

Vicinity Map-Not to Scale

CONSTRUCTION DRAWINGS

for

# Brezza Lofts

## Lot 8 Ward Farm Commercial

SWANSBORO, NORTH CAROLINA  
 Proforma Ward Farm Lot 8, LLC  
 Swansboro, NC

**Project Contacts:**

**Water Distribution:**

ONWASA  
 228 Georgetown Road  
 Jacksonville, NC 28540  
 (910) 455-2583

**Zoning/Building Authority:**

Town of Swansboro  
 601 Corbett Avenue  
 Swansboro, NC 28584  
 (910) 326-4428



SHEET INDEX

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SHEET 3 OF 4	.....	WATER & SEWER PLAN & PROFILE
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**DESIGNED BY:**

CRYSTAL COAST ENGINEERING, PA  
 205-3 WARD ROAD  
 SWANSBORO, NC 28584  
 TEL: (910) 325-0006

BOUNDARY/TOPO SURVEY AND BASEMAP PROVIDED BY:  
**John L. Pierce & Associates, PA**  
 405 Johnson Blvd, Jacksonville, NC

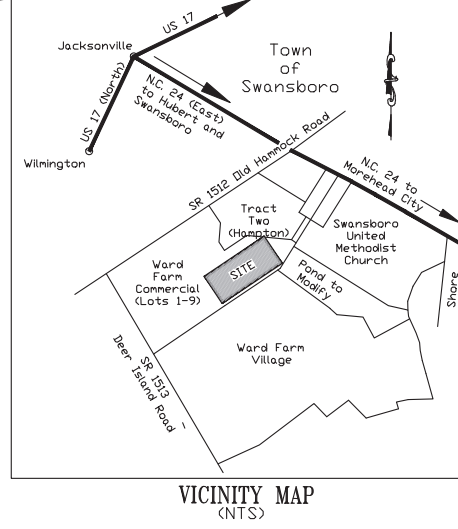
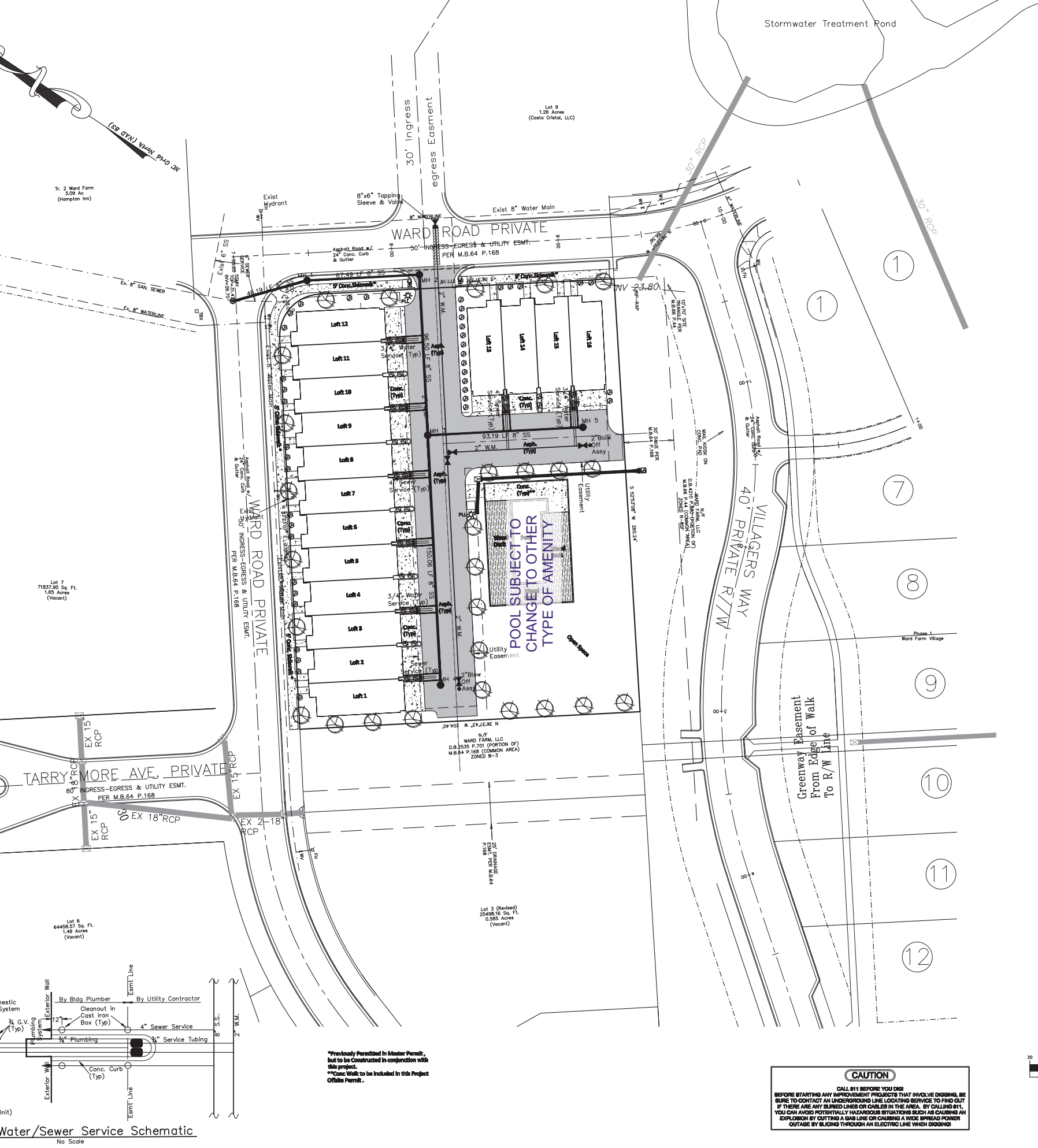
REVISIONS


**Crystal Coast Engineering, P.A.**  
 Civil and Environmental Consulting Engineers  
 John R. Freshwater, PE  
 David K. Newsum, PE  
 205-3 WARD ROAD, SWANSBORO, NC 28584  
 PHONE: (910) 325-0006 BUSINESS LICENSE # C-2853

COVER SHEET  
**BREZZA LOFTS at WARD FARM TOWN CENTER**  
**Lot 8**  
**WARD FARM COMMERCIAL SUBDIVISION**  
 SWANSBORO TOWNSHIP - ONSLOW COUNTY  
 PREPARED FOR  
 Proforma Ward Farm Lot 8, LLC

SCALE: NONE  
 DATE: 2/11/2024  
 PROJECT:  
 DRAWN BY: DKN  
 SHEET COVER

- LEGEND:**
- ES = EXISTING IRON STAKE
  - ES = SET IRON STAKE
  - EP = EXISTING IRON PIPE
  - EM = EXISTING CONCRETE MONUMENT
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  - DA = DRAINAGE AREA LINE
  - DFP = DRAINAGE FLOW PATTERN
  - ASPH = ASPHL SURFACE
  - CONC = CONCRETE SURFACE
  - WD = WOOD DECK SURFACE
  - UT = UNDERSTORY TREE (6" in Height at Planting)
  - UT = SHRUB (Min 3 gallon/1/2" Height at Planting)
  - PL = PROP. PARKING LOT LIGHT



**EXISTING SITE DATA:**

- NUMBER OF LOTS = 12 (Lot 8 Ward Farm Commercial)
- NUMBER OF EXISTING BUILDINGS = 0
- EXISTING LOTS IN VICINITY LOT = 0
- SQUARE FOOTAGE OF EXISTING BUILDINGS = 0 S.F.
- SITE ZONING = B-3

**PROPOSED SITE DATA:**

- NUMBER OF PROPOSED LOTS = 12 (Lot 8 Ward Farm Commercial)
- SQUARE FOOTAGE OF PROPOSED BUILDINGS = 17,820 S.F.

