

ENOVATIONS RESIDENCE REICHERT

SITE PLAN AND GENERAL DATA

MARCH 2021



DEMOLITION NOTES:

REMOVE CONCRETE SLAB.

REMOVE PORCH CEILING.

REMOVE BRICK STEPS.

REMOVE WALL.

REPLACE PORCH COLUMNS PER NEW WORK PLAN.

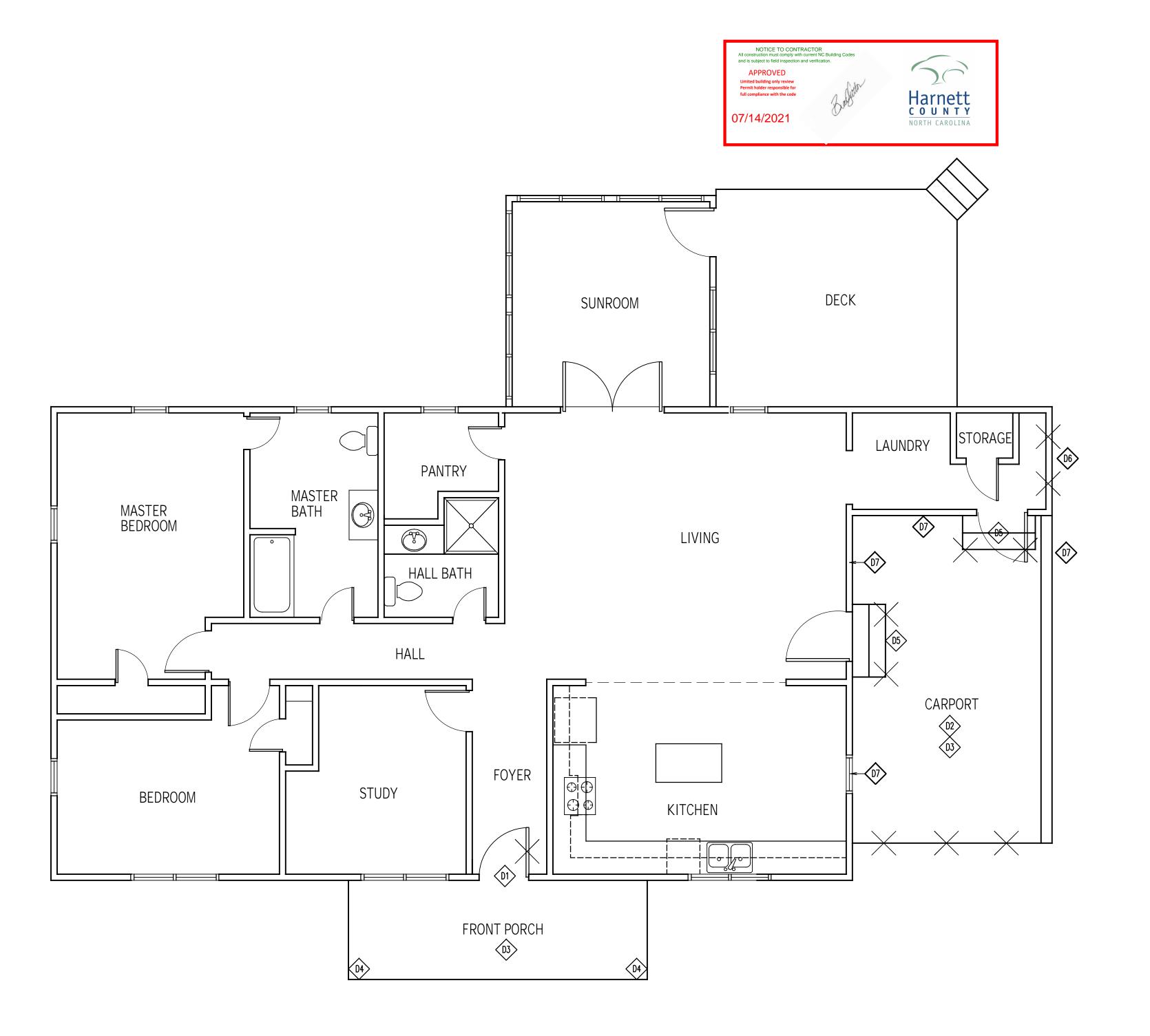
SAW CUT AND REMOVE PORTION OF FOUNDATION STEM WALL TO ALLOW CRAWL SPACE CIRCULATION.

REPLACE DOOR.

