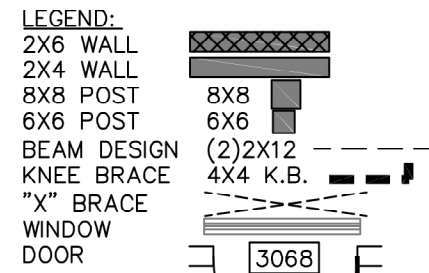


NOTE: DIMENSIONS ARE MEASURED TO ROUGH WALL FACES ON WALLS AND CENTER-LINE ON PIERS, WINDOWS AND DOORS, UNLESS OTHERWISE NOTED.



"SJ" - SINGLE JOIST
 "DJ" - DOUBLE JOIST
 "TJ" - TRIPLE JOIST

FOUNDATION NOTES:

RIM BANDS TO BE (2)2X10 SPF #2, OR EQUAL
 GIRDERS TO BE (3)2X10 SPF #2, UNLESS NOTED OTHERWISE ("UNO")

CONCRETE BLOCK PIER SIZE SHALL BE:
 HOLLOW MASONRY SOLID MASONRY SIZE
 <32" HIGH <5" HIGH 8X16
 <48" HIGH <9" HIGH 12X16
 <64" HIGH <12" HIGH 16X16

ALL FOOTINGS TO BE 24"x36"x8" THICK CONCRETE FOOTINGS

CONTINUOUS WALL FOOTING:
 DEPTH: 8" MINIMUM UP TO 2-1/2 STORIES
 10" MINIMUM UP TO 3 STORIES

WIDTH: 16" MINIMUM WIDTH FOR CONTINUOUS FOOTING UP TO 2 STORY HOME, CONVENTIONAL LIGHT DUTY CONSTRUCTION
 18" MINIMUM WIDTH FOR CONTINUOUS FOOTING UP TO 3 STORY HOME, CONVENTIONAL LIGHT DUTY CONSTRUCTION

CONTRACTOR TO PROVIDE AT MINIMUM 2" FOOTING PROJECTION BEYOND CMU OR BRICK FOUNDATION WALLS.

FOOTING PROJECTION SHALL NOT EXCEED THE FOOTING THICKNESS.

ASSUMES SOIL BEARING CAPACITY OF 2,000 PSF, CONTRACTOR TO VERIFY SITE CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS EXIST. ALL NC BUILDING CODE REQUIREMENTS FOR FOUNDATION HEIGHT, BACKFILL AND FROST PROTECTION TO BE OBSERVED.

ATTACH SILL PLATES VIA 1/2" DIAMETER ANCHOR BOLTS 6" OC OR 3/4" DIAMETER ANCHOR BOLT 8" OC AND 12" FROM END OF EACH PLATE. MINIMUM TWO (2) BOLTS PER PLATE. BOLTS SHALL EXTEND INTO FOOTING OR FULLY GROUTED MASONRY 7", MINIMUM. BOLT SHALL BE PLACED IN MIDDLE 3RD OF SOLE PLATE.

IF NOT SPECIFICALLY PRESCRIBED WITHIN THIS PLAN SET CONTRACTOR TO FOLLOW THE THEN CURRENT NC RESIDENTIAL BUILDING CODE.

