

ABBREVIATION

ACC.	ACCESS
BWL.	BRACED WALL LINE
BWP.	BRACED WALL PANEL
C.O.	CASED OPENING
C.J.	CEILING JOIST
C.L.O.S.	CLOSET
COL.	COLUMN
COMP.	COMPOSITION
CONC.	CONCRETE
CONT.	CONTINUOUS
C.M.A.	CARBON MONOXIDE ALARM
C.M.U.	CONCRETE MASONRY UNIT
D.H.	DOUBLE HUNG
DIA.	DIAMETER
D.J.	DOUBLE JOIST
DN.	DOWN
EXH.	EXHAUST
EXT.	EXTERIOR
FL.J.	FLOOR JOIST
FTG.	FOOTING
G.F.I.	GROUND FAULT INTERRUPTER
H.B.	HOSE BIB
L.V.L.	LAMINATED VENEER LUMBER
M.O.	MASONRY OPENING
MAS.	MASONRY
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MTL.	METAL
MIN.	MINIMUM
O.C.	ON CENTER
OSB	ORIENTED STRAND BOARD
PERF.	PERFORATED
REC.	RECESSED
REINF.	REINFORCED
SCR.	SCREENED
S.D.	SMOKE DETECTOR
SEC.	SECOND
SHWR.	SHOWER
S.Y.P.	SOUTHERN YELLOW PINE
S.P.F.	SPRUCE/PINE/FIR
SUSP.	SUSPENDED
7YP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
WASH.	WASHER
W.H.	WATER HEATER
W.P.	WEATHER PROOF
W.W.M.	WELDED WIRE MESH
WDW, HT.	WINDOW HEIGHT
WD.	WOOD

GENERAL NOTES AND SPECIFICATION

EXCAVATION

EXCAVATE TO UNDISTURBED SOIL. BOTTOM OF FOOTING SHALL EXTEND BELOW LOCAL FROST LINE AND TO A MINIMUM DEPTH OF 12" BELOW ADJACENT GRADE. (PRESUMED 2000 PSF SOIL BEARING CAPACITY).
EXPANSIVE, COMPRESSIVE OR SHIFTING SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSUME A STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE.

FOUNDATION

PROVIDE 1/2" DIA. STEEL ANCHOR BOLTS 6'-0" O.C., 1'-0" MAX. FROM CORNERS AND 1'-0" MAX. FROM ENDS OF EACH PLATE SECTION, WITH 7" MIN. EMBEDMENT.
SLOPE GRADE AWAY FROM FOUNDATION WALLS 6" MINIMUM WITHIN THE FIRST 10 FEET.
PROVIDE PRESSURE TREATED LUMBER FOR SILLS, PLATES, BANDS AND ANY LUMBER IN CONTACT WITH MASONRY.

CRAWL SPACE

ALL GIRDER JOINTS AND ENDS OF GIRDERS SHALL REST ON SOLID BEARINGS. FILL CORES OF HOLLOW MASONRY TO FOOTING WITH CONCRETE. FILL TOP COURSE CORES OF EXTERIOR FOUNDATION WALL WITH CONCRETE.
FOOTINGS SHALL EXTEND 6" AND SHALL BE 12" THICK UNDER GIRDER PIERS.

FRAMING

ALL FLOOR JOISTS, CEILING JOISTS, RAFTERS, GIRDERS, HEADERS, SILLS AND BEAMS SHALL BE NO. 2 SPRUCE/PINE/FIR (S,P,F.) UNLESS OTHERWISE INDICATED

ALL LOAD BEARING WALLS SHALL BE STUD GRADE SPRUCE/PINE/FIR (S,P,F.) UNLESS OTHERWISE INDICATED.

TAGS

	DOOR TAG
	WINDOW TAG

SHEET LIST	
Sheet Number	Sheet Name
A100	COVER SHEET
A101	LEVEL 1 FLOOR PLAN
A103	ROOF PLAN
A200	FOUNDATION PLAN
A203	ROOF FRAMING PLAN
A401	FRONT ELEVATION
A402	REAR ELEVATION
A403	RIGHT ELEVATION
A404	LEFT ELEVATION
A500	DETAILS

HEATED/UNHEATED SQFT		
Name	Area	Comments
LEVEL 1	2014 SF	HEATED

HEATED/UNHEATED SQFT		
Name	Area	Comments
BACK PORCH	360 SF	UNHEATED
FRONT PORCH	271 SF	UNHEATED

DOOR SCHEDULE		
DOOR TAG	DOOR SIZE	QUANTITY
10	2880	2
22	2468	6
23	2868	5
24	2-1668	1
26	2868	1
35	3080	3
36	POCKET DOOR 2468	3
37	2868	3
38	4080	2
81	2-2068	2

