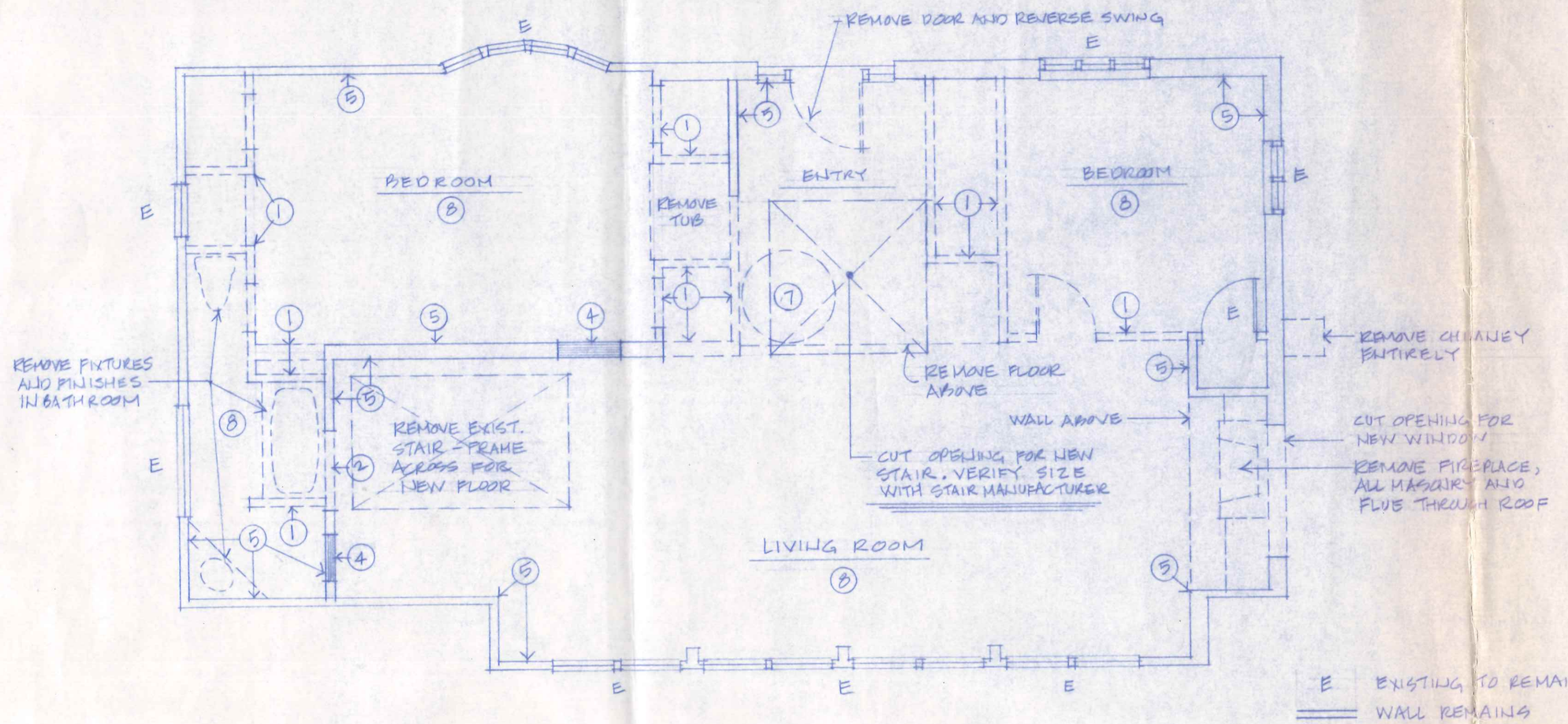
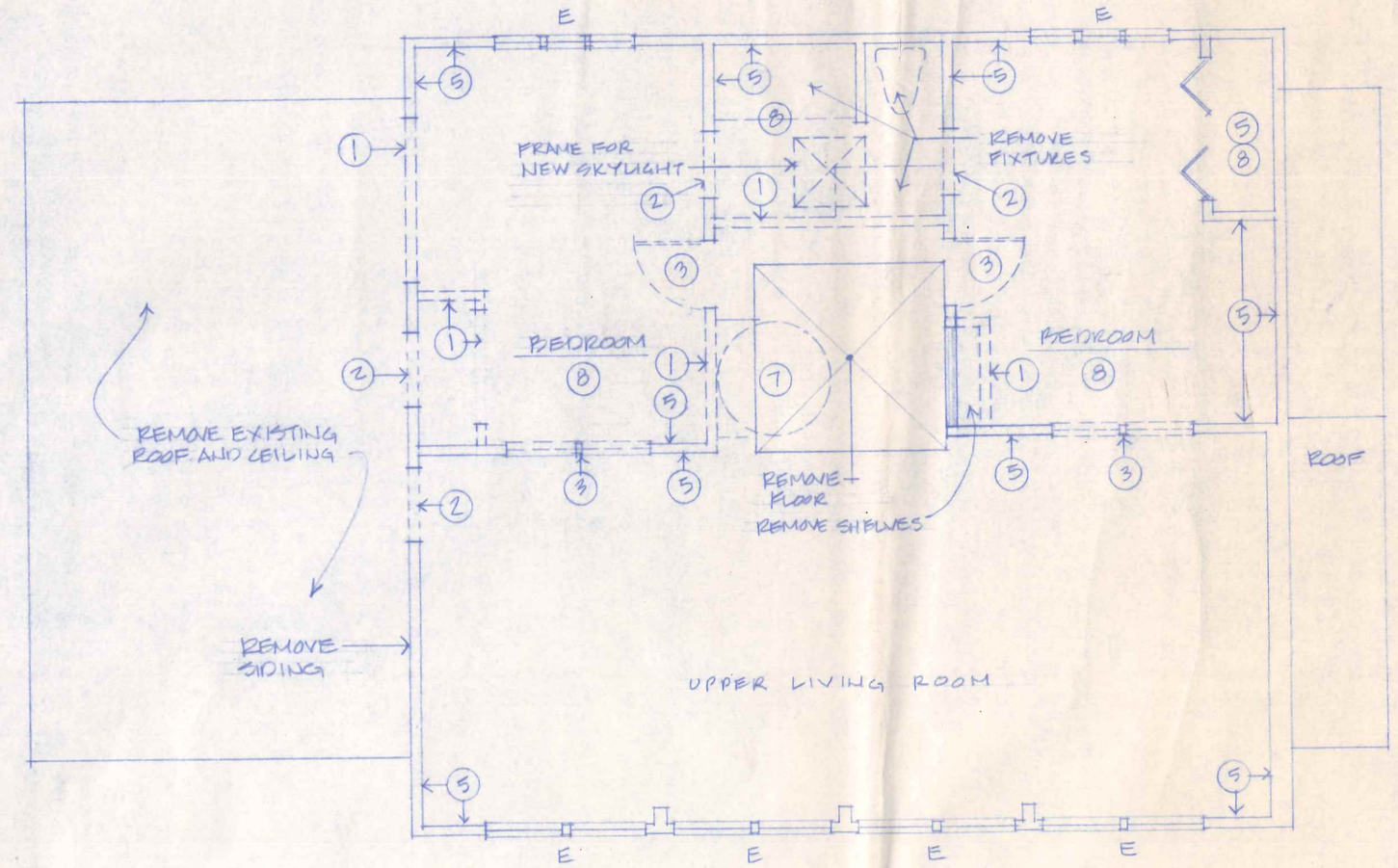
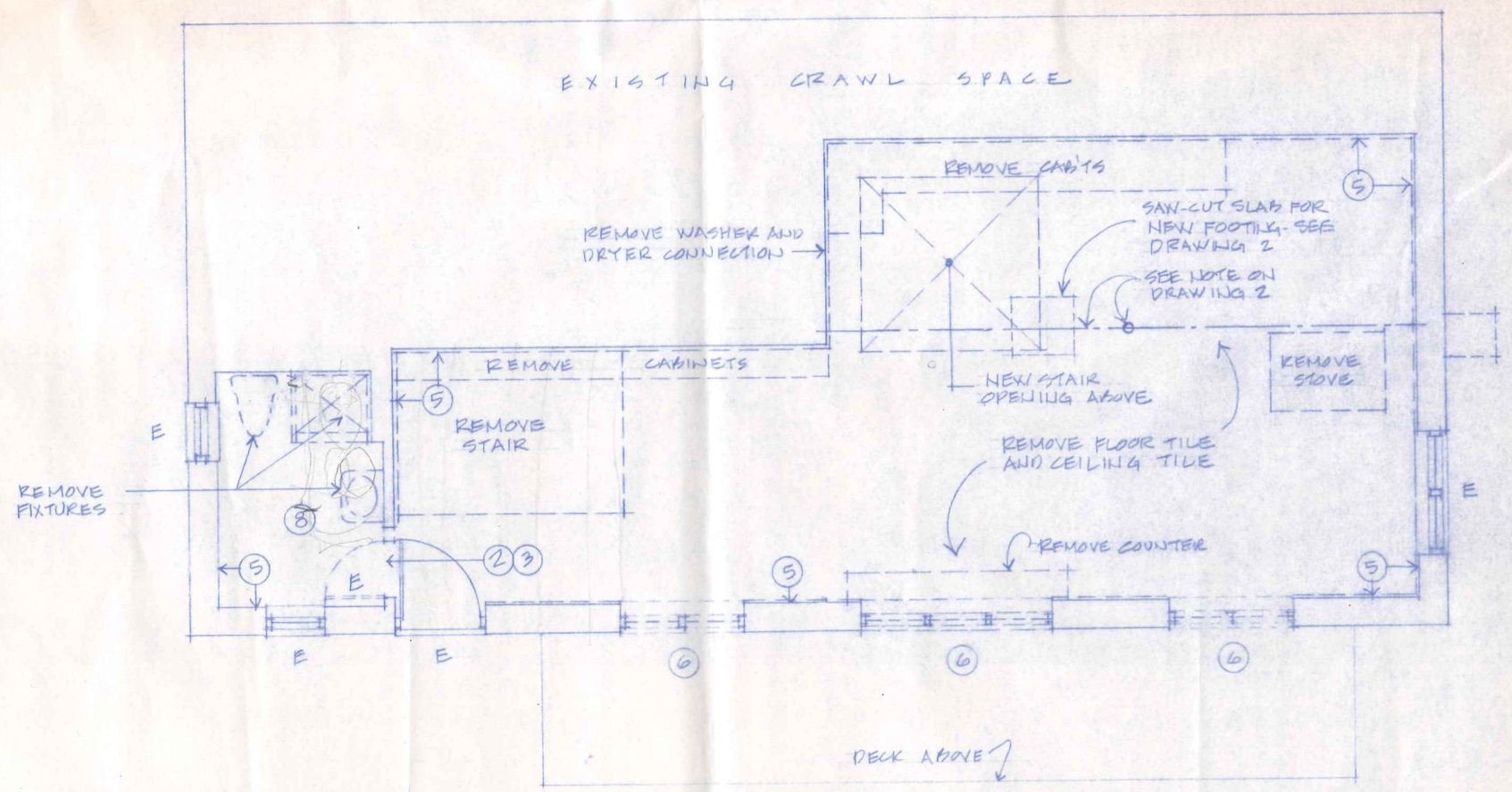


MAIN FLOOR DEMOLITION
1/4"=1'-0"

E EXISTING TO REMAIN
WALL REMAINS
WALL REMOVED
NEW WALL
HEADERS AS DWG 2



UPPER FLOOR DEMOLITION
1/4"=1'-0"



LOWER FLOOR DEMOLITION
1/4"=1'-0"

Demolition Notes

1. Remove existing walls
2. Cut wall opening, and frame for new door
3. Remove door and frame
4. Remove door and frame, close up opening to match adjacent walls.
5. Remove existing wall finishes; install new gypsum board to be painted
6. Remove existing windows; cut down sill level and