T JOHNSON RESIDENCE

B.O.

BOT

BTWN

CEM

CLG

C.O.

CONN

CONT

CLOS

C.T.

CTR

C.W.

DET

D.F.

DIA DIM DISP

DN

D.W.

DRWG

DRW

EIFS

E.J.

ELEC

EMER

ENCL

E.P.B.

EQUIP

EXIST

EXP

EXT

F.A.U.

F.E.C.

FIXT

FLR OR F

FLASH

FLUOR

F.O.C.

F.O.F.

F.O.Ply

F.O.S.

FPRF

Plan

No.:

F.B.

EQ

CONST

CONTR

B.P.

BOTTOM OF

BETWEEN

BUILDING PAPER

CONTROL JOINT

CONCRETE MASONRY

BOTTOM

CEMENT

CEILING

CLEAR

CAULKING

COUNTER

CLEAN-OUT

CONCRETE

CONDITION

CONNECTION

CONTINUOUS

CONTRACTOR

CERAMIC TILE

COLD WATER

DRINKING FOUNTAIN

EXTERIOR INSULATION &

CLOSET

CENTER

DOUBLE

DIMENSION

DISPENSER

DISHWASHER

DRAWING

DRAWER

EXISTING

ELEVATION

ELECTRICAL

EMERGENCY

ENCLOSURE

EQUIPMENT

EXPANSION

EXTERIOR

FIRE ALARM

FLOOR DRAIN

FLAT BAR

FIXTURE

FLASHING

FLUORESCENT

FACE OF FINISH

FACE OF STUDS

FIREPROOF

FACE OF CONCRETE

FACE OF PLYWOOD

P.T.D.

PTN

FLOOR

FORCED AIR UNIT

FIRE EXTINGUISHER

FLAT HEAD MACHINE

EXISTING

EQUAL

FINISH SYSTEM

EXPANSION JOINT

EACH

DETAIL

DOWN

DOOR

CONSTRUCTION

CERAMIC

Design Documents & Construction Based on:

2018 NC Residential Building Code & 2018 NC Energy Conservation Code

The notes, recommendation, and considerations included herein are offered in good faith for the contractor's reference. These notes are not all-inclusive and do not, by any means, include all of the information necessary to all aspects of the construction project. These notes are superseded by the contractors experience, best judgment and local applicable building codes. The drawings, illustrations and diagrams included in this package represent the design intended for the building and are to be used in the coordination of work. The contractor is responsible for the integrity of all assemblies and all work is to conform to accepted residential construction standards.

- All material and workmanship shall conform to ACI 318. All detailing. fabrication, accessories and placement of reinforcing shall conform to the ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures. - Concrete shall be normal weight gray concrete and develop a minimum

compressive strength of 3000 PSI at 28 days. - All slabs on grade shall bear on 4" compacted granular fill with 6x6 10-10 welded wire mesh (WWM) conforming to ASTM A185. Overlap WWM minimum

- Interior slabs shall have 6 mil polyethylene vapor barrier underneath

- Foundation bolts must be anchored to sill plate with 1/2"dia. anchor bolts embedded into foundation wall or concrete slab for monolithic slabs. Anchor bolts to conform to ASTM A307. Bolts shall be located within 12" of each corner and spaced 6'-0" o.c.

- Lap all reinforcing bars a length of 30 bar diameters minimum. - All construction joints are to be rough surface and cleaned before the next pour. No horizontal construction joints permitted in foundation walls.

- Provide expansion joints where required by local codes - Control joints in concrete slabs shall be located so that the maximum area within joints is less than 600 sq. ft. and the ratio of side dimensions is no more

- All material and workmanship shall conform to AISC specifications for the design, fabrication and erection of structural steel - All structural steel for beams and plates shall comply with ASTM A 572 Grade

- All structural steel columns shall comply with ASTM A 615 Grade 60. All welds shall be made with E70XX electrodes. All butt welds shall be full penetration. Minimum size of fillet welds shall conform to AISC specifications.

- All wood framing and materials shall comply with National Design Specifications for Wood Construction published by the National Forest Products Association. - Unless noted otherwise, all framing lumber to be Hem Fir # 2, Southern Pine

No. 2 or equal. - Lumber for 2x4 or 2x6 stud partitions shall be stud grade spruce-pine-fir #2 or

- All exterior stud walls are to be constructed of 2x4 or 2x6 studs at 16" o.c. - All headers and beams are to be supported by built-up framing lumber or columns. Support is to be continuous to the foundation - All knee wall construction to be diagonally braced at 4'-0" o.c. maximum.

- Any structural and/or framing members not indicated on the plan are to be sized by the contractor. Consult with a licensed structural engineer where necessary. - Lumber to be in contact with concrete or masonry shall be pressure treated

- All exterior walls are dimensioned to the outside of 1/2 "plywood/OSB sheathing.

