



PLAGEMAN
ARCHITECTURE
SWANSBORO
BURLINGTON



BREZZA LOFTS MIXED USE

SWANSBORO, NC

DESIGN DEVELOPMENT DRAWINGS
11/05/2025

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

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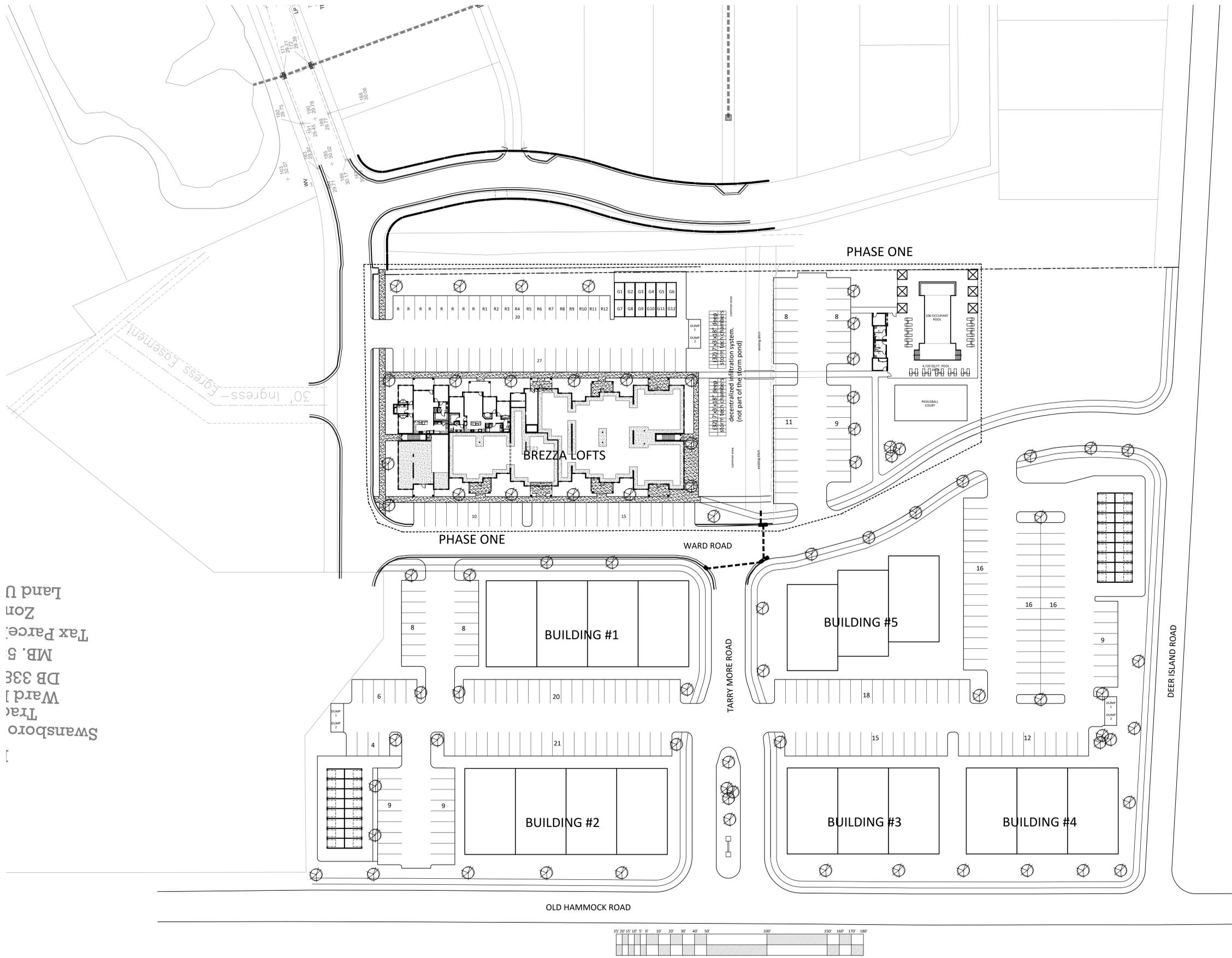
CONSTRUCTION DRAWINGS FOR:
BREZZA LOFTS - WARD FARM TOWN CENTER PHASE 1
SWANSBORO, NC 28584

REVISIONS

JOB NUMBER
PA2110
DRAWN BY: PARCH
SHEET NAME
COVER SHEET

SHEET NUMBER

A000

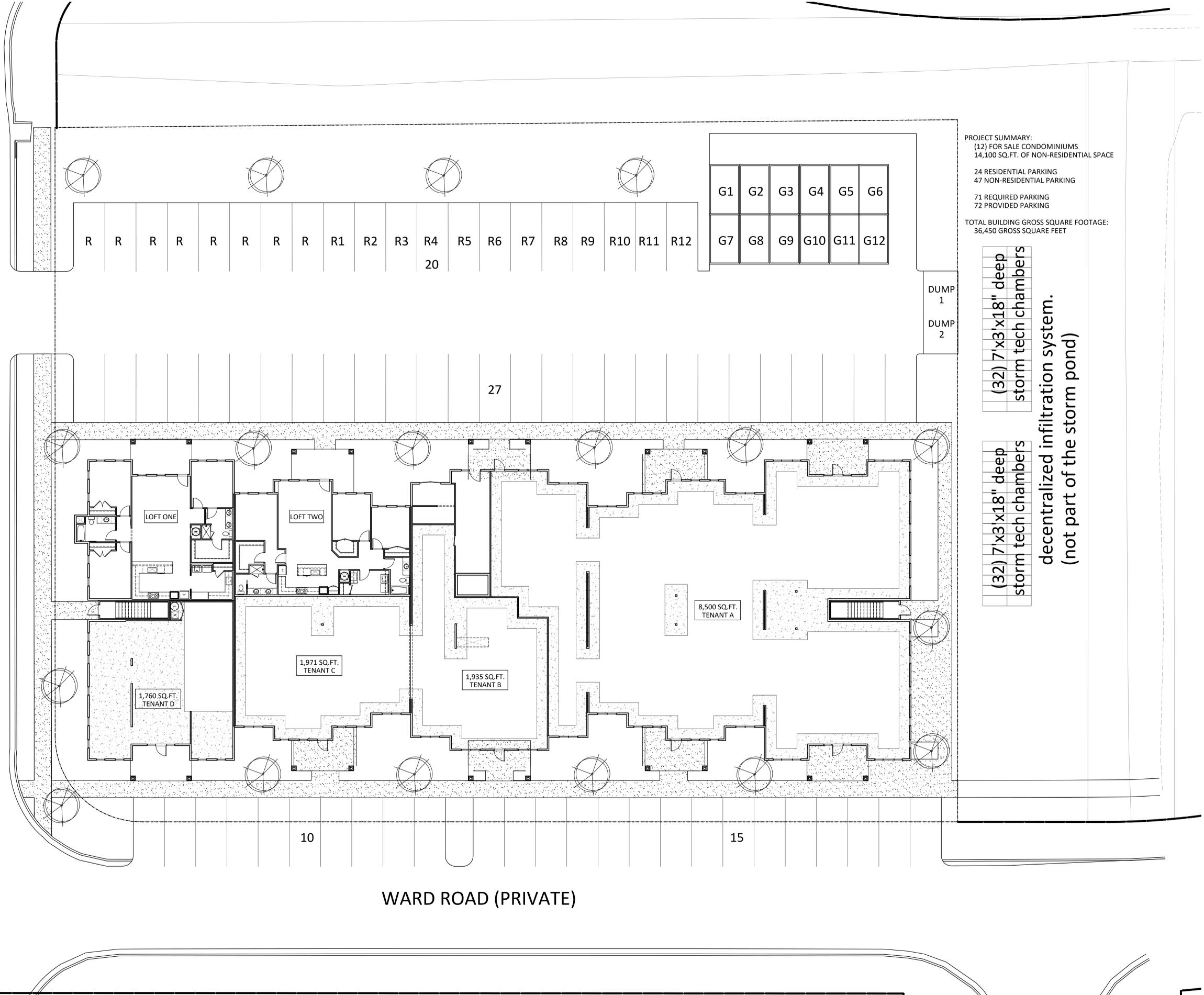


Swansboro
 Tract
 Ward 1
 DB 33E
 MB. 5
 Tax Parcel:
 Zone
 Land U



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WARD ROAD (PRIVATE)



PROJECT SUMMARY:
 (12) FOR SALE CONDOMINIUMS
 14,100 SQ.FT. OF NON-RESIDENTIAL SPACE

24 RESIDENTIAL PARKING
 47 NON-RESIDENTIAL PARKING

71 REQUIRED PARKING
 72 PROVIDED PARKING

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

(32) 7'x3'x18" deep
 storm tech chambers

(32) 7'x3'x18" deep
 storm tech chambers

decentralized infiltration system.
 (not part of the storm pond)

DUMP
1

DUMP
2

WARD ROAD (PRIVATE)

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BREZZA LOFTS - WARD FARM TOWN CENTER PHASE 1
 SWANSBORO, NC 28584

REVISIONS

JOB NUMBER
PA2110

DRAWN BY: PARCH

SHEET NAME
ARCHITECTURAL SITE
PLAN - BREZZA LOFTS
ONLY

SHEET NUMBER

A101



PLAGEMAN ARCHITECTURE
● ● ●
SWANSBORO BURLINGTON

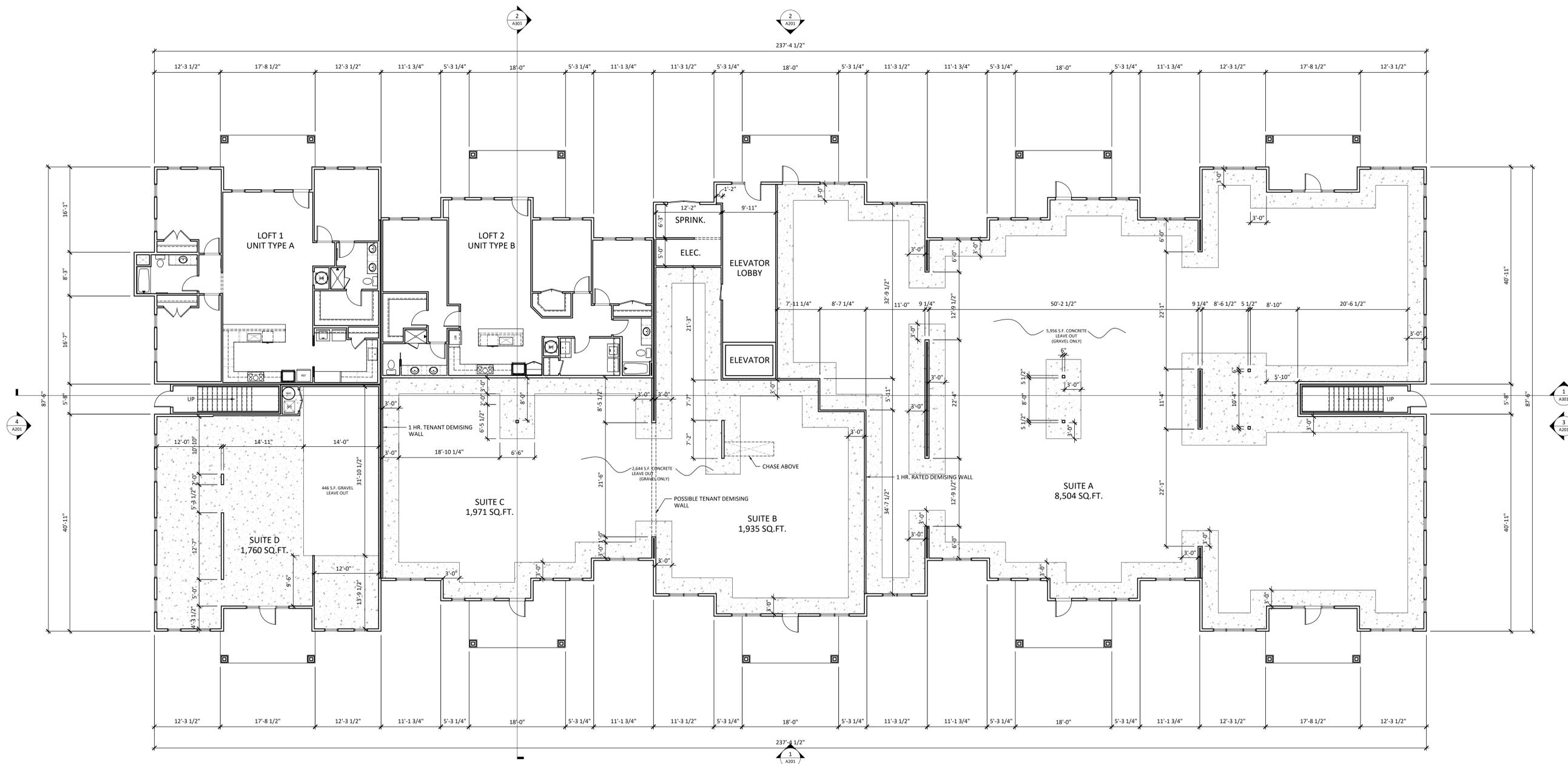
CONSTRUCTION DRAWINGS FOR:
BREZZA LOFTS - WARD FARM TOWN CENTER PHASE 1
SWANSBORO, NC 28584

REVISIONS

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

SHEET NUMBER

A110



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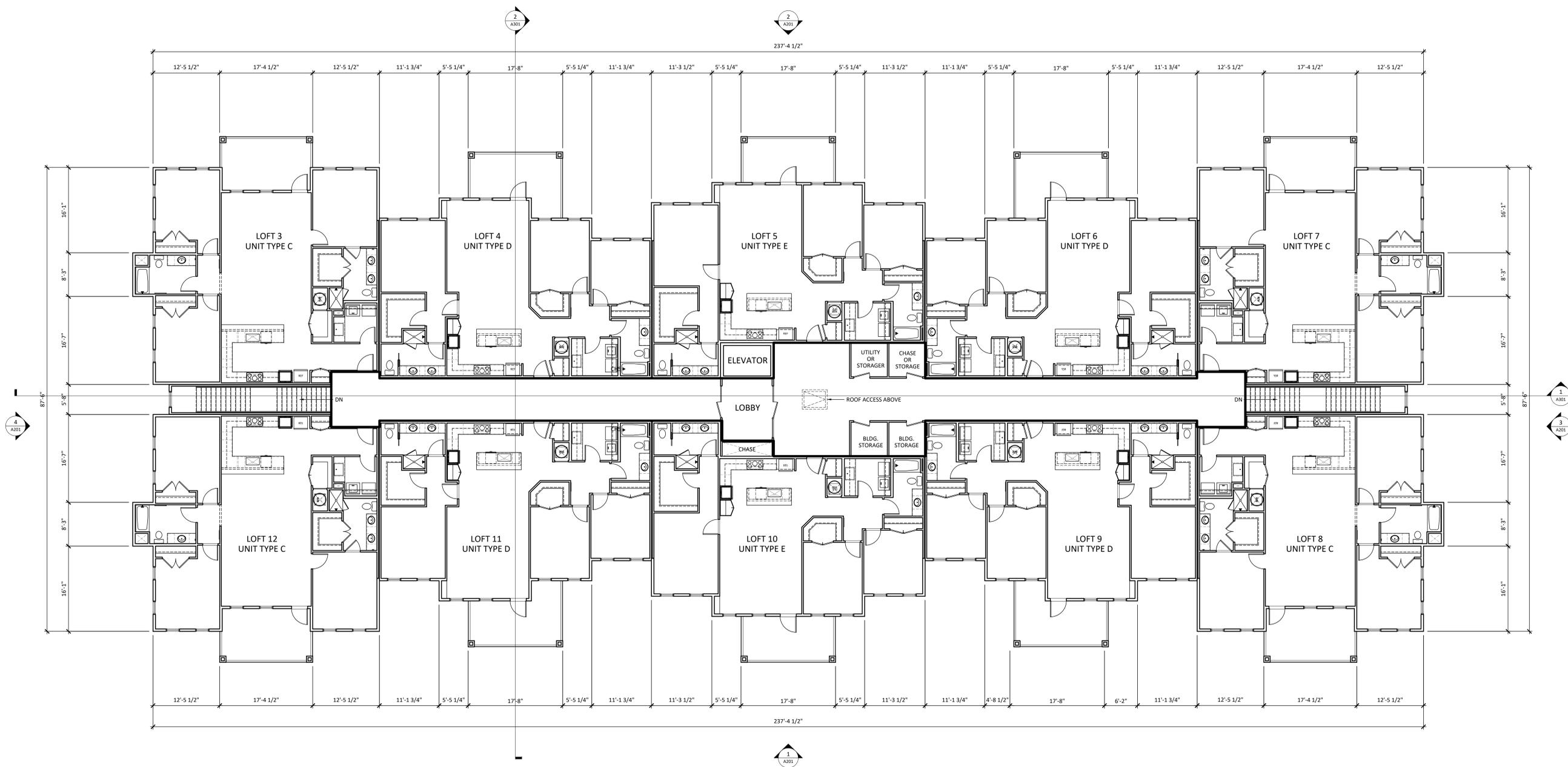
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BREZZA LOFTS - WARD FARM TOWN CENTER PHASE 1
SWANSBORO, NC 28584

