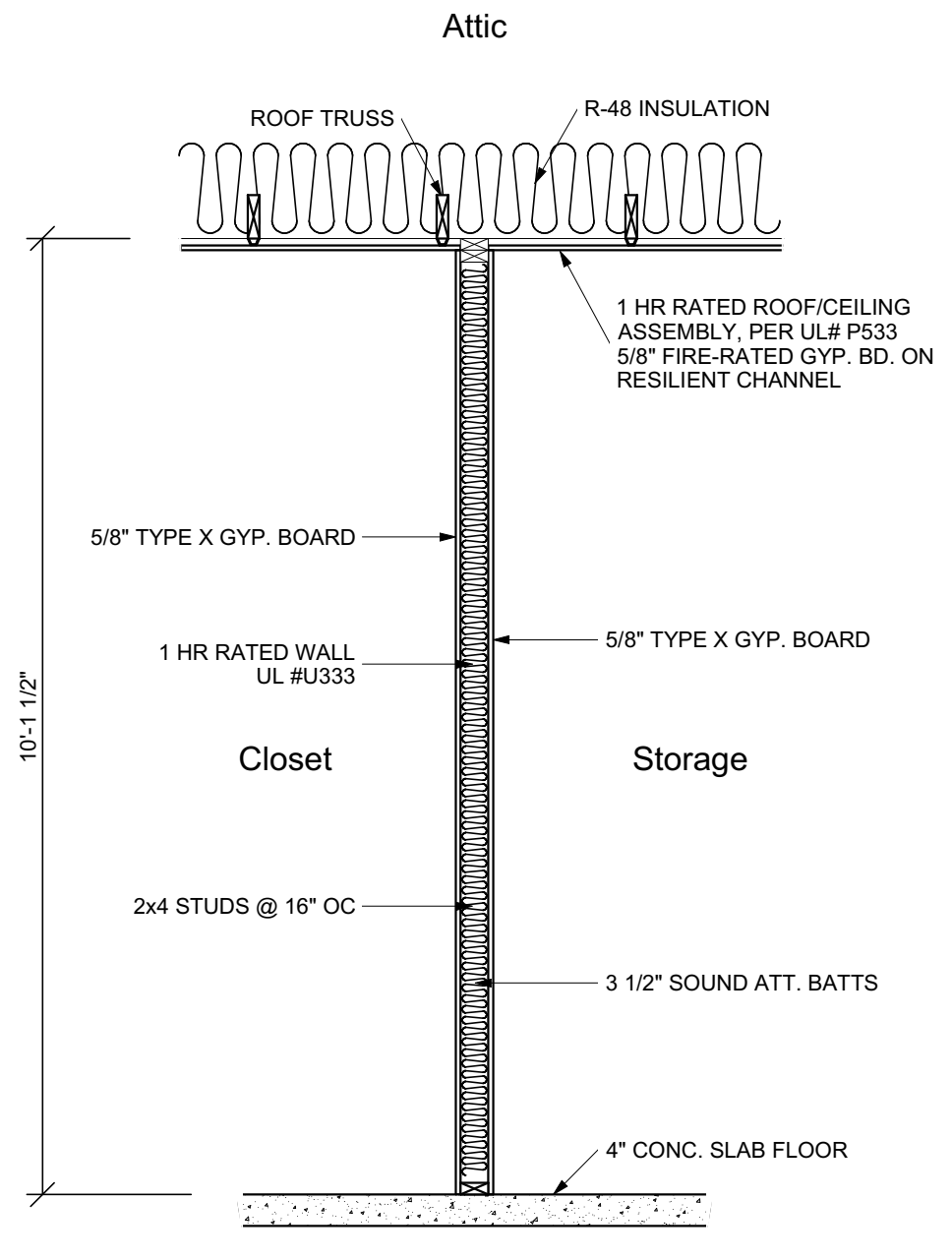
- Wood Studs Nom 2 by 4 in., spaced 16 in. OC effectively cross braced.
- Gypsum Board* 5/8 in. thick, 4 ft wide, applied either vertically or horizontally, screw attached to studs and plates with 1-1/4 in. long Type W steel screws, spaced 12 in. OC.
- AMERICAN GYPSUM CO Types AG-C
 CERTAINTED GYPSUM INC. ProRoc Type C
 CERTAINTED GYPSUM CANADA INC. ProRoc Type C
 CANADIAN GYPSUM COMPANY Types C, IP-X2, IPC-AR
 G-P GYPSUM CORP. SUB OF
 GEORGIA-PACIFIC CORP. Type 5
 LAFARGE NORTH AMERICA INC. Types LGFC-C, LGFC-A/C
 NATIONAL GYPSUM CO Types FSK-C, FSW-C, FSW-G
 PABCO BUILDING PRODUCTS L L C, DBA
 PABCO GYPSUM Type C or PG-C
 TEMPLE-INLAND FOREST PRODUCTS CORP Type TG-C
 UNITED STATES GYPSUM CO Types C, IP-X2, IPC-AR
 USG MEXICO S A DE C V Types C, IP-X2, IPC-AR
- Batts and Blankets* (Optional) Mineral wool insulation, partially or completely filling stud cavity. THEMAFIBER INC. Type SA/B.
- Fiber, Sprayed* As an alternate to Batts and Blankets (Item 3) Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.0 lb/ft³. Alternate application method: The fiber is applied with U.S. Greenfiber LLC Type AD100 hot melt adhesive at a nominal ratio of one part adhesive to 6.6 parts fiber to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft³.
- U S GREENFIBER L L C Cocoon2 Stabilized or Cocoon-FRM (Fire Rated Material)
- Fiber, Sprayed* (As an alternate to Batts and Blankets (Item 3) and Item 3A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
- NU-WOOL CO INC Cellulose Insulation
- Joints and Nailheads Wallboard joints covered with paper tape and joint compound. Screw heads covered with joint compound.
 *Bearing the UL Classification Mark

