

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions. REMODELING SOLUTIONS, LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

CONTRACTOR:

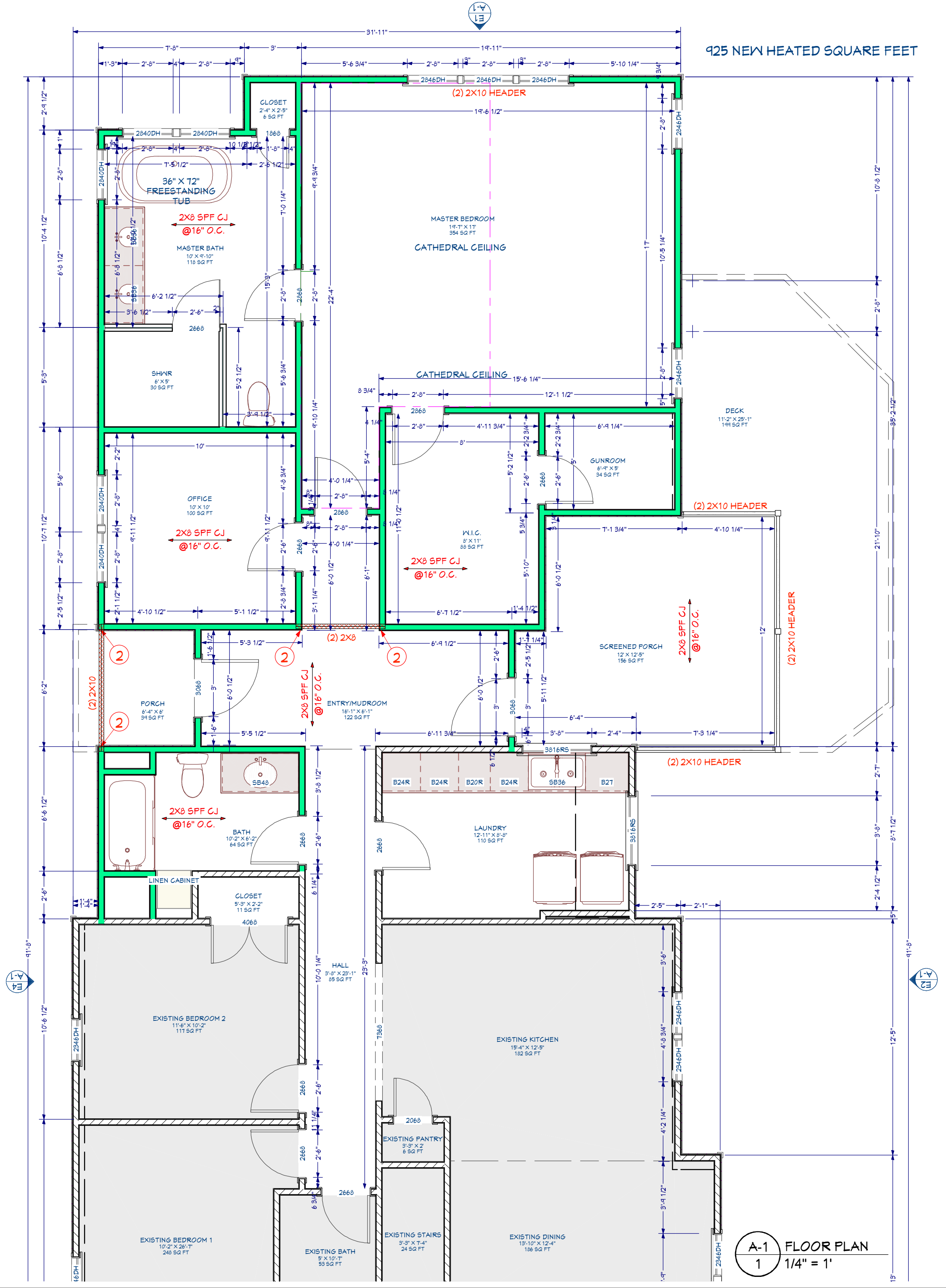
PROJECT: **TREDWAY PROJECT**
 SCOTT & ABBY TREDWAY
 1143 JAMES NORRIS ROAD
 ANGLER, NC 27501
 STREDWAY0@GMAIL.COM

