



BREZZA LOFTS MIXED USE

SWANSBORO, NC



PLAGEMAN
ARCHITECTURE
•••
SWANSBORO
BURLINGTON

FOR REVIEW
ONLY
02/20/2026

NOT FOR
CONSTRUCTION



BREZZA LOFTS MIXED USE

SWANSBORO, NC

CONSTRUCTION DRAWINGS - REVIEW SET
FEBRUARY 20, 2026

ARCHITECT:
PLAGEMAN ARCHITECTURE
SWANSBORO, NC | BURLINGTON, NC
919-619-5012

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SWANSBORO, NC
910-548-2235

STRUCTURAL:
WOODS ENGINEERING
WILMINGTON, NC
910-465-2895

MEP ENGINEERING:
LIGHTHOUSE ENGINEERING
RALEIGH, NC
919-835-9781

material symbols

- EARTH
- WASHED STONE
- CONCRETE
- CONCRETE MASONRY UNIT

- GYPSUM BOARD
- STEEL (LARGE SCALE)
- STONE
- FINISHED WOOD
- ROUGH WOOD - BLOCKING

- RIGID FOAM INSULATION
- BATT INSULATION
- GLASS
- BRICK
- PLYWOOD

drawing symbols

- ELEVATION AND DETAIL NUMBER TAG
- INTERIOR ELEVATION AND DETAIL LETTER TAG
- DENOTES FINISHED CEILING HEIGHT AFF

- DENOTES WALL TYPE DESIGNATION
- DOOR NUMBER DESIGNATION
- WINDOW/GLASS NUMBER DESIGNATION

- ABC TYPE FIRE EXTINGUISHER
- DENOTES ELEVATION HEIGHT
- DENOTES STEP SLAB

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CONSTRUCTION DRAWINGS FOR:
BREZZA LOFTS - WARD FARM TOWN CENTER PHASE 1
SWANSBORO, NC 28584

