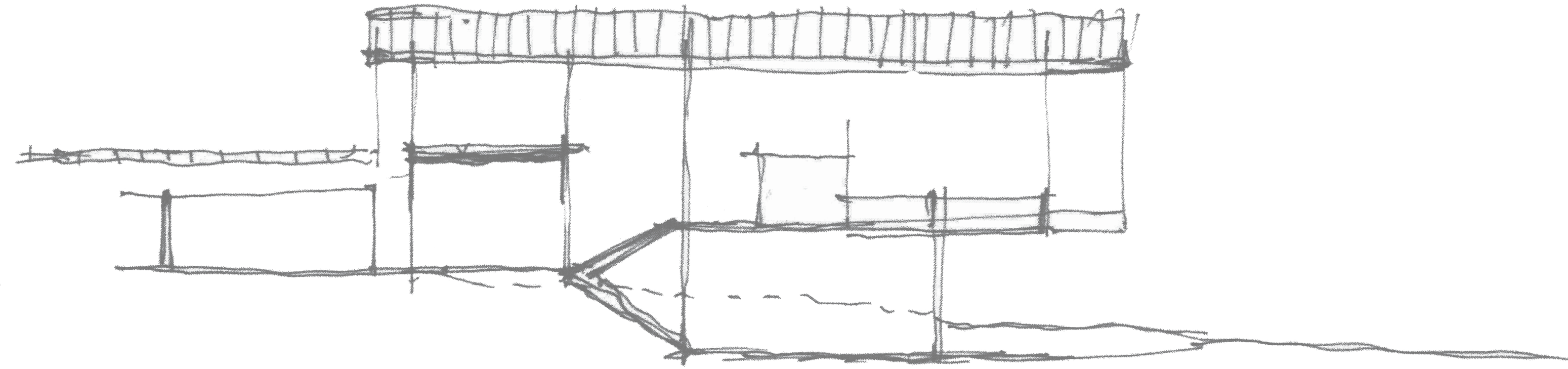


ABBREVIATIONS

A.B.	ANCHOR BOLT
ACOUST.	ACOUSTICAL
A.E.S.S.	
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
BD.	BOARD
CEM.	CEMENT
C.I.	CAST IRON
C.I.	CURB INLET
C.B.	CATCH BASIN
C. JT.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.G.	CORNER GUARD
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
C.S.	COUNTER SUNK
DIA.	DIAMETER
DTL.	DETAIL
DWG.	DRAWING
EA.	EACH
E.C.	ELECTRICAL CONTRACTOR
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EXP. JT.	EXPANSION JOINT
E.W.C.	ELECTRIC WATER COOLER
EXT.	EXTERIOR
EXIST.	EXISTING
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.F.E.	FINISHED FLOOR ELEVATION
F.H.	FLAT HEAD
FIB.	FIBER
FIN.	FINISH
FLR.	FLOOR
F.O.	FACE OF
F.S.	FULL SIZE
FTG.	FOOTING
F.P.	FIREPROOFING
FURR.	FURRING
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GYP.	GYPSUM
H.D.	HEAVY DUTY
HM.	HOLLOW METAL
HR.	HOUR
HVAC	HEATING, VENTILATION, AIR COND.
H.W.	HARDWOOD
L.W.	LIGHTWEIGHT
MAX.	MAXIMUM
MTL.	METAL
MIN.	MINIMUM
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
N.I.C.	NOT IN CONTRACT
NOM.	NOMINAL
O.D.	OUTSIDE DIAMETER
O.C.	ON CENTER
OPP. HAND	OPPOSITE HAND
OPG.	OPENING
P.C.	PLUMBING CONTRACTOR
PME	PLUMBING, MECHANICAL, ELECTRICAL
P.T.	PRESSURE TREATED
R.	RADIUS
RCP	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
R.D.L.	ROOF DRAIN LEADER
R.O.	ROUGH OPENING
SIM.	SIMILAR
S.Y.P.	SOUTHERN YELLOW PINE
SAN. S.	SANITARY SEWER
ST.	STAINLESS
STL.	STEEL
STM. S.	STORM SEWER
T.B.D.	TO BE DETERMINED
T.O.F.	TOP OF FOOTING
TUB.	TUBULAR
TYP.	TYPICAL
V.C.P.	VITRIFIED CLAY PIPE
V.I.F.	VERIFY IN FIELD
W.W.M.	WELDED WIRE MESH
WD.	WOOD

NOTES

- (20) FINISHED GRADE  
SEE LANDSCAPE DRAWINGS
- (21) DRAINAGE COURSE
- (30) ARCHITECTURAL CONCRETE
- (31) POLISHED CONCRETE
- (32) PLAIN CONCRETE
- (33) PRE CAST CONCRETE
- (40) CMU
- (41) CEMENTITIOUS COATING
- (42) CEMENT STUCCO
- (50) STRUCTURAL STEEL - GALVANIZED
- (51) STRUCTURAL STEEL - PAINTED
- (52) METAL DECK PAINTED
- (53) METAL FABRICATIONS
- (54) RAILINGS
- (60) WOOD SIDING
- (61) EXTERIOR WOOD TRIM
- (62) WOOD DECKING
- (63) WOOD TRELLIS
- (64) WOOD SUNSCREEN
- (65) INTERIOR WOOD TRIM
- (66) CASEWORK
- (67) FINISH PLYWOOD - EXTERIOR
- (70) STANDING SEAM METAL ROOF SYSTEM
- (71) METAL GUTTER SYSTEM
- (72) SINGLE PLY ROOFING
- (73) METAL FLASHING
- (74) FIBER CEMENT PANEL
- (75) WATERPROOFING
- (76) RIGID INSULATION
- (77) FLAT LOCK METAL ROOF + SIDING
- (78) DPC
- (79) INSECT SCREEN
- (80) WOOD WINDOW
- (81) WOOD DOORS
- (82) SKYLIGHT
- (83) FLUSH WOOD DOOR
- (90) GYPSUM BOARD
- (91) CERAMIC TILE
- (92) FINISHED PLYWOOD INTERIOR
- (93) WOOD FLOORS
- (94) WINDOW SHADE
- (95) CARPET
- (96) ACOUSTIC FINISH



# Schaeffer Residence

Raleigh, North Carolina

DRAWING INDEX

A000	Cover Sheet
L001	Grading Plan and Demolition Plan
L101	Landscape Plan, Details, and Planting Schedule
A201	Floor Plans
A202	Floor Plans
A203	Floor + Roof Plans
A205	Electrical Plans
A210	Framing Plans
A301	Exterior Elevations
A302	Exterior Elevations
A303	Doors + Windows Schedule/Elevations
A401	Building Sections
A402	Building Sections
A501	Wall Sections
A502	Wall Sections
A510	Vertical Details
A601	Horizontal Details
A701	Interior Elevations
A702	Interior Elevations
A703	Interior Elevations
A704	Interior Elevations
A710	Casework Details
S001	Standard Details
S101	Level 1 +Foundation Plan
S102	Level 2 +3 Framing plan
S103	Roof Framing Plan
M201	Mechanical Plans

Sheet  
A000

COVER

Checked  
FH

Drawn  
JB, TH

9 19 829 9464  
facsimile 9 19 829 2202

FRANK HARMON ARCHITECT  
14 E REACE ST  
RALEIGH NORTH CAROLINA 27604

Scale  
NTS

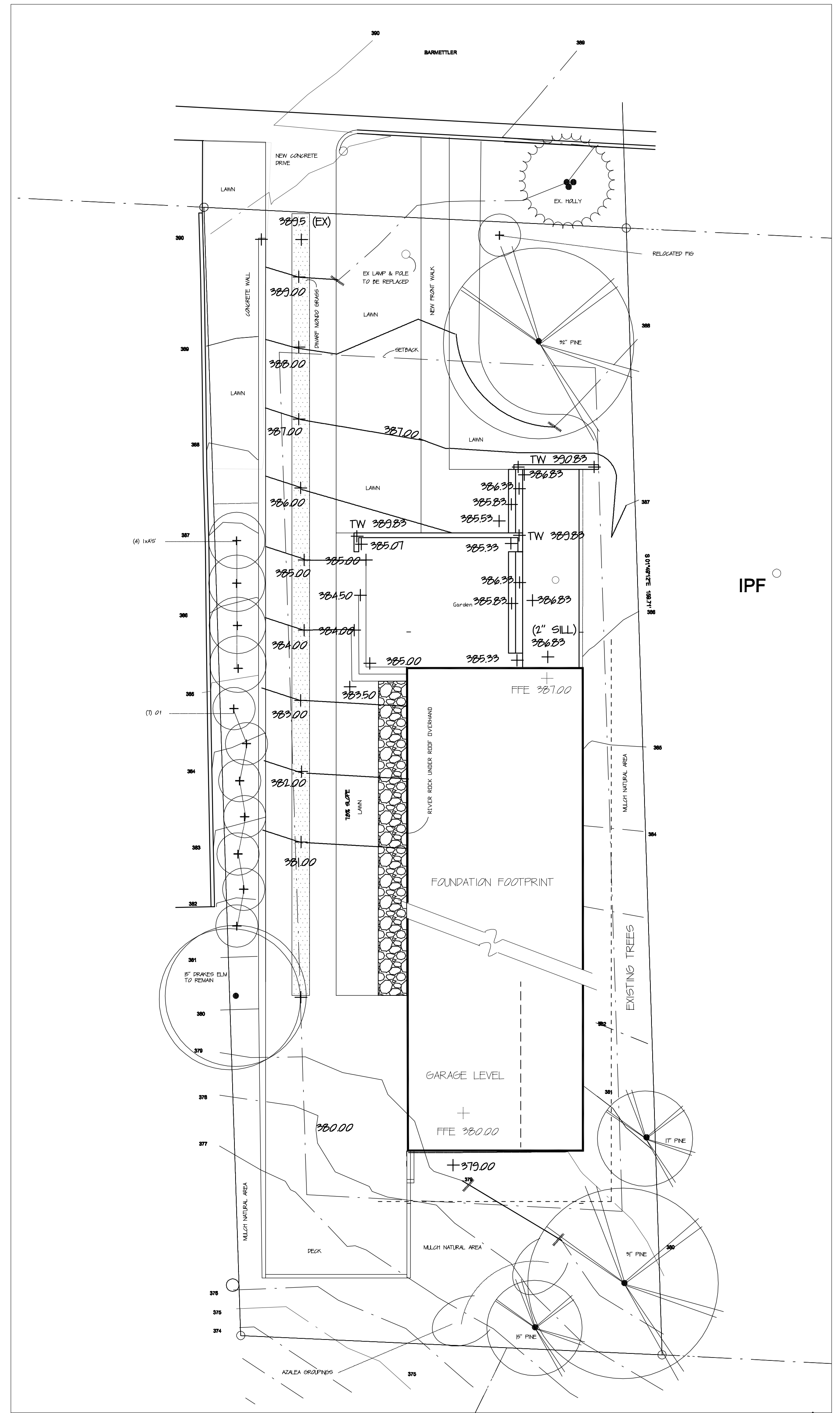
Date  
07 07 2014

Job No.  
1310



PERMIT SET

SCHAEFFER RESIDENCE  
RALEIGH, NC

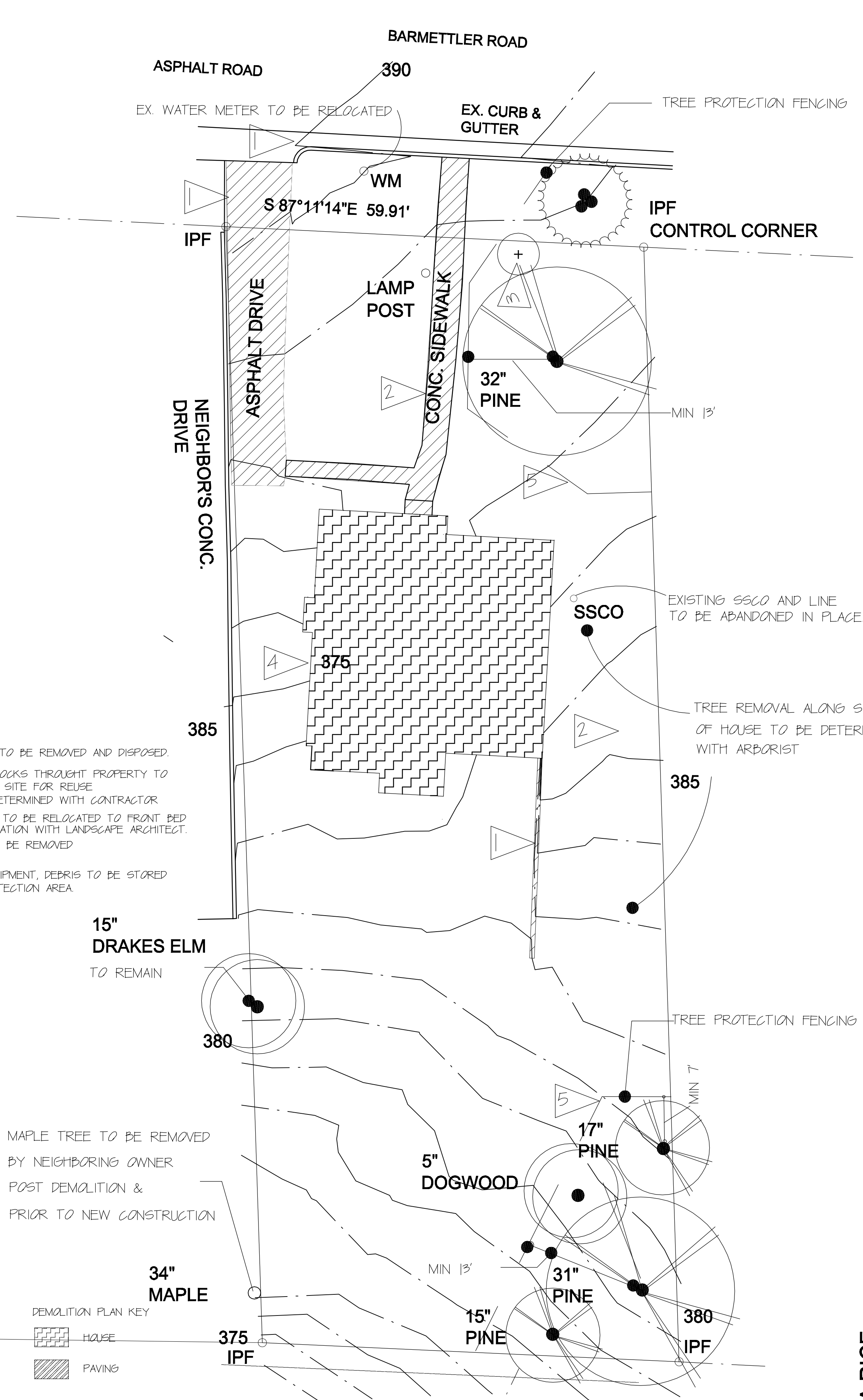


1 GRADING PLAN

SCALE: 1"=10' - 0"

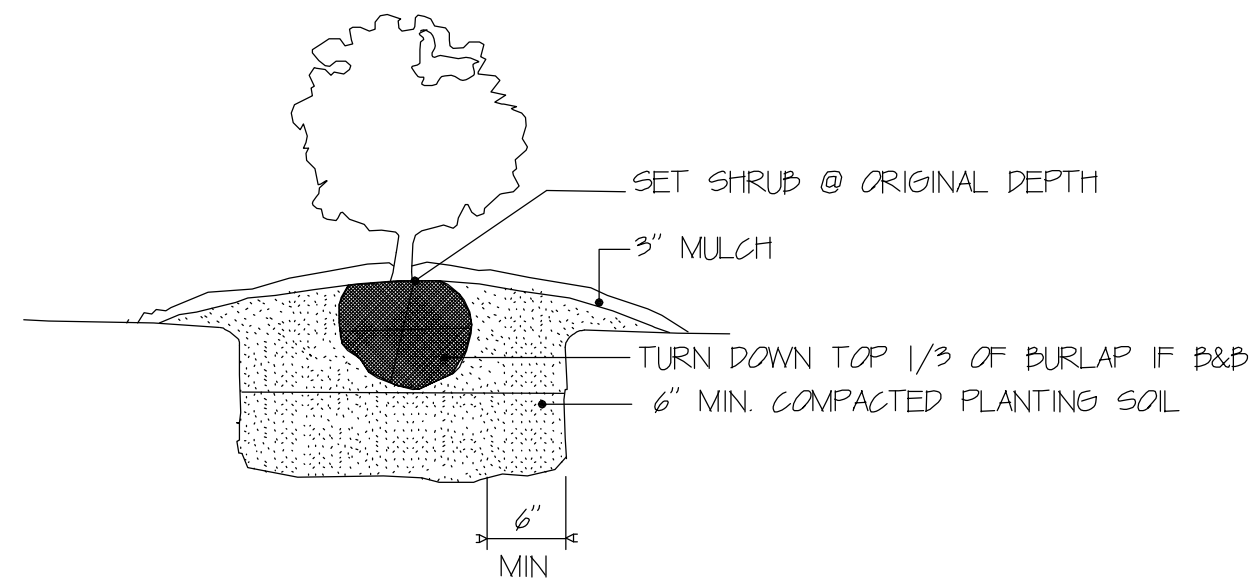
DEMOLITION NOTES:

- 1 EXISTING PAVMENT TO BE REMOVED AND DISPOSED.
- 2 EXISTING STONE BLOCKS THROUGHOUT PROPERTY TO BE STOCKPILED ON SITE FOR REUSE. LOCATION TO BE DETERMINED WITH CONTRACTOR.
- 3 EXISTING FIG TREE TO BE RELOCATED TO FRONT BED. CONFIRM FINAL LOCATION WITH LANDSCAPE ARCHITECT.
- 4 EXISTING HOUSE TO BE REMOVED.
- 5 NO MATERIALS, EQUIPMENT, DEBRIS TO BE STORED WITHIN TREE PROTECTION AREA.



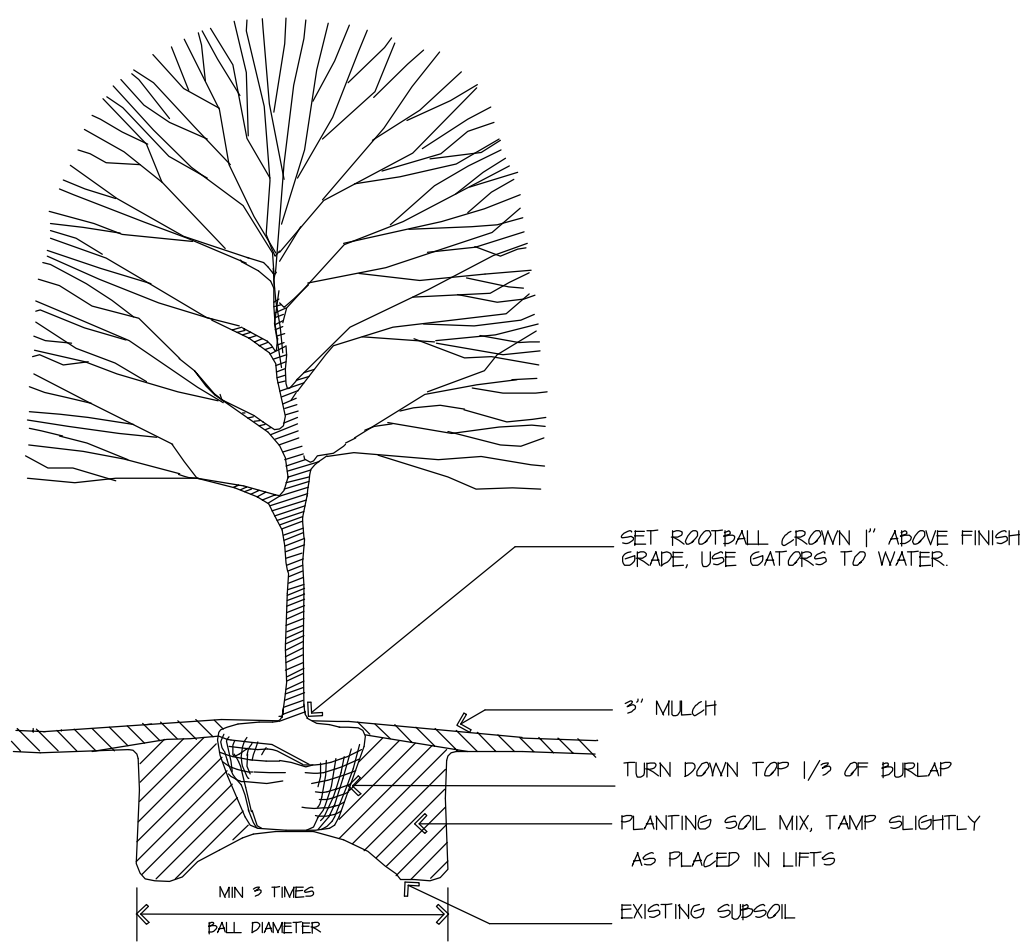
1 DEMOLITION PLAN

DEMOLITION PLAN KEY  
 [Hatched Box] HOUSE  
 [Dotted Box] PAVING



4 SHRUB PLANTING DETAIL

NT'S



3 TREE PLANTING DETAIL

LANDSCAPE NOTES

1. CONTRACTOR SHALL REVIEW PLANTING PLAN WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL PLANTS SHALL BE SET FOR EQUAL SPACING PRIOR TO INSTALLATION.
3. TREE LOCATIONS SHALL BE STAKED OR THE TREES SET IN PLACE PRIOR TO PLANTING, FOR APPROVAL BY THE LANDSCAPE ARCHITECT
4. FIELD ADJUSTMENT MAY BE REQUIRED TO ADAPT THE PLAN FUNCTIONALLY & AESTHETICALLY TO THE ACTUAL SITE CONDITIONS.
5. THE PLANT SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN & THE PLANT SCHEDULE, THE PLAN SHALL PREVAIL.
6. NO SUBSTITUTIONS SHALL BE MADE AT THE TIME OF BIDDING, IN ORDER TO PROVIDE FAIR COMPARISONS.
7. B & B PLANTS OF EQUAL SIZE MAY BE SUBSTITUTED FOR CONTAINER GROWN MATERIAL & VICE VERSA.
8. ALL PLANT BEDS INCLUDING INDIVIDUAL PLANT SAUKERS, SHALL BE MULCHED WITH 2" OF FRESH MEDIUM, HARDWOOD BARK MULCH, FREE OF STICKS, CONES, & OTHER DEBRIS.
9. CONTRACTOR SHALL VERIFY LOCATION OF & PROTECT UNDERGROUND UTILITIES PRIOR TO DIGGING OR PLANTING OPERATIONS.
10. CONTRACTOR WILL CONTACT LANDSCAPE ARCHITECT FOR ON SITE INSPECTION & APPROVAL OF PLANT MATERIALS PRIOR TO INSTALLATION.
11. ALL MATCHED MATERIALS IDENTIFIED IN PLANT SCHEDULE ARE TO BE OF UNIFORM HEIGHT & SHAPE AND SHALL COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK ANSI Z601-2004
12. ESTABLISH PLANT BED CONFIGURATIONS / LAYOUT FOR LANDSCAPE APPROVAL IN FIELD.
13. INSTALL RIVER ROCK UNDER ROOF OVERHANG, TO OUTER EDGE OF OVERHANG. PROVIDE LANDSCAPE FABRIC BETWEEN RIVER ROCK AND GRADE. INSTALL 6" STEEL LANDSCAPE EDGING AT LAWN EDGE.
14. INSTALL GRASSPAVE2 PER MANUFACTURERS SPECIFICATIONS, SUBSTITUTE USGA GREENS MIX OF ASTM C-33 SAND
15. USGA 90% SAND/COMPOST, 10% EARTH FOOD COMPOST. GREENS MIX, PER USGA SPEC.

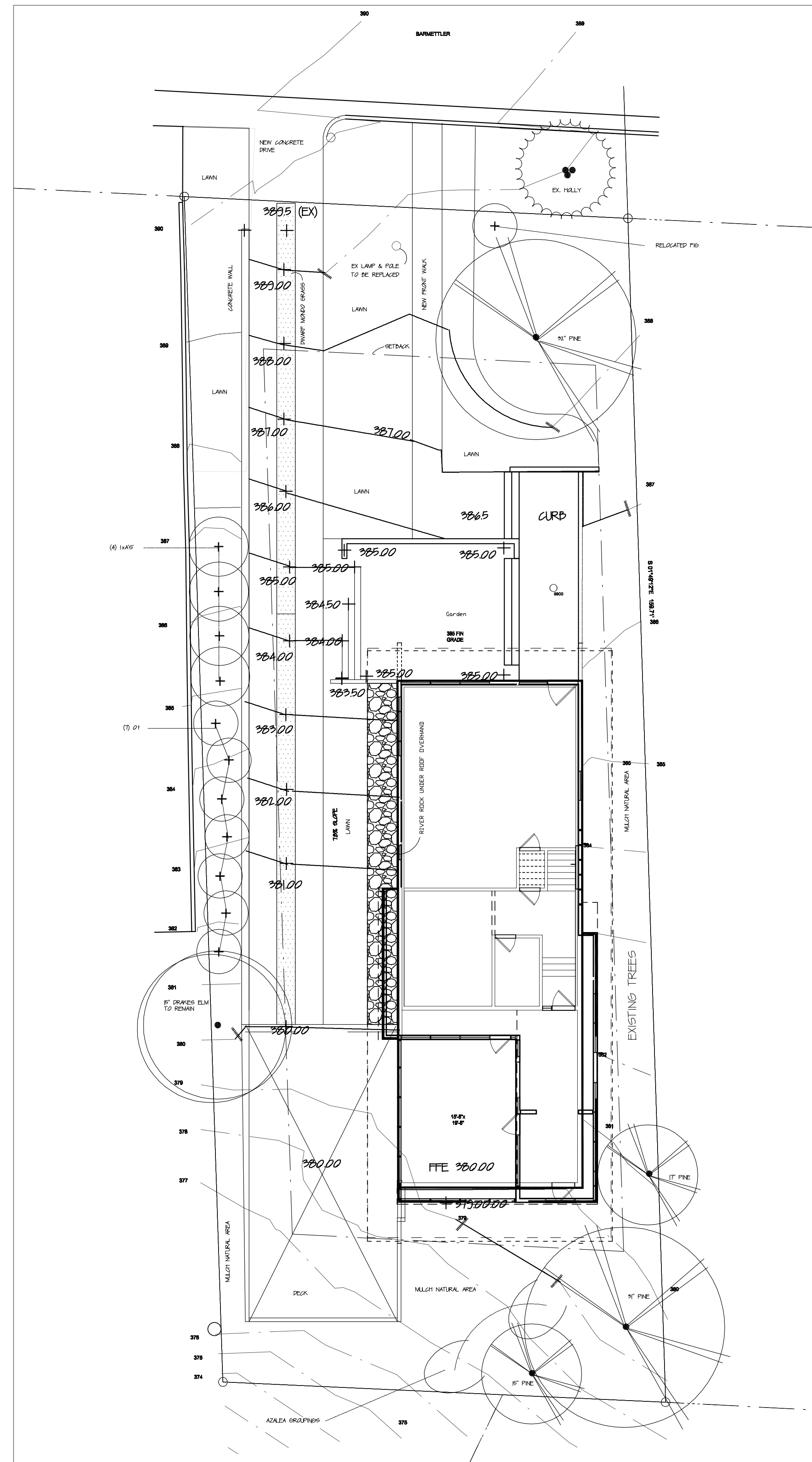
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
ALL PLANT MATERIAL TO BE TO FORM, SIZE, SPEC & FREE FROM DISEASE, PESTS OR OTHER INJURY					
TREES/SHRUBS					

Ix	4	Ilex x attenuata	'Savannah' Savannah Holly	6' ht.	B & B
Ol	7	Osmanthus fragrans	Tea Olive	10 gal	STAGGERED SPACING
Az	5	Azaleas	Mixed species	5 gal	SPECIFIC LOCATION TO BE FIELD DETERMINED

GRANDCOVER

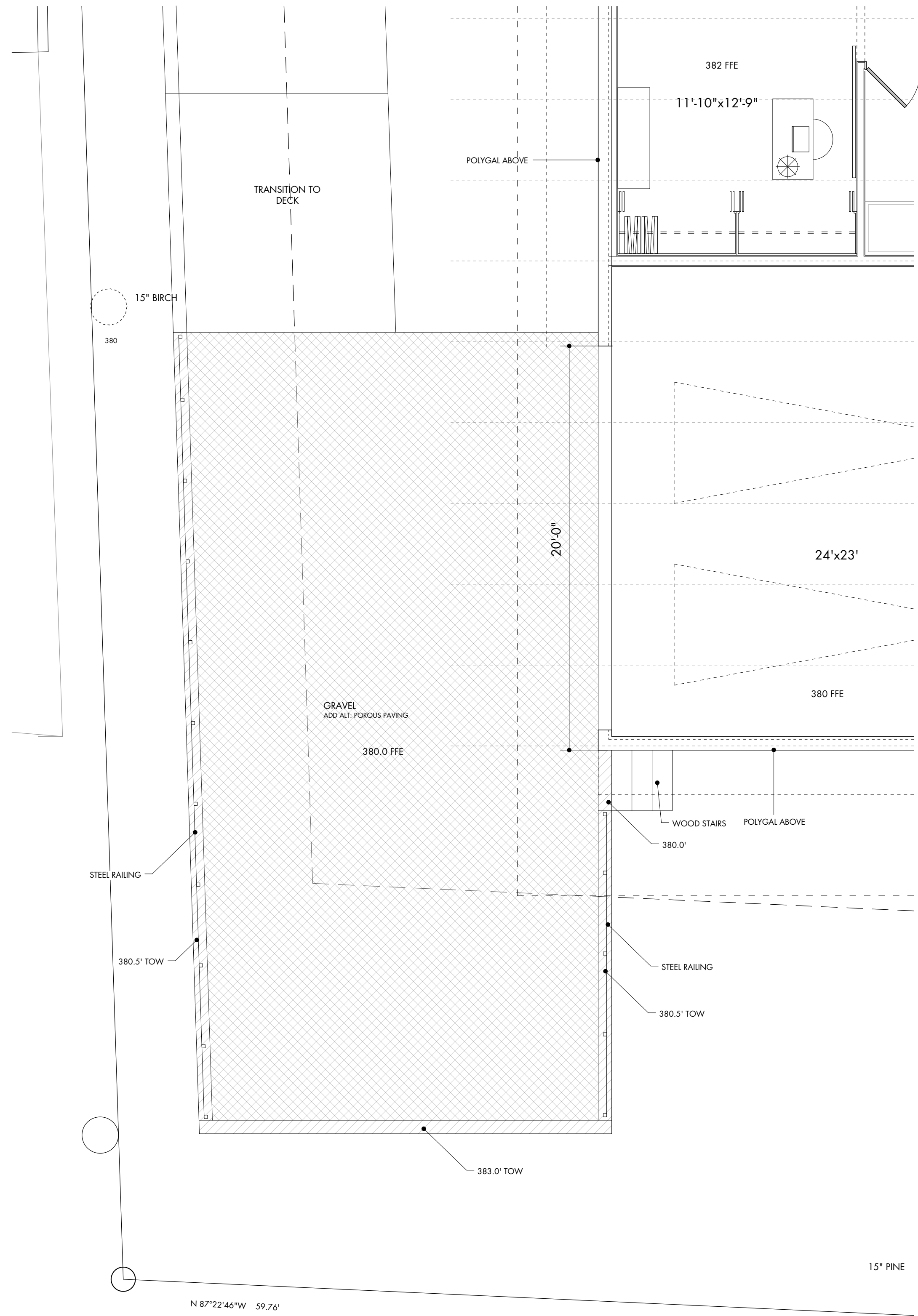
Lawn	Sod, Zoysiagrass	SEED LAWN @ MANUFACTURERS RECOMMENDED RATE TO ESTABLISH FULL COVERAGE
Lawn	Sod, Zoysiagrass	RIBBON IN DRIVE SUPPORTED BY GRASSPAVE 2, INSTALL PER MANUFACTURERS & ABOVE