REVISIONS

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

SHEET NUMBER

A111



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

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BREZZA LOFTS - WARD FARM TOWN CENTER PHASE 1
SWANSBORO, NC 28584

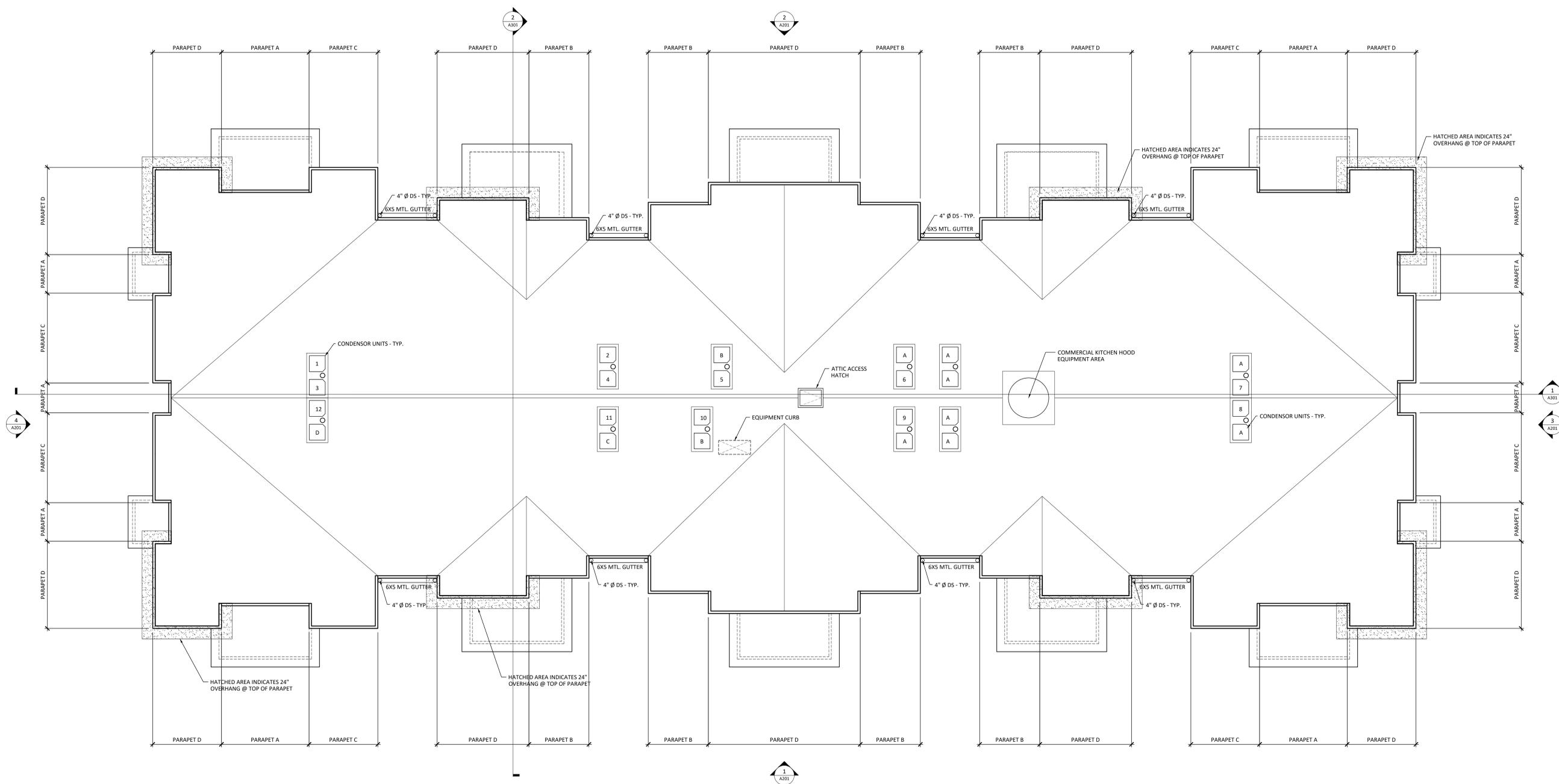
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REVISIONS

JOB NUMBER
PA2110
DRAWN BY: PARCH
SHEET NAME
BREZZA LOFTS ROOF
PLAN

SHEET NUMBER

A112





EXTERIOR ELEVATION MATERIALS LEGEND

TAG	DESCRIPTION
1	HARDIE PANEL SELECT CEDARMILL - PRIMED W/ 2.5" X .75" BATTEN - PRIMED
2	HARDIE LAP SIDING: 6" EXPOSURE - SELECT CEDARMILL - W/ 2.5" X .75" PRIMED BATTEN
3	HARDIE SHINGLE SIDING - STAGGERED EDGE - PRIMED FOR PAINT
4	HARDIE LAP SIDING: 6" EXPOSURE - SELECT CEDARMILL
5	HARDIE ARTISAN SIDING - SQUARE CHANNEL - PRIMED FOR PAINT
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 - SMOOTH - PRIMED FOR PAINT - 3.5" WIDE
11	DOUBLE HARDIE TRIM BAND - SEE DETAILS
12	4" Ø METAL DOWNSPOUT - CONNECT TO STORM SYSTEM UNDERGROUND
13	6W" X 5D" METAL GUTTER
14	DECORATIVE CORBEL - PVC - 4" L 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	STOREFRONT WINDOW/DOOR SYSTEMS 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	FAUX ACCENT PANEL SYSTEM - SEE DETAILS FOR CONSTRUCTION
21	METAL OVERHEAD DOOR SYSTEM W/ LITES - WHITE - 7' T X 6' W
22	EXTERIOR LIGHT - BARN STYLE WALL SCONE - BLACK - XT-WT3294BU-BK

TAG	PAINT COLOR
P1	SW 9056 - FRENCH MOIRE - SATIN
P2	SW 9054 - LITTLE BOY BLU - SATIN
P3	SW 9509 - STEAMED CHAI - SATIN
P4	SW 9509 - STEAMED CHAI - 50% LIGHTENED - SATIN
P5	SW 6522 - SPORTY BLUE - SATIN
P6	SW 6570 - HAUGTE PINK - SATIN
P7	SW 6569 - CHILDLIKE - 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:

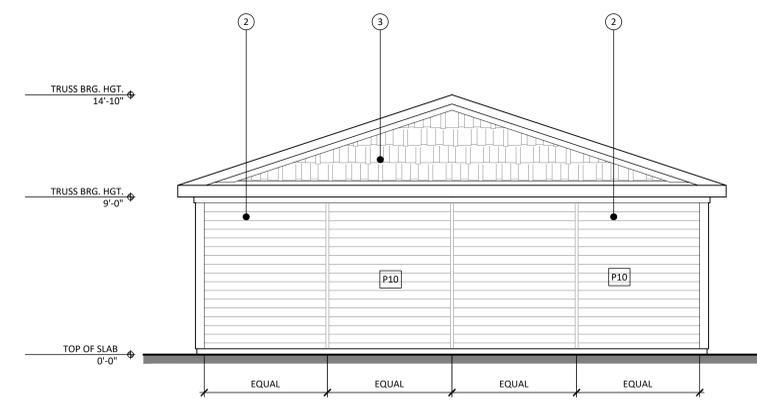
- ALL EXTERIOR TRIM, COLUMNS, BRACKETS AND RAILING TO BE P1 - GLOSS
- ALL COLORS IN BODY OF BUILDING TO BE SATIN
- NOT ALL COLORS OR MATERIALS ARE TAGGED IN THESE DRAWINGS. MATERIAL CALL OUTS ARE TYPICAL. COLORS ARE ORGANIZED BY UNIT. INQUIRE IF THERE ARE ANY QUESTIONS ON COLOR PLACEMENT.
- ALL DOOR AND WINDOW INSTALLATIONS SHALL BE PER MANUFACTURER INSTALLATION AND WATERPROOFING. DO NOT VOID 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
- GC TO CREATE MOCK UP PANEL REPRESENTING ALL COLORS PRIOR OR CONSTRUCTION FOR OWNER APPROVAL
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 SWANSBORO, NC 28584

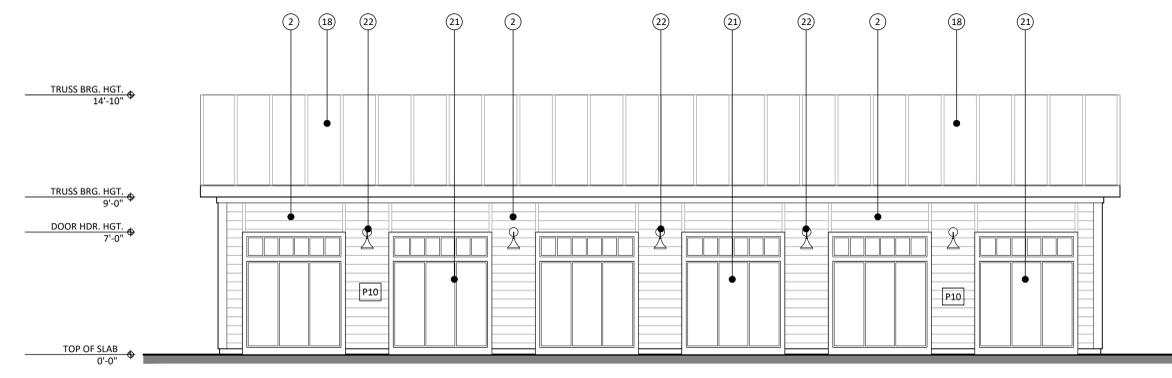
REVISIONS

JOB NUMBER
 PA2110
 DRAWN BY: PARCH
 SHEET NAME
 GOLF CART BARN
 PLANS AND
 ELEVATIONS
 SHEET NUMBER

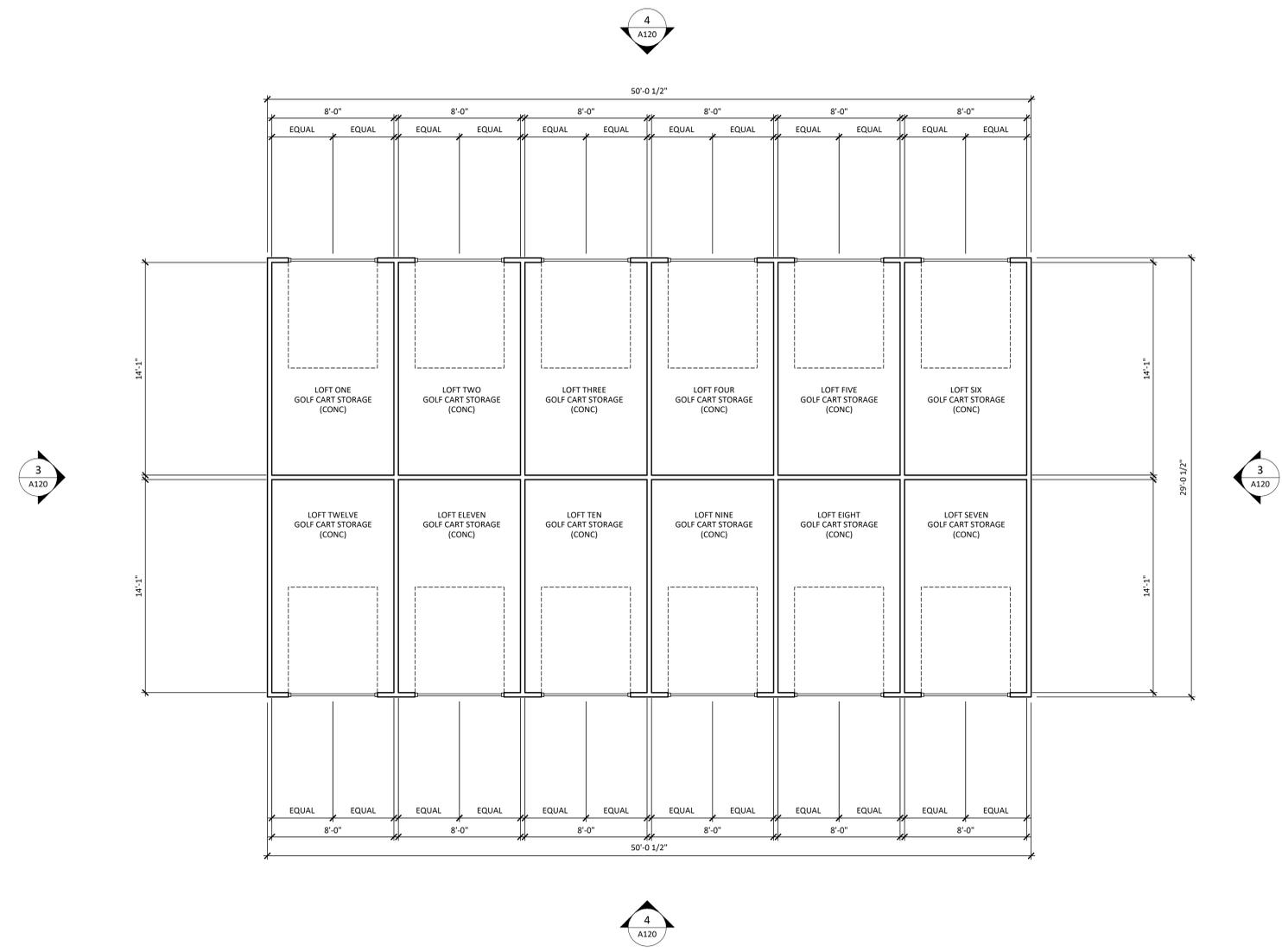
A120



3 EXTERIOR ELEVATION - SIDE - GOLF CART BARN - LOT 8
SCALE: 1/4" = 1'-0"



4 EXTERIOR ELEVATION - FRONT & REAR - GOLF CART BARN - LOT 8
SCALE: 1/4" = 1'-0"



1 BUILDING PLAN - GOLF CART BARN LOT 8
SCALE: 1/4" = 1'-0"

2 NOT USED
SCALE: NO SCALE



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P6	SW 6570 - HAUGTE PINK - SATIN
P7	SW 6569 - CHILDLIKE - 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:

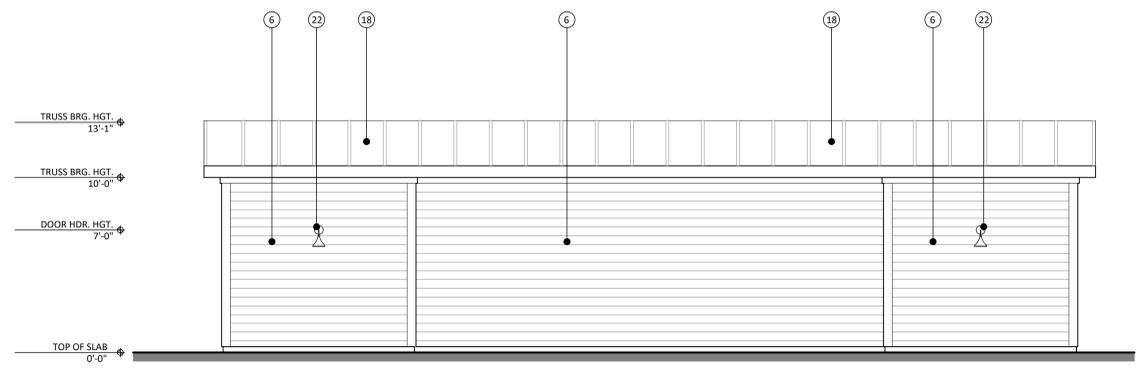
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SWANSBORO, NC 28584

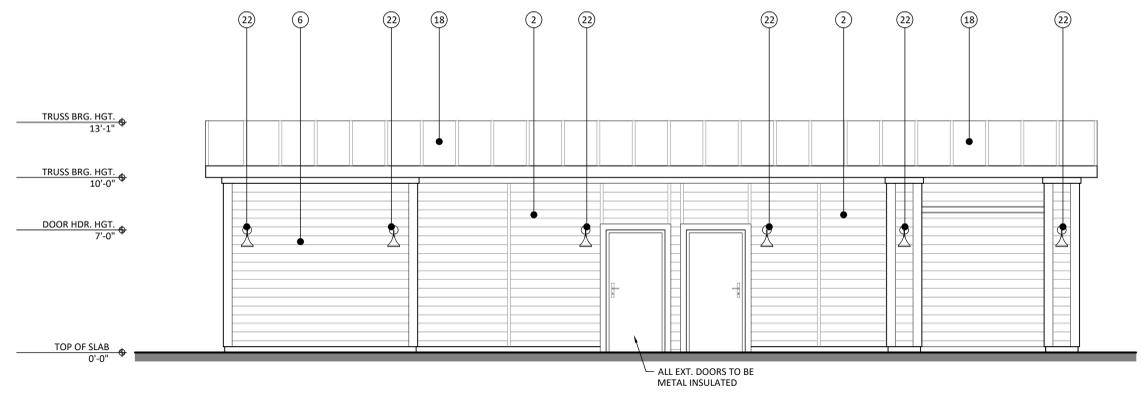
REVISIONS

JOB NUMBER
PA2110
DRAWN BY: PARCH
SHEET NAME
POOL HOUSE PLANS AND EXTERIOR ELEVATIONS
SHEET NUMBER

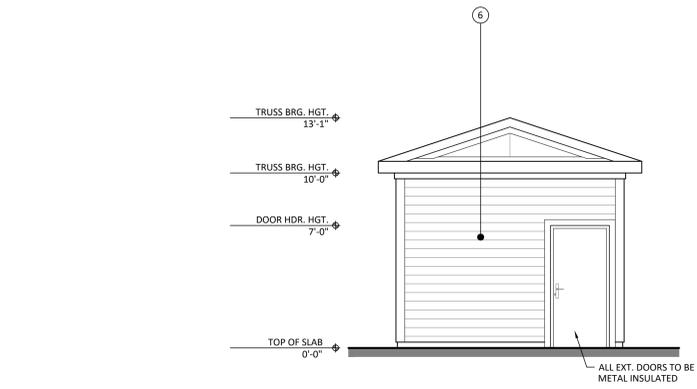
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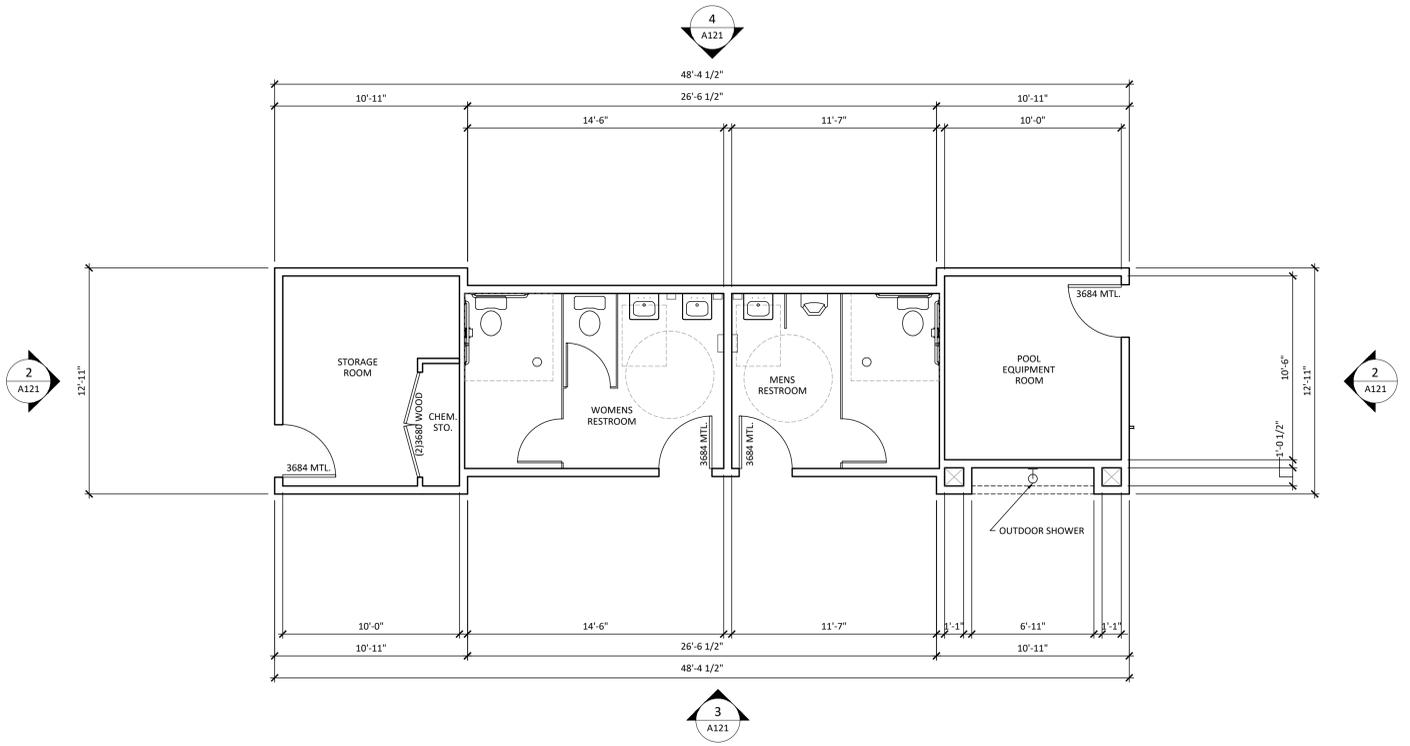
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



