GHIGI RESIDENCE
GARAGE UPFIT & ADDITION

490 KINSMAN COURT
FUQUAY-VARINA, NORTH CAROLINA 27526

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH CITY, STATE OF NORTH CAROLINA, AND ALL OTHER MUNICIPAL CODES & APPLICABLE STANDARDS. IN CASE OF CONFLICT BETWEEN REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.
2. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE PROJECT BE IN CONFORMANCE WITH CODES AND REGULATIONS OF ALL APPLICABLE GOVERNING BUILDING AUTHORITIES, THE 2018 NORTH CAROLINA BUILDING CODE, AND INTERNATIONAL BUILDING CODE WITH NORTH CAROLINA AMENDMENTS, AND MANUFACTURER'S RECOMMENDATIONS.
3. THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION PER THE OWNER'S SPECIFICATIONS. WHILE EVERY EFFORT HAS BEEN MADE IN THE PREPARATION OF THESE DOCUMENTS TO AVOID MISTAKES, THE MAKER CANNOT GUARANTEE AGAINST HUMAN ERROR. ANY CHANGES TO THESE DOCUMENTS AFTER THE DATE ON THESE DRAWINGS WILL BE DONE AT THE OWNER'S EXPENSE AND RESPONSIBILITY. IN CASE OF DISCREPANCIES, THE DESIGNER & ENGINEER SHALL BE IMMEDIATELY CONTACTED. K DYER DESIGN & A.A. TAKLA ENGINEERING IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN.
4. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED APPROVALS AND PERMITS FROM THE APPROPRIATE AGENCY AND FOR COORDINATION AND COSTS ASSOCIATED WITH CONSTRUCTION AND INSPECTION. K DYER DESIGN DOES NOT ASSUME ANY RESPONSIBILITY FOR THE CONSTRUCTION OR FIELD SUPERVISION OF THE PROJECT AND FOR ANY SPECIAL INSPECTIONS REQUIRED DURING CONSTRUCTION.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL CONDITIONS, DIMENSIONS, AND OTHER DETAILS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY TO THE ACCURACY OF THE PLANS AND ANY CHANGES MADE DURING CONSTRUCTION, AND BE SOLELY RESPONSIBLE THEREAFTER. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT PROVISIONS ARE MADE AND APPROVED METHODS USED FOR CONSTRUCTION.
6. THE CONTRACTOR SHALL ACCEPT RESPONSIBILITY FOR ANY UNSEEN CONFLICTS OR CONSTRUCTION COMPLEXITIES DISCOVERED DURING CONSTRUCTION NOT DESCRIBED IN THE CONSTRUCTION DOCUMENTS, NOTIFY THE ARCHITECT, AND COORDINATE NECESSARY MEANS AND METHODS TO PROCEED.

PROJECT NOTES

1. SECTIONS AND DETAILS SHOWN SHALL BE CONSIDERED TYPICAL FOR ALL SIMILAR CONDITIONS.
2. DO NOT SCALE DRAWINGS. REFER TO NOTED DIMENSIONS ON PLAN.
3. ALL ANGLED WALLS ARE 45 DEGREES U.O.N.
4. FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.
5. WHENEVER THE TERM "OR EQUAL" IS USED, IT SHALL MEAN EQUAL PRODUCT AS APPROVED BY OWNER.
6. VERIFY ALL WINDOW SIZES, RADIUS, AND DETAILS WITH CHOSEN MANUFACTURER.
7. CONTRACTOR TO COORDINATE ALL FLOOR COVERINGS & FINISHES TO ENSURE A SMOOTH TRANSITION BETWEEN SURFACES.
8. FINISHES FOR CLOSET SHELVING & ROD BY CONTRACTOR AND OWNER, TYP.
9. FINISHES OF ALL INTERIOR BASE BOARDS, TRIM, CASING, ETC BY CONTRACTOR & OWNER, TYP.
10. CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STRUCTURE FOR INTERIOR PARTITIONS, CEILINGS, PLATFORMS, ETC. WHETHER SHOWN ON THE DRAWINGS OR NOT.
11. FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUF. STANDARD DETAILS OR APPROVED SHOP DRAWINGS & DATA SHEETS.
12. CONTRACTOR TO COORDINATE LOCATIONS & PROVIDE BLOCKING REQUIRED FOR BUILT-INS, WALL MOUNTED SHELVES, CABINETS & CASEWORK.
13. THE CONTRACTOR SHALL VERIFY ALL REINFORCING STEEL, ANCHOR BOLT SIZES, PATTERNS, & LOCATIONS BEFORE SETTING ANY STEEL AND BOLTS.
14. PLUMBING & FRAMING SHOULD COORDINATE SUCH THAT NO CONFLICT EXISTS PRODUCING NOTCHED JOINTS.
15. TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS ACCORDING TO 2018 NC RESIDENTIAL BUILDING CODE SECTION R308.4.
16. ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS AS REQUIRED IN 2018 NC RESIDENTIAL BUILDING CODE R303.1 AND R310.
17. ALL FENESTRATION TO HAVE A MAXIMUM U-FACTOR OF .35 MAX. & GLAZED FENESTRATION FACTOR OF .30 MAX.
18. DWELLING/GARAGE FIRE SEPARATION SHALL BE PER TABLE 302.6 OF 2018 NCRC.

UTLITIES NOTES

1. CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR ALL UTILITIES, AS REQUIRED, (ELECTRIC, MECHANICAL, PLUMBING, GAS) TO CONSTRUCT THIS PROJECT.
2. CONTRACTOR SHALL INVESTIGATE AND ASSESS THE CONDITION AND CAPABILITIES OF EXISTING UTILITY SERVICES FOR MEETING OR EXCEEDING THE NEEDS OF THIS PROJECT.
3. CONTRACTOR SHALL PROPOSE MOST ENERGY EFFICIENT SYSTEMS, PROPOSE EXISTING SYSTEM UPGRADES AND MODIFICATIONS, AND SERVICE LOCATIONS AND RUNS PRIOR TO CONSTRUCTION FOR REVIEW BY THE OWNER (AND/OR OWNERS REPRESENTATIVES).

DRAWING INDEX

ABBREVIATIONS

ABV	ABOVE	MANUF.	MANUFACTURER
A.F.F.	ABOVE FINISHED FLOOR	NTS.	NOT TO SCALE
B.O.	BOTTOM OF	O.C.	ON CENTER
B.E.	BOTH ENDS	P.T.	PRESSURE TREATED
B/N	BETWEEN	R.O.	ROUGH OPENING
CONC.	CONCRETE	SC	STUD COLUMN
CONT.	CONTINUOUS	SH	SINGLE-HUNG
C.J.	CEILING JOIST	SHWR	SHOWER
DIA.	DIAMETER	SIM.	SIMILAR
DBL.	DOUBLE	S.F.	SQUARE FOOT
DH	DOUBLE-HUNG	SQ	SQUARE
DN	DOWN	SP	STUD POCKET
EQ.	EQUAL	SST	STAINLESS STEEL
EA.	EACH	STL	STEEL
F.F.E.	FINISHED FLOOR ELEVATION	STD	STANDARD
		TBR	TO BE REOMOVED
F.J.	FLOOR JOIST	T.O.	TOP OF
FLR.	FLOOR	TYP.	TYPICAL
FND.	FOUNDATION	U.O.N.	UNLESS OTHERWISE NOTED
FTG.	FOOTING		
GALV	GALVINIZED		
HGR.	HANGER		

SUMMARY

PIN: 0644-45-3908
PARCEL ID: 080653 0115 17
ZONE: RA-30
USE: SINGLE FAMILY RESIDENTIAL
CODE ENFORCEMENT: HARNETT COUNTY
CODE: NC RESIDENTIAL BUILDING CODE 2018

BUILDING DATA:
CONSTRUCTION TYPE: VB, SIDING ON WOOD STUD FRAMING W/ WOOD STUD FRAMING PARTITIONS.

SQUARE FOOTAGE, GROSS:
EXISTING HEATED: 1,346 SF (TAX RECORDS)
HEATED ADDITION: 191 SF
NEW TOTAL HEATED: 1,537 SF

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Fuquay-Varina, NC, 27526

PRINT ON 18" X 24" FOR ACCURATE DRAWING SCALE

DATE	ISSUE
03.10.22	EXISTING CONDITIONS
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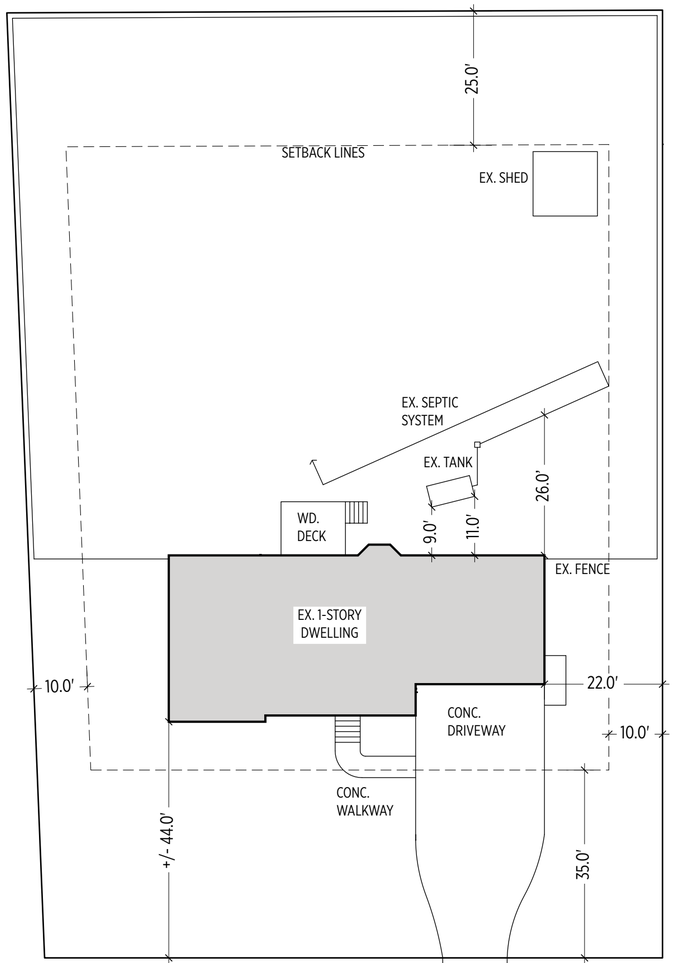
05.06.22	DESIGN DEVELOPMENT
05.12.22	DESIGN DEVELOPMENT
06.08.22	STRUCTURAL REVIEW
06.24.22	STRUCTURAL REVIEW 2
07.18.22	PERMIT