2 PLANT SCHEDULE & NOTES

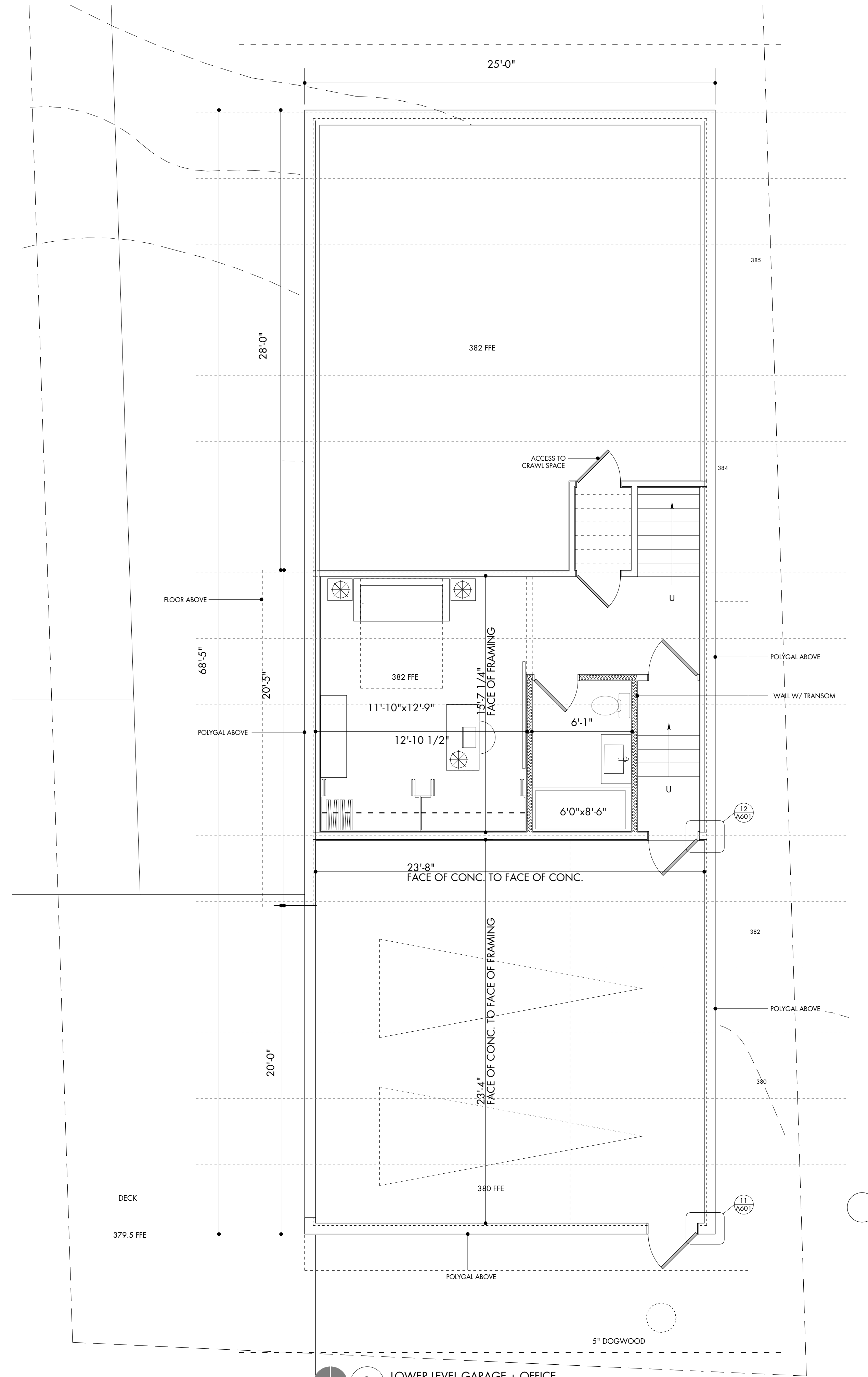


1 LANDSCAPE PLAN



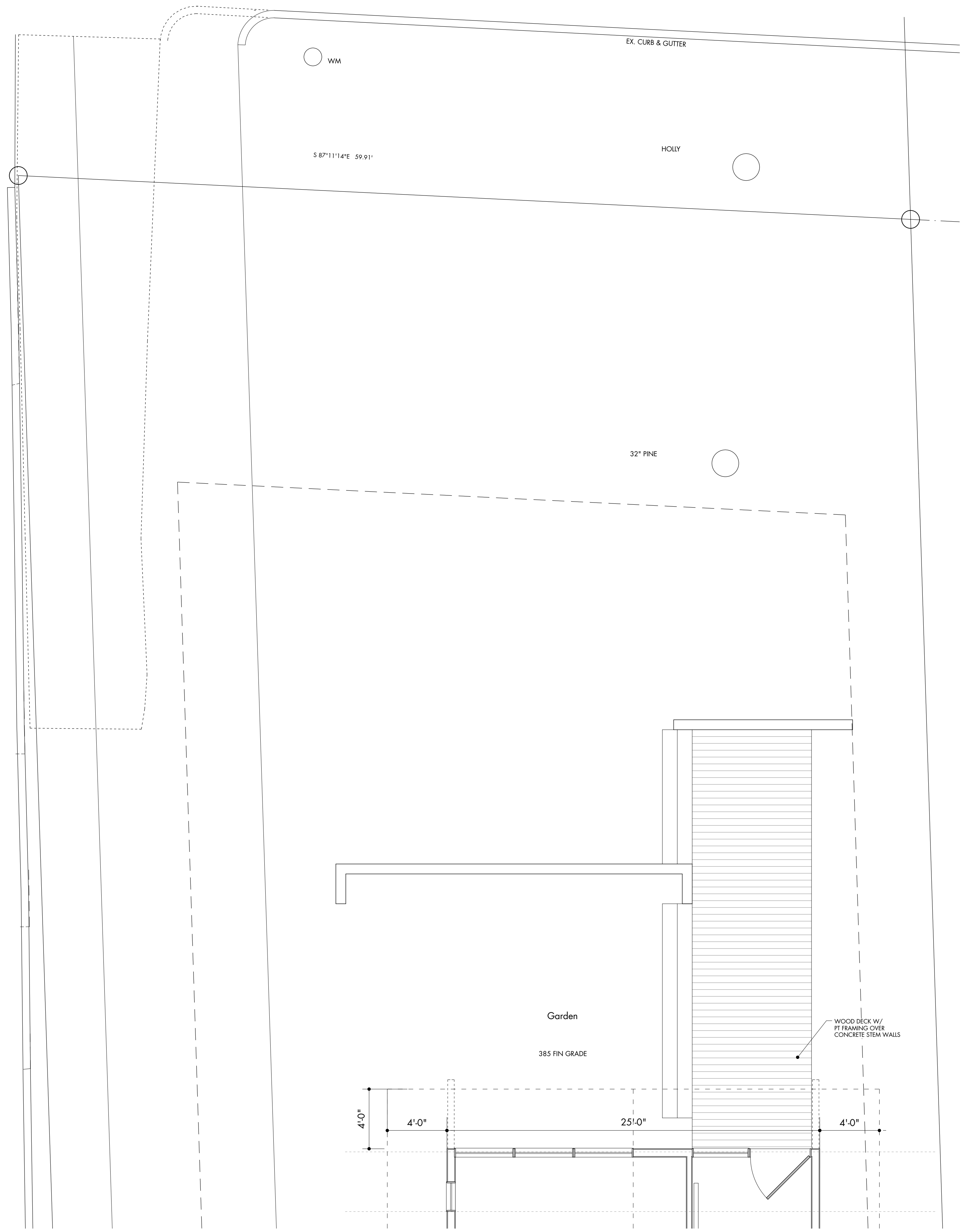


1 LOWER LEVEL DRIVING DECK  
1/4" = 1'-0"

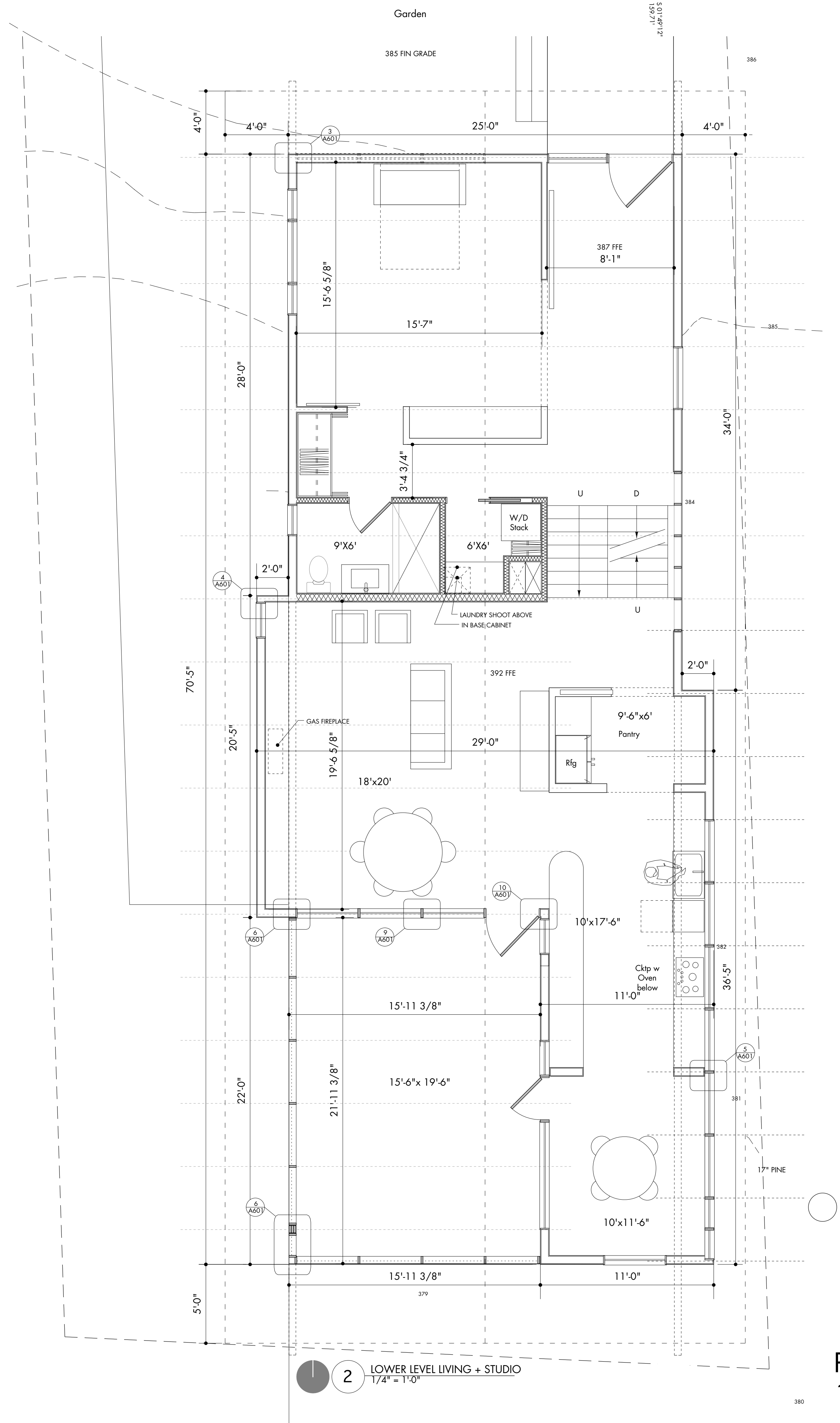


2 LOWER LEVEL GARAGE + OFFICE  
1/4" = 1'-0"

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12.11.2014

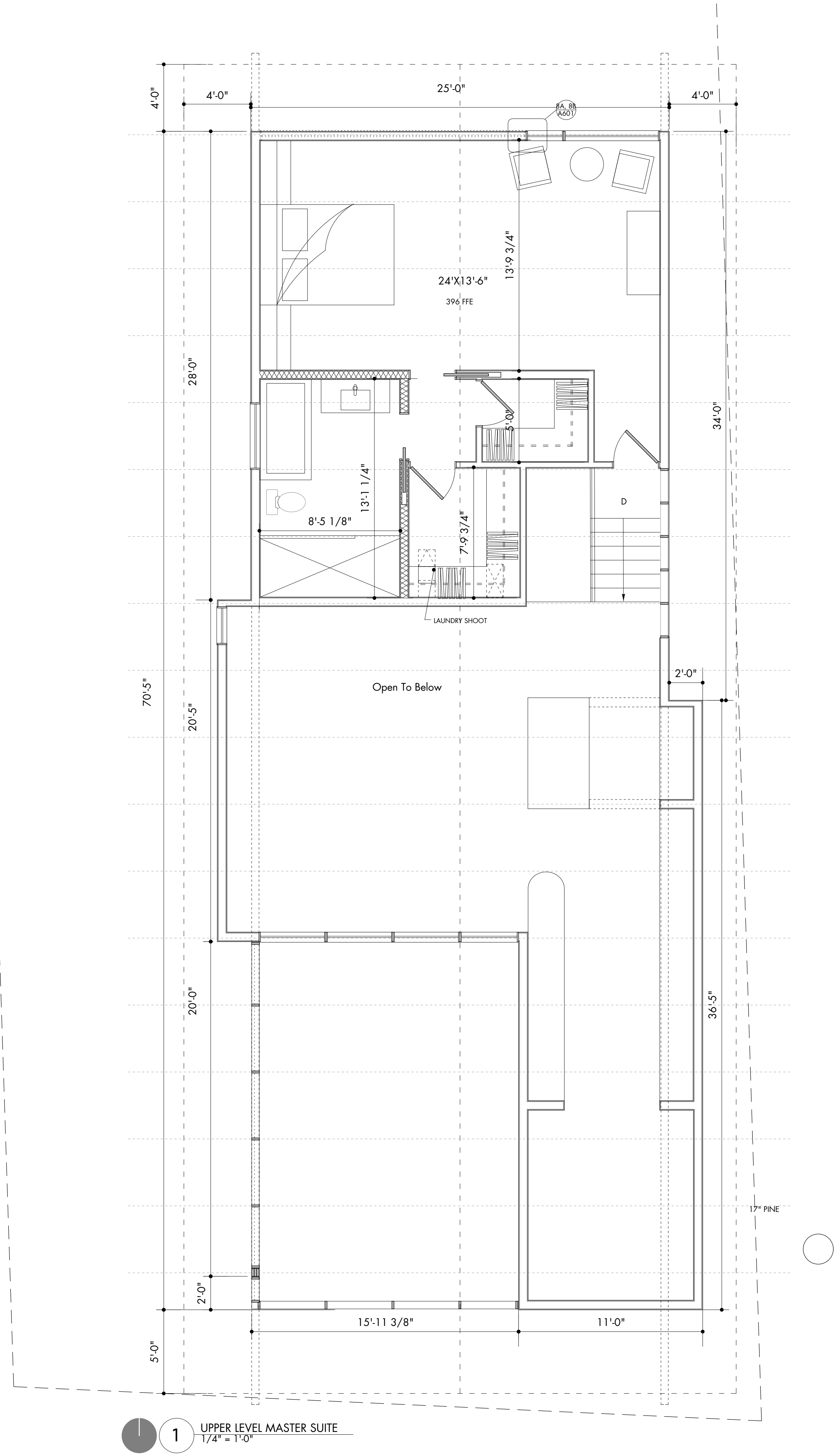


1 MAIN LEVEL GARDEN ENTRY  
1/4" = 1'-0"

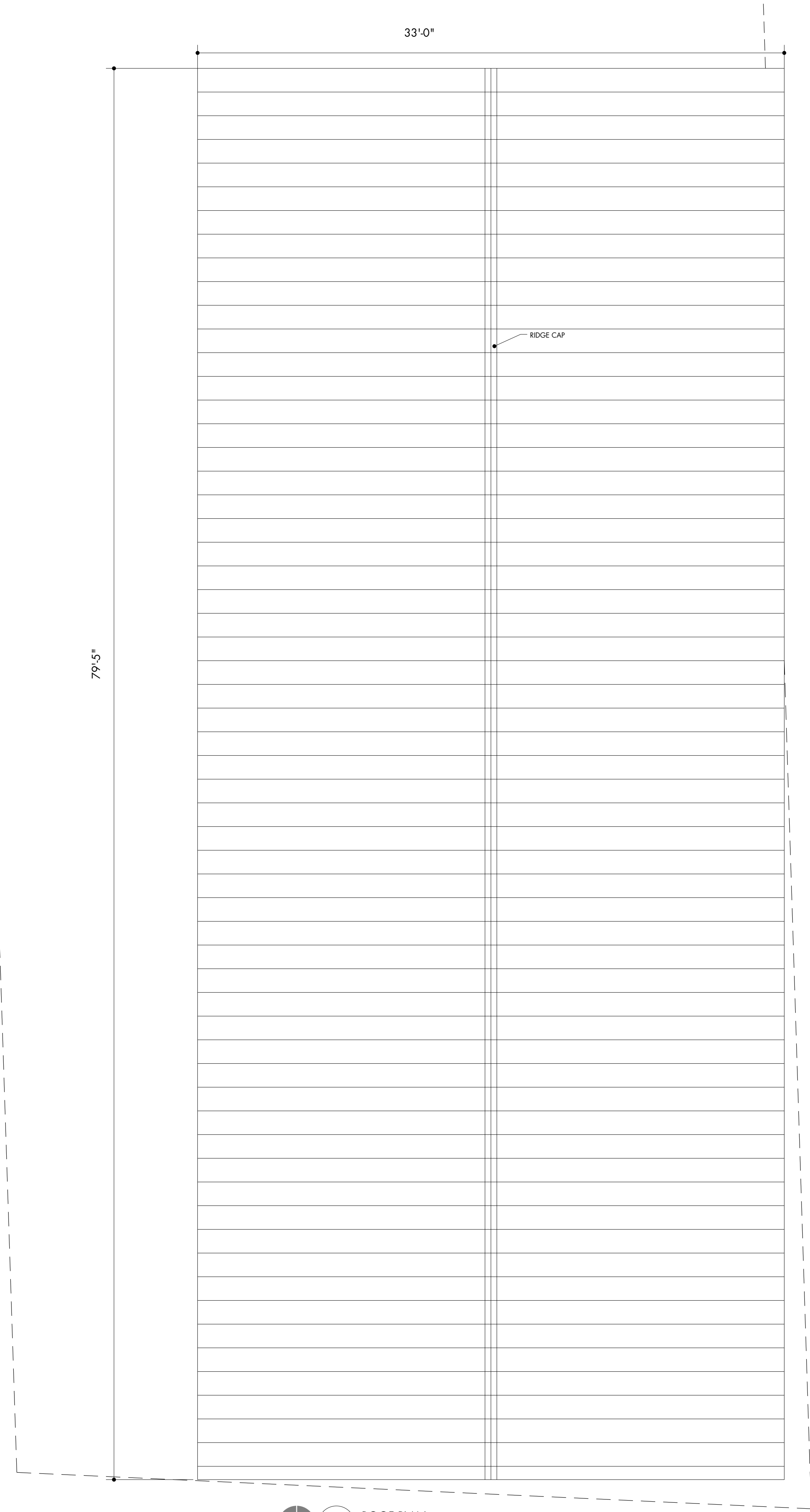


2 LOWER LEVEL LIVING + STUDIO  
1/4" = 1'-0"

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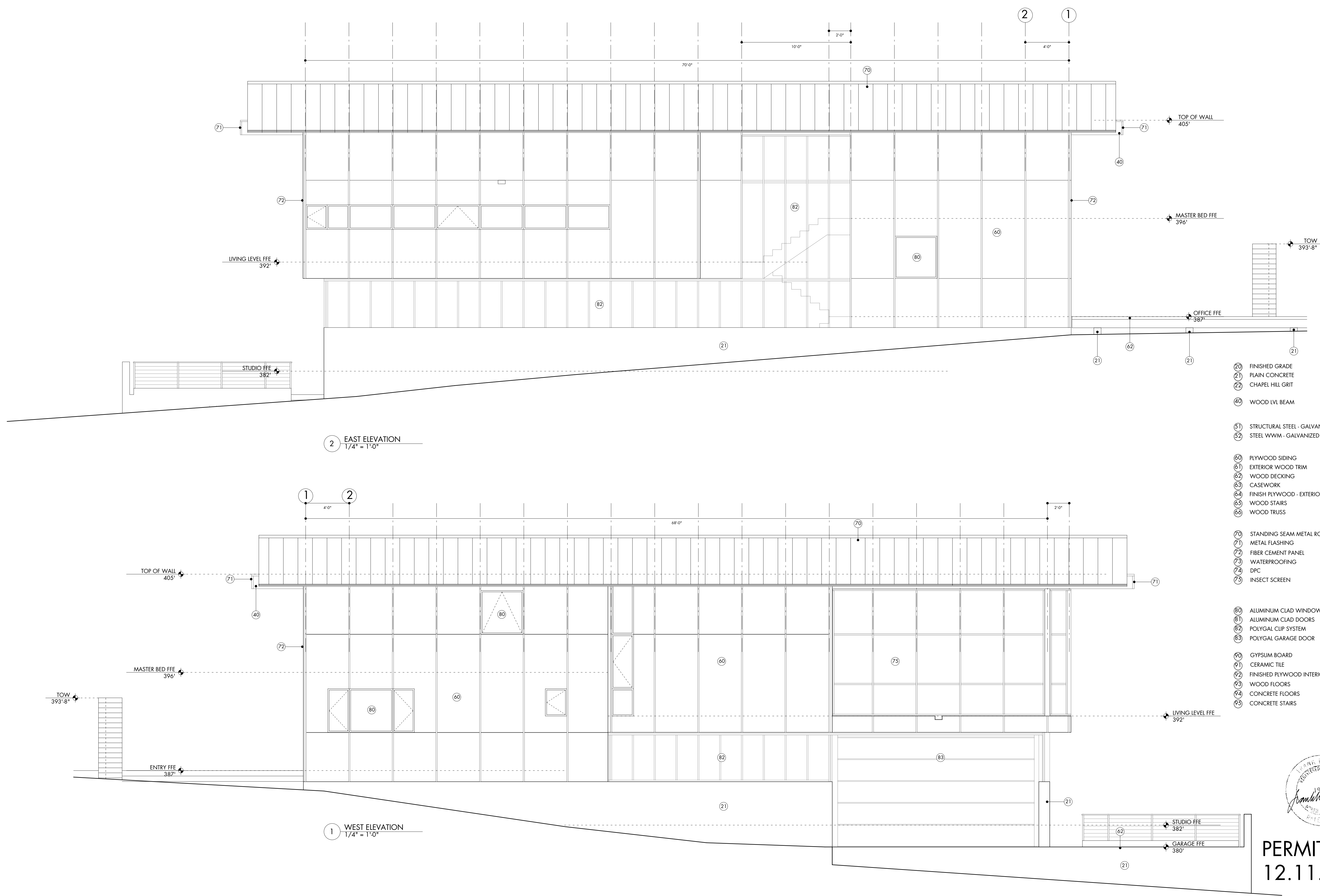


1 UPPER LEVEL MASTER SUITE  
1/4" = 1'-0"



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

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12.11.2014



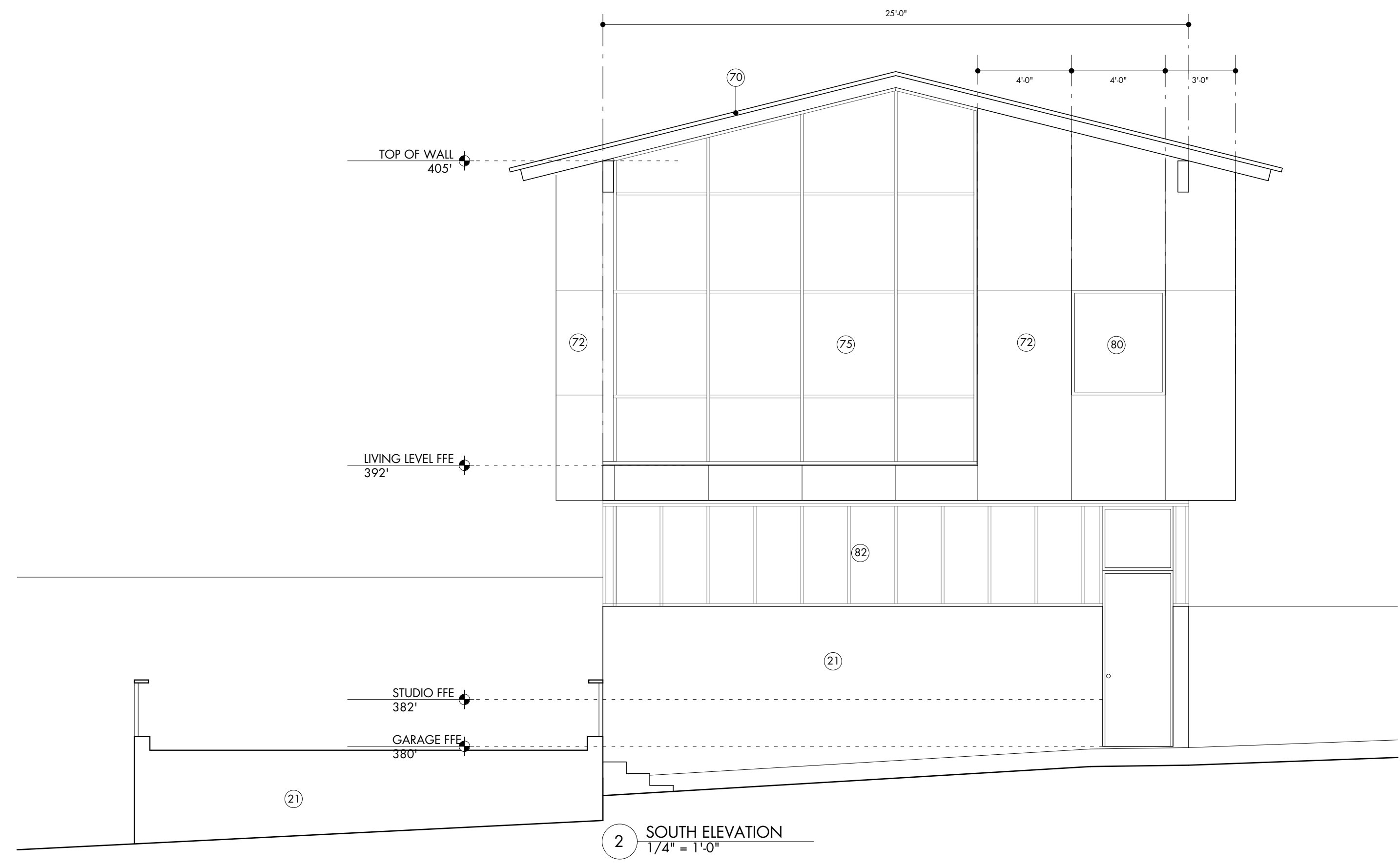
2 EAST ELEVATION  
1/4" = 1'-0"

1 WEST ELEVATION  
1/4" = 1'-0"

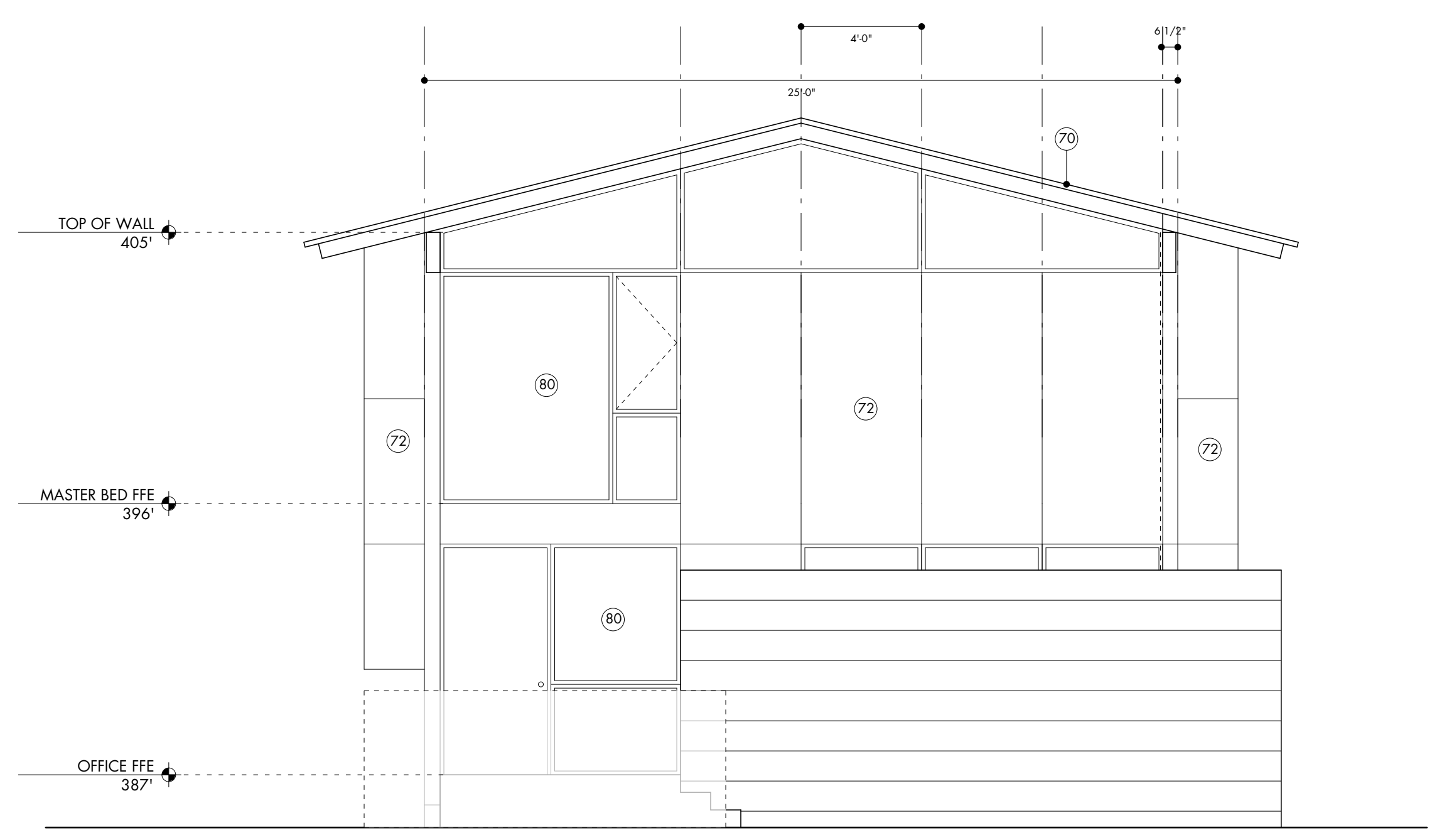
- 20 FINISHED GRADE
- 21 PLAIN CONCRETE
- 22 CHAPEL HILL GRIT
- 40 WOOD LVL BEAM
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- 52 STEEL WWM - GALVANIZED
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- 73 WATERPROOFING
- 74 DPC
- 75 INSECT SCREEN
- 80 ALUMINUM CLAD WINDOW
- 81 ALUMINUM CLAD DOORS
- 82 POLYGL CLIP SYSTEM
- 83 POLYGL GARAGE DOOR
- 90 GYPSUM BOARD
- 91 CERAMIC TILE
- 92 FINISHED PLYWOOD INTERIOR
- 93 WOOD FLOORS
- 94 CONCRETE FLOORS
- 95 CONCRETE STAIRS



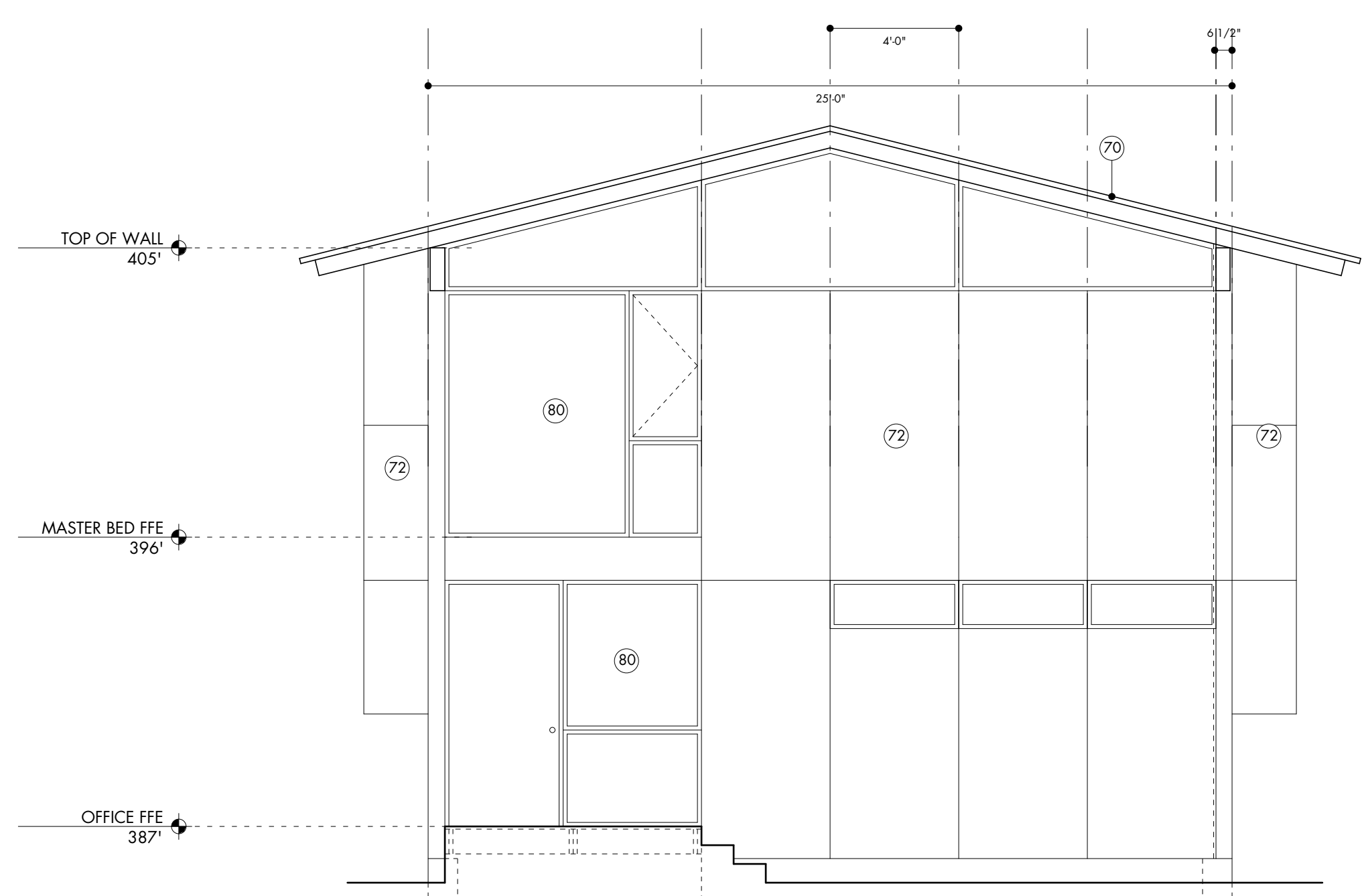
PERMIT SET  
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2 SOUTH ELEVATION  
1/4" = 1'-0"



1B NORTH ELEVATION FROM STREET  
1/4" = 1'-0"



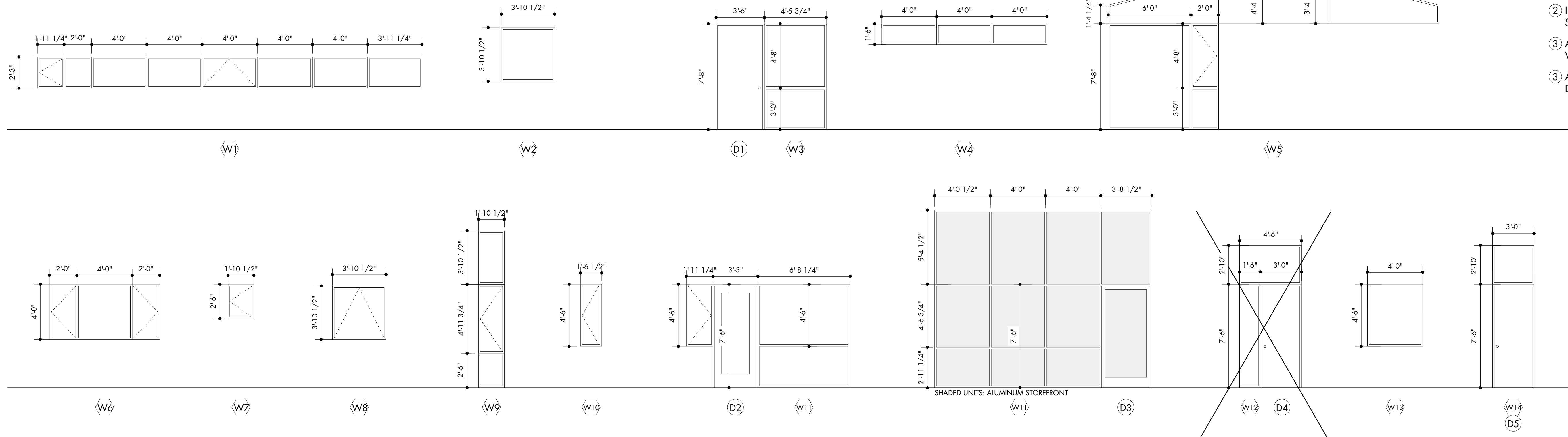
1A NORTH ELEVATION  
1/4" = 1'-0"

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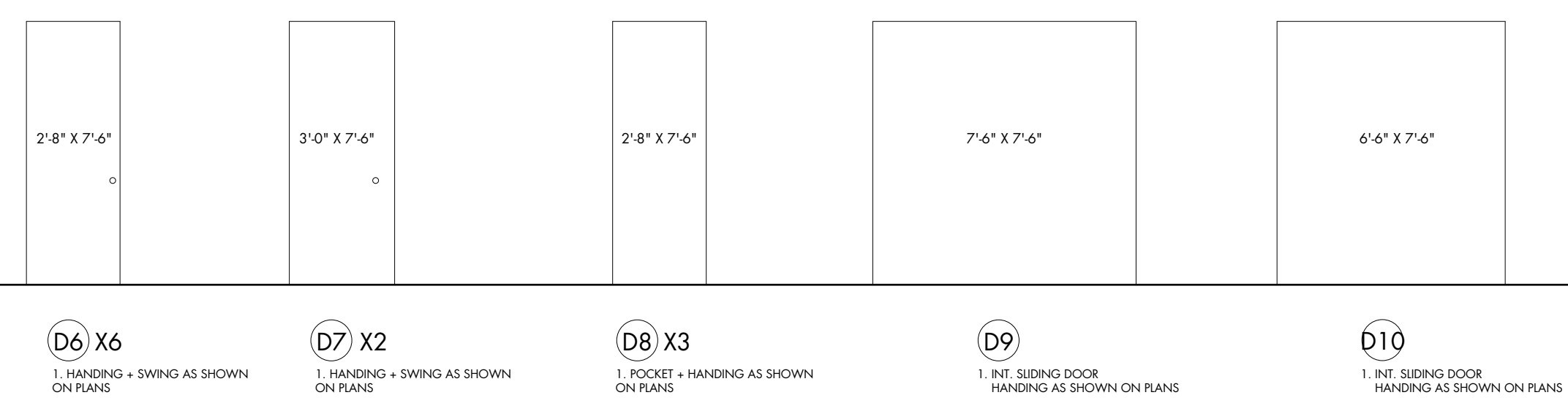


