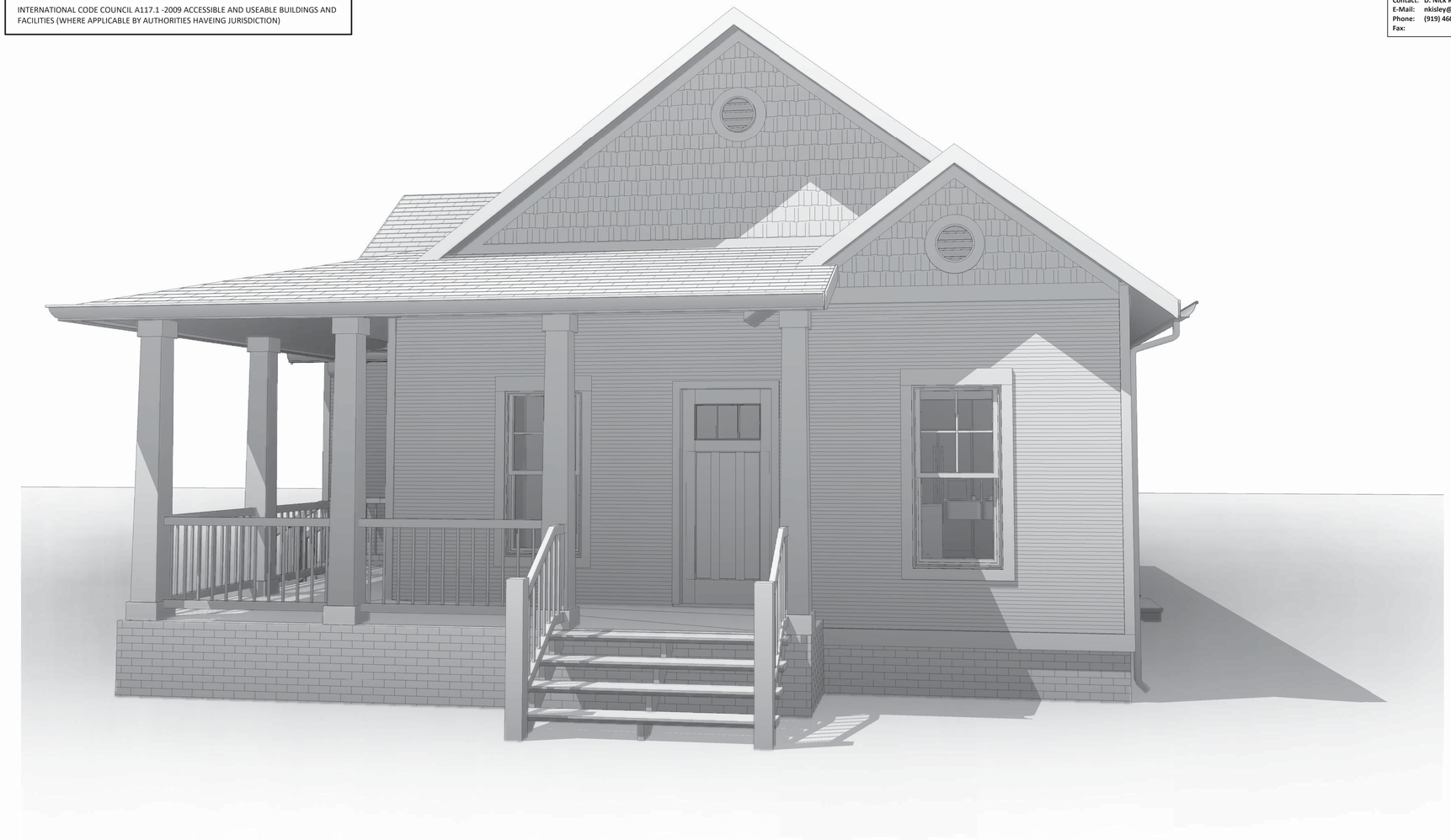
THE NORTH CAROLINA OFFICE OF RESILIENCY AND RECOVERY (NCORR)

JULIA II

BUILDING DATA
1,320 TOTAL HEATED SF
205 SF FRONT PORCH

APPLICABLE CODES
2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL
2018 NORTH CAROLINA STATE BUILDING CODE: ENERGY CONSERVATION CODE
2010 AMERICANS WITH DISABILITY ACT STANDARDS FOR ACCESSIBLE DESIGN
INTERNATIONAL CODE COUNCIL A117.1 -2009 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES (WHERE APPLICABLE BY AUTHORITIES HAVEING JURISDICTION)



OWNER

State of North Carolia Department of Public Safety
NC Office of Recovery and Resiliency
200 Park Offices Drive
Durham, NC, 27713

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SHEET INDEX

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THE NORTH CAROLINA OFFICE OF RESILIENCY AND RECOVERY (NCORR)

JULIA II

SUMMIT DESIGN AND ENGINEERING SERVICES, PLLC
CERT. NO. 52006
REGISTERED ARCHITECTURAL COMPANY
NORTH CAROLINA
RALEIGH

NORTH CAROLINA
REGISTERED
LICENSED
14254
ARCHITECT
BRADLEY J. McCLUNG
08/26/20

NO	REVISIONS	DATE

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CHECKED BY: BJM
FIRST ISSUE DATE: 08/26/20
PROJECT NO.
20-0108.020

COVER SHEET

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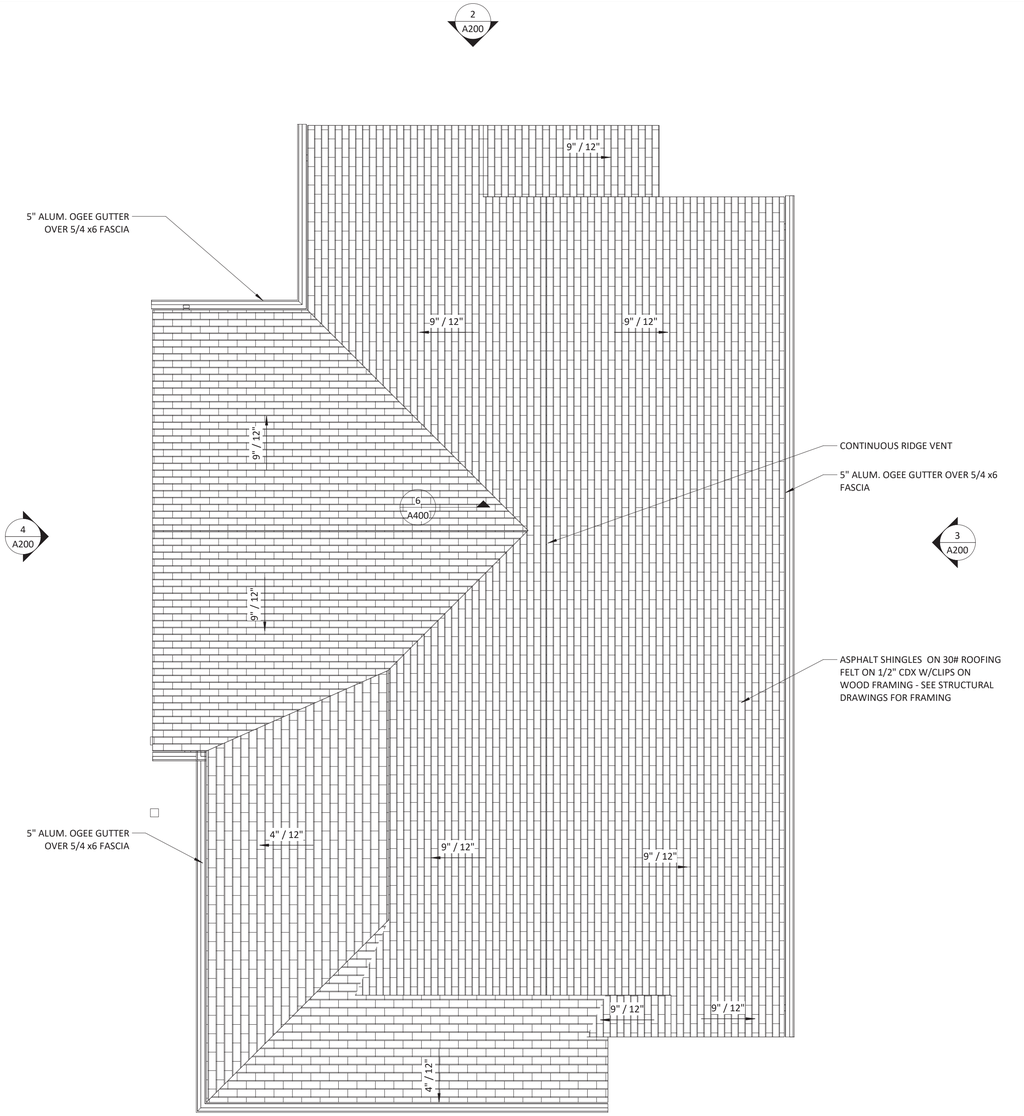
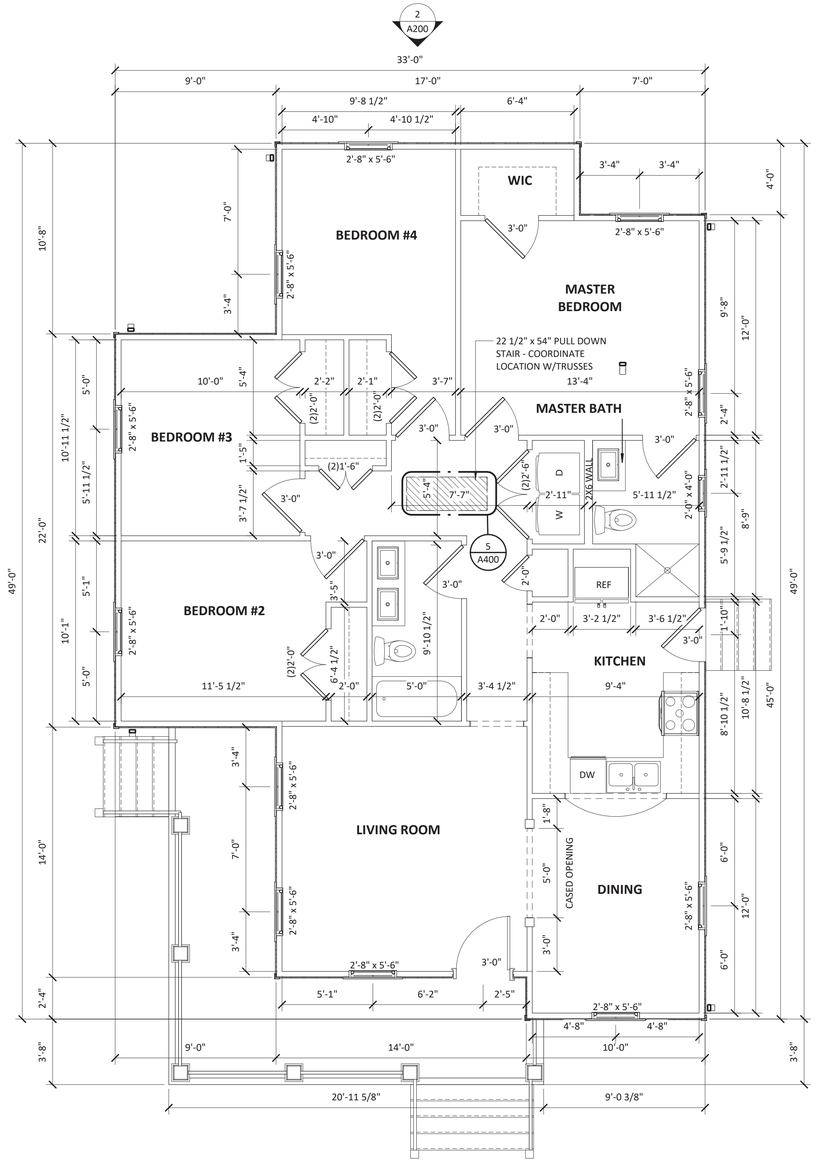


2 ROOF PLAN

1/4" = 1'-0"



1 FIRST FLOOR PLAN

1/4" = 1'-0"

FLOOR PLAN NOTES

1. ALL INTERIOR WALLS ARE DRAWN @ 3 1/2" WIDE AND EXTERIOR WALLS ARE DRAWN WITH 1/2" SHEATHING @ 4" WIDE.
2. ALL DIMENSIONS ARE DRAWN TO FACE OF STUD ON INTERIOR WALLS AND TO EXTERIOR SHEATHING ON INTERIOR WALLS.
3. ALL DOORS SHALL BE 7'-0" HIGH U.N.O.
4. ALL WINDOWS TO HAVE SCREENS.
5. PROVIDE PLASTIC COATED WIRE SHELVING W/ CLOTHES ROD IN COAT CLOSET & BEDROOM CLOSETS, ONE (1) SHELF IN LAUNDRY CLOSET & FOUR (4) SHELVES IN PANTRY.
6. UNLESS REQUIRED BY HOMEOWNER, ALL FIXTURES, BATHROOMS, AND KITCHENS DO NOT NEED TO BE ADA COMPLIANT. IN THE EVENT ADA ACCESSIBILTY IS REQUIRED, REFER TO ADA COMPLIANCE NOTES AND DIAGRAMS.
7. 1/2" GYPSUM WALLBOARD SHALL BE INSTALLED ON BOTTOM CHORD OF TRUSSES. GYPSUM BOARD SHALL BE LEVEL 4 OR 5 FINISH WITH 1 PRIMER COAT AND 2 FINISH COATS OF "CEILING WHITE" FLAT LATEX PAINT.
8. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD WITH A LEVEL 4 OR FINISH WITH 1 PRIMER COAT AND 2 FINISH COATS OF EGGSHELL LATEX PAINT. PAINT COLOR SHALL DETERMINED BY HOMEOWNER.
9. PROVIDE "GREEN" WALL BOARD FOR BATHROOM AND WALLS BEHIND COUNTER IN KITCHEN.
10. IF WALL TILE IS USED, PROVIDE CEMENTITIOUS BACKER BOARD FOR TILE APPLICATIONS.
11. G.C. SHALL PROVIDE BLOCKING FOR CABINETRY AND COUNTERTOP SUPPORT. COORDINATE ATTACHMENT LOCATIONS WITH CABINETRY SUPPLIER.

ADA COMPLIANCE NOTES

1. PROVIDE CONTINUOUS BLOCKING FOR GRAB BARS IN THE BATHROOM. REFER TO ADA.GOVE, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FOR EXACT LOCATIONS. BLOCKING SHALL BE CONT. 2x6 WOOD STUDS FROM 32"-38" A.F.F.
2. IN UNITS WHERE ACCESSIBILTY IS REQUIRED, PROVIDE ADA COMPLIANT ROLL IN SHOWER, ADA COMPLIANT VANITY, AND GRAB BARS.
3. KITCHEN DESIGN SHALL BE DESIGNED IN ACCORDANCE WITH 2010 ADA OR SHALL BE DESIGNED TO BE EASILY CONVERTED.
4. IF A HANDICAP RAMP IS ACCESSIBLE, THE GEOMETRY SHALL BE BASED ON SITE CONDITIONS AND RAMP SHALL BE ADA COMPLIANT
5. REFER TO A500 FOR ADA DIAGRAMS, MOUNTING HEIGHTS, ETC.

ATTIC VENTILATION CALCULATIONS

THE TOTAL NET FREE AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE NET FREE CROSS-VENTILATION AREA SHALL BE PERMITTED TO BE REDUCED TO 1/300 PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY, WITH THE BALANCE OF THE VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENILATORS, INSTALLATION MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED.

1,507	SQUARE FEET TOTAL ATTIC / 150 =
10.05	SQUARE FEET NET FREE AREA VENTILATION REQUIRED
5.025	SQUARE FEET EAVE VENTILATION
5.025	SQUARE FEET RIDGE OR ROOF EXHAUST VENTILATION

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE RIDGE VENT AND EAVE VENT PRODUCTS PROVIDE SUFFICIENT VENTILATION

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PROFESSIONAL
SEAL
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ARCHITECT
BRADLEY J. McCLUNG
08/26/20

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FLOOR PLAN, ROOF PLAN, AND NOTES

A100

EXTERIOR FINISH NOTES

ALL SIDING SHALL BE FIBER CEMENT. ACCEPTABLE SIDING OPTIONS ARE AS FOLLOWS:
- -BOARD AND BATTEN - BATTENS @ 24" SPACING
- -SHAKES
- -HORIZONTAL LAP SIDING WITH THINNER REVEAL
- -HORIZONTAL LAP SIDING PAINTED DIFFERENT COLOR THAN MAIN BODY SIDING.

ASPHALT SHINGLES SHALL HAVE A 25 YEAR WARRANTY; COLOR AND STYLE TO BE SELECTED FROMS MANUFACTURER'S CATALOG OF 3-TAB PRODUCT LINE.

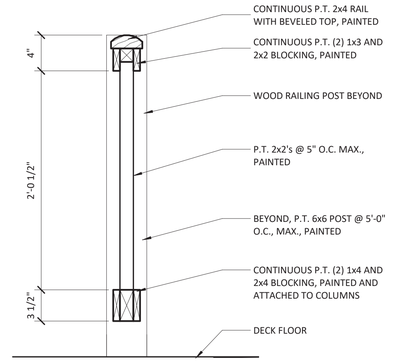
ACCENT ROOFING SHALL BE EXPOSED FASTENER, 26 GA., SELECTED FROM MANUFACTURER'S FULL RANGE.

ALL FIBER CEMENT SIDING, TRIM, PRESSURE TREATED WOOD (EXCEPT STAIR TREADS AND RISERS) SHALL BE PAINTED. EXTERIOR PAINT SHALL BE 1 COAT PRIMER AND TWO COATS OF EXTERIOR ACRYLIC LATEX PAINT.

GUARDRAIL AND HANDRAIL NOTES

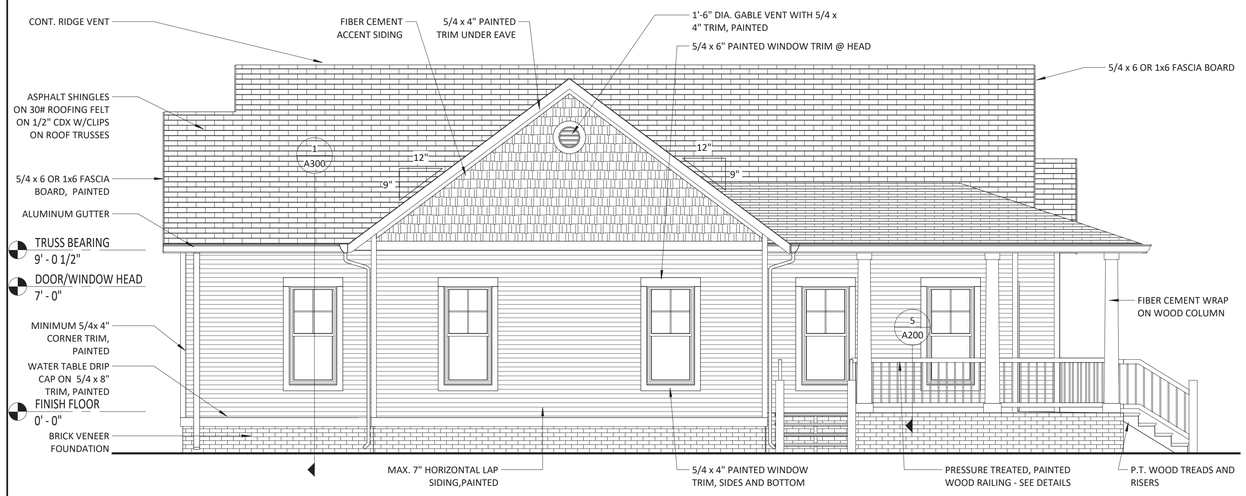
INSTALL HANDRAILS AND GUARDS PER 2018 NC RESIDENTIAL BUILDING CODE SECTIONS R311.7.2 THROUGH R312. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 30" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER. HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAXIMUM OF 4" AT THE NEAREST POINT BETWEEN MEMBERS.

