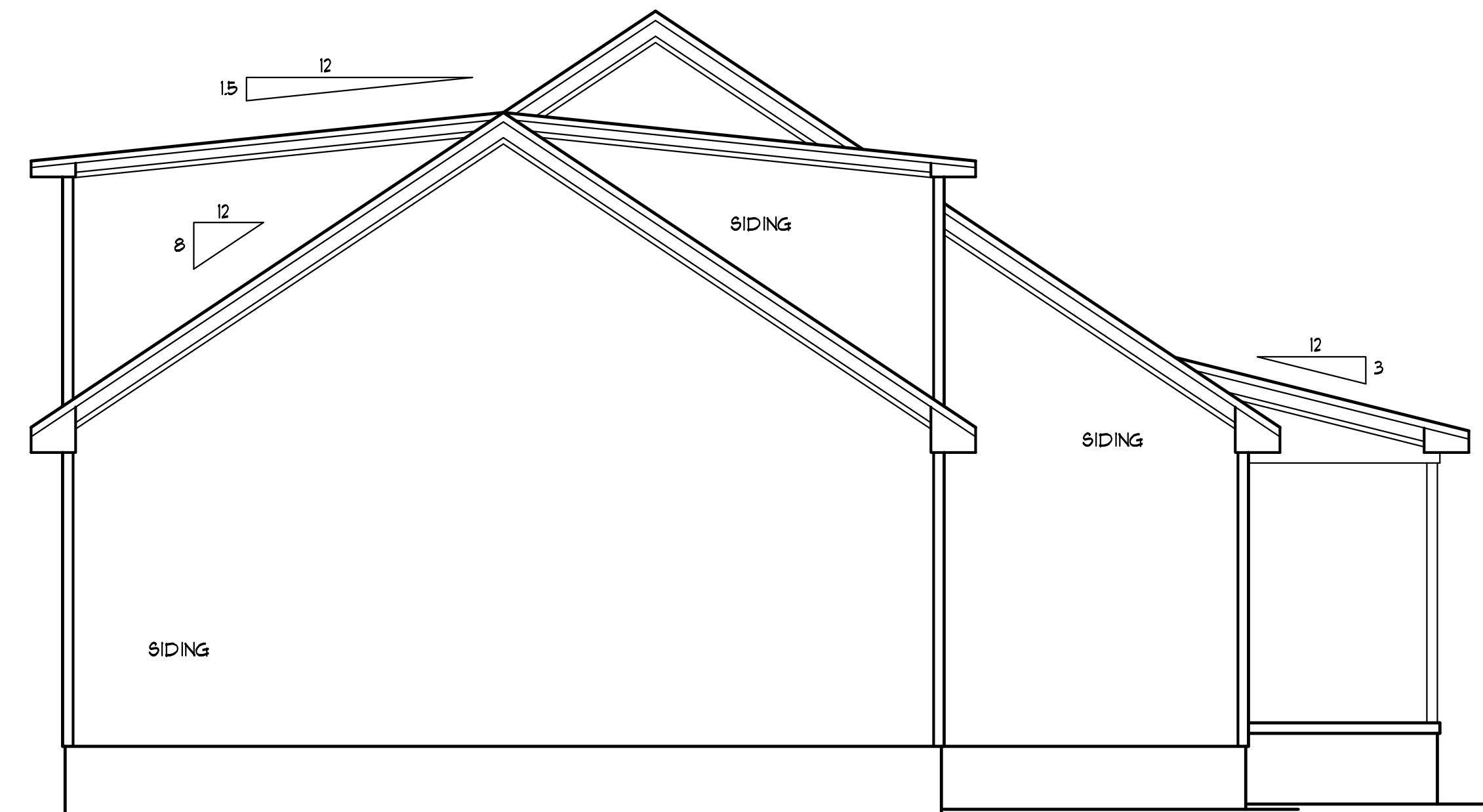
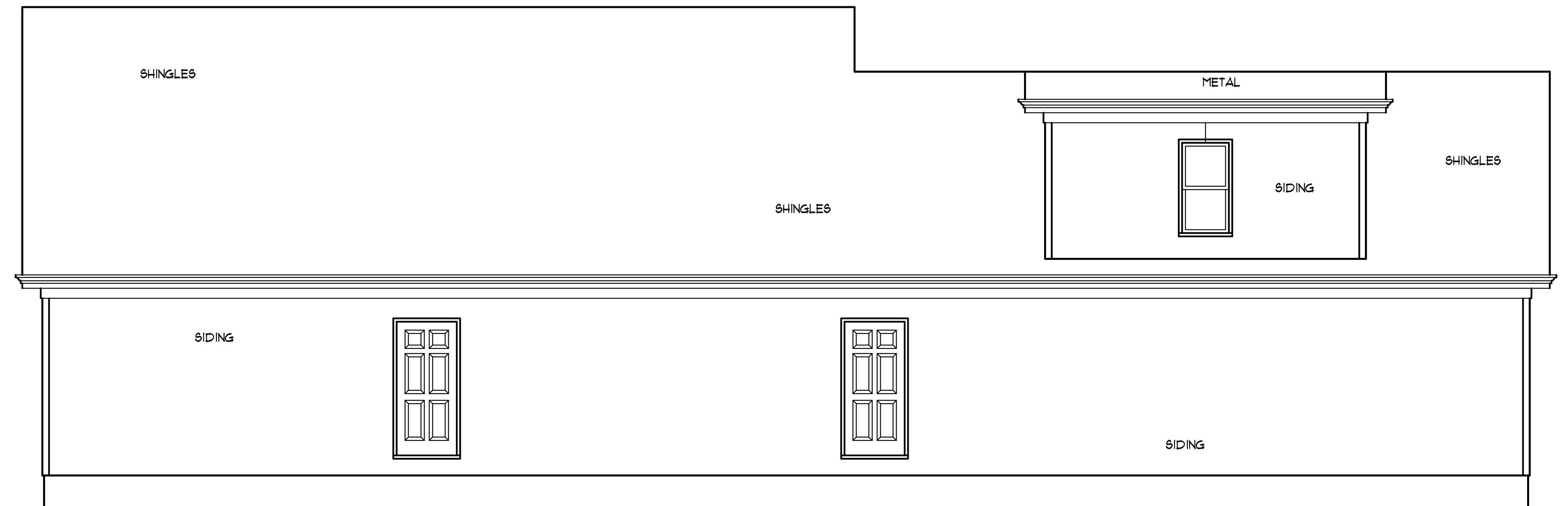




