- 1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE ARE CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- 2. ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
- 3. ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE
- 4. STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
- 5. DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
- 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL STATE BUILDING CODE, 2018 EDITION.

SQUARE FOOTAGE

HEATED SQUARE FOOTAGE		<u>UNHEATED SQUARE FOOTAGE</u>	
FIRST FLOOR=	1285	GARAGE=	825
SECOND FLOOR=	862	FRONT PORCH=	N/A
THIRD FLOOR=	N/A	SCREEN PORCH=	N/A
BASEMENT=	N/A	DECK=	351
		STORAGE=	N/A

TOTAL HEATED= 2147 TOTAL UNHEATED= 1176

CRAWL SPACE VENTILATION CALCULATIONS

-VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.

-100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

1285 SQ. FT. OF CRAWL SPACE/1500

0.86 SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: 3 VENTS AT 0.45 SQ. FT. NET FREE

VENTILATION EACH= 1.35 SQ. FT. OF VENTILATION

**FOUNDATION DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406.

ATTIC VENTILATION CALCULATIONS

- CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 3 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTIALTION PROVIDED BE EAVE VENTS.
- CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

2107 SQ. FT. OF ATTIC/300= 7.02

EACH OF INLET AND OUTLET REQUIRED.

*WALL AND ROOF CLADDING DESIGN VALUES

- WALL CLADDING IS DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.
- ROOF VALUES BOTH POSITVE AND NEGATIVE SHALL BE AS FOLLOWS:

45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12

34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12

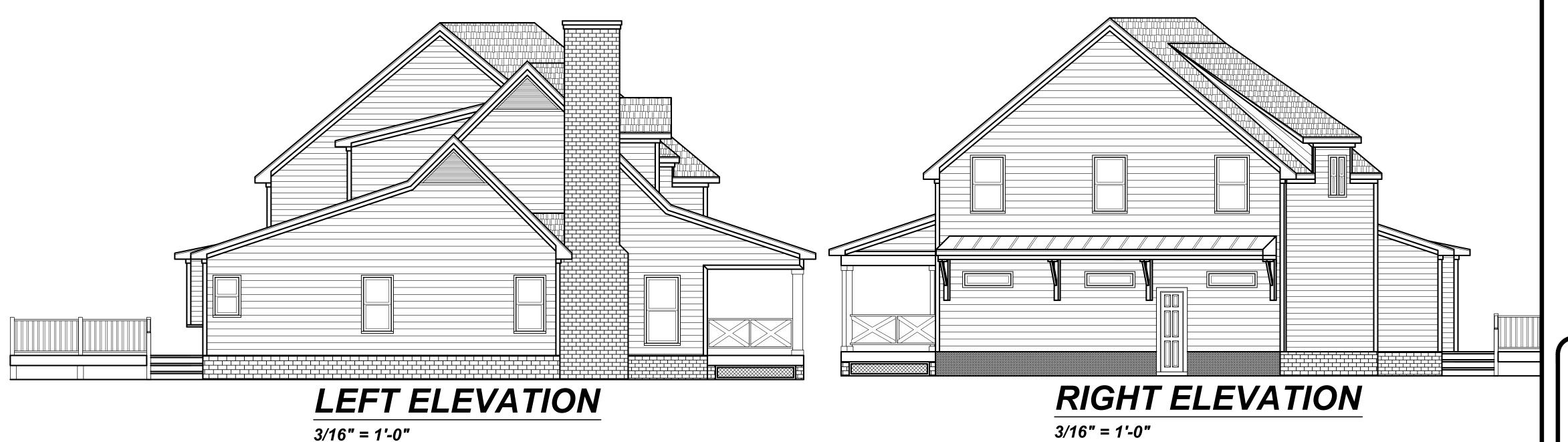
21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

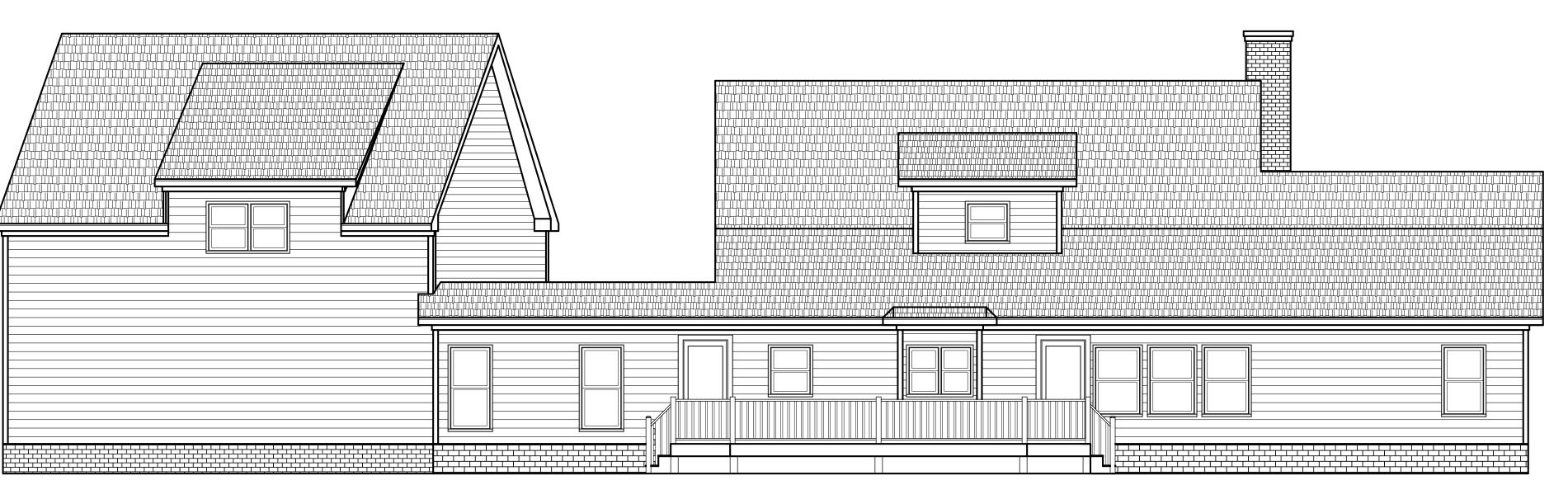
** MEAN ROOF HEIGHT 30' OR LESS



FRONT ELEVATION

3/16" = 1'-0"





REAR ELEVATION

3/16" = 1'-0"

Project #:

22-321

Date:
1-4-23

Drawn/Design By:

KBB

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

REVISIONS
No. Date: Remarks
1
2
3

aleigh, NC 27603 ffice: (919) 302-0693

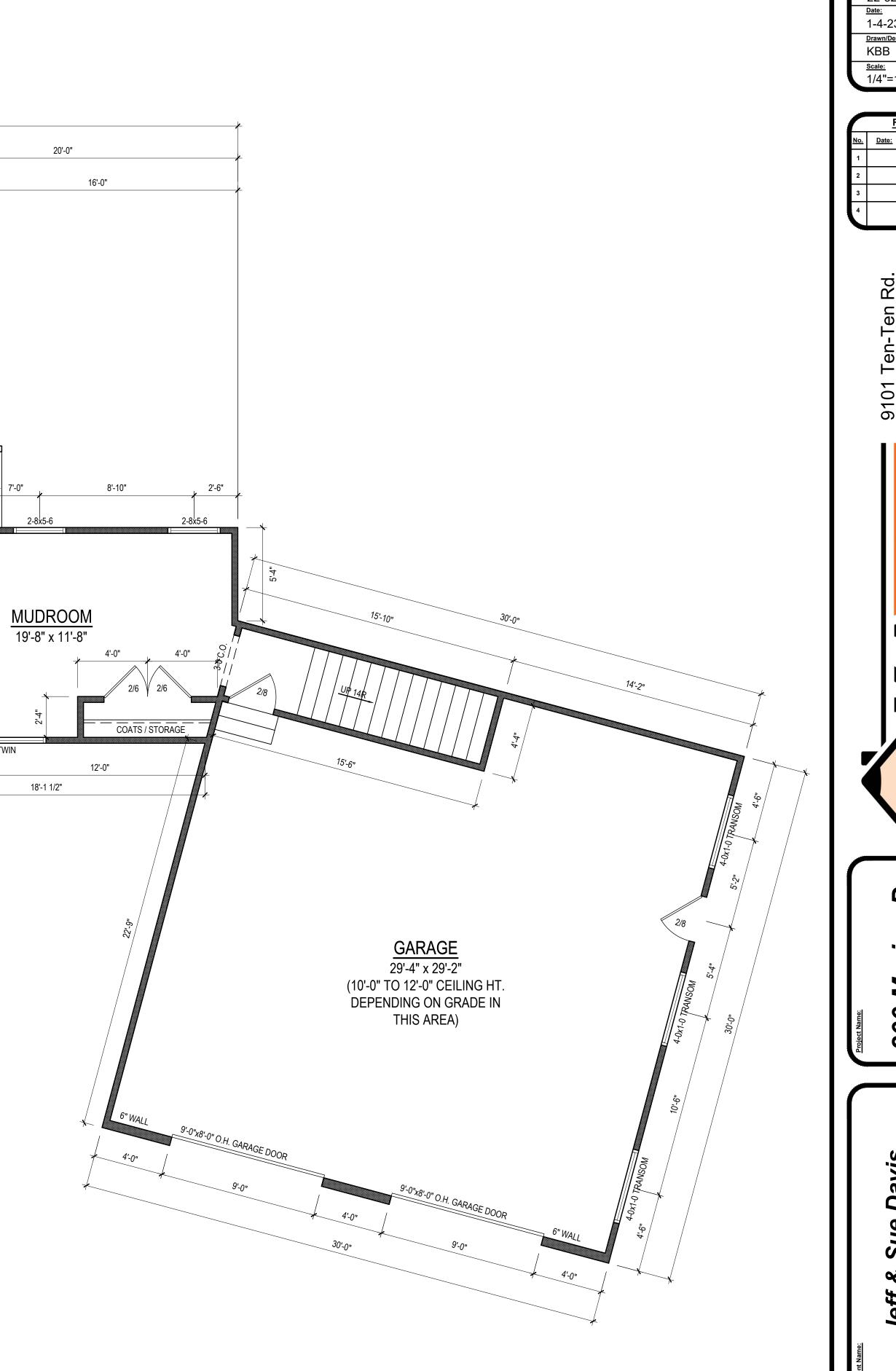


200 Marion Dr. Addition

> Jeff & Sue Davis 200 Marion Dr. Erwin, NC 28339

ELEVATIONS

Sheet Number



73'-9"

4'-3 1/4"

3'-8"

SUNROOM 14'-11" x 11'-8"

EXISTING DINING

EXISTING FAMILY

EXIST. 2-8x5-6

1/4" = 1'-0" CEILING HT. = MATCH EXISTING

FIRST FLOOR PLAN = DEMO EXISTING WALL

= NEW WALL

EXIST. 2-8x5-6

20'-0"

<u>DECK</u> 20'-0" x 16'-0"

3'-6" 2'-10" 2'-10" 3'-2" 4'-0 3/4" 2-0x3-2*TWIN

30" DEEP COUNTERTOP

KITCHEN 12'-0" x 22'-0"

1'-6" 2'-8"

10'-0"

20'-0"

6'-1 1/2"

18'-1 1/2"

3'-8 3/4" 2'-0" \$\frac{1}{5}\text{\$\frac{1}\text{\$\frac{1}{5}\text{\$\frac{1}{5}\text{\$\frac{1}{5}\text{

BUTLERS PANTRY

7'-5" x 6'-4"

2/8 BATH

PANTRY
7'-5" x 5'-7"
3/0
POCKET DR.

EXIST. LAUNDRY

D || W

7'-5" x 5'-0"

33'-9"

29'-5 3/4"

W.I.C. 7'-8" x 8'-8"

2-8x4-6 DOUBLE HUNG

2'-2"

M. BEDROOM

17'-8" x 17'-0"

8'-6"

11'-6"

16'-0"

2-8x4-6 DOUBLE HUNG

2'-4"