REVISIONS

JOB NUMBER
PA2110
DRAWN BY: PARCH
SHEET NAME
COVER SHEET

SHEET NUMBER

A000



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REVISIONS

JOB NUMBER
PA2110
DRAWN BY: PARCH

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER

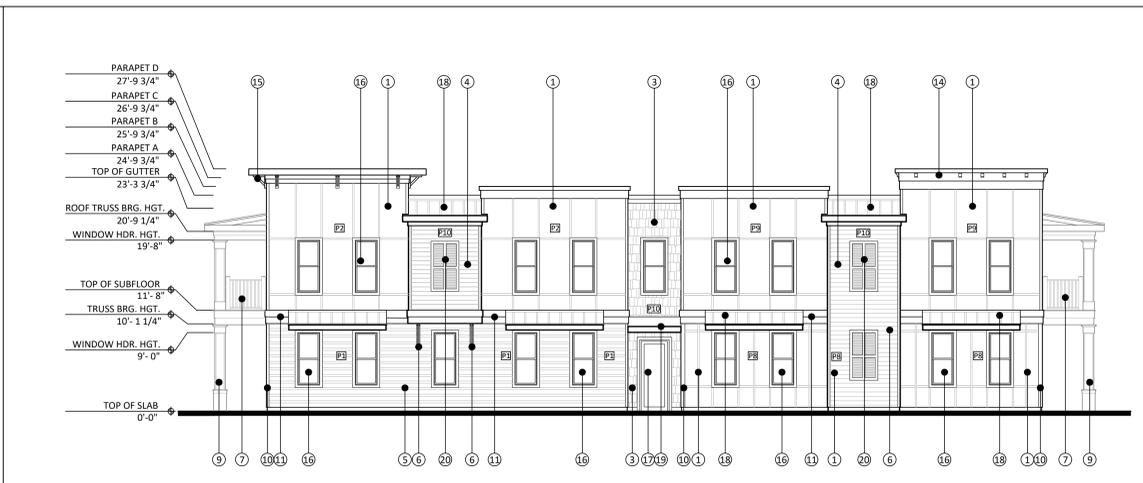
A201

EXTERIOR ELEVATION MATERIALS LEGEND

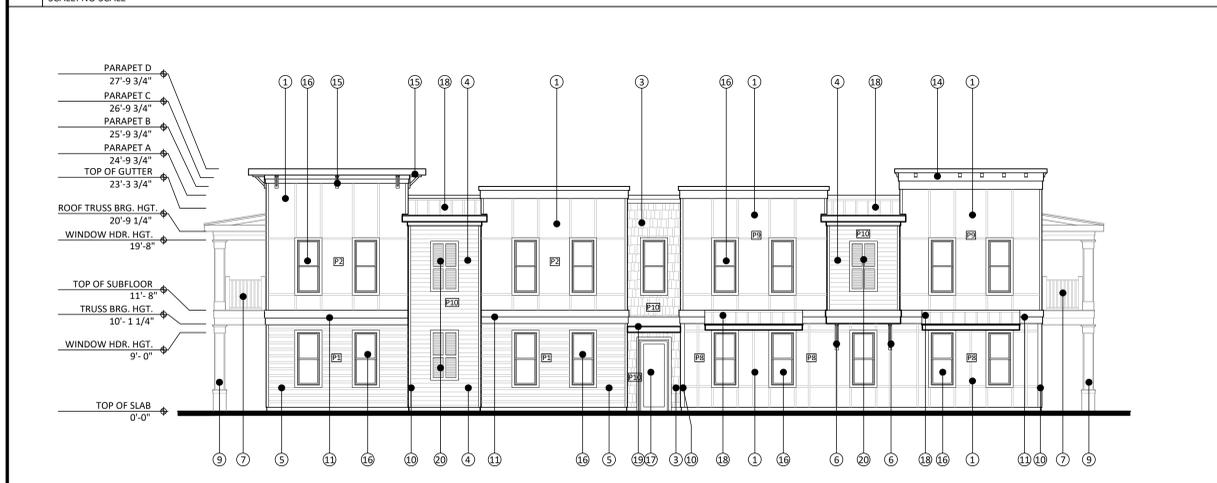
TAG	DESCRIPTION
1	HARDIE PANEL SELECT CEDARMILL - PRIMED W/ 2.5" X .75" BATTEN - PRIMED
2	HARDIE LAP SIDING: 5" EXPOSURE - SELECT CEDARMILL - W/ 2.5" X .75" PRIMED BATTEN
3	HARDIE SHINGLE SIDING - STAGGERED EDGE - PRIMED FOR PAINT
4	HARDIE LAP SIDING: 6.5" EXPOSURE - SELECT CEDARMILL
5	HARDIE LAP SIDING: DOUBLE EXPOSURE - 6.5" OVER 4" - SELECT CEDARMILL
6	PRIMED AND PAINTED PT WOOD BRACKET - SEE DETAILS FOR CONSTRUCTION - BRACKET TYPE A
7	RAILING STYLE A - SEE DETAILS
8	RAILING STYLE B - SEE DETAILS
9	BUILT-UP EXTERIOR COLUMN - SEE DETAILS
10	HARDIE CORNER TRIM - CEDAR MILL - PRIMED FOR PAINT - 3.5" WIDE
11	DOUBLE HARDIE TRIM BAND - SEE DETAILS
12	4" Ø METAL DOWNSPOUT - CONNECT TO STORM SYSTEM UNDERGROUND - ANTIQUE BRONZE COLOR
13	6W" X 5D" METAL GUTTER - ANTIQUE BRONZE COLOR
14	DECORATIVE CORBEL - PVC - 4" X 6" H X 3" W
15	PRIMED AND PAINTED PT WOOD BRACKET - SEE DETAILS FOR CONSTRUCTION - BRACKET TYPE B
16	WINDOWS AS SPECIFIED - SEE SCHEDULE
17	EXTERIOR DOOR AS SPECIFIED - SEE SCHEDULE
18	ADVANTAGE LOK - II METAL ROOF BY UNION CORRUGATING COMPANY - SNOW WHITE COLOR
19	BLACK ALUMINUM FRAME - BLACK CANVAS AWNING SYSTEM
20	FALUX ACCENT PANEL SYSTEM - SEE DETAILS FOR CONSTRUCTION

TAG	PAINT COLOR
P1	SW 9056 - FRENCH MOIRE - SATIN
P2	SW 9054 - LITTLE BOY BLU - SATIN
P3	SW 9021 - NAPLES YELLOW - SATIN
P4	SW 6681 - BUTTER UP - SATIN
P5	SW 6522 - SPORTY BLUE - SATIN
P6	SW 6598 - DISHY CORAL - SATIN
P7	SW 6597 - HOPEFUL - SATIN
P8	SW 6213 - HALCYON GREEN - SATIN
P9	SW 6211 - RAINWASHED - SATIN
P10	SW 7757 - HIGH REFLECTIVE WHITE - SATIN
P11	SW 7005 - PURE WHITE - GLOSS

