3396 "E-BRICK" SKYLER

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revisions:

date:	revised by:
3-01-11	FDI
7-20-11	FDI
9-20-11	FDI
8-09-12	FDI
11-01-12	FDI

GENERAL NOTES

1. ALL PLANS ARE GENERATED WITH THE AID OF A COMPUTER AIDED DRAFTING SYSTEM.
2. DIMENSIONS AND NOTATIONS ON PLANS HAVE PREFERENCE OVER GRAPHIC DEPICTION AND SHOULD BE UTILIZED TO SETTLE ANY DISCREPANCIES - ANY DISCREPANCIES FOUND SHOULD BE FORWARDED TO LIVE WELL HOMES, LLC.
3. PLANS ARE GENERATED FROM A COMMON GRAPHIC DATA-BASE WITH MODIFICATIONS AS REQUIRED TO ADAPT PLANS TO LOCAL BUILDING CONDITIONS AND SPECS FOR EACH LOCALITY.
4. NON-STRUCTURAL CHANGES ARE THE SOLE RESPONSIBILITY OF LIVE WELL HOMES, LLC. STRUCTURAL CHANGES ARE TO BE COORDINATED WITH A STRUCTURAL ENGINEER & LIVE WELL HOMES, LLC. BEFORE APPLYING FOR BUILDING PERMITS TO DETERMINE FEASIBILITY AND INCORPORATION INTO PLAN SETS AS MAY BE REQUIRED.
5. SCALE IS NOTED ON INDIVIDUAL PLAN TITLES.

GENERAL CONSTRUCTION SPECIFICATIONS

1. SEE STRUCTURAL SPECIFICATION SHEET CS-1.1 FOR APPLICABLE CODE INFORMATION.
2. GARAGE SIDE DRYWALL THICKNESS TO BE PER LOCAL CODE AND SCOPES OF WORK.
3. TYPICAL FRAMING IS: FLOOR SYSTEM - PRE-ENGINEERED OPEN WEB FLOOR TRUSSES OR I-JOISTS. ROOF SYSTEM - PRE-ENGINEERED ROOF TRUSSES WITH CONVENTIONAL FRAMING WHERE NOTED. BEAMS & HEADERS - PRE-ENGINEERED COMPOSITE AND/OR CONVENTIONAL LUMBER WHERE NOTED. VERIFY FLOOR & ROOF TRUSS LAYOUT WITH LAYOUT PROVIDED BY TRUSS MFG.
4. ALL CONSTRUCTION SPECIFICATIONS NOT COVERED IN THIS SHEET, OR IN PLAN SETS AND GENERAL SPECIFICATIONS, ARE TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
5. ACCESS DOORS BETWEEN HOUSE AND GARAGE AREAS TO BE A 20-MINUTE FIRE RATED METAL DOOR. ACTUAL DOOR TYPE VARIES BY LOCALITY.

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PLAN REVISIONS

DATE:	SHEETS REVISED:	REVISION:

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checked by:	fdi
date:	4/1/13

CS-1.0
COVER SHEET

GENERAL STRUCTURAL SPECIFICATIONS

revisions:	
date:	revised by:

GENERAL CONSTRUCTION SPECIFICATIONS:

1. PLANS ARE DESIGNED TO MEET THE 2012 NORTH CAROLINA RESIDENTIAL BUILDING CODE, LATEST EDITION, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION.
2. PRESUMPTIVE SOIL PRESSURE IS 2000 LBS./SF.
3. ALL HOUSE SLABS TO BE 3000 PSI CONCRETE MIN. AT 28 DAYS AND ALL GARAGE SLABS TO BE 3000 PSI CONCRETE MIN. AT 28 DAYS (5%-7% AIR ENTRAINED), UNLESS NOTED OTHERWISE.
4. TYPICAL FOUNDATION CONSTRUCTION DETAILS ARE SHOWN ON RECEPTIVE FOUNDATION PLANS AND TYPICAL WALL SECTION DETAIL SHEETS GENERATED FOR EACH DRAWING SET.
5. MINIMUM INSULATION REQUIREMENTS ARE AS FOLLOWS: CRAWL SPACE FLOOR ASSEMBLY - R-19 MINIMUM. EXTERIOR WALL ASSEMBLY - R-13 MINIMUM. CEILING ASSEMBLY - R-30 MINIMUM. NOTE - TYPICAL DETAILS IN PLAN SETS NOTE "R" VALUES FOR BATT/BLOWN INSULATION ONLY.
6. COMMON WALLS BETWEEN HOUSE AND GARAGE TO RECEIVE A 1/2" LAYER OF GWB @ GARAGE SIDE. COMMON CEILING BETWEEN GARAGE TO HOUSE PROVIDE 5/8" TYPE X GWB PER GARAGE SEPARATION REQUIREMENTS PER TABLE R302.6 DWELLING/GARAGE SEPARATION, NCRC 2012. ALL JOINTS TO BE TAPED & MUDDED FOR FIRE SEPARATION. ANY DEVIANCE FROM THIS STANDARD TO BE NOTED.
7. SEE PLAN SETS FOR LOCATIONS OF TEMPERED GLASS.
8. TYPICAL WALL FRAMING IS 2x4 STUDS @ 24" O.C. AT ALL NON-BEARING WALLS AND 2x4 STUDS @ 16" O.C. AT ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE.
9. TYPICAL FRAMING IS: FLOORING SYSTEM- PRE-ENGINEERED OPEN WEB FLOOR TRUSSES OR I-JOISTS. ROOF SYSTEM- PRE-ENGINEERED ROOF TRUSSES WITH CONVENTIONAL FRAMING WHERE NOTED. BEAMS & HEADERS- PRE-ENGINEERED COMPOSITE AND/OR CONVENTIONAL LUMBER WHERE NOTED. VERIFY FLOOR & ROOF TRUSS LAYOUT WITH LAYOUT PROVIDED BY TRUSS MFG.
10. ALL CONSTRUCTION SPECIFICATIONS NOT COVERED IN THIS SHEET, OR IN PLAN SETS AND GENERAL SPECIFICATIONS, ARE TO MEET ALL APPLICABLE STATE AND LOCAL BUILDING CODES.
11. ACCESS DOORS BETWEEN HOUSE AND GARAGED AREAS TOO BE SOLID WOOD BIRCH VENEER 1-⅜" MINIMUM THICKNESS OR A 20-MINUTE FIRE RATED METAL DOOR. ACTUAL DOOR TYPE VARIES BY LOCALITY.
12. BORACARE TERMITCIDE TO BE APPLIED TO FRAMING PER PRODUCT SPECIFICATIONS.

1. DESIGN LOADS:

1.1 DESIGN LOADS ARE ALL DEAD LOADS PLUS:

- A. MAIN FLOOR LIVE LOADS (KITCHEN LEVEL) ..... 40 PSF
- B. ALL OTHER FLOORS ..... 40 PSF
- C. EXTERIOR BALCONIES ..... 40 PSF
- D. DECKS ..... 40 PSF
- E. SUSPENDED GARAGES ..... 50 PSF
  OR 2000 POUND POINT LOAD AT ANY LOCATION
- F. ATTIC FLOOR LIVE LOADING WITH THE FOLLOWING:
  - I. AREAS ACCESSIBLE BY PERMANENT STAIRS ..... 30 PSF
  - II. WITH STORAGE ..... 20 PSF
  - III. WITHOUT STORAGE ..... 10 PSF
- G. ROOF LIVE LOAD ..... 20 PSF
- H. WIND LOAD ..... 90 MPH
- I. SNOW LOAD ..... 20 PSF

2. FOOTINGS AND FOUNDATIONS:

2.1 SOIL BEARING CAPACITY ASSUMED AS 2000 PSF

2.2 SEE DETAIL SHEET FOR EACH FOUNDATION TYPE FOR FOOTING WIDTHS, DEPTHS, AND REBAR REQUIREMENTS IF NEEDED.

2.3 ALL INTERIOR PIERS ARE 8X16 CMU UP TO A MAXIMUM HEIGHT OF 32". ALL PIERS OVER 32" HIGH MUST BE FILLED WITH TYPE S MORTAR. MAXIMUM HEIGHT FOR 8X16 FILLED PIER IS 6'-4". PIERS LARGER THAN 8X16 ARE NOTED ON THE PLANS OR AS REQUIRED BY HEIGHT. PIER CAP BLOCKS SHOULD BE 8" OF SOLID MASONRY.

2.4 MINIMUM FOOTING FOR 8X16 PIERS ARE 16"X24"X8" UNLESS NOTED OTHERWISE. REINFORCING TO BE AS NOTED ON PLANS.

2.5 CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS UNLESS NOTED OTHERWISE. NO CONCRETE SHALL BE POURED IN TEMPERATURES BELOW 40° FAHRENHEIT UNLESS HEAT TO BE PROVIDED DURING CURING FOR TWO DAYS. THE BOTTOM OF ALL FOOTINGS MUST BE A MINIMUM OF 12" BELOW GRADE.

2.6 ALL REBAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS OTHERWISE NOTED.

2.7 ANY SPECIAL FOUNDATIONS FOR STRUCTURES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER UPON RECEIVING SOIL CAPACITY SPECIFICATIONS FOR ALL SOIL CONSIDERED TO AFFECT THE STRUCTURE.

2.8 CHIMNEY FOOTING SIZES ARE SHOWN ON THE STRUCTURAL DESIGN DRAWINGS. MASONRY OR ISOKERN STYLE CHIMNEY FOOTINGS MUST BE A MINIMUM OF 12" THICK WITH 12" PROJECTION ON ALL SIDES.

2.9 FOUNDATION WALLS BACK-FILLED WITH SOIL AND SUPPORTING STRUCTURAL FRAMING SHALL BE CONSTRUCTED AS SHOWN ON DETAIL SHEET.

2.10 SPECIAL RETAINING WALL DESIGNS TO BE SHOWN ON DETAIL SHEET.

NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, AND BEAM SUPPORTS - WHETHER WOOD OR STEEL - CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE SPECIFIED STUDS OR COLUMN PROVIDED FOR POINT LOAD SUPPORT MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.

3. FRAMING CONSTRUCTION - OTHER THAN ROOF:

3.1 CRAWLSPACE GIRDERS AND BAND AS NOTED ON PLANS. MAXIMUM CLEAR SPAN TO BE 4'-8" (6'-0" O/C SPACING OF PIERS) UNLESS NOTED OTHERWISE.

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

A. NAILING PATTERNS

I. ALL FLOOR JOISTS MUST BE TOE-NAILED TO THEIR SUPPORT GIRDERS WITH A MINIMUM OF 3-8D NAILS AT EACH END FROM EACH SIDE. LARGER NAILS WILL SPLIT AND RENDER THE TOE-NAIL INEFFECTIVE. NO END-NAILING THROUGH THE GIRDER OR BAND IS PERMITTED EXCEPT FOR TEMPORARY CONSTRUCTION PURPOSES.

II. IF DROPPED GIRDERS ARE USED, END-LAP ALL JOISTS 12" MINIMUM AND SIDE-NAIL EACH WITH A MINIMUM OF 3-16D NAILS AT EACH END OF EACH JOIST. LEDGER STRIPS SHOULD BE NAILED WITH 3-16D NAILS AT EACH JOIST END, WITH NAILS SPACED 3" APART.

III. NAIL MULTIPLE-MEMBER BUILT-UP GIRDERS WITH THREE ROWS OF 16D NAILS STAGGERED AT 32" O/C, 2" DOWN FROM THE TOP, 2" UP FROM THE BOTTOM, AND AT MID-DEPTH. USE 3-16D NAILS AT EACH END OF EACH PIECE IN THE JOINTS THROUGH THE MEMBERS MAKING UP THE MULTIPLE-GIRDER. THIS NAILING PATTERN WILL INSURE A TIGHT FLOOR FROM OUTSIDE OF HOUSE TO OUTSIDE 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 JOIST SPACINGS BEYOND ANY JOIST DIRECTION CHANGE. THIS WILL INSURE SHRINKAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IT ACCUMULATE AT THE GIRDER.

C. THERE MUST BE WOOD BLOCKING THROUGH-BOLTED TO THE STEEL BEAM WITH JOIST TOE-NAILED AND ATTACHED TO THE BEAM WITH METAL HANGERS UNDER ANY HARDWOOD FLOORS THAT PASS OVER A STEEL BEAM SUPPORTING FLOOR JOISTS.

3. FRAMING CONSTRUCTION - OTHER THAN ROOF (CONTINUED):

3.2 ALL FLOOR JOISTS, HEADERS, & BEAMS SHALL BE SOUTHERN YELLOW PINE #2 OR BETTER. ALL REMAINING FRAMING MEMBERS MAY BE SPRUCE PINE FIR #2 UNLESS NOTED OTHERWISE.

3.3 STEEL BEAMS MUST HAVE 5-2X4 JACK STUDS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS. ALL STUDS MUST BE NAILED TOGETHER WITH TWO (2) VERTICAL ROWS OF 16D NAILS AT 8" O/C, UNLESS NOTED OTHERWISE.

3.4 LVL BEAMS MUST HAVE 3-2X4 JACK STUDS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS. ALL STUDS MUST BE NAILED TOGETHER WITH TWO (2) VERTICAL ROWS OF 16D NAILS AT 8" O/C, UNLESS NOTED OTHERWISE.

3.5 MASONRY LINTELS:

A. TABLE NO. R703.7.3 ALLOWABLE SPAN FOR LINTELS SUPPORTING MASONRY VENEER (THIS SHEET)

B. 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.

3.6 ALL MASONRY OR STONE VENEER OVER LOWER ROOFS MUST HAVE A STRUCTURAL STEEL ANGLE LAG BOLTED TO THE ADJACENT WALL STUDS TO PREVENT SLIDING OF THE VENEER. A MINIMUM OF A DOUBLE RAFTER MUST BE INSTALLED BELOW MASONRY CLIMBS. THIN-SET VENEER ATTACHMENTS PROVIDED BY THE CONTRACTOR MAY SUPERSEDE THIS SPECIFICATION. PLEASE VERIFY THE ALTERNATIVE ATTACHMENT PROCEDURE WITH THE ENGINEER OF RECORD.

3.7 ALL RAFTER BRACES MUST HAVE 2 STUDS FROM THE WALL TOP PLATE THROUGH ALL FLOORS SOLID TO THE FOUNDATION OR SUPPORTING BEAM BELOW. NO BRACES SHALL BE ATTACHED TO THE TOP WALL PLATE WITHOUT STUDS DIRECTLY UNDER THEM.

3.8 WHERE NON-BEARING PARALLEL PARTITIONS FALL BETWEEN FLOOR JOISTS, 2X4 LADDER BLOCKS @ 16" O/C MUST BE PLACED PERPENDICULAR TO THE JOISTS TO SUPPORT THE PLYWOOD DECKING OR DOUBLE JOIST INSTALLED DIRECTLY BELOW WALL.

3.9 ALL WOOD I-JOISTS MUST BE BRACED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS PLUS ANY DETAILS SHOWN ON THE PLANS. LOAD BEARING PARTITIONS, JACKS, BEAMS, AND COLUMN SUPPORTS MUST BE SOLIDLY BLOCKED THROUGH THE FLOOR AS THE JOISTS AND PLYWOOD MAY NOT BE ABLE TO CARRY THE CONCENTRATED POINT LOADS. ALL POINT LOADS MUST BE CARRIED TO THE FOUNDATIONS WITH BLOCKING AND/OR BEAMS. (NOTE: ALL BEAMS AND DOUBLE JOISTS, ETC., HAVE BEEN SHOWN FOR A LOAD BEARING PURPOSE. PLACEMENT OF THE LOAD CARRYING MEMBERS SHOWN IN THE PLANS IN LOCATIONS OTHER THAN UNDER THE STRUCTURAL ELEMENT THEY ARE INTENDED TO CARRY IS THE RESPONSIBILITY OF THE CONTRACTOR. EXACT BEAM LOCATIONS ARE NOT TO BE SCALED FROM THE FRAMING PLANS.)

3.10 ALL TWO-STORY OPEN ROOMS WITH FULL HEIGHT OPENINGS MUST BE BRACED TO RESIST PRESSURE RESULTING FROM AN 90 MPH DESIGN FASTEST-MILE WIND SPEED OR AS PRESCRIBED FOR SPECIFIED WIND ZONES PER ASCE 7-98. ANY SPECIAL WALL REINFORCING SHALL BE SHOWN ON THE PLANS PROVIDED. TWO-STORY OPEN ROOMS MUST BE BALLOON-FRAMED WITH 2X6S @ 16" O/C AS A MINIMUM AND HAVE 7/16 OSB EXTERIOR SHEATHING (NO EXCEPTIONS.)

3.11 STUD WALLS TO BE LISTED BELOW UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS:

A. INTERIOR ONE & TWO STORY WALLS (WITH INTERMEDIATE FLOORS)
- I. LOAD BEARING ..... 2X4 @ 16" O/C
- II. NON LOAD BEARING ..... 2X4 @ 24" O/C

B. INTERIOR THREE STORY WALLS
- I. LOAD BEARING (2ND & 3RD FLOOR) ..... 2X4 @ 16" O/C
- II. LOAD BEARING (1ST FLOOR) ..... 2X4 @ 12" O/C OR 2X6 @ 16" O/C
- III. NON-LOAD BEARING ..... 2X4 @ 16" O/C

C. BASEMENT WALLS
- I. LOAD BEARING ..... 2X4 @ 12" O/C OR 2X6 @ 16" O/C
- II. NON-LOAD BEARING ..... 2X4 @ 16" O/C

D. EXTERIOR WALLS
EXTERIOR WALLS FOR THREE STORIES SHALL BE 2X6 @ 16" O/C WITH ½"X4'X8' OSB SHEATHING OR C-DX PLYWOOD OVER ENTIRE EXTERIOR.

3.12 HEADERS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED ON THE PLANS:

A. INTERIOR
- I. SPANS 2'-6" TO 3'-6" 2-2X8S
- II. SPANS 3'-6" TO 6'-6" 2-2X10S
- III. SPANS 6'-6" OR MORE ..... SEE PLAN

B. EXTERIOR
- I. SPANS 2'-0" TO 3'-0" 2-2X8S
- II. SPANS 3'-0" TO 5'-0" 2-2X10S
- III. SPANS 5'-0" OR MORE ..... SEE PLAN

3.13 WHEN CEILING JOISTS ARE PARALLEL TO AN EXTERIOR WALL AND RAFTERS BEAR ON THE EXTERIOR STUD WALL'S TOP PLATE, TIE THE RAFTERS NEAR THE TOP PLATE TO THE CEILING JOISTS WITH 6' LONG 2X6 RUNNERS AT 4' O/C ACROSS THE TOP OF THE CEILING JOISTS.

3.14 AT ALL BAY WINDOWS, EACH PANEL SHALL BE NAILED TO EACH ADJACENT PANEL WITH 5-16D NAILS TIED TOGETHER WITH METAL STRAPPING NAILED AT FOUR LOCATIONS BETWEEN FLOORS WITH A MINIMUM OF 2-16D NAILS IN EACH PANEL AT EACH STRAP. THIS WILL HELP PREVENT VERTICAL CRACKING IN THE PANEL JOINTS DUE TO HORIZONTAL OSCILLATION OF THE PANELS.

3.15 AT ALL STAIRS, EVERY STUD AT EACH STRINGER MUST BE NAILED TO EACH STRINGER WITH A MINIMUM OF 2-16D NAILS. THIS WILL HELP PREVENT CRACKING BETWEEN THE WALLBOARD AND THE TOP OF THE BASE MOLDING DUE TO VERTICAL OSCILLATION OF THE STAIR STRINGERS.

3.16 STEEL PIPE COLUMNS MUST BE IN CONTACT WITH THE SUPPORTED MEMBER AND CONTINUE SOLID TO THE SUPPORTING MASONRY OR CONCRETE FOUNDATION. NO INTERMEDIATE WOOD BLOCKING SHOULD BE USED AS IT WILL CRUSH.

3.17 STRUCTURAL LAMINATED VENEER LUMBER (LVL) BEAMS SHALL HAVE THE FOLLOWING MINIMUM SPECIFICATIONS:
E=2x10 psi
Fb=2900 psi MIN.
Fv=285 psi

3.18 STRUCTURAL STEEL SPECIFICATIONS:
ANGLES, CHANNELS, MISCELLANEOUS SHAPES A36 Fy=36 ksi
W SHAPES A992 Fy=36 ksi
STRUCTURAL TUBES Fy=46 ksi

4. FOUNDATION WALLS

4.1 ALL FULL HEIGHT FOUNDATION WALLS ARE SHOWN ON STRUCTURAL DETAIL SHEET.

4.2 ALL MASONRY OR CONCRETE BASEMENT WALL CONSTRUCTION MUST BE INSPECTED BY THE COUNTY BUILDING OFFICIAL, ARCHITECT, OR ENGINEER FOR COMPLIANCE WITH STRUCTURAL SPECIFICATIONS.

4.3 WHERE FULL-HEIGHT FOUNDATION OR BASEMENT WALLS RUN PARALLEL TO FLOOR FRAMING, BLOCKING MUST BE PROVIDED BETWEEN JOISTS AT 3'-0" O/C FOR NOT LESS THAN SIX JOIST SPACINGS OUT FROM WALL.

4.4 DETAILS OF ANY EARTH RETAINING STRUCTURES NOT ATTACHED TO THE HOUSE STRUCTURE WILL BE SHOWN ON SEPARATE DETAILS. (THESE WALLS MAY BE DESIGNED ONLY AFTER GRADE CONDITIONS ARE KNOWN.)

4.5 BASEMENT WALLS SHALL NOT BE BACKFILLED OVER 48" PRIOR TO PLACING BASEMENT SLAB AND FIRST FLOOR FRAMING.

5. ROOF CONSTRUCTION

5.1 RAFTERS SHALL BE 2X6 SPF @ 16" O/C FOR STANDARD WEIGHT SHINGLES EXCEPT AS NOTED. THEY ARE TO BE CUT INTO HIPS, RIDGES, ETC., UNLESS NOTED AS OVER-BUILT.

5.2 COLLAR TIES SHALL BE 2X6 @ 48" O/C AT ALL RIDGES UNLESS NOTED OTHERWISE AND LOCATED A MINIMUM 3' BELOW THE RIDGE. COLLAR TIES MAY BE CLOSER TO RIDGE IF ALTERNATE BRACING PROVIDED. VAULTED CEILINGS REQUIRE SPECIAL COLLAR TIE DETAILS OR STRUCTURAL RIDGE BEAM. SEE PLANS AS REQUIRED.

5.3 A MINIMUM OF THREE COLLAR TIES SHALL BE USED AT ALL RIDGES EVEN IF TWO TIES MUST BE PUT ON ONE SET OF RAFTERS.

5.4 ALL HIPS AND RIDGES ARE A SIZE LARGER THAN THE RAFTERS FRAMING INTO THEM UNLESS NOTED OTHERWISE.

5.5 ALL HOGS ON CEILING JOISTS OR RAFTERS ARE 8' LONG 2-2X6 HOG TROUGHS UNLESS NOTED OTHERWISE. RAFTERS MAY BE SPLICED OVER HOGS.

5.6 GABLE END FRAMING MUST BE BRACED PARALLEL TO RIDGES WITH A MINIMUM OF 2X6 DIAGONAL BRACES @ 6' O/C ALONG THE GABLE WALL TO THE INTERIOR CEILING JOISTS. BRACES ARE TO BEAR ON 2-2X6 HOGS AND TO GABLE WALL AT APPROXIMATELY MID-HEIGHT OF GABLE WALL. BRACES SHALL BE AT APPROXIMATELY A 45° ANGLE. OTHER BRACING MAY BE USED IF IT MEETS THE ENGINEER'S APPROVAL.