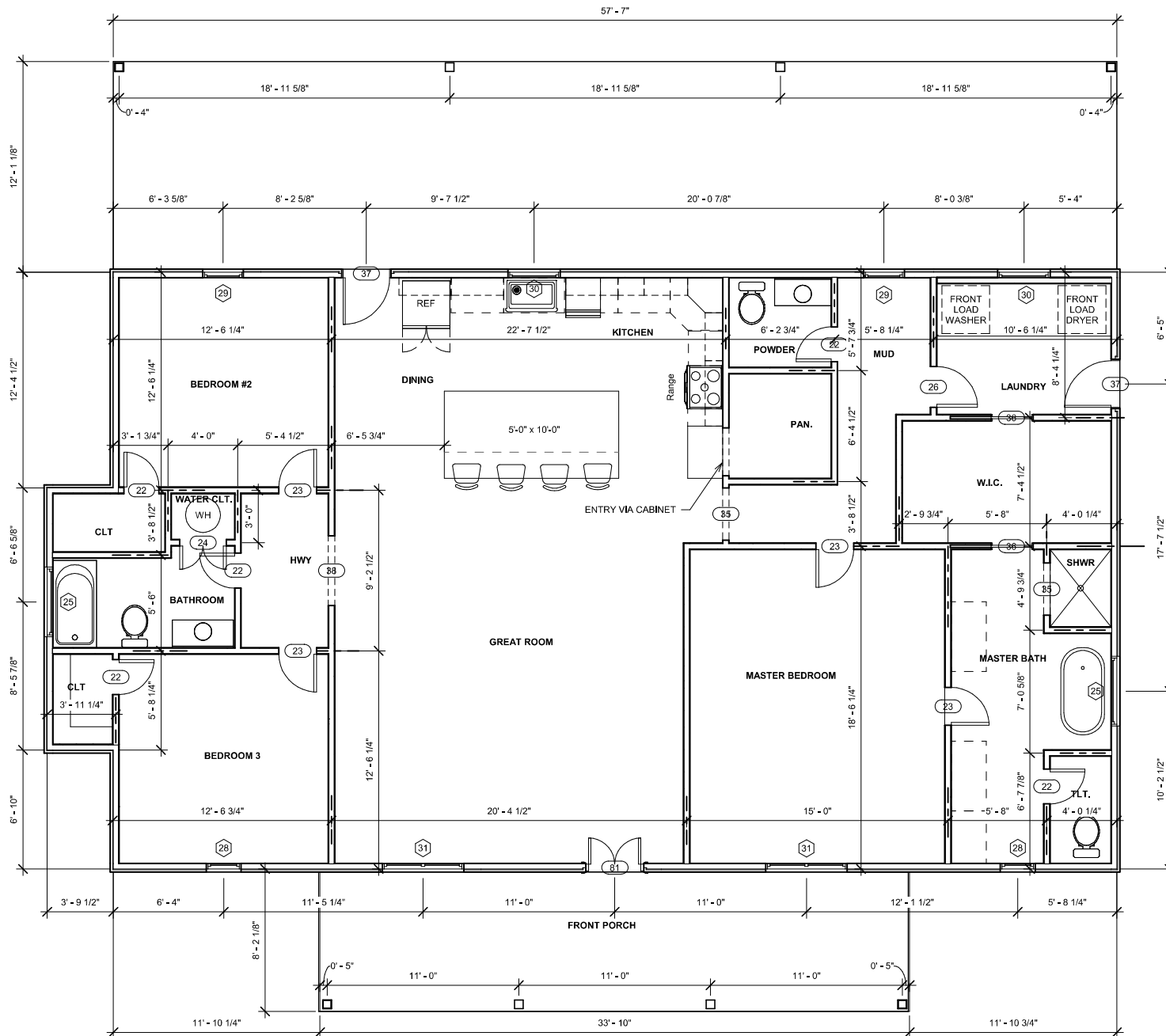
WINDOW SCHEDULE		
WINDOW TAG	WINDOW SIZE	QUANTITY
25	1040	2
28	2462	4
29	2446	5
30	30310	3
31	2462 TWIN	4



TRIVERSE BUILDERS
STAMEY FLOOR PLAN

No.	Description	Date

COVER SHEET		
Project number	001	A100
Date	Issue Date	
Drawn by	DF	
Checked by	BS	
Scale		



① LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

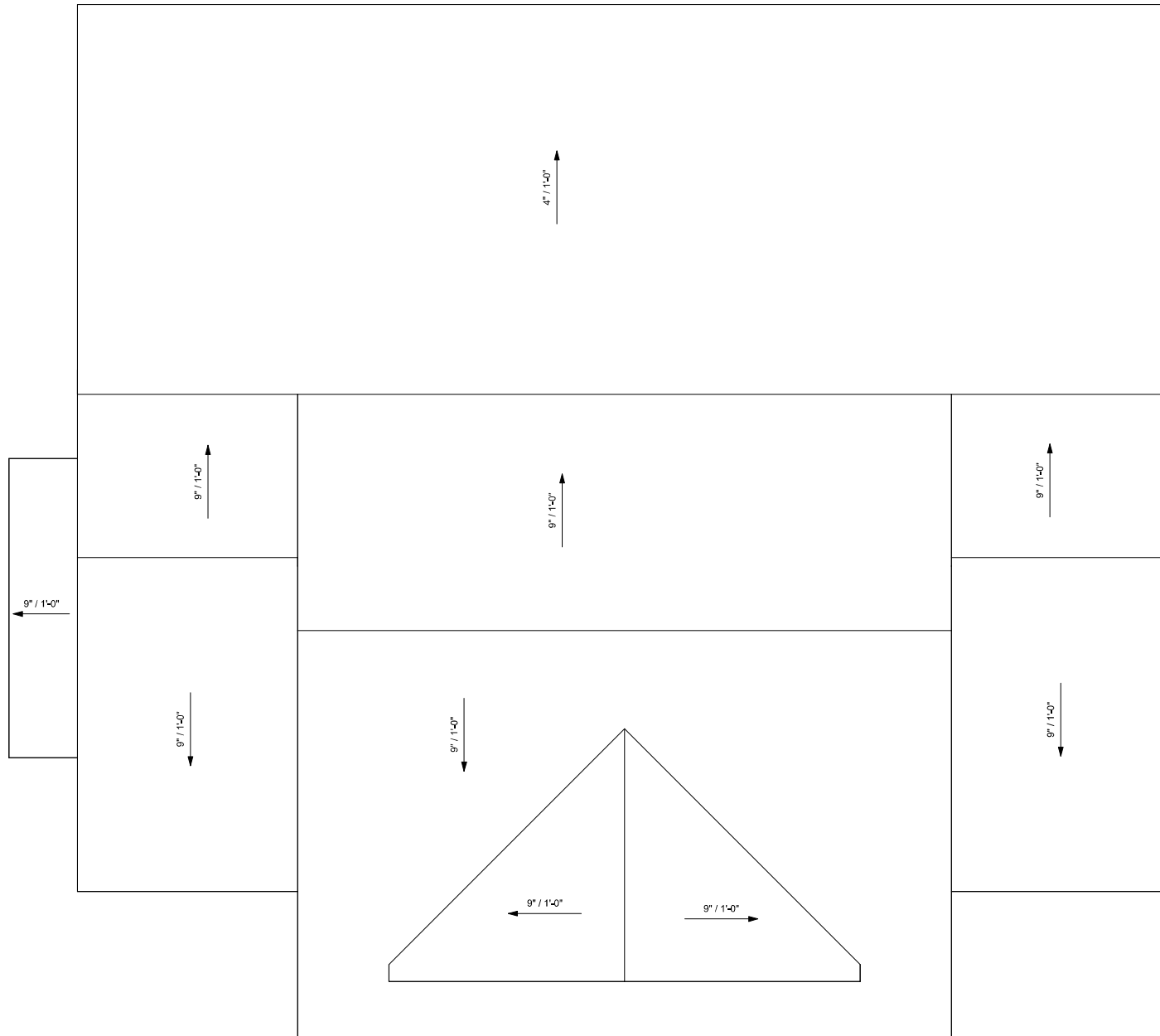


TRVERSE BUILDERS
STAMEY FLOOR PLAN

No.	Description	Date

LEVEL 1 FLOOR PLAN

Project number	001	A101
Date	Issue Date	
Drawn by	DF	
Checked by	BS	
Scale		1/4" = 1'-0"



① ROOF PLAN
1/4" = 1'-0"

