

GENERAL CONSTRUCTION NOTES:

1. Design Loads: Local
2. Materials
 - A. Brick
 - Face Brick Standard: ASTM C216-84, Grade SW.
 - Brick type and color to match existing.
 - B. Mortar
 - ASTM C270, Type S. Mortar style and color consult owner
 - Do not use calcium chloride in mortar.
 - C. Brick Ties
 - ASTM A82 steel wire, hot dip galvanized after fabrication to ASTM A 153/A 153M, Class B
 - D. Insulation
 - ASTM C665; pre-formed glass fiber batt (R-19)
 - E. Wood Framing
 - No. 2 Southern Pine
 - F. Waterproofing
 - #15 asphalt felt
 - G. Roof Shingles
 - Match existing
3. Masonry:
 - A. Install mortar in accordance with premix mortar instructions or in accordance with ASTM C780.
 - B. Clean mortar off exposed finished surfaces immediately following placement.
 - C. Conform to the applicable code requirements for masonry construction and guidelines outlined by the Brick Institute of America.
 - D. Provide brick ties.
 - E. Cut masonry units with motor-driven saws to provide clean, sharp, unchipped edges.
 - F. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Place through-wall flashing on sloping bed of mortar and cover with mortar. Seal penetrations in flashing with adhesive/sealant/tape as recommended by flashing manufacturer before covering with mortar.
 - G. Install weep holes in the head joints in exterior wythes of the first course of masonry immediately above embedded flashings as follows:
 - Keep head joints free and clear of mortar.
 - Space weep holes 24 inches o/c.
 - H. Weep Holes:
 1. After wall construction is complete, clean brick with a non-acidic solution recommended by masonry unit manufacturer.
4. Insulation
 - A. Verify that adjacent materials and insulation materials are dry.
 - B. Install insulation per manufacturer's instructions.
 - C. Tape seal tears or cuts in vapor retarder.
5. Wood Framing
 - A. All field nailing will comply with the North Carolina State Building Code Fastening Schedule Table 2304.10.1 unless noted otherwise. All nails are to be common nails.
 - B. Miscellaneous framing not shown on the structural drawings may be required in some areas. Contractor will provide all framing required to complete the project.
 - C. Exterior Wall Sheathing:
 - a) Sheathing will be 1/2" plywood APA rated sheathing with an exterior exposure 1 durability rating.
 - b) Place long dimension of sheathing perpendicular to studs in a staggered arrangement. Fasten to studs with 10d common nails 6" o/c at all panel edges and 12" o/c at intermediate supports. Block all unsupported edges.
 - c) Leave 1/4" space at all panel edge joints and 1/8" space at all panel end joints unless otherwise recommended by manufacturer.
 - D. Plywood Roof Sheathing
 - a) Roof sheathing is to be APA rated with an exterior exposure 1 rating and a panel span rating of 32/16. Thickness of sheathing is to match existing roof sheathing thickness.
 - b) Place long dimension of sheathing perpendicular to outriggers. Remove sections of existing sheathing and stagger every other new plywood sheet back to the 2nd interior roof truss. Fasten to trusses and outriggers with 10d common nails, 6" o/c at all panel edges and 12" o/c at intermediate supports. Block all unsupported edges.
 - c) Leave 1/4" space at all panel edge joints and 1/8" space at all panel end joints unless otherwise recommended by the manufacturer.
 - E. Do not cut or notch new or existing framing unless required on this drawing.
6. Miscellaneous
 - A. The contractor will be responsible for properly guying and bracing the structure to resist live, dead, wind and construction loads during construction.
 - B. Verify all existing building dimensions, elevations and details with the field conditions.

