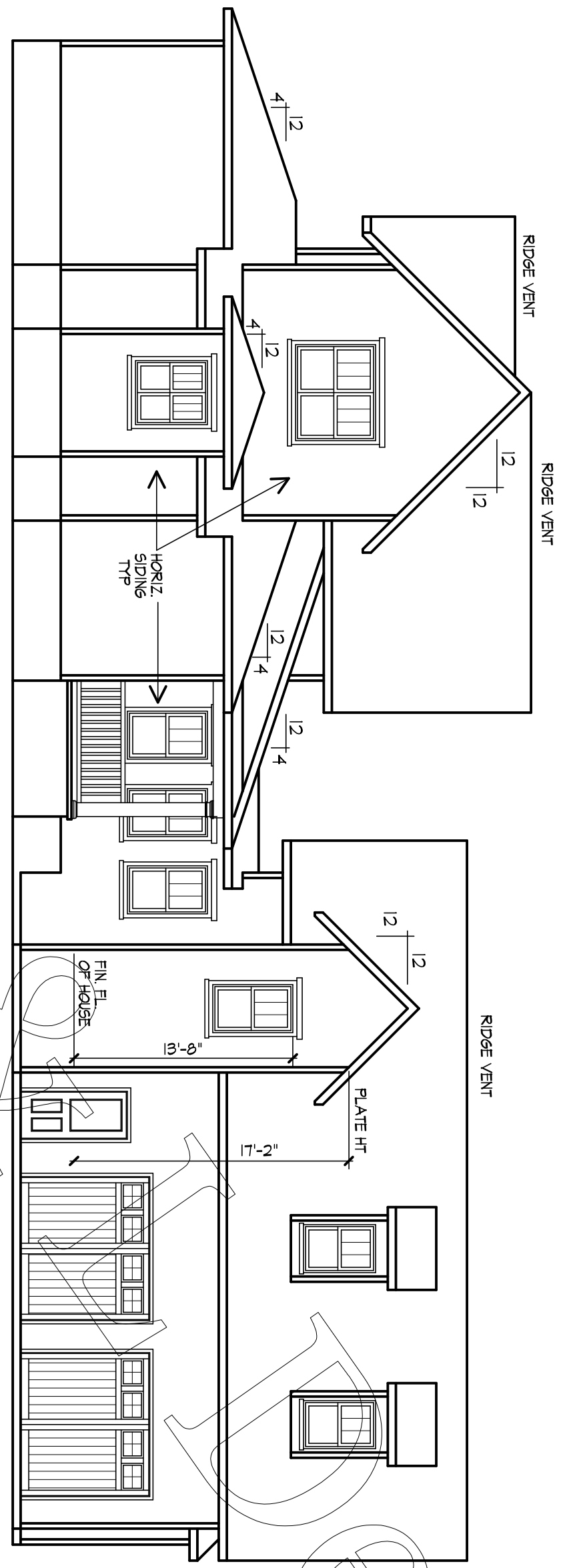
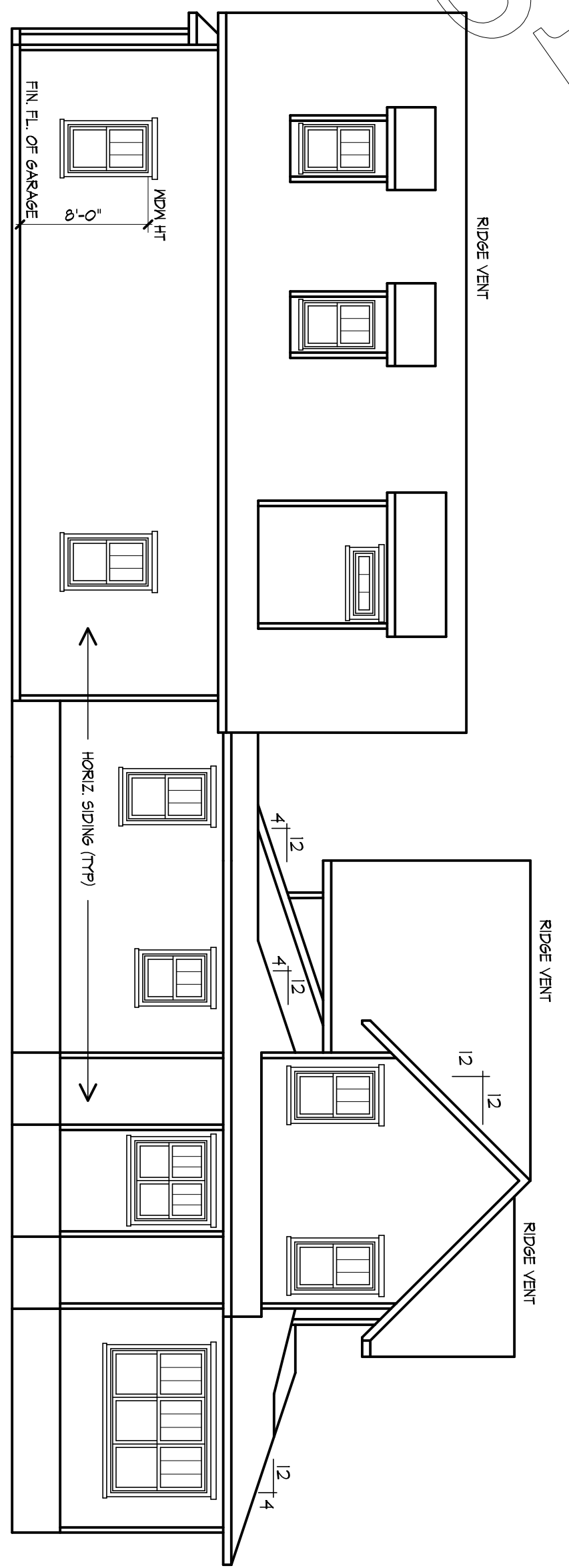


