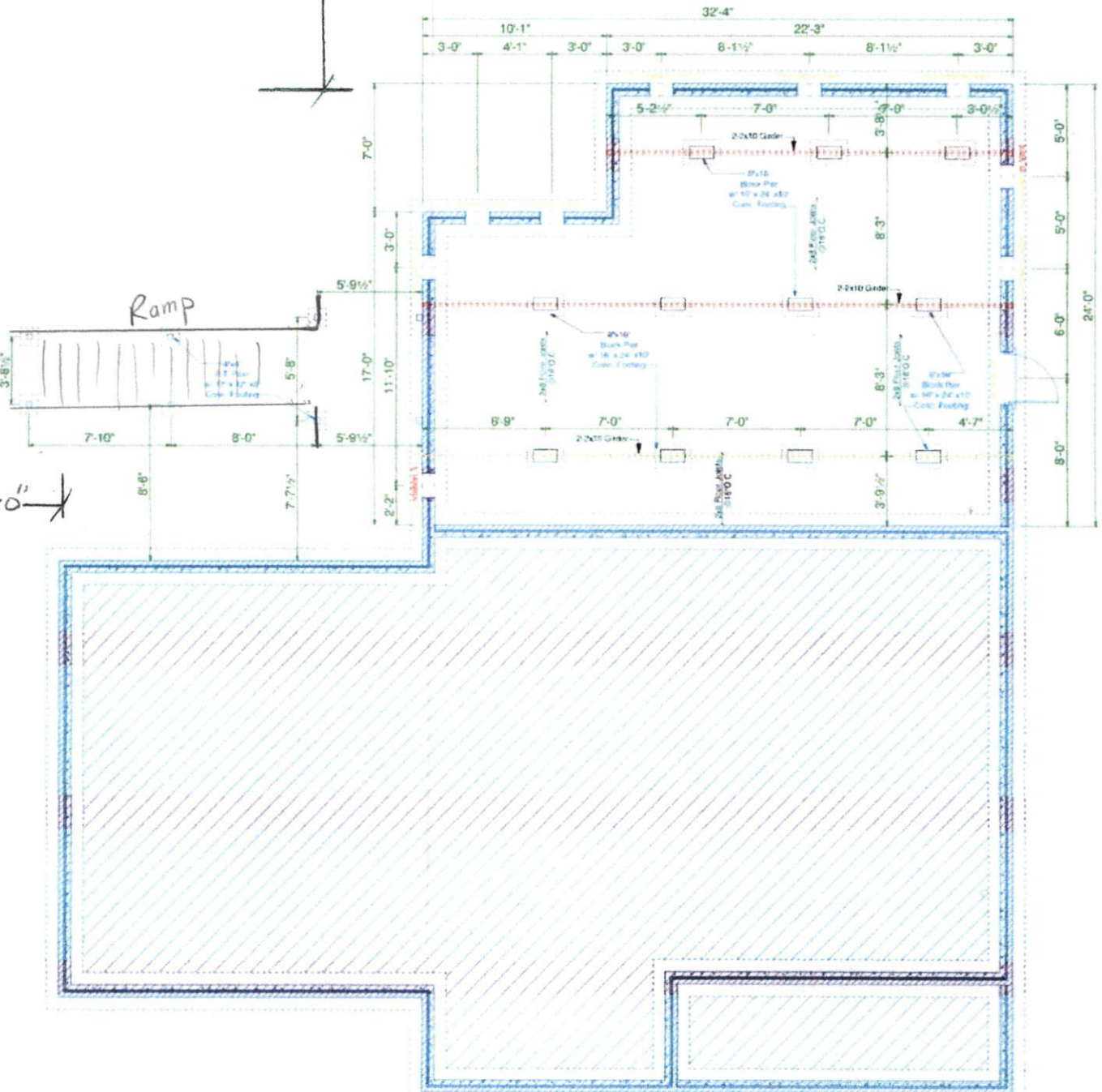


Rear

28'

11'-6"



168'

Ramp

12'

30'-0"