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



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



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



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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 9509 - STEAMED CHAI - SATIN
P4	SW 9509 - STEAMED CHAI - 50% LIGHTENED - SATIN
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P6	SW 6570 - HAUGTE PINK - SATIN
P7	SW 6569 - CHILDIKE - SATIN
P8	SW 6213 - HALCYON GREEN - SATIN
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P11	SW 7005 - PURE WHITE - GLOSS

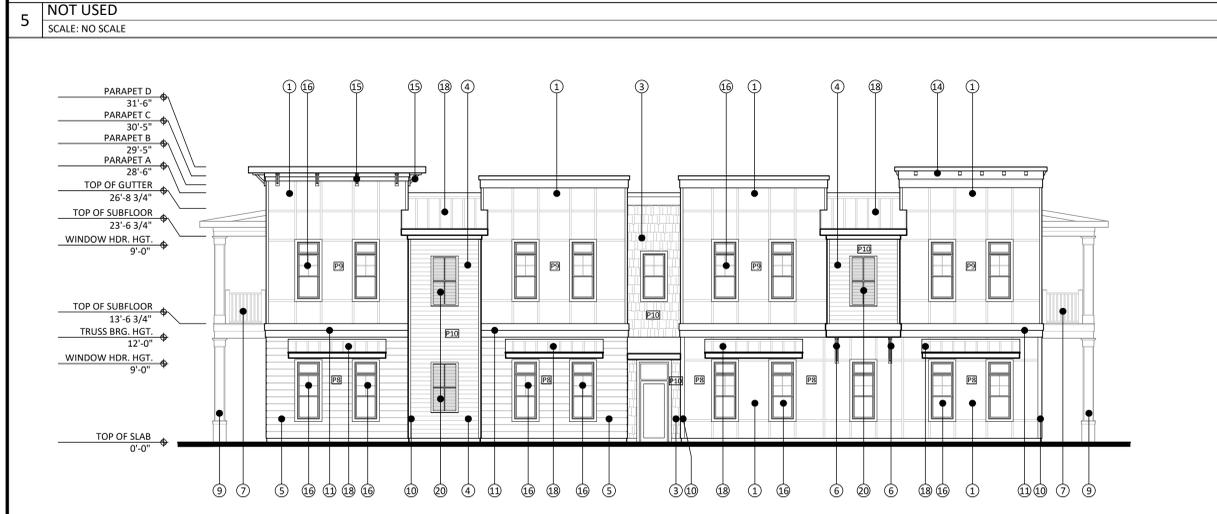
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 SWANSBORO, NC 28584

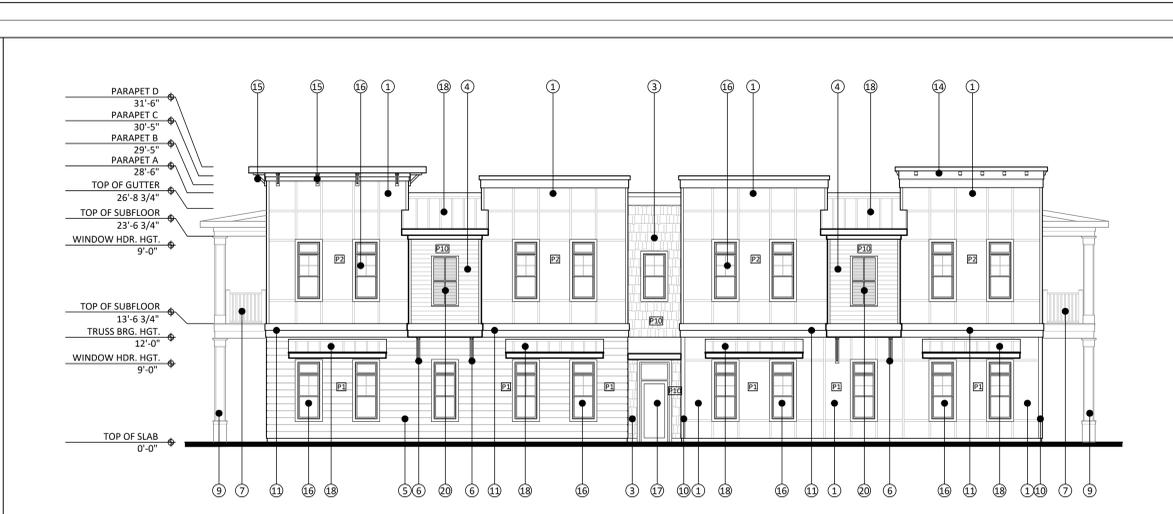
REVISIONS

JOB NUMBER
 PA2110
 DRAWN BY: PARCH
 SHEET NAME
 EXTERIOR ELEVATIONS
 SHEET NUMBER

A201



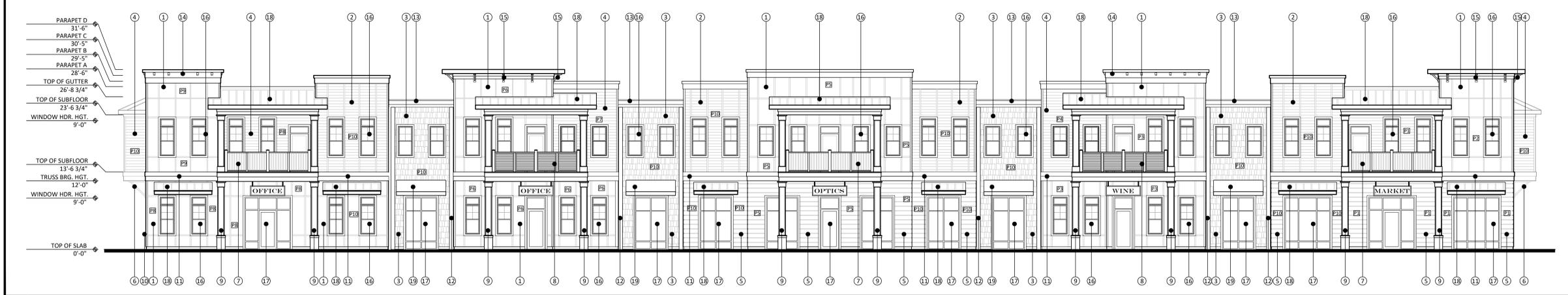
5 NOT USED
SCALE: NO SCALE



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



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



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



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- WALL SECTION NOTES:**
- REFER TO SHEET C32 FOR GENERAL NOTES.
 - REFER TO SHEET A010 FOR WALL TYPES.
 - SEE STRUCTURAL FOR ALL SIZES, SPACING AND SPECIFICATIONS FOR FRAMING, CONCRETE, FOUNDATION, REBAR, AND CONNECTION DETAILS.
 - WOOD TRUSS DRAWINGS ARE GRAPHICAL ONLY. SEE STRUCTURAL FOR TRUSS TYPE AND DESIGN.
 - SLOPE ALL MATERIALS ON VERTICAL AND SLOPING SURFACES IN A MANNER TO SHED WATER AWAY FROM THE BUILDING.
 - SEE A601 FOR ROOM FINISH SCHEDULE.

- WALL SECTION SPECIFICATIONS:**
- CONCRETE**
- SLAB VAPOR BARRIER - 6 MIL VAPOR BARRIER UNDER FOUNDATION SLAB.
 - GYPCRETE FLOORING - 3/4" GYPCRETE INSTALL WITH VAPOR BARRIER AS REQUIRED PER MANUFACTURER STANDARDS.

- WOOD**
- FLOOR DECKING - REF. STRUCT.
 - FLOOR TRUSSES - PREFABRICATED FLOOR TRUSSES REF. STRUCT.
 - ROOF TRUSSES - PREFABRICATED TRUSSES - REF. STRUCT.
 - EXTERIOR SHEATHING - REF. STRUCT.
 - ROOF SHEATHING - REF. STRUCT.

- WINDOW**
- SEE A601 FOR WINDOW AND STOREFRONT SPECIFICATIONS

- THERMAL AND MOISTURE PROTECTION**
- EXTERIOR SEALANT - SILICONE SEALANT
 - INTERIOR SEALANT - LATEX CAULK
 - AIR BARRIER - AIR-INFILTRATION BARRIER
 - FLEXIBLE MEMBRANE - "PEEL AND STICK" FLASHING, PRIME OSB SHEATHING TO ENSURE PROPER ADHESION
 - ALUMINUM FLASHING - PRE-FINISHED ALUMINUM FLASHING WITH FACTORY FORMED DRIP EDGE
 - INSULATION R VALUES - REFER TO ENERGY CODE SUMMARY
 - FIRE BLOCKING - STEEL WOOL OR BATT INSULATION AS REQ'D
 - GUTTERS AND DOWNSPOUTS - REFER TO ROOF PLAN FOR SIZES

- ROOFING**
- REFER TO ROOF PLAN FOR MATERIAL

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

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REVISIONS

JOB NUMBER
PA2110

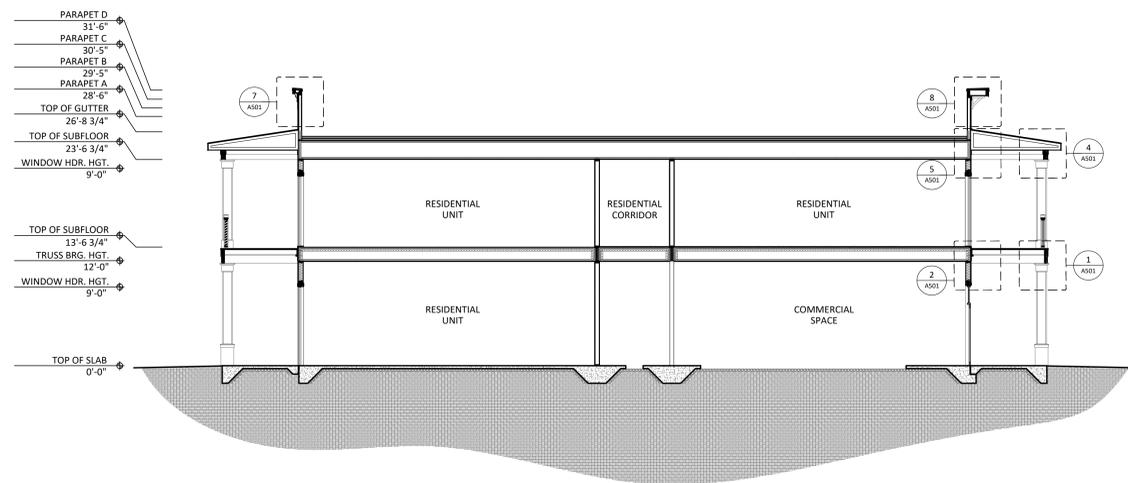
DRAWN BY: PARCH

SHEET NAME
BUILDING SECTIONS

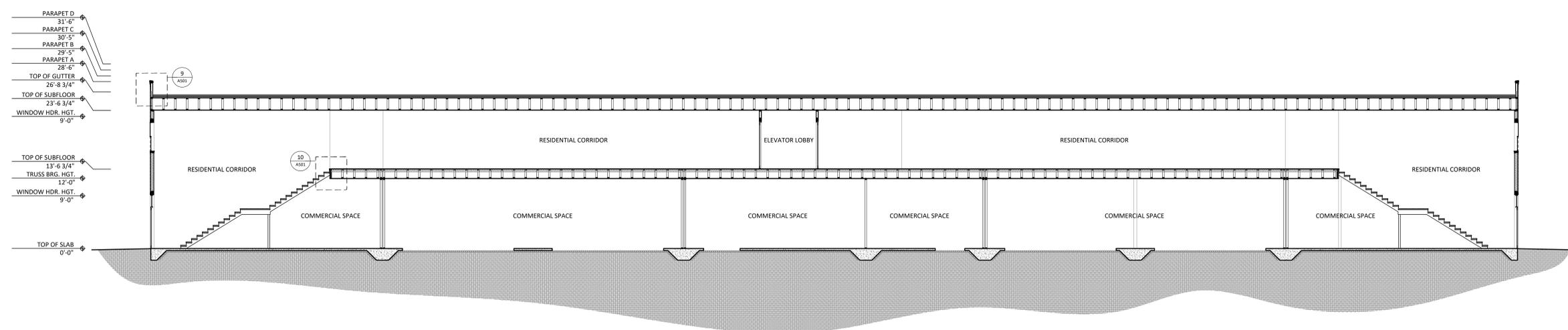
SHEET NUMBER

A301

4 NOT USED
SCALE: NO SCALE



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



5 NOT USED
SCALE: NO SCALE

3 NOT USED
SCALE: NO SCALE

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

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LEGEND:

- 1 WALL TYPE REF: A020
- 2 WINDOW TYPE REF: A600
- 3 DOOR TYPE REF: A600
- 4 LVT TO CARPET TRANSITION SCHLUTER RENO-TK
- 5 LVT OR CARPET TO CONCRETE TRANSITION - SCHLUTER RENO-RAMP

UNIT PLAN NOTES:

- A. REFER TO SHEET A060 FOR GENERAL NOTES.
- B. REFER TO BUILDING PLANS FOR UNIT LOCATIONS WITHIN BUILDINGS.
- C. REFER TO SHEET A600 FOR DOOR SCHEDULES, WINDOW SCHEDULES, AND DETAILS.
- D. REFER TO WALL SECTIONS FOR LOCATION OF THERMAL INSULATION.
- E. REFER TO UNIT PLANS FOR LOCATION OF SOUND BATT INSULATION.
- F. ALL INTERIOR FRAMING TO BE 2X4 UNLESS NOTED OTHERWISE.
- G. ALL EXTERIOR FRAMING TO BE 2X6 UNLESS NOTED OTHERWISE.
- H. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- I. CONTRACTOR TO PROVIDE BLOCKING FOR ALL TOILET FIXTURES AND ACCESSORIES, GRAB BARS, AND CABINETS AND TO SUPPORT ALL RODS AND SHELVES.

NOTES:

1. SEE A201 FOR CEILING HEIGHTS.
2. APPLY BRUSH ON WATERPROOFING OVER BACKER BOARD AT TUBS AND SHOWERS.
3. INSTALL SCHLUTER TILE EDGE PROTECTION - RONDEC PROFILE AT TILE EDGES AND OUTSIDE CORNERS OF TILES SURFACES.
4. VERIFY ALL EQUIPMENT, FINISHES, PAINT COLORS AND FIXTURES WITH INTERIOR DESIGNER AND OWNER PRIOR TO PURCHASE AND INSTALL.

INTERIOR UNIT SPECIFICATIONS:

INTERIOR FINISHES AND TRIM

- CARPET - REFER TO FINISH SCHEDULE
- LVT - REFER TO FINISH SCHEDULE
- INTERIOR WALL PAINT - SHERWIN WILLIAMS FLAT, COLOR: TBD; LOW/NO VOC.
- INTERIOR DOOR PAINT - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
- INTERIOR PAINT AT CEILINGS - SHERWIN WILLIAMS FLAT, COLOR: TBD; LOW/NO VOC.
- INTERIOR PAINT AT BATHROOM WALLS - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
- INTERIOR TRIM PAINT - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
- CLOSET SHELVING PAINT - SHERWIN WILLIAMS FLAT, COLOR: TBD; LOW/NO VOC.
- BACKSPLASH TILE - SOHO, SUBWAY WALL TILE, 3X6, COLOR: TBD
- KITCHEN COUNTER - LEVEL 2 GRANITE; EDGE: EASED
- BATHROOM COUNTER - LEVEL 2 GRANITE; EDGE: EASED

INTERIOR DOORS AND HARDWARE

- ENTRY DOORS - SEE DOOR SCHEDULE
- INTERIOR DOORS - SEE DOOR SCHEDULE
- PATIO DOORS - SEE DOOR SCHEDULE
- PROVIDE ACCESSIBLE THRESHOLDS AT ALL GROUND FLOOR EXTERIOR DOORS.
- ALL EXTERIOR HARDWARE TO BE SUITABLE WITH COASTAL ENVIRONMENTS.