5.7 CARRY BRACES TO PARTITIONS OR BEAMS BELOW. NEVER BRACE RAFTER HOGS TO 2-2X6 HOGS ON CEILING JOISTS, UNLESS SHOWN ON PLANS.

5.8 CEILING JOISTS WHEN ERECTED PARALLEL TO RAFTERS MUST BE SISTERED TO RAFTERS AND NAILED WITH 3-16D NAILS AT EACH RAFTER. IF A KNEEWALL IS USED AND CEILING JOISTS CANNOT TOUCH RAFTERS, THEN RAFTERS MUST BE BRACED TO THE CEILING JOISTS WITH 2X4 DIAGONAL RAFTER TIES SPACED @ 48" O/C. REVERSE COLLAR TIES MAY BE USED BEHIND KNEEWALLS.

5.9 ROOF PLAN LEGEND:

A. ⊗ OR ◯ INDICATES LOCATION OF ROOF BRACE AT RAFTER LEVEL.

B. ⊗→ ARROW AWAY FROM BRACE POINT INDICATES DIRECTION OF ROOF BRACE TO PARTITION, BEAM OR OTHER BRACE POINT BELOW.

C. ⊗→ ARROW INTO BRACE POINT INDICATES A VERTICAL OR ALMOST VERTICAL ROOF BRACE TO PARTITION, BEAM OR OTHER BRACE POINT BELOW.

D. ALL ROOF BRACES ARE 2-2X4 "T" NAILED WITH 16D NAILS @ 9" O/C VERTICALLY FROM TOP TO BOTTOM. ALL BRACES LONGER THAN 10' MUST BE BRACED HORIZONTALLY IN TWO DIRECTIONS AT MID-HEIGHT OR BE INCREASED TO 2-2X6S.

E. MAXIMUM SPACING OF ROOF BRACES IS TO BE AS FOLLOWS:
- I. FOR 2-2X6 HOG ..... 6'-0" O/C
- II. FOR 2-2X8 HOG ..... 7'-6" O/C

6. BRICK CONSTRUCTION

6.1 ALL BRICK ANCHORS TO MEET R703.7.4.1 - METAL TIES SHALL BE PROVIDED AT 24" O.C. HORIZONTAL MAX. AND 24" O.C. VERTICAL MAX. ADDITIONAL METAL TIES SHALL BE PROVIDED AROUND ALL WALL OPENINGS GREATER THAN 16" IN EITHER DIMENSION. METAL TIES AROUND THE PERIMETER OF OPENINGS SHALL BE SPACED NOT MORE THAN 36" O.C. AND PLACED WITHIN 12" OF THE WALL OPENING. EACH VENEER TIE SHALL SUPPORT NO MORE THAN 2.67 SQ. FT. OF WALL AREA.

6.2 ALL BRICK FLASHING TO MEET R703.7.5 - FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISHED GROUND LEVEL ABOVE THE FOUNDATION WALL OR SLAB AND AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES, AND LINTELS.

6.3 ALL BRICK WEEP HOLES TO MEET 703.7.6. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT 33" O.C. MAX.

6.4 ALL BRICK LINTELS SHALL MEET TABLE R703.7.3 (LISTED BELOW)

TABLE NO. R703.7.3
ALLOWABLE SPAN FOR LINTELS
SUPPORTING MASONRY VENEER

SIZE OF ANGLE [1,3]	MAXIMUM SPAN [2,4]
3-1/2" x 3-1/2" x 1/4"	6'-0"
5" x 3-1/2" x 5/16"	10'-0"
PER DESIGN	>10'-0"

1. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
2. SPANS OVER 4' SHALL BE SHORED UP UNTIL CURED.
3. STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES: OTHER LIGHT GAUGE STEEL MEETING STRUCTURAL DESIGN REQUIREMENTS MAY BE USED.
4. SPANS OVER 10' SHALL BE DESIGNED IN ACCORDANCE WITH APPROVED STANDARDS.
5. SPANS OVER 6'-0", ANCHOR TO HEADER WITH 1/2" DIA. LAG BOLTS @ 2'-0" O.C.

NORTH CAROLINA PROFESSIONAL SEAL 29249 3/10/16 ENGINEER KEVIN P. MUNSON

NORTH CAROLINA RESIDENTIAL STRUCTURES, P.C. No. C3295 CERTIFICATE OF AUTHORIZATION

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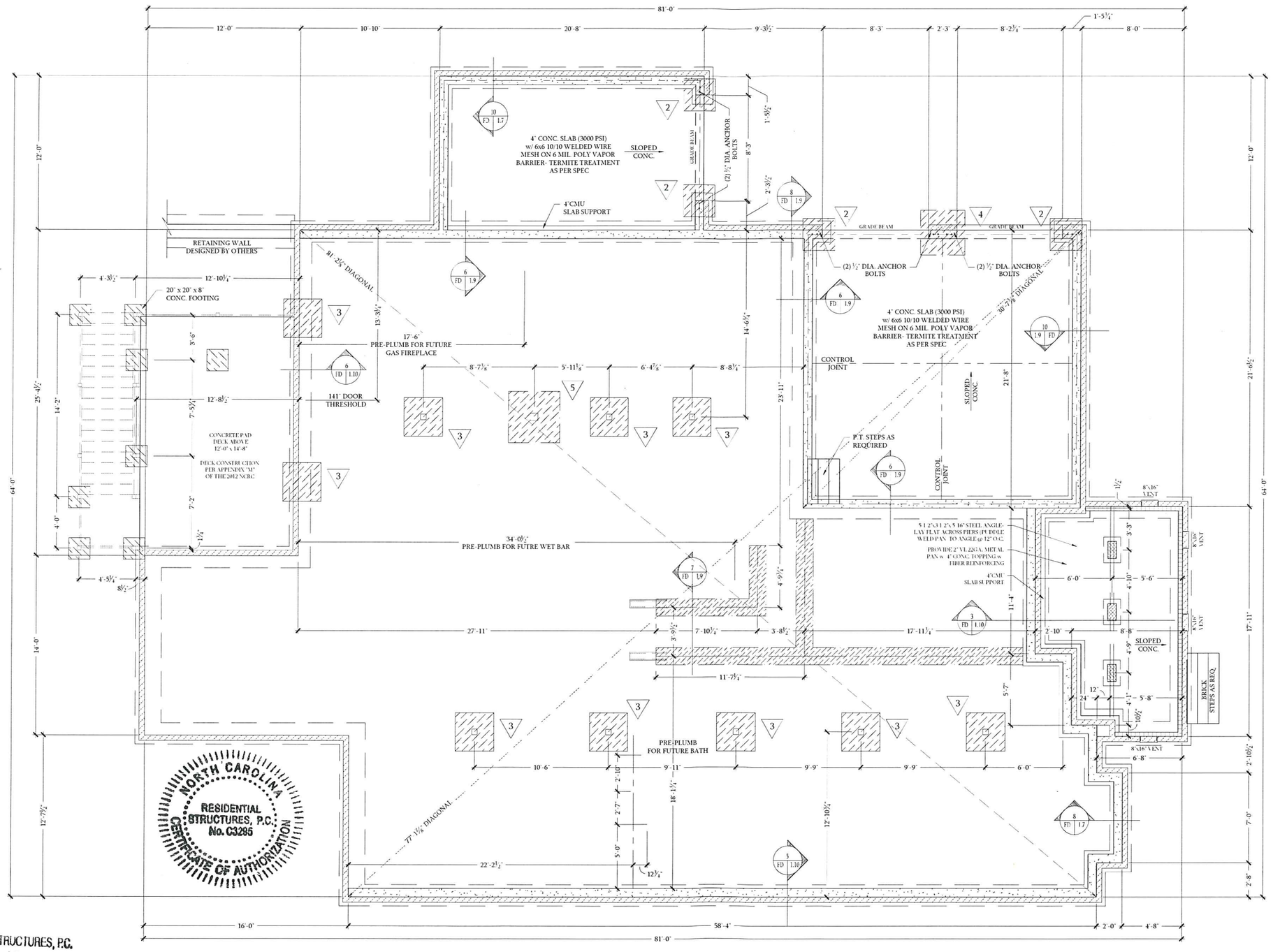
TYPICAL DETAILS

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designed by:	-
drawn by:	fdi
checked by:	fdi
date:	4/01/13

CS-1.1
STRUCTURAL SPECS.



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BASEMENT FOUNDATION PLAN

SCALE: 1/8"=1'-0"

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date:	revised by:
3-01-11	FDI
7-20-11	FDI
9-20-11	FDI
8-06-12	HDI
11-01-12	FDI

FOUNDATION PIERS

1. MASONRY PIERS AS SHOW BASED ON ASSUMED HEIGHT OF 32". WHEN PIER HEIGHT EXCEEDS 32" ABOVE TOP OF FOOTING ADJUST PER FOLLOWING CONDITIONS.
2. HOLLOW MASONRY PIERS SHALL NOT EXCEED FOUR (4) TIMES LEAST DIMENSION.
3. SOLID MASONRY PIERS FILLED WITH TYPE S MORTAR SHALL NOT EXCEED TEN (10) TIMES LEAST DIMENSION.
4. PIERS SHALL BE CAPPED WITH (4) INCHES SOLID MASONRY FOR (1) STORY OR (8) INCHES SOLID MASONRY FOR (2) OR (2-1/2) STORY.
5. DROP INTERIOR PIERS TO ALLOW FOR GIRDER DEPTH.

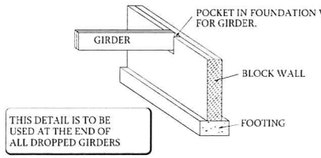
LEGEND

- FLUSH PIER
- DROPPED PIER PER GIRDER
- DROPPED GIRDER
- FLUSH LVL
- DOUBLE JOIST

PIER SCHEDULE

NO.	SIZE	FOOTING
①	8"X16"	16" X 24" X 8"
②	8"X16"	24" X 24" X 10"
③	16"X16"	30" X 30" X 10"
④	16"X16"	42" X 42" X 12"

NOTE: ALL PIER FTG. ARE #1 U.N.O.



POCKET DETAIL FOR GIRDERS
TYP. FOR ALL EXTERIOR FOUNDATION WALLS

CONCRETE FOOTING SCHEDULE

TAG	FOOTING SIZE & DEPTH
1	24" x 24" x 12" DEEP
2	30" x 30" x 12" DEEP w/ (4) #4 REBARS EACH WAY
3	36" x 36" x 12" DEEP w/ (4) #4 REBARS EACH WAY
4	42" x 42" x 15" DEEP w/ #5 REBARS @ 6" O.C. EACH WAY
5	48" x 48" x 12" DEEP w/ (6) #4 REBARS EACH WAY

SLAB LEGEND

- INTERIOR BEARING FOOTING
- CONC. FOOTING
- 1 2" ANCHOR BOLT OR STRAP

NORTH CAROLINA PROFESSIONAL SEAL 29249 ENGINEER KEVIN P. MUNSON 3/16/16

PAVILION LOT 10

3396 - Skyler

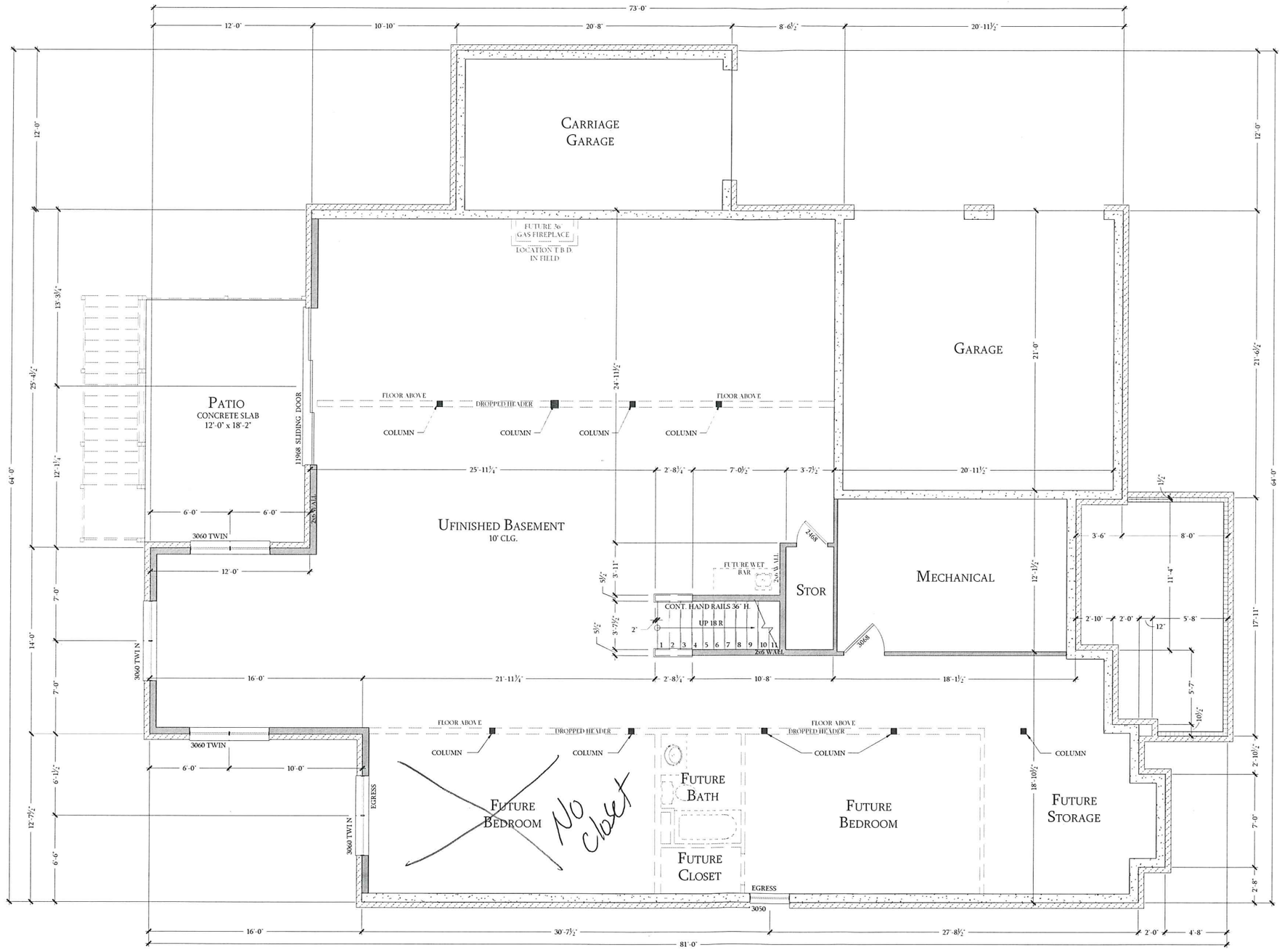
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Fort Mill, SC 29708
Phone: 704-574-0316

Residential Structures, P.C.
3440 North Davidson Street
Charlotte, NC 28205
Seal for structural design only

designed by:	lwh
drawn by:	fdi
checked by:	fdi
date:	4/1/13

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

SBS-2.0
BASEMENT FOUNDATION



BASEMENT FLOOR PLAN

SCALE: 1/8"=1'-0"

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GENERAL NOTES

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2. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
3. PROVIDE WINDOW FALL PREVENTION PER IRBC 2012 SECTION R612
4. PROVIDE NOT LESS THAN 5/8" TYPE X GYP. BOARD OR EQUIV. PER SECTION & TABLE R302.6 DWELLING/GARAGE SEPARATION OF THE IRBC 2012
5. SEE ELEVATION SHEETS FOR WINDOW HEADER HEIGHT.
6. ALL ANGLED WALLS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.
7. WALL OPENINGS TO BE GYP. BOARD RETURN U.N.O.
8. SEE DETAIL SHEET FOR ARCHED & SHEET ROCK OPENING DETAILS.
9. SEE FIRST FLOOR FRAMING AND/OR ROOF FRAMING SHEETS FOR BEAM SIZE/LOCATION AND HEADER SCHEDULE.
10. VERIFY INTERIOR BEARING WALL LOCATION WITH TRUSS ENGINEERING PROVIDED BY TRUSS MANUFACTURER.

WALL & SYMBOL LEGEND

- TYP. FRAME WALL
- INTERIOR BEARING WALL
- HALF WALL
- EXTERIOR WALL w/ BRICK VENEER
- EXTERIOR WALL w/ STONE VENEER

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BS-2.1

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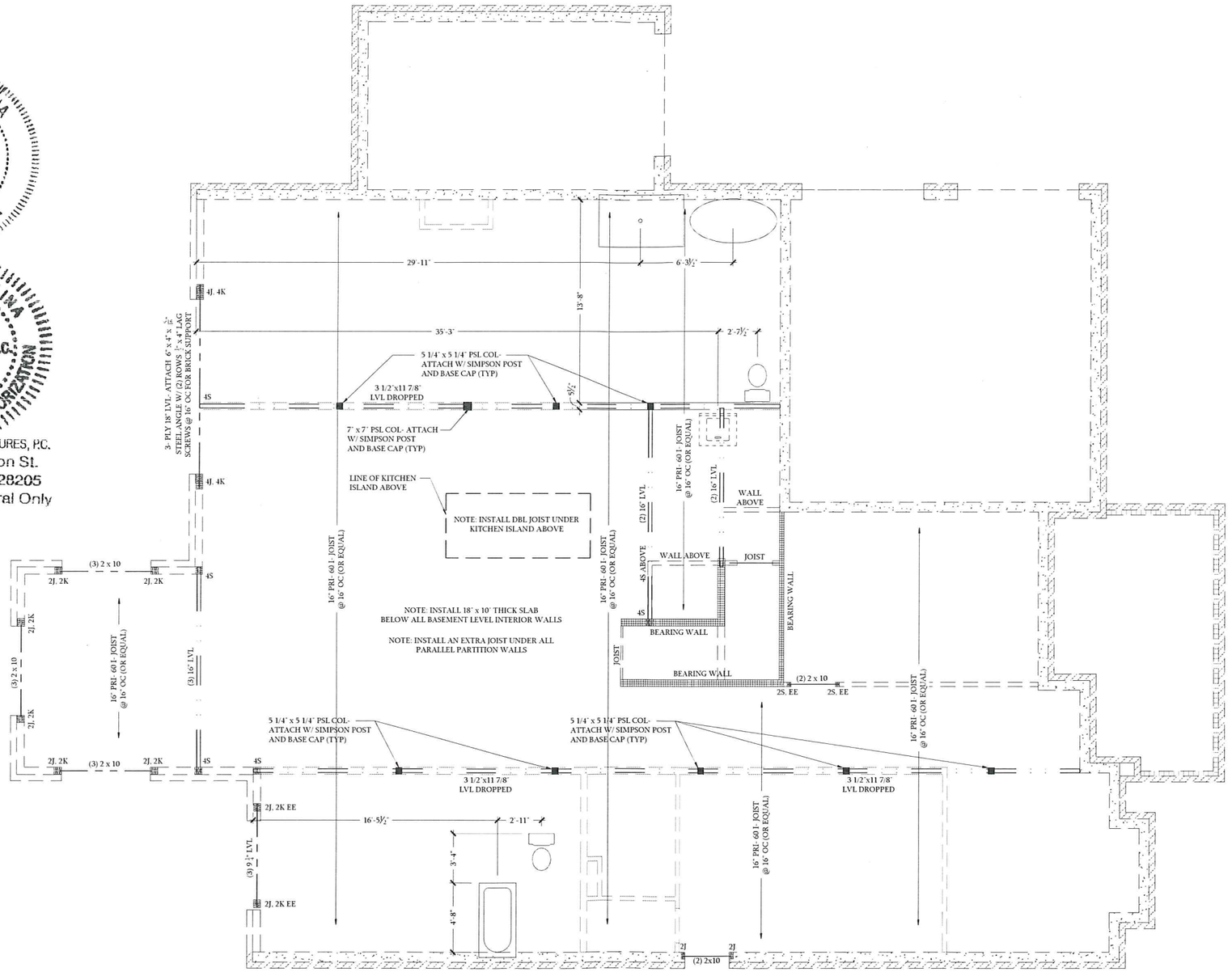
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NORTH CAROLINA PROFESSIONAL SEAL 29249 ENGINEER KEVIN P. MUNSON 1/6/16

NORTH CAROLINA RESIDENTIAL STRUCTURES, P.C. No. C3295 CERTIFICATE OF AUTHORIZATION

RESIDENTIAL STRUCTURES, P.C.
3440 N. Davidson St.
Charlotte, N.C. 28205
Seal for Structural Only



FIRST FLOOR FRAMING PLAN

SCALE: 1/8"=1'-0"

STRUCTURAL DESIGN NOTES

1. PROVIDE CONTINUOUS 7/16" OSB EXTERIOR SHEATHING ENTIRE STRUCTURE U.N.O.
2. DESIGN WIND SPEED IS 90 MPH.
3. WOOD SPECIES AND GRADES ARE AS FOLLOW:
   WALL STUDS - SPRUCE-PINE-FIR, STUD GRADE
   HEADERS, BEAMS - SOUTHERN YELLOW PINE, GRADE NO. 2
4. LVL LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING PROPERTIES:
   Fb = 2,900 PSI Fv = 285 PSI E = 2,000,000 PSI
5. PSL (SOLID PARALLAM MEMBER) CAN BE SUBSTITE FOR SINGLE SOLID LVL MEMBER. NO MULTI-PLY MEMBERS CAN BE USED WHEN A PSL IS CALLED OUT.
6. VERIFY TRUSS/JOIST LAYOUT WITH TRUSS ENGINEERING PROVIDED BY TRUSS MANUFACTURER.
7. PROVIDE SIMPSON H2.5A AT EACH TRUSS TO WALL CONNECTION. UNLESS NOTED OTHERWISE.
8. PROVIDE LADDER BLOCKS @ 24" O. C. UNDER DORMER WALLS NOT POSITIONED OVER TRUSSES.
9. E. J. - EXTRA JOIST, WHICH CAN BE SUBSTITUTED w/ 2x4 LADDER BLOCKS @ 24" O. C. UNDER PARTITION WALL.
10. DOUBLE JOIST SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQ. TO PROVIDE SUPPORT AS ONE MEMBER.

FRAMING LEGEND

- OVERBUILT GABLE TRUSSES
- HVAC PLATFORM w/ BLOCKING @ ALL EDGES
- INTERIOR BEARING WALL
- BRACED WALL PANELS

HEEL HEIGHT NOTE:
SEE ELEVATION SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS U.N.O.

