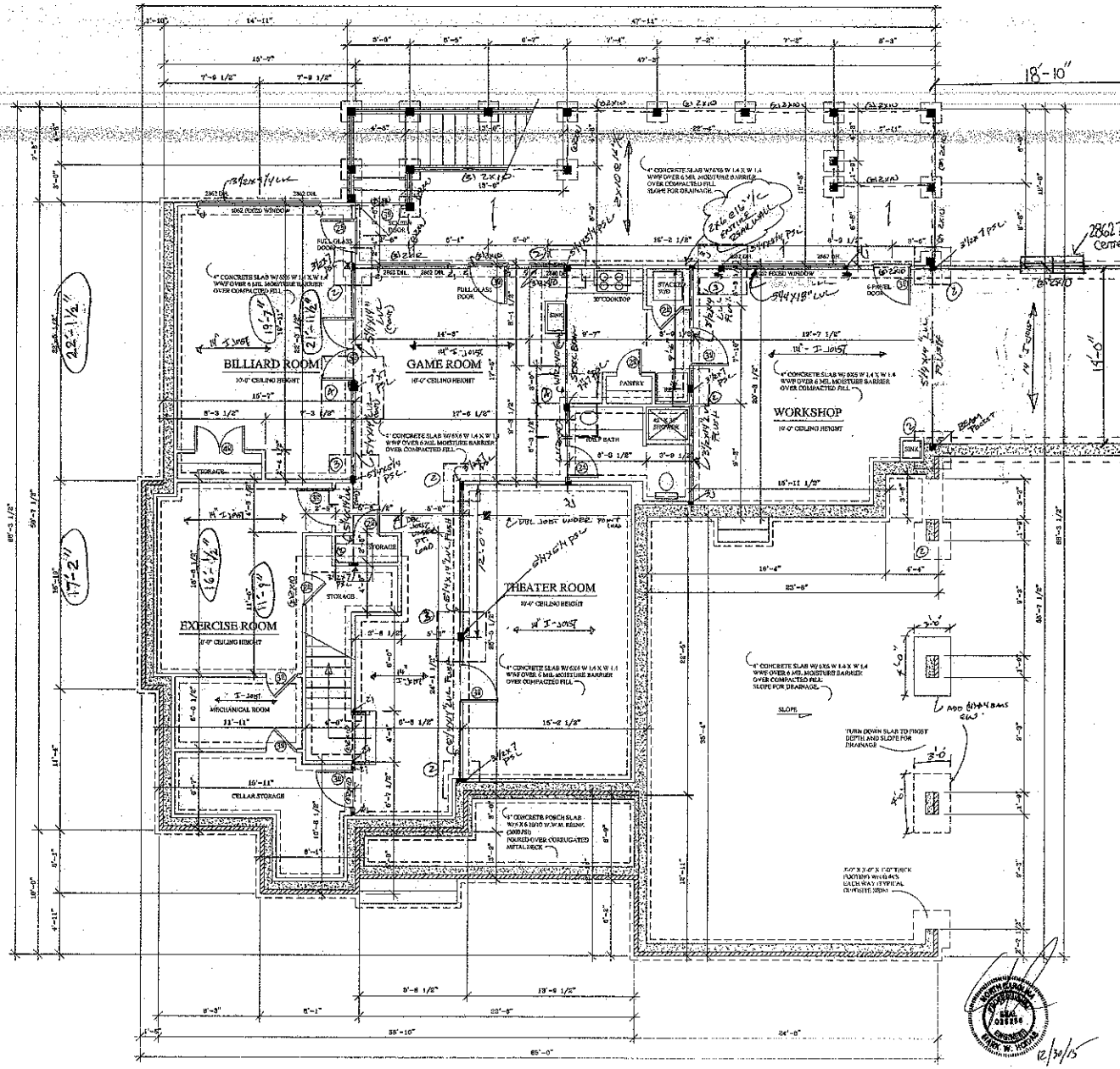
NOTES

1. Floor joists shall be 2x10 @ 16" o/c unless noted otherwise.
2. Footings
   - ① - 24" x 24" x 10" Footing
   - ② - 36" x 36" x 12" Footing w/ (4) #4 bars ea.
   - ③ 48" x 48" x 12" Footing w/ (4) #4 bars ea.
   - ④ 60" x 60" x 12" Footing w/ (6) #4 bars ea.
3. Rebar wall shall be 2#6 @ 16" o/c spacing.
4. Basement wall footings 24" x 10" thick with (2) - #4 bars continuous.
5. All construction shall be in accordance with 2012 N.C. Residential Building Code.

Acknowledgement of Plans Submittal ONLY!

Date 01/06/16

Date 1/12/16



BASEMENT PLAN

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

Holden Engineering, PLLC has performed a structural review of these plans. The structural components comply with the 2012 State Residential Building Code.