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1 WINDOW SCHEDULE  
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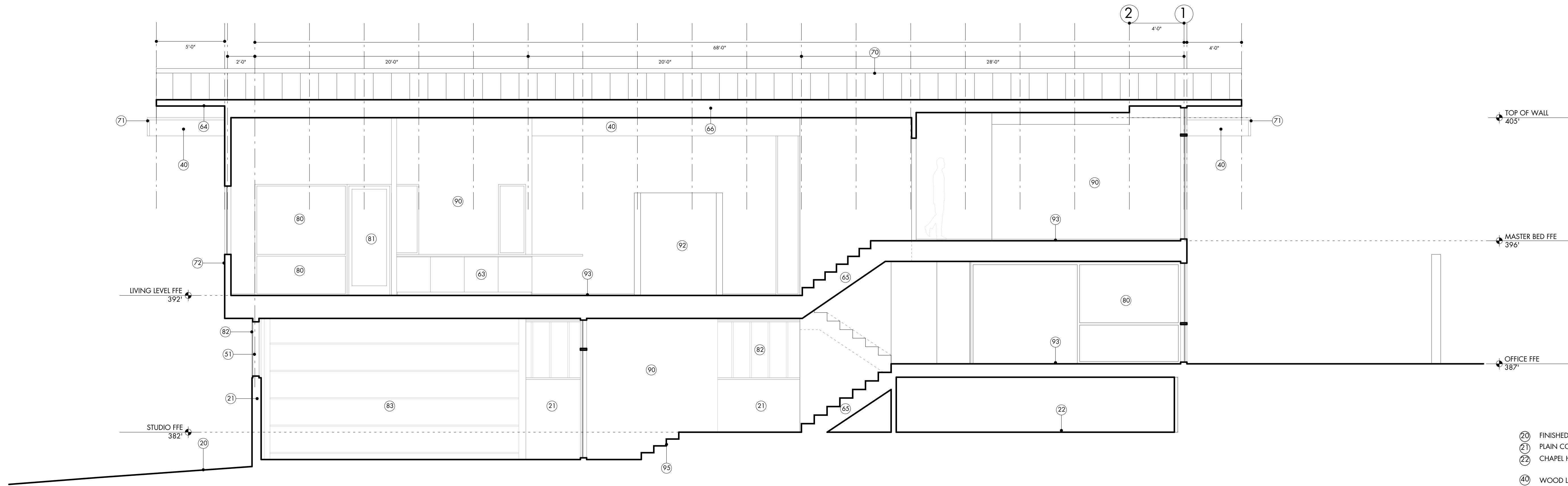


2 DOOR SCHEDULE  
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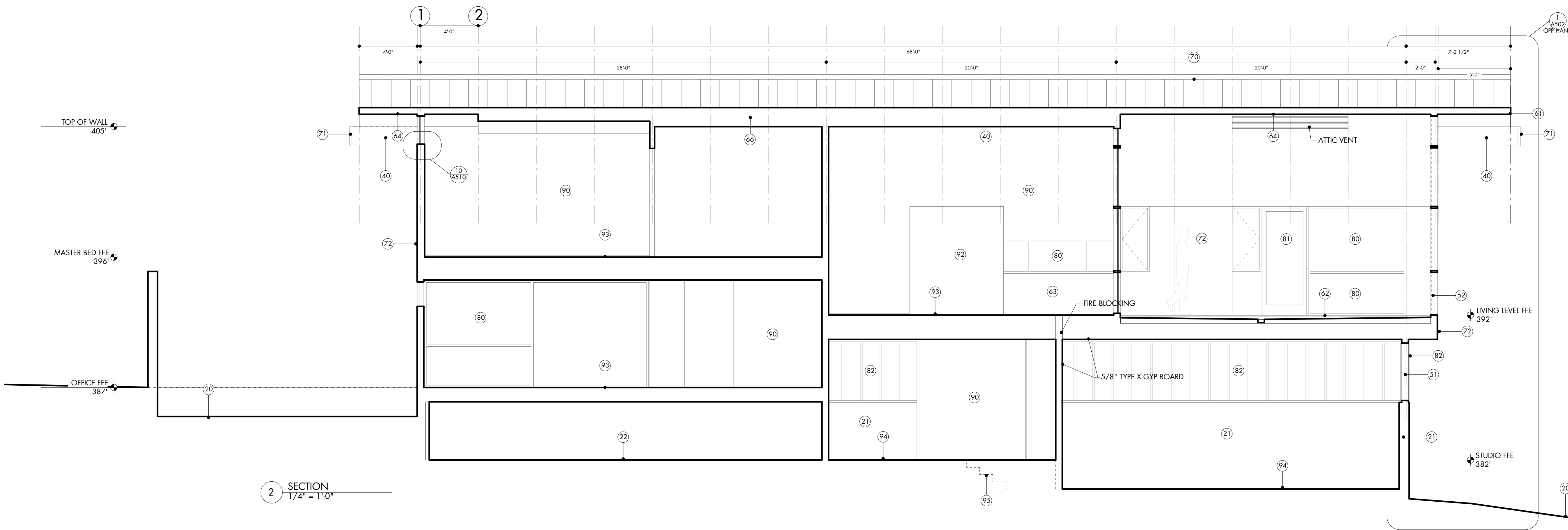
- NOTES:**
- ① SHADED UNITS DENOTE ALUMINUM STOREFRONT  
ALL OTHERS EAGLE AXIOM ALUMINUM CLAD WOOD WINDOWS AND DOORS UNLESS OTHERWISE NOTED
  - ② INTERIOR DOORS: 1 3/4 SOLID CORE WOOD DOOR
  - ③ ALL DIMENSIONS TO BE VERIFIED BY CONTRACTOR
  - ③ ALL DIMENSIONS ARE UNIT DIMENSIONS



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

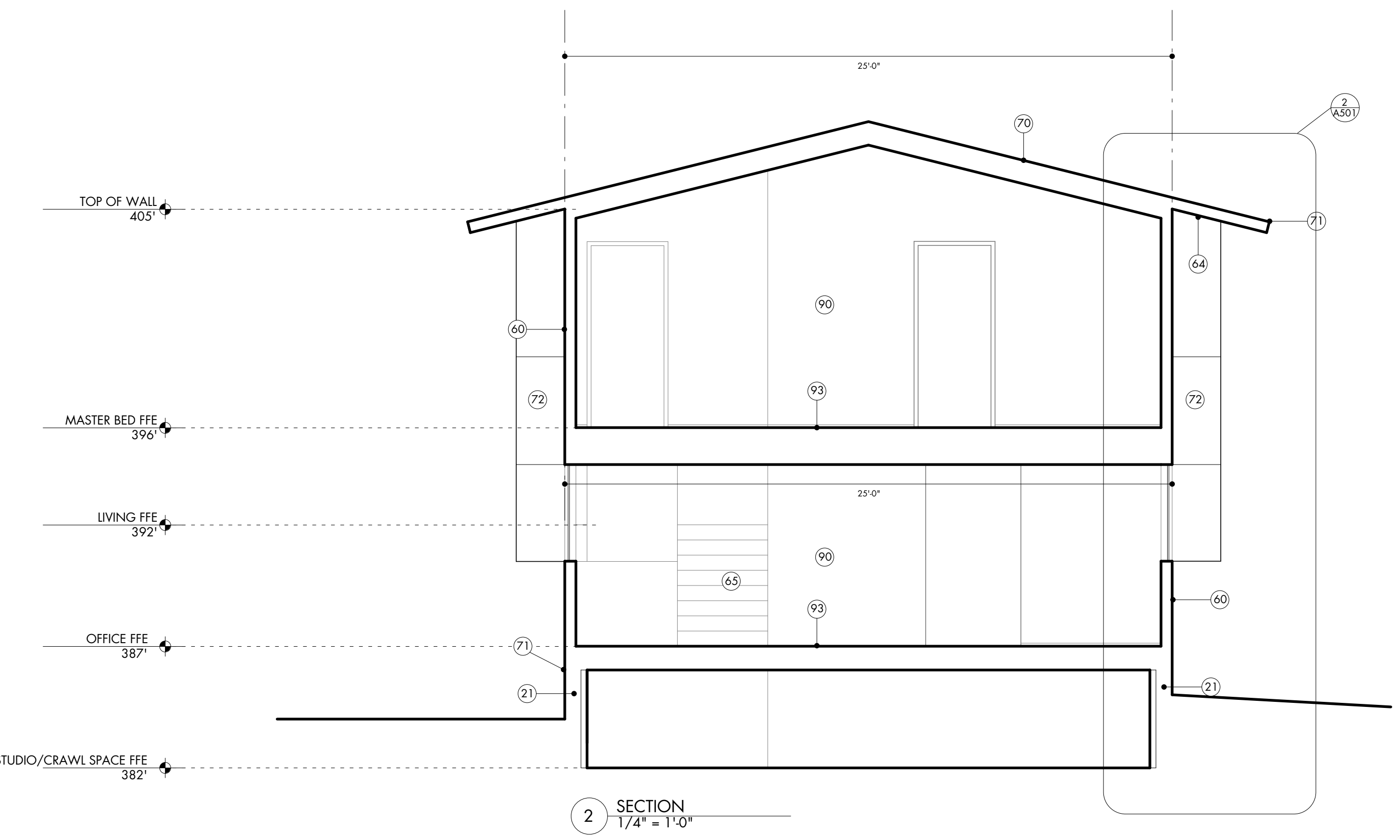
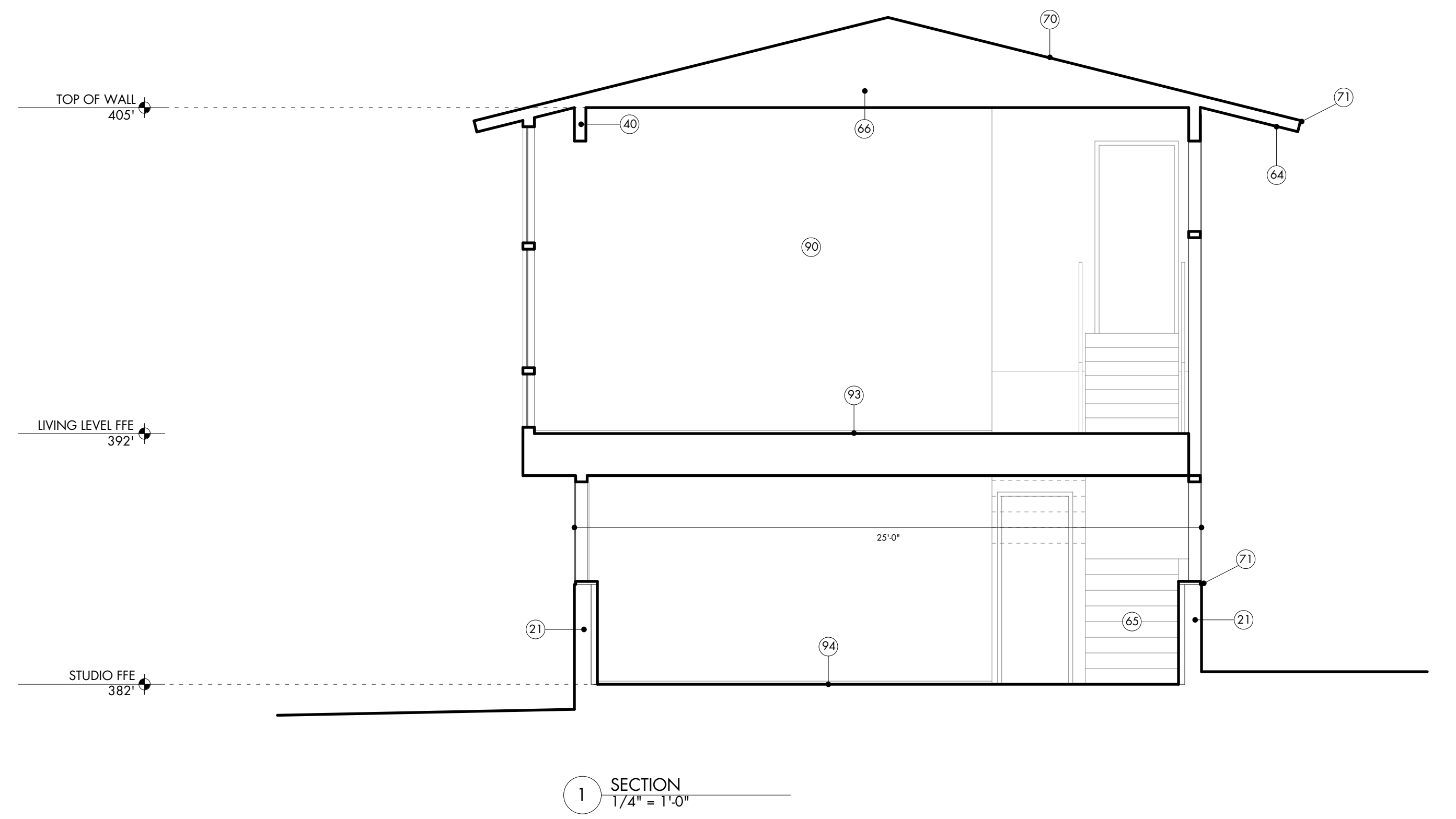
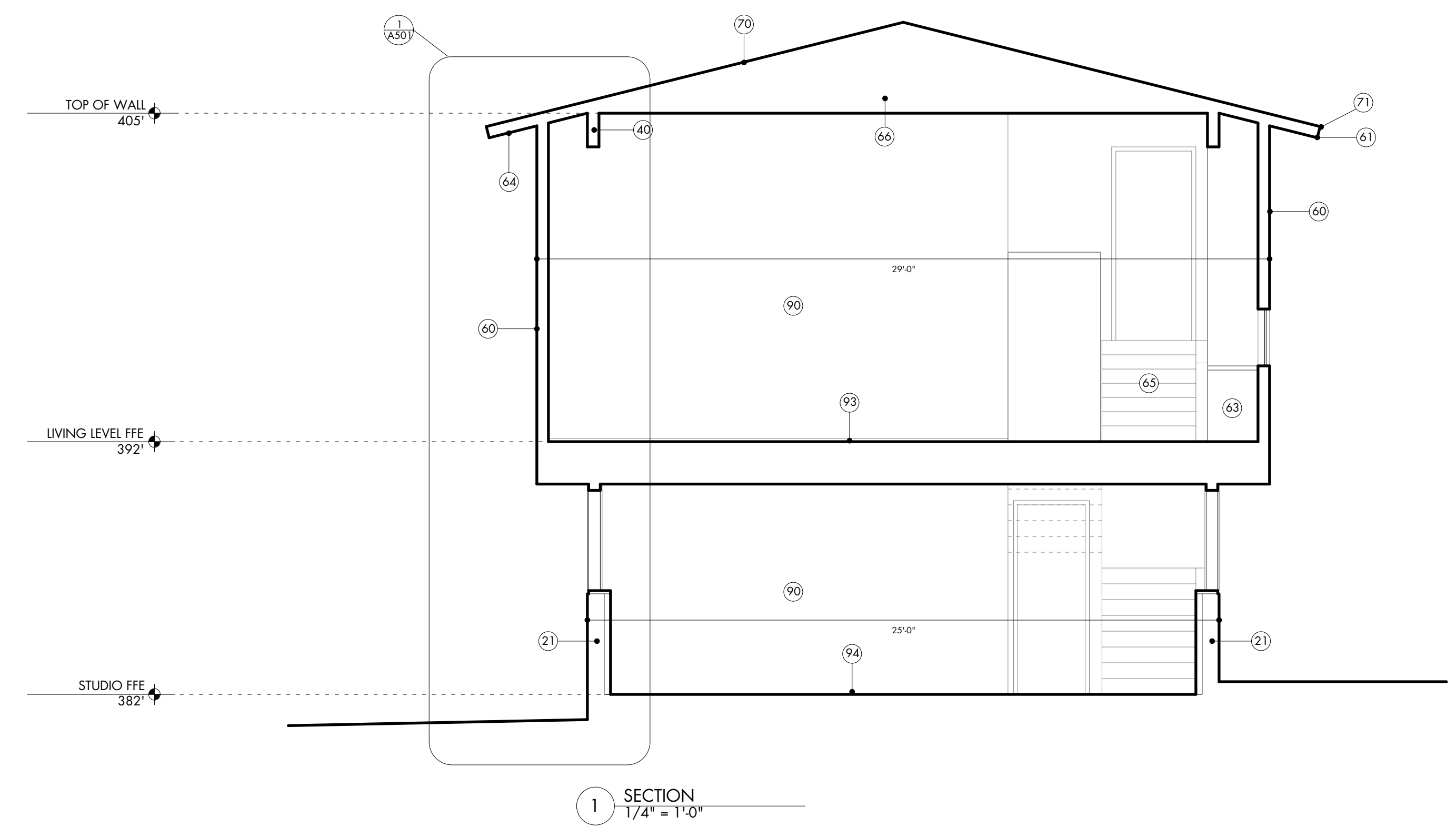
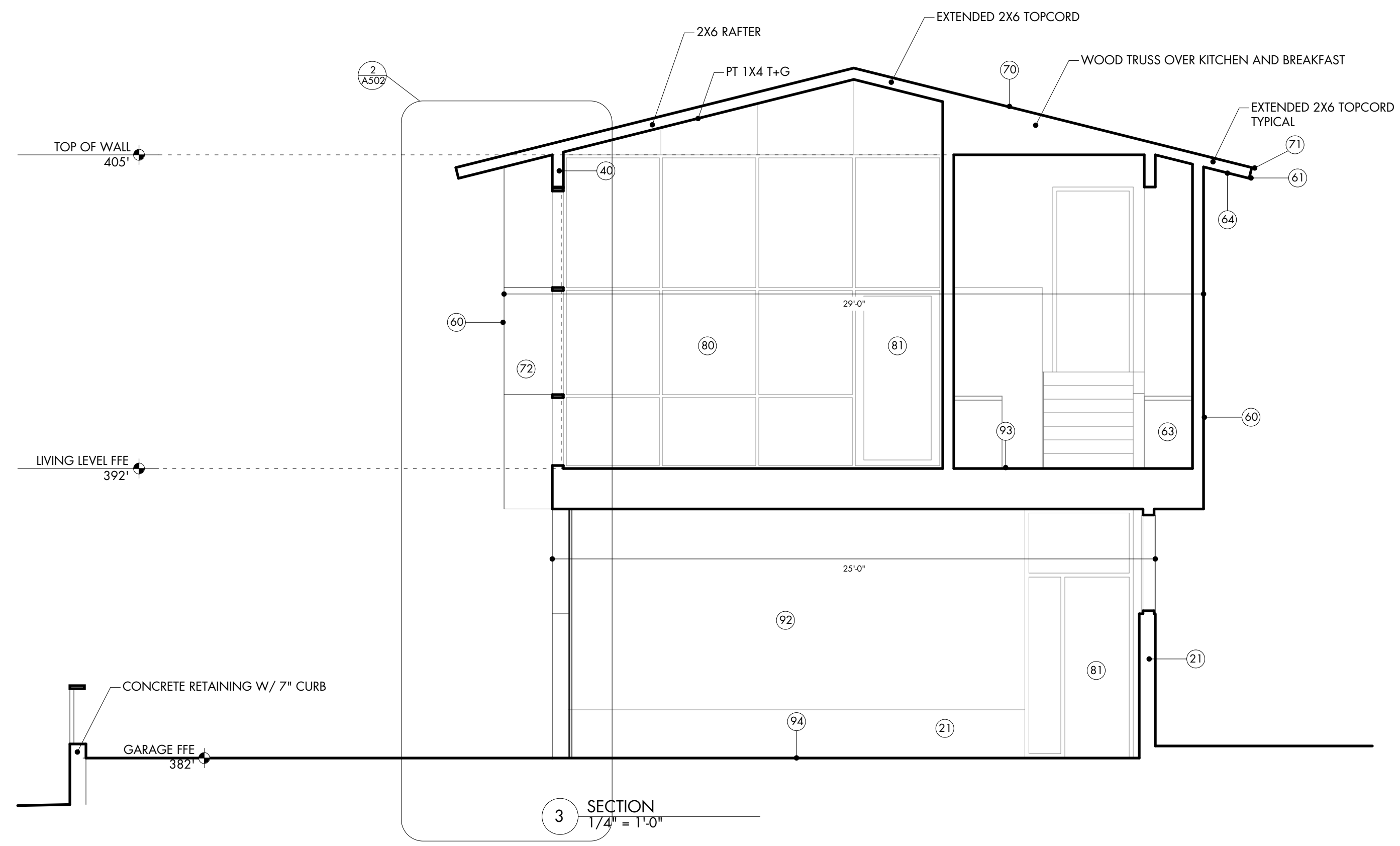


2 SECTION  
1/4" = 1'-0"

- 20 FINISHED GRADE
- 21 PLAIN CONCRETE
- 22 CHAPEL HILL GRIT
- 40 WOOD LVL BEAM
- 51 STRUCTURAL STEEL - GALVANIZED
- 52 STEEL WWM - GALVANIZED
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- 61 EXTERIOR WOOD TRIM
- 62 WOOD DECKING
- 63 CASEWORK
- 64 PAINTED T+G - EXTERIOR
- 65 WOOD STAIRS
- 66 WOOD TRUSS
- 70 STANDING SEAM METAL ROOF
- 71 METAL FLASHING
- 72 FIBER CEMENT PANEL
- 73 WATERPROOFING
- 74 DPC
- 75 INSECT SCREEN
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- 91 CERAMIC TILE
- 92 FINISHED PLYWOOD INTERIOR
- 93 WOOD FLOORS
- 94 CONCRETE FLOORS
- 95 CONCRETE STAIRS



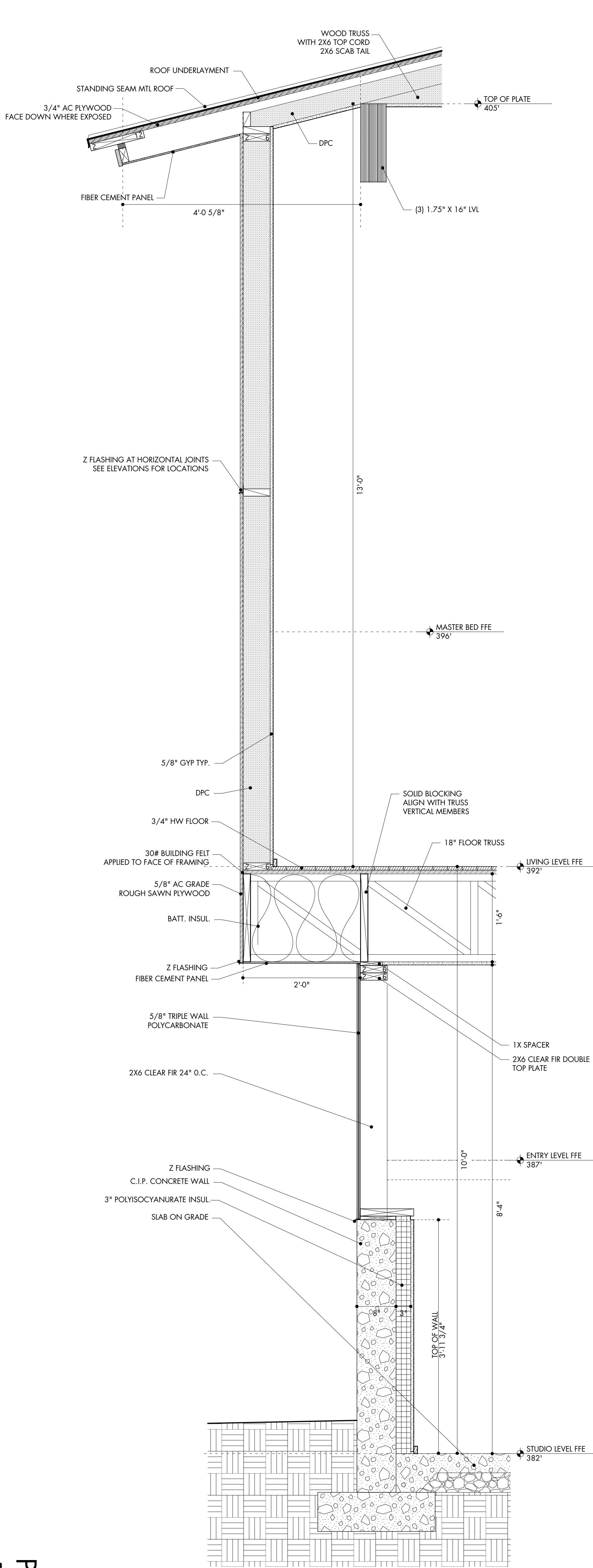
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12.11.2014



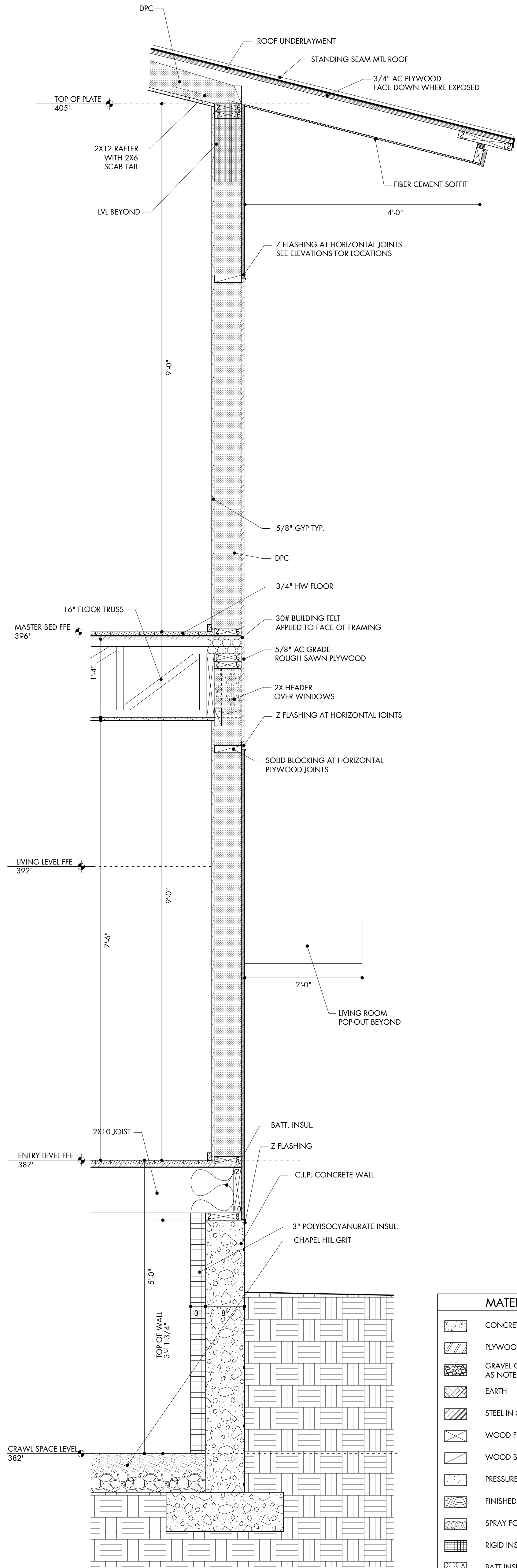
- 20 FINISHED GRADE
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PERMIT SET  
12.11.2014



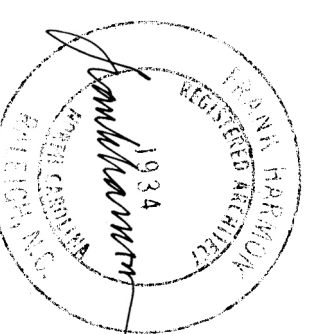
1 WALL SECTION AT LIVING  
 1" = 1'-0"  
 REF: 1/A402

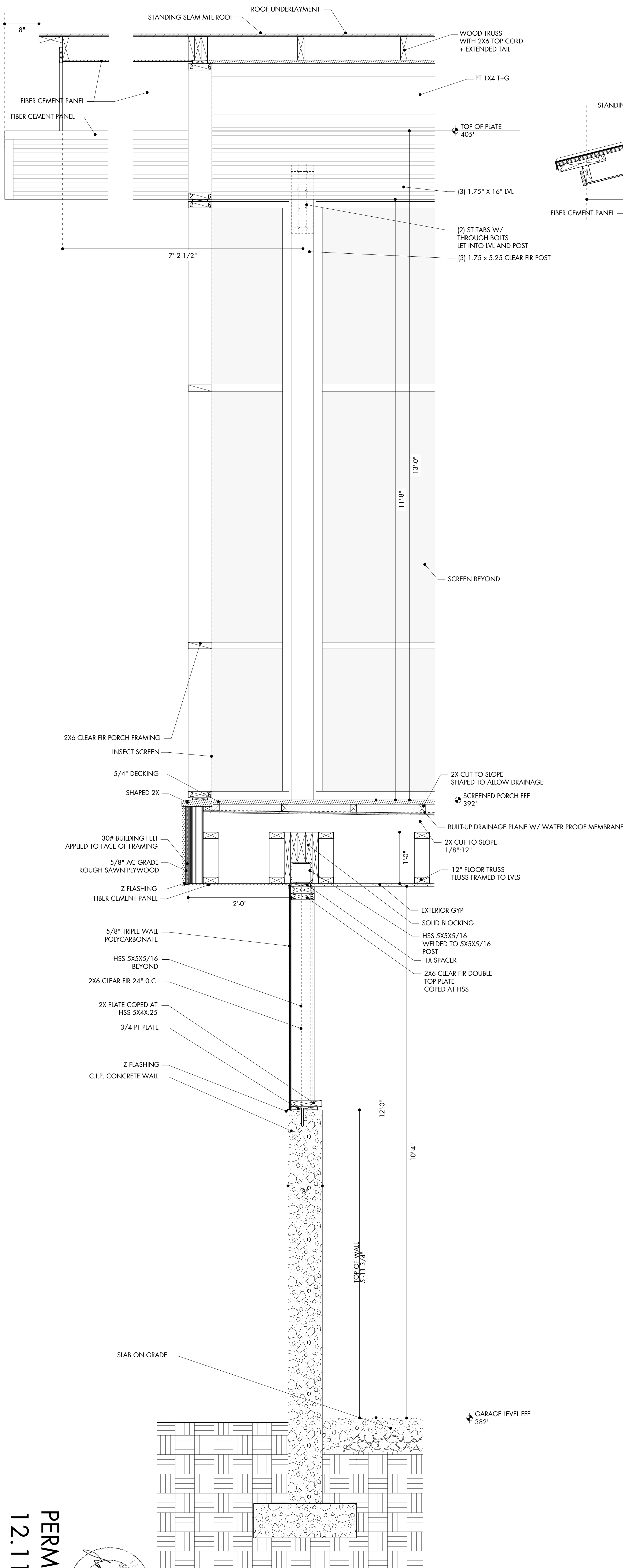


2 WALL SECTION MASTER BEDROOM  
 1" = 1'-0"  
 REF: 2/A402

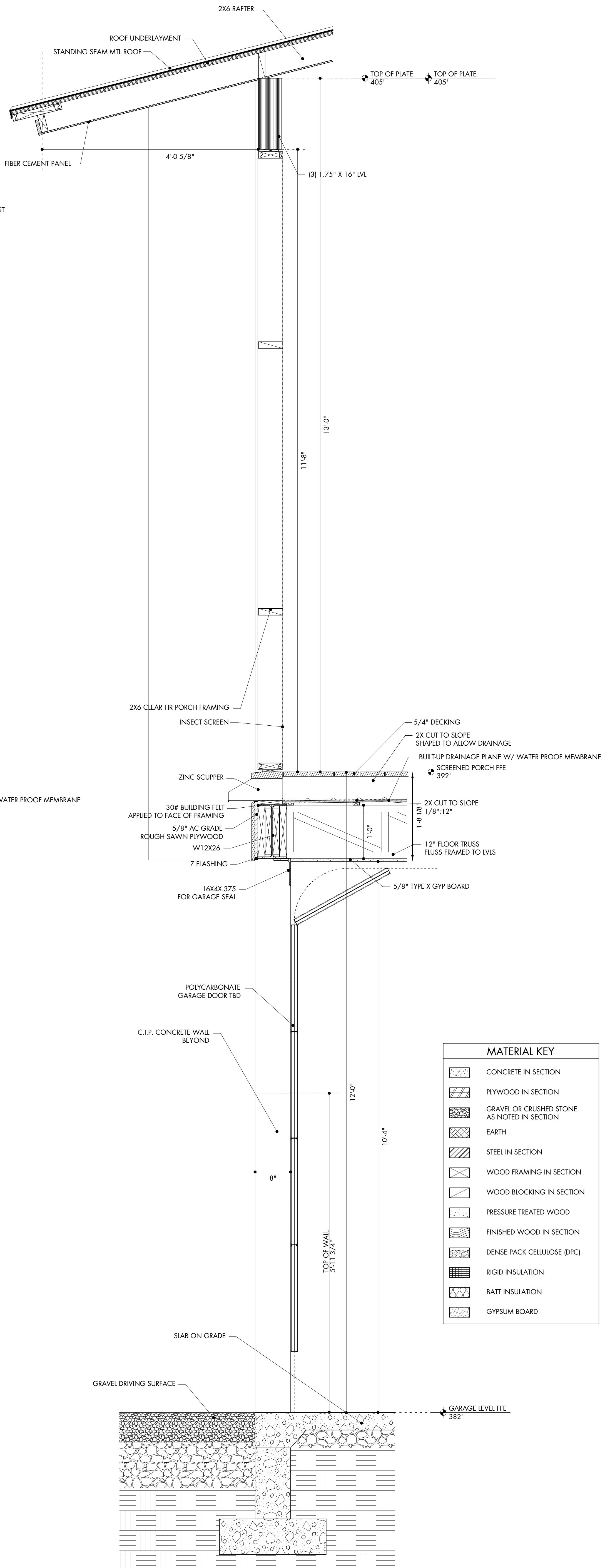
MATERIAL KEY	
	CONCRETE IN SECTION
	PLYWOOD IN SECTION
	GRAVEL OR CRUSHED STONE AS NOTED IN SECTION
	EARTH
	STEEL IN SECTION
	WOOD FRAMING IN SECTION
	WOOD BLOCKING IN SECTION
	PRESSURE TREATED WOOD
	FINISHED WOOD IN SECTION
	SPRAY FOAM INSULATION
	RIGID INSULATION
	BATT INSULATION
	GYPSUM BOARD

PERMIT SET  
 12.11.2014





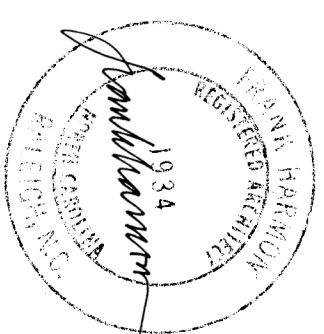
1 WALL SECTION AT GARAGE + SCREENED PORCH  
1" = 1'-0"  
REF: 2/A401