Design No. P533

Unrestrained Assembly Rating 1 Hr
 Finish Rating 23 Min

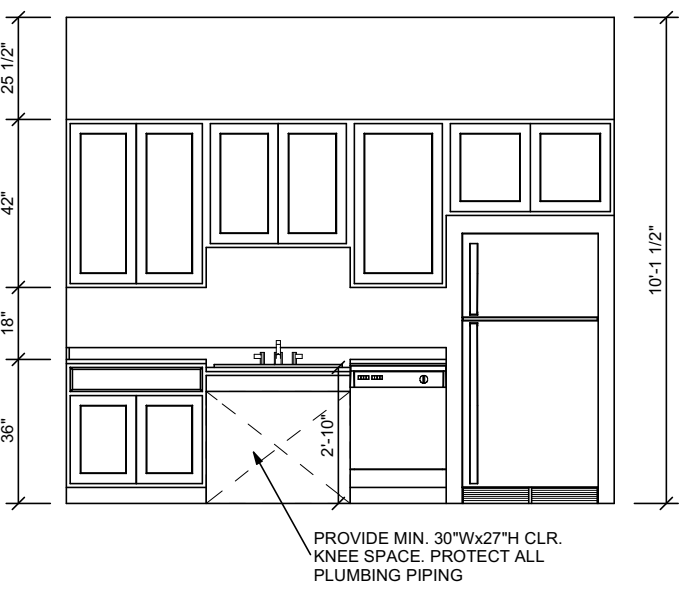


- Roofing System* Any UL Class A, B or C Roofing System (TGFL) or Prepared Roof Covering (TFWZ) acceptable for use over nom 15/32 in. thick wood structural panels secured to trusses with No. 6d ringed shank nails spaced 12 in. OC along each truss. Staples having equal or greater withdrawal and lateral resistance strength may be substituted for the 6d nails. Construction adhesive may be used with either the nails or staples.
- Trusses Pitched or parallel chord wood trusses, spaced a max of 24 in. OC, fabricated from nom 2 by 4 lumber, with lumber oriented vertically or horizontally. Truss members secured together with 0.0356 in. thick galv steel plates. Plates have 5/16 in. long teeth projecting perpendicular to the plane of the plate. The teeth are in pairs facing each other (made by the same punch), forming a split tooth type plate. Each tooth has a chisel point on its outside edge. These points are diagonally opposite each other for each pair. The top half of each tooth has a twist for stiffness. The pairs are repeated on approximately 7/8 in. centers with four rows of teeth per inch of plate width. Where the truss intersects with the interior face of the exterior walls, the min truss depth shall be 5-1/4 in. with a min roof slope of 3/12 and a min area in the plane of the truss of 21 sq ft. Where the truss intersects with the interior face of the exterior walls, the min truss depth may be reduced to 3 in. if the batts and blankets (Item 3) are used as shown in the above illustration (Alternate Insulation Placement) and are firmly packed against the intersection of the bottom chords and the plywood sheathing.
- Batts and Blankets* - Optional Glass fiber insulation fitted in the concealed space, draped over the resilient channels and gypsum wallboard ceiling membrane or fastened to underside of roofing system. Any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf.
- Air Duct* Any UL Class 0 or Class 1 flexible air duct installed in accordance with the instructions provided by the damper manufacturer.
- Ceiling Damper* Maximum nominal area, 324 sq in. Maximum square size, 18 in. by 18 in. Rectangular sizes not to exceed 324 sq in. with a maximum width of 18 in. Maximum damper height is 14 in. Installed in accordance with the manufacturer's installation instructions provided with the damper. Maximum damper openings not to exceed 324 sq in. per 100 sq ft of ceiling area. C&S AIR PRODUCTS Model RD-521. POTTORFF Model CFD-521.
- Furring Channels Resilient channels, min 3/8 in. deep by min 2 in. wide at the base and min 1-1/4 in. wide at the face, formed from 0.020 in. thick galv steel, spaced 12 in. OC. Channels secured to each truss with 1-1/4 in. long Type S steel screws. Channels overlapped 4 in. at splices. Channels oriented opposite at wallboard but joints (spaced 6 in. OC) as shown in the above illustration.
- Gypsum Board* Nom 5/8 in. thick, 48 in. wide, installed with long dimension perpendicular to resilient channels with 1-1/8 in. long Type S screws spaced 12 in. OC and located a min of 1/2 in. from side joints and 3 in. from the end joints. At end joints, two resilient channels are used, extending a min of 6 in. beyond both ends of the joint. When insulation, Item 3 or 3A, is draped over the resilient channel/ gypsum wallboard ceiling membrane, screws shall be installed at 8 in. OC.
- NATIONAL GYPSUM CO Types FSW-G, FSW-C, FSK-G, FSK-C
- Finishing System (Not shown) Vinyl, dry or premixed joint compound, applied in two coats to joints and screw-heads; paper tape, 2 in. wide, embedded in first layer of compound over all joints. As an alternate, nom 3/32 in. thick veneer plaster may be applied to the entire surface of gypsum wallboard.
 *Bearing the UL Classification Mark



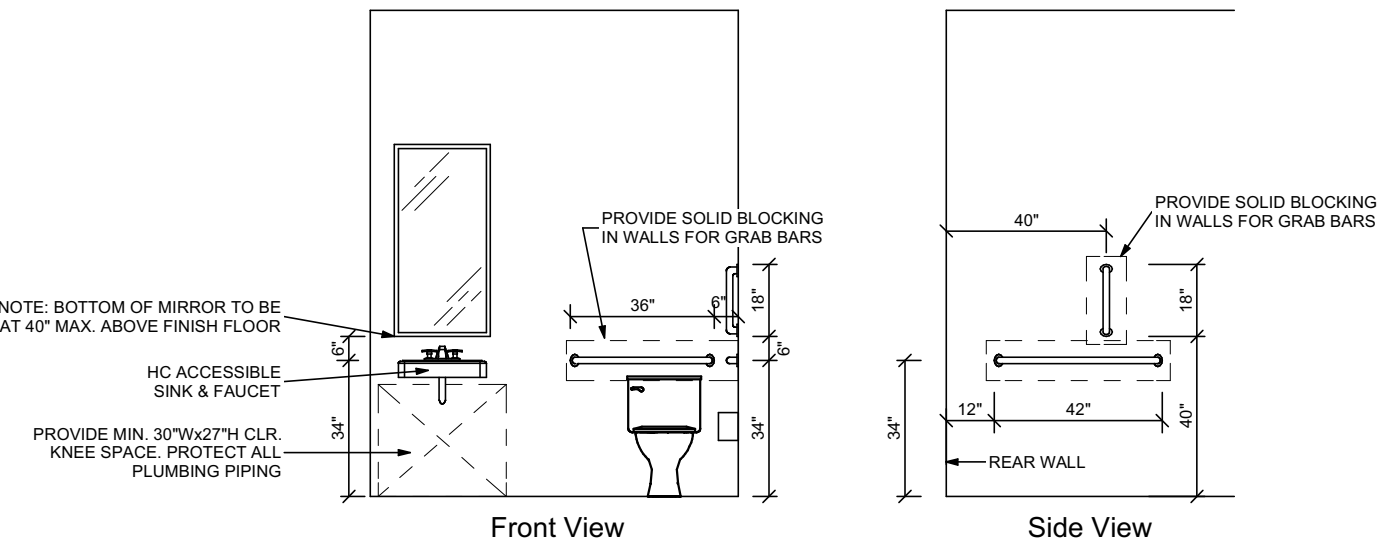
Section @ 1 Hr Rated Wall/Clg
 Scale: 1/2"=1'-0"

5
A-3



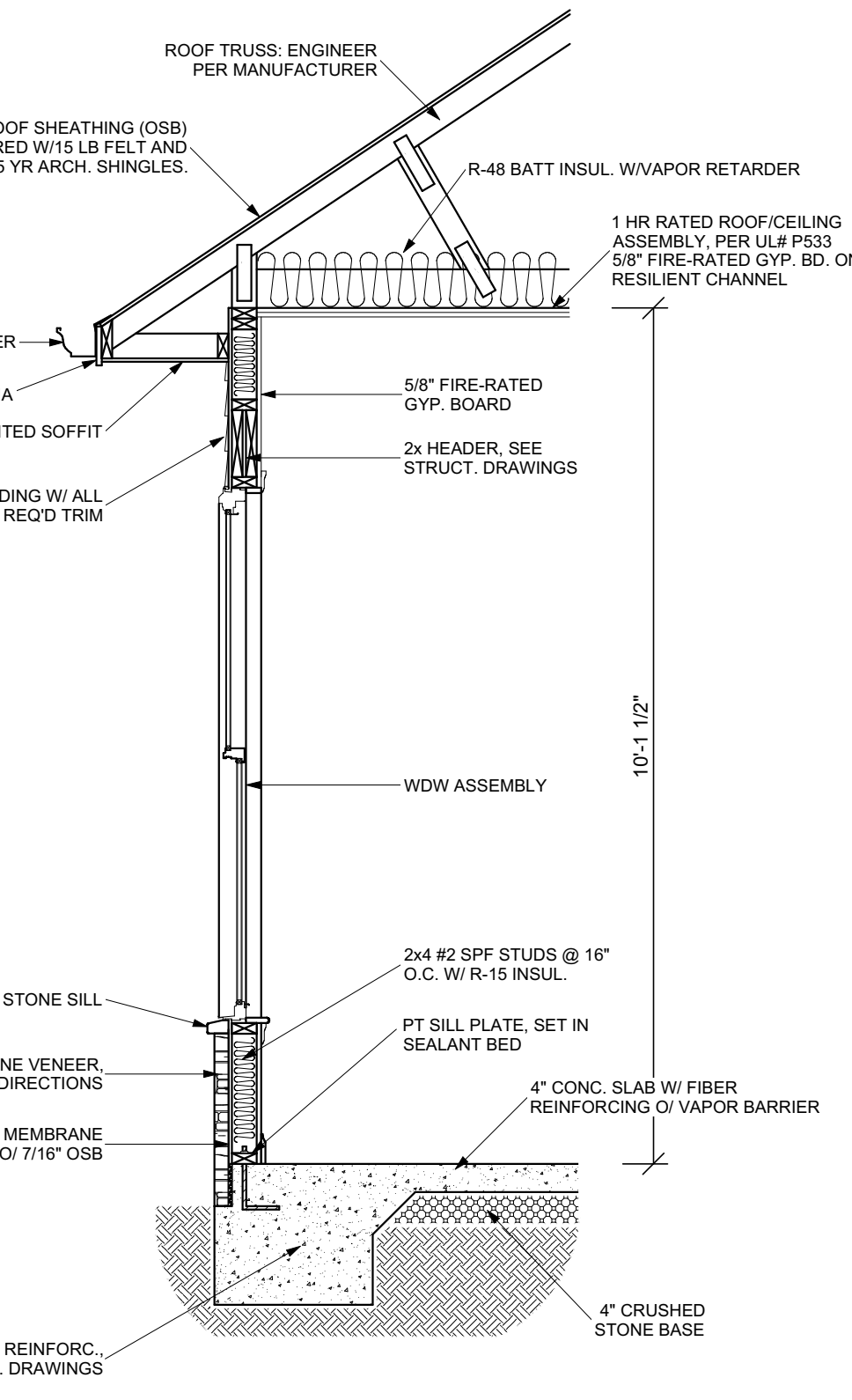
Breakroom Elevation
 Scale: 1/4"=1'