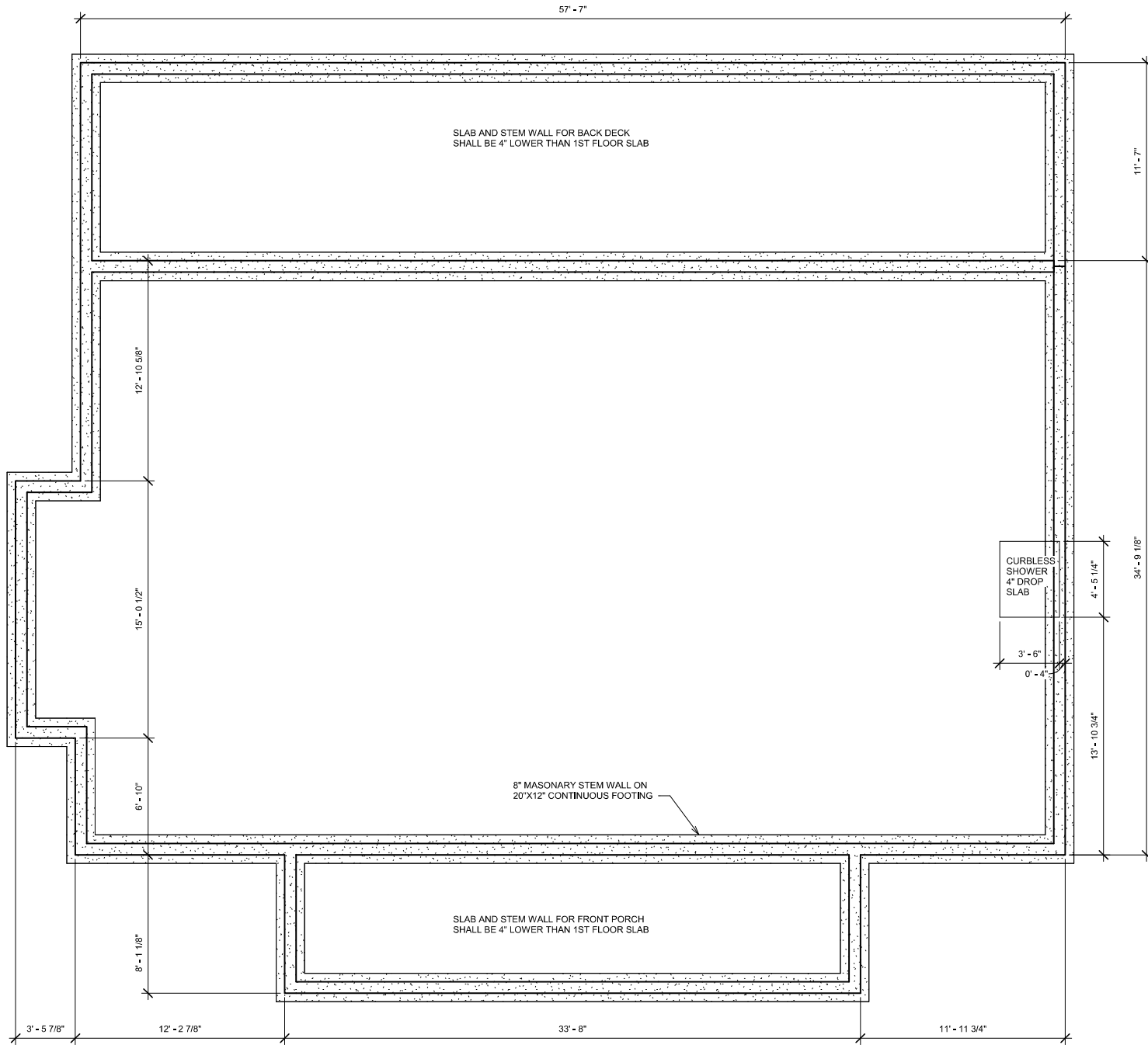


TRIVERSE BUILDERS
STAMEY FLOOR PLAN

No.	Description	Date

ROOF PLAN

Project number	001	A103
Date	Issue Date	
Drawn by	DF	Scale 1/4" = 1'-0"
Checked by	BS	



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

* 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 VARIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID ENGINEER'S LIABILITY.



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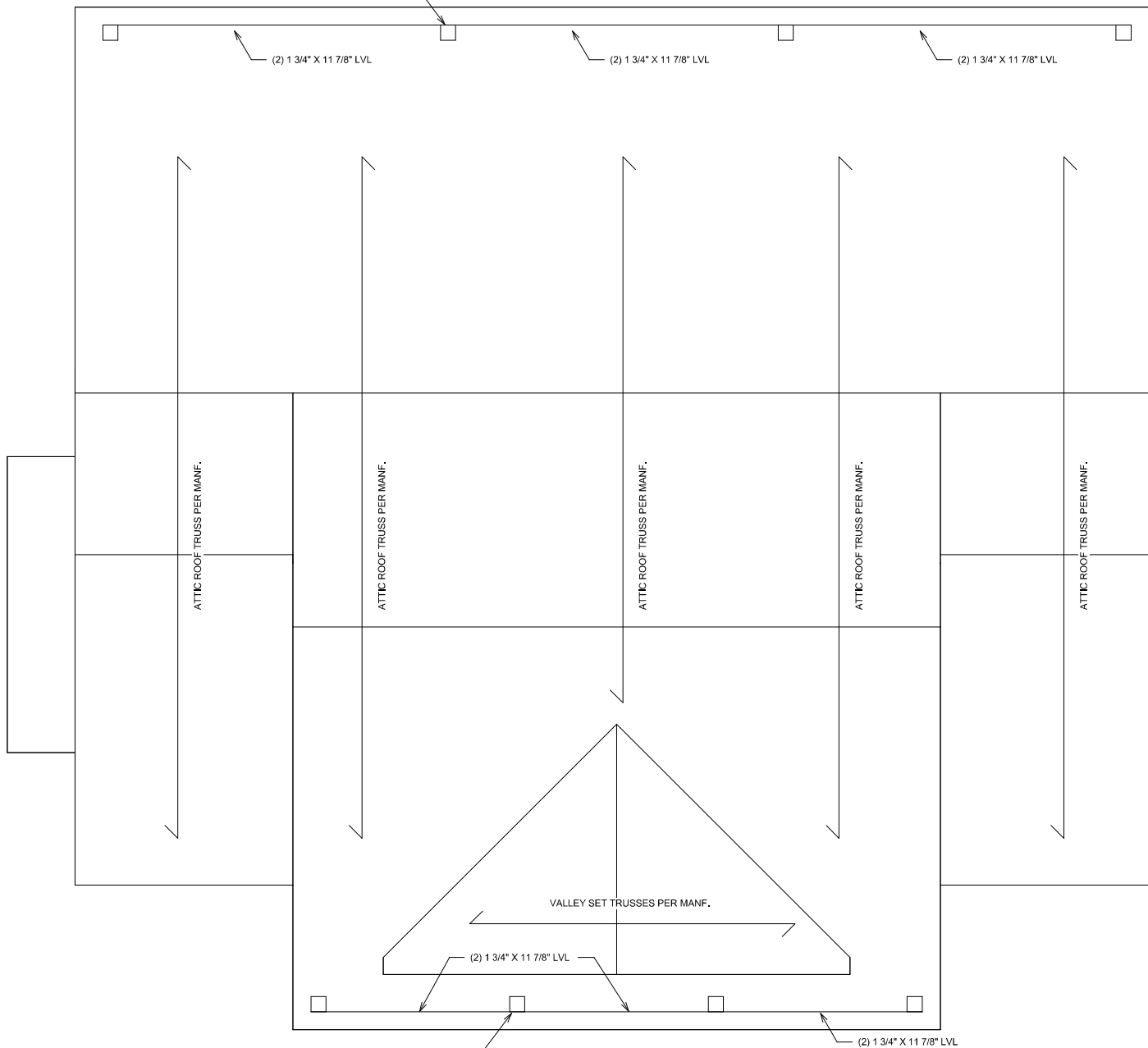