INTERIOR CASEWORK AND SHELVING

- CABINETS - STANDARD GRADE = PLYWOOD BOX W/ THERMOFOL OR LAMINATE FACES, DOORS AND DRAWER FACES
- CABINETS - PREMIUM GRADE = PLYWOOD BOX WITH HARDWOOD FACES, DOORS AND DRAWER FACES
- CABINET HARDWARE - BARS = SATIN NICKEL W/ BRASS UPGRADE. PULLS = SATIN NICKEL W/ BRASS UPGRADE
- ALL EXPOSED CABINETRY ENDS TO BE FINISHED.
- 2R2S INDICATES TWO RODS/TWO SHELVES. THE LOWER ROD IS TO BE MOUNTED 3'-3" A.F.F. THE UPPER ROD IS TO BE MOUNTED 6'-6".
- 1R1S INDICATES ONE ROD/ONE SHELF. THE ROD IS TO BE MOUNTED 5'-6" A.F.F.
- S3 INDICATES 3 SHELVES. THE LOWEST SHELF IS TO BE MOUNTED 21" A.F.F. THE REMAINING SHELVES ARE TO BE 15" ABOVE THE ONE BELOW UNLESS NOTE OTHERWISE.
- CLOSET SHELVING - PAINTED PINE WOOD SHELVES WITH WOOD BAR.
- MIRROR - ALL BATHROOM MIRRORS TO BE SLAB W/ PAINTED WOOD FRAME
- WINDOW SILL - BUILDER STANDARD PAINT GRADE WOOD; SEMI GLOSS, COLOR: SW7005 PURE WHITE
- WINDOW CASING - SIDE - BUILDER STANDARD PAINT GRADE WOOD; SEMI GLOSS, COLOR: SW7005 PURE WHITE
- DOOR TRIM - BUILDER STANDARD; 1X4; PAINT GRADE FJ PINE OR FACTORY PRIMED (ALL AROUND) MDF; PROFILE SQUARE
- BASE BOARD - BUILDER STANDARD; 1X6; PAINT GRADE FJ PINE OR FACTORY PRIMED (ALL AROUND) MDF; PROFILE SQUARE
- CROWN MOLDINGS - SEE PLANS FOR LOCATIONS INDICATED BY DASHED LINE
- WINDOW TREATMENTS - BLINDS; 2" FAUX WOOD; WHITE
- WALL/CEILING TEXTURE - SMOOTH

KITCHEN & LAUNDRY RM. EQUIPMENT

- RANGE - 36" DROP IN COOKTOP - TBD
- DISHWASHER - 24" DISHWASHER; FINISH: STAINLESS STEEL - MFG: TBD
- RANGE HOOD - CABINET FINISHED HOOD SYSTEM
- REFRIGERATOR - OWNER PROVIDED - MAX. WIDTH = 38"
- DISPOSAL - UNDER SINK - 1/2 HP
- WALL OVEN/MICROWAVE COMBO - 30" MAX. WIDTH - TBD - ALLOWANCE = \$3,250

PLUMBING FIXTURES

- KITCHEN SINK - KARRAN 32" UNDERMOUNT LARGE SINGLE BOWL (SS) WORKSTATION SINK W/ CUTTING BOARD, DISH DRYING RACK AND BOTTOM GRID - W5-37-PK1
- KITCHEN FAUCET - TBD, BUDGET \$300 PER FAUCET
- BATH SINK - KOHLER CAXTON VITREOUS CHINA UNDER MOUNT SINK
- BATH FAUCET - TBD, BUDGET \$200 PER BATHROOM FAUCET
- SHOWER ONLY TRIM - TBD - PRICE @ \$650 EACH
- SHOWER / TUB TRIM - TBD - PRICE @ \$500 EACH
- SHOWER - TILE REDI - 30 X 48 BASE - SINGLE DRAIN
- TUB SHOWER COMBO - STERLING TRAVERSE OR SIMILAR

BATHROOM ACCESSORIES

- SHOWER ROD - BUILDER STANDARD; CURVED; FINISH: BRUSHED NICKEL
- TOWEL BARS - TBD; FINISH: BRUSHED NICKEL; MOUNTED 48" A.F.F.
- TOILET PAPER HOLDER - TBD; COLOR: BRUSHED NICKEL; MOUNTED 19" A.F.F.
- ROBE HOOK - TBD; FINISH: BRUSHED NICKEL

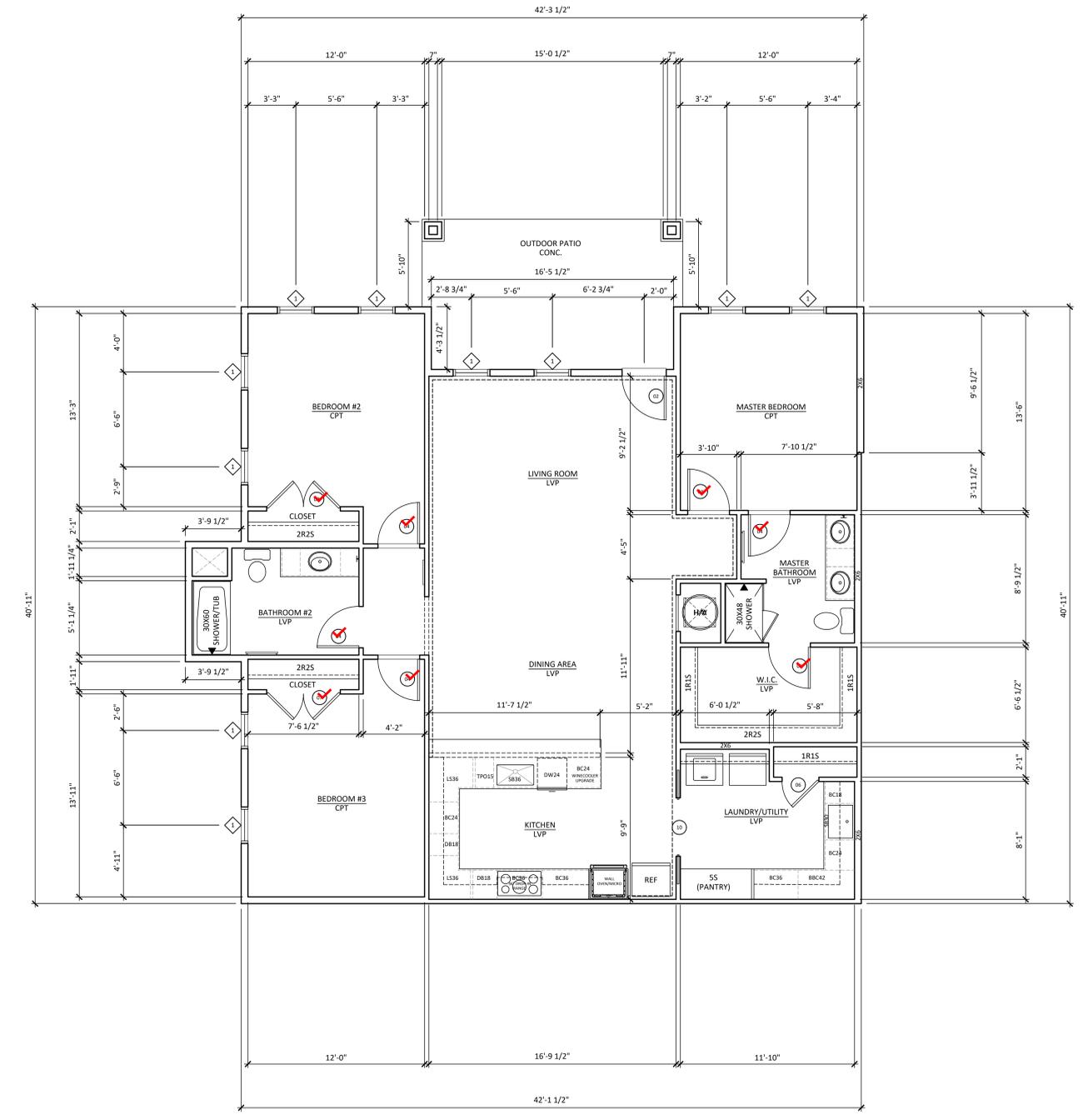
CONDOMINIUM DOOR AND FRAME SCHEDULE

DOOR TAG	DOOR						FRAME		HARDWARE SET	NOTES	
	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	GLAZING	FIRE RATING	MATERIAL			TYPE
01	3'-0"	6'-8"	1 3/4"	D1	FIBERGLASS	--	20	WD	--	A	THERMA TRU STYLE # SSF120 2-PANEL SHAKER STYLE
02	3'-0"	8'-0"	1 3/4"	D2	FIBERGLASS	YES	0	WD	--	B	THERMA TRU STYLE #CCAR7200 2-PANEL FLUSH GLAZED CLEAR
03	3'-0"	6'-8"	1 3/4"	D2	FIBERGLASS	YES	0	WD	--	C	THERMA TRU STYLE # S2103 3/4 LITE 1-PANEL 4 GLASS PANEL CLEAR DIVIDED LITE
04	2'-10"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	D	MASONITE BAYSHORE 5-PANEL SOLID CORE
05	2'-10"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	E	MASONITE BAYSHORE 5-PANEL SOLID CORE
06	2'-6"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	E	MASONITE BAYSHORE 5-PANEL SOLID CORE
07	5'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5-PANEL SOLID CORE [DOUBLE DOOR]
08	4'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5-PANEL SOLID CORE [DOUBLE DOOR]
09	3'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5-PANEL SOLID CORE [DOUBLE DOOR]
10	4'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	G	MASONITE BAYSHORE 5-PANEL SOLID CORE [DOUBLE POCKET DOOR]
11	3'-0"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	G	MASONITE BAYSHORE 5-PANEL SOLID CORE [SINGLE POCKET DOOR]

HARDWARE SCHEDULE

SET A: MAIN ENTRY DOOR/KNOCKER/DOOR HANDLE W/ THUMB PIECE/KEYED/PEEP HOLE
 SET B: MAIN ENTRY DOOR/KNOCKER/DOOR HANDLE W/ THUMB PIECE/KEYED
 SET C: PATIO DOOR DEAD BOLT AND LEVER HANDLE
 SET D: PRIVACY SET/ LEVER
 SET E: PASSAGE SET/ LEVER
 SET F: DUMMY SET/ FAUX LEVER WITH SPRING LATCH HEAD
 SET G: POCKET DOOR HARDWARE

5 DOOR SCHEDULE AND NOTES
SCALE: NO SCALE



2 UNIT PLAN - UNIT TYPE A (1,610 SQ.FT. INTERIOR OF WALL)
SCALE: 1/4" = 1'-0"

6 NOT USED
SCALE: 1/4" = 1'-0"

4 NOT USED
SCALE: 1/4" = 1'-0"

3 NOT USED
SCALE: 1/4" = 1'-0"

1 UNIT PLAN NOTES AND SPECIFICATIONS
SCALE: NTS

CONDOMINIUM DOOR AND FRAME SCHEDULE

DOOR TAG	DOOR						FRAME		HARDWARE SET	NOTES	
	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	GLAZING	FIRE RATING	MATERIAL			TYPE
01	3'-0"	6'-8"	1 3/4"	D1	FIBERGLASS	--	20	WD	--	A	THERMA TRU STYLE # SSF120 2-PANEL SHAKER STYLE
02	3'-0"	8'-0"	1 3/4"	D2	FIBERGLASS	YES	0	WD	--	B	THERMA TRU STYLE # CCR8700 2 PANEL FLUSH GLAZED CLEAR
03	3'-0"	6'-8"	1 3/4"	D2	FIBERGLASS	YES	0	WD	--	C	THERMA TRU STYLE # S2103 3/4 LITE 4 GLASS PANEL CLEAR DIVIDED LITE
04	2'-10"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	D	MASONITE BAYSHORE 5 PANEL SOLID CORE
05	2'-10"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	E	MASONITE BAYSHORE 5 PANEL SOLID CORE
06	2'-6"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	E	MASONITE BAYSHORE 5 PANEL SOLID CORE
07	5'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5 PANEL SOLID CORE [DOUBLE DOOR]
08	4'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5 PANEL SOLID CORE [DOUBLE DOOR]
09	3'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5 PANEL SOLID CORE [DOUBLE DOOR]
10	4'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	G	MASONITE BAYSHORE 5 PANEL SOLID CORE [DOUBLE POCKET DOOR]
11	3'-0"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	G	MASONITE BAYSHORE 5 PANEL SOLID CORE [SINGLE POCKET DOOR]

HARDWARE SCHEDULE
 SET A: MAIN ENTRY DOOR/KNOCKER/DOOR HANDLE W/ THUMB PIECE/KEYED/PEEP HOLE
 SET B: MAIN ENTRY DOOR/KNOCKER/DOOR HANDLE W/ THUMB PIECE/KEYED
 SET C: PATIO DOOR DEAD BOLT AND LEVER HANDLE
 SET D: PRIVACY SET/LEVER
 SET E: PASSAGE SET/LEVER
 SET F: DUMMY SET/ FAUX LEVER WITH SPRING LATCH HEAD
 SET G: POCKET DOOR HARDWARE

- LEGEND:**
- 1 WALL TYPE REF: A020
 - WINDOW TYPE REF: A600
 - DOOR TYPE REF: A600
 - LVT TO CARPET TRANSITION SCHLUTER RENO-TK
 - LVT OR CARPET TO CONCRETE TRANSITION - SCHLUTER RENO-RAMP
- UNIT PLAN NOTES:**
- A. REFER TO SHEET A600 FOR GENERAL NOTES.
 - B. REFER TO BUILDING PLANS FOR UNIT LOCATIONS WITHIN BUILDINGS.
 - C. REFER TO SHEET A600 FOR DOOR SCHEDULES, WINDOW SCHEDULES, AND DETAILS.
 - D. REFER TO WALL SECTIONS FOR LOCATION OF THERMAL INSULATION.
 - E. REFER TO UNIT PLANS FOR LOCATION OF SOUND BATT INSULATION.
 - F. ALL INTERIOR FRAMING TO BE 2X4 UNLESS NOTED OTHERWISE.
 - G. ALL EXTERIOR FRAMING TO BE 2X6 UNLESS NOTED OTHERWISE.
 - H. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
 - I. CONTRACTOR TO PROVIDE BLOCKING FOR ALL TOILET FIXTURES AND ACCESSORIES, GRAB BARS, AND CABINETRY AND TO SUPPORT ALL RODS AND SHELVES.

- NOTES:**
1. SEE A201 FOR CEILING HEIGHTS.
 2. APPLY BRUSH ON WATERPROOFING OVER BACKER BOARD AT TUBS AND SHOWERS.
 3. INSTALL SCHLUTER TILE EDGE PROTECTION - RONDEK PROFILE AT TILE EDGES AND OUTSIDE CORNERS OF TILES SURFACES.
 4. VERIFY ALL EQUIPMENT, FINISHES, PAINT COLORS AND FIXTURES WITH INTERIOR DESIGNER AND OWNER PRIOR TO PURCHASE AND INSTALL.

- INTERIOR UNIT SPECIFICATIONS:**
- INTERIOR FINISHES AND TRIM**
- CARPET - REFER TO FINISH SCHEDULE
 - LVT - REFER TO FINISH SCHEDULE
 - INTERIOR WALL PAINT - SHERWIN WILLIAMS FLAT, COLOR: TBD; LOW/NO VOC.
 - INTERIOR DOOR PAINT - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
 - INTERIOR PAINT AT CEILINGS - SHERWIN WILLIAMS FLAT, COLOR: TBD; LOW/NO VOC.
 - INTERIOR PAINT AT BATHROOM WALLS - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
 - INTERIOR TRIM PAINT - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
 - CLOSET SHELVING PAINT - SHERWIN WILLIAMS FLAT, COLOR: TBD; LOW/NO VOC.
 - BACKSPLASH TILE - SOHO, SUBWAY WALL TILE, 3X6, COLOR: TBD
 - KITCHEN COUNTER - LEVEL 2 GRANITE; EDGE: EASED
 - BATHROOM COUNTER - LEVEL 2 GRANITE; EDGE: EASED

- INTERIOR DOORS AND HARDWARE**
- ENTRY DOORS - SEE DOOR SCHEDULE
 - INTERIOR DOORS - SEE DOOR SCHEDULE
 - PATIO DOORS - SEE DOOR SCHEDULE
 - PROVIDE ACCESSIBLE THRESHOLDS AT ALL GROUND FLOOR EXTERIOR DOORS.
 - ALL EXTERIOR HARDWARE TO BE SUITABLE WITH COASTAL ENVIRONMENTS.
- INTERIOR CASEWORK AND SHELVING**
- CABINETS - STANDARD GRADE = PLYWOOD BOX W/ THERMOFOL OR LAMINATE FACES, DOORS AND DRAWER FACES.
 - CABINETS - PREMIUM GRADE = PLYWOOD BOX WITH HARDWOOD FACES, DOORS AND DRAWER FACES
 - CABINET HARDWARE - BARS = SATIN NICKEL W/ BRASS UPGRADE. PULLS = SATIN NICKEL W/ BRASS UPGRADE
 - ALL EXPOSED CABINETRY ENDS TO BE FINISHED.
 - 2R2S INDICATES TWO RODS/TWO SHELVES. THE LOWER ROD IS TO BE MOUNTED 3'-3" A.F.F. THE UPPER ROD IS TO BE MOUNTED 6'-6".
 - 1R1S INDICATES ONE ROD/ONE SHELF. THE ROD IS TO BE MOUNTED 5'-6" A.F.F.
 - S5 INDICATES 5 SHELVES. THE LOWEST SHELF IS TO BE MOUNTED 21" A.F.F. THE REMAINING SHELVES ARE TO BE 15" ABOVE THE ONE BELOW UNLESS NOTE OTHERWISE.
 - CLOSET SHELVING - PAINTED PINE WOOD SHELVES WITH WOOD BAR.
 - MIRROR - ALL BATHROOM MIRRORS TO BE SLAB W/ PAINTED WOOD FRAME
 - WINDOW SILL - BUILDER STANDARD PAINT GRADE WOOD; SEMI GLOSS, COLOR: SW7005 PURE WHITE
 - WINDOW CASING - SIDES - BUILDER STANDARD PAINT GRADE WOOD; SEMI GLOSS, COLOR: SW7005 PURE WHITE
 - DOOR TRIM - BUILDER STANDARD; 1X4; PAINT GRADE FJ PINE OR FACTORY PRIMED (ALL AROUND) MDF; PROFILE SQUARE
 - BASE BOARD - BUILDER STANDARD; 1X6; PAINT GRADE FJ PINE OR FACTORY PRIMED (ALL AROUND) MDF; PROFILE SQUARE
 - CROWN MOLDINGS - SEE PLANS FOR LOCATIONS INDICATED BY DASHED LINE
 - WINDOW TREATMENTS - BLINDS; 2" FAUX WOOD; WHITE
 - WALL/CEILING TEXTURE - SMOOTH

- KITCHEN & LAUNDRY RM. EQUIPMENT**
- RANGE - 36" DROP IN COOKTOP - TBD
 - DISHWASHER - 24" DISHWASHER; FINISH: STAINLESS STEEL - MFG: TBD
 - RANGE HOOD - CABINET FINISHED HOOD SYSTEM
 - REFRIGERATOR - OWNER PROVIDED - MAX. WIDTH = 38"
 - DISPOSAL - UNDER SINK - 1/2 HP
 - WALL OVEN/MICROWAVE COMBO - 30" MAX. WIDTH - TBD - ALLOWANCE = \$3,250
- PLUMBING FIXTURES**
- KITCHEN SINK - KARRAN 32" UNDERMOUNT LARGE SINGLE BOWL (SS) WORKSTATION SINK W/ CUTTING BOARD, DISH DRYING RACK AND BOTTOM GRID - W5-37-PK1
 - KITCHEN FAUCET - TBD, BUDGET \$300 PER FAUCET
 - BATH SINK - KOHLER CAXTON VITREOUS CHINA UNDER MOUNT SINK
 - BATH FAUCET - TBD, BUDGET \$200 PER BATHROOM FAUCET
 - SHOWER ONLY TRIM - TBD - PRICE @ \$650 EACH
 - SHOWER TUB TRIM - TBD - PRICE @ \$500 EACH
 - SHOWER - TILE REDI - 30 X 48 BASE - SINGLE DRAIN
 - TUB SHOWER COMBO - STERLING TRAVERSE OR SIMILAR

