

CUSTOM CHANGES

ReDesign HP
ORIGINAL DESIGN
ROYAL OAKS DESIGN
3459 LAKE ELMO AVE.
LAKE ELMO, MN

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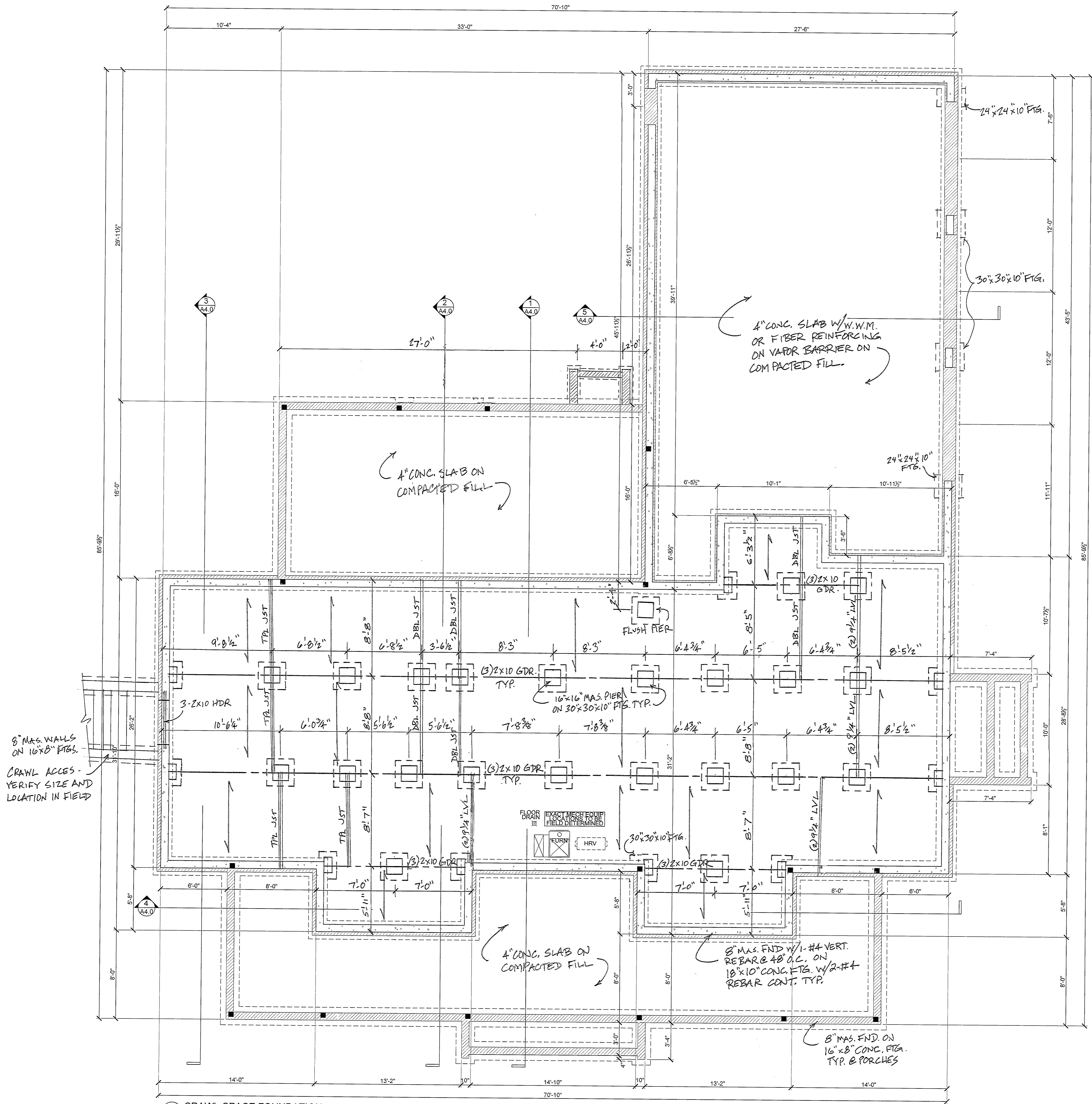
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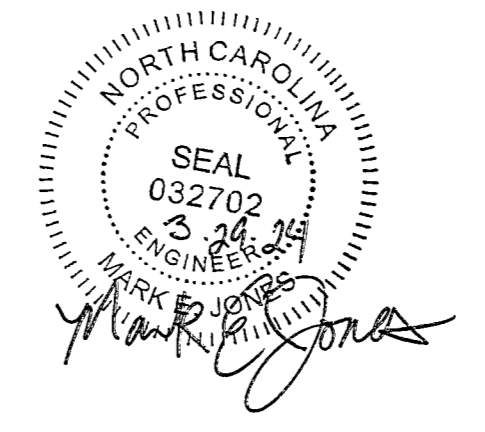


GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- DIMENSIONS ARE FROM EXTERIOR FACE OF CONCRETE FOUNDATION WALLS AND CENTERLINE OF INTERIOR BEARING WALLS, POSTS AND BEAMS.
- FOUNDATION CONTRACTOR TO VERIFY ALL ROUGH-IN PLUMBING LOCATIONS AND ANY OTHER PENETRATIONS THRU CONCRETE FLOOR PRIOR TO CONSTRUCTION
- BUILDER/FOUNDATION CONTRACTOR TO VERIFY FOOTING SIZE AND REINFORCEMENT REQUIREMENTS BASED ON EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION.
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES, ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

+++ STRUCTURAL NOTICE +++
ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.

* ALL FLOOR JOISTS TO BE 2x10 SYP #2 @ 16" O.C.
** CRAWL SPACE TO BE 4'-10" TALL (VERIFY W/ CONTRACTOR) W/ 4" CONC. SLAB. CRAWL SPACE TO BE SEALED.



CRAWL-SPACE FOUNDATION
SCALE: 1/4" = 1'-0"

Scott Hollowell
8364 McDougald Rd
Broadway, NC 27505

DATE : MAR/02/2024
SCALE : AS NOTED
DRAWN BY :
PROJECT : Scott Hollowell
SHEET

A1.0

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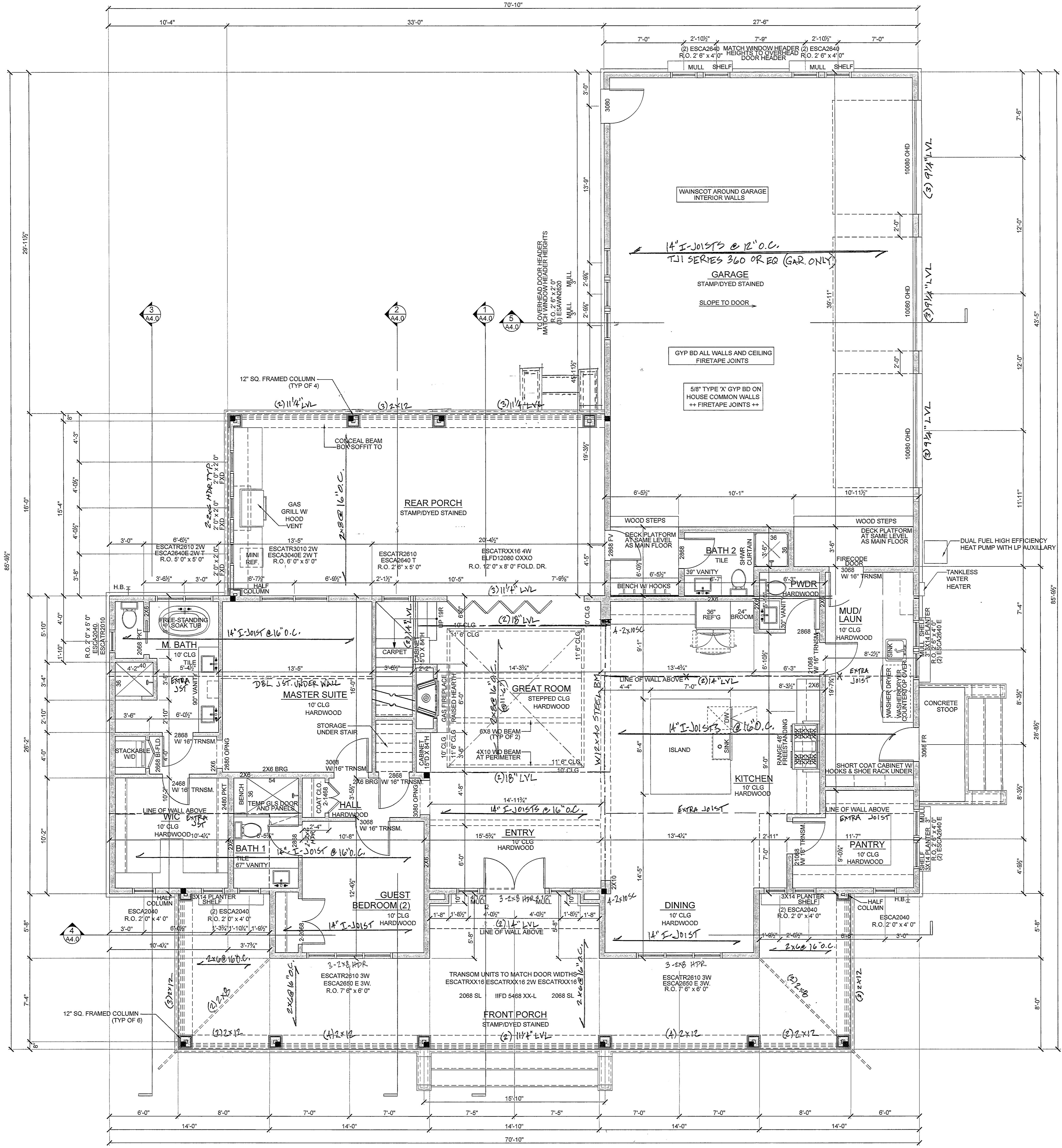
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WINDOWS

- STYLE AND SIZE AS NOTED
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'E' MEET EGRESS CODES
- WINDOW HEADER HEIGHTS SET TO 8' 11-3/8" (J.I.N.O.)
- BUILDER TO VERIFY WINDOW AND DOOR ROUGH OPENINGS AND HEADER HEIGHTS

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AREA TABULATION

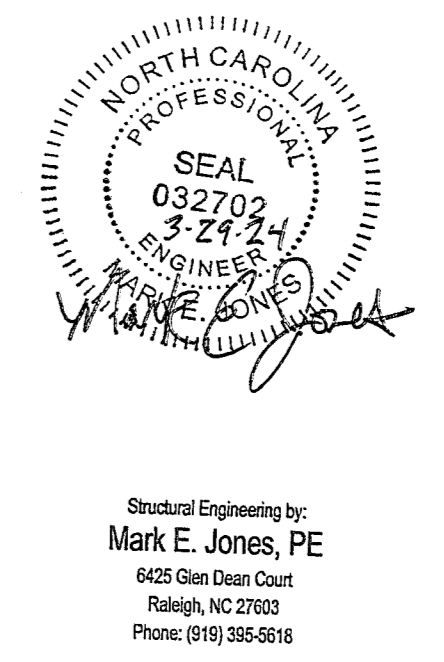
CRAWLSPACE	2036 SF
MAIN LEVEL	2039 SF
UPPER LEVEL	1181 SF
FINISHED FUTURE	216 SF
TOTAL FINISHED	3004 SF
TOTAL LIVABLE	3220 SF
GARAGE	1171 SF
FRONT PORCH	643 SF
REAR PORCH	528 SF

FLOOR AREAS ARE CALCULATED FROM THE OUTSIDE OF FOUNDATION WALLS AND/OR OUTSIDE FACE OF EXTERIOR STUD AT FRAMED WALLS. STAIRS ARE INCLUDED IN CALCULATIONS AT ALL LEVELS.