SHEET TITLE: **FLOOR PLAN AND ELEVATIONS**

VERSION: 1.2
 DATE: 3/29/22
 DRAWN BY: DRC

SHEET # **A-1**

925 NEW HEATED SQUARE FEET

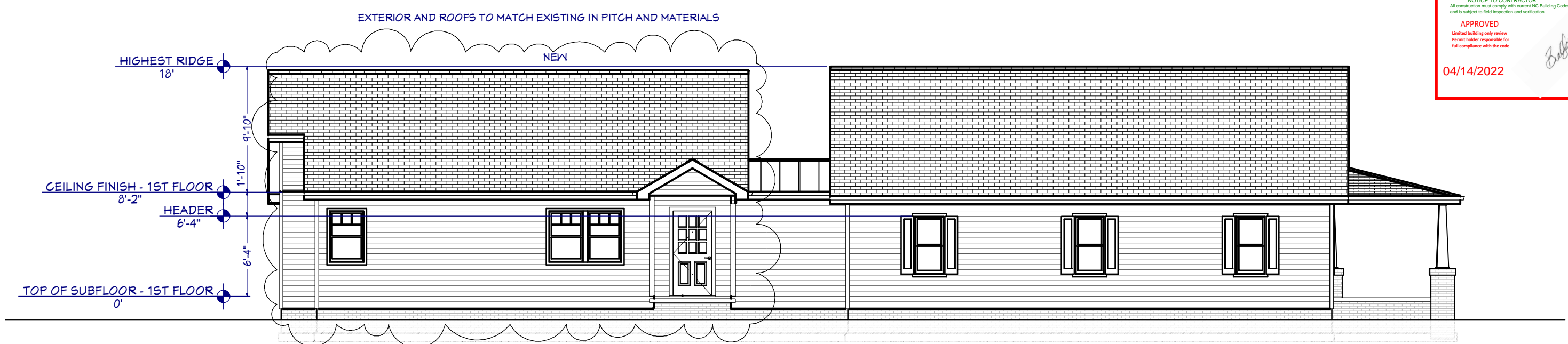


A-1 FLOOR PLAN
 1 1/4" = 1"

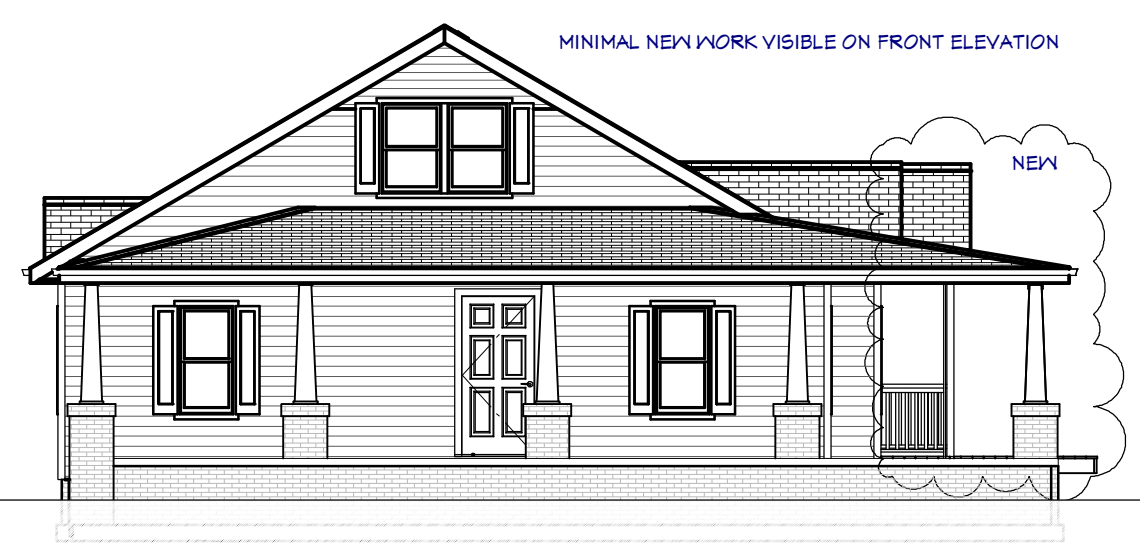
A-1 LEFT ELEVATION
 E4 1/8" = 1"

A-1 REAR ELEVATION
 E3 1/8" = 1"

