

SHEET SCHEDULE

G1	COVER SHEET, SITE PLAN AND PROJECT DATA
A1	FLOOR PLAN, WINDOW SCHEDULE, DOOR SCHEDULE
A2	DIMENSIONAL PLAN AND WALL SECTION
A3	EXTERIOR ELEVATIONS
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S2	WALL FRAMING PLAN
S3	ROOF PLAN

RESIDENTIAL CODE SUMMARY

PLAN DESIGN TO MEET REQUIREMENTS OF 2018 NORTH CAROLINA RESIDENTIAL CODE

STRUCTURES DESIGNED TO WITHSTAND 100 MPH, 3 SECOND GUST (85 FASTEST WIND), EXPOSURE B.

ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF THE CORNERS.

MEAN ROOF HEIGHT=15'-10"

COMPONENT AND CLADDING ARE DESIGNED FOR THE FOLLOWING LOADS:

MEAN ROOF HEIGHT	UP TO 30'	30'-1"-35'	35'-1"-40'	40'-1"-45'
ZONE 1	16.5,-18.0	17.3,-18.9	18.0,-19.6	18.5,-20.2
ZONE 2	16.5,-21.0	17.3,-22.1	18.0,-22.9	18.5,-23.5
ZONE 3	16.5,-21.0	17.3,-22.1	18.0,-22.9	18.5,-23.5
ZONE 4	18.0,-19.5	18.9,-20.5	19.6,-21.3	20.2,-21.8
ZONE 5	18.0,-24.1	18.9,-25.3	19.6,-26.3	20.2,-27.0

MINIMUM VALUES FOR ENERGY COMPLIANCE (CONDITIONED SPACES)

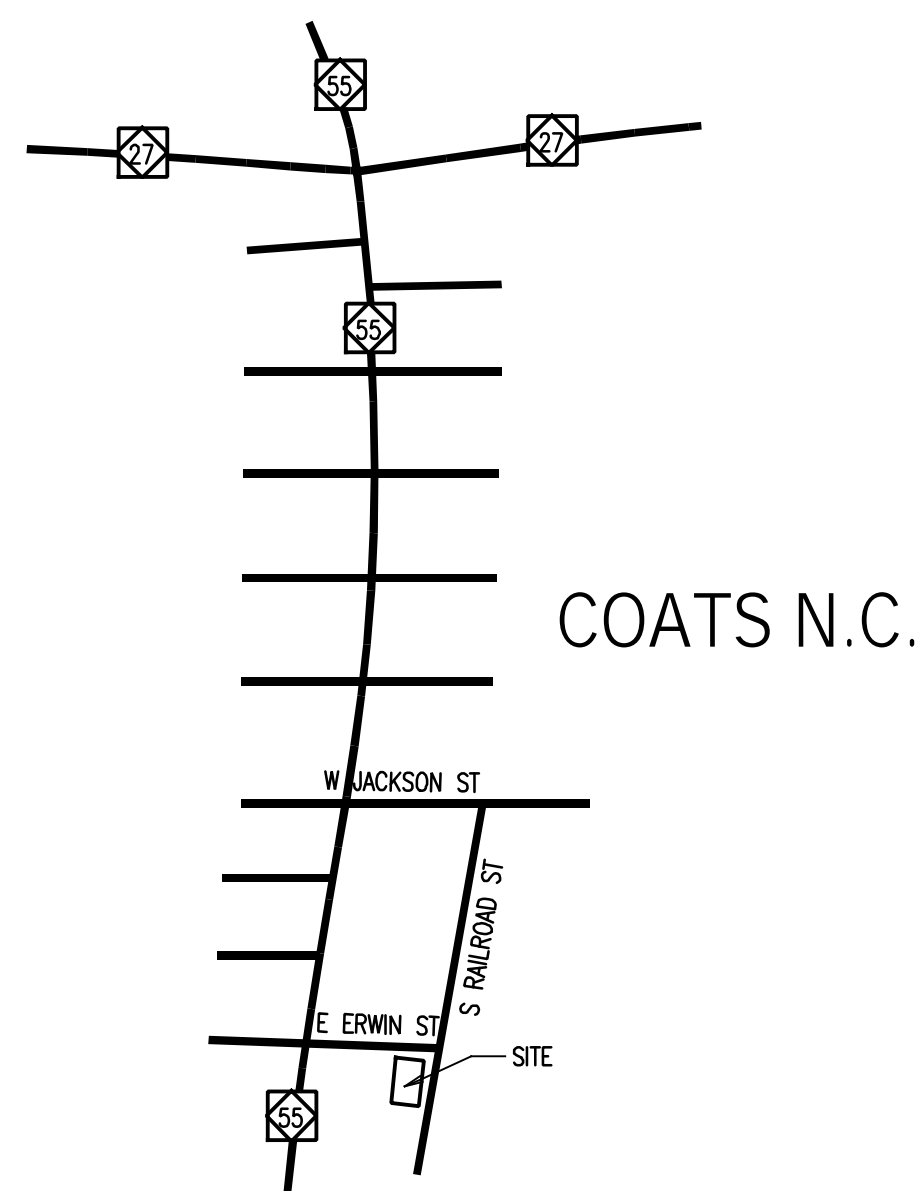
ZONE 4
 MAXIMUM GLAZING U-FACTOR=0.35
 CEILING R-30 (UNCOMPRESSED)
 WALLS R-13 CAVITY + R-2.5 SHEATHING OR R15 CAVITY
 SLAB EDGE R-10 (CONDITIONED SPACE)