**SETBACKS B-3 ZONE:**

- FRONT = 15' from Street or Curb
- SIDE = 5'
- REAR = 5'

**UTILTY COMPANY = DUKE ENERGY**

**WATER = ONWASA**

**SEWER = ONWASA**

**FIRE DISTRICT & ISO RATING = 05 - SWANSBORO**

**SITE IS NOT FLIGHT PATH OVERLAY ZONE**

**THERE ARE NO AREAS OF ENVIRONMENTAL CONCERN OTHER THAN THOSE SHOWN.**

**THERE ARE NO PRE-EXISTING WETLANDS ON THIS SITE.**

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- FRONT = 15' from Street or Curb
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**HOURS OF OPERATION = MONDAY THRU SUNDAY 7:00 am to 10:00 pm**

**SIGNS = SIGNS (FREE STANDING OR ON BUILDING) WILL REQUIRE A SIGN PERMIT FROM THE TOWN.**

**LIGHTING: ALL OUTDOOR LIGHTING SHALL BE SHIELDED TO PREVENT GLARE FROM TRESPASSING ONTO ADJACENT PROPERTIES, ADJACENT STREETS, OR OTHERWISE CREATE A HAZARDOUS OR SAFETY HAZARD.**

**PARKING REQUIREMENTS:**

- 32 PARKING SPACES REQUIRED (Commercial - 32)
- (Residential - 32)
- 32 PARKING SPACES PROVIDED

**PROPOSED LANDSCAPING:**

- 17 STREET LANDSCAPING: 482 LF Frontage
- USING OPTION FLOOR:
- 40 trees including trees shall be planted by each lot (20) linear feet of street frontage.
- 482 LF / 30 = 16.07 or 16 ordinary trees (11 Pro-Veget)

**BUFFER: REQUIRED ONLY BETWEEN COMMERCIAL & LOT LABELED RESIDENTIAL USE (PIN # 2000-10000)**

**BUFFER TO BE A 12' TYPE "B" BUFFER, UNOBSTRUCTED, 64.42' LONG (along natural wooded area)**

**INTERIOR PARKING LOT LANDSCAPING: PROVIDED**

**SPECIAL NOTE: Each unit to have conventional individual residential garbage collection. No dumpster provisions required.**

**SITE ADDRESS:**  
200 WARD ROAD

**OWNER / DEVELOPER:**  
Proforma Ward Farm Lot 8, LLC  
421 Pied Drive  
Swansboro, NC 28584  
Tel 919-915-0912

REVISIONS:

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 30 ft.

**Permitting Set**  
NOT RELEASED FOR CONSTRUCTION

**REVISIONS**

3/23/24	Per Owner/ONWASA
3/27/24	Per Owner
6/7/24	Per Owner/TRC

**Crystal Coast Engineering, P.A.**  
Civil and Environmental Consulting Engineers  
John R. Freshwater, PE  
David K. Neumann, PE  
206-3 WARD ROAD, SWANSBORO, N.C. 28584  
PHONE: (910) 325-0006 FAX: (910) 325-0060  
BUSINESS LICENSE # C-2553

**BREZZA LOFTS at WARD FARM TOWN CENTER**  
Lot 8  
**WARD FARM COMMERCIAL SUBDIVISION**  
SWANSBORO TOWNSHIP - ONSLOW COUNTY  
Prepared for: Proforma Ward Farm Lot 8, LLC

**SCALE: AS SHOWN**

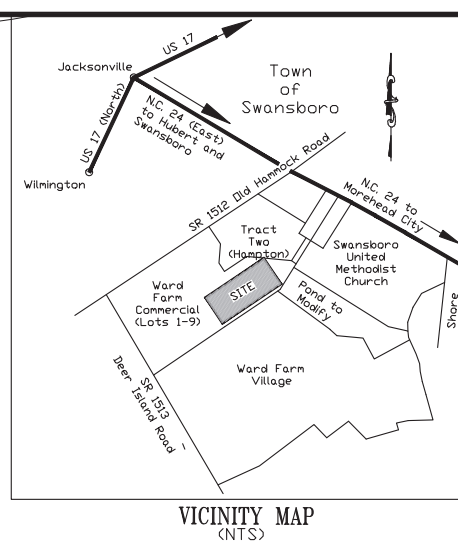
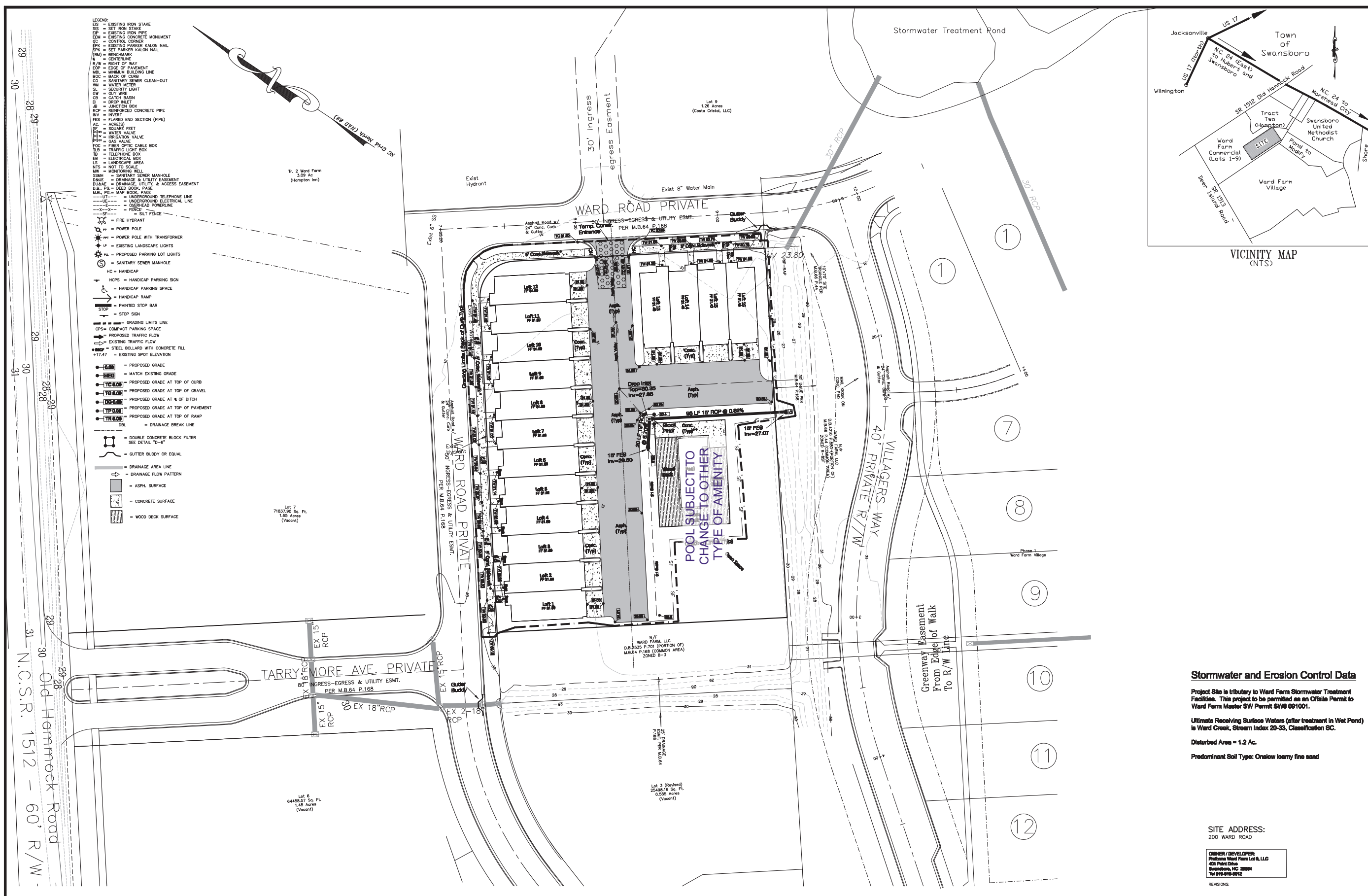
**DATE: 2/11/2024**

**PROJECT:**

**DRAWN BY: DKN**

**SHEET 1 OF 4**

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  - ASPH. SURFACE
  - CONCRETE SURFACE
  - WOOD DECK SURFACE



**REVISIONS**

3/23/24	Per Owner/OWNSA
3/27/24	Per Owner
6/7/24	Per Owner/TRC

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**Stormwater and Erosion Control Data**  
 Project Site is tributary to Ward Farm Stormwater Treatment Facilities. This project is permitted as an Offsite Permit to Ward Farm Master SW Permit SW8 091001.  
 Ultimate Receiving Surface Waters (after treatment in Wet Pond) is Ward Creek, Stream Index 20-33, Classification SC.  
 Disturbed Area = 1.2 Ac.  
 Predominant Soil Type: Onslow loamy fine sand

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200 WARD ROAD

OWNER / DEVELOPER:  
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421 Pied Drive  
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Tel 910-915-0912

