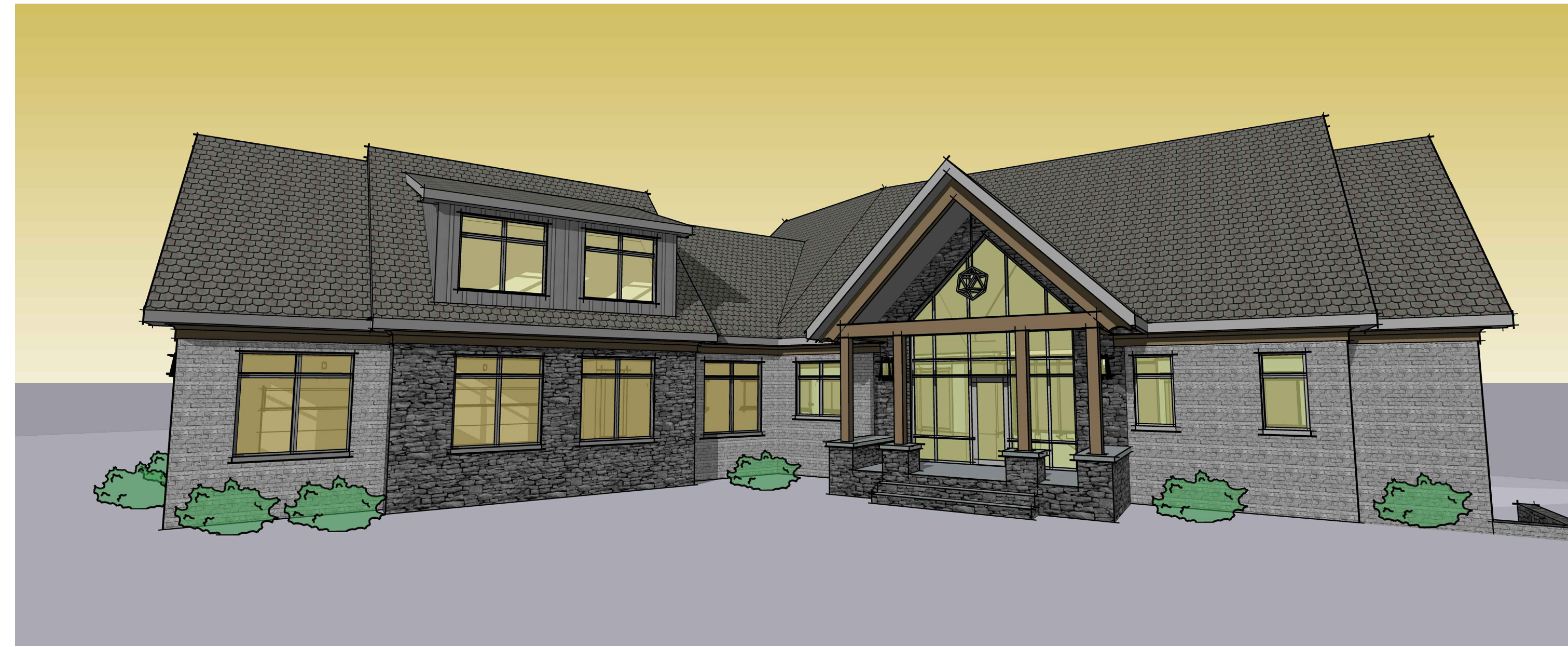


ROUKEMA BUCHANAN RESIDENCE



BROADWAY, NC



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CARY, NC
919-602-4180

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COVER
PAGE

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ABBREVIATIONS

@	AT	HT	HEIGHT
&	AND	HVAC	HEATING, VENTILATING, AIR CONDITIONING
A	AMPERE	HZ	HERTZ
A.B.	ANCHOR BOLT	INSUL	INSULATION
ABV	ABOVE	INV	INVERT
ACCU	AIR COOLED CONDENSING UNIT	KVA	KILOVOLT AMPERE
A.C.T.	ACOUSTICAL CEILING TILE	KW	KILOWATT
A.D.A.	AMERICAN WITH DISABILITIES ACT	LAV	LAVATORY
ADJ	ADJUSTABLE	LG	LONG
A.F.F.	ABOVE FINISH FLOOR	MATL	MATERIAL
A.H.U.	AIR HANDLING UNIT	MAX	MAXIMUM
ALUM	ALUMINUM	MBH	1,000 BRITISH THERMAL UNITS
APPROX	APPROXIMATE	MECH	MECHANICAL
BD	BOARD	MIL	MILLIMETER
BG	BELOW GRADE	MIN	MINIMUM
BLDG	BUILDING	M.H.	MOUNTING HEIGHT
BLK	BLOCK, BLOCKING	M.L.O.	MAIN LUG ONLY
BRG	BEARING	NO.	NUMBER
BRKR	BREAKER	NOM	NOMINAL
BS	BAR SINK	O.C.	ON CENTER
CFM	CUBIC FEET PER MINUTE	O.W.B.E.	OFF-WHITE BASE ENAMEL
CKT	CIRCUIT	P	PANEL
CLG	CEILING	P.D.	PRESSURE DROP
CMU	CONCRETE MASONRY UNITS	PH	PHASE
C.O.	CLEAN OUT	P.T.	PRESSURE TREATED
COL	COLUMN	PTD	PAINTED
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONT	CONTINUOUS	PL. LAM.	PLASTIC LAMINATE
COP	COEFFICIENT OF PERFORMANCE	PLYWD	PLYWOOD
C.O.T.G.	CLEAN OUT TO GRADE	RCPT	RECEPTOR
CU	COPPER	REINF	REINFORCE
CW	COLD WATER	R.O.	ROUGH OPENING
	DIAMETER	RPBP	REDUCE PRESSURE PRINCIPLE BACKFLOW PREVENTER
DBL	DOUBLE	RPM	REVOLUTIONS PER MINUTE
DIA	DIAMETER	SCHED	SCHEDULE
DISP	DISPENSER	SIM	SIMILAR
DWG	DRAWING	S.C.	SOLID CORE
EA	EACH	S.N.	SOLID NEUTRAL
ELEC	ELECTRICAL	SQ	SQUARE
ELEV	ELEVATION	SS	SLOP SINK
E.F.	EXHAUST FAN	STA	STATION
EQ	EQUAL	STL	STEEL
EQUIP	EQUIPMENT	SUSP	SUSPENDED
E.W.C.	ELECTRIC WATER COOLER	T.B.M.	TEMPORARY BENCH MARK
EXIST	EXISTING	TELE	TELEPHONE
F	FAHRENHEIT	TEMP	TEMPERED
F.C.	FOOT CANDLES	THRSHLDT	THRESHOLD
F.D.	FLOOR DRAIN	TYP	TYPICAL
F.E.	FIRE EXTINGUISHER	UC	UNDERCUT
F.F.	FINISH FLOOR	U.O.N.	UNLESS OTHERWISE NOTED
FIN	FINISH	V	VENT
FTG	FOOTING	V.B.	VAPOR BARRIER
GALV	GALVANIZED	V.C.T.	VINYL COMPOSITION TILE
G.F.I.	GROUND FAULT INTERRUPTER	VERT	VERTICAL
GND	GROUND	V.D.O.T.	VIRGINIA DEPT. OF TRANSPORTATION
G.S.F.	GROSS SQUARE FOOTAGE	V.T.R.	VENT THROUGH ROOF
G.W.B.	GYPSON WALLBOARD	W	WATT
GYP	GYPSON	W/	WITH
H.C.	HOLLOW CORE	WB	WET BULB
HDWR	HARDWARE	WC	WATER CLOSET
H.M.	HOLLOW METAL	WD	WOOD
HP	HORSEPOWER	WG	WATER GAUGE
HW	HOT WATER	W.H.	WALL HYDRANT
HWH	HOT WATER HEATER	WP	WEATHERPROOF

PROJECT NARRATIVE

THIS DRAWING SET IS DESIGNED TO COMPLY WITH THE CURRENT VERSION OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE (INTERNATIONAL RESIDENTIAL CODE WITH NC AMENDMENTS)

ALL WORK SHALL BE ACCOMPLISHED BY APPROPRIATELY LICENSED GENERAL AND SPECIALTY CONTRACTORS, WHERE APPROPRIATE.

ARCHITECT:
RUSSELL LONG
LICENSE NO. 11939

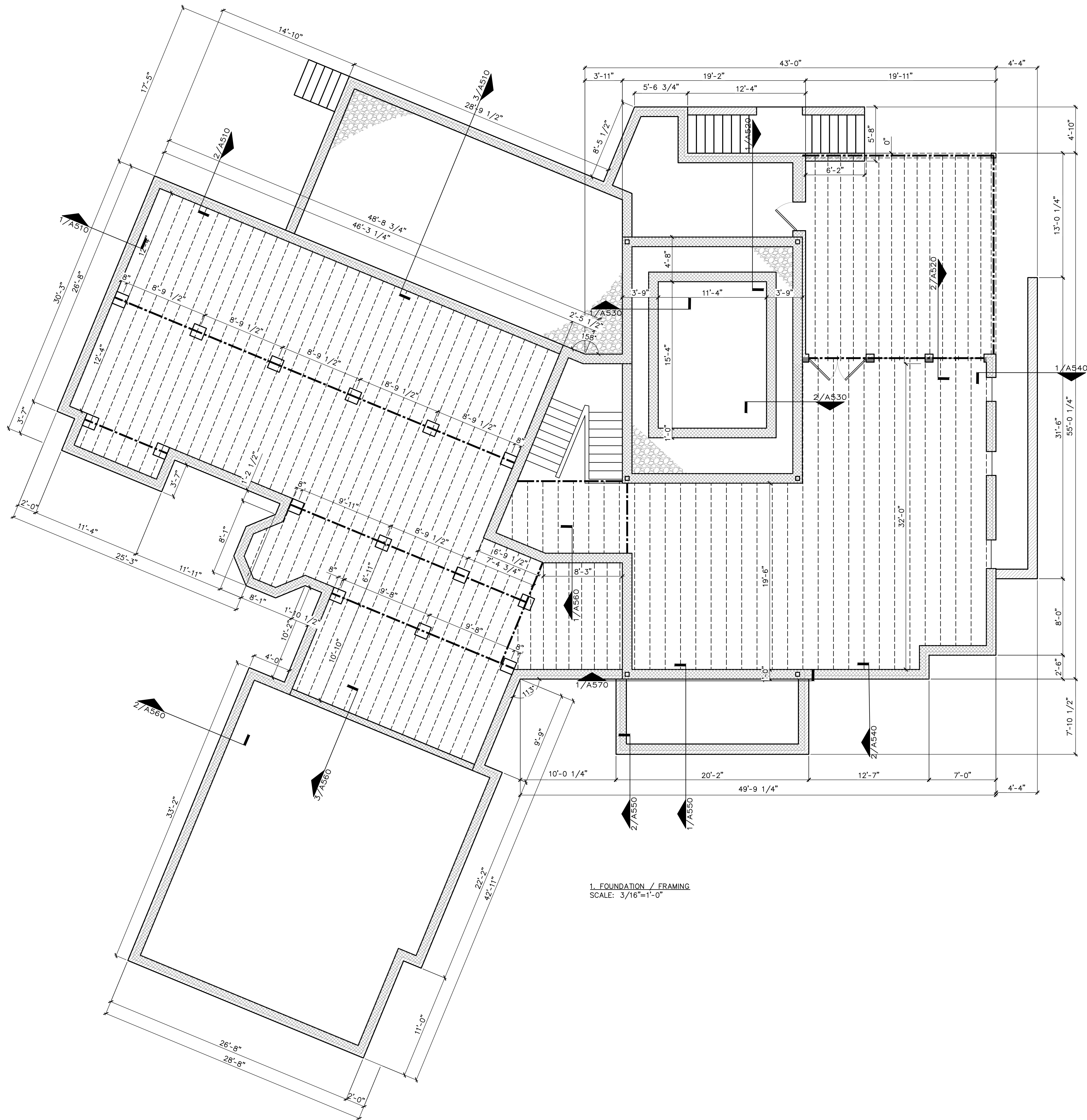
919-602-4180
RUSTY@RUSTYLONG.COM

BUILDING AREA

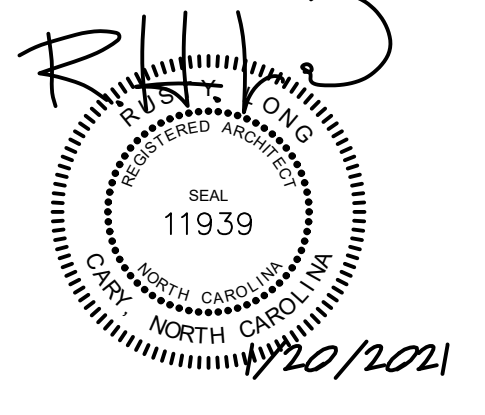
FIRST FLOOR CONDITIONED:	3,121 SF
FIRST FLOOR GARAGE:	868 SF
FIRST FLOOR POOL ROOM:	380 SF
FRONT PORCH:	158 SF
REAR SCREENED PORCH:	317 SF
BASEMENT:	1,093 SF
BONUS ROOM:	655 SF

INDEX OF DRAWINGS

ARCHITECTURAL	STRUCTURAL		
A000	COVER PAGE	S100	GENERAL STRUCTURAL NOTES
A001	SITE PLAN	S101	FOUNDATION & BASEMENT PLAN
A010	BASEMENT FLOOR PLAN	S102	FIRST FLOOR FRAMING PLAN
A100	FIRST FLOOR PLAN	S103	SECOND FLOOR FRAMING PLAN
A110	BONUS FLOOR PLAN	S104	ROOF FRAMING OVER GARAGE PLAN
A200	ROOF PLAN	S201	WALL SECTIONS
A300	EXTERIOR RENDERING	S202	WALL SECTIONS
A310	EXTERIOR RENDERING	S203	WALL SECTIONS
A320	EXTERIOR RENDERING	S204	WALL SECTIONS
A330	EXTERIOR RENDERING	S205	WALL SECTIONS
A340	EXTERIOR RENDERING	S206	WALL SECTIONS
A400	EXTERIOR ELEVATIONS	S207	WALL SECTION AT STEEL
A410	EXTERIOR ELEVATIONS	S301	FOUNDATION DETAILS
A500	WINDOW AND DOOR SCHEDULES	S401	FRAMING DETAILS
A510	WALL SECTIONS		
A520	WALL SECTIONS		
A530	WALL SECTIONS		
A540	WALL SECTIONS		
A550	WALL SECTIONS		
A560	WALL SECTIONS		
A570	WALL SECTION AT STEEL		



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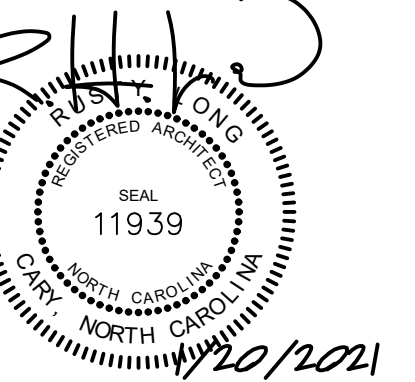
**BASEMENT
 PLAN
 A010**

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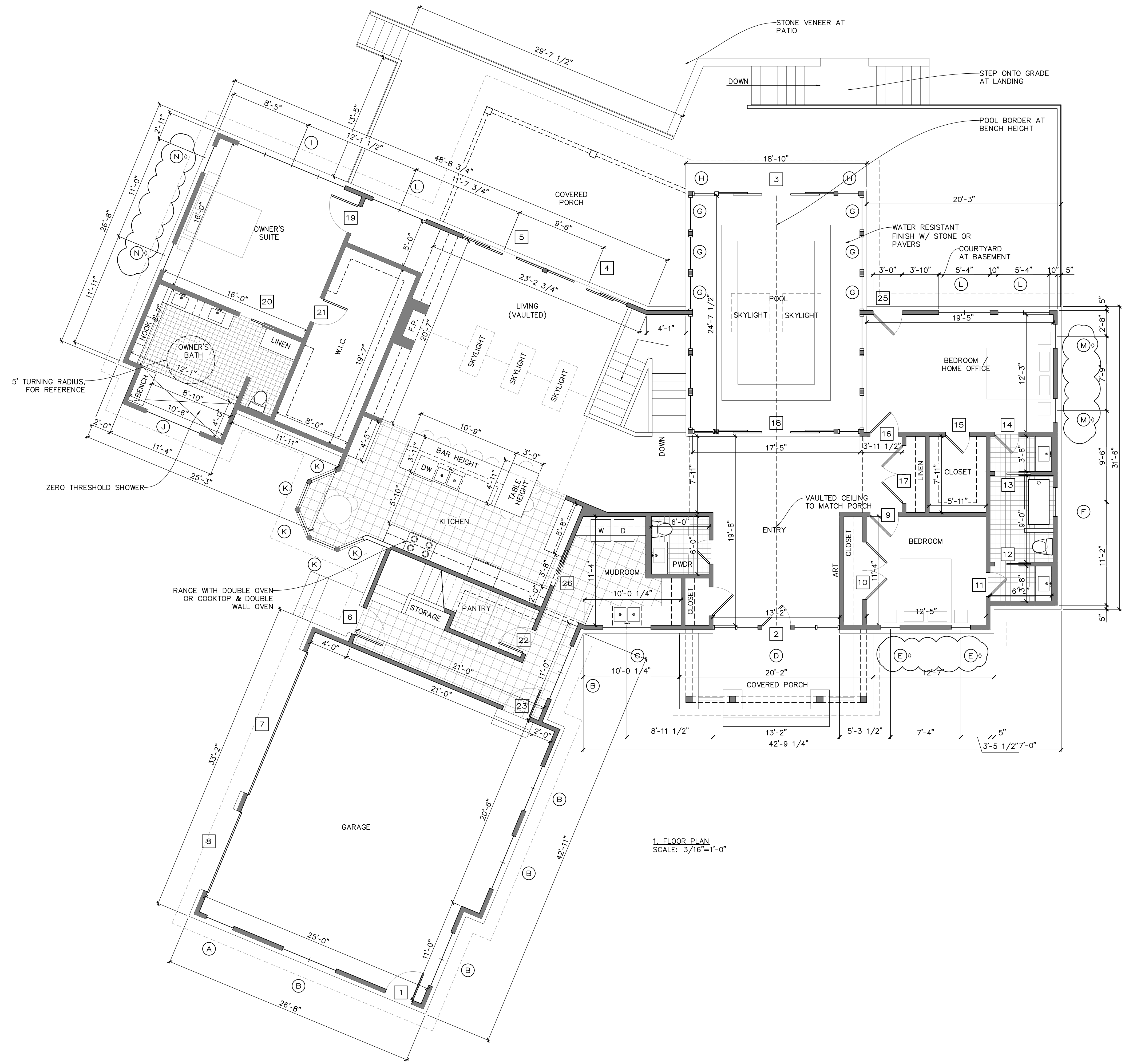
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**PROPOSED
FLOOR PLAN**

A100

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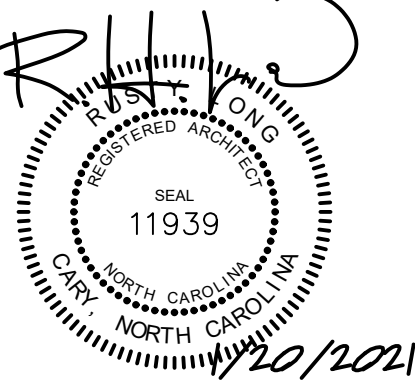


1. FLOOR PLAN
SCALE: 3/16"=1'-0"



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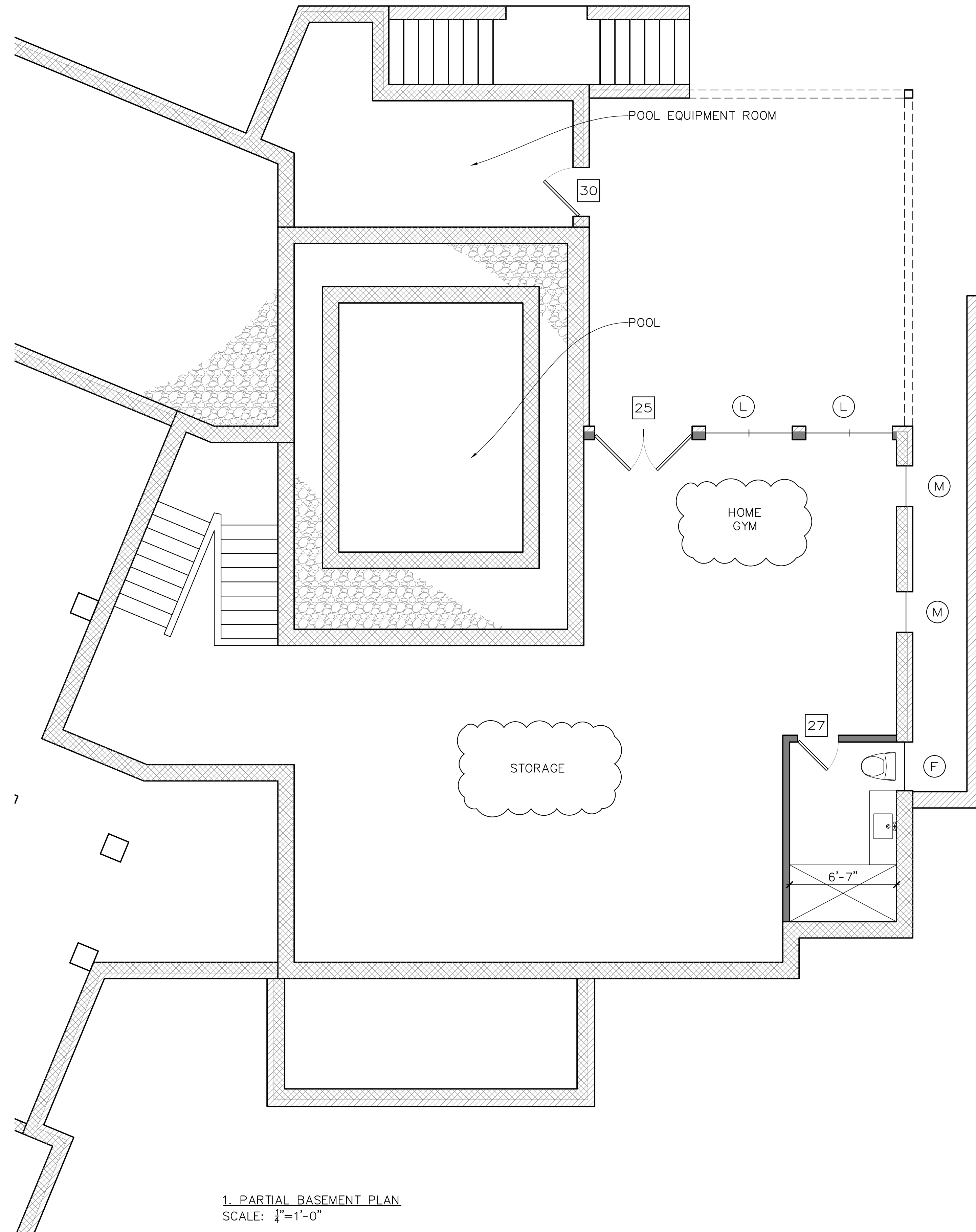
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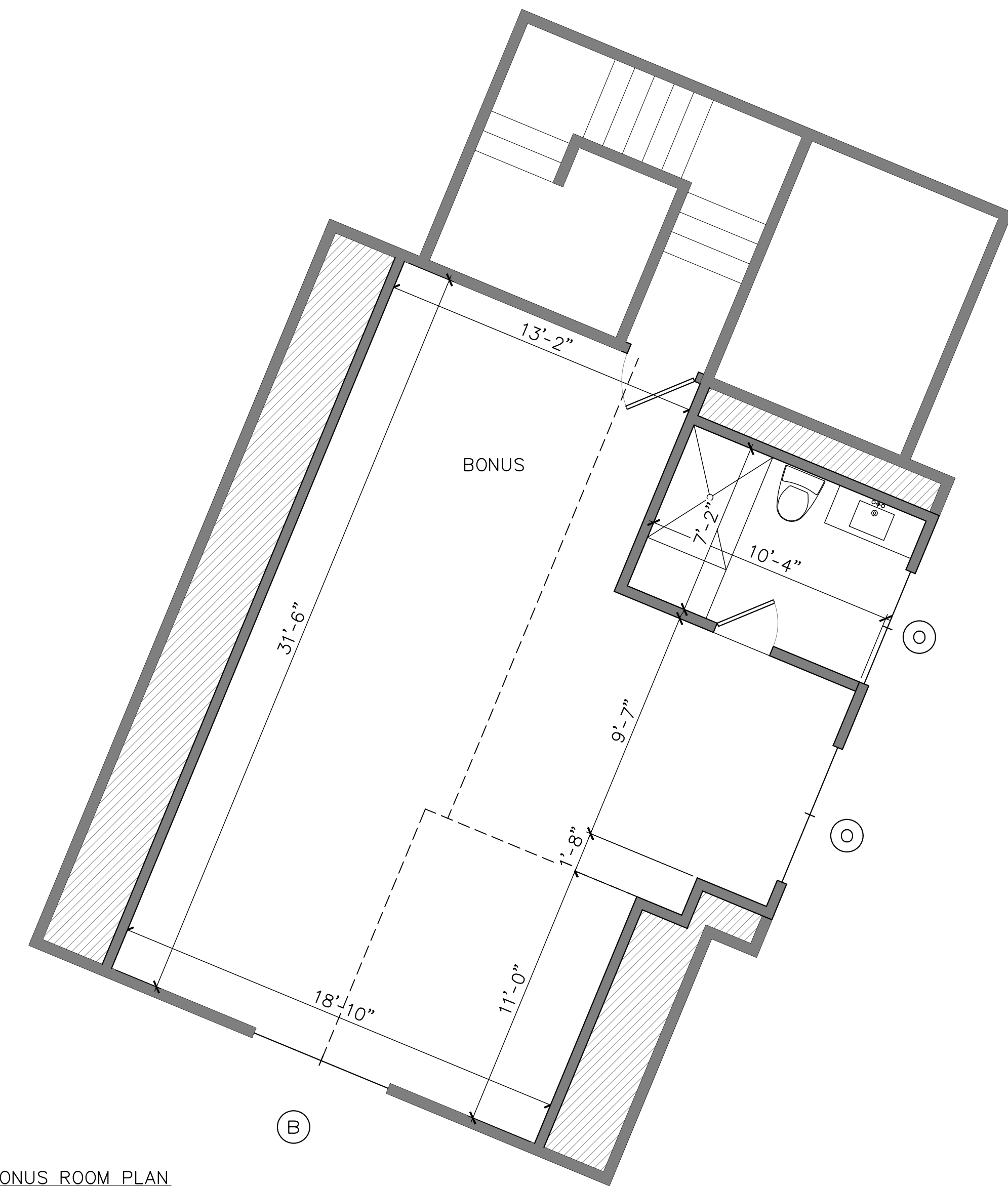
BONUS ROOM

A110

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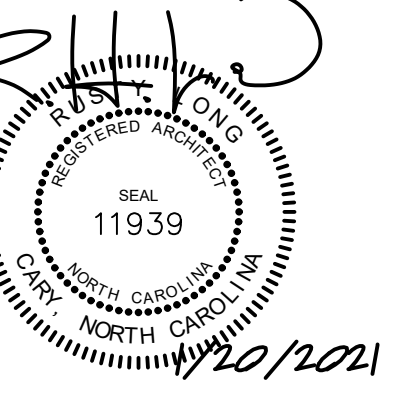
1. BONUS ROOM PLAN
SCALE: 3/4"=1'-0"





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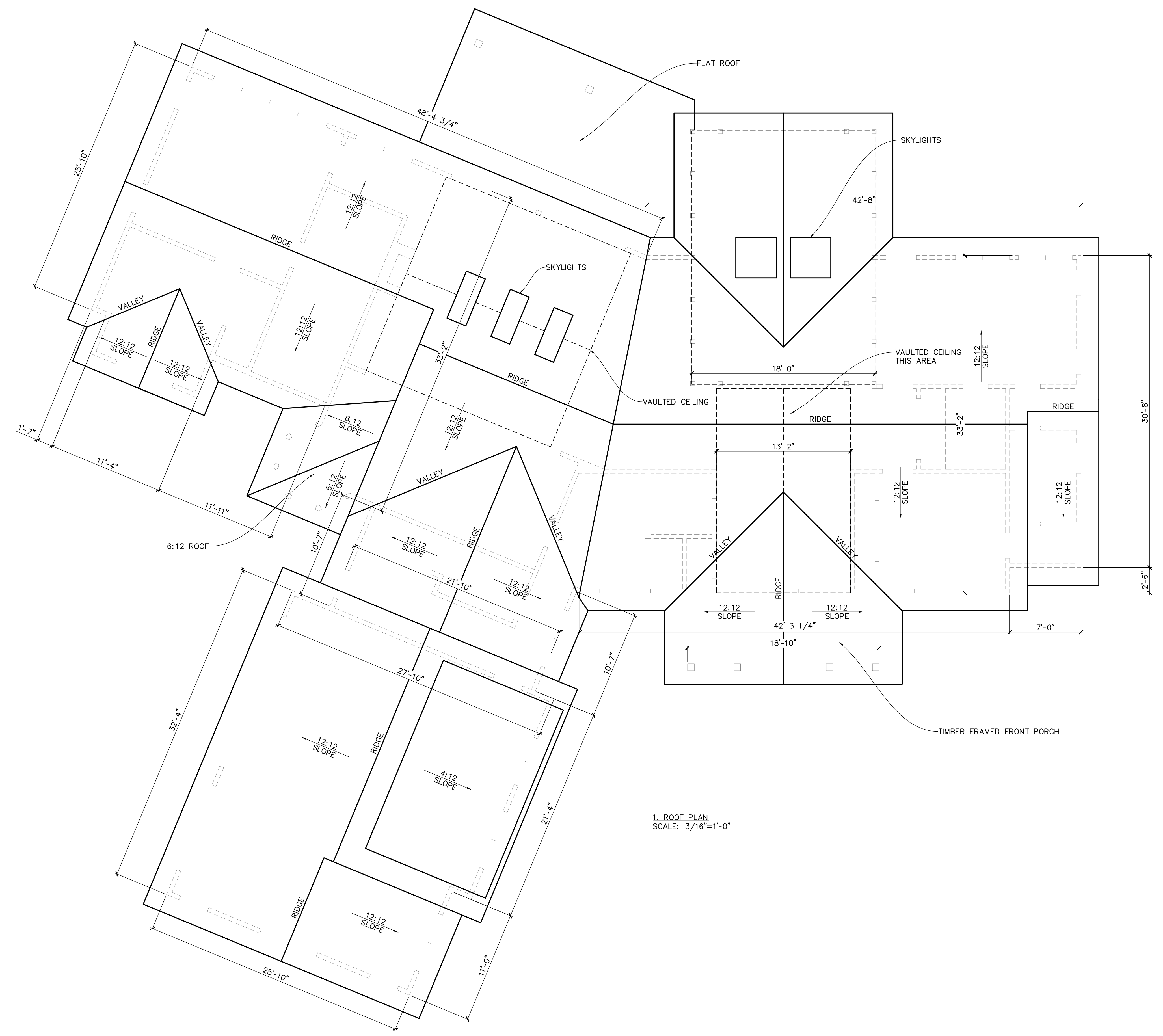
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**PROPOSED
ROOF PLAN**

A200

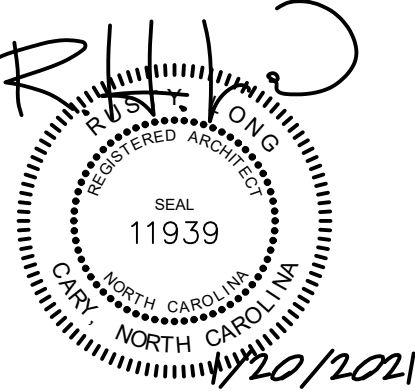
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EXTERIOR
RENDERINGS

A300

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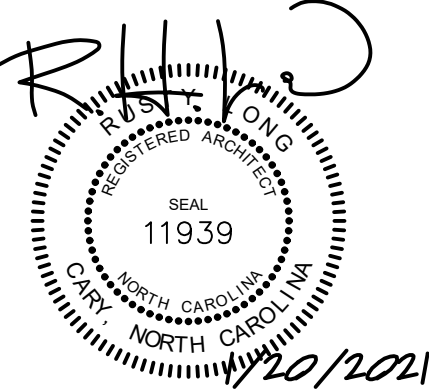


FRONT PERSPECTIVE - AT ENTRY



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EXTERIOR
RENDERINGS

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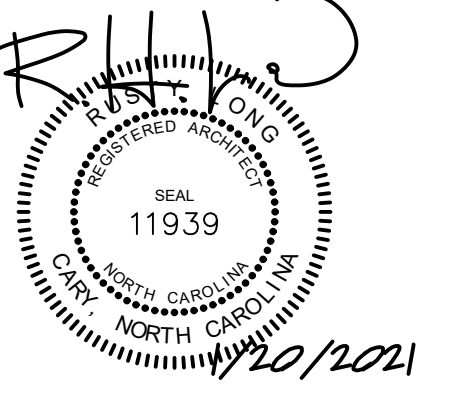


