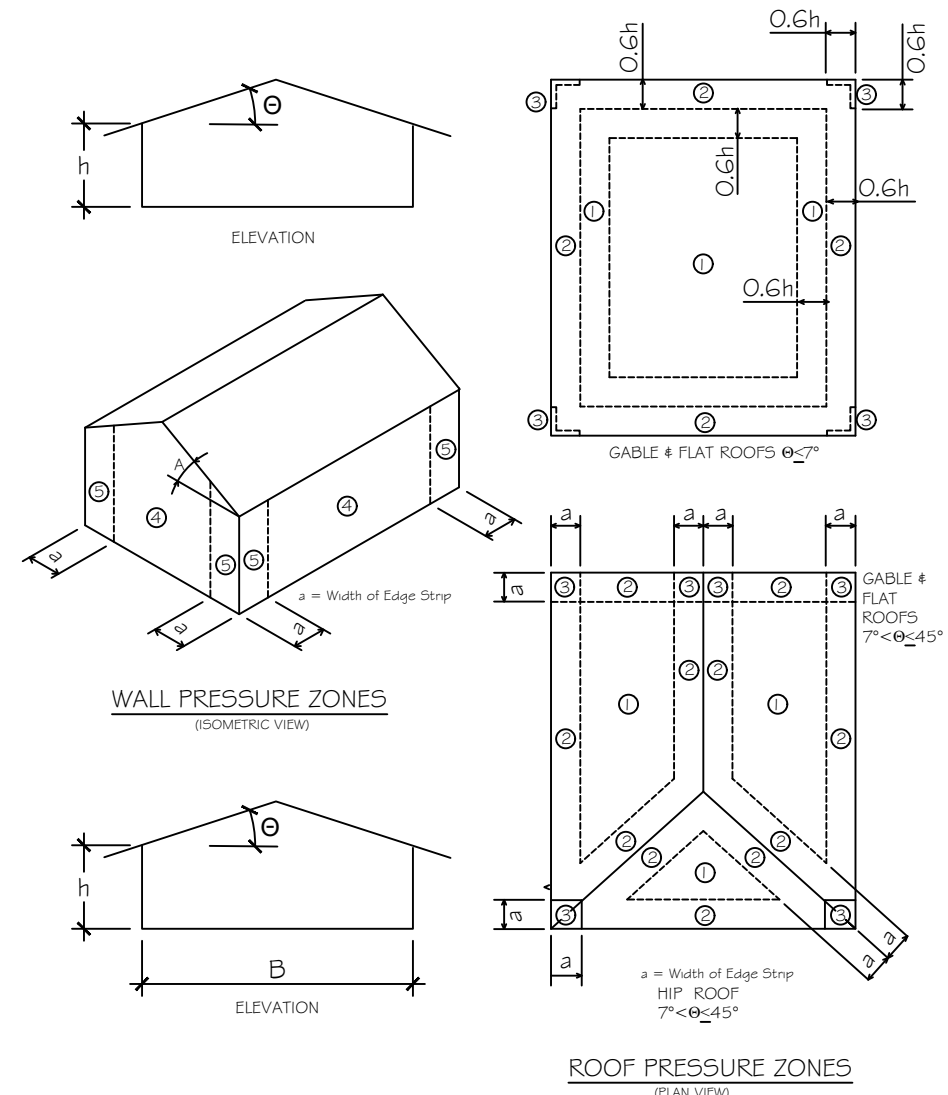


VICINITY MAP



GENERAL NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES
- DIMENSIONS SHOWN ON PLANS ARE FROM FACE OF STUDS AND FACE OF MASONRY UNLESS SHOWN OTHERWISE. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF STUD.
- ALL EQUIPMENT SHALL BE FURNISHED AND INSTALLED BY OWNER, CONTRACTOR SHALL FURNISH ALL PLUMBING, MECH, & ELECTRICAL SYSTEMS FOR INSTALLATION OF THIS EQUIPMENT
- COORDINATE ALL APPLIANCE AND PLUMBING FIXTURE OPENINGS WITH CABINETRY.
- VERIFY WINDOW AND DOOR OPENING DIMENSIONS w/ MANUFACTURER SIZES
- DOOR AND WINDOW OPENINGS THAT READ 3080, 20X40, ETC ARE 3'-0" X 8'-0", 2'-0" X 4'-0", ETC.
- CONTRACTOR SHALL POST LOAD CAPACITY SIGN PER LOCAL FIRE MARSHAL
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL REPORT ALL DISCREPANCIES IN THE DRAWINGS & EXISTING CONDITIONS TO THE DESIGNER BEFORE COMMENCEMENT OF WORK. THE DESIGNER'S RESPONSIBILITIES EXTEND ONLY TO CHANGING THE DRAWINGS & UP TO THE VALUE OF SAID DRAWINGS.
- THE CONTRACTOR SHALL SUPPLY, LOCATE & BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, OPENINGS, SLEEVES, HANGERS, SLAB DEPRESSIONS & PITCHES AS MAY BE REQUIRED TO ATTACH & ACCOMMODATE OTHER WORK.
- ALL DETAILS & SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL & SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK WHERE A DIFFERENT DETAIL IS SHOWN.
- DEVIATIONS FROM THESE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. MODIFICATIONS OF STRUCTURAL DETAILS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING WITH THE MODIFICATION. ALL CHANGES TO STRUCTURAL DETAILS CONSTRUCTED WITHOUT PRIOR APPROVAL OF THE ENGINEER ARE AT THE CONTRACTOR'S AND OWNERS RISK.
- IT IS THE INTENT OF THE DESIGNER THAT THIS WORK BE IN CONFORMANCE w/ ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION & OCCUPANCY. ALL CONTRACTORS SHALL DO THEIR WORKING IN CONFORMANCE w/ ALL APPLICABLE CODES & REGULATIONS.

PROTECTION OF OPENINGS

WOOD STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 7/16" (11 mm) AND A MAXIMUM SPAN OF 8' (2438 mm) SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE- AND TWO-STORY BUILDINGS. PANELS SHALL BE PRECUT AND ATTACHED TO THE FRAMING SURROUNDING THE OPENING CONTAINING THE PRODUCT WITH THE GLAZED OPENING. PANELS SHALL BE PREDRILLED AS REQUIRED FOR THE ANCHORAGE METHOD AND SHALL BE SECURED WITH THE ATTACHMENT HARDWARE PROVIDED. ATTACHMENTS SHALL BE DESIGNED TO RESIST THE COMPONENT AND CLADDING LOADS DETERMINED IN ACCORDANCE WITH EITHER TABLE R301.2.1 OR ASCE7, WITH THE PERMANENT CORROSION-RESISTANT ATTACHMENT HARDWARE PROVIDED AND ANCHORS PERMANENTLY INSTALLED ON THE BUILDING. ATTACHMENT IN ACCORDANCE WITH TABLE R301.2.1.2 IS PERMITTED FOR BUILDINGS WITH A MEAN ROOF HEIGHT OF 33' (10058mm) OR LESS WHERE V_{ult} DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3 DOES NOT EXCEED 130 MILES PER HOUR (58m/s)

Table R301.2.1.2 Windborne Debris Protection Fastening Schedule for Wood Structural Panels. Reserved.

FASTNER TYPE	FASTNER SPACING (INCHES)		
	PANEL SPAN ≤ 4 FEET	PANEL SPAN ≤ 6 FEET	PANEL SPAN ≤ 8 FEET
NO 8 WOOD SCREW BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	10	8
NO 10 WOOD SCREW BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	12	9
NO 1/4" LAG SCREW BASED ANCHOR WITH 2" EMBEDMENT LENGTH	16	16	16

FOR S_i: 1' = 25.4 mm, 1" = 304.8 mm, 1 POUND = 4.448N, 1 MILE PER HOUR = 0.447 m/s

- THIS TABLE IS BASED ON V_{ult} AS DETERMINED IN ACCORDANCE WITH SECTION R301.2.1.3, OF 130 MPH AND A 3' MEAN ROOF HEIGHT.
- FASTENERS SHALL BE INSTALLED AT OPPOSING ENDS OF THE WOOD STRUCTURAL PANEL. FASTENERS SHALL BE LOCATED A MINIMUM OF 1" FROM THE EDGE OF THE PANEL.
- ANCHORS SHALL PENETRATE THROUGH THE EXTERIOR WALL COVERING WITH AN EMBEDMENT LENGTH OF 2 INCHES MINIMUM INTO THE BUILDING FRAME. FASTENERS SHALL BE LOCATED A MINIMUM OF 2-1/2 INCHES FROM THE EDGE OF CONCRETE BLOCK OR CONCRETE.
- WHERE PANELS ARE ATTACHED TO MASONRY/STUCCO, THEY SHALL BE ATTACHED USING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM ULTIMATE WITHDRAWAL CAPACITY OF 1500 POUNDS.

NOTE: IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW ALL DRAWINGS BEFORE CONSTRUCTION BEGINS. EOR IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THIS PROJECT ONLY. ANY DISCREPANCY BETWEEN FIELD CONDITIONS, OTHER DESIGN PROFESSIONALS' SHOP DRAWINGS, CONTRACTORS' BUILDING METHODS, AND THESE SIGNED AND SEALED DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF EOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GARAGES AND CARPORTS

OPENING PROTECTION
OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1-3/8" (35mm) IN THICKNESS, SOLID HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1-3/8" (35mm) IN THICK, OR 20 MINUTE FIRE-RATED DOORS w/ SELF CLOSURE DEVICE.

DUCT PENETRATION
DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

SEPARATION REQUIRED
THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" (12.7mm) GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 5/8" (15.9mm) TYPE "X" GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED BY NOT LESS THAN 1/2" (12.7mm) GYPSUM BOARD OR EQUIVALENT.

SURFACE
GARAGE FLOOR SURFACES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL.
THE AREA OR FLOOR USED FOR PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF FLUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

FLOOD HAZARD AREAS
RESERVED

AUTOMATIC GARAGE DOOR OPENERS
AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL325

ENCLOSED STRUCTURE NOTES

IN LIEU OF IMPACT WINDOWS OR AN APPROVED SHUTTER SYSTEM, A PLYWOOD PANEL MUST BE MADE FOR EACH NEW WINDOW AND STORED ON SITE.
THE PLYWOOD PANEL SHALL CONFORM TO THE FOLLOWING MINIMUM REQUIREMENTS:
MINIMUM THICKNESS: 7/16"
MAXIMUM SPAN: 8'
PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED AND MARKED W/ DESIGNATION FOR EACH WINDOW
2 1/2" #8 WOOD SCREWS WITH A MAXIMUM SPACING OF 16" FOR LESS THAN 4' PANEL, 10" FOR LESS THAN 6' SPAN AND 8" FOR LESS THAN 8' SPAN
WHERE SCREWS ARE ATTACHED TO MASONRY OR MASONRY/STUCCO, THEY SHALL BE ATTACHED USING VIBRATION-RESISTANT ANCHORS HAVING A MINIMUM WITHDRAWAL CAPACITY OF 1500 LB. SUCH AS THE SIMPSON DMSA37 MACHINE SCREW ANCHOR.
DOORS MUST BE EQUALLY PROTECTED UNLESS ENGINEERED FOR WIND LOADS, INCLUDING FRENCH DOORS.

INSULATION & ENERGY EFFICIENCY NOTES

- ALL CRAWLSPACE FLOORS TO BE INSULATED w/ R-19 BATT'S PER 2018 NCR NCII02.1.2
- ALL EXTERIOR WALLS TO BE INSULATED w/ MINIMUM R-15 KRAFT FACED BATT'S PER 2018 NCR NCII02.1.2
- SEAL ALL PENETRATIONS, TEARS, SEAMS OF HOUSEWRAP PER 2018 NCR NCII02.4.1
- PROVIDE FLEXIBLE SEALANT AT ALL MECHANICAL DEVICES WHERE THEY PENETRATE INSULATED ENVELOPE PER 2018 NCR NCII02.4.2.1
- INSULATE ALL ATTIC SPACES TO R-38 PER 2018 NCR NCII02.1.2
- INSULATION SHALL BE INSTALLED & MARKED CLEARLY ACCORDING TO 2018 NCR NCII01.0
- ATTIC ACCESS DOORS MUST BE WEATHERSTRIPPED & INSULATED TO R-10 FOR VERTICAL DOORS & R-5 FOR HORIZONTAL DOORS
- PROVIDE RIGID BACKING MATERIAL OVER INSULATION IN EXPOSED ATTIC WALLS
- FLOOR INSULATION MUST BE INSTALLED TO MAINTAIN FULL CONTACT w/ UNDERSIDE OF SUBFLOOR DECKING - MAXIMUM 18" BETWEEN SUPPORTS
- WALL INSULATION SHALL BE ENCLOSED ON ALL SIDES PRIOR TO BEING COVERED BY SUBSEQUENT ELEMENTS
- RECESSED LIGHT FIXTURES LOCATED IN THE THERMAL ENVELOPE SHALL BE I.C. RATED & SEALED TO 5W3 w/ CAULK OR GASKET

REQUIRED SAFETY GLAZING IN HAZARDOUS LOCATIONS

R308.4 Hazardous locations. The following shall be considered specific hazardous locations requiring safety glazing materials:
1. Glazing in swinging doors except jalousies
2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
3. Glazing in storm doors.
4. Glazing in unframed swinging doors.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers.
6. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above a standing surface.
7. Glazing in an individual fixed or operable panel adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch (610 mm) arc of either vertical edge of the door
8. Glazing in an individual fixed or operable panel, other than in those locations described in preceding items 5 and 6, which meets all of the following conditions:
7.1 Exposed area of an individual pane greater than 9 square feet;
7.2 Exposed bottom edge less than 18 inches above the floor;
7.3 Exposed top edge greater than 36 inches above the floor; and
7.4 One or more walking surface(s) within 36 inches horizontally of the plane of the glazing.
9. Glazing in guards and railings, including structural baluster panels and nonstructural in-fill panels, regardless of area or height above a walking surface.
10. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas where all of the following conditions are present:
9.1 The bottom edge of the glazing on the pool or spa side is less than 60 inches above a walking surface on the pool or spa side of the glazing; and
9.2 The glazing is within 60 inches horizontally of the water's edge of a swimming pool or spa.
11. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface; when the exposed surface of the glass is less than 60 inches above the plane of the adjacent walking surface.
12. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glass is less than 60 inches above the nose of the tread.

SCOPE OF WORK
NEW CONSTRUCTION

BUILDING CODE REQUIREMENTS

ALL WORK MATERIALS & INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL EXISTANT ORDINANCES, STATE & LOCAL BUILDING CODES, OSHA REGULATIONS & CODES IN FORCE BY REFERENCE, LATEST ADOPTED EDITIONS. THESE DRAWINGS ARE DONE IN COMPLIANCE TO THE 2018 NORTH CAROLINA STATE BUILDING CODE.

BUILDING CODES

- 2018 NORTH CAROLINA STATE BUILDING CODE, ADMINISTRATIVE CODE AND POLICIES
 - 2018 NORTH CAROLINA STATE BUILDING CODE, RESIDENTIAL CODE
 - 2018 NORTH CAROLINA STATE BUILDING CODE, BUILDING CODE
 - 2018 NORTH CAROLINA STATE BUILDING CODE, EXISTING BUILDING CODE
 - 2018 NORTH CAROLINA STATE BUILDING CODE, FUEL GAS CODE
 - 2018 NORTH CAROLINA STATE BUILDING CODE, ENERGY CONSERVATION CODE
 - 2018 NORTH CAROLINA STATE BUILDING CODE, MECHANICAL CODE
 - 2018 NORTH CAROLINA STATE BUILDING CODE, PLUMBING CODE
 - 2009 ADA, ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES GUIDELINES
 - NEC 2020 NATIONAL ELECTRICAL CODE-NFPA 70 FAIR HOUSING GUIDELINES
- TO THE BEST OF THIS DESIGNER'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH THE LAWS OF NORTH CAROLINA.

DIMENSIONING METHOD

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ELEVATION OF FLOOR HEIGHTS ARE TO THE PRIMARY FINISHED FLOOR LINE. EXTERIOR DIMENSIONS ARE TO OUTER EDGE OF MASONRY BLOCK OR OUTER EDGE OF FRAMING SHEATHING.

BUILDING CODE REQUIREMENTS

ALL WORK MATERIALS & INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL EXISTANT ORDINANCES, STATE & LOCAL BUILDING CODES, OSHA REGULATIONS & CODES IN FORCE BY REFERENCE, LATEST ADOPTED EDITIONS. THESE DRAWINGS ARE DONE IN COMPLIANCE TO THE 2018 NORTH CAROLINA BUILDING CODES, 7th EDITION.

DISCREPANCIES DISCLOSURE

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE CONDITIONS IN THE FIELD. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE DESIGNER OF RECORD IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS REMAIN RESPONSIBILITY OF THE CONTRACTOR.

AREA TABULATION (SF)

ELEVATION A & B SPACE	PROPOSED
BASE FLOOR	1232
TOTAL HEATED 5F	1232
OPEN FRONT PORCH	130
TOTAL UNDER ROOF	1362

PAGE INDEX

GI.0	PROJECT INFORMATION
CI.0	ARCHITECTURAL SITE PLAN
AI.0	GROUND LEVEL FLOOR PLAN & NOTES
A2.0	ELEVATIONS
EI.0	ELECTRICAL PLAN, NOTES & DETAILS
SI.0	FOUNDATION PLANS & NOTES
S2.0	ROOF FRAMING PLANS & NOTES
SD1.0	PERTINENT PROJECT STRUCTURAL NOTES
SD2.0	PERTINENT PROJECT STRUCTURAL NOTES
SD3.0	PERTINENT PROJECT STRUCTURAL NOTES



THE MILLE

NC

REV	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-

PROJECT NO: 2204-255
DATE: 10.05.2022
DRAWN BY: A. KOHN
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PROJECT DATA

GI.0

DOOR SCHEDULE				
TYPE	UNIT DIMENSION (WXH)	SWING	REMARKS	QTY
1	3'-0" X 6'-8"	(I) RH	ENTRY DOOR	1
2	2'-8" X 6'-8"	(3) RH(2) LH	INTERIOR DOOR	5
3	2'-4" X 6'-8"	(3) RH(1) LH	INTERIOR DOOR	4
4	2'-0" X 6'-8"	-	INTERIOR DOOR	1
5	1'-6" X 6'-8"	LH	INTERIOR DOOR	1
6	2'-0" X 6'-8"	RH	PANTRY DOOR	1
7	2'-6" X 6'-8"	-	INTERIOR POCKET DOOR	2
8	3'-0" X 6'-8"	LH	EXTERIOR - HALF LITE	1

WINDOW SCHEDULE					
MARK	UNIT DIMENSION (WXH)	HEAD	TYPE	REMARKS	QTY
A	(2) 32" X 60"	6'-8"	SINGLE HUNG	-	3
B	32" X 60"	6'-8"	SINGLE HUNG	-	3
C	48" X 12"	6'-8"	FIXED GLASS	TRANSOM	1

EGRESS NOTE

1 EACH BEDROOM, IF THERE IS NO ACCESS TO EXTERIOR THROUGH A DOOR, MUST HAVE ONE WINDOW WHICH COMPLIES WITH EGRESS CODES. THE WINDOW SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" A.F.F. OF ROOM SERVICED.

