

GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK AND THE DESIGNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
2. ALL OMISSIONS AND CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. NO STRUCTURAL MEMBER SHALL BE CUT FOR PIPES, DUCTS, ETC., UNLESS NOTED.
4. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF EXISTING UTILITY SERVICES IN THE AREA TO BE EXCAVATED PRIOR TO BEGINNING OF EXCAVATION.
5. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2010 EDITION OF THE "NORTH CAROLINA RESIDENTIAL BUILDING CODE". ALL REFERENCES TO "XXXXXX" INDICATE THE APPLICABLE SECTION OF CODE.
6. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACINGS, SHORINGS, AND SUPPORT NECESSARY TO ACHIEVE THE FINISHED STRUCTURE.

FOUNDATION NOTES:

- | | | |
|----------------------------------|---------------------|-----|
| 1. MAXIMUM DESIGN SOIL PRESSURE: | CODE MINIMUM: 2,000 | PSF |
| CONTINUOUS FOOTINGS: | 2,000 | PSF |
| PAD FOOTINGS: | 2,000 | PSF |
2. SEE SOILS REPORT BY: _____ N/A
 - PROJECT NO.: _____
 - DATED: _____
 3. ALL FOOTINGS TO BE A MINIMUM OF "2" BELOW NATURAL GRADE
"2" BELOW FINISH GRADE
 4. SOILS COMPACTION AND SITE PREPARATION TO BE IN ACCORDANCE WITH SOILS REPORT (AS APPLICABLE). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY.
 5. FINISH EXCAVATION FOR FOUNDATION SHALL BE NEAT AND TRUE TO LINE WITH LOOSE MATERIAL REMOVED FROM EXCAVATION.
 6. THE FOOTING EXCAVATIONS SHALL BE KEPT FREE FROM LOOSE MATERIAL AND STANDING WATER AND, BEFORE ANY FOOTING CONCRETE IS PLACED, SHALL BE CHECKED AND APPROVED BY CONTRACTOR FOR COMPLIANCE WITH THE REQUIREMENTS.
 7. SIDE OF FOUNDATION MAY BE POURED AGAINST STABLE EARTH (U.O.N.). CONTRACTOR SHALL PROTECT ALL UTILITY LINES, ETC., ENCOUNTERED DURING EXCAVATION AND BACKFILLING.
 8. CONTRACTOR TO BRACE OR PROTECT ALL RETAINING WALLS FROM LATERAL LOADS UNTIL SUPPORTING FLOORS, WALLS AND/OR SLABS ARE COMPLETELY IN PLACE AND HAVE BEEN SHEATHED PER PLAN OR ATTAINED FULL STRENGTH.
 9. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS TO THE APPROVAL OF THE GEOTECHNICAL ENGINEER, AS APPLICABLE. FLOODING WILL NOT BE PERMITTED.
 10. ALL BILL PLATES SHALL BE TREATED BYTYP W/ 1/4" x AVS x 2" @ 6' O.C. (U.O.N. ON PLANS) W/ 3/16" x 2" x 2" PLATE WASHERS.
 11. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE W/ NC RESIDENTIAL BUILDING CODE R404, ACI 318, ACI 332, NCHA TR68-A, OR ACE 836/ABCEB/TR18 402. FOUNDATION WALLS MAY BE STEPPED AND FRAMED W/ 2x6 @ 16" O.C. KNEE WALLS WHERE GRADE PERMITS.

PREFABRICATED WOOD BEAM NOTES:

1. PREFABRICATED WOOD BEAMS SHALL BE "VERSALAM" LVLs AS INDICATED ON PLANS, MANUFACTURED BY BOISE CASCADE, U.O.N. (EQUIVALENT OR BETTER SUBSTITUTE IS ALLOWED).
ALLOWABLE DESIGN STRESSES: (LVL) Fb = 3,100 PSI
E = 2.1 x 10⁶ PSI
Fv = 285 PSI

CONCRETE NOTES:

1. CONCRETE IN ALL WORK SHALL HAVE 3,000 PSI ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS. FOOTINGS AND OTHER CONCRETE NOT EXPOSED TO WEATHER MAY HAVE 2,000 PSI 28-DAY COMPRESSIVE STRENGTH.
2. CEMENT SHALL CONFORM TO ASTM C-150, TYPE I OR TYPE II.
3. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33. AGGREGATE FOR SHOTCRETE/GUNITE SHALL NOT EXCEED 1/4".
4. READY MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C-94-R.
5. ADMIXTURES MAY BE USED WITH THE PRIOR APPROVAL OF THE ENGINEER. ADMIXTURE (COMPLYING WITH ASTM A484) USED TO INCREASE THE WORKABILITY OF THE CONCRETE SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED).
6. WATER SHALL BE CLEAN, FREE FROM DELETERIOUS AMOUNT OF ACIDS, ALKALIS, OR ORGANIC MATERIALS.
7. SLUMPS: THE MAXIMUM SLUMP SHALL NOT EXCEED 8". DURING TEMPERATURES ABOVE 80°F, MAXIMUM OF 6" SLUMP IS PERMISSIBLE PROVIDED THE MIX DESIGN IS REVISED ACCORDINGLY BY THE TESTING LABORATORY, AS APPLICABLE. MEASURE SLUMP IN ACCORDANCE WITH METHOD OF TEST FOR SLUMP OF PORTLAND CEMENT CONCRETE ASTM C43.
8. IF APPLICABLE, 1/4" DEEP CONTROL JOINTS ARE TO BE SAWCUT TO SUBDIVIDE ALL FLOOR SLABS ON GRADE INTO APPROXIMATELY SQUARE AREAS OF 400 SQ FT OR LESS. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING OR ADDING CONTROL JOINTS AS NECESSARY.

REINFORCING STEEL NOTES:

1. STEEL REINFORCEMENT SHALL BE: GR 40 @ 1/4" SMALLER
ASTM A618 GR. 60 @ 1/4" LARGER
ASTM A588 @ WELDED WIRE FABRIC
2. REINFORCING DETAILING AND PLACING SHALL BE IN ACCORDANCE WITH THE CONCRETE REINFORCING STEEL INSTITUTE MANUAL OF STANDARD PRACTICE' LATEST EDITION.
3. ALL REINFORCING STEEL, ANCHOR BOLTS, DONUTS, AND INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
4. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF CONCRETE COVER:
FOOTINGS (CONC. DEPOSITED AGAINST EARTH).....3"
CONC. SURFACE (FORMED) EXPOSED TO EARTH OR WEATHER
% THROUGH 10 BARS.....2"
% 4 SMALLER.....1/2"
CONC. NOT EXPOSED TO EARTH OR WEATHER:
SLABS, WALLS & JOISTS.....1 1/2"
% 4 1/2 BARS.....1 1/2"
% 1 BAR @ 4 SMALLER.....3/4"
BEAMS, COLUMNS,
PRIMARY REINFORCEMENT TIES STIRRUPS, SPIRAL.6.1 1/2"

MASONRY NOTES:

1. CONCRETE MASONRY WALLS SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF Fm = 1,500 PSI. COMPRESSIVE STRENGTH OF MASONRY MUST BE VERIFIED BY PROBT TESTING PRIOR TO AND DURING CONSTRUCTION AS INSPECTION IS SPECIFIED ON THE DRAWINGS.
2. CONCRETE MASONRY UNITS SHALL BE MINIMUM MEDIUM HEIGHT UNITS CONFORMING TO ACI 836/ABCEB 8/11/18 402, WITH MAX LINEAR SHRINKAGE OF 0.06% (1,500 PSI MINIMUM).
3. MORTAR SHALL BE TYPE "M" OR "S", CONFORMING TO IRC SECTION R607 AND TO ASTM C719.
4. ALL GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,000 PSI AT 28 DAYS. GROUT SHALL BE PROPORTIONED PER IRC TABLE R607.1 AND WITH SUFFICIENT WATER FOR POURING WITHOUT SEGREGATION OF GROUT CONSTITUENTS.
5. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS AND ALL CELLS IN RETAINING WALLS AND WALLS BELOW GRADE SHALL BE SOLID GROUTED UNLESS OTHERWISE NOTED ON PLANS.
6. ALL HORIZONTAL REINFORCEMENT SHALL BE PLACED IN BOND BEAM OR Lintel BEAM UNITS.
7. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT FOUR 1/4" BELOW TOP OF THE UPPERMOST UNIT.
8. ALL BOND BEAM BLOCK SHALL BE "DEEP CUT" UNITS.
9. PROVIDE INSPECTION AND CLEANOUT HOLES AT BASE OF VERTICAL CELLS HAVING GROUT LIFTS IN EXCESS OF 4'-0" OF HEIGHT.
10. ALL GROUT SHALL BE CONSOLIDATED WITH A MECHANICAL VIBRATOR.
11. ANCHOR BOLTS MUST BE SET WITH TEMPLATES AND HELD IN PLACE PRIOR TO GROUTING. PROVIDE AT LEAST ONE INCH OF GROUT BETWEEN ANCHOR BOLT AND MASONRY.
12. SPECIAL INSPECTION IS REQUIRED FOR Fm ≥ 1,500 PSI.