TYPICAL HANGERS FOR JOISTS & BEAMS

MEMBER	HANGER	MEMBER	HANGER
2x8	LUS28	2-1 3/4"x 18" LVL	HGUS414
2x10	LUS210	3-1 3/4"x 9 1/4" LVL	HGUS5.50/10
2x12	LUS210	3-1 3/4"x 9 1/2" LVL	HGUS5.50/10
2-2x8	HUS28-2	3-1 3/4"x 11 1/4" LVL	HGUS5.50/12
2-2x10	HUS210-2	3-1 3/4"x 11 7/8" LVL	HGUS5.50/12
2-2x12	HUS212-2	3-1 3/4"x 14" LVL	HGUS5.50/14
3-2x8	LUS28-3	3-1 3/4"x 16" LVL	HGUS5.50/14
3-2x10	LUS210-3	3-1 3/4"x 18" LVL	HGUS5.50/14
3-2x12	HU212-3 MIN	4-1 3/4"x 9 1/4" LVL	HGUS7.25/10
2-1 3/4"x 9 1/4" LVL	HGUS410	4-1 3/4"x 9 1/2" LVL	HGUS7.25/10
2-1 3/4"x 9 1/2" LVL	HGUS410	4-1 3/4"x 11 1/4" LVL	HGUS7.25/12
2-1 3/4"x 11 1/4" LVL	HGUS412	4-1 3/4"x 11 7/8" LVL	HGUS7.25/12
2-1 3/4"x 11 7/8" LVL	HGUS412	4-1 3/4"x 14" LVL	HGUS7.25/14
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PAVILION LOT 10

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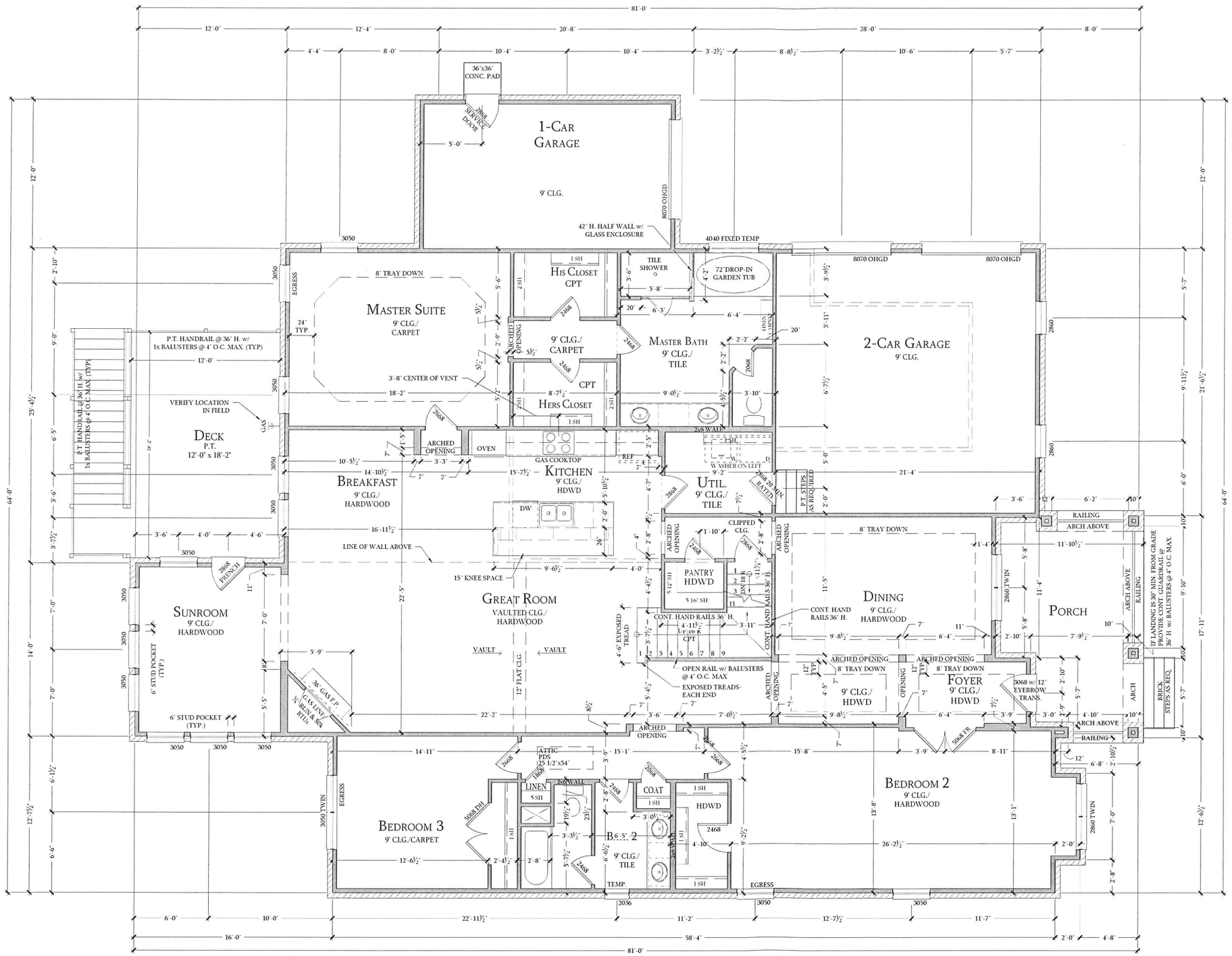
Residential Structures, P.C.
3440 North Davidson Street
Charlotte, NC 28205
Seal for structural design only

designed by:	lwh
drawn by:	fdi
checked by:	fdi
date:	4/1/13

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SBS-2.2

FIRST FLOOR FRAMING



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"

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GENERAL NOTES

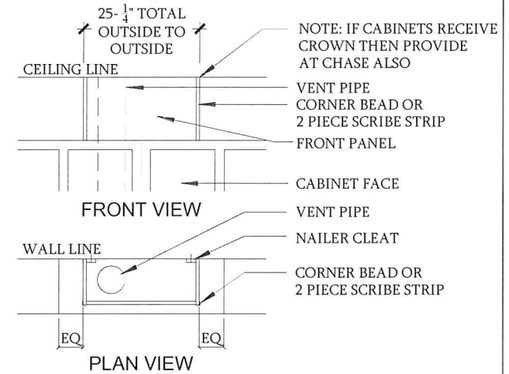
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WALL & SYMBOL LEGEND

- TYP. FRAME WALL
- INTERIOR BEARING WALL
- HALF WALL
- EXTERIOR WALL w/ BRICK VENEER
- EXTERIOR WALL w/ STONE VENEER

SQUARE FOOTAGE TABLE

FIRST FL. LIVING:	2822 s.f.
SECOND FL. LIVING:	744 s.f.
TOTAL LIVING:	3566 s.f.
2-CAR GARAGE:	456 s.f.
1-CAR GARAGE:	248 s.f.
FRONT PORCH/COVERED ENTRY:	198 s.f.
UNFINISHED BASEMENT:	2835 s.f.



VENT PIPE CHASE FOR GAS RANGE

SCALE: 3/32"=1'-0"

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checked by:	fdi
date:	4/1/13

A-3.0e

FIRST FLOOR PLAN

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NORTH CAROLINA PROFESSIONAL SEAL 29249 ENGINEER KEVIN P. MUNSON 3/14/16

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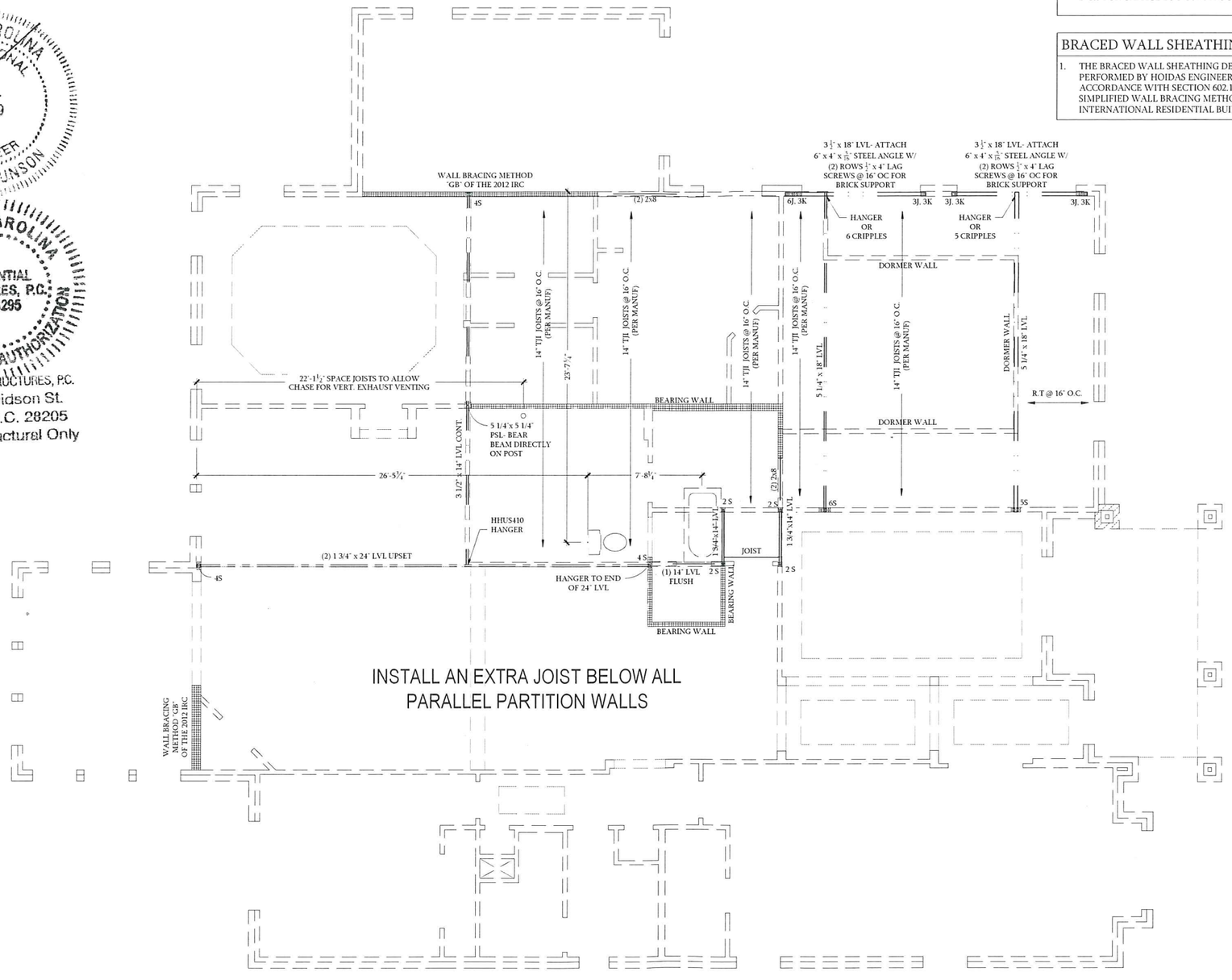
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Charlotte, N.C. 28205
Seal for Structural Only

BRACED WALL PANEL NOTES

1. BRACED WALL PANEL DESIGN IS IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE.
2. PROVIDE CONTINUOUS 7/16" OSB EXTERIOR SHEATHING ENTIRE STRUCTURE U.N.O.
3. EXTERIOR BRACED WALL METHOD IS CS-WSP U.N.O.
4. INTERIOR BRACED WALL METHOD IS GB U.N.O.
5. SEE DETAIL "A" ON SHEET D-3.0 FOR HOLD DOWN DETAILS.
6. SEE ENGINEERED DESIGNED DETAIL "C" ON SHEET D-3.0 FOR GARAGE LUG CONSTRUCTION.

BRACED WALL SHEATHING DESIGN

1. THE BRACED WALL SHEATHING DESIGN WAS PERFORMED BY HOIDAS ENGINEERING, PLLC & IS IN ACCORDANCE WITH SECTION 602.12, THE SIMPLIFIED WALL BRACING METHOD OF THE 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE.



SECOND FLOOR FRAMING PLAN

SCALE: 1/8"=1'-0"

STRUCTURAL DESIGN NOTES

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8. PROVIDE LADDER BLOCKS @ 24" O. C. UNDER DORMER WALLS NOT POSITIONED OVER TRUSSES.
9. E. J. - EXTRA JOIST, WHICH CAN BE SUBSTITUTED w/ 2x4 LADDER BLOCKS @ 24" O. C. UNDER PARTITION WALL.
10. DOUBLE JOIST SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQ. TO PROVIDE SUPPORT AS ONE MEMBER.

FRAMING LEGEND

- OVERBUILT GABLE TRUSSES
- HVAC PLATFORM w/ BLOCKING @ ALL EDGES
- INTERIOR BEARING WALL
- BRACED WALL PANELS

HEEL HEIGHT NOTE:
SEE ELEVATION SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS U.N.O.

TYPICAL HANGERS FOR JOISTS & BEAMS

MEMBER	HANGER	MEMBER	HANGER
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2x10	LUS210	3-1 3/4"x 9 1/4" LVL	HGUS5.50/10
2x12	LUS210	3-1 3/4"x 9 1/2" LVL	HGUS5.50/10
2-2x8	HUS28-2	3-1 3/4"x 11 1/4" LVL	HGUS5.50/12
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* ALL HANGERS BY SIMPSON STRONG-TIE CO., INC. (BRAND-NAME EQUIVALENTS ACCEPTABLE)

FIRST FLOOR WALL BRACING

- 90 MPH WIND ZONE - EXP B
- 9 ft. WALL HEIGHT
- ALL EXTERIOR WALL ARE METHOD CS-WSP (U.N.O.)
- ● = 800# HOLD DOWN - SIMPSON DTT2Z OR EQUIV.
- ENGINEERED WALL BRACING DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2012 NCRC & 2012 IRC.

PAVILION LOT 10

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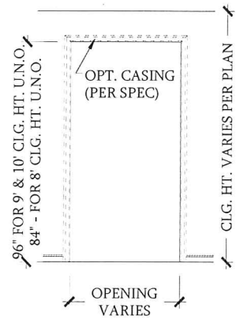
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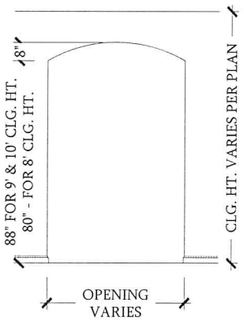
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drawn by:	fdi
checked by:	fdi
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S-4.0
2nd FLOOR FRAMING



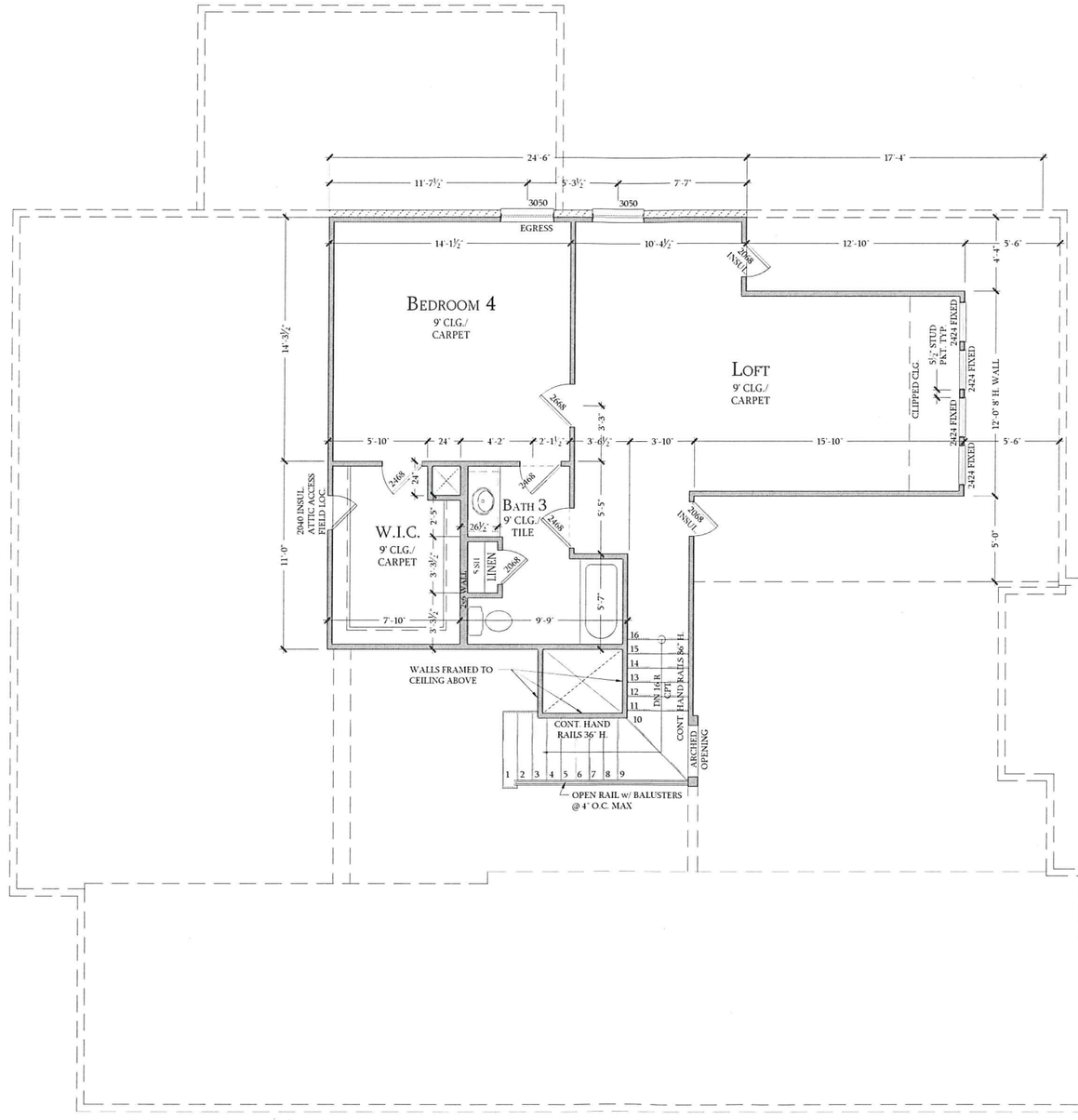
SHEETROCK OPENING DETAIL

SCALE: 3/16"=1'-0"



ARCHED OPENING DETAIL

SCALE: 3/16"=1'-0"



SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"

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- TYP. FRAME WALL
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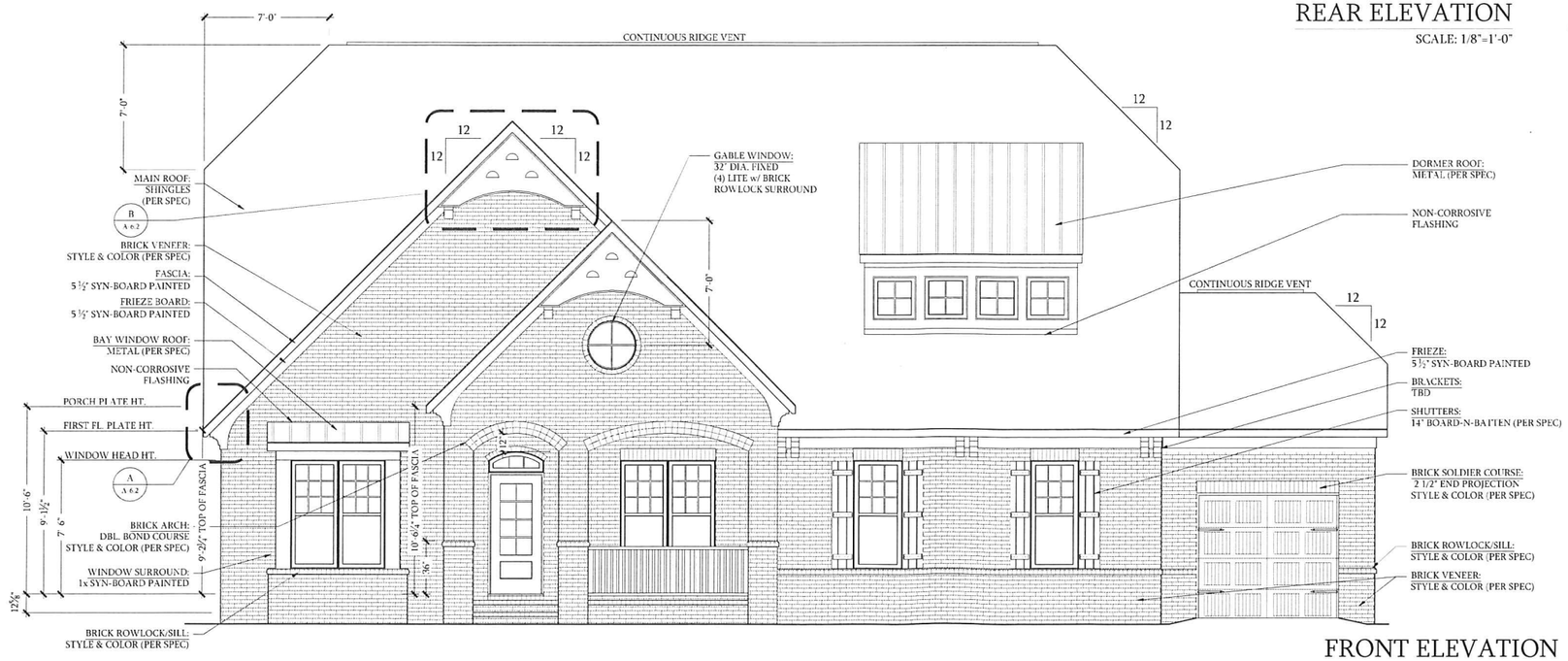
A-5.0

SECOND FLOOR PLAN



REAR ELEVATION

SCALE: 1/8"=1'-0"



FRONT ELEVATION

SCALE: 1/8"=1'-0"

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date:	revised by:
3-01-11	FDI
7-20-11	FDI
9-20-11	FDI
8-06-12	HDI
11-01-12	FDI

ELEVATION NOTES

1. DO NOT SCALE DIMENSIONS FROM PRINTS. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
2. GRADE ELEVATIONS MAY VARY DUE TO THE TYPE OF FOUNDATION AND OTHER ON SITE FACTORS.
3. CEILING HEIGHTS VARY PER PLAN. SEE FLOOR PLANS FOR CEILING HEIGHT PER ROOM.

