

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

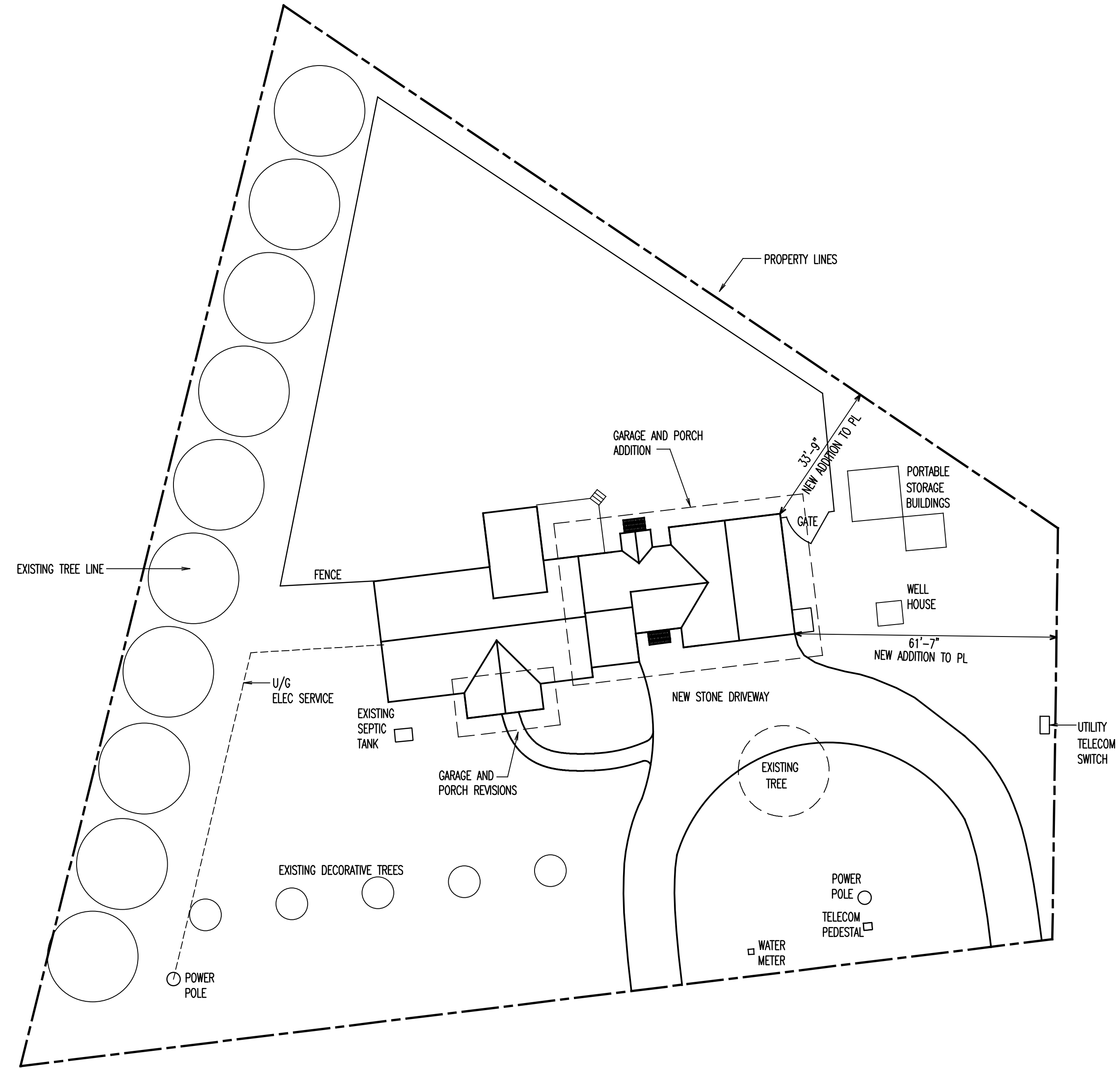
GARAGE/PORCH ROOF
 1/150 X 1162 SQ.FT. ATTIC AREA=7.75 SQ.FT. NET FREE AREA OF LOUVER REQ'D

METHOD OF VENTILATION

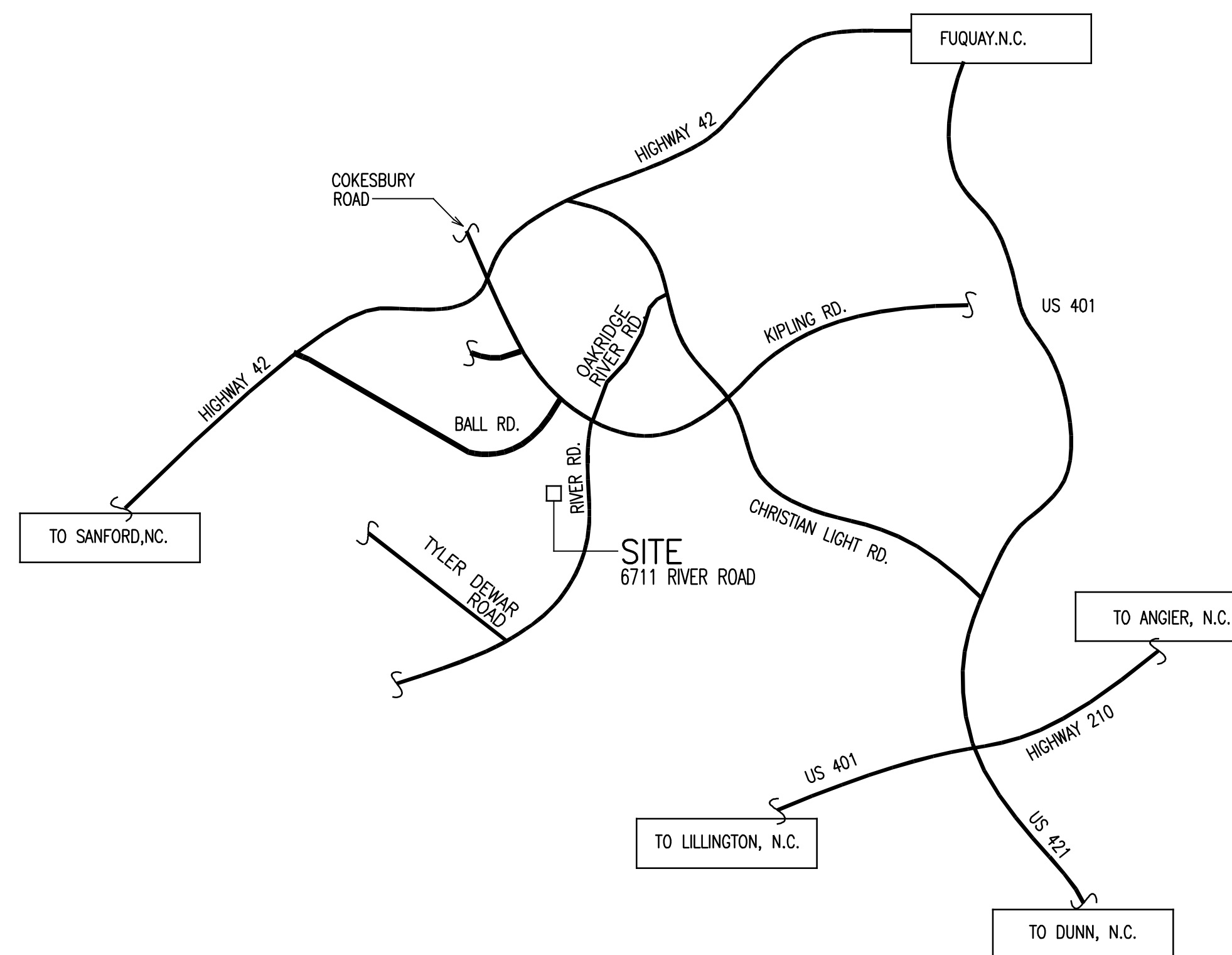
CONTINUOUS ROOF RIDGE VENTING WITH PERFORATED, CONTINUOUS SOFFIT VENTING FOR INTAKE.

CRAWL SPACE VENTILATION

CRAWL SPACE TO BE SEALED, FOUNDATION VENTS EXCLUDED.



