



NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
SITE PLAN

The Hammons Residence
79 Vanstore Drive
Fuquay Varina, Harnett Cnty NC 27526

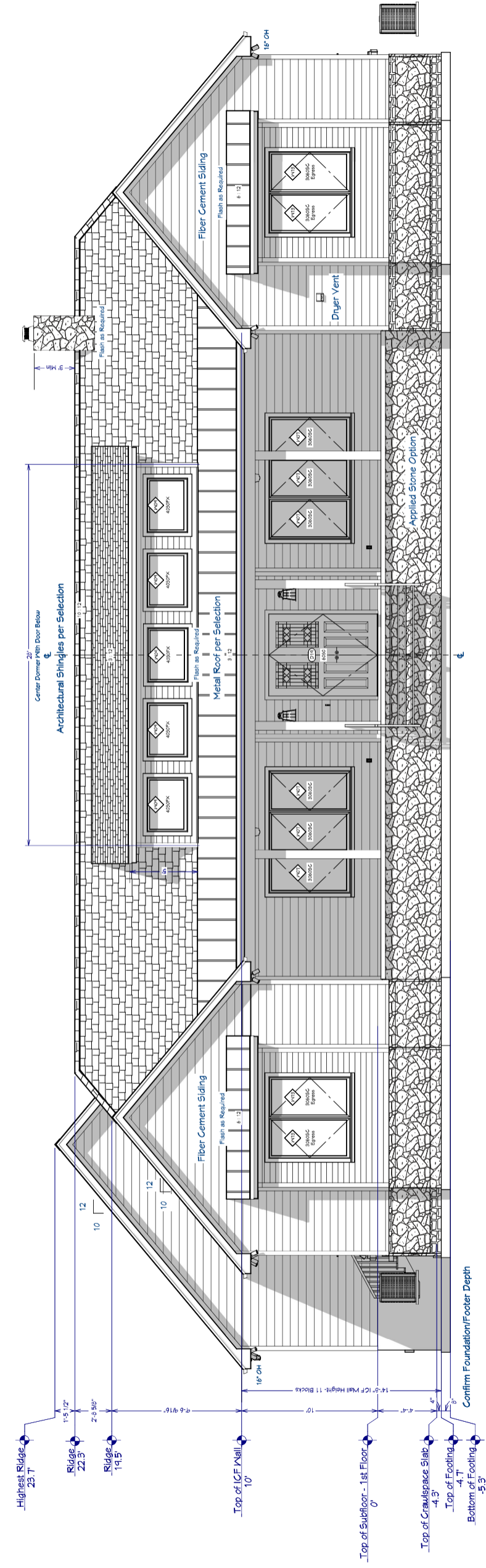


DATE:
11/27/2024

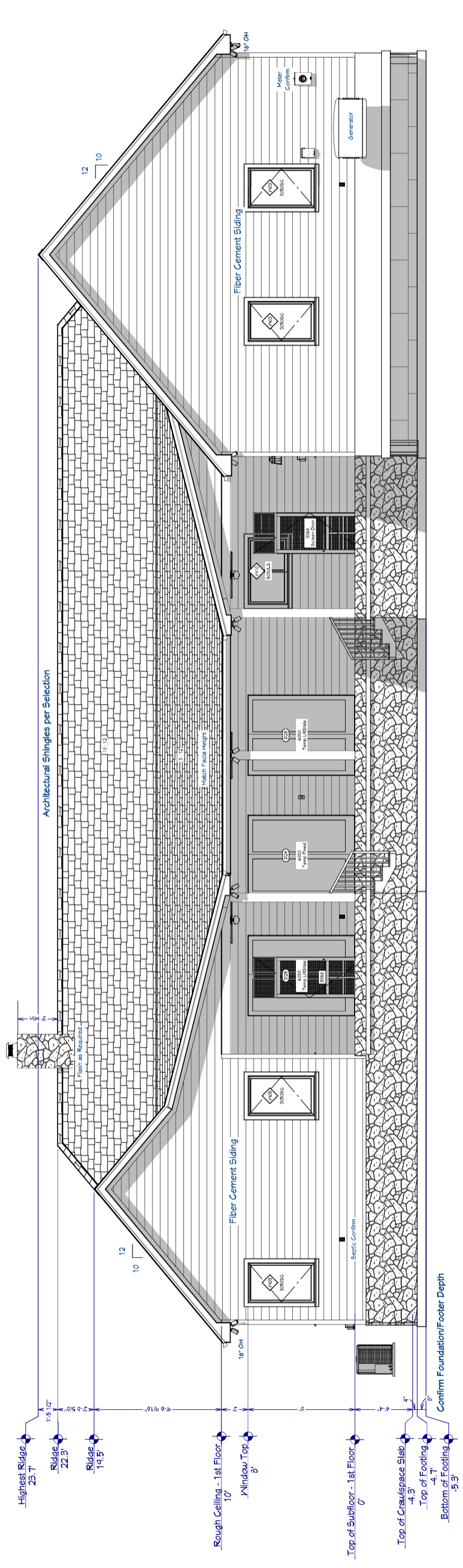
SCALE: 1/4"
or as noted

SHEET:
A 2 of 10

SITE PLAN BY OTHERS
1"=



E1 Exterior Elevation Front
