

Vicinity Map—Not to Scale

**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

CONSTRUCTION DRAWINGS

for

# Brezza Lofts

## Lot 8 Ward Farm Commercial

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



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

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

SHEET INDEX	
COVER SHEET	COVER
SHEET 1 OF 4	SITE / UTILITY / LANDSCAPE PLAN
SHEET 2 OF 4	GRADING, DRAINAGE, STORMWATER & ESC PLAN
SHEET 3 OF 4	WATER & SEWER PLAN & PROFILE
SHEET 4 OF 4	DETAILS

REVISIONS

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

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

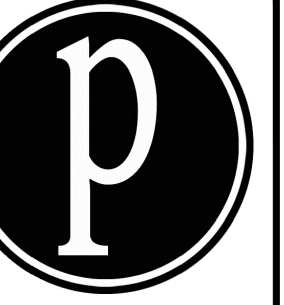












PLAGEMAN ARCHITECTURE  
SWANSBORO BURLINGTON

FOR REVIEW ONLY

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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)

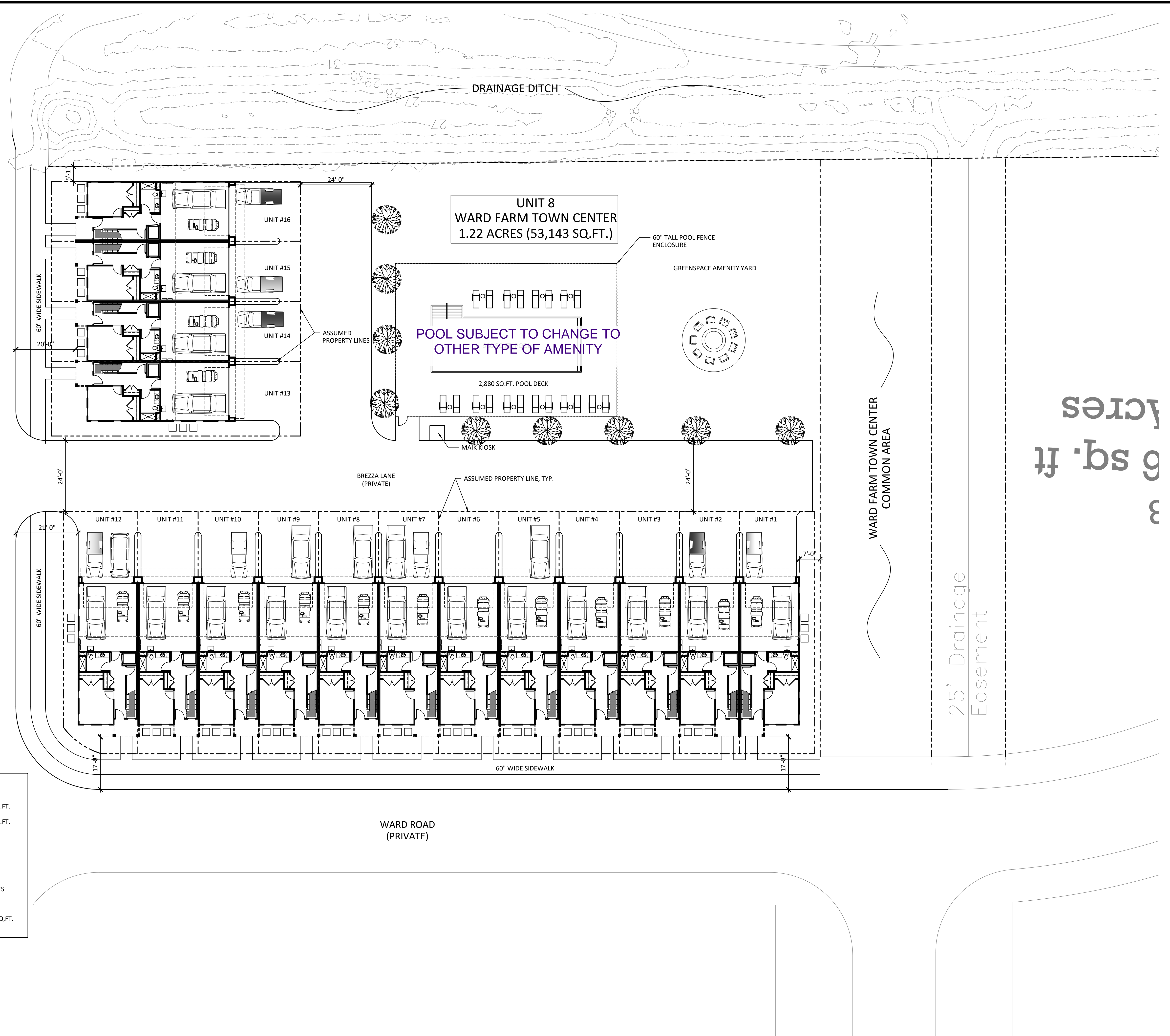
SHEET NAME

ARCHITECTURAL SITE PLAN

SHEET NUMBER

**A100**

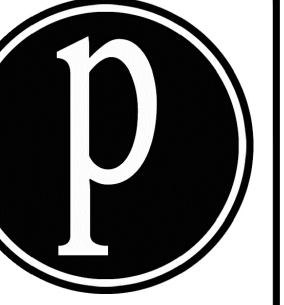
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30' Ingre

3  
6 sq. ft  
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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PA2421

DRAWN BY: (PARCH)