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



SHEET SCHEDULE

G1	SITE PLAN AND GENERAL DATA
A1	EXISTING AND DEMOLITION PLAN
A2	RENOVATION PLAN
A3	DIMENSIONAL PLAN
A4	ELEVATIONS
A5	ELEVATIONS
A6	SECTIONS
S1	FOUNDATION PLAN
S2	FLOOR FRAMING PLAN
S3	BRACING PLAN
S4	CEILING FRAMING PLAN
S5	ROOF PLAN

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

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

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

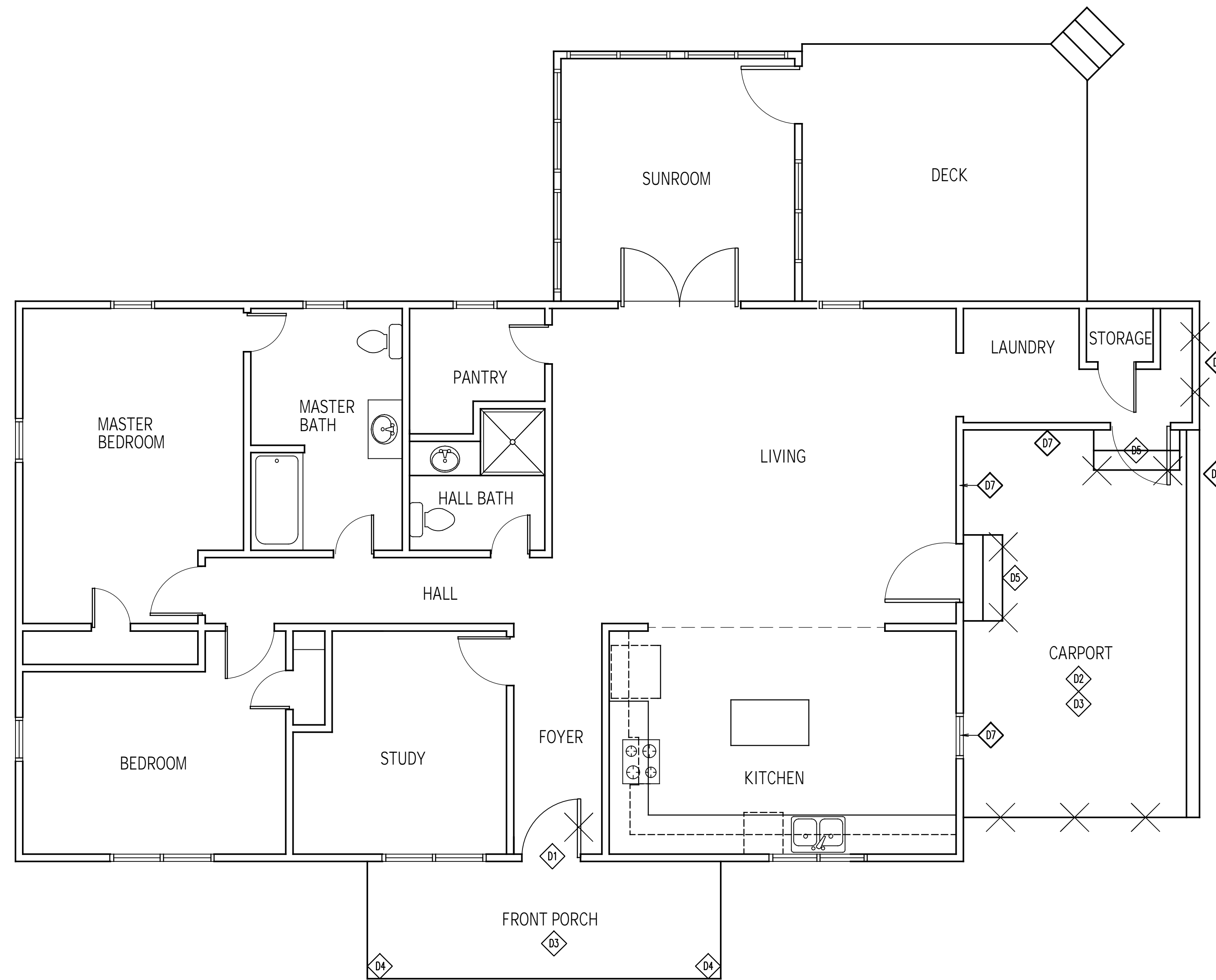
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 SITE PLAN AND GENERAL DATA

REVISION:

DATE:
 MARCH 2021

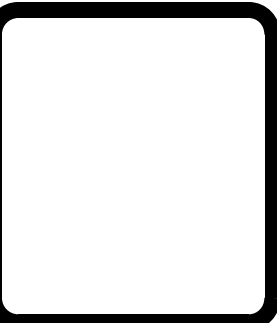
DRAWING:

G1



- DEMOLITION NOTES:**
- D1 REPLACE DOOR.
 - D2 REMOVE CONCRETE SLAB.
 - D3 REMOVE PORCH CEILING.
 - D4 REPLACE PORCH COLUMNS PER NEW WORK PLAN.
 - D5 REMOVE BRICK STEPS.
 - D6 REMOVE WALL.
 - D7 SAW CUT AND REMOVE PORTION OF FOUNDATION STEM WALL TO ALLOW CRAWL SPACE CIRCULATION.

A1
01 EXISTING AND DEMOLITION PLAN
1/4"=1'-0"



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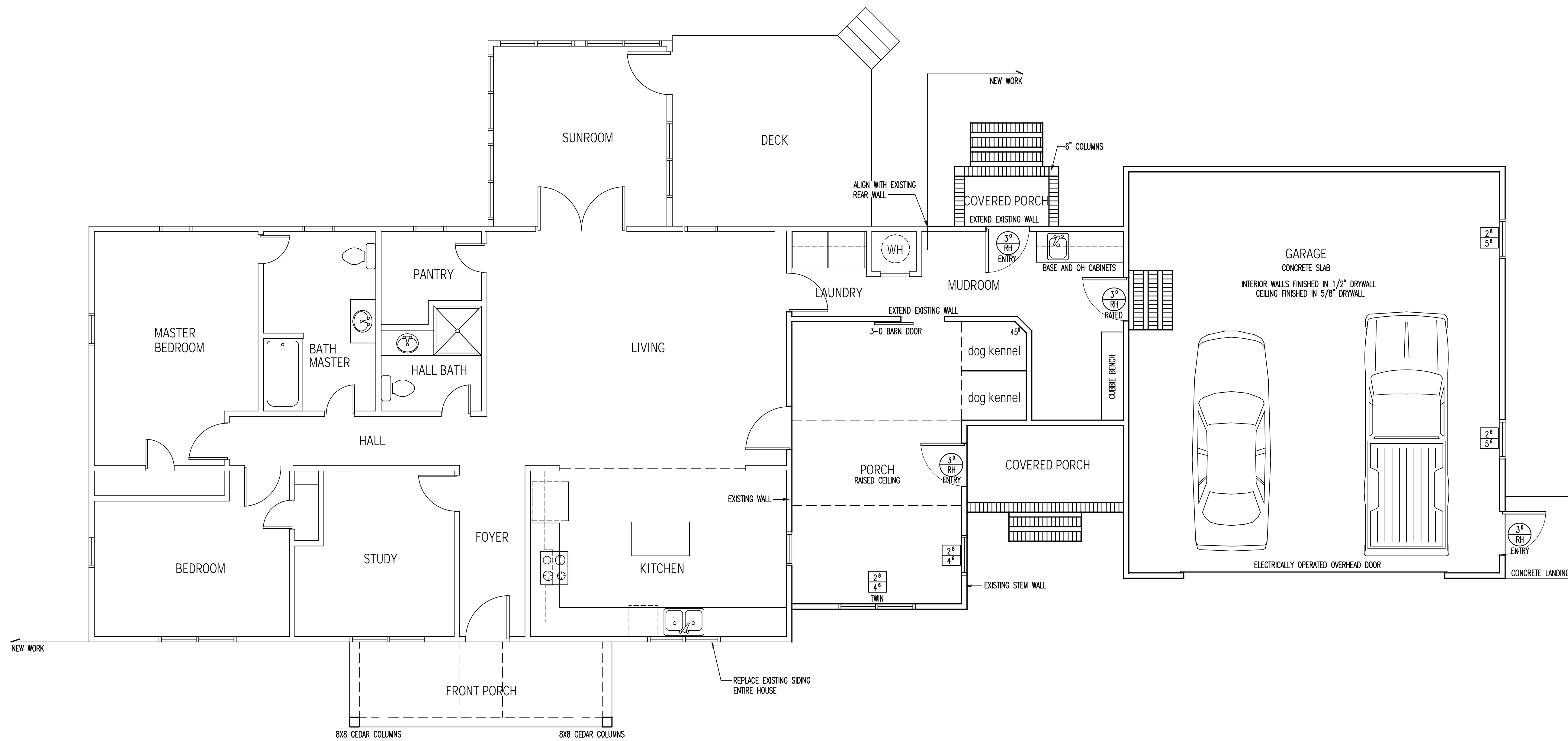
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6711 RIVER ROAD
FLOUQUAY-VARINA
HARNETT COUNTY, N.C.