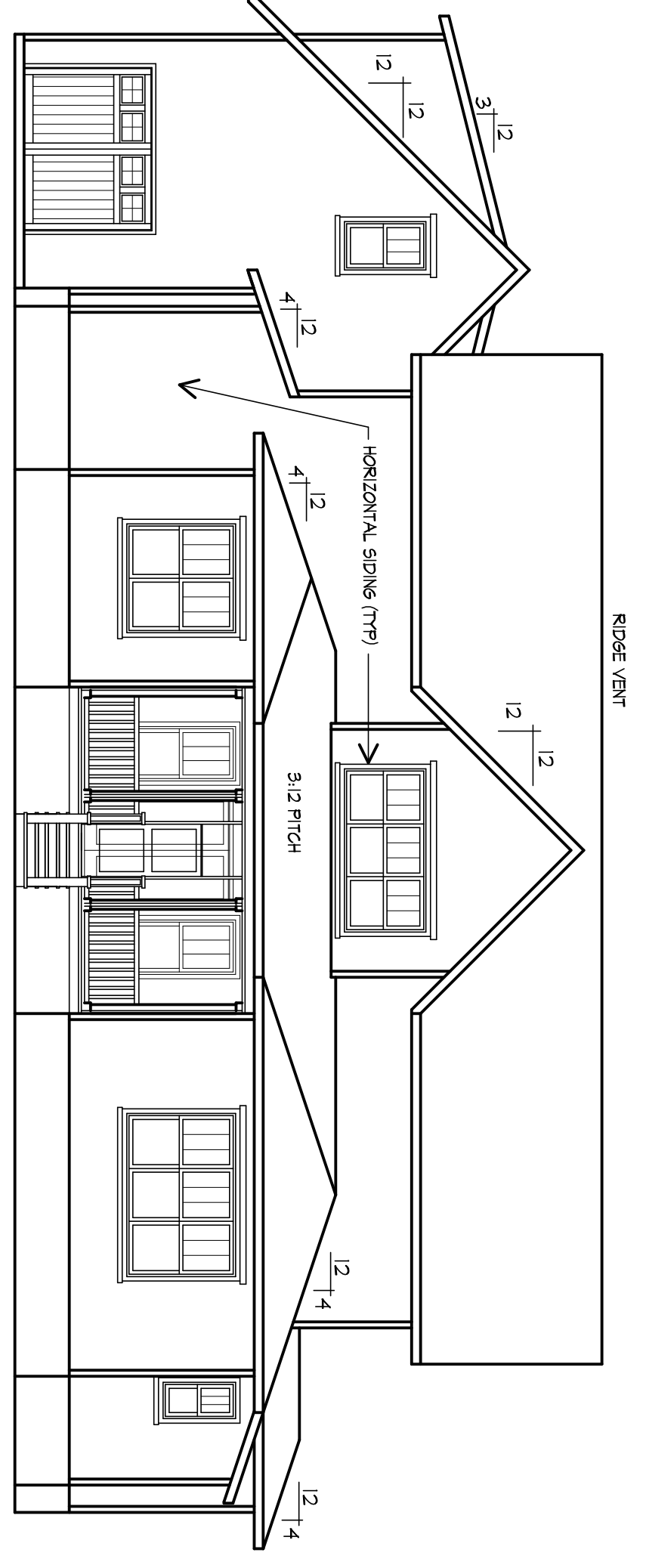
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

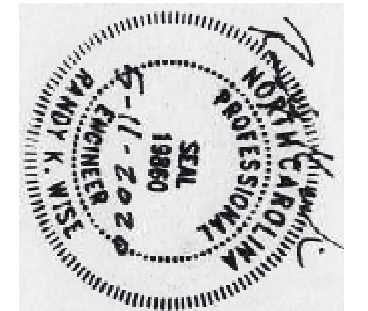
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This plan conforms to
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	<p>Plan no.: DL3228-C</p>	

Date:	05/29/2018
Revisions:	5/5/2020
Index:	<p>1. ELEVATIONS 2. FOUNDATION 3. FIRST FLOOR 4. SECOND FLOOR 5. 1ST FL STRUCT 6. 2ND FL STRUCT 7. ROOF LAYOUT D1. NOTES & DETAILS D2. DETAILS</p>
ELEVATIONS	
Sheet:	1 OF 1

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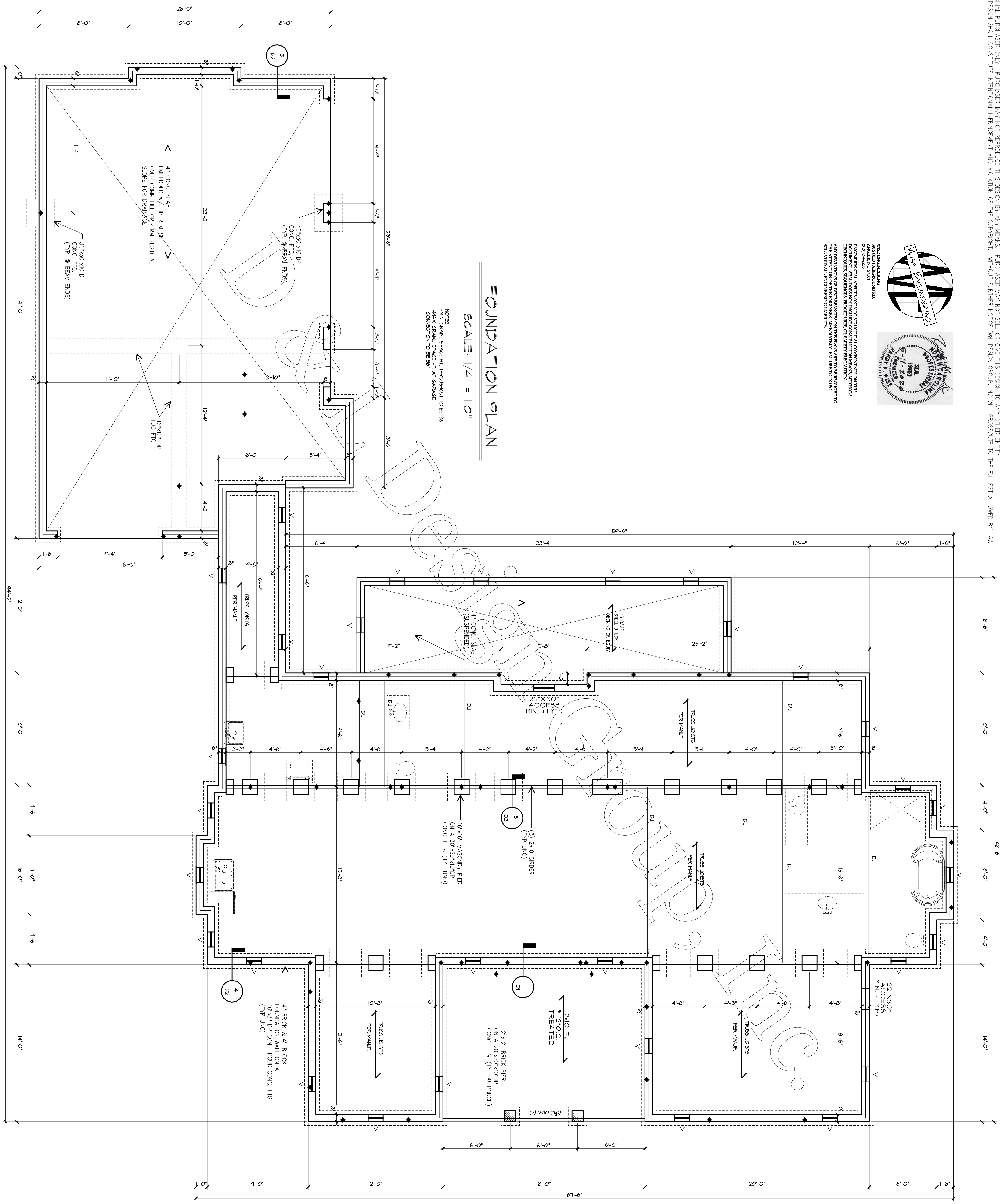


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FOUNDATION PLAN

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

NOTES:
1. ALL CONCRETE SHALL BE READY-MIXED TO BE 30' MPA (4000 PSI) WITH A MINIMUM OF 4% AIR ENTRAINMENT.
2. ALL REINFORCING SHALL BE #4 OR #5 BARS UNLESS OTHERWISE NOTED.
3. CONNECTIONS TO BE SHOWN IN SHADING.