STRUCTURAL NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE, IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- 2) DESIGN LOADS:

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN.)
ALL FLOORS	40	10	L/360
ATTIC (not down access)	20	10	L/240
ATTIC (down access)	10	5	L/360
EXTERNAL BALCONY	60	10	L/360
ROOF	20	10	L/180
ROOF TRUSSES	20	20	L/240
WIND LOAD	BASED ON 115 MPH (4000 ft elevation)		
- 3) MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
- 4) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE (IN).
- 5) MAXIMUM DEPTH OF UNSHANKED FULL ANCHOR FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT LEVING SUFFICIENT WALL BRACING. REFER TO SECTION R401 OF 2018 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNSHANKED WALL HEIGHT.
- 6) ALL FRAMING LUMBER SHALL BE SPF #2 (F = 800 PSI) UNLESS NOTED OTHERWISE.
- 7) ALL LOAD BEARING MEMBERS SHALL BE 2X12 (UNLESS NOTED OTHERWISE) AND ALL WINDOW AND DOOR HEADERS SHALL BE SUPPORTED BY (1) JACK STUD AND (1) KING STUD AT EACH END UNLESS NOTED OTHERWISE. ALL OTHER BEAMS SHALL BE SUPPORTED BY 2 STUDS OR THE AMOUNT OF STUDS REQUIRED FOR FULL BEARING AT EACH END UNLESS NOTED. POINT LOADS (STIFF KNEES, ETC.) SHALL CONSIST OF 2 STUDS UNLESS NOTED. ALL SUPPORTS OF 2 STUDS OR MORE SHALL BE TRANSFERRED THROUGH EACH JOINT TO THE FOUNDATION.
- 8) ALL EXTERIOR WALLS TO BE SHEATHED WITH MIN. 7/16" WOOD STRUCTURAL PANELS FASTENED WITH HD 8x16 S.P.C. AT EDGES AND 12" O.C. AT INT. SUPPORTS. BLOTTING SHALL BE INSTALLED IF LESS THAN 10 PERCENT OF THE WALL LENGTH IS SHEATHED. WHERE BLOTTING IS REQUIRED, ALL PANELS SHALL BE FASTENED AT 2' O.C. AT EDGES AND 4' O.C. AT INT. SUPPORTS.
- 9) ALL STRUCTURAL STEEL SHALL BE ASTM A36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 12" ON EACH SIDE. ALL PLUMBER BEAMS SHALL BE 4X6 OR 4X8 UNLESS NOTED OTHERWISE. ALL PLUMBER BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER AND 2" LONG), LATERAL SUPPORT IS OR BOLTED TO THE BEAM FLANGES @ 4" O.C.
- 10) ANCHOR BOLTS PLACED PER SECTION R401.6. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 4' O.C. AND PLACED 12" FROM THE END OF EACH FLANGE SECTION.
- 11) FOUNDATION DRAINAGE: SUMP PROTECTORS OR WATERPROOFING PER SECTION 405 AND 406 OF 2018 NC BUILDING CODE.
- 12) WALL AND ROOF CLADDING WALLS.
- 13) WALL CLADDING SHALL BE DESIGNED FOR A 4.1 SDF, OR GREATER POSITIVE AND NEGATIVE PRESSURE. ROOF WALLS BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
 - 41.1 DESIGN FOR ROOF PITCHES OF 4:12 TO 24:12
 - 41.2 DESIGN FOR ROOF PITCHES OF 2:12 TO 4:12
 - 41.3 DESIGN FOR ROOF PITCHES OF 1:12 TO 2:12
 - 41.4 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.5 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.6 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.7 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.8 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.9 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.10 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.11 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
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 - 41.13 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
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 - 41.15 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.16 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.17 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.18 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.19 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
 - 41.20 DESIGN FOR ROOF PITCHES OF 1:12 TO 1:12
- 14) FOR ROOF SLOPES FROM 2:12 THROUGH 4:12, BUILDER TO INSTALL 2 LAYERS OF 1/2" FIBER PAPER.
- 15) THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND R.O. P.T.S. ARE CORRECT PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR DIMENSIONING OR R.O. P.T.S. ERRORS ONCE CONSTRUCTION BEGINS.



Structural Engineering by
Mark E. Jones, PE
4528 Glenview Court
Raleigh, NC 27603
Phone: (919) 355-5516

*Engineer seal applies only to structural components on this document. Seal does not include construction details, methods, techniques, equipment, processes or safety precautions.
*Any deviations or discrepancies or omissions are to be brought to the immediate attention of Mark E. Jones, PE. Failure to do so will void Mark E. Jones, PE liability.
*Structural engineer based on NC Residential Building Code 2018.

* ALL LOAD BEARING HEADERS TO BE 3-2X6 UNLESS NOTED.
* ALL I-JOISTS TO BE TJI SERIES 210 OR EQUAL EXCEPT OVER GARAGE (TJI 300 SERIES OR EQUAL).

1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

DATE : MAR/02/2024
SCALE : AS NOTED
DRAWN BY :
PROJECT : Scott Hollowell
SHEET

A1.1

Scott Hollowell
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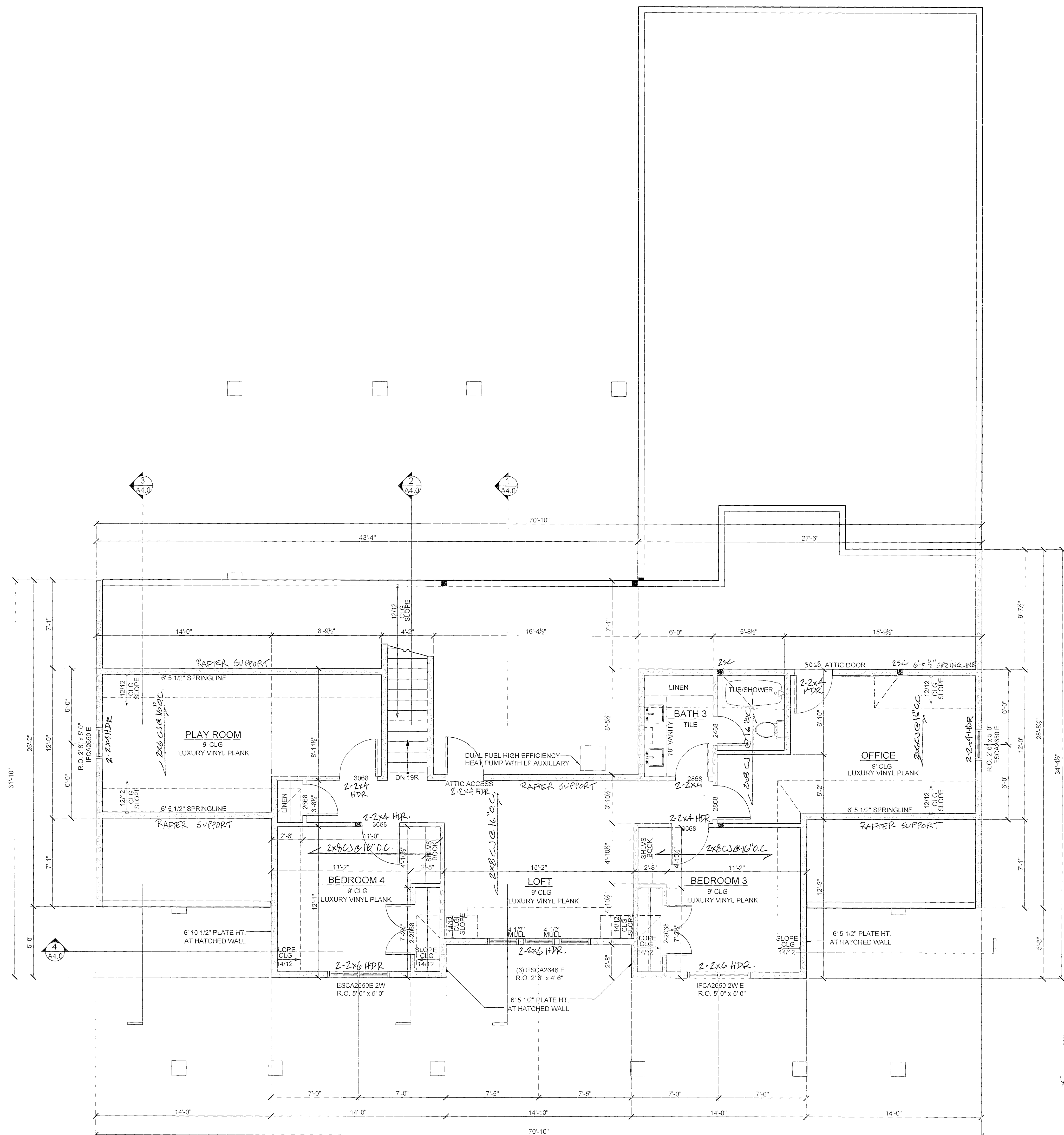
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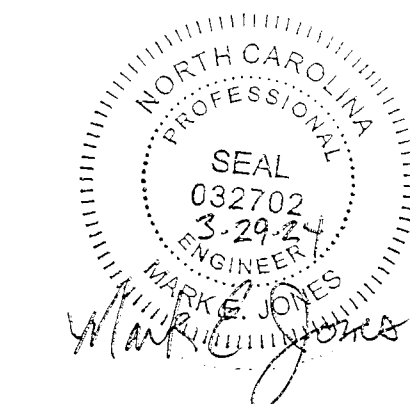
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1 UPPER LEVEL FLOOR PLAN
A1.2 SCALE: 1/4" = 1'-0"