INSTALL HANDRAILS PER 2018 NC RESIDENTIAL BUILDING CODE SECTION R311.5.6 AT ALL PORCH STAIRS WITH MORE THAN 4 RISERS. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38"



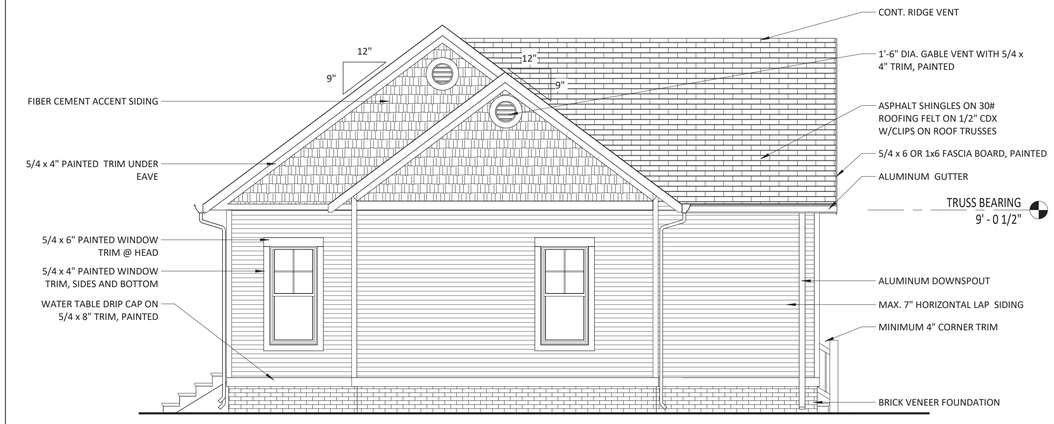
5 RAILING DETAIL

1 1/2" = 1'-0"



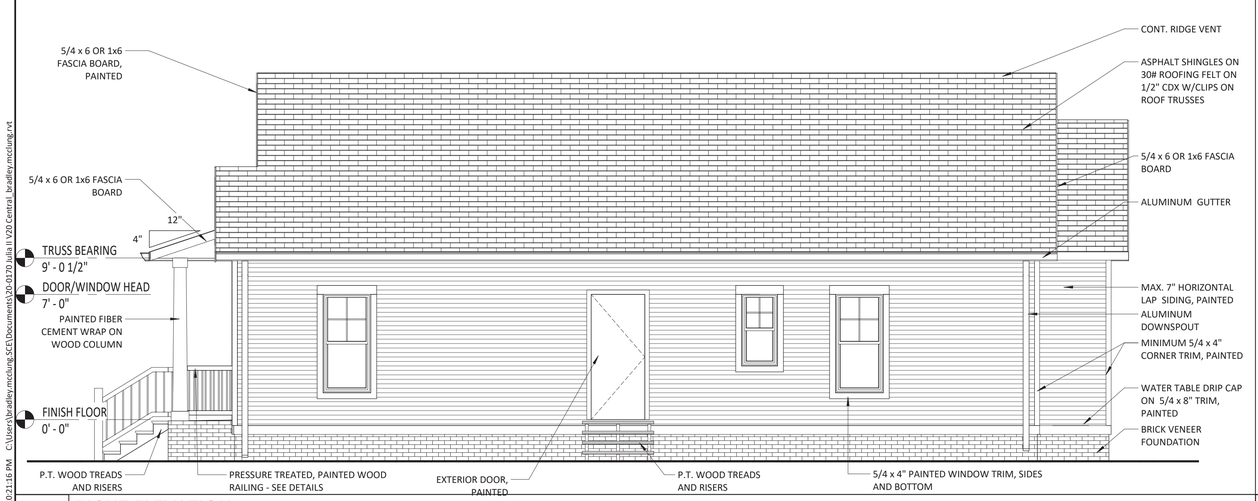
4 LEFT ELEVATION

1/4" = 1'-0"



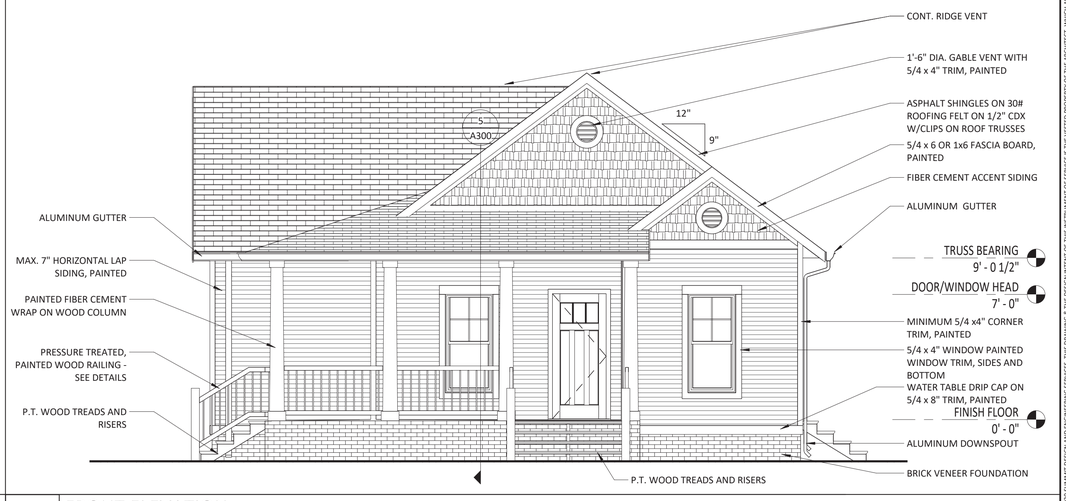
2 REAR ELEVATION

1/4" = 1'-0"



3 RIGHT ELEVATION

1/4" = 1'-0"



1 FRONT ELEVATION

1/4" = 1'-0"

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JULIA II

SUMMIT DESIGN AND ENGINEERING SERVICES, PLLC — CERT. NO. 52006 — REGISTERED ARCHITECTURAL COMPANY — NORTH CAROLINA — RALEIGH

NORTH CAROLINA — SEAL 14254 — ARCHITECT — BRADLEY J. McCLING — 08/26/20

NO	REVISIONS	DATE

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EXTERIOR ELEVATIONS

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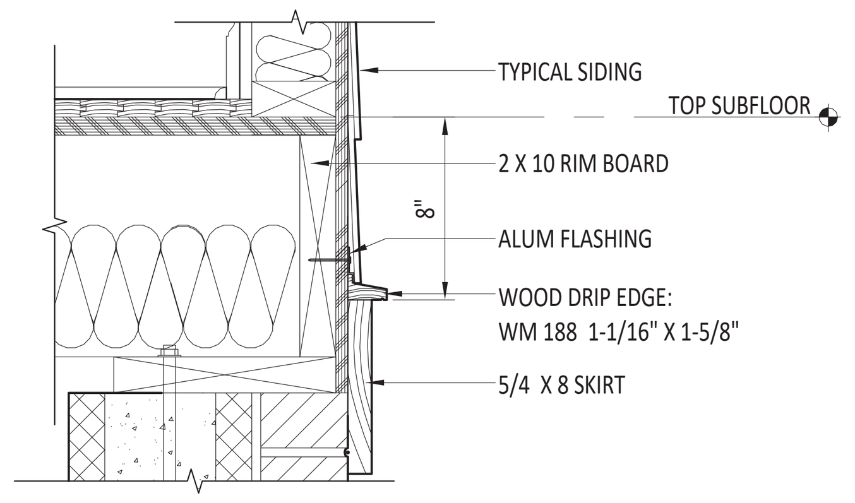
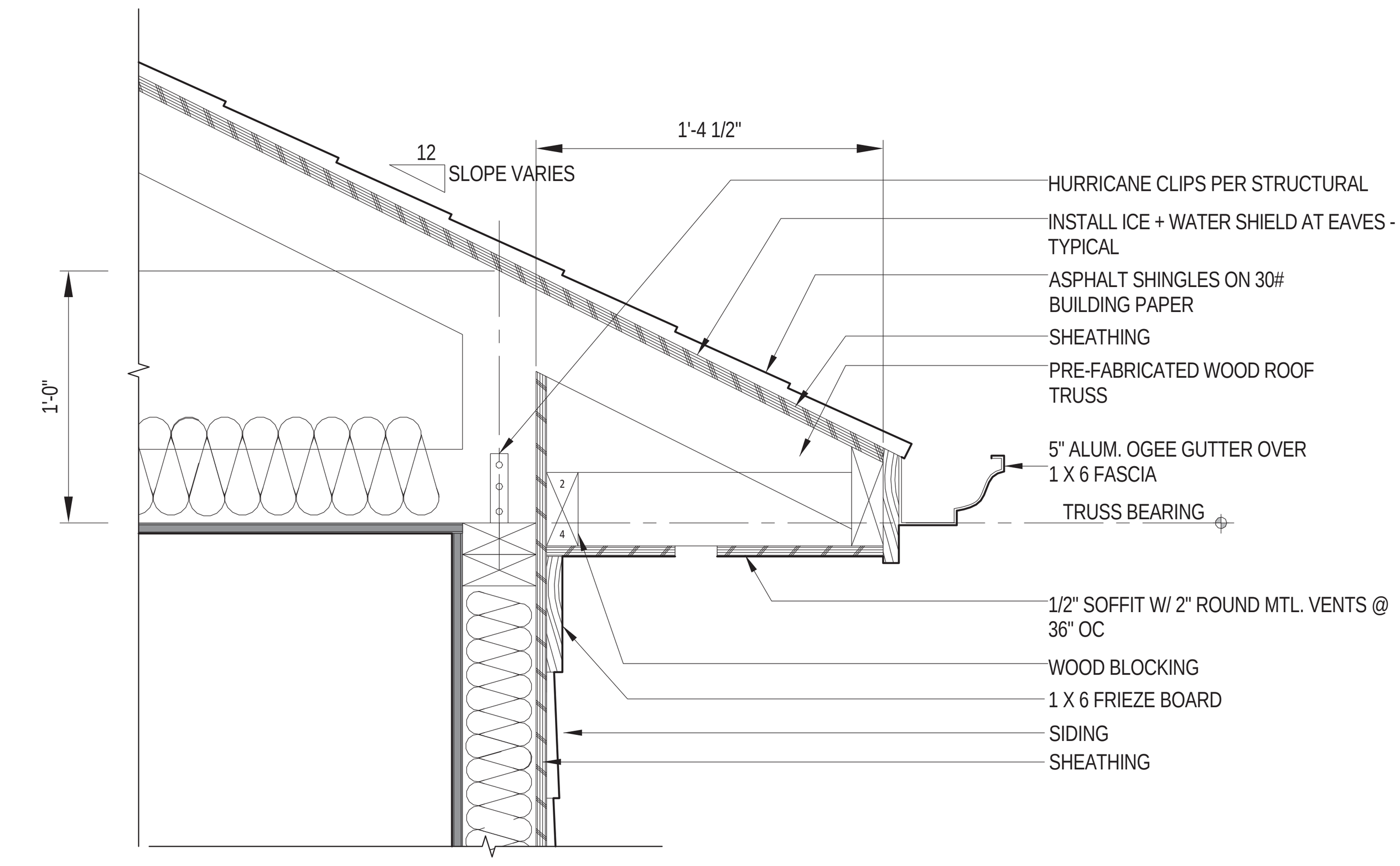
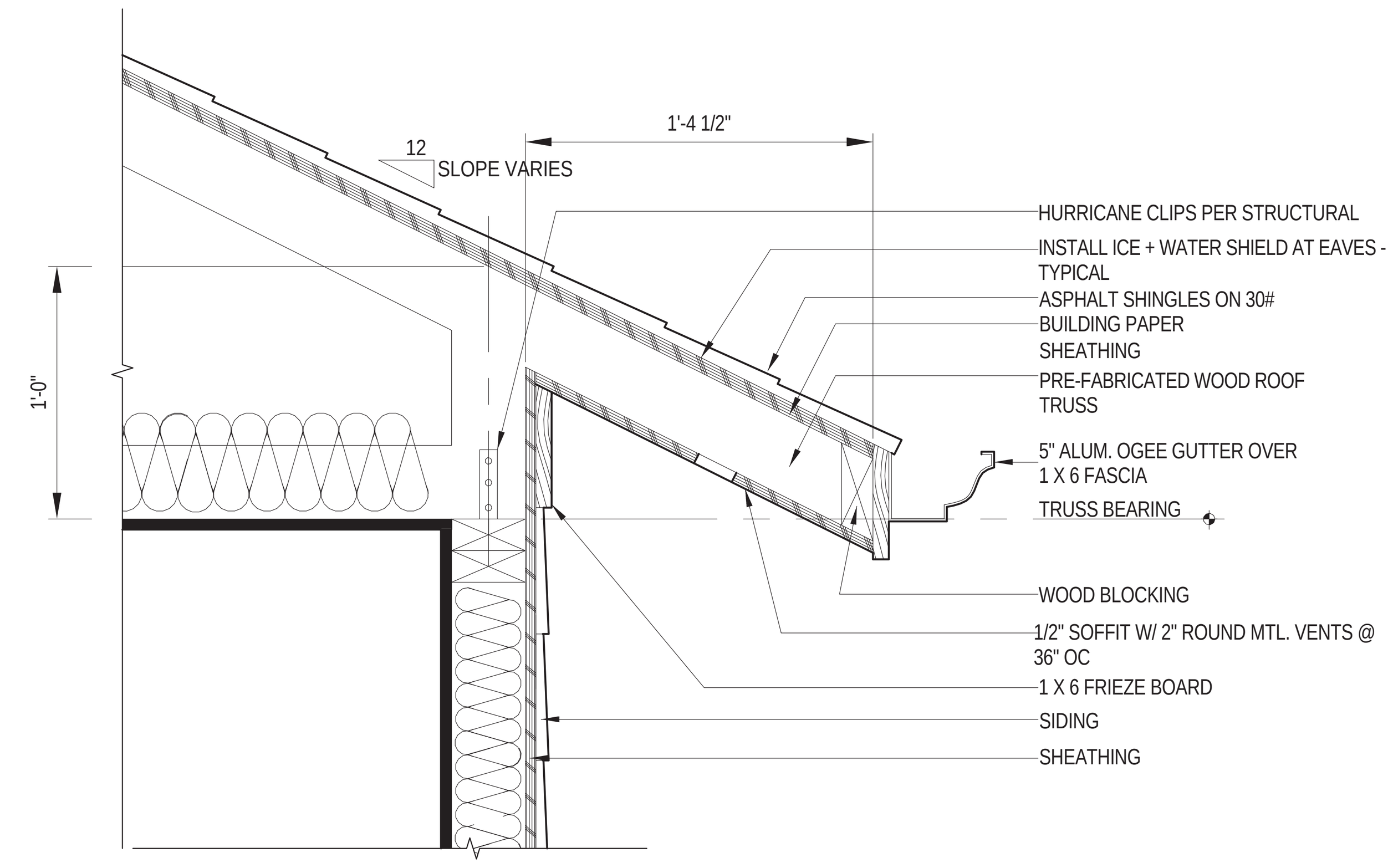


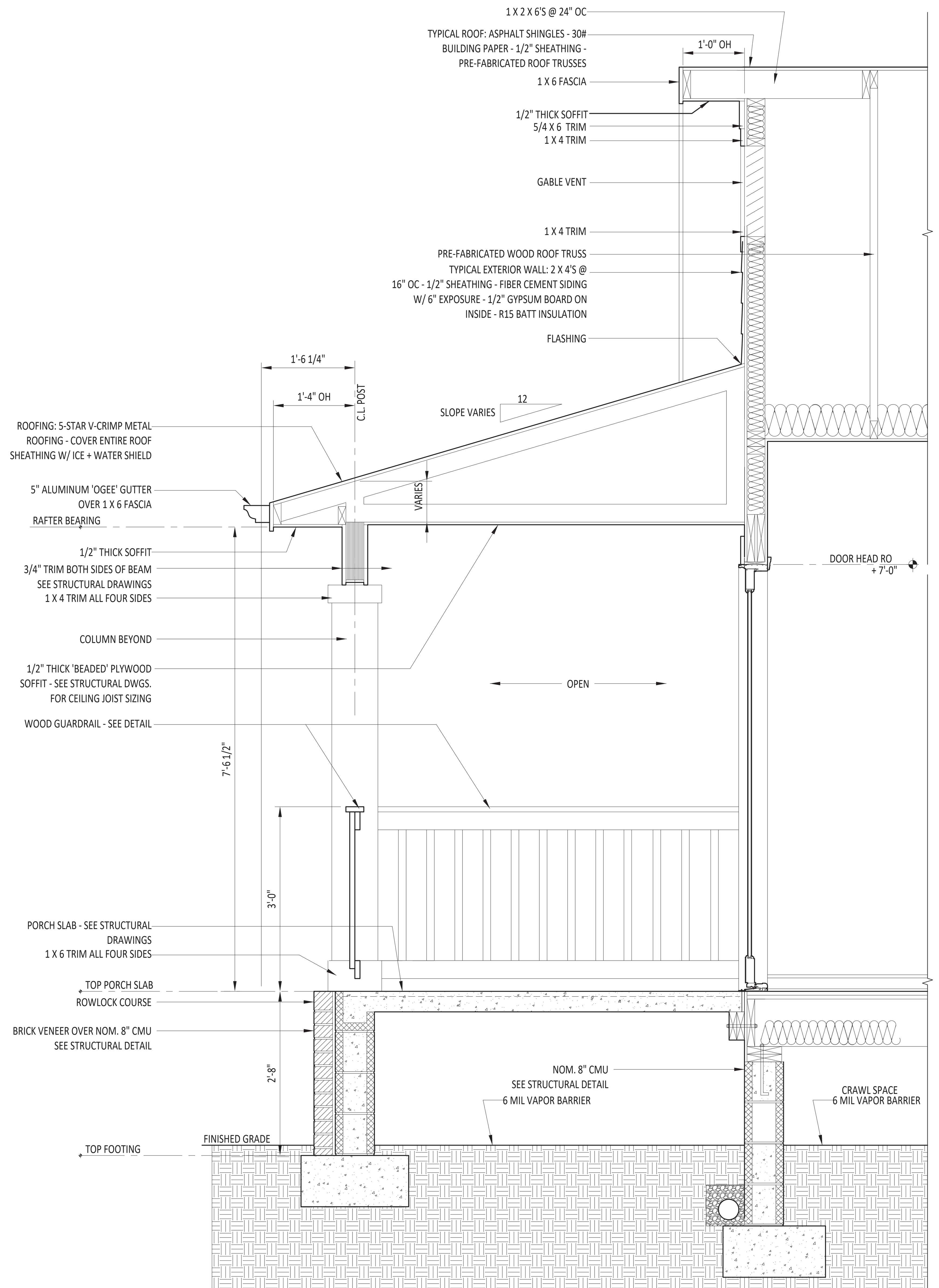
6 WATER TABLE DETAIL
1 1/2" = 1'-0"



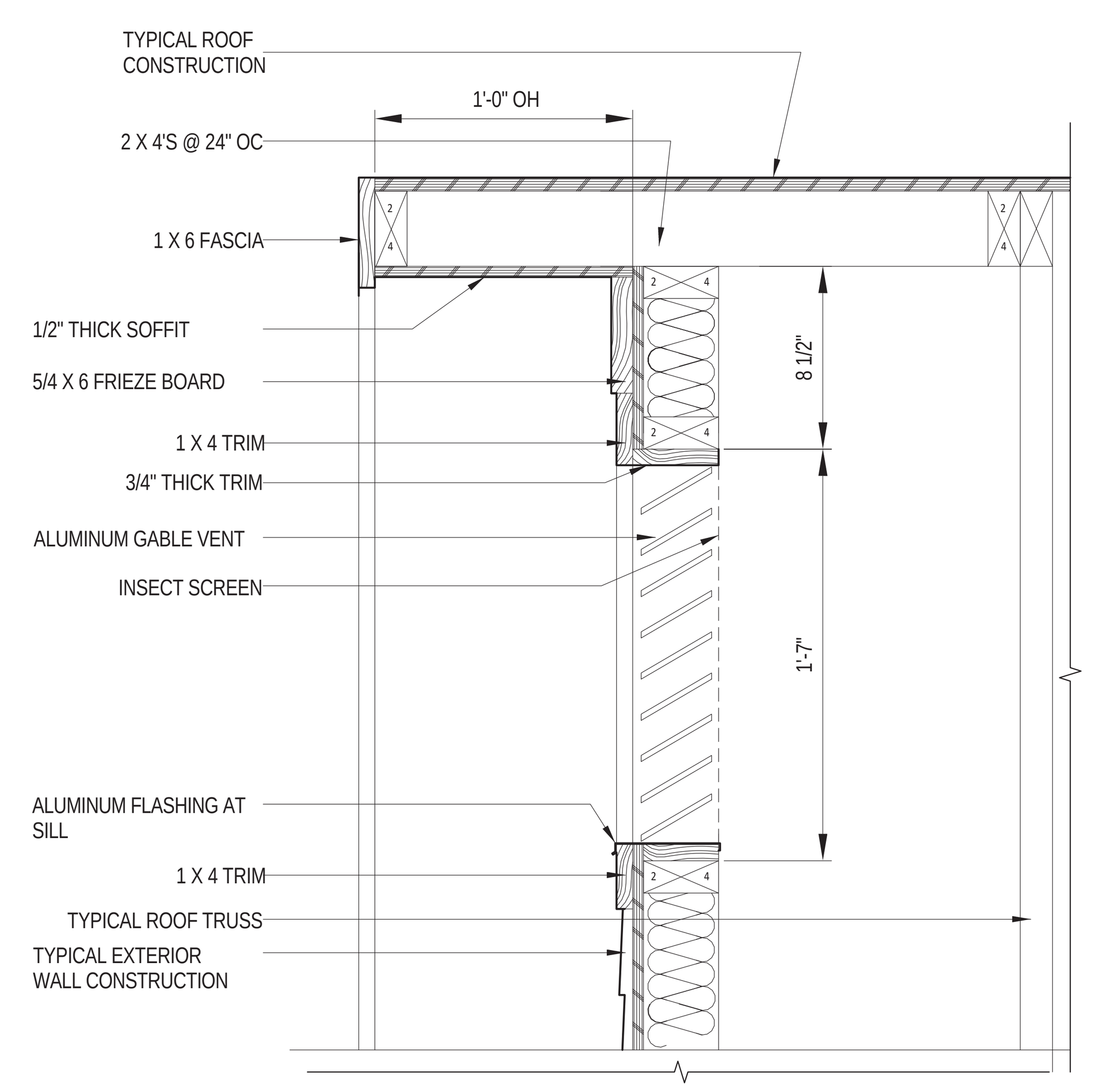
4 ALTERNATE SOFFIT DETAIL
1 1/2" = 1'-0"