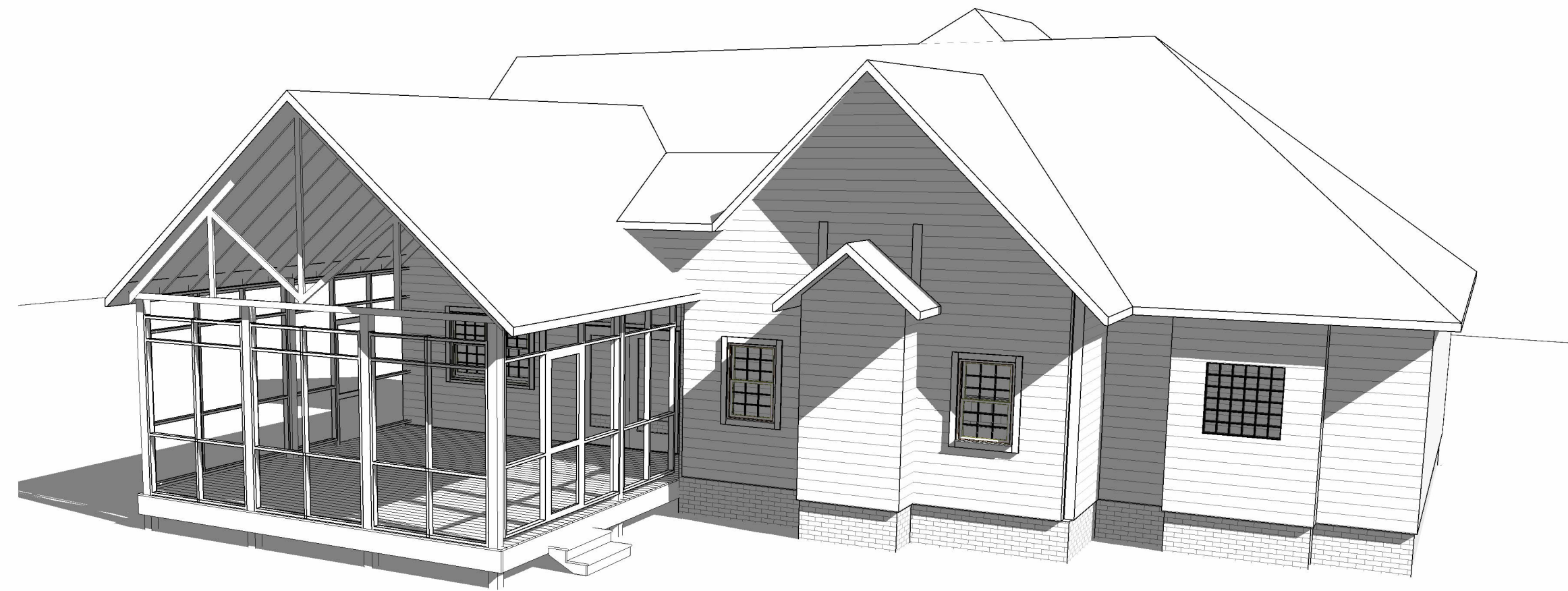
IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS, IN BUILDING CODES ANY OTHER LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING AND CONSTRUCTION PRACTICES.

I CERTIFY THAT THE CONSTRUCTION EXHIBITS FOR (IDENTIFICATION OF THE PROPERTY BY HOUSE TYPE, LOT, BLOCK, SUBDIVISION NAME, AND SO ON) MEET ALL LOCAL CODE REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH BOTH SAH AND VA MINIMUM PROPERTY REQUIREMENTS. ALL BUILDING STANDARDS AS SET FORTH BY THE INTERNATIONAL CODE COUNCIL (ICC) AND FEDERAL SAFE DRINKING WATER PLUMBING STANDARD.