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PROJECT	: Scott Hollowell

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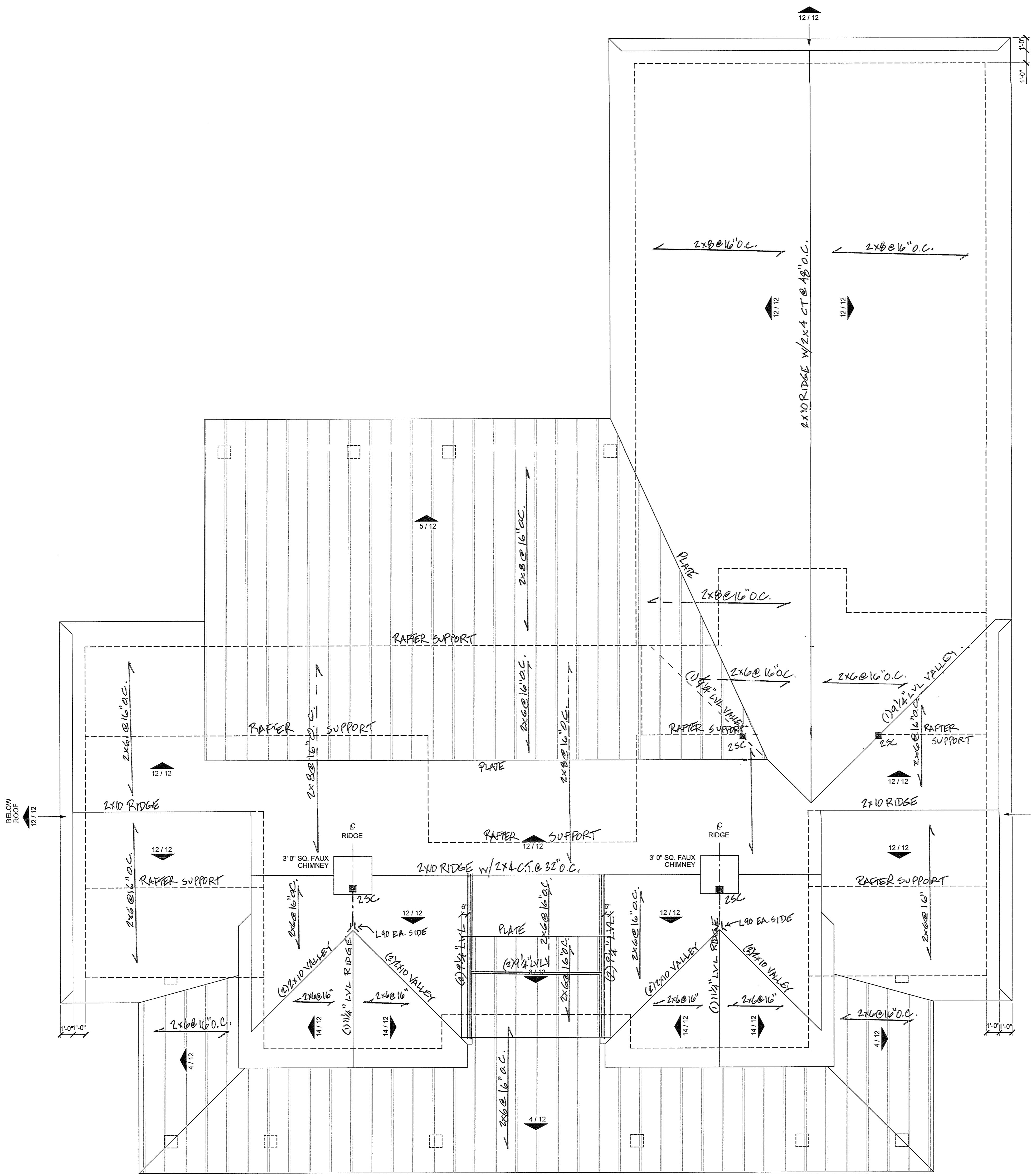
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1 ROOF PLAN
A1.3 SCALE: 1/4" = 1'-0"

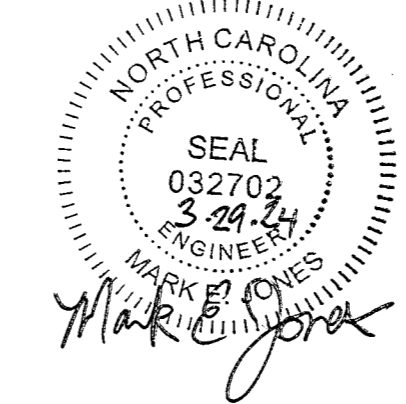
SHADED AREA INDICATES LOCATION OF STANDING SEAM METAL ROOFING

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++ FOUNDATION ENGINEERING ++
ALL BUILDING FOUNDATION, FOOTING SIZES AND REINFORCING, INCLUDING POST FOOTINGS, TO BE DESIGNED ON SITE BY LOCAL ENGINEER OR FOUNDATION CONTRACTOR BASED ON EXISTING SITE CONDITIONS.

++ FOOTING FROST DEPTH: ++
OWNER/CONTRACTOR TO ADJUST DEPTH OF ALL HOUSE, GARAGE, SLAB AND DECK POST FOOTINGS TO MEET LOCAL CODES.

- GENERAL NOTES - ROOF PLAN**
- TYPICAL OVERHANG DIMENSIONS (U.N.O.)
 - EAVES = 24"
 - GABLES = 18"
 - ROOF VENTING TO BE 1/200 OF ATTIC AREA
 - 50% IN EAVE 50% IN ROOF
 - KEEP ROOF PENETRATIONS ON REAR SIDE OF ROOF AS MUCH AS POSSIBLE
 - TRUSS MANUFACTURER TO VERIFY ALL PITCHES, OVERHANGS, HEEL HEIGHTS, EXTENDED CHORDS AND KNEEWALL HEIGHTS
 - BUILDER TO REVIEW TRUSS DESIGN AND LAYOUT PRIOR TO TRUSS ORDER
 - ICE & WATER SHIELD AT EAVES TO POINT OF 2' 0" BACK FROM INSIDE EDGE OF EXTERIOR WALL
 - FULL ICE & WATER SHIELD ON ROOF PITCHES LESS THAN 4/12
 - ROOFING CONTRACTOR TO INSTALL KICKOUT FLASHING AS NEEDED
 - EXTERIOR WALL FINISHER TO VERIFY INSTALLATION PRIOR TO FINISHING