TRIVERSE BUILDERS
 STAMEY FLOOR PLAN

No.	Description	Date

FOUNDATION PLAN		
Project number	001	A200
Date	Issue Date	
Drawn by	Author	Scale 1/4" = 1'-0"
Checked by	Checker	

REF. 4/A500 FOR TYPICAL
POST ATTACHMENT DETAIL



REF. 4/A500 FOR TYPICAL
POST ATTACHMENT DETAIL

① ROOF FRAMING PLAN
1/4" = 1'-0"



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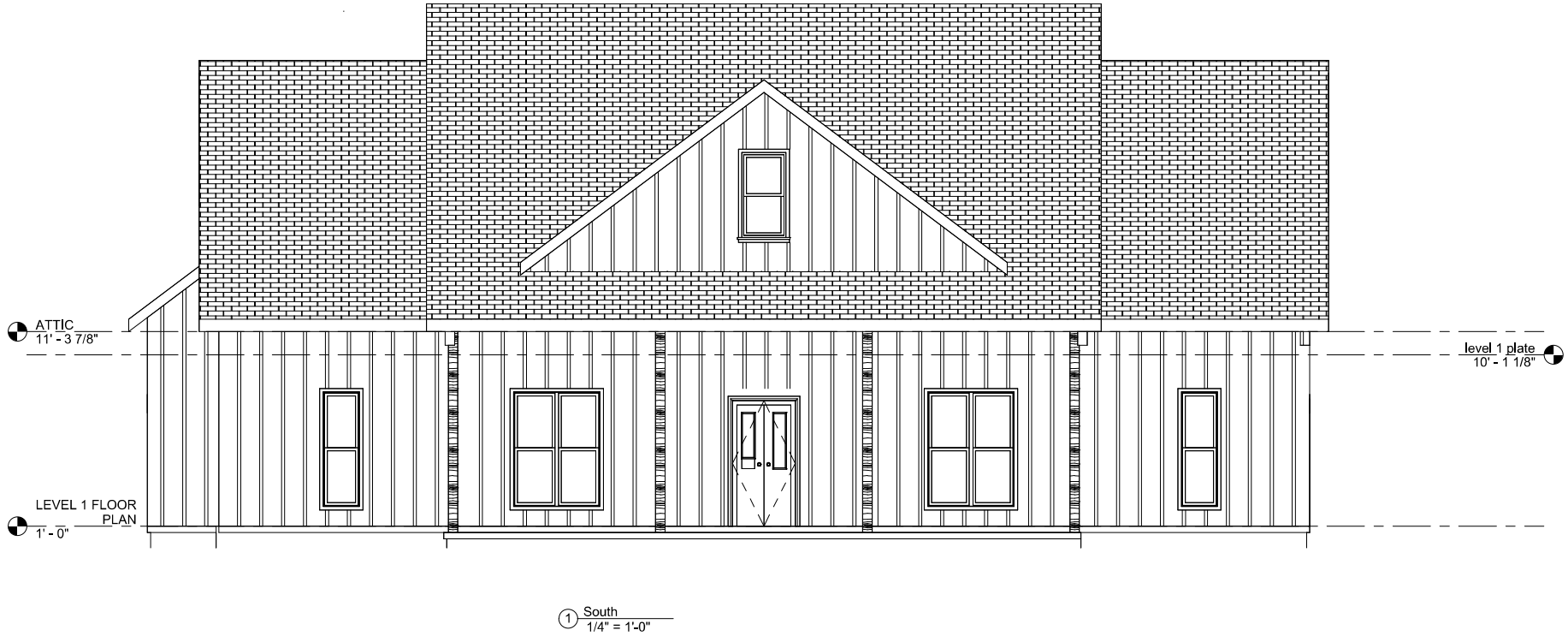