- All interior walls are dimensioned to face of studs. - All trusses to be engineered and constructed by a TPI member truss manufacturer. Install temporary and permanent bridging per truss manufacturer's

- One row of 1x4 wood cross bracing or solid blocking on all spans over 16'-0".

- Collar ties are to be spaced at 4'-0" o.c. - All purlins and kickers are to be 2x6 unless noted otherwise

- Any hip or valley rafters of 28'-0" span or more are to be Laminated Veneer

- Electrical receptacles shall be no more than 12 ft. apart including any wall 2 ft. or wider (Bathrooms, Kitchens and Utility Rooms excepted)

- GFCI outlets to be installed in Garages, Outdoors and in Laundry Rooms, Bathrooms and Kitchens within 6'-0" measured horizontally from sinks. - Bathrooms shall be provided with switches controlling light fixtures and

- Exterior light fixtures shall be provided at all doors to the exterior. Switches shall be provided near doors controlling outdoor light fixtures. Pre-wire for phone and TV in rooms decided by the Contractor or Owner.

- Reinforce all ceiling mounted lights, fixtures and/or devices. - At least one lighting fixture and outlet shall be installed in attics and crawlspaces used for storage or where equipment in located.

- Provide exterior outlets at the front and rear of home. Outlets must be within 6'-6" of grade and weatherproof and GFCI protected. - Electrical lighting fixtures in clothes closets shall be installed with a minimum of

18" clearance to combustible materials. Fixtures shall be vertically clear to floor Provide minimum of one smoke detector per floor.

- Smoke detectors to be installed above door inside of each sleeping room as well as being located outside of each sleeping room. - Smoke detectors shall be connected to house power and install interconnect so that when any one is tripped all units will sound.

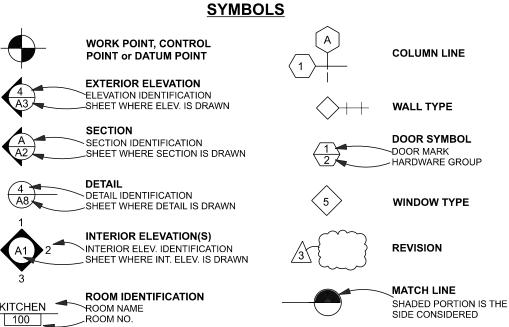
- Smoke detectors must have a battery back-up.

- Plumbing fixtures shall have water usage as stated; Toilet: 1.6 Gallons per flush max.; Showerhead: 2.5 GPM max.; Lavatory Faucets: 2.2 GPM max.; Sink

- All exterior hose bibs to have non-removable backflow prevention devices. - Provide minimum 30" wide space at water closet, extending at least 30" in front

- Water heater shall be provided with a temperature and pressure relief valve.

- Floor: 40 PSF Live Load and 15 PSF Dead Load - Roof: 30 PSF Live Load and 15 PSF Dead Load - Attic: 30 PSF in Storage Areas and 10 PSF where no storage. - Assumed soil bearing capacity: 2000 PSF; Verify soil bearing capacity on site.



ABBREVIATIONS Q.T. **QUARRY TILE ANGLE** FOOT OR FEET FTG FOOTING CHANNEL FURRING **RETURN AIR** DIAMETER or ROUND FUT **FUTURE** RADIUM POUND or NUMBER RECESSED **GAS OUTLET REFERANCE** PLUS or MINUS REFLECTED AIR CONDITIONING or GAUGE GALVANIZED ASPHALTIC CONCRETE GALV REFRIG or R REFRIGERATOR **ACCOUSTICAL** GARBAGE DISPOSAL REGISTER AREA DRAIN **GENERAL** REINFORCED **ADJUSTABLE GROUND FAULT REQ'D or REQ** REQUIRED ADJACENT **INTERRUPTER** RESILIENT **AGGREGATE** RETAINING **ALTERNATE** GROUND REVISION/REVISED/REVERSED ALUMINUM GRADE **APPROXIMATE** G.S.M. **GALVANIZED SHEET** REMOV **REMOVEABLE ARCHITECTURAL ROUGH OPENING ASPHALT** GYPSUM RDWD or RWD REDWOOD HOSE BIBB **BITUM** SOLID COVE **BITUMINOUS** HOLLOW CORE OR S.C. **BLDG** BUILDING HANDICAPPED S.C.DR. or S.C.D SOLID CORE DOOR BLK BLOCK SEE CIVIL DRAWINGS BLOCKING **HARDBOARD** STORM DRAIN