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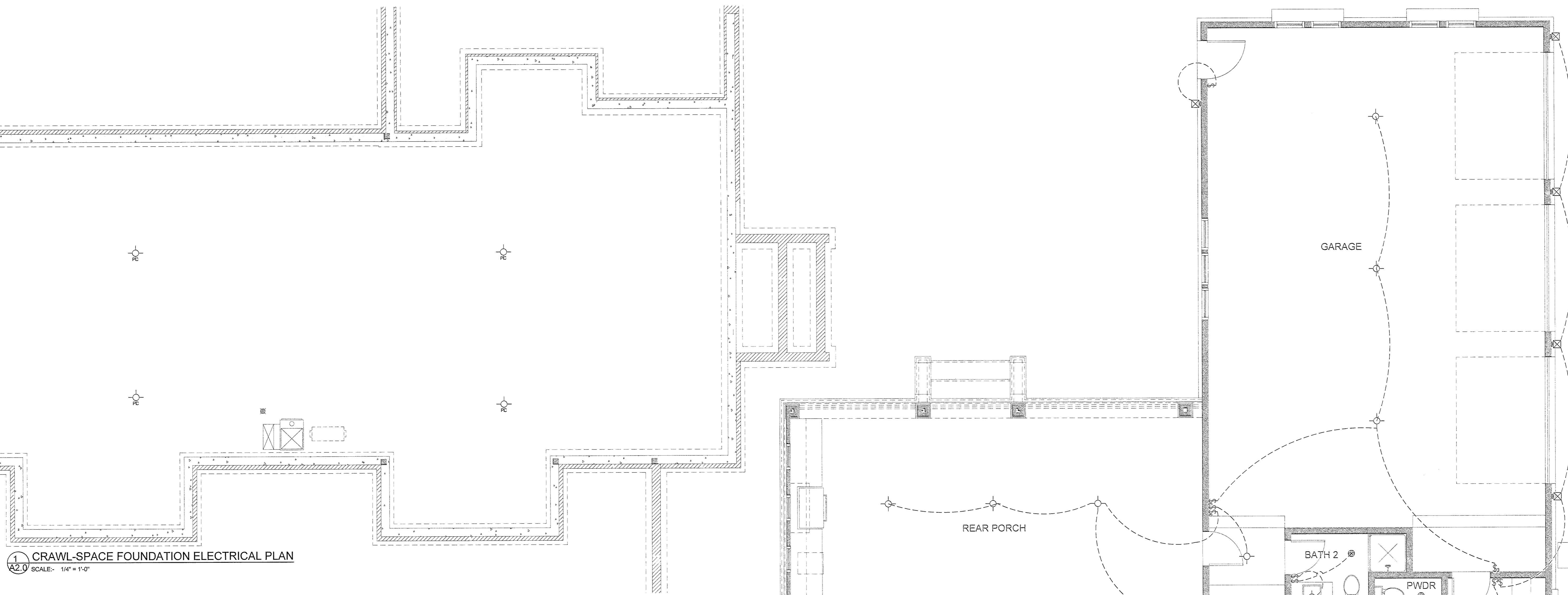
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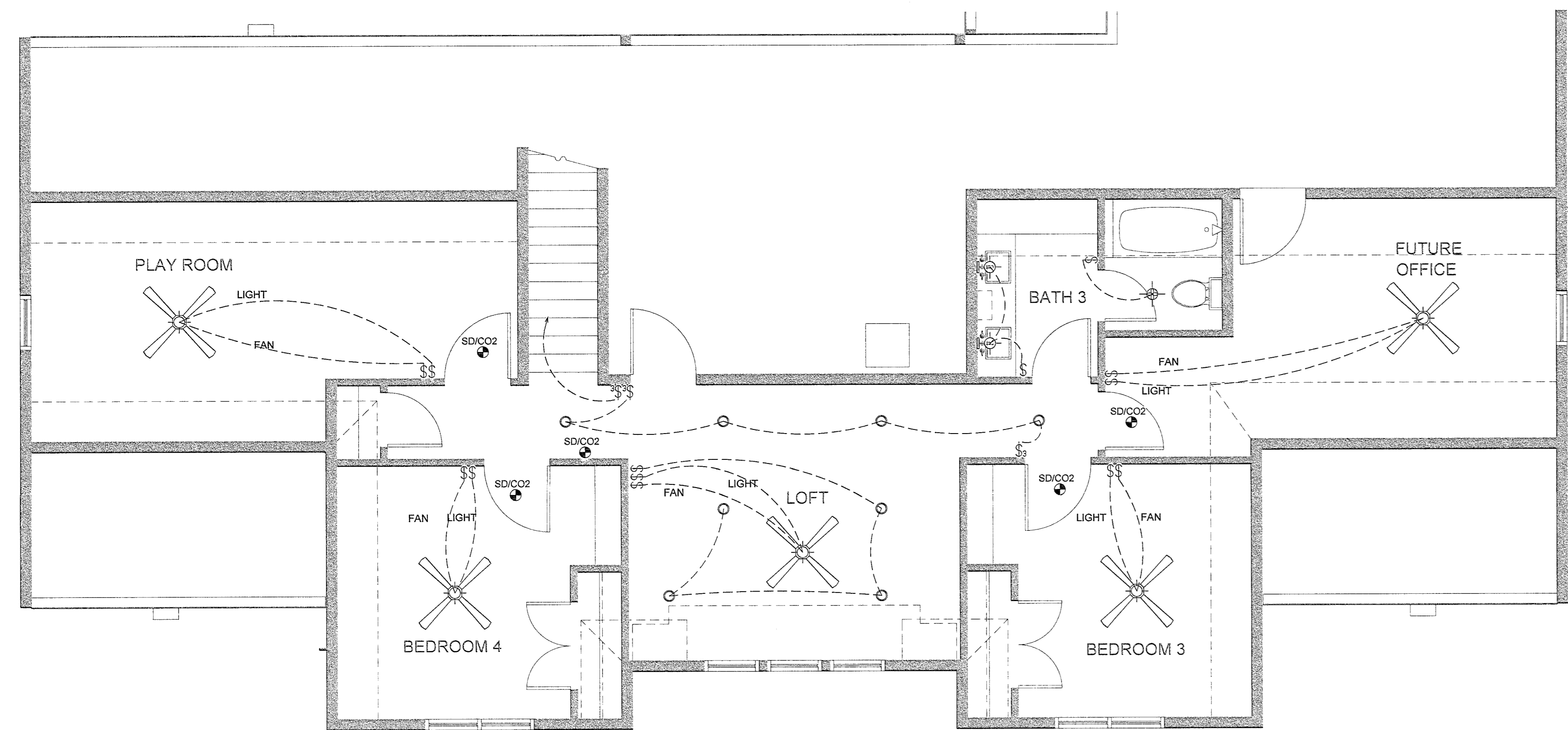
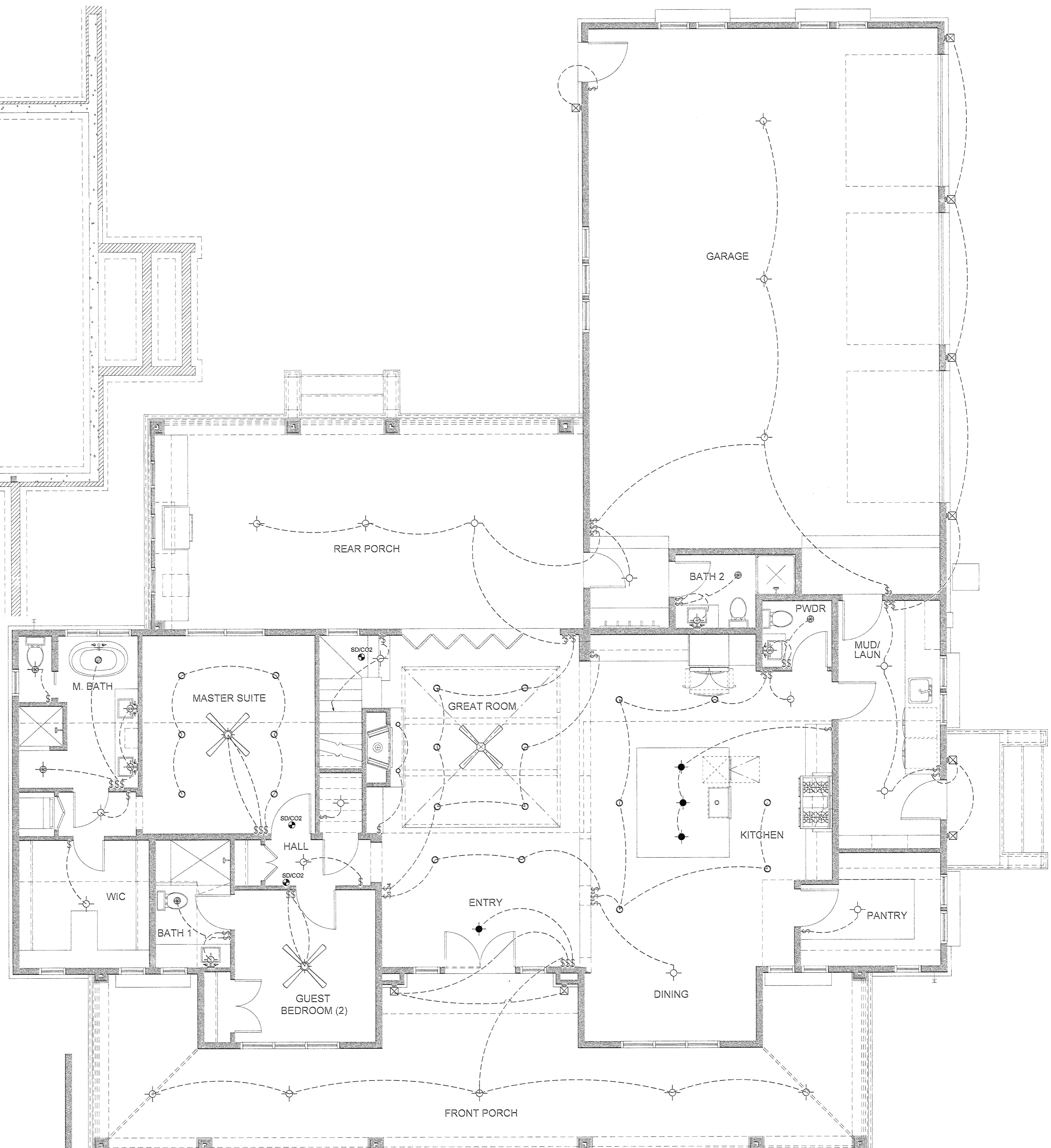
SHEET

A2.0



ELECTRICAL LEGEND	
	CEILING MOUNT LIGHT FIXTURE
	PENDANT LIGHT FIXTURE
	WALL MOUNT LIGHT FIXTURE
	RECESSED CAN LIGHT FIXTURE
	BATH EXHAUST FAN
	COMBO LIGHT / BATH EXHAUST FAN
	SWITCH
	SWITCH - 3-WAY
	SWITCH - 4-WAY
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	FAN/LIGHT COMBO FIXTURE

ALL ELECTRICAL TO BE INSTALLED IN ACCORDANCE TO THE LATEST NATIONAL AND LOCAL CODES



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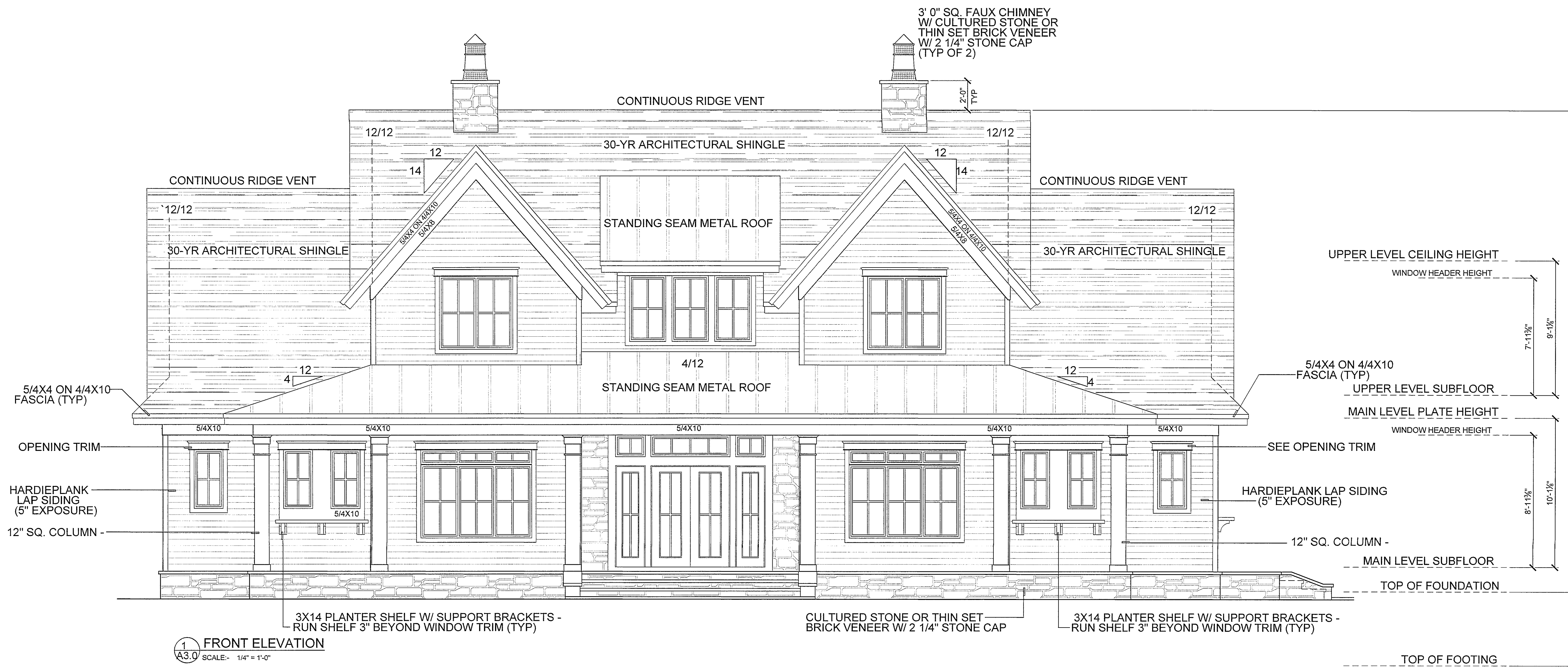
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Scott Hollowell
8364 McDougald Rd
Broadway, NC 27505