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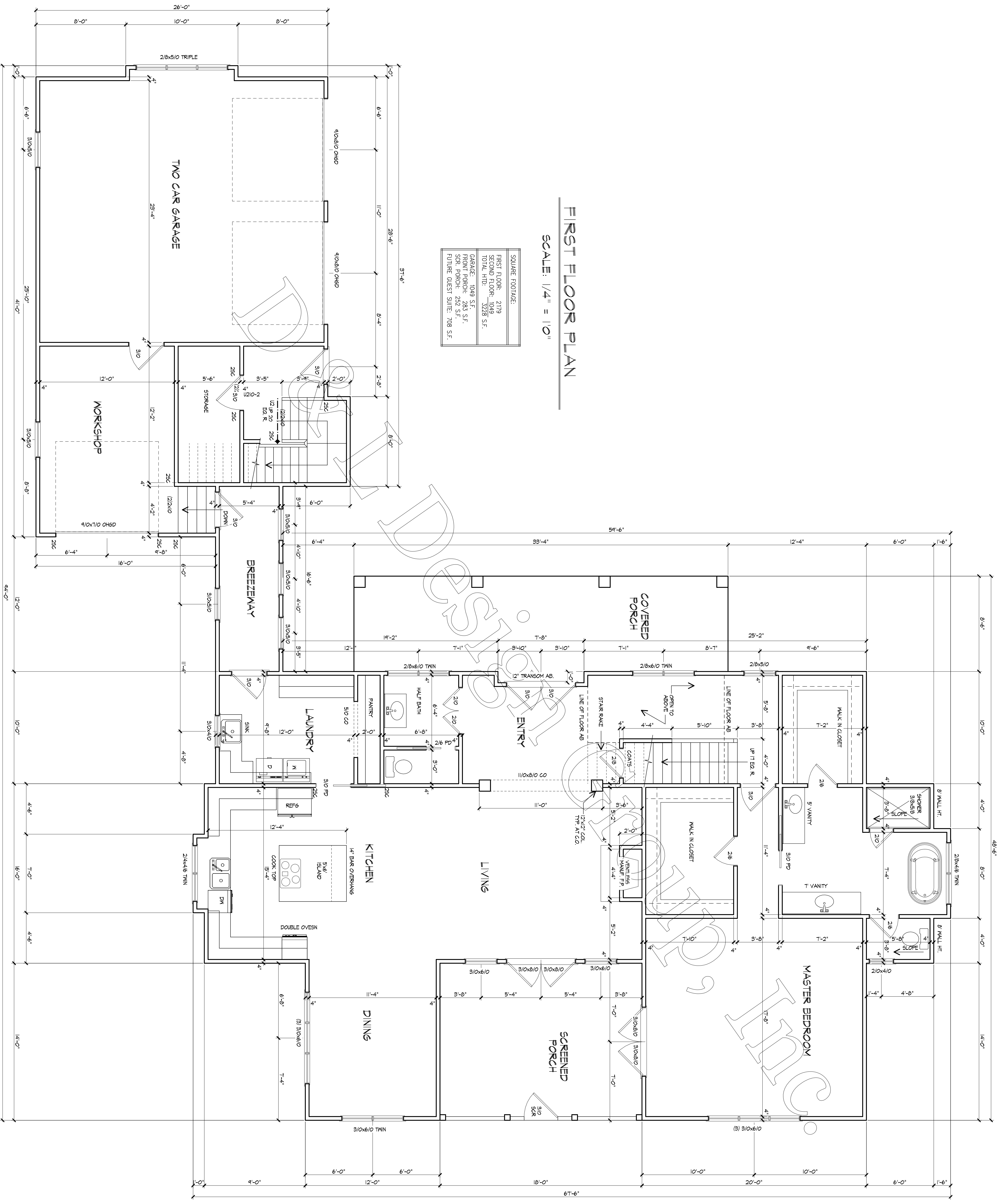
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**HENDRICKS
RESIDENCE**

Plan no.: **DL3228-C**

<p>Date: 05/29/2018</p> <p>Revisions: 5/5/2020</p> <p>Index:</p> <ol style="list-style-type: none"> 1. ELEVATIONS 2. FOUNDATION 3. FIRST FLOOR 4. SECOND FLOOR 5. SEVEN STRUCT 6. 2ND FL. STRUCT 7. ROOF LAYOUT 8. NOTES & DETAILS 9. DETAILS 	<p>FOUNDATION</p> <p>Sheet 2 OF 1</p>
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FIRST FLOOR PLAN

SCALE: 1/4" = 1'0"

SQUARE FOOTAGE:	
FIRST FLOOR:	2179
SECOND FLOOR:	1799
TOTAL FLOOR:	3978 S.F.
GARAGE: 1049 S.F.	
FRONT PORCH: 283 S.F.	
SCR. PORCH: 292 S.F.	
PULVE GUEST SUITE: 708 S.F.	