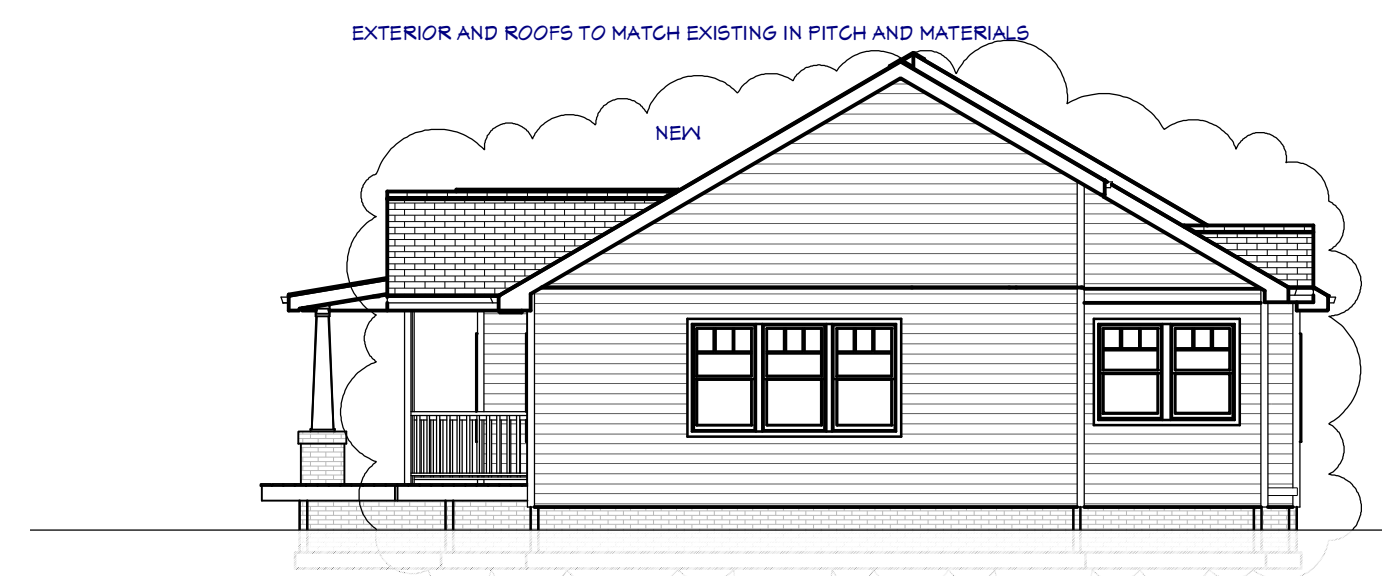
A-1 RIGHT ELEVATION
 E2 1/8" = 1"



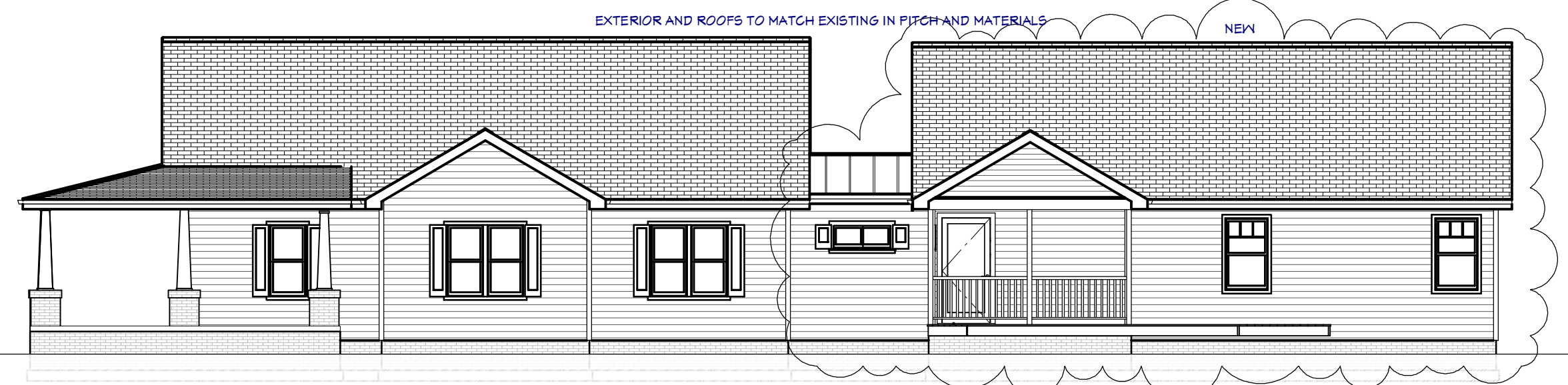
A-1 LEFT ELEVATION
 E4 1/8" = 1"