LEFT SIDE

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



REAR ELEV

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



FRONT ELEV

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



RIGHT SIDE

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

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CODES GOVERN OVER DRAWINGS.

DIMENSIONS GOVERN OVER SCALE.

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STRUCTURAL EVALUATION BY:

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LICENSE P-1716

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GENERAL FRAMING NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N102.1, RESIDENTIAL BUILDING, TYPE A-1.
- WALL CLADDING IS DESIGNED FOR A 24.1 PSF OR GREATER POSITIVE/NEGATIVE PRESSURE.
- ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY OF THE CODE FOR ZONE 1 (TABLE N102.2).
- DESIGN CRITERIA

	DEAD	LIVE
PRIMARY FLOOR	10 PSF	40 PSF
SECONDARY FLOOR	10 PSF	40 PSF
SLEEPING AREAS	10 PSF	30 PSF
ATTIC	10 PSF	20 PSF
ROOF	10 PSF	20 PSF
WIND	120 MPH	

DEFLECTION LIMITS FLOOR - L/360
(LIVE LOAD ONLY) ROOF - L/240
- ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10.
- ALL WALLS ARE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
- FLOOR INSULATION = R-19, EXTERIOR = R-15 AND CEILING = R-38.
- PROVIDE DOUBLE FLOOR JOISTS OR TRUSS UNDER WALLS ABOVE.

R602.1.5 SUPPORTS FOR HEADERS:

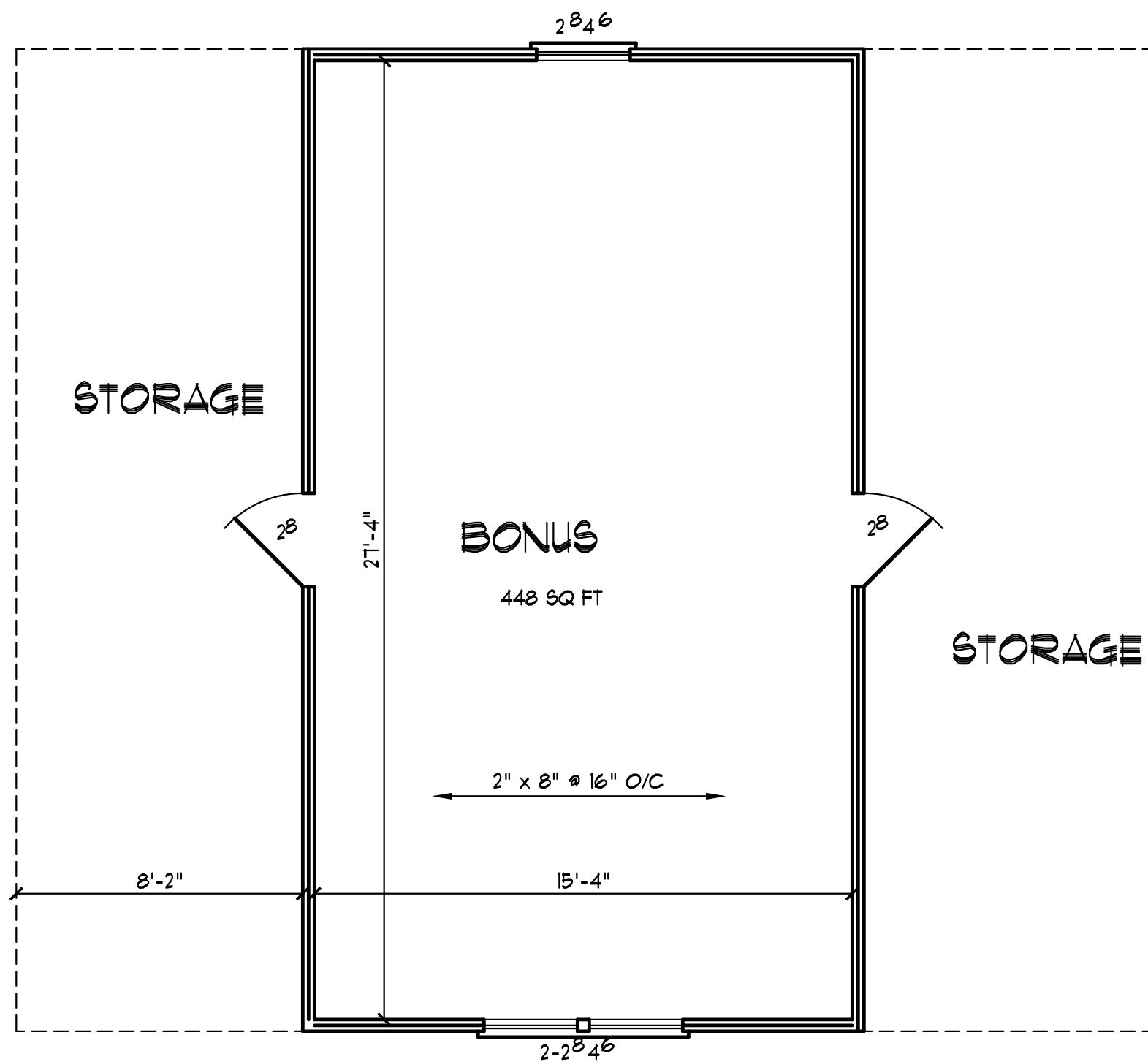
HEADERS SHALL BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS IN ACCORDANCE WITH TABLE R602.1(1) OR R602.1(2). THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER SHALL BE END NAILED TO EACH END OF THE HEADER WITH FOUR-16D NAILS (3.5 INCHES X 0.135 INCHES). THE MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF A HEADER SHALL BE IN ACCORDANCE WITH TABLE R602.1.5.