3
A-3



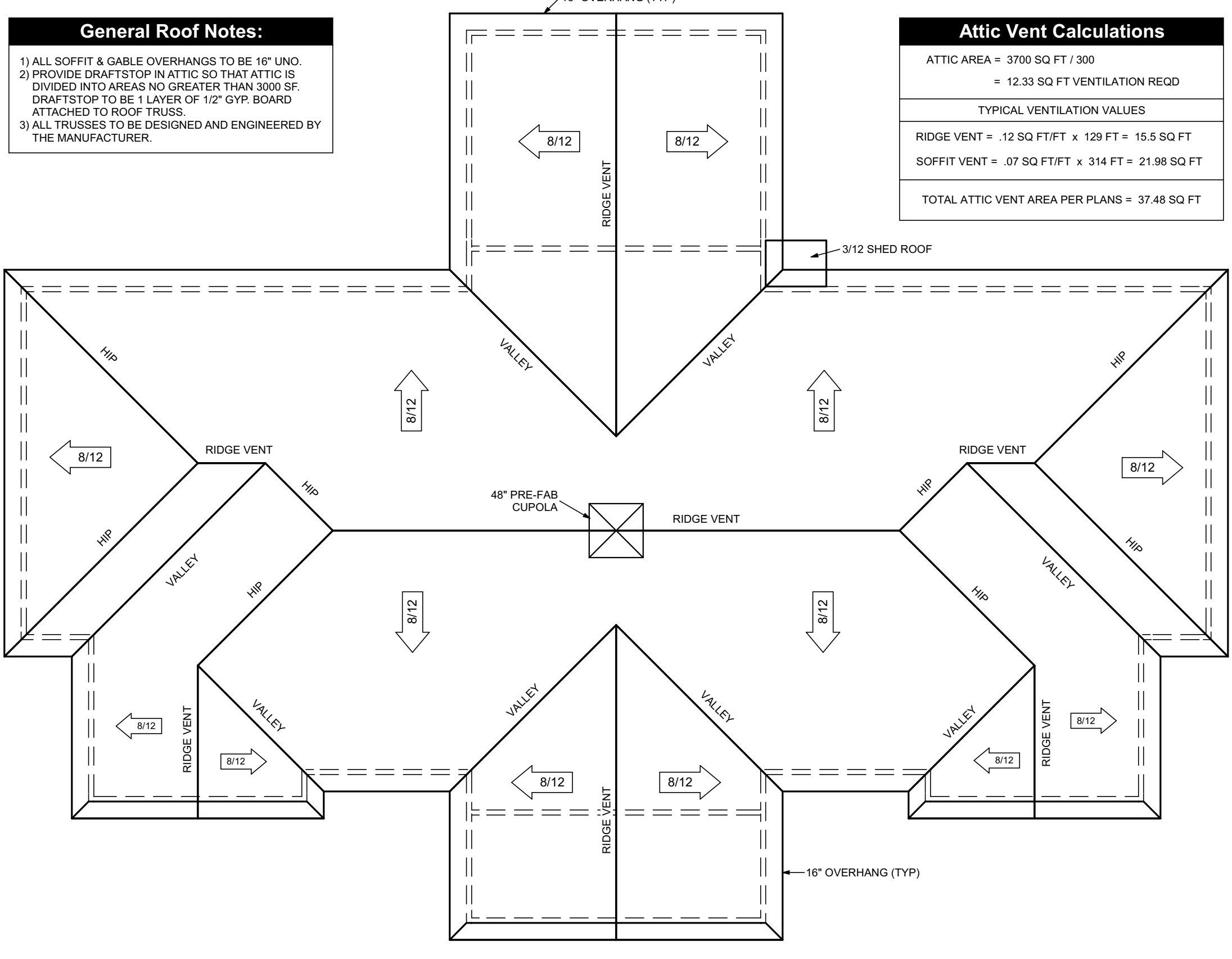
Bathroom Elevations
 Scale: 1/4"=1'

2
A-3



Wall Section @ Exterior Wall
 Scale: 1/2"=1'-0"

4
A-3



General Roof Notes:
 1) ALL SOFFIT & GABLE OVERHANGS TO BE 16" UNO.
 2) PROVIDE DRAFT STOP IN ATTIC SO THAT ATTIC IS DIVIDED INTO AREAS NO GREATER THAN 3000 SF. DRAFT STOP TO BE 1 LAYER OF 1/2" GYP. BOARD ATTACHED TO ROOF TRUSS.
 3) ALL TRUSSES TO BE DESIGNED AND ENGINEERED BY THE MANUFACTURER.

Attic Vent Calculations

ATTIC AREA = 3700 SQ FT / 3000
= 12.33 SQ FT VENTILATION REQD
TYPICAL VENTILATION VALUES
RIDGE VENT = .12 SQ FT/FT x 129 FT = 15.5 SQ FT
SOFFIT VENT = .07 SQ FT/FT x 314 FT = 21.98 SQ FT
TOTAL ATTIC VENT AREA PER PLANS = 37.48 SQ FT

Roof Plan
 Scale: 1/8"=1'

1
A-3

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Drawn By: JTB
 Checked By: GWF
 Date: 4/12/23
 File: Legacy @ Haw River Clubhouse 1A

Revisions:

Date	Description

Project:
 Legacy @ Haw River
 Apartments
 Burlington, NC
 DeBoer & Gabriel
 Builders, Inc
 Clubhouse Building

Scale:
 AS NOTED

Sheet No:
A-3

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DOOR HARDWARE SCHEDULE:
 6-0 ENTRY DOORS:

3 PAIR HINGES
 LEVER TYPE ENTRANCE LOCKSET
 1 CLOSER
 1 DEADBOLT W/ LOCKSET
 1 HEADBOLT/FOOTBOLT
 ALUM. THRESHOLD
 WEATHERSTRIPPING

1 1/2 PAIR HINGE
 LEVER TYPE EI
 1 CLOSER
 1 DEADBOLT W/
 ALUM. THRESH-
 WEATHERSTRI

6-0 POOL EQUIP. RM. DOOR:

3 PAIR HINGES
 LEVER TYPE EN
 1 DEADBOLT W/
 1 HEADBOLT/FC
 ALUM. THRESH
 WEATHERSTRI

TOILET RM DOORS:

3 PAIR HINGES
 LEVER TYPE EN
 1 DEADBOLT W/
 1 HEADBOLT/FC
 ALUM. THRESH
 WEATHERSTRI

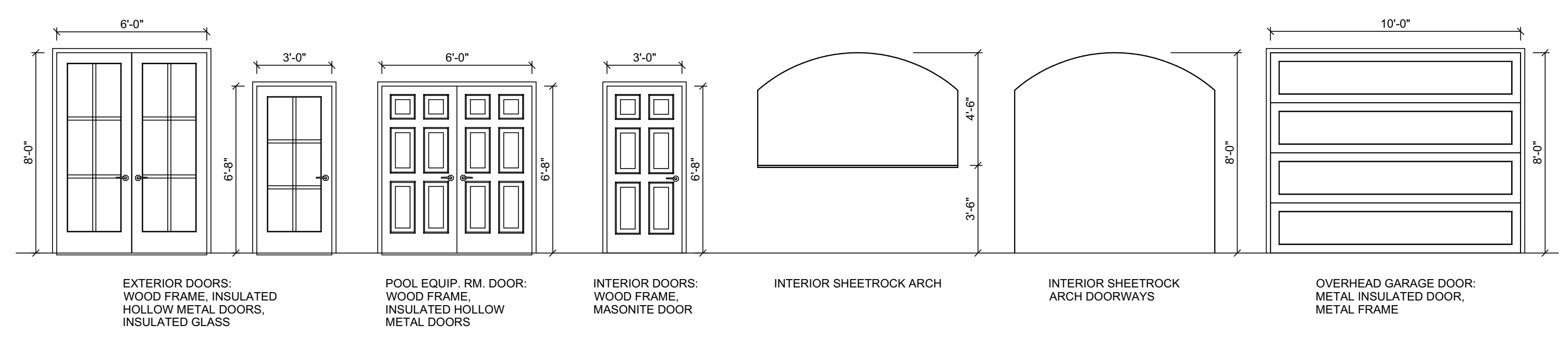
OFFICE DOORS:

1 1/2 PAIR HINGES
 LEVER TYPE OFFICE LOCKSET

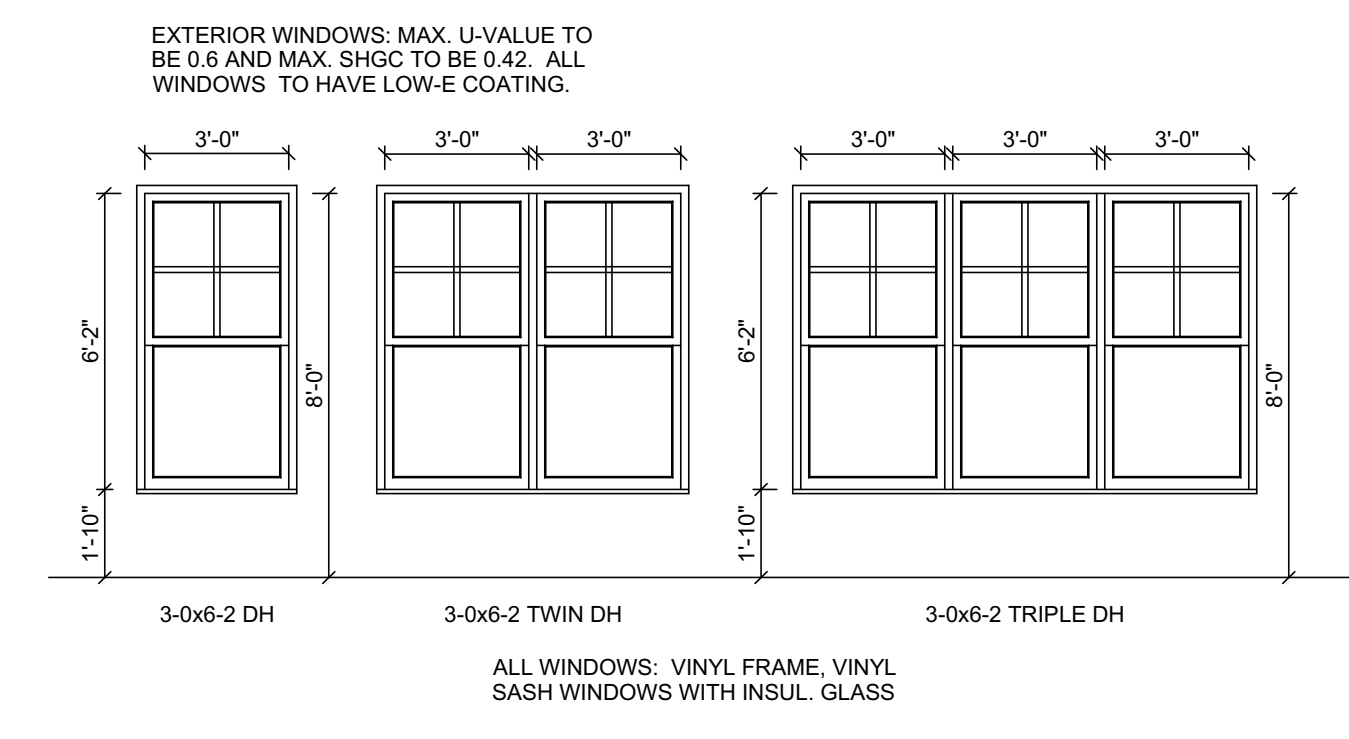
FITNESS CENTER DOORS:

1 1/2 PAIR HINGE
 LEVER TYPE PR
 1 CLOSER

1 1/2 PAIR HINGES
 LEVER TYPE PRIVACY LOCKSET
 1 CLOSER

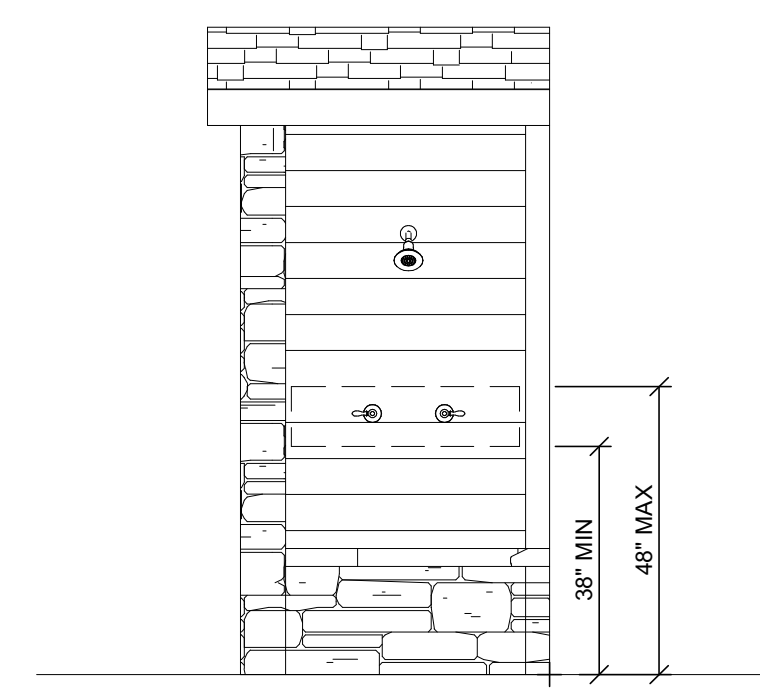


Door Types

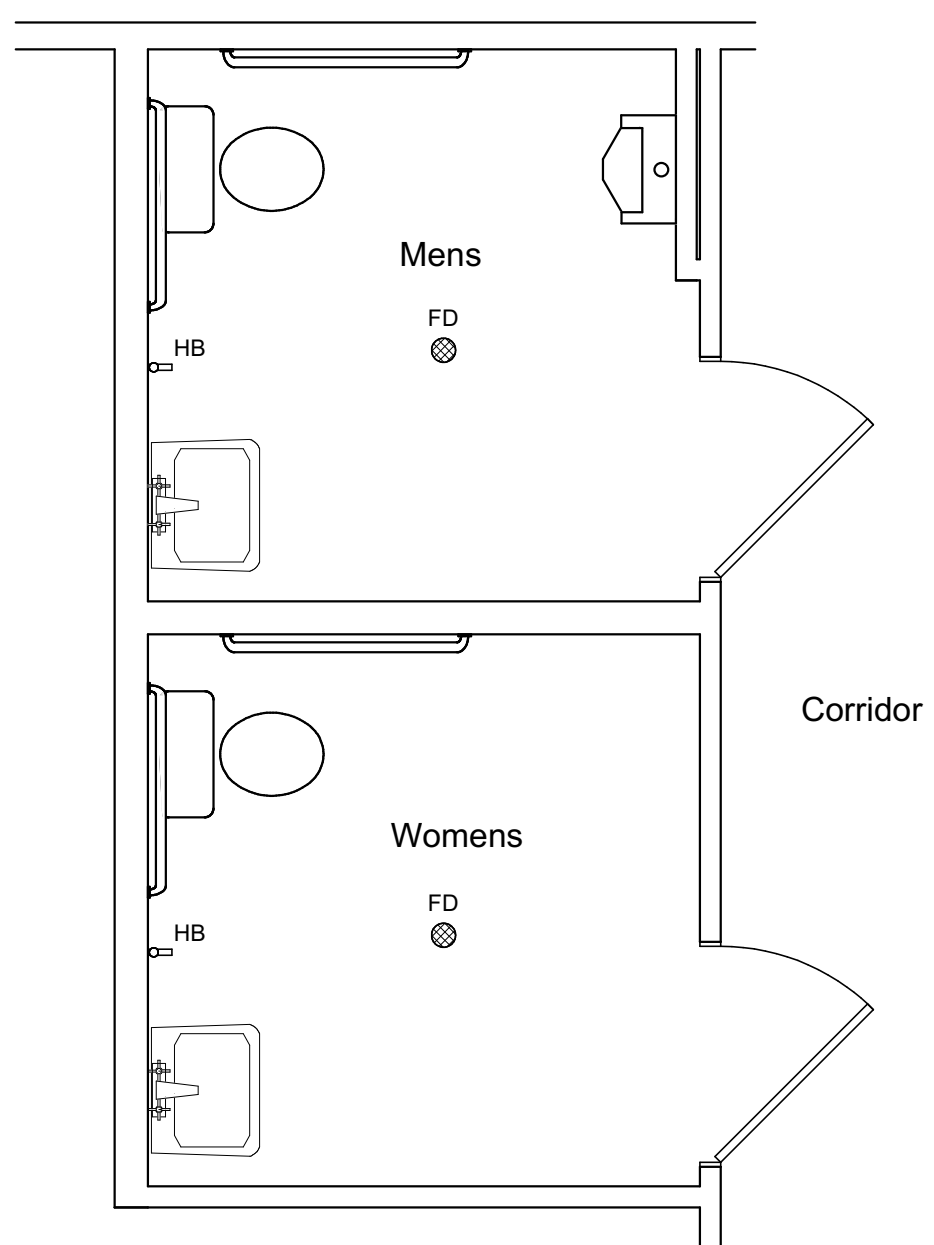


Window Types

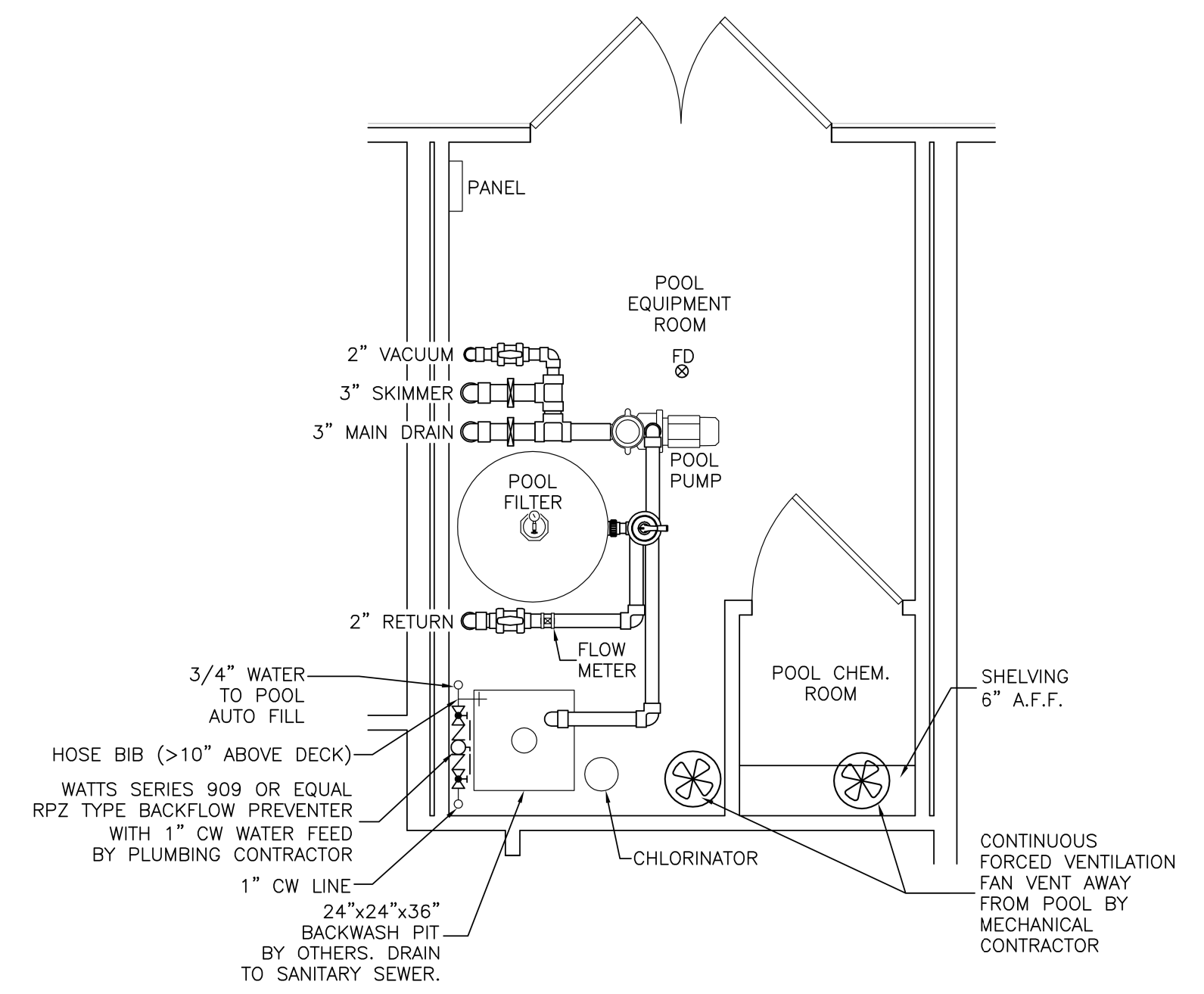
Compliance with 15A NCAC 18A .2526
 * Partitions shall be of material, not subject to damage by water and shall be designed so that a waterway is provided between partitions and floor to permit thorough cleaning of the walls and floor areas with hoses and brooms.
 * Dressing facility floors shall be continuous throughout the areas. Floors shall have a slip-resistant surface that shall be smooth, to insure complete cleaning. Floor drains shall be provided, and floors shall be sloped not less than 1/4 inch per foot toward the drains to insure positive drainage.
 * Hose bibs shall be provided such that all parts of the dressing facility interior can be reached with a 50 foot hose.
 * The water heater shall be inaccessible to users. The system shall be designed such that water temperature at the shower heads and lavatories cannot exceed 110° Fahrenheit.
 * Soap dispensers with either liquid or powdered soap shall be provided at each lavatory or required shower. The dispenser shall be of all metal or plastic type, with no glass permitted in these units.
 * If mirrors are provided, they shall be of shatterproof materials.
 * Toilet paper holders with toilet paper shall be provided at each water closet.