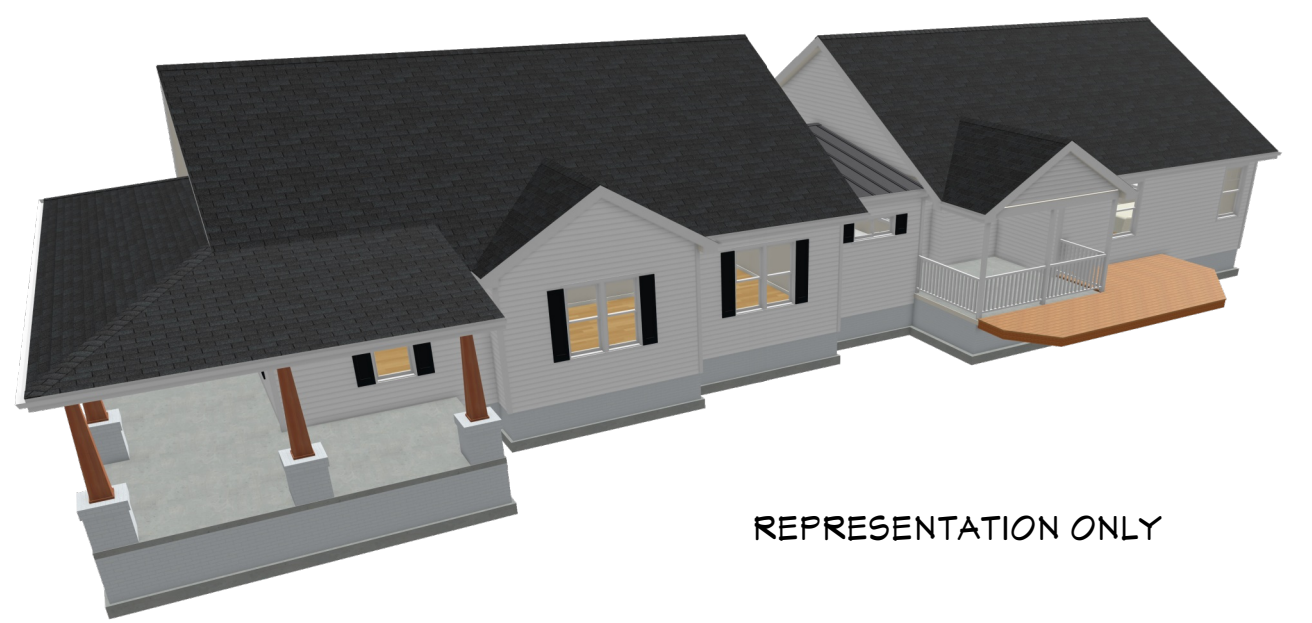
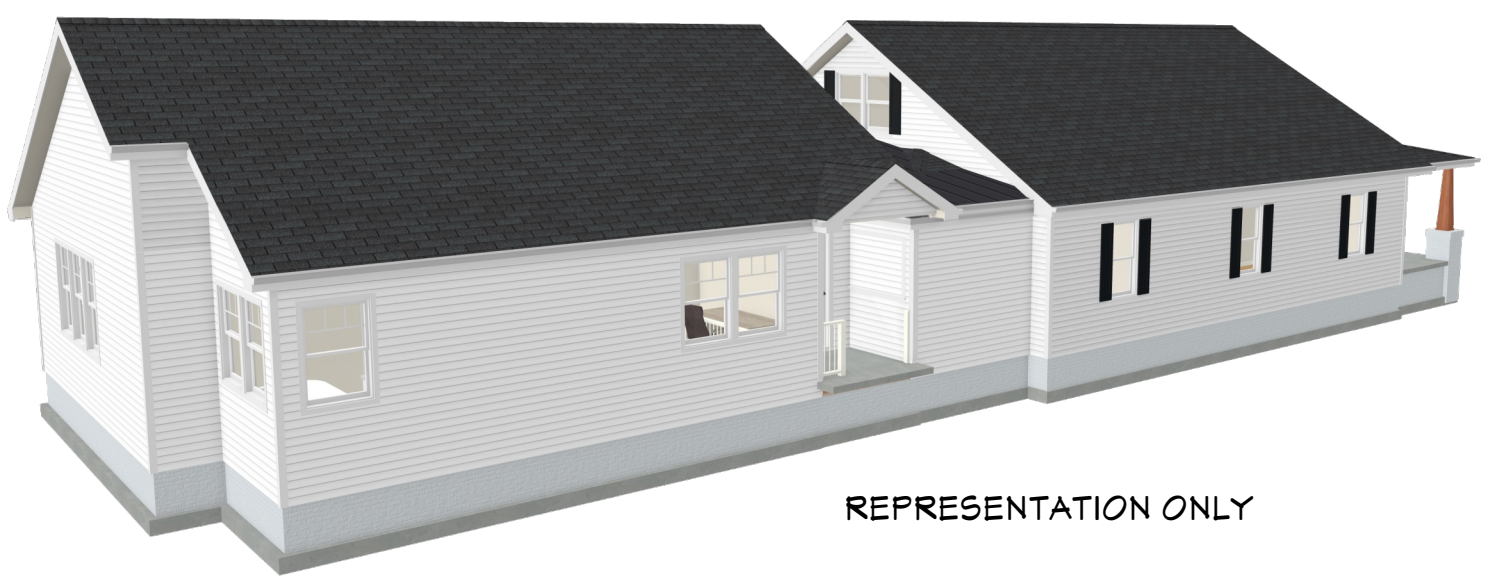
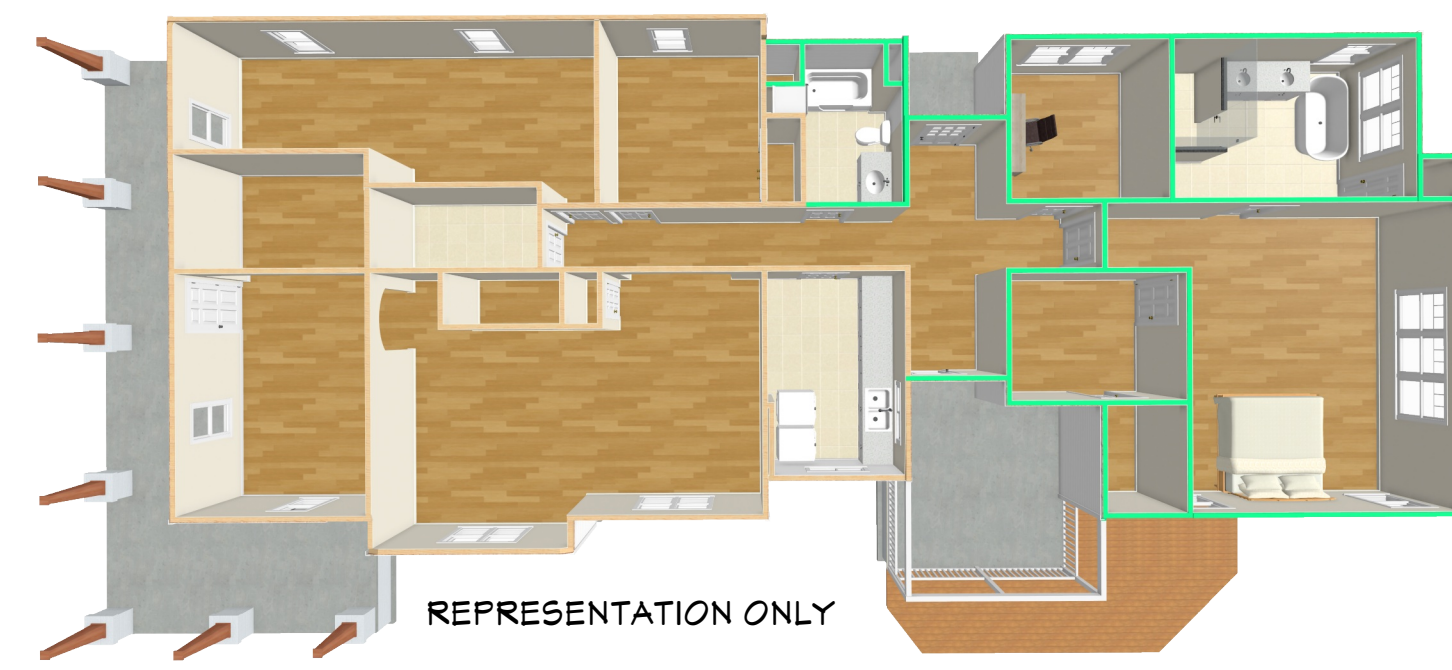
A-1 FRONT ELEVATION
 E1 1/8" = 1"



