



BOARD OF ALDERMEN
AGENDA ITEM
06/04/25

ISSUE: WB BRAWLEY CONSTRUCTION CHANGE DIRECTIVE-01

PRESENTED BY: Alice Derian, Town Manager

DEPARTMENT: Fire Station #2 Fund - 50

Background: Fire Station #2 Fund 50 This Construction Change Directive-01 for Fire Station #2 by WB Brawley is to confirm the work that must be completed. There is no Change Order that increases the Contract Sum.

Attachments: WB Brawley Construction Change Directive-01

Recommendation: Approve the WB Brawley Construction Change Directive-01 as recommended.

Action Needed: Yes

Suggested Motion: "I, _____, make a motion to approve the WB Brawley Construction Change Directive #1"

Funds: 50

Follow Up: Town Manager

AIA® Document G714® – 714

Construction Change Directive

PROJECT: *(name and address)*
North Topsail Beach Fire Station #2
3304 Gray Street
North Topsail Beach, North Carolina
28460

CONTRACT INFORMATION:
Contract For: General Construction
Date: March 5, 2024

CCD INFORMATION:
Directive Number: 01
Date: May 20, 2025

OWNER: *(name and address)*
Town of North Topsail Beach
2008 Loggerhead Court
North Topsail Beach, North Carolina
28460

ARCHITECT: *(name and address)*
Becker Morgan Group, Inc.
333 Jeckle Drive, Suite 120
Wilmington, North Carolina 28403

CONTRACTOR: *(name and address)*
WB Brawley Company
3314 Jaeckle Drive, Suite 120
Wilmington, North Carolina 28403

The Contractor is hereby directed to make the following change(s) in this Contract:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits.)

See attached Exhibit A.

PROPOSED ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum Price is:

- ☐ Lump Sum decrease of \$0.00
- ☐ Unit Price of \$ per
- ☐ Cost, as defined below, plus the following fee:
(Insert a definition of, or method for determining, cost)

☒ As follows: See attached Exhibit B.

2. The Contract Time is proposed to remain unchanged; please refer to the discussion in Exhibit B concerning the lack of substantiation for the Contractor's contended increase in the Contract Time. The proposed adjustment, if any, is Zero.

NOTE: *The Owner, Architect and Contractor should execute a Change Order to supersede this Construction Change Directive to the extent they agree upon adjustments to the Contract Sum, Contract Time, or Guaranteed Maximum price for the change(s) described herein.*

When signed by the Owner and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

with the proposed adjustments in
Contract Sum and Contract Time set
forth in this CCD.

Becker Morgan Group, Inc.
ARCHITECT *(Firm name)*

Town of North Topsail Beach
OWNER *(Firm name)*

WB Brawley Company
CONTRACTOR *(Firm name)*


SIGNATURE


SIGNATURE


SIGNATURE

Ernest W. Olds, AIA / V.P.
PRINTED NAME AND TITLE

Alice Derian, Town Manager
PRINTED NAME AND TITLE


PRINTED NAME AND TITLE

May 20, 2025
DATE

May 20, 2025
DATE


DATE

AIA Document G714 – 2017. Copyright © 2001, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 15:55:15 ET on 05/20/2025 under Order No. 4104244725 which expires on 06/30/2025, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@aiacontracts.com.

User Notes:

(3B9ADA4C)

EXHIBIT A
(Construction Change Directive Number 01)

The Contractor is hereby directed to perform the Work described in the responses to Request for Information (“RFI”) numbers 100, 101, and 107, including the Drawings and Specifications referenced in the response to each such RFI, such Work generally involving the following:

- (1). Installation of a 2.5” distribution header on top of the track on the exterior wall and additional drywall.
- (2). Removal of two hollow metal door frames, modification of masonry at the two hollow metal door frames and at three openings at the second floor, and replacement of two hollow metal door frames.

For ease of reference the response to RFI number 100 is appended as Attachment 1, the response to RFI number 101 is appended as Attachment 2, and the response to RFI number 107 is appended as Attachment 3.

ATTACHMENT 1

REQUEST FOR INFORMATION

CONTRACT NUMBER: 2021025.02 NTBFS		RFI NUMBER:	100
CONTRACT TITLE: North Topsail Beach Fire Station #2			
PRIME CONTRACTOR: WB Brawley Company Matt Ribakow mrribakow@brawley.net		CLIENT: Kim Wilson kwilson@beckermorgan.com / Brice Reid breid@beckermorgan.com	
SUBJECT/TITLE OF RFI: URGENT- Joist Bearing Elevations			
DRAWING(S): A510, S2.02, S2.03	DETAIL(S) A510-2	SPECIFICATION: 052100	CPM ACTIVITY NUMBER:

Cost Effect: ☒ Increase ☐ Decrease ☐ None ☐ TBD
Schedule Impact: ☒ Increase ☐ Decrease ☐ None ☐ TBD

INFORMATION REQUESTED & RECOMMENDED SOLUTION:

The joist bearing elevations (J.B.E.) shown on the structural plans were used to set the elevations for the end support of the steel joists. This includes the top of the bearing plates for all locations of joists bearing on masonry.

We have determined that the joist bearing elevations shown on the structural plans are 2.5" higher than they should be to achieve the correct finished floor elevation, and that they should have either been a) 2.5" lower to account for the joist flange thickness or b) instead designated as Top of Steel (TOS).

As a result, if we move forward using the joist bearing plates at their currently installed height, our finished floor elevation will now be 27'-10.5", which is 2.5" above the 27'-8" shown on the plans.

Please provide direction for moving forward.

URGENT

Date Response Required By: 3/9/25 Date: 3/31/25 Signature: Matt Ribakow

RESPONSE:

JBE has installed will remain. The mezzanine and second floor finish floor height can be increased by 2.5". See attached drawing sheets for height revision and update JBE.

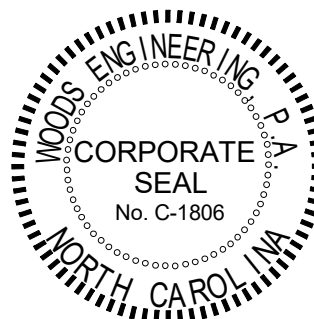
Contractor will need to coordinate door heights and new floor stop elevation with elevator manuf.

Please confirm first floor structural studs are cut to correct height.

From: BMR Date: 04-02-2025 Signature: BMR

The RFI system is intended to provide an efficient mechanism for responding to contractor’s request for information ONLY. This system DOES NOT authorize the contractor to proceed with work - to do so, the contractor proceeds at his own risk. If the contractor considers the RFI response a changed condition, written notice to the Contracting Officer is required within 20 calendar days.

DISTRIBUTION: Original to File via ROICC ☐ PL/DM ☐ ET ☐ A/E ☐ PC# via ROICC/CONTRACTING OFFICER



PROJECT TITLE

**NORTH TOPSAIL
BEACH FIRE
STATION #2**

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**ISSUED
FOR PERMIT**

03.08.2024

SHEET TITLE

**SECOND FLOOR
FRAMING PLAN**

ISSUE BLOCK

Mark	Date	Description
2	04/02/2025	RF1100
1	03/25/2025	ASI-008

PROJECT NO: 2021025.02

DATE: 03.08.2024

SCALE: As indicated

DRAWN BY: Author PROJ MGR: Checker

S2.02

COPYRIGHT © 2024

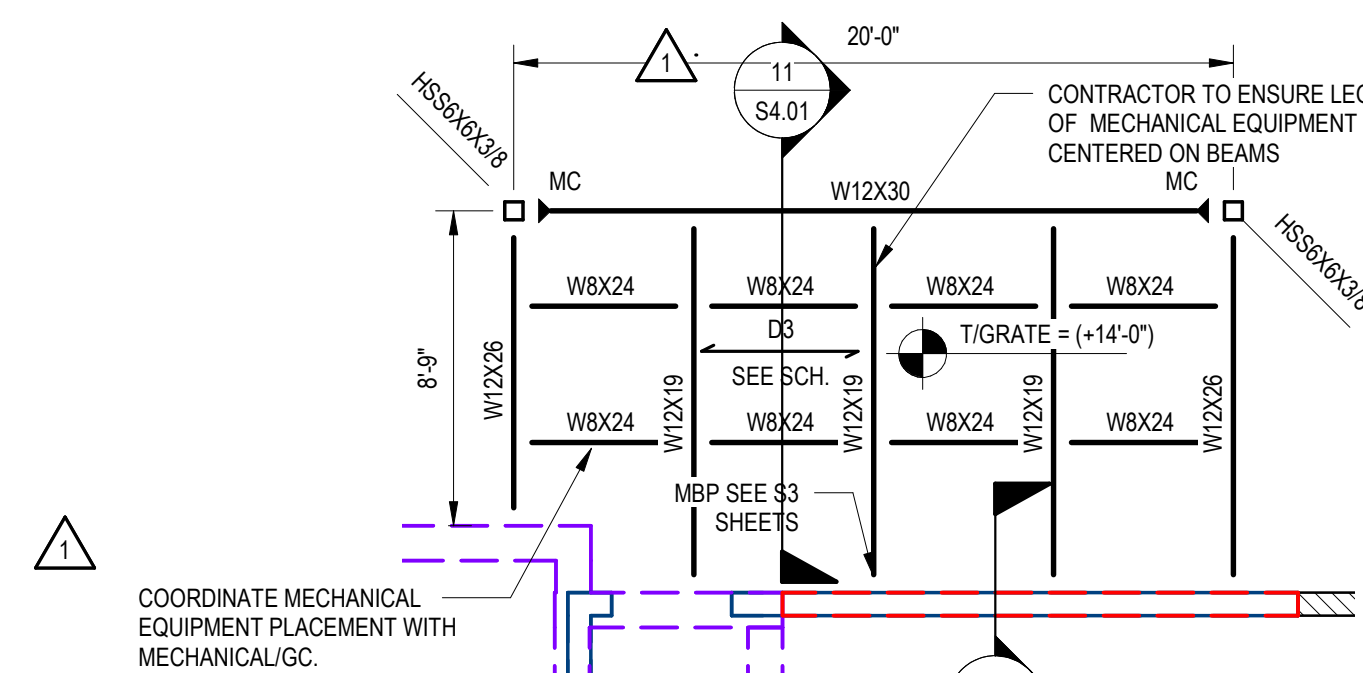
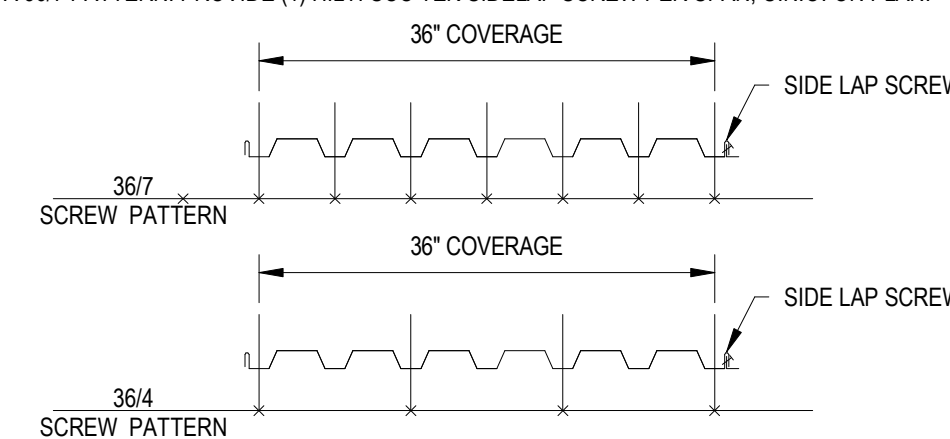
MARK	DECK TYPE	DECK SCHEDULE					TYPICAL LOCATION	COMMENTS
		THICKNESS CONC	THICKNESS TOTAL	CONCRETE STRENGTH	REINFORCEMENT	CONC WEIGHT		
D1	1 1/2" DEEP 20 GA. GALVANIZED ROOF TYPE 'B'	-	1 1/2"	-	-	-	TYP ROOF	-
D2	1" DEEP 26 GA. GALVANIZED NON-COMPOSITE TYPE 'C' - (1.0C26)	2-1/2"	3-1/2"	3,000psi	WWM6x6xW2.9xW2.9	NORMAL	TYP FLOOR	-
D3	OPEN	-	2"	-	-	-	PLATFORMS	PRODUCT SELECTION BY GC

FLOOR FRAMING LEGEND

	STEEL COLUMN - SEE PLAN FOR SIZE AND LOCATION
	LOAD BEARING CFS WALLS - FINAL DESIGN BY DD
	STEEL BEAM - SEE PLAN FOR SIZE AND LOCATION
	STEEL JOIST - SEE PLAN FOR SIZE AND LOCATION
	INDICATES 8" WITH #5 @ CORNERS, JAMBS, AND 48" O.C. U.N.O. INDICATES 12" CMU RETAINING WALL - WITH #7 @ 16" O.C. U.N.O. INDICATES 10" CMU, SEE PLAN FOR REINFORCING
	MASONRY HEADER - SEE SCHEDULE THIS SHEET
	INDICATES MOMENT CONNECTION
	INDICATES MASONRY WALL PLATE - SEE S3.0 SERIES SHEETS
	INDICATES MASONRY BEARING PLATE - SEE S3.0 SERIES SHEETS
	INDICATES CFS HEADER BY DD

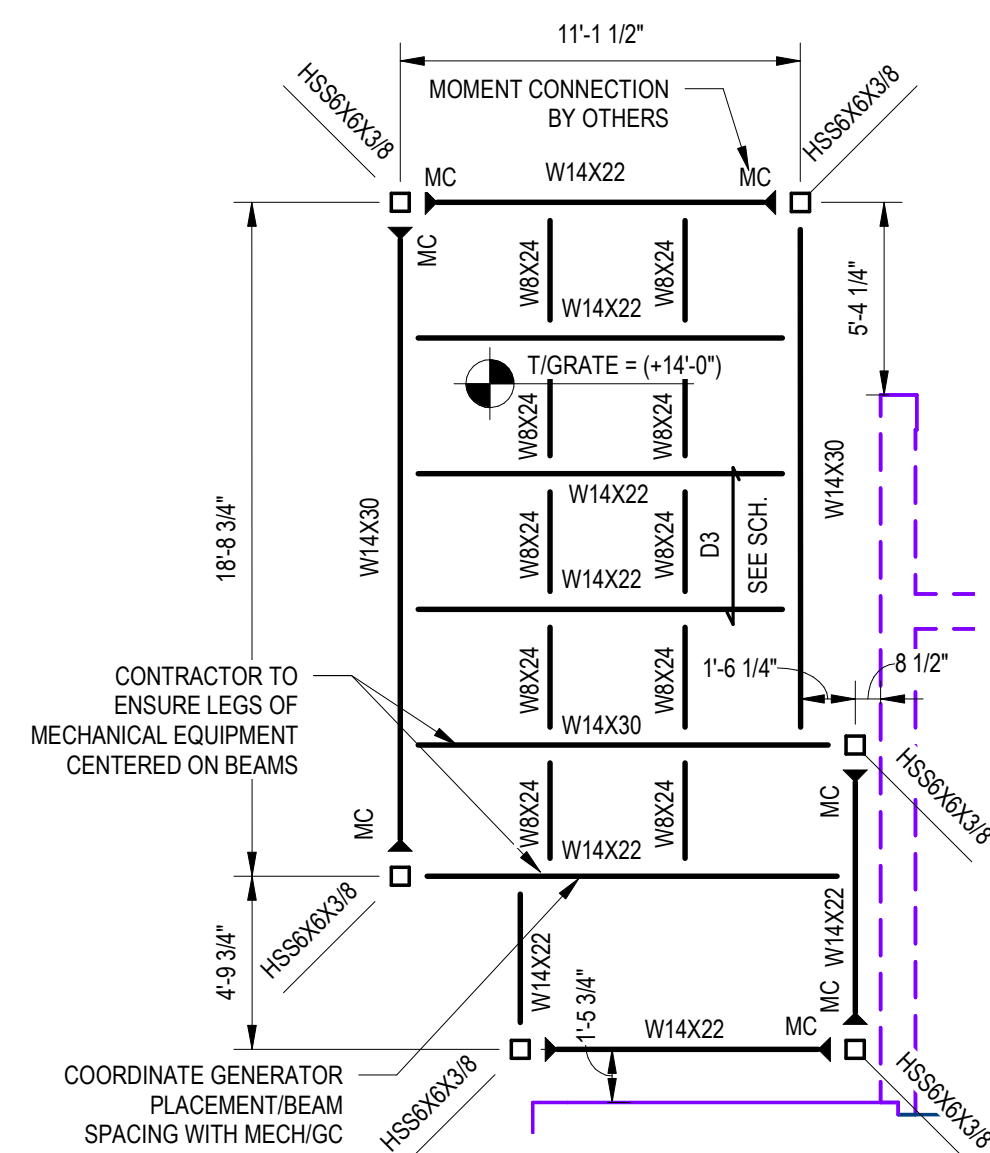
NOTES - FLOOR FRAMING PLAN

- SEE S1.0 SERIES SHEETS FOR ADDITIONAL GENERAL NOTES, MATERIAL NOTES AND MATERIAL SPECIFICATIONS. ALSO, SEE S1.0 SERIES SHEETS FOR TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
- SEE PLAN FOR TRUSS/JOIST BEARING ELEVATIONS. ELEVATIONS NOTED ARE FROM MSL = 0.0'
- SEE SCHEDULE THIS SHEET FOR SLAB-ON-DECK REQUIREMENTS.
- METAL ROOF DECK SHALL BE ATTACHED TO STEEL SUPPORTING MEMBERS WITH HILTI X-HSN 24 FOR STEEL THICKNESS EQUAL TO OR LESS THAN 3/8" AND HILTI X-ENP 19 OTHERWISE IN A 36/4 PATTERN U.N.O. ON PLAN - EXCEPT WITHIN 10'-0" OF ROOF EDGE PROVIDE FASTENERS IN A 36/7 PATTERN. PROVIDE (1) HILTI SCC TEK SIDELAP SCREW PER SPAN, U.N.O. ON PLAN.
- PROVIDE JOIST BRIDGING PER SJI RECOMMENDATIONS.
- SEE S3.01 FOR JOIST BEARING PLATES
- WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.



ENLARGED MECHANICAL PAD 2-2

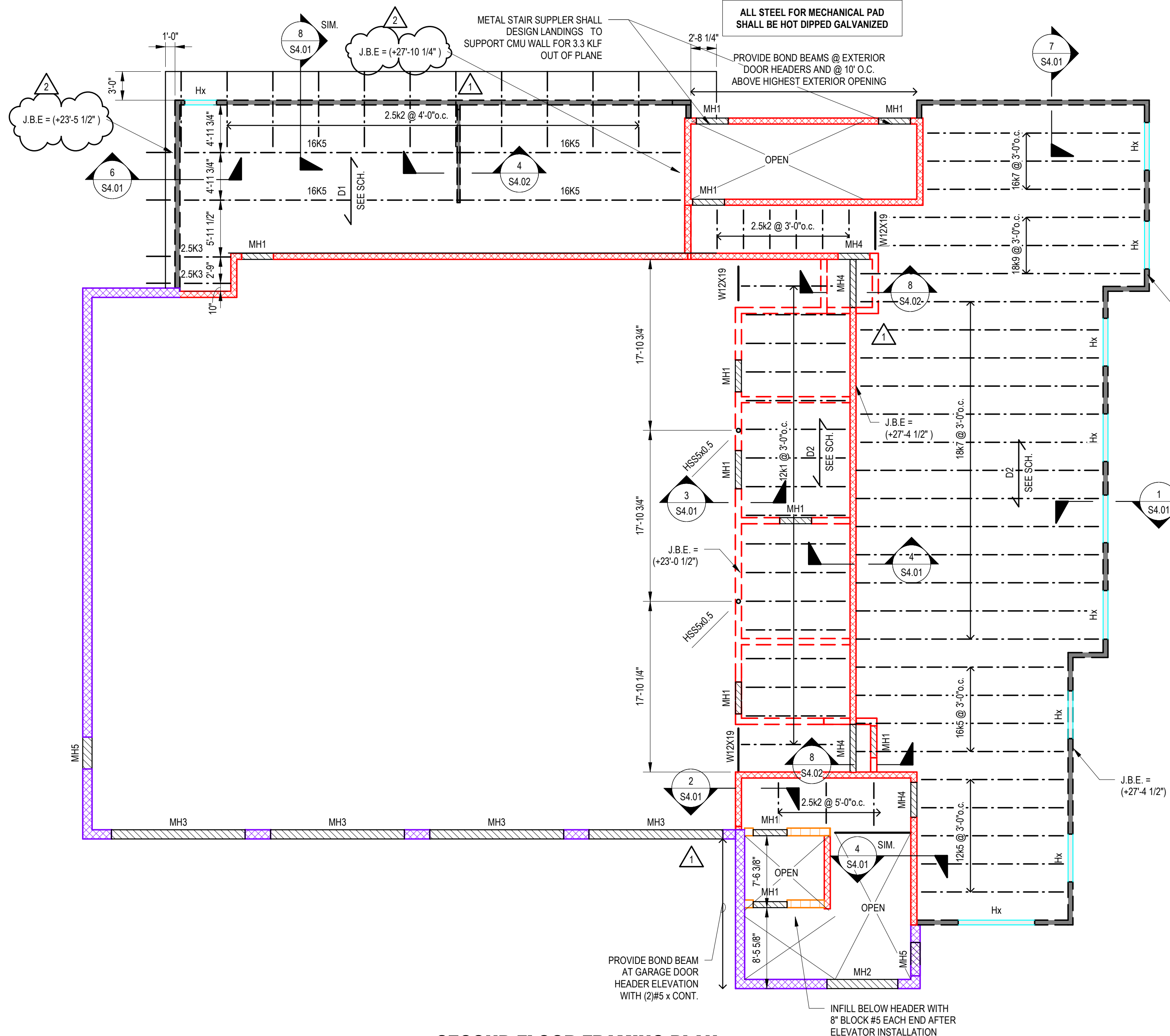
SCALE: 3/16" = 1'-0"



ENLARGED MECHANICAL PAD 1-1

SCALE: 3/16" = 1'-0"

ALL STEEL FOR MECHANICAL PAD SHALL BE HOT DIPPED GALVANIZED

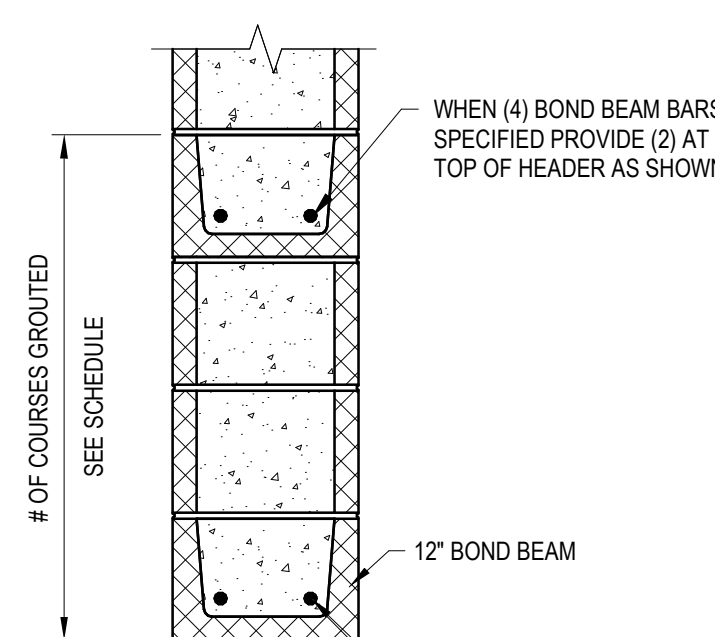


SECOND FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

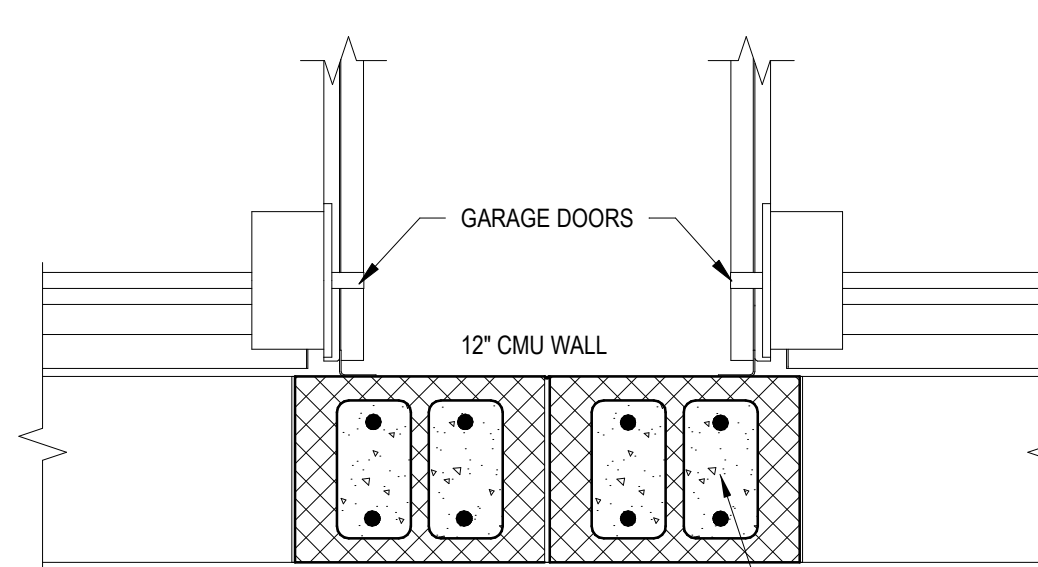
MASONRY HEADER (MHX) SCHEDULE				
MARK	THICKNESS	BOND BEAM REINFORCING	JAMB REINFORCING	# OF COURSES GROUTED
MH1	8" CMU	(1) #5	(2) #5	(1)
MH2	12" CMU	(4) #7	SEE DETAIL D-D/S2.02	(8)
MH3	12" CMU	(4) #7	SEE DETAIL C-C/S2.02	(8)
MH4	8" CMU	(1) #5	(2) #5	(2)
MH5	12" CMU	(2) #7	SEE DETAIL C-C/S2.02	(2)

- NOTES:
- 8" BEARING EACH END
 - GROUT ALL JAMBS SOLID
 - IF WALL THICKNESS DIFFERS IN THIS SCHEDULE FROM PLANS OR SHEAR WALL SCHEDULE, PLANS OR SHEAR WALL SCHEDULE SHOULD GOVERN.
 - SEE DETAIL A-A SHEET S2.02 FOR HEADER DETAIL



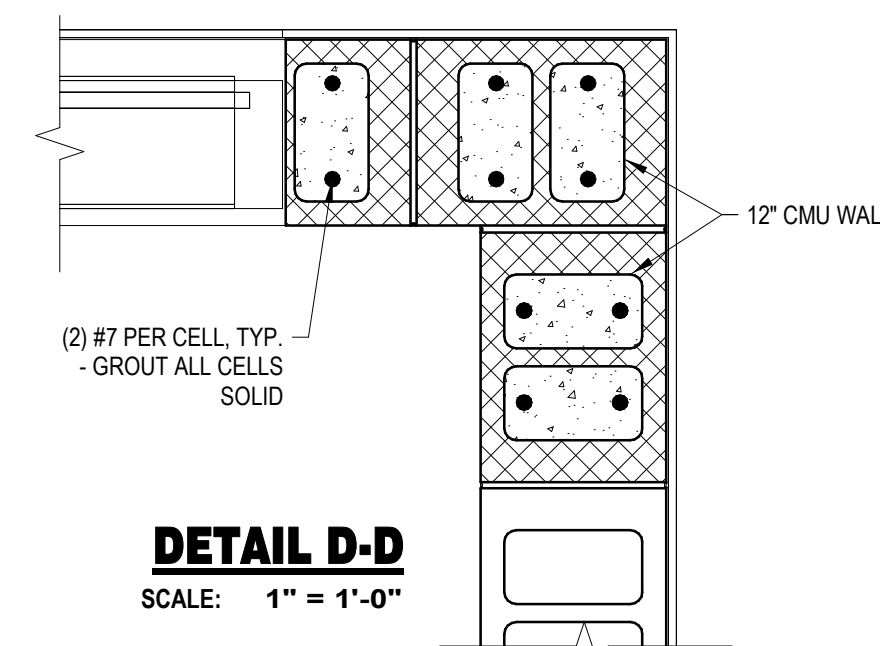
DETAIL A-A

SCALE: 1" = 1'-0"



DETAIL C-C

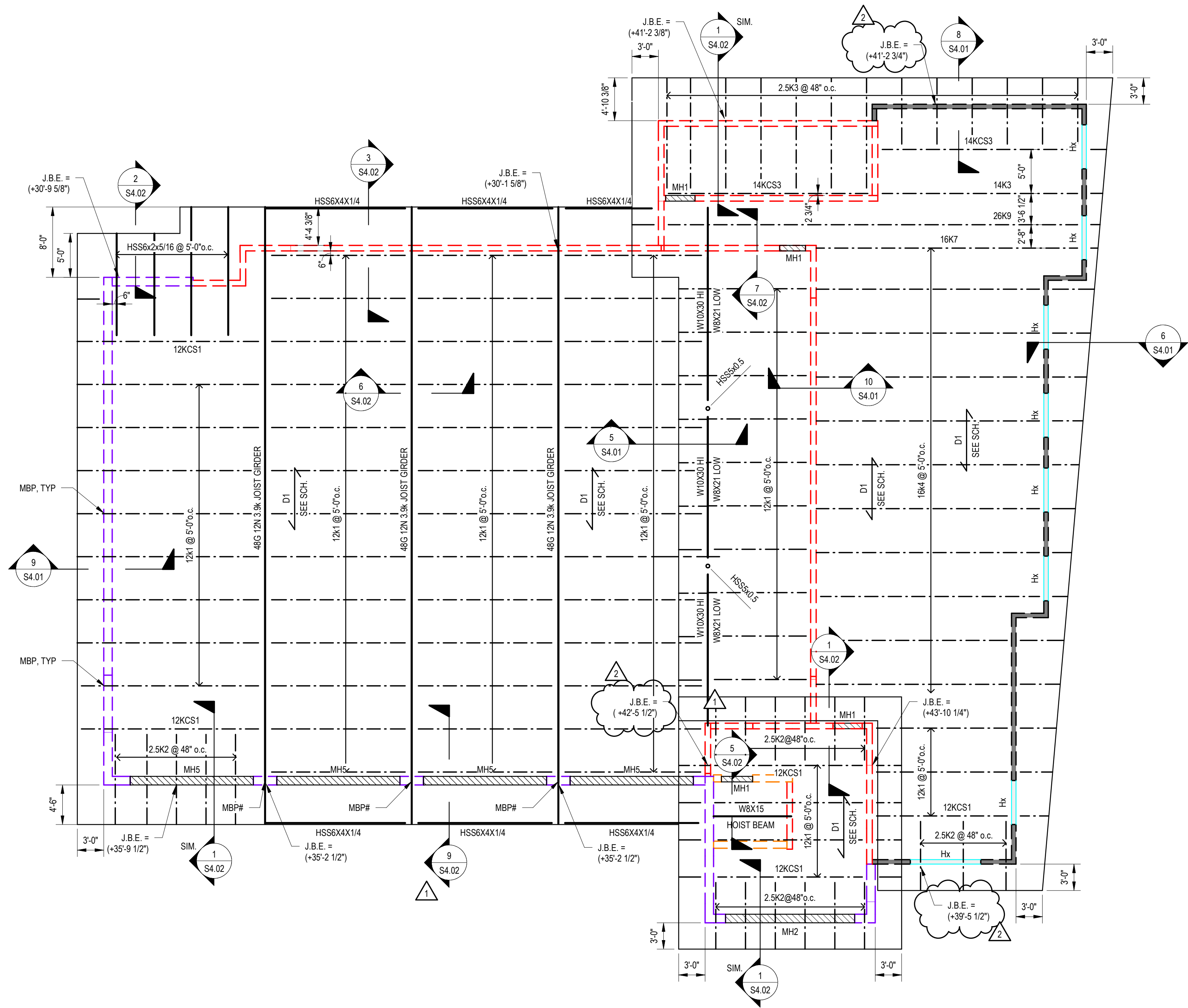
SCALE: 1" = 1'-0"



DETAIL D-D

SCALE: 1" = 1'-0"

MARK	DECK TYPE	THICKNESS		CONCRETE STRENGTH	REINFORCEMENT	CONC WEIGHT	TYPICAL LOCATION	COMMENTS
		CONC	TOTAL					
D1	1 1/2" DEEP 20. GA. GALVANIZED ROOF TYPE 'B'	-	1 1/2"	-	-	-	TYP ROOF	-
D2	1" DEEP 26. GA. GALVANIZED NON-COMPOSITE TYPE 'C' - (1.0C26)	2-1/2"	3-1/2"	3,000psi	WWW6x6xW2.9xW2.9	NORMAL	TYP FLOOR	-
D3	OPEN	-	2"	-	-	-	PLATFORMS	PRODUCT SELECTION BY GC



ROOF FRAMING LEGEND

STEEL COLUMN - SEE PLAN FOR SIZE AND LOCATION

LOAD BEARING CFS WALLS - FINAL DESIGN BY DD

STEEL BEAM - SEE PLAN FOR SIZE AND LOCATION

STEEL JOIST - SEE PLAN FOR SIZE AND LOCATION

INDICATES 8" WITH #5 @ CORNERS, JAMBS, AND 48" o.c. U.N.O.

INDICATES 12" CMU RETAINING WALL - WITH #7 @ 16" o.c. U.N.O.

INDICATES 10" CMU, SEE PLAN FOR REINFORCING

MASONRY HEADER SEE SCHEDULE THIS SHEET

INDICATES MASONRY WALL PLATE SEE S3.0 SERIES SHEETS

INDICATES MASONRY BEARING PLATE SEE S3.0 SERIES SHEETS

NOTES - ROOF FRAMING

- SEE SHEET S1.0 SERIES SHEETS FOR GENERAL STEEL, JOIST, DECK, LIGHT GAUGE FRAMING NOTES AND TYPICAL DETAILS NOT SHOWN ON PLAN.
- METAL ROOF DECK SHALL BE ATTACHED TO STEEL SUPPORTING MEMBERS WITH HILTI X-HSN 24 FOR STEEL THICKNESS EQUAL TO OR LESS THAN 3/8" AND HILTI X-ENP 19 OTHERWISE IN A 36/4 PATTERN EXCEPT IN CORNER ZONES (ZONE 3 - SEE S1.0 SERIES SHEETS) - PROVIDE FASTENERS IN A 36/7 PATTERN. PROVIDE (1)#10 SIDELAP PER SPAN U.N.O. ON PLAN.
- ALL JOISTS SHALL BE DESIGNED FOR A NET UPLIFT PRESSURE OF 30 psf.
- PROVIDE JOIST BRIDGING PER SJI RECOMMENDATIONS.
- ALL BEAMS, GIRDERS AND COLUMNS SHALL BE ASTM A992, GRADE 50.

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



ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaekle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

www.beckermorgan.com



CBHF ENGINEERS PLLC

PME ENGINEERS

2246 YAUPOON DRIVE
WILMINGTON, NC 28401

ph 910-791-4000

PARAMOUNTE ENGINEERING, INC.

CIVIL ENGINEERING

122 CINEMA DRIVE
WILMINGTON, NC 28403

ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING

STRUCTURAL ENGINEERING

254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401

ph 910-343-8007 fax 910-343-8088



PROJECT TITLE

**NORTH TOPSAIL
BEACH FIRE
STATION #2**

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**ISSUED
FOR PERMIT**

03.08.2024

SHEET TITLE

ROOF FRAMING PLAN

ISSUE BLOCK

2	04/02/2025	RF1100
1	03/25/2025	ASI-008
Mark	Date	Description

PROJECT NO: 2021025.02

DATE: 03.08.2024

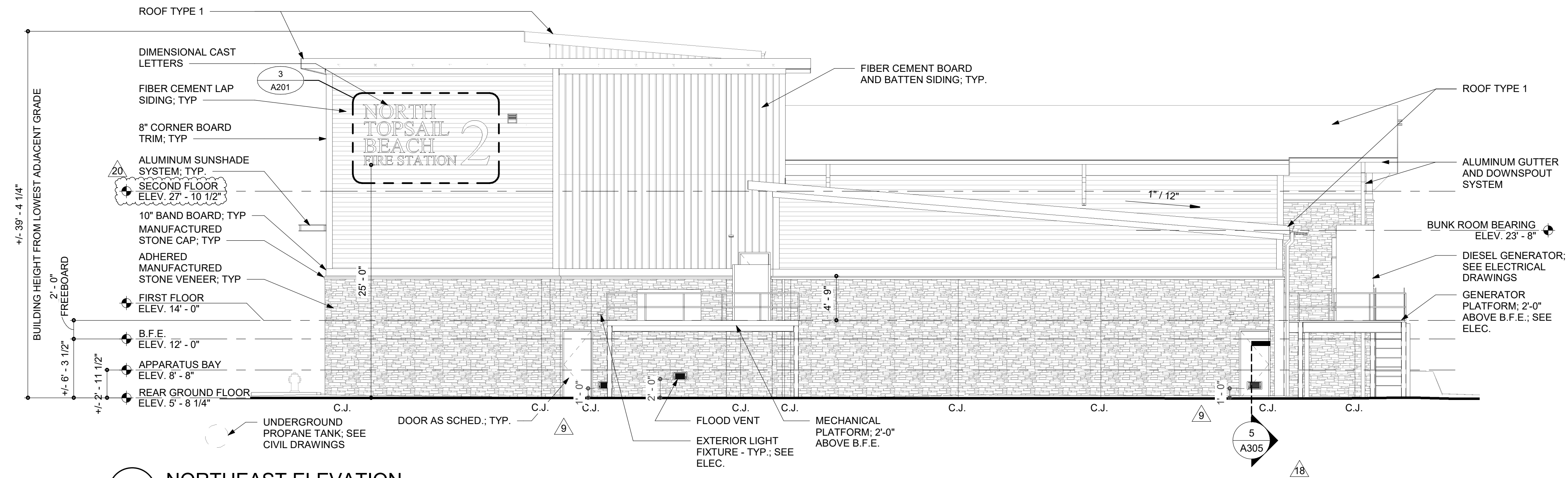
SCALE: As indicated

DRAWN BY: Author PROJ MGR: Checker

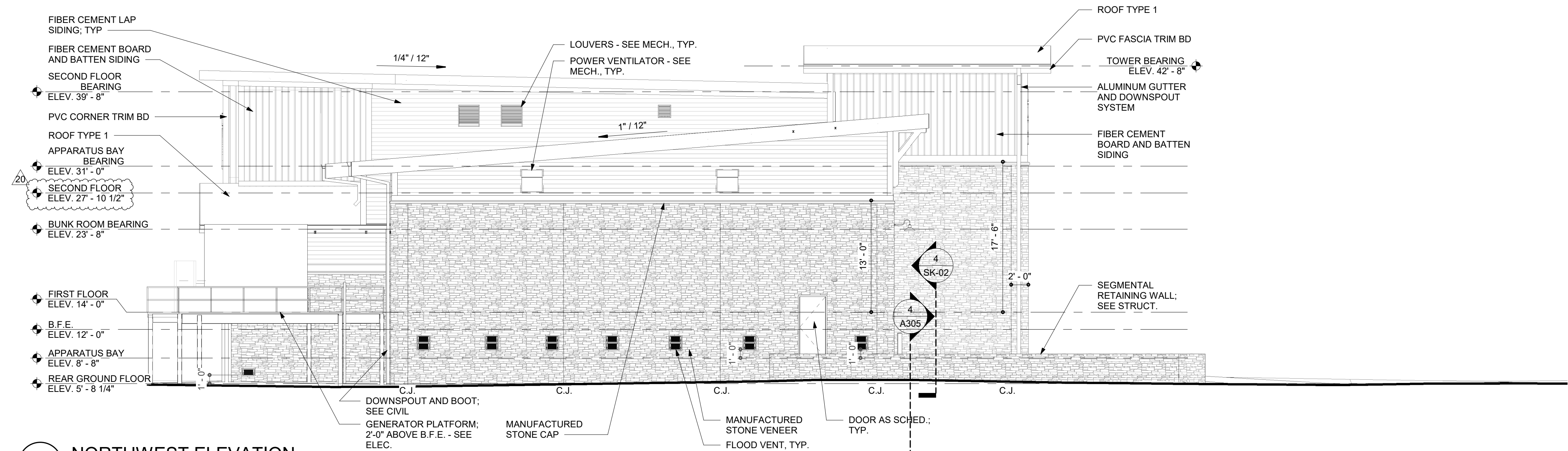
S2.03

COPYRIGHT © 2024

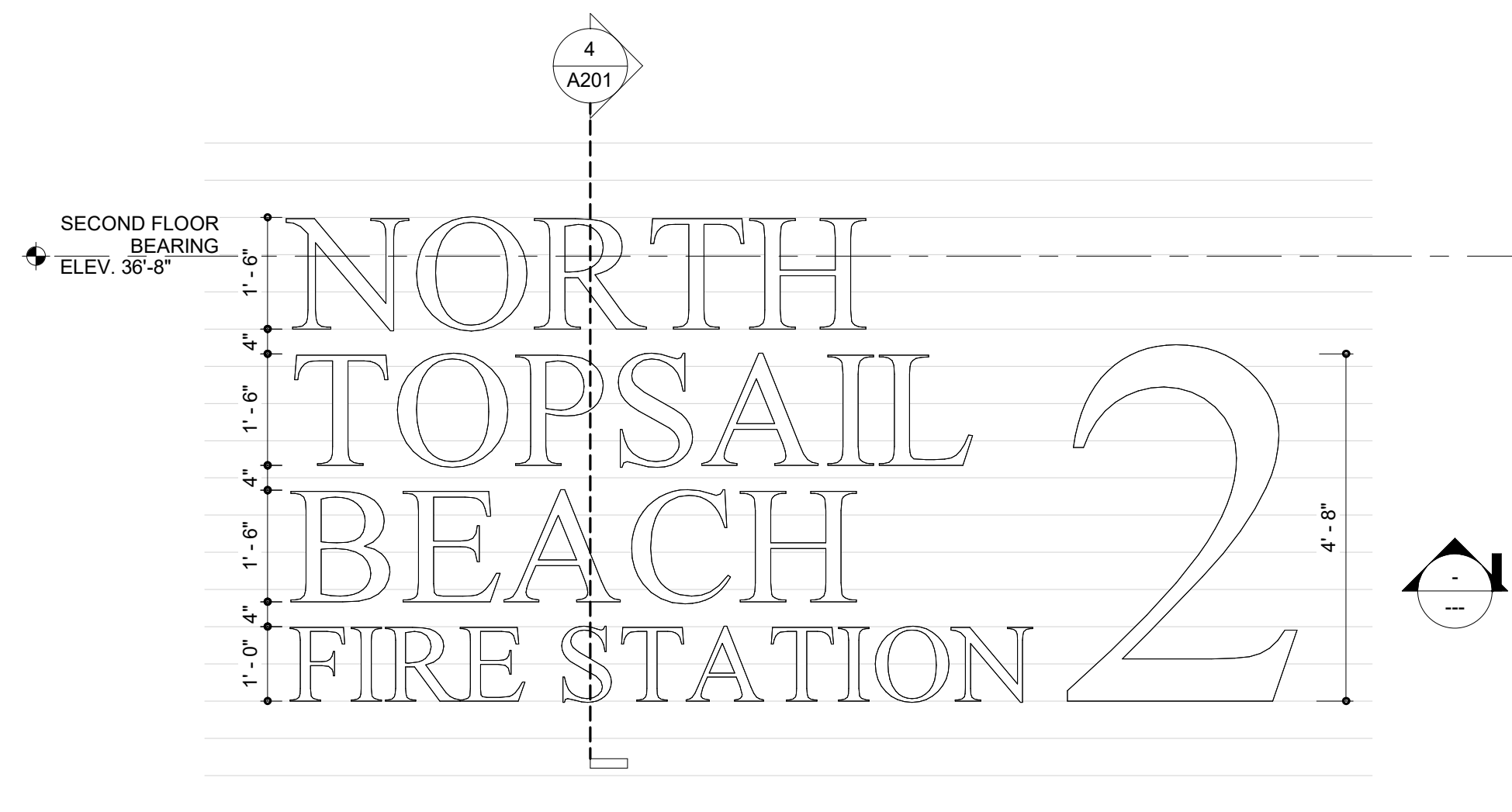
C:\Users\jacob\Documents\ST_NTB Fire Station_R22 on cloud_jacob\Hlam.rvt 4/2/2025 10:01:54 AM



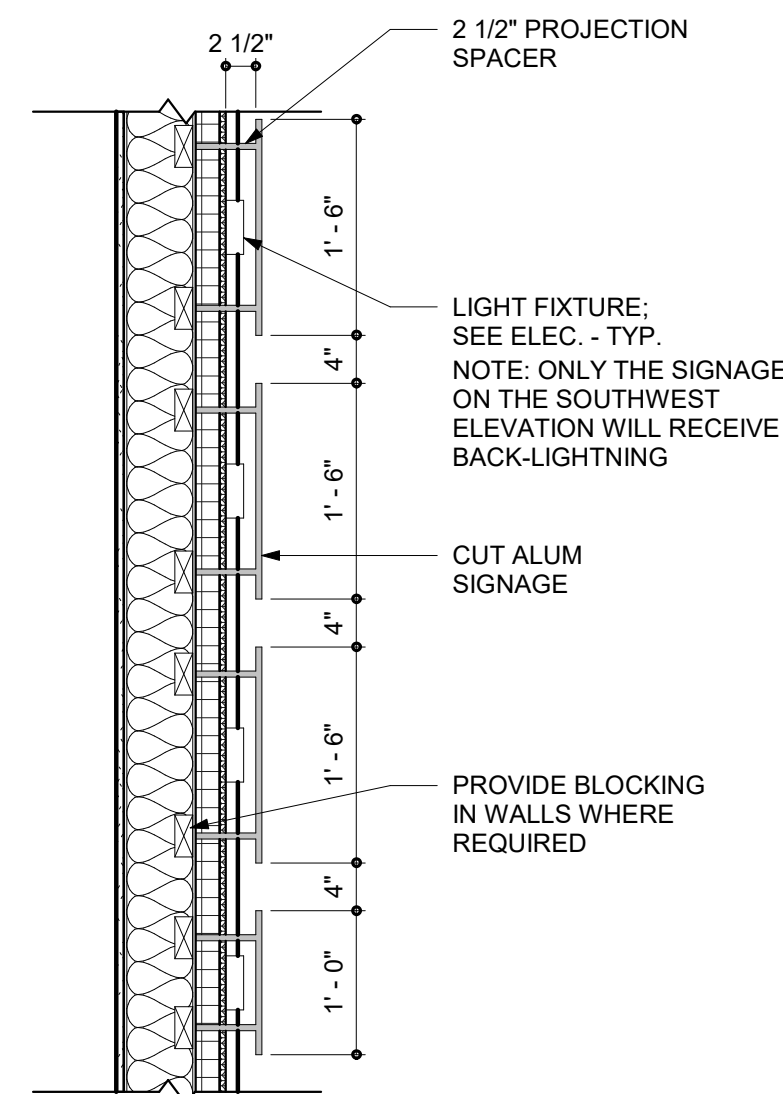
1 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR SIGN ELEVATION
SCALE: 1/2" = 1'-0"



4 EXTERIOR SIGN SECTION
SCALE: 3/4" = 1'-0"



PROJECT TITLE

**NORTH TOPSAIL
BEACH FIRE
STATION #2**

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**ISSUED
FOR PERMIT**
03.08.2024