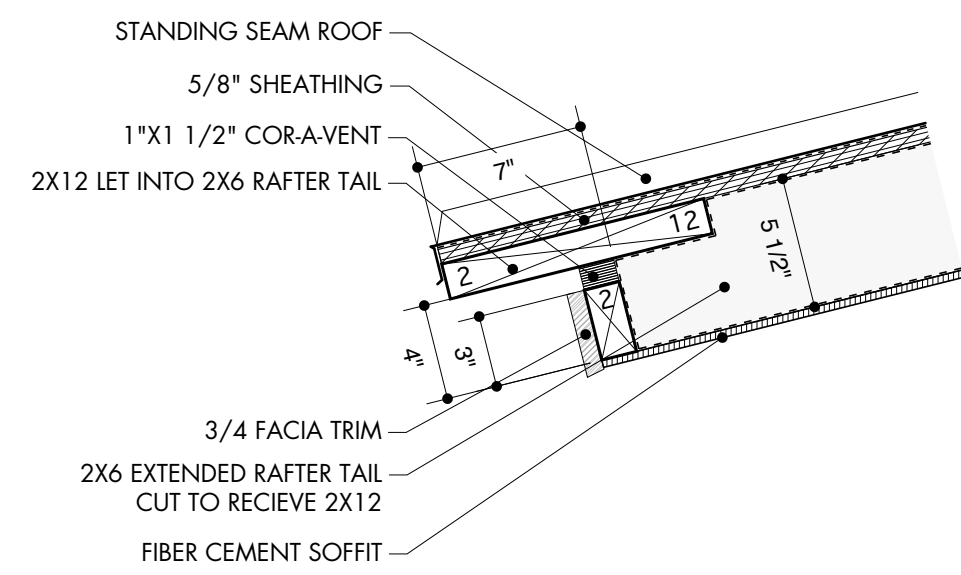
2 WALL SECTION AT GARAGE  
1" = 1'-0"  
REF: 3/A402

MATERIAL KEY	
	CONCRETE IN SECTION
	PLYWOOD IN SECTION
	GRAVEL OR CRUSHED STONE AS NOTED IN SECTION
	EARTH
	STEEL IN SECTION
	WOOD FRAMING IN SECTION
	WOOD BLOCKING IN SECTION
	PRESSURE TREATED WOOD
	FINISHED WOOD IN SECTION
	DENSE PACK CELLULOSE (DPC)
	RIGID INSULATION
	BATT INSULATION
	GYPSUM BOARD

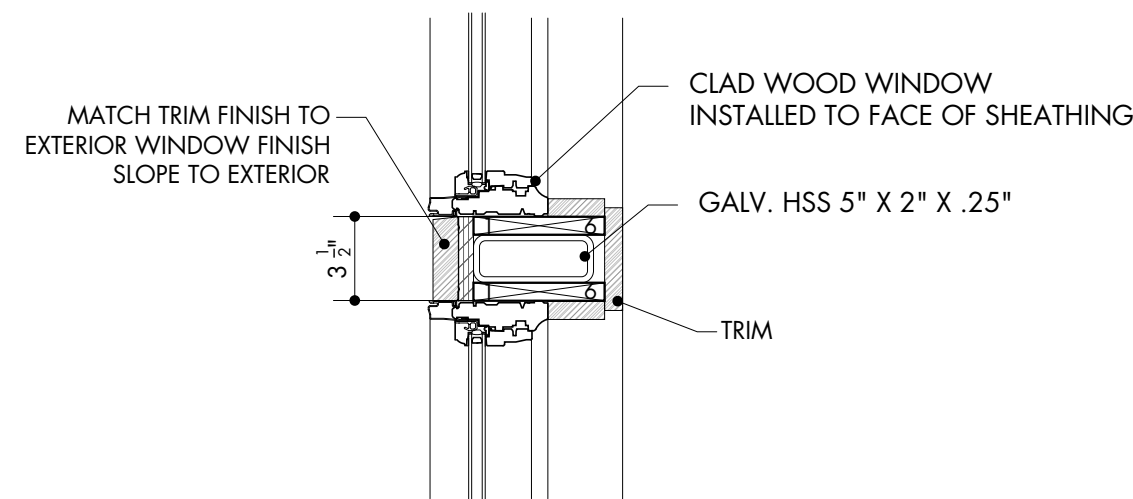
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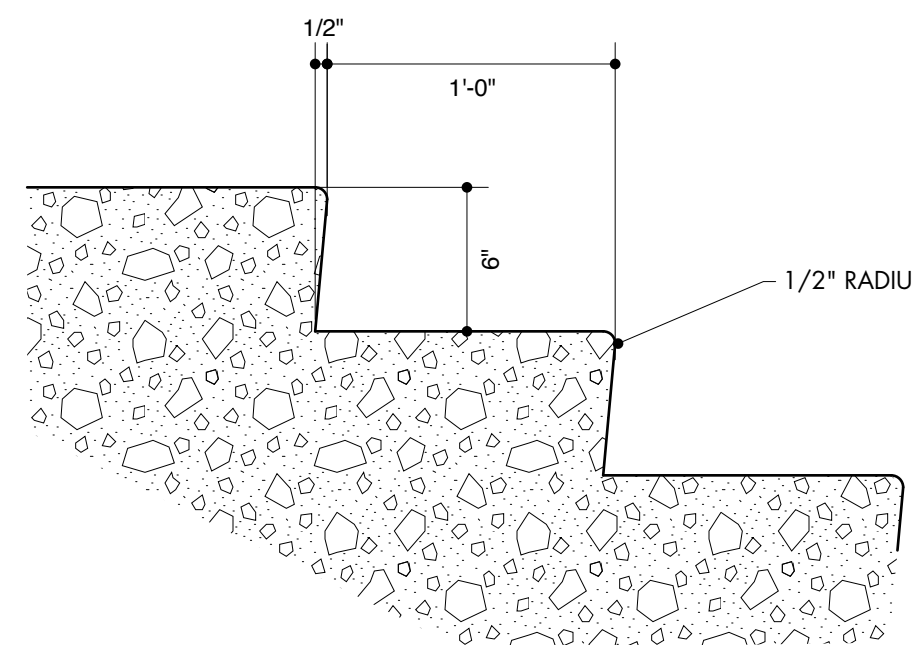
MATERIAL KEY	
	CONCRETE IN SECTION
	PLYWOOD IN SECTION
	CONTROLLED FILL
	EARTH
	WOOD FRAMING IN SECTION
	WOOD BLOCKING IN SECTION
	PRESSURE TREATED WOOD
	FINISHED WOOD IN SECTION
	DENSE PACK CELLULOSE
	RIGID INSULATION
	GYPSUM BOARD



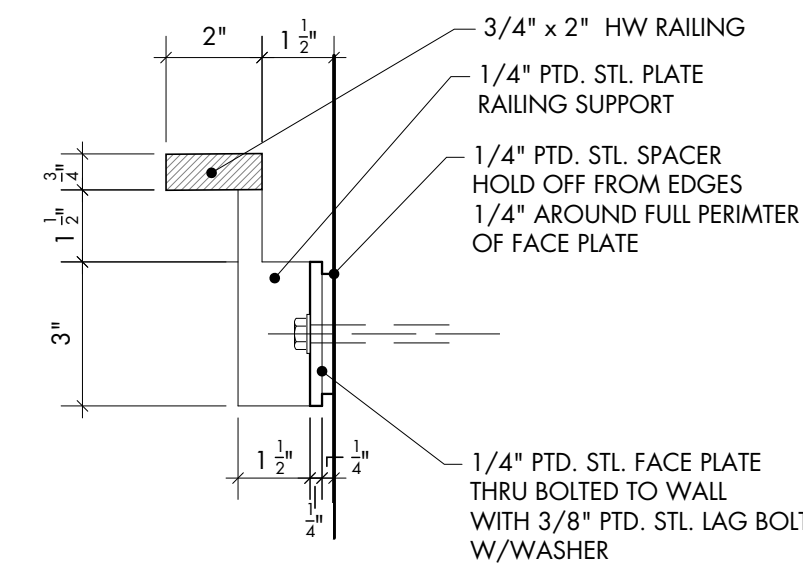
11 DETAIL AT EAVE (VENTED)  
1 1/2" = 1'-0"



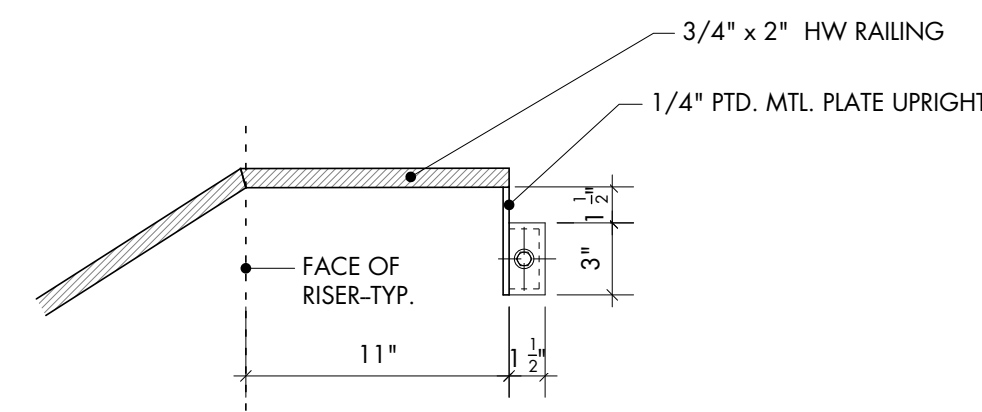
10 HORIZ. MULLION AT MASTER BED WINDOW  
1 1/2" = 1'-0"



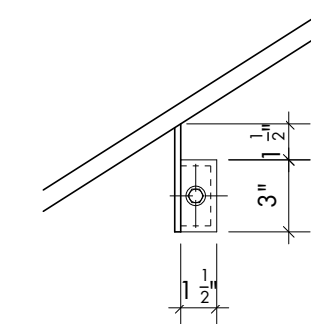
9 DETAIL AT CONCRETE STAIR  
1 1/2" = 1'-0"



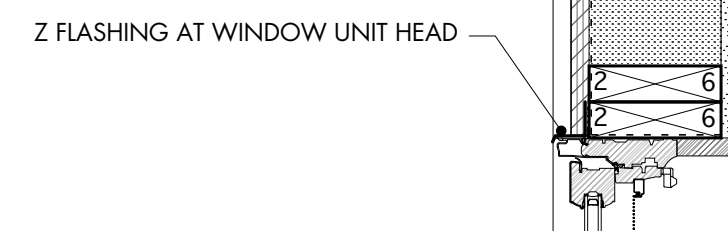
4 RAILING END ELEV.  
3" = 1'-0"



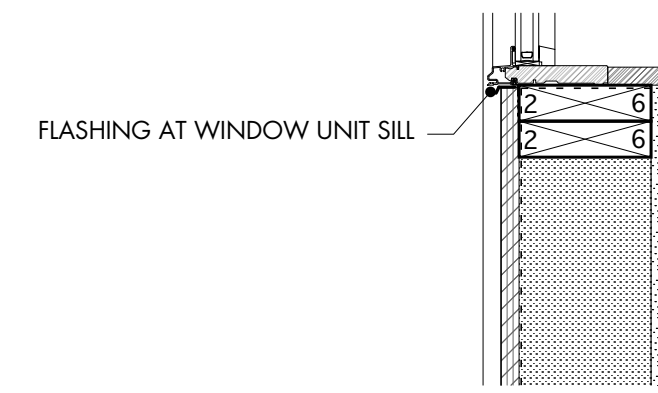
5 RAILING ELEV. AT TOP OF STAIR  
1 1/2" = 1'-0"



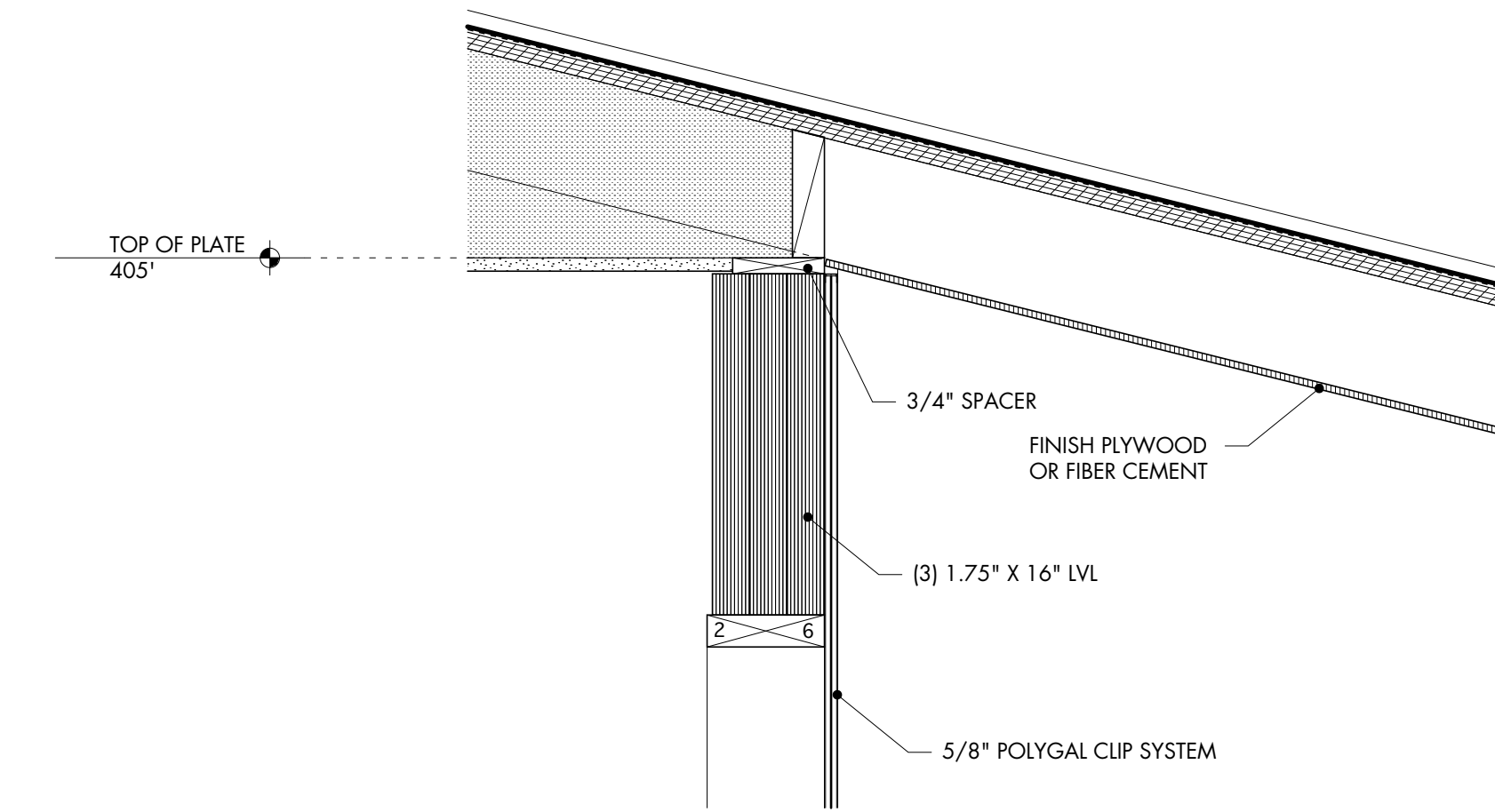
6 RAILING ELEV. AT SUPPORT  
1 1/2" = 1'-0"



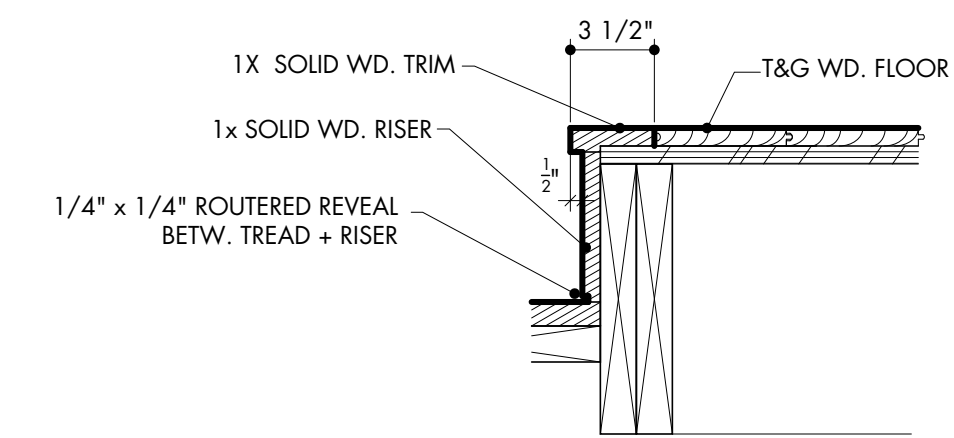
7 DETAIL AT WINDOW HEAD  
1 1/2" = 1'-0"



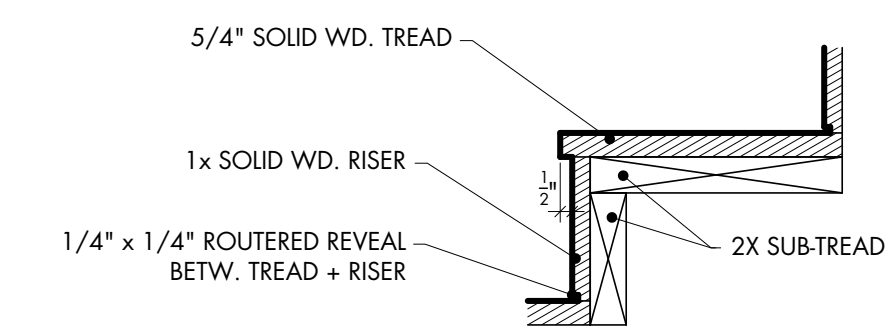
8 DETAIL AT WINDOW SILL  
1 1/2" = 1'-0"



1 HEAD DETAIL @ POLY GAL WALL  
1 1/2" = 1'-0"



2 DETAIL @ STAIR AND WOOD FLOOR  
1 1/2" = 1'-0"

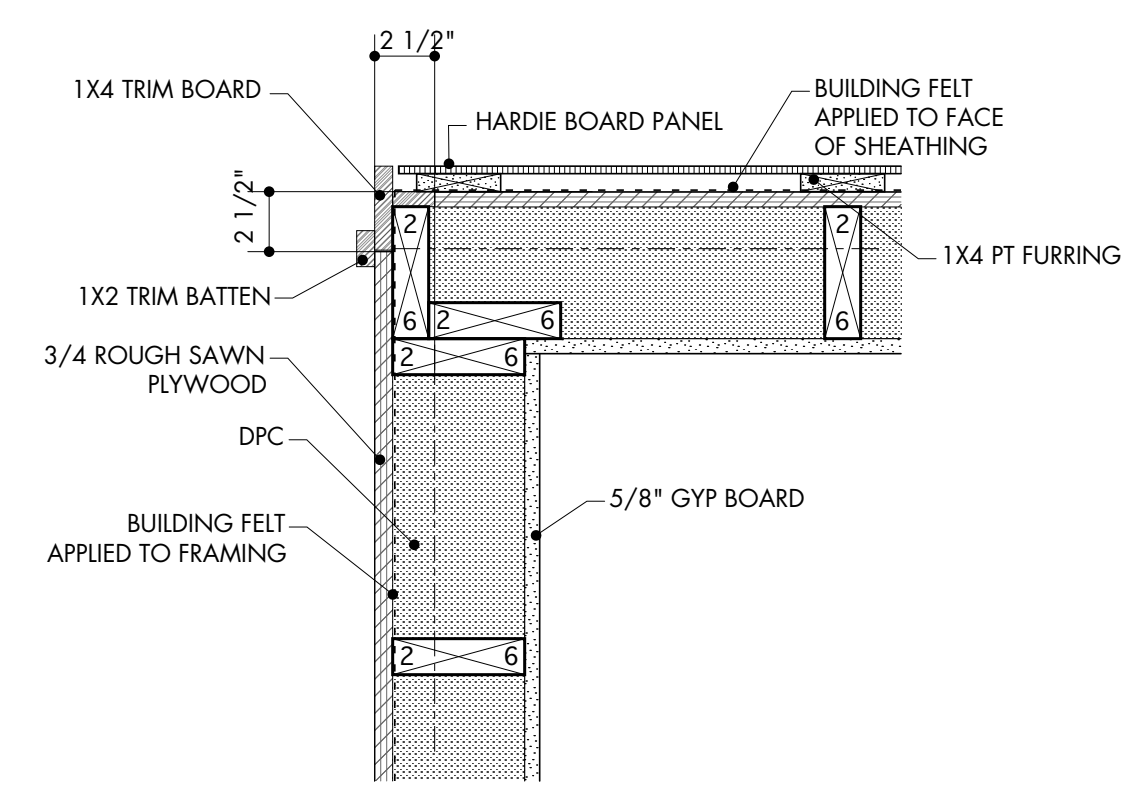


3 DETAIL WOOD STAIR TYPICAL  
1 1/2" = 1'-0"

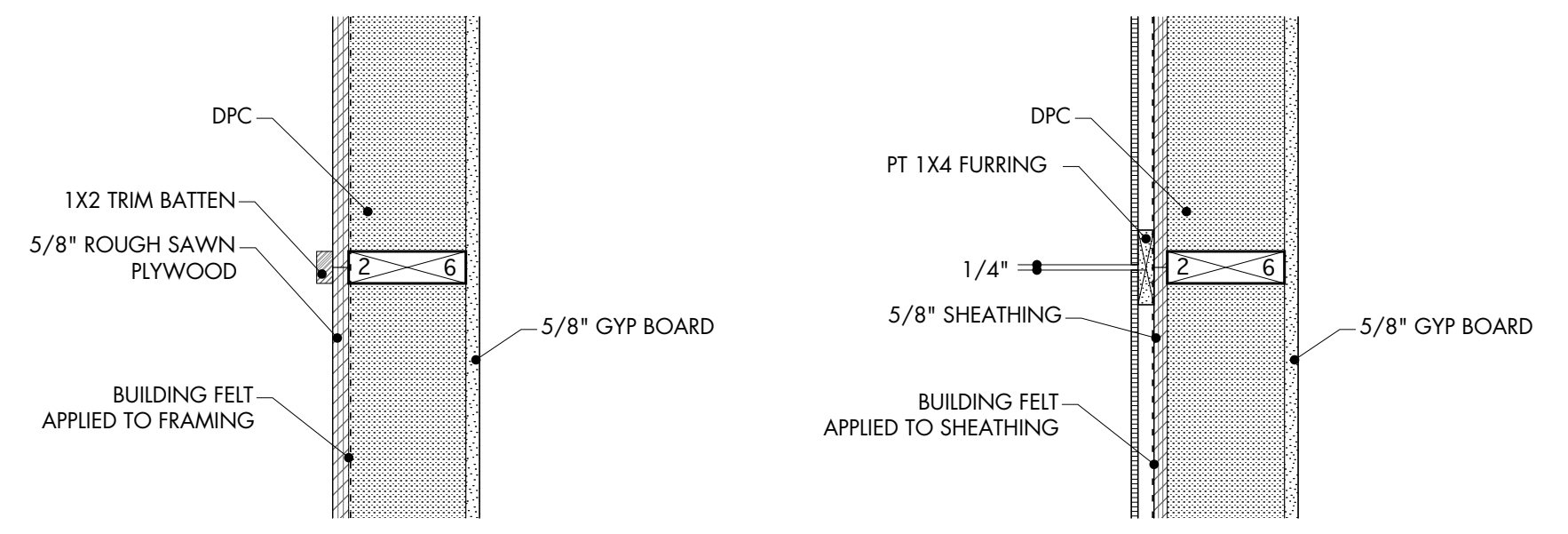


PERMIT SET  
12.11.2014

MATERIAL KEY	
	CONCRETE IN SECTION
	PLYWOOD IN SECTION
	CONTROLLED FILL
	EARTH
	WOOD FRAMING IN SECTION
	WOOD BLOCKING IN SECTION
	PRESSURE TREATED WOOD
	FINISHED WOOD IN SECTION
	DENSE PACK CELLULOSE
	RIGID INSULATION
	GYPSUM BOARD

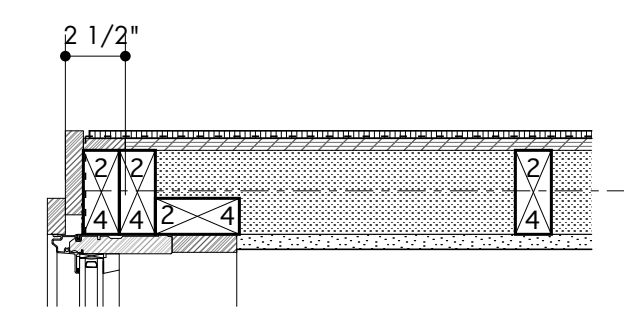


3 CORNER DETAIL TYPICAL  
1 1/2" = 1'-0"

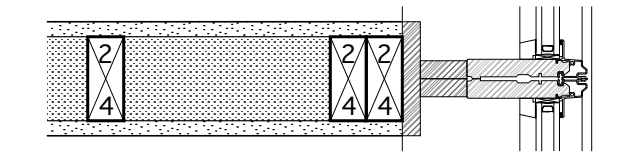


2A WALL DETAIL TYPICAL (PLYWOOD)  
1 1/2" = 1'-0"

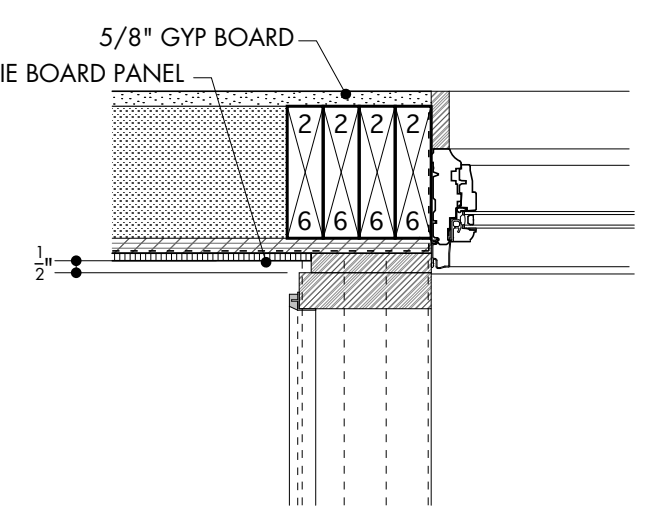
2B WALL DETAIL TYPICAL (FRP PANEL)  
1 1/2" = 1'-0"



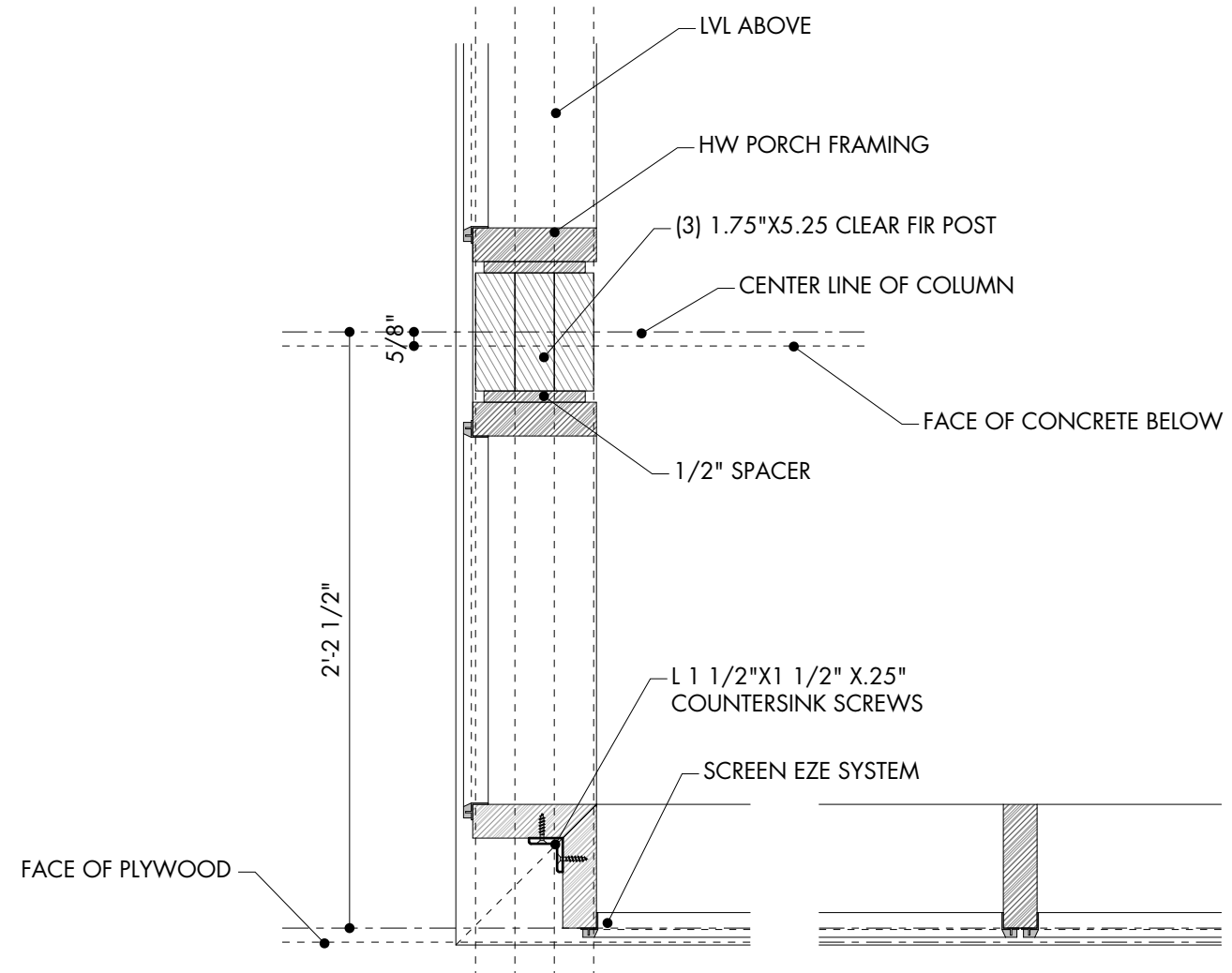
4 CORNER DETAIL AT POP-OUT  
1 1/2" = 1'-0"



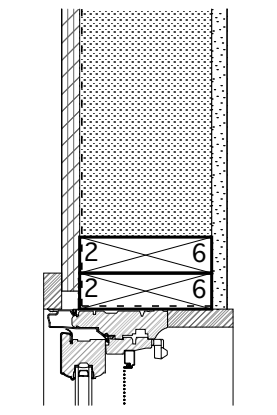
5 MULLION AT PARTITION  
1 1/2" = 1'-0"



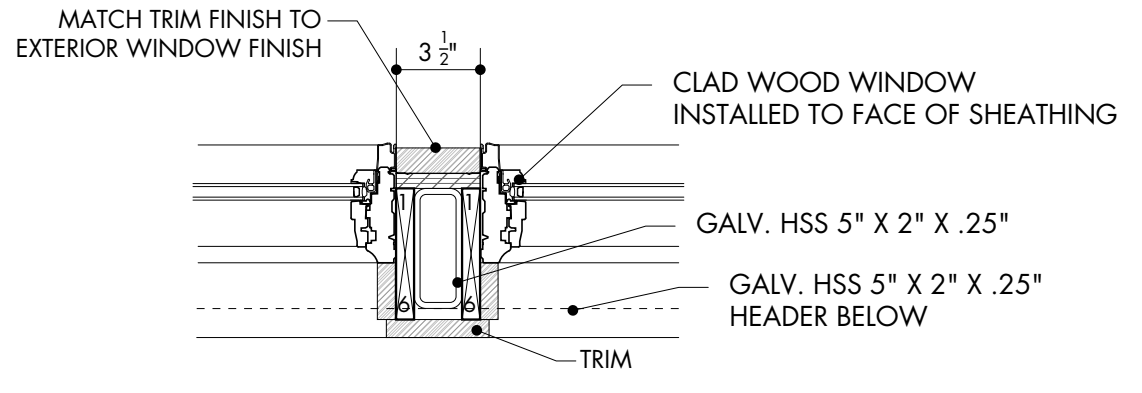
6 CORNER DETAIL AT WINDOW WALL/PORCH  
1 1/2" = 1'-0"



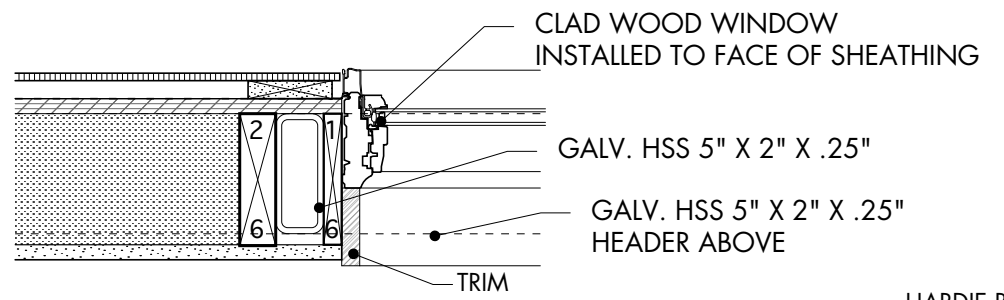
7 CORNER AT SCREEN PORCH  
1 1/2" = 1'-0"



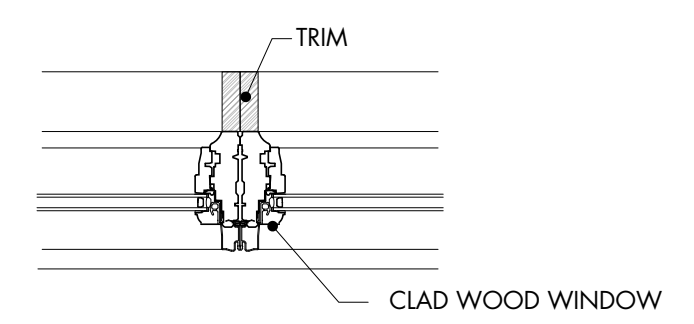
1 JAMB DETAIL TYPICAL  
1 1/2" = 1'-0"



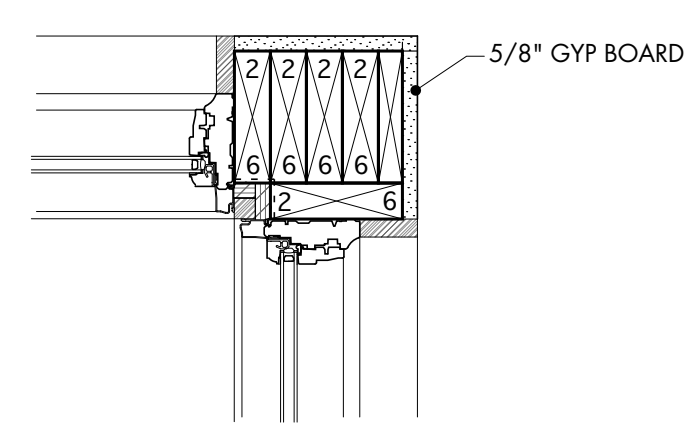
8B VERT. MULLION AT MASTER BED WINDOW  
1 1/2" = 1'-0"



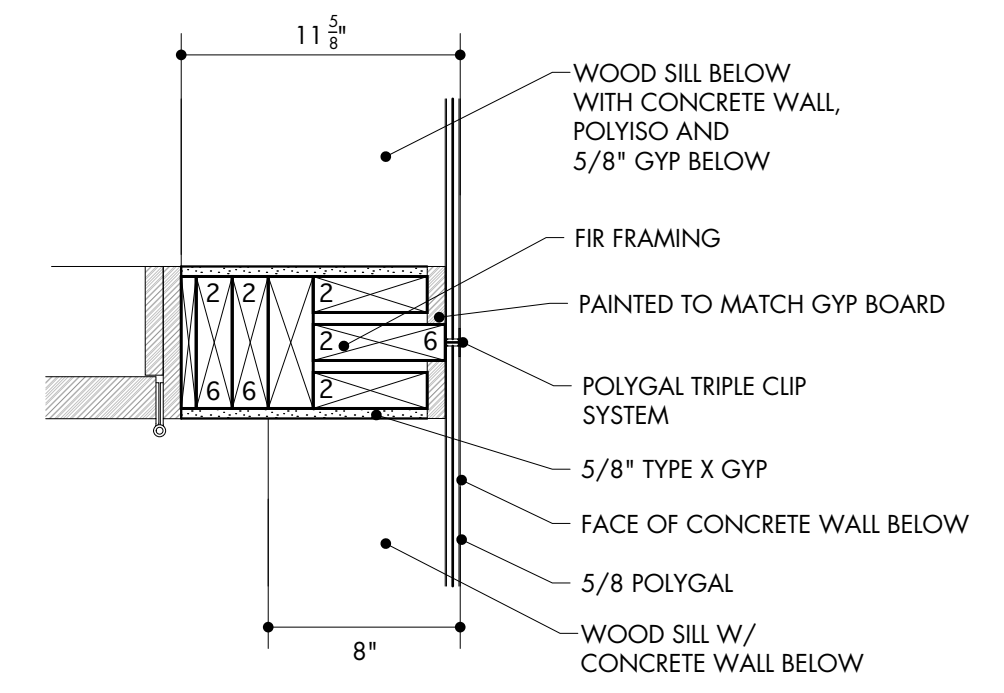
8A JAMB AT MASTER BED WINDOW  
1 1/2" = 1'-0"