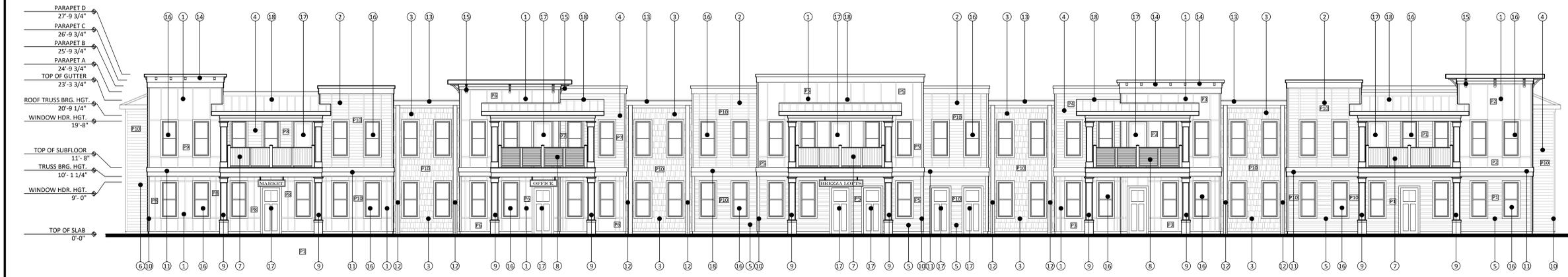
- NOTE:
- ALL EXTERIOR TRIM, COLUMNS, BRACKETS AND RAILING TO BE P1 - GLOSS
 - ALL COLORS IN BODY OF BUILDING TO BE SATIN
 - NOT ALL COLORS OR MATERIALS ARE TAGGED IN THESE DRAWINGS. MATERIAL CALL OUTS ARE TYPICAL. COLOR ARE ORGANIZED BY UNIT. INQUIRE IF THERE ARE ANY QUESTIONS ON COLOR PLACEMENT.
 - ALL WINDOW INSTALLATIONS SHALL BE PER MANUFACTURER INSTALLATION AND WATERPROOFING. DO NOT VOID WINDOW WARRANTY BY DEVIATING FROM MANUFACTURERS INSTALLATION REQUIREMENTS.
 - INSTALL ALL SIDING AND FINISHES WITH MANUFACTURER RECOMMENDED GAPS, FLASHING AND CAULKING.
 - KEEP ALL FINISH MATERIALS AWAY FROM FINISHED GRADE PER MANUFACTURERS SPECIFICATIONS



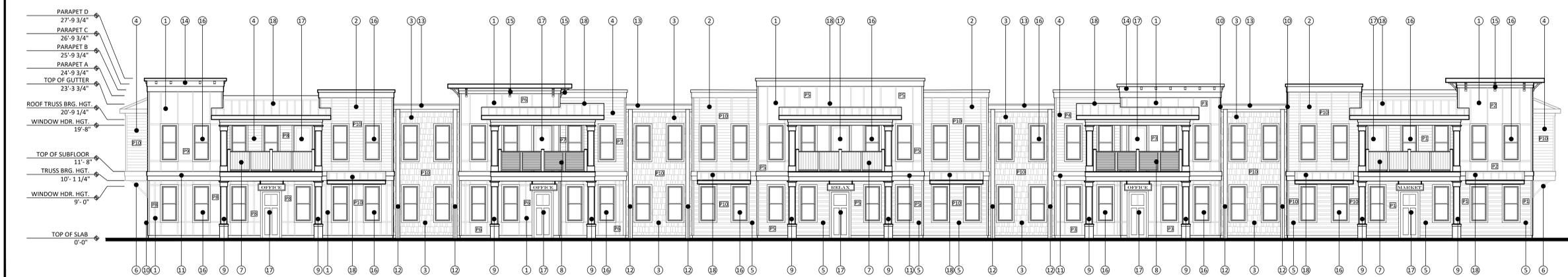
3 EXTERIOR ELEVATION - COMMON AREA SIDE FACADE
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - WARD ROAD SIDE FACADE
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - PARKING LOT FACADE
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - WARD ROAD MAIN FACADE
SCALE: 1/8" = 1'-0"