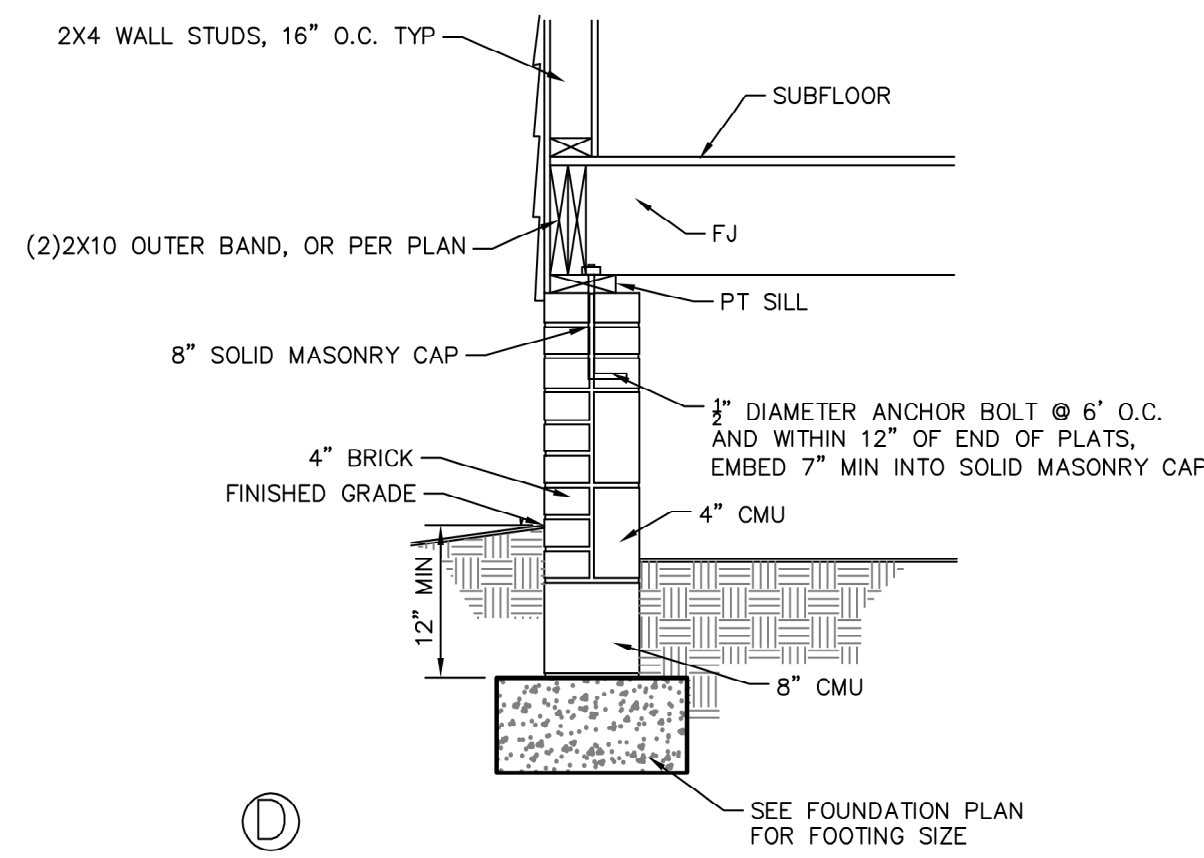
CRAWL SPACE SHALL BE VENTILATED PER SECTION R408. IF CONTRACTOR PROPOSES TO SEAL THE CRAWL SPACE FOLLOW SECTION R409 OF THE NC BUILDING CODE. VENTS SHOWN AS TYPICAL LOCATIONS, CONTRACTOR TO VERIFY LOCATION MEETS OR EXCEEDS CODE.

