RESIDENTIAL CODE SUMMARY

PLANS ARE DESIGNED TO MEET REQUIREMENTS OF 2018 NORTH CAROLINA RESIDENTIAL CODE

STRUCTURE IS DESIGNED TO WITHSTAND 100 MPH, 3 SECOND GUST (85 FASTEST WIND), EXPOSURE B.

ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF THE CORNERS.

MEAN ROOF HEIGHT=19'-0"

COMPONENT AND CLADDING ARE DESIGNED FOR THE FOLLOWING LOADS:

MEAN ROOF HEIGHT	UP TO 30'	30'-1"-35'	35'-1"-40'	40'-1'-45'
ZONE 1	16.5,-18.0	17.3,-18.9	18.0,-19.6	18.5,-20.2
ZONE 2	16.5,-21.0	17.3,-22.1	18.0,-22.9	18.5,-23.5
ZONE 3	16.5,-21.0	17.3,-22.1	18.0,-22.9	18.5,-23.5
ZONE 4	18.0,-19.5	18.9,-20.5	19.6,-21.3	20.2,-21.8
ZONE 5	18.0,-24.1	18.9,-25.3	19.6,-26.3	20.2,-27.0

MINIMUM VALUES FOR ENERGY COMPLIANCE

ZONE 4
MAXIMUM GLAZING U-FACTOR=0.35
CEILING R-30 (UNCOMPRESSED)
WALLS R-13 CAVITY + R-2.5 SHEATHING OR R15 CAVITY
FLOORS R-19

ADDITION AREAS:

GARAGE	748 SF
MUDROOM ADDITION	125 SF
ENCLOSED PORCH	258 SF

ATTIC SPACE VENTILATION

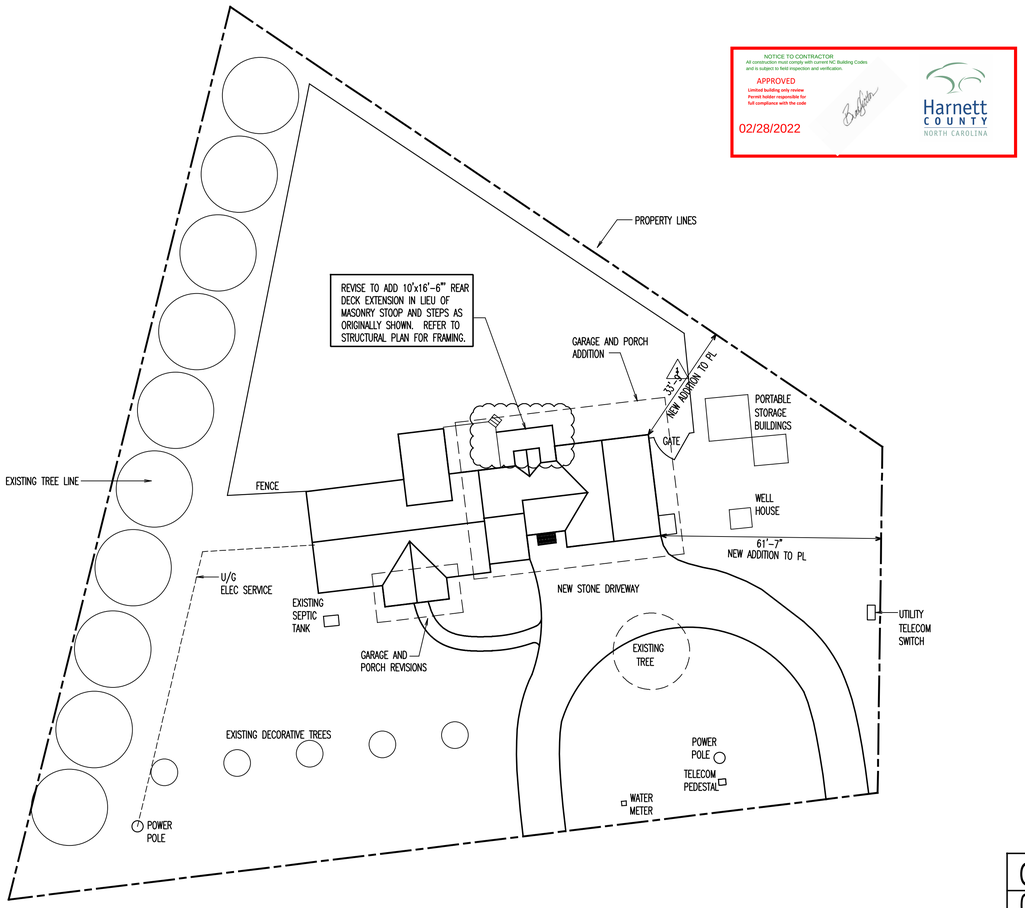
GARAGE/PORCH ROOF
1/150 X 1162 SQ.FT. ATTIC AREA=7.75 SQ.FT. NET FREE AREA OF LOUVER REQ'D