DEVIATION OF ANY STRUCTURAL REQUIREMENT OF THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD IS PROHIBITED

12/31/15

D. GRAY INC. & DESIGN

PROJECT: TODD & LISA MARION

DATE: OCT. 13, 15

REVISION:

FILE NUMBER:

SHEET: 3 OF 7

Acknowledgement of Plans Submittal ONLY!

Date 01/06/13

Date 1/12/13

NOTES

1. CEILING JOIST (CJ) - SHALL BE 2x8 SDP#2 SPACED AT 16"o/c UNLESS NOTED OTHERWISE.
2. FLOOR JOIST SHALL BE 14" TJI 230 SPACED AT A MAXIMUM SPACING OF 19.2" ON CENTER UNLESS NOTED OTHERWISE.
3. REAR WALL OF KITCHEN SHALL BE 2x6 AT 16"o/c SPACING.

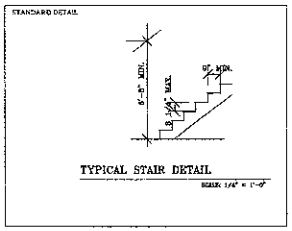
Braced Wall Sheathing Notes:

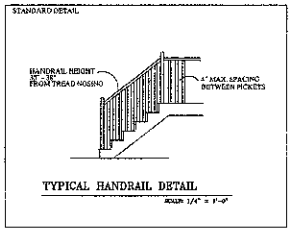
1. The lateral bracing requirements for braced walls of this plan have been accounted for usin an engineer design per section R602.10.4 of the 2012 North Carolina Residential Building Code with September 1, 2013 amendments,.

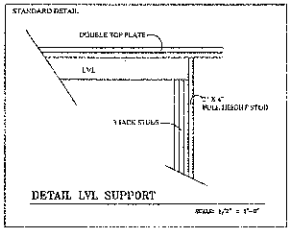
2. All perimeter walls are to be fully sheathed with a minimum 7/16" O.S.B. and attached to the wall framing studs with 8d (2.5" x 0.131") nails at 6" O.C. spacing at panel edges and 12" O.C. at intermediate supports.

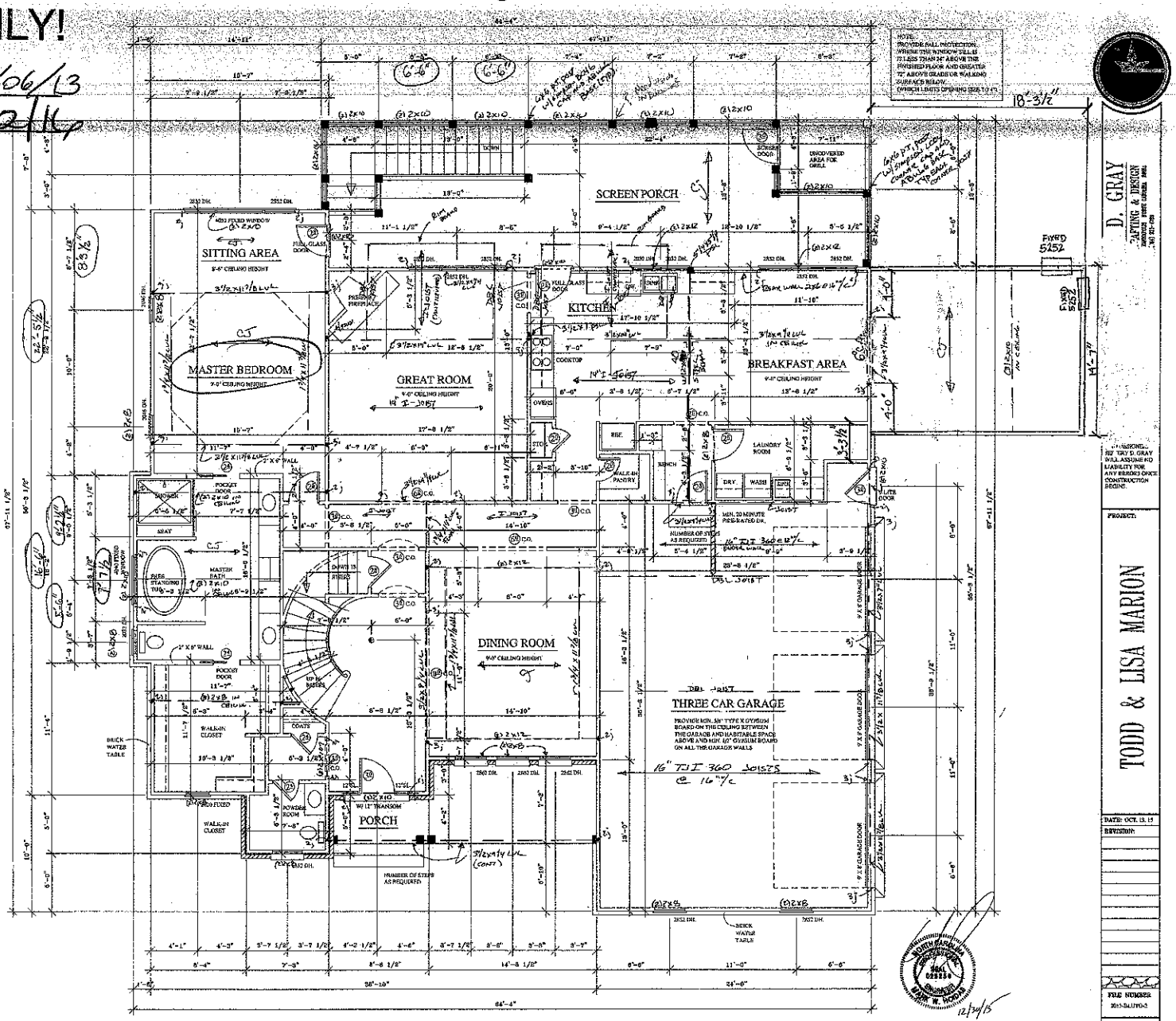
3. Install Blocking along O.S.B. panel edges fasten panel edges to blocking at 3" O.C. and 6" O.C. at intermediate framing when less than 50% but greater than 25% of wall is sheathed.