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

	RI	REVISIONS	
No.	Date:	<u>Remarks</u>	
1			
2			
3			
4			



Jeff & Sue Davis 200 Marion Dr. Erwin, NC 28339

FIRST FLOOR PLAN

	1/4"=1	-0"	4
	•		
	RI	EVISIONS	•
<u>o.</u>	Date:	Remarks	
1			
2			
3			

en Rd. 27603) 302-0693

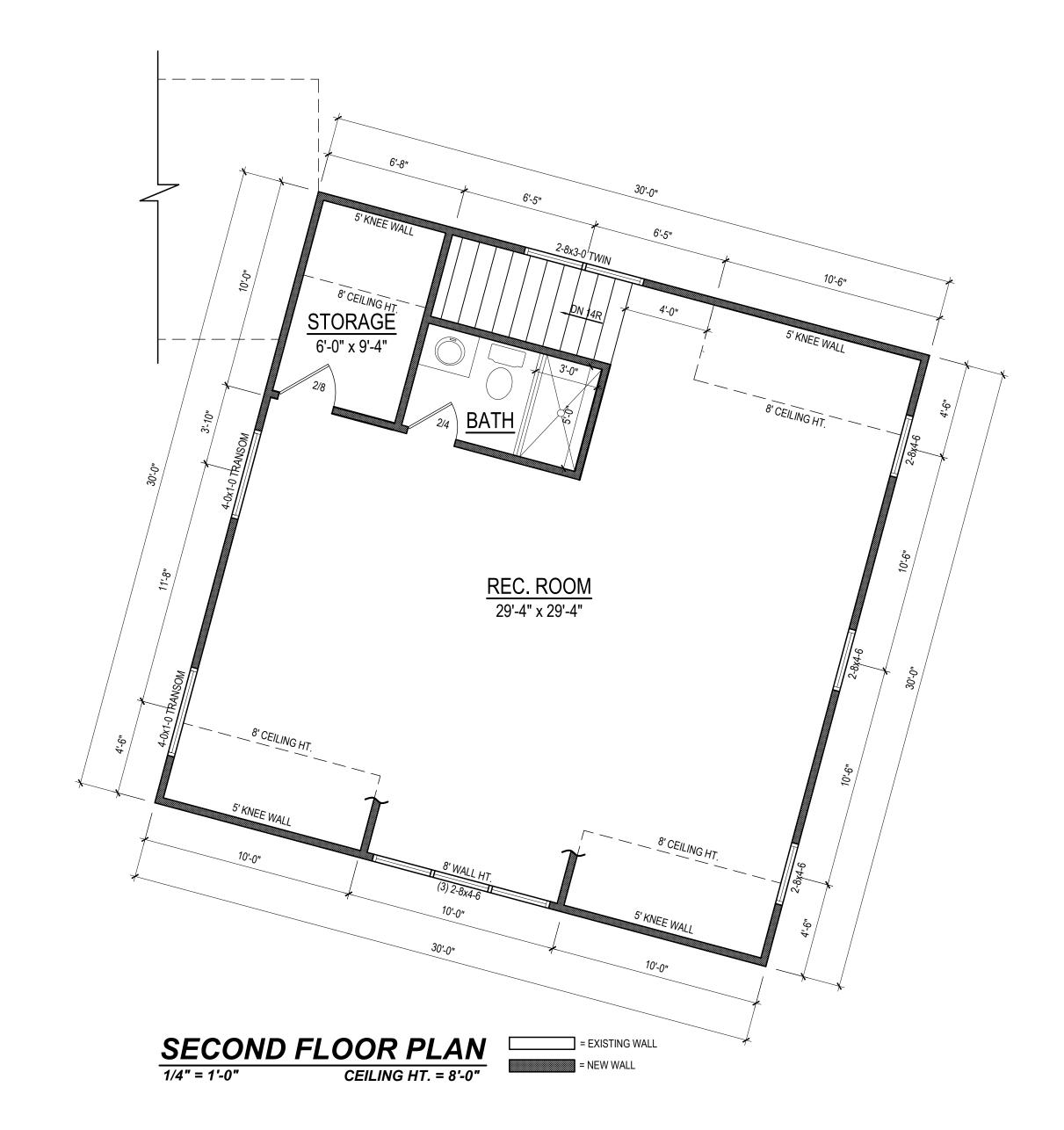
REAL BESIGN

200 Marion Dr. Addition

Jeff & Sue Davis 200 Marion Dr. Erwin, NC 28339

SECOND FLOOR PLAN

Sheet Number



DESIGN CRITERIA

- 2018 NORTH CAROLINA STATE BUILDING CODES
- ASCE 7-10

GENERAL NOTES

- DESIGN LOADS
- --- LIVE LOAD (ROOF) = 20 PSF --- LIVE LOAD (CEILING-NO STORAGE) = 10 PSF
- --- LIVE LOAD (FLOOR) = 40 PSF
- --- GROUND SNOW LOAD = 15 PSF --- ULTIMATE WIND VELOCITY = 115 MPH
- EXPOSURE CATEGORY = B ASSUMED GROUND BEARING CAPACITY 12" BELOW GRADE: 2,000 PSF (CONTRACTOR

RESPONSIBLE FOR VERIFICATION)

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING EXISTING UNDERGROUND UTILITIES IN THE AREA OF CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE THEIR WORK ACTIVITIES WITH THE OWNER OR OWNER

- REPRESENTATIVE. CONTRACTOR SHALL MAKE A CAREFUL INSPECTION OF THE SITE TO FAMILIARIZE HIM/HERSELF WITH THE ACTUAL CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CHECK AND VERIFY GIVEN DIMENSIONS, TAKE ADDITIONAL DIMENSIONS AS REQUIRED AND REPORT ANY INACCURACIES TO THE ENGINEER.
- ALL WORK SHALL CONFORM TO THE THE CURRENT EDITIONS OF THE NORTH CAROLINA STATE BUILDING CODE, THE AISC CODE, THE ACI BUILDING CODE (ACI 318), THE AMERICAN WELDING SOCIETY CODE, ALL APPLICABLE ASTM STANDARDS, AND LOCAL GUIDELINES. IN CASES OF
- CONFLICT, THE MOST STRINGENT REQUIREMENT SHALL GOVERN. CONTRACTOR SHALL COORDINATE AND VERIFY THE SIZE, LOCATION, TYPE, AND DIRECTION OF ALL PADS, DEPRESSIONS, BOLTS, SLEEVES, ANCHORS, INSERTS, OPENINGS, ETC. TO BE SET OR CAST IN CONCRETE OR MASONRY PRIOR TO PLACEMENT.
- CONTRACTOR SHALL COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO FOUNDATION LAYOUT AND FABRICATION OF ANY STRUCTURAL MEMBERS. DIMENSIONS SHOWN ARE BASED ON PRELIMINARY DRAWINGS PROVIDED BY THE ARCHITECT/CONTRACTOR AND/OR SITE INSPECTION. THESE DIMENSIONS SHOULD BE VERIFIED BY THE CONTRACTOR
- CONTRACTOR SHALL DESIGN AND INSTALL ALL TEMPORARY SHORING REQUIRED TO STABILIZE NEW AND EXISTING STRUCTURES AND FOUNDATIONS UNTIL CONSTRUCTION IS COMPLETE. OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, SPECIFICATIONS, NOTES, AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE
- ENGINEER, AND RESOLVED BEFORE PROCEEDING WITH WORK. 10. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE STRUCTURE SHOWN IS STRUCTURALLY SOUND IN IT'S COMPLETED FORM ONLY. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION.
- APPLY TERMITE TREATMENT TO GROUND SURFACES WITHIN THE DEFINED SCOPE OF WORK AS REQUIRED BY CODE AND LOCAL BUILDING INSPECTOR.
- 12. ONLY SEALED DRAWINGS WITH MOST RECENT REVISIONS ARE APPLICABLE FOR CONSTRUCTION.
- 13. STRUCTURAL PLANS DO NOT INCORPORATE ADA, PLUMBING, MECHANICAL, ELECTRICAL, OR SITE FEATURES. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. 14. SECTIONS AND DETAILS SHOWN AT LOCATIONS INDICATED ON PLAN ARE TYPICAL FOR OTHER
- SIMILAR CONDITIONS OF BUILDING, EVEN IF NO SECTION CUT IS INDICATED AT A SIMILAR CONDITION. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL DETAILS WITH OTHER TRADES, DISCIPLINES, AND ALL SECTIONS AND DETAILS WITHIN STRUCTURAL DOCUMENTS. CONTRACTOR SHALL COORDINATE THESE STRUCTURAL DRAWINGS WITH DRAWINGS OF OTHER DISCIPLINES. SHOULD CONFLICTS OR DEVIATIONS BE NOTED, THEY SHOULD BE IMMEDIATELY BROUGHT TO THE ATTENTION OF SUBJECT DESIGNERS FOR REVIEW. 15. IN THE CASE WHERE NEW STRUCTURE IS INTEGRATED INTO EXISTING STRUCTURE, THE
- EXISTING STRUCTURE IS TO REMAIN UNMODIFIED UNLESS EXPLICITLY DESCRIBED IN THE DESIGN PLANS. ANY DAMAGE TO EXISTING STRUCTURE IDENTIFIED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OR REVIEW PRIOR TO RESUMING
- 16. THE SCOPE OF THIS PROJECT IS CONTAINED IN THIS DRAWING AND WAS PERFORMED ON A FLAT RATE U.N.O. THE ENGINEER'S PROFESSIONAL LIMIT OF LIABILITY FOR THIS PROJECT IS 10 TIMES THE FEES COLLECTED.

- ALL BOTTOM OF FOOTINGS SHALL BE CAST A MINIMUM OF 12" BELOW ORIGINAL GROUND LINE AND IN NO CASE ABOVE THE FROST LINE BASED ON 2018 NCBC AND LOCAL STANDARDS. NO FOOTINGS SHALL BE CAST ON LOOSE FILL MATERIAL
- ALL FILL SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS AND SHALL BE COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D-698 (STANDARD PROCTOR METHOD). THIS REQUIREMENT SHALL BE INCREASED TO 98 PERCENT OF ASTM D-698 IN THE FINAL FOOT BENEATH FLOOR SLABS AND PAVEMENTS.
- ONCE FOOTINGS ARE ABLE TO HANDLE LATERAL LOADING (FLOOR FRAMING INSTALLED), BACKFILL WITH ENGINEERED STONE OR NO. 57 STONE IN 8" UNIFORM LIFTS. EXTERIOR OF THE FOOTING MAY BE BACKFILLED WITH 8" UNIFORM LIFTS OF SUITABLE SOILS COMPACTED TO 95% OF THE DRY DENSITY BEYOND THE PLACEMENT OF THE FOOTING DRAIN.
- A 10 MIL VAPOR BARRIER IS TO BE PLACED OVER THE ENTIRETY OF THE SUB-BASE, PRIOR TO PLACEMENT OF THE FLOOR INSULATION AND ANY CONCRETE SLAB-ON-GRADE. WITHIN CRAWL SPACES A MINIMUM 6-MIL VAPOR BARRIER SHALL BE INSTALLED ON BARE SOILS.