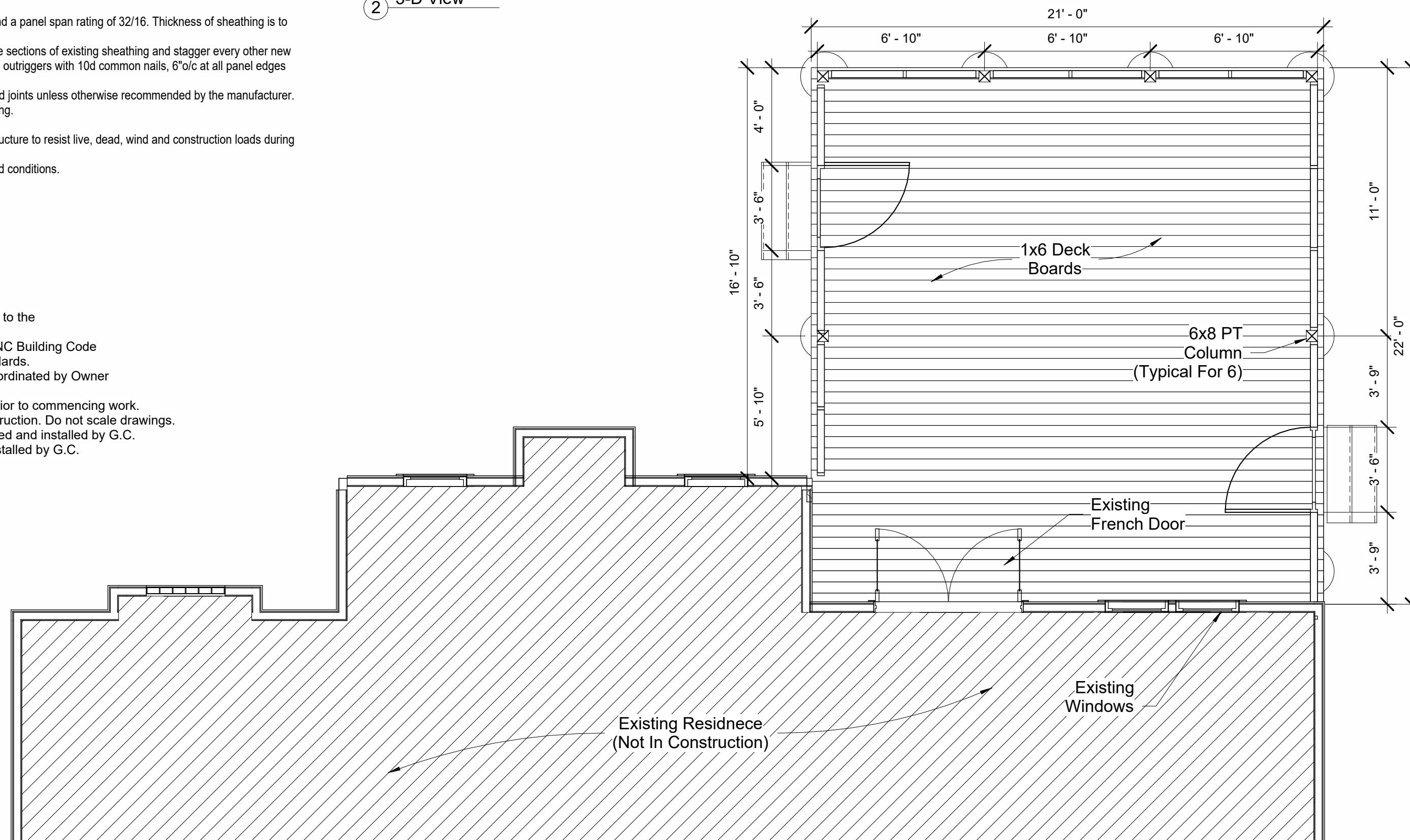
DESIGNED BY:
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PROPERTY OF TPJR
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN PROPERTY OF THE DESIGNER WHETHER THE PROJECT FOR WHICH THEY ARE MADE FOR IS EXECUTED OR NOT. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY THE OWNER ON OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH THE APPROPRIATE COMPENSATION TO THE DESIGNER.



2 3-D View



1 First Floor
1/4" = 1'-0"

59 Bermuda Trail
Sanford, NC
Proposed Covered Deck Addition
Floor Plan

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

DATE: June 7, 2023

Project number 060723000001

Drawn by TP
Checked by TP

Elevation Notes:

1. Gutters and downspouts are not shown for clarity, downspouts shall be located towards the front and rear of the house. Locate downspouts in non-visually offensive locations. General contractor shall verify existing grades and coordinate any necessary drainage requirements with owner.
2. Plumbing and HVAC vents shall be grouped in attic to limit roof penetrations and to be located away from public view and shall be primed and painted to match roof color where necessary.
3. Provide attic ventilation per local code requirements.
4. Exterior flashing shall be correctly installed at all connections between roofs, walls, chimneys, projections and penetrations as required by approved construction practices.
5. Contractor shall provide adequate attic ventilations/roof vents per local governing code. Install continuous ridge ventilation and match to roof. Provide appropriate soffit ventilation at overhangs.