Foundation Layout

Crawlspace

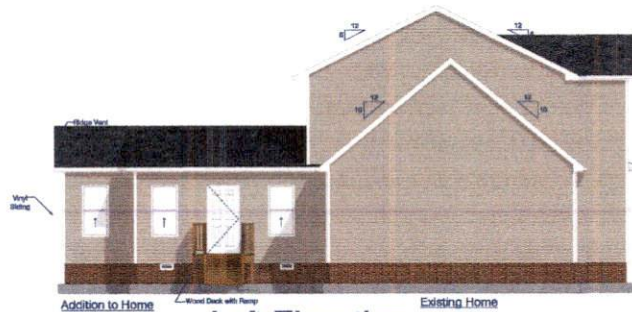
FOUNDATION VEN

Existing

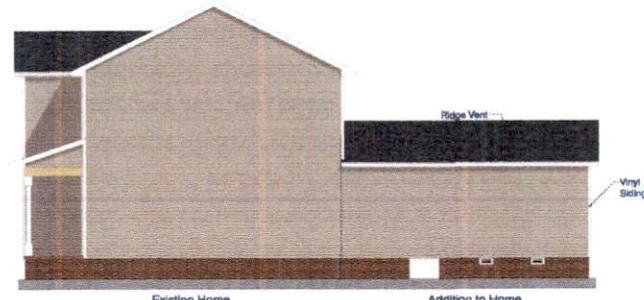
655 S.F. / 150" x 4.35 S.F. VENT

Front

107 Person Court
Spring Lake



Left Elevation
Scale: 1/8" = 1'0"



Right Elevation
Scale: 1/8" = 1'0"



Rear Elevation
Scale: 1/8" = 1'0"

The information in these documents is intended to be used by a professional in the field of architecture, engineering, or construction. It is not to be used for any other purpose. The user of these documents is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The designer and contractor are not responsible for any errors or omissions in these documents. The user of these documents is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The designer and contractor are not responsible for any errors or omissions in these documents.

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Project: Sutton Addition
107 Person Ct, Spring Lake, NC 28390
MODEL: FD-632
BUILDER:

DATE PRINTED:
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Elevations

SHEET
1

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Plans Designed to the 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

| CLIMATE ZONE | ZONE 3 | ZONE 4 | ZONE 5 |
|---------------------------|--------|--------|--------|
| FENESTRATION U-FACTOR | 0.35 | 0.35 | 0.35 |
| SKYLIGHT U-FACTOR | 0.65 | 0.65 | 0.60 |
| GLAZED FENESTRATION SHGC | 0.30 | 0.30 | 0.30 |
| CEILING R-VALUE | 30 | 38 | 38 |
| WALL R-VALUE | 13 | 15 | 19 |
| FLOOR R-VALUE | 19 | 19 | 30 |
| **BASEMENT WALL R-VALUE | 10/13 | 10/13 | 10/13 |
| **SLAB R-VALUE | 0 | 0 | 10 |
| * CRAWLSPACE WALL R-VALUE | 5/13 | 10/13 | 10/13 |

* 10/13 Means R-13 Sheathing Insulation or R-13 Cavity Insulation
 ** Insulation Depth with Monolithic Slab 18" or From Inspection Gap to bottom of Footing; Insulation Depth with Stem Wall Slab 24" or to bottom of Foundation Wall
 DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (93 FASTEST MILE) EXPOSURE "B"

| DESIGN PRESSURES FOR DOORS AND WINDOWS POSITIVE AND NEGATIVE IN PSF | | | |
|------------------------------------------------------------------------|----|----|----|
| MEAN ROOF HEIGHT (FT) | | | |
| VELOCITY (MPH) | 15 | 25 | 35 |
| 115 | 15 | 17 | 19 |
| 120 | 20 | 23 | 25 |
| 130 | 25 | 29 | 32 |

ASSUMED MEAN ROOF HEIGHT 9'3"

Roof Truss Requirements

TRUSS DESIGN.

Trusses, if used, to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Frazier Designs attention before construction begins.

KNEE WALL AND CEILING HEIGHTS.

All Finished knee wall heights and ceiling heights are shown turned down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Frazier Designs Attention, so that a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the responsibility of the truss manufacturer.

ANCHORAGE.

All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics.

Bearing.

All trusses shall be designed for bearing on SPF # 2 Plates or Ledgers unless noted otherwise.

Plate Heights and Floor Systems.

See Elevation page(s) for plate heights and floor system thicknesses.

ROOF VENTILATION

Section R806

R806.1 Ventilation required.

Enclosed Attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have a 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 1/16 inch (1.6mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4" inch (6.4mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6mm) minimum and 1/4 inch (6.4mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

R806.2 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 (914mm) 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.

Square footage of roof to be vented = 1201

Net-Free Cross Ventilation Needed:

Without 50% to 80% of Venting 30" above Eave= 8.01

With 50% to 80% of Venting 30" above eave; or with Class I or II

Vapor Retarder on Warm-in-Winter Side of Ceiling: 4.00

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 supersede the code.