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE 1 SF FOR EACH 150 SF OF CRAWL SPACE AREA. 1,588 SF OF CRAWL SPACE / 150 SF = 11 SF VENTILATION REQUIRED

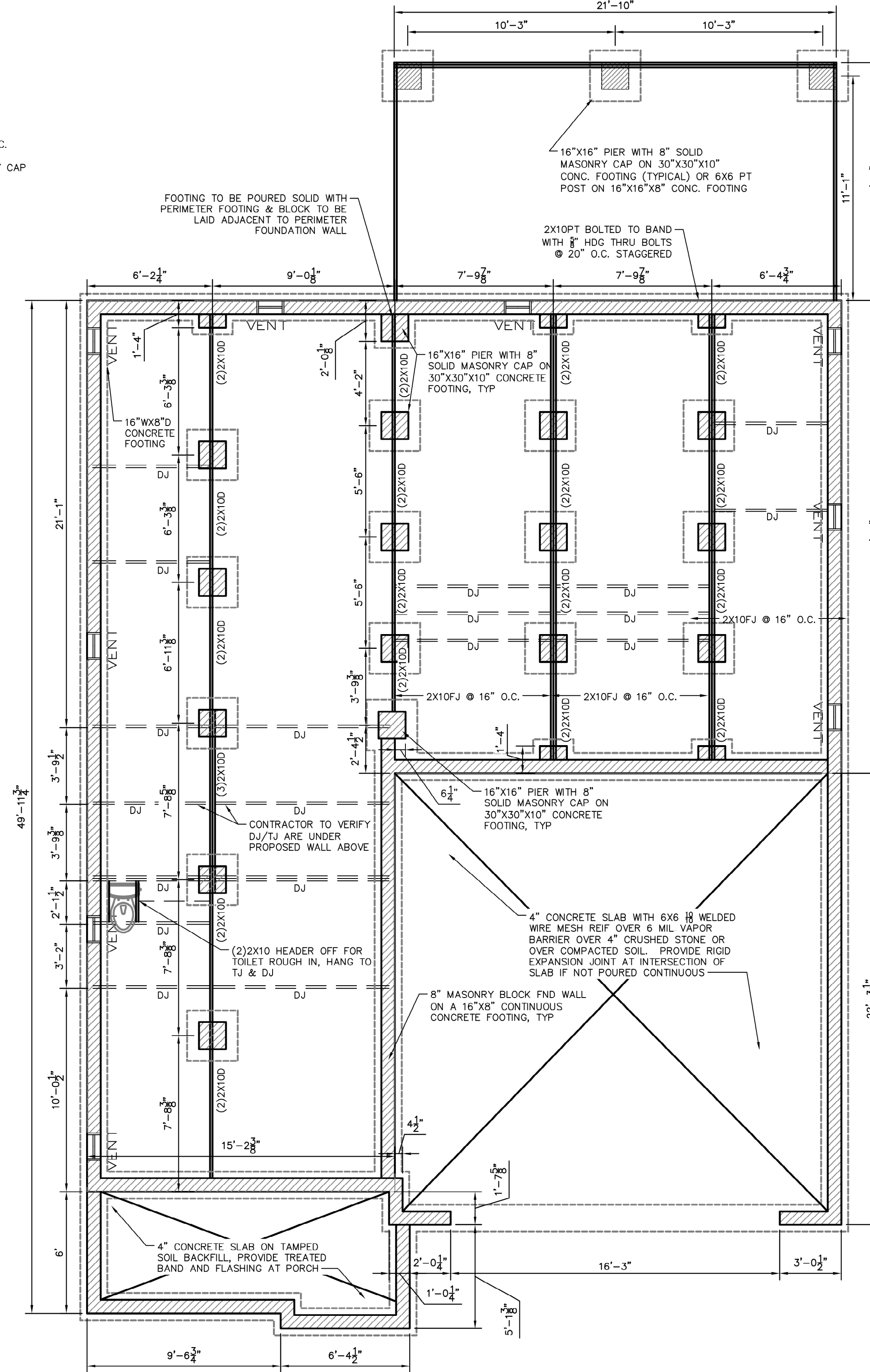
GENERAL NOTES:

- CONSTRUCTION OF SITE TO BEGIN AFTER BUILDING PERMIT AND ALL OTHER APPLICABLE PERMITS HAVE BEEN ISSUED.
- CONTRACTOR TO FOLLOW ALL NORTH CAROLINA AND LOCAL BUILDING CODES. PLAN DESIGNED UNDER NC RESIDENTIAL CODE 2018 EDITION (2015 IRC).
- FLOOR TRUSS AND ROOF TRUSS BY OTHERS, FLOOR TRUSSES ASSUMED TO BE 16". SHOULD FLOOR TRUSS DESIGN REQUIRE GREATER HEIGHT STAIR DESIGN ALTERATIONS MAY BE REQUIRED.
- PROVIDE A MINIMUM OF (2) KING STUDS ON EACH SIDE OF HEADERS OR BEAMS.
- ALL INTERIOR & EXTERIOR DOORS & WINDOW HEADERS LESS THAN 8'-0" SPAN TO HAVE (2)2X10 HEADERS, UNLESS OTHERWISE STATED. HEADERS GREATER THAN 8'0" SHALL BE AS SPECIFIED ON THE STRUCTURAL SHEET.
- ALL CONCRETE SHALL BE 3,000 PSI, MINIMUM, REINFORCED WITH FIBER MESH, PER BUILDING CODE.
- CONTRACTOR TO VERIFY BASE FLOOD ELEVATION AND REQUIRE CLEARANCE TO FINISH FLOOR ELEVATION OR LOWEST STRUCTURAL MEMBER REQUIRED FOR THE SITE AND MEETING LOCAL FLOOD ELEVATION CODES, ADJUSTMENT TO THE OVERALL BUILDING HEIGHT, ROOF SLOPE, AND/OR WALL HEIGHTS MAY BE NECESSARY TO MEET FLOOD CODES.
- CHANGES TO THESE PLANS TO BE MADE BY THE ENGINEER ONLY. CHANGES SHOULD BE MADE AT THE RISK OF THE PARTY CHANGING ONLY WITHOUT CONSULTING THE ENGINEER FIRST. THIS PLAN IS TO ONLY BE USED TO CONSTRUCT THE PARKER BEACH HOUSE.
- ALL LUMBER TO BE OF SOUTHERN PINE #2 OR BETTER.
- ALL AREAS NOT SPECIFICALLY SPELLED OUT WITHIN THESE PLANS SHALL MEET OR EXCEED THE THEN CURRENT NC BUILDING CODE SPECIFICATIONS.
- ALL BEAMS SHOWN ARE FOR FLOOR ABOVE.
- ALL HEADERS NOT SPECIFICALLY NOTED SHALL BE MINIMUM (2)2X10 WHERE LOAD BEARING.
- WINDOW AND DOOR LABELS: 3068, MEANS 3'0" WIDE BY 6'8" TALL.
- ALL DIMENSIONS ARE TO OUTSIDE OF FRAMING MATERIALS, NOT ACCOUNTING FOR SHEATHING, SIDING, SHEETROCK, OR ANY WALL COVERINGS.
- STAIRS SHOWN DESIGNED FOR CODE COMPLIANCE. FRAMER TO ENSURE RISE AND RUN IS WITHIN ALLOWABLE CODE LIMITATIONS.
- DESIGN LOADS USED, SHOWN IN ORDER: LIVE LOAD, DEAD LOAD & DEFLECTION:
 16.1. ROOMS, STAIRS, NON BEDROOMS: 40 PSF, 10 PSF, L/360
 16.2. LIVE LOAD IN BED ROOMS: 30 PSF, 10 PSF, L/360
 16.3. ATTIC WITH STORAGE: 20 PSF, 10 PSF, L/360
 16.4. ATTIC WITH PERMANENT STAIRS: 40 PSF, 10 PSF, L/360
 16.5. DECKS: 40 PSF, 15 PSF, L/360
 16.6. EXTERIOR BALCONIES: 60 PSF, 15 PSF, L/360
 16.7. HAND OR GUARD RAILINGS: 200 LBS OF FORCE
 16.8. SNOW LOAD: 20 PSF
 16.9. WIND LOAD: 115 MPH VULT, VASD 89 MPH
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2,000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER SHOULD THE SUBSURFACE CONDITIONED ENCOUNTERED ARE LESS THAN ADEQUATE.
- AREAS ADJACENT TO THE FOUNDATION MUST PROVIDE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
- COMMON BEAM DESIGN MINIMUM REQUIREMENTS:
 19.1. LAMINATED VENEER LUMBER ("LVL"): F_b=2600 PSI, F_v=285 PSI, E=1.9X10⁶ PSI
 19.2. PARALLEL STRAND LUMBER ("PSL"): F_b=2900 PSI, F_v=290 PSI, E=2.0X10⁶ PSI
 19.3. LAMINATED STRAND LUMBER ("LSL"): F_b=2250 PSI, F_v=400 PSI, E=1.55X10⁶ PSI
- ALL STRUCTURAL CONNECTIONS TO BE MADE PER THE PLAN, TRUSS/BEAM DESIGN (DBO), PER BUILDING CODE OR PER MANUFACTURERS RECOMMENDATIONS IF NOT SPECIFICALLY CALLED OUT HERE-IN.
- L.V. BEAMS, UNO, SHALL HAVE 3" BEARING ON BOTH SIDES OF BEAM AT MINIMUM.
- REBAR SHALL BE DEFORMED STEEL, MEET ASTM615 GRADE 60 REQUIREMENTS.
- CONTRACTOR TO VERIFY WITH WINDOW/DOOR MANUFACTURE EGRESS REQUIREMENTS ARE MET WITH SPECIFIC WINDOW SIZE.
- KITCHEN CABINETRY AND VANITY LAYOUTS SHOWN HERE ARE SUGGESTED. CONTRACTOR TO VERIFY WITH CABINET DESIGNER EXACT LOCATION OF PLUMBING, APPLIANCE UTILITIES AND OTHER DESIGN CRITERIA. CONTRACTOR TO VERIFY RANGE HAS APPROPRIATE HOOD THAT IS VENTED OR NON-VENTED.

