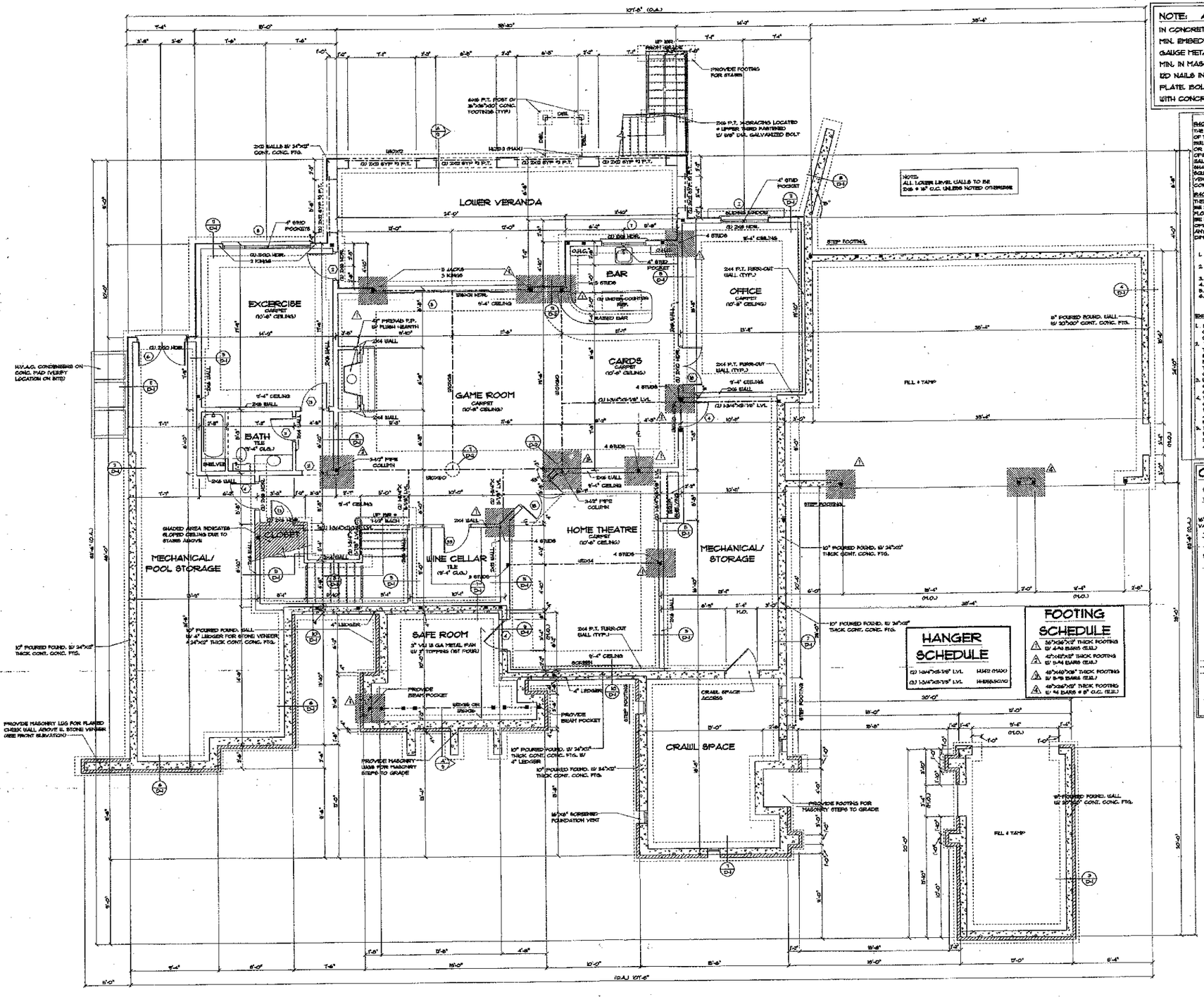


NOTE: ANCHOR PER CODE

IN CONCRETE USE 1/2" DIA. BOLTS @ 6'-0" O.C. WITH 7" MIN. EMBEDMENT OR IN MASONRY PERFORATED STEEL 18 GAUGE METAL STRAPPING @ 4'-0" O.C. EMBEDDED 16" MIN. IN MASONRY FILLED SOLID WITH CONCRETE. WITH (2) 10D NAILS IN TOP OF PLATE AND (2) 10D NAILS IN SIDE OF PLATE. BOLTS CAN BE USED IN BLOCK FOUNDATION FILLED WITH CONCRETE.