CONDITIONED LIVING AREA: 967.3 SF

COVERED FRONT PORCH: 104.4 SF

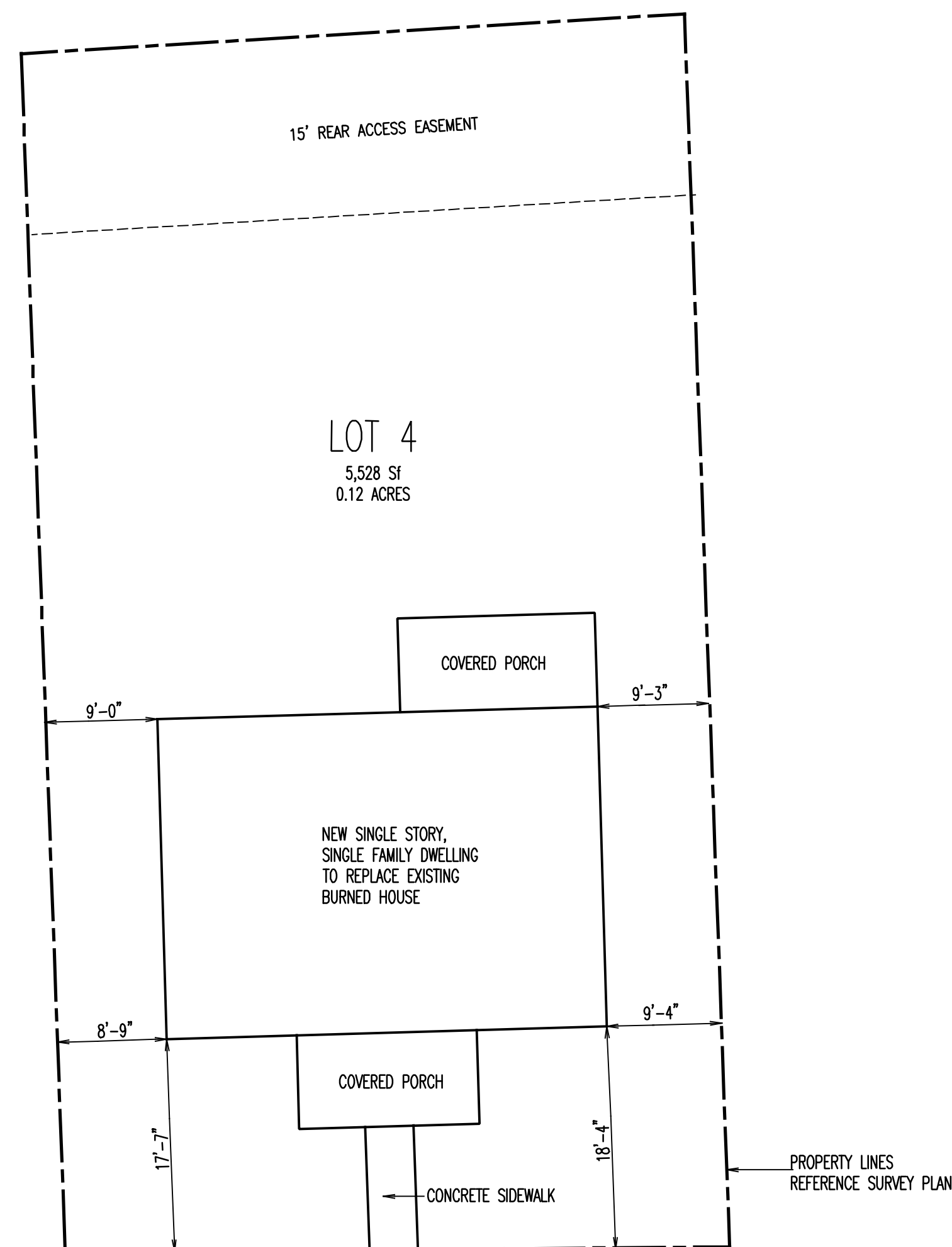
COVERED REAR PORCH: 122.5 SF

TOTAL AREA UNDER ROOF: 1194.2 SF



VICINITY MAP HARNETT COUNTY, N.C.

SOUTH RAILROAD STREET
50' PUBLIC R/W



48 EAST ERWIN STREET
COATS TOWNSHIP
HARNETT COUNTY NC

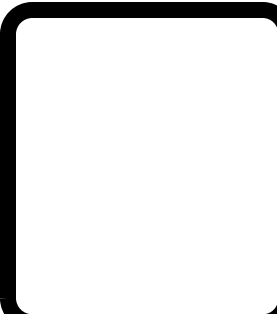
EAST ERWIN STREET
50' PUBLIC R/W

SETBACKS (RMST):

FRONT YARD	12 FT
SIDE YARD	4 FT
CORNER YARD	8 FT
REAR YARD	4 FT

SITE PLAN DATA REFERENCED FROM SURVEY DOCUMENT BY:
 STEWART-PROCTOR ENGINEERING AND SURVEYING
 319 CHAPANOKE ROAD, SUITE 106
 RALEIGH NC 27603
 DATED 10/20/22

G1 SITE PLAN
01 1"=10'-0"



BUILDING DESIGN BY:
S&S CONTRACTING
 6349 RIVER ROAD, FLOUAY, NC 27526

GRIFFIS RESIDENCE
 48 EAST ERWIN STREET, COATS N.C.