EXTERIOR WALL DETAIL:
 NOT TO SCALE



FOUNDATION PLAN:
 SCALE 1/4"=1'



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 REAR PORCH: 268 SF
 GARAGE: 492 SF
 2ND FLOOR: 1,614 SF

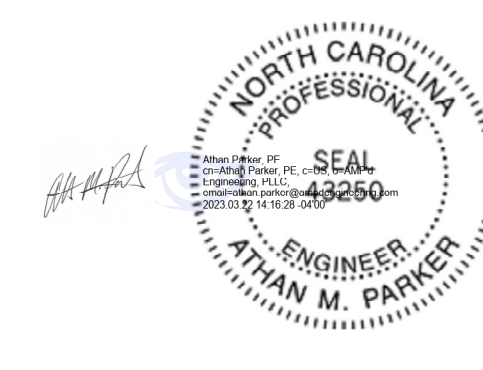
TOTAL CONDITIONED: 2,771 SF
 NOTE - AREAS TAKEN FROM LINE WORK IN AUTOCAD OUTSIDE OF FRAMING MEMBERS.

CLIENT:
 GEMSTONE HOMES

THE EMERALD
 SINGLE FAMILY HOME DESIGN

DATE: 11/22/2022

REV: DATE:
 FINALIZE PLAN SET 3/22/2023



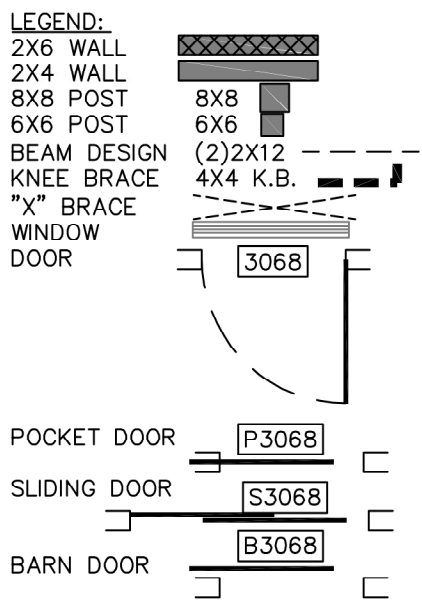
SHEET:

FOUNDATION & FLOOR SYSTEM PLAN

SHEET NUMBER:

1 OF 4

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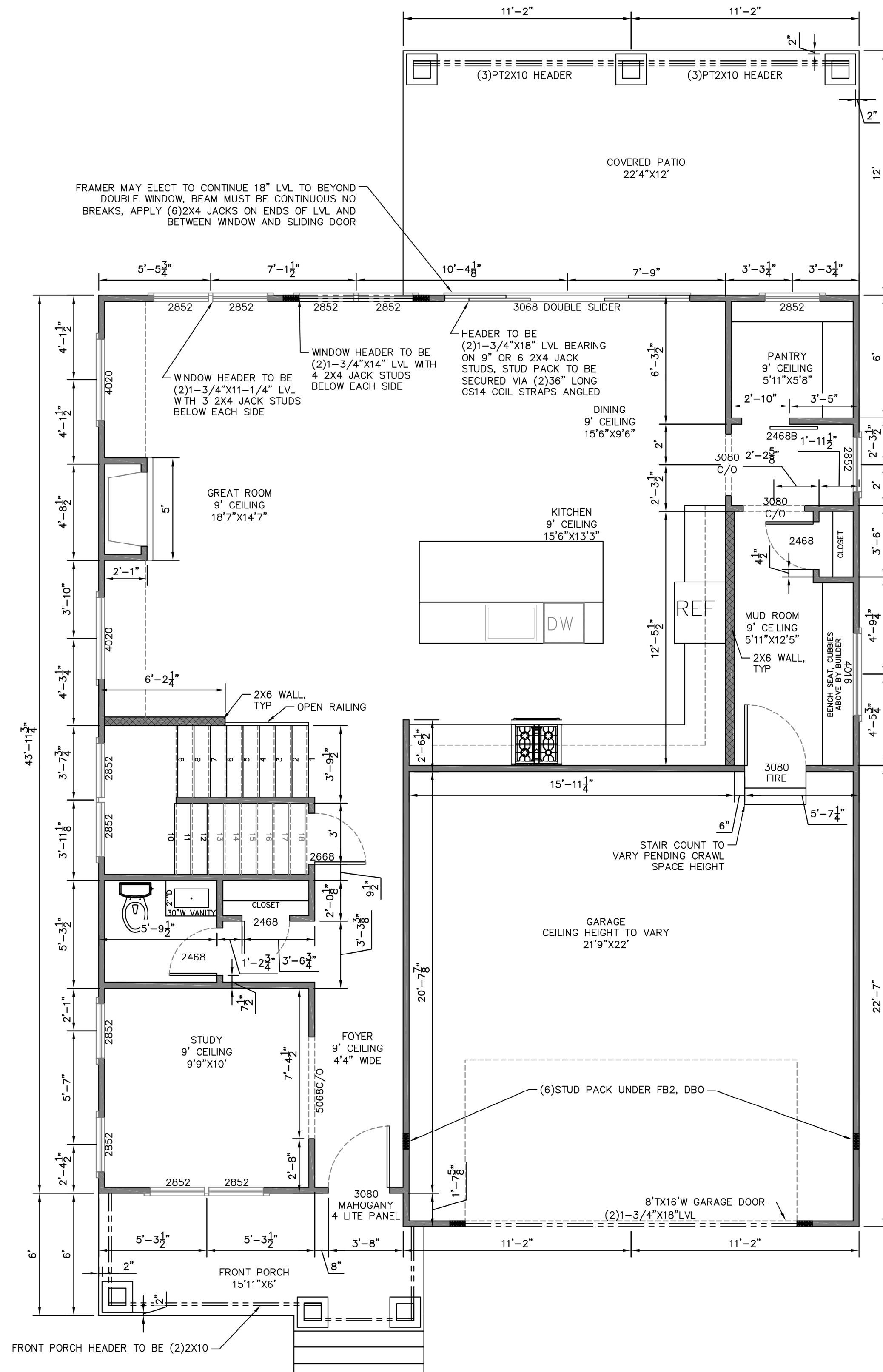


