GENERAL NOTES

DO NOT SCALE DRAWINGS, USE PRINTED DIMENSIONS ONLY. IF ANY DISCREPANCY OCCURS NOTIFY THE ARCHITECT IMMEDIATELY FOR DIRECTION.

ALL DESIGNS ARE IN ACCORDANCE WITH NORTH CAROLINA CODE, 2002 EDITION AND THE INTERNATIONAL RESIDENTIAL CODE 2000. REFER TO THE RELEVANT CODE FOR ANY ADDITIONAL INFORMATION NOT COVERED IN THESE NOTES OR THE DESIGN.

ALL POURED CONC. FTGS. SHALL EXTEND TO A MINIMUM DEPTH OF 12" BELOW PROPOSED FINISHED GRADE IN ACCORDANCE WITH 2002 NORTH CAROLINA RESIDENTIAL CODE OR MECKLENBURG COUNTY RESIDENTIAL CONSTRUCTION HANDBOOK 2002, AND SHALL BEAR ON VIRGIN, UNDISTURBED SOIL. ADDITIONAL DEPTH MAY BE REQUIRED AS DICTATED BY SOIL CONDITIONS. ALLOWABLE SOIL BEARING PRESSURE OF 2000 P.S.F. AND A 2500 PSI COMPRESSIBLE STRENGTH CONCRETE @ 28 DAYS MIN. IS ASSUMED FOR FOOTING SIZES SHOWN ON PLAN. VERIFICATION OF ALLOWABLE SOIL BEARING CAPACITY OF 2000 P.S.F. AT EACH JOBSITE IS RESPONSIBILITY OF CONTRACTOR AND SHALL MEET MINIMUM 2002 NORTH CAROLINA RESIDENTIAL CODE. QUESTIONABLE SOIL CONDITIONS ARE TO BE INVESTIGATED BY A QUALIFIED SOILS ENGINEER.

SCOPING OF FOOTING SHALL COMPLY WITH R403.1.5 OF THE NCRC 2002.

ALL POURED CONC. WALLS WITH BRICK LEDGE GREATER THAN 4'-0" SHALL BE REINFORCED WITH ONE #4 BAR TOP AND BOTTOM OF WALL HORIZONTALLY OR EQUAL AND VERTICALLY REINFORCED PER TABLES R404.1.1(2), R404.1.1(3) OR R404.1.1(4) OF THE 2002 NORTH CAROLINA RESIDENTIAL CODE (UNLESS NOTED ON DRAWINGS).

ALL POURED CONC. WALLS HAVE FREE DRAINING OPEN GRADED CONTROLLED BACKFILL OR GEOSYNTHETIC DRAINAGE LAYER ADJACENT TO WALL WITH EXISTING SOILS AS BACKFILL, AT NO TIME SHOULD WET CLAY OR IN FROZEN CHUNKS BE USED. WALLS SHOULD BE WELL BRACED UNTIL CONC. IS THOROUGHLY CURED (7 DAY MIN.) AND ADDITIONAL WEIGHT OF THE BUILDING IS IN PLACE. BACKFILLING SHALL COMPLY WITH THE 2002 NORTH CAROLINA RESIDENTIAL CODE

UNLESS NOTED OTHERWISE ON THE PLANS CONSTRUCTION/ REINFORCING OF ALL POURED CONCRETE OR MASONRY FOUNDATION WALLS TO COMPLY WITH SECTION R404 AND TABLES R404.1.1(1), R404.1.1(2), R404.1.1(3) AND R404.1.1(4) OF THE NORTH CAROLINA RESIDENTIAL CODE. ALL POURED CONCRETE WALLS TO HAVE FC=3000 PSI @ 28 DAYS MINIMUM AND TO BE HORIZONTALLY REINFORCED WITH ONE #4 BAR TOP AND BOTTOM ON ANY WALL WITH 5'-0" OR MORE OF BACK FILL.

ALL REINFORCED STEEL SHALL CONFORM TO ASTM-615, GRADE 60. EXTEND ALL REBAR 36" MIN. AROUND CORNERS AND ALL REBAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS OTHERWISE NOTED. WELDED WIRE FABRIC REINFORCING TO BE ASTM A185 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI "MANUAL OF STANDARD PRACTICE." THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS:
A) EXPOSED TO EARTH________3"
B) EXPOSED TO WEATHER________1 1/2"
C) SIDES NOT EXPOSED TO WEATHER___3/4"
D) BEAMS AND COLUMNS________1 1/2"

ALL MASONRY PIER CONSTRUCTION SHALL COMPLY WITH R404.1.5.1 AND R404.1.5.2 OF NCRC 2002, WHICH MAY OR MAY NOT INCLUDE BUT NOT LIMITED TO THE FOLLOWING: THE PIER SHALL BE PLACED IN MIDDLE THIRD OF FOOTING, MORTAR SHALL BE TYPE M OR S, MORTAR JOINTS AND PLACEMENT SHALL COMPLY TO R607.2. ALL SOLID OR HOLLOW MASONRY UNITS SHALL BE LAID WITH FULL HEAD AND BED JOINTS.