SHEET TITLE

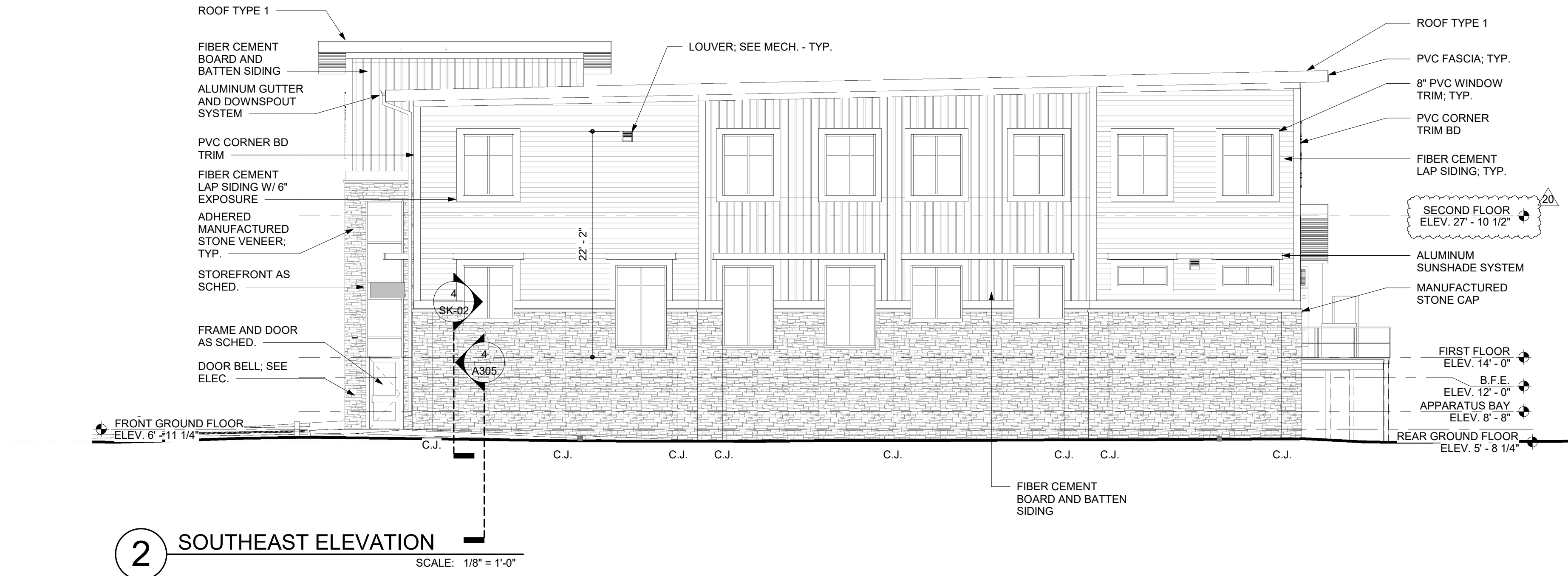
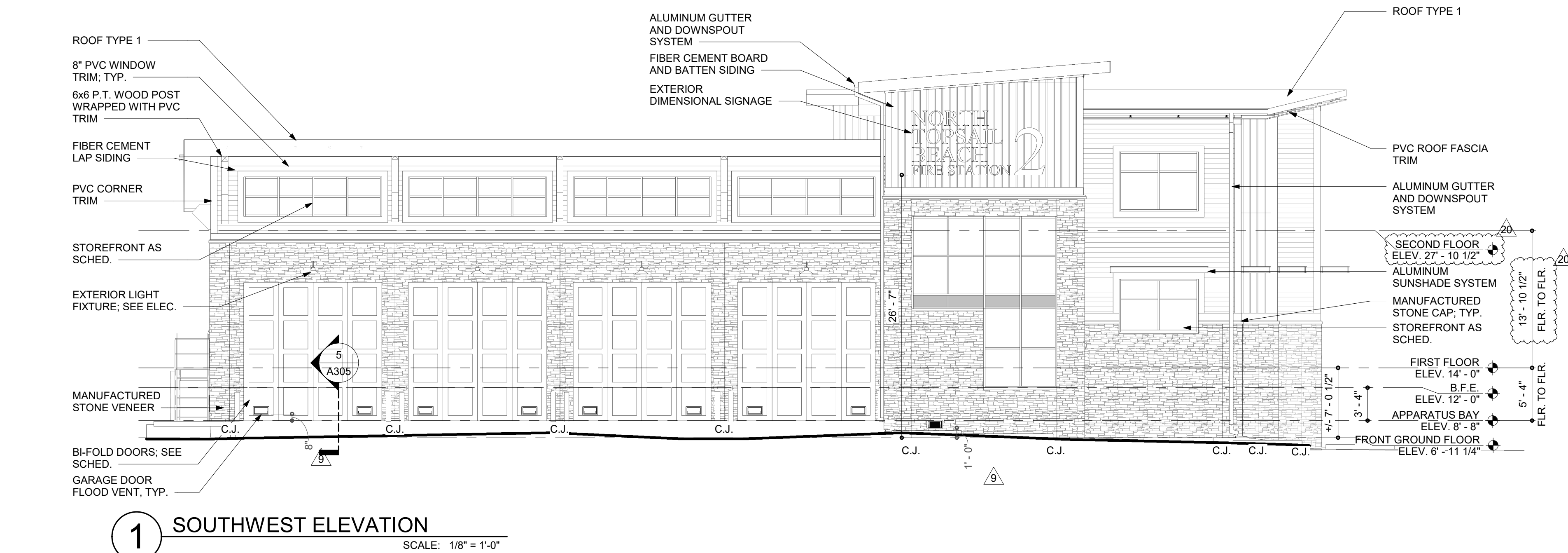
**EXTERIOR
ELEVATIONS**

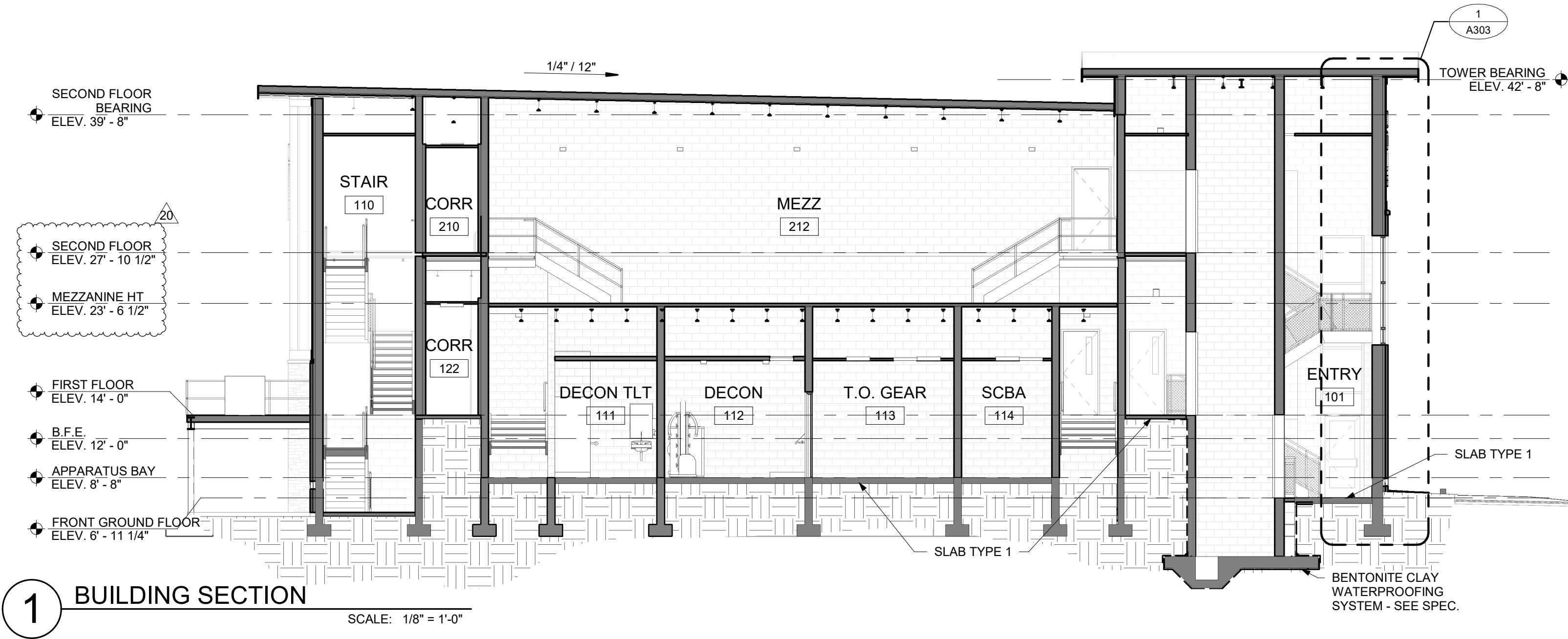
ISSUE BLOCK

20	04.02.2025	RFI 100
9	09.03.2024	RFI 53
Mark	Date	Description
PROJECT NO:		2021025.02
DATE:		03.08.2024
SCALE:		1/8" = 1'-0"
DRAWN BY:		EJS
PROJ MGR:		BMR

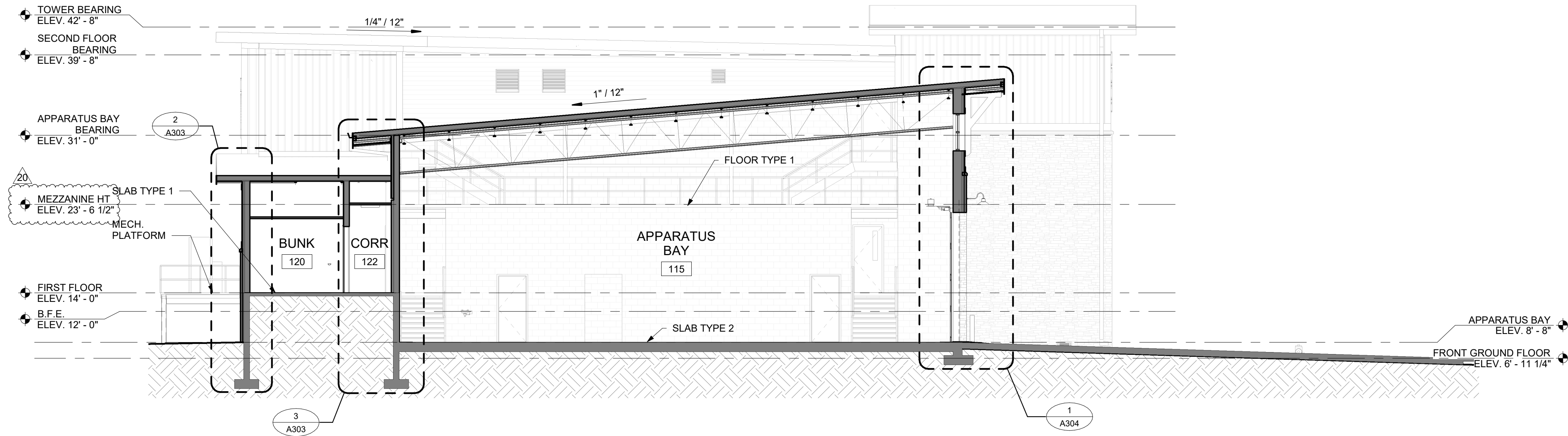
A202

COPYRIGHT © 2024





1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100

Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

www.beckermorgan.com



CBHF ENGINEERS PLLC

PME ENGINEERS
2246 YAUPOON DRIVE
WILMINGTON, NC 28401

ph 910-791-4000

PARAMOUNTE ENGINEERING, INC.

CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403

ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING

STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401

ph 910-343-8007 fax 910-343-8088



PROJECT TITLE

**NORTH TOPSAIL
BEACH FIRE
STATION #2**

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**ISSUED
FOR PERMIT**
03.08.2024

SHEET TITLE

BUILDING SECTIONS

ISSUE BLOCK

20	04.02.2025	RFI 100
Mark	Date	Description
PROJECT NO: 2021025.02		
DATE: 03.08.2024		
SCALE: 1/8" = 1'-0"		
DRAWN BY: EJS PROJ MGR: BMR		

A301

COPYRIGHT © 2024

4/2/2025 9:16:41 AM Autodesk Docs://North_Topsail_Beach_Fire_Department/202102502.rvt



ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100
Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100
Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700
www.beckermorgan.com



CBHF ENGINEERS PLLC
PME ENGINEERS
2246 YAUPOON DRIVE
WILMINGTON, NC 28401
ph 910-791-4000

PARAMOUNTE ENGINEERING, INC.
CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403
ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING
STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401
ph 910-343-8007 fax 910-343-8088



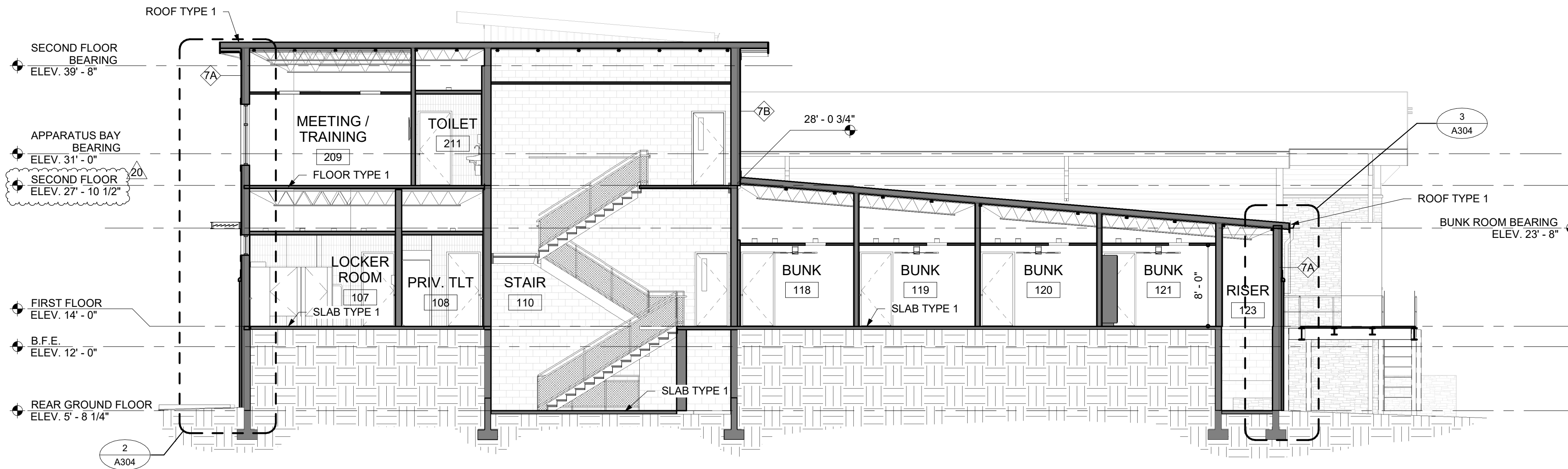
PROJECT TITLE
**NORTH TOPSAIL
BEACH FIRE
STATION #2**
3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**ISSUED
FOR PERMIT**
03.08.2024

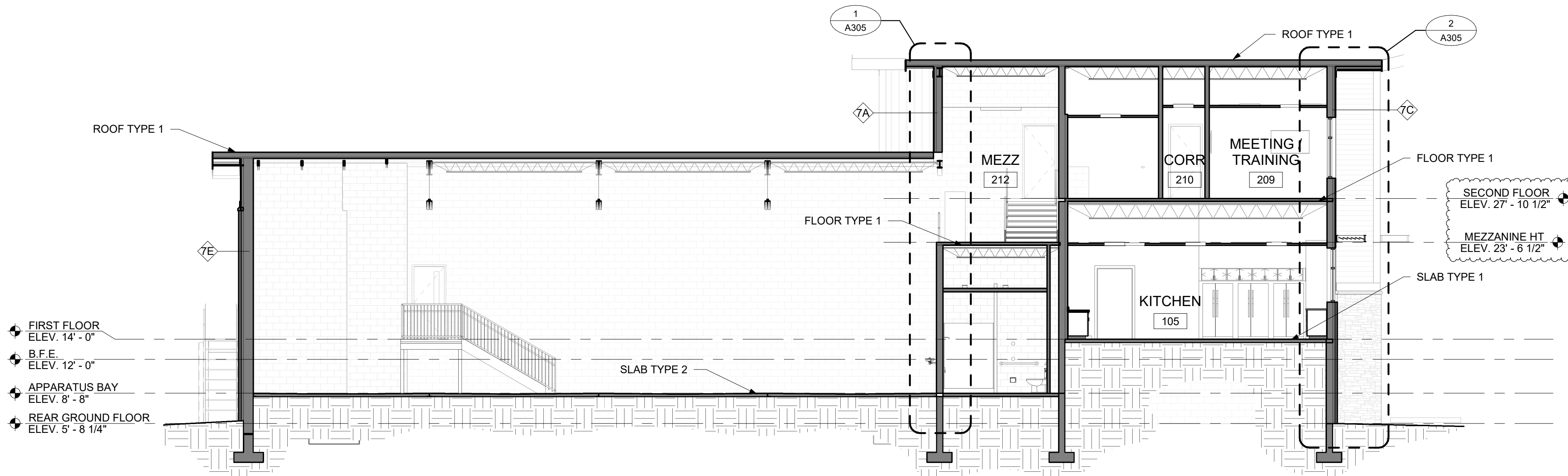
SHEET TITLE
BUILDING SECTIONS

ISSUE BLOCK		
20	04.02.2025	RFI 100
Mark	Date	Description
PROJECT NO:		2021025.02
DATE:		03.08.2024
SCALE:		1/8" = 1'-0"
DRAWN BY:		EJS PROJ MGR: BMR

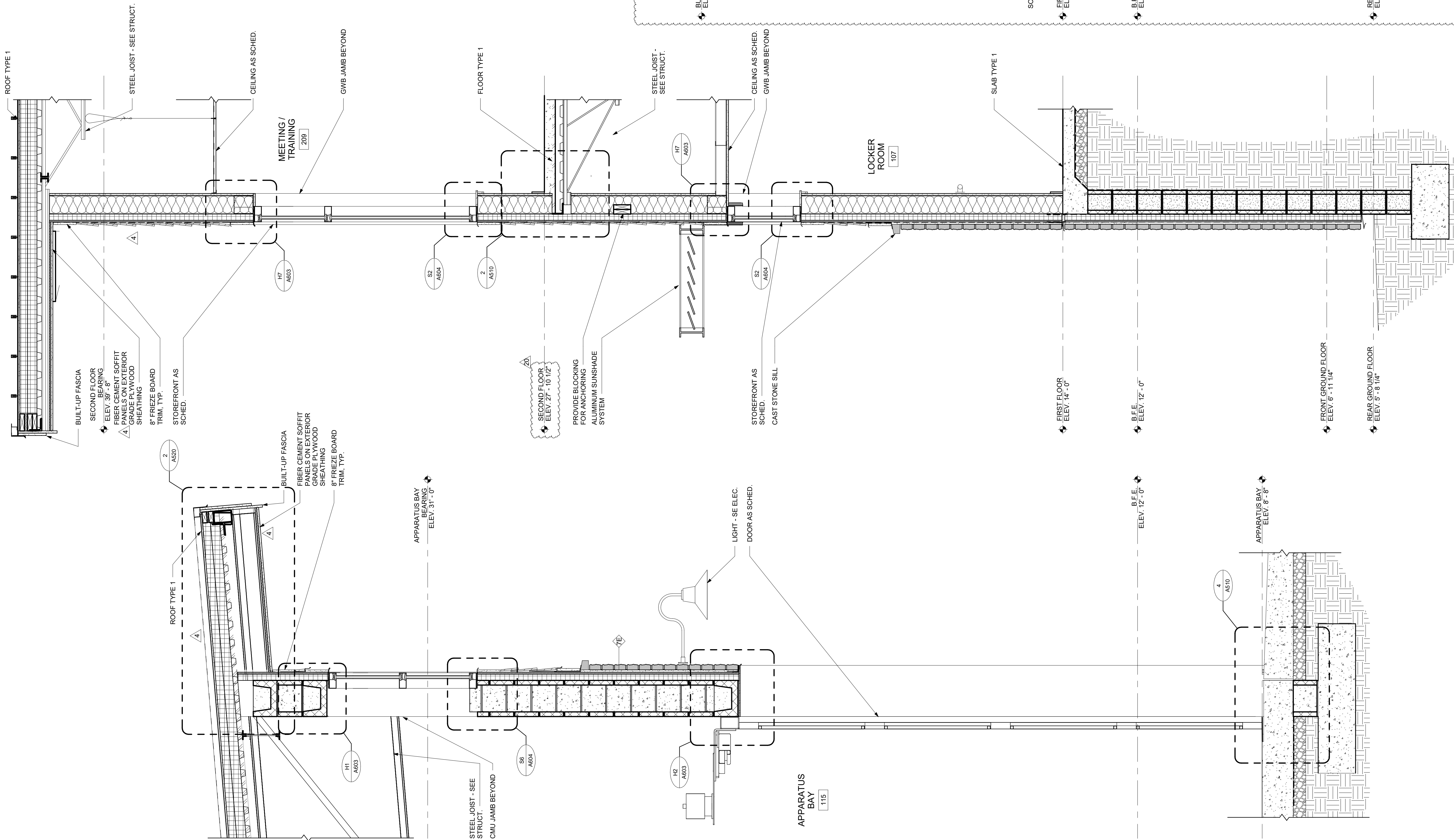
A302
COPYRIGHT © 2024



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



1 WALL SECTION

2 WALL SECTION

3 WALL SECTION



ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

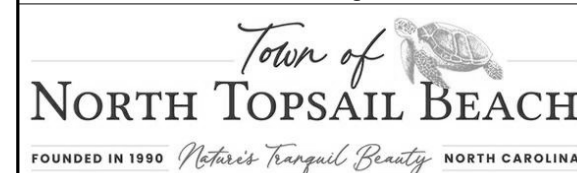
615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100

Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

www.beckermorgan.com



CBHF ENGINEERS PLLC
PME ENGINEERS
2246 YAUPON DRIVE
WILMINGTON, NC 28401

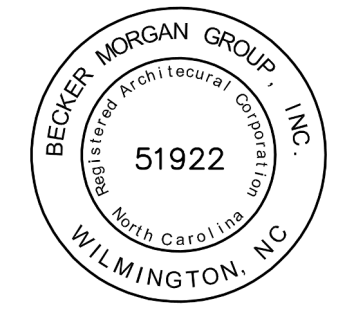
ph 910-791-4000

PARAMOUNT ENGINEERING, INC.
CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403

ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING
STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401

ph 910-343-8007 fax 910-343-8088



PROJECT TITLE

NORTH TOPSAIL
BEACH FIRE
STATION #2

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

ISSUED
FOR PERMIT
03.08.2024

SHEET TITLE

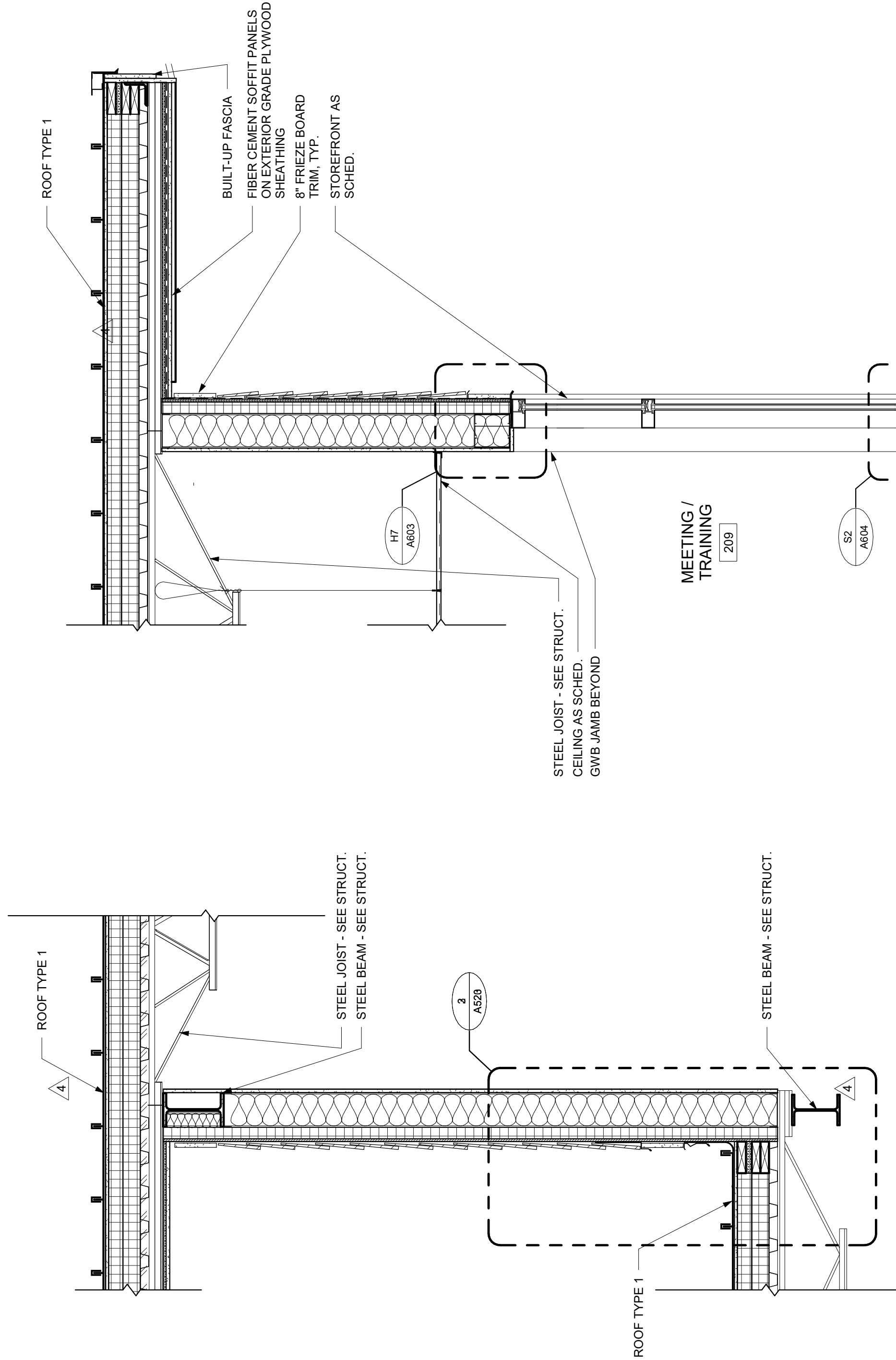
WALL SECTIONS

ISSUE BLOCK

Mark	Date	Description
20	04.02.2025	RFI 100
17	03.07.2025	RFI 92
4	03.25.24	ASI 001
PROJECT NO: 2021025.02		
DATE: 03.08.2024		
SCALE: 3/4" = 1'-0"		
DRAWN BY: EJS PROJ MGR: BMR		

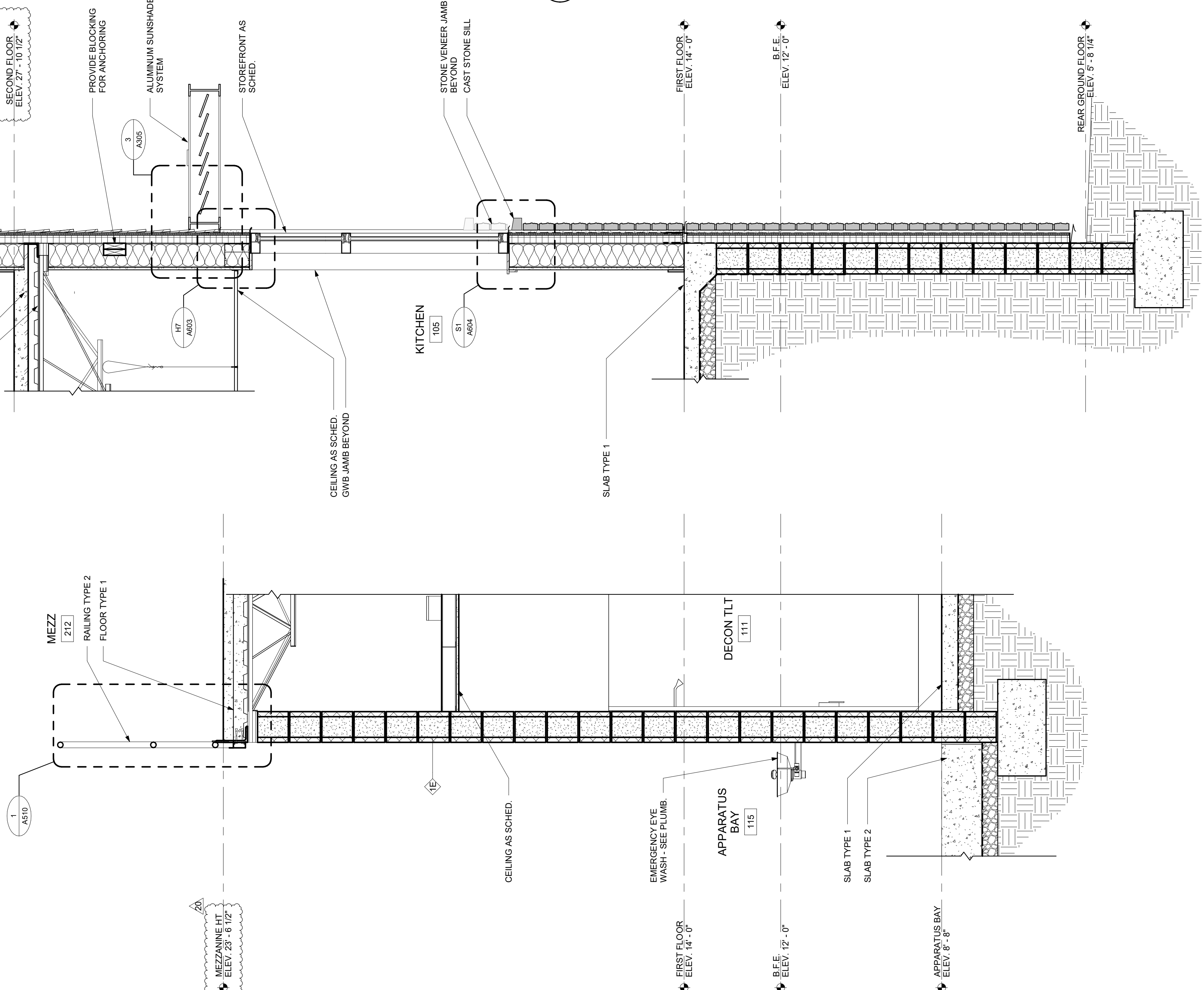
A304

COPYRIGHT © 2024



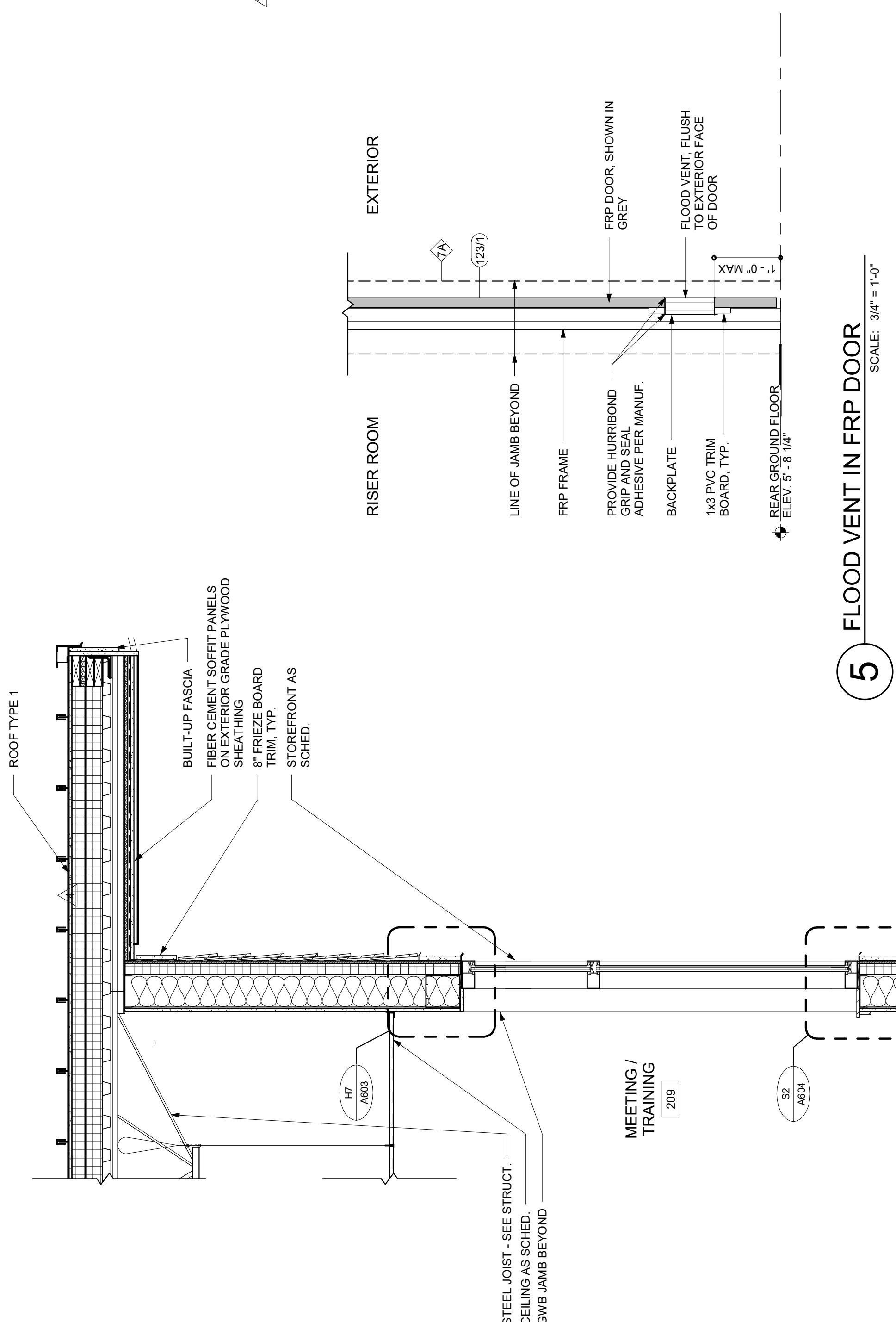
1 WALL SECTION

SCALE: 3/4" = 1'-0"



2 WALL SECTION

SCALE: 3/4" = 1'-0"

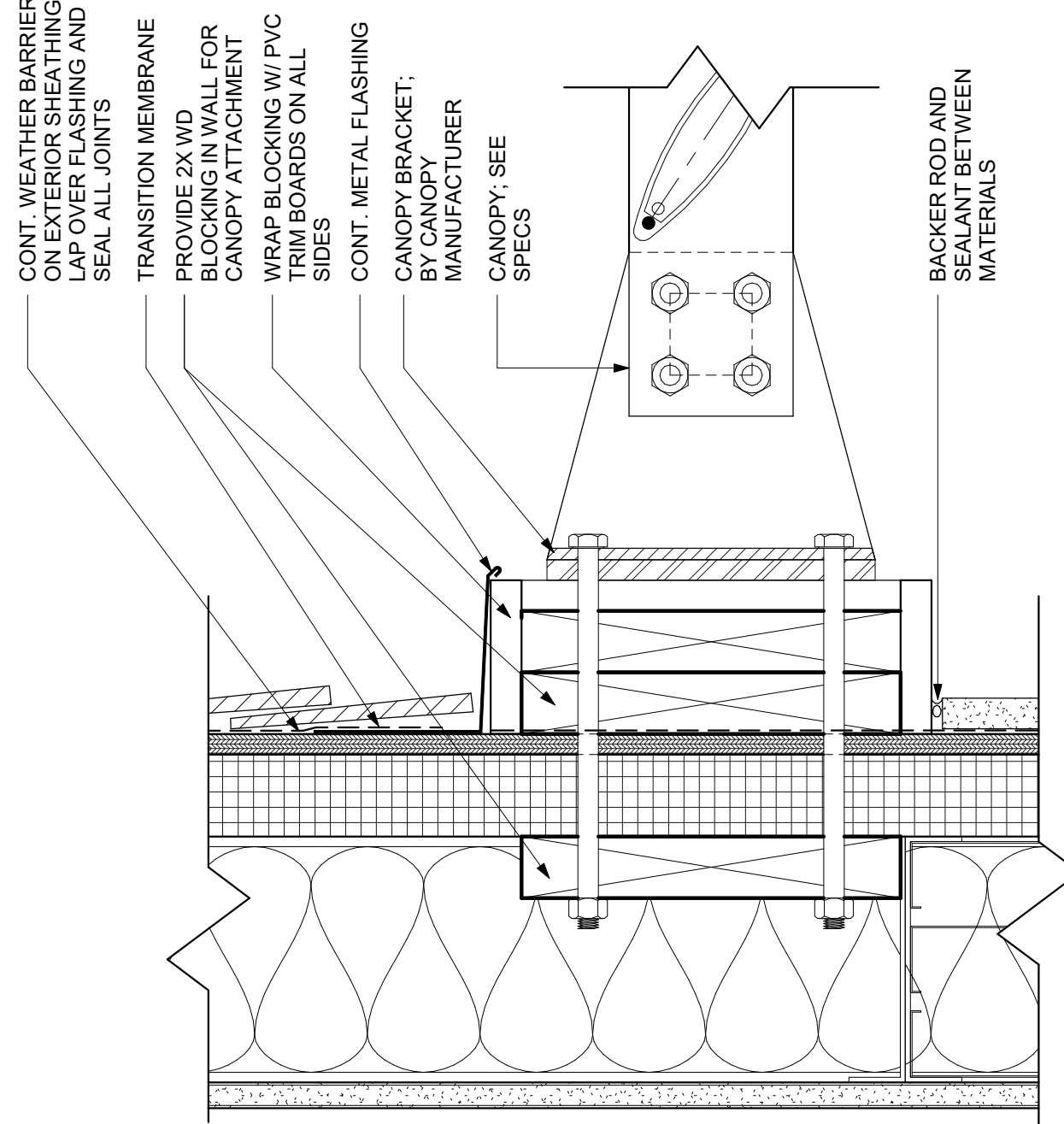


4 WATERPROOFING WALL SECTION - TYPICAL

SCALE: 3/4" = 1'-0"

5 FLOOD VENT IN FRP DOOR

SCALE: 3/4" = 1'-0"



3 CANOPY ATTACHMENT DETAIL - TYPICAL

SCALE: 3" = 1'-0"

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

North Carolina

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100

Maryland

312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Delaware

309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

www.beckermorgan.com

FOUNDED IN 1992

Town of
NORTH TOPSAIL BEACH

Nature's Tropical Beauty

NORTH CAROLINA

CBHF ENGINEERS PLLC

PME ENGINEERS

2246 YAUPON DRIVE
WILMINGTON, NC 28401

ph 910-791-4000

PARAMOUNTE ENGINEERING, INC.

CIVIL ENGINEERING

122 CINEMA DRIVE
WILMINGTON, NC 28403

ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING

STRUCTURAL ENGINEERING

254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401

ph 910-343-8007 fax 910-343-8088

BECKER MORGAN GROUP INC.

51922

WILMINGTON, NC

PROJECT TITLE

NORTH TOPSAIL BEACH FIRE STATION #2

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC 28460

ISSUED FOR PERMIT

03.08.2024

SHEET TITLE

WALL SECTIONS

ISSUE BLOCK

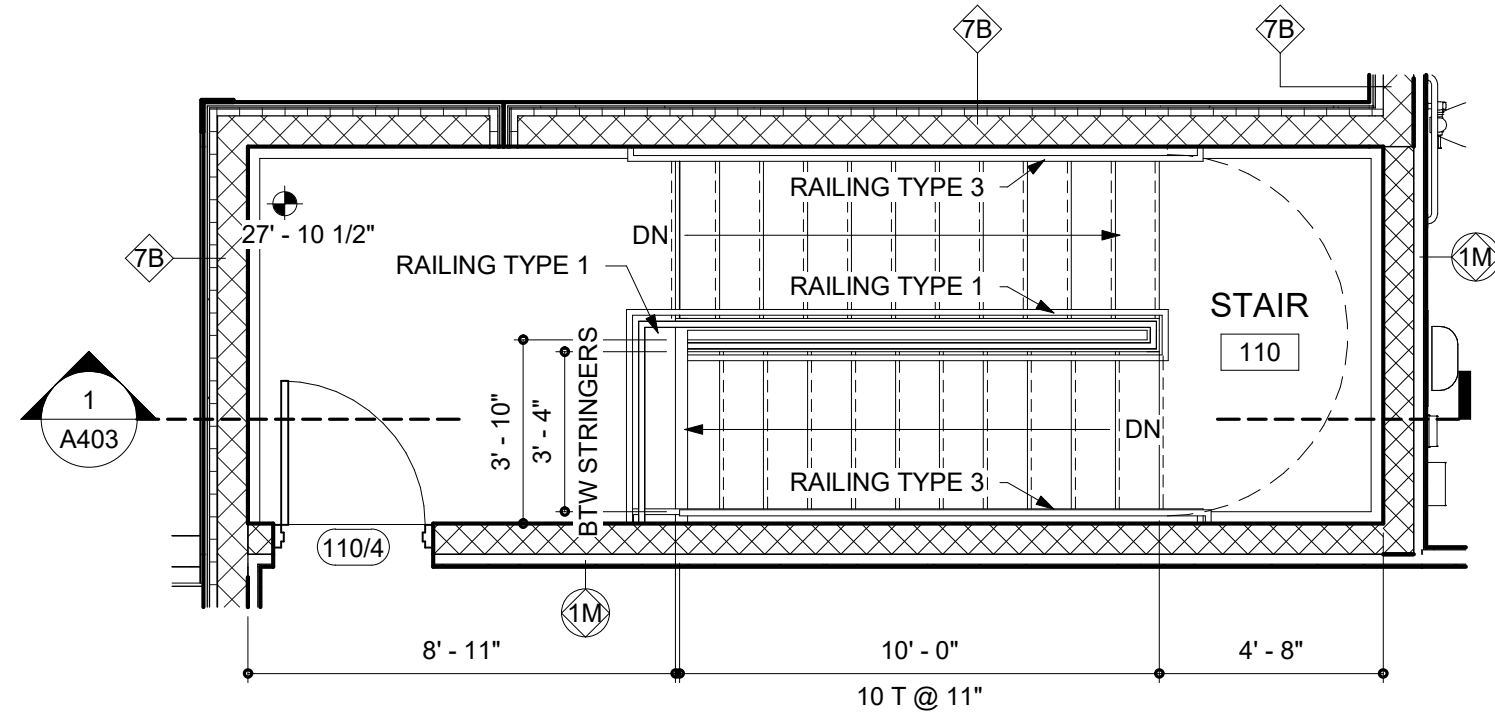
Mark	Date	Description
20	04.02.2025	RFI 100
18	03.11.2025	RFI 94
4	03.25.24	ASI 001

PROJECT NO: 2021025.02
DATE: 03.08.2024
SCALE: As indicated
DRAWN BY: EJS PROJ MGR: BMR

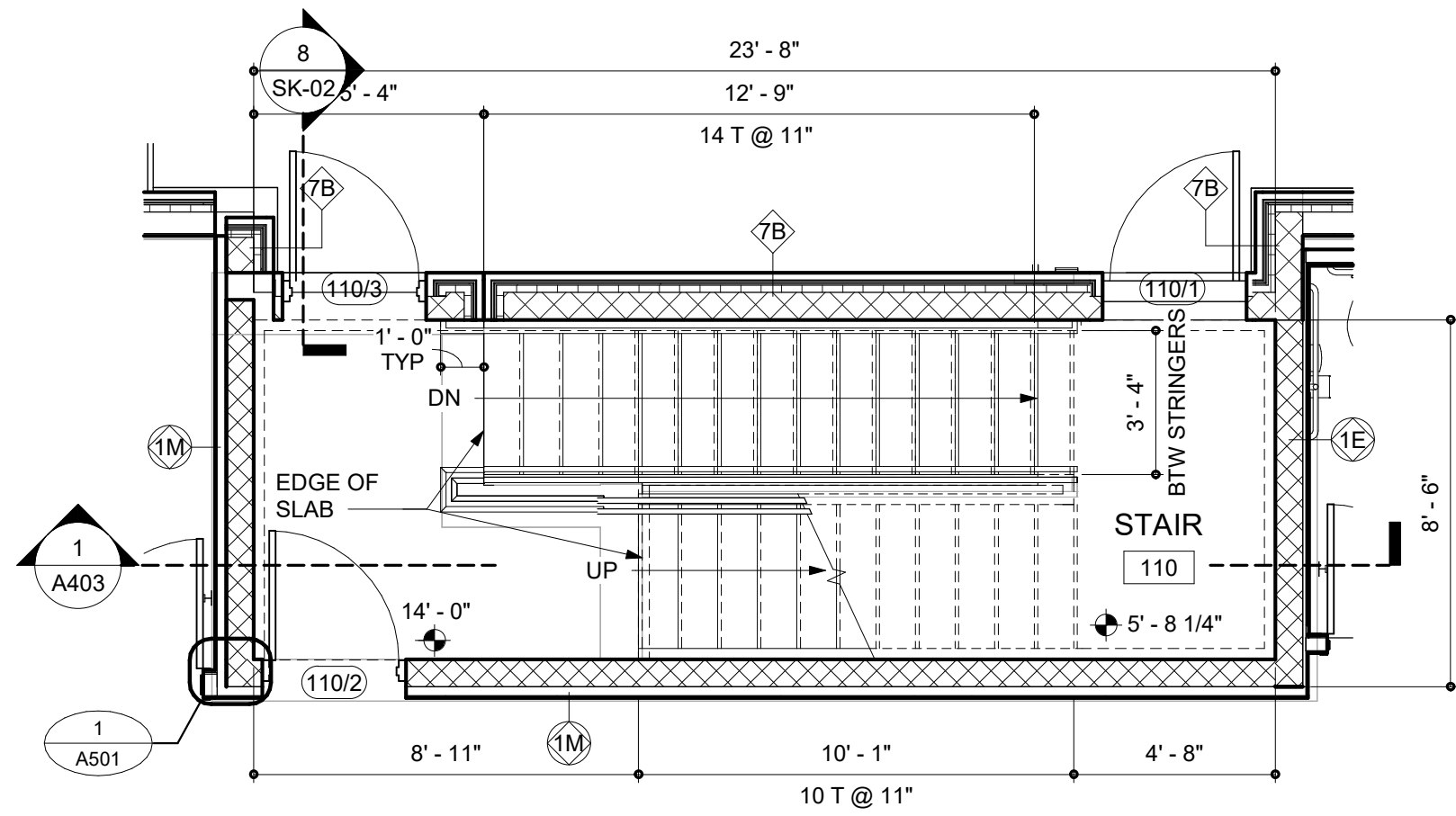
A305

COPYRIGHT © 2024

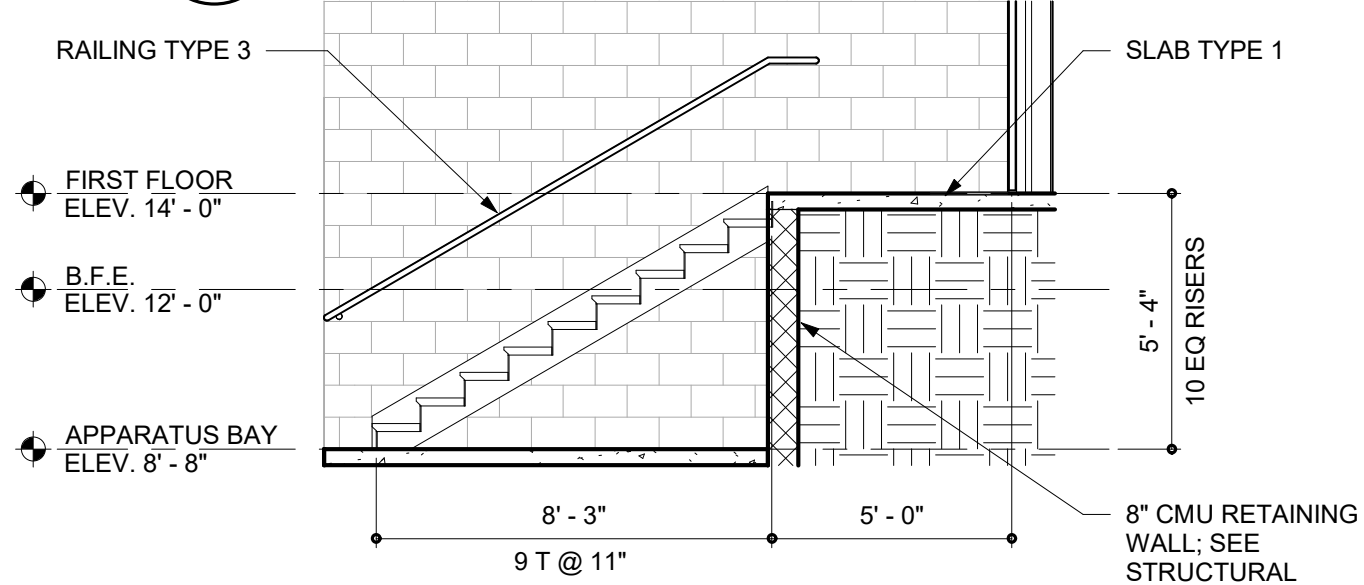
4/2/2025 9:15:32 AM Autodesk Docs://North Topsail Beach Fire Department/202102502.VT



