

**GENERAL NOTES**

- ALL WORK SHALL CONFORM TO CURRENT LOCAL AND STATE BUILDING CODES, RULES, AND REGULATIONS.
- VERIFY ALL DIMENSIONS, DATUMS, SQUARE FOOTAGES, AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. AS CRITERIA FOR SQUARE FOOTAGE EVALUATIONS CHANGE BY LOCALITY, VERIFY SQUARE FOOTAGE COUNTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK.
- DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN, EXCEPT WITH WRITTEN INSTRUCTIONS FROM DESIGNER/ARCHITECT.
- REPORT ERRORS OR OMISSIONS TO THE DESIGNER/ARCHITECT IMMEDIATELY.
- THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF THE DESIGNER/ARCHITECT AND MAYBE REPRODUCED ONLY WITH THE PERMISSION OF THE DESIGNER/ARCHITECT. AUTHORIZED REPRODUCTIONS MUST INCLUDE THE NAME OF THE DESIGNER/ARCHITECT.

**CONSTRUCTION NOTES:**

FASTENERS: FOR ALL PRESERVATIVE-TREATED & FIRE-RETARDANT TREATED CONNECTORS SHALL BE TREATMENT RATED. FASTENERS SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. FOLLOW IRC TABLE R602.3 (1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

SITE PREPARATION: A SURFACE DRAINAGE PATTERN SHOULD BE ESTABLISHED WHICH WILL DRAIN THE ENTIRE AREA AND DIRECT WATER AWAY FROM THE HOUSE. THE FINISHED GRADE WILL BE SLOPED AWAY FROM THE FOUNDATION WALL OF THE HOUSE.

CONCRETE FOUNDATION: REMOVE ALL LOOSE & ORGANIC MATERIALS & EXCAVATE FOR FOOTINGS & PADS AS PER PLANS. THE DISTANCE OF THE FOOTING BASE TO THE FINISHED GRADE MUST BE NO LESS THAN THE DEPTH OF LOCAL FROST PENETRATION. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL. FOOTINGS VARY IN SIZE & DEPTH DEPENDING ON THE ALLOWABLE SOIL PRESSURE AND THE LOAD. THE BOTTOM OF THE FOOTING IS ALWAYS PLACED ON UNDISTURBED SOIL OR COMPACTED GRANULAR FILL WITH EACH RUN LEVEL.

WATERPROOFING: CONCRETE WALLS BELOW GRADE SHOULD BE WATERPROOFED WITH A NON-TOXIC ELASTOMERIC MATERIAL APPLIED ON THE EXTERIOR SURFACE FROM THE FOOTINGS TO THE FINISHED GRADE LINE, TO MAKE THE WALL WATERTIGHT AGAINST ORDINARY SEEPAGE THAT MAY OCCUR.

FRAMING: PRIOR TO SILL PLATE INSTALLATION, INSPECT CONCRETE WORK CONDITION AND COMPARE ALL SITE DIMENSIONS WITH FOUNDATION PLAN DIMENSIONS. SILL ANCHOR: THE SILL PLATE SHOULD BE LEVELED CAREFULLY. IF THE TOP OF THE FOUNDATION IS LEVEL, THE SILL PLATE MAY BE LAID ON FOUNDATION WITH A CLOSED CELL FOAM GASKET OR OTHER AIR-IMPERMEABLE MATERIAL IN BETWEEN, AND OF SAME WIDTH AS SILL PLATE. SILL PLATES SHOULD BE PRESSURE TREATED 2x MATERIAL OF #2 OR BETTER & ANCHORED TO CONCRETE WALL WITH 5/8" ANCHOR BOLTS EMBEDDED 7" MIN. IN CONCRETE & 2" MIN. ABOVE CONCRETE. ANCHOR BOLT SHOULD BE PLACED 4'-0" o.c. MAX. APART AND 12" FROM ENDS WITH TWO BOLTS MIN. PER SILL PLATE.

FLOOR JOISTS: JOISTS SHOULD BE INSTALLED, LOCATED & SPACED ACCORDING TO LOCAL DESIGN PROS - VERIFY BUILDING SECTIONS VS LOCAL CONDITION REQUIREMENTS.

ANY JOISTS HAVING A SLIGHT BOW EDGEWISE SHOULD BE PLACED WITH THE CROWN ON TOP. ALL JOISTS TO HAVE A MINIMUM OF 1-1/2" BEARING AT SUPPORT. FLUSH FRAMED JOISTS TO BE FASTENED TO BEAMS WITH FULLY NAILED JOIST HANGERS. ALL FLOOR OPENINGS TO BE FRAMED WITH DOUBLE TRIMMER JOIST AND DOUBLE HEADER JOIST. INSTALL DOUBLE JOIST OR SOLID BLOCKING UNDER ALL FRAMED PARTITION WALLS. INSTALL BLOCKING BETWEEN JOISTS TO TRANSFER CONCENTRATED LOADS TO BEARING BELOW.

- PRODUCT QUALITY:
- CONSIDER SPECIAL ORDERING FORMALDEHYDE-FREE PLYWOOD.
  - ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC PAINTS & STAINS ARE RECOMMENDED.
  - ZERO-VOC, NON-TOXIC & NON-CARCINOGENIC CAULKS, SEALANTS & ADHESIVES RECOMMENDED.

**BUGS & PESTS:**

- NO BROAD SPECTRUM INSECTICIDES OR HERBICIDES TO BE APPLIED BEFORE, DURING OR AFTER THE FOUNDATION WORK. APPLY TERMITE SHIELDS ONLY, IF REQ'D. PROPERLY SCREEN VENTING & OPENINGS.