DATE : MAR/02/2024
SCALE : AS NOTED
DRAWN BY :
PROJECT : Scott Hollowell

SHEET

A3.0



1 FRONT ELEVATION
SCALE - 1/4" = 1'-0"

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALING OF DRAWINGS
- KICKOUT FLASHING TO BE INSTALLED AS NEEDED
- EXTERIOR WALL FINISHER TO VERIFY KICKOUT FLASHING IS INSTALLED PRIOR TO FINISHING
- CARPENTER TO FLASH ALL EXTERIOR WINDOWS & DOORS PER MIN. AND IRC CODE REQUIREMENTS
- WHILE EVERY EFFORT HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE, THE OWNER/BUILDER MUST VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, SITE CONDITIONS AND SPECIFICATIONS AND BE RESPONSIBLE FOR SAME.
- ANY NOTATIONS OF SIZES OF STRUCTURAL MEMBERS SUCH AS FOOTINGS, FOUNDATION SIZING, POSTS, BEAMS, JOISTS, RAFTERS, TRUSSES ETC. THAT APPEAR ON THESE PLANS ARE FOR DESIGN REVIEW AND BIDDING PURPOSES ONLY. IT IS RECOMMENDED A PROFESSIONAL ENGINEER BE ENGAGED TO CALCULATE AND DESIGN ALL STRUCTURAL COMPONENTS INVOLVED IN THIS STRUCTURE.

WINDOWS

- INTEGRITY ALL ULTREX SERIES
- TYPE AND SIZE PER PLAN
- WINDOWS DESIGNATED WITH 'T' TO HAVE TEMPERED GLASS
- WINDOWS DESIGNATED WITH 'E' MEET EGRESS CODES
- BUILDER TO VERIFY ALL ROUGH OPENING DIMENSIONS AND HEADER HEIGHTS

EXTERIOR FINISHES

- SIDING (AS NOTED)
- HARDIEPLANK LAP SIDING
- 5" EXPOSURE
- THIN SET BRICK VENEER OR CULTURED STONE W/ 2 1/4" ROCK FACE STONE CAP
- HARDIETRIM BOARDS
- THICKNESS AND WIDTH AS NOTED

+++ STRUCTURAL NOTICE +++

ALL STRUCTURAL BEAM AND HEADER SIZES, BEARING CONDITIONS AND ANCHORING REQUIREMENTS MUST BE REVIEWED BY A STRUCTURAL ENGINEER BASED ON EXISTING SITE CONDITIONS. OWNER/BUILDER TO ASSUME ALL RESPONSIBILITY FOR ENTIRE STRUCTURE.



2 RIGHT ELEVATION
SCALE - 1/4" = 1'-0"

CUSTOM CHANGES
ReDesign HP

ORIGINAL DESIGN
ROYAL OAKS DESIGN
3459 LAKE ELMO AVE,
LAKE ELMO, MN

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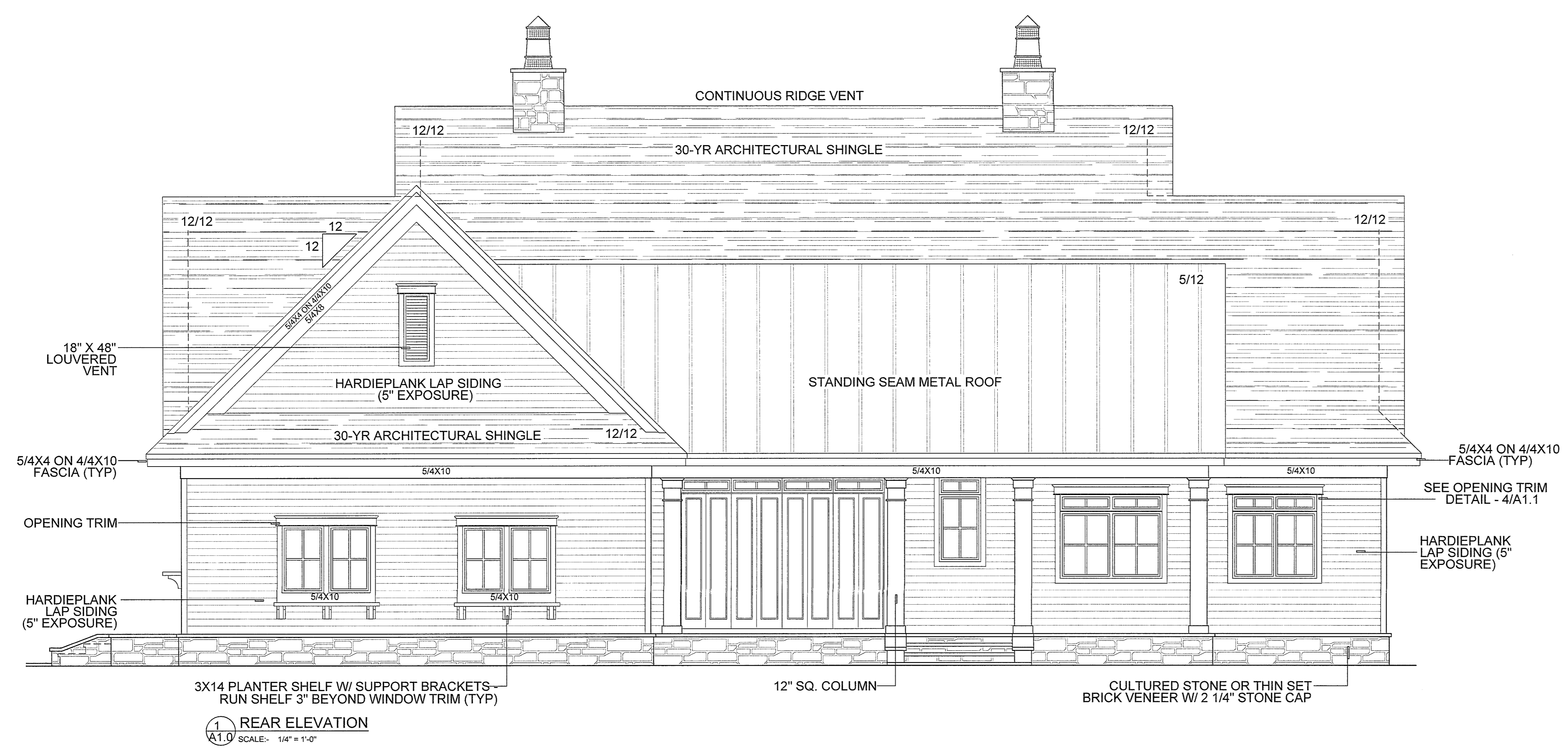
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Scott Hollowell
8364 McDougald Rd
Broadway, NC 27505

