

REPORT OF OBSERVATION AND EVALUATION

Report for:

~~Seller~~ ~~Buyer~~

Address:

VANERT RESIDENCE
536 LAKESIDE LN
SANFORD, NC

Gregory A. Robinson, PE
6512 Six Forks Road, Suite 403A
Raleigh, NC 27615

919.846.4752 fax 919.847.0455

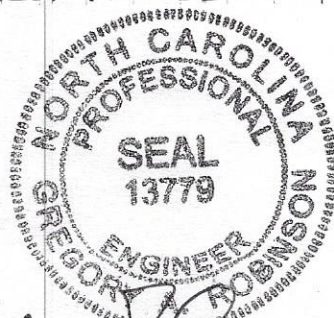
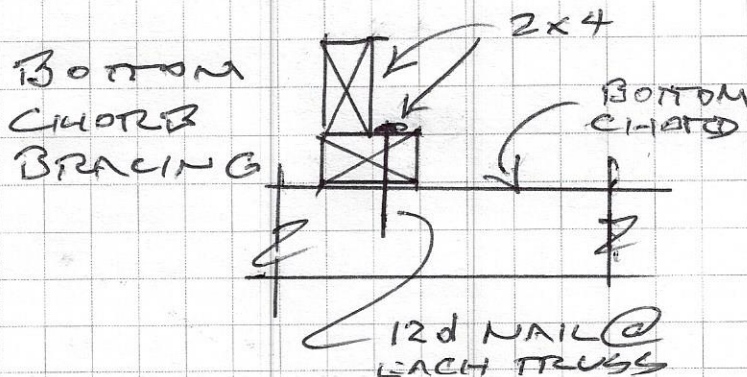
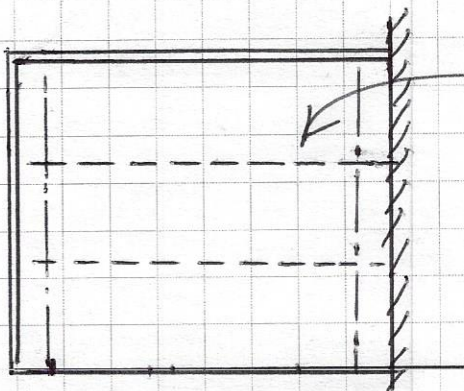
BRES 2101-0045

Date: 16 MAR 24 Name:

I OBSERVED CONSTRUCTION OF GARAGE ADDITION ON THIS DATE.

NOTES:

1. GABLE TRUSS BEARING ADEQUATE.
2. REMOVE/REPLACE BRICK VENEER AS SHOWN IN DETAIL B.
3. INSTALL DOUBLE TOP PL AND HEADER AT WINDOWS AS SHOWN IN DETAIL A.
4. ADD STRAP TO POST AS SHOWN IN DETAIL C.
5. ADD 2 LINES OF BRACING @ BOTTOM CHORD OF ROOF TRUSSES AS SHOWN BELOW
6. FOOTING PROJECTION / DEPTH ADEQUATE.



Accepted by:

Copies to:

Handwritten signature

REPORT OF OBSERVATION AND EVALUATION

Report for: <u>VAN LITZ INC.</u> <input checked="" type="checkbox"/> Seller <input type="checkbox"/> Buyer Address: <u>536 LAWSIDE</u> <u>SANFORD, NC</u> Representative: <u># BR2101-0045</u>	Gregory A. Robinson, PE 6512 Six Forks Road, Suite 403A Raleigh, NC 27615 919.846.4752 fax 919.847.0455
Telephone:	Date: <u>16 MAR 24</u> GARPE# <u> </u>