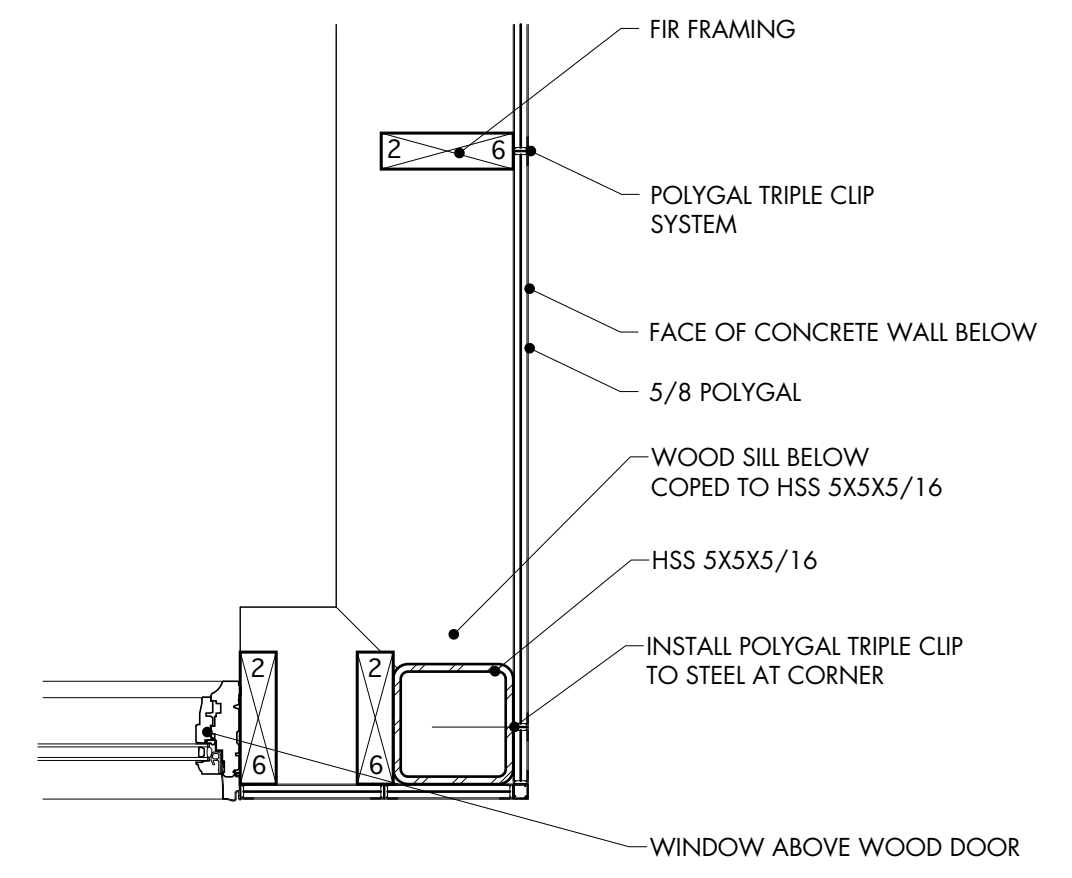
9 VERT. MULLION AT WINDOW WALL  
1 1/2" = 1'-0"



10 CORNER DETAIL AT WINDOW WALL  
1 1/2" = 1'-0"



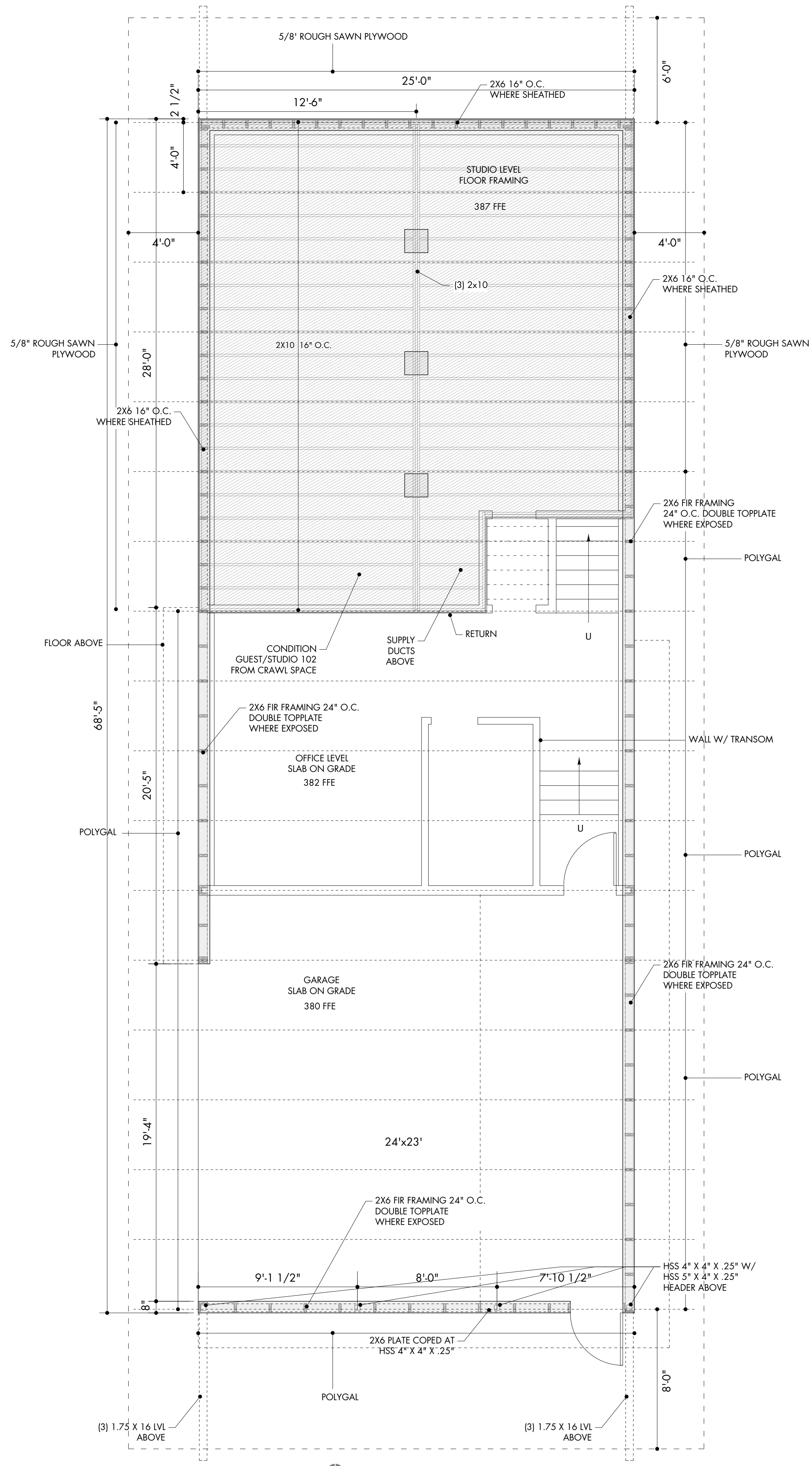
12 DETAIL AT GARAGE ENTRY  
1 1/2" = 1'-0"



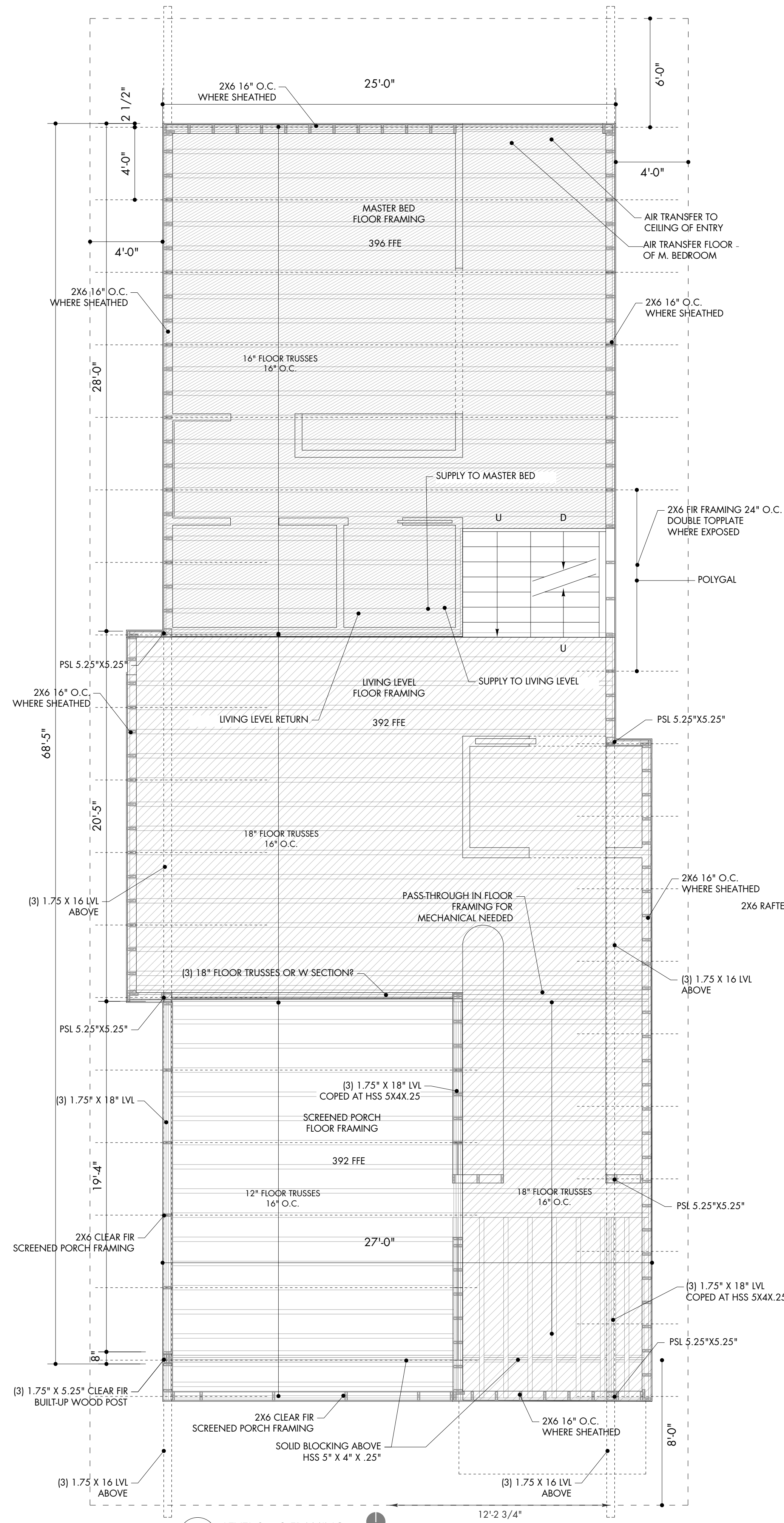
11 CORNER DETAIL AT GARAGE  
1 1/2" = 1'-0"



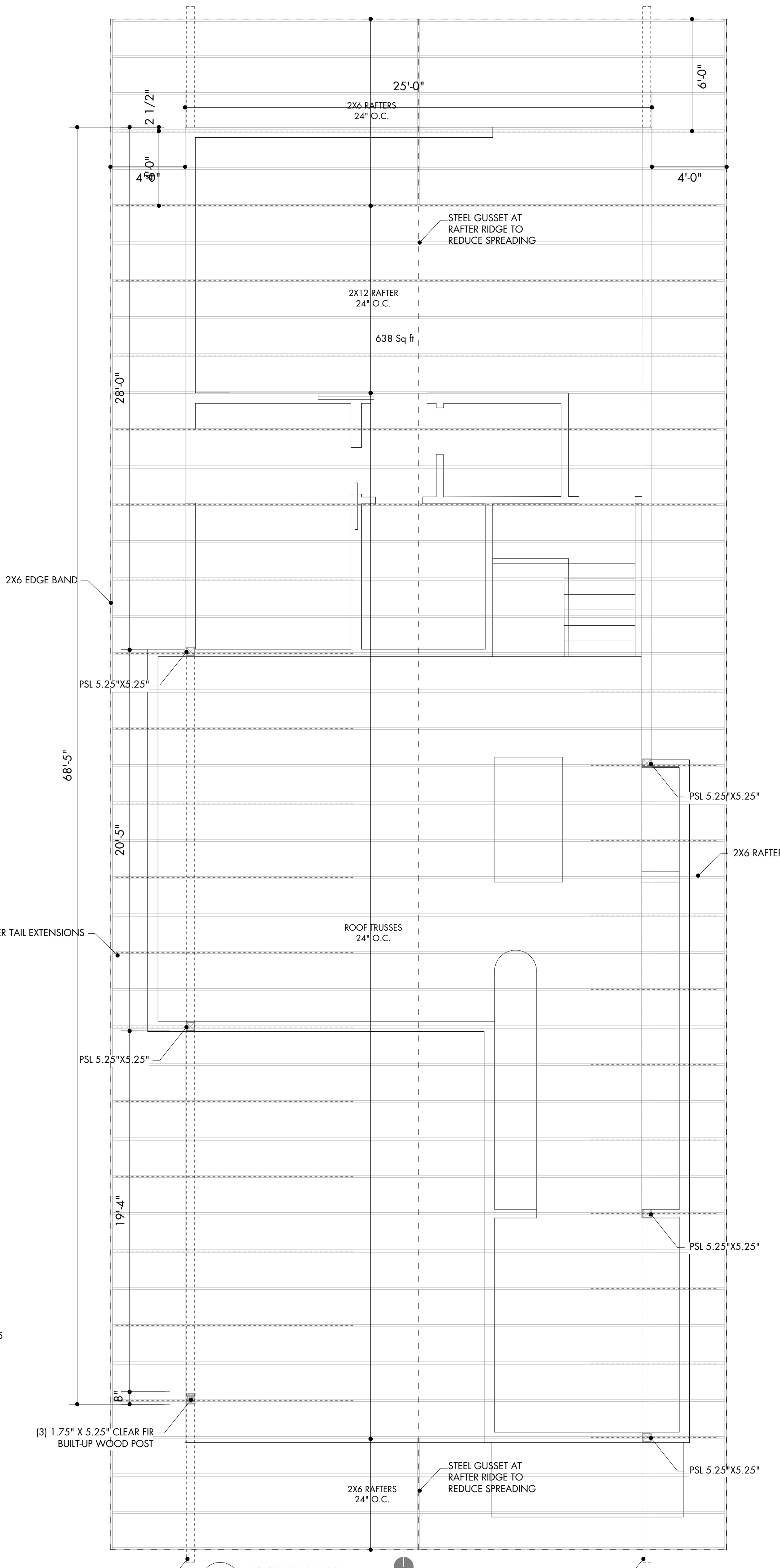
PERMIT SET  
12.11.2014



**1 LOWER LEVEL FRAMING**  
1/4" = 1'-0"

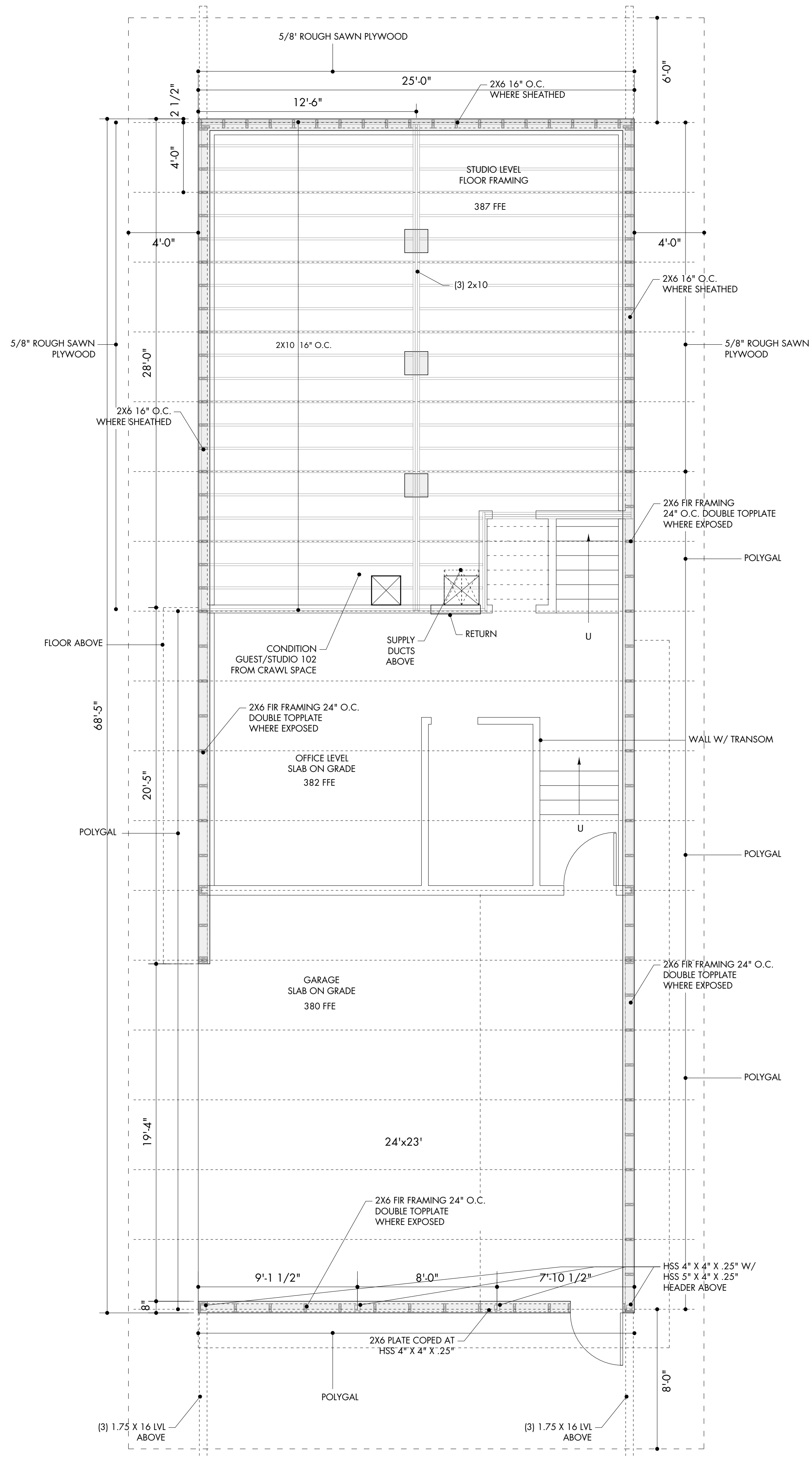


**2 LEVEL 2 + 3 FRAMING**  
1/4" = 1'-0"

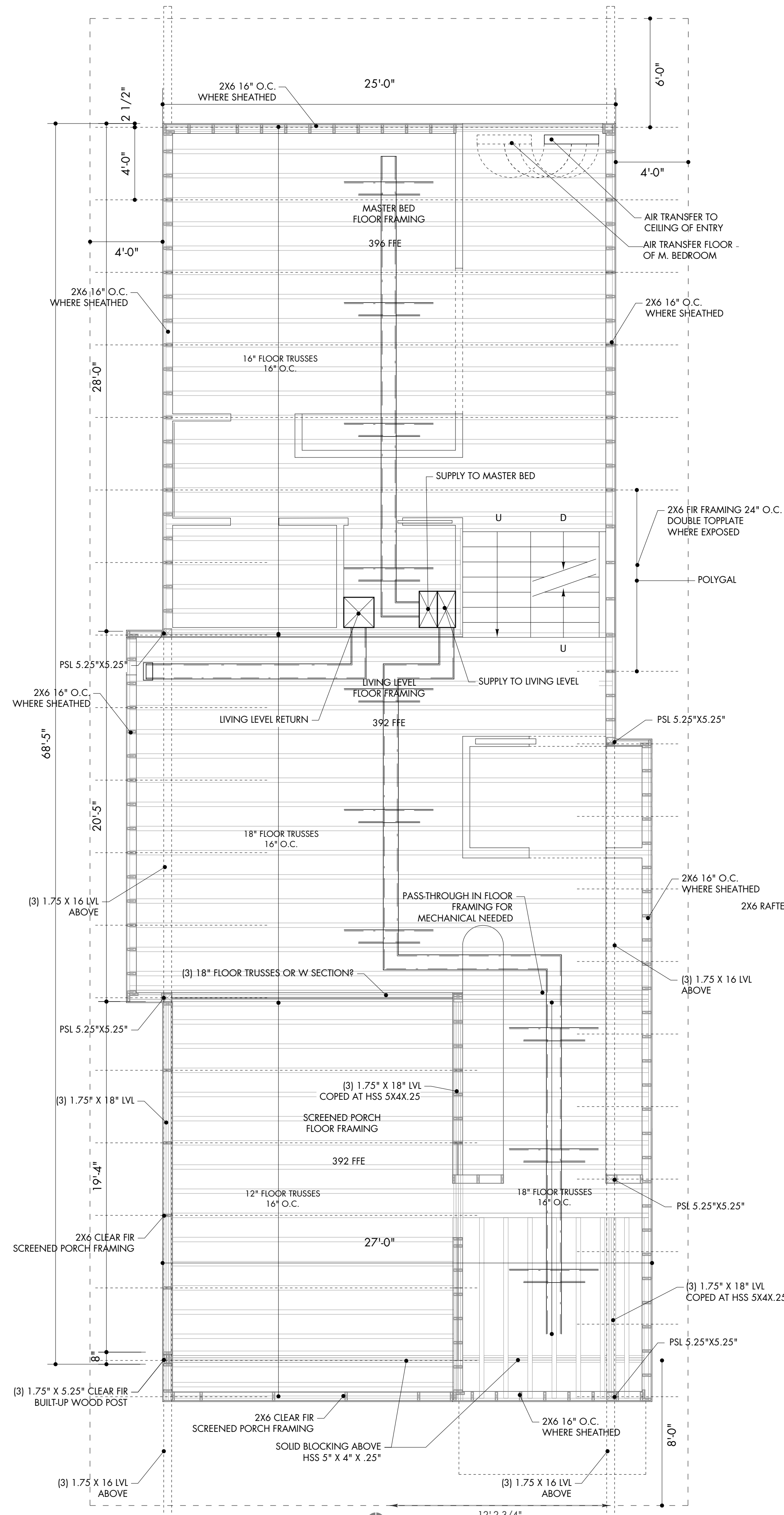


**3 ROOF FRAMING**  
1/4" = 1'-0"

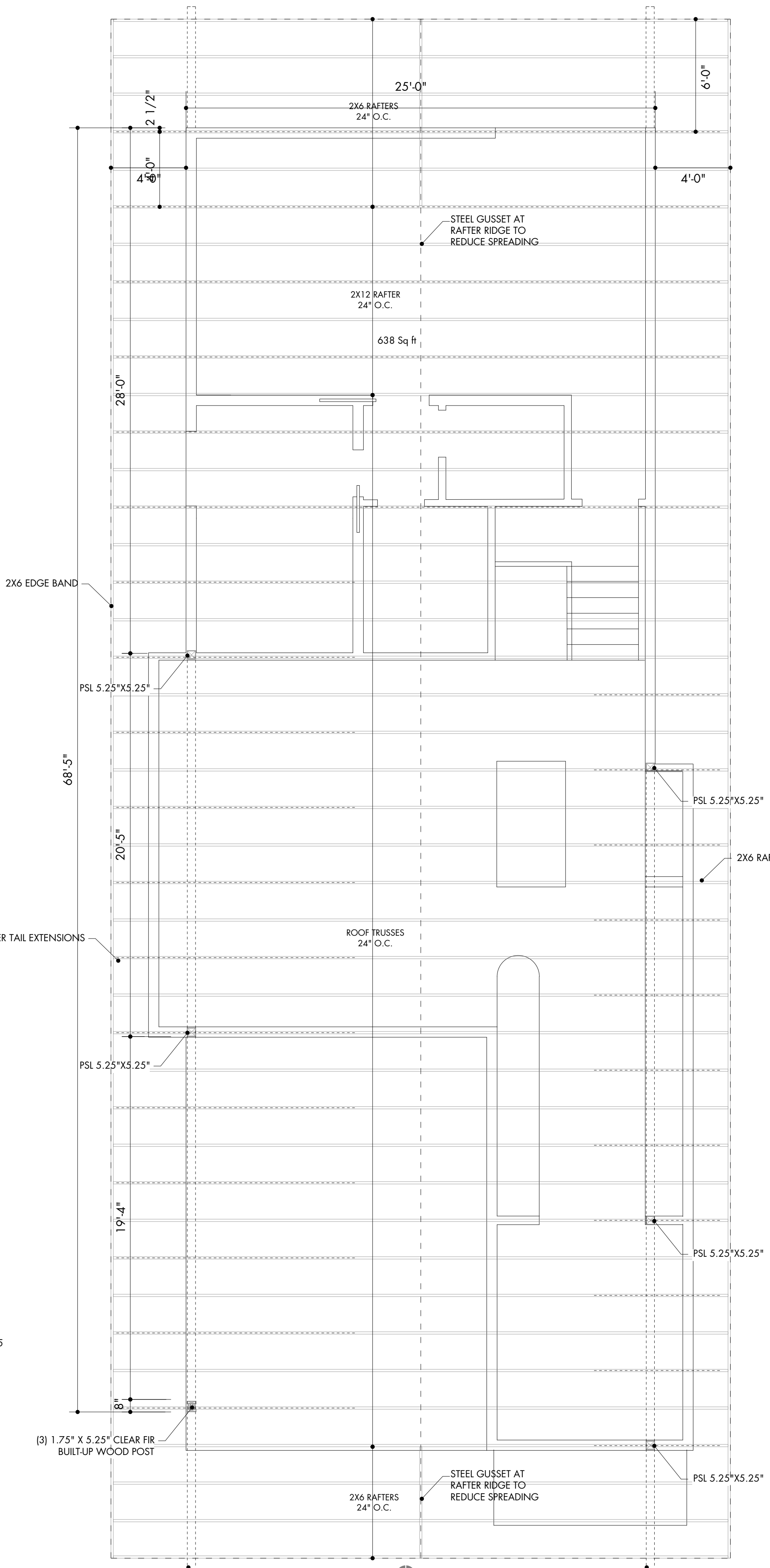




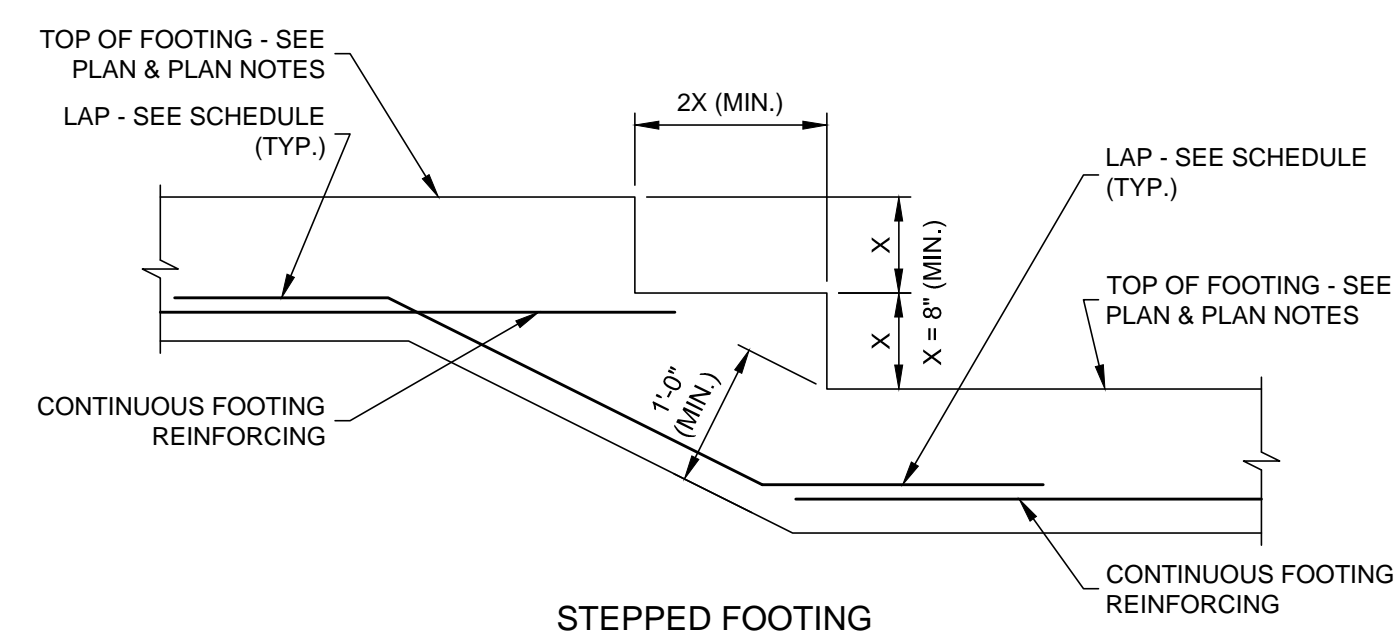
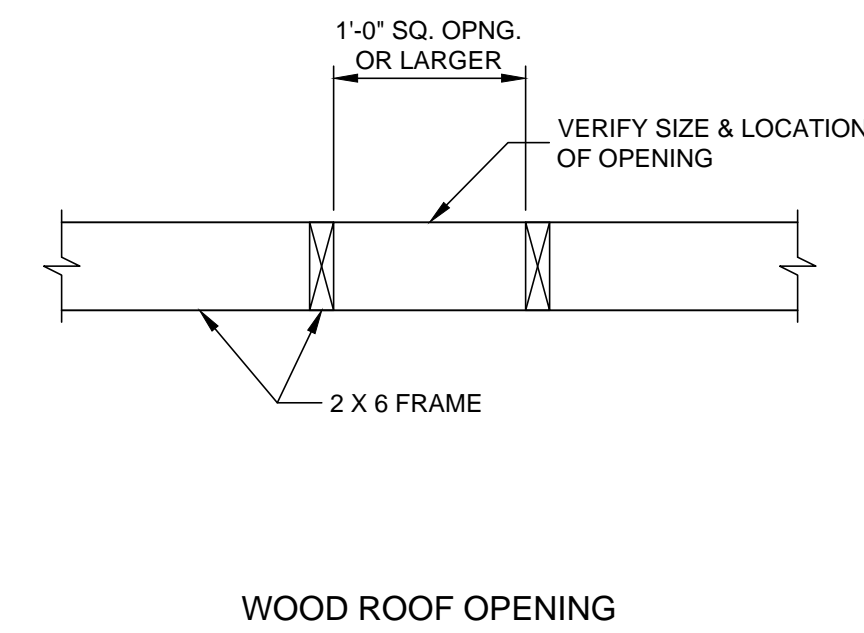
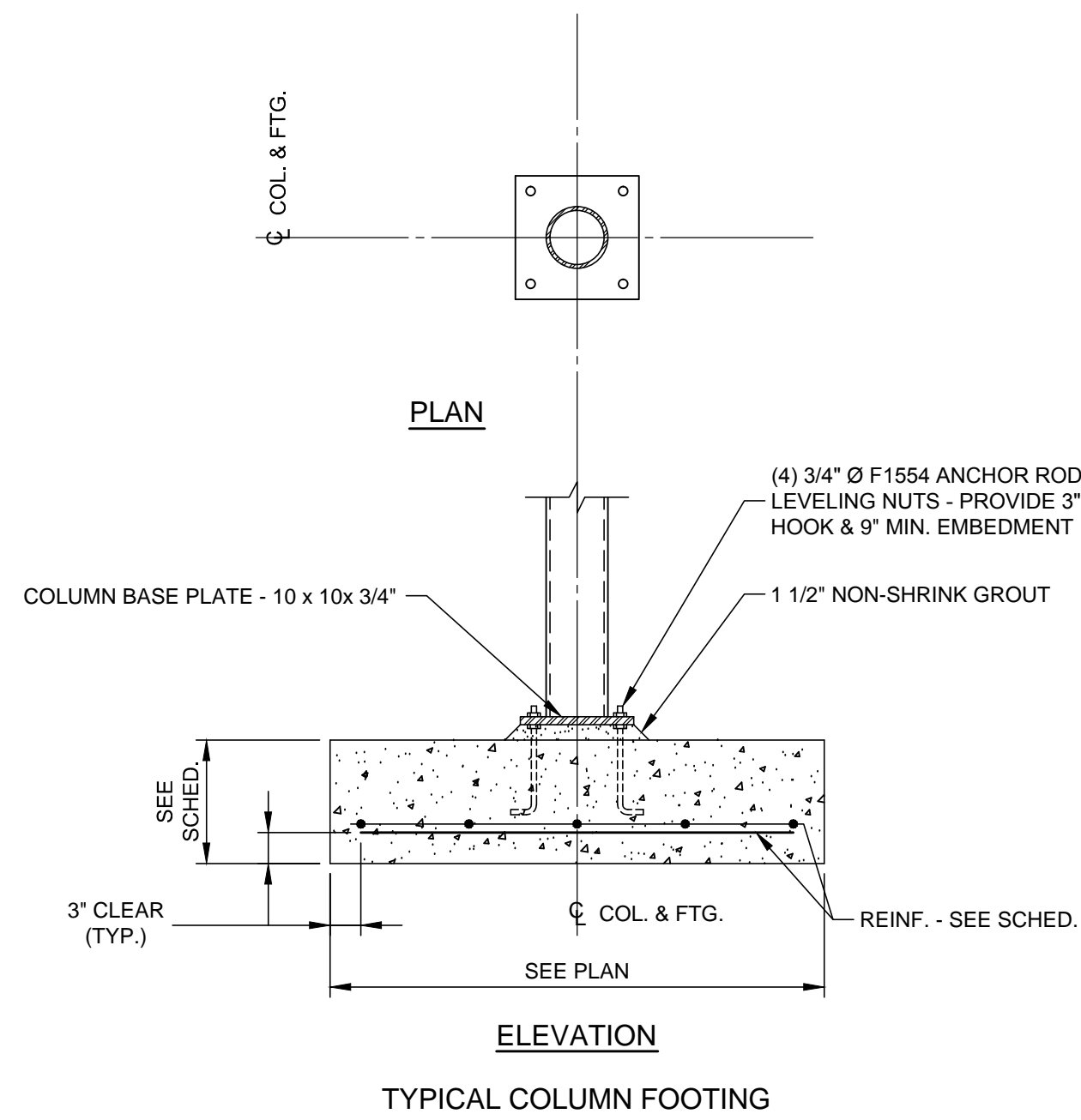
**1 LOWER LEVEL FRAMING**  
1/4" = 1'-0"



**2 LEVEL 2 + 3 FRAMING**  
1/4" = 1'-0"



**3 ROOF FRAMING**  
1/4" = 1'-0"



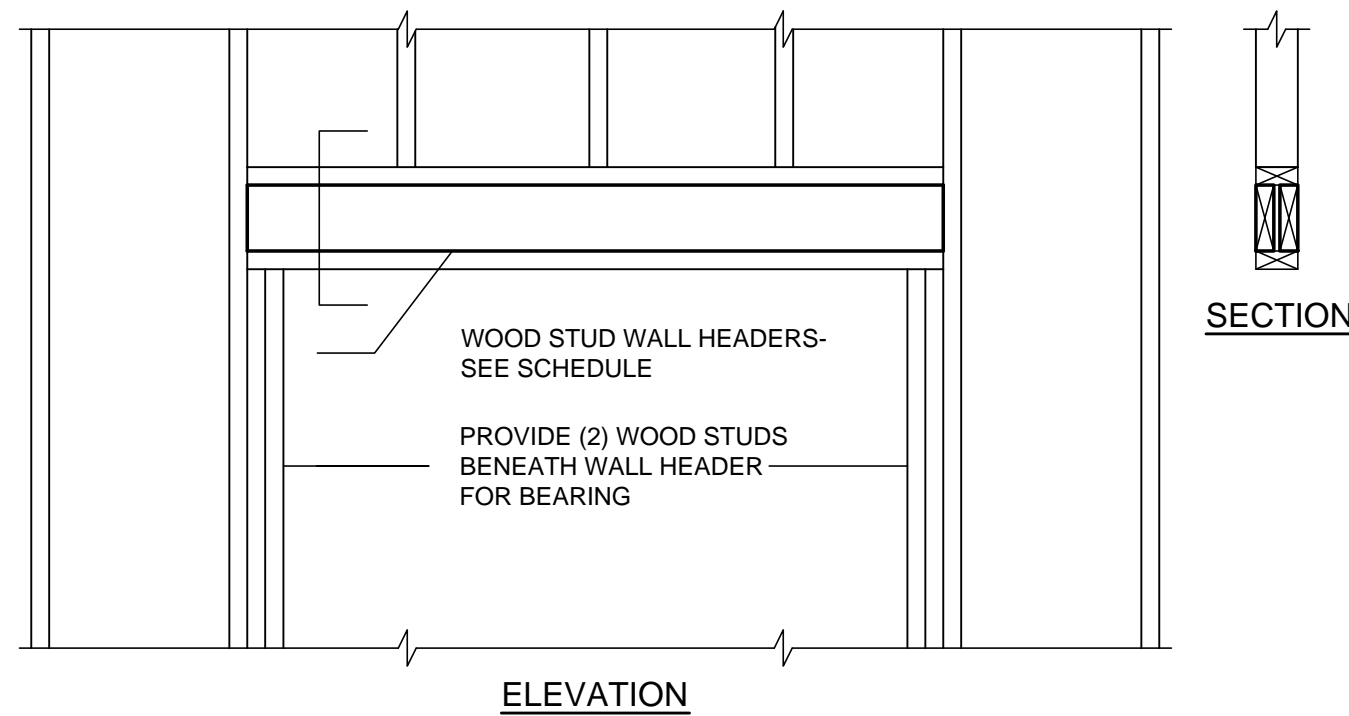
FOOTING SCHEDULE			
MARK	SIZE	REINFORCING	REMARKS
F2	2'-0" X 2'-0" X 1'-0"	(4) # 5 EA. WAY BOTT.	
F3	3'-5" X 3'-5" X 1'-0"	(5) # 5 EA. WAY BOTT.	
F4	4'-0" X 4'-0" X 1'-0"	(5) # 5 EA. WAY BOTT.	