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Notes:
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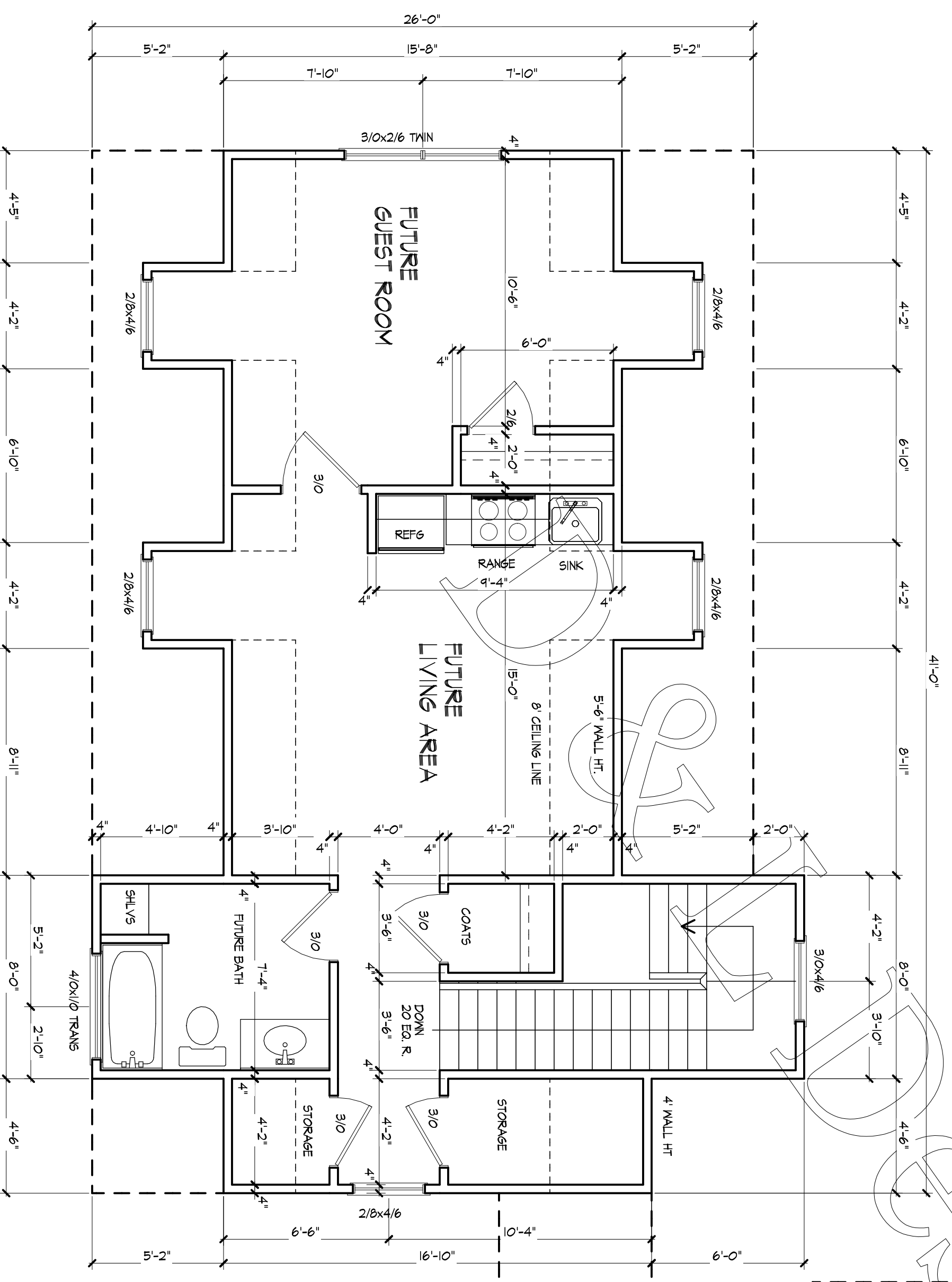
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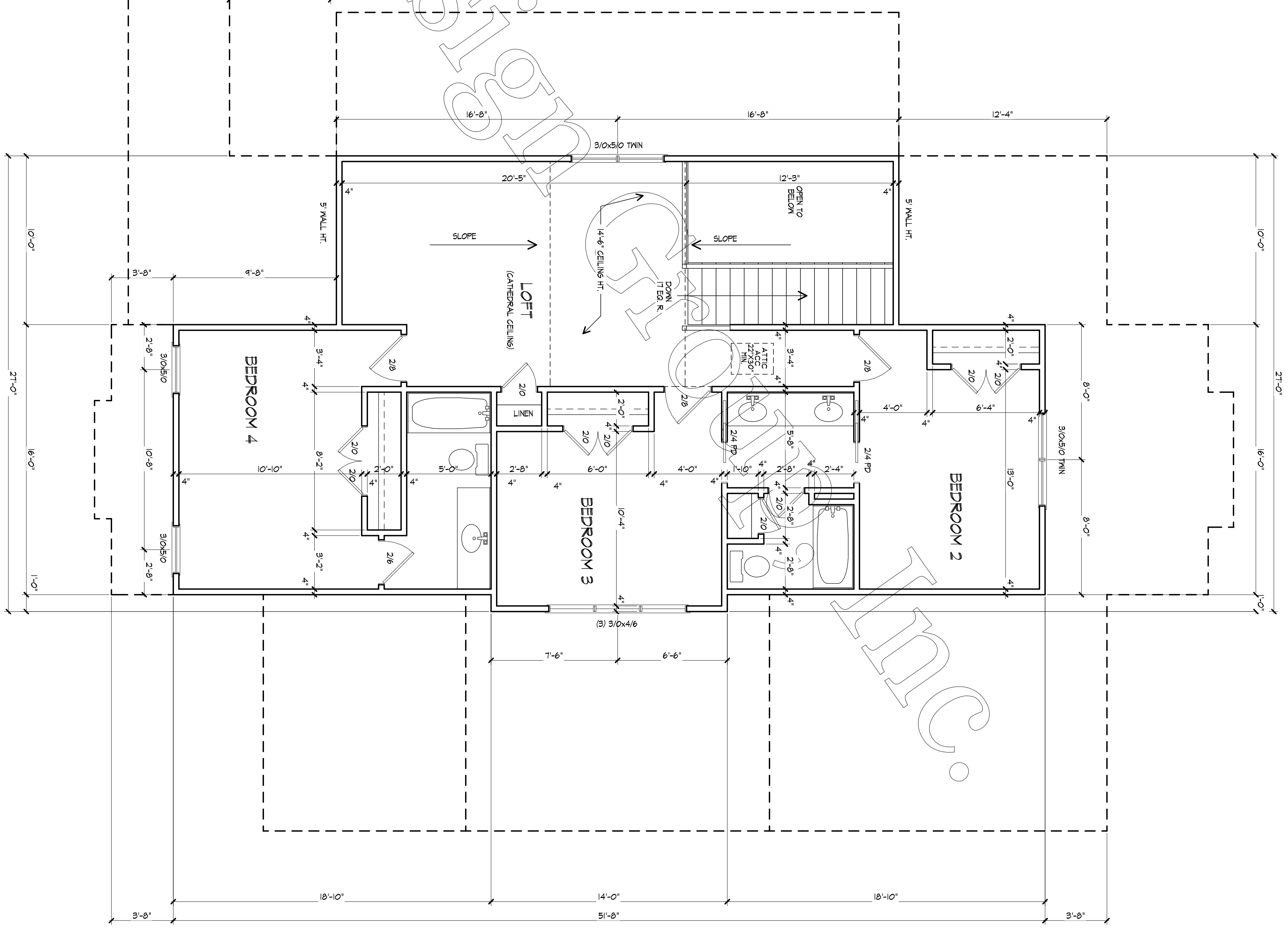
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Sheet:	FIRST FLOOR 3 OF 1

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FUTURE GUEST SUITE: 135 SQ. FT.