DESCRIPTION:
EXISTING AND DEMOLITION PLAN

REVISION:

DATE:
MARCH 2021

DRAWING:
A1



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

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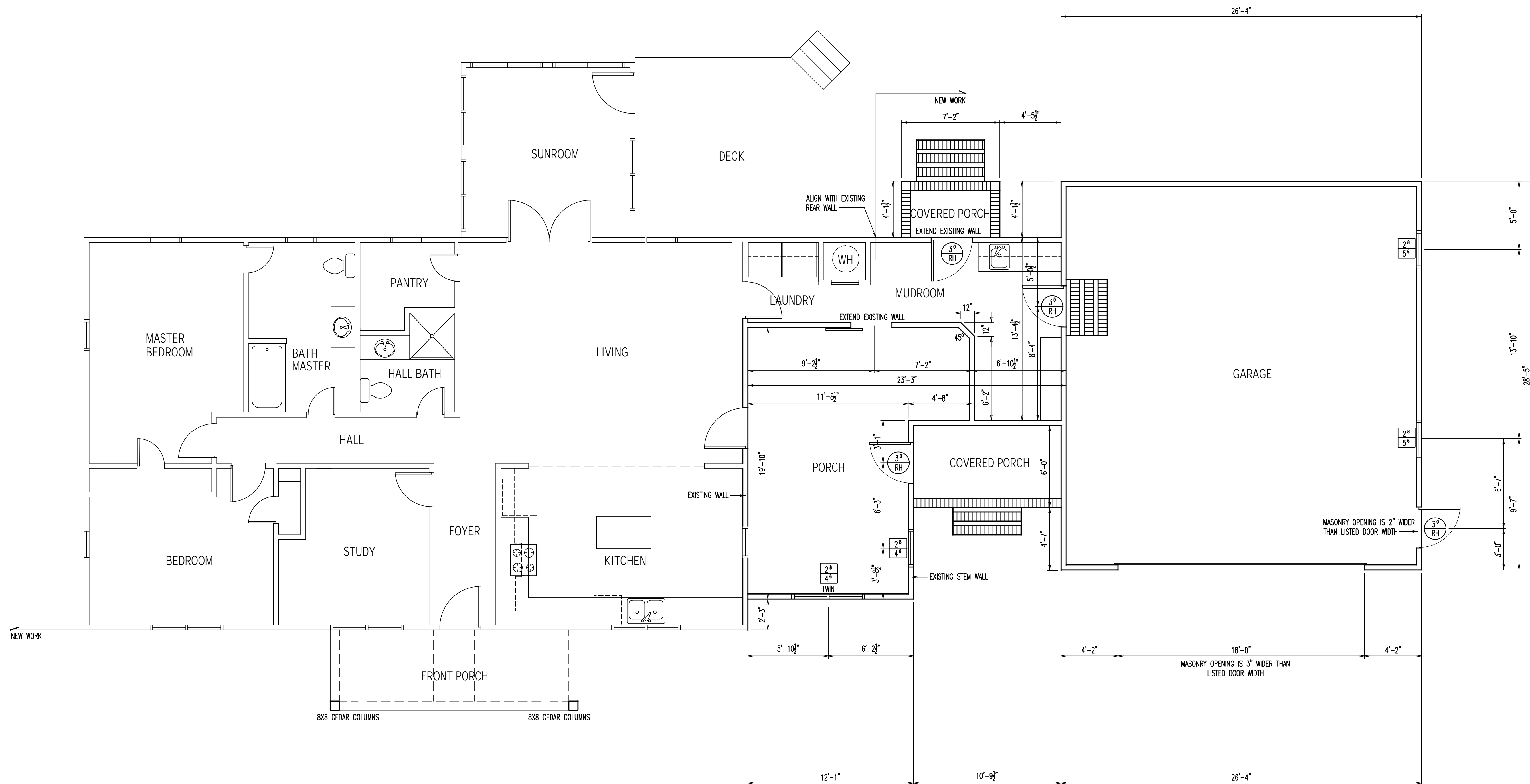
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6711 RIVER ROAD FLOUJAY-VARINA HARNETT COUNTY, N.C.

DESCRIPTION:
RENOVATION PLAN

REVISION:

DATE:
MARCH 2021

DRAWING:
A2



A3 DIMENSIONAL PLAN
01 1/4"=1'-0"

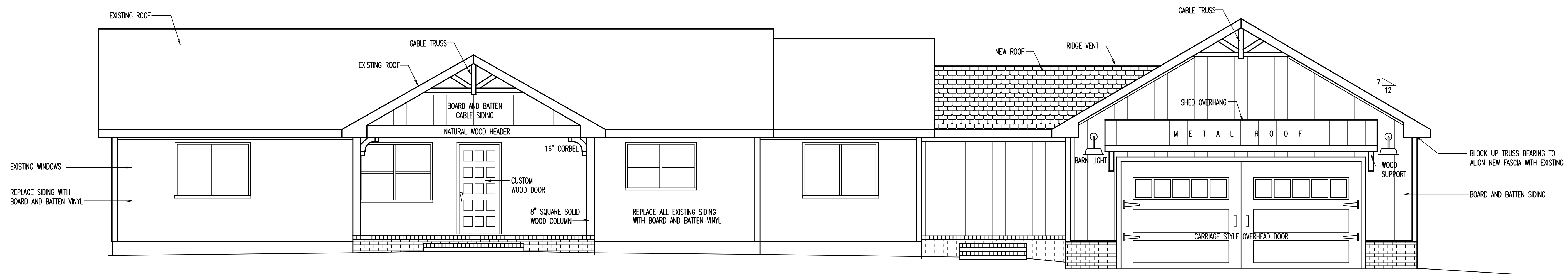
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DESCRIPTION:
 DIMENSIONAL PLAN
 REVISION:
 DATE:
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DRAWING:
A3



A4
02

FRONT ELEVATION

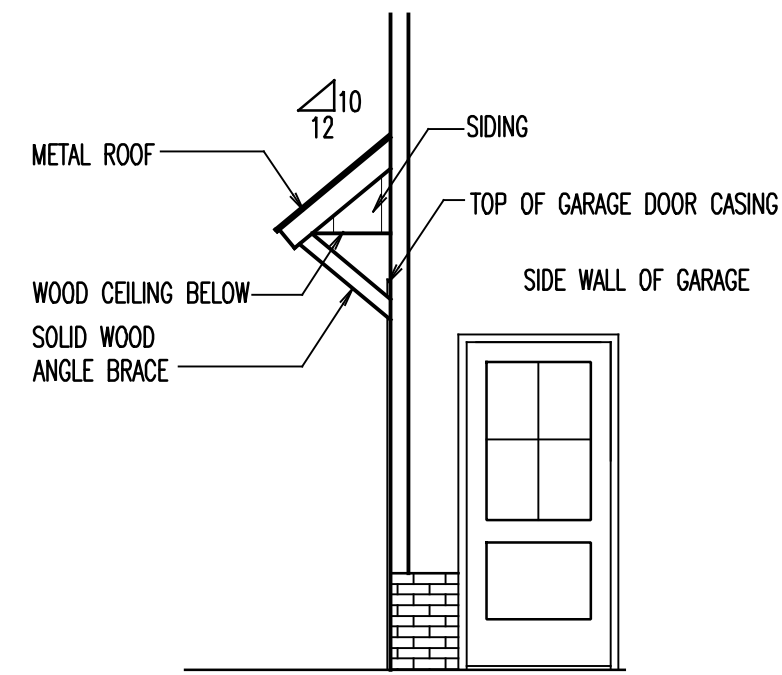
1/4"=1'-0"

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FLOUJAY-VARINA
HARNETT COUNTY, N.C.