NOTE:
ALL LOWER LEVEL WALLS TO BE 2X6 @ 16" O.C. UNLESS NOTED OTHERWISE

R408.1 VENTILATION.
THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT OR CELLAR) SHALL BE PROVIDED WITH VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. 1/150 MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF SAID BUILDING.

R408.2 OPENINGS FOR UNDER-FLOOR VENTILATION.
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATION OPENINGS SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4".

1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH THICK.
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 THICK.
3. CAST IRON GRILLS OR GRATING.
4. EXTRUDED LOAD-BEARING BRICK VENTS.
5. HARDWARE CLOTH OF 0.035 INCH WIRE OR HEAVIER.
6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8".

EXCEPTIONS:

1. WHERE WARRANTED BY CLIMATIC CONDITIONS, VENTILATION OPENINGS TO THE OUTDOORS ARE NOT REQUIRED IF VENTILATION OPENINGS TO THE INTERIOR ARE PROVIDED.
2. THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED.
3. UNDER-FLOOR SPACES USED AS SUPPLY PLENUMS FOR DISTRIBUTION OF HEATED AND COOLED AIR SHALL COMPLY WITH THE REQUIREMENTS OF THE NORTH CAROLINA MECHANICAL CODE.
4. VENTILATION OPENINGS ARE NOT REQUIRED WHERE CONTINUOUSLY OPERATED MECHANICAL VENTILATION IS PROVIDED AT A RATE OF 1.0 cfm FOR EACH 50 SQUARE FEET OF UNDER-FLOOR SPACE FLOOR AREA AND GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL.
5. VENTILATION OPENINGS ARE NOT REQUIRED WHEN THE GROUND SURFACE IS COVERED WITH AN APPROVED VAPOR RETARDER MATERIAL, THE SPACE IS SUPPLIED WITH CONDITIONED AIR AND THE PERIMETER WALLS ARE INSULATED IN ACCORDANCE WITH SECTION N1101.1

CRAWL SPACE VENTILATION

CODE REQUIREMENTS:

TOTAL UNDER-FLOOR SPACE AREA / 150 = REQUIRED VENTED S.F.

16" x 8" SCREENED FOUNDATION VENTS = 0.45 S.F. PER VENT
VAPOR BARRIER ADJUSTMENT:
TOTAL UNDER-FLOOR SPACE AREA / 1500 = ADJUSTED VENTED S.F.

CALCULATION:

232 S.F. / 150 = 1.55 S.F. REQUIRED VENTILATION

TOTAL NUMBER OF VENTS: 5 x 0.45 S.F.

TOTAL VENTILATION PROVIDED = 2.25 S.F.

IF PROVIDED VENTILATION DOES NOT MEET CODE REQUIREMENT
PROVIDED MECHANICAL VENTILATION AS FOLLOWS:

259 S.F. / 80 = 3.24 C.F.M. REQUIRED MECHANICAL VENTILATION

HANGER SCHEDULE

(2) 1.3/4"X9-1/4" LVL	HU412 (TYP.)
(3) 1.3/4"X9-1/4" LVL	HHB65-3CTO

FOOTING SCHEDULE

1. 36"X36"X12" THICK FOOTING W/ 4-#5 BARS (TYP.)
2. 42"X42"X12" THICK FOOTING W/ 5-#5 BARS (TYP.)
3. 48"X48"X18" THICK FOOTING W/ 5-#8 BARS (TYP.)
4. 48"X24"X18" THICK FOOTING W/ 4-#8 BARS @ 8" O.C. (TYP.)

NOTE:
SEE SHEET S2A1.0 FOR ADDITIONAL FRAMING & FOUNDATION NOTES.

NOTE:
⊕ INDICATES POINT LOADS (SEE S1A1 SHEET)

NOTE:
PROVIDE REQUIRED TERMITE TREATMENT BELOW ALL CONCRETE SLABS

NOTE:
PROVIDE 1/2" DRYWALL SEPARATION BETWEEN WALLS & CEILING OF HOUSE & GARAGE

SQUARE FOOTAGE

LOWER LEVEL HEATED	3,144 SQUARE FEET
FIRST FLOOR HEATED	3,428 SQUARE FEET
SECOND FLOOR HEATED	1,304 SQUARE FEET
TOTAL HEATED SPACE	7,876 SQUARE FEET
MECHANICAL/STORAGE	482 SQUARE FEET
3 CAR GARAGE	722 SQUARE FEET
COVERED VERANDA	456 SQUARE FEET
LOWER VERANDA	209 SQUARE FEET
1 CAR GARAGE	240 SQUARE FEET
SAFE ROOM	214 SQUARE FEET
PORTE COCHERE	1,161 SQUARE FEET
COVERED ENTRY	61 SQUARE FEET
TOTAL UNDER ROOF	11,065 SQUARE FEET