COVER

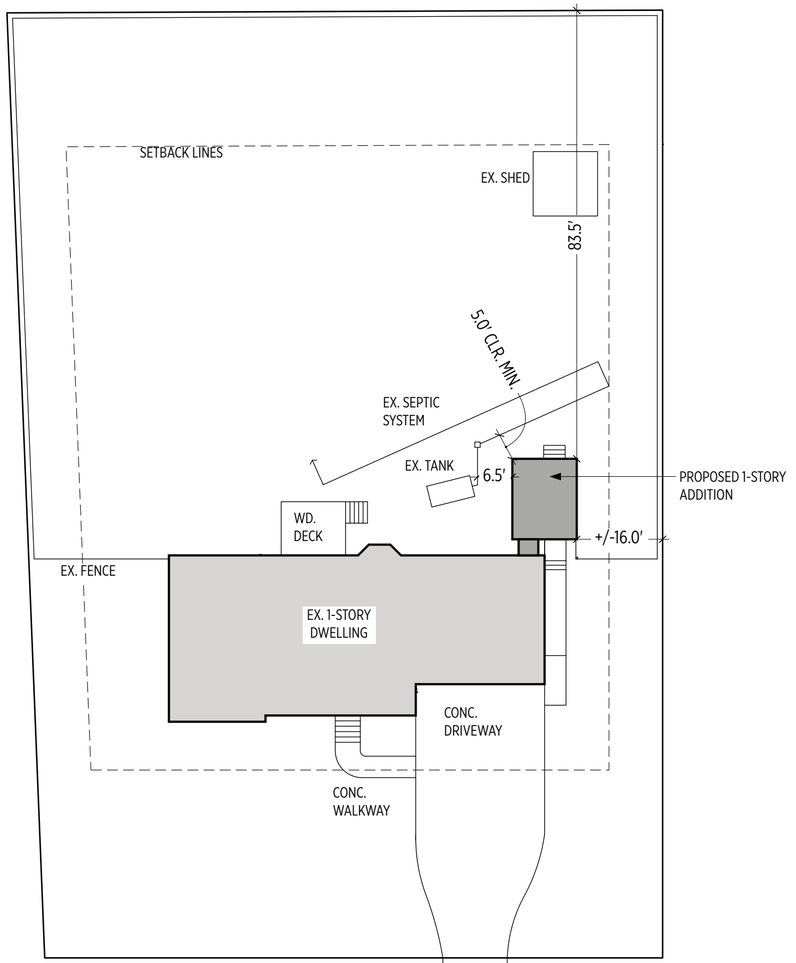
C1.0



490 KINSMAN COURT
PIN: 0644-45-3908
PARCEL ID: 080653 0115 17
ZONE: RA-30, HARNETT COUNTY
.48 AC PER RECORD PLAT
PB/PG: 2008 / 409
LOT 109 FOREST TARILS PHASE 3
MAX IMPERVIOUS 5,386 SF

EXISTING IMPERVIOUS CALC:	
DWELLING:	1,982 SF
SHED:	144 SF
DRIVEWAY & WALKS:	1,401 SF
TOTAL:	3,527 SF

PROPOSED IMPERVIOUS CALC:	
DWELLING:	1,982 SF
SHED:	144 SF
DRIVEWAY & WALKS:	1,401 SF
ADDITION:	191 SF
NEW WALKS:	64 SF
TOTAL:	3,782 SF



N

1 EXISTING SITE PLAN
SCALE : 1' = 20'-0"

2 PROPOSED SITE PLAN
SCALE : 1' = 20'-0"

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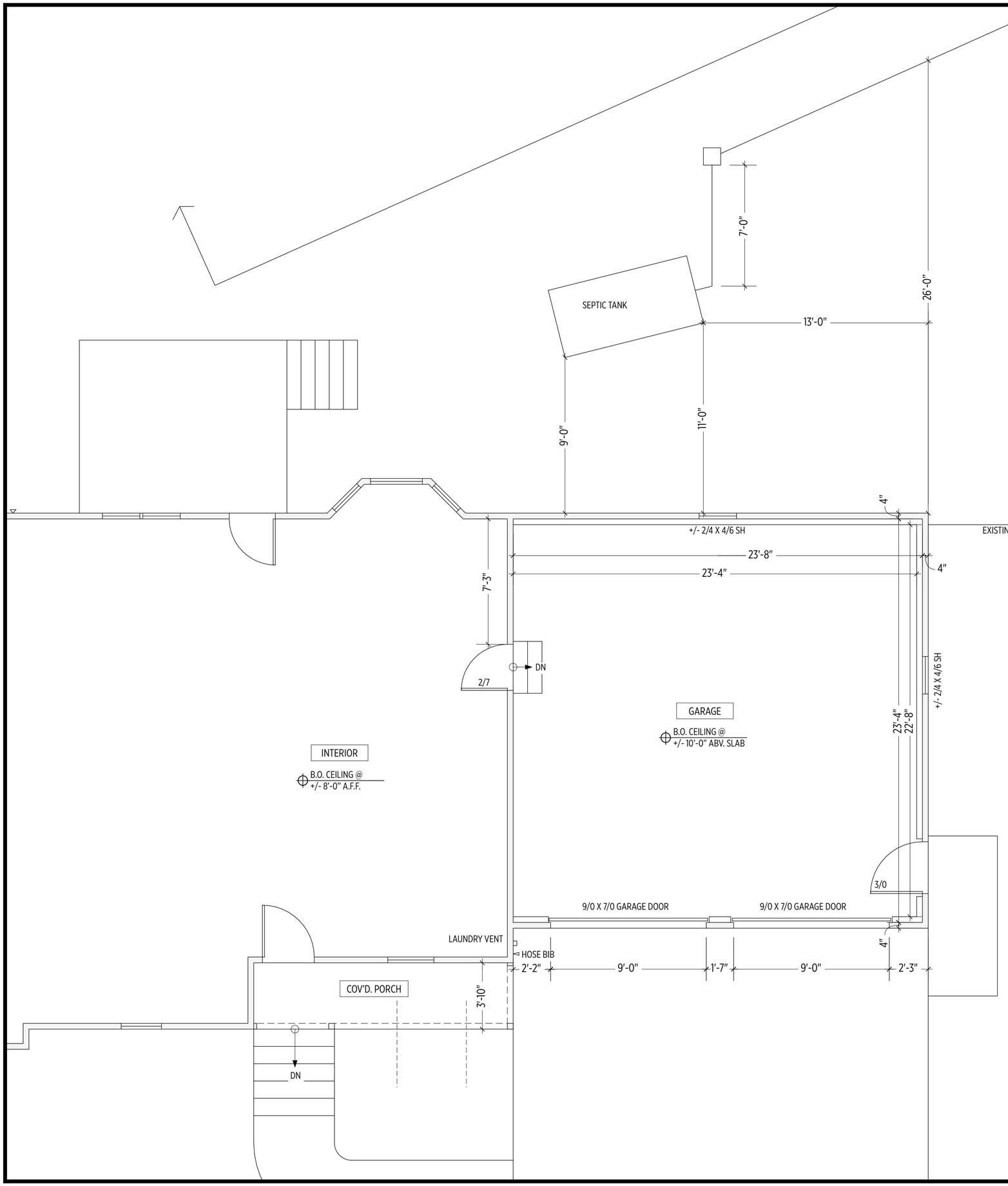
EXISTING FLOOR PLANS

A2.0



NOTES

1. ALL CONSTRUCTION SHALL MEET NORTH CAROLINA RESIDENTIAL BUILDING CODE 2018.
2. EXISTING DIMENSIONS DRAWN FROM FIELD MEASUREMENTS & PROVIDED MEASUREMENTS.
3. ***FIELD VERIFY ALL DIMENSIONS.***
4. FOR WALL THICKNESS SEE WALL KEY BELOW.
5. CEILING HEIGHT AT MAIN LIVING AREA IS 8'-0" U.O.N.
6. WINDOWS AND DOORS ARE MOUNTED AT 6'-8" A.F.F. U.O.N.

WALL KEY

4" — EXISTING EXTERIOR WALLS: 2X4 WD. STUD FRAMING W/ 1/2" GWB INTERIOR; SHEATHING & SIDING EXTERIOR (NOT SHOWN). DRAWN @ 4" NOMINAL.

8" — EXISTING WALLS @ GARAGE STEM WALL: 2X4 WD. STUD FRAMING W/ 1/2" GWB INTERIOR; SHEATHING & SIDING EXTERIOR (NOT SHOWN). 8" MASONRY FOUNDATION BELOW STUD WALLS. DRAWN @ 8" NOMINAL.

4" — NEW INTERIOR WALLS: 2X4 WD. STUD FRAMING W/ 1/2" GWB EITHER SIDE. DRAWN @ 4" NOMINAL.

4" — NEW EXTERIOR WALLS: 2X4 WD. STUD FRAMING W/ 1/2" GWB INTERIOR; SHEATHING & SIDING EXTERIOR. MIN. R-15 INSULATION IN ALL EXTERIOR WALLS. DRAWN @ 4" NOMINAL.