**Remarks**

1. F\_\* on plan shall have both top and bottom reinforcing.

BAR SIZE	LAP (in.)		90° HOOK (in.)
	TOP BARS*	OTHER BARS	
#4	29	22	8
#5	36	28	10

REINFORCING BAR LAP & HOOK SCHEDULE FOR CAST-IN-PLACE CONCRETE

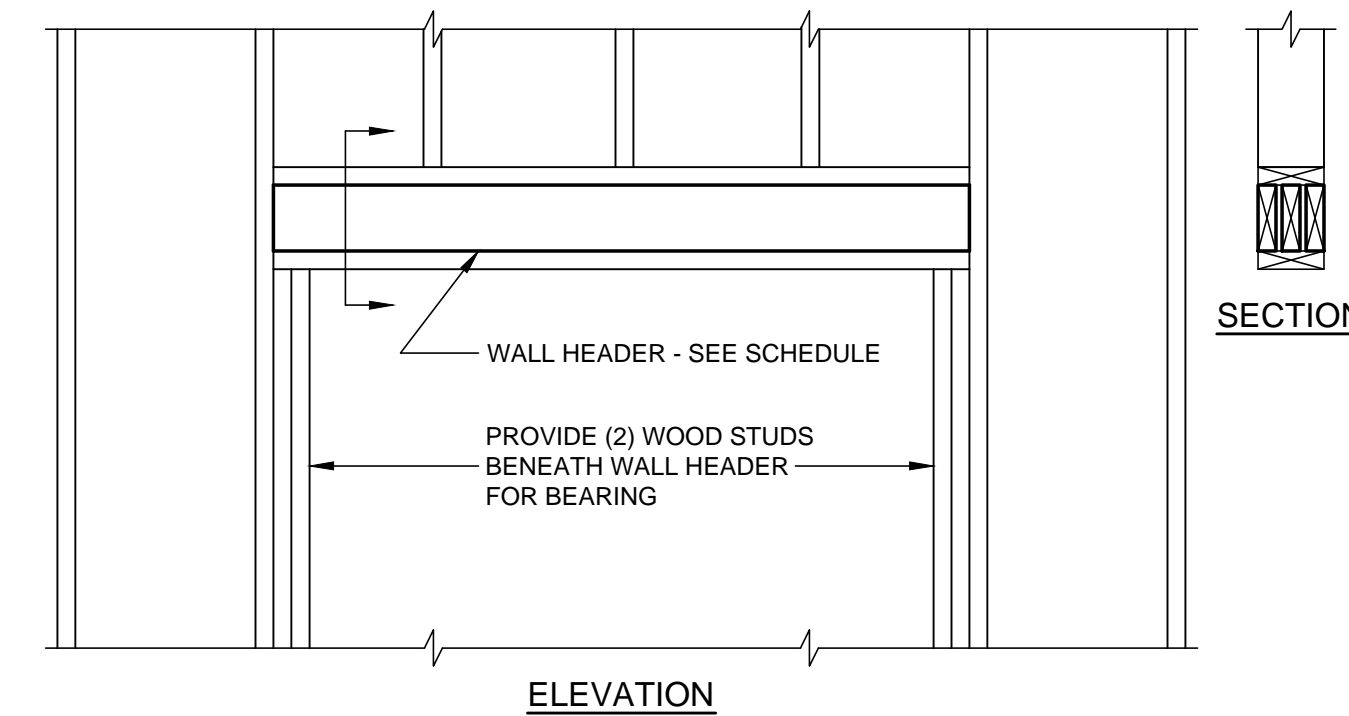


WOOD STUD WALL HEADERS		
OPENING	HEADER SIZE	REMARKS
≤ 10'-0"	(3) 2 X 6	
10'-0" ≤ 13'-0"	(3) 2 X 8	
13'-0" ≤ 16'-0"	(3) 2 X 10	

WOOD STUD WALL HEADER NOTES

- PROVIDE HEADERS AS SHOWN UNLESS NOTED OTHERWISE ON PLANS, SECTIONS, OR DETAILS FOR ALL OPENINGS WIDER THAN 1'-0".
- SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF REQUIRED HEADERS.
- LUMBER FOR HEADERS SHALL BE SYP#2 U.N.O.

INTERIOR NON-LOAD BEARING WOOD STUD WALL HEADERS

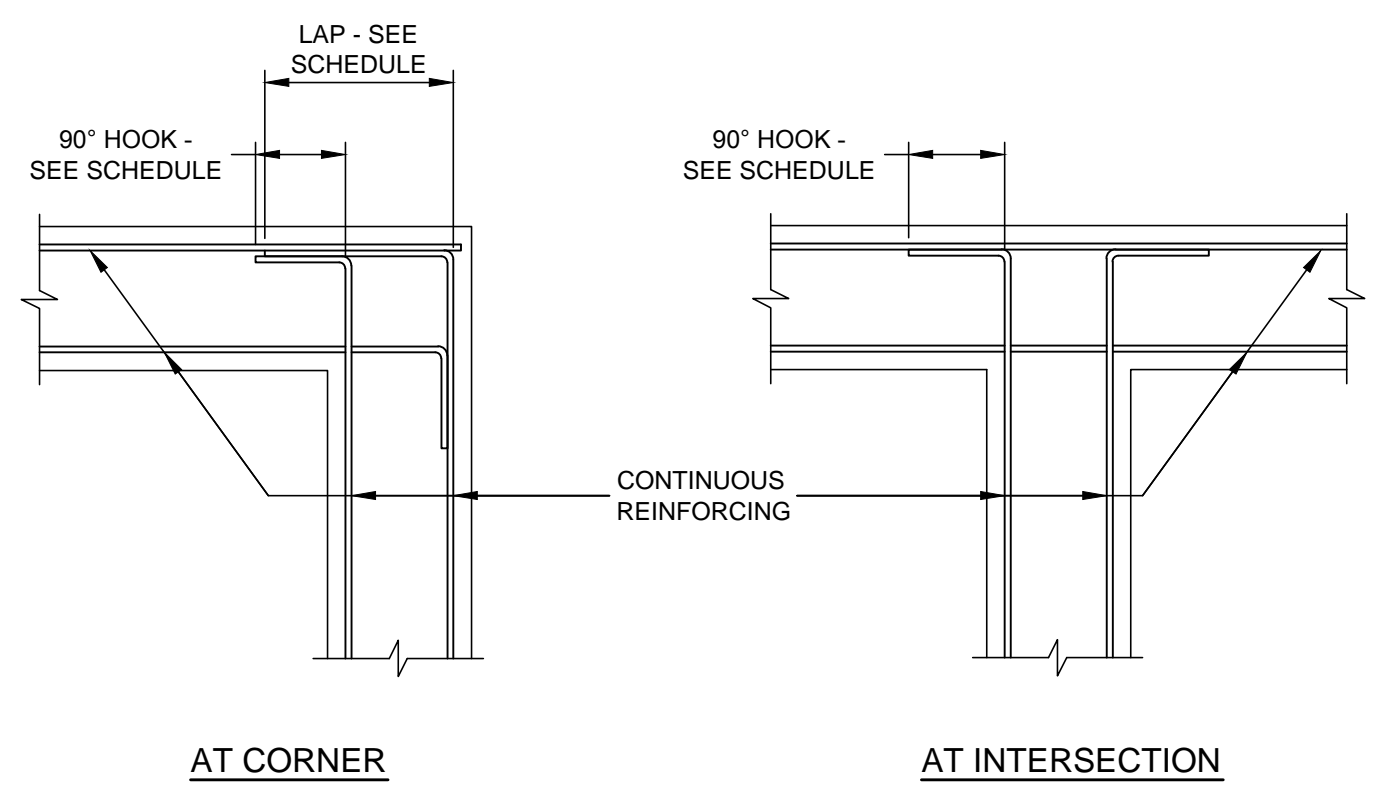


OPENING	HEADER SIZE	REMARKS
≤ 6'-0"	(3) 2 X 10	
6'-0" ≤ 9'-0"	(3) 2 X 12	
9'-0" ≤ 11'-0"	(2) 1 3/4" x 9 1/4" LVL	
11'-0" ≤ 14'-0"	(3) 1 3/4" x 11 1/4" LVL	

WALL HEADER NOTES

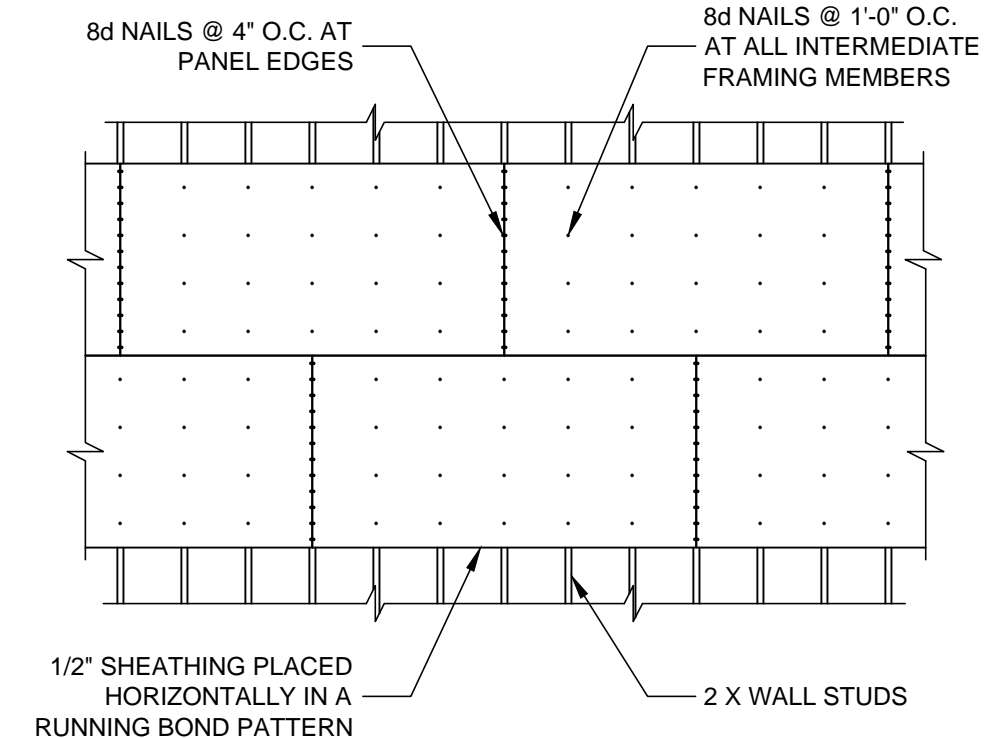
- PROVIDE HEADERS AS SHOWN UNLESS NOTED OTHERWISE ON PLANS, SECTIONS, OR DETAILS FOR ALL OPENINGS WIDER THAN 1'-0".
- SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF REQUIRED HEADERS.
- LUMBER FOR HEADERS SHALL BE SYP#2 U.N.O.

LOAD BEARING WALL HEADERS (2x6 WALLS)

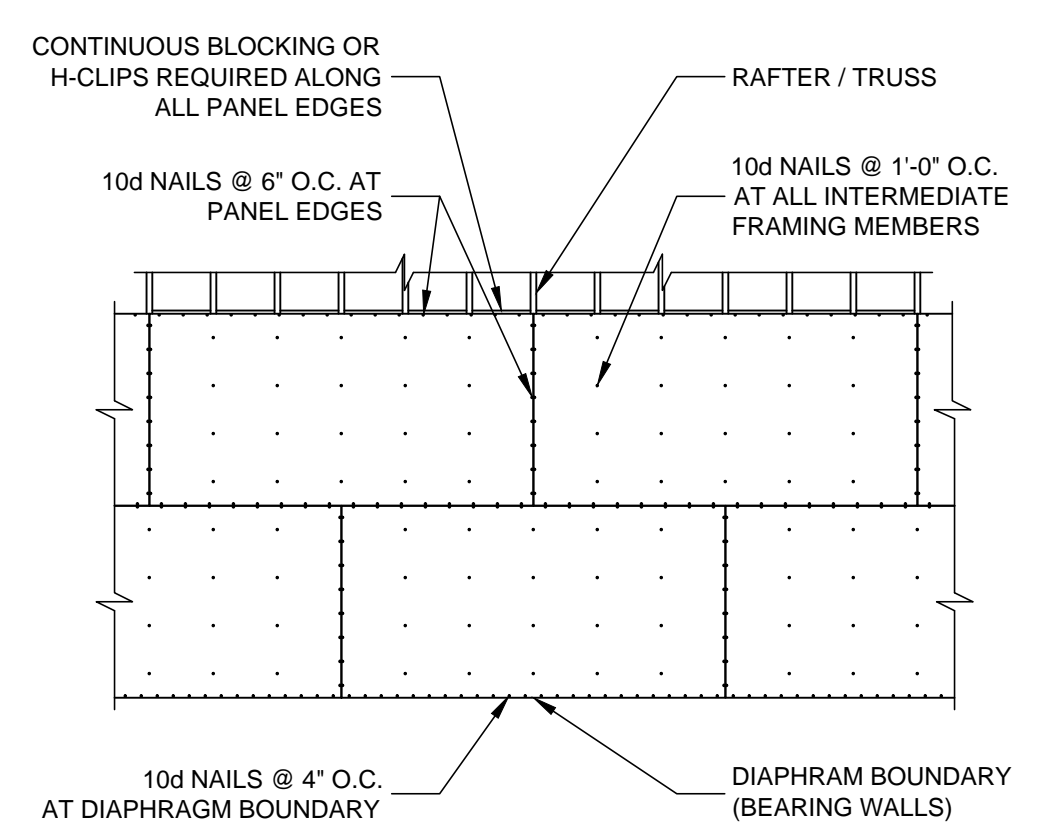


Note: Where three or more bars occur, the center bars shall be treated as inner face reinforcement.

PLACEMENT OF CONTINUOUS REINFORCING FOR BOND BEAMS, FOOTINGS AND CONCRETE WALLS



SHEAR PANEL FASTENING (TO BE USED @ ALL EXTERIOR WALLS)



NOTE: NAILS ALONG PANEL PERIMETER SHALL NOT BE PLACED MORE THAN 3/8" FROM PANEL EDGE

BLOCKED DIAPHRAGM FASTENING (TO BE USED @ ALL ROOF AREAS)

**TYPICAL CONSTRUCTION DETAILS**

NOT TO SCALE

**Typical Construction Detail Notes**

- Typical details shown on this sheet apply throughout the project, in all cases, unless noted otherwise.
- Typical details may not be specifically referenced on foundation plans or framing plans.

**GENERAL NOTES:**

I. Design Criteria:

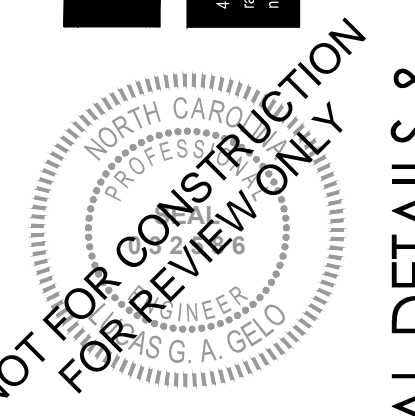
- Building Code..... 2012 NC State Building Code
- Building Classification Category (Table 1604.5)..... II
- Design Live Loads:
  - Roof..... 20 psf
  - Floor..... 40 psf
- Superimposed Dead Loads:
  - Roof..... 15 psf
  - Miscellaneous..... 10 ps
- Snow:
  - Ground Snow Load..... 15 psf
  - Flat Roof Snow Load..... 15 psf
  - Snow Exposure Factor, Ce..... 1.0
  - Importance Factor, Is..... 1.0
  - Thermal Factor, Ct..... 1.0
- Wind:
  - Basic Wind Speed (3 second gust)..... 100 mph
  - Importance Factor, Iw..... 1.0
  - Wind Exposure Category..... B
  - Internal Pressure Coefficient..... +/- 0.18
  - Roof Components and Cladding..... +10 psf, -20 psf
  - Wall Components and Cladding..... +18 psf, -19 psf
  - Wind Base Shear..... Vx = 6.6 k, Vy = 3.6 k
- Seismic:
  - Importance Factor, Ie..... 1.0
  - Mapped Spectral Response Acceleration, Ss..... 0.21 g
  - One Second Period Spectral Response Coefficient, S1..... 0.08 g
  - Site Class..... D
  - Short Period Spectral Response Coefficient, Sds..... 0.22 g
  - One Second Period Spectral Response Coefficient, Sd1..... 0.13 g
  - Seismic Design Category..... B
  - Basic Seismic Force Resisting System..... Light-Framed Walls with Wood Structural Panels
  - Seismic Base Shear..... V = 1.0 k
  - Seismic Response Coefficient, Cs..... 0.02
  - Response Modification Factor, R..... 6
  - Analysis Procedure..... Equivalent Lateral Force

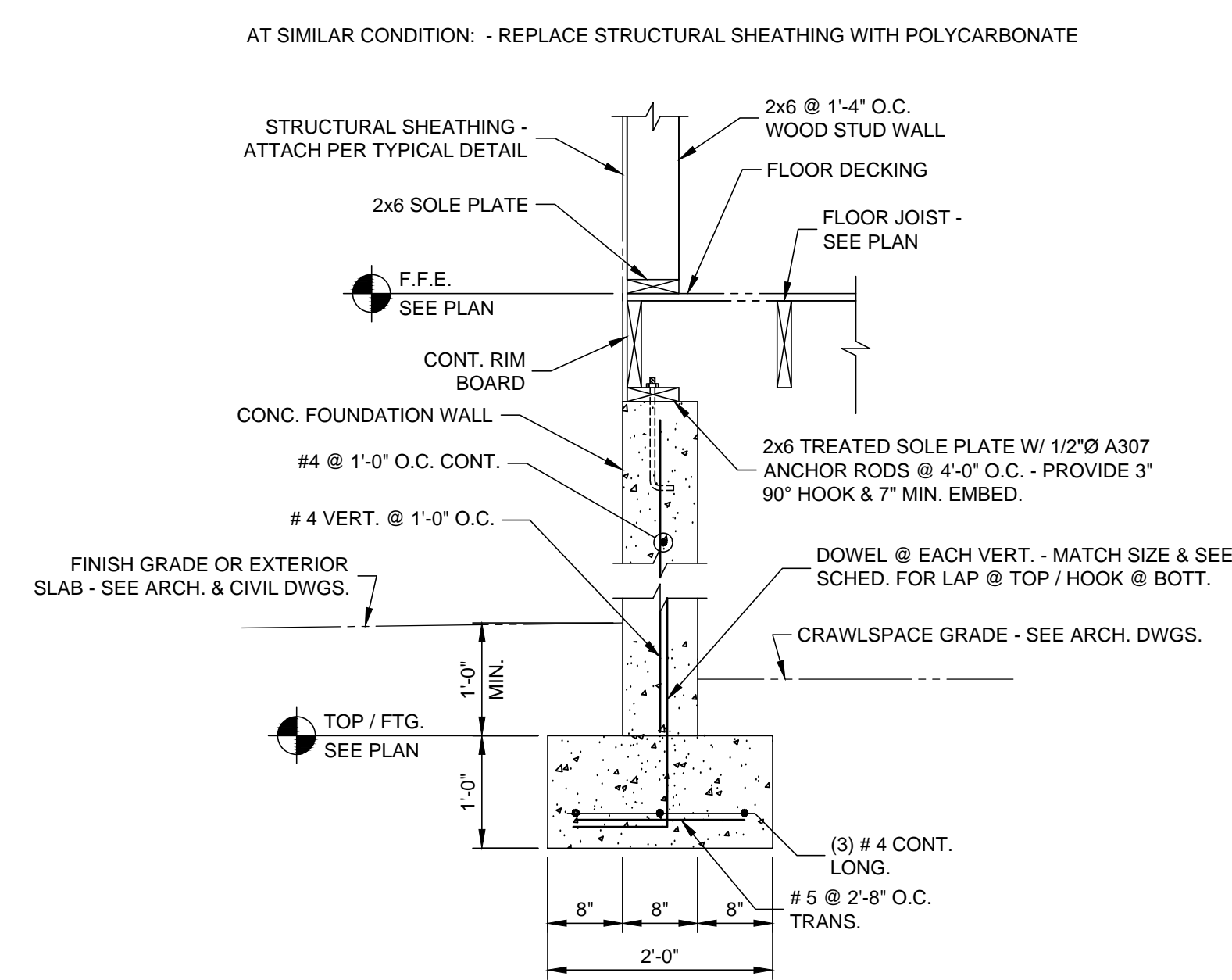
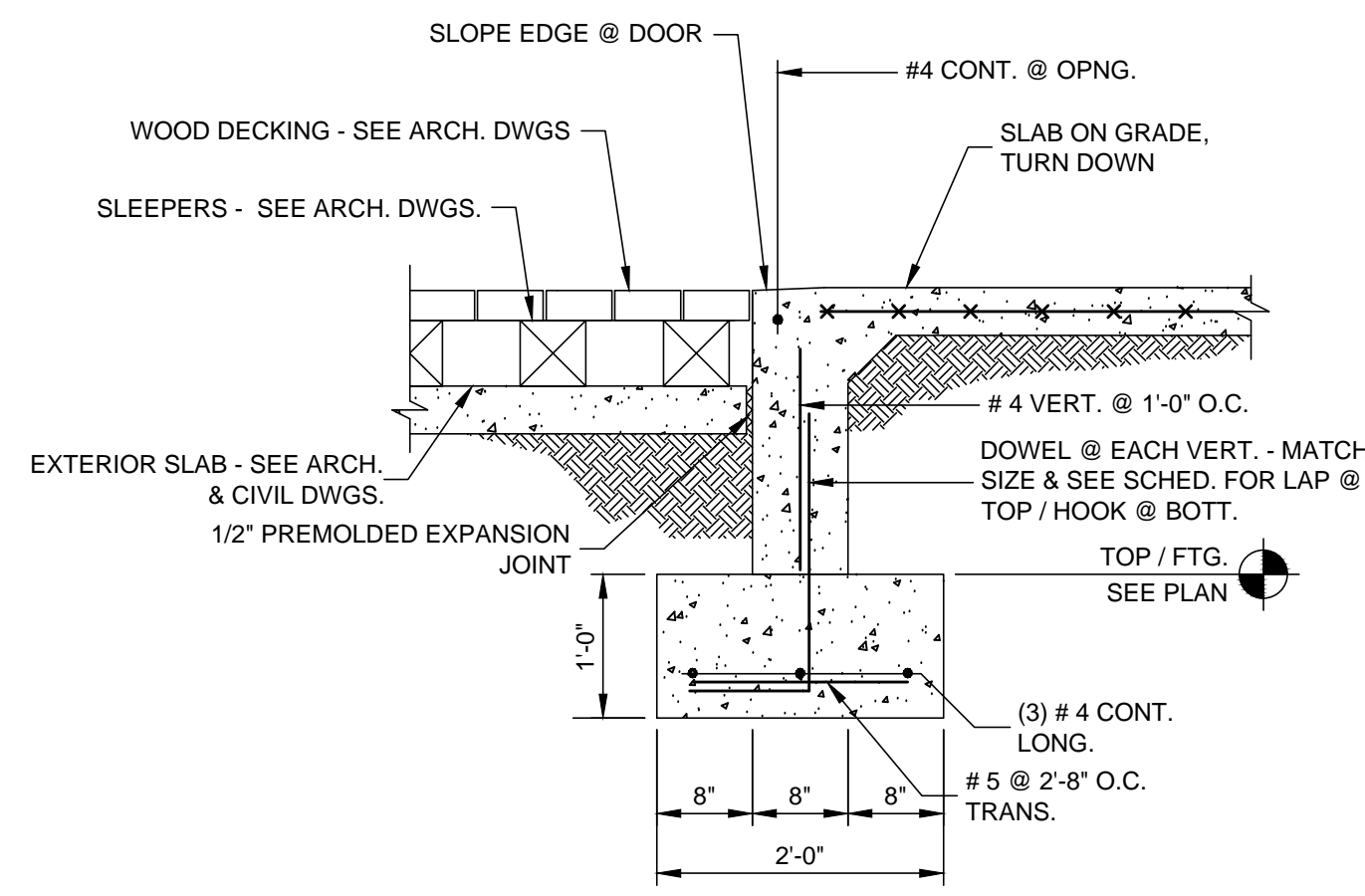
- II. Foundations:
- Foundation design is based on a presumptive allowable soil bearing pressure of 2000 PSF.
- III. Structural Concrete:
- Concrete shall have a minimum 28-day compressive strength of 3000 psi, unless noted otherwise.
  - Normal-weight concrete shall have a maximum unit weight of 145 pcf, unless noted otherwise.
  - Reinforcing steel shall conform to ASTM A615, Gr60, including ties and stirrups.
  - Minimum concrete cover shall be as follows, unless noted otherwise:
    - Unformed surfaces in contact with the ground..... 3"
    - Formed surfaces exposed to earth or weather..... 2"
    - Formed surfaces not exposed to earth or weather..... 1 1/2"
  - Refer to architectural drawings for concrete finishes. Where the finish is not specified, conform to requirements of ACI 301.
  - Plumbing, mechanical, and electrical (PME) drawings shall be referred to for drains, sleeves, outlet boxes, conduit, anchors, etc. The various trades are responsible for placing their respective items.

- IV. Structural Masonry:
- Compressive strength of concrete masonry units (CMU) shall be 1900 psi on net area.
  - Compressive strength of mortar shall be 1800 psi at 28 days, and shall be Type S.
  - Compressive strength of masonry assemblage shall be 1500 psi on net area.
- V. Structural Steel:
- All wide flange shapes shall conform to ASTM A992, Fy=50 ksi, unless noted otherwise.
  - All structural steel tube shapes shall conform to ASTM A500, Grade B, Fy=46 ksi, unless noted otherwise.
  - All structural steel pipe shapes shall conform to ASTM A53, Type E or S, Grade B, Fy=36 ksi, unless noted otherwise.
  - All miscellaneous structural steel shall conform to ASTM A36, Fy=36 ksi, unless noted otherwise.
  - Architecturally exposed structural steel shall conform to 'AISC Code of Standard Practices', Section 10.
  - Bolts for bolted connections shall be 3/4" diameter, ASTM A325, Type N, snug tight, unless noted otherwise.
  - Fabricator shall design beam connections per loads provided in AISC Uniform Load Tables, unless noted otherwise.
  - All beams and girders shall have their rolling camber placed up.
  - No change in size or position of the structural members shall be made without written approval of the Structural-Engineer-of-Record. Holes, slots, cuts, etc., are not permitted through any member unless they are detailed on the approved shop drawings.
  - Splicing of structural steel members, where not detailed, is prohibited without written approval of the Structural-Engineer-of-Record.
  - Anchor bolts shall conform to ASTM A307, unless noted otherwise.
  - No final bolting or welding shall be done until as much of the structure as will be stiffened thereby has been properly aligned.

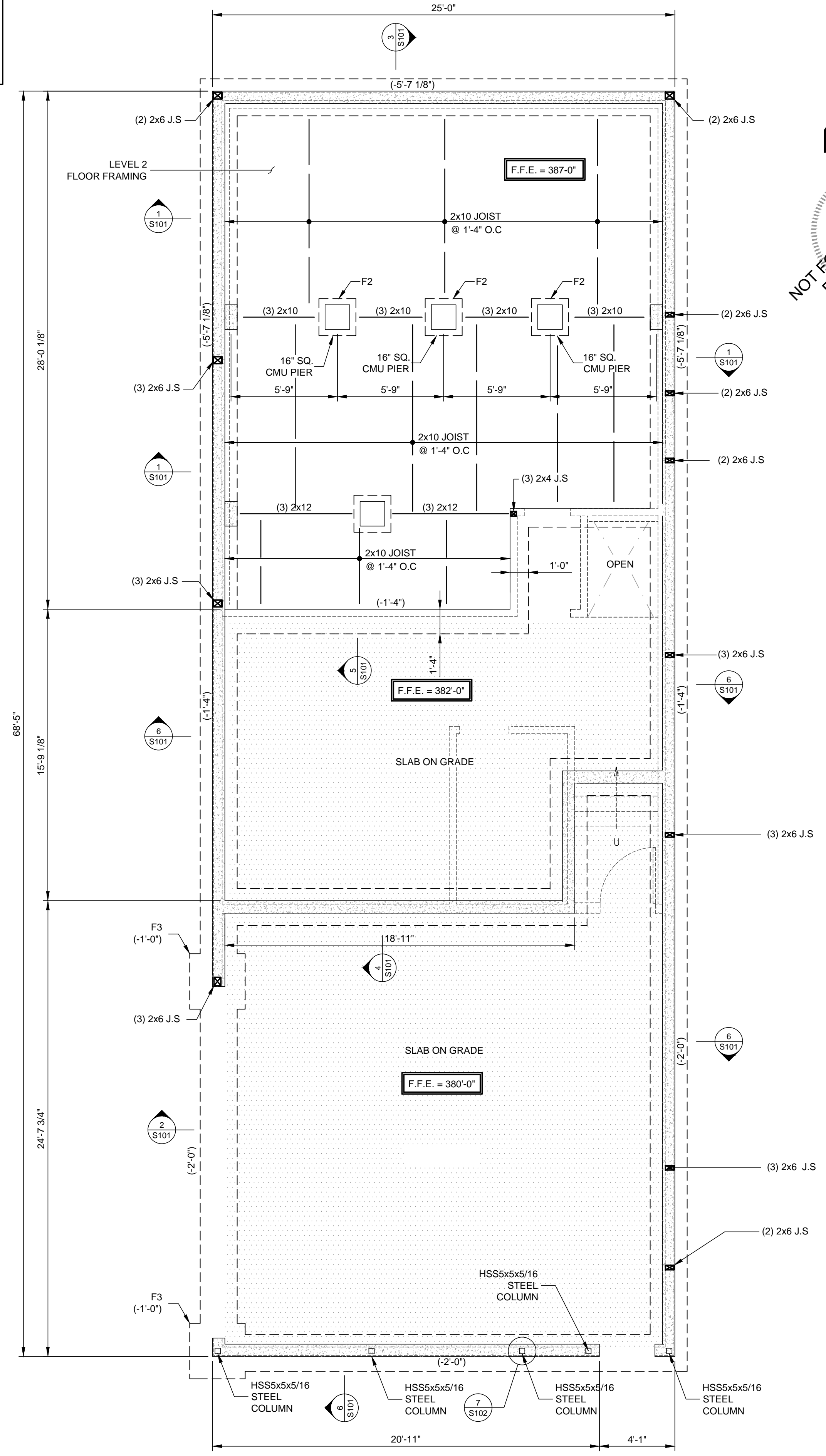
- VI. Structural Wood:
- Structural wood for load-bearing wall studs and sill plates shall be Spruce-Pine-Fir #2. All other structural wood for floor and roof framing shall be Southern Yellow Pine #2 (SYP#2). All structural wood shall have a maximum moisture content of 19%, unless noted otherwise.
  - Fabrication and erection of wood trusses shall be in accordance with the latest edition of AF&PA's National Design Specification for Wood Construction, and ANSI/TPI 1.
  - Truss manufacturer shall furnish shop drawings and design calculations prepared by a Professional Engineer licensed in North Carolina. Shop drawings shall indicate truss end reactions for connection verification by Structural-Engineer-of-Record.
  - Wood members shall not be cut for plumbing or wiring unless detailed on the approved shop drawings.

- VII. Miscellaneous:
- Structural drawings are intended to be used with architectural and PME drawings. Contractor is responsible for coordinating such requirements into their shop drawings and work.
  - No opening shall be made in any structural member without written approval of the Structural-Engineer-of-Record.
  - No change in size or dimension of structural members shall be made without written approval of the Structural-Engineer-of-Record.
  - Openings 1'-4" and less on a side are generally not shown on the structural drawings. Refer to architectural and PME drawings for such openings.
  - The contractor is responsible for limiting the amount of construction loads applied to the structural framing. Construction loads shall not exceed the design capacity of the framing at the time the loads are applied.
  - Fire proofing methods and materials for structural members are not shown on structural drawings, unless noted otherwise. Refer to architectural drawings for fire proofing methods and materials.
  - Do not scale these drawings; use dimensions.