GENERAL NOTES AND OUTLINE SPECIFICATIONS

01000 GENERAL

1. Design Live Loads
 - Floor 40 psf
 - Roof 20 psf
2. Roof Snow Loads (2018 NC Residential Code, 2015 IRC, ASCE 7-10)
Ground Snow Load: 15 psf
3. Wind loads (2018 NC Residential Code, 2015 IRC, ASCE 7-10)
Ultimate Wind Velocity: 115 mph; Exposure: B ~~S~~
4. Contractor shall verify all dimensions, elevations and existing conditions before proceeding with construction.
5. Structural framing shall be braced until erection is complete and permanent connections, bracing members and shear walls are installed.
6. All safety and OSHA regulations shall be followed strictly. Methods of construction and erection of structural material are the Contractor's responsibility.
7. The Contractor shall be responsible for all payments to and coordination of Sub-contractors and suppliers as required to maintain orderly progress of the work and timely completion of the work.
8. Conform to applicable codes for removal and disposal of debris, dust control, and disconnection of electrical equipment.
9. Shoring is not included and shall be the responsibility of the contractor.
10. Cease work immediately if structure appears to be in danger and notify the Owner. Do not resume work until directed.
11. Remove temporary work.

02000 FOUNDATION

1. Design soil bearing capacity: 2,000 psf (presumed).
2. Contractor shall provide well-braced shoring at excavations near existing buildings and construction to prevent settlement and cave-ins.

03000 CONCRETE

1. Proportion concrete mixes to provide normal weight (145 pcf) concrete with the following properties:

Element	Slump (in.)	Air (% vol)	w/c ratio	Compressive strength at 28 days	Max. aggregate size (in.)
Footings, foundation walls	3-4	4-6	0.55	3,500 psi	1-1/2
Slab on grade	3-4	4-6	0.50	4,000 psi	1-1/2
2. Reinforcing bars shall be rolled from new billet steel conforming to ASTM A 615, and shall be Grade 60.
3. Clear distance from face of concrete to main reinforcing: Footings, walls cast against earth 3" UON
4. Lap all reinforcing splices at least 50 bar diameters (18" minimum) unless otherwise noted.

~~05120 STRUCTURAL STEEL~~

1. Structural steel shall conform to ASTM A 992 or ASTM A 36 except round pipe columns shall be ASTM A 53, Types E or S, Grade B; square and rectangular tubes shall be ASTM A 500, GR B.
2. Design, fabrication, erection and workmanship shall conform to "Specification for the Design, Fabrication and Erection of Structural Steel for Building", AISC Ninth Edition.
3. Anchor bolts shall conform to ASTM A 307 and lengths shown on drawings shall include hooks of not less than 3" in length.
4. Adhesive anchors shall consist of all-thread anchor rod, nut, washer and adhesive capsule. Anchor rods shall conform to ASTM A 307. Adhesive be a two-part, unmixed resin and hardener adhesive capable of forming a rapid-setting resinous mortar.

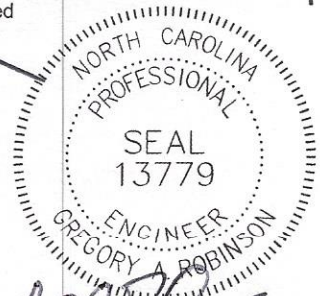
06110 WOOD FRAMING AND PLYWOOD

1. Lumber materials shall be grade-stamped and conform to the requirements of the Southern Pine Inspection Bureau (SPIB) Western Wood Products Association (WWPA).
2. Framing shall be kiln-dried, Southern Pine species S-P-F, #2 grade, surfaced dry, 19 15 percent maximum moisture content.
3. Nailing for wood construction shall be in accordance with the applicable building code fastening schedule unless otherwise noted on the plans.
4. Nails, screws, bolts, washers, nuts and hardware shall be zinc electroplated steel. Provide washers between all bolt heads and wood and between all nuts and wood. Connection bolts shall conform to ASTM A 307.
5. Set structural members level and plumb, in correct position.
6. Plywood for sheathing shall conform to the grading rules of U.S. Product Standard PS 1, latest edition, and bear the appropriate grade mark of an American Plywood Association approved agency on each plywood panel. Sheathing shall be APA rated sheathing in thicknesses and span rating shown on drawings. Sheathing shall be applied in full sheets or in largest pieces practical for the area being covered
7. Heavy timber wood framing shall be kiln dried No. 2 Post and Timber Southern Pine conforming to Southern Pine Inspection Bureau grading rules, surfaced dry; used at 19% maximum moisture content (or better) in sizes shown on the drawings. Each piece shall be grade-stamped.