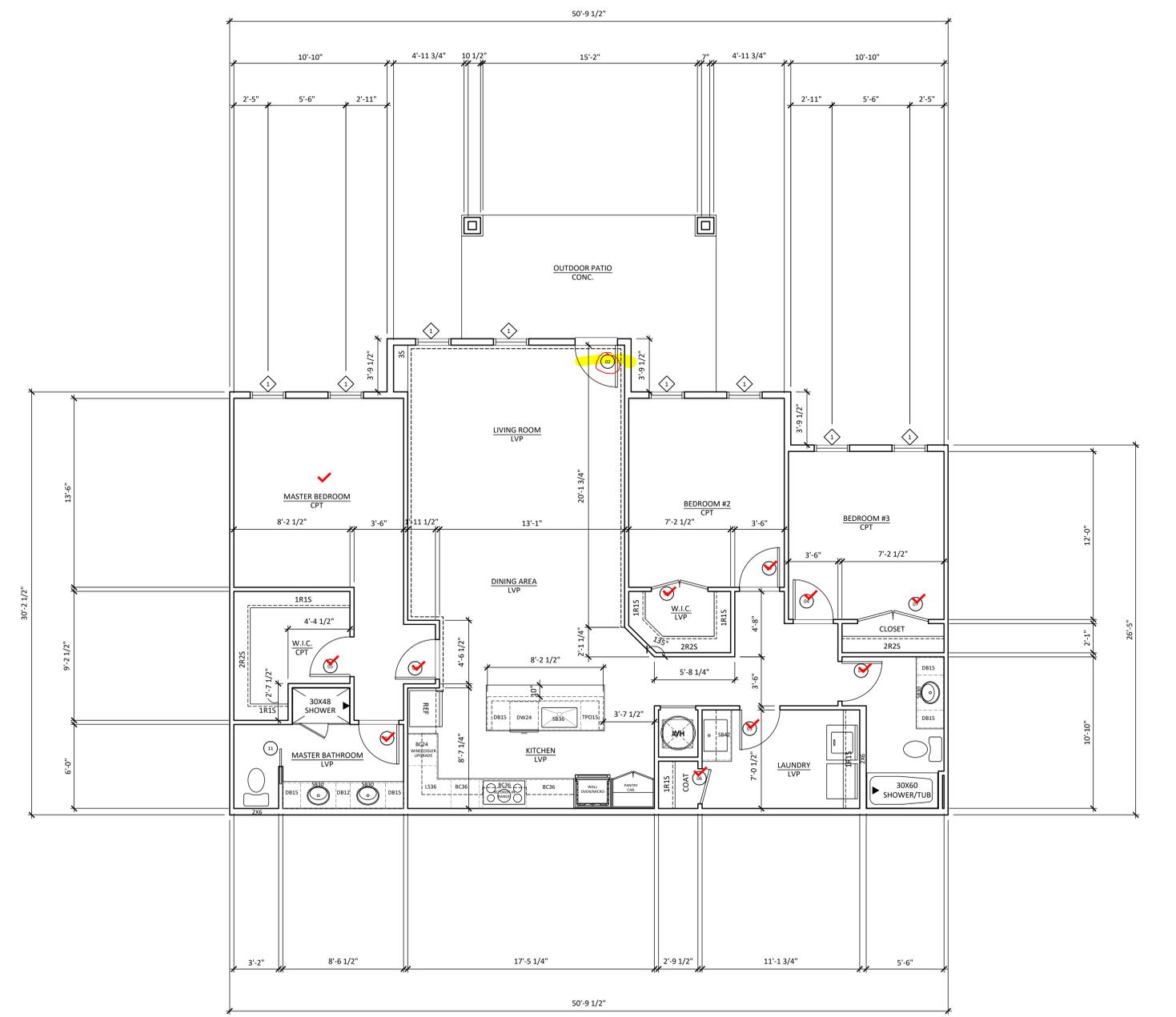
- BATHROOM ACCESSORIES**
- SHOWER ROD - BUILDER STANDARD; CURVED; FINISH: BRUSHED NICKEL
 - TOWEL BARS - TBD; FINISH: BRUSHED NICKEL; MOUNTED 48" A.F.F.
 - TOILET PAPER HOLDER - TBD; COLOR: BRUSHED NICKEL; MOUNTED 19" A.F.F.
 - ROBE HOOK - TBD; FINISH: BRUSHED NICKEL

6 NOT USED
SCALE: 1/4" = 1'-0"

4 NOT USED
SCALE: 1/4" = 1'-0"

3 NOT USED
SCALE: 1/4" = 1'-0"

5 DOOR SCHEDULE AND NOTES
SCALE: NO SCALE



2 UNIT PLAN - UNIT TYPE B (1,490 SQ.FT. INTERIOR OF WALL)
SCALE: 1/4" = 1'-0"

1 UNIT PLAN NOTES AND SPECIFICATIONS
SCALE: NTS

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

REVISIONS

JOB NUMBER
PA2110
DRAWN BY: PARCH
SHEET NAME
UNIT TYPE B

SHEET NUMBER
A402

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PLAGEMAN ARCHITECTURE
SWANSBORO BURLINGTON

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

REVISIONS

JOB NUMBER
PA2110
DRAWN BY: PARCH
SHEET NAME
UNIT TYPE C

SHEET NUMBER
A403

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LEGEND:

- 1 WALL TYPE REF: A020
- WINDOW TYPE REF: A600
- DOOR TYPE REF: A600
- 11 LVT TO CARPET TRANSITION SCHLUTER RENO-TK
- 12 LVT OR CARPET TO CONCRETE TRANSITION - SCHLUTER RENO-RAMP

UNIT PLAN NOTES:

- REFER TO SHEET A060 FOR GENERAL NOTES WITHIN BUILDINGS.
- REFER TO BUILDING PLANS FOR UNIT LOCATIONS WITHIN BUILDINGS.
- REFER TO SHEET A600 FOR DOOR SCHEDULES, WINDOW SCHEDULES, AND DETAILS.
- REFER TO WALL SECTIONS FOR LOCATION OF THERMAL INSULATION.
- REFER TO UNIT PLANS FOR LOCATION OF SOUND BATT INSULATION.
- ALL INTERIOR FRAMING TO BE 2X4 UNLESS NOTED OTHERWISE.
- ALL EXTERIOR FRAMING TO BE 2X6 UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE BLOCKING FOR ALL TOILET FIXTURES AND ACCESSORIES, GRAB BARS, AND CABINETS AND TO SUPPORT ALL RODS AND SHELVES.

NOTES:

- SEE A201 FOR CEILING HEIGHTS.
- APPLY BRUSH ON WATERPROOFING OVER BACKER BOARD AT TUBS AND SHOWERS.
- INSTALL SCHLUTER TILE EDGE PROTECTION - ROUND PROFILE AT TILE EDGES AND OUTSIDE CORNERS OF TILES SURFACES.
- VERIFY ALL EQUIPMENT, FINISHES, PAINT COLORS AND FIXTURES WITH INTERIOR DESIGNER AND OWNER PRIOR TO PURCHASE AND INSTALL.

INTERIOR UNIT SPECIFICATIONS:

INTERIOR FINISHES AND TRIM

- CARPET - REFER TO FINISH SCHEDULE
- LVT - REFER TO FINISH SCHEDULE
- INTERIOR WALL PAINT - SHERWIN WILLIAMS FLAT, COLOR: TBD; LOW/NO VOC.
- INTERIOR DOOR PAINT - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
- INTERIOR TRIM PAINT - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
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- KITCHEN COUNTER - LEVEL 2 GRANITE; EDGE: EASED
- BATHROOM COUNTER - LEVEL 2 GRANITE; EDGE: EASED

INTERIOR DOORS AND HARDWARE

- ENTRY DOORS - SEE DOOR SCHEDULE
- INTERIOR DOORS - SEE DOOR SCHEDULE
- PATIO DOORS - SEE DOOR SCHEDULE
- PROVIDE ACCESSIBLE THRESHOLDS AT ALL GROUND FLOOR EXTERIOR DOORS.
- ALL EXTERIOR HARDWARE TO BE SUITABLE WITH COASTAL ENVIRONMENTS.

INTERIOR CASEWORK AND SHELVING

- CABINETS - STANDARD GRADE = PLYWOOD BOX W/ THERMOFOL OR LAMINATE FACES, DOORS AND DRAWER FACES.
- CABINETS - PREMIUM GRADE = PLYWOOD BOX WITH HARDWOOD FACES, DOORS AND DRAWER FACES
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- MIRROR - ALL BATHROOM MIRRORS TO BE SLAB W/ PAINTED WOOD FRAME
- WINDOW SILL - BUILDER STANDARD PAINT GRADE WOOD; SEMI GLOSS, COLOR: SW7005 PURE WHITE
- WINDOW CASING - BUILDER STANDARD PAINT GRADE WOOD; SEMI GLOSS, COLOR: SW7005 PURE WHITE
- DOOR TRIM - BUILDER STANDARD; 1X4; PAINT GRADE FJ PINE OR FACTORY PRIMED (ALL AROUND) MDF; PROFILE SQUARE
- BASE BOARD - BUILDER STANDARD; 1X6; PAINT GRADE FJ PINE OR FACTORY PRIMED (ALL AROUND) MDF; PROFILE SQUARE
- CROWN MOLDINGS - SEE PLANS FOR LOCATIONS INDICATED BY DASHED LINE
- WINDOW TREATMENTS - BLINDS; 2" FAUX WOOD, WHITE
- WALL/CEILING TEXTURE - SMOOTH

KITCHEN & LAUNDRY RM. EQUIPMENT

- RANGE - 36" DROP IN COOKTOP - TBD
- DISHWASHER - 24" DISHWASHER; FINISH: STAINLESS STEEL - MFG: TBD
- RANGE HOOD - CABINET FINISHED HOOD SYSTEM
- REFRIGERATOR - OWNER PROVIDED - MAX. WIDTH = 38"
- DISPOSAL - UNDER SINK - 1/2 HP
- WALL OVEN/MICROWAVE COMBO - 30" MAX. WIDTH - TBD - ALLOWANCE = \$3,250

PLUMBING FIXTURES

- KITCHEN SINK - KARRAN 32" UNDERMOUNT LARGE SINGLE BOWL (SS) WORKSTATION SINK W/ CUTTING BOARD, DISH DRYING RACK AND BOTTOM GRID - WS-37-PK1
- KITCHEN FAUCET - TBD, BUDGET \$300 PER FAUCET
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- SHOWER - TILE REDI - 30 X 48 BASE - SINGLE DRAIN
- TUB SHOWER COMBO - STERLING TRAVERSE OR SIMILAR

BATHROOM ACCESSORIES

- SHOWER ROD - BUILDER STANDARD; CURVED; FINISH: BRUSHED NICKEL
- TOWEL BARS - TBD; FINISH: BRUSHED NICKEL; MOUNTED 48" A.F.F.
- TOILET PAPER HOLDER - TBD; COLOR: BRUSHED NICKEL; MOUNTED 19" A.F.F.
- ROBE HOOK - TBD; FINISH: BRUSHED NICKEL

CONDOMINIUM DOOR AND FRAME SCHEDULE

DOOR TAG	WIDTH	HEIGHT	THICK	DOOR TYPE	MATERIAL	GLAZING	FIRE RATING	FRAME MATERIAL	FRAME TYPE	HARDWARE SET	NOTES
01	3'-0"	6'-8"	1 3/4"	D1	FIBERGLASS	--	20	WD	--	A	THERMA TRU STYLE # S5F120 2-PANEL SHAKER STYLE
02	3'-0"	8'-0"	1 3/4"	D2	FIBERGLASS	YES	0	WD	--	B	THERMA TRU STYLE # CCA87200 2 PANEL FLUSH GLAZED CLEAR
03	3'-0"	6'-8"	1 3/4"	D2	FIBERGLASS	YES	0	WD	--	C	THERMA TRU STYLE # S2103 3/4 LITE 1 PANEL 4 GLASS PANEL CLEAR DIVIDED LITE
04	2'-10"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	D	MASONITE BAYSHORE 5 PANEL SOLID CORE
05	2'-10"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	E	MASONITE BAYSHORE 5 PANEL SOLID CORE
06	2'-6"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	E	MASONITE BAYSHORE 5 PANEL SOLID CORE
07	5'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5 PANEL SOLID CORE [DOUBLE DOOR]
08	4'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5 PANEL SOLID CORE [DOUBLE DOOR]
09	3'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5 PANEL SOLID CORE [DOUBLE DOOR]
10	4'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	G	MASONITE BAYSHORE 5 PANEL SOLID CORE [DOUBLE POCKET DOOR]
11	3'-0"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	G	MASONITE BAYSHORE 5 PANEL SOLID CORE [SINGLE POCKET DOOR]

HARDWARE SCHEDULE

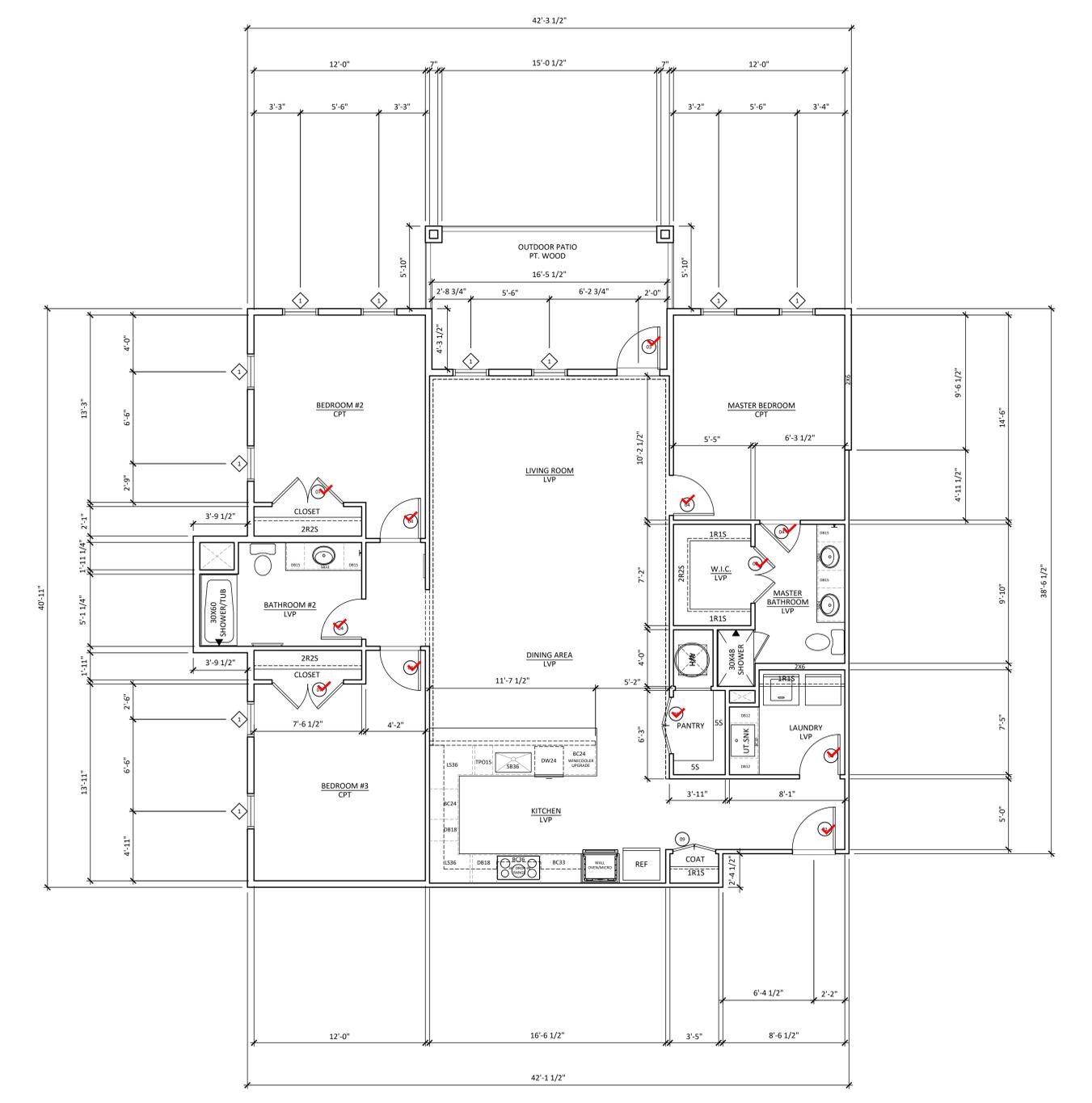
SET A: MAIN ENTRY DOOR/KNOCKER/DOOR HANDLE W/ THUMB PIECE/KEYED/PEEP HOLE
 SET B: MAIN ENTRY DOOR/KNOCKER/DOOR HANDLE W/ THUMB PIECE/KEYED
 SET C: PATIO DOOR DEAD BOLT AND LEVER HANDLE
 SET D: PRIVACY SET/ LEVER
 SET E: PASSAGE SET/ LEVER
 SET F: DUMMY SET/ FAUX LEVER WITH SPRING LATCH HEAD
 SET G: POCKET DOOR HARDWARE