INTERIOR THICKENED SLAB FOOTINGS WHICH OCCUR IN BASEMENTS AND "ALSO ON GRADE" FLOORS ARE 10" DEEP BY 16" WIDE WITH (2)-#4 REINFORCING BARS RUNNING CONTINUOUSLY UNLESS NOTED OTHERWISE. THICKENED FOOTINGS ARE REQUIRED UNDER ALL BEARING WALLS.

ALL SOIL AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.

ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL IN THE PROPER ELEVATIONS TO RECEIVE THE CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTING OR SLABS WILL NOT BE PERMITTED. REINFORCING STEEL AND MESH SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING THE CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED.

ALL SLAB PENETRATION ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATION INTERFERING WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF CONCRETE.

EXCEPT WHERE OTHERWISE NOTED, FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE, AND WATER TO ATTAIN REQUIRED PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 318 AND ASTM C94 REQUIREMENTS. PUMPING OF CONCRETE WILL BE PERMITTED ONLY WITH THE ENGINEER OF RECORDS APPROVAL OF PROPOSED CONCRETE MIX AND METHOD OF PUMPING. CONCRETE SHALL BE RAPIDLY HANDLES FROM THE MIXER TO FORMS AND DEPOSITED AS NEARLY AS POSSIBLE TO ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING. CONCRETE TO BE SPADED AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF FORMS AND REINFORCING STEEL AND LEVELED OFF AT PROPER GRADE TO RECEIVE FINISH. ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP SURFACES. VIBRATION SHALL BE APPLIED DIRECTLY TO THE CONCRETE AND SHALL BE SUFFICIENT TO CAUSE FLOW OF SETTLEMENT BUT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX.

CONSTRUCTION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH ACI 301. ALL REINFORCING STEEL SHALL BE CONTINUOUS ACROSS JOINTS. IN SLABS ON GRADE, SAWN CONTRACTION JOINTS SHALL NOT BE OVER 20' CENTER TO CENTER EACH WAY. JOINTS SHALL BE SAWN A DEPTH OF (1/3) ONE-THIRD OF THE SLAB THICKNESS. SAWING OF THE JOINTS SHALL COMMENCE AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. FILL THE SAW CUTS WITH APPROVED JOINT FILLER AFTER THE CONCRETE HAS CURED.

CONCRETE, WHEN DEPOSITED, SHALL HAVE A TEMPERATURE NOT BELOW 50 DEGREE FAHRENHEIT AND NOT ABOVE 90 DEGREES FAHRENHEIT. THE METHODS AND RECOMMENDED PRACTICES AS DESCRIBED IN ACI 306 SHALL BE FOLLOWED FOR COLD WEATHER CONCRETING AND ACI 305 FOR HOT WEATHER CONCRETING.

FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING BY ONE OF THE FOLLOWING METHODS:
A) PONDING OR CONTINUOUS SPRINKLING
B) ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET.
C) WATERPROOF PAPER CONFORMING TO ASTM C171.
D) APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND.

THE CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OF DAYS WHEN THE AMBIENT TEMPERATURE ABOVE 50 DEGREES F HAVE TOTALED SEVEN. DURING CURING, THE CONCRETE SHALL BE PROTECTED FROM ANY MECHANICAL INJURY, LOAD STRESSES, SHOCK, VIBRATION, OR DAMAGE TO FINISHED SURFACES.

MASONRY WALLS ARE TO BE OF THE SIZES AND IN THE LOCATIONS SHOWN ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ACI 530.

HOLLOW LOAD BEARING UNITS: ASTM C90 MADE WITH LIGHTWEIGHT OR NORMAL WEIGHT AGGREGATES. GRADE N-1 UNITS SHALL BE PROVIDED FOR EXTERIOR AND FOUNDATION WALLS. GRADE N-1 OR S-1 UNITS SHALL BE PROVIDED FOR OTHER LOAD BEARING WALLS OR PARTITIONS.