TRIVERSE BUILDERS
STAMEY FLOOR PLAN

No.	Description	Date

ROOF FRAMING PLAN

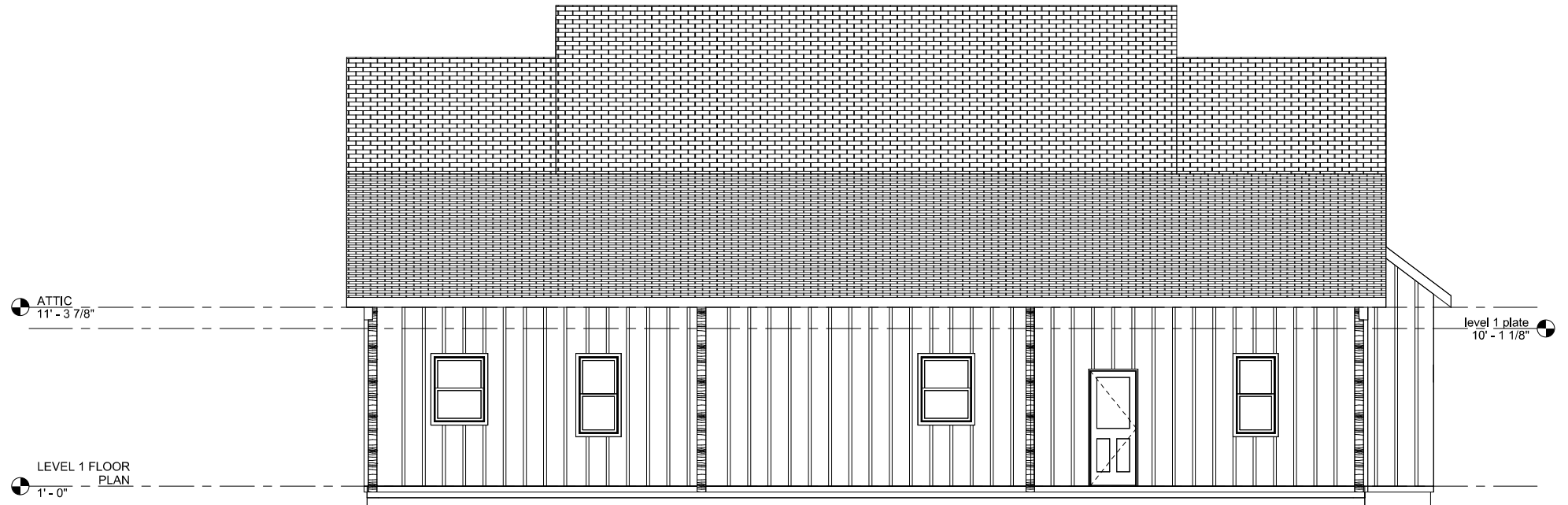
Project number	001	A203
Date	Issue Date	
Drawn by	DF	Scale 1/4" = 1'-0"
Checked by	BS	



TRVERSE BUILDERS
STAMEY FLOOR PLAN

No.	Description	Date

FRONT ELEVATION		A401
Project number	001	
Date	Issue Date	
Drawn by	DF	
Checked by	BS	
Scale		1/4" = 1'-0"



① North
1/4" = 1'-0"