Job Site Practices And Safety:

Frazier Designs assumes no liability for contractor practices and procedures or safety program. Frazier Designs takes no responsibility for the contractor's failure to carry out the construction work in accordance with the contract documents. All members shall be framed, anchored, and braced in accordance with good construction practice and the building code.

| Design Loads | Live Load | Dead Load | Deflection |
|------------------------------|-----------|-----------|------------|
| | (PSF) | (PSF) | |
| Attic without storage | 10 | 10 | L/240 |
| Attics with Limited storage | 20 | 10 | L/360 |
| Attics with fixed stairs | 40 | 10 | L/360 |
| Balconies and Decks | 40 | 10 | L/360 |
| Fire Escapes | 40 | 10 | L/360 |
| Guardrails and Handrails | 200 | -- | -- |
| Guardrail In-fill components | 50 | -- | -- |
| Passenger vehicle garages | 50 | 10 | L/360 |
| Rooms other than sleeping | 40 | 10 | L/360 |
| Sleeping rooms | 30 | 10 | L/360 |
| Stairs | 40 | -- | L/360 |
| Snow | 20 | -- | -- |

Framing Lumber:

All non treated framing lumber shall be SPF # 2 (Fb=875 PSI) or SYP # 2 (Fb= 750 PSI) and all treated lumber shall be SYP # 2 (Fb= 750 PSI) unless noted otherwise.

Engineered Wood Beams:

Laminated lumber (LL) = Fb= 2800 PSI, Fv=285 PSI, E=1.8x10⁶ PSI
 Parallel strand lumber (PSL) = Fb= 2900 PSI, Fv= 290 PSI, E= 2.0x10⁶ PSI
 Laminated Strand Lumber (LSL) = Fb= 2250 PSI, Fv= 400 PSI, E = 1.55 x 10⁶ PSI
 Install All connections per Manufacturers Instructions

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 the Manufacturers specifications. Any Change in Truss or I-Joist Layout shall be coordinated with Frazier Designs.

Lintels:

Brick Lintels Shall be 3 1/2" x 3 1/2" x 1/4" Steel angle for up to 60" Span and 6" x 4" x 5/16" Steel angle with 6" leg vertical for spans up to 90" Unless noted otherwise.

Concrete and Soils:

See Foundation Notes.

Foundation Structural Notes

120 MPH wind zone (1 1/2 to 2 1/2 story)

Continuous Footing:

16" wide and 8" thick minimum. 20" wide minimum at brick veneer. Must extend 2" to either side of supported wall.

Girders:

(2) 2x8 girder unless noted otherwise.

Piers:

6" x 16" piers with 6" solid masonry cap on 16" x 24" x 6" concrete footing with maximum pier height of 64" with hollow masonry and 160" with solid masonry unless otherwise noted.

Point Loads:

designates significant point load and should have solid blocking to pier, girder or foundation wall.

Anchor Bolts:

1/2" diameter anchor bolts embedded minimum 7" maximum 60" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

Concrete:

Concrete shall have a minimum 28 day strength of 3000 psi and maximum 5" slump. Air entrained in Table 402.2. All concrete shall be in accordance with ACI standards. All samples for pumping shall be taken from the exit end of the pump.

Lug Footings:

Lug Footings shall be 20" wide x 10" depth and shall run continuously underneath any wall that is deemed to be load bearing. See Detail for specs.

Soils:

Allowable soil bearing pressure assumed to be 2000 PSF. The Contractor must contact a geotechnical engineer and a structural engineer if unsatisfactory subsurface conditions are encountered. The surface area adjacent to be foundation wall shall be provided with adequate drainage, and shall be graded so as to drain surface water away from foundation walls.

AIR LEAKAGE

Section N1102.4

N1102.4.1 Building Thermal Envelope.

The Building Thermal Envelope shall be durably sealed with an Air Barrier System to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. For all homes, where present, the following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material or solid material consistent with Appendix E-4.4 of this code:

1. Blocking and sealing floor/ceiling systems and under knee walls open to unconditioned or exterior space.
2. Capping and sealing shafts or chases, including flue shafts.
3. Capping and sealing soffit or dropped ceiling areas.