06171 LAMINATED VENEER LUMBER

1. Laminated veneer lumber (LVL) members shall be furnished as shown on the plans. Sizes shown on plans are actual sizes (width x height) in inches.
2. Laminated veneer lumber (LVL) members shall conform to the following minimum design values:

F _b (Bending)	2,600 psi
F _c (Compression Parallel to Grain)	3,000 psi
F _v (Horizontal Shear)	280 psi



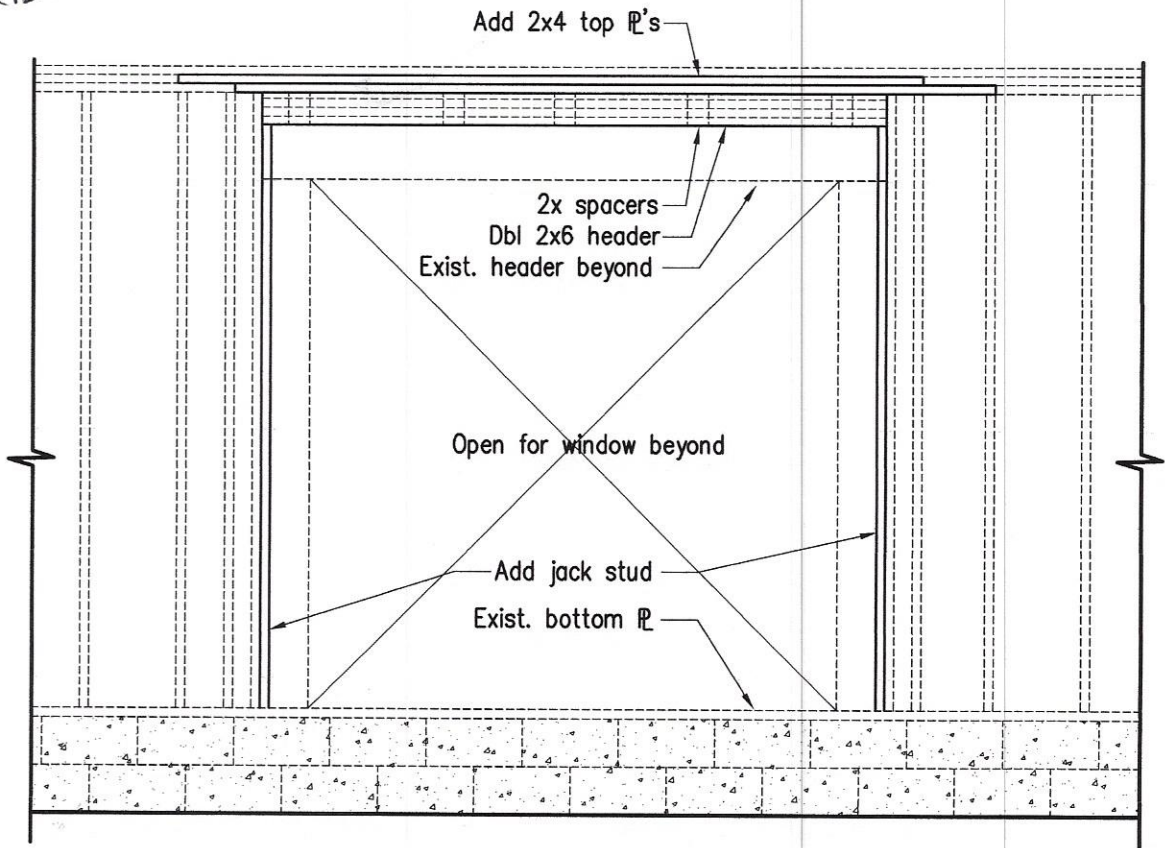
Accepted by: _____

Copies to: _____

[Signature]
16 MAR 24



Greg Robinson
16 MAR 24



Additional Framing at Window

WINDOW FRAMING

Scale: 3/8"=1'-0"