CONCRETE BUILDING BRICK: ASTM C55 MADE WITH LIGHTWEIGHT OR NORMAL WEIGHT AGGREGATES, GRADE N-1 OR S-1 EXCEPT THAT BRICK EXPOSED TO WEATHER SHALL BE N-1.

MORTAR: ASTM C270-95 TYPE S PREPACKAGED MORTAR MIX WHICH SHALL NOT CONTAIN ANY NON-CEMENTITIOUS FILLERS COMBINED WITH NOT MORE THAN THREE PARTS SAND PER ONE PART MIX.

REINFORCING STEEL: ASTM A615 GRADE 60 STEEL DEFORMED BARS WHERE INDICATED ON PLANS. WHERE REINFORCING BARS ARE INSTALLED IN THE CELLS OF CMU'S THEY SHALL BE SECURED WITH WIRE TIES AT INTERVALS NOT EXCEEDING 24" O.C. TO MAINTAIN THE BARS LOCATION IN THE CELL. THE TOLERANCE FOR SPACING OF VERTICAL BARS IS (±) 2" ALONG THE LENGTH OF THE WALL. THE TOLERANCE FOR THE DISTANCE BETWEEN THE FACE OF THE CMU AND THE CENTER OF THE BAR SHALL NOT EXCEED (±) 1/2"

MORTAR PROTRUSION SHALL BE LESS THAN 1/2". A PROTRUSION OF 1/2" OR GREATER MUST BE REMOVED BEFORE GROUTING.

HORIZONTAL JOINT REINFORCEMENT: ASTM A82 FABRICATED FROM COLD DRAWN STEEL WIRE AND HOT DIP ZINC COATED (ASTM A153) IT SHALL CONSIST OF TWO OR MORE PARALLEL, LONGITUDINAL WIRES 0.1875" DIAMETER WITH WELDED-CONNECTED CROSS WIRES 0.1483 DIAMETER AT A MINIMUM OF 16" O.C. JOINT REINFORCEMENT IS TO BE INSTALLED IN EVERY OTHER COURSE AND IN THE FIRST TWO COURSES AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24" PAST THE OPENING. SPLICES SHALL OVERLAP NOT LESS THAN 12"

EXECUTION: MASONRY UNITS SHALL BE LAID IN A RUNNING BOND PATTERN UNLESS NOTED OTHERWISE. THE WALLS SHALL BE CARRIED UP LEVEL AND PLUMB WITHIN THE TOLERANCES SPECIFIED IN ACI 530.1-88, SECTION 2.3.3.2. IF NONSTANDARD DIMENSIONS ARE ENCOUNTERED BLOCK SHALL BE CUT WITH A MASONRY SAW TO FIT, NOT BY STRETCHING OR SHRINKING JOINTS. UNFINISHED WORK SHALL BE STEPPED BACK FOR JOINTING WITH NEW WORK. TOOTHING WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY APPROVED. DAMAGED UNITS ARE TO BE CUT OUT AND NEW UNITS SET IN.

THE FILLED CELLS AND BOND BEAM BLOCKS OF REINFORCED MASONRY WALLS ARE TO BE FILLED WITH ASTM C476-91, GROUT FOR MASONRY WITH MINIMUM COMPRESSIVE STRESS OF 2000 PSI AND SLUMP RANGE OF 8" TO 11". THE OUTSIDE FACE OF THE BOTTOM BLOCK OF EACH CELL IS TO BE BROKEN OUT FOR INSPECTION OF REINFORCING AND CLEAN OUT OF MORTAR DROPPINGS IN CELL. THE GROUT IS TO BE PUMPED INTO THE CELLS IN MAXIMUM FIVE FOOT LIFTS AND IMMEDIATELY VIBRATED TO MINIMIZE ANY VOIDING OF THE GROUT. RECONSOLIDATE EACH LIFT BY VIBRATING SEVERAL INCHES INTO THE PROCEEDING LIFT BEFORE PLASTICITY IS LOST. CONSOLIDATE THE TOP LIFT AND FILL WITH GROUT ANY SPACE LEFT BY SETTLEMENT SHRINKAGES.

REFER TO WINDOW SCHEDULE FOR WINDOW MANUFACTURER. IF ALTERNATE WINDOW MANUFACTURER IS USED ALL SIZES AND SHAPES TO MATCH DIMENSIONALLY. ANY VARIATIONS TO BE VERIFIED WITH ARCHITECT.

PROVIDE WIND BRACING IN CONFORMANCE WITH 2002 NORTH CAROLINA RESIDENTIAL CODE. (WIND LOAD 90 MPH OR AS REQUIRED BY CODE.)