METHOD OF VENTILATION

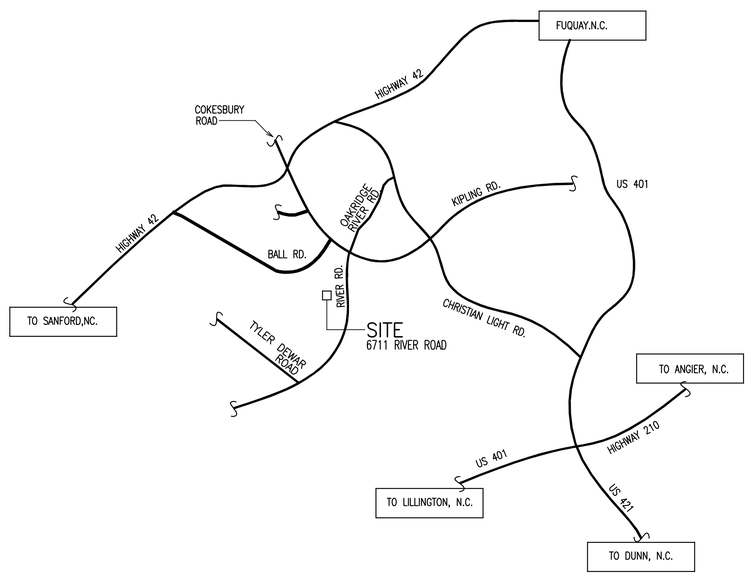
CONTINUOUS ROOF RIDGE VENTING WITH PERFORATED, CONTINUOUS SOFFIT VENTING FOR INTAKE.

CRAWL SPACE VENTILATION

CRAWL SPACE TO BE SEALED, FOUNDATON VENTS EXCLUDED.



G1 / 01 SITE PLAN
1"=20'-0"