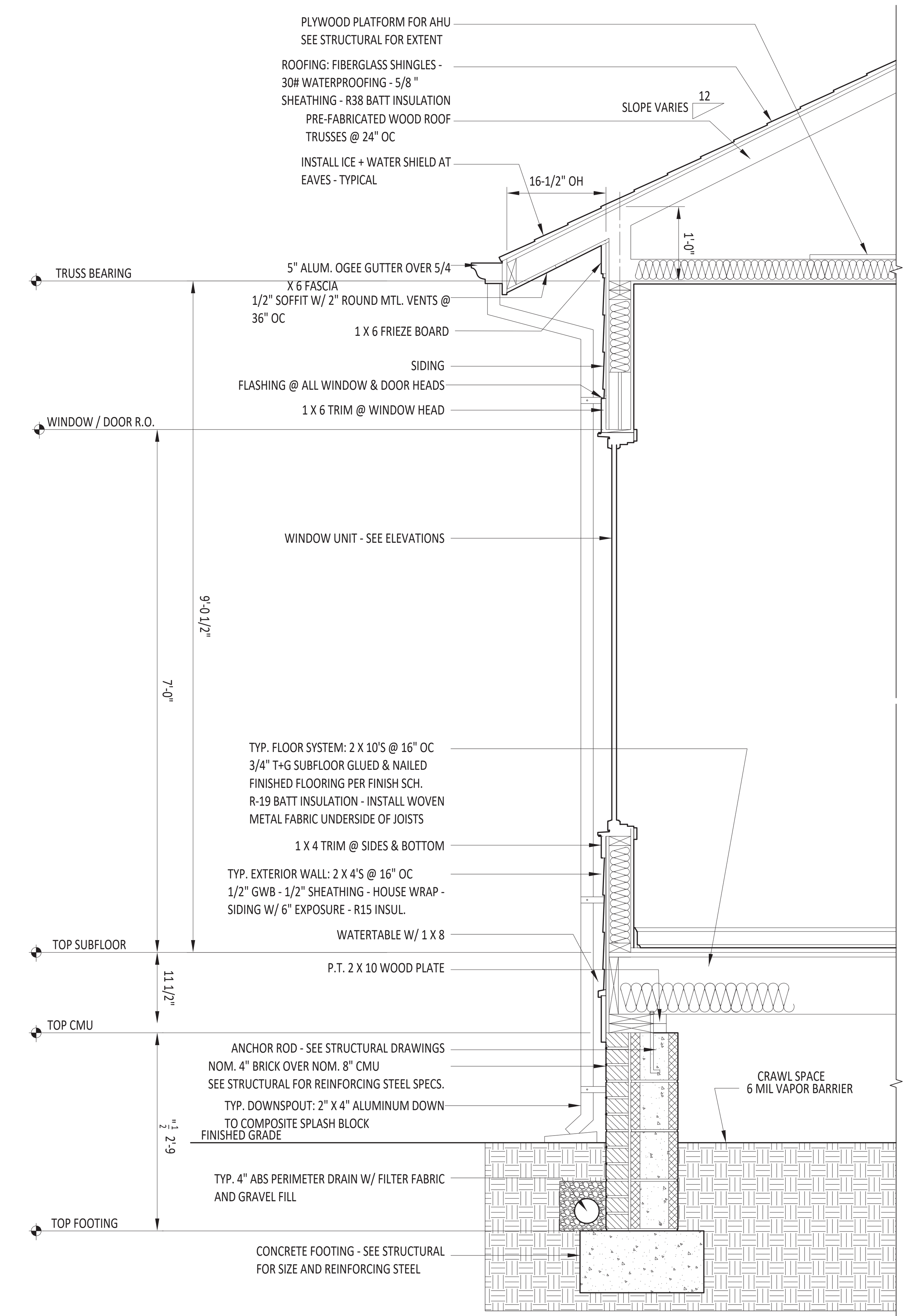
3 TYPICAL CORNICE DETAIL
1 1/2" = 1'-0"



5 PORCH SECTION
3/4" = 1'-0"



2 TYPICAL RAKE DETAIL
1 1/2" = 1'-0"



1 WALL SECTION
3/4" = 1'-0"

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BRADLEY J. McCLUNG
08/26/20

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WALL SECTION AND DETAILS

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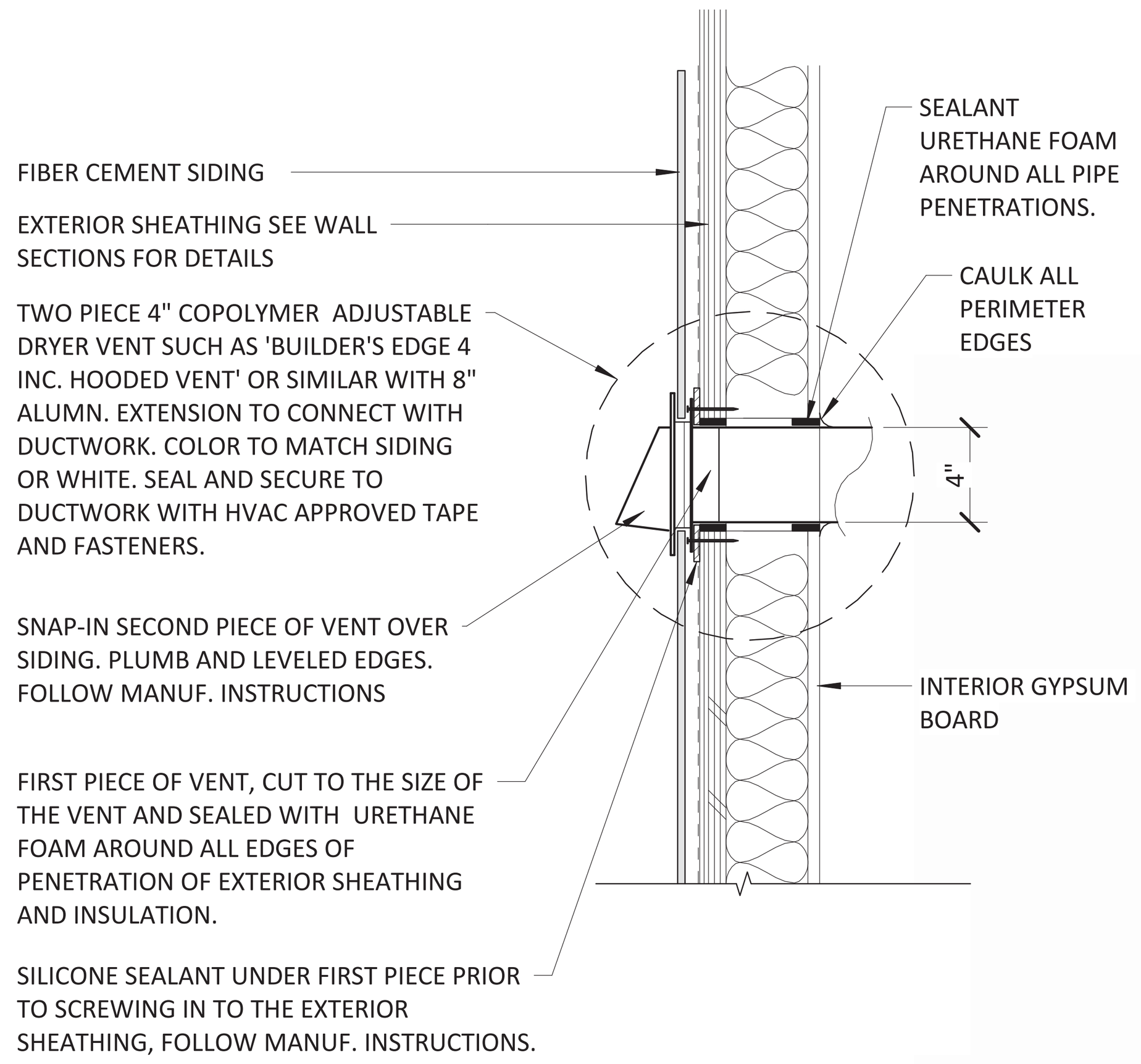
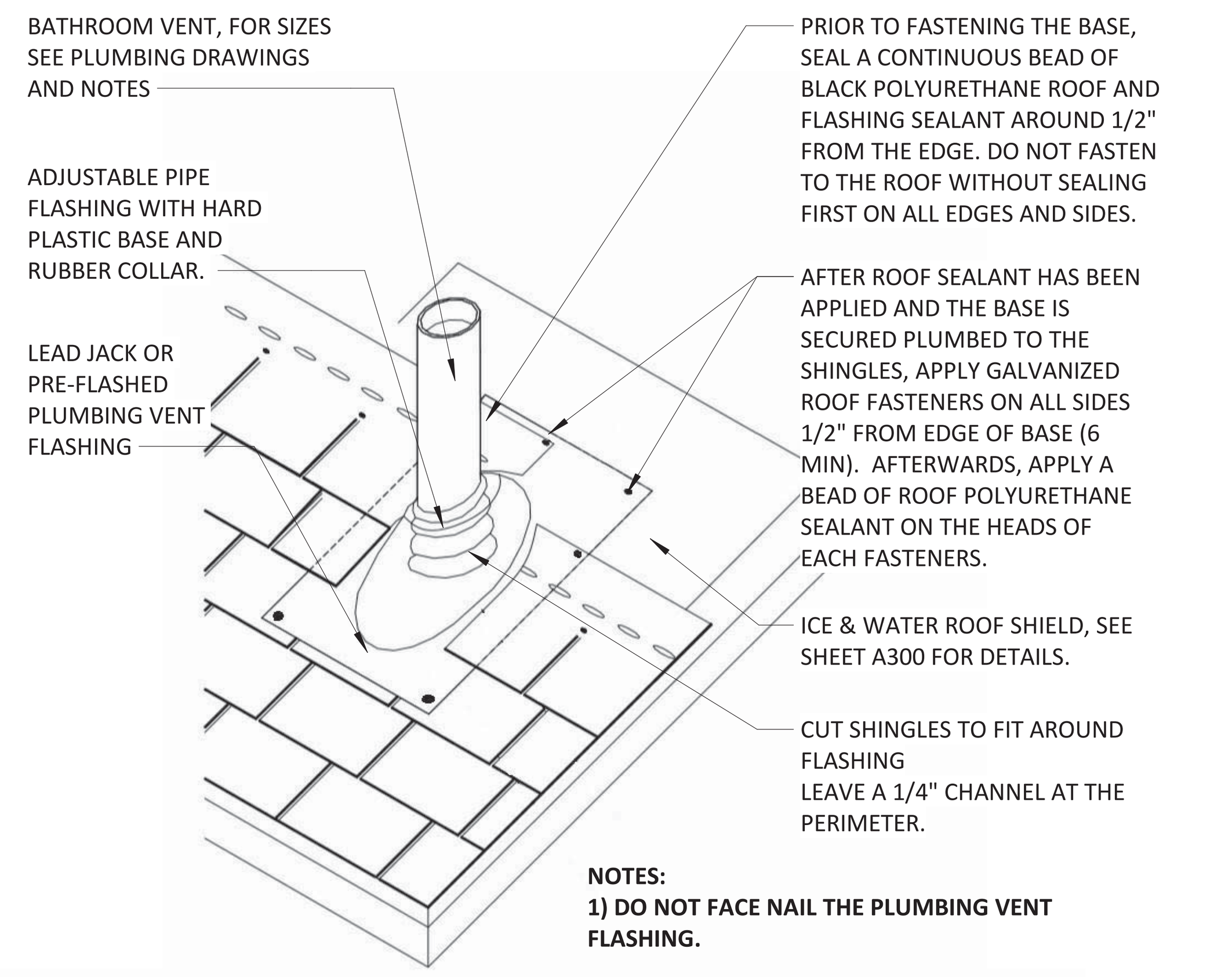
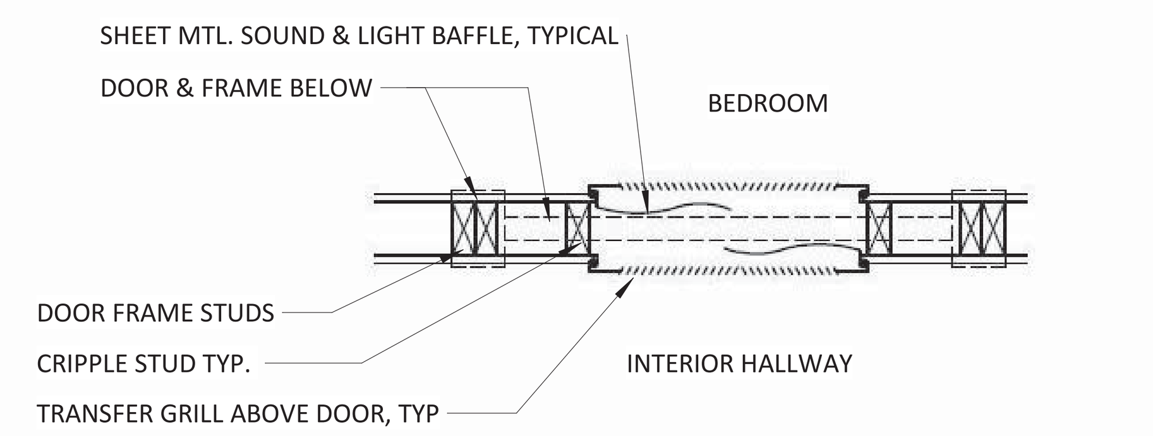


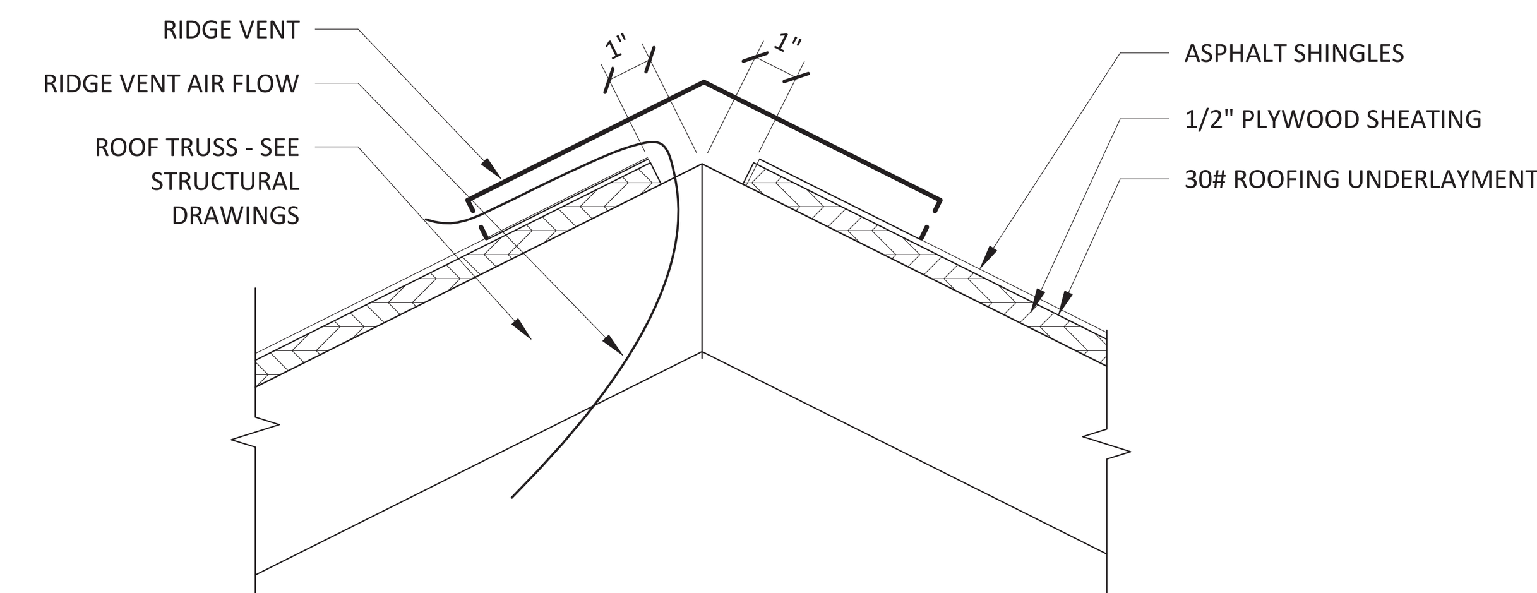
13 EXT. DRYER WALL VENT DETAIL
1 1/2" = 1'-0"



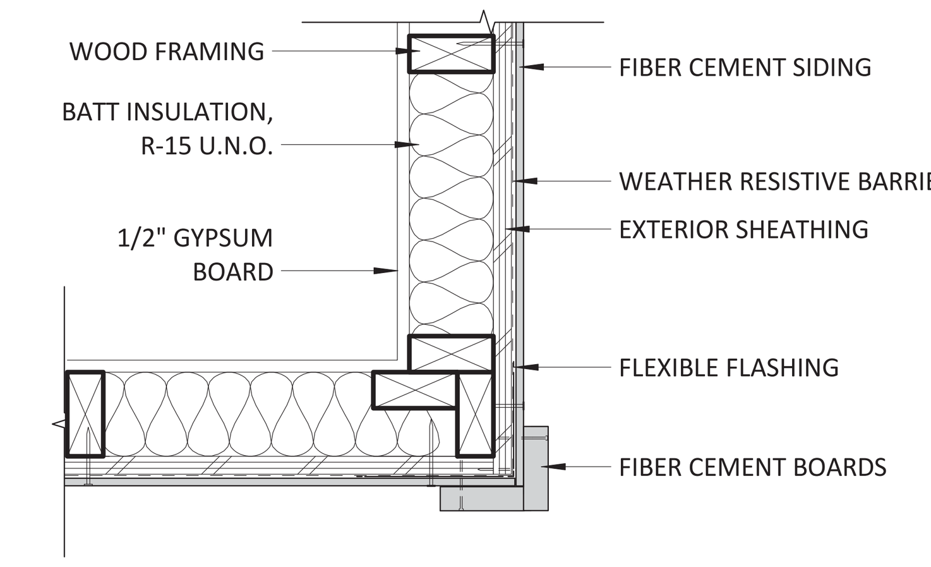
10 ROOF VENT DETAIL
NOT TO SCALE - REFER TO NOTES



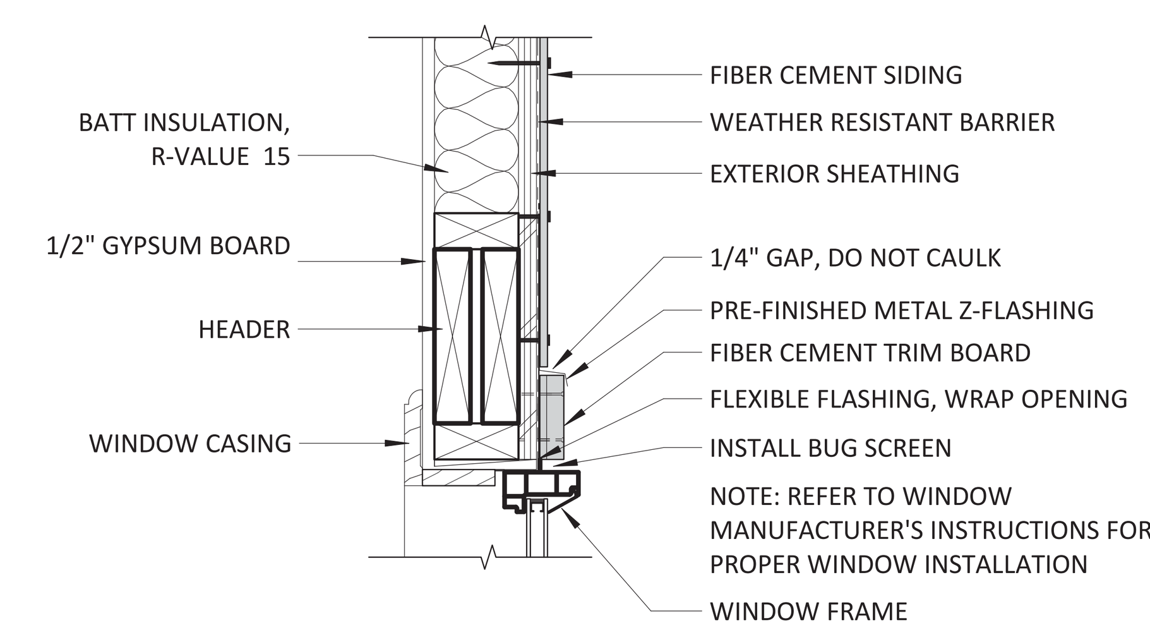
9 BEDROOM PRESSURE BALANCE - TRANS. GRILL
NOT TO SCALE - REFER TO NOTES