RENOVATIONS HARNETT COUNTY, N.C. RESIDENCE I REICHERT 6711 RIVER ROAD

EXISTING AND DEMOLITION PLAN

MARCH 2021



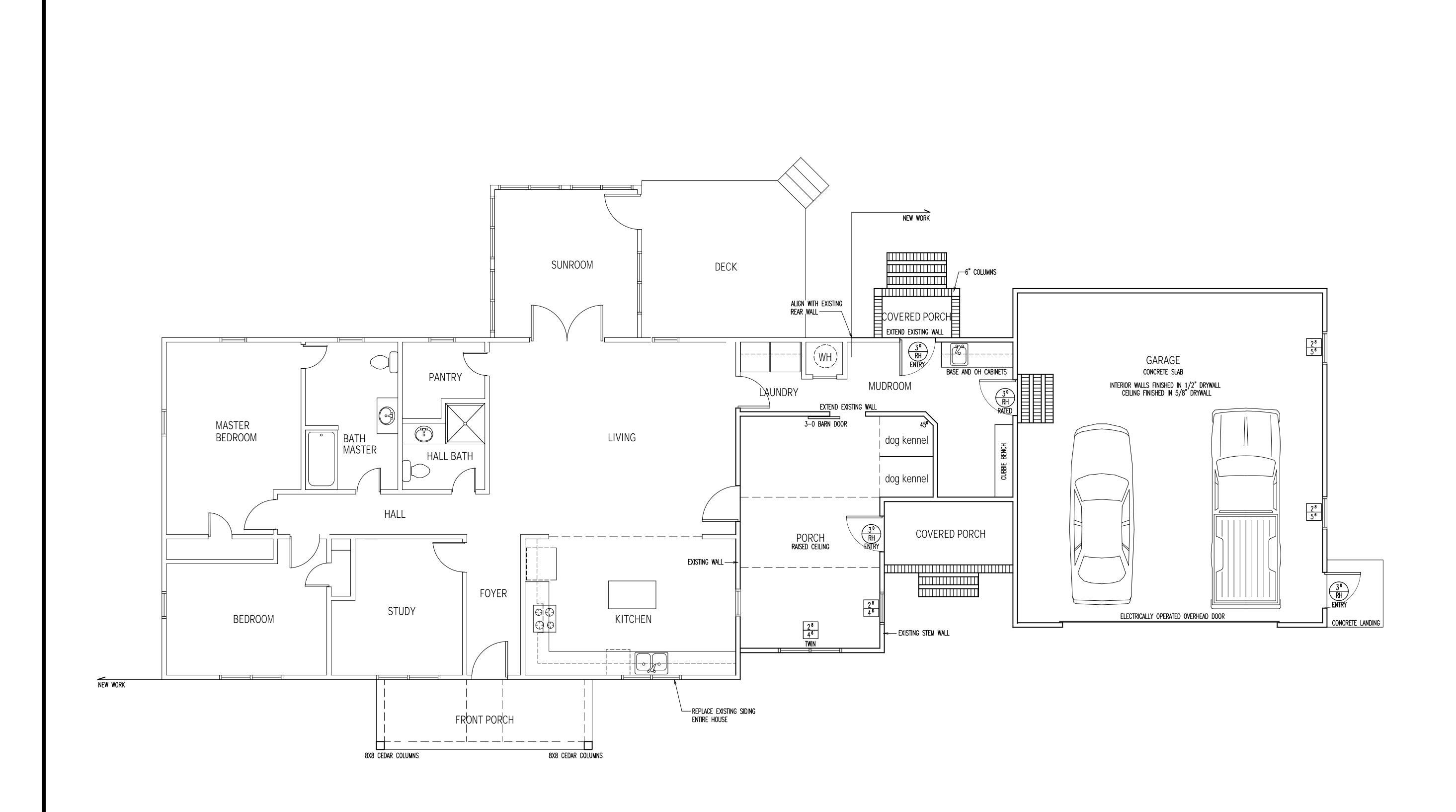
EXISTING AND DEMOLITION PLAN

N. 17

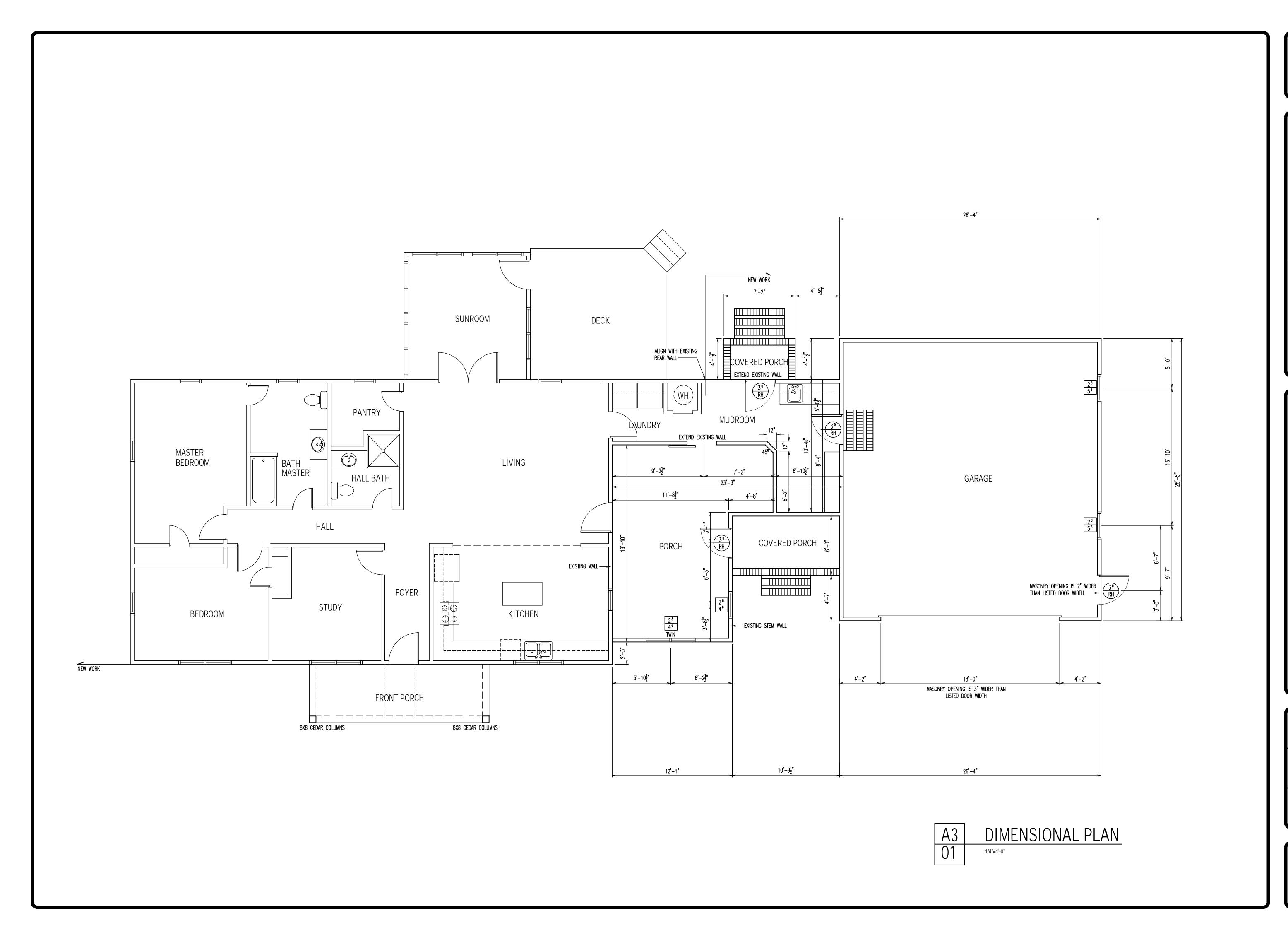
DATE:
MARCH 2021

REVISION:

A2



A2 RENOVATION PLAN
01 1/4"=1'-0"



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

BUILDING DESIGN BY:
S&S CONTRACTING
6349 RIVER ROAD, FUQUAY, NC 275

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

DESCRIPTION:
DIMENSIONAL PLAN
REVISION:

date: MARCH 2021

A3