REINFORCING

- ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315.
- CLEAR CONCRETE COVER OVER BARS SHALL BE 3" FOR FOOTINGS AND OTHER CONCRETE CAST AGAINST GROUND. CONCRETE COVER IN OTHER LOCATIONS TO BE A MINIMUM 1.5" (TYP.
- PROVIDE CORNER BARS AT ALL FOOTING STEPS AND CORNERS. THE REINFORCING BARS SHALL BE A MINIMUM OF 2'-6" LONG AND SHALL HAVE THE SAME SIZE AND SPACING AS THE HORIZONTAL REINFORCING.
- LAP ALL SPLICES IN CONCRETE AS SPECIFICALLY CALLED FOR, BUT AT LEAST 48 BAR DIAMETERS FOR TENSION OR COMPRESSION, UNLESS NOTED OTHERWISE.
- PROVIDE VERTICAL REINFORCEMENT IN FOUNDATION WALLS FOR UNBALANCED BACKFILL IN ACCORDANCE WITH APPLICABLE DESIGN DETAILS. WHERE NOT DETAILED IN PLAN, REINFORCEMENT SHALL BE INSTALLED PER TABLE R404.1.1(1) & (2) IN THE 2018 NCBC:RC.
- REINFORCING BARS SHALL BE DEFORMED AND CONFORMING TO ASTM A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064 AND BE SUPPLIED IN SHEETS, NOT ROLLS, U.N.O. MINIMUM 6X6 - W2.9 X W2.9 WELDED WIRE FABRIC. MINIMUM 1.5" FROM BOTTOM OF CONCRETE SLAB ON GRADES. AS AN ALTERNATIVE TO WELDED WIRE FABRIC REINFORCEMENT, FIBER REINFORCEMENT AT 1.5 POUNDS PER CUBIC YARD MAY BE UTILIZED.

CONCRETE NOTES

- CONCRETE CONSTRUCTION SHALL COMPLY WITH ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (LATEST EDITION), ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (LATEST EDITION), AND ACI 302 "GUIDE FOR CONCRETE FLOOR AND
- SLAB CONSTRUCTION" (LATEST EDITION).

FORM WEAKEN PLANE CONTROL JOINTS AS SOON AS POSSIBLE.

- MIX DESIGN SHALL BE IN ACCORDANCE WITH ACI 318 (CURRENT EDITION). MINIMUM CEMENT CONTENT = 500 LBS PER CUBIC YARD. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE AND SHALL DEVELOP A MINIMUM
- COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS (3,000 PSI FOR SLABS-ON-GRADE). MAXIMUM SLUMP = 4" PLUS OR MINUS 1" PRIOR TO THE ADDITION OF ADMIXTURES.

THE MAX. AGGREGATE SIZE SHALL BE 3/4" UNLESS MIX DESIGN IS APPROVED BY ENGINEER

EXTERIOR SLABS SHALL HAVE 6% ± 1% AIR ENTRAINMENT. DO NOT USE AIR ENTRAINMENT ON

- PRIOR TO PLACEMENT. CONCRETE AGGREGATES SHALL COMPLY WITH ASTM C33 AND SHALL BE FREE OF CLAY, FOAM,
- LUMPS, OR OTHER DELETERIOUS SUBSTANCES. CONCRETE SHALL BE CONSOLIDATED USING CONCRETE VIBRATOR IN ACCORDANCE WITH ACI
- INTERIOR SLABS (3% MAXIMUM AIR ENTRAINMENT). AIR ENTRAINMENT SHALL COMPLY WITH ASTM C260. 10. THE CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 12' OR AS SHOWN ON PLANS FOR A 4" THICK SLAB. PLACE CONTROL JOINTS TO AVOID RE-ENTRANT CORNERS. MAKE SAWCUTS TO

GENERAL FRAMING DESIGN NOTES

- FRAMING STANDARD: COMPLY WITH AF&PA'S "DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION". UNLESS OTHERWISE INDICATED.
- 2. ALL EXTERIOR WALLS SHALL BE FRAMED WITH 2X4 STUDS SPACED AT 16" O.C., U.N.O. (MAXIMUM HEIGHT = 10'-0") . ALL INTERIOR WALLS SHALL BE FRAMED WITH 2X4 STUDS SPACED UP TO 24" O.C., U.N.O.
- (MAXIMUM HEIGHT = 10'-0") ALL WALLS TO BE BALLOON FRAMED FROM BOTTOM PLATE TO TOP PLATE, U.N.O. SPECIAL CARE SHALL BE OBSERVED DURING CONSTRUCTION OF WALLS WITH STUDS GREATER THE 10'
- IN HEIGHT TO ENSURE CONTINUITY USE 1/2" DIAMETER ANCHOR BOLTS, 7" MINIMUM EMBEDMENT IN CONCRETE, AT A MAXIMUM OF 6' ON CENTER AND A MAXIMUM OF 12" FROM CORNERS AND OPENINGS EXCEEDING 4' IN WIDTH.
- NAIL 2X BOTTOM PLATE TO RIM JOIST BELOW WITH 16D NAILS AT 4" O/C SPACING. METAL FRAMING ANCHORS: INSTALL METAL FRAMING ANCHORS TO COMPLY WITH
- MANUFACTURER'S WRITTEN INSTRUCTIONS. --- DO NOT SPLICE BUILT-UP BEAM MEMBERS BETWEEN SUPPORTS UNLESS OTHERWISE IN WHERE BUILT-UP BEAMS OR GIRDERS OF 2-INCH NOMINAL DIMENSIONAL LUMBER ON EDGE ARE REQUIRED, FASTEN TOGETHER WITH 3 ROWS OF 16D NAILS SPACED NOT LESS THAN 24" O.C. LOCATED ONE ROW 1.5" FROM TOP EDGE AND ONE ROW 1.5" FROM BOTTOM EDGE.

- 9. WHERE MULTI-PLY LVL BEAMS ARE REQUIRED, FASTEN TOGETHER WITH 2 ROWS OF FASTENMASTER FLATLOK STRUCTURAL WOOD SCREWS, EACH ROW SPACED 16". USE 3.5" LONG FLATLOK SWS FOR 2-PLY LVL; USE 5" LONG SWS FOR 3-PLY LVL; USE 6.5" LONG FLATLOK SWS FOR 4-PLY LVL. LONGER SCREWS SHALL BE NECESSARY IF PLYWOOD OR OSB SPACERS ARE INSTALLED BETWEEN LVL PLIES.
- 10. FOR BUILT-UP (GANG) COLUMNS, CONNECT EACH PLY W/ (2) ROWS OF 10D NAILS AT 12" O/C. 11. INSTALL EQUIVALENT, SOLID BLOCKING BELOW ALL STUD GROUPS TO ENSURE CONTINUOUS
- LOAD PATH TO THE FOUNDATION. 12. FLOOR TO FLOOR STRAP TIES: LAP EXTERIOR SHEATHING PANELS AT LEAST 24" ABOVE BOTTOM PLATE OR BELOW TOP PLATE.
- 13. SEE FRAMING PLANS FOR ALL BEARING HEADER SIZES. MINIMUM HEADER SIZE 2-2X8 (U.N.O.).
- 14. ALL ROOF FRAMING MUST BE TIED TO THE FRAMING BELOW WITH SIMPSON H2.5A TIES, TRUSS
- SCREWS, OR EQUIVALENT FASTENING MECHANISM. 15. ALL LUMBER EXPOSED TO CONCRETE/MASONRY OR WEATHER MUST BE PRESSURE TREATED.
- 16. ALL FASTENERS/METAL HARDWARE EXPOSED TO WEATHER MUST BE GALVANIZED.
- 17. ALL FASTENING SHALL CONFORM TO TABLE R602.3(1) IN THE 2018 NCBC:RC.
- 18. ALL DECK FRAMING COMPONENTS ARE TO BE INSTALLED PER 2018 NCBC:RC APPENDIX M. 19. PROVIDE KING STUDS AT NEW EXTERIOR OPENINGS PER 2018 NCBC:RC TABLE R602.3(5) SUBNOTE "d". "ONE HALF OF THE STUDS INTERRUPTED BY A WALL OPENING SHALL BE PLACE
- IMMEDIATELY OUTSIDE THE JACK STUDS ON EACH SIDE OF THE OPENING AS KING STUDS . KING STUDS SHALL EXTEND FULL HEIGHT FROM SOLE PLATE TO TOP PLATE OF WALL" 20. PROVIDE SIMPSON LUS HANGERS AT FLUSH CONNECTIONS FOR FLOOR FRAMING U.N.O.