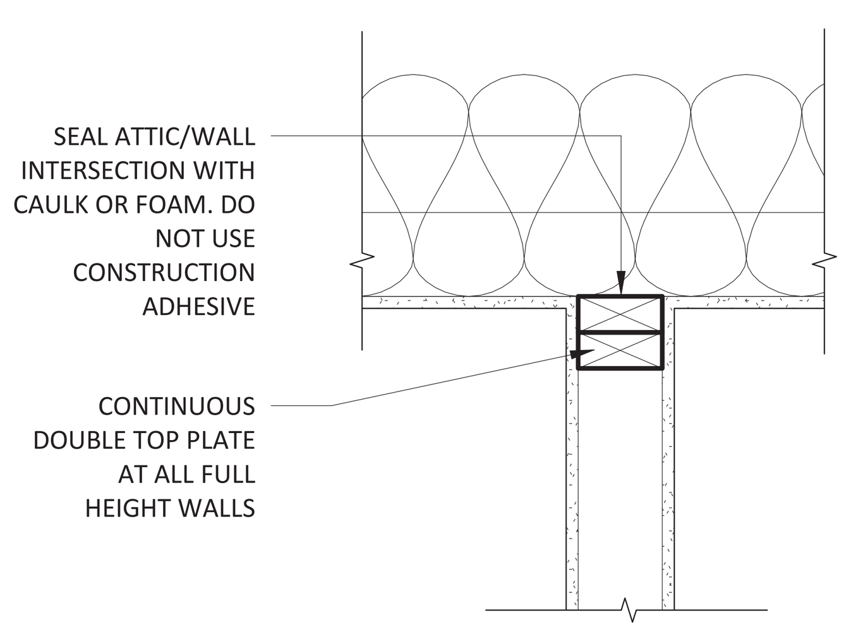
6 RIDGE VENT DETAIL
3" = 1'-0"



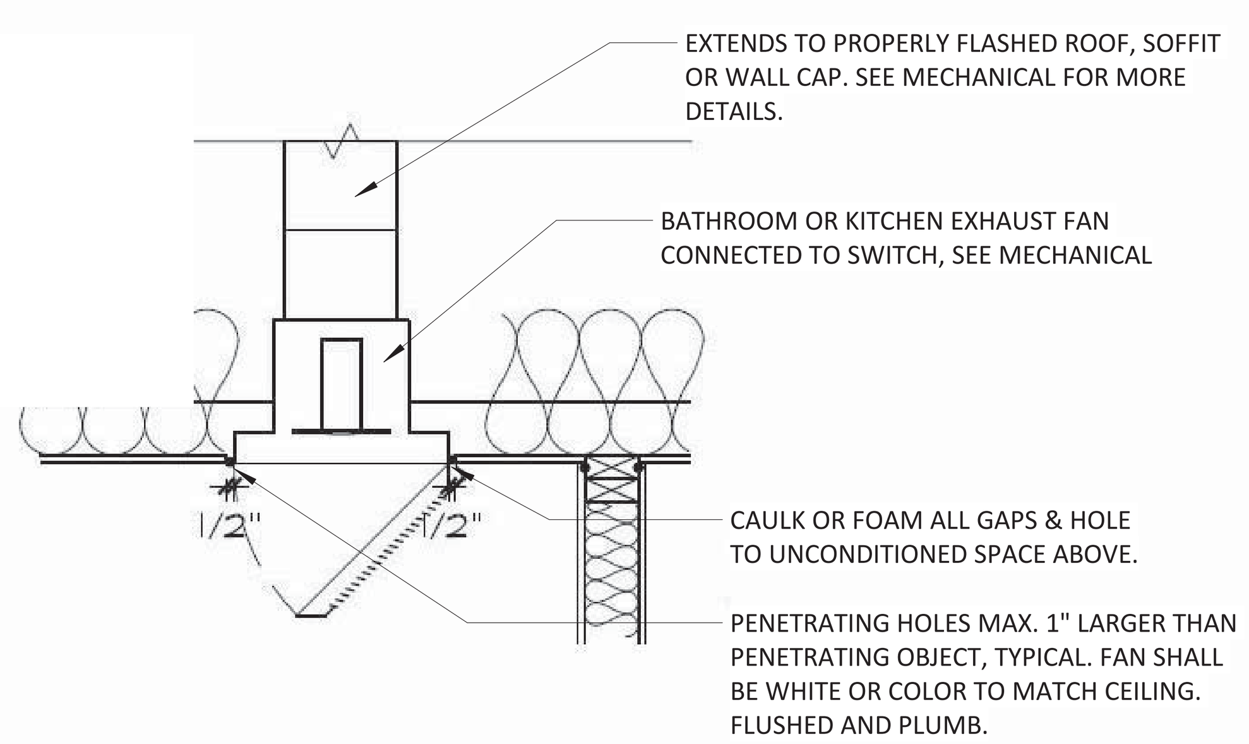
4 TYPICAL OUTSIDE CORNER
1 1/2" = 1'-0"



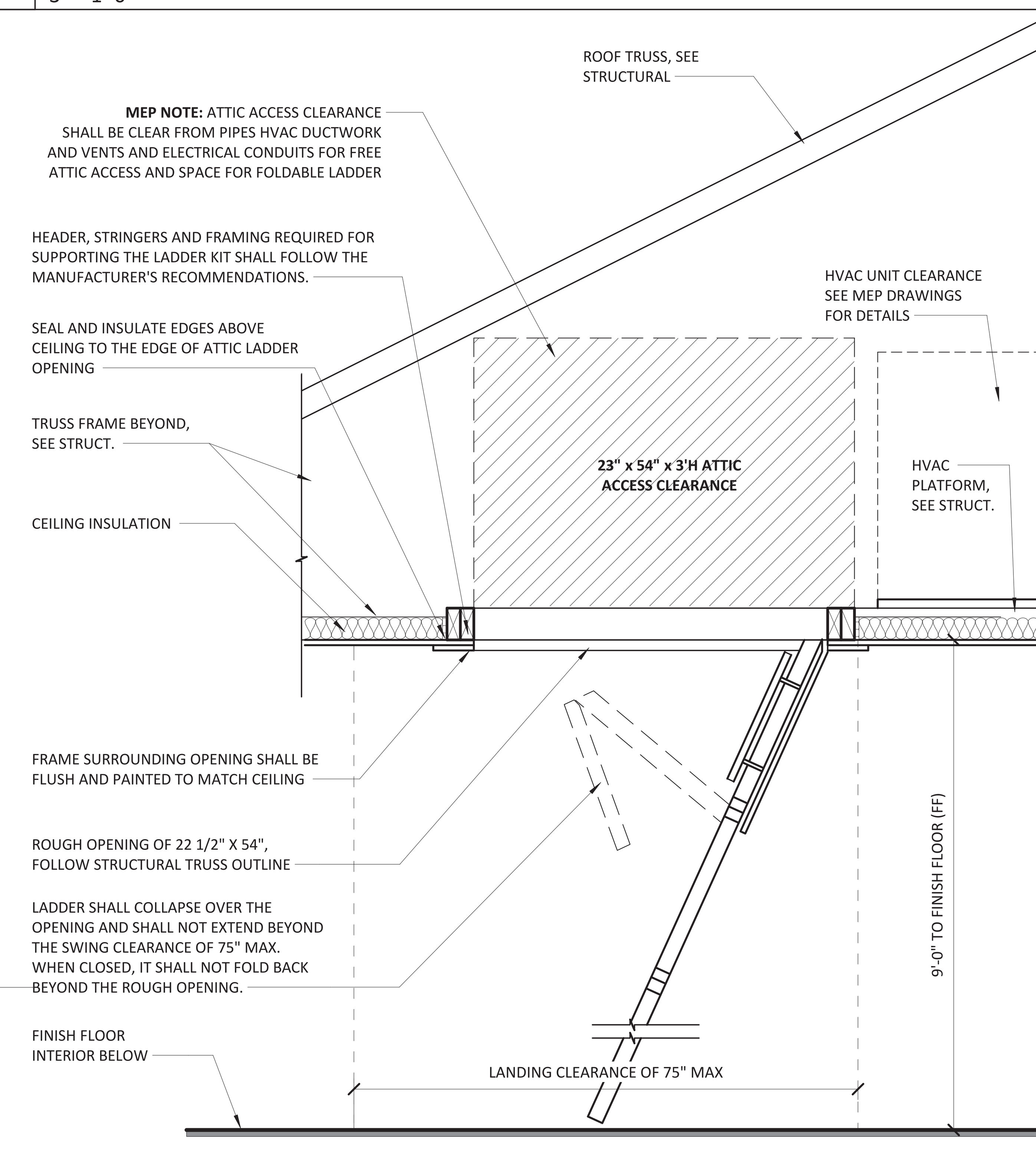
3 EXTERIOR DOOR/WINDOW HEAD
1 1/2" = 1'-0"



12 INTERIOR WALL AT ATTIC
1 1/2" = 1'-0"



8 TYP EXHAUST FAN DETAIL
NOT TO SCALE - REFER TO NOTES



NOTES:

1. ATTIC ACCESS LADDER SHALL COMPACT BE PER THE DIMENSIONS SHOWN IN THE CHART, LADDER WHEN FOLDED AND NOT IN USE SHALL NOT EXCEED NOR PASS BEYOND THE OPENING.

2. ACCESS LADDER SHALL BE DESIGN BY THE MANUFACTURER OF A CAPACITY OF 250LBS.

3. GENERAL CONTRACTOR IS TO INSTALL AND PURCHASE A PRE-MADE LADDER KIT THAT HAS BEEN DESIGN AND CREATED BY A CERTIFIED MANUFACTURER SUCH AS WERNER OR LOUISVILLE LADDER. ATTIC ACCESS LADDER SHALL NOT BE CUSTOM MADE OR MILLWORK IN THE FIELD BY THE CONTRACTOR.

4. HEADER, STRINGER AND BRACE SHALL BE INSTALLED TO THE TRUSSES AND ROOF JOISTS PER THE MANUFACTURER'S RECOMMENDATION. WOOD NOMINAL FRAME SIZES SHOULD EITHER MATCH JOIST/BRACE OF THE TRUSSES OR PER MANUFACTURER'S RECOMMENDATION.

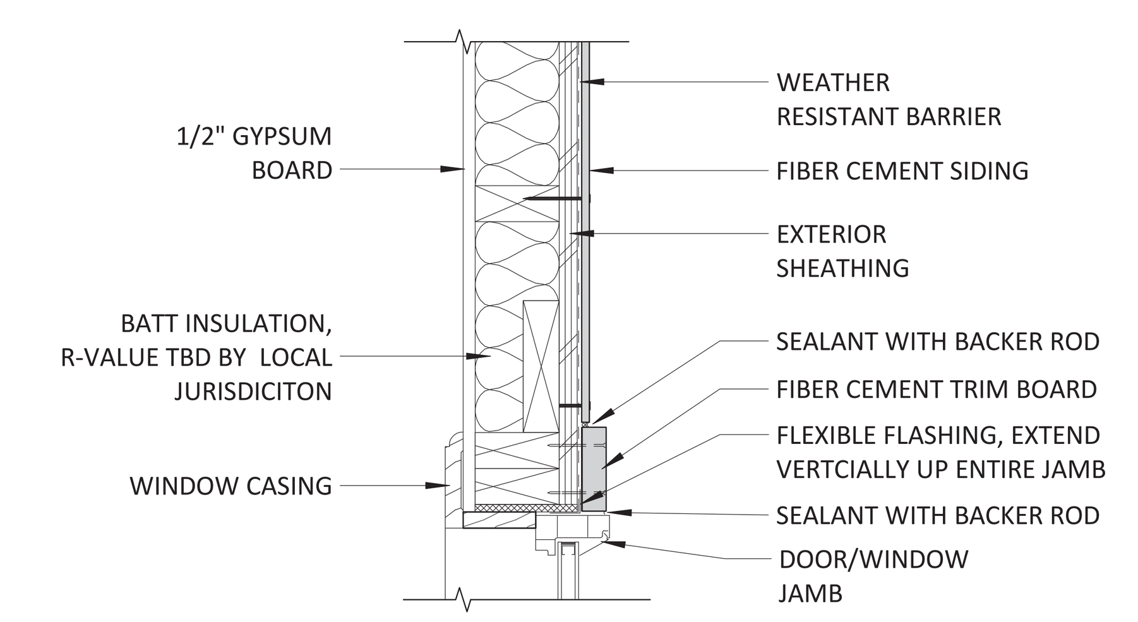
5. GENERAL CONTRACTOR SHALL NOT CHOOSE A LADDER OF LENGTH LONGER THAN 10'-FT. LADDER SHALL NOT HAVE A CLEARANCE LONGER THAN 75" FOR SWING SPACE.

6. ATTIC ACCESS ROUGH OPENINGS SHALL BE SEALED AND INSULATED TO THE EDGE OF THE LADDER OPENING WITH A CLEAN FINISH, NO DENTS, OPENINGS OR CRACKS.

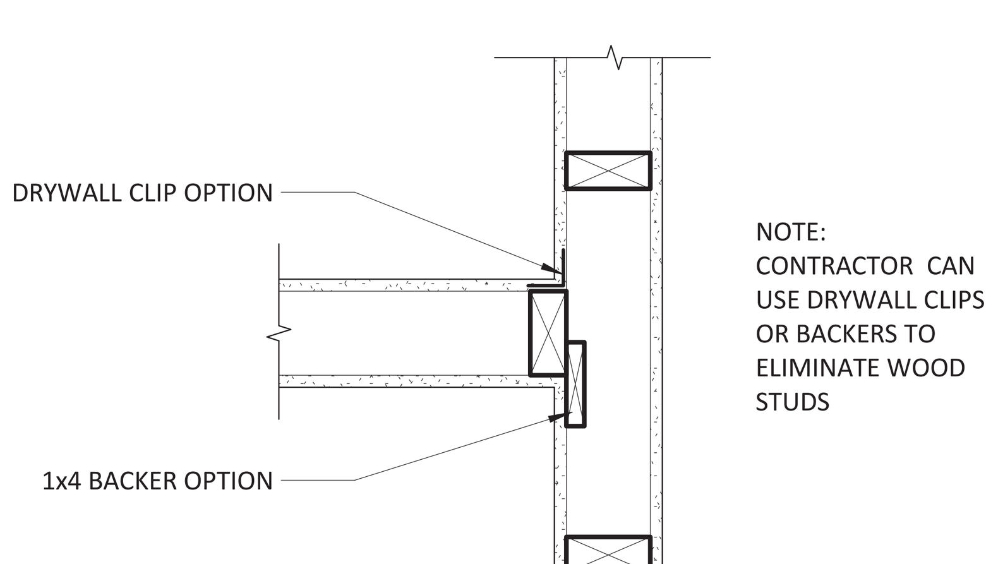
7. ATTIC LADDER DOOR AND FRAME SHALL BE PAINTED TO MATCH CEILING COLOR.

8. ATTIC LADDER DOOR AND FRAME SHALL BE FINISHED, CLEANED AND FLUSH/PLUMBED TO THE CEILING.

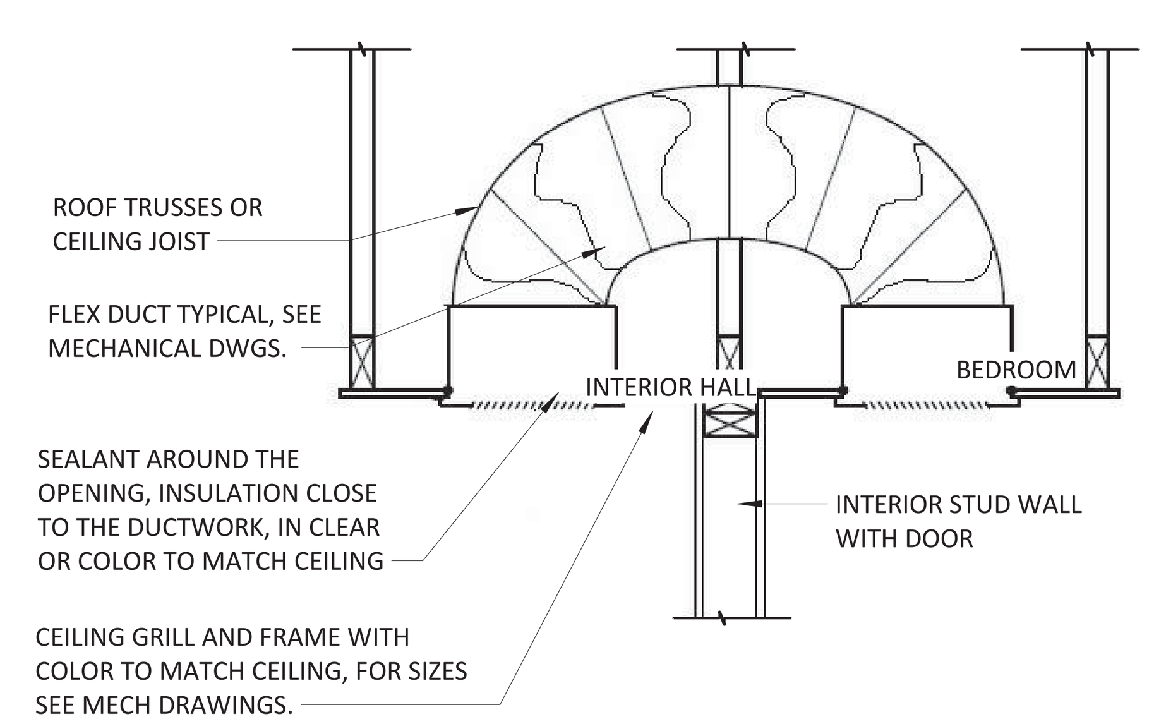
5 ATTIC ACCESS DETAIL & SPECS
3/4" = 1'-0"



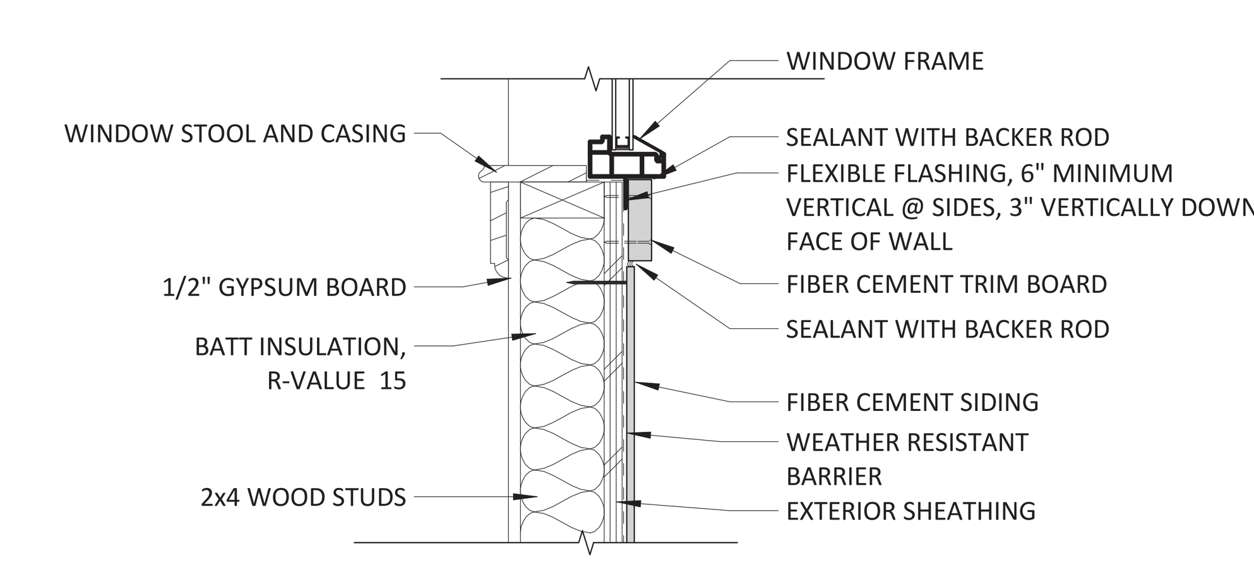
2 EXTERIOR DOOR/WINDOW JAMB
1 1/2" = 1'-0"



11 INTERIOR INTERSECTING WALL DETAIL
1 1/2" = 1'-0"



7 BEDROOM PRESSURE BALANCE - JUMPER DUCT
NOT TO SCALE - REFER TO NOTES



1 EXTERIOR WINDOW SILL DETAIL
1 1/2" = 1'-0"

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NORTH CAROLINA — REGISTERED ARCHITECT — SEAL 14254 — ARCHITECT — BRADLEY J. McCLUNG — 08/26/20

NO	REVISIONS	DATE

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DETAILS

A400

ADA NOTES:

1. INSIDE CLEAR DIMENSIONS SHOWN ARE AS REQUIRED TO MEET HANDICAPPED CLEARANCE CRITERIA. COORDINATE STUD/SUBSTRATE DIMENSIONS WITH WALL TYPES SHOWN ON FLOOR PLAN.