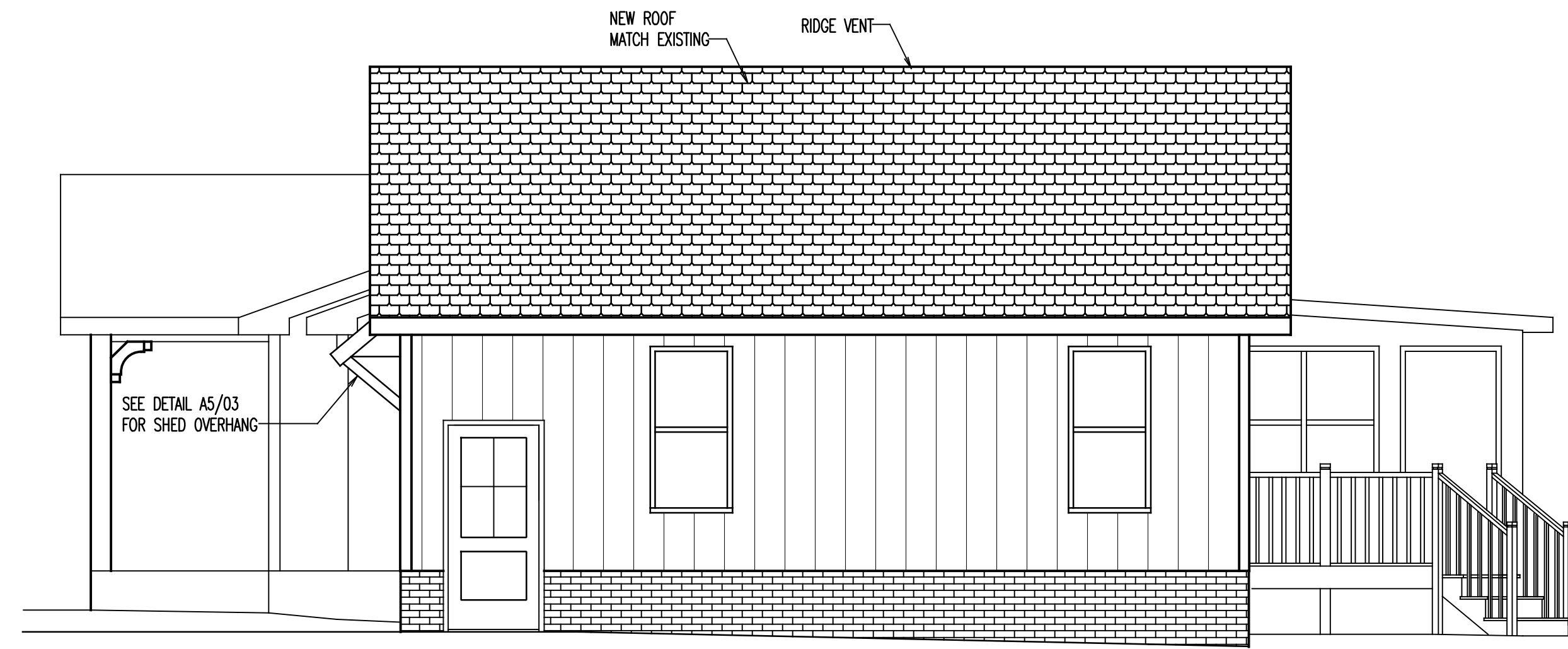
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ELEVATIONS
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DATE:
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DRAWING:
A4

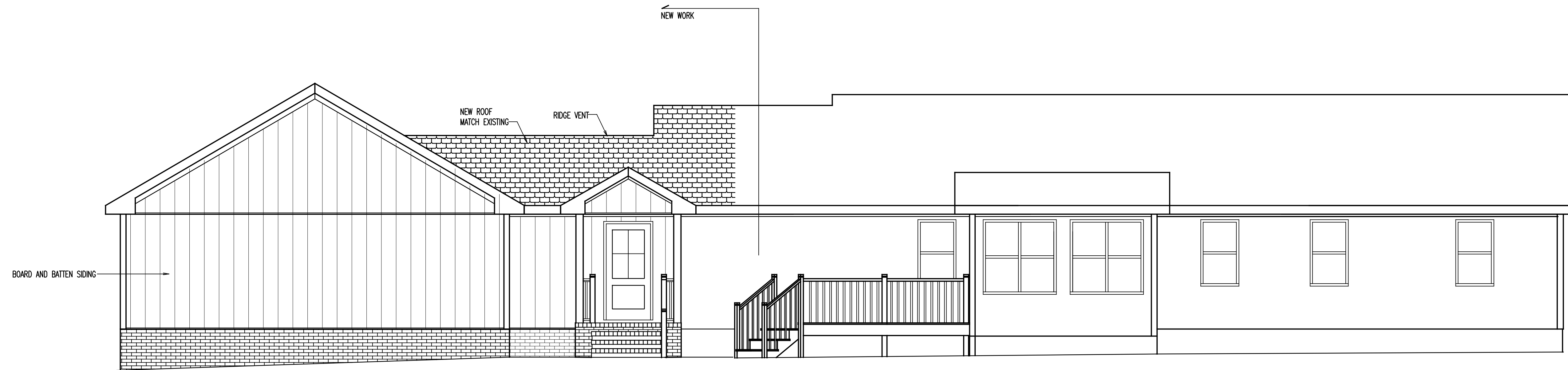
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A5
01 DETAIL-SHED OVERHANG
1/4"=1'-0"



A5
01 NEW SIDE ELEVATION
1/4"=1'-0"



A5
02 REAR ELEVATION
1/4"=1'-0"

