

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
A101	LEVEL 1 FLOOR PLAN
A102	LEVEL 2 FLOOR PLAN
A401	FRONT ELEVATION
A402	REAR ELEVATION
A403	RIGHT ELEVATION
A404	LEFT ELEVATION
A200	FOUNDATION PLAN
A202	LEVEL 2 FRAMING PLAN
A204	ROOF FRAMING PLAN
A100	COVER SHEET
A104	ROOF PLAN
A500	DETAILS

HEATED/UNHEATED SQFT		
Name	Area	Comments
LEVEL 1	1041 SF	HEATED
LEVEL 2	1153 SF	HEATED

HEATED/UNHEATED SQFT		
Name	Area	Comments
GARAGE	384 SF	UNHEATED
ATTIC	1160 SF	UNHEATED
FRONT PORCH	36 SF	UNHEATED

DOOR SCHEDULE		
DOOR TAG	DOOR SIZE	QUANTITY
14	3068 CASED OPENING	1
17	GARAGE DOOR	1
22	2468	4
23	2668	4
25	2068	8
26	2868	3
30	3068	1
31	SLIDING DOOR 5068	1
33	Barn Door	1
34	2868	1

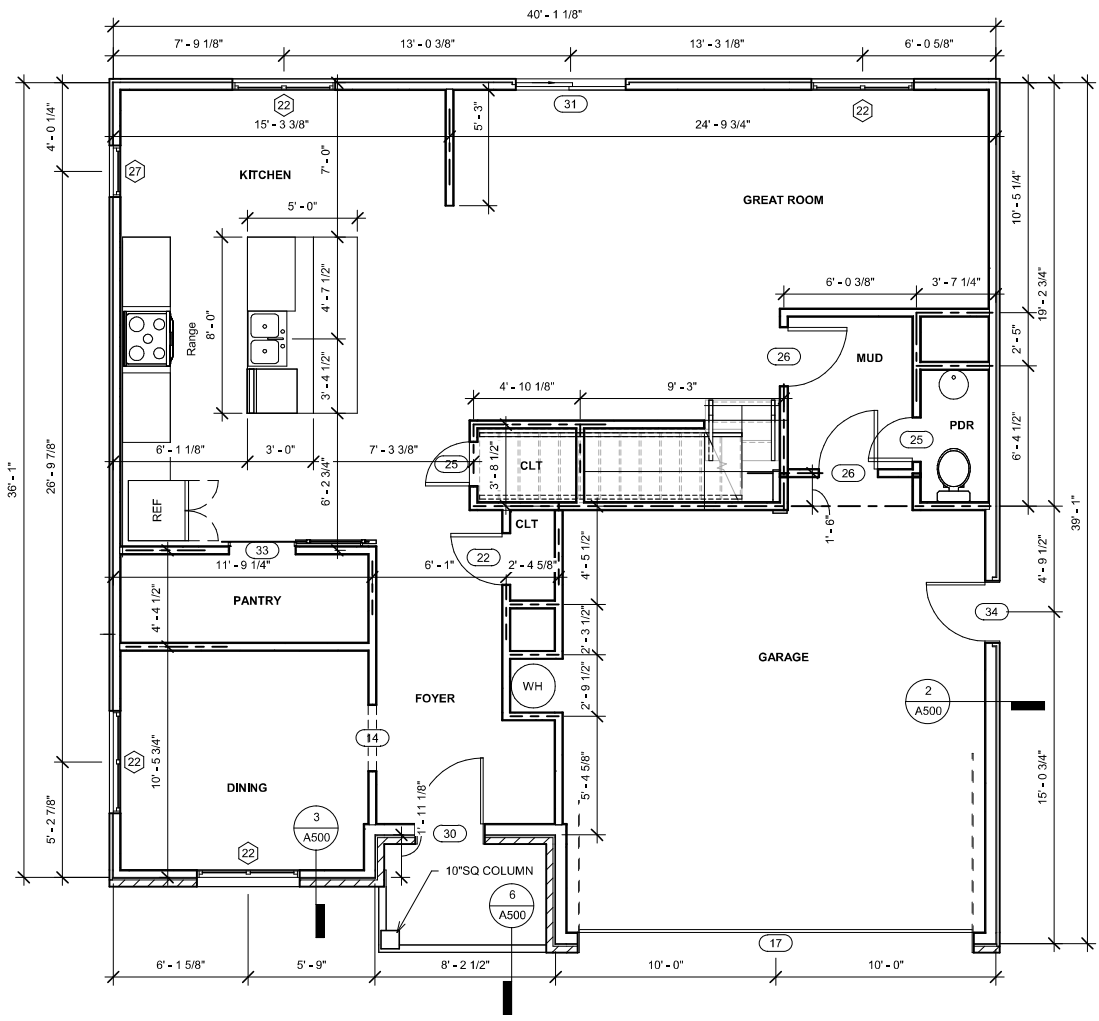
WINDOW SCHEDULE		
WINDOW TAG	WINDOW SIZE	QUANTITY
13	2646	5
22	2452 TWIN	4
25	1040	1
27	2452	1
28	2446 TWIN	2