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Project: Sutton Addition
 107 Person Ct, Spring Lake, NC 28390
 MODEL: FD-632
 BUILDER:

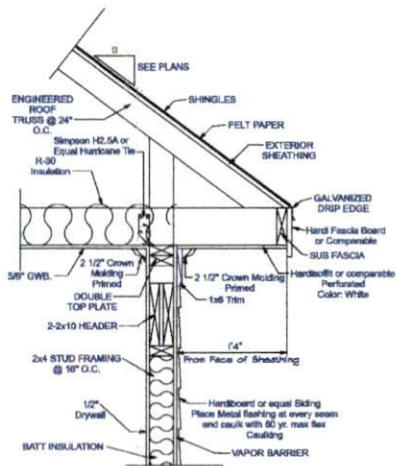
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SHEET

2

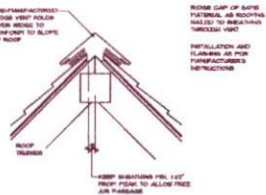


Overhang Detail - Siding

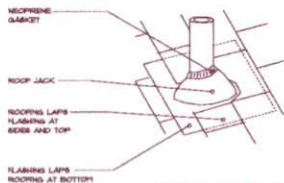
Not to Scale
 ***If Roof is to be Slick Built,
 See Structural Engineers Details
 for Specifications**

NOTE THAT "CORNER" STYLING/ROOF SQUARE
 VENTS MUST BE PROVIDED IN ADDITION TO ONE IN LINE
 OF AREA VENTS INDICATED.

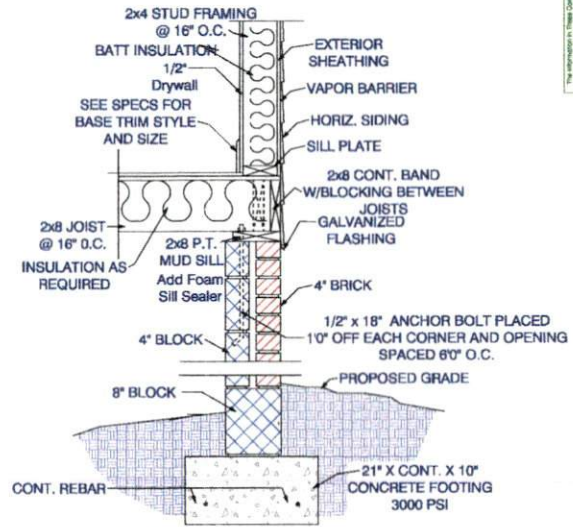
SEE 36 SQ. FT. UNOCCUPIED + BULKY VENTILATION AREA RESULT



RIDGE VENT

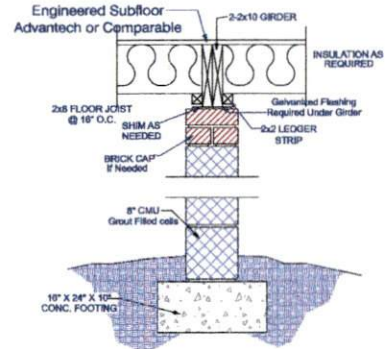


ROOF JACKS AND VENTS



**Exterior Wall Detail
 Siding - 4" Brick/4" Block**

Not to Scale
 Use Grout Stop to ensure
 Full embedding of Anchor bolt.



**2-2X10 Girder
 8X16 Pier**

Not to Scale

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Project: Sutton Addition
 107 Person Ct, Spring Lake, NC 28390
 MODEL: FD-532
 BUILDER: _____