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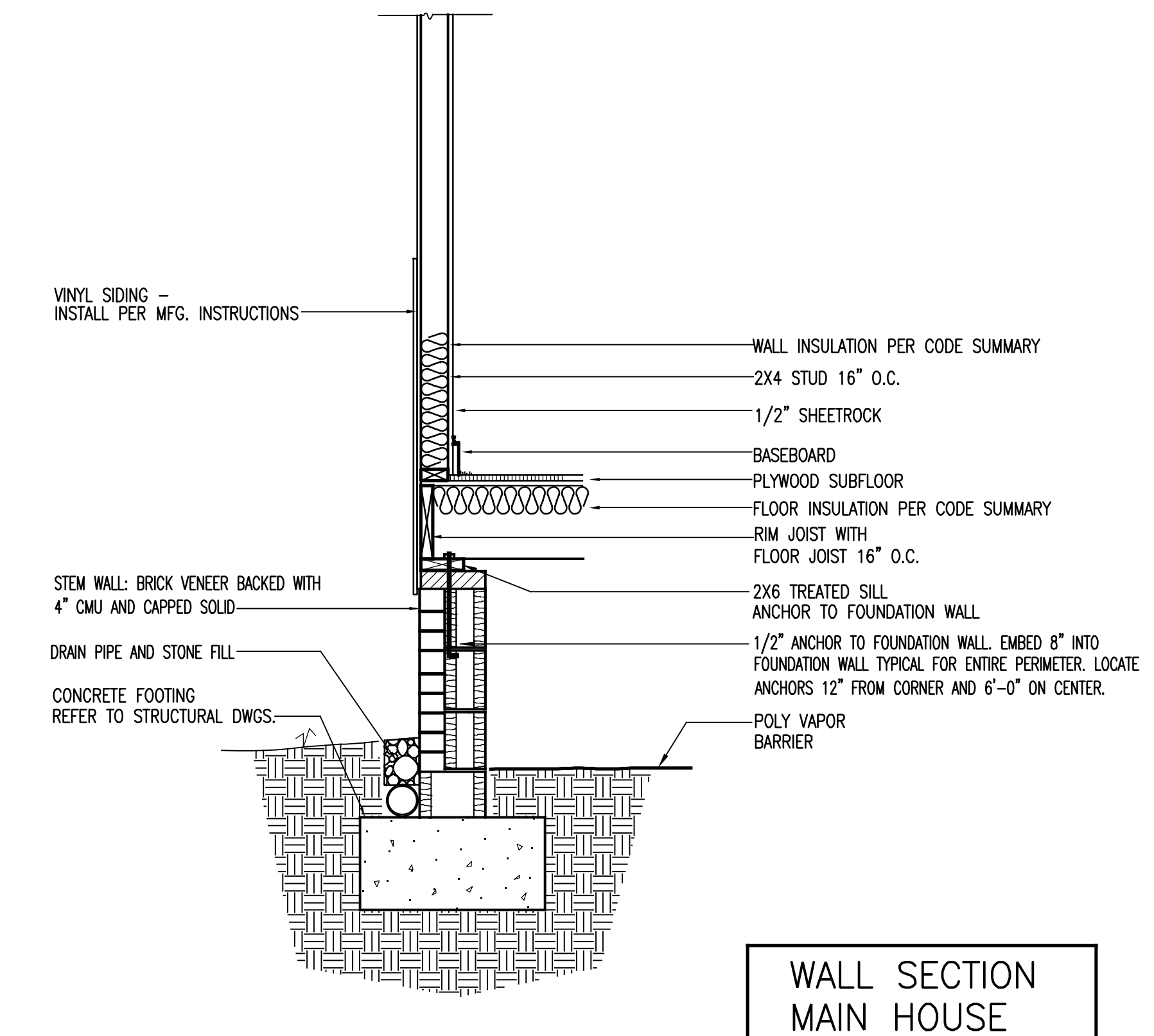
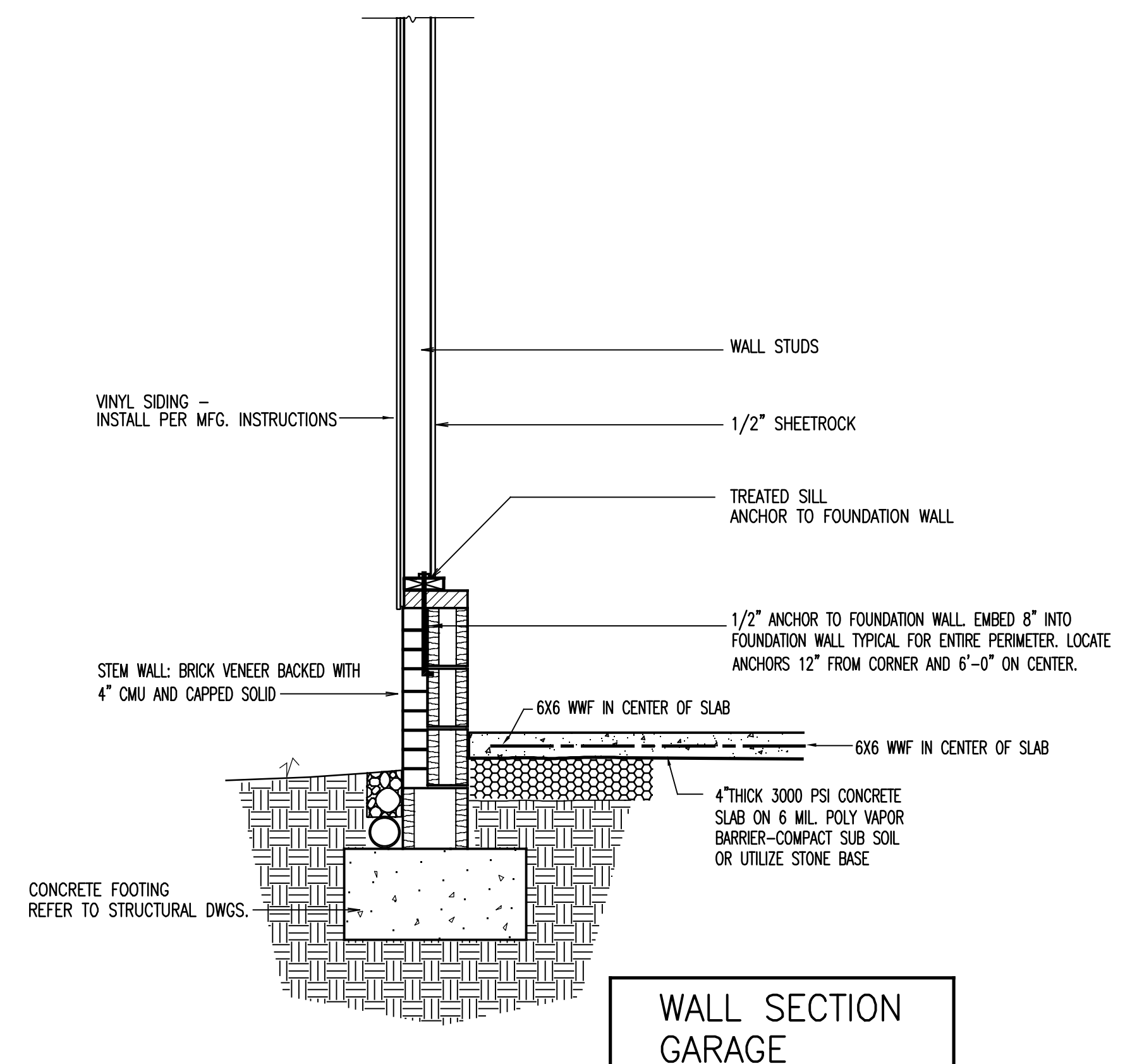
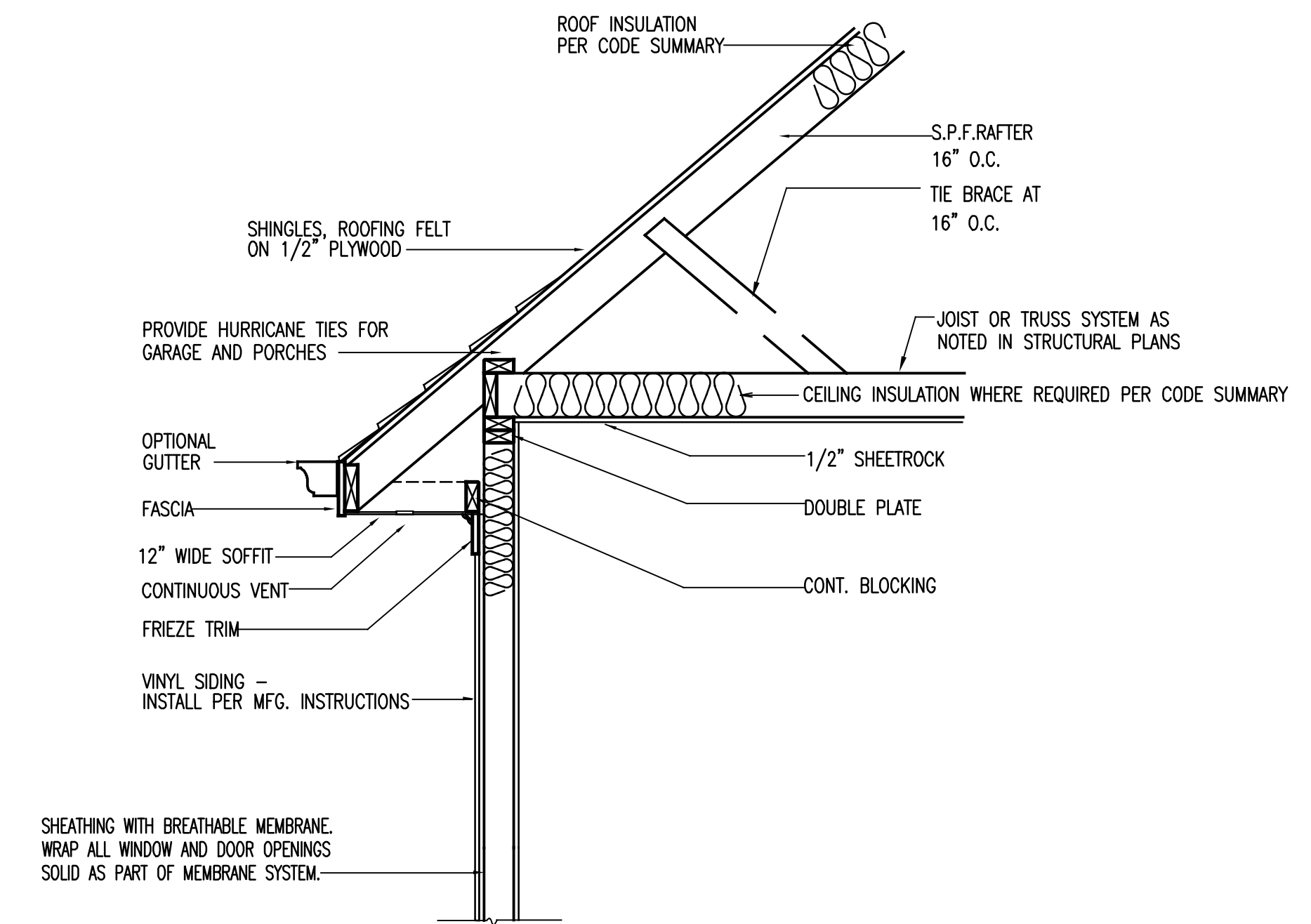
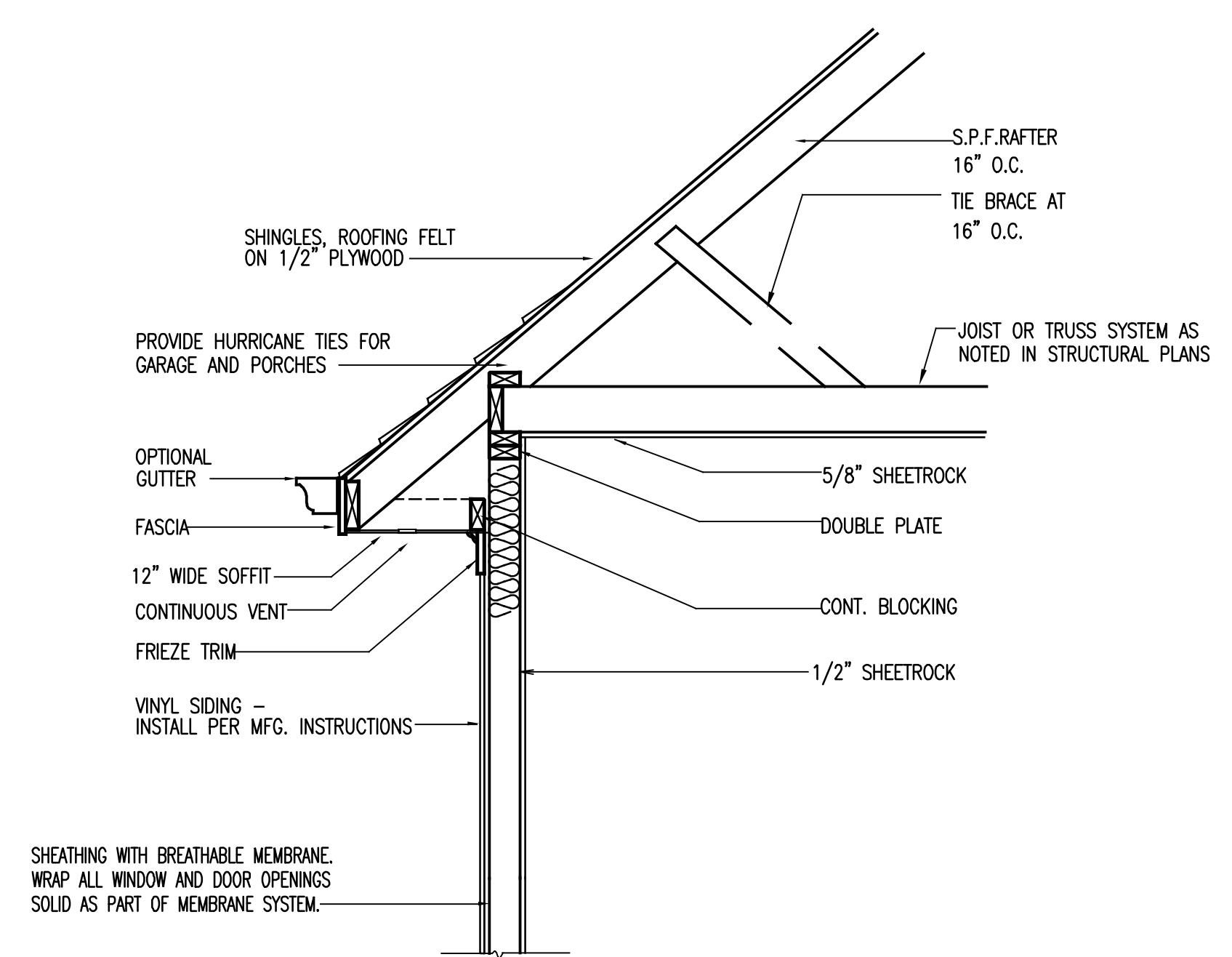
DESCRIPTION:
ELEVATIONS