FRONT PERSPECTIVE - AT SIDE OF GARAGE



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GARAGE AND MUDROOM ENTRANCE

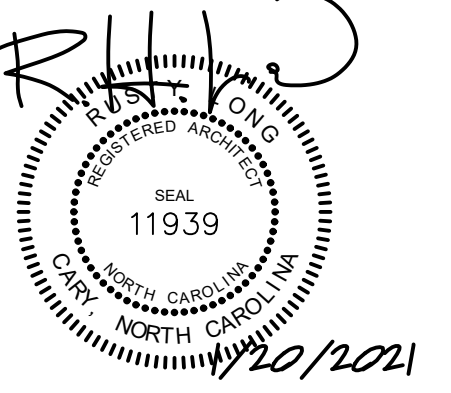


REAR AT OUTDOOR KITCHEN



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RENDERINGS

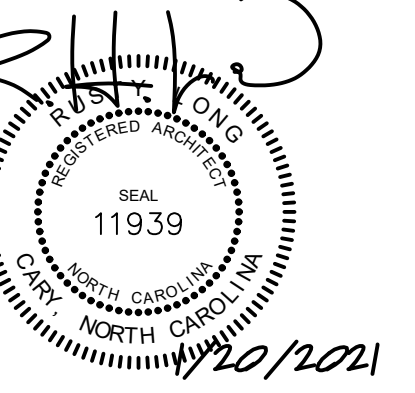
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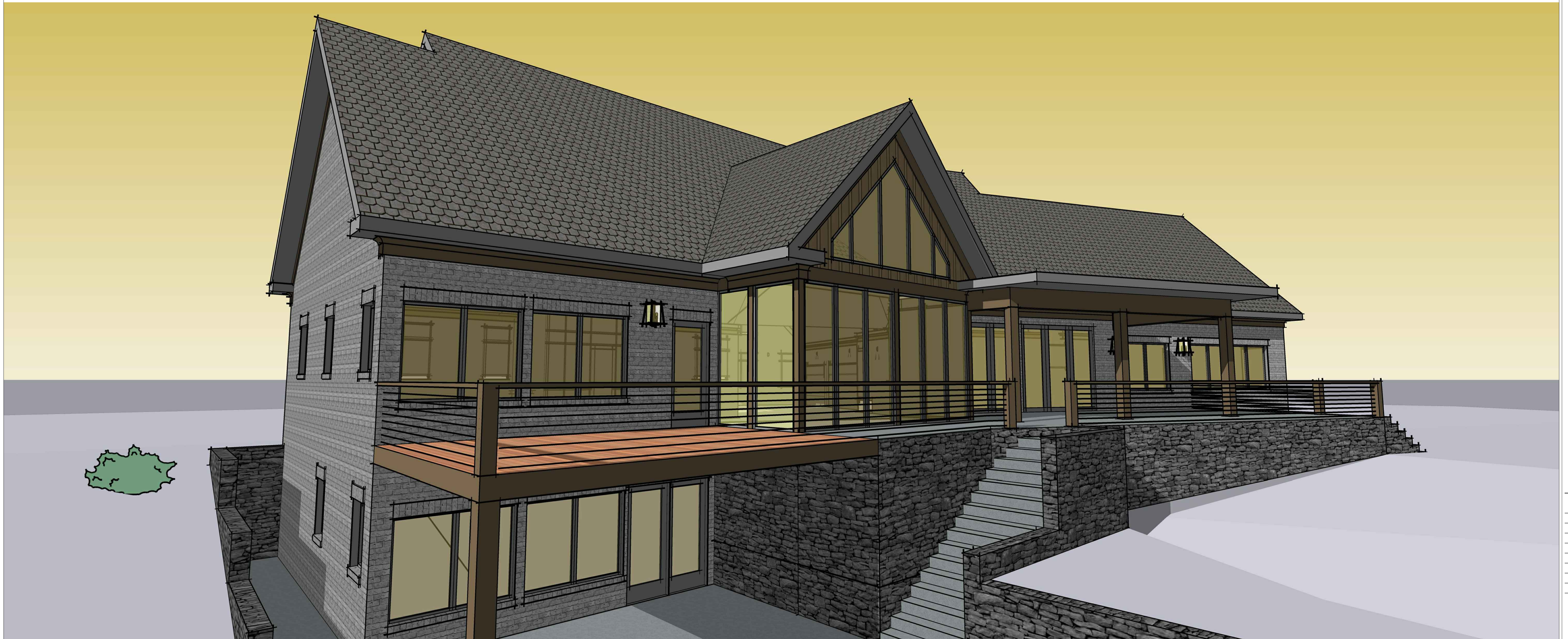
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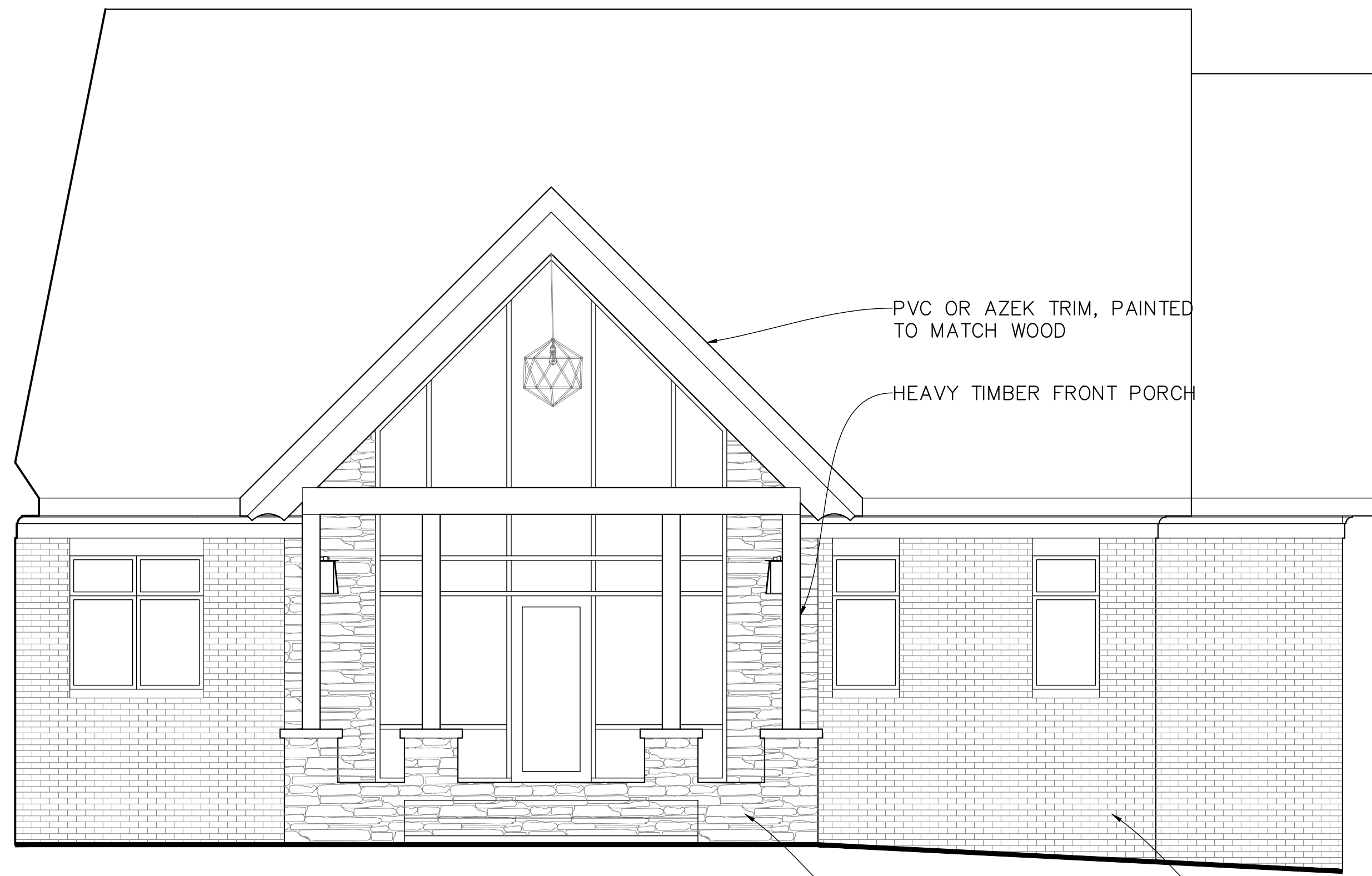
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REAR AT OFFICE AND POOL



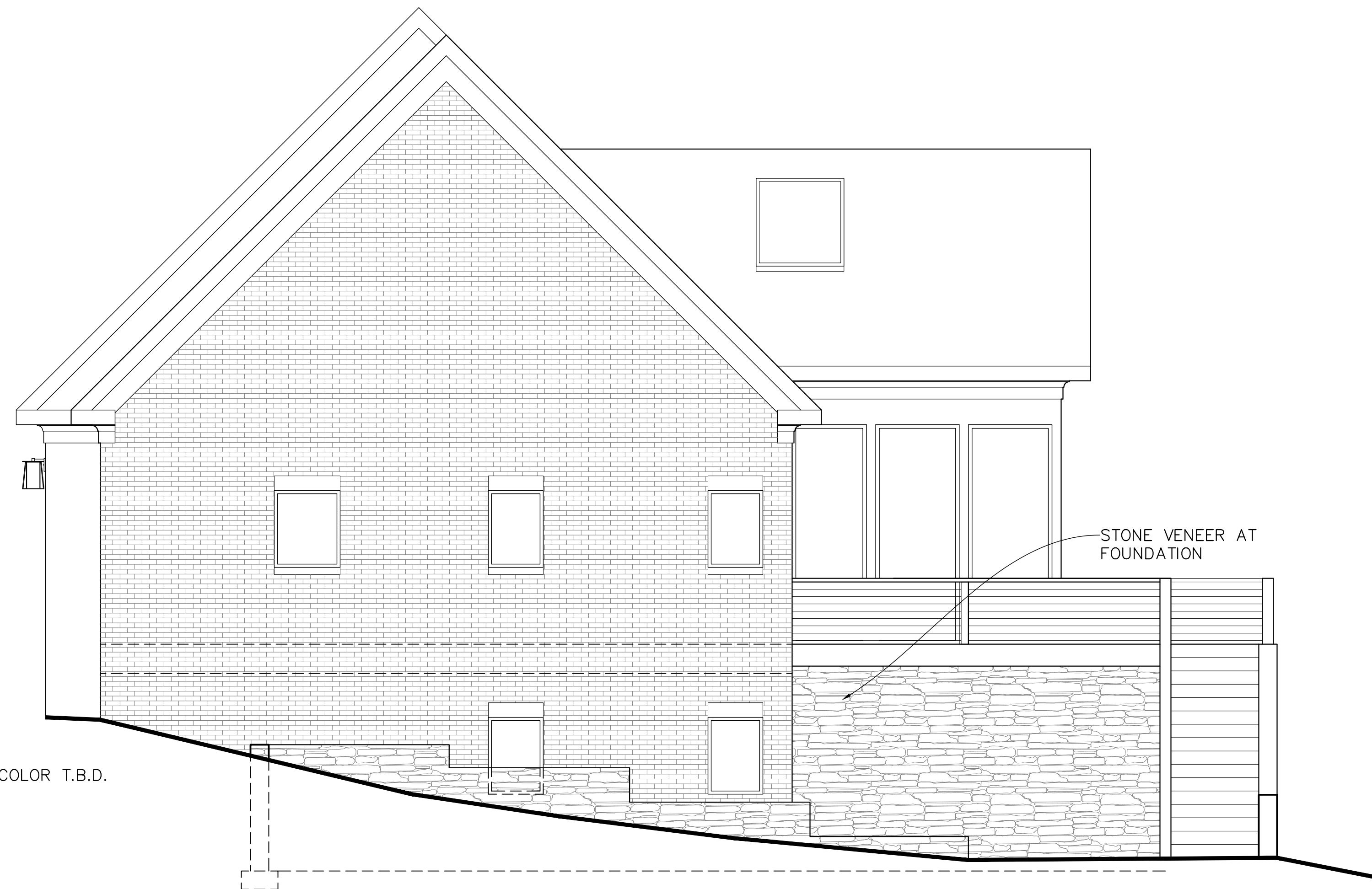
PVC OR AZEK TRIM, PAINTED TO MATCH WOOD

HEAVY TIMBER FRONT PORCH

STONE VENEER, COLOR T.B.D.

BRICK VENEER, COLOR T.B.D.

ELEVATION 1



STONE VENEER AT FOUNDATION

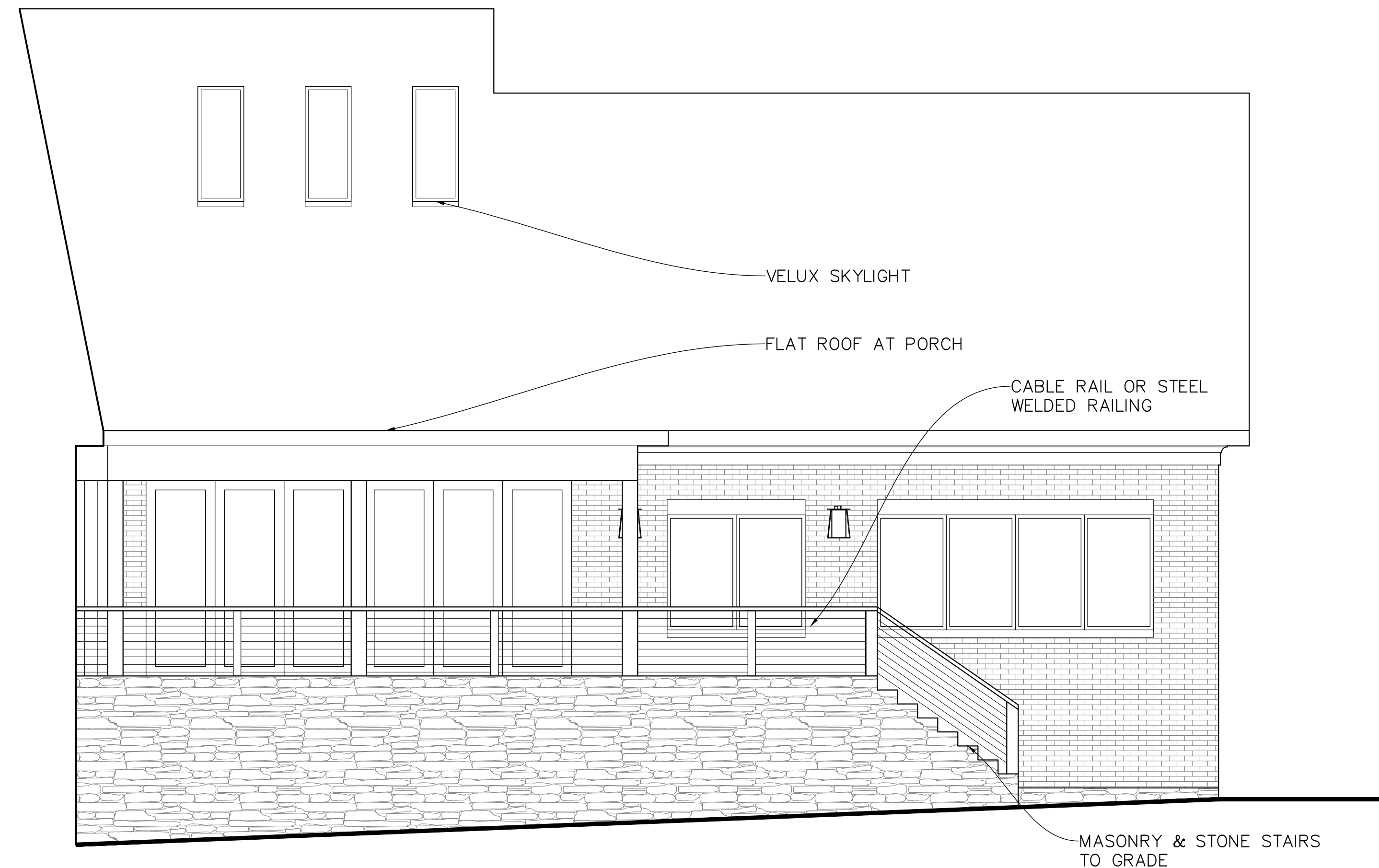
ELEVATION 2



STONE WALL AT STAIR

LANDING FLUSH WITH GRADE

ELEVATION 3



VELUX SKYLIGHT

FLAT ROOF AT PORCH

CABLE RAIL OR STEEL WELDED RAILING

MASONRY & STONE STAIRS TO GRADE

ELEVATION 4



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ELEVATIONS
1-4

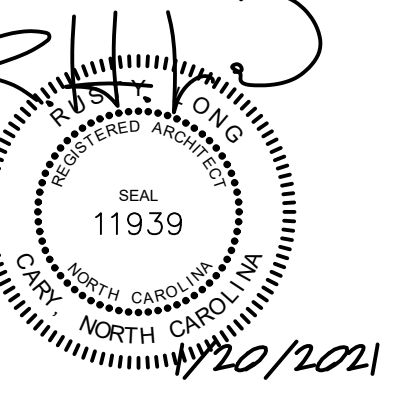
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ELEVATIONS
5-7

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ELEVATION 5



ELEVATION 6



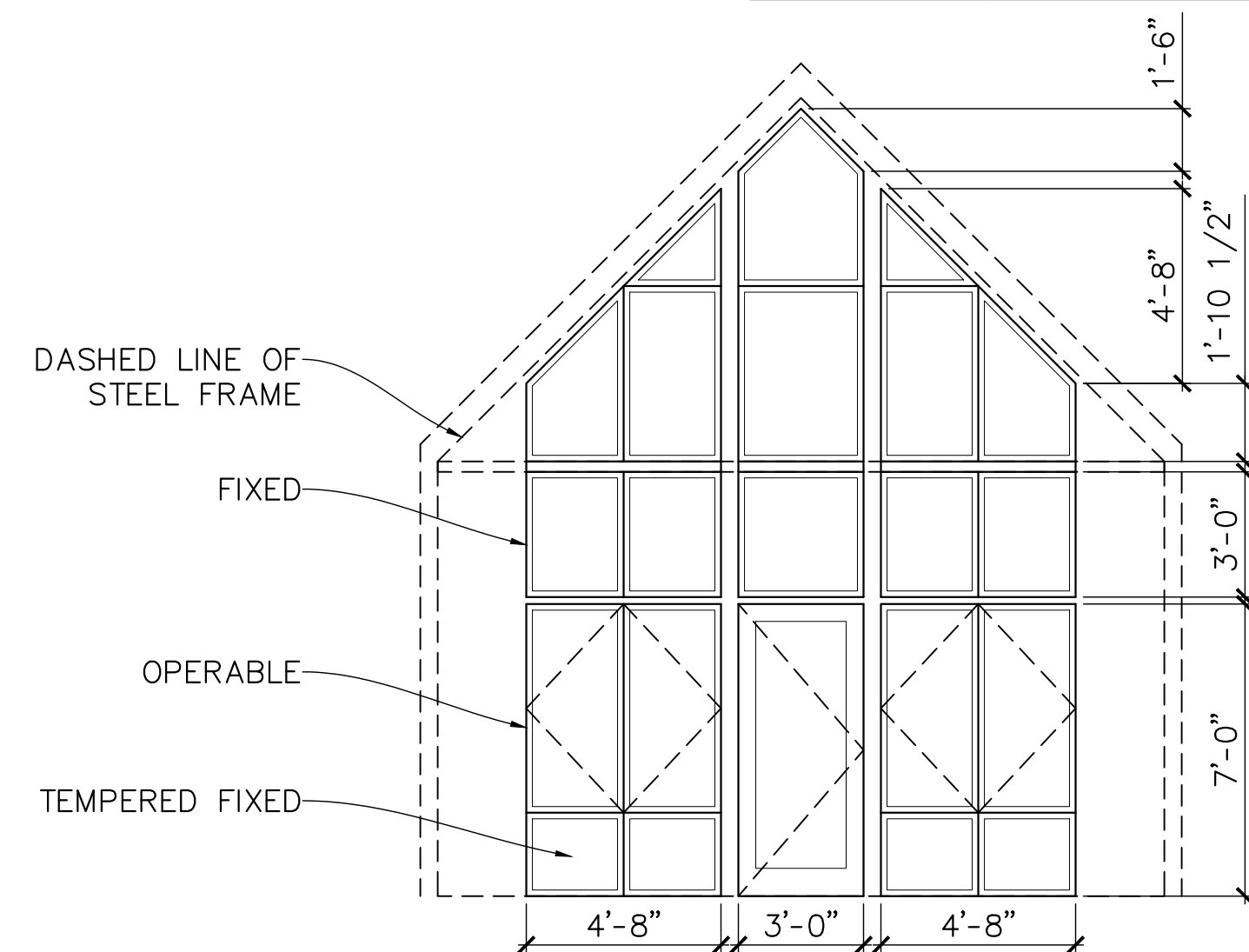
ELEVATION 7

WINDOW SCHEDULE

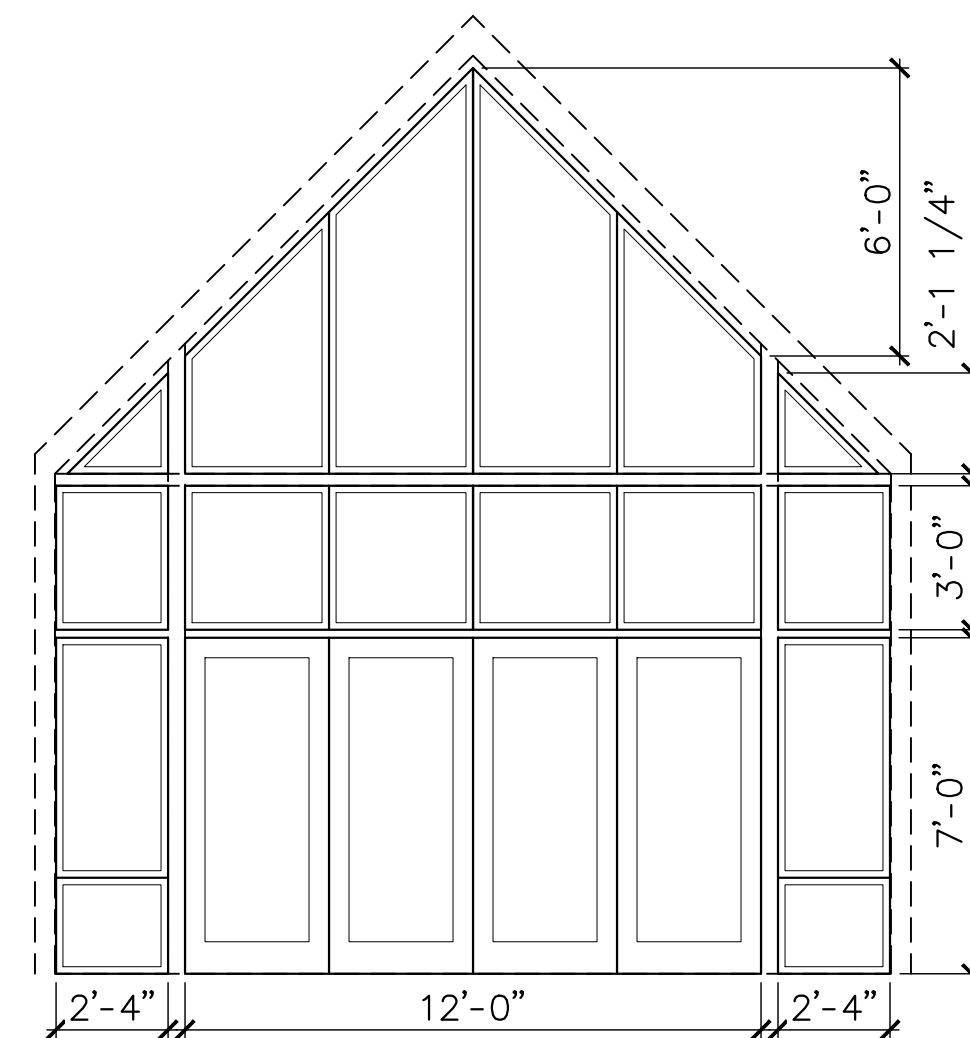
SYMBOL	TYPE	WIDTH	HEIGHT	TRANSOM HEIGHT	QUANTITY	NOTES
A	SINGLE	3'-0"	5'-0"	1'-6"	1	
B	DOUBLE	3'-0"	5'-0"	1'-6"	7	
C	DOUBLE	2'-6"	3'-6"	1'-6"	1	
D	MULTIPLE					
E	SINGLE	2'-6"	3'-6"	1'-6"	4	CUSTOM ENTRY - SEE DETAIL
F	SINGLE	3'-0"	3'-0"		2	NOTE: BEDROOM WINDOWS EGRESS (MARKED ON PLAN 'Ø')
G	SINGLE	3'-6"	8'-6"		12	HEAD AT TRANSOM HEIGHT
H	SINGLE	2'-3"	8'-6"		4	CUSTOM FIXED AT POOL
I	QUAD	3'-0"	5'-0"		1	CUSTOM FIXED AT POOL
J	SINGLE	6'-0"	3'-6"		1	
K	SINGLE	2'-8"	5'-0"		5	HEAD AT TRANSOM HEIGHT
L	DOUBLE	2'-8"	5'-0"		4	
M	SINGLE	2'-6"	3'-6"		2	NOTE: BEDROOM WINDOWS EGRESS (MARKED ON PLAN 'Ø')
N	SINGLE	3'-0"	5'-0"		4	NOTE: BEDROOM WINDOWS EGRESS (MARKED ON PLAN 'Ø')
O	DOUBLE	3'-0"	4'-0"	1'-6"	2	HEAD T.B.D. BASED ON DORMER

DOOR SCHEDULE

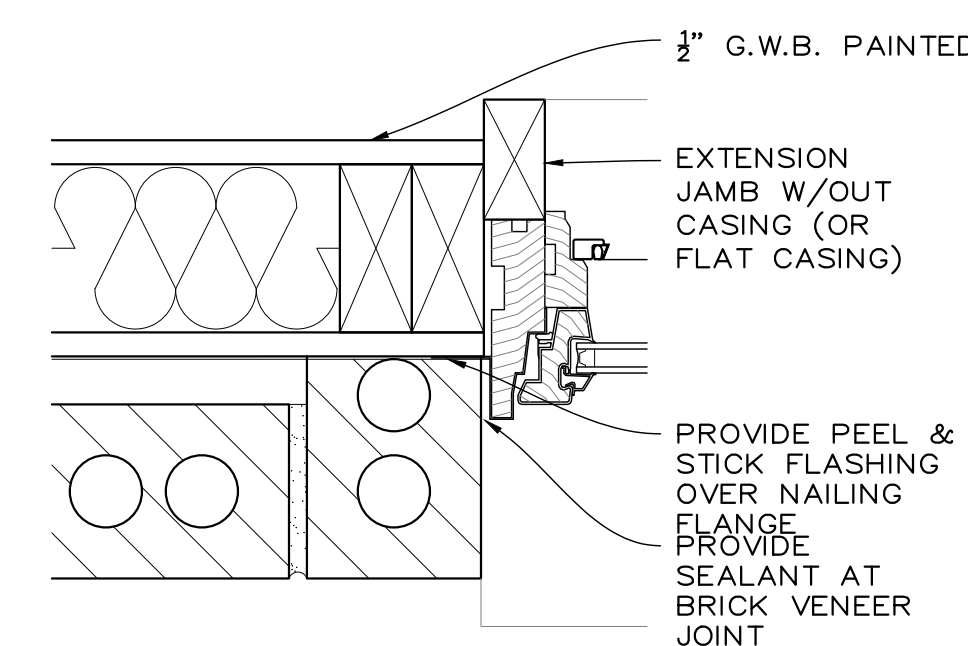
SYMBOL	TYPE	WIDTH	HEIGHT	TRANSOM HEIGHT	GLAZING	NOTES
1	ENTRY	3'-0"	7'-0"	1'-6"	FULL	
2	ENTRY	3'-0"	7'-0"		FULL	CUSTOM ENTRY W/ WINDOWS
3	SLIDING	12'-0"	7'-0"	1'-6"	FULL	
4	SLIDING	9'-0"	8'-6"		FULL	
5	SLIDING	9'-0"	8'-6"		FULL	
6	ENTRY	3'-0"	7'-0"	1'-6"	HALF	
7	GARAGE	18'-0"	7'-0"		QUARTER	
8	GARAGE	9'-0"	7'-0"		QUARTER	
9	INTERIOR	3'-0"	7'-0"		NONE	SOLID CORE
10	INTERIOR	6'-0"	7'-0"		NONE	
11	INTERIOR	2'-6"	7'-0"		NONE	SOLID CORE
12	POCKET	2'-6"	7'-0"		NONE	SOLID CORE
13	POCKET	2'-6"	7'-0"		NONE	SOLID CORE
14	INTERIOR	2'-6"	7'-0"		NONE	SOLID CORE
15	INTERIOR	2'-6"	7'-0"		NONE	
16	INTERIOR	3'-0"	7'-0"		NONE	SOLID CORE
17	INTERIOR	6'-0"	7'-0"		NONE	
18	SLIDING	12'-0"	7'-0"	1'-6"	FULL	
19	INTERIOR	3'-0"	7'-0"		NONE	SOLID CORE
20	POCKET	3'-0"	7'-0"		FROSTED	
21	INTERIOR	2'-8"	7'-0"		NONE	
22	INTERIOR	2'-8"	7'-0"		NONE	
23	RATED	3'-0"	7'-0"		NONE	
24	PATIO	6'-0"	7'-0"		FULL	
25	PATIO	6'-0"	7'-0"		FULL	OPTIONAL SLIDER
26	POCKET	2'-8"	7'-0"		FROSTED	
27	INTERIOR	2'-6"	7'-0"		NONE	SOLID CORE
28	INTERIOR	3'-0"	7'-0"		NONE	
29	INTERIOR	2'-6"	7'-0"		NONE	SOLID CORE
30	EXTERIOR	3'-0"	7'-0"		HALF	



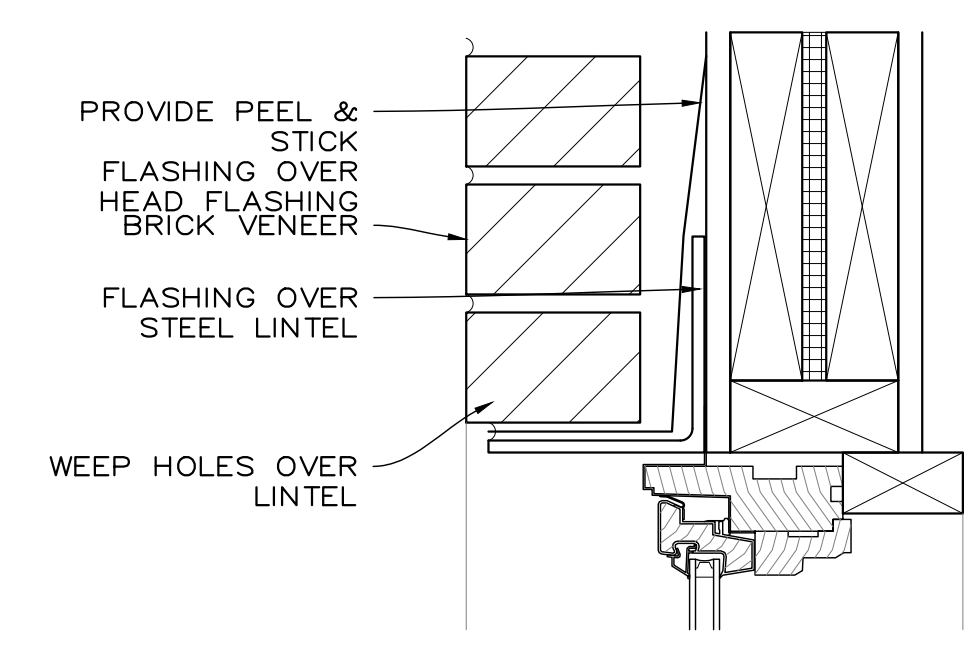
1. CUSTOM ENTRY WINDOWS
SCALE: 1/4"=1'-0"



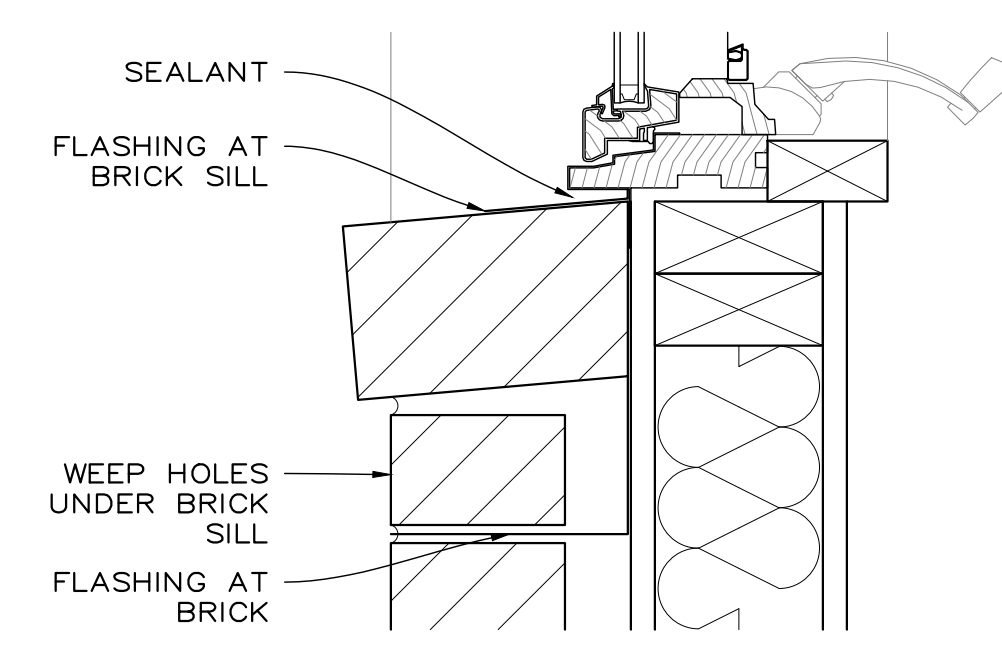
2. CUSTOM WINDOWS AT POOL ROOM
SCALE: 1/4"=1'-0"