2. PROVIDE FRT WOOD BLOCKING IN WALL BEHIND ALL WALL MOUNTED TOILET ACCESSORIES & EQUIPMENT. VERIFY MOUNTING HEIGHTS OF ALL OWNER MOUNTED EQUIPMENT WITH OWNER REPRESENTATIVE.

3. GRAB BARS TO BE BOBRICK BY LENGTH INDICATED ON DRAWINGS AND TO MEET 609 OF ANSI 2010

4. THE RESTROOM LAYOUT IS BASED ON AND COMPLIES WITH THE "AMERICAN WITH DISABILITIES ACT" LATEST REGULATIONS.
   PLEASE NOTE THE FOLLOWING SECTIONS:

   4.16.5 FLUSH CONTROLS. FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC AND SHALL COMPLY WITH 4.27.4. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS NO MORE THAN 44" (1120mm) ABOVE THE FLOORS.

   4.19.4 EXPOSED PIPES AND SURFACES. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

   4.19.5 FAUCETS. FAUCETS SHALL COMPLY WITH 4.27.4. LEVER-OPERATED PUSH-TYPE, AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

WATER CLOSETS : HEIGHT OF WATER CLOSET SHALL BE 17 INCHES TO 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT PER ACCESSIBILITY 609 TO BE LOCATED 16 INCHES MIN. AND 18 INCHES MAX. FROM SIDE WALL.

MIRRORS: SHALL BE MOUNTED WITH BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40 INCHES A.F.F. AND STANDING CENTER TO THE VANITY LAVATORY AT A HEIGHT OF 36" WITH STAINLESS STEEL FRAMING

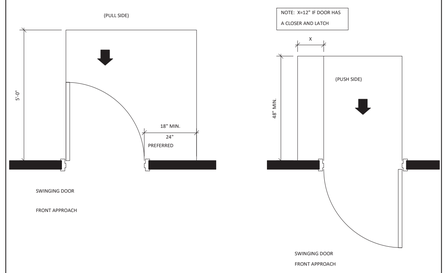
4.26.2 GRAB BARS. OUTSIDE DIAMETER - MIN 1 1/4", MAX 1 1/2", SPACE BETWEEN WALL AND GRAB BAR - 1 1/2" A. GRAB BAR TO BE MOUNTED HORIZONTALLY AT A HEIGHT OF 33 INCHES A.F.F. MIN. AND 36 INCHES A.F.F. MAX. B. A HANDRAIL OR GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS & EDGES. C. GRAB BARS STRUCTURAL STRENGTH PER ACCESSIBILITY CODE NC 609 AND ANSI 604. 15. PROVIDE BACKER PLATES IN BETWEEN PARTITIONS FOR H.C. GRAB BARS AND COMPLY WITH FBC ACCESSIBILITY 609.***

4.27.4 OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF (222 N).

DOORS WHEN HOUSE HOLD NEEDS TO BE ADA COMPLIANT: DOOR HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED 34 INCHES MIN. AND 48 INCHES MAX ABOVE FINISHED FLOOR.

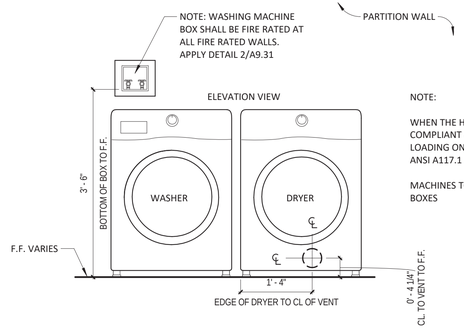
ALL DOORS SHALL BE OPERATED BY A SINGLE EFFORT. EXTERIOR SWING DOORS PUSHED OR PULLED OPEN WITH A FORCE NOT EXCEEDING 8.5 LBF.
SLIDING OF FOLDING DOORS SHALL BE OPERABLE BY A FORCE NOT EXCEEDING 5 LBF.INTERIOR IN-SWING DOORS SHALL BE OPERABLE BY A FORCE NOT EXCEEDING 5 LBF.

***ADA STANDARDS MEET WITH THE AMERICANS DISABILITY ACT GUIDELINES AND PER ANSI A117.1 REQUIREMENTS



DOOR ADA STANDARD DIMENSIONS

3/8" = 1'-0"



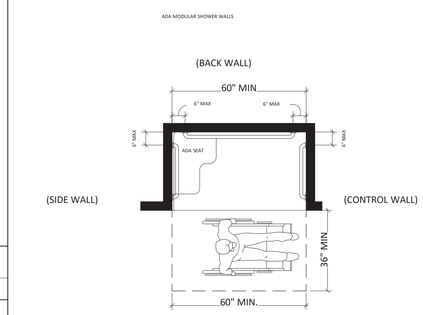
NOTE:

WHEN THE HOUSEHOLD IS REQUIRED TO BE ADA COMPLIANT WASHER AND DRYER SHALL BE FRONT LOADING ONLY AS APPROVED BY ANSI A117.1

MACHINES TO ALIGN WITH OUTLETS, VENTS AND BOXES

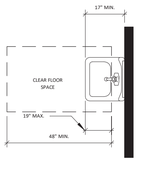
WASHER/DRYER DETAIL

3/4" = 1'-0"

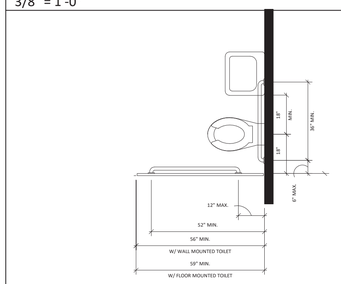


SHOWER - ADA STANDARD DIMENSIONS

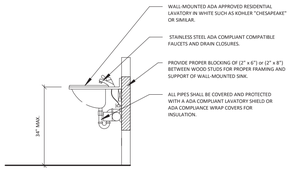
3/8" = 1'-0"



CLEAR FLOOR SPACE AT LAVATORY

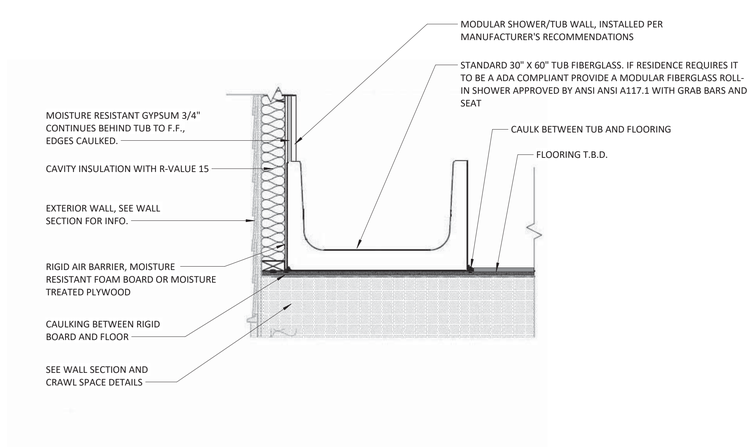


STANDARD WHEELCHAIR GRABBARS AT TOILETS



According to A.D.A. & the Fair Housing Act Design Manual the following mounting heights apply:

• Receptacles inside units	**1'-3" A.F.F.**	*(to the CL of the lowest receptacle minimum)*
• Receptacles in kitchen above counter	**3'-10" A.F.F.**	*(to the CL of the highest receptacle maximum)*
• Telephone outlets standard	**1'-3" A.F.F.**	*(min. to the CL of outlet)*
• Telephone outlets in kitchen above counter	**3'-10" A.F.F.**	*(max. to the CL of outlet*
• Telephone outlets in kitchen not over counter	**4'-0" A.F.F.**	*(max. to the CL of outlet)*
• A/C thermostats	**4'-0" A.F.F.**	*(max. to the CL of outlet)*
• Switches standards	**4'-0" A.F.F.**	*(max. to the CL of outlet)*
• Switches in kitchen above counter	**3'-10" A.F.F.**	*(max. to the CL of outlet*
• Switches & receptacles in baths above countertops	**3'-6" A.F.F.**	
• TV outlets standard	**1'-3" A.F.F.**	*(min. to the CL of outlet)*
• Strip lights in bathrooms	**6'-6" A.F.F.**	
• Bracket lights outside	**6'-8" A.F.F.**	*(min. to the bottom of fixture)*
• Bracket lights in public areas	**6'-8" A.F.F.**	*(min. to the bottom of fixture for objects protruding more than 4")*
• Fire alarm pull stations	**4'-0" A.F.F.**	*(max. to the CL of outlet)*



TUB WALL DETAIL

1" = 1'-0"

TOILET ADA STANDARD DIMENSIONS

3/8" = 1'-0"

LAVATORY ADA STANDARD DIMENSIONS

3/8" = 1'-0"

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THE NORTH CAROLINA OFFICE OF RESILIENCY AND RECOVERY (NCORR)

JULIA II

SUMMIT DESIGN AND ENGINEERING SERVICES, PLLC CERT. NO. C-2006 NORTH CAROLINA REGISTERED ARCHITECTURAL COMPANY RALEIGH

NORTH CAROLINA REGISTERED PROFESSIONAL SEAL 14254 ARCHITECT BRADLEY J. McCLUNG 08/26/20

NO	REVISIONS	DATE

DRAWN BY: BJM
CHECKED BY: BJM
FIRST ISSUE DATE: 08/26/20

PROJECT NO.
20-0108.020

BATHROOM DETAILS & MISC NOTES

A500

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DESIGN CRITERIA

1. BUILDING CODE:
   NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE, 2018 EDITION
2. SNOW LOAD:
   - IMPORTANCE FACTOR (I_s): 1.0
   - GROUND SNOW LOAD (P_g): 20 PSF
   - TERRAIN CATEGORY: C
   - EXPOSURE FACTOR (C_e): 1.0
   - THERMAL FACTOR (C_t): 1.0
3. WIND LOAD:
   - OCCUPANCY CATEGORY: II
   - BASIC WIND SPEED: UP TO 150 MPH
   - EXPOSURE CATEGORY: C
   - COMPONENTS & CLADDING: CALCULATED PER ASCE 7-10
4. SEISMIC LOAD:
   - IMPORTANCE FACTOR (I_s): 1.0
   - SITE CLASS: D
   - SEISMIC DESIGN CATEGORY: B
5. LIVE LOADS:
   - ROOF (MINIMUM): 20 PSF
   - FLOOR: 40 PSF
   - BALCONY / DECK: 60 PSF

GENERAL NOTES:

1. STRUCTURAL MEMBERS, INCLUDING BEAMS, COLUMNS, JOISTS, TRUSSES, WALLS, SLABS AND BRACING ELEMENTS, ARE DESIGNED FOR THE FINAL DESIGN LOADS GIVEN ON THIS SHEET. THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING, AS REQUIRED. SHORING IS TO BE DESIGNED TO PRECLUDE OVERSTRESSING OF ANY STRUCTURAL ELEMENT (AS REQUIRED AT ANY STAGE OF CONSTRUCTION) UNTIL COMPLETION OF THIS PROJECT.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ON-SITE SAFETY. AT A MINIMUM, THE CONTRACTOR IS TO RESEARCH AND IMPLEMENT ALL SAFETY REGULATIONS IN FORCE IN THE JURISDICTION OF THIS PROJECT. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE STRUCTURAL ENGINEER ANY STRUCTURAL DETAIL THAT WOULD PRODUCE AN UNSAFE CONDITION.

FOUNDATIONS

1. ALL FOUNDATION WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, CHAPTER 4.
2. THE BUILDING STRUCTURE IS DESIGNED FOR SUPPORT OF SPREAD AND STRIP FOOTINGS WITH AN ASSUMED ALLOWABLE NET SOIL BEARING PRESSURE OF 2000 PSF ON UNDISTURBED SOILS OR FILL COMPACTED TO 98% MAXIMUM DRY DENSITY.
3. ALL EXTERIOR FOUNDATIONS SHALL EXTEND BELOW THE FROST DEPTH SPECIFIC TO THE PROJECT SITE.
4. CRAWL SPACE VENTS SHALL BE 8"X16" MINIMUM AND SHALL BE LOCATED WITHIN 3 FEET OF EACH BUILDING CORNER. CRAWL SPACE DOOR MAY SERVE AS A VENT.
5. INSTALL A 6-MIL POLY VAPOR BARRIER CRAWL SPACE LINER.

CONCRETE

1. ALL CONCRETE WORK SHALL COMPLY WITH THE SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI-301 AND THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI-318.
2. ALL REINFORCING STEEL IS TO BE TIED TO PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT. TACK WELDING OF REINFORCING STEEL IS PROHIBITED.
3. ALL REINFORCING STEEL IS TO BE CONTINUOUS. AT SPLICE, REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 38 BAR DIAMETERS (#6 AND SMALLER) OR 48 BAR DIAMETERS (#7 AND LARGER).
4. ALL INTERESECTING STRIP FOOTINGS SHALL HAVE CORNER BARS.
5. TYPICAL REINFORCING CLEAR COVER SHALL CONFORM TO ACI-318.

CONCRETE BLOCK MASONRY

1. ALL MASONRY WORK SHALL COMPLY WITH THE SPECIFICATIONS FOR MASONRY STRUCTURES, ACI 530.1 AND THE BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, ACI 530.
2. HOLLOW MASONRY UNITS SHALL CONFORM TO ASTM C90, LIGHTWEIGHT, WITH A MIMIMUM COMPRESSIVE STRENGTH f'_m = 1500 PSI ON THE NET BLOCK AREA.
3. MORTAR SHALL CONFORM TO ASTM C270 CEMENT TYPE M OR S. MINIMUM COMPRESSIVE STRENGTH TO BE 2000 PSI.
4. MASONRY GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8". MINIMUM COMPRESSIVE STRENGTH SHALL BE 3000 PSI AT 28 DAYS.
5. REINFORCING STEEL (#3 AND LARGER) SHALL BE LAPPED A MINIMUM OF 72 BAR DIAMETERS.
6. ALL BLOCK CELLS SHALL BE FILLED SOLID WITH GROUT WHERE REINFORCING BARS OCCUR.

SAWN LUMBER AND SHEATHING

1. ALL LUMBER WORK SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, ANSI/AWC NDS.
2. ALL MEMBERS SHALL BEAR AN APPROVED GRADE STAMP.
3. ALL DIMENSIONAL LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY SHALL BE PRESERVATIVE TREATED.
4. NAILS SHALL BE COMMON WIRE NAILS, UNLESS NOTED OTHERWISE.
5. MULTI-PLY BEAMS SHALL BE FASTENED TOGETHER WITH 8d NAILS @ 16" O.C., T&B, STAGGERED.
6. U.N.O., ALL SHEATHING SHALL BE FASTENED WITH 8d COMMON NAILS AT 6" AND 12" SPACING FOR EDGE AND FIELD, RESPECTIVELY. WALLS SHALL BE BLOCKED.
   - WALL SHEATHING: 1/2" APA RATED OSB
   - ROOF SHEATHING: 1/2" APA RATED OSB
   - SUBFLOOR: 3/4" APA RATED T&G PLYWOOD
7. WALL PANEL HORIZONTAL EDGES SHALL HAVE 8d COMMON NAILS @ 3" O.C.
8. ROOF SHEATHING NAILING AT FIELD SHALL BE REDUCED TO 6" SPACING FOR MINIMUM 48" DISTANCE FROM RIDGES, EAVES, AND GABLE ENDS.

STRUCTURAL COMPOSITE LUMBER

1. ALL STRUCTURAL COMPOSITE LUMBER WORK SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, ANSI/AWC NDS.
2. ALL MEMBERS SHALL BEAR AN APPROVED GRADE STAMP.
3. STRUCTURAL COMPOSITE LUMBER (SCL) DESIGN IS BASED ON THE FOLLOWING MINIMUM DESIGN PROPERITES:
   - LVL: F_b = 2,600 PSI, $F_{c\perp}$ = 750 PSI, F_v = 285 PSI, E = 1,900 KSI
   - GLULAM: 24F-V5 SP/SP
4. LVL MEMBERS SHALL BE PROTECTED FROM WEATHER ACCORDING TO THEIR MANUFACTURER'S RECOMMENDATIONS. GLULAM BEAMS ARE TO BE PRESERVATIVE TREATED IF THEY ARE EXPOSED TO WEATHER.

PRE-ENGINEERED WOOD TRUSSES

1. ALL PRE-ENGINEERED WOOD TRUSS WORK SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, ANSI/AWC NDS.
2. ALL MEMBERS SHALL BEAR AN APPROVED GRADE STAMP.
3. TRUSS MANUFACTURER SHALL PROVIDE DRAWINGS AND CERTIFIED STRUCTURAL CALCULATIONS PREPARED AND SEALED BY A QUALIFIED ENGINEER, REGISTERED IN NORTH CAROLINA. MNFR DRAWINGS SHALL INCLUDE AN ERECTION PLAN WITH DETAILS SHOWING ALL REQUIRED TRUSS PLATES, BLOCKING, BRIDGING, CONNECTION MATERIALS AND OTHER ITEMS AS REQUIRED TO PROVIDE A COMPLETE INSTALLATION.
4. CALCULATIONS SHALL CLEARLY INDICATE ALL DESIGN LOADS SHOWN ON THESE DRAWINGS AND OTHER LOADS AS REQUIRED. TRUSSES SHALL BE DESIGNED FOR "IN PLACE" LOADS AND MUST BE DESIGNED TO WITHSTAND ALL FABRICATING, TRANSPORTING, AND ERECTION STRESSES.
5. THE TRUSS PLATE MANUFACTURER SHALL BE A MEMBER OF THE TRUSS PLATE INSTITUTE. THE TRUSS FABRICATOR SHALL PARTICIPATE IN AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM THAT MEETS TRUSS PLATE INSTITUTE REQUIREMENTS.
6. DESIGN TRUSS TO WITHSTAND LOADS SHOWN ON DRAWING WITHOUT DEFLECTIONS GREATER THAN L/360 FOR FLOOR TRUSSES AND L/240 FOR ROOF TRUSSES.
7. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING SERVICE LOADS:
   - TOP CHORD LIVE: 20 PSF
   - TOP CHORD COLLATERAL: 15 PSF
   - BOT CHORD COLLATERAL: 10 PSF
   - TRUSS SELF WEIGHT: BY TRUSS MNFR
   - WIND LOADS: CALCULATED BY TRUSS MNFR PER ASCE 7-10

MATERIALS

1. STEEL
   - BOLTS (WOOD FRAMING): ASTM A307
   - BOLTS (ANCHOR): ASTM F1554 GRADE 36
   - METAL DECKING: ASTM A653 GRADE 80 (GALV 60)
2. REINFORCING STEEL
   - GENERAL REINFORCING: ASTM A615, f_y = 60 KSI
   - WELDED WIRE FABRIC: ASTM A185, IN FLAT SHEETS
3. CONCRETE
   - FOOTINGS: f'_c = 3000 PSI, NORMAL-WEIGHT
   - SLAB-ON-GRADE: f'_c = 3000 PSI, NORMAL-WEIGHT
   - ELEVATED SLABS: f'_c = 3000 PSI, LIGHTWEIGHT (110 PCF MAX)
4. DIMENSIONAL LUMBER
   - JOISTS, RAFTERS, & GIRDERS: SPF NO.2 OR BETTER
   - WALL STUDS: SPF NO.2 OR BETTER