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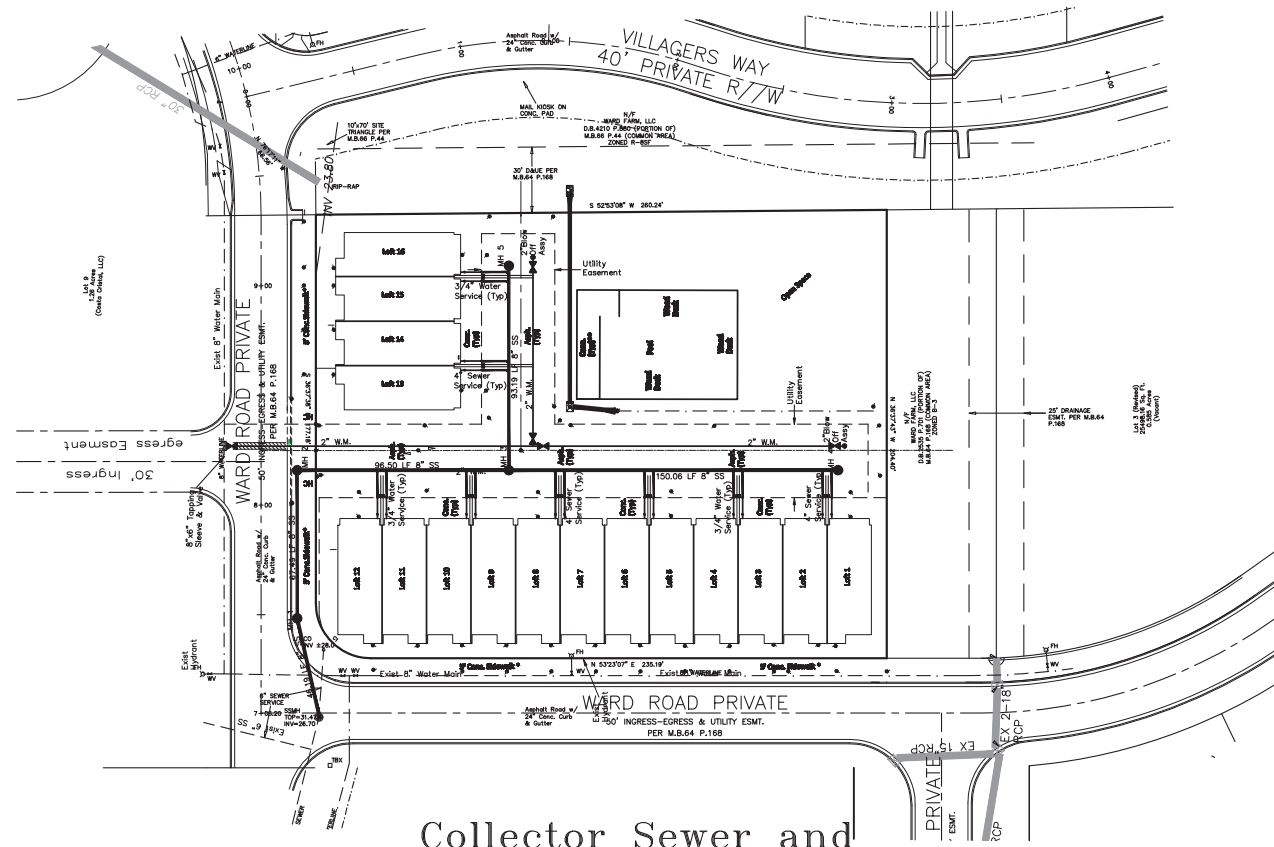
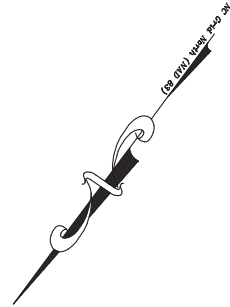
GRAPHIC SCALE  
 1 inch = 30 ft.

**Permitting Set**  
 NOT RELEASED FOR CONSTRUCTION

\*Previously Permitted in Master Permit, but to be constructed in conjunction with this project.  
 \*\*Come Walk to be included in this Project Offsite Permit.

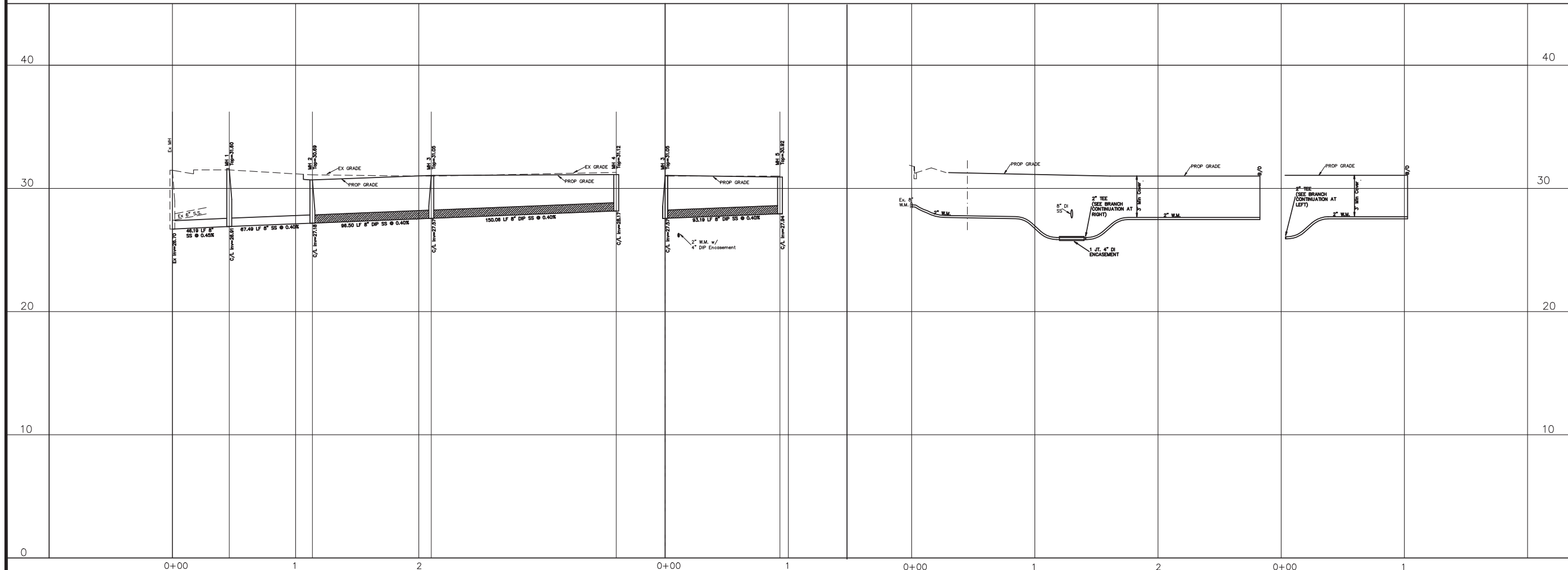
GRADING, DRAINAGE, STORMWATER & ESC PLAN  
**BREZZA LOFTS at WARD FARM TOWN CENTER**  
 Lot 8  
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 SWANSBORO TOWNSHIP - ONSLOW COUNTY  
 Prepared for Proforma Ward Farm Lot 8, LLC

SCALE: AS SHOWN  
 DATE: 2/11/2024  
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 DRAWN BY: DKN  
 SHEET 2 OF 4



**Collector Sewer and  
Watermain Plan & Profile**

SCALE : HORIZONTAL = 1" = 40'  
VERTICAL = 1" = 4'

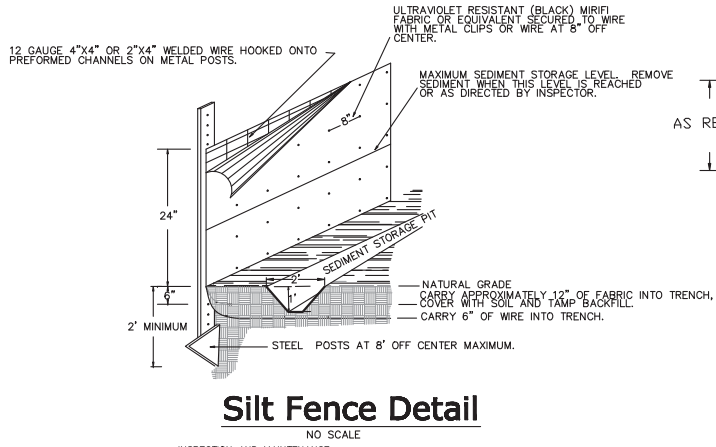


REVISIONS


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Sanitary Sewer and Watermain Profiles  
**BREZZA LOFTS at WARD FARM TOWN CENTER**  
**Lot 8**  
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SWANSBORO TOWNSHIP ~ ONSLOW COUNTY  
PREPARED FOR Proforma Ward Farm Lot 8, LLC