SEE FLOOR PLAN SHEETS FOR SIDE AND REAR WINDOW/DOOR SIZE AND LOCATIONS

PAVILION LOT 10

3396 - Skyler

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Phone: 704-574-0316

designed by:	lwh
drawn by:	fdi
checked by:	fdi
date:	4/1/13

A-6.0e

EXTERIOR ELEVATIONS

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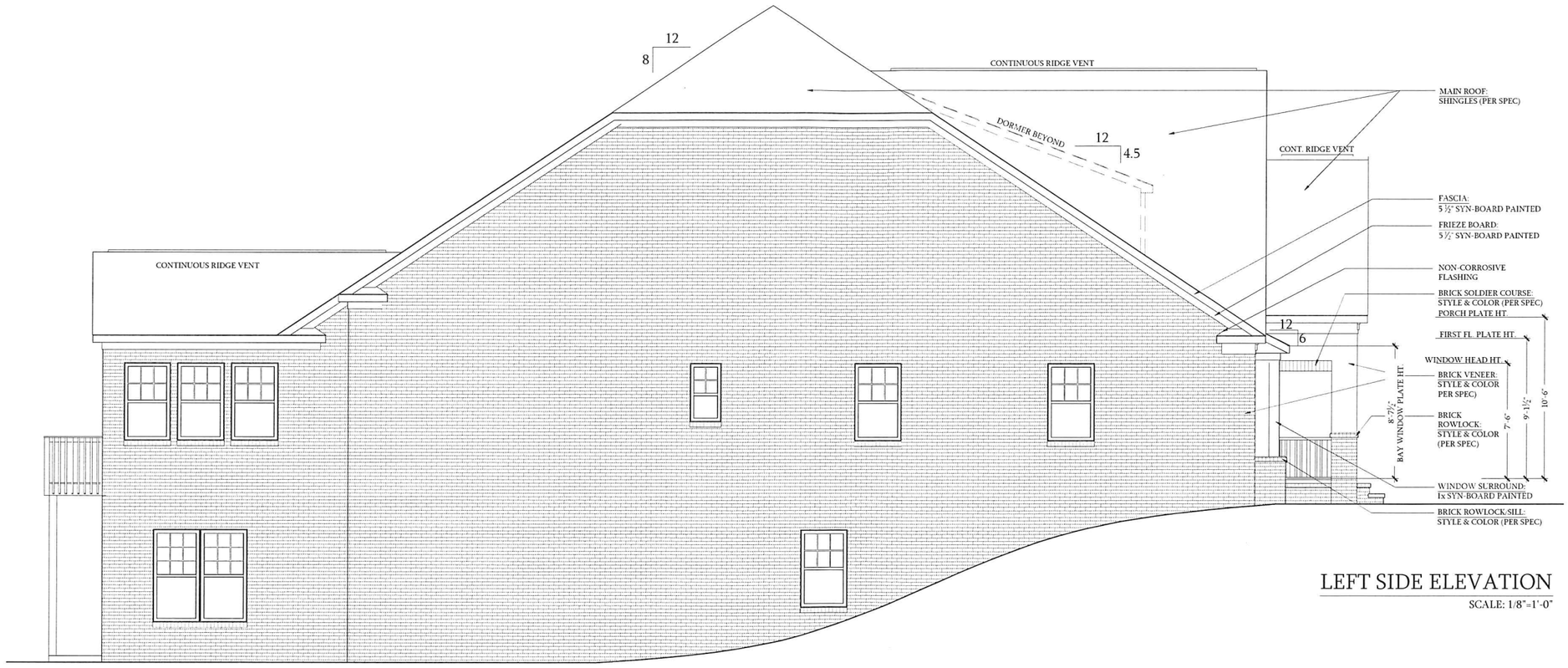
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LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0"

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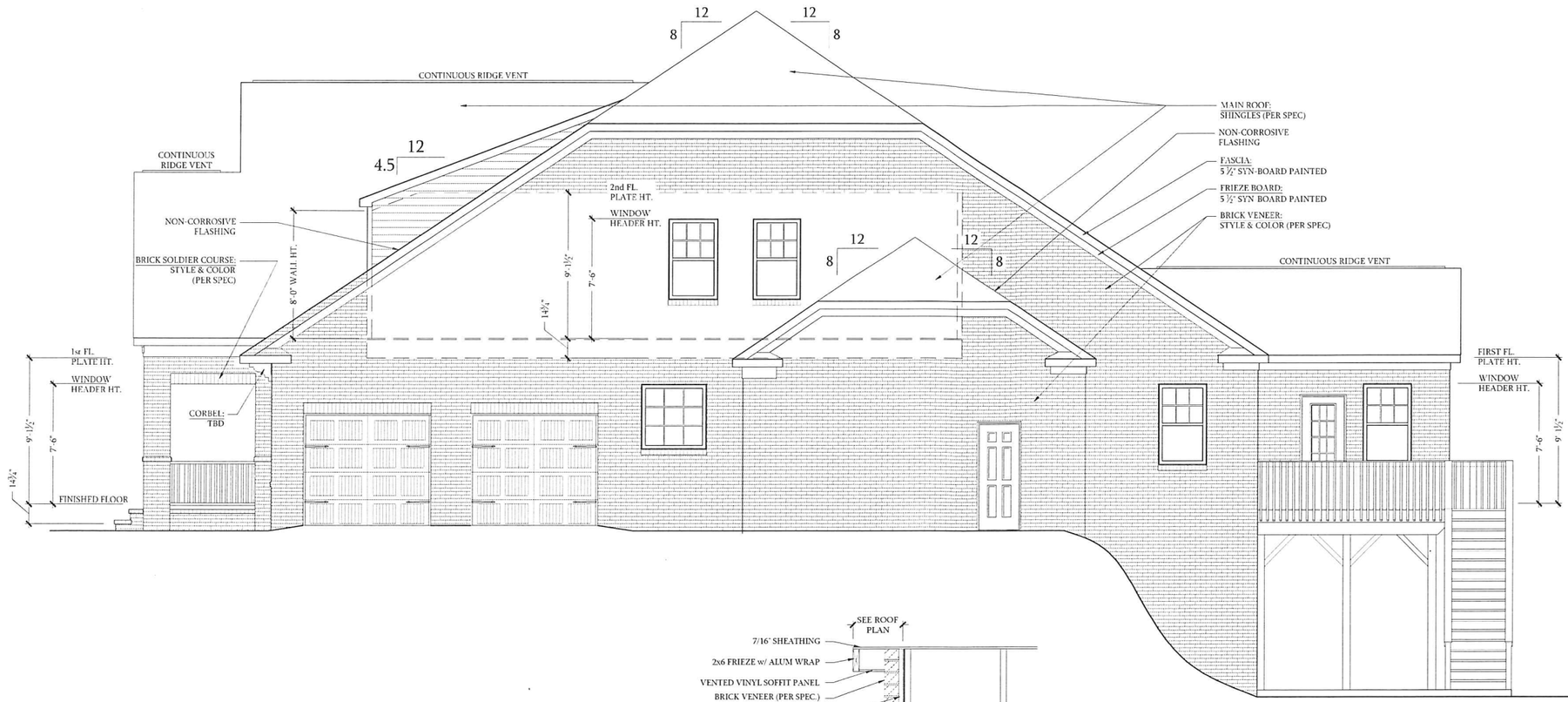
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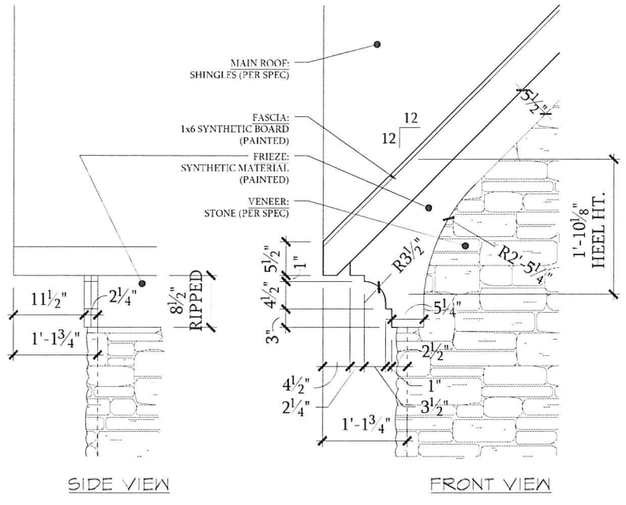


TYPICAL GABLE END FRAMING DETAIL

SCALE: 3/8"=1'-0"

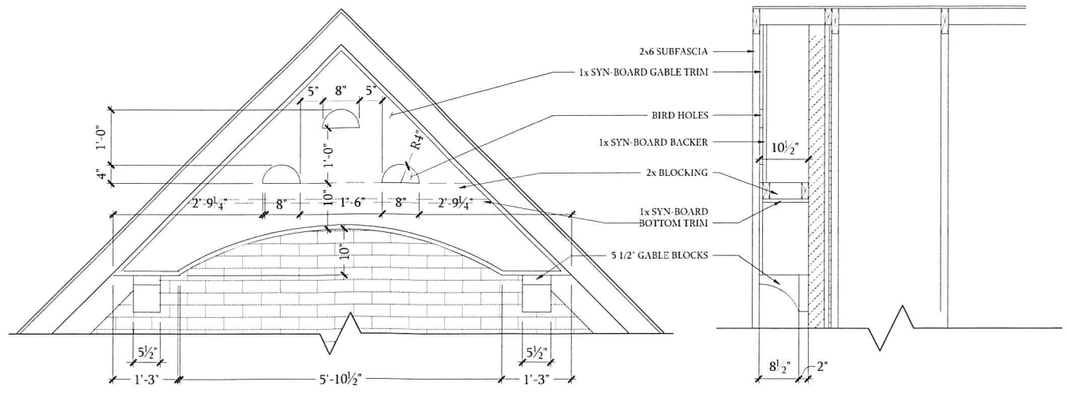
RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0"



CORNICE DETAIL

SCALE: 1/2"=1'-0"



GABLE BIRD HOUSE DETAIL

SCALE: 3/8"=1'-0"

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EXTERIOR ELEVATIONS

ROOF SOFFIT NOTE

1. ALL VINYL SOFFIT MATERIAL SHALL MEET FLAME SPREAD REQUIREMENTS PER NCRC 2012 R703.11.4
2. VINYL OR ALUM. SOFFIT MATERIAL SHALL MEET NCRC 2012 SECTION R703.11.3 FLAME SPREAD PROTECTION IF FACE OF EXTERIOR WALLS ARE WITHIN 10' OF ADJACENT PROPERTY LINE. SEE DETAIL B ON SHEET TD-2.0.
3. EXTERIOR WALLS WITHIN THE 5' FIRE SEPARATION DISTANCE TO BE FIRE RATED CONSTRUCTION PER NCRC 2012 SECTION R302.1. & TABLE R302.1 ONE HOUR WALL ASSEMBLY TO BE UL-309. SOFFIT TO INCLUDE (2) LAYERS OF 5/8" TYPE X GYPSUM BOARD APPLIED TO UNDERSIDE OF SOFFIT. SEE DETAIL A ON SHEET TD-2.0.

ATTIC VENTILATION CALCULATIONS

HOUSE:

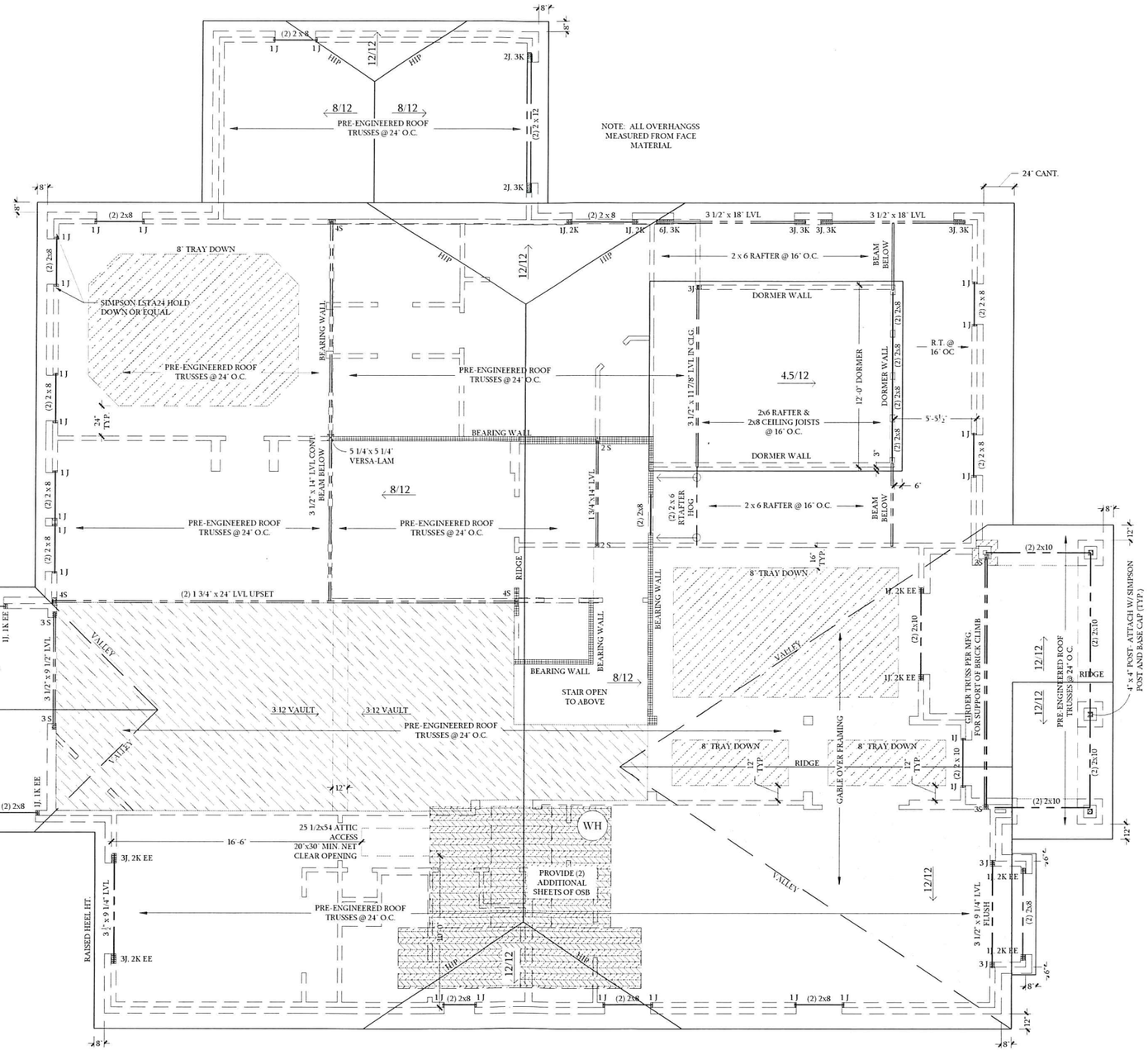
RIDGE VENT: 85' x 18 sq. in./ ft = 1537 sq. ins. = 10.7 sq.ft.

SOFFIT VENT: 144' x 9 sq. in./ ft = 1300 sq. ins. = 9 sq. ft.

2822 sq. ft./ 150 = 18.8 sq. ft. req'd 19.7 sq. ft. actual

BRACED WALL PANEL NOTES

1. BRACED WALL PANEL DESIGN IS IN ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE.
2. PROVIDE CONTINUOUS 7/16" OSB EXTERIOR SHEATHING ENTIRE STRUCTURE U.N.O.
3. EXTERIOR BRACED WALL METHOD IS CS-WSP U.N.O.
4. INTERIOR BRACED WALL METHOD IS GB U.N.O.
5. SEE DETAIL "A" ON SHEET D-3.0 FOR HOLD DOWN DETAILS.
6. SEE ENGINEERED DESIGNED DETAIL "C" ON SHEET D-3.0 FOR GARAGE LUG CONSTRUCTION.



ROOF PLAN

SCALE: 1/8"=1'-0"

STRUCTURAL DESIGN NOTES

1. PROVIDE CONTINUOUS 7/16" OSB EXTERIOR SHEATHING ENTIRE STRUCTURE U.N.O.
2. DESIGN WIND SPEED IS 90 MPH.
3. WOOD SPECIES AND GRADES ARE AS FOLLOW:
   WALL STUDS - SPRUCE-PINE-FIR, STUD GRADE
   HEADERS, BEAMS - SOUTHERN YELLOW PINE, GRADE NO. 2
4. LVL LAMINATED VENEER LUMBER SHALL HAVE THE FOLLOWING PROPERTIES:
   Fb = 2,900 PSI Fv = 285 PSI E = 2,000,000 PSI
5. PSL (SOLID PARALLAM MEMBER) CAN BE SUBSTITE FOR SINGLE SOLID LVL MEMBER. NO MULTI-PLY MEMBERS CAN BE USED WHEN A PSL IS CALLED OUT.
6. VERIFY TRUSS/JOIST LAYOUT WITH TRUSS ENGINEERING PROVIDED BY TRUSS MANUFACTURER.
7. PROVIDE SIMPSON H2.5A AT EACH TRUSS TO WALL CONNECTION. UNLESS NOTED OTHERWISE.
8. PROVIDE LADDER BLOCKS @ 24" O. C. UNDER DORMER WALLS NOT POSITIONED OVER TRUSSES.
9. E. J. - EXTRA JOIST, WHICH CAN BE SUBSTITUTED w/ 2x4 LADDER BLOCKS @ 24" O. C. UNDER PARTITION WALL.
10. DOUBLE JOIST SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQ. TO PROVIDE SUPPORT AS ONE MEMBER.

FRAMING LEGEND

- OVERBUILT GABLE TRUSSES
- HVAC PLATFORM w/ BLOCKING @ ALL EDGES
- INTERIOR BEARING WALL
- BRACED WALL PANELS

HEEL HEIGHT NOTE:
SEE ELEVATION SHEETS FOR TOP OF FASCIA DIMENSIONS TO GATHER PROPER HEEL HEIGHT REQUIREMENTS U.N.O.

TYPICAL HANGERS FOR JOISTS & BEAMS

MEMBER	HANGER	MEMBER	HANGER
2x8	LUS28	2-1 3/4"x 18" LVL	HGUS414
2x10	LUS210	3-1 3/4"x 9 1/4" LVL	HGUS5.50/10
2x12	LUS210	3-1 3/4"x 9 1/2" LVL	HGUS5.50/10
2-2x8	HUS28-2	3-1 3/4"x 11 1/4" LVL	HGUS5.50/12
2-2x10	HUS210-2	3-1 3/4"x 11 7/8" LVL	HGUS5.50/12
2-2x12	HUS212-2	3-1 3/4"x 14" LVL	HGUS5.50/14
3-2x8	LUS28-3	3-1 3/4"x 16" LVL	HGUS5.50/14
3-2x10	LUS210-3	3-1 3/4"x 18" LVL	HGUS5.50/14
3-2x12	HU212-3 MIN	4-1 3/4"x 9 1/4" LVL	HGUS7.25/10
2-1 3/4"x 9 1/4" LVL	HGUS410	4-1 3/4"x 9 1/2" LVL	HGUS7.25/10
2-1 3/4"x 9 1/2" LVL	HGUS410	4-1 3/4"x 11 1/4" LVL	HGUS7.25/12
2-1 3/4"x 11 1/4" LVL	HGUS412	4-1 3/4"x 11 7/8" LVL	HGUS7.25/12
2-1 3/4"x 11 7/8" LVL	HGUS412	4-1 3/4"x 14" LVL	HGUS7.25/14
2-1 3/4"x 14" LVL	HGUS414	4-1 3/4"x 16" LVL	HGUS7.25/14
2-1 3/4"x 16" LVL	HGUS414	4-1 3/4"x 18" LVL	HGUS7.25/14

*ALL HANGERS BY SIMPSON STRONG-TIE CO., INC. (BRAND-NAME EQUIVALENTS ACCEPTABLE)

SECOND FLOOR WALL BRACING

- 90 MPH WIND ZONE - EXP B
- 8 ft. WALL HEIGHT
- ALL EXTERIOR WALL ARE METHOD CS-WSP (U.N.O.)
- = 800# HOLD DOWN - SIMPSON LSTA24 OR EQUIV.
- ENGINEERED WALL BRACING DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2012 NCRC & 2012 IRC.

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NORTH CAROLINA PROFESSIONAL SEAL 29249 ENGINEER KEVIN P. MUNSON 2/10/16

NORTH CAROLINA RESIDENTIAL STRUCTURES, P.C. No. C3295 CERTIFICATE OF AUTHORIZATION

RESIDENTIAL STRUCTURES, P.C.
3440 N. Davidson St.
Charlotte, N.C. 28205
Seal for Structural Only

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drawn by:	fdi
checked by:	fdi
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DEVIATION OF ANY STRUCTURAL REQUIREMENT OF THESE PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD IS PROHIBITED.

S-7.0

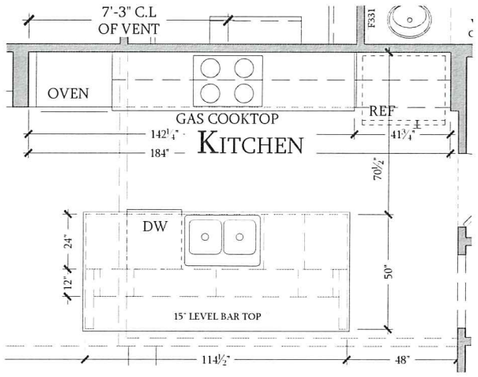
ROOF PLAN

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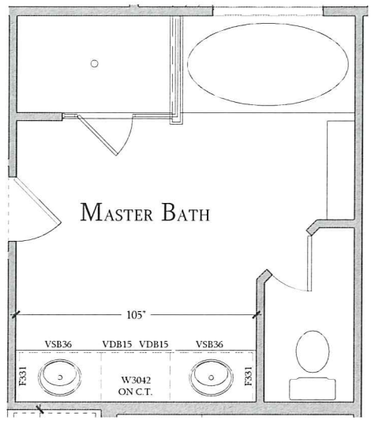
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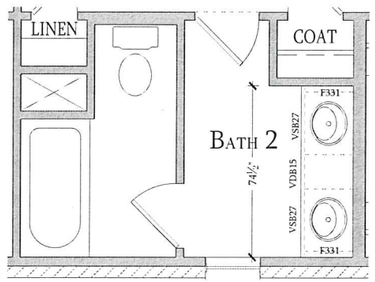
KITCHEN CABINET LAYOUT

SCALE: 3/16"=1'-0"



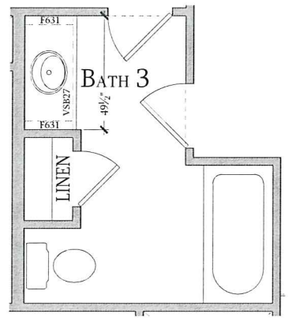
MASTER BATH CABINET LAYOUT

SCALE: 3/16"=1'-0"



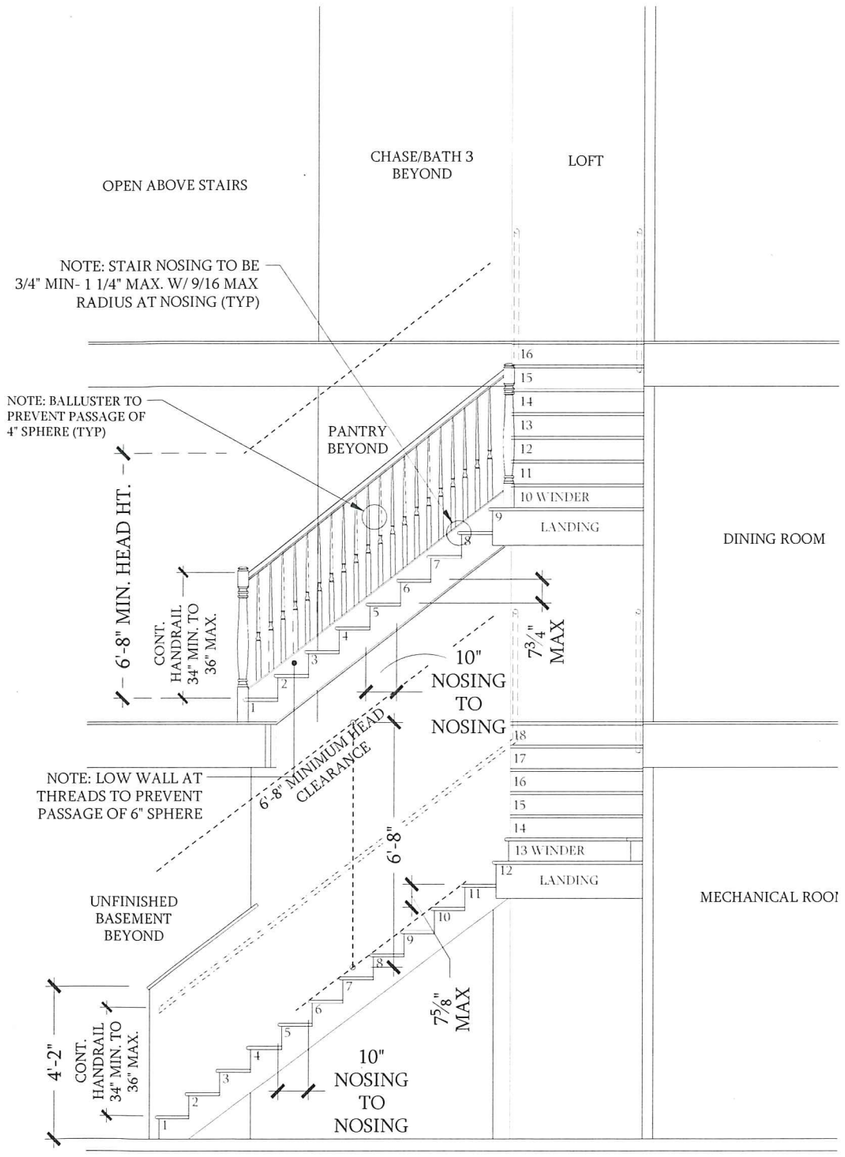
BATH 2 CABINET LAYOUT

SCALE: 3/16"=1'-0"



BATH 3 CABINET LAYOUT

SCALE: 3/16"=1'-0"



STAIR SECTION (A)