HEADER SCHEDULE			
MAX OPENING	SIZE	JACK STUDS	KING STUDS
4' - 0"	(2) 2X8	2X4	(2) 2x4
6' - 8"	(2) 2X10	(2) 2X4	(3) 2x4

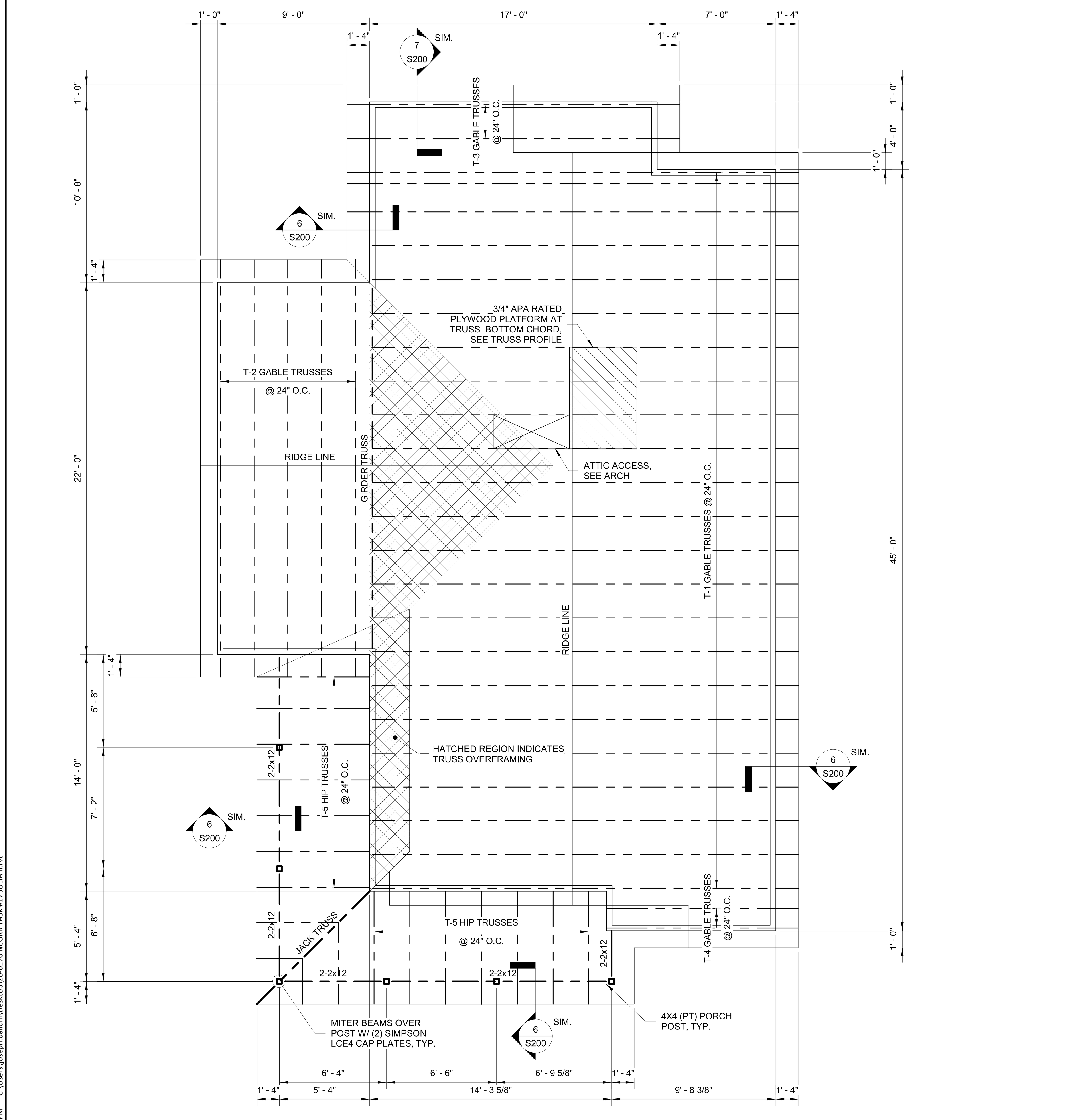
FACE MOUNTED HANGER SCHEDULE			
SIZE	SIMPSON PART NO.	SIZE	SIMPSON PART NO.
2x6	LUS26	2x10	LUS210
(2) 2x6	LUS26-2	(2) 2x10	HUS210-2
(3) 2x6	LUS26-3	(3) 2x10	HUS210-3
2x8	LUS28	2x12	LUS210
(2) 2x8	LUS28-2	(2) 2x12	HUS212-2
(3) 2x8	LUS28-3	(3) 2x12	HUS212-3

CRAWL SPACE VENT CALCS: CRAWL SPACE W/ VAPOR BARRIER REQUIRES 1 SF VENT AREA PER 1500 SF CRAWL SPACE AREA

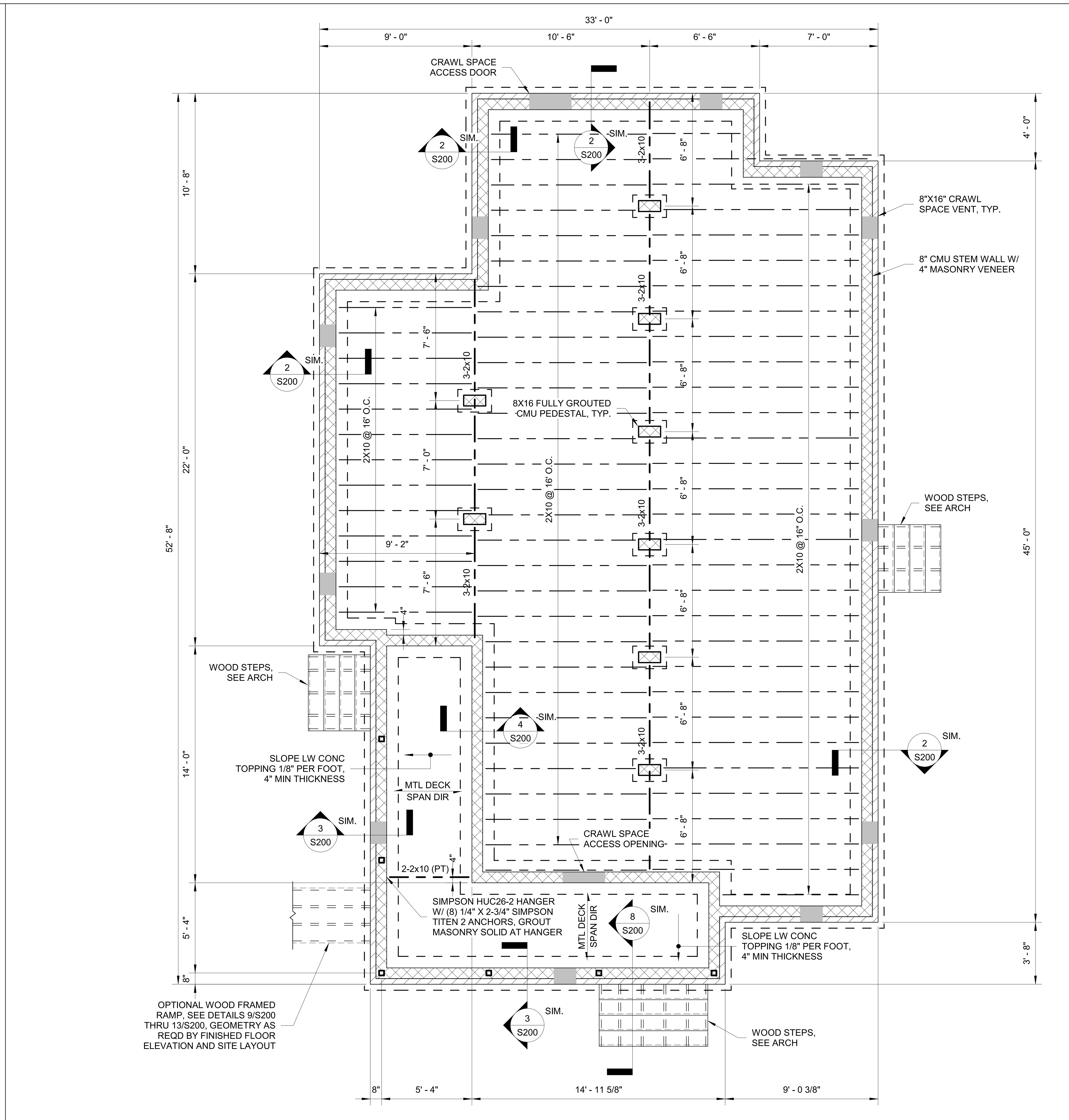
1340 SF CRAWL SPACE /1500 SF = 0.89 SF VENT AREA
0.89 SF X 144 IN^2/SF = 129 IN^2

8"X16" VENTS W/ 50% FREE AIR SPACE = 64 IN^2 FREE AIR PER VENT

129 IN^2 /64 IN^2 = 2.0 VENTS REQUIRED -> 11 VENTS PROVIDED



2 ROOF FRAMING PLAN
1/4" = 1'-0"



1 FOUNDATION & FLOOR FRAMING PLAN
1/4" = 1'-0"

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THE NORTH CAROLINA OFFICE OF RESILIENCY AND RECOVERY (NCORR)

JULIA II

NORTH CAROLINA PROFESSIONAL SEAL 20609 ENGINEER C. CHRISTIAN BERG 08/26/2020

NO	REVISIONS	DATE

DRAWN BY: UO
CHECKED BY: JWB
FIRST ISSUE DATE: 08/26/2020
PROJECT NO. 20-0170.400

GENERAL NOTES & PLANS

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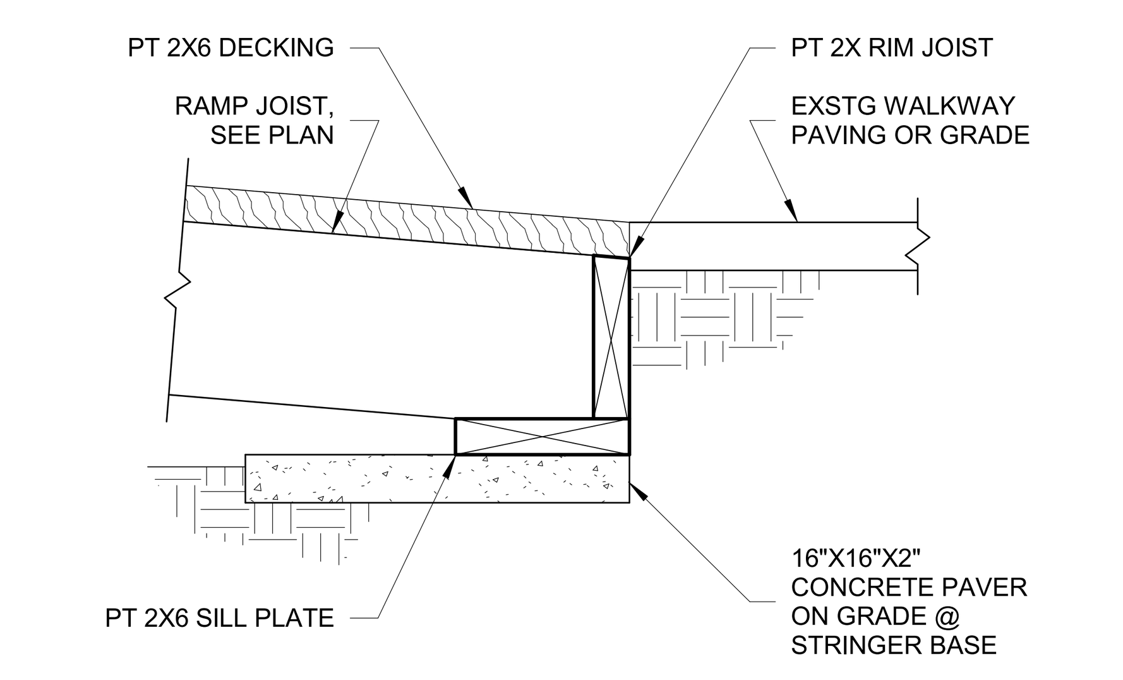
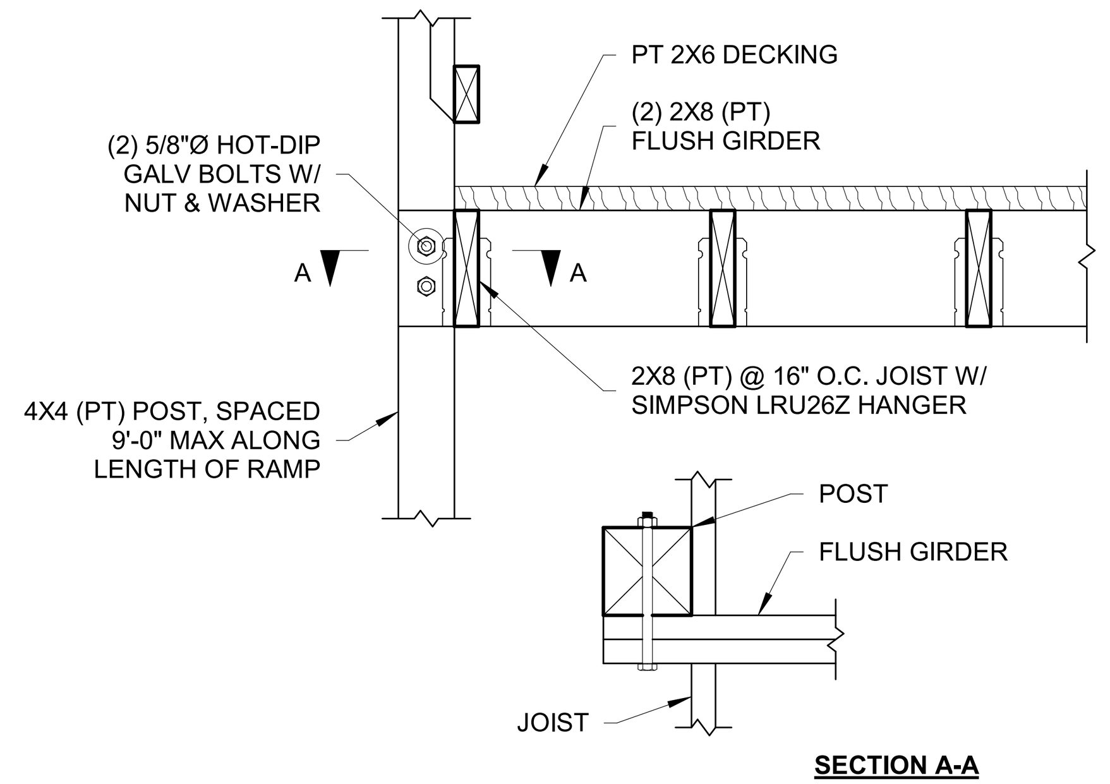


13 OPTIONAL RAMP LANDING SECTION
NTS

NOTES:
1. GUARDRAILS ARE REQUIRED FOR ALL LOCATIONS WHERE THE TOP OF DECKING IS 30" OR MORE ABOVE GRADE. SEE TYPICAL DETAILS.
2. RAMP SLOPE SHALL NOT EXCEED 1 UNIT VERTICAL PER 12 UNITS HORIZONTAL.
3. PROVIDE 36" MINIMUM EGRESS WIDTH.



10 OPTIONAL RAMP INTERMEDIATE SUPPORT SECTION
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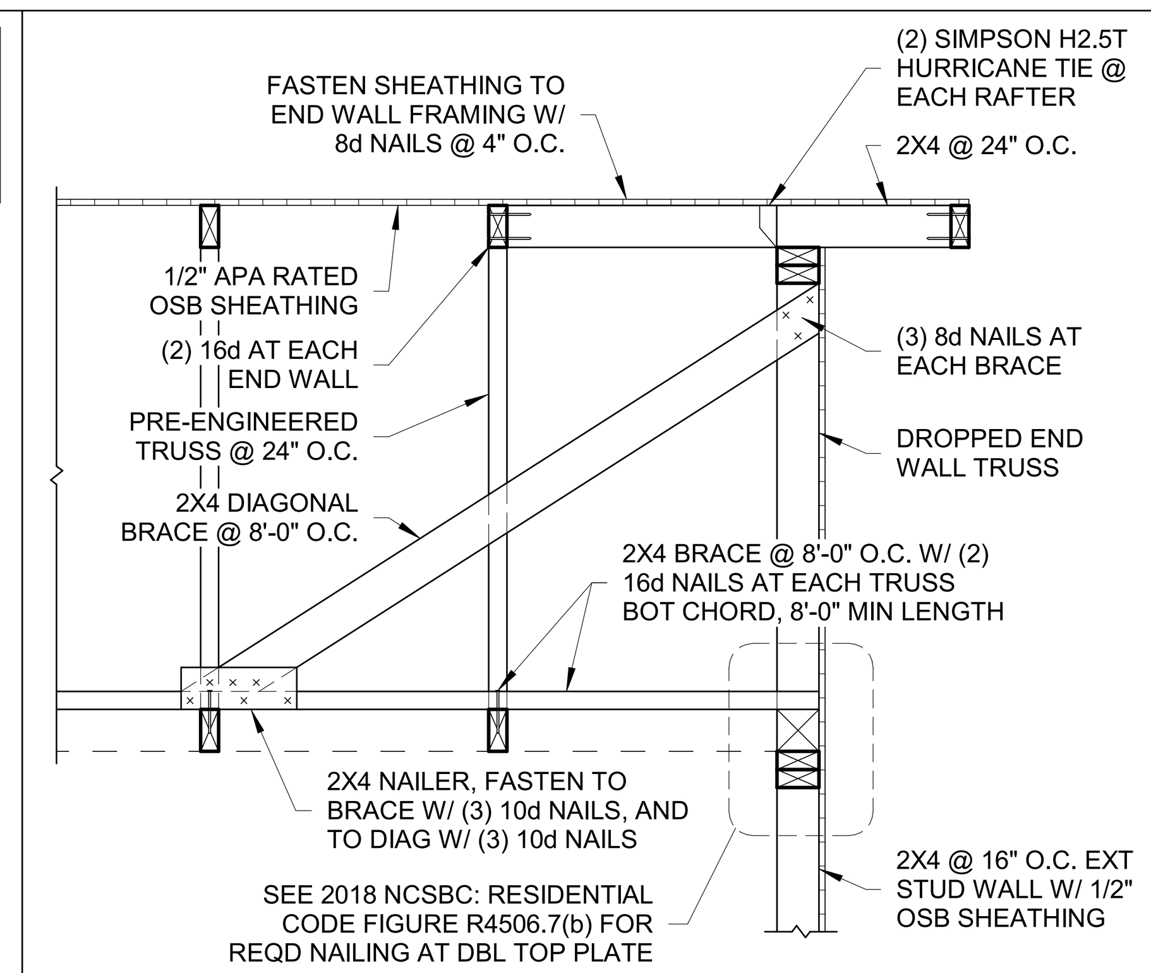
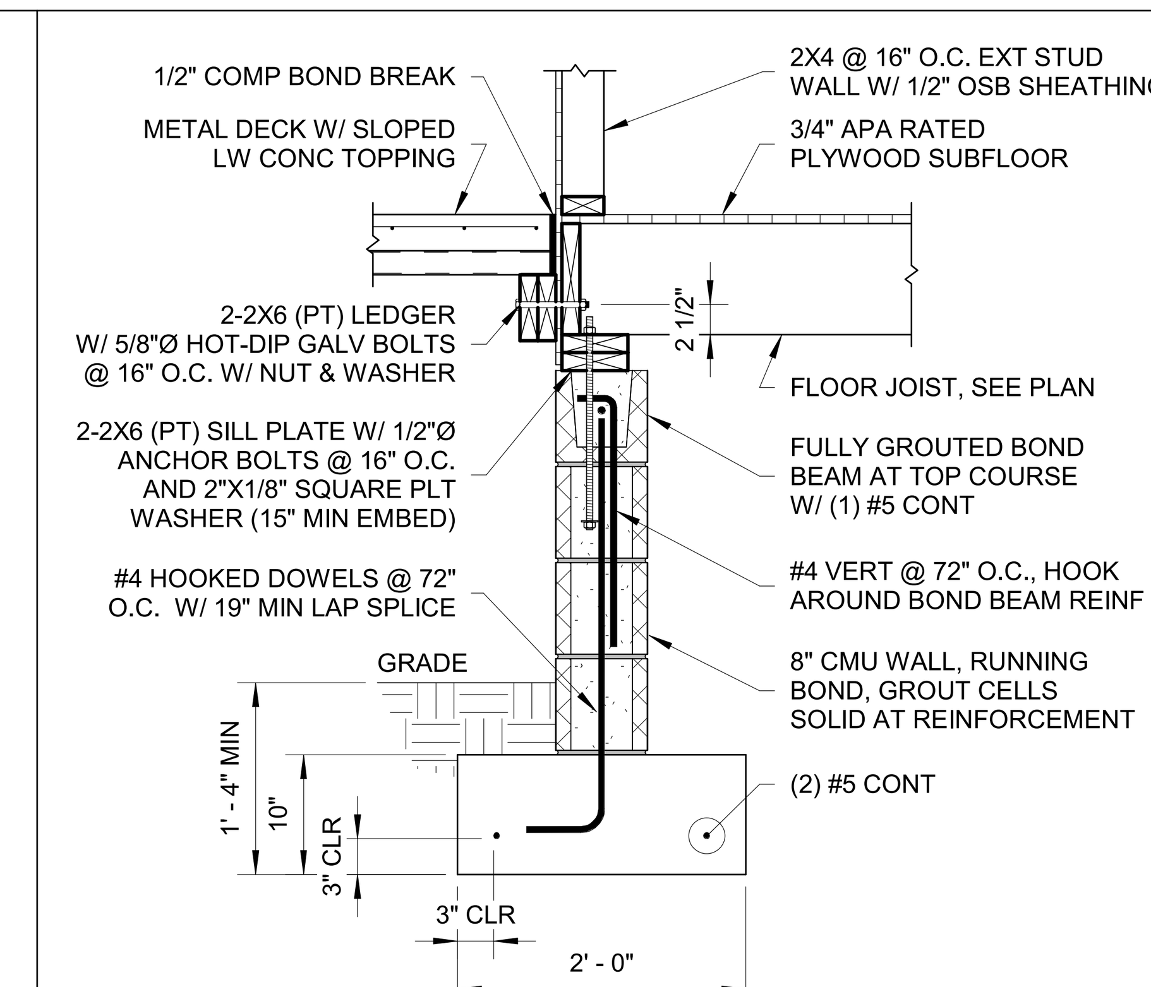
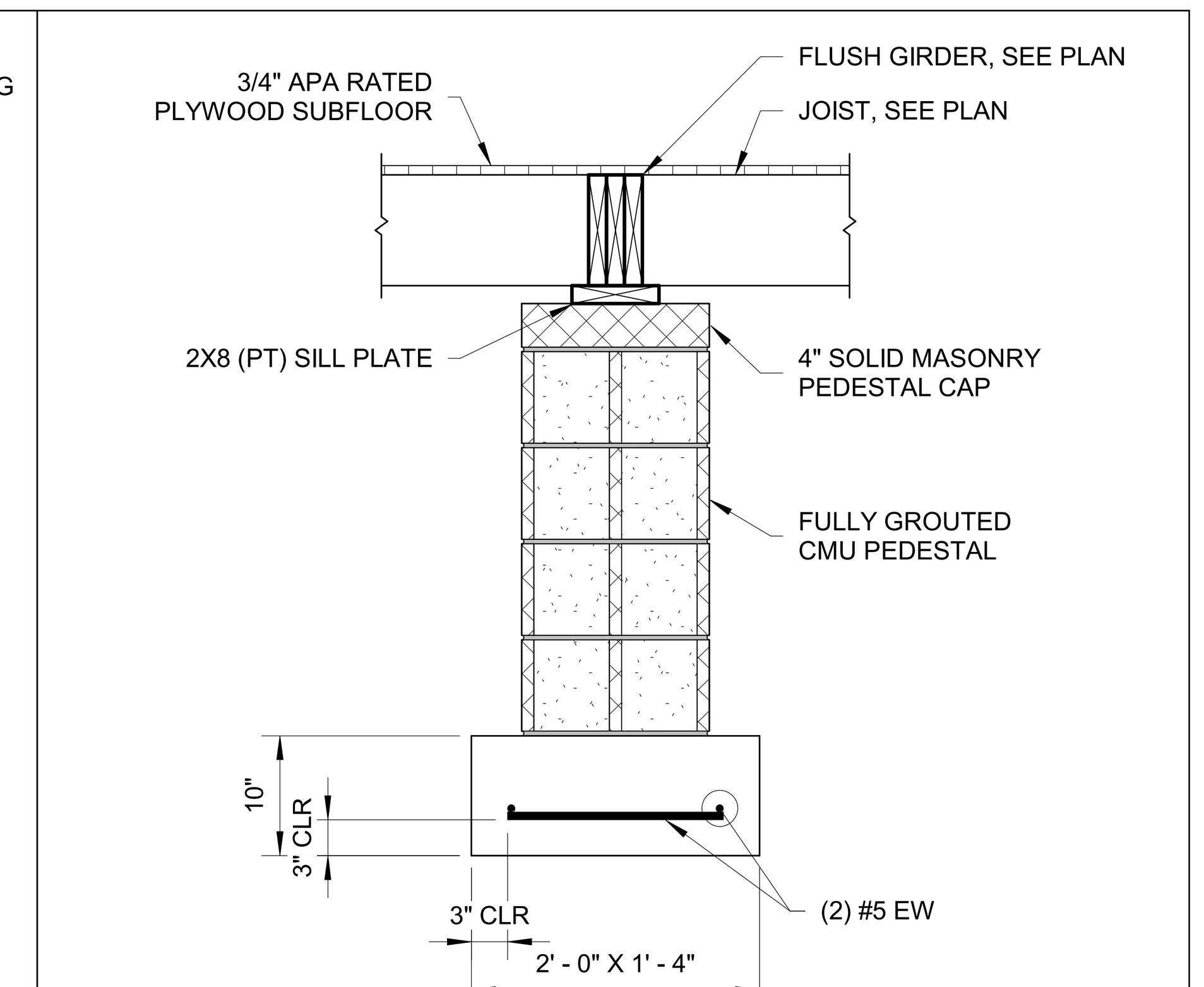