A-1 REAR ELEVATION
 E3 1/8" = 1"



A-1 RIGHT ELEVATION
 E2 1/8" = 1"



General Construction Notes:

- 1) Unless otherwise noted, lateral bracing is found sufficient and compliant with minimum requirements set forth in NCR 2013.
- 2) All dimensions to be verified by the contractor in the field.
- 3) All Line Dimensions are to framing and room dimensions are to wall service, unless noted otherwise.
- 4) Dimensions supersede scale, code supersedes dimensions.
- 5) Designers/Engineers assumes no responsibility for safety of project delivery.
- 6) Any questions pertaining to structural components should be immediately brought to the attention of the Engineer.
- 7) Limitations: Services provided are in accordance with the standards of practice for structural engineering and within the limits imposed by scope, schedule and budget. The determinations contained in this report are based on conditions observed at the time of the evaluation. No guarantees or warranties, expressed or implied, under this Agreement or otherwise, shall be construed in connection with services provided. Sequencing, shoring, means and methods of construction are considered beyond the scope of this design.
- 8) Removal of trademarks and copyright constitutes written consent to reproduce.

Design Loads: (Exceeds minimum requirements set forth by code)

	Live Load (PSF)	Dead Load (PSF)	Deflection(D/L)
All Floors	40	10	L/560
Attic Platforms	20	10	L/560
Ceiling	10	10	L/560
Decks/Balconies	60	10	L/240
Roof	20	15	L/240
Wind Load	115 MPH(LUNG)	115 MPH(LUND)	L/240

Lateral Bracing:

- 1) Unless otherwise noted, lateral bracing is found sufficient and compliant with minimum requirements set forth in NCR 2013.
- 2) Table R602.10.2 provided all exterior walls are sheathed at the exterior per CS-45P, R602.10.3 which includes 2x4 (min) studs at 16" o.c., sheathed with 1/2" OSB w/ (1)3d nail at 8" o.c. edge and (1)3d nail at 12" o.c. field.
- 3) All noted Post/Frame (P/F) shall be compliant with R602.10.1.
- 4) All locations noted with "HD" shall be 550 lbs min capacity. Options include 3/8" long C516 straps fully populated with 10d nails, centered at interface, Simpson HDG4480Z or Simpson L57A21.
- 5) Minimum corner return in each direction shall be 21" of axial structural panel unless otherwise noted.
- 6) Posts to be attached to headers using Simpson L24 or L24-2 clips.
- 7) Walls noted as G2 shall be framed in accordance with R602.10.2.