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GENERAL NOTES:

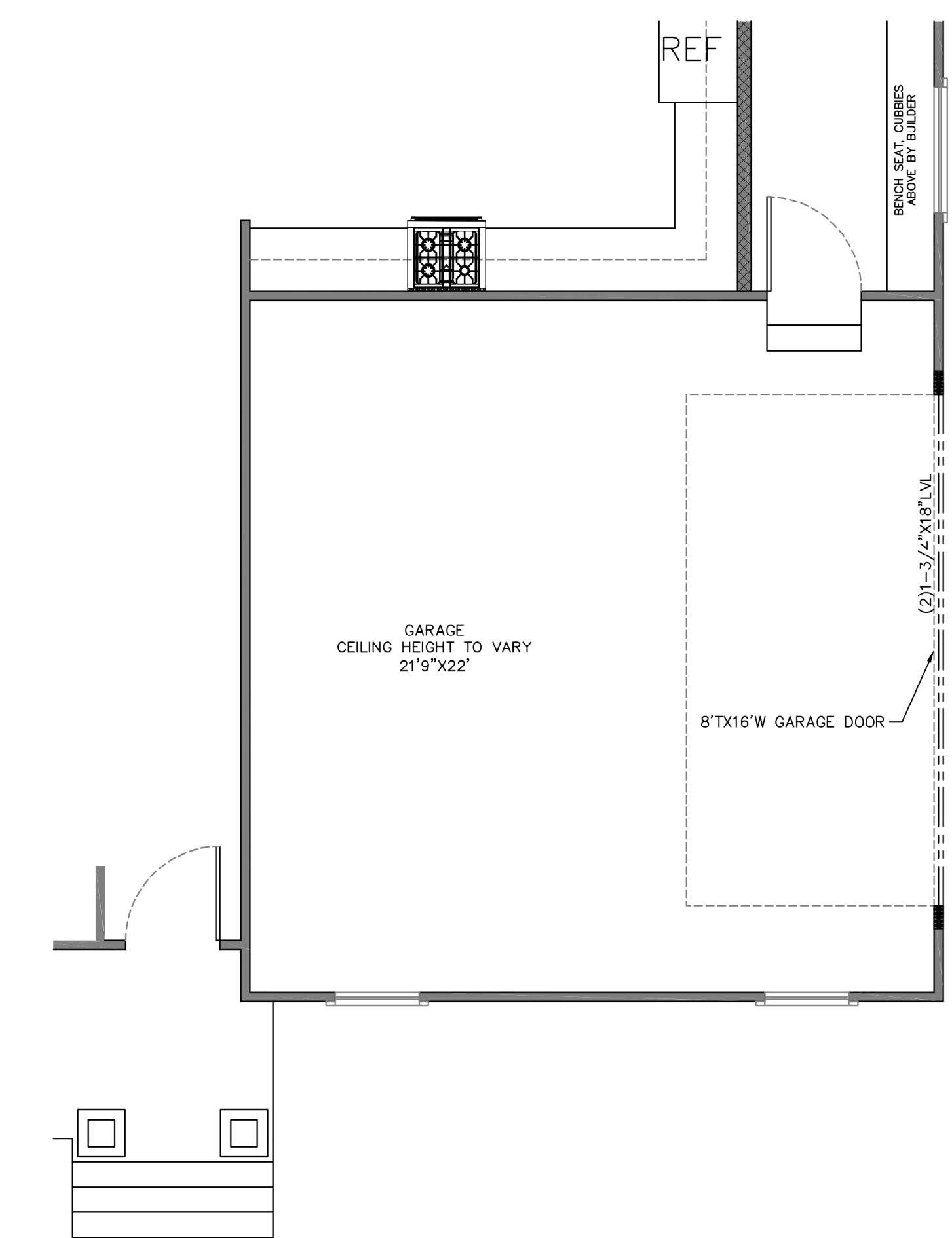
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 - 16.3. ATTIC WITH STORAGE: 20 PSF, 10 PSF, L/360
 - 16.4. ATTIC WITH PERMANENT STAIRS: 40 PSF, 10 PSF, L/360
 - 16.5. DECKS: 40 PSF, 15 PSF, L/360
 - 16.6. EXTERIOR BALCONIES: 60 PSF, 15 PSF, L/360
 - 16.7. HAND OR GUARD RAILINGS: 200 LBS OF FORCE
 - 16.8. SNOW LOAD: 20 PSF
 - 16.9. WIND LOAD: 115 MPH VULT, VASD 89 MPH
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- CONTRACTOR TO VERIFY ROUGH OPENING SIZE FOR ALL WINDOWS AND DOORS PRIOR TO FRAMING.
- CONTRACTOR TO VERIFY TRUSS DESIGN AND LOAD BEARING MEMBERS SUPPORT TRUSS DESIGN.