2 WINDOWS IN ROOMS WITH A FINISHED FLOOR 72" OR GREATER ABOVE GRADE FINISHED SHALL HAVE A MINIMUM SILL HEIGHT OF 24" A.F.F. OF ROOM SERVICED.

R310.2
EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

LEGEND

2X4 FRAMED WALLS & 2X6 EXTERIOR FRAMED WALLS @ 16" O.C. (U.N.O.)

2X4 INTERIOR LOAD BEARING WALLS 16" O.C. (U.N.O.)

INDICATES STEP DOWN AND MEASUREMENT

8X8 P.T. POST

NOTE:
ALL ANGLES ARE 45 DEGREES U.O.N.

FLOOR PLAN KEYNOTES

1 PROVIDE 3/8" MIN CDX PLYWOOD TO CEILING USING 8d RING SHANK NAILS 4" O.C. PRIOR TO APPLICATION OF CEILING FINISH OR APPLY STRUCTURAL RATED FINISH CEILING

2 22" X 30" ATTIC PULL DOWN ACCESS. VIF LOCATION WEATHERSTRIPPED & INSULATED INTERIOR DOOR (N102.2.4)

3 30"-36" COOKTOP/RANGE w/ MICRO/HOOD ABV

4 DRYER VENT TO EXT.

5 HANSEN BOX

6 LINE OF BOX PORCH BEAMS/OFFIT ABV. @ 8'-0" A.F.F. SEE ELEVATIONS -TYP

7 VIF STEPS TBD BASED ON GRADE. PROVIDE RAILINGS AS REQUIRED BY CODE. STAIRS, HAND RAILING/ GUARD RAILING SHALL COMPLY w/ R-311.7, R311.8.3 & R-312.1-R312.1.4

8 LINEN CLOSET - 5 SHELVES

9 AIR HANDLER UNIT IN ATTIC. VIF LOCATION.

10 AIR CONDITIONER CONDENSER PAD VIF SIZE & LOCATION. VERIFY CONDENSER TO PAD CONNECTION W/ MANUF.

PLUMBING KEYNOTES

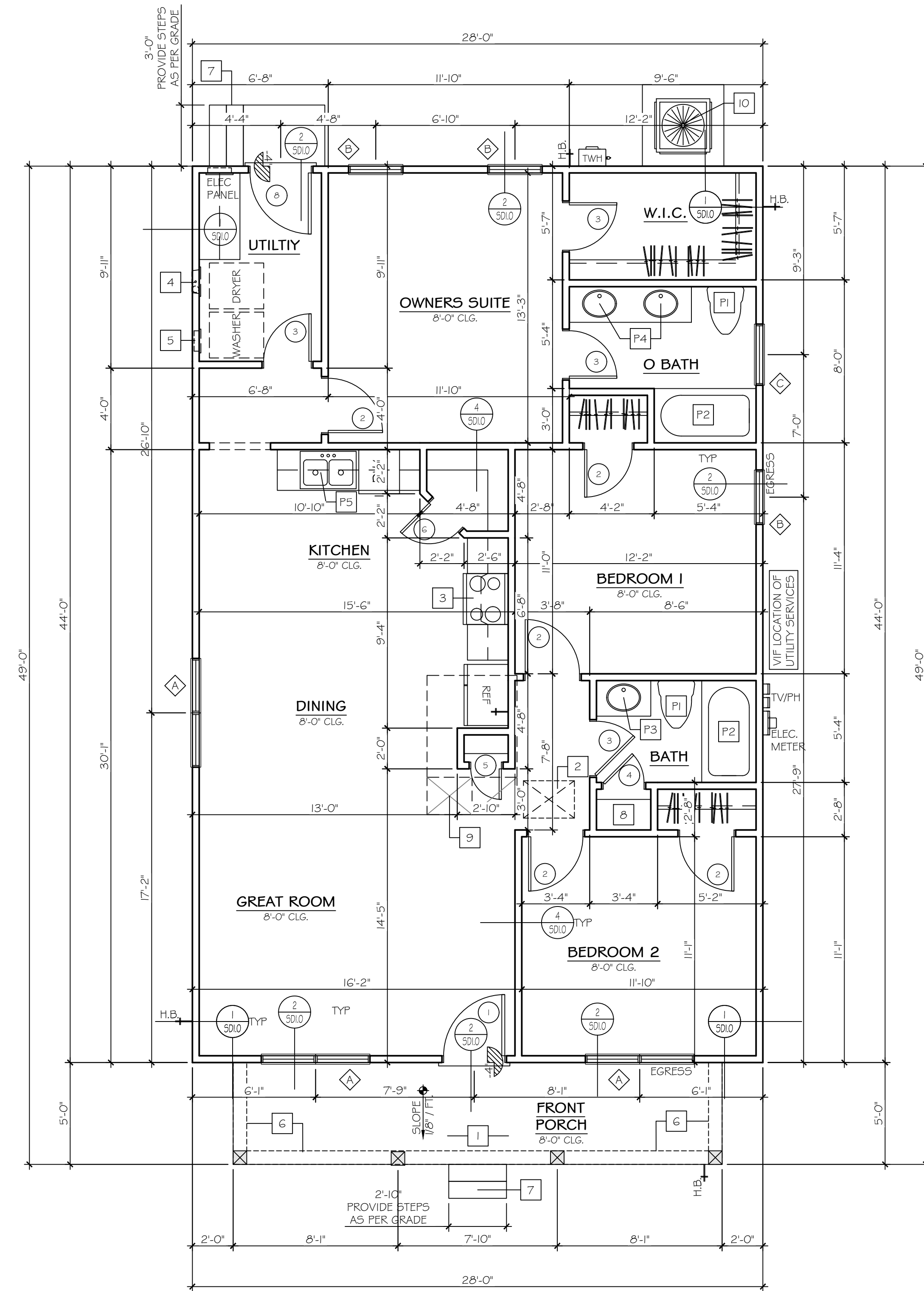
P1 ONE-PIECE ELONGATED COMFORT HGT TOILET

P2 30" X 60" TUB/SHOWER COMBO- TILE WALL SURROUND

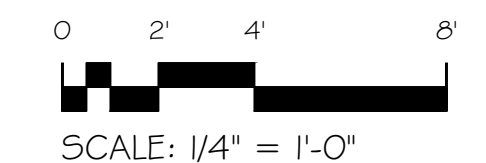
P3 VANITY COMBINATION DRAWER (VCD302134 DR2) (1) LAVATORY w/ SINGLE HANDLE LEVER FAUCETS w/ 4" CENTER OR SINGLE HOLE

P4 (1) VANITY SINK BASE (VSB602134.3), (2) LAVATORY w/ SINGLE HANDLE LEVER FAUCETS w/ 4" CENTER OR SINGLE HOLE.

P5 30"-33" SINGLE BASIN STAINLESS STEEL KITCHEN SINK (UNDERMOUNT, DROP IN OR FARMHOUSE) w/ SINGLE HOLE PRE-RINSE PULL DOWN KITCHEN FAUCET



FLOOR PLAN



DESIGNS FOR LIVING

ONTWERPE STUDIO, LLC

JUDITH ANN KOEHN, CPBD, AIBD
AKOHN@ONTWERPESTUDIO.COM
727.490.9459 | 910.374.7863
WWW.ONTWERPESTUDIO.COM

N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS

MEMBER
AIBD
AMERICAN INSTITUTE OF BUILDING DESIGN

THE MILLE

NC

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FLOOR PLAN
A.I.O

KEYNOTES	
1	ASPHALT ARCHITECTURAL SHINGLES
2	IX2 SHINGLE MOLD
3	2X6 FASCIA
4	8" HORIZONTAL HARDIE SIDING w/ 6" TRIM @ CORNERS U.O.N. - TYP.
5	8" X 8" P.T. POST TRIMMED OUT
6	RIDGE VENT
7	HARDIE VERTICAL SIDING

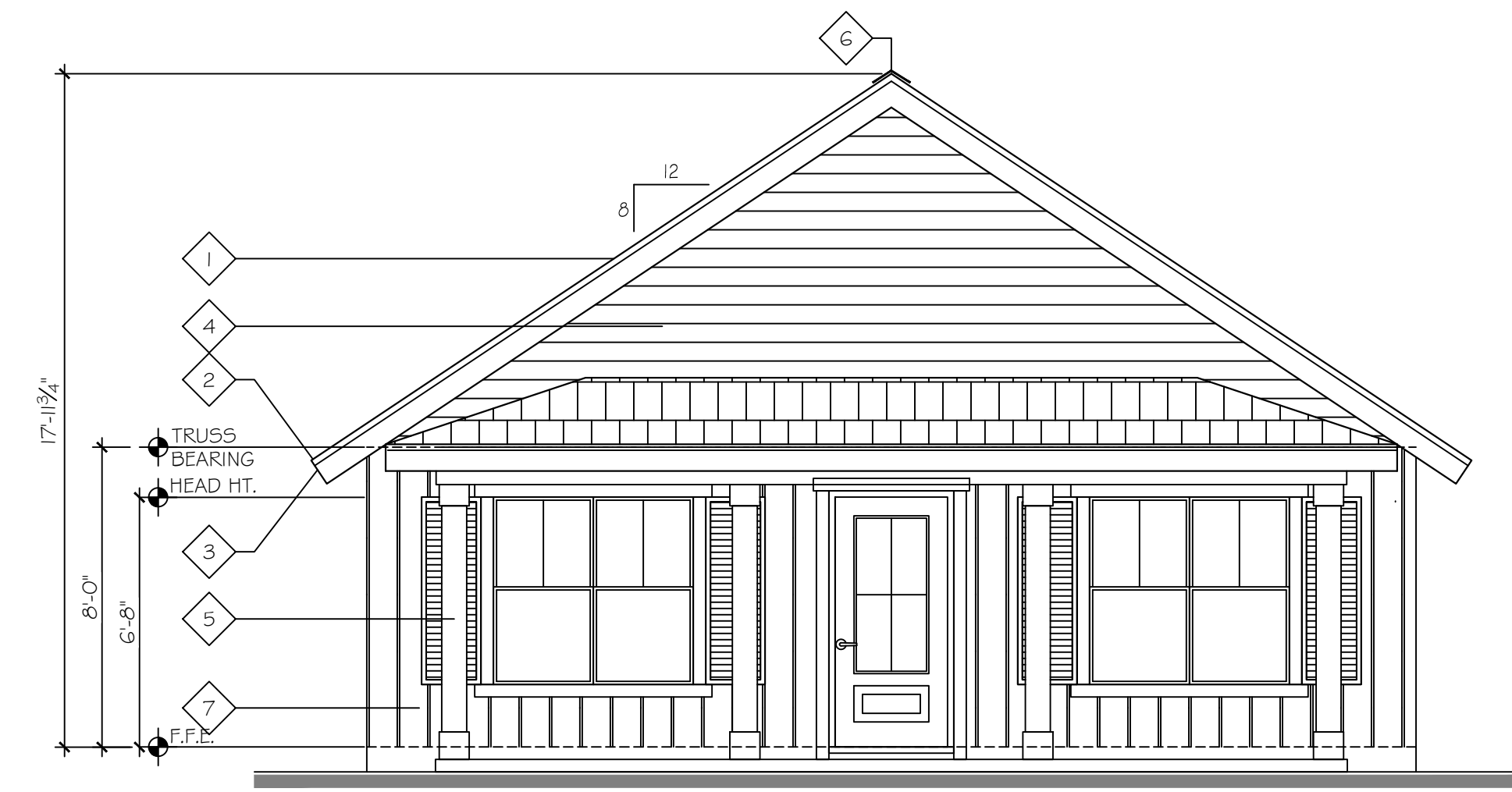
DESIGNS FOR LIVING

ONTWERPE STUDIO, LLC

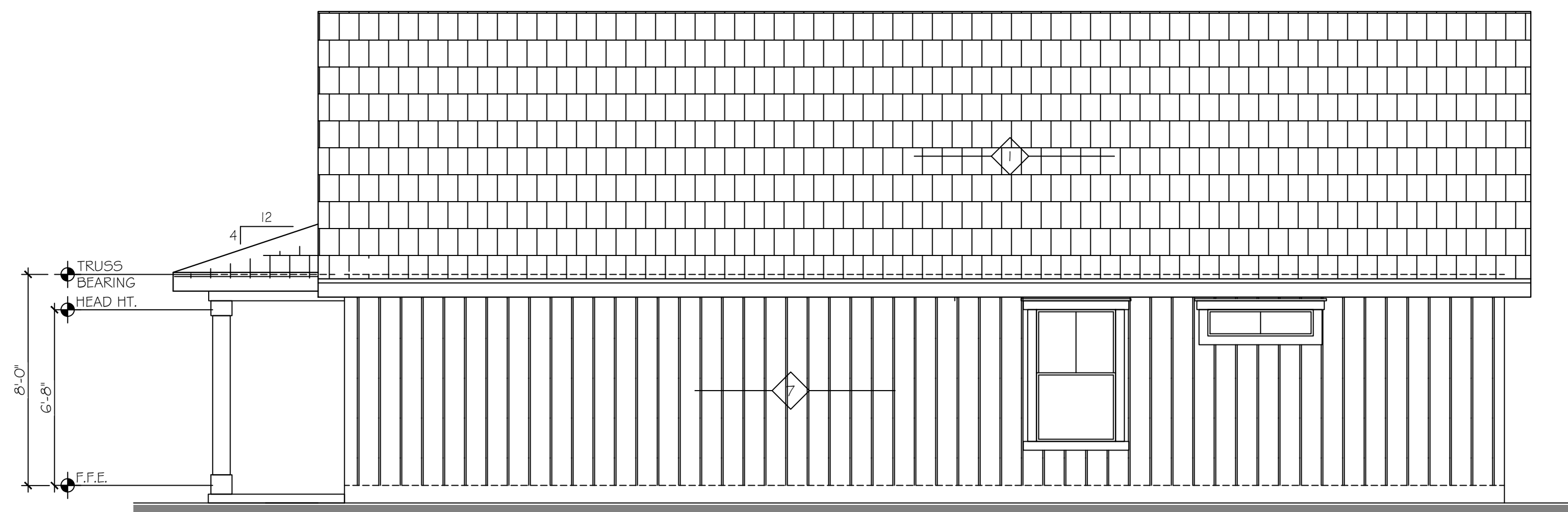
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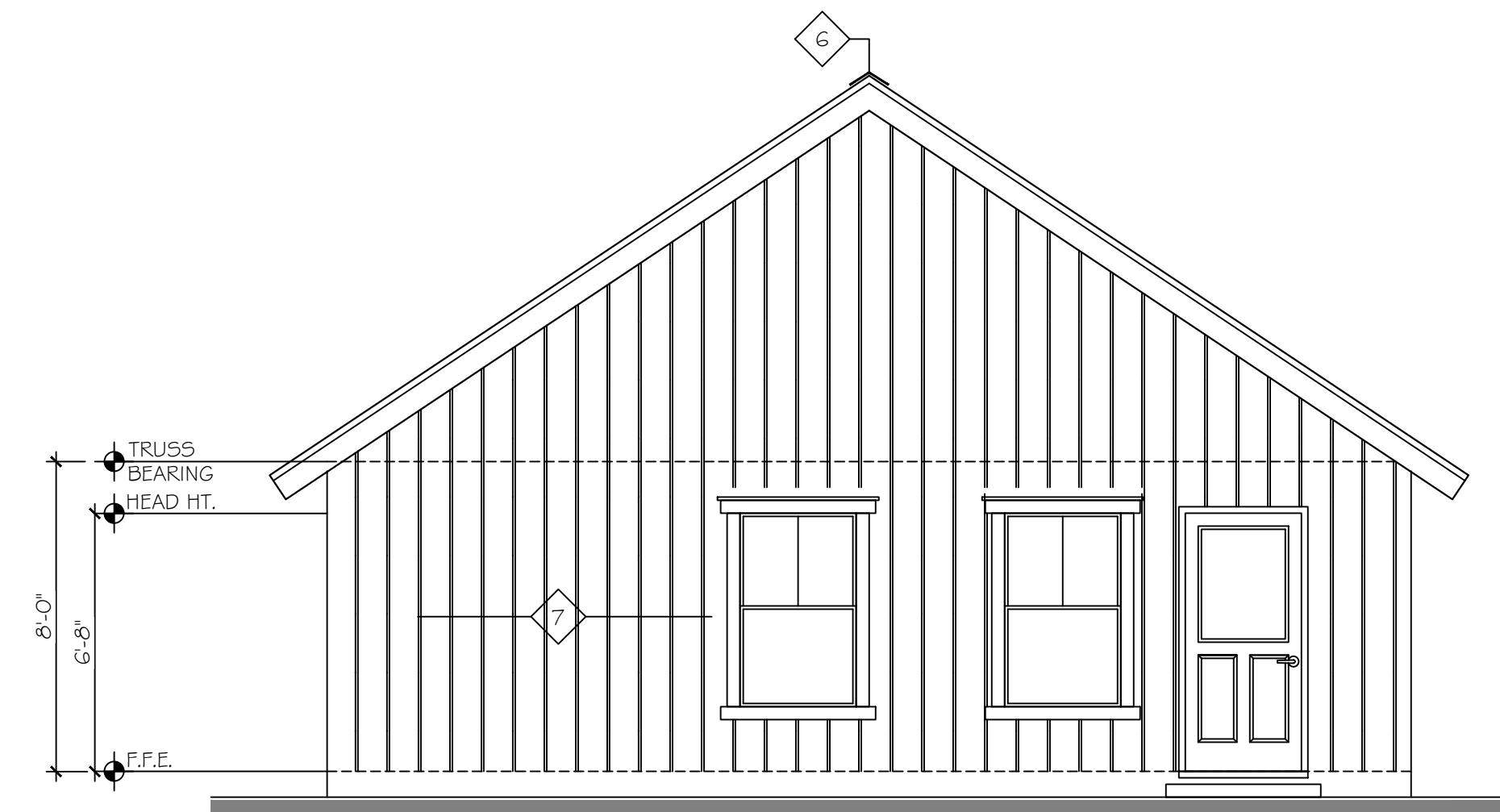
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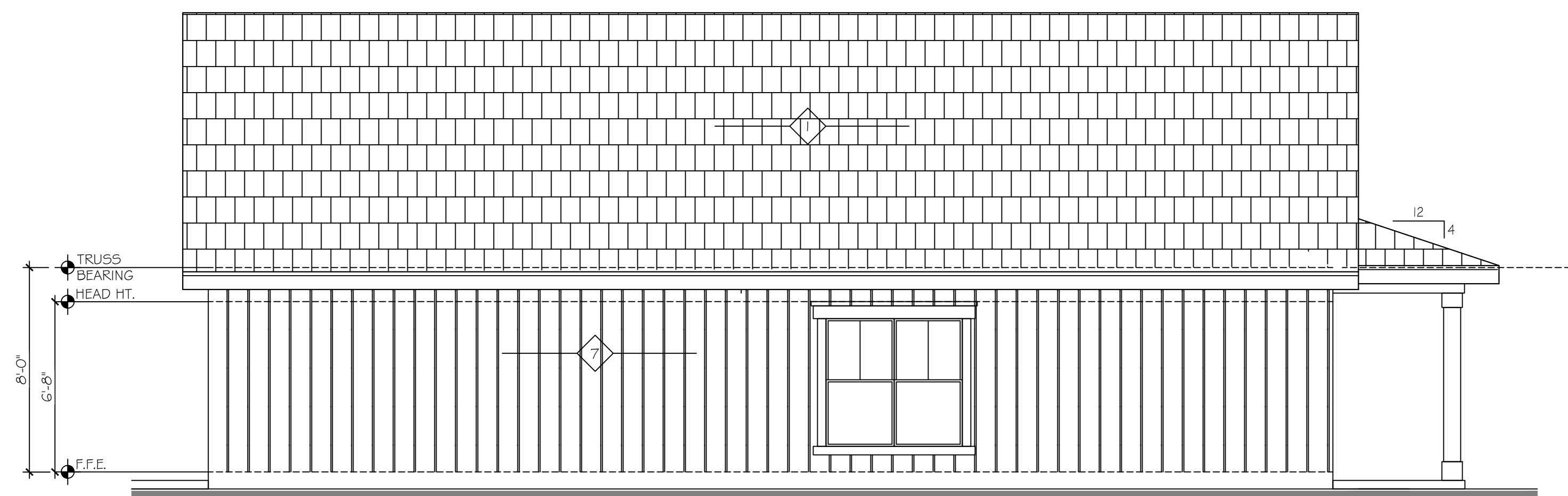
ELEVATION
FRONT