**ROOF FRAMING NOTES:**

- NUMBER OF JACK STUDS FOR ALL GIRDER & HEADER SPANS PER IRC TABLE R502.5 (1) & (2) - FOOTNOTE 'D'.
- POSITIVE CONNECTION & TRANSFER OF LOAD FROM ROOF TO LOAD SUPPORTING ELEMENTS REQ'D.
- PROVIDE ANCHORAGE OF BEAMS OR GIRDERS TO POSTS PER IRC SEC'S R407.3, R502.9 & R802.11
- THIS STRUCTURE TO COMPLY WITH MIN. FASTENER SCHEDULE, IRC TABLES R602.3 (1) THRU (5).
- SOLID BLOCKING REQ'D @ ALL BEARING POINTS OF FLOOR, CEILING & ROOF SYSTEMS ACCORDING TO IRC SEC'S R502 & R802
- ATTIC VENTILATION PER IRC SEC R806.

**FLOOR PLAN NOTES:**

**EGRESS:**

- ALL ROOMS TO BE USED FOR SLEEPING PURPOSES & BASEMENTS WITH HABITABLE SPACE REQUIRE EMERGENCY & RESCUE OPENING COMPLYING WITH IRC SEC R310.1.
- AT LEAST ONE DOOR SHALL MEET EGRESS REQ. IRC R311. THIS DOOR MUST BE SIDE HINGED WITH MIN. 32" (813 MM) CLEAR WIDTH WHEN MEASURED BY THE FACE OF THE DOOR & THE STOP W/ DOOR AT 90 DEGREES (1.57 RAD). MIN. CLEAR HEIGHT OF DOOR MUST NOT BE < THAN 78" (1981 MM) MEASURED FROM TOP OF THRESHOLD TO BOTTOM OF STOP.

**WINDOW REQUIREMENTS:**

- MINIMUM 5.7 SQ. FT. NET CLEAR OPENABLE AREA, EXCEPT GRADE FLOOR OPENINGS PERMIT MIN. 5 SQ. FT. OPENABLE AREA.
- MINIMUM 24" NET CLEAR OPENABLE HEIGHT.
- MINIMUM 20" NET CLEAR OPENABLE WIDTH.
- SILL HEIGHT SHALL NOT BE MORE THAN 44" ABOVE THE FLOOR.
- OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE.

**MINIMUM ROOM AREAS & CEILING HEIGHT:**

- HABITABLE ROOMS PER IRC SEC R304 FOR FLOOR AREA.
- HABITABLE ROOMS PER IRC SEC R305 FOR CEILING HEIGHT. SECOND FLOOR HALLWAYS, BEDROOMS & BATHROOMS TO MEET R305 EXCEPTIONS (1) AND (2) FOR SLOPED CEILINGS.

**STAIRS:**

- STAIRWAYS & STAIRWAY LANDINGS, HANDRAILS & ILLUMINATION SHALL COMPLY WITH IRC SEC R311. GUARDS PER IRC SEC R312.

**MINIMUM FIREPLACE REQUIREMENTS:**

- PROPANE & SOLID FUEL BURNING FIREPLACES INSTALLATION SHALL COMPLY WITH IRC CHAP. 10 2. PROPANE & SOLID FUEL BURNING FIREPLACES TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