1/4 in = 1 ft



E3 Exterior Elevation Back
1/4 in = 1 ft

NO.	DESCRIPTION	BY	DATE

FRONT/ REAR
ELEVATIONS

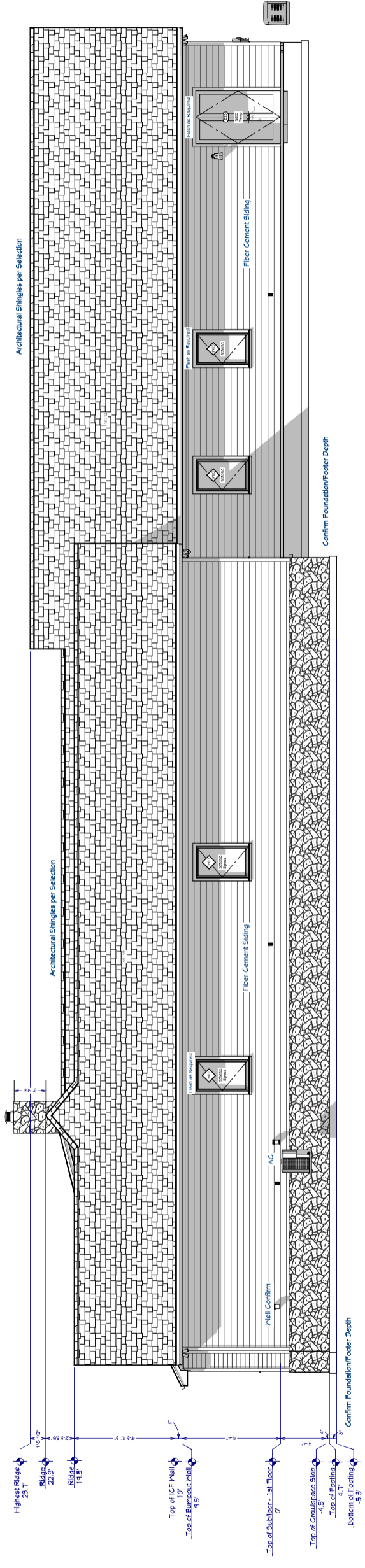
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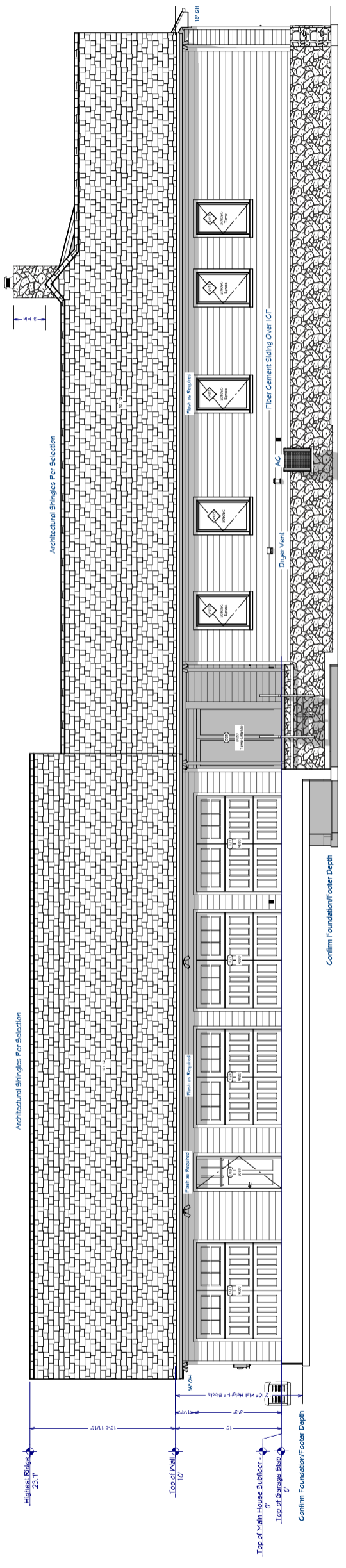
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E4 Exterior Elevation Right
3/16 in = 1 ft