DIMENSIONAL LUMBER FRAMING

- MAXIMUM MOISTURE CONTENT: 19%. 2. NO. 2 GRADE OR BETTER (EXCEPT STUD WALLS) AND ANY OF THE FOLLOWING SPECIES: --- HEM-FIR (NORTH), NLGA.
- --- SOUTHERN PINE, SPIB. DOUGLAS FIR-LARCH, WCLIB OR WWPA.
- MIXED SOUTHERN PINE, SPIB. SPRUCE-PINE-FIR. NLGA.
- --- DOUGLAS FIR-SOUTH, WWPA
- HEM-FIR, WCLIB OR WWPA. DOUGLAS FIR-LARCH (NORTH), NLGA.
- 3. EXTERIOR, LOAD BEARING AND INTERIOR PARTITION WALLS: ANY SPECIES (STUD GRADE OR BETTER) WITH A MODULUS OF ELASTICITY OF AT LEAST 1,300,000 PSI AND EXTREME FIBER STRESS IN BENDING OF AT LEAST 650 PSI FOR 2" NOMINAL THICKNESS AND 12" NOMINAL WIDTH FOR A SINGLE MEMBER USE.
- JOISTS, RAFTERS, AND OTHER FRAMING NOT LISTED ABOVE: ANY SPECIES (NO. 2 OR BETTER) WITH A MODULUS OF ELASTICITY OF AT LEAST 1,300,000 PSI AND AN EXTREME FIBER STRESS IN BENDING OF AT LEAST 850 PSI FOR 2" NOMINAL THICKNESS AND 12" NOMINAL WIDTH FOR SINGLE MEMBER USE.
- 5. USE ONLY KILN DRIED PRESSURE TREATED 2X FOR BLOCKING AT PIERS.

- LAMINATED VENEER LUMBER: STRUCTURAL COMPOSITE LUMBER MADE FROM WOOD VENEERS WITH GRAIN PRIMARILY PARALLEL TO MEMBER LENGTHS, EVALUATED AND MONITORED ACCORDING TO ASTM D5456 AND MANUFACTURED WITH AN EXTERIOR-TYPE ADHESIVE
- COMPLYING WITH ASTM D2559 AND CONTAINING NO UREA FORMALDEHYDE. AVAILABLE MANUFACTURER'S: SUBJECTS TO COMPLIANCE WITH REQUIREMENTS, MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:
- --- BOISE CASCADE CORPORATION GEORGIA-PACIFIC
- --- LOUISIANA-PACIFIC CORPORATION
- ROSEBURG FOREST PRODUCTS CO.
- WELDWOOD OF CANADA LIMITED, SUBSIDIARY OF INTERNATIONAL PAPER COMPANY
- WEYERHAEUSER COMPANY EXTREME FIBER STRESS IN BENDING, EDGEWISE: 3,000 PSI FOR 12" NOMINAL DEPTH MEMBERS.
- MODULUS OF ELASTICITY, EDGEWISE: 2,000,000 PSI. WRAPPING, WEATHER PROOFING, AND FLASHING REQUIREMENTS/SPECIFICATIONS AT
- ENGINEERED WOOD MEMBERS SHALL BE DETERMINED BY OTHERS. PARALLEL-STRAND LUMBER: STRUCTURAL COMPOSITE LUMBER MADE FROM WOOD STAND ELEMENTS WITH GRAIN PRIMARILY PARALLEL TO MEMBER LENGTHS, EVALUATED AND MONITORED ACCORDING TO ASTM D5456 AND MANUFACTURED WITH AN EXTERIOR-TYPE ADHESIVE COMPLYING WITH ASTM D2559 AND CONTAINING NO UREA FORMALDEHYDE. EXTREME FIBER STRESS IN BENDING, EDGEWISE: 3,100 PSI FOR 12" NOMINAL DEPTH
- MODULUS OF ELASTICITY, EDGEWISE: 2,200,000 PSI.

SHEATHING DESIGN NOTES

ON PLANS.

- UNLESS NOTED OTHERWISE: SHEATH ROOF AND WALLS WITH EXPOSURE 1, 7/16"-THICK APA RATED OSB (SPAN RATING 32/16) WITH 8D NAILS AT 6" O/C EDGES, 12" O/C FIELD, BLOCKING NOT REQUIRED AT PANEL EDGES AT ROOF SHEATHING.
- 2. WHERE TOP CHORD IS DISCONTINUOUS, APPLY MSTC40 STRAP TO COMPLETE THE TENSILE LOAD PATH. POSITION TOP CHORD SPLICES OVER WALL STUDS 3. INSTALL "H" CLIPS AT PANEL EDGES BETWEEN EACH RAFTER/TRUSS FOR ALL ROOF
- 4. NAIL ALL SHEATHING AT GABLE AND EAVE ROOF OVERHANGS WITH 8D NAILS AT 6" O/C EDGES,
- 6" O/C FIELD. 5. NAIL ALL SHEATHING AT PERIMETER AND PEAK OF ROOF WITH 8D NAILS AT 6" O/C EDGES, 6"
- 6. NAIL ALL SHEATHING WITHIN 4'-0" OF WALL CORNERS WITH 8D NAILS AT 6" O/C EDGES, 6" O/C
- FIFI D SUBFLOORING SHALL BE IN ACCORDANCE WITH TABLE R503.1 WITHIN RESIDENTIAL BUILDING
- CODE OR ENGINEER APPROVED ALTERNATIVE. MEMBERS AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE MINIMUM 3" NOMINAL OR
- DOUBLE 2" NOMINAL WITH STAGGERED NAILING AT ALL PANEL EDGES. HORIZONTAL BLOCKING MAY BE 2X LAID FLAT AGAINST SHEATHING.

10. AT EXISTING STRUCTURE WHERE SHEATHING IS IN PLANE, NEW SHEATHING SHALL BE KEYED IN

A MINIMUM OF 2' WITHIN EVERY OTHER SHEATHING PANEL. **EPOXY ADHESIVE ANCHORS**

- 1. ALL EPOXY SHALL BE SIMPSON BRAND "SET" EPOXY SYSTEM, OR APPROVED EQUAL, UNLESS NOTED OTHERWISE.
- EPOXY ADHESIVES TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- 3. ALL EPOXY ANCHOR BOLTS TO BE SIZED AS SHOWN IN NOTES/DETAILS AND SHALL CONFORM TO THE FOLLOWING:
- --- ANCHOR BOLTS INTO FOUNDATION: ASTM F1554, GRADE 36
- ALL OTHER APPLICATIONS: ASTM 307, U.N.O. ALL EPOXY ANCHOR BOLTS AND REBAR DOWELS SHOULD BE CLEAN AND OIL FREE.
- 5. CONCRETE DUST SHALL BE REMOVED FROM ALL DRILLED HOLES BY USE OF A NYLON BRUSH AND OIL FREE COMPRESSED AIR. CORRECT PROCEDURE INVOLVES BLOWING THE DUST OUT OF THE HOLE, BRUSHING THE HOLE CLEAN, AND THEN BLOWING AGAIN.
- DRILLED HOLES SHALL BE KEPT DRY AND ANY STANDING WATER MUST BE BLOWN OUT WITH OIL FREE COMPRESSED AIR AND ALLOWED TO DRY PRIOR TO EPOXY INSTALLATION.
- EPOXY SHALL NOT BE INSTALLED IN CONCRETE WHICH IS LESS THAN 7 DAYS OLD. 8. EPOXY ADHESIVES MUST BE ALLOWED THE FULL CURE TIME AS SPECIFIED BY THE
- MANUFACTURER PRIOR TO APPLICATION OF ANY LOAD AND ANCHOR BOLTS OR REBAR DOWELS MUST REMAIN UNDISTURBED DURING THIS SETTING PERIOD. 9. EPOXY ADHESIVE ANCHORS ARE NOT TO BE USED EXCEPT WHERE SPECIFICALLY INDICATED

SHEET INDEX

- COVER SHEET AND GENERAL NOTES FOUNDATION, PLAN AND DETAILS S3 FRAMING PLANS & DETAILS
- S4 FRAMING PLANS & DETAILS

= ARCHITECT/ENGINEER

A.F.F. = ABOVE FINISHED FLOOR

@

B.O.