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

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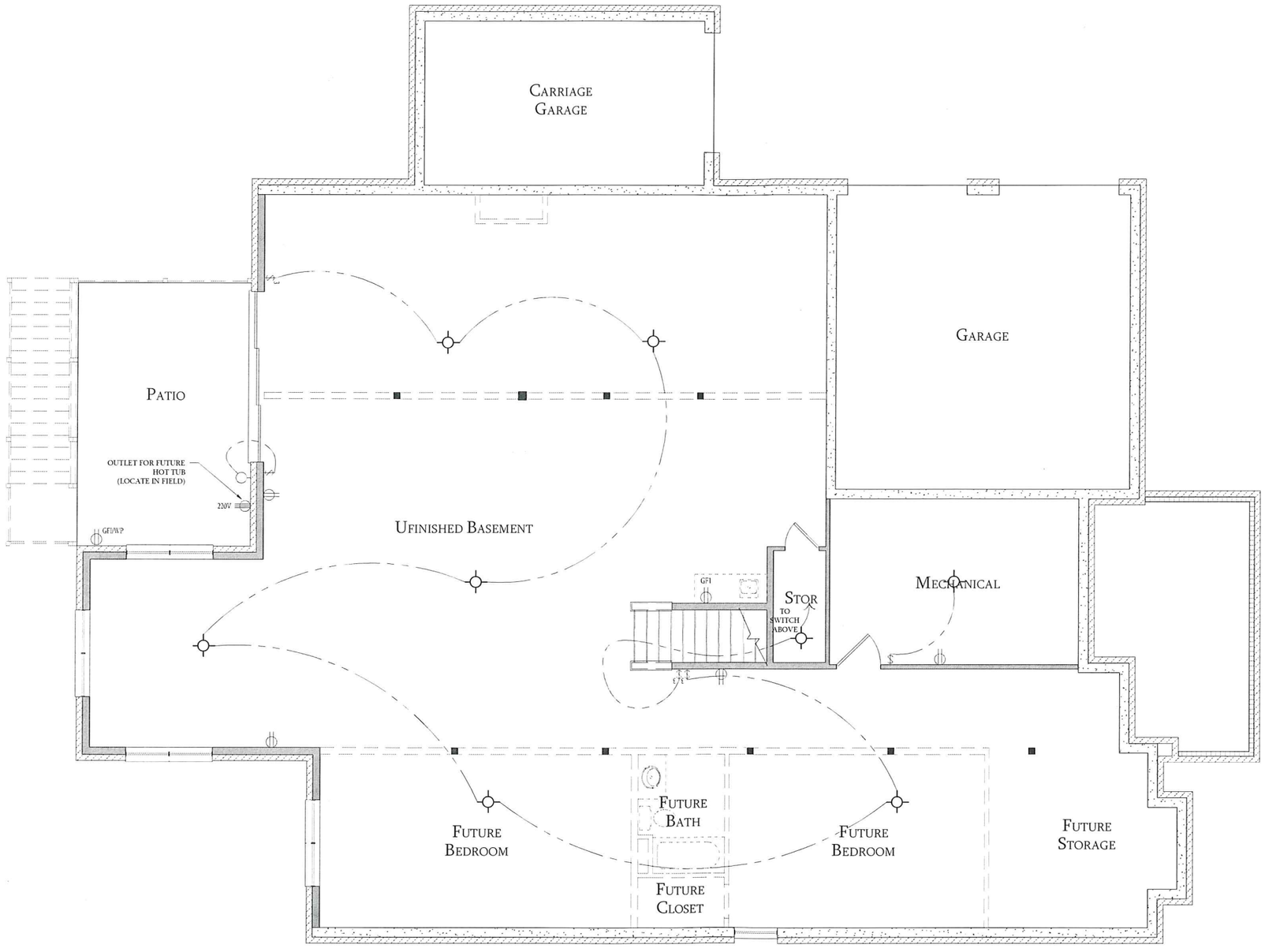
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INTERIOR DETAILS



BASEMENT ELECTRICAL PLAN

SCALE: 1/8"=1'-0"

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ELECTRICAL KEY

- DUPLEX OUTLET
- SPLIT SWITCHED OUTLET
- FLOOR OUTLET
- QUADPLEX OUTLET
- GF1 GROUND FAULT OUTLET
- GFI WP WEATHER PROOF OUTLET
- 220V 220v OUTLET
- EXAUST FAN
- EXAUST FAN / LIGHT
- EXAUST FAN / HEAT LIGHT
- TV CABLE T.V. JACK
- BUTTON
- PHONE JACK
- DIRECT WIRE
- SECURITY SYSTEM PHONE JACK
- SD SMOKE DETECTOR
- CMD CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL
- DISCONNECT SWITCH
- ELECTRIC METER
- CHIMES
- R RECESSED CAN LIGHT
- EYEBALL LIGHT
- PENDANT LIGHT
- VP VAPOR PROTECTED LIGHT
- CEILING LIGHT
- H HANGING CEILING LIGHT
- WALL LIGHT
- WALL SCONCE LIGHT
- $ SINGLE SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- 1 BULB FLUORESCENT
- 2 BULB FLUORESCENT
- VANITY LIGHTS
- INT INTERCOM
- FLOOD LIGHT
- THERMOSTAT
- CEILING FAN
- CEILING FAN W/ LIGHT

ELECTRICAL NOTES

1. ALL ELECTRICAL TO MEET N.E.C.
2. PROVIDE 200 AMP SINGLE PHASE SERVICE (UNDERGROUND).
3. ALL 110v WIRING TO BE COPPER & 220v TO BE ALUMINUM.
4. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES.
5. CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
6. PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL
7. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQ. BY NATIONAL FIRE PROTECTION ASSOC. (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUF. SPECS.
8. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQ. BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIRMENTS OF ALL GOVERNING CODES.
9. UNLESS NOTED OTHERWISE, INSTALL SWITCHES & RECEPTICALS AT THE FOLLOWING HEIGHTS FROM FINISHED FLOOR TO BOTTOM OF BOX:
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     45" @ CABINETS, KITCHENS, AND BATHS
   - OUTLETS - 14" (45" @ CABINETS)
     30" @ KITCHEN ISLANDS
   - TELEPHONE - 14" (45" @ CABINETS)
   - TELEVISION - 14" (45" @ CABINETS)
10. UNLESS NOTED OTHERWISE, INSTALL EXTERIOR WALL MOUNTED LIGHTS AT FOLLOWING DIMENSIONS FROM ROUGH OPENING TO CENTER OF BOX:
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      12" BELOW TOP OF R.O.
    - LIGHTS MOUNTED ABOVE OPENINGS
      CENTER ABOVE R.O.
      24" ABOVE TOP OF R.O.

VERIFY W/ ELECTRICAL PLAN

PAVILION LOT 10

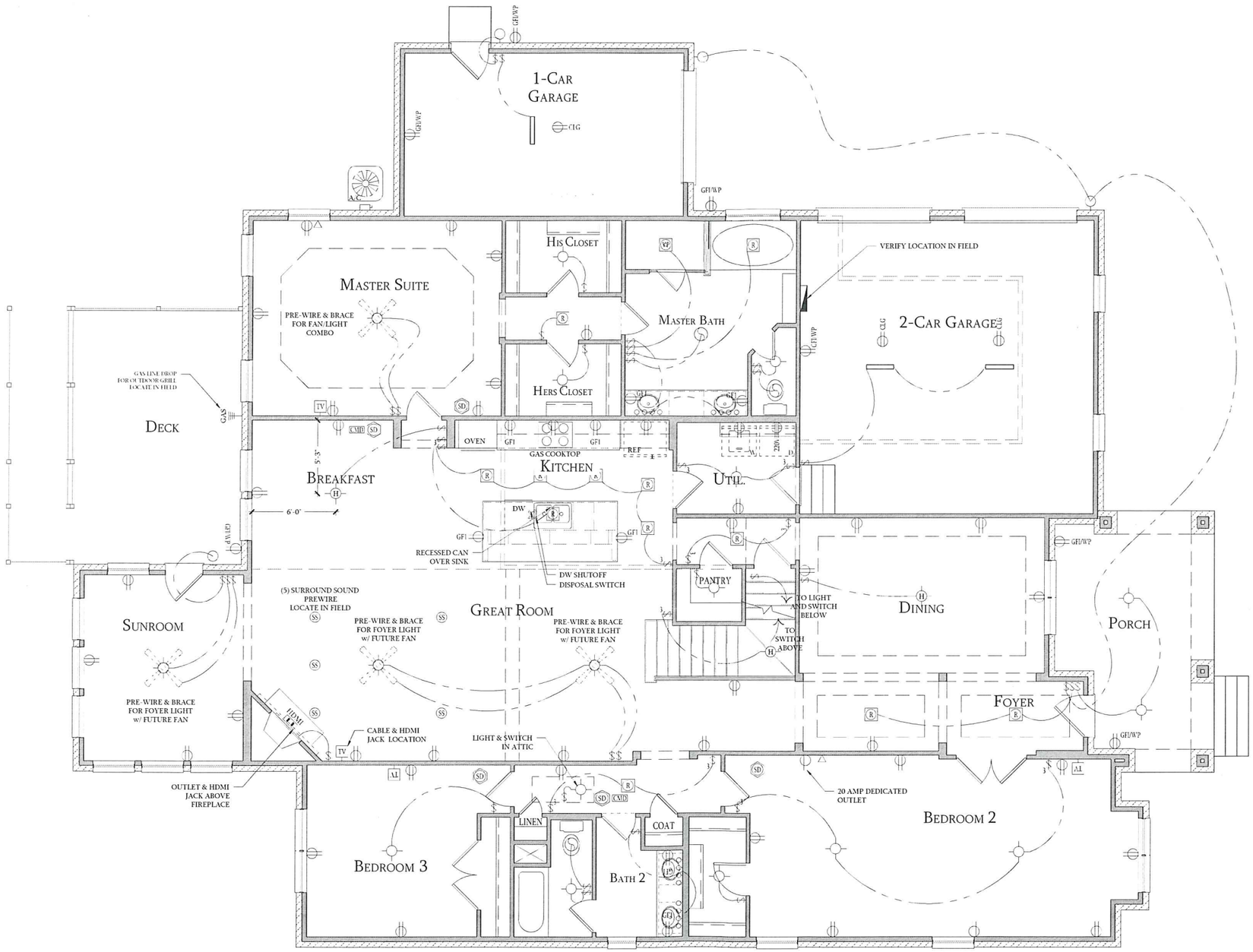
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E-1.0e

BASEMENT ELECTRICAL PLAN



FIRST FLOOR ELECTRICAL PLAN

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VERIFY W/ ELECTRICAL PLAN

PAVILION LOT 10

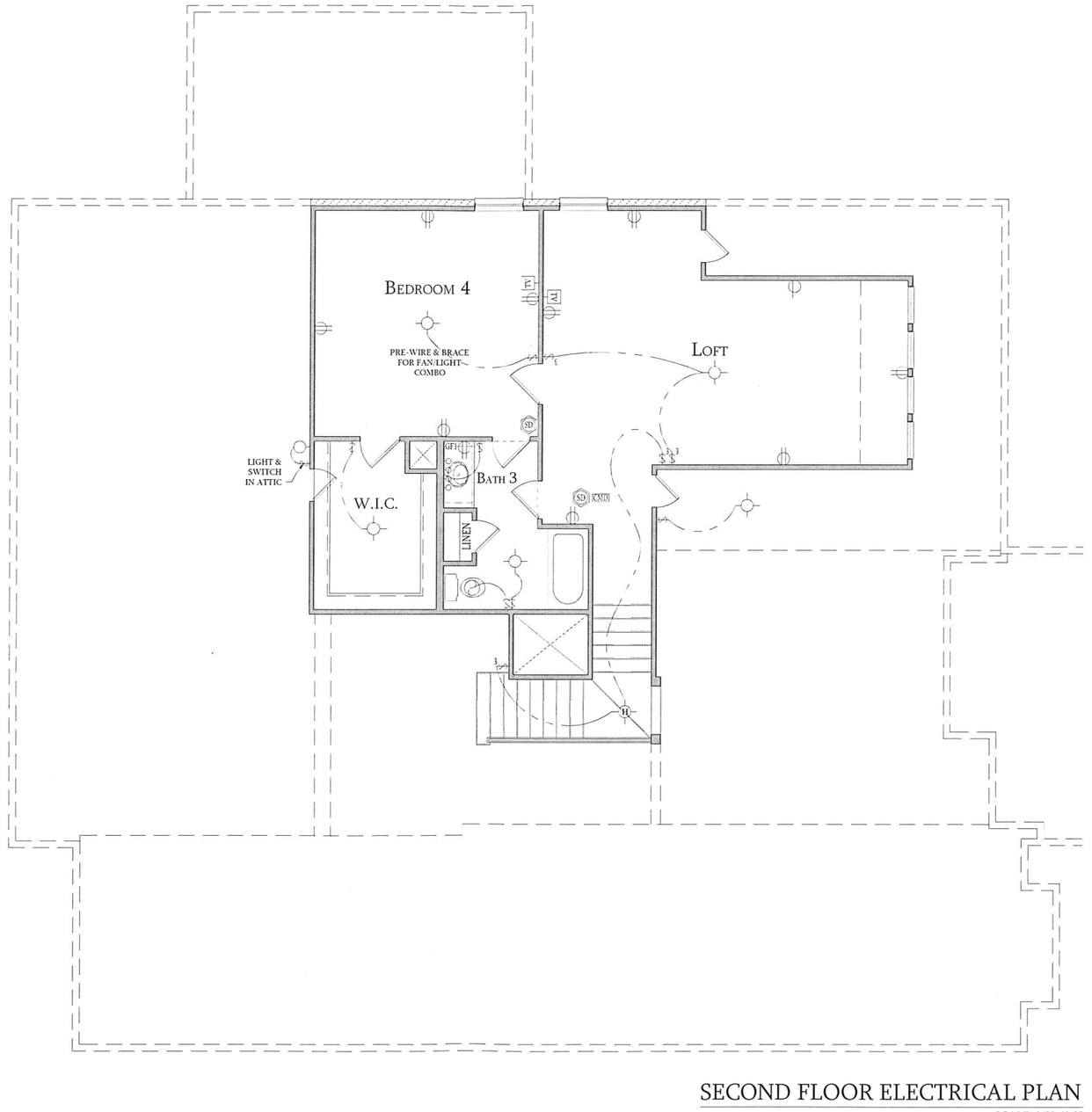
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E-2.0e

FIRST FL. ELECTRICAL PLAN



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/8"=1'-0"

DO NOT SCALE DRAWINGS
For Dimensions not shown contact plan coordinator for clarification

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3-01-11	FDI
7-20-11	FDI
9-20-11	FDI
8-06-12	FDI
11-01-12	FDI

ELECTRICAL KEY

- DUPLEX OUTLET
- SPLIT SWITCHED OUTLET
- FLOOR OUTLET
- QUADPLEX OUTLET
- GF1 GROUND FAULT OUTLET
- G-I WP WEATHER PROOF OUTLET
- 220V 220v OUTLET
- EXAUST FAN
- EXAUST FAN / LIGHT
- EXAUST FAN / HEAT LIGHT
- TV CABLE T.V. JACK
- BUTTON
- PHONE JACK
- DIRECT WIRE
- SECURITY SYSTEM PHONE JACK
- SD SMOKE DETECTOR
- CMD CARBON MONOXIDE DETECTOR
- ELECTRICAL PANEL
- DISCONNECT SWITCH
- ELECTRIC METER
- CHIMES
- R RECESSED CAN LIGHT
- EYEBALL LIGHT
- PENDANT LIGHT
- VP VAPOR PROTECTED LIGHT
- CEILING LIGHT
- H HANGING CEILING LIGHT
- WALL LIGHT
- WALL SCONCE LIGHT
- SINGLE SWITCH
- 3 3-WAY SWITCH
- 4 4-WAY SWITCH
- 1 BULB FLUORESCENT
- 2 BULB FLUORESCENT
- VANITY LIGHTS
- INT INTERCOM
- FLOOD LIGHT
- T THERMOSTAT
- CEILING FAN
- C CEILING FAN W/ LIGHT

ELECTRICAL NOTES

1. ALL ELECTRICAL TO MEET N.E.C.
2. PROVIDE 200 AMP SINGLE PHASE SERVICE (UNDERGROUND).
3. ALL 110v WIRING TO BE COPPER & 220v TO BE ALUMINUM.
4. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES.
5. CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
6. PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL
7. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQ. BY NATIONAL FIRE PROTECTION ASSOC. (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES AND PER MANUF. SPECS.
8. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI) AS REQ. BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES.
9. UNLESS NOTED OTHERWISE, INSTALL SWITCHES & RECEPTICALS AT THE FOLLOWING HEIGHTS FROM FINISHED FLOOR TO BOTTOM OF BOX:
   - SWITCHES - 45" @ OPEN ROOMS U.N.O.
     45" @ CABINETS, KITCHENS, AND BATHS
   - OUTLETS - 14" (45" @ CABINETS)
     30" @ KITCHEN ISLANDS
   - TELEPHONE - 14" (45" @ CABINETS)
   - TELEVISION - 14" (45" @ CABINETS)
10. UNLESS NOTED OTHERWISE, INSTALL EXTERIOR WALL MOUNTED LIGHTS AT FOLLOWING DIMENSIONS FROM ROUGH OPENING TO CENTER OF BOX:
    - LIGHTS MOUNTED BESIDE OPENINGS
      9" FROM SIDE OF R.O.
      12" BELOW TOP OF R.O.
    - LIGHTS MOUNTED ABOVE OPENINGS
      CENTER ABOVE R.O.
      24" ABOVE TOP OF R.O.

VERIFY W/ ELECTRICAL PLAN

PAVILION LOT 10

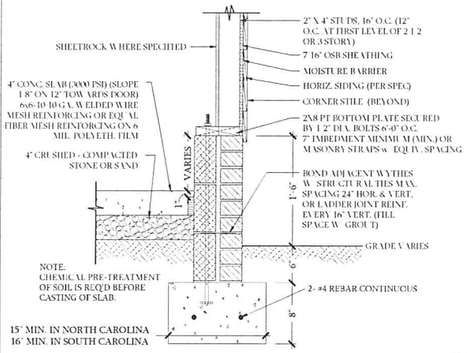
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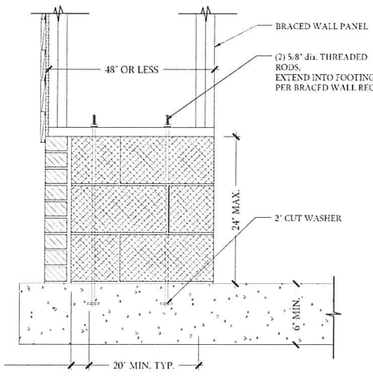
E-3.0e

2ND FL. ELECTRICAL PLAN



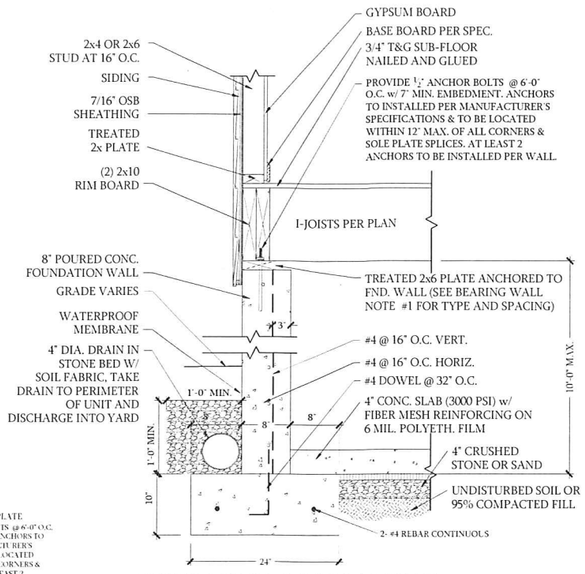
GARAGE CURB DETAIL (1)

SCALE: 1/2" = 1'-0"



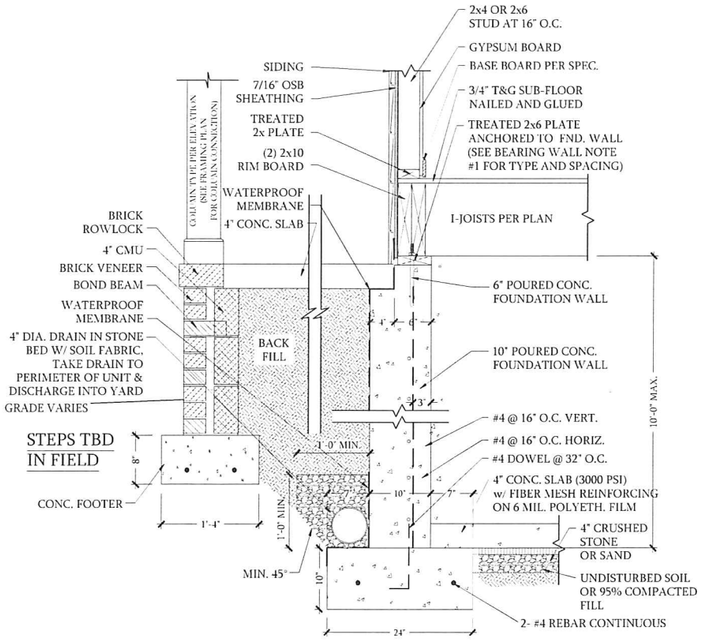
SHORT STEM WALL REINFORCMENT
GARAGE CURB DETAIL (NC ONLY) (1a)

SCALE: 1 2" = 1'-0"



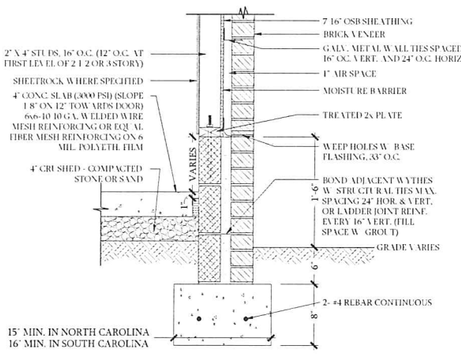
EXTERIOR BASEMENT DETAIL (2)

SCALE: 1/2" = 1'-0"



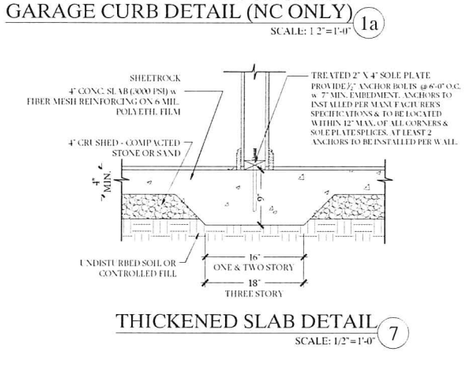
FRONT PORCH BASEMENT DETAIL (4)

SCALE: 1 2" = 1'-0"



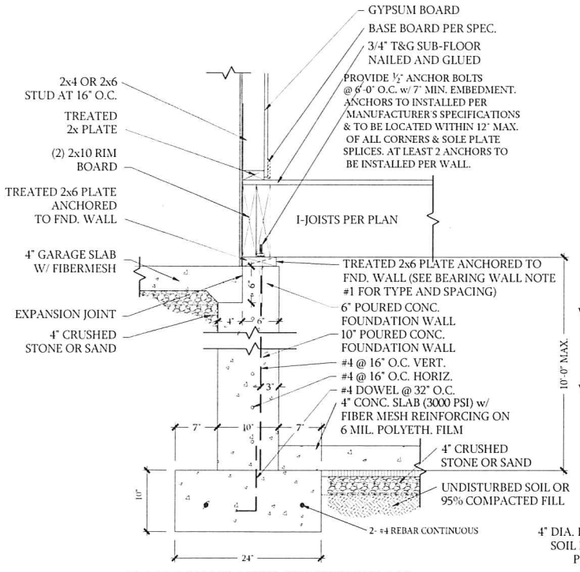
GARAGE BRICK LEDGE DETAIL (10)