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Details

SHEET
 3

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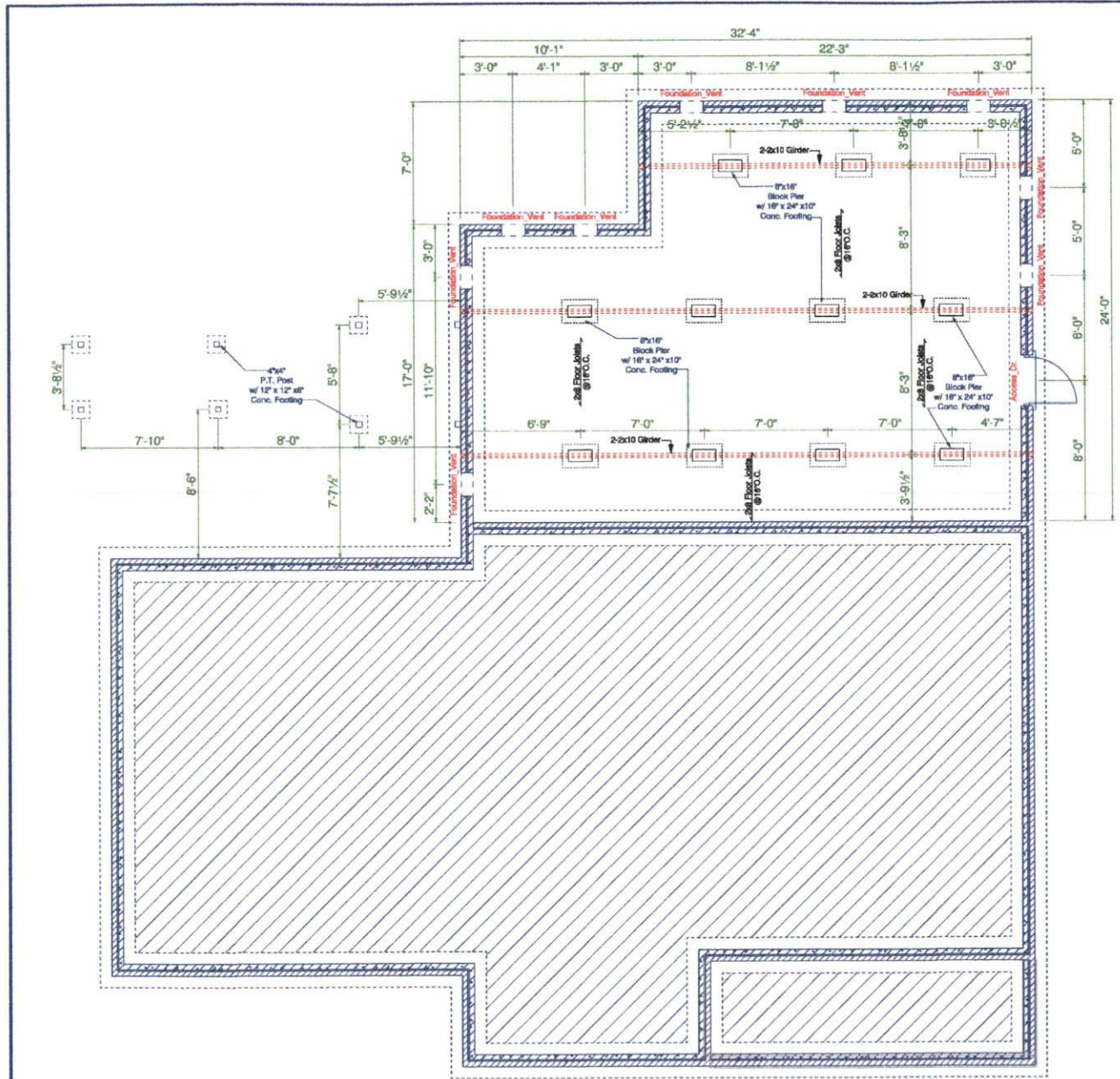
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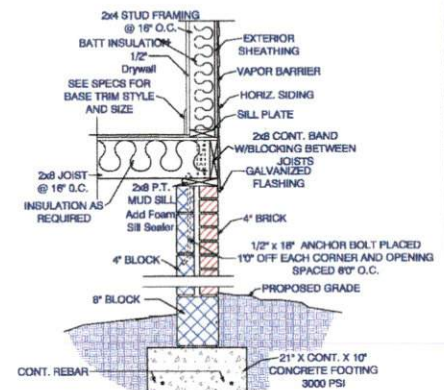
Crawspace
Layout