N

1 EX. FLOOR PLAN

SCALE : 1/4" = 1'-0"

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EXISTING FLOOR PLAN

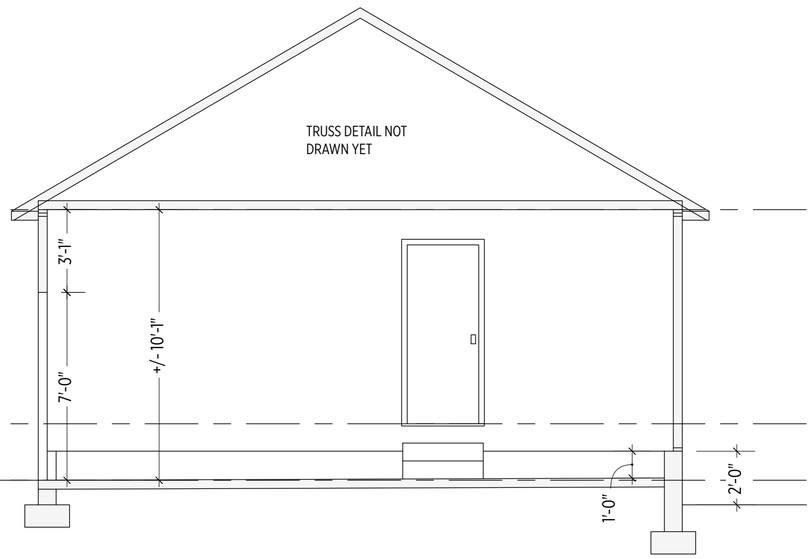
A2.0

1 EXISTING FRONT ELEVATION

SCALE : 1/4" = 1'-0"

2 EXISTING SIDE ELEVATION

SCALE : 1/4" = 1'-0"



3 EXISTING SECTION @ GARAGE

SCALE : 1/4" = 1'-0"

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EXISTING ELEVATIONS & SECTION

A2.1

1 EXISTING REAR ELEVATION

SCALE : 1/4" = 1'-0"

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EXISTING ELEVATIONS

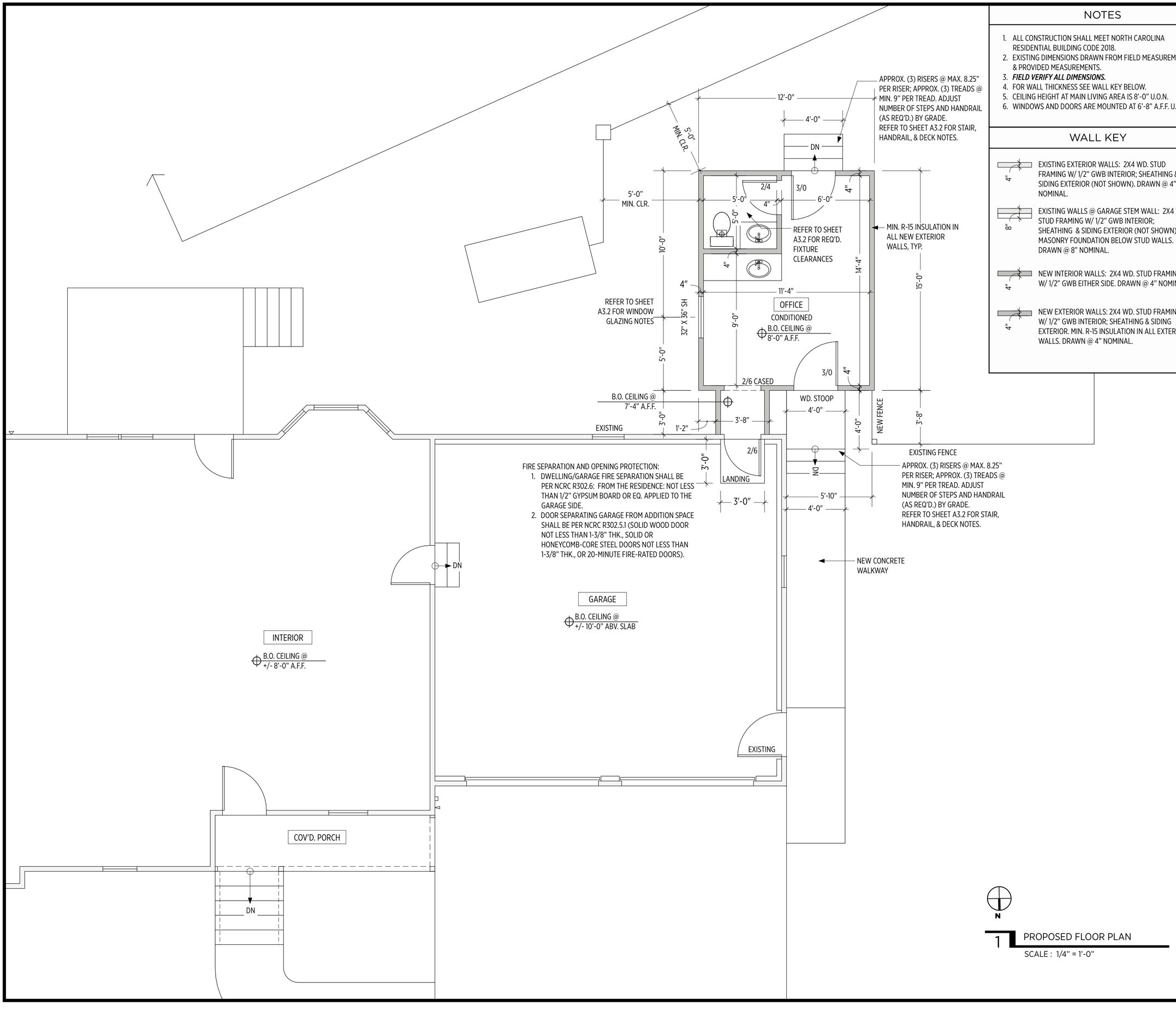
A2.2

NOTES

1. ALL CONSTRUCTION SHALL MEET NORTH CAROLINA RESIDENTIAL BUILDING CODE 2018.
2. EXISTING DIMENSIONS DRAWN FROM FIELD MEASUREMENTS & PROVIDED MEASUREMENTS.
3. ***FIELD VERIFY ALL DIMENSIONS.***
4. FOR WALL THICKNESS SEE WALL KEY BELOW.
5. CEILING HEIGHT AT MAIN LIVING AREA IS 8'-0" U.O.N.
6. WINDOWS AND DOORS ARE MOUNTED AT 6'-8" A.F.F. U.O.N.

WALL KEY

- 4" — EXISTING EXTERIOR WALLS: 2X4 WD. STUD FRAMING W/ 1/2" GWB INTERIOR; SHEATHING & SIDING EXTERIOR (NOT SHOWN). DRAWN @ 4" NOMINAL.
- 8" — EXISTING WALLS @ GARAGE STEM WALL: 2X4 WD. STUD FRAMING W/ 1/2" GWB INTERIOR; SHEATHING & SIDING EXTERIOR (NOT SHOWN). 8" MASONRY FOUNDATION BELOW STUD WALLS. DRAWN @ 8" NOMINAL.
- 4" — NEW INTERIOR WALLS: 2X4 WD. STUD FRAMING W/ 1/2" GWB EITHER SIDE. DRAWN @ 4" NOMINAL.
- 4" — NEW EXTERIOR WALLS: 2X4 WD. STUD FRAMING W/ 1/2" GWB INTERIOR; SHEATHING & SIDING EXTERIOR. MIN. R-15 INSULATION IN ALL EXTERIOR WALLS. DRAWN @ 4" NOMINAL.



FIRE SEPARATION AND OPENING PROTECTION:

1. DWELLING/GARAGE FIRE SEPARATION SHALL BE PER NCRC R302.6: FROM THE RESIDENCE: NOT LESS THAN 1/2" GYPSUM BOARD OR EQ. APPLIED TO THE GARAGE SIDE.
2. DOOR SEPARATING GARAGE FROM ADDITION SPACE SHALL BE PER NCRC R302.5.1 (SOLID WOOD DOOR NOT LESS THAN 1-3/8" THK., SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1-3/8" THK., OR 20-MINUTE FIRE-RATED DOORS).

1 PROPOSED FLOOR PLAN

SCALE : 1/4" = 1'-0"

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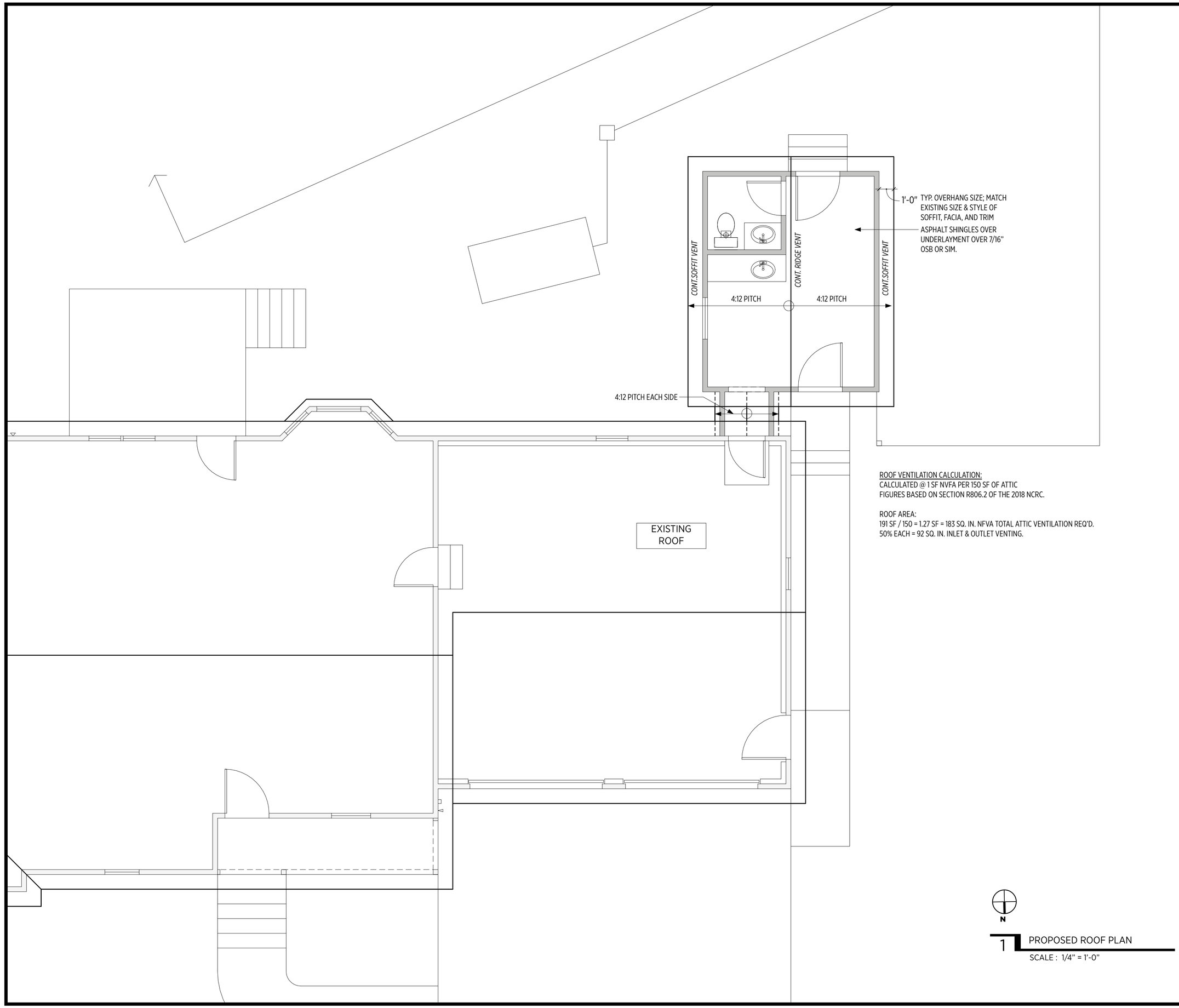
CONCEPT FLOOR PLANS