SCALE: 1/2" = 1'-0"



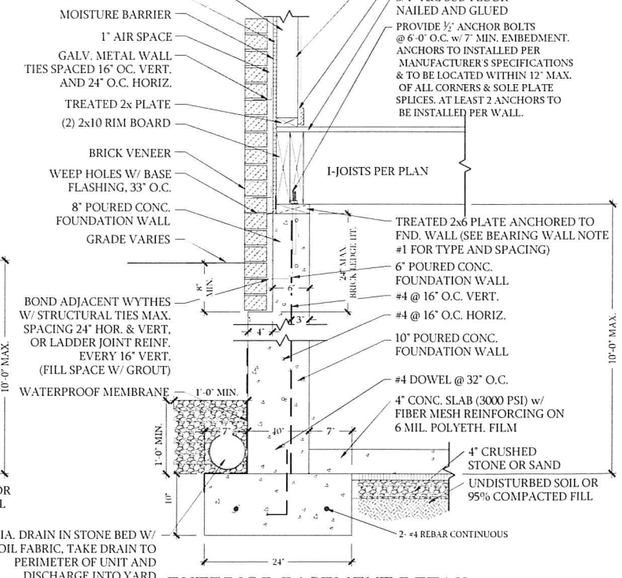
THICKENED SLAB DETAIL (7)

SCALE: 1/2" = 1'-0"



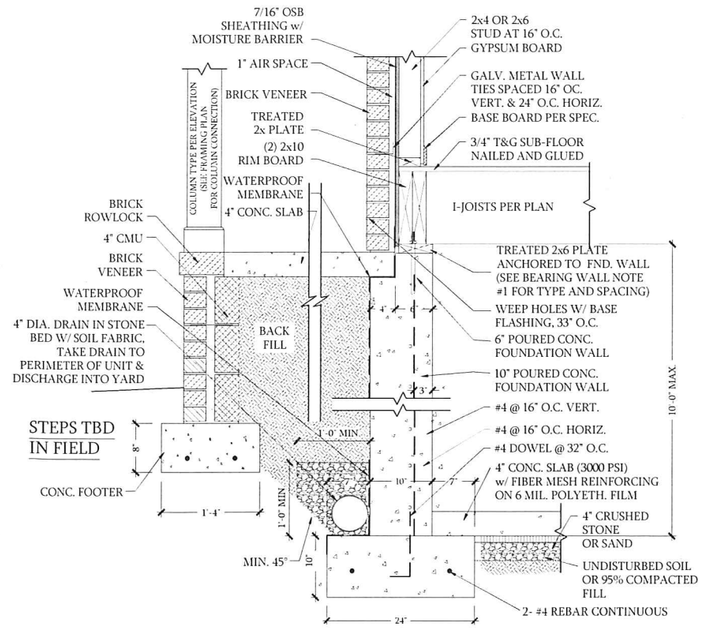
GARAGE/BASEMENT DETAIL (6)

SCALE: 1/2" = 1'-0"



EXTERIOR BASEMENT DETAIL (8)

SCALE: 1/2" = 1'-0"



FRONT PORCH BASEMENT w/ BRICK DETAIL (9)

SCALE: 1/2" = 1'-0"

BEARING WALL (EXTERIOR & INTERIOR) NOTES:
1. PROVIDE ½" ANCHOR BOLTS @ 6'-0" O.C. w/ 7" MIN. EMBEDMENT OR APPROVED METAL STRAPS @ 6'-0" O.C. MAX. ANCHORS TO INSTALLED PER MANUFACTURER'S SPECIFICATIONS & TO BE LOCATED WITHIN 12" MAX. OF ALL CORNERS & SOLE PLATE SPLICES. AT LEAST 2 ANCHORS TO BE INSTALLED PER WALL.

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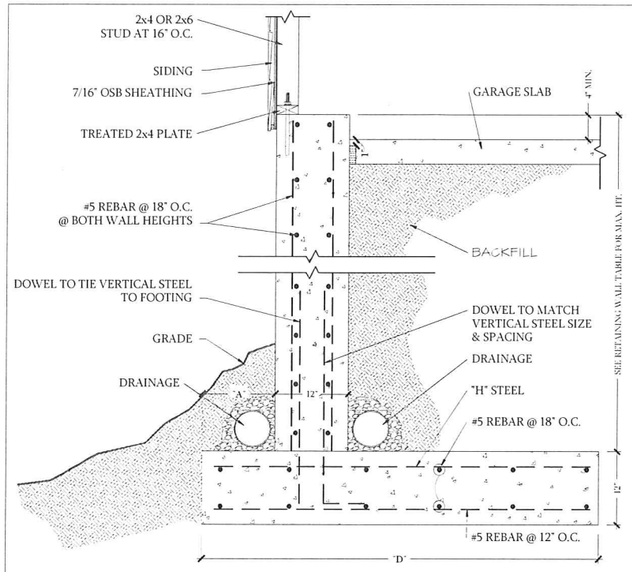
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FD-1.9

8" POURED BASEMENT



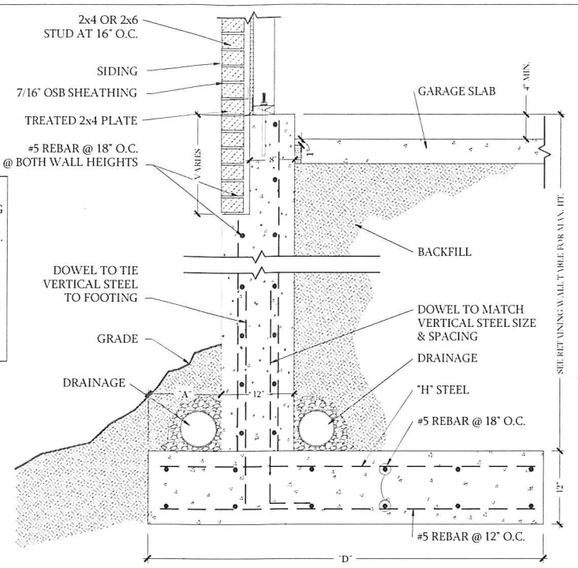
MAX. WALL HT. *	"A"	"D"	"V" STEEL	"H" STEEL
6'-0"	12"	48"	#5 @ 12" O.C.	#5 @ 12" O.C.
8'-0"	18"	5.0	#5 @ 12" O.C.	#5 @ 12" O.C.
10'-0"	24"	6.5	#5 @ 9" O.C.	#5 @ 9" O.C.

* LESS THAN 6'-0", USE STANDARD WALL FOOTING DIMENSIONS

RETAINING WALL GENERAL NOTES

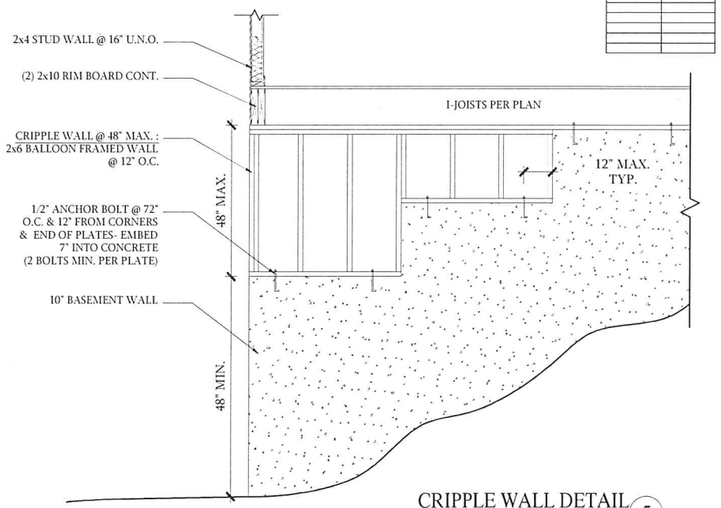
1. CONCRETE TO BE A MINIMUM F'C= 3,000 P.S.I. REINFORCING STEEL FY=60,000 P.S.I.
2. ALLOWABLE MINIMUM SOIL BEARING PRESSURE 2,000 P.S.I.
3. DRAINAGE SHALL BE INSTALLED BEHIND THE WALL TO PROVIDE REMOVAL OF COLLECTED MOISTURE
4. DOWELS SHALL BE SIZED AND SPACED MATCHING REQUIRED VERTICAL REINFORCING TO BE INSTALLED
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL BUILDING CODE AND ACI-318
6. ANY CHANGES TO THE DESIGN SHOULD BE REVIEWED BY HOIDAS ENGINEERING, PLLC PRIOR TO INSTALLATION

RETAINING WALL @ GARAGE w/ BASEMENT DETAIL (1)
SCALE: 1/2" = 1'-0"

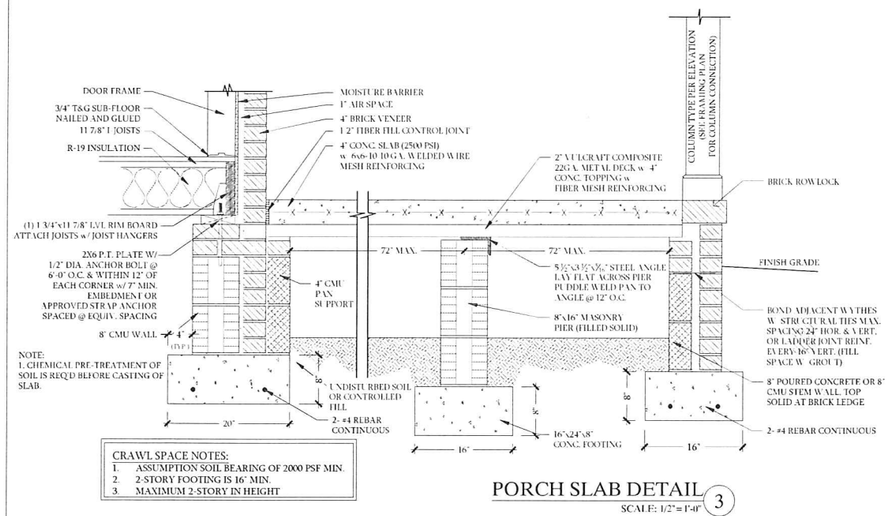


RETAINING WALL w/ BRICK @ GARAGE w/ BASEMENT DETAIL (2)
SCALE: 1 2" = 1'-0"

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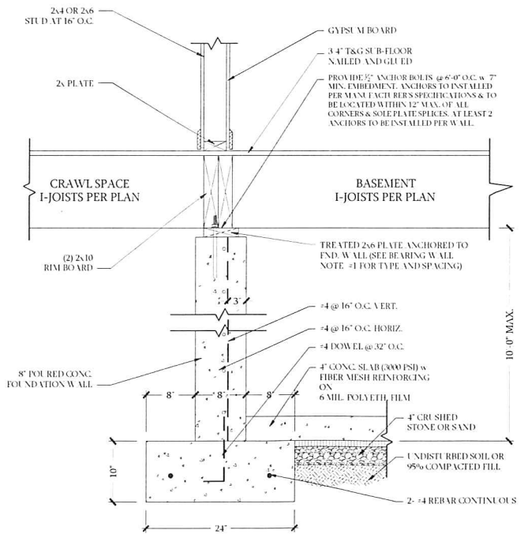


CRIPPLE WALL DETAIL (5)
SCALE: 3/16" = 1'-0"

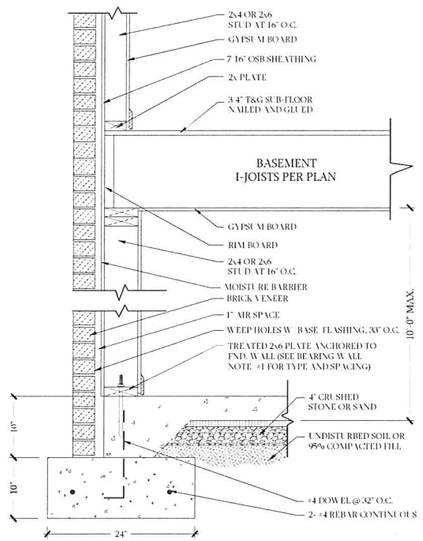


CRAWL SPACE NOTES:
1. ASSUMPTION SOIL BEARING OF 2000 PSF MIN.
2. 2-STORY FOOTING IS 16" MIN.
3. MAXIMUM 2-STORY IN HEIGHT

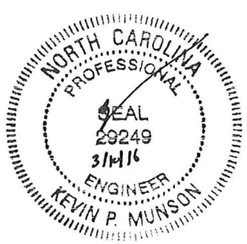
PORCH SLAB DETAIL (3)
SCALE: 1/2" = 1'-0"



INTERIOR BASEMNT TO CRAWL SPACE DETAIL (4)
SCALE: 1/2" = 1'-0"



WALK-OUT BASEMNT EXTERIOR WALL DETAIL (6)
SCALE: 1/2" = 1'-0"





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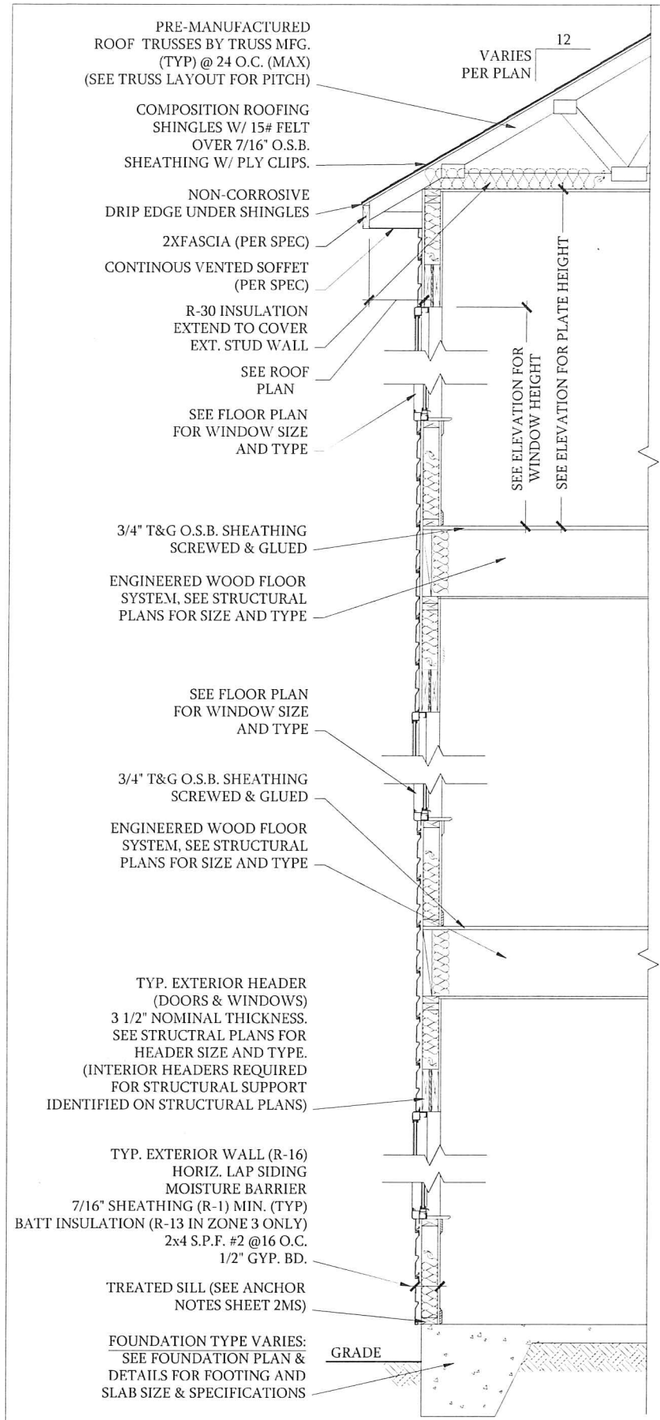
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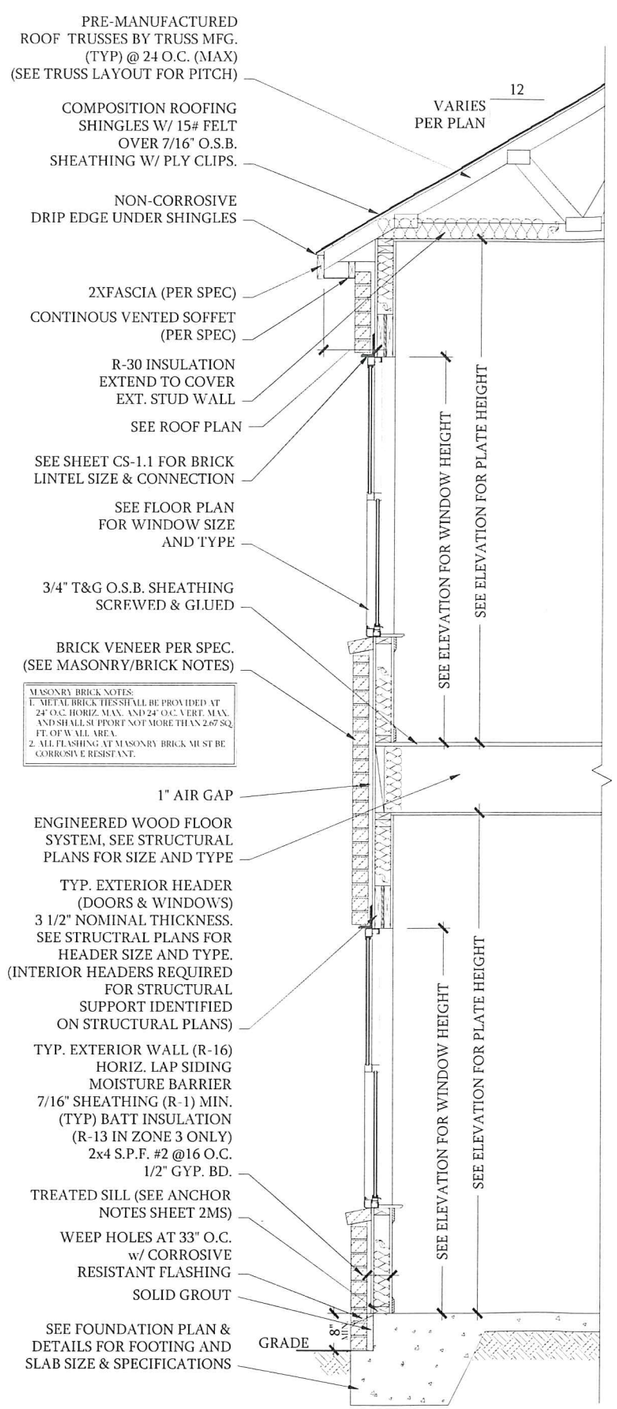
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drawn by:	fdi
checked by:	fdi
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FD-1.10
RETAINING WALL @ BASEMENT



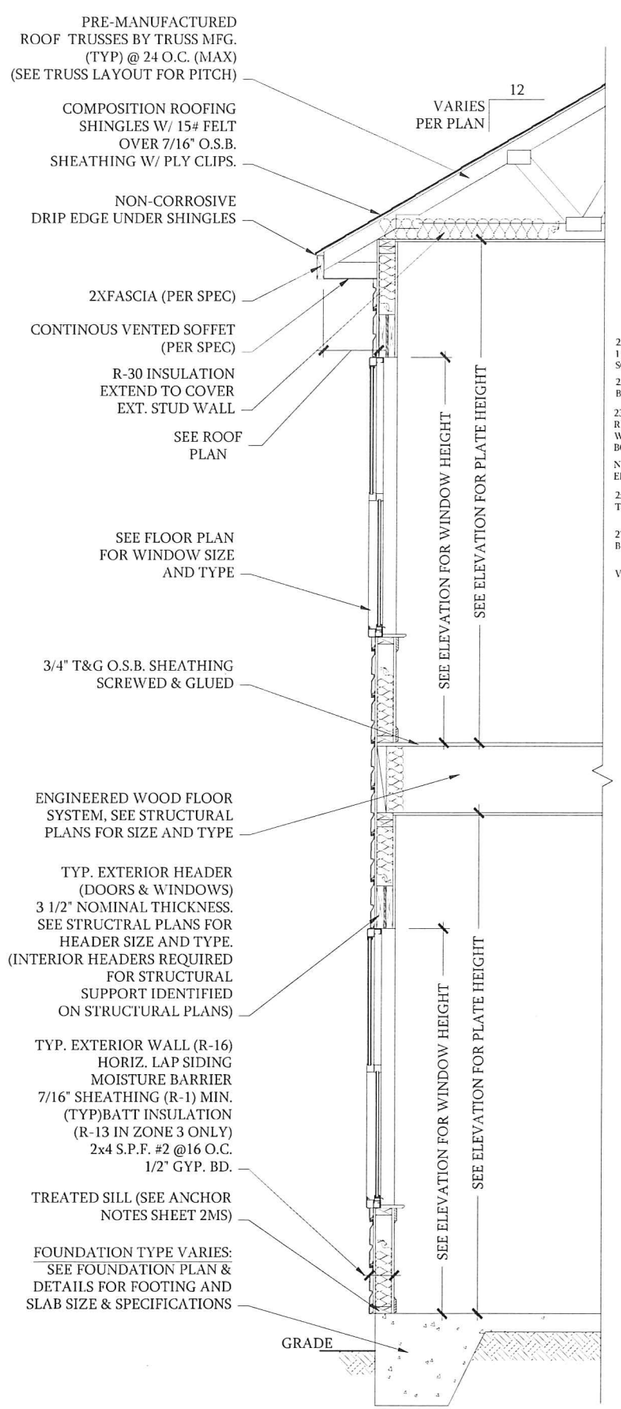
TYPICAL WALK OUT BASEMENT WALL SECTION 3

SCALE: 3/8"=1'-0"



TYPICAL WALL SECTION w/ BRICK VENEER 2

SCALE: 3/8"=1'-0"

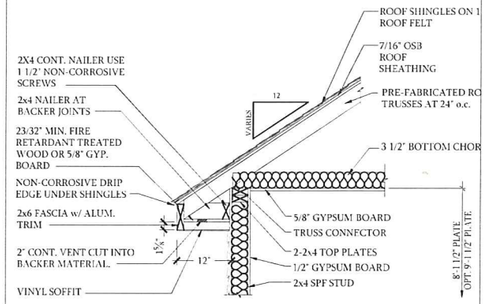


TYPICAL WALL SECTION 1

SCALE: 3/8"=1'-0"

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FIRE PROTECTED EAVE DETAIL 4

PER NCRC 2012 SECTION R703.11.3 SCALE: 3/8"=1'-0"

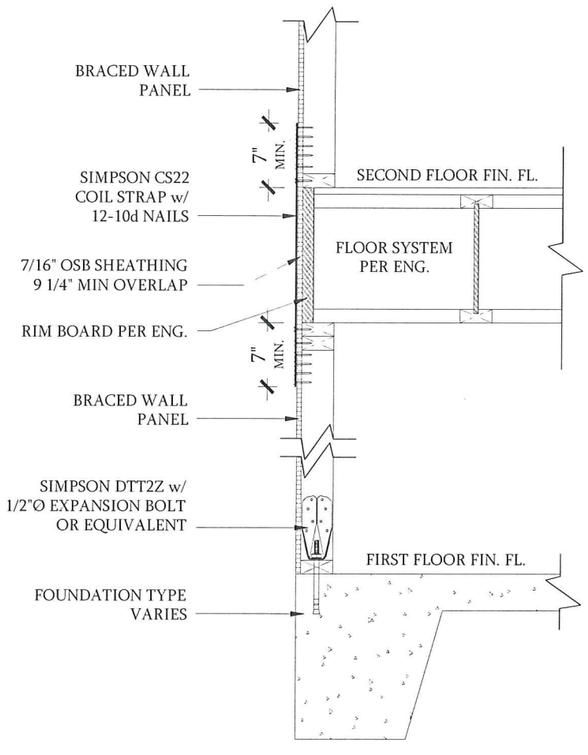
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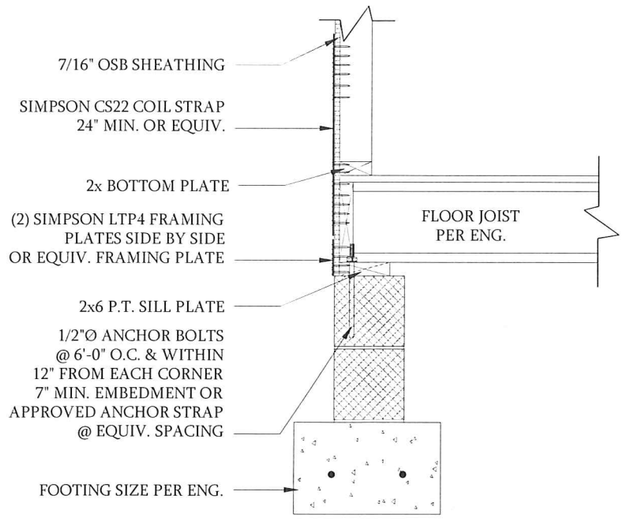
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SECTIONS



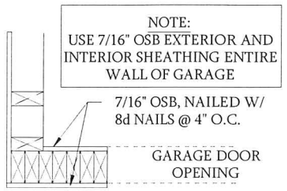
SLAB APPLICATION



CRAWL SPACE APPLICATION

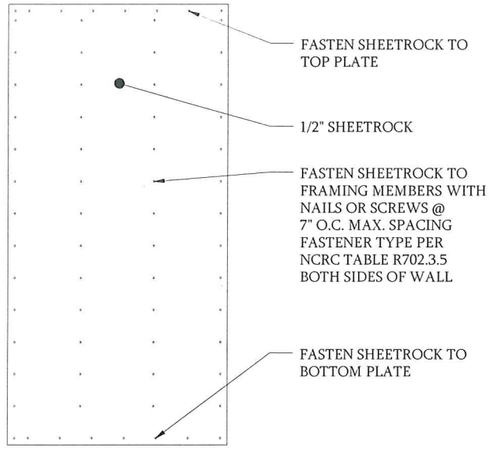
BRACED WALL PANEL HOLD DOWN DETAIL (A)

SCALE: N.T.S.