DESCRIPTION:
 SITE PLAN AND PROJECT DATA
 REVISION:
 DATE:
 OCTOBER 22

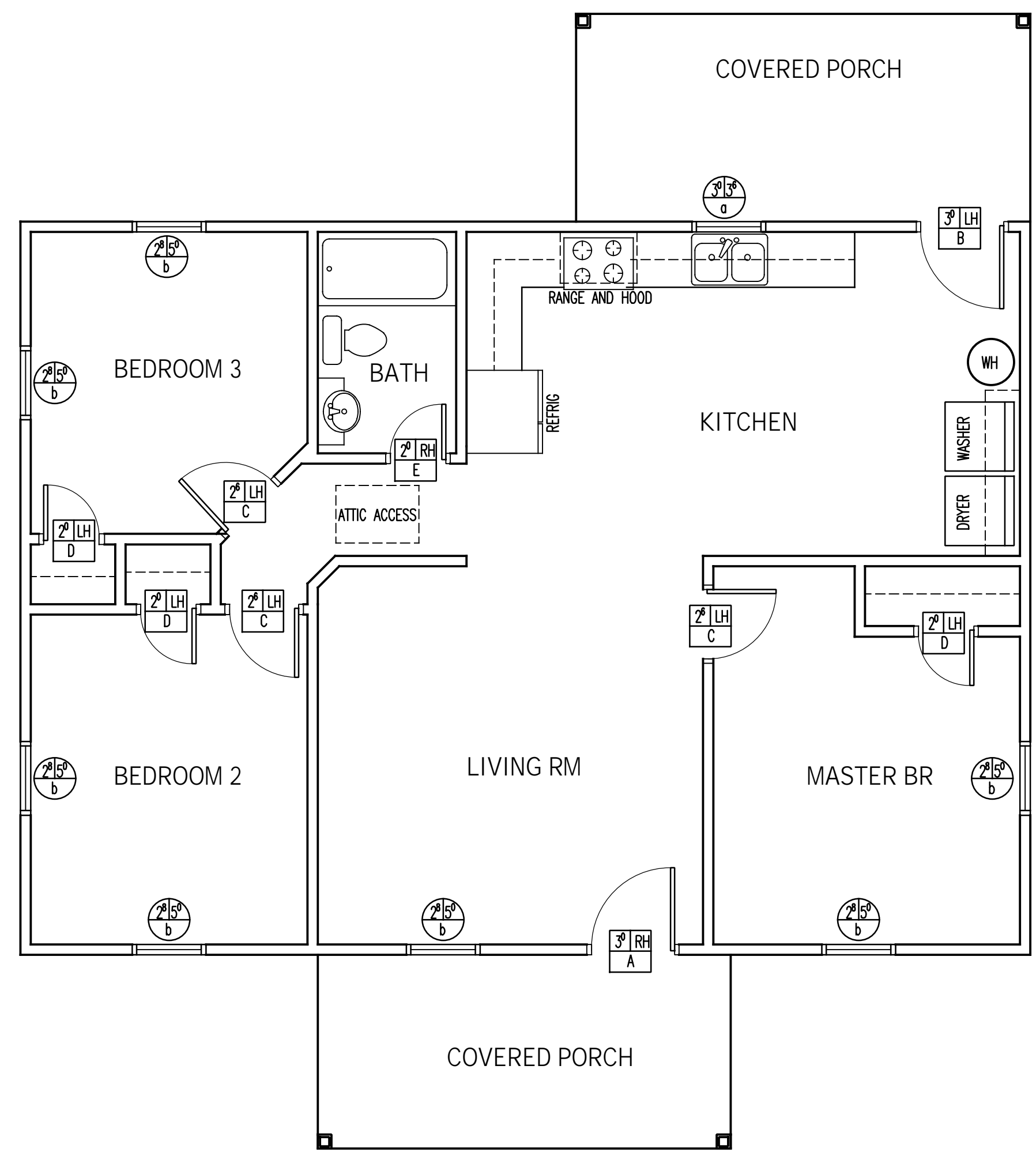
DRAWING:
G1

WINDOW SCHEDULE		WIDTH	HEIGHT	EGRESS		TEMPERED	NOTES
MARK	SIZE	SCHEDULE MARK		TEMPERED	TEMPERED		
a	3'-0"W X 3'-6"H						1,3
b	2'-8"W X 5'-0"H			✓			1,2,3
<p>WINDOW SCHEDULE NOTES:</p> <ol style="list-style-type: none"> ALL WINDOWS SHALL BE LOW E, DOUBLE INSULATED PROVIDE SAFETY GLAZING FOR ALL HAZARDOUS LOCATIONS DEFINED IN GLAZING SECTION OF NC BUILDING CODE-RESIDENTIAL CODE. ALL EGRESS WINDOWS SHALL BE SIZED AND MOUNTED TO MEET THE EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS OF NC BUILDING CODE-RESIDENTIAL CODE. MUTTON PATTERNS TO BE SELECTED BY THE OWNER. 							