TABLE R602.1.5
MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

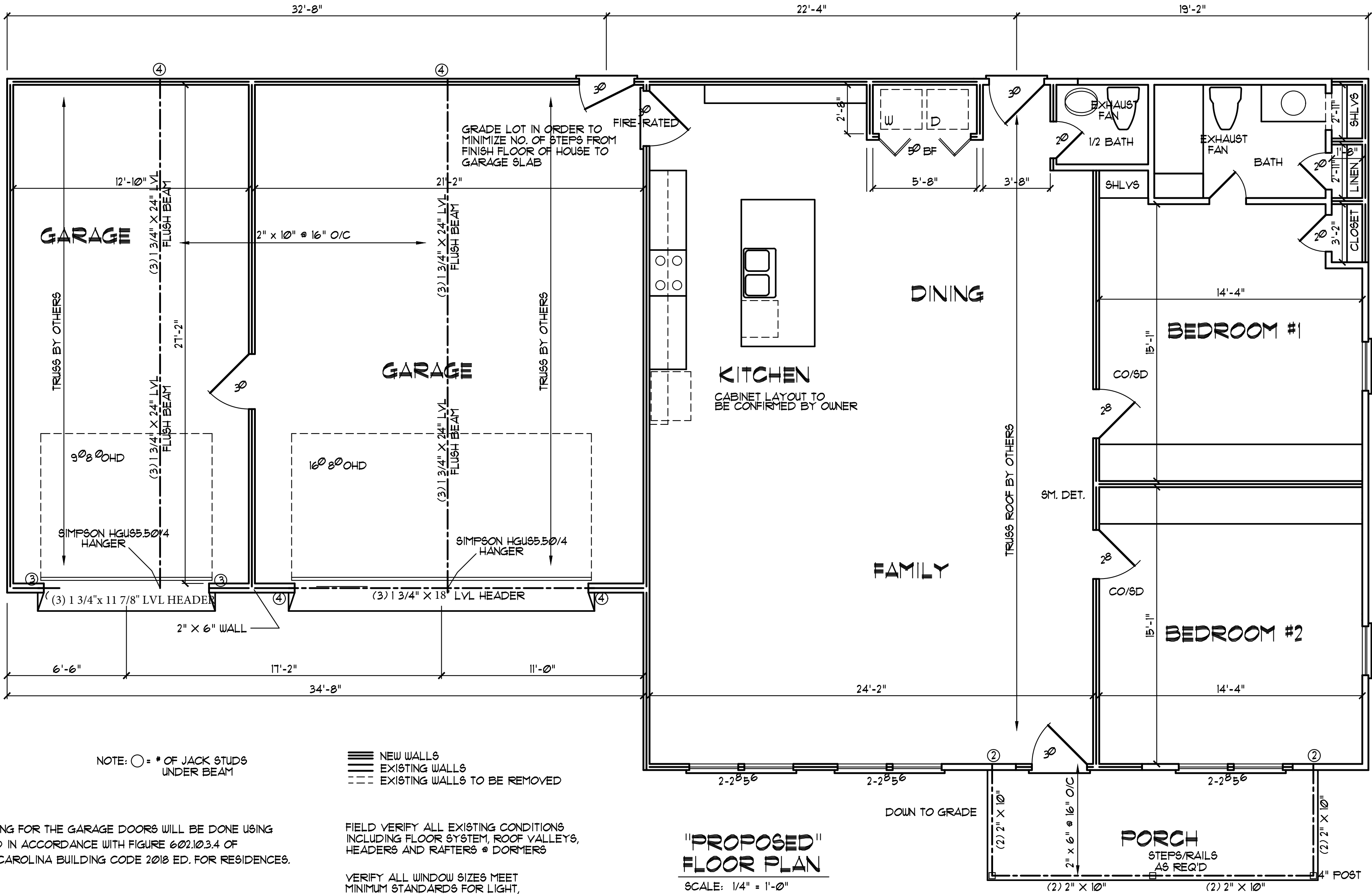
HEADER SPAN	MAXIMUM STUD SPACING (INCHES) PER TABLE R602.3(5)	
	16	24
LESS THAN/EQUAL TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