GREG ROBINSON, P.E.
CONSULTING ENGINEER

6512 Six Forks Road, Suite 403A
Raleigh, North Carolina 27615
(919) 846-4752 (919) 847-0455 fax
info@gar-pe.com

Addition of Garage

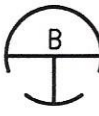
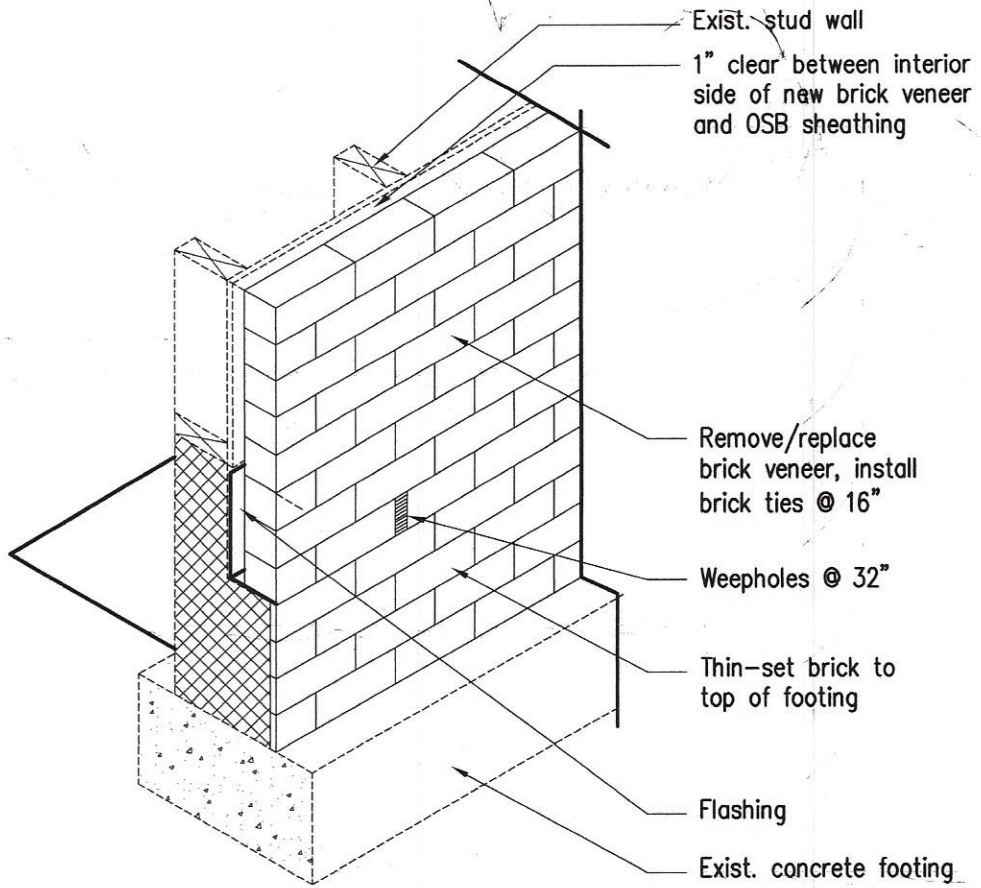
536 Lakeside Drive
Sanford, North Carolina