WOOD NOTES:

1. ALL WOOD FRAMING SHALL BE AS FOLLOWS (U.O.N.):
A. ROOF RAFTERS & CEILING JOISTS:
NO. 1 / NO.2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES:
Fb = 875 PSI Fv = 135 PSI E = 1.4x10⁶ PSI
B. FLOOR JOISTS:
NO.2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:
Fb = 800 PSI Fv = 175 PSI E = 1.4x10⁶ PSI
2. WOOD GRADES (U.O.N.)
A. FOR HORIZONTAL MEMBERS:
JOISTS & RAFTERS GRADE: NO. 2 (U.O.N.)
BEAMS & STRINGERS GRADE: NO. 2 (U.O.N.)
PURLINS GRADE: NO. 1
SUB-PURLINS:
2x4 GRADE: NO. 1
2x6 GRADE: NO. 2
LEDGERS & NAILERS GRADE: NO. 2
HEADERS GRADE: NO. 2 (U.O.N.)
B. FOR VERTICAL MEMBERS TOP & BOTTOM PLATES, MATCH VERTICAL MEMBERS, GRADE NO. 2 MIN (U.O.N.)
4x POST GRADE: NO. 2
6x POST GRADE: NO. 1
STUDS GRADE: STUD OR BETTER, 8'-0" MAX (U.O.N.)
3. FRAMING IN CONTACT WITH CONCRETE OR MASONRY, OR MEMBERS EXPOSED TO WEATHER SHALL BE NO. 2 SOUTHERN YELLOW PINE (SYP) TREATED IN ACCORDANCE WITH ANPA C22 WITH THE FOLLOWING DESIGN PROPERTIES:
Fb = 1,050 PSI Fv = 135 PSI E = 1.4x10⁶ PSI
BILL AND LEDGER BOLTS SHALL BE PLACED 2" MAX FROM E ENDS AND NOTCHES AND SPACED AT 6' O.C. MAX. U.O.N. (2 BOLTS MIN/PIECE OF B.).
4. ALL PLYWOOD AND OSB SHALL BE CERTIFIED AS CONFORMING TO U.S. PRODUCTS STANDARD PS-2-92 BY A CERTIFICATION AGENCY APPROVED BY THE NATIONAL EVALUATION SERVICES INC. OR I.C.C.
5. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE WASHERS. ALL BOLT HOLES IN WOOD SHALL BE DRILLED 1/16" MAXIMUM DIAMETER LARGER THAN THE NOMINAL BOLT DIAMETER.
6. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL NON-BEARING PARTITIONS THAT ARE 4'-0" LONG OR LONGER (U.O.N.)
7. ALL FRAMING ANCHORS, POST CAPS, COL. BASES, ETC. NOTED ARE MANUFACTURED BY SIMPSON OR APPROVED EQUAL. OTHER HARDWARE COMPANIES (E.I. ACS, USP) MAY BE SUBSTITUTED PROVIDED ALL PRODUCTS HAVE A CURRENT ICC-ES REPORT AND EQUIVALENT LOAD CAPACITIES. USE COMMON NAILS AS SPECIFIED BY MANUFACTURER.
8. PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO FLOOR JOISTS WITH ONE CONTINUOUS BEAD OF AN ADHESIVE COMPOUND CONFORMING TO ASTM D 3024 AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.
9. CUTTING, NOTCHING OR DRILLING OF BEAMS OR JOISTS SHALL BE PERMITTED ONLY AS DETAILED OR APPROVED BY THE ENGINEER AND/OR PER R602.8 & R602.11
10. BOLTS IN WOOD SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER (U.O.N.)
11. MOISTURE CONTENT OF WOOD AT TIME OF PLACING SHALL NOT EXCEED 19%.
12. ALL NAILS SHALL BE COMMON NAILS (U.O.N.)
13. PROVIDE SOLID BLOCKING TO GIRDERS AND/OR FOUNDATION BENEATH POINT LOADS AS DENOTED BY [2].
14. LOAD BEARING HEADERS SHALL CONFORM W/ TABLES R602.7(1), (2) & (3) W/ (1) JACK STUD AND (1) KING STUD EACH END (U.O.N.). SECURE HEADERS TO EACH JACK STUD W/ (4) 8d NAILS. BEAM-HEADER SUPPORTS REQUIRING MORE THAN (1) JACK ARE DENOTED BY [3] - 2 (WHERE 2 JACKS ARE REQD. FOR EXAMPLE).
15. OVERFRAME ROOF W/ FLAT 2x10 PLATES W/ (2) 1/2" COMMON TO RAFTERS/TRUSSES AT FALSE VALLEYS.
16. ALL DECK FRAMING, BRACING, GUARDRAILS, AND ATTACHMENTS TO THE MAIN HOUSE STRUCTURE IS TO BE PER "APPENDIX M" OF THE NC RESIDENTIAL BUILDING CODE.

DESIGN PARAMETERS:

WIND LOADS: EXPOSURE B
15 MPH

Addition
Fiona Mansoori
33 Dove Trail
Sanford, NC 27332

SCALE: SEE PLAN
DRAWN BY: A.V.
DATE: 9-28-20

JOB # 20-1900
SHEET # 5/10

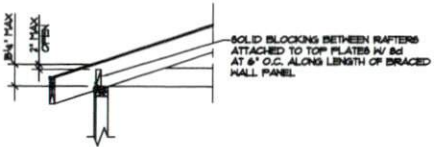
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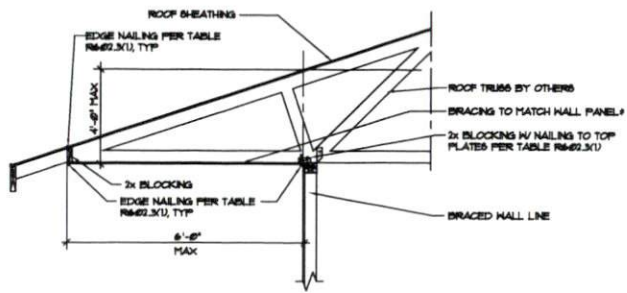
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10-16-2020

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5914
THEW G. BRUESHABER
ENGINEER

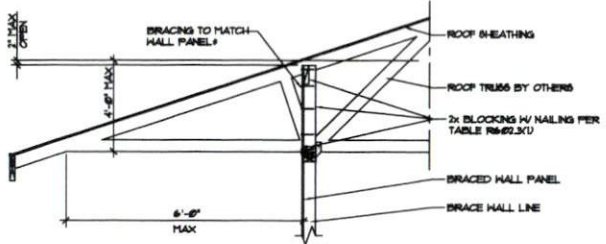


1 BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS



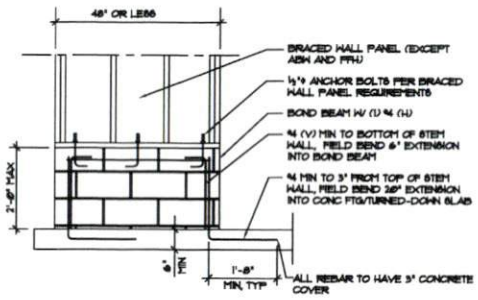
2 BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

#PROVIDE VENTING PER RB66 (NOT SHOWN)

