

Foundation Ventilation

1,462 Sq ft ÷ 150 = 9.7 required
or
 1,462 Sq ft ÷ 300 = 4.8 required with 75% min., 80% max. of crawlspace covered with 6 mil. poly vapor barrier per code.
 4.5 sq ft ÷ .52 (±) 16"x8" vent = 5 vents
10 Vent provided

GENERAL NOTES

DESIGN:

- Structural design conforms to the requirements of the "North Carolina Residential Building Code, 2018 Edition".
- Live Loads used in Design:
 - Roof 16 psf
 - Floors 40 psf living and 30 psf for sleeping
- Dead Loads used in Design:
 - Ceiling 10 psf
- Design wind velocity = 100 mph (Wake Co.)

FOUNDATIONS:

- Foundation design is based on presumed soil bearing capacities from the latest edition of the NCSBC.
- Allowable soil bearing pressure 2000 psf
 In areas where the soil does not yield this bearing stress value, do not proceed with work until the value is obtained. Proper design adjustment of footing depth and dimensions may be required by the structural engineer. The contractor shall make adjustments in the foundation work as required by the structural engineer.
- Footing elevations shall not be raised or lowered without approval of the structural engineer.
- Place concrete for footings after cleaning existing concrete footing in area. Dowel rebar into existing footing as shown on drawings. New column footing shall bond with existing footing. Notify engineer if assumed footing does not match footing shown on drawing.

CONCRETE:

- All concrete, unless otherwise noted, shall be normal weight (N.W.) with a maximum unit weight of 150 pounds per cubic foot. Concrete shall have a 28 day compressive strength, as specified below, for the respective areas:

Footings, slabs	3,000 psi N.W.
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- Concrete work shall conform to the "Building Code Requirements for Reinforced Concrete", ACI 318, latest edition.
- Provide construction of control joints in slabs at locations shown on drawings, at offsets and changes in direction and at 30 feet maximum.

REINFORCING STEEL:

- Reinforcing shall conform to ASTM A615 and shall be Grade 60, unless otherwise noted.
- Welded wire fabric shall be new billet steel, cold drawn, conforming to ASTM A815 and shall be supplied in sheet form.
- Bar supports, design, detailing, fabrication, and placing of reinforcing bars shall be in accordance with the ACI code and detailing manual.
- Unless otherwise noted on the drawings, lap splices shall be 40 bar diameters or 12", whichever is greater.
- Provide bars at the corners and intersections of concrete walls and wall footings of the same number and size as longitudinal bars.
- Fabricate continuous bars in footings to the longest practical length.

DIMENSIONS:

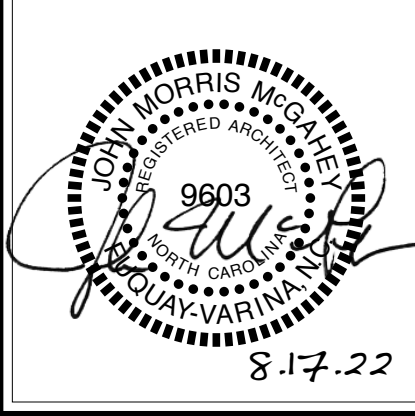
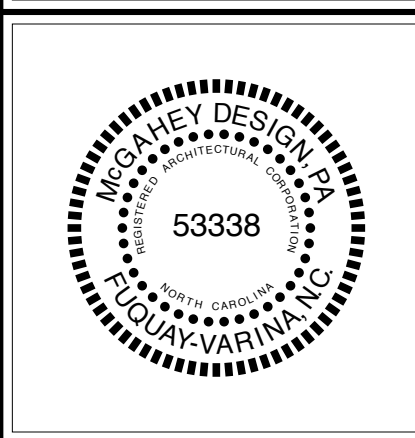
- The general contractor shall be responsible for reviewing the dimensions of the structural drawings and advising the Architect of any discrepancies prior to commencing work.

FRAMING:

- All material min. #2 SPF.
- Headers shall be (2) 2x10's w/ 1/2" OSB spacer. U.O.N.