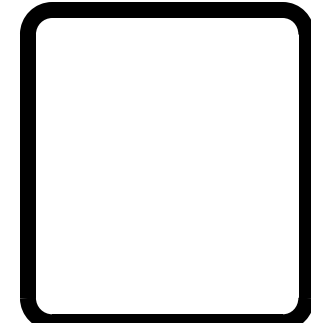
DOOR SCHEDULE		WIDTH	HEIGHT	SWING	COMMENTS	
MARK	WIDTH	HEIGHT	SWING	DESCRIPTION	HARDWARE	COMMENTS
A	3'-0"	6'-8"	RH	FRONT ENTRY	ENTRY WITH DEADBOLT	4-9/16" JAMB
B	3'-0"	6'-8"	LH	REAR ENTRY	ENTRY WITH DEADBOLT	4-9/16" JAMB
C	2'-6"	6'-8"	LH	BEDROOM	BEDROOM	4-9/16" JAMB
D	2'-0"	6'-8"	LH	CLOSET	CLOSET	4-9/16" JAMB
E	2'-0"	6'-8"	RH	BATH	BATH	4-9/16" JAMB

DOORS SCHEDULE NOTES:

- ALL HARDWARE TO NICKLE FINISH.



A1 FLOOR PLAN
01 1"=10'-0"



BUILDING DESIGN BY:
S&S CONTRACTING
6349 RIVER ROAD, FLOUAY, NC 27526

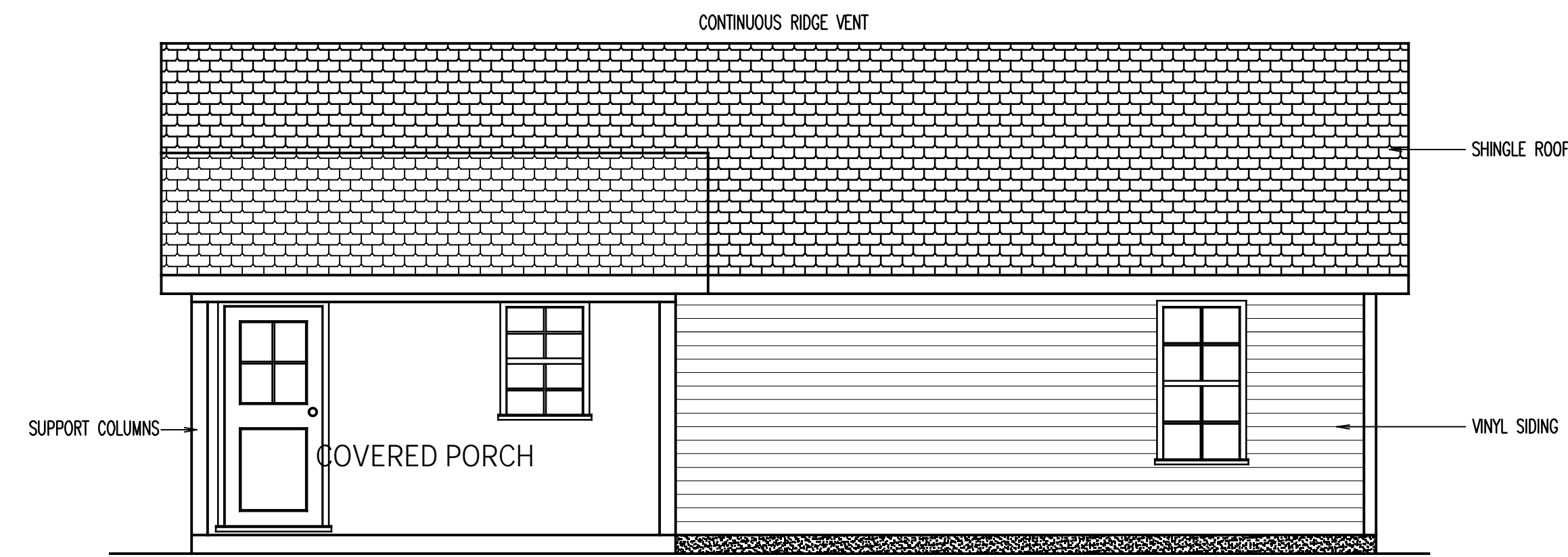
GRIFFIS RESIDENCE
48 EAST ERWIN STREET, COATS N.C.

