

TOWNHOUSES

313-319 E. FRONT STREET, NEW BERN, NC

G-101	TITLE SHEET
C-101	SITE PLAN
A-101	GARAGE FLOOR PLAN
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	ROOF PLAN
A-201	EAST ELEVATION
A-202	NORTH ELEVATION
A-203	WEST ELEVATION
A-204	SOUTH ELEVATION
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-401	INTERIOR ELEVATIONS
A-402	STAIR SECTION AND PLANS
A-501	SECTION DETAILS
A-502	SECTION DETAILS
A-503	DETAILS
A-601	SCHEDULES AND DETAILS
E-101	ELECTRICAL - GARAGE FLOOR
E-102	ELECTRICAL - FIRST FLOOR
E-103	ELECTRICAL - SECOND FLOOR
E-104	ELECTRICAL - ROOF



ACTUAL COLORS MAY VARY - VERIFY WITH OWNER

BUILDING DATA:

ADDRESS:	313, 315, 317, 319 E. FRONT STREET, NEW BERN, NC 28560
USE:	SINGLE FAMILY
OWNER:	313 E. FRONT DEVELOPMENT, LLC
CONTACT:	GO ARCHITECTURAL DESIGN, PLLC - SARAH AFFLERBACH, AIA, LEED AP
ENFORCEMENT:	CITY OF NEW BERN
OCCUPANCY:	SINGLE FAMILY RESIDENCE
MIXED OCCUPANCY:	NO
SPRINKLER:	NO
FIRE DISTRICT:	NO
GROSS BUILDING AREA	
GARAGE LEVEL	4042 SF (UNHEATED SPACE) BELOW FLOOD ELEVATION
1ST FLOOR	4065 SF (HEATED AND COOLED SPACE)
2ND FLOOR	4065 SF (HEATED AND COOLED SPACE)

NC STATE RESIDENTIAL CODE 2012

R302.2 TOWNHOUSES
EACH TOWNHOUSE SHALL BE CONSIDERED A SEPARATE BUILDING AND SHALL BE SEPARATED BY FIRE-RESISTANCE-RATED WALL ASSEMBLIES MEETING THE REQUIREMENTS OF SECTION R302.1 FOR EXTERIOR WALLS.

R302.2.1 CONTINUITY
THE FIRE-RESISTANCE-RATED WALL OR ASSEMBLY SEPARATING TOWNHOUSES SHALL BE CONTINUOUS FROM THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING, DECK OR SLAB. THE FIRE-RESISTANCE RATING SHALL EXTEND THE FULL LENGTH OF THE WALL OR ASSEMBLY, INCLUDING WALL EXTENSIONS, THROUGH A SEPARATING ATTACHED ENCLOSED ACCESSORY STRUCTURES.

NOTE:

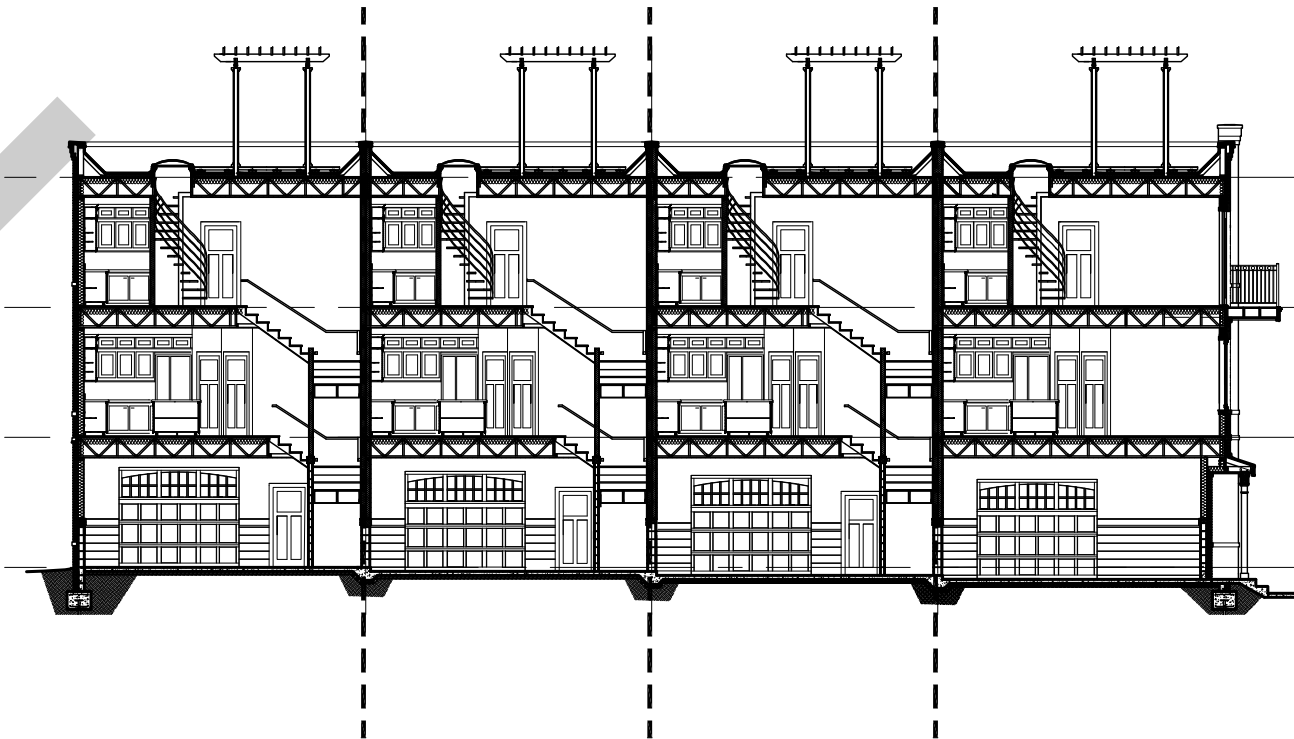
VERIFY WITH OWNER ALL MATERIAL, FIXTURE, AND COLOR CHOICES INCLUDING BUT NOT LIMITED TO: PLUMBING FIXTURES, LIGHT FIXTURES, CABINETS, COUNTERTOPS, FLOORING, WALL FINISHES, BRICK MASONRY, AND EXTERIOR COLOR CHOICES.

EXTERIOR CHANGES REQUIRE NEW BERN HPC APPROVAL.

CONTRACTOR TO VERIFY ALL DIMENSIONS AND COMPLY WITH ALL LOCAL BUILDING CODES AND ORDINANCES.

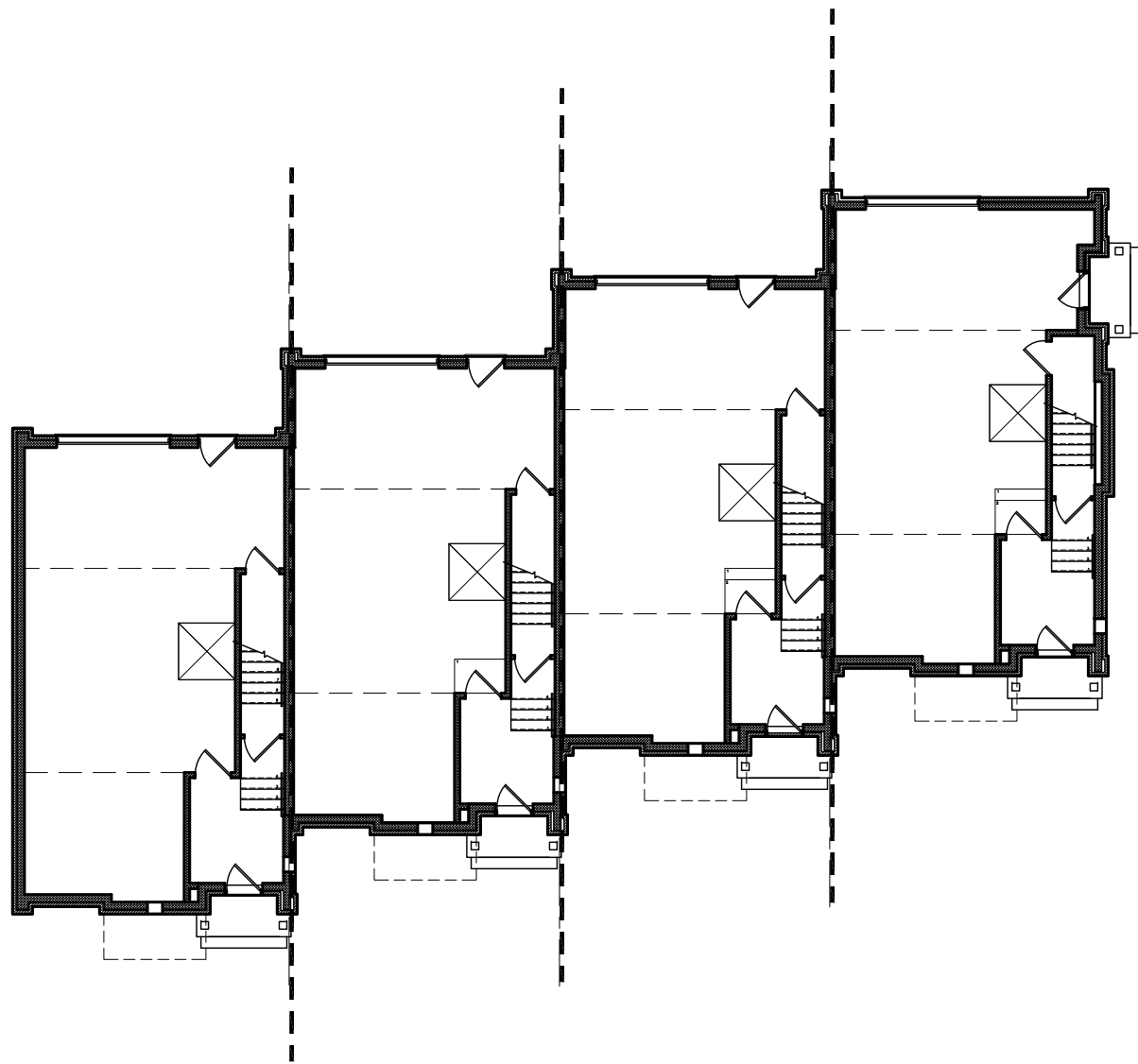
SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO: FOUNDATIONS, MEMBERS SIZING, BRACING, TRUSSES, CONNECTIONS, HEADERS, ETC.

FIRE RATED WALL



1
G-101 FIRE RATED WALL Scale: 1/16" = 1'-0"

2 HR FIRE RATED WALL
SEE SHEET 3/A-503 FOR DETAIL



2
G-101 FIRE RATED WALL Scale: 1/16" = 1'-0"



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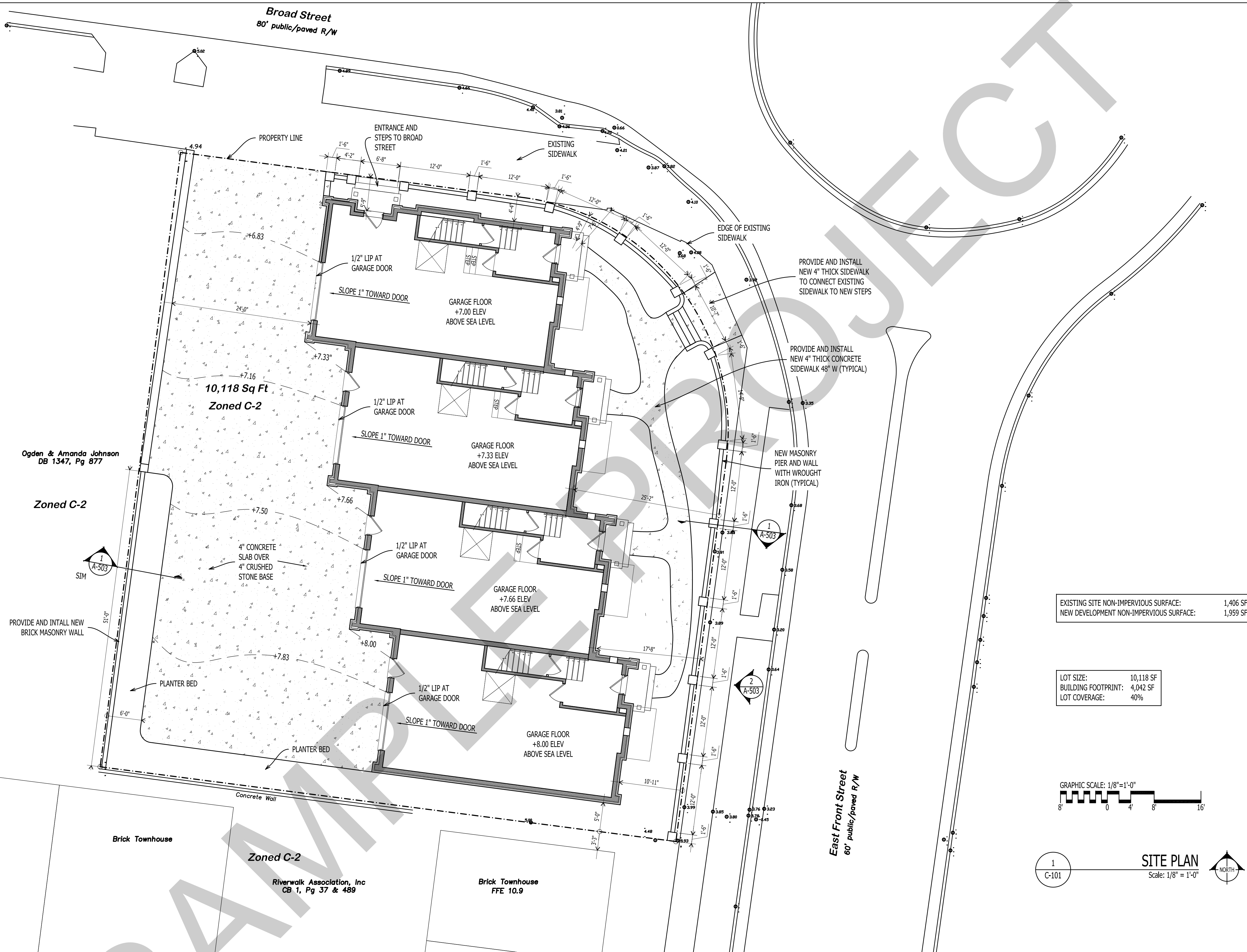
Revisions:

TOWNHOUSES
E. FRONT STREET, NEW BERN, NC 28560

G-101

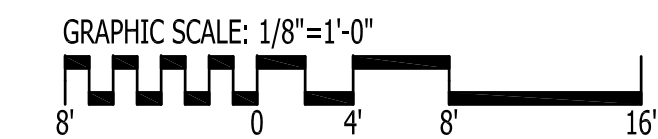
TITLE SHEET

12 X 18 SHEETS ARE HALF SIZE



EXISTING SITE NON-IMPERVIOUS SURFACE:	1,406 SF
NEW DEVELOPMENT NON-IMPERVIOUS SURFACE:	1,959 SF

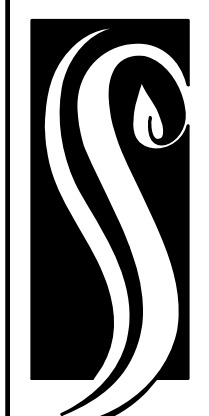
LOT SIZE:	10,118 SF
BUILDING FOOTPRINT:	4,042 SF
LOT COVERAGE:	40%



1
C-101

SITE PLAN
Scale: 1/8" = 1'-0"

NORTH



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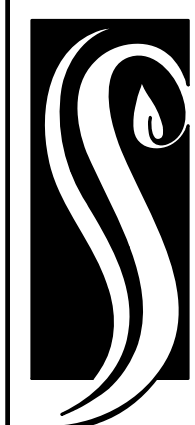
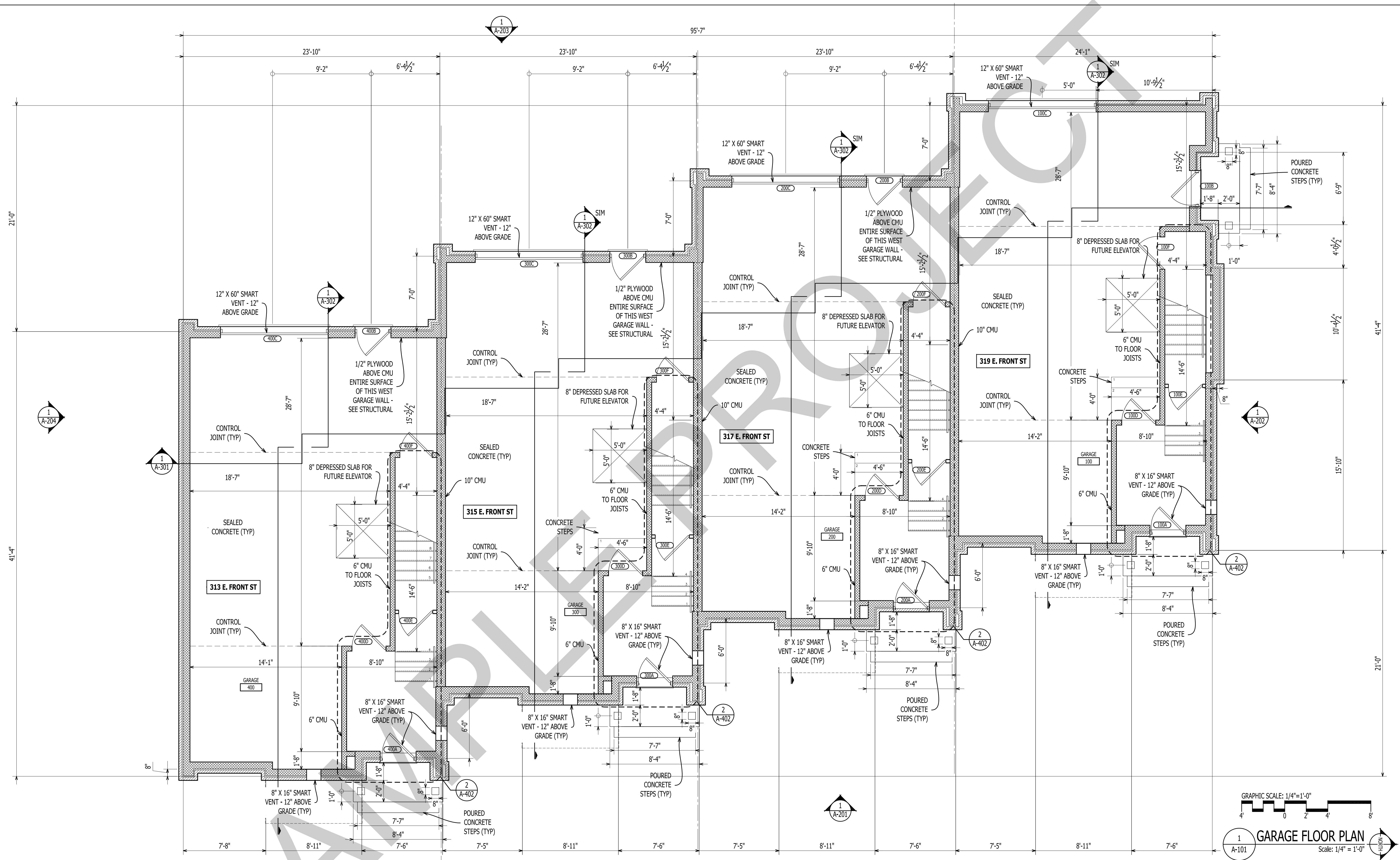
TOWNHOUSES
E. FRONT STREET, NEW BERN, NC 28560