FIRST FLOOR PLAN VIEW
 SCALE 1/4"=1'



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OPTIONAL SIDE LOAD GARAGE PLAN VIEW
 SCALE 1/4"=1'



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 FIRM LICENSE NO P-1532
 PO BOX 4580
 EMERALD ISLE, NC 28594
 athan.parker@ampdengineering.com
 252-777-0141

HOME AREAS:
 1ST FLOOR: 1,157 SF
 FRONT PORCH: 99 SF
 REAR PORCH: 268 SF
 GARAGE: 492 SF
 2ND FLOOR: 1,614 SF

TOTAL CONDITIONED: 2,771 SF
 NOTE - AREAS TAKEN FROM LINE WORK IN AUTOCAD OUTSIDE OF FRAMING MEMBERS.

CLIENT:
 GEMSTONE HOMES

THE EMERALD
 SINGLE FAMILY HOME DESIGN

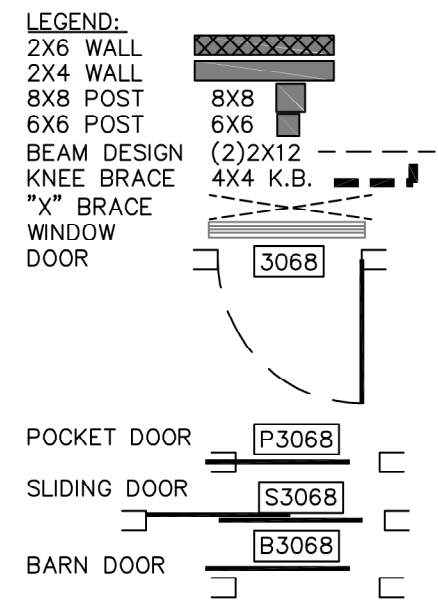
DATE: 11/22/2022

REV:	DATE:
FINALIZE PLAN SET	3/22/2023

SHEET:
 1ST FLOOR
 SHEET NUMBER:
 2 OF 4



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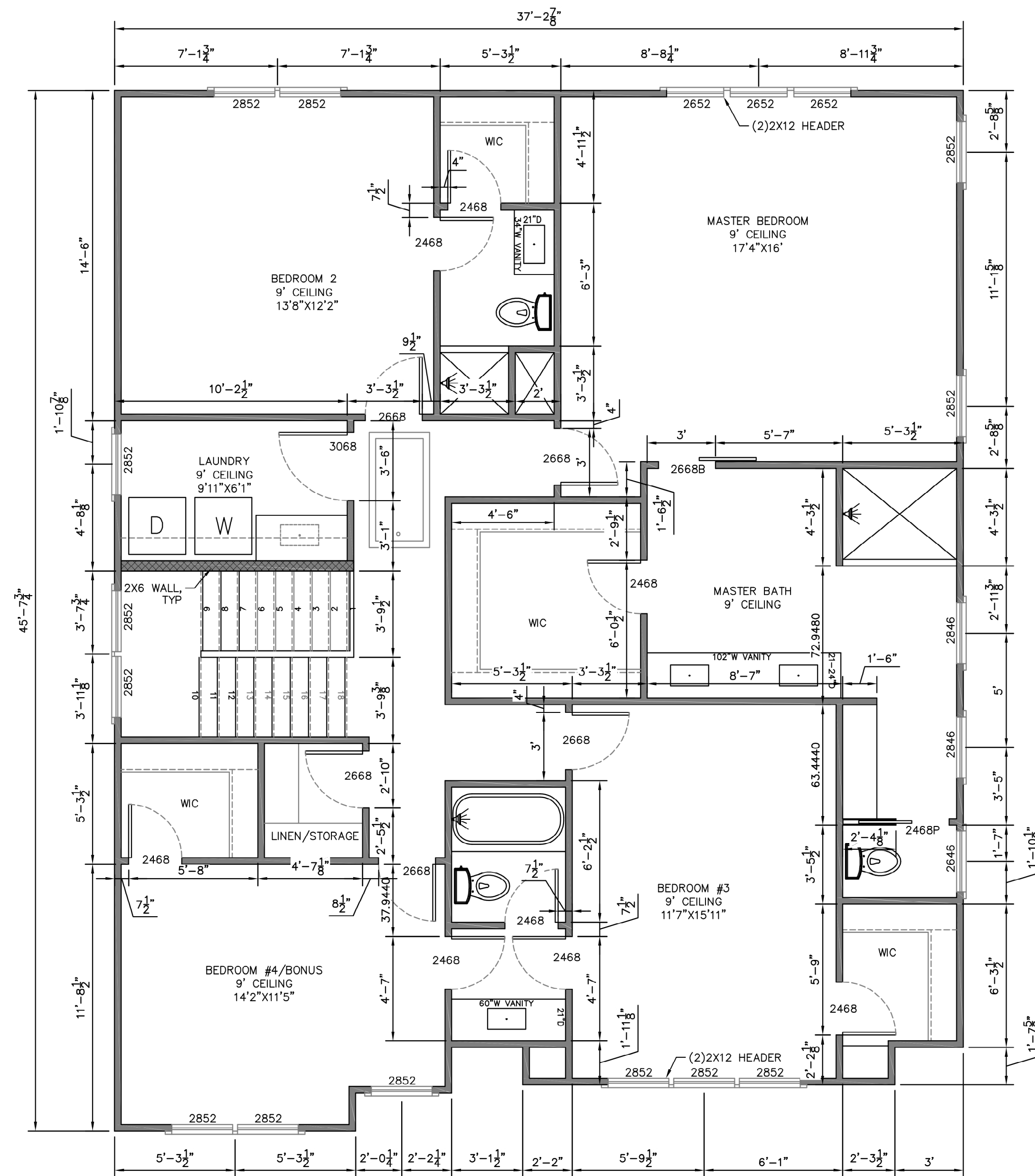
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SECOND FLOOR PLAN VIEW
 SCALE 1/4"=1'