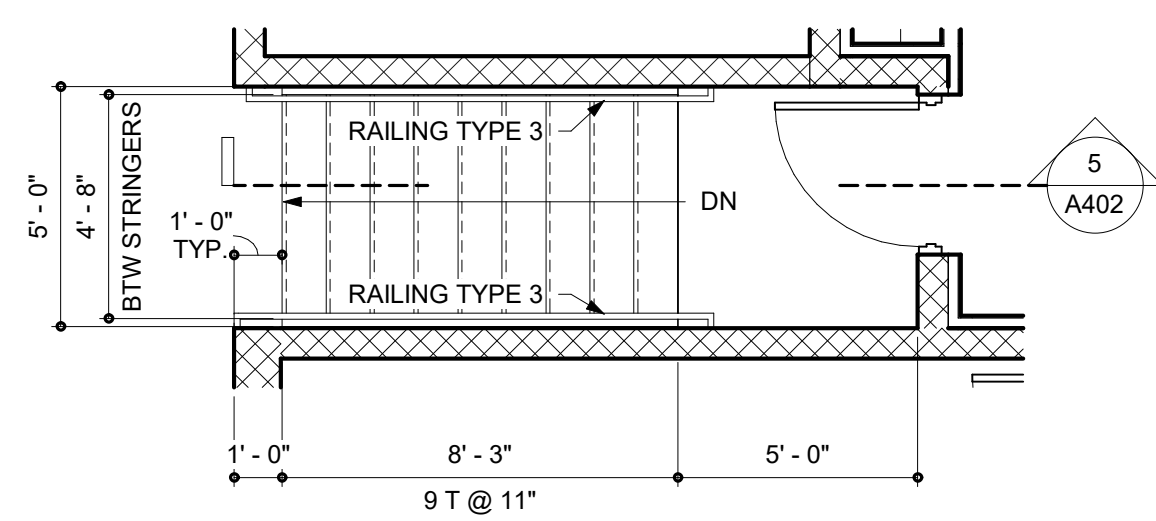
1 ENLARGED STAIR PLAN 110 - SECOND FLOOR
SCALE: 1/4" = 1'-0"



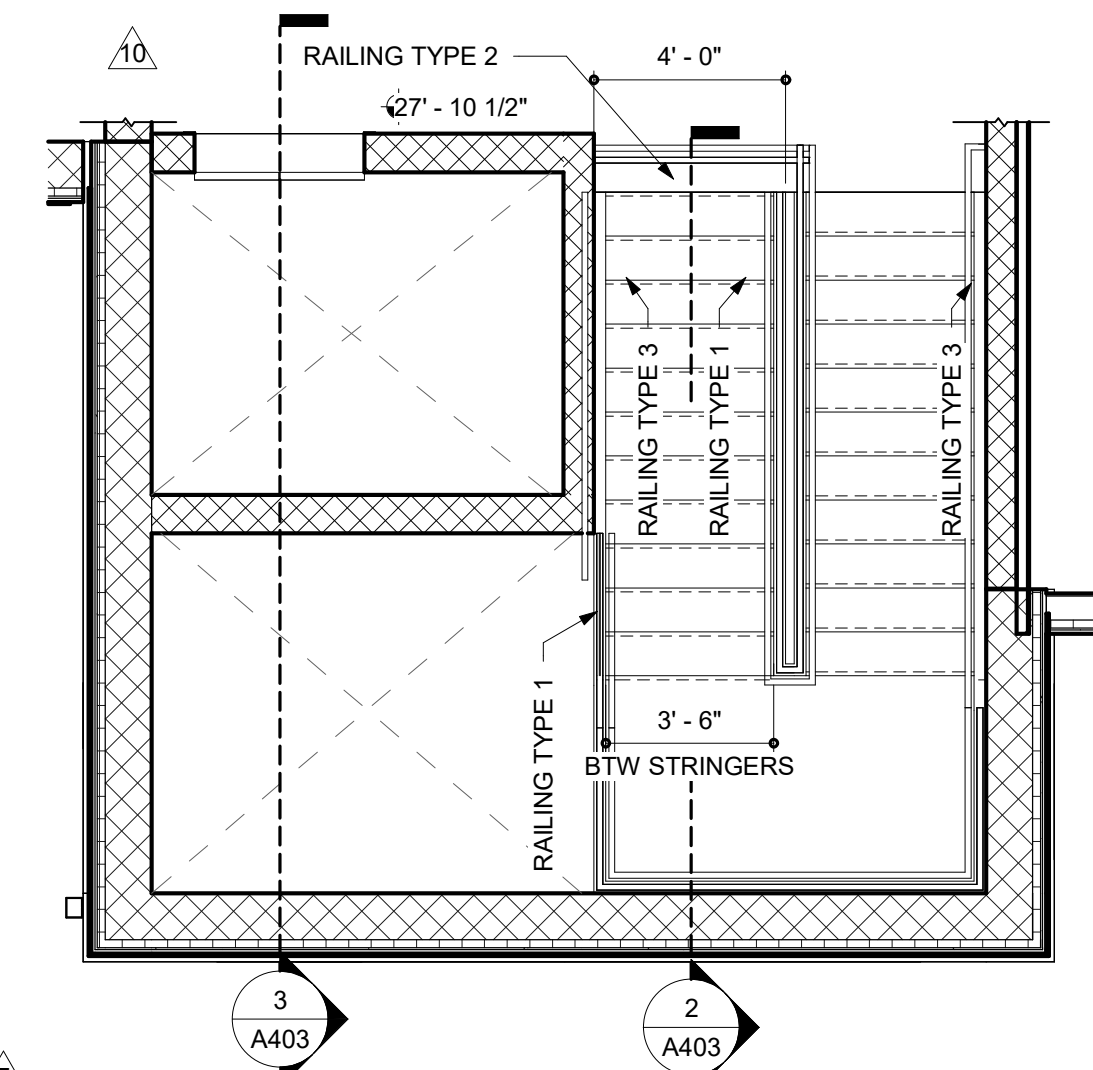
3 ENLARGED STAIR PLAN 110 - GROUND FLOOR
SCALE: 1/4" = 1'-0"



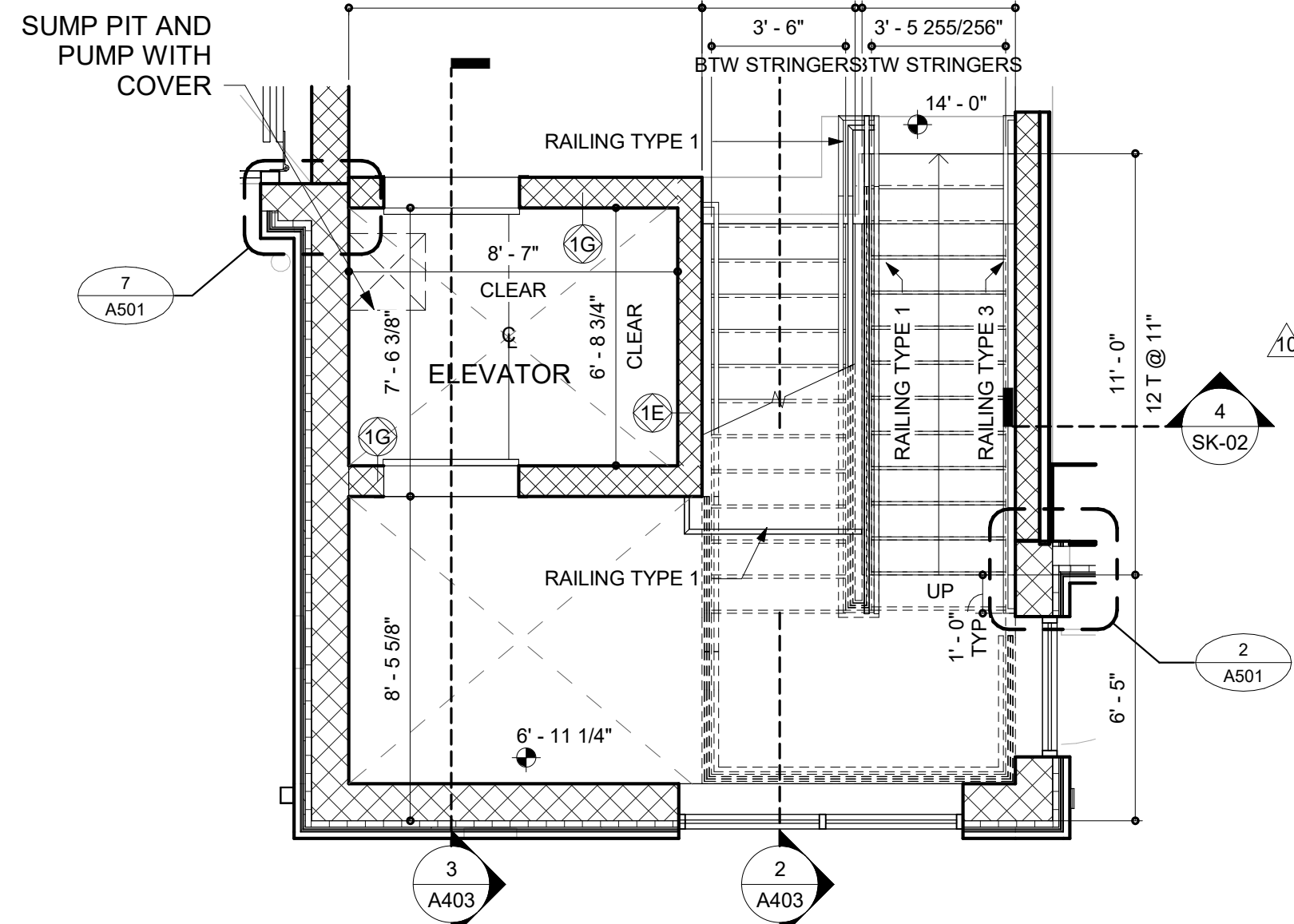
5 APPARATUS BAY STAIR SECTION
SCALE: 1/4" = 1'-0"



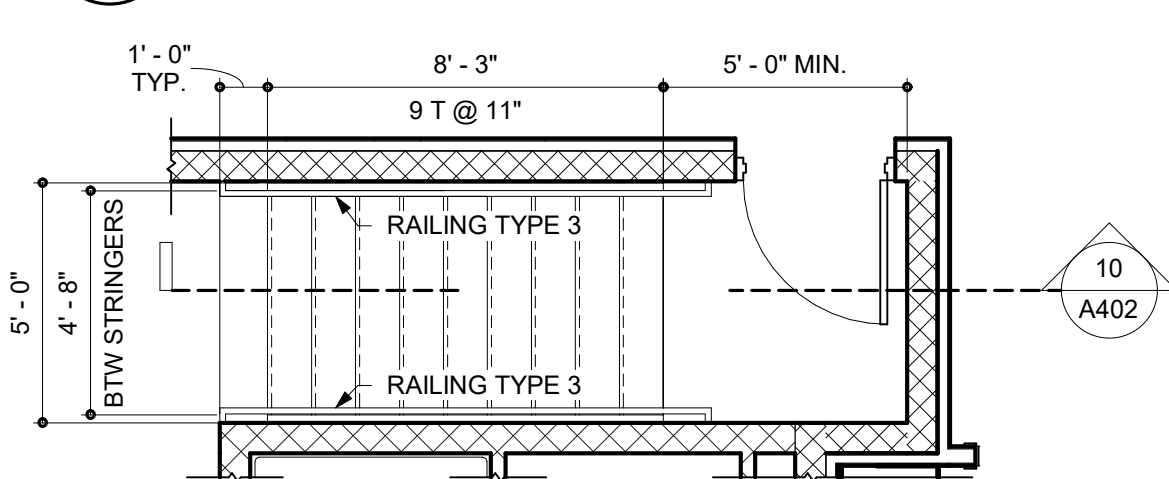
9 ENLARGED APPARATUS BAY STAIR 2
SCALE: 1/4" = 1'-0"



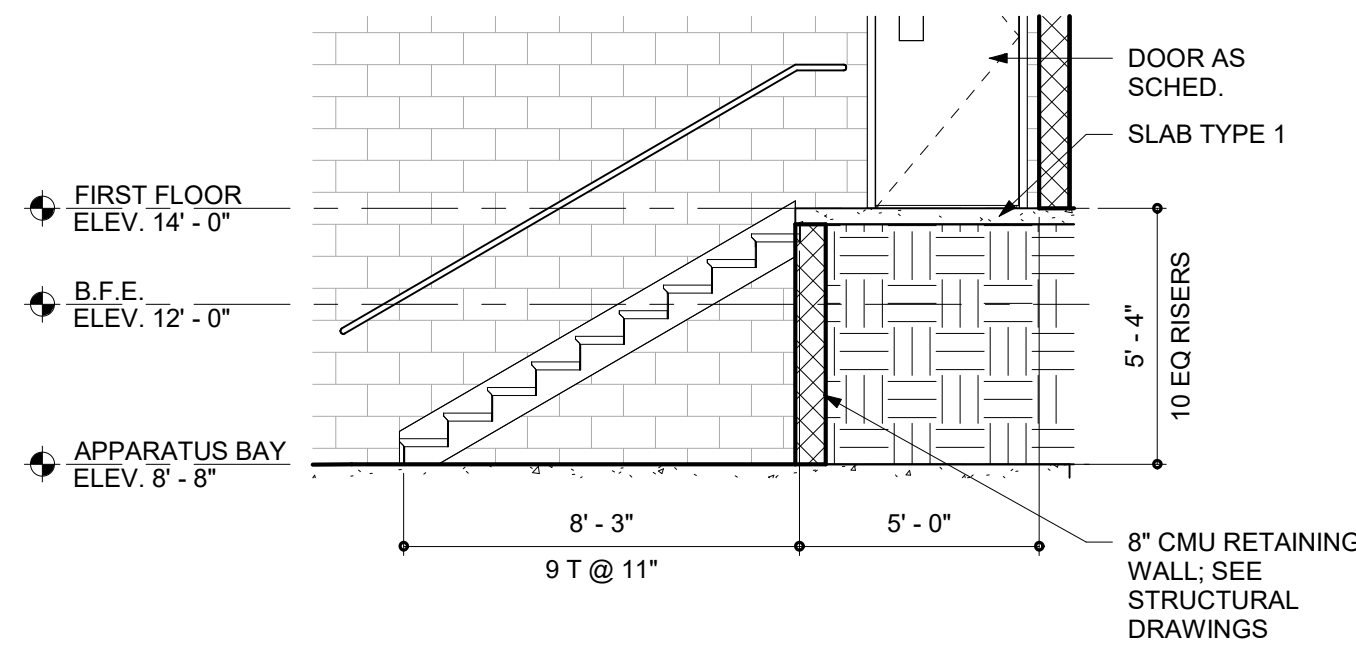
2 ENLARGED ENTRY STAIR PLAN AT SECOND FLOOR
SCALE: 1/4" = 1'-0"



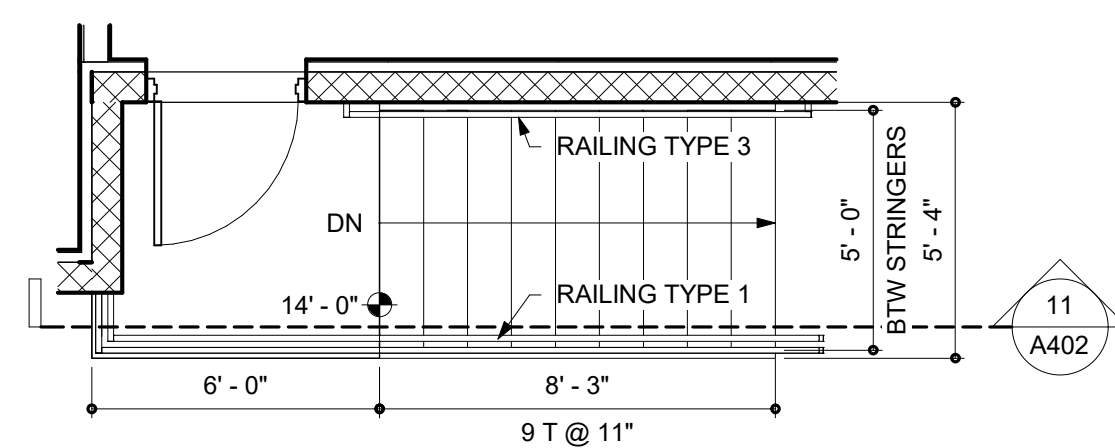
4 ENLARGED ENTRY STAIR PLAN AT GROUND FLOOR
SCALE: 1/4" = 1'-0"



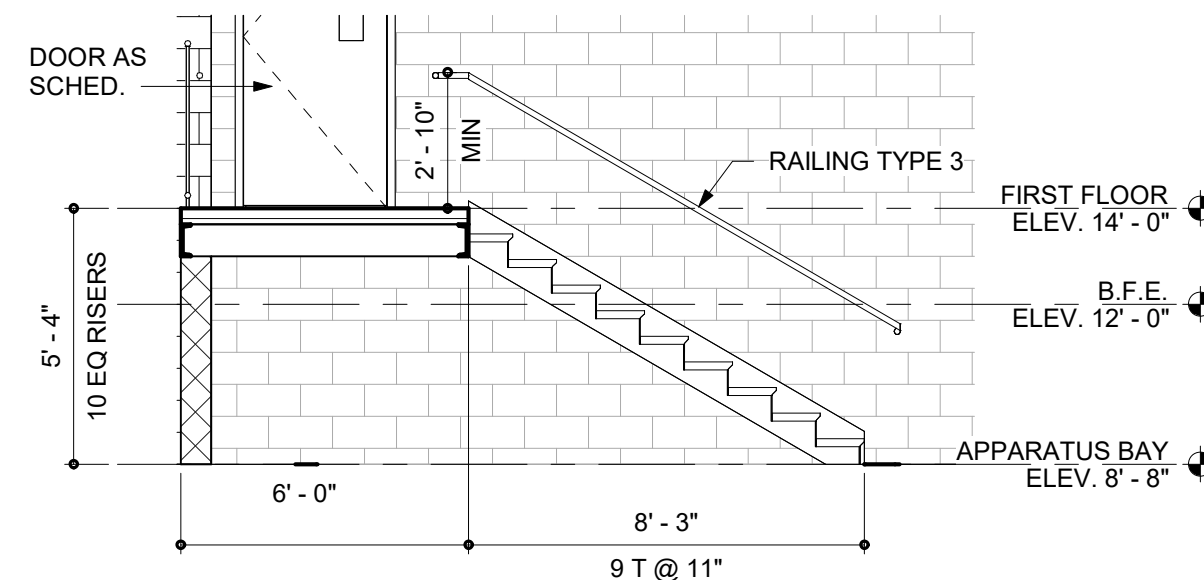
6 ENLARGED APPARATUS BAY STAIR 1
SCALE: 1/4" = 1'-0"



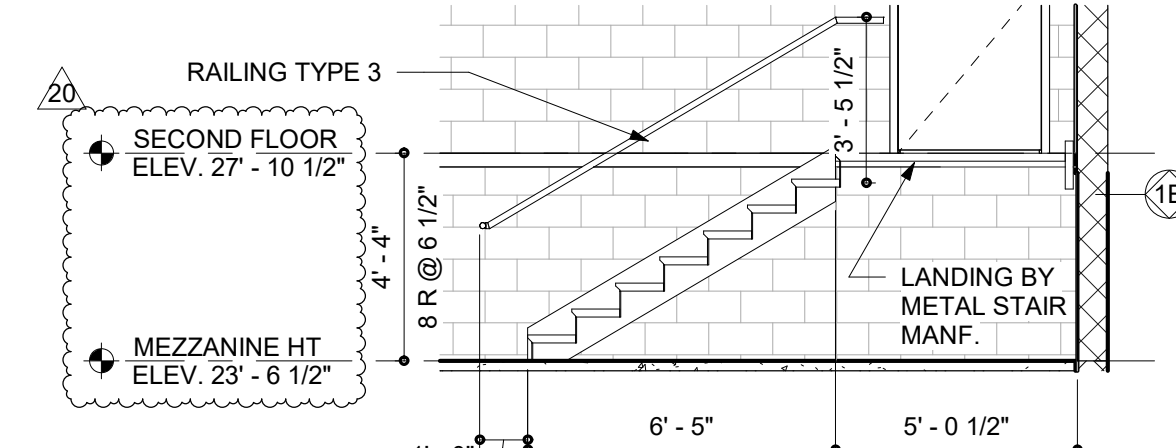
10 APPARATUS BAY STAIR SECTION
SCALE: 1/4" = 1'-0"



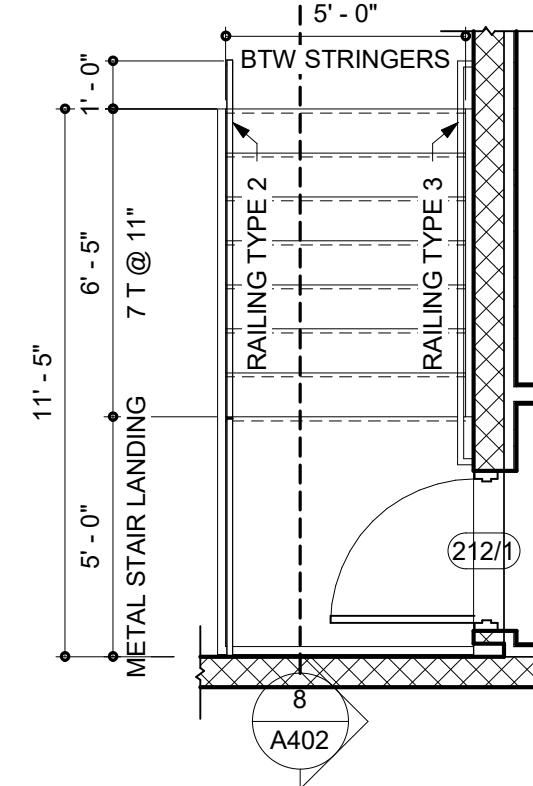
7 APPARATUS BAY ENLARGED STAIR PLAN 3
SCALE: 1/4" = 1'-0"



11 APPARATUS BAY STAIR SECTION
SCALE: 1/4" = 1'-0"



8 MEZZANINE STAIR SECTION - TYP
SCALE: 1/4" = 1'-0"



12 MEZZANINE STAIR PLAN - TYPICAL
SCALE: 1/4" = 1'-0"

THE ELEVATOR CONTRACTOR, AND ALL OTHER RELEVANT CONTRACTORS, SHALL COORDINATE CONSTRUCTION OF THE ELEVATOR IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS (INCLUDING, BUT NOT LIMITED TO: SHAFT REQUIREMENTS, DIMENSIONS, OVERHEAD CLEARANCE, HOIST BEAMS, SMOKE DETECTORS, SUMP DEPRESSION, PUMPS, AND GRATES, ETC.) TO ENSURE THE ELEVATOR'S PROPER PERFORMANCE.



ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100

Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

www.beckermorgan.com



CBHF ENGINEERS PLLC
PME ENGINEERS
2246 YAPON DRIVE
WILMINGTON, NC 28401
ph 910-791-4000

PARAMOUNTE ENGINEERING, INC.
CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403
ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING
STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401
ph 910-343-8007 fax 910-343-8088



PROJECT TITLE
**NORTH TOPSAIL
BEACH FIRE
STATION #2**

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

ISSUED
FOR PERMIT
03.08.2024

SHEET TITLE
**ENLARGED STAIR
PLANS AND
SECTIONS**

Mark	Date	Description
20	04.02.2025	RFI 100
10	09.11.2024	ASI 005
7	08.02.2024	RFI 48
5	07.08.24	ASI 003
PROJECT NO: 2021025.02		
DATE: 03.08.2024		
SCALE: 1/4" = 1'-0"		
DRAWN BY: EJS PROJ MGR: BMR		

A402
COPYRIGHT © 2024



PROJECT TITLE

NORTH TOPSAIL
BEACH FIRE
STATION #2

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

ISSUED
FOR PERMIT
03.08.2024

SHEET TITLE

ENLARGED STAIR
AND ELEVATOR
SECTIONS

ISSUE BLOCK

Mark	Date	Description
20	04.02.2025	RFI 100
10	09.11.2024	ASI 005
7	08.02.2024	RFI 48
5	07.08.24	ASI 003
4	03.25.24	ASI 001

PROJECT NO: 2021025.02

DATE: 03.08.2024

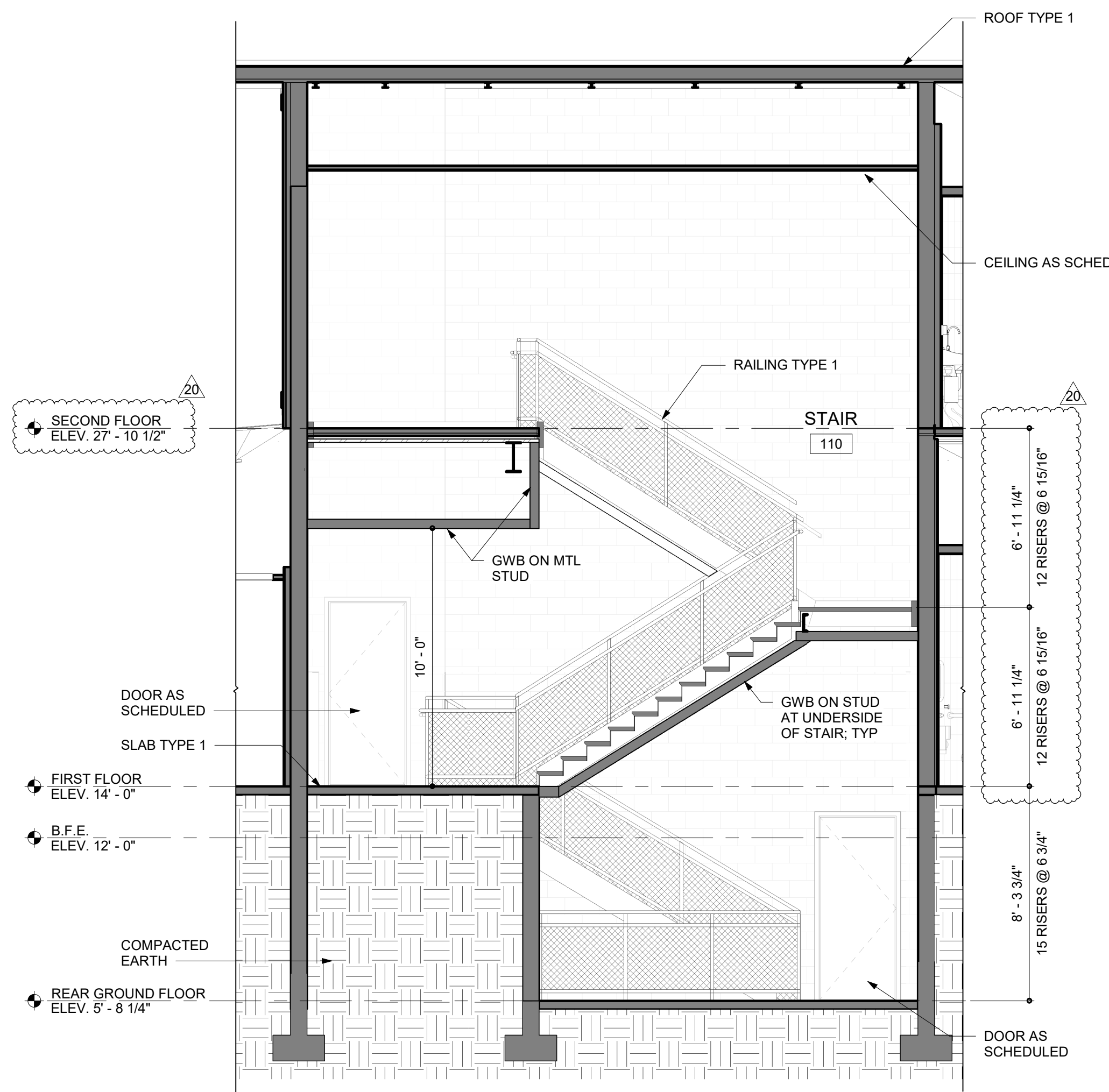
SCALE: 1/4" = 1'-0"

DRAWN BY: BMR PROJ MGR: BMR

A403

COPYRIGHT © 2024

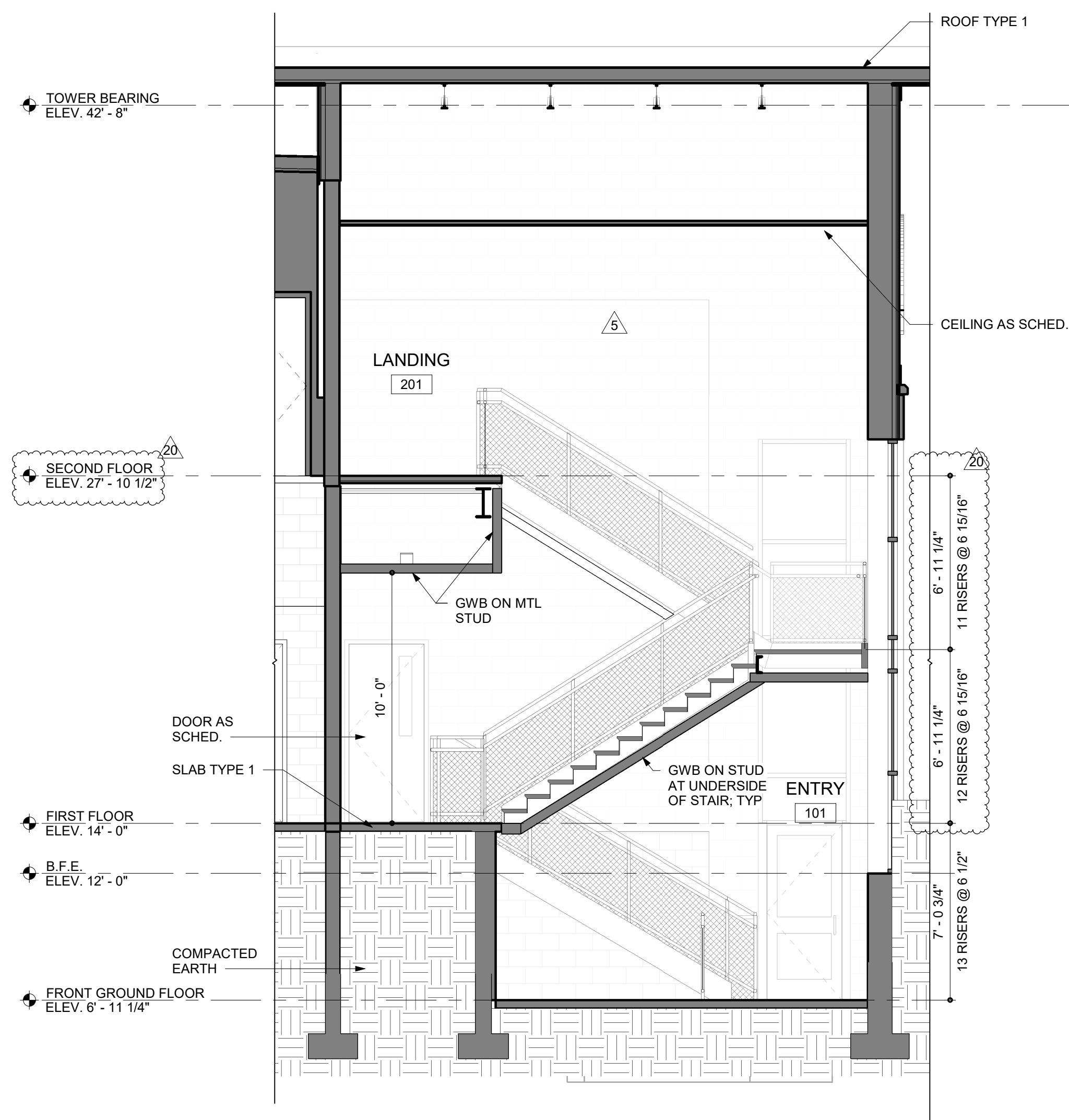
4/2/2025 9:15:36 AM Autodesk Docs:North Topsail Beach Fire Department202102502.rvt



1

STAIR 110 SECTION

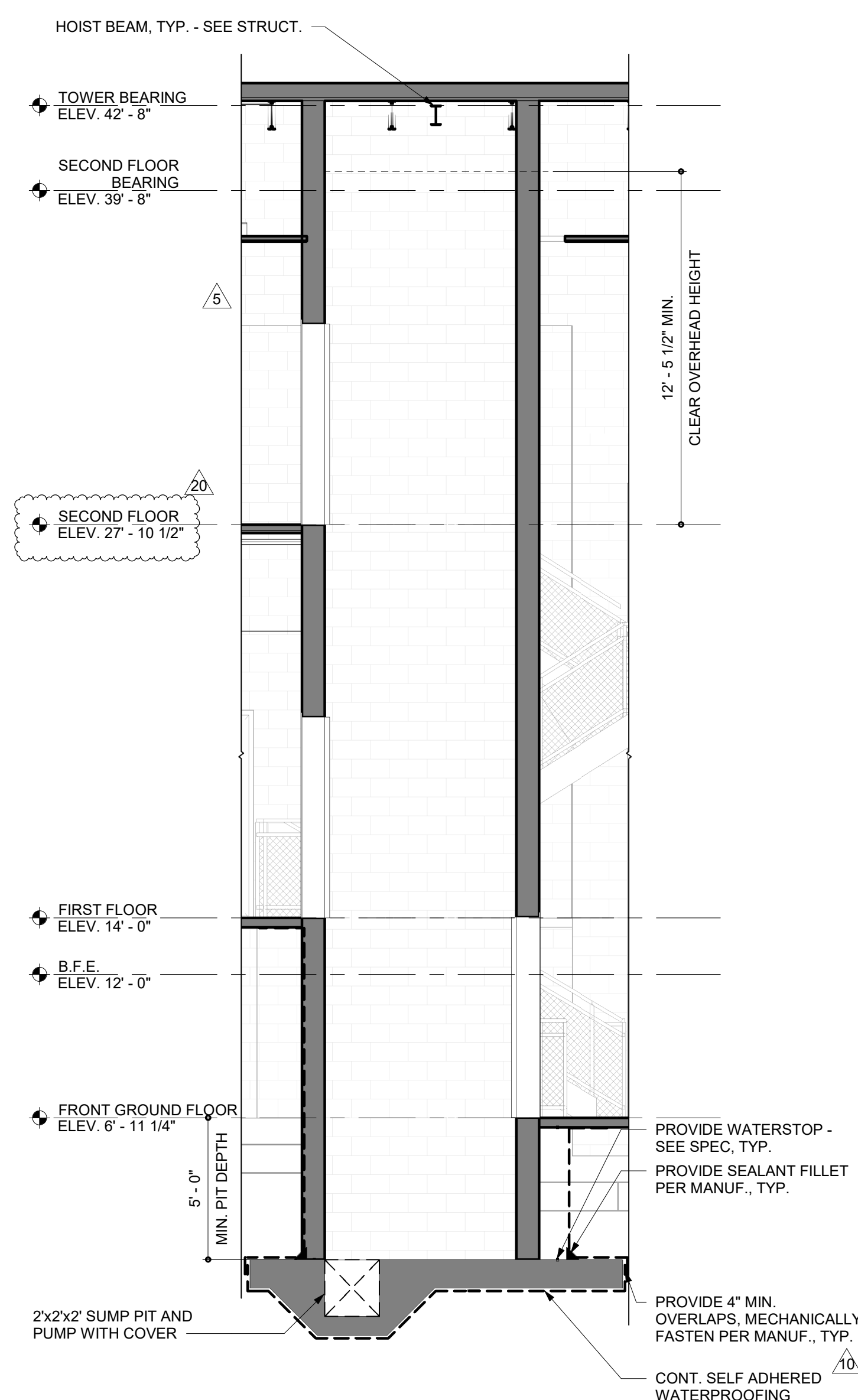
SCALE: 1/4" = 1'-0"



2

ENTRY 101 STAIR SECTION

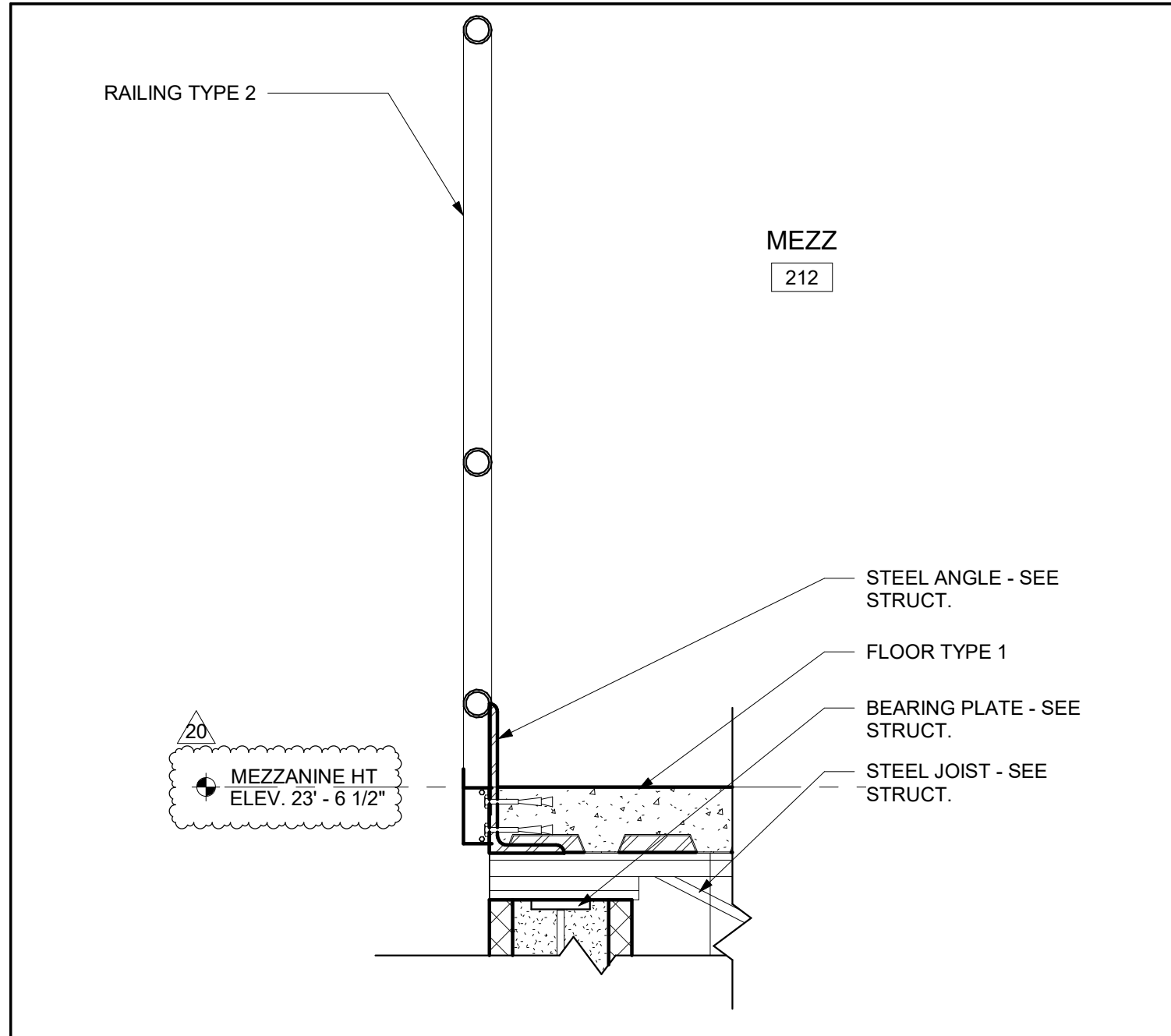
SCALE: 1/4" = 1'-0"



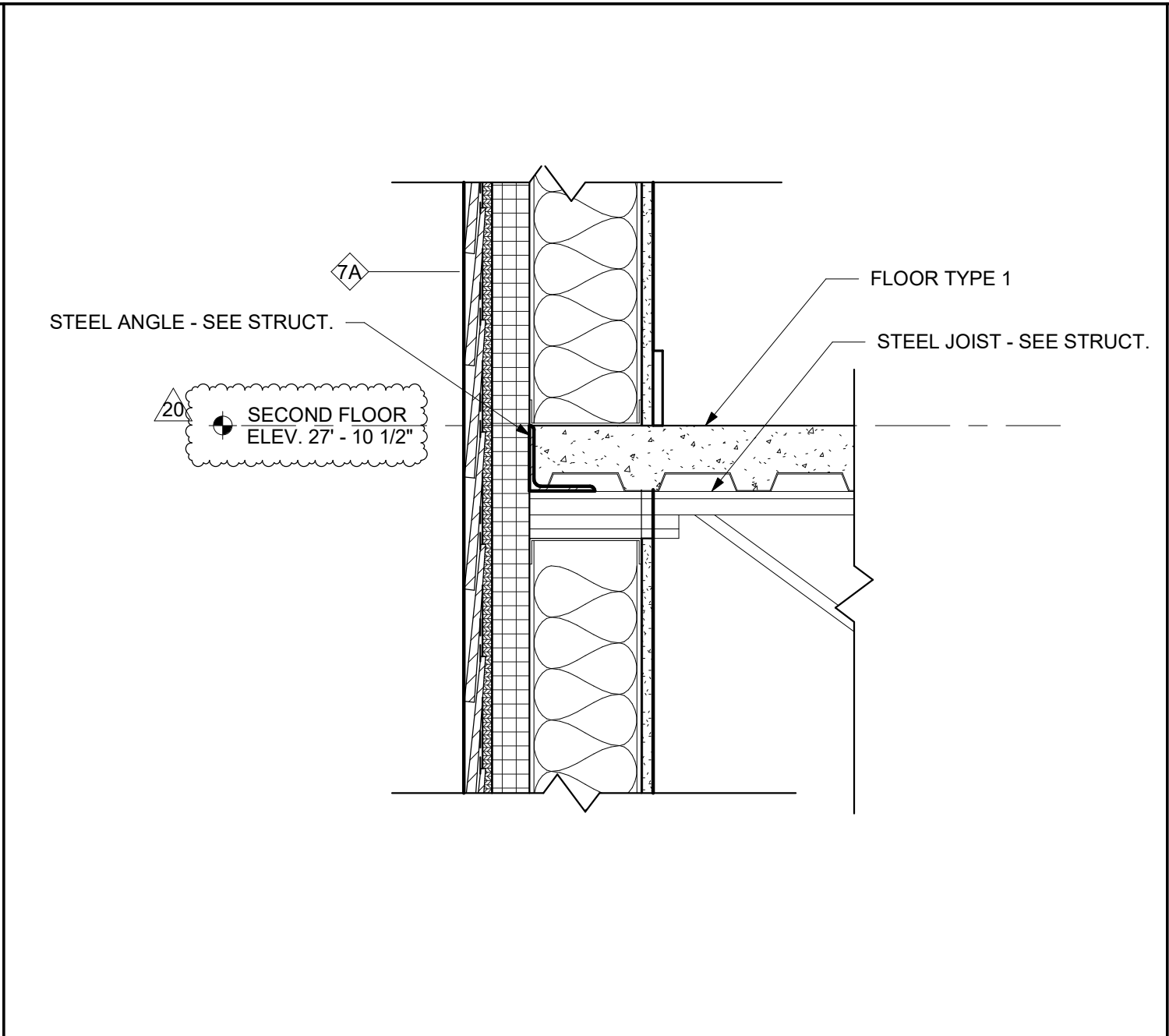
3

ENLARGED SECTION THRU
ELEVATOR

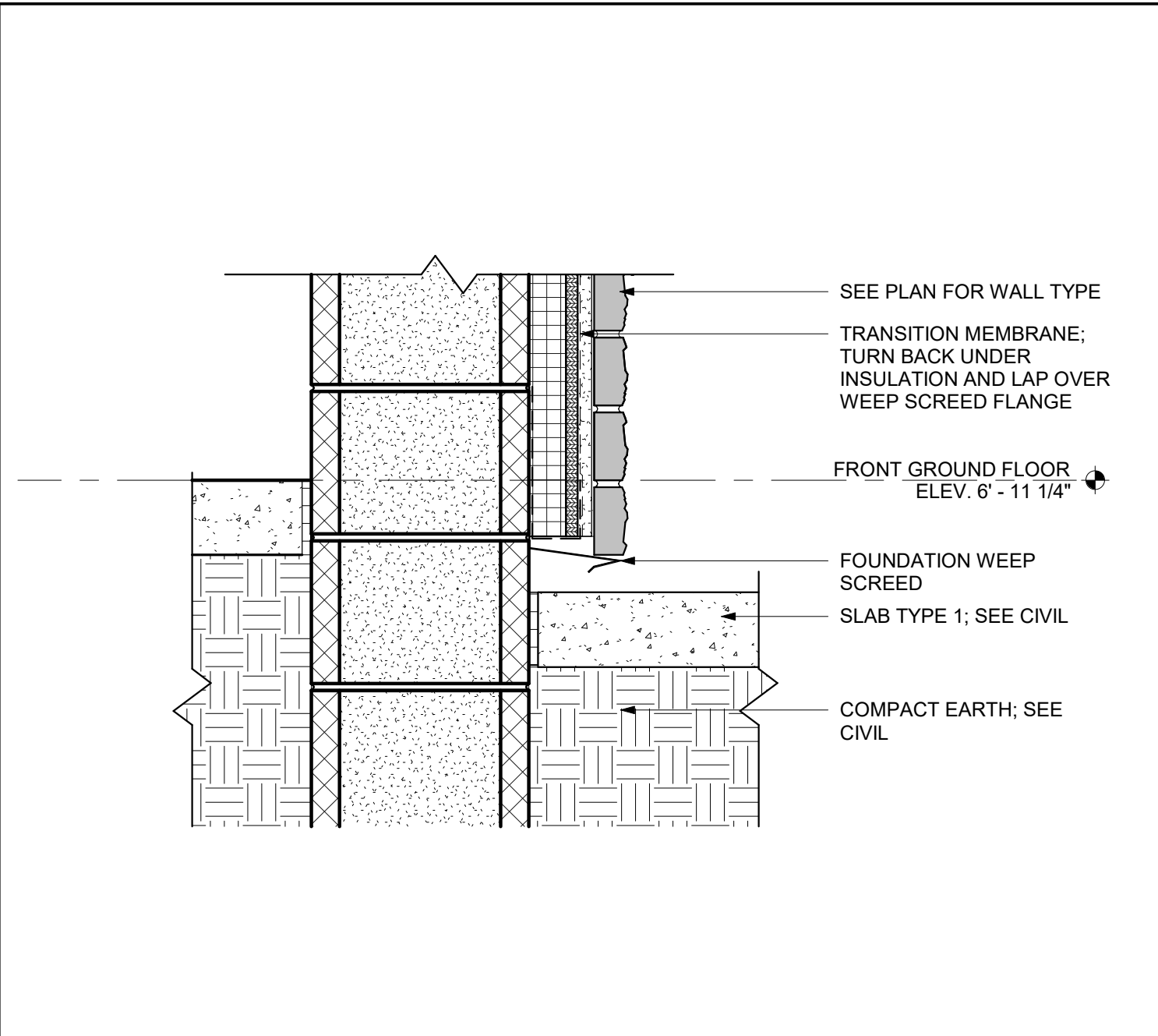
SCALE: 1/4" = 1'-0"