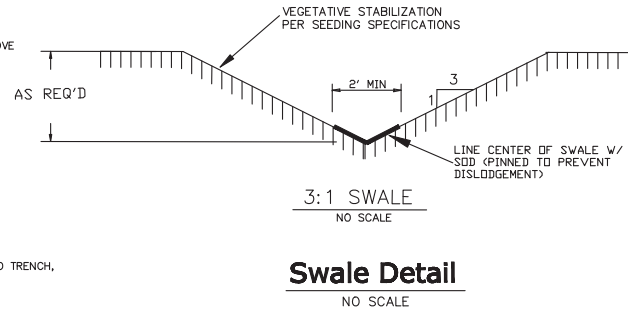
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SHEET 3 OF 4



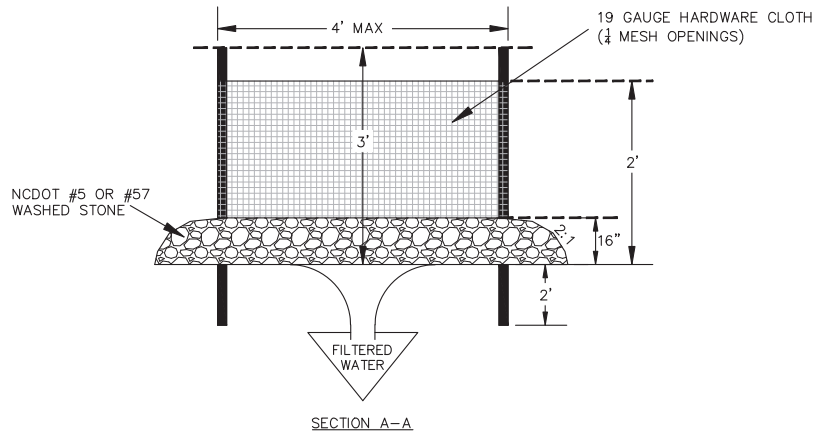
**Silt Fence Detail**  
NO SCALE

**INSPECTION AND MAINTENANCE**

Inspect once a week and after every rainfall. Make any required repairs immediately. Should the fabric collapse, tear, decompose or become ineffective, replace it promptly. Remove sediment deposits as necessary to provide adequate storage volume for the next rainfall and to reduce pressure on the fence. Take care to avoid undermining the fence during cleanout. Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.



**Swale Detail**  
NO SCALE

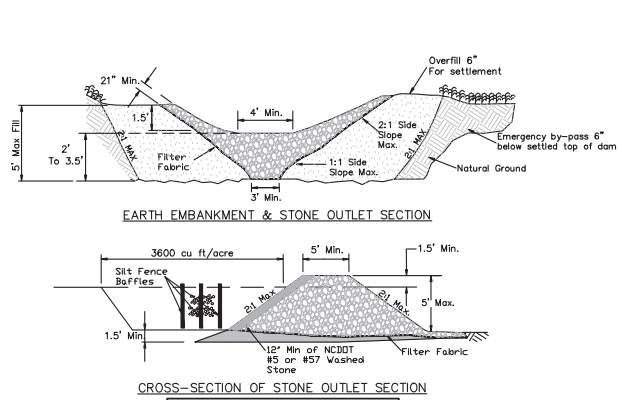


**Hardware Cloth & Gravel Inlet Protection**  
NOT TO SCALE

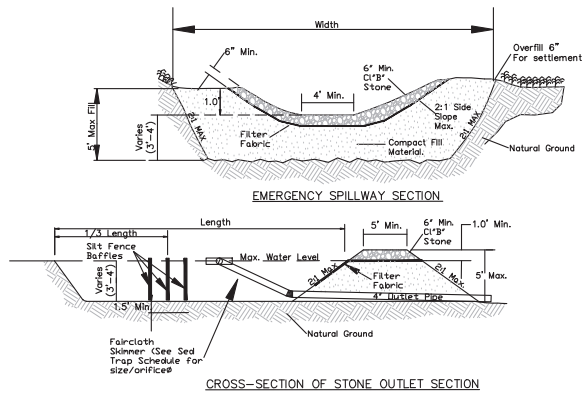
- CONSTRUCTION SPECIFICATIONS**
- Uniformly grade a shallow depression approaching the inlet.
  - Drive five-foot steel posts 2 feet into the ground surrounding the inlet. Space posts evenly around the perimeter of the inlet, a maximum of 4 feet apart.
  - Surround the posts with wire mesh hardware cloth. Secure the wire mesh to the steel posts at the top, middle, and bottom. Placing a 2-foot flap of the wire mesh under the gravel for anchoring is recommended.
  - Place clean gravel (NC DOT #5 or #57 stone) on a 2:1 slope with a height of 16 inches around the wire, and smooth to an even grade.
  - Once the contributing drainage area has been stabilized, remove accumulated sediment, and establish final grading elevations.
  - Compact the area properly and stabilized it with groundcover.

**INSPECTION AND MAINTENANCE**

Inspect inlets at least weekly and after each significant (1/2 inch or greater) rainfall event. Clear the mesh wire of any debris or other objects to provide adequate flow for subsequent rains. Take care not to damage or undercut the wire mesh during sediment removal. Replace stone as needed.



**Conventional Sediment Trap Detail**  
NO SCALE



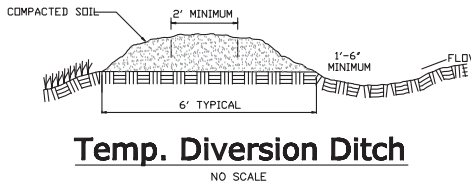
**Skimmer Sediment Basin Detail**  
NO SCALE

**SEDIMENT TRAP PROPER INSTALLATION METHOD**

- Clear, grub, and strip the area under the embankment of all vegetation and root mat. Remove all surface soil containing high amounts of organic matter, and stockpile or dispose of it properly. Haul all objectionable material to the designated disposal area.
- Ensure that fill material for the embankment is free of roots, woody vegetation, organic matter and other objectionable material. Place fill in lifts not to exceed 9", and machine compact to 90%. Overfill the embankment 6" to allow for settlement.
- Construct the outlet section in the embankment. Protect the connection between the riprap and the soil from piping by using the filter fabric. Extend the fabric across the spillway foundation and sides to the top of the dam.
- Clear the pond area below the elevation of the crest of the spillway to facilitate sediment cleanout.
- cut and fill slopes should be 2:1 max.
- Ensure that the stone section of the embankment has a minimum bottom width of 3' and maximum side slopes of 1:1 that extend to the bottom of the spillway section.
- Construct the minimum finished stone spillway bottom width, as shown on the detail, with 2:1 slopes extending to the top of the over fill embankment. Keep the thickness of the sides of the spillway outlet structure at a min. of 21". The weir must be level and constructed to grade to assure design capacity.
- Material used in the stone section should be a well-graded mixture of stone with 450 size of 9" (class B erosion control stone recommended) and a max. stone size of 14". The stone may be machine placed and the smaller stones worked into the voids of the larger stones. The stone should be hard, angular and highly weather-resistant.
- Discharge inlet water into the basin in a manner to prevent erosion. Use temporary slope drains or diversions with outlet protection to divert sediment-laden water to the upper end of the pool area to improve basin top efficiency.
- Ensure that the stone spillway outlet section extends downstream past the toe of the embankment until stable conditions are reached and outlet velocity is acceptable for the receiving stream. Keep the edges of the stone outlet section flush with the surrounding ground, and shape the center to confine the outflow stream.
- Direct emergency bypass to natural, stable areas. Locate bypass outlets so that flow will not damage the embankment.
- Stabilize the embankment and all disturbed areas above the sediment cleanout level (1/2 the design depth) on the plans and mark it in the field.
- Install porous baffles if necessary.