6 NOT USED
SCALE: 1/4" = 1'-0"

4 NOT USED
SCALE: 1/4" = 1'-0"

3 NOT USED
SCALE: 1/4" = 1'-0"

5 DOOR SCHEDULE AND NOTES
SCALE: NO SCALE



2 UNIT PLAN - UNIT TYPE C (1,610 SQ.FT. INTERIOR OF WALL)
SCALE: 1/4" = 1'-0"

1 UNIT PLAN NOTES AND SPECIFICATIONS
SCALE: NTS

CONDOMINIUM DOOR AND FRAME SCHEDULE

DOOR TAG	WIDTH	HEIGHT	THICK	DOOR TYPE	MATERIAL	GLAZING	FIRE RATING	FRAME MATERIAL	FRAME TYPE	HARDWARE SET	NOTES
01	3'-0"	6'-8"	1 3/4"	D1	FIBERGLASS	--	20	WD	--	A	THERMA TRU STYLE # 55F120 2-PANEL SHAKER STYLE
02	3'-0"	8'-0"	1 3/4"	D2	FIBERGLASS	YES	0	WD	--	B	THERMA TRU STYLE #CCA87200 2-PANEL FLUSH GLAZED CLEAR
03	3'-0"	6'-8"	1 3/4"	D2	FIBERGLASS	YES	0	WD	--	C	THERMA TRU STYLE # S2103 3/4 LITE 1-PANEL 4-GLASS PANEL CLEAR DIVIDED LITE
04	2'-10"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	D	MASONITE BAYSHORE 5-PANEL SOLID CORE
05	2'-10"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	E	MASONITE BAYSHORE 5-PANEL SOLID CORE
06	2'-6"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	E	MASONITE BAYSHORE 5-PANEL SOLID CORE
07	5'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5-PANEL SOLID CORE [DOUBLE DOOR]
08	4'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5-PANEL SOLID CORE [DOUBLE DOOR]
09	3'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	F	MASONITE BAYSHORE 5-PANEL SOLID CORE [DOUBLE DOOR]
10	4'-0"	6'-8"	1 3/4"	D4	MASONITE	--	0	WD	--	G	MASONITE BAYSHORE 5-PANEL SOLID CORE [DOUBLE POCKET DOOR]
11	3'-0"	6'-8"	1 3/4"	D3	MASONITE	--	0	WD	--	G	MASONITE BAYSHORE 5-PANEL SOLID CORE [SINGLE POCKET DOOR]

HARDWARE SCHEDULE
 SET A: MAIN ENTRY DOOR/KNOCKER/DOOR HANDLE W/ THUMB PIECE/KEYED/PEEP HOLE
 SET B: MAIN ENTRY DOOR/KNOCKER/DOOR HANDLE W/ THUMB PIECE/KEYED
 SET C: PATIO DOOR DEAD BOLT AND LEVER HANDLE
 SET D: PRIVACY SET/ LEVER
 SET E: PASSAGE SET/ LEVER
 SET F: DUMMY SET/ FAUX LEVER WITH SPRING LATCH HEAD
 SET G: POCKET DOOR HARDWARE

- LEGEND:**
- 1 WALL TYPE REF: A020
 - WINDOW TYPE REF: A600
 - DOOR TYPE REF: A600
 - LVT TO CARPET TRANSITION SCHLUTER RENO-TK
 - LVT OR CARPET TO CONCRETE TRANSITION - SCHLUTER RENO-RAMP
- UNIT PLAN NOTES:**
- REFER TO SHEET A060 FOR GENERAL NOTES.
 - REFER TO BUILDING PLANS FOR UNIT LOCATIONS WITHIN BUILDINGS.
 - REFER TO SHEET A600 FOR DOOR SCHEDULES, WINDOW SCHEDULES, AND DETAILS.
 - REFER TO WALL SECTIONS FOR LOCATION OF THERMAL INSULATION.
 - REFER TO UNIT PLANS FOR LOCATION OF SOUND BATT INSULATION.
 - ALL INTERIOR FRAMING TO BE 2X4 UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR FRAMING TO BE 2X6 UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
 - CONTRACTOR TO PROVIDE BLOCKING FOR ALL TOILET FIXTURES AND ACCESSORIES, GRAB BARS, AND CABINETRY AND TO SUPPORT ALL RODS AND SHELVES.

- NOTES:**
- SEE A201 FOR CEILING HEIGHTS.
 - APPLY BRUSH ON WATERPROOFING OVER BACKER BOARD AT TUBS AND SHOWERS.
 - INSTALL SCHLUTER TILE EDGE PROTECTION - RONDEC PROFILE AT TILE EDGES AND OUTSIDE CORNERS OF TILES SURFACES.
 - VERIFY ALL EQUIPMENT, FINISHES, PAINT COLORS AND FIXTURES WITH INTERIOR DESIGNER AND OWNER PRIOR TO PURCHASE AND INSTALL.

- INTERIOR UNIT SPECIFICATIONS:**
- INTERIOR FINISHES AND TRIM**
- CARPET - REFER TO FINISH SCHEDULE
 - LVT - REFER TO FINISH SCHEDULE
 - INTERIOR WALL PAINT - SHERWIN WILLIAMS FLAT, COLOR: TBD; LOW/NO VOC.
 - INTERIOR DOOR PAINT - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
 - INTERIOR PAINT AT CEILINGS - SHERWIN WILLIAMS FLAT, COLOR: TBD; LOW/NO VOC.
 - INTERIOR PAINT AT BATHROOM WALLS - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
 - INTERIOR TRIM PAINT - SHERWIN WILLIAMS SEMI GLOSS, COLOR: TBD; LOW/NO VOC.
 - CLOSET SHELVING PAINT - SHERWIN WILLIAMS FLAT, COLOR: TBD; LOW/NO VOC.
 - BACKSPLASH TILE - SOHO, SUBWAY WALL TILE, 3X6, COLOR: TBD
 - KITCHEN COUNTER - LEVEL 2 GRANITE; EDGE: EASED
 - BATHROOM COUNTER - LEVEL 2 GRANITE; EDGE: EASED

- INTERIOR DOORS AND HARDWARE**
- ENTRY DOORS - SEE DOOR SCHEDULE
 - INTERIOR DOORS - SEE DOOR SCHEDULE
 - PATIO DOORS - SEE DOOR SCHEDULE
 - PROVIDE ACCESSIBLE THRESHOLDS AT ALL GROUND FLOOR EXTERIOR DOORS.
 - ALL EXTERIOR HARDWARE TO BE SUITABLE WITH COASTAL ENVIRONMENTS.

- INTERIOR CASEWORK AND SHELVING**
- CABINETS - STANDARD GRADE = PLYWOOD BOX W/ THERMOFOL OR LAMINATE FACES, DOORS AND DRAWER FACES.
 - CABINETS - PREMIUM GRADE = PLYWOOD BOX WITH HARDWOOD FACES, DOORS AND DRAWER FACES
 - CABINET HARDWARE - BARS = SATIN NICKEL W/ BRASS UPGRADE. PULLS = SATIN NICKEL W/ BRASS UPGRADE
 - ALL EXPOSED CABINETRY ENDS TO BE FINISHED.
 - 2R2S INDICATES TWO RODS/TWO SHELVES. THE LOWER ROD IS TO BE MOUNTED 3'-3" A.F.F. THE UPPER ROD IS TO BE MOUNTED 6'-6".
 - 1R1S INDICATES ONE ROD/ONE SHELF. THE ROD IS TO BE MOUNTED 5'-6" A.F.F.
 - 5S INDICATES 5 SHELVES. THE LOWEST SHELF IS TO BE MOUNTED 21" A.F.F. THE REMAINING SHELVES ARE TO BE 15" ABOVE THE ONE BELOW UNLESS NOTE OTHERWISE.
 - CLOSET SHELVING - PAINTED PINE WOOD SHELVES WITH WOOD BAR.
 - MIRROR - ALL BATHROOM MIRRORS TO BE SLAB W/ PAINTED WOOD FRAME
 - WINDOW SILL - BUILDER STANDARD PAINT GRADE WOOD; SEMI GLOSS, COLOR: SW7005 PURE WHITE
 - WINDOW CASING - SIDES - BUILDER STANDARD PAINT GRADE WOOD; SEMI GLOSS, COLOR: SW7005 PURE WHITE
 - DOOR TRIM - BUILDER STANDARD; 1X4; PAINT GRADE FJ PINE OR FACTORY PRIMED (ALL AROUND) MDF; PROFILE SQUARE
 - BASE BOARD - BUILDER STANDARD; 1X6; PAINT GRADE FJ PINE OR FACTORY PRIMED (ALL AROUND) MDF; PROFILE SQUARE
 - CROWN MOLDINGS - SEE PLANS FOR LOCATIONS INDICATED BY DASHED LINE
 - WINDOW TREATMENTS - BLINDS; 2" FAUX WOOD; WHITE
 - WALL/CEILING TEXTURE - SMOOTH

- KITCHEN & LAUNDRY RM. EQUIPMENT**
- RANGE - 36" DROP IN COOKTOP - TBD
 - DISHWASHER - 24" DISHWASHER; FINISH: STAINLESS STEEL - MFG: TBD
 - RANGE HOOD - CABINET FINISHED HOOD SYSTEM
 - REFRIGERATOR - OWNER PROVIDED - MAX. WIDTH = 38"
 - DISPOSAL - UNDER SINK - 1/2 HP
 - WALL OVEN/MICROWAVE COMBO - 30" MAX. WIDTH - TBD - ALLOWANCE = \$3,250

- PLUMBING FIXTURES**
- KITCHEN SINK - KARRAN 32" UNDERMOUNT LARGE SINGLE BOWL (SS) WORKSTATION SINK W/ CUTTING BOARD, DISH DRYING RACK AND BOTTOM GRID - W5-37-PK1
 - KITCHEN FAUCET - TBD, BUDGET \$300 PER FAUCET
 - BATH SINK - KOHLER CANTON VITREOUS CHINA UNDER MOUNT SINK
 - BATH FAUCET - TBD, BUDGET \$200 PER BATHROOM FAUCET
 - SHOWER ONLY TRIM - TBD - PRICE @ \$650 EACH
 - SHOWER / TUB TRIM - TBD - PRICE @ \$500 EACH
 - SHOWER - TILE REDI - 30 X 48 BASE - SINGLE DRAIN
 - TUB SHOWER COMBO - STERLING TRAVERSE OR SIMILAR

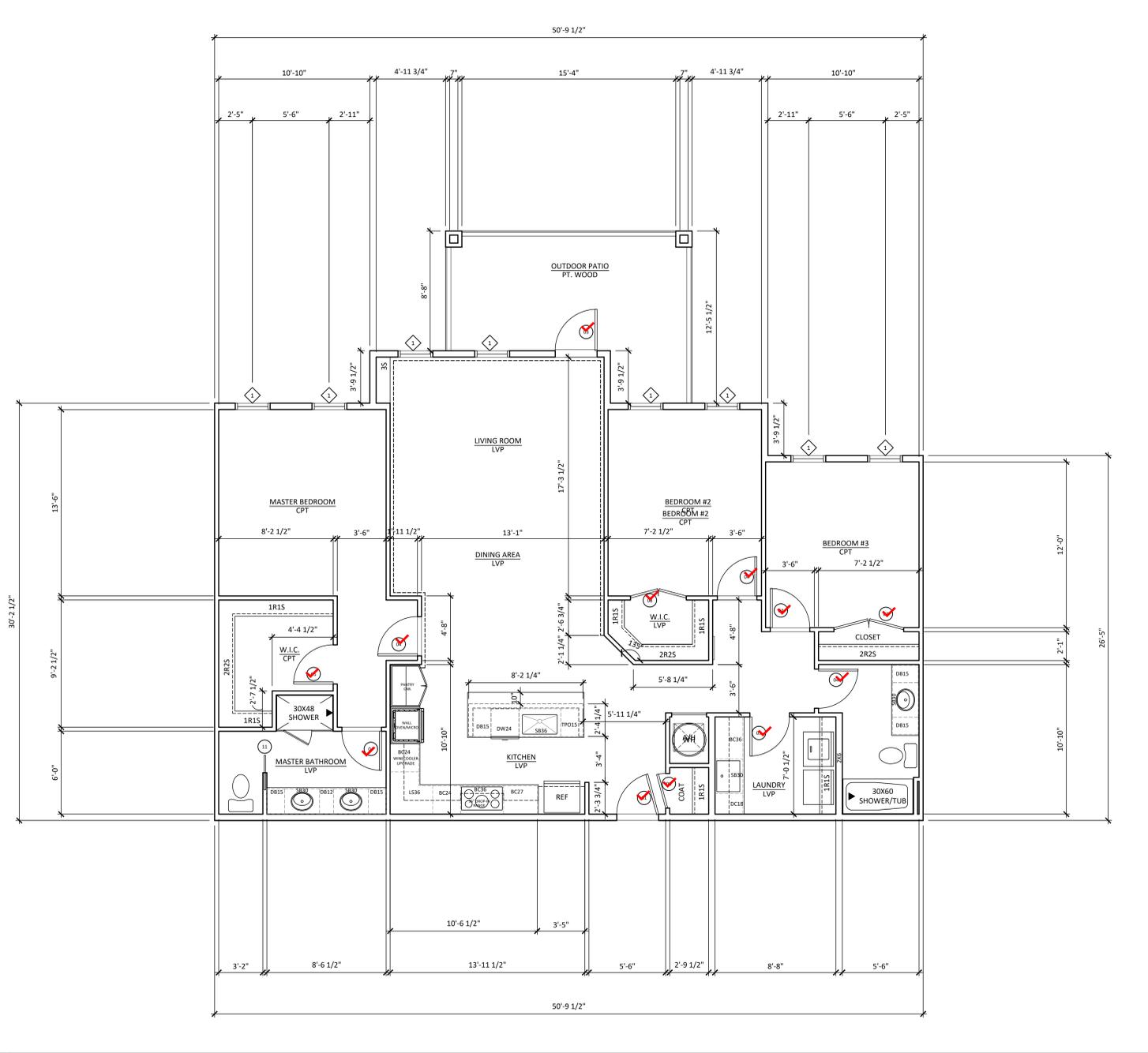
- BATHROOM ACCESSORIES**
- SHOWER ROD - BUILDER STANDARD; CURVED; FINISH: BRUSHED NICKEL
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 - ROBE HOOK - TBD; FINISH: BRUSHED NICKEL

6 NOT USED
SCALE: 1/4" = 1'-0"

4 NOT USED
SCALE: 1/4" = 1'-0"

3 NOT USED
SCALE: 1/4" = 1'-0"

5 DOOR SCHEDULE AND NOTES
SCALE: NO SCALE



1 UNIT PLAN NOTES AND SPECIFICATIONS
SCALE: NTS

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

REVISIONS

NO.	DESCRIPTION

JOB NUMBER
PA2110
DRAWN BY: PARCH
SHEET NAME
UNIT TYPE D
SHEET NUMBER
A404

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CONDOMINIUM DOOR AND FRAME SCHEDULE

DOOR TAG	WIDTH	HEIGHT	THICK	DOOR TYPE	MATERIAL	GLAZING	FIRE RATING	FRAME MATERIAL	FRAME TYPE	HARDWARE SET	NOTES
01	3'-0"	6'-8"	1 3/4"	D1	FIBERGLASS	--	20	WD	--	A	THERMA TRU STYLE # 55F120 2-PANEL SHAKER STYLE
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HARDWARE SCHEDULE
 SET A: MAIN ENTRY DOOR/KNOCKER/DOOR HANDLE W/ THUMB PIECE/KEYED/PEEP HOLE
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 SET C: PATIO DOOR DEAD BOLT AND LEVER HANDLE
 SET D: PRIVACY SET/ LEVER
 SET E: PASSAGE SET/ LEVER
 SET F: DUMMY SET/ FAUX LEVER WITH SPRING LATCH HEAD
 SET G: POCKET DOOR HARDWARE

- LEGEND:**
- 1 WALL TYPE REF: A020
 - WINDOW TYPE REF: A600
 - DOOR TYPE REF: A600
 - LVT TO CARPET TRANSITION SCHLUTER RENO-TK
 - LVT OR CARPET TO CONCRETE TRANSITION - SCHLUTER RENO-RAMP
- UNIT PLAN NOTES:**
- A. REFER TO SHEET A060 FOR GENERAL NOTES.
 - B. REFER TO BUILDING PLANS FOR UNIT LOCATIONS WITHIN BUILDINGS.
 - C. REFER TO SHEET A600 FOR DOOR SCHEDULES, WINDOW SCHEDULES, AND DETAILS.
 - D. REFER TO WALL SECTIONS FOR LOCATION OF THERMAL INSULATION.
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 - F. ALL INTERIOR FRAMING TO BE 2X4 UNLESS NOTED OTHERWISE.
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 - H. ALL DIMENSIONS ARE FROM FACE OF STUD UNLESS NOTED OTHERWISE.
 - I. CONTRACTOR TO PROVIDE BLOCKING FOR ALL TOILET FIXTURES AND ACCESSORIES, GRAB BARS, AND CABINETRY AND TO SUPPORT ALL RODS AND SHELVES.

- NOTES:**
1. SEE A201 FOR CEILING HEIGHTS.
 2. APPLY BRUSH ON WATERPROOFING OVER BACKER BOARD AT TUBS AND SHOWERS.
 3. INSTALL SCHLUTER TILE EDGE PROTECTION - RONDEK PROFILE AT TILE EDGES AND OUTSIDE CORNERS OF TILES SURFACES.
 4. VERIFY ALL EQUIPMENT, FINISHES, PAINT COLORS AND FIXTURES WITH INTERIOR DESIGNER AND OWNER PRIOR TO PURCHASE AND INSTALL.