ALL EGRESS WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" ABOVE THE FLOOR, HAVE A NET CLEAR OPENING OF 5.7 SQ. FT., HAVE A MIN. CLEAR HEIGHT DIM. OF 24" AND A MIN. CLEAR OPENING WIDTH DIM. OF 20".

ROOF TRUSS DESIGN BY TRUSS MANUFACTURER TO CONFORM TO ALL MINIMUM DESIGN LOAD REQUIREMENTS AND BUILDER TO BRACE ROOF TRUSSES AS REQUIRED BY MANUFACTURERS DETAILED DRAWINGS.

ROOF TRUSS FRAMING INDICATED ON DRAWINGS IS OUR ASSUMED LAYOUT. TRUSS MANUFACTURER SHALL REVIEW THE DRAWINGS AND INDICATE TO ARCHITECT, PRIOR TO FABRICATION, ANY CHANGE IN BEARING CONDITIONS THAT WOULD REQUIRE RE-FRAMING OF OUR STRUCTURE TO ACCOMMODATE TRUSSES.

PROVIDE TRUSS DESIGN DRAWINGS PRIOR TO INSTALLATION OF TRUSSES.

TIE-DOWN CONNECTIONS TO RESIST UPLIFT SHALL BE INSTALLED AS LABELED

ALL CONVENTIONAL FRAMING HEADERS, BEAMS AND RAFTERS 2 x 10 AND LESS TO BE #2 OR BETTER SPRUCE PINE FUR ALL 2 x 12'S TO BE #2 OR BETTER SOUTHERN YELLOW PINE.

FLOOR JOIST LOADING CRITERIA

FIRST FLOOR LOADING:
LIVE LOAD 40 P.S.F.
DEAD LOAD 15 P.S.F.
TOTAL LOAD 55 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/240

SECOND FLOOR LOADING:
LIVE LOAD 40 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 50 P.S.F.
LIVE LOAD DEFLECTION L/480
TOTAL LOAD DEFLECTION L/240

FLOOR W/CERAMIC TILE/MARBLE:
LIVE LOAD 40 P.S.F.
DEAD LOAD 25 P.S.F.
TOTAL LOAD 65 P.S.F.
LIVE LOAD DEFLECTION L/720
TOTAL LOAD DEFLECTION L/360

EXT. DECK JOIST LOADING CRITERIA

DECK LOADING:
LIVE LOAD 50 P.S.F.
DEAD LOAD 10 P.S.F.
TOTAL LOAD 60 P.S.F.
LIVE LOAD DEFLECTION L/360
TOTAL LOAD DEFLECTION L/240

ROOF TRUSS LOADING CRITERIA

TOP CHORD LIVE LOAD 20 P.S.F.
DEAD LOAD 7 P.S.F.

BOTT. CHORD LIVE LOAD 10 P.S.F.
(UNINHABITABLE ATTICS W/OUT STORAGE)

LIVE LOAD 20 P.S.F.
(UNINHABITABLE ATTICS WITH STORAGE)

DEAD LOAD 10 P.S.F.

WIND LOAD 90 MPH OR AS REQUIRED BY CODE

SEE TABLE R602.3(1) OF THE CODE FOR A FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.

WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE ALLOWABLE LOAD CAPACITY OF THE HANGER SHALL BE EQUAL TO OR GREATER THAN THE LOAD SPECIFIED ON THE PLAN. WHERE NO LOAD IS SPECIFIED, THE LIGHTEST AVAILABLE HANGER FOR THE APPLICATION IS ACCEPTABLE.

TO AVOID OBJECTIONABLE CRACKING IN FINISHED HARDWOOD FLOORS OVER ANY GIRDERS, USE THE FOLLOWING PROCEDURE:

A) NAILING

I. ALL FLOOR JOISTS MUST BE TOENAILED TO THEIR SUPPORT GIRDERS WITH A MINIMUM OF (3)-8d NAILS AT EACH END. LARGER NAILS WILL SPLIT AND RENDER THE TOENAIL INEFFECTIVE, NO END NAILING THROUGH THE GIRDER OR BAND IS PERMITTED.

II. IF DROPPED GIRDERS ARE USED, END LAP ALL JOINTS AND SIDE NAIL EACH WITH MINIMUM OF (3)-16d NAILS AT EACH END OF EACH JOIST. LEDGER STRIPS SHOULD BE SPACED 3" APART AND NAILED WITH (3)-16d NAILS AT EACH JOIST END.