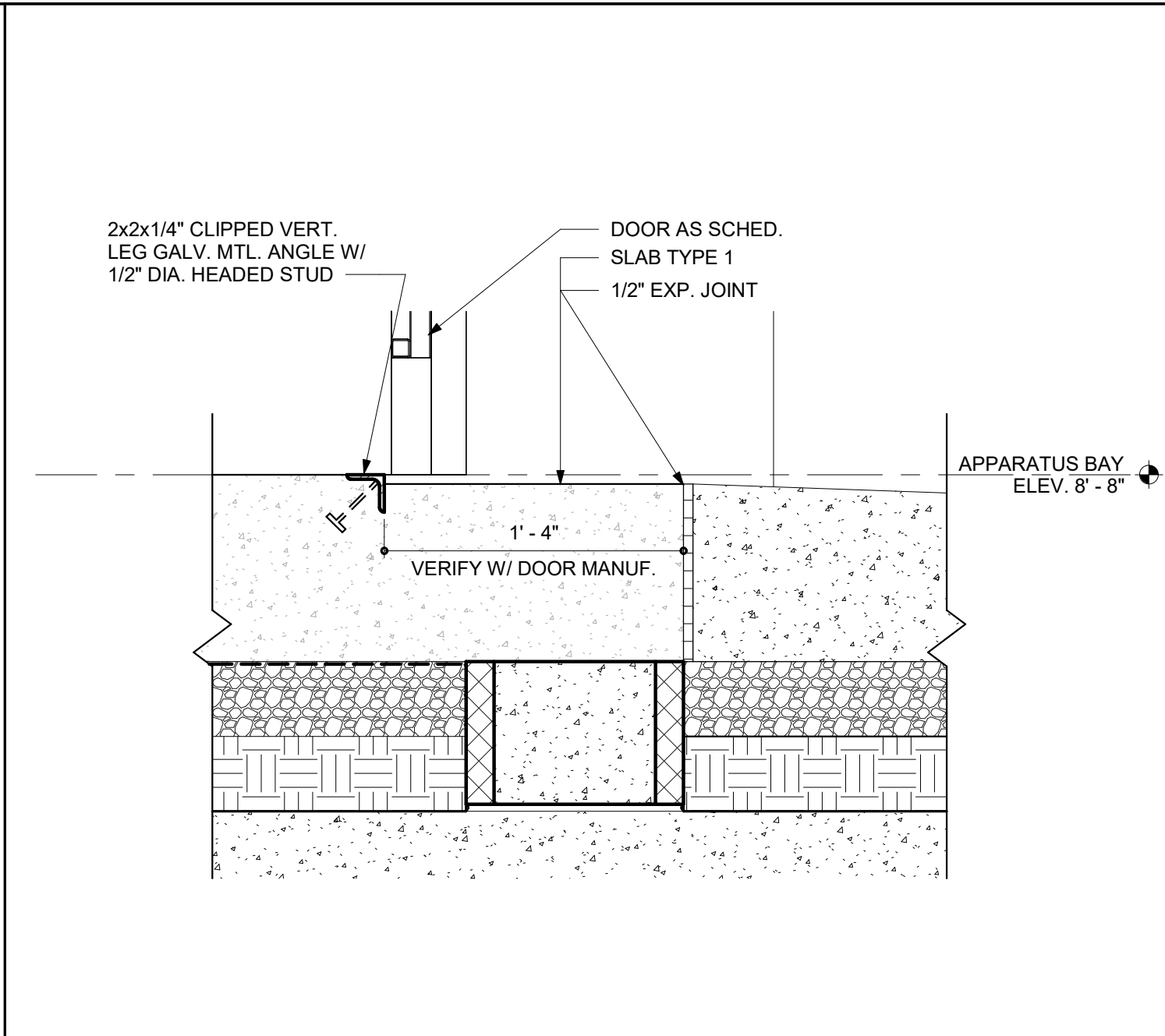
1 SECTION DETAIL - MEZZANINE 212
SCALE: 1 1/2" = 1'-0"



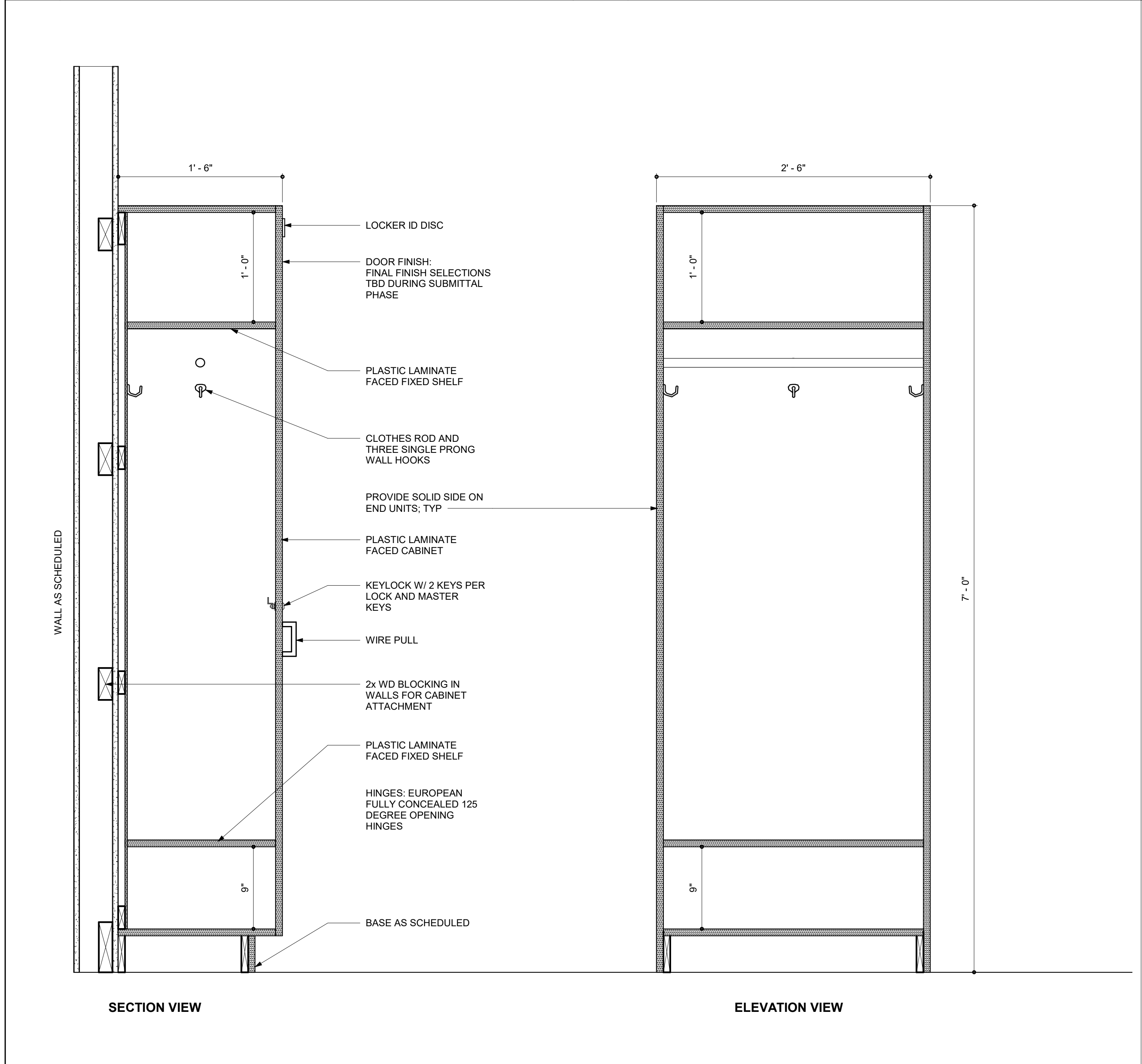
2 SECTION DETAIL - SLAB TO EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"



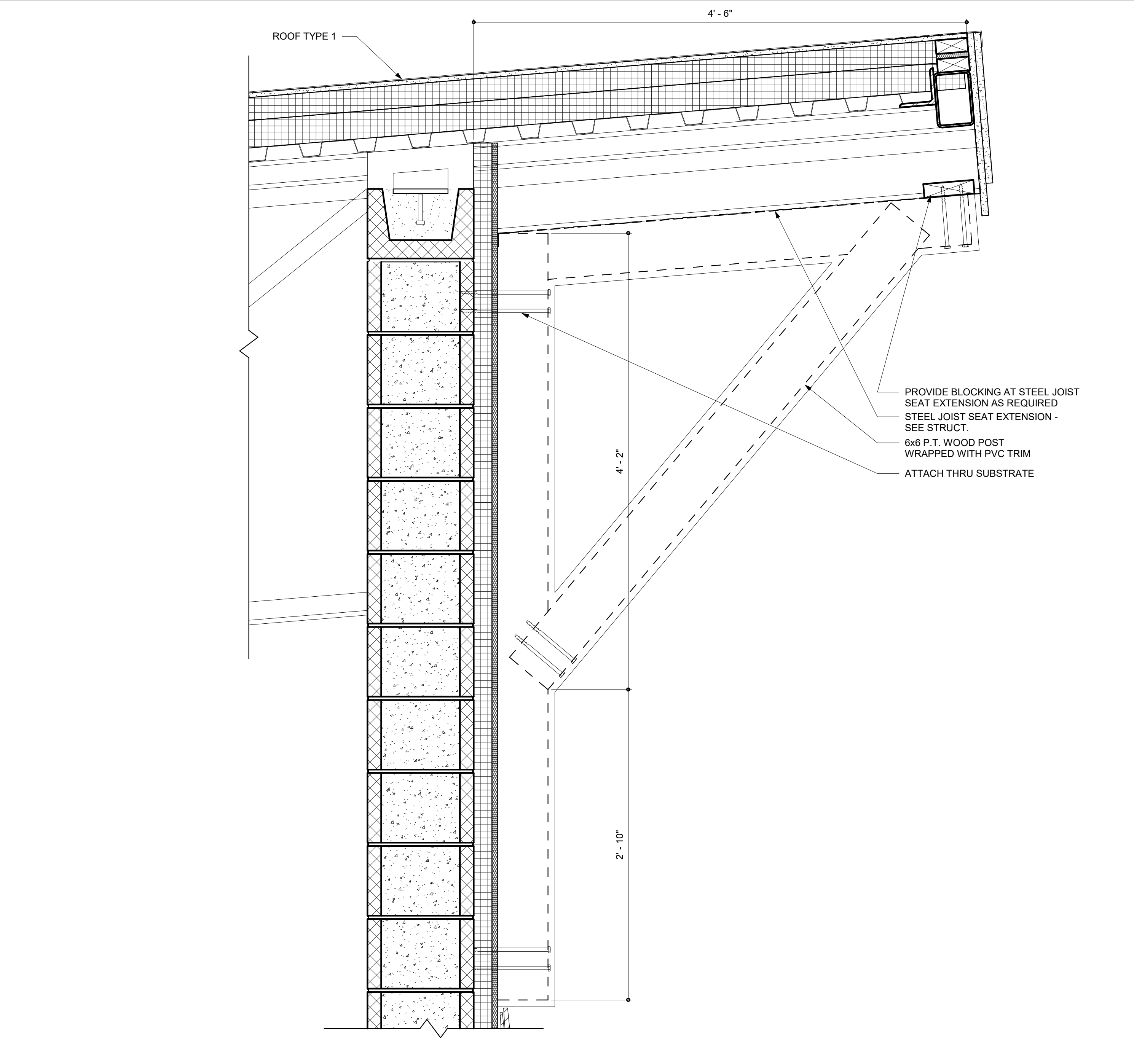
3 TYPICAL EXTERIOR WALL BASE DETAIL
SCALE: 1 1/2" = 1'-0"



4 TYPICAL APPARATUS BAY SLAB EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



5 TYPICAL BUNK ROOM STORAGE UNIT
SCALE: 1" = 1'-0"



6 TYPICAL NON STRUCTURAL BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"

BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100

Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

www.beckermorgan.com

FOUNDED IN 1992

North Topsail Beach

FOUNDED IN 1992

North Topsail Beach

NORTH CAROLINA

CBHF ENGINEERS PLLC
PME ENGINEERS
2246 YAUPOON DRIVE
WILMINGTON, NC 28401
ph 910-791-4000

PARAMOUNTE ENGINEERING, INC.
CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403
ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING
STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401
ph 910-343-8007 fax 910-343-8088

BECKER
MORGAN
GROUP
INC.
51922
WILMINGTON, NC

PROJECT TITLE

NORTH TOPSAIL
BEACH FIRE
STATION #2
3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

ISSUED
FOR PERMIT
03.08.2024

SHEET TITLE

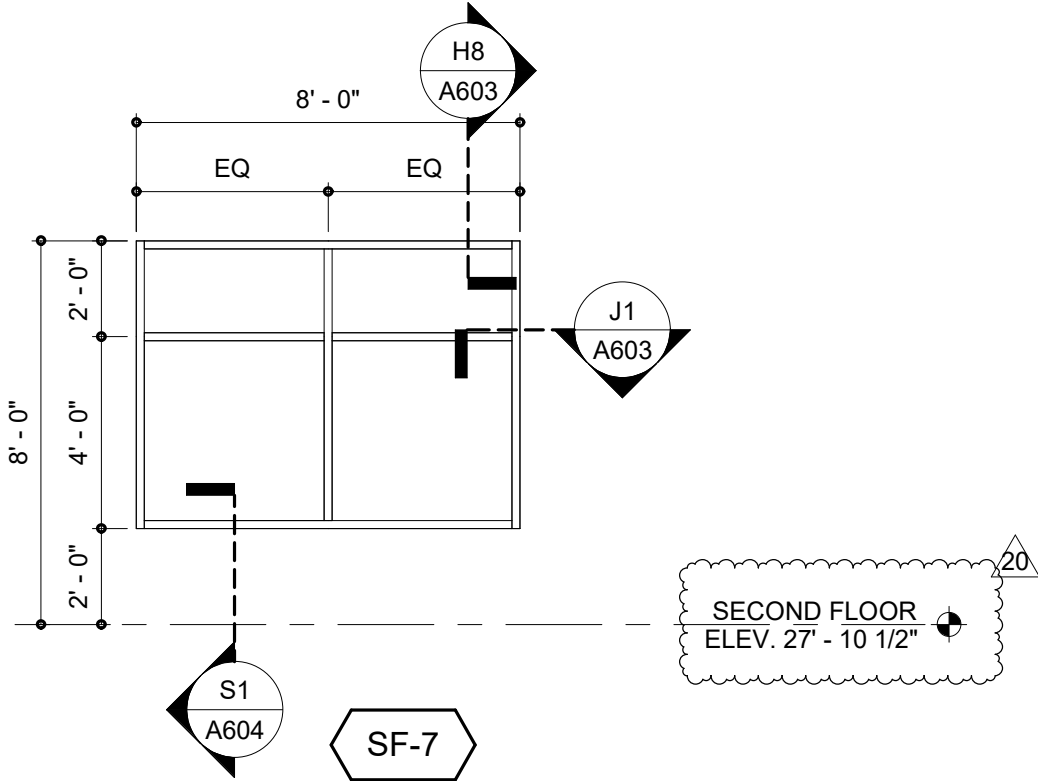
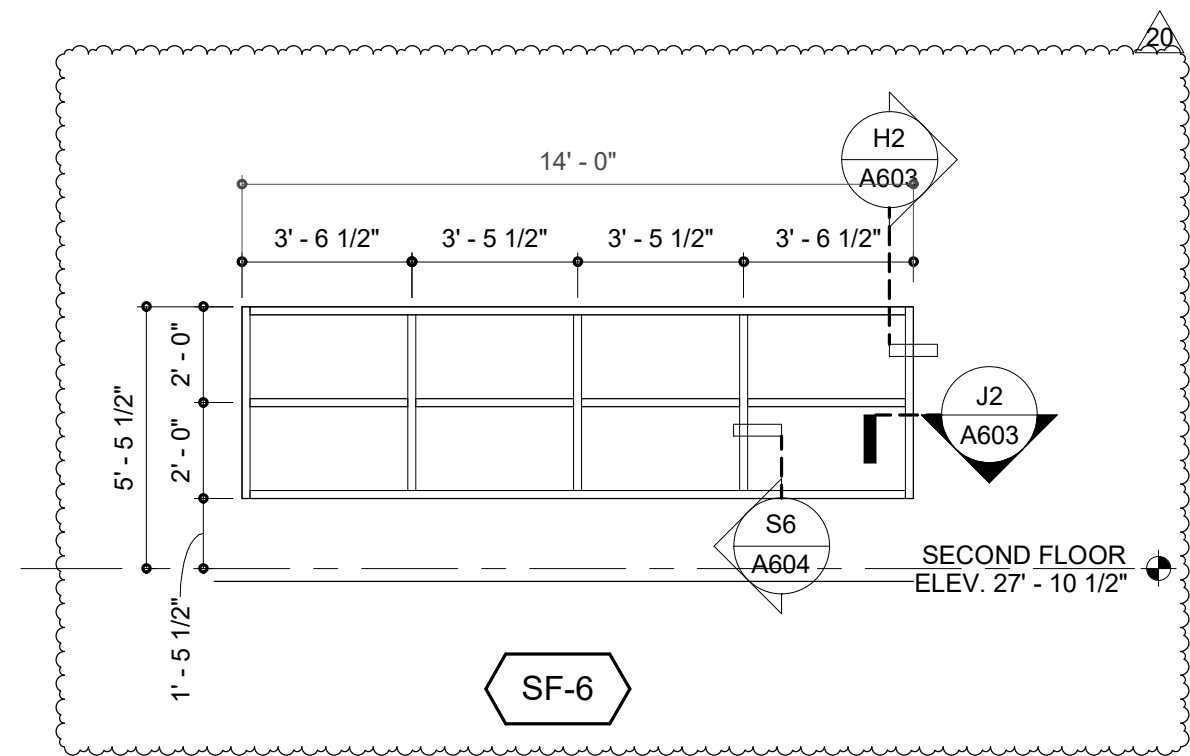
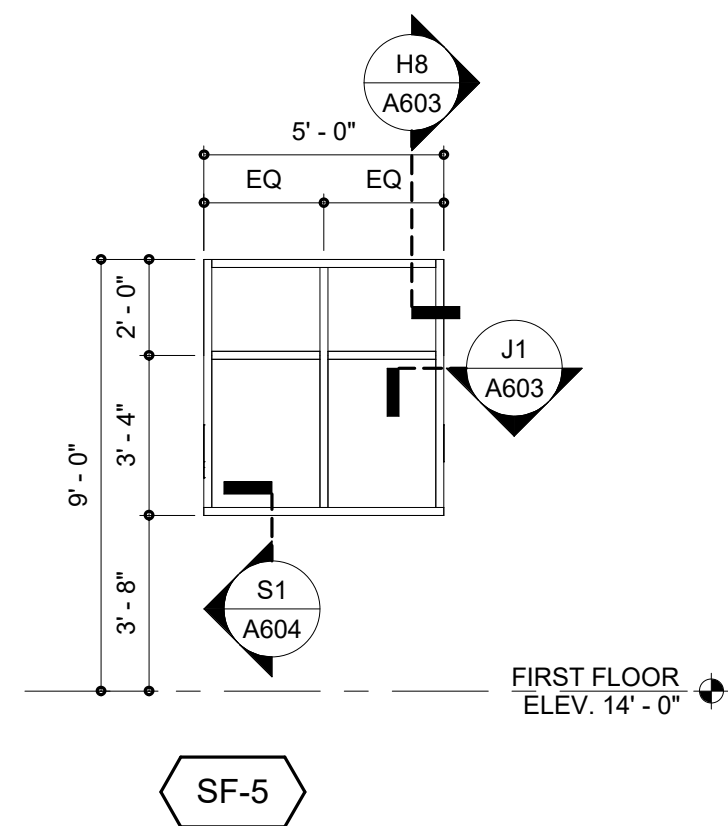
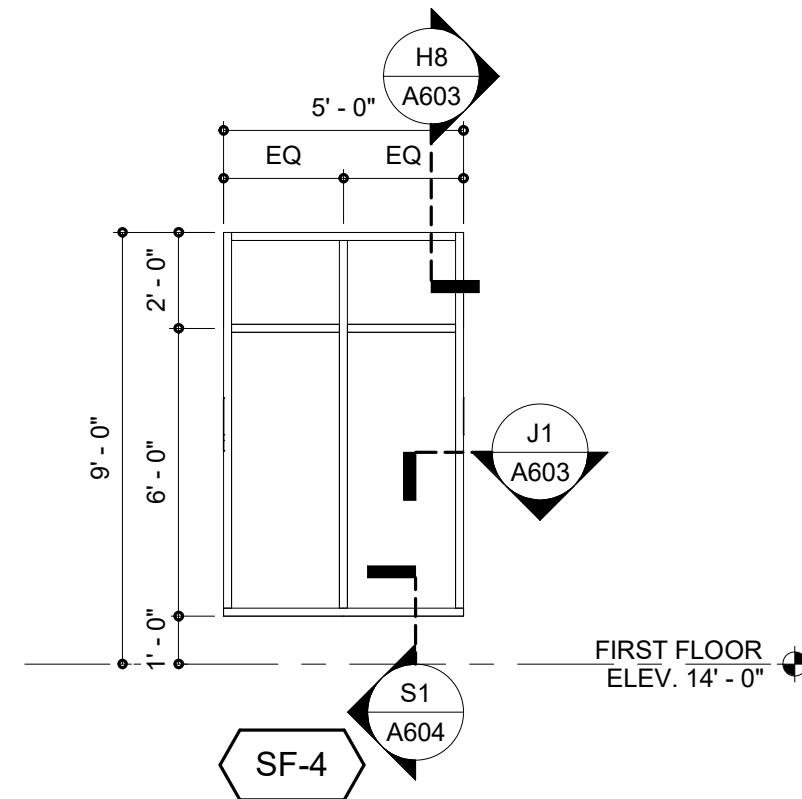
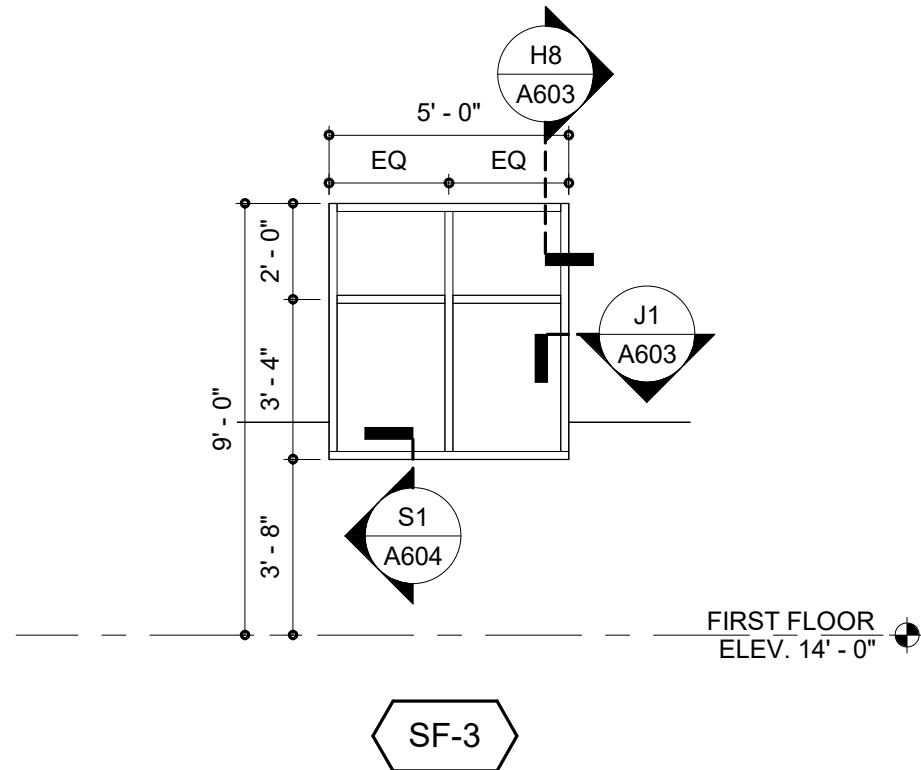
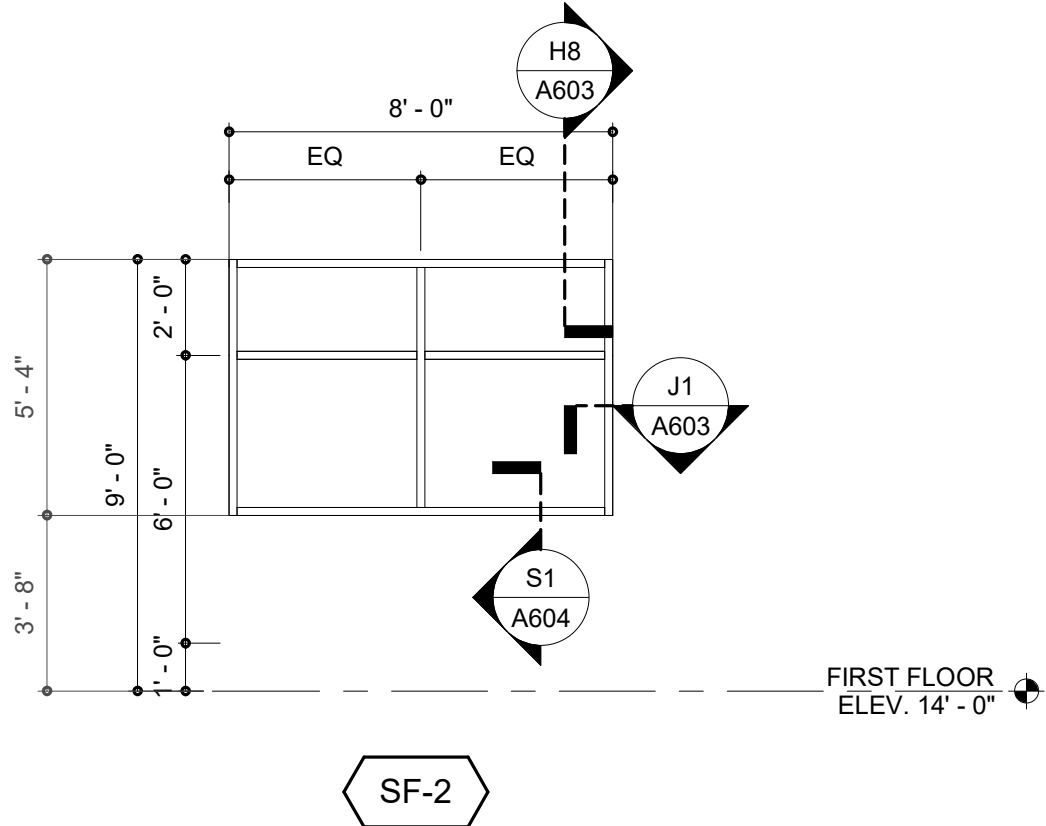
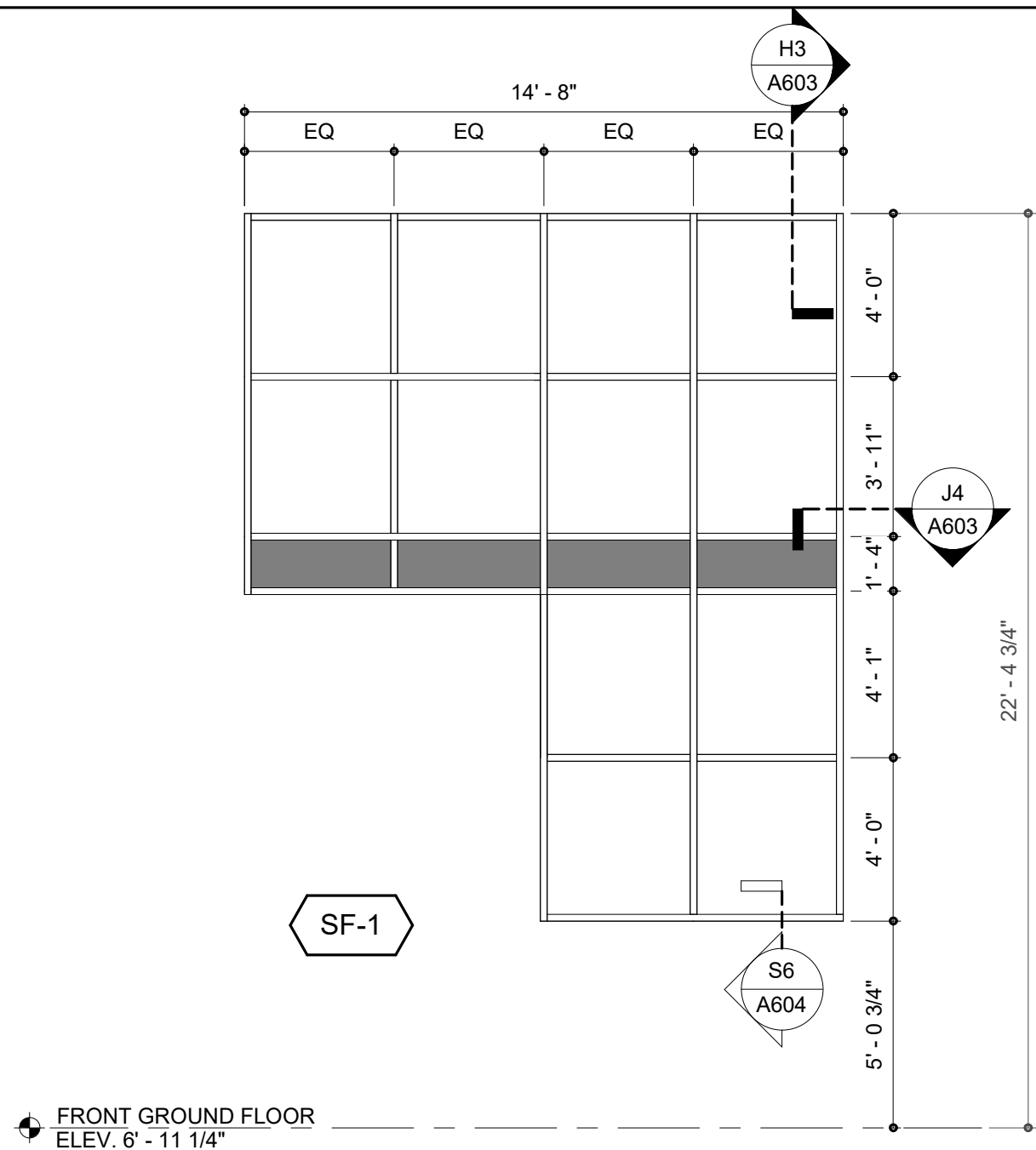
SECTION DETAILS

ISSUE BLOCK

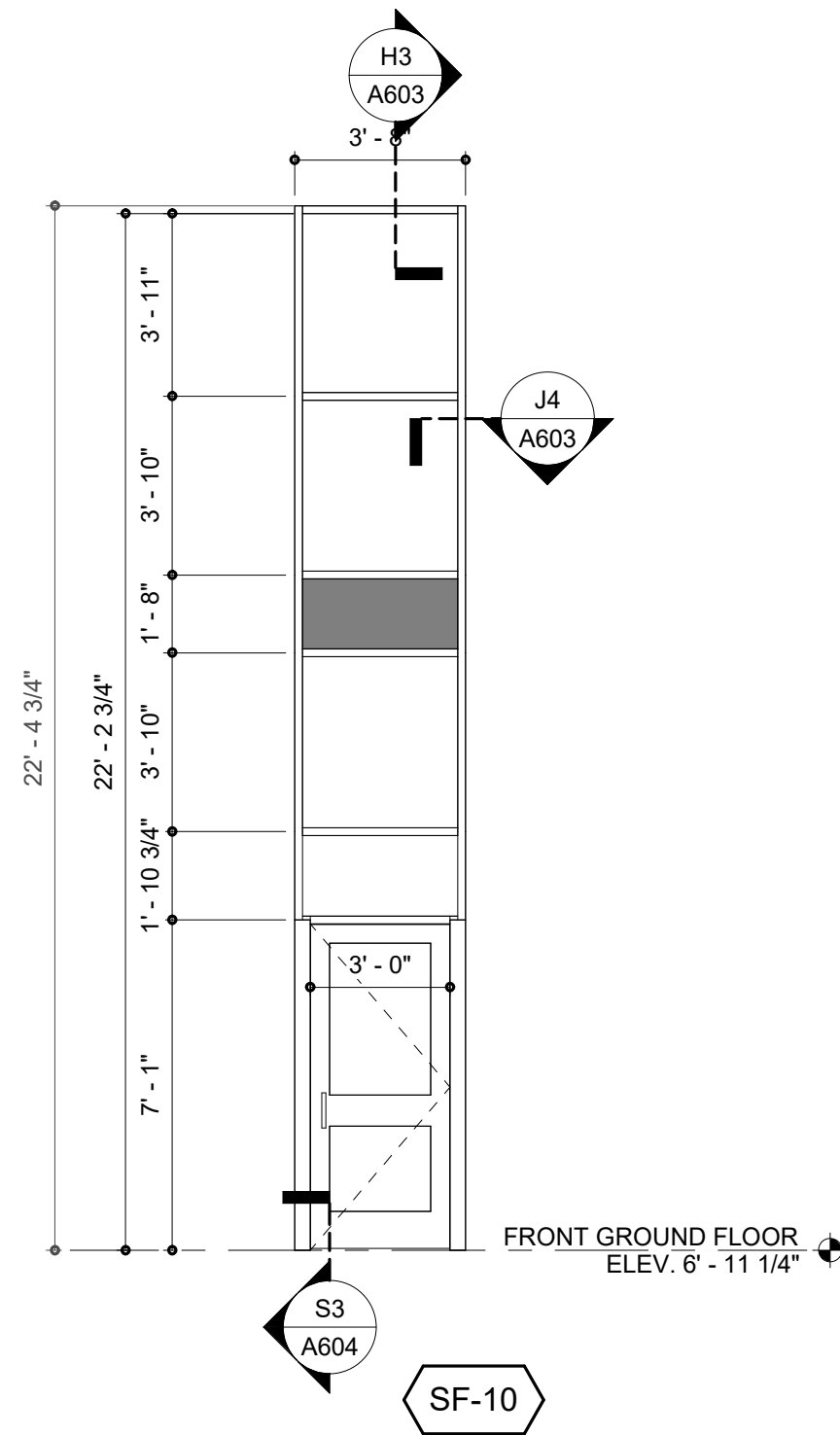
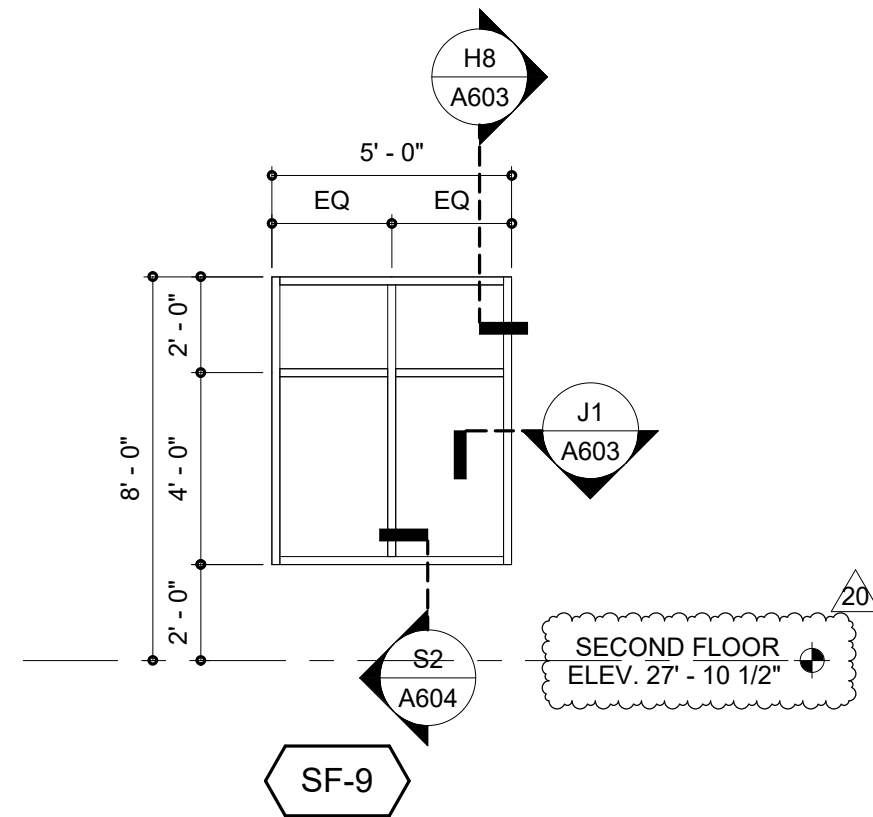
Mark	Date	Description
20	04.02.2025	RFI 100
PROJECT NO: 2021025.02		
DATE: 03.08.2024		
SCALE: 1 1/2" = 1'-0"		
DRAWN BY: EJS PROJ MGR: BMR		

A510
COPYRIGHT © 2024

4/2/2025 9:17:15 AM Autodesk Docs://North Topsail Beach Fire Department/202102502.rvt



SF-8
NOT USED



GLAZING LEGEND		
1.	GLAZING SHALL BE TEMPERED IN DOORS, BORROW LIGHTS, SIDE LIGHTS, AND AS REQUIRED BY CODE, AND AS INDICATED	
2.	GLAZING SHALL BE SAFETY LAMINATED AS REQUIRED BY CODE, AND AS INDICATED.	
3.	PROVIDE FIRE-PROTECTION AND FIRE-RESISTANCE RATED GLAZING AS REQUIRED BY CODE.	
4.	EXTERIOR GLAZING SHALL BE INSULATED.	
	LAMINATED GLAZING	
		SPANDREL GLAZING

BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100
Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100
Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700
www.beckermorgan.com

Town of
NORTH TOPSAIL BEACH

FOUNDED IN 1982 *Nature's Tranquil Beauty* NORTH CAROLINA

CBHF ENGINEERS PLLC
PME ENGINEERS
2246 YAPON DRIVE
WILMINGTON, NC 28401
ph 910-791-4000
PARAMOUNTE ENGINEERING, INC.
CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403
ph 910-791-6707 fax 910-791-6760
WOODS ENGINEERING
STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401
ph 910-343-8007 fax 910-343-8088

BECKER
MORGAN
GROUP
INC.
51922
WILMINGTON, NC

PROJECT TITLE

NORTH TOPSAIL
BEACH FIRE
STATION #2

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

ISSUED
FOR PERMIT
03.08.2024

STOREFRONT
ELEVATIONS

ISSUE BLOCK

20	04.02.2025	RFI 100
Mark	Date	Description
PROJECT NO:		2021025.02
DATE:		03.08.2024
SCALE:		As indicated
DRAWN BY:		EJS PROJ MGR: BMR

A602

COPYRIGHT © 2024

4/2/2025 9:17:15 AM Autodesk Docs://North Topsail Beach Fire Department/202102502.rvt

ATTACHMENT 2

REQUEST FOR INFORMATION



CONTRACT NUMBER: 2021025.02 NTBFS		RFI NUMBER:	101
CONTRACT TITLE: North Topsail Beach Fire Station #2			
PRIME CONTRACTOR: WB Brawley Company Matt Ribakow mrribakow@brawley.net		CLIENT: Kim Wilson kwilson@beckermorgan.com / Brice Reid breid@beckermorgan.com	
SUBJECT/TITLE OF RFI: URGENT- 1st Floor Structural Stud Length			
DRAWING(S): A304	DETAIL(S) A304-2	SPECIFICATION: 054000	CPM ACTIVITY NUMBER:

Cost Effect: ☒ Increase ☐ Decrease ☐ None ☐ TBD
Schedule Impact: ☒ Increase ☐ Decrease ☐ None ☐ TBD

INFORMATION REQUESTED & RECOMMENDED SOLUTION:

Per direction to raise the 2nd Floor FFE from 27-8” to 27-10.5”, the structural studs for the 1st floor are 2.5” short. The approved shop drawings (attached for reference) for the structural stud design was based on detail 2 on A304 (also attached) showing the finished floor elevations.

We are currently waiting to proceed with 1st floor structural steel framing and need direction as soon as possible.

URGENT

Date Response Required By: 4/12/25 Date: 4/2/25 Signature: Matt Ribakow

RESPONSE:

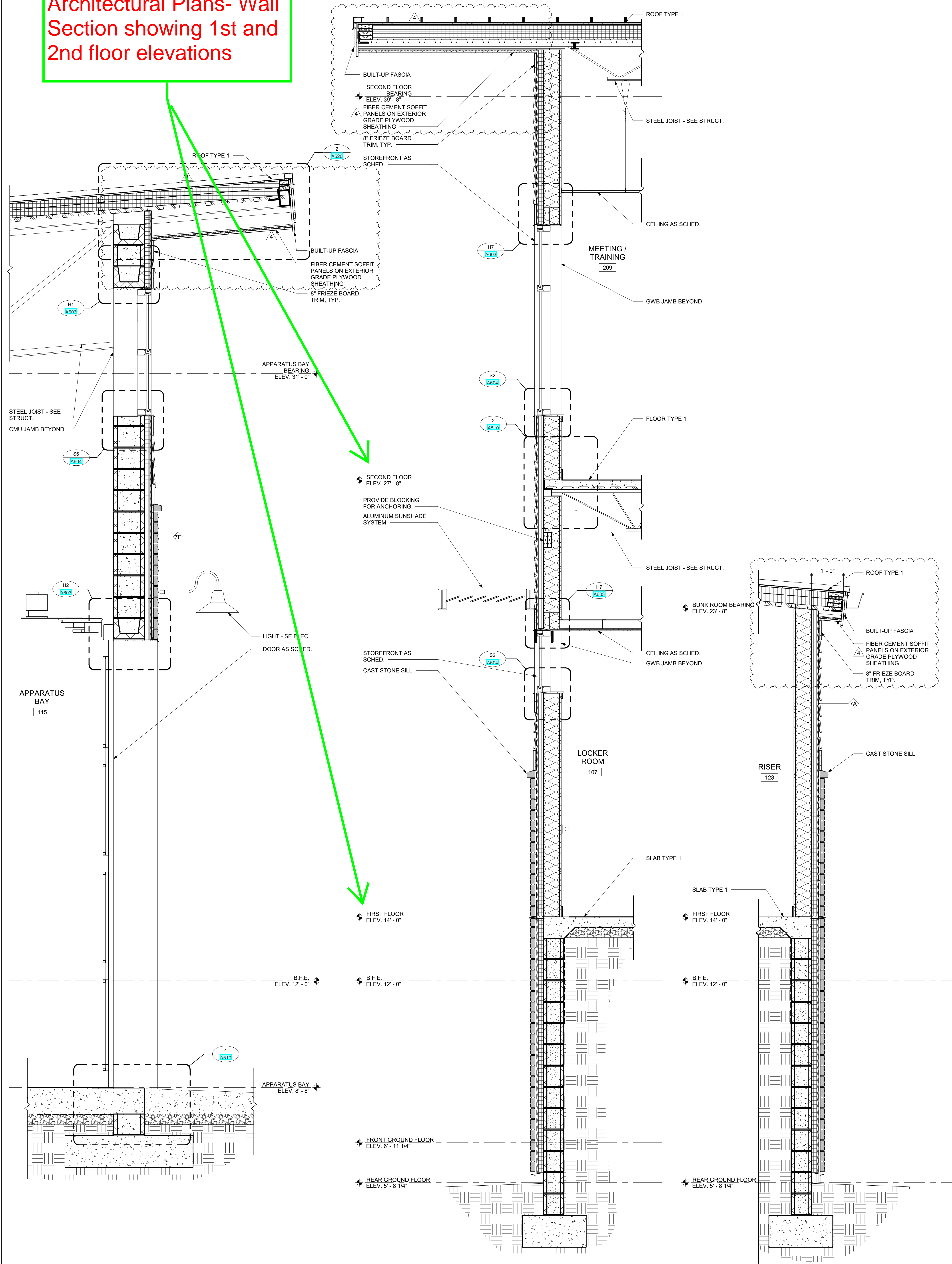
PLEASE SEE DIRECTION FROM WOODS ENG ON PAGE FOUR OF THIS DOCUMENT.

From: **Cait Fitzsimmons** Date: **04-03-2025** Signature: **C.R.Fitzsimmons**

The RFI system is intended to provide an efficient mechanism for responding to contractor's request for information ONLY. This system DOES NOT authorize the contractor to proceed with work - to do so, the contractor proceeds at his own risk. If the contractor considers the RFI response a changed condition, written notice to the Contracting Officer is required within 20 calendar days.

DISTRIBUTION: Original to File via ROICC ☐ PL/DM ☐ ET ☐ A/E ☐ PC# via ROICC/CONTRACTING OFFICER

Architectural Plans- Wall
Section showing 1st and
2nd floor elevations



1 WALL SECTION
SCALE: 3/4" = 1'-0"

2 WALL SECTION
SCALE: 3/4" = 1'-0"

3 WALL SECTION
SCALE: 3/4" = 1'-0"

3/27/2024 7:39:07 AM

Autodesk Docs://North Topsail Beach Fire Department/202102502.rvt

304 GRAY STREET

NORTH TOPSAIL BEACH, NC

28460

ISSUED FOR PERMIT

03.08.2024

WALL SECTIONS

4

03.25.24

ASI 001

202102502

03.08.2024

SCALE: 3/4" = 1'-0"

DRAWN BY: EJS

PROJ MGR: BMR

A304

COPYRIGHT © 2024

BECKER MORGAN GROUP, INC.

51922

ON NORTH CAROLINA

ERNEST W. OLDS

10695

REGISTERED PROFESSIONAL ENGINEER

WILMINGTON, NC

WOODS ENGINEERING

STRUCTURAL ENGINEERING

264 N. FRONT STREET, SUITE 201

WILMINGTON, NC 28401

PH 910-343-8007 FAX 910-343-8008

PARAMOUNT ENGINEERING, INC.

CIVIL ENGINEERING

122 CINEMA DRIVE

WILMINGTON, NC 28403

PH 910-791-6707 FAX 910-791-6780

CBHF ENGINEERS PLLC

PAE ENGINEERS

2246 YALPON DRIVE

WILMINGTON, NC 28401

PH 910-791-4000

NORTH TOPSAIL BEACH

ARCHITECTURE ENGINEERING

FORMERLY AKA: *North Topsail Beach*

3333 JACOB DRIVE, SUITE 120

WILMINGTON, NC 28403

PH 910-341-7600

615 SOUTH COLLEGE STREET, SUITE 8-158

CHARLOTTE, NC 28202

980-270-9100

Maryland

312 WEST MAIN ST., SUITE 300

SALISBURY, MD 21801

410-546-9100

DELAWARE

309 S GOVERNORS AVE

DOVER, DE 19904

302-734-7950

The Tower at STAR Campus

100 DISCOVERY BOULEVARD, SUITE 102

NORTH CAROLINA 28135

302-369-3700

www.beckermorgan.com

BECKER MORGAN GROUP, INC.