E2 Exterior Elevation Left
3/16 in = 1 ft

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SIDE ELEVATIONS

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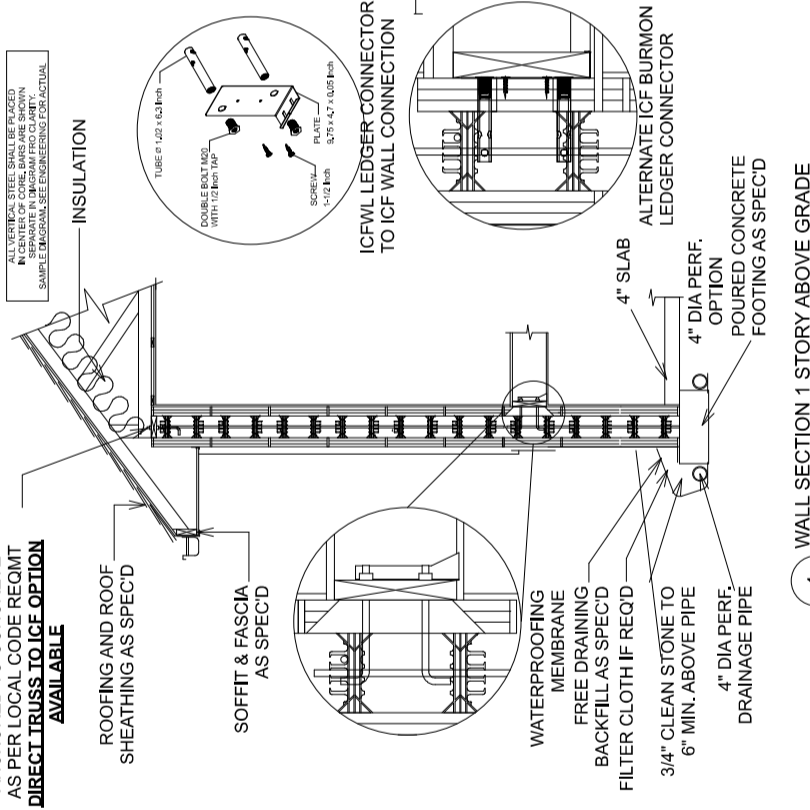
NO.	DESCRIPTION	UNIT	QTY	DATE
D01	HINGED DOOR PH	1	1	
D02	HINGED DOOR PH	1	1	
D04	SHOWER GLASS SLAB	3	1	
D05	HINGED DOOR PH	4	1	
D06	HINGED DOOR PH	2	1	
D08	POCKET DOOR PH	5	1	
D11	POCKET DOOR PH	1	1	
D12	HINGED DOOR PH	4	1	
D14	HINGED DOOR PH	2	1	
D16	EXT. HINGED DOOR 2TI	1	1	
D18	HINGED DOOR PH	2	1	
D19	DOUBLE HINGED DOOR PH	2	1	
D20	DOUBLE HINGED DOOR PH	1	1	
D21	GARAGE GARAGE DOOR CHDR	4	1	
D22	HINGED DOOR PH	1	1	
D23	EXT. DOUBLE HINGED GLASS PANEL	1	1	
D24	SLIDER GLASS PANEL	1	1	
D25	SLIDER GLASS PANEL	3	1	