5 NOT USED
SCALE: NO SCALE

PROJECT SUMMARY:
 (13) FOR SALE CONDOMINIUMS
 13,200 SQ.FT. OF NON-RESIDENTIAL SPACE

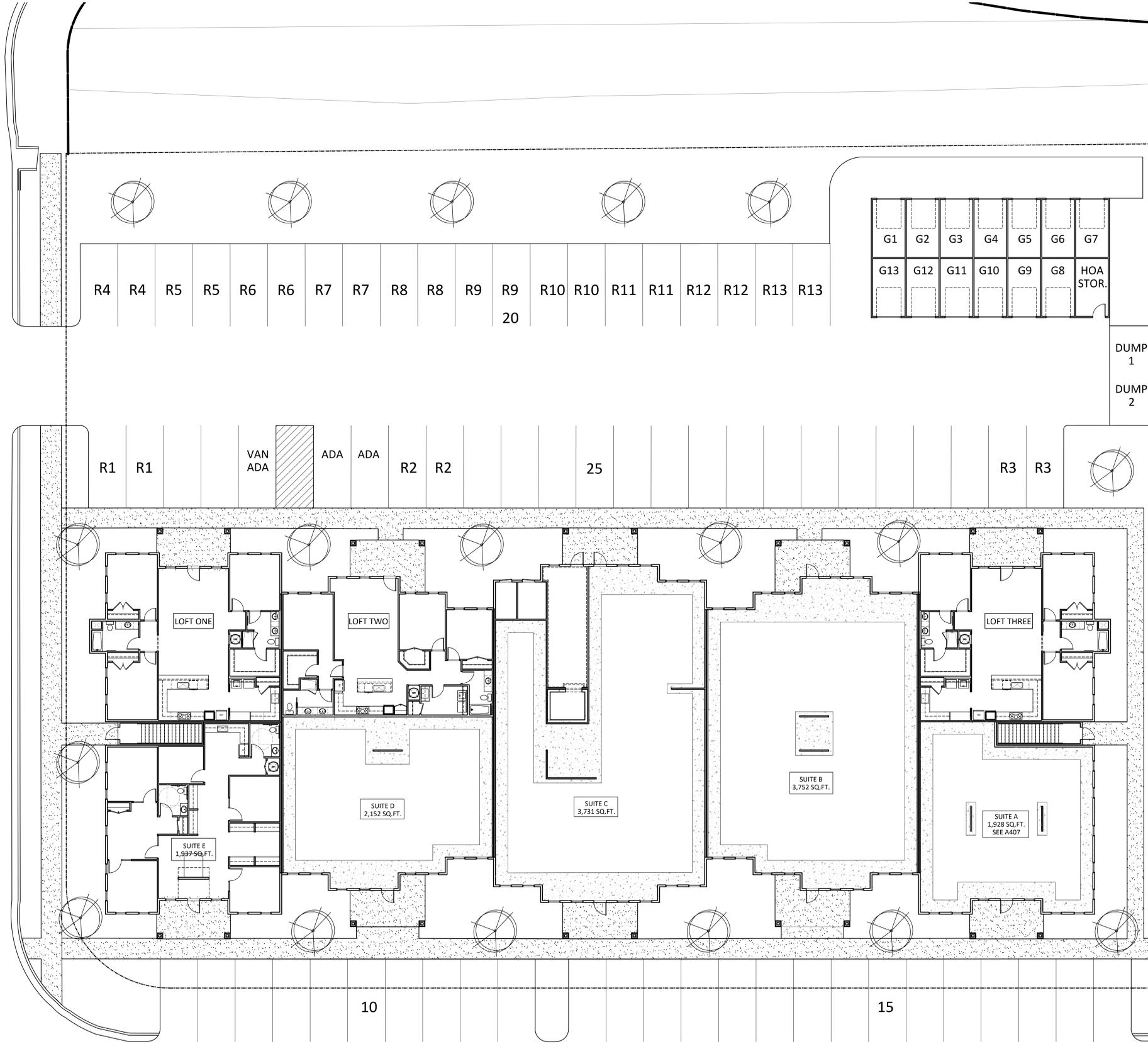
26 RESIDENTIAL PARKING
 44 NON-RESIDENTIAL PARKING

70 REQUIRED PARKING
 70 PROVIDED PARKING

TOTAL BUILDING GROSS SQUARE FOOTAGE:
 36,450 GROSS SQUARE FEET

WARD ROAD (PRIVATE)