SECOND FLOOR PLAN

SCALE: 1/4" = 10"
1049 SQ. FT. HTD. THIS FLOOR

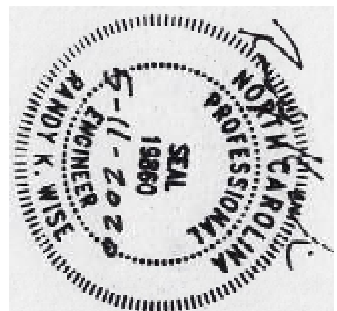
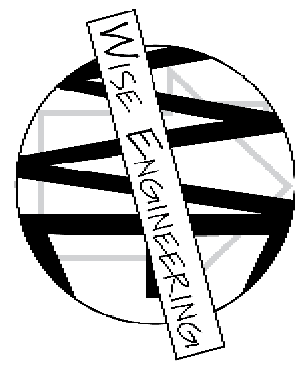
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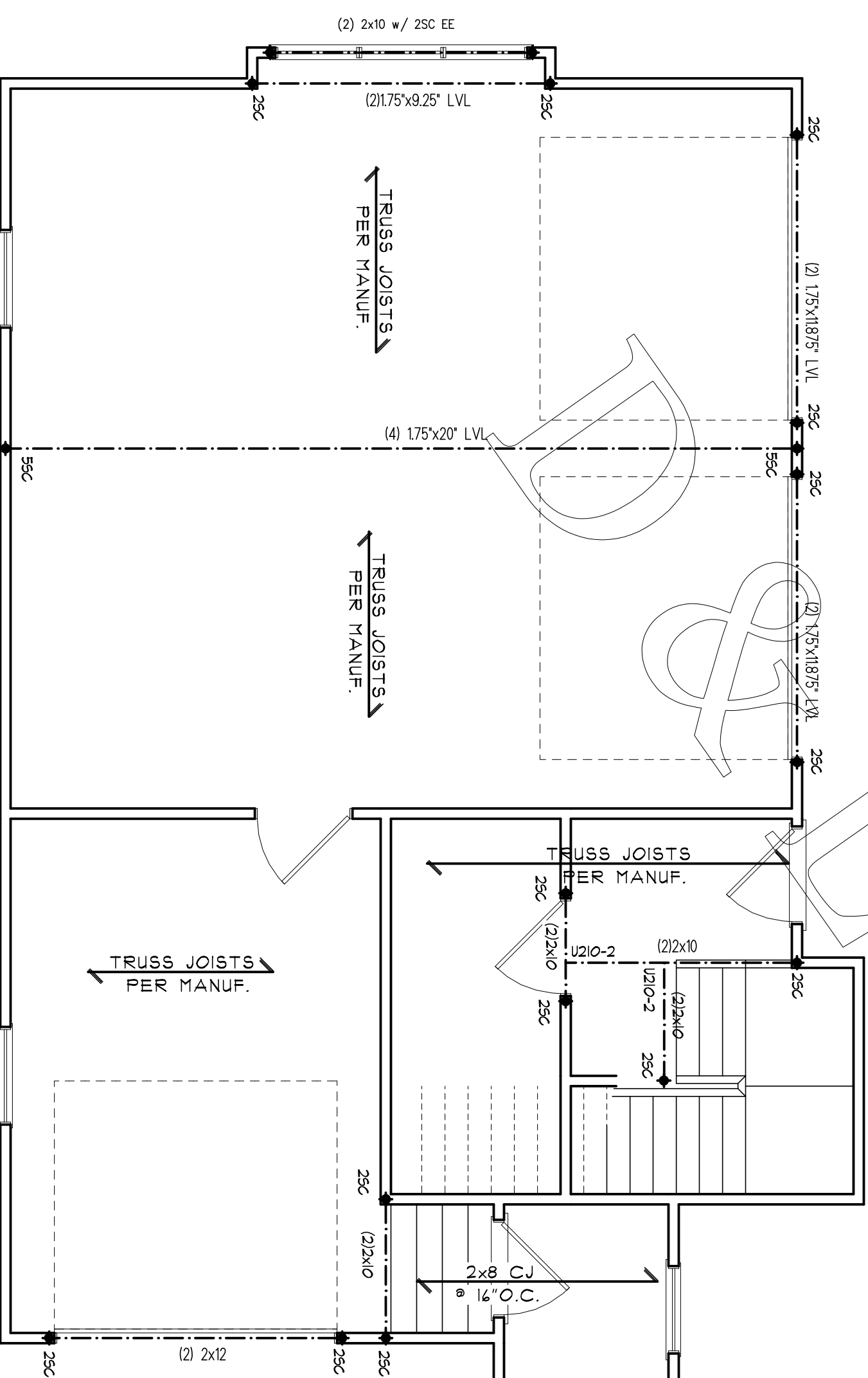
STRUCTURAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR DISCREPANCIES OF PLAN ONCE CONSTRUCTION HAS BEGUN.
2. ALL LUMBER TO BE #2 SPF U.N.O. ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND FB=2600 PSI, E=1.9M PSI
3. ALL LOAD BEARING EXTERIOR WINDOW HEADERS WITH MAXIMUM SPAN OF 5'-6" SHOULD BE A (2) 2X10 W/ (1) 2X4 KING STUD AND (1) 2X4 JACK STUD NAILED TOGETHER W/ (2) 10D @ 8" O.C. PROVIDED THE TOP OF WINDOW HEIGHT IS 6'-8", MINIMUM BOTTOM OF WINDOW HEIGHT IS 1'-6". OTHERWISE REFER TO TABLE R502.5(1) & (2).
4. ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2X10 U.N.O. REFER TO TABLE R502.5(1) & (2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS UNLESS NOTED ON PLAN.
5. REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
6. ALL STEEL SHALL BE ASTM A50 F_y=50 KSI MIN
7. ALL EXTERIOR LUMBER TO BE #2 SYP PT
8. ALL CONCRETE, F_c = 3000 PSI MIN
9. PRESUMPTIVE BEARING CAPACITY = 2000 PSF
10. PROVIDE WALL BRACING PER 2018 NC RESIDENTIAL CODE SECTION 602.10
11. PROVIDE 1/2" ANCHOR BOLTS AT 6'-0" CENTERS WITH A MIN. 7" EMBEDMENT. PLACE ANCHOR BOLTS 12" FROM EACH PLATE END SECTION.
12. ALL SPECIFIED ENGINEERED LUMBER PRODUCTS ARE DESIGNED IN ACCORDANCE WITH THE PRODUCTS SUPPLIED FROM THE FOLLOWING APPROVED MANUFACTURERS:
 Weyerhaeuser(Leve); Louisiana-Pacific (LP); Boise Cascade; Georgia Pacific (GP); OR OTHERS, PROVIDED THE PRODUCTS HAVE, AT MINIMUM: FB=2600 psi AND E = 1.9M psi.
 APPROPRIATE SIZED METAL HANGERS SHOULD BE MANUFACTURED BY EITHER SIMPSON STRONG TIE OR UNITED STEEL PRODUCTS (USP)