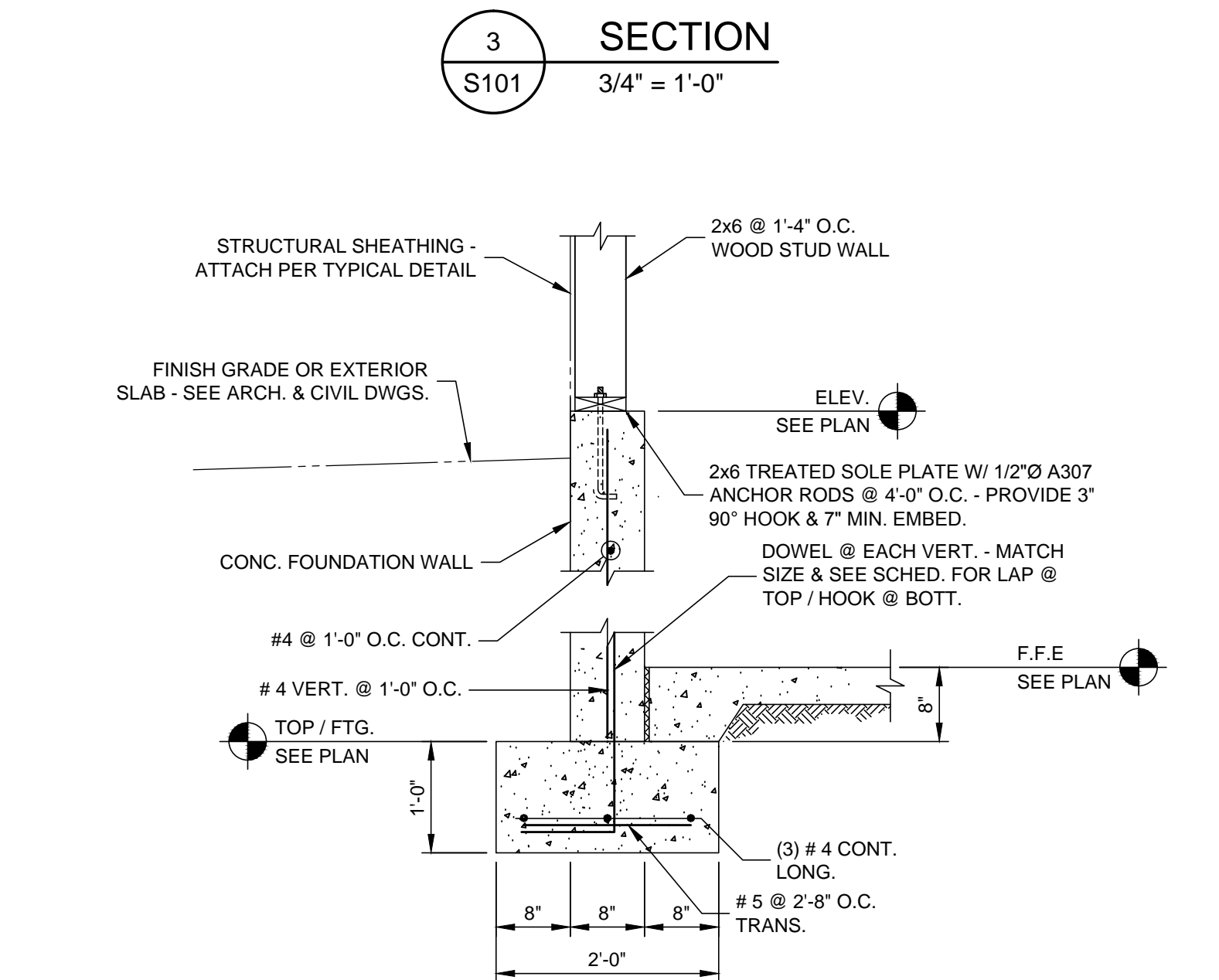
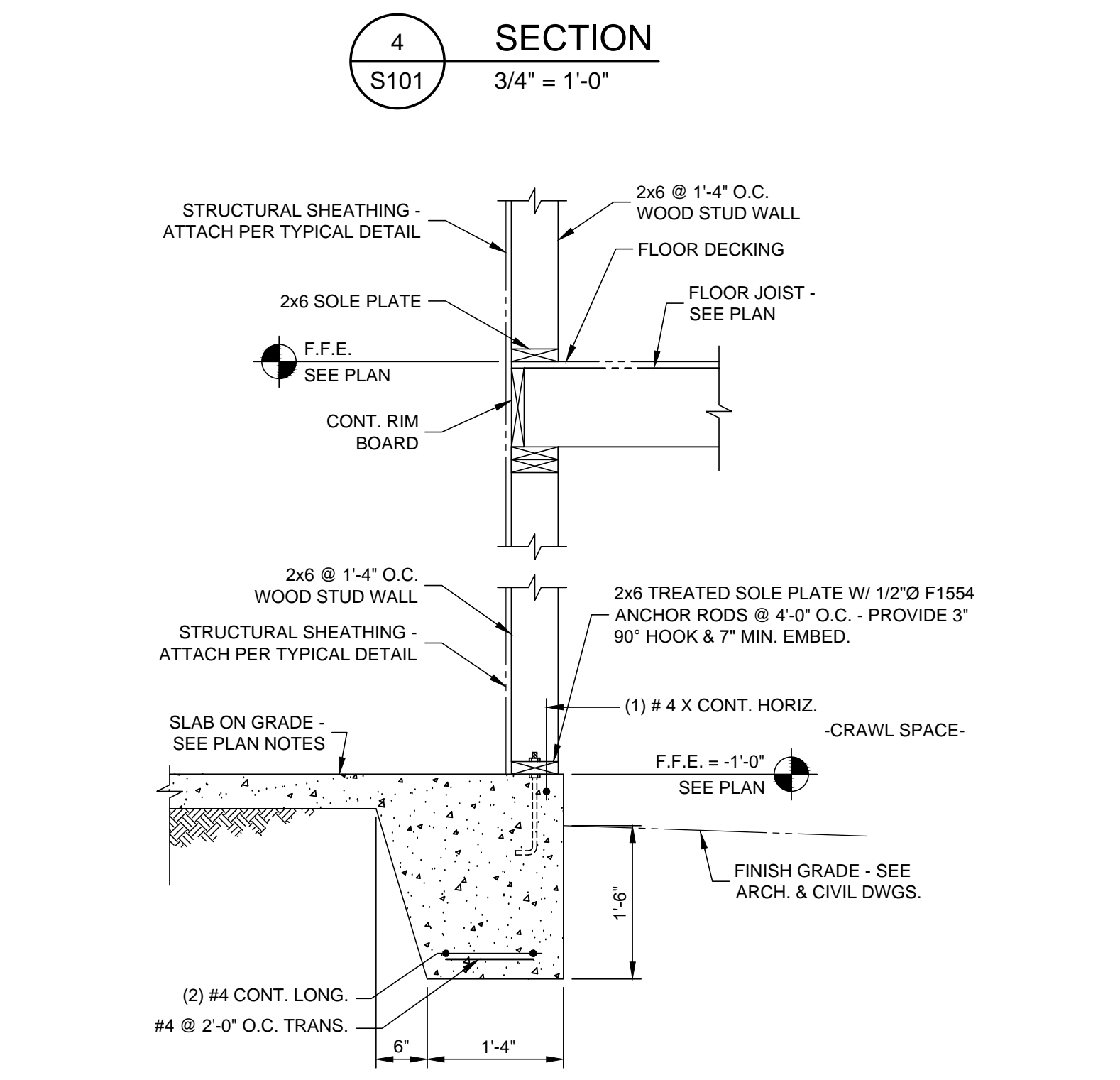
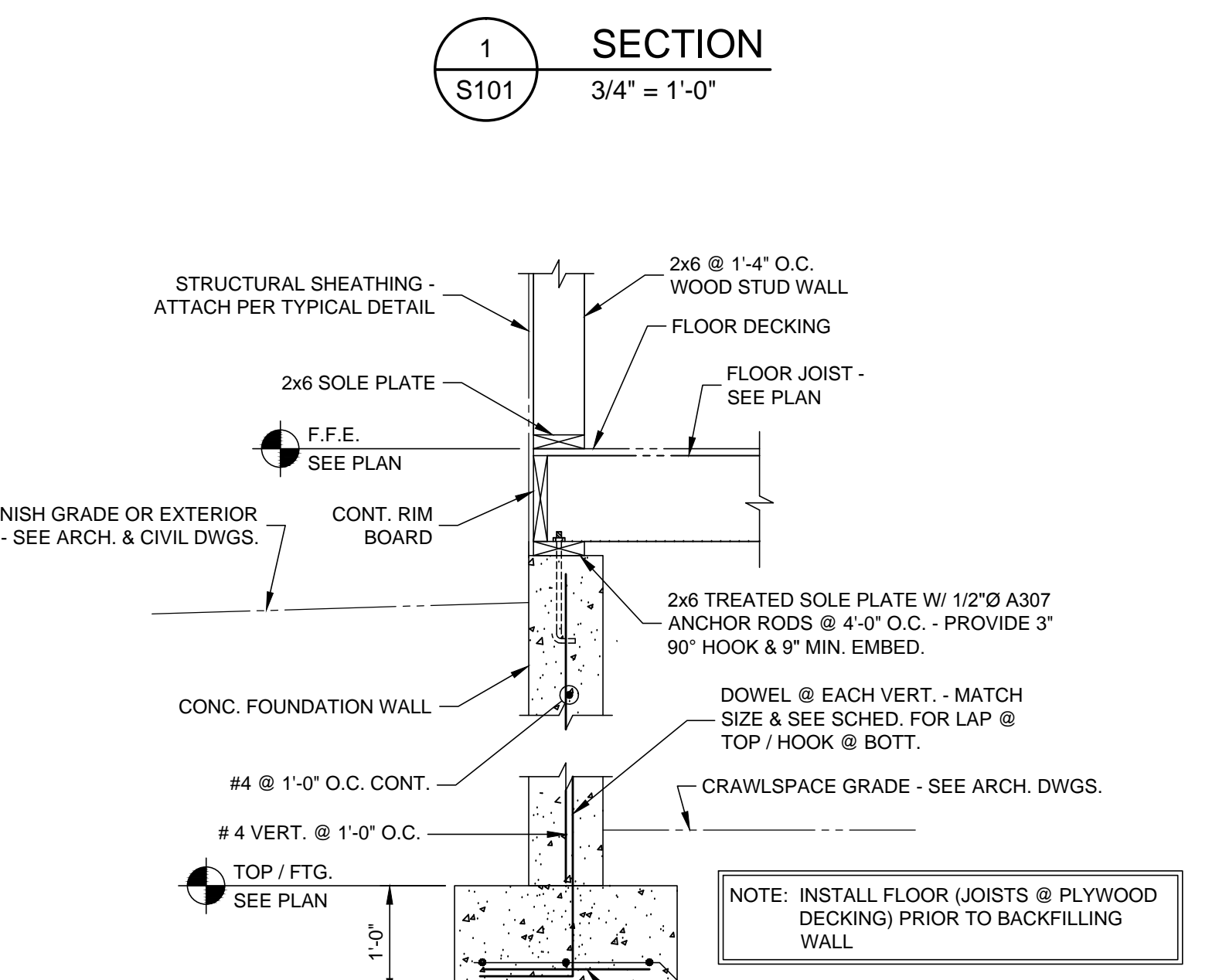
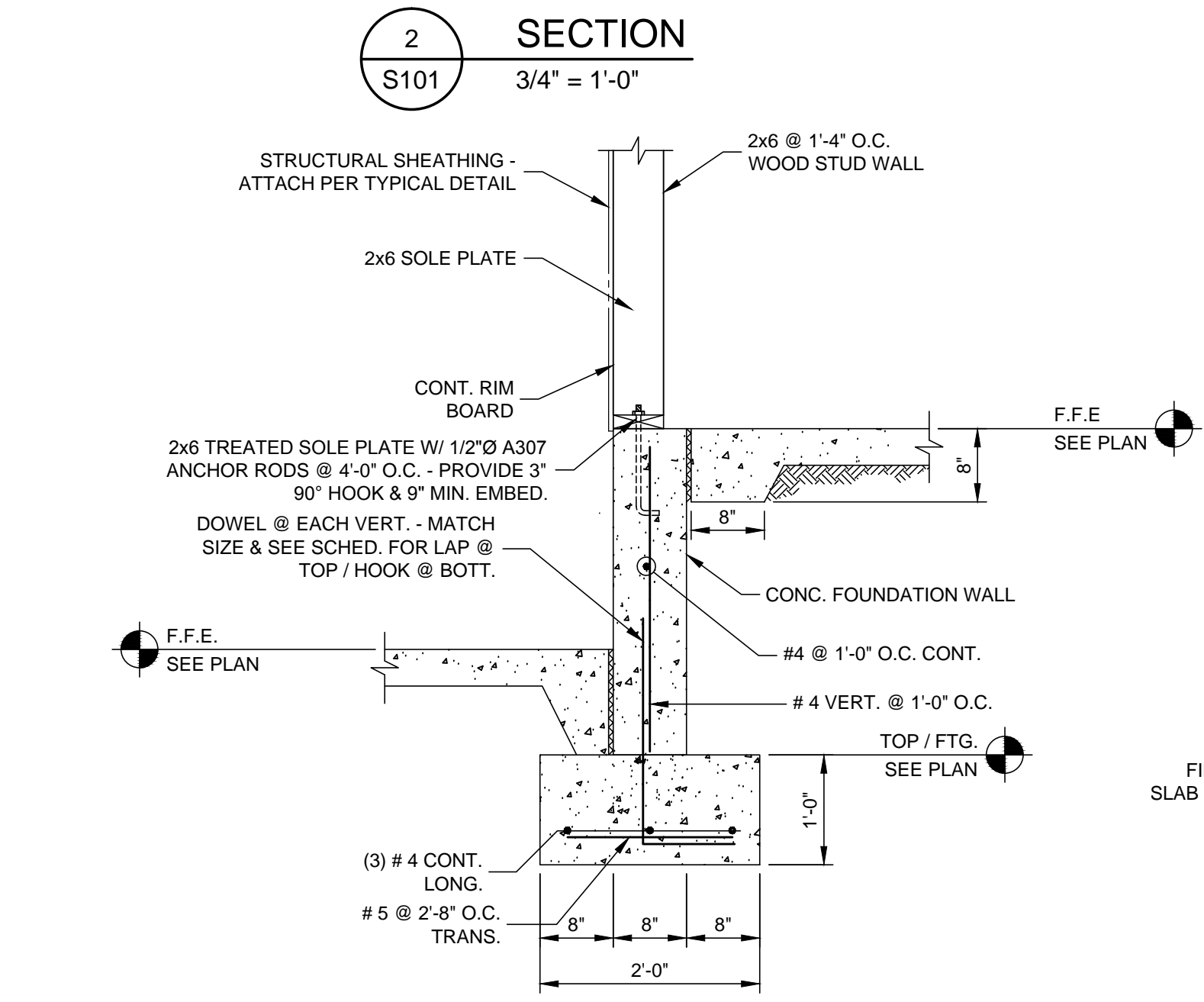




WALLS HAVE BEEN ENGINEERED TO RESIST ALL APPLICABLE LOADS INCLUDING LATERAL AND UPLIFT DUE TO WIND AND SEISMIC PER THE REQUIREMENTS OF SECTION 602.10 OF THE NC RESIDENTIAL BUILDING CODE.



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

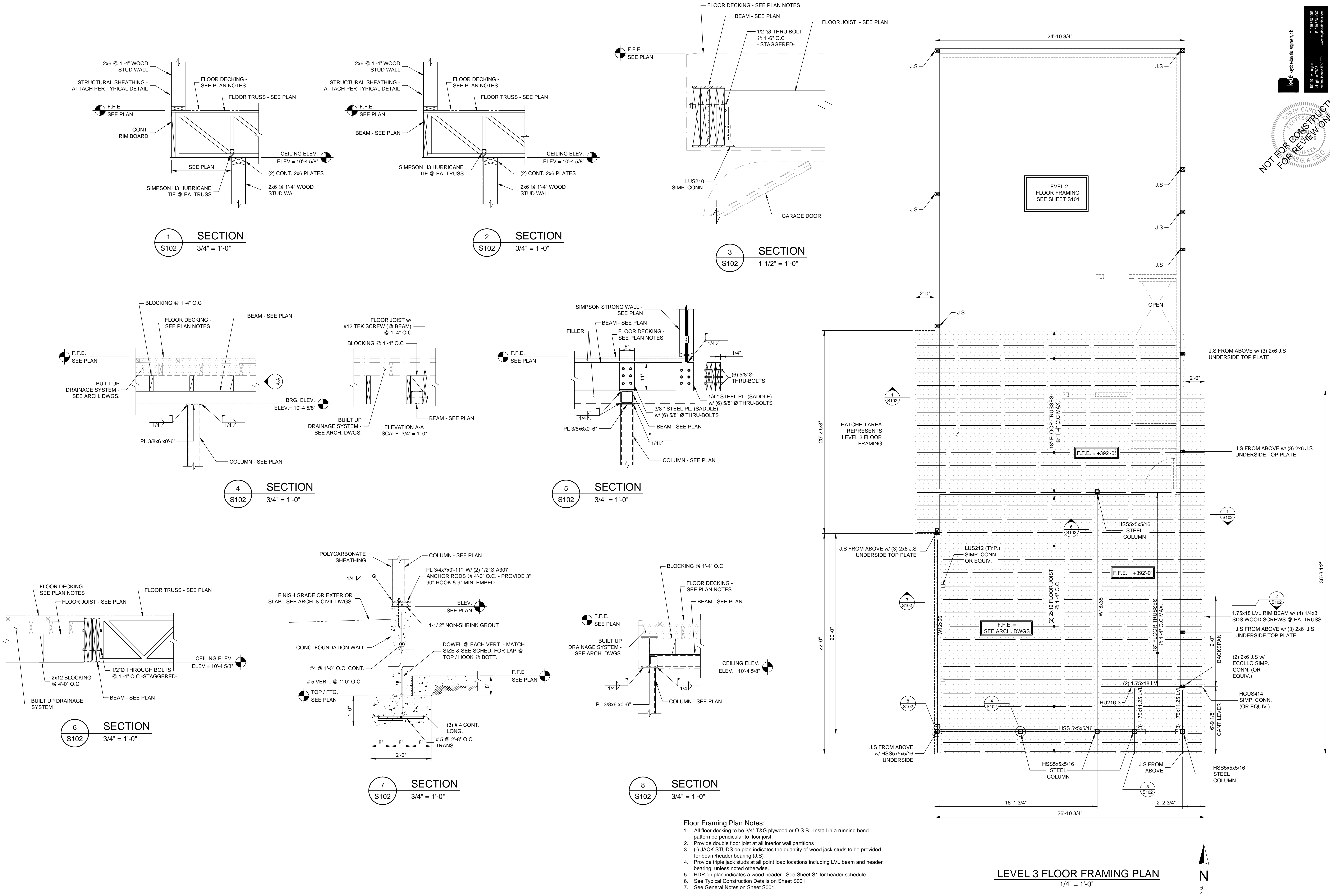


- Foundation Plan Notes:
1. F., on plan indicates a column footing. See typical detail and schedule on Sheet S1.
  2. Marks shown thus (xxx.xx') indicate top of footing / pier elevation. Contractor shall coordinate top of footing elevations with architectural, mechanical, electrical, plumbing, and civil drawings. The Structural Engineer shall be notified of conflicts or discrepancies in top of footing elevations.
  3. All dimensions related to the existing building shall be field verified.
  4. See Typical Construction Details on Sheet S001.
  5. See General Notes on Sheet S001.





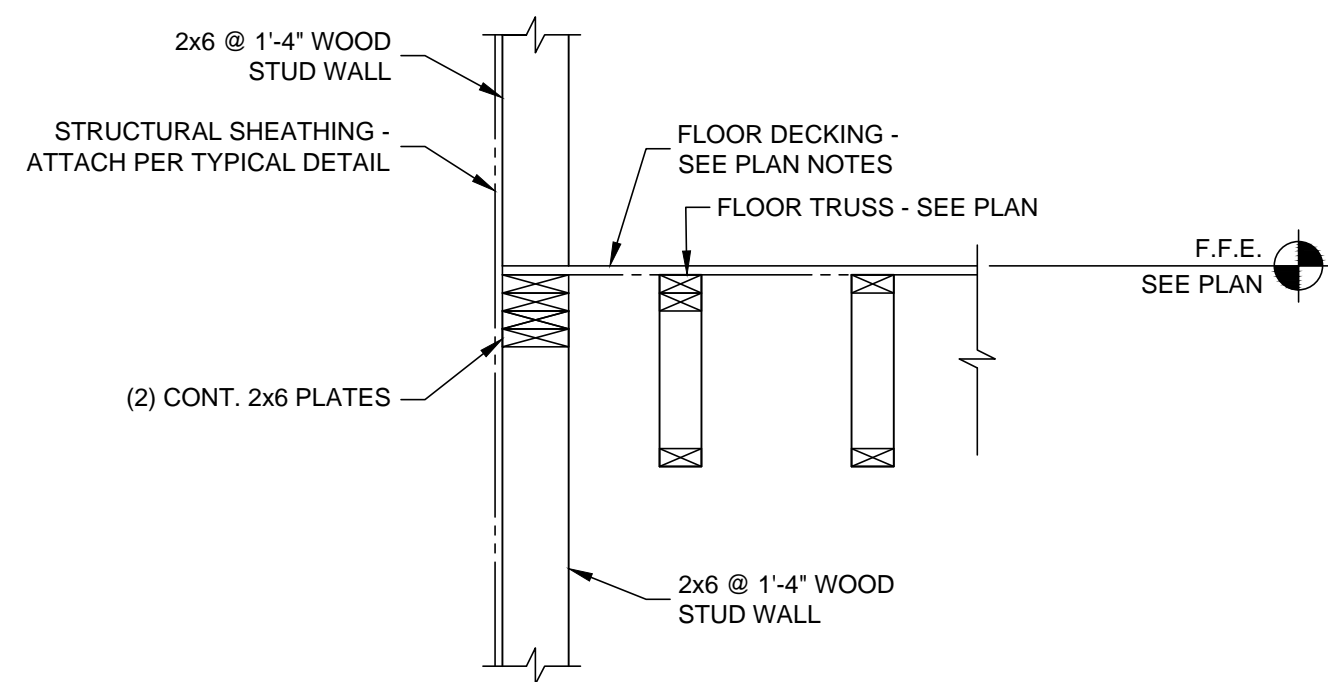
NOT FOR CONSTRUCTION  
FOR REVIEW ONLY



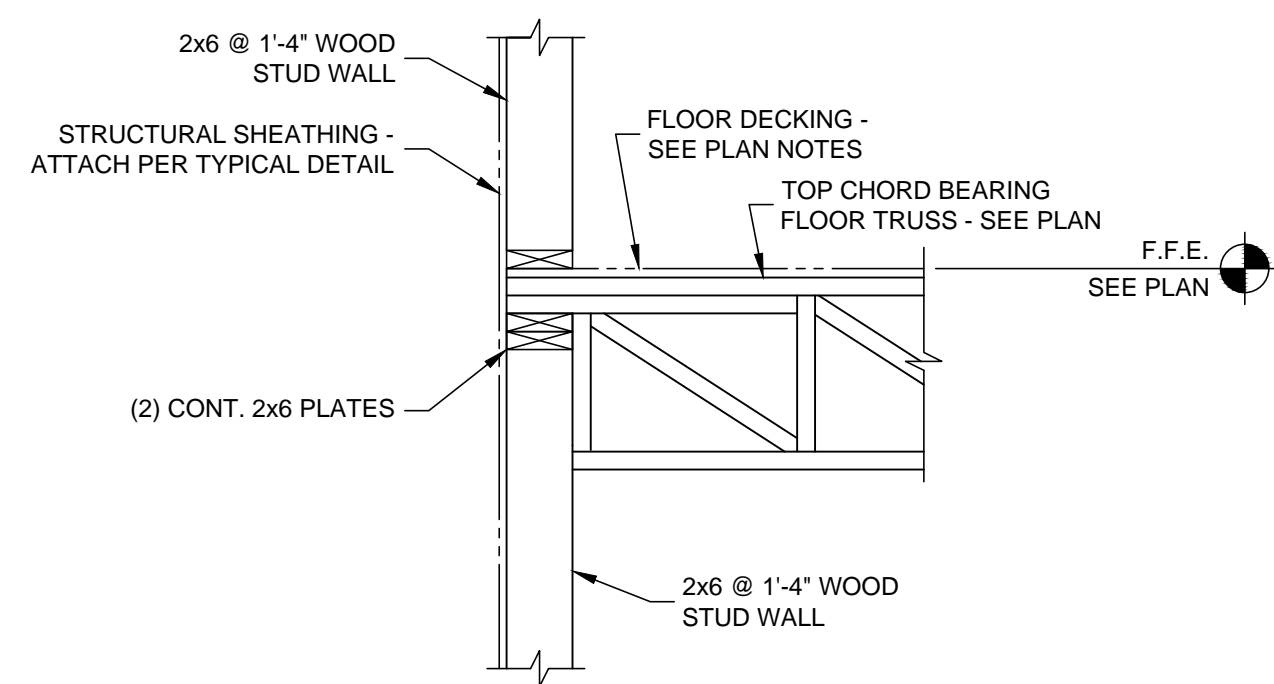
- Floor Framing Plan Notes:**
- All floor decking to be 3/4" T&G plywood or O.S.B. Install in a running bond pattern perpendicular to floor joist.
  - Provide double floor joist at all interior wall partitions
  - (-) JACK STUDS on plan indicates the quantity of wood jack studs to be provided for beam/header bearing (J.S.)
  - Provide triple jack studs at all point load locations including LVL beam and header bearing, unless noted otherwise.
  - HDR on plan indicates a wood header. See Sheet S1 for header schedule.
  - See Typical Construction Details on Sheet S001.
  - See General Notes on Sheet S001.

LEVEL 3 FLOOR FRAMING PLAN  
1/4" = 1'-0"

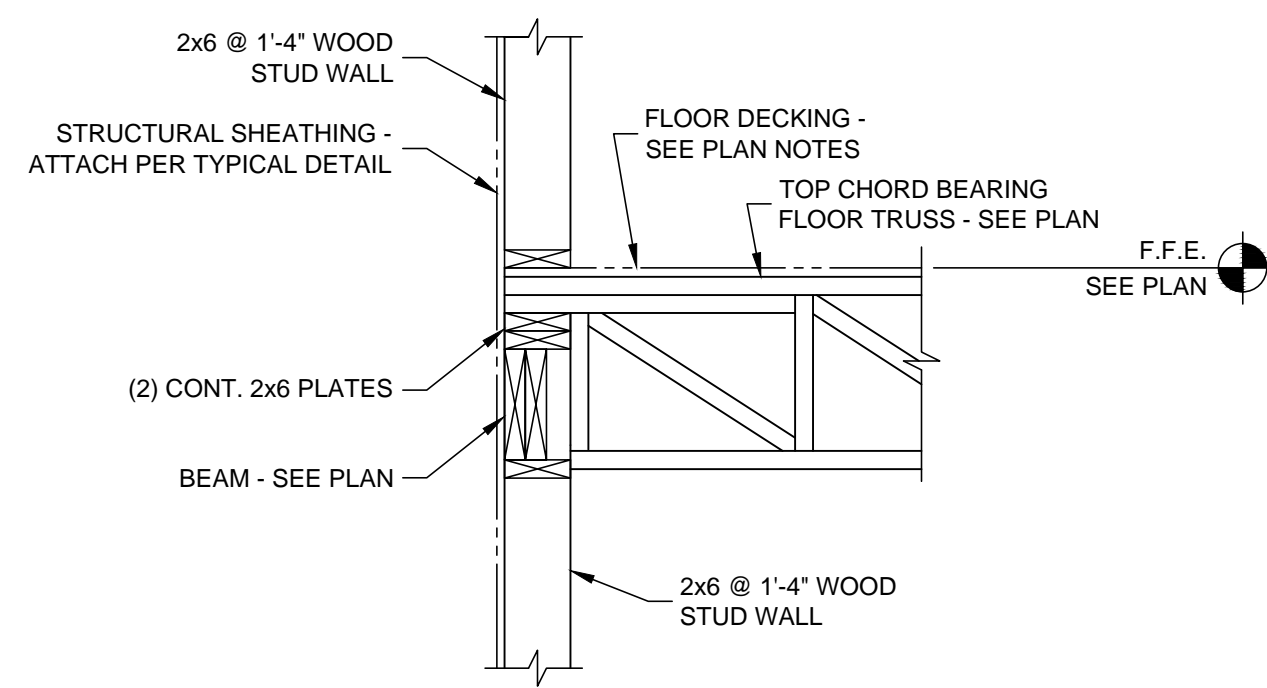




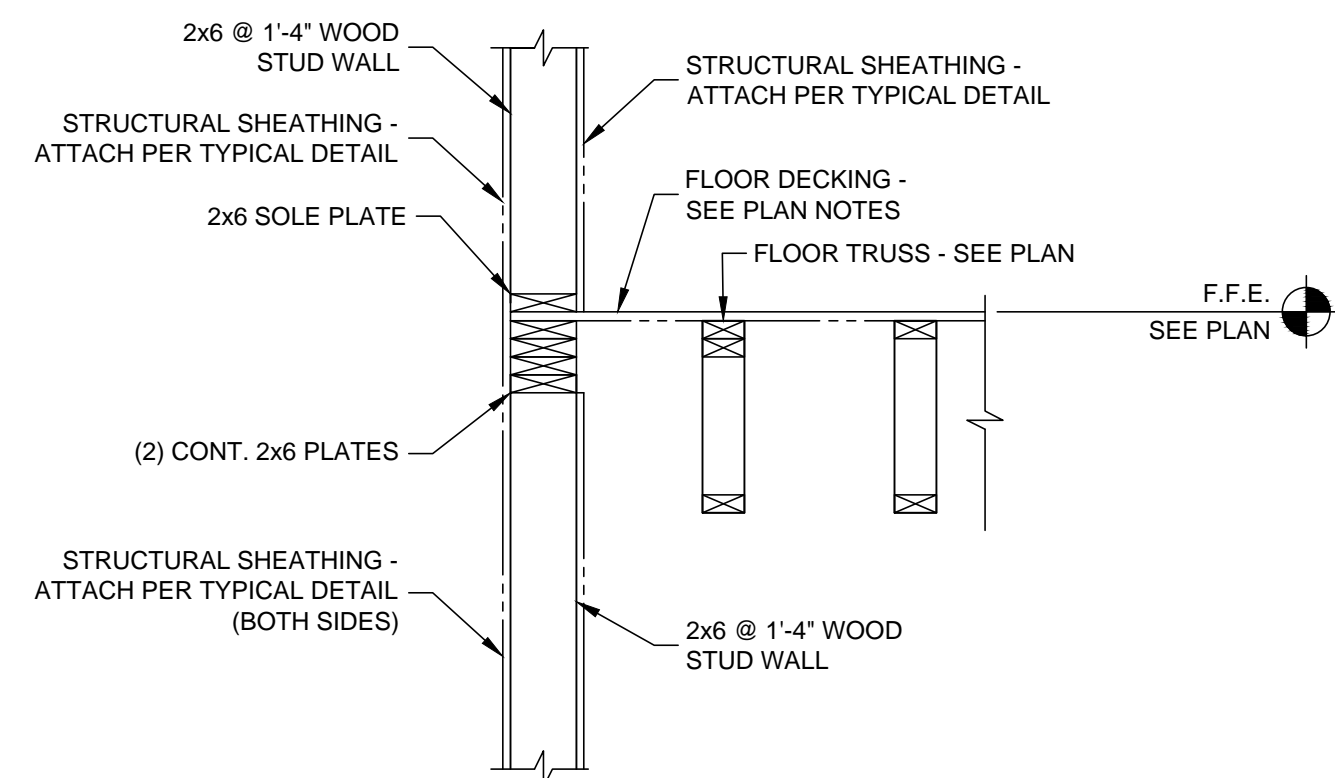
**2 SECTION**  
S103 3/4" = 1'-0"



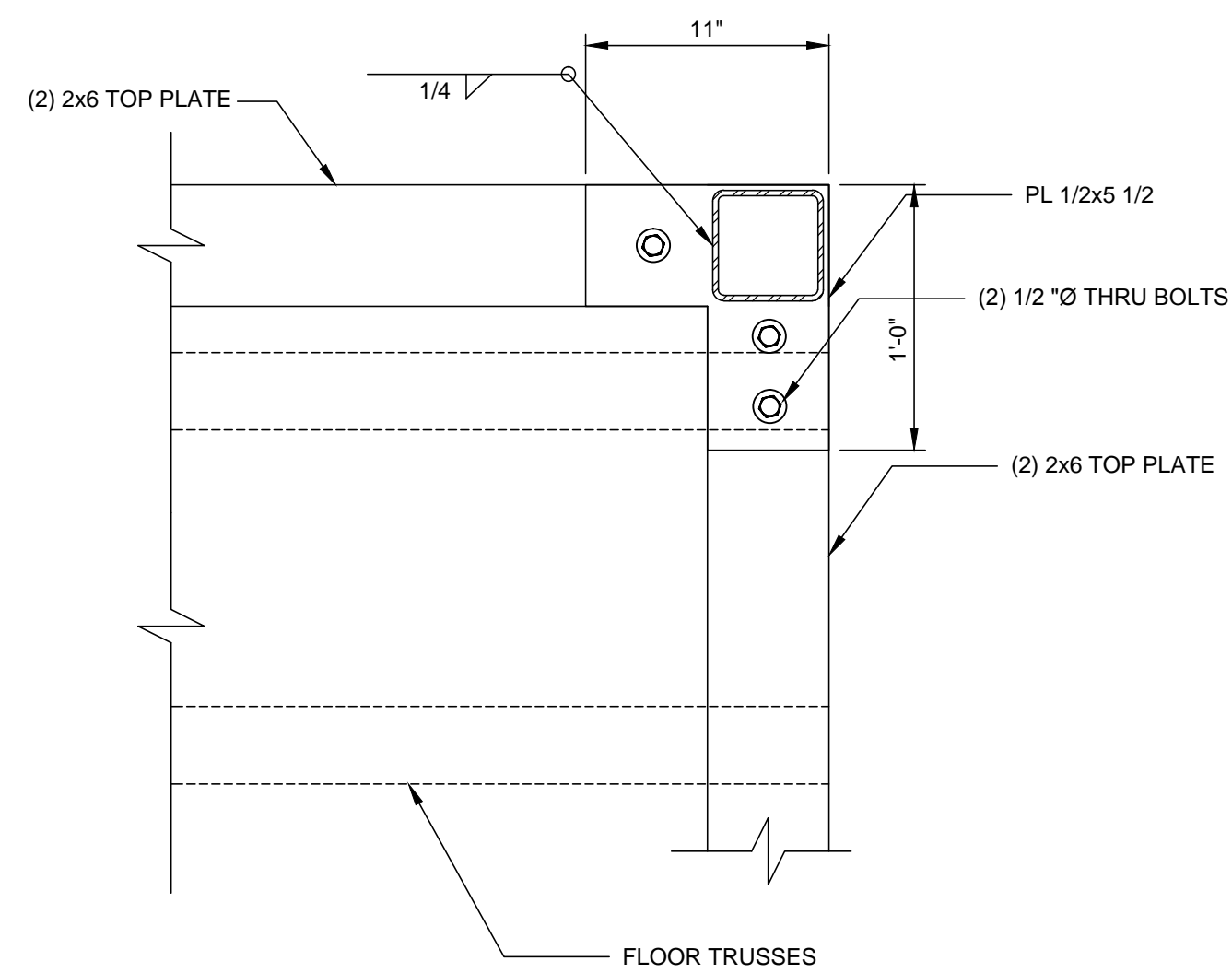
**1 SECTION**  
S103 3/4" = 1'-0"