SHEET SCHEDULE

STRUCTURAL EVALUATION BY:
HOWERTON SERVICES, PLLC
LICENCE # P-1716
3513 CATHEDRAL BELL ROAD, RALEIGH N.C. 27614

BUILDING DESIGN BY:
S&S CONTRACTING
6349 RIVER ROAD, FUQUAY, NC 27526

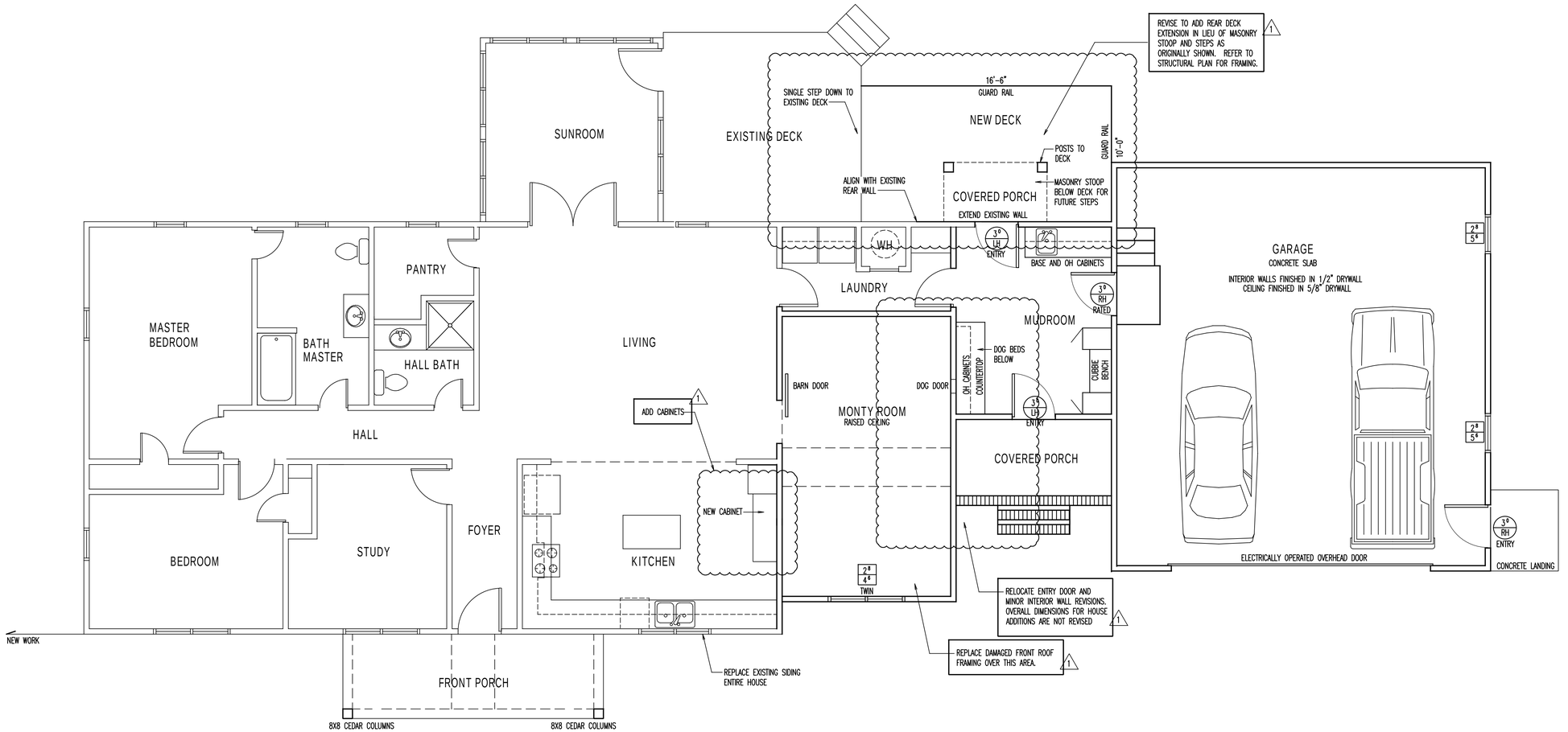
REICHERT RESIDENCE RENOVATIONS
6711 RIVER ROAD
FUQUAY-VARINA HARNETT COUNTY, N.C.

DESCRIPTION:
SITE PLAN AND GENERAL DATA

REVISION:
1 OWNER CHANGES FEB 2022

DATE:
MARCH 2021

DRAWING:
G1



A2
01

RENOVATION PLAN

1/4"=1'-0"

STRUCTURAL EVALUATION BY:
HOWERTON SERVICES, PLLC
LICENCE # P-1716
3513 CATHEDRAL BELL ROAD, RALEIGH N.C. 27614

BUILDING DESIGN BY:
S&S CONTRACTING
6349 RIVER ROAD, FUQUAY, NC 27526

REICHERT RESIDENCE RENOVATIONS
6711 RIVER ROAD
FUQUAY-VARINA
HARNETT COUNTY, N.C.

DESCRIPTION:
RENOVATION PLAN

REVISION:
1
OWNER CHANGES FEB 2022

DATE:
MARCH 2021

DRAWING:
A2

02 15 2022

GENERAL FRAMING NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15%P OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N1101.2.1, RESIDENTIAL BUILDING, TYPE A-1.
3. WALL CLADDING IS DESIGNED FOR A 24.1 #/SF OR GREATER POSITIVE/NEGATIVE PRESSURE.
4. ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH CODE SUMMARY.
5. DESIGN CRITERIA:

	DEAD	LIVE
PRIMARY FLOOR	10 PSF	40 PSF
SECONDARY FLOOR	10 PSF	40 PSF
SLEEPING AREAS	10 PSF	30 PSF
ATTIC	10 PSF	20 PSF
ROOF	10 PSF	20 PSF