SHEET NAME

EXTERIOR ELEVATIONS  
BUILDING TYPE ONE

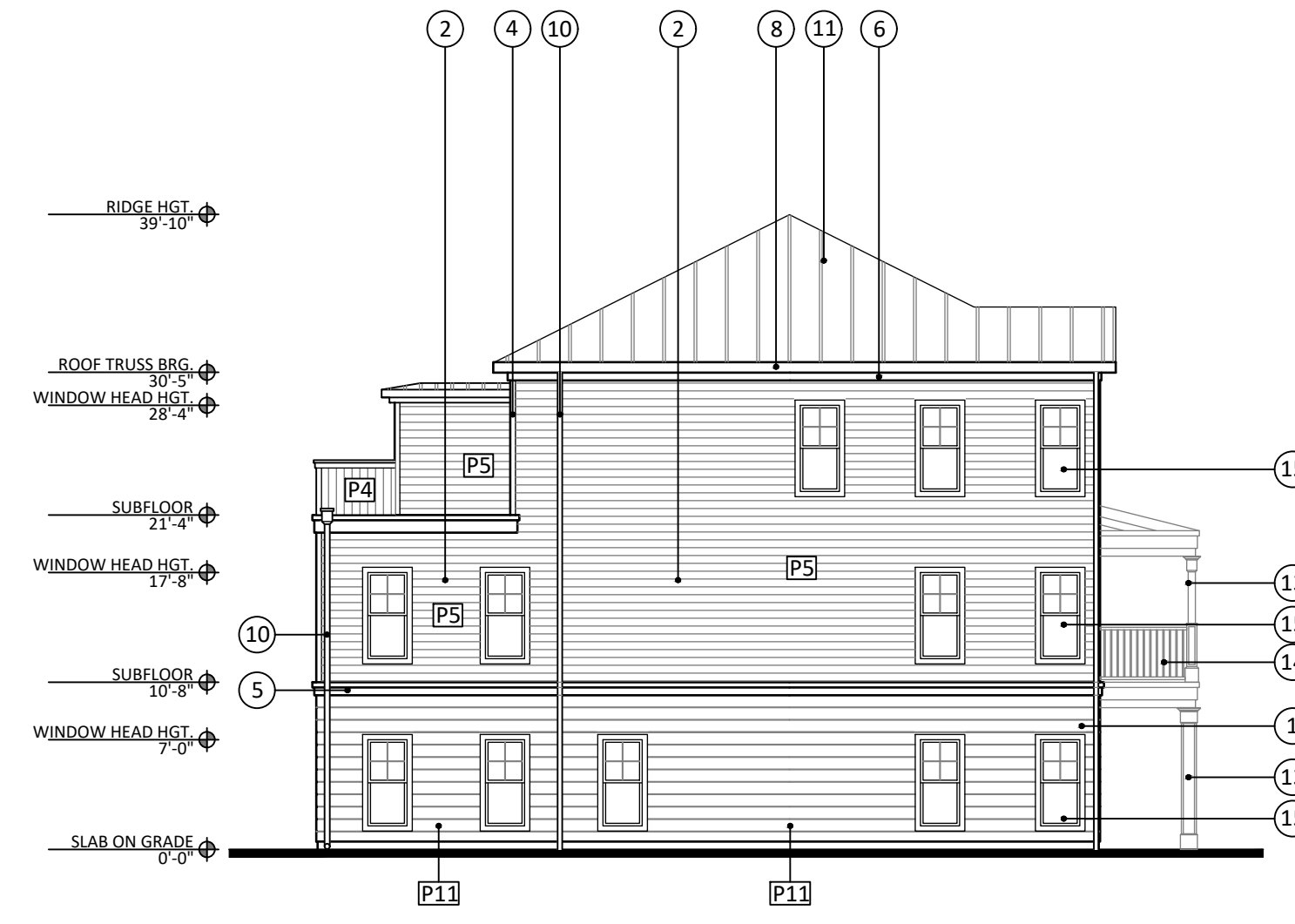
SHEET NUMBER

**A201**

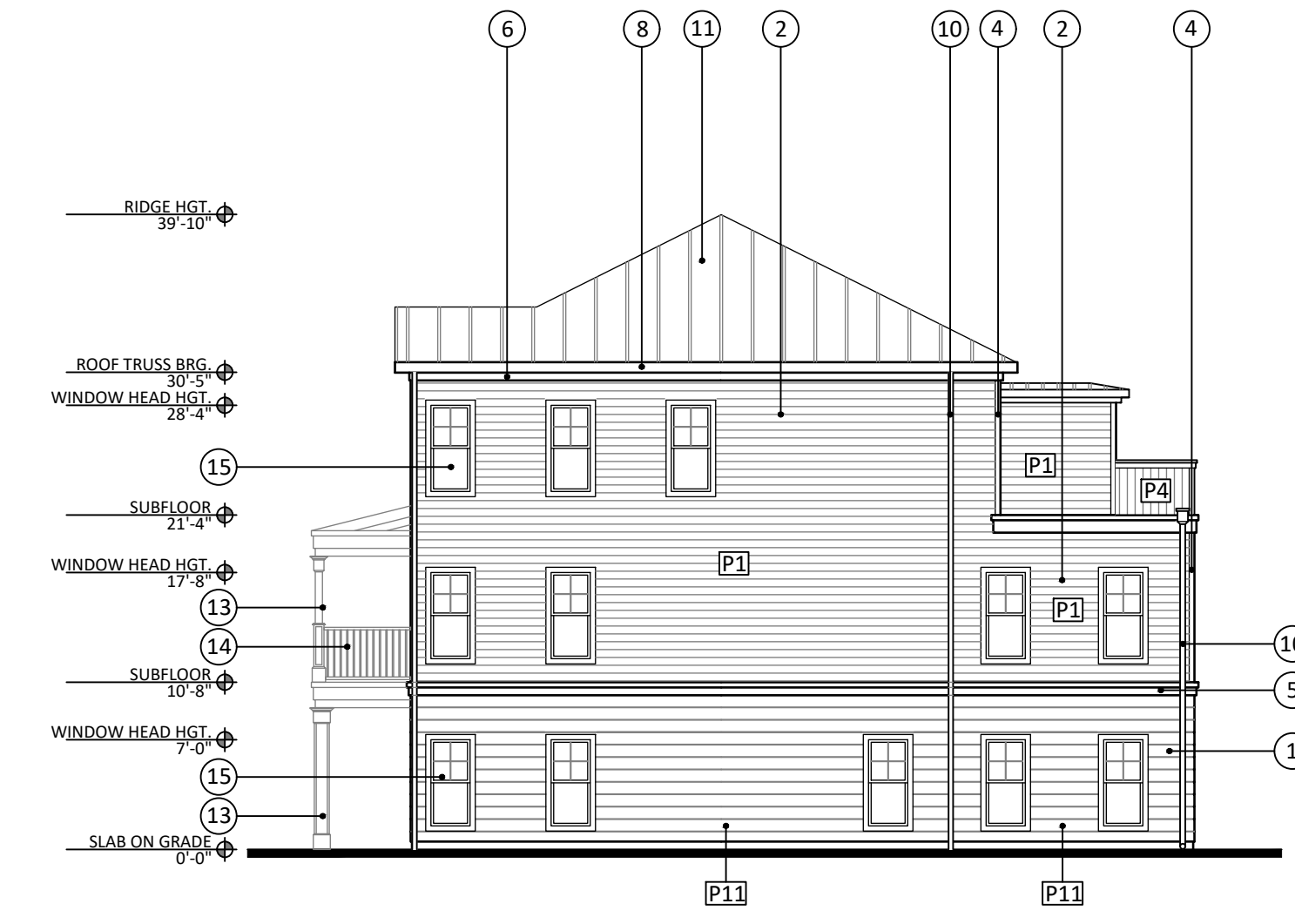
### EXTERIOR ELEVATION MATERIALS LEGEND

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 - ARC3A 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 MOIRE
P6	EXTERIOR PAINT - EGGSHELL - SW65670 HAUTE PINK
P7	EXTERIOR PAINT - EGGSHELL - SW7603 POOLHOUSE CHAI
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