**INSPECTION AND MAINTENANCE**

Inspect at least weekly and after each significant rainfall event (1/2" or greater) and repair immediately. Remove sediment, and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the trap. Place the sediment that is removed in the designated disposal area, and replace the part of the gravel facing that is impaired by sediment. Check the structure for damage from erosion or piping. Periodically check the depth of the spillway to ensure it is a min. of 1.5' below the low point of the embankment. Immediately fill any settlement of the embankment to slightly above design grade. Any riprap displaced from the spillway must be replaced immediately. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Smooth the area to blend with the adjoining areas, and stabilize properly.



**Temp. Diversion Ditch**  
NO SCALE

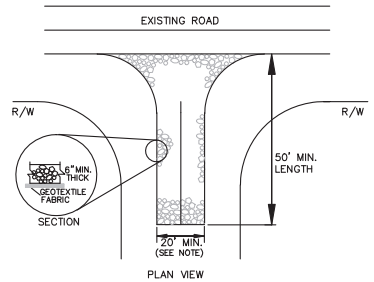
**PROPER INSTALLATION METHOD**

- Remove and properly dispose of all trees, brush, stumps and other objectionable material.
- Ensure that the minimum constructed cross section meets all design requirements.
- Ensure that the top of the dike is not lower at any point that the design elevation plus the specified settlement.
- Provide sufficient room around diversions to permit machine regrading and cleanout.
- Vegetate the ridge immediately after construction, unless it will remain in place less than 30 working days.

**INSPECTION AND MAINTENANCE**

Inspect once a week and after every rainfall. Immediately remove sediment from the flow area and repair the diversion ridge. Carefully check outlets and make timely repairs as needed. When the protected area is permanently stabilized, remove the ridge and the channel to blend with the natural grade and appropriately stabilize it.

**Temp. Construction Entrance**  
NO SCALE



**CONSTRUCTION SPECIFICATIONS**

- Stone size - Use MSHA size No. 2 (2-1/2" to 1") or AASHTO designation M43, size No. 2 (2-1/2" to 1-1/2"). Use crushed stone.
- Length - As effective, but not less than 50 feet.
- Thickness - Not less than six (6) inches.
- Width - Not less than full width of all points of ingress or egress. Minimum of 20'.
- Washing - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public right-of-way. When washing is required, it shall be done on an area stabilized with crushed stone which drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch, or watercourse through use of sandbags, gravel, boards or other approved methods.
- Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment, spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.

**EROSION AND SEDIMENTATION CONTROL NOTES:**

- Sediment control devices and structures shall be installed, maintained and amended as needed to provide effective control of accelerated sedimentation until the contributing watersheds are stabilized.
- Construction Sequence:
  - Notify Engineer, Owner and Land Quality Section prior to beginning construction.
  - Install stabilized construction entrance.
  - Silt fence, temporary diversion ditches, and sediment traps shall be installed where shown on and on all down slopes of areas to be disturbed. Follow maintenance requirements as shown on the details sheet for every erosion control measure.
  - Excavate proposed stormwater pond, temporary sediment traps and divert all surface drainage from disturbed area to sediment traps and pond.
  - Install Stormwater Structures and Inlets Protection if necessary.
  - Complete rough grading activities. Maintain erosion control devices as necessary.
  - Complete fine grading activities. Install surface treatments (asph, concrete, or A.B.C.) as indicated.
  - Stabilize (seed and mulch) those areas not to be paved and/or built upon. Provide Temporary Seeding if not in recommended seeding dates for Permanent Seeding.
  - Maintain erosion control measures as needed to assure full functionality.
  - Upon stabilizing area with permanent groundcover, remove seed- and re-construct swales per swale detail if necessary.
  - Seed, fertilize, and mulch all disturbed areas within 15 days of completing any phase of the grading work.
  - Permanent groundcover for all disturbed areas within 15 working days or no more than 21 calendar days following completion of any phase of grading.
  - Upon establishment of permanent groundcover, remove accumulated sediment from stormwater storage basin and restore to design conditions.
  - Provide ground stabilization in accordance with the NPDES Permit.
- Seeding Specifications:

Install necessary mechanical erosion and sedimentation control practices before seeding, and complete grading according to the approved plan. Lime and fertilizer needs should be determined by soil test. Contact NCDA for additional information regarding testing. When soil test are available, follow rates suggested on individual specification sheet for seeding mix. Close Apply lime and fertilizer and work into 4-5 inches of soil by disking or other suitable means. Operate machinery on the contour. When using hydroseder, apply lime and fertilizer to a rough, loose surface. Complete seeded preparation by breaking up large clods and raking into a smooth uniform surface. Broadcast seed into freshly loosened seeded that has not been sealed by rainfall. Seed mixture shall be distributed uniformly and covered with a clean straw mulch. All mulch shall be crimped or asphalt tacked to help hold in place. Material and application rates are as follows:

Seeding Mixture:	Winter/Early Spring Rate(lb./ac)	Summer Rate(lb./ac)	Fall Rate(lb./ac)
Sodex	120	0	120
Rye (grass)	50	0	0
Annual Lespedeza (Kobe)	50	0	0
German millet	0	40	0

**PERMANENT SEEDING**

Seeding Mixture: Sodex

Seeding Mixture:	Rate(lb./ac)
Pennscola Bahiagrass	50
Common Bermudagrass	10
German millet	10

Soil Amendments: Apply lime and fertilizer according to a soils test, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10-10-10 fertilizer.

Mulch: Apply 4,000 lb/acre grain straw or equivalent cover of another suitable mulch. Anchor by tacking with asphalt, roving, netting, or by crimping with a mulch anchoring tool.

Maintenance: Refer to the following April with 50 lb/acre nitrogen. Repeat as growth requires. Mow as often as needed.

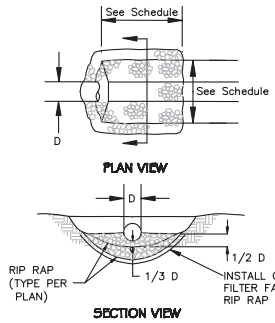
Seeding Mixture:	Rate(lb./ac)
Sodex	120
Rye (grass)	50
Annual Lespedeza (Kobe)	50
German millet	0

- CONSTRUCTION SPECIFICATIONS**
- Where neat appearance is desired, omit sodex.
  - Use a common Bermudagrass only on isolated sites where it cannot become a pest. Bermudagrass may be replaced with 5 lb/acre centipede grass.

**Seeding Dates:**

April 1 - July 15

- Soil Amendments:**
- Apply lime and fertilizer according to a soils test, or apply 3,000 lb/acre ground agricultural limestone and 500 lb/acre 10-10-10 fertilizer.
- Mulch:**
- Apply 4,000 lb/acre grain straw or equivalent cover of another suitable mulch. Anchor by tacking with asphalt, roving, netting, or by crimping with a mulch anchoring tool.
- Maintenance:**
- Refer to the following April with 50 lb/acre nitrogen. Repeat as growth requires. Mow as often as needed.
- Contractor is responsible for maintaining all erosion control measures and for amending measures as required to prevent accelerated erosion from taking place on hillsides.
  - Once all areas have been stabilized, contractor is to remove temporary erosion control measures, regrade, & mulch to restabilize these areas.
  - For additional requirements, see the approved erosion and sedimentation permit.



- D = INSIDE DIAMETER OR WIDTH OF CURVE
- MINIMUM STONE THICKNESS TO BE TWO TIMES SPECIFIED STONE DIAMETER.