- INTERIOR UNIT SPECIFICATIONS:**
- INTERIOR FINISHES AND TRIM**
- CARPET - REFER TO FINISH SCHEDULE
 - LVT - REFER TO FINISH SCHEDULE
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- ENTRY DOORS - SEE DOOR SCHEDULE
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 - S5 INDICATES 5 SHELVES. THE LOWEST SHELF IS TO BE MOUNTED 21" A.F.F. THE REMAINING SHELVES ARE TO BE 15" ABOVE THE ONE BELOW UNLESS NOTE OTHERWISE.
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 - DOOR TRIM - BUILDER STANDARD; 1X4; PAINT GRADE FJ PINE OR FACTORY PRIMED (ALL AROUND) MDF; PROFILE SQUARE
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 - CROWN MOLDINGS - SEE PLANS FOR LOCATIONS INDICATED BY DASHED LINE
 - WINDOW TREATMENTS - BLINDS; 2" FAUX WOOD; WHITE
 - WALL/CEILING TEXTURE - SMOOTH

- KITCHEN & LAUNDRY RM. EQUIPMENT**
- RANGE - 36" DROP IN COOKTOP - TBD
 - DISHWASHER - 24" DISHWASHER; FINISH: STAINLESS STEEL - MFG: TBD
 - RANGE HOOD - CABINET FINISHED HOOD SYSTEM
 - REFRIGERATOR - OWNER PROVIDED - MAX. WIDTH = 38"
 - DISPOSAL - UNDER SINK - 1/2 HP
 - WALL OVEN/MICROWAVE COMBO - 30" MAX. WIDTH - TBD - ALLOWANCE = \$3,250

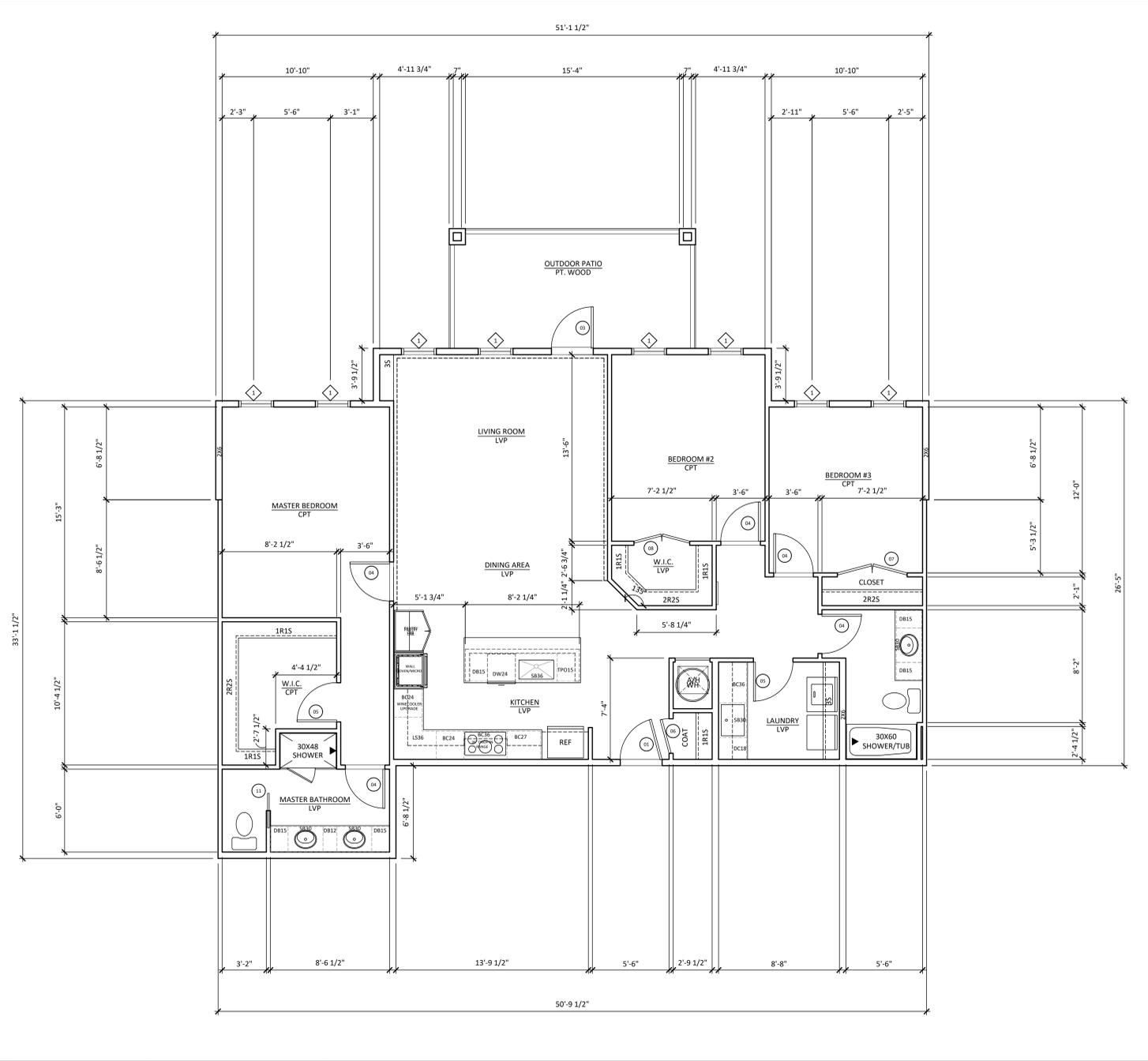
- PLUMBING FIXTURES**
- KITCHEN SINK - KARRAN 32" UNDERMOUNT LARGE SINGLE BOWL (SS) WORKSTATION SINK W/ CUTTING BOARD, DISH DRYING RACK AND BOTTOM GRID - W5-37-PK1
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 - BATH SINK - KOHLER CAXTON VITREOUS CHINA UNDER MOUNT SINK
 - BATH FAUCET - TBD, BUDGET \$200 PER BATHROOM FAUCET
 - SHOWER ONLY TRIM - TBD - PRICE @ \$650 EACH
 - SHOWER TUB TRIM - TBD - PRICE @ \$500 EACH
 - SHOWER - TILE REDI - 30 X 48 BASE - SINGLE DRAIN
 - TUB SHOWER COMBO - STERLING TRAVERSE OR SIMILAR
- BATHROOM ACCESSORIES**
- SHOWER ROD - BUILDER STANDARD; CURVED; FINISH: BRUSHED NICKEL
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 - TOILET PAPER HOLDER - TBD; COLOR: BRUSHED NICKEL; MOUNTED 19" A.F.F.
 - ROBE HOOK - TBD; FINISH: BRUSHED NICKEL

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

4 NOT USED
SCALE: 1/4" = 1'-0"

3 NOT USED
SCALE: 1/4" = 1'-0"

5 DOOR SCHEDULE AND NOTES
SCALE: NO SCALE



1 UNIT PLAN NOTES AND SPECIFICATIONS
SCALE: NTS

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

REVISIONS

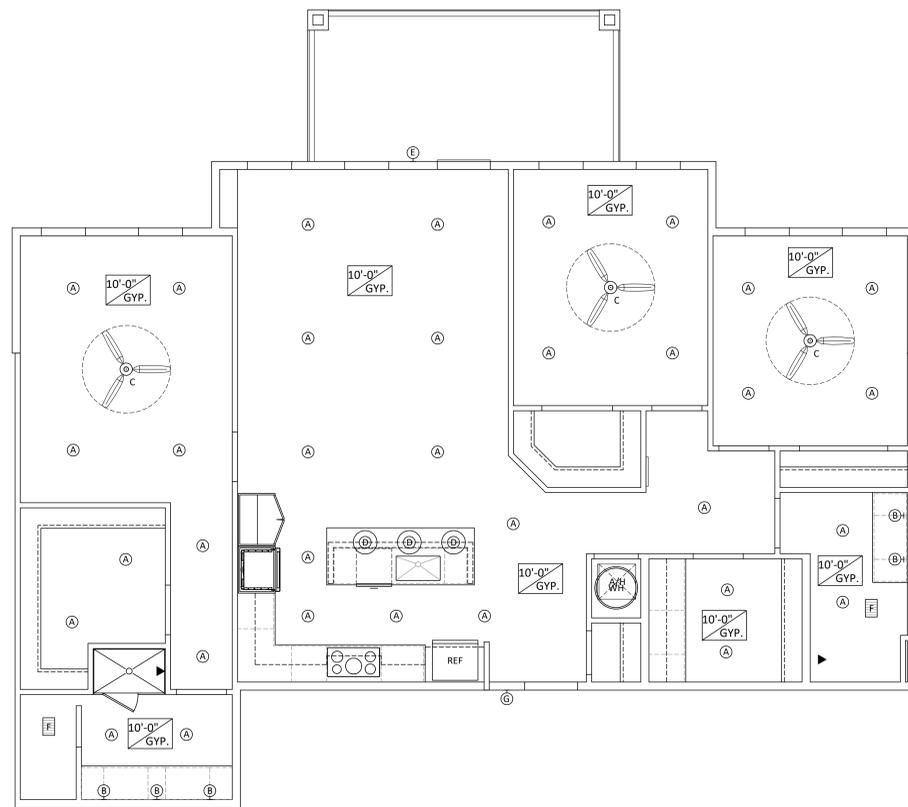
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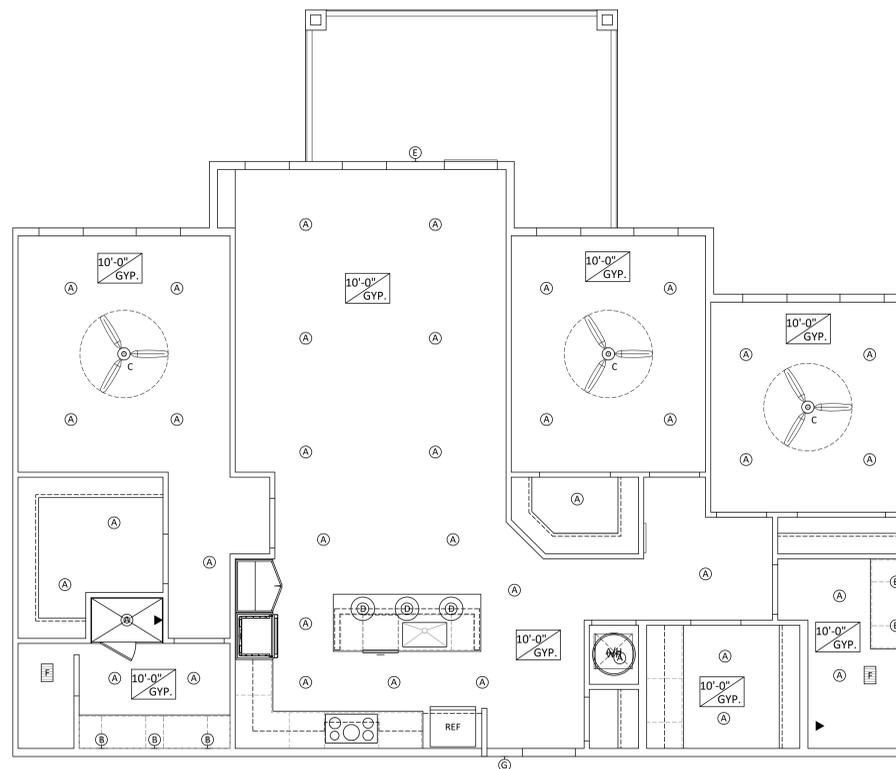
SHEET NAME
UNIT TYPE E

SHEET NUMBER
A405

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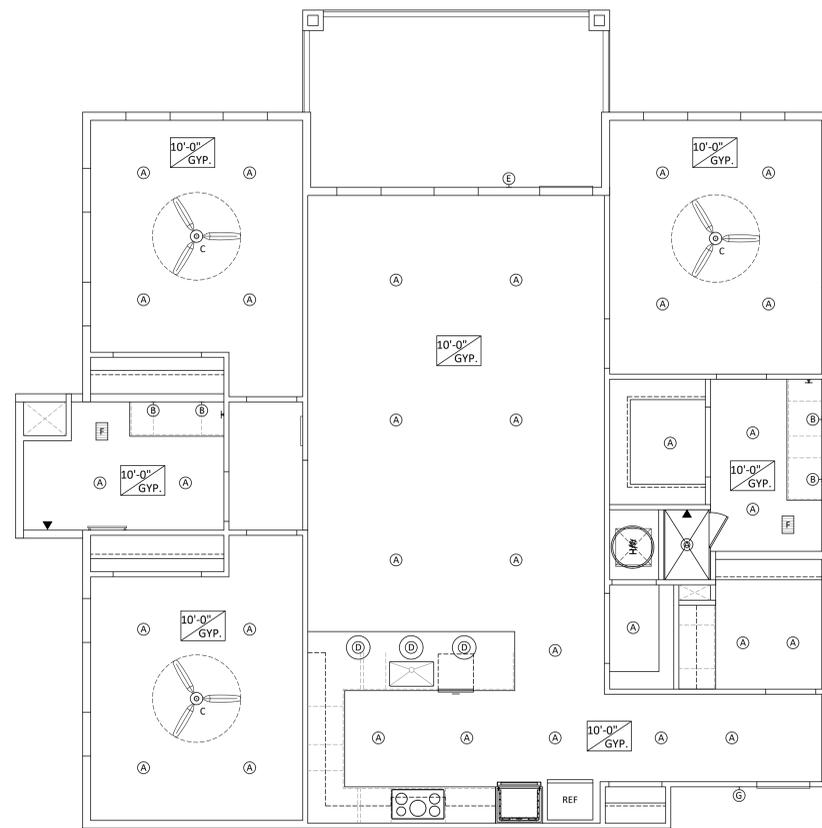


UNIT TYPE E

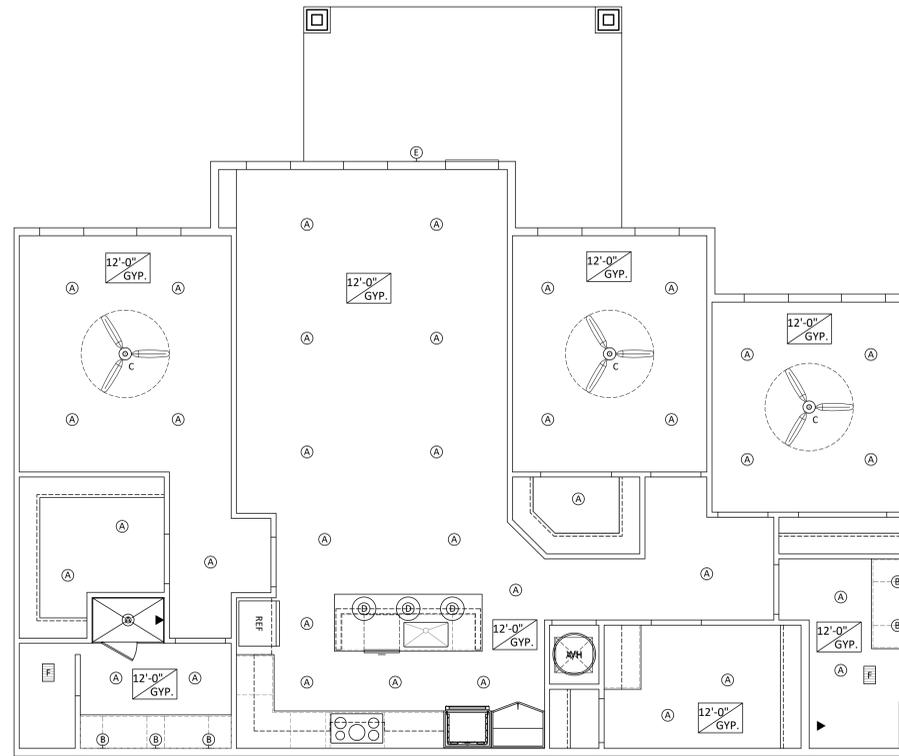


UNIT TYPE D

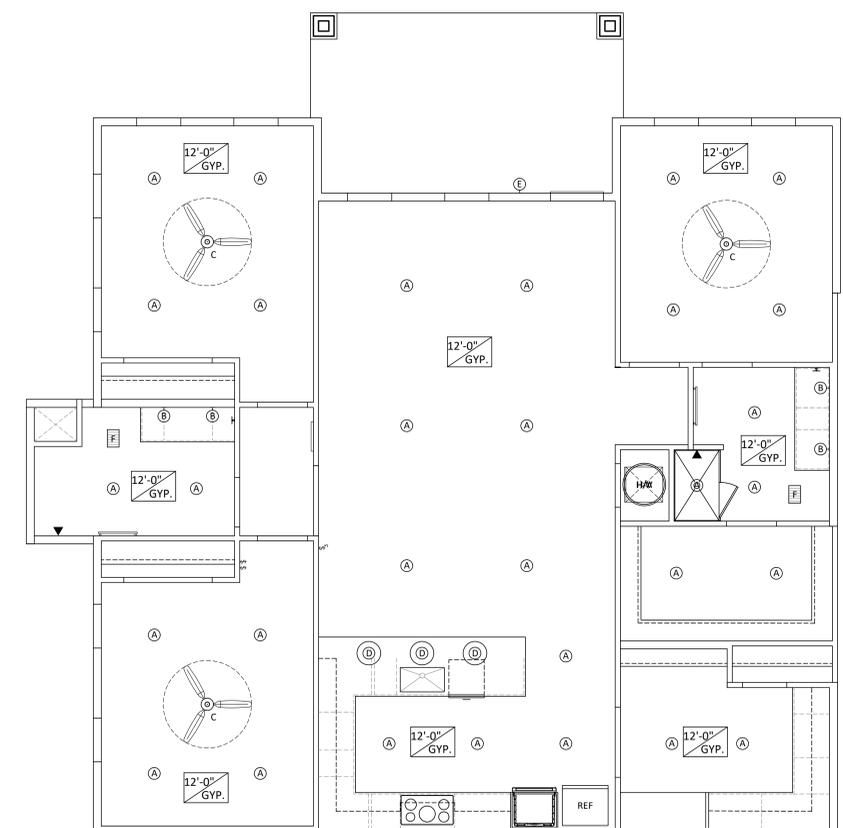
redline where you want outlets and stuff



UNIT TYPE C



UNIT TYPE B



UNIT TYPE A

REFERENCE	DESCRIPTION	REFLECTED CEILING PLAN NOTES:
(A)	PLT - 900 LUMENS - 15 WATT - NATURAL LIGHT - 7" - ROUND WHITE TRIM - LED SURFACE MOUNT DOWNLIGHT FIXTURE	1. ALL CEILINGS ARE TO BE 5" TYPE X GYPSUM BOARD, MOUNTED 12'-0" ABOVE FINISHED FLOOR (1ST FLOOR) AND 10'-0" ABOVE FINISHED FLOOR (2ND FLOOR) UNLESS NOTED OTHERWISE IN ROOM. 2. CONTRACTOR TO COORDINATE WITH ALL P.M.E. DRAWINGS. REFER TO ELECTRICAL DRAWINGS FOR FIXTURE TYPES. 3. SPRINKLER HEADS ARE TO BE CENTERED WITHIN CEILING ELEMENTS, AND BETWEEN OTHER CEILING MOUNTED FIXTURES. 4. CONTRACTOR SHALL COORDINATE ALL HVAC EQUIPMENT AND DUCTWORK WITH LIGHTING LAYOUT TO ENSURE PROPER INSTALLATION OF BOTH SYSTEMS. 5. COORDINATE ALL SOFFITS HEIGHTS WITH MILLWORK ELEVATIONS AND MANUFACTURERS TO INSURE PROPER HEIGHTS AND CLEARANCES. 6. OPEN CEILING DENOTES - PAINTING EXPOSED AREAS INCLUDE STRUCTURAL STEEL AND HVAC DUCTS.
(B)	BATHROOM WALL SCONCE-LANDO 2 LIGHT BATH SCONCE GLV1042 SB IN SATIN BRASS BY GENERATION LIGHTING (INSTALLED GLASS FACING DOWN)	
(C)	CEILING FAN-IOVIE 52" 31VR52R2W IN MATTE WHITE BY GENERATION LIGHTING	
(D)	KITCHEN PENDANT-LORAS PENDANT P14595B IN SATIN BRASS BY GENERATION LIGHTING	
(E)	PATIO SCONCE-GALENA POCKET WALL LANTERN QL14400SBL IN SABLE BY VISUAL COMFORT	
(F)	BROAN 2.5-SONE 50-CFM WHITE LIGHTED BATHROOM FAN	
(G)	CORRIDOR WALL SCONCE-EGMONT TALL SCONCE DW11615B IN SATIN BRASS BY VISUAL COMFORT	