III. NAIL MULTIPLE MEMBER BUILT-UP GIRDERS WITH TWO ROWS OF 16d NAILS STAGGERED AT 32" O.C., 2" DOWN FROM THE TOP AND 2" UP FROM THE BOTTOM WITH (3)-16d NAILS AT EACH END OF EACH PIECE IN THE JOIST THROUGH THE MEMBERS MAKING UP THE MULTIPLE GIRDER.

IV. THIS NAILING PATTERN WILL ENSURE A TIGHT FLOOR SO THAT WHEN THE FRAMING SHRINKS DURING THE FIRST HEATING SEASON, THE SHRINKAGE WILL BE UNIFORMLY DISTRIBUTED OVER THE ENTIRE FLOOR. IF THE GIRDER NAILING PATTERN IS OMITTED, THEN THE SHRINKAGE WILL ACCUMULATE OVER THE GIRDERS AND AN OBJECTIONABLE CRACK WILL DEVELOP IN THE FINISHED HARDWOOD FLOOR OVER THE GIRDER LINE.

B) AT ALL GIRDERS WHERE THE JOISTS CHANGE DIRECTION, INSTALL BRIDGING AT 6' O.C. FOR A MINIMUM OF SIX JOISTS SPACINGS BEYOND ANY JOIST DIRECTION CHANGE. THIS WILL INSURE SHRINKAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IN ACCUMULATE AT THE GIRDER.

MASONRY LINTELS:

A) FOR SPANS UP TO 6', USE 3 1/2" X 3 1/2" X 1/4" STEEL ANGLES.

B) FOR SPANS UP TO 6 TO 10', USE 5" X 3 1/2" X 5/16" STEEL ANGLES.

C) FOR SPANS UP TO 9 TO 18',
USE PAIR OF 9 GAUGE WIRES IN EACH OF THE FIRST 3 COURSES OF BRICK ON A 5" X 3 1/2" X 5/16" STEEL ANGLE. LAP ALL 9 GAUGE WIRE SPLICES A MINIMUM OF 12" AND EXTEND WIRES A MINIMUM OF 12" INTO JAMBS. TEMPORARILY SUPPORT THE STEEL ANGLES BEFORE LAYING MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS FOLLOWING THE INSTALLATION OF MASONRY.

D) WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY JAMBS. THE BEAM SHOULD BE TEMPORARILY SHORED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING THE MASONRY.

ALL BRICK VENEER OVER LOWER ROOFS (BRICK CLIMBS) MUST HAVE A STRUCTURAL ANGLE LAG SCREWED TO AN ADJACENT STUD WALL OR GIRDER TRUSS, WITH STEEL BRICK STOPS TO PREVENT SLIDING OF BRICK.

WHERE PARTITIONS FALL BETWEEN FLOOR JOIST OR TRUSSES, 2X4 LADDERS AT 16" O.C. MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING. THE LADDERS SHALL BE SUPPORTED WITH A SIMPSON "Z" CLIP OR SIMILAR DEVICE.

ALL WOOD I-JOISTS AND OPEN JOISTS MUST BE BRACED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS PLUS DETAILS SHOWN ON PLANS. LOAD-BEARING PARTITIONS, JACKS, BEAMS AND COLUMNS SUPPORTS MUST BE SOLID BLOCKED THROUGH FLOOR. TRUSSES AND PLYWOOD SHALL NOT CARRY CONCENTRATED POINT LOADS. I-JOIST MATERIAL SHOULD NOT BE USED AS BLOCKING UNDER CONCENTRATED POINT LOADS. ALL POINT LOADS MUST BE CARRIED TO FOUNDATIONS WITH ADEQUATE BLOCKING AND/OR BEAMS.

ALL STEEL COLUMNS SHALL BEAR ON CONCRETE, MASONRY, OR STEEL ONLY. BEAMS THAT BEAR ON TOP OF STEEL COLUMNS SHALL BE WELDED OR BOLTED OR "H" CLIPED TO THE COLUMN. WHERE STEEL COLUMNS BEAR ON CONCRETE OR MASONRY WALLS OR CONCRETE SLAB, UNLESS OTHERWISE NOTED, A 5/8" X 6 1/2" X 6 1/2" BASE PLATE SHALL BE USED TO SPREAD THE COLUMN LOAD ACROSS THE BEARING SURFACE. BASE PLATES SHALL BE BOLTED WITH (4)-1/2" DIAMETER ANCHOR BOLTS OR EXPANSION BOLTS TO CONCRETE MASONRY.

ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON EXTERIOR MASONRY PIERS OR CONCRETE SHALL BE TREADED. ALL WOOD IN CONTACT WITH THE GROUND IS TO BE GROUND CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY EXPOSED TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCES OF ROT.

NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS WHETHER WOOD OR STEEL - CAN NOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

UNLESS OTHERWISE DETAILED, ALL STICK-BUILT "FALSE CHIMNEYS" SHALL BE CONSTRUCTED WITH 2X4 STUDS AT 12" O.C., BALLOON FRAMED FROM ATTIC CEILING OR FLOOR. FASTEN 15/32 CDX PLYWOOD ON ALL SIDES OF THE CHIMNEY ALONG THE FULL LENGTH OF THE STUDS. FASTEN EACH STUD TO THE SUPPORTING BEAM OR CEILING JOIST WITH A 1 1/2" X 24", 18 GAUGE METAL STRAP, OR A SIMILAR CONNECTOR.

NOTES THAT APPLIES TO ALL HARD COAT STUCCO EXTERIOR FINISHES:

A) JOINTS ARE NECESSARY AT THE FOLLOWING LOCATIONS:

I) HORIZONTALLY AT EACH FLOOR LINE.

II) NO AREAS LARGER THAN 144 SQ. FT. SURFACE EXPOSED.

III) NO DIMENSIONS LONGER THAN 18'.

IV) NO DIMENSIONS LONGER THAN 2 1/2 TIMES THE SHORTEST DIMENSION.

B) DRIP SCREED REQUIRED AT THE BOTTOM OF ALL WALLS 2" ABOVE PAVED AREAS AND 4" ABOVE GRADE.

C) SEE ASTM 926 AND 1063 FOR FURTHER INFORMATION.

VERIFY AREAS OF DROPPED FLOORS FOR CERAMIC TILE WITH BUILDER AND COORDINATE ALL CERAMIC TILE AREAS SHOWN AND NOT SHOWN WITH I-JOIST MANUFACTURER OR ARCHITECT FOR PROPER DESIGN.

APPLY WATER-RESISTANT GYPSUM BACKER BOARD TO ALL AREAS SUBJECT TO REPEATED DAMP CONDITIONS AND MOISTURE ACCUMULATION AS WELL AS COMPL WITH THE 2002 NORTH CAROLINA RESIDENTIAL CODE IN RELATED AREAS

ALL SMOKE DETECTORS TO BE INTER-CONNECTED W/ BATTERY BACKUP IN COMPLIANCE WITH 2002 NORTH CAROLINA RESIDENTIAL BUILDING CODE

ALL STAIRWAYS, STAIRWAY GUARDS, HANDRAILS, BALUSTERS, HANDRAIL GRIP SIZE AND HEADROOM REQUIREMENTS TO COMPLY WITH 2002 NORTH CAROLINA RESIDENTIAL CODE REQUIREMENTS.

ALL I-JOISTS ARE DESIGNED WITH INTERNATIONAL PAPER STANDARDS AND ARE TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

ALL LAMINATED VENEER LUMBER (L.V.L.) TO HAVE A MODULUS OF ELASTICITY OF 2.0 (E=2.0) AND ARE TO BE JOINED TOGETHER PER MANUFACTURERS SPECIFICATIONS.

I-JOIST LAYOUT AND DETAILS ARE FOR REFERENCE ONLY, AND ALL FLOOR SYSTEMS AND DETAILS SHALL BE VERIFIED BY I-JOIST MANUFACTURER LAYOUT PLAN THAT IS COORDINATED WITH APPROVED ROOF TRUSS LAYOUT.

A FLASHING INSPECTION IS REQUIRED PRIOR TO THE INSTALLATION OF A FULL WALL OF BRICK, AND SHALL COMPLY WITH THE 2002 NORTH CAROLINA RESIDENTIAL CODE

ALL HOLES NOTCHES CUT OR BORED INTO I-JOIST'S OR L.V.L.'S TO BE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

HOUSE WRAP OR APPROVED WEATHER RESISTANT MATERIAL (R703.2) TO BE ATTACHED TO SHEATHING FLASHING BEHIND ANY VENEERS OF BRICK, CLAY, TILE, CONCRETE, OR NATURAL/ARTIFICIAL STONE AND SHALL COMPLY WITH THE 2002 NORTH CAROLINA RESIDENTIAL CODE (TABLE R703.4)

ALL MASONRY VENEER WALLS TO BE PROVIDED WITH WALL TIES & WEEPHOLES PER CURRENT CODES INCLUDING COMPLIANCE WITH THE 2002 NORTH CAROLINA RESIDENTIAL CODE WHEN INSTALLING STONE AND MASONRY VENEERS.