HEADER SOAP DISPENSER/DISH **HARDWARE** SCHEDULE SECT HDWD HARDWOOD SECTION HANGER SEE ELECTRICAL DRAWINGS **HGT or HT** HEIGHT SEPARATION SPRINKLER HEAD **HOLLOW METAL** SHOWER HORZ **HORIZONTAL** SHEET **HANDRAIL** SHEATHING HOT WATER HEATER SIMILAR SLIDING I.D. INSIDE DIAMETER SEE LANDSCAPE DRAWINGS S.M.D. SEE MECHANICAL DRAWINGS INCH INSULATION SEE PLUMBING DRAWINGS INTERIOR SPECIFICATION OR SPECIAL INTERMEDIATE INTER STAINLESS STEEL SEE STRUCTURAL DRAWING JOIST SERVICE SINK **JOINT** STD STANDARD STL STEEL

TEMPERED

TERRAZZO

THICK

TONGUE & GROOVE

TO MATCH EXISTING

UNIFORM BUILDING CODE

UNLESS OTHERWISE NOTED

VERTICAL GRAIN DOUGLAS FIR

VINYL COMPOSITION TILE

TOP OF CONCRETE

TOP OF PLATE

TOP OF WALL

UNEXCAVATED

UNFINISHED

VARIES

VENEER

VERTICAL

VOLUME

WEST

WOOD

WITHOUT

VESTIBULE

VERIFY IN FIELD

WALL COVERING

WATER HEATER

TYPICAL

TOP OF PLYWOOD

KITCHEN STOR or STRG STORAGE **STRUCTURAL** LAMINATE SHEET VINYL LAV LAVATORY SHEAR WALL POUND **SYMMETRICAL** LIGHT FIXTURE L.F. SYS SYSTEM LINEAR TREAD LIGHT TOWEL BAR TOP OF CURB TELEPHONE

MACH MACHINE MAINT MAINTAIN MATL **MATERIAL MAXIMUM** M.B. MACHINE BOLT MEDICINE CABINET T.M.E. MEDIUM DENSITY T.O.C. T.O.P. **OVERLAY MECH MECHANICAL** T.O.PLY MEMB T.O.W. MEMBRANE MANUFACTURER MINIMUM

MISCELLANEOUS UNEXC MTD MOUNTED U.O.N. MULLION NEW NORTH V.C.T. ELECTRICAL PANEL BOARD N.I.C. NOT IN CONTRACT NO or # NUMBER **VEST** NOMINAL N.T.S. V.G.D.F NOT TO SCALE V.I.F. OVERALL O.A. ON CENTER O.D. OUTSIDE DIAMETER (Dim.) W OPENING

OPP OPPOSITE PERIM PERIMETER PL or PLT PLATE P.LAM PLASTIC LAMINATE PLAS PLASTER FLAT HEAD WOOD SCREW PLYWD **PLYWOOD PANEL** PAINT P.S.I. PER SQUARE INCH PRESSURE TREATED OR POST TENSIONED

WORK POINT OR WATERPROOFING WATERPROOF MEMBRANE WAINSCOT WET STANDPIPE WATER RESISTANT WELDED WIRE PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE

AREA CALCULATIONS

Finished Area:	Net Finished Area:	Gross Finished Area:
First Floor:	2846	-
Second Floor:	906	_
Sunroom:	418	-
Total Heated Area:	4170	
		Gross Unfinished Area:
Unfinshed Area:	Net Unfinished Area:	-
Garage:	1182	-
Front Porch:	125	<u>-</u>
Rear Porch:	_	_
Total Unheated Area:	1307	

NET AREA is calculated to outside of framing GROSS AREA is calculated to outside of siding or veneer

CRAWL SPACE VENTILATION

Ventilation openings shall be provided through foundation walls or exterior walls. The minimum net area of ventilation openings shall be at least 1 square foot (0.0929 m2) for each 150 square feet (14 m2) of under-floor area. When a Class 1 vapor retarder material is used, the minimum net area of the ventilation openings shall be at least 1 square foot (0.092 m2) for each 1,500 square feet (140 m2) of under floor area space. As a minimum, there shall be four ventilation openings around the perimeter of the structure, one within 3 feet (915 mm) on either side of each corner of the building. When the structure has a projection in the foundation greater than 8 feet, a ventilation openingshall be required within 3' of each outside corner. Vents shall be located in a readily convenient location, and not under low decks or porches. Vents may be centered on front wall projections for aesthetic reasons.

ATTIC VENTILATION

Heated Area:	284
Unheated Area:	+167
Total Area under Roof:	=452
	/15
Square Feet Required:	=30.1

PROVIDED VENTILATION

Vent Type	Quantity	FVA per Unit	Total FVA (sq. ft.)
Soffit	146.00 lf	0.0625	9.13
Ridge	143.50 If	0.085	12.20
-	-	1.77	-
Total vent area provided:			21.33

Provide roof / attic vents to make up for deficiency in calculations for using soffit and ridge vent only.