DESCRIPTION:
FLOOR PLAN
WINDOW SCHEDULE
DOOR SCHEDULE

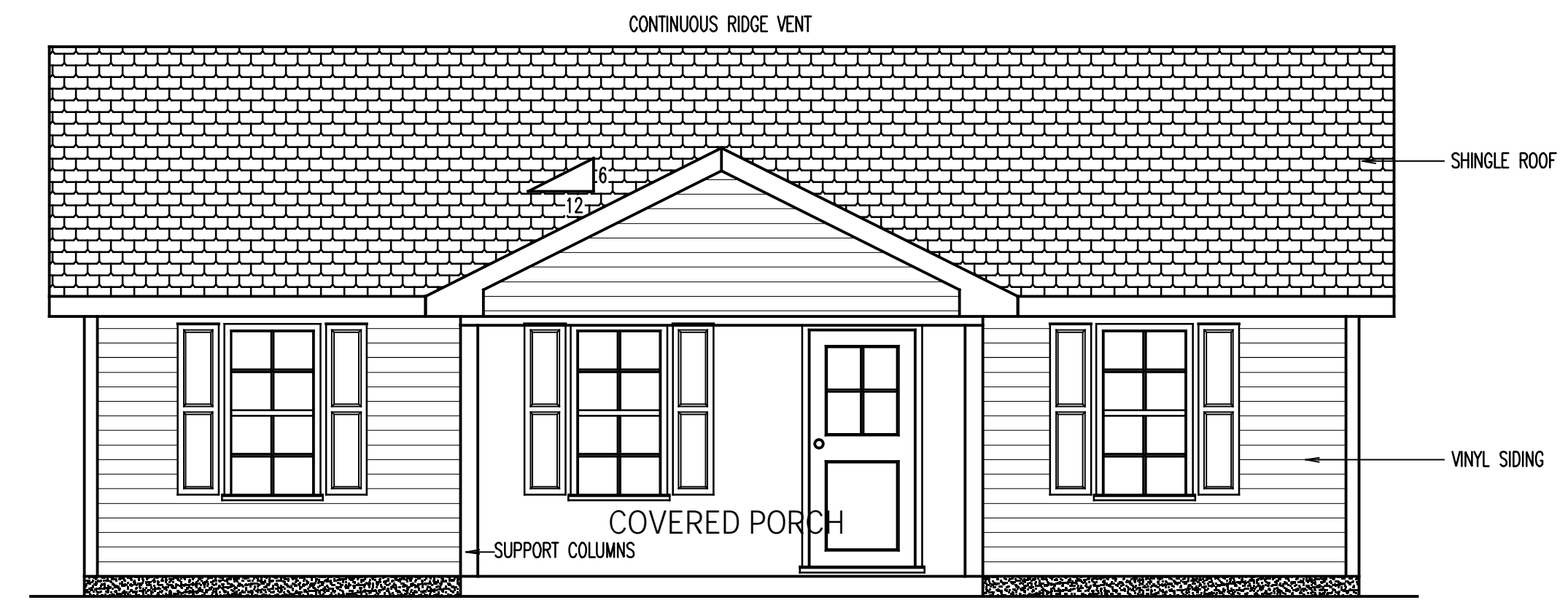
REVISION:

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OCTOBER 22

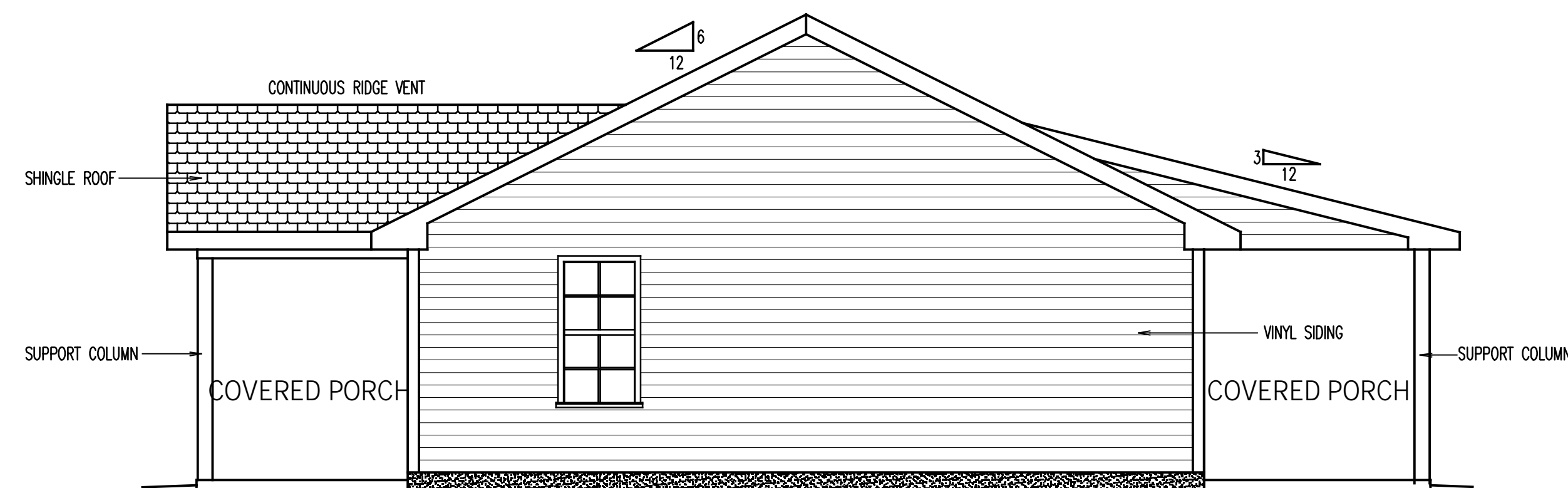
DRAWING:
A1



REAR



FRONT



RIGHT SIDE



LEFT SIDE

A3 ELEVATIONS
01 1/4" = 1'-0"

BUILDING DESIGN BY:
S&S CONTRACTING
6349 RIVER ROAD, FLOUAY, NC 27526

GRIFFIS RESIDENCE
48 EAST ERWIN STREET, COATS N.C.

DESCRIPTION:
ELEVATIONS
REVISION:
DATE:
OCTOBER 22

DRAWING:
A3



11 15 2022

STRUCTURAL DESIGN BY:
HOWERTON SERVICES, PLLC
LICENSE # P-1716
3513 CATHEDRAL BELL ROAD, RALEIGH, N.C. 27614

GRIFFIS RESIDENCE
48 EAST ERWIN STREET, COATS N.C.