ADD TERMITE PROTECTION IN ALL AREA THAT ARE REQUIRED PER NORTH CAROLINA RESIDENTIAL BUILDING CODE.

NOTE:
GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TO ALLOW DRAINAGE TO FLOW AWAY FROM HOUSE, ADJACENT STRUCTURES AND COMMON PROPERTY LINES. LOCATE DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS. DO NOT LOCATE DOWNSPOUTS ON FRONT FACADE OF HOUSE OR ALONG FRONT FACING PORCH COLUMNS.

TABLE R404.1.1(2)
REINFORCED CONCRETE AND MASONRY[a] FOUNDATION WALLS[f]

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)[e]	MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING [b, c] FOR 8-INCH NOMINAL WALL THICKNESS		
		SOIL CLASSES [d]		
		GW, GP, SW AND SP SOILS	GM, GC, SM, SM-SC AND ML SOILS	SC, MH, ML-CL AND INORGANIC CL SOILS
6	5	#4 AT 48" O.C.	#4 AT 48" O.C.	#4 AT 48" O.C.
	6	#4 AT 48" O.C.	#4 AT 40" O.C.	#5 AT 48" O.C.
7	4	#4 AT 48" O.C.	#4 AT 48" O.C.	#4 AT 48" O.C.
	5	#4 AT 48" O.C.	#4 AT 48" O.C.	#4 AT 40" O.C.
	6	#4 AT 48" O.C.	#5 AT 48" O.C.	#5 AT 40" O.C.
	7	#4 AT 40" O.C.	#5 AT 40" O.C.	#6 AT 48" O.C.
8	5	#4 AT 48" O.C.	#4 AT 48" O.C.	#4 AT 40" O.C.
	6	#4 AT 48" O.C.	#5 AT 48" O.C.	#5 AT 40" O.C.
	7	#5 AT 48" O.C.	#6 AT 48" O.C.	#6 AT 40" O.C.
	8	#5 AT 40" O.C.	#6 AT 40" O.C.	#6 AT 24" O.C.
9	5	#4 AT 48" O.C.	#4 AT 48" O.C.	#4 AT 48" O.C.
	6	#4 AT 48" O.C.	#5 AT 48" O.C.	#6 AT 48" O.C.
	7	#5 AT 48" O.C.	#6 AT 48" O.C.	#6 AT 32" O.C.
	8	#5 AT 40" O.C.	#6 AT 32" O.C.	#6 AT 24" O.C.
	9	#6 AT 40" O.C.	#6 AT 24" O.C.	#6 AT 16" O.C.

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACINGS HAVING AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72 INCHES.

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE AT LEAST 5 INCHES.

d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1

e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT OF THE EXTERIOR AND INTERIOR FINISH GROUND LEVELS. WHERE AN INTERIOR CONCRETE SLAB IS PROVIDED, THE UNBALANCED BACKFILL HEIGHT SHALL BE MEASURED FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INETERIOR CONCRETE SLAB.

f. SEE SECTION 609.4 FOR GROUTING REQUIREMENTS

4BDRM
Acknowledgement Of Plans Submittal ONLY!
Date 6/19/07
Date

TABLE R404.1.1(3)
REINFORCED CONCRETE AND MASONRY[a] FOUNDATION WALLS[f]

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)[e]	VERTICAL REINFORCEMENT SIZE AND SPACING [b, c] FOR 12-INCH NOMINAL WALL THICKNESS		
		SOIL CLASSES [d]		
		GW, GP, SW AND SP SOILS	GM, GC, SM, SM-SC AND ML SOILS	SC, MH, ML-CL AND INORGANIC CL SOILS
7	4	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.
	5	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.
	6	#4 AT 72" O.C.	#4 AT 64" O.C.	#4 AT 48" O.C.
	7	#4 AT 72" O.C.	#4 AT 48" O.C.	#5 AT 56" O.C.
8	5	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.
	6	#4 AT 72" O.C.	#4 AT 56" O.C.	#5 AT 72" O.C.
	7	#4 AT 64" O.C.	#5 AT 64" O.C.	#4 AT 32" O.C.
	8	#4 AT 48" O.C.	#4 AT 32" O.C.	#5 AT 40" O.C.
9	5	#4 AT 72" O.C.	#4 AT 72" O.C.	#4 AT 72" O.C.
	6	#4 AT 72" O.C.	#4 AT 56" O.C.	#5 AT 64" O.C.
	7	#4 AT 56" O.C.	#4 AT 40" O.C.	#6 AT 64" O.C.
	8	#4 AT 64" O.C.	#6 AT 64" O.C.	#6 AT 48" O.C.
	9	#5 AT 56" O.C.	#7 AT 72" O.C.	#6 AT 40" O.C.