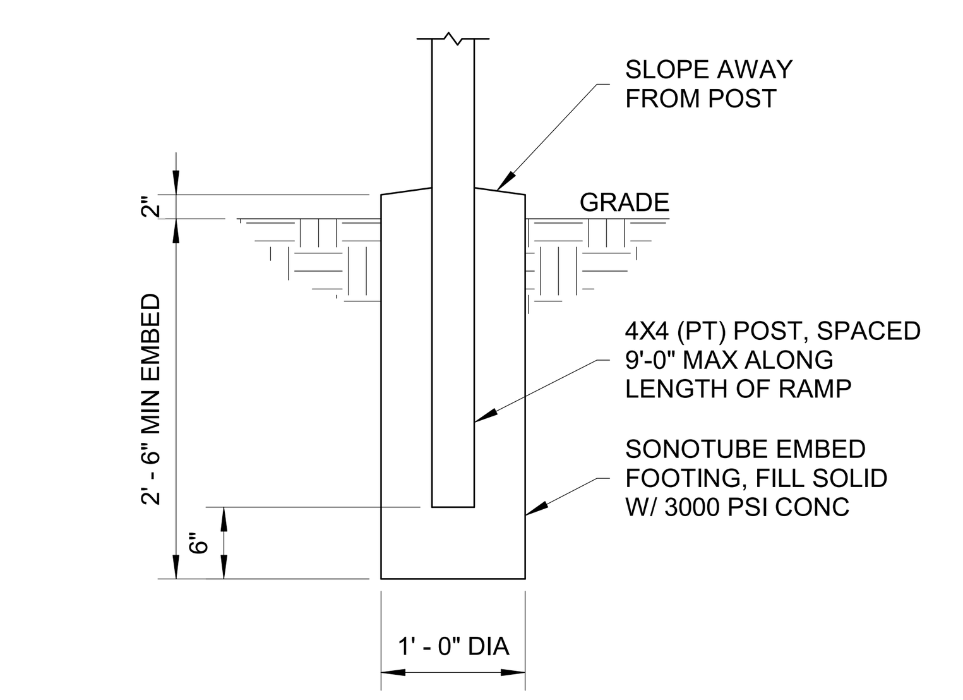
7 GABLE END WALL SECTION
NTS



4 STEM WALL SECTION AT PORCH
NTS

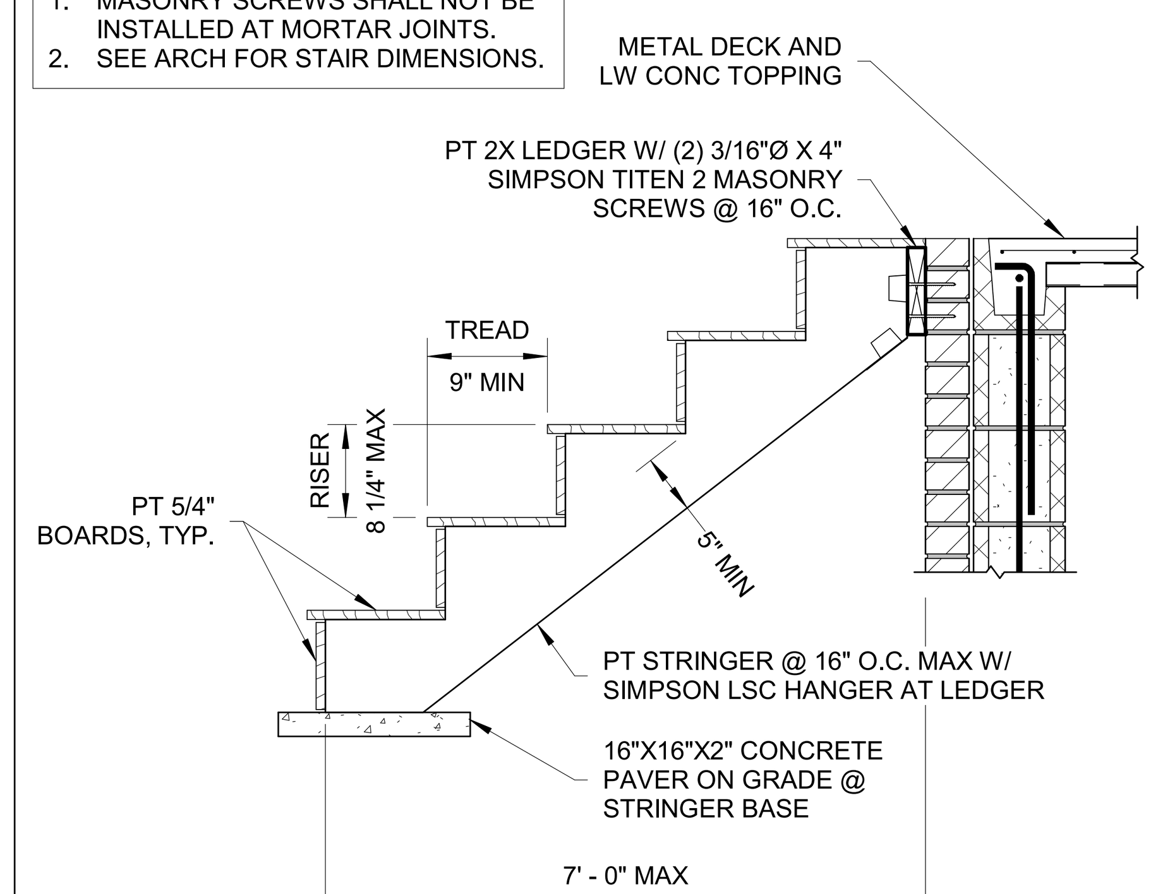


1 TYPICAL PEDESTAL SECTION
NTS



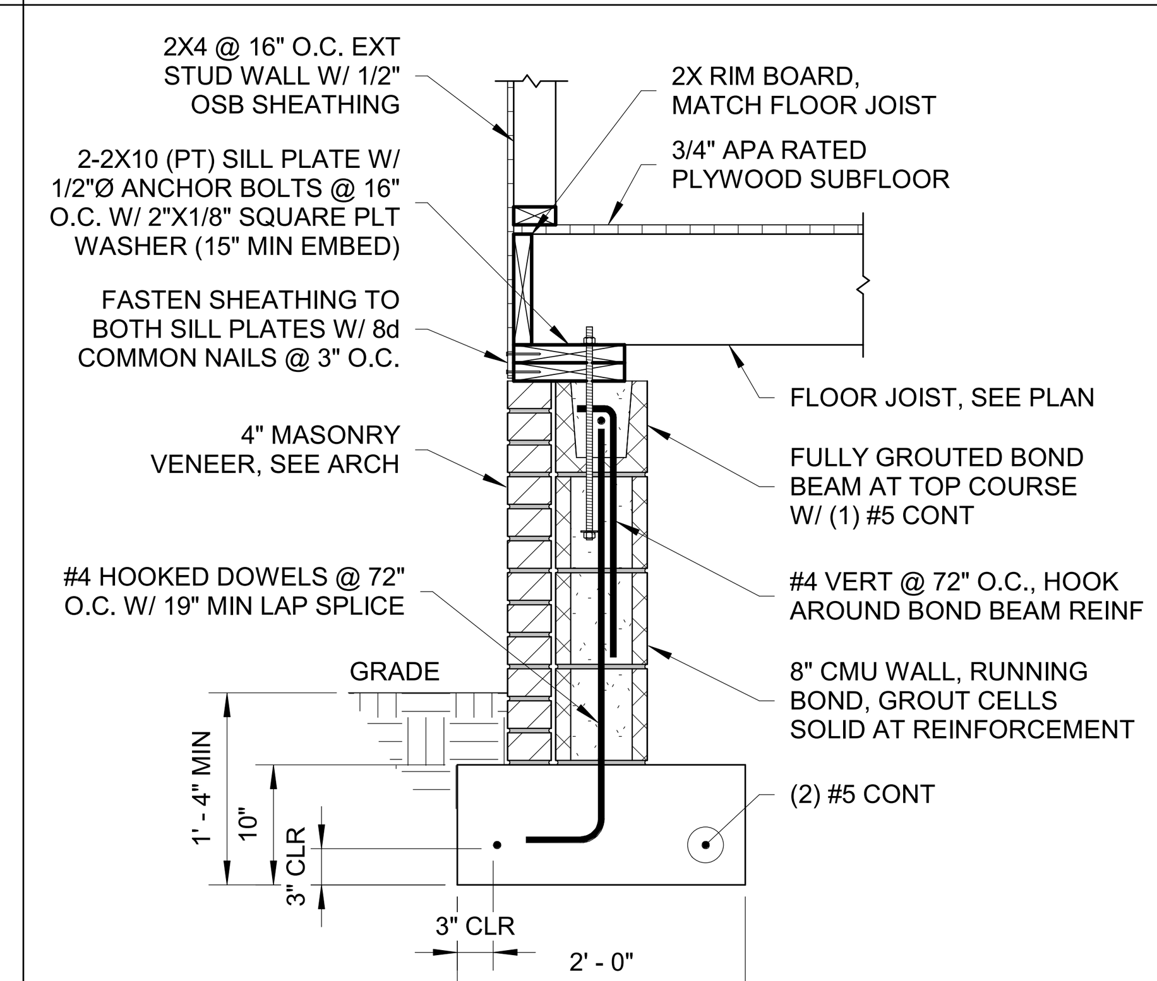
11 OPTIONAL RAMP EMBED POST SECTION
NTS

NOTES:
1. MASONRY SCREWS SHALL NOT BE INSTALLED AT MORTAR JOINTS.
2. SEE ARCH FOR STAIR DIMENSIONS.

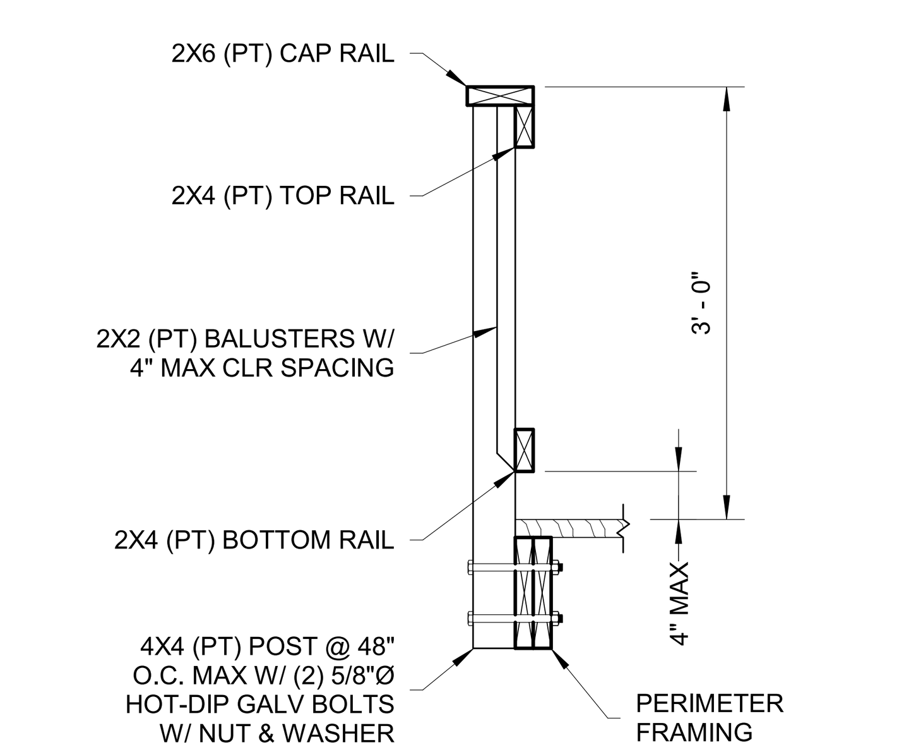


8 TYPICAL WOOD STAIR SECTION
NTS

SPACE INTENTIONALLY LEFT BLANK

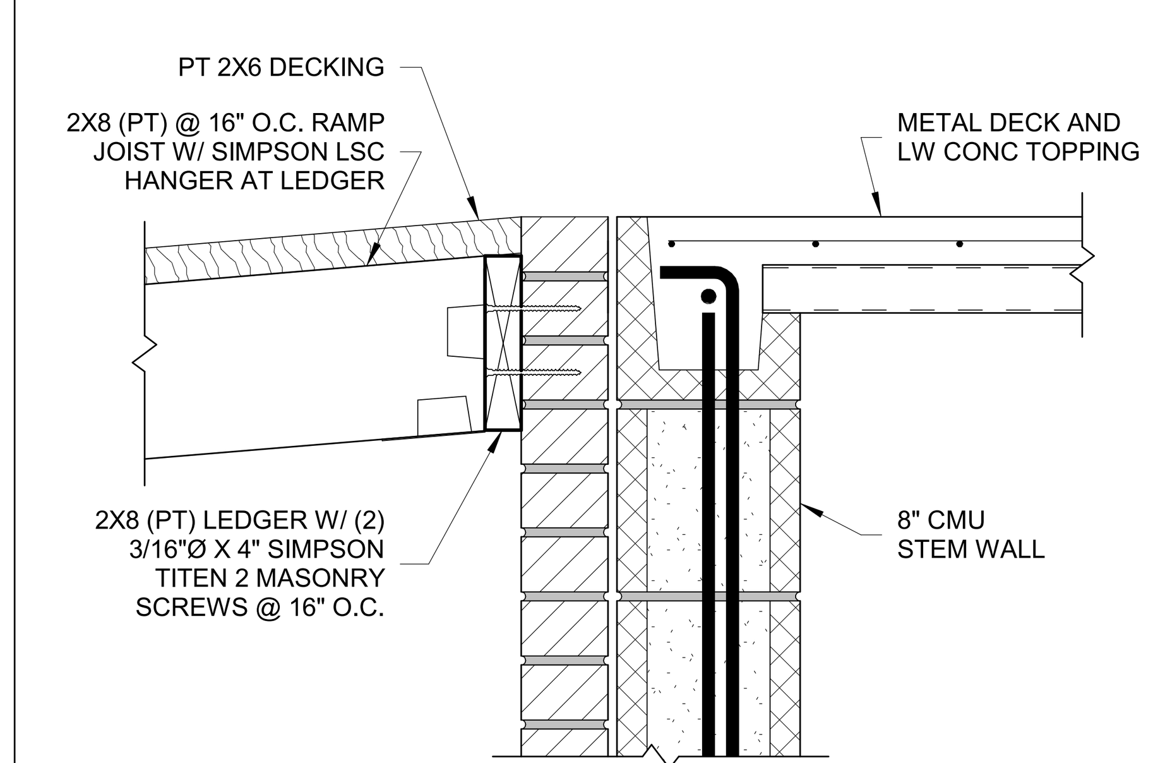


2 TYPICAL STEM WALL SECTION
NTS



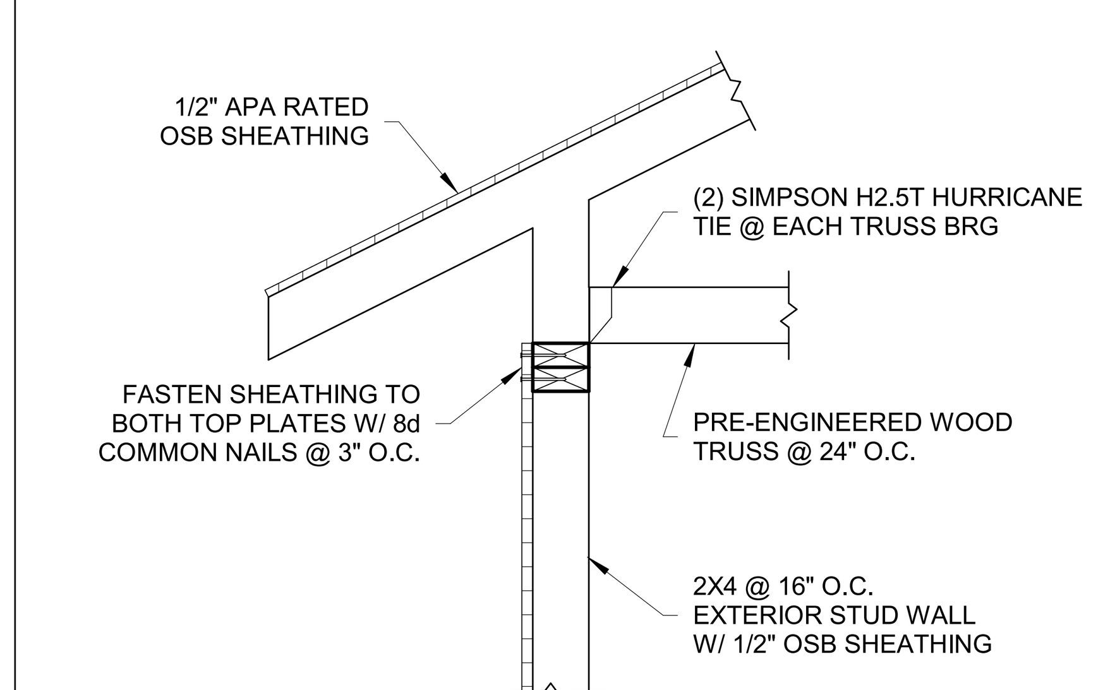
12 OPTIONAL RAMP HANDRAIL SECTION
NTS

NOTE: MASONRY SCREWS SHALL NOT BE INSTALLED AT MORTAR JOINTS.