Door Schedule

FOR REFERENCE ONLY. SEE ENGINEERING FOR ALL SPECIFICATIONS

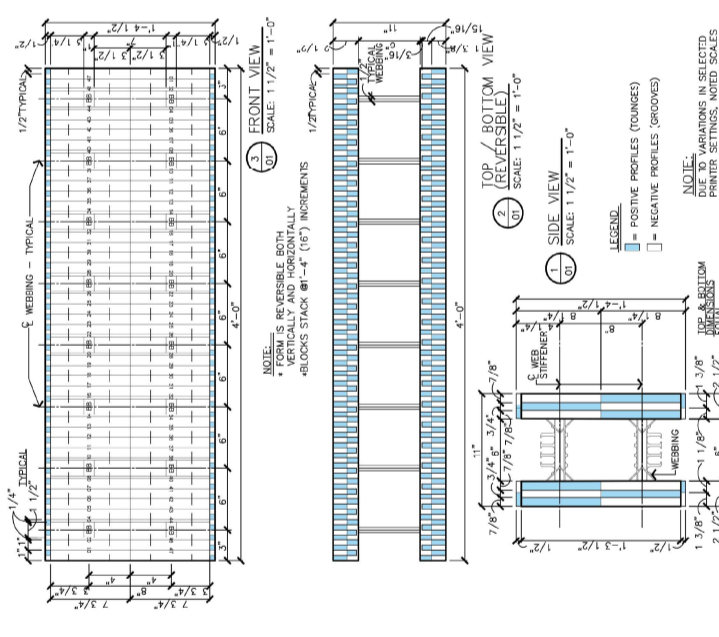
1 WALL SECTION 1 STORY ABOVE GRADE

6 INCH BUILD BLOCK

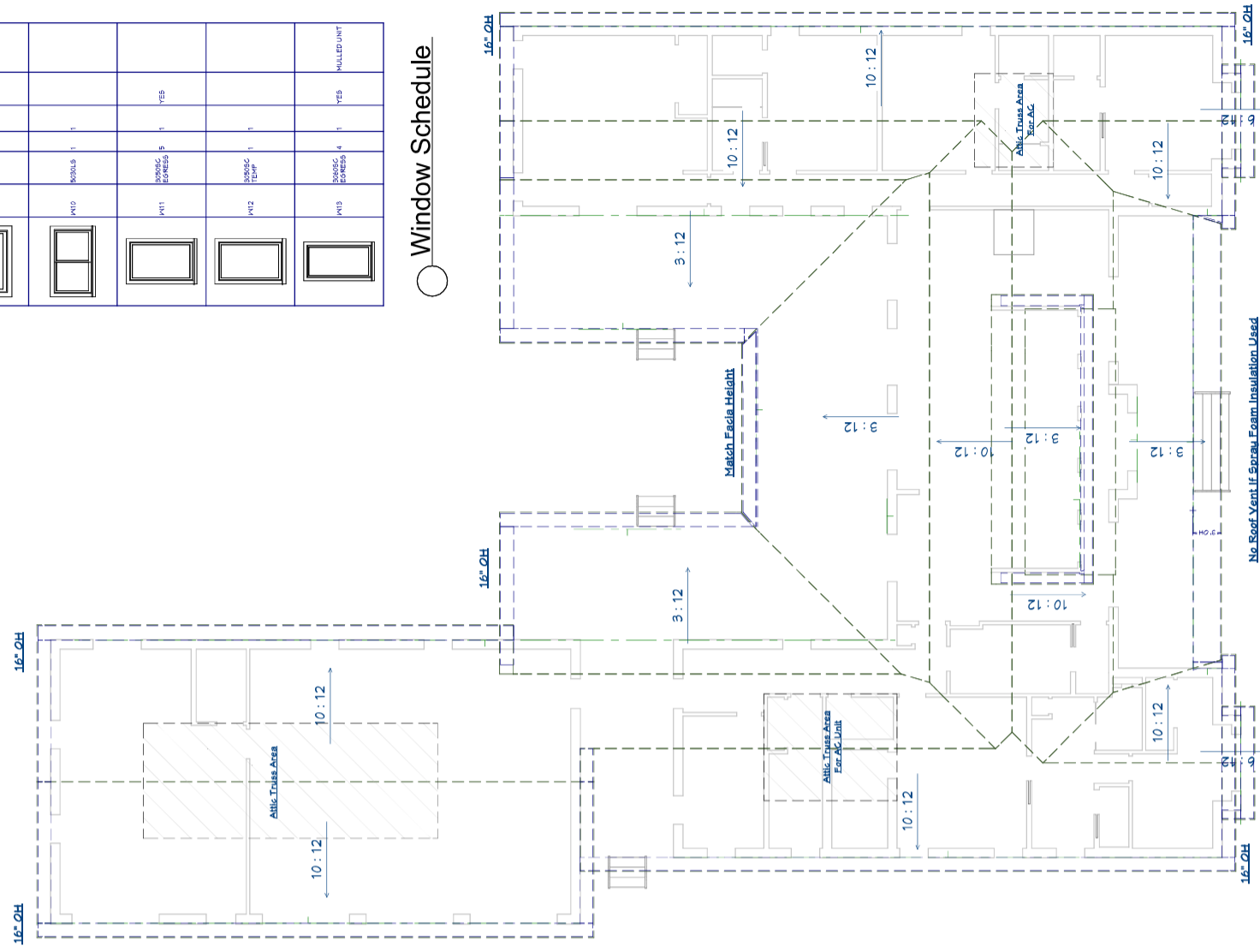


**BuildBlock Details:
ICF Wall Section:
See Engineering**

NO.	DESCRIPTION	UNIT	QTY	DATE
D01	HINGED DOOR PH	1	1	



**Roof Plan View
1/8 in = 1 ft**



Window Schedule

NO.	DESCRIPTION	UNIT	QTY	DATE
W01	DOUBLE GLASS UNIT	1	1	
W02	DOUBLE GLASS UNIT	1	1	
W03	DOUBLE GLASS UNIT	1	1	
W04	DOUBLE GLASS UNIT	2	1	
W05	DOUBLE GLASS UNIT	1	1	
W06	DOUBLE GLASS UNIT	1	1	
W07	DOUBLE GLASS UNIT	1	1	
W08	DOUBLE GLASS UNIT	4	1	