BRACED WALL NOTES:

- BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE.
- THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED, FULL HEIGHT WITH MIN. THICKNESS 7/16" OSB. THESE WALLS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE C6-WSP DETAILS.
- BASIS OF DESIGN FOR INTERIOR BRACE WALLS IS GYPSUM BOARD METHOD AS DETAILED PER CODE TABLE R602.10.2.
- SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT. REFER TO GARAGE OPENING, PORTAL FRAMING DETAILS.



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



NOTE: ○ = # OF JACK STUDS UNDER BEAM

NEW WALLS
EXISTING WALLS
EXISTING WALLS TO BE REMOVED

WALL BRACING FOR THE GARAGE DOORS WILL BE DONE USING PFG METHOD IN ACCORDANCE WITH FIGURE 602.10.3.4 OF THE NORTH CAROLINA BUILDING CODE 2018 ED. FOR RESIDENCES.

FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING FLOOR SYSTEM, ROOF VALLEYS, HEADERS AND RAFTERS @ DORMERS

VERIFY ALL WINDOW SIZES MEET MINIMUM STANDARDS FOR LIGHT, VENTILATION AND EGRESS.

WINDOW SIZES SHOWN ARE NOMINAL. VERIFY ACTUAL ROUGH OPENINGS.

PROPOSED FLOOR PLAN

SCALE: 1/4" = 1'-0"
HEATED AREA: 1488 SQ. FT.
GARAGE AREA: 971 SQ. FT.
FRONT PORCH AREA: 108 SQ. FT.

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SHEET
A-2

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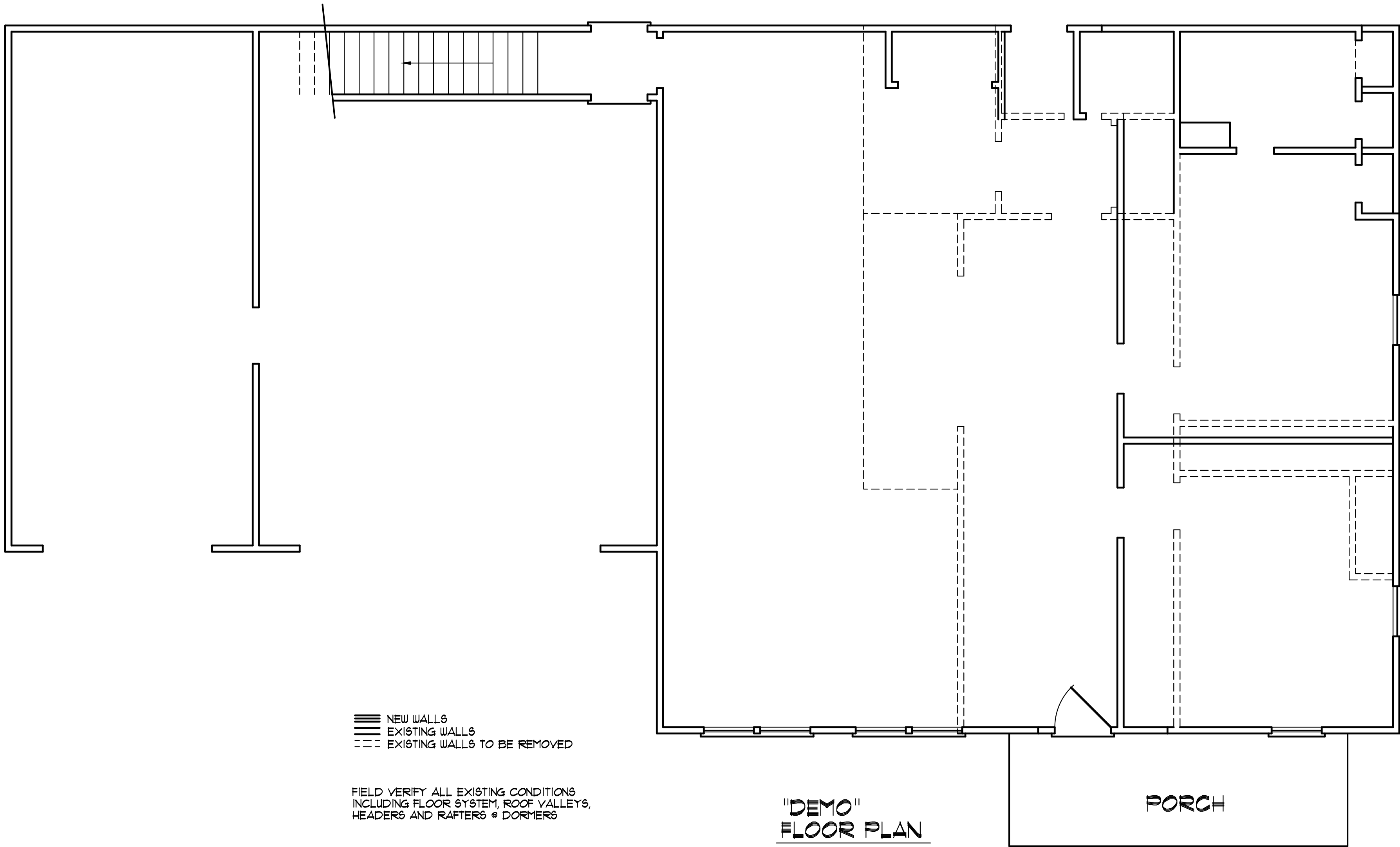
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DIMENSIONS GOVERN OVER SCALE.