C.L.

EQ.

GARAGE FRAMING PLANS & DETAILS

TYPICAL ABBREVIATIONS MAX. = MAXIMUM= AND = AT MECH. = MECHANICAL = PLUS OR MINUS MFR. = MANUFACTURER

ARCH. = ARCHITECTURAL O.C. = ON CENTER P.A.F. = POWER ACTUATED FASTENER = BY OTHERS C.F.S. = COLD-FORMED STEEL P.B. = PERIMETER BAND PL = PLATE

= CEILING JOIST C.J. = CENTER LINE REQ. = REQUIRED C.R.C. = COLD ROLLED CHANNEL R.O. = ROUGH OPENING C.M.U. = CONCRETE MASONRY UNIT SIM. = SIMILAR SSMA = STEEL STUD MFR. ASSOCIATION CONC. = CONCRETE

MIN. = MINIMUM

N.T.S. = NOT TO SCALE

T.S.N. = THE STEEL NETWORK

= WITH

STL. = STEEL CONT. = CONTINUOUS = DEFLECTION = SHEAR WALL DEFL. STR. = STRUCTURAL = DIAMETER Ø, DIA. TEMP. = TEMPORARY DWG. = DRAWING T.O.B. = TOP OF BEAM ELEV. = ELEVATION T.O.C. = TOP OF CONCRETE ENGR. = ENGINEER T.O.S. = TOP OF STEEL E.O.S. = EDGE OF SLAB

TYP. = TYPICAL = EACH WAY = EXISTING U.N.O. = UNLESS NOTED OTHERWISE VERT. = VERTICAL = FLOOR VIF = VERIFY IN FIELD = FLOOR JOISTS V.S.C. = VERTICAL SLIP CLIP = GAUGE

W/

JACK STUD SCHEDULE (U.N.O.

= EQUAL

= HEIGHT

OPENING < 4'-0"	1
OPENING < 6-0"	2
OPENING < 12-0" OR LVL BEAMS	3

NOTE: PROVIDE KING STUDS AT NEW EXTERIOR OPENINGS PER 2018 NCBC:RC TABLE R602.3(5) SUBNOTE "d". "ONE HALF OF THE STUDS INTERRUPTED BY A WALL OPENING SHALL BE PLACE IMMEDIATELY OUTSIDE THE JACK STUDS ON EACH SIDE OF THE OPENING AS KING STUDS ... KING STUDS SHALL EXTEND FULL HEIGHT FROM SOLE PLATE TO TOP PLATE OF WALL"





KKDD200

REVISIONS				
NO.	DATE	DESCRIPTION		
0	02.01.2023	FOR CONSTRUCTION		

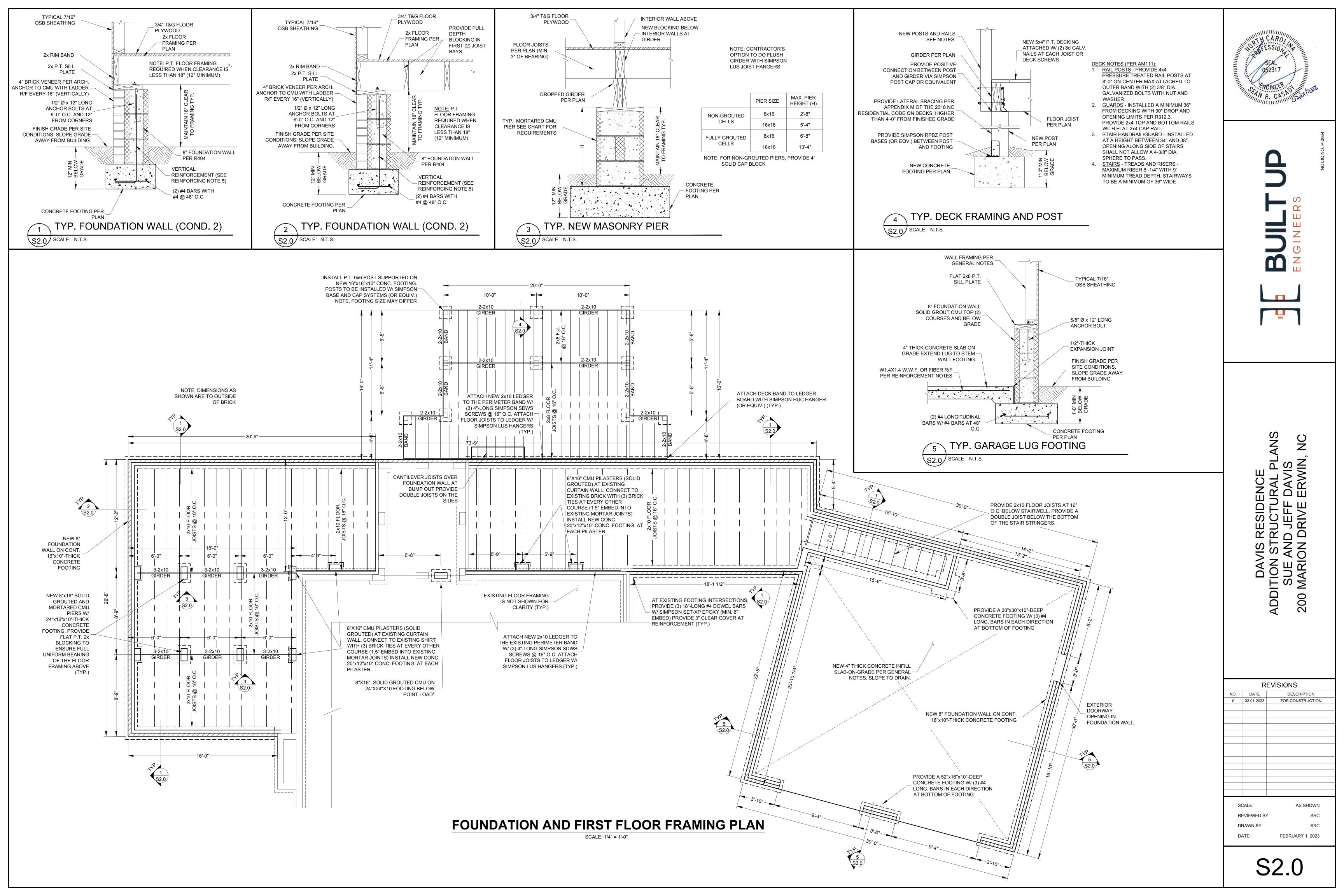
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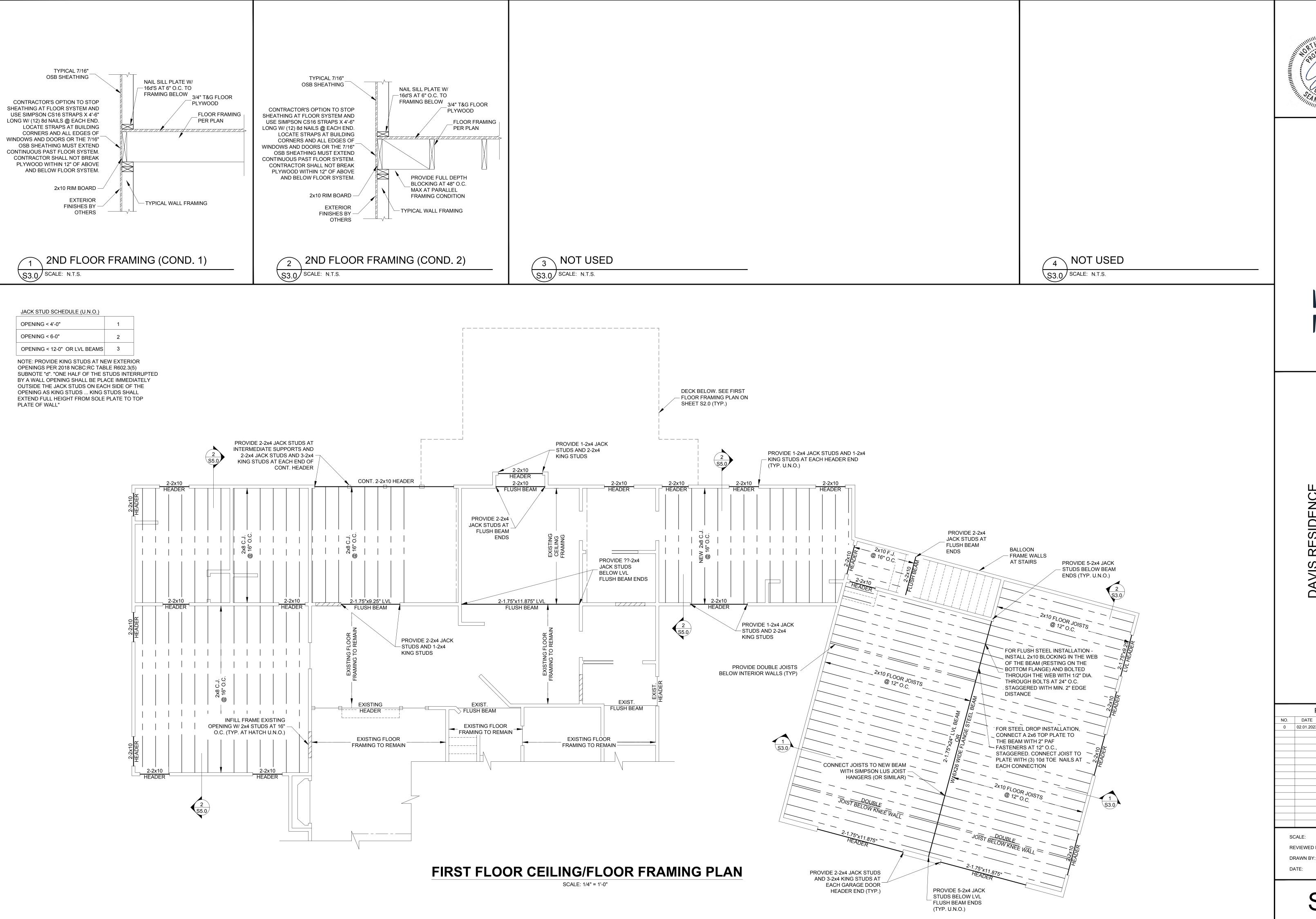
REVIEWED BY:

DRAWN BY

AS SHOWN

FEBRUARY 1, 2023







ADDITION STRUCTURAL PLANS SUE AND JEFF DAVIS 200 MARION DRIVE ERWIN, NC

REVISIONS

NO. DATE DESCRIPTION

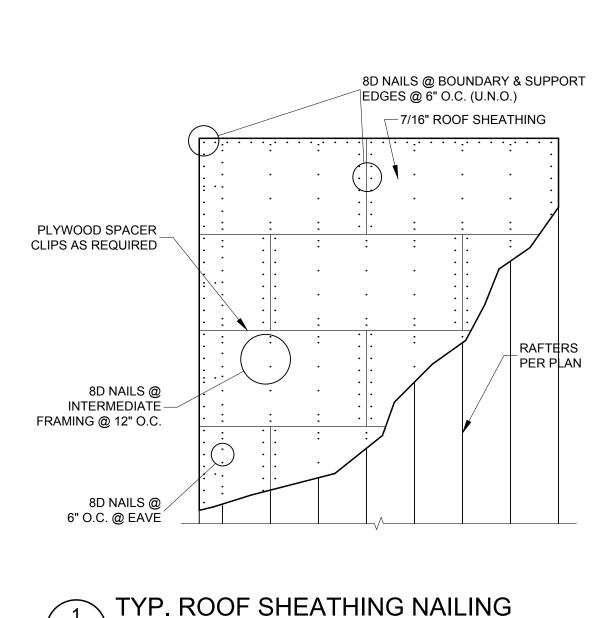
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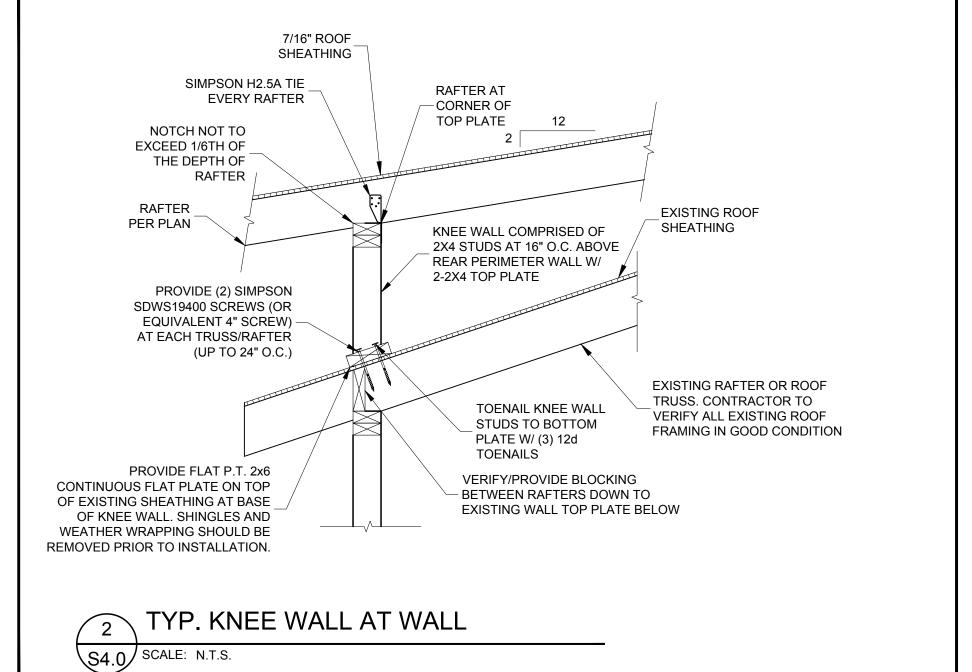
SCALE: AS SHOWN

REVIEWED BY: SRC

S3.0

FEBRUARY 1, 2023





NOT USED

S4.0 SCALE: N.T.S.

NOT USED

S4.0 SCALE: N.T.S.







ADDITION STRUCTURAL PLANS SUE AND JEFF DAVIS 200 MARION DRIVE ERWIN, NC

REVISIONS

NO. DATE DESCRIPTION

0 02.01.2023 FOR CONSTRUCTION

SCALE: AS SHOWN
REVIEWED BY: SRC
DRAWN BY: SRC
DATE: FEBRUARY 1, 2023

S4.0

JACK STUD SCHEDULE (U.N.O.)