TRIVERSE BUILDERS
PORZIO FLOOR PLAN

No.	Description	Date

COVER SHEET		
Project number	001	<h1>A100</h1>
Date	Issue Date	
Drawn by	DF	
Checked by	BS	
Scale		



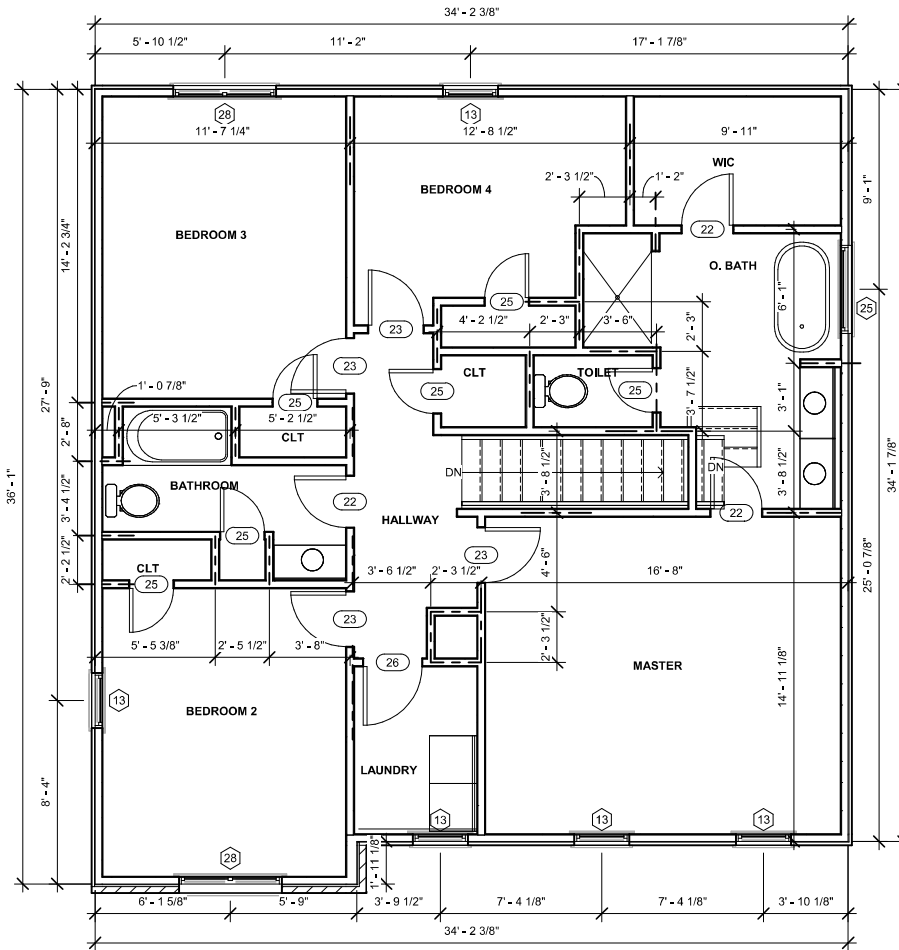
① LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



TRVERSE BUILDERS
PORZIO 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 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