PLAGEMAN ARCHITECTURE
 ● ● ●
 SWANSBORO BURLINGTON

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

REVISIONS

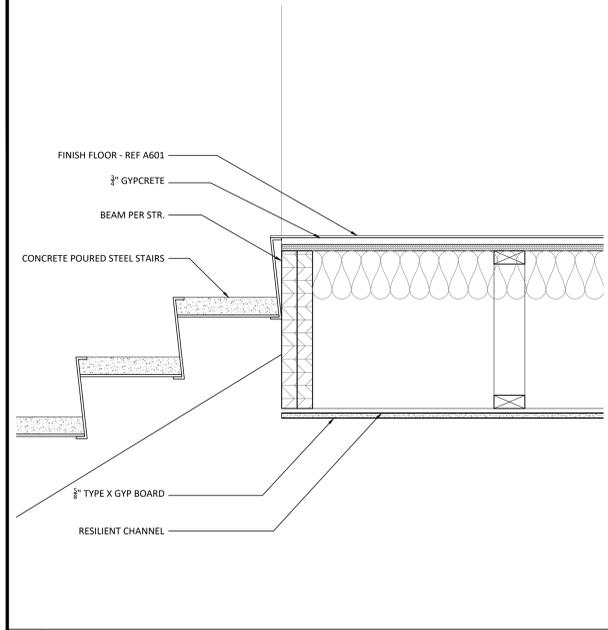
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SHEET NUMBER

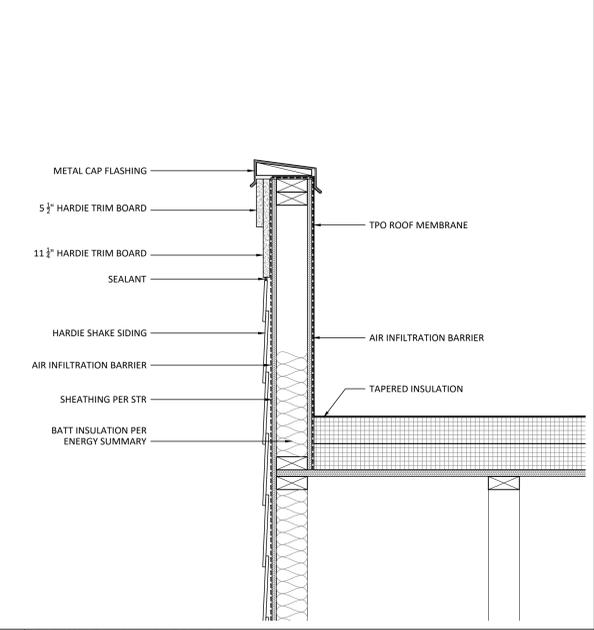
A406

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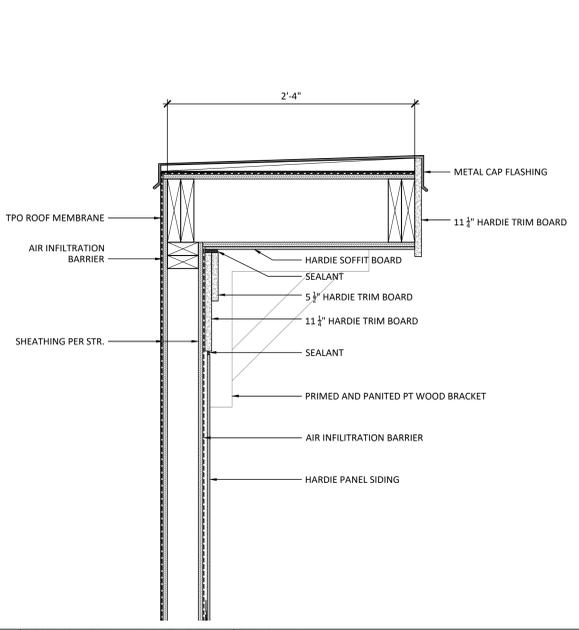
- WALL SECTION NOTES:**
- REFER TO SHEET C32 FOR GENERAL NOTES.
 - REFER TO SHEET A1010 FOR WALL TYPES.
 - SEE STRUCTURAL FOR ALL SIZES, SPACING AND SPECIFICATIONS FOR FRAMING, CONCRETE, FOUNDATION, REBAR, AND CONNECTION DETAILS.
 - WOOD TRUSS DRAWINGS ARE GRAPHICAL ONLY. SEE STRUCTURAL FOR TRUSS TYPE AND DESIGN.
 - SLOPE ALL MATERIALS ON VERTICAL AND SLOPING SURFACES IN A MANNER TO SHED WATER AWAY FROM THE BUILDING.
 - SEE A601 FOR ROOM FINISH SCHEDULE.
- WALL SECTION SPECIFICATIONS:**
- CONCRETE**
- SLAB VAPOR BARRIER - 6 MIL VAPOR BARRIER UNDER FOUNDATION SLAB.
 - GYPCRETE FLOORING - 3/4" GYPCRETE INSTALL WITH VAPOR BARRIER AS REQUIRED PER MANUFACTURER STANDARDS.
- WOOD**
- FLOOR DECKING - REF. STRUCT.
 - FLOOR TRUSSES - PREFABRICATED FLOOR TRUSSES REF. STRUCT.
 - ROOF TRUSSES - PREFABRICATED TRUSSES - REF. STRUCT.
 - EXTERIOR SHEATHING - REF. STRUCT.
 - ROOF SHEATHING - REF. STRUCT.
- WINDOW**
- SEE A601 FOR WINDOW AND STOREFRONT SPECIFICATIONS
- THERMAL AND MOISTURE PROTECTION**
- EXTERIOR SEALANT - SILICONE SEALANT
 - INTERIOR SEALANT - LATEX CAULK
 - AIR BARRIER - AIR INFILTRATION BARRIER
 - FLEXIBLE MEMBRANE - "PEEL AND STICK" FLASHING. PRIME OSB SHEATHING TO ENSURE PROPER ADHESION
 - ALUMINUM FLASHING - PRE-FINISHED ALUMINUM FLASHING WITH FACTORY FORMED DRIP EDGE.
 - INSULATION R VALUES - REFER TO ENERGY CODE SUMMARY
 - FIRE BLOCKING - STEEL WOOL OR BATT INSULATION AS REQ'D
 - GUTTERS AND DOWNSPOUTS - REFER TO ROOF PLAN FOR SIZES
- ROOFING**
- REFER TO ROOF PLAN FOR MATERIAL



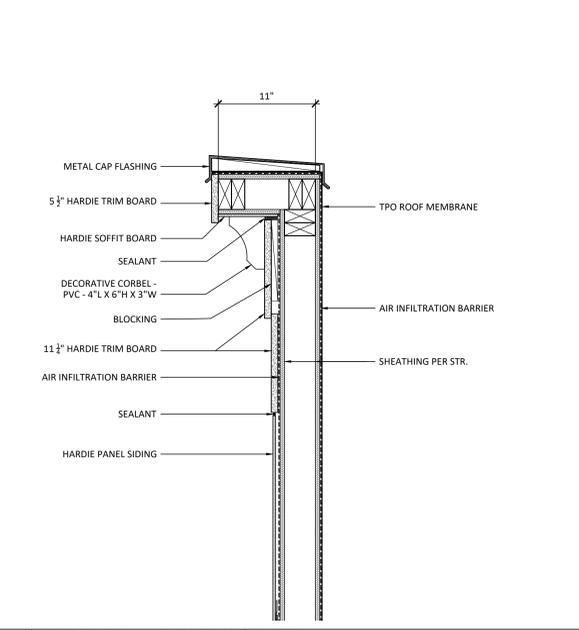
10 SECTION DETAIL - TOP OF STAIRS
SCALE: 1 1/2" = 1'-0"



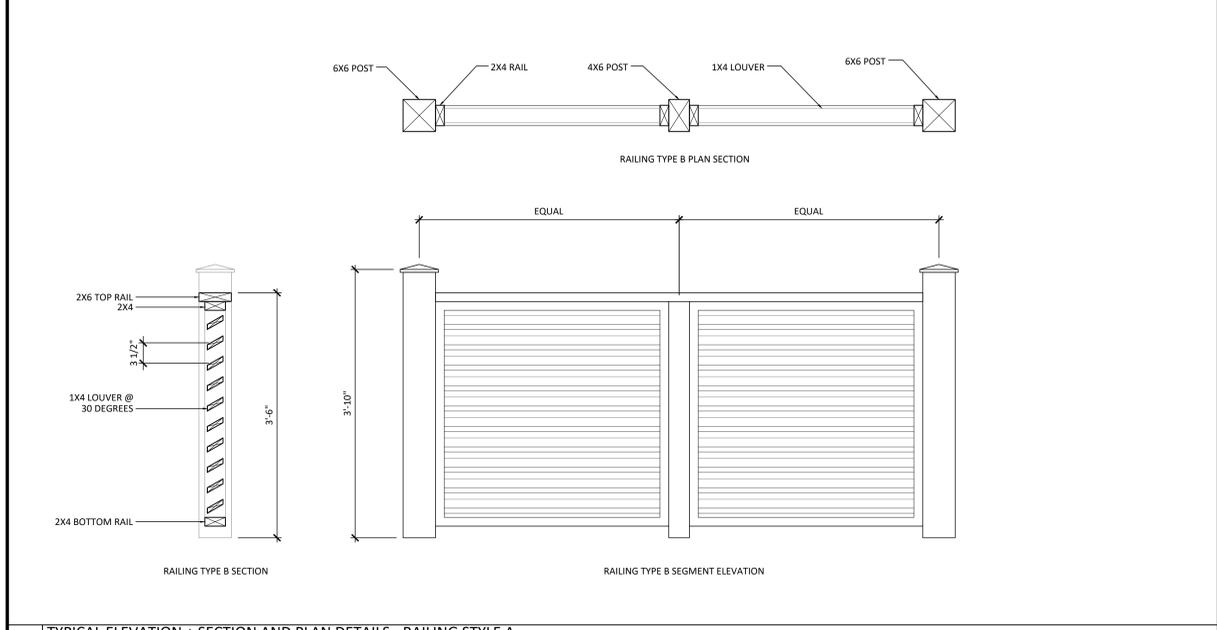
9 SECTION DETAIL - PARAPET
SCALE: 1 1/2" = 1'-0"



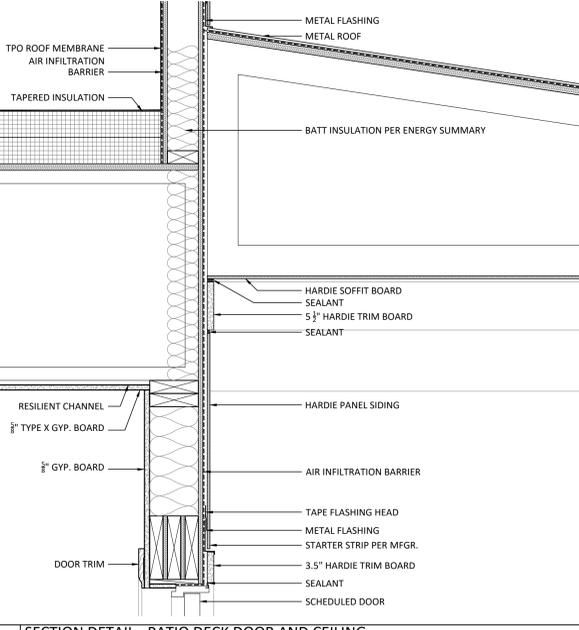
8 SECTION DETAIL - PARAPET W/ BRACKET
SCALE: 1 1/2" = 1'-0"



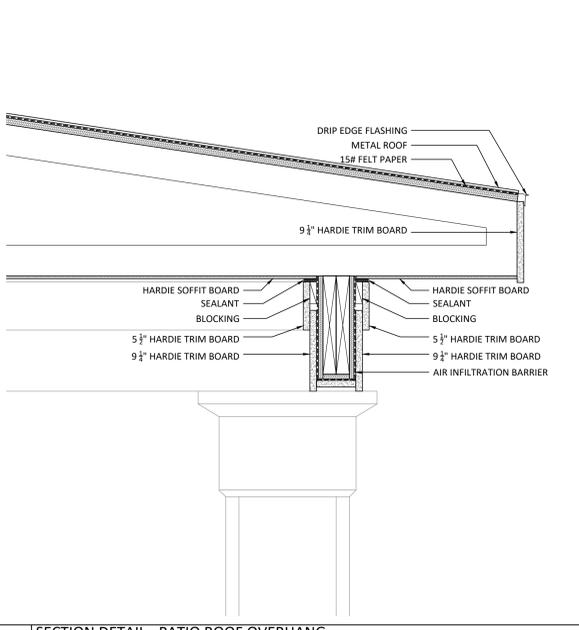
7 SECTION DETAIL - PARAPET W/ CORBEL
SCALE: 1 1/2" = 1'-0"



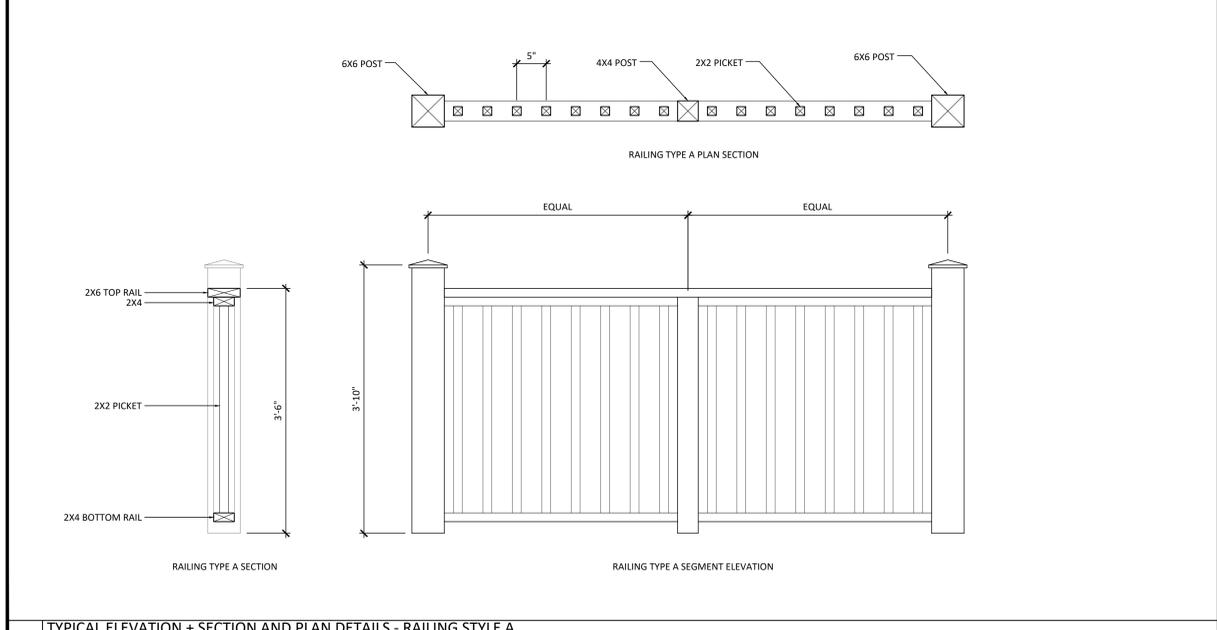
6 TYPICAL ELEVATION + SECTION AND PLAN DETAILS - RAILING STYLE A
SCALE: 1" = 1'-0"



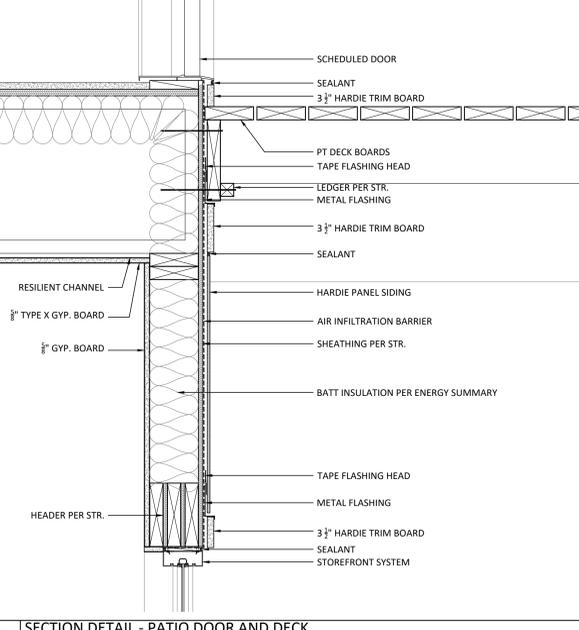
5 SECTION DETAIL - PATIO DECK DOOR AND CEILING
SCALE: 1 1/2" = 1'-0"



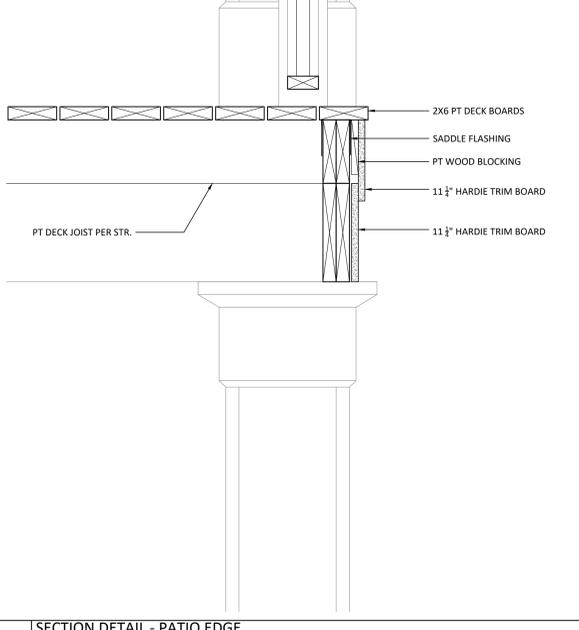
4 SECTION DETAIL - PATIO ROOF OVERHANG
SCALE: 1 1/2" = 1'-0"



3 TYPICAL ELEVATION + SECTION AND PLAN DETAILS - RAILING STYLE A
SCALE: 1" = 1'-0"



2 SECTION DETAIL - PATIO DOOR AND DECK
SCALE: 1 1/2" = 1'-0"



1 SECTION DETAIL - PATIO EDGE
SCALE: 1 1/2" = 1'-0"

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