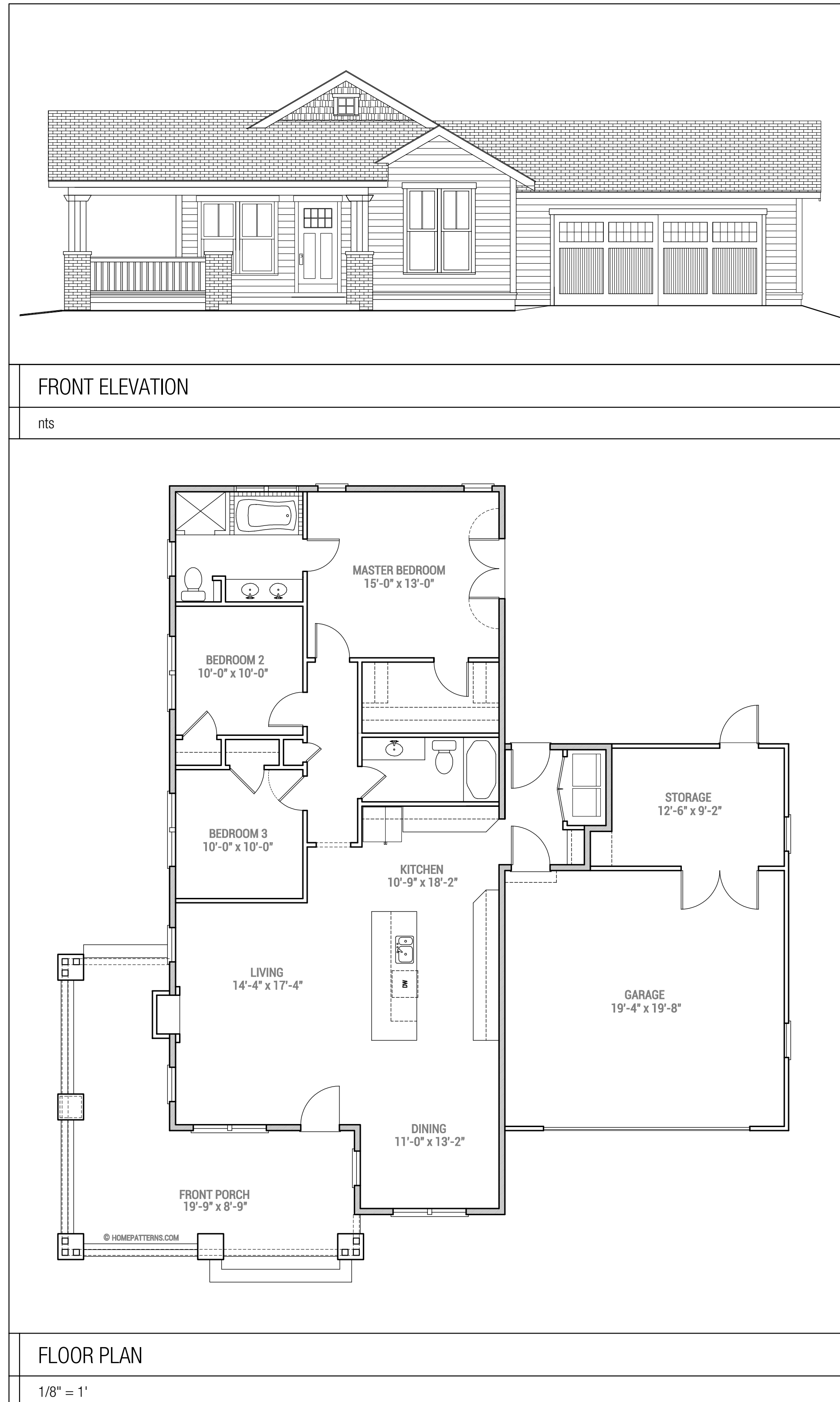
**OWNERSHIP OF DOCUMENTS**

By accepting these Drawings, Property owners signify their agreement that residential Designer shall remain the owner of the Drawings and non-standard design concepts produced in connection with this construction project. Property owners understand and agree that the Drawings and non-standard design concepts may be used exclusively for purposes of this project and that the Drawings and non-standard design concepts may not be used in connection with any extension of this project or any other project in whole or part. Property owners may retain copies of the Drawings for information and reference in connection with the use and occupancy of the Property. Architectural Works Copyright Protection ACT of 1990.

**SCOPE OF WORK:**

This project is for the design and construction of a new single-family residence and includes building of masonry foundation, wood framing for floor, walls, ceiling and roof and the installation of doors and windows, wall sheathing, exterior siding and interior finish materials including insulation and electrical fixtures. Interior trim and kitchen cabinetry and counter tops and appliances shall be installed. Plumbing and HVAC duct work and diffusers shall be installed.

The General Contractor shall provide a new 150 A / 240 V electrical service electrical panel box and copper wiring, receptacles a, fixtures and switches. The General Contractor shall provide a new furnace and cooling system and duct work and all necessary diffusers. The General Contractor shall provide necessary water piping and new sanitary piping and necessary fixtures for the baths and kitchen. The General contractor shall verify and coordinate Pre-Engineered Framing for the floors, ceiling and roof assemblies



**FLOOR PLAN**  
1/8" = 1'

These Drawings Provided for Architectural Design Only  
Field Verify all Dimensions  
Released For Construction

# THE ADKISON

## SHEET INDEX

A1 - Floor Plan

A2 - Elevations

A3 - Electrical Layout & Foundation Plan

A4 - Porch Section & Wall Section Typical

A5 - Building Section & Roof Plan

## SQUARE FOOTAGE

Floor Plan 1450 SF

Porch 330 SF

Garage & Storage 585 SF

## BUILDING HEIGHT

17'-1" AFF

## CODE

2018 NC Building Code

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Revisions/Additions By Others:

Date of Issue: April 21, 2020

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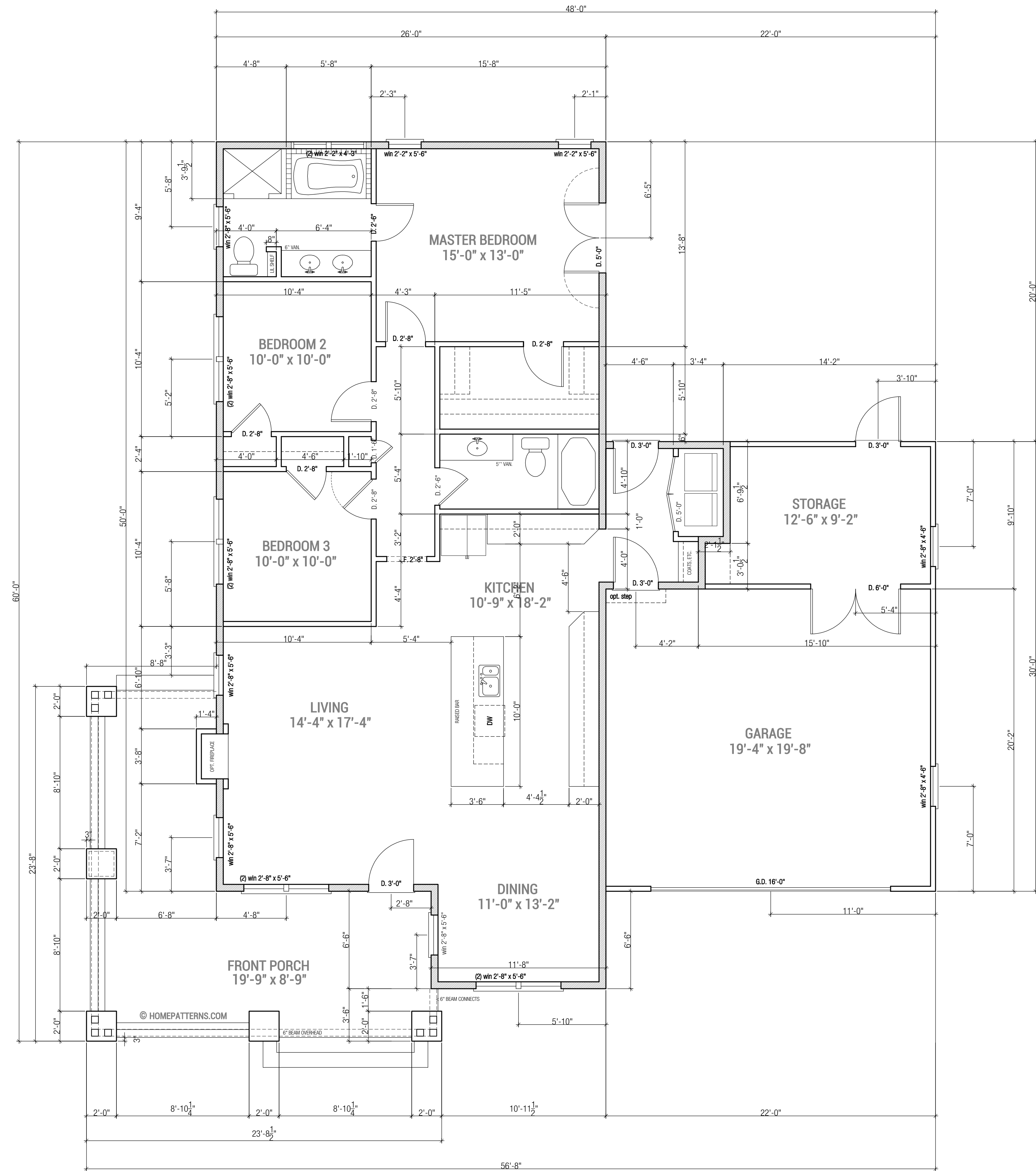
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FLOOR PLAN NOTES