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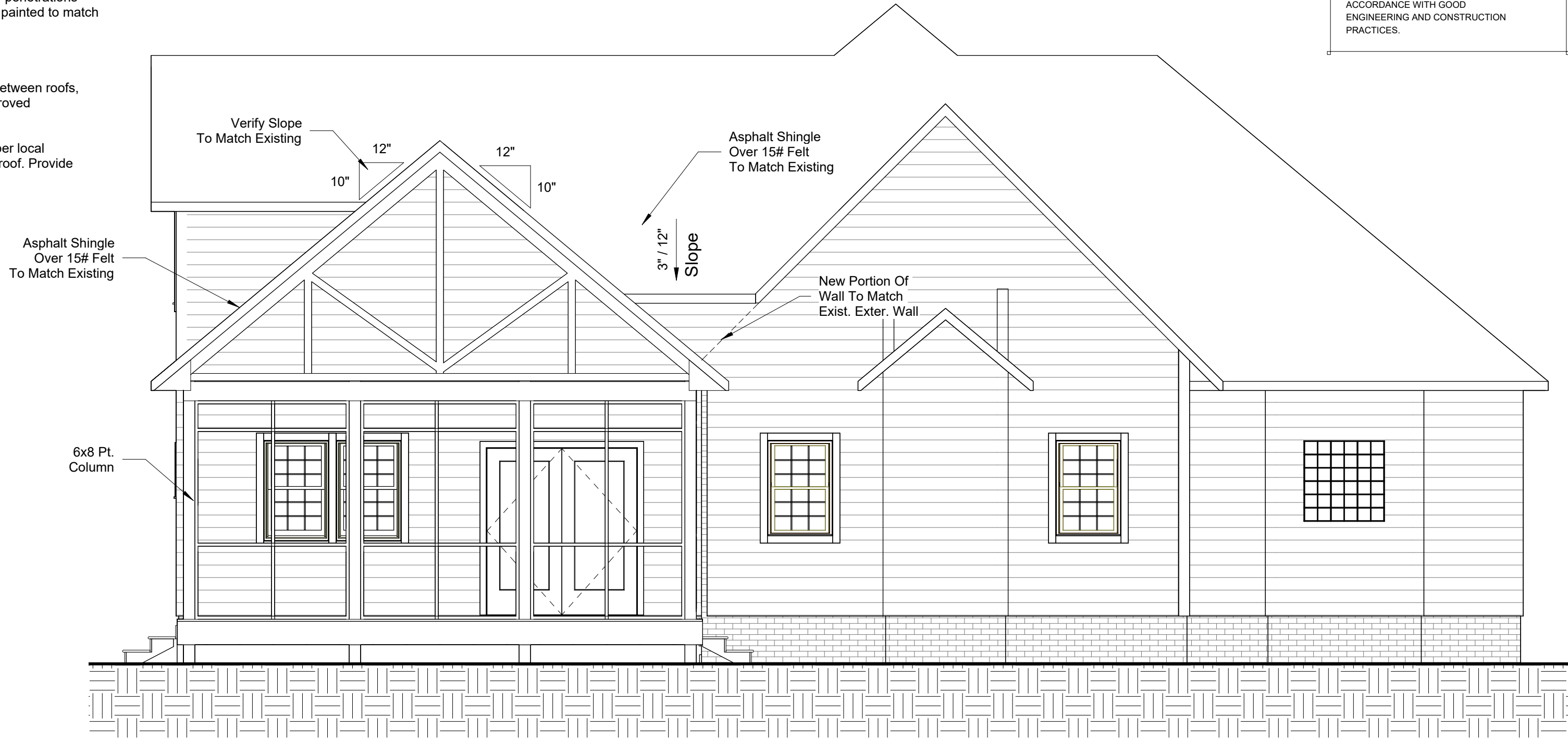
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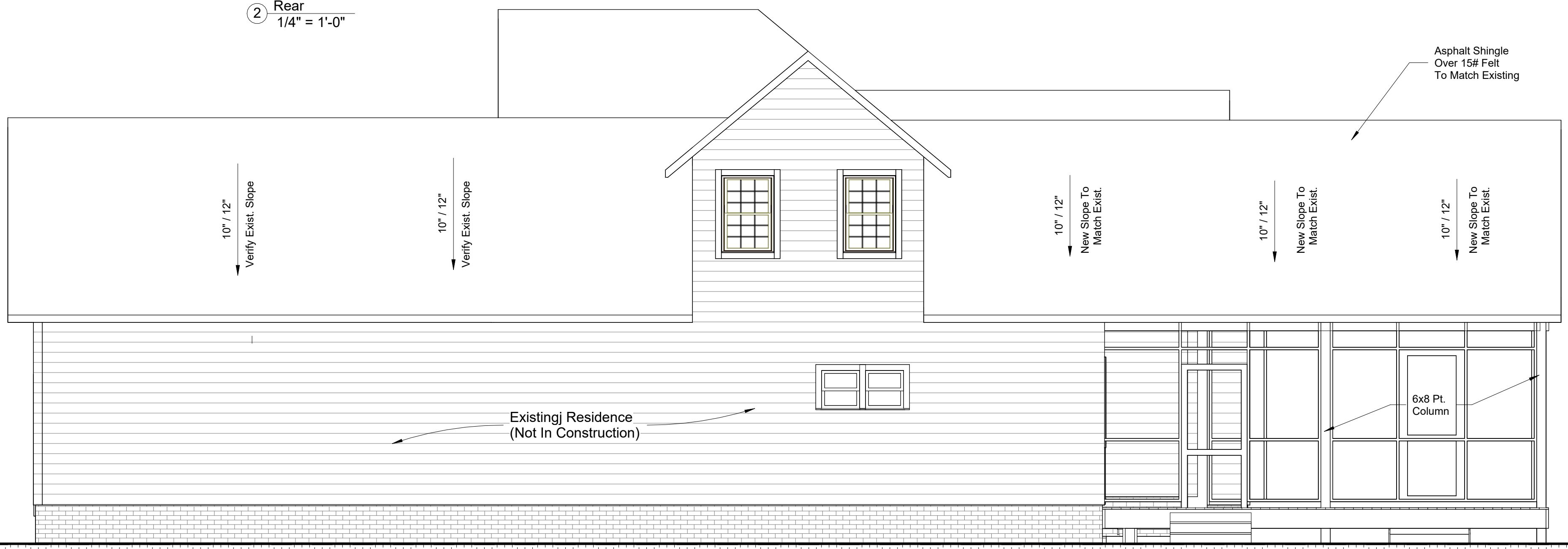
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② Rear
1/4" = 1'-0"