Screened In and Covered Porch Notes:

- 1) All wood deck notes apply.
- 2) Posts to be attached to footings using ABU44 or ABU66 post base (or applicable size).
- 3) Posts to be attached to floor framing using bar (2) Simpson GA2 clips fully populated with 3" long 4d screws.
- 4) Posts to be attached to headers using Simpson L24 or L24-2 clips.

MINIMUM VALUES FOR ENERGY COMPLIANCE:

ZONE 4
 MAX. GLAZING U-FACTOR = 0.35
 CEILING: R-30, WALLS: R-15, FLOORS: R-19, SLABS: R-10

STRUCTURAL EVALUATION BY:
 HOWERTON SERVICES, PLLC
 513 CATHEDRAL BELL ROAD
 RALEIGH, NC 27614
 LICENSE P-1716

* 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.

NOTES:

30 29 2022

WALL LEGEND

- NEW WALL
- EXISTING WALL
- REMOVED WALL
- STRUCTURAL MEMBER
- STUD POCKET
- BEARING POINT
- BEARING LINE

LAYOUT SHEET TABLE

LABEL	TITLE
A-1	FLOOR PLAN AND ELEVATIONS
A-2	FOUNDATION AND ROOF

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions. REMODELING SOLUTIONS LLC is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

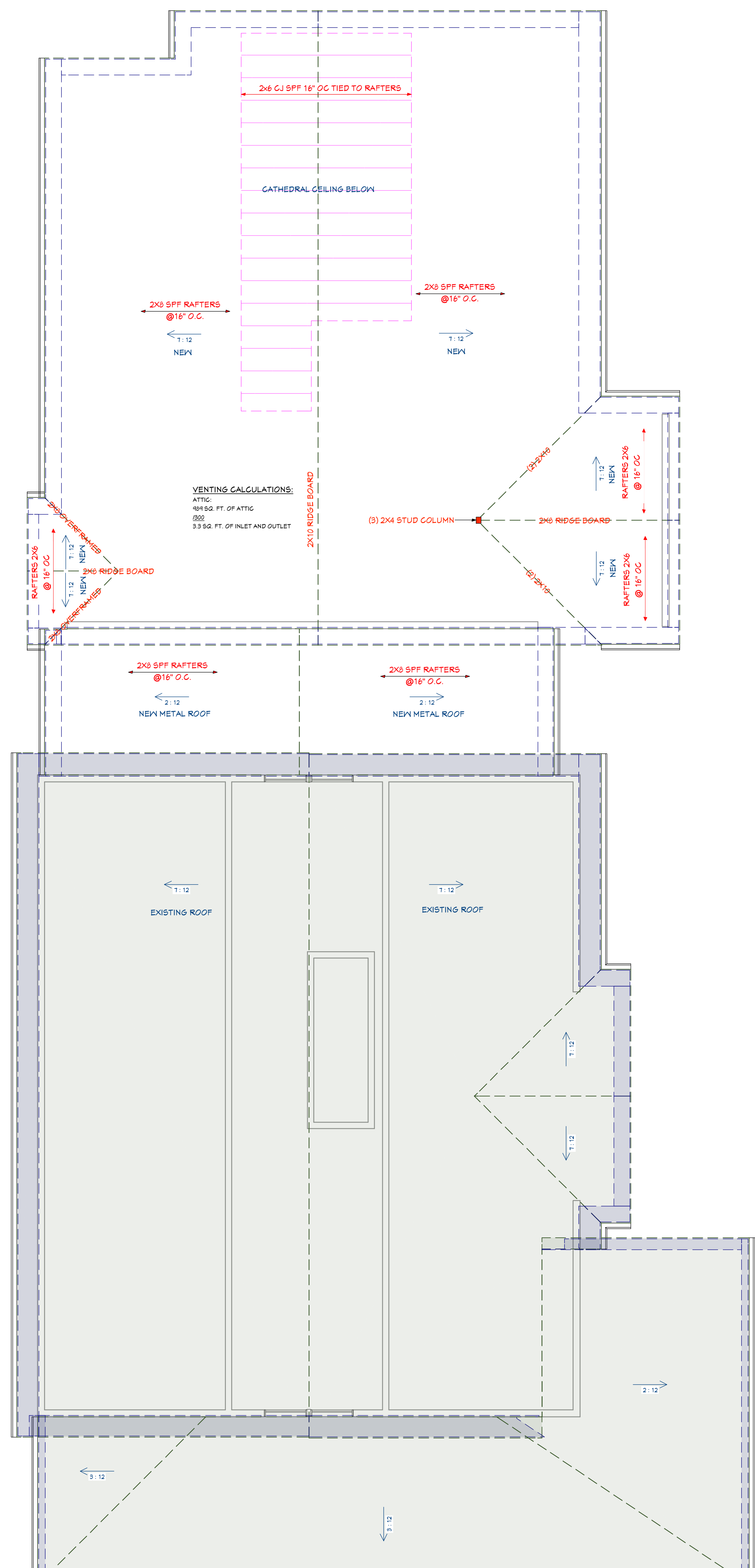
CONTRACTOR

PROJECT:
TREDWAY PROJECT
 SCOTT & ABBY TREDWAY
 1143 JAMES NORRIS ROAD
 ANGLIER, NC 27501
 STREDWAY@GMAIL.COM

SHEET TITLE:
FOUNDATION AND ROOF

VERSION:
1.2
 DATE:
3/29/22
 DRAWN BY:
DRC

SHEET #:
A-2



A-2 ROOF PLAN
 1/4" = 1'

General Construction Notes:

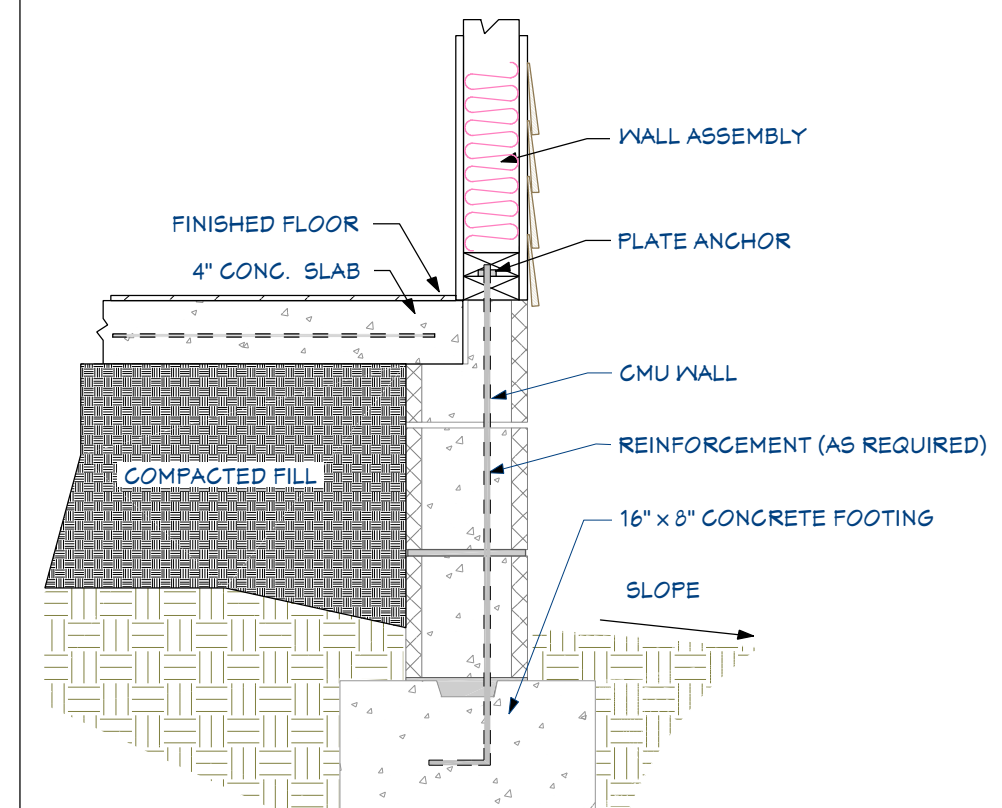
- 1) All temporary shoring, means and methods are the responsibility of the contractor.
- 2) All dimensions to be verified by the contractor in the field.