- A. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD. DIMENSIONS TAKEN TO EXTERIOR EDGE OF THE BUILDING ARE MEASURED TO THE FACE OF SHEATHING.
- B. WINDOW SIZES INDICATED ON PLANS ARE NOTED BY ROUGH OPENING SIZES. REFER TO PLANS AND EXTERIOR ELEVATIONS FOR WINDOW TYPES.
- C. DO NOT SCALE DRAWINGS, FOLLOW DIMENSIONS ONLY.
- D. CONTRACTOR SHALL FIELD VERIFY ALL CABINET DIMENSIONS BEFORE FABRICATION.
- E. ALL BATH AND TOILET AREA WALLS AND CEILINGS SHALL HAVE WATER RESISTANT GYPSUM BOARD.
- F. ALL INTERIOR WALLS SHALL BE COVERED WITH 1/2" GYPSUM BOARD AND METAL CORNER REINFORCING. USE 5/8" GYPSUM BOARD ON CEILINGS.
- G. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36"
- H. PROVIDE ACCESS TO ALL CONCEALED ATTIC SPACES.



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**A1**

NOTES

FLOOR PLAN

1/4"=1'-0"

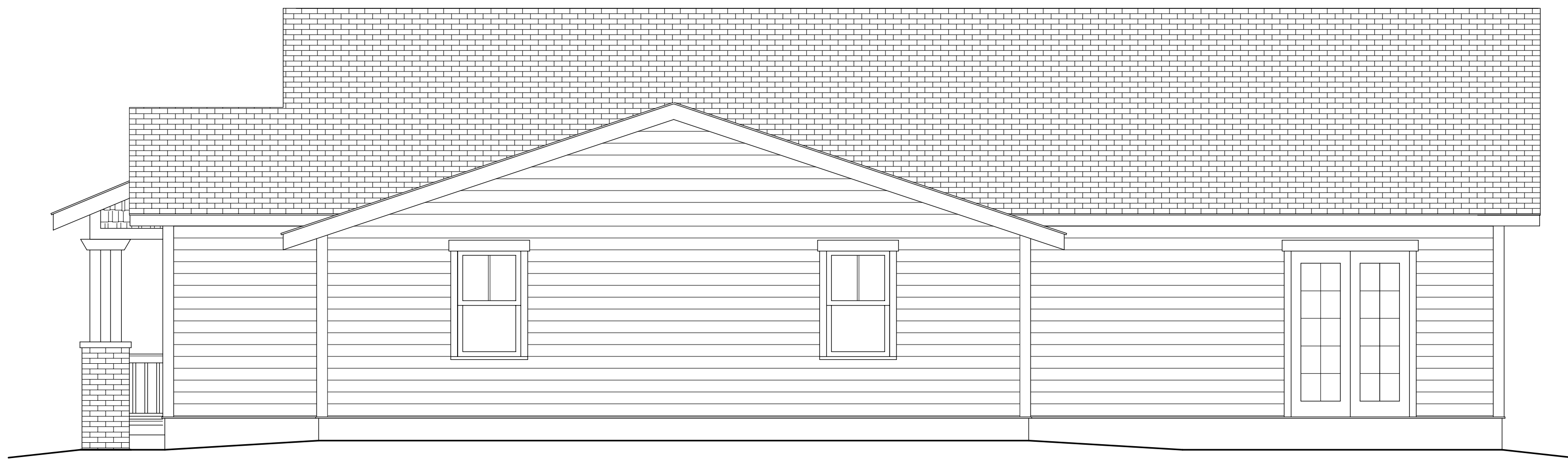
ELEVATION NOTES

- A. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO HOUSE WITH OWNER.
- B. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
- C. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
- D. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND BRICK PATTERNS WITH THE ARCHITECT PRIOR TO CONSTRUCTION.