**Rip Rap Scour Pad**  
NO SCALE

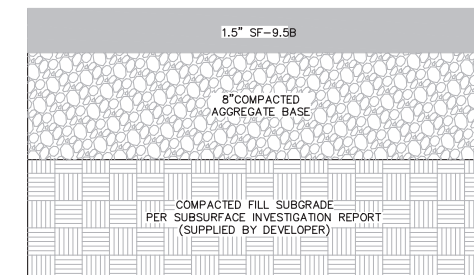
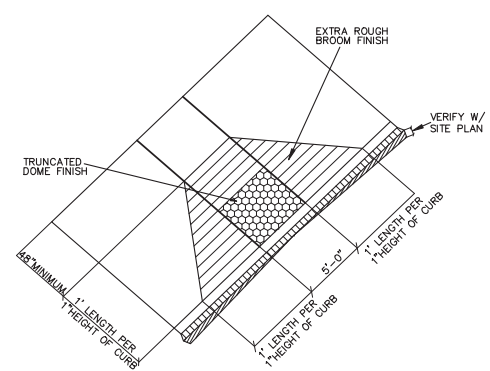
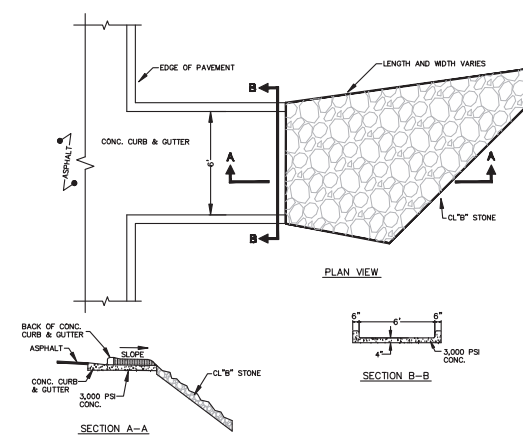
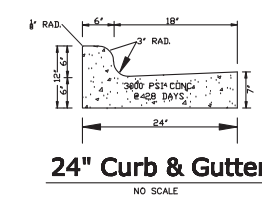
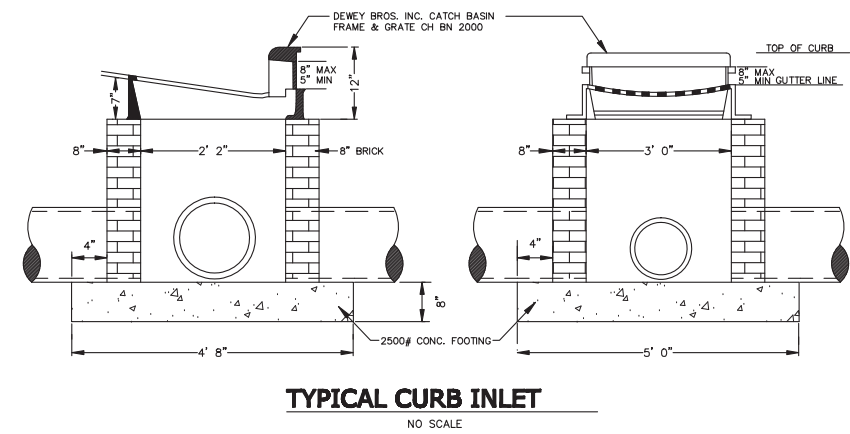
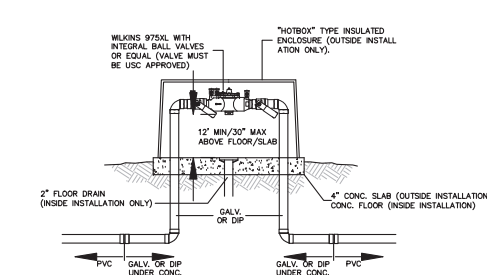
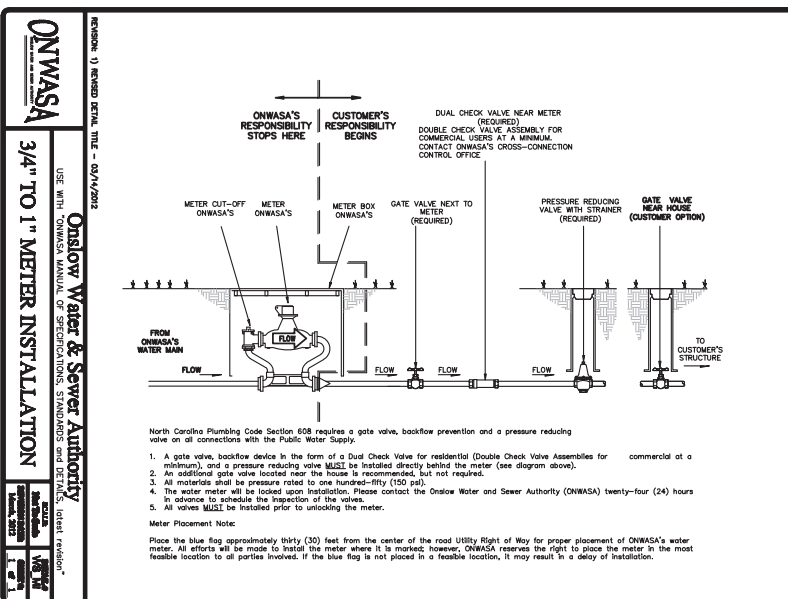
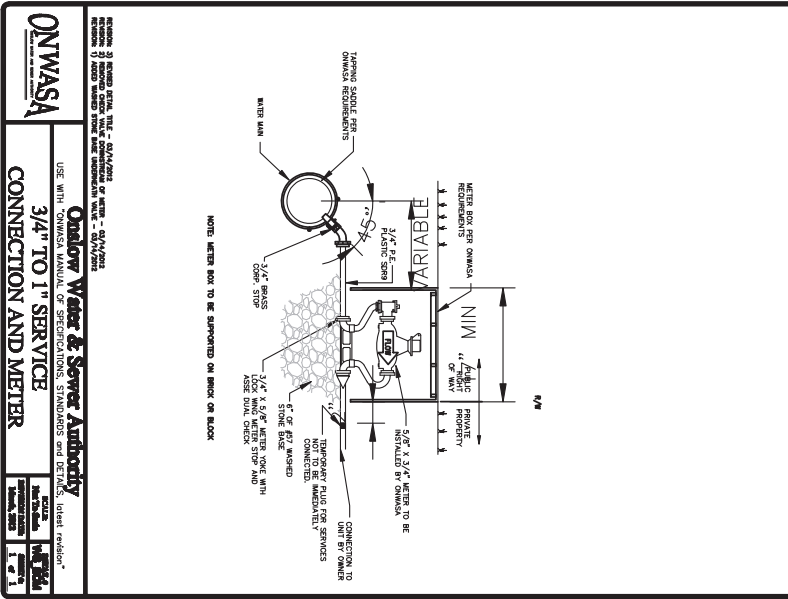
**REVISIONS**

**Crystal Coast Engineering, P.A.**  
Civil and Environmental Consulting Engineers  
David K. Newsom, PE  
205-3 WARD ROAD, SWANBORO, N.C. 28584  
PHONE: (910) 325-0006 FAX: (910) 325-0060  
BUSINESS LICENSE #: C-2563

**BREZZA LOFTS at WARD FARM TOWN CENTER**  
Lot 8  
**WARD FARM COMMERCIAL SUBDIVISION**  
SWANBORO TOWNSHIP ~ ONSLOW COUNTY  
Prepared for  
Proforma Ward Farm Lot 8, LLC

DETAILS - 1

SCALE:	NTS
DATE:	2/11/2024
PROJECT:	
DRAWN BY:	JNC/DKN
SHEET:	4A/4



NO.	DATE	REVISIONS

**Crystal Coast Engineering, P.A.**  
 Civil and Environmental Consulting Engineers  
 David K. Newsom, PE  
 205-3 WARD ROAD, SWANSBORO, N.C. 28584  
 PHONE: (910) 325-0006 ~ FAX: (910) 325-0060  
 BUSINESS LICENSE #: C-2553

DETAILS - 2  
**BREZZA LOFTS at WARD FARM TOWN CENTER**  
 Lot 8  
**WARD FARM COMMERCIAL SUBDIVISION**  
 SWANSBORO TOWNSHIP ~ ONSLOW COUNTY  
 PREPARED FOR:  
 Proforma Ward Farm Lot 8, LLC

SCALE:	NTS
DATE:	2/11/2024
PROJECT:	
DRAWN BY:	JNC/DKN
SHEET:	4B/4



PLAGEMAN ARCHITECTURE  
SWANSBORO  
BURLINGTON

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CONSTRUCTION DRAWINGS FOR:  
**BREZZA LOFTS**