③ Left
1/4" = 1'-0"

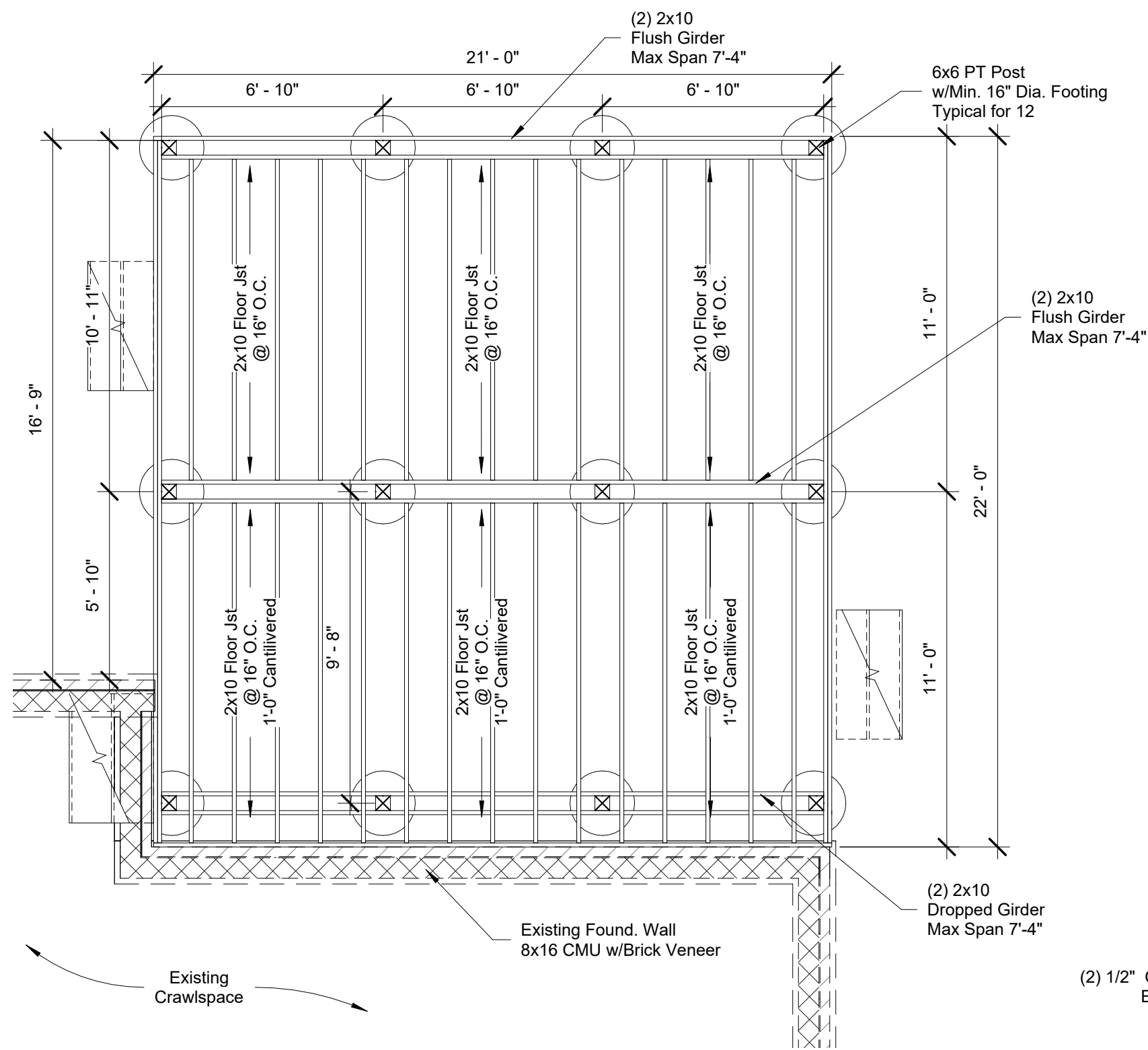
**59 Bermuda Trail
Sanford, NC
Proposed Covered Deck Addition
Elevations**