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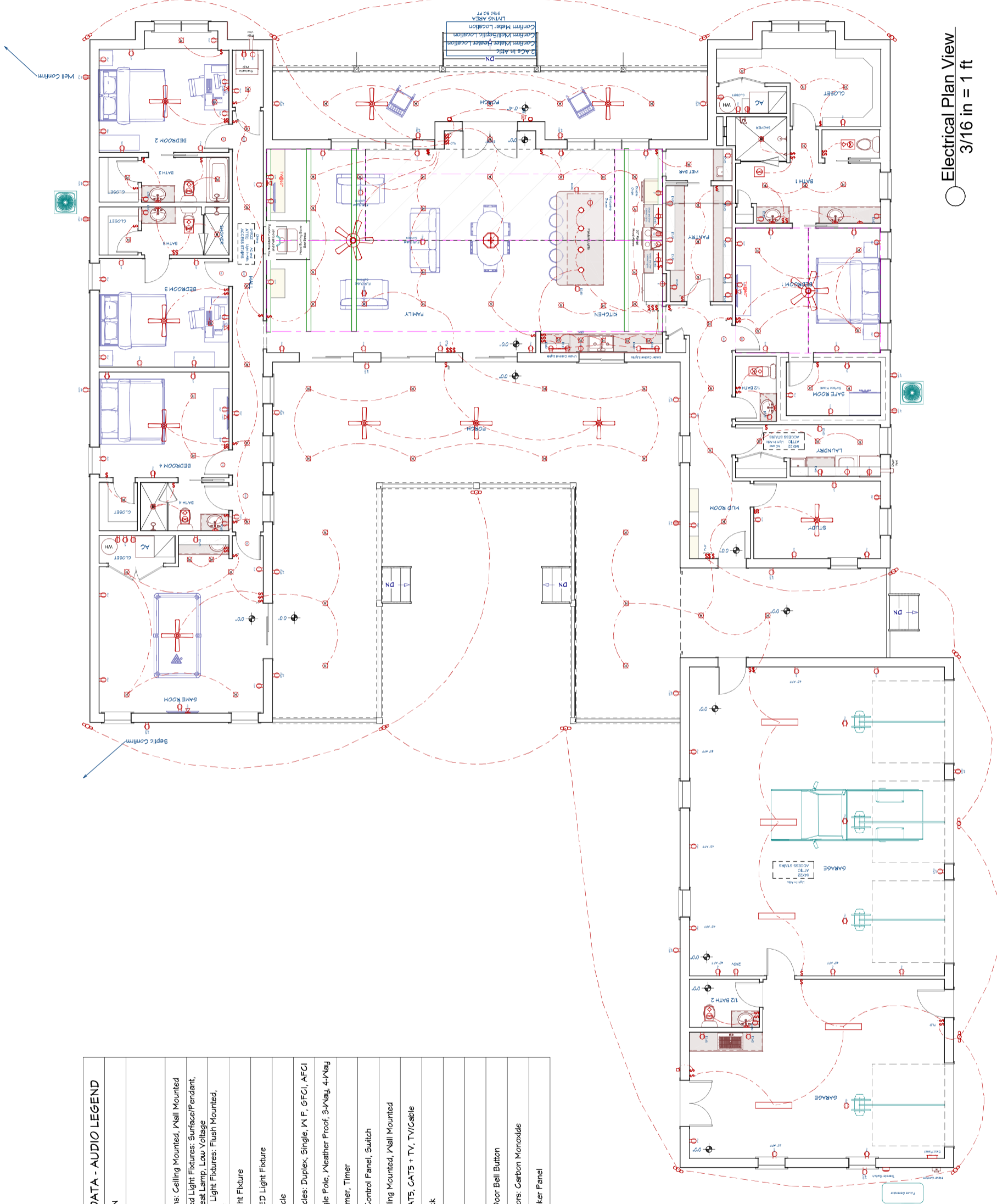
SHEET:
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11/27/2024

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SHEET TITLE:
ROOF VIEW SCHEDULES

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent/LED Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Single, W.P., GFCI, AFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors: Carbon Monoxide
	Electrical Breaker Panel



○ Electrical Plan View
3/16 in = 1 ft

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SHEET TITLE:
ELECTRIC PLAN

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VENTILATION NOTES - 2023

1. FIREPLACE SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO STATE CODES AND MANUFACTURES INSTRUCTIONS AND STATE AND LOCAL CODES.
2. See manufacturer and State Code for Insulation shield FOR FACTORY BUILT FIREPLACE.

Where factory-built chimneys pass through insulated assemblies, an insulation shield constructed of steel having a minimum thickness of 0.0187 inch (0.4712 mm) (No. 26 gage) shall be installed to provide clearance between the chimney and the insulation material.

The clearance shall not be less than the clearance to combustibles specified by the chimney manufacturer's installation instructions. Where chimneys pass through attic space, the shield shall terminate not less than 2 inches (51 mm) above the insulation materials and shall be secured in place to prevent displacement. Insulation shields provided as part of a listed chimney system shall be installed in accordance with the manufacturer's installation instructions

3. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS. PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND OPTIONAL IN LAUNDRY ROOM OR PER CODE
4. DRYER EXHAUST DUCTS - SEE M1502 OR = DRYER VENT OUTLET 3' FT FROM WINDOW AND AC INLET. CHECK MANUFACTURER SPECS.
5. RANGE HOOD DUCT SEE STATE MECHANICAL CODE AND CHECK MANUFACTURERS SPECS.

1. ATTIC SHALL HAVE MINIMUM VENTILATION EQUAL TO 1 SQFT PER 300 SQFT OF ATTIC AREA WITH 40-50% OF ROOF VENTS IN THE UPPER 1/3 OF ATTIC OR PER STATE CODE. VENTILATION SHALL BE PROTECTED FROM RAIN AND ROBBENT ACCESS. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION. PROVIDE RIDGE OR OFF-RIDGE VENTILATION AS REQUIRED. (DO NOT VENT ATTIC IF POLY FOAM SPRAY IS USED AT UNDER-SIDE OF ROOF DECK)

TRUSS OPTION NOTES:

1. PLAN TRUSS DRAWINGS ARE FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
2. ALL TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL AND ENGINEERING CALCULATIONS.
3. ALL TRUSS DESIGN DETAILS, DRAWINGS AND TIEDOWN INFO SHALL REMAIN ON SITE FOR FRAMING CONTRACTOR AND INSPECTIONS.