3. TYPICAL JAMB AT BRICK
SCALE: 3/8"=1'-0"



4. TYPICAL HEAD AT BRICK
SCALE: 3/8"=1'-0"



5. TYPICAL SILL AT BRICK
SCALE: 3/8"=1'-0"



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WINDOW AND DOOR SCHEDULES

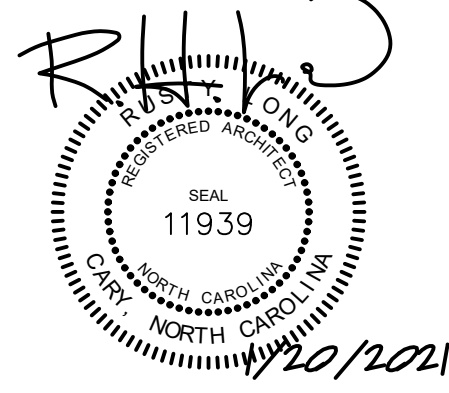
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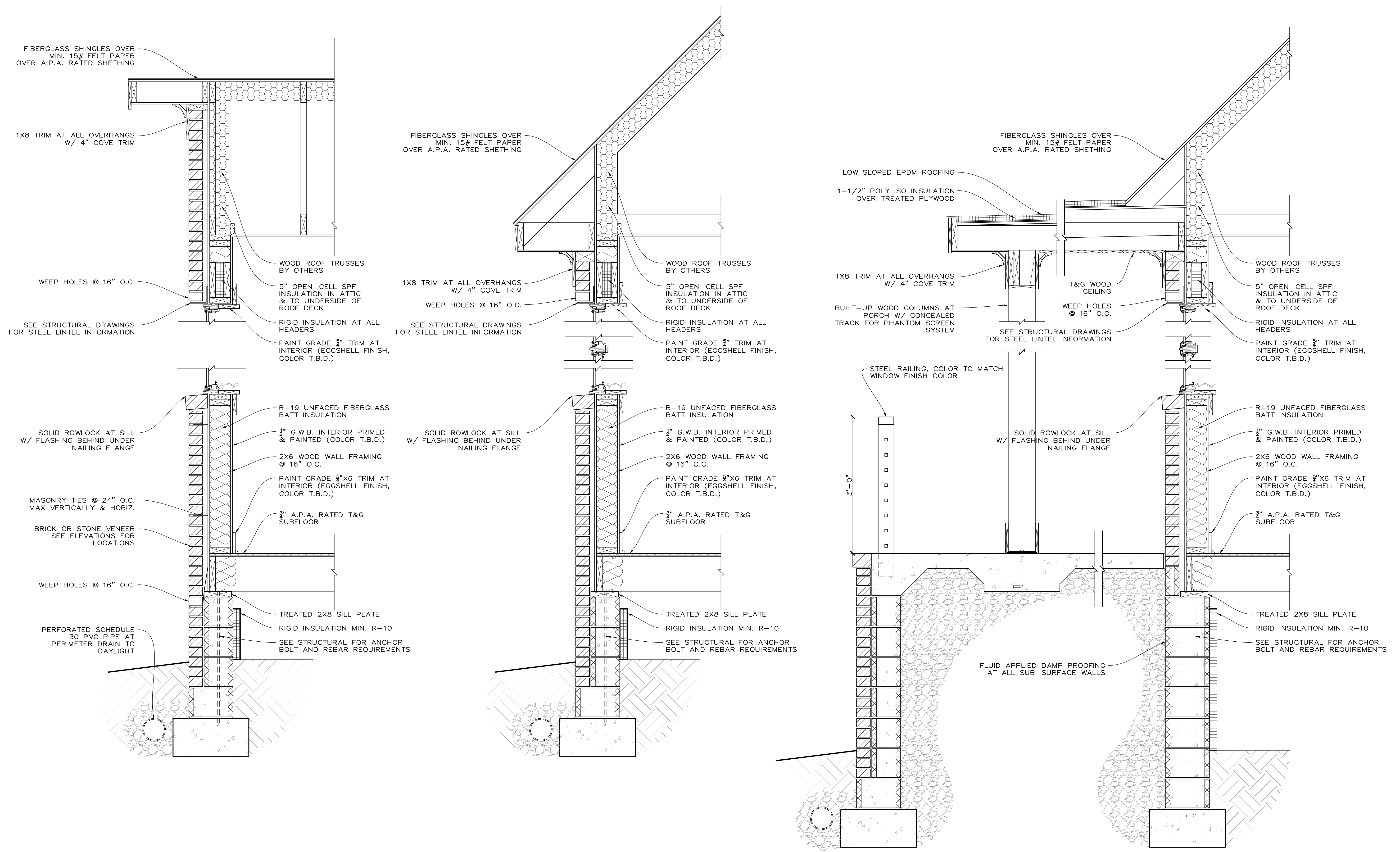
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WALL SECTIONS

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1. WALL SECTION 'A'
SCALE: 1"=1'-0"

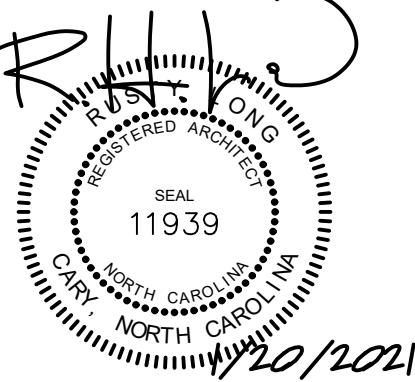
2. WALL SECTION 'B'
SCALE: 1"=1'-0"

3. WALL SECTION 'C'
SCALE: 1"=1'-0"



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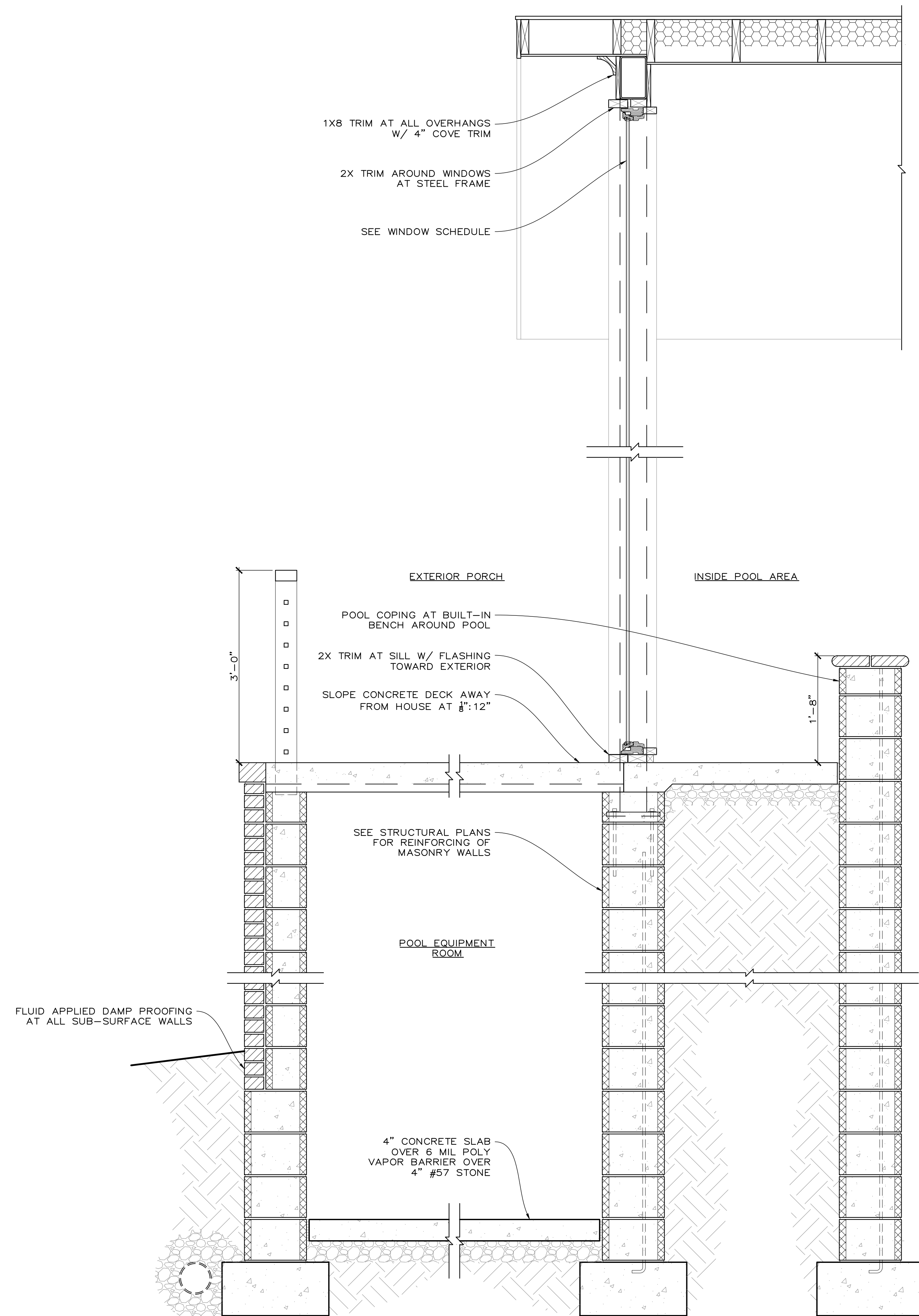
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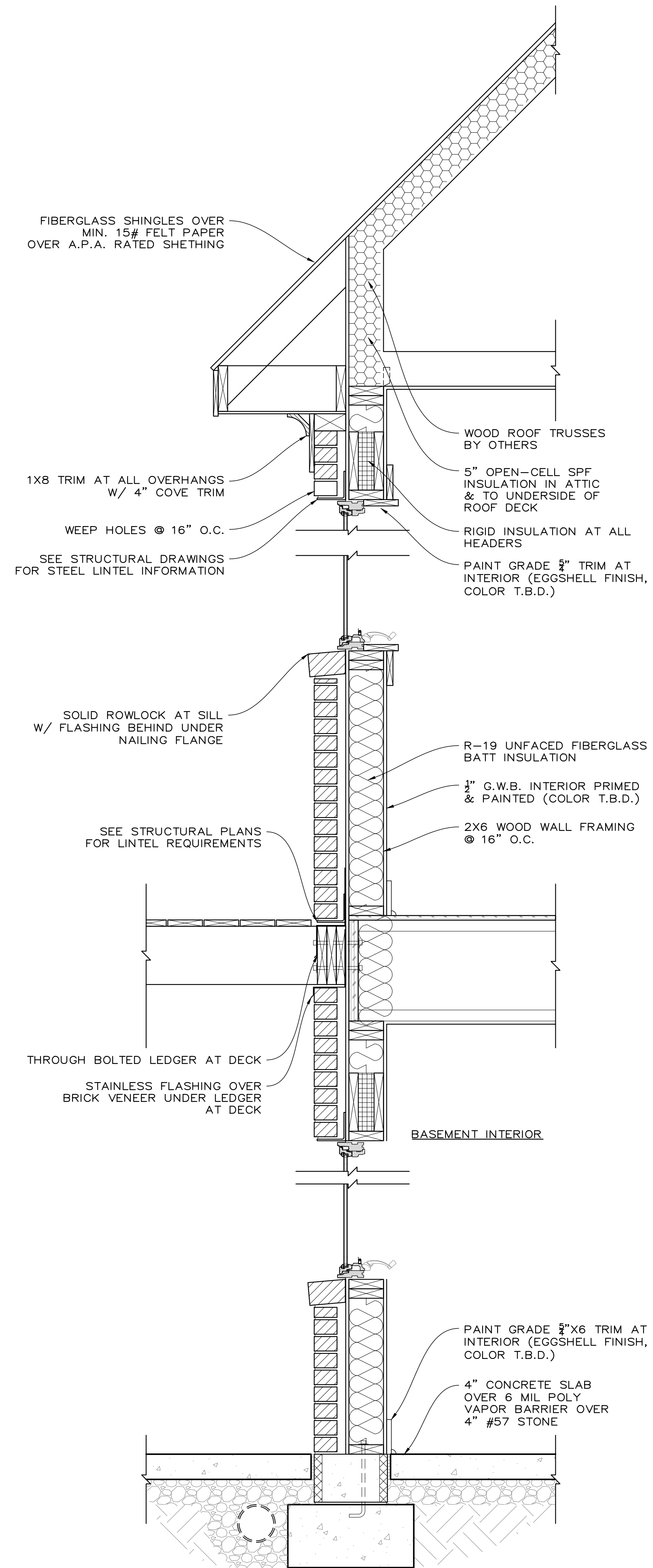
WALL SECTIONS

A520

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1. WALL SECTION 'D'
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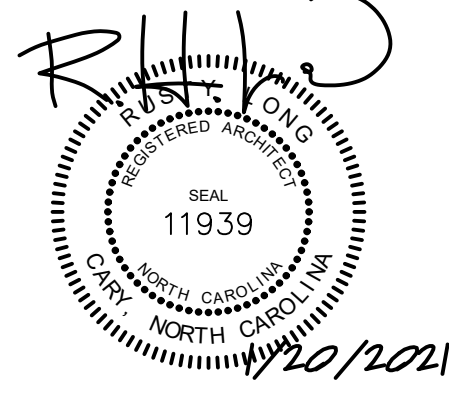


2. WALL SECTION 'E'
SCALE: 1"=1'-0"



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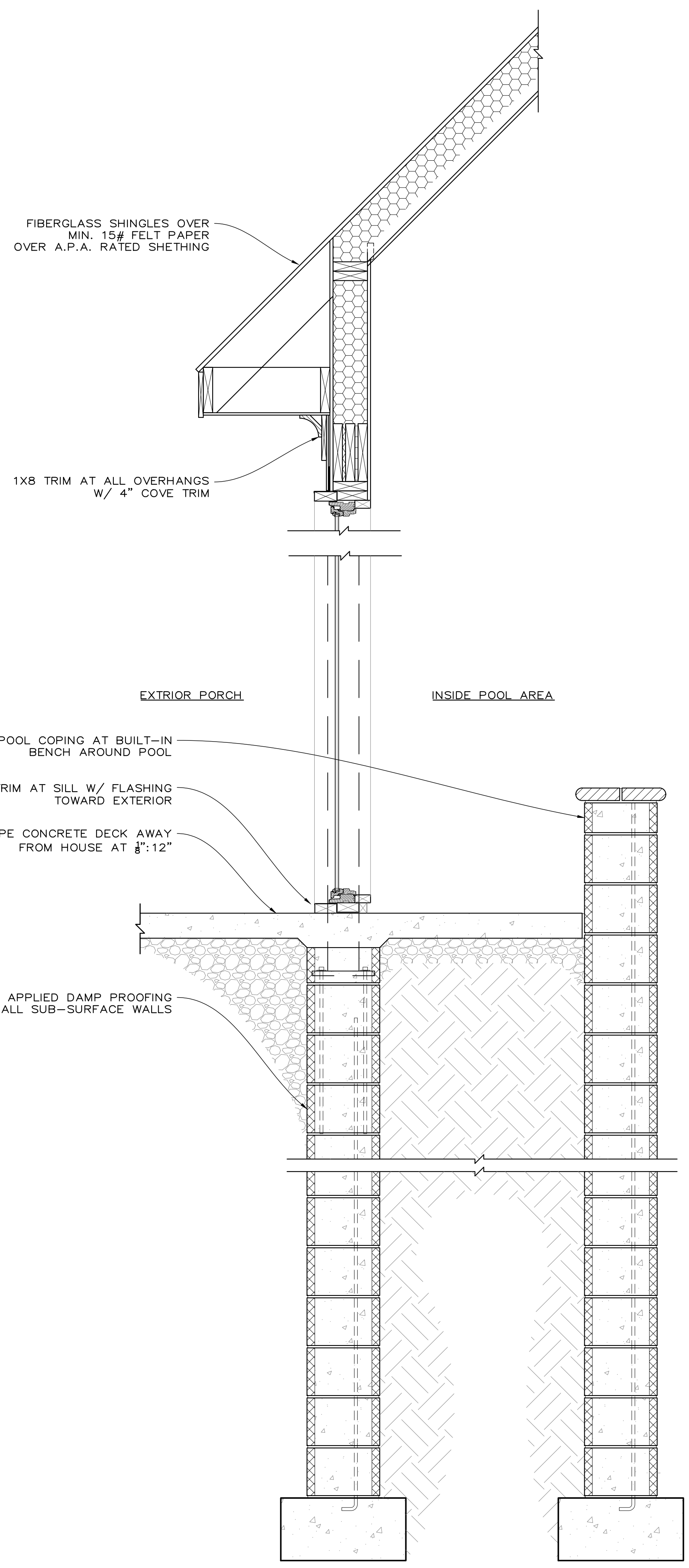
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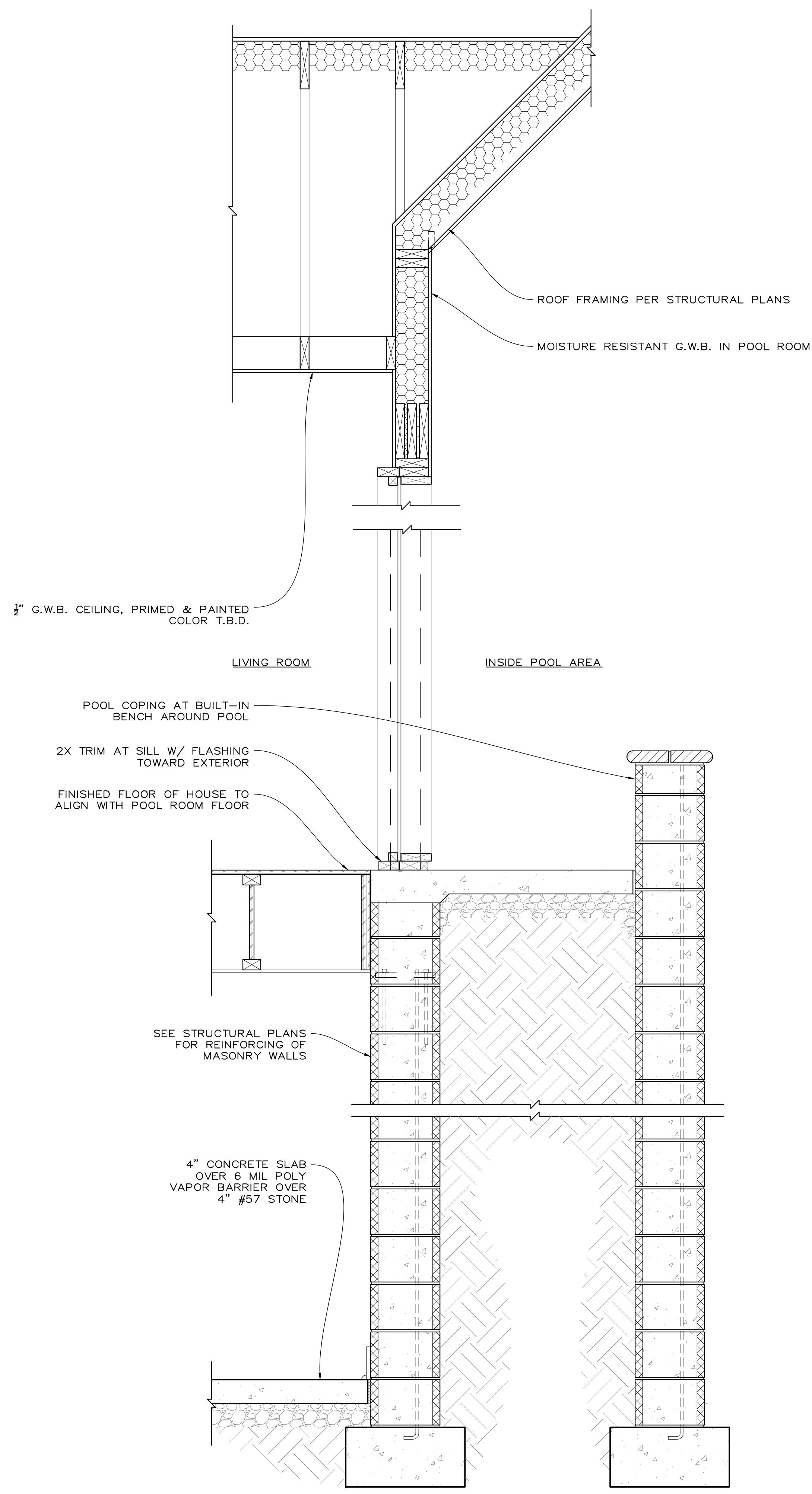
WALL SECTIONS

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1. WALL SECTION 'F'
SCALE: 1"=1'-0"



2. WALL SECTION 'G'
SCALE: 1"=1'-0"



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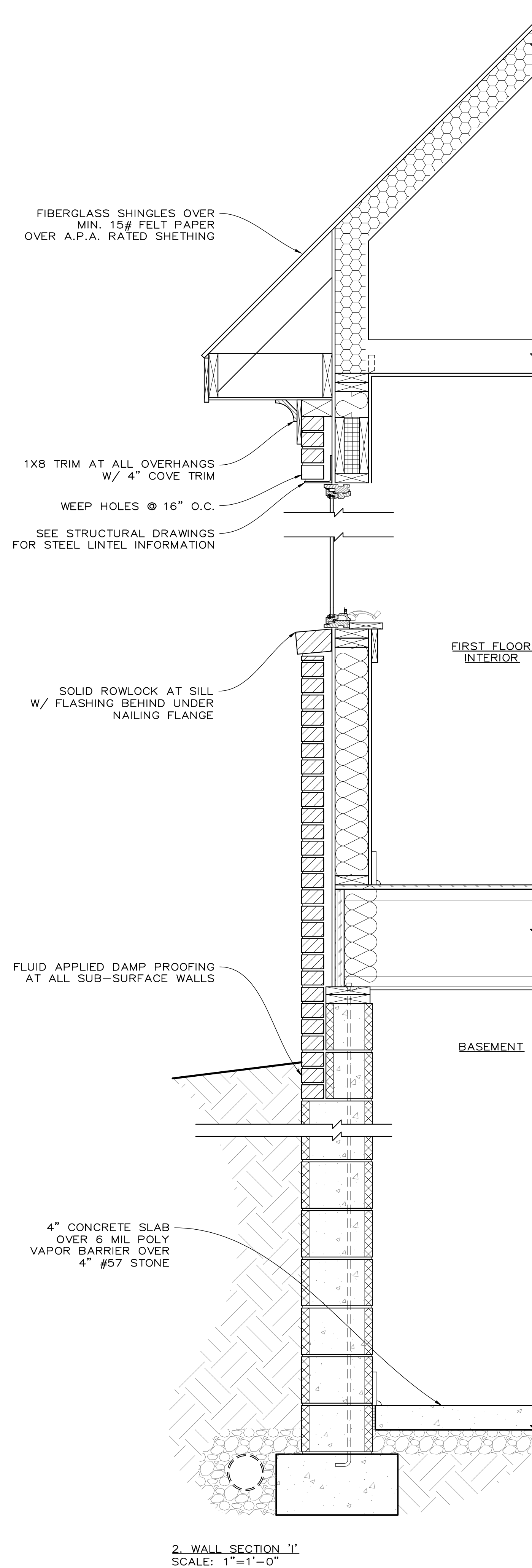
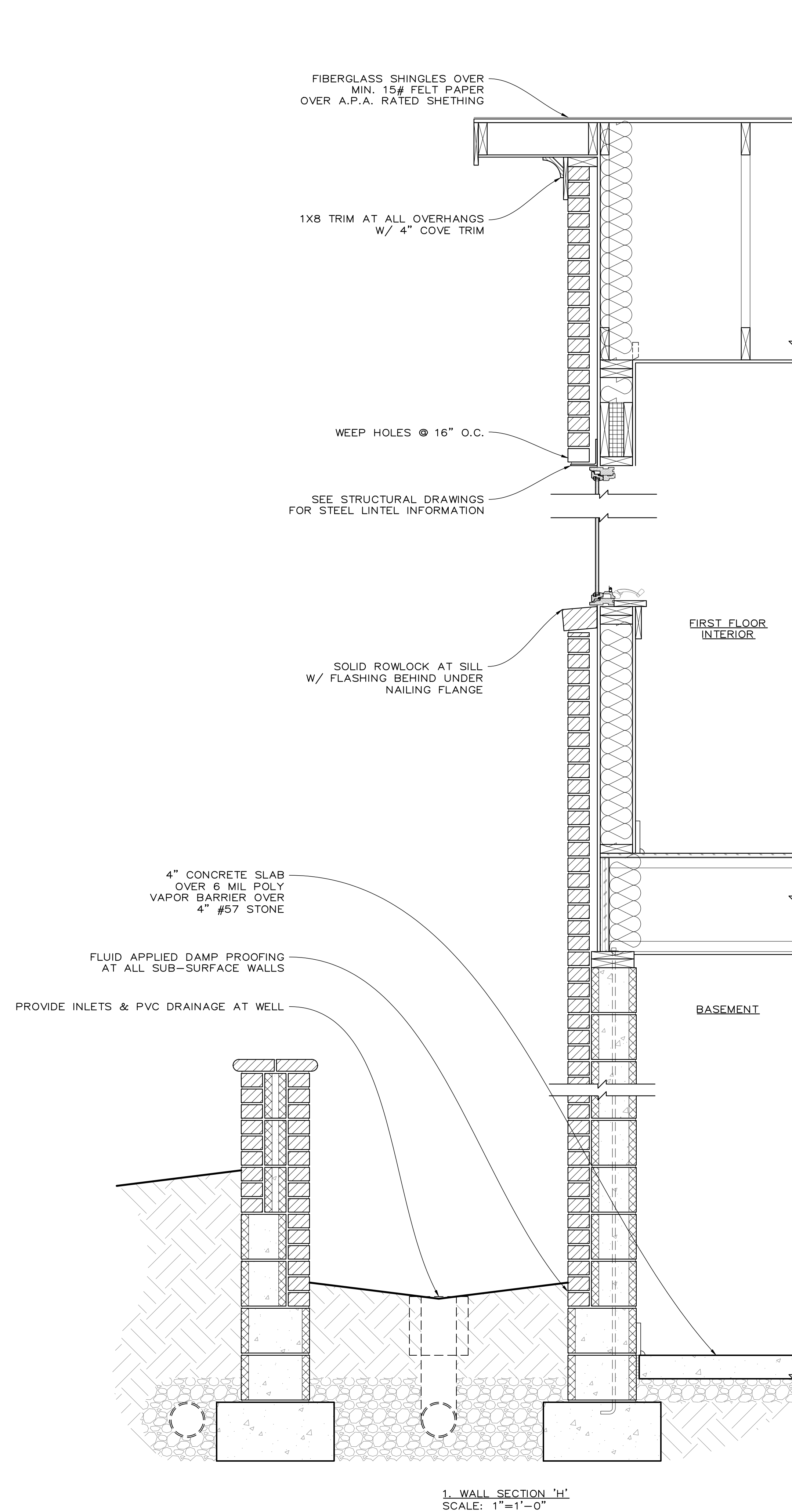
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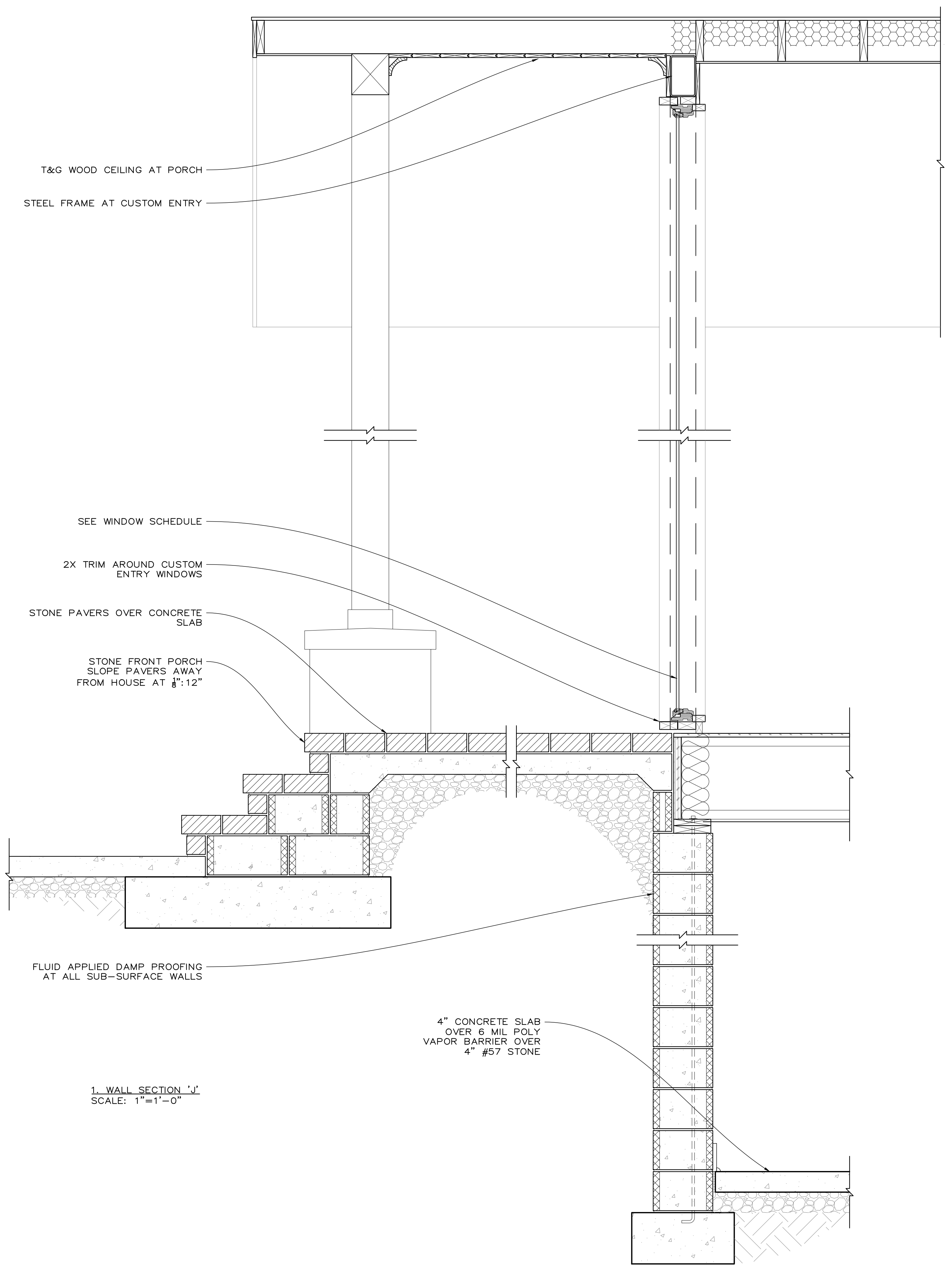
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WALL SECTIONS

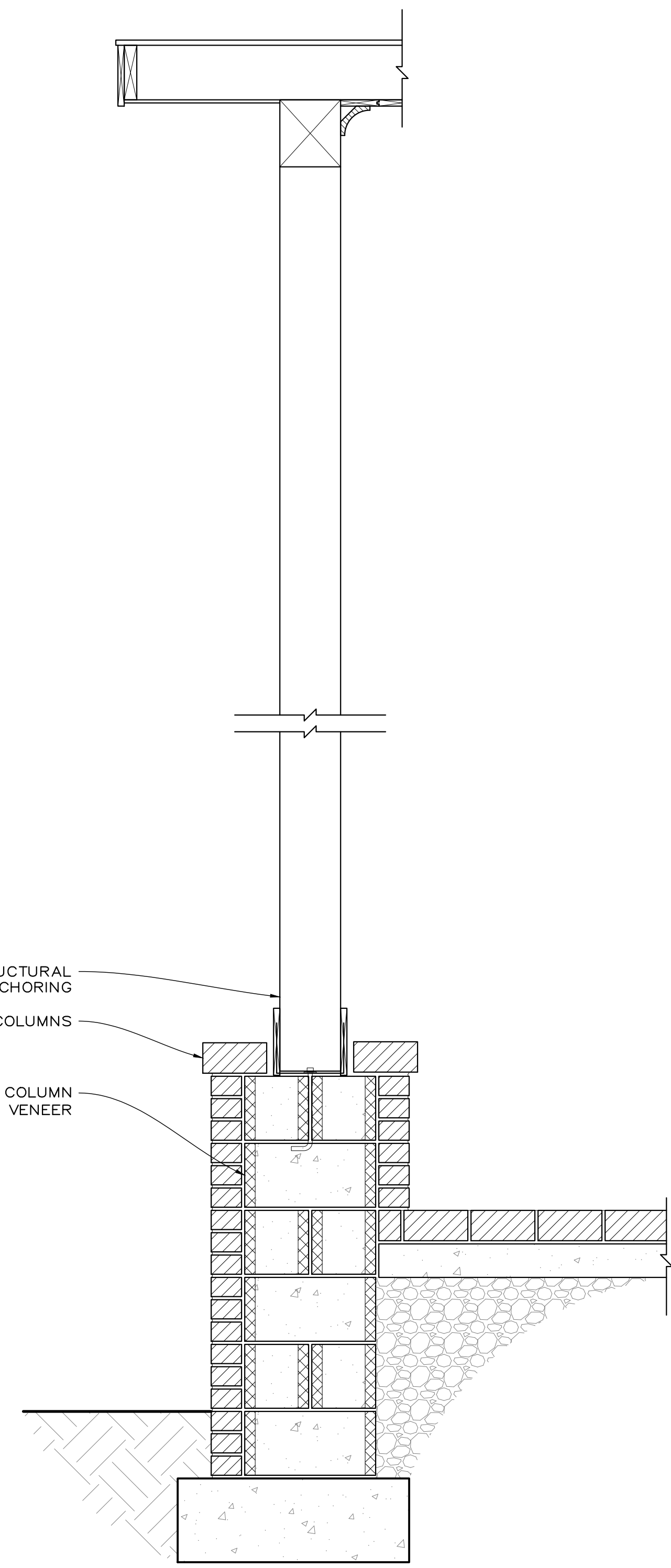
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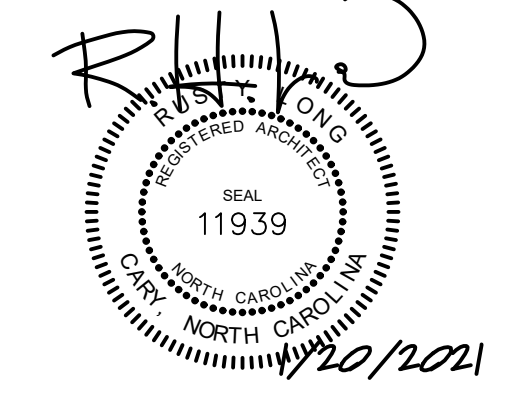
1. WALL SECTION 'j'
SCALE: 1"=1'-0"



2. WALL SECTION 'k'
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WALL SECTIONS

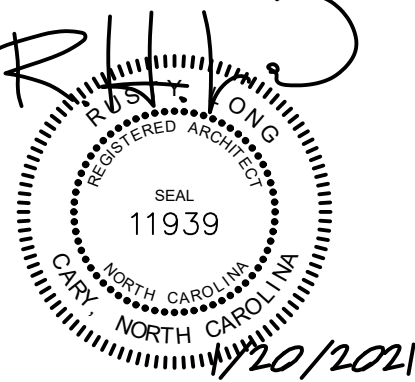
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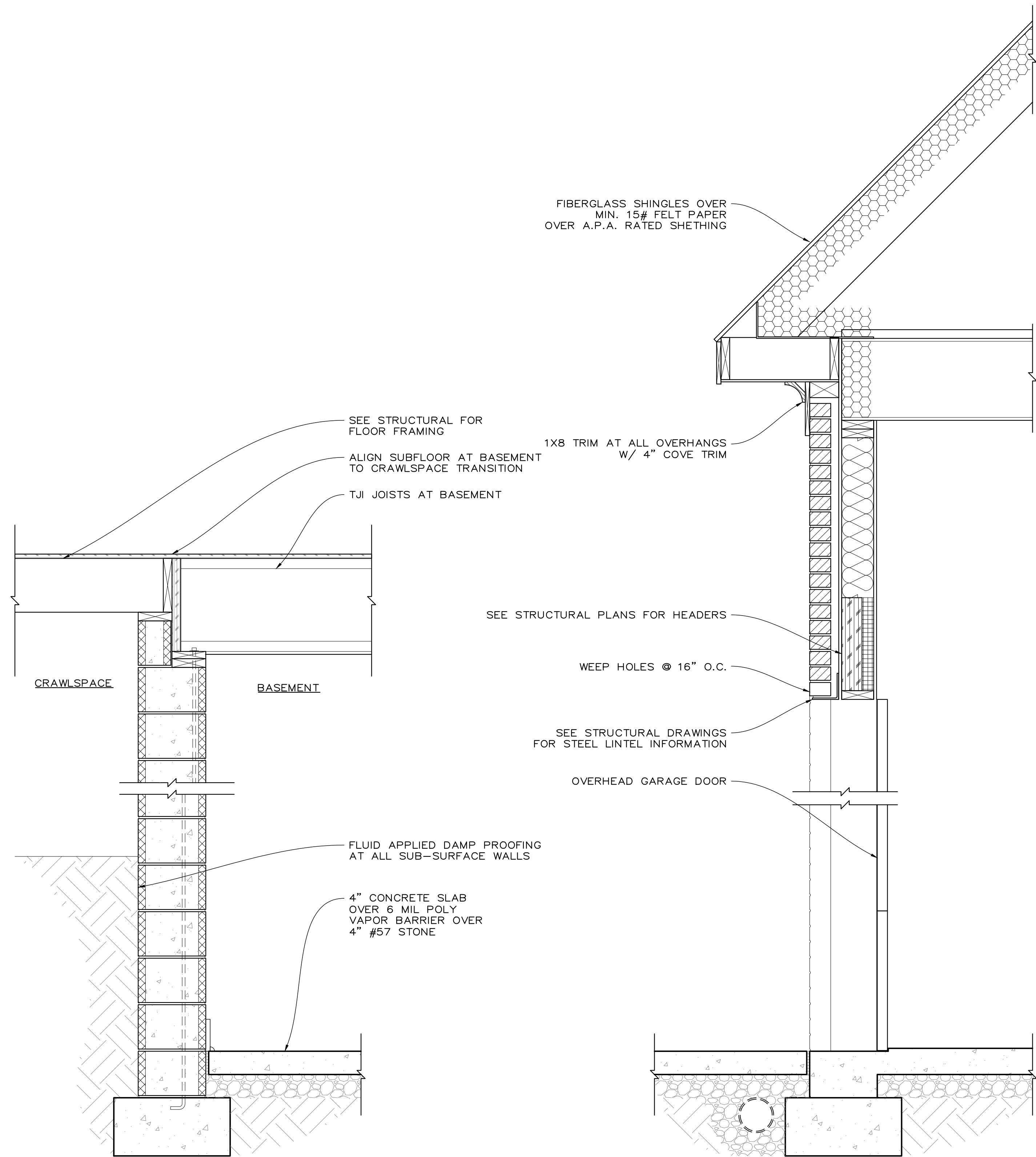
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WALL SECTIONS

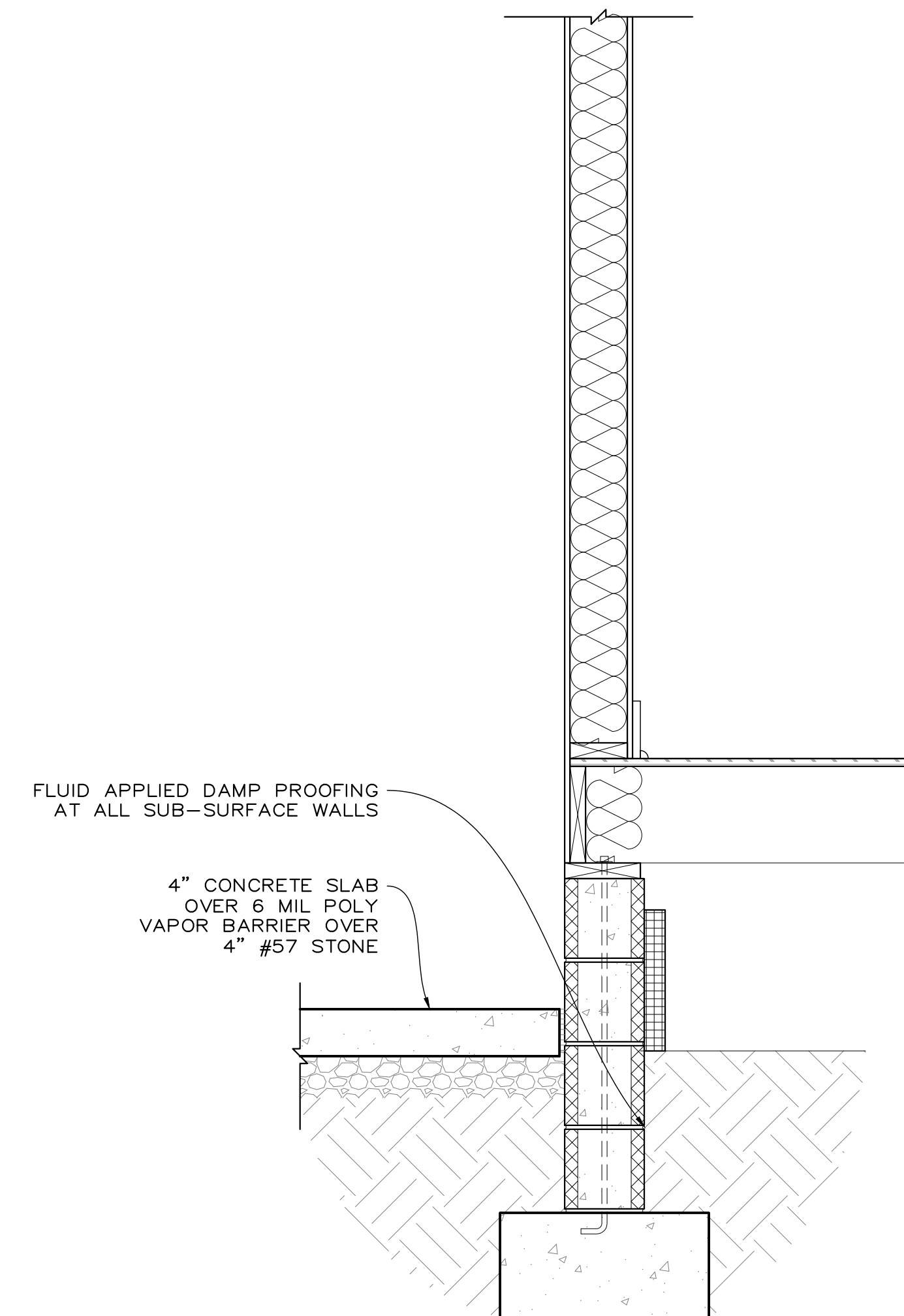
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1. WALL SECTION 'L'
SCALE: 1"=1'-0"

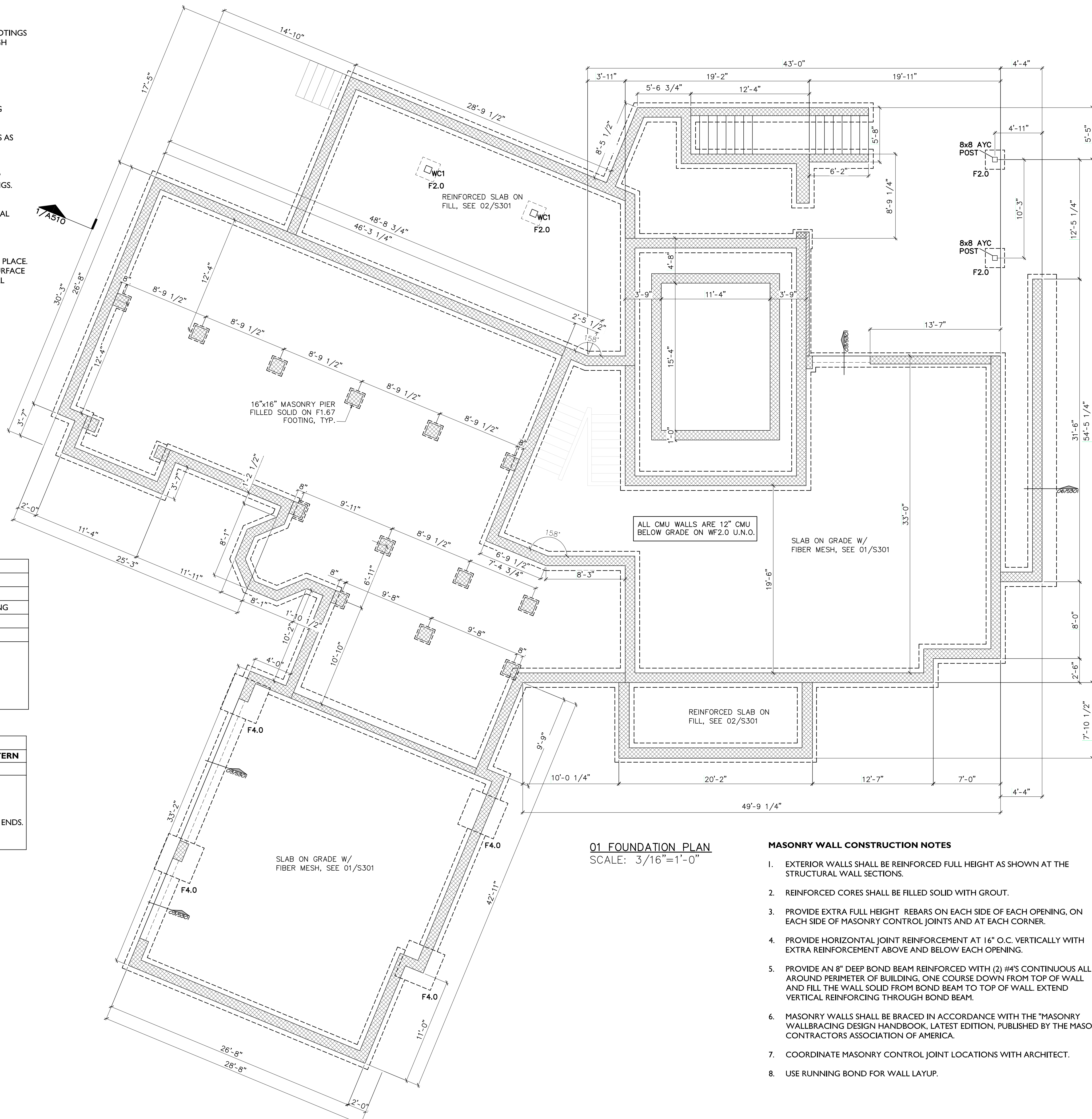
2. WALL SECTION 'M'
SCALE: 1"=1'-0"



3. WALL SECTION 'N'
SCALE: 1"=1'-0"

FOUNDATION NOTES

1. WALL FOOTINGS ARE TO BE POURED MONOLITHICALLY WITH SPREAD FOOTINGS AND WALL FOOTING REINFORCING SHALL RUN CONTINUOUSLY THROUGH SPREAD FOOTINGS
2. SEE DETAIL FOR TYPICAL STEPPED FOOTING DETAIL.
3. THE PIERS ARE 16" X 16". FILL ALL PIERS SOLID WITH CONCRETE
4. FILL CONCRETE BLOCK WALL SOLID UNDER STEEL BEAM/COLUMN BEARING POINTS.
5. WOOD SILLS SHALL BE ATTACHED TO CONTINUOUS FOUNDATION WALLS AS SPECIFIED IN THE GENERAL STRUCTURAL NOTES.
6. SEE PLUMBING DRAWINGS FOR FLOOR DRAIN AND PIPING PENETRATIONS THROUGH THE FLOOR SLAB AND FOR PIPES ENTERING THE BUILDING. STEP FOOTINGS AS REQUIRED SO THAT PIPES CAN GO UNDER OR OVER FOOTINGS. COMPACT SOIL AROUND PIPES.
7. THE SLAB ON GRADE SHALL BE CONSTRUCTED AS SPECIFIED IN THE GENERAL STRUCTURAL NOTES.
8. SEE ARCHITECTURAL PLANS FOR DEPRESSED AND/OR SLOPED SLAB AREAS.
9. DO NOT BACKFILL THE BASEMENT WALLS BEFORE THE FIRST FLOOR IS IN PLACE. SLOPE FINISHED GRADE AWAY FROM THE BASEMENT WALLS FOR GOOD SURFACE DRAINAGE. DO NOT OPERATE HEAVY EQUIPMENT ANY CLOSER TO A WALL THAN THE DISTANCE EQUAL TO THE HEIGHT OF THE FILL.
10. SLOPE EXTERIOR SLABS AWAY FROM BUILDING FOUNDATION WALLS FOR DRAINAGE.



FOOTING SCHEDULE			
MK#	SIZE	REINFORCING	NOTES
WF2.0	2'-0" WIDE X 12" THICK	(3) #5 CONTINUOUS	TYPICAL
F1.67	1'-8" X 1'-8" X 10"	UNREINFORCED	PIER FOOTING
F2.0	2'-0" X 2'-0" X 8"	UNREINFORCED	SPREAD FTG
F4.0	4'-0" X 4'-0" X 12"	(5) #5'S EACH WAY	SPREAD FTG

NOTES

1. REINFORCING TO BE LOCATED 3" CLEAR FROM BOTTOM OF FOOTING.
2. SEE SITE RETAINING WALL SCHEDULE FOR WIDER FOOTINGS.

COLUMN SCHEDULE				
MK#	SIZE	BASE PLATE	A.B.'S	A. B. PATTERN
C1	HSS 5 X 5 X 3/8	1 X 11-1/2 X 11-1/2	(4) 1"	7" X 7"

NOTES

1. TUBE COLUMNS ARE ASTM A500 (Fy = 46 KSI)
2. USE F1554 (GRADE 36) A.B.'S WITH WASHERS AND HEAVY HEX NUTS BOTH ENDS.
3. A.B.'S SHALL EXTEND 20" INTO CMU WALL AND HAVE 3" HOOK ON END.

01 FOUNDATION PLAN
SCALE: 3/16"=1'-0"

MASONRY WALL CONSTRUCTION NOTES

1. EXTERIOR WALLS SHALL BE REINFORCED FULL HEIGHT AS SHOWN AT THE STRUCTURAL WALL SECTIONS.
2. REINFORCED CORES SHALL BE FILLED SOLID WITH GROUT.
3. PROVIDE EXTRA FULL HEIGHT REBARS ON EACH SIDE OF EACH OPENING. ON EACH SIDE OF MASONRY CONTROL JOINTS AND AT EACH CORNER.
4. PROVIDE HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY WITH EXTRA REINFORCEMENT ABOVE AND BELOW EACH OPENING.
5. PROVIDE AN 8" DEEP BOND BEAM REINFORCED WITH (2) #4'S CONTINUOUS ALL AROUND PERIMETER OF BUILDING, ONE COURSE DOWN FROM TOP OF WALL AND FILL THE WALL SOLID FROM BOND BEAM TO TOP OF WALL EXTEND VERTICAL REINFORCING THROUGH BOND BEAM.
6. MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH THE "MASONRY WALLBRACING DESIGN HANDBOOK, LATEST EDITION, PUBLISHED BY THE MASON CONTRACTORS ASSOCIATION OF AMERICA.
7. COORDINATE MASONRY CONTROL JOINT LOCATIONS WITH ARCHITECT.
8. USE RUNNING BOND FOR WALL LAYUP.

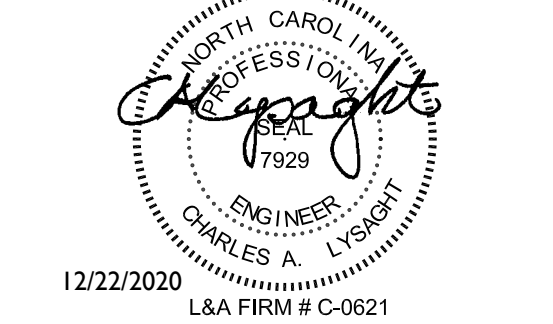


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FOUNDATION AND BASEMENT PLAN

S101

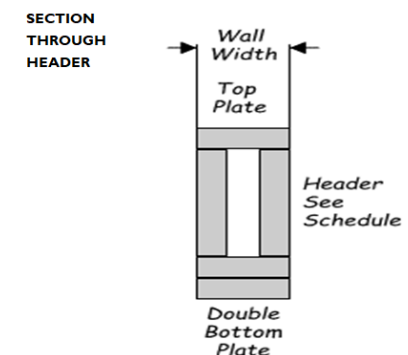
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LOOSE LINTEL ANGLE SCHEDULE				
MK#	MAX OPNG	SIZE	BEARING EACH END	NOTES
L1	4.0	L 3 1/2 x 3 1/2 x 5/16	4.0	1,2,3,4,5
L2	6.0	L 4 x 3 1/2 x 5/16 (LLV)	5.0	1,2,3,4,5
L3	8.0	L 5 x 3 1/2 x 5/16 (LLV)	6.0	1,2,3,4,5
L4	10.0	L 6 x 3 1/2 x 5/16 (LLV)	7.0	1,2,3,4,5
L5	12.0	L 7 x 4 x 3/8 (LLV)	8.0	1,2,3,4,5

- NOTES**
- THE UNITS IN THIS SCHEDULE ARE: "MAX OPNG" = FT, "BRNG EACH END" = IN.
 - THIS SCHEDULE ASSUMES THAT MASONRY CONTROL JOINTS ARE NOT LOCATED ON EITHER SIDE OF THE OPENING SO THAT ARCHING ACTION CAN BE UTILIZED IN THE DESIGN.
 - THE LINTEL IS DESIGNED FOR THE WEIGHT OF THE (ARCHING) BRICK ONLY. THERE MUST BE NO OTHER STRUCTURAL LOADS ON THE LINTEL.
 - LINTELS SHALL BE HOT DIP GALVANIZED.

WOOD HEADER SCHEDULE			
MK#	WOOD SIZE	MAX. SPAN	NOTES
H1	(2) 2 X 8	4'-0"	1,2
H2	(2) 2 X 10	6'-0"	1,2
H3	(2) 2 X 12	8'-0"	1,2
H4	(2) 1 3/4 X 9 1/4 LVL	10'-0"	1,3
H5	(2) 1 3/4 X 11 1/4 LVL	12'-0"	1,3

- NOTES**
- PROVIDE ONE STUD UNDER AND TWO FULL HEIGHT STUDS BEYOND EACH END OF H1 AND H2. PROVIDE TWO STUDS UNDER AND THREE FULL HEIGHT STUDS BEYOND EACH END OF H3, H4, AND H5.
 - USE #2 GRADE S-P-F FOR SOLID HEADERS. SIZES SHOWN ARE NOMINAL.
 - Fv = 285 PSI, Fb = 2600 PSI, E = 1900000 PSI FOR LVL HEADERS. SIZES SHOWN ARE ACTUAL.
 - CONTACT STRUCTURAL ENGINEER FOR WIDER OPENINGS.

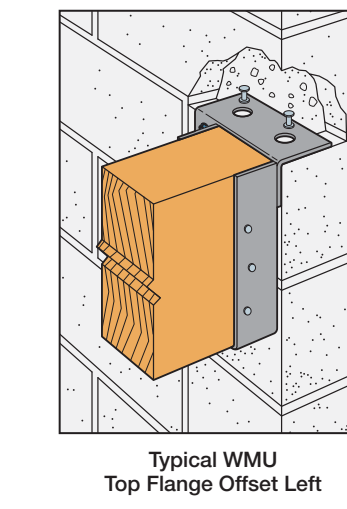
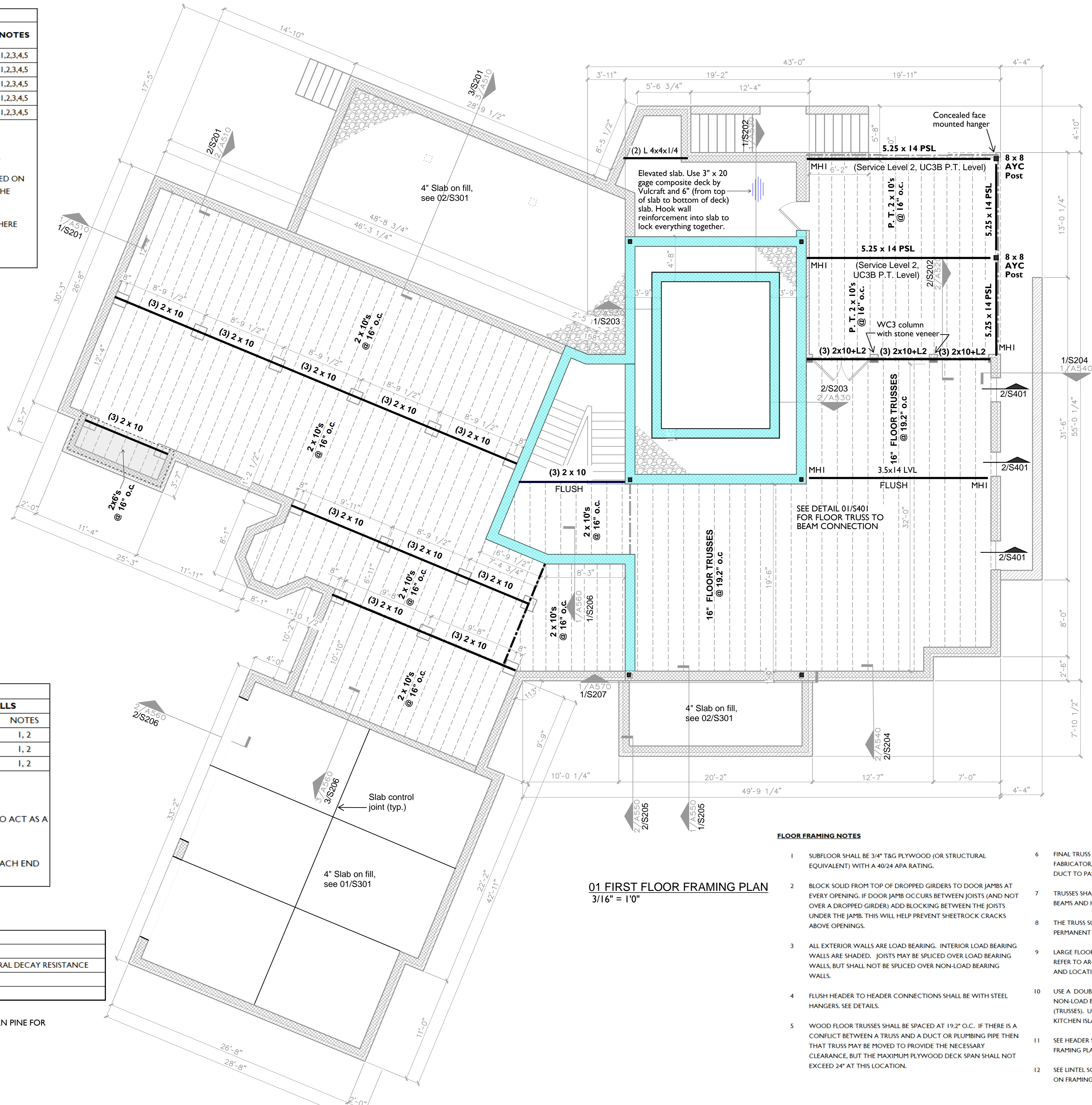


STUD COLUMN SCHEDULE					
2 X 4 STUD WALLS			2 X 6 STUD WALLS		
MK#	SIZE	NOTES	MK#	SIZE	NOTES
4SC2	(2) 2 X 4	I	6SC2	(2) 2 X 6	1, 2
4SC3	(3) 2 X 4	I	6SC3	(3) 2 X 6	1, 2
4SC4	(4) 2 X 4	I	6SC4	(4) 2 X 6	1, 2

- NOTES**
- BUILT-UP STUD COLUMNS SHALL BE SECURELY NAILED TOGETHER TO ACT AS A COMPOSITE MEMBER. USE (2) 12d NAILS FOR EACH STUD AT 10" O.C.
 - SEE HEADER SCHEDULE FOR JACK AND KING STUDS REQUIRED AT EACH END OF HEADER.

WOOD COLUMN SCHEDULE		
MK#	SIZE	NOTES
WC1	8 X 8	SIZE IS NOMINAL. SPECIES IS ALASKAN YELLOW CEDAR FOR NATURAL DECAY RESISTANCE
WC2	5 X 5	SIZE IS NOMINAL. COX P.T. LAMINATED WOOD.
WC3	6 X 6	SIZE IS NOMINAL. PRESERVATIVE TREATED PSL.

NOTE
IT IS ACCEPTABLE TO SUBSTITUTE #1 GRADE, PRESERVATIVE TREATED, SOUTHERN PINE FOR ALASKAN YELLOW CEDAR.



MHI = MASONRY HANGER

FLOOR FRAMING NOTES

- SUBFLOOR SHALL BE 3/4" T&G PLYWOOD (OR STRUCTURAL EQUIVALENT) WITH A 40/24 APA RATING.
- BLOCK SOLID FROM TOP OF DROPPED GIRDERS TO DOOR JAMBS AT EVERY OPENING. IF DOOR JAMB OCCURS BETWEEN JOISTS (AND NOT OVER A DROPPED GIRDER) ADD BLOCKING BETWEEN THE JOISTS UNDER THE JAMB. THIS WILL HELP PREVENT SHEETROCK CRACKS ABOVE OPENINGS.
- ALL EXTERIOR WALLS ARE LOAD BEARING. INTERIOR LOAD BEARING WALLS ARE SHADED. JOISTS MAY BE SPICED OVER LOAD BEARING WALLS, BUT SHALL NOT BE SPICED OVER NON-LOAD BEARING WALLS.
- FLUSH HEADER TO HEADER CONNECTIONS SHALL BE WITH STEEL HANGERS. SEE DETAILS.
- WOOD FLOOR TRUSSES SHALL BE SPACED AT 19.2" O.C. IF THERE IS A CONFLICT BETWEEN A TRUSS AND A DUCT OR PLUMBING PIPE THEN THAT TRUSS MAY BE MOVED TO PROVIDE THE NECESSARY CLEARANCE, BUT THE MAXIMUM PLYWOOD DECK SPAN SHALL NOT EXCEED 24" AT THIS LOCATION.
- FINAL TRUSS WEB CONFIGURATION SHALL BE DETERMINED BY FABRICATOR, BUT THERE SHALL BE ROOM FOR A 14" WIDE X 10" HIGH DUCT TO PASS THROUGH THE TRUSS AT MIDSPAN.
- TRUSSES SHALL BE BOTTOM CHORD BEARING EXCEPT AT FLUSH BEAMS AND HEADERS.
- THE TRUSS SUPPLIER SHALL NOTE THE LOCATION OF ANY PERMANENT TRUSS BRACING, WHERE REQUIRED.
- LARGE FLOOR PENETRATIONS ARE NOTED ON THE FRAMING PLAN. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF SMALLER OPENINGS.
- USE A DOUBLE JOIST OR EXTRA FLOOR TRUSS UNDER ALL NON-LOAD BEARING WALLS THAT RUN PARALLEL TO THE JOISTS (TRUSSES). USE DOUBLE JOISTS UNDER HEAVY BATHTUBS AND KITCHEN ISLANDS TO CARRY THE EXTRA WEIGHT, THE TUB.
- SEE HEADER SCHEDULE FOR SIZES OF MEMBERS DENOTED ON FRAMING PLAN AS H1, H2, H3, ETC.
- SEE LINTEL SCHEDULE FOR SIZES OF LOOSE LINTEL ANGLES DENOTED ON FRAMING PLAN AS L1, L2, L3, ETC.

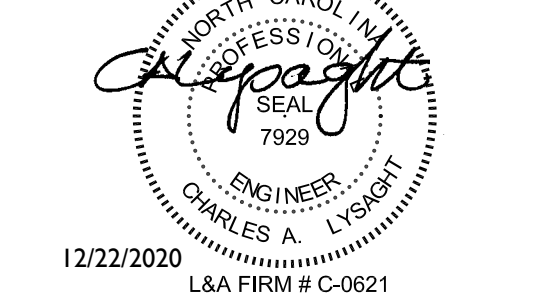


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**FIRST FLOOR
FRAMING PLAN**

S102

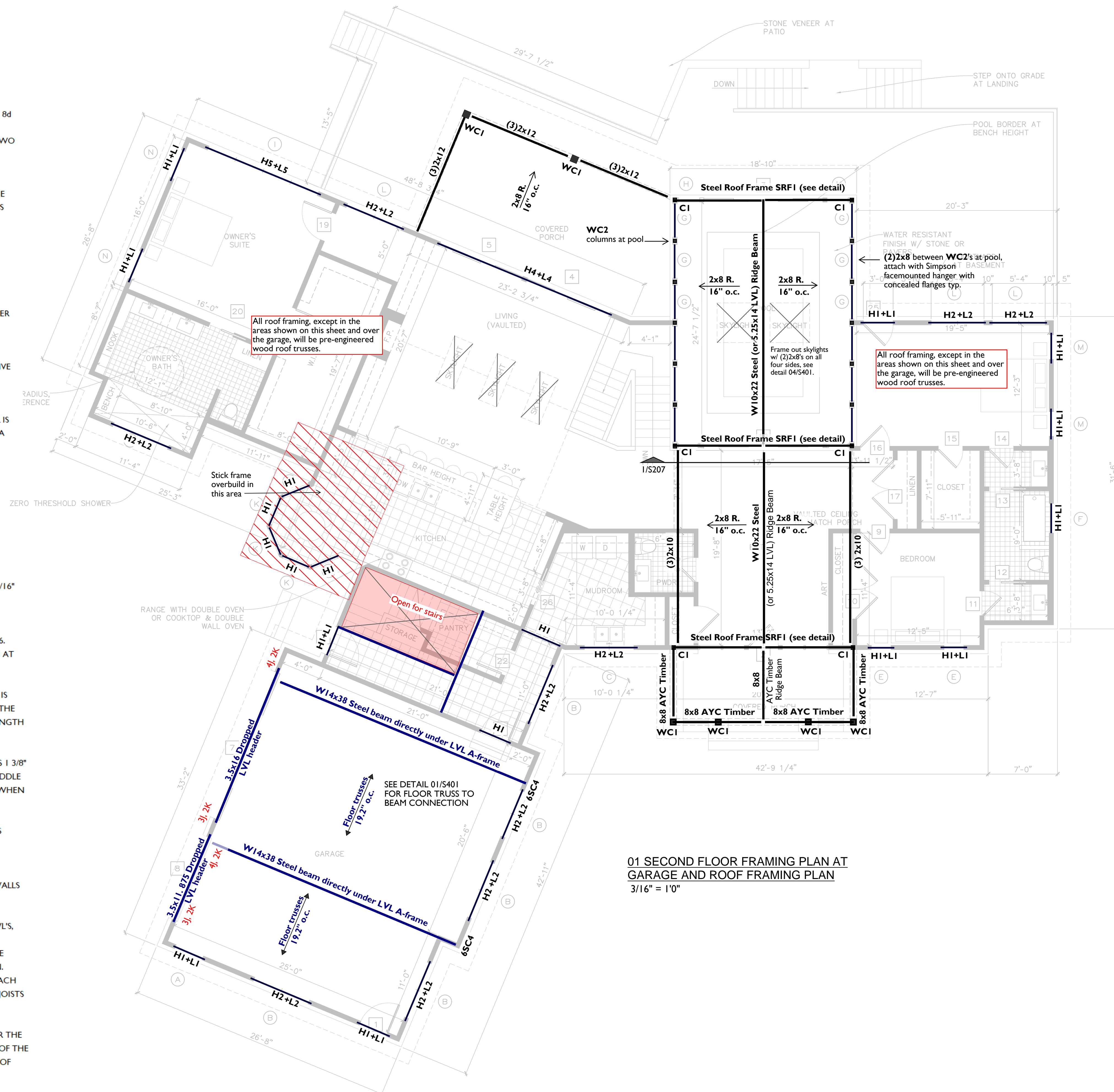
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ROOF FRAMING NOTES

- SEE ARCHITECTURAL FOR TYPICAL ROOF TRUSS BEARING ELEVATIONS.
- HEAVY TIMBER ROOF FRAMING AT FRONT ENTRY AND REAR PORCH SHALL BE #1 GRADE ALASKAN CEDAR FOR DECAY RESISTANCE. SIZE SHOWN ARE NOMINAL.
- USE APA RATED SHEATHING: 40/20, 5/8" MINIMUM THICKNESS. USE 8d NAILS AT 6" OC ALONG THE PANEL EDGES AND 12" OC ALONG INTERMEDIATE SUPPORTS. PANELS SHALL BE CONTINUOUS OVER TWO OR MORE TRUSSES WITH THE LONG DIMENSION (STRENGTH AXIS) ACROSS THE TRUSSES.
- THE TRUSS SUPPLIER IS RESPONSIBLE FOR THE FINAL LAYOUT OF THE ROOF TRUSSES. THE CONTRACTOR SHALL REFER TO THE SUPPLIER'S ERECTION DRAWINGS FOR THIS LAYOUT.
- TRUSSES SUPPORTING OVERBUILT ROOF FRAMING SHALL HAVE PLYWOOD SHEATHING ATTACHED TO TOP CHORDS EXCEPT FOR BLOCKOUTS FOR ATTIC ACCESS AND VENTILATION.
- COORDINATE OPENINGS IN THE ROOF FRAMING WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS. OPENINGS LARGER THAN 6" SHALL BE FRAMED ON ALL SIDES WITH 2 X 4 HEADERS.
- IT IS THE STRUCTURAL ENGINEER'S UNDERSTANDING THAT THE MECHANICAL SYSTEM IN THE POOL AREA WILL MAINTAIN A RELATIVE HUMIDITY LOW ENOUGH THAT PRESERVATIVE TREATED LUMBER IS NOT REQUIRED. THE PERIMETER POSTS WILL BE PRESERVATIVE TREATED SINCE THEY WILL BE CLOSE TO THE WATER, BUT THE REMAINING WOOD IS NOT PRESERVED RETREATED AND THE STEEL IS NOT GALVANIZED. THE STEEL SHALL BE EPOXY PAINTED FOR EXTRA PROTECTION.

STUD WALL FRAMING NOTES

- ALL EXTERIOR STUDS SHALL BE 2 X 6 NOMINAL (1 1/2" X 5 1/2" ACTUAL) #2 GRADE S-P-F AT 16" O.C.
- ALL EXTERIOR STUD WALLS SHALL BE FULLY SHEATHED WITH 7/16" PLYWOOD OR STRUCTURAL GRADE SHEATHING TO PROVIDE OVERALL STABILITY TO THE HOUSE.
- THE SILL PLATE SHALL BE SOLID SOUTHERN PINE, TREATED 2 X 6. WALL SHALL BE ANCHORED TO THE FOUNDATION AS SHOWN AT THE DETAILS.
- THE MAXIMUM SIZE HOLE THAT MAY BE DRILLED INTO A STUD IS 2-3/16" DIAMETER LOCATED AT LEAST 5/8" FROM THE EDGE OF THE STUD. THIS SIZE HOLE MAY BE CUT ANYWHERE ALONG THE LENGTH OF THE STUD.
- THE MAXIMUM SIZE NOTCH THAT MAY BE CUT INTO A STUD IS 1 3/8" X 3 1/2". THE NOTCH CAN BE CUT ANYWHERE EXCEPT THE MIDDLE 1/3 OF THE LENGTH OF THE STUD. STUDS SHALL BE DOUBLED WHEN NOTCHED IN MIDDLE 1/3 OF LENGTH.
- NOTCHES AND HOLES SHALL NOT OCCUR IN THE SAME CROSS SECTION.
- UNBRACED STUD HEIGHT IS LIMITED TO 10' UNLESS NOTED OTHERWISE ON THE DRAWINGS. BALLON FRAME GABLE ENDWALLS AND PROVIDE LATERAL SUPPORT FOR STUDS AT ATTIC LEVEL.
- USE DOUBLE STUDS UNDER DOUBLE JOISTS AND 3 1/2" WIDE LVL'S, TRIPLE STUDS UNDER 5 1/4" WIDE LVL'S, AND FOUR STUDS UNDER 7" WIDE LVL'S. STEEL BEAM WILL HAVE THE NUMBER OF STUDS REQUIRED SHOWN ON THE FRAMING PLAN. THESE STUDS SHALL GO FROM BOTTOM OF BEAM, THROUGH EACH LEVEL, DOWN TO THE FOUNDATION. BLOCK SOLID BETWEEN JOISTS UNDER STUD COLUMN AT EACH LEVEL.
- AT DOOR AND WINDOW OPENINGS, USE "JACK" STUDS UNDER THE HEADER AND FULL HEIGHT "KING" STUDS BEYOND EACH END OF THE HEADER. REFER TO THE HEADER SCHEDULE FOR THE NUMBER OF JACK AND KING STUDS REQUIRED.

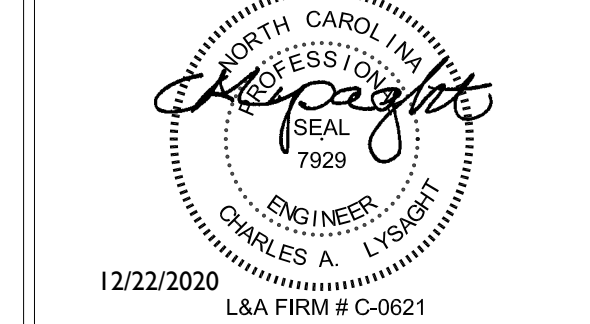


01 SECOND FLOOR FRAMING PLAN AT GARAGE AND ROOF FRAMING PLAN
3/16" = 1'0"



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SECOND FLOOR FRAMING PLAN AT GARAGE AND ROOF FRAMING PLAN

S103

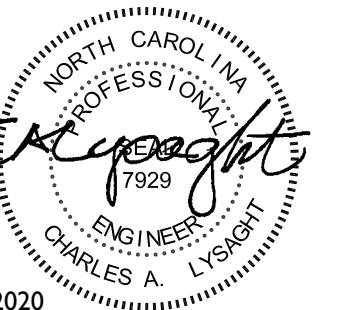
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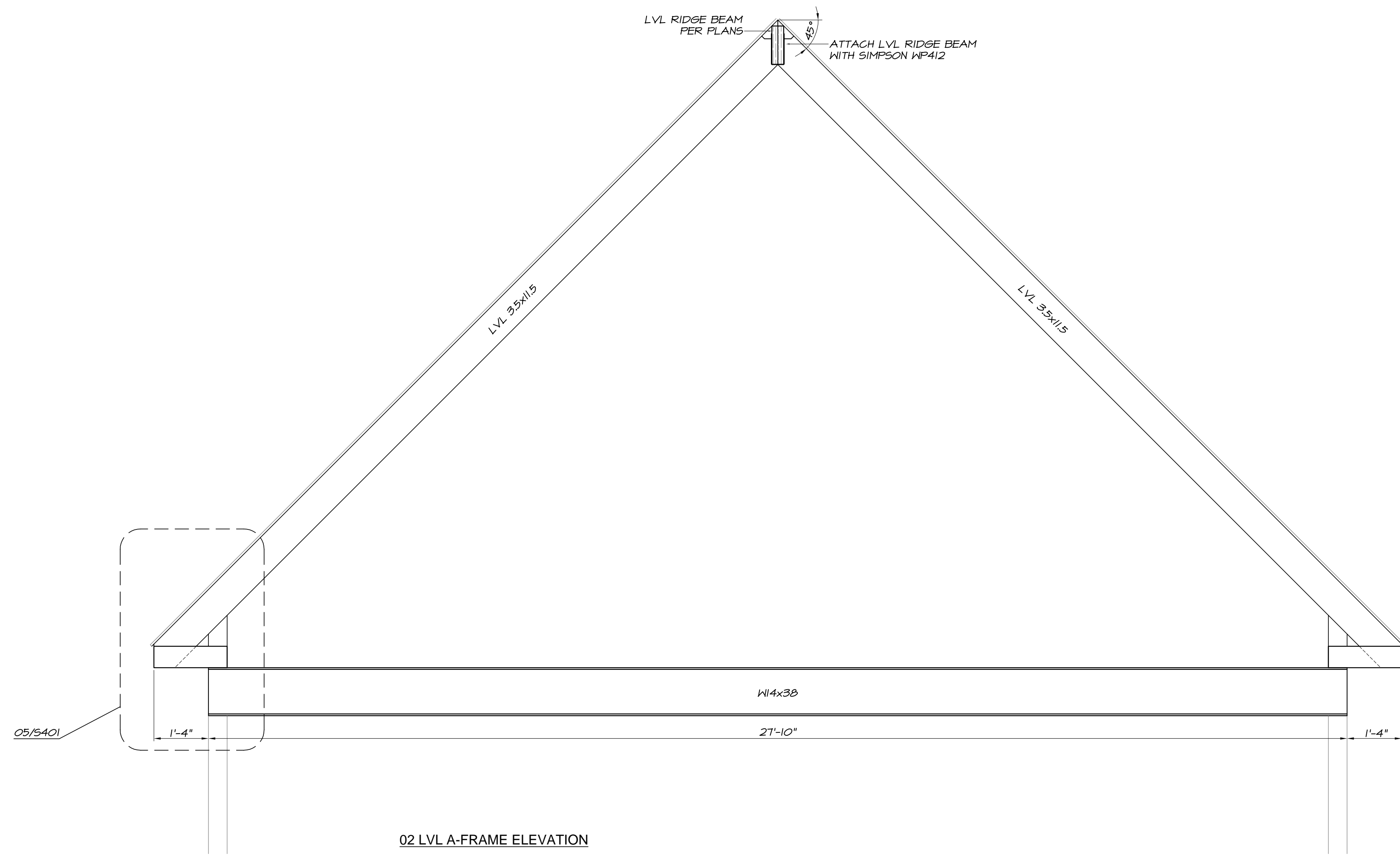
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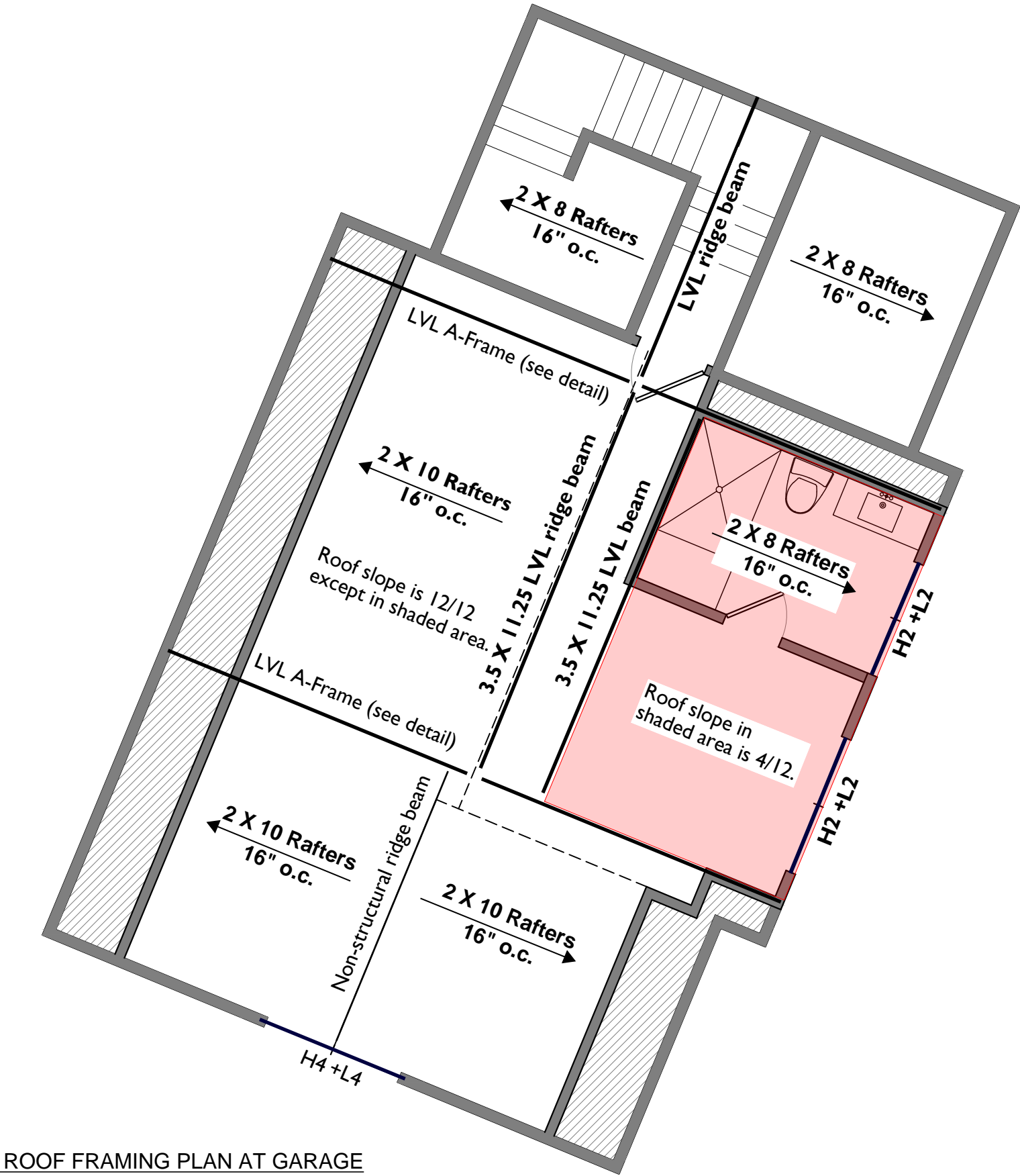
ROOF FRAMING
OVER GARAGE PLAN

S104

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02 LVL A-FRAME ELEVATION



01 ROOF FRAMING PLAN AT GARAGE
3/16" Scale



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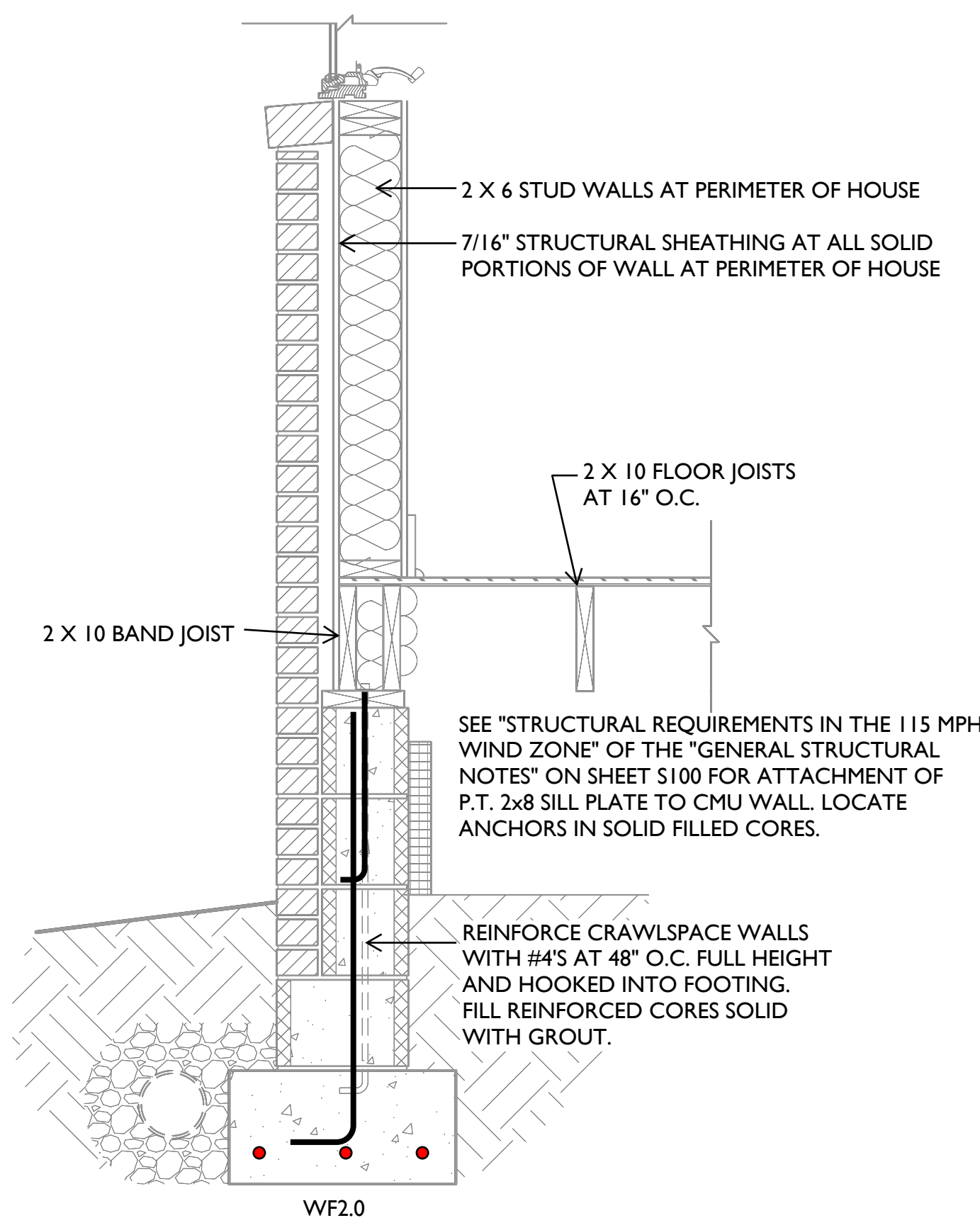
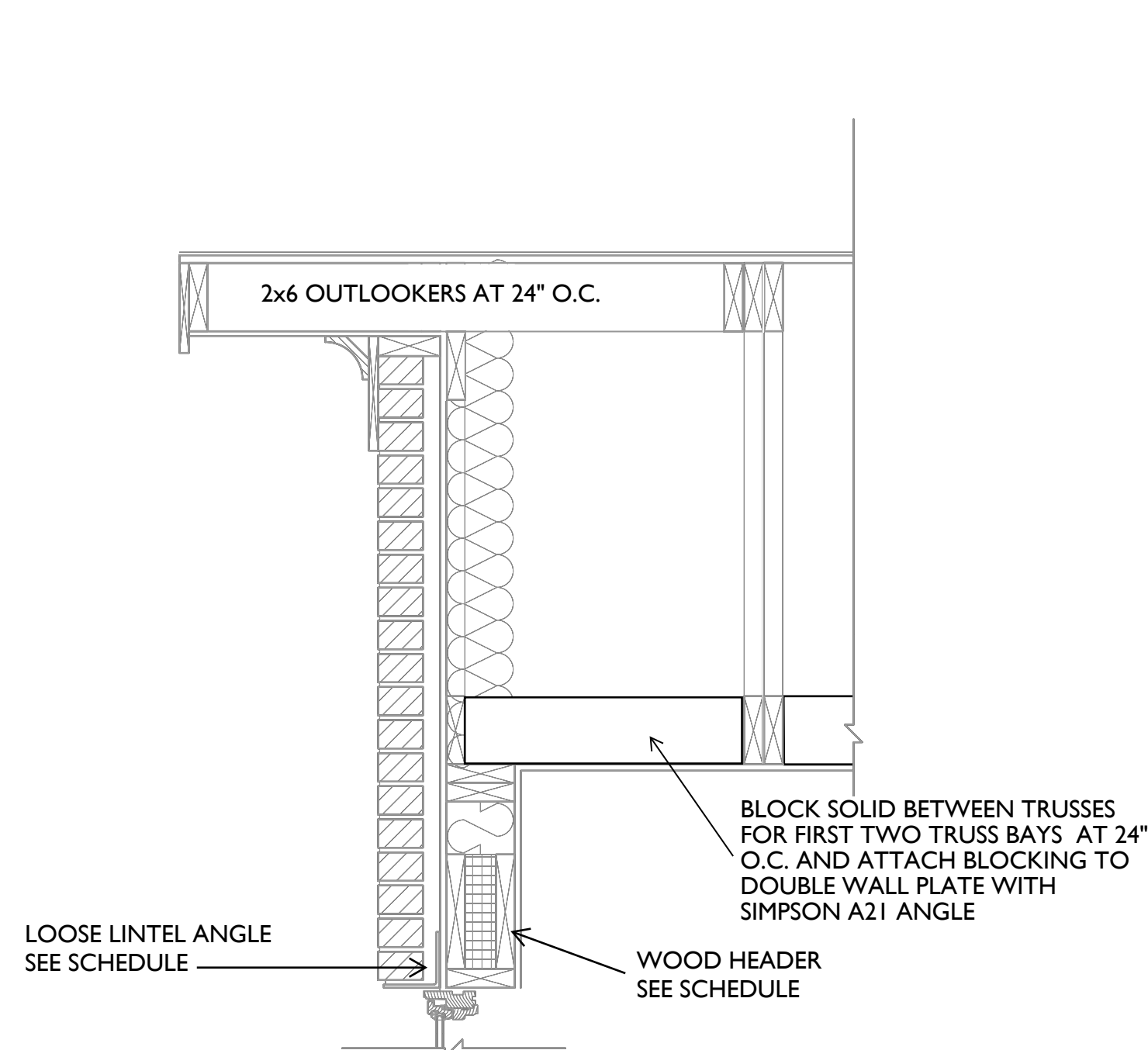
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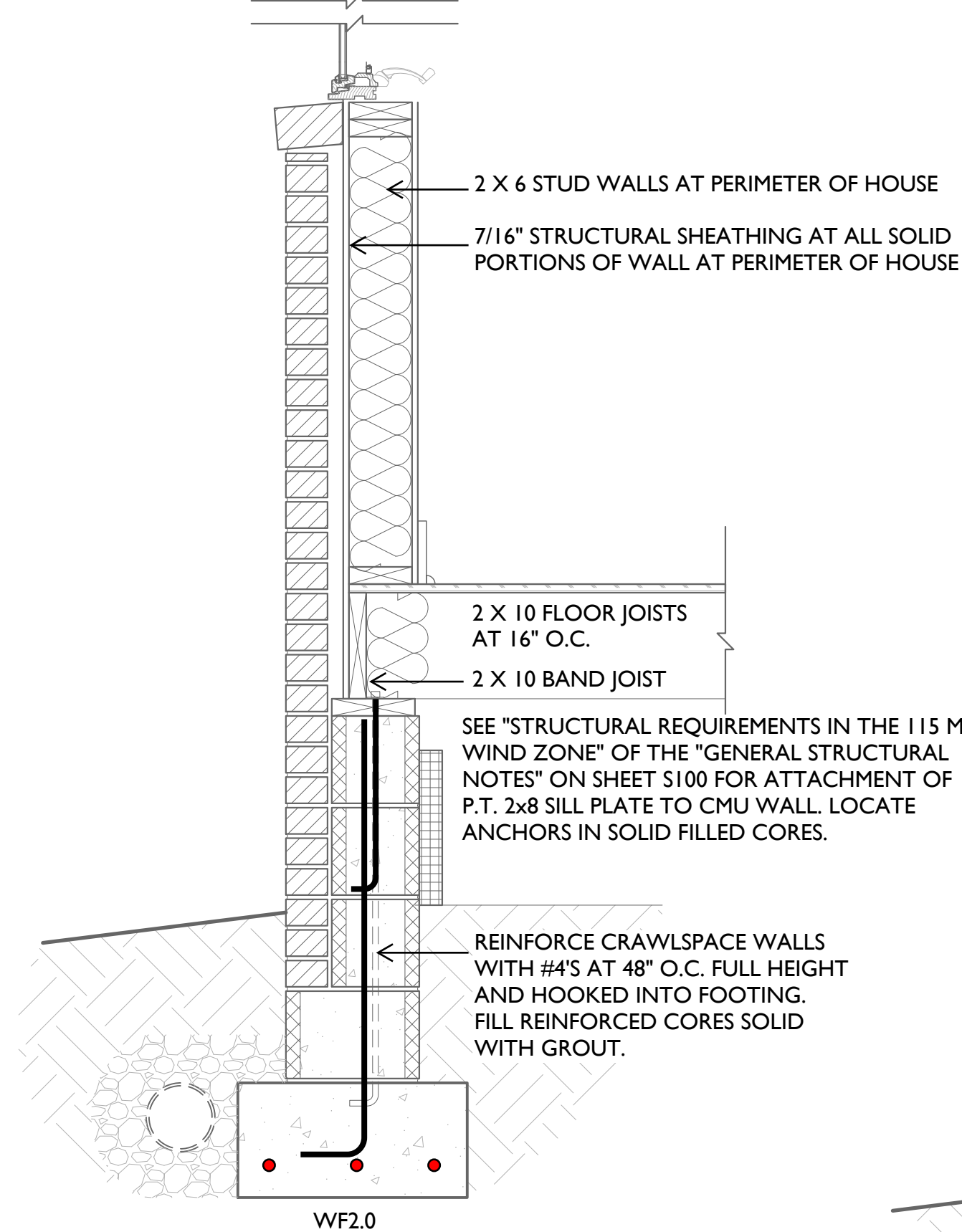
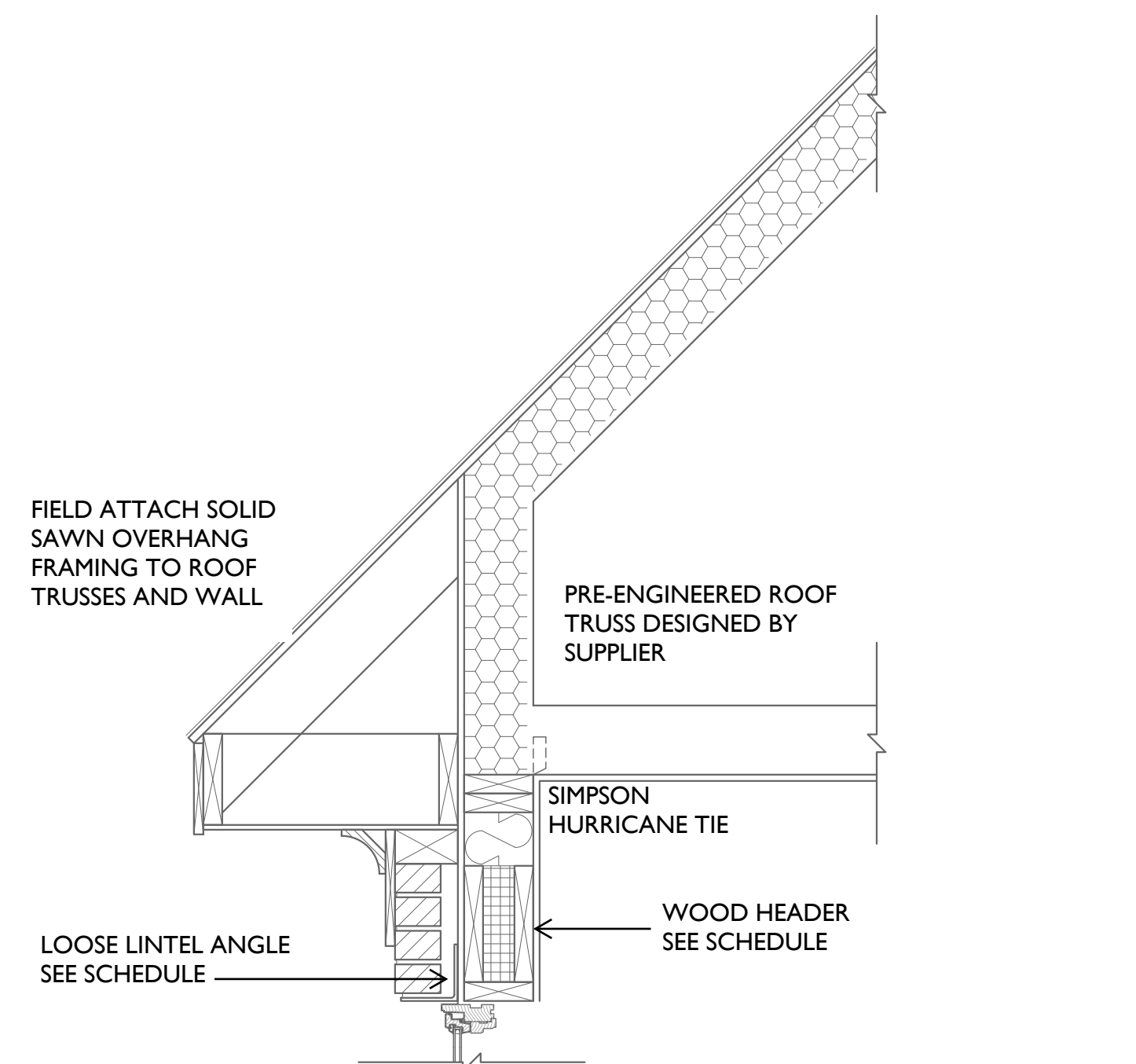
WALL SECTIONS

S201

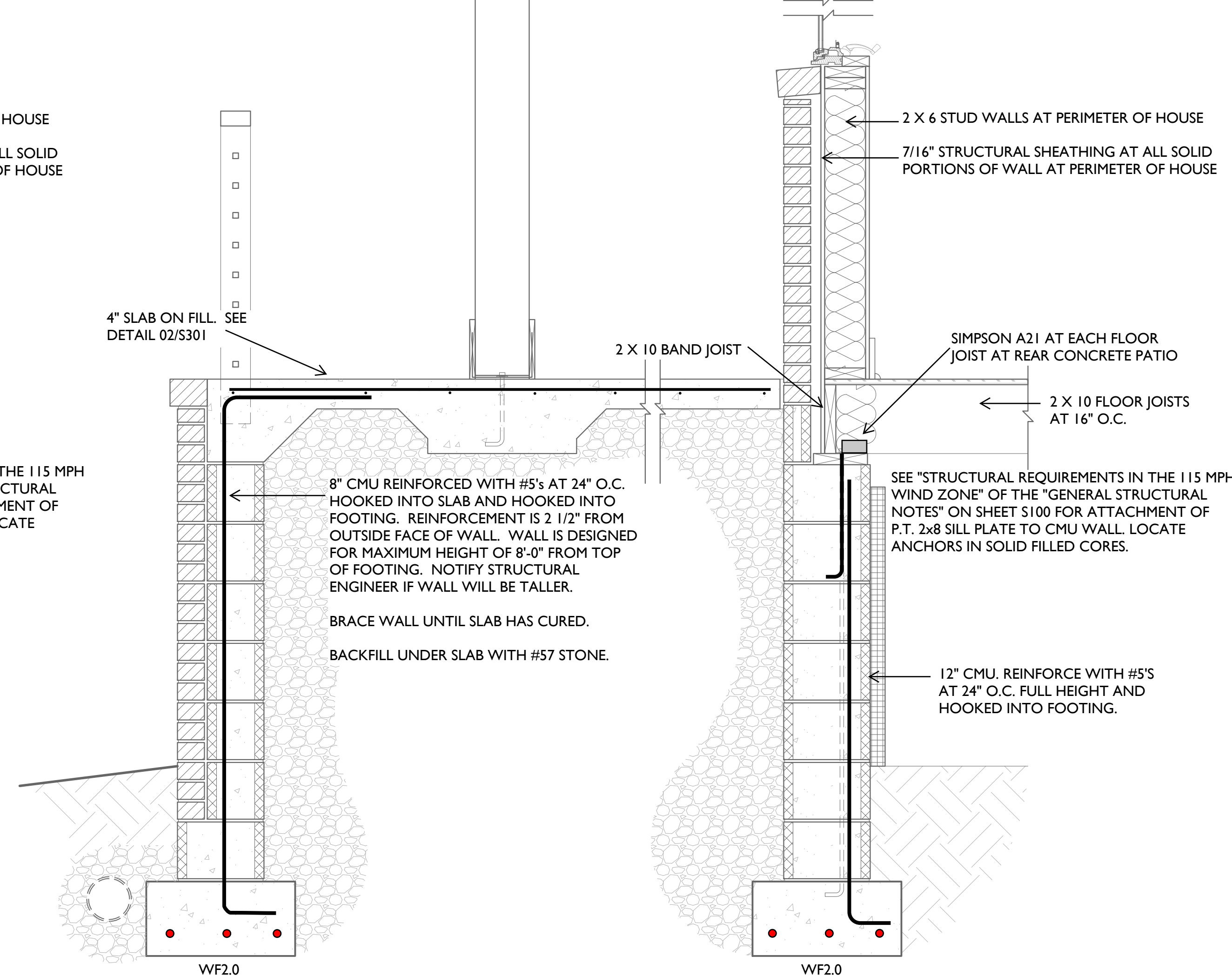
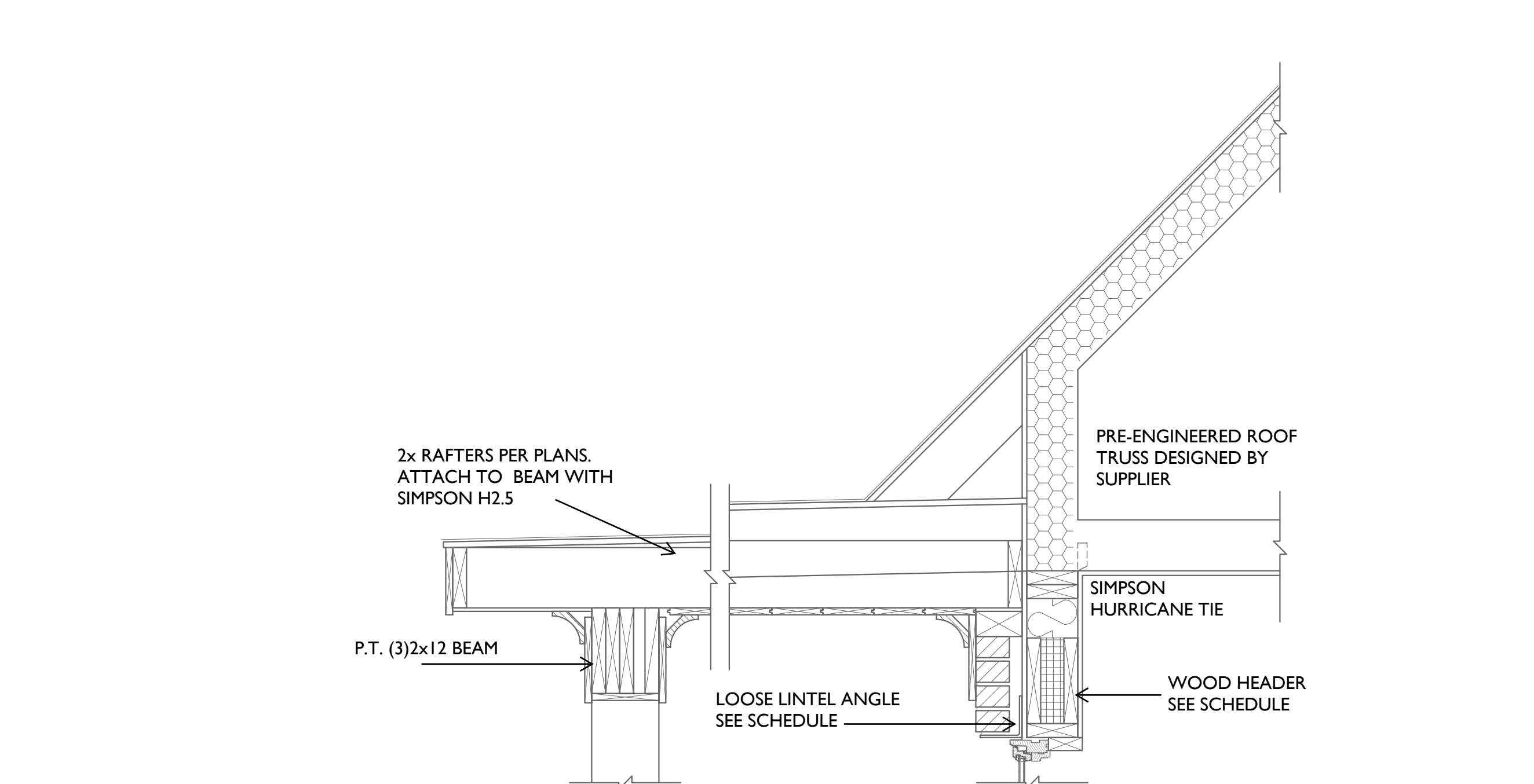
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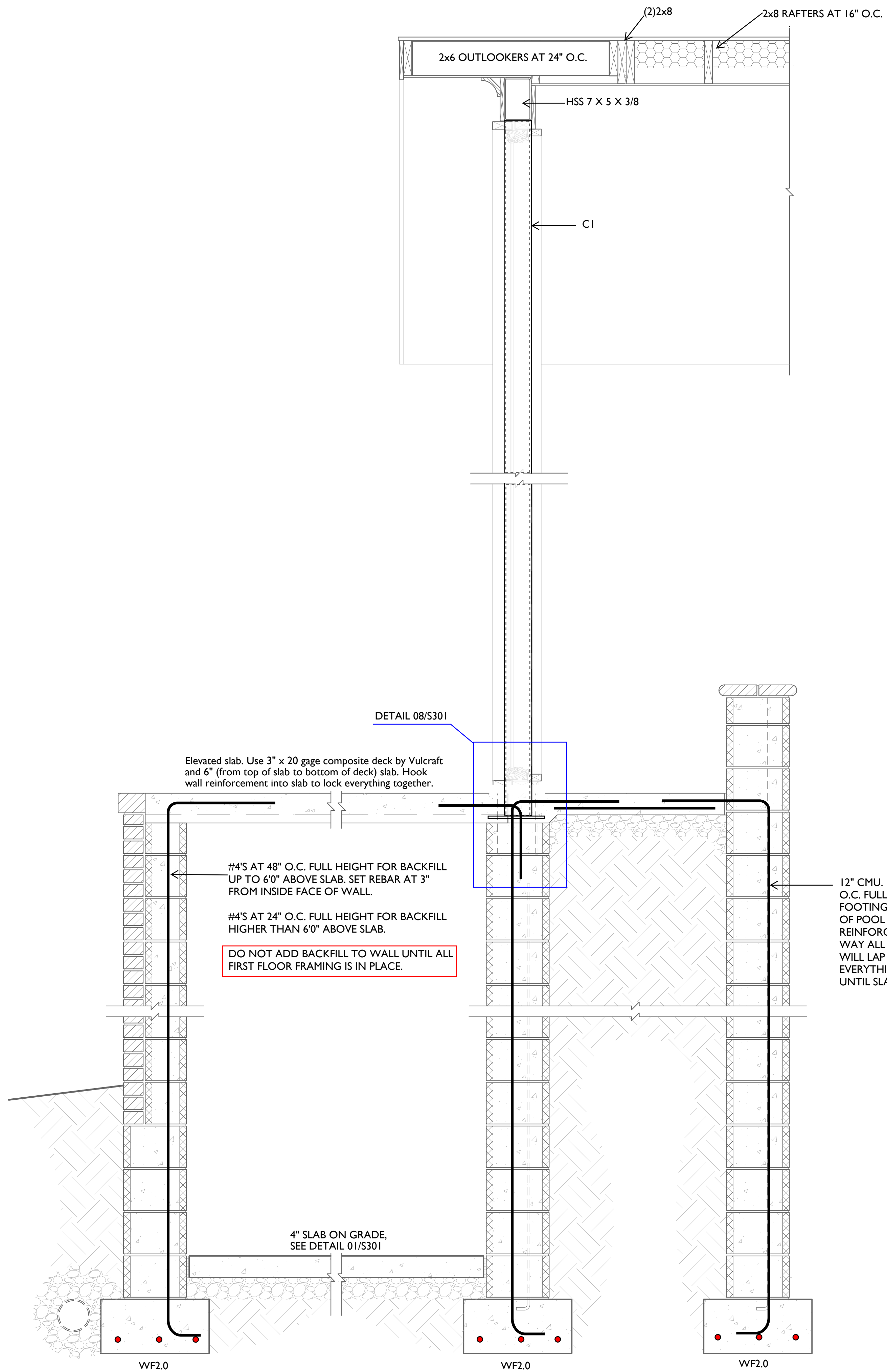
1. WALL SECTION 'A'
SCALE: 1"=1'-0"



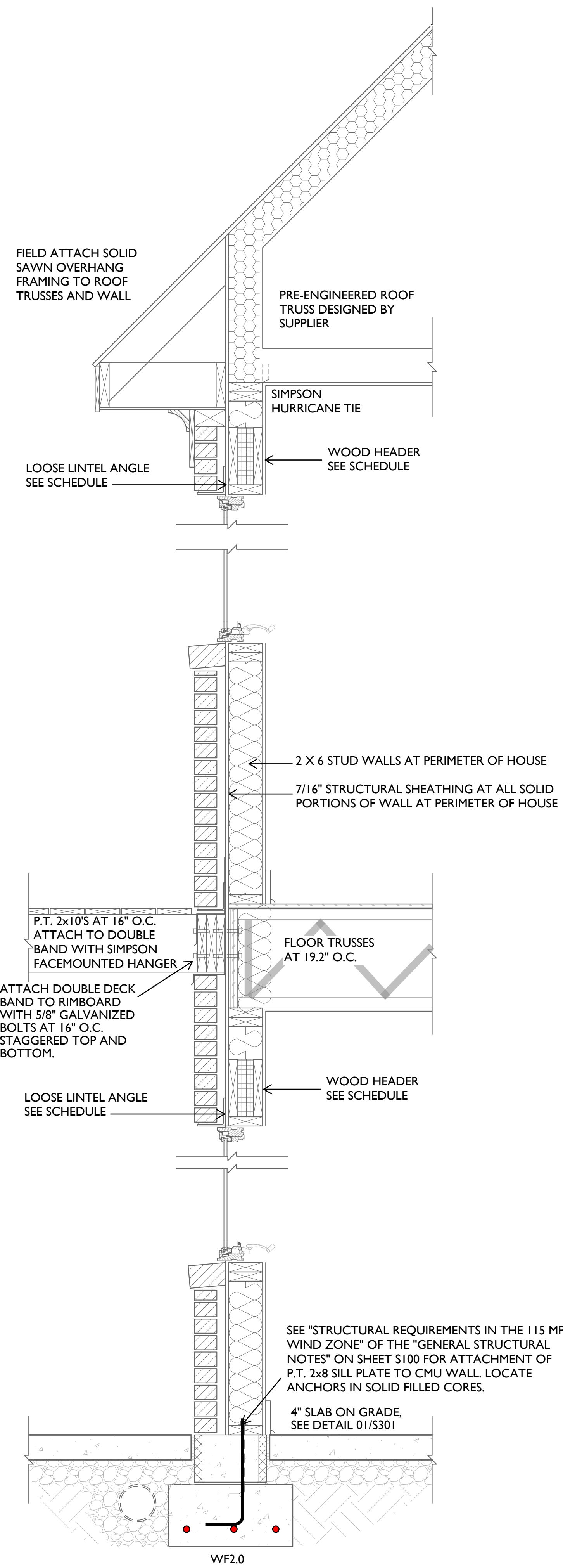
2. WALL SECTION 'B'
SCALE: 1"=1'-0"



3. WALL SECTION 'C'
SCALE: 1"=1'-0"



1. WALL SECTION 'D'
SCALE: 1"=1'-0"



2. WALL SECTION 'E'
SCALE: 1"=1'-0"



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WALL SECTIONS

S202

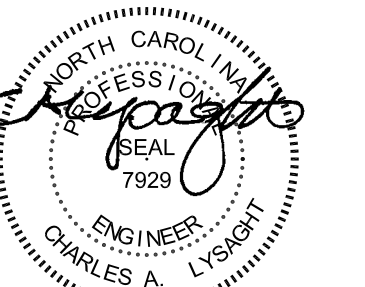
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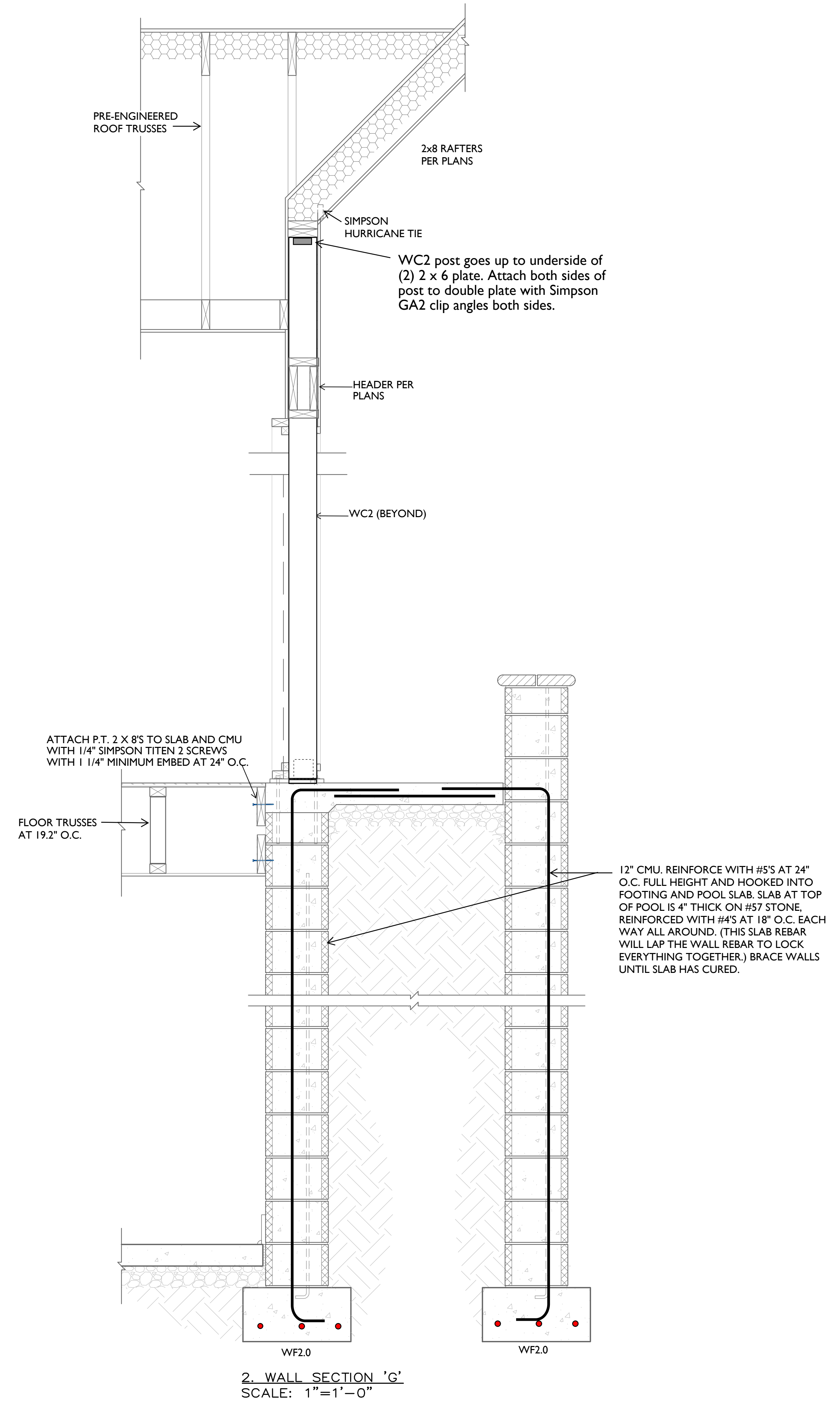
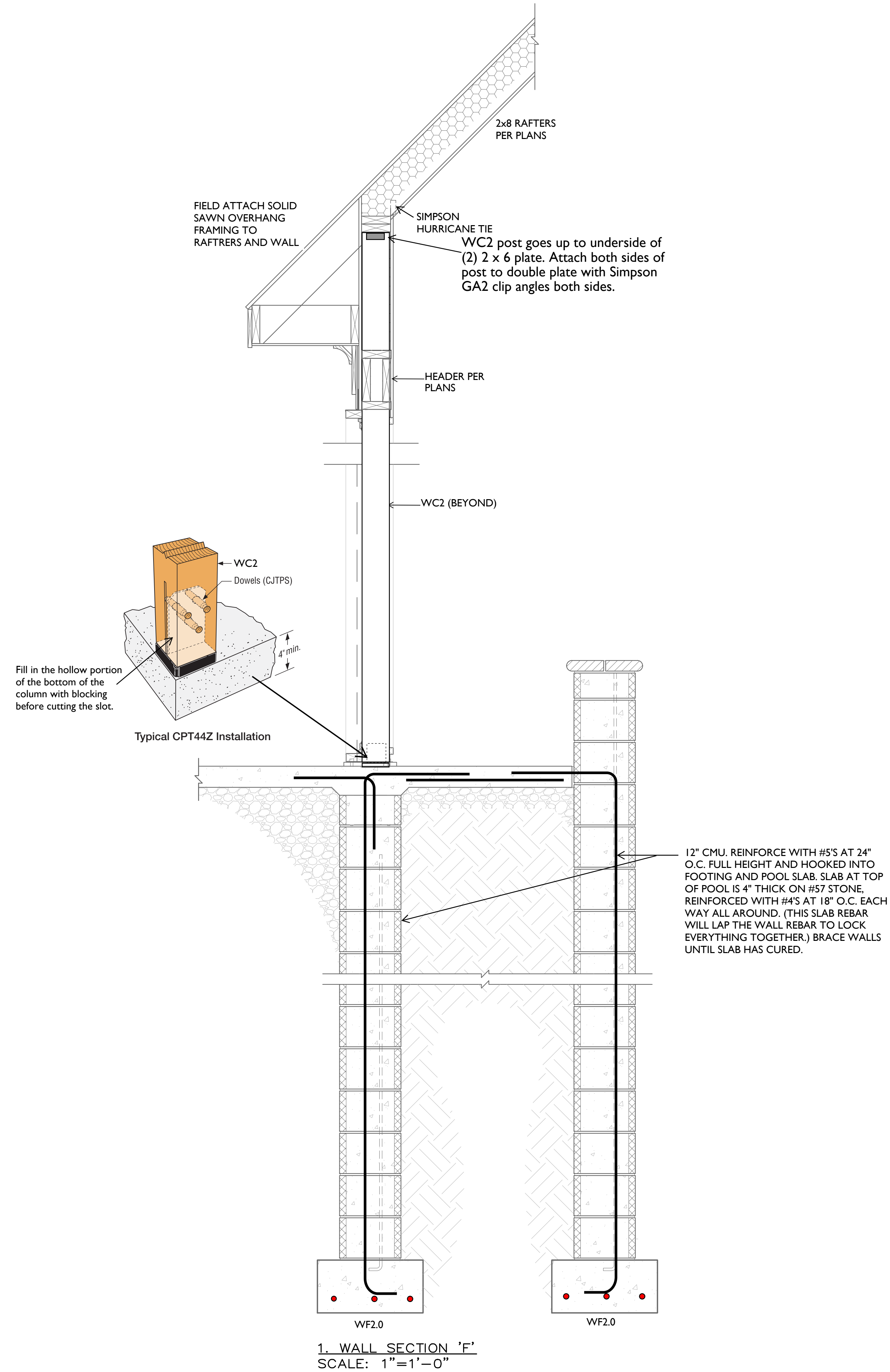
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WALL SECTIONS

S203

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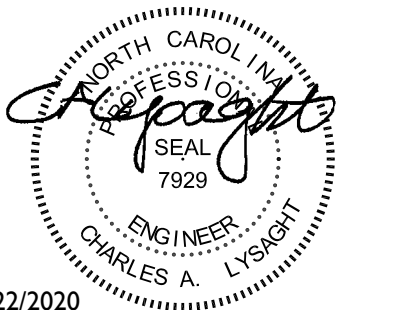




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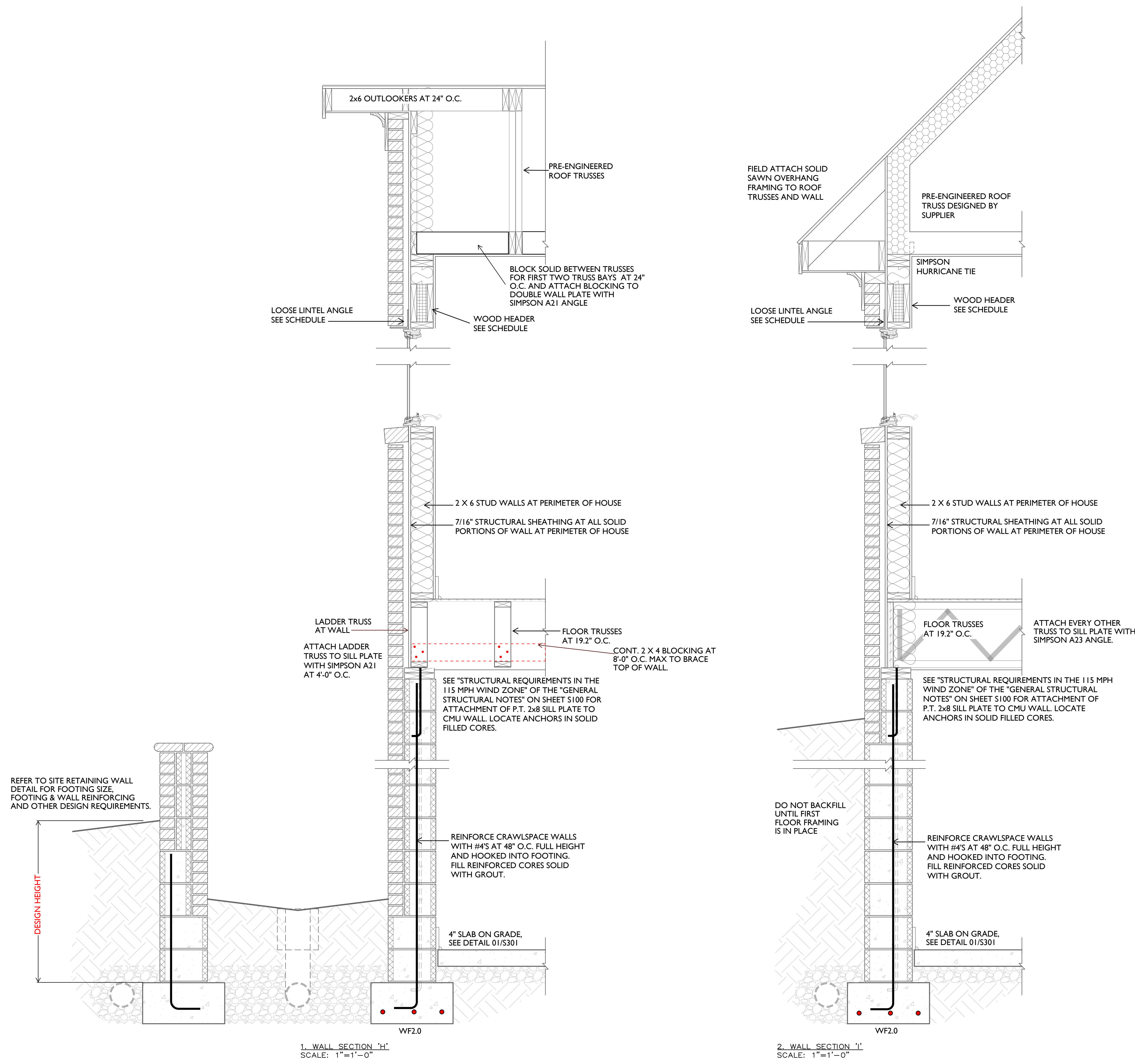
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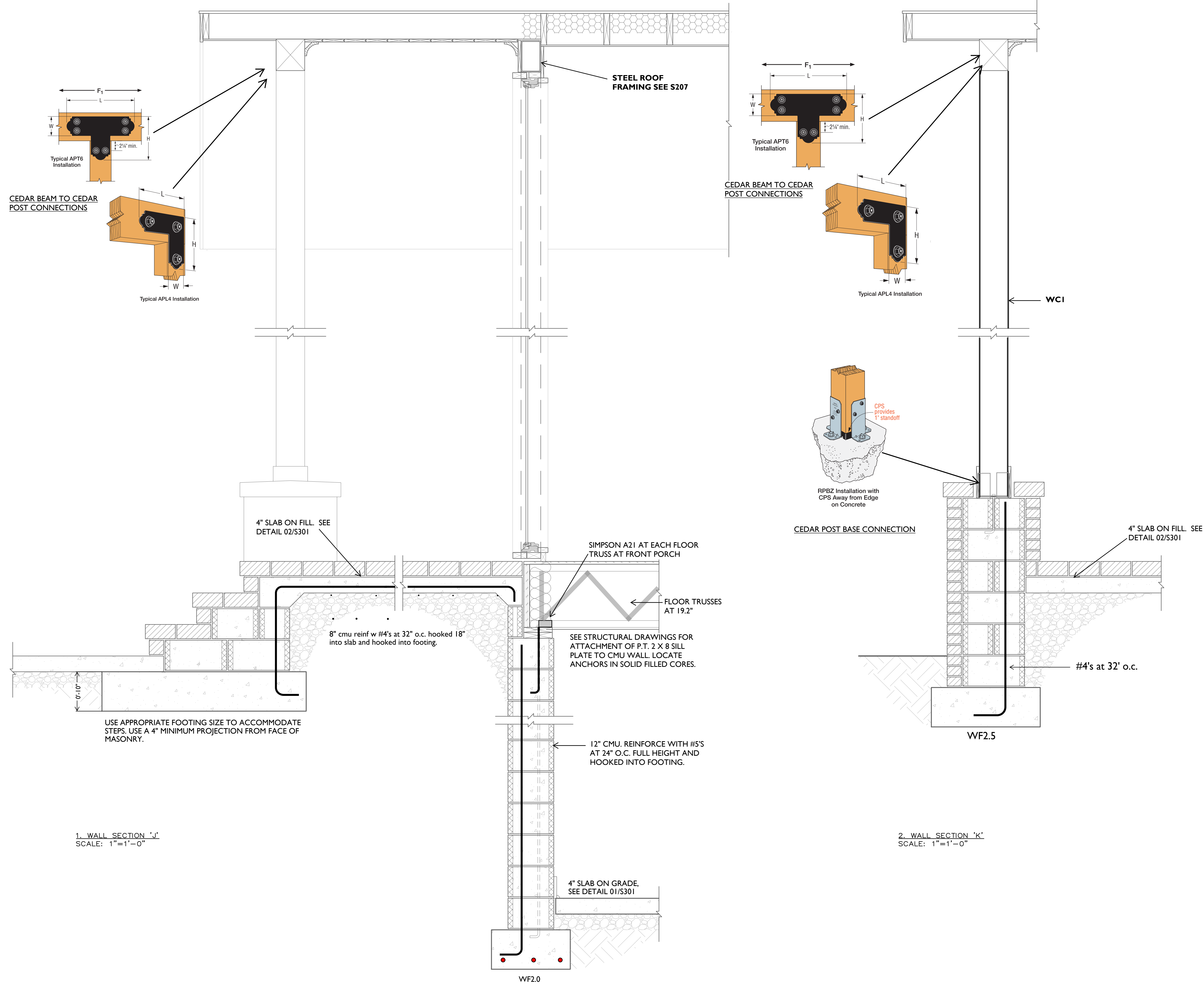
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WALL SECTIONS

S204

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1. WALL SECTION "J"
SCALE: 1"=1'-0"

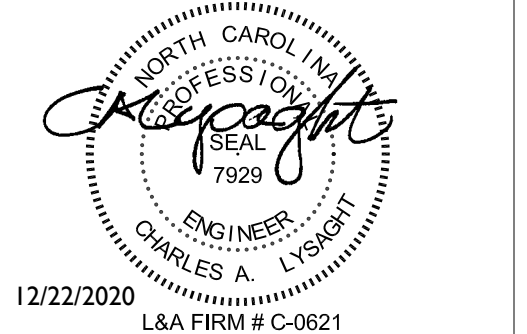
2. WALL SECTION "K"
SCALE: 1"=1'-0"



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WALL SECTIONS

S205

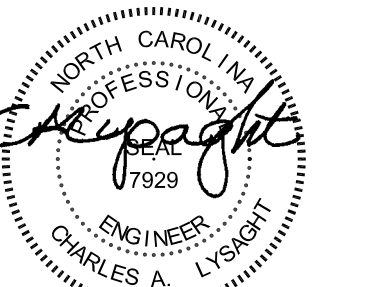
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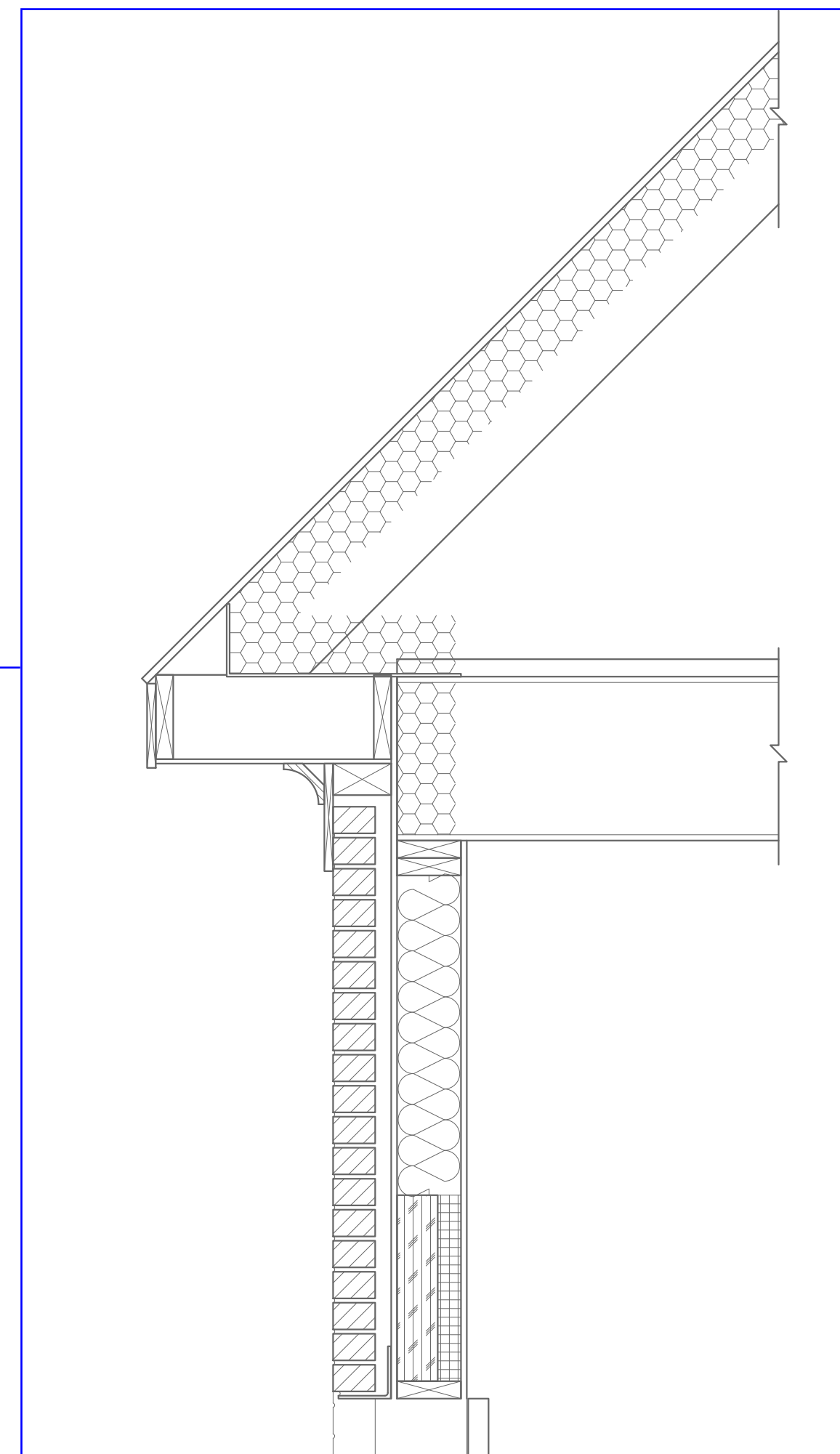
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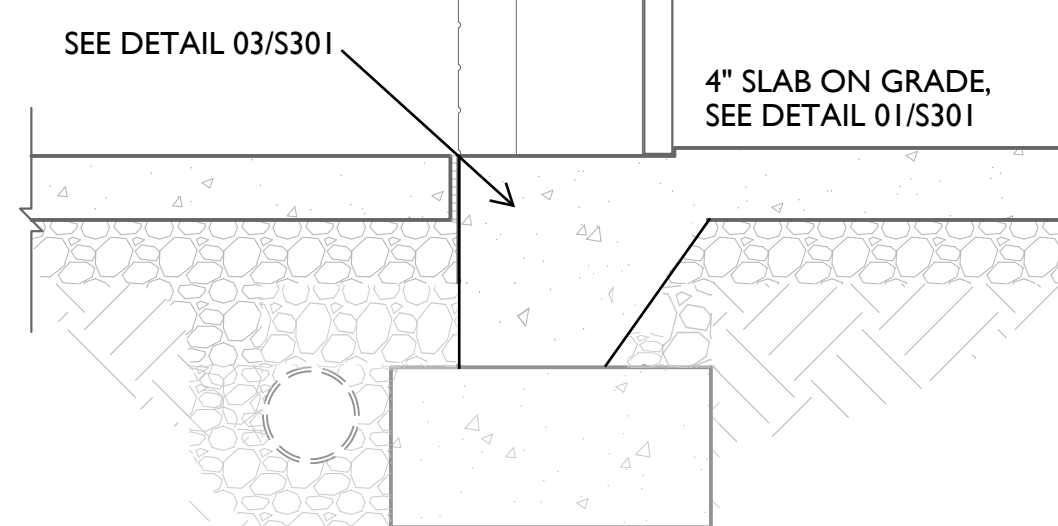
WALL SECTIONS

S206

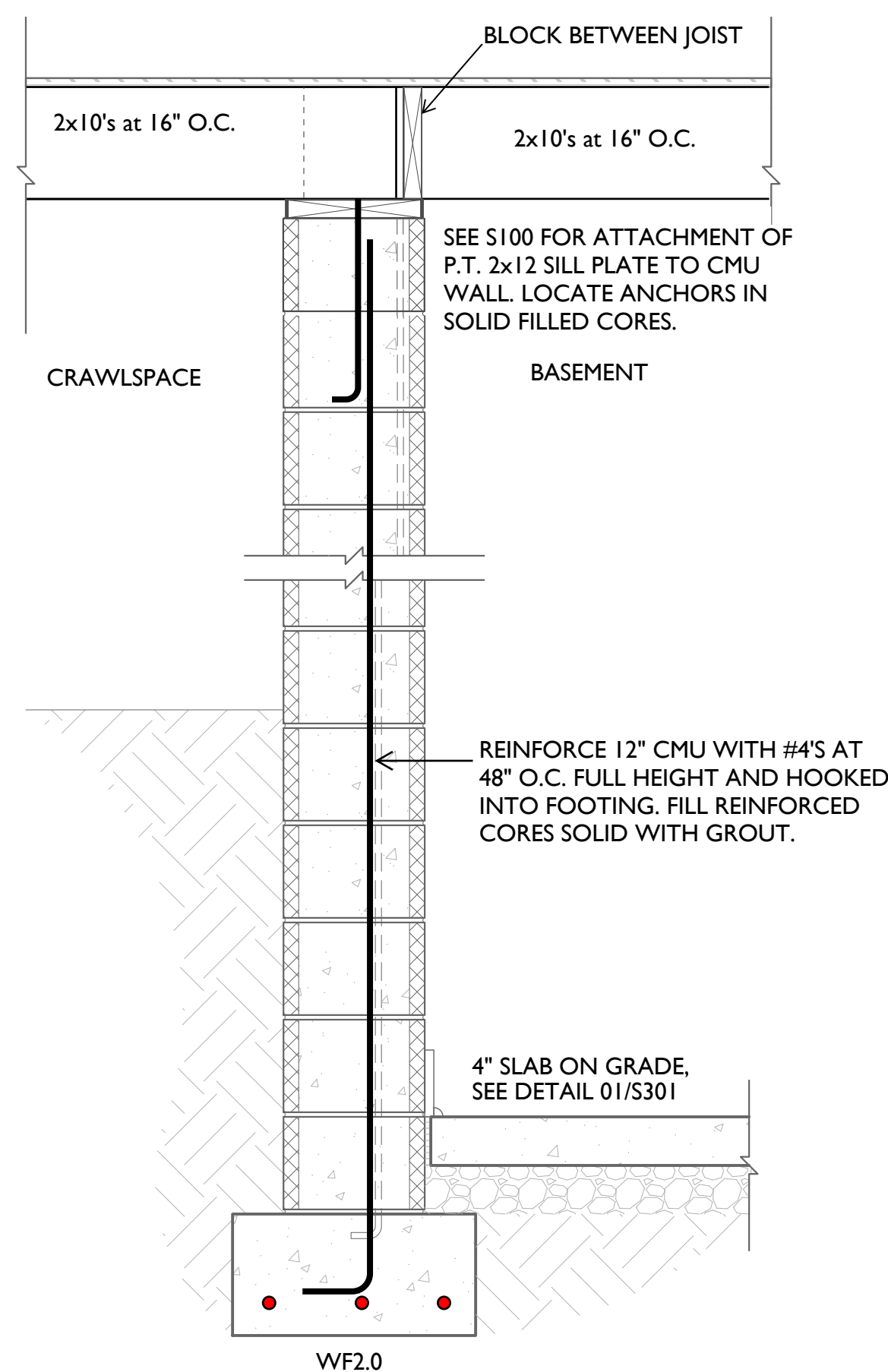
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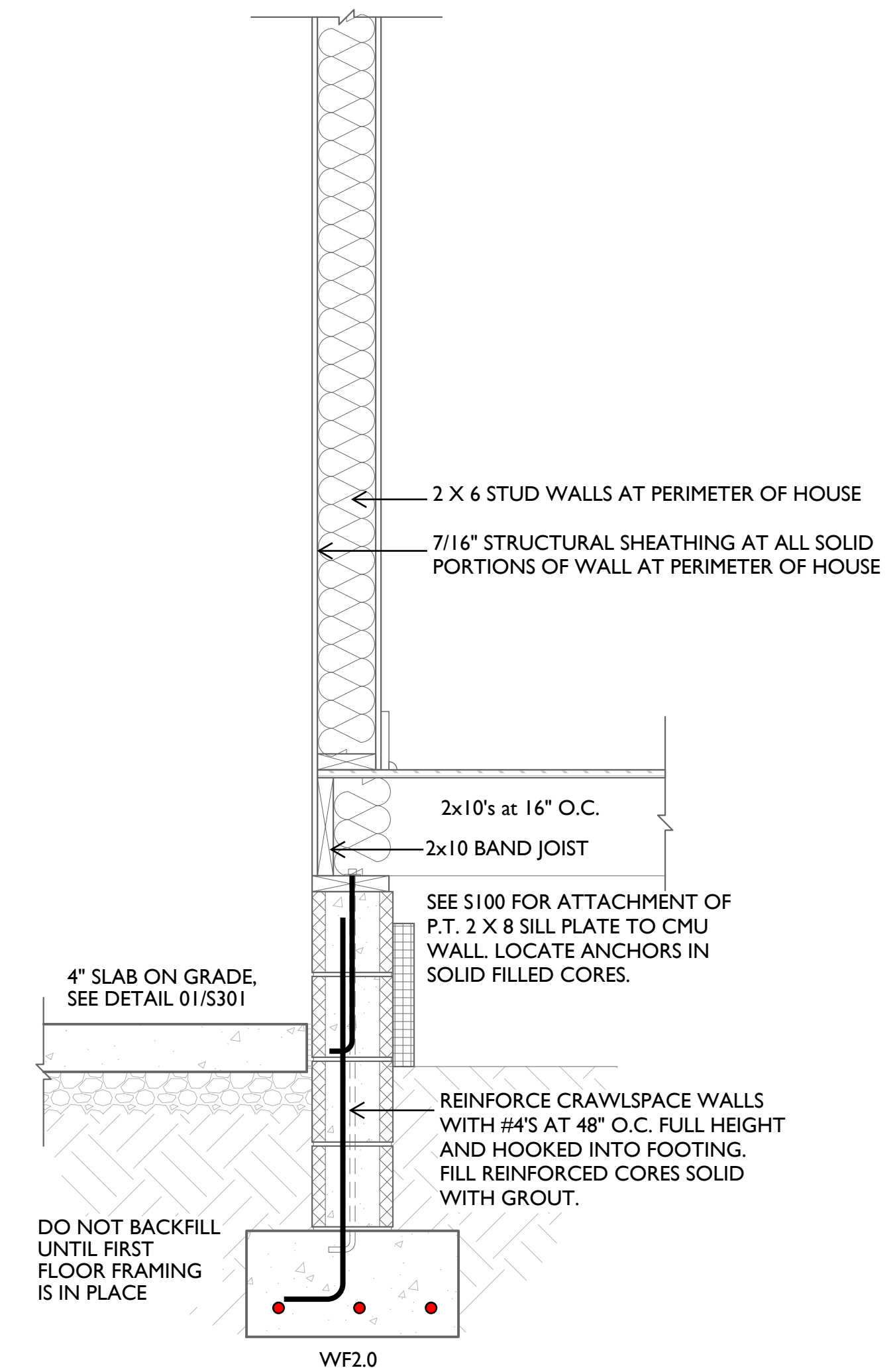
SEE DETAIL 05/S401



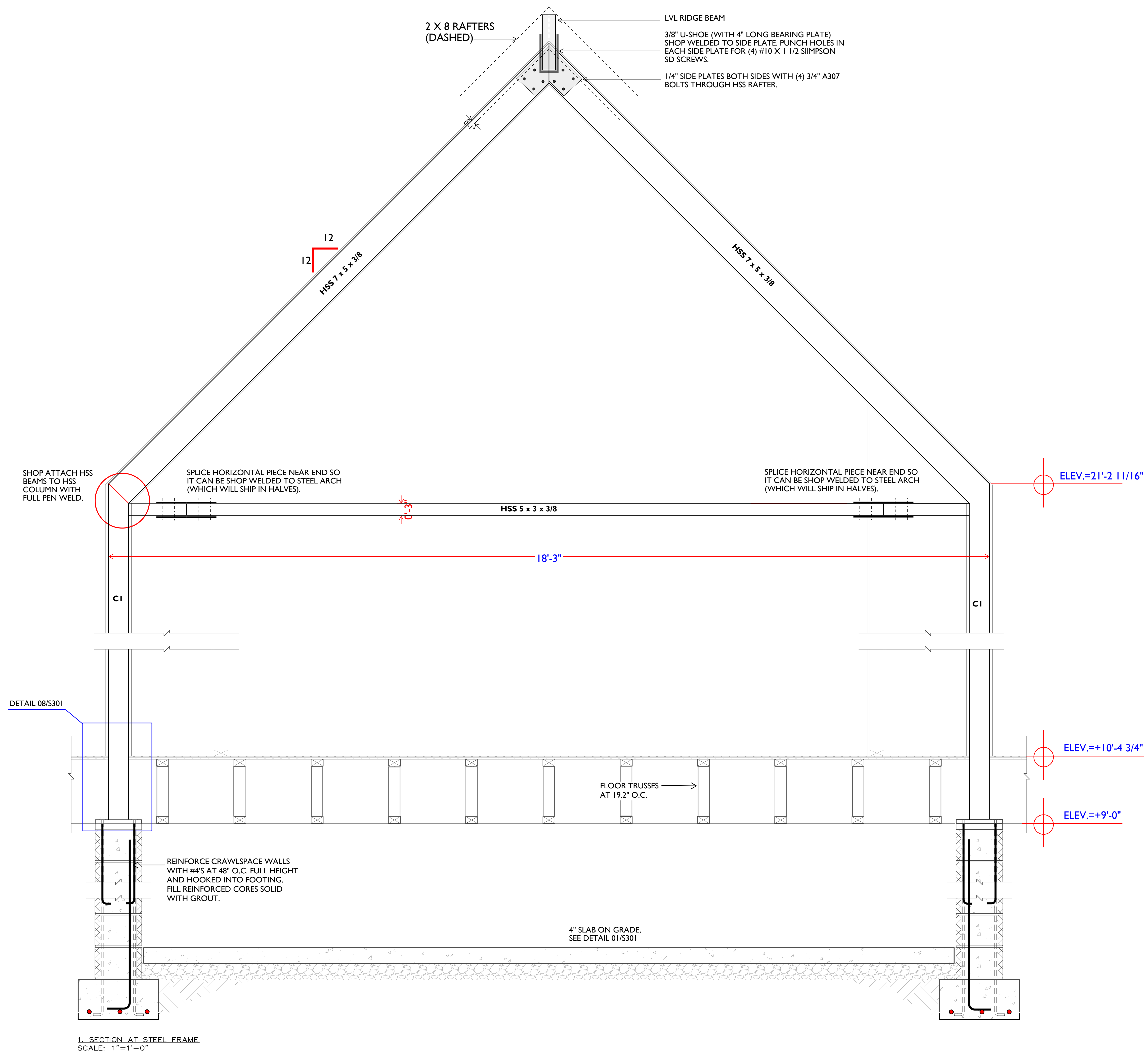
2. WALL SECTION 'M'
SCALE: 1"=1'-0"



1. WALL SECTION 'L'
SCALE: 1"=1'-0"



3. WALL SECTION 'N'
SCALE: 1"=1'-0"

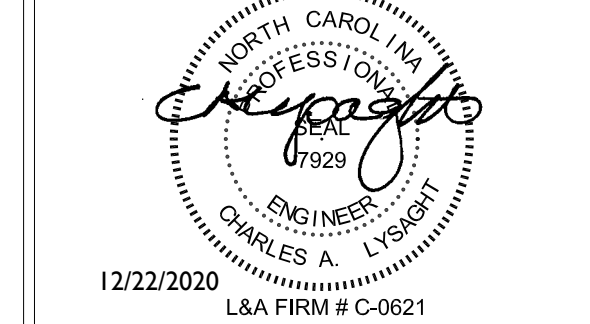


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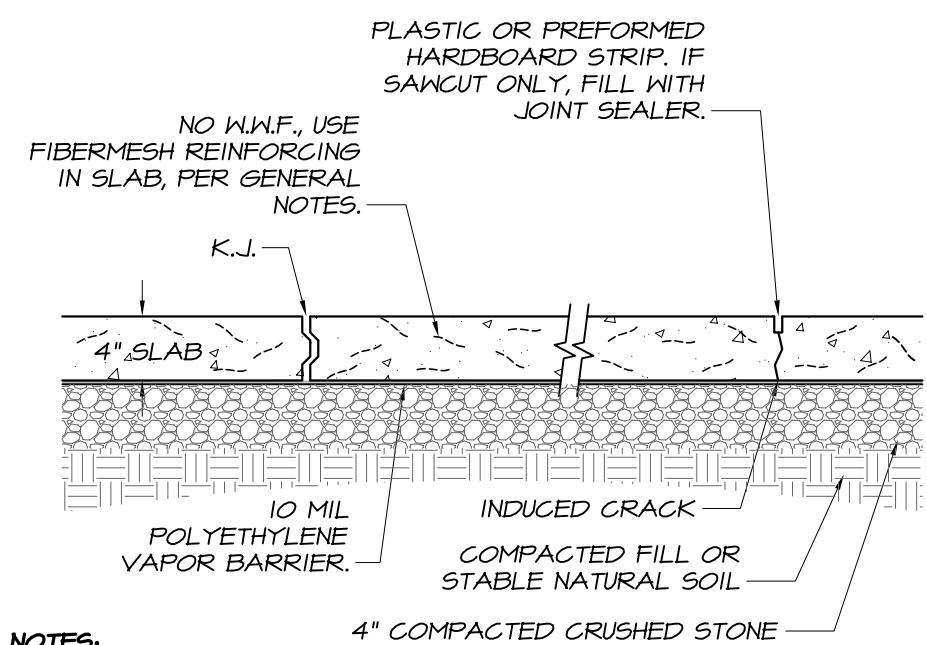
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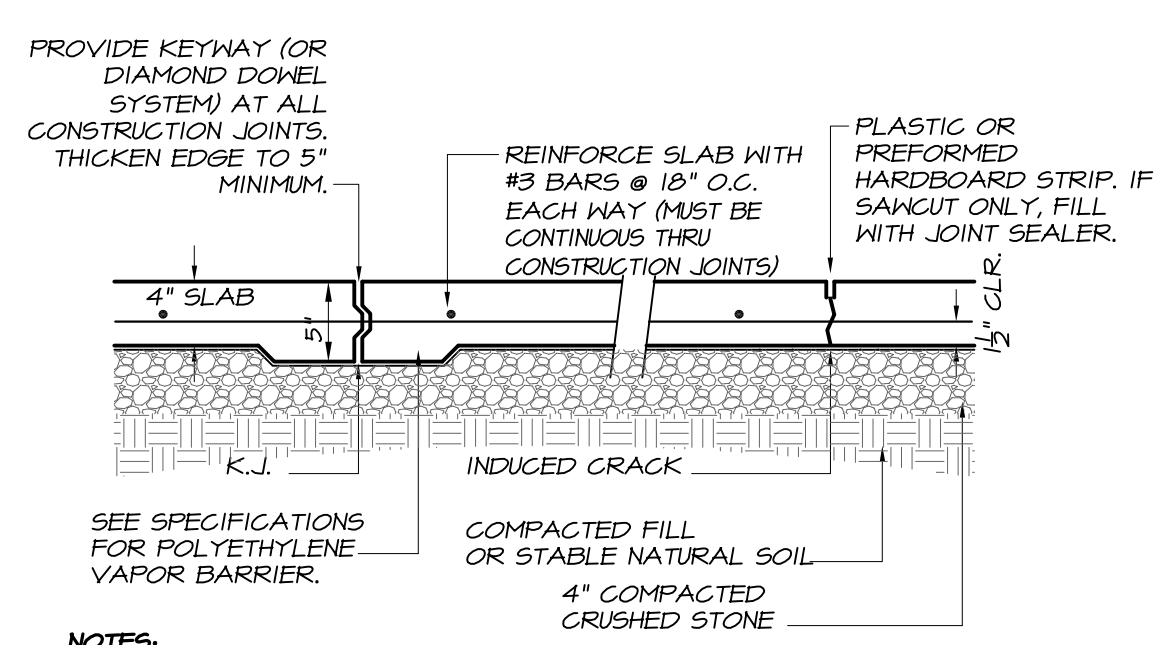
**WALL SECTION
AT STEEL**

S207

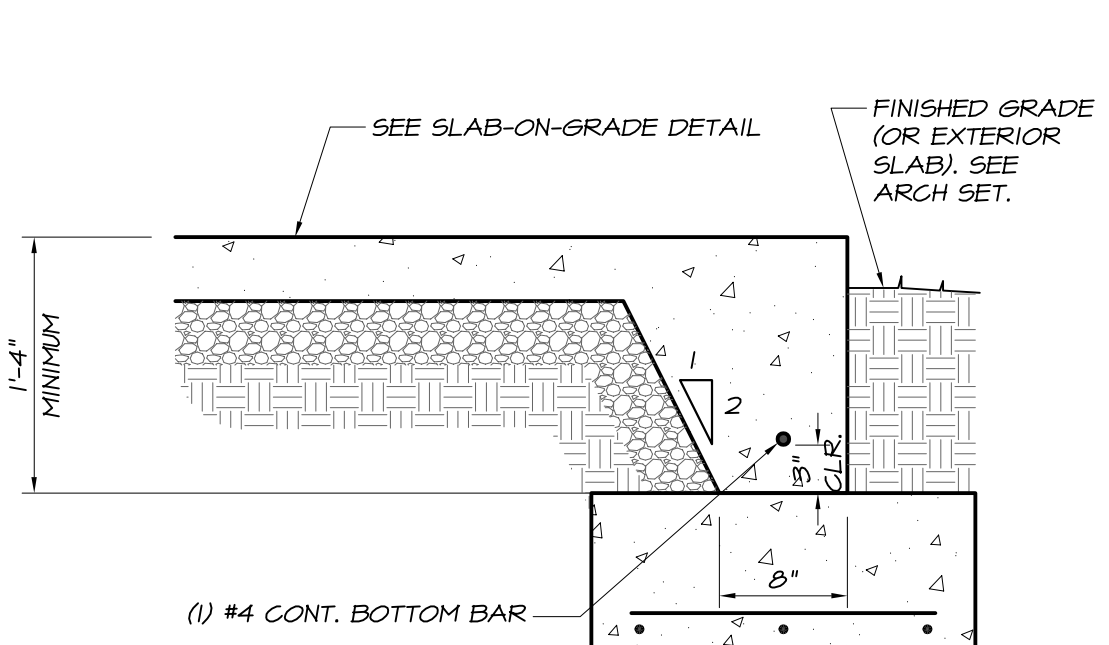
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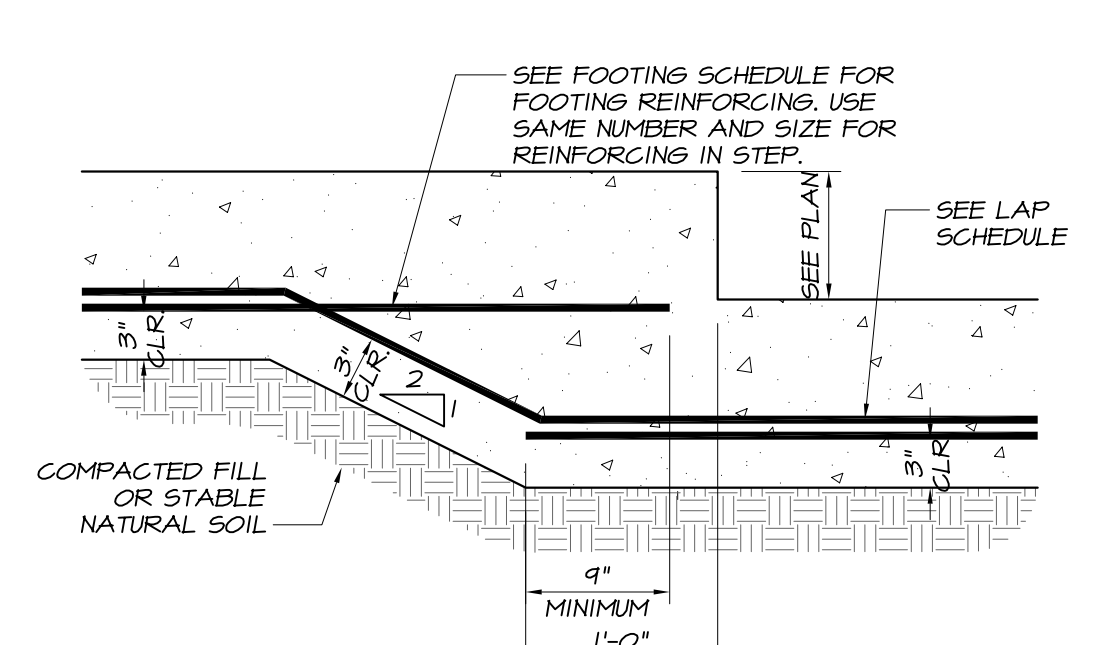
- NOTES:**
- EXTERIOR SLABS-ON-GRADE DO NOT REQUIRE A 10 MIL VAPOR BARRIER.
 - USE A KEYS CONSTRUCTION JOINT (K-J) BETWEEN POURS.
 - SLAB IS DESIGNED FOR RESIDENTIAL OCCUPANCY WITH A MAXIMUM LIVE LOAD OF 100 PSF AND NO LARGE CONCENTRATED LOADS.
 - SEE GENERAL NOTES FOR CONCRETE SPECIFICATIONS.
 - SEE ARCHITECTURAL SET FOR SLOPE REQUIREMENTS.
- 01 TYPICAL 4" FIBER REINFORCED SLAB-ON-GRADE DETAIL** NOT TO SCALE



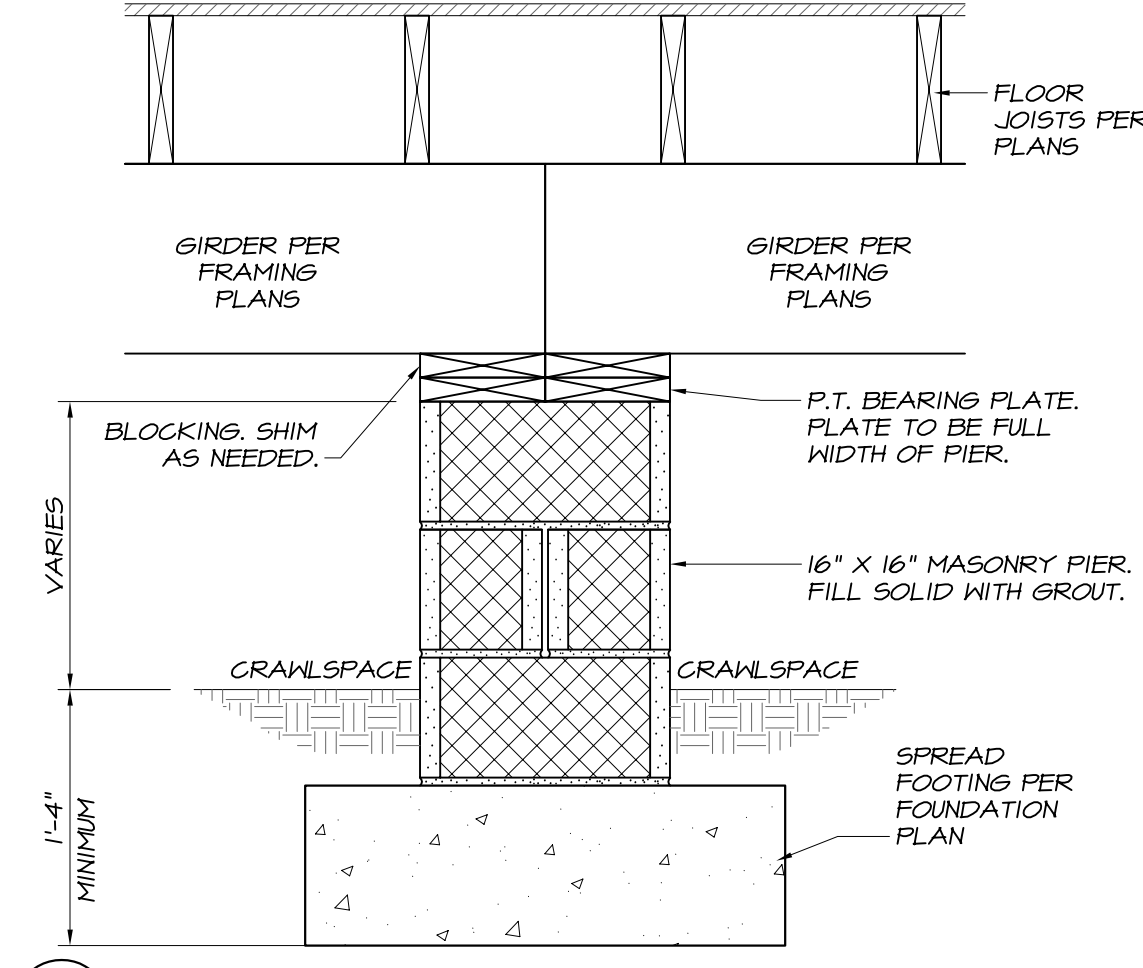
- NOTES:**
- EXTERIOR SLABS-ON-GRADE DO NOT REQUIRE A 10 MIL VAPOR BARRIER.
 - USE A KEYS CONSTRUCTION JOINT (K-J) BETWEEN POURS.
 - SLAB IS DESIGNED FOR RESIDENTIAL OCCUPANCY WITH A MAXIMUM LIVE LOAD OF 100 PSF AND NO LARGE CONCENTRATED LOADS.
 - SEE GENERAL NOTES FOR CONCRETE SPECIFICATIONS.
 - SEE ARCHITECTURAL SET FOR SLOPE REQUIREMENTS.
- 02 REINFORCED SLAB ON FILL** NOT TO SCALE



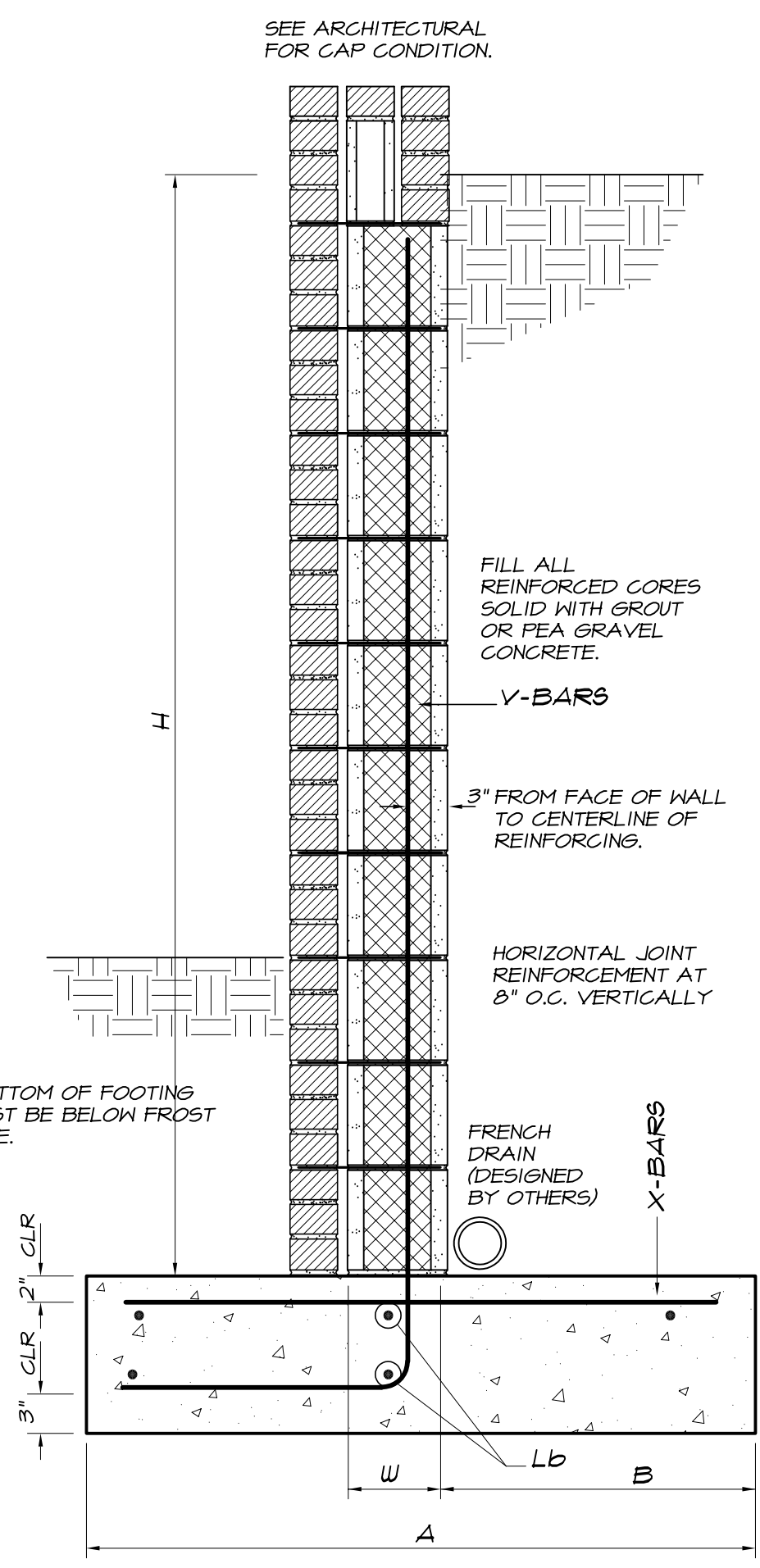
- NOTES:**
- SEE GENERAL NOTES FOR CONCRETE AND REINFORCING SPECIFICATIONS.
 - BOTTOM OF TURN-DOWN MUST BE A MINIMUM OF 1'-4" BELOW FINISHED GRADE. USE DEEPER TURN-DOWN IF NECESSARY.
- 03 TURN-DOWN SLAB DETAIL AT GARAGE** 1" SCALE



- NOTES:**
- SEE GENERAL NOTES FOR CONCRETE AND REINFORCING SPECIFICATIONS.
 - 1 VERTICAL TO 2 HORIZONTAL STEP RATIO, MAXIMUM 2' VERTICAL / 4' HORIZONTAL STEP. CONTACT S.E.R. IF STEP IS GREATER THAN 2' VERTICAL.
 - IF PLAN DOES NOT SHOW STEP HEIGHT, STEP FOOTING AS NEEDED WITHIN THE 1:2 RATIO. IF CMU IS BEARING ON THE FOOTING, CONSIDER STEPPING SO THE CMU SHALL COURSE OUT.
- 04 TYPICAL STEPPED FOOTING DETAIL** NOT TO SCALE



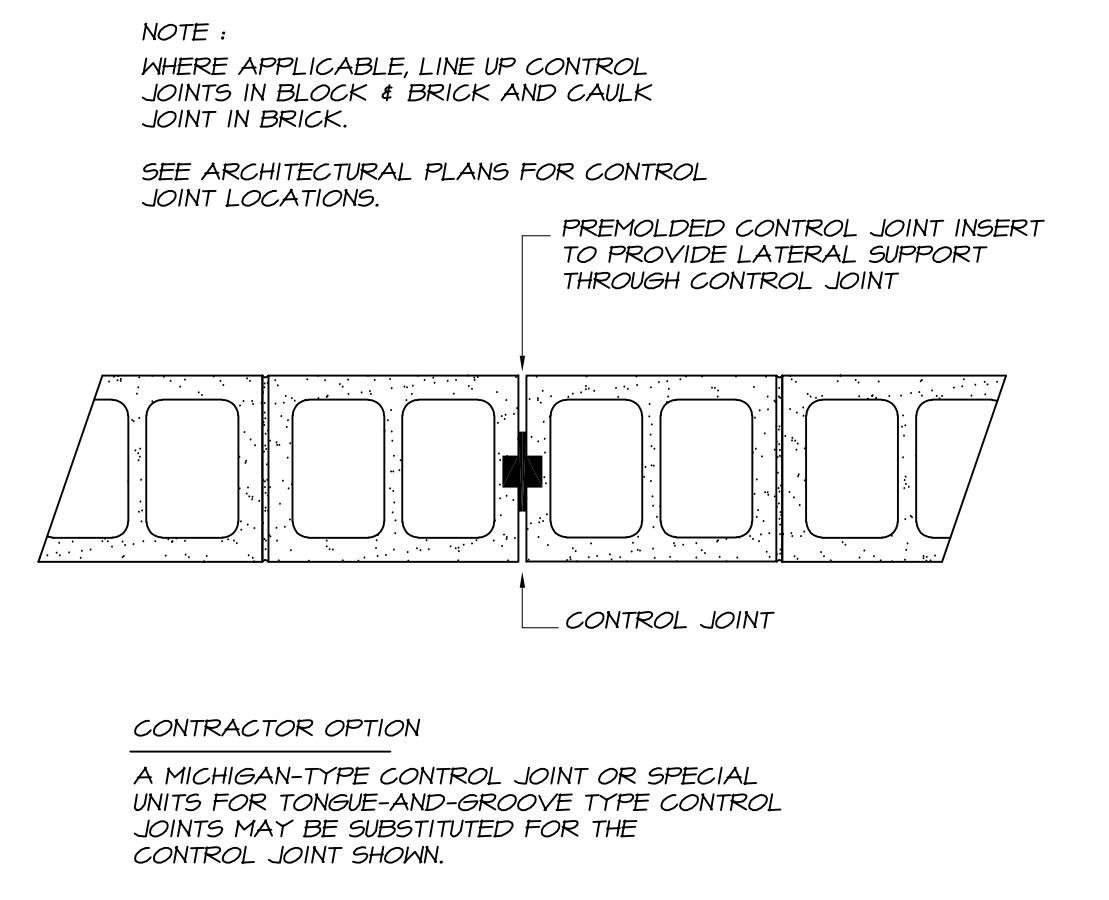
- 05 CMU PIER DETAIL** NOT TO SCALE



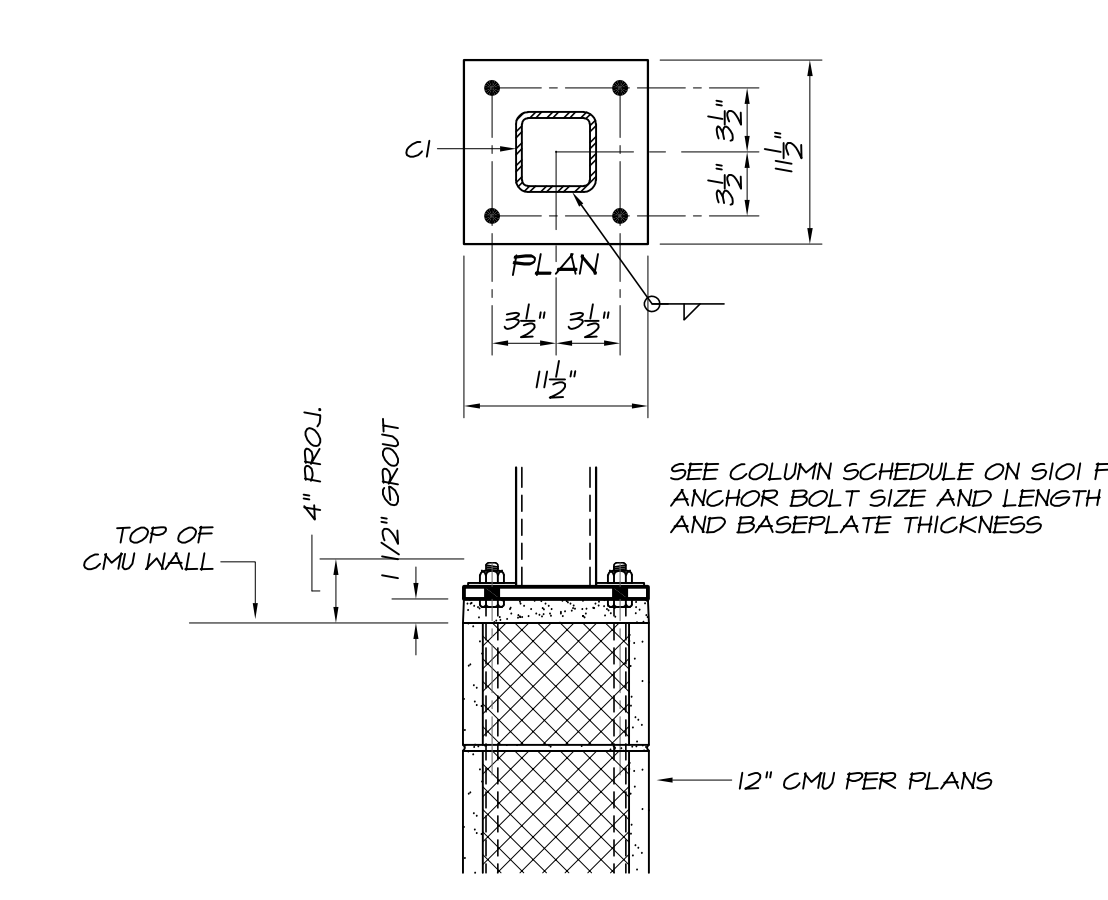
- CANTILEVERED MASONRY RETAINING WALL NOTES**
- USE CLASS "A" SOIL FOR BACKFILL BEHIND WALL TO MINIMIZE LATERAL PRESSURE. CLASS "A" IS CLEAN SAND OR GRAVEL, FREE OF FINES THAT MIGHT OBSTRUCT FREE DRAINAGE. BACKFILL MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER.
 - STRUCTURAL DATA: $f'_c = 3,000$ PSI FOR FOOTINGS, $f'_m = 1,500$ PSI FOR WALLS, GRADE 60 REBARS, 2,000 PSF ALLOWABLE SOIL BEARING PRESSURE, 40 PCF EQUIVALENT FLUID PRESSURE AT CANTILEVERED RETAINING WALLS.
 - THIS DESIGN IS BASED UPON LEVEL (OR LOW SLOPE) BACKFILL AND NO ADDITIONAL SURCHARGE LOAD. CONTACT THE STRUCTURAL ENGINEER FOR A REDESIGN OF THE WALL AND FOOTING IF THERE WILL BE A STEEPLY SLOPING BACKFILL OR SURCHARGE LOAD.
 - REINFORCING BARS SHALL BE ACCURATELY PLACED AT THE LOCATIONS SHOWN AT THE DETAILS TO ENSURE THAT THE COMPLETED CONSTRUCTION WILL REFLECT THE STRUCTURAL DESIGN.
 - PROVIDE MASONRY CONTROL JOINTS AT APPROXIMATELY 24'-0" O.C. HORIZONTALLY FOR THE FULL HEIGHT OF THE WALL.
 - CONCRETE FOOTINGS SHALL BE ON FIRM UNDISTURBED EARTH (OR ENGINEERED FILL) AND SHALL BE PLACED BELOW THE FROST LINE.
 - REFER TO ARCHITECTURAL PLANS AND/OR SPECIFICATIONS FOR WATER-PROOFING AND DRAINAGE REQUIREMENTS.
 - DO NOT BACKFILL BEHIND WALL UNTIL THE GROUT HAS CURED.
 - SPLICE VERTICAL REBARS 50 BAR DIAMETERS.
 - USE THE SCHEDULE TO DETERMINE STRUCTURAL REQUIREMENTS OF WALL. STEP FOOTINGS AS REQUIRED TO SUIT FINISH GRADE. CONTACT STRUCTURAL ENGINEER FOR TALLER DESIGNS NOT COVERED IN THE SCHEDULE.

RETAINING WALL SCHEDULE

M/C#	H	A	B	H	V-BARS	X-BARS	Ld
CM13	3'-0"	3'-0"	1'-0"	8"	#5 @ 16"	#5 @ 16"	(5) #4
CM14	4'-0"	3'-6"	1'-6"	8"	#5 @ 16"	#5 @ 16"	(5) #4
CM15	5'-0"	4'-0"	2'-0"	8"	#5 @ 16"	#5 @ 16"	(5) #4
CM16	6'-0"	4'-6"	2'-6"	8"	#5 @ 16"	#5 @ 16"	(5) #4
CM17	7'-0"	5'-0"	3'-0"	8"	#6 @ 16"	#6 @ 16"	(5) #5
CM18	8'-0"	5'-6"	3'-6"	12"	#7 @ 16"	#6 @ 16"	(5) #5
CM19	9'-0"	6'-0"	4'-0"	12"	#7 @ 8"	#6 @ 12"	(5) #5



- 07 CONCRETE MASONRY CONTROL JOINT** NOT TO SCALE



- 08 C1 STEEL COLUMN SETTING DETAIL** NOT TO SCALE

06 CANTILEVERED CONCRETE MASONRY SITE RETAINING WALL NOT TO SCALE



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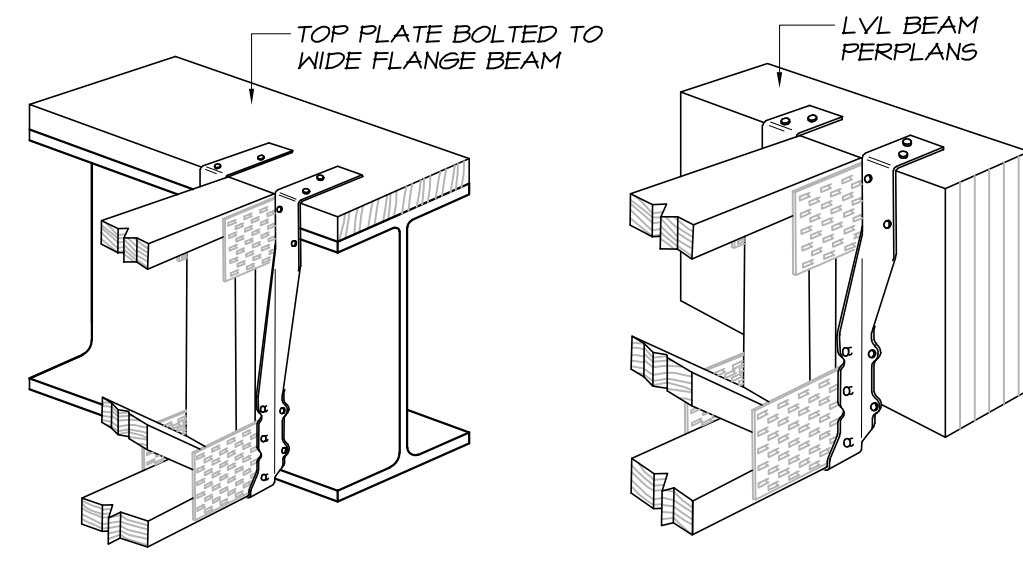
REVISIONS

DATE	DESCRIPTION
12/4/2020	ENGINEERING COORD.

DATE: 12/17/20
PROJECT #: LA-12869
DRAWN BY: CAL/GTH
CHECKED BY: CAL

FOUNDATION DETAILS
S301

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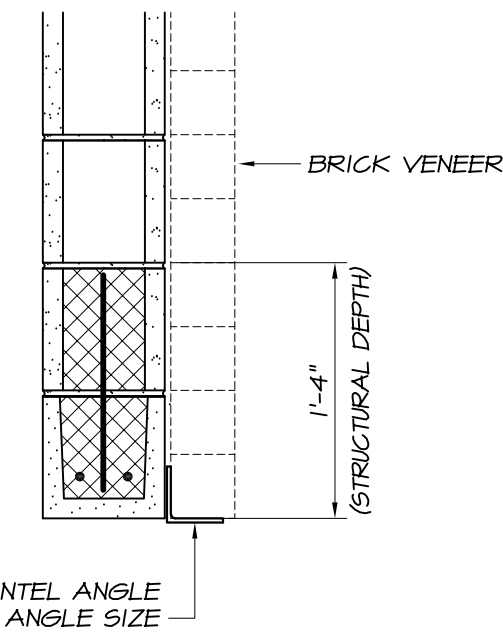


ATTACH FLOOR TRUSSES TO BEAMS WITH SIMPSON THA29 HANGERS. THEY CAN BE TOP FLANGE HUNG OR FACE MOUNTED.

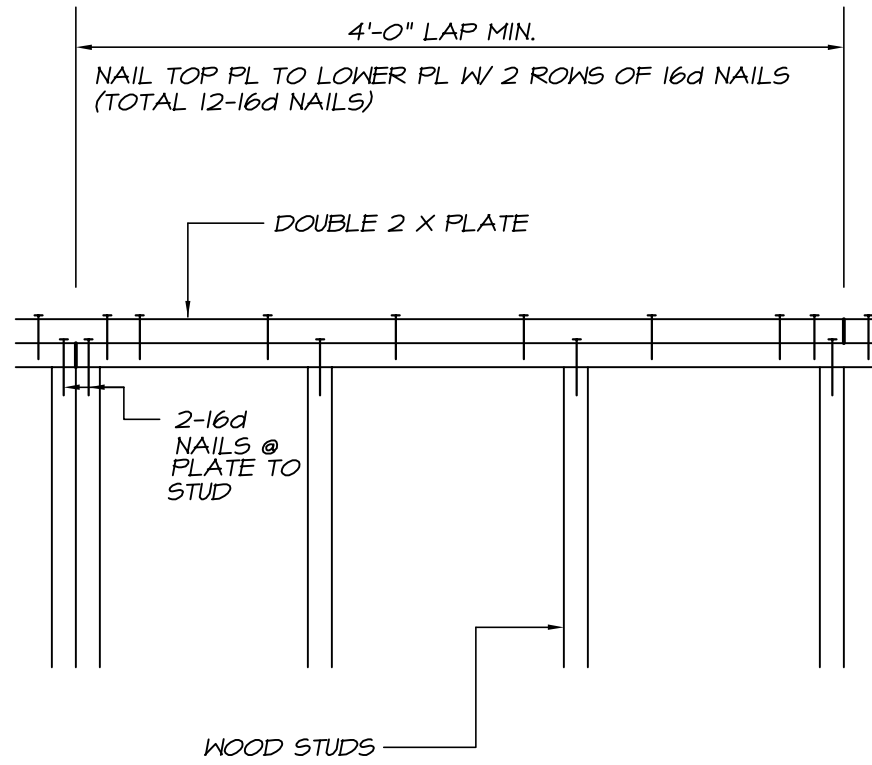
THE STRUCTURAL DEPTH OF THE LINTEL IS 16". USE ONE BOND BEAM COURSE AND ONE SOLID FILLED COURSE ABOVE THE BOND BEAM.

PROVIDE 16" BEARING AT EACH END OF LINTEL.

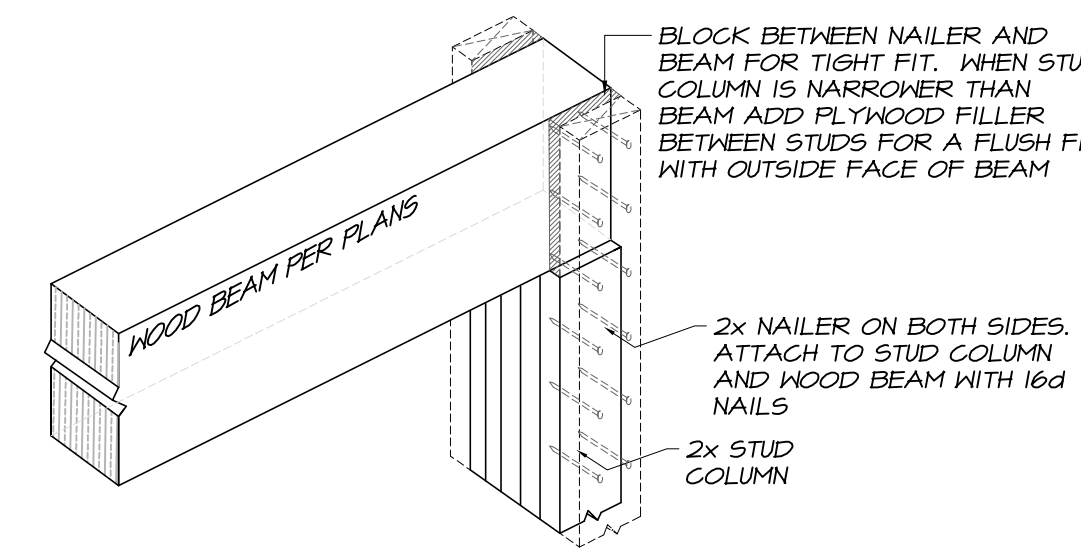
REINFORCE LINTEL WITH (2) #5'S CONT. AND #4 X 14" VERTICALS AT 8" O.C. ALONG LENGTH OF BOND BEAM.



L1, SEE LOOSE LINTEL ANGLE SCHEDULE FOR ANGLE SIZE



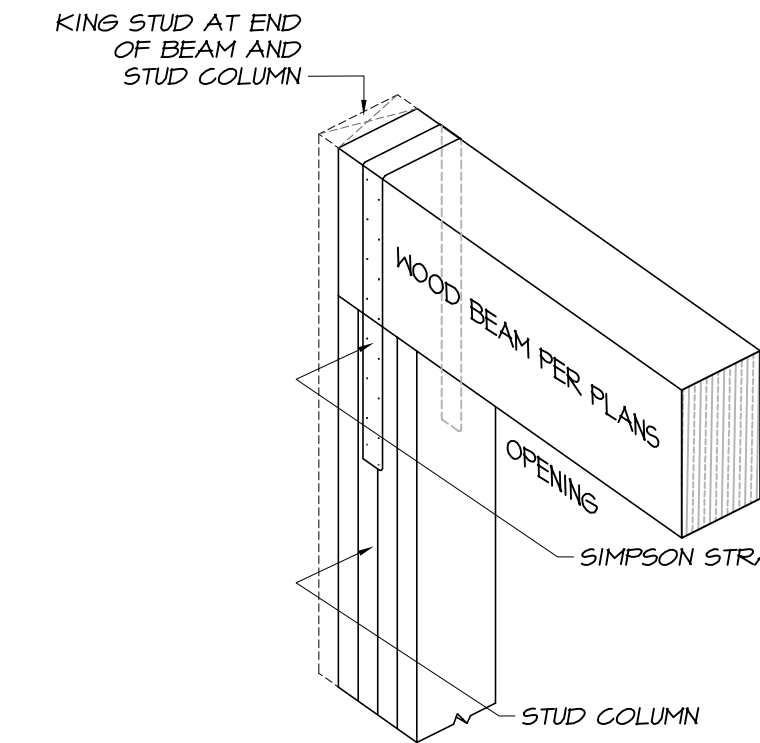
WOOD STUDS



BLOCK BETWEEN NAILER AND BEAM FOR TIGHT FIT. WHEN STUD COLUMN IS NARROWER THAN BEAM ADD PLYWOOD FILLER BETWEEN STUDS FOR A FLUSH FIT WITH OUTSIDE FACE OF BEAM

2x NAILER ON BOTH SIDES. ATTACH TO STUD COLUMN AND WOOD BEAM WITH 16d NAILS

2x STUD COLUMN



KING STUD AT END OF BEAM AND STUD COLUMN

WOOD BEAM PER FLANG

OPENING

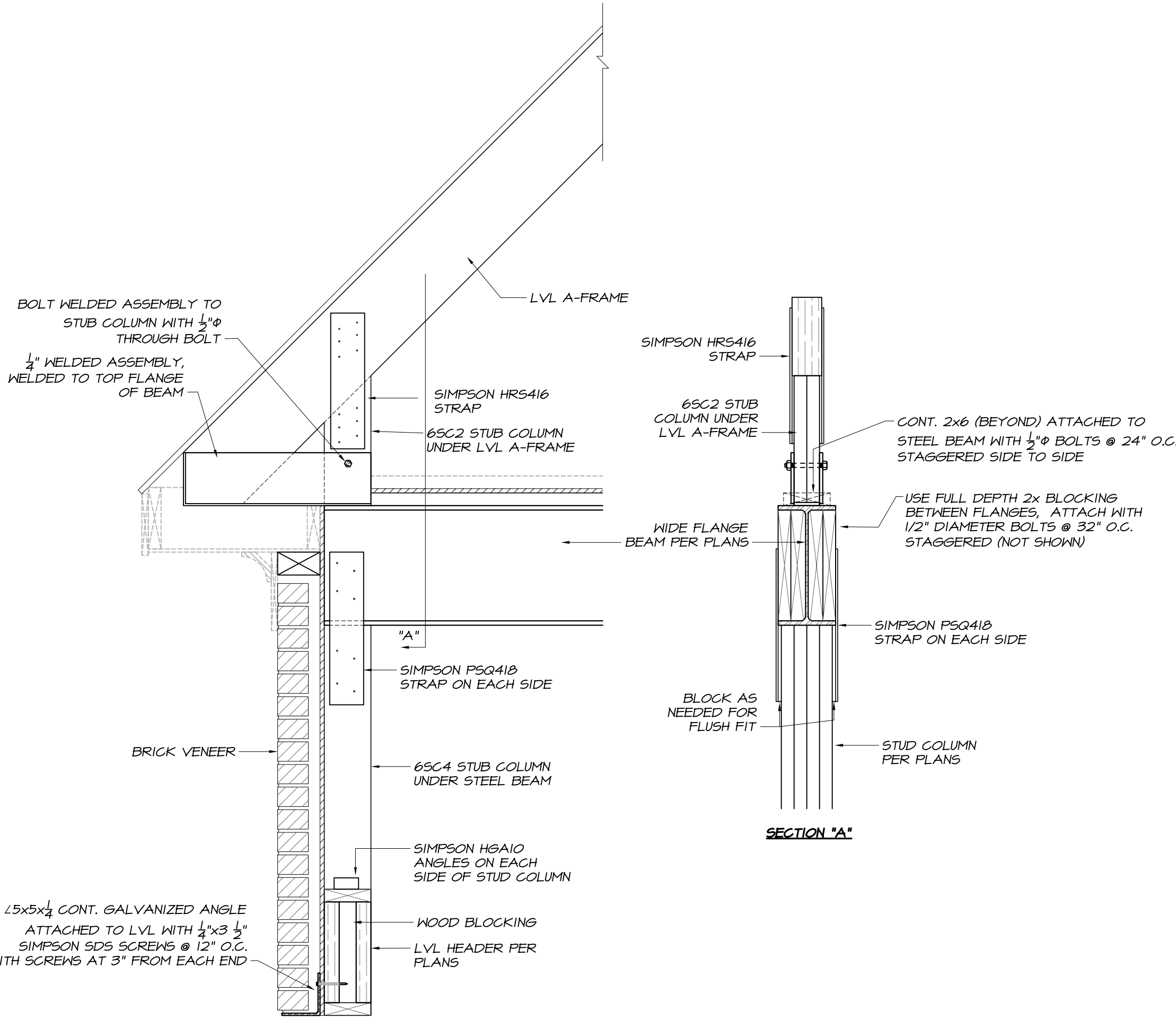
STUD COLUMN

01 TYPICAL FLOOR TRUSS TO BEAM CONNECTION NOT TO SCALE

02 BOND BEAM LINTEL IN 8" CMU WALL NOT TO SCALE

03 TOP PLATE SPLICE DETAIL NOT TO SCALE

04 WOOD BEAM TO STUD COLUMN NOT TO SCALE



1.5x5x1/2 CONT. GALVANIZED ANGLE ATTACHED TO LVL WITH 1/2x3 1/2 SIMPSON SDS SCREWS @ 12" O.C. WITH SCREWS AT 3" FROM EACH END

LVL A-FRAME

SIMPSON HRS416 STRAP

6SC2 STUB COLUMN UNDER LVL A-FRAME

WIDE FLANGE BEAM PER FLANGS

1" A

SIMPSON PSQ410 STRAP ON EACH SIDE

BRICK VENEER

6SC4 STUB COLUMN UNDER STEEL BEAM

SIMPSON HSA10 ANGLES ON EACH SIDE OF STUD COLUMN

WOOD BLOCKING

LVL HEADER PER FLANGS

SECTION "A"

BLOCK AS NEEDED FOR FLUSH FIT

STUD COLUMN PER FLANGS

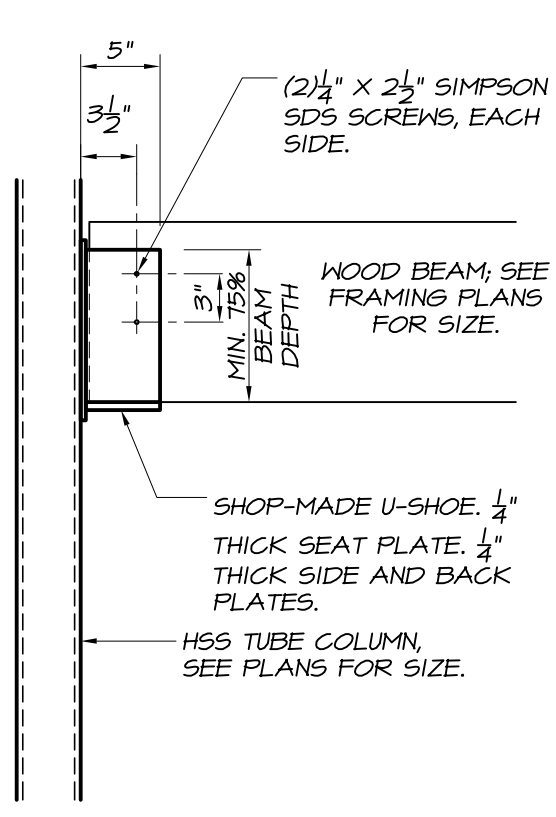
SIMPSON HRS416 STRAP

CONT. 2x6 (BEYOND) ATTACHED TO STEEL BEAM WITH 1/2" BOLTS @ 24" O.C. STAGGERED SIDE TO SIDE

USE FULL DEPTH 2x BLOCKING BETWEEN FLANGES. ATTACH WITH 1/2" DIAMETER BOLTS @ 32" O.C. STAGGERED (NOT SHOWN)

05 FRAMING SECTION AT LVL A-FRAME NOT TO SCALE

- NOTES:
1. THIS IS A STANDARD DETAIL AND SHALL BE CONSIDERED TYPICAL.
 2. PLATE THICKNESS AND MINIMUM BEARING AREA ARE GIVEN; HOWEVER, PLATE LENGTHS WILL NEED TO BE DETERMINED BY THE STEEL SUPPLIER. GENERICALLY, THE BACK AND SIDE PLATES EXTEND UP A MIN. 75% OF THE WOOD BEAM DEPTH.
 3. THE INSIDE SHOE WIDTH SHALL BE 1/8" GREATER THAN THE WOOD BEAM WIDTH.
 4. SHOP WELD ASSEMBLY TO HSS COLUMN WITH 1/4" WELDS.
 5. IN SOME LOCATIONS THERE IS MORE THAN ONE BEAM FRAMING INTO THE SIDE OF THE HSS.



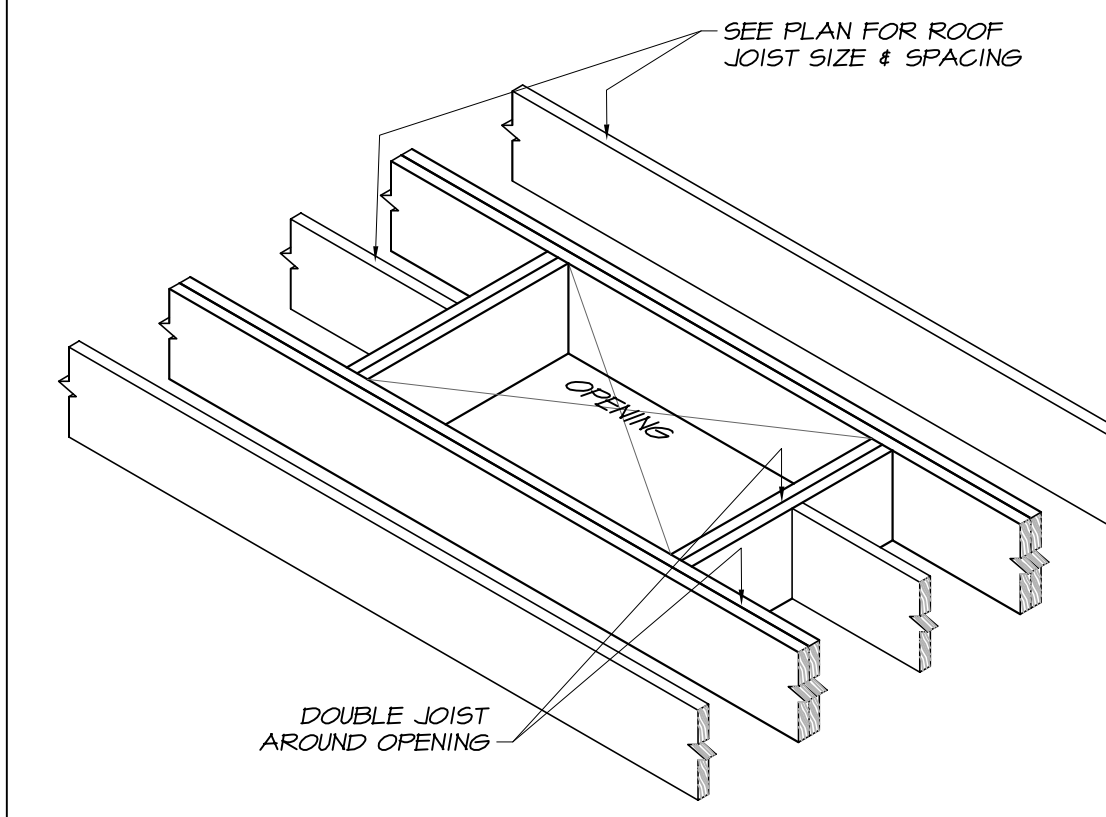
(2) 1/4" x 2 1/2" SIMPSON SDS SCREWS, EACH SIDE.

WOOD BEAM; SEE FRAMING PLANS FOR SIZE.

SHOP-MADE U-SHOE, 1/4" THICK SEAT PLATE, 1/4" THICK SIDE AND BACK PLATES.

HSS TUBE COLUMN, SEE PLANS FOR SIZE.

06 WOOD BEAM TO HSS COLUMN CONNECTION DETAIL NOT TO SCALE



SEE PLAN FOR ROOF JOIST SIZE & SPACING

OPENING

DOUBLE JOIST AROUND OPENING

07 2x FRAMING AT ROOF OPENINGS NOT TO SCALE



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12/22/2020 L&A FIRM # C-0621

ROUKEMA BUCHANAN BROADWAY, NC

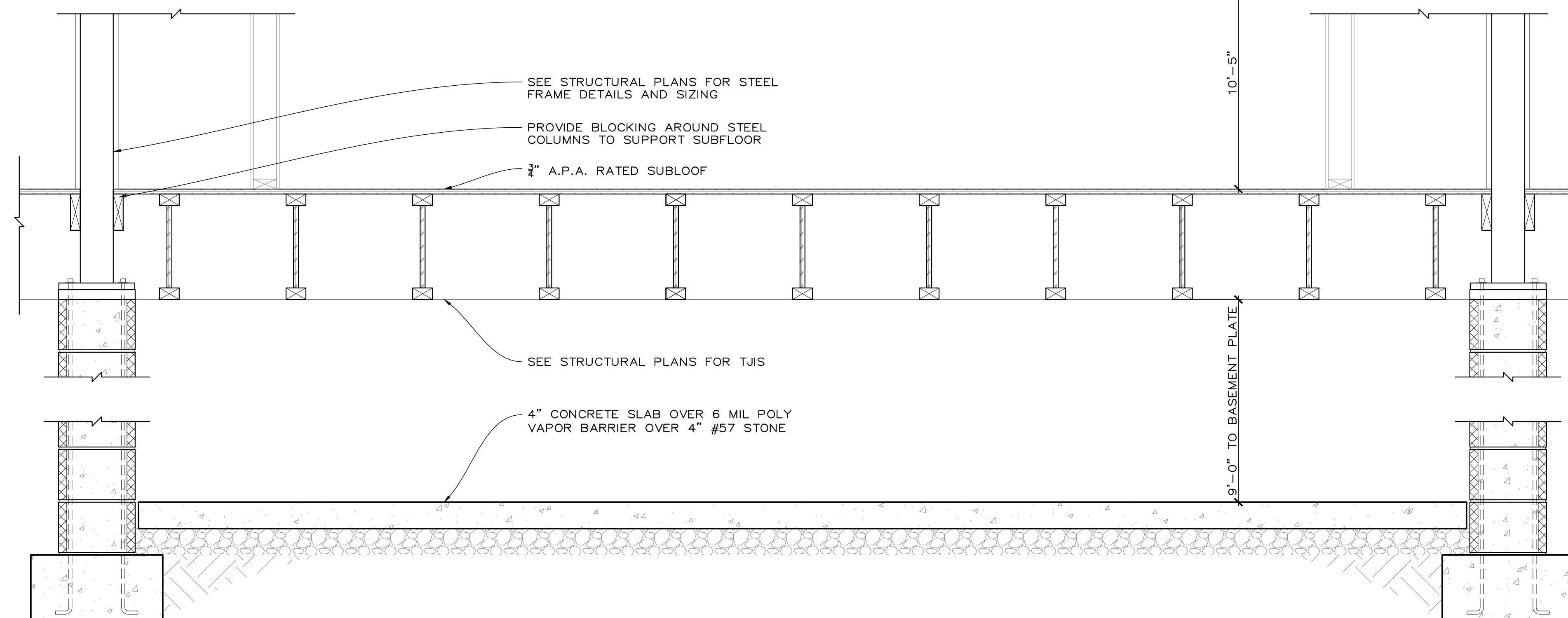
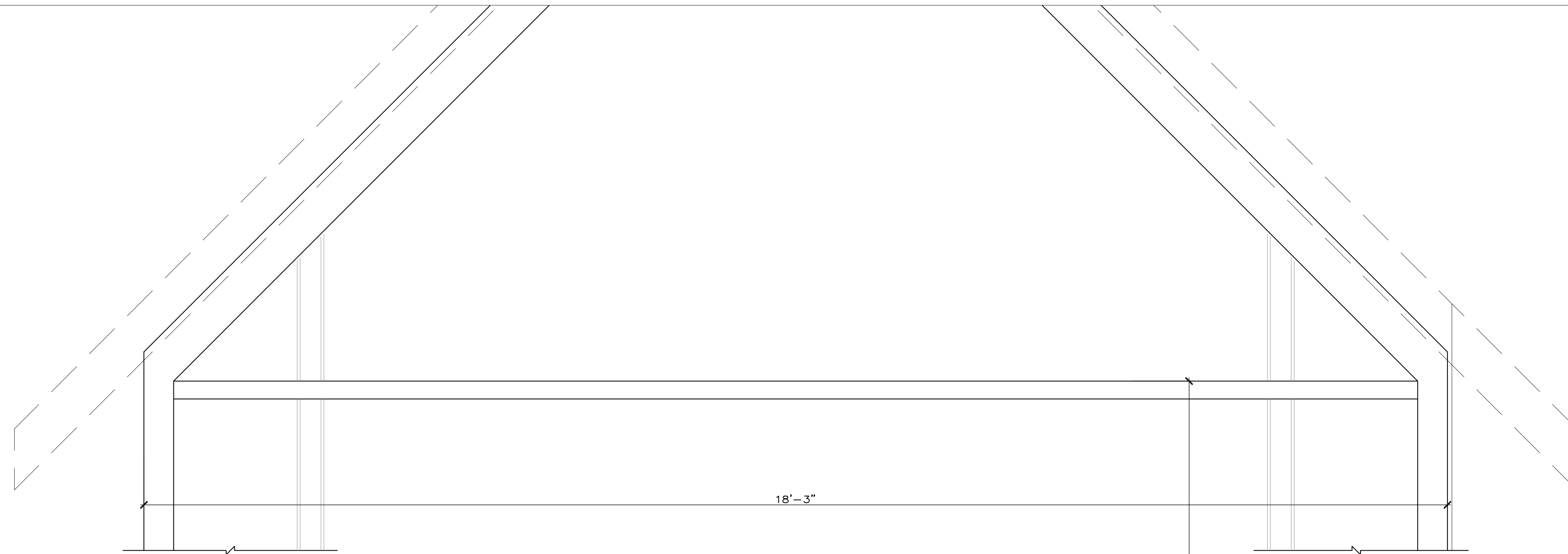
RUSTY LONG ARCHITECT CARY, NC 919-602-4180

REVISIONS	
12/4/2020	ENGINEERING COORD.

DATE: 12/17/20
PROJECT #: LA-12869
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FRAMING DETAILS S401

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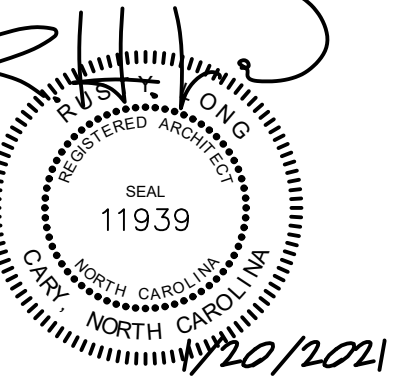


1. SECTION AT STEEL FRAME
SCALE: 1"=1'-0"



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ROUKEMA BUCHANAN
BROADWAY, NC

RUSTY LONG ARCHITECT
CARY, NC
919-602-4180

REVISIONS

12/4/2020	ENGINEERING COORD.
12/23/2020	ISSUED FOR CONSTR.
1/20/2021	PERMIT RESPONSE

DATE: 12/23/2020
PROJECT #: RB
DRAWN BY: RHL
CHECKED BY:

WALL SECTION
AT STEEL

A570

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