ARCHITECTURE ENGINEERING

3333 JACOB DRIVE, SUITE 120

WILMINGTON, NC 28403

PH 910-341-7600

615 SOUTH COLLEGE STREET, SUITE 8-158

CHARLOTTE, NC 28202

980-270-9100

Maryland

312 WEST MAIN ST., SUITE 300

SALISBURY, MD 21801

410-546-9100

DELAWARE

309 S GOVERNORS AVE

DOVER, DE 19904

302-734-7950

The Tower at STAR Campus

100 DISCOVERY BOULEVARD, SUITE 102

NORTH CAROLINA 28135

302-369-3700

www.beckermorgan.com

Cait Fitzsimmons

From: Adam Sisk <adam@woodseng.com>
Sent: Thursday, April 3, 2025 10:30 AM
To: Brice M. Reid; Gregory Trotta
Cc: Cait Fitzsimmons
Subject: RE: 2021025.02 NTB FS2 - RFI 101_1st Floor Structural Stud Length - Urgent

Follow Up Flag: Follow up
Flag Status: Flagged

Brice,

We recommend building up on top of the track with a boxed track to make up the 2-1/2". Please have the CFS designer propose a solution.

Regards,

Adam Sisk, PE, SE
Principal

WOODS ENGINEERING, PA
Creative Solutions
254 N. Front St. Suite 201
Wilmington, NC 28401
(p) 910.343.8007 xt 103 (f) 910.343.8088
www.woodseng.com



Please consider the environment before printing this email

From: Brice M. Reid <broid@beckermorgan.com>
Sent: Thursday, April 3, 2025 9:16 AM
To: Adam Sisk <adam@woodseng.com>; Gregory Trotta <greg@woodseng.com>
Cc: Cait Fitzsimmons <cfitzsimmons@beckermorgan.com>
Subject: 2021025.02 NTB FS2 - RFI 101_1st Floor Structural Stud Length - Urgent
Importance: High

Good Morning Adam/Greg – I just sent over via newforma (also attached) the structural stud RFI. As discussed in the meeting, confirmation came back that the studs on site are 2.5" short. Can you provide a response the RFI as soon as possible?

Thank you,

Brice M. Reid, AIA, NCARB
Senior Associate | Architect
BECKER MORGAN GROUP, INC.

North Carolina | Maryland | Delaware
910.341.7600x407 o
broid@beckermorgan.com
www.beckermorgan.com

From: Brice M. Reid
Sent: Wednesday, April 2, 2025 1:06 PM
To: Matt Ribakow <mrribakow@brawley.net>
Cc: Kimberly L. Wilson <kwilson@beckermorgan.com>; Cait Fitzsimmons <cfitzsimmons@beckermorgan.com>; adam@woodseng.com; Gregory Trotta <greg@woodseng.com>; Adrian Rowe <arowe@brawley.net>; Scott Kisthardt <scott@brawley.net>
Subject: RE: 2021025.02 NTB FS2 - RFI 100 Joist Bearing Elevations

Matt – please send us an RFI to track the question.

Thank you,
Brice M. Reid, AIA, NCARB
Senior Associate | Architect
BECKER MORGAN GROUP, INC.
North Carolina | Maryland | Delaware
910.341.7600x407 o
breid@beckermorgan.com
www.beckermorgan.com
[Facebook](#) | [LinkedIn](#) | [Instagram](#)

From: Matt Ribakow <mrribakow@brawley.net>
Sent: Wednesday, April 2, 2025 1:02 PM
To: Brice M. Reid <breid@beckermorgan.com>
Cc: Kimberly L. Wilson <kwilson@beckermorgan.com>; Cait Fitzsimmons <cfitzsimmons@beckermorgan.com>; adam@woodseng.com; Gregory Trotta <greg@woodseng.com>; Adrian Rowe <arowe@brawley.net>; Scott Kisthardt <scott@brawley.net>
Subject: Re: 2021025.02 NTB FS2 - RFI 100 Joist Bearing Elevations

Thanks Brice-

The 1st floor structural studs are 2.5" short for the new 2nd floor height. Their shop drawings were based on the architectural plans with the 27'-8" 2nd floor elevation. Please advise how to proceed, as we are currently waiting to proceed with the 1st floor framing.

Also, we will need to adjust the 2 door frames that have been set with their frame bottom at 27'-8". We probably will need to replace the door frames if they are damaged being removed.

Thanks,
Matt

Matt Ribakow

Assistant Project Manager

C: 910.530.4657

MRibakow@BRAWLEY.NET

3314 Jaeckle Drive Unit 120

Wilmington, NC 28403

BRAWLEY

■ ICT SERVICES ■ CONSTRUCTION ■ INTERIOR DESIGN

From: Brice M. Reid <breid@beckermorgan.com>

Sent: Wednesday, April 2, 2025 12:53 PM

To: Matt Ribakow <mrribakow@brawley.net>

Cc: Kimberly L. Wilson <kwilson@beckermorgan.com>; Cait Fitzsimmons <cfitzsimmons@beckermorgan.com>;
adam@woodseng.com <adam@woodseng.com>; Gregory Trotta <greg@woodseng.com>

Subject: 2021025.02 NTB FS2 - RFI 100 Joist Bearing Elevations

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Matt – please see attached RFI response. Kim is out of the office today, but we wanted to get this over to your team.

Let us know if you have any questions.

Thank you,

Brice M. Reid, AIA, NCARB

Senior Associate | Architect

BECKER MORGAN GROUP, INC.

North Carolina | Maryland | Delaware

910.341.7600x407 o

breid@beckermorgan.com

www.beckermorgan.com

[Facebook](#) | [LinkedIn](#) | [Instagram](#)

ATTACHMENT 3

REQUEST FOR INFORMATION

BRAWLEY

■ ICT SERVICES ■ CONSTRUCTION ■ INTERIOR DESIGN

CONTRACT NUMBER: 2021025.02 NTBFS		RFI NUMBER:	107
CONTRACT TITLE: North Topsail Beach Fire Station #2			
PRIME CONTRACTOR: WB Brawley Company Matt Ribakow mrribakow@brawley.net		CLIENT: Kim Wilson kwilson@beckermorgan.com / Brice Reid breid@beckermorgan.com	
SUBJECT/TITLE OF RFI: URGENT - Drawing Changes in RFI 100			
DRAWING(S): RFI 100	DETAIL(S)	SPECIFICATION:	CPM ACTIVITY NUMBER:

Cost Effect: ☐ Increase ☐ Decrease ☐ None ☒ TBD
 Schedule Impact: ☐ Increase ☐ Decrease ☐ None ☒ TBD

INFORMATION REQUESTED & RECOMMENDED SOLUTION:

For tracking purposes, please provide a detailed explanation of all changes made in RFI 100. Drawings attached for reference.

URGENT

Date Response Required By: 5/1/25 Date: 4/22/25 Signature: Matt Ribakow

RESPONSE:

Please reference the narrative on the following page.

From: Cait Fitzsimmons Date: 04/24/2025 Signature: C.R.Fitzsimmons

The RFI system is intended to provide an efficient mechanism for responding to contractor's request for information ONLY. This system DOES NOT authorize the contractor to proceed with work - to do so, the contractor proceeds at his own risk. If the contractor considers the RFI response a changed condition, written notice to the Contracting Officer is required within 20 calendar days.

DISTRIBUTION: Original to File via ROICC ☐ PL/DM ☐ ET ☐ A/E ☐ PC# via ROICC/CONTRACTING OFFICER

STRUCTURAL DRAWING UPDATES:

Second Floor Framing Plan/S2.02:

- Joist bearing elevation heights added.

Roof Framing Plan/S2.03:

- Joist bearing elevation heights updated.

ARCHITECTURE DRAWING UPDATES:

1/A201:

- Second floor elevation height updated.

2/A201:

- Second floor elevation height updated.

1/A202:

- Second floor elevation height updated.
- First floor to second floor dimension updated to reflect the revised second floor elevation height.

2/A202:

- Second floor elevation height updated.

1/A301:

- Second floor elevation height updated.
- Mezzanine floor elevation height updated.

2/A301:

- Mezzanine floor elevation height updated.

1/A302:

- Second floor elevation height updated.

2/A302:

- Second floor elevation height updated.
- Mezzanine floor elevation height updated.

2/A304:

- Second floor elevation height updated.

1/A305:

- Mezzanine floor elevation height updated.

2/A305:

- Second floor elevation height updated.

8/A402:

- Second floor elevation height updated.
- Mezzanine floor elevation height updated.

1/A403:

- Second floor elevation height updated.
- Riser height dimensions updated to reflect the revised second floor elevation height

2/A403:

- Second floor elevation height updated.

3/A403:

- Second floor elevation height updated.

1/A510:

- Mezzanine floor elevation height updated.

2/A510:

- Second floor elevation height updated.

SF-6/A602:

- Second floor elevation height updated.
- Height of storefront above second floor elevation updated to maintain alignment with the curtain wall system.

SF-7/602:

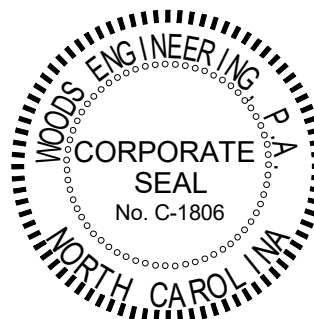
- Second floor elevation height updated.

SF-9/A602:

- Second floor elevation height updated.

SF-10/A602:

- Second floor elevation height updated.



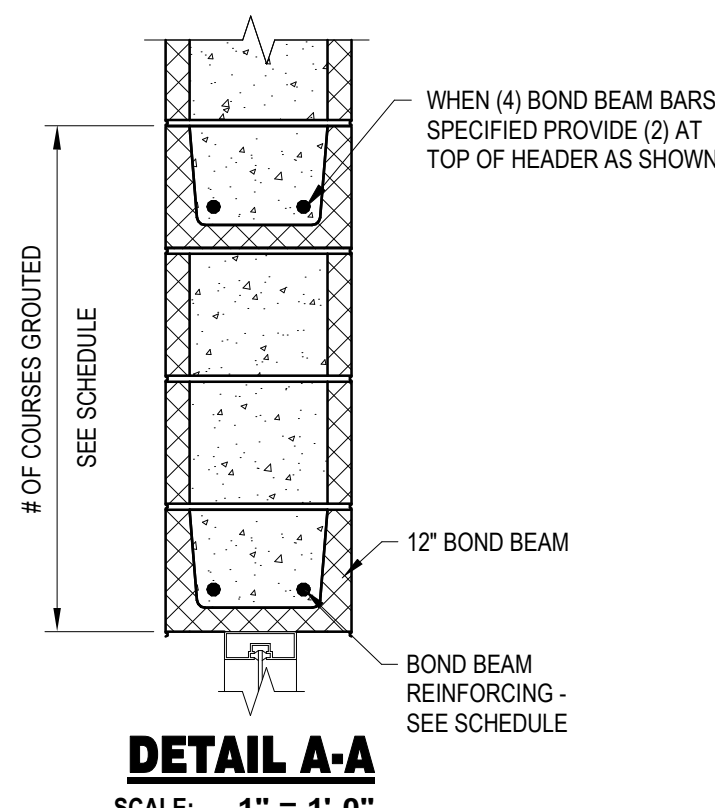
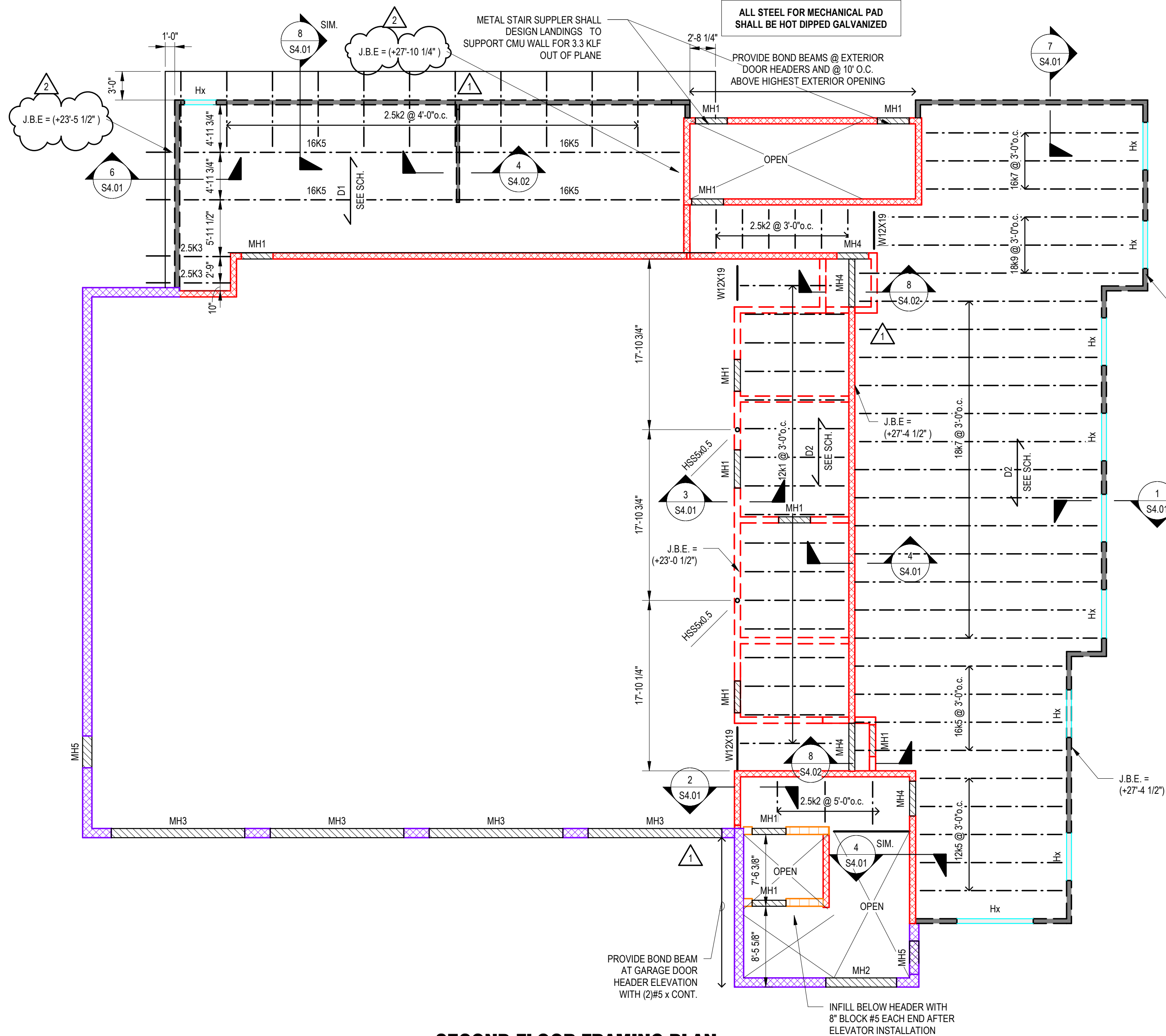
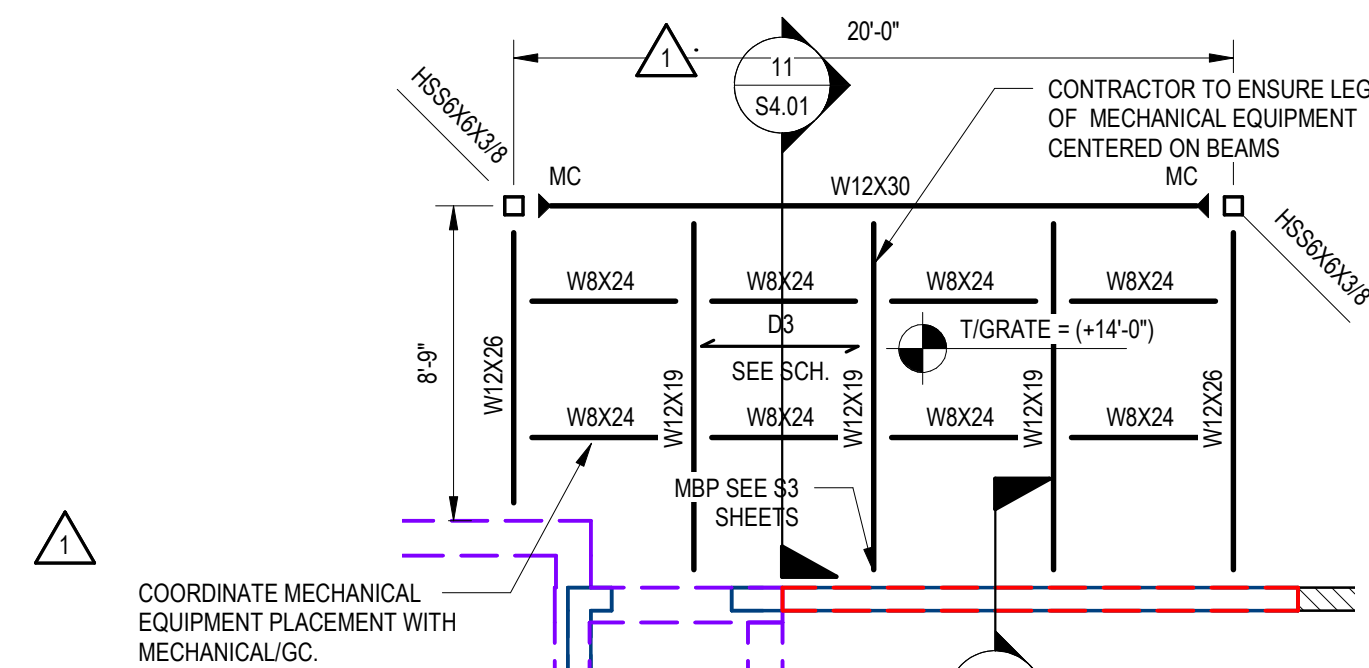
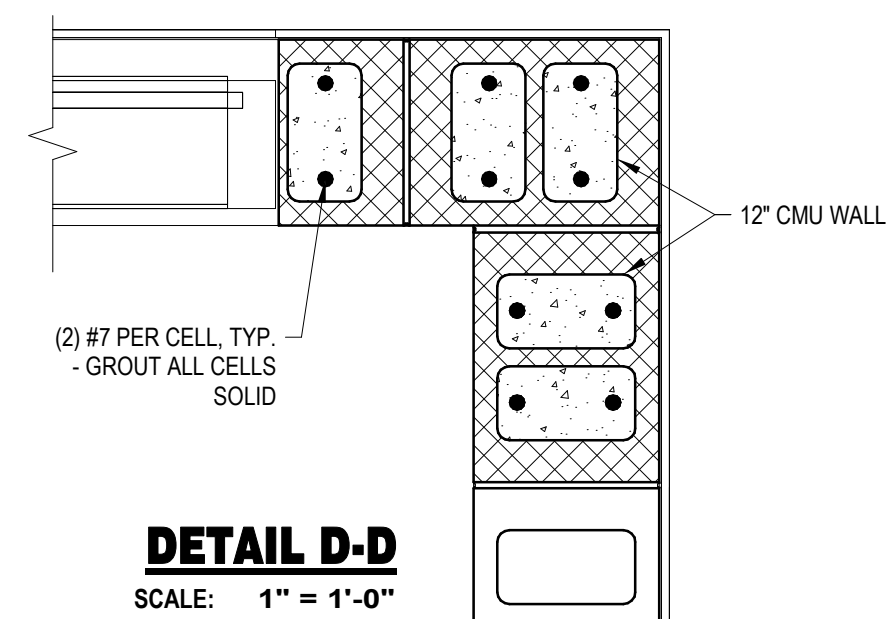
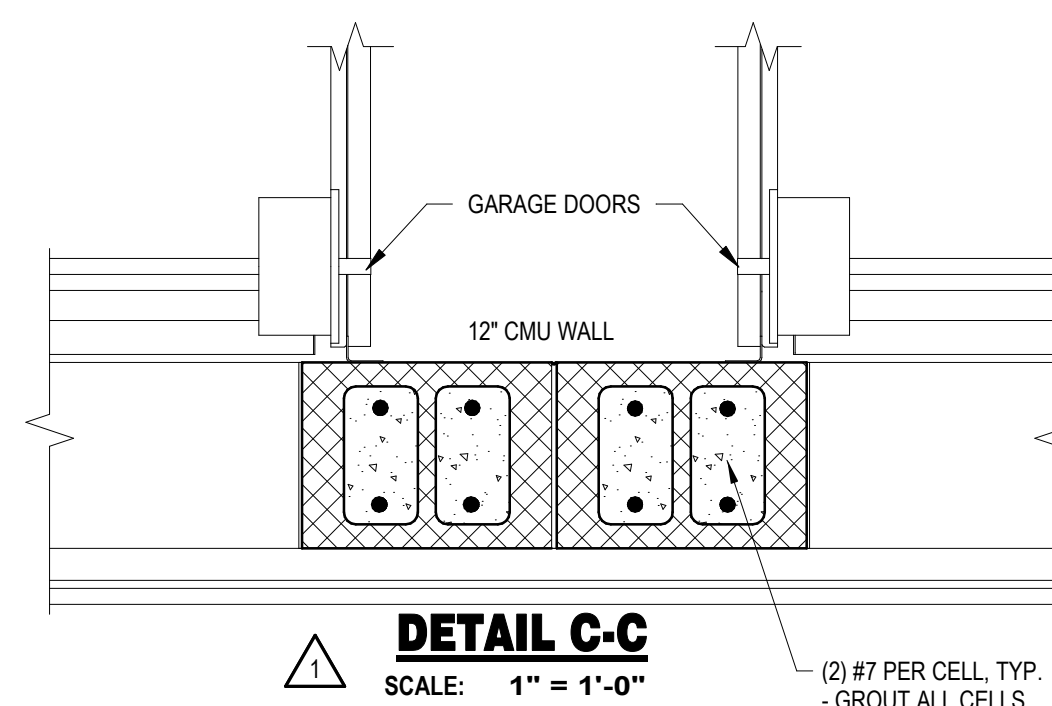
MARK	DECK TYPE	DECK SCHEDULE					TYPICAL LOCATION	COMMENTS
		THICKNESS CONC	THICKNESS TOTAL	CONCRETE STRENGTH	REINFORCEMENT	CONC WEIGHT		
D1	1 1/2" DEEP 20 GA. GALVANIZED ROOF TYPE 'B'	-	1 1/2"	-	-	-	TYP ROOF	-
D2	1" DEEP 26 GA. GALVANIZED NON-COMPOSITE TYPE 'C' - (1.0C26)	2-1/2"	3-1/2"	3,000psi	WWM6x6xW2.9xW2.9	NORMAL	TYP FLOOR	-
D3	OPEN	-	2"	-	-	-	PLATFORMS	PRODUCT SELECTION BY GC

FLOOR FRAMING LEGEND

	STEEL COLUMN - SEE PLAN FOR SIZE AND LOCATION
	LOAD BEARING CFS WALLS - FINAL DESIGN BY DD
	STEEL BEAM - SEE PLAN FOR SIZE AND LOCATION
	STEEL JOIST - SEE PLAN FOR SIZE AND LOCATION
	INDICATES 8" WITH #5 @ CORNERS, JAMBS, AND 48" O.C. U.N.O. INDICATES 12" CMU RETAINING WALL - WITH #7 @ 16" O.C. U.N.O. INDICATES 10" CMU, SEE PLAN FOR REINFORCING
	MASONRY HEADER SEE SCHEDULE THIS SHEET
	INDICATES MOMENT CONNECTION
	INDICATES MASONRY WALL PLATE SEE S3.0 SERIES SHEETS
	INDICATES MASONRY BEARING PLATE SEE S3.0 SERIES SHEETS
	INDICATES CFS HEADER BY DD

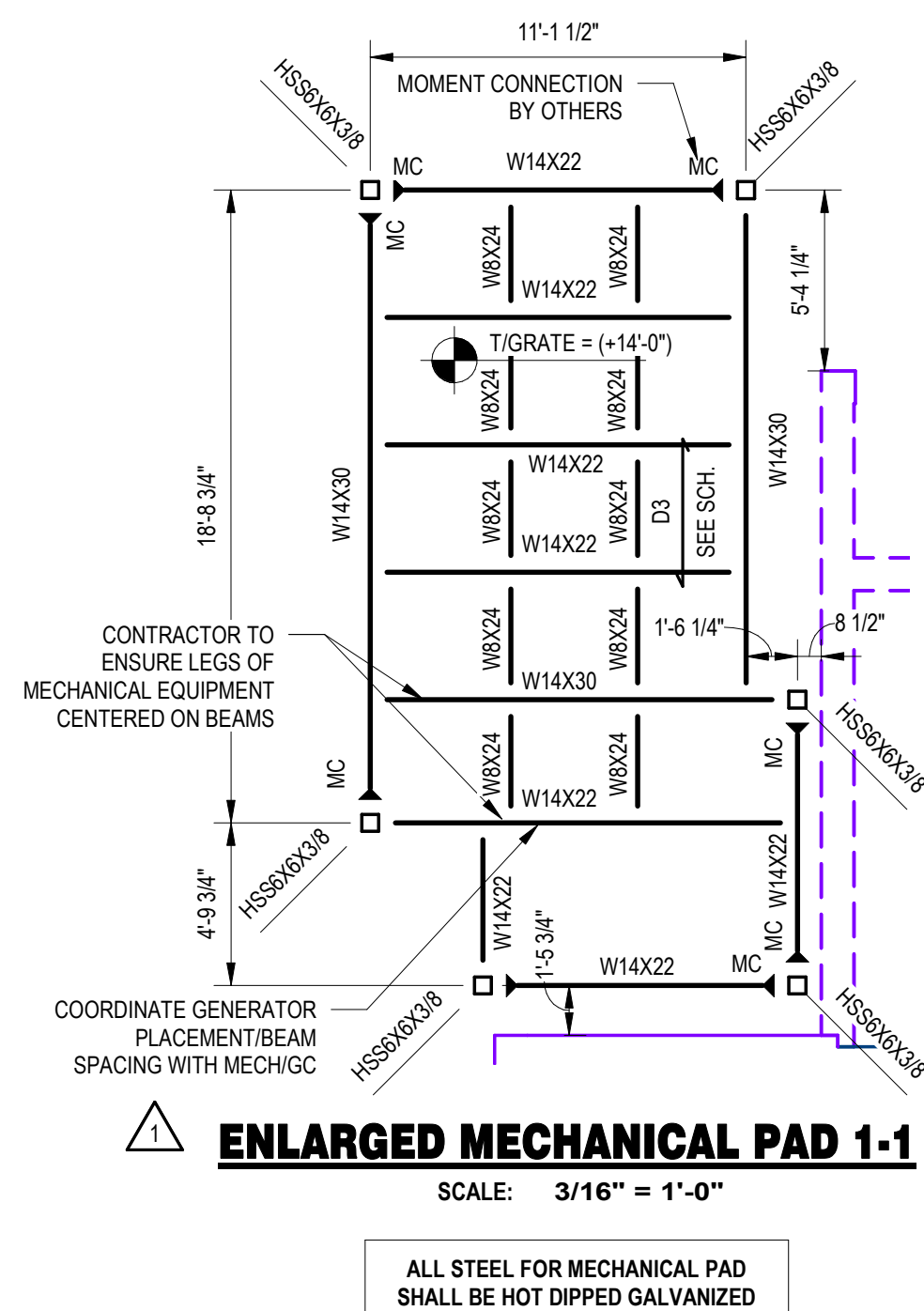
NOTES - FLOOR FRAMING PLAN

- SEE S1.0 SERIES SHEETS FOR ADDITIONAL GENERAL NOTES, MATERIAL NOTES AND MATERIAL SPECIFICATIONS. ALSO, SEE S1.0 SERIES SHEETS FOR TYPICAL DETAILS. TYPICAL DETAILS ARE GENERALLY NOT SHOWN ON PLAN BUT RATHER ARE INTENDED TO DEFINE TYPICAL CONSTRUCTION CONDITIONS.
 - SEE PLAN FOR TRUSS/JOIST BEARING ELEVATIONS. ELEVATIONS NOTED ARE FROM MSL = 0.0'
 - SEE SCHEDULE THIS SHEET FOR SLAB-ON-DECK REQUIREMENTS.
 - METAL ROOF DECK SHALL BE ATTACHED TO STEEL SUPPORTING MEMBERS WITH HILTI X-HSN 24 FOR STEEL THICKNESS EQUAL TO OR LESS THAN 3/8" AND HILTI X-ENP 19 OTHERWISE IN A 36/4 PATTERN U.N.O. ON PLAN - EXCEPT WITHIN 10'-0" OF ROOF EDGE PROVIDE FASTENERS IN A 36/7 PATTERN. PROVIDE (1) HILTI SCC TEK SIDELAP SCREW PER SPAN, U.N.O. ON PLAN.
- 36" COVERAGE
SIDE LAP SCREW
36/7 SCREW PATTERN
- 36" COVERAGE
SIDE LAP SCREW
36/4 SCREW PATTERN
- PROVIDE JOIST BRIDGING PER SJI RECOMMENDATIONS.
 - SEE S3.01 FOR JOIST BEARING PLATES
 - WHEN A SECTION IS CUT OR A DETAIL IS LABELED FOR A PARTICULAR CONDITION, THAT SECTION OR DETAIL SHALL APPLY FOR ALL SIMILAR CONDITIONS REGARDLESS OF WHETHER CUT OR LABELED, U.N.O.

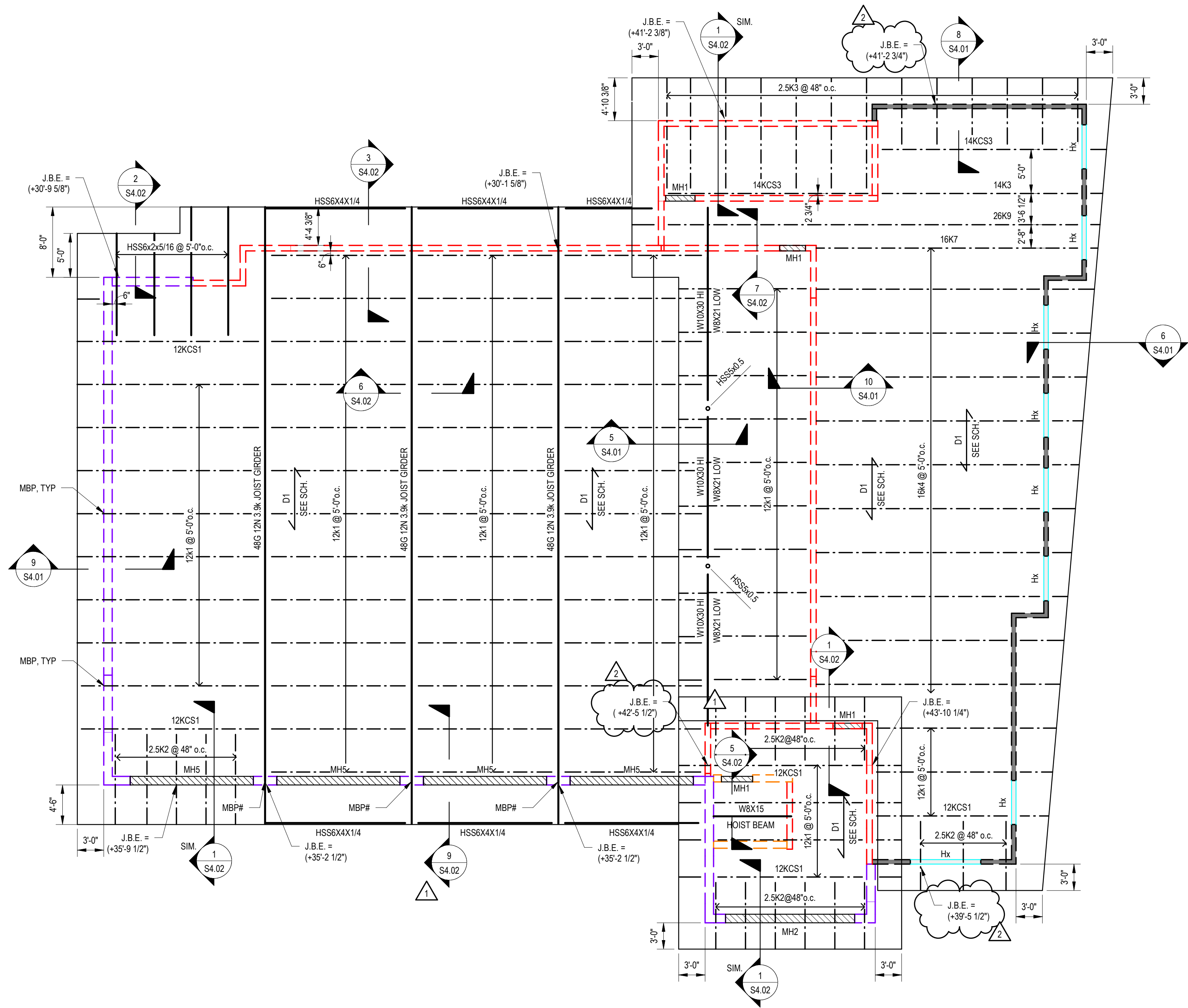


MASONRY HEADER (MHX) SCHEDULE				
MARK	THICKNESS	BOND BEAM REINFORCING	JAMB REINFORCING	# OF COURSES GROUTED
MH1	8" CMU	(1) #5	(2) #5	(1)
MH2	12" CMU	(4) #7	SEE DETAIL D-D/S2.02	(8)
MH3	12" CMU	(4) #7	SEE DETAIL C-C/S2.02	(8)
MH4	8" CMU	(1) #5	(2) #5	(2)
MH5	12" CMU	(2) #7	SEE DETAIL C-C/S2.02	(2)

- NOTES:
- 8" BEARING EACH END
 - GROUT ALL JAMBS SOLID
 - IF WALL THICKNESS DIFFERS IN THIS SCHEDULE FROM PLANS OR SHEAR WALL SCHEDULE, PLANS OR SHEAR WALL SCHEDULE SHOULD GOVERN.
 - SEE DETAIL A-A SHEET S2.02 FOR HEADER DETAIL



MARK	DECK TYPE	THICKNESS		CONCRETE STRENGTH	REINFORCEMENT	CONC WEIGHT	TYPICAL LOCATION	COMMENTS
		CONC	TOTAL					
D1	1 1/2" DEEP 20. GA. GALVANIZED ROOF TYPE 'B'	-	1 1/2"	-	-	-	TYP ROOF	-
D2	1" DEEP 26. GA. GALVANIZED NON-COMPOSITE TYPE 'C' - (1.0C26)	2-1/2"	3-1/2"	3,000psi	WWW6x6xW2.9xW2.9	NORMAL	TYP FLOOR	-
D3	OPEN	-	2"	-	-	-	PLATFORMS	PRODUCT SELECTION BY GC



- ROOF FRAMING LEGEND**
- STEEL COLUMN - SEE PLAN FOR SIZE AND LOCATION
 - LOAD BEARING CFS WALLS - FINAL DESIGN BY DD
 - STEEL BEAM - SEE PLAN FOR SIZE AND LOCATION
 - STEEL JOIST - SEE PLAN FOR SIZE AND LOCATION
 - INDICATES 8" WITH #5 @ CORNERS, JAMBS, AND 48" o.c. U.N.O.
 - INDICATES 12" CMU RETAINING WALL - WITH #7 @ 16" o.c. U.N.O.
 - INDICATES 10" CMU, SEE PLAN FOR REINFORCING
 - MASONRY HEADER SEE SCHEDULE THIS SHEET
 - INDICATES MASONRY WALL PLATE SEE S3.0 SERIES SHEETS
 - INDICATES MASONRY BEARING PLATE SEE S3.0 SERIES SHEETS

- NOTES - ROOF FRAMING**
- SEE SHEET S1.0 SERIES SHEETS FOR GENERAL STEEL, JOIST, DECK, LIGHT GAUGE FRAMING NOTES AND TYPICAL DETAILS NOT SHOWN ON PLAN.
 - METAL ROOF DECK SHALL BE ATTACHED TO STEEL SUPPORTING MEMBERS WITH HILTI X-HSN 24 FOR STEEL THICKNESS EQUAL TO OR LESS THAN 3/8" AND HILTI X-ENP 19 OTHERWISE IN A 36/4 PATTERN EXCEPT IN CORNER ZONES (ZONE 3 - SEE S1.0 SERIES SHEETS) - PROVIDE FASTENERS IN A 36/7 PATTERN. PROVIDE (1)#10 SIDELAP PER SPAN U.N.O. ON PLAN.
 - ALL JOISTS SHALL BE DESIGNED FOR A NET UPLIFT PRESSURE OF 30 psf.
 - PROVIDE JOIST BRIDGING PER SJI RECOMMENDATIONS.
 - ALL BEAMS, GIRDERS AND COLUMNS SHALL BE ASTM A992, GRADE 50.

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



ARCHITECTURE
ENGINEERING

North Carolina

3333 Jaekle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

Maryland

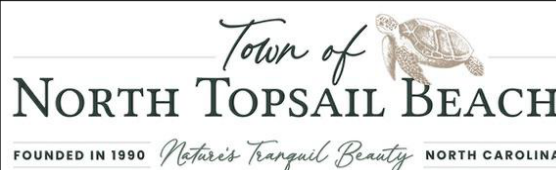
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Delaware

309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

www.beckermorgan.com



CBHF ENGINEERS PLLC

PME ENGINEERS
2246 YAPON DRIVE
WILMINGTON, NC 28401

ph 910-791-4000

PARAMOUNTE ENGINEERING, INC.

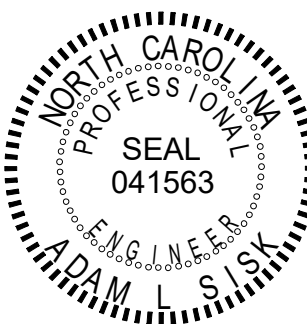
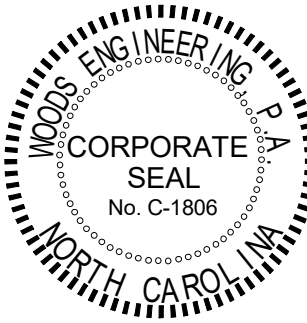
CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403

ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING

STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401

ph 910-343-8007 fax 910-343-8088



PROJECT TITLE

**NORTH TOPSAIL
BEACH FIRE
STATION #2**

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**ISSUED
FOR PERMIT**

03.08.2024

SHEET TITLE

ROOF FRAMING PLAN

ISSUE BLOCK

2	04/02/2025	RF1100
1	03/25/2025	ASI-008
Mark	Date	Description

PROJECT NO: 2021025.02

DATE: 03.08.2024

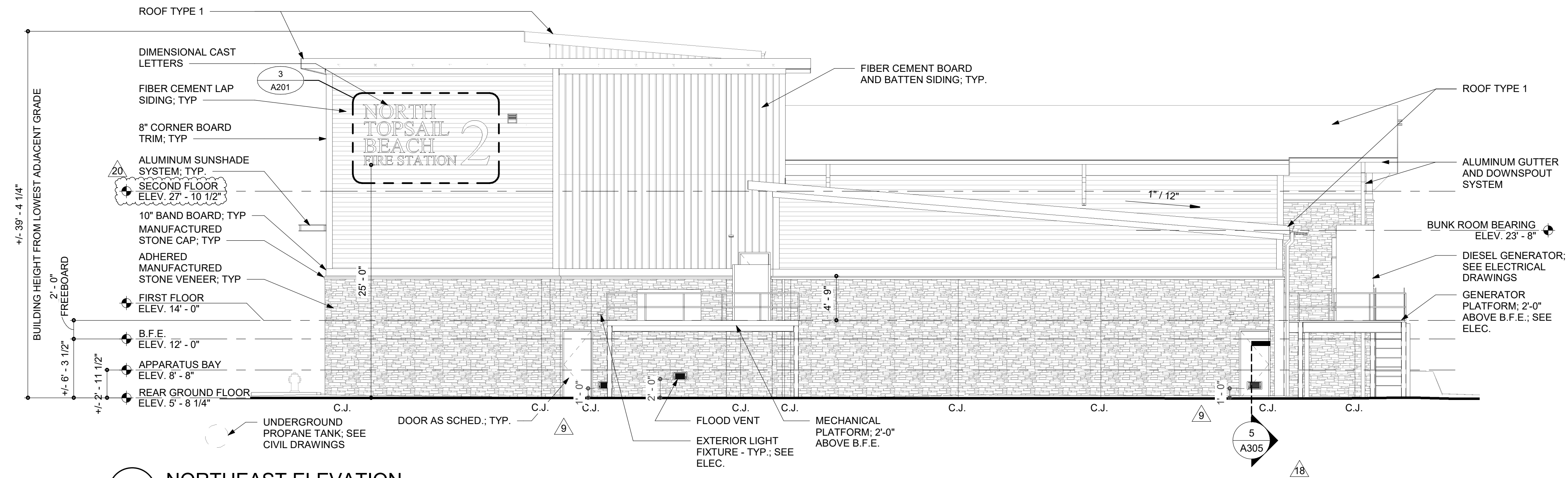
SCALE: As indicated

DRAWN BY: Author PROJ MGR: Checker

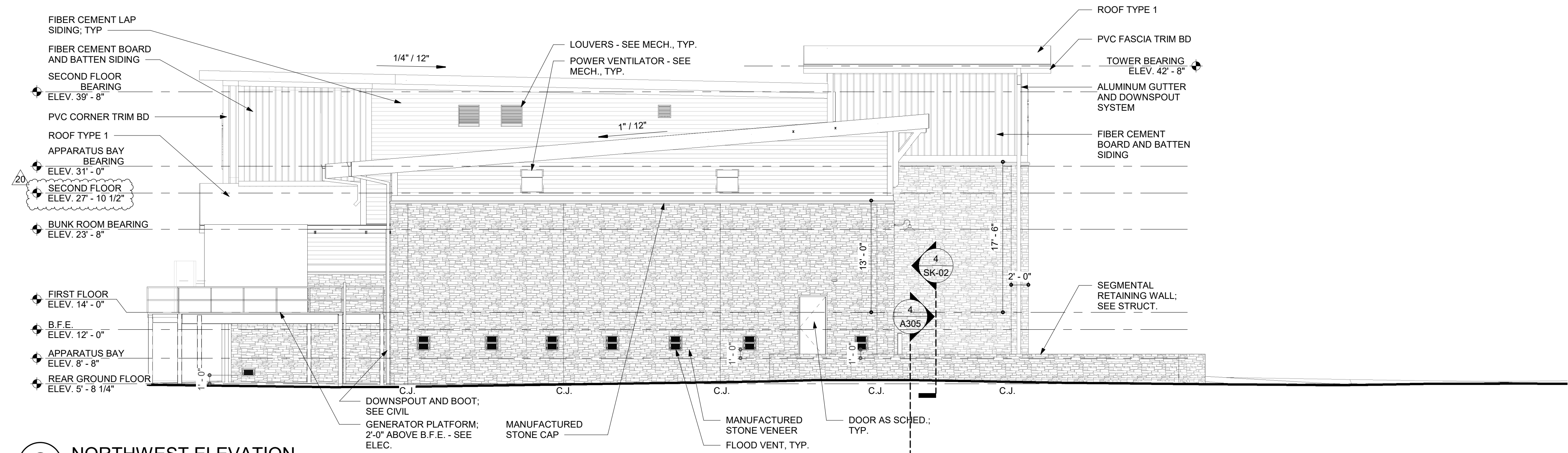
S2.03

COPYRIGHT © 2024

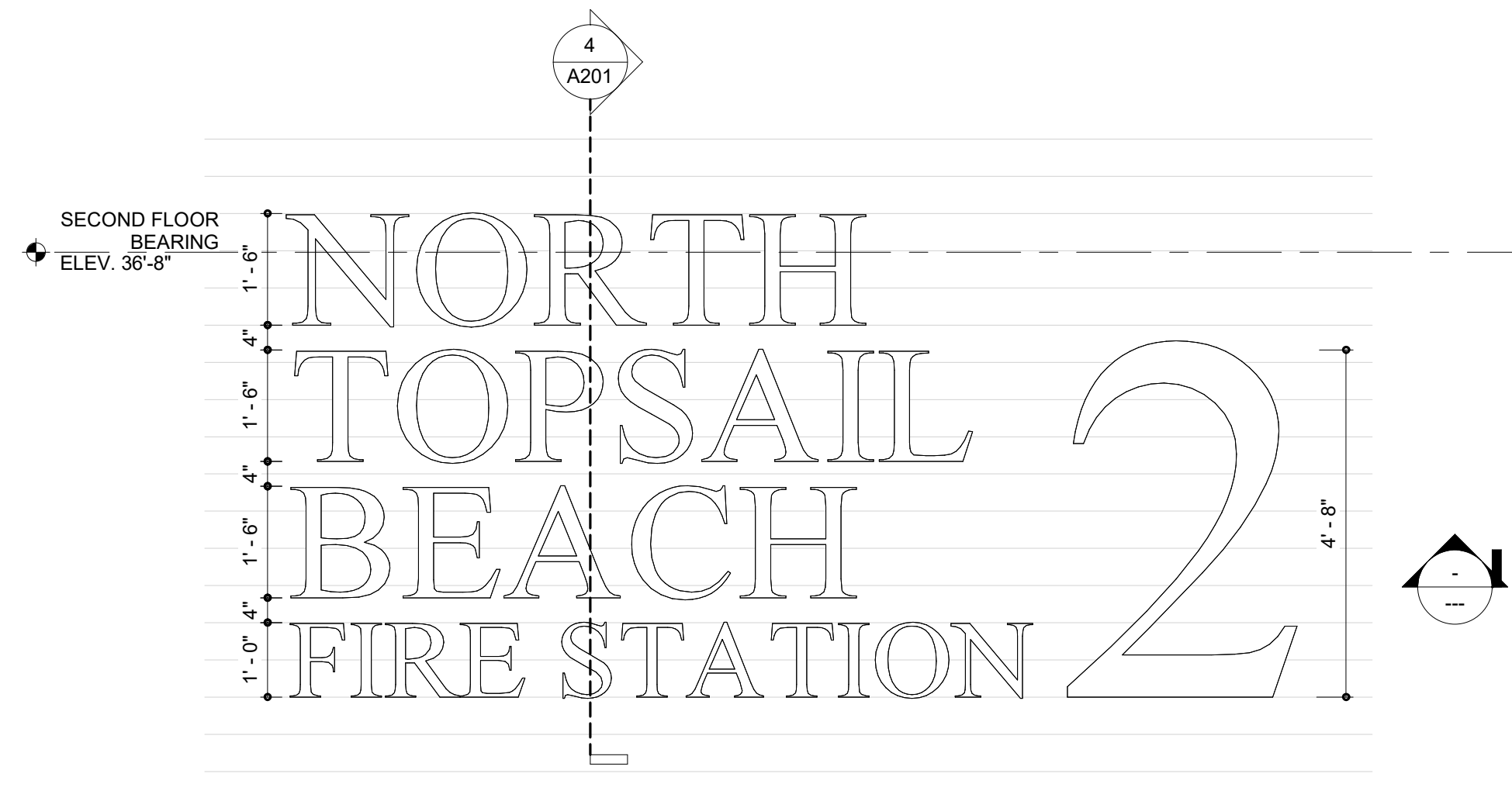
4/2/2025 10:01:54 AM C:\Users\jacob\Documents\ST_NTB Fire Station_R22 on cloud_jacob\lham.rvt