Date: _____

Revisions: _____

C-101
SITE PLAN

12 X 18 SHEETS ARE HALF SIZE



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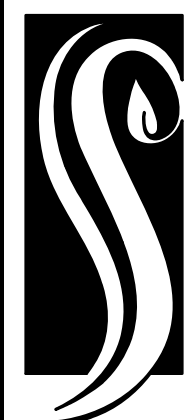
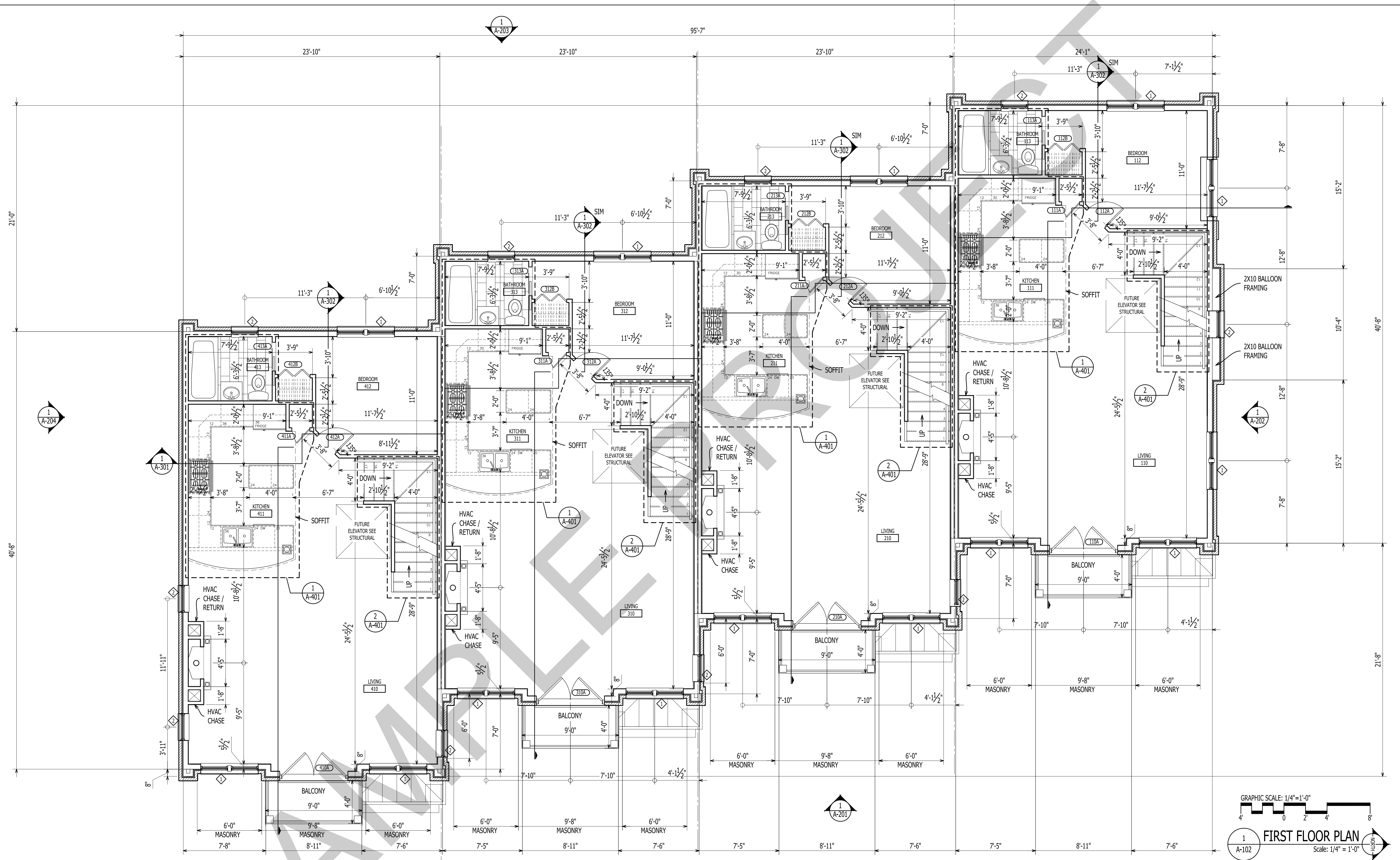
TOWNHOUSES

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A-101

GARAGE FLOOR PLAN

12 X 18 SHEETS ARE HALF SIZE



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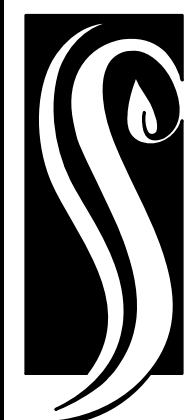
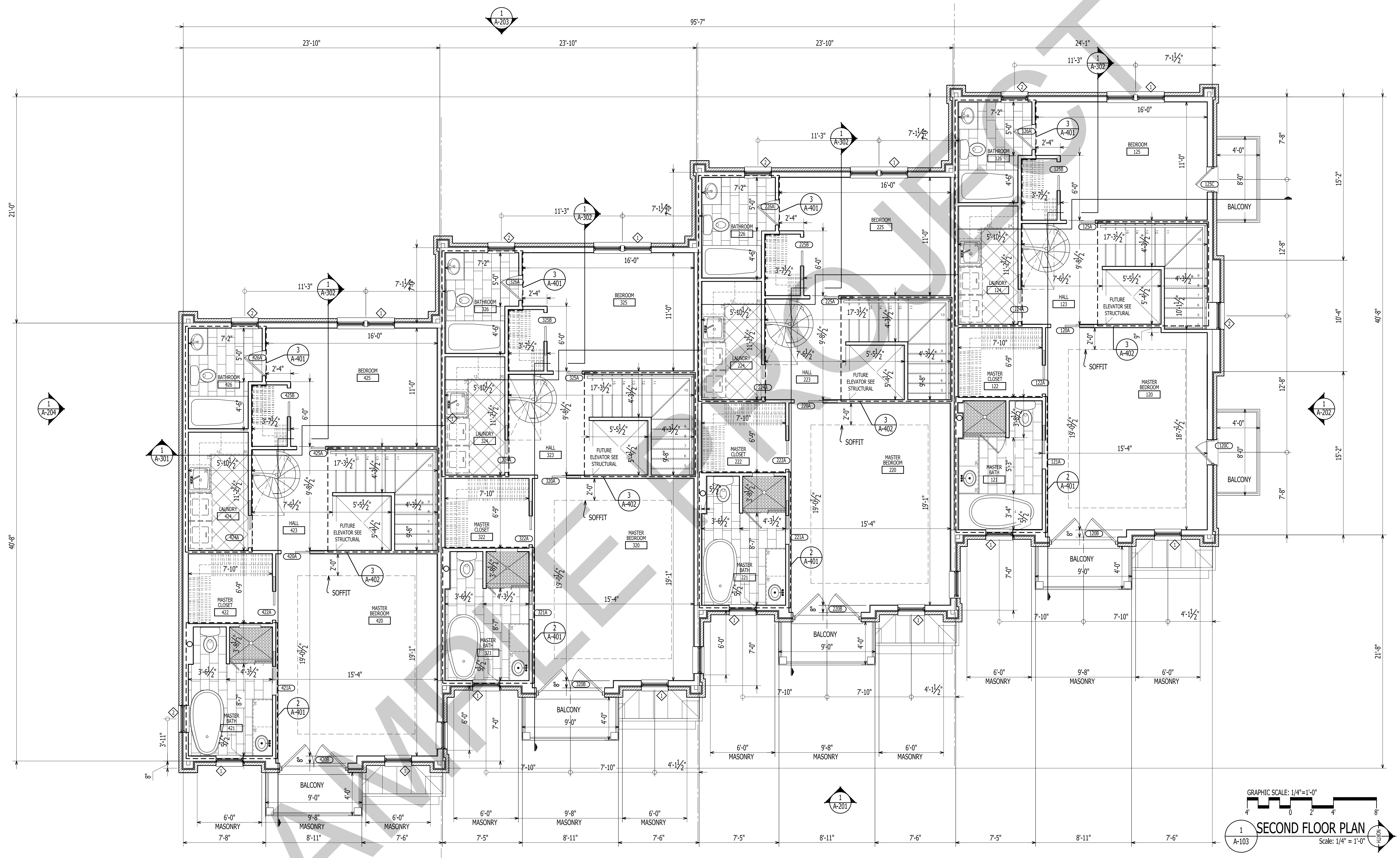
TOWNHOUSES

E. FRONT STREET, NEW BERN, NC 28560

A-102

FIRST FLOOR PLAN

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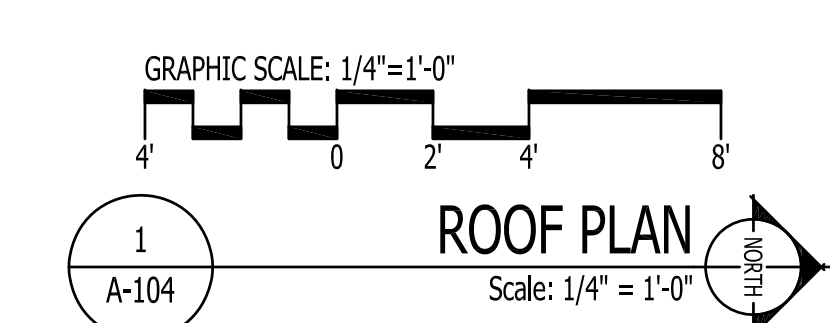
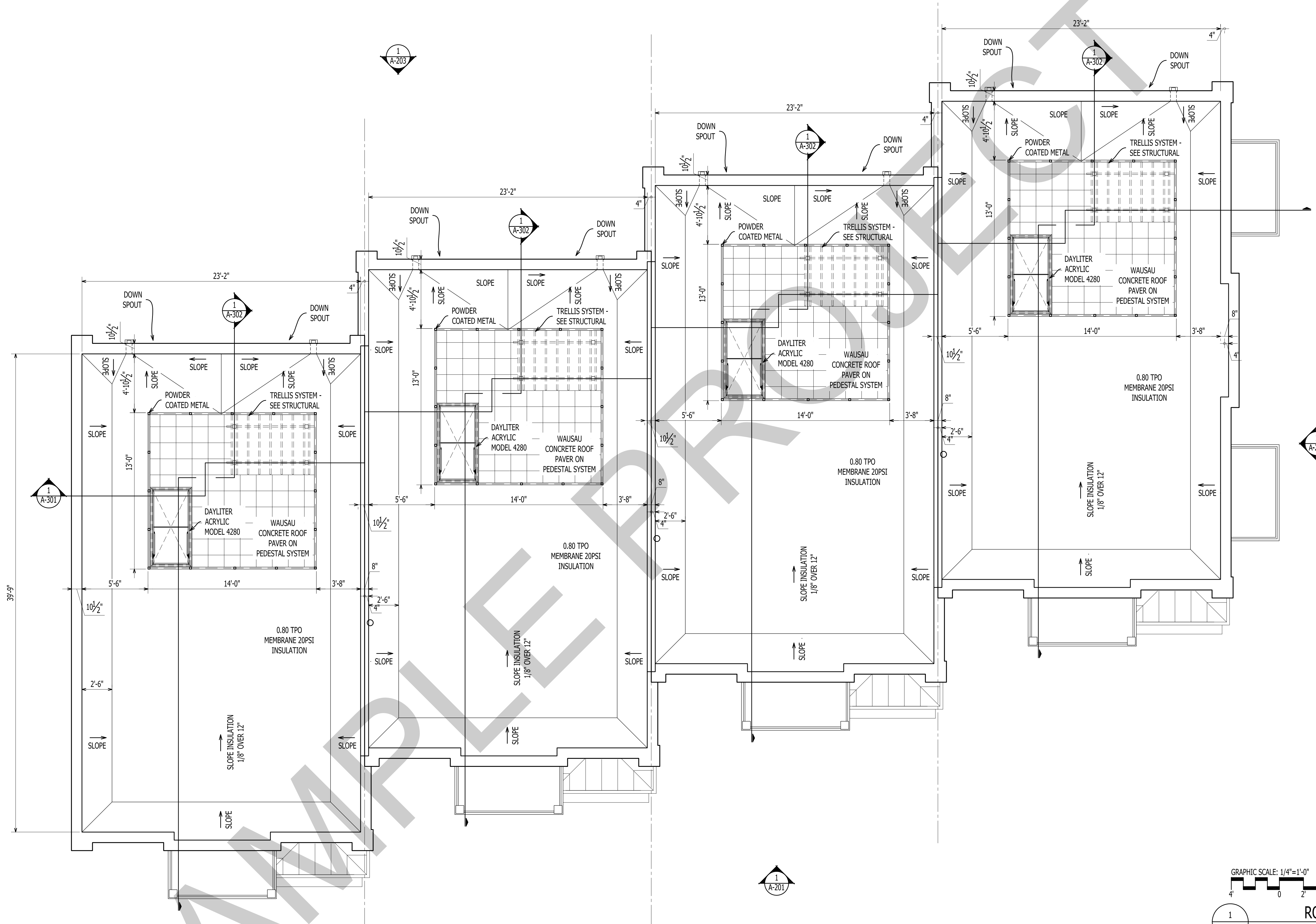
TOWNHOUSES

E. FRONT STREET, NEW BERN, NC 28560

A-103

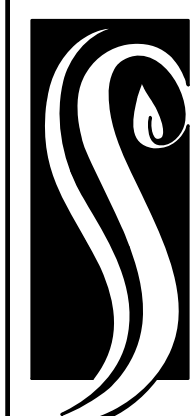
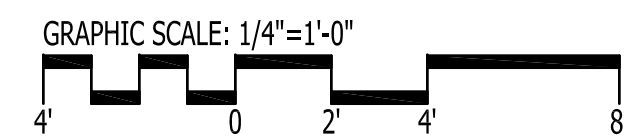
SECOND FLOOR PLAN

12 X 18 SHEETS ARE HALF SIZE



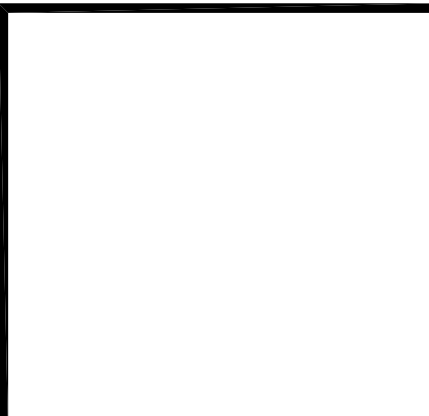


1
A-201
EAST ELEVATION
Scale: 1/4" = 1'-0"



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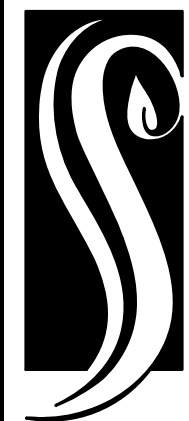
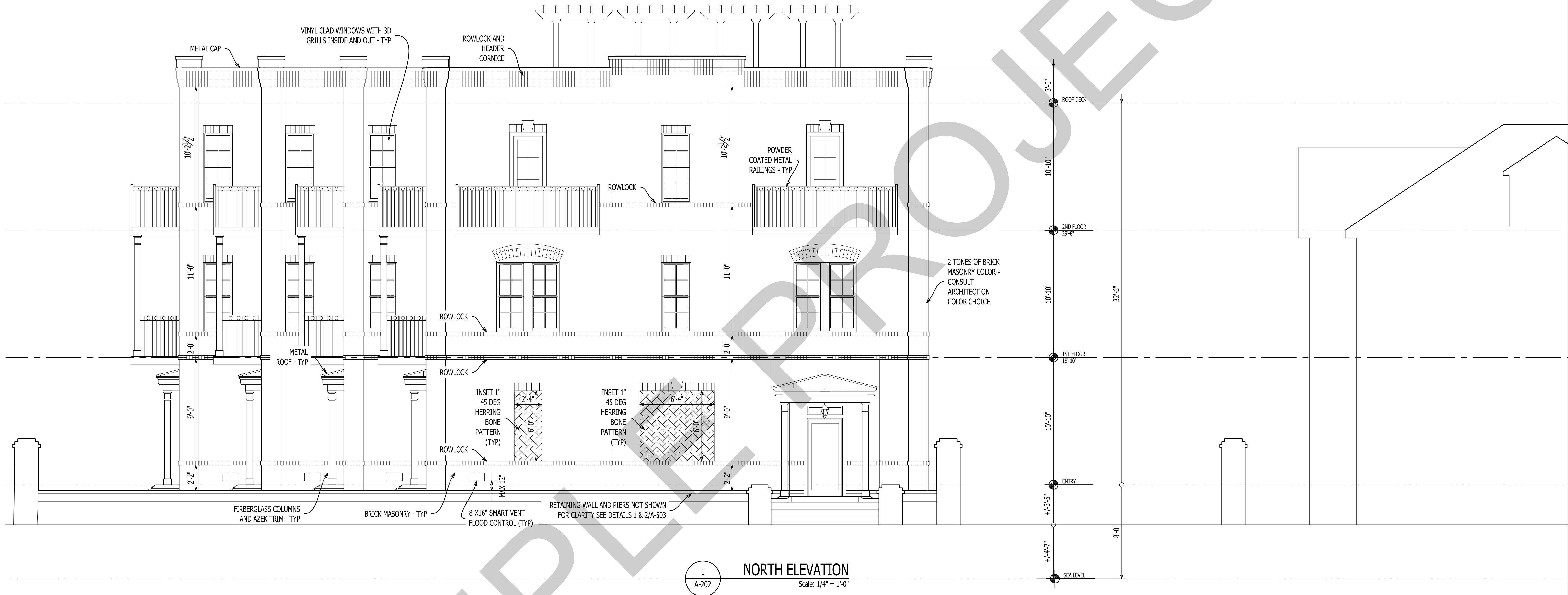
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Date:
Revisions:

TOWNHOUSES
E. FRONT STREET, NEW BERN, NC 28560

A-201
EAST ELEVATION
12 X 18 SHEETS ARE HALF SIZE



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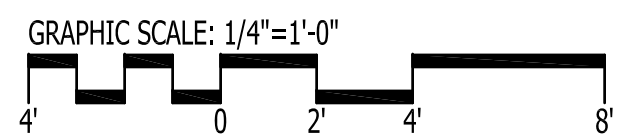
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A-202

NORTH ELEVATION

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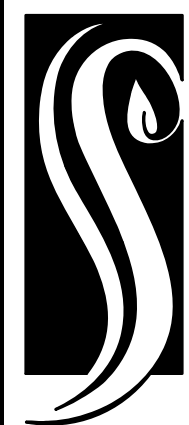
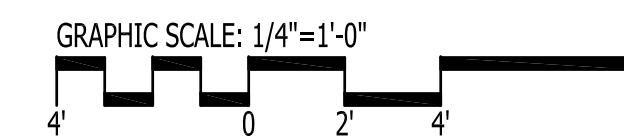
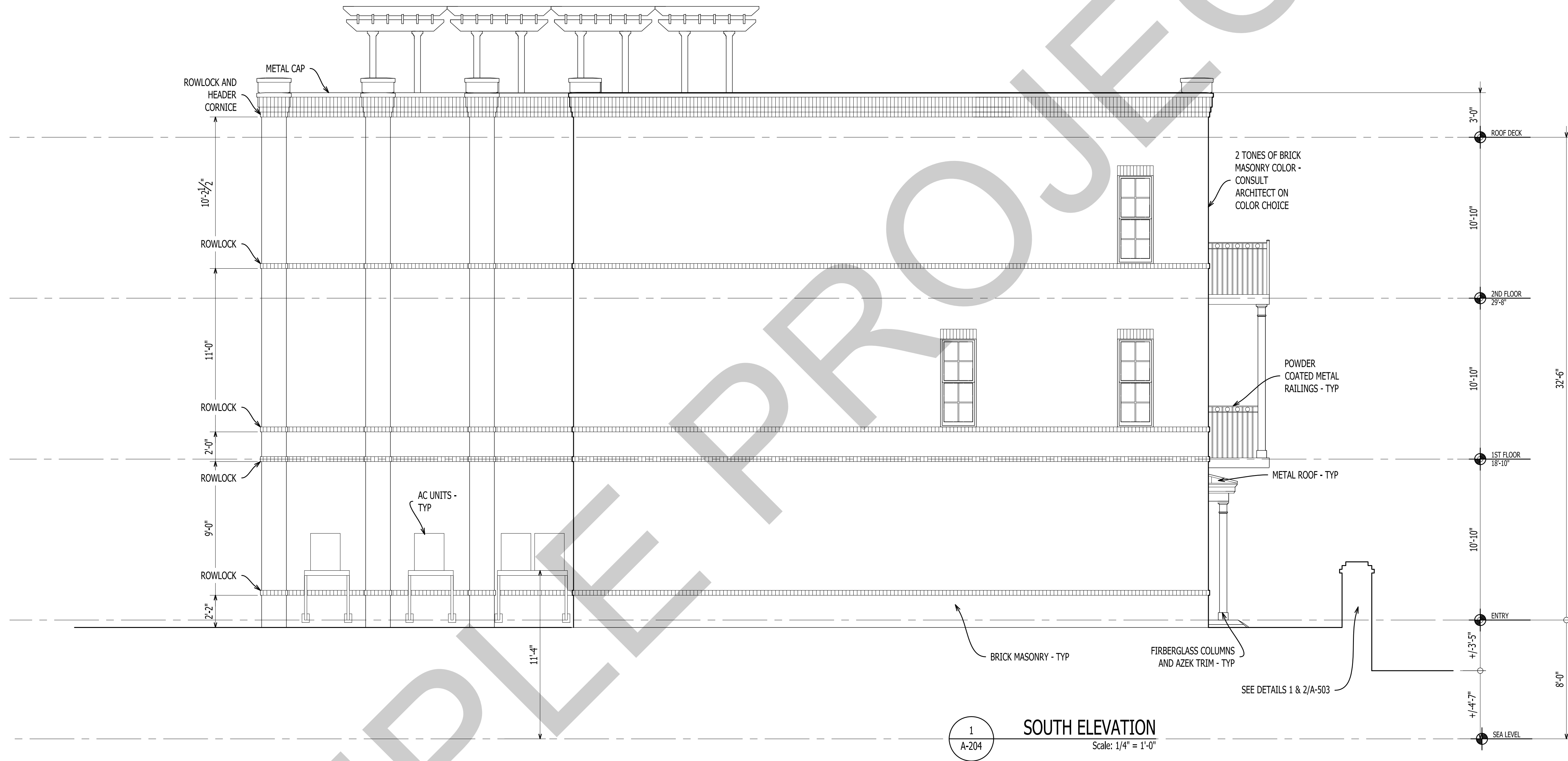
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A-203

WEST ELEVATION

12 X 18 SHEETS ARE HALF SIZE

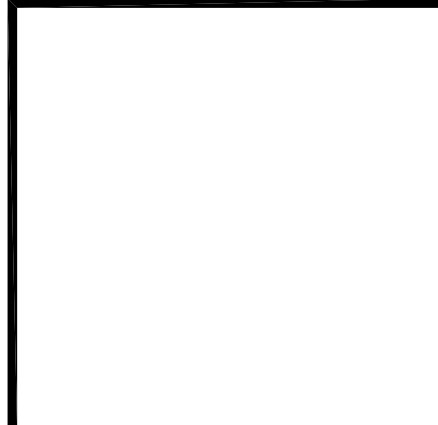


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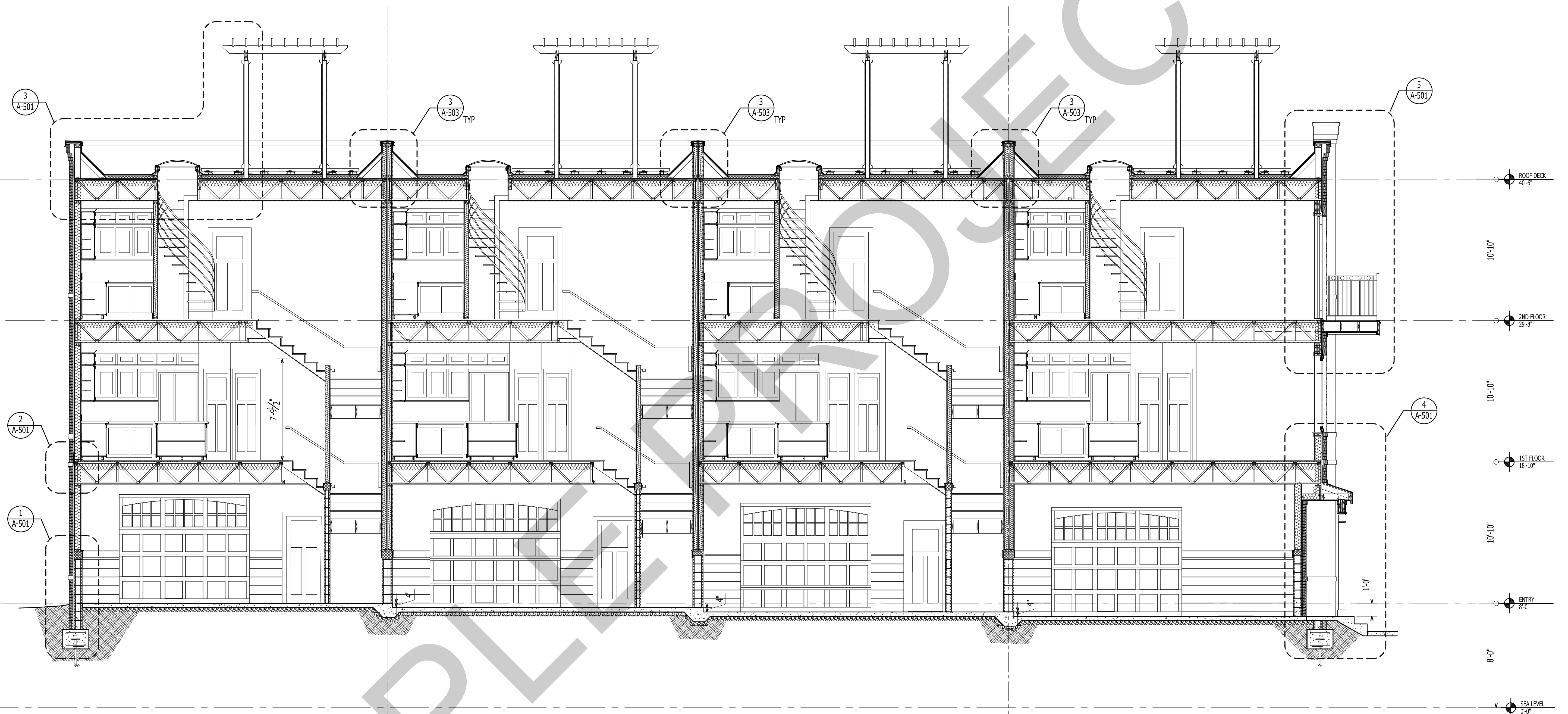
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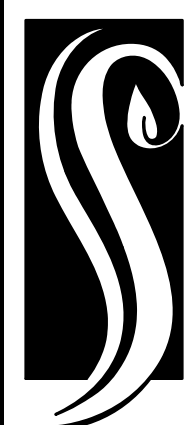
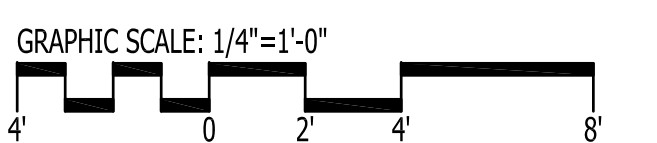
A-204

SOUTH ELEVATION

12 X 18 SHEETS ARE HALF SIZE



1 BUILDING SECTION
Scale: 1/4" = 1'-0"



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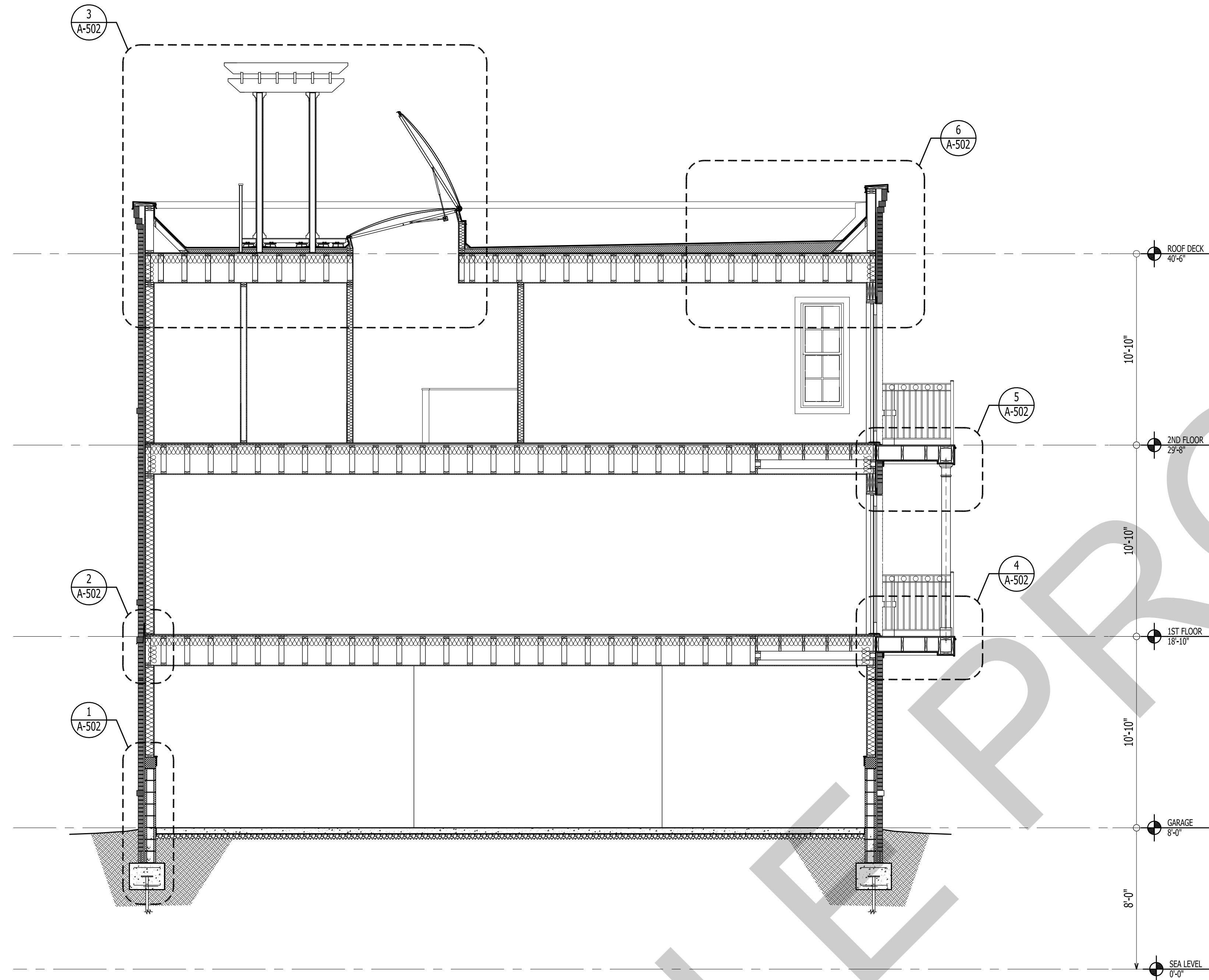
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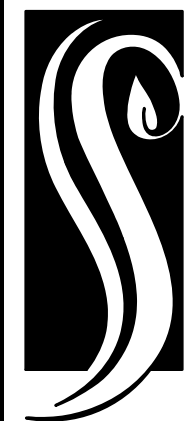
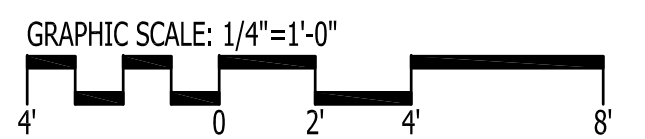
A-301

BUILDING SECTION

12 X 18 SHEETS ARE HALF SIZE



1
A-302
BUILDING SECTION
Scale: 1/4" = 1'-0"



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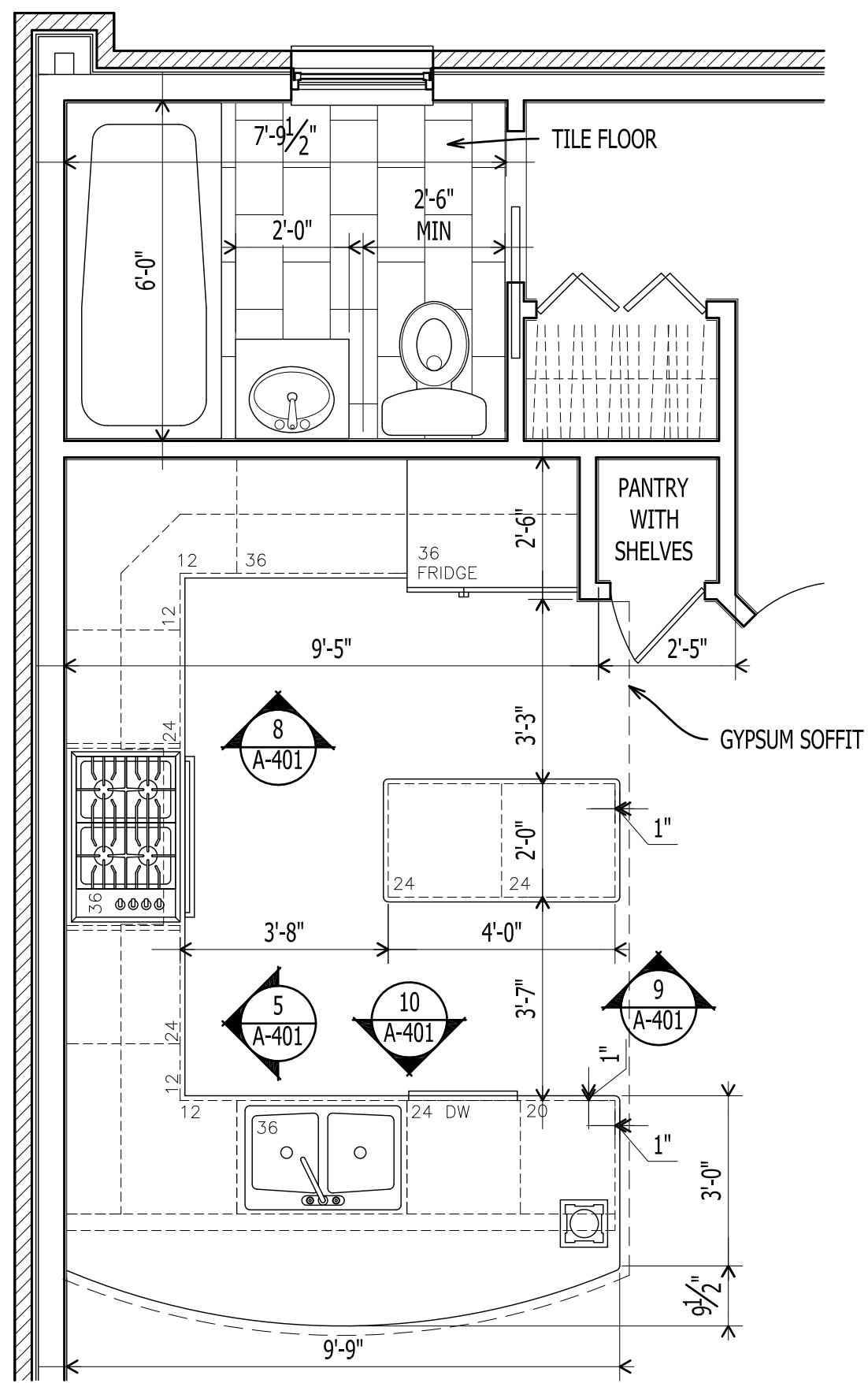
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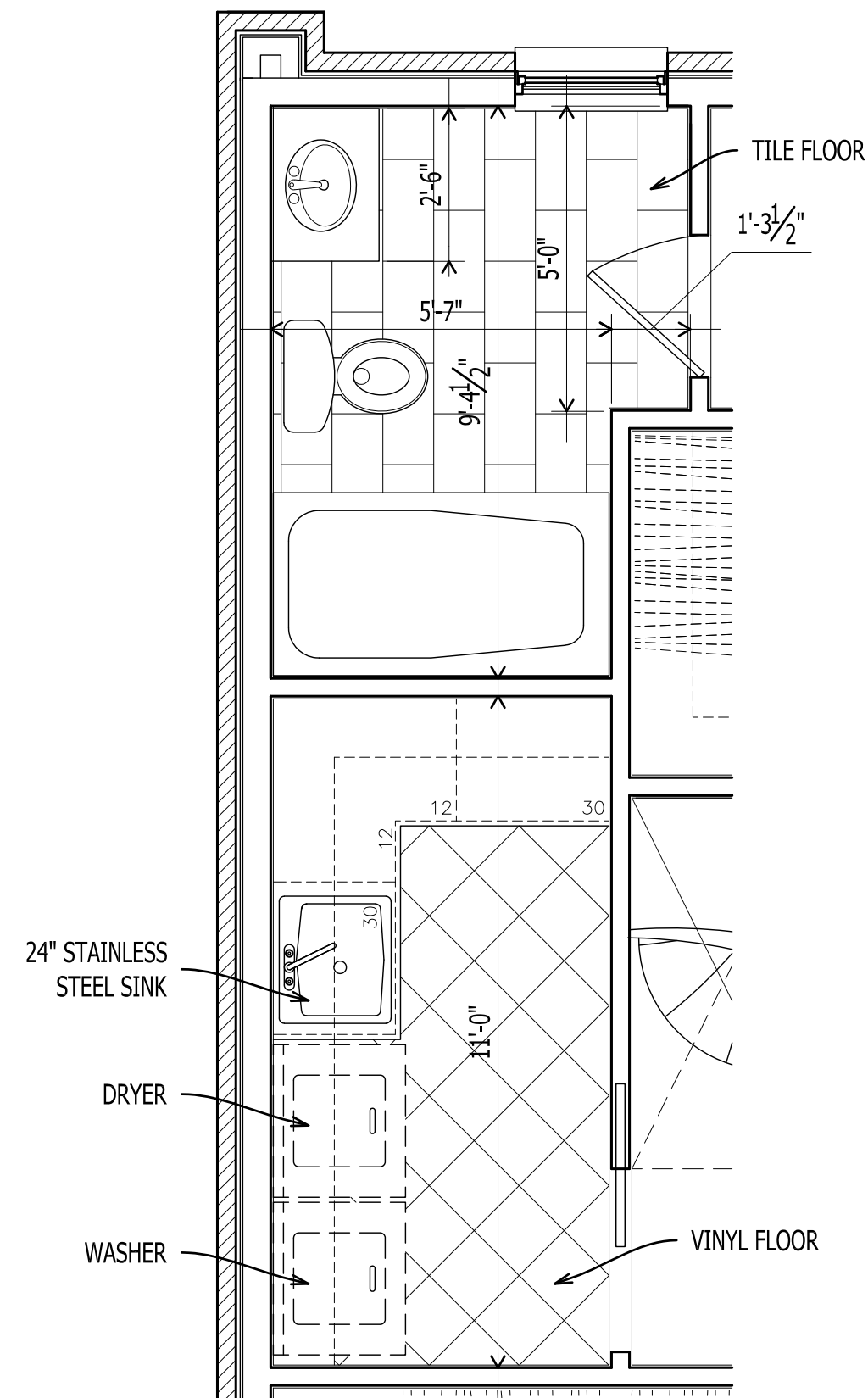
A-302