- 3) All Line Dimensions are to framing and room dimensions are to wall service, unless noted otherwise.
- 4) Dimensions supersede scale, code supersedes dimensions.
- 5) Designers/Engineers assumes no responsibility for safety of project delivery.
- 6) Any questions pertaining to structural components should be immediately brought to the attention of the Engineer.
- 7) Limitations: Services provided are in accordance with the standard of practice for structural engineering and within the limits imposed by scope, schedule and budget. The determinations contained in this report are based on conditions observed at the time of the evaluation. No guarantees or warranties, expressed or implied, under this Agreement or otherwise, shall be construed in connection with services provided. Sequencing, shoring, means and methods of construction are considered beyond the scope of this design.
- 8) Removal of watermark and copyright constitutes written consent to reproduce.

Roof Framing Notes:

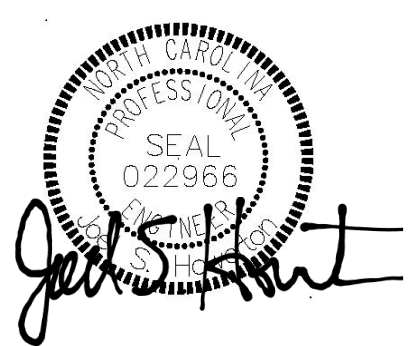
- 1) All roof framing shall be in accordance with NRC 2010 Chapter 4.
- 2) All lumber to be Spruce Pine Fir No 2 or better.
- 3) All Flat valleys for over-frame roofs shall be attached using (3) 2" long #8 screws at each main rafter.
- 4) King studs shall be in accordance with schedule shown or R602.3(3) subnote D.
- 5) All collar ties to be installed no higher than 10'd height eave to ridge up from eave nailed with (5) 10d nails at each end, unless otherwise noted.
- 6) Roof trusses per others. Installation per supplier guidelines.