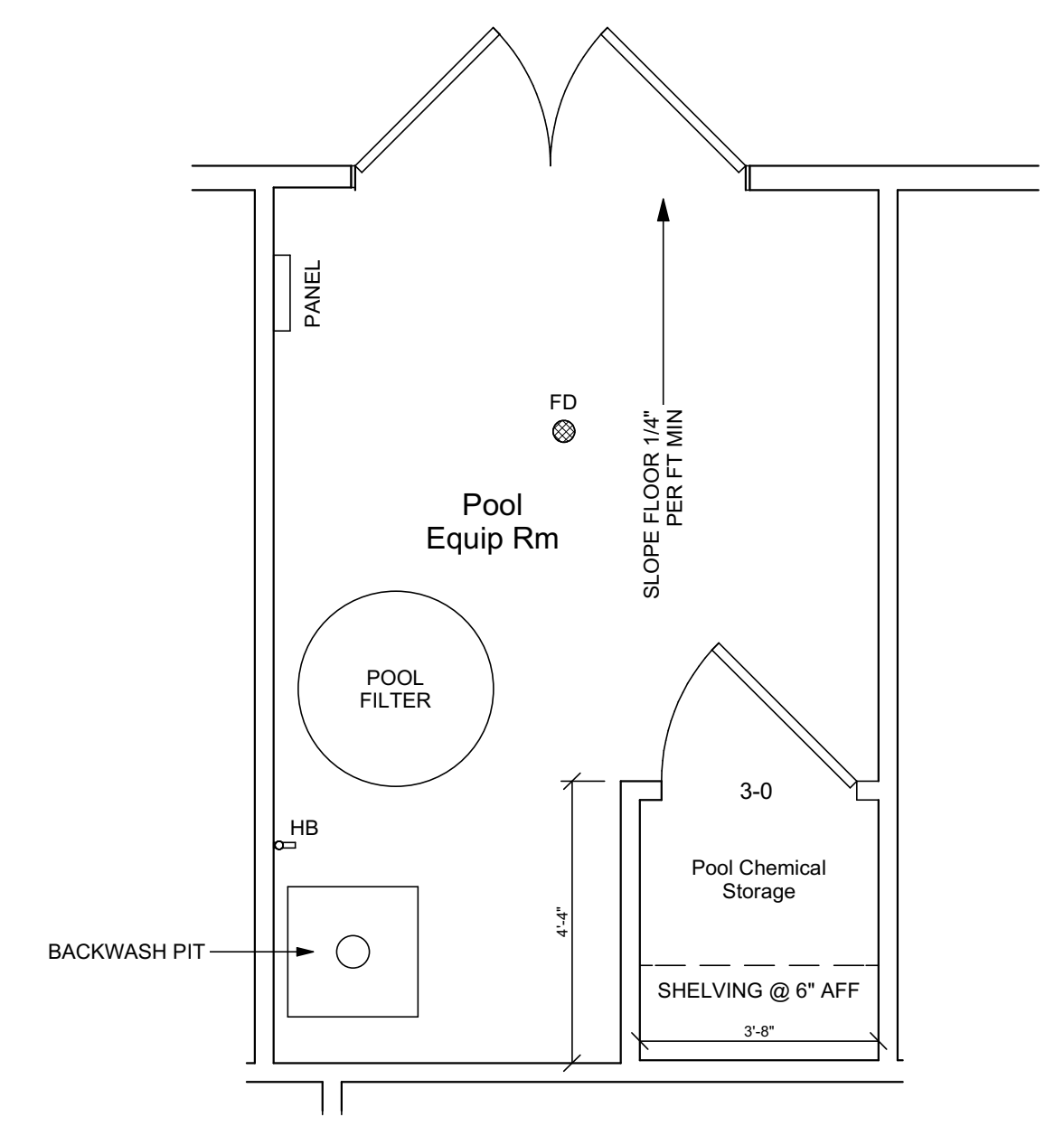
Outdoor Shower Detail
 Scale: 3/8"=1'



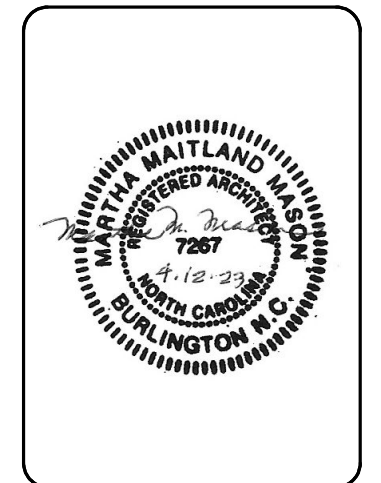
Toilet Room Detail
 Scale: 3/8"=1'



Pool Equipment Detail
 VERIFY LAYOUT WITH POOL BUILDER
 Scale: NONE



Pool Equip Room Detail
 VERIFY LAYOUT WITH POOL BUILDER
 Scale: 3/8"=1'



Drawn By: JTB
 Checked By: GWF
 Date: 4/12/23
 File: Legacy @ Haw River Clubhouse 1A

Revisions:	Remarks
Date	

Project:
 Legacy @ Haw River
 Apartments
 Burlington, NC
 DeBoer & Gabriel
 Builders, Inc
 Clubhouse Building

Scale:
 AS NOTED

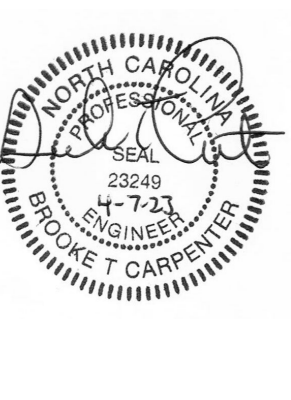
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 Engineers seal is for structural only.



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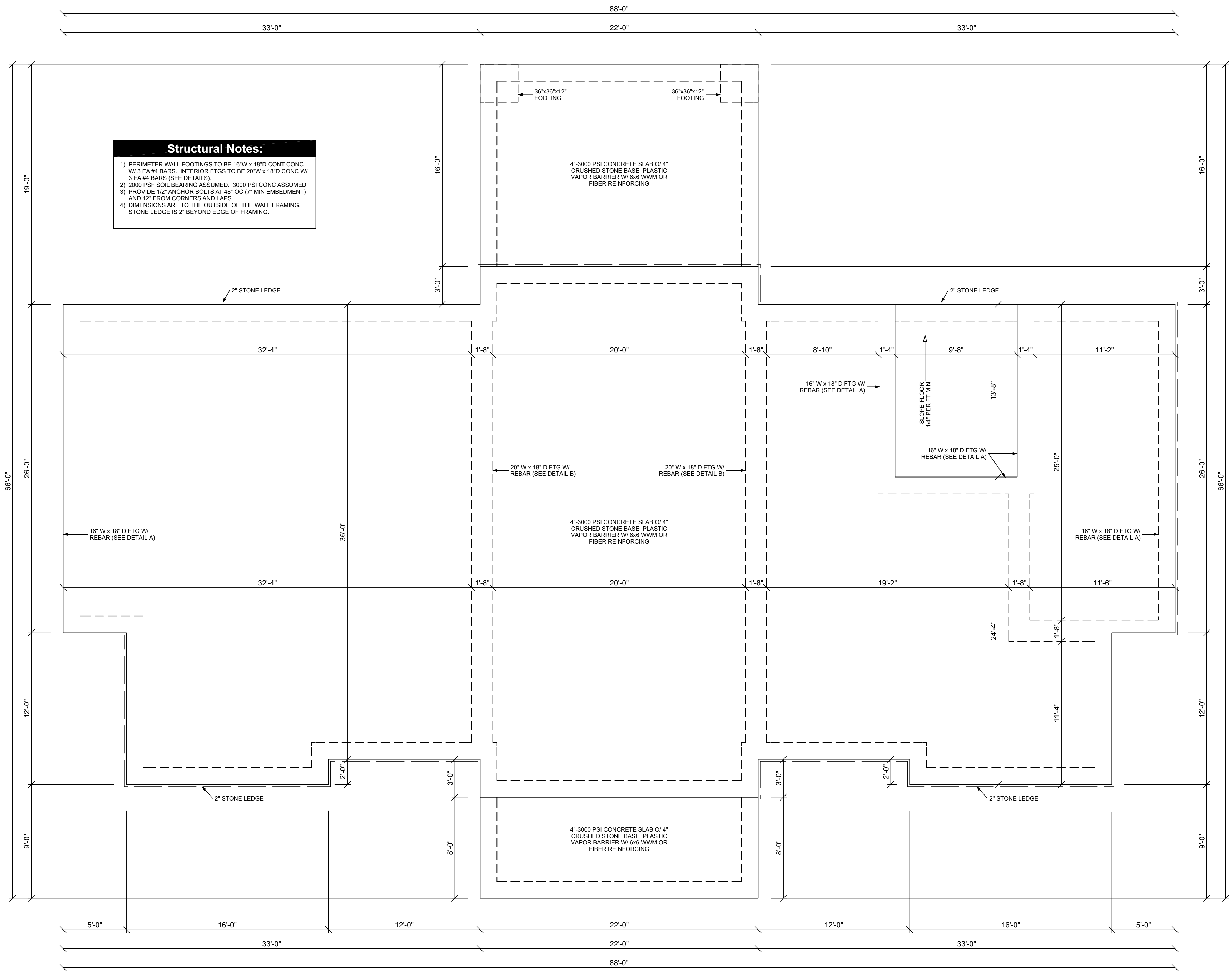
Revisions:	Remarks:
Date	