SIDE ELEVATION

1/4"=1'-0"



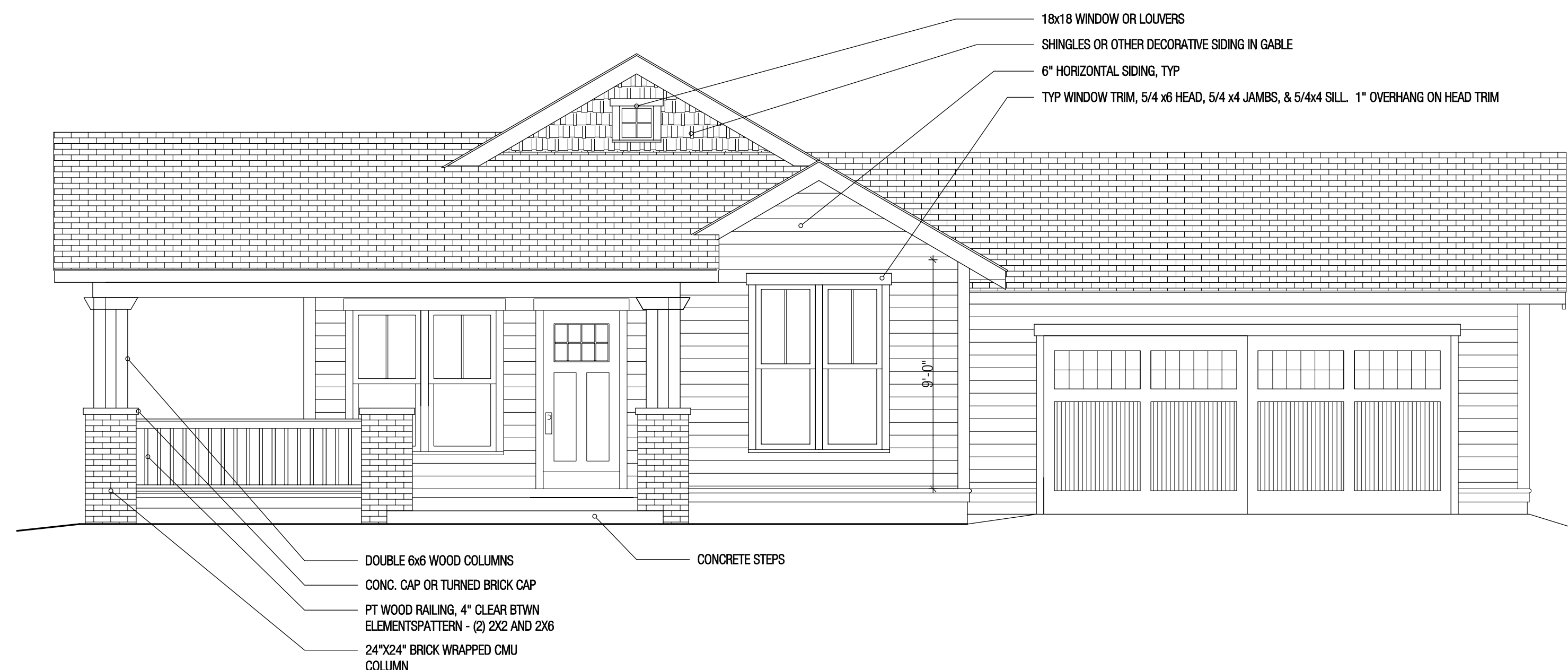
SIDE ELEVATION

1/4"=1'-0"



BACK ELEVATION

1/4"=1'-0"



FRONT ELEVATION

1/4"=1'-0"