4. Sheath all gable end walls with 7/16" O.S.B.









FIRST FLOOR PLAN

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

NOTE: PROVIDE FALL PROTECTION WHERE THE WINDOW SILL IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE GRADE OR WALKING SURFACES BELOW. (WHICH LIMITS OPENING SIZE TO 4")

Holden Engineering, PLLC has performed a structural review of these plans. The structural components comply with the 2012 State Residential & Safety Code.

DEVIATION OF ANY STRUCTURAL REQUIREMENT OF THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD IS PROHIBITED

12/30/15

D. GRAY DRAFTING & DESIGN

PROJECT:

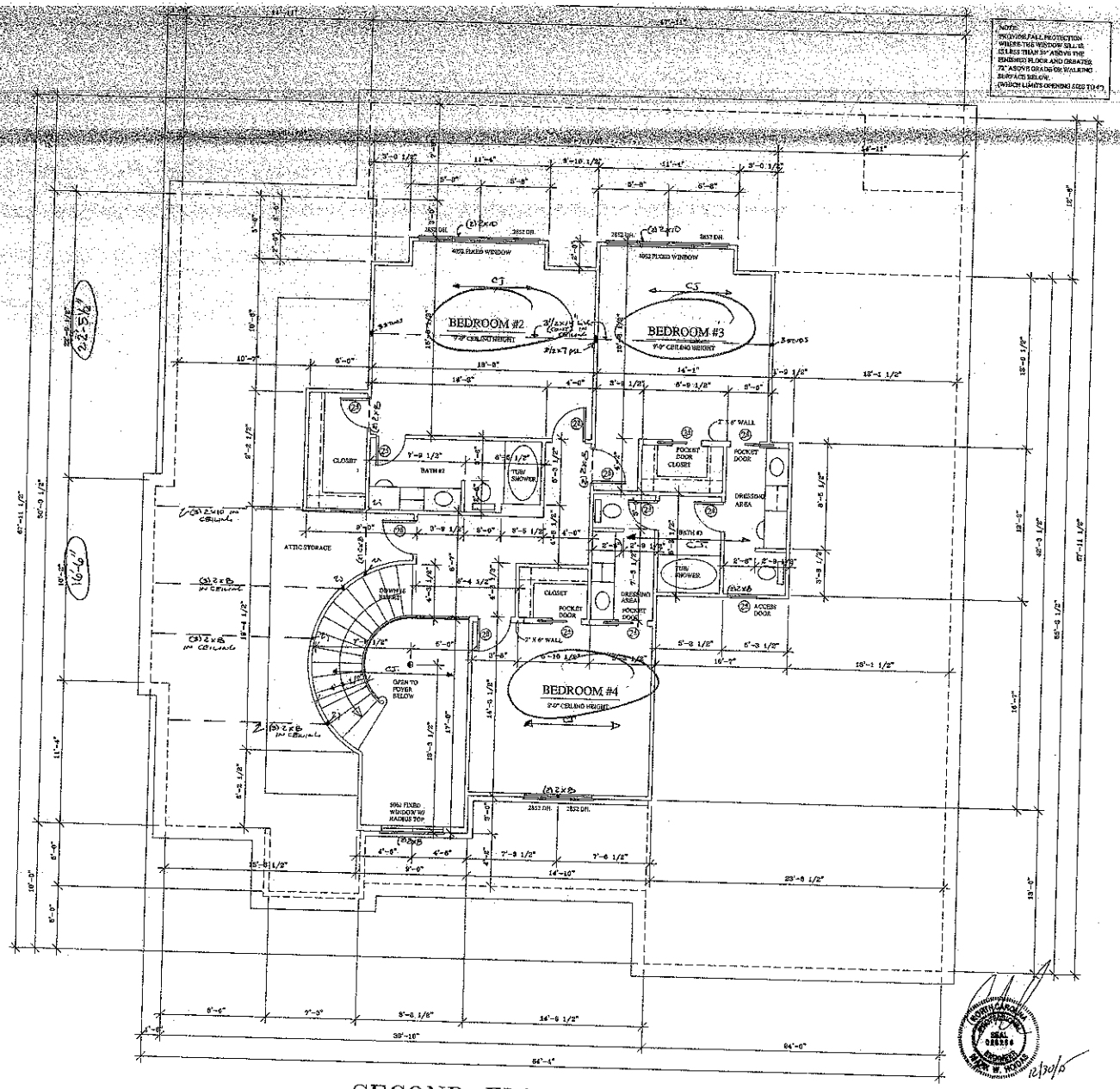
TODD & LISA MARION

DATE: OCT. 13, 13

REVISION:

FILE NUMBER: 2013-MARION-2

SHEET: 4 OF: 6



SECOND FLOOR PLAN

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

NOTES:

1. ALL WINDOWS AND DOOR HEADERS ARE 9'-1" FROM FINISHED FLOOR UNLESS NOTED ON PLAN
2. ALL ROOF RAFTERS SHALL BE 2" X 10" @ 16" O.C. #2 SPF OR #2 SYP OR #2 PINE UNLESS NOTED
3. ALL EXTERIOR WALLS ARE 2" X 6" @ 16" O.C. #2 SPF OR #2 SYP OR #2 PINE UNLESS NOTED
4. ALL EXTERIOR OVERHANGS ARE 12" UNLESS NOTED
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE PANE LOW-E WITH A U-FACTOR NOT TO EXCEED 0.35 AND A SHGC NOT TO EXCEED 0.30
6. ALL EXTERIOR DOORS ARE TO BE SOLID CORE WOOD OR INSULATED METAL WITH A U-FACTOR NOT TO EXCEED 0.35
7. ALL INTERIOR WALLS ARE 2" X 4" @ 16" O.C. #2 SPF OR #2 SYP OR #2 PINE UNLESS NOTED
8. ALL INTERIOR OVERHANGS ARE 12" UNLESS NOTED
9. ALL INTERIOR DOORS ARE TO BE SOLID CORE WOOD OR INSULATED METAL WITH A U-FACTOR NOT TO EXCEED 0.35
10. ALL INTERIOR WINDOWS ARE TO BE DOUBLE PANE LOW-E WITH A U-FACTOR NOT TO EXCEED 0.35 AND A SHGC NOT TO EXCEED 0.30