A3.0



ROOF VENTILATION CALCULATION:
CALCULATED @ 1 SF NVFA PER 150 SF OF ATTIC
FIGURES BASED ON SECTION R806.2 OF THE 2018 NCRC.

ROOF AREA:
191 SF / 150 = 1.27 SF = 183 SQ. IN. NFVA TOTAL ATTIC VENTILATION REQ'D.
50% EACH = 92 SQ. IN. INLET & OUTLET VENTING.

N

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

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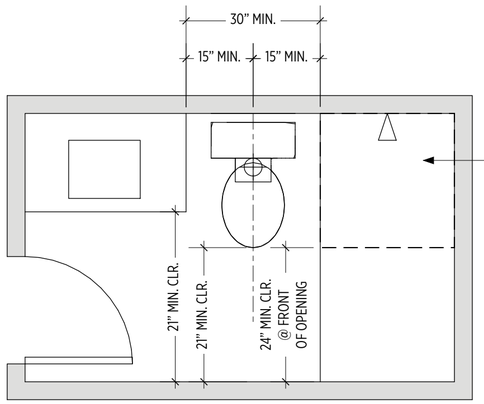
ROOF PLAN

A3.1

TYPICAL BATHROOM NOTES



1 BATHROOM CLEARANCES

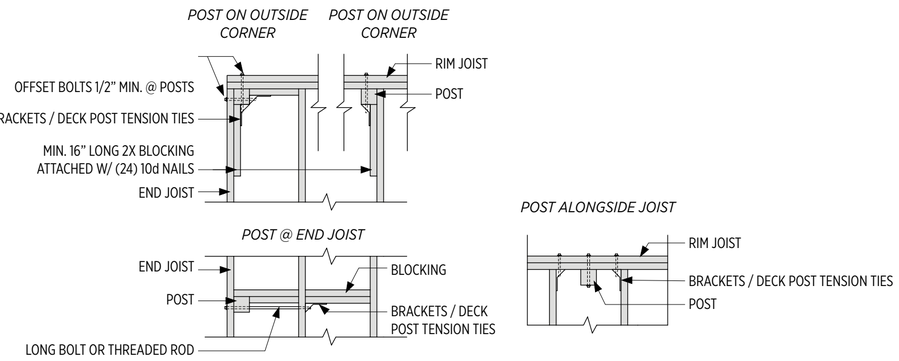
SCALE : 1/2" = 1'-0"

PER EXCEPTION #2 NCRC R305.1: THE CEILING HEIGHT ABOVE BATHROOM AND TOILET ROOM FIXTURES SHALL BE SUCH THAT THE FIXTURE IS CAPABLE OF BEING USED FOR ITS INTENDED PURPOSE. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6 FEET 8 INCHES ABOVE AN AREA OF NOT LESS THAN 30" BY 30 INCHES @ THE SHOWERHEAD.

BATHROOM NOTES:

1. BATHROOM & TOILET ROOM CEILING HEIGHT OF NOT LESS THAN 6'-8" PER NCRC R305.1.
2. REQUIRED SPACING AND CLEARANCES SHALL BE ACCORDING TO NCRC R307.

WOOD DECK NOTES

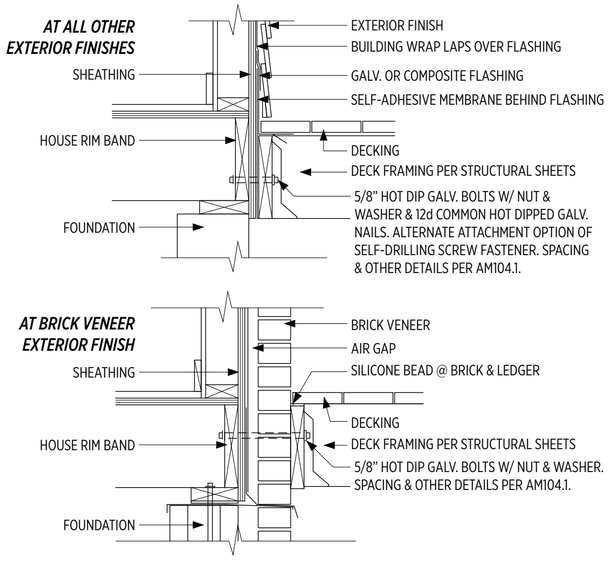


2 TYP. RAIL POST ATTACHMENT

SCALE : 1/2" = 1'-0"

DECK NOTES:

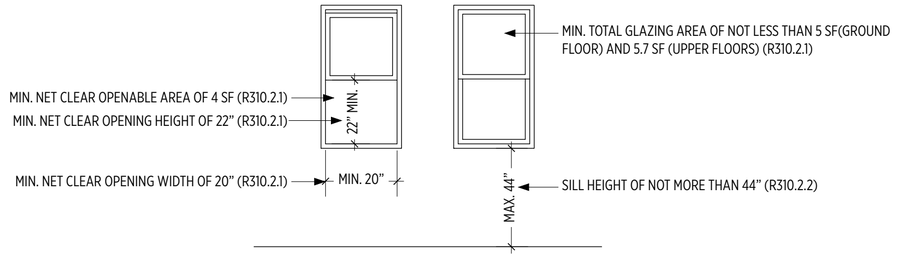
1. HANDRAILS AND GUARDRAILS SHALL MEET ALL NCRC CODES RELATED TO INTERIOR HANDRAILS/GUARDRAILS, RE: 6/A4.0 .
2. STAIRWAYS, TREADS, AND RISERS SHALL MEET ALL NCRC CODES RELATED TO INTERIOR STAIRS, RE: 6/A4.0.
3. STAIR STRINGERS SHALL ANCHOR W/ 2X P.T. CLEAT TO CONCRETE W/ ANCHOR OR WEDGE BOLTS.
4. RAIL POSTS SHALL NOT EXCEED 6 FEET O.C.
5. LATERAL BRACING SHALL BE PER AM109: RE: STRUCTURAL PLANS.
6. FLOOR JOIST CANTILEVERS ARE ALLOWED PER SECTION AM106.1 FOR UNCOVERED DECKS AND TABLE R502.3.3(1) FOR COVERED DECKS.
7. ATTACHMENT OF DECK TO STRUCTURE SHALL BE BASED ON SECTION AM104.
8. GALV. OR COMPOSITE FLASHING SHALL BE ACCORDING TO AM103.1.
9. DECKING SHALL BE PER AM107 (#2 SYP OR BETTER) & ATTACHED W/ (2)-8d GALV. NAILS @ EACH JOIST OR APPROVED SCREWS. OTHER MATERIALS SHALL BE PER MANUF. INSTALLATION BASED UPON JOIST ON CENTER SPACING.
10. DECK POSTS SHALL BE PER AM108: RE: STRUCTURAL PLANS.
11. FOOTERS SHALL BE PER AM102.1 WITH MIN. BASE OF FOOTERS 12" BELOW GRADE. RE: STRUCTURAL PLANS.
12. DECK GIRDER CLEAR SPANS SHALL BE PER TABLE AM105.2 FOR UNCOVERED DECKS AND TABLE R602.7(1) AND (2) FOR COVERED DECKS. RE: STRUCTURAL PLANS.