Foundation Notes

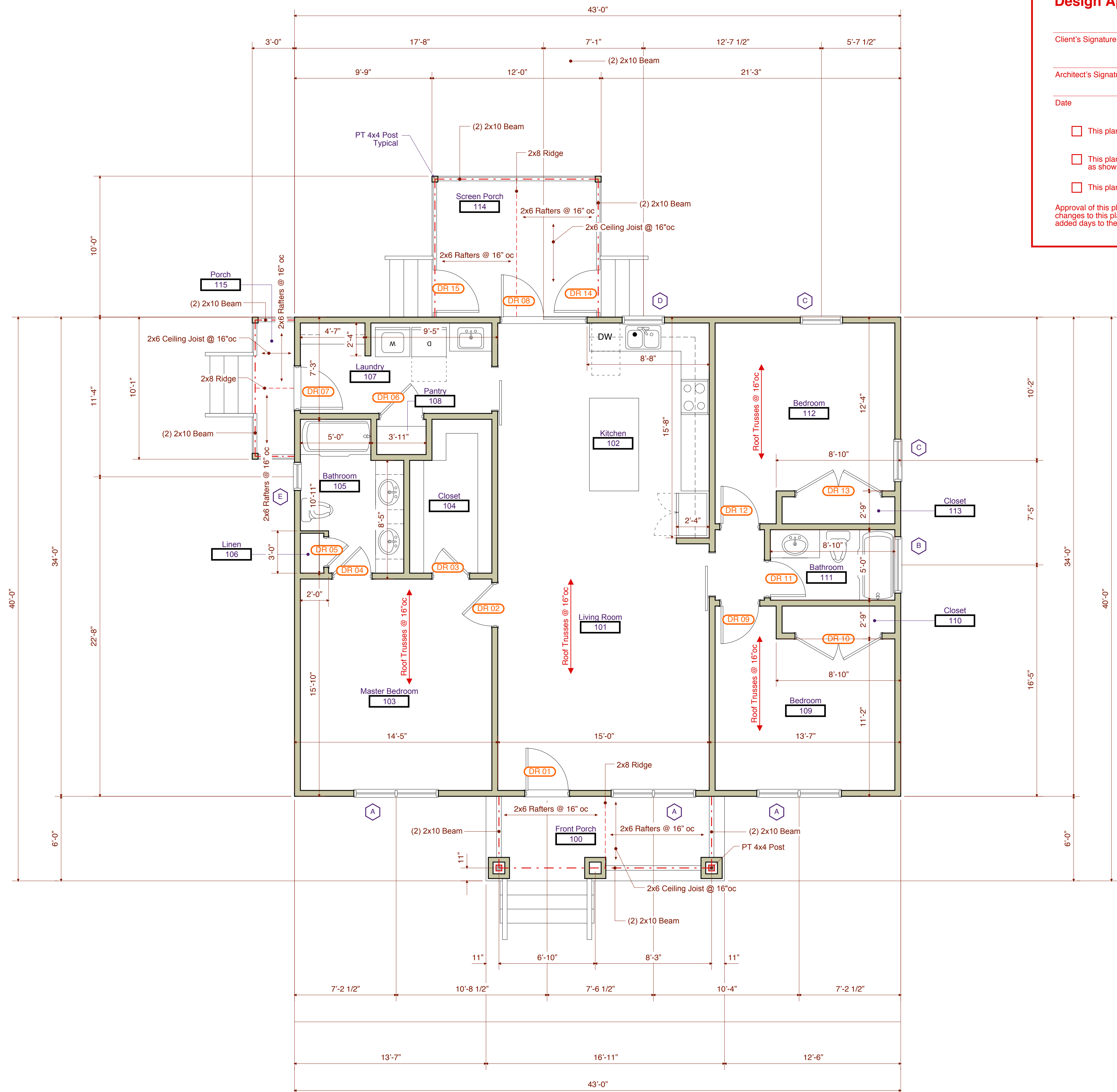
- 8" Block Foundation Walls with Cap and a Continuous Concrete Footing. (Typical)
 For foundation wall height, thickness and backfill requirements, refer to Cabo Tables R404.1.1a and R404.1.1b
- Foundation Wall Hot Dip Galvanized Anchor Bolts: Provide 1/2" Dia. Anchor Bolts with 7" min. extension into top of Foundation Wall - spacing to be 6'-0" O.C. Max. as well as a bolt within 12" from end of plates where joints occur and 12" from end of plate at each corner.
- Concrete Block Pier Size: 16" x 16" Block Piers with Solid Cap on Concrete Footing. (typical) (UNO)
- (2) 2x10 SPF#2 Girder (UNO)
- 2x10 SPF#2 @ 16" O.C. for Floor Joist (UNO)
- Designates a significant point load to have solid blocking to girder.
- Install Double Band @ exterior walls parallel to Floor Joist
- All 1/2 piers to be tied into Foundation Walls (bonded)
- All Construction shall be according to the North Carolina State Residential Building Code, 2018 Edition.
- Add extra Joist under all non-load bearing partitions in excess of 6'-0" in length.
- Coordinate all Dimensions with Floor Plans