Drawn: GAR

Date 16MAR24



Gar
16 MAR 24



Brick Veneer Replacement Detail

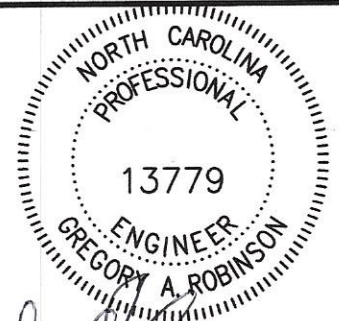
BRICK VENEER Scale: 3/4"=1'-0"



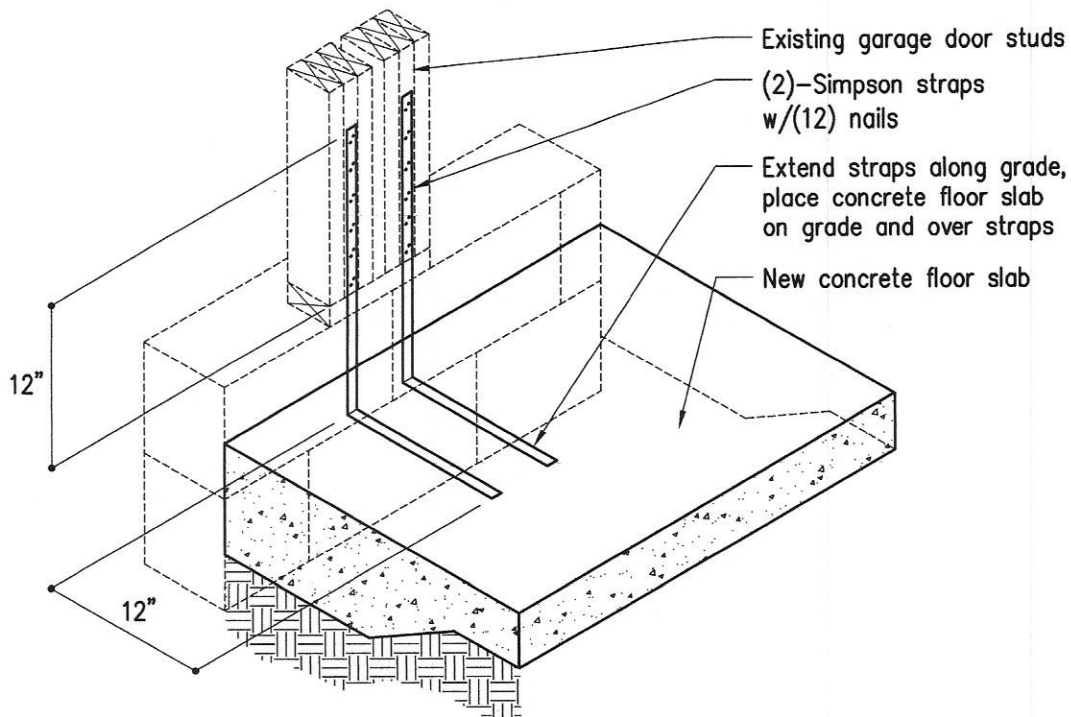
GREG ROBINSON, P.E.
CONSULTING ENGINEER

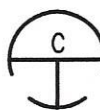
6512 Six Forks Road, Suite 403A
Raleigh, North Carolina 27615
(919) 846-4752 (919) 847-0455 fax
info@gar-pe.com

Addition of Garage
536 Lakeside Drive
Sanford, North Carolina
Drawn: GAR
Date 16MAR24



Gregory A. Robinson
16 MAR 24



 Garage Post Tie Detail

16dims Scale: 3/4"=1'-0"



GREG ROBINSON, P.E.
CONSULTING ENGINEER

6512 Six Forks Road, Suite 403A
 Raleigh, North Carolina 27615
 (919) 846-4752 (919) 847-0455 fax
 info@gar-pe.com

Addition of Garage
 536 Lakeside Drive
 Sanford, North Carolina
 Drawn: GAR
 Date 16MAR24

5 of 5