ELEVATION
RIGHT



ELEVATION
REAR



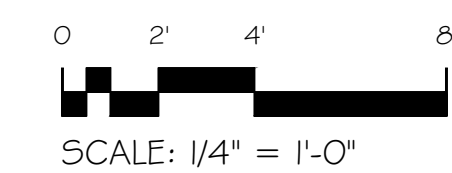
ELEVATION
LEFT

THE MILLE
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REV	DATE	DESCRIPTION
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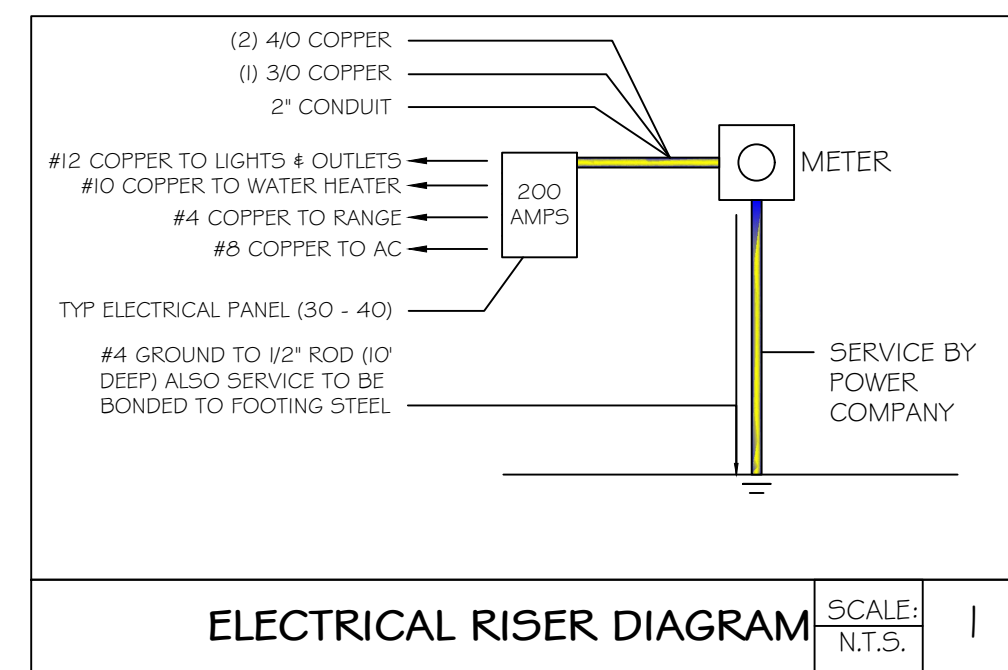
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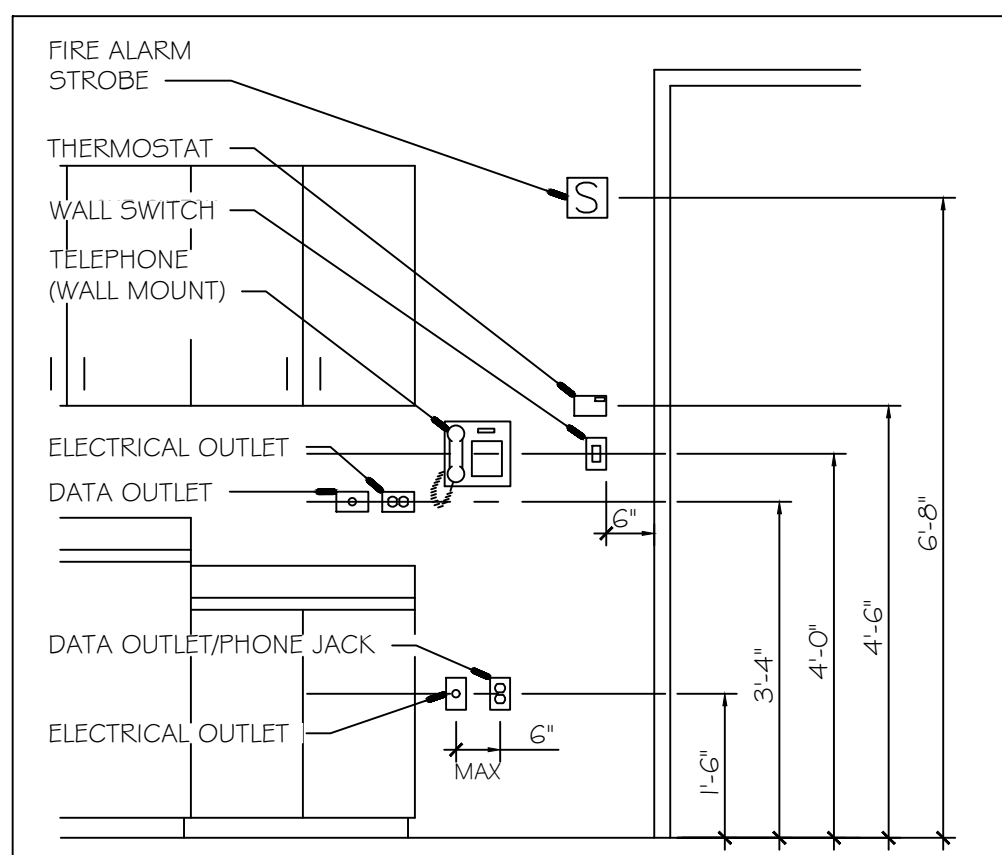
ELEVATIONS

A2.0



ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.



ELECTRICAL MOUNTING HEIGHTS

SCALE: N.T.S.

KEYNOTES

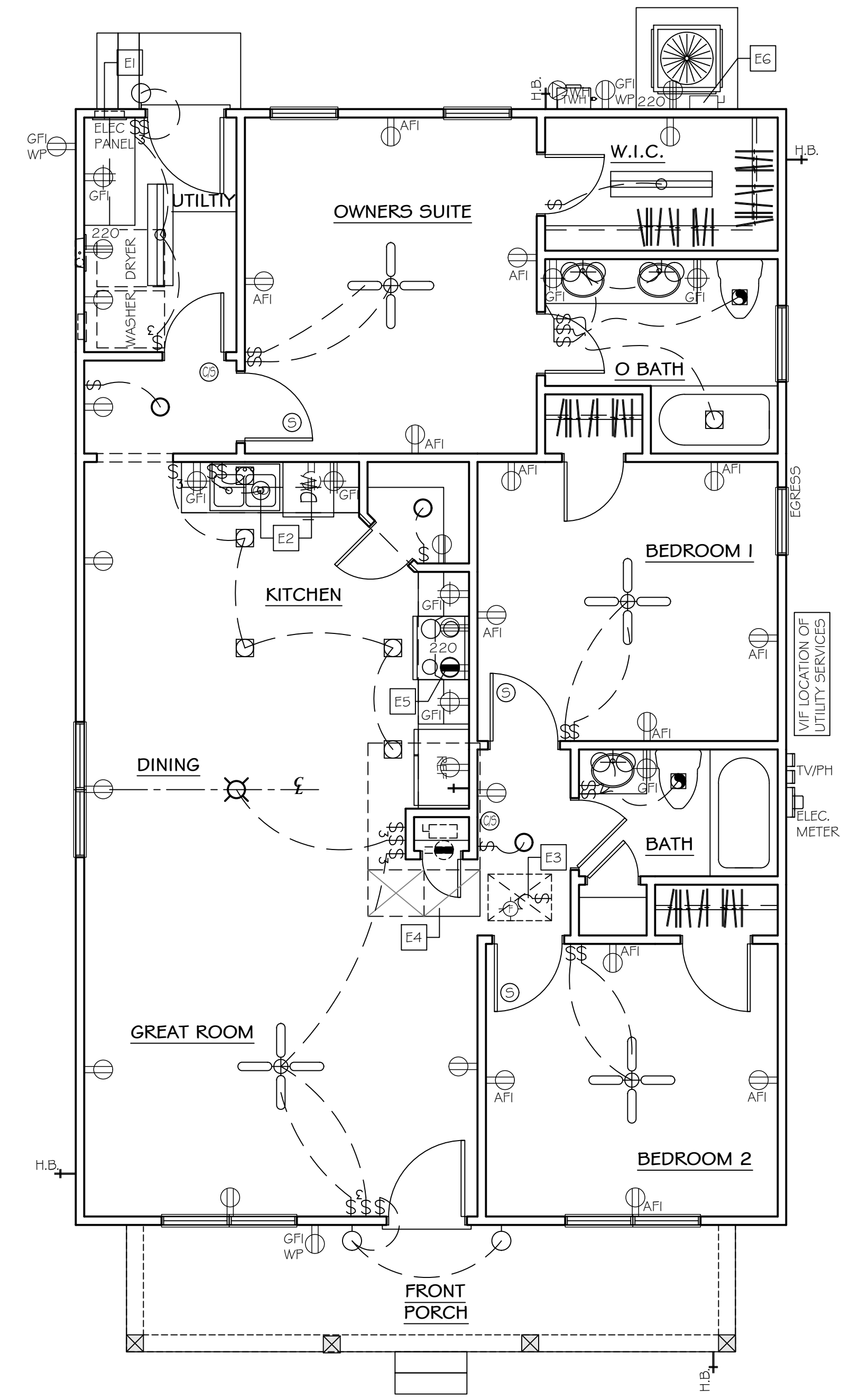
- E1 200 AMP ELECTRICAL PANEL VIF LOCATION
- E2 PROVIDE SWITCH w/ GFI OUTLET FOR GARBAGE DISPOSAL & DW. ALL UNDER SINK. VIF LOCATION PRIOR TO INSTALL.
- E3 LIGHT w/ SWITCH AT ATTIC
- E4 AIR HANDLER UNIT -IN ATTIC. VIF LOCATION
- E5 -GFI (±) 32" AT KITCHEN ISLAND CABINETS
-GFI (±) 48" IN GARAGE
-(±) 72" FOR HOOD/MICRO
- E6 PROVIDE ELECTRICAL FOR A/C CONDENSER PER MANUF. REQUIREMENTS. VIF SIZE & LOCATION.

GENERAL ELECTRICAL NOTES:

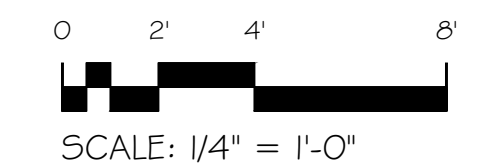
- 1) PER NEC SECTION 210.12(B) ALL 15A & 20A, 120V BRANCH CIRCUITS SUPPLYING OUTLETS REQUIRE AFCI PROTECTION.
 - 2) CARBON MONOXIDE PROTECTION PER NORTH CAROLINA STATUTES 553.885 (2). TO BE INSTALLED WITHIN 10' OF EVERY SLEEPING ROOM.
 - 3) PER NEC SECTION 210.8(B)(4) ALL 15A & 20A, 125V RECEPTACLES INSTALLED OUTDOORS MUST BE GFI-PROTECTED.
 - 4) PER NEC SECTION 210.8(B)(5) ALL 15A & 20A, 125V RECEPTACLES INSTALLED WITHIN 6' OF A SINK (IN NON-DWELLING UNIT OCCUPANCIES-e.g. OUTDOOR SUMMER KITCHENS RECEPTACLES) MUST BE GFCI-PROTECTED.
 - 5) PER NEC SECTION 406.8(B)(1) 15A & 20A RECEPTACLES IN A WET LOCATION MUST BE WITHIN AN ENCLOSURE THAT IS WEATHERPROOF WHEN AN ATTACHMENT IS PLUGGED IN AND ALL NON-LOCKING RECEPTACLES SHALL BE LISTED AS WEATHER RESISTANT.
 - 6) PER NEC SECTION 406.11 IN DWELLING UNITS, ALL 15A & 20A, 125V RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT.
 - 7) PER NEC SECTION 800.156 NO LESS THAN ONE COMMUNICATIONS OUTLET SHALL BE INSTALLED WITHIN EACH DWELLING UNIT.
 - 8) PER NEC SECTIONS R314.3 AND R315.1 SMOKE DETECTORS TO BE INSTALLED INSIDE EA SLEEPING AREA
 - 9) PROVIDE GAS DROPS AS PER SPECIFICATIONS.
 - 10) PRE-WIRE FOR OPTIONAL CEILING FAN PER SPECIFICATIONS. CENTER JUNCTION BOX IN ROOM.
 - 11) JUNCTION BOX AT WATER HEATER, RANGE AND/OR DRYER TO BE 220V WHERE GAS IS NOT AN OPTION, AND 110V WHEN GAS IS AN OPTION. PROVIDE APPROPRIATE RECEPTACLE PER APPLIANCE
 - 12) PROVIDE ADDITIONAL EXTERIOR WEATHERPROOF RECEPTACLE WITHIN 15' OF CONDENSING UNITS
 - 13) ALL GARAGE OUTLETS SHALL BE ON A DEDICATED CIRCUIT.
 - 14) ELECTRICAL RECEPTACLE, SWITCH QUANTITIES & LOCATIONS SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER & LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT & BUILDER EXCEPT WHERE CODE REQUIREMENTS APPLY.
- ALL ELECTRICAL DESIGN AND WORK SHALL BE IN STRICT COMPLIANCE WITH THE 2017 NEC/NFPA 70

ELECTRICAL KEY SYMBOL

- CABLE TV
- HOSE BIB
- 120V DUPLEX CONVENIENCE DUPLEX OUTLET (GFI) 120V OR 240V, GFI OUTLET, (WP) WEATHERPROOF DUPLEX RECEPTACLE w/ GFI, (AFI) ARC FAULT CIRCUIT INTERRUPTER
- 120V DUPLEX CONVENIENCE DUPLEX OUTLET AT COUNTER. INSTALL GFCI RECEPTACLES AS REQUIRED PER CURRENT NFPA 70 210.8
- 220V OUTLET
- 120V DUPLEX CONVENIENCE RECEPTACLE, 1/2 HOT
- 120V DUPLEX CONVENIENCE RECEPTACLE, 4-48, 72" FOR MICRO-HOOD, IN ATTIC (DASHED)
- 120V DUPLEX CONVENIENCE DUPLEX RECEPTACLE, CEILING MOUNTED - GARAGE DOOR OPENER
- 120V DUPLEX CONVENIENCE DUPLEX RECEPTACLE - FLOOR MOUNTED
- SWITCHES
- 3-WAY SWITCH
- ELECTRICAL PANEL
- ELECTRICAL METER
- GAS METER
- TANKLESS WATER HEATER
- AC DISCONNECT
- CEILING MOUNTED FAN / LIGHT w/ BRACING
- RECESSED FRACTIONAL HP EXHAUST FAN
- COMBO SMOKE/CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- GARBAGE DISPOSER
- RECESSED CAN LIGHT
- CEILING FIXTURE
- HANGING CEILING FIXTURE
- PENDANT CEILING FIXTURE
- WALL MOUNT FIXTURE
- VANITY LIGHT FIXTURE
- 24" FLUORESCENT/LED LIGHT FIXTURE
- 48" FLUORESCENT/LED LIGHT FIXTURE