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



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



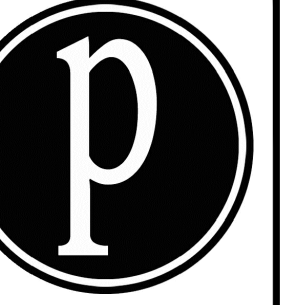
2 EXTERIOR ELEVATION - BACK OF BUILDING  
SCALE: 3/23" = 1'-0"



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

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REVISIONS

JOB NUMBER  
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DRAWN BY: (PARCH)

SHEET NAME  
EXTERIOR ELEVATIONS  
BUILDING TYPE TWO

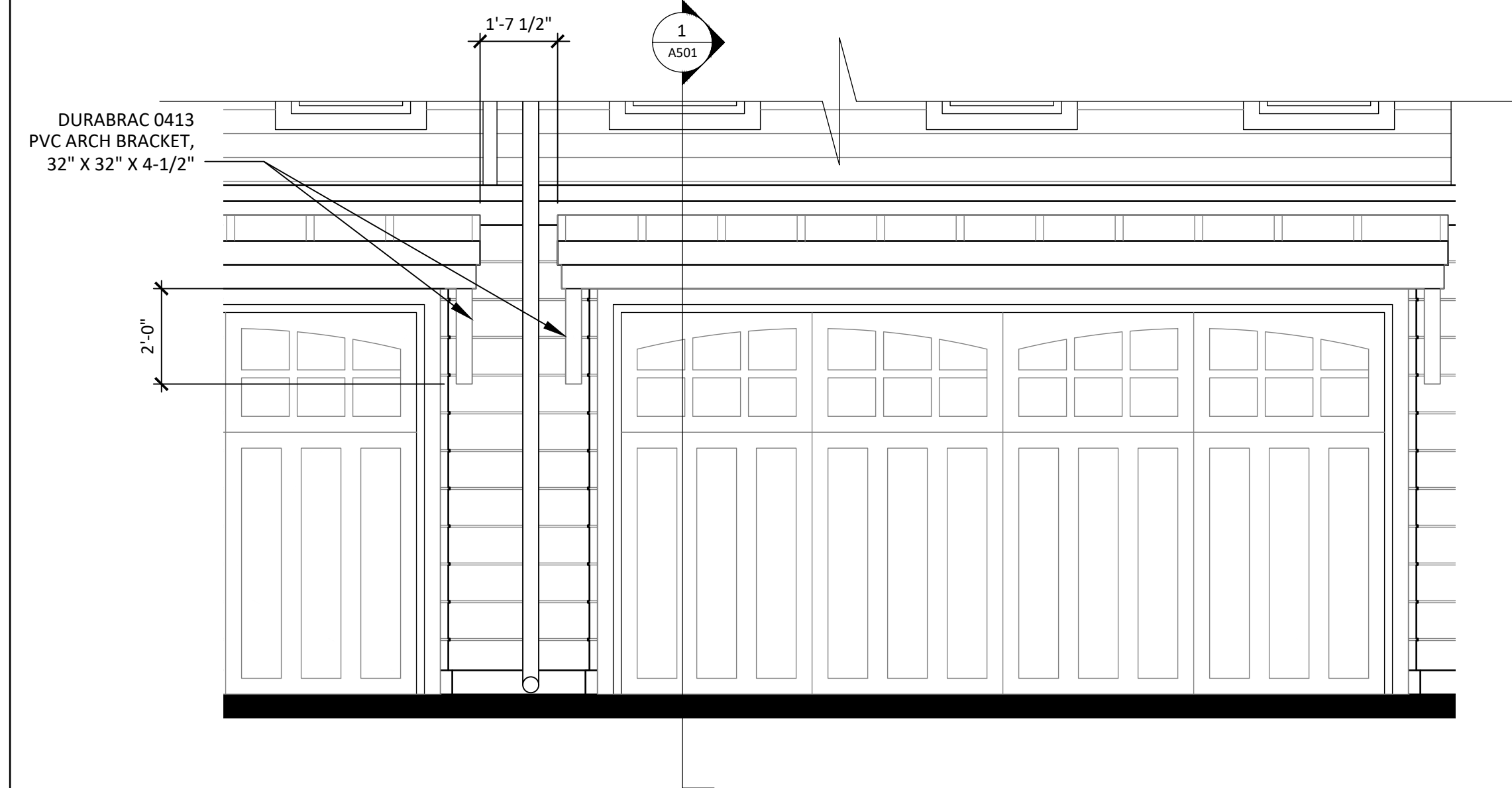
SHEET NUMBER

**A202**

### EXTERIOR ELEVATION MATERIALS LEGEND

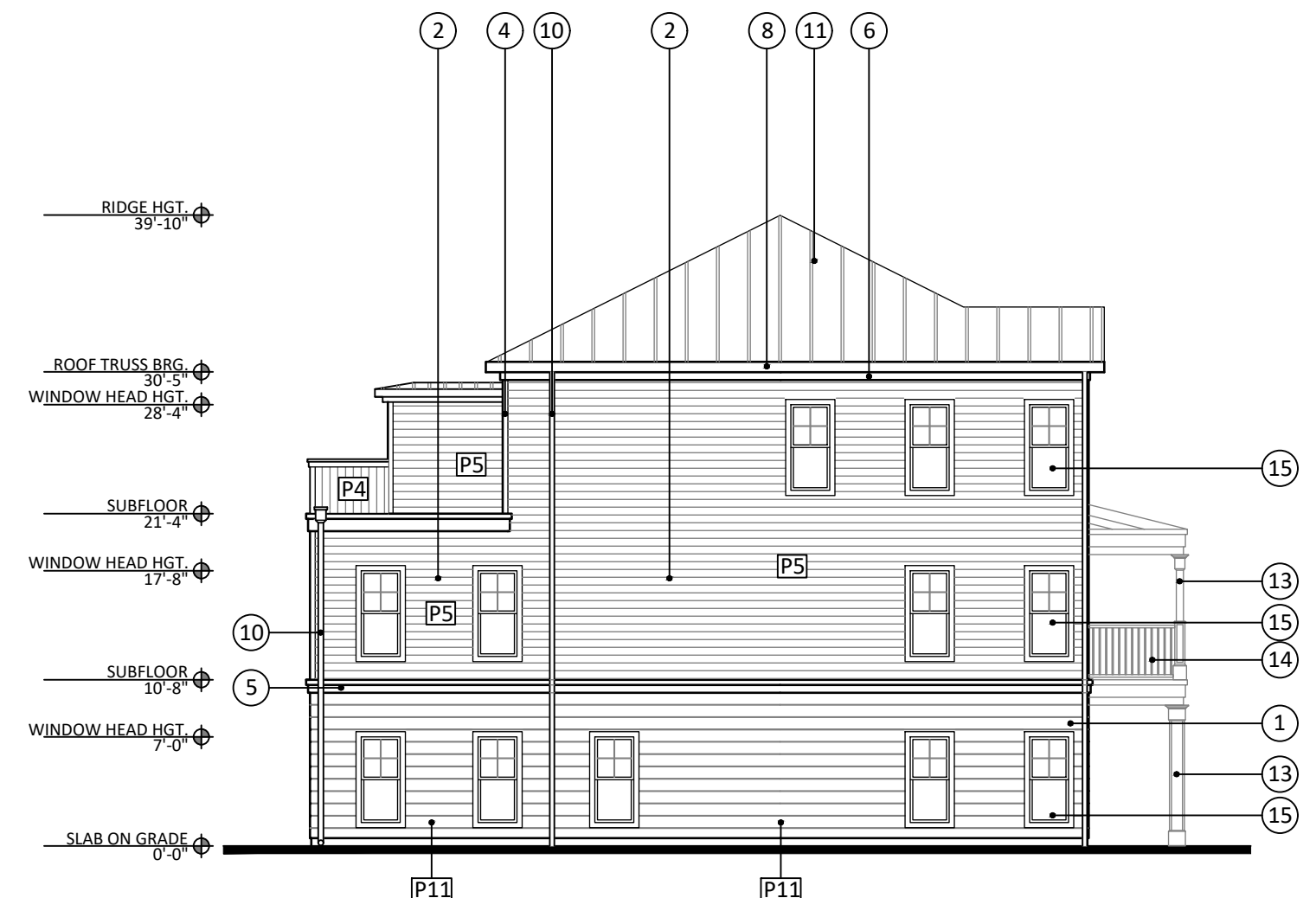
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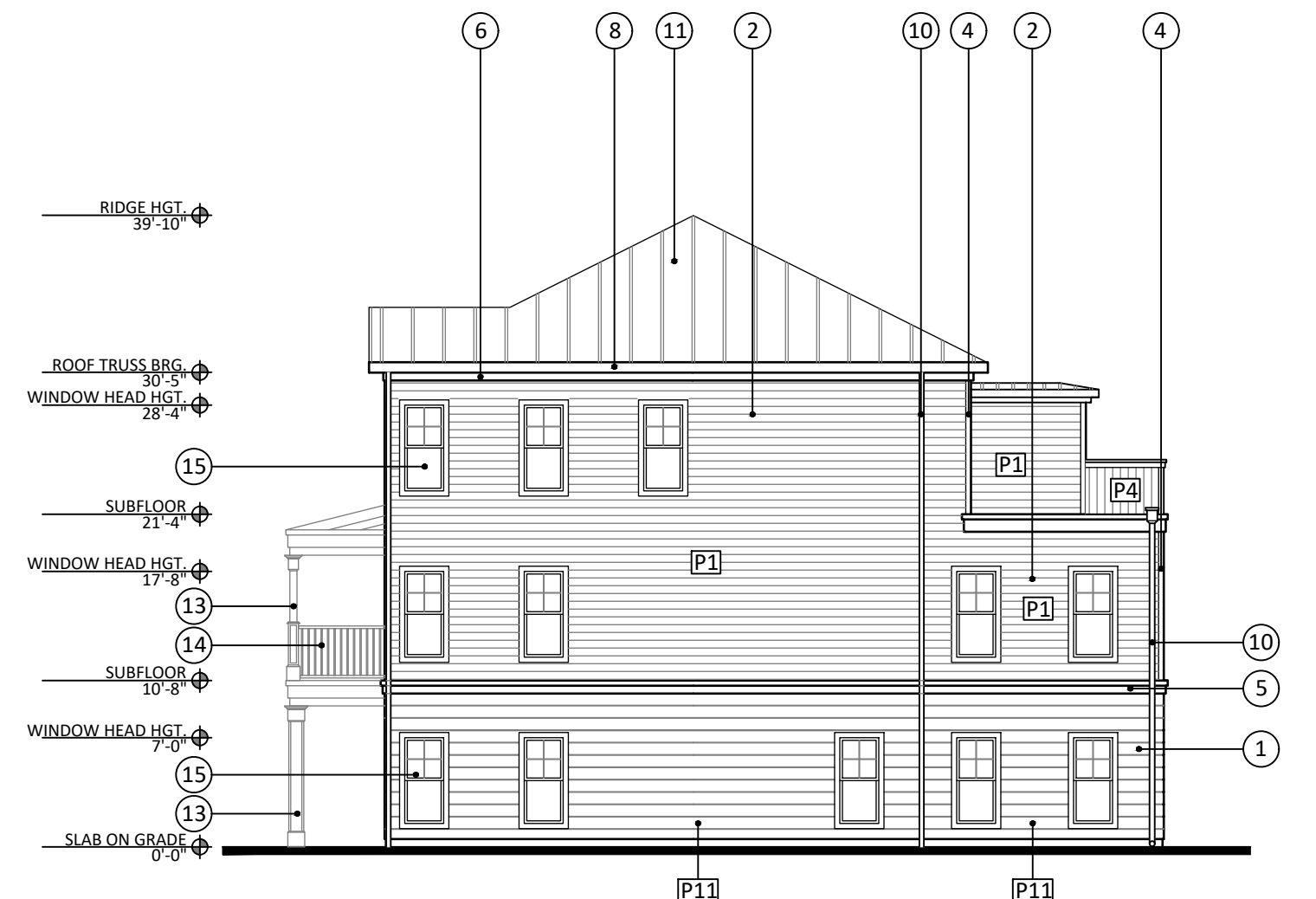