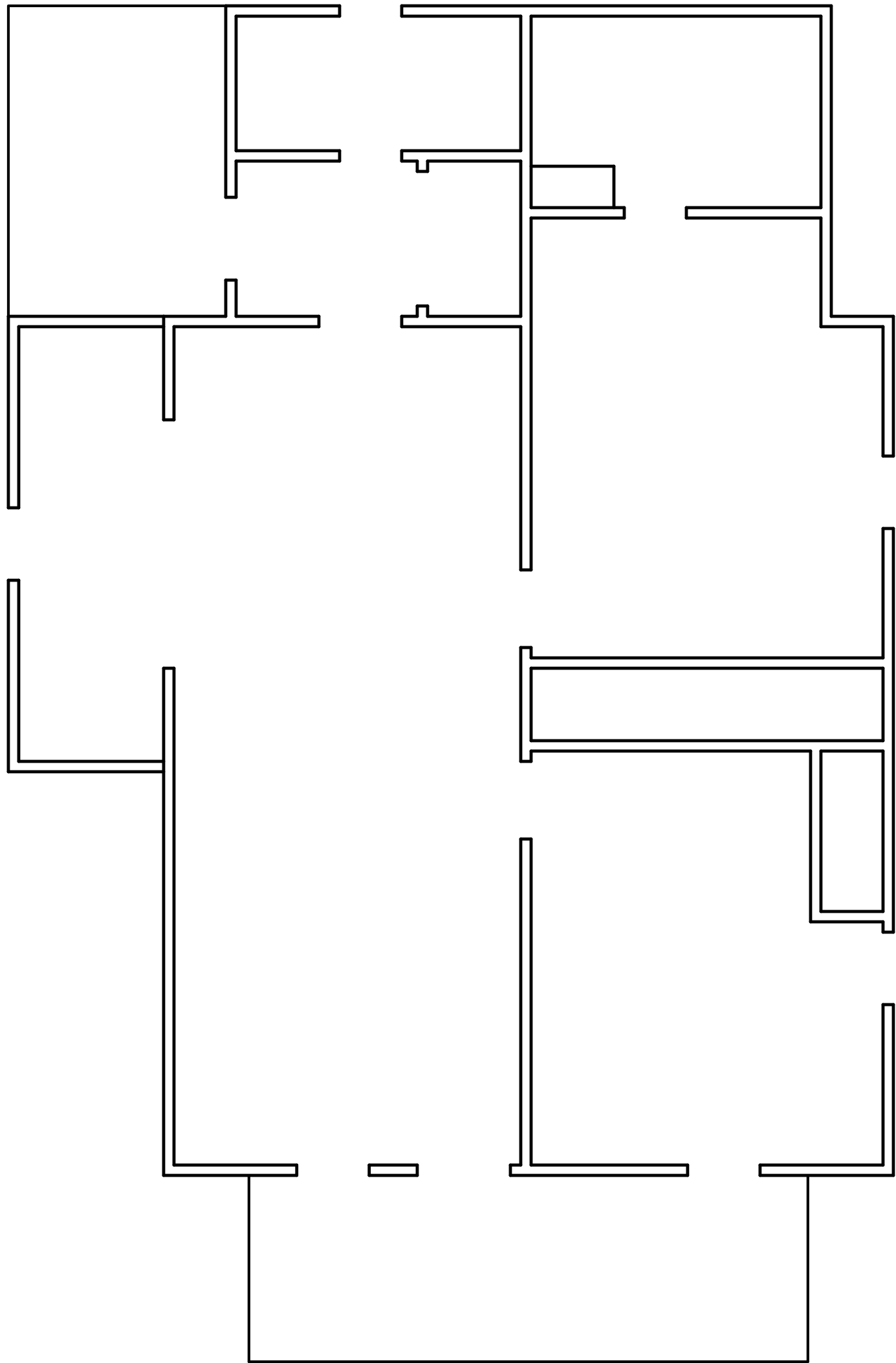
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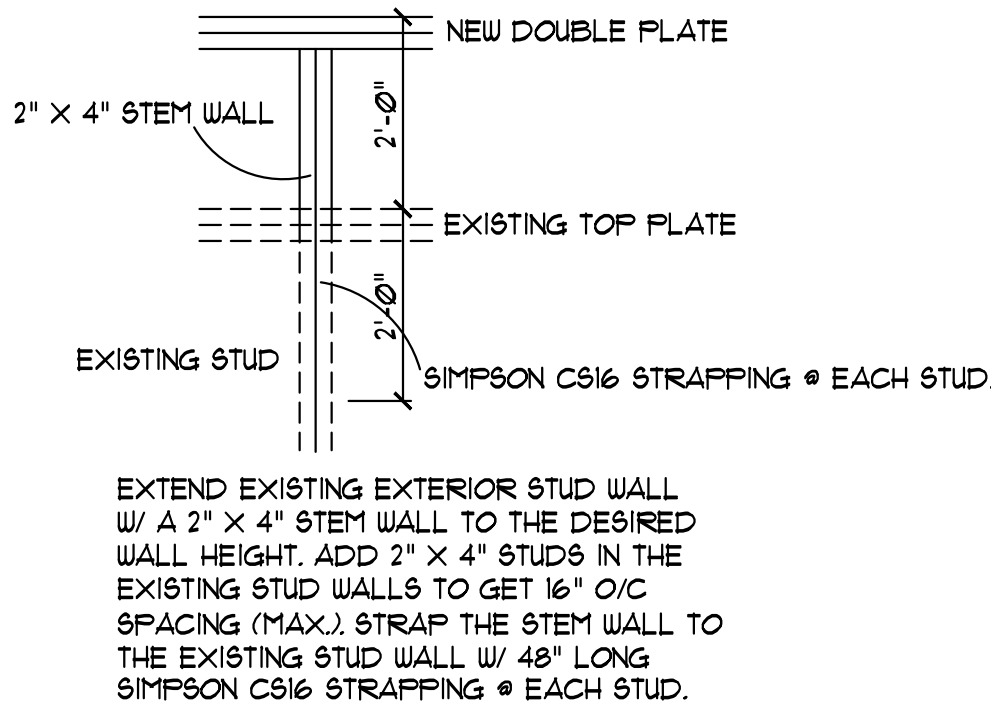
FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING FLOOR SYSTEM, ROOF VALLEYS, HEADERS AND RAFTERS & DORMERS