Ridgely Residence

PROJECT:	2020-06
DATE ISSUED:	08.17.22
REVISIONS:	DATE

DRAWN BY: MFB
 CHECK BY: JMM
Overall Foundation Plan



Design Approval

Client's Signature _____

Architect's Signature _____

Date _____

This plan is approved as shown

This plan is approved with revisions as shown on this drawing

This plan is not approved

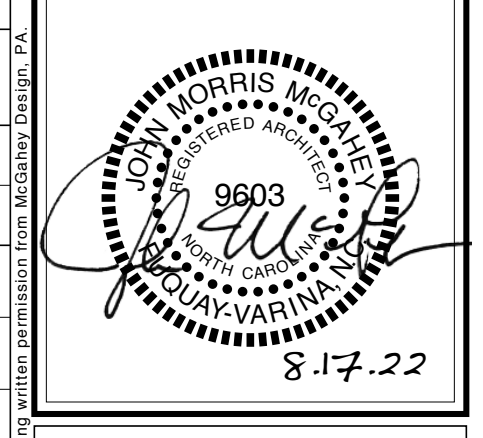
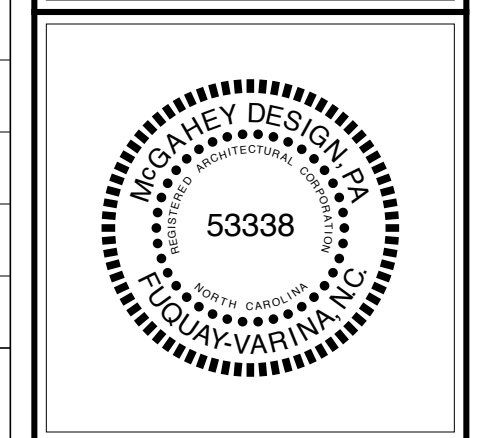
Approval of this plan means from this day forward, changes to this plan will incur design cost and added days to the project delivery date.

Room Finish Schedule							
Mark	Room Name	Floor	Base	Wall	Ceiling	Clg. Hgt.	Remarks
100	Front Porch	PT	Painted Wood	---	Painted T&G	+/- 8' - 4"	---
101	Living Room	Wood	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
102	Kitchen	Wood	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
103	Master Bedroom	Carpet	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
104	Closet	Carpet	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
105	Bathroom	Tile	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
106	Linen	Tile	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
107	Laundry	Wood	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
108	Pantry	Wood	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
109	Bedroom	Carpet	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
110	Closet	Carpet	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
111	Bathroom	Tile	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
112	Bedroom	Carpet	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
113	Closet	Carpet	Painted Wood	Painted Drywall	Painted Drywall	+/- 8' - 0"	---
114	Screen Porch	PT	Painted Wood	---	Painted T&G	+/- 8' - 4"	---
115	Porch	PT	Painted Wood	---	Painted T&G	+/- 8' - 4"	---