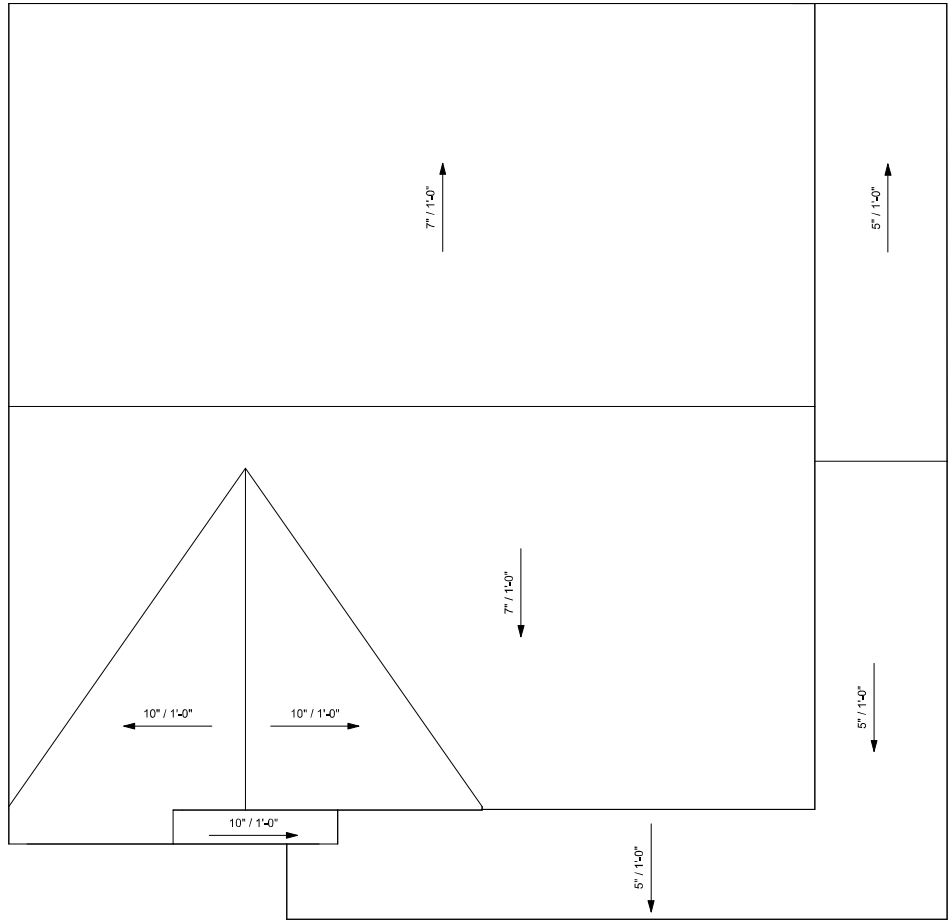


TRVERSE BUILDERS
PORZIO FLOOR PLAN

No.	Description	Date

LEVEL 2 FLOOR PLAN

Project number	001	A102
Date	Issue Date	
Drawn by	DF	Scale 1/4" = 1'-0"
Checked by	BS	



① ROOF PLAN
1/4" = 1'-0"



TRVERSE BUILDERS
PORZIO FLOOR PLAN

No.	Description	Date

ROOF PLAN	
Project number	001
Date	Issue Date
Drawn by	DF
Checked by	BS
A104	
Scale 1/4" = 1'-0"	

GENERAL FOUNDATION NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- EXTERIOR WALL FOOTING TO BE 20" X 8" 3000 PSI STRUCTURAL CONCRETE WITH 2 #4 BARS 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.
- FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
- FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 OF THE CODE "FOUNDATION DRAINAGE".
- THE FOUNDATION SHALL BE TREATED IN ACCORDANCE WITH SECTION R408 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPROOFING".
- THIS FOUNDATION DESIGN IS VALID FOR 120 MPH WIND ZONES.
- FOUNDATION WALLS SHALL BE 12" IN WIDTH WHERE SUPPORTING FRAMING WITH BRICK VENEER.
- PORCH POST FOOTINGS SHALL BE 24"X24"X10" WITH 2 #4 BARS EACH WAY.