"DEMO" FLOOR PLAN
SCALE: 1/4" = 1'-0"



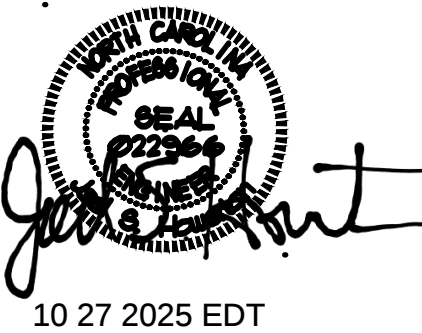
"EXISTING" FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE:
FIELD VERIFY ALL DIMENSIONS



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A = 3

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GENERAL FOUNDATION NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- EXTERIOR WALL FOOTING WHERE NOTED TO BE 16" X 10" 3000 PSI STRUCTURAL CONCRETE UNLESS OTHERWISE NOTED. CONCRETE TO BE PREPARED AND PLACED IN ACCORDANCE WITH ACI 318. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY=2000 PSF. CONTRACTOR MUST VERIFY CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
- FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
- FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 OF THE CODE "FOUNDATION DRAINAGE".
- THE FOUNDATION SHALL BE TREATED IN ACCORDANCE W/SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
- THIS FOUNDATION DESIGN IS VALID FOR 115 MPH WIND ZONES ONLY.
- FOUNDATION WALLS SHALL BE 8" BLOCK UNLESS NOTED OTHERWISE.
- (2) #4 BARS IN FOOTINGS RUN CONTINUOUSLY.