ELECTRICAL PLAN



DESIGNS FOR LIVING

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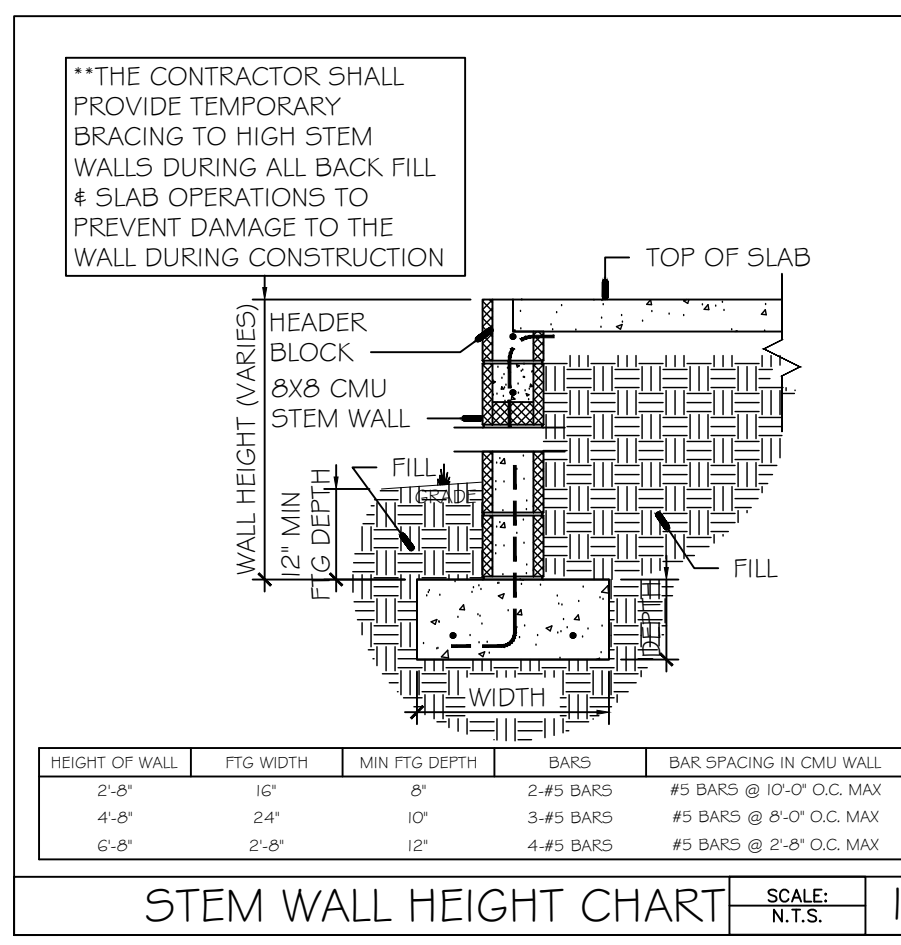
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REV	DATE	DESCRIPTION
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FOUNDATION STRUCTURAL NOTES			
NC (2018 NCR), WIND, 140-150 MPH - STEM SLAB			
1	NOT USED		
2	CONCRETE BLOCK PIER SIZE SHALL BE:		
	SIZE	HOLLOW	SOLID
●●	8 X 16	UP TO 32"	UP TO 5'-0"
●●	12 X 16	UP TO 48"	UP TO 9'-0"
●●	16 X 16	UP TO 64"	UP TO 12'-0"
●●	24 X 24	UP TO 96"	UP TO 5'-0"
●●	WITH 30" X 30" X 10" CONCRETE FOOTING, U.N.O. REINFORCE w (3) #4 OR (2) #5 BAR IN BOTH DIRECTIONS w/ 3" BOTTOM COVER		
3	WALL FOOTING AS FOLLOWS (U.N.O.)		
●●	DEPTH =	8" - UP TO 2 STORY	
●●	WIDTH =	24"	
●●	REINFORCE w/ (3) #4 OR (2) #5 BAR (3" BOTTOM COVER), SEE DETAILS		
●●	SEE DETAILS FOR WALL HEIGHT LIMITATIONS, ASSUMED SOIL BEARING CAPACITY = 2000 P.S.F. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED. REINFORCE FOUNDATION WALL AND INSTALL WALL ANCHORAGE AS SPECIFIED ON SD SHEETS		



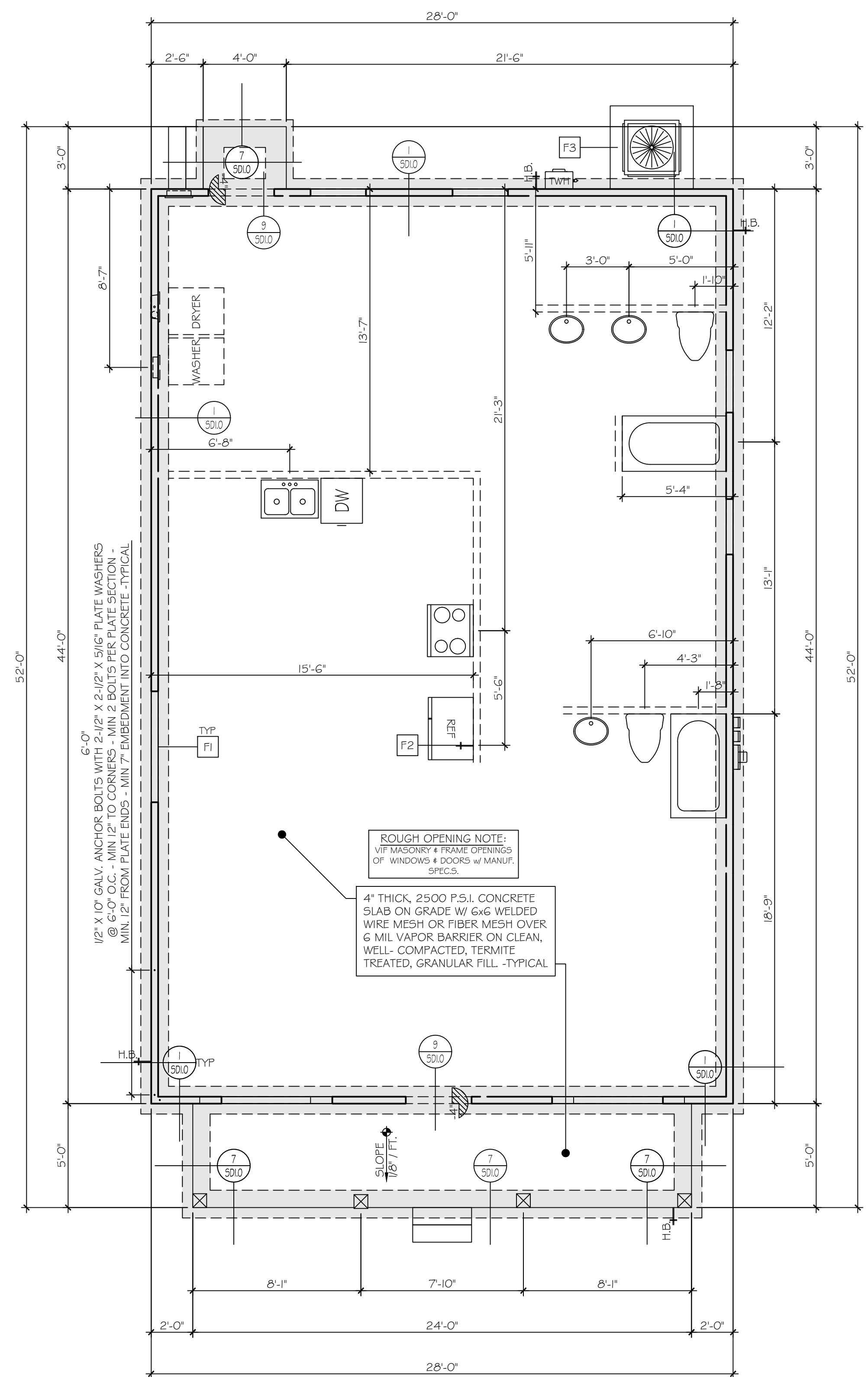
- ### FOUNDATION NOTES
- SITE SHALL BE STRIPPED OF ALL VEGETATION AND ORGANIC MATTER. EXCAVATION SHALL EXTEND TO FIRM NATIVE SOIL MATERIALS. ALL FILL SOILS SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% MAX. DENSITY. TEST SHALL BE REQUIRED FOR FILLS IN EXCESS OF 12".
 - ALL SOIL SHALL BE TREATED TO EXTERMINATE SUBTERRANEAN TERMITES AND OTHER PESTS.
 - INSTALL 6 MIL. POLYETHYLENE VAPOR BARRIER BELOW ALL SLABS ON GRADE. TAPE ALL JOINTS AND AROUND ALL PENETRATIONS.
 - ALL CONCRETE SHALL ACHIEVE A MINIMUM STRENGTH OF 3,000 PSI AND SHALL COMPLY w/ ACI-301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI-318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 - DEFORMED STEEL REINFORCING BARS SHALL CONFORM TO ASTM A-615, GRADE 40, AND BE INSTALLED IN ACCORDANCE w/ THE CONCRETE REINFORCING STEEL INSTITUTE "MANUAL OF STANDARD PRACTICE".
 - INSTALL STEEL ANCHOR BOLTS w/ HEX NUTS AND FLAT WASHERS TO COMPLY w/ ASTM A-307, GRADE "a", IN SIZES AND CONFIGURATIONS INDICATED.
 - USE TYPE-N MORTAR FOR EXTERIOR ABOVE GRADE LOAD BEARING AND NON-LOAD BEARING WALLS.
 - GROUT FOR UNIT MASONRY SHALL COMPLY w/ ASTM C-476 AND SHALL BE OF THE PROPER CONSISTENCY WHICH WILL COMPLETELY FILL ALL SPACES INTENDED TO RECEIVE GROUT. PROVIDE CLEANOUT HOLES IN THE FIRST COURSE OF ALL CELLS TO RECEIVE GROUT. GROUT SHALL ACHIEVE A MINIMUM STRENGTH OF 3,000 PSI.
 - CONCRETE MASONRY UNITS SHALL BE NORMAL WEIGHT HOLLOW LOAD BEARING BLOCK CONFORMING TO ASTM C-90.

LEGEND

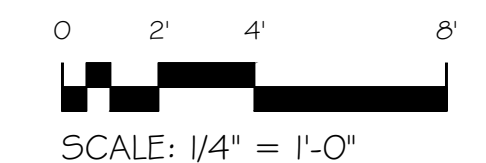
- INDICATES RECESS IN SLAB
- INDICATES OPENING ABV
- INDICATES STEP DOWN AND MEASUREMENT IN SLAB
- 1/2" X 10" GALV. ANCHOR BOLTS WITH 2-1/2" X 2-1/2" X 5/16" PLATE WASHERS @ 6'-0" O.C. - MIN 12" TO CORNERS - MIN 2 BOLTS PER PLATE SECTION - MIN 12" FROM PLATE ENDS - MIN 7" EMBEDMENT INTO CONCRETE

KEYNOTES

- F1 INDICATES OPENING IN WALL ABV -TYP
- F2 PROVIDE LINE FOR ICE MAKER
- F3 A/C CONDENSER PAD VIF SIZE & LOCATION. VERIFY CONDENSER TO PAD CONNECTION W/ MANUF.



FOUNDATION PLAN
PLUMBING LAYOUT



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FOUNDATION PLAN
S1.0

TYPICAL SIMPSON HANGERS					
ITEM NUMBER	MODEL	FASTNERS	UPLIFT#	SHEAR	NOTES
JACK TRUSSES WD. TO MASONRY	HETA20	16-10d X 1-1/2"	1890	27/625	
BEAMS/HIP GIRDER/Common TRUSSES WD. TO MASONRY	HETA20	32-10d X 1-1/2"	2,646	540/1,250	(2) STRAP / TRUSS / GIRDER
COMMON TRUSSES (HANGERS)	HU526	28-10d	1,550	-	HANGER
GIRDER TO GIRDER (HANGERS)	HGU5210-2	62-16d	3,080	-	HANGER
WOOD TO WOOD	H10	16-8d X 1-1/2"	850	505/450	WOOD / WOOD
VALLEY TRUSSES / FRAMING	LU528-2	10-16d	1,140	1,265	
HIP GIRDER	HETAIG	32-10d X 1-1/2"	2,500	1,210	(2) STRAP PER MANUF.
WOOD TO WOOD GIRDER	MT518	28-10d X 1-1/2"	2,000	-	(2) STRAPS

* OR EQUAL
T/C TAPCON CONCRETE FASTNERS
LOADS TAKEN FROM MANUFACTURERS SPECIFICATIONS
ACTUAL LOADS MAY BE LESS
NOTE: SEE 2ND FLOOR PLAN AT PLUMB DOWNS
UNLESS NOTED OTHERWISE PER NOTE OR DETAIL

ROOF SHEATHING ATTACHMENT				
RAFTER/TRUSS SPACING 24 IN. O.C.	WIND SPEED			
	140		150	
	E	F	E	F
EXPOSURE B				
RAFTER/TRUSS SG = 0.42	6	6	6	6
RAFTER/TRUSS SG = 0.49	6	6	6	6
EXPOSURE C				
RAFTER/TRUSS SG = 0.42	4	4	4	4
RAFTER/TRUSS SG = 0.49	6	6	6	6
EXPOSURE D				
RAFTER/TRUSS SG = 0.42	4	4	4	4
RAFTER/TRUSS SG = 0.49	6	6	4	4

E = NAIL SPACING ALONG PANEL EDGES (INCHES)
F = NAIL SPACING ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD (INCHES)
a. FOR SHEATHING LOCATED A MINIMUM OF 4 FEET FROM THE PERIMETER EDGE OF THE ROOF, INCLUDING 4 FEET ON EACH SIDE OF RIDGES AND HIPS, NAIL SPACING IS PERMITTED TO BE 6 INCHES ON CENTER ALONG PANEL EDGES AND 6 INCHES ON CENTER ALONG INTERMEDIATE SUPPORTS IN THE PANEL FIELD.
b. WHERE RAFTER/TRUSS SPACING IS LESS THAN 24 INCHES ON CENTER, ROOF SHEATHING FASTENING IS PERMITTED TO BE IN ACCORDANCE WITH THE AWC WFCM OR THE AWC NDS.

MINIMUM ROOF SHEATHING THICKNESS		
RAFTER/TRUSS SPACING 24 IN. O.C.	WIND SPEED	
	140	150
	7/16 (24/16)	15/32 (32/16)
MINIMUM SHEATHING THICKNESS, INCHES (PANEL SPAN RATING) EXPOSURE C	19/32 (40/20)	19/32 (40/20)
MINIMUM SHEATHING THICKNESS, INCHES (PANEL SPAN RATING) EXPOSURE D	19/32 (40/20)	9/32 (40/20)

HEADER/BEAM & COLUMN NOTES:

THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF THE HEADERS IN LOAD BEARING AND EXTERIOR WALLS SHALL BE ACCORDING TO ITEM (d) IN TABLE R602.3(5) OR AS BELOW

UP TO 4': 1 KING STUD
4'-8' 2 KING STUDS
8'-11' 3 KING STUDS
OVER 11' 4 KING STUDS

HEADER AT LOAD BEARING WALLS:
2X4 WALLS (2) 2X10 (U.N.O.)
2X6 WALLS (3) 2X10 (U.N.O.)

USE (1) JACK AND (1) KING STUD AT EACH END, U.N.O.
SEE TBL R602.7.5 FOR FULL HGT STUDS AT EACH END IN EXTERIOR WALLS

NON LOAD BEARING:
(1) 2X4 LAID FLAT FOR OPENINGS UP TO 8' w/ IF VERTICAL DISTANCE TO PARALLEL NAILING SURFACE IS NOT MORE THAN 24"

USE (1) JACK AND (1) KING STUD AT EACH END

HEADER HEIGHT NOTE:
ALL WINDOW HEAD HEIGHTS ARE 8'-0" A.F.F. ON LOWER FLOOR AND 6'-8" A.F.F. ON UPPER FLOOR UNLESS NOTED OTHERWISE.

TRUSS SYSTEM REQUIREMENTS

NC (2018 NCRC), WIND: 140-150 MPH

- ALL PRE-ENGINEERED WOOD PRODUCTS SHALL BE VERIFIED BY TRUSS MANUFACTURER. TRUSS MANUFACTURER SHALL HAVE THE AUTHORITY TO MAKE SUBSTITUTIONS FOR PRODUCTS SPECIFIED ON THE PLANS DUE TO AVAILABILITY OR ECONOMICS. CHANGES SPECIFIED BY THE TRUSS MANUFACTURER SHALL CONTROL. CHANGES MADE AFTER TRUSS ENGINEERING HAS BEEN PROVIDED TO ENGINEER OF RECORD, MUST BE APPROVED BY THE ENGINEER OF RECORD.
- TRUSS MANUFACTURER TO PROVIDE SEPARATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER.
- ALL PRE-ENGINEERED WOOD PRODUCTS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. THE TRUSS ENGINEER IS A DELEGATED ENGINEER FOR THIS PROJECT, AND AS SUCH, IS RESPONSIBLE FOR THE VALIDITY OF THE COMPONENTS PROVIDED. FRAMING LAYOUTS SHOWN MAY BE CHANGED BY THE TRUSS MANUFACTURER. THE DELEGATED ENGINEER IS RESPONSIBLE FOR PROVIDING A FINAL SEALED SET OF ALL CALCULATIONS AND LAYOUTS FOR THIS PROJECT TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO MANUFACTURE OF SAID COMPONENTS. ENGINEER OF RECORD HAS NOT REVIEWED THE PRE-ENGINEERED TRUSS MANUFACTURER'S COMPONENTS AT THIS TIME AND RESERVES THE RIGHT TO MAKE ANY CHANGES AFTER SUCH INFORMATION HAS BEEN PROVIDED FOR REVIEW. CONTRACTOR, AS PROJECT COORDINATOR, SHALL BE RESPONSIBLE FOR INSURING INFORMATION REQUESTED ABOVE HAS BEEN SUBMITTED TO ENGINEER OF RECORD IN A TIMELY MANNER WHEN AVAILABLE.
- ALL PRE-ENGINEERED TRUSSES TO BE DESIGNED USING THE MOST RECENT TPI CRITERIA. TRUSSES TO BE HANDLED AND INSTALLED USING MOST RECENT BCSI RECOMMENDATIONS. TEMPORARY AND PERMANENT BRACING SHALL BE PER MOST RECENT BCSI RECOMMENDATIONS UNLESS NOTED OTHERWISE, OR MORE STRINGENT CODE REQUIREMENTS APPLY. TRUSS ENGINEER IS RESPONSIBLE FOR INDICATING ALL TRUSS TO TRUSS CONNECTORS. ALL COMPONENTS TO BE DESIGNED FOR BOTH GRAVITY AND UPLIFT LOAD CASES, INCLUDING BEAM COMPONENTS UPON REVIEW. ENGINEER OF RECORD WILL PROVIDE A REVIEW LETTER INDICATING ANY CHANGE IN STRAPPING OR SUPPORT BASED ON THAT REVIEW. CONSTRUCTION COMMENCING PRIOR TO ENGINEER'S REVIEW IS SUBJECT TO MODIFICATION BASED ON REVIEW LETTER.
- ALL METAL CONNECTORS & FABRICATIONS SHALL COMPLY W/ AISC SPECS.
- SOLID BLOCK ALL JOIST & RAFTERS AT POINTS OF SUPPORT.
- CONTRACTOR SHALL CORRELATE W/ TRUSS MANUFACTURER TO ENSURE ADEQUATE BEARING IS PROVIDED AT END REACTIONS OF ALL GIRDER TRUSSES.
- CONTRACTOR SHALL PROVIDE ALL FASTENING DEVICES NECESSARY & SUITED FOR EACH APPLICATION AND BE RESPONSIBLE FOR ITEMS TO BE INSTALLED CORRECTLY.
- BRACE TRUSSES DURING ERECTION & AFTER PERMANENT INSTALLATION TO COMPLY W/ TPI BWT-76
- ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT W/ MASONRY, CONCRETE OR SOIL SHALL BE PRESSURE-TREATED.
- ALL WOOD FRAMING SHALL BE FABRICATED & INSTALLED PER AITC AND TPI & NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ROOF SHEATHING: EXPOSURE B, 7/16" WSP. EXPOSURE C, 19/32" WSP. ATTACHE W/ 8d COMMON NAILS W/ 6:12 NAILING PATTERN PERIMETER EDGE ZONE (48") NAILING TO BE 4-4 NAILING PATTERN (INSTALL BLOCKING IN PERIMETER EDGE ZONE AT 48" O.C.)
- ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPF#2 OR #3 PLATES OR LEDGERS (UNO)

ATTIC VENT CALCULATION

PROVIDE ATTIC VENTILATION IN COMPLIANCE W/ F.B.C RESIDENTIAL CODE. THE REQUIRED NET FREE VENTILATING AREA OF NOT LESS THAN 1/150 OF THE SPACE VENTILATED. AREA MAY BE REDUCED TO 1/300 PROVIDED THAT 50 PERCENT (BUT NOT MORE THAN 80%) OF THE REQ'D VENTILATING AREA IS PROVIDED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE WITH THE BALANCE OF THE REQ'D VENTILATION PROVIDED BY THE EAVE OR CORNICE VENTS.