WARD ROAD (PRIVATE)





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SWANSBORO, NC 28584

REVISIONS

JOB NUMBER
PA2110
DRAWN BY: PARCH
SHEET NAME
BREZZA LOFTS
GROUND FLOOR

SHEET NUMBER

A110

SHEET LEGEND

---	UL U905 - SHAFT ENCLOSURE
---	UL U305 - INTERIOR BEARING WALL
---	UL U341 - SLEEPING UNIT SEPARATION
---	UL U344 - 1 HOUR RATED BREEZEWAY WALLS
---	UL U356 - EXTERIOR FIRE RATED WALLS

NOTE:
 * ALL FLOOR ASSEMBLIES TO BE UL # LS28
 * ALL ROOF ASSEMBLIES TO BE UL # PS22

PLAN LEGEND

---	WALL	T1	SCHLUTER - SCHIENE VCT TO CARPET TRANSITION
---	WALL TYPE	T2	ALUMINUM EXTERIOR SILL PROVIDED WITH EXTERIOR DOOR- CONTRACTOR TO VERIFY ADA COMPLIANCE
○	DOOR TAG		
◇	WINDOW TAG		
---	FIRE RATED ACCESS PANEL		

SPECIAL KNOWLEDGE

13. DETAIL TAGS ARE TYPICAL. REFER TO ELEVATIONS FOR EXTERIOR WALL FINISHES.

14. ALL RESIDENTIAL UNITS DESIGNED TO BE TYPE B UNITS, UNLESS OTHERWISE NOTED.

THAT INCLUDE ALL PIPE SIZES, ELEVATIONS, HEAD LOCATIONS, VALVES, INSPECTOR TESTS, FLOW SWITCHES, TAMPER SWITCHES, DIMENSIONS, ECT. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT, CITY FIRE PROTECTION OFFICER AND ALL OTHER AUTHORITIES HAVING JURISDICTION. FRAMING SUBCONTRACTOR SHALL COORDINATE FRAMING WITH LOCATIONS OF HVAC VENTS, PLUMBING AND LIGHTING FIXTURES SO AS TO AVOID CONFLICT.