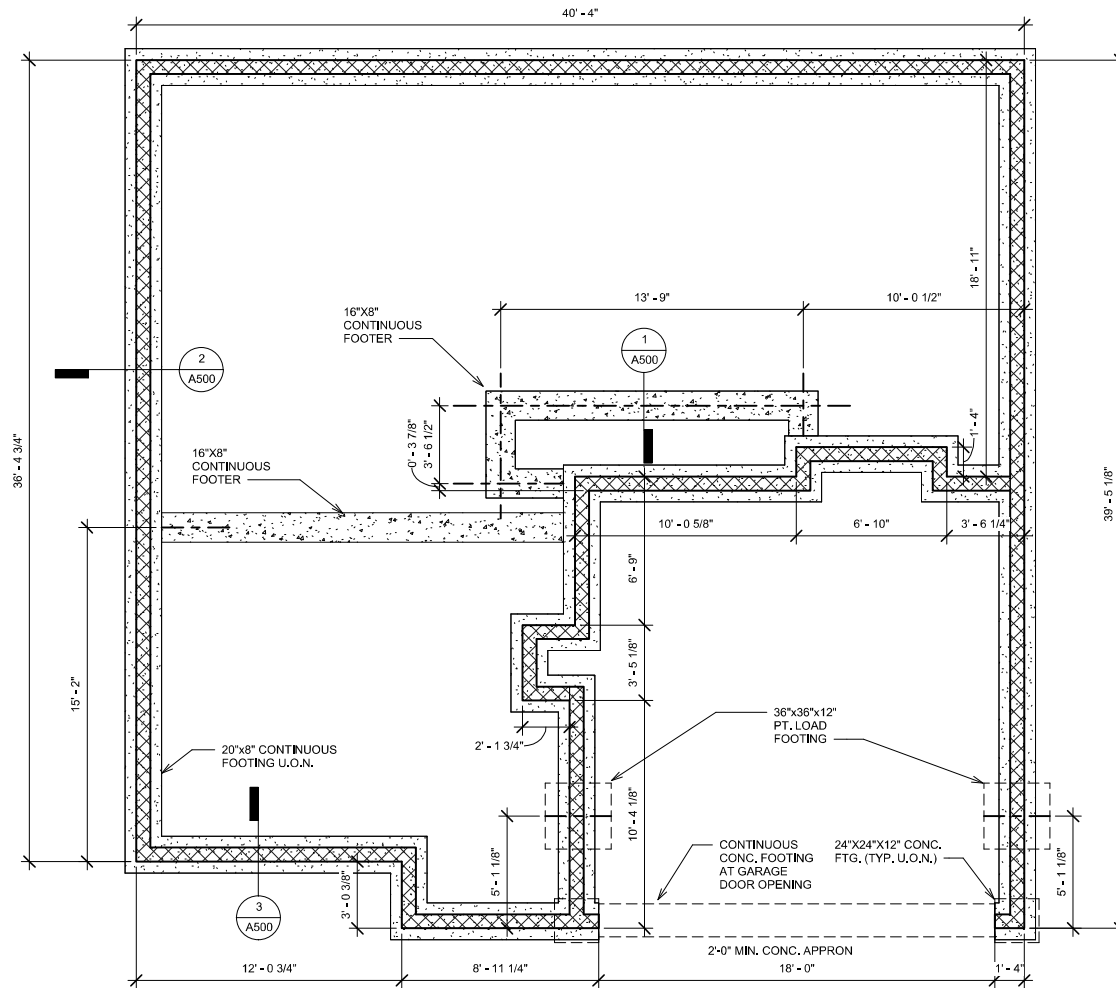
STRUCTURAL EVALUATION BY:
 HOWERTON SERVICES, PLLC
 3513 CATHEDRAL BELL ROAD
 RALEIGH, NC 27614
 LICENSE P-1716

* 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 DEVIATIONS 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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① SLAB FOUNDATION
 1/4" = 1'-0"