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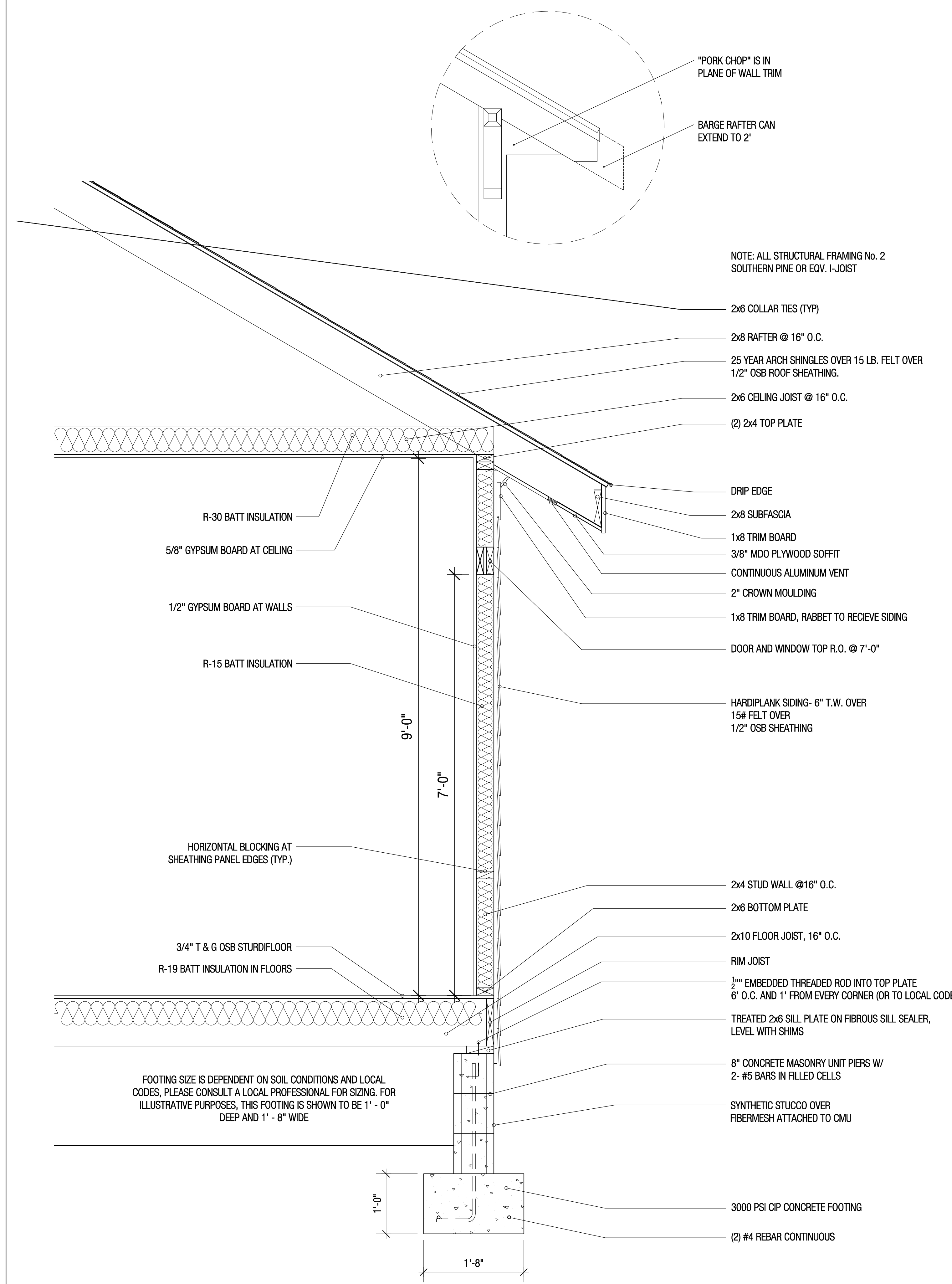
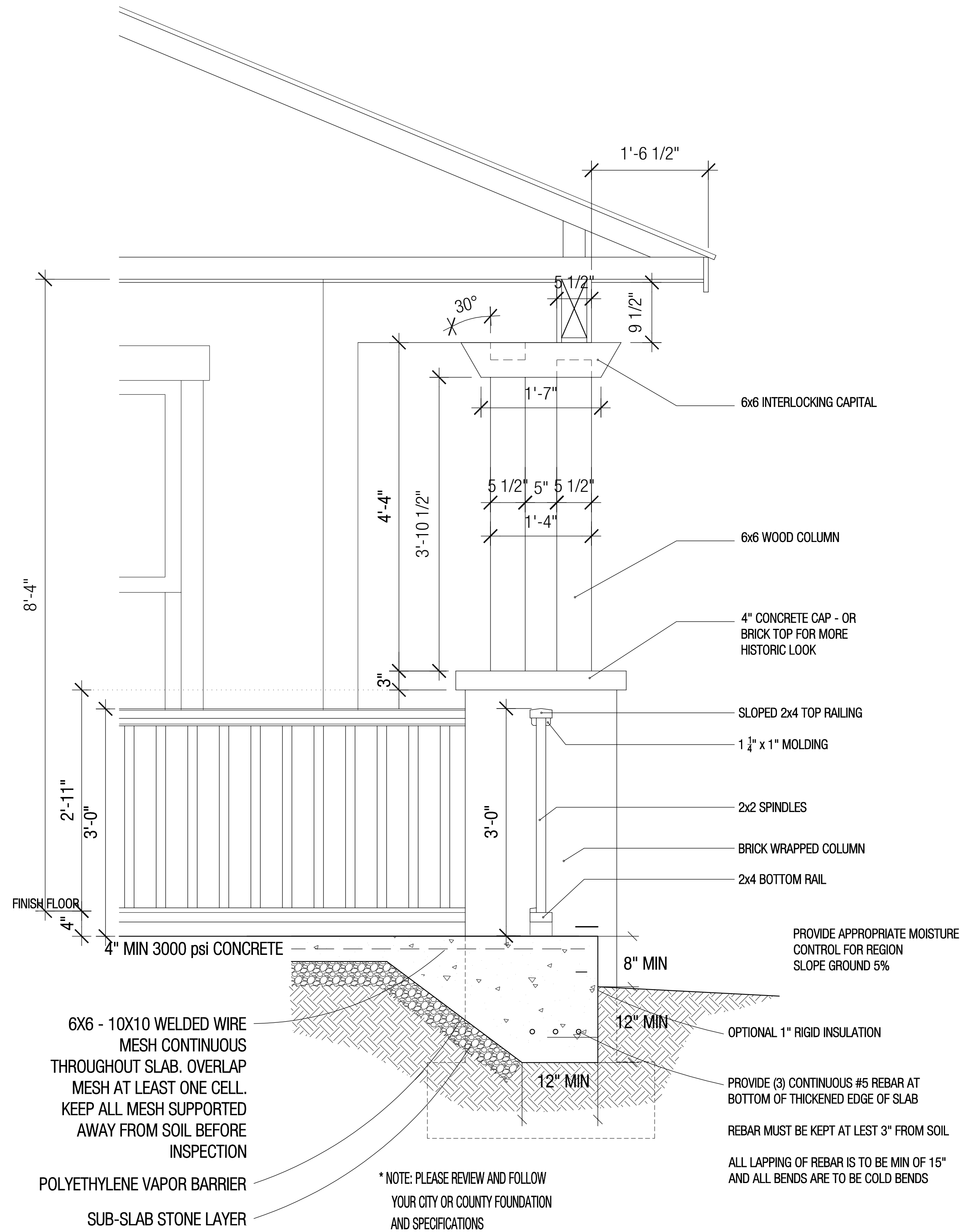
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SECTION NOTES

- A. PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS / TRUSSES.
- B. RIDGES, VALLEY AND HIP MEMBERS SHALL BE FULL VERTICAL DEPTH OF FRAMING MEMBERS.
- C. PROVIDE 2x6 COLLAR TIES AT 48" O.C. (UNLESS ROOF IS TRUSSED).
- D. PROVIDE CONTINUOUS 2x6 PURLINS AT MID-SPAN OF RAFTERS, SPACE AT 8'-6" MAX. (UNLESS ROOF IS TRUSSED).
- E. PROVIDE 2x4 STRUTS AT 48" O.C. FROM PURLINS TO BEARING WALLS AT 45° MINIMUM ANGLE. (UNLESS ROOF IS TRUSSED)
- F. HANDRAILS SHALL BE MOUNTED 32"-34" ABOVE NOSING OF STAIRS. GUARDRAILS SHALL BE MOUNTED AT 36".