LOWER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

ENGINEER:
VERNA ENGINEERING, P.C.
429 E. 4TH ST. SUITE 300
CHARLOTTE, N.C. 28202

DATE:
OCTOBER 18, 2004

DRAWN BY:
DAVE SLOVIK

APPROVED BY:

REVISIONS:
NOVEMBER 22, 2004
DECEMBER 20, 2004

BUILDERS
SIMONINI

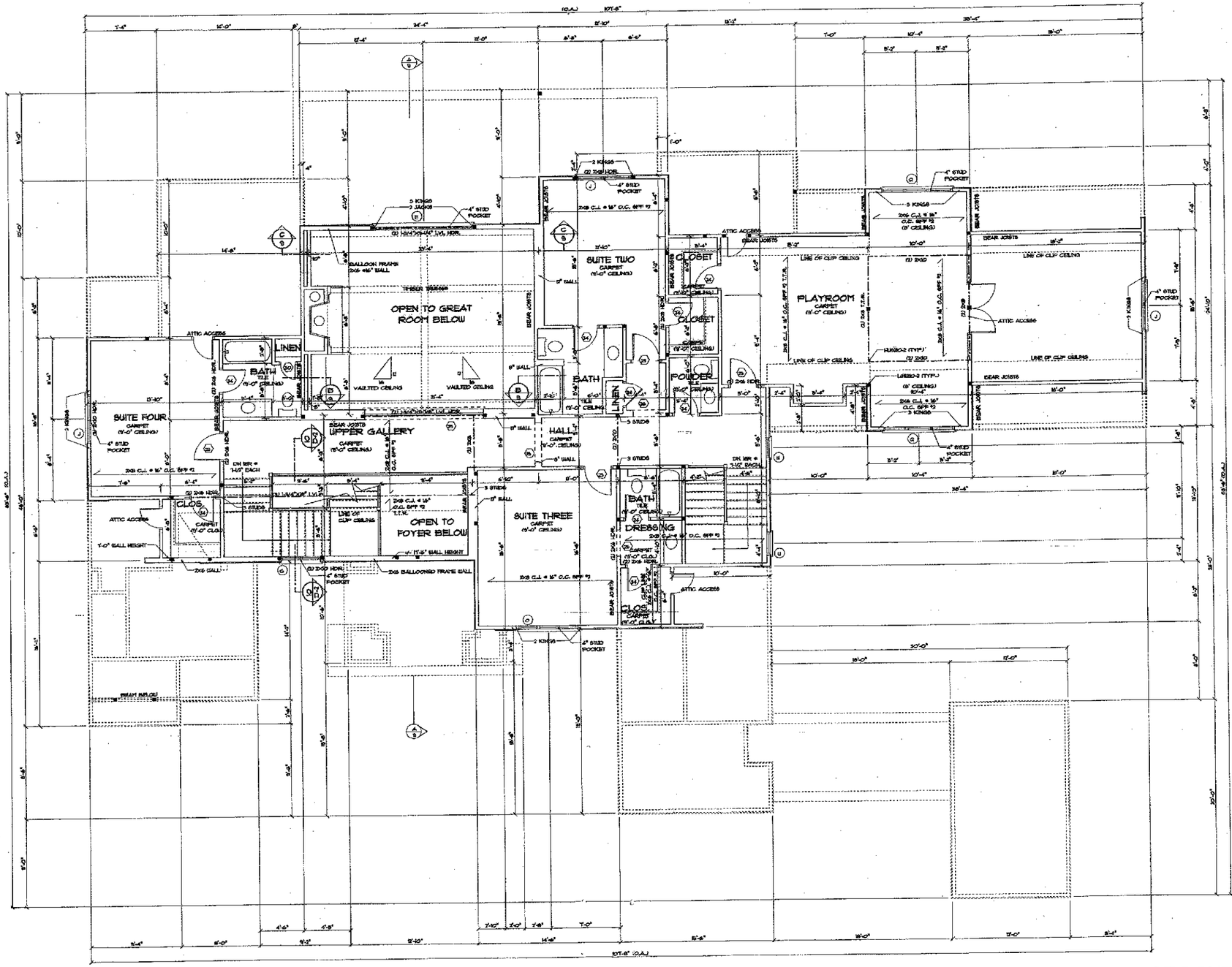
PROJECT:
THE TRESCOTT
LOT 1126
SHELBURNE PLACE
THE POINT