TRIVERSE BUILDERS
STAMEY FLOOR PLAN

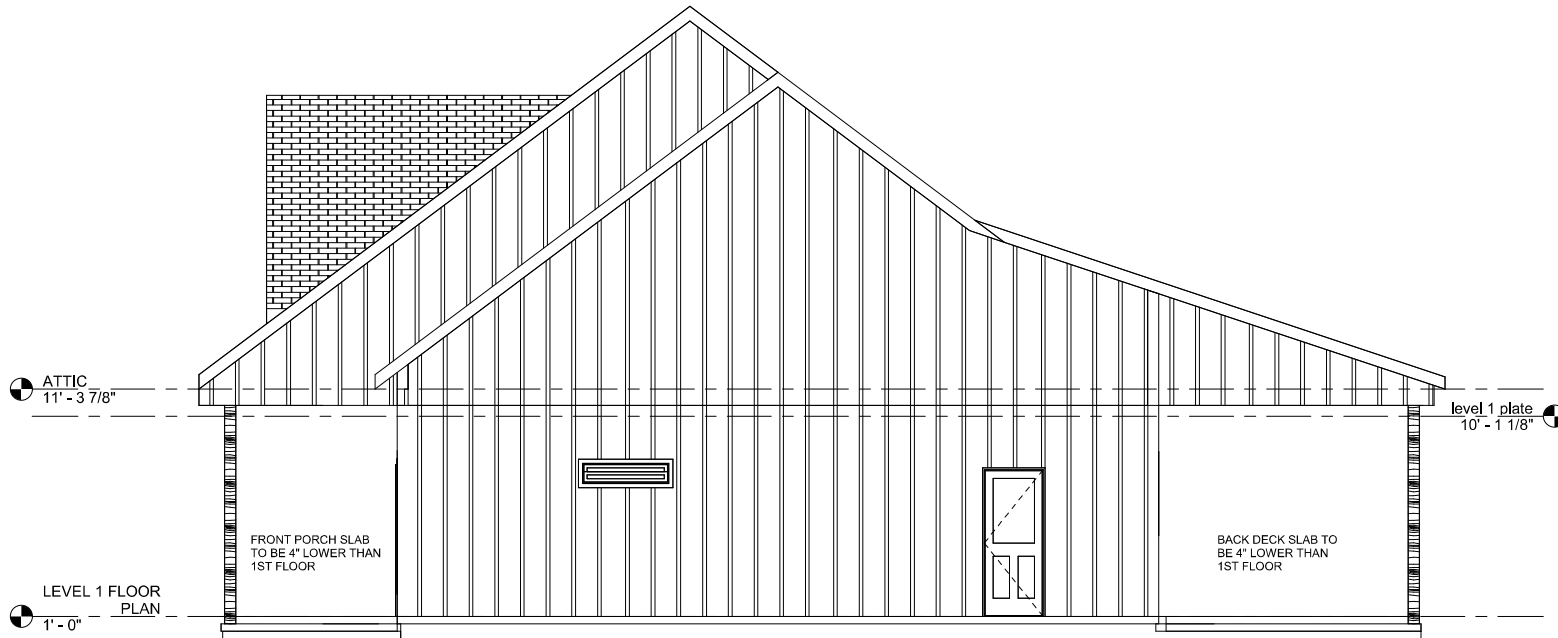
No.	Description	Date

REAR ELEVATION

Project number	001
Date	Issue Date
Drawn by	DF
Checked by	BS

A402

Scale 1/4" = 1'-0"



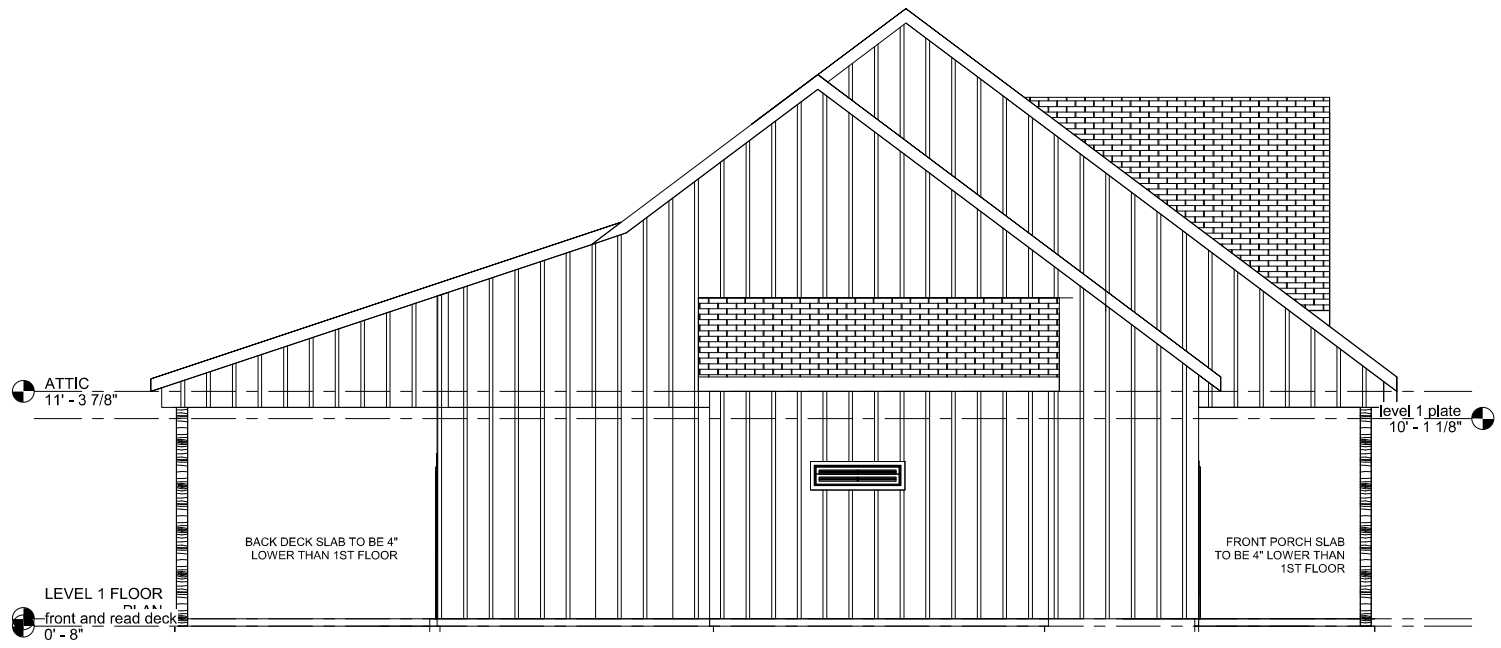
① East
1/4" = 1'-0"