BUILDING SECTION

12 X 18 SHEETS ARE HALF SIZE



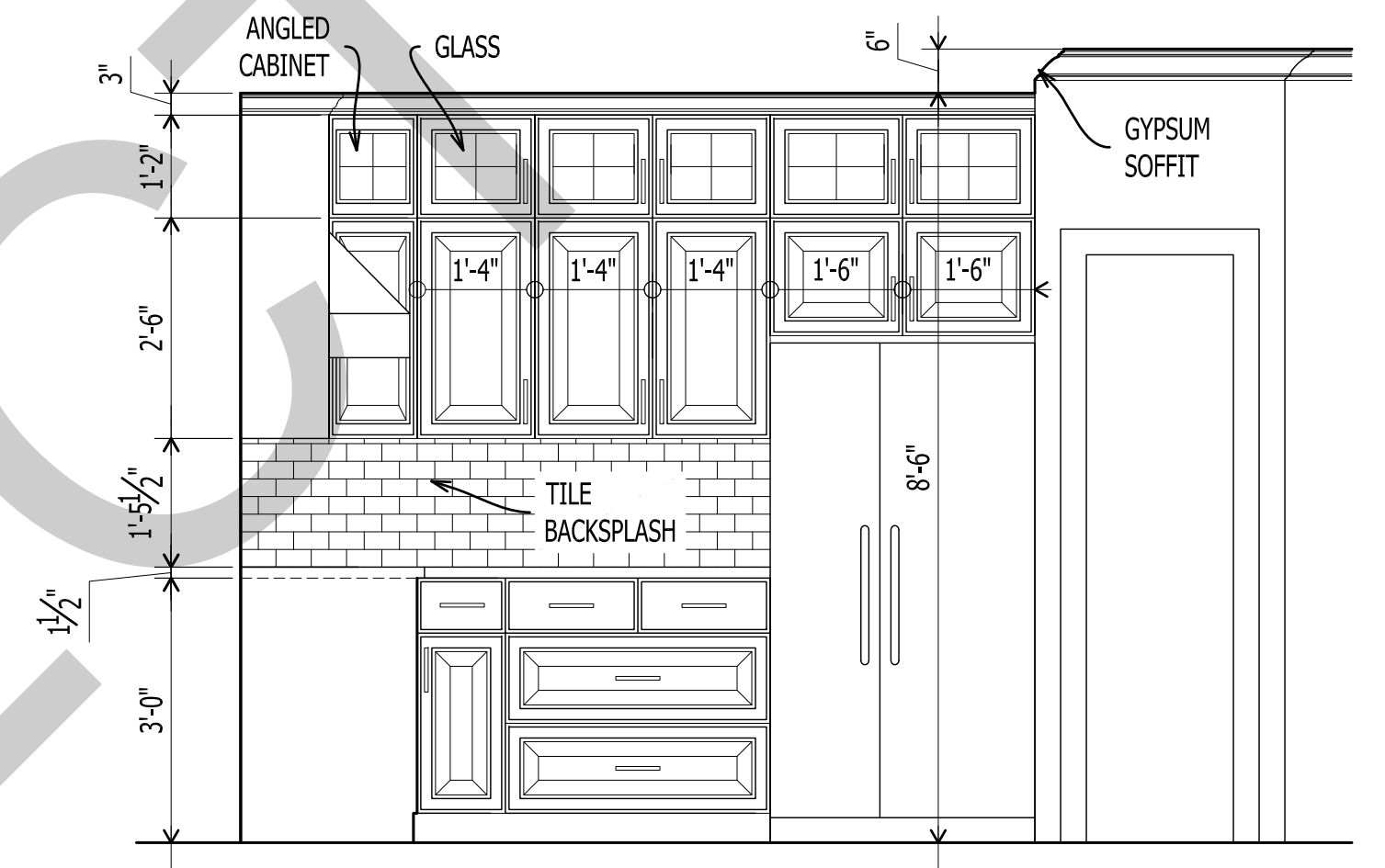
1
A-401
ENLARGED KITCHEN PLAN
Scale: 3/8" = 1'-0"



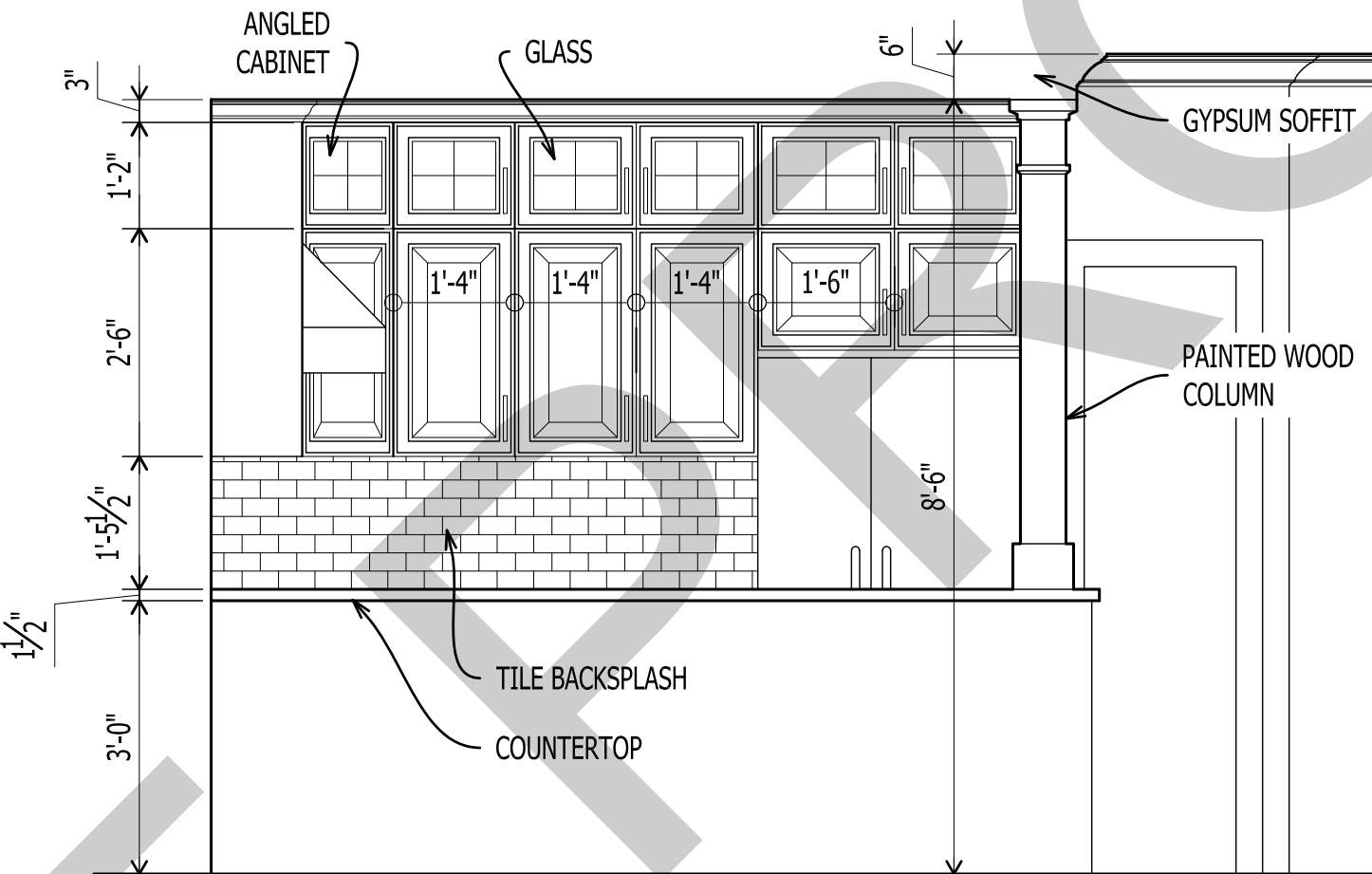
3
A-401
ENLARGED LAUNDRY / BATH
Scale: 3/8" = 1'-0"



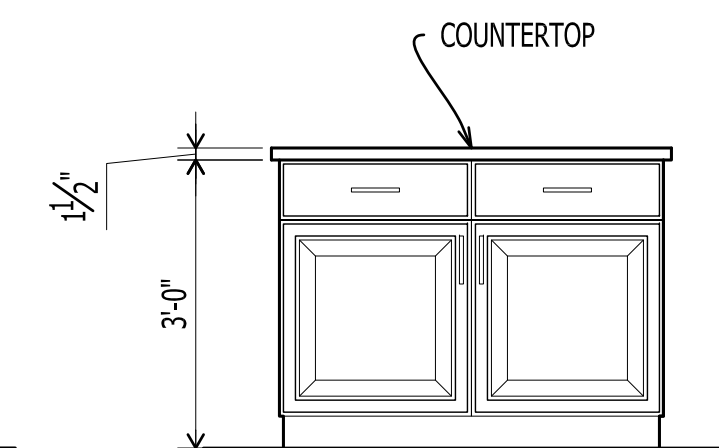
5
A-401
KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



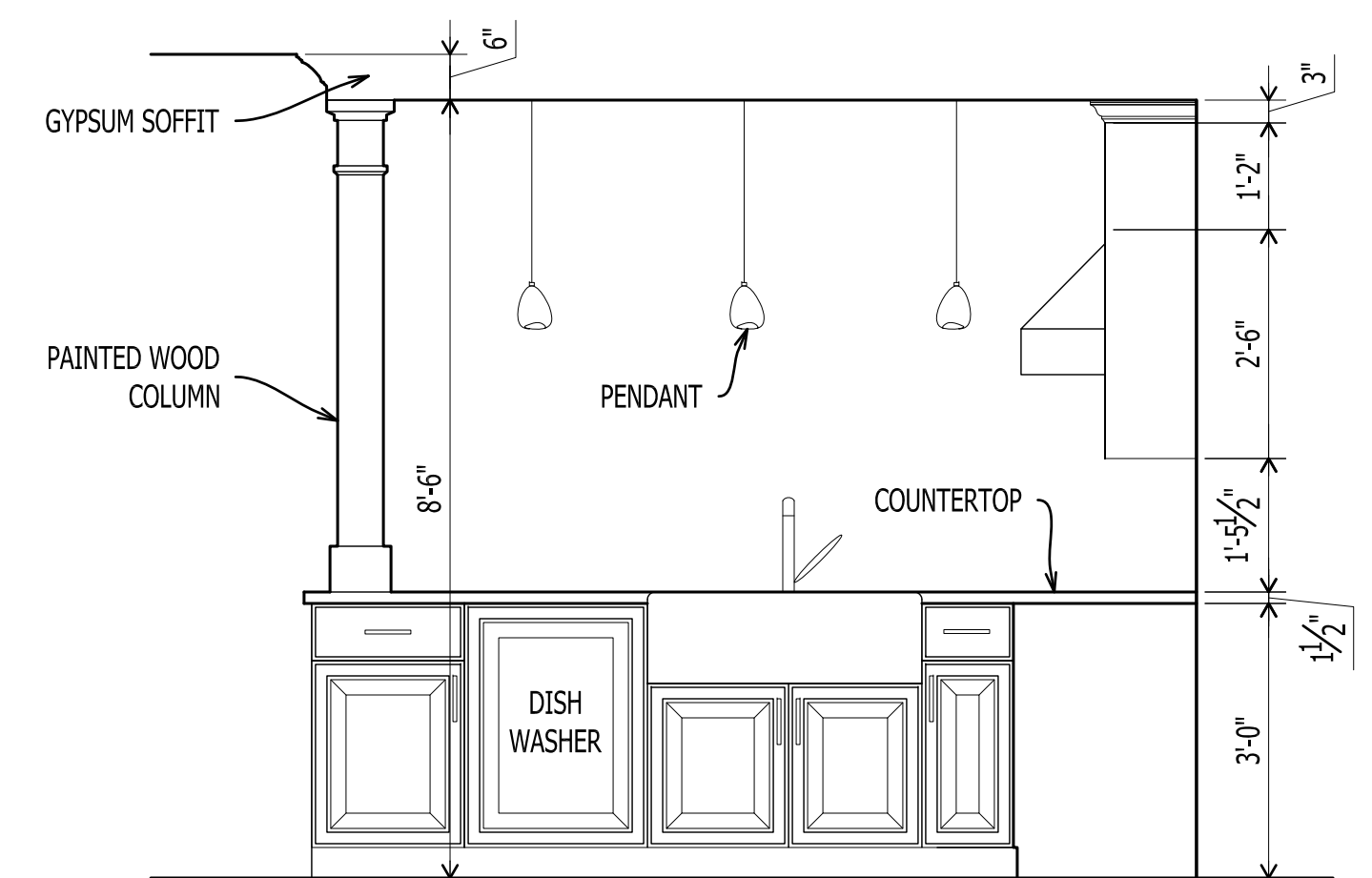
8
A-401
KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



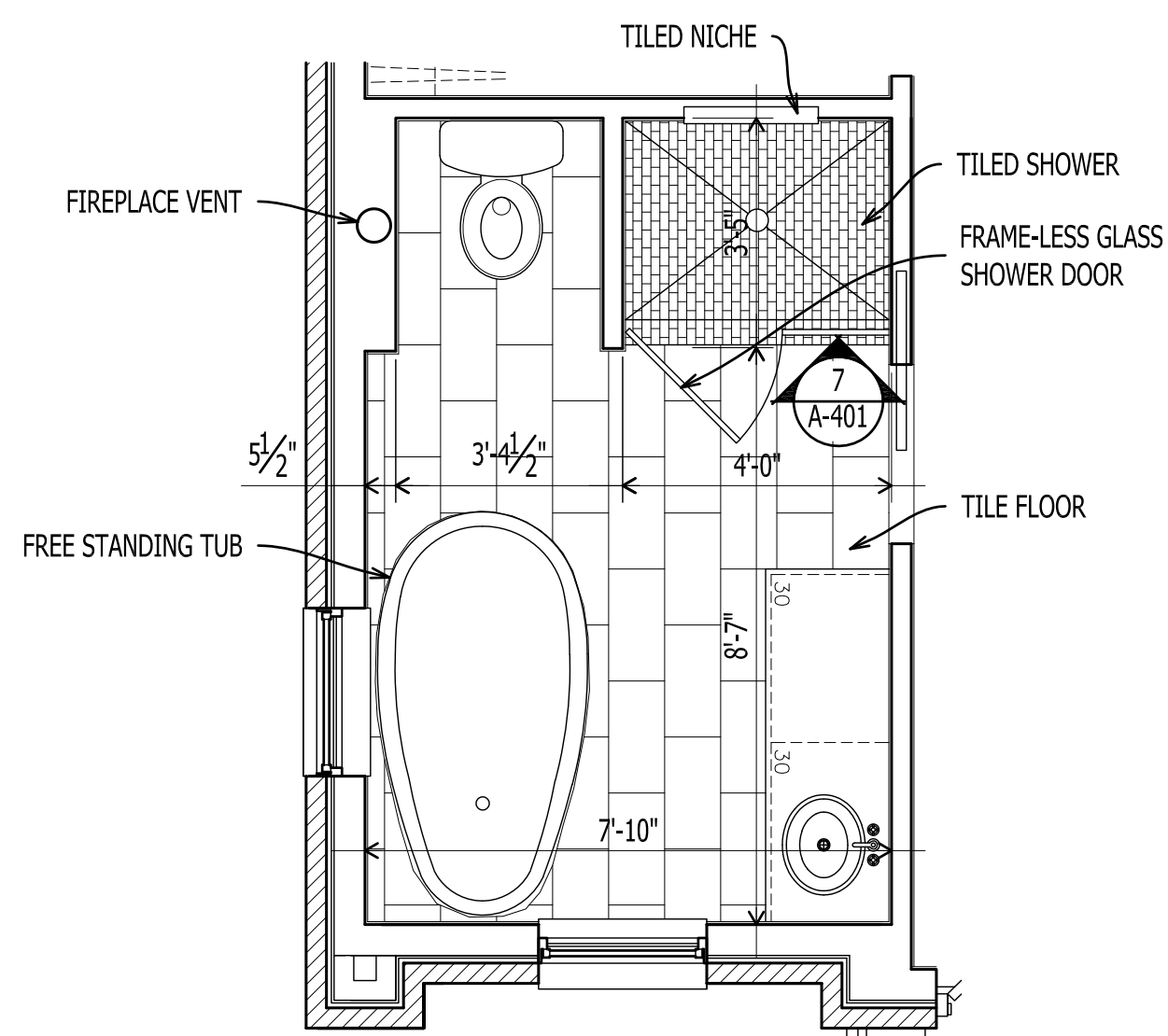
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KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