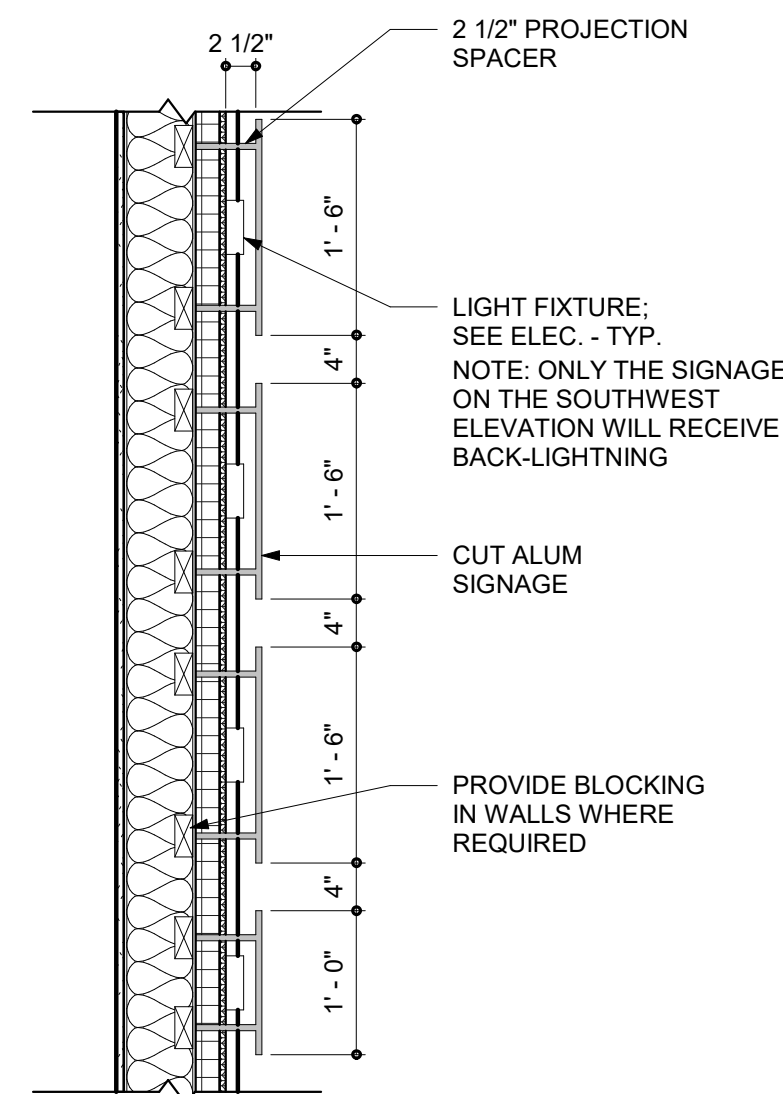
1 NORTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EXTERIOR SIGN ELEVATION
SCALE: 1/2" = 1'-0"



4 EXTERIOR SIGN SECTION
SCALE: 3/4" = 1'-0"



PROJECT TITLE

**NORTH TOPSAIL
BEACH FIRE
STATION #2**

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**ISSUED
FOR PERMIT**
03.08.2024

SHEET TITLE

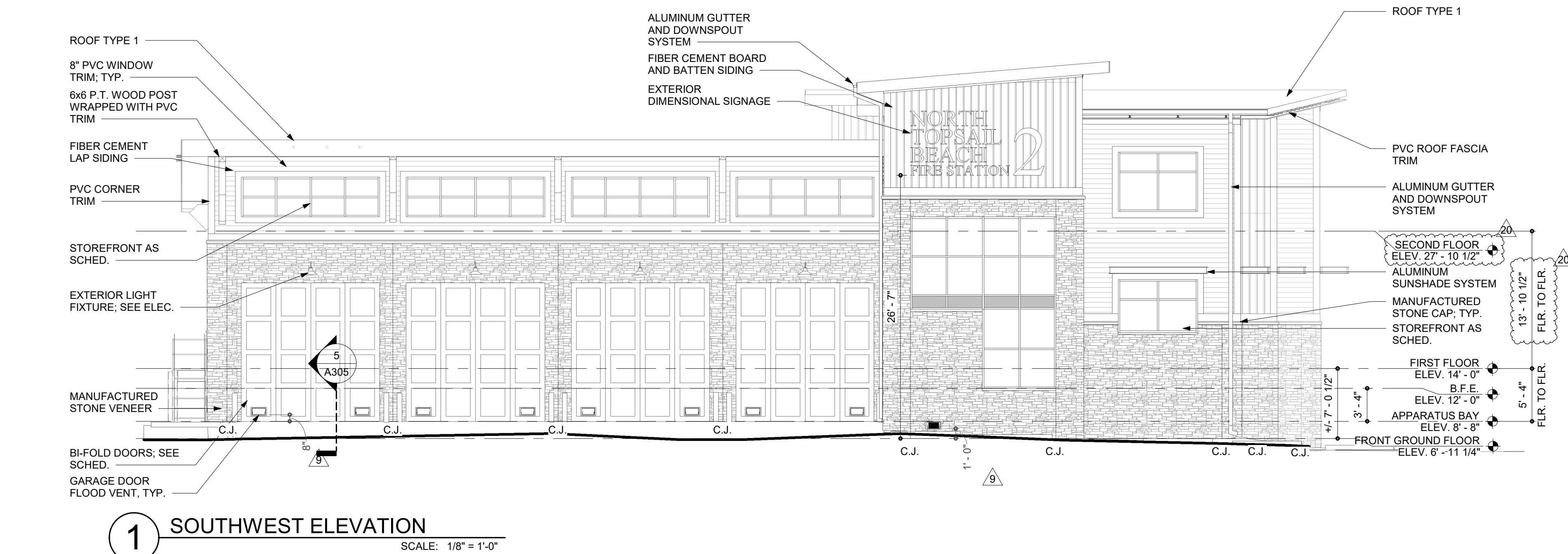
**EXTERIOR
ELEVATIONS**

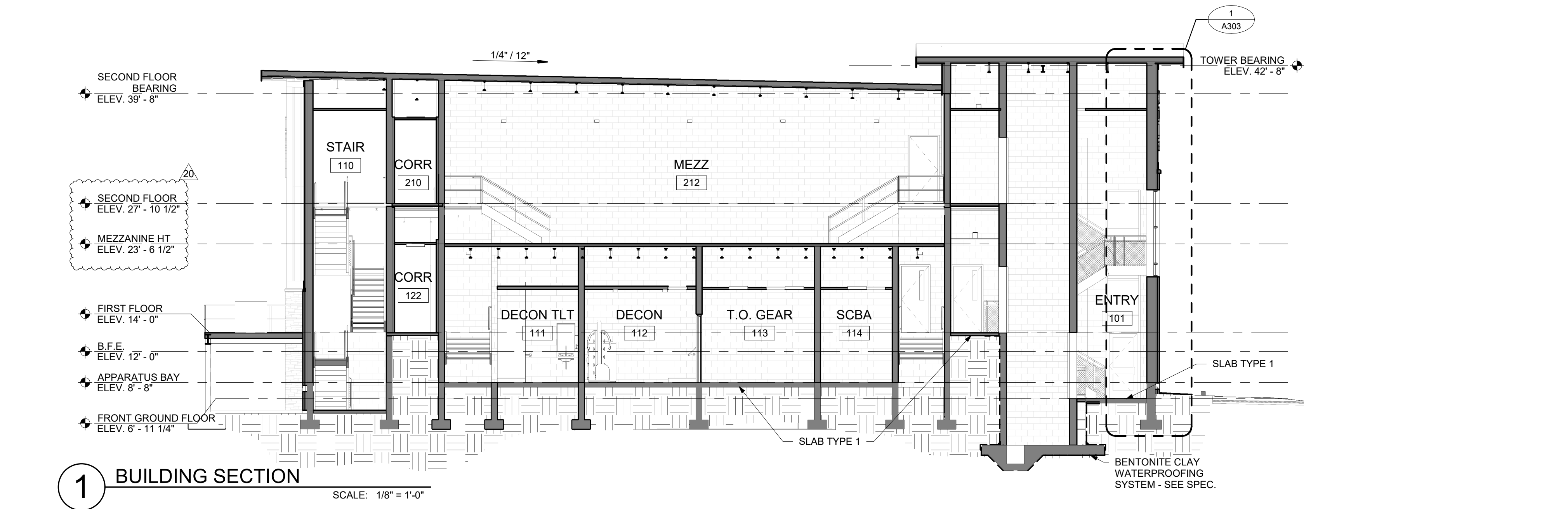
ISSUE BLOCK

20	04.02.2025	RFI 100
9	09.03.2024	RFI 53
Mark	Date	Description
PROJECT NO:		2021025.02
DATE:		03.08.2024
SCALE:		1/8" = 1'-0"
DRAWN BY:		EJS
PROJ MGR:		BMR

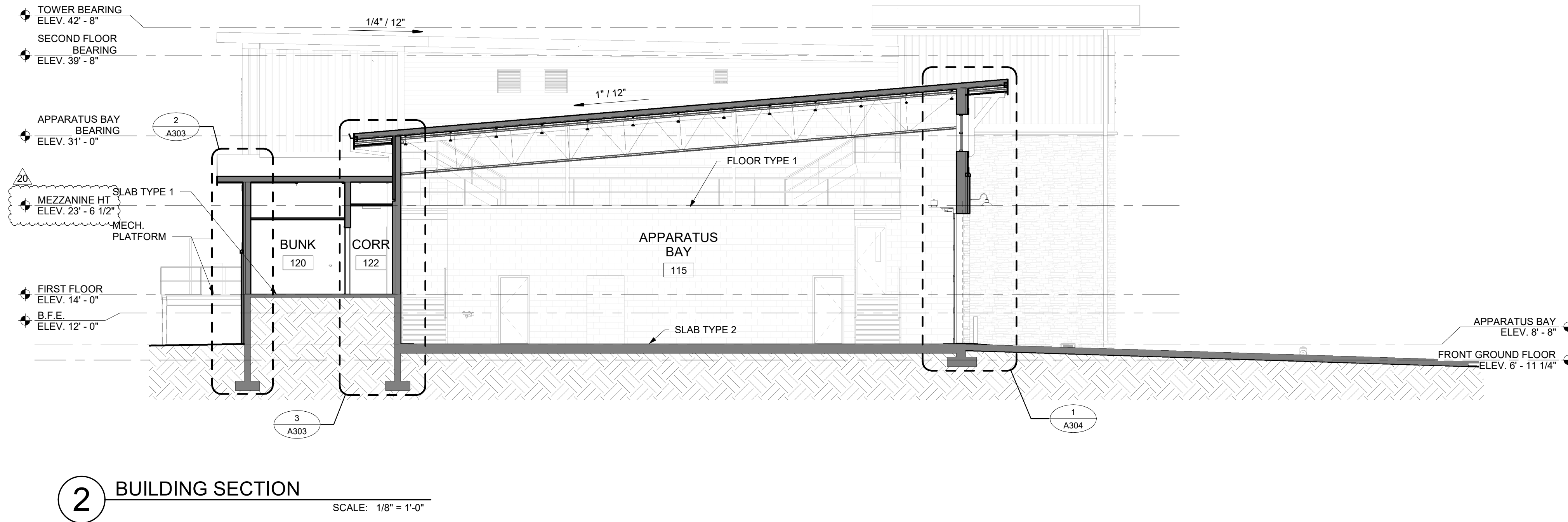
A202

COPYRIGHT © 2024





1 BUILDING SECTION



2 BUILDING SECTION



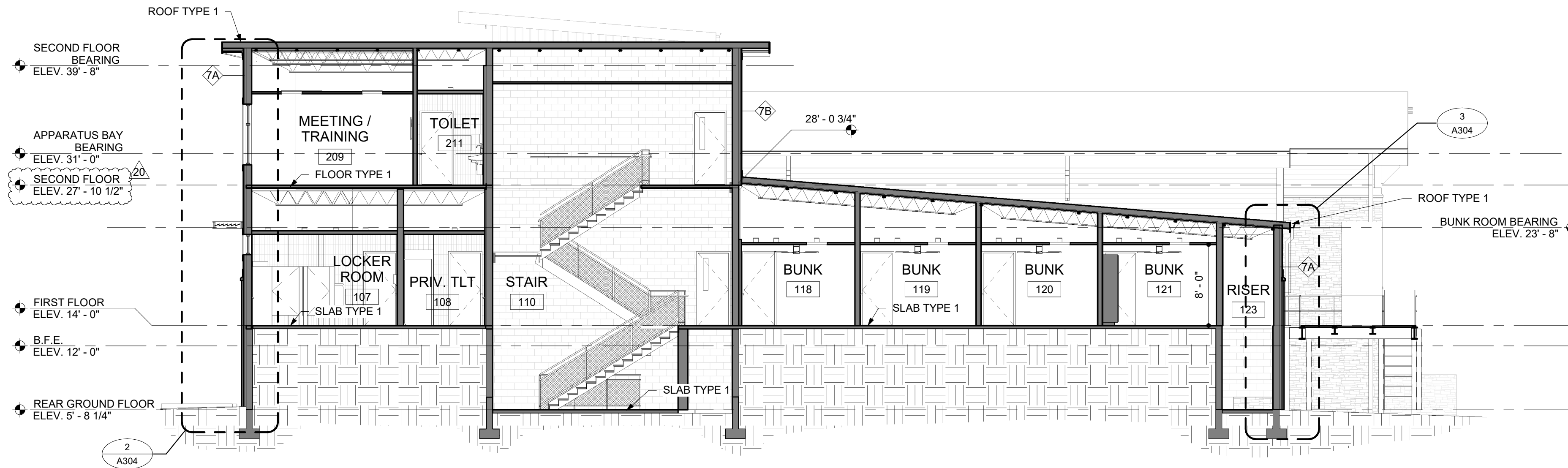
PROJECT TITLE
**NORTH TOPSAIL
BEACH FIRE
STATION #2**
3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**ISSUED
FOR PERMIT**
03.08.2024

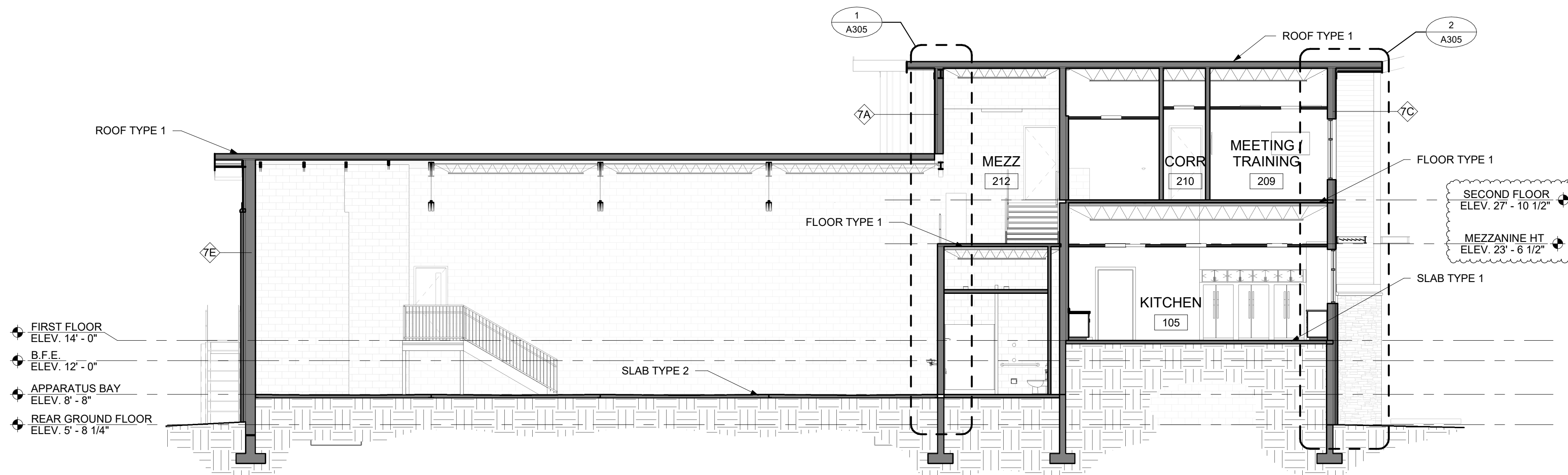
SHEET TITLE
BUILDING SECTIONS

ISSUE BLOCK		
20	04.02.2025	RFI 100
Mark	Date	Description
PROJECT NO:		2021025.02
DATE:		03.08.2024
SCALE:		1/8" = 1'-0"
DRAWN BY:		EJS PROJ MGR: BMR

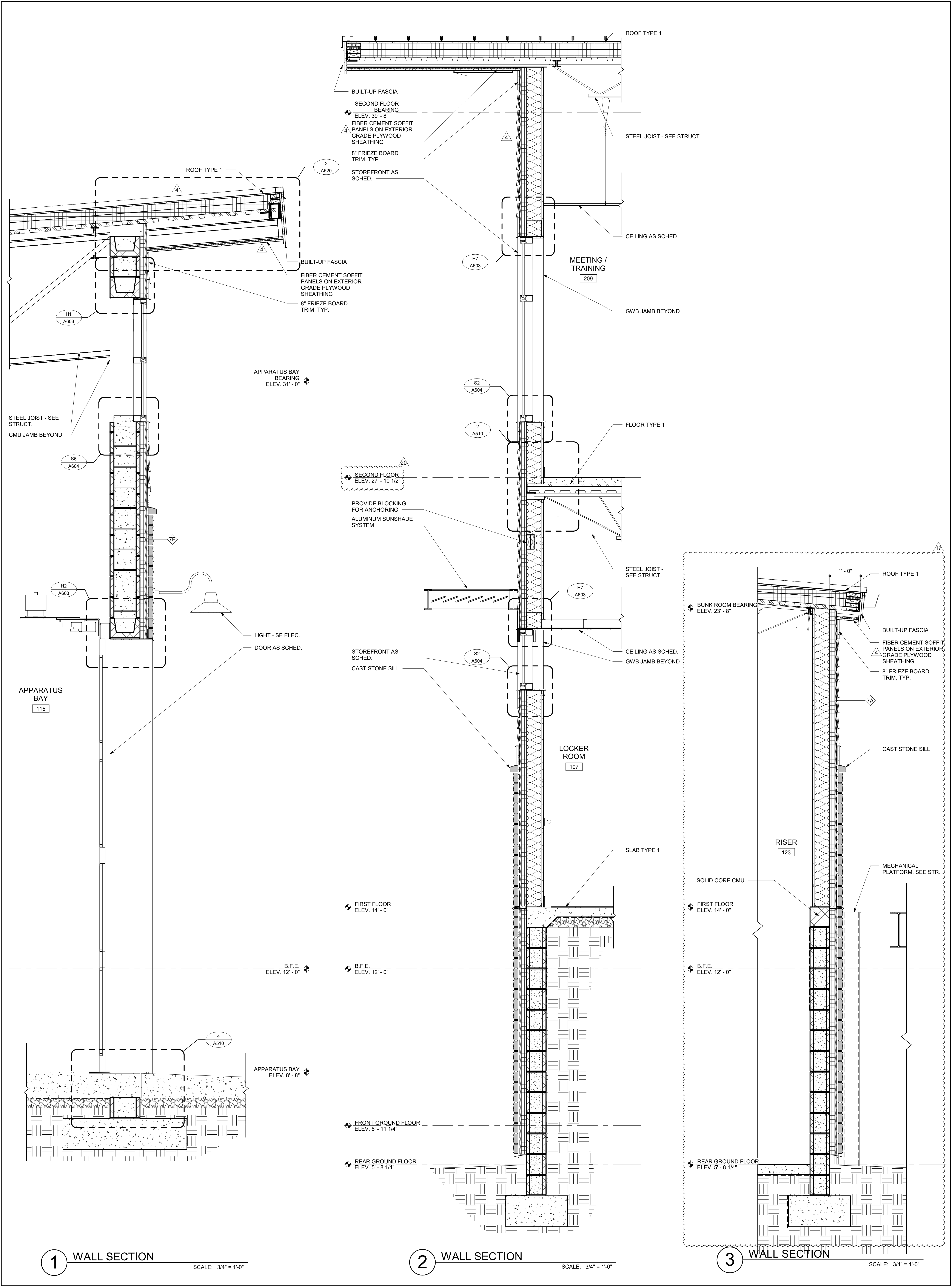
A302
COPYRIGHT © 2024



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3333 Jaccie Drive, Suite 120
Wilmington, NC 28403
910.341.7600
615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100

North Carolina

Maryland

Delaware

312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Nashville, TN 37203
615.259.7733
302.369.3700

www.beckermorgan.com

Becker Morgan Group, Inc.

Architectural Engineering

FORMERLY A PART OF *North Topsail Beach* NORTH CAROLINA

NORTH TOPSAIL BEACH

ARCHITECTURE
ENGINEERING

CBHF ENGINEERS PLLC

PAE ENGINEERS
2246 YAUPON DRIVE
WILMINGTON, NC 28401
PH 910-791-4000

PARAMOUNT ENGINEERING, INC.

CIVIL ENGINEERING
1722 CINEMA DRIVE
WILMINGTON, NC 28403
PH 910-791-6707 FAX 910-791-6750

WOODS ENGINEERING

STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401
PH 910-343-8007 FAX 910-343-8008

PROJECT TITLE

NORTH TOPSAIL BEACH FIRE STATION #2

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC 28460

ISSUED FOR PERMIT

03.08.2024

WALL SECTIONS

REVISION BLOCK

NO.	DATE	DESCRIPTION
20	04.02.2025	RFI 100
17	03.07.2025	RFI 92
4	03.25.24	ASI 001

PROJECT NO.

2021025.02

DATE:

03.08.2024

SCALE:

3/4" = 1'-0"

DRAWN BY:

EJS | PROJ MGR: BMR

BECKER MORGAN GROUP, INC.

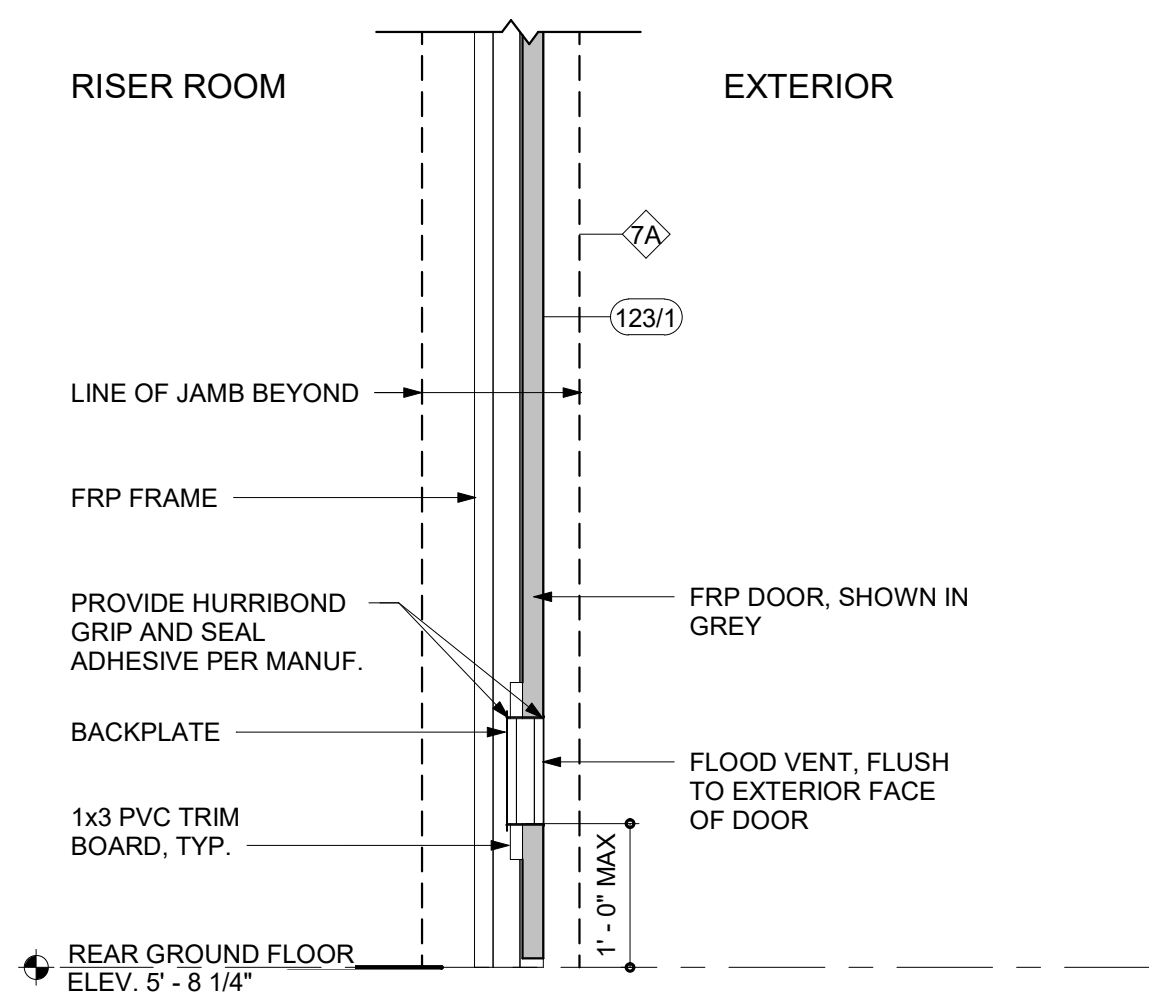
51922

REGISTERED PROFESSIONAL ENGINEER

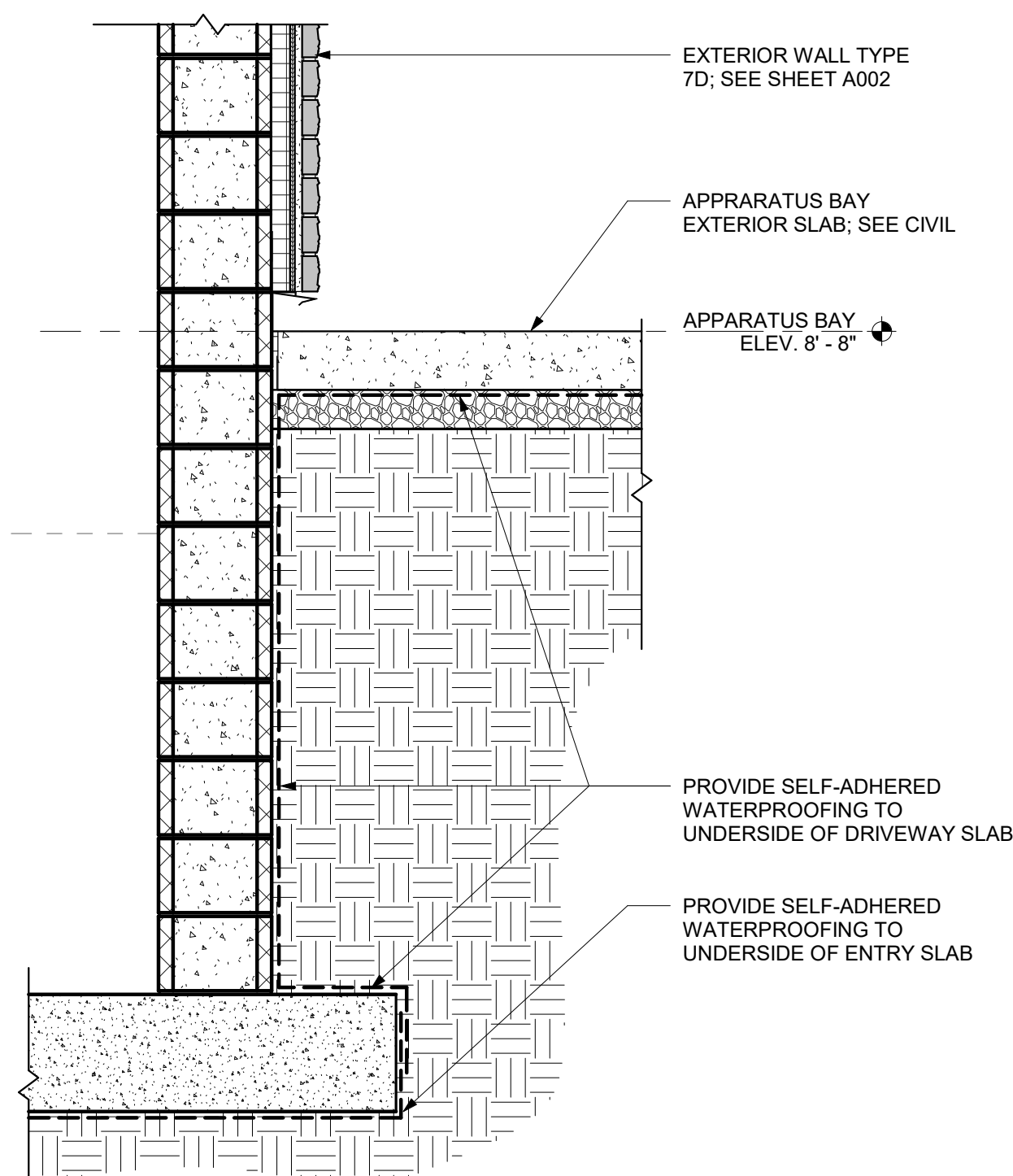
WILMINGTON, NC

4/2/2025 9:15:31 AM

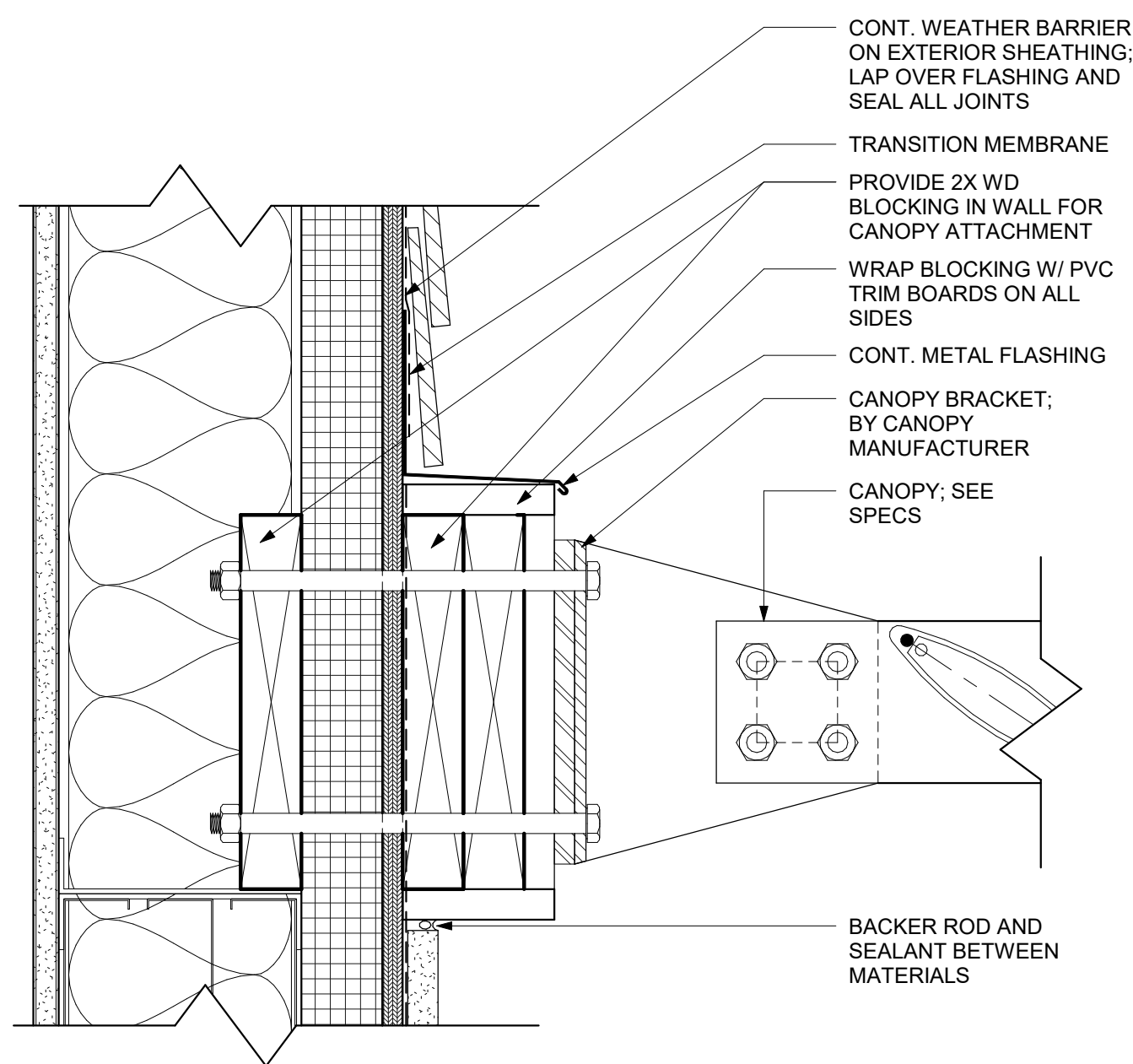
Autodesk Docs://North Topsail Beach Fire Department/202102502.rvt



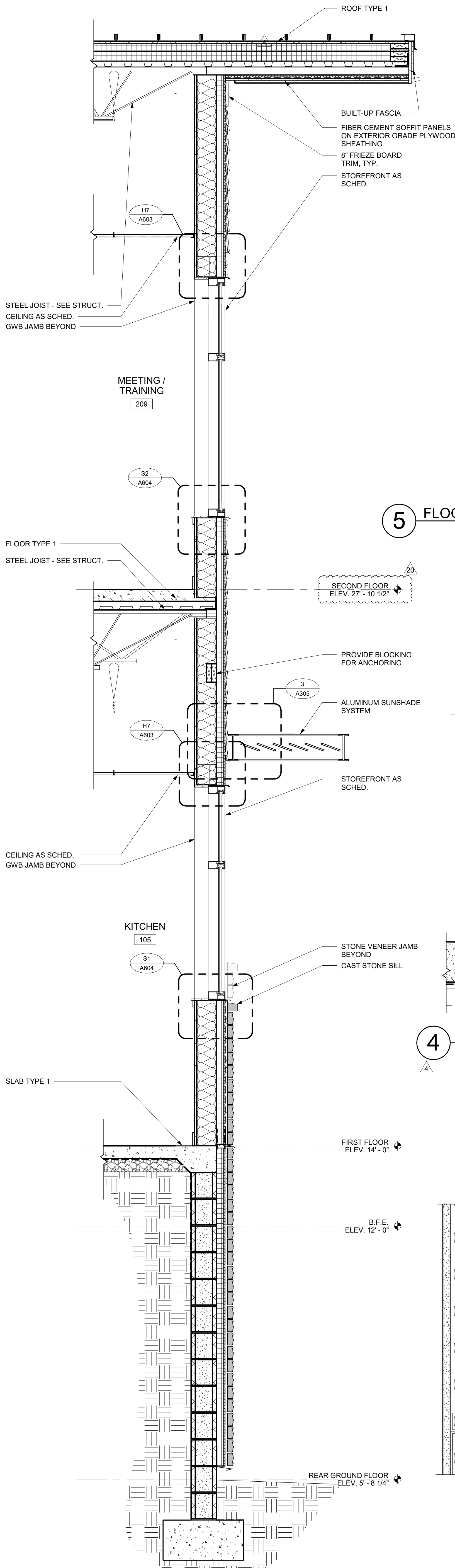
5 FLOOD VENT IN FRP DOOR
SCALE: 3/4" = 1'-0"



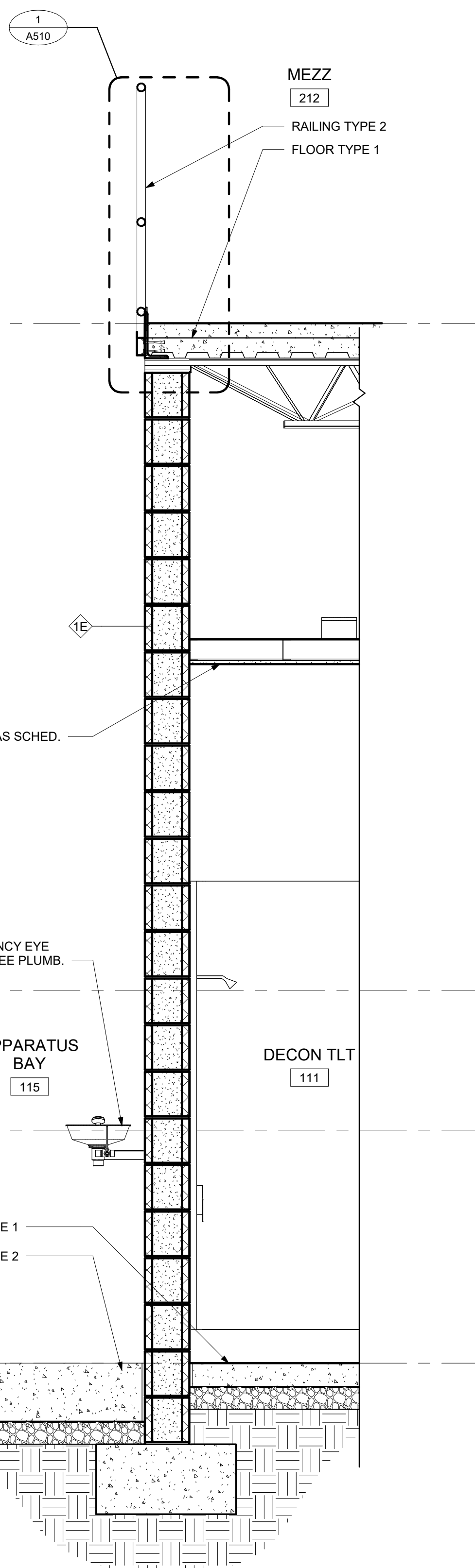
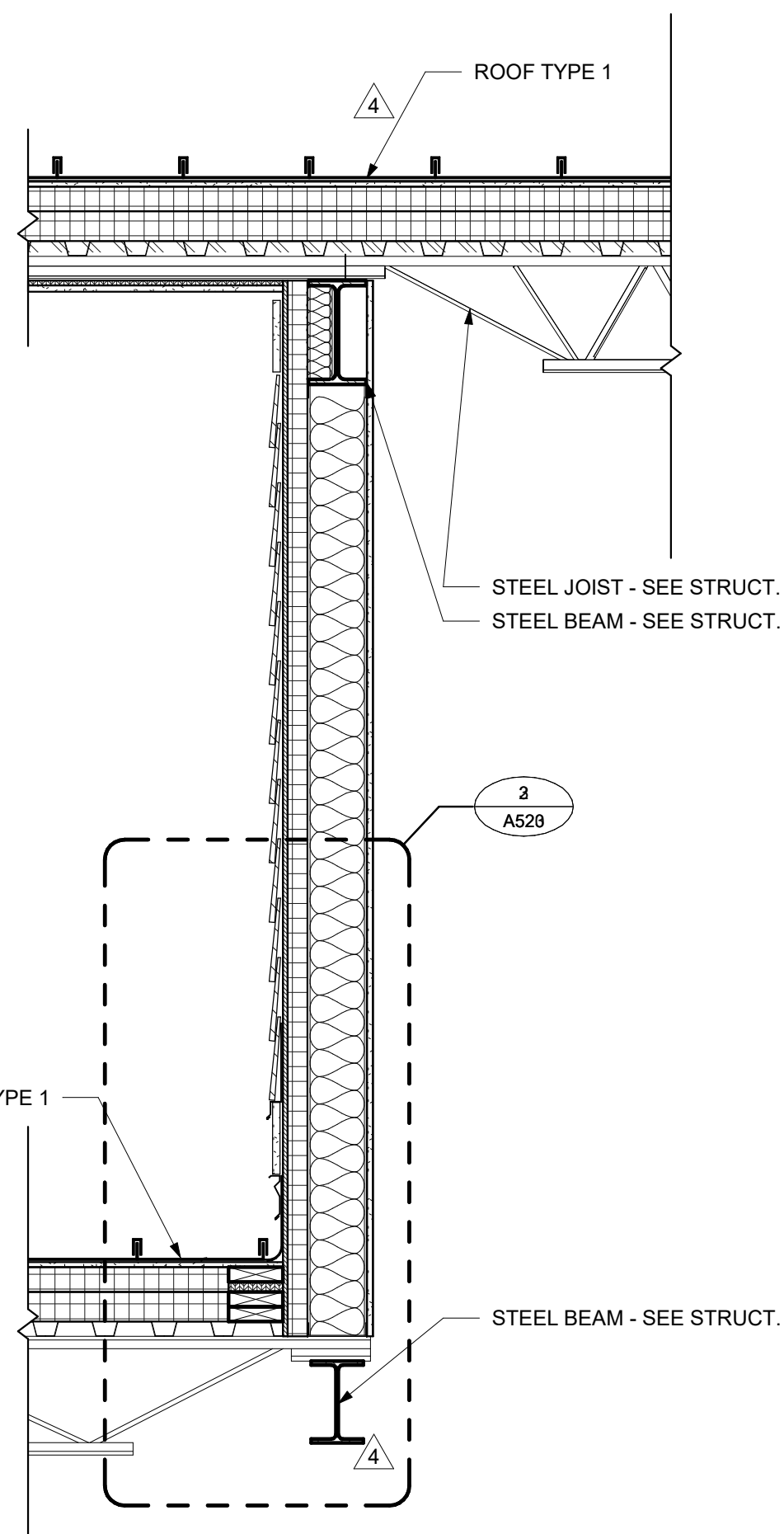
4 WATERPROOFING WALL SECTION - TYPICAL
SCALE: 3/4" = 1'-0"



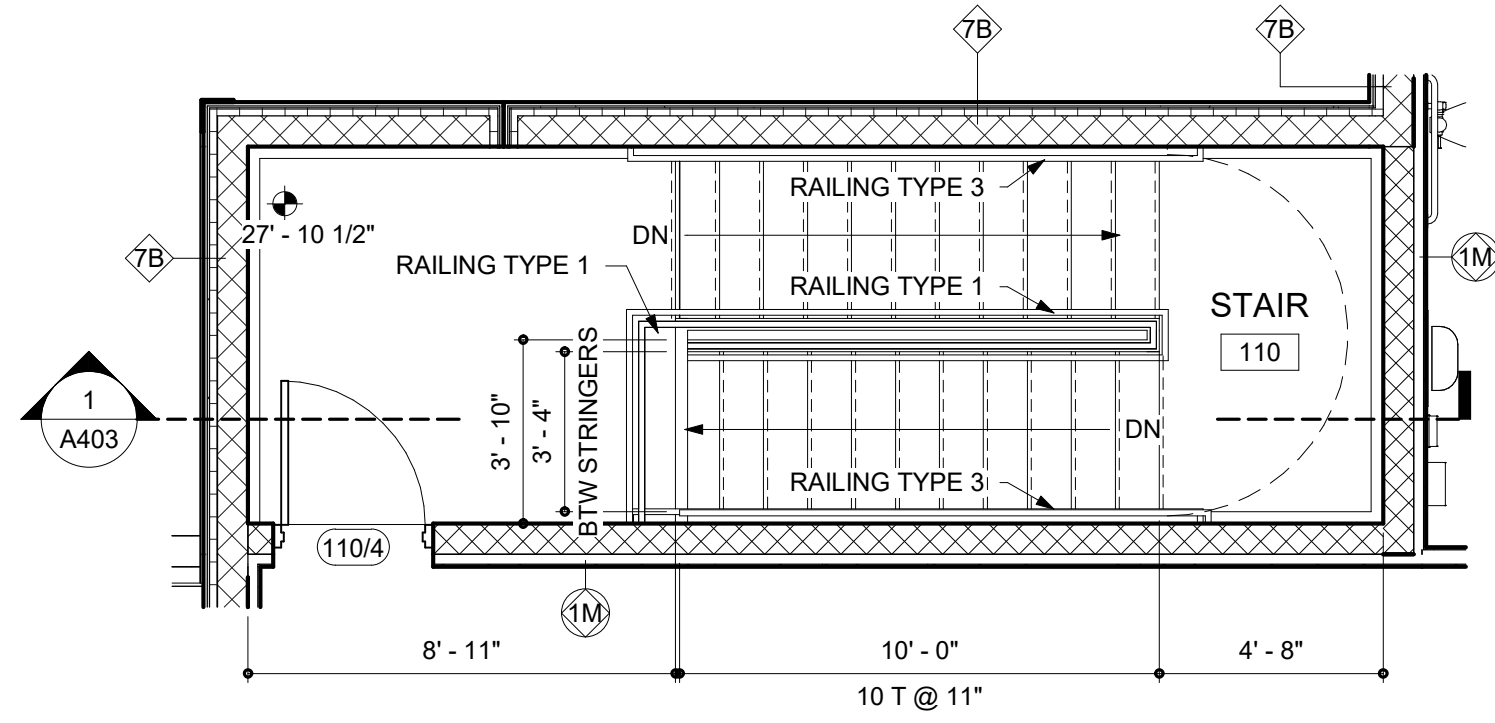
3 CANOPY ATTACHMENT DETAIL - TYPICAL
SCALE: 3" = 1'-0"



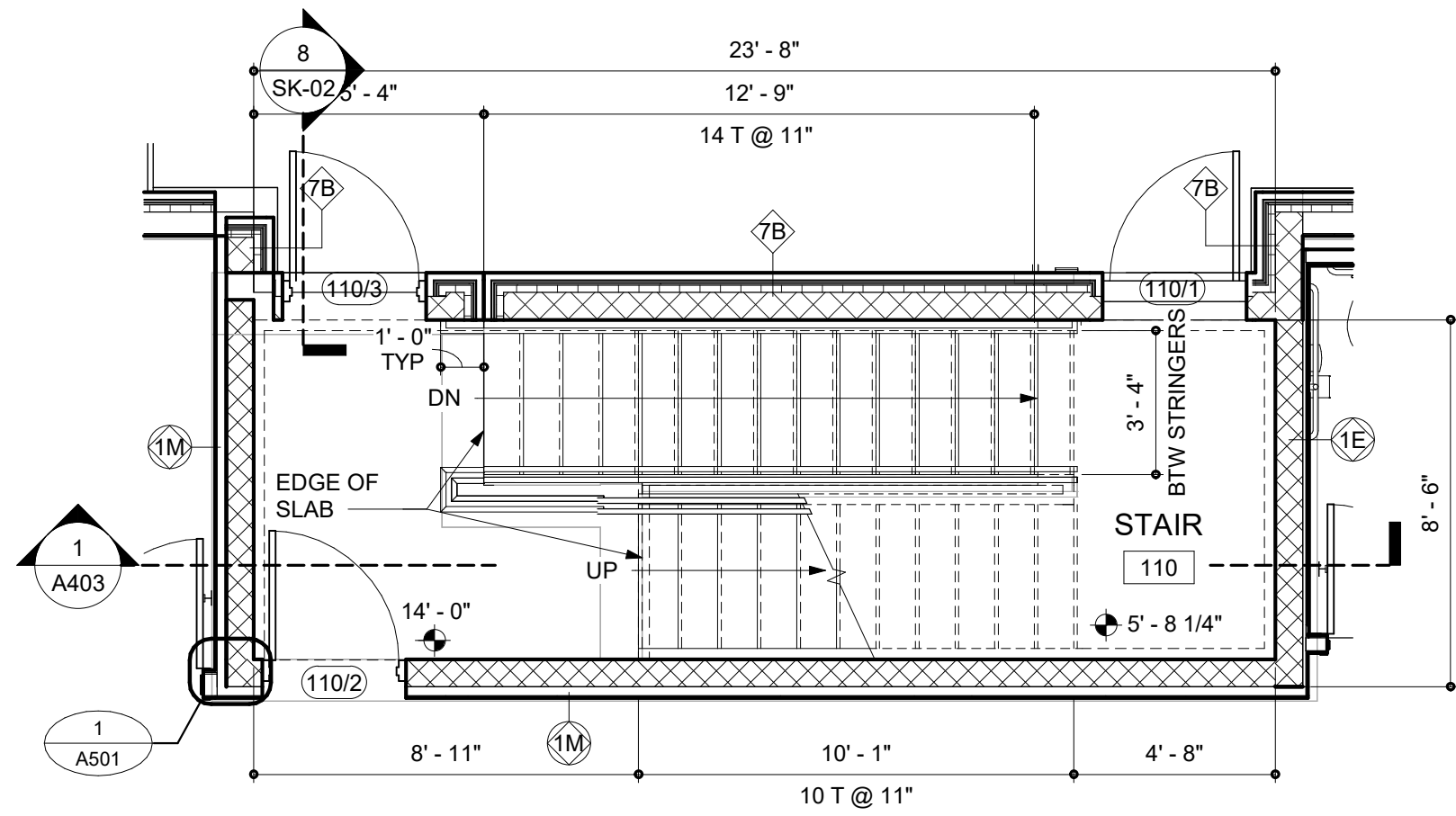
2 WALL SECTION
SCALE: 3/4" = 1'-0"