CONVENTIONAL FRAMING OPTION NOTES:

1. PLAN FRAMING DRAWINGS ARE FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO ENGINEERING DRAWINGS & SPECIFICATIONS. DIMENSIONS AND LAYOUT CALCULATIONS SHALL BE CONFIRMED BY THE CONTRACTOR AND ARE NOT THE RESPONSIBILITY OF THE PLAN DESIGNER.
2. FRAMING SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL AND ENGINEER CALCULATION APPROVAL.
3. ALL FRAMING DESIGN DETAILS, DRAWINGS AND TIEDOWN INFO SHALL REMAIN ON SITE FOR FRAMING CONTRACTOR AND INSPECTIONS.

INSULATION NOTES:

1. INSULATION TO COMPLY WITH STATE ENERGY FORM CALCULATIONS PROVIDED WITH PERMITTING OF THIS STRUCTURE
2. PROVIDE INSULATION Baffles AT EAVE VENTS BETWEEN RAFTERS/TRUSSES FOR VENTILATED ATTICS.
3. OPENING IN PLATES AND SHEATHING TO BE FILLED WITH EXPANDING POLY FOAM.
4. WINDOWS AND DOORS TO BE FILLED WITH MINIMAL EXPANDING POLY FOAM.
5. ALL ELECTRIC PENETRATIONS TO BE FILLED WITH FIRE BLOCK EXPANDING FOAM.
6. FIREBLOCK ALL LOCATIONS AS REQUIRED.
7. BATT INSULATION TO BE INSTALLED PER ENERGY REQUIREMENTS CUT TO FIT BETWEEN STUDS AND JOIST AND AT OUTLETS AND WTRING.
8. INSULATE INTERIOR WALLS AND WASTE PIPES AS NEEDED AND PER CONTRACT FOR SOUND.

Anchored stone and masonry veneer, general. 2023

Anchored stone and masonry veneer shall be installed in accordance State Codes. These veneers installed over a backing of wood or cold-formed steel shall be limited to the first story above grade plane and shall not exceed 5 inches (127 mm) in thickness. See State Codes for wall bracing requirements for masonry veneer for wood-framed construction and for wall bracing requirements for masonry veneer for cold-formed steel construction. The provisions of this section are limited to areas where the ultimate design wind speed, *Vult*, is less than 165 mph. Where the ultimate design wind speed, *Vult*, equals or exceeds 165 mph, anchored stone and masonry veneer shall comply with TMS 402/ACI 530/ASCE 5.

Exceptions:

1. Exterior stone or masonry veneer, with a backing of wood or steel framing shall be permitted to the height specified by State Code, above a noncombustible foundation.

SEE STATE AND LOCAL CODES FOR ALL REQUIREMENTS WATERPROOFING, DRAINAGE, FOUNDATION AND SOIL DESIGN SPECIFICATIONS BY OTHERS SEE ENGINEERING FOR ALL STRUCTURAL REQUIREMENTS

Fiber cement siding. 2023

Panel siding.

Fiber-cement panels shall comply with the requirements of ASTM C1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Panels shall be installed with the long dimension either parallel or perpendicular to framing. Vertical and horizontal joints shall occur over framing members and shall be protected with caulking, or with battens or flashing, or be vertical or horizontal shiplap, or otherwise designed to comply with Section R703.1. Panel siding shall be installed with fasteners in accordance with Table R703.3(1) or the approved manufacturer's instructions.

Lap siding.

Fiber-cement lap siding having a maximum width of 12 inches (305 mm) shall comply with the requirements of ASTM C1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Lap siding shall be lapped a minimum of 1 1/4 inches (32 mm) and lap siding not having tongue-and-groove end joints shall have the ends protected with caulking, covered with an H-section joint cover, located over a strip of flashing, or shall be designed to comply with Section R703.1. Lap siding courses shall be installed with the fastener heads exposed or concealed, in accordance with Table R703.3(1) or approved manufacturer's instructions.

Siding clearance at wall and adjacent surfaces. 2023

Unless otherwise specified by the material manufacturer, or this code, siding shall have a clearance of at least 6 inches (152 mm) from grade and at least 1/2 inch (13 mm) from other adjacent surfaces (decks, roofs, slabs).

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT 6" IN 10' OR 1% GRADE PER BUILDING CODE REQUIREMENTS.
3. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
4. FILL TO BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES, WITH EACH LIFT PROPERLY COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).

RENDERING NOTES:

RENDERINGS ARE NOT TO SCALE. ALL RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN RENDERINGS. RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

EXTERIOR DOOR AND WINDOW NOTES:

EGRESS WINDOWS SHOULD COMPLY WITH 2023 STATE BUILDING CODE, RESIDENTIAL.