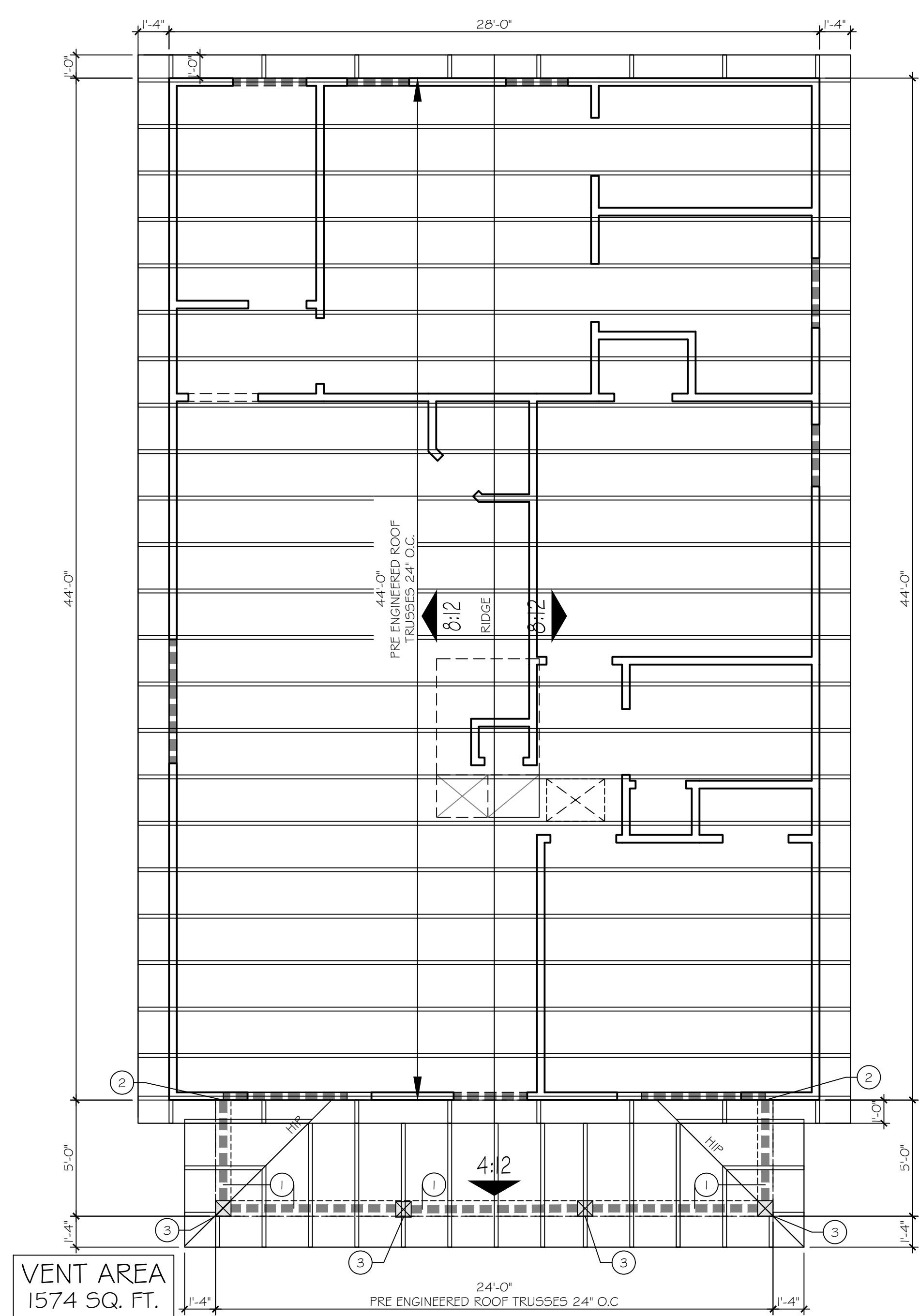
NOTE: TYPICAL VENTILATION INCLUDES

- SOFFIT VENTS
(AREA: 6.42 SQ. IN. PER FOOT - VERIFY W/ MANUFACTURER)
- LOMANCO 770" ATTIC VENT LOCATED 12" MIN. FROM RIDGE
(AREA: 70 SQ. IN. - VERIFY W/ MANUFACTURER)
*(1) LOMANCO 770D VENT AT 140 S.I. EA CAN BE USED IN PLACE OF (2) 770 VENTS.

AREA 1 - AREA VENTILATION REQUIRED - UPPER & LOWER VENTS PROVIDED			
1574	S.F. ATTIC AREA / 300 =	5.25	S.F. X 144 = 755.52 S.I.
755.52	S.I. / 2 =	377.76	S.I. UPPER AND LOWER VENTILATION REQUIRED

UPPER VENTILATION PROVIDED
6 LOMANCO OFF RIDGE VENTS AT 70 S.I. EA. = 420.00 > 377.76 S.I.

LOWER VENTILATION PROVIDED
59 FT. SOFFIT VENTS (MIN.) AT 6.42 SI/FT = 378.78 > 377.76 S.I.



FRAMING NOTES

- NAILING PATTERN FOR 7/16 OSB WALL SHEATHING IS 8d NAILS @ 6" O.C. AT PERIMETER & 12" O.C. IN FIELD PER 2018 NCRC 602.10.1 - PROVIDE BLOCKING AT ALL PANEL SEAMS
- PROVIDE TYVEK HOUSE WRAP OR EQUAL - SEAL ALL TEARS, SEAMS, & PENETRATIONS PER 2018 NCRC N-1102.4.1
- USE TREATED GROUND CONTACT RATED SYP WHERE EVER LUMBER IS IN CONTACT W/ CONCRETE, MASONRY, OR GROUND
- ATTACH PLYS W/ (2) ROWS OF 1/4" X 6" SDS SCREWS @ 24" O.C. E.S.

SHEAR WALL NOTE

ALL EXTERIOR WALLS ARE TO BE CONSIDERED SHEAR RESISTING COMPONENTS.

ROUGH OPENING NOTE:

FIELD VERIFY MASONRY AND FRAME OPENINGS OF WINDOWS AND DOORS WITH MANUFACTURE SPECIFICATIONS.

BRACED WALL PANEL NOTES

- BRACED WALL PANEL METHOD IS CSWSP PER 2018 NCRC R602.10.3
- 2 BRACED WALL PANEL SIZES ARE CALCULATED USING 2018 NCRC TABLE R602.10.3
- WOOD STRUCTURAL PANELS SECURED TO WOOD FRAMING MEMBERS PER 2018 NCRC R602.10.1 - 8D 8 NAILS @ 6" O.C AT EDGES - 12" O.C. IN FIELD
- PROVIDE SOLID BLOCKING OF MINIMUM 2" NOMINAL WIDTH FOR ALL HORIZONTAL JOINTS IN WOOD STRUCTURAL PANELS
- 5 B.W.L = BRACED WALL LINE

DESIGN NOTE

FRAMING PLAN IS DIAGRAMMATIC IN NATURE AND IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY. TRUSS MANUFACTURER TO PROVIDE SEPARATE LAYOUT AND TRUSS COMPONENT DESIGN SIGNED AND SEALED BY A NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER.

NOTE: FOR MUST REVIEW AND APPROVE TRUSS PLANS PRIOR TO THE START OF ANY CONSTRUCTION. TRUSS CONNECTORS, FOUNDATION, AND BEARING WALLS ALL SUBJECT TO CHANGE BASED ON TRUSS PLANS

NOTE: ROOFING TRUSSES BY OTHERS

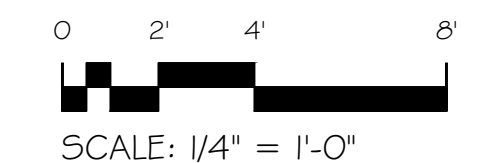
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HEADER BEAM PER PLAN

STRUCTURAL NOTES

- (2) 2X12 SYP #2 W/ 10d NAILS 2 ROWS 6" O.C. ATTACH BEAM TO POST, USING SIMPSON HUS 210-2
- SIMPSON HU5212-2
- 6"X6" SYP #2 P.T. POST, ATTACHED AT BASE USING ABU88Z AND LCE4 CAP AT CORNER POST. CONNECT CENTER POST AT CAP W/ SIMPSON PCBZ OR EQUAL
• MONO: 5/8" ANCHOR - EMBED 7"
• CMU: 5/8" ANCHOR - EXTEND TO FOOTING

ROOF FRAMING PLAN



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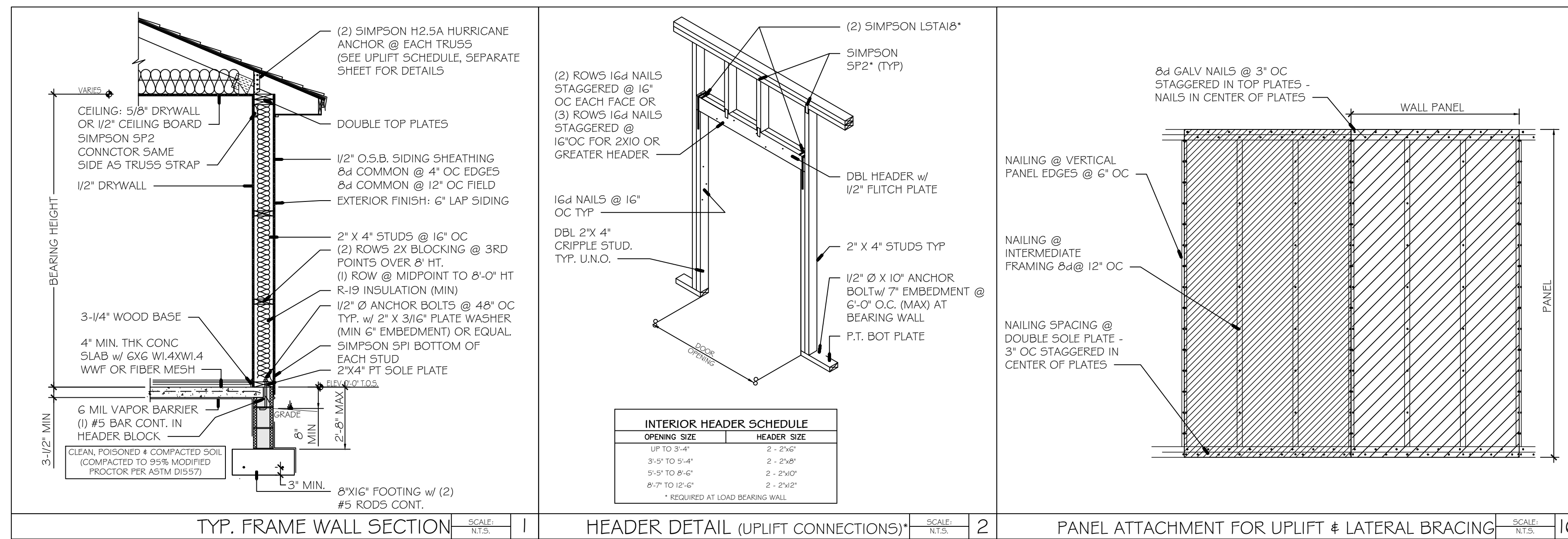
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TYPICAL SIMPSON HANGERS