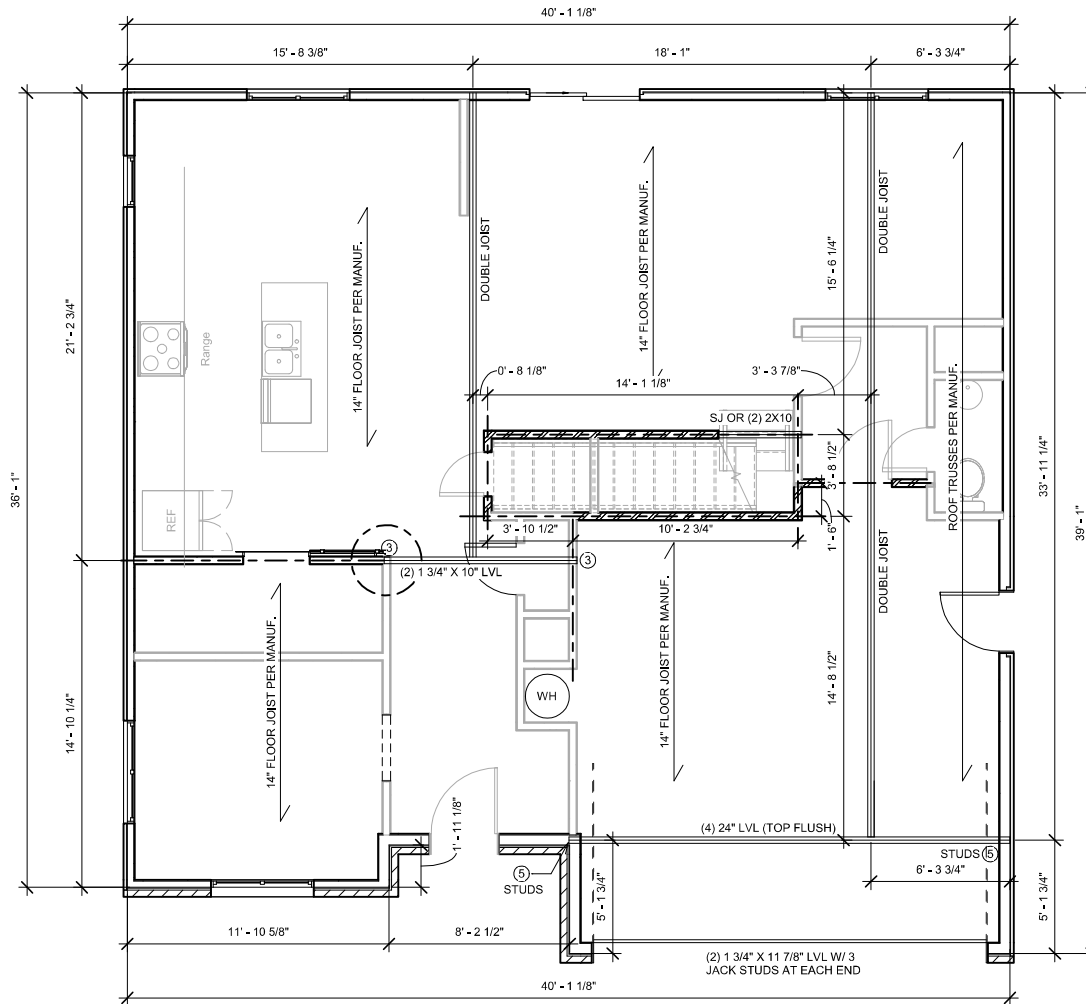
TRVERSE BUILDERS
PORZIO FLOOR PLAN

No.	Description	Date

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



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① LEVEL 2 FRAMING PLAN
1/4" = 1'-0"

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.

LVL METHOD:

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.

GB METHOD:

MINIMUM 5/8" GYPSUM BOARD TURNED VERTICALLY AND CONTINUOUS FROM TOP PLATE TO BOTTOM PLATE. SCREW 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 NI101.2.1, 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