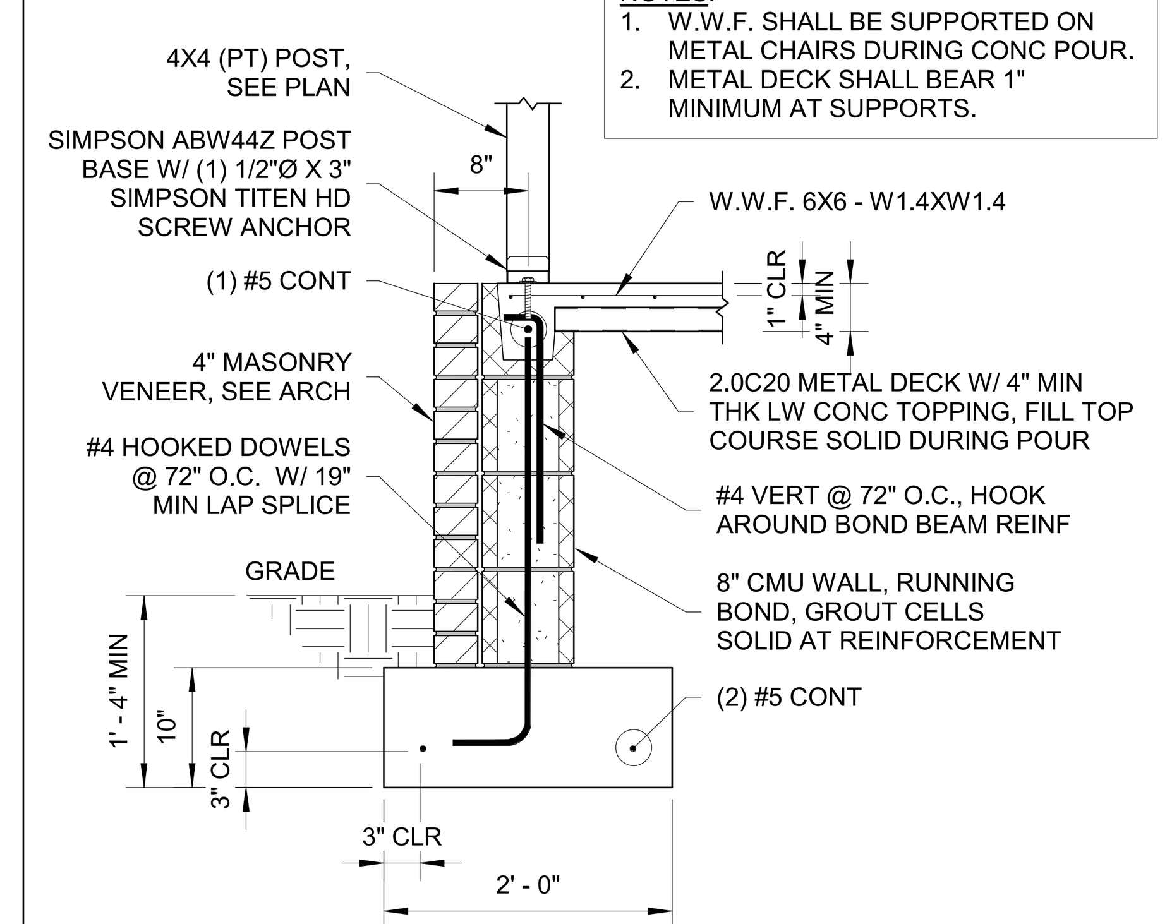
9 OPTIONAL RAMP LEDGER SECTION
NTS

NOTE: AS REQUIRED AT BEARING, BRIDGING OR BLOCKING BETWEEN TRUSSES BY MNFR.



6 TYPICAL TRUSS BEARING SECTION
NTS

NOTES:
1. W.W.F. SHALL BE SUPPORTED ON METAL CHAIRS DURING CONC POUR.
2. METAL DECK SHALL BEAR 1" MINIMUM AT SUPPORTS.



3 TYPICAL PORCH STEM WALL SECTION
NTS

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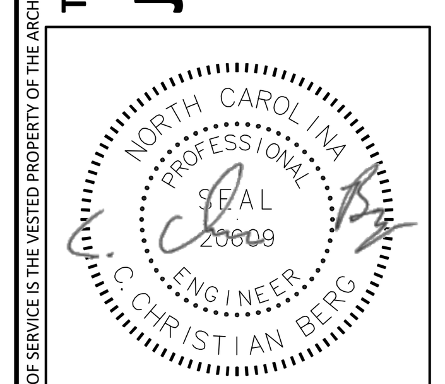
THE NORTH CAROLINA OFFICE OF RESILIENCY AND RECOVERY (NCORR)
JULIA II



08/26/2020

NO	REVISIONS	DATE

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CHECKED BY:	JWB
FIRST ISSUE DATE:	08/26/2020

PROJECT NO.
20-0170.400
DETAILS

S200

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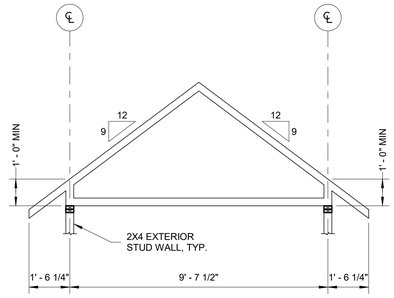
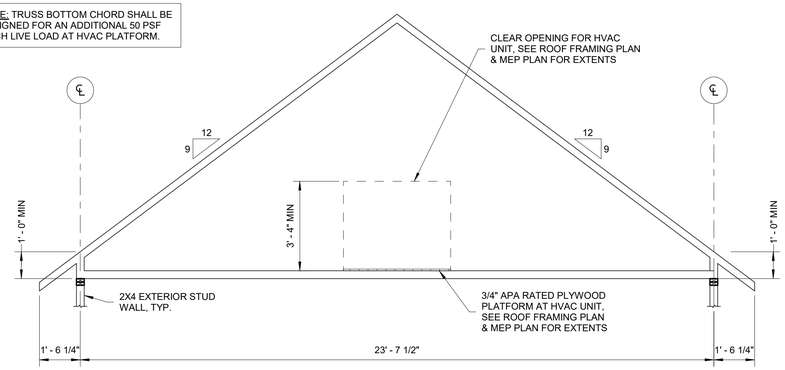
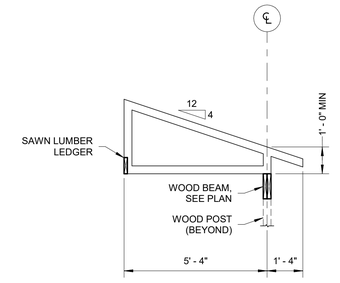


4 GABLE TRUSS PROFILE T-4
3/8" = 1'-0"

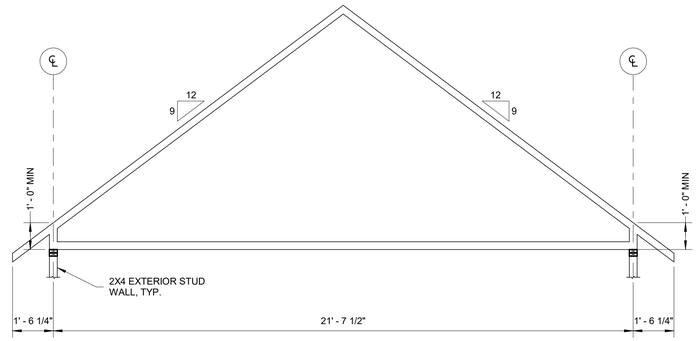
NOTE: TRUSS BOTTOM CHORD SHALL BE DESIGNED FOR AN ADDITIONAL 50 PSF MECH LIVE LOAD AT HVAC PLATFORM.



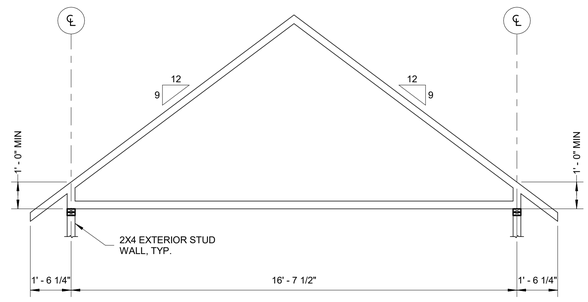
1 GABLE TRUSS PROFILE, T-1
3/8" = 1'-0"



5 HIP TRUSS PROFILE, T-5
3/8" = 1'-0"



2 GABLE TRUSS PROFILE, T-2
3/8" = 1'-0"



3 GABLE TRUSS PROFILE T-3
3/8" = 1'-0"

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THE NORTH CAROLINA OFFICE OF RESILIENCY AND RECOVERY (NCORR)

JULIA II

NORTH CAROLINA PROFESSIONAL SEAL JOSEPH W. BALLOM ENGINEER
08/26/2020

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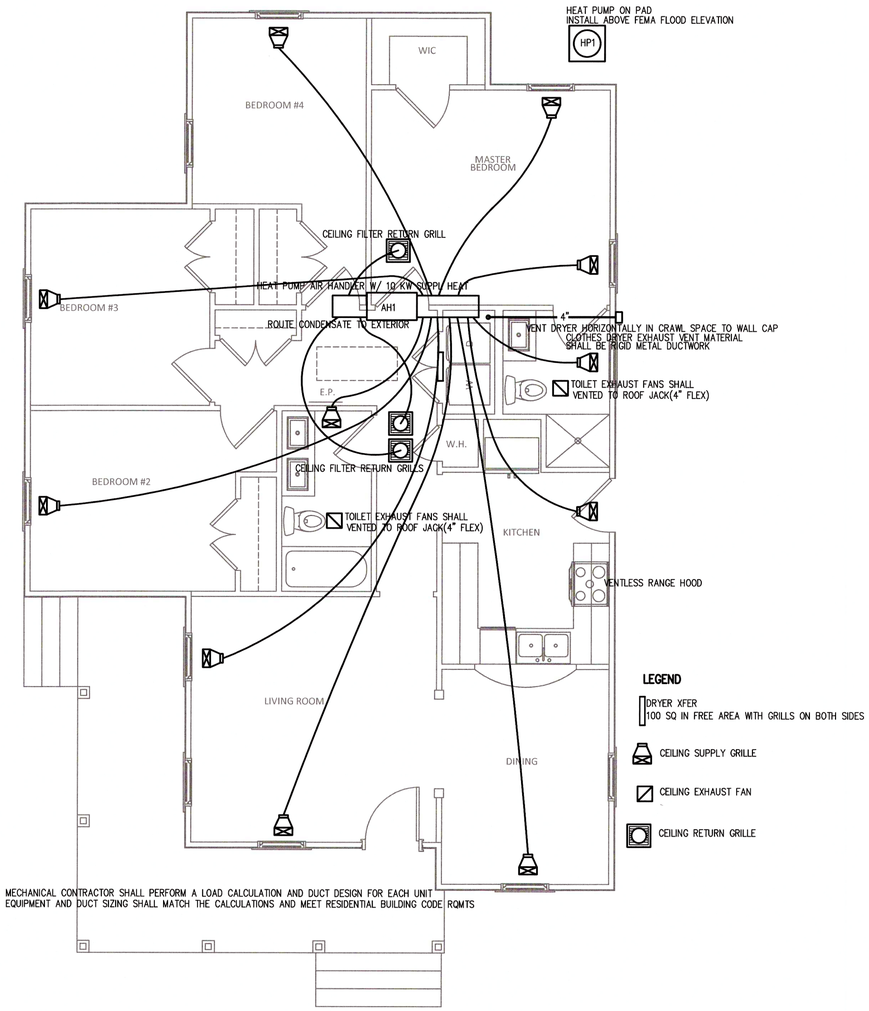
TRUSS PROFILES

S201

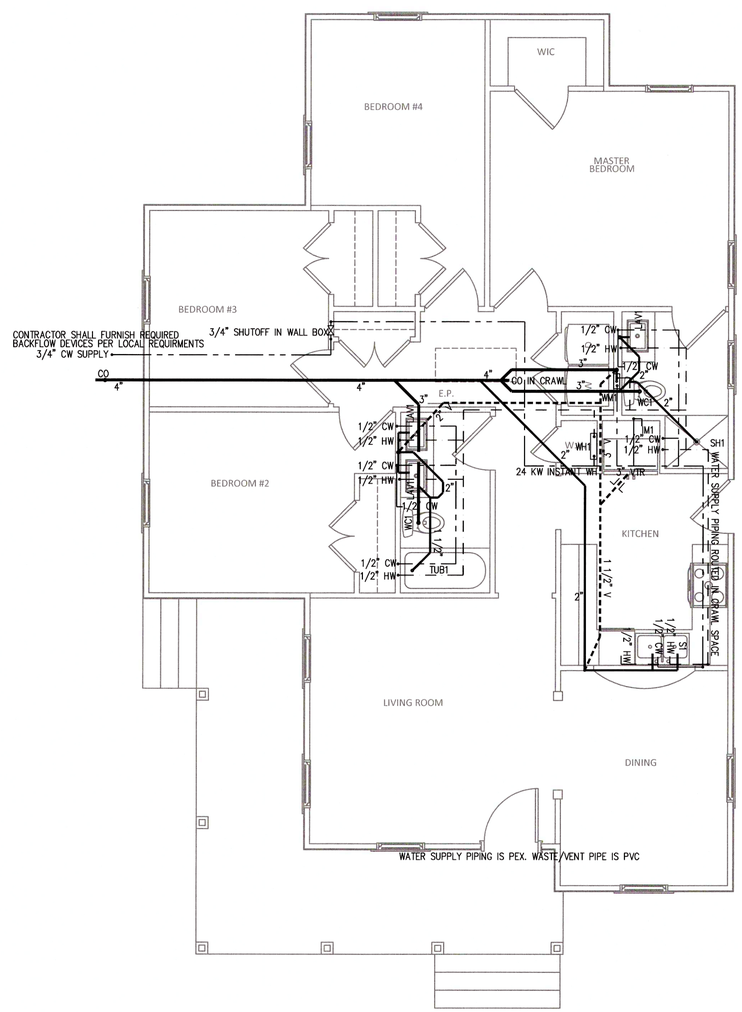


MECHANICAL CONTRACTOR SHALL PERFORM A LOAD CALCULATION AND DUCT DESIGN FOR EACH UNIT
EQUIPMENT AND DUCT SIZING SHALL MATCH THE CALCULATIONS AND MEET RESIDENTIAL BUILDING CODE RQMTS

1 PM-100 HVAC PLAN

SCALE 1/4"=1'-0"

THIS PLAN REPRESENTS A DWELLING THAT IS INTENDED TO BE CONSTRUCTED ON MULTIPLE SITES. BY DEFINITION SITE VARIATIONS WILL REQUIRE ADAPTATION BY THE HOME BUILDER. GAS HEAT MAY BE IMPLEMENTED IN SOME CIRCUMSTANCES.



WATER SUPPLY PIPING IS PEX. WASTE/VENT PIPE IS PVC

2 PM-100 PLUMBING PLAN

SCALE 1/4"=1'-0"

THIS PLAN REPRESENTS A DWELLING THAT IS INTENDED TO BE CONSTRUCTED ON MULTIPLE SITES. BY DEFINITION SITE VARIATIONS WILL REQUIRE ADAPTATION BY THE HOME BUILDER.

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NICK KISLEY P.E.
115 MACKENAN DRIVE
CARY, N.C. 27511 (919)460-9091

THE NORTH CAROLINA OFFICE OF RESILIENCY AND RECOVERY (NCORR)

JULIA II

NORTH CAROLINA PROFESSIONAL SEAL 9531 ENGINEER DONALD NICHOLAS KISLEY

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PME FLOOR PLANS

PM-100

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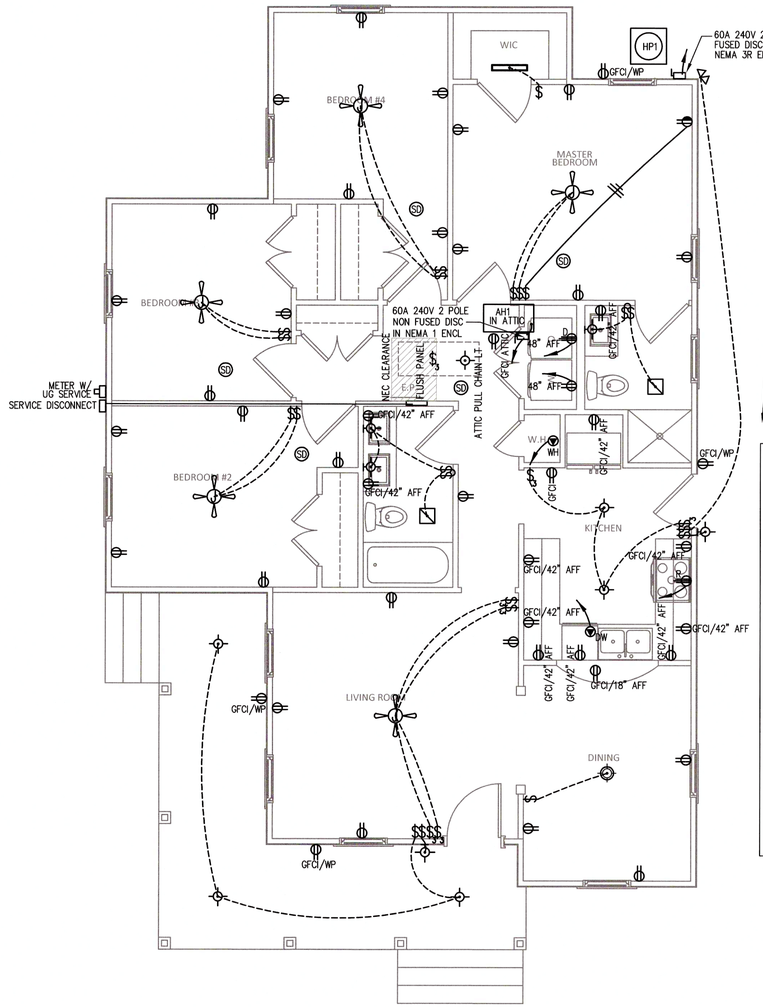

1 E-100 **ELECTRICAL PLAN**
SCALE 1/4"=1'-0"

THIS PLAN REPRESENTS A DWELLING THAT IS INTENDED TO BE CONSTRUCTED ON MULTIPLE SITES. BY DEFINITION SITE VARIATIONS WILL REQUIRE ADAPTATION BY THE HOME BUILDER.

LEGEND

- HARD WIRED APPLIANCE SEE APPLIANCE NOTE.
- SD SMOKE DETECTOR– BUILDING EQUIPPED WITH FULL FIRE ALARM SYSTEM
- ▲ PREWIRED TELE/DATA JACK(CAT 5 CABLE)
- TV PREWIRED CABLE TV OUTLET– RJ6
- JUNCTION BOX SUITABLE FOR MOUNTING CEILING FAN
- DUPEX RECP HORIZ= HORIZONTAL IN BACKSPLASH
- DUPLEX RECP ONE SIDE SWITCHED

ALL RECEPTACLES SHALL BE INSTALLED AT 18" AFF UNLESS NOTED AS "CT" WHICH ARE TO BE INSTALLED TO SERVE COUNTERTOP SURFACES OR MARKED WITH HEIGHT.

- $ SINGLE POLE SWITCH
- $3 THREE WAY SWITCH
- $D SINGLE POLE SLIDE DIMMER

INSTALL ALL SWITCHES AT 48" UNLESS OTHERWISE NOTED.

- R RANGE RECEPTACLE
- D DRYER RECEPTACLE
- SIMPLEX RECP
- FUSE DISCONNECT SWITCH
- 2' LED CLOSET STRIP
- PENDENT FIXTURE
- FLOOD LIGHT
- WALL SCONCE
- OVERHEAD FIXTURE
- EXH FAN LIGHT COMBO VENT TO EXTERIOR

ALL FIXTURES FURNISHED WITH LAMPS
INSTALL AFI AND GFI BREAKERS WHERE REQUIRED BY CODE
WIRING METHODS ARE PER THE LATEST EDITION OF NFPA 72(NEC)
ALL CONDUCTORS 30A OR LESS ARE COPPER. FEEDER CONDUCTORS OVER 30A ARE ALUMINUM

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THE NORTH CAROLINA OFFICE OF RESILIENCY AND RECOVERY (NCORR)

JULIA II

NORTH CAROLINA PROFESSIONAL SEAL 9531 ENGINEER DONALD NICHOLAS KISLEY

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PME FLOOR PLANS

E-100

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