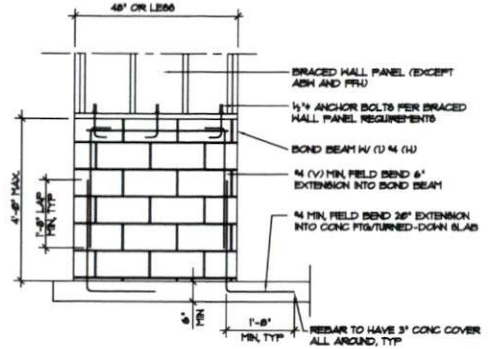


3 BRACED WALL PANEL CONNECTION OPTION TO PERPENDICULAR RAFTERS OR ROOF TRUSSES

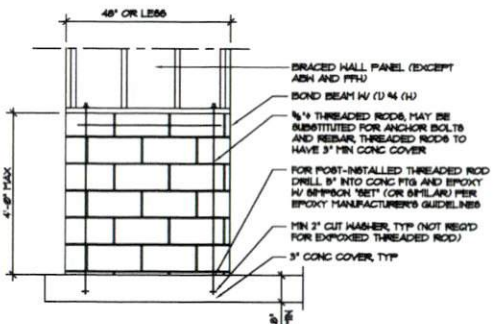
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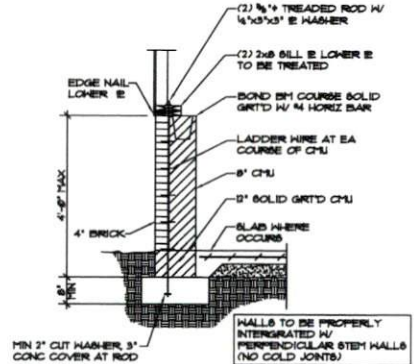
SHORT STEM WALL REINFORCEMENT



TALL STEM WALL REINFORCEMENT



OPTIONAL STEM WALL REINFORCEMENT



GARAGE PORTAL FRAME STEM WALL WITH IN-LINE BRICK FACING OPTION

4 MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS

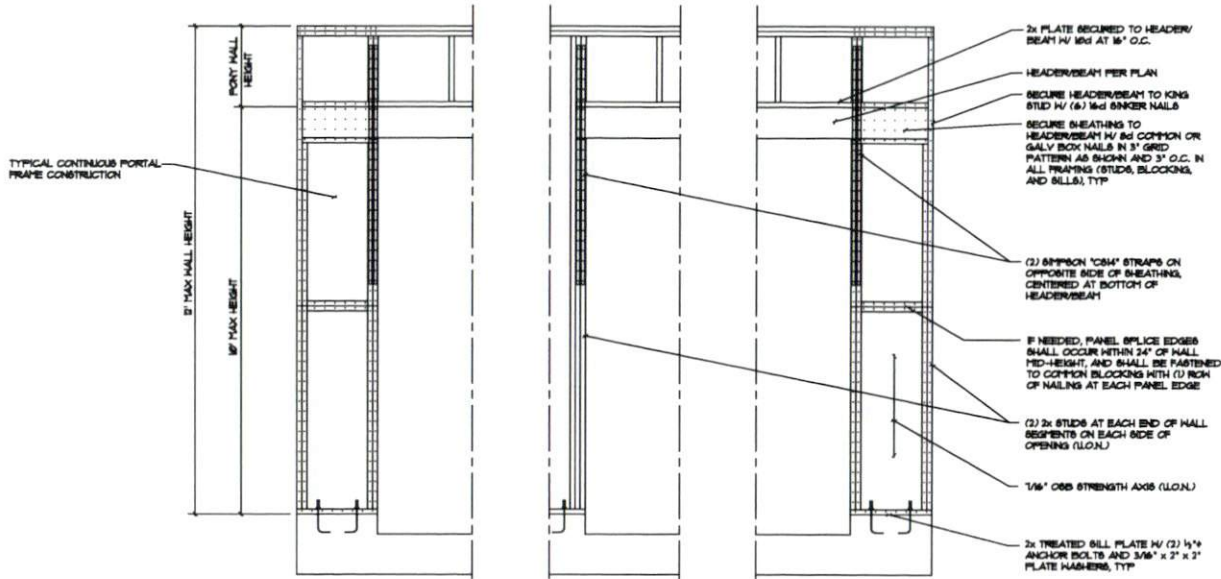
Addition
Fiona Mansoori
33 Dove Trail
Sanford, NC 27332

SCALE: SEE PLAN
DRAWN BY: A.V.
DATE: 9-28-20

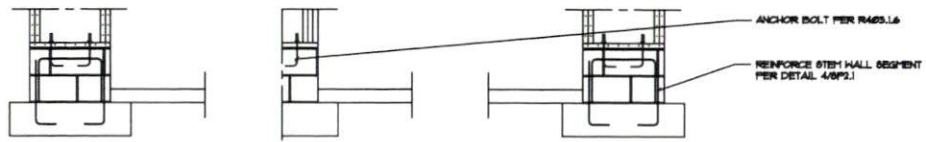
JOB #: 20-1900
SHEET #: 5P2.1

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NORTH CAROLINA
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025914
ENGINEER
10-16-2020
J. HEW G. BRUESTAMBER



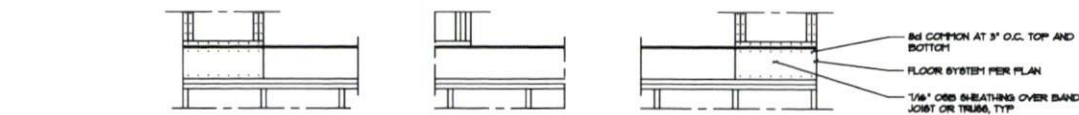
OVER MONOLITHIC SLAB FOUNDATION



OVER STEM WALL OR CRAWLSPACE FOUNDATION



OVER RAISED WOOD FLOOR OR SECOND FLOOR (FRAMING ANCHOR OPTION)



OVER RAISED WOOD FLOOR OR SECOND FLOOR (WOOD STRUCTURAL PANEL OPTION)

① METHOD FF: PORTAL FRAME PANEL CONSTRUCTION

Addition	
Fiona Mansoori 33 Dove Trail Sanford, NC 27332	
SCALE: SEE PLAN	JOB #: 20-1900
DRAWN BY: A.V.	SHEET #: SF2.2
DATE: 9-28-20	
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FOUNDATION AND FIRST FLOOR FRAMING NOTES:

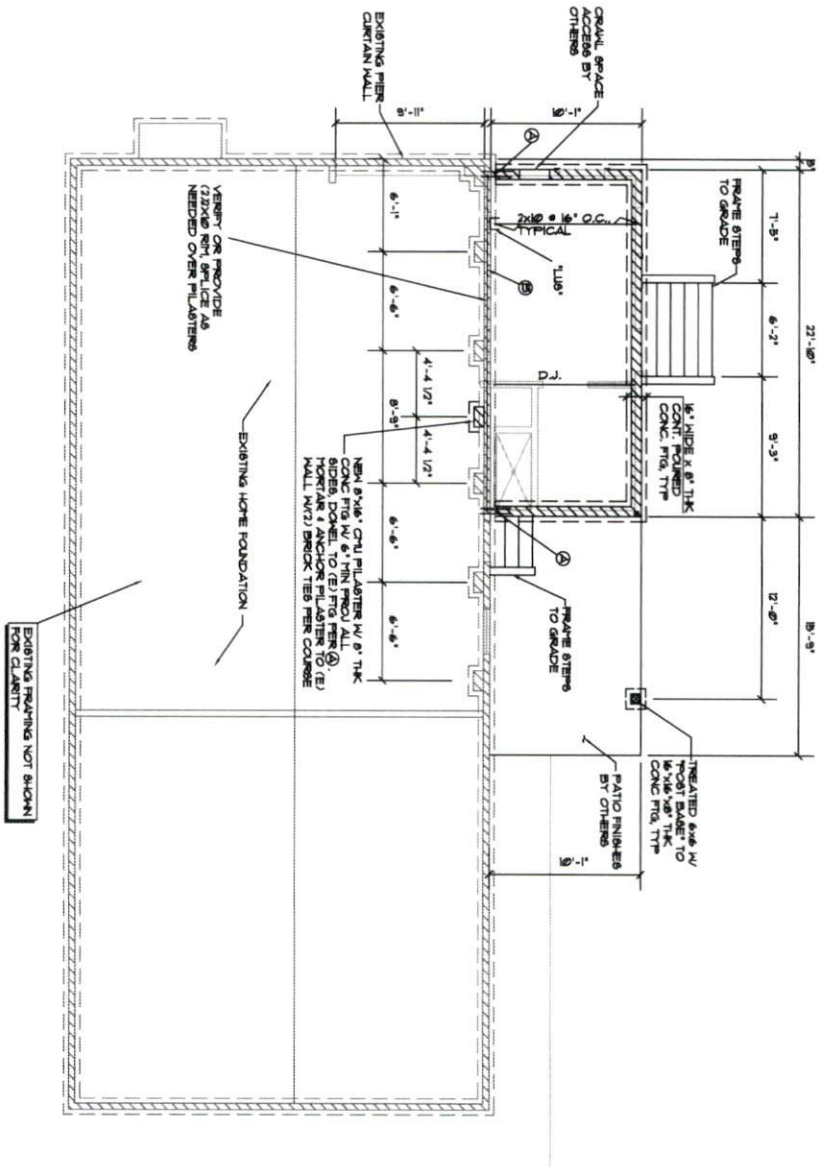
1. C/FU PIERING:

- 1. HOLLOW HAASPORT: UP TO 32" HIGH
- 2. SOLID HAASPORT: UP TO 8'-0" HIGH
- 3. HOLLOW HAASPORT: UP TO 48" HIGH
- 4. SOLID HAASPORT: UP TO 8'-0" HIGH
- 5. HOLLOW HAASPORT: UP TO 6'-0" HIGH
- 6. SOLID HAASPORT: UP TO 8'-0" HIGH
- 7. HOLLOW HAASPORT: UP TO 32" TALL (U.O.N.)

1. ASSUMED SOIL BEARING CAPACITY IS 2,000 PSF. CONTRACTOR TO VERIFY A SOLID BARRIER IS SUITABLE SOILS ARE ENCOUNTERED.
2. ADEQUATE DRAINAGE SHALL BE PROVIDED FOR THE SURFACE AREA ADJACENT TO THE STRUCTURE SUCH THAT WATER DRAINAGE AWAY FROM STRUCTURE.
3. VERIFY ALL DIMENSIONS W/ FLOOR PLAN (BY OTHERS) PRIOR TO WORK.
4. FOR RD WALL HEIGHT AND BARRICELL REQUIREMENTS REFER TO NORTH CAROLINA RESIDENTIAL BUILD CODE TABLE R602.1 (1) THROUGH 4). 48" MAX WALL HEIGHT.
5. PERMITTER HAASPORT PILLARS ARE TO BE 8" HOLLOW C/FU INTEGRATED INTO PERMITTER FOUNDATION WALL CAPPED W/ SOLID OR SOLID-GRAVELLED 8" C/FU. MAINTAIN 4" FOOTING PROJECTION AROUND ALL SIDES OF PILLARS.
6. CRACK/SPACE AREA 230 SQ. FT. VENTILATION REQ. 130/200-6" TYP. VENTS REQ'D W/ 5/8" VAPOR RETARDER. PROVIDE MIN. 18"x24" CRACK/SPACE ACCESS OPENING. DO NOT LOCATE VENT OPENINGS OR ACCESS OPENINGS BEHIND POINT LOADS.
7. FLOOR SHEATHING IS TO BE 3/4" PLY T&G (48/24) CDX B.N. 4 E.N. AND 6" P.N. AND 48" (U.O.N.) ALTERNATE 5/8" COARSE TREATED YELLOW ZINC PLATED WOOD SCREWS MAY BE USED IN-STEAD OF BRD CORNERS (EN-5893).
8. FOR ADDITIONAL NOTES, SEE "90" SHEETS.

LEGEND:

- INDICATES 8" HAASPORT FOUNDATION WALL 4
- INDICATES JOIST PER PLAN
- INDICATES NEW HAASPORT PIER AND FOOTING PER SCHEDULE SHOWN ABOVE. U.O.N.
- D.I. INDICATES DOUBLE JOIST
- INDICATES TRIPLE JOIST
- T.I. INDICATES TRIPLE JOIST
- INDICATES EXISTING PIER CURTAIN WALL
- INDICATES (2) 4x4x4 LONG BAR 6 MID-DEPTH OR EXISTING PIG DRILLED 6" 4 BRONXED W/ HLT 1/4" HT-172687 PER MANUFACTURERS SPECIFICATIONS
- INDICATES 2X LEDGER ATTACHED TO (2E) 8" W/ 1" HOT-DIP GALV BOLTS W/ NIT 4 WASHER 1" 6" O.C.



FOUNDATION AND 1ST FLOOR FRAMING PLAN
SCALE: 1/4"=1'-0"

Professional Engineer Seal for **NEW G. BRUESHABER**, North Carolina, License No. 025914. The seal is circular with the text 'NORTH CAROLINA PROFESSIONAL ENGINEER' around the perimeter and 'NEW G. BRUESHABER' in the center.

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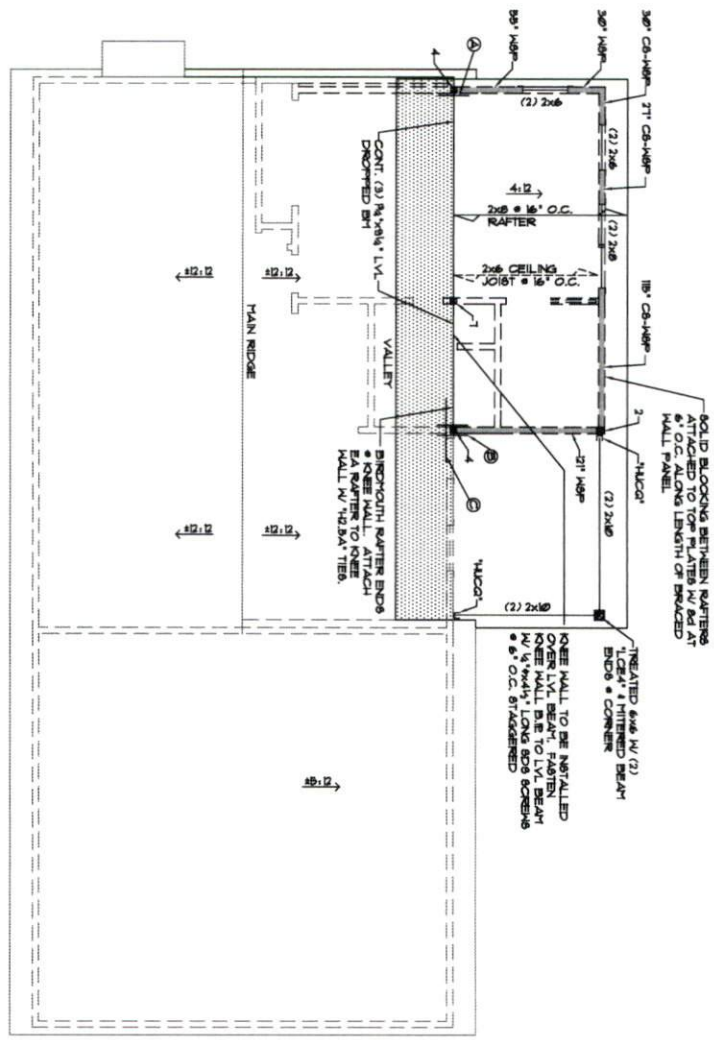
Addition Fiona Mansoori 33 Dove Trail Sanford, NC 27332		
SCALE:	SEE PLAN	JOB #: 20-1900
DRAWN BY:	A.Y.	SHEET #: 51
DATE:	9-28-20	

ROOF FRAMING NOTES:

1. ROOF SHEATHING IS TO BE 1/2" OSB (32/36) 5/8" x 8" x 8" x 8" (1/2 ON).
2. (10) 1/2" EACH SIDE OF TOP PLATE SPLICES, TYP.
3. RAFTERS TO BE TIED TO TOP PLATES USING AN 1/2"x3/4" CLIP AT EACH RAFTER END.
4. ATTIC SPACE: 2x6 DOG FT. VENT REQ'D. 2x6/8x6-1x3 DOG FT. VENTS REQ'D. OR 2" x 11 DOG FT. V. 8x6 OF VENTS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE SPACE AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH BALANCE OF THE REQ'D VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
5. FOR ADDITIONAL NOTES, SEE "9" SHEETS.