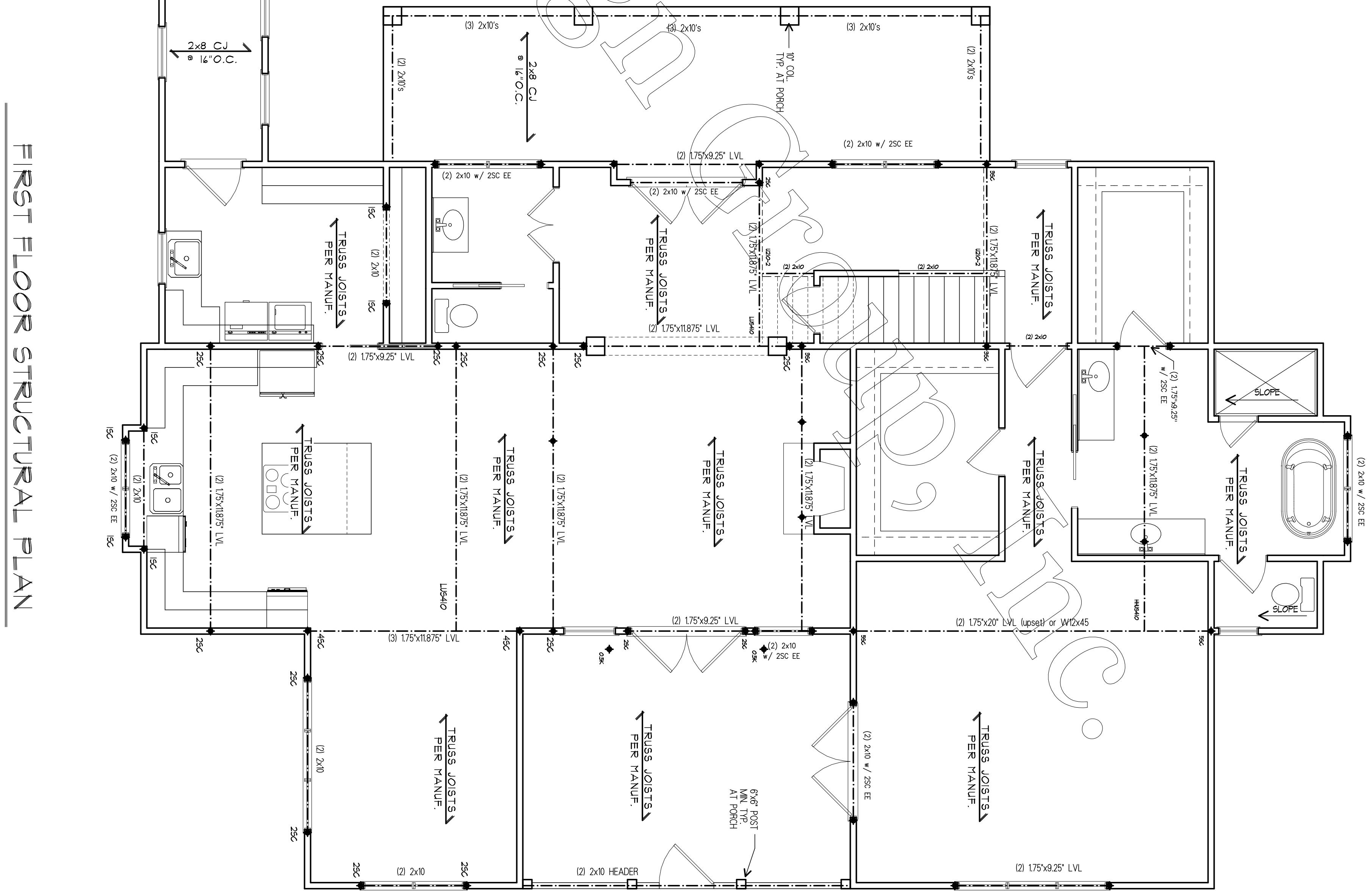
MINIMUM NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

(PER 2018 NCRCB R602.7.3)

HEADER SPAN	MAXIMUM STUD SPACING
3' OR LESS	1
4'	2
8'	3
12'	5
16'	6



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



Notes:
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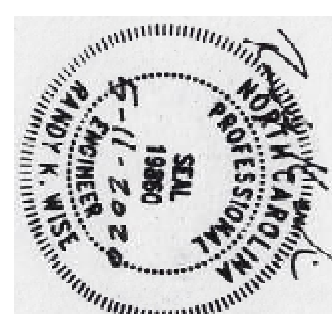
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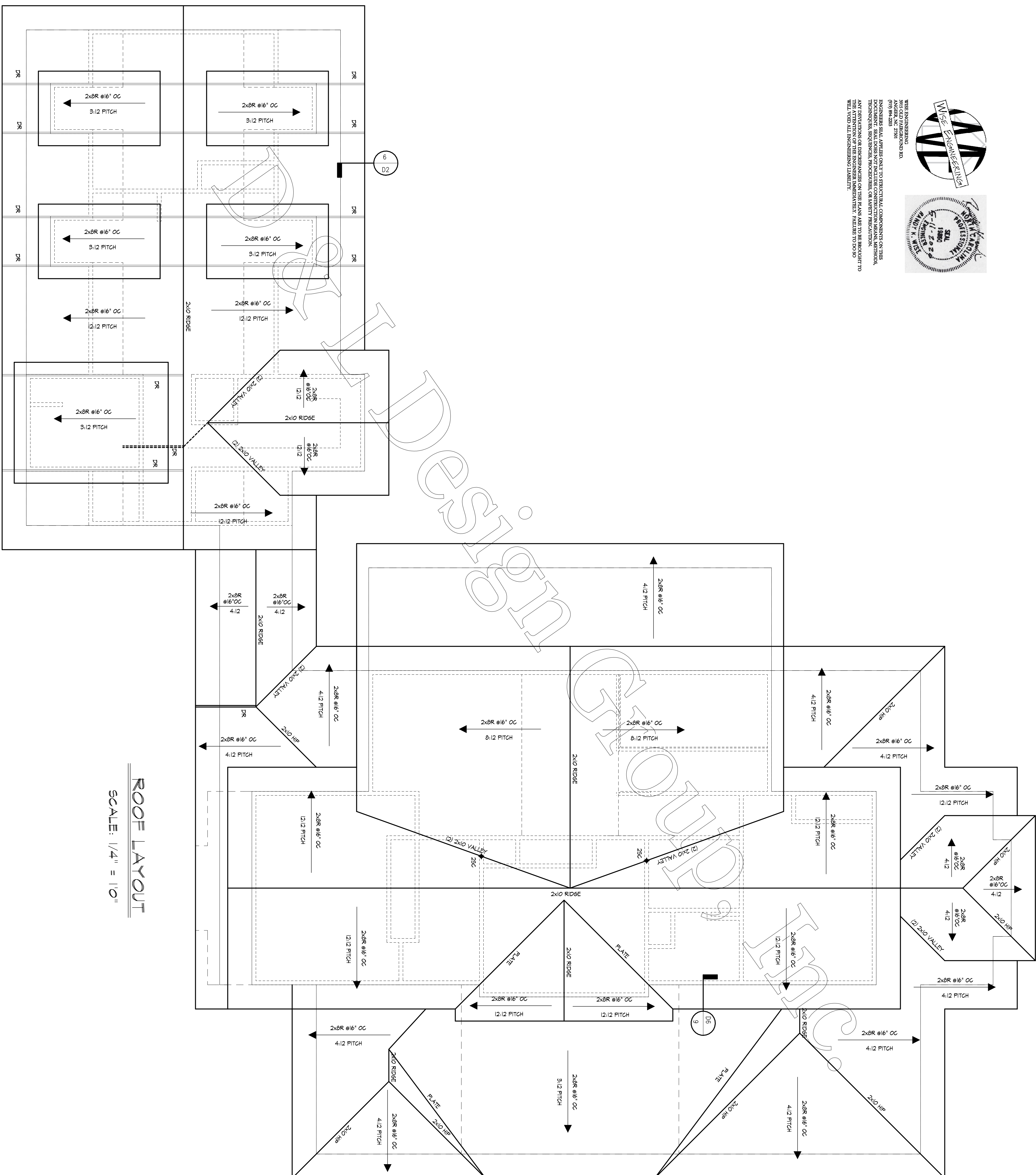
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STATE OF NORTH CAROLINA
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ROOF LAYOUT
SCALE: 1/4" = 1'0"

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Sheet: 1 OF 1

NOTES:
All building code section references are from the North Carolina State Building Code, Residential Code 2018 Edition. For construction in other states please consult your local building code.

1. EXTERIOR WALLS

- Exterior walls with a fire separation distance less than 3ft. Shall have not less than a one hour fire resistive rating with exposure from both sides. Projections shall not extend to a point closer than 2ft. from the line used to determine the fire separation distance.
- Openings shall not be permitted in exterior walls or door/dwellings with a fire separation distance of less than 3ft. from the property line, measured perpendicular to the vertical plane of the wall.