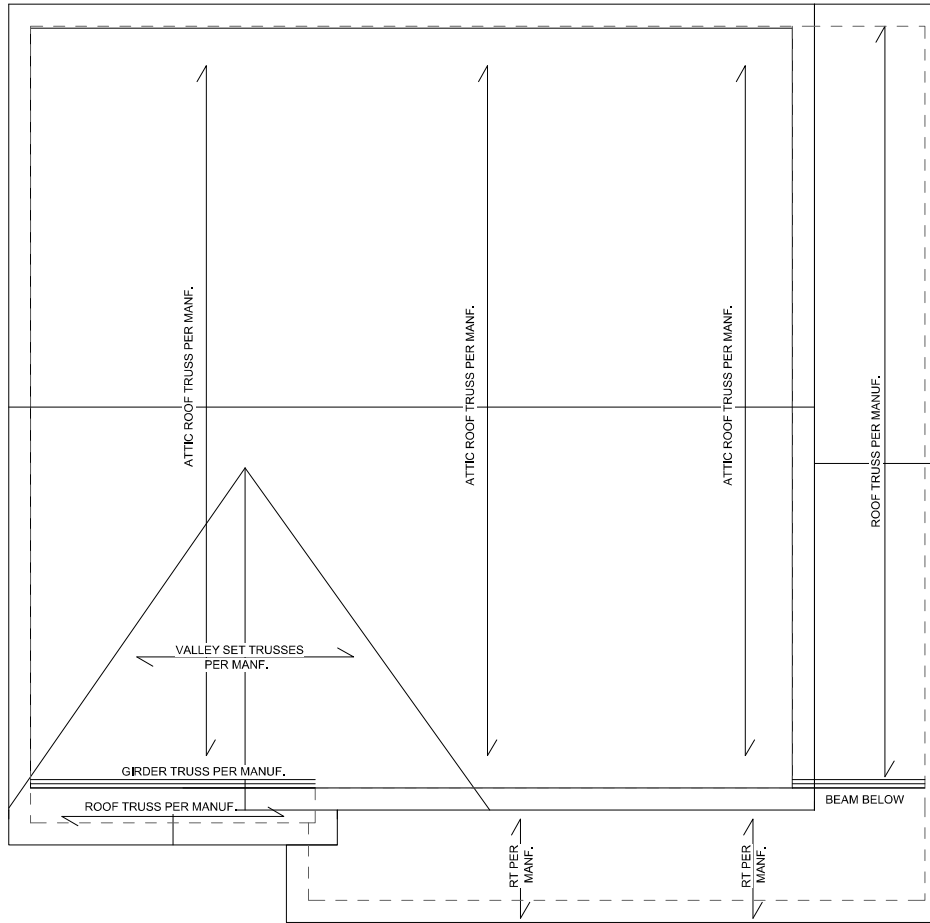
 DEFLECTION LIMITS
 FLOOR L/360 (LIVE LOAD ONLY)
 ROOF L/240
- ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10 U.O.N.
- ALL WALLS ARE 2X4 @ 16" O.C. U.O.N.
- PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.
- PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER.
- ALL JOISTS TO BE SPF.



TRVERSE BUILDERS
PORZIO FLOOR PLAN

No.	Description	Date

LEVEL 2 FRAMING PLAN	
Project number	001
Date	Issue Date
Drawn by	DF
Checked by	BS
A202	
Scale 1/4" = 1'-0"	



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① ROOF FRAMING PLAN
1/4" = 1'-0"



TRVERSE BUILDERS
PORZIO FLOOR PLAN

A401

No.	Description	Date

ROOF FRAMING PLAN

Project number	001	A204
Date	Issue Date	
Drawn by	DF	Scale 1/4" = 1'-0"
Checked by	BS	