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

DATE:
June 7, 2023

Project number
060723000001

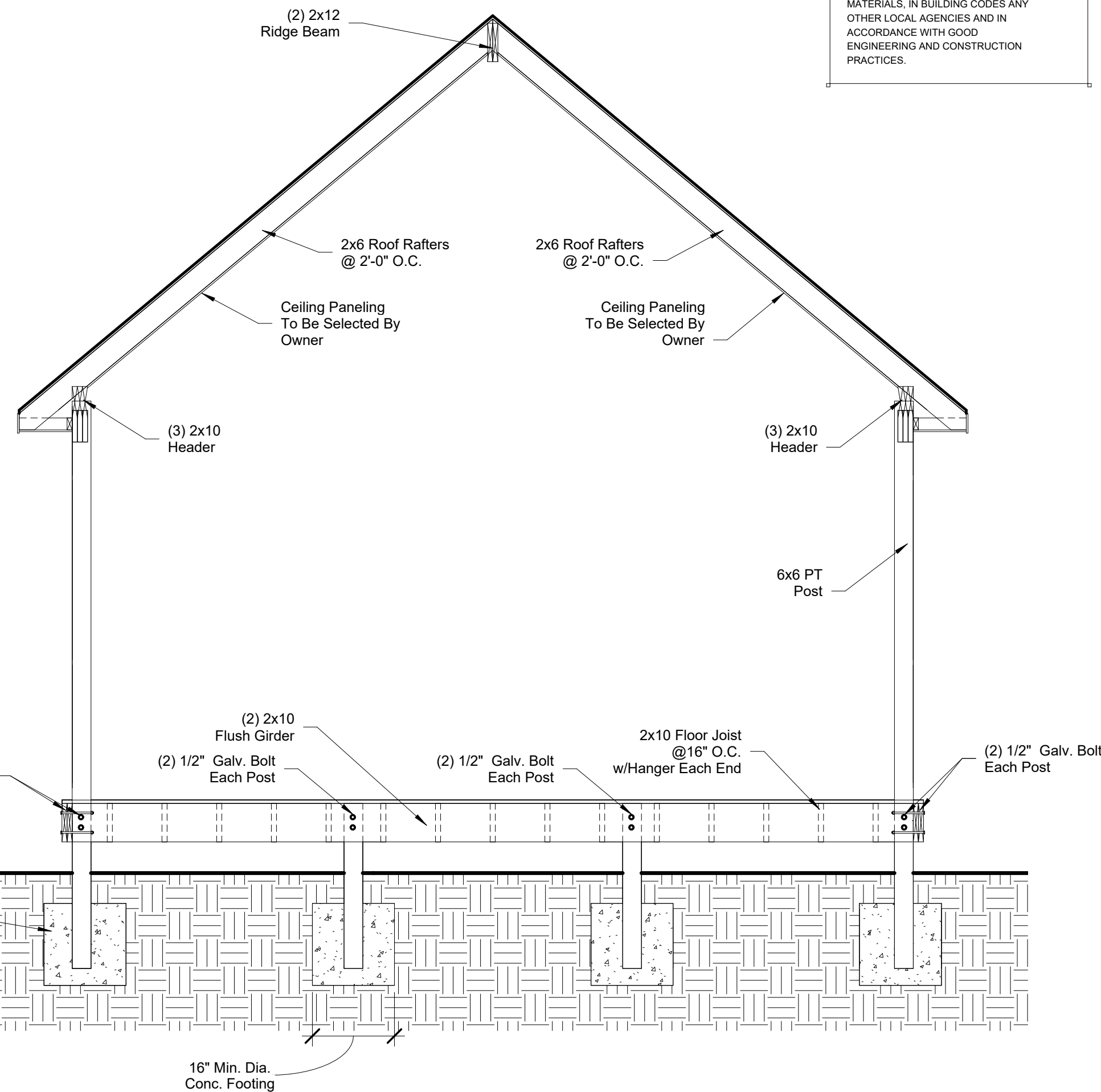
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① Foundation Crawlspace
1/4" = 1'-0"