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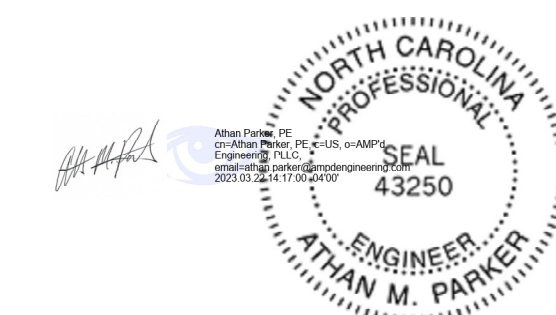
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 SINGLE FAMILY HOME DESIGN

DATE: 11/22/2022

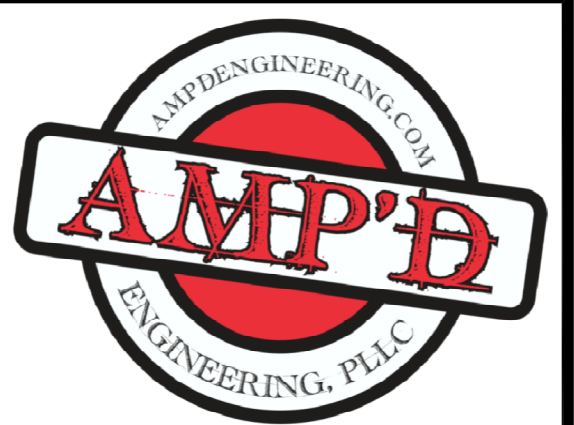
REV:	DATE:
FINALIZE PLAN SET	3/22/2023

SHEET:
 2ND FLOOR

SHEET NUMBER:
 3 OF 4



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AMP'D ENGINEERING, PLLC
 FIRM LICENSE NO P-1532
 PO BOX 4580
 EMERALD ISLE, NC 28594
 athon.parker@ampdengineering.com
 252-777-0141

HOME AREAS:
 1ST FLOOR: 1,157 SF
 FRONT PORCH: 99 SF
 REAR PORCH: 268 SF
 GARAGE: 492 SF
 2ND FLOOR: 1,614 SF

TOTAL CONDITIONED: 2,771 SF

NOTE - AREAS TAKEN FROM LINE WORK IN AUTOCAD OUTSIDE OF FRAMING MEMBERS.

CLIENT:
 GEMSTONE HOMES

THE EMERALD
 SINGLE FAMILY HOME DESIGN

DATE: 11/22/2022

REV:	DATE:

SHEET:
 ELEVATIONS

SHEET NUMBER:
 4 OF 4

FRONT ELEVATION
 SCALE 1/4"=1'



LEFT ELEVATION
 SCALE 1/4"=1'



REAR ELEVATION
 SCALE 1/4"=1'



RIGHT ELEVATION
 SCALE 1/4"=1'