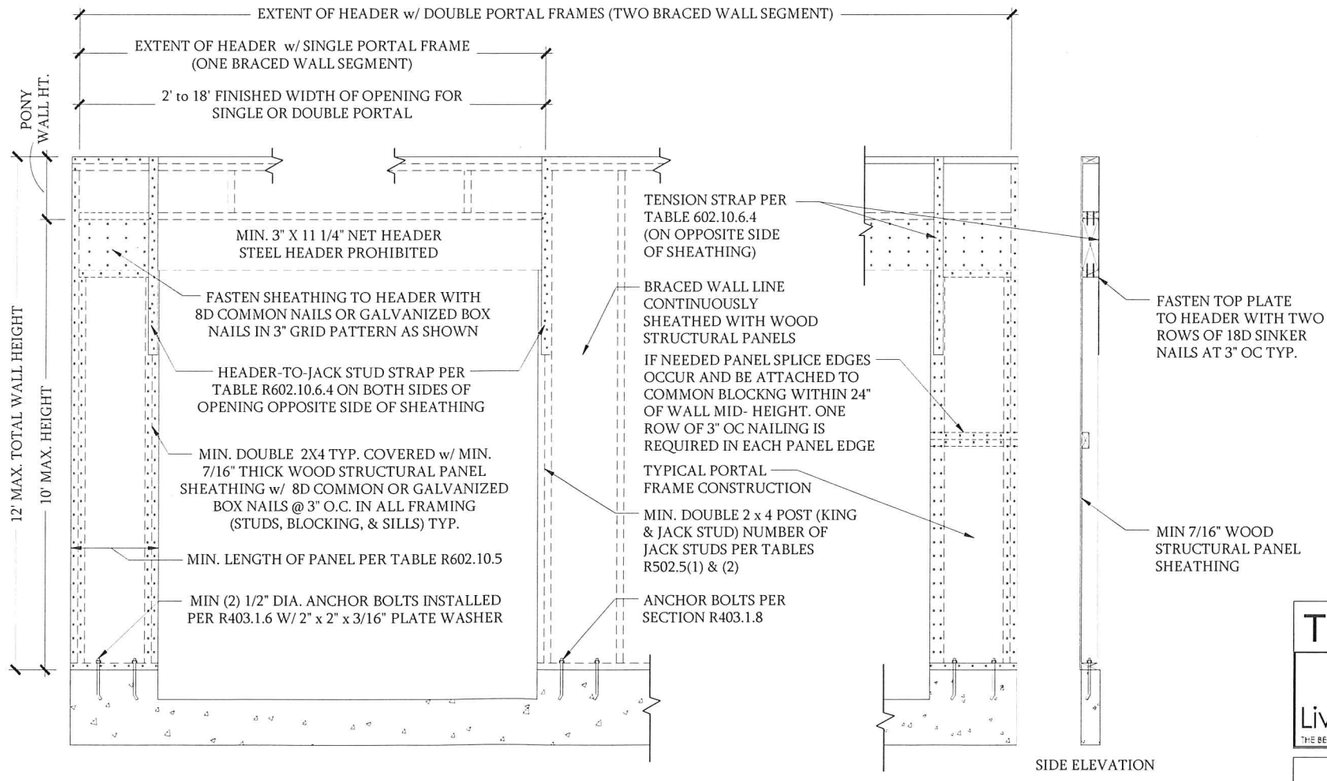
PLAN VIEW

SCALE: N.T.S.



INTERIOR BRACED GYPSUM PANEL (GB) (B)

SCALE: N.T.S.



DETAIL OVER CONCRETE OR MASONRY- CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME (C)

SCALE: N.T.S.

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NORTH CAROLINA PROFESSIONAL SEAL 29249 ENGINEER KEVIN P. KUNSON 3/10/16

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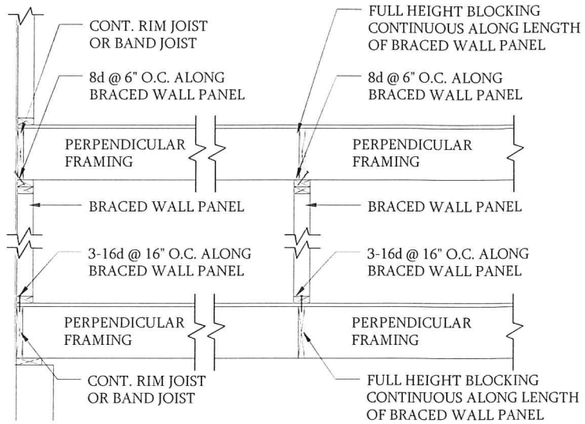
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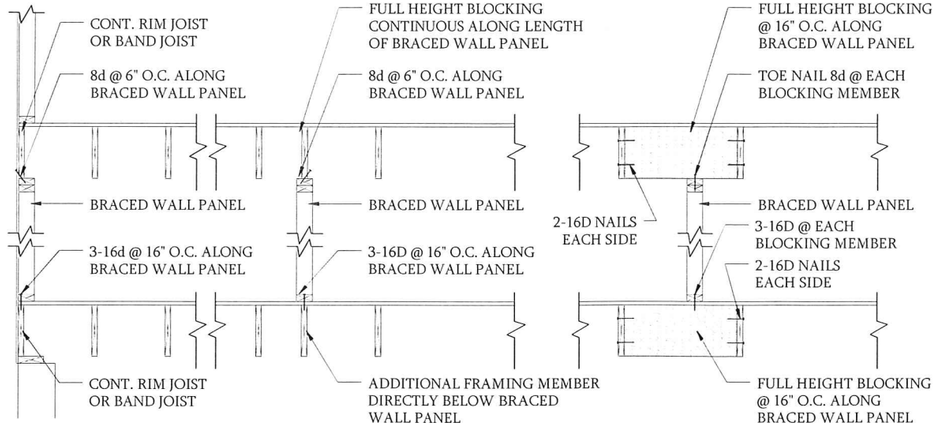
BRACED WALL DETAILS

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SUPPORTING BRACED WALL PANEL OVER PERPENDICULAR FLOOR SUPPORT DETAIL (A)

SCALE: N.T.S.



SUPPORTING BRACED WALL PANEL OVER PARALLEL FLOOR SUPPORT DETAIL (B)

SCALE: N.T.S.

NORTH CAROLINA PROFESSIONAL SEAL 29249 3/10/16 ENGINEER KEVIN P. MUNSON

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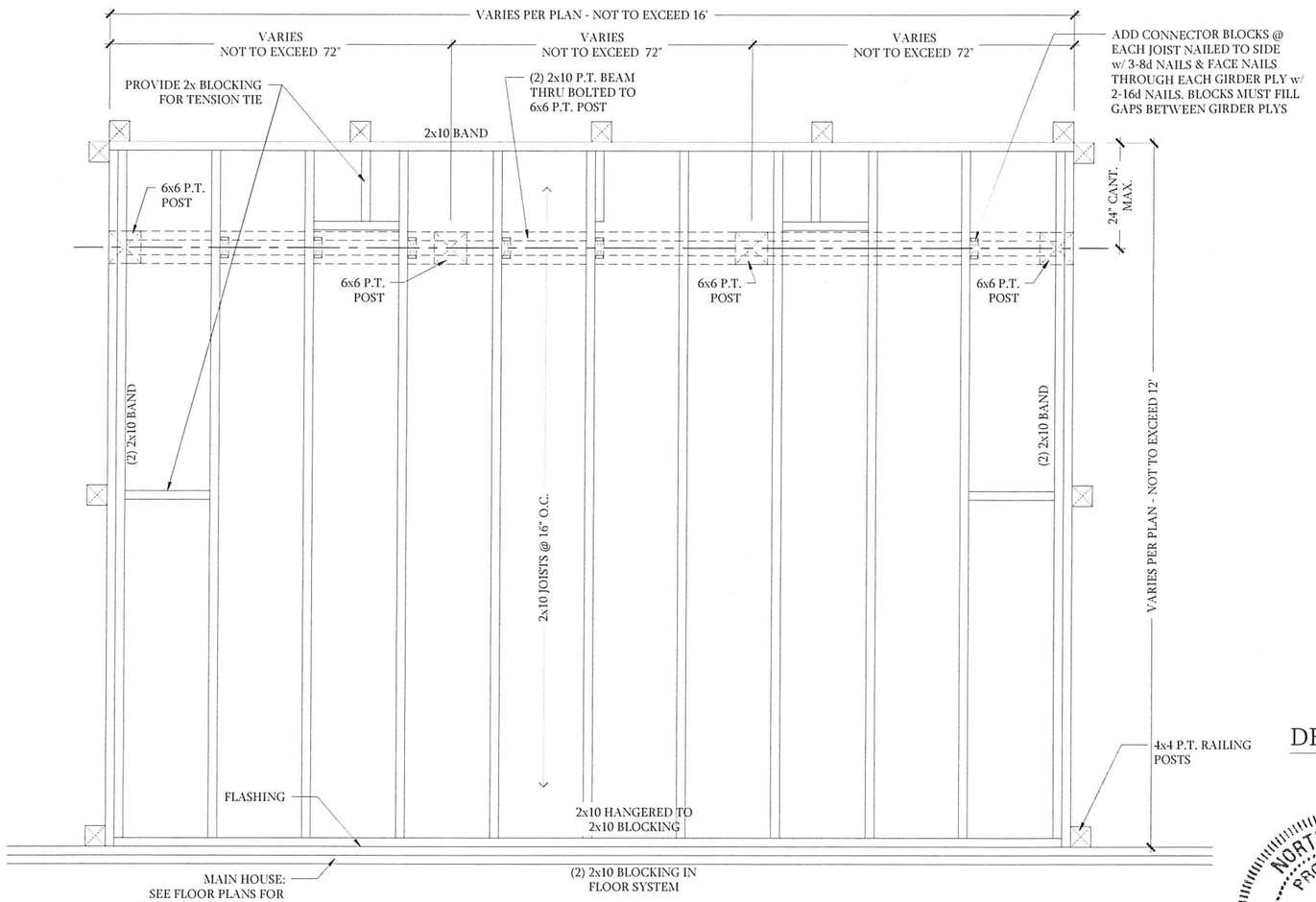
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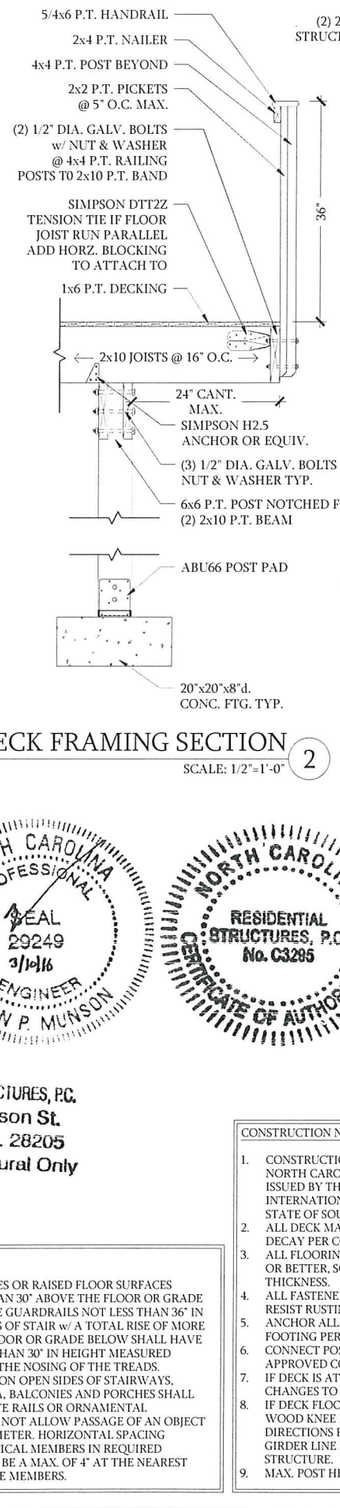
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BRACED WALL DETAILS



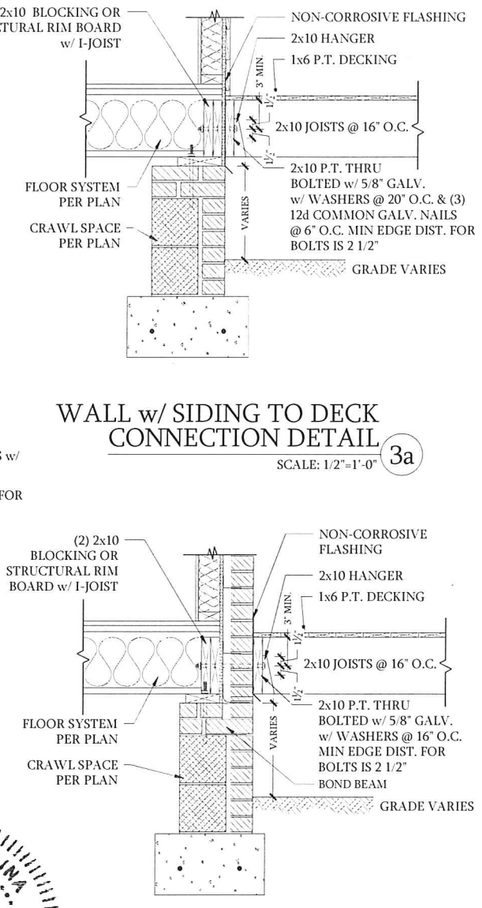
DECK FRAMING DETAIL 1

SCALE: 1/2"=1'-0"



DECK FRAMING SECTION 2

SCALE: 1/2"=1'-0"

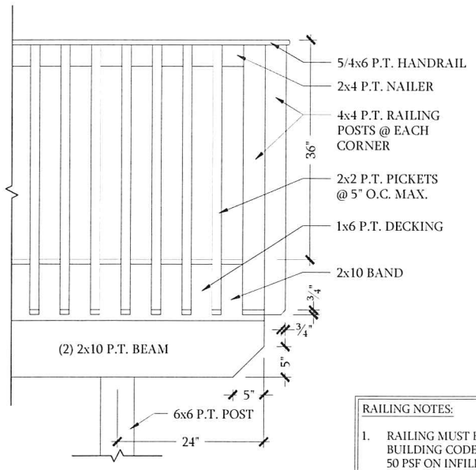


WALL w/ SIDING TO DECK CONNECTION DETAIL 3a

SCALE: 1/2"=1'-0"

WALL w/ BRICK TO DECK CONNECTION DETAIL 3b

SCALE: 1/2"=1'-0"

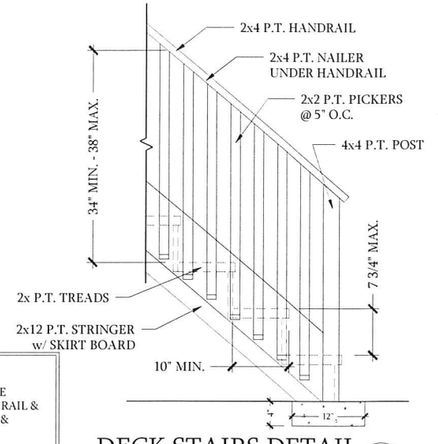


DECK RAILING DETAIL 4

SCALE: 1/2"=1'-0"

RAILING NOTES:

1. RAILING MUST BE INSTALLED TO MEET MIN. STATE BUILDING CODE REQ. OR 200 PSF ON POSTS & TOP RAIL & 50 PSF ON INFILL COMPONENTS PER TABLE R301.5 & FOOTNOTES .
2. PRESSURE TREATED WOOD RAIL POST MUST BE THROUGH BOLTED w/ (2) 1/2" DIA. GALV. BOLTS w/ NUT & WASHER MIN., & BE SPACED A MAX. OF 8'-0" O.C.



DECK STAIRS DETAIL 5

SCALE: 1/2"=1'-0"

HANDRAIL NOTES PER:

1. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT. OPEN SIDES OF STAIR w/ A TOTAL RISE OF MORE THAN 30" ABOVE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 30" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
2. REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREA, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER. HORIZONTAL SPACING BETWEEN THE VERTICAL MEMBERS IN REQUIRED GUARDRAILS SHALL BE A MAX. OF 4" AT THE NEAREST POINT BETWEEN THE MEMBERS.

NORTH CAROLINA PROFESSIONAL SEAL 29249 3/16/16 ENGINEER KEVIN P. MUNSON

NORTH CAROLINA RESIDENTIAL STRUCTURES, P.C. No. C3285 CERTIFICATE OF AUTHORIZATION

RESIDENTIAL STRUCTURES, P.C.
3440 N. Davidson St.
Charlotte, N.C. 28205
Seal for Structural Only

CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2012 NORTH CAROLINA RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF NORTH CAROLINA OR THE 2006 INTERNATIONAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA.
2. ALL DECK MATERIALS TO BE TREATED TO RESIST ROT & DECAY PER CODE.
3. ALL FLOORING MATERIAL FOR DECK TO BE #2 GRADE, OR BETTER, SOUTHERN PINE MIN. DECKING, 1" NOMINAL THICKNESS.
4. ALL FASTENERS TO BE HOT DIPPED GALVANIZED TO RESIST RUSTING.
5. ANCHOR ALL 6x6 TREATED POSTS TO POURED CONCRETE FOOTING PER CODE.
6. CONNECT POSTS TO DROPPED GIRDERS w/ AN APPROVED CONNECTOR.
7. IF DECK IS ATTACHED TO BRICK VENEER, BOLT SPACING CHANGES TO 16" O.C.
8. IF DECK FLOOR HEIGHT IS GREATER THAN 4'-0", 4x4 WOOD KNEE BRACES SHALL BE INSTALLED IN BOTH DIRECTIONS FOR FREE STANDING DECK OR ON OUTSIDE GIRDER LINE PARALLEL TO STRUCTURE IF ATTACHED TO STRUCTURE.
9. MAX. POST HEIGHTS ARE 8'-0" FOR 4x4 & 20'-0" FOR 6x6

revisions:

date:	revised by:
-	-

ATTACHED DECK LG.

TYPICAL DETAILS

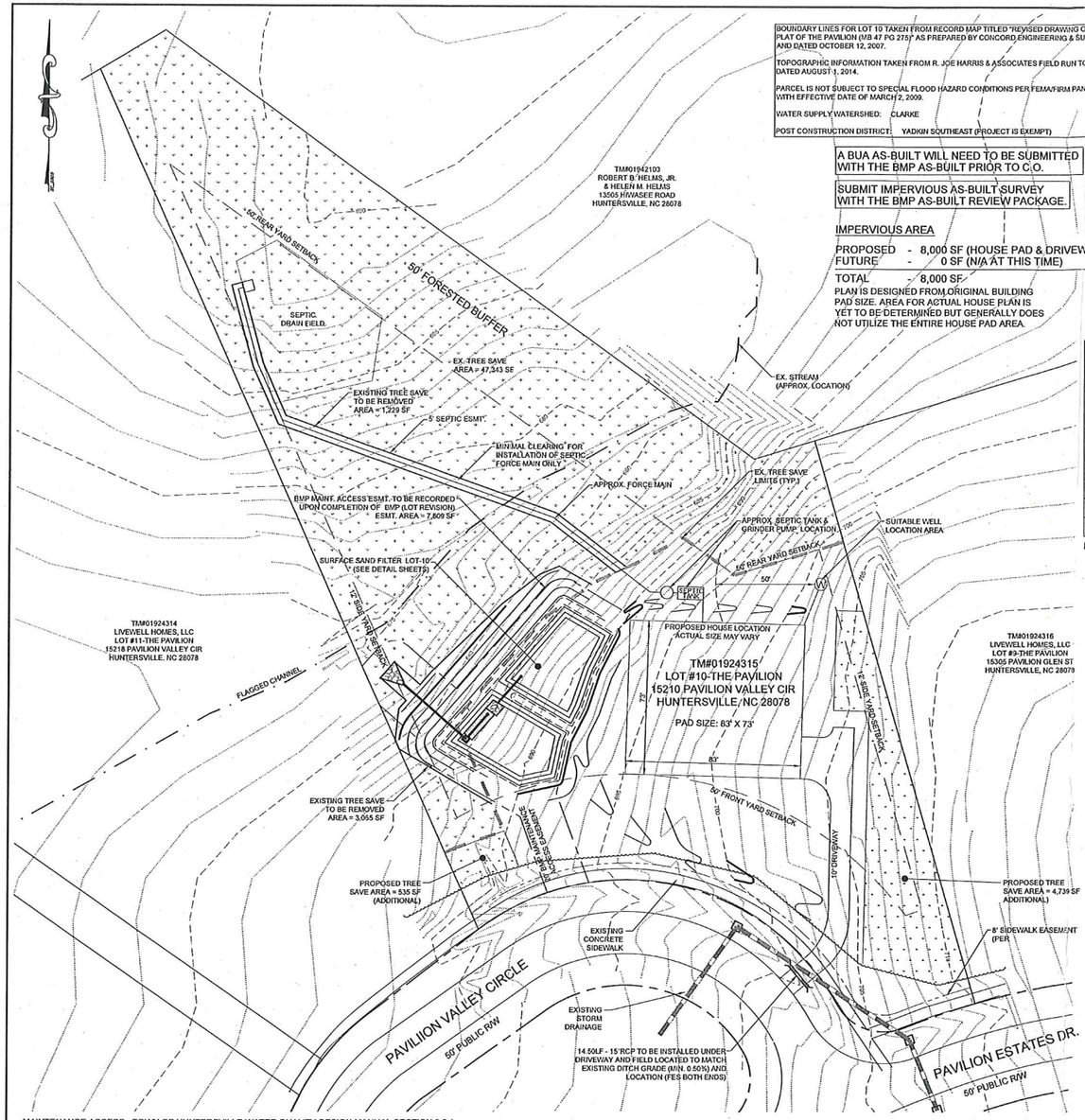
LiveWell Homes "THE BEST THINGS IN LIFE BUILT INTO YOUR HOME"

2424 Commons Court
Fort Mill, SC 29708
Phone: 704-574-0316

Residential Structures, P.C.
3440 N. Davidson Street
Charlotte, NC 28205
Seal for Structural Only

designed by:	-
drawn by:	fdi
checked by:	fdi
date:	4/01/13

D-4.1
DECK DETAILS



LOT DEVELOPMENT INFORMATION

DEVELOPER: LIVEWELL HOMES
501 SPRINGCREST DRIVE
FORT MILL, SC 29715
P: 704-574-0316

PARCEL OWNER: LIVEWELL HOMES
501 SPRINGCREST DRIVE
FORT MILL, SC 29715
P: 704-574-0316

TAX PARCEL: #01924315
THE PAVILION - LOT 10

ACREAGE: 1.882 ACRES

ZONING: RURAL (R) - TOWN OF HUNTERSVILLE

SETBACK/YARDS: FRONT - 50 FT.
SIDE - 12 FT.
REAR - 50 FT.