DATE : MAR/02/2024
SCALE : AS NOTED
DRAWN BY :
PROJECT : Scott Hollowell

SHEET
A3.1

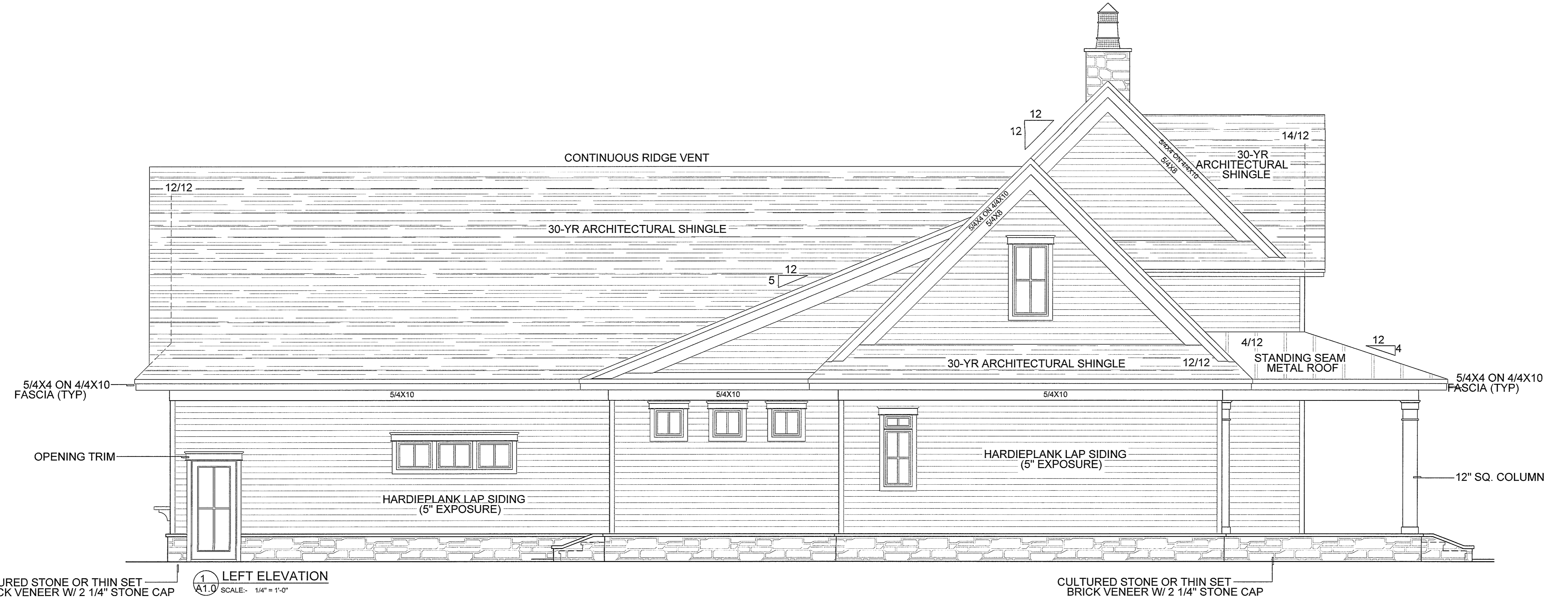


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CUSTOM CHANGES

ROYAL OAKS DESIGN
3459 LAKE ELMO AVE.
LAKE ELMO, MN

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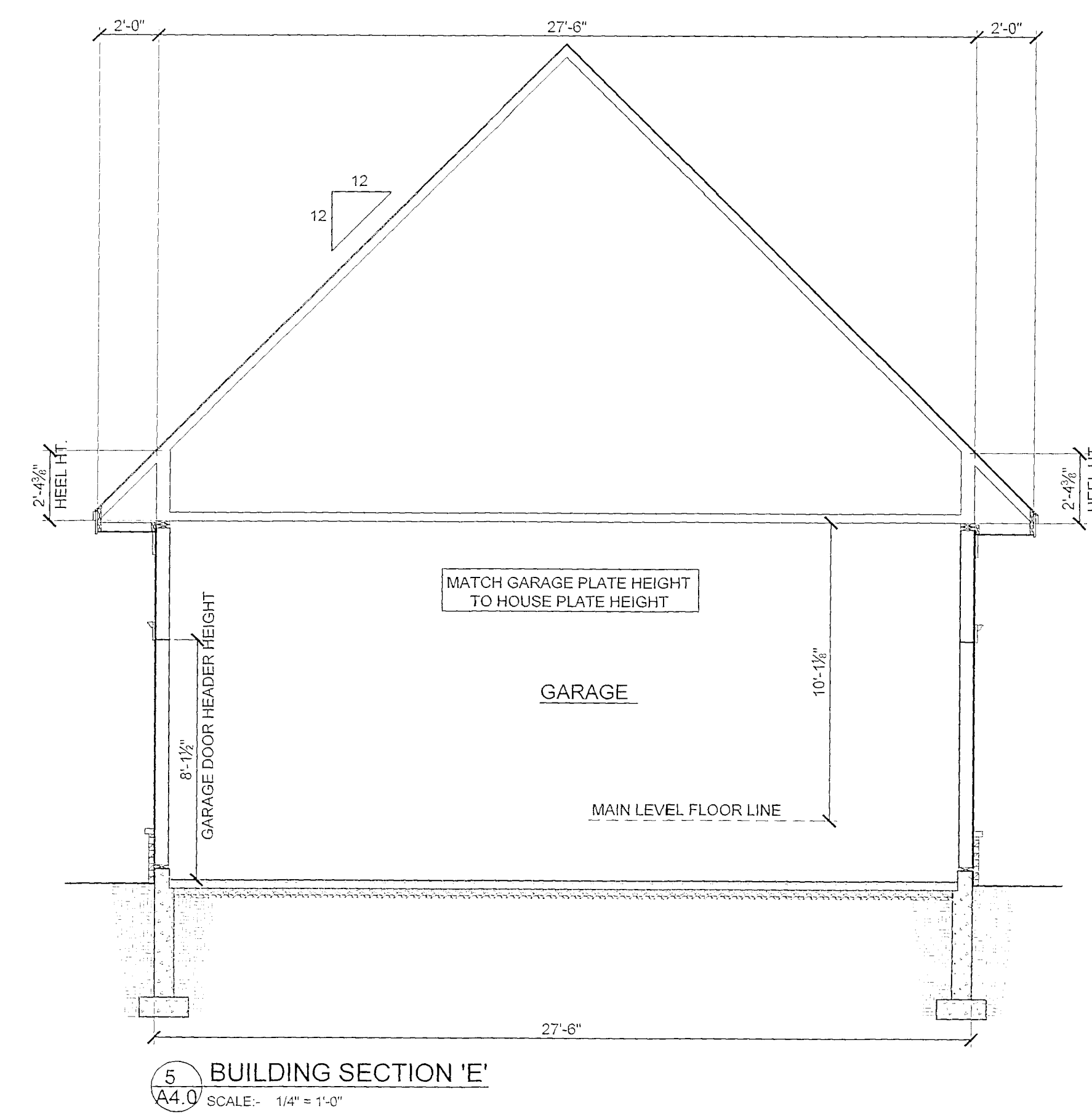