FOUNDATION NOTES:

1. Concrete dimensions are typically to face of wall.
2. All concrete slabs shall be minimum 4" thick, with 6 x 6 1.4/1.4 W.W.M welded wire fabric placed over 6 mil poly vapor barrier over a minimum 6" bed of compacted gravel.
3. All portions of footings shall be placed on undisturbed soil. Footings or portions of footings placed on fill shall be engineered by others.
4. All exterior footings shall be a minimum of 12" below finished grade. No footings shall be placed in water or on frozen soil.
5. A minimum of 4" of compacted gravel shall be placed below all poured slabs.
6. Dampproofing to be installed according to manufacturer's specifications.
7. Provide Anchor Bolts sizes as indicated (min. 1/2" dia) on these drawings, at top of concrete foundation walls at a minimum of 1'-0" from corners and maximum 6'-0" O.C. for balance of perimeter walls, two per plate minimum.
8. All concrete footings shall bear on undisturbed virgin soil with presumptive bearing capacity of 4000 psf.
9. All concrete frost walls to have bottom of footing at minimum 1'-6" below finished grade.
10. Concrete foundation walls that exceed 8'-0" in height must be reinforced with steel designed by a licensed Structural Engineer.
11. All Concrete shall have the minimum 28 day strength:
 - Garage Slab 3500 psi
 - Basement Slab 3000 psi
 - Crawl Space Slab 3000 psi
 - Exterior Slab 3500 psi
 - Foundation Slab 3000 psi



② Section 7
3/8" = 1'-0"

Framing Lumber.

All non treated framing lumber shall be SPF #2 or SYP #2 and all treated lumber shall be SYP #2 unless otherwise noted

Engineered Wood Beams.

Laminated Veneer Lumber (LVL) = Fb=2600 psi, Fv=285 psi, E=1.9x10⁶ psi
 Parallel Strand Lumber (PSL) = Fb=2900 psi, Fv=295 psi, E=2.0x10⁶ psi
 Laminated Strand Lumber (LSL) = Fb=2250 psi, Fv=400 psi, E=1.55x10⁶ psi
 Install all connections per manufacturer's specifications.

Truss and I-Joist Members.

All roof truss and I-Joist layouts shall be prepared in accordance with this document. Trusses and I-Joists shall be installed according to manufacturer's specifications.

Lintels.

Brick lintels shall be 3 1/2" x 3 1/2" x 1/4" steel angle for up to 6'-0" and 6" x 4" x 5/16" steel angle with 6" leg vertical for spans up to 9'-0" unless otherwise noted.

Concrete & Soils.

See Foundation Notes

GENERAL NOTES:

1. All drawings and written material are the property of the Designer, and may not be used without their expressed written consent.
2. As a matter of record, the Designer, shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work for acts or omissions of the contractor, subcontractors or any other persons performing any of the work in accordance with these drawings.
3. Do not scale drawings - Dimensions are to face of stud or finished edge of foundation unless noted otherwise. Verify all existing dimensions and conditions.
4. This set of drawings and details are an instrument of service and may be used for this project only and shall not be loaned, copied, modified or reproduced either in whole or in part without oral or written consent of the Designer.

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59 Bermuda Trail
Sanford, NC
Proposed Covered Deck Addition
Foundation Plan

SCALE:

As indicated

DATE:

June 7, 2023

Project number

060723000001

Drawn by

TP

Checked by

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Structural Notes

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supercede the code.

Job Site Practice and Safety. The designer assumes no liability for contractor practices and procedures or safety plan. The designer takes no responsibility for failure to carry out construction work in accordance with contract documents. All members shall be framed, anchored, and braced in accordance with good construction safety practices and according to the code.

Roof Truss Requirements

Truss Design. Trusses to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to the Designer's attention prior to commencing construction.

Knee Wall and Ceiling Heights. All finished knee wall heights and ceiling heights are shown furred down 10" from the decking for the insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights of finished ceiling heights shown on these plans the finished square footage may vary. Any discrepancies must be brought to the attention of the designer for a suitable solution prior to commencing construction.