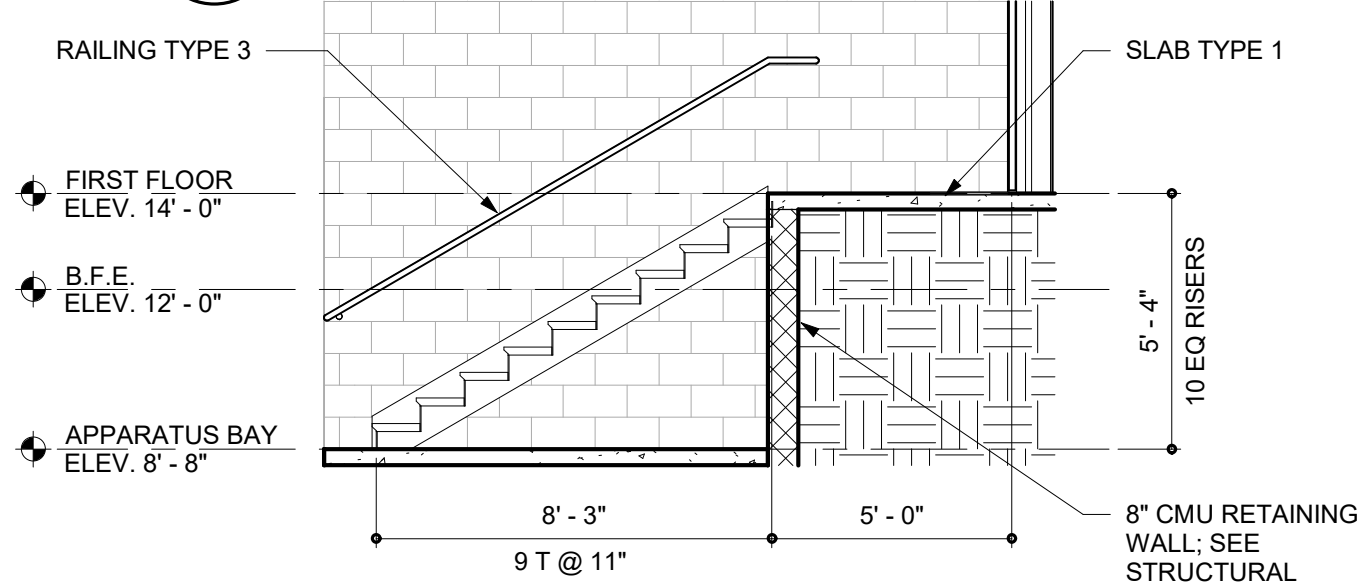
1 WALL SECTION
SCALE: 3/4" = 1'-0"



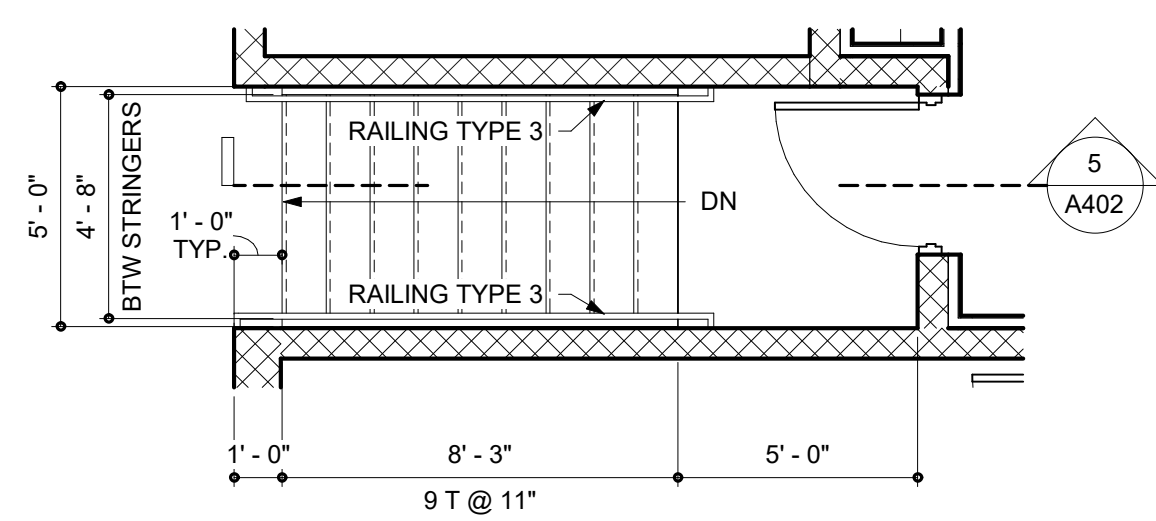
1 ENLARGED STAIR PLAN 110 - SECOND FLOOR
SCALE: 1/4" = 1'-0"



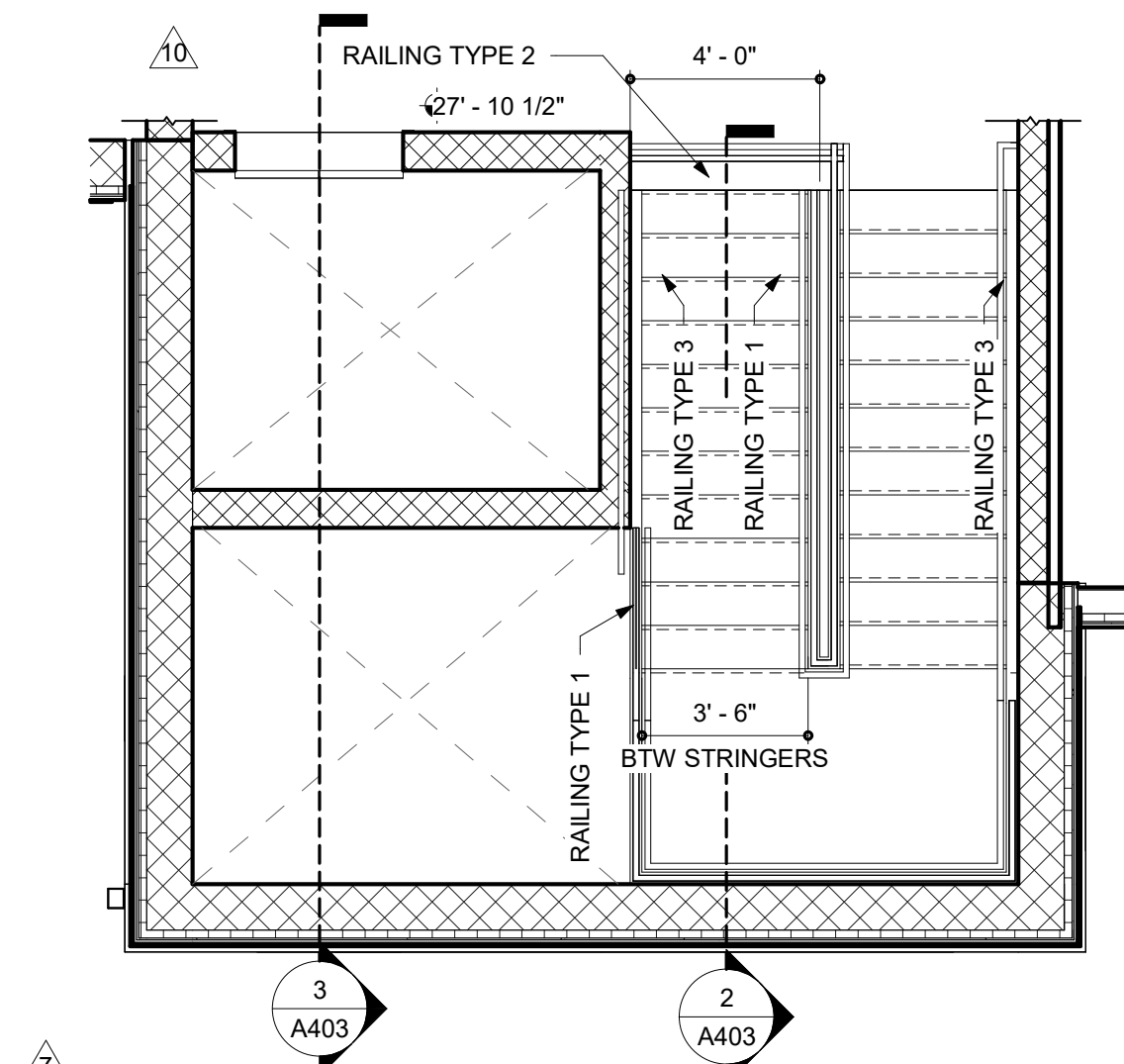
3 ENLARGED STAIR PLAN 110 - GROUND FLOOR
SCALE: 1/4" = 1'-0"



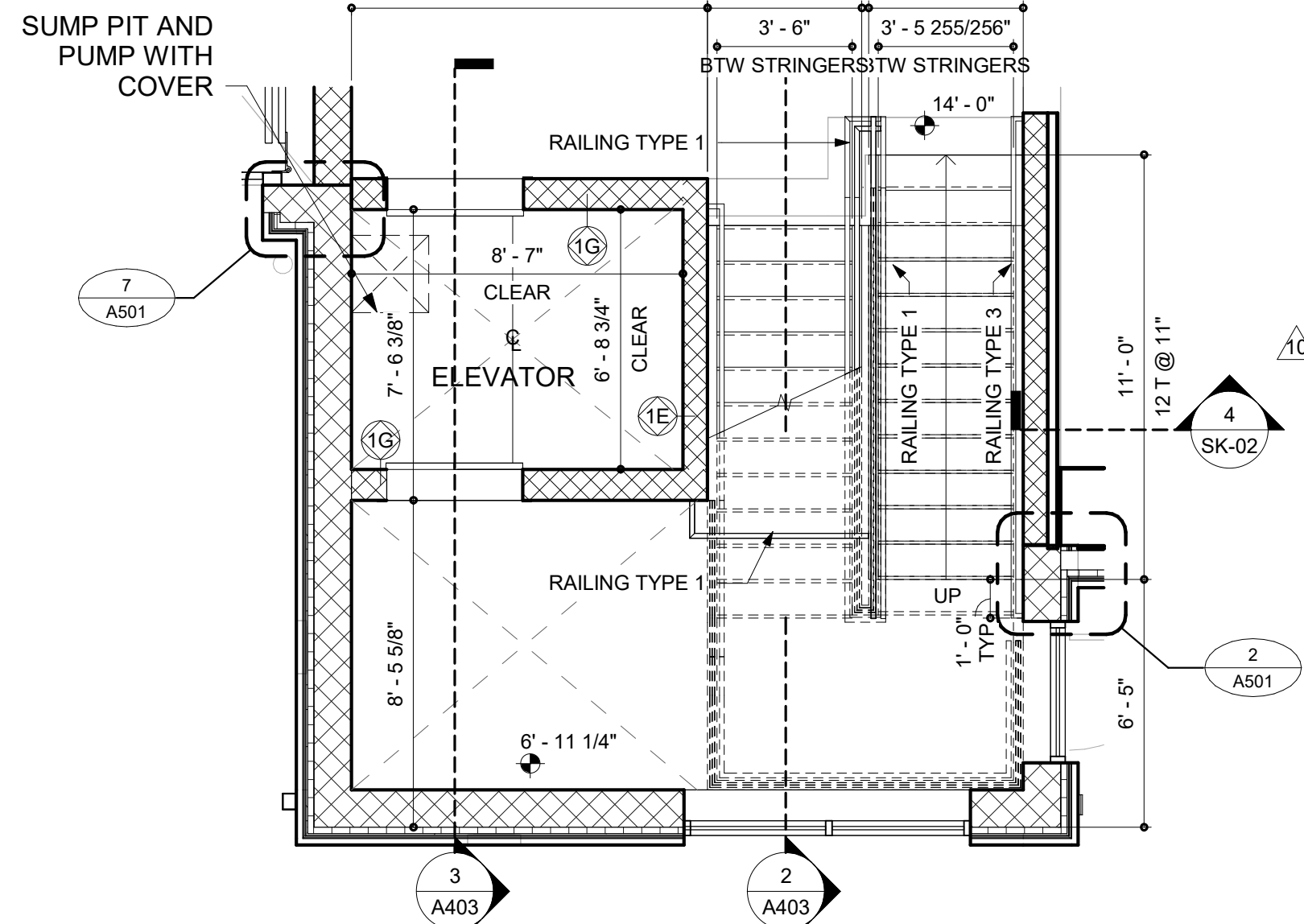
5 APPARATUS BAY STAIR SECTION
SCALE: 1/4" = 1'-0"



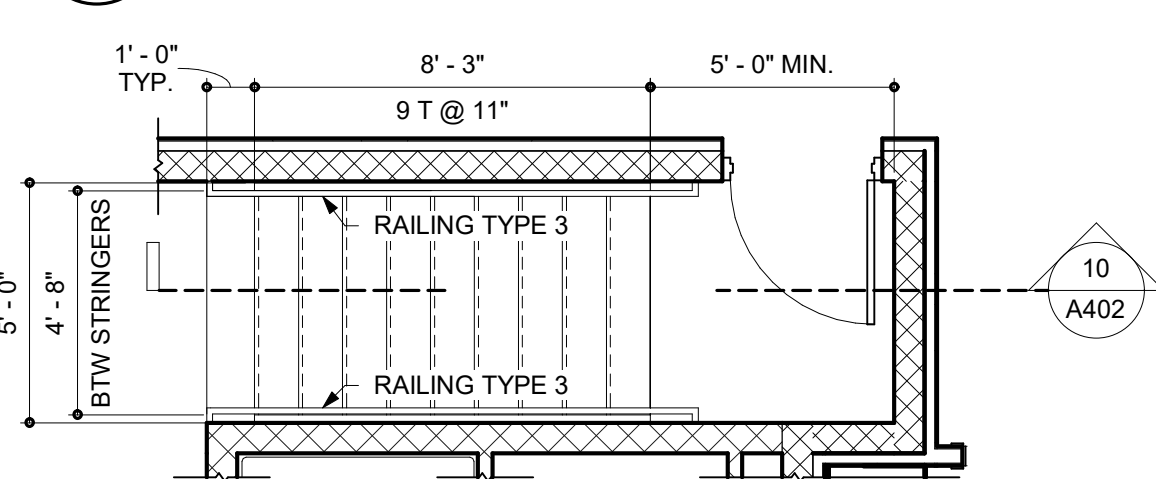
9 ENLARGED APPARATUS BAY STAIR 2
SCALE: 1/4" = 1'-0"



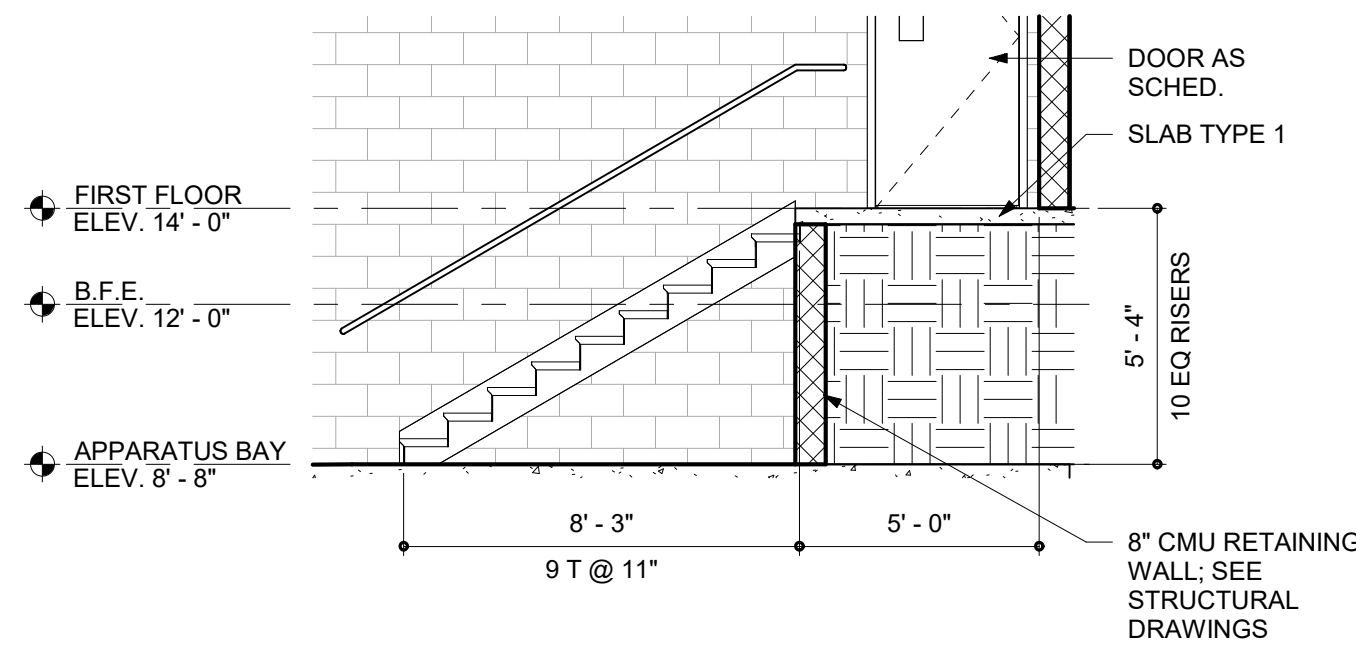
2 ENLARGED ENTRY STAIR PLAN AT SECOND FLOOR
SCALE: 1/4" = 1'-0"



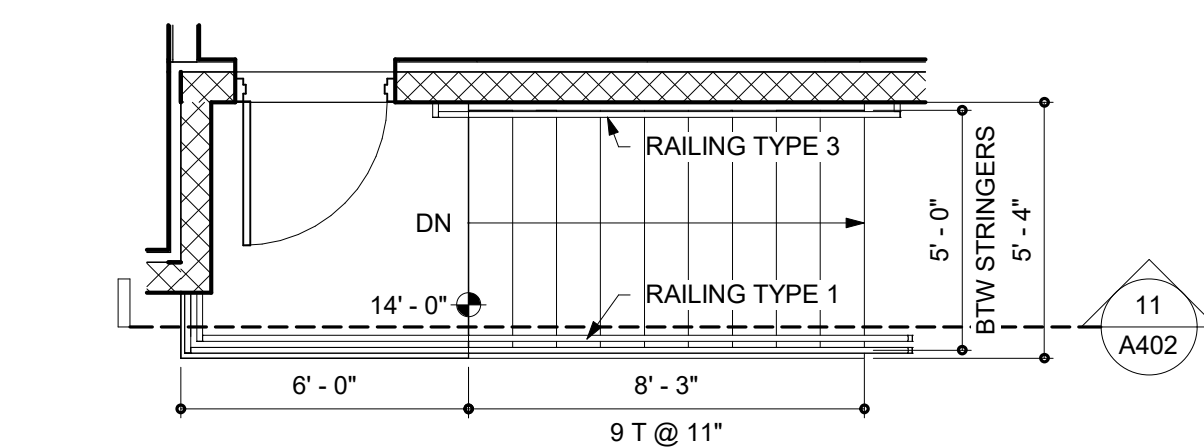
4 ENLARGED ENTRY STAIR PLAN AT GROUND FLOOR
SCALE: 1/4" = 1'-0"



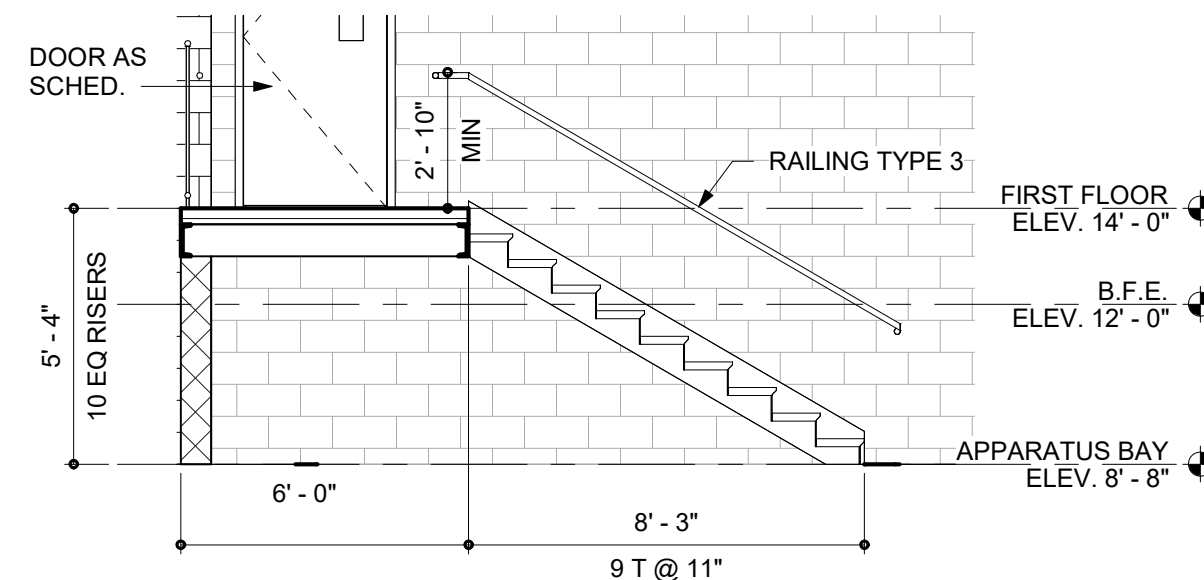
6 ENLARGED APPARATUS BAY STAIR 1
SCALE: 1/4" = 1'-0"



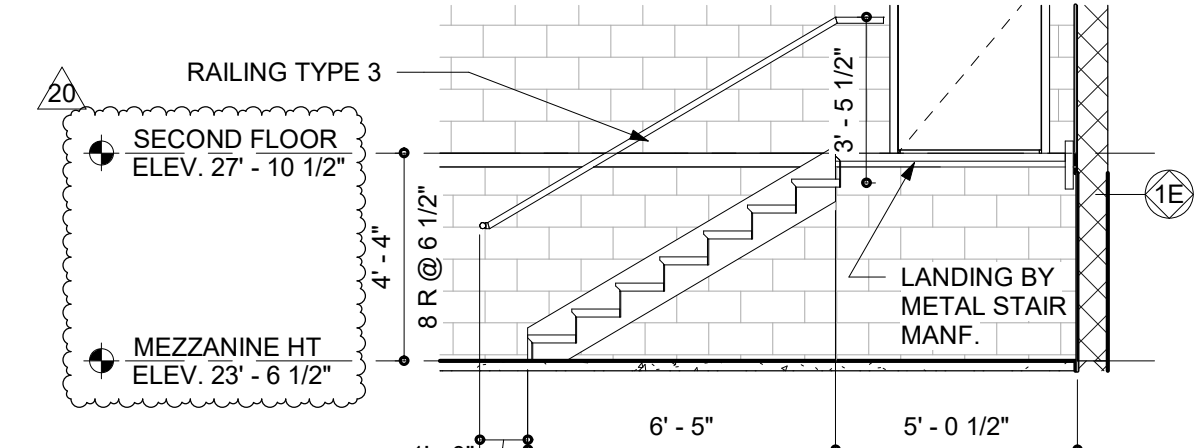
10 APPARATUS BAY STAIR SECTION
SCALE: 1/4" = 1'-0"



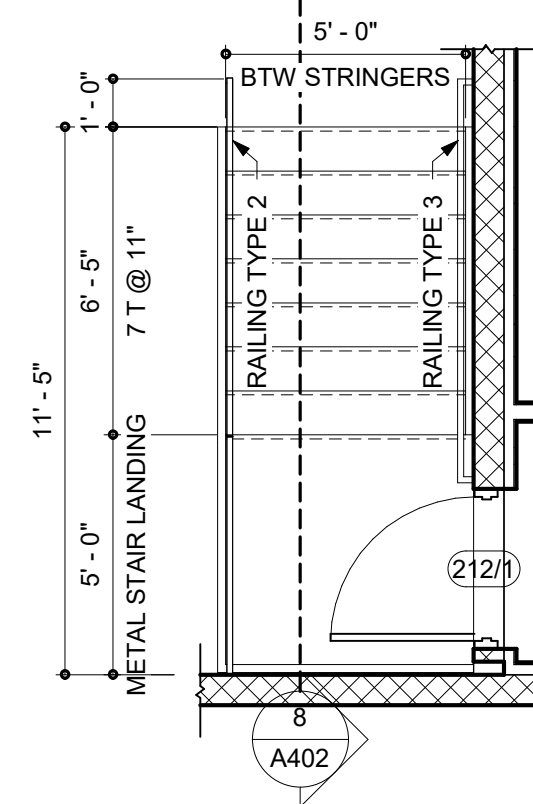
7 APPARATUS BAY ENLARGED STAIR PLAN 3
SCALE: 1/4" = 1'-0"



11 APPARATUS BAY STAIR SECTION
SCALE: 1/4" = 1'-0"



8 MEZZANINE STAIR SECTION - TYP
SCALE: 1/4" = 1'-0"



12 MEZZANINE STAIR PLAN - TYPICAL
SCALE: 1/4" = 1'-0"

THE ELEVATOR CONTRACTOR, AND ALL OTHER RELEVANT CONTRACTORS, SHALL COORDINATE CONSTRUCTION OF THE ELEVATOR IN ACCORDANCE WITH ALL REGULATORY REQUIREMENTS (INCLUDING, BUT NOT LIMITED TO: SHAFT REQUIREMENTS, DIMENSIONS, OVERHEAD CLEARANCE, HOIST BEAMS, SMOKE DETECTORS, SUMP DEPRESSION, PUMPS, AND GRATES, ETC.) TO ENSURE THE ELEVATOR'S PROPER PERFORMANCE.



ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100

Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

www.beckermorgan.com



CBHF ENGINEERS PLLC
PME ENGINEERS
2246 YAPON DRIVE
WILMINGTON, NC 28401
ph 910-791-4000

PARAMOUNTE ENGINEERING, INC.
CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403
ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING
STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401
ph 910-343-8007 fax 910-343-8088



PROJECT TITLE
NORTH TOPSAIL BEACH FIRE STATION #2

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC 28460

ISSUED
FOR PERMIT
03.08.2024

SHEET TITLE
ENLARGED STAIR PLANS AND SECTIONS

Mark	Date	Description
20	04.02.2025	RFI 100
10	09.11.2024	ASI 005
7	08.02.2024	RFI 48
5	07.08.24	ASI 003
PROJECT NO: 2021025.02		
DATE: 03.08.2024		
SCALE: 1/4" = 1'-0"		
DRAWN BY: EJS PROJ MGR: BMR		

A402
COPYRIGHT © 2024

4/2/2025 9:15:34 AM Autodesk Docs/ North Topsail Beach Fire Department/202102502.VIT



PROJECT TITLE

**NORTH TOPSAIL
BEACH FIRE
STATION #2**

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

**ISSUED
FOR PERMIT**
03.08.2024

SHEET TITLE

**ENLARGED STAIR
AND ELEVATOR
SECTIONS**

ISSUE BLOCK

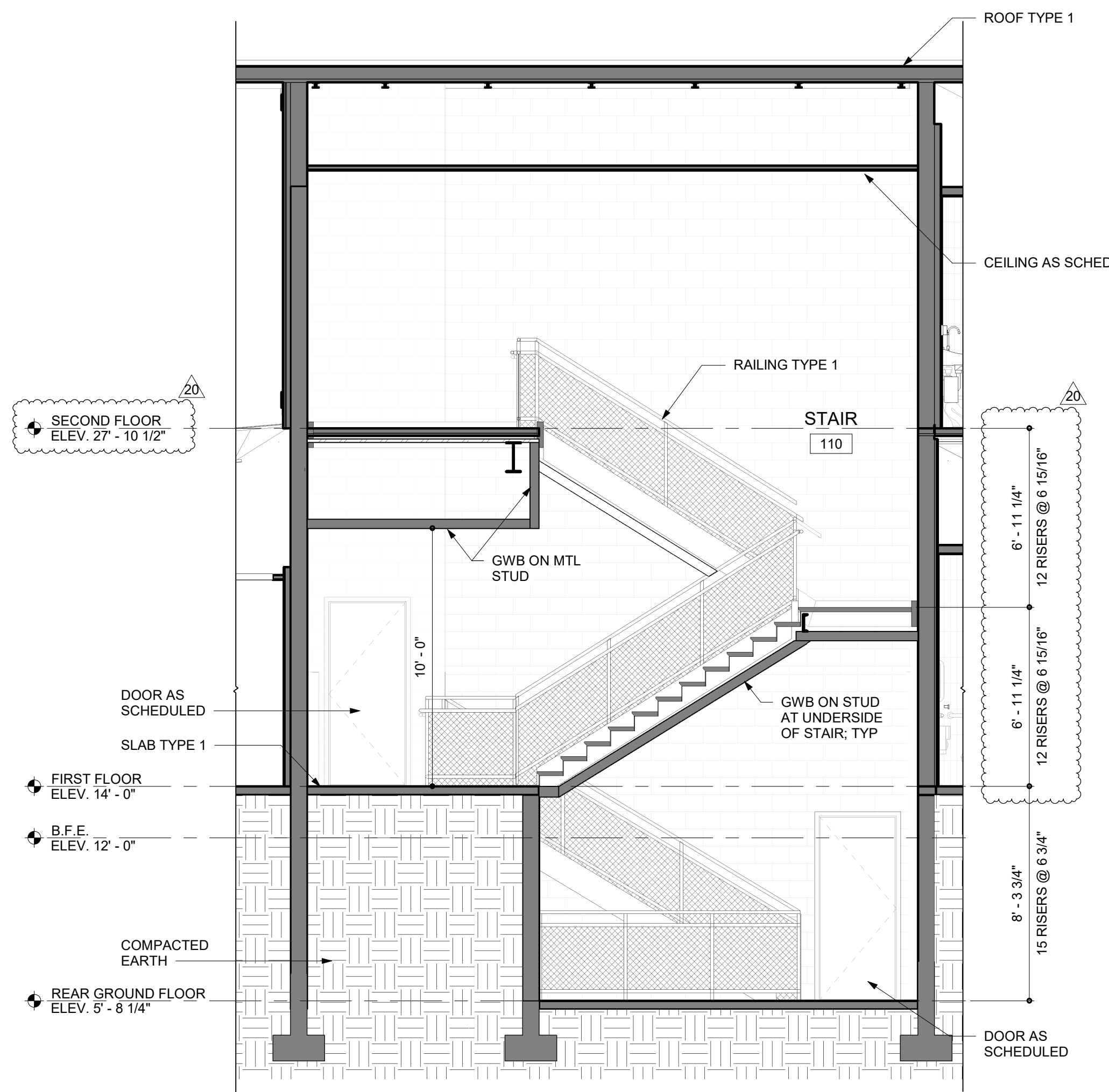
Mark	Date	Description
20	04.02.2025	RFI 100
10	09.11.2024	ASI 005
7	08.02.2024	RFI 48
5	07.08.24	ASI 003
4	03.25.24	ASI 001

PROJECT NO: 2021025.02
DATE: 03.08.2024
SCALE: 1/4" = 1'-0"
DRAWN BY: BMR PROJ MGR: BMR

A403

COPYRIGHT © 2024

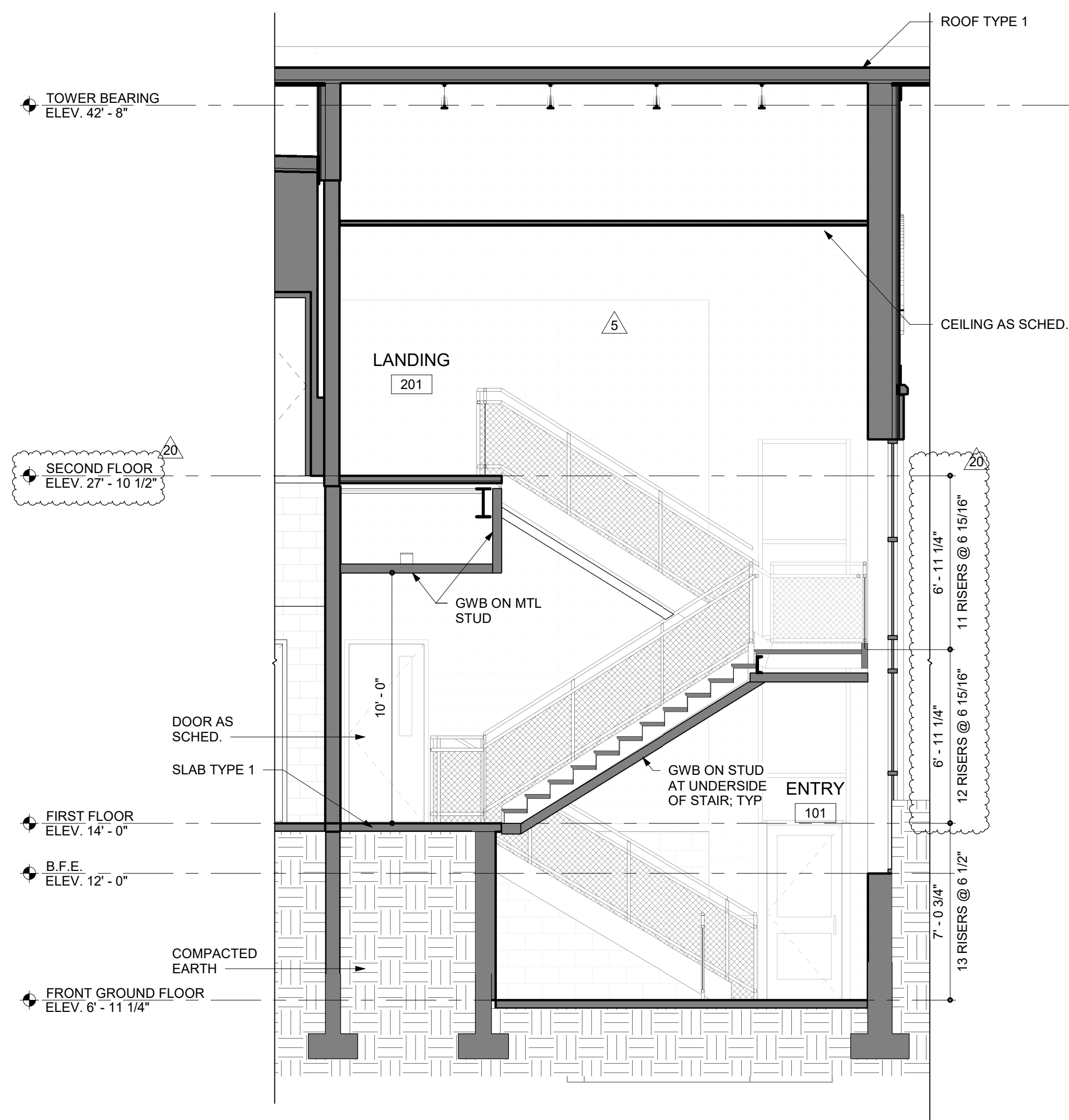
4/2/2025 9:15:36 AM Autodesk Docs:North Topsail Beach Fire Department202102502.rvt



1

STAIR 110 SECTION

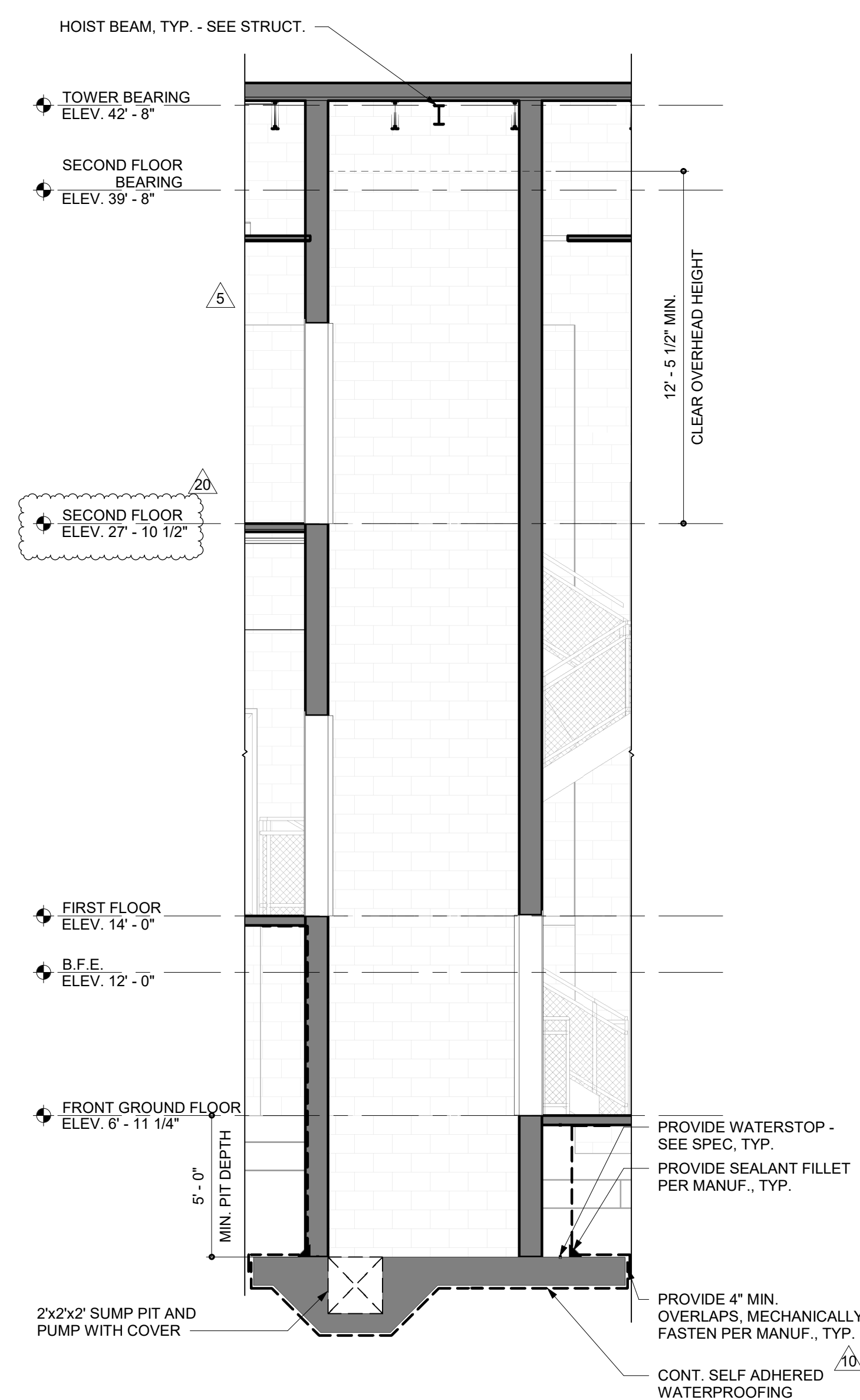
SCALE: 1/4" = 1'-0"



2

ENTRY 101 STAIR SECTION

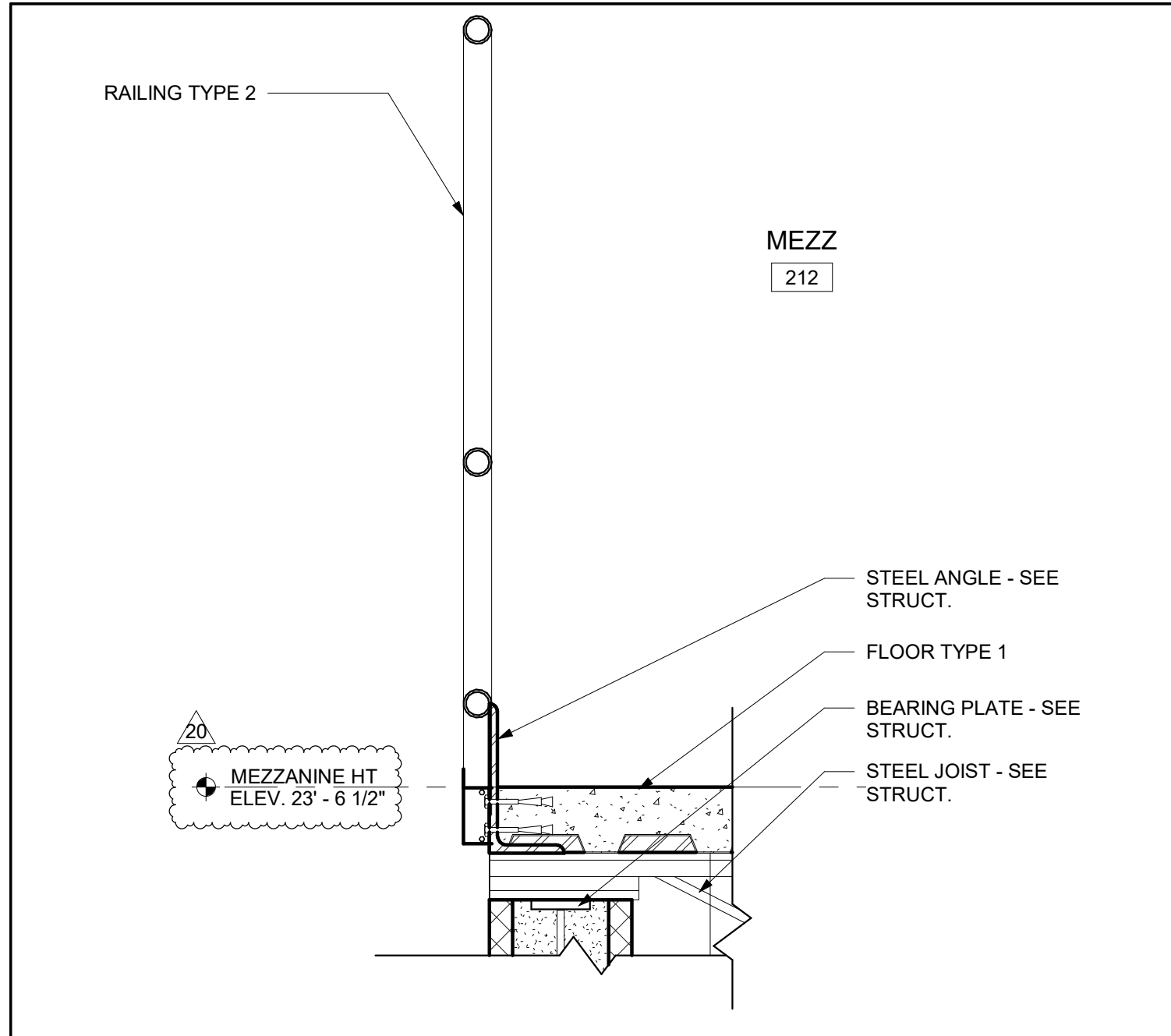
SCALE: 1/4" = 1'-0"



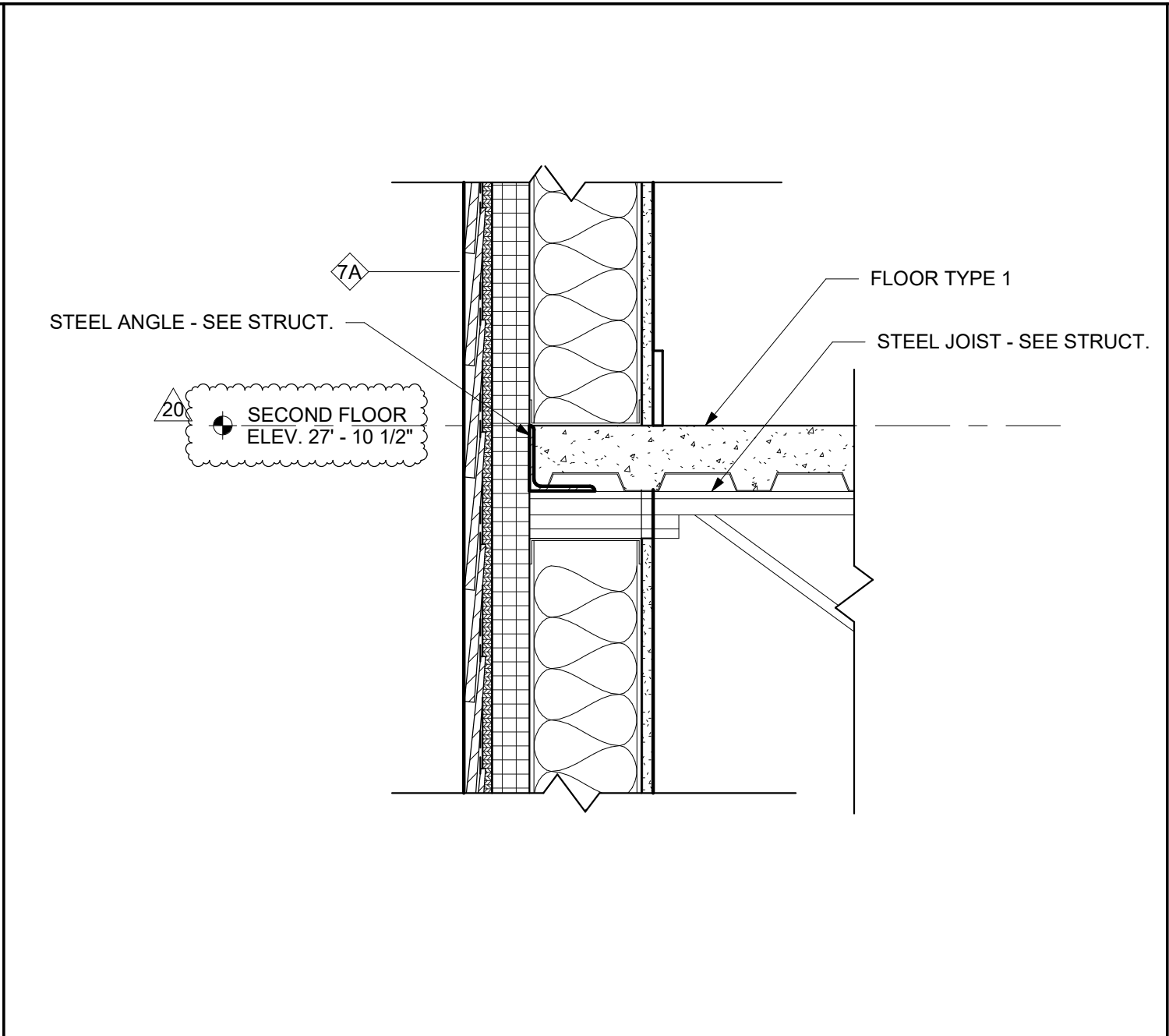
3

**ENLARGED SECTION THRU
ELEVATOR**

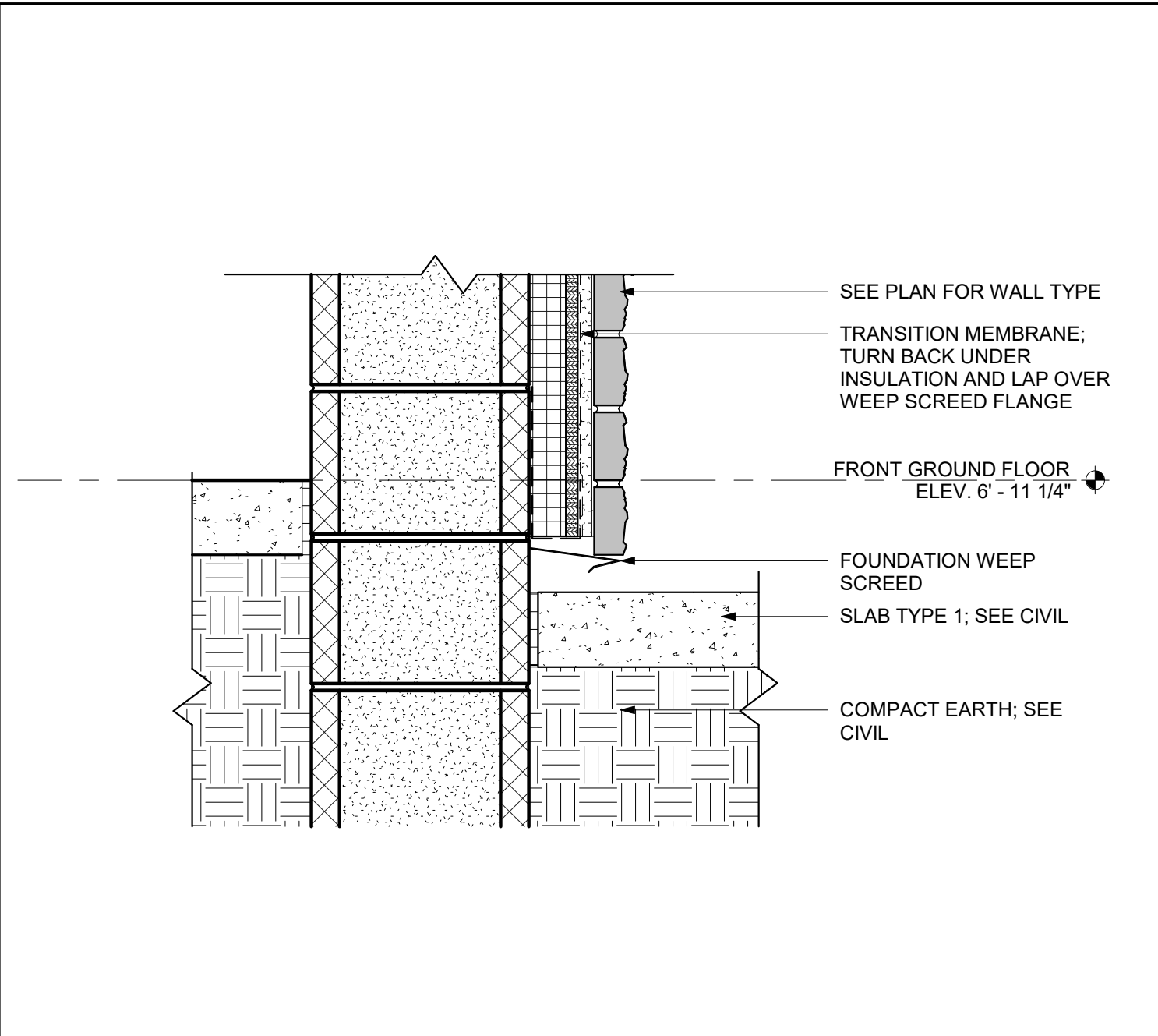
SCALE: 1/4" = 1'-0"