Project:
 Legacy @ Haw River
 Apartments
 Burlington, NC
 DeBoer & Gabriel
 Builders, Inc
 Clubhouse Building

Scale:
 1/4"=1'

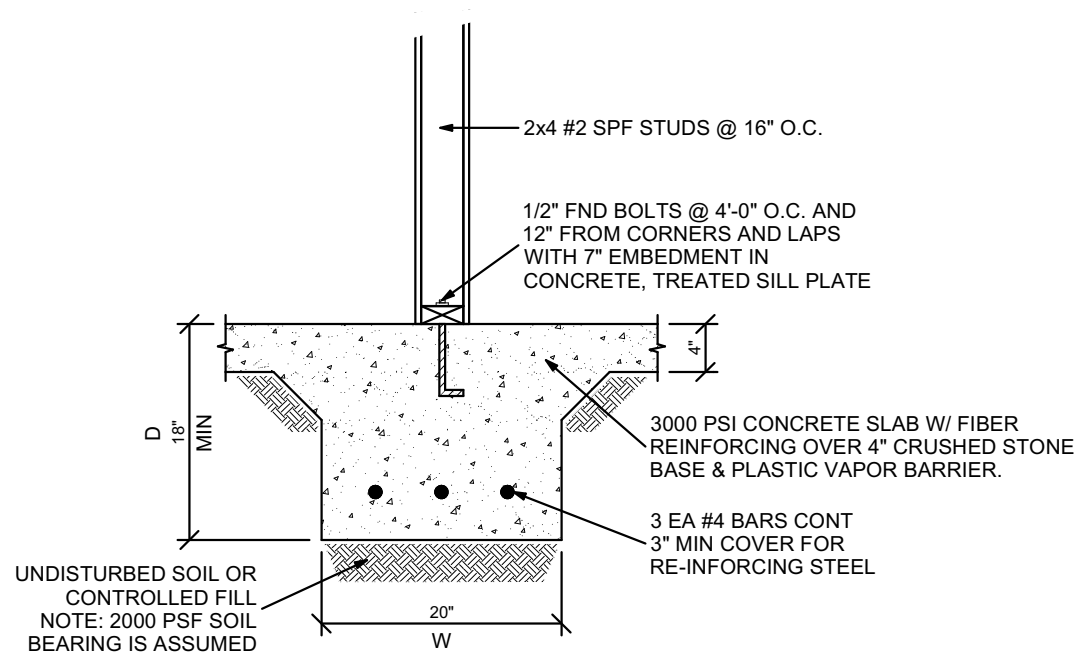
Sheet No:
S-1

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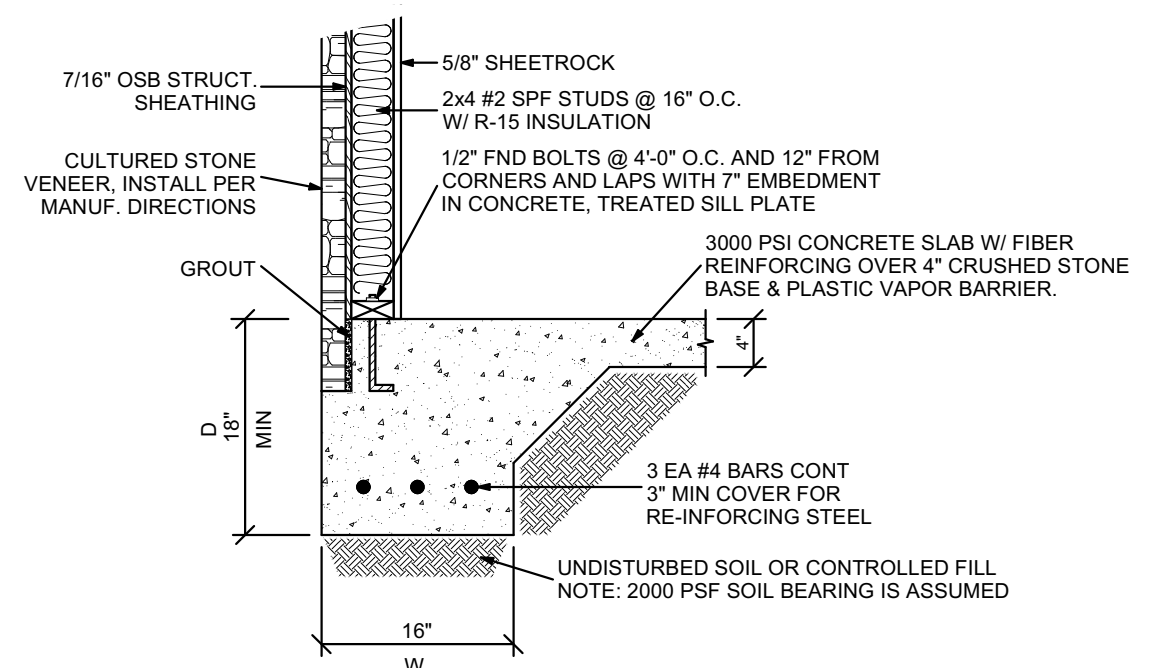


Structural Notes:

- PERIMETER WALL FOOTINGS TO BE 16"W x 18"D CONC W/ 3 EA #4 BARS. INTERIOR FTGS TO BE 20"W x 18"D CONC W/ 3 EA #4 BARS (SEE DETAILS).
- 2000 PSF SOIL BEARING ASSUMED. 3000 PSI CONC ASSUMED.
- PROVIDE 1/2" ANCHOR BOLTS AT 48" OC (7" MIN EMBEDMENT) AND 1/2" FROM CORNERS AND LAPS.
- DIMENSIONS ARE TO THE OUTSIDE OF THE WALL FRAMING. STONE LEDGE IS 2" BEYOND EDGE OF FRAMING.



Slab Detail B
 (INTERIOR WALLS)
 Scale: 1" = 1'



Slab Detail A
 (EXTERIOR WALLS)
 Scale: 3/4" = 1'

1 Slab / Fnd Plan
 Scale: 1/4"=1'



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 NC Lic. # 23249
 Engineers seal is for structural only.