Door Schedule						
Mark	Door			Frame		Remarks
	Size	Mat'l	Type	Mat'l	Fire Rating	
DR 01	3'-0" X 6'-8"	FG	---	Vinyl	---	Exterior
DR 02	3'-0" X 6'-8"	SC	---	WD	---	---
DR 03	2'-6" X 6'-8"	SC	---	WD	---	---
DR 04	2'-8" X 6'-8"	SC	---	WD	---	---
DR 05	2'-0" X 6'-8"	SC	---	WD	---	---
DR 06	3'-0" X 6'-8"	SC	---	WD	---	---
DR 07	3'-0" X 6'-8"	FG	---	Vinyl	---	Exterior
DR 08	3'-0" X 6'-8"	FG	---	Vinyl	---	Exterior Door is Fixed
DR 09	2'-8" X 6'-8"	SC	---	WD	---	---
DR 10	3'-0" X 6'-8" Pair	SC	---	WD	---	---
DR 11	2'-6" X 6'-8"	SC	---	WD	---	---
DR 12	2'-8" X 6'-8"	SC	---	WD	---	---
DR 13	3'-0" X 6'-8" Pair	SC	---	WD	---	---
DR 14	3'-0" X 6'-8"	PVC	---	PVC	---	Screen - Door
DR 15	3'-0" X 6'-8"	PVC	---	PVC	---	Screen - Door

Window Schedule						
Mark	W Size	H	Type	Material	Glass	Remarks
A	3'-0" x 4'-8" Pair	---	---	Vinyl	1" Insul. Glass	---
B	4'-0" x 1'-4"	---	---	Vinyl	1" Insul. Glass	---
C	3'-0" x 4'-8"	---	---	Vinyl	1" Insul. Glass	---
D	3'-0" x 3'-4"	---	---	Vinyl	1" Insul. Glass	---
E	2'-0" x 3'-6"	---	---	Vinyl	1" Insul. Glass	---

Note: Field Verify All Dimensions.



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Ridgely Residence

PROJECT:	2020-06
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DRAWN BY: MFB
CHECK BY: JMM
Overall Floor Plan

Note:
Window Supplier and GC to verify windows meet NCBC



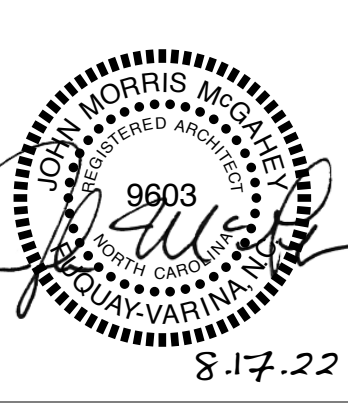
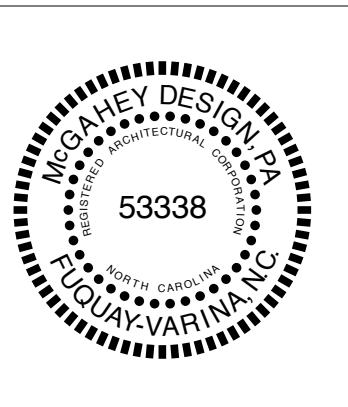
1 Overall Elevation
Scale: 1/4" = 1'-0"
5' 0' 1' 2' 3' 4' 5'

Exterior Material Legend

- 1 CMU Foundation - sealed or painted
- 2 CMU Pier - sealed or painted
- 3 PT Porch Framing - sainted or painted
- 4 PT Decking - sainted or painted
- 5 PT Steps - sainted or painted
- 6 PT Stringer - sainted or painted
- 7 PT 4x4 Handrail Post - sainted or painted
- 8 PT 4x4 Post - sainted or painted
- 9 PT 2x Handrail with Side Rail - sainted or painted
- 10 PT 2x2 Picket with Bottom Rail - sainted or painted
- 11 PT 2x4 Frame with Screen (screened in porch) - sainted or painted (frame)
- 12 Not Used
- 13 Not Used
- 14 Not Used
- 15 PTD Hardie Panel - Board and Batten: 4x10 Panel
- 16 PTD Hardie Panel - Board and Batten Seam Flashing per Manufacturer's Specs
- 17 PTD Hardie Trim - Corner Board: 1x4
- 18 PTD Hardie Trim - Fascia: 1x6
- 19 PTD Hardie Trim - Frieze: 1x10
- 20 PTD Hardie Window/Door Trim: 1x6 Head; 1x4 Jambs
- 21 PTD Square Front Porch Column
- 22 Not Used
- 23 PTD Fiberglass Door
- 24 Vinyl Clad Window
- 25 Standing Seam Roof with drip edge
- 26 Not Used
- 27 Ridge Vent