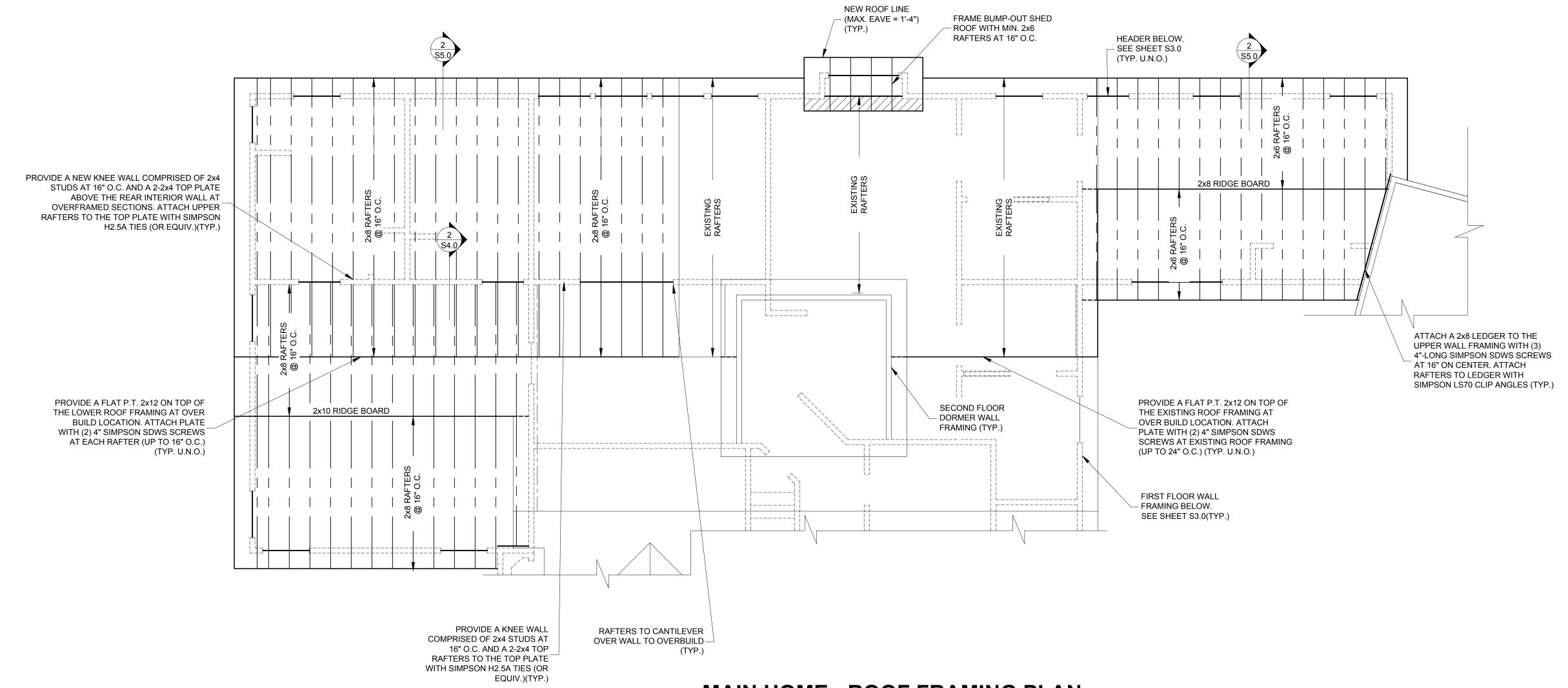
S4.0 SCALE: N.T.S.

 OPENING < 4'-0"</td>
 1

 OPENING < 6-0"</td>
 2

 OPENING < 12-0" OR LVL BEAMS</td>
 3

NOTE: PROVIDE KING STUDS AT NEW EXTERIOR OPENINGS PER 2018 NCBC:RC TABLE R602.3(5) SUBNOTE "d". "ONE HALF OF THE STUDS INTERRUPTED BY A WALL OPENING SHALL BE PLACE IMMEDIATELY OUTSIDE THE JACK STUDS ON EACH SIDE OF THE OPENING AS KING STUDS ... KING STUDS SHALL EXTEND FULL HEIGHT FROM SOLE PLATE TO TOP PLATE OF WALL"



MAIN HOME - ROOF FRAMING PLAN

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

NOT USED S5.0 SCALE: N.T.S.

NOT USED

HEADER BELOW.

SEE SECOND FLOOR

CEILING FRAMING

PLAN (TYP. U.N.O.)

S5.0 SCALE: N.T.S.

PROVIDE 2-2x10 RAFTERS BELOW 2x4

BOTTOM PLATE TO THE TOP OF THE

RAFTER WITH 4"-LONG SIMPSON SDWS SCREWS STAGGERED AT 4" O.C. (TYP.)

DORMER WALLS. ATTACH TO THE FLUSH

BEAM WITH SIMPSON LRUZ HANGERS (OR

- EQUIV.) ATTACH THE DORMER 1-2x4 WALL

ATTACH THE RAFTER ENDS

TO THE FLUSH BEAMS WITH

SIMPSON LRUZ HANGERS

(OR EQUIV.) (TYP.)

SECOND FLOOR WALL FRAMING

- BELOW. SEE SECOND FLOOR

CEILING FRAMING PLAN (TYP.)

ADDITION STRUCTURAL SUE AND JEFF DAN 200 MARION DRIVE ERV

REVISIONS NO. DATE FOR CONSTRUCTION 0 02.01.2023

SCALE: AS SHOWN REVIEWED BY: DRAWN BY: FEBRUARY 1, 2023 DATE:

S5.0

JACK STUD SCHEDULE (U.N.O.) OPENING < 4'-0" OPENING < 6-0" OPENING < 12-0" OR LVL BEAMS 3 LOWER ROOF FRAMING NOT NOTE: PROVIDE KING STUDS AT NEW EXTERIOR - SHOWN FOR CLARITY. SEE OPENINGS PER 2018 NCBC:RC TABLE R602.3(5) SHEET S4.0 (TYP.) SUBNOTE "d". "ONE HALF OF THE STUDS INTERRUPTED BY A WALL OPENING SHALL BE PLACE IMMEDIATELY OUTSIDE THE JACK STUDS ON EACH SIDE OF THE OPENING AS KING STUDS ... KING STUDS SHALL FIRST FLOOR WALL FRAMING EXTEND FULL HEIGHT FROM SOLE PLATE TO TOP - NOT SHOWN FOR CLARITY. PLATE OF WALL" SEE SHEET S3.0 (TYP.) **NEW ROOF LINE** (MAX. EAVE = 1'-4") 10 R.R. 5" O.C. PROVIDE 3-2x4 JACK STUDS BELOW LVL FLUSH BEAM ENDS (TYP. U.N.O.) PROVIDE 2-2x4 JACK STUDS BELOW FLUSH -BEAM ENDS

> ATTACH THE CEILING JOIST ENDS TO THE FLUSH BEAMS WITH SIMPSON LUS HANGERS (OR EQUIV.) (TYP.)

PROVIDE 3-2x4 STUD COLUMN BELOW LVL FLUSH BEAM TO - 2-2x?? HEADER. PROVIDE 2-2x4

JACK STUDS AND 2-2x4 KING STUDS AT EACH HEADER END

PROVIDE 1-2x4 JACK STUDS AND 2-2x4 - KING STUDS AT EACH HEADER END (TYP. U..N.O.)

ALIGN THE RAFTER TIE ENDS TO THE RAFTERS ABOVE AND CONNECT AT ENDS W/ (6) 3" SIMPSON SDWS SCREWS AT EACH CONNECTION (TYP.)

PROVIDE BUILT-UP RAFTERS BELOW 2x4 DORMER WALLS. ATTACH THE DORMER 1-2x4 WALL BOTTOM PLATE TO THE TOP OF — THE RAFTER WITH 4"-LONG SIMPSON SDWS SCREWS STAGGERED AT 4" O.C. (TYP.)

NAIL DORMER RAFTER TO SIDES OF FIELD RAFTERS WITH (8) 16d NAILS AT <

EACH CONNECTION

3-2x4 JACKS BELOW EACH STRUCTURAL RAFTER

GARAGE - SECOND FLOOR CEILING FRAMING PLAN

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

NOTE: ATTIC SPACE \/

, DESIGNED FOR 10

PSF LIVE LOAD (NO

STORAGE)

ATTACH FLUSH

PROVIDE 2-2x4 JACK STUDS

HEADER END

AND 2-2x4 KING STUDS AT EACH -

BEAM TO RAFTER

W/ SIMPSON HHUS

410 HANGER (TYP.)

PROVIDE 3-2x4 STUD COLUMN BELOW LVL -

RAFTER ENDS (TYP.)

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

GARAGE - ROOF FRAMING PLAN