TRIVERSE BUILDERS
STAMEY FLOOR PLAN

No.	Description	Date

RIGHT ELEVATION		A403
Project number	001	
Date	Issue Date	
Drawn by	DF	
Checked by	BS	
Scale		1/4" = 1'-0"



① West
1/4" = 1'-0"



TRIVERSE BUILDERS
STAMEY FLOOR PLAN

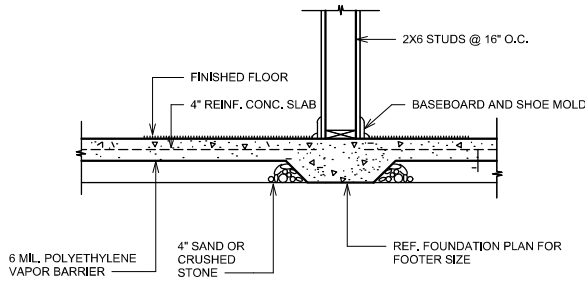
No.	Description	Date

LEFT ELEVATION

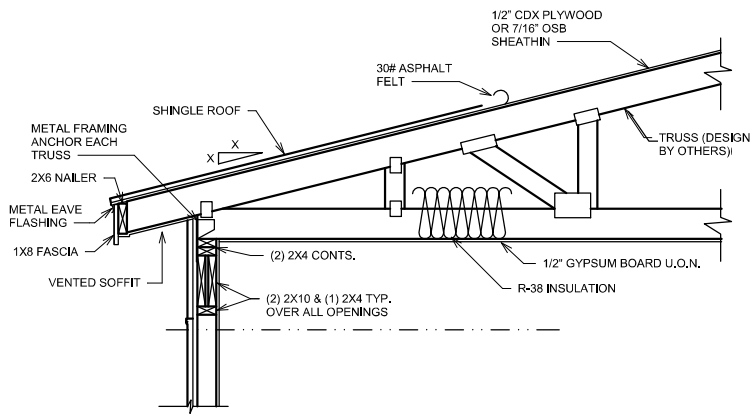
Project number	001
Date	Issue Date
Drawn by	DF
Checked by	BS

A404

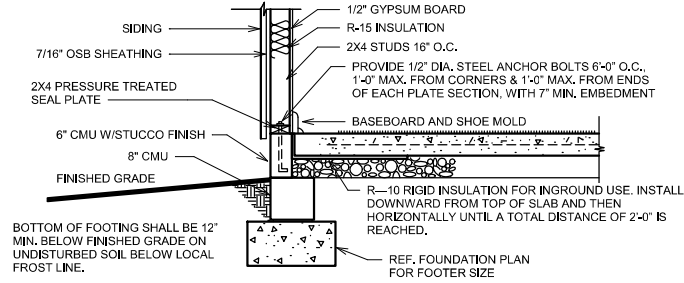
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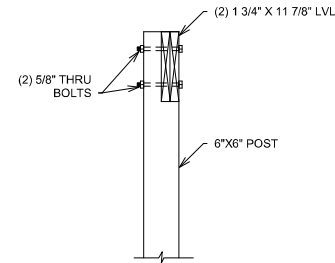
① TYPICAL LOAD BEARING WALL DETAIL
NTS



③ TYPICAL EXTERIOR SIDING WALL
W/ROOF
NTS



② TYPICAL EXTERIOR SIDING WALL
NTS



④ TYPICAL POST ATTACHMENT DETAIL
NTS



01 12 2024 EST

BRACED WALL NOTES:

- BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE
- 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 LABELED "CS BRACING" AND LENGTH OF WALL BRACING LABELED IN LINEAR FEET.
- INTERIOR WALLS WHERE NOTED SHALL BE BRACED PER INDICATED METHOD IN REFERENCE TO NCBC-RESIDENTIAL CODE, TABLE R602.10.2.

LIB METHOD:

INSTALL 2x4 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.

GB METHOD:

MINIMUM: 1/2" GYPSUM BOARD TURNED VERTICALLY AND CONTINUOUS FROM TOP PLATE TO BOTTOM PLATE. SEW CONNECTION TO FRAMING USING SPACING CRITERIA AS INDICATED IN CODE TABLES.

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

GENERAL FRAMING NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- 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 N101.2.1, RESIDENTIAL BUILDING, TYPE A-1.
- WALL CLADDING IS DESIGNED FOR A 24.1 #SF OR GREATER POSITIVE/NEGATIVE PRESSURE.
- ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH CODE SUMMARY.
- 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
- 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.
- PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER.
- ALL JOISTS TO BE SPF.



TRIVERSE BUILDERS
STAMEY FLOOR PLAN

No.	Description	Date

DETAILS

Project number	001	A500
Date	Issue Date	
Drawn by	DF	
Checked by	BS	
Scale		As indicated