LEGEND:

- INDICATES ROOF TRUSSES BY OTHERS
- INDICATES OVER-SHUT T. ROOF AREA W/ 2x6 PLAT WALLS VALLEY OR TOP OF SHEATHING W/ (2) 2x6 COMMON TO EA TRUSS BELOW
- ① INDICATES ONE HORIZ STRAP ACROSS T. E. W/ (1) 1x6 COMMON NAILS EA END (22 NAILS TOTAL)
- ② INDICATES (2) HORIZ 1/2"x3/4" FASTENED TO TOP FACE OF EXISTING T. E. AND SIDE OF NEW T. E. (EA SIDE)
- ③ INDICATES (2) ONE HORIZ STRAP FROM BEAT TO TOP EA W/ (1) 1x6 COMMON NAILS EA END (22 NAILS TOTAL)
- ④ INDICATES NEW 2x4 x 8" O.C. WALLS BELOW
- ⑤ INDICATES EXISTING WALL BELOW



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



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Addition Fiona Mansoori 33 Dove Trail Sanford, NC 27332		
SCALE:	SEE PLAN	JOB #: 20-1900
DRAWN BY:	A.V.	SHEET #: 52
DATE:	9-28-20	



DRAWN BY
BA/AH

DESCRIPTION
COVER

PROJECT NO.
2020-61

PROJECT
MANSOORI ADDITION

ISSUE
09.07.2020

RE-ISSUE

MANSOORI
33 DOVE TRAIL
SANFORD, NC 27332

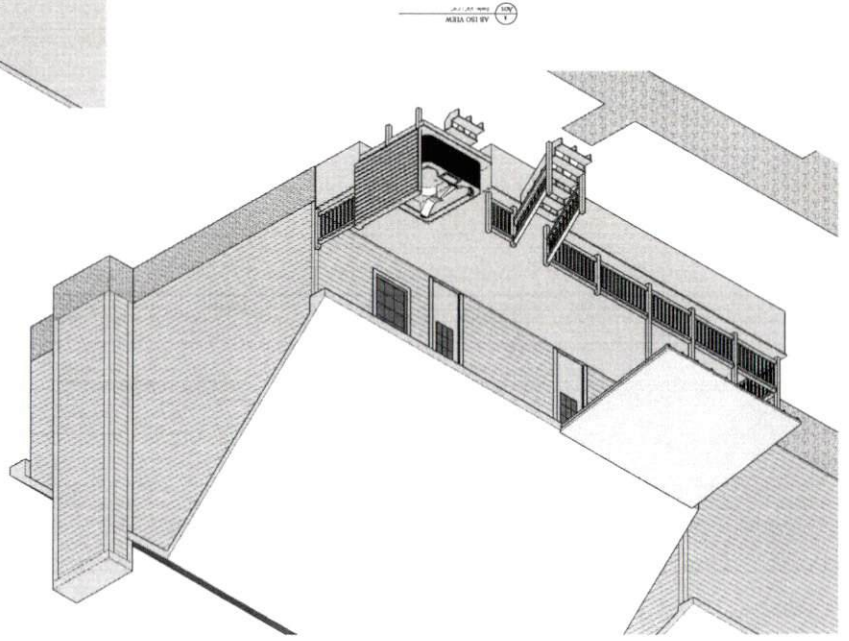
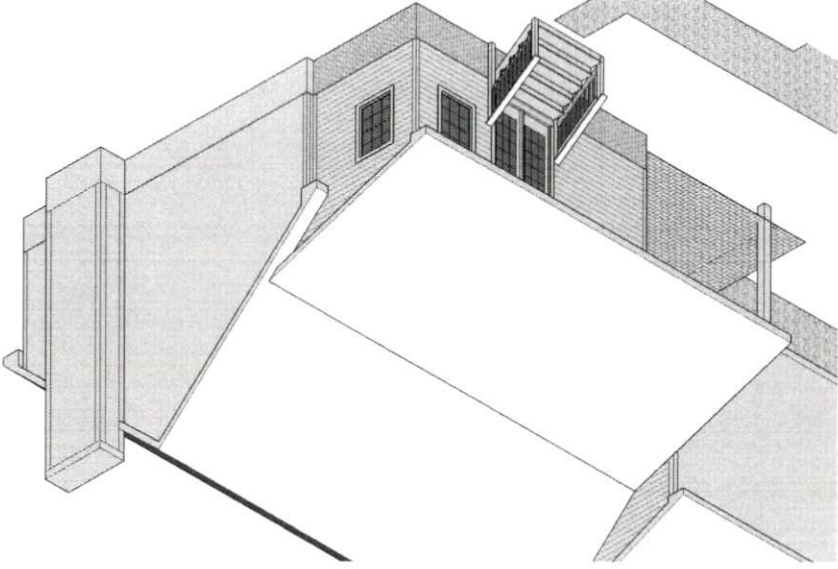
BARNETT ADLER
BARNETTADLER@MSN.COM
919.827.1947
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GENERAL REMARKS:

- IF THE CONTRACTOR HAS ANY QUESTIONS TO VERIFY THAT ALL DIMENSIONS AND SQUARE FOOTAGE IS CORRECT BEFORE TO CONSTRUCTION, PLEASE CHECK WITH ARCHITECT IMMEDIATELY FROM ANY DIMENSIONS OR SQUARE FOOTAGE BEFORE ANY CONSTRUCTION BEGINS.
- ALL NEW EXTERIOR WALLS SHOWN ON THE FLOOR PLANS AND DRAWINGS AT 4'-0" THICK UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA STATE BUILDING CODE, CURRENT EDITION.

ITEM MATERIAL PROTRACT:

ITEM	QUANTITY	UNIT
1	1	SQ. FT.
2	1	SQ. FT.
3	1	SQ. FT.
4	1	SQ. FT.
5	1	SQ. FT.
6	1	SQ. FT.
7	1	SQ. FT.
8	1	SQ. FT.
9	1	SQ. FT.
10	1	SQ. FT.



GENERAL NOTES:

BUILDING PLANNING:

SECTION 8307
TOILET, BATH AND SHOWER SPACES

8307.1 Space reserved. Fixtures shall be spaced in accordance with Figure 8307.1, and in accordance with the requirements of Section 8307.1.1.

8307.2 Bathroom and shower stalls. Bathrooms and shower floors and walls above bathrooms with installed shower heads or in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

MEANS OF EGRESS

SECTION 8310
EMERGENCY ESCAPE AND RESCUE OPENINGS

8310.1 Emergency Escape and Rescue Openings. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 8310.1.2. The net clear opening dimensions required for this section shall be obtained by the normal operation of the emergency escape and rescue from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section 8310.1.3. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

SECTION 8311
STAIRWAYS

8311.1 Stairways.

8311.1.1 Handrails. Handrails shall not be less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the minimum clear width of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landing, shall not be less than 31 1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (688 mm) where handrails are provided on both sides.

8311.1.2 Rail, Treads and Risers. Rail treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.

8311.1.3 Rise Limits. The maximum riser height shall be 8 1/4 inches (210 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). The top and bottom riser of interior stairs shall not exceed the smallest riser within that stair run by more than 3/8 inch (9.5 mm). The height of the top and bottom riser of the interior stairs shall be measured from the permanent finished surface (taper excluded). Where the bottom riser of an exterior stair adjoins an exterior walk, porch, driveway, patio, garage floor, or finish grade, the height of the riser may be less than the height of the adjacent riser.

8311.1.4 Tread Depth. The minimum tread depth shall be 9 inches (229 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Winder treads shall have a minimum tread depth of 9 inches (229 mm) measured as above at a point 12 inches (305 mm) from the side where the treads are narrow. Winder treads shall have a minimum tread depth of 4 inches (102 mm) at any point. Within any flight of stairs, the greatest winder tread depth at the 12 inch (305 mm) walk line shall not exceed the smallest by more than 3/8 inch (9.5 mm).

SECTION 8312
GUARDS

8312.1 Where Required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

8312.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) high measured vertically above the adjacent walking surface, adjacent finish landing or the line connecting the leading edges of the treads.

8312.3 Opening Limitation. Required guards shall not have openings from the walking surface to the required guard height which allow passage of a sphere 4 inches (102 mm) in diameter.

SECTION 8320

MATERIALS

FLOORS:

SECTION 8302

WOOD FLOOR FRAMING

8302.2.2 Deck. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of nails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. For decks with cantilevered framing members, connections to exterior walls or other framing members, shall be designed and constructed to resist uplift resulting from the full live load specified in Table 8302.5 acting on the cantilevered portion of the deck. **Exterior decks shall be permitted to be attached to an exterior wall with Asbestos M.**

ROOF VENTILATION

SECTION 8305

8305.1 Ventilation Required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/2 inch (12.7 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/8 inch (3.2 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section 8302.7.