INDEX OF DRAWINGS

Sheet A1	 Cover Sheet
Sheet A2	 Foundation Layout
Sheet A3	 1st Floor Layout
Sheet A4	 2nd Floor Layout
Sheet A5	 Exterior Elevations & Roof Plan
Sheet D1	 Detail Sheet

Design Documents Prepared by:

13 Thirteen Design & Planning



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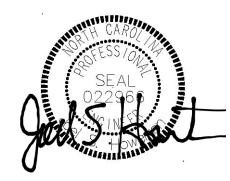
Cover Sheet



STRUCTURAL EVALUATION BY: HOWERTON SERVICES, PLLC 3513 CATHEDR AL BELL ROAD RALEIGH, NC 27614 LICENSE P-1716

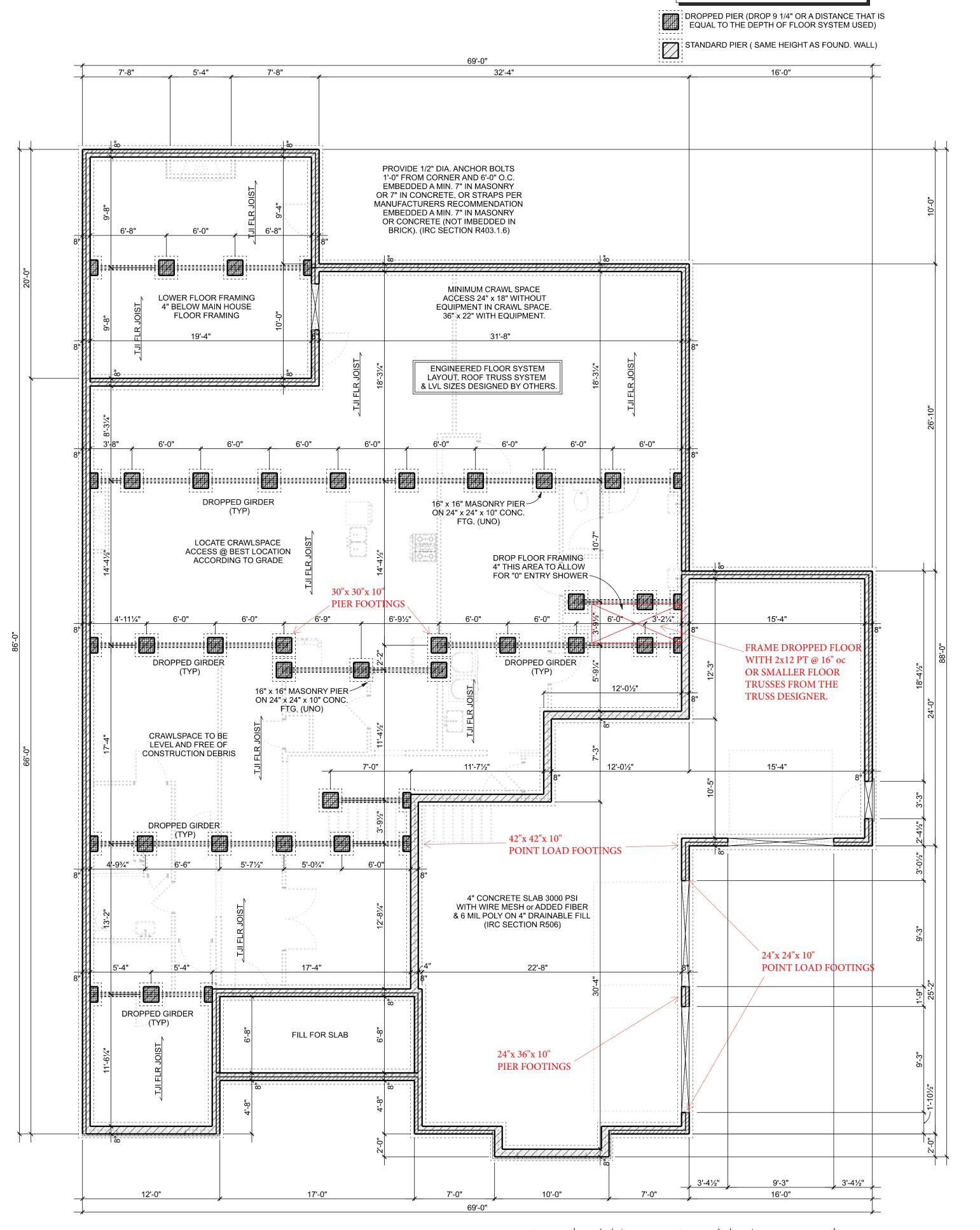
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USE 4 -2X10 FOR ALL DROPPED BEAMS IN THE CRAWLSPACE UNLESS OTHERWISE NOTED IN THE TRUSS LAYOUT