TRVERSE BUILDERS
PORZIO FLOOR PLAN

No.	Description	Date

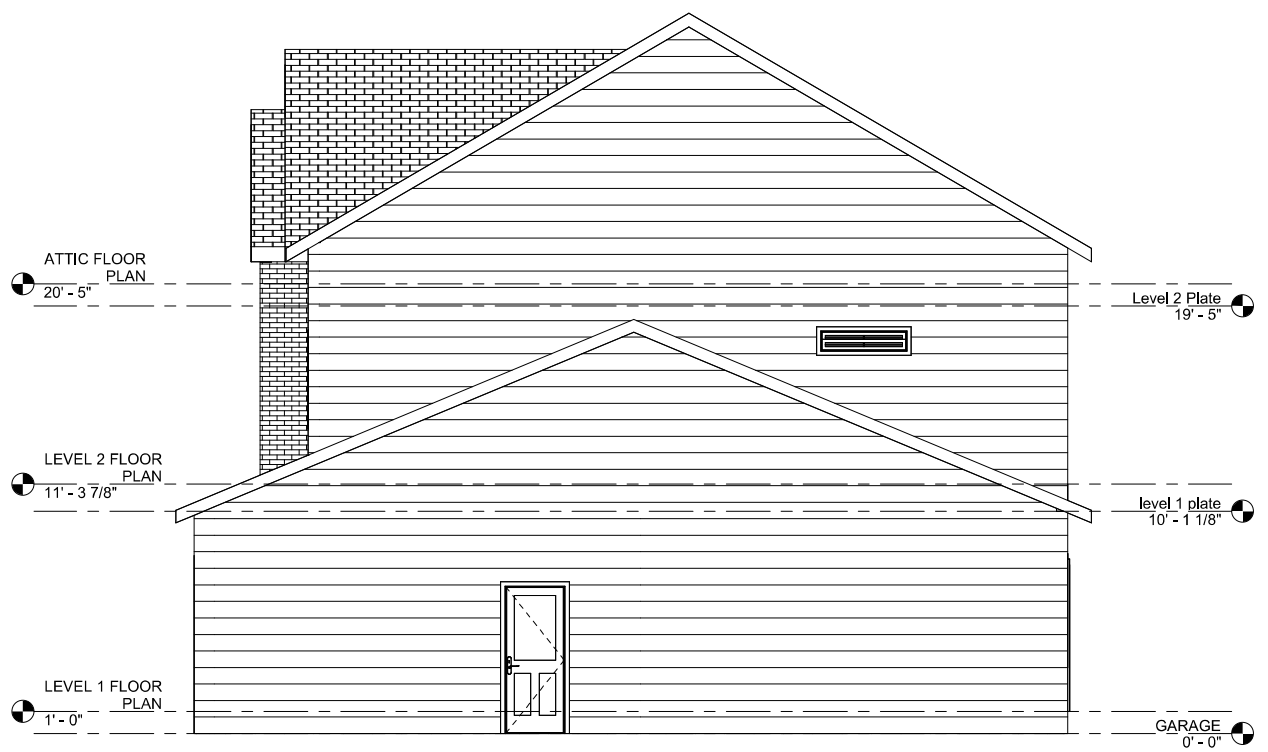
FRONT ELEVATION	
Project number 001	A401
Date Issue Date	
Drawn by DF	
Checked by BS	
Scale 1/4" = 1'-0"	



TRVERSE BUILDERS
PORZIO 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"



TRVERSE BUILDERS
PORZIO FLOOR PLAN

No.	Description	Date

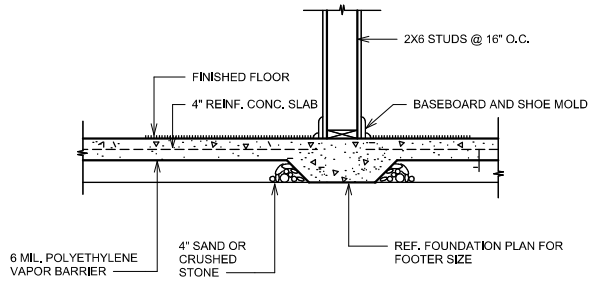
RIGHT ELEVATION	
Project number	001
Date	Issue Date
Drawn by	DF
Checked by	BS
A403	
Scale 1/4" = 1'-0"	



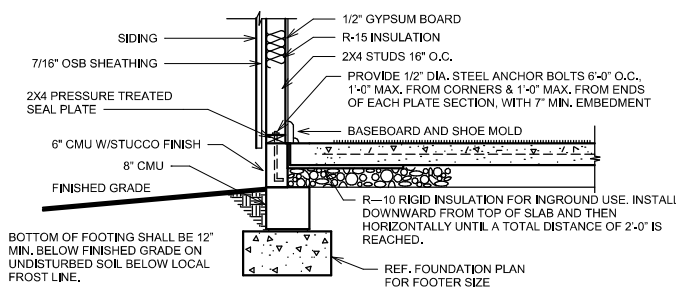
TRIVERSE BUILDERS
 PORZIO FLOOR PLAN

No.	Description	Date

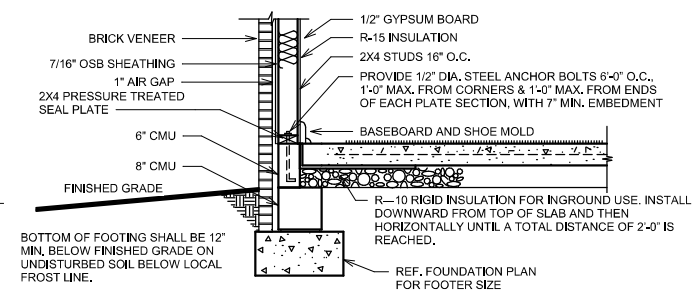
LEFT ELEVATION		A404
Project number	001	
Date	Issue Date	
Drawn by	DF	
Checked by	BS	
Scale		3/8" = 1'-0"