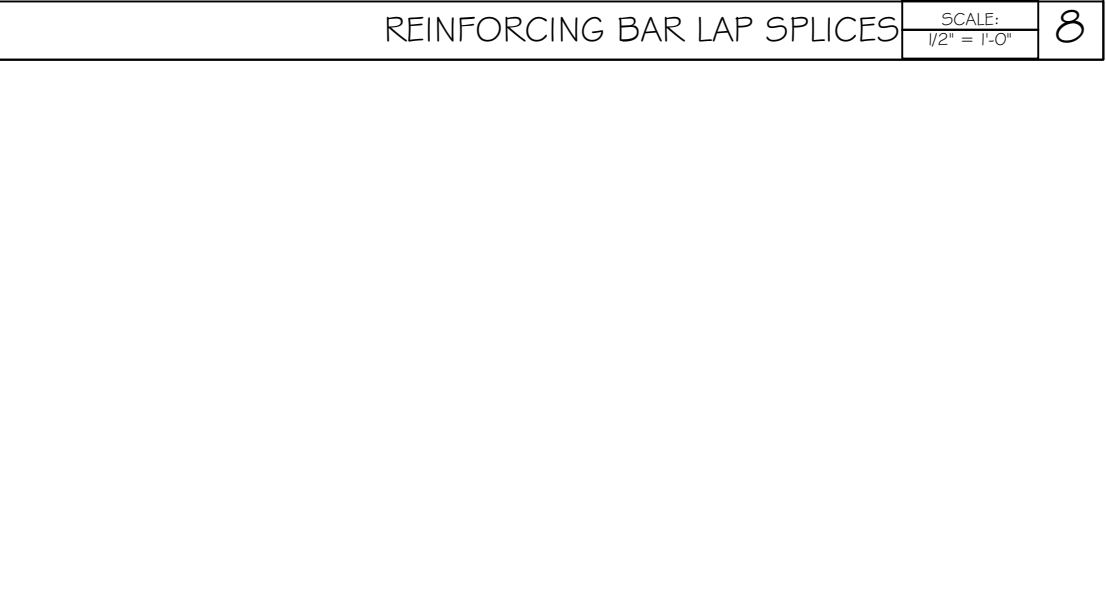
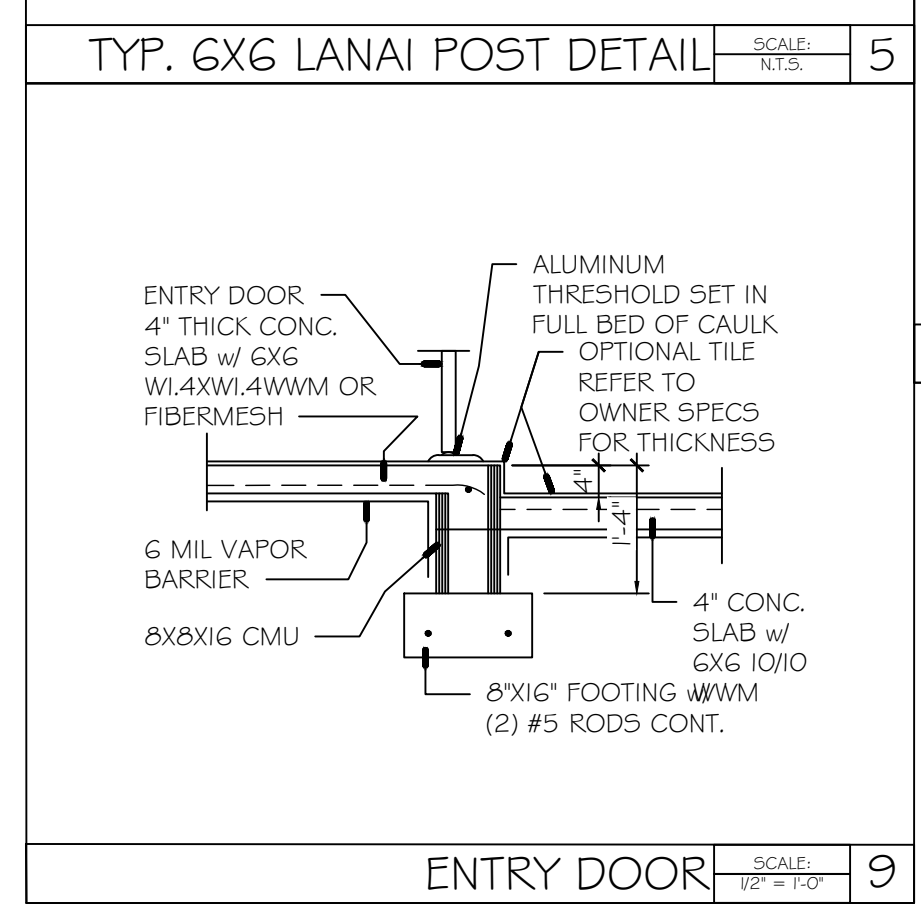
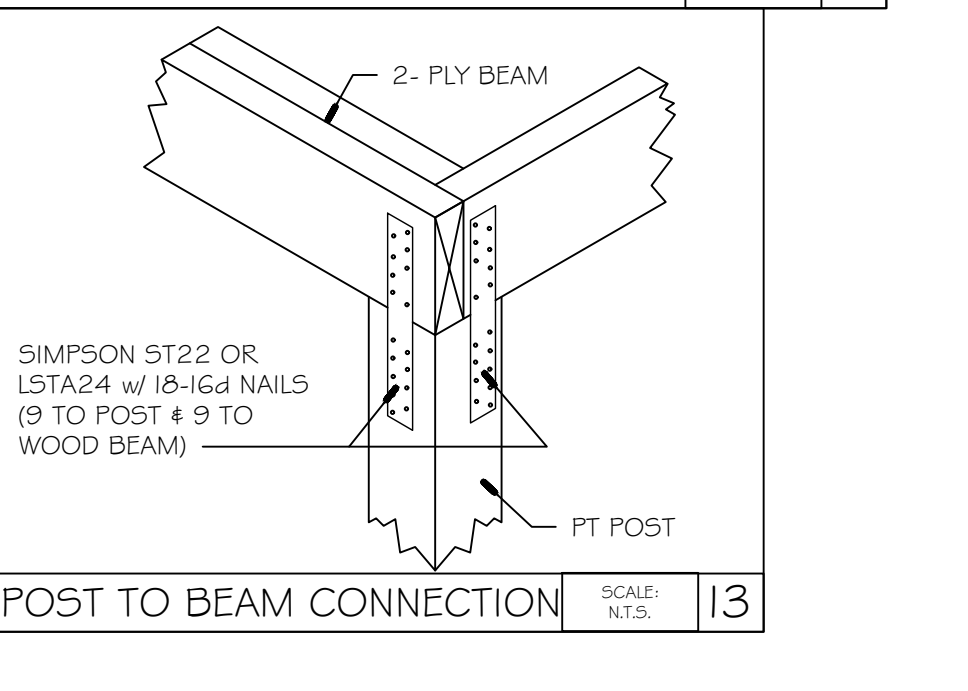
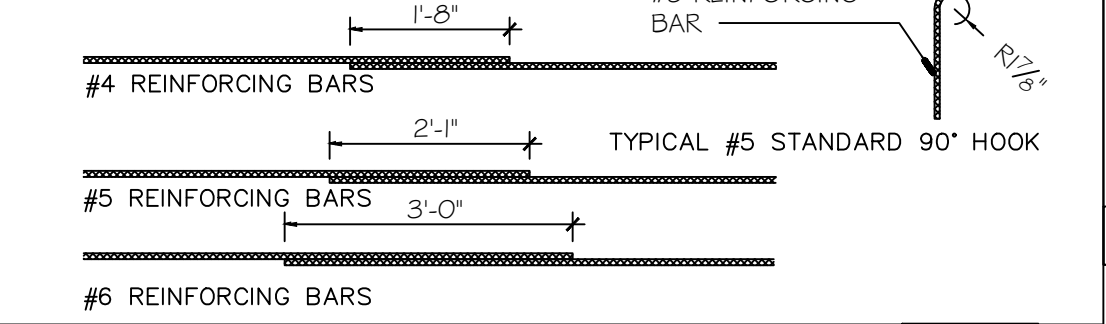
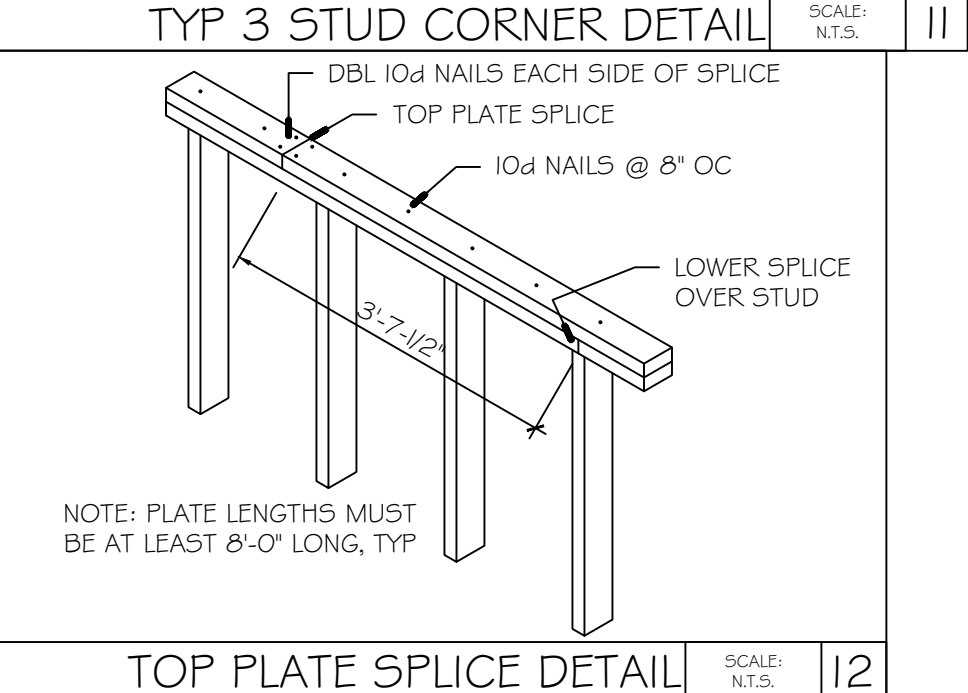
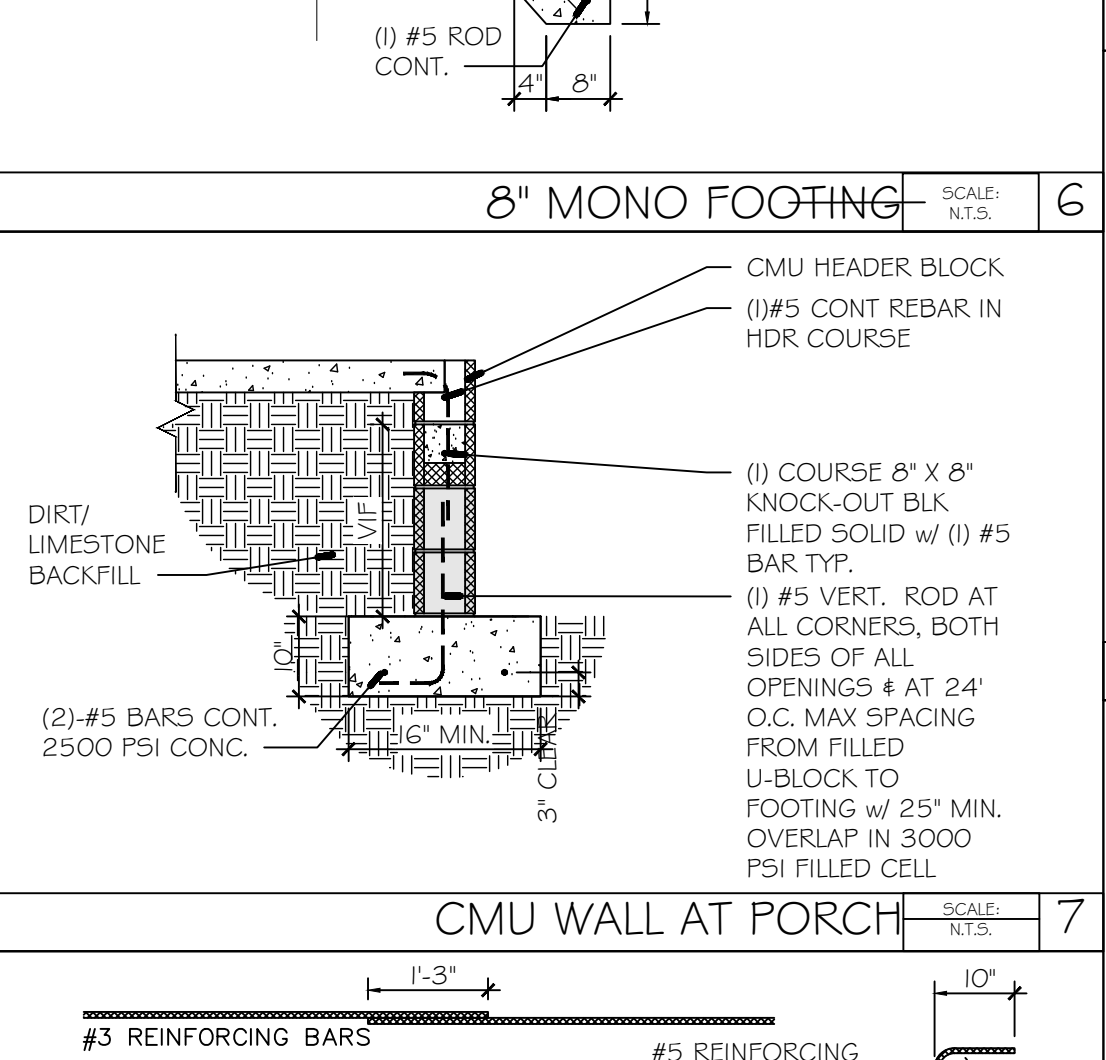
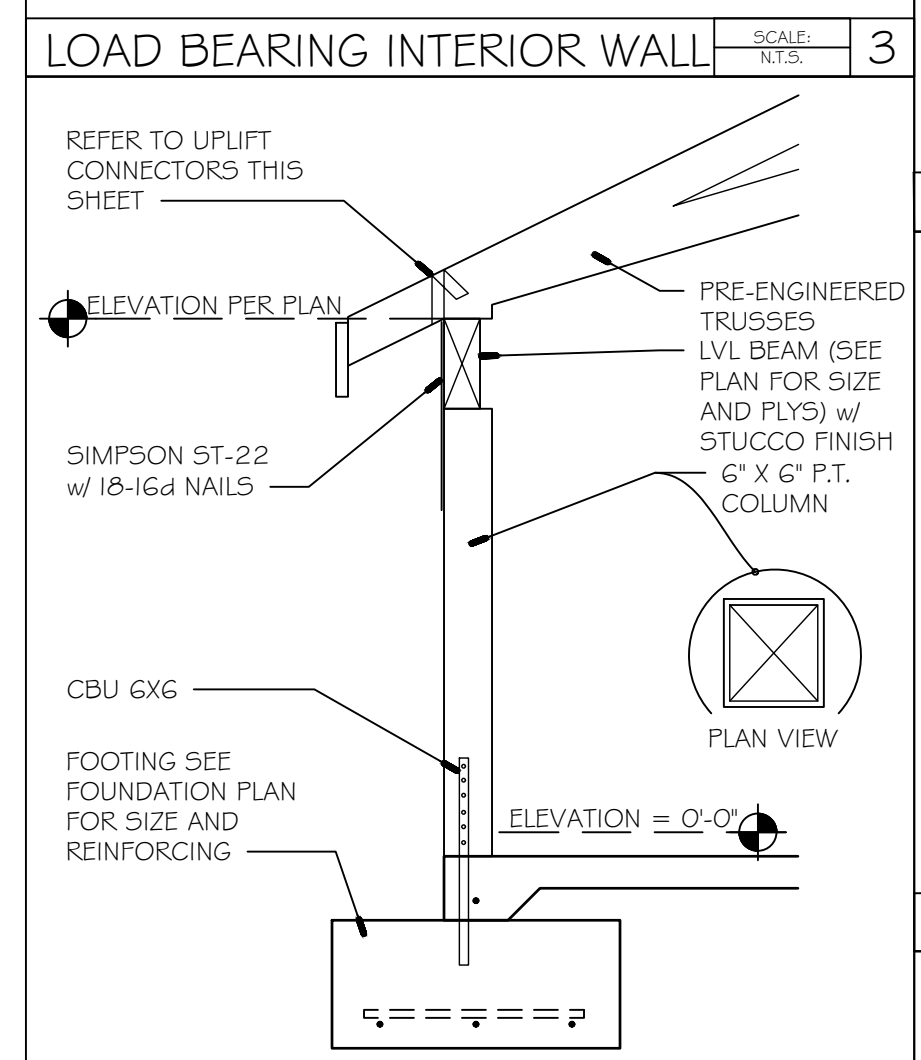
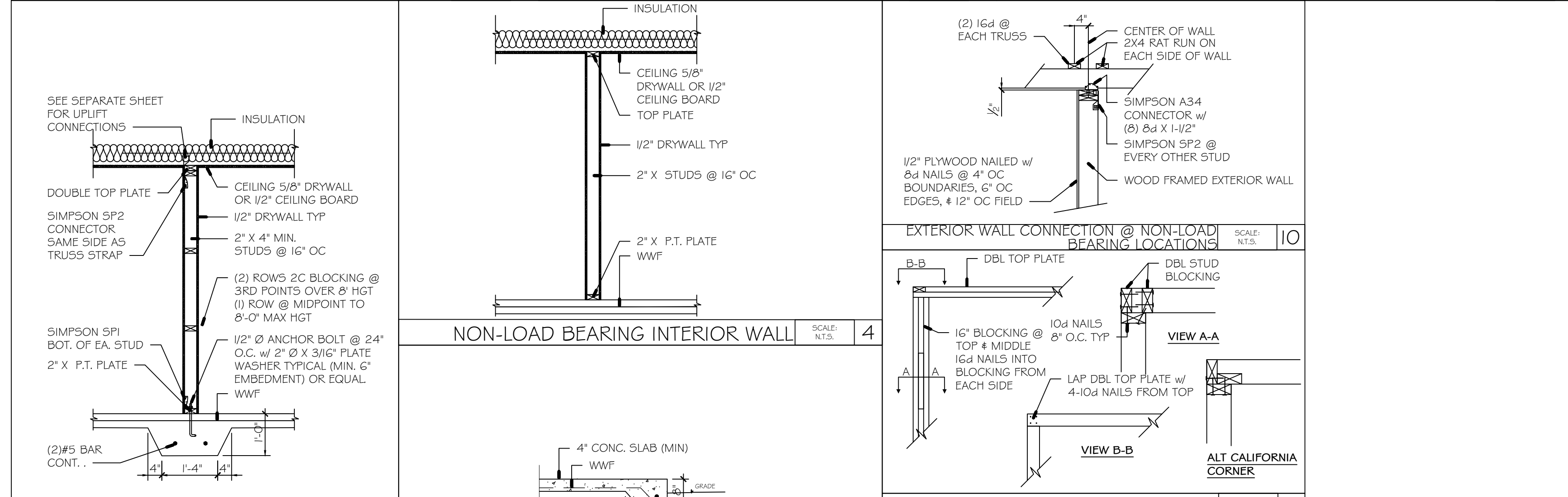
MEMBER	MODEL
2X8	LU528
2X10	LU5210
2X12	LU5210
(2) 2X8	HU528-2
(2) 2X10	HU5210-2
(2) 2X12	HU5210-2
(2) 9-1/4" / 11-7/8" LVL	HGU5410
(2) 14" / (2) 16" / (2) 18" LVL	HGU5414
(3) 9-1/4" LVL	HGU55.50/10
(3) 11-7/8" LVL	HGU55.50/12
(3) 14" / (3) 16" / (3) 18" LVL	HGU55.50/14
(4) 9-1/4" LVL	HGU57.25/10
(4) 11-7/8" LVL	HGU57.25/12
(4) 14" / (4) 16" / (4) 18" LVL	HGU57.25/14

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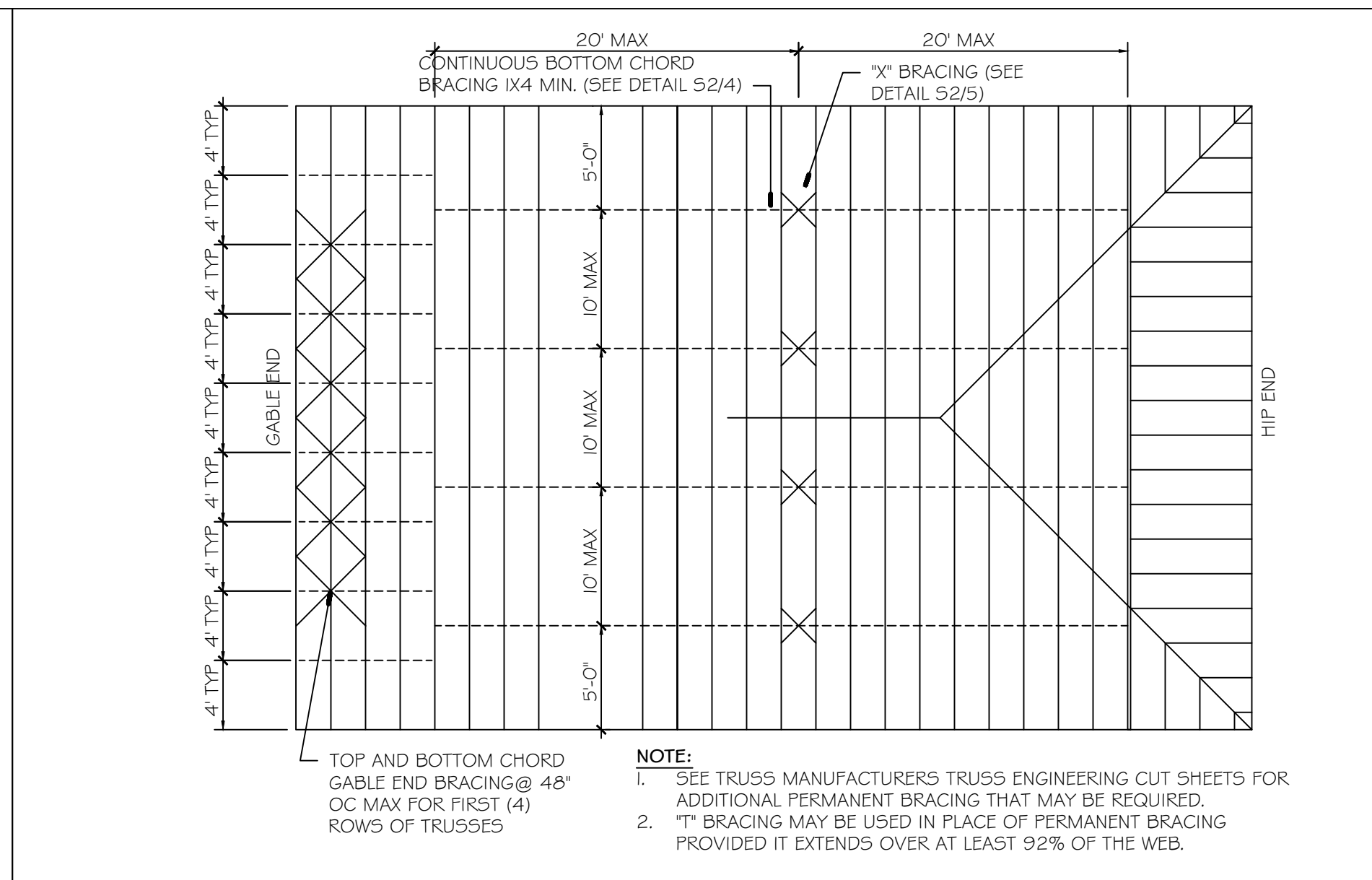
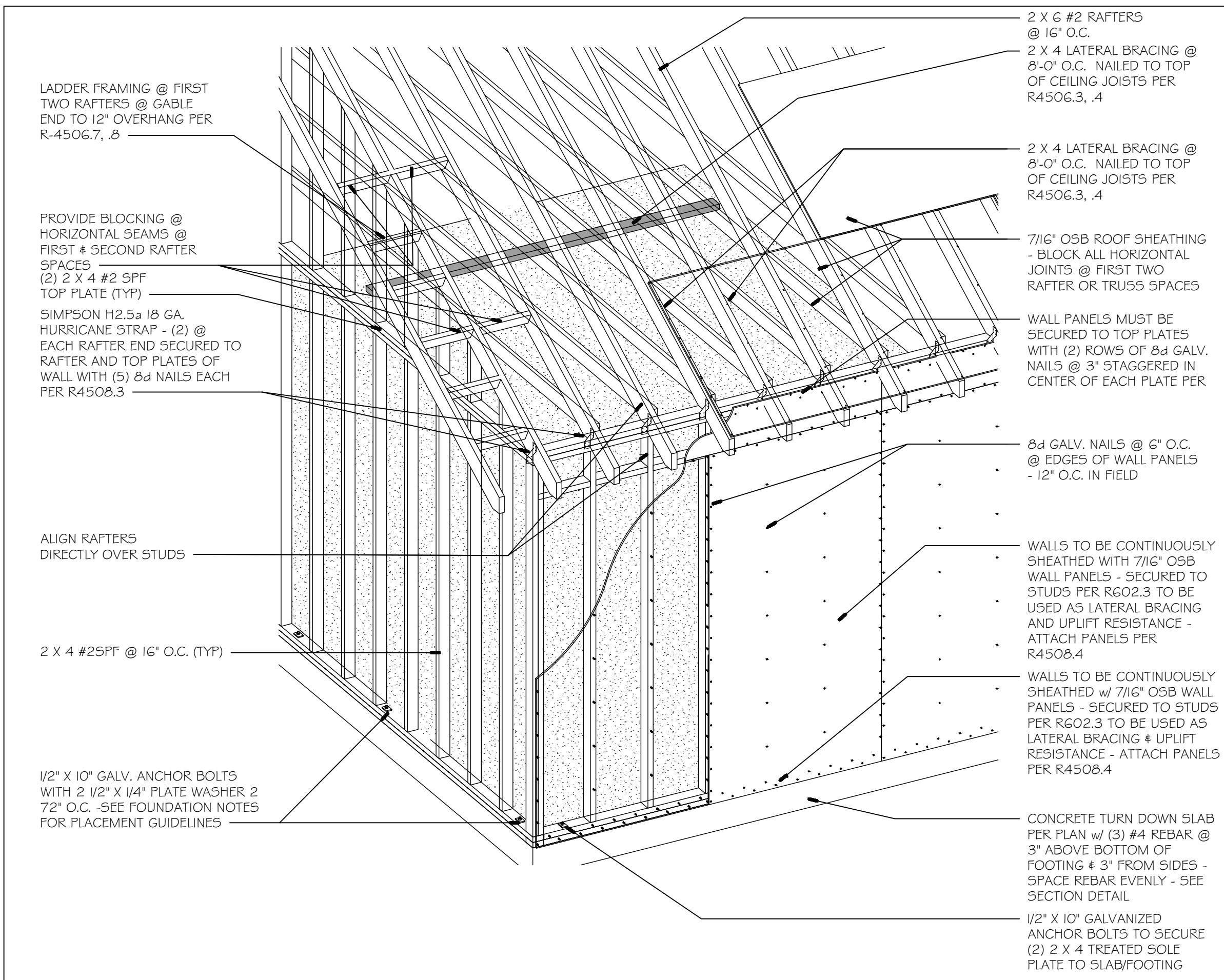
REV	DATE	DESCRIPTION
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DATE: 10.05.2022
DRAWN BY: A. KOHN