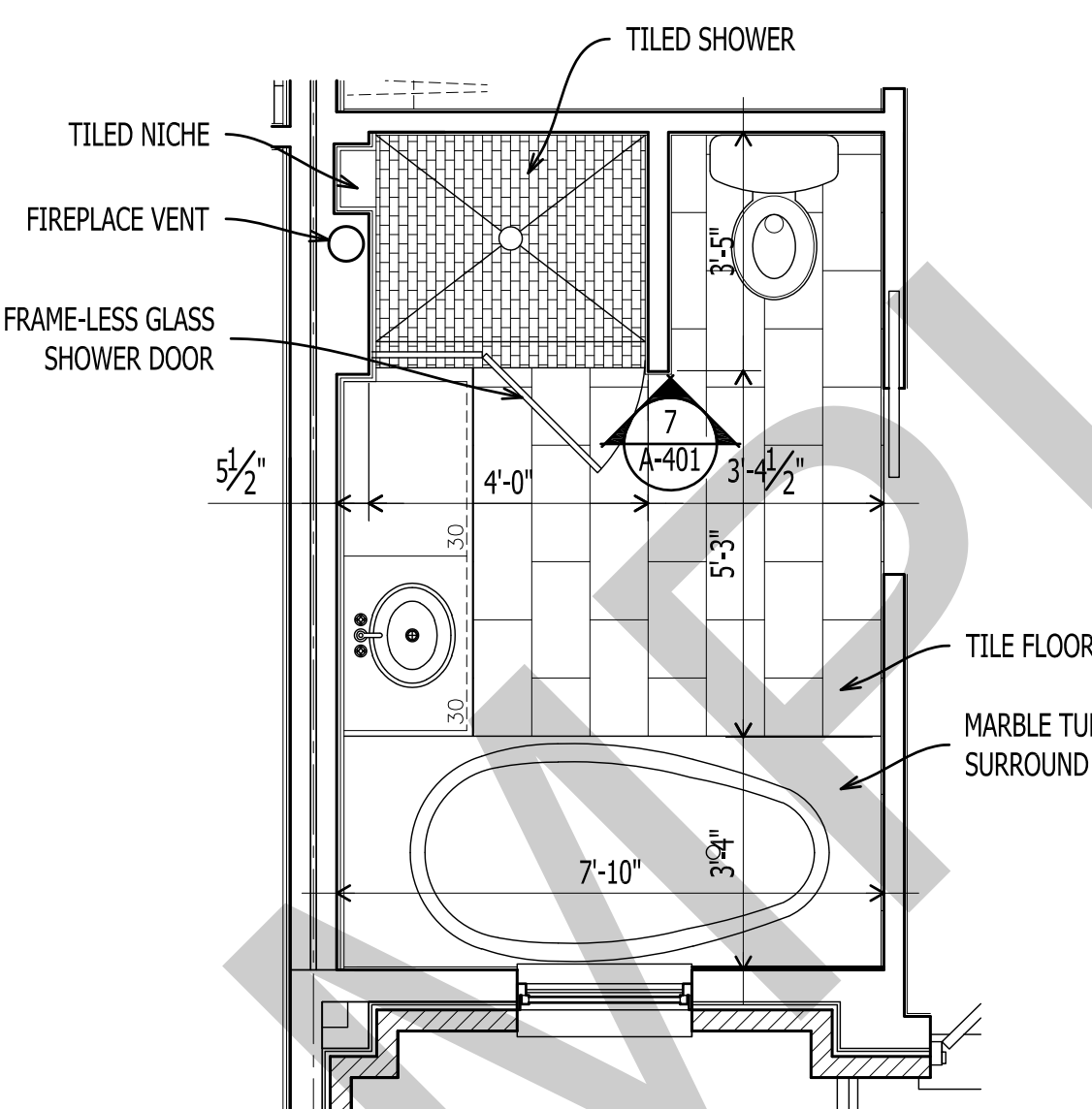
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A-401
KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



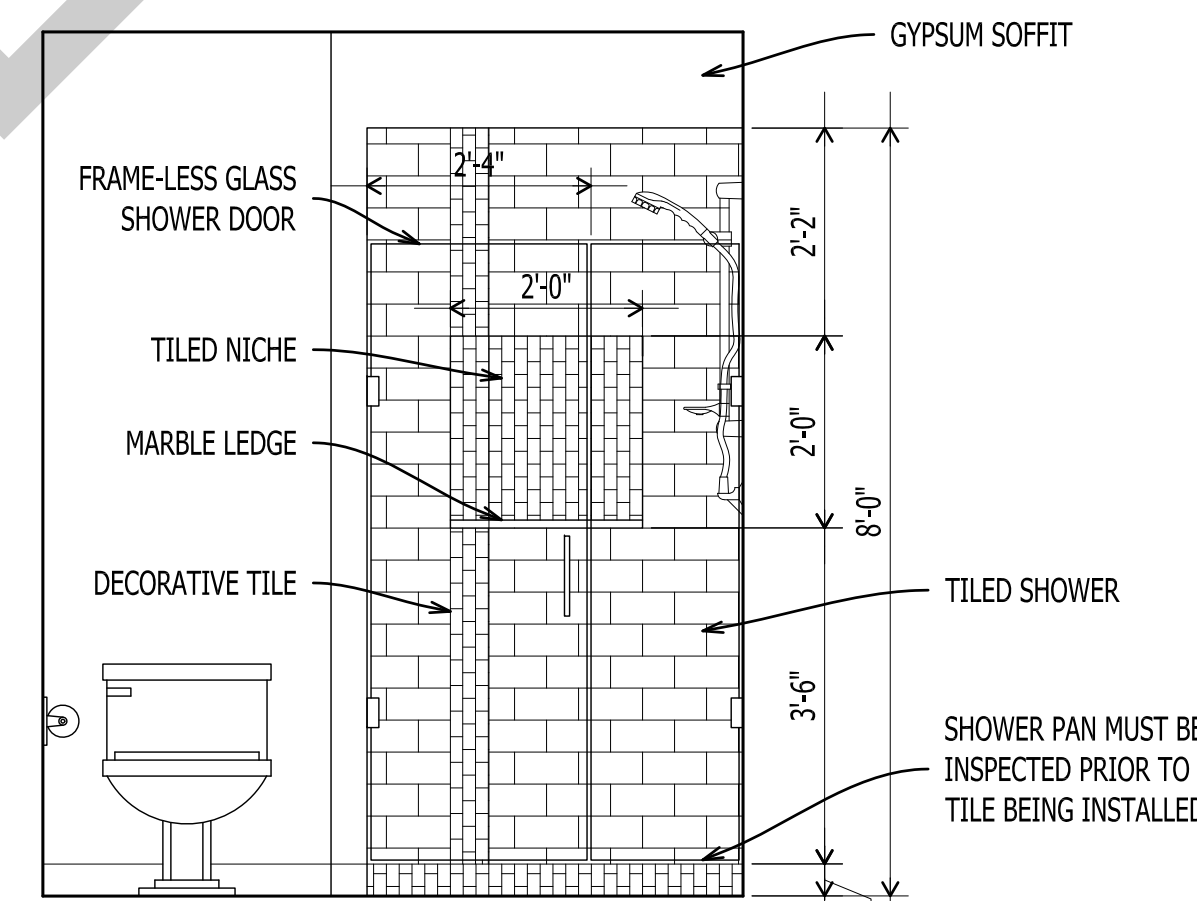
10
A-401
KITCHEN ELEVATION
Scale: 1/2" = 1'-0"



2
A-401
ENLARGED BATHROOM PLAN
Scale: 3/8" = 1'-0"

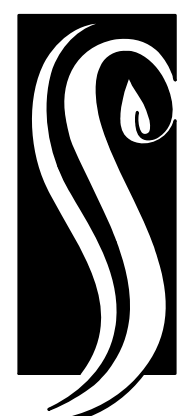
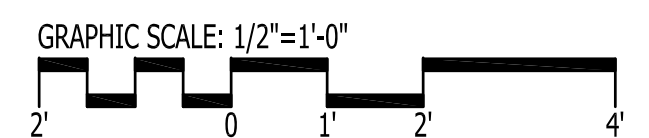


4
A-401
ENLARGED BATHROOM PLAN
Scale: 3/8" = 1'-0"



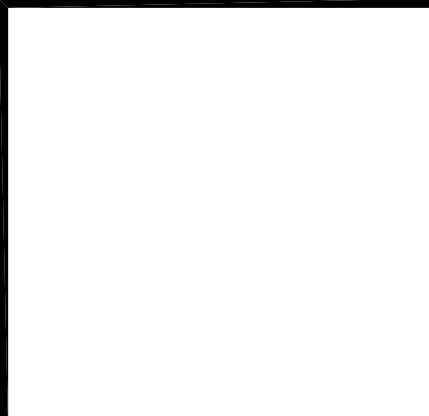
7
A-401
SHOWER ELEVATION
Scale: 1/2" = 1'-0"