A TOWNHOME COMMUNITY LOCATED IN WARD FARM TOWN CENTER  
SWANSBORO, NORTH CAROLINA

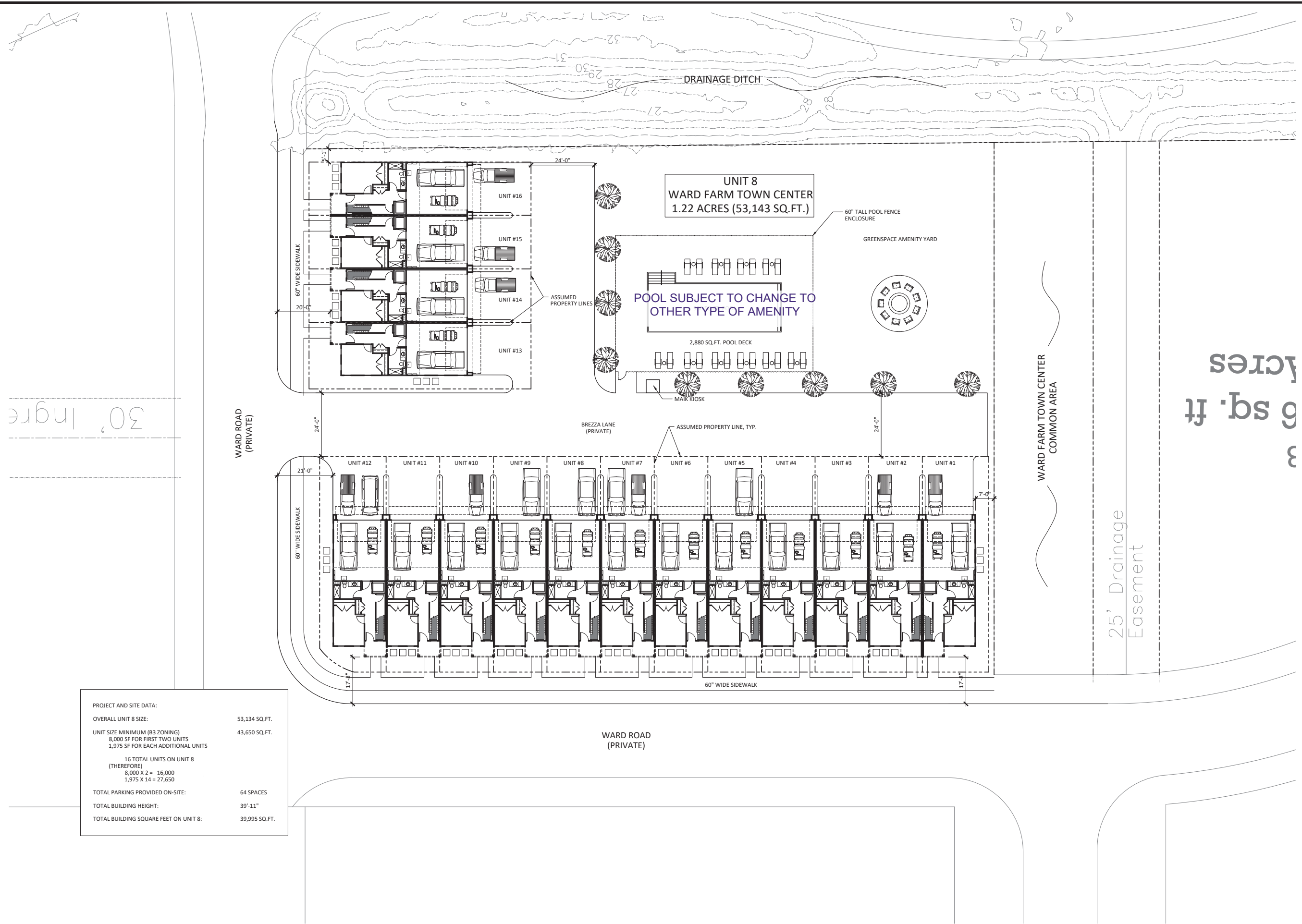
REVISIONS

JOB NUMBER  
PA2421  
DRAWN BY: (PARCH)

SHEET NAME  
ARCHITECTURAL SITE PLAN

SHEET NUMBER

**A100**



30' Ingre

6 sq. ft  
3  
Acres

PROJECT AND SITE DATA:	
OVERALL UNIT 8 SIZE:	53,134 SQ.FT.
UNIT SIZE MINIMUM (B3 ZONING)	43,650 SQ.FT.
8,000 SF FOR FIRST TWO UNITS	
1,975 SF FOR EACH ADDITIONAL UNITS	
16 TOTAL UNITS ON UNIT 8 (THEREFORE)	
8,000 X 2 = 16,000	
1,975 X 14 = 27,650	
TOTAL PARKING PROVIDED ON-SITE:	64 SPACES
TOTAL BUILDING HEIGHT:	39'-11"
TOTAL BUILDING SQUARE FEET ON UNIT 8:	39,995 SQ.FT.

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A TOWNHOME COMMUNITY LOCATED IN WARD FARM TOWN CENTER  
SWANSBORO, NORTH CAROLINA

REVISIONS

JOB NUMBER  
PA2421

DRAWN BY: (PARCH)

SHEET NAME

EXTERIOR ELEVATIONS  
BUILDING TYPE ONE

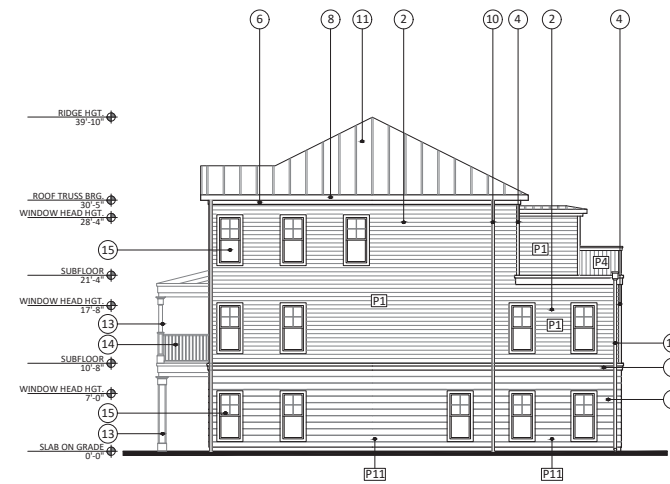
SHEET NUMBER

**A201**

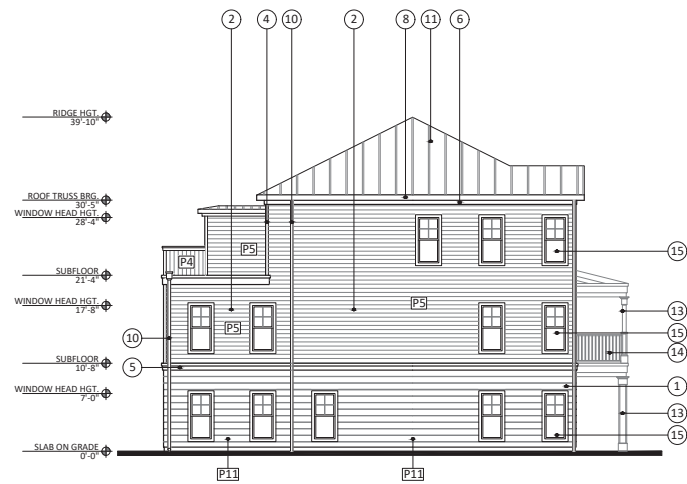
### EXTERIOR ELEVATION MATERIALS LEGEND

TAG	DESCRIPTION
1	HARDIE ARTISAN SIDING - SQUARE CHANNEL - PRIMED
2	HARDIE PLANK LAP SIDING: 6" EXPOSURE SELECT CEDARMILL - PRIMED
3	HARDIE PANEL SELECT CEDARMILL - PRIMED W/ 2.5"W X .75" THICK BATTEN PRIMED.
4	5/4 SMOOTH HARDIE TRIM - 4.5" WIDE - PRIMED
5	5/4 SMOOTH HARDIE TRIM - 11.25" WIDE - PRIMED W/ 5/4 SMOOTH HARDIE TRIM - 4.5" WIDE - PRIMED ON TOP. SEE SECTIONS FOR DETAILS
6	5/4 SMOOTH HARDIE TRIM - 5.5" WIDE - PRIMED
7	5/4 SMOOTH HARDIE TRIM - 7.5" WIDE - PRIMED
8	SMOOTH HARDIE FASCIA - PRIMED
9	STRAIT EDGE PANEL HARDIE SHINGLE - PRIMED
10	4" Ø ROUND METAL DOWNSPOUT - WHITE
11	ADVANTAGE LOK - II METAL ROOF BY UNION CORRUGATING COMPANY - SNOW WHITE
12	48" X 4" BRACKET - WHITE (SEE DETAILS)
13	BUILT UP PORCH COLUMN - WHITE - SEE DETAILS
14	WOOD RAILING SYSTEM - WHITE - SEE DETAILS
15	SCHEDULED WINDOW
16	SCHEDULED DOOR
17	SCHEDULED GARAGE DOOR
18	HARDIE PANEL VERTICAL SIDING AND HARDIE TRIM BATTEN BOARDS
19	CLOPAY CANYON RIDGE ELEMENTS GARAGE DOOR - WHITE - ARCA WINDOW - DESIGN 13
P1	EXTERIOR PAINT - EGGSHELL - SW6213 HALCYON GREEN
P2	EXTERIOR PAINT - EGGSHELL - SW6234 UNCERTAIN GRAY
P3	EXTERIOR PAINT - EGGSHELL - SW7551 GREEK VILLA
P4	EXTERIOR PAINT - EGGSHELL - SW7757 HIGH REFLECTIVE WHITE
P5	EXTERIOR PAINT - EGGSHELL - SW9056 FRENCH MAJORE
P6	EXTERIOR PAINT - EGGSHELL - SW65670 HAUTE PINK
P7	EXTERIOR PAINT - EGGSHELL - SW7603 POOLHOUSE
P8	EXTERIOR PAINT - EGGSHELL - SW9509 STEAMED CHAI
P9	EXTERIOR PAINT - EGGSHELL - SW9692 COTTON CANDY
P10	EXTERIOR PAINT - GLOSS - SW7757 HIGH REFLECTIVE WHITE
P11	EXTERIOR PAINT - EGGSHELL - SW6253 OLYMPUS WHITE