DESCRIPTION:
SLAB PLAN

REVISION:

DATE:
OCTOBER 22

DRAWING:

S1

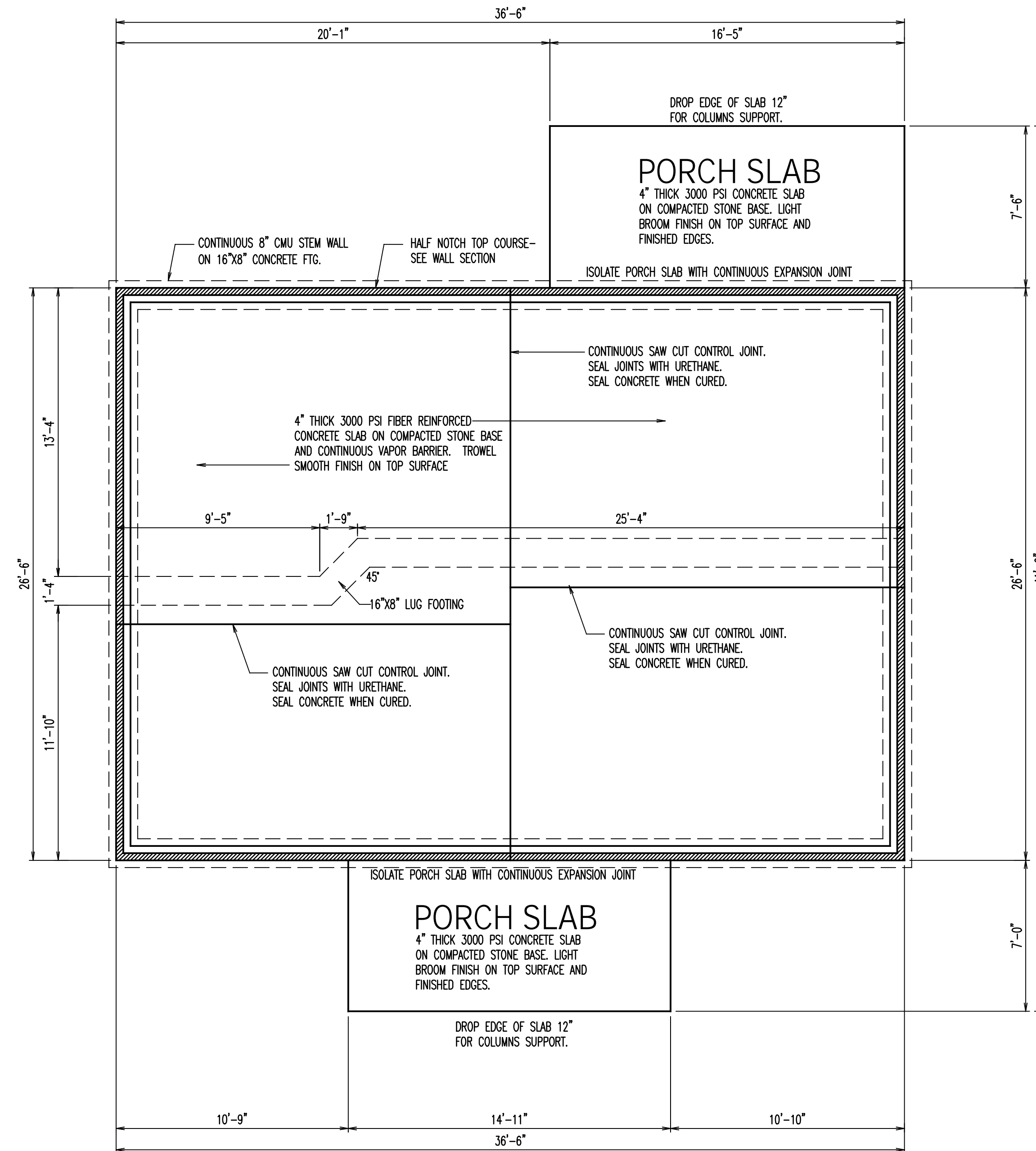
GENERAL FOUNDATION NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. EXTERIOR WALL FOOTING TO BE 16" X 8" 3000 PSI STRUCTURAL CONCRETE UNLESS OTHERWISE NOTED. CONCRETE TO BE PREPARED AND PLACED IN ACCORDANCE WITH ACI 318. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY=2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
3. FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
4. FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 OF THE CODE "FOUNDATION DRAINAGE".
5. THE FOUNDATION SHALL BE TREATED IN ACCORDANCE W/SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
6. THIS FOUNDATION DESIGN IS VALID FOR 100 MPH WIND ZONES ONLY.

STRUCTURAL EVALUATION BY:

HOWERTON SERVICES, PLLC LICENSE # P-1716
CATHEDRAL BELL ROAD, RALEIGH, NC 27614

- * ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.
- * ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID ENGINEER'S LIABILITY.
- * DO NOT SCALE THESE DRAWINGS - ENGINEERING APPROVAL EXPIRES 10/15/2023 OR UNTIL NEW CODE CYCLE.



S1 FLOOR SLAB PLAN
01 1/4"=1'-0"



11 15 2022

STRUCTURAL DESIGN BY:
HOWERTON SERVICES, PLLC
LICENSE # P-1716
3513 CATHEDRAL BELL ROAD, RALEIGH, NC, 27614

GRIFFIS RESIDENCE
48 EAST ERWIN STREET, COATS, N.C.