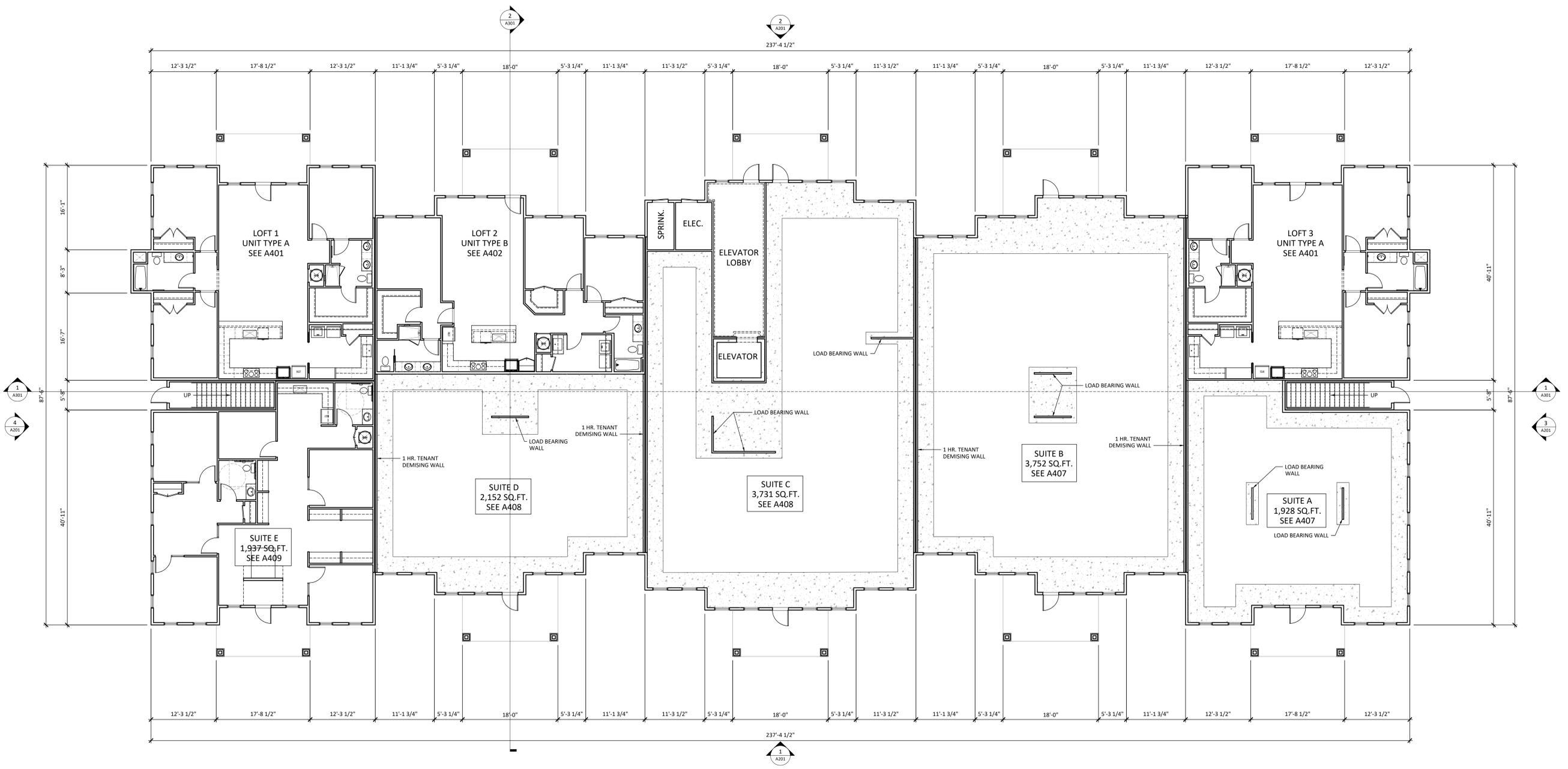
10. STAIRS SHALL HAVE A MINIMUM OF 7'-0" CLEAR HEADROOM, MEASURED FROM THE SLOPE TANGENT TO THE NOSING. THE MAXIMUM STAIR RISER HEIGHT SHALL BE 7" AND THE MINIMUM TREAD DEPTH SHALL BE 11". PROVIDE HANDRAIL ON BOTH SIDES OF STAIRS, 30"-36" HIGH ABOVE NOSING.

11. ALL STAIRS ARE STEEL STRINGERS WITH CONCRETE TREADS. SEE SECTIONS FOR DETAILS.

12. ALL INTERIOR EGRESS DOORS AND A MINIMUM OF (1) EXTERIOR DOOR SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR

PLAN NOTES

- REFER TO SHEET 060 FOR ALL GENERAL NOTES.
- DIMENSIONS ARE TO FACE OF FRAMING UNLESS NOTED OTHERWISE.
- REFER TO SHEET A020 FOR CONSTRUCTION ASSEMBLIES.
- SEE UNIT TYPES ON A400'S SHEETS FOR ALL INTERIOR WALL TYPE TAGS.
- ALL TENANT SEPARATION WALLS ARE 1 HR. RATED, UNLESS NOTED OTHERWISE.
- ALL EXTERIOR WALLS ARE 1 HR RATED, UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR SHEAR AND BEARING WALL LOCATIONS AND FOR SIZE AND LOCATION OF BEAMS, HEADERS AND COLUMNS.
- BUILDING TO BE PROVIDED WITH A FIRE SPRINKLER SYSTEM PER NFPA13R FOR RESIDENTIAL USES AND NFPA 13 FOR NON-RESIDENTIAL USES. FIRE PROTECTION CONTRACTOR SHALL PROVIDE ENGINEERING SIGNED AND SEALED SHOP DRAWINGS



1 BUILDING PLAN - GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



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JOB NUMBER
PA2110
DRAWN BY: PARCH
SHEET NAME
BREZZA LOFTS
SECOND FLOOR

SHEET NUMBER

A111

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PLAN LEGEND:

- WALL
- WALL TYPE
- DOOR TAG
- WINDOW TAG
- FIRE RATED ACCESS PANEL
- SCHLUTER - SCHIENE VCT TO CARPET TRANSITION
- ALUMINUM EXTERIOR SILL PROVIDED WITH EXTERIOR DOOR- CONTRACTOR TO VERIFY ADA COMPLIANCE

SHEET LEGEND

- UL U905 - SHAFT ENCLOSURE
- UL U305 - INTERIOR BEARING WALL
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