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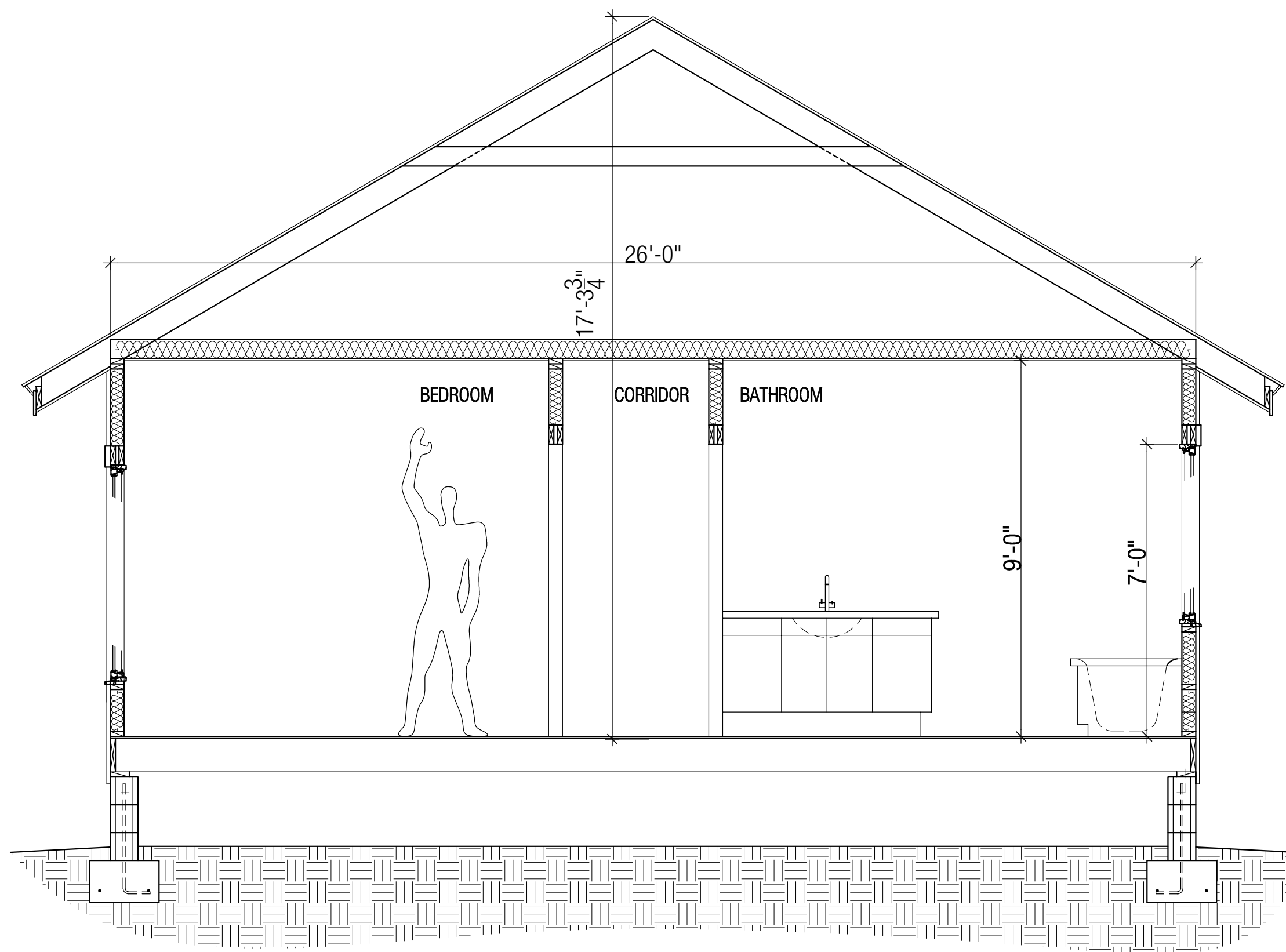
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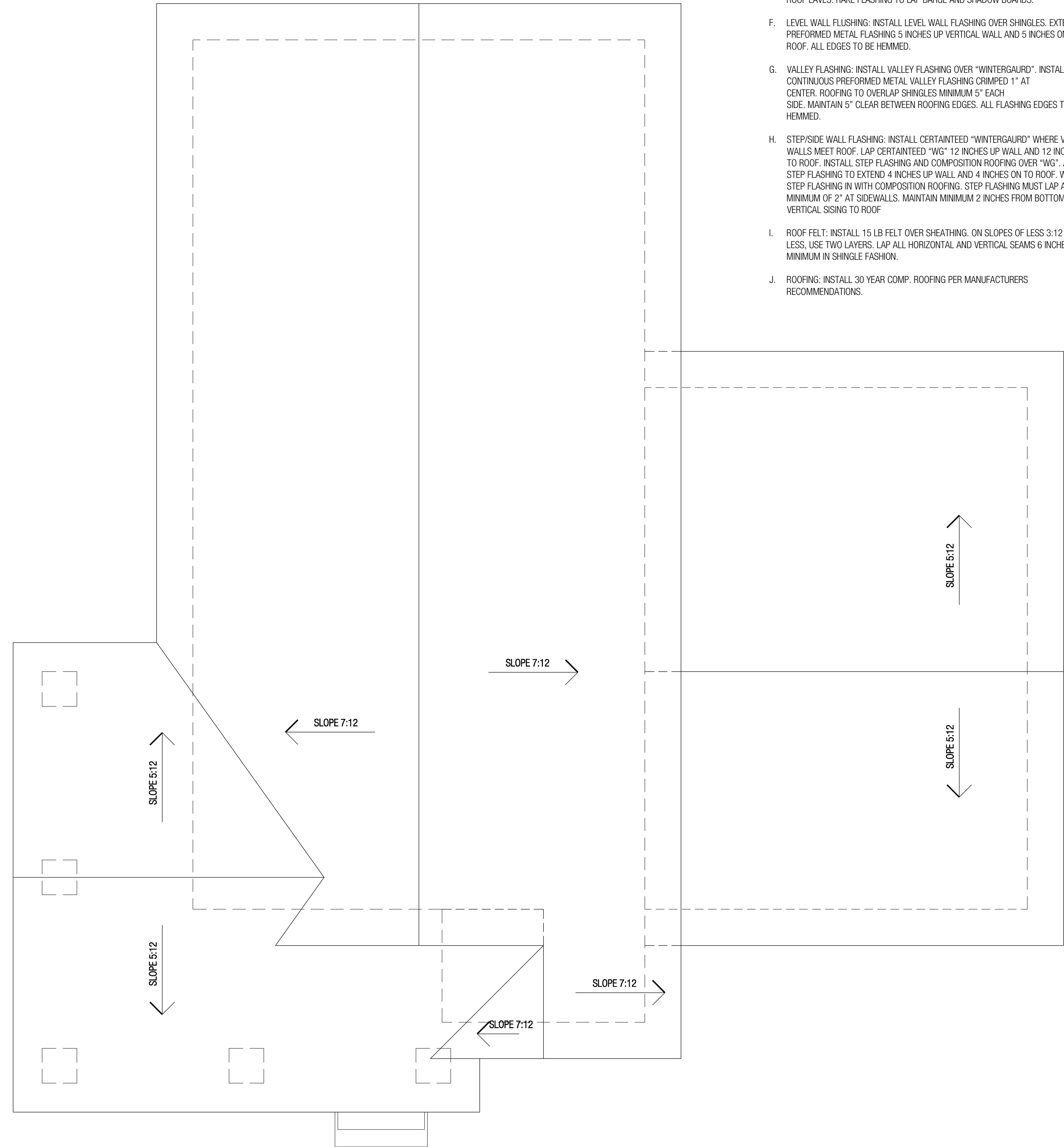
PORCH SECTION  
 3/4"=1'-0"