NOTE:
PROVIDE FALL PROTECTION WHERE THE WINDOW SILL IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER 72" ABOVE GRADE OR WALKING SURFACE BELOW.
(WHICH LIMITS OPENING SIZE TO 4")

Braced Wall Sheathing Notes:

1. The lateral bracing requirements for braced walls of this plan have been accounted for usin an engineer design per section *R602.10.4 of the 2012 North Carolina Residential Building Code* with September 1, 2013 amendments,.

2. All perimeter walls are to be fully sheathed with a minimum 7/16" O.S.B. and attached to the wall framing studs with 8d (2.5" x 0.131") nails at 6" O.C. spacing at panel edges and 12" O.C. at intermediate supports.

3. Install blocking along O.S.B. panel edges fasten panel edges to blocking at 3" O.C. and 6" O.C. at intermediate framing when less than 50% but greater than 25% of wall is sheathed.

4. Sheath all gable end walls with 7/16" O.S.B.

Acknowledgement of Plans Submittal ONLY!

Date 9/06/16

Date 11/12/16

Hodges Engineering, PLLC has performed a structural review of these plans. The structural components comply with the 2012 State Residential Building Code.

DEVIATION OF ANY STRUCTURAL RECOMMENDATION OF THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD IS PROHIBITED

11/30/16

JEFFERY D. GRAY
RESIDENTIAL DRAFTING & DESIGN
1000 WATER MARK COURT, SUITE 200, WAKE FOREST, NORTH CAROLINA 27587
OFFICE: (919) 562-2000

CONTRACTOR SHALL CHECK AND VARIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. JEFFERY D. GRAY WILL ASSUME NO LIABILITY FOR ANY ERRORS ONCE CONSTRUCTION BEGINS.

PROJECT:

TODD & LISA MARION

DATE: OCT. 13, 16

REVISION:

FILE NUMBER
2015-SLU-TO-2

SHEET:
5 OF: 6