EXISTING ROOF—— GABLE TRUSS— Existing Roof— SHED OVERHANG—\ BOARD AND BATTEN GABLE SIDING M E T A L R 0 0 F NATURAL WOOD HEADER 16" CORBEL WOOD SUPPORT | — Block up truss bearing to Align New Fascia with existing BARN LIGHT EXISTING WINDOWS — CUSTOM WOOD DOOR REPLACE SIDING WITH BOARD AND BATTEN VINYL— —BOARD AND BATTEN SIDING 8" SQUARE SOLID REPLACE ALL EXISTING SIDING WITH BOARD AND BATTEN VINYL WOOD COLUMN──> CARRIAGE STYLE OVERHEAD DOOR

UCTURAL EVALUATION BY:
WERTON SERVICES, PLLC
SENCE # P-1716
3 CATHEDRAL BELL ROAD, RALEIGH N.C. 27614

S&S CONTRACTING 6349 RIVER ROAD, FUQUAY, NC 27526

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

DESCRIPTION: ELEVATIONS

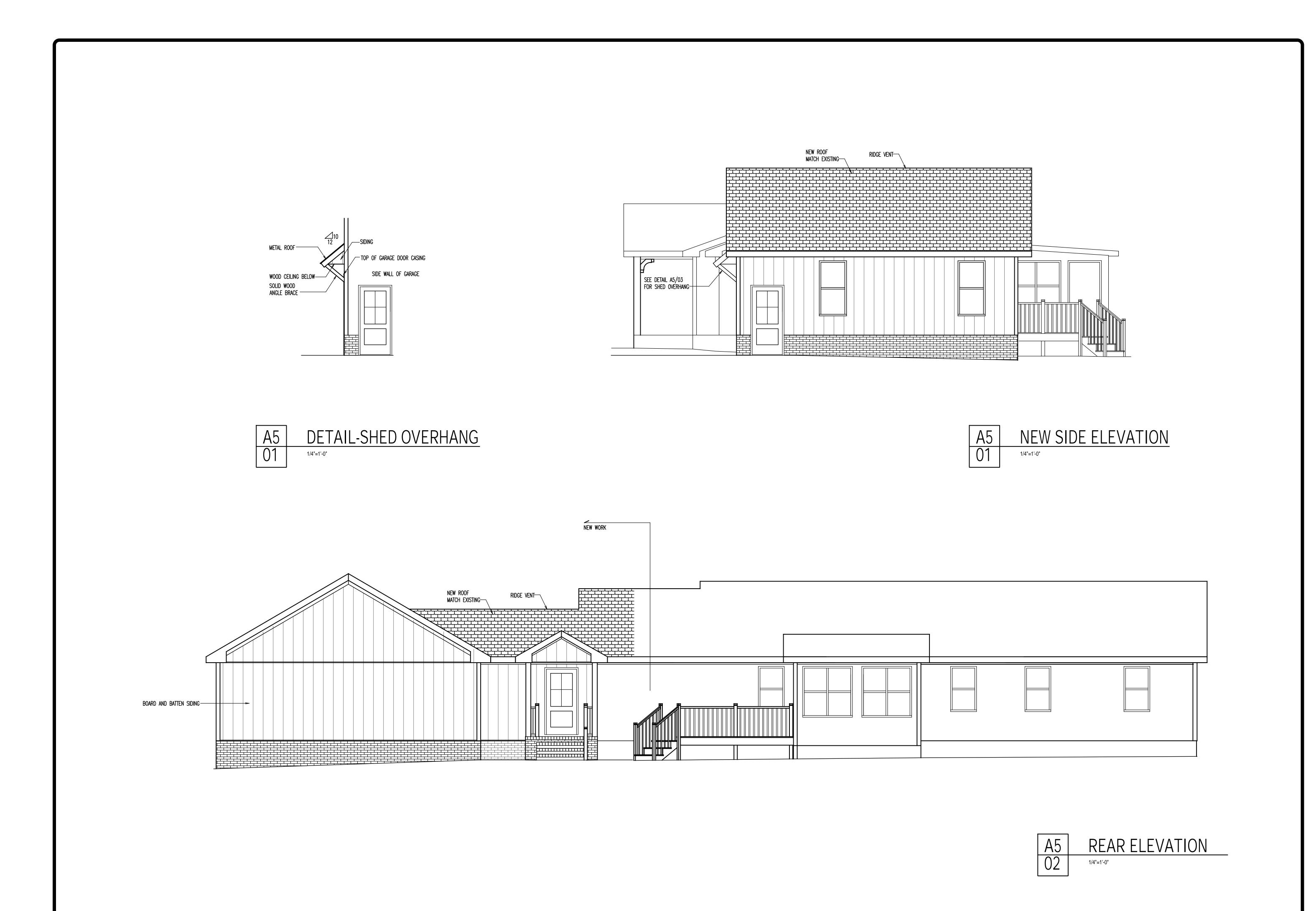
REVISION:

date: MARCH 2021

DRAWING:

FRONT ELEVATION

1/4"=1'-0"



CES, PLLC
- ROAD, RALEIGH N.C. 27614

HOWERTON SERVICES, PLLC
LISCENCE # P-1716
3513 CATHEDRAL BELL ROAD, RALEIGH

BUILDING DESIGN BY:

S&S CONTRACTING
6349 RIVER ROAD, FUQUAY, NC 27

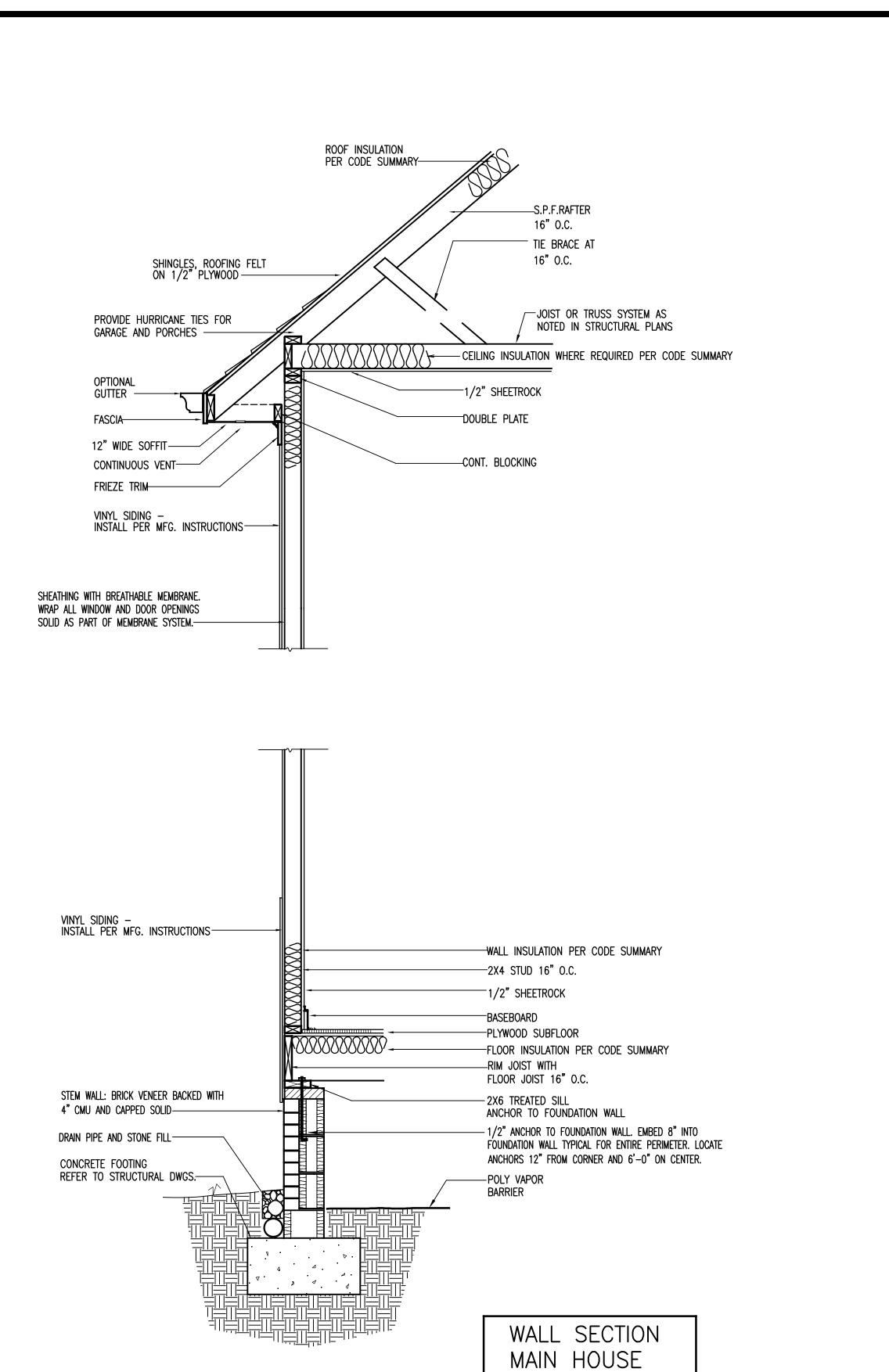
REICHERT RESIDENCE RENOVATIONS
6711 RIVER ROAD FUQUAY-VARINA HARNETI COUNTY, N.C.