2. GLAZING FOR HAZARDOUS LOCATIONS

- Tempered glass shall be permanently identified with a non-removable label visible when the unit is glazed.
- Heat strengthened and tempered spandrel glasses are exempt from permanent labeling but shall be labeled with a removable paper label by the manufacturer.
- All glazing for hazardous areas shall pass the test requirements of CPSC 16 – CFR Part 1201. See section 308.3 for exceptions.
- The following areas are considered hazardous locations for the purposes of glazing:
1. Glazing in side hinged doors except jalousies.
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
5. Glazing, in an individual fixed or operable panel within the same plane as a door where the nearest vertical edge is within a 24 inch arc of the door in a closed position and the bottom edge is less than 60 inches above the floor or walking surface.

3. ATTACHED GARAGES

- Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall be in accordance with Sections R302.5.1 through R302.5.3
- Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
- Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches thick or 20 minute fire-rated doors.
- The garage shall be separated as required by table R302.6. Openings in garage walls shall comply with section R302.5. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

Separation	Dwelling/Garage Separation	Material
From the residence and attics	Table R302.6	Not less than 1/2-inch gypsum board or equivalent applied to the garage side
From attached rooms above the garage		Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting assemblies used for separation required by this section		Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

- The area of the floor used for parking of vehicles shall be sloped toward the main vehicle entry doorway or to a drain for the movement of liquids.

4. UNDER STAIR PROTECTION

- Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board.

5. HANDRAILS

- Win. height: 34 inches. Max. height: 38 inches
- Handrails to be provided on at least one side of stairways of four or more steps. Handrails shall be continuous the full length of stairs. (See section R311.7.8.2.2018 NCRC for exceptions)
- Spiral stairs to have handrails on outside radius.

6. GUARDRAILS

- Porches, balconies or raised floor surfaces located more than 30 inches above the floor or finished grade below shall have guardrails not less than 36 inches in height.
- Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails not less than 30 inches in height measured vertically from the nosing of the treads.
- Required guardrails shall have intermediate rails or ornamental doublers that do not allow passage of an object 4 inches or

9. FOUNDATIONS

- Provide a crawl space access of minimum 22in height x 30in width, located at base plate due to grade.
- The surface area adjacent to the foundation should provide adequate drainage to drain surface water from foundation walls.
- Foundation walls should be drained and damp proofed in accordance with Sections 405 and 406
- A minimum 6-mil (0.15 mm) polyethylene vapor retarder or equivalent shall be installed to nominally cover all exposed earth in the crawl space with joints lapped not less than 12 inches (305 mm). Where there is no evidence that the ground water table can rise to within 6 inches (152 mm) of the floor of the crawl space it is acceptable to puncture the ground vapor retarder at low spots to prevent water puddles from forming on top of the vapor retarder due to condensation. Install a drain to daylight or sump pump at each low spot. Crawl space drains shall be kept separate from roof gutter drain systems and foundation perimeter drains.
- Foundation Anchorage: In all cases at minimum, the wood sole plate at exterior walls on masonry slabs and wood sill plates shall be anchored to the foundation with 1/2" anchor bolts at 6'-0" C.C. max. and within 12" of the ends of each plate section. Minimum embedment is 7".

8. CARBON MONOXIDE ALARMS

- Carbon monoxide alarms shall be installed in accordance with Section R315

7. SMOKE DETECTORS

- Smoke detectors shall be installed in accordance with Section R314

11. FLASHING

- Approved consist of a resistant flashing shall be provided in the following areas:
• At the top of all exterior window and door openings.
• At the intersection of masonry construction with frame or masonry walls.
• Under and at the ends of masonry, wood or metal copings and sills.
• Continuously above all projecting wood trim
• Where exterior porches, decks or stairs attach to a wall or floor assembly of wood frame construction
• Under built gutters
• At junction of chimneys and roofs
• In all roof valleys and around all roof openings.

10. HEADERS

- Refer to table R602.7(1) and (2) for header sizes not specified on plan.

12. ROOF DRAINAGE

- All gutters and downspouts shall discharge at least 5 feet away from foundation walls or into an approved drainage system.
- Rafters shall be nailed to ceiling joists where joists are parallel to rafters.
- When joists are perpendicular to rafters, provide a rafter tie located as near the plate as possible spaced not more than 48" O.C.
- Maximum height of deck support posts

13. ROOF FRAMING

- Decks shall be braced to provide lateral stability according to item 8, Appendix M of building code.
- Decks with post heights over 20' shall be designed and sealed by a professional engineer.
- Decks shall be braced to provide lateral stability according to item 8, Appendix M of building code.

14. ATTIC ACCESS

- Minimum 22" x 30" attic access to be provided to any attic with a clear height of 30".
- Exceptions: concealed areas not located over main structure including porches, knee walls less than 5ft. in height, dormers, bay windows, etc.
- Energy conservation requirements.
- Refer to Chapter 11 of the NC Residential Building Code for all energy conservation requirements.

16. WALL AND ROOF CLADDING

- Wall cladding to be designed for a 25lb per sq. ft. or greater positive or negative pressure for houses with a mean roof height of 35ft. or less.
- Unless noted otherwise, this plan is not designed for construction in High Wind Zone or Wind Borne Debris regions. Please consult applicable building codes for additional structural requirements for building in High Wind Zones and Wind Borne Debris regions.
- High Wind Zone 5 and Wind Borne Debris Regions
- Unless noted otherwise, this plan is not designed for construction in High Wind Zone or Wind Borne Debris regions. Please consult applicable building codes for additional structural requirements for building in High Wind Zones and Wind Borne Debris regions.

19. RETAINING WALL

- An engineered design is required for retaining walls that are subject to hydrostatic pressure from ground water, and that support more than 48" of unbalanced backfill and do not have permanent lateral support at the top and bottom.
- Refer to manufacturer's specifications and details for installation.

20. MANUFACTURED FIREPLACES

- Refer to manufacturer's specifications and details for installation.
- Decks with post heights over 20' shall be designed and sealed by a professional engineer.
- Decks shall be braced to provide lateral stability according to item 8, Appendix M of building code.

WOOD DECKS

- Girders shall bear directly on posts or be connected to the side of posts with D 5/8" hot dipped galvanized bolts.
- Floor decking shall be NO. 2 grade SFC or equivalent
- Minimum floor decking thickness

JOIST SPACING	DECKING (nominal)
12" o.c.	1" S4S
16" o.c.	1" T & G
24" o.c.	1-1/4" S4S
32" o.c.	2" S4S

- Maximum height of deck support posts
- 4x4 post, 8'-0" unbraced
- 6x6 post, 20'-0" unbraced
- based on No. 2 treated southern pine posts
- Post height is measured from top of footing to bottom of post.

ATTACHMENT SCHEDULES

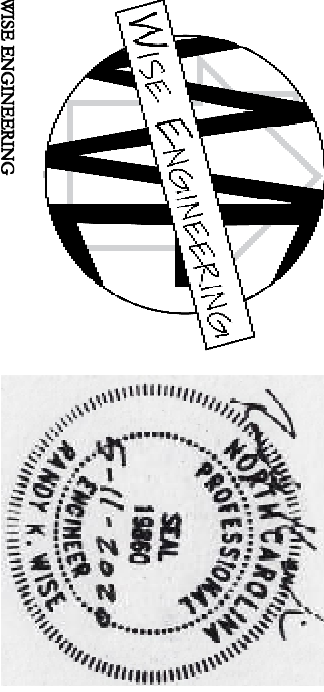
All structures except deck veneer structures:

Fasteners	8" Max. Joist Span	16" Max. Joist Span
5/8" Hot Dipped Galvanized Bolts With Washers AND D20 Common Hot Dipped Galvanized Washers	1 @ 9'-6" o.c. AND 2 @ 8'-0" o.c.	1 @ 9'-6" o.c. AND 3 @ 8'-0" o.c.