DESCRIPTION:
WALL FRAMING PLAN

REVISION:

DATE:
OCTOBER 22

DRAWING:

S2

GENERAL FRAMING NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N1101.2.1, RESIDENTIAL BUILDING, TYPE A-1.
3. WALL CLADDING IS DESIGNED FOR A 24.1 #/SF OR GREATER POSITIVE/NEGATIVE PRESSURE.
4. ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH CODE SUMMARY.
5. DESIGN CRITERIA:

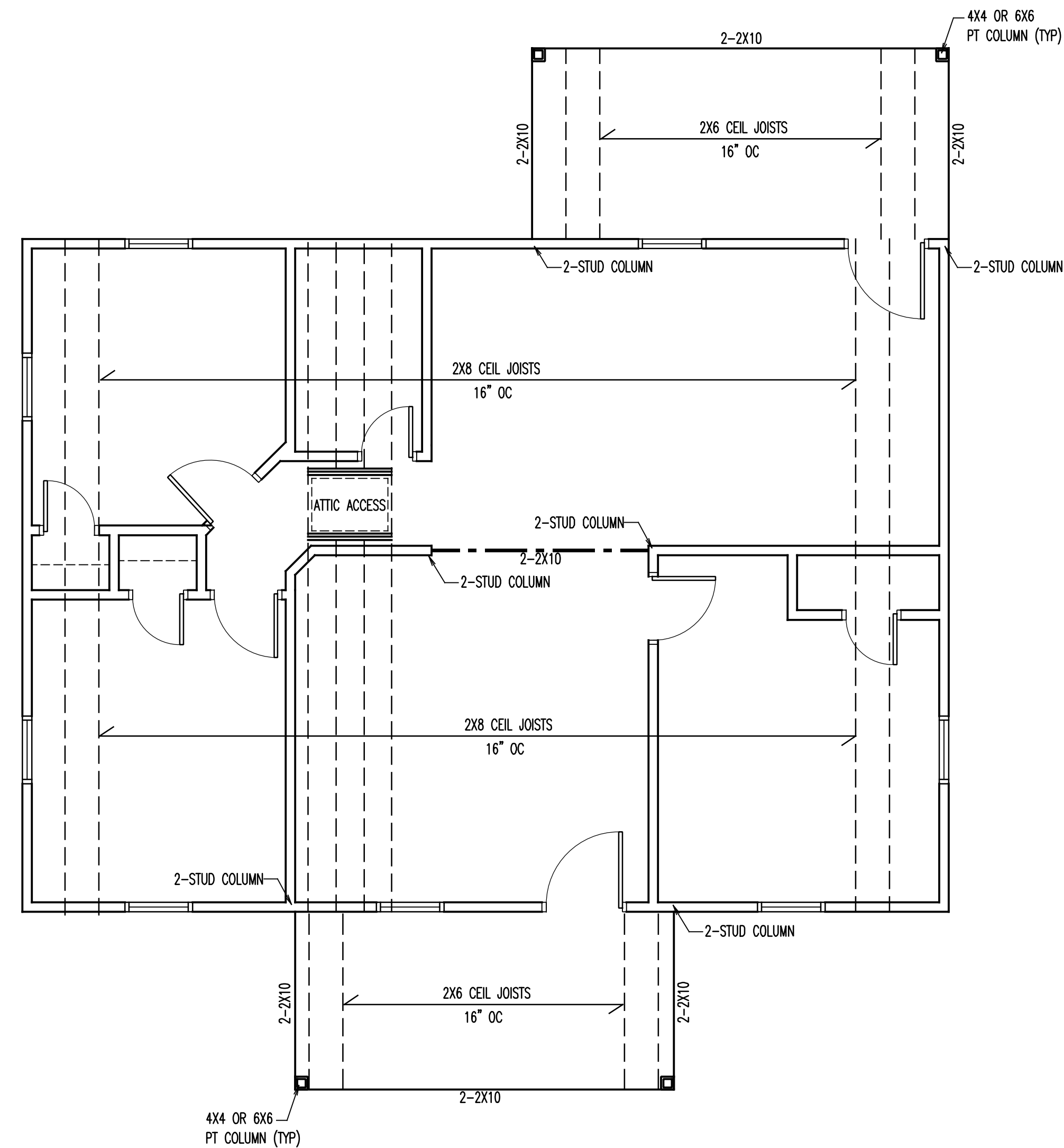
	DEAD	LIVE
PRIMARY FLOOR	10 PSF	40 PSF
SECONDARY FLOOR	10 PSF	40 PSF
SLEEPING AREAS	10 PSF	30 PSF
ATTIC	10 PSF	20 PSF
ROOF	10 PSF	20 PSF

 DEFLECTION LIMITS:
 FLOOR L/360(LIVE LOAD ONLY)
 ROOF L/240
6. ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10.

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S2 WALL FRAMING PLAN
01 1/4"=1'-0"



11 15 2022

STRUCTURAL DESIGN BY:
HOWERTON SERVICES, PLLC
LICENSE # P-1716
3513 CATHEDRAL BELL ROAD, RALEIGH, NC, 27614

GRIFFIS RESIDENCE
48 EAST ERWIN STREET, COATS N.C.