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACING HAVING AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72 INCHES.

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE AT LEAST 8.75 INCHES.

d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1

e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT OF THE EXTERIOR AND INTERIOR FINISH GROUND LEVELS. WHERE AN INTERIOR CONCRETE SLAB IS PROVIDED, THE UNBALANCED BACKFILL HEIGHT SHALL BE MEASURED FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INETERIOR CONCRETE SLAB.

f. SEE SECTION 609.4 FOR GROUTING REQUIREMENTS

TABLE R404.1.1(4)
REINFORCED CONCRETE AND MASONRY[a] FOUNDATION WALLS[f]

MAXIMUM WALL HEIGHT (FEET)	MAXIMUM UNBALANCED BACKFILL HEIGHT (FEET)[e]	MINIMUM VERTICAL REINFORCEMENT SIZE AND SPACING [b, c] FOR 10-INCH NOMINAL WALL THICKNESS		
		SOIL CLASSES [d]		
		GW, GP, SW AND SP SOILS	GM, GC, SM, SM-SC AND ML SOILS	SC, MH, ML-CL AND INORGANIC CL SOILS
7	4	#4 AT 56" O.C.	#4 AT 56" O.C.	#4 AT 56" O.C.
	5	#4 AT 56" O.C.	#4 AT 56" O.C.	#4 AT 56" O.C.
	6	#4 AT 56" O.C.	#4 AT 48" O.C.	#4 AT 40" O.C.
	7	#4 AT 56" O.C.	#5 AT 56" O.C.	#5 AT 40" O.C.
8	5	#4 AT 56" O.C.	#4 AT 56" O.C.	#4 AT 48" O.C.
	6	#4 AT 56" O.C.	#4 AT 48" O.C.	#5 AT 56" O.C.
	7	#4 AT 48" O.C.	#4 AT 32" O.C.	#6 AT 56" O.C.
	8	#5 AT 56" O.C.	#5 AT 40" O.C.	#7 AT 56" O.C.
9	5	#4 AT 56" O.C.	#4 AT 56" O.C.	#4 AT 48" O.C.
	6	#4 AT 56" O.C.	#4 AT 40" O.C.	#4 AT 32" O.C.
	7	#4 AT 56" O.C.	#5 AT 48" O.C.	#6 AT 48" O.C.
	8	#4 AT 32" O.C.	#6 AT 48" O.C.	#4 AT 16" O.C.
	9	#5 AT 40" O.C.	#6 AT 40" O.C.	#7 AT 40" O.C.

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM

a. MORTAR SHALL BE TYPE M OR S AND MASONRY SHALL BE LAID IN RUNNING BOND.

b. ALTERNATIVE REINFORCING BAR SIZES AND SPACING HAVING AN EQUIVALENT CROSS-SECTIONAL AREA OF REINFORCEMENT PER LINEAL FOOT OF WALL SHALL BE PERMITTED PROVIDED THE SPACING OF THE REINFORCEMENT DOES NOT EXCEED 72 INCHES.

c. VERTICAL REINFORCEMENT SHALL BE GRADE 60 MINIMUM. THE DISTANCE FROM THE FACE OF THE SOIL SIDE OF THE WALL TO THE CENTER OF VERTICAL REINFORCEMENT SHALL BE AT LEAST 6.75 INCHES.

d. SOIL CLASSES ARE IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM. REFER TO TABLE R405.1

e. UNBALANCED BACKFILL HEIGHT IS THE DIFFERENCE IN HEIGHT OF THE EXTERIOR AND INTERIOR FINISH GROUND LEVELS. WHERE AN INTERIOR CONCRETE SLAB IS PROVIDED, THE UNBALANCED BACKFILL HEIGHT SHALL BE MEASURED FROM THE EXTERIOR FINISH GROUND LEVEL TO THE TOP OF THE INETERIOR CONCRETE SLAB.

f. SEE SECTION 609.4 FOR GROUTING REQUIREMENTS

NOTE:
PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT THE NUMBER OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE HOUSE AND BE PAINTED TO MATCH THE ROOF COLOR.

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SIMONINI BUILDERS

SCONSET VILLAGE

THE POINT

LOT #005
ALDER
ELEVATION G

Review Set: 05/22/07
Permit:
Final Set: 05/24/07
Revisions:

Drwn: ZRF
Chkd: SMH
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