SHEET
4

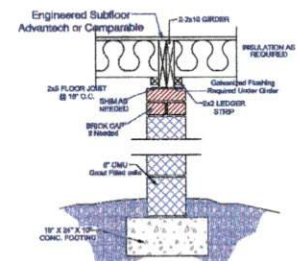


Foundation Layout
Crawspace
Scale: 1/4" = 1'0"
Existing

FOUNDATION VENTILATION:
653 S.F. / 150 = 4.35 S.F. VENTILATION REQ'D

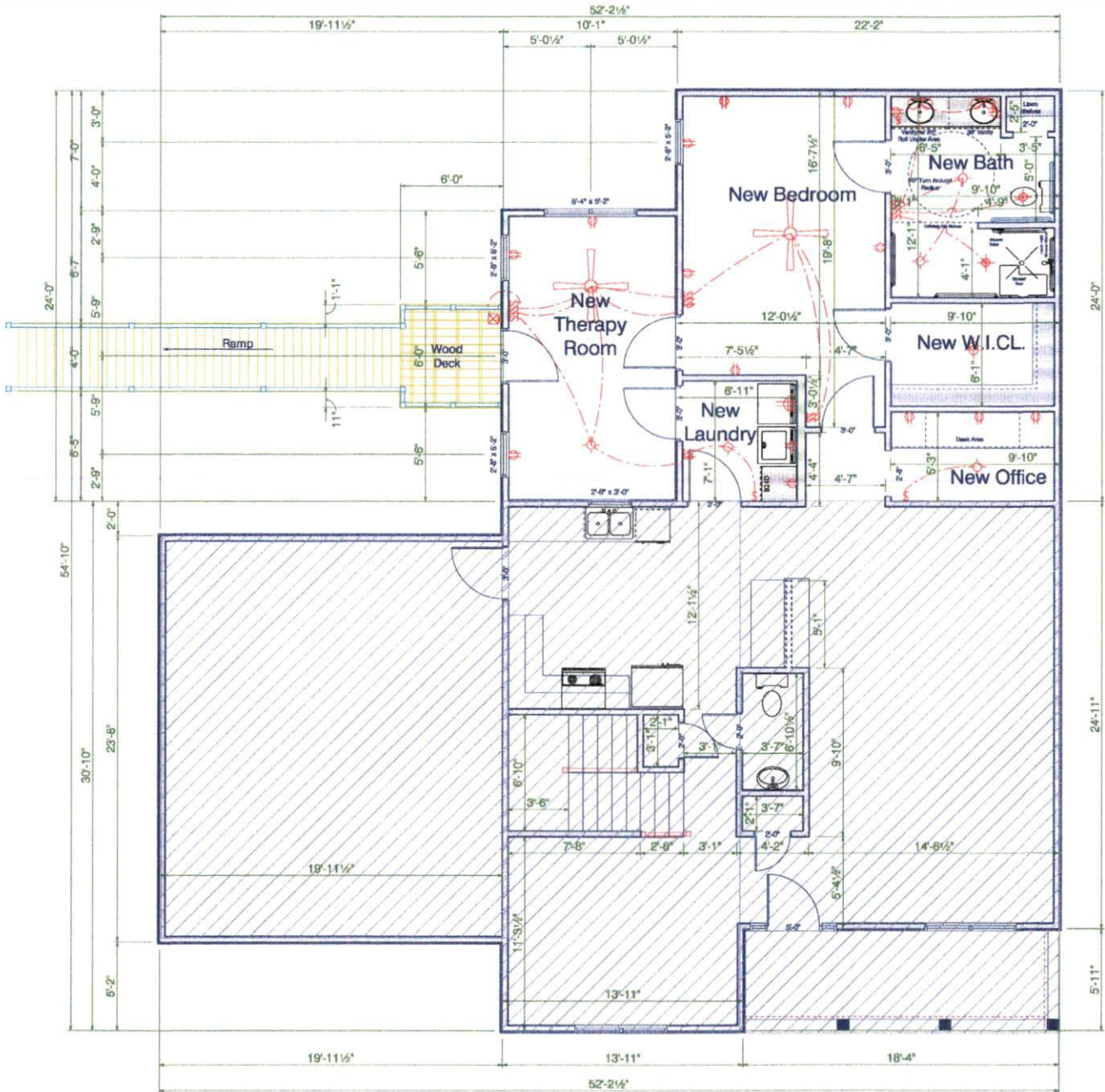


Exterior Wall Detail
Siding - 4" Brick/4" Block
Not to Scale
Use Grout Stop to ensure Full embedding of Anchor bolt.



2-2X10 Girder
8X16 Pier
Not to Scale

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Electrical Drawn as Approximation
See Electrical Contractor for
Exact Layout and Specs.

| ELECTRICAL LEGEND | | |
|--------------------------|-------|--------|
| ELECTRICAL | COUNT | SYMBOL |
| ceiling fan globe 01 | 2 | |
| exterior light 02 | 1 | |
| Exhaust fan w light | 2 | |
| 4 prong 240V Outlet | 1 | |
| light | 7 | |
| outlet | 15 | |
| outlet gfi | 2 | |
| switch | 2 | |
| switch double | 2 | |
| switch quad | 2 | |
| switch triple | 1 | |
| wall mounted 01 2 lights | 2 | |

Layout Existing_New

Scale: 1/4" = 1'0"



Ceiling Ht to match Existing
532 S.F. New Addition
(Includes, Laundry, office, Bedroom
Bathroom and Closet)
181S.F. New Therapy Room
127 S.F. Wood Deck
(Includes Ramp)

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Layout

SHEET

5