3 TYP. DECK ATTACHMENT

SCALE : 1" = 1'-0"

WINDOW NOTES

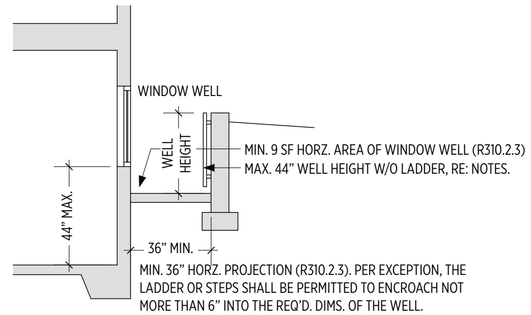


4 EGRESS WINDOW CLEARANCES

SCALE : 1/4" = 1'-0"

WINDOW NOTES:

1. PER NCRC R310.1, BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN (1) OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM.
2. PER NCRC 310.1.1, EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS, OR SPECIAL KNOWLEDGE.
3. PER NCRC R310.2.3.1, WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENTLY AFFIXED LADDER OR STEPS USABLE WITH THE WINDOW IN THE FULLY OPEN POSITION. LADDERS OR STEPS REQ'D. BY THIS SECTION SHALL NOT BE REQ'D. TO COMPLY W/ SECTION R311.7 AND R311.8. LADDERS OR RUNGS SHALL HAVE AN INSIDE WIDTH OF NOTE LESS THAN 12", SHALL PROJECT NOT LESS THAN 3" FROM THE WALL, AND SHALL BE SPACED NOT MORE THAN 18" O.C. VERTICALLY FOR THE FULL HEIGHT OF THE WINDOW WELL.
4. WINDOW FALL PROTECTION PER R31.2.
5. WINDOW OPENING CONTROL DEVICES PER R312.2.2 SHALL COMPLY WITH ASTM F 2090.
6. ALL NEW WINDOWS SHALL COMPLY WITH NCRC TABLE N1102.1.2 FOR CLIMATE ZONE 4: MAX FENESTRATION U-FACTOR OF .35 AND MAX. GLAZED FENESTRATION SHGC OF .30.
7. TEMPERED GLASS SHALL BE USED IN ALL HAZARDOUS LOCATIONS ACCORDING TO R308.4.



5 WINDOW WELL EGRESS

SCALE : 1/4" = 1'-0"

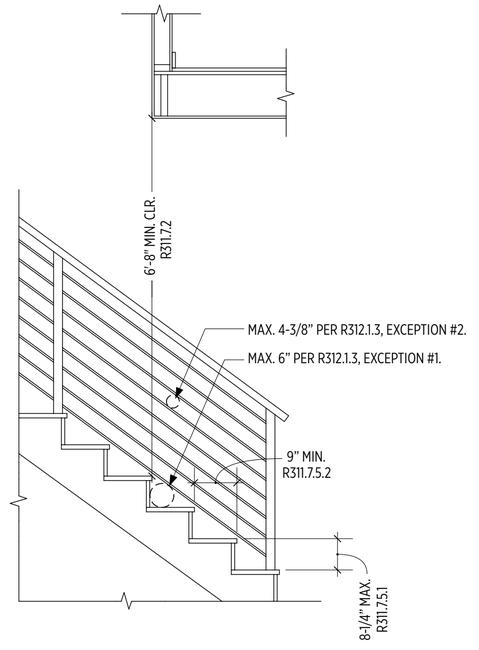
STAIR, RAILING, & GUARDRAIL NOTES

STAIR NOTES:

1. PER NCRC R311.7.1:
   A. CLEAR WIDTH ABV. HANDRAILS: 36'
   B. CLEAR WIDTH AT OR BELOW HANDRAIL HEIGHT WITH ONE HANDRAIL: 31-1/2 INCHES.
   C. CLEAR WIDTH AT OR BELOW HANDRAIL HEIGHT W/ HANDRAILS ON EACH SIDE: 27 INCHES.
2. PER NCRC R311.7.3: A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147" B/ N FLOOR LEVELS OR LANDINGS.
3. STAIRWAY WIDTH PER R311.7.1
4. LANDINGS PER R311.7.6
5. WINDER TREADS PER R311.7.5.2.1

RAILING & GUARDRAIL NOTES:

1. HANDRAILS SHALL BE ACCORDING TO NCRC R311.7.8.
2. R311.7.8.1: B/N 34 AND 38 INCHES
3. R311.7.8.2 CONTINUITY
4. R311.7.8.3, GRIP SIZE
5. GUARDRAILS SHALL BE PROVIDED IN ACCORDANCE W/ R312.
6. R312.1.1: REQ'D. ALONG OPEN WALKING SURFACES LOCATED MORE THAN 30" ABV. FLOOR OR GRADE @ ANY POINT W/I 36 INCHES HORZ. TO THE EDGE OF THE OPEN SIDE.
7. R312.1.2: HEIGHT NOT LESS THAN 36" (EXCEPTION @ STAIRS)
8. R312.1.2: SPACE: OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING B/N TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIA. SPHERE.
9. R312.1.3, OPENING LIMITATIONS (REQ'D. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQ'D. GUARD THAT ALLOW PASSAGE OF A 4" SPHERE, WITH EXCEPTIONS).
10. GUARDRAILS AND HANDRAILS SHALL BE DESIGNED TO COMPLY WITH NCRC R301.5 FOR LIVE LOADS (200 LBS FOR GUARDS AND HANDRAILS, 50 LBS FOR IN-FILL COMPONENTS). RE: FOOTNOTES OF TABLE FOR SPECIFICS AND EXCEPTIONS.



6 TYP. STAIR DETAILS

SCALE : 1/2" = 1'-0"

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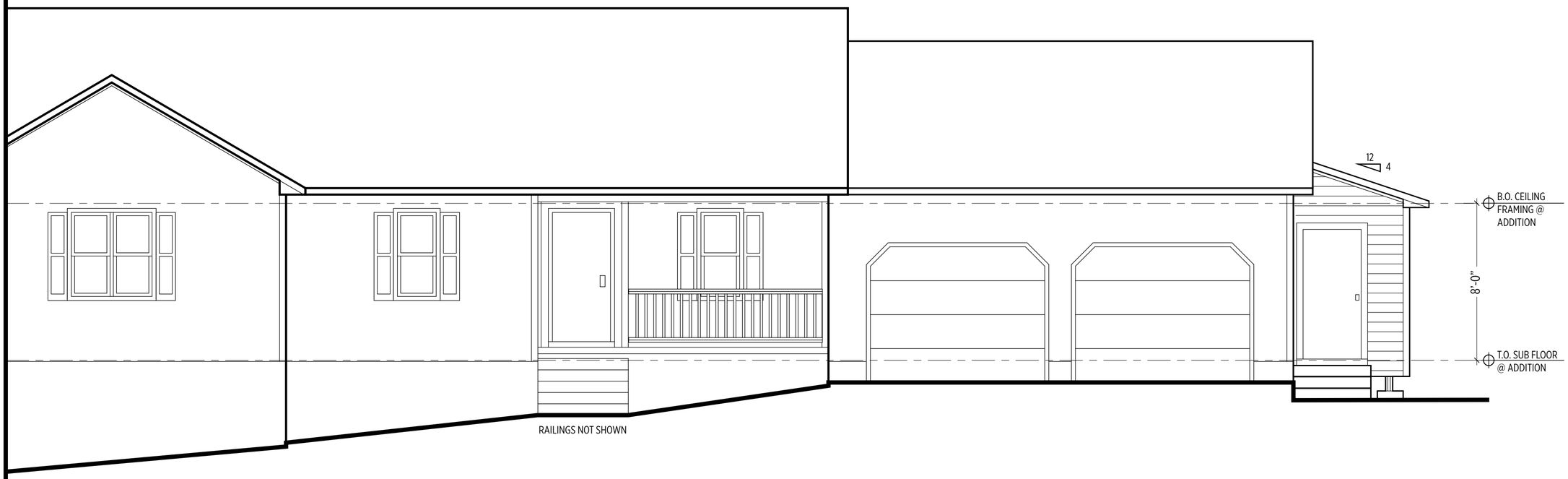
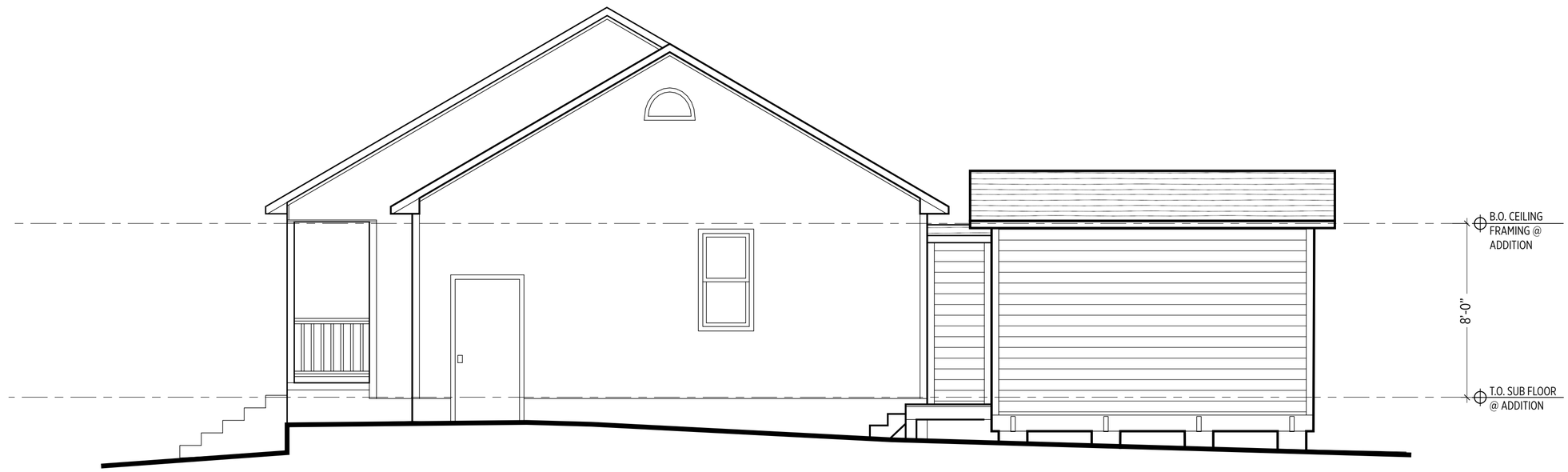
ARCHITECTURAL NOTES

A3.2



1 PROPOSED FRONT ELEVATION

SCALE : 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION

SCALE : 1/4" = 1'-0"