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

Christopher Phelps & Associates
a residential design firm
225 East Worthington Avenue
Suite 200
Charlotte, NC 28203

SHEET
2
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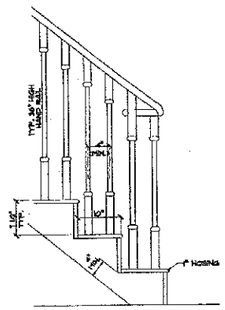


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE

LOWER LEVEL HEATED	2344 SQUARE FEET
FIRST FLOOR HEATED	3,456 SQUARE FEET
SECOND FLOOR HEATED	1864 SQUARE FEET
TOTAL HEATED SPACE	11,956 SQUARE FEET
MISCELLANEOUS/PORCH	923 SQUARE FEET
3 CAR GARAGE	763 SQUARE FEET
COVERED VERANDA	438 SQUARE FEET
LOWER VERANDA	495 SQUARE FEET
1 CAR GARAGE	349 SQUARE FEET
SAFE ROOM	214 SQUARE FEET
PORTE COCHERE	168 SQUARE FEET
COVERED ENTRY	84 SQUARE FEET
TOTAL UNDER ROOF	15,794 SQUARE FEET



STAIR DETAIL

SCALE: 1" = 1'-0"

HANGER SCHEDULE

(2) 1.34"x9-7/8" LVL	HUS26 (MAX)
(2) 1.34"x9-7/8" LVL	HHUS5.50/10

NOTE:
1. SEE SHEET GN-1 FOR ADDITIONAL NOTES.
2. ▽ INDICATES POINT LOADS (SEE GN-1 SHEET)
3. ALL HEADERS ARE (2) 2x8 U.N.O.
4. ALL ANGLES ARE 45 U.N.O.
5. ALL CEILING FRAMING TO BE 2X6 @ 24" O.C. U.N.O.
6. INSTALL A TRL OF (2) 2x4 STUDS UNDER ALL BEAMS, LVL ON BUILT UP, AT THE SECOND FLOOR LEVEL U.N.O.

ENGINEER:

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27309 MICHAEL P. GEDDES
11/1/14

VERNA ENGINEERING, P.C.
428 E. 4TH ST., SUITE 300
CHARLOTTE, N.C. 28202

DATE: OCTOBER 18, 2004

DRAWN BY: DAVE GLOVIK

APPROVED BY:

REVISIONS:
NOVEMBER 22, 2004
DECEMBER 30, 2004

SIMONINI BUILDERS

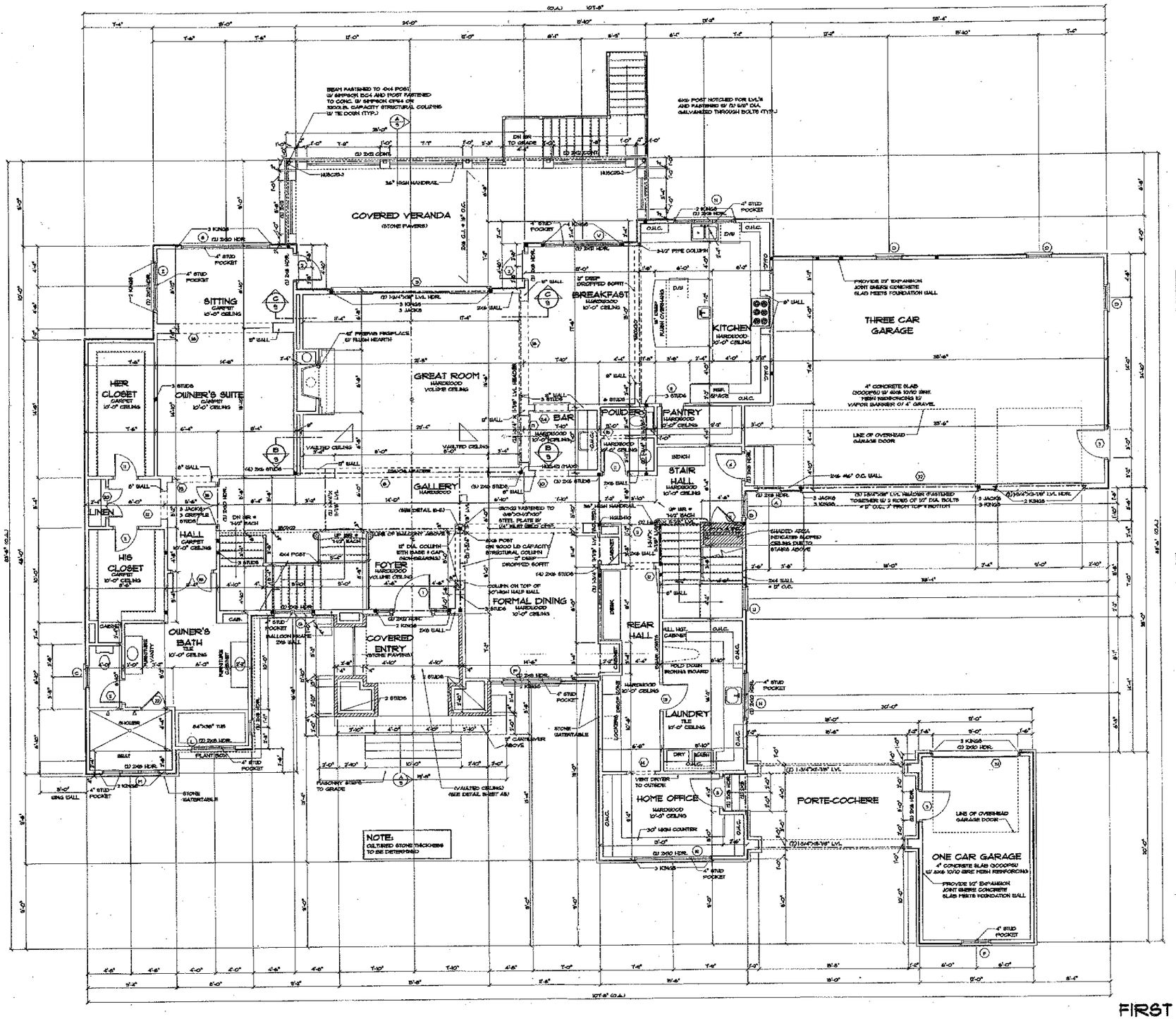
PROJECT: THE TRESCOTT
LOT 1126
SHELBURNE PLACE
THE POINT

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

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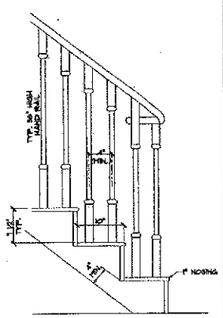
SHEET 6 / 18

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FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



STAIR DETAIL

SCALE: 1" = 1'-0"

SQUARE FOOTAGE

LOWER LEVEL HEATED	2144 SQUARE FEET
FIRST FLOOR HEATED	1438 SQUARE FEET
SECOND FLOOR HEATED	1044 SQUARE FEET
TOTAL HEATED SPACE	3266 SQUARE FEET
MECHANICAL/STORAGE	151 SQUARE FEET
3 CAR GARAGE	913 SQUARE FEET
COVERED VERANDA	628 SQUARE FEET
LOWER VERANDA	486 SQUARE FEET
1 CAR GARAGE	343 SQUARE FEET
SAFE ROOM	216 SQUARE FEET
MONITZ COOLERS	180 SQUARE FEET
COVERED ENTRY	101 SQUARE FEET
TOTAL UNDER ROOF	11098 SQUARE FEET

HANGER SCHEDULE

(2) 1.3/4"X9-7/8" LVL	HUS210 (TYP.)
(3) 1.3/4"X9-7/8" LVL	HHUS5.50/10

NOTE:
SEE SHEET ASN-1 FOR ADDITIONAL FRAMING & FOUNDATION NOTES.

NOTE:
⊠ INDICATES POINT LOADS (SEE ASN-1 SHEET)

NOTE:
PROVIDE REQUIRED TERMITE TREATMENT BELOW ALL CONCRETE SLABS.

NOTE:
PROVIDE 1/2" DRYWALL SEPERATION BTWN WALLS & CLG OF HOUSE & GARAGE

ENGINEER:

SEAL 27599 NORTH CAROLINA PROFESSIONAL ENGINEER MICHAEL P. GRIFFIN

VERNA ENGINEERING, P.C.
426 E. 4TH ST., SUITE 300
CHARLOTTE, N.C. 28202

DATE:
OCTOBER 10, 2004

DRAWN BY:
DAVE SLOVIK

APPROVED BY:

REVISIONS:
NOVEMBER 22, 2004
DECEMBER 20, 2004

SIMONINI BUILDERS

PROJECT: THE TRESCOTT
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