2 Overall Elevation
Scale: 1/4" = 1'-0"
5' 0' 1' 2' 3' 4' 5'



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NO.	DESCRIPTION	DATE

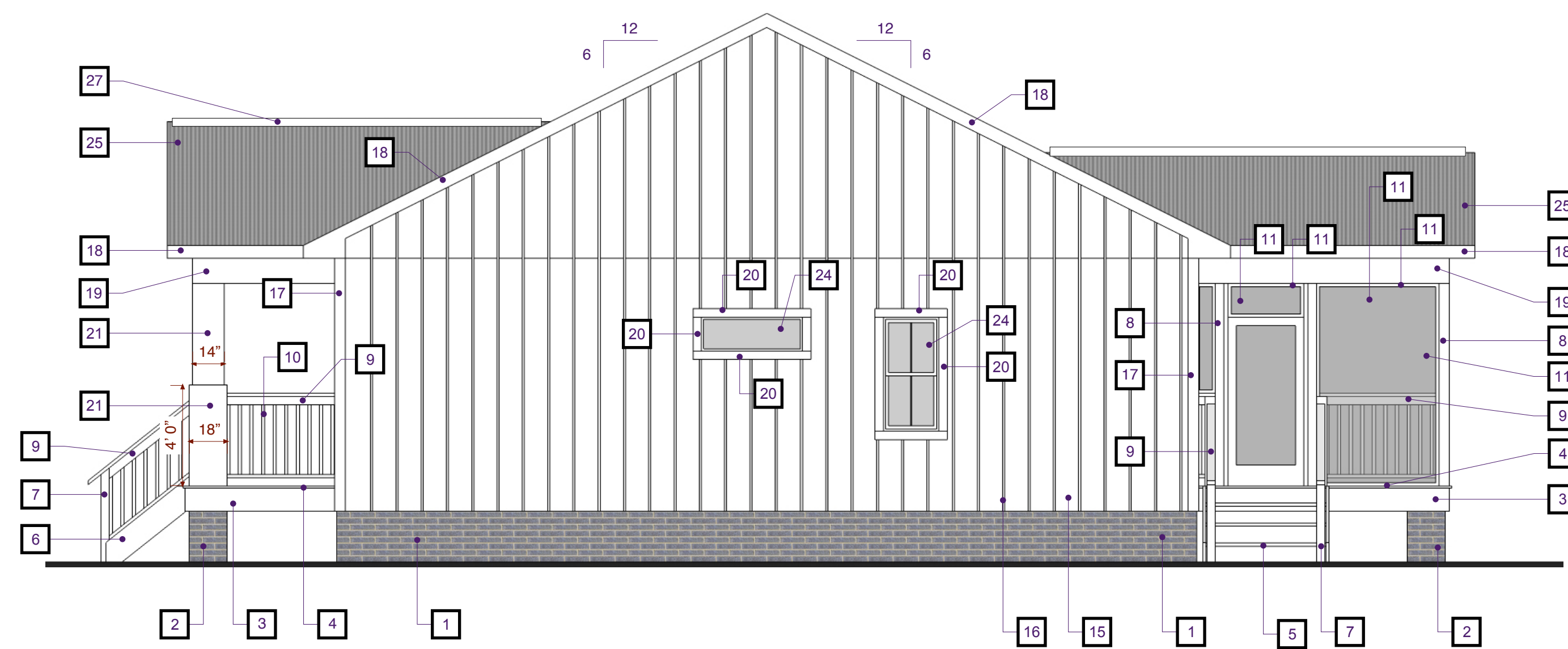
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CHECK BY: JMM