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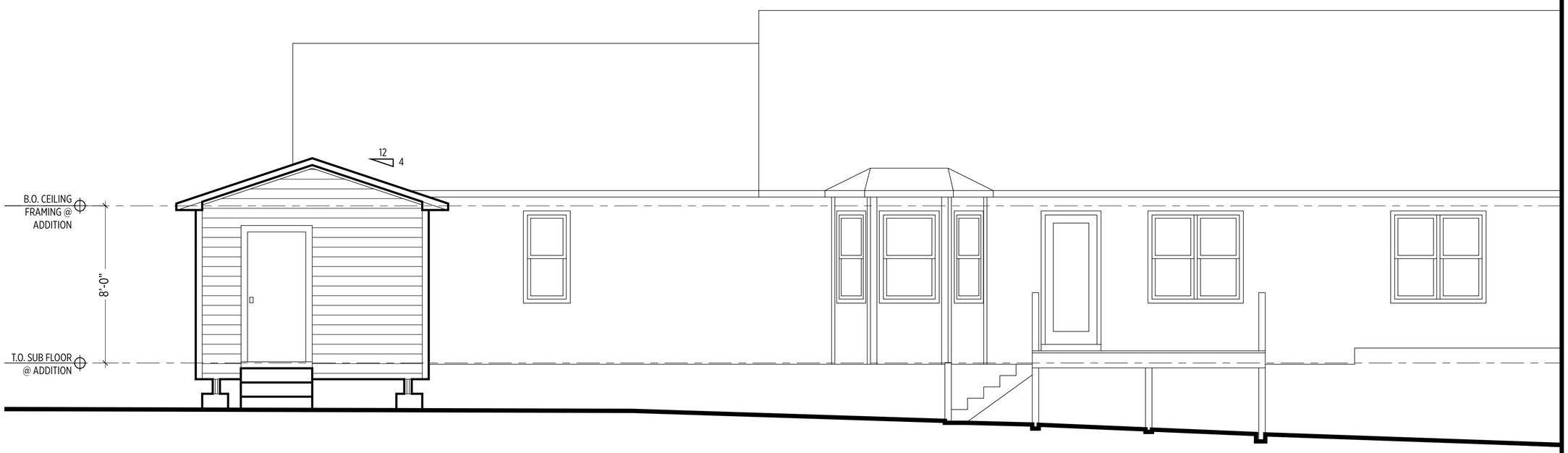
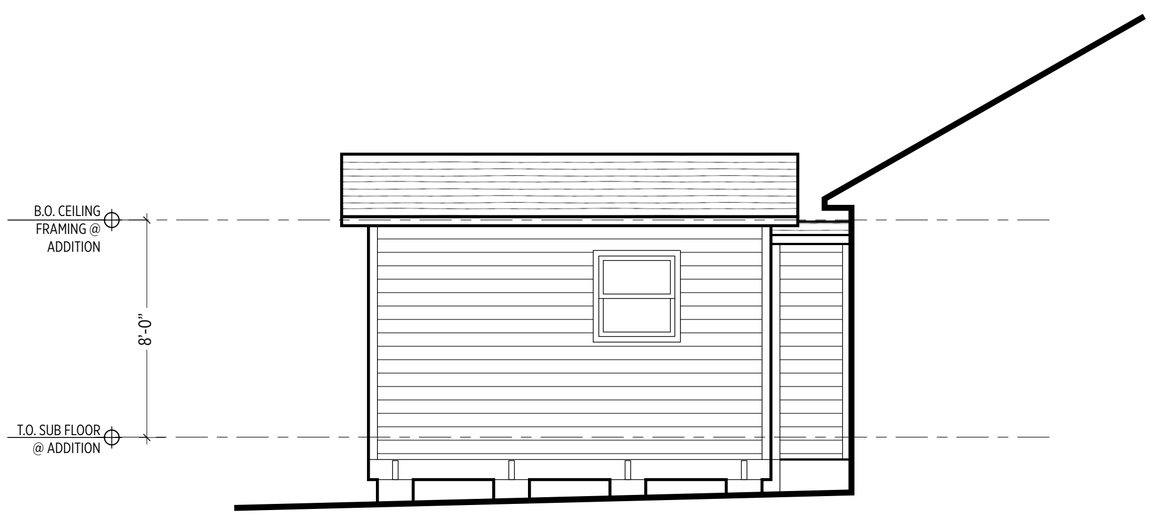
PROPOSED ELEVATIONS

A4.0



1 PROPOSED REAR ELEVATION

SCALE : 1/4" = 1'-0"



1 PROPOSED SIDE ELEVATION

SCALE : 1/4" = 1'-0"

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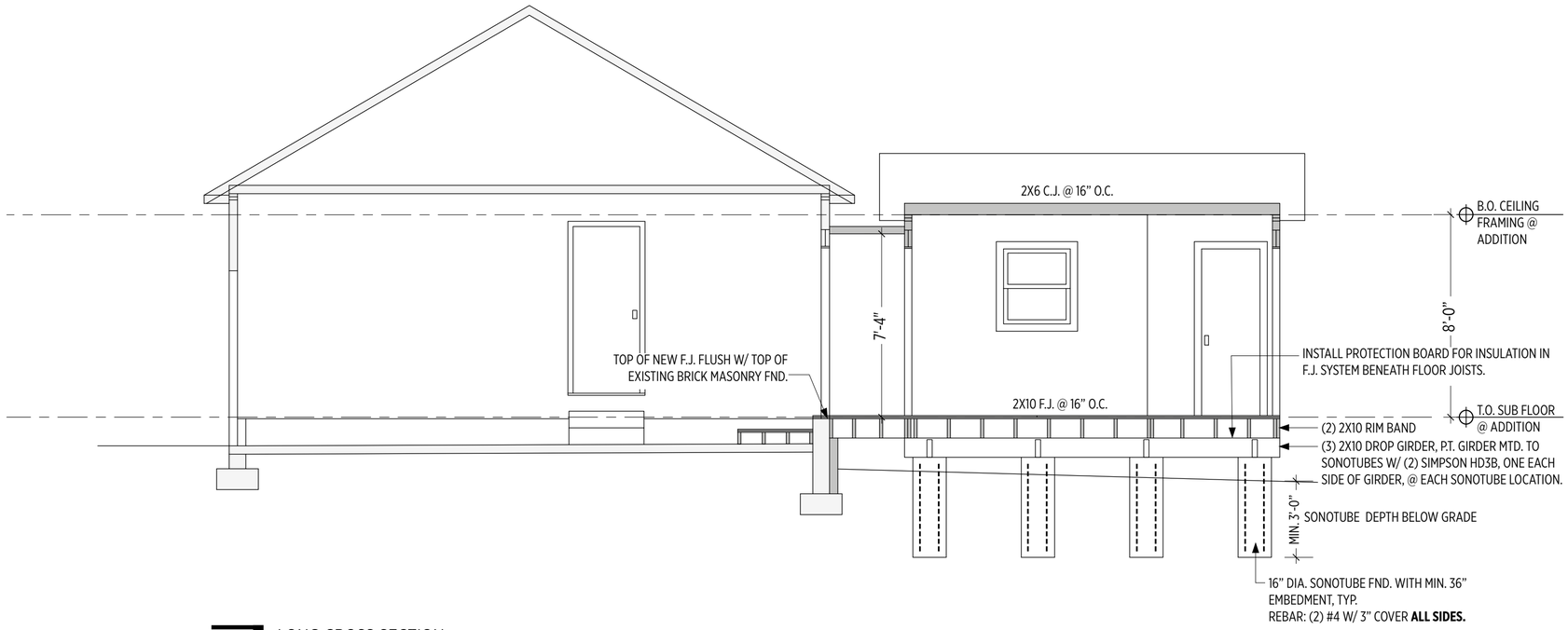
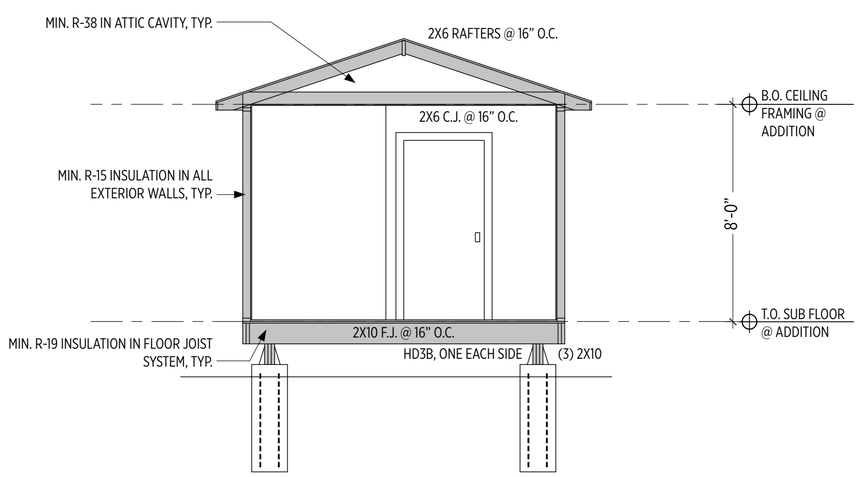
EXISTING ELEVATIONS

A4.1



1 LONG CROSS SECTION

SCALE : 1/4" = 1'-0"



2 SHORT CROSS-SECTION

SCALE : 1/4" = 1'-0"

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PROPOSED SECTIONS

A5.0

DESIGN LOADS			
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (DL & LL)
ALL FLOORS	40	10	L/360
ATTIC PLATFORMS	25	10	L/360
CEILING	10	10	L/360
DECKS/BALCONIES	60	10	L/240
ROOF	20	15	L/240
WIND LOAD	115 MPH (U.O.N.)	115 MPH (U.O.N.)	L/240

GENERAL CONSTRUCTION

1. ALL TEMPORARY SHORING, MEANS & METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL DIMENSIONS TO BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
3. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SAFETY OF PROJECT DELIVERY.
4. ANY QUESTIONS PERTAINING TO STRUCTURAL COMPONENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
5. LIMITATIONS: SERVICES PROVIDED ARE IN ACCORDANCE WITH THE STANDARD OF PRACTICE FOR STRUCTURAL ENGINEERING AND WITHIN THE LIMITS IMPOSED BY SCOPE, SCHEDULE, & 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.
6. UNLESS OTHERWISE NOTED, CODE REFERENCES BELOW PERTAIN TO THE NORTH CAROLINA RESIDENTIAL BUILDING CODE VERSION 2018 (NCRC).