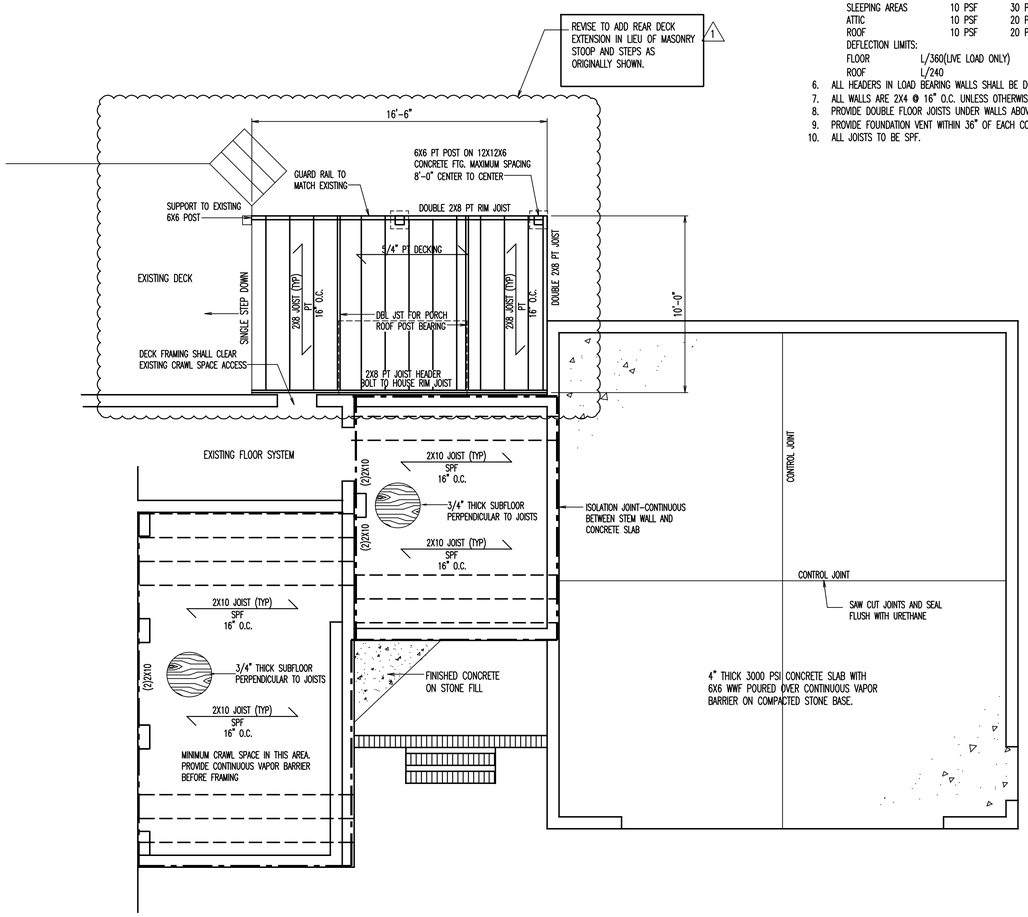
DEFLECTION LIMITS:
FLOOR L/360(LIVE LOAD ONLY)
ROOF L/240

6. ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10.
7. ALL WALLS ARE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
8. PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.
9. PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER.
10. ALL JOISTS TO BE SPF.

STRUCTURAL EVALUATION BY:

HOWERTON SERVICES, PLLC LISCENSE # P-1716
CATHEDRAL BELL ROAD, RALEIGH, NC 27614

* ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.
* ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID ENGINEER'S LIABILITY.
* DO NOT SCALE THESE DRAWINGS - ENGINEERING APPROVAL EXPIRES 03/15/2022 OR UNTIL NEW CODE CYCLE.



S2 / 01 FLOOR FRAMING PLAN
1/4"=1'-0"

NORTH CAROLINA PROFESSIONAL SEAL 022966 ENGINEER

STRUCTURAL EVALUATION BY:
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BUILDING DESIGN BY:
S&S CONTRACTING
6349 RIVER ROAD, FUQUAY, NC 27526

REICHERT RESIDENCE RENOVATIONS
6711 RIVER ROAD FUQUAY-VARINA HARNETT COUNTY, N.C.

DESCRIPTION: FLOOR FRAMING

REVISION: 1 OWNER CHANGES FEB 2022

DATE: MARCH 2021

DRAWING: S2