Anchorage. All required anchors for trusses due to uplift or bearing shall meet the requirements as specified by the truss manufacturer's schematics.

Bearing. All trusses shall be designed for bearing on SPF #2 plates or ledgers unless otherwise noted.

Plate Heights & Floor Systems. See Elevations and Sections for plate heights and floor thicknesses.

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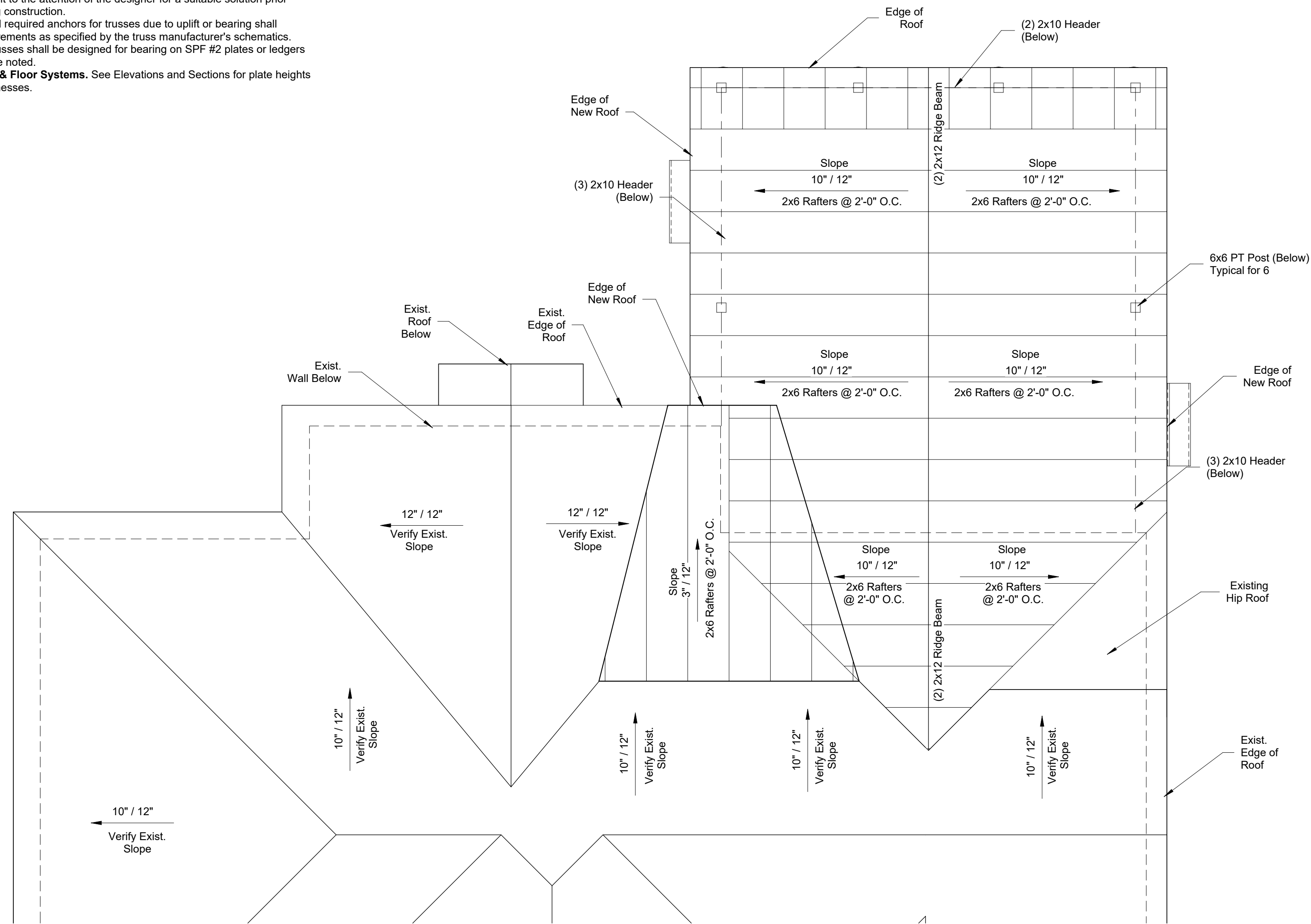
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59 Bermuda Trail
Sanford, NC
Proposed Covered Deck Addition
Roof Plan

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

DATE: June 7, 2023

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