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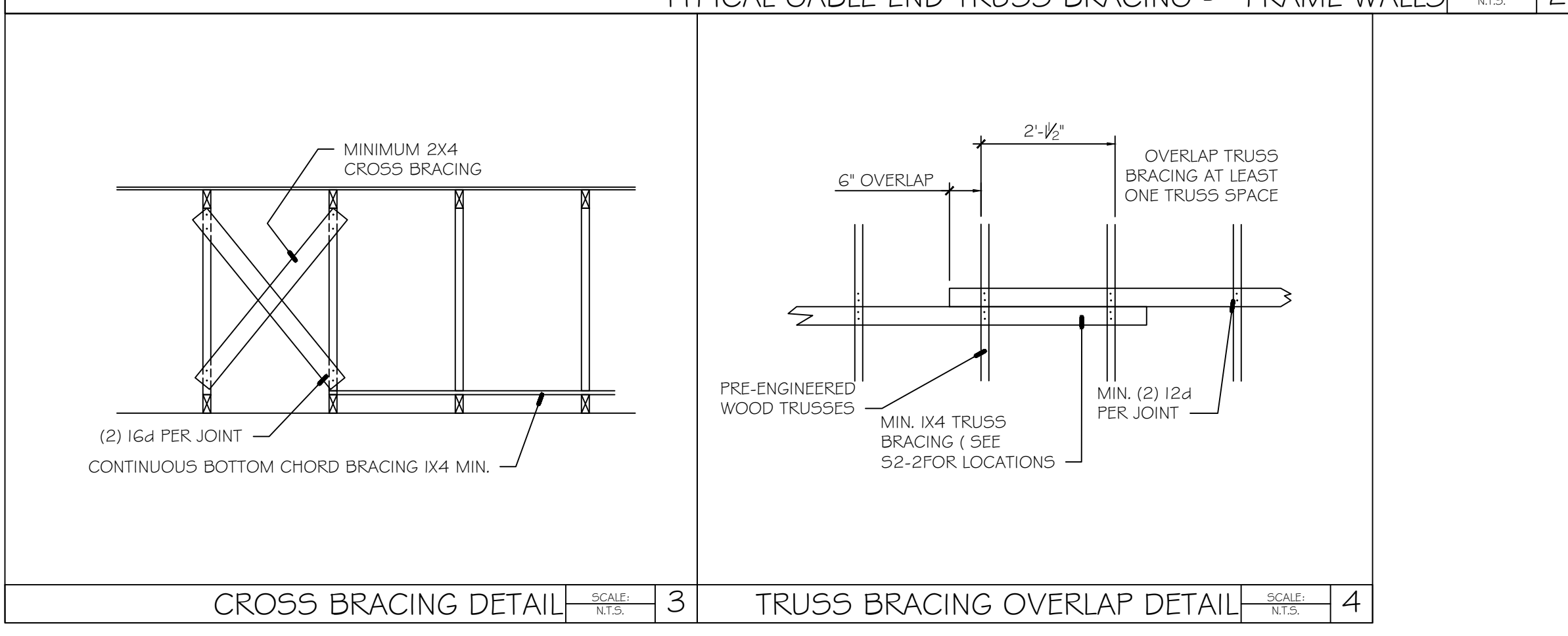
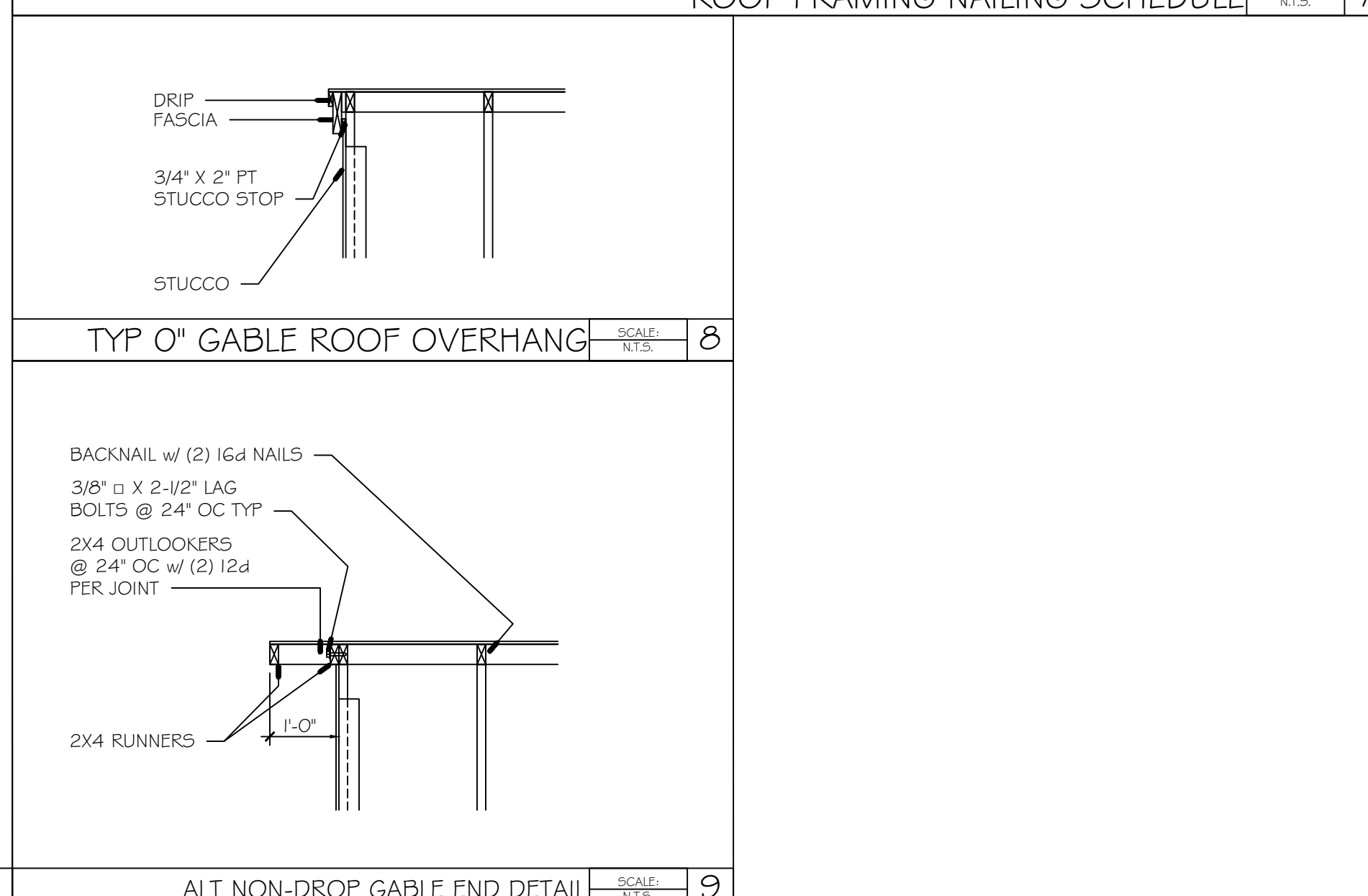
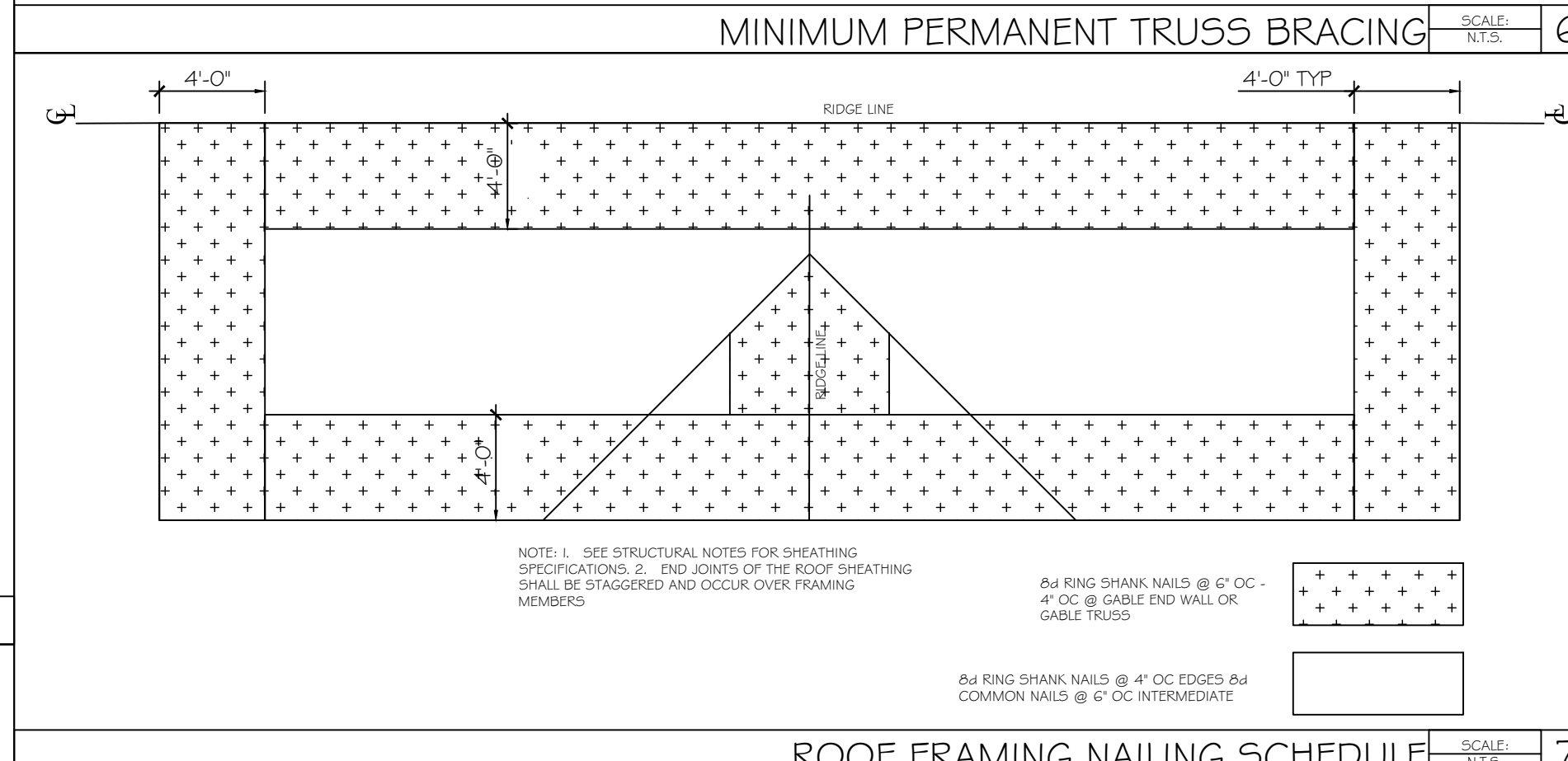
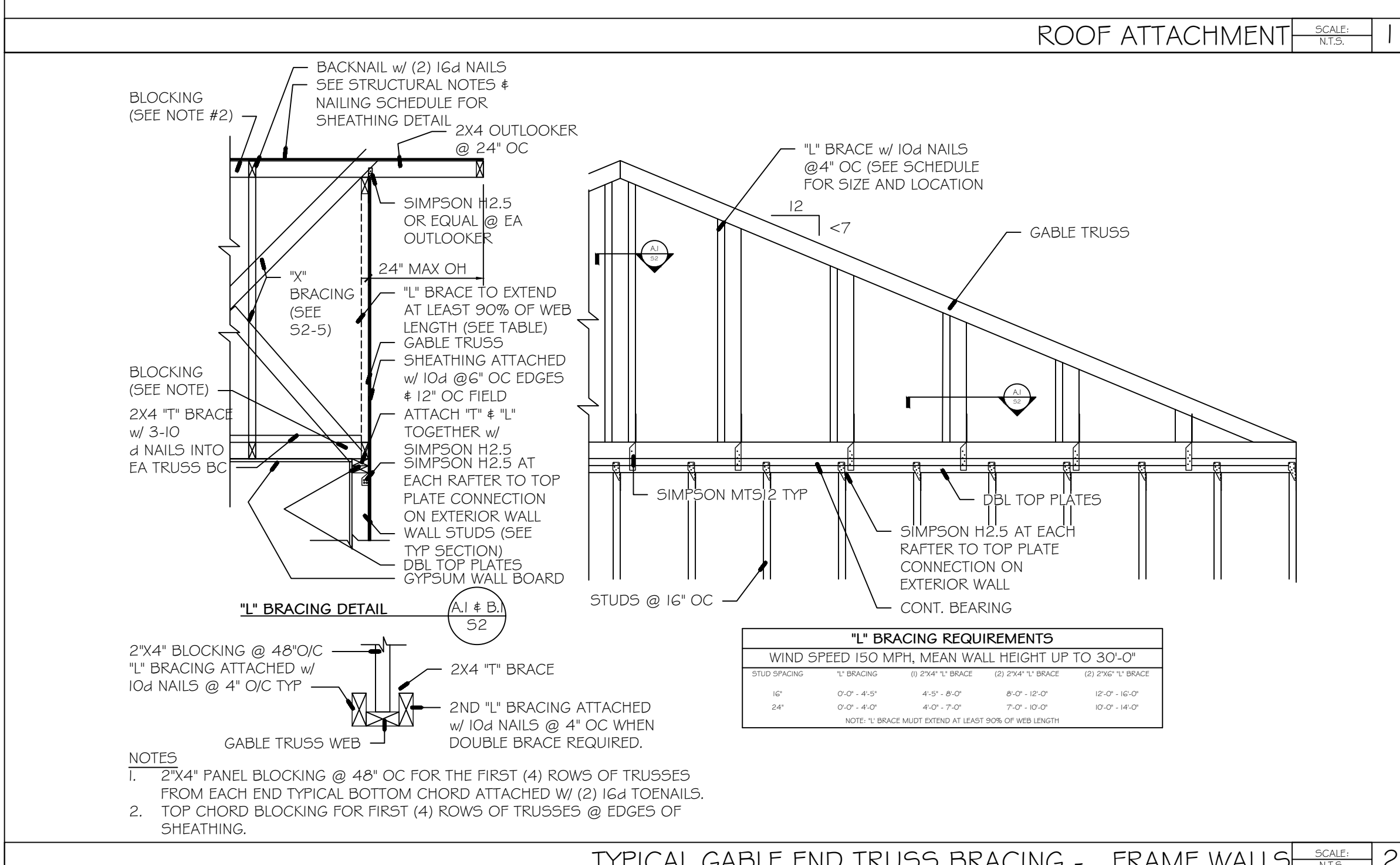
STRUCTURAL DETAILS & NOTES

SDI.O



STRUCTURAL NOTES

- NC (2018 NCR): Wind: 140-150 mph
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIP, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL.
 - ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 NC RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
 - DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
 - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
 - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
 - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L/360)
 - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L/360)
 - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
 - STAIRS: (40 PSF, 10 PSF, L/360)
 - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
 - DECKS: (40 PSF, 10 PSF, L/360)
 - GUARDRAILS AND HANDRAILS: (200 LBS)
 - PASSENGER VEHICLE GARAGES: (30 PSF, 10 PSF, L/360)
 - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
 - SNOW: (20 PSF)
 - WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.
 - SEE APPENDIX M (DcA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.
 - CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (INO). AIR ENTRAINMENT PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF 1-30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/3 (I.E. 4" CONCRETE SLABS SHALL HAVE 1 1/2" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A 1'-10"-0" x 1'-10"-0" GRID).
 - ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN/SURFACE WATER AWAY FROM FOUNDATION WALLS.
 - ALL FRAMING LUMBER SHALL BE SPP #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (INO). ALL TREATED LUMBER SHALL BE SYP # 2. PLATE MATERIAL MAY BE SPP # 3 OR SYP #3 (F_uperp) = 425 PSI - MIN.
 - L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10¹⁰ PSI.
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 PSI, E=2.0x10¹⁰ PSI.
 - L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10¹⁰ PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
 - ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURE'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
 - ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARINGS FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
 - REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60.
 - FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
 - BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R103.B.3 LINTELS.
 - PROTECTION OF OPENINGS (R301.2.1.2) AS REQUIRED: GLAZED OPENINGS SHALL BE PROTECTED FROM WINDBORNE DEBRIS PER SECTION R301.2.1.2. NOTE: WOOD STRUCTURAL PANELS WITH MINIMUM THICKNESS OF 1/8" AND MAXIMUM SPAN OF 8'-0" MAY BE USED TO PROTECT THE OPENINGS. THE PANELS SHALL BE CUT AND ATTACHED PER TABLE R301.2.1.2.