1. EGRESS WINDOW OPENING SPECIFICATIONS:
 - a. STILL HEIGHT SHALL NOT EXCEED 44 INCHES ABOVE THE FLOOR.
 - b. MINIMUM NET CLEAR OPENING SHALL BE 5.7 SQUARE FEET.
 - c. GRADE OR BELOW WINDOWS MAY HAVE A MINIMUM CLEAR OPENING OF 5 SQUARE FEET.
 - d. MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES.
 - e. MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.
2. CONFIRM REQUIREMENTS FOR WINDOW FALL PREVENTION DEVICE ON SECOND FLOOR IF SILL < 36" AFF AND > 6" TO ANOTHER EXTERIOR SURFACE.
3. WINDOWS AND DOORS MUST MATCH FLORIDA PRODUCT APPROVAL NUMBER SUBMITTED WITH THE BUILDING PERMIT
4. WINDOWS AND DOORS MUST COMPLY WITH SUBMITTED ENERGY CODE REQUIREMENTS AND MUST MEET WIND LOAD REQUIREMENTS DETERMINED BY STRUCTURAL ENGINEER.
5. WINDOWS AND DOORS MUST BE INSTALLED PER MANUFACTURE SPECIFICATIONS AND SPECIFICATIONS ARE TO BE AVAILABLE AT FRAMING OR REQUIRED INSPECTION. ALL FASTENINGS MUST BE VISIBLE TO INSPECTOR.
6. ENTRY DOOR TO BE SPECIFIED BY HOME OWNER PRIOR TO CONSTRUCTION.
7. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/8" TIGHT FITTING SOLID CORE DOORS WITH A FIRE RATING OF 20 MINUTES PER R302.51.
8. EXTERIOR EXTT DOORS WILL BE 36" MINIMUM AND OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL-PANE SAFETY GLASS.
9. GARAGE DOORS TO BE SECTIONAL. OVERHEAD DOORS PER OWNER SELECTION AND MEET WIND LOAD REQUIREMENTS. MANUFACTURER INSTALLATION INSTRUCTIONS AND FLORIDA PRODUCT APPROVAL INFORMATION MUST BE PROVIDED TO INSPECTOR AT TIME OF INSPECTION.

CONTRACTORS CONTRACT VS PLAN:

CONTRACTORS CONTRACT TAKES PRECEDENCE OVER PLANS. SOME ITEMS REPRESENTED ON THE PLANS MAY BE FOR ILLUSTRATION PURPOSES ONLY TO INCLUDE FURNITURE, CARS, SIDEWALKS, DRIVES, WELL, SEPTIC, LANDSCAPE, ELECTRIC AND PLUMBING FIXTURES, DOOR AND TRIM STYLES AND LOCATIONS, CABINETS, GUTTERS...). REFER TO CONTRACTORS CONTRACT FOR ALL SPECIFICATIONS.

GENERAL NOTES:

1. THE BUILDING CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS AND DIMENSIONS ARE CONSISTENT WITH PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT STATE AND LOCAL CODES.
2. SUBSURFACE SOIL CONDITIONS ARE NOT AVAILABLE. FOUNDATIONS WILL BE DESIGNED WITH SOIL BEARING CAPACITY OF 2,500 PSF OR PER ENGINEERING. ANY DIFFERING CONDITIONS SHALL BE REPORTED TO THE STRUCTURAL ENGINEER.
3. FIELD DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN. IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES, CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
4. CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES PLATES, OPENING, SLEEVES, HANGERS, SLAB DEPRESSIONS, CHASES AND PITCHES THAT MAY BE REQUIRED TO DO OTHER WORK.
5. UTILITY CONNECTIONS MUST BE ACCOUNTED FOR BY BUILDING CONTRACTOR PRIOR TO CONSTRUCTION. PLAN FINISH FLOOR HEIGHTS DO NOT ACCOUNT FOR UTILITY CONNECTIONS SUCH AS SEPTIC ELEVATIONS.
6. DESIGN DRAWINGS WILL BE USED IN CONJUNCTION WITH STRUCTURAL, ELECTRICAL, MECHANICAL AND PLUMBING DESIGNS. CONSULT THESE PLANS AND TRADES FOR ITEMS THAT MAY NOT BE SHOWN ON DESIGN DRAWINGS.
7. CONSULT STRUCTURAL ENGINEERING FOR ANY AND ALL STRUCTURAL INFORMATION, CHANGES OR SUBSTITUTIONS IN STRUCTURAL MATERIALS OR FASTENERS OR FOR CHANGES THAT NEED TO BE MADE TO MATCH FIELD CONDITIONS OR TO ACCOMMODATE ELECTRICAL, MECHANICAL OR PLUMBING REQUIREMENTS.
8. THE STRUCTURE IS DESIGNED BY ENGINEER TO BE SELF SUPPORTING AND STABLE UPON COMPLETION. IT IS THE BUILDING CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE OF ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUIDES, OR TIE DOWNS.
9. DESIGN MUST BE APPROVED AND SEALED BY A STATE CERTIFIED STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. SEE STRUCTURAL ENGINEERING SHEETS FOR STRUCTURAL COMPLIANCE. STRUCTURAL ENGINEERING SUPERCEDES DESIGN DRAWINGS.
10. BUILDING CONTRACTOR IS RESPONSIBLE FOR AND MUST VERIFY ALL DIMENSIONS, SPECIFICATIONS, COMPLIANCE TO STRUCTURAL ENGINEERING AND BUILDING CODES FOR THIS PROJECT.
11. FINAL FINISH FLOOR ELEVATIONS AND DRAINAGE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR TO CONFIRM ALL FEMA AND BUILDING DEPARTMENT REQUIREMENTS. CONSULT CIVIL ENGINEER AND STRUCTURAL ENGINEERING FOR GRADING AND SOIL DESIGN.