NOTE:
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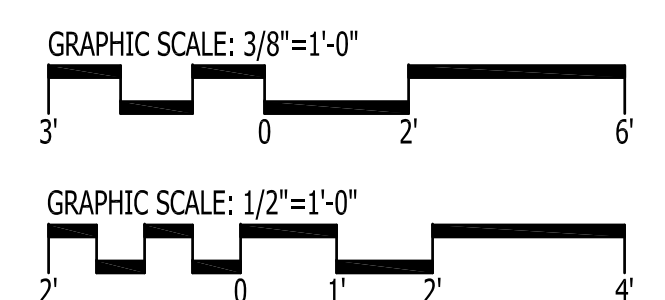
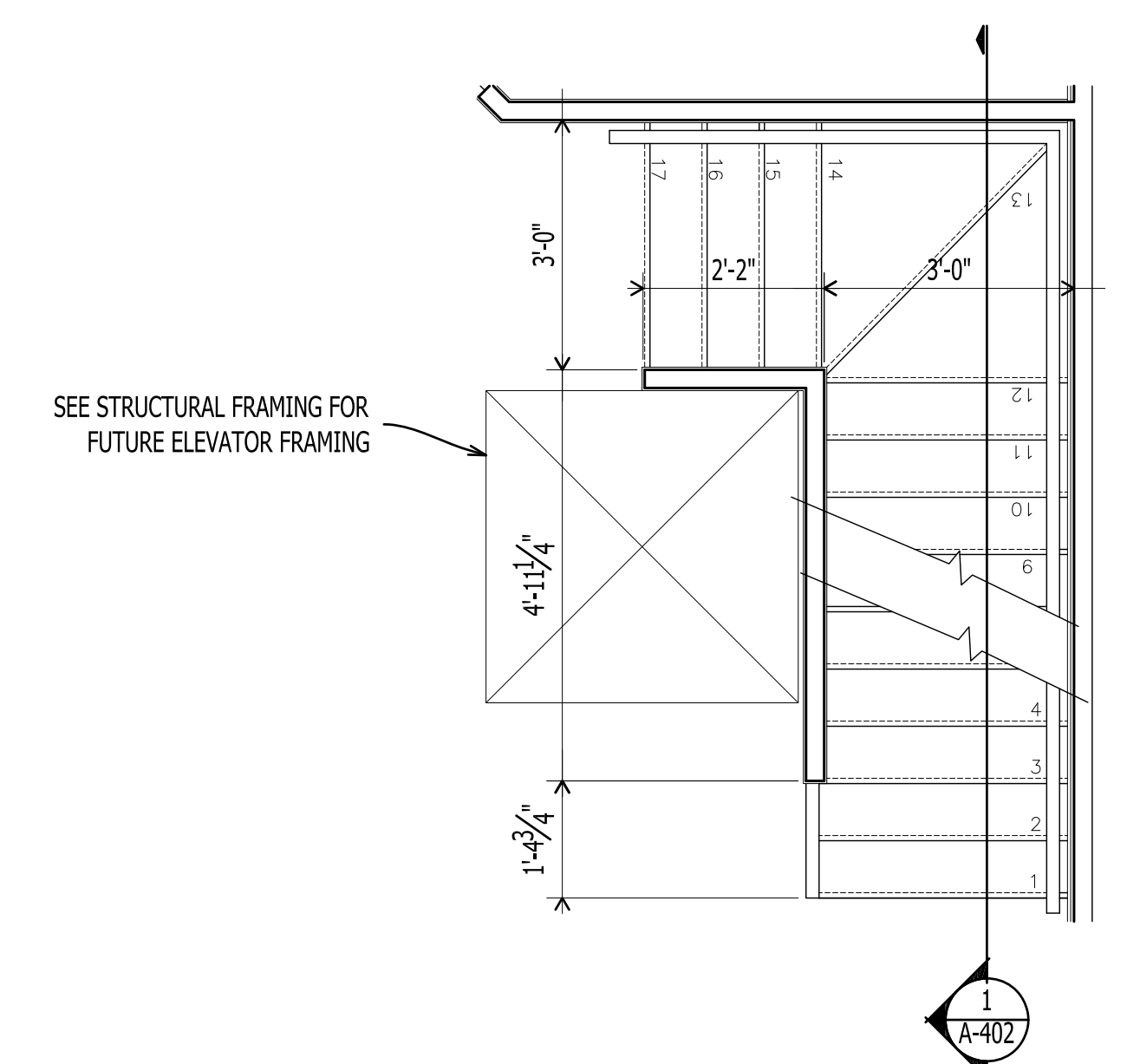
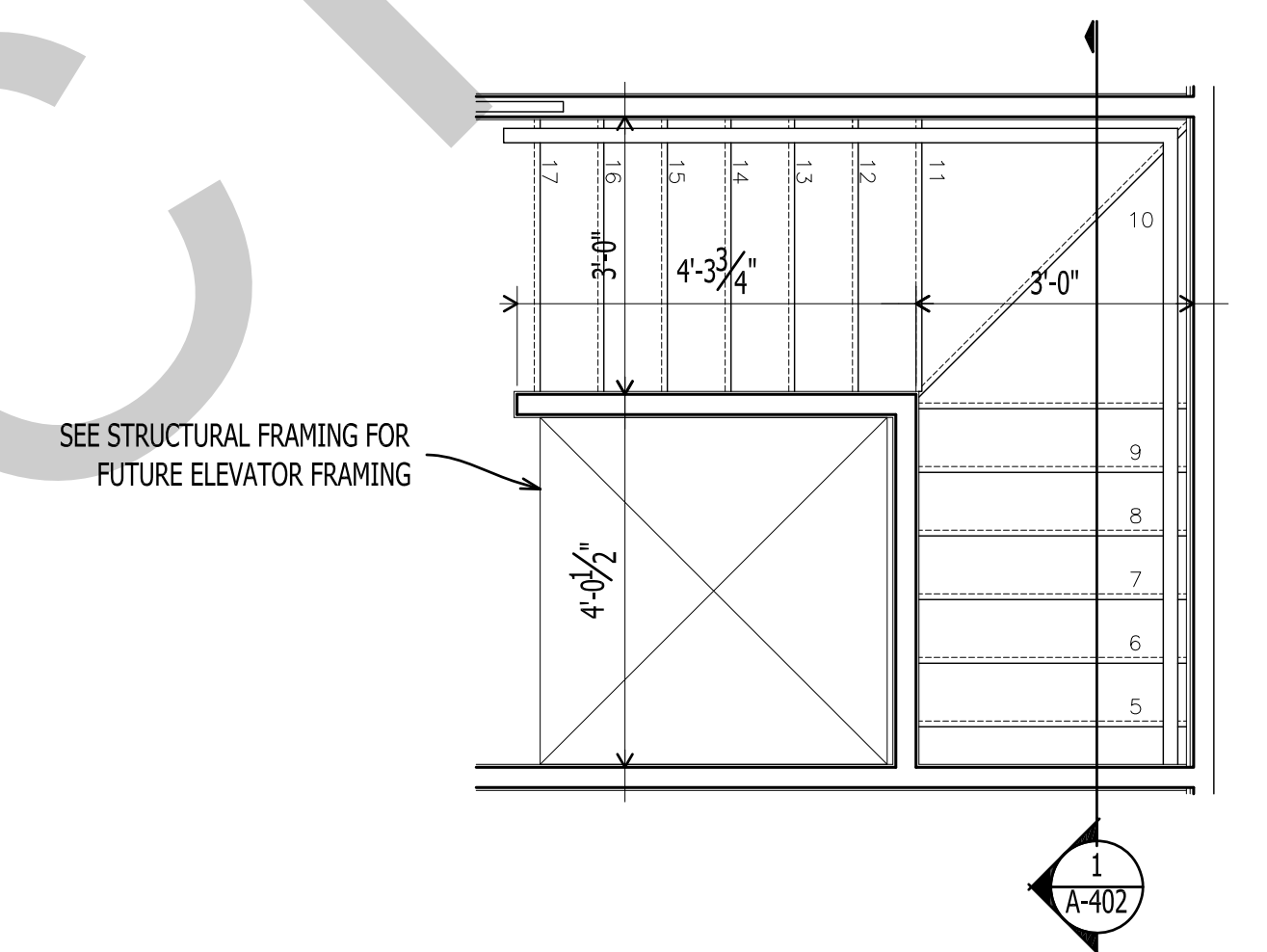
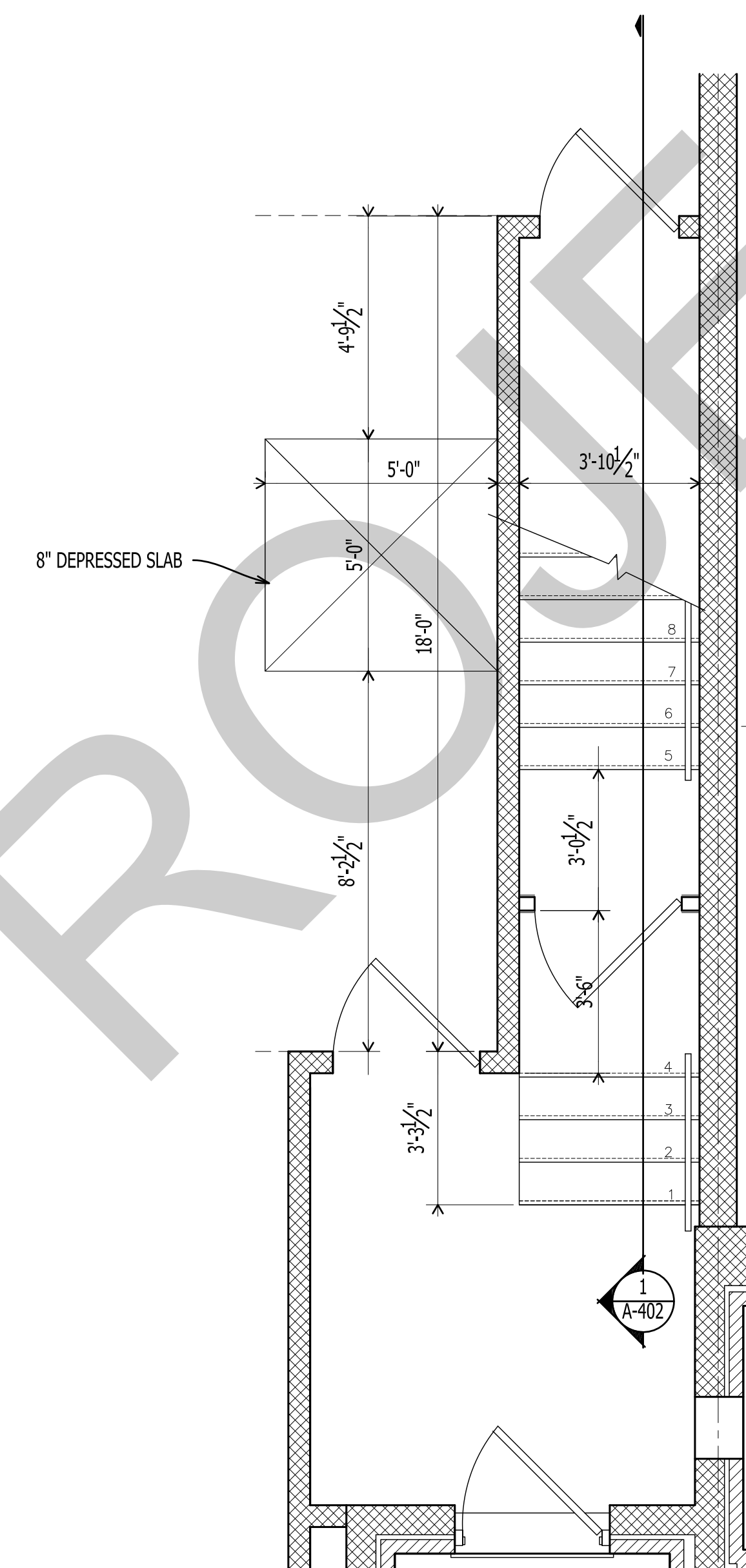
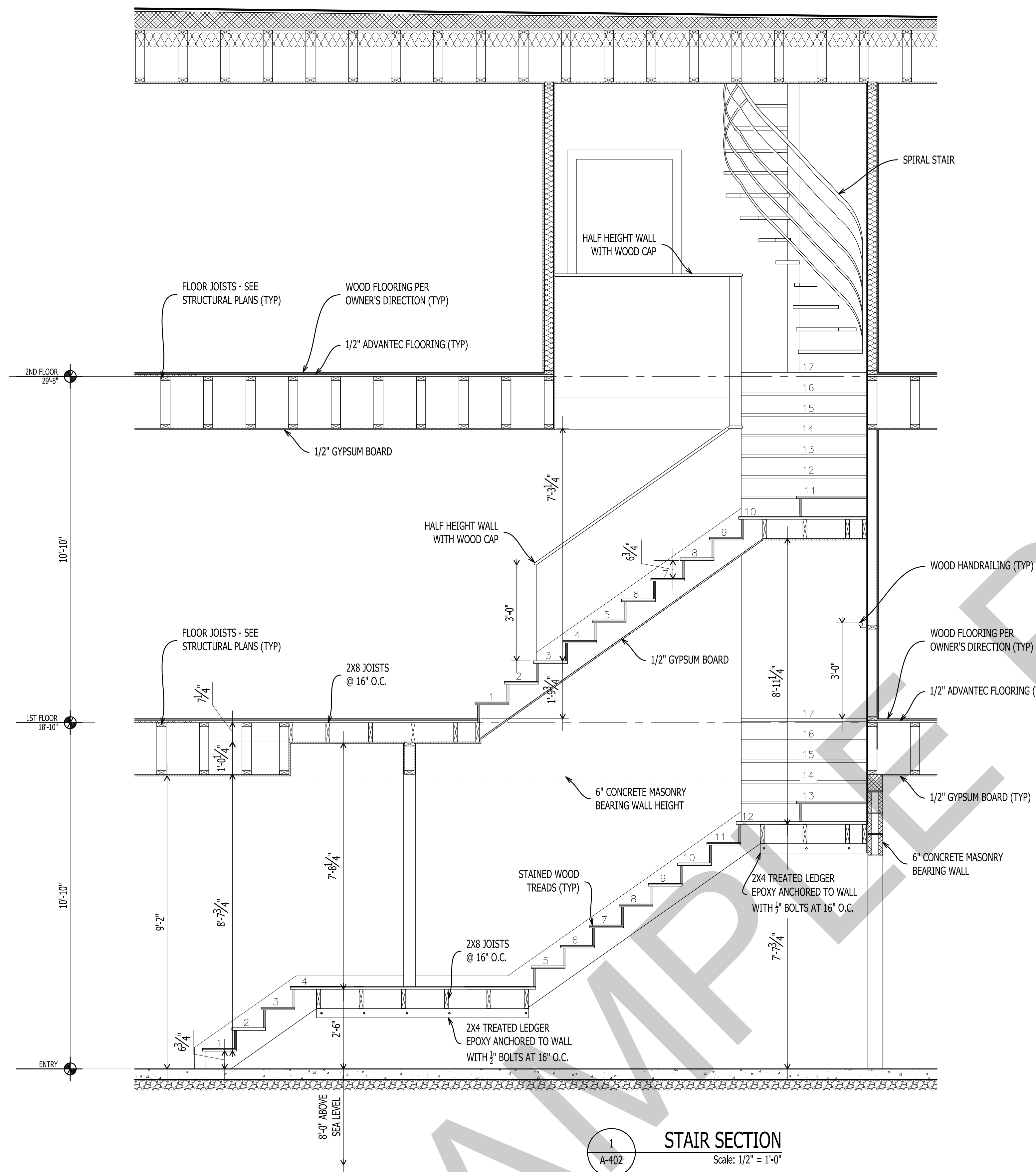
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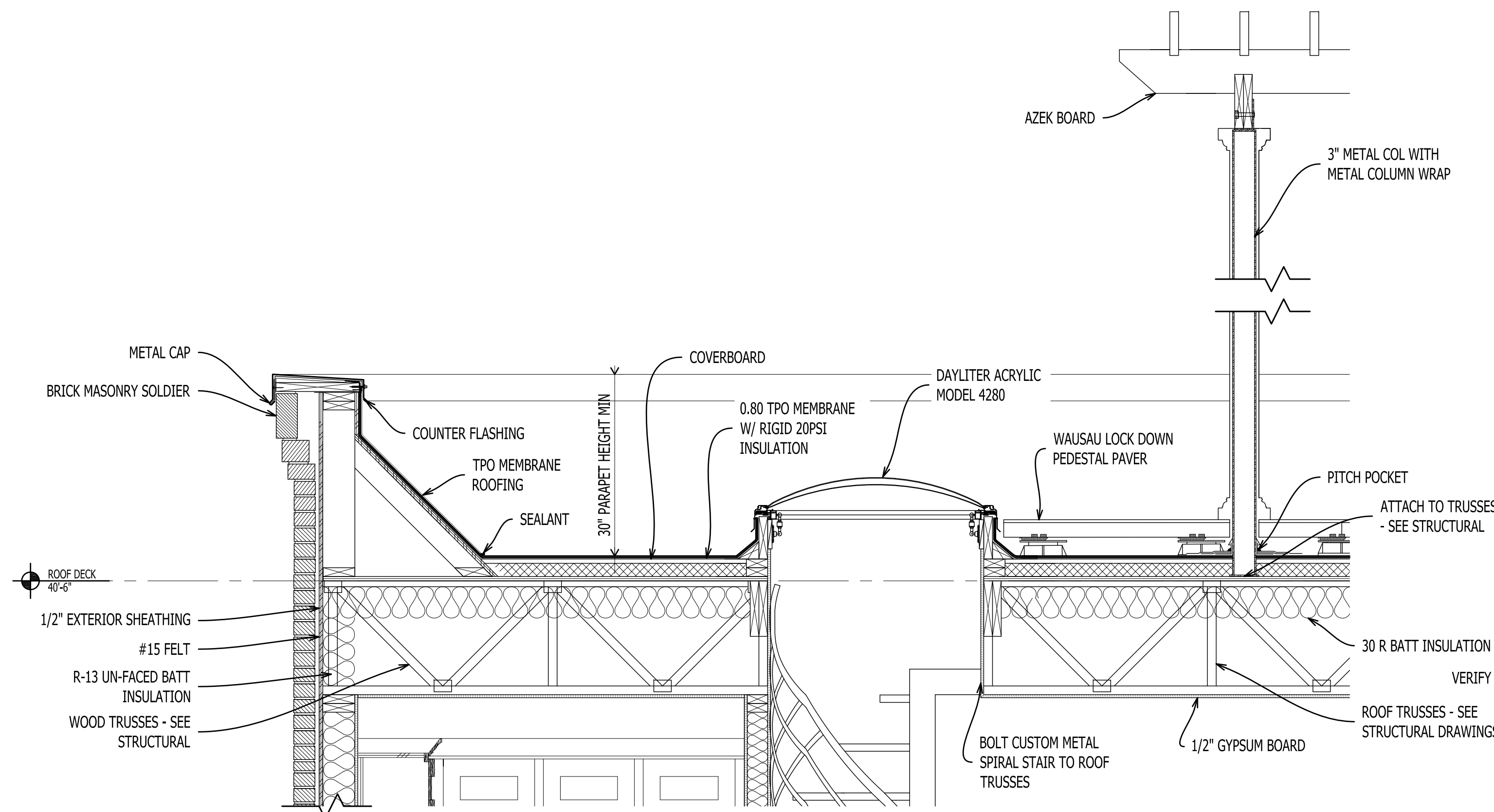
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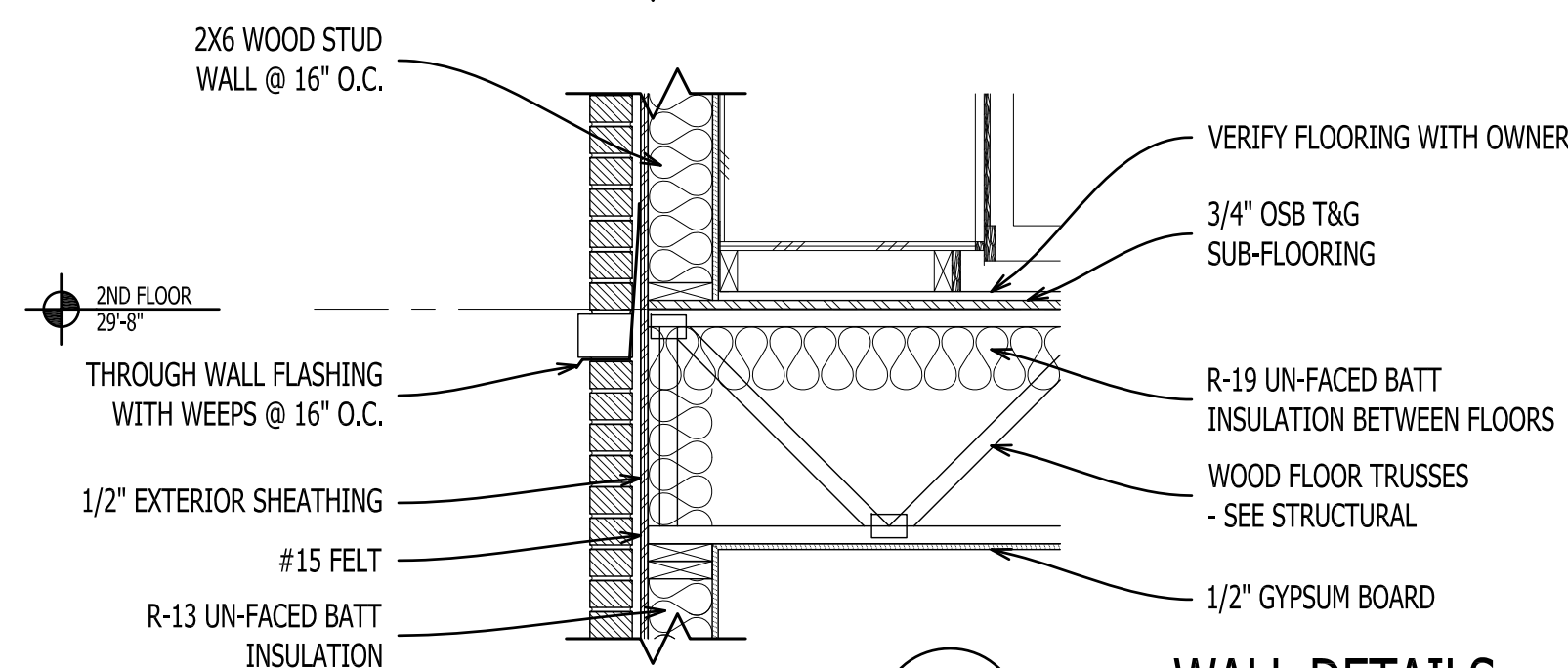
A-401
INTERIOR ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE

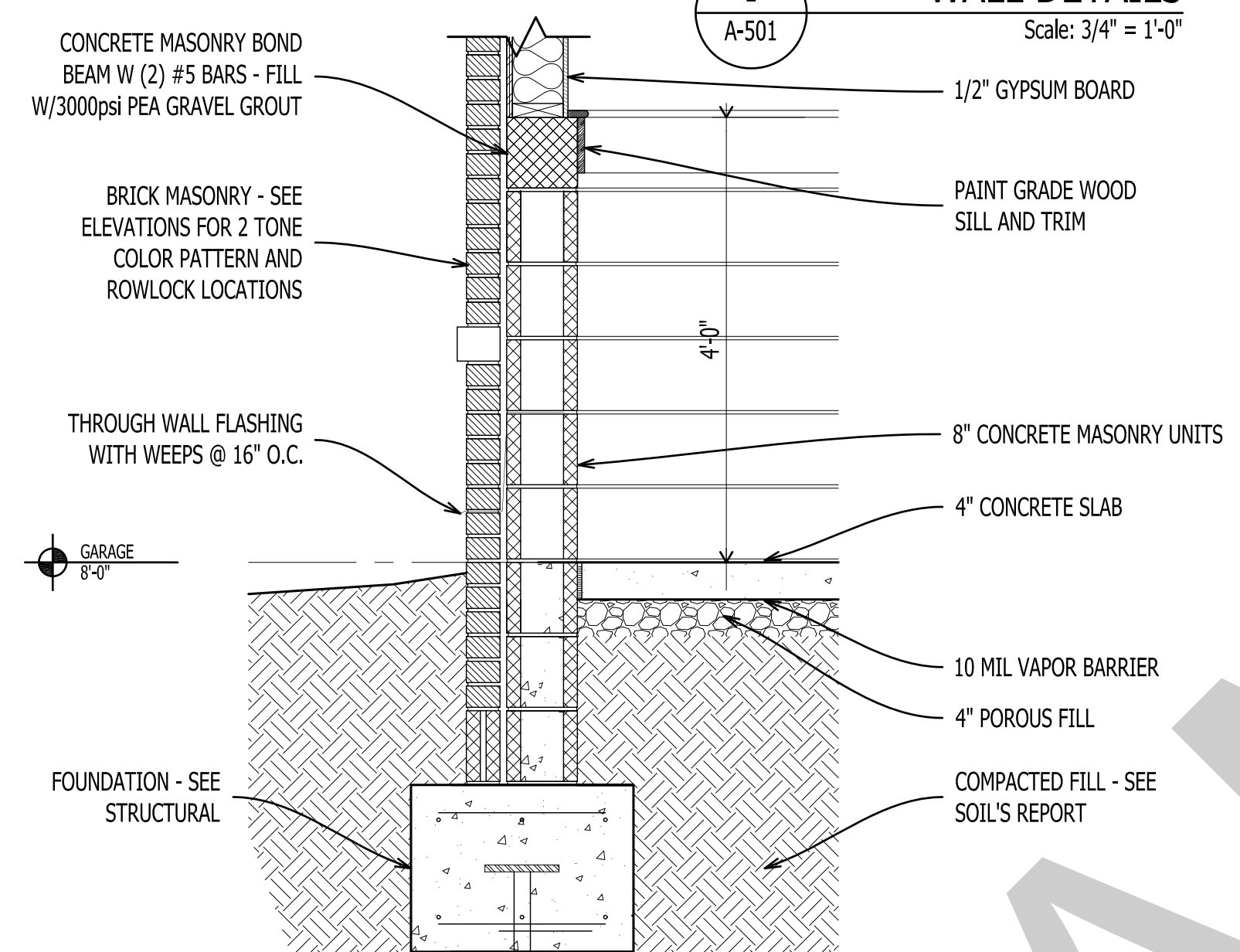




3
A-501
WALL DETAILS
Scale: 3/4" = 1'-0"



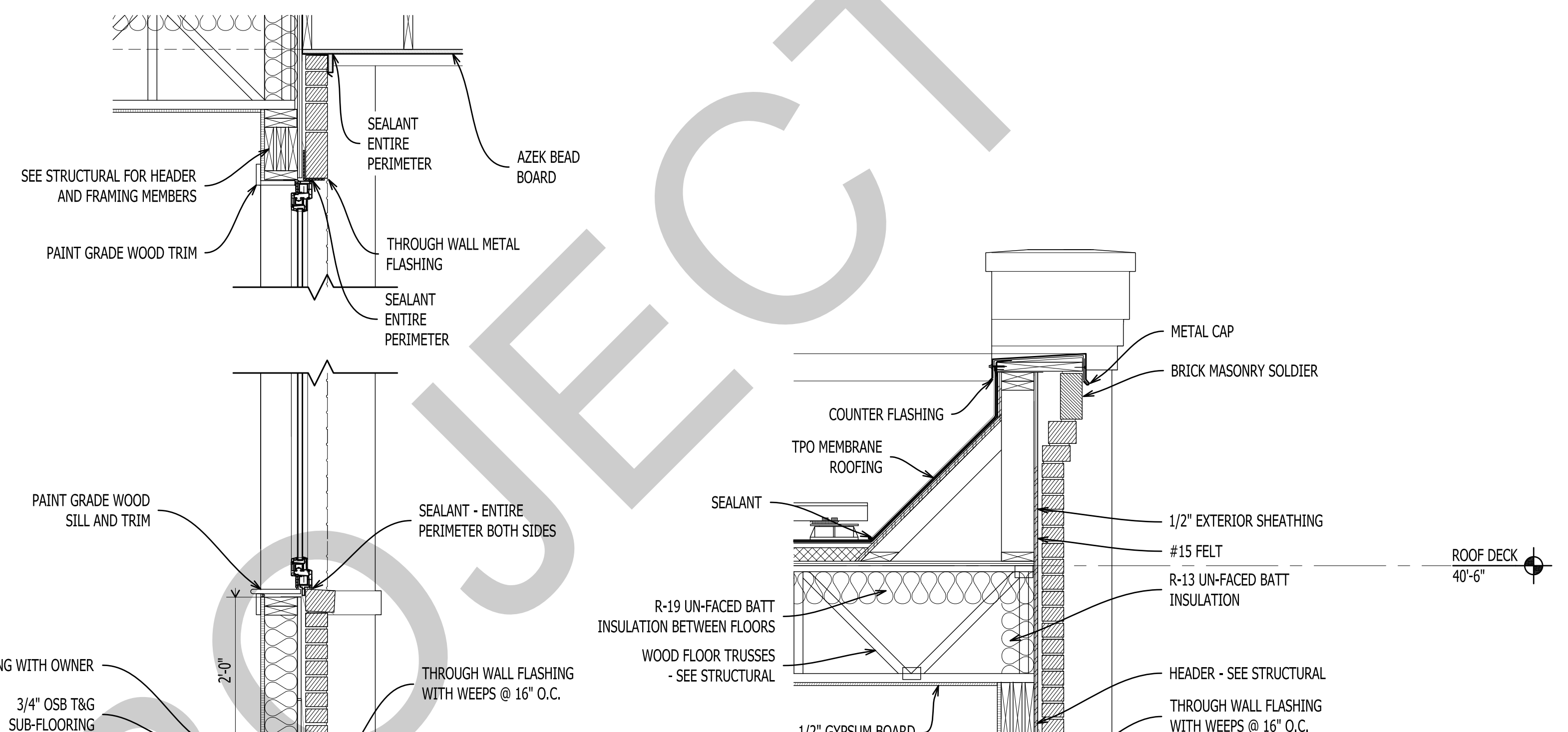
2
A-501
WALL DETAILS
Scale: 3/4" = 1'-0"



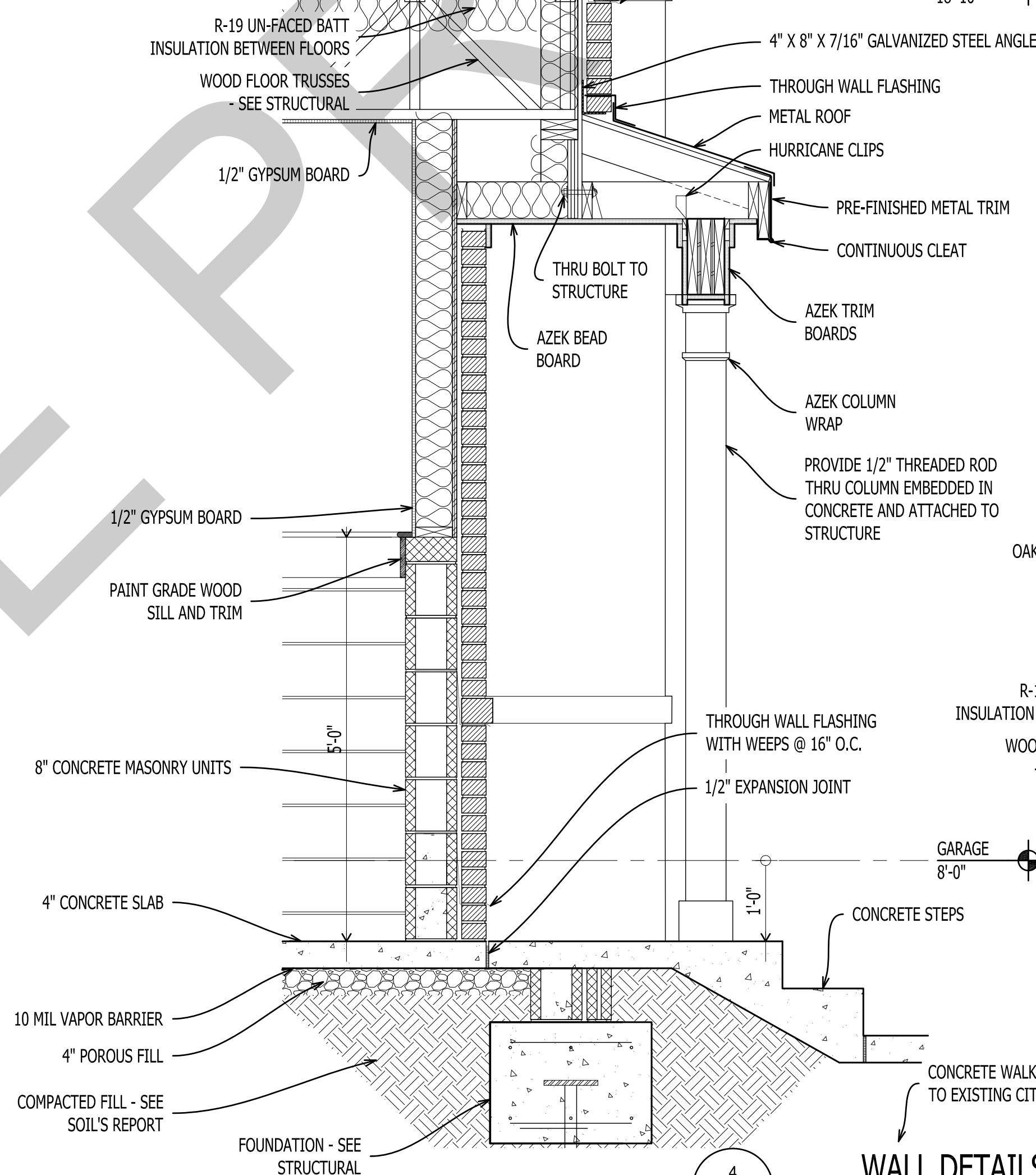
1
A-501
WALL DETAILS
Scale: 3/4" = 1'-0"

NOTE:

SEE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO: FOUNDATIONS, MEMBERS SIZING, BRACING, TRUSSES, CONNECTIONS, HEADERS, ETC.



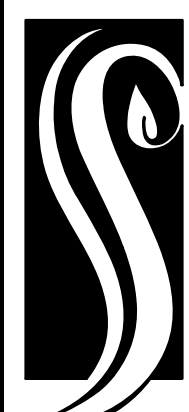
4
A-501
WALL DETAILS
Scale: 3/4" = 1'-0"



5
A-501
WALL DETAILS
Scale: 3/4" = 1'-0"

5
A-501
WALL DETAILS
Scale: 3/4" = 1'-0"

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



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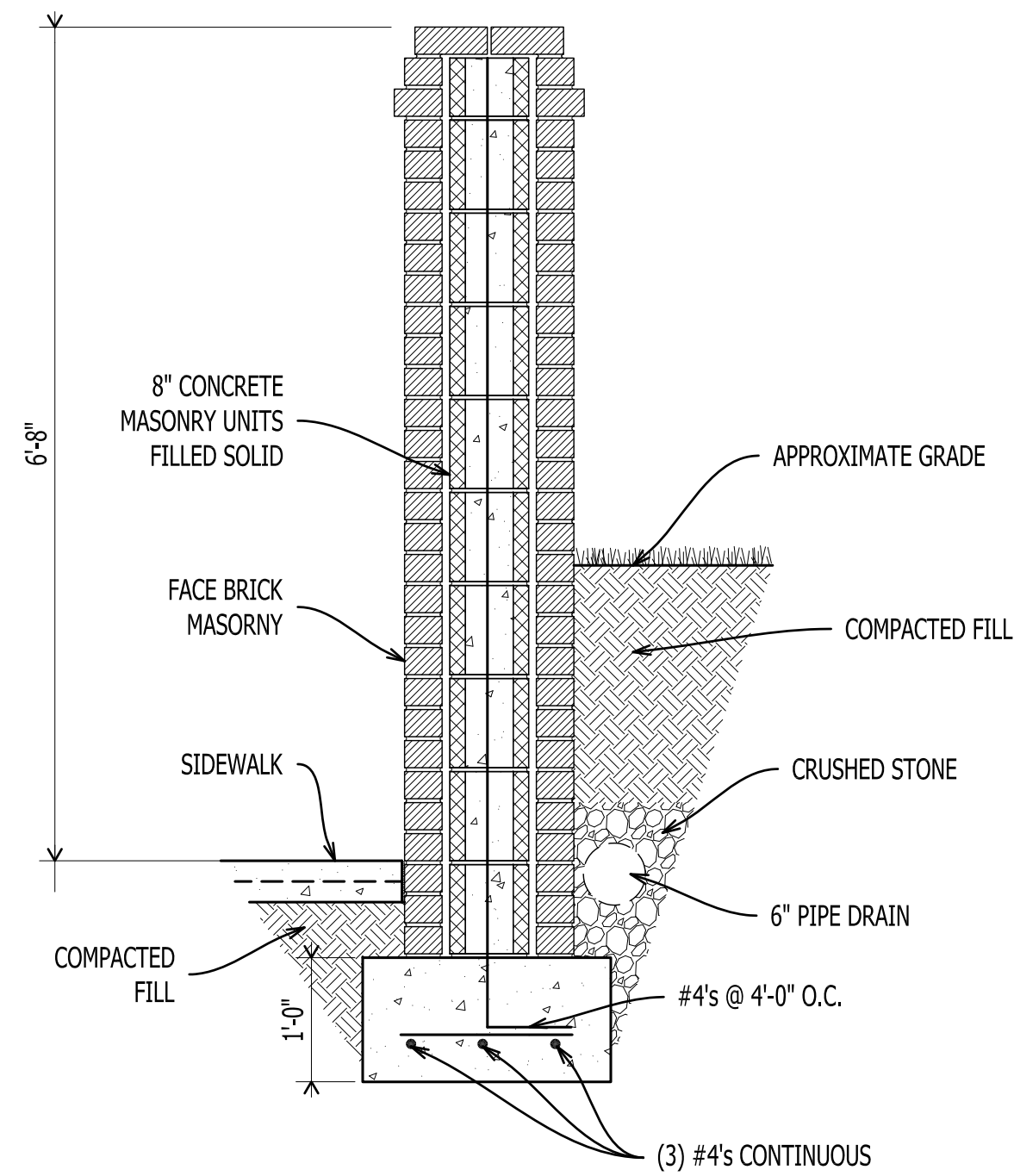
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A-501

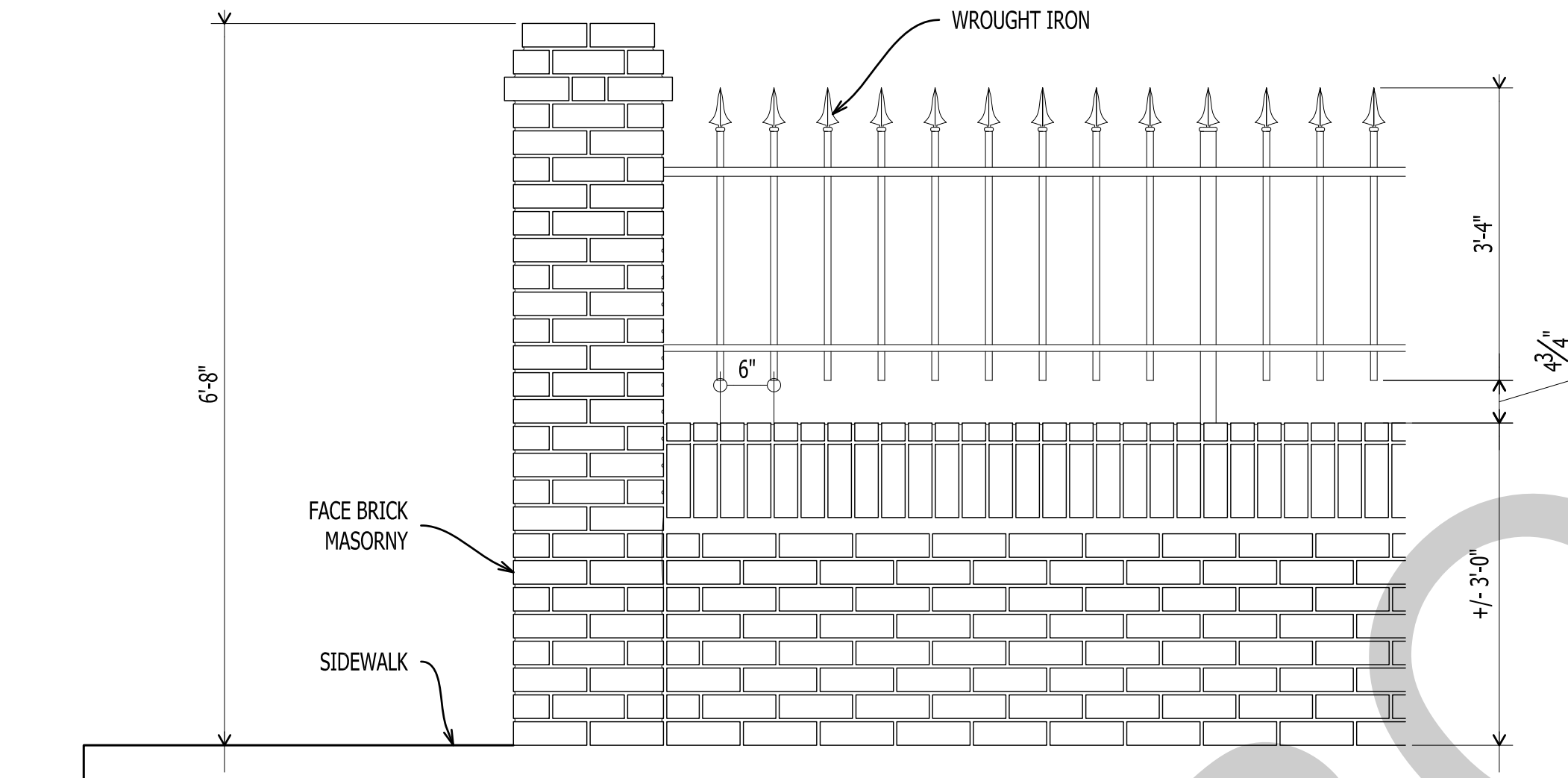
SECTION DETAILS

12 X 18 SHEETS ARE HALF SIZE

12 X 18 SHEETS ARE HALF SIZE

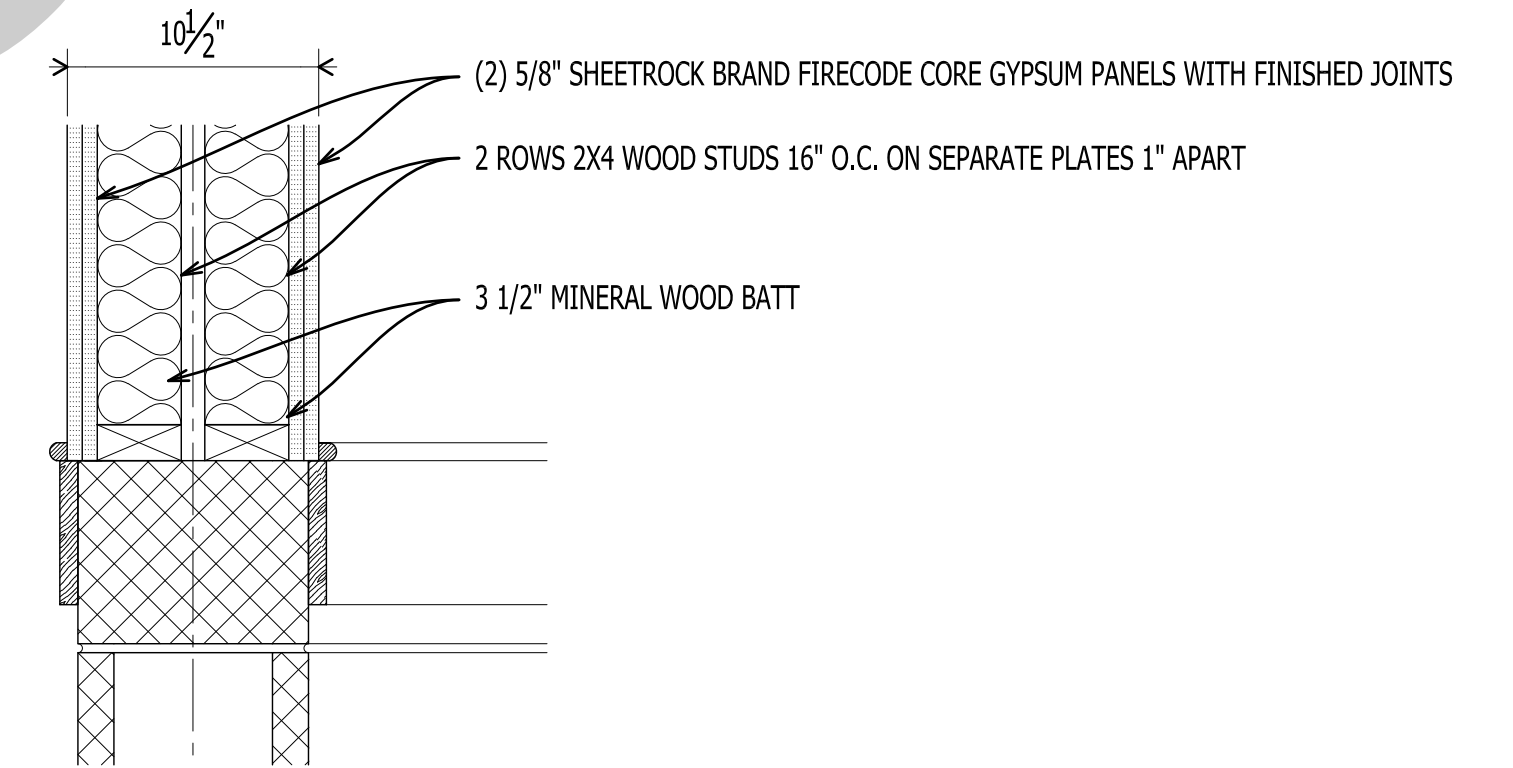


1
A-503
WALL DETAIL
Scale: 3/4" = 1'-0"

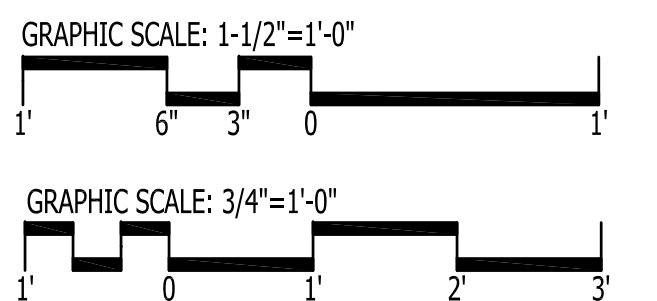


2
A-503
WALL DETAIL
Scale: 3/4" = 1'-0"

2 HR. FIRE RATED WALL
GA DESIGN NO WP-3820
58 STC SOUND
GA-NGC-3056



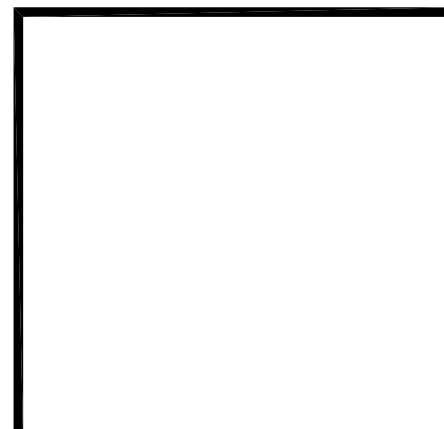
3
A-503
FIRE WALL DETAIL
Scale: 1 1/2" = 1'-0"



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Date:

Revisions:

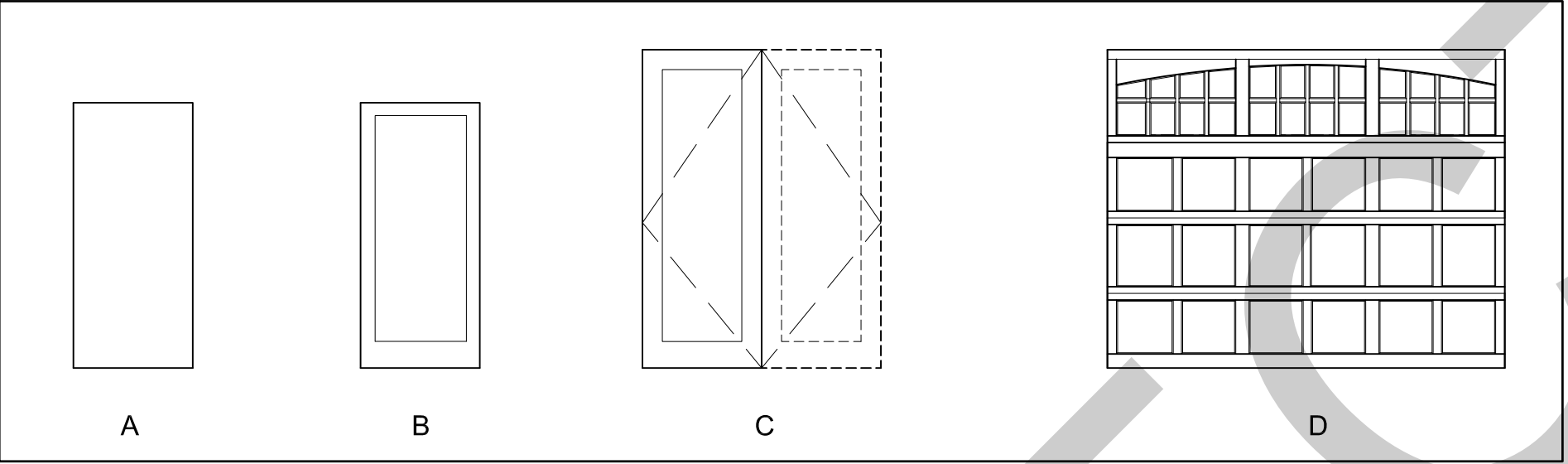
TOWNHOUSES
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A-503

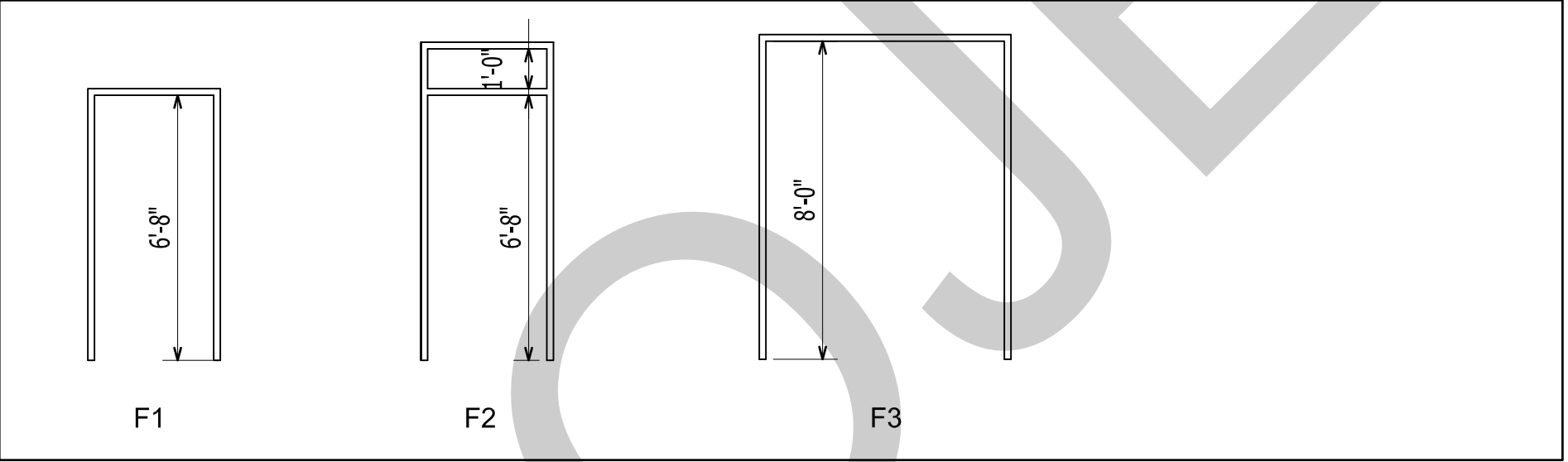
DETAILS

12 X 18 SHEETS ARE HALF SIZE

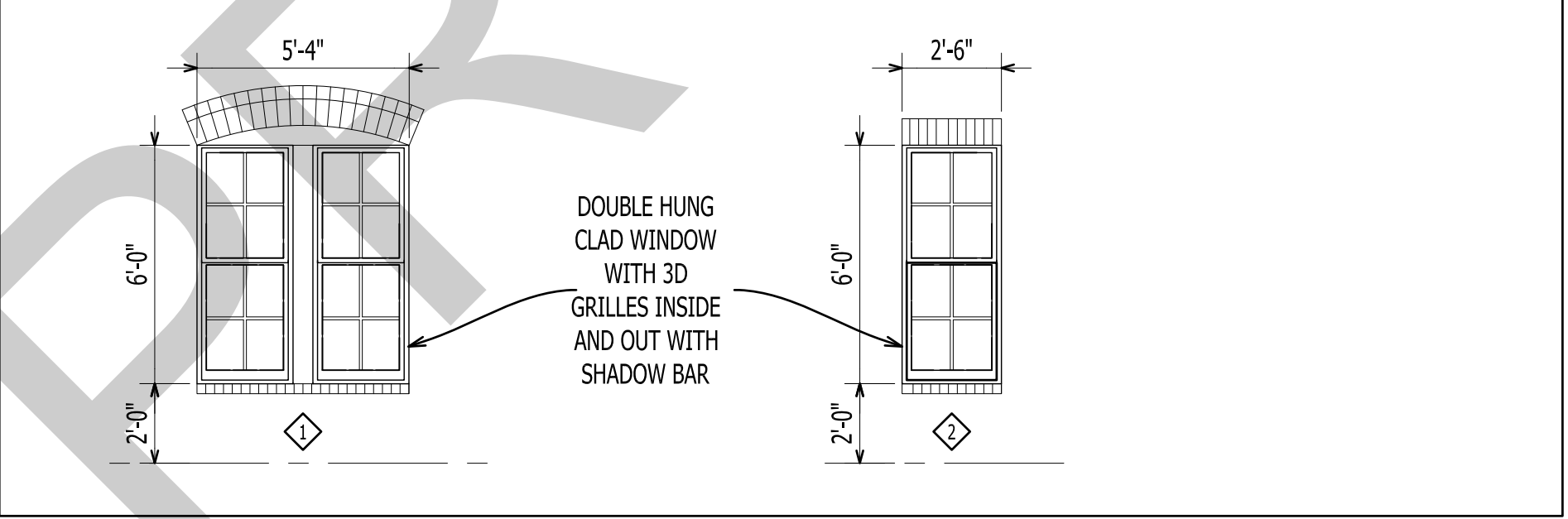
DOOR AND FRAME SCHEDULE													
NUMBER	TYPE	DOOR			GLAZING	FRAME				FIRE RATING LABEL	HDWR	NOTES	
		SIZE		MATL		FRAME	DETAIL						
		WD	HGT		THK					HEAD	JAMB	SILL	
100A	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F2		1/A-601			TRANSOME, 8 X 16 FLOOD VENT
100B	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F2		1/A-601			TRANSOME
100C	D	10'-0"	8'-0"	1 3/4"	ALUMINUM		HM	F3					12 X 60 FLOOD VENT
100D	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F1					
100E	B	3'-0"	6'-8"	1 3/4"	WOOD		HM	F1			1 HR		
100F	A	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F1					8 X 16 FLOOD VENT
200A	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F2		1/A-601			TRANSOME, 8 X 16 FLOOD VENT
200B	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F2		1/A-601			TRANSOME
200C	D	10'-0"	8'-4"	1 3/4"	ALUMINUM		HM	F3					12 X 60 FLOOD VENT
200D	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F1					
200E	B	3'-0"	6'-8"	1 3/4"	WOOD		HM	F1			1 HR		
200F	A	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F1					8 X 16 FLOOD VENT
300A	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F2		1/A-601			TRANSOME, 8 X 16 FLOOD VENT
300B	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F2		1/A-601			TRANSOME
300C	D	10'-0"	8'-4"	1 3/4"	ALUMINUM		HM	F3					12 X 60 FLOOD VENT
300D	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F1					
300E	B	3'-0"	6'-8"	1 3/4"	WOOD		HM	F1			1 HR		
300F	A	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F1					8 X 16 FLOOD VENT
400A	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F2		1/A-601			TRANSOME, 8 X 16 FLOOD VENT
400B	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F2		1/A-601			TRANSOME
400C	D	10'-0"	8'-4"	1 3/4"	ALUMINUM		HM	F3					12 X 60 FLOOD VENT
400D	B	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F1					
400E	B	3'-0"	6'-8"	1 3/4"	WOOD		HM	F1			1 HR		
400F	A	3'-0"	6'-8"	1 3/4"	FIBERGLASS		HM	F1					8 X 16 FLOOD VENT
110A	C	6'-0"	8'-0"	1 3/4"	VINYL	TEMP	VINYL	F3	5/A-501		5/A-501		
111A	B	1'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					
112A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1					
112B	B	3'-0"	6'-8"	1 3/4"	WOOD		WOOD	F1					BIFOLD POCKET
113A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1					
210A	C	6'-0"	8'-0"	1 3/4"	VINYL	TEMP	VINYL	F3	5/A-501		5/A-501		
211A	B	1'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					
212A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1					
212B	B	3'-0"	6'-8"	1 3/4"	WOOD		WOOD	F1					BIFOLD POCKET
213A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1					
310A	C	6'-0"	8'-0"	1 3/4"	VINYL	TEMP	VINYL	F3	5/A-501		5/A-501		
311A	B	1'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					
312A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1					
312B	B	3'-0"	6'-8"	1 3/4"	WOOD		WOOD	F1					BIFOLD POCKET
313A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1					
410A	C	6'-0"	8'-0"	1 3/4"	VINYL	TEMP	VINYL	F3	5/A-501		5/A-501		
411A	B	1'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					
412A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1					
412B	B	3'-0"	6'-8"	1 3/4"	WOOD		WOOD	F1					BIFOLD POCKET
413A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1					
120A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
120B	C	6'-0"	8'-0"	1 3/4"	VINYL	TEMP	VINYL	F3	5/A-501		5/A-501		
120C	C	2'-4"	8'-0"	1 3/4"	VINYL	TEMP	VINYL	F1	5/A-501		5/A-501		POCKET
121A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1			2/A-501		POCKET
122A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
124A	B	3'-0"	6'-8"	1 3/4"	WOOD		WOOD	F1			3/A-501		POCKET
125A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
125B	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					
125C	B	2'-4"	8'-0"	1 3/4"	VINYL		VINYL	F1					
126A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1			2/A-501		
220A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
220B	C	6'-0"	8'-0"	1 3/4"	VINYL	TEMP	VINYL	F3	5/A-501		5/A-501		
221A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1			2/A-501		POCKET
222A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
224A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1			3/A-501		POCKET
225A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
225B	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
226A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1			2/A-501		
320A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
320B	C	6'-0"	8'-0"	1 3/4"	VINYL	TEMP	VINYL	F3	5/A-501		5/A-501		
321A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1			2/A-501		POCKET
322A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
324A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1			3/A-501		POCKET
325A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
325B	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
326A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1			2/A-501		
420A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
420B	C	6'-0"	8'-0"	1 3/4"	VINYL	TEMP	VINYL	F3	5/A-501		5/A-501		
421A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1			2/A-501		POCKET
422A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
424A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1			3/A-501		POCKET
425A	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
425B	B	2'-8"	6'-8"	1 3/4"	WOOD		WOOD	F1					POCKET
426A	B	2'-4"	6'-8"	1 3/4"	WOOD		WOOD	F1			2/A-501		



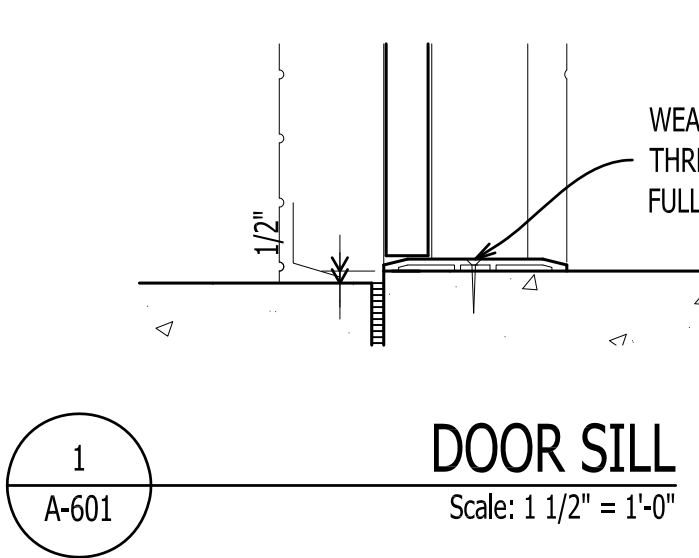
DOOR STYLES



FRAME STYLES

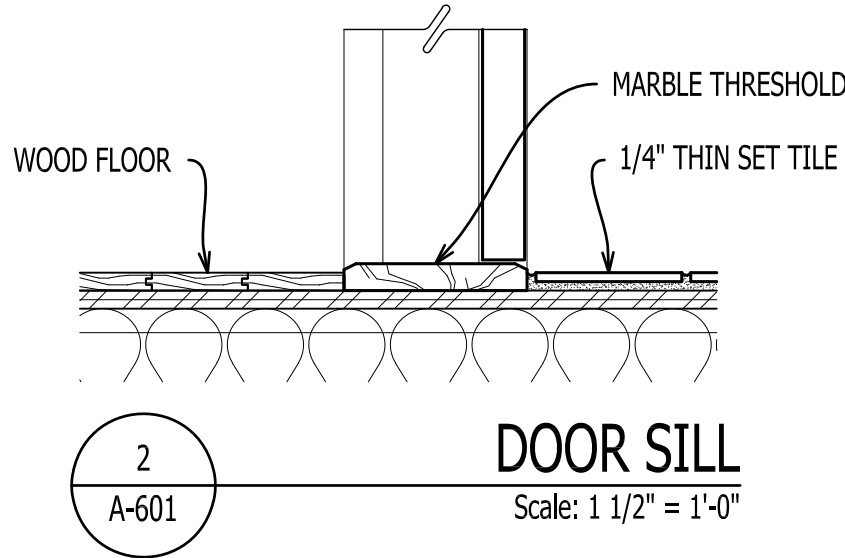


WINDOW STYLES



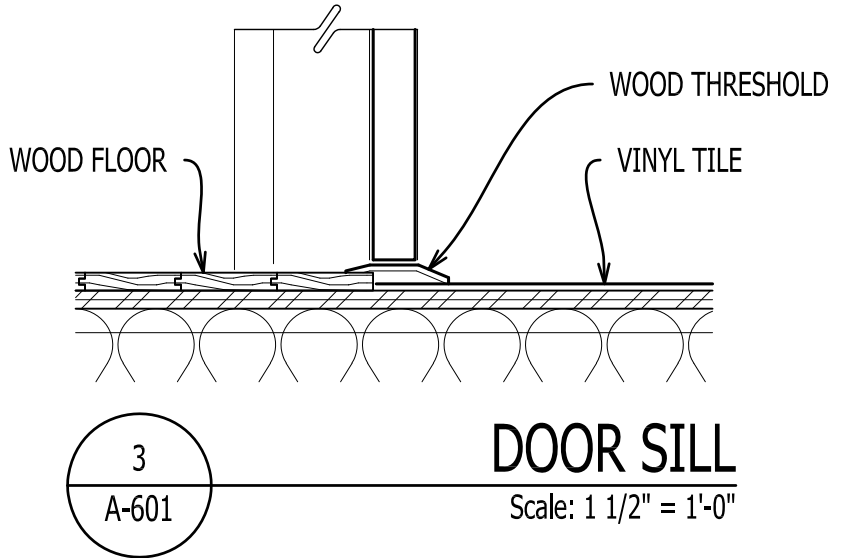
DOOR SILL

Scale: 1 1/2" = 1'-0"



DOOR SILL

Scale: 1 1/2" = 1'-0"



DOOR SILL

Scale: 1 1/2" = 1'-0"



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A-601

SCHEDULES AND DETAILS

12 X 18 SHEETS ARE HALF SIZE