CONTINUOUS FOOTING PER TABLE

2 STORY

2 STORY

3 STORY

MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS CONVENTIONAL WOOD FRAME CONSTRUCTION (BASED ON DRAWING

4" BRICK VENEER OVER WOOD FRAME CONSTRUCTION OR 8" HOLLOW CONCRETE MASONRY (BASED ON DRAWINGS)

16" (w) x 6" (t) 16" (w) x 8" (t) 17" (w) x 10" (t)

16" (w) x 6" (t)

23" (w) x 10" (t)

19" (w) x 8" (t)



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Foundation Layout





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BRACED WALL NOTES:

- 1. BRACED WAILS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE
- 2. THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED, FULL HEIGHT WITH MIN. THICKNESS 7/16" OSB. THESE WALLS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE CS-WSP DETAILS. REFER TO PLAN FOR LOCATION OF REQUIRED BRACING LABLED "CS BRACING" AND LENGTH OF WALL BRACING LABELED IN LINEAR FEET.
- 3. INTERIOR WALLS WHERE NOTED SHALL BE BRACED PER INDICATED METHOD IN REFERENCE TO NCBC-RESIDENTIAL CODE, TABLE R602.10.2.

<u>LIB METHOD</u>: INSTALL 1X4 WOOD OR CONTINUOUS METAL STRAPPING AT 45 DEGREES TO 60 DEGREES FROM TOP PLATE TO BOTTOM PLATE ACROSS STUDS WITH MAXIMUM STUD SPACING OF 16" ON CENTER, CONNECT AS INDICATED IN CODE SECTION.

MINIMUM \hbar_2 " Gypsum board turned vertically and continuou from top plate TO BOTTOM PLATE. SCREW CONNECTION TO FRAMING USING SPACING CRITERIA AS INDICATED IN CODE TABLES.

- 4. SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT.
- 5. SEE TABLE R602.7.5 FOR CORRECT NUMBER OF KING STUDS PER HEADER.

GENERAL FRAMING NOTES:

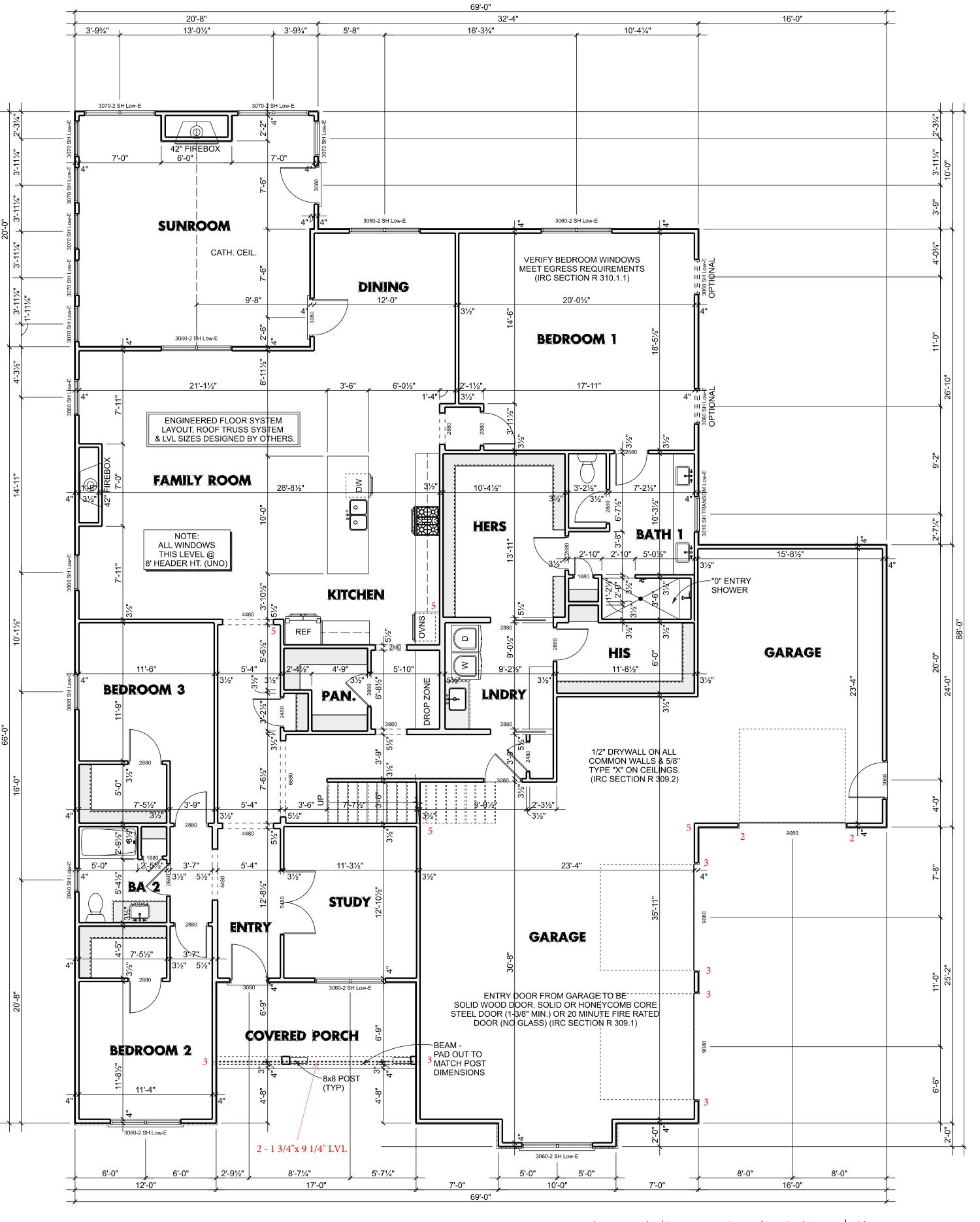
- 1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE. 2018
- 2. GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF NI101.2.1, RESIDENTIAL BUILDING, TYPE A-1.
- 3. WALL CLADDING IS DESIGNED FOR A 24.1 #/SF OR GREATER
- POSITIVE/NEGATIVE PRESSURE. 4. ALL WALLS, FLOORS AND CEILINGS SHALL BE INSUIATED IN ACCORDANCE WITH