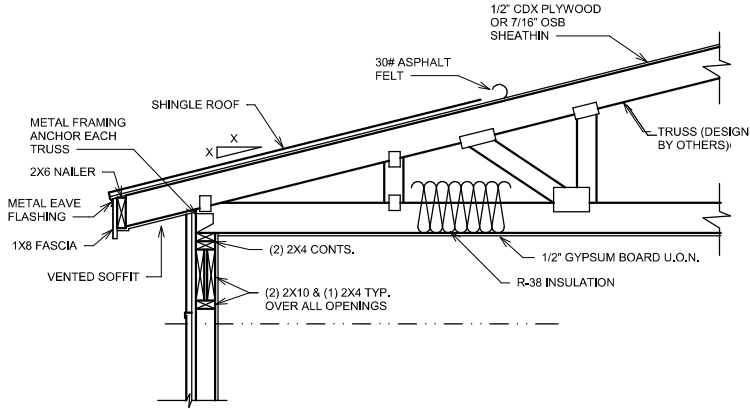
① TYPICAL LOAD BEARING WALL DETAIL
NTS



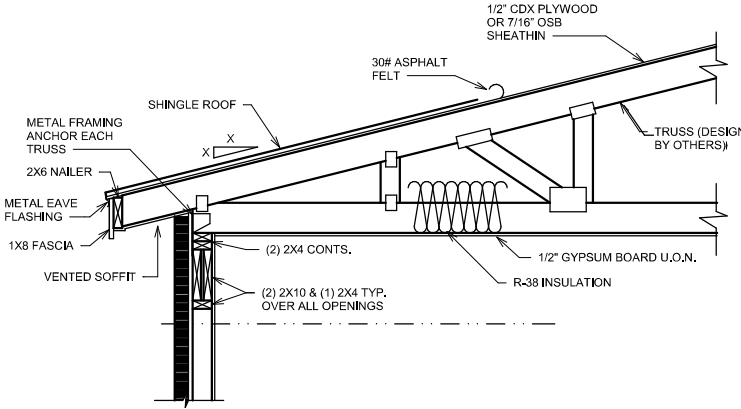
② TYPICAL EXTERIOR SIDING WALL
NTS



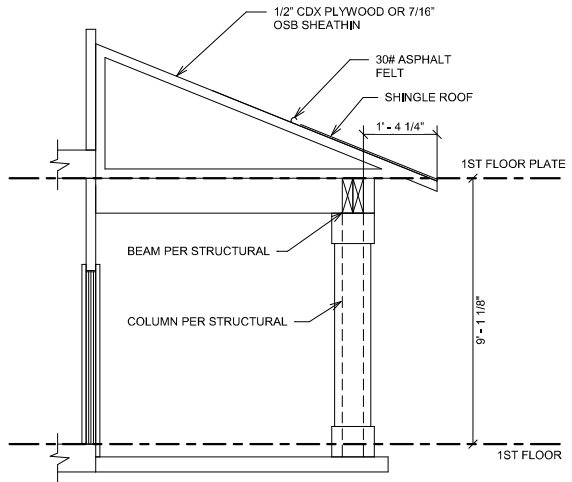
③ TYPICAL EXTERIOR BRICK WALL
NTS



④ TYPICAL EXTERIOR SIDING WALL
W/ROOF
NTS



⑤ TYPICAL EXTERIOR BRICK WALL
W/ROOF
NTS



⑥ FRONT PORCH DETAIL
NTS



TRVERSE BUILDERS
PORZIO FLOOR PLAN

No.	Description	Date

DETAILS	
Project number	001
Date	Issue Date
Drawn by	DF
Checked by	BS
A500	
Scale 12" = 1'-0"	