FOUNDATION

1. ASSUMED SOIL LOAD BEARING CAPACITY = 2,000 SF PSF.
2. MINIMUM 28 DAY F'c OF CONCRETE = 3,000 PSI.
3. FOUNDATIONS TO BE BUILT IN ACCORDANCE W/ NCRC 209, CHAPTER 4.
4. FOOTING "TIE-IN" (IF APPLICABLE) SHALL BE (2) 16" LONG #4 EPOXY BONDED DOWELS HALF EMBEDDED MID-DEPTH INTO EXISTING FOOTINGS.
5. INSTALL ANCHOR BOLTS PER NCRC 403.1.6.
6. ALL SLABS SHALL BE 4" THICK, 3,000 PSI CONCRETE SLAB ON 4" OF #57 SUB-BASE W/ A 6 MIL VAPOR BARRIER (IF USED IN AN INTERIOR OR GARAGE APPLICATION) W/ 10-10 6X6 WELDED WIRE FABRIC U.O.N.
7. ALL SUSPENDED SLABS ON MTL. PANS SHALL UTLIZE 16GA TYPE B U.O.N.
8. MAX. UNREINFORCED, UNBALANCED CONDITION OF ANY CMU WALL SHALL BE 36". ANY FOUNDATION WALL SUBJECT TO 24" OF UNBALANCED FILL OR MORE SHALL BE FULLY GROUTED.
9. TOP COURSE OF ALL FOUNDATION WALLS SHALL BE FULLY GROUTED.
10. ALL PIERS SHALL BE IN THE MIDDLE 1/3 OF THE FOOTING. MIN. 2" FOOTING PROJECTION EACH SIDE U.O.N. MAX PROJECTION SHALL BE THE DEPTH OF THE FOOTING.

FOOTING SCHEDULE

A = 16" X 16" X 8"
B = 20" X 20" X 8"
C = 24" X 24" X 10"
D = 30" X 30" X 12"
E = 36" X 36" X 12"
F = 40" X 40" X 12" W/ (3) #4 REBAR E.W.*
G = 48" X 48" X 12" W/ (4) #4 REBAR E.W.*
ALL REBAR IN FOOTINGS TO HAVE 3" COVER FROM SIDES, BOTTOMS, & OTHER PARALLEL REBAR.

LATERAL BRACING

1. UNLESS OTHERWISE NOTED, LATERAL BRACING IS FOUND SUFFICIENT & COMPLIANT WITH MINIMUM REQUIREMENTS SET FORTH IN NCRC TABLE R602.10.2, PROVIDED ALL EXTERIOR WALLS AREA SHEATHED AT THE EXTERIOR PER CS-WSP, R602.10.3, WHICH INCLUDES 2X4 (MIN.) STUDS @ 16" O.C. SHEATHED W/ 7/16" OSB W/ (1)8d NAIL @ 6" O.C. EDGE & (1)8d NAIL @ 12" O.C. FIELD.
2. TYPICALLY, REQ'D. LENGTH OF CS-WSP @ EACH DESIGNATED SHEAR WALLS ARE SHOWN ON PLANS.
3. ALL NOTED PORTAL FRAME (P-F) SHALL BE COMPLIANT W/ R602.10.1.
4. ALL LOCATIONS NOTED W/ "H/D" SHALL BE 800 LBS MIN. CAPACITY. OPTIONS INCLUDE CS16 STRAPS FULLY POPULATED W/ 10d NAILS, CENTERED @ BOTTOM OF STUD, EXTENDING TO BOTTOM OF BAND BELOW. BUILDER MAY INSTALL STRAPS ON EXTERIOR OF THE WALLS. SEVERAL OTHER HARDWARE TYPES ARE AVAILABLE FOR USE.
5. WALLS NOTED AS GB SHALL BE FRAMED IN ACCORDANCE W/ R602.10.2.

FLOOR FRAMING

1. ALL DIMENSIONAL LUMBER TO BE SPRUCE PINE FIR NO. 2 OR BETTER.
2. (X) SC = NUMBER OF 2X4/2X6 STUDS SUPPORTING BEAMS. SIZE OF STUDS TO MATCH STUD SCHEDULE IN REMAINDER OF WALL U.O.N. STRAP ALL SUTD COLUMNS OF (4) OR MORE WITH (3) HORZ. CS22 STRAPS.
3. ENGINEERED BEAMS SHALL BE 1.75" WIDE PER PLY. BENDING STRESS (Fb) OF LVL = 2,600 PSI; LSL = 2,325 PSI. PSL (COLUMNS) SHALL BE 3.5" WIDE W/ F'b = 1,344 PSI.
4. ALL FLOOR FRAMING SHALL BE PER NCRC 2018 CHAPTER 5.
5. ALL WALL FRAMING SHALL BE PER NCRC 2018 CHAPTER 6.
6. ALL I-JOISTS AND FLOOR TRUSS FRAMING SHALL BE PER SUPPLIER'S SPECIFICATIONS AND LAYOUT PLANS.
7. ALL STRUCTURAL STEEL SHALL BE ASTM A-36; Fy = 36 KSI.
8. ALL WELD MATERIAL SHALL BE 70 KSI MATERIAL.
9. INSTALL DBL. JOIST UNDER ALL WALLS PARALLEL W/ JOISTS.
10. TYPICALLY, LOAD BEARING WALLS (LBW) ARE SHOWN HATCHED IN RED. NEARBY GIRDERS AND BEAMS SHOULD BE ASSUMED TO BE DIRECTLY SUPPORTING THESE LBWS, U.O.N.
11. ALL SIDE LOADED STEEL BEAMS SHOULD BE PACKED OUT W/ DBL. 2X MATERIAL & BOLTED THRU TO WEB W/ 1/2" DIA. THRU BOLTS @ 24" O.C. STAGGERED.
12. ALL BEAM BEARINGS SHALL BE NO LESS THAN 3". ALL OTHER BEARING TO BE 2" MIN.
13. ALL HANGERS SHALL BE STANDARD, APPROPRIATELY SIZED FACE MOUNTED U.ON. CONSULT SIMPSON CATALOG OR LOCAL SUPPLIER. HIGH CAPACITY HANGERS WILL BE LOAD-RATED ON PLANS. INSTALL HARDWARE PER MANUF. GUIDELINES.

HEADER SCHEDULE

A = (2) 2X6 W/ (1) 2X4 JACK @ EE
B = (2) 2X8 W/ (2) 2X4 JACK @ EE
C = (2) 2X10 W/ (2) 2X4 JACK @ EE
D = (2) 2X12 W/ (3) 2X4 JACK @ EE
E = (2) 9-1/4" X 1.75" LVL W/ (3) 2X4 JACK @ EE
* IF WALL IS A 2X6 WALL, ALL JACKS SHALL BE 2X6 & ALL HEADERS SHALL BE 3-PLY.

KING SCHEDULE

0-3' WIDE = (1) 2X4 KING @ EE
3'-6' WIDE = (2) 2X4 KING @ EE
6'-9' WIDE = (3) 2X4 KING @ EE
* IF WALL IS A 2X6 WALL, ALL KING STUDS SHALL BE 2X6.

WOOD DECK NOTES

1. ALL LUMBER TO BE PRESSURE TREATED SYP OR SPF NO. 2., OR BETTER.
2. BAND ATTACHMENTS TO BE INSTALLED PER NCRC APPENDIX M (AM 104.1 (1).
3. INSTALL LATERAL BRACING PER NCRC AM 109.1.
4. INSTALL HANDRAILS PER AM111.1.; NOTE: 4X4 HANDRAILS SHALL NOT BE NOTCHED.
5. MAX POST HEIGHTS PER AM 108.1.
6. STAIR STRINGERS PER AM 110.1.

SCREENED IN AND COVERED PORCH NOTES

1. ALL WOOD DECK NOTES TO APPLY.
2. POSTS TO BE ATTACHED TO FOOTINGS, SLAB OR CMU PIERS USING ABU44 OR ABU66 POST BASE (OR APPLICABLE SIZE) OR (2) RPBZ BASE CONNECTOR.
3. UPLIFT FOR POST FOR POSTS TO HEADERS MAY BE EITHER (2) SIMPSON LCE4, (2) SIMPSON GA1 CLIPS W/ 3" LONG #9 SCREWS OR (4) 1/4" DIA. 4.5" LONG LEDGERLOKS DRIVEN @ A 45 DEG. ANGLE TO EACH SIDE OF POSTS OR NOTCHED 50% WIDTH W/ (2) LEDGERLOKS.
4. UPLIFT FOR POSTS TO FLOOR FRAMING MAY BE EITHER (2) SIMPOSN GA1 CLIPS W/ 3" LONG #9 SCREWS OR (4) 1/4" DIA., 4.5" LONG LEDGERLOKS DRIVEN @ A 45 DEG. ANGLE TO EACH SIDE OF POSTS.

ROOF FRAMING NOTES:

1. ALL ROOF FRAMING SHALL COMPLY W/ NCRC 2018 CHAPTER 9.
2. ALL DIMENSIONAL LUMBER TO BE SYP OR SPF NO. 2 OR BETTER. SHEATHE W/ 7/16" OSB W/ 8d NAILS @ 6" O.C. EDGE & 12" O.C. FIELD.
3. ALL RAFTER TIES TO BE INSTALLED NO HIGHER THAN 1/3RD HEIGHT EAVE TO RIDGE UP FROM EAVE NAILED W/ (5) 10d NAILS @ EACH END, U.O.N.
4. ROOF TRUSSES PER OTHERS; INSTALLATION PER SUPPLIER GUIDELINES.
5. WHEN STRUCTURAL RIDGE IS USED, COLLAR TIES MAY BE OMITTED W/ 24" LONG RIDGE STRAPPING (CS22) IS APPLIED @ 32" O.C.

DRAINAGE

1. CONNECT ALL DOWNSPOUTS TO LEADER LINES THAT SLOPE AWAY FROM THE HOUSE FOR A MIN. OF 5'-0", TYP. @ ALL DOWNSPOUTS.
2. DAYLIGHT ALL FOOTER DRAINS MIN. 10'-0" AWAY FROM HOUSE, TYP.
3. GRADE TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS W/ A MIN. RATIO OF 6" WITHIN THE FIRST 10'-0", ALL SIDES, TYP.

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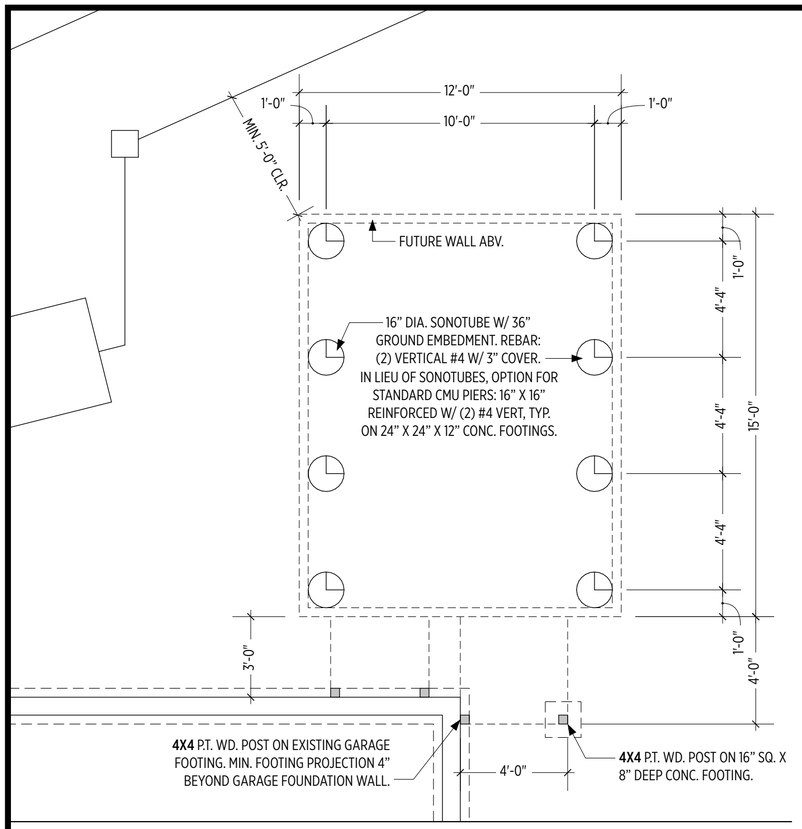
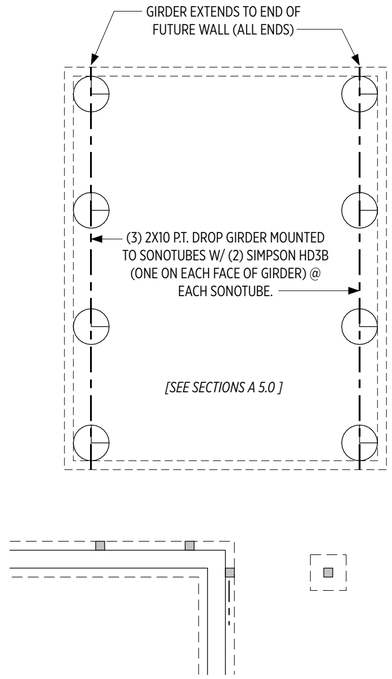
STRUCTURAL NOTES

S1.0



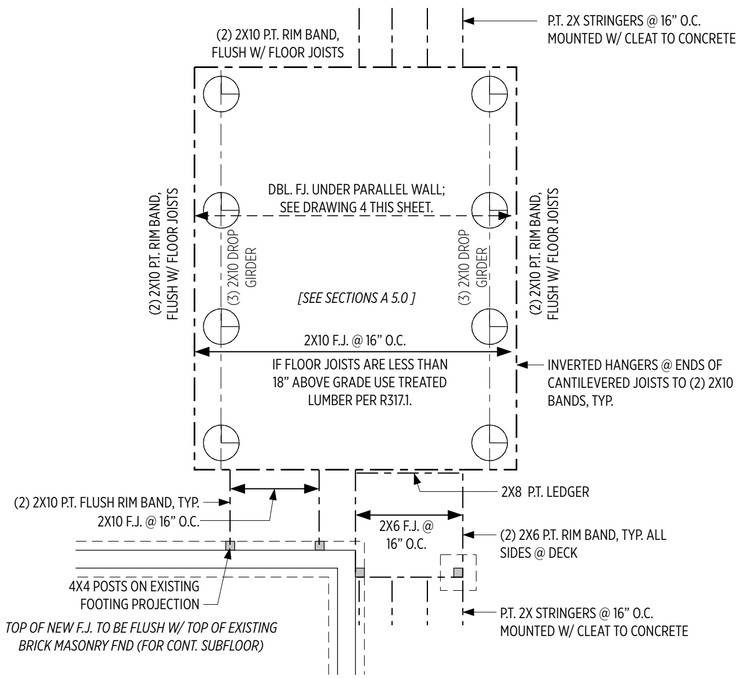
1 FOUNDATION PLAN

SCALE : 1/4" = 1'-0"



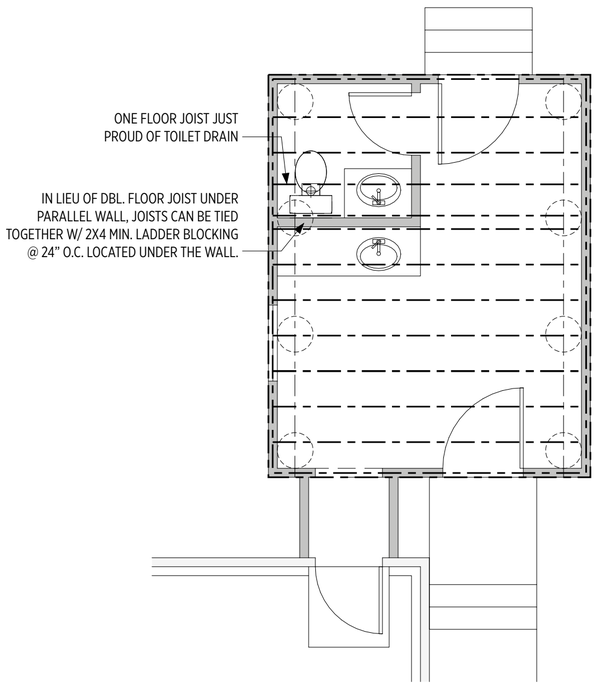
2 DROP GIRDER FRAMING PLAN

SCALE : 1/4" = 1'-0"



3 FLOOR FRAMING PLAN

SCALE : 1/4" = 1'-0"



4 FLOOR JOIST LAYOUT

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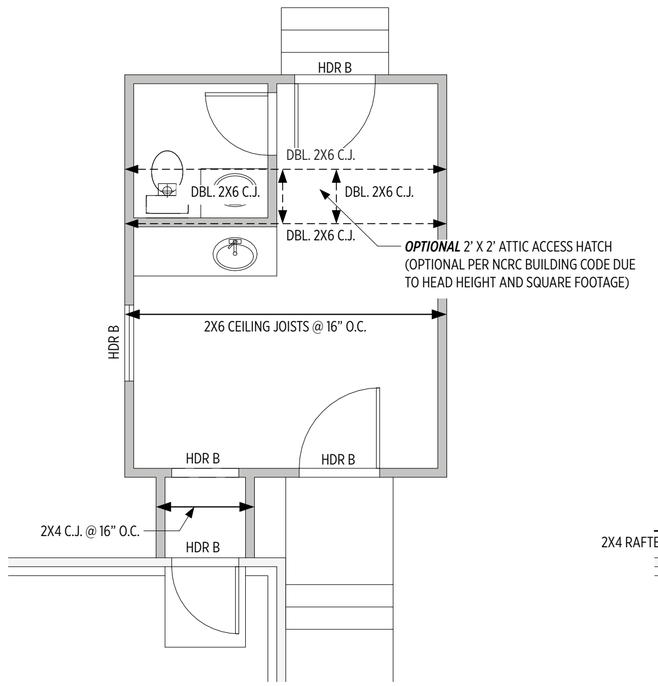
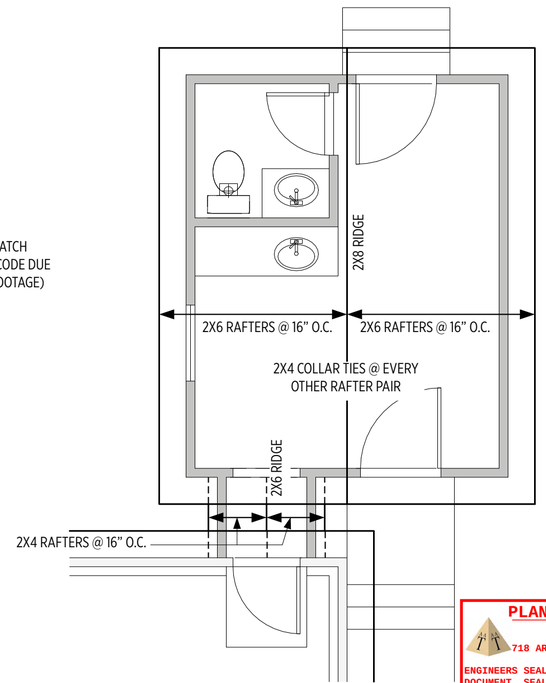


5 CEILING FRAMING PLAN

SCALE : 1/4" = 1'-0"



6 RAFTER FRAMING PLAN

SCALE : 1/4" = 1'-0"

NORTH CAROLINA PROFESSIONAL SEAL 050695 ENGINEER ANDREW ATEF TAKLA
7-21-2022

PLANS REVIEWED AND APPROVED
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FRAMING PLANS

S2.0