INDICATES POINT LOAD ABOVE

CRAWL SPACE VENTILATION
(IN ADDITION TO EXISTING)

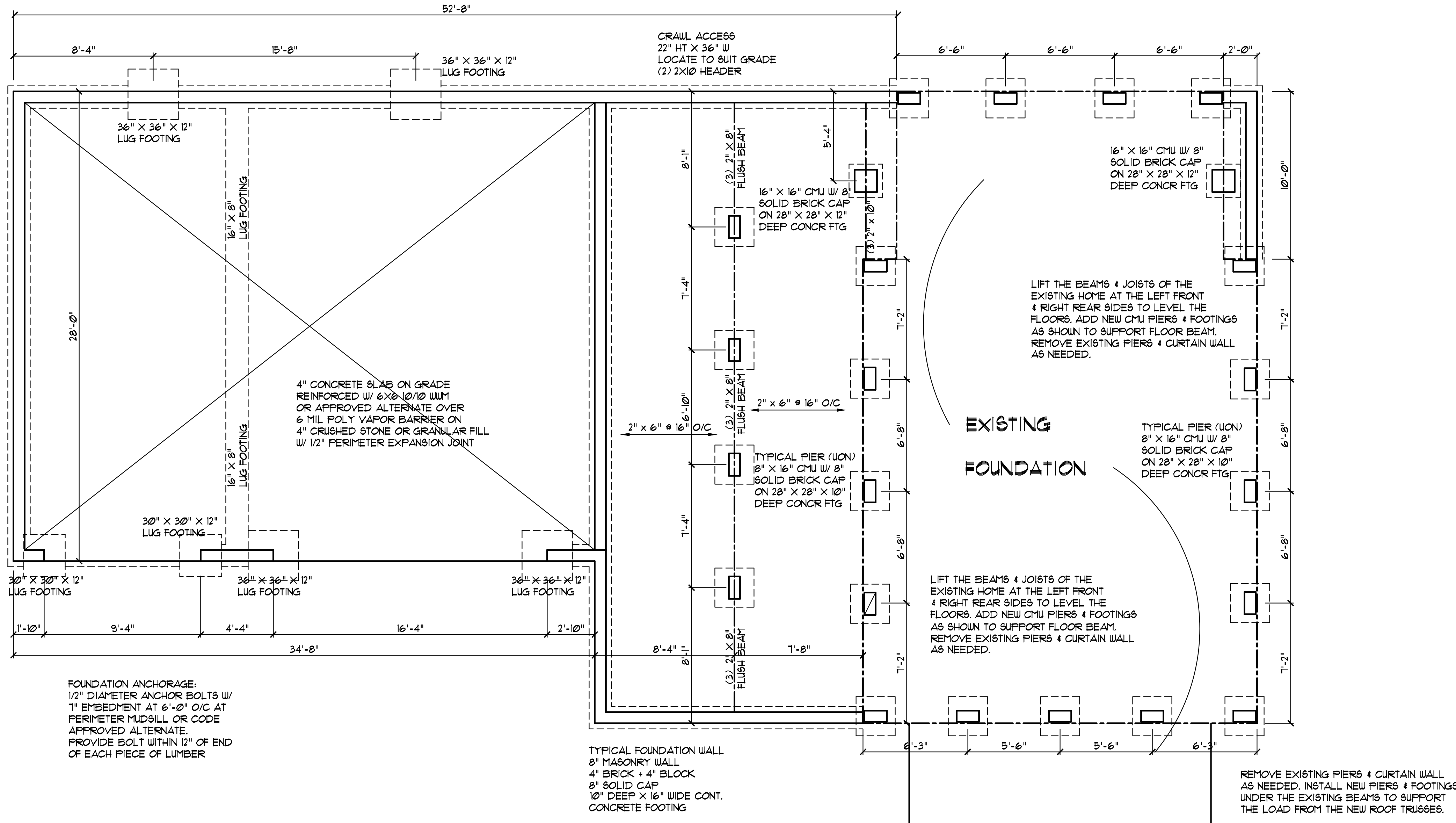
PROVIDE AT LEAST 10 SQ. FT. NET FREE VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE

CRAWL SPACE AREA:
648 / 150 = 4.32 SQ. FT. REQ'D.

REDUCE REQUIRED AREA TO 10 SQ. FT. NET FREE VENTILATION AREA FOR EACH 1500 SQ. FT. OF CRAWL SPACE WITH APPROVED VAPOR BARRIER