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 LIMITO.		

DEFLECTION LIMITS:

- L/360(LIVE LOAD ONLY) ROOF
- ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10 U.O.N.
- ALL WALLS ARE 2X4 @ 16" O.C. U.O.N. . PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.
- 9. PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER.
- 10. ALL JOISTS TO BE SPF.

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IST FLOOR LAYOUT



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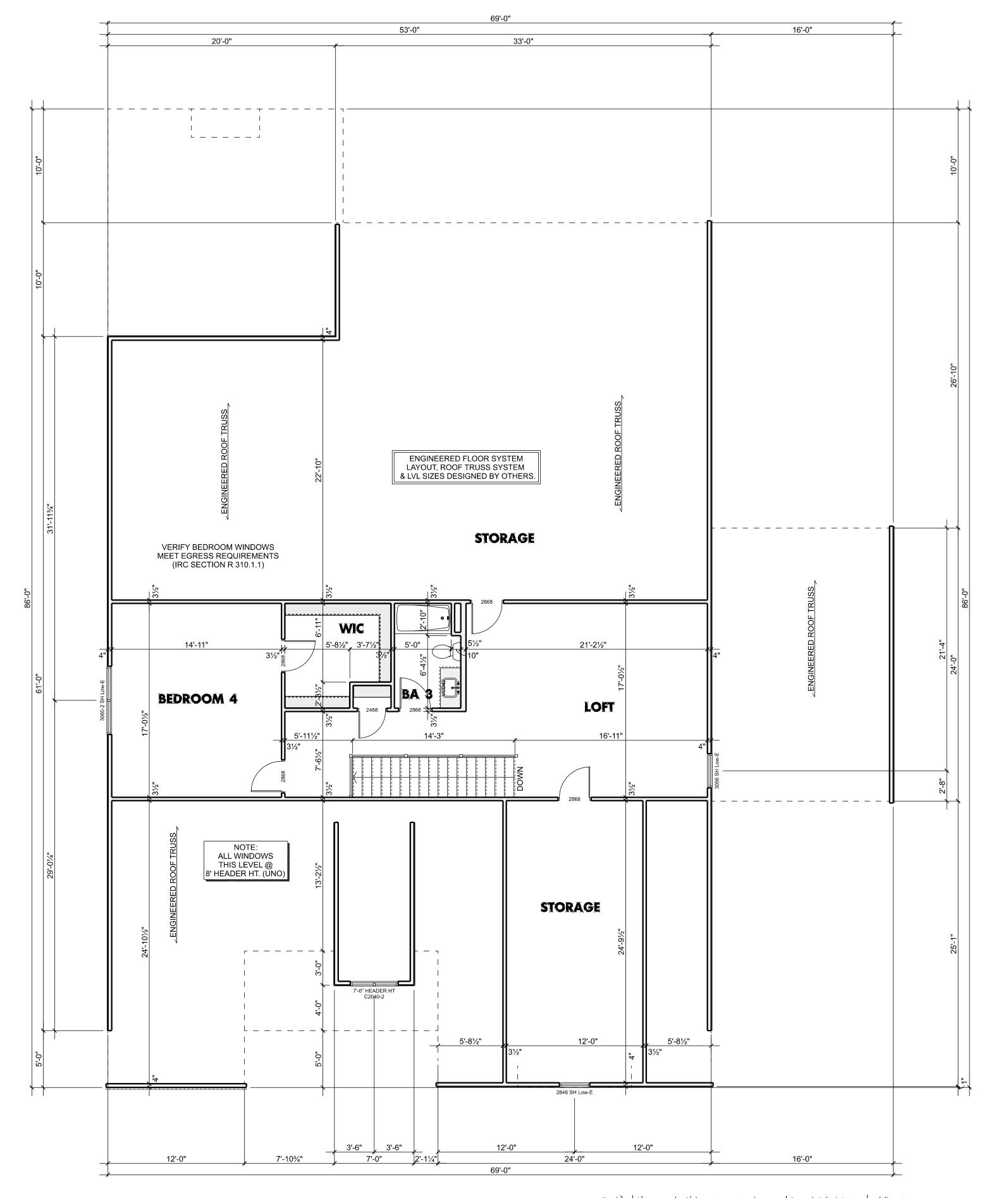
1st Floor Layout