8305.2 Minimum Area. The total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914 mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

- Exceptions:
1. Enclosed attic/rafter spaces requiring less than 1 square foot (0.0929 m²) of ventilation may be vented with continuous soffit ventilation only.
 2. Enclosed attic/rafter spaces over unconditioned space may be vented with continuous soffit vent only.

TABLE 8311.2 REQUIREMENTS FOR ICF WALLS¹

WALL TYPE AND NOMINAL SIZE	MAXIMUM WALL WEIGHT (psf) ²	MINIMUM WIDTH OF VERTICAL CORE (inches) ³	MINIMUM THICKNESS OF VERTICAL CORE (inches) ⁴	MAXIMUM SPACING OF VERTICAL CORES (inches)	MAXIMUM SPACING OF HORIZONTAL CORES (inches)	MINIMUM WEB THICKNESS (inches)
3.5" F16 ⁵	44 ⁶	N/A	N/A	N/A	N/A	N/A
5.5" F16 ⁵	69	N/A	N/A	N/A	N/A	N/A
7.5" F16 ⁵	94	N/A	N/A	N/A	N/A	N/A
9.5" F16 ⁵	119	N/A	N/A	N/A	N/A	N/A
4" Waffle-Gird	56	4.25	5	12	15	2
6" Waffle-Gird	76	7	7	12	16	2
8" Soffit-Gird	55	5.5	5.5	12	12	N/A

For 5/2" (127 mm) x 25.4 mm, 1 pound per cubic foot = 16.018 kg/m³; 1 pound per square foot = 0.0479 kPa.

a. For width "W", thickness "T", spacing, and web thickness, refer to Figures 8311.1.4 and 8311.1.5.

b. N/A indicates not applicable.

c. Wall weight is based on unit weight of concrete of 150 pcf. The tabulated values do not include any allowance for interior and exterior finishes.

d. For all buildings in Seismic Design Category A or B, and detached one- and two-family dwellings in Seismic Design Category C the actual wall thickness is permitted to be up to 1 inch thicker than shown and the maximum wall weight to be 58 pcf. Construction requirements and other limitations within Section 8311 for 3.5-inch thick ICF walls shall apply. Interpolation between provisions for 3.5-inch and 5.5-inch thick ICF walls is not permitted.

STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF NORTH CAROLINA STATE 2018 REGULATORY BUILDING CODE IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.

2) DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN. A.C.I.)
ALL FLOORS	40	10	L/800
ATTIC (no snow areas)	20	10	L/500
ATTIC (no snow)	10	5	L/600
ROOF	20	10	L/180
ROOF TRUSSES	20	20	L/500

WIND LOAD BASED ON 100 MPH (3 second gust)

3) MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 2000 PSF
 4) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE (M30)

5) MINIMUM DEPTH OF UNBALANCED FULL GRADE FOUNDATION WALLS TO BE LESS THAN 4 FT WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION 8304 OF 2018 NC BUILDING CODE FOR BACKLAP LATCHES BASED ON UNBALANCED FULL THICKNESS SOIL TYPE AND UNBALANCED BACKLAP HEIGHT

6) ALL FRAMING LUMBER SHALL BE DRY (24% MAX MOISTURE) AND TREATED WITH AN APPLICABLE PRESERVATIVE. ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.

7) ALL LOAD BEARING MEMBERS SHALL BE LATERALLY BRACED. ALL WINDOW AND DOOR HEADERS SHALL BE SUPPORTED BY (1) JACK STUDS AND (2) LAG BOLTS AT EACH END (LONG POINT LOADS (LETUP KNEES, ETC.) SHALL BE BRACED BY (1) STUDS AND (2) SUPPORTS OR (2) STUDS OR MORE SHALL BE TRANSFERRED THROUGH EACH FLOOR TO THE FOUNDATION.

8) ALL EXTERIOR WALLS TO BE BRACED VERTICALLY. TOP WOOD STRUCTURAL PANELS FASTENED WITH 8D NAILS @ 6" O.C. AT EDGES AND 12" O.C. AT INT. SUPPORTS. BLOCKING SHALL BE INSTALLED IF LESS THAN FIFTY PERCENT OF THE WALL LENGTH IS BRACED. WHERE BLOCKING IS REQUIRED, ALL PANELS SHALL BE FASTENED AT 12" O.C. ON EDGES AND 12" O.C. AT INTERNAL SUPPORTS.

9) ALL STRUCTURAL STEEL SHALL HAVE A MIN. BEARING CAPACITY OF EACH END WITH A MINIMUM BEARING LENGTH OF 3" OF BORE AND FULL PENETRATION. BEARING SHALL BE BEARING FROM BEAM SUPPORT AND 3" LONG LATERAL SUPPORT TO CONCRETE. ALL STEEL SHALL BE BRACED TO THE BEARING PLATE AND THE BEARING PLATE SHALL BE ATTACHED TO EACH SUPPORT WITH TWO 1/2" DIAMETER 1/8" THICK DIAMETER AND 3" LONG LATERAL SUPPORT TO CONCRETE. ALL STEEL SHALL BE BRACED TO THE BEARING PLATE AND THE BEARING PLATE SHALL BE ATTACHED TO EACH SUPPORT WITH TWO 1/2" DIAMETER 1/8" THICK DIAMETER AND 3" LONG LATERAL SUPPORT TO CONCRETE. ALL STEEL SHALL BE BRACED TO THE BEARING PLATE AND THE BEARING PLATE SHALL BE ATTACHED TO EACH SUPPORT WITH TWO 1/2" DIAMETER 1/8" THICK DIAMETER AND 3" LONG LATERAL SUPPORT TO CONCRETE.

10) FOUNDATION UNDESIRABLE. LAMP PROTECTORS OR WATER PROTECTORS PER SECTION 408 OF 2018 NC BUILDING CODE.

11) WALL AND ROOF CLADDING VALUES
 WALL CLADDING SHALL BE DESIGNED FOR A 24 PSF (+) OR GREATER POSITIVE AND NEGATIVE PRESSURE. ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
 45 LBS PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2/12
 34 LBS PER SQ. FT. FOR ROOF PITCHES OF 2 1/2 TO 7/12
 21 LBS PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

12) MEAN ROOF HEIGHT 0' OR LESS
 13) FOR ROOF SLOPES FROM 1/2 THROUGH 1/2, BUILDS TO INSTALL 2 LAYERS OF 1/2" IMPERF PAPER
 14) IF THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE ARE CORRECT. DESIGNER IS NOT RESPONSIBLE FOR CORRECTIONS OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.

PLEASE NOTE IF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING NOTES EXIST, THE MOST STRINGENT REQUIREMENTS SHALL BE REQUIRED.

ATTIC VENTILATION CALCULATIONS

- CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 1 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY SOFFIT VENTS

- CATHEDRAL CEILING SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION

230.25 SQ. FT. OF ADDITIONAL SOFFIT = 0.77
 EACH OF INLET AND OUTLET REQUIRED
 NETFA = 111.50 IN.

WALL AND ROOF CLADDING DESIGN VALUES

- WALL CLADDING IS DESIGNED FOR A 24 PSF (+) OR GREATER POSITIVE AND NEGATIVE PRESSURE

- ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
 45 LBS PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2/12
 34 LBS PER SQ. FT. FOR ROOF PITCHES OF 2 1/2 TO 7/12
 21 LBS PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

WALL SPACE VENTILATION CALCULATIONS

1) NET CLOSING SHALL HAVE PERMITTED OPENING WITH THE PLAN AREA OF 1.50 SQ. FT. PER 100 SQ. FT. OF ABOVE-GRADE UNFINISHED FLOOR AREA. ALL POINTS TO BE TESTED AS PER 408.1.1.1

2) PER SPACE REQUIREMENTS BE PROVIDED WITH 17" MIN. (1.38 m) OPENING

3) THE TOP EDGE OF VENTILATOR OPENING SHALL BE BRACED TO THE STRUCTURE AT LEAST 1/2" FROM THE EDGE OF THE OPENING

4) THE INSTALLATION OF BRACKETS OR OTHER MEANS TO BRACE THE VENTILATOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR

5) FOUNDATION UNDESIRABLE. LAMP PROTECTORS OR WATER PROTECTORS PER SECTION 408 OF 2018 NC BUILDING CODE

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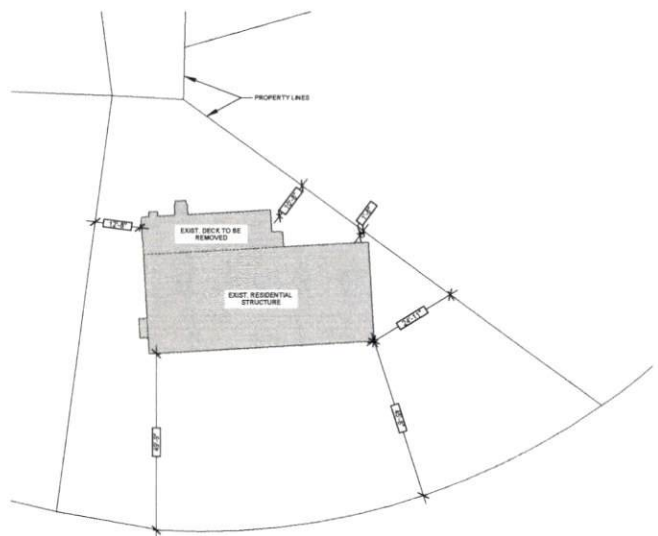
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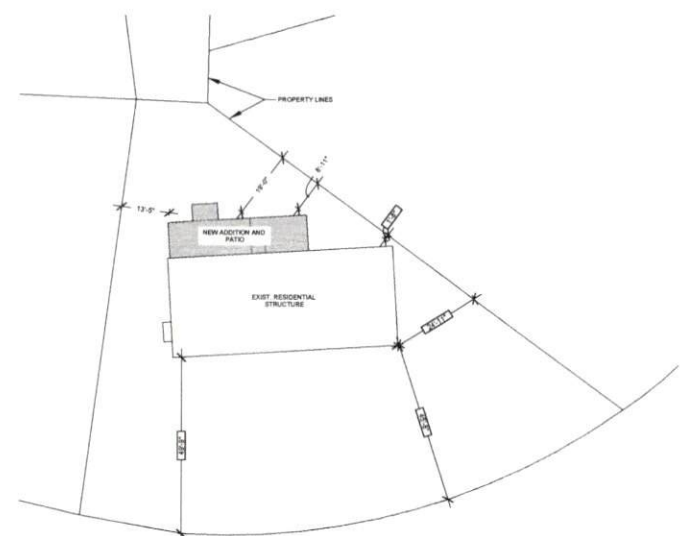
DESCRIPTION
 NOTES

AS-BUILT DIMENSIONS HAVE BEEN DOCUMENTED TO BEST REFLECT EXISTING CONDITIONS AND SHOULD BE VERIFIED BEFORE CONSTRUCTION

G.C. TO VERIFY IN FIELD ALL EXIST. CONDITIONS AND GRADING REQ'S PRIOR TO NEW CONSTRUCTION



1 AS-BUILT SITE
Date: 04/11/14



2 REVISED SITE
Date: 04/11/14

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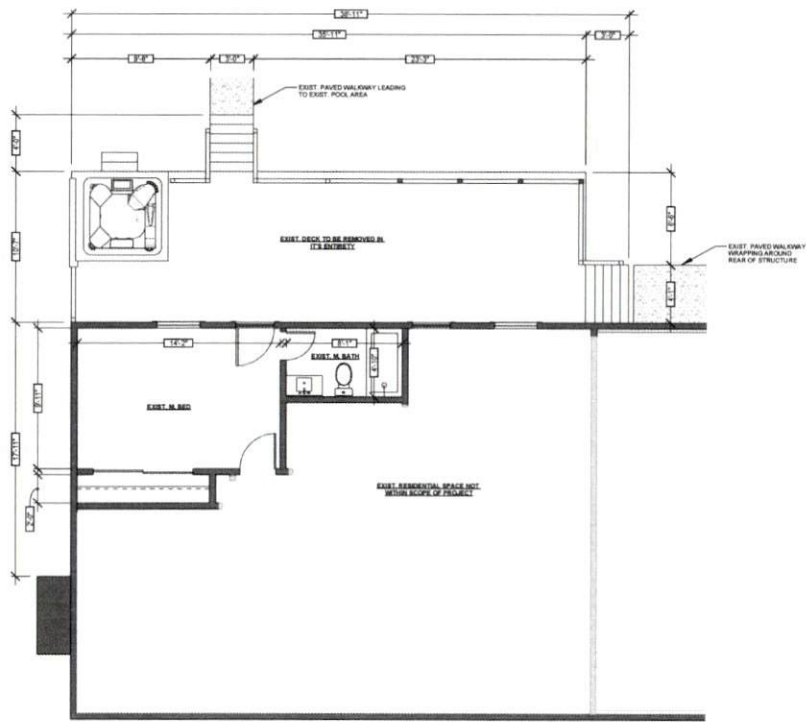
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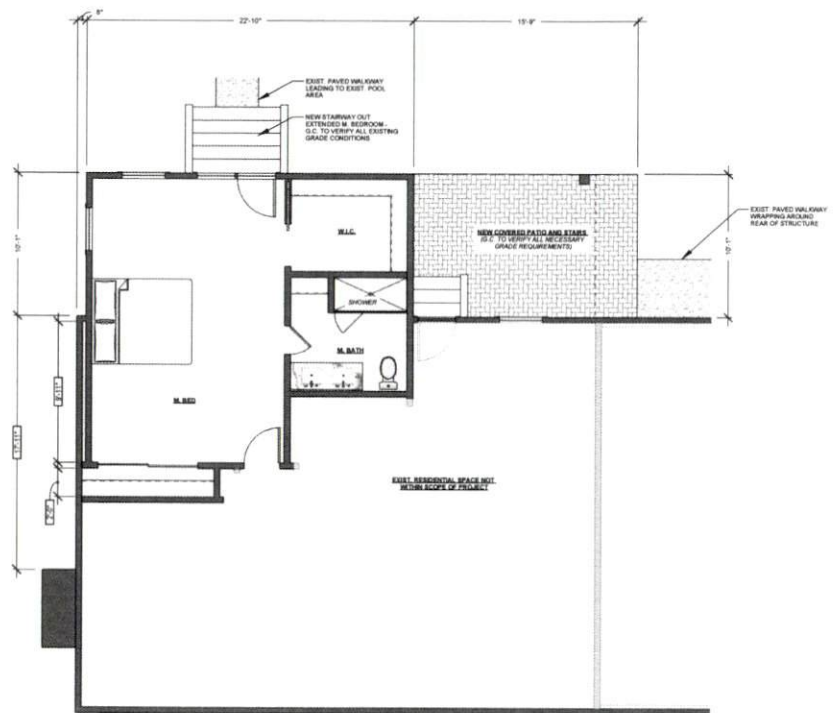




1 AS-BUILT PLAN
DATE: 07-17-20

AS-BUILT DIMENSIONS HAVE BEEN DOCUMENTED TO BEST REFLECT EXISTING CONDITIONS AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

G.C. TO VERIFY IN FIELD ALL EXIST. CONDITIONS AND GRADING REQS. PRIOR TO NEW CONSTRUCTION.