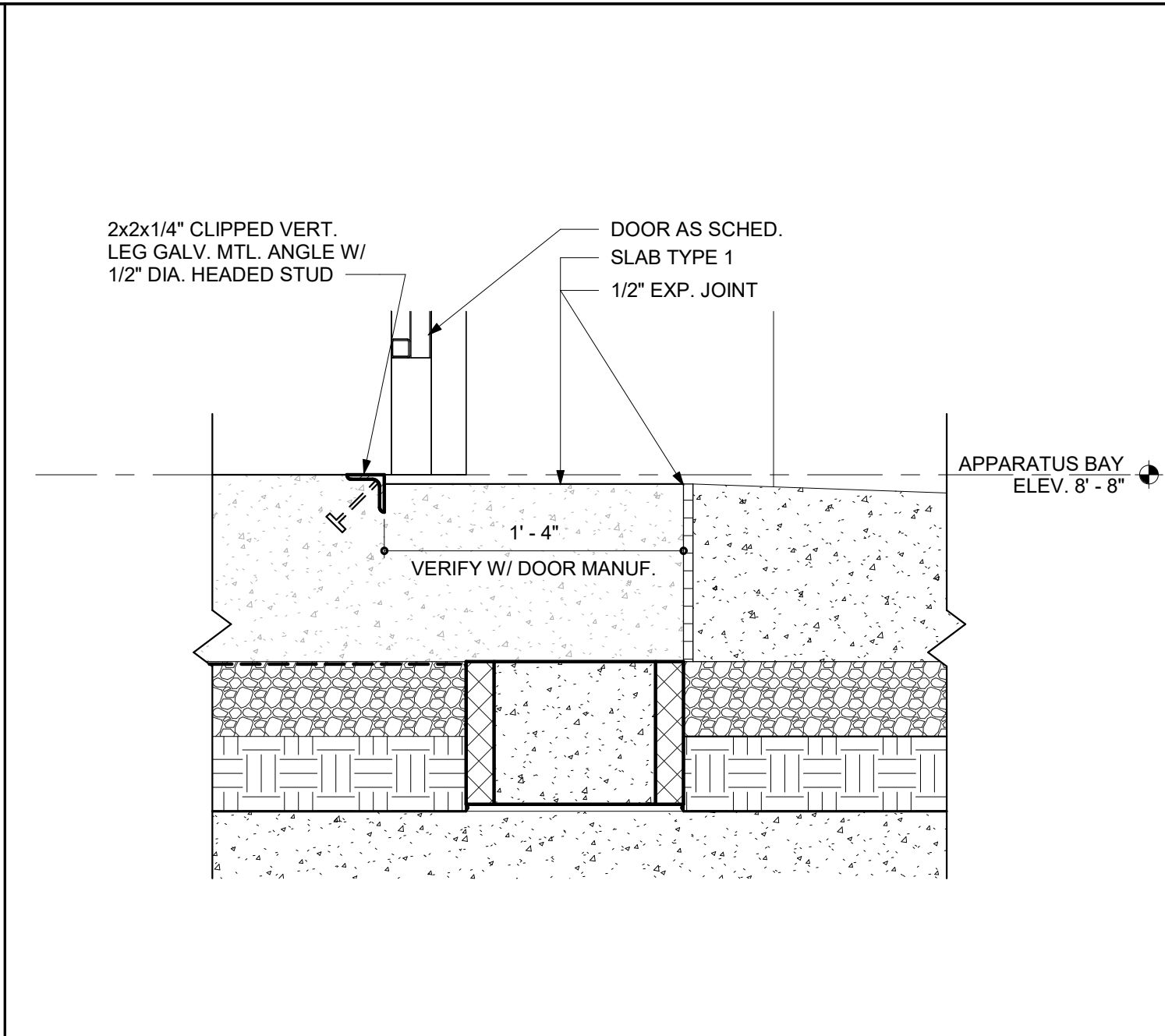
1 SECTION DETAIL - MEZZANINE 212
SCALE: 1 1/2" = 1'-0"



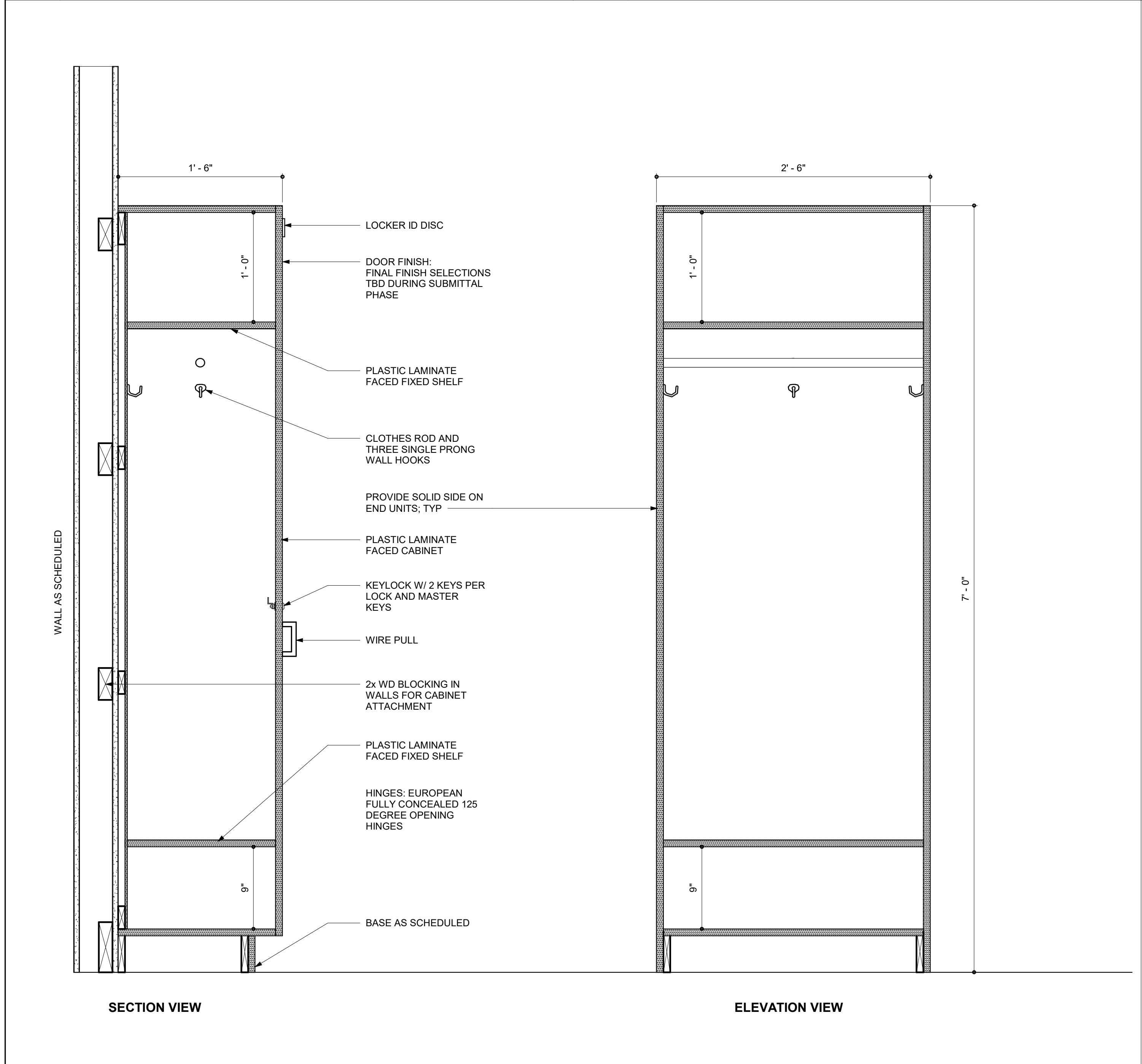
2 SECTION DETAIL - SLAB TO EXTERIOR WALL
SCALE: 1 1/2" = 1'-0"



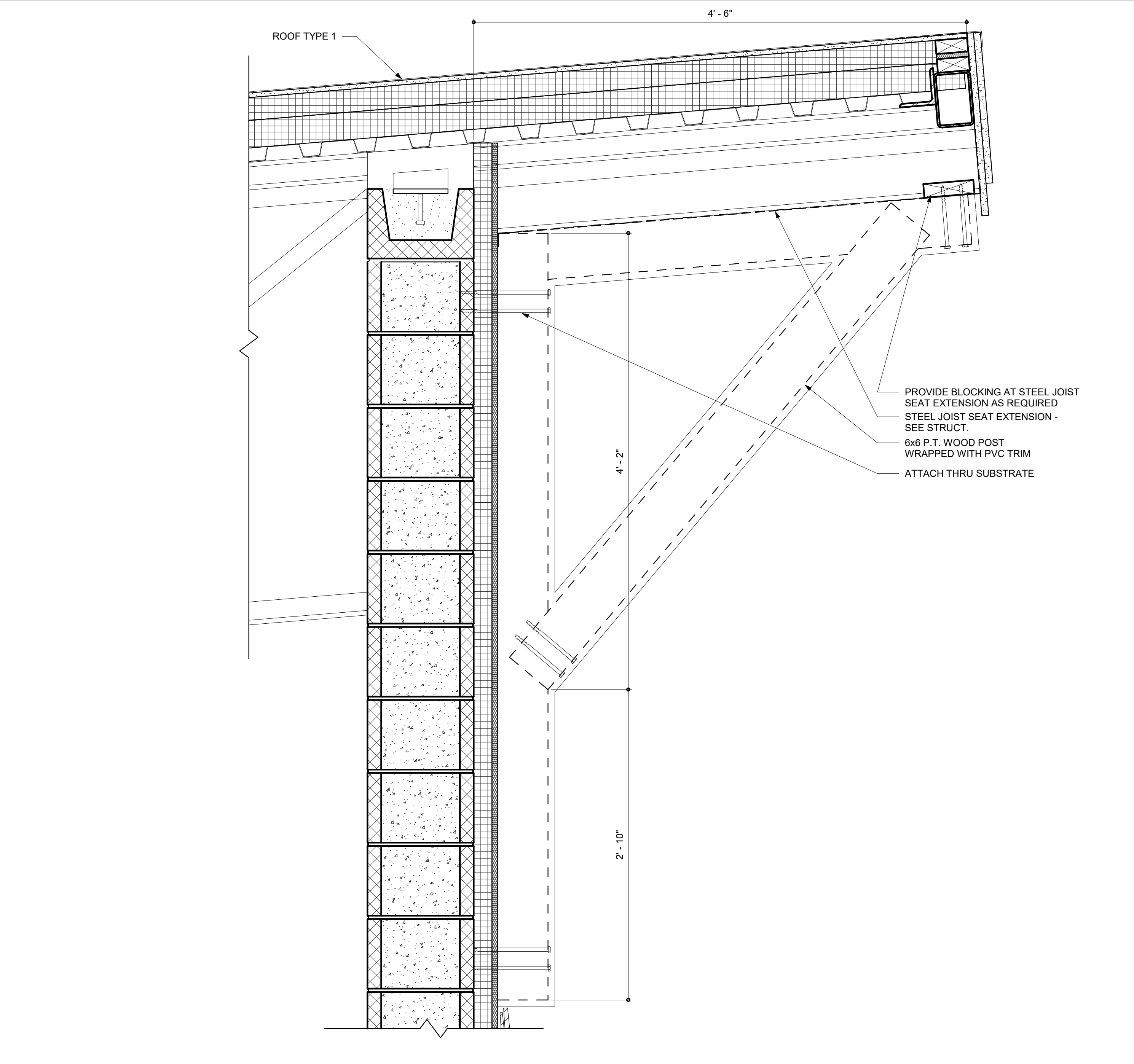
3 TYPICAL EXTERIOR WALL BASE DETAIL
SCALE: 1 1/2" = 1'-0"



4 TYPICAL APPARATUS BAY SLAB EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



5 TYPICAL BUNK ROOM STORAGE UNIT
SCALE: 1" = 1'-0"



6 TYPICAL NON STRUCTURAL BRACKET DETAIL
SCALE: 1 1/2" = 1'-0"

BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100

Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

www.beckermorgan.com

FOUNDED IN 1992 *Nature's Tranquil Beauty* NORTH CAROLINA

NORTH TOPSAIL BEACH

CBHF ENGINEERS PLLC
PME ENGINEERS
2246 YAUPOIN DRIVE
WILMINGTON, NC 28401
ph 910-791-4000

PARAMOUNTE ENGINEERING, INC.
CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403
ph 910-791-6707 fax 910-791-6760

WOODS ENGINEERING
STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401
ph 910-343-8007 fax 910-343-8088

BECKER
MORGAN
GROUP
INC.

51922

WILMINGTON, NC

PROJECT TITLE

NORTH TOPSAIL BEACH FIRE STATION #2

3304 GRAY STREET
NORTH TOPSAIL BEACH, NC 28460

ISSUED
FOR PERMIT
03.08.2024

SHEET TITLE

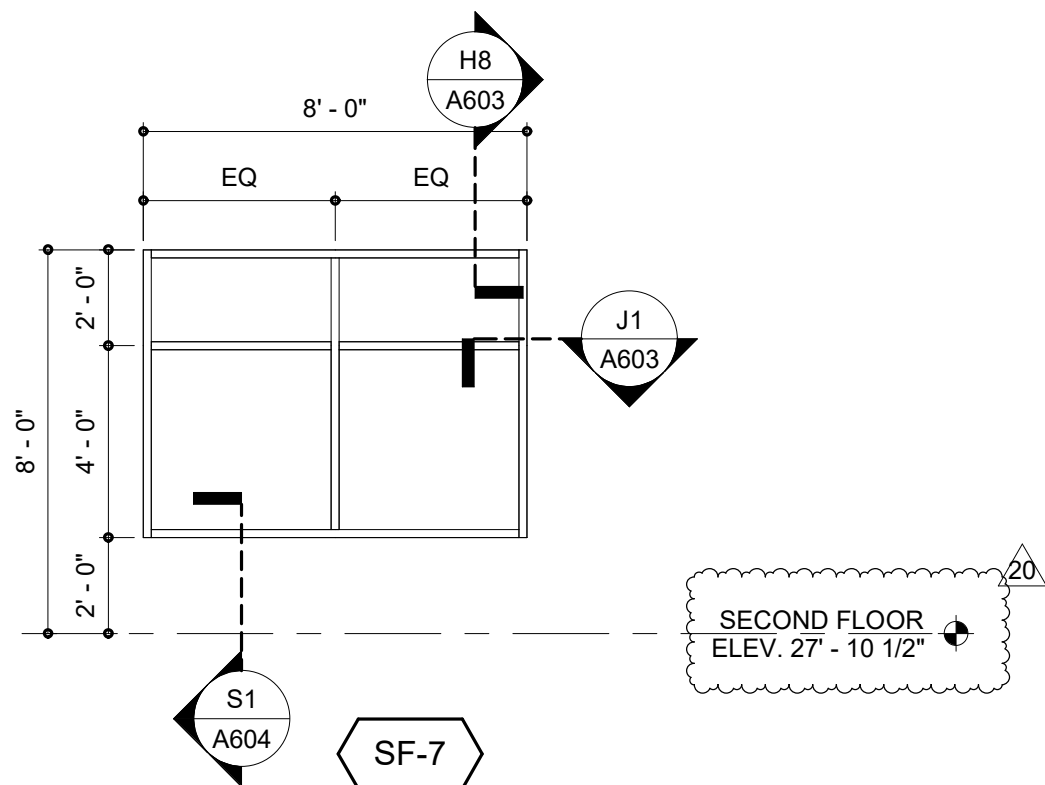
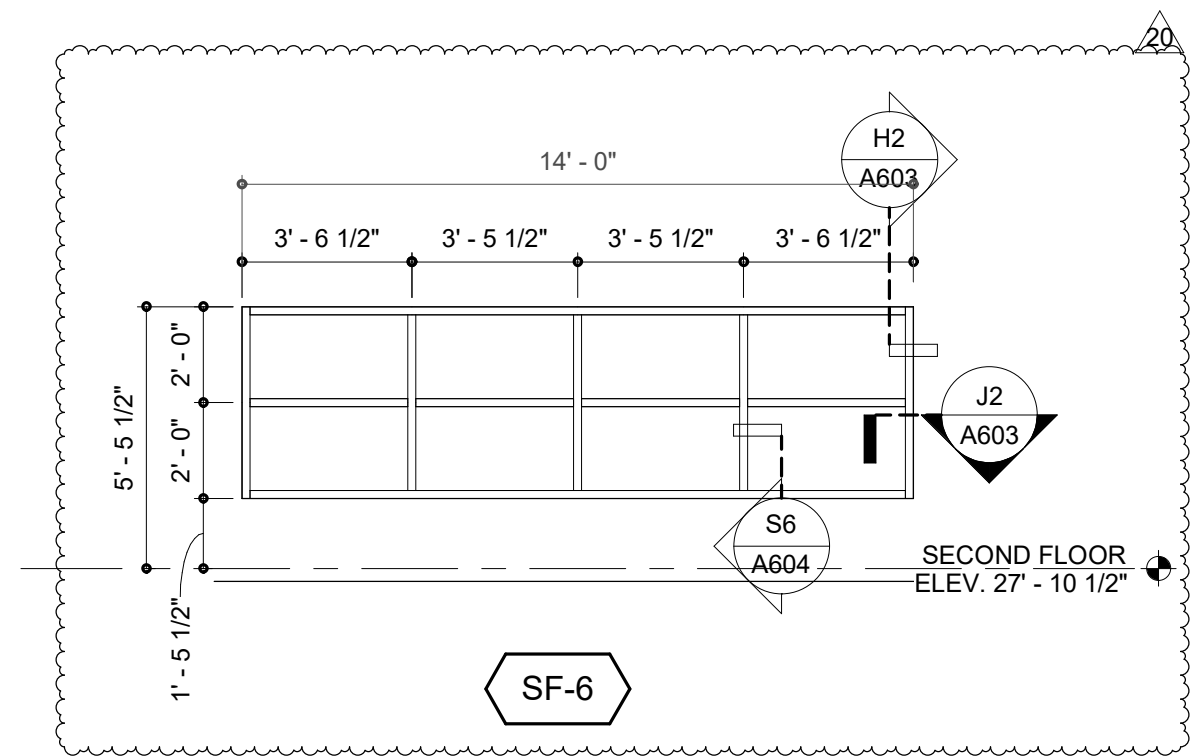
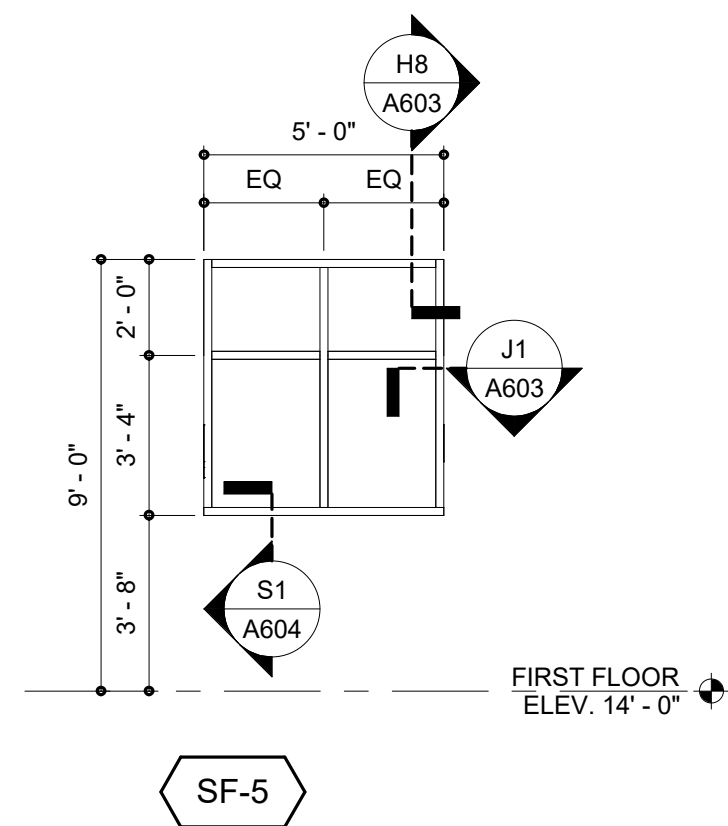
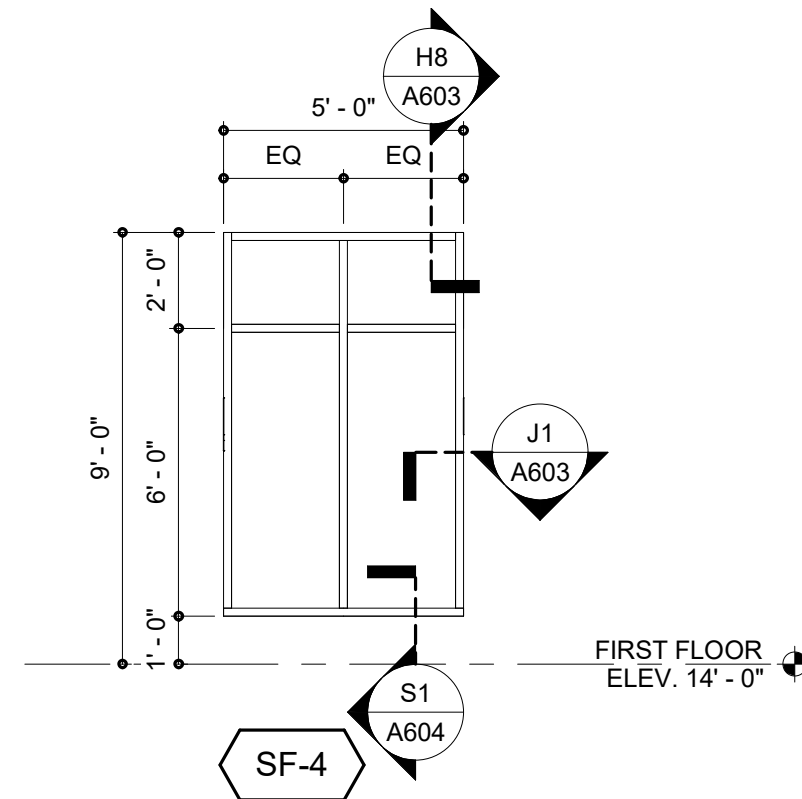
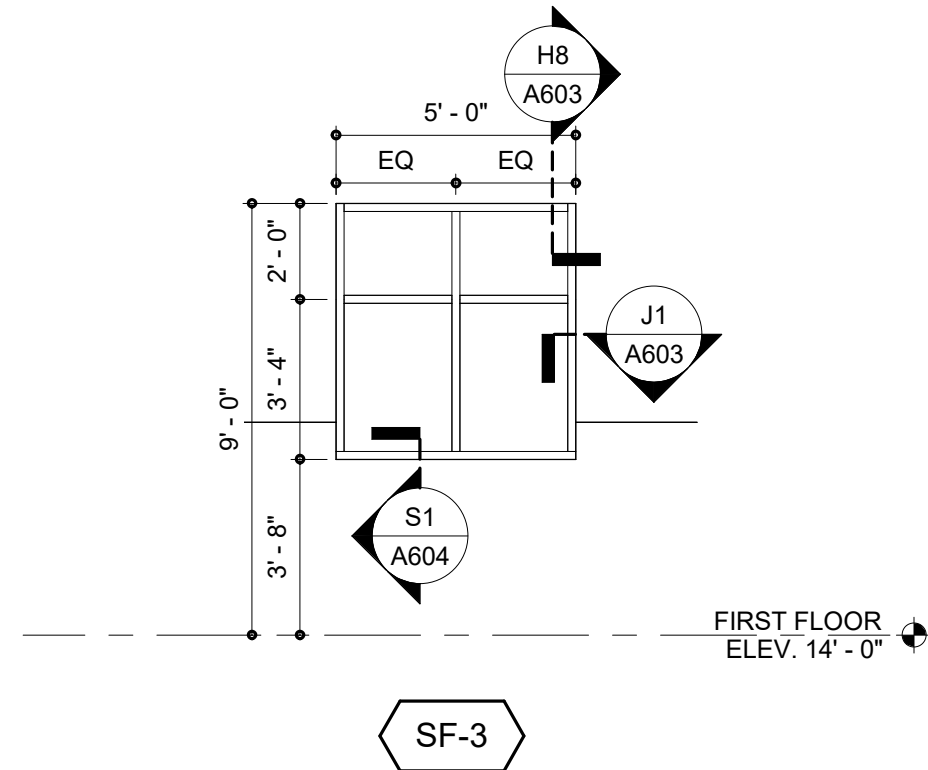
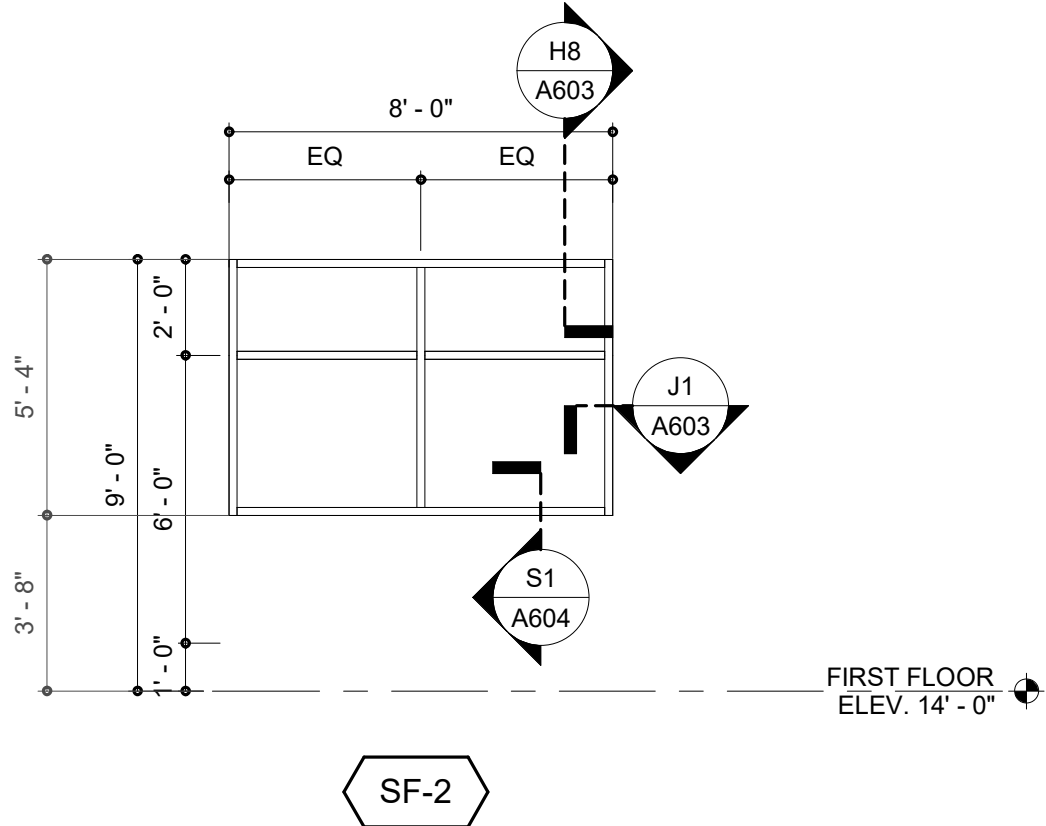
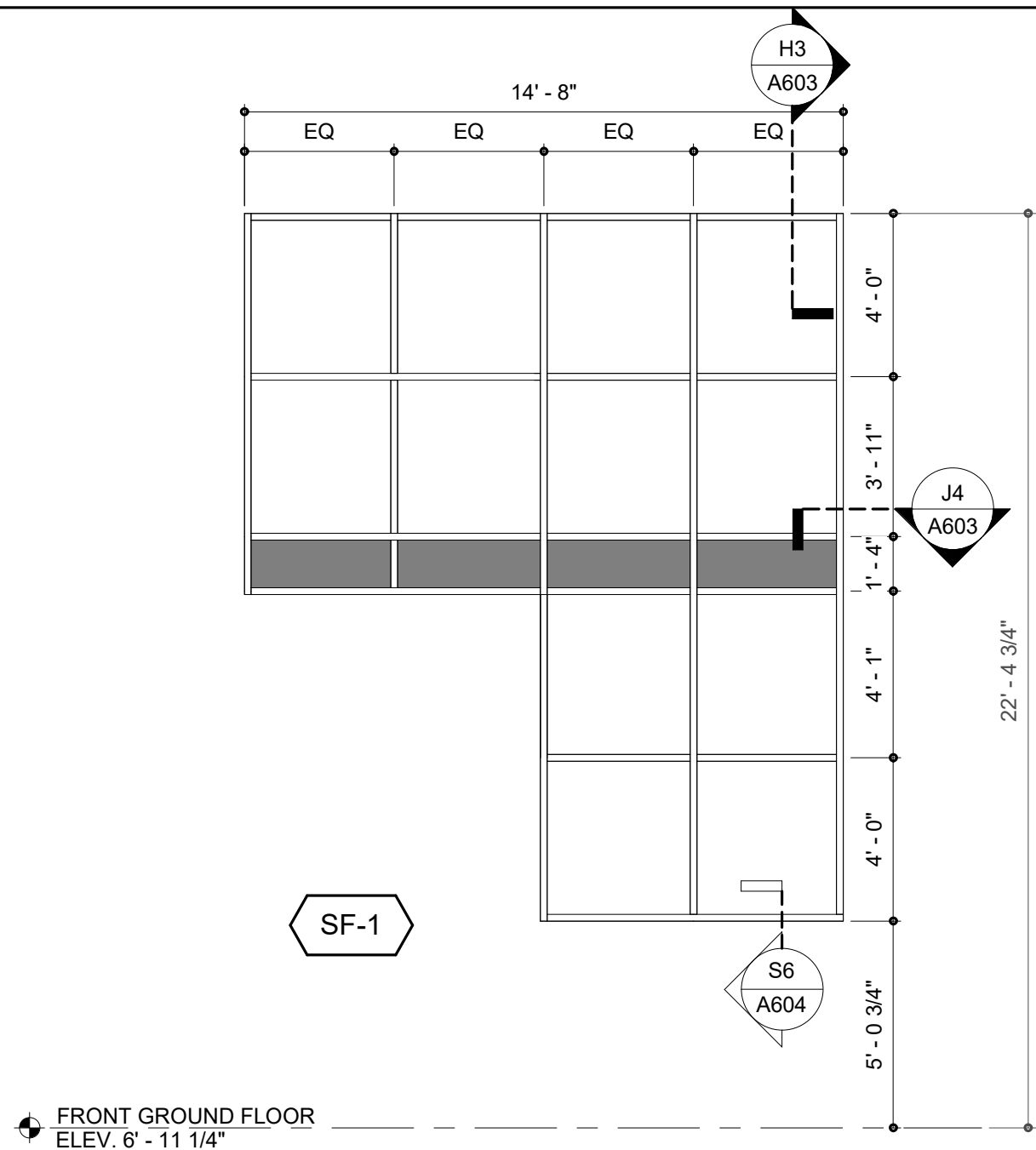
SECTION DETAILS

ISSUE BLOCK		
Mark	Date	Description
20	04.02.2025	RFI 100
PROJECT NO: 2021025.02		
DATE: 03.08.2024		
SCALE: 1 1/2" = 1'-0"		
DRAWN BY: EJS PROJ MGR: BMR		

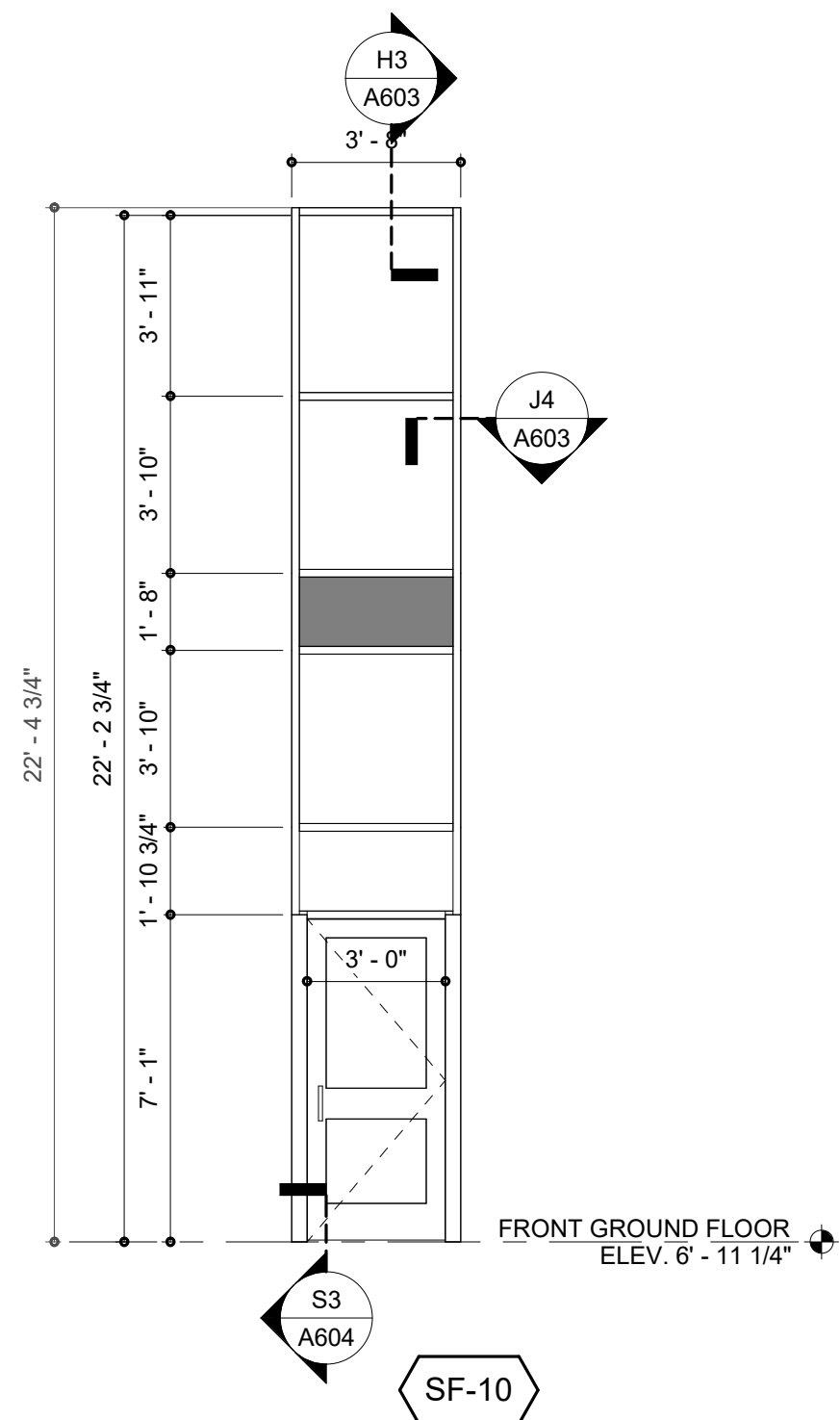
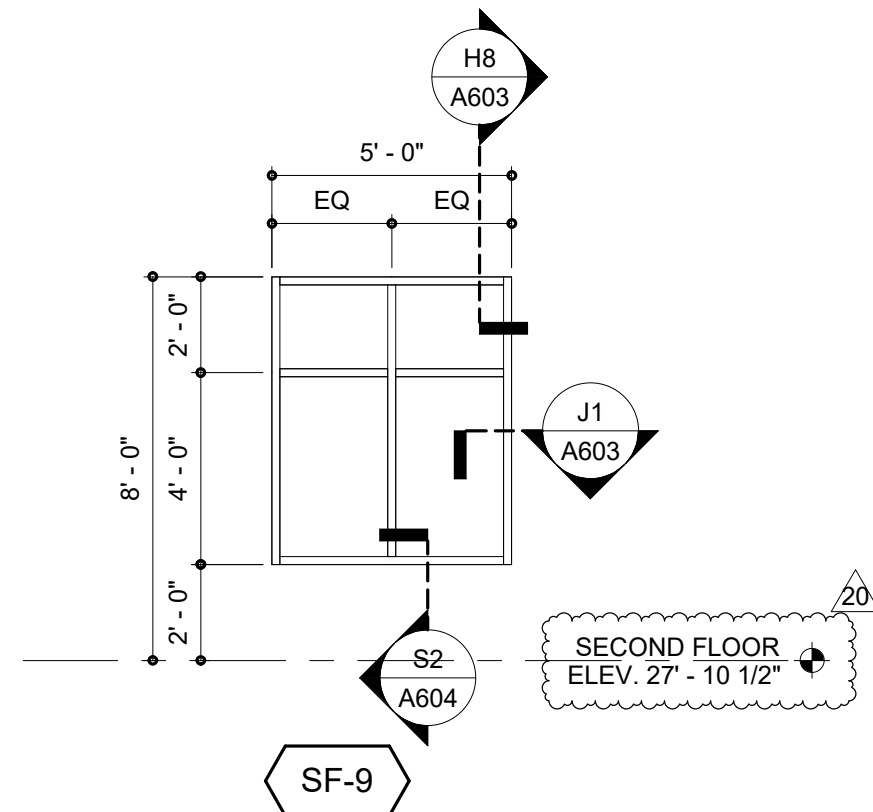
A510

COPYRIGHT © 2024

4/2/2025 9:17:15 AM Autodesk Docs://North Topsail Beach Fire Department/202102502.rvt



SF-8
NOT USED



GLAZING LEGEND		
1.	GLAZING SHALL BE TEMPERED IN DOORS, BORROW LIGHTS, SIDE LIGHTS, AND AS REQUIRED BY CODE, AND AS INDICATED	
2.	GLAZING SHALL BE SAFETY LAMINATED AS REQUIRED BY CODE, AND AS INDICATED.	
3.	PROVIDE FIRE-PROTECTION AND FIRE-RESISTANCE RATED GLAZING AS REQUIRED BY CODE.	
4.	EXTERIOR GLAZING SHALL BE INSULATED.	
	LAMINATED GLAZING	
		SPANDREL GLAZING

BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
615 South College Street, Suite 8-158
Charlotte, NC 28202
980.270.9100
Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100
Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700
www.beckermorgan.com

Town of
NORTH TOPSAIL BEACH

FOUNDED IN 1982 *Nature's Tranquil Beauty* NORTH CAROLINA

CBHF ENGINEERS PLLC
PME ENGINEERS
2246 YAPON DRIVE
WILMINGTON, NC 28401
ph 910-791-4000
PARAMOUNTE ENGINEERING, INC.
CIVIL ENGINEERING
122 CINEMA DRIVE
WILMINGTON, NC 28403
ph 910-791-6707 fax 910-791-6760
WOODS ENGINEERING
STRUCTURAL ENGINEERING
254 N. FRONT STREET, SUITE 201
WILMINGTON, NC 28401
ph 910-343-8007 fax 910-343-8088

BECKER
MORGAN
GROUP
INC.
51922
WILMINGTON, NC

PROJECT TITLE
NORTH TOPSAIL
BEACH FIRE
STATION #2
3304 GRAY STREET
NORTH TOPSAIL BEACH, NC
28460

ISSUED
FOR PERMIT
03.08.2024

SHEET TITLE
STOREFRONT
ELEVATIONS

ISSUE BLOCK

20	04.02.2025	RFI 100
Mark	Date	Description
PROJECT NO:		2021025.02
DATE:		03.08.2024
SCALE:		As indicated
DRAWN BY:		EJS PROJ MGR: BMR

A602
COPYRIGHT © 2024

EXHIBIT B
(Construction Change Directive Number 01)

The proposed basis of adjustment to the Contract Sum is as follows:

Increase the Contract Sum by \$26,590.01 as follows:

- Subcontractors + Contractor Profit & Overhead thereon totaling \$20,545.85.¹ The Subcontractor work is summarized in the following table. Note that in some instances, the amount listed in the following table differs from the amount set forth in a Subcontractor Proposal. The table amounts reflect the amounts deemed proper for use in adjusting the Contract Sum.

<u>Subcontractor</u>	<u>Description</u>	<u>Amount</u>
Grey Interiors, LLC	Material, labor and equipment to add a 2.5” distribution header on top of the track on the exterior wall to compensate for the inbed locations. Reference Grey Interiors Proposal dated April 21, 2025, RFC Number 2R1. Of the total Proposal of amount of \$5,442.68, the sum of \$976.43 was approved as Change Order Number 04 dated April 24, 2025, resulting in the adjusted amount of \$4,466.25. The \$4,466.25 includes 40 hours of labor to provide the new track and drywall, at a cost of \$1,120. That appears excessive, but for purposes of this CCD, is included in the proposed increase in the Contract Sum.	\$4,466.25
E.L. Jones Development, LLC	Replace two hollow metal doors and frames. Reference E.L. Jones Proposal dated April 21, 2025.	\$1,652.00
Citadel Masonry, LLC	Remove two hollow metal door frames and raise masonry openings at three openings on the second floor. Reference Citadel Masonry Proposal dated April 21, 2025, RFC Number 4.	\$2,029.51
Independent Services	Revise stairwell shop drawings and offsite delivery and unloading of mechanical platform(s) for temporary storage. Reference Independent Services Proposal dated April 11, 2025. The Proposal included \$4,200 for revising shop drawings for Stairwell 101 and Stairwell 110. However, Stairwell 110 has yet to be submitted or approved and, as such, at most half of the \$4,200 for revised shop drawings is appropriate.	\$5,850.00

¹ Contractor has provided a proposal from TK Elevator for \$6,694.00 to add 2.5” to the total travel for the elevator. However, the total travel for the elevator was not increased. Rather, only the second floor stop location was adjusted. Accordingly, no amount is due for the TK Elevator proposal.

Nationwide Electrical Services, Inc.	Generator platform extra off-loading, storage, and delivery. Reference Nationwide Electrical Proposal #4 dated April 21, 2025. The Proposal was in the total amount of \$42,294.80, of which \$426.60 was to raise device boxes by 2.5". Because there does not appear to be a need to raise device boxes, this amount is not included in the amount of the proposed increase in the Contract Sum.	\$3,868.20
--------------------------------------	--	------------

Subcontractor Subtotal: \$17,865.96

Contractor Profit & Overhead (15%): \$2,679.89

Total Subcontractor Costs: \$20,545.85

- Contractor Direct Costs (Labor):

Contractor Direct Costs (Labor) totaling: \$5,625.42. The compensable Contractor Direct Costs (Labor) are summarized in the following table. Contractor has requested an increase in the Contract Sum for Contractor Labor and Equipment. The majority of the requested increase for Contractor Labor and Equipment appears based on the Contractor's assertion that the need to perform, and the performance of, the Work directed by this Construction Change Directive entitles the Contractor to a 55 day increase in the Contract Time. At this time, the Contractor has not demonstrated that the need for, and performance of, the Work that is the subject of this Construction Change Directive impacts the critical path, nor the extent of any such impact. Similarly, the Contractor has not demonstrated the causes of alleged delays to the critical path for the Project, nor apportioned the total delay to the responsible parties. Absent the Contractor establishing these matters, the Contractor is not entitled to an increase in the Contract Time, nor to an increase in the Contract Sum for extended duration charges for Contractor Labor and Equipment. Unless and until any increase in the Contract Time is properly substantiated, the Contract Sum cannot be increased for alleged extended duration Contractor Labor and Contractor Equipment. The items of Contractor Labor for which an increase in the Contract Sum is proposed represents Contractor Labor that appears reasonably necessary because of the need for, and performance of, the Work that is the subject of this Construction Change Directive.

<u>Category</u>	<u>Hours</u>	<u>Hourly Rate</u>	<u>Amount</u>
Project Management	10	\$56.50	\$565.00
Project Superintendent	15	\$52.88	\$793.20
Estimator + Admin	12	\$45.67	\$548.04

Scheduler ²	12.5	\$120.00	\$1,500.00
Contracts Administrator	12	\$36.07	\$432.84

Contractor Direct Costs Subtotal: \$3,839.08

Payroll Taxes & Insurance (Burden Rate) (45%)³: \$1,052.59

Contractor Profit & Overhead (15%): \$733.75

Total Contractor Direct Costs (Labor): \$5,625.42

● **Subtotal Before Bonds and Insurance: \$26,171.27**

● Bonds and Insurance⁴:

General Liability Insurance (0.50%): \$130.86

Payment & Performance Bonds (1.10%) \$287.88

Total Bonds and Insurance: \$418.74

TOTAL PROPOSED INCREASE IN CONTRACT SUM: \$26,590.01

² It appears that Contractor uses a third-party scheduler rather than an employee scheduler.

³ Because it appears that Contractor's Scheduler is a third-party consultant rather than an employee, the \$1,500 for Scheduler is not included in computation of the Burden Rate.

⁴ The Contractor requests an increase in Builders Risk Insurance Policy based on the Contractor's contention that the Work that is the subject of this Construction Change Directive entitles it to a 55 day increase in the Contract Time. Because the Contractor has not substantiated any right to an increase in the Contract Time for the Work in question, no increase in the Contract Sum is due for Builders Risk Insurance Policy.