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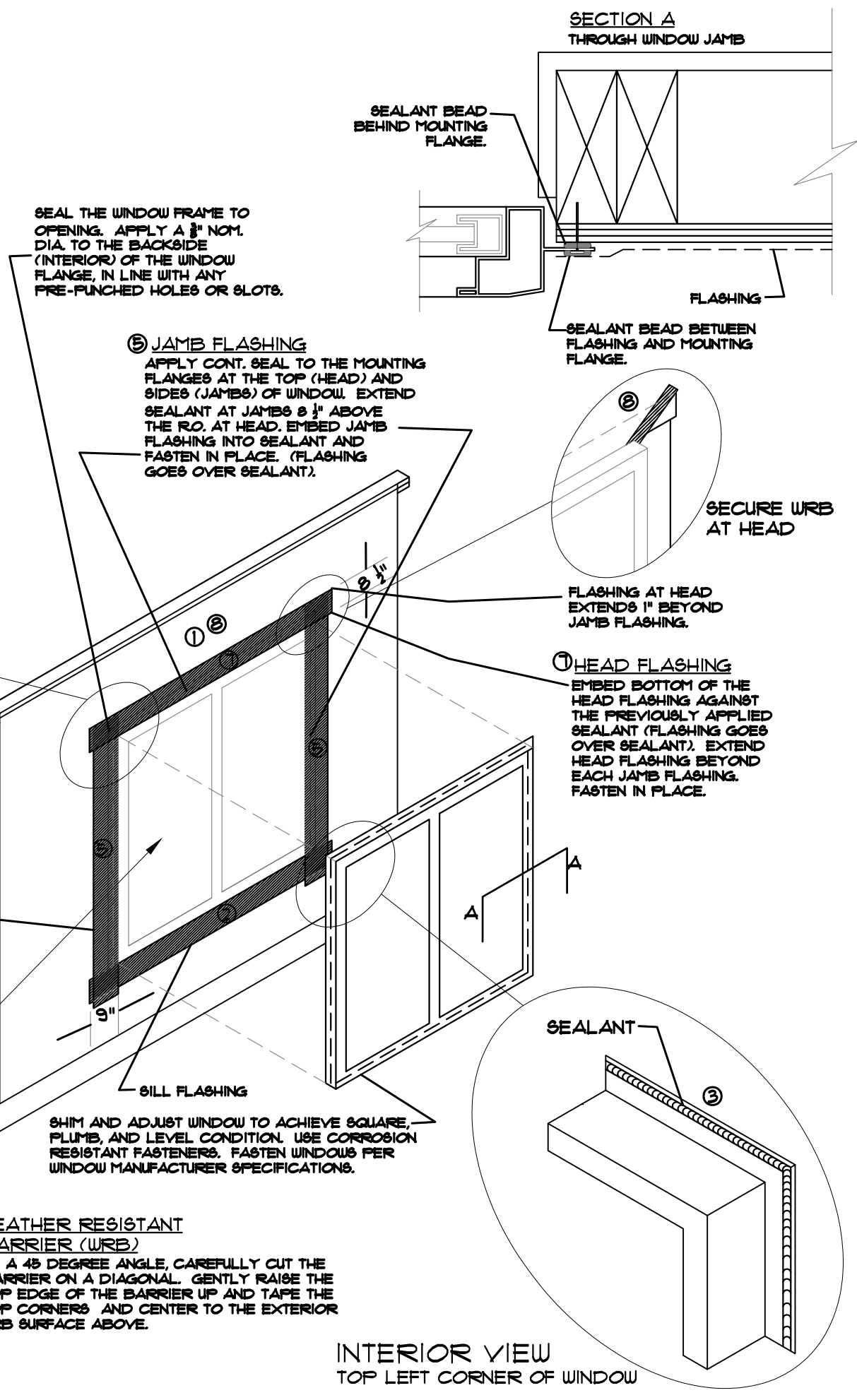
STRUCTURAL DETAILS & NOTES

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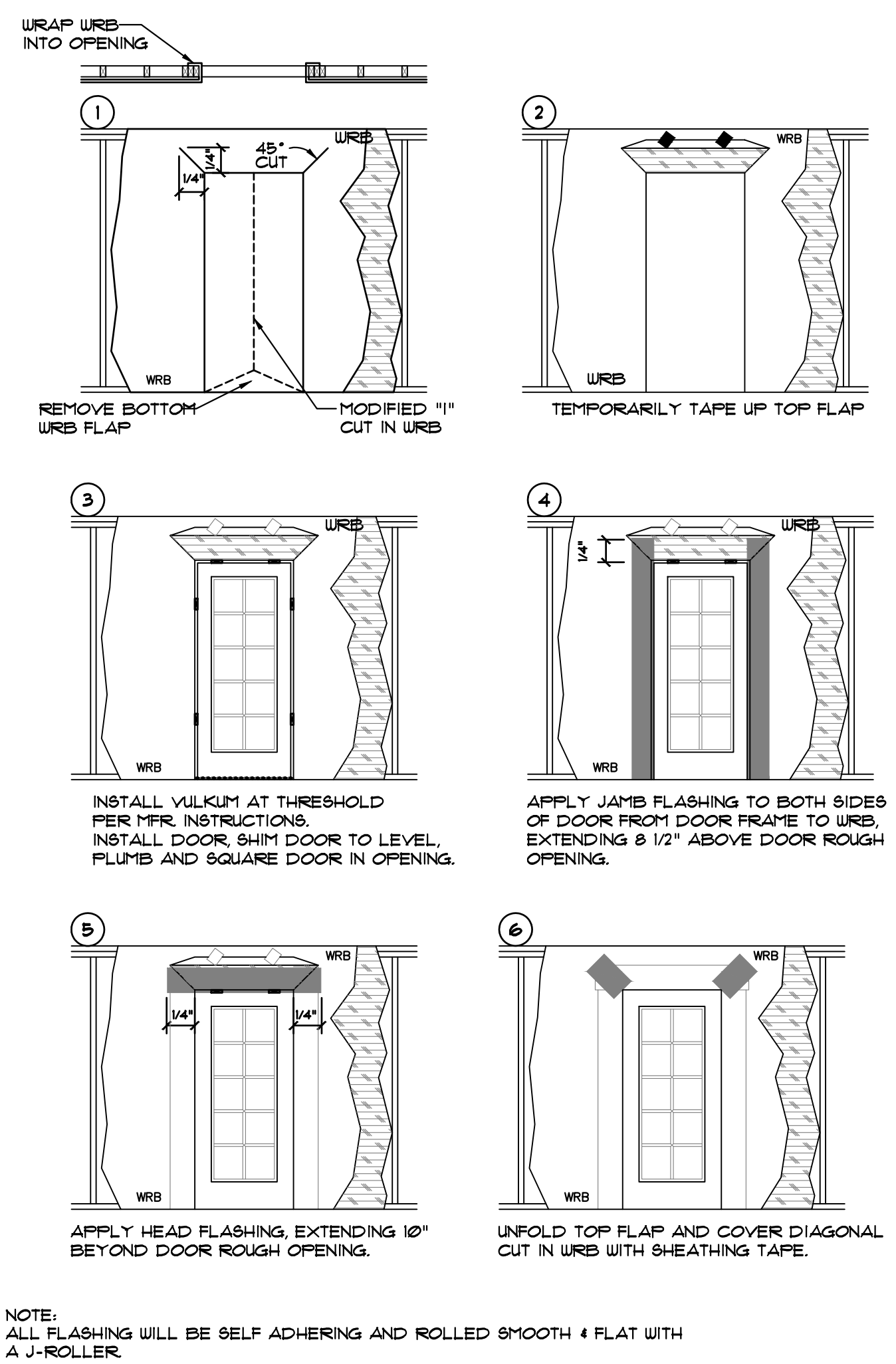
WINDOW INSTALLATION (METHOD A-1) SCALE: N.T.S.

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW INSTALLATION. FLASHING APPLIED OVER THE FACE OF THE MOUNTING FLANGE.

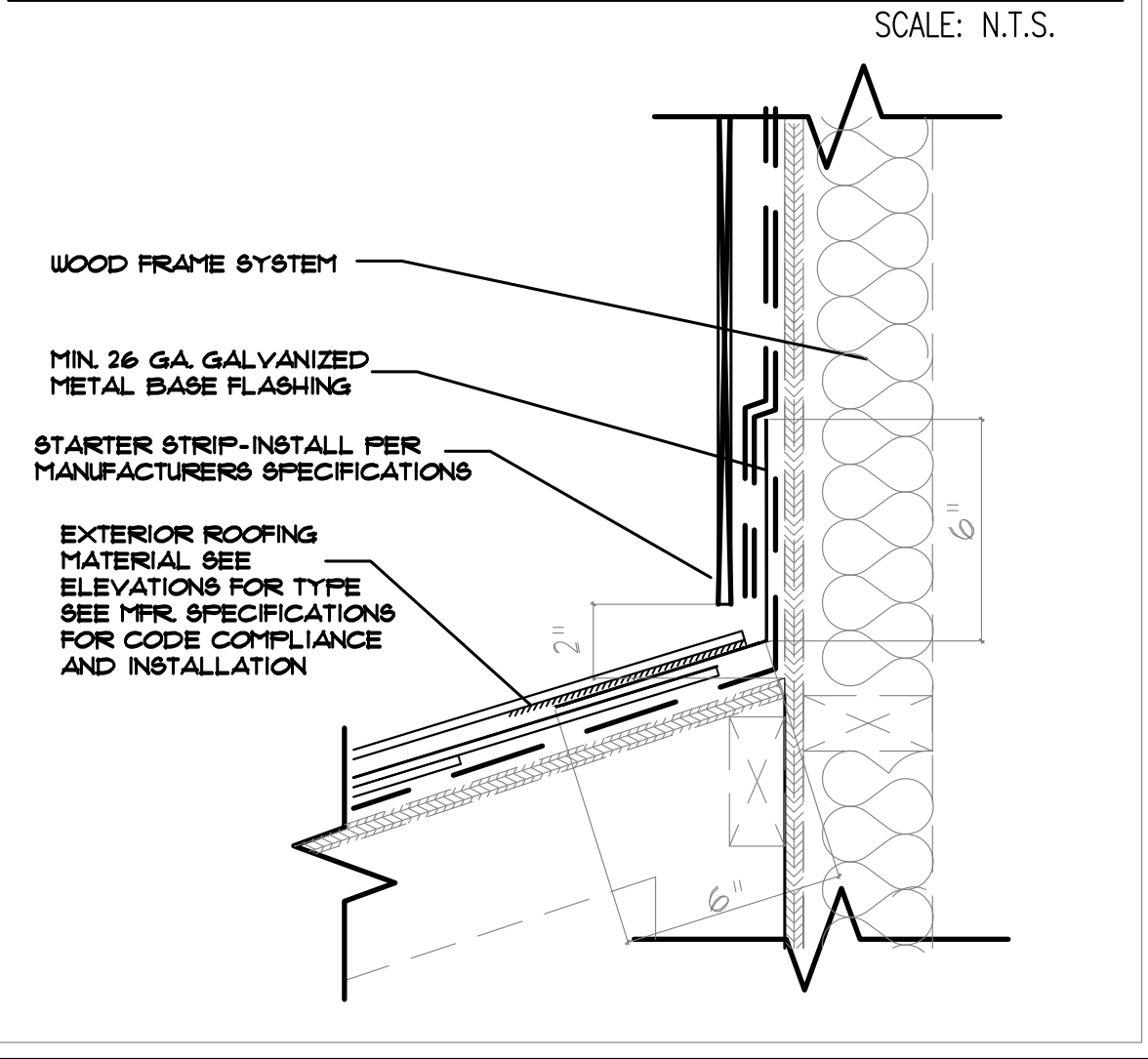
- STEPS**
- 1 IN WATER SHEDDING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
 - 2 APPLY BILL FLASHING
 - 3 APPLY BEAD OF SEALANT AT BACK OF WINDOW FLANGE & SET WINDOW USING PAIN HEAD SCREWS TO FACILITATE INSPECTION.
 - 4 APPLY BEAD OF SEALANT AT SIDE JAMBS. EXTEND 8" J
 - 5 APPLY JAMB FLASHING
 - 6 APPLY BEAD OF SEALANT AT HEAD
 - 7 APPLY HEAD FLASHING
 - 8 REMOVE PREVIOUSLY APPLIED TAPE ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW WEATHERING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.



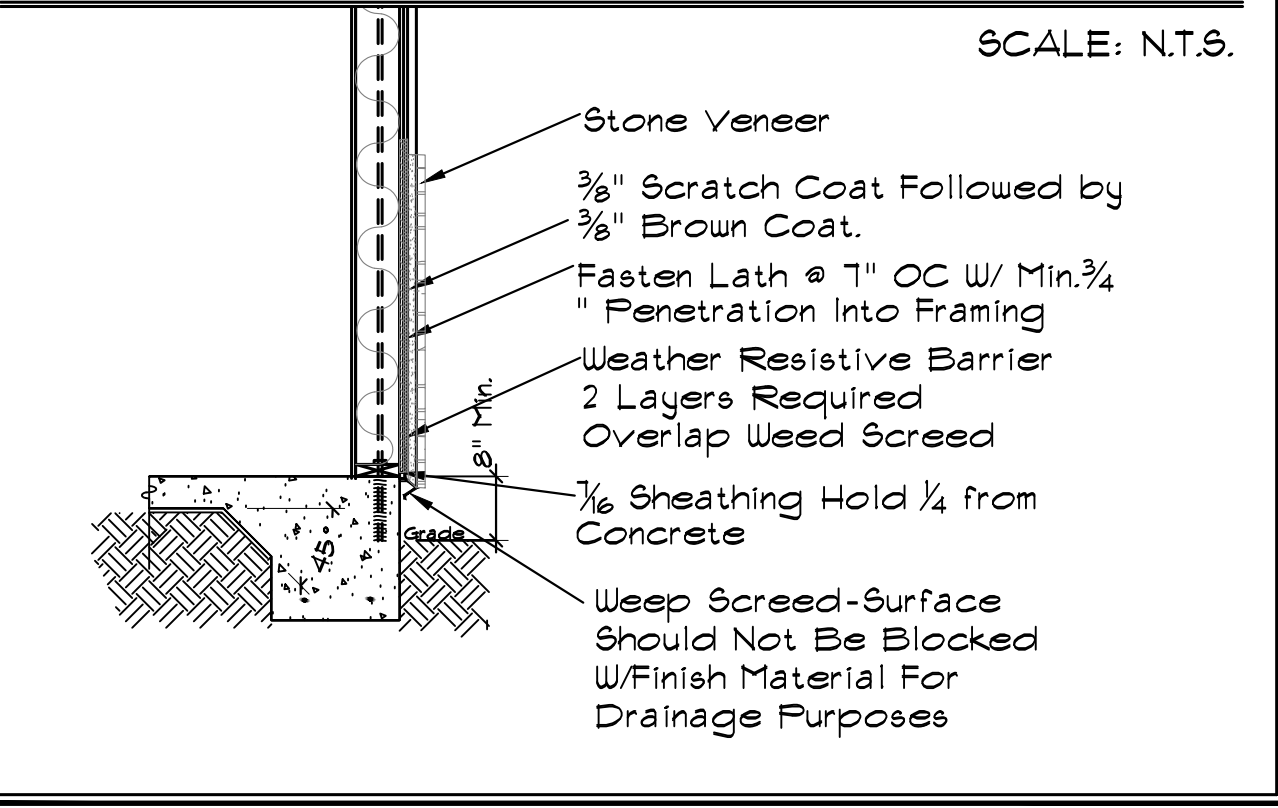
EXTERIOR DOOR FLASHING SCALE: N.T.S.



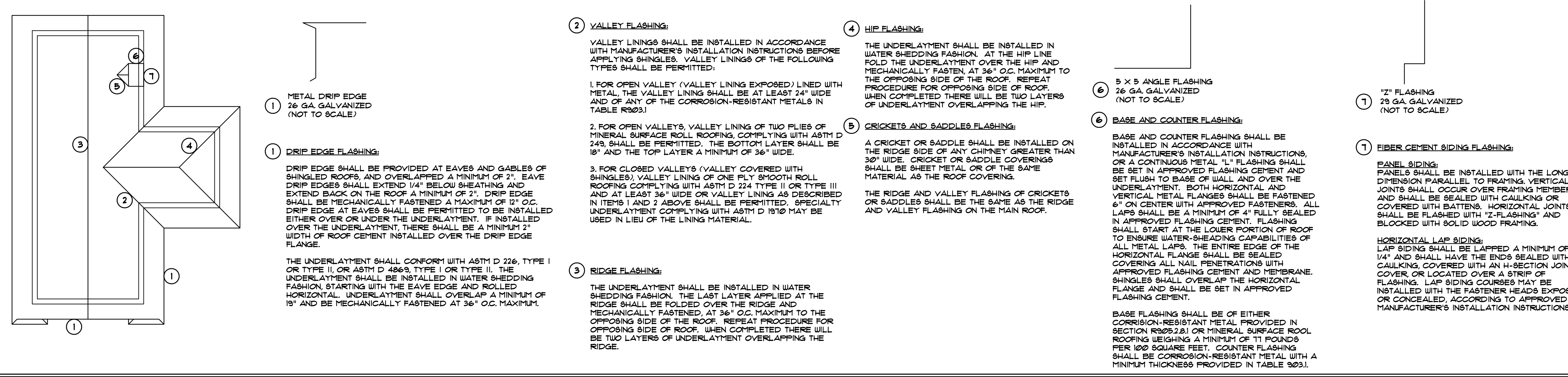
WALL TO ROOF FLASHING DETAIL SCALE: N.T.S.



TYPICAL STUCCO/STONE VENEER DETAIL SCALE: N.T.S.



ROOF FLASHING SCALE: N.T.S.



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