DESCRIPTION:
ROOF PLAN

REVISION:

DATE:
OCTOBER 22

DRAWING:

S3

GENERAL ROOF NOTES:

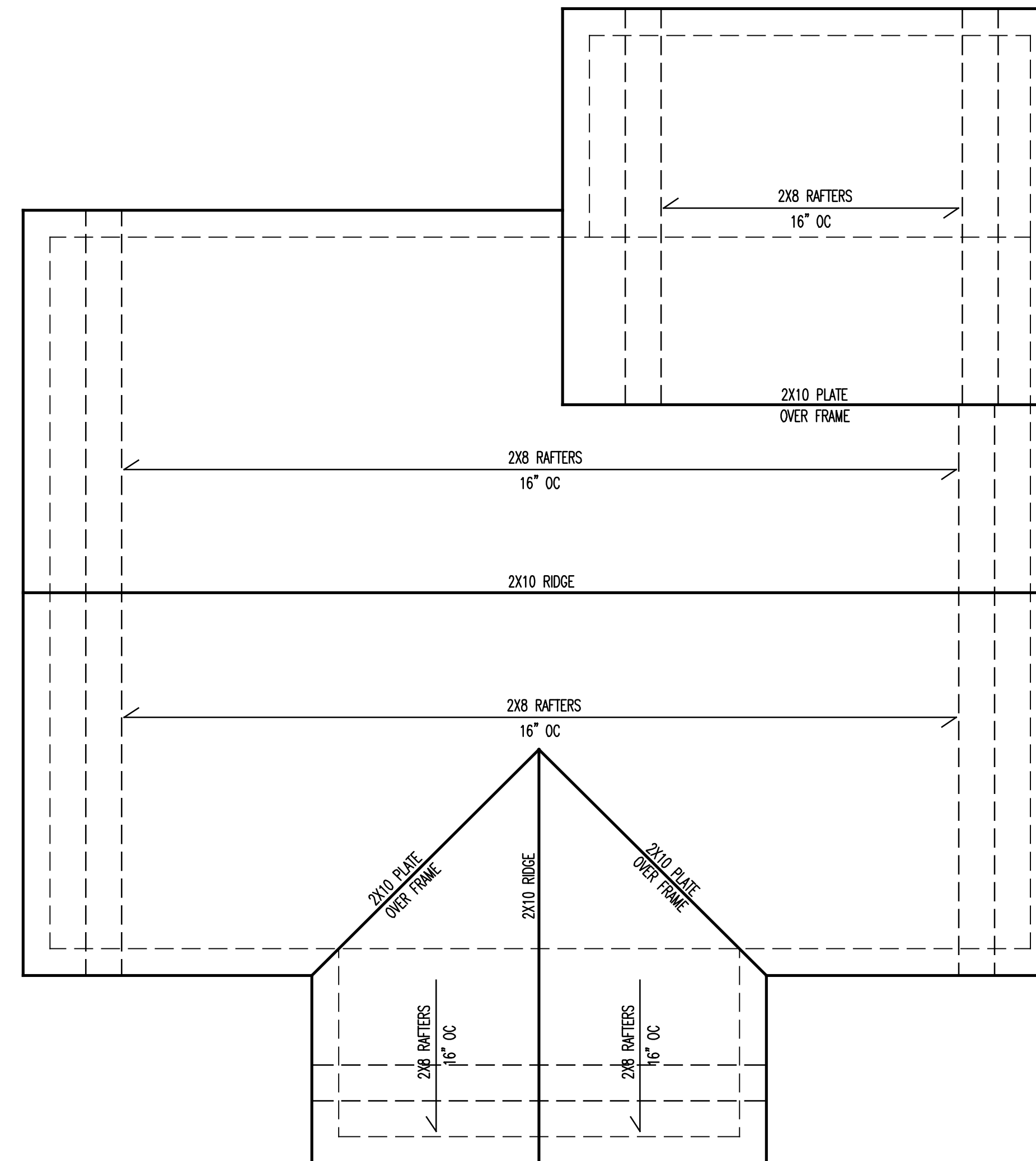
1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 #/SF FOR ROOF PITCHES FROM 0/12 TO 2.25/12
34.5 #/SF FOR ROOF PITCHES FROM 2.25/12 TO 7/12
21 #/SF FOR ROOF PITCHES FROM 7/12 TO 12/12
3. ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
4. ALL LUMBER SHALL BE #2 SPF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
5. RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING:

SIZE	2X6	2X8	2X10
SPACING 12" O.C.	14'-9"	19'-6"	24'-0"
SPACING 16" O.C.	13'-5"	17'-9"	22'-3"
6. ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SPF UNLESS NOTED OTHERWISE.
7. ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "H-5" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
8. THESE DESIGN DRAWINGS WERE PRODUCED BY HOWERTON SERVICES, PLLC, ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES, DIMENSIONS OR FIXTURES.
9. CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTABILITY PRIOR TO BEGINNING CONSTRUCTION.
10. DO NOT SCALE THESE DRAWINGS. IF DISCREPANCIES ARE NOTED, CONTACT THE ENGINEER.
11. DESIGN BASIS PROVIDED BY S&S CONTRACTING INC., FLUQUAY VARINA, NC AND THEY ARE RESPONSIBLE FOR ALL ARCHITECTURAL FEATURES, DIMENSIONS, COMPLIANCE WITH ALL ACCESS/EGRESS REQUIREMENTS, FIRE CODE AND LIFE SAFETY DESIGN ISSUES.

STRUCTURAL EVALUATION BY:

HOWERTON SERVICES, PLLC LICENSE # P-1716
CATHEDRAL BELL ROAD, RALEIGH, NC 27614

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S3 ROOF PLAN
01 1/4"=1'-0"