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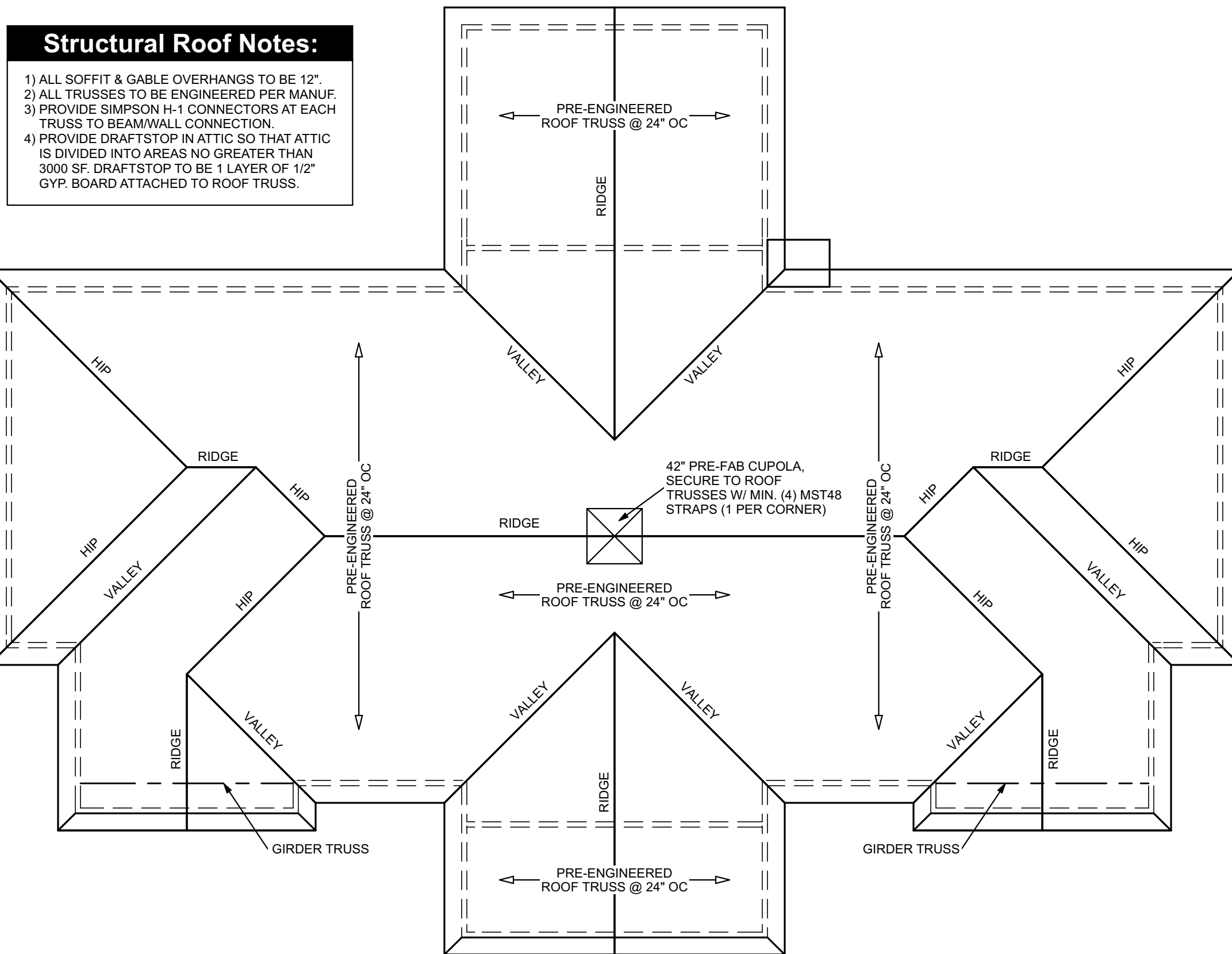
Revisions:	Remarks
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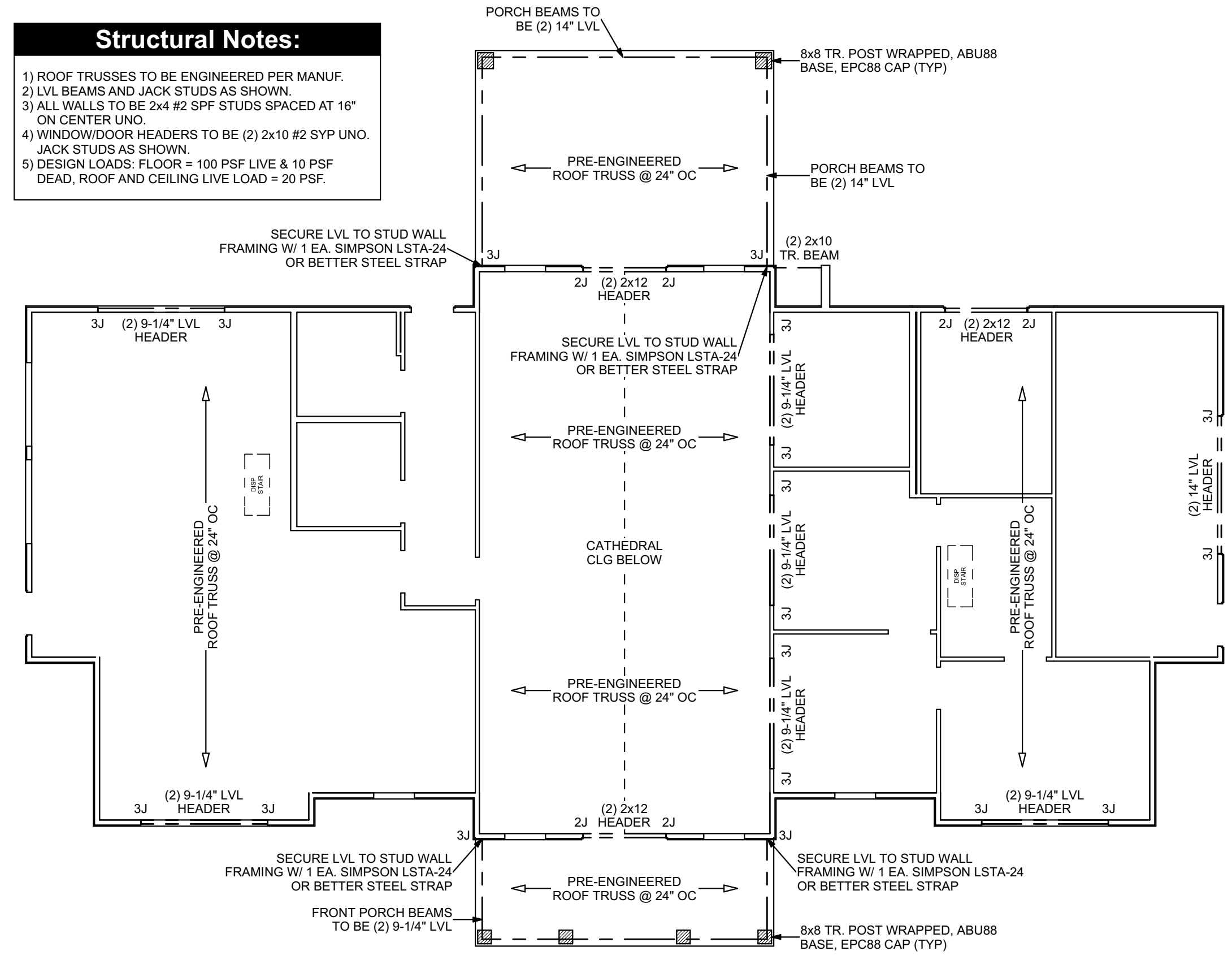
Scale:
 1/8"=1'

Sheet No:
S-2

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2
S-2
Roof Framing Plan
 Scale: 1/8"=1'



1
S-2
Structural Plan
 Scale: 1/8"=1'