Aluminum fascia. 2023

Aluminum fascia shall have a minimum thickness of 0.019 inches and be installed in accordance with the manufacturer's instructions and this code. Fasteners shall be aluminum or stainless steel. Aluminum fascia shall be attached in accordance with State Codes. The drip edge shall comply with State Codes and the thickness of the drip edge shall be in accordance with State Codes.

Fascia installation where the design wind pressure is 30 psf or less.

Where the design wind pressure is 30 pounds per square foot (1.44 kPa) or less, aluminum fascia shall be attached as follows:

1. Finish nails shall be provided in the return leg (1 1/4" x 0.057" x 0.177" head diameter) spaced a maximum of 24 inches (610 mm) on center, and
2. The fascia shall be inserted under the drip edge with not less than half the height of the drip edge or 1.0 inch (25 mm), whichever is greater, of the fascia material covered by the drip edge. One finish nail shall be centered in the face of the fascia from each end of the fascia material section located no more than 1 inch below the drip edge.

Fascia installation where the design wind pressure exceeds 30 psf but is 60 psf or less.

Where the design wind pressure is 60 pounds per square foot (2.88 kPa) or less, aluminum fascia shall be attached in accordance with State Codes.

Where the height of the fascia from the top of the roof sheathing to the bottom of the subfascia plus any thickness of soffit material below the subfascia is less than or equal to 6.5 inches (165 mm) or less, aluminum fascia shall be attached as follows:

1. Finish nails shall be provided in the return leg (1 1/4" x 0.057" x 0.177" head diameter) spaced a maximum of 24 inches (610 mm) on center, and
2. The fascia shall be inserted under the drip edge with not less than half the height of the drip edge or 1 inch (25 mm), whichever is greater, of the fascia material covered by the drip edge. One finish nail shall be centered in the face of the fascia from each end of the fascia material section located no more than 1 inch (25 mm) below the drip edge.

Where the height of the fascia from the top of the roof sheathing to the bottom of the sub-fascia plus any thickness of soffit material below the subfascia is greater than 6.5 inches (165 mm), the top edge of the fascia shall be secured using utility trim installed beneath the drip edge with snap locks punched into the fascia spaced no more than 6 inches (152 mm) on center.

Fascia installation where the design wind pressure exceeds 60 psf.

Where the design wind pressure is greater than 60 pounds per square foot (2.88 kPa), aluminum fascia shall be attached as follows in accordance with State Codes.

Where the height of the fascia from the top of the roof sheathing to the bottom of the subfascia plus any thickness of soffit material below the subfascia is less than or equal to 4.5 inches (114 mm) or less, aluminum fascia shall be attached as follows:

1. Finish nails shall be provided in the return leg (1 1/4" x 0.057" x 0.177" head diameter) spaced a maximum of 24 inches (610 mm) on center, and
2. The fascia shall be inserted under the drip edge with not less than half the height of the drip edge or 1.0 inch (25 mm), whichever is greater, of the fascia material covered by the drip edge. One finish nail shall be centered in the face of the fascia from each end of the fascia material section located no more than 1 inch (25 mm) below the drip edge.

Where the height of the fascia from the top of the roof sheathing to the bottom of the subfascia plus any thickness of soffit material below the subfascia is greater than 4.5 inches (114 mm), the top edge of the fascia shall be secured using utility trim installed beneath the drip edge with snap locks punched into the fascia spaced no more than 6 inches (152 mm) on center.

Corners on hip roofs.

Fascia shall be bent around corners and extend at least 12 inches (305 mm) beyond the corner. The next fascia material section shall overlap the extension a minimum of 3 inches (76 mm) and be fastened through the return leg at the overlap.

Corners on gable roofs.

Fascia shall be wrapped (tabbed) around and extend at least 1 inch (25 mm) beyond the corner. The gable fascia material section shall overlap the tab and be fastened through the fascia cover and the tab at the end with two face nails (1 1/4" x 0.057" x 0.177" head diameter) for a 2 x 4-inch subfascia and three face nails for 2 x 6-inch and greater sub fascia.

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