- NOTE:
- ALL EXTERIOR TRIM, COLUMNS, BRACKETS AND RAILINGS TO BE P10 - GLOSS
  - ALL COLORS IN BODY OF BUILDING TO BE EGGSHELL
  - 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 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 - SIDE  
SCALE: 3/32" = 1'-0"



4 EXTERIOR ELEVATION - SIDE  
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION - BACK OF BUILDING  
SCALE: 3/23" = 1'-0"



1 EXTERIOR ELEVATION - FRONT  
SCALE: 3/32" = 1'-0"

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SWANSBORO BURLINGTON

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CONSTRUCTION DRAWINGS FOR:  
**BREZZA LOFTS**  
A TOWNHOME COMMUNITY LOCATED IN WARD FARM TOWN CENTER  
SWANSBORO, NORTH CAROLINA

REVISIONS

JOB NUMBER  
PA2421

DRAWN BY: (PARCH)

SHEET NAME

EXTERIOR ELEVATIONS  
BUILDING TYPE TWO

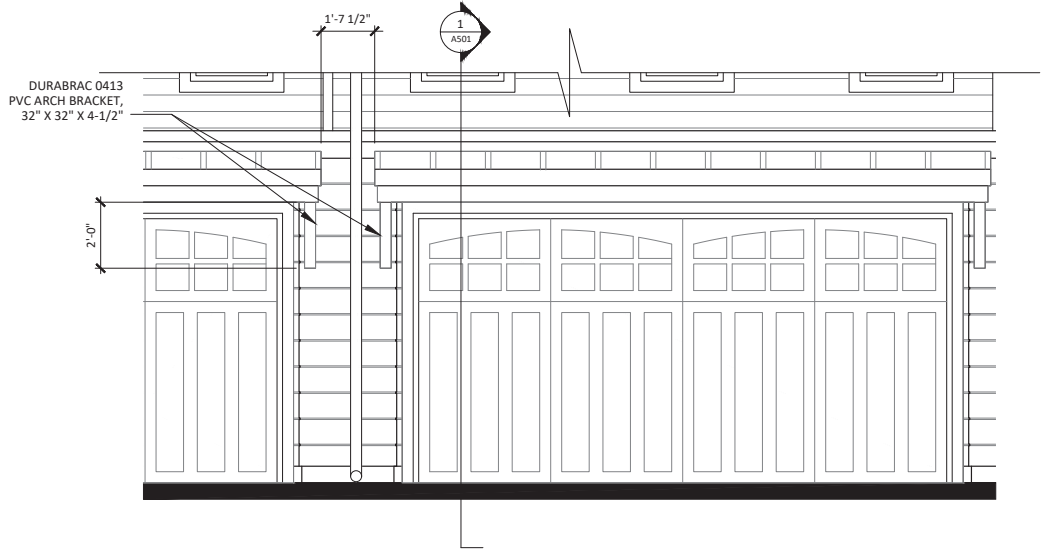
SHEET NUMBER

**A202**

EXTERIOR ELEVATION MATERIALS LEGEND

TAG	DESCRIPTION
1	HARDIE ARTISAN SIDING - SQUARE CHANNEL - PRIMED
2	HARDIE PLANK LAP SIDING: 6" EXPOSURE SELECT CEDARMILL - PRIMED
3	HARDIE PANEL SELECT CEDARMILL - PRIMED W/ 2.5"W X .75" THICK BATTEN PRIMED.
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5	5/4 SMOOTH HARDIE TRIM - 11.25" WIDE - PRIMED W/ 5/4 SMOOTH HARDIE TRIM - 4.5" WIDE - PRIMED ON TOP. SEE SECTIONS FOR DETAILS
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11	ADVANTAGE LOK - II METAL ROOF BY UNION CORRUGATING COMPANY - SNOW WHITE
12	48" X 4" BRACKET - WHITE (SEE DETAILS)
13	BUILT UP PORCH COLUMN - WHITE - SEE DETAILS
14	WOOD RAILING SYSTEM - WHITE - SEE DETAILS
15	SCHEDULED WINDOW
16	SCHEDULED DOOR
17	SCHEDULED GARAGE DOOR
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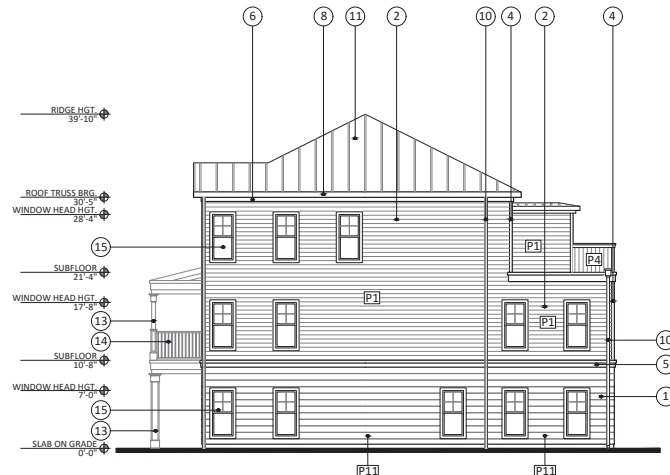


5 GARAGE DOOR AND AWNING ENLARGED VIEW  
SCALE: 3/8" = 1'-0"

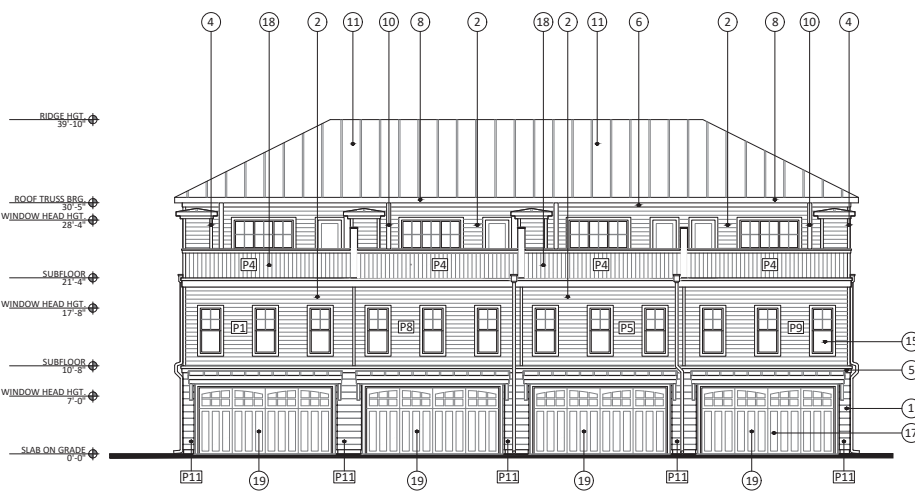
6 NOT USED  
NO SCALE



4 EXTERIOR ELEVATION - SIDE  
SCALE: 3/32" = 1'-0"



3 EXTERIOR ELEVATION - SIDE  
SCALE: 3/32" = 1'-0"



2 EXTERIOR ELEVATION - BACK OF BUILDING  
SCALE: 3/32" = 1'-0"



1 EXTERIOR ELEVATION - FRONT  
SCALE: 3/32" = 1'-0"

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POOL SUBJECT TO CHANGE TO OTHER TYPE OF AMENITY



POOL SUBJECT TO CHANGE TO  
OTHER TYPE OF AMENITY