TREE SAVE: EXISTING - 47,343 SF
REMOVED - 4,294 SF
ADDED - 5,274 SF
NET AREA - 48,323 SF

LOT TO BE REPLATTED TO REFLECT BMP MAINTENANCE EASEMENTS AND REVISED & ADJUSTED TREE SAVE AREAS



VICINITY MAP - N.T.S.

SAND FILTER SUMMARY TABLE

PEAK CONTROL STORM EVENT	PRE-DEVELOPMENT RUNOFF	POST-DEVELOPMENT RUNOFF	POST-ROUTING RUNOFF	ELEVATION
TOP OF DAM				688.50
50YR - 24HR	2.38 CFS	3.88 CFS	3.45 CFS	687.58
10YR - 24HR	1.38 CFS	2.45 CFS	1.31 CFS	687.35
2YR - 24HR	0.51 CFS	1.14 CFS	0.09 CFS	687.02
BMP	REQUIRED	PROVIDED	ELEVATION	
CPv	1,381 CF	1,399 CF	686.68	
WQv	793 CF	793 CF	686.40	
SAND FILTER			686.00	

MAX ALLOWABLE BUA FOR LOT #10 = 8,000 SF

GENERAL SITE AND DEVELOPMENT NOTES:

WELL: PROVIDED ON-SITE IN AREA DESIGNATED (DELINEATED BY S&ME)

SEPTIC: PRIMARY DRAIN FIELD IS ON SITE BUT WILL REQUIRE PUMP TO LOCATION. SEPTIC TANK AND PUMP LOCATION AS SHOWN ON PLAN (LOCATIONS MAY VARY DEPENDING ON ACTUAL SIZE AND PLACEMENT OF HOUSE)

THE DRIVEWAY AND HOUSE CONFIGURATION PLAN IS APPROXIMATE AND THE ACTUAL/FINAL LAYOUT MAY VARY IN THE FIELD SO LONG AS WORK STAYS WITHIN PERMITTED CLEARING LIMITS AND DOES NOT IMPACT NON-PERMITTED TREE SAVE AREAS. THIS BMP (SURFACE SAND FILTER) HAS BEEN DESIGNED FOR 8,000 SQ.FT. OF IMPERVIOUS SURFACE AREA.

HOUSE FOUNDATIONS SHALL FOLLOW AND ADHERE TO EXISTING TOPOGRAPHIC CONDITIONS TO MINIMIZE CLEARING AND GRADING REQUIRED - TO MAXIMUM EXTENT POSSIBLE & PRACTICAL.

ALL WORK AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF HUNTERSVILLE ENGINEERING STANDARDS AND PROCEDURES MANUAL (LATEST EDITION) AND MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS MANUAL (LATEST EDITION).

BMP DESIGN SHALL BE IN ACCORDANCE WITH TOWN OF HUNTERSVILLE WATER QUALITY DESIGN MANUAL AND APPENDICES.

Dry Pond Maintenance and Schedule

TASKS	SCHEDULE
Forebay inspection and cleanout	Monthly inspection. Remove sediment every 7 years or when sediment volume exceeds 50 % of storage volume
Bank mowing and inspection/stabilization of eroded areas	Monthly (maintain 3-6 inch grass height)
Outlet/inlet inspection and cleanout	Monthly
Unwanted vegitation and trash removal	Monthly
Inspect for structural damage, leaks, etc.	Yearly
Inspect/exercise all mechanical devices, valves, etc.	Yearly
Evaluate sediment level (remove as needed)	Yearly
Security	As needed

Sand Filter Maintenance and Schedule

TASKS	SCHEDULE
Inspect banks and surrounding drainage areas for erosion and stabilize if necessary.	Monthly
Street sweep parking lot	Quarterly
Trash removed	Monthly
Inpsect outlets for obstructions	Monthly
Inspect for clogging	Monthly
Inspect inlet grates	Monthly
Skim sand media	Yearly
Pump oil and grit from sedimentation chamber	Yearly or at 50% full
Street sweep parking lot	As needed (expect 3 years)
Grass Sand Filter Only	
Mow basin to recommended height in alternating patterns to prevent compaction and prevent weed growth. Bag clippings to prevent thatch build-up.	Weekly to bi-weekly, during the growing season, as needed other seasons
Light fertilizing to establish healthy roots	Only during the first 2 years
Aerate and dethatch basin floor	Every 2 years

BMP Inset Table
Extended Dry Detention

Project Name:	The Pavilion
Sequence ID:	Lot 10
Surface Area (sq. ft.):	2,409
Drainage Area (acres):	0.83
Land Use/Development Type:	Detached Single Family
Percent Built-Upon Area:	9.76%
Maximum Depth (ft.):	2.5
Detention Basin Type:	Surface
Forebay Present (Y/N):	Y
Flow Diverters Present (Y/N):	N
Regulated By:	Post-Construction Ordinance
Treatment Effectiveness:	85% TSS
NC State Plane X (easting):	1464048
NC State Plane Y (northing):	614784

BMP Inset Table
Sand Filter

Project Name:	The Pavilion
Sequence ID:	Lot 10
Drainage Area (acres):	0.83
Land Use/Development Type:	Detached Single Family
Percent Built-Upon Area:	9.76%
Sediment Chamber Length (ft.):	16
Sediment Chamber Width (ft.):	5
Sediment Chamber Height (ft.):	1.5 (To Spillway)
Sand Filter Type:	Surface
Media Depth (ft.):	2.5
Media Surface Area (ft2):	80
Flow Diverter Present (Y/N):	N
Regulated By:	Post-Construction Ordinance
Treatment Effectiveness:	85% TSS
NC State Plane X (easting):	1464048
NC State Plane Y (northing):	614784

MAINTENANCE ACCESS - TOWN OF HUNTERSVILLE WATER QUALITY DESIGN MANUAL SECTION 8.5.1

ADEQUATE ACCESS MUST BE PROVIDED INTO ALL BMP AREAS FOR INSPECTION, MAINTENANCE, AND LANDSCAPING UPKEEP. A 20-FOOT WIDE PERMANENT MAINTENANCE ACCESS EASEMENT FROM A PUBLIC RIGHT-OF-WAY MUST BE PROVIDED FOR ALL BMPS. THE CLEARED ACCESS AREA WITHIN THIS EASEMENT MUST HAVE A MINIMUM STABILIZED WIDTH OF 12 FEET, MAXIMUM LONGITUDINAL GRADE OF 15 PERCENT, AND MAXIMUM CROSS SLOPE OF 5 PERCENT. IN ADDITION, A 10-FOOT WIDE PERMANENT MAINTENANCE ACCESS EASEMENT MUST BE PROVIDED AROUND THE PERIMETER OF ALL BMPS TO ALLOW FOR ADEQUATE MAINTENANCE AND REPAIR.

MAINTENANCE REQUIREMENTS FOR ALL BMPs - TOWN OF HUNTERSVILLE WATER QUALITY DESIGN MANUAL SECTION 8.5.2

BMPS SHALL BE MAINTAINED BY THE OWNER OF THE SUBJECT PROPERTY. THE FOLLOWING REQUIREMENTS SHALL BE MET FOR ALL BMPS THAT HAVE BEEN CONSTRUCTED ON PRIVATELY-OWNED PROPERTY AND NOT WITHIN A PUBLIC EASEMENT.

1. MAINTENANCE COVENANTS. PRIOR TO PLAN APPROVAL AND ISSUANCE OF A STORM WATER MANAGEMENT PERMIT, THE APPLICANT OR OWNER OF THE BMP SHALL ESTABLISH A FORMAL MAINTENANCE COVENANT APPROVED BY THE MECKLENBURG COUNTY LAND USE AND ENVIRONMENTAL SERVICES AGENCY AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN WHICH THE OWNER ACKNOWLEDGES THE DUTY OF THE OWNER AND ALL SUBSEQUENT OWNERS OF THE PROPERTY TO MAINTAIN THE BMP IN ACCORDANCE WITH THE TERMS OF THE COVENANT. A MAINTENANCE PLAN AND SCHEDULE SHALL BE INCLUDED AS PART OF THE COVENANT AS WELL AS A MECHANISM FOR FUNDING MAINTENANCE AND REPAIRS. THIS MAINTENANCE COVENANT SHALL ALSO SPECIFY THE HOMEOWNERS ASSOCIATION OR OTHER PARTY RESPONSIBLE FOR MAINTENANCE OF THE BMP. A HOMEOWNERS ASSOCIATION OR SIMILAR LEGAL ENTITY HAS THE POWER TO COMPEL CONTRIBUTIONS FROM RESIDENTS OF A DEVELOPMENT TO COVER THEIR PROPORTIONATE SHARES OF THE COSTS ASSOCIATED WITH BMP MAINTENANCE. EXAMPLES OF A TYPICAL MAINTENANCE COVENANT, MAINTENANCE PLAN AND INSPECTION CHECKLIST ARE PROVIDED IN THE ADMINISTRATIVE MANUAL FOR IMPLEMENTATION OF THE POST-CONSTRUCTION STORM WATER ORDINANCE. THIS MANUAL IS AVAILABLE ON THE FOLLOWING WEBSITE: HTTP://STORMWATER.CHARMECK.ORG (SELECT "REGULATIONS", SELECT "POST-CONSTRUCTION PROGRAMS & MANUALS", SELECT "MECKLENBURG COUNTY, TOWNS OF CORNELIUS DAVIDSON, MATTHEWS, MINT HILL, HUNTERSVILLE & PINEVILLE", SELECT "POST-CONSTRUCTION ADMINISTRATIVE MANUAL - COUNTY AND TOWNS").

2. REQUIREMENTS FOR THE MAINTENANCE COVENANTS. BMPS SHALL BE INSPECTED AT A MINIMUM OF ANNUALLY BY A QUALIFIED PROFESSIONAL AS DESCRIBED IN THE MAINTENANCE COVENANT. THE PURPOSE OF THIS INSPECTION IS TO IDENTIFY MAINTENANCE AND REPAIR NEEDS TO ENSURE THE LONG-TERM FUNCTIONALITY OF THE BMP. ANY IDENTIFIED MAINTENANCE AND/OR REPAIR NEEDS SHALL BE ADDRESSED IN A TIMELY MANNER. THE INSPECTION AND MAINTENANCE REQUIREMENT MAY BE INCREASED AS DEEMED NECESSARY BY THE MECKLENBURG COUNTY WATER QUALITY PROGRAM (MCWQP) TO ENSURE PROPER FUNCTIONING OF THE BMP.

3. RECORDS OF INSTALLATION AND MAINTENANCE ACTIVITIES. PARTIES RESPONSIBLE FOR THE INSPECTION, OPERATION, AND MAINTENANCE OF A BMP SHALL MAINTAIN RECORDS OF THE INSTALLATION OF ALL THE MAINTENANCE AND REPAIRS AND SHALL RETAIN THE RECORDS FOR THE LIFE OF THE BMP. AFTER INSPECTIONS AND MAINTENANCE HAVE BEEN PERFORMED, A COPY OF THE INSPECTION CHECKLIST SHALL BE FORWARDED BY THE OWNER TO MCWQP WITHIN TWO WEEKS OF THE INSPECTION. THE ADMINISTRATIVE MANUAL FOR IMPLEMENTATION OF THE POST-CONSTRUCTION STORM WATER ORDINANCE CONTAINS AN EXAMPLE OF A TYPICAL INSPECTION CHECKLIST. THIS MANUAL IS AVAILABLE ON THE FOLLOWING WEBSITE: HTTP://STORMWATER.CHARMECK.ORG (SELECT "REGULATIONS", SELECT "POST-CONSTRUCTION PROGRAMS & MANUALS", SELECT "MECKLENBURG COUNTY, TOWNS OF CORNELIUS DAVIDSON, MATTHEWS, MINT HILL, HUNTERSVILLE & PINEVILLE", SELECT "POST-CONSTRUCTION ADMINISTRATIVE MANUAL - COUNTY AND TOWNS"). MCWQP STAFF WILL FILE SUBMITTED INSPECTION FORMS AND ENTER THE INSPECTION INFORMATION INTO A BMP MAINTENANCE DATA BASE TO TRACK INSPECTIONS AND MAINTENANCE PERFORMED. ALL INSPECTION CHECKLISTS ARE TO BE MAILED TO 700 NORTH TRYON STREET, CHARLOTTE, NC 28202, ATTENTION: WATER QUALITY PROGRAM.

4. WATERING AND MAINTENANCE RESPONSIBILITIES DURING DIFFERENT PHASES OF A PROJECT SHALL GENERALLY BE DEFINED AS FOLLOWS, UNLESS CONTRACTUAL OBLIGATIONS REQUIRE OTHERWISE:
- CONSTRUCTION PHASE: DEVELOPER/BUILDER
- PROJECT ACCEPTANCE: BUILDER
- PROPERTY OWNERSHIP TRANSFER: BUILDER/PROPERTY OWNER
- WARRANTEE PHASE: PROPERTY OWNER
- OPERATION PHASE: PROPERTY OWNER/HOMEOWNERS ASSOCIATION

WARRANTEES - TOWN OF HUNTERSVILLE WATER QUALITY DESIGN MANUAL SECTION 8.5.4

THE LANDSCAPING WORK AND MATERIALS SHALL BE GUARANTEED BY THE DEVELOPER/BUILDER FOR ONE YEAR FROM THE DATE OF THE FINAL APPROVAL. AFTER ONE YEAR THE PROPERTY OWNER WILL ASSUME RESPONSIBILITY FOR ALL LANDSCAPING WORK AND MATERIALS AND SHALL REPLACE PLANTS IF THEY DIE.

REQUIREMENTS FOR LOT PRIOR TO FINAL APPROVAL AND ISSUANCE OF CERTIFICATE OF OCCUPATION (CO):
- DEED FOR THIS PARCEL SHALL BE RECORDED TO INCLUDE A REFERENCE TO THE BMP AND ITS MAINTENANCE. A COPY OF THE RECORDED DEED SHALL BE PROVIDED TO MECKLENBURG COUNTY LUESA PRIOR TO ISSUANCE OF C.O.
- TREE SAVE SHALL BE REVISED AND REPLATTED PRIOR TO ISSUANCE OF A C.O.

INDEX OF SHEETS

BMP-1	OVERALL SITE/GRADING PLAN
BMP-2	BMP PLAN & PROFILE
BMP-3	DRAINAGE MAP & Tc
BMP-4	EROSION CONTROL PLAN
BMP-5	EROSION CONTROL DETAILS

GRAPHIC SCALE
-30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

DATE	ISSUED FOR	REV
07/13/2015	Initial Submittal to LUESA	0

NORTH CAROLINA 811 Know what's below. Call before you dig.

Engineer:

RJH

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1696 W. Hwy 160, Suite 130, Fort Mill, SC 29708 P: (803) 802-1709 F: (803) 802-0086
www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

Corporate Seal: R. JOE HARRIS & ASSOCIATES, P.A. NORTH CAROLINA PROFESSIONAL ENGINEERING & SURVEYING

Engineer's Seal: NORTH CAROLINA PROFESSIONAL SEAL 036836 ENGINEER PATRICK L. MURPHY

Project Manager: P. Murphy	Drawn: P. Murphy
Department Manager: P. Murphy	Checked: P. Murphy
Print/Plot Date: July 13, 2015	

Client:
LiveWell Homes
501 Springcrest Drive
Fort Mill, SC 29715
P: 704-574-0316

Project:
THE PAVILION
Residential Lot 10

Drawing Title:
Invdividual Lot BMP
Surface Sand Filter
Overall Site/Grading Plan

Project No.: 1694_10	Drawing No.: BMP-1
DWG File Name: 1694_10	

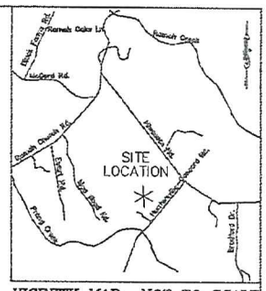
DRAWING IS A PRELIMINARY PLAT FOR VERIFICATION OF ZONING COMPLIANCE FOR HOME LOCATION AND SHALL NOT BE USED FOR THE SALE, CONVEYANCE OR CONSTRUCTION OF THE DEPICTED LOT.

PLOT PLAN DEPICTS THE CONCEPTUAL LOCATION OF THE PROPOSED HOME AND ALL INFORMATION SHOWN TAKEN FROM PRELIMINARY PLAT ON FILE WITH MECK. COUNTY AND SHOWN IMPROVEMENTS HAVE NOT BEEN AS-BUILT BY R. JOE HARRIS & ASSOCIATES, PLLC.

LOT IS SUBJECT TO ANY DEED RESTRICTIONS, EASEMENT CONVEYANCES, RIGHTS-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS ON FILE WITH THE MECK. COUNTY, NCDOT, TOWN OF HUNTERSVILLE, HOMEOWNERS ASSOCIATION AND/OR OTHER GOVERNMENTAL AGENCIES.

DRIVEWAY LOCATION APPROXIMATE ONLY. SUBJECT TO FIELD VERIFICATION AND LOCAL ORDINACES.

SEPTIC FIELD LOCATIONS ARE APPROXIMATE ONLY. EXACT LOCATIONS AND DIMENSIONS TO BE DETERMINED WITH INDIVIDUAL LOT DESIGNS.



VICINITY MAP NOT TO SCALE

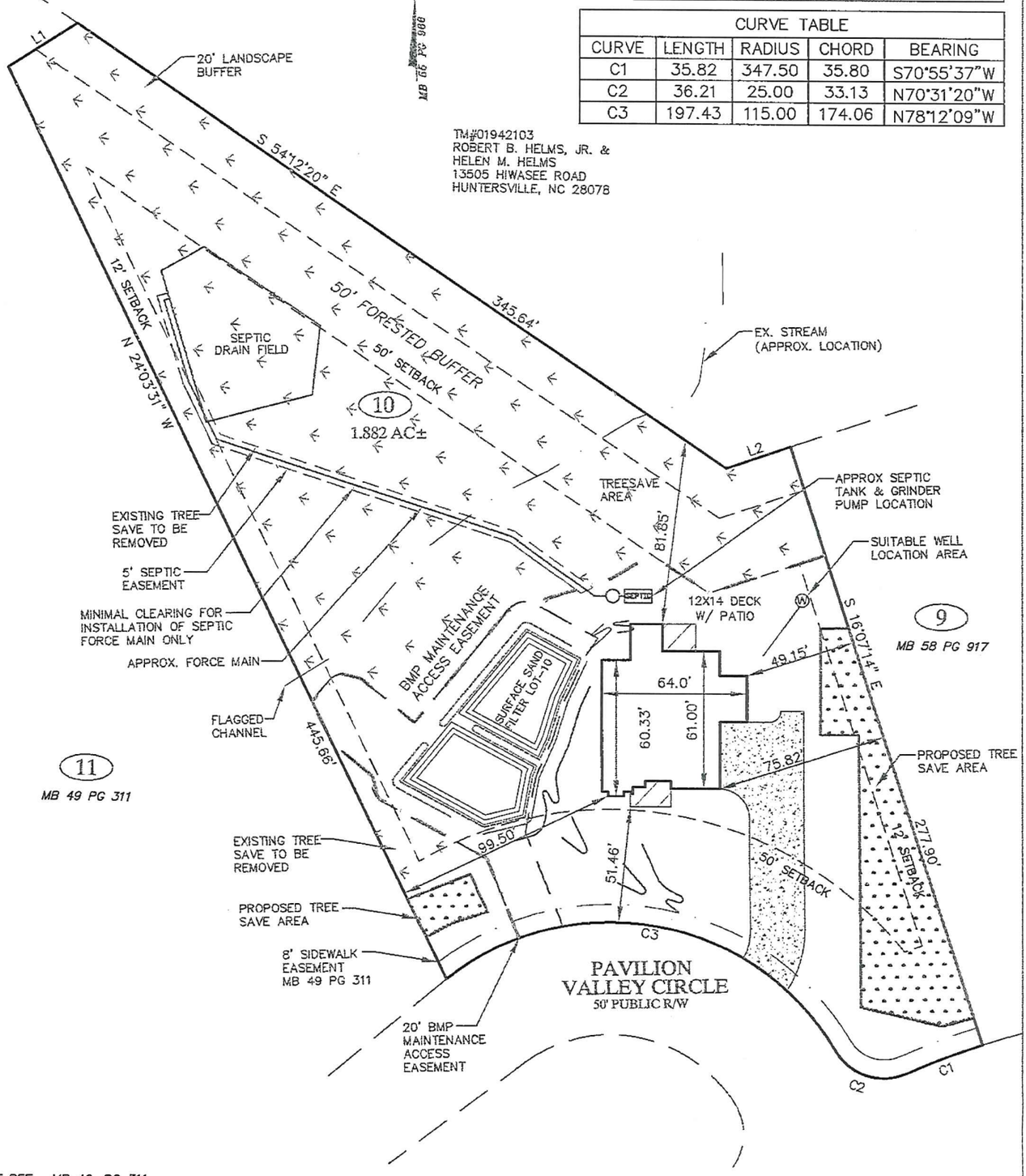
PAVILION LOT 10
MODEL-3396 SKYLER
ELEV- "E"- BRICK
FND-BASEMENT
FACADE-BRICK FRONT
3-CAR GARAGE RIGHT SIDE

LINE TABLE		
LINE	LENGTH	BEARING
L1	36.02	N59°10'22"E
L2	30.01	N72°58'42"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	35.82	347.50	35.80	S70°55'37"W
C2	36.21	25.00	33.13	N70°31'20"W
C3	197.43	115.00	174.06	N78°12'09"W

MB 66 PG 966

TM#01942103
ROBERT B. HELMS, JR. &
HELEN M. HELMS
13505 HIWASEE ROAD
HUNTERSVILLE, NC 28078



PLAT REF: MB 49, PG 311
MECKLENBURG COUNTY, NC

LOT IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PER FEMA FLOOD INSURANCE RATE MAP (FIRM) #3710466100J DATED MARCH 2, 2009.

-60 0 30 60

SCALE: 1" = 60'

Preliminary Lot Fit - Lot 10

for

Livewell Homes @ The Pavilion

Town of Huntersville, Mecklenburg County, North Carolina

Drawn :DLM-R.O.B.	Date: 2-22-16	Date: 2-24-16
Surveyor: KMG	MB 49 PG 311	REV: MOVED 8' LEFT

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning Management

127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799