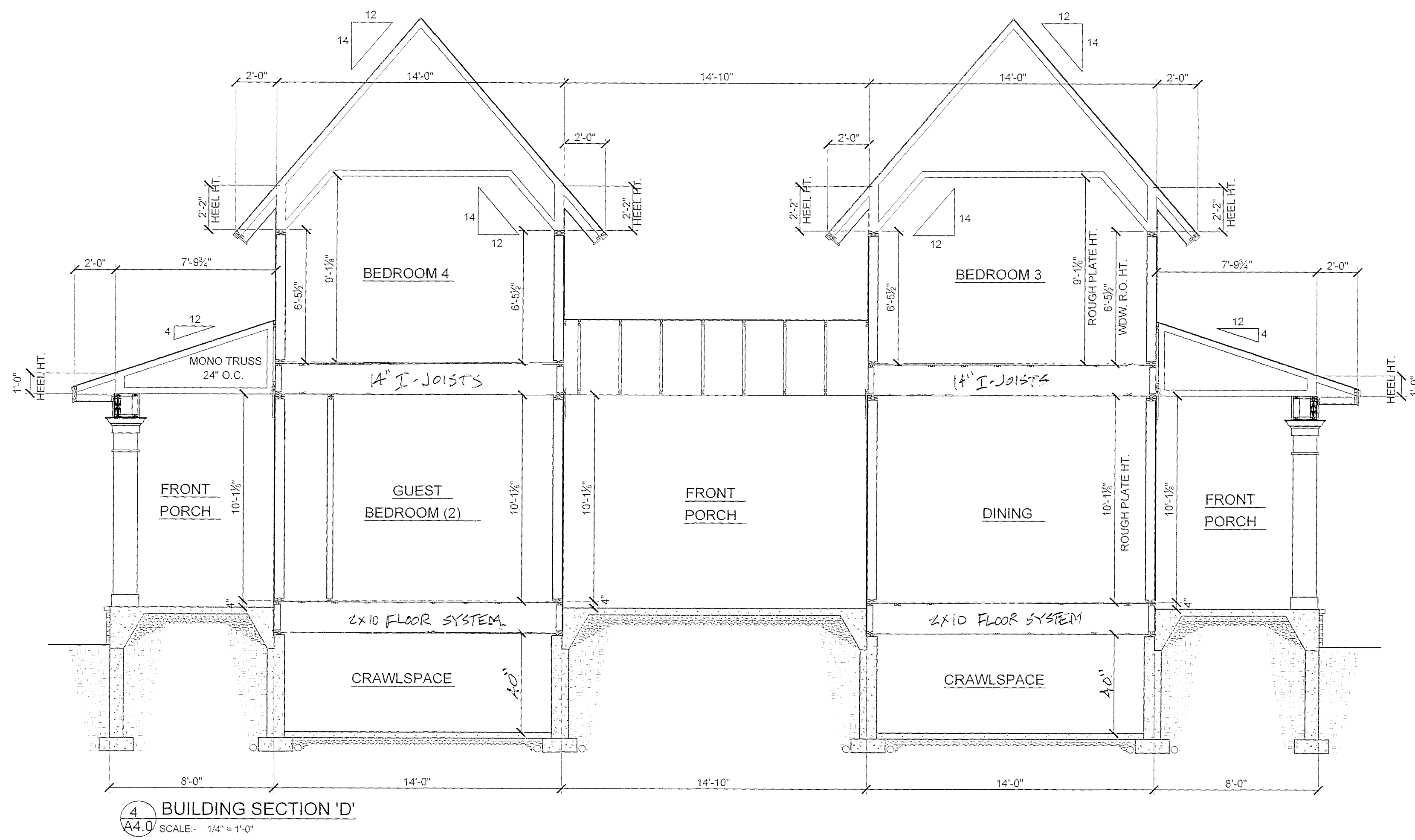
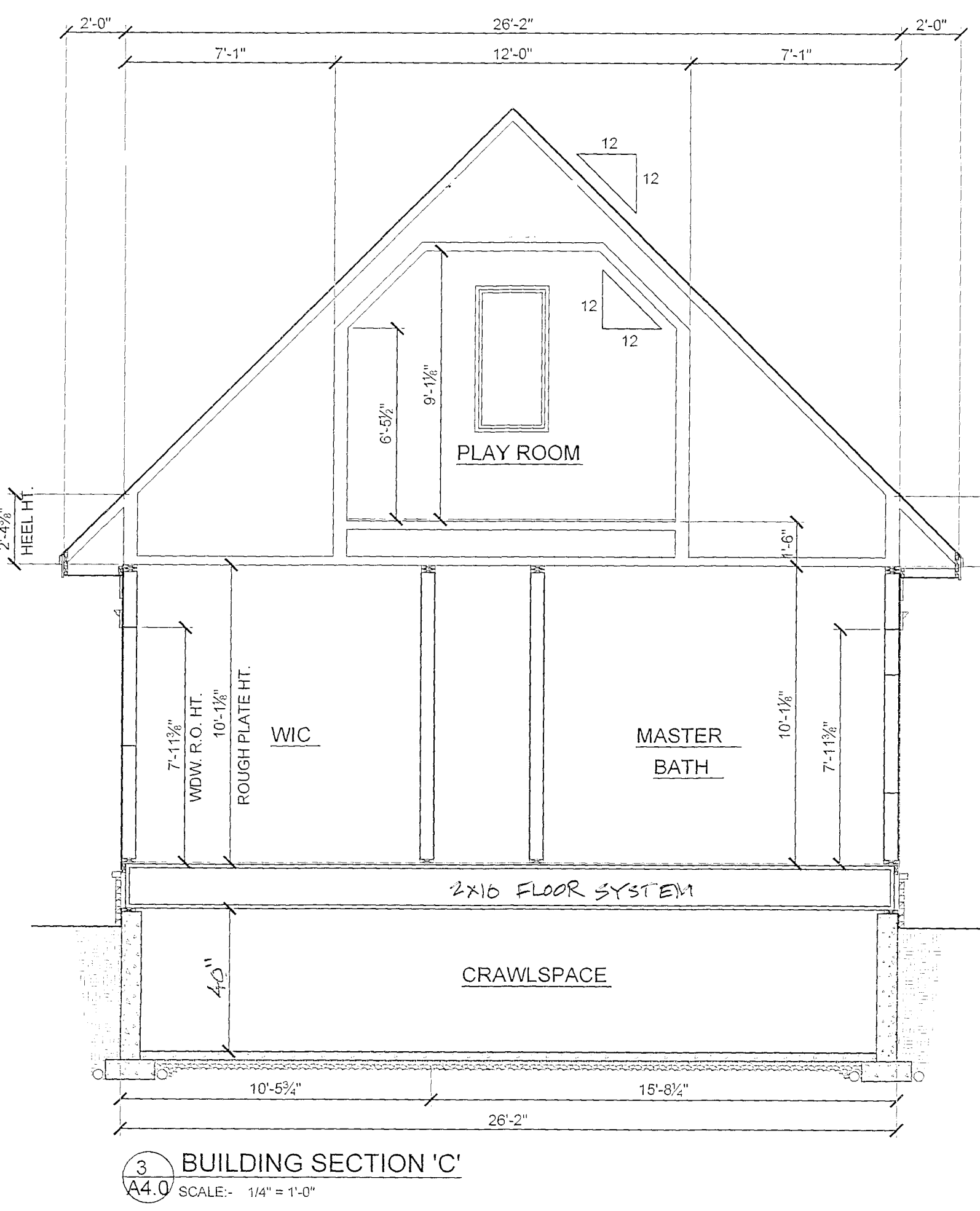
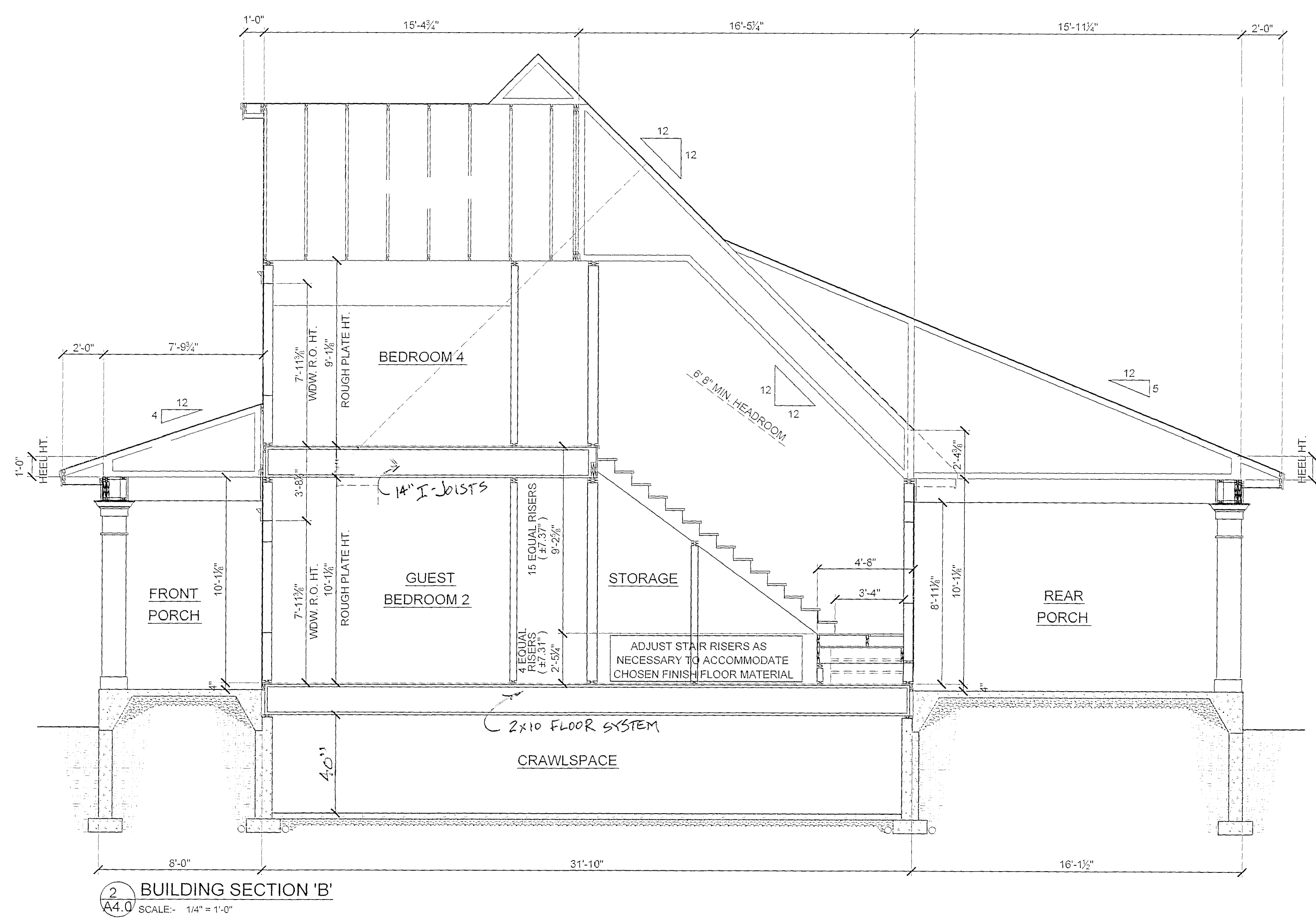
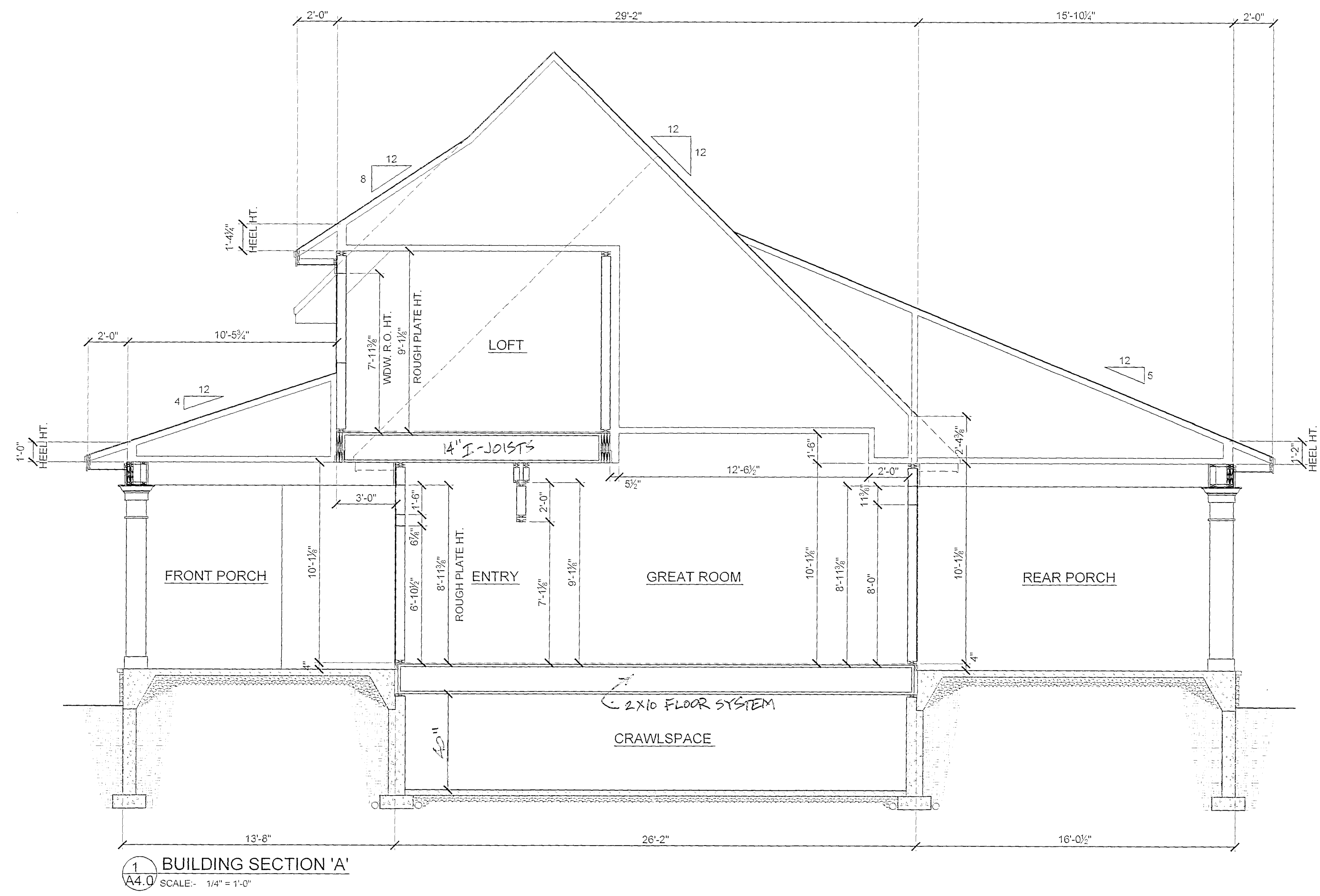
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NOTE: SECTIONS WERE DRAWN FOR A TRUSS ROOF SYSTEM. FRAMER TO VERIFY ALL EAVE HEIGHTS INFIELD.