WALL SECTION  
 1/4"=1'-0"



BUILDING CROSS SECTION - disregard foundation

3/8"=1'-0"



ROOF PLAN

1/4"=1'-0"

ROOFING, FLASHING, AND GUTTER NOTES

- A. GUTTERS TO BE INSTALLED CONTINUOUS AT ALL EAVES. GUTTERS AND DOWNSPOUTS TO BE PERFORMED 5" OGEE STYLE, CONSTRUCTED OF ALUMINUM AND INSTALLED PREFINISHED ON A BRACK HANGER SYSTEM. NO DOWNSPOUTS TO FOUNDATION DRAINS.
- B. ALL METAL PREFORMED FLASHING TO BE INSTALLED WITH 1/2" HEMMED EDGES.
- C. WATERPROOFING SHINGLE UNDERLAYMENT: INSTALL CERTAINTED WINTERGAIRD AT ALL ROOF EAVES LESS THAN 4:12 AND ROOF PENETRATIONS. WINTERGAIRD TO BE INSTALLED BEHIND ALL STEP FLASHING, SIDE WALL FLASHING, LEVEL WALL FLASHING, AND VALLEY FLASHING PER MANUFACTURES SPECIFICATIONS.
- D. EAVE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASHING AT ALL EAVES. EXTEND FROM OUTSIDE EDGE OF EXTERIOR HEATED WALL 48" OVER HEATED SPACE. FELT TO LAP OVER DRIP EDGE. ALL DRIP EDGE TO LAP FASCIA BOARD AND GUTTER IF APPLICABLE.
- E. RAKE FLASHING: INSTALL CONTINUOUS DRIP EDGE FLASH OVER SHINGLES AT ALL ROOF EAVES. RAKE FLASHING TO LAP BARGE AND SHADOW BOARDS.
- F. LEVEL WALL FLASHING: INSTALL LEVEL WALL FLASHING OVER SHINGLES. EXTEND PREFORMED METAL FLASHING 5 INCHES UP VERTICAL WALL AND 5 INCHES ONTO ROOF. ALL EDGES TO BE HEMMED.
- G. VALLEY FLASHING: INSTALL VALLEY FLASHING OVER "WINTERGAIRD". INSTALL CONTINUOUS PREFORMED METAL VALLEY FLASHING CRIMPED 1" AT CENTER. ROOFING TO OVERLAP SHINGLES MINIMUM 5" EACH SIDE. MAINTAIN 5" CLEAR BETWEEN ROOFING EDGES. ALL FLASHING EDGES TO BE HEMMED.
- H. STEP/SIDE WALL FLASHING: INSTALL CERTAINTED "WINTERGAIRD" WHERE VERTICAL WALLS MEET ROOF. LAP CERTAINTED "WG" 12 INCHES UP WALL AND 12 INCHES ON TO ROOF. INSTALL STEP FLASHING AND COMPOSITION ROOFING OVER "WG". ALL STEP FLASHING TO EXTEND 4 INCHES UP WALL AND 4 INCHES ON TO ROOF. WEAVE STEP FLASHING IN WITH COMPOSITION ROOFING. STEP FLASHING MUST LAP A MINIMUM OF 2" AT SIDEWALLS. MAINTAIN MINIMUM 2 INCHES FROM BOTTOM OF VERTICAL SING TO ROOF.
- I. ROOF FELT: INSTALL 15 LB FELT OVER SHEATHING. ON SLOPES OF LESS 3:12 OR LESS. USE TWO LAYERS. LAP ALL HORIZONTAL AND VERTICAL SEAMS 6 INCHES MINIMUM IN SHINGLE FASHION.
- J. ROOFING: INSTALL 30 YEAR COMP. ROOFING PER MANUFACTURERS RECOMMENDATIONS.

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