DESCRIPTION: ELEVATIONS

REVISION:

DATE: MARCH 202

A5



_S.P.F.RAFTER 16" O.C.

TIE BRACE AT

JOIST OR TRUSS SYSTEM AS

NOTED IN STRUCTURAL PLANS

16" O.C.

-5/8" SHEETROCK

-CONT. BLOCKING

_ WALL STUDS

— 1/2" SHEETROCK

6X6 WWF IN CENTER OF SLAB

WALL SECTION

GARAGE

 4"THICK 3000 PSI CONCRETE SLAB ON 6 MIL. POLY VAPOR BARRIER—COMPACT SUB SOIL OR UTILIZE STONE BASE

_ 6X6 WWF IN CENTER OF SLAB

TREATED SILL ANCHOR TO FOUNDATION WALL

_ 1/2" ANCHOR TO FOUNDATION WALL. EMBED 8" INTO FOUNDATION WALL TYPICAL FOR ENTIRE PERIMETER. LOCATE

ANCHORS 12" FROM CORNER AND 6'-0" ON CENTER.

-1/2" SHEETROCK

DOUBLE PLATE

SHINGLES, ROOFING FELT ON 1/2" PLYWOOD ———

PROVIDE HURRICANE TIES FOR GARAGE AND PORCHES

OPTIONAL GUTTER -

FASCIA-

12" WIDE SOFFIT-

FRIEZE TRIM-

SHEATHING WITH BREATHABLE MEMBRANE. WRAP ALL WINDOW AND DOOR OPENINGS

SOLID AS PART OF MEMBRANE SYSTEM.—

CONTINUOUS VENT-

VINYL SIDING -INSTALL PER MFG. INSTRUCTIONS—

VINYL SIDING — INSTALL PER MFG. INSTRUCTIONS——

CONCRETE FOOTING
REFER TO STRUCTURAL DWGS.—



TRUCTURAL EVALUATION BY:

OWERTON SERVICES, PLLC

SCENCE # P-1716

513 CATHEDRAL BELL ROAD, RALFIGH N.C. 27614

S&S CONTRACTING
6349 RIVER ROAD, FUQUAY, NC 27526

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

DESCRIPTION: SECTIONS

REVISION:

DATE: MARCH 2021

A6

STRUCTURAL EVALUATION BY:

SAFETY PRECAUTIONS.

ENGINEER'S LIABILITY.

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

* ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS

* ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO

* DO NOT SCALE THESE DRAWINGS — ENGINEERING APPROVAL EXPIRES

03/15/2022 OR UNTIL NEW CODE CYCLE.

IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID

DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW,

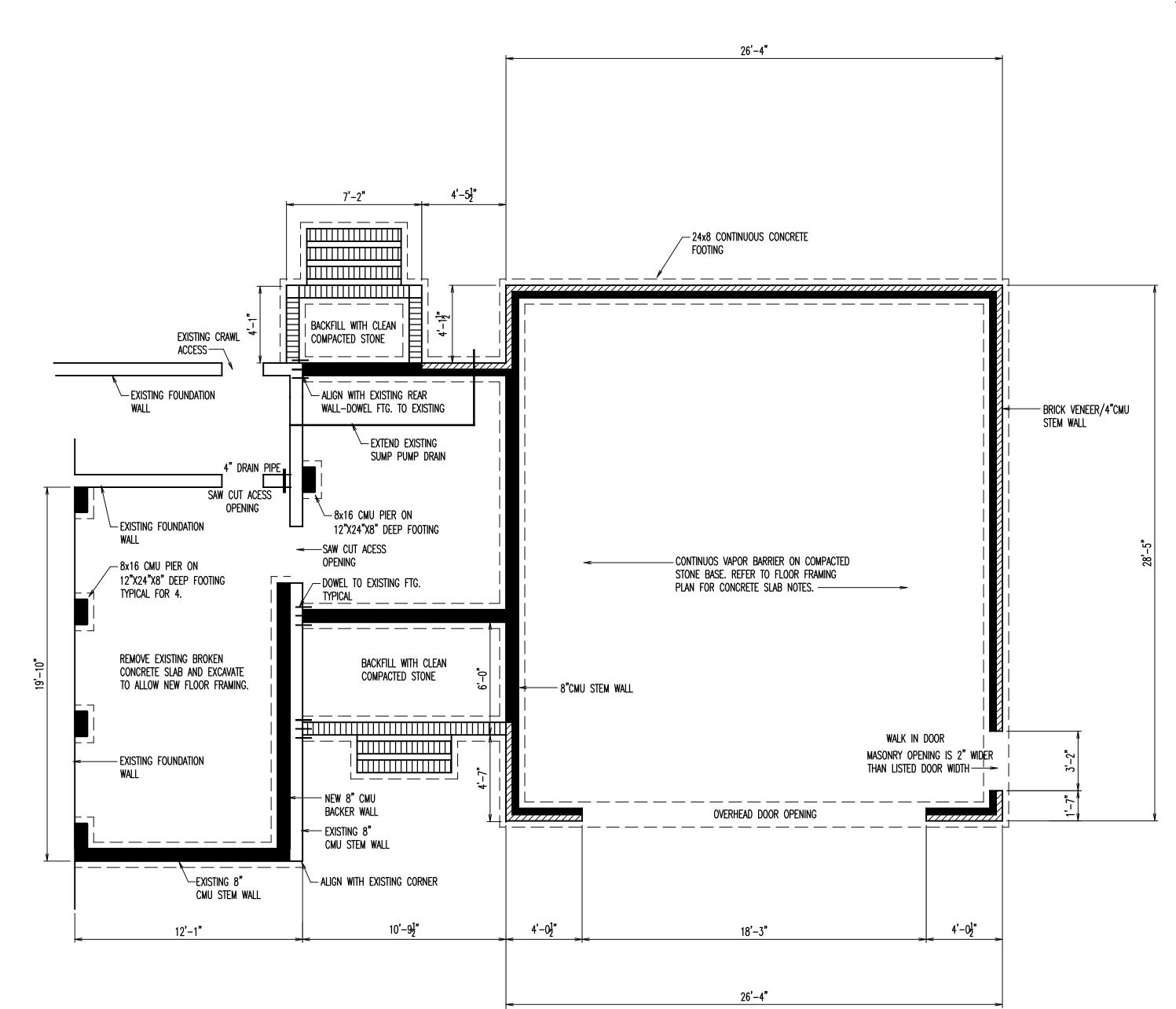
MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR

GENERAL FOUNDATION NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE,

HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY=2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS ENCOUNTERED.

- 2018 EDITION. 2. EXTERIOR WALL FOOTING TO BE 24" X 8" 3000 PSI STRUCTURAL
- CONCRETE UNLESS OTHERWISE NOTED. CONCRETE TO BE PREPARED AND PLACED IN ACCORDANCE WITH ACI 318. FOR FOUNDATION WALL AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE
- 3. FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL
- 4. FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION
- R405 OF THE CODE "FOUNDATION DRAINAGE". 5. THE FOUNDATION SHALL BE TREATED IN ACCORDANCE W/SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
- 6. THIS FOUNDATION DESIGN IS VALID FOR 120 MPH WIND ZONES ONLY. 7. FOUNDATION WALLS SHALL BE 12" IN WIDTH WHERE SUPPORTING Framing with Brick Veneer.



DRAINAGE NOTE:

1. EXTEND EXISTING FOUNDATION DRAINAGE SYSTEM ACROSS FRONT OF NEW CONSTRUCTION AND DISCHARGE TO DAYLIGHT.

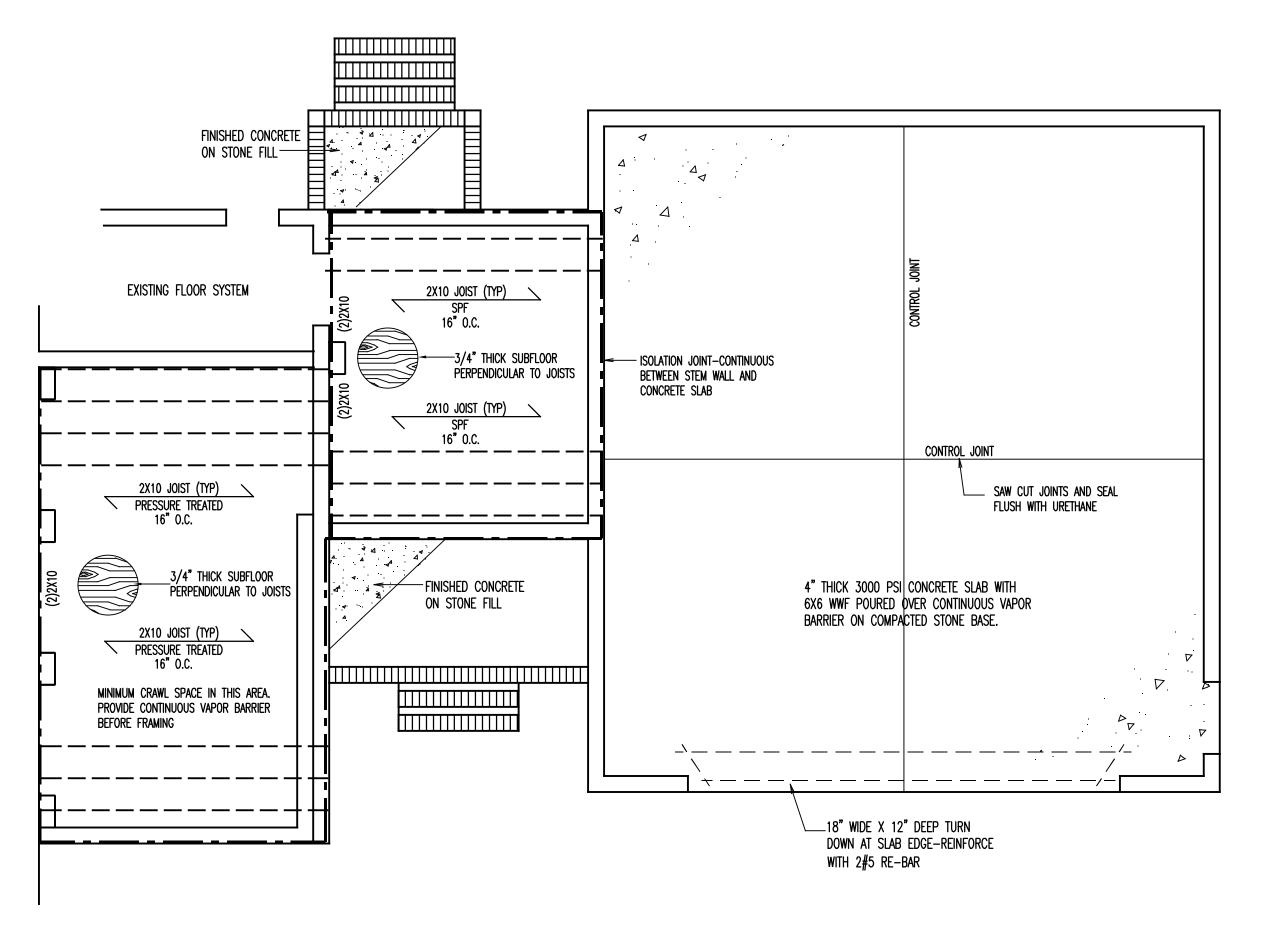
REVISION:

MARCH 2021

GENERAL FRAMING NOTES:

- 1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018
- 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: PRIMARY FLOOR 10 PSF 40 PSF SECONDARY FLOOR 10 PSF 40 PSF SLEEPING AREAS 10 PSF 30 PSF ATTIC 10 PSF 20 PSF R00F 10 PSF 20 PSF DEFLECTION LIMITS: FLOOR L/360(LIVE LOAD ONLY)
- R00F 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.



MARCH 2021

BRACED WALL NOTES:

- 1. BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE.
- 2. THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED, FULL HEIGHT WITH MIN. THICKNESS 7/16" OSB. THESE WALLS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE CS-WSP DETAILS. REFER TO PLAN FOR LOCATION OF REQUIRED BRACING LABLED "CS BRACING" AND LENGTH OF WALL BRACING LABELED IN LINEAR FEET.
- 3. INTERIOR WALLS WHERE NOTED SHALL BE BRACED PER INDICATED METHOD IN REFERENCE TO NCBC-RESIDENTIAL CODE, TABLE R602.10.2.

<u>LIB METHOD:</u> INSTALL 1X4 WOOD OR CONTINUOUS METAL STRAPPING AT 45 DEGREES TO 60 DEGREES FROM TOP PLATE TO BOTTOM PLATE ACROSS STUDS WITH MAXIMUM STUD SPACING OF 16" ON CENTER. CONNECT AS INDICATED IN CODE SECTION.

GB METHOD:

MINIMUM 17 THICK GYPSUM BOARD TURNED VERTICALLY AND CONTINUOUS FROM TOP PLATE TO BOTTOM PLATE. SCREW CONNECTION TO FRAMING USING SPACING CRITERIA AS INDICATED IN CODE TABLES.

DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT.

Engineer's liability. * DO NOT SCALE THESE DRAWINGS - ENGINEERING APPROVAL EXPIRES 03/15/2022 OR UNTIL NEW CODE CYCLE.

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

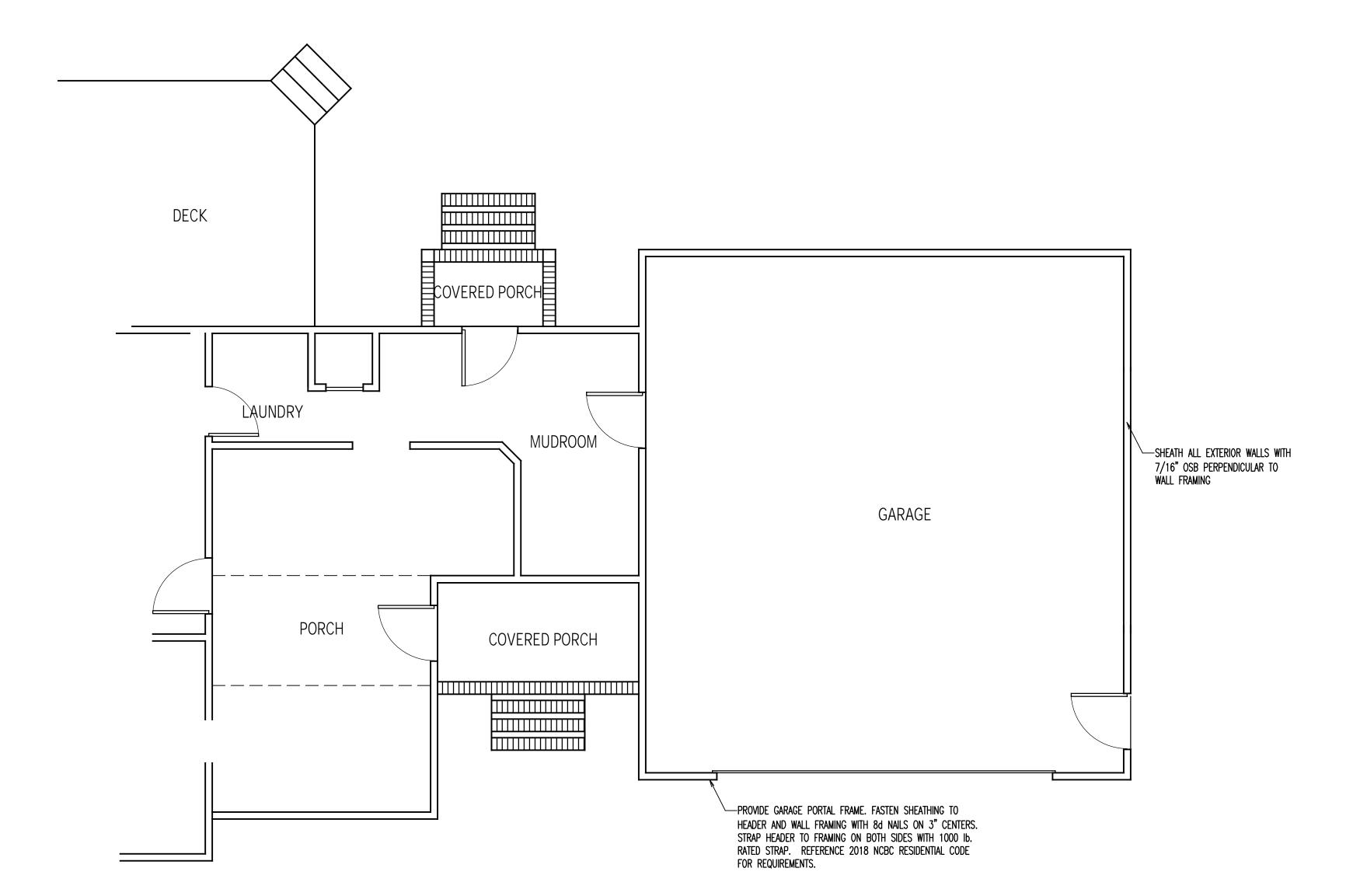
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IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID

STRUCTURAL EVALUATION BY:

SAFETY PRECAUTIONS.

4. SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS



BRACING PLAN

STRUCTURAL EVALUATION BY:

SAFETY PRECAUTIONS.

Engineer's liability.

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

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RENOVATIONS RESIDENCE REICHERT

CEILING FRAMING

MARCH 2021

REVISION:

GENERAL FRAMING NOTES:

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CODE SUMMARY. 5. DESIGN CRITERIA: 10 PSF PRIMARY FLOOR 40 PSF SECONDARY FLOOR 10 PSF 40 PSF SLEEPING AREAS 10 PSF 30 PSF ATTIC 10 PSF 20 PSF R00F 10 PSF 20 PSF DEFLECTION LIMITS: FLOOR L/360(LIVE LOAD ONLY)

R00F 6. ALL HEADERS IN LOAD BÉARING WALLS SHALL BE DOUBLE 2X10.

8. PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.

7. ALL WALLS ARE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.

9. PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER. 10. ALL JOISTS TO BE SPF.

✓ TJI 9 1/2" 210 @ 19.2" 0.C. ______ ∠ TJI 9 1/2" 210 @ 19.2" 0.C. TJI 9 1/2" 210 @ 19.2" O.C. STRIP TO EXISTING RAFTERS AND FURR DOWN FOR SLOPED CEILING BLOCK OUT FOR CEILING PULL DOWN STAIR WITH TJI 9 1/2" 210 ✓ TJI 9 1/2" 210 @ 19.2" 0.C. STRIP TO EXISTING RAFTERS AND FURR DOWN FOR SLOPED CEILING 2-1 3/4" X 9 1/4" LVL
(3) JACK STUDS EACH END

GENERAL ROOF NOTES:

SPACING 12" O.C.

SPACING 16" O.C.

otherwise.

DIMENSIONS OR FIXTURES.

PRIOR TO BEGINNING CONSTRUCTION.

RAFTER TIES/COLLARS ARE INSTALLED.

NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE

14'-9" 19'-6"

2X6 2X8 2X10

13'-5" 17'-9" 22'-3"

STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.

7. 2-2X10 HIPS MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP.

PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.

TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS.

USE 2X10 RAFTERS FOR INSULATION PER CODE. 11. PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL)

12. PROVIDE 2X4 RAFTER TIES @ 32" O.C. (TYPICAL)

5. RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING:

6. ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SPF UNLESS NOTED OTHERWISE.

8. PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.

9. ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "H-5" OR EQUIVALENT.

10. 2X8 RAFTERS @ CATHEDRAL OR VAULTED CEILINGS TO BE FURRED DOWN 2" OR

13. FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED

14. SHINGLES ASSUMED TO BE 240 LB. FIBERGLASS, OR EQUAL. MINIMUM ROOF PITCH

15. PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4 /12. 16. THESE DESIGN DRAWINGS WERE PRODUCED BY HOWERTON SERVICES. PLLC

ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES,

17. ALL HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2X10 UNLESS NOTED OTHERWISE. 18. CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTABILITY

19. VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE LVLs SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL ALL SHEATHING AND

20. DO NOT SCALÉ THESE DRAWINGS. IF DESCREPANCIES ARE NOTED, CONTACT THE

21. DESIGN BASIS PROVIDED BY S&S CONTRACTING INC., FUQUAY VARINA, NC AND THEY ARE RESPONSIBLE FOR ALL ARCHITECTURAL FEATURES, DIMENSIONS, COMPLIANCE WITH ALL ACCESS/EGRESS REQUIREMENTS, FIRE CODE AND LIFE SAFETY DESIGN

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.

EXISTING ROOF FRAMING 2X10 RIDGE -1/2" THICK ROOF DECKING PERPENDICULAR TO JOISTS EXISTING ROOF FRAMING BLOCK UP RAFTERS TO ALIGN NEW ADDITION FASCIA SEE DETAIL A5-01 FOR SHED OVERHANG ABOVE GARAGE DOOR WITH EXISTING —

RENOVATION RESIDENCE REICHERT

MARCH 2021

ROOF PLAN