Scott Hollowell
8364 McDougald Rd
Broadway, NC 27505

DATE	: MAR/02/2024
SCALE	: AS NOTED
DRAWN BY:	
PROJECT	: Scott Hollowell
SHEET	

A4.0

CUSTOM CHANGES

ReDesign HP

ORIGINAL DESIGN

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LAKE ELMO, MN

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SCALE : AS NOTED

DRAWN BY:

PROJECT : Scott Hollowell

SHEET

REF-1

ROOF

- SEE PLAN FOR MATERIAL
- (1) LAYER 15# FELT UNDERLAYMENT
- 1/2" OXBOARD SHEATHING W/ CLIPS
- ROOF TRUSSES AT 24" O.C.

VENT BAFFLES AT EVERY TRUSS SPACE (MIN. 1" CLEARANCE)

ICE & WATER SHIELD TO 24" PAST INSIDE WALL

5/4X4 ON 4/4X10 HARDIETRIM

2X SUB-FASCIA W/ 2X4 LOOKOUTS AT 24" O.C. W/ HARDIESOFFIT - VENTED AS REQUIRED

EXTERIOR WALL

- EXTERIOR FINISH - SEE ELEVATIONS
- (2) LAYERS 15# FELT PAPER
- 1/2" OSB SHEATHING
- 2X6 STUDS AT 16" O.C.
- MIN. R-21 INSULATION
- VAPOR BARRIER
- 1/2" GYP BD

MIN. R-20 CLOSED CELL SPRAY FOAM INSULATION

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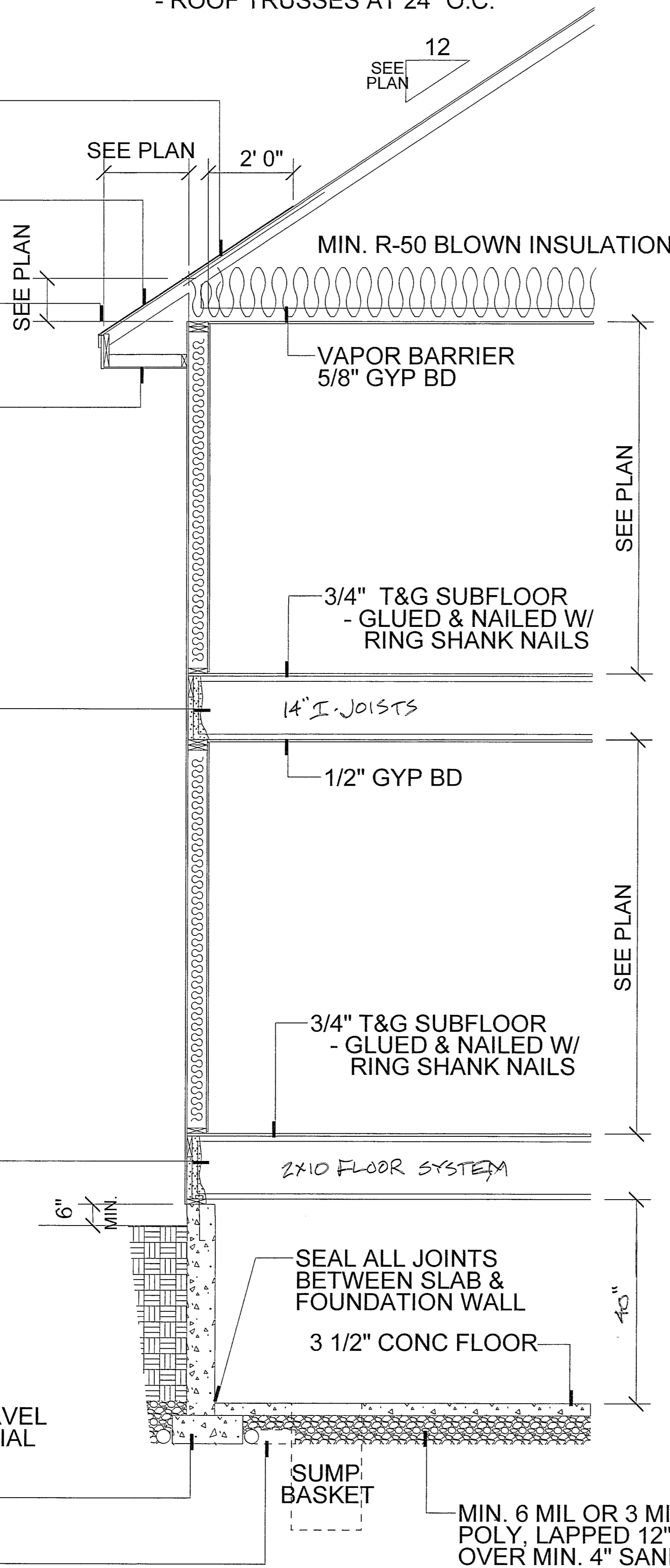
FOUNDATION WALL

- WATCHDOG DAMPPROOFING
- POURED CONCRETE WALL
- SEE PLAN FOR HTS & WIDTHS
- REINFORCING AS REQUIRED

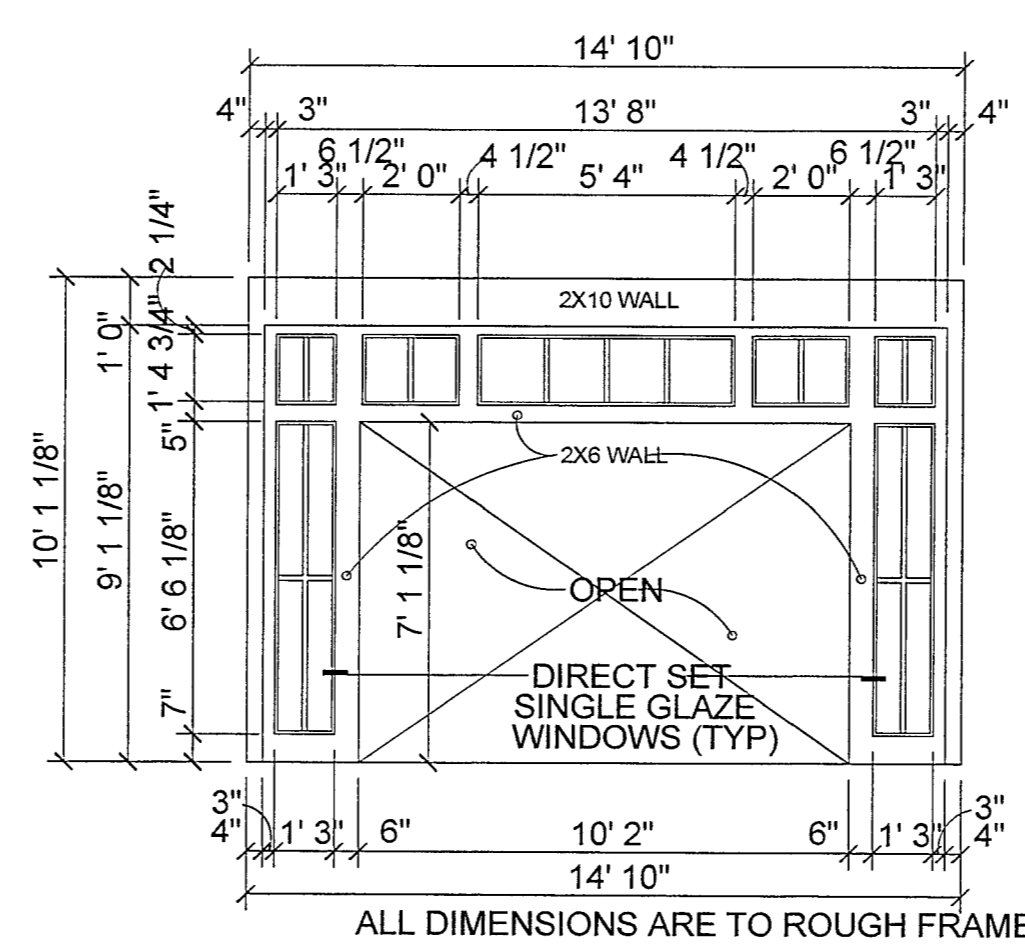
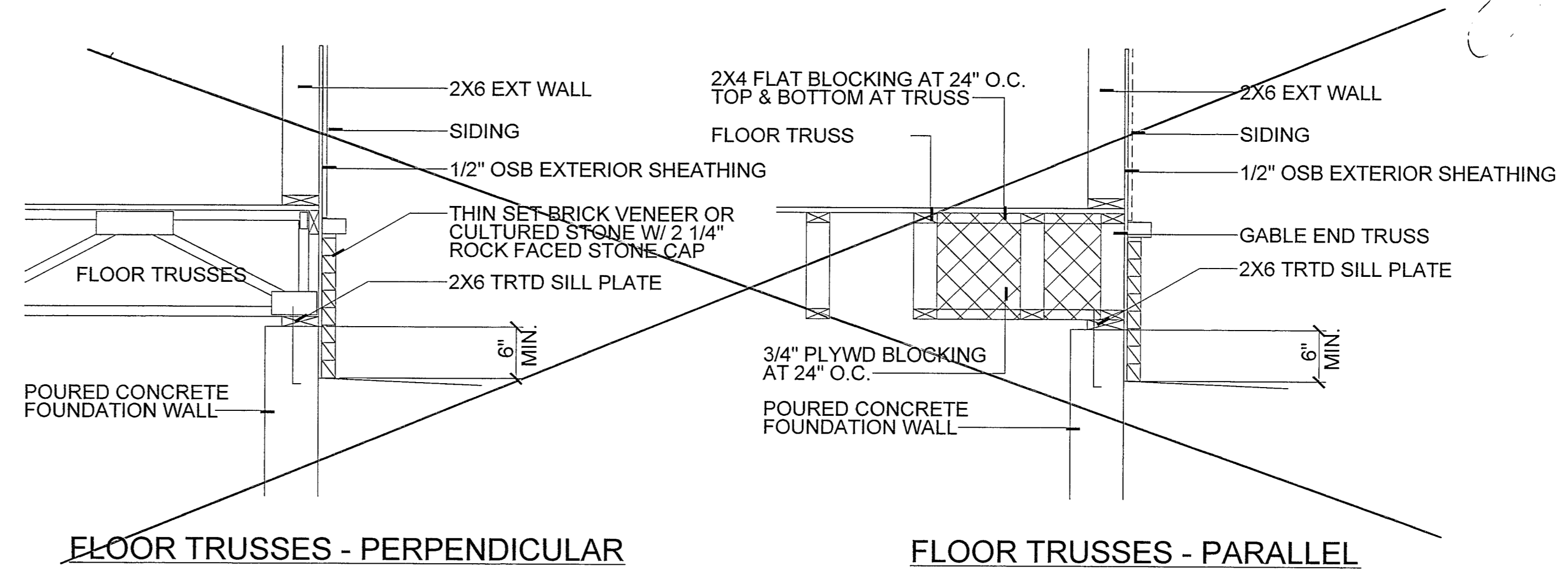
DRAIN TILE AS REQ'D ON MIN 2" CRUSHED ROCK OR WASHED GRAVEL W/ MIN 6" COVER OF SAME MATERIAL

20" X 8" CONCRETE FOOTING W/ CONTINUOUS REINFORCING

4" PERFORATED DRAIN TILE W/ FILTER FABRIC



TYPICAL WALL SECTION



ENTRY ELEVATION

FOR REFERENCE USE ONLY

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