5 GARAGE DOOR AND AWNING ENLARGED VIEW  
SCALE: 3/8" = 1'-0"

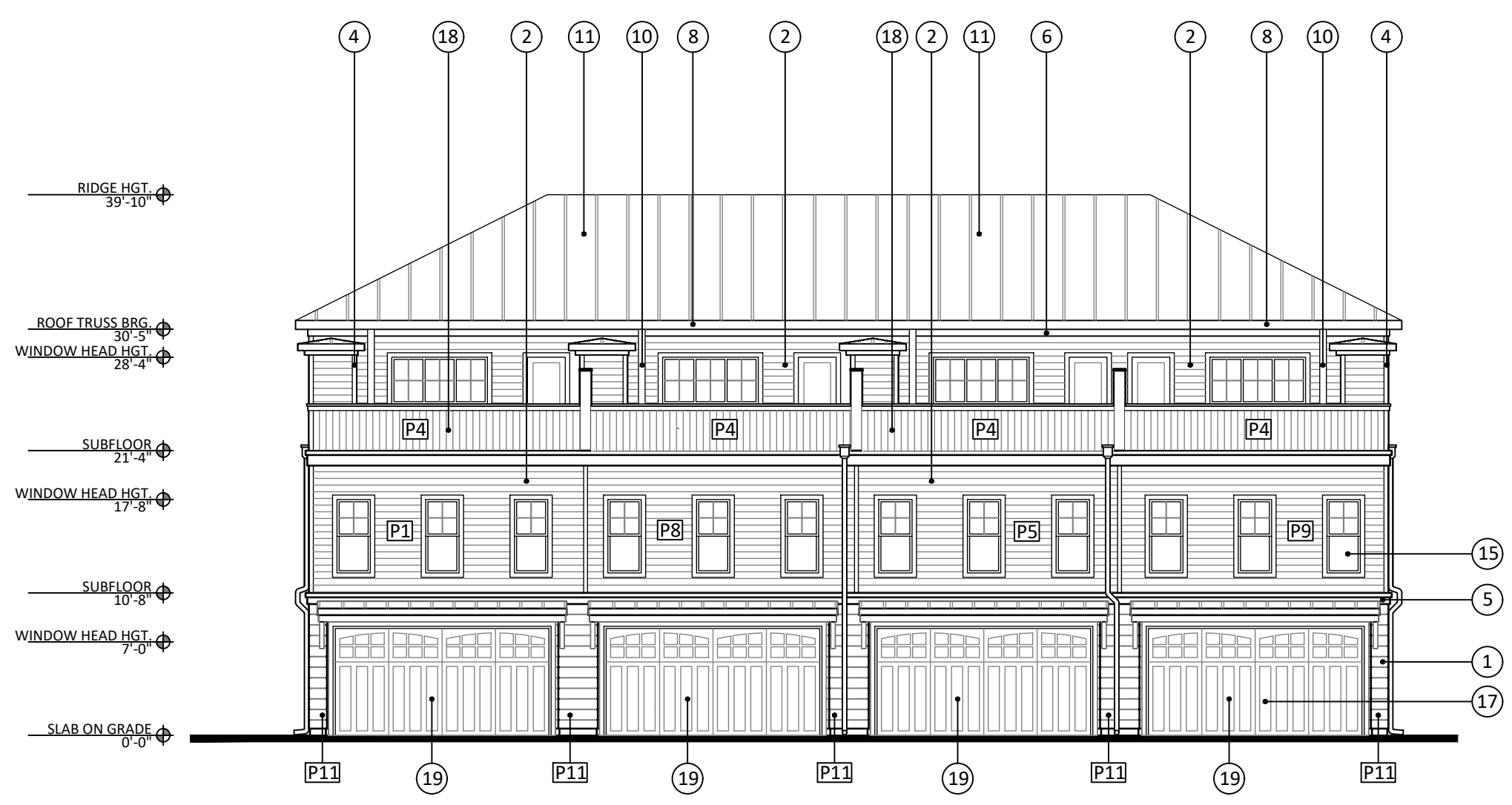
6 NOT USED  
NO SCALE



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



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



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POOL SUBJECT TO CHANGE TO  
OTHER TYPE OF AMENITY



POOL SUBJECT TO CHANGE TO  
OTHER TYPE OF AMENITY