SHEET CONTENTS:





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2ND FLOOR LAYOUT



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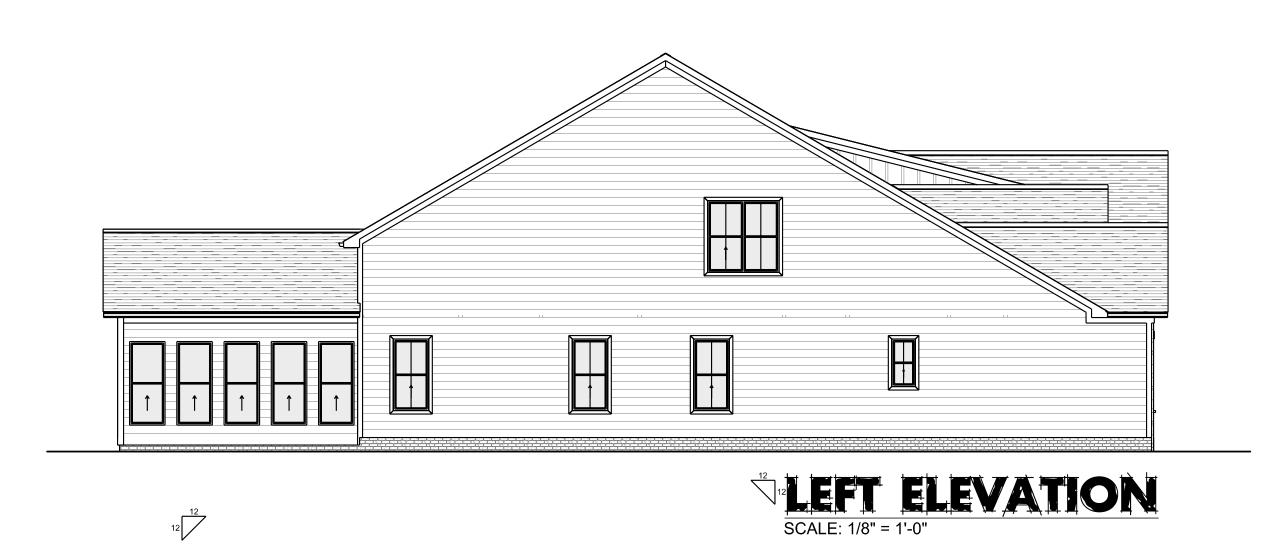
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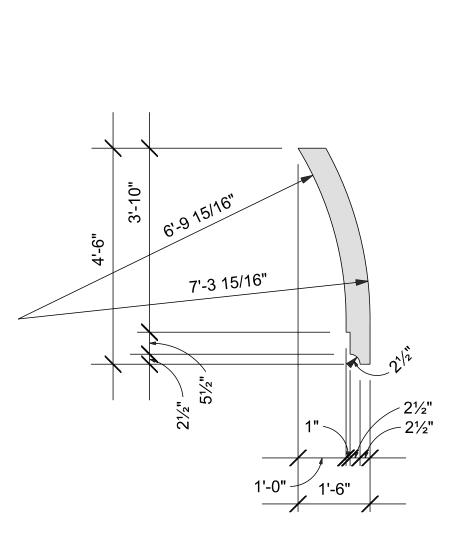
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2nd Floor Layout