REVISION:

DATE:
MARCH 2021

DRAWING:

A5



A6
01 WALL SECTIONS
SCALE: NTS

REVISIONS

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

DESCRIPTION:
SECTIONS

REVISION:

DATE:
MARCH 2021

DRAWING:
A6



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

DESCRIPTION:
 FOUNDATION PLAN

REVISION:

DATE:
 MARCH 2021

DRAWING:

S1

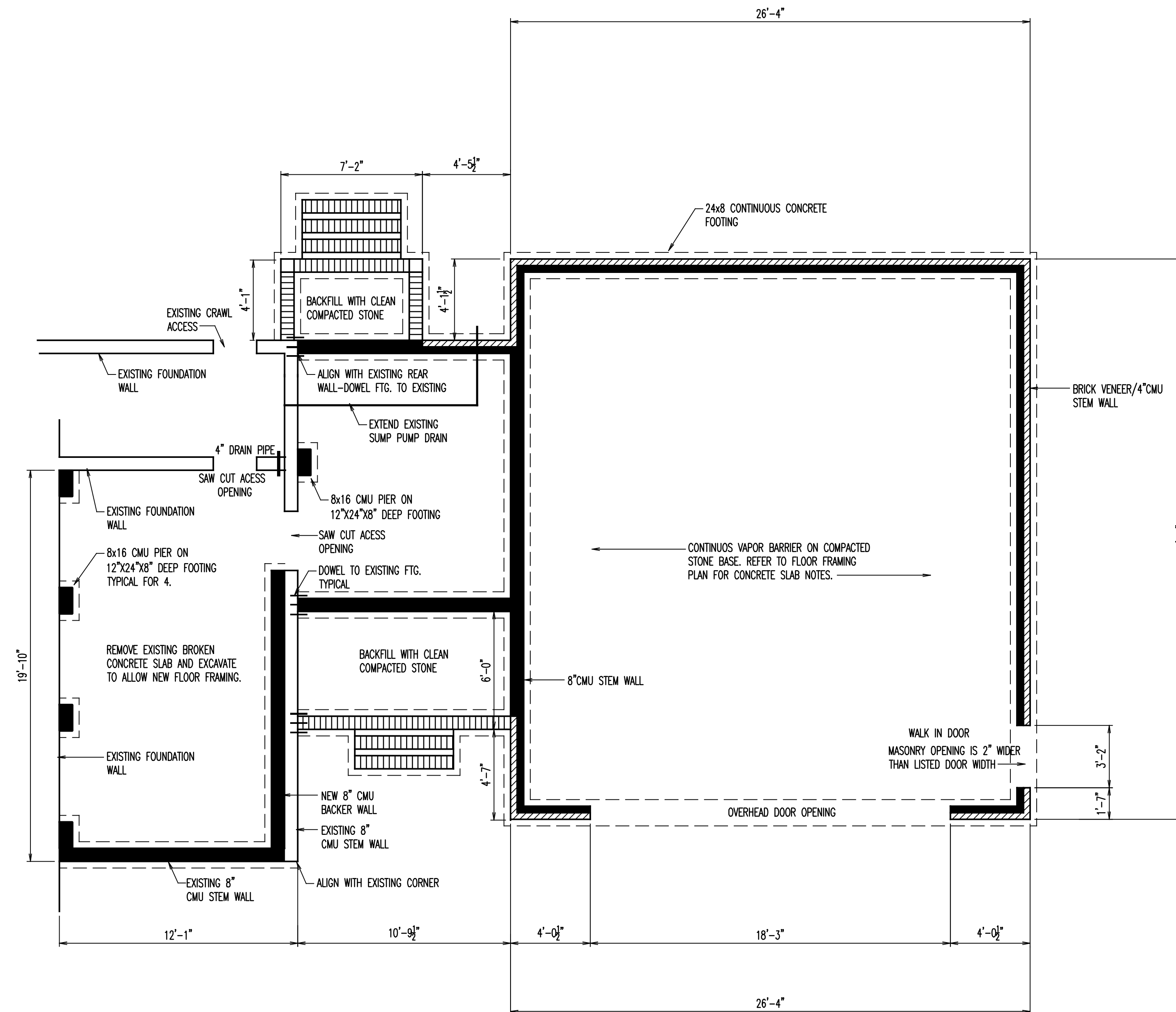
GENERAL FOUNDATION NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 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 HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY=2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
3. FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
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 DAMPROOFING".
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.

STRUCTURAL EVALUATION BY:

HOWERTON SERVICES, PLLC LICENSE # 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.



DRAINAGE NOTE:

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

S1
 01

FOUNDATION PLAN

1/4"=1'-0"

GENERAL FRAMING NOTES:

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

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

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

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

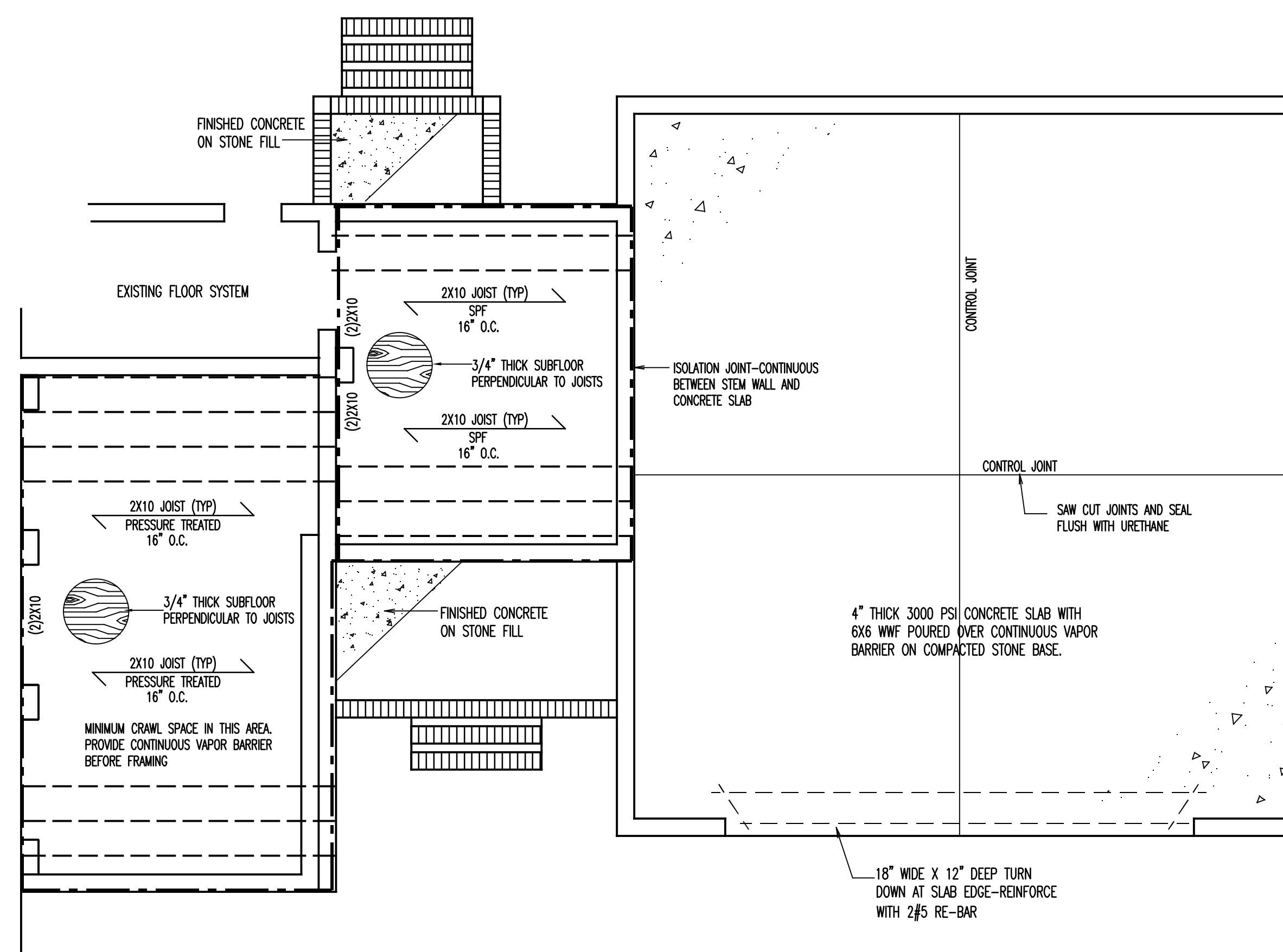
DESCRIPTION:
 FLOOR FRAMING

REVISION:

DATE:
 MARCH 2021

DRAWING:

S2



S2
01

FLOOR FRAMING PLAN

1/4"=1'-0"

BRACED WALL NOTES:

- BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE.
- 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 LABELED "CS BRACING" AND LENGTH OF WALL BRACING LABELED IN LINEAR FEET.
- INTERIOR WALLS WHERE NOTED SHALL BE BRACED PER INDICATED METHOD IN REFERENCE TO NCBC-RESIDENTIAL CODE, TABLE R602.10.2.

LIB METHOD:
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 3/8" 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.
- SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT.

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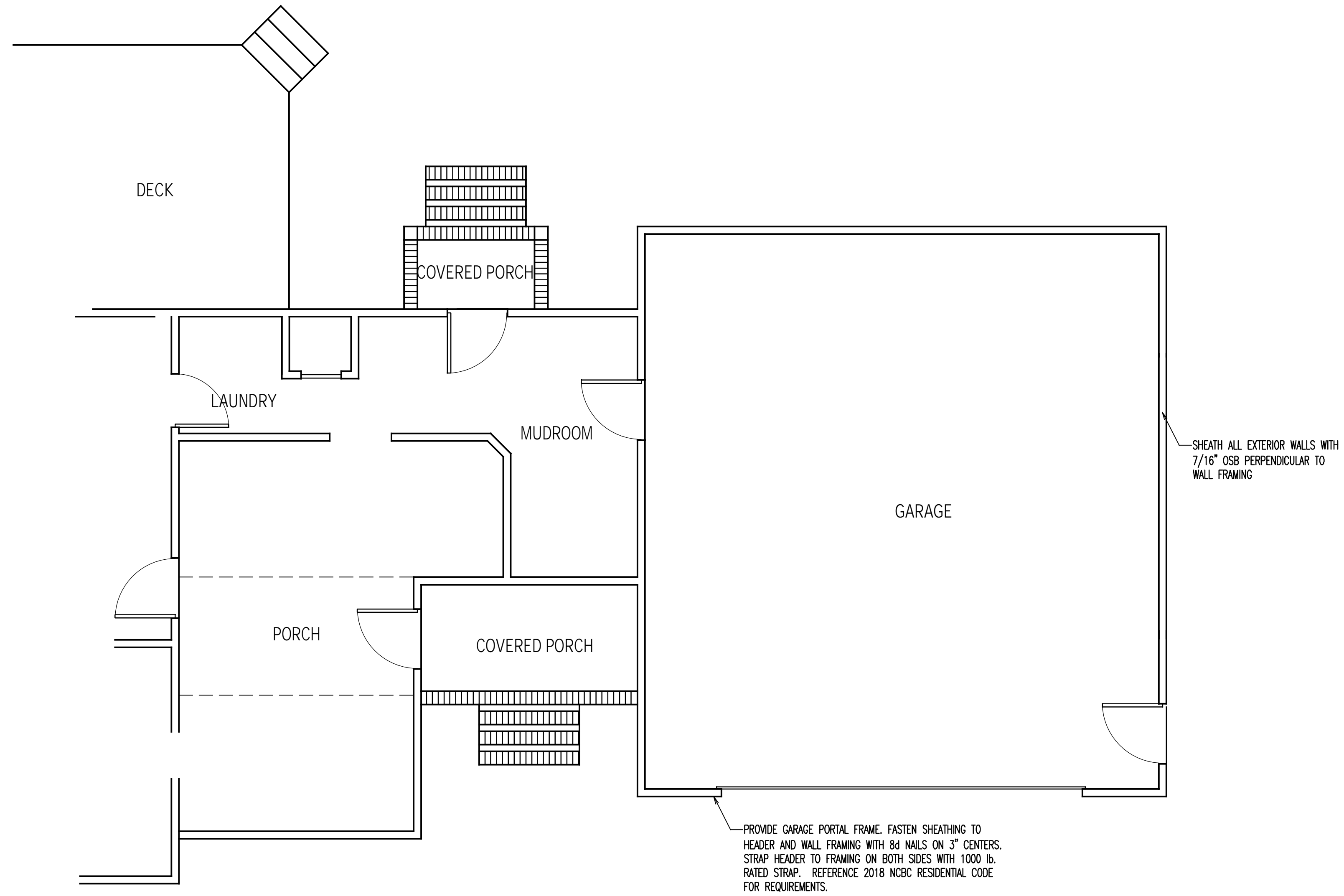
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6711 RIVER ROAD
FLOUQUAY-VARINA
HARNETT COUNTY, N.C.

DESCRIPTION:
BRACING PLAN

REVISION:

DATE:
MARCH 2021

DRAWING:
S3



S3 BRACING PLAN
01 1/4"=1'-0"

GENERAL FRAMING NOTES:

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

	L/360 (LIVE LOAD ONLY)
FLOOR	L/360 (LIVE LOAD ONLY)
ROOF	L/240
- ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10.
- ALL WALLS ARE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
- PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.
- PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER.
- ALL JOISTS TO BE SPF.