Deck Veneer Structures

Fasteners	8" Max. Joist Span	16" Max. Joist Span
5/8" Hot Dipped Galvanized Bolts	1 @ 7'-4" o.c.	1 @ 7'-4" o.c.

Minimum edge distance for bolts is 2" - 1/2 inches
*Maximum edge distance for bolts is 2" - 1/2 inches



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WISE ENGINEERING, INC.
1000 W. HARRIS BLVD.
ASHEBORO, NC 27802
PROFESSIONAL ENGINEER LICENSE NO. 11-2026
MECHANICAL
ISSUED 08/11/2023 EXPIRES 08/11/2026
ALL PERMITS AND INSURANCES ON THIS PLAN MUST BE RECORDED TO THE RECORDING DIVISION OF THE NORTH CAROLINA DEPARTMENT OF REVENUE.
ANY DEVIATIONS OR OMISSIONS ON THIS PLAN MAY BE SUBJECT TO THE TECHNICAL SERVICES PROGRAM OR MARKET PRACTICE.
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WALL VOID ALL ENGINEERING LIABILITY.

TABLE M102.1.2 (R402.1.2)

CLIMATE ZONE	FLOOR U-FAC TOR	ROOF U-FAC TOR	GLAZED CEILING U-FAC TOR	WOOD FRAME WALL R-VALUE	MASS FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRACK SPACE R-VALUE
3	0.35	0.55	0.30	30.0	15 or 13-2.5 ^b or 21.0 ^c	5/13	19	5/13 ^d
4	0.35	0.55	0.30	30.0	15 or 13-2.5 ^b or 21.0 ^c	5/13	19	5/13 ^d
5	0.35	0.55	NR	30.0	15 ^b or 13-4 ^b or 15-3 ^b or 15-3 ^b	13/17 ^d or 13/25 ^d	39 ^e	10/15

Foot Note: 1 foot = 304.8 mm.

^a R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity, which is less than the listed or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

^b The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

^c 10'-5" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-5 cavity insulation at the interior of the basement wall or crawl space wall.

^d R-5 shall be added to the required slab edge R-values for heated slabs. For nonheated slabs, insulation shall be applied from the inspection gap downward to the bottom of the footing or a minimum of 24 inches below grade, whichever is less. For heated slabs, insulation shall extend to the bottom of the foundation wall or 24 inches, whichever is less. (See Appendix D.)

^e Decked

^f Basement wall insulation is not required in warm/humid locations as defined by Figure M101.1.2 and Table M101.2

^g On insulation surfaced to the framing cavity, R-5 minimum

^h The first value is cavity insulation, the second value is continuous insulation, so 13-5" means R-13 cavity insulation plus R-5 continuous insulation. Structural sheathing covers 25 percent or less of the sheathing. Insulating sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior structural sheathing shall be supplemented with insulated sheathing of at least R2.

ⁱ The second R-value applies when more than half the insulation is on the exterior of the mass wall

^j In addition to the exception in Section M102.3.3, a maximum of two glazed fenestration product assemblies having a U-factor no greater than 0.35 shall be permitted to be substituted for minimum code compliant fenestration product assemblies without penalty.

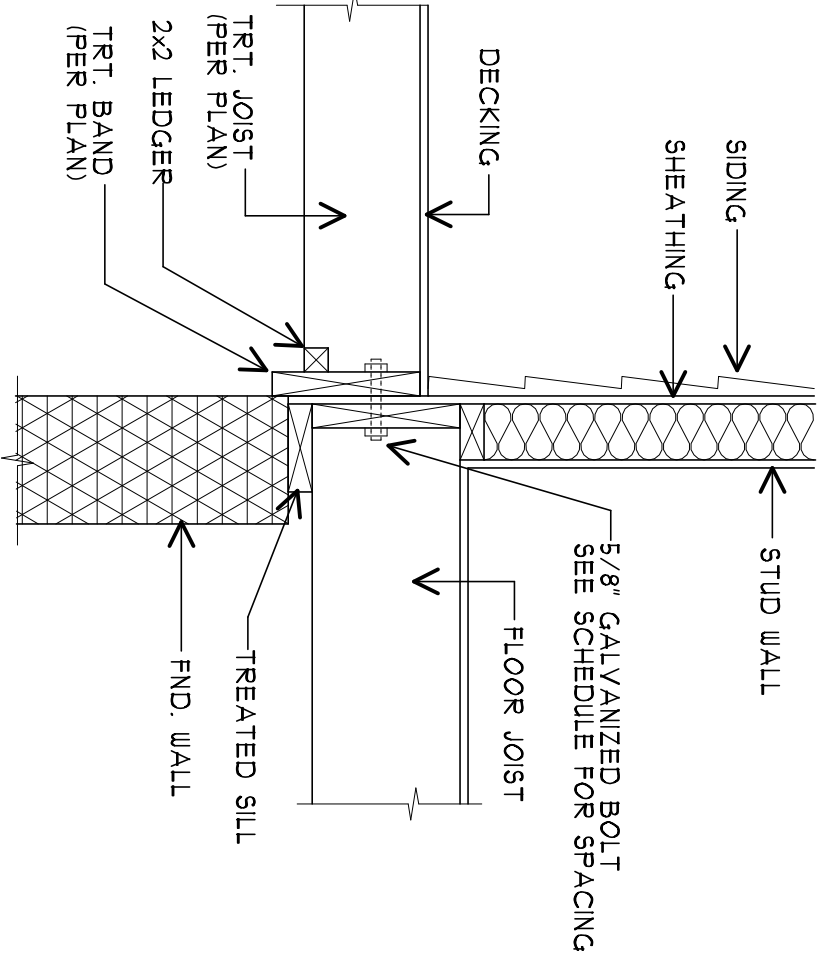
^k In addition to the exception in Section M102.3.3, a maximum of two glazed fenestration product assemblies having a U-factor no greater than 0.70 shall be permitted to be substituted for minimum code compliant fenestration product assemblies without penalty.

^l R-30 shall be deemed to satisfy the cavity insulation requirement, wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Otherwise R-30 insulation is required where adequate clearance exists or insulation must extend to either the inside or outside of the wall.

^m Table value required except for roof edge where the space is limited by the pitch of the roof; where the insulation must fill the space up to the eave line.

ⁿ R-19 fiberglass batts compressed and installed in a nominal 2 x 6 framing cavity is deemed to comply. Fiberglass batts (rated R-19 or higher) compressed and installed in a 2 x 4 wall is not deemed to comply.

^o Basement wall meeting the minimum mass wall specific heat content requirement may use the mass R-value as the min. requirement.



1 DECK ATTACHMENT SCALE: 1"=1'-0"

Notes:
The plan conforms to N.C. State Building Code, Residential Code, 2018 Edition

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