Foundation Notes:

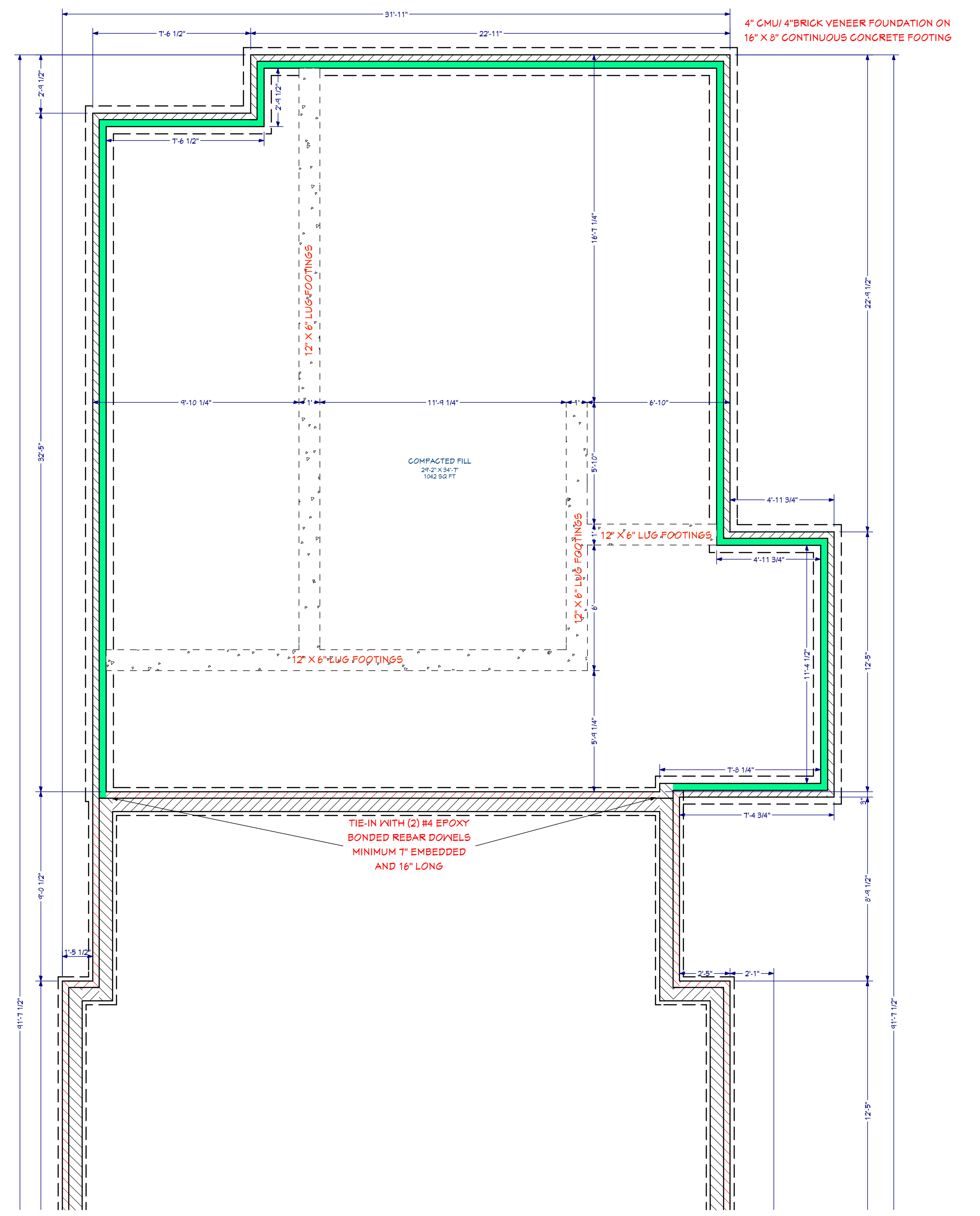
- 1) Assumed soil load bearing capacity = 2000 PSF
- 2) Minimum 28 day FC of concrete = 3000 PSI
- 3) Foundations to be built in accordance with NRC 2010, Chapter 4
- 4) "Tie-in" (if applicable) shall be (2) 16" long #4 epoxy bonded dowels half embedded mid-depth into existing footings.
- 5) Anchor Bolts per R403.16



NOTES:



03 29 2022



A-2 FOUNDATION PLAN
 1/4" = 1'