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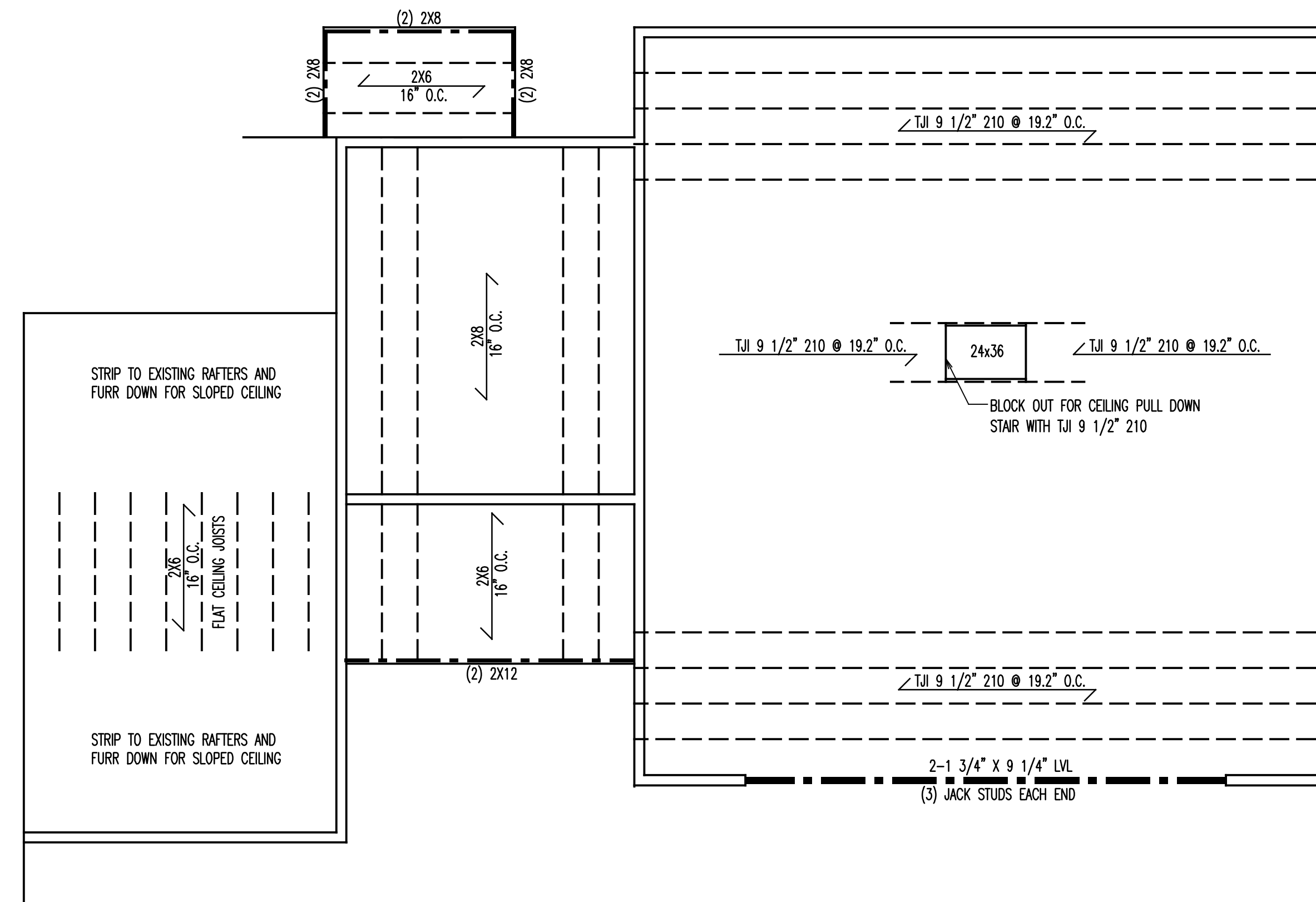
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HARNETT COUNTY, N.C.
FLOUJAY-VARINA
6711 RIVER ROAD



S4
01

CEILING FRAMING PLAN

1/4"=1'-0"

DESCRIPTION:
CEILING FRAMING

REVISION:

DATE:
MARCH 2021

DRAWING:

S4

GENERAL ROOF NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 #/SF FOR ROOF PITCHES FROM 0/12 TO 2.25/12
34.5 #/SF FOR ROOF PITCHES FROM 2.25/12 TO 7/12
21 #/SF FOR ROOF PITCHES FROM 7/12 TO 12/12
- ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
- ALL LUMBER SHALL BE #2 SPF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
- RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING:

SIZE	2X6	2X8	2X10
SPACING 12" O.C.	14'-9"	19'-6"	2X10
SPACING 16" O.C.	13'-5"	17'-9"	22'-3"
- ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SPF UNLESS NOTED OTHERWISE.
- 2-2X10 HIP SPLICED WITH A MIN. 6'-0" OVERLAP.
- PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "H-5" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
- 2X8 RAFTERS @ CATHEDRAL OR VAULTED CEILINGS TO BE FURRED DOWN 2" OR USE 2X10 RAFTERS FOR INSULATION PER CODE.
- PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL)
- PROVIDE 2X4 RAFTER TIES @ 32" O.C. (TYPICAL)
- FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED OTHERWISE.
- SHINGLES ASSUMED TO BE 240 LB. FIBERGLASS, OR EQUAL. MINIMUM ROOF PITCH TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS.
- PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4 /12.
- THESE DESIGN DRAWINGS WERE PRODUCED BY HOWERTON SERVICES, PLLC. ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES, DIMENSIONS OR FIXTURES.
- ALL HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2X10 UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTABILITY PRIOR TO BEGINNING CONSTRUCTION.
- VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE LVLS SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL ALL SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
- DO NOT SCALE THESE DRAWINGS. IF DISCREPANCIES ARE NOTED, CONTACT THE ENGINEER.
- 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 ISSUES.

STRUCTURAL EVALUATION BY:

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CATHEDRAL BELL ROAD, RALEIGH, NC 27614

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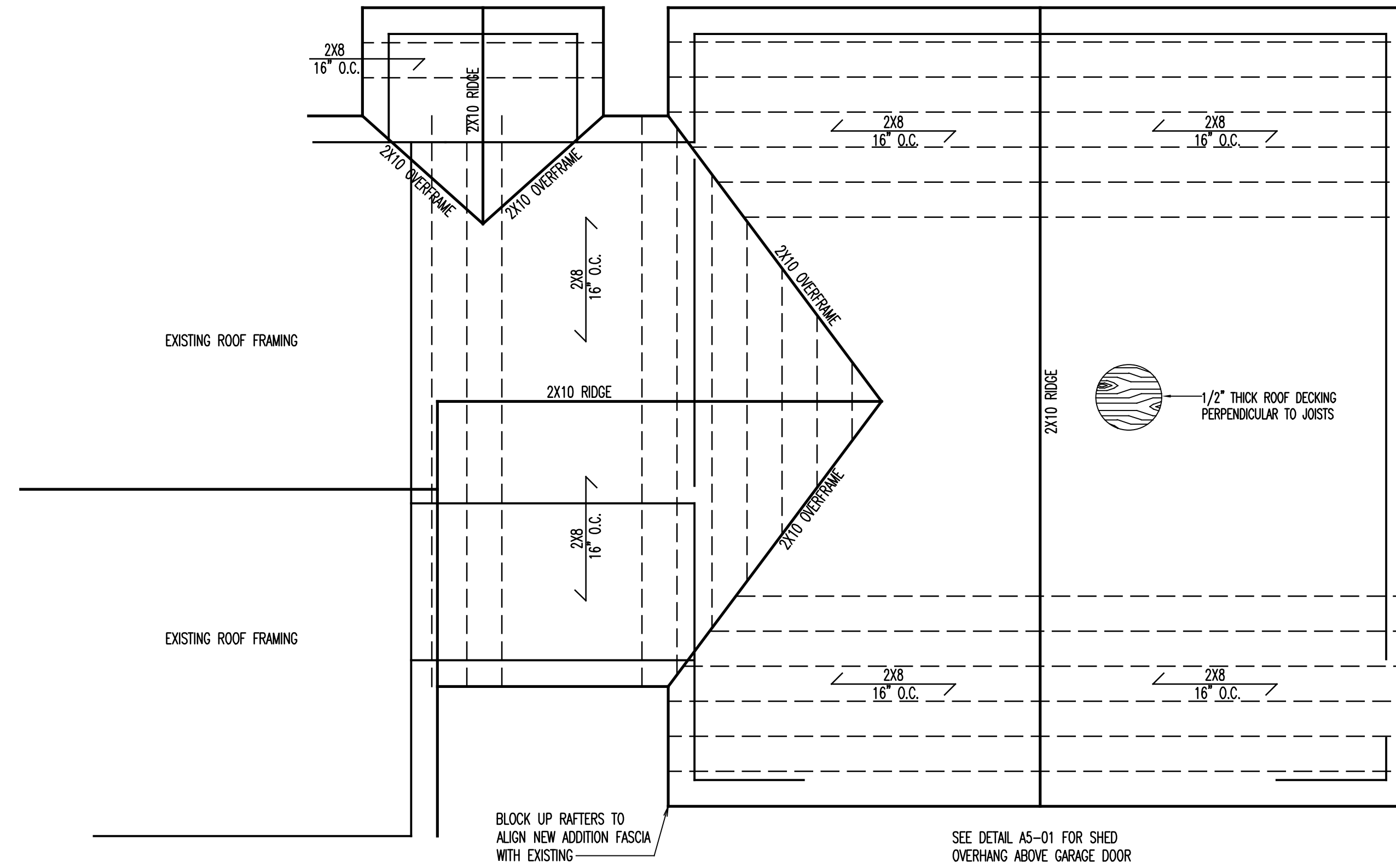
REICHERT RESIDENCE RENOVATIONS
FUQUAY-VARINA
HARNETT COUNTY, N.C.
6711 RIVER ROAD

DESCRIPTION:
ROOF PLAN

REVISION:

DATE:
MARCH 2021

DRAWING:
S5



S5 ROOF PLAN
01 1/4"=1'-0"