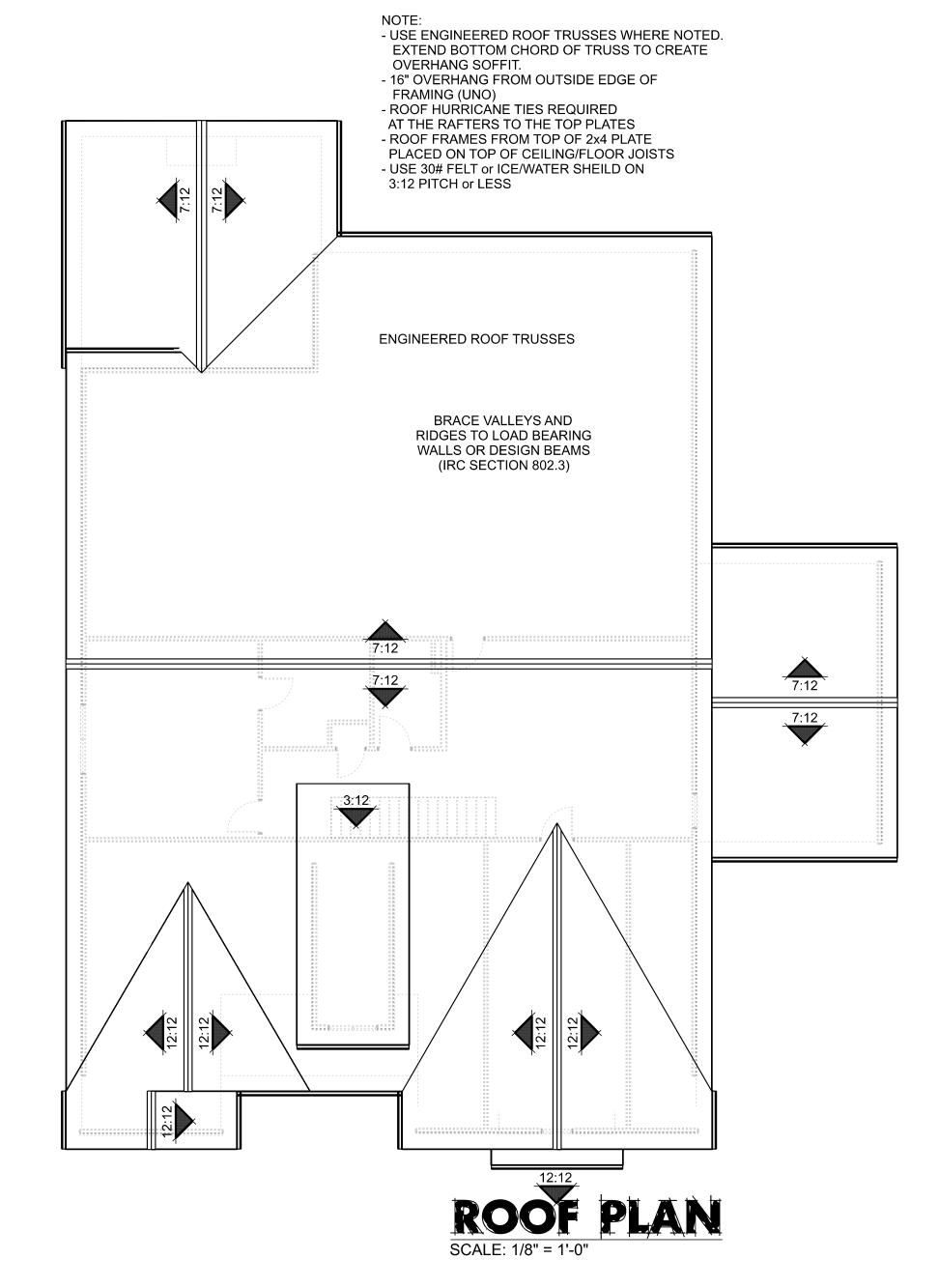


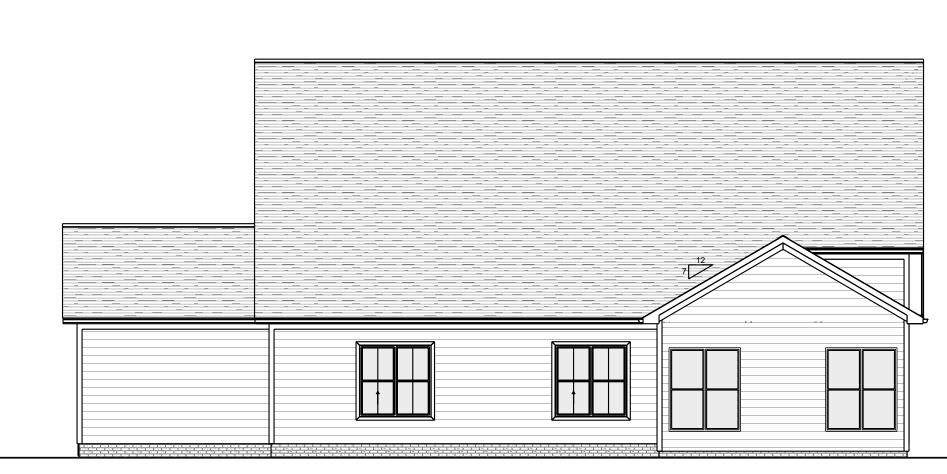




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18X54 KNEE BRACE SCALE: 1/2" = 1'-0"





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REAR ELEVATION

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



FRONT ELEVATION



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SHEET CONTENTS: Front & Rear Elevations

SHEET:

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