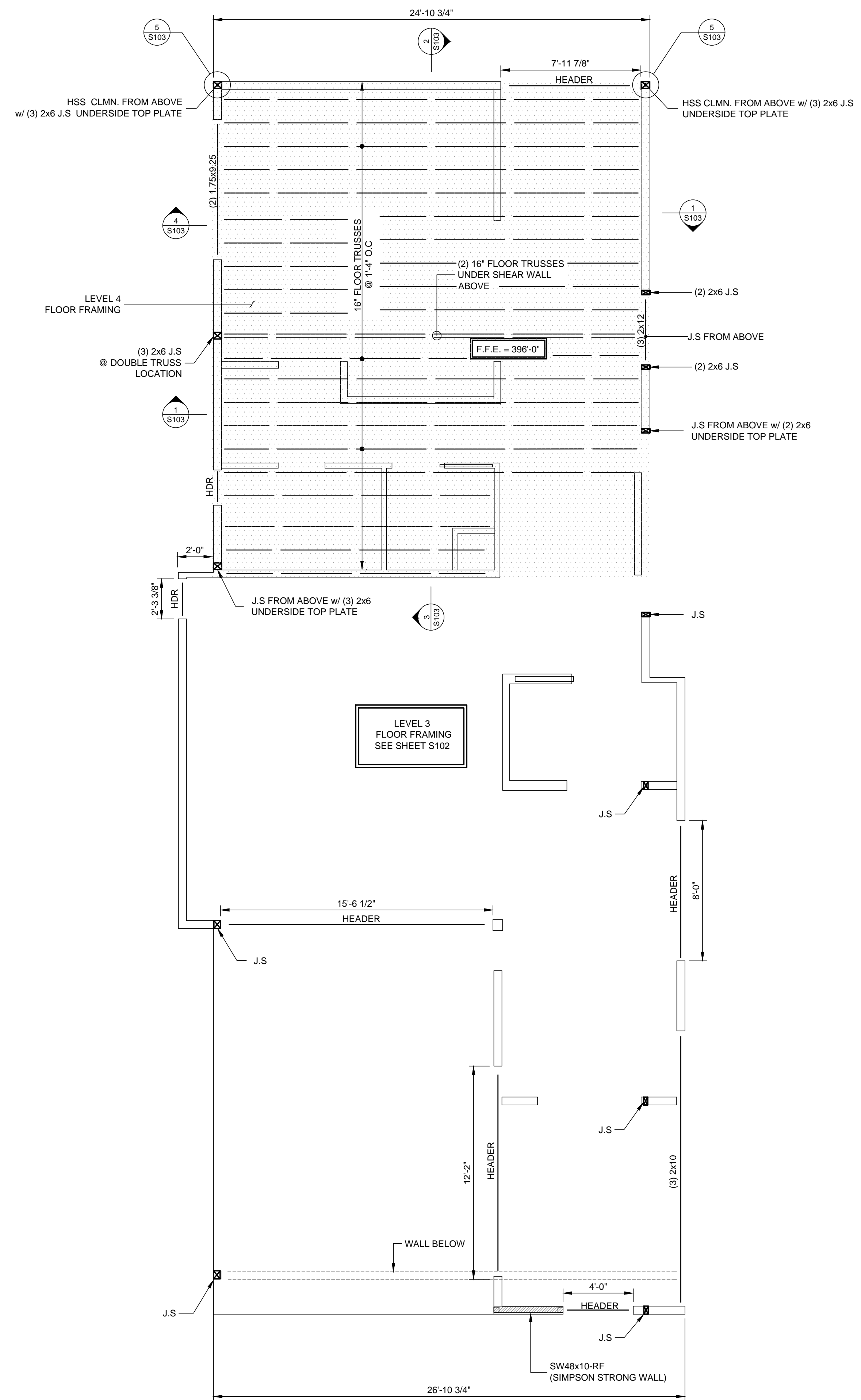
**4 SECTION**  
S103 3/4" = 1'-0"



**3 SECTION**  
S103 3/4" = 1'-0"



**5 SECTION**  
S103 3/4" = 1'-0"



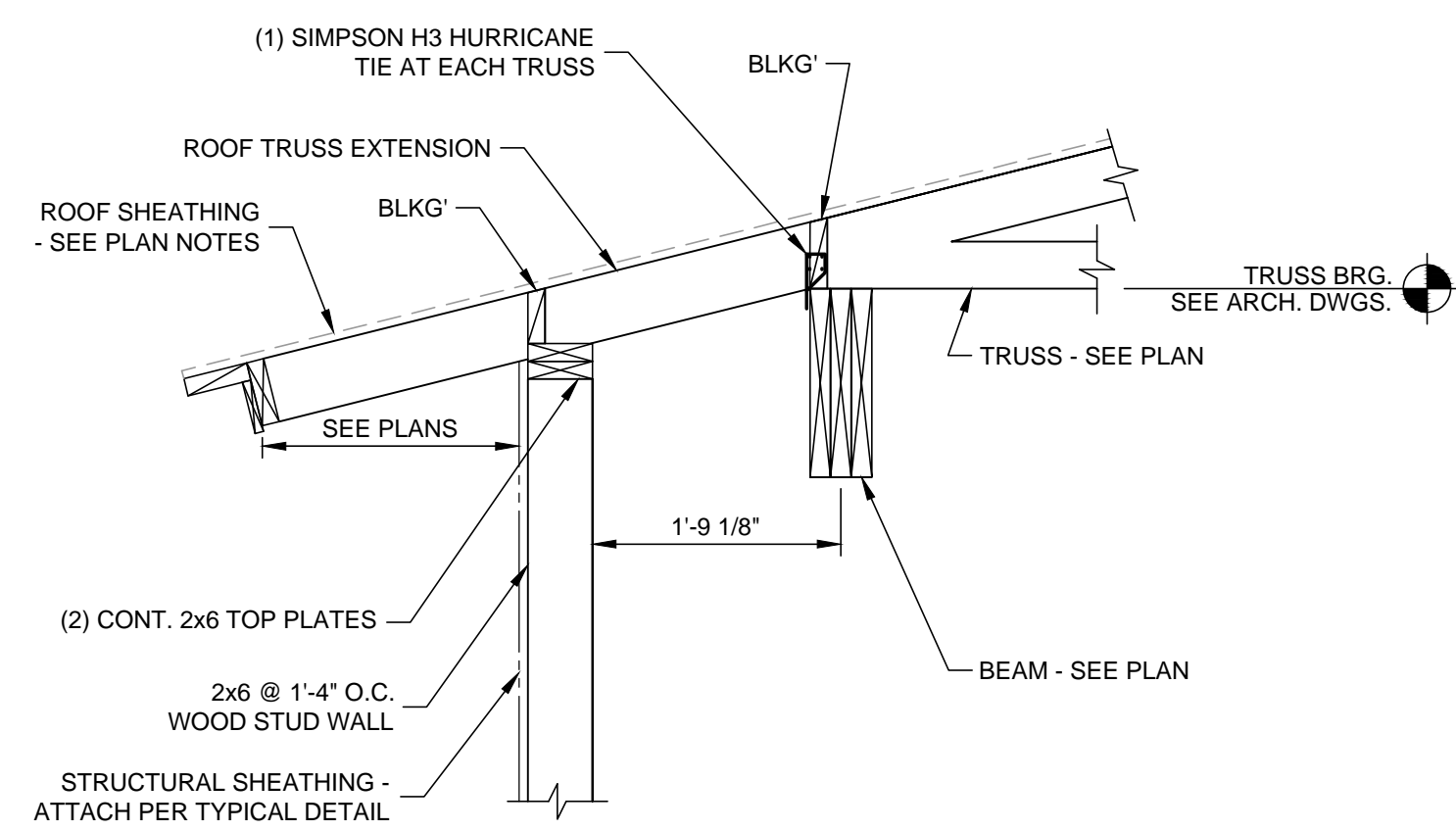
**LEVEL 4 FLOOR FRAMING PLAN**  
1/4" = 1'-0"



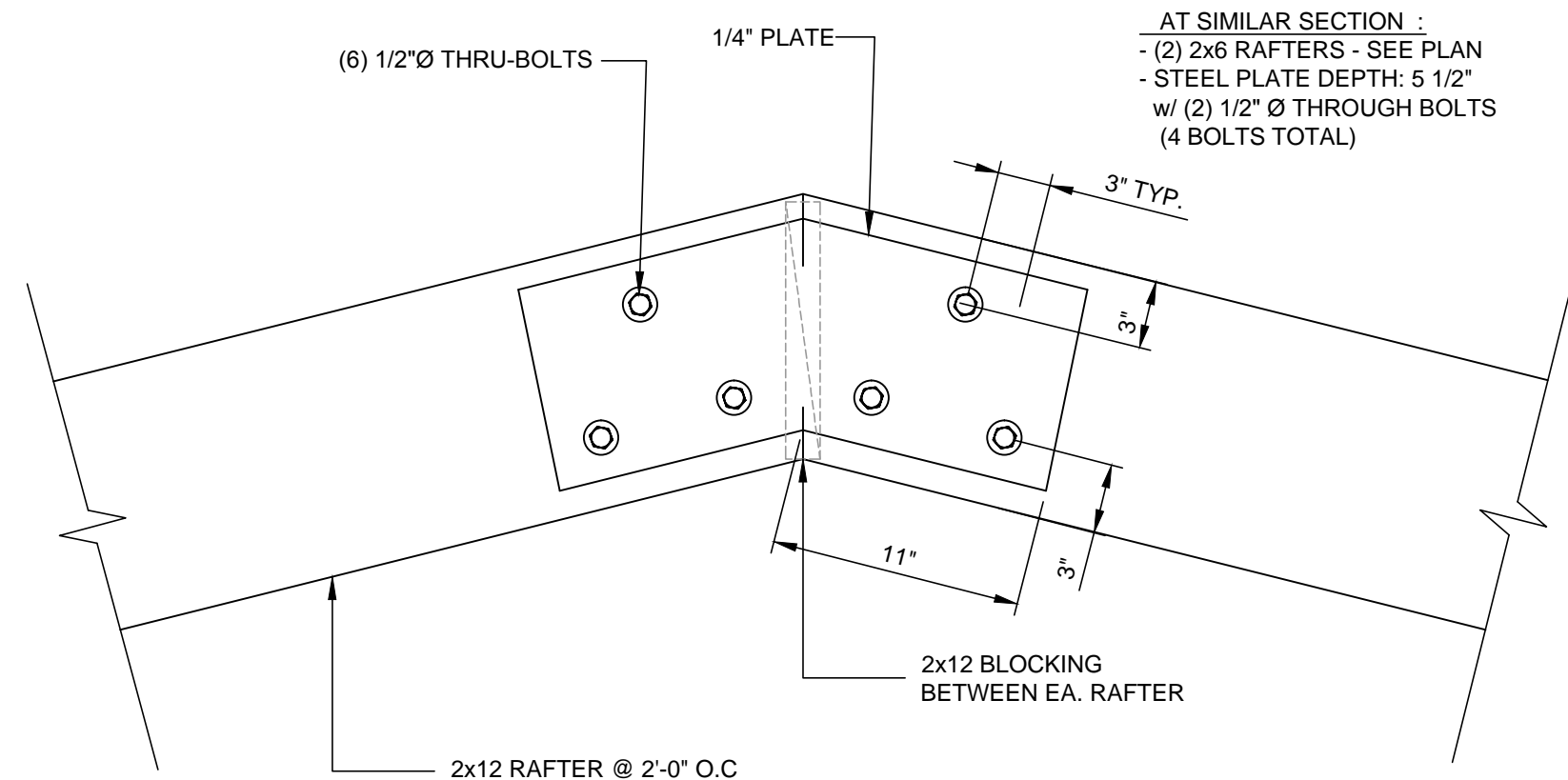
**Floor Framing Plan Notes:**

- All floor decking to be 3/4" T&G plywood or O.S.B. Install in a running bond pattern perpendicular to floor joist.
- Provide double floor joist at all interior wall partitions.
- (-) JACK STUDS on plan indicates the quantity of wood jack studs to be provided for beam/header bearing (J.S).
- Provide triple jack studs at all point load locations including LVL beam and header bearing, unless noted otherwise.
- HDR on plan indicates a wood header. See Sheet S1 for header schedule.
- See Typical Construction Details on Sheet S001.
- See General Notes on Sheet S001.

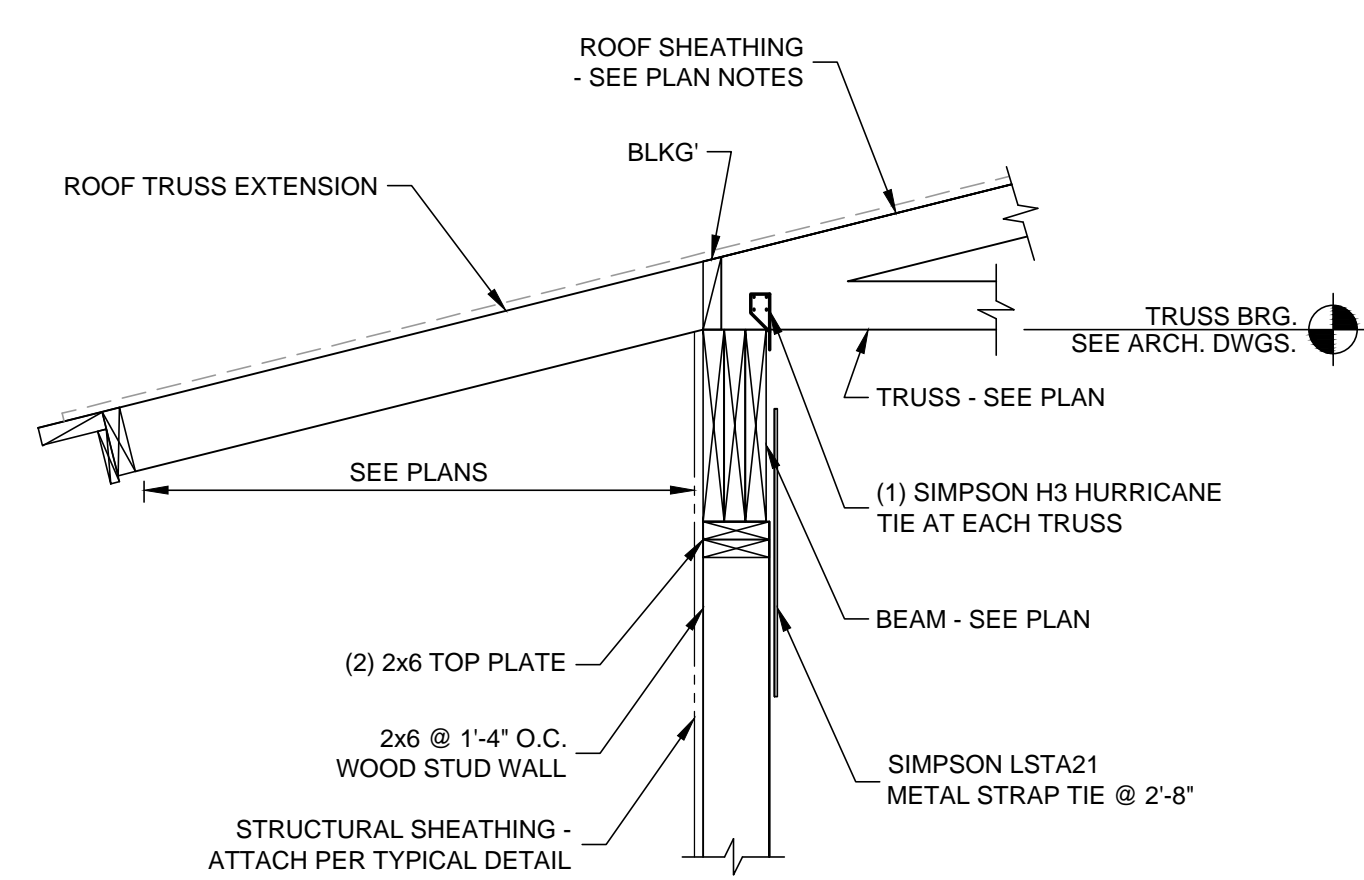




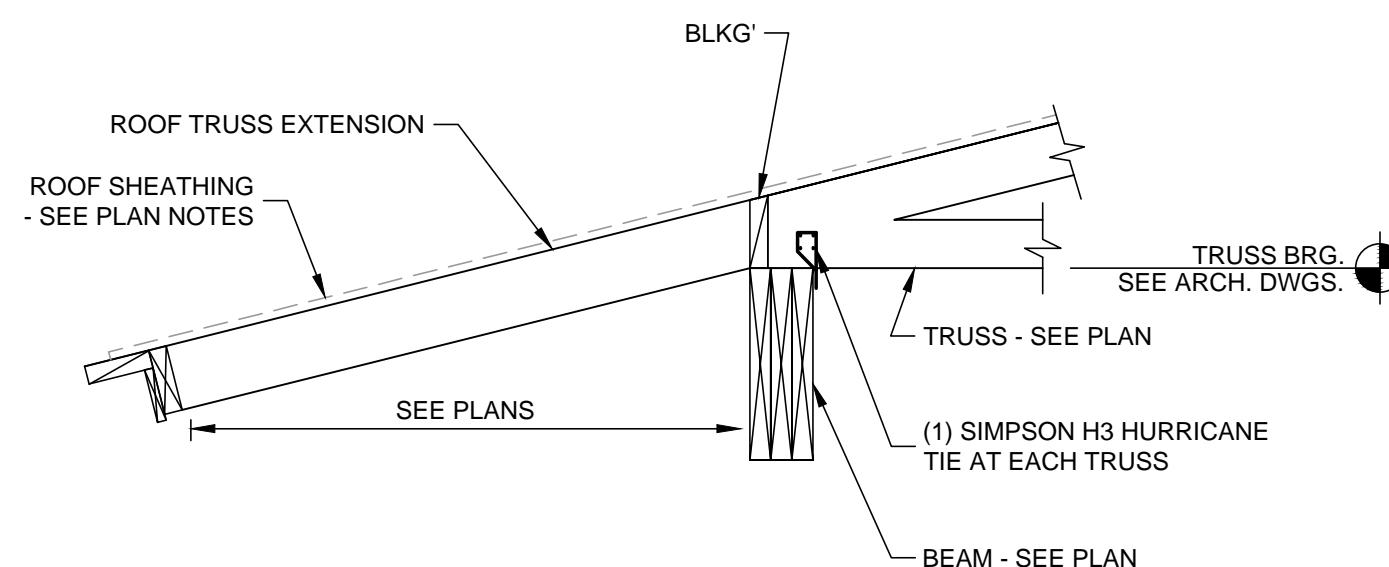
1 SECTION  
 S104 3/4" = 1'-0"



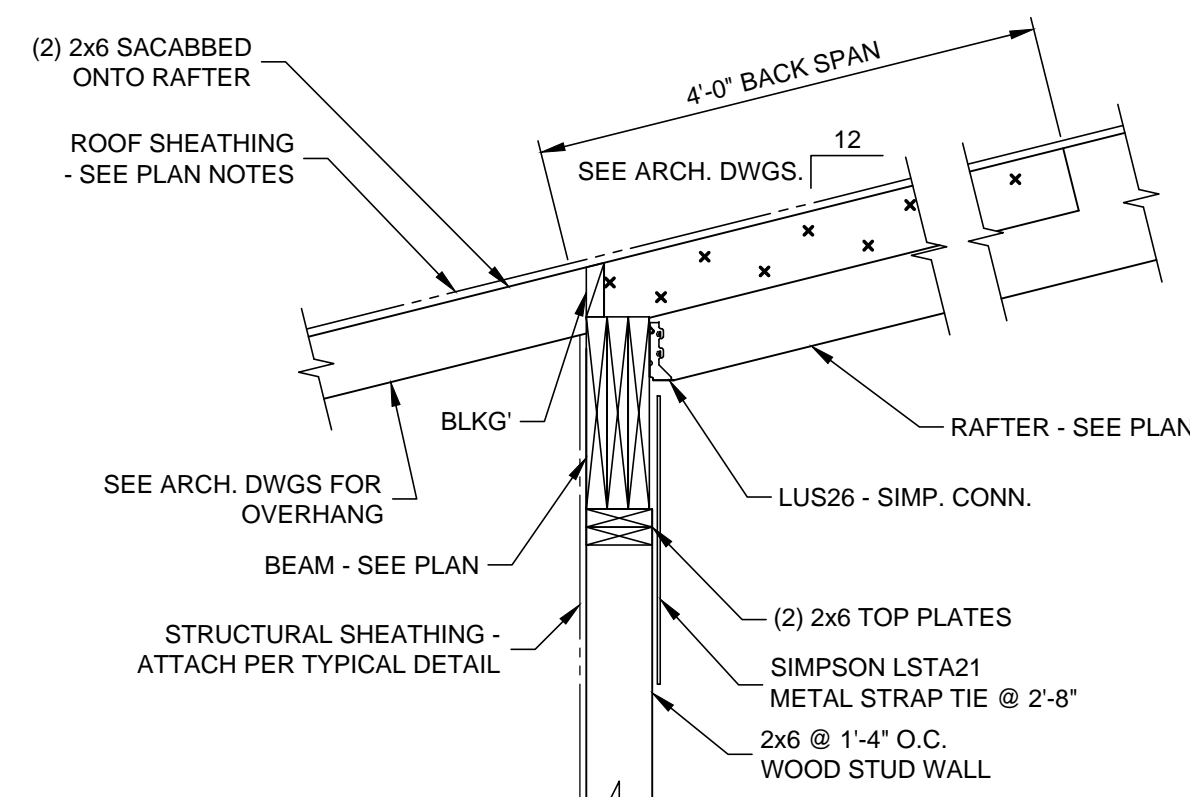
2 SECTION  
 S104 1 1/2" = 1'-0"



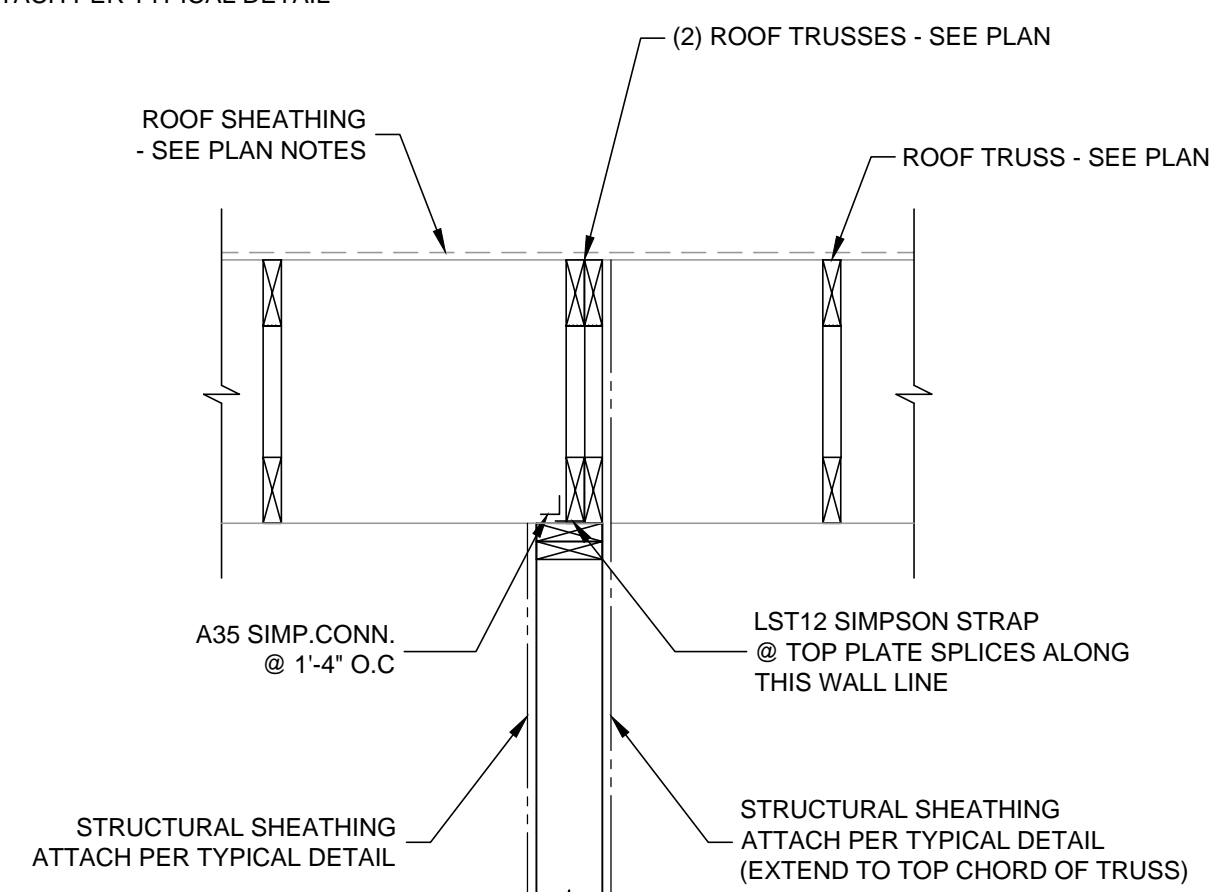
3 SECTION  
 S104 3/4" = 1'-0"



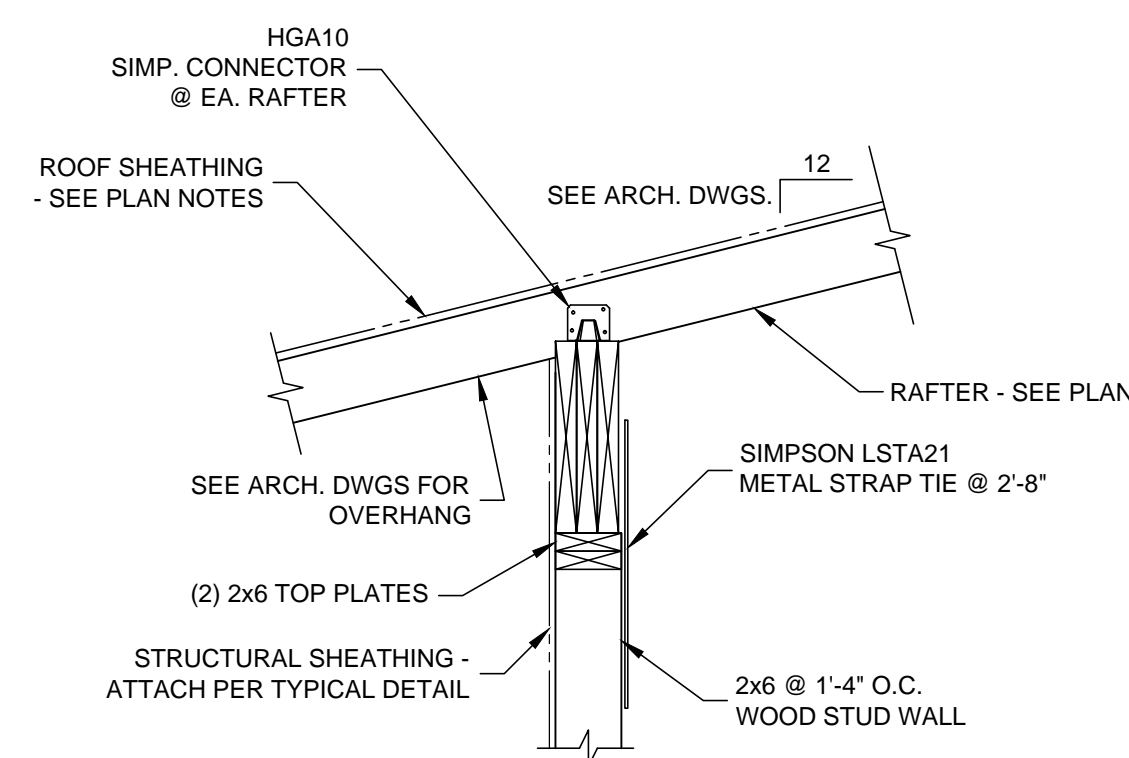
4 SECTION  
 S104 3/4" = 1'-0"



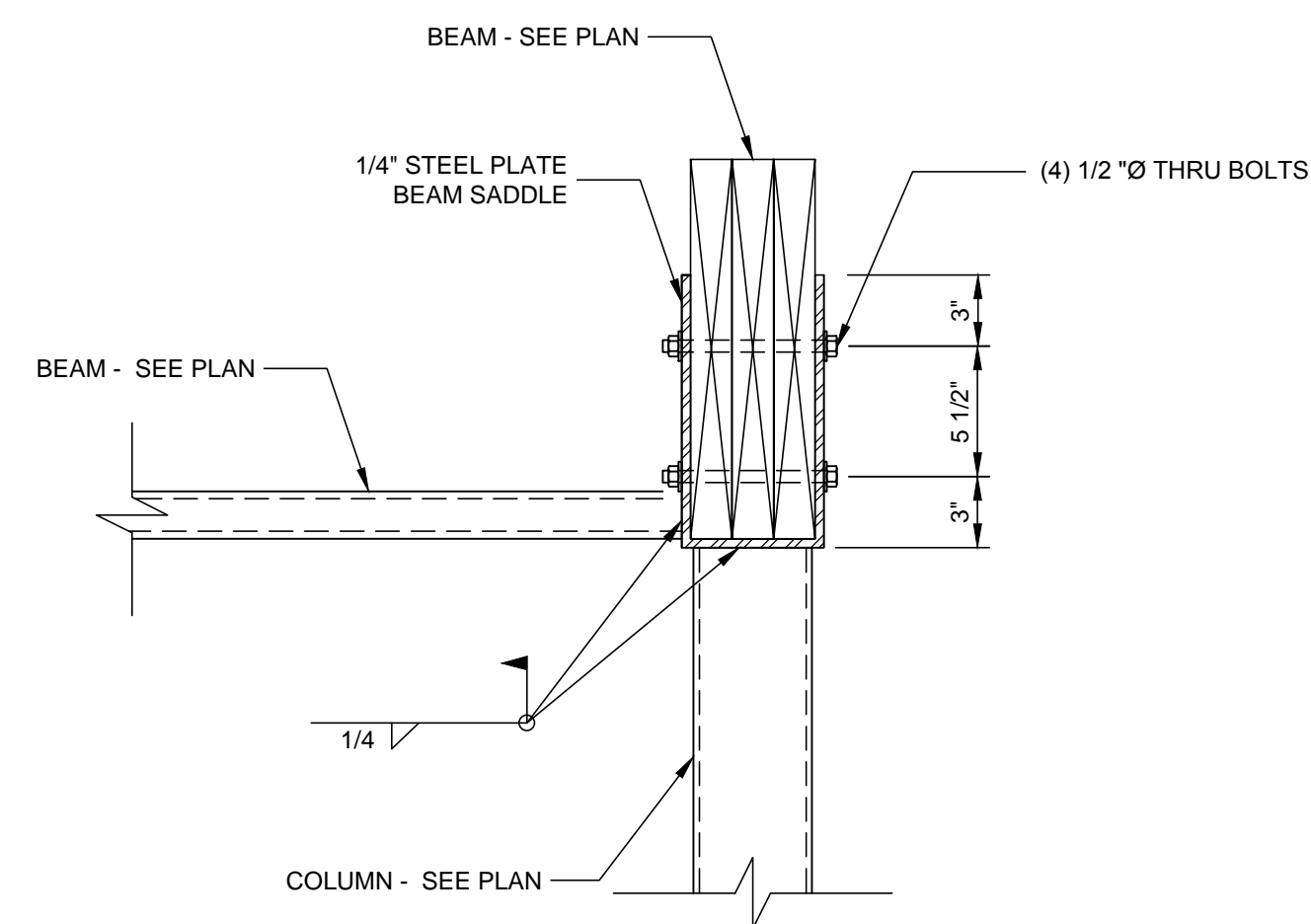
5 SECTION  
 S104 3/4" = 1'-0"



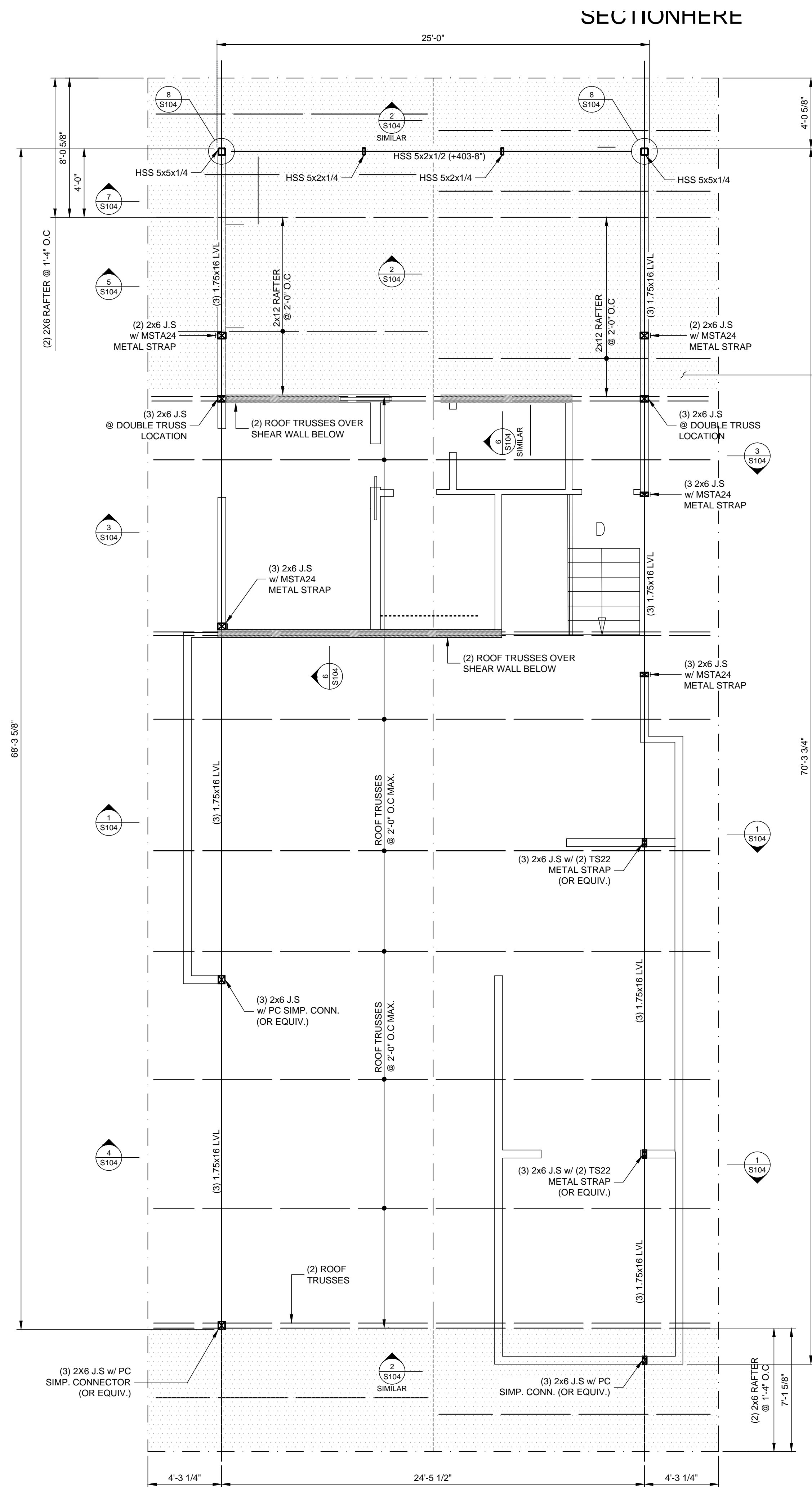
6 SECTION  
 S104 3/4" = 1'-0"



7 SECTION  
 S104 3/4" = 1'-0"



8 SECTION  
 S104 1 1/2" = 1'-0"



- Roof Framing Plan Notes:  
 1. Entire area shall receive 5/8" O.S.B. structural sheathing. See typical detail on Sheet S001 for fastening details.  
 2. Provide triple jack studs at all point load locations including LVL beam and header bearing, unless noted otherwise.  
 3. Contractor shall reference architectural drawings for roof pitch.  
 4. See Typical Construction Details on Sheet S001.  
 5. See General Notes on Sheet S001.

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