2 REVISED PLAN
DATE: 07-17-20

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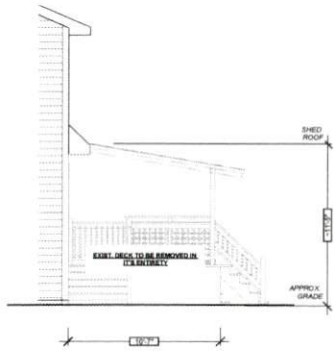
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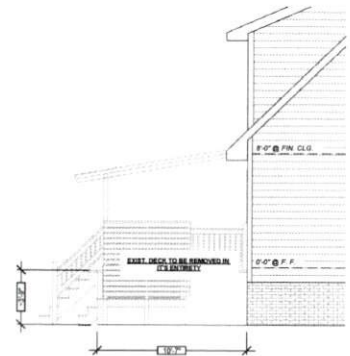
AS-BUILT ELEVATIONS



AS-BUILT ELEVATION LEFT
Scale: 1/8" = 1'-0"



AS-BUILT ELEVATION REAR
Scale: 1/8" = 1'-0"

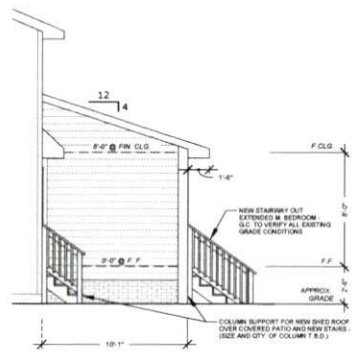


AS-BUILT ELEVATION RIGHT
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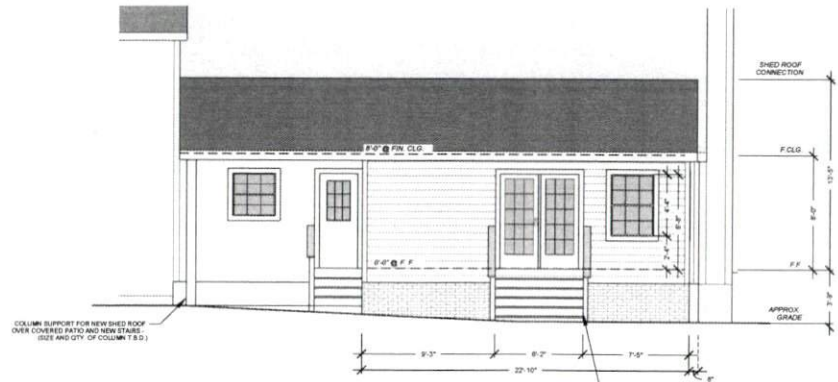
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G.C. TO VERIFY IN FIELD ALL EXIST. CONDITIONS AND GRADING REQ'S PRIOR TO NEW CONSTRUCTION.

REVISED ELEVATIONS



REVISED ELEVATION LEFT
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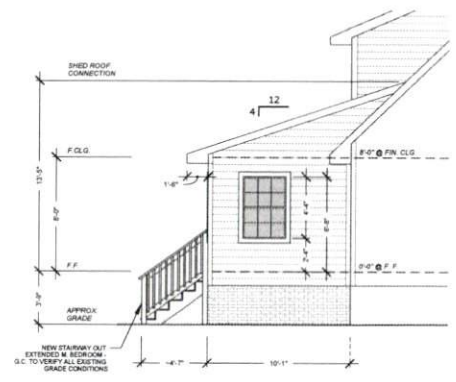


REVISED ELEVATION REAR
Scale: 1/8" = 1'-0"

G.C. TO VERIFY IN FIELD ALL EXIST. CONDITIONS AND GRADING REQ'S PRIOR TO NEW CONSTRUCTION.

AS-BUILT DIMENSIONS HAVE BEEN DOCUMENTED TO BEST REFLECT EXISTING CONDITIONS AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

NEW SIDING, ROOF FINISHES, AND FOUNDATION TO MATCH EXIST. CONDITIONS AND AESTHETICS.



REVISED ELEVATION RIGHT
Scale: 1/8" = 1'-0"

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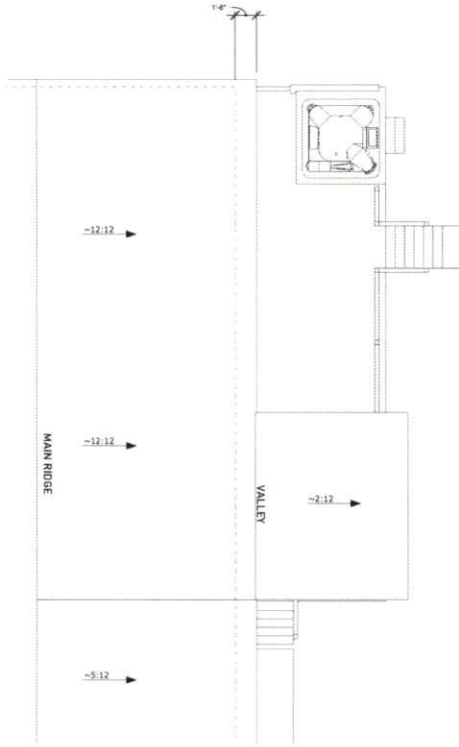
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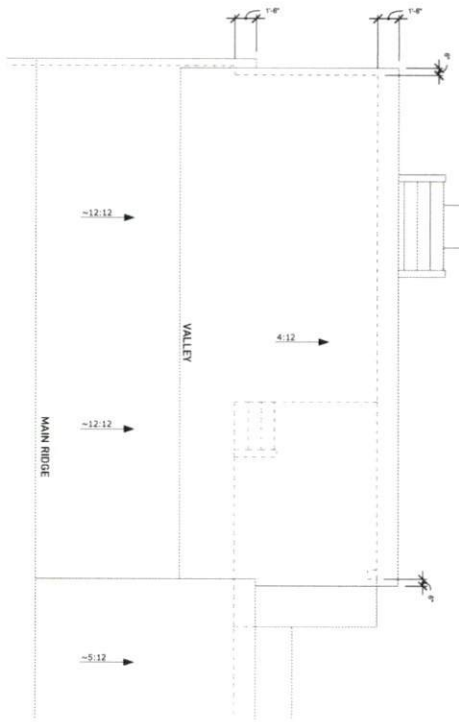
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ELEVATIONS



ASBUILT ROOF
DATE: 09.07.2020



ASBUILT ROOF
DATE: 09.07.2020



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VERIFIED AND FOUND TO BE
CONSISTENT WITH THE
EXISTING CONDITIONS AND SHOULD
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TABLE N1101
INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC**	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL AND DEPTH	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
4	0.35	0.60	0.30	38 or 30 cont.	15, 13 + 5, or 15 + 3"	13/17	30'	10/13	10'	10/13

TABLE N1101.1
EQUIVALENT U-FACTORS

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
4	0.35	0.60	0.830	0.877	0.141	0.847	0.889	0.865

GENERAL NOTES:

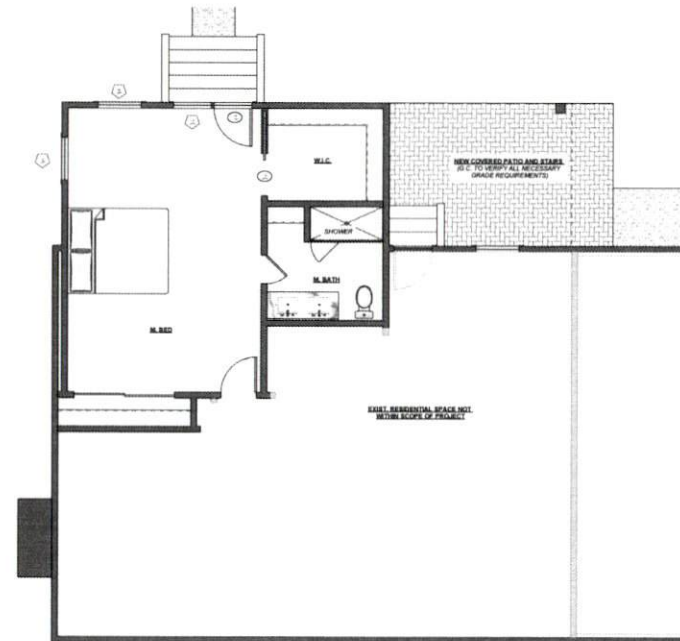
MEANS OF EGRESS:

SECTION R310 - EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency Escape and Rescue Openings. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way.

AS-BUILT DIMENSIONS HAVE BEEN DOCUMENTED TO BEST REFLECT EXISTING CONDITIONS AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

G.C. TO VERIFY IN FIELD ALL EXIST CONDITIONS AND GRADING REQ'S PRIOR TO NEW CONSTRUCTION.



REVISED PLAN SCHEDULE
1/20/20

TAG	QTY	SIZE (WxD)	ROUGH OPEN.	SWING	LAMB	COMMENTS
1	1	2' 8" x 6' 8"	PER MANUI	IN	WOOD	
2	1	3' 0" x 6' 8"	PER MANUI	POCKET	WOOD	

TAG	QTY	SIZE (WxD)	LOCATION	LEVEL	COMMENTS
1	2	3' 0" x 4' 4"	BEDROOM		
2	1	2' 8" x 6' 8"	BEDROOM		FIXED PANEL

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