PROVIDE (1) VENT WITHIN 3'-0" OF EACH CORNER

REFER TO MANUFACTURER SPECIFICATIONS FOR ACTUAL VENTS USED TO DETERMINE NUMBER OF VENTS REQUIRED



FOUNDATION PLAN

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

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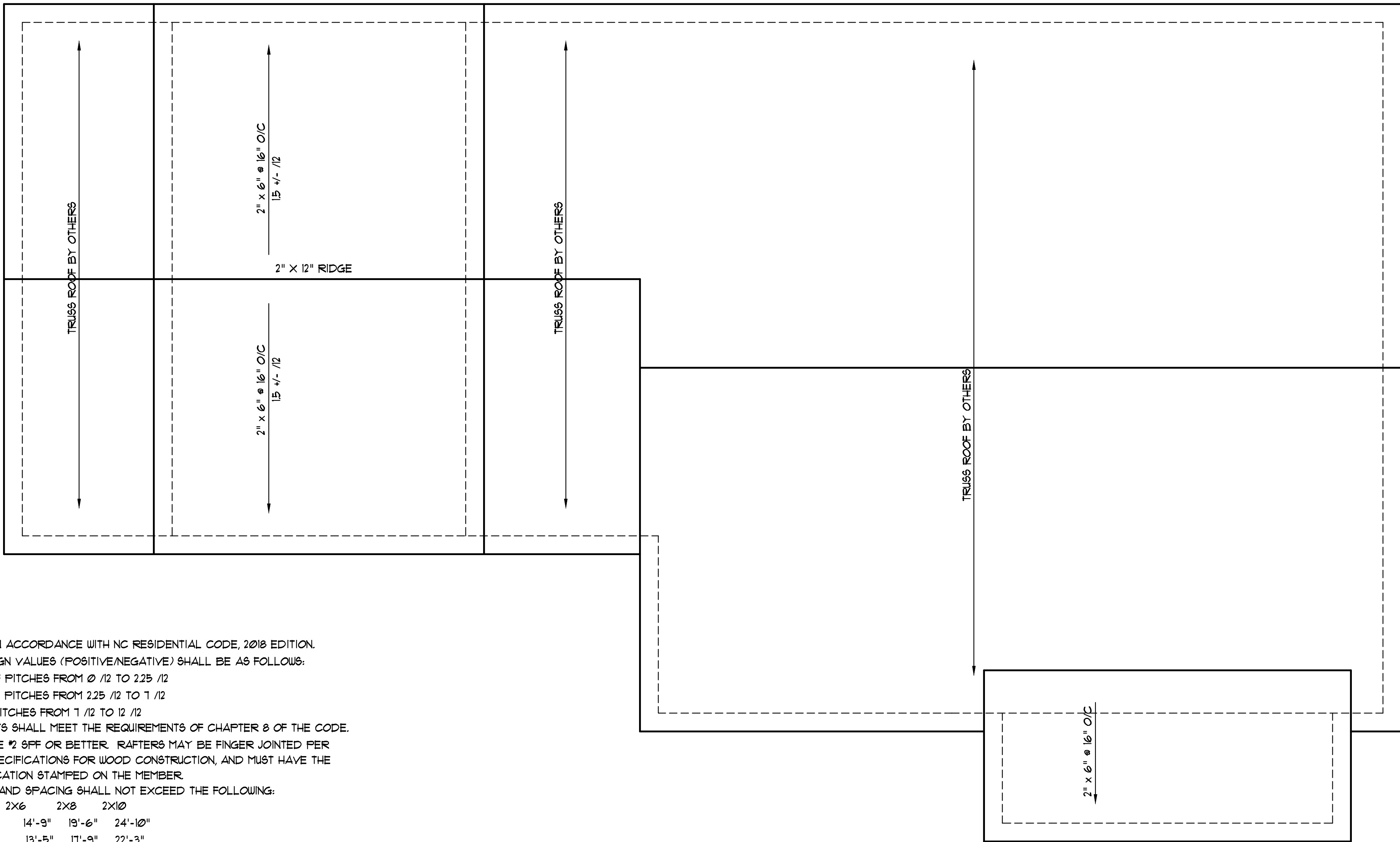
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DIMENSIONS GOVERN OVER SCALE.

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GENERAL ROOF NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 #/SF FOR ROOF PITCHES FROM 0 /12 TO 22.5 /12
34.5 #/SF FOR ROOF PITCHES FROM 22.5 /12 TO 1 /12
21 #/SF FOR ROOF PITCHES FROM 1 /12 TO 12 /12
- ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
- ALL LUMBER SHALL BE #2 SFF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
- RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING:

SIZE	2X6	2X8	2X10
SPACING 12" O.C.	14'-9"	19'-6"	24'-10"
SPACING 16" O.C.	13'-5"	17'-9"	22'-3"
- ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SFF UNLESS NOTED OTHERWISE.
 - 2-2X10 HIPS MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP.
 - PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
 - ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "H-5" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
- 2X8 RAFTERS @ CATHEDRAL OR VAULTED CEILING\$ TO BE FURRED DOWN 2" OR USE 2X10 RAFTERS FOR INSULATION PER CODE.
- PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL)
- PROVIDE 2X4 RAFTER TIES @ 32" O.C. (TYPICAL)
- FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED OTHERWISE.
- SHINGLES ASSUMED TO BE 240 LB. FIBERGLASS, OR EQUAL. MINIMUM ROOF PITCH TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS.
- PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4 /12.
- THESE DESIGN DRAWINGS WERE PRODUCED BY HOWERTON SERVICES, PLLC ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES, DIMENSIONS OR FIXTURES.
- ALL HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2X10 UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTABILITY PRIOR TO BEGINNING CONSTRUCTION.
- VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE LVL\$ SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL ALL SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
- DO NOT SCALE THESE DRAWINGS. IF DISCREPANCIES ARE NOTED, CONTACT THE DESIGNER.

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

ATTIC SPACE VENTILATION
(IN ADDITION TO EXISTING)

MAIN ROOF
ATTIC AREA = 2561 SQ. FT.
REQUIRED AREA = 4/300 = 8.56 SQ. FT.

NOTE:
ALL EAVES TO HAVE 2" CONTINUOUS SOFFIT VENT
ALLOW 1" AIR SPACE ABOVE INSULATION FOR AIR FLOW

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