Overall Elevations

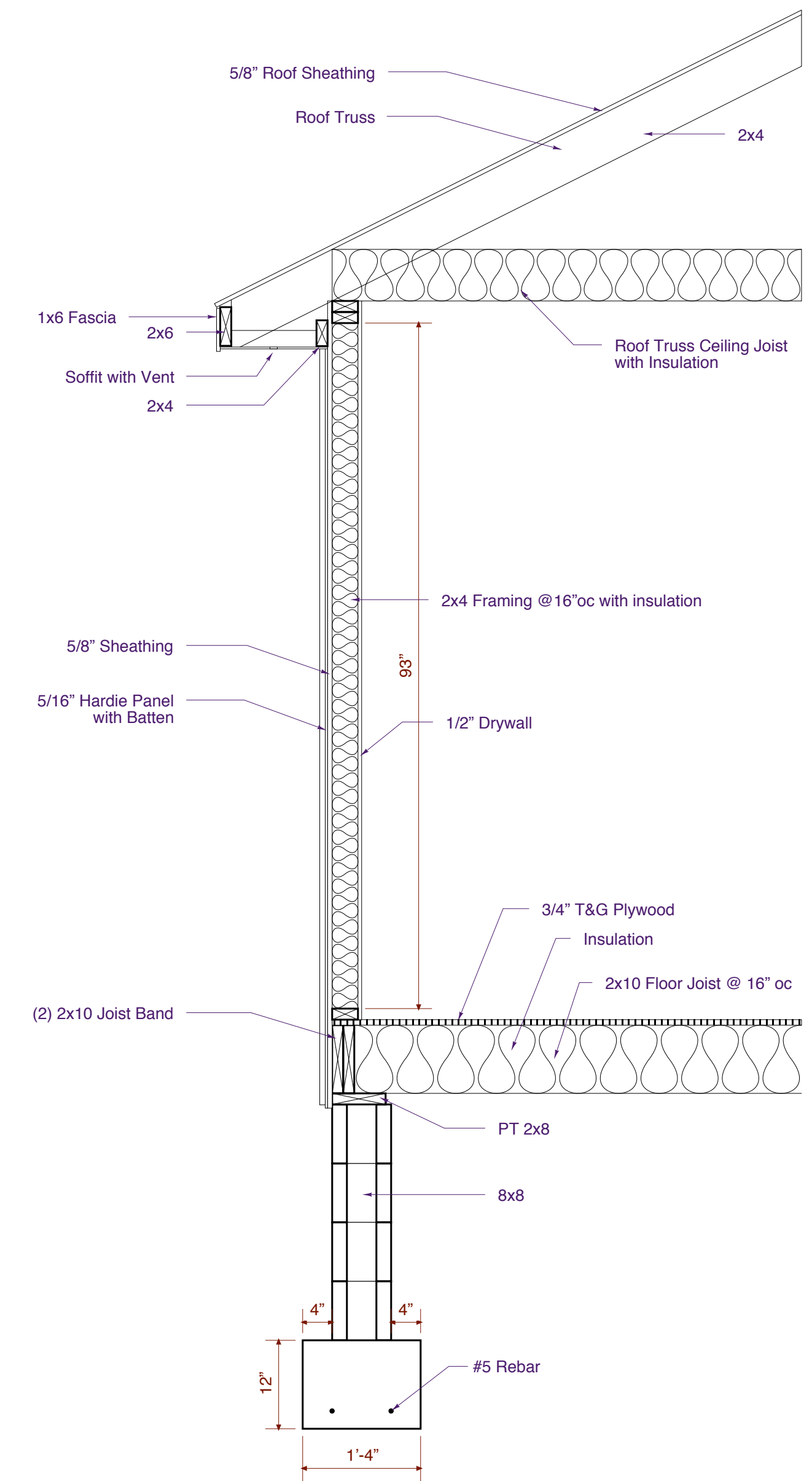
A2.01



1 Overall Elevation
Scale: 1/4" = 1'-0"



2 Overall Elevation
Scale: 1/4" = 1'-0"



3 Wall Section
Scale: 3/4" = 1'-0"

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Overall Elevations