

MASTER PLAN REVIEW

KNIGHTDALE DAYCARE (ZCP-3-25)

0 JASMINE VIEW WAY
KNIGHTDALE, NORTH CAROLINA 27545
WAKE COUNTY

OWNER/DEVELOPER:

HAYWOOD GLEN INVESTMENTS LLC
MICHELLE SIMMS-REITER AND PABLO REITER
7208 FALLS OF NEUSE ROAD
SUITE 201
RALEIGH, NC 27615
MICHELLE@PRMSINV.COM
919-796-6783

**CIVIL ENGINEER/
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SITE PLAN SUMMARY	
PROJECT:	KNIGHTDALE DAYCARE
OWNER:	HAYWOOD GLEN INVESTMENTS LLC
PROJECT ADDRESSES:	0 JASMINE VIEW WAY, KNIGHTDALE, NORTH CAROLINA 27545
PIN(S):	1755-84-4894
JURISDICTION:	TOWN OF KNIGHTDALE
ZONING:	RMX-PUD
EXISTING USE:	VACANT
PROPOSED USE:	DAYCARE
FLOOD ZONE:	NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #3720175500K (EFFECTIVE 07/19/2022)
TOTAL LOT AREA:	1.50 AC. ±
EXISTING IMPERVIOUS SURFACE AREA:	1,555 SF
PROPOSED IMPERVIOUS SURFACE AREA:	34,691 SF
PROPOSED DAYCARE BUILDING SQUARE FOOTAGE:	10,235 SF
REQUIRED BUILDING SETBACKS:	FRONT SETBACK (MIN.) - 10' FRONT SETBACK (MAX.) - 30' SIDE SETBACK - 0'
VEHICULAR PARKING FOR CHILD DAYCARE CENTER WITH MORE THAN SIX (6) PERSONS:	MAXIMUM SPACES = 0.35 VEHICULAR SPACES PER PERSON LICENSED CAP. MINIMUM SPACES = 1 MAXIMUM # OF LICENSED CHILDREN = 148, # OF LICENSED STAFF = 22, TOTAL = 168 168 X 0.35 = 59 MAXIMUM SPACES 59/2 = 30 MINIMUM SPACES 1 EV CHARGING STATION PER 40 TOTAL SPACES OR 2 MINIMUM CHARGING STATIONS
VEHICLE PARKING SUMMARY - PROVIDED:	30 VEHICULAR PARKING SPACES (INCLUDES 2 ADA SPACES THAT ARE VAN ACCESSIBLE) 2 EV CHARGING STATIONS PROVIDED

**TOWN OF KNIGHTDALE ADDITIONAL USE STANDARDS
(CHILD / ADULT DAY CARE CENTER)**

- IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 7.6, FENCING ENCLOSING ANY REQUIRED RECREATION SPACE SHALL BE A MINIMUM OF FOUR (4) FEET IN HEIGHT AND CONSTRUCTED WITH GATES IN SUCH A MANNER THAT MAXIMUM SAFETY TO THE PERSON IS ENSURED.
- DAY CARE CENTERS SHALL BE LOCATED ON LOTS THAT PROVIDE AMPLE OUTDOOR PLAY AREA. A FENCED RECREATION AREA OF A MINIMUM OF TWO-THOUSAND TWO-HUNDRED FIFTY (2,250) SQUARE FEET SHALL BE PROVIDED IN THE REAR OR SIDE YARD. REQUIRED BUFFER YARDS MAY NOT BE COUNTED TOWARDS THIS REQUIREMENT.
- HOURS OF OPERATION SHALL BE PERMITTED ONLY FROM 6:00 AM UNTIL 9:00 PM.



VICINITY MAP
SCALE: 1" = 500'



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	SURVEY
C2.0	SITE LAYOUT PLAN
C2.1	SIGNS AND MARKINGS PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	SPOT GRADING PLAN AND STORM TABLES
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
C6.1	LANDSCAPE NOTES AND DETAILS
C7.0	NOTES AND DETAILS
C7.1	NOTES AND DETAILS
C7.2	NOTES AND DETAILS
C7.3	NOTES AND DETAILS
C7.4	NOTES AND DETAILS
25-0280A	SITE LIGHTING ARRANGEMENT
A104	FINISHED FLOOR PLAN
A201	BUILDING ELEVATIONS & NOTES
A301	BUILDING SECTIONS
AS102	DUMPSTER ENCLOSURE DETAILS
G002	GENERAL CONDITIONS
G102	LICENSING PLAN

Knightdale Daycare - Water Allocation Worksheet	
BASE	POINTS
Other Uses Not Catagorized (Daycare Facility)	30
BONUS	
Section 1B - Roadway Improvements Not Warranted by TIA (Proposed Concrete Median in the Old Knight Road ROW to Prevent Left Turn Movement Exiting the Daycare)	8
Section 2C - Exclusive Use of Native Trees and Shrub Species	5
Section 4C - Deck/Patio - More Than 3,000 SF (Outdoor Playground)	3
Section 4F - Additional Outdoor Recreation - IPEMA Certified Playground Equipment	4
Total	50

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

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REVISION DESCRIPTION
TOWN OF KNIGHTDALE MASTER PLAN SUBMITTAL #1
ISSUED FOR CLIENT REVIEW
TOWN OF KNIGHTDALE MASTER PLAN SUBMITTAL #2

DATE
07/28/2025
10/01/2025
10/27/2025

DATE
07/07/2025

DRAWN BY
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DESIGNED BY
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CHECKED BY
M. DAVIDSON

SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652

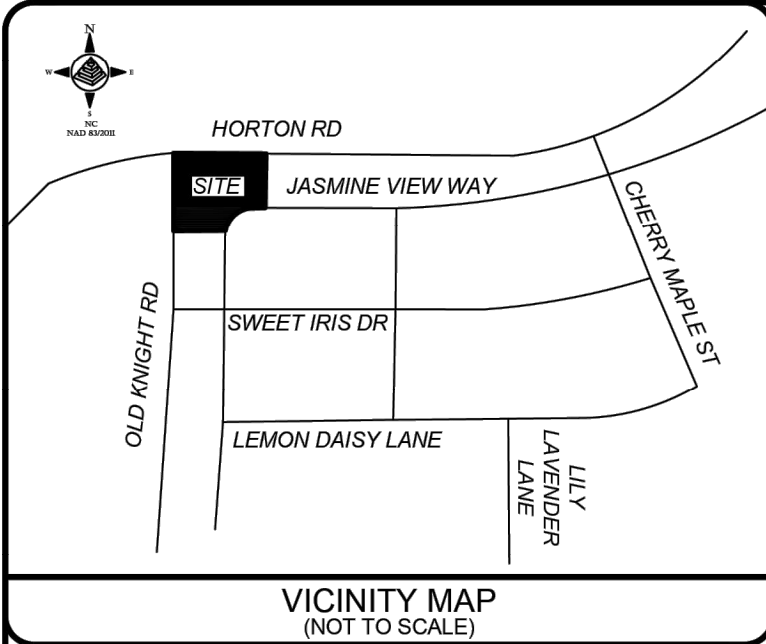
KNIGHTDALE DAYCARE
TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

COVER SHEET

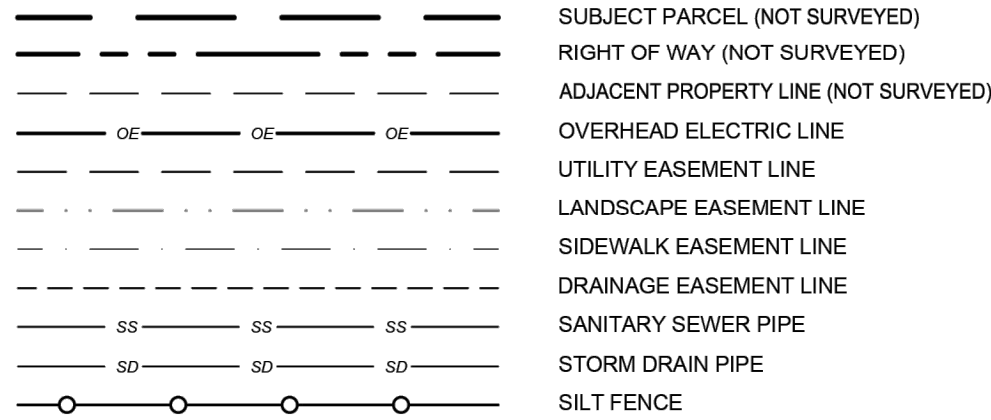
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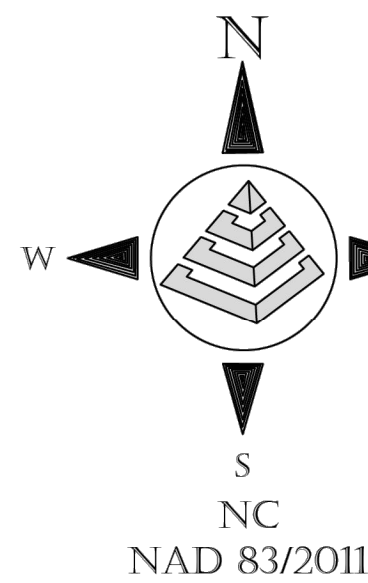
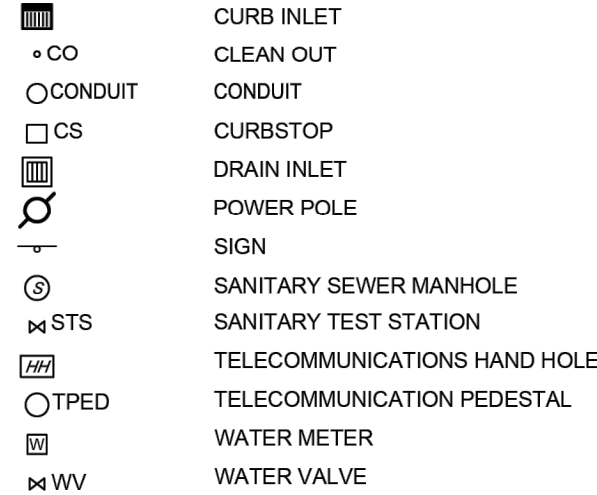
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LINETYPE LEGEND



LEGEND



SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO PERFORM AN EXISTING CONDITION SURVEY AHEAD OF THE DESIGN OF A PROPOSED COMMERCIAL BUILDING LOCATED IN THE TOWN OF KNIGHTDALE, WAKE COUNTY, NORTH CAROLINA PREVIOUSLY KNOWN AS PARCEL 1755844894.
2. THE DEPICTED SURVEY WAS DERIVED FROM AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE AND PERFORMED JANUARY 3, 2025.
3. OWNER INFORMATION PER DEEDS AND PLATS OF THE WAKE COUNTY REGISTER OF DEEDS.
4. VRS GPS OBSERVATIONS (3 MINUTE MULTIPLE OBSERVATIONS) WERE MADE ON TWO (2) MAIN CONTROL POINTS TO ESTABLISH GEODETIC AND STATE GRID COORDINATES (NAD83 NSRS 2011) USING AVERAGE POSITIONS FROM THE MULTIPLE OBSERVATIONS. THE VERTICAL DATUM USED WAS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED ON GEOID 18.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN US SURVEY FEET. BEARINGS ARE BASED ON NC GRID (NAD83/2011).
6. ALL AREAS SHOWN WERE COMPUTED BY THE COORDINATE CALCULATION METHOD.
7. NO NORTH CAROLINA GRID MONUMENT WAS FOUND WITHIN 2000 FEET OF THE SUBJECT PARCEL.
8. THE LOCALIZED COORDINATE SYSTEM USED FOR THIS PROJECT IS BASED ON CONTROL POINT "1" HAVING THE FOLLOWING LOCALIZED NAD 83-2011 COORDINATES AND NAVD 88 ELEVATION:
COORDINATES N: 754,013.65, E: 2,158,291.14; ELEV. 336.95
9. PROJECT COMBINED GRID FACTOR USED IS 0.9999112 (GROUND TO GRID)
10. THIS PROPERTY IS LOCATED IN FLOOD ZONE AREA, "ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", AS SHOWN ON FEMA MAP NUMBER 3720175500K WITH AN EFFECTIVE DATE OF 7/19/2022.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAYS, AND OR ENCUMBRANCES THAT MAY EFFECT THIS PROPERTY.
12. SUBSURFACE UTILITY INVESTIGATION WAS NOT INCLUDED IN THE SCOPE OF THIS SURVEY.
13. CONTOURS ARE SHOWN AT A 1' CONTOUR INTERVAL.
14. THIS IS NOT A BOUNDARY SURVEY.

I, KEVIN D. MEDEIROS, PLS L-4668, CERTIFY THAT THIS EXISTING CONDITION AND TOPOGRAPHIC SURVEY WAS COMPLETED UNDER MY DIRECT SUPERVISION; THAT THE GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET THE CLASS A HORIZONTAL REQUIREMENT AND THE CLASS B VERTICAL REQUIREMENT FOR TOPOGRAPHIC/PLANIMETRIC SURVEYS; THAT THE ORIGINAL DATA WAS OBTAINED JANUARY 3, 2025; THAT THE CONTOUR LINES MAY NOT MEET THE STATED STANDARD; THAT THE SURVEY WAS COMPLETED ON JANUARY 3, 2025; AND THAT ALL COORDINATES AND ELEVATIONS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83-2011), AND ALL ELEVATIONS ARE BASED ON NAVD88. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56-1600) AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE XXTH DAY OF JANUARY, 2025 A.D.

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCE OR SALES

KEVIN D. MEDEIROS L-4668
PROFESSIONAL LAND SURVEYOR

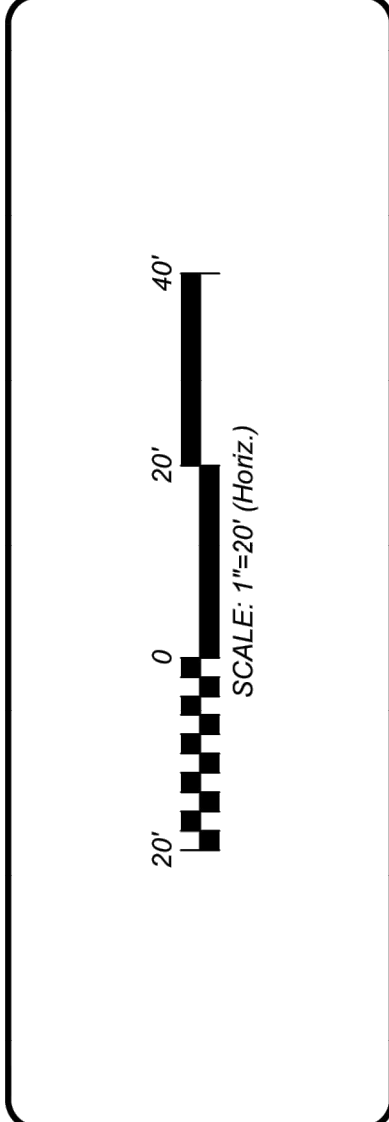
THE GPS SURVEY MADE WAS UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY.

CLASS OF SURVEY: A
POSITIONAL ACCURACY: H-0.02' / V-0.63'
TYPE OF GPS FIELD PROCEDURE: NC VRS NETWORK
DATES OF SURVEY: 7/25/2023
DATUM/EPOCH: NAD 83 NSRS 2011 - NAVD 88
PUBLISHED/FIXED CONTROL USED: FIXED
GEOID MODEL: 18 (CONUS)
COMBINED GRID FACTOR: 0.9999112 (GRID TO GROUND)
UNITS: US SURVEY FEET



DATE	REVISION	BY

MCKIM & CREED
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Suite 200, Raleigh, NC 27612
Phone: (919) 233-8001, Fax: (919) 233-8031
NC License# F-1222
Internet Site: <http://www.mckimcreed.com>



PROJECT # : 0850-0001	PROJ. SVR : KDM	L-4668
DRAWN BY : SEM	FIELD BK. : Book	
COMP. FILE : .	SHEET # : 1	OF 1

EXISTING CONDITIONS SURVEY
OF
HAYWOOD GLEN COMMERCIAL LOT
FOR
HAYWOOD GLEN INVESTMENTS LLC
DATE: JANUARY 06, 2025 SCALE: AS NOTED
MARKS CREEK TOWNSHIP WAKE COUNTY NORTH CAROLINA



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL TOWN OF KNIGHTDALE
WAKE COUNTY, AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

PUBLIC GATHERING AREA:
455 SF OF PUBLIC GATHERING SPACE IS PROVIDED WITH THE FOLLOWING AMENITIES:

- MOVABLE TABLES AND CHAIRS
- BENCHES
- SHADE TREE



KNIGHTDALE DAYCARE

TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

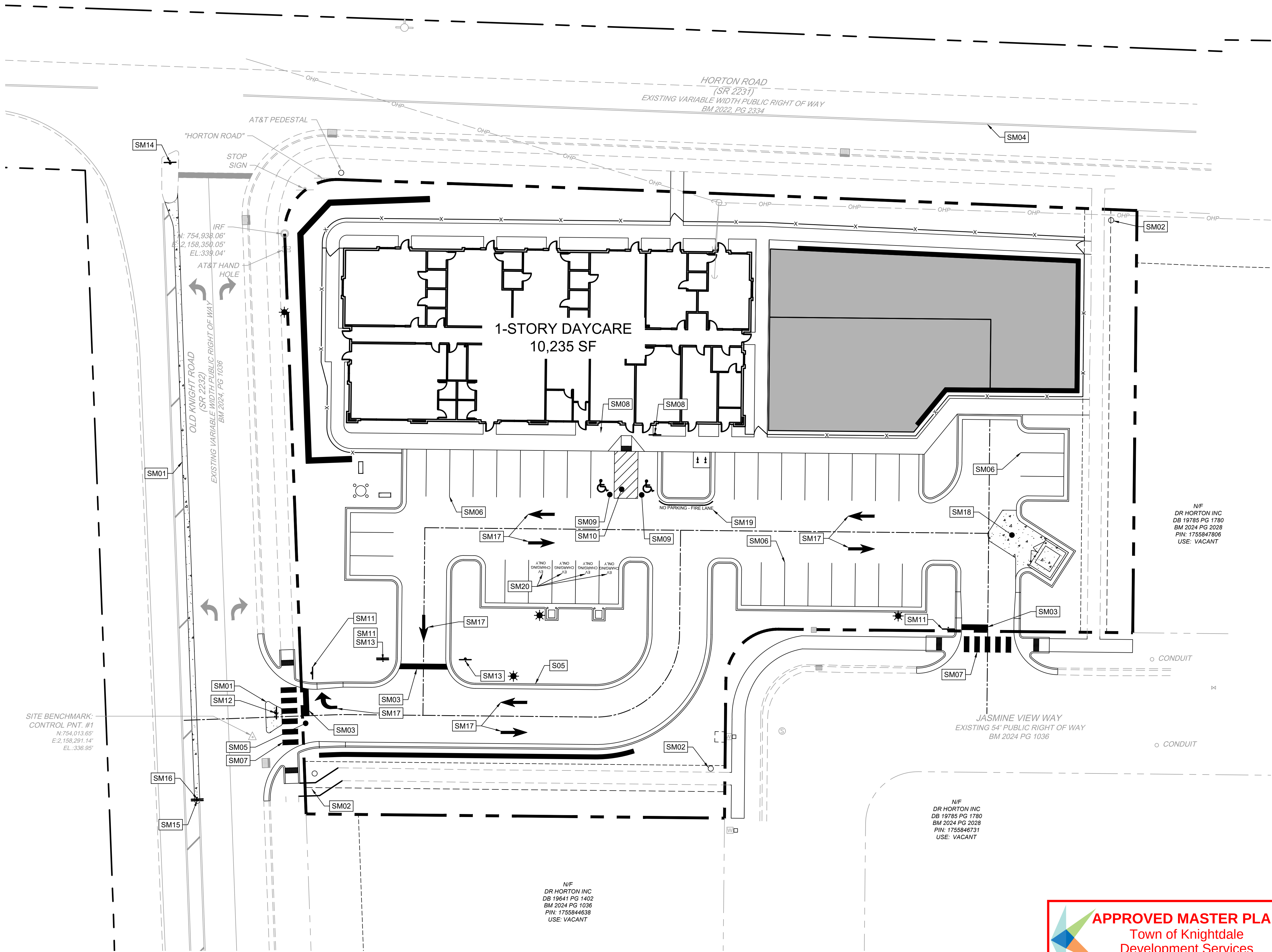
SITE LAYOUT PLAN

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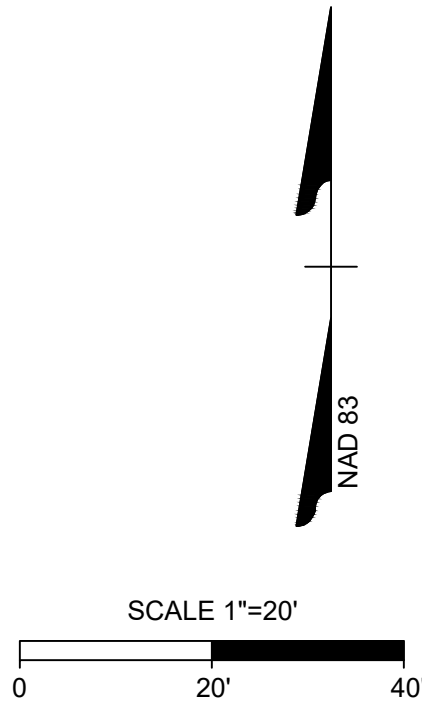
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SITE LAYOUT KEYNOTES	
NUMBER	DESCRIPTION
SM01	CONCRETE MONOLITHIC ISLAND
SM02	PET WASTE STATION, TRASH RECEPTACLE AND DECORATIVE COLUMN PER TOWN OF KNIGHTDALE REQUIREMENTS
SM03	2' WIDE PAINTED STOP BAR (TYP.)
SM04	EXISTING ROAD CENTERLINE
SM05	RIGHT IN / RIGHT OUT DRIVEWAY
SM06	PARKING STALL STRIPING PER LOCAL CODES (TYP.)
SM07	HIGH VISIBILITY PEDESTRIAN CROSSWALK STRIPING (PER NCDOT & TOWN OF KNIGHTDALE REQUIREMENTS)
SM08	VAN ACCESSIBLE PARKING SIGN (TYPICAL - PER ADA AND LOCAL REQUIREMENTS); R7-8A (MUTCD)
SM09	ADA ACCESSIBLE PARKING SPACE STRIPING AND SYMBOL OF ACCESSIBILITY (TYPICAL - PER ADA AND LOCAL CODES)
SM10	CONCRETE ADA STALL (TYP.)
SM11	"STOP" SIGN; R1-1 (MUTCD)
SM12	"RIGHT TURN ONLY" SIGN; R3-5 (MUTCD)
SM13	"DO NOT ENTER" SIGN; R5-1 (MUTCD)
SM14	"KEEP RIGHT" SIGN; R4-7 (MUTCD)
SM15	"KEEP RIGHT" SIGN; R4-7C (MUTCD)
SM16	"NO U-TURN" SIGN; R3-4 (MUTCD)
SM17	DIRECTIONAL TRAFFIC ARROW (PER LOCAL CODES)
SM18	HEAVY-DUTY CONCRETE: 6" OF 4,000 PSI OVER 6" OF ABC STONE, PROVIDE 2" WIDE CHAMFERS AS SHOWN ON PLAN.
SM19	"NO PARKING - FIRE LANE" PAVEMENT MARKING
SM20	"EV CHARGING ONLY" PAVEMENT MARKING

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DRAWN BY

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M. DAVIDSON

SCALE

AS SHOWN

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NORTH CAROLINA LICENSE NO. C-1652

KNIGHTDALE DAYCARE

TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

SIGNS AND MARKINGS PLAN

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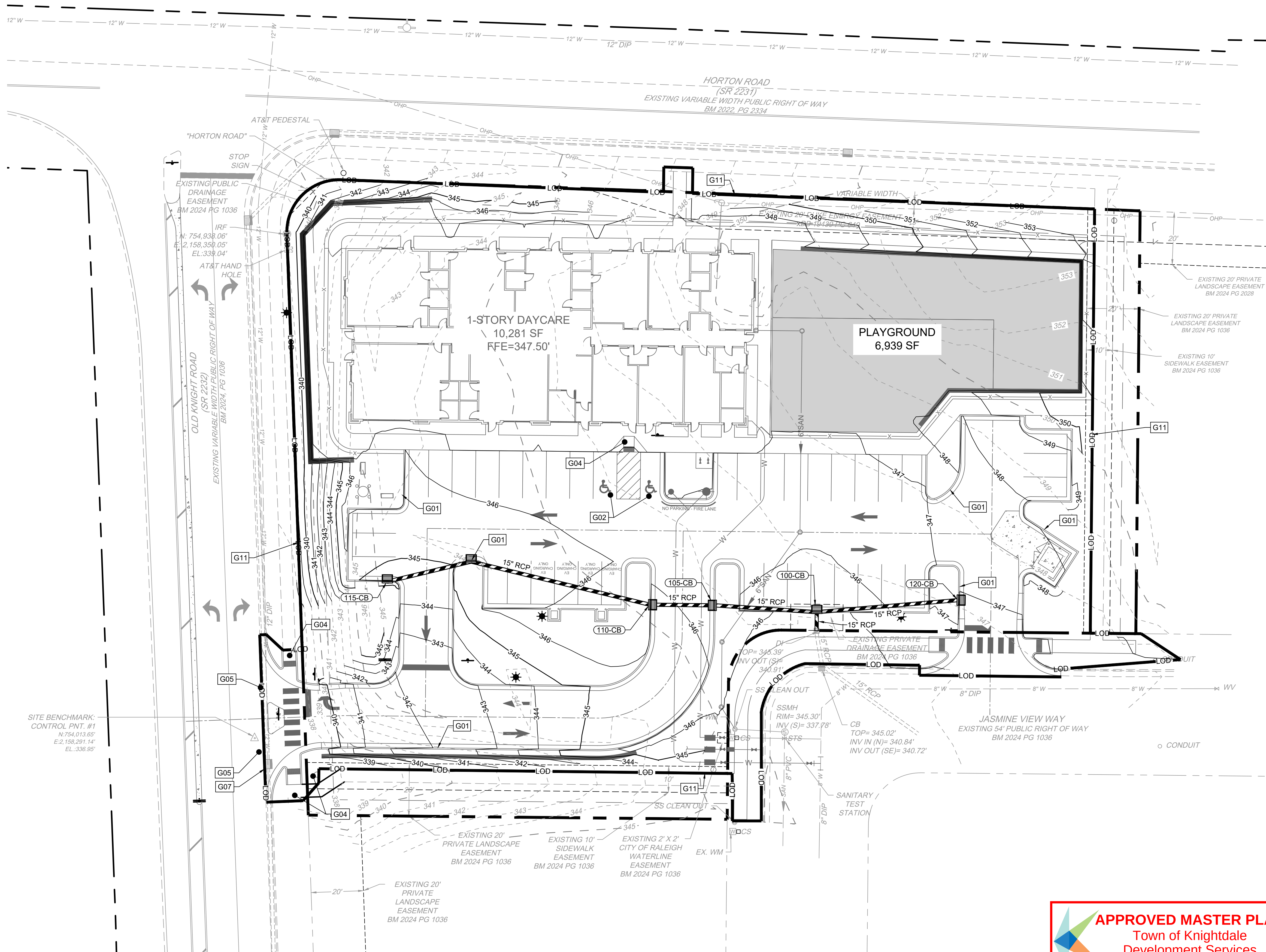
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GRADING & STORMWATER KEYNOTES	
NUMBER	DESCRIPTION
G01	24" CURB & GUTTER (TYP.)
G02	ADA STALLS (MAX SLOPE 1:50)
G03	ADA ACCESS ROUTE MAX CROSS SLOPE 1:50; MAX LONG. SLOPE 1:20
G04	ADA RAMP (TYP.)
G05	MATCH EXISTING PAVEMENT ELEVATION
G06	LIMITS OF SAWCUT AND PAVEMENT REMOVAL
G07	CONVERT EXISTING STRUCTURE TO DROP INLET
G08	EXISTING PERMANENT DRAINAGE EASEMENT
G09	EXISTING PERMANENT UTILITY EASEMENT
G10	ROOF DRAIN (TYP.); MIN. COVER OF 2' AND MIN. SLOPE OF 1%
G11	LIMITS OF DISTURBANCE (TYP.)

GRADING AND STORM DRAINAGE NOTES

- CONTRACTOR SHALL CALL "NORTH CAROLINA ONE CALL" (811) AT LEAST 3 DAYS PRIOR TO DIGGING TO HAVE EXISTING UTILITIES LOCATED. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES INVOLVED IN ANY RELATED RELOCATION (I.E. POWER POLES, TELEPHONE PEDESTALS, WATER METERS, ETC.).
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEYS AND THE BEST AVAILABLE RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CATCH BASINS AND YARD INLETS SHALL BE CONSTRUCTED IN THE LOCATIONS SHOWN UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING ANY DISCREPANCIES IN THE CATCH BASIN ELEVATIONS OR THE PROPOSED PIPE SLOPES TO THE ENGINEER. THE CONTRACTOR IS ALSO RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN ANY UTILITY, STORM DRAIN LINE, WATER LINE, SEWER LINE OR ANY OTHER PROPOSED OR EXISTING STRUCTURE TO THE ENGINEER.
- A LAND DISTURBING PERMIT WILL BE REQUIRED PRIOR TO THE COMMENCEMENT OF ANY LAND-DISTURBING ACTIVITIES.
- ALL EXISTING VAULTS, MANHOLES, STORM DRAIN STRUCTURES, VALVE BOXES, CLEANOUTS, ETC. SHALL BE ADJUSTED AS NEEDED TO MATCH FINISHED GRADE.
- ALL BACKFILL, COMPACTION, SOILS TESTING, ETC. SHALL BE PERFORMED BY THE OWNER'S INDEPENDENT TESTING LABORATORY.
- ALL SPOT ELEVATIONS INDICATED ARE AT TOP OF CURB UNLESS NOTED OTHERWISE. ALL ELEVATIONS ARE BASED ON VERTICAL DATUM NAVD88.
- A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED PRIOR TO ANY WORK, GRADING OR INSTALLATION OF EROSION CONTROL MEASURES.
- ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 (2.0%) SLOPE IN ALL DIRECTIONS. ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 (5.0%) SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 (2.0%) SLOPE FOR THE WIDTH OF THE SIDEWALK.
- CONTRACTOR TO IDENTIFY ALL NECESSARY SPILL CURB SECTION LOCATIONS AND INSTALL TO ENSURE POSITIVE DRAINAGE TO STORM STRUCTURES.
- IF CONTRACTOR NOTICES ANY DISCREPANCIES IN ANY OF THESE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND. SPOT ELEVATIONS ARE GIVEN AT THE MAJORITY OF THE MAJOR BREAK POINTS BUT IT SHOULD NOT BE ASSUMED THAT ALL NECESSARY SPOT ELEVATIONS ARE SHOWN. DUE TO SPACE LIMITATIONS, THERE MAY BE OTHER CRITICAL SPOTS NOT LABELED THAT SHOULD BE TAKEN INTO CONSIDERATION. THE CONTRACTOR SHALL REVIEW THE GRADING PLAN IN DETAIL AND SHALL ENSURE THAT ALL CRITICAL GRADE POINTS ARE STAKED AND FOLLOWED TO PROVIDE POSITIVE DRAINAGE.
- EXISTING VEGETATION WITHIN TREE PROTECTIVE AREAS SHALL REMAIN UNDISTURBED UNLESS NOTED OTHERWISE. ANY AND ALL LANDSCAPING AND EXISTING TREES AND SHRUBS TO REMAIN WHICH ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR USING A LICENSED LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE GRADING CONTRACTOR SHALL COMPLY WITH ALL STATE CODES IN OBSERVING EROSION CONTROL MEASURES BOTH ON AND OFF-SITE. THE GRADING CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES AFTER EACH RAINFALL EVENT OR AS DIRECTED BY THE EROSION CONTROL INSPECTOR OR THE ENGINEER.
- THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR OFF-SITE DISPOSAL OF ALL CLEARING AND GRADING WASTE MATERIALS GENERATED DURING CONSTRUCTION AND FOR OBTAINING ALL APPLICABLE PERMITS FOR OFF-SITE STOCKPILES AND/OR WASTE AREAS.
- ALL CATCH BASINS MUST BE MARKED "DUMP NO WASTE DRAINS TO STREAM" OR EQUIVALENT.

IMPERVIOUS SURFACE AREA SUMMARY:

NET SITE AREA: 65,480 SF±

ONSITE IMPERVIOUS SURFACES:

PROPOSED BUILDING: 10,281 SF±
PROPOSED SIDEWALK / RETAINING WALL: 4,895 SF±
PROPOSED VUA: 20,175 SF±
EXISTING IMPERVIOUS (SIDEWALK): 1,579 SF±

TOTAL ON-SITE IMPERVIOUS TOTAL: 36,930 SF±

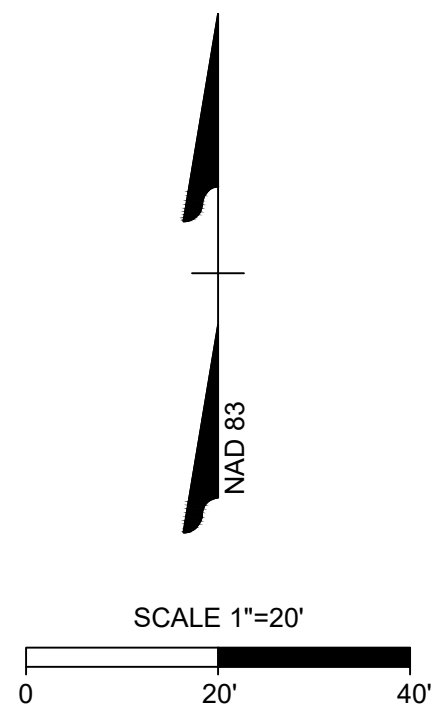
ONSITE PERVIOUS SURFACES:

LANDSCAPE AREAS: 21,611 SF±

PLAYGROUND AREA: 6,939 SF±

ON-SITE PERVIOUS TOTAL: 28,550 SF±

*IMPERVIOUS SURFACE AREA PREVIOUSLY ALLOCATED TO THIS PARCEL: 42,000 SF



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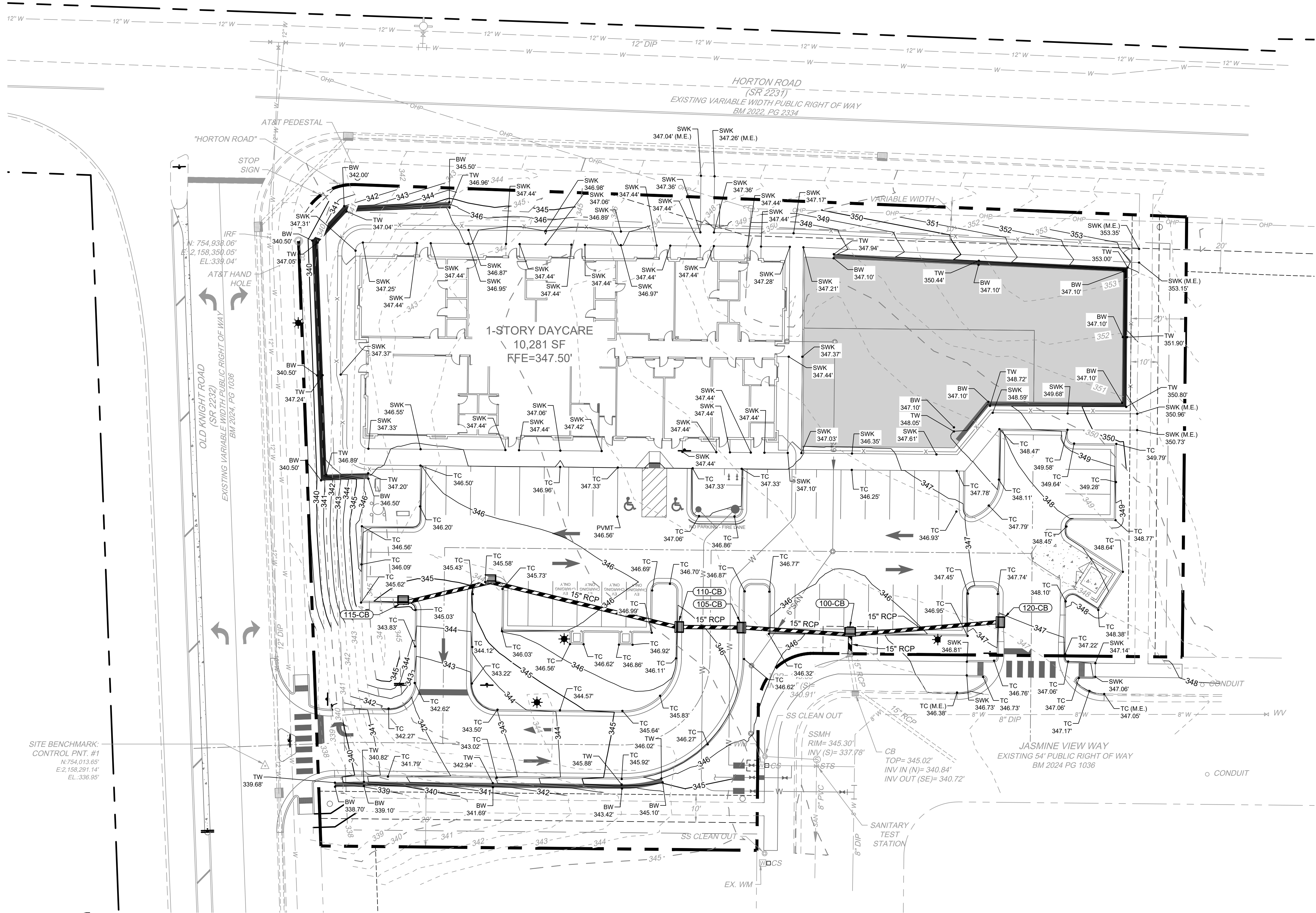
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KNIGHTDALE DAYCARE
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GRADING AND DRAINAGE PLAN

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STORM STRUCTURE TABLE				
STR. #	TOP	INV. IN	INV. OUT	DESCRIPTION
100-CB	345.60'	340.99' (15" RCP FROM 105-CB) 341.02' (15" RCP FROM 120-CB)	340.89' (15" RCP TO)	NCDOT 840.02 CONCRETE CATCH BASIN
105-CB	346.74'	341.28' (15" RCP FROM 110-CB)	341.18' (15" RCP TO 100-CB)	NCDOT 840.02 CONCRETE CATCH BASIN
110-CB	346.34'	341.50' (15" RCP FROM 115-CB (1))	341.40' (15" RCP TO 105-CB)	NCDOT 840.02 CONCRETE CATCH BASIN
115-CB	345.20'	342.20' (15" RCP TO 115-CB (1))	342.11' (15" RCP TO 115-CB (1))	NCDOT 840.02 CONCRETE CATCH BASIN
115-CB (1)	345.62'	341.95' (15" RCP FROM 115-CB)	341.85' (15" RCP TO 110-CB)	NCDOT 840.02 CONCRETE CATCH BASIN
120-CB	347.37'		341.56' (15" RCP TO 100-CB)	NCDOT 840.02 CONCRETE CATCH BASIN

STORM PIPE TABLE						
FROM - TO	UPSTREAM INVERT	DOWNSTREAM INVERT	SLOPE	LENGTH	DIA.	MATERIAL
100-CB -	340.89'	340.85'	0.50%	7.11 LF	15"	RCP
105-CB - 100-CB	341.18'	340.99'	0.50%	38.93 LF	15"	RCP
110-CB - 105-CB	341.40'	341.28'	0.50%	25.00 LF	15"	RCP
115-CB - 115-CB (1)	342.11'	341.95'	0.50%	32.96 LF	15"	RCP
115-CB (1) - 110-CB	341.85'	341.50'	0.50%	70.23 LF	15"	RCP
120-CB - 100-CB	341.56'	341.02'	1.00%	54.29 LF	15"	RCP

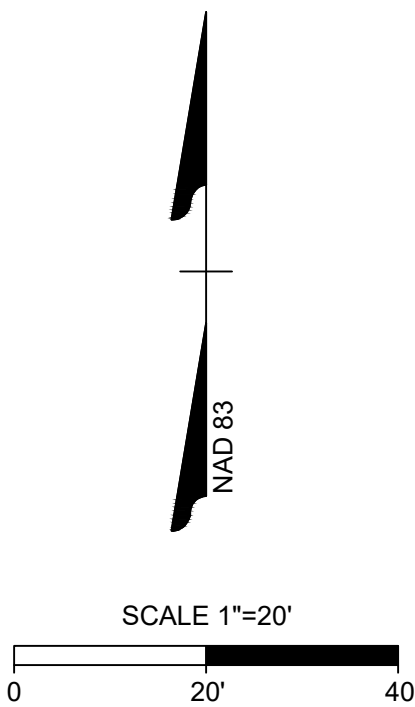


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SPOT ELEVATION LEGEND
TC = TOP OF CURB
ME = MATCH EXISTING
GND = GROUND
SWK = SIDEWALK
TW = TOP OF WALL
BW = BOTTOM OF WALL
HP = HIGH POINT
FC = FLUSH CURB
EOP = EDGE OF PAVEMENT
PVMT = PAVEMENT
FL = FLOW LINE

- NOTES:
- TOP REFERS TO:
 - CATCH BASIN: TOP OF CURB
 - YARD INLET: SILL
 - SD* - SEE RISER DETAIL



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TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

KNIGHTDALE DAYCARE

TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

SPOT GRADING PLAN AND STORM TABLES

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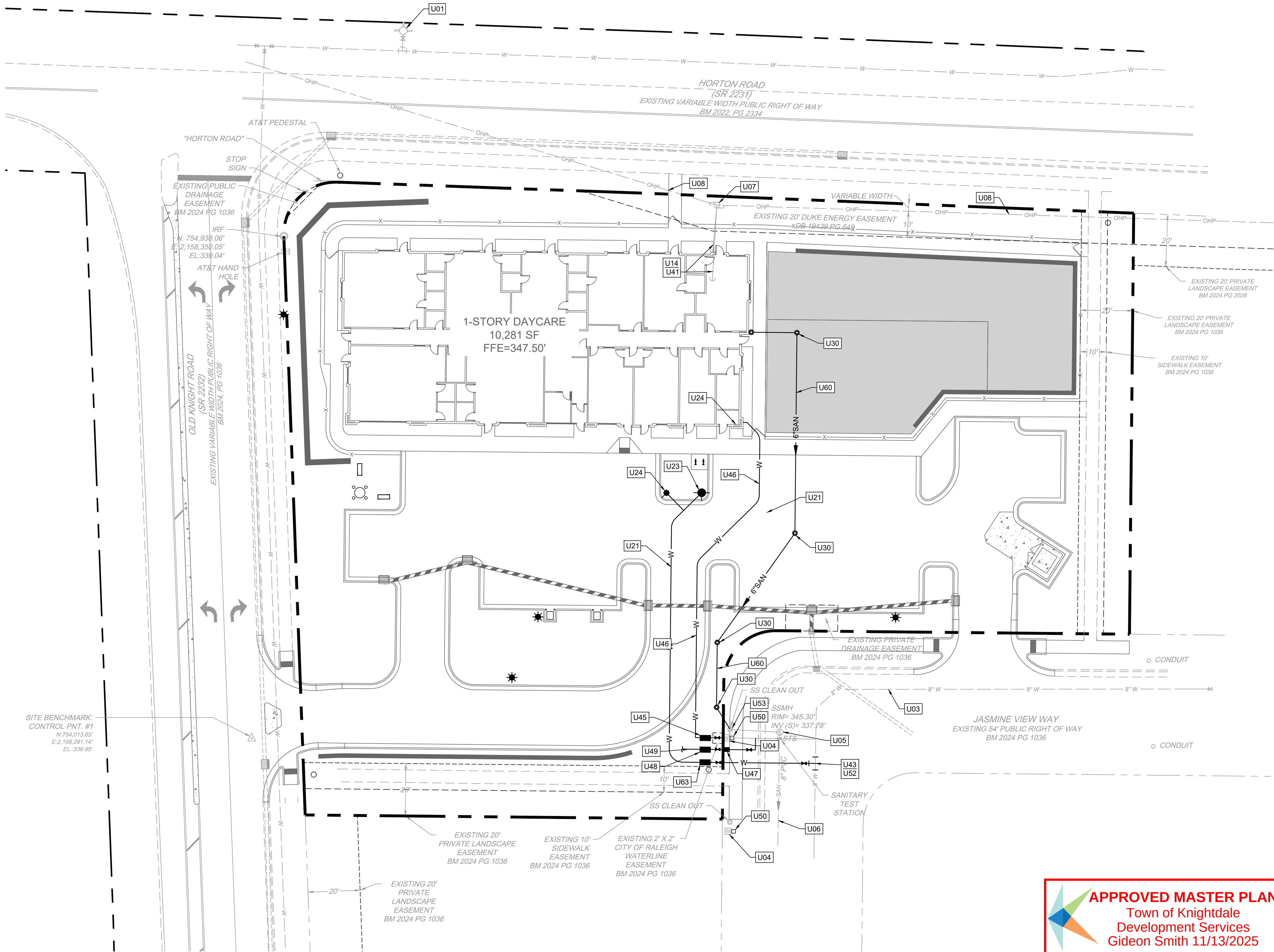
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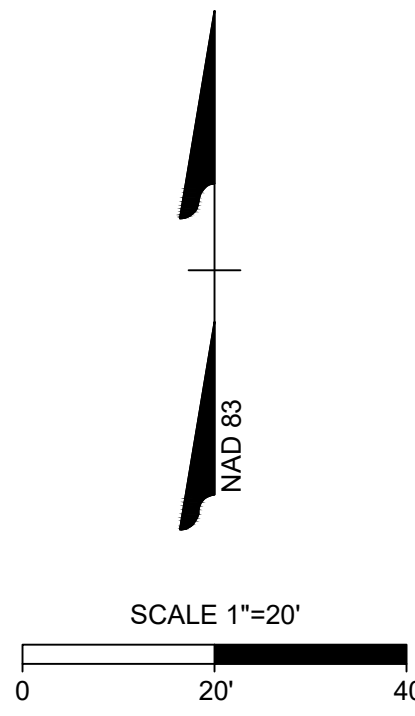
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UTILITY KEYNOTES	
NUMBER	DESCRIPTION
U01	EXISTING FIRE HYDRANT
U03	EXISTING 8" WATERLINE
U04	EXISTING WATER METER (TYP.)
U05	EXISTING SANITARY SEWER MANHOLE (TYP.)
U06	EXISTING 8" PVC SANITARY SEWER MAIN (TYP.)
U07	EXISTING POWER POLE (TYP.)
U08	EXISTING OVERHEAD POWER LINE (TYP.)
U14	EXISTING GUY WIRE TO BE RELOCATED BY DUKE ENERGY
U16	EXISTING GAS MAIN TO REMAIN
U21	6" DIP WATER LINE
U23	FIRE HYDRANT ASSEMBLY (TYP.)
U24	5" STORZ FIRE DEPARTMENT CONNECTION (TYP.)
U29	HVAC UNITS AND CONCRETE PAD (TYP.)
U30	CLEANOUT (TYP.); TRAFFIC RATED IF LOCATED WITHIN PAVEMENT; REFER TO DETAIL.
U41	COORDINATE WITH DUKE ENERGY TO RESET EXISTING GUY WIRE TO MATCH FINISHED GRADE.
U43	TAP EXISTING 8" WATER MAIN WITH 8"x6" TEE.
U45	2" RPZ DOMESTIC BFP IN ABOVE GRADE AND INSULATED ENCLOSURE (WILKINS 975 OR AS APPROVED BY CITY OF RALEIGH); REFER TO DETAIL W-36
U46	2" TYPE "K" SOFT COPPER DOMESTIC WATER SERVICE (TYP.)
U47	1" IRRIGATION METER
U48	1" RPZ IRRIGATION BFP IN ABOVE GRADE AND INSULATED ENCLOSURE (WILKINS 975 OR AS APPROVED BY CITY OF RALEIGH); REFER TO DETAIL W-36
U49	1" TYPE K COPPER WATER IRRIGATION LINE; COORDINATE IRRIGATION DESIGN
U50	EXISTING CURB STOP
U51	ADJUST EXISTING APPURTENANCE TO MATCH FINISHED GRADE.
U52	COORDINATE WITH WATER DEPARTMENT TO ENSURE THAT SERVICE IS NOT INTERRUPTED AT ANY TIME.
U53	CONNECT TO EXISTING SANITARY SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, CONDITION, AND INVERT PRIOR TO ANY CONSTRUCTION. COORDINATE WITH UTILITY PROVIDER. CONTRACTOR SHALL HAVE EXISTING LINE JETTED AND A CAMERA RUN THROUGH IT TO VERIFY PRIOR TO ANY CONSTRUCTION. ELECTRIC TRANSFORMER PAD LOCATION. COORDINATE WITH LOCAL PROVIDER. LOCAL PROVIDER CAN SUPERSEDE THE PROPOSED TRANSFORMER PAD LOCATION. PROVIDE TWO 6" CONDUITS BETWEEN POINT OF CONNECTION AND TRANSFORMER. 24" MINIMUM BURY DEPTH WITH 18" OF VERTICAL SEPARATION AT WATER AND SEWER CROSSINGS.
U54	
U60	6" PVC SANITARY SEWER SERVICE (TYP.)
U61	6" GATE VALVE (TYP.)
U63	8" RPDA FIRE BFP IN ABOVE GRADE AND INSULATED ENCLOSURE (WILKINS 975ADAR OR AS APPROVED BY CITY OF RALEIGH); REFER TO DETAIL W-37
U64	8" GATE VALVE (TYP.)

UTILITY NOTES

- CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- ALL UNDERGROUND FEATURES INDICATED ON THE PLANS SHOULD BE CONSIDERED APPROXIMATE IN LOCATION AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
- CONTRACTOR SHALL COORDINATE THE LOCATION OR RELOCATION OF ALL OVERHEAD AND UNDERGROUND COMMUNICATION LINES. ELECTRIC AND GAS SERVICE WITH THE APPROPRIATE UTILITY COMPANY AND/OR THE CITY PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL PROVIDE CONDUITS AS REQUIRED FOR THESE UTILITIES UNDER PAVED AREAS.
- ALL ILLUSTRATED UTILITY INFRASTRUCTURE IS DIAGRAMMATIC AND MAY NOT REPRESENT THE ACTUAL SIZE OF INFRASTRUCTURE. NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF ANY CONFLICTS OR DISCREPANCIES ARE NOTED.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
- CURB STOPS ARE REQUIRED AND SHALL BE LOCATED 1 FOOT FROM THE METER BOX. CURB STOPS SHALL BE INSTALLED IN A CURB STOP BOX AS MANUFACTURED BY FORD, A.Y. McDONALD, OR TRUMBULL.
- SERVICE SADDLES SHALL BE ALL BRONZE WITH DOUBLE BRONZE STRAPS WITH A NEOPRENE "O" RING GASKET ATTACHED TO THE BODY.
- ALL WATER METERS SHALL BE PROVIDED AND INSTALLED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT METERS DIVISION.
- METERS WILL BE THE SAME SIZE IN DIAMETER AS THE SERVICE.
- A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND ALL WATER METERS.
- ALL 6" SANITARY SEWER SERVICES CONNECTIONS SHALL BE MADE INTO MANHOLES ONLY.
- UTILITY TRENCHES SHALL BE CUT AND PAVEMENT REPAIRED TO CITY OF RALEIGH STANDARDS.
- ALL DISTURBED HARDSCAPE AND LANDSCAPING (CONCRETE, ASPHALT, BRICK, TREES, SHRUBS, ETC) SHALL BE REPLACED ACCORDING TO TOWN OF KNIGHTDALE AND NCDOT STANDARDS AND SPECIFICATIONS.
- BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY MCKIM & CREED (07/25/2023).
- ALL OVERHEAD UTILITY LINES SHALL BE ADJUSTED TO MAINTAIN ACCEPTABLE CLEARANCES FOR FIRE APPARATUS, CONSTRUCTION EQUIPMENT, AND VEHICULAR ACCESS.



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TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

UTILITY PLAN

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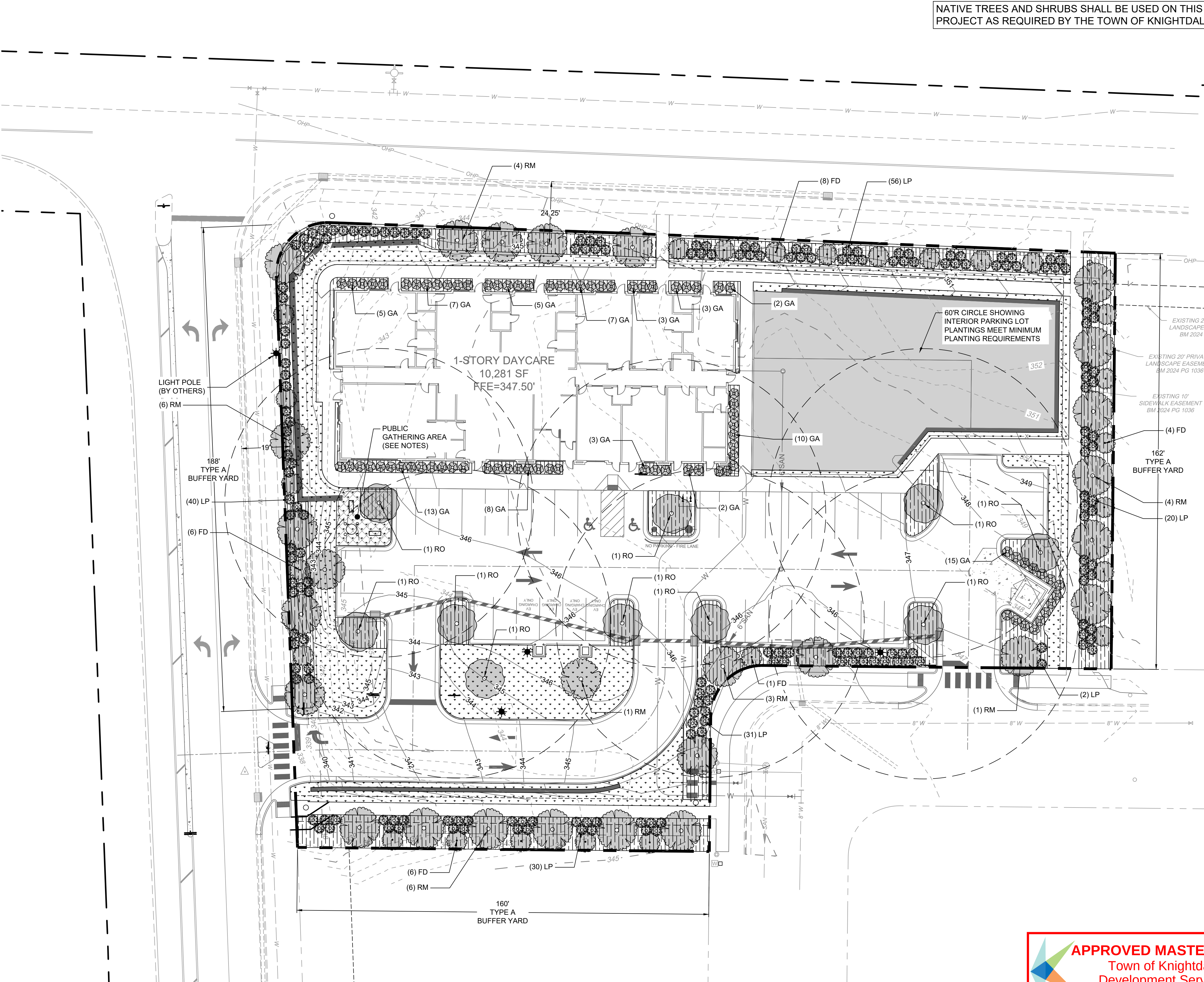
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NATIVE TREES AND SHRUBS SHALL BE USED ON THIS PROJECT AS REQUIRED BY THE TOWN OF KNIGHTDALE

LANDSCAPE NOTES:

PRE-CONSTRUCTION

- PRIOR TO CONSTRUCTION LOCATE ALL UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE WORK AREA. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. PROTECT ALL UTILITIES. REPAIR ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF CONSTRUCTION.
- CONTRACTOR ENGAGED IN LANDSCAPE IMPLEMENTATION SHALL BE A LANDSCAPE CONTRACTOR REGISTERED IN THE STATE OF NORTH CAROLINA.
- VERIFY ALL PLANT MATERIAL QUANTITIES ON PLANS PRIOR TO BIDDING. PLANT LIST TOTALS ARE FOR CONVENIENCE ONLY AND MUST BE VERIFIED.
- PLANT MATERIAL SUBSTITUTIONS CAN ONLY OCCUR WITH PRIOR WRITTEN APPROVAL BY LANDSCAPE ARCHITECT.
- PRIOR TO THE COMMENCEMENT OF ANY ACTIVITIES REQUIRING A BUILDING OR ZONING PERMIT AN ON-SITE PRE-CONSTRUCTION CONFERENCE SHALL TAKE PLACE WITH THE DEVELOPER AND THE ADMINISTRATOR TO REVIEW PROCEDURES FOR THE PROTECTION AND MANAGEMENT OF ALL LANDSCAPE ELEMENTS TO REMAIN.
- ALL PLANT MATERIALS ARE SUBJECT TO LANDSCAPE ARCHITECT APPROVAL BEFORE, DURING, AND AFTER INSTALLATION.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.
- ALL PLANT MATERIALS AND INSTALLATION SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK".
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
 - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD.

CONSTRUCTION/INSTALLATION

- CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
- CONTRACTOR SHALL TAKE 3 REPRESENTATIVE SOIL SAMPLES OF EACH PROPOSED PLANT BED AND SUBMIT COPIES OF THE RESULTS TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
- STUMPS LABELED FOR REMOVAL SHALL BE EXCAVATED, NOT GROUND. REMOVE ALL DEBRIS FROM THE HOLE. FILL WITH TOP SOIL, COMPACT, AND RAKE SMOOTH PRIOR TO INSTALLING NEW PLANT MATERIAL.
- CONTRACTOR IS RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- ALL LANDSCAPED AND LAWN AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL LANDSCAPE ISLANDS SHALL BE GRADED FOR POSITIVE DRAINAGE WITH NO LOW SPOTS ALLOWING WATER TO BE TRAPPED.
- INSTALL LANDSCAPE PLANTINGS AT ENTRANCES/EXITS AND PARKING AREAS ACCORDING TO PLANS SO MATERIAL WILL NOT INTERFERE WITH SIGHT DISTANCES.
- THE SIZE OF THE PLANTING AREA AND SIZE OF PLANT MATERIAL AT MATURITY SHALL ALLOW FOR A 2.5' BUMPER OVERHANG FROM THE BACK OF CURB.
- ALL TREES MUST BE GUYED OR STAKED AS DETAILED.
- AREAS DAMAGED FROM PLANT RELOCATION OR OTHER ACTIVITIES OF LANDSCAPE CONTRACTOR TO BE RESEEDED AND ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANT MATERIAL DURING INSTALLATION AND UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER. CONTRACTOR SHALL NOTIFY OWNER OF CONDITIONS WHICH AFFECTS THE GUARANTEE. IT MAY BE NECESSARY TO TRUCK IN NON-CITY WATER TO MEET PLANT NEEDS.
- USE HERBICIDES, PESTICIDES, AND FERTILIZER IN A MANNER CONSISTENT WITH THE FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT AND IN ACCORDANCE WITH LABEL RESTRICTIONS.
- ALL LAWN AREAS TO BE SEEDDED SHALL USE A LOCALLY GROWN COMMERCIAL MIX MEETING LATEST STATE OF NORTH CAROLINA AGRICULTURE STANDARDS FOR SEED AND PLANT CERTIFICATION.
- SEEDING AND STRAW NOTES FOR LAWN AREAS:
 - RIP THE ENTIRE AREA TO DEPTH OF NOT LESS THAN 6".
 - REMOVE ALL LOOSE ROCKS, ROOTS, AND OTHER OBSTRUCTIONS LEAVING SURFACE SMOOTH AND UNIFORM. DISPOSE OF WASTE MATERIAL OFF-SITE.
 - CHISEL COMPACTED AREAS AND SPREAD TOPSOIL TO SPECIFIED DEPTH.
 - APPLY AGRICULTURAL LIME, FERTILIZER, AND SUPER PHOSPHATE UNIFORMLY AND MIX WITH SOIL. APPLY SOIL AMENDMENTS PER REQUIRED SOIL ANALYSIS RECOMMENDATIONS.
 - CONTINUE TILAGE UNTIL A WELL PULVERIZED, FIRM, REASONABLY UNIFORM SEEDBED IS PREPARED.
 - SEED ON A FRESHLY PREPARED SEEDBED AND COVER SEED LIGHTLY WITH SEEDING EQUIPMENT OR CULTIPACK AFTER SEEDING.
 - MULCH IMMEDIATELY AFTER SEEDING AND ANCHOR MULCH.
 - INSPECT ALL SEEDDED AREAS AND IF POSSIBLE, MAKE NECESSARY REPAIRS OR RESEEDINGS WITHIN THE PLANTING SEASON. IF GRANDSTAND SHOULD BE OVER 60% DAMAGED, REESTABLISH FOLLOWING ORIGINAL LIME, FERTILIZER, AND SEEDING RATES.
 - ANCHOR TACK WITH LIQUID ASPHALT AT 400 GAL/ACRE OR EMULSIFIED ASPHALT AT 300 GAL/ACRE.
- BIODEGRADABLE WEED MATTING (ALL-PRO WEED MAT OR APPROVED EQUAL) SHALL BE REQUIRED IN SHRUB BEDS ADJACENT TO BUILDING FACADE.
- PLANTING BEDS TO BE COMPLETELY COVERED WITH A MINIMUM 4" DEPTH OF MATERIAL FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER. REFER TO LANDSCAPE SCHEME FOR MATERIAL SPECIFICATIONS.
- MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN MATERIAL PER SPECIFICATIONS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE MATERIAL FROM PLANTS. DO NOT PLACE MULCH IN CONTACT WITH THE TREE TRUNK. KEEP A MINIMUM OF 4" AWAY FROM TREE TRUNK OR BASE OF PLANT.
- MULCH AND NO-MOW MIXES SHALL BE REPLENISHED AS NEEDED, ESPECIALLY AFTER HEAVY RAIN EVENTS. IF NO-MOW MIX GERMINATES AT A RATE OF LESS THAN 90%, THEN REMOVE OTHER SPECIES AND RESEED.

TEMPORARY IRRIGATION

- CONTRACTOR TO PROVIDE AND MAINTAIN TEMPORARY IRRIGATION FOR SOD WITHIN THE STORMWATER CONTROL MEASURE UNTIL SOD BECOMES ESTABLISHED.

INSPECTIONS/GUARANTEE

- LANDSCAPE CONTRACTOR SHALL NOTIFY GENERAL CONTRACTOR UPON COMPLETION OF LANDSCAPE INSTALLATION. CONTRACTOR WILL VERIFY COMPLETENESS INCLUDING THE REPLACEMENT OF ALL DEAD PLANT MATERIAL. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A FINAL INSPECTION BY LANDSCAPE ARCHITECT.
- PLANT MATERIAL QUANTITIES AND SIZES WILL BE INSPECTED FOR COMPLIANCE WITH APPROVED PLANS BY A SITE PLAN REVIEW AGENT PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR TO GUARANTEE ALL PLANT MATERIALS FOR ONE FULL YEAR AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. WARRANTY PERIOD SHALL BEGIN UPON CERTIFICATE OF OCCUPANCY OR WHEN THE OWNER TAKES OVER MAINTENANCE, WHICHEVER COMES FIRST.

PUBLIC GATHERING AREA

- PUBLIC GATHERING AREA IDENTIFIED ON THIS PLAN SHALL CONTAIN TWO (2) BENCHES, ONE (1) TABLE WITH SEATING, PLANTING AREA WITH FLOWERING POLLINATOR PLANT SPECIES, AND ONE (1) SHADE TREE. ADDITIONAL DETAILS WILL BE PROVIDED ON CONSTRUCTION PLANS.



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SCALE 1"=20'
0 20' 40'

NAD 83

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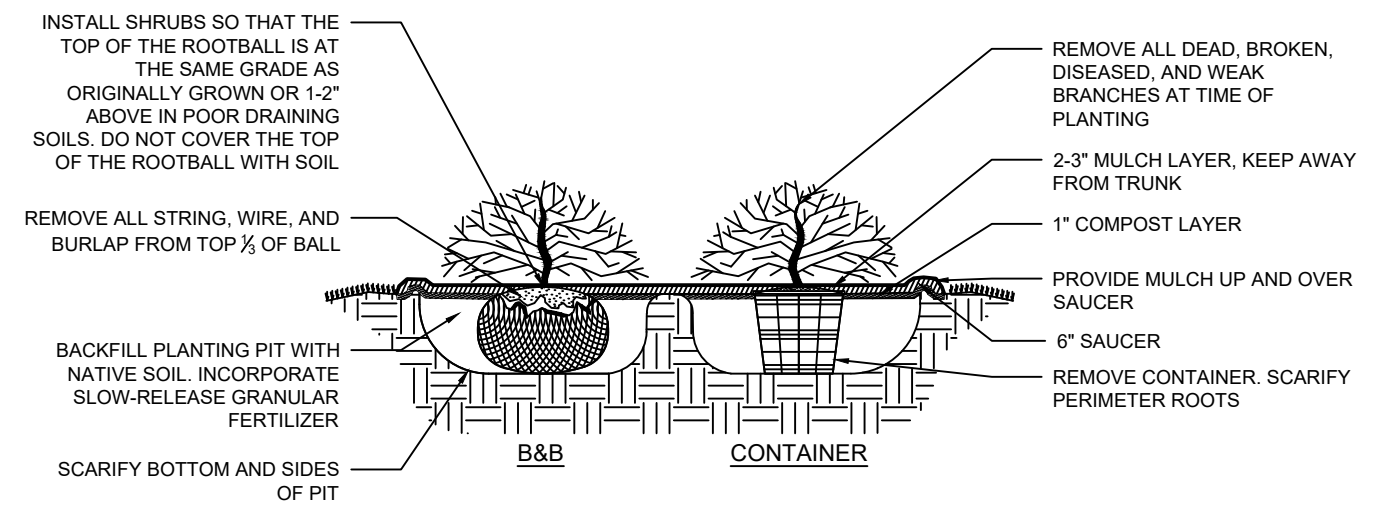
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LANDSCAPE PLAN

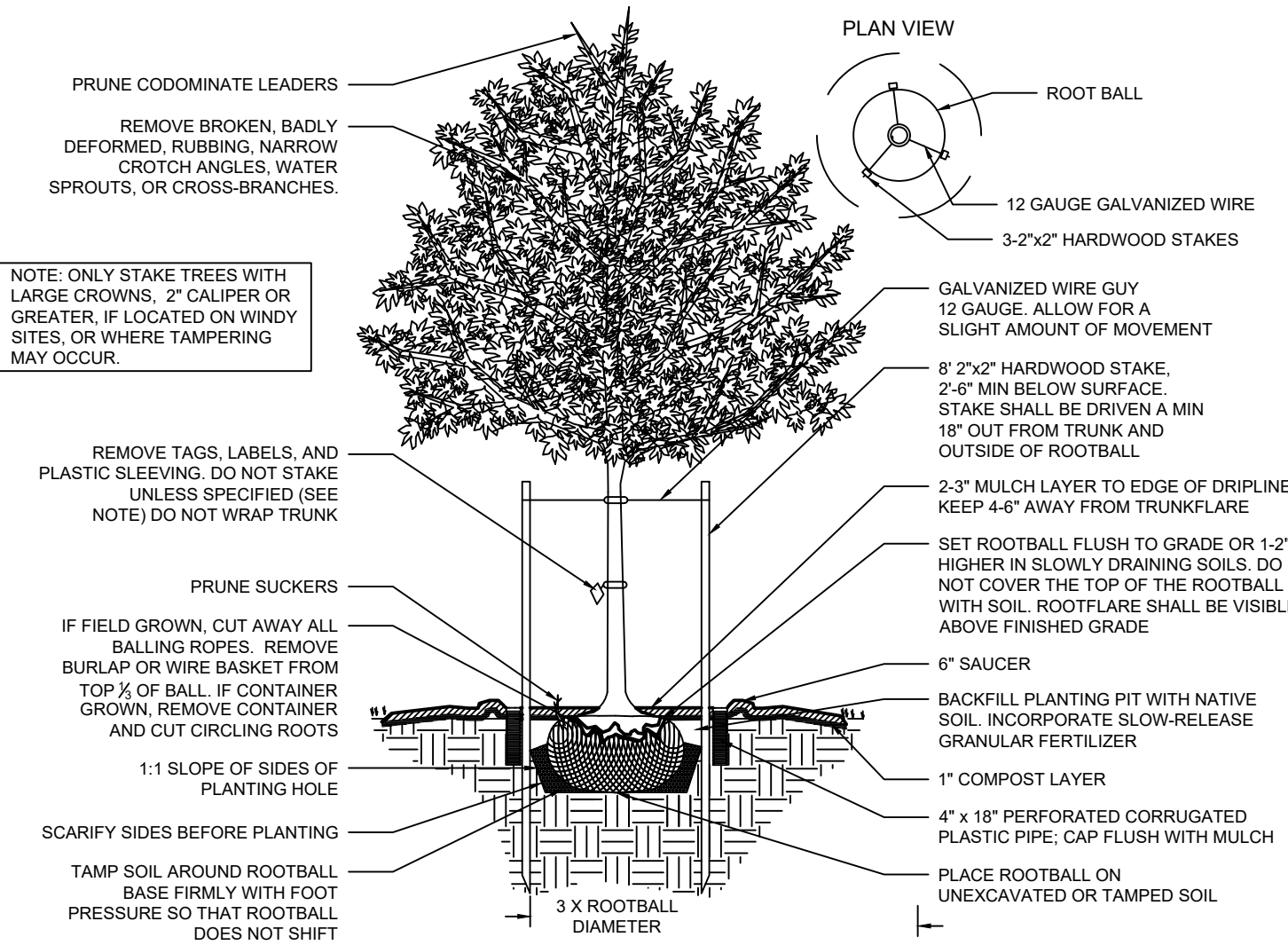
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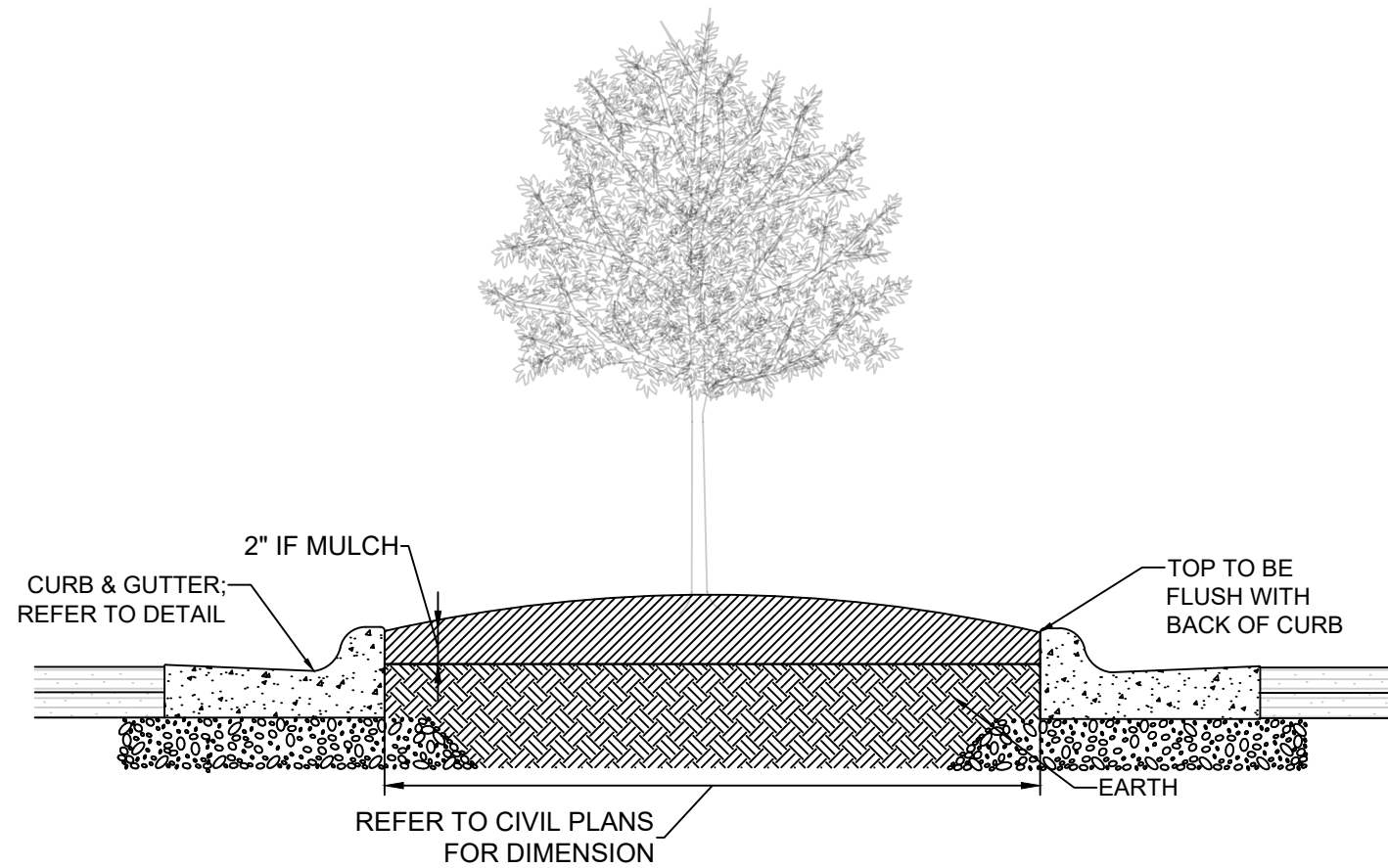
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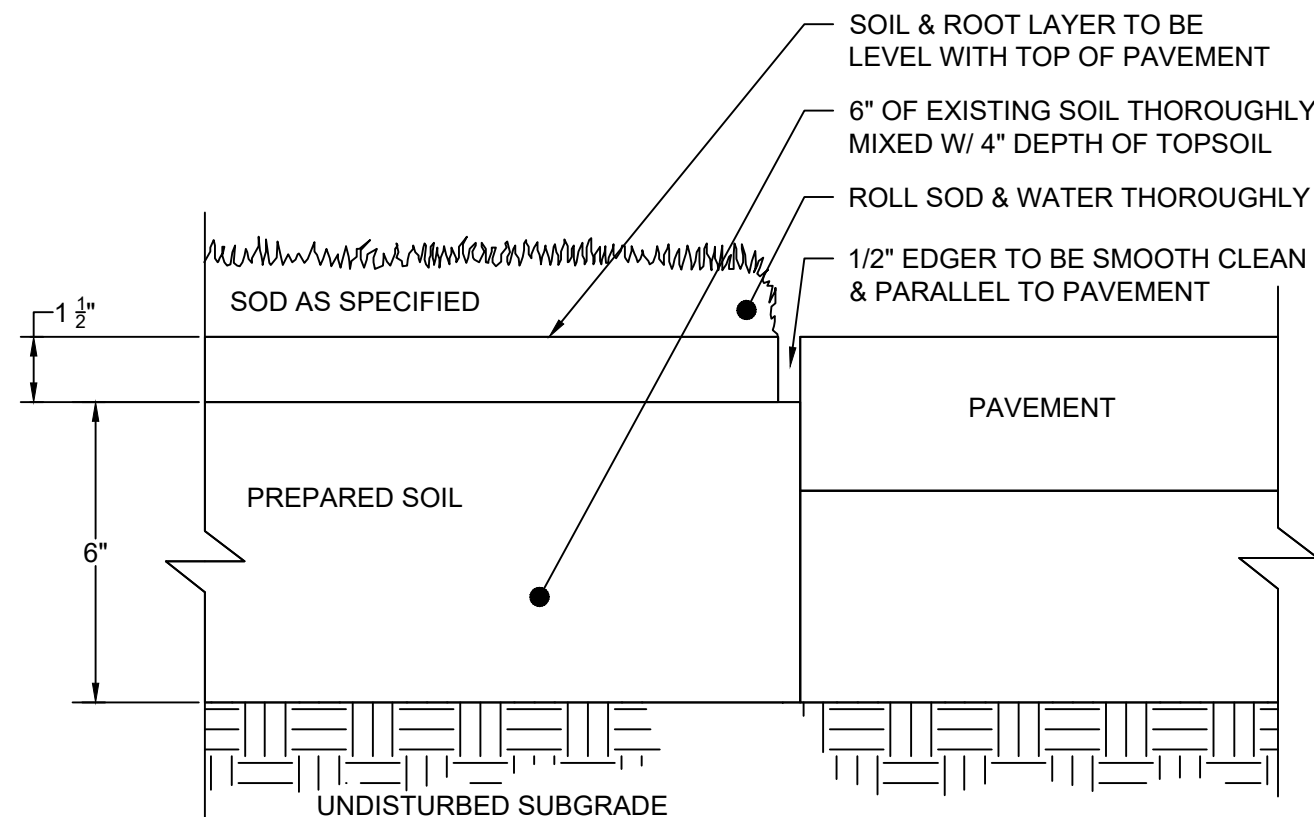
1 SHRUB DETAIL
NOT TO SCALE



2 DECIDUOUS TREE - STAKING SPECIFIED
NOT TO SCALE



6 LANDSCAPE ISLAND DETAIL
NOT TO SCALE



5 SOD DETAIL
NOT TO SCALE

TOWN OF KNIGHTDALE LANDSCAPE REQUIREMENTS

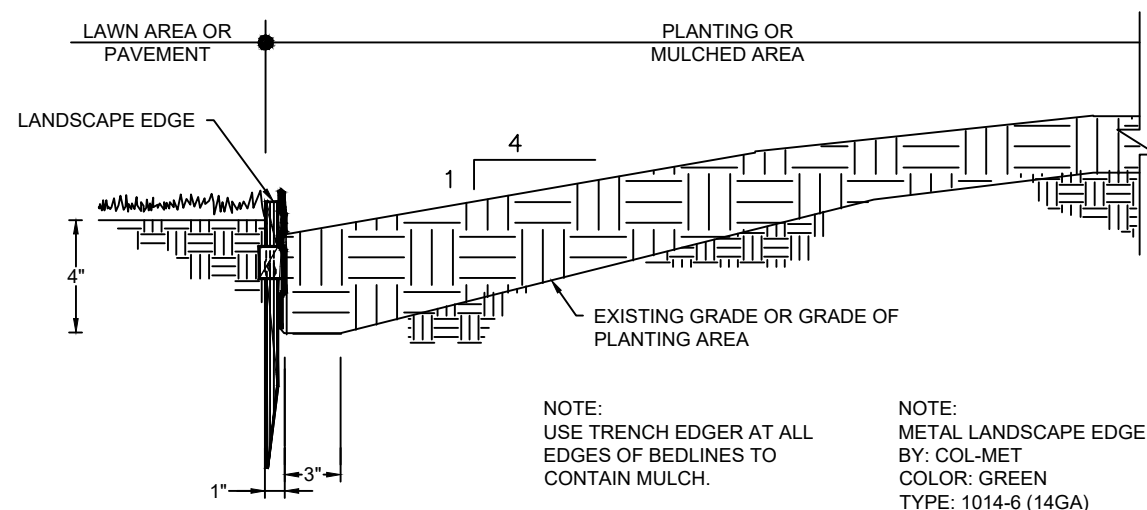
REQUIREMENT	CALCULATION	PROVIDED	SIZE (AT TIME OF PLANTING)
INTERIOR PARKING LOT LANDSCAPING:			
U.D. 7.4.J: NO PARKING SPACE MORE THAN 60 LF FROM BASE OF CANOPY TREE	REFER TO PLAN - 60 FT RADIUS CIRCLES CENTERED ON TREES	10 CANOPY TREES	2" CALIPER AND 8 FT. MIN. HEIGHT CANOPY TREES
PARKING LOT SCREENING:			
U.D.O. 7.5.B PARKING LOTS: TYPE A BUFFER YARD SCREENING PARKING LOT FROM ROW. TYPE A BUFFER YARD REQUIREMENTS: 3 CANOPY TREES, 2 UNDERSTORY TREES & 20 SHRUBS PER 100 LF	667 LF OF TYPE A BUFFER YARD (667 / 100) X 3 CANOPY TREES = 20 TREES (667 / 100) X 2 UNDERSTORY TREES = 13.3 TREES (667 / 100) X 20 SHRUBS = 133.4 SHRUBS	22 CANOPY TREES 17 UNDERSTORY TREES 134 SHRUBS	2" CALIPER AND 8 FT. MIN. HEIGHT CANOPY TREES 1.25" CALIPER AND 6 FT MIN. HEIGHT UNDERSTORY TREES 3 GALLON CONTAINER SIZE, 18" MIN. HEIGHT AND 12-15" MIN. SPREAD SHRUBS
STREET TREES:			
U.D.O. SEC. 7.4.L 1 CANOPY TREE PER 40 LF *UNDERSTORY TREES SUBSTITUTE CANOPY TREES WHERE OVERHEAD UTILITIES CONFLICT	OLD KNIGHT ROAD: 223 LF OF PROPERTY FRONTAGE (223 LF / 40 LF) = 5.6 TREES	6 CANOPY TREES	2" CALIPER AND 8 FT. MIN. HEIGHT CANOPY TREES
	HORTON ROAD: 306 LF OF PROPERTY FRONTAGE (306 LF / 40 LF) = 7.7 TREES	4 CANOPY TREES 8 UNDERSTORY TREES	2" CALIPER AND 8 FT. MIN. HEIGHT CANOPY TREES 1.25" CALIPER AND 6 FT MIN. HEIGHT UNDERSTORY TREES

PLANT SCHEDULE

SYMBOL	TREE	QTY.	BOTANICAL NAME	COMMON NAME	MIN. INSTALLATION SIZE	TREE LOCATIONS
	CANOPY	PROV'D				
	RO	10	QUERCUS LYRATA (NATIVE)	OVERCUP OAK	MIN. CALIPER SIZE OF 2", MIN HEIGHT OF 8'	PARKING LOT
	RM	27	QUERCUS SHUMARDII (NATIVE)	SHUMARD OAK	MIN. CALIPER SIZE OF 2", MIN HEIGHT OF 8'	BUFFERS
	UNDERSTORY					
	FD	25	CORNUS FLORIDA (NATIVE)	FLOWERING DOGWOOD	MIN. CALIPER SIZE OF 1.25", MIN HEIGHT OF 6'	BUFFERS
	SHRUBS					
	LP	192	LOROPETALUM CHINENSE (NATIVE)	LOROPETALUM	MIN. 3 GALLON CONTAINER SIZE, MIN. HEIGHT OF 18" AND MIN. SPREAD OF 12-15"	
	GA	83	ABELIA X GRANDIFLORA (NATIVE)	GLOSSY ABELIA	MIN. 3 GALLON CONTAINER SIZE, MIN. HEIGHT OF 18" AND MIN. SPREAD OF 12-15"	

GROUND COVER

	CYNODON DACTYLON	BERMUDA GRASS	SOD
		RED BARK MULCH	



4 TRENCH EDGER DETAIL
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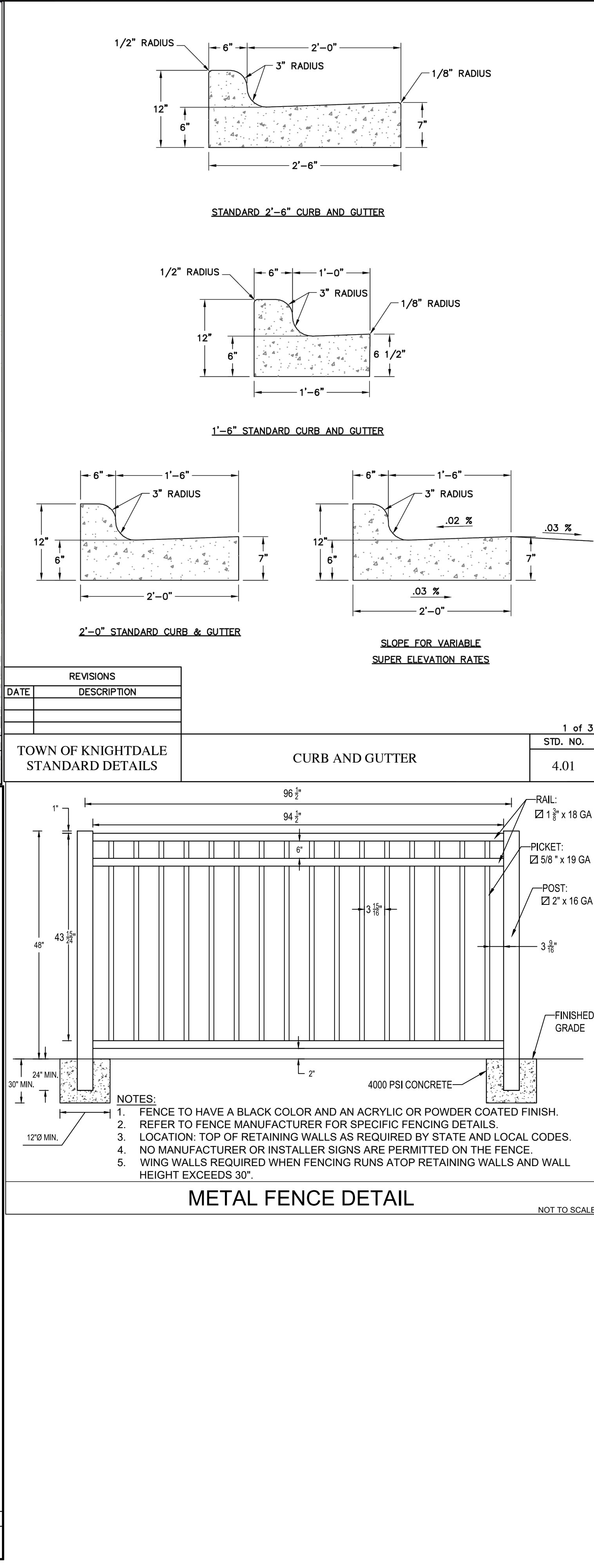
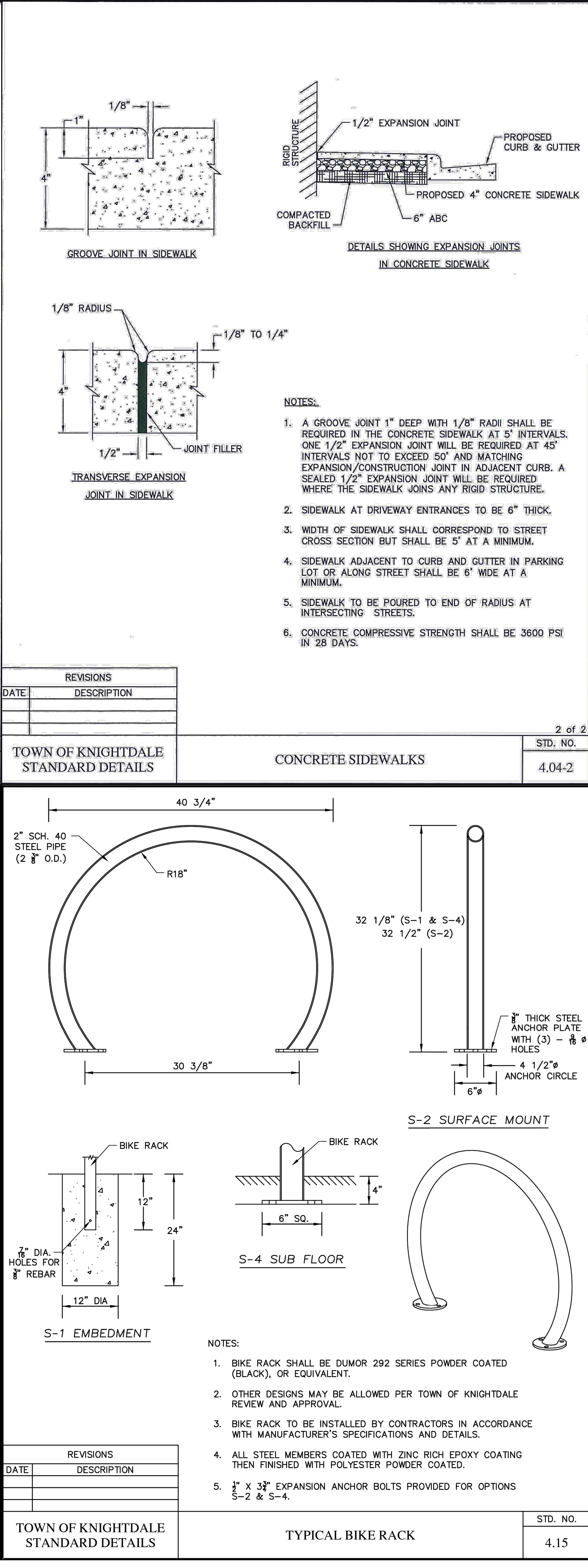
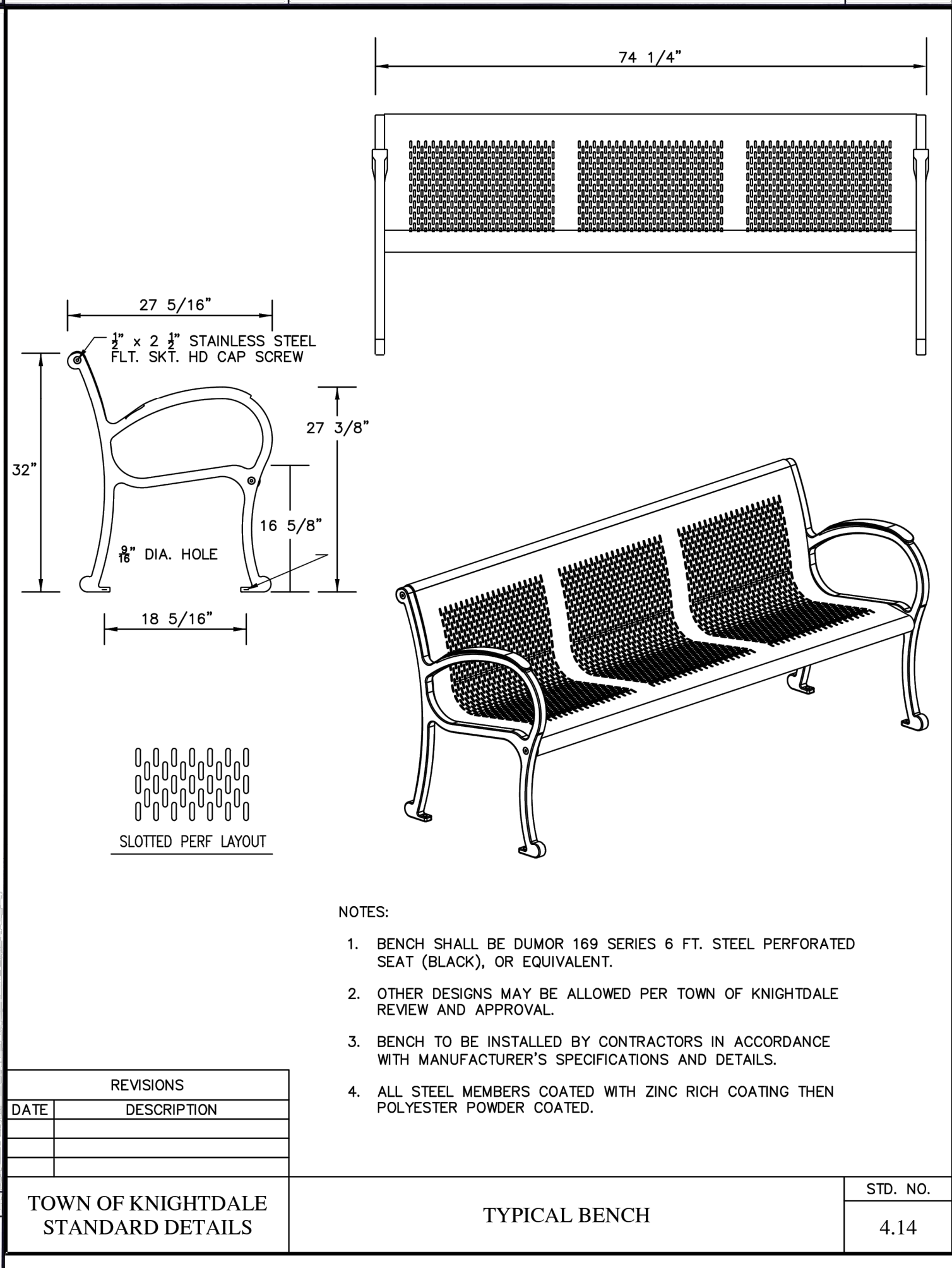
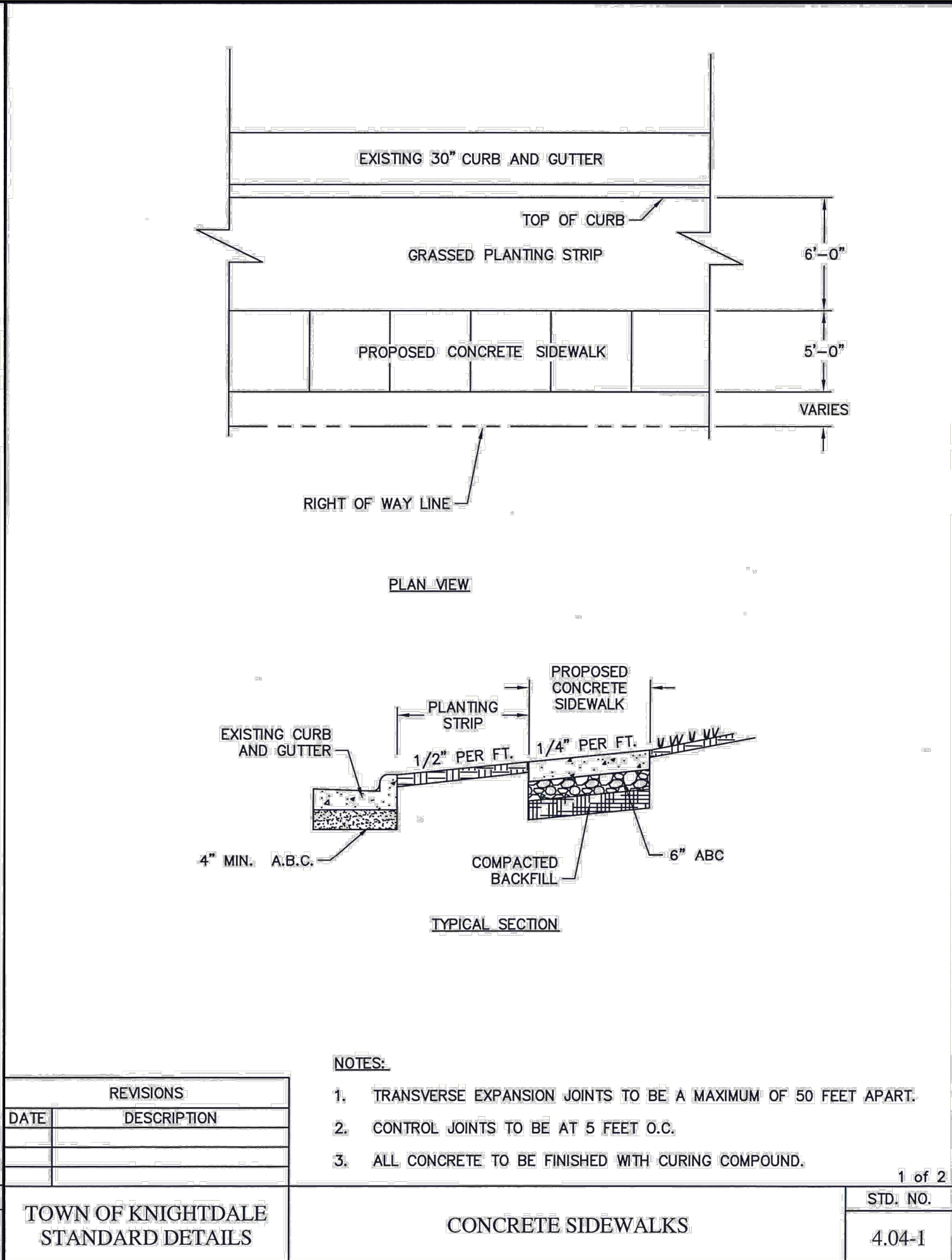
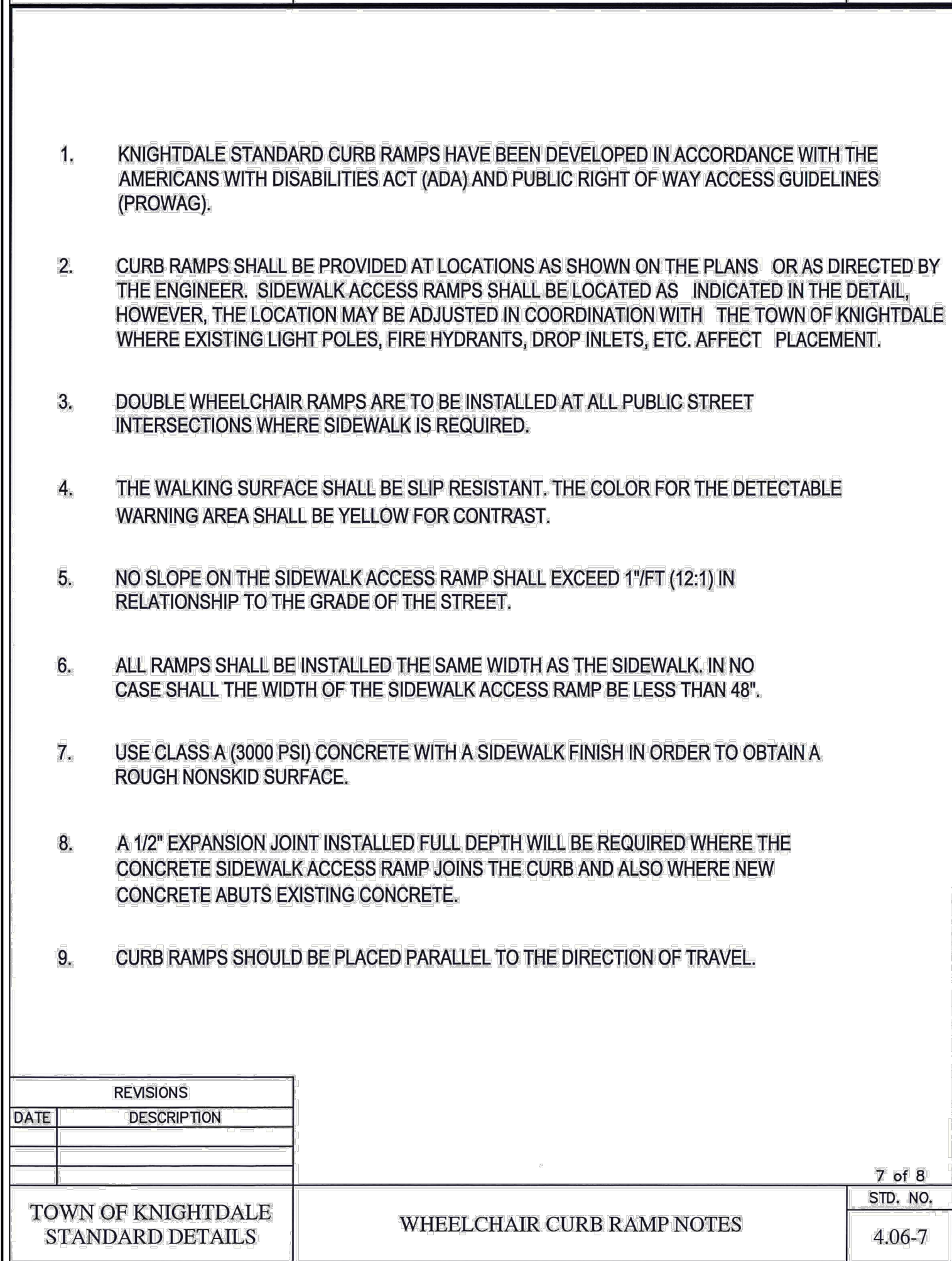
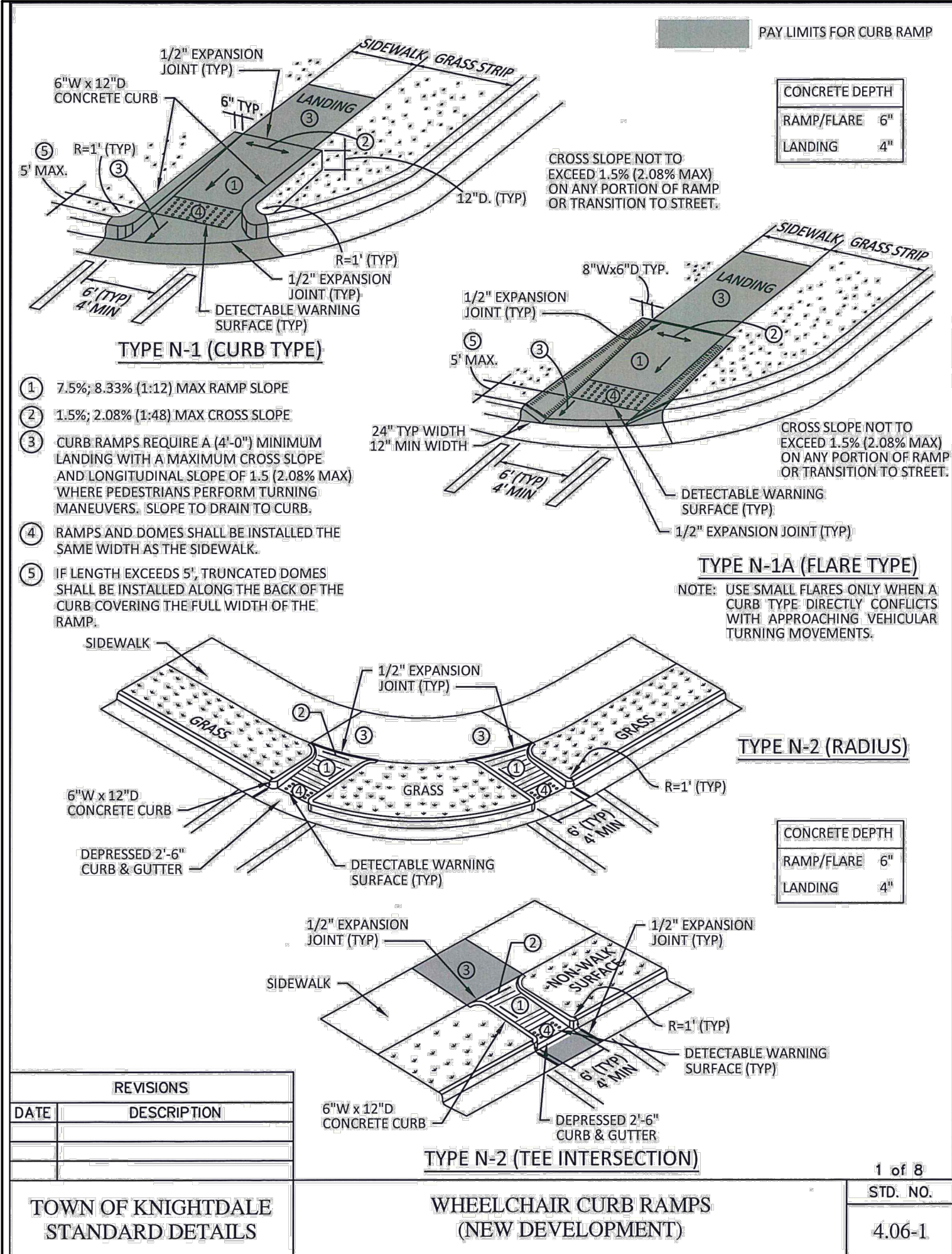
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S:\3270434-Knightdale Daycare DWG\SheetCD70434-NTDT.dwg [Plotted on 10/26/2025 3:51 PM] by Brandon Wright



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APPROVED MASTER PLAN
Town of Knightdale
Development Services
Gideon Smith 11/13/2025

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REVISION DESCRIPTION
TOWN OF KNIGHTDALE MASTER PLAN SUBMITTAL #1
ISSUED FOR CLIENT REVIEW
TOWN OF KNIGHTDALE MASTER PLAN SUBMITTAL #2

DATE
07/28/2025
10/01/2025
10/27/2025

DRAWN BY
332

DESIGNED BY
332

CHECKED BY
M. DAVIDSON

SCALE
AS SHOWN

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
KNIGHTDALE DAYCARE
TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

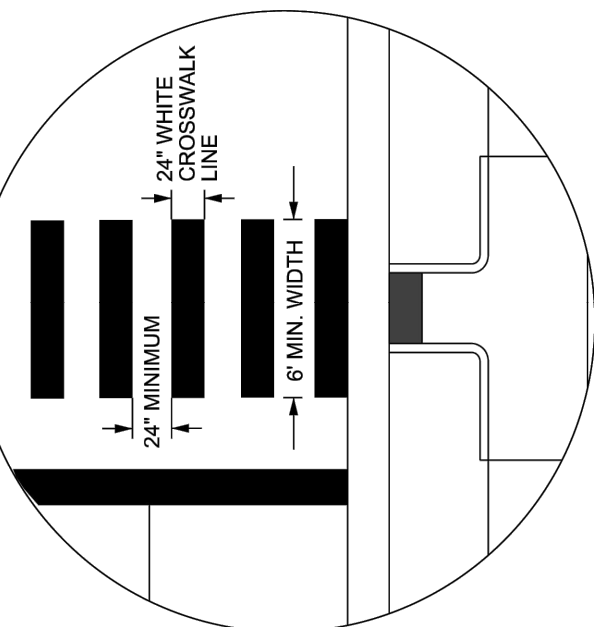
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FIRE LANE PAVEMENT MARKING



NOTES:

1. **H-VISIBILITY CROSSINGS** SHOULD ONLY BE USED AT CROSSINGS WHERE THE TRAFFIC IN ONE DIRECTION IS SIGNALIZED OR UNCONTROLLED BY AN AT-RISK CONTROL DEVICE (e.g. STOP SIGN).

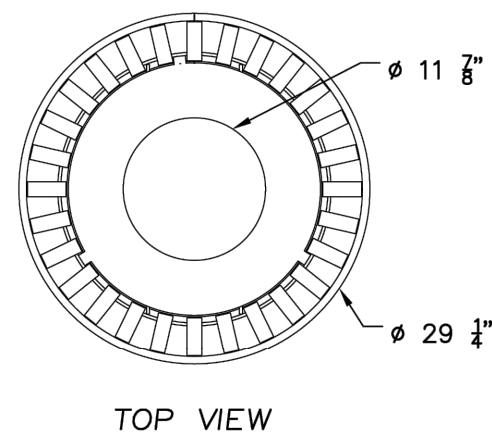
2. THE CROSSWALK LINE SHOULD BE PLACED AT THE ANGLE OF THE TRAVEL LANE(S) AND PARALLEL THE FEEDER/GRASSING.

3. A CROSSWALK LINE SHOULD BE PLACED TO AVOID WHEEL PATHS, EACH TRAVEL LANE AND IN THE CENTER OF EACH TRAVEL LANE. DUE TO VARYING LANE WIDTHS THIS IS SOMETIMES NOT POSSIBLE.

4. PLACE STOP BARS A MINIMUM OF 4 FEET FROM NEAREST CROSSWALK LINE. STOP BARS AT SIGNALIZED INTERSECTIONS SHOULD BE PLACED IN THE CENTER OF EACH TRAVEL LANE AND AN OPERATIONS DIVISION OR AS DIRECTED BY THE ENGINEER.

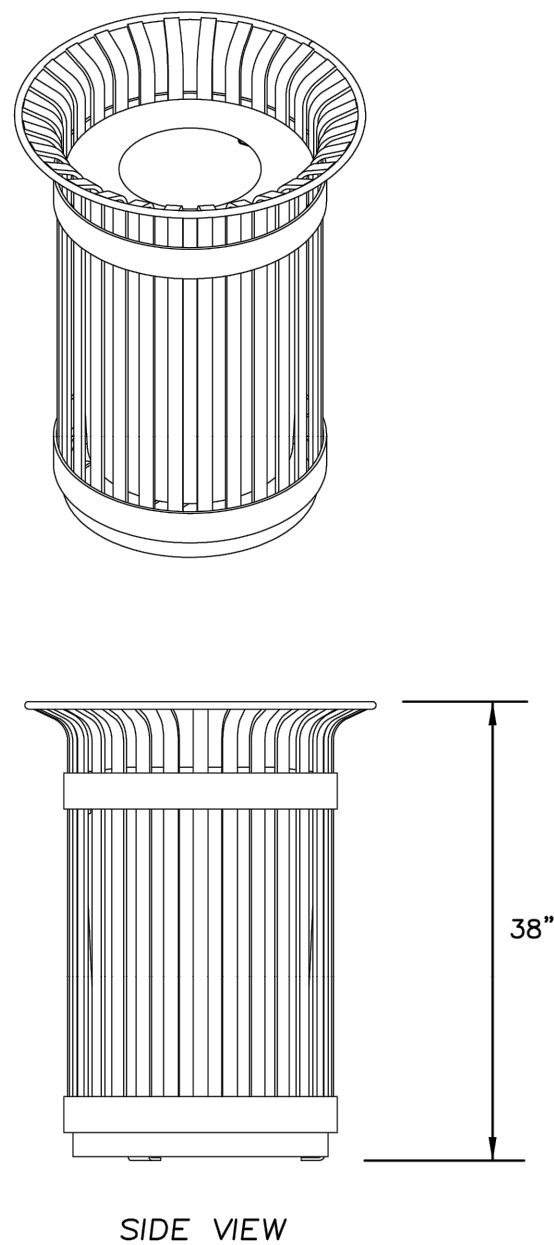
5. CURB RAMPERS SHALL BE CONSTRUCTED IN ACCORDANCE TO THE LATEST CITY OF FALEIGH STANDARD DRAWINGS.

CITY OF RALEIGH		
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	PAVEMENT MARKINGS	
	HI-VISIBILITY	
	PEDESTRIAN CROSSWALK	
	T-20.05	

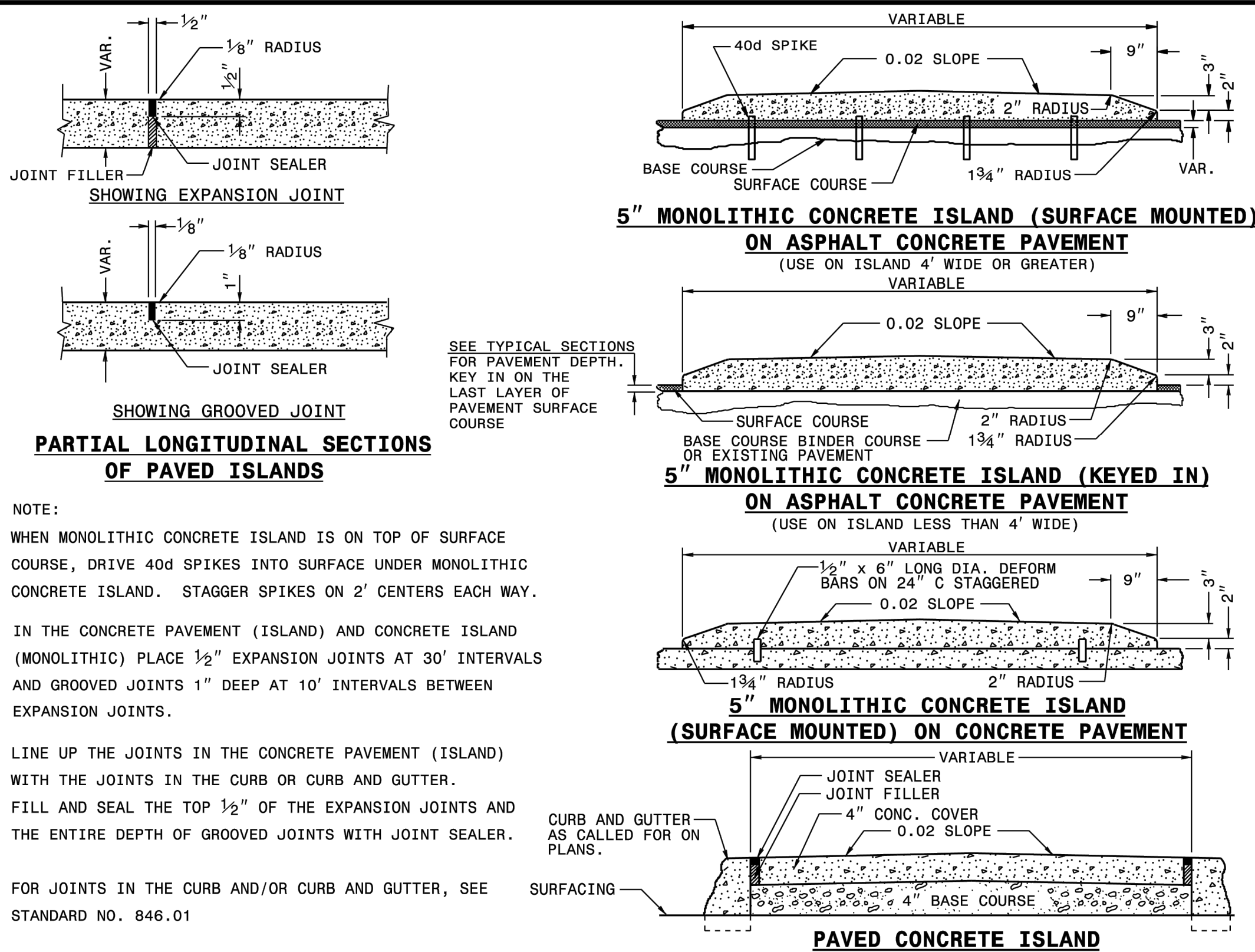


NOTES:

1. TRASH RECEPTACLE SHALL BE MAGLIN STEEL FLAT BAR, 32 GALLON, WITH DOME LID (BLACK GLOSS), OR EQUIVALENT.
2. OTHER DESIGNS MAY BE ALLOWED PER TOWN OF KNIGHTDALE REVIEW AND APPROVAL.
3. TRASH RECEPTACLE TO BE INSTALLED BY CONTRACTOR IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.



TYPICAL TRASH RECEPTACLE



NOTE:
WHEN MONOLITHIC CONCRETE ISLAND IS ON TOP OF SURFACE
COURSE, DRIVE 40d SPIKES INTO SURFACE UNDER MONOLITHIC
CONCRETE ISLAND. STAGGER SPIKES ON 2' CENTERS EACH WAY.

IN THE CONCRETE PAVEMENT (ISLAND) AND CONCRETE ISLAND (MONOLITHIC) PLACE $\frac{1}{2}$ " EXPANSION JOINTS AT 30' INTERVALS AND GROOVED JOINTS 1" DEEP AT 10' INTERVALS BETWEEN EXPANSION JOINTS.

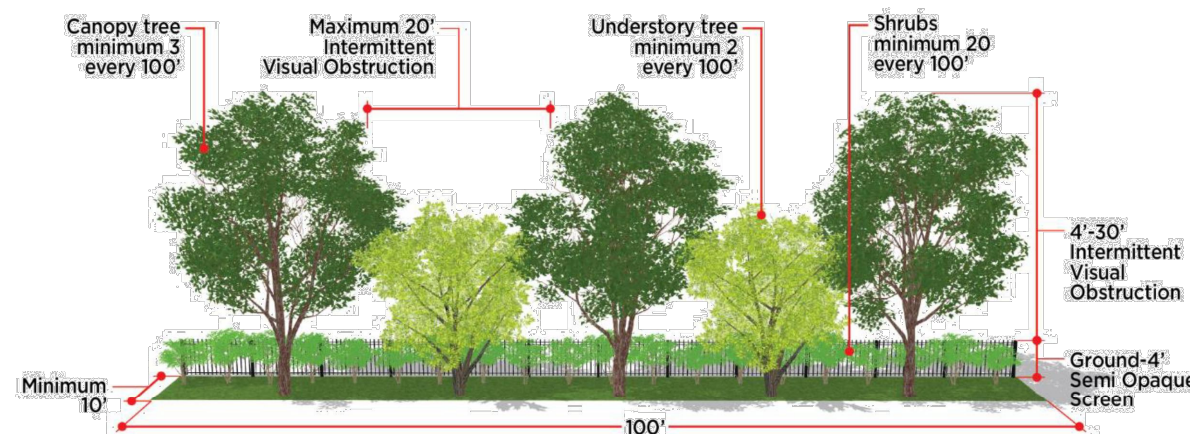
LINE UP THE JOINTS IN THE CONCRETE PAVEMENT (ISLAND)
WITH THE JOINTS IN THE CURB OR CURB AND GUTTER.
FILL AND SEAL THE TOP 1/2" OF THE EXPANSION JOINTS AND
THE ENTIRE DEPTH OF GROOVED JOINTS WITH JOINT SEALER

FOR JOINTS IN THE CURB AND/OR CURB AND GUTTER, SEE
STANDARD NO. 846.01

Landscaping and Tree Protection

2. **Type A Buffer Yard.**
- a. **Minimum Width.** Ten (10) feet
 - b. **Minimum Landscape Height and Opacity.**
 - i. Ground to Four (4) Feet. Semi-Opaque Screen
 - ii. Four (4) to Thirty (30) Feet. Intermittent Visual Obstruction
 - c. **Maximum Landscape Horizontal Openings.**
 - i. Five (5) Feet. Semi-Opaque Screen
 - ii. Twenty (20) Feet. Intermittent Visual Obstruction
 - d. **Performance Standard.** A buffer which is ten (10) feet in width and contains screening materials which at maturity provide semi-opacity from the ground to a height of four (4) feet as well as intermittent visual obstruction from a height of four (4) feet up to a height of 30 feet. Vegetative screening materials within intermittent visual obstruction areas shall contain horizontal openings no greater than twenty (20) feet in width upon the plants' maturity.
 - e. **Required Plantings.** For every one hundred (100) linear feet, there shall be at least three (3) Canopy Trees, two (2) Understory Trees, and twenty (20) shrubs. Depending on the species chosen, additional trees or shrubs may be necessary to meet the performance standard in subsection "d" above.

Figure 7.4: Type A Buffer Yard Standards



Town of Knightdale
Knightdale Next UDO Update

Chapter 7 – Development Standards
Page 25 of 44

ROADWAY STANDARD DRAWING FOR CONCRETE ISLANDS	1-24 STATE OF NORTH CAROLINA DEPT. OF TRANSPORTATION DIVISION OF HIGHWAYS RALEIGH, N.C. SHEET 1 OF 1 852.01
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NORTH CAROLINA LICENSE NO. C-1652

KNIGHTDALE DAYCARE
TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

NOTES AND DETAILS

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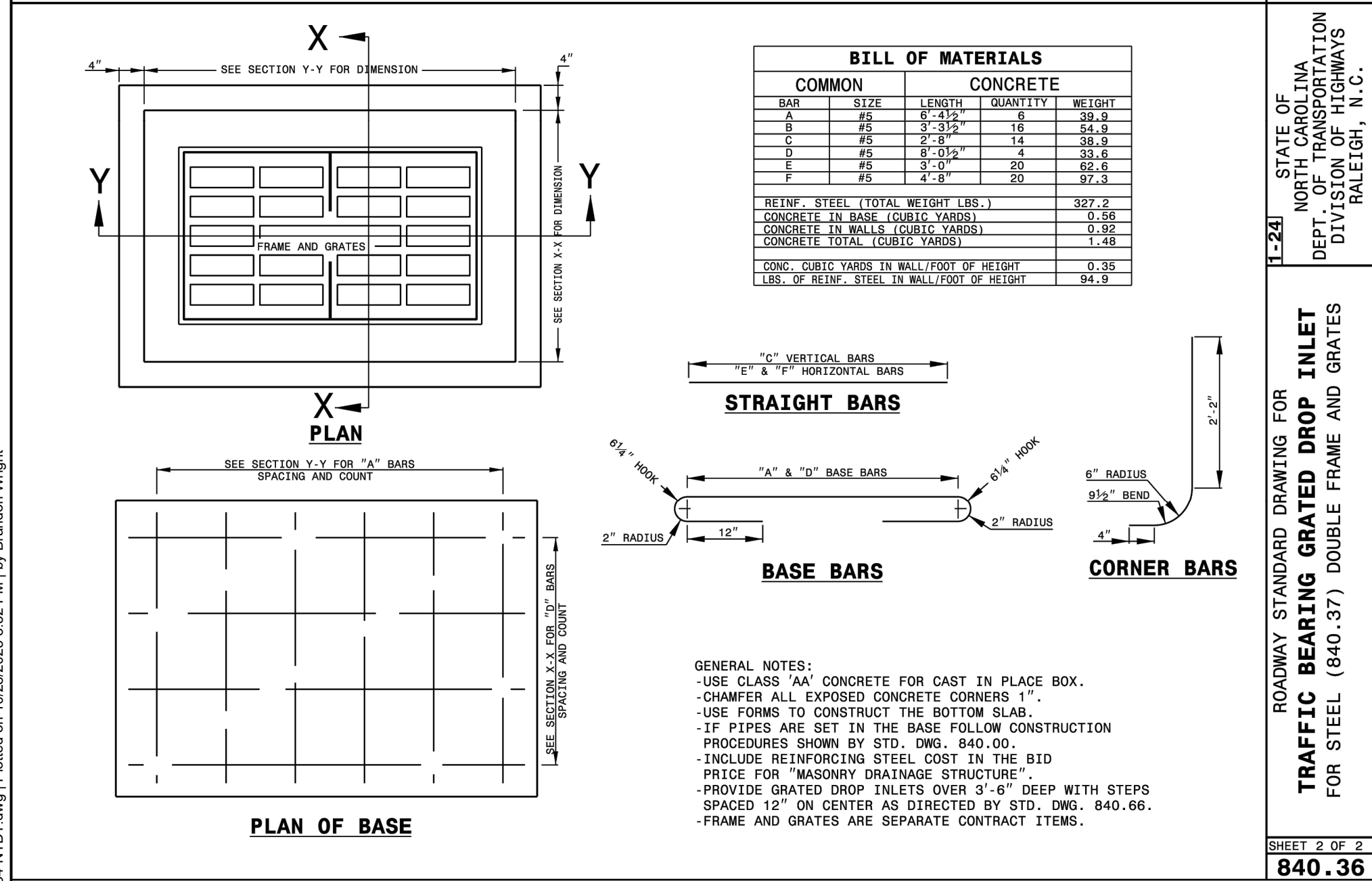
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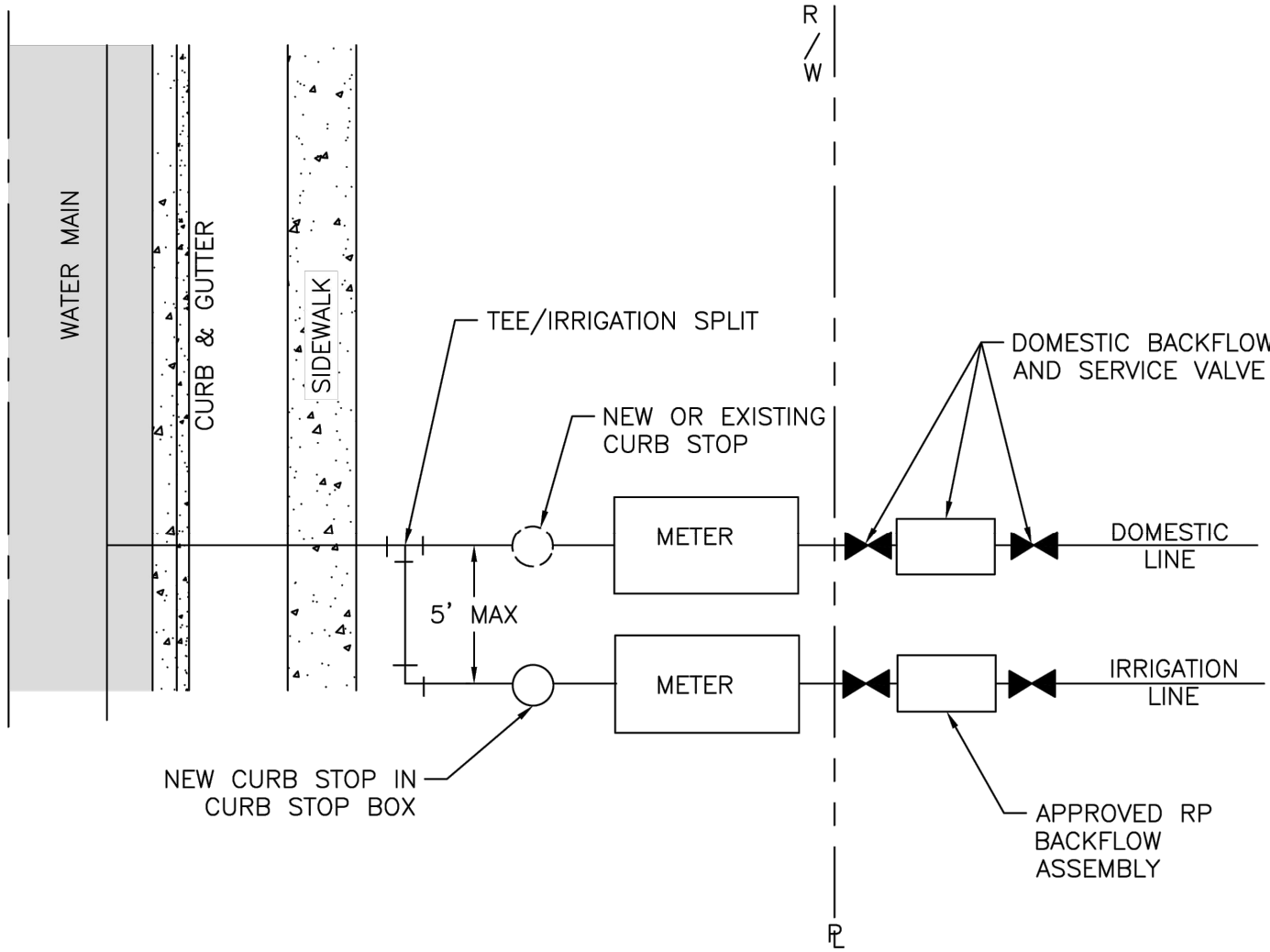


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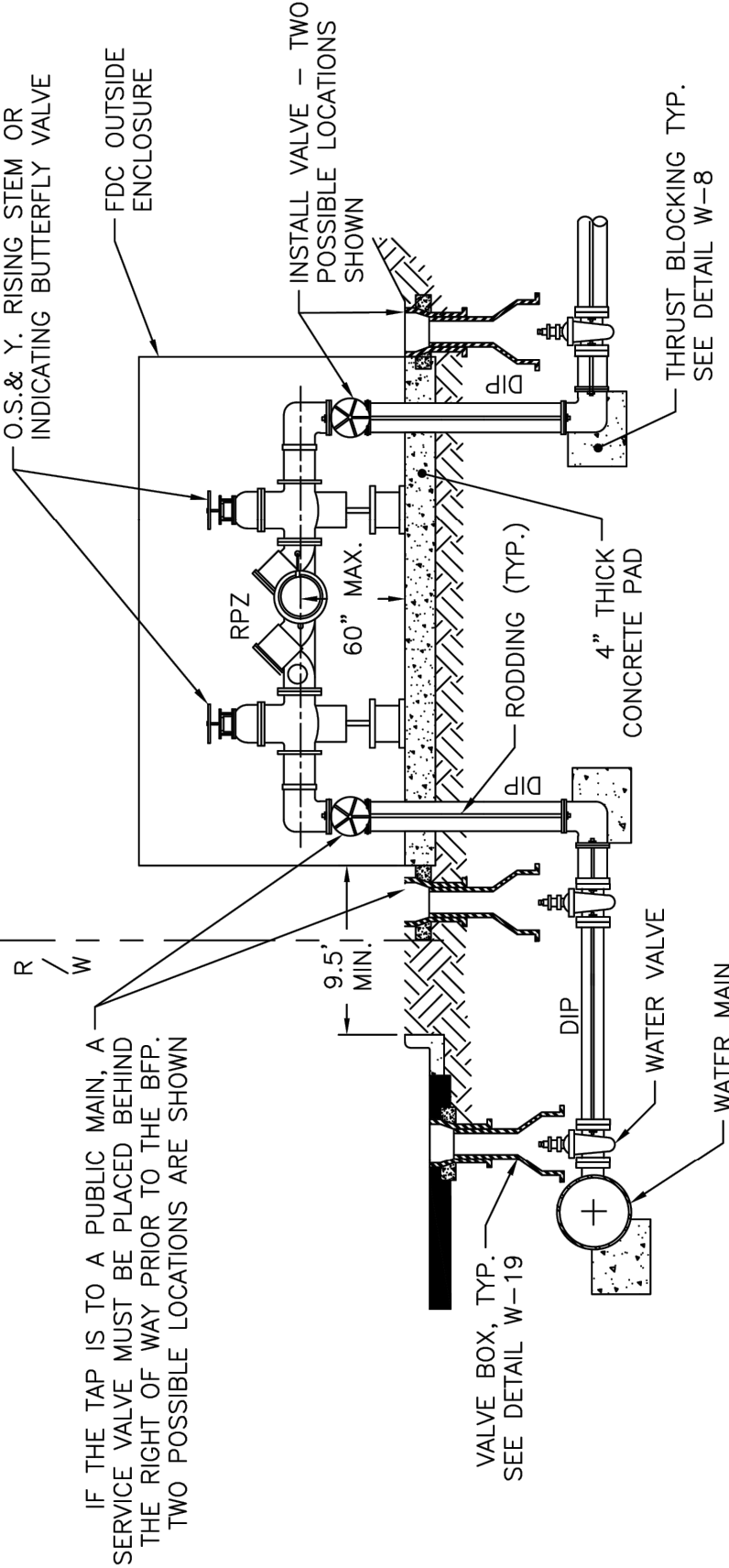
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- NOTES:
1. IRRIGATION METER/S shall be LOCATED ON THE SIDE OF DOMESTIC METER WITH INCREASING ADDRESSES.
 2. REQUIRED CONTAINMENT BACKFLOWS ARE TO BE INSTALLED WITHIN 50 LINEAR PIPING FEET OF THE METER OR RIGHT-OF-WAY FOR FIRE SERVICE LINES AND MUST MEET INSTALLATION REQUIREMENTS AS LISTED IN APPENDIX A: GUIDELINES AND REQUIREMENTS FOR CONTAINMENT BACKFLOW PREVENTION METER INSTALLATION PROGRAM.
 3. BACKFLOW RISER/STANDPIPE SHALL BE OF COPPER OR BRASS.
 4. THE RP RELIEF VALVE SHALL BE A MINIMUM OF 12" ABOVE ANY MATERIAL (MULCH INCLUDED) OR GRADE.
 5. AERISER VALVE IS REQUIRED BEFORE AND AFTER THE BACKFLOW ASSEMBLY FOR MAINTENANCE AND REPLACEMENT PURPOSES.
 6. ENCLOSURE MUST BE ASSE 1060 APPROVED AND HAVE ADEQUATE DRAINAGE.

CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 01/18/2025	NOT TO SCALE
	IRRIGATION TAP ON NEW	
	AND EXISTING SERVICES	
	W-35	



1. ENCLOSURE MUST BE ASSE 1060 APPROVED AND HAVE ADEQUATE DRAINAGE.
2. NON-CONTAMINANT RPZ/PRDA BACKFLOW ASSEMBLIES ARE TO BE INSTALLED WITHIN 50' LINEAR DISTANCE OF THE ENCLOSURE. THE CONTRACTOR SHALL PROVIDE THE PRELIMINARY SCHEDULE OF INSTALLATION REQUIREMENTS AS LISTED IN APPENDIX A: GUIDELINES AND REQUIREMENTS OF THE CROSS CONNECTION AND HYPOTERM SYSTEM PROGRAM.
3. NO VALVE IN THE EXISTING SYSTEM SHALL BE OPERATED WITHOUT FOLLOWING THE CONTRACTOR SHALL NOTIFY BAILEIGH WATER'S DISTRIBUTION DIVISION AT 919-996-3245 TO REQUEST THE OPERATION OF ANY VALVE.
4. RESIDENTIAL LAWN IRRIGATION R.P. ASSEMBLIES THAT ARE REMOVED TO PREVENT FREEZING IN THE WINTER MONTHS MUST BE COMPAED OFF ALL ABOVE GROUND ASSEMBLIES, EXCEPT FOR THE VALVE, TO BE REMOVED TO THE CURB OR TO THE CURB AND TO THE CURB.
5. ALL CONTAMINANT BACKFLOW ASSEMBLIES MUST BE ASSE AND ASSC APPROVED.
6. STEEL ROOFS AND BOLTS SHALL BE $\frac{3}{4}$ " 316 STAINLESS STEEL.

CITY OF RALEIGH		
STANDARD DETAIL		
REVISIONS	DATE: 01/19/2025	NOT TO SCALE
	REDUCED PRESSURE ZONE AND REDUCED PRESSURE DETECTOR ASSEMBLY	
	W-36	

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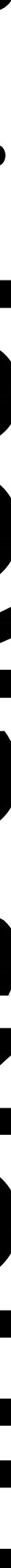
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DRAWN BY
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CHECKED BY
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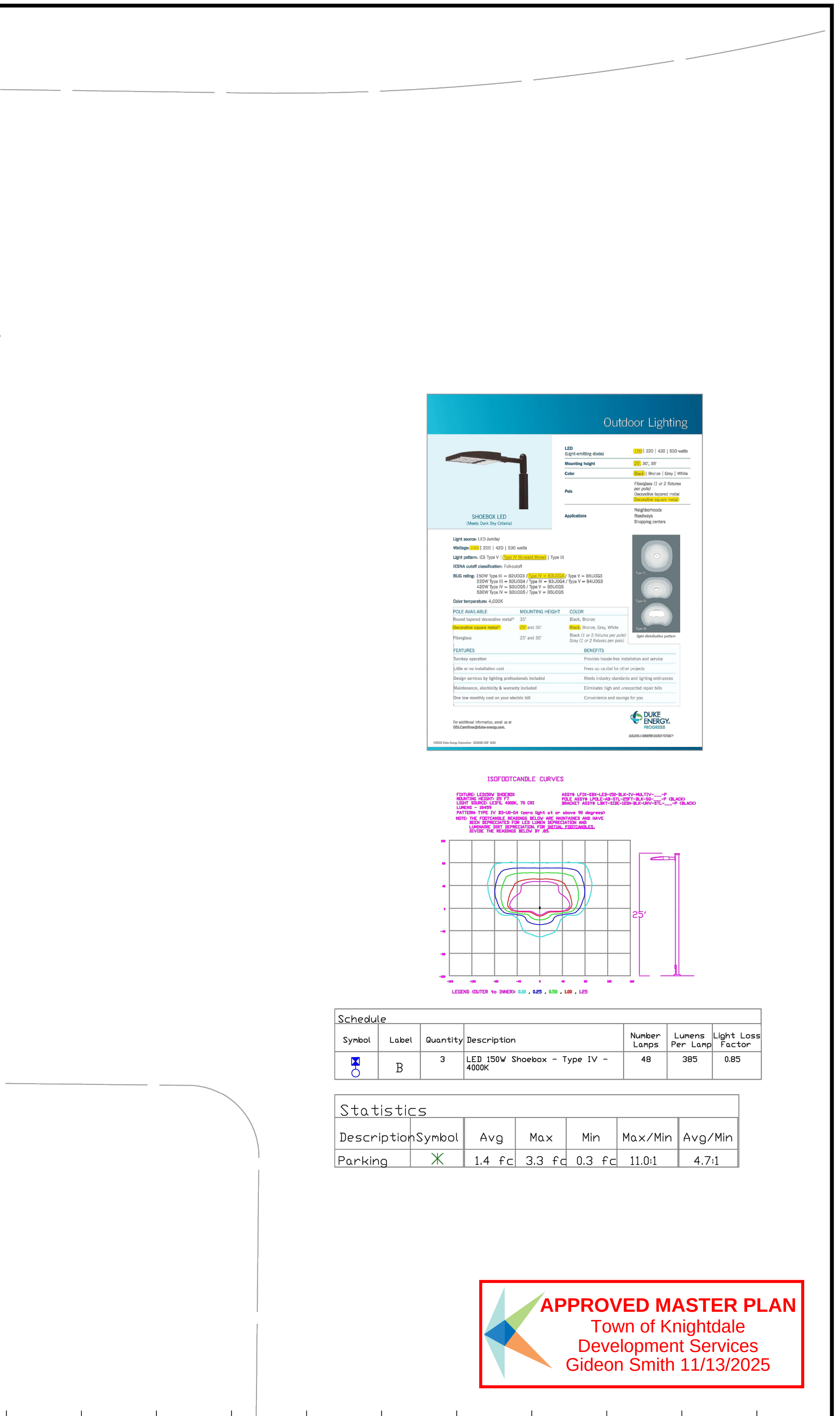
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TOWN OF KNIGHTDALE - WAKE COUNTY - NORTH CAROLINA

NOTES AND DETAILS

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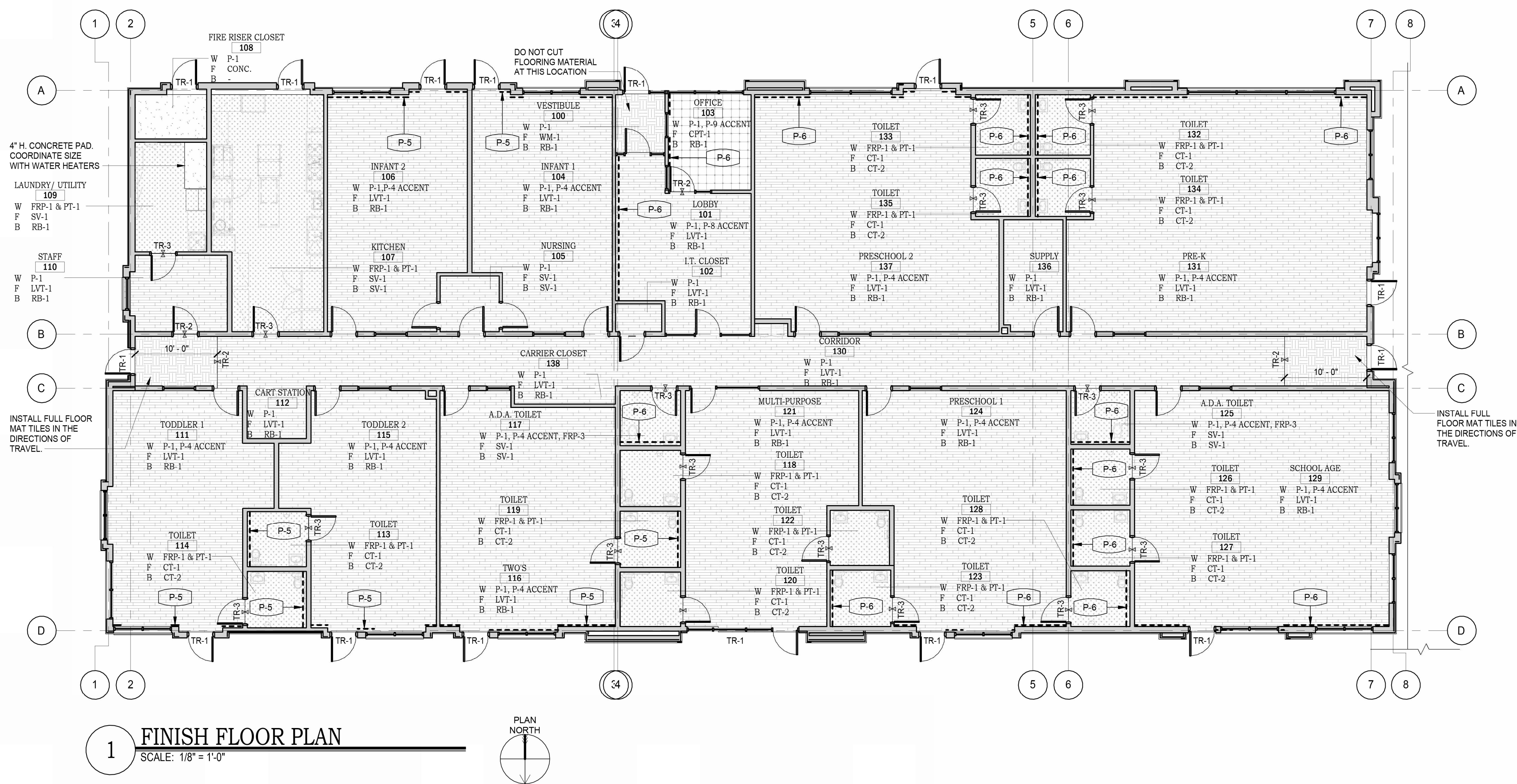
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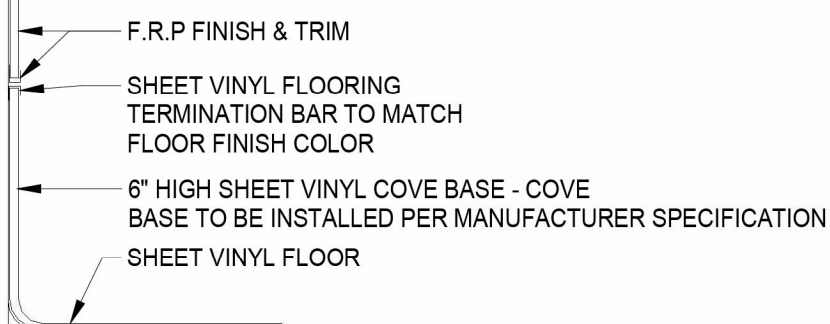


DUKE
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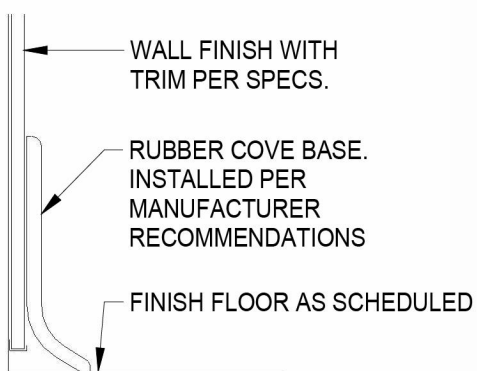
KNIGHTDALE DAYCARE	
KNIGHTDALE, NC	
SITE LIGHTING ARRANGEMENT	
Designed by	DUKE ENERGY PROGRESS LIGHTING SOLUTIONS
Reviewed by	A. Herrera Scale 1" = 20'
Date	6/24/2025 Size Drawing size "D"
Description LED Shoebox	
Drawing No.	25-0280A Sht. 1 OF 1

**1 FINISH FLOOR PLAN**

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

**2 VINYL BASE DETAIL**

SCALE: 3\"/>

**3 RUBBER BASE DETAIL**

SCALE: 1/4\"/>

GENERAL NOTES:

- SEE DWG. G001 FOR LIST OF DRAWINGS AND BUILDING CODE NOTES.
- SEE DWG. G002 FOR GENERAL CONDITIONS.
- SEE DWG. A101 FOR CONSTRUCTION FLOOR PLAN.
- SEE DWG. A103 FOR REFLECTED CEILING PLAN.
- SEE DWG. A105 FOR EQUIPMENT AND FIXTURES PLAN.
- SEE DWG. A801-A804 FOR ARCHITECTURAL SPECIFICATIONS.

CONSTRUCTION NOTES:

- REFER TO FINISH SCHEDULE FOR SPECIFIC PRODUCT INFORMATION. FLOORING INSTALLATION PATTERN SHALL FOLLOW FINISH PLAN INTENT.
- REFER TO INTERIOR ELEVATIONS FOR MORE INFORMATION.
- FLOORING INSTALLER TO COORDINATE TOP OF FLOOR FINISH TO BE LEVEL.
- REFER TO THE PLUMBING DWGS. FOR FLOOR DRAIN AND SINK LOCATIONS.
- PROVIDE A "LEVEL-4" GYP. BD. FINISH AT ALL WALL.
- REFER TO SHEET A402 FOR TOILET ROOM INTERIOR ELEVATIONS.
- ALL PAINT MUST BE SPRAYED AND BACKROLLED.
- THE LVT FLOORING PATTERN SHALL BE CONTINUOUS FROM THE CORRIDOR INTO THE CLASSROOMS. CONTRACTOR SHALL INSTALL THE FLOORING IN THE CORRIDORS FIRST TO AVOID CUTTING TILE AT THE CLASSROOM DOORS.
- THE TENANT MAY ELECT TO INSTALL GRAPHICS IN SOME WALLS. CONTRACTOR SHALL COORDINATE WITH TENANT'S REPRESENTATIVE PRIOR TO START WALL PAINTING.
- FINISH PRODUCT SUBSTITUTIONS ARE NOT ALLOWED.

ROOM FINISHES:

- ALL ROOM WALLS SHALL RECEIVE P-1 PAINT UNLESS NOTED OTHERWISE. REFER TO PLAN AND INTERIOR ELEVATIONS.
- ALL ROOMS SHALL RECEIVE FLOOR FINISHES AS INDICATED ON THE PLAN AND RB-1 WALL BASE UNLESS NOTED OTHERWISE.
- ALL TOILET ROOMS SHALL RECEIVE WALL PAINT PER PLANS, FRP-3 WAINSCOTING AND SV-1 FLOORING AND WALL BASE.
- REFER TO FINISH SCHEDULE FOR SPECIFICATIONS.

**LEGEND**

TS	VINYL TRANSITION STRIP	LVT-1
CONC.		
CPT-1		
WM-1		
SV-1		
XXX-1	MATERIAL TAG	

PAINT SCHEDULE

MARK	APPLICATION	LOCATIONS	MANUFACTURER	MODEL	FINISH	REMARKS
PT-1	MAIN PAINT	ALL GYPSUM BOARD NOT LISTED OTHERWISE	SHERWIN WILLIAMS	SW7070 - SITE WHITE	SATIN	-
PT-2	CEILINGS	ALL GYPSUM BOARD CEILINGS & SOFFITS	SHERWIN WILLIAMS	SW7050 - PURE WHITE	FLAT. SEMI-GLOSS IN UTILITY, LAUNDRY, AND SUPPLY ROOMS	-
PT-5	ACCENT	DAYCARE ROOMS & TOILET ROOMS	SHERWIN WILLIAMS	SW6799 - SOAR	SATIN	INFANTS, TODDLERS, TWOS & THE ATTACHED TOILET ROOMS
PT-6	ACCENT	DAYCARE ROOMS & TOILET ROOMS, LOBBY & OFFICE	SHERWIN WILLIAMS	SW6428 - HONEY DEW	SATIN	ALL OTHER DAYCARE ROOMS & TOILETS, LOBBY & OFFICE
PT-10	EXTERIOR DOORS OTHER THAN ALUMINUM DOOR	INTERIOR FACE & HINGE SIDE	SHERWIN WILLIAMS	SW6802 - JACARANDA	SEMI-GLOSS	-
PT-10.E	EXTERIOR DOORS OTHER THAN ALUMINUM DOOR	EXTERIOR FACE & LATCH SIDE	SHERWIN WILLIAMS	SW7531 - CANVAS TAN	SEMI-GLOSS	-

INTERIOR FINISHES & MATERIALS SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	PATTERN	REMARKS	FLAME & SPREAD
ACT-1	ACOUSTIC CEILING TILE	ARMSTRONG	#513 - CIRRUS SECOND LOOK 2 SQUARE LAY-IN 15/16\"/>	WHITE		24\"/>	CLASS A
ACT-2	ACOUSTIC CEILING TILE	ARMSTRONG	#870 CLEAN ROOM VL FIRE GUARD	WHITE		2X4 - TOILETROOMS, KITCHEN, UTILITY ROOMS	CLASS A
AL-1	ANODIZED ALUMINUM	HUNTER DOUGLAS CONTRACT	RB 500 - PROVIDE PERMANENTLY ATTACHED MANUAL CRANK. TREATMENT: FASCIA, HEMBAR. SEALED HEMBAR	M SCREEN: 8505 LINEN STONE, FASCIA: WHITE		DAYCARE ROOMS	CLASS A
AWS-1	ROLLER SHADE	HUNTER DOUGLAS CONTRACT	RB 500 - PROVIDE PERMANENTLY ATTACHED MANUAL CRANK. TREATMENT: FASCIA, HEMBAR. SEALED HEMBAR	BLACKOUT SCREEN: PERFECT GREIZE FASCIA: WHITE		MULTIPURPOSE ROOM	B1/C1
CG-1	CORNER GUARD	-	-	-	NOT USED	-	-
CPT-1	CARPET TILE	MANNINGTON COMMERCIAL	MEDIA LINE - 2'X2'	35204 TWEET		OFFICE	CLASS 1
FRP-1	FIBERGLASS REINFORCED PLASTIC	CRANE COMPOSITES	GLASBORD	EMBOSSSED WHITE 85		KITCHEN	CLASS A
FRP-3	FIBERGLASS REINFORCED PLASTIC	CRANE COMPOSITES	GLASBORD	EMBOSSSED IVORY 84		TOILET ROOMS	CLASS A
GL-2	GLAZING	-	-	-	-	-	-
GYP	GYPSUM WALL BOARD	USG	-	-	-	-	-
LVT-1	LUXURY VINYL TILE	MANNINGTON COMMERCIAL	SPACIA	WARM TEAK SS5W2517		MAIN FLOORS	-
PL-1	PLASTIC LAMINATE	WILSONART / PANOLAM	7816-60 SOLAR OAK / W375 CASTLE OAK II		MILLWORK	-	-
PL-4	PLASTIC LAMINATE	WILSONART	5009-60 PEBBLE PIAZZA		LAUNDRY ROOM COUNTERTOP	-	CLASS B
RB-1	RUBBER BASE	MANNINGTON COMMERCIAL	BURKEBASE - 4\"/>	503 GINGER		-	CLASS 1
RWC-1	RIGID WALL COVERING	INPRO	PALLADIUM RIGID VINYL SHEET - 60 MIL THICKNESS	SEAGRASS 0230		SEE CORRIDOR ELEVATIONS. PROVIDE T-3 AND T-6 CAP AND TRIM	CLASS A
SS-1	SOLID SURFACE COUNTERTOP & WINDOWSILLS	WILSONART	-	9220CE TUMBLLED STONE		COUNTERTOPS & WINDOW SILLS	-
SV-1	SHEET VINYL FLOORING & INTEGRAL BASE	MANNINGTON COMMERCIAL	BIOSPEC MD	MOJAVE 15525		INTERGRAL COVE WITH COVE STICK	-
T-2	F.R.P. TRIM	CRANE COMPOSITES	-	IVORY 84		INSIDE CORNER - IC CAP - CP - DIVISON BAR - DB	-
T-3	R.W.C. TRIM	INPRO	RIGID WALL COVERING TRIM	SEAGRASS 0230		CAP, VERTICAL DIVIDER, INSIDE CORNER TRIM	CLASS A
T-5	F.R.P. TRIM	CRANE COMPOSITES	-	WHITE 85		INSIDE CORNER - IC, CAP - CP, DIVISON BAR - DB	-
T-6	R.W.C. CORNER TRIM	INPRO	RWC HIGH IMPACT CORNER TRIM - #160	SEAGRASS 0230		USE ON R.W.C. OUTSIDE CORNERS	-
TS-1	VINYL TRANSITION	TARKETT	-	-	-	-	-
TS-2	METAL TRANSITION	SCHLUTER	-	-	-	-	-
WD-1	MAPLE VENEER	-	-	CLEAR FINISH		REFER TO DOOR SCHEDULE	-
WD-2	MAPLE SCREED	-	1 1/2\"/>	NATURAL MAPLE - CLEAR FINISH		REFER TO INTERIOR ELEVATIONS. INSTALL WITH BOTH GLUE AND NAILS, TYPICAL, ROUNDED EDGES	-
WM-1	WALK-OFF MAT	MANNINGTON COMMERCIAL	FRICTION COLLECTION - FORCE 2 - 18\"/>	KINETIC 11360	PARALLEL TO L.V.T.	24\"/>	CLASS 1

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REV	DATE	DESCRIPTION
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Michelle Simms

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KNIGHTDALE, NC 27545NC ARCHITECTURE
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SUBMISSION****Colliers****Engineering & Design**Architecture, Landscape
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300 Tice Blvd, Ste 101
Woodcliff Lake, NJ 07677
Phone: 845.352.0411Colliers Engineering & Design,
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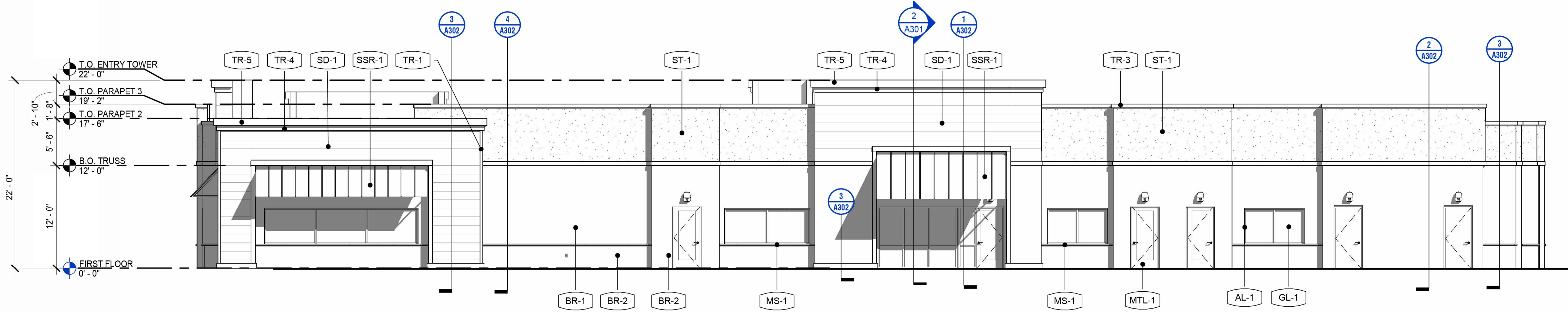
PROJECT MANAGER:	DISCIPLINE LEAD:
JC	SO
DESIGNER:	REVIEWER:
DR	CJC
DATE ISSUED:	PROJECT NUMBER:
07/07/2025	25002372A
SHEET NAME:	

FINISH FLOOR PLAN

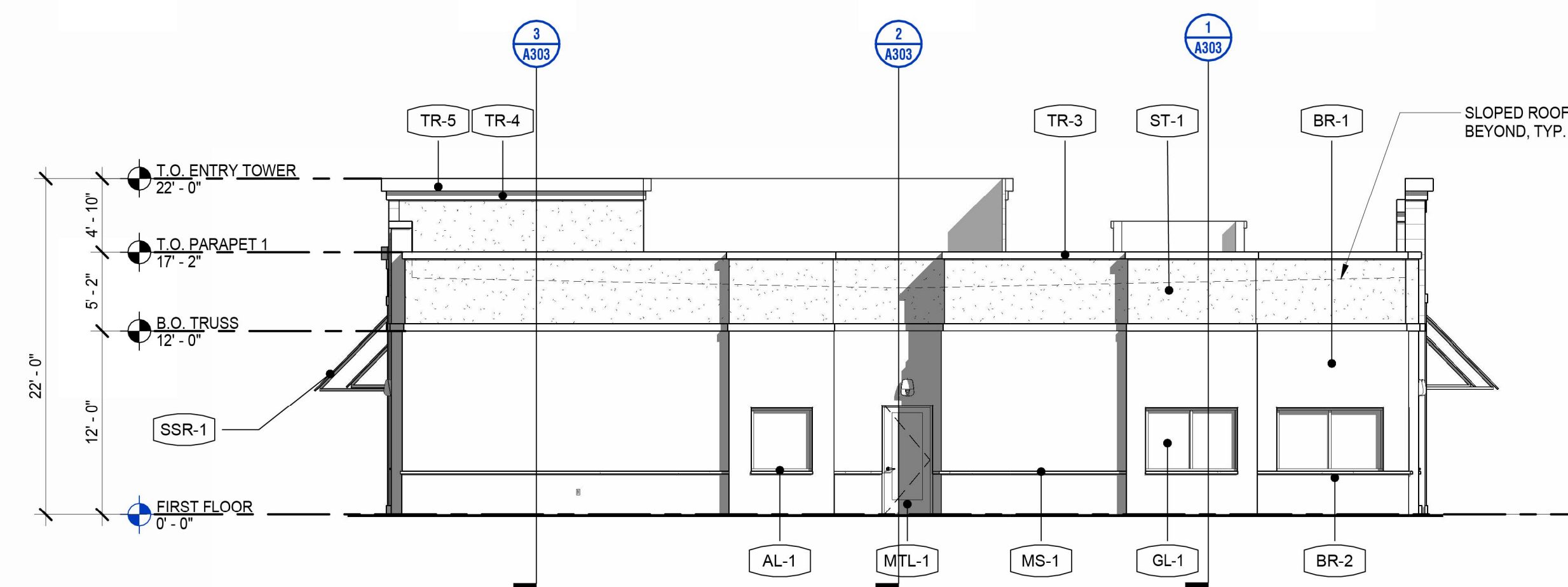
DRAWING NUMBER:

A104

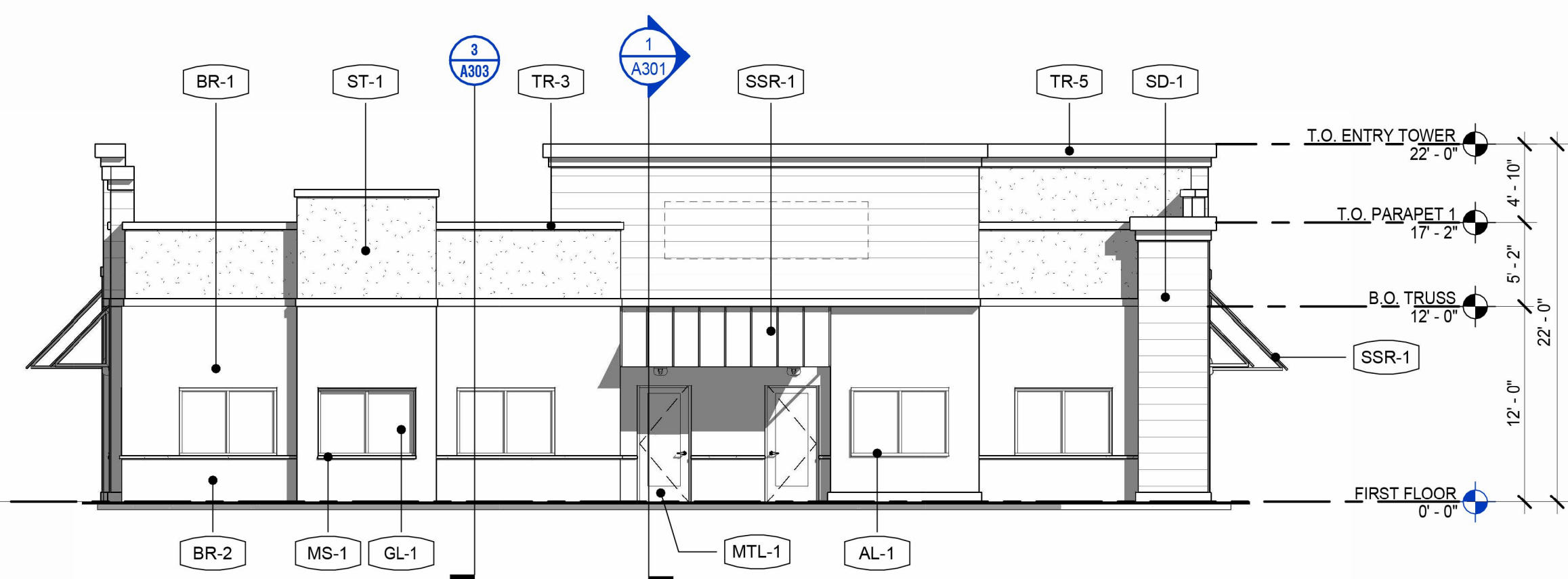
NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



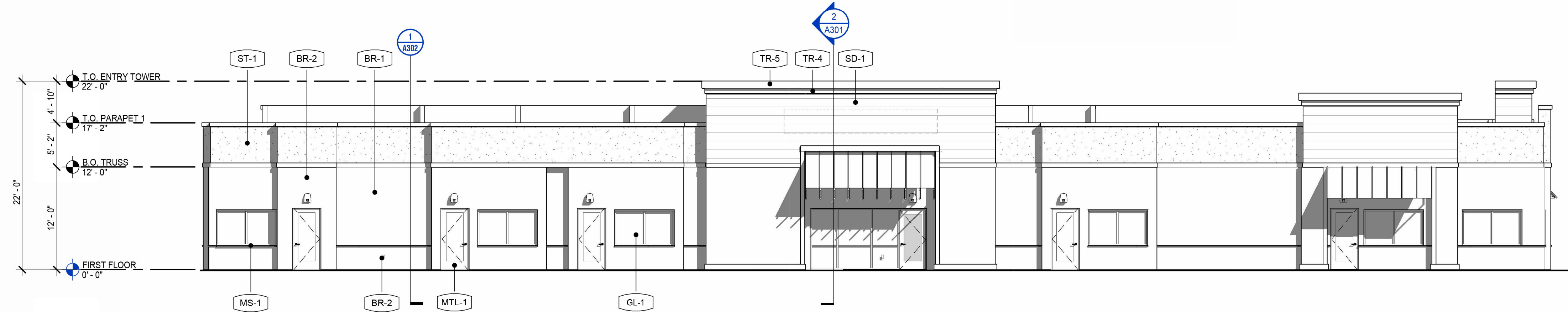
1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



3 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & MATERIALS SCHEDULE						
MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	PATTERN	REMARKS
BR-1	BRICK VENEER	ACME	CITYSCAPE	SNOWDRIFT	MODULAR, VELOUR	-
BR-2	BRICK VENEER	ACME	CITYSCAPE	DICKENS CREEK	MODULAR, VELOUR	-
GL-1	GLAZING	-	-	CLEAR, LOW-E	-	1" TEMPERED, INSULATED
MS-1	STONE SILL	READING ROCK	ROCKCAST	SMOOTH, CRYSTAL WHITE	-	-
MTL-1	POWDER COATED STEEL	-	-	-	-	-
SD-1	PLANK LAP SIDING	JAMES HARDIE	-	CEDARMILL	NAVAJO BEIGE	-
SSR-1	STANDING SEAM ROOFING	GA&J AWNING	-	MANSARD BROWN	-	-
ST-1	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT	OUTSULATION	#111 PRAIRIE CLAY	SANDPEBBLE DPR	-
TR-1	FIBERCEMENT TRIM BOARD	JAMES HARDIE	-	-	-	-
TR-2	FIBERCEMENT TRIM BOARD	JAMES HARDIE	-	-	-	-
TR-3	FIBERCEMENT TRIM BOARD	JAMES HARDIE	-	-	-	-
TR-4	FIBERCEMENT TRIM BOARD	JAMES HARDIE	-	-	-	-
TR-5	FIBERCEMENT TRIM BOARD	JAMES HARDIE	-	-	-	-

- GENERAL NOTES:**
- SEE DWG. G001 FOR LIST OF DRAWINGS AND BUILDING CODE NOTES.
 - SEE DWG. A101 FOR CONSTRUCTION FLOOR PLAN.
 - SEE DWG. A102 FOR PARTITION FLOOR PLAN.
 - SEE DWG. A103 FOR REFLECTED CEILING PLAN.
 - SEE DWG. A106 FOR ROOF PLAN.
 - SEE DWG. A302- A303 FOR WALL SECTIONS.
 - SEE DWG. A401- A406 FOR ENLARGED DRAWINGS.
 - SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.
- CONSTRUCTION NOTES:**
- WALL BATT INSULATION SHALL BE A MINIMUM VALUE OF R-20 PER ENFORCED ENERGY CODE.
 - ROOFING RIGID INSULATION SHALL BE A MINIMUM VALUE OF R-25 PER ENFORCED ENERGY CODE. SEE ROOF PLAN, SHEET A106, FOR ADDITIONAL INFORMATION.
 - WEATHER BARRIER SHALL BE DRYVIT® BACKSTOP-NT® WEATHER BARRIER. E.I.F.S. SYSTEM SHALL BE DRYVIT® OUTSULATION® SYSTEM. THICKNESS AS NOTED ON SECTIONS. SEE EXTERIOR ELEVATIONS, SHEET A201, FOR ADDITIONAL INFORMATION.
 - EXTERIOR SHEATHING SHALL BE 1/2" APA EXTERIOR RATED PLYWOOD -OR- OSB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - ROOFING SYSTEM SHALL BE 60 MIL TPO MEMBRANE ROOFING. SEE ROOF PLAN, SHEET A106, FOR ADDITIONAL INFORMATION.
 - METAL FLASHING IN PLAYGROUND AREAS SHALL BE INSTALLED SO THAT THEY DO NOT LEAVE SHARP EDGES OR CORNERS ACCESSIBLE TO THE KIDS. (COLORS TO MATCH ADJACENT FINISHES)
 - ALL SILL CORNERS IN PLAYGROUND FENCED AREAS SHALL BE CHAMFERED, TYP. METAL COPING SHALL BE 0.050 ALUMINUM. SEE NOTED DETAILS FOR ADDITIONAL INFORMATION.



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REV	DATE	DESCRIPTION
07/07/2025	PROGRESS SET	



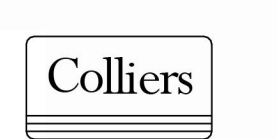
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Surveying, CT P.C.

PROJECT MANAGER: JC DISCIPLINE LEAD: SO

DESIGNER: DR REVIEWER: CJC

DATE ISSUED: 07/07/2025 PROJECT NUMBER: 25002372A

SHEET NAME:

BUILDING ELEVATIONS & NOTES

DRAWING NUMBER: A201

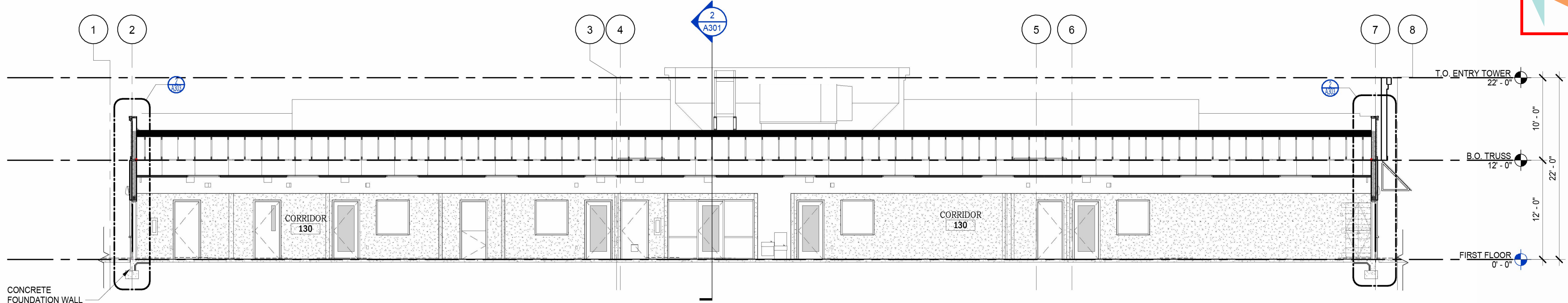
NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

GENERAL NOTES:

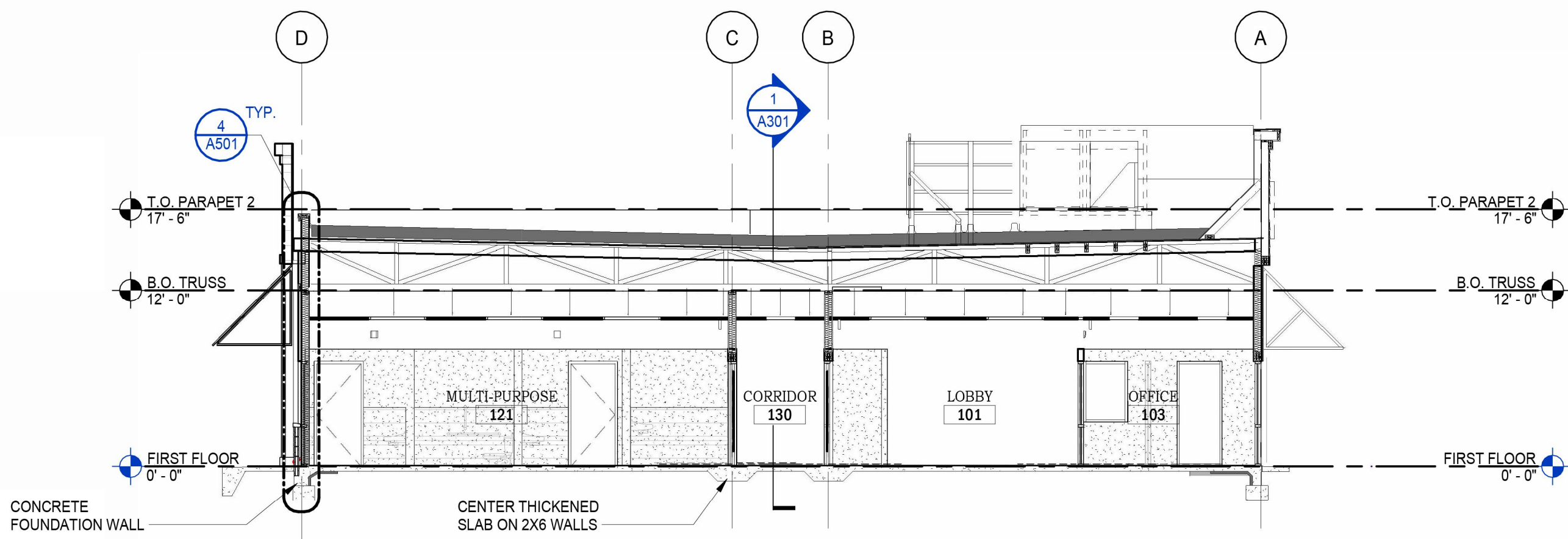
1. SEE DWG. G001 FOR LIST OF DRAWINGS AND BUILDING CODE NOTES.
2. SEE DWG. A101 FOR CONSTRUCTION FLOOR PLAN.
3. SEE DWG. A102 FOR PARTITION FLOOR PLAN.
4. SEE DWG. A103 FOR REFLECTED CEILING PLAN.
5. SEE DWG. A106 FOR ROOF PLAN.
6. SEE DWG. A302- A303 FOR WALL SECTIONS.
7. SEE DWG. A401- A406 FOR ENLARGED DRAWINGS.
8. SEE ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

CONSTRUCTION NOTES:

1. WALL BATT INSULATION SHALL BE A MINIMUM VALUE OF R-20 PER ENFORCED ENERGY CODE.
2. ROOFING RIGID INSULATION SHALL BE A MINIMUM VALUE OF R-25 PER ENFORCED ENERGY CODE. SEE ROOF PLAN, SHEET A106, FOR ADDITIONAL INFORMATION.
3. WEATHER BARRIER SHALL BE DRYVIT® 'BACKSTOP-NT' WEATHER BARRIER.
4. E.I.F. S. SYSTEM SHALL BE DRYVIT® 'OUTSULATION' SYSTEM. THICKNESS AS NOTED ON SECTIONS. SEE EXTERIOR ELEVATIONS, SHEET A201, FOR ADDITIONAL INFORMATION.
5. EXTERIOR SHEATHING SHALL BE 1/2" APA EXTERIOR RATED PLYWOOD -OR- OSB. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. ROOFING SYSTEM SHALL BE 60 MIL TPO MEMBRANE ROOFING. SEE ROOF PLAN, SHEET A106, FOR ADDITIONAL INFORMATION.
7. METAL FLASHING IN PLAYGROUND AREAS SHALL BE INSTALLED SO THAT THEY DO NOT LEAVE SHARP EDGES OR CORNERS ACCESSIBLE TO THE KIDS. (COLORS TO MATCH ADJACENT FINISHES)
8. ALL SILL CORNERS IN PLAYGROUND FENCED AREAS SHALL BE CHAMFERED, TYP.
9. METAL COPING SHALL BE 0.050 ALUMINUM. SEE NOTED DETAILS FOR ADDITIONAL INFORMATION.



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



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

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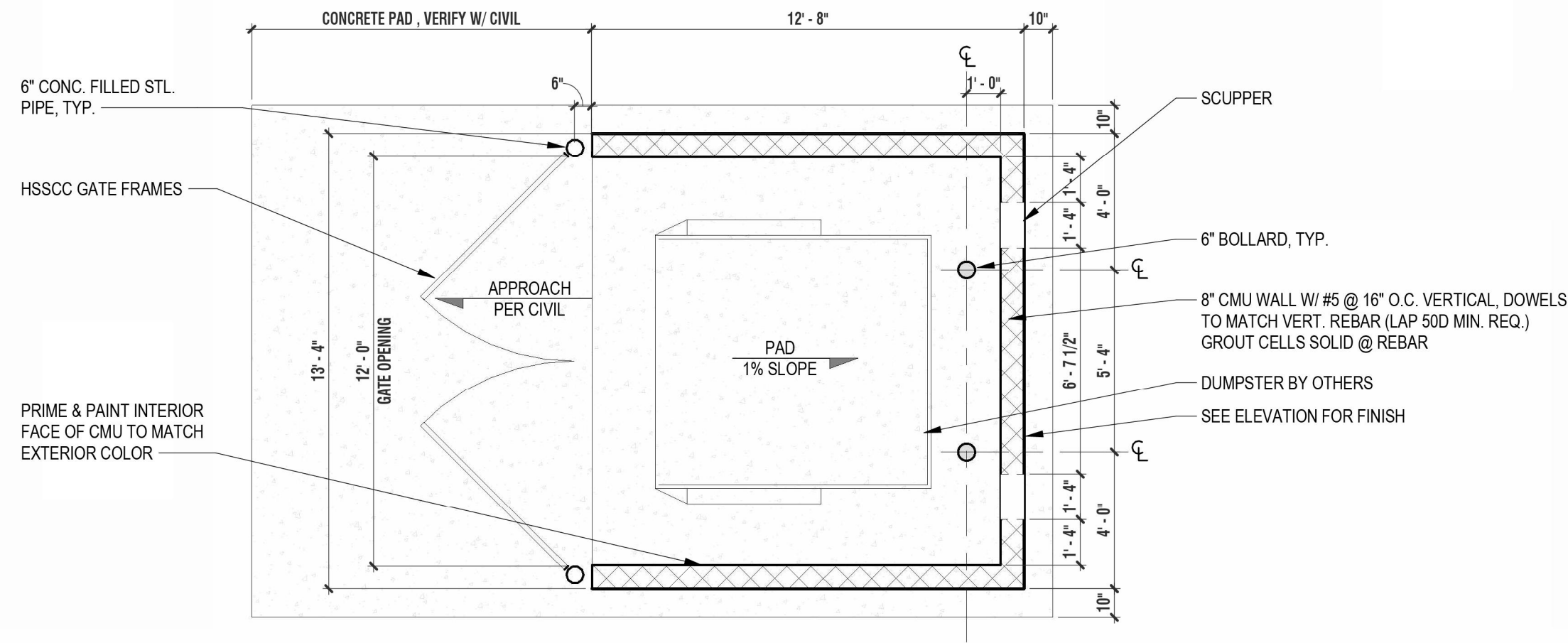
PROJECT MANAGER:	DISCIPLINE LEAD:
JC	SO
DESIGNER:	REVIEWER:
DR	CJC
DATE ISSUED:	PROJECT NUMBER:
07/07/2025	25002372A
SHEET NAME:	

BUILDING SECTIONS

DRAWING NUMBER:

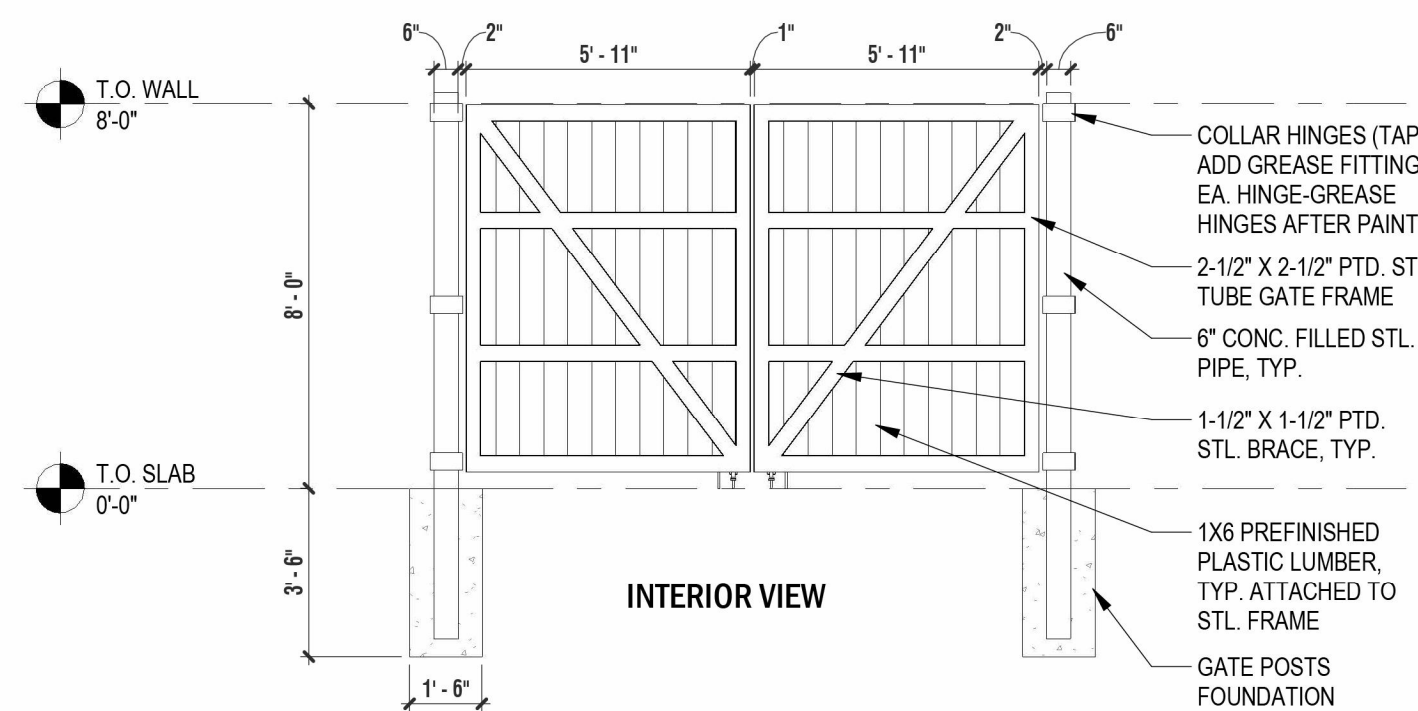
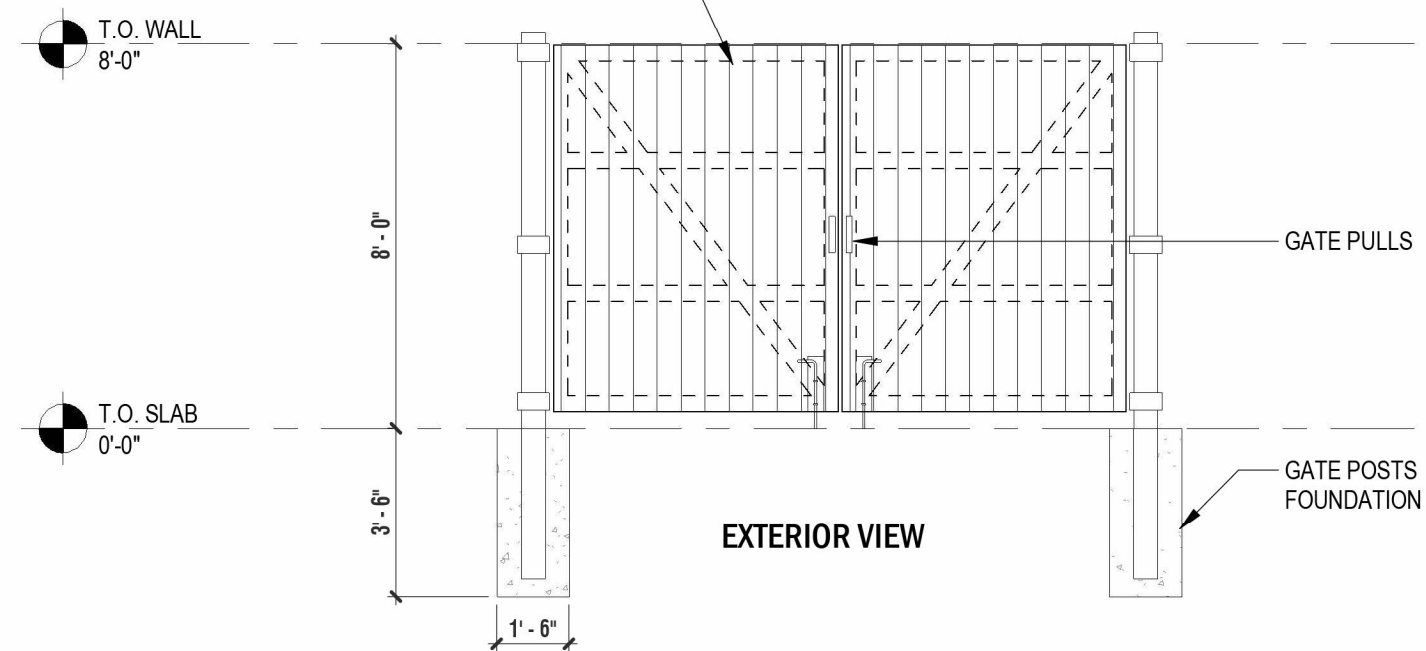
A301

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

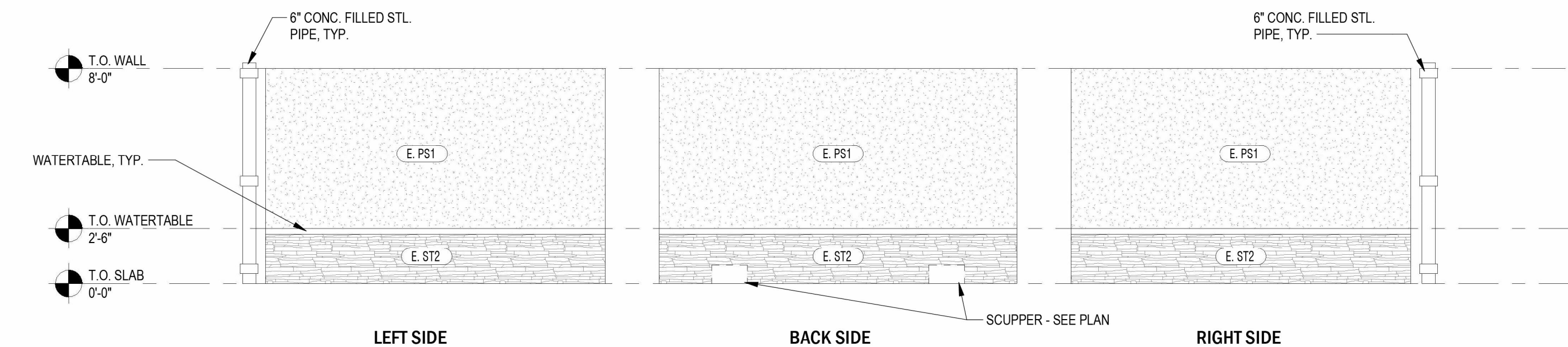


1 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"

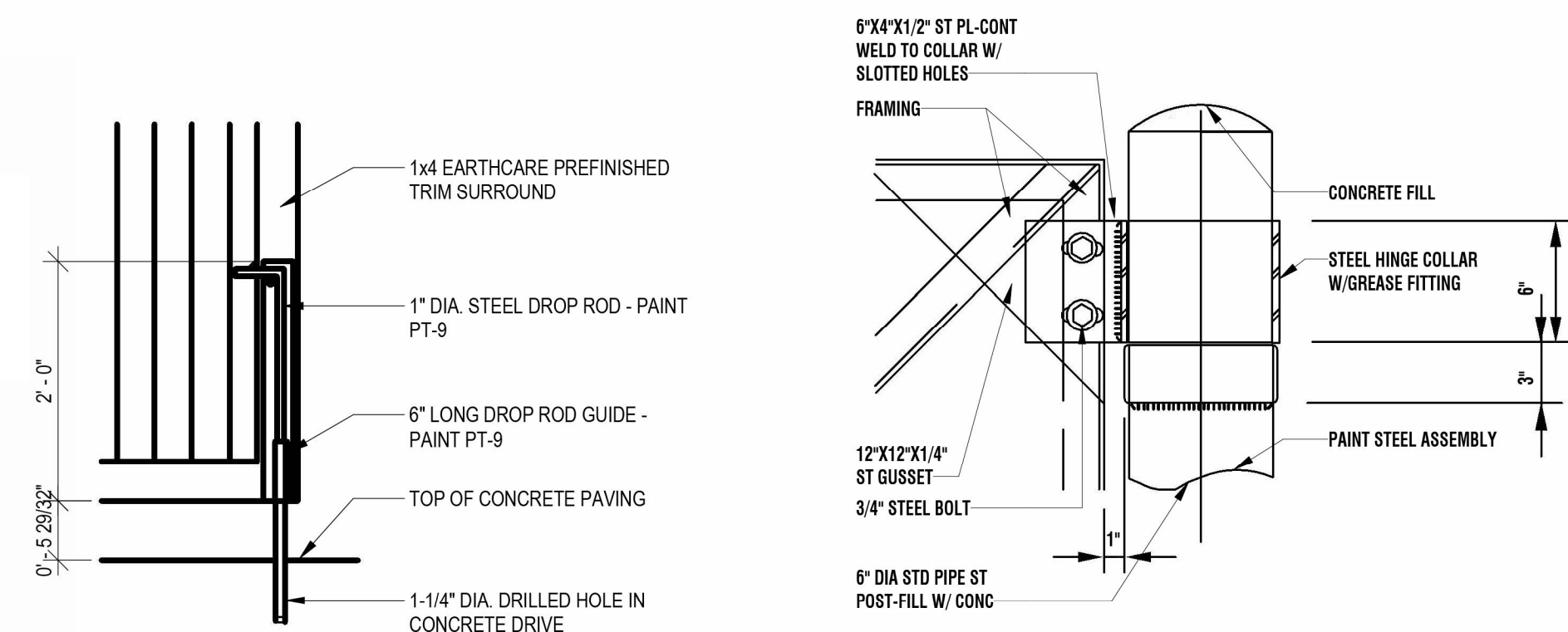
DOUBLE GATES W/ PREFINISHED 1 X 4 PLASTIC LUMBER, SECURE TO STL FRAME W/ THRU BOLTED CARRIAGE BOLTS - 4 PER TRIM BOARD



3 DUMPSTER GATE ELEVATIONS
SCALE: 1/4" = 1'-0"

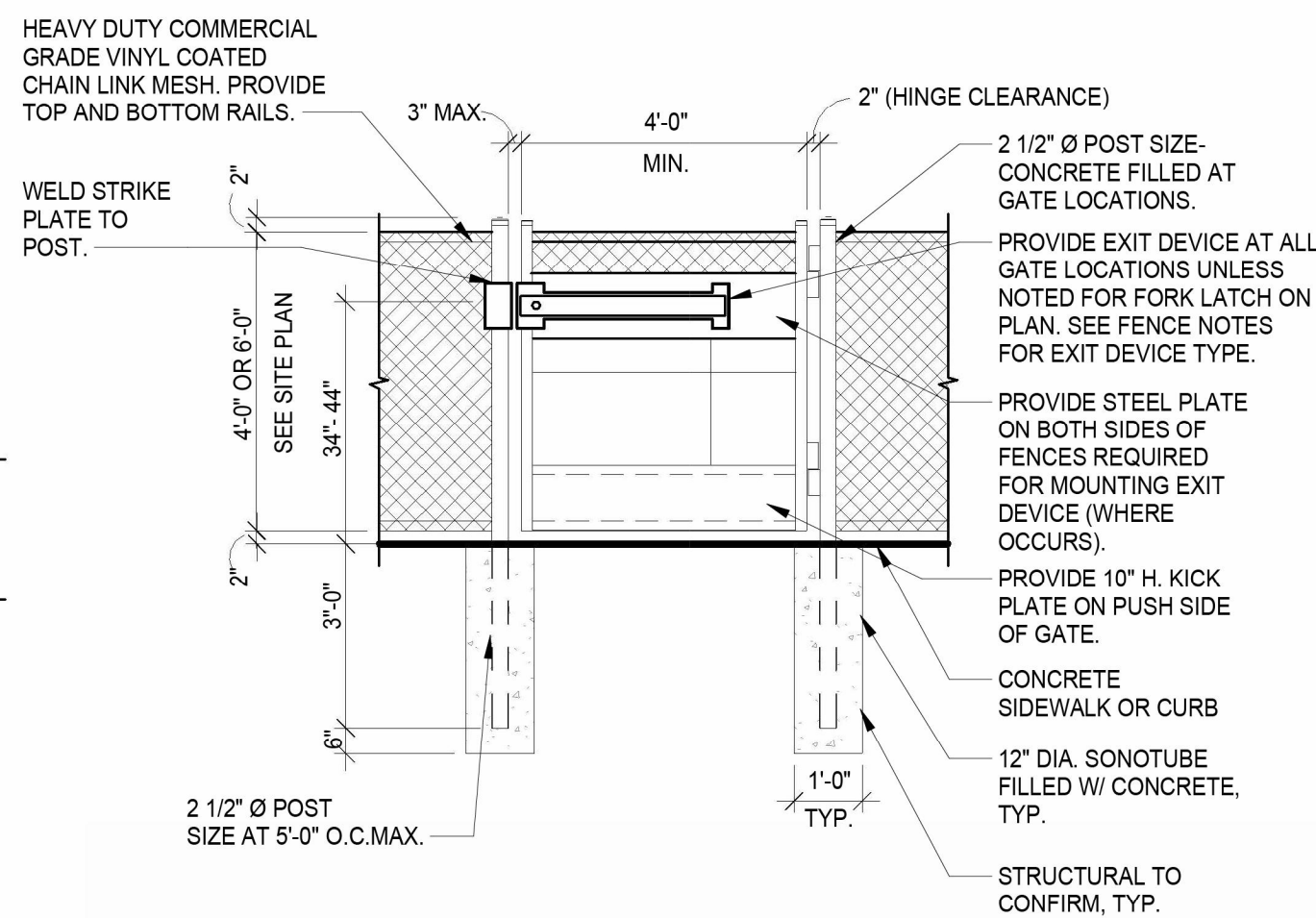


4 DUMPSTER ELEVATIONS
SCALE: 1/4" = 1'-0"



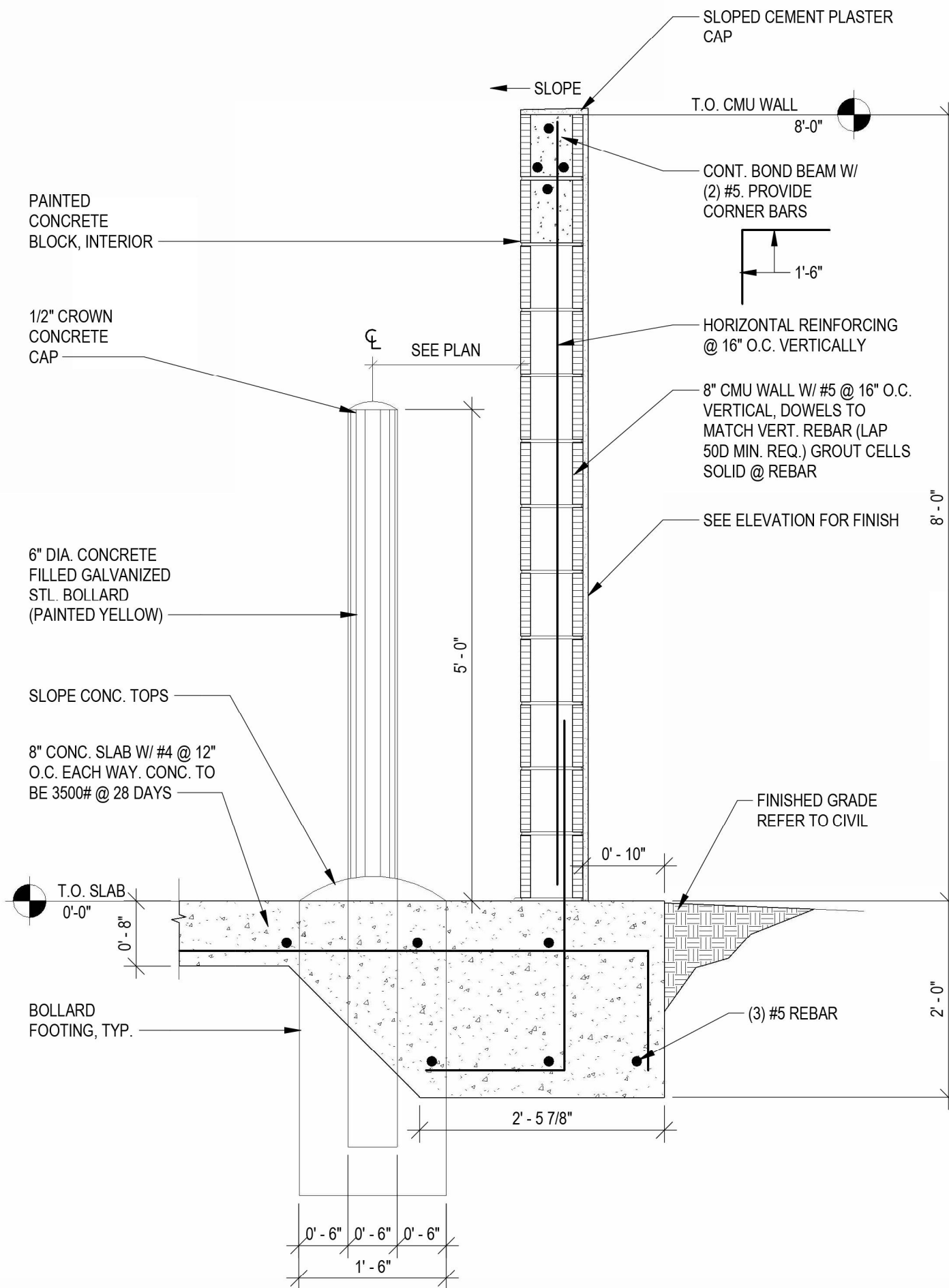
6 DROP ROD DETAIL
SCALE: 3/4" = 1'-0"

7 HINGE DETAIL
SCALE: 1 1/2" = 1'-0"



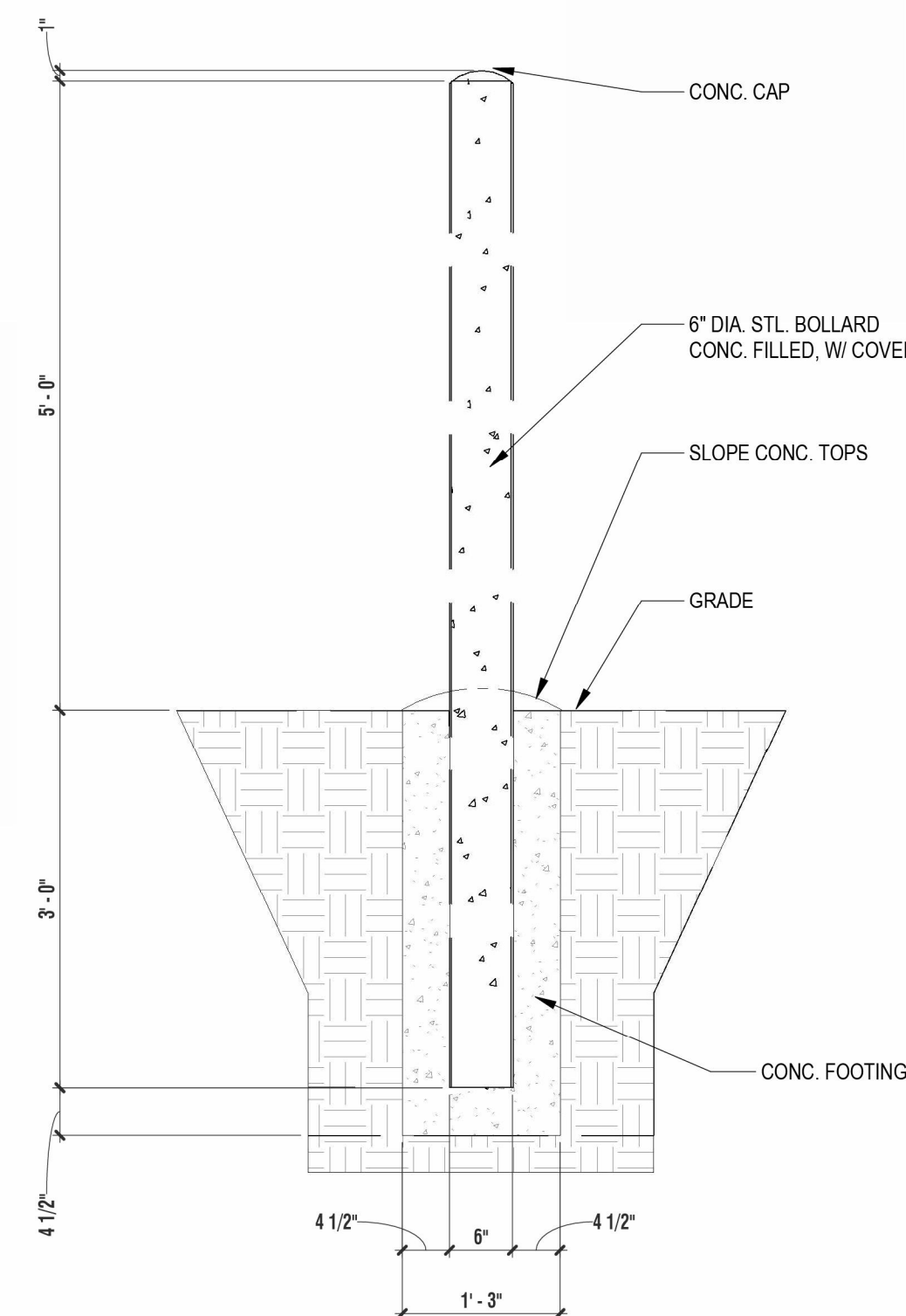
9 CHAIN LINK FENCE GATE
N.T.S.

2 DUMPSTER WALL SECTION
SCALE: 3/4" = 1'-0"

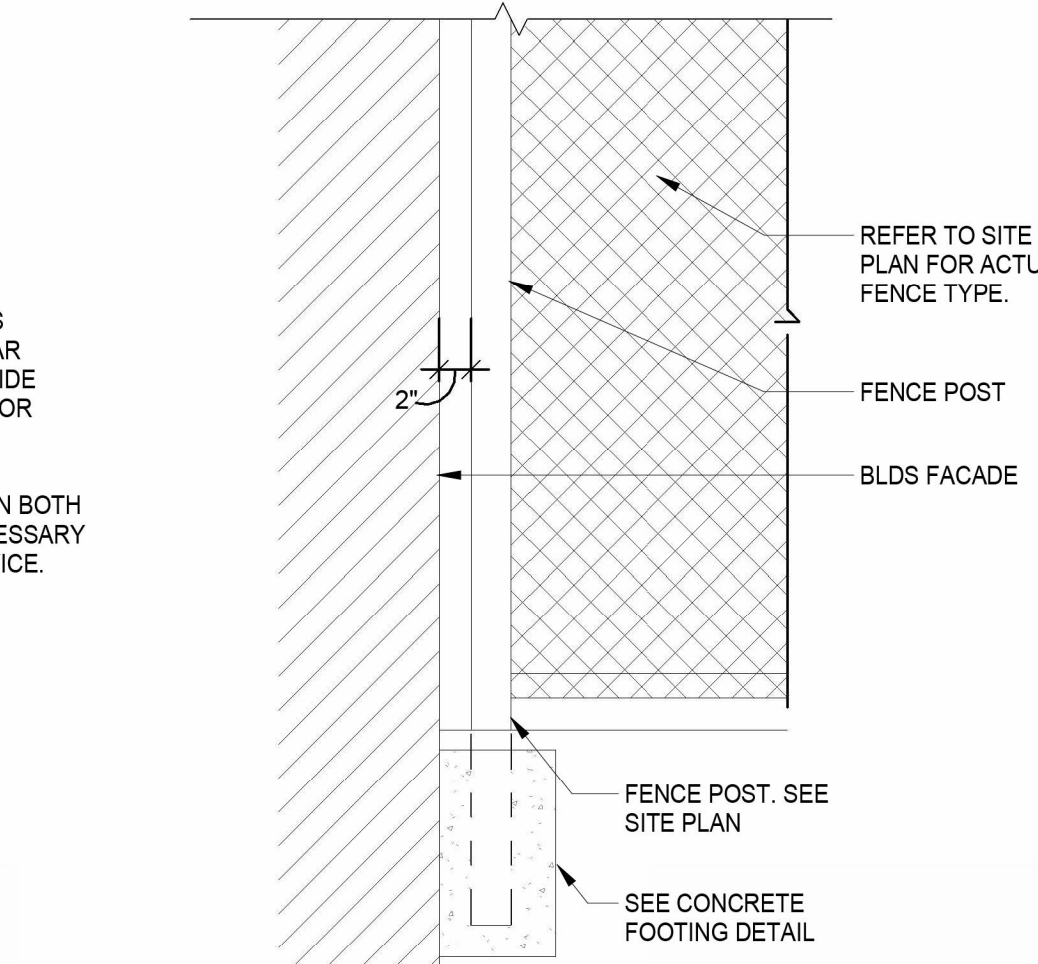
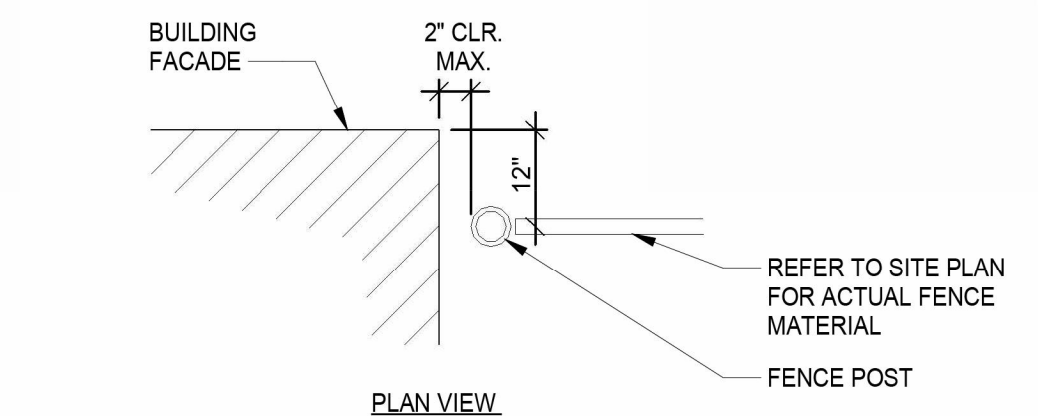


10 ORNAMENTAL FENCE GATE
N.T.S.

5 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



11 FENCE POST DETAIL
SCALE: 12" = 1'-0"



CONSTRUCTION NOTES:

1. GATES TO HAVE PINS TO HOLD OPEN AND CLOSED WITH COORESPONDING HOLES IN PAVING
2. VERIFY TRASH ENCLOSURE LOCATION, WIDTH AND DEPTH WITH LATEST CIVIL SITE PLAN.
3. VERIFY SLAB ELEVATION AND SLOPE WITH LATEST CIVIL SITE PLAN. BASE ELEVATION NOTED AS 0'-0" FOR REFERENCE ONLY.

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PROJECT MANAGER:
JC

DESIGNER:
DR

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SHEET NAME:

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Woodcliff Lake, NJ 07677
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DISCIPLINE LEAD:
SO

REVIEWER:
CJC

PROJECT NUMBER:
25002372A

DETAILS

DRAWING NUMBER:

AS102

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

GENERAL CONDITIONS AND NOTES:

1. THE CONSTRUCTION DOCUMENTS CONSIST OF THE WORKING DRAWINGS HEREIN, THE PROJECT MANUAL AND ALL ADDENDA, IN THE EVENT OF A CONFLICT OF DISCREPANCY BETWEEN THE DOCUMENTS, THE CONTRACTOR SHALL BRING SUCH CONFLICT OR DISCREPANCY TO THE ATTENTION OF THE ARCHITECT FOR CLARITY PRIOR TO SUBMITTING A BID.
2. THE ARCHITECT HAS BEEN RETAINED TO PERFORM AT NORMAL SERVICE STANDARDS FOR THE PREPARATION OF THESE PLANS AND SPECIFICATIONS. THE ARCHITECT HAS NOT BEEN RETAINED TO PERFORM OTHER SERVICES SUCH AS: CIVIL, SOILS, SPECIAL INSPECTIONS OR SERVICES SUCH AS LEGAL, ENVIRONMENTAL, REAL ESTATE, CONSTRUCTION CONTRACTING OR CONTRACTOR SUPERVISOR.
3. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR SOILS OR SUBSURFACE ENGINEERING OR CONDITIONS.
4. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR OBTAINING MUNICIPAL APPROVALS, SUCH AS BUILDING DEPARTMENT, ENVIRONMENTAL OR ZONING. THE ARCHITECT SHALL ASSIST THE OWNER AND CONTRACTOR IN THAT EFFORT AS THE NEED ARISES.
5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ACTIONS OF THE OWNER OR CONTRACTOR. NOR HAS THE ARCHITECT BEEN RETAINED OR ARE THEY RESPONSIBLE FOR SUPERVISION OF THE CONTRACTOR, DESIGN OF SAFETY PROVISIONS AT THE SITE, CONSTRUCTION SCHEDULES OR MEANS AND METHODS OF THE CONSTRUCTION.
6. THE CONTRACTOR AND OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND IT'S FACILITIES.
7. ALL MATERIALS, FORMS, ASSEMBLIES AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND MEET ALL MUNICIPAL REQUIREMENTS.
8. INTENT OF THIS SPECIFICATION AND GENERAL CONDITIONS:
MENTIONED HEREIN OR INDICATIONS ON DRAWINGS OR ARTICLES, OPERATIONS, METHODS OR MATERIALS, REQUIRES THAT THE CONTRACTOR PROVIDE EACH ITEM MENTIONED, INDICATED OR IMPLIED TO ACHIEVE THE INTENDED "PROJECT", BUILDING AND SITE WORK, ACCORDING TO THE METHODS OF BEST CONSTRUCTION PRACTICE (OR OF QUALITY OR METHOD SPECIFICALLY NOTED,) IN NO EVENT IS ANY ARTICLE, OPERATION, METHOD OR MATERIAL TO FALL BELOW BEST QUALITY AND FIRST CLASS TRADE. SAFETY STANDARDS AND ZONING AND CODE REQUIREMENTS. IN EVENT OF CONFLICTING STANDARDS, CODES OR SPECIFICATION REQUIREMENTS,THE METHOD, EQUIPMENT AND OPERATION OR MATERIAL OF BEST AND SAFEST QUALITY IS TO GOVERN THE WORK. ALL EQUIPMENT AND MATERIAL IS TO BE NEW AND IS TO BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFIED. ALL WORK, ARTICLES, OPERATIONS, METHODS AND MATERIALS ARE TO BE APPROVED BY GOVERNING BUILDING OFFICIALS.
9. GENERAL RESPONSIBILITY:
THE CONTRACTOR SHALL LAY OUT ALL WORK AND BE RESPONSIBLE FOR IT'S CORRECTNESS AND SAFETY AND SHALL PROVIDE ALL NECESSARY LINES, LEVELS AND DIMENSIONS AS NOTED. ALL MEASUREMENTS SHALL BE VERIFIED AT THE SITE AND BUILDING BY THE CONTRACTOR AND TRADES BEFORE ORDERING MATERIALS OR DOING ANY WORK. ANY DISCREPANCIES IN SITE, SOIL CONDITIONS, EXISTING BUILDING CONDITIONS, PLANS AND DETAILS MUST BE REPORTED TO THE ARCHITECT AT ONCE. NO CHANGES OR SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY OWNER AND ARCHITECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE SITE, BUILDING AND ITS FACILITIES AND PROVIDE INSURANCE COVERAGE REQUIRED BY LAW AND GOOD STANDARD PRACTICE.
11. ALL MATERIALS, FORM ASSEMBLIES AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS AND ARE THE RESPONSIBILITY OF THE CONTRACTOR:
11.1 THEY SHALL HAVE BEEN ACCEPTED BY GOVERNING LOCAL AND STATE AGENCIES CODES AT THE EFFECTED DATE OF THE CONTRACT.
11.2. SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS.
12. AT LEAST 48 HOURS WRITTEN NOTICE SHALL BE GIVEN TO THE BUILDING DEPARTMENT BEFORE COMMENCEMENT OF WORK AND A BUILDING PERMIT OBTAINED BEFORE STARTING ANY WORK.
13. ALTERED GRADES EXCEEDING 30 DEGREE SLOPE SHALL HAVE A RETAINING WALL FILED AND APPROVED BY THE DEPARTMENT OF BUILDING BEFORE START OF SUCH WORK.
14. ARCHITECT'S STATUS:
THE ARCHITECT IS RESPONSIBLE ONLY TO THE EXTENT OF PROVIDING THE CONSTRUCTION DOCUMENTS, PLANS AND SPECIFICATIONS FOR THIS PROJECT SCOPE. THE ARCHITECT SHALL INTERPRET CONSTRUCTION DOCUMENTS TO THE BEST OF HIS KNOWLEDGE AND BASED ON HIS PROFESSIONAL OPINION, WILL DEFINE THEIR MEANING. THE ARCHITECT IS NOT RESPONSIBLE FOR MEANS AND METHODS OF THE CONTRACTOR AND IS NOT RESPONSIBLE FOR SAFETY ON THE JOB OR DELAYS IN CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE NOR BE HELD LIABLE FOR SITE OR CONSTRUCTION SAFETY CONDITIONS, CONSTRUCTION MEANS OR METHODS. THE ARCHITECT IS NOT RESPONSIBLE FOR ADMINISTRATION OF THE CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR ACTIONS OF THE DEVELOPER, CONTRACTOR, SUB CONTRACTORS OR OWNER-USER.

15. SCOPE OF WORK:
THE CONTRACTOR SHALL CONSTRUCT THE PROJECT AS DESCRIBED IN THE CONTRACT DOCUMENTS (THE WORKING DRAWINGS AND SPECIFICATIONS). THE WORD "ARCHITECT" SHALL DESCRIBE JUSTIN A. MIHALIK, A.I.A. THE PROJECT IS DESIGNED TO CONFORM WITH ALL GOVERNING BUILDING CODES AND ZONING REQUIREMENTS AND THOSE ENGAGED IN THE WORK ARE DIRECTED TO MEET THOSE ENDS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
16. CONTRACTOR'S INSURANCE:
THE CONTRACTOR SHALL FILE WITH THE OWNER, CERTIFICATES OF THE FOLLOWING COVERAGE INCLUDED BUT NOT LIMITED TO:

A. WORKMEN'S COMPENSATION INSURANCE AS REQUIRED BY ALL GOVERNING LAW.
B. PUBLIC LIABILITY INSURANCE COVERING ANY ONE PERSON AND COVERING SEVERAL PERSONS PER THE A.I.A. DOCUMENTS AS A MINIMUM. MORE COVERAGE MAY BE DESIRED OR NEEDED.
C. PROPERTY DAMAGE INSURANCE: THE CONTRACTOR SHALL OBTAIN AND FILE WITH THE OWNER A CERTIFICATE FOR PROPERTY DAMAGE INSURANCE COVERING EACH ACCIDENT AND COVERING THE AGGREGATE OF OPERATIONS MINIMUM PER THE ABOVE MENTIONED A.I.A. DOCUMENT REQUIRES "AS A MINIMUM". MORE COVERAGE MAY BE DESIRED OR NEEDED.

THE CONTRACTOR SHALL OBTAIN INSURANCE AND PROVIDE CERTIFICATES OF INSURANCE TO THE OWNER. THE CERTIFICATES SHALL CONTAIN A 30 DAY NOTICE OF CANCELLATION CLAUSE ADDRESSED TO OWNER.
17. REQUIRED DOCUMENTATION:
THE OWNER SHALL PROVIDE ALL NECESSARY SURVEYS, SOIL REPORTS AND PERTINENT DATA NEEDED OR REQUESTED BY THE ARCHITECT IN ORDER TO PREPARE PLANS AND SPECIFICATIONS.
18. OWNER'S INSURANCE:
THE OWNER SHALL EFFECT AND MAINTAIN ALL INSURANCE COVERAGES AS REQUIRED. ALL INSURANCE DESCRIBED HEREIN IS A RECOMMENDED MINIMUM. MORE COVERAGE MAY BE NEEDED.
19. VISITING THE SITE:
THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE CONDITIONS THAT EXIST. THE CONTRACTOR SHALL INFORM THE OWNER AND ARCHITECT OF ANY CONDITIONS WHICH ARE NOT COVERED BY THE WORKING DRAWINGS OR SPECIFICATIONS OR DISCREPANCIES IN EXISTING CONDITIONS.
20. LAYOUT OF WORK:
A SURVEY IS TO BE MADE AVAILABLE FROM THE OWNER TO THE CONTRACTOR BEFORE STARTING WORK. THE CONTRACTOR SHALL LAY OUT THE WORK AND ESTABLISH ELEVATIONS, ACCURATELY MARKED ON SUBSTANTIAL BATTER BOARDS.
21. MEASUREMENTS AND DIMENSIONS:
MEASUREMENTS AND DIMENSIONS, INDICATED ON THE DRAWINGS ARE NOMINAL. THEY SHALL BE ADHERED TO WHEREVER PRACTICAL. MAJOR DEVIATIONS IN DIMENSIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE PROCEEDING WITH WORK. PRIOR TO CONTRACTOR'S PURCHASE OF ANY BUILT-IN EQUIPMENT OR CABINETS, THE CONTRACTOR IS TO TAKE FIELD DIMENSIONS AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS.
22. TAXES:
THE CONTRACTOR IS LIABLE FOR ALL STATE AND FEDERAL EMPLOYER'S AND EMPLOYEE'S TAXES, SALES TAXES AND WITHHOLDING TAXES.
23. GUARANTEE:
THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINALACCEPTANCE OF THE BUILDING AND A CERTIFICATE OF OCCUPANCY IS OBTAINED.
24. CONTRACT DRAWINGS:
THE CONTRACT DRAWINGS, WHICH ACCOMPANY AND FORM A PART OF THESE DOCUMENTS ARE ATTACHED HEREINAFTER. THE CONTRACT DRAWINGS DO NOT SHOW ALL THE DETAILS OF THE WORK AND ARE INTENDED ONLY TO ILLUSTRATE THE CHARACTER AND EXTENT OF THE WORK TO BE PERFORMED. ACCORDINGLY, THEY MAY BE SUPPLEMENTED DURING THE PERFORMANCE OF THE WORK BY THE ARCHITECT OR BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE ARCHITECT TO THE EXTENT NECESSARY TO FURTHER ILLUSTRATE THE WORK AND SHALL, AT ALL TIMES, REMAIN THE POSSESSION OF THE ARCHITECT.
25. ADDITIONAL DRAWINGS:
THE CONTRACTOR SHALL PROVIDE ALL SHOP DRAWINGS WHICH MAY BE NECESSARY OR REQUIRED. THE SIZE OF THE DRAWINGS, THE NUMBER OF COPIES AND THE DETAILS TO BE SHOWN THEREON SHALL BE AS APPROVED BY THE OWNER IN ADVANCE OF THEIR PREPARATION. BEFORE ISSUING ANY SHOP DRAWINGS, THE CONTRACTOR SHALL SUBMIT PRINTS THEREOF, INCLUDING THE REQUIRED NUMBER OF REVISED PRINTS, UNTIL THE DRAWINGS ARE APPROVED BY THE OWNER. AFTER APPROVAL THEREOF, NO CHANGE SHALL BE MADE THEREON UNLESS APPROVED, IN WRITING, BY THE OWNER. TRACINGS OF SHOP DRAWINGS SHALL BE DELIVERED TO THE OWNER PRIOR TO FINAL PAYMENT.

26. LAWS AND ORDINANCES:
IN ORDER TO EFFECTUATE THE WORK PROPERLY, THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF FEDERAL, STATE, MUNICIPAL AND DEPARTMENTAL LAWS, CODES ORDINANCES, RULES, REGULATIONS AND ORDERS WHICH WOULD AFFECT THE WORK AND ITS PERFORMANCE AND THOSE ENGAGED THEREIN. THE WORK IS TO CONFORM WITH ALL GOVERNING BUILDING CODES, AND ZONING REQUIREMENTS AND THOSE ENGAGED THEREIN ARE DIRECTED TO MEET THOSE ENDS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECTS IMMEDIATELY.
27. APPROVALS:
ANY APPROVAL BY THE ARCHITECT OR ANYTHING DONE OR PROPOSED TO BE DONE BY THE CONTRACTOR SHALL BE CONSTRUED MERELY TO MEAN THAT AT THAT TIME THE ARCHITECT KNOWS OF NO GOOD REASON FOR OBJECTING TO THERETO: AND NO SUCH APPROVAL SHALL RELIEVE THE CONTRACTOR FROM HIS FULL RESPONSIBILITY FOR THE COMPLETE AND ACCURATE PERFORMANCE OF THE WORK IN ACCORDANCE HEREWITH OR FROM ANY DUTY, OBLIGATION OR LIABILITY IMPOSED UPON HIM BY THE CONTRACT OR FROM RESPONSIBILITY FOR INJURIES TO PERSONS OR DAMAGE TO PROPERTY.
28. CONTRACTOR'S REPRESENTATIVE:
DURING THE PERFORMANCE OF ANY WORK AT THE SITE, THE CONTRACTOR SHALL HAVE A REPRESENTATIVE PRESENT WHO SHALL BE AUTHORIZED BY THE CONTRACTOR TO SUPERVISE THE WORK AND BE RESPONSIBLE FOR SAFELY CONDUCTING OPERATIONS AND ACTIVITIES. THE SUPERVISOR SHOULD BE DEDICATED TO THE PROJECT FOR ITS DURATION AND NOT BE REPLACED WITHOUT 30 DAYS NOTICE TO THE OWNER.
29. INSPECTIONS:
ALL CONTROLLED INSPECTIONS SHALL BE PERFORMED BY THE BUILDING DEPARTMENT. THE CONTRACTOR SHALL PROVIDE THE REQUIRED NOTICE FOR SAME AND BE PRESENT FOR ALL SUCH INSPECTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE PERSON DESIGNATED, WITH AMPLE NOTICE, TO MAKE SUCH INSPECTIONS.

REPORTS OF ALL INSPECTIONS OF MATERIALS AND REQUIRED TESTS SHALL BE FILED WITH THE OWNER WITH A SIGNED STATEMENT BY THE PERSON DESIGNATED FOR SUCH INSPECTION BEFORE FINAL PAYMENT.

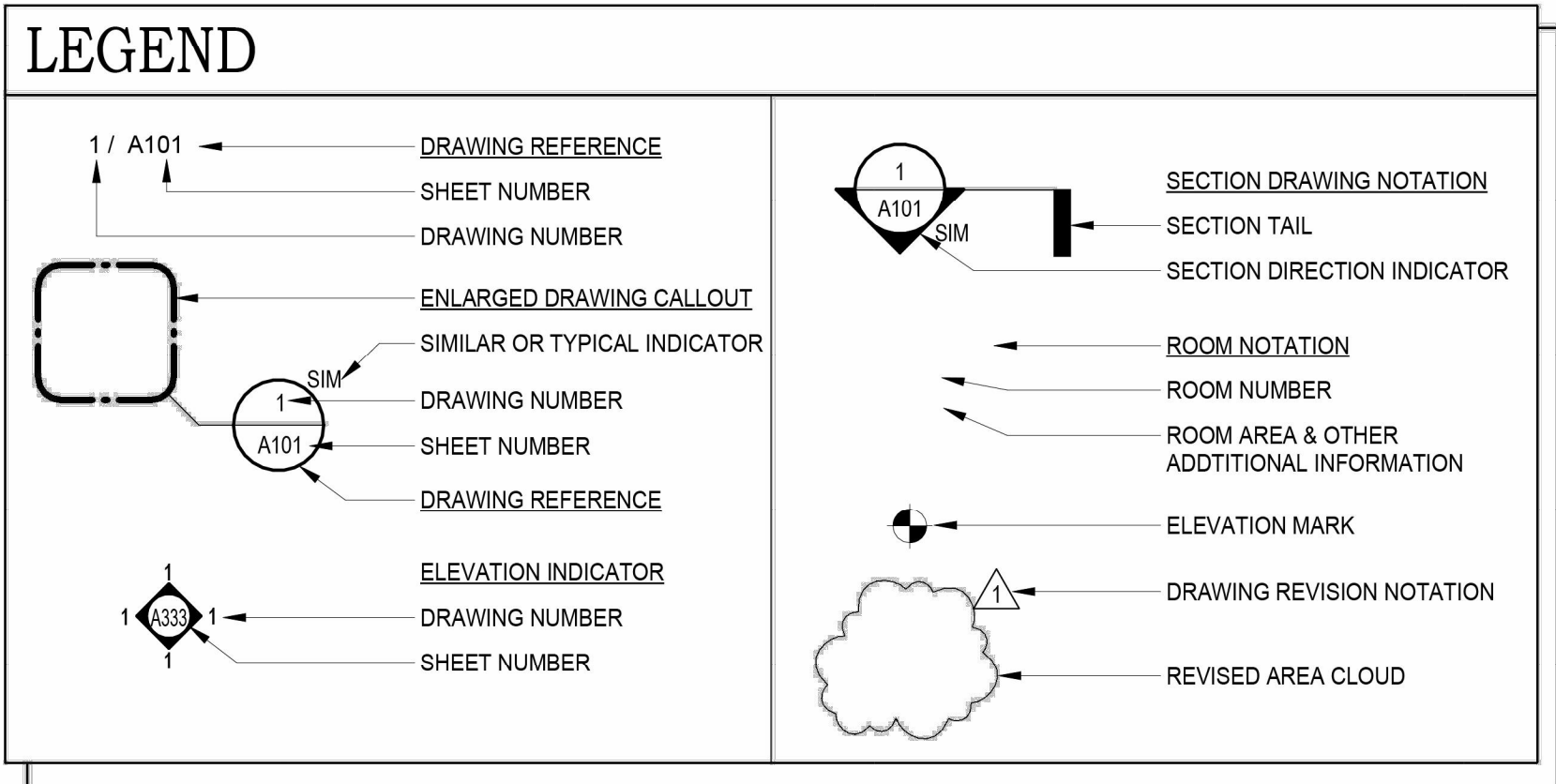
INSPECTIONS INCLUDE BUT SHALL NOT BE LIMITED TO:

A. SUB SOIL TEST
B. INSPECTION OF SUB-GRADE PRIOR TO INSTALLATION OF ANY FOOTINGS.
C. PLACEMENT OF CONCRETE MATERIALS FOR STRUCTURAL ELEMENTS
D. FOUNDATIONS
E. STRUCTURAL STEEL
F. LIGHT GAUGE METAL FRAMING
G. FIRE STOPPING FOR PENETRATIONS
H. ELECTRICAL, PLUMBING AND MECHANICAL.
30. FINAL INSPECTION:
WHEN, IN THE OPINION OF THE CONTRACTOR, THE WORK IS COMPLETED AND READY FOR FINAL INSPECTION, HE SHALL NOTIFY THE OWNER AND BUILDING DEPARTMENT OFFICIAL AND THE OWNER EITHER IN PERSON OR BY A DESIGNATED REPRESENTATIVE, WILL INSPECT THE WORK. BEFORE A CERTIFICATE OF FINAL COMPLETION WILL BE ISSUED BY THE OWNER AND BUILDING DEPARTMENT OFFICIALS, ANY DEFECTS OR OMISSIONS NOTED ON THIS INSPECTION MUST BE MADE GOOD BY THE CONTRACTOR.
31. SURVEYS:
FINAL SURVEY - AN ACCURATE AND COMPLETE PROPERTY SURVEY, MADE AND SEALED BY A PROFESSIONAL LICENSED LAND SURVEYOR, MAY BE REQUIRED. AFTER COMPLETION OF ALL WORK, THIS SURVEY MAY BE REQUIRED TO SHOW LOCATION OF NEW WORK, ELEVATION OF FLOOR LEVELS, ELEVATIONS OF FINISHED GRADES AND ELEVATIONS AT PROPERTY LINE INTERSECTIONS, LOCATION AND BOUNDARIES OF THE LOT, AND ALL BUILDINGS. IF MUNICIPAL OR OTHER AGENCIES REQUIRE SUCH A SURVEY, IT SHALL BE ORDERED BY THE CONTRACTOR AND PAID FOR BY THE OWNER.

THE CONTRACTOR SHALL PROTECT AREAS ADJACENT TO THE WORK AND SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE AND BUILDING IN A NEAT, CLEAN AND SAFE CONDITION AND SHALL, AT COMPLETION OF THE JOB, TURN OVER THE SITE AND BUILDING TO THE OWNERS IN A CONDITION SUITABLE TO MOVE IN. ALL SURFACES SHALL BE CLEAN AND READY FOR FURNISHING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES AND IS RESPONSIBLE FOR CONSTRUCTING THE WORK ACCORDING TO PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, CONDITIONS, NOTES, WORK, ETC. AT THE JOB SITE BEFORE ANY WORK IS STARTED, BE RESPONSIBLE FOR SAME AND REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT BEFORE WORK IS STARTED WITH AMPLE TIME FOR CHANGES TO BE MADE.
32. CHANGES TO THE BUILDING DESIGN:

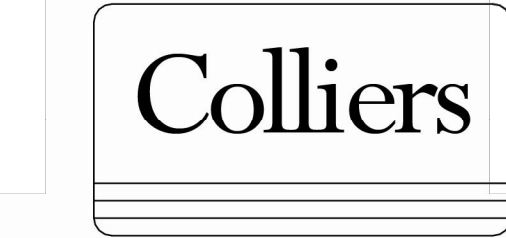
NO CHANGES ARE TO BE MADE TO THE BUILDING WHICH DEViate FROM THESE GENERAL CONDITIONS, TECHNICAL NOTES OR CONSTRUCTION DOCUMENTS, WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT. IF THE CONTRACTOR OR OWNER PROCEED WITH ANY CHANGES WITHOUT PRIOR APPROVAL BY THE ARCHITECT THEY WILL DO SO AT THEIR OWN RISK AND SUCH CHANGES MAY REQUIRE REMOVAL.
33. WORK INCLUDED:

THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO COMPLETE ALL WORK DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS.



ABBREVIATIONS

ABV. ABOVE	DIAG. DIAGONAL	F.D. FLOOR DRAIN	JSTS. JOISTS	P.T. PRESSURE TREATED	U.C. UNDERCUT
A.C.T. ACOUSTICAL CLG. TILE	DEMO. DEMOLITION	FIN. FINISH	LP. LOW POINT	PTD. PAINTED	UNF. UNFINISHED
ADJ. ADJACENT	DET. DETAIL	F.A.C.P. FIRE ALARM CONTROL PANEL	MAR. MARBLE	PART. PARTITION	U.O.N. UNLESS OTHERWISE NOTED
A.F.F. ABOVE FINISH FLOOR	D.F. DRINKING FOUNTAIN	F.A.R.P. FIRE ALARM REMOTE PANEL	PLATE PLATE	PL. PLASTIC LAMINATE	V.C.T. VINYL COMPOSITION TILE
ALUM. ALUMINUM	DIA. DIAMETER	FAST. FASTENED	MFR. MANUFACTURER	PLYWD. PLYWOOD	VEST. VESTIBULE
ANG. ANGLE	DM. DIMENSION	F.P. FIREPROOF	MIN. MINIMUM	REINF. REINFORCEMENT	V.I.F. VERIFY IN FIELD
APPROX. APPROXIMATELY	DN. DOWN	F.P.S.C. FIREPROOF SELF-CLOSING	MISC. MISCELLANEOUS	REQD. REQUIRED	WD. WOOD
A.S.M.L. ABOVE MEAN SEA LEVEL	DR. DOOR	FL. FLOOR	M.O. MASONRY OPENING		WI. WITH
	D.O. DITTO	FR. FIRE RATED	MTL. METAL		WO. WITHOUT
	DWG. DRAWING	FRM. FRAME		SIM. SIMILAR	
BLK. BLOCKING	EA. EACH	FLUOR. FLUORESCENT	NOM. NOMINAL	SPEC. SPECIFICATIONS	
BD. BOARD	ELEC. ELECTRICAL	FT. FEET	N. NORTH	S.F. SQUARE FEET	
BLDG. BUILDING	ELEV. ELEVATOR	GALV. GALVANIZED	N.C. NON-CORROSIVE	S.S. SOLID SURFACE	
BM. BEAM	EL. ELEVATION	GA. GAUGE	N.I.C. NOT IN CONTRACT	ST. STL. STAINLESS STEEL	
B.O. BOTTOM OF	EQUIP. EQUIPMENT	G.C. GENERAL CONTRACTOR	N.T.E. NOT TO EXCEED	STL. STEEL	
CLG. CEILING	EXIST. EXISTING	GLAZ. GLAZING	N.T.S. NOT TO SCALE	STRUC. STRUCTURAL	
CL. CENTER LINE	EQ. EQUAL	G.W.B. GYPSUM WALL BOARD	NO. NUMBER	SUSP. SUSPENDED	
CONC. CONCRETE	E.I.F.S. EXTERIOR INSULATION FINISH SYSTEM	GYP. GYPSUM	O.C. ON CENTER	T & S TAPE & SPACKLE	
CONST. CONSTRUCTION		H.P. HIGH POINT	OPNG. OPENING	TEL. TELEPHONE	
CONT. CONTINUOUS		HT. HOLLOW METAL	OPP. OPPOSITE	THK. THICK	
C.M.U. CONCRETE MASONRY UNIT		INSUL. INSULATION	OSB ORIENTED STRAND BD.	T.O. TOP OF	
				TYP. TYPICAL	



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REV	DATE	DESCRIPTION
	07/07/2025	PROGRESS SET



Michelle Simms

LEARNING CARE GROUP

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KNIGHTDALE, NC 27545

NC ARCHITECTURE
FIRM LICENSE # 54174

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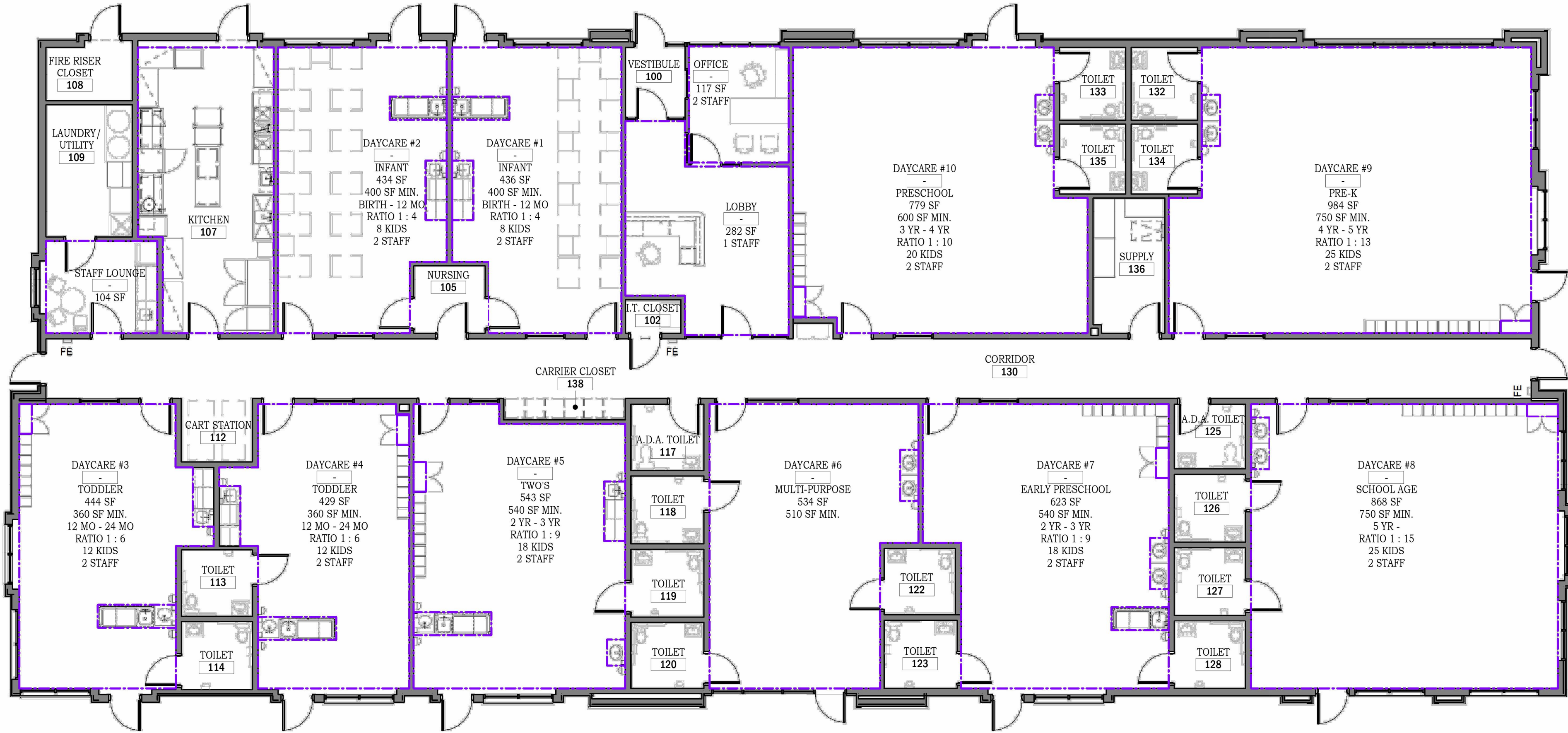
PROJECT MANAGER:	DISCIPLINE LEAD:
JC	SO
DESIGNER:	REVIEWER:
DR	CJC
DATE ISSUED:	PROJECT NUMBER:
07/07/2025	25002372A
SHEET NAME:	

GENERAL CONDITIONS & RESPONSIBILITY MATRIX

DRAWING NUMBER:

G002

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



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

NORTH CAROLINA CHILDCARE LICENSING				
AGE RANGE	DESIGNATION	MAX GROUP	TEACHER TO CHILD RATIO	AREA PER CHILD
0 MO TO 12 MO	INFANT	10	1 TO 5	25 SF
1 YR TO 2 YR		12	1 TO 6	25 SF
2 YR TO 3 YR	TODDLER	20	1 TO 10	25 SF
3 YR TO 4 YR		25	1 TO 15	25 SF
4 YR TO 5 YR	PRESCHOOL (IF NOT ENROLLED IN SCHOOL)	25	1 TO 20	25 SF
5 YR +		25	1 TO 25	25 SF
-	OUTDOOR PLAY AREA	-	-	75 SF

CHILDCARE LICENSING								
ROOM	AREA (S.F.)		AGE RANGE	DESIGNATION	TEACHER TO CHILD RATIO	AREA PER CHILD	# OF CHILDREN	# OF STAFF
	ACTUAL	REQUIRED						
OFFICE	120 SF							2
LOBBY	282 SF							1
STAFF LOUNGE	104 SF							0
KITCHEN	363 SF							1
DAYCARE #1	436 SF	400 SF	BIRTH to 12 MO	INFANT	1 to 4	50 SF	8	2
DAYCARE #2	434 SF	400 SF	BIRTH to 12 MO	INFANT	1 to 4	50 SF	8	2
DAYCARE #3	444 SF	360 SF	12 MO to 24 MO	TODDLER	1 to 6	30 SF	12	2
DAYCARE #4	429 SF	360 SF	12 MO to 24 MO	TODDLER	1 to 6	30 SF	12	2
DAYCARE #5	544 SF	540 SF	2 YR to 3 YR	TWO'S	1 to 9	30 SF	18	2
DAYCARE #6	534 SF	510 SF	-	MULTI-PURPOSE	-	30 SF	-	-
DAYCARE #7	623 SF	540 SF	2 YR to 3 YR	EARLY PRESCHOOL	1 to 9	30 SF	18	2
DAYCARE #8	868 SF	750 SF	5 YR to	SCHOOL AGE	1 to 15	30 SF	25	2
DAYCARE #9	984 SF	750 SF	4 YR to 5 YR	PRE-K	1 to 13	30 SF	25	2
DAYCARE #10	779 SF	600 SF	3 YR to 4 YR	PRESCHOOL	1 to 10	30 SF	20	2
	6944 SF	5210 SF					146	22

GENERAL NOTES:

- SEE DWG. G001 FOR LIST OF DRAWINGS AND BUILDING CODE NOTES.
- SEE DWG. G002 FOR GENERAL CONDITIONS.
- SEE DWG. G003 FOR RESPONSIBILITY MATRIX.
- SEE DWG. G005-G006 FOR ACCESSIBILITY DETAILS.
- SEE DWG. G101 FOR LIFE SAFETY PLAN AND LIFE SAFETY CODE NOTES.
- SEE DWG. A101 FOR CONSTRUCTION FLOOR PLAN.
- SEE DWG. A701 FOR PLAYGROUND PLAN.



LEGEND

- AREA BOUNDARY LINE
- ROOM NAME
TO
AGE DESCRIPTION
ACTUAL S.F.
REQUIRED MINIMUM AREA
MINIMUM - MAXIMUM AGE
TEACHER : CHILD RATIO
NO. OF CHILDREN
NO. OF STAFF
- ROOM LICENSING TAG

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LICENSING PLAN,
CHILDCARE LICENSING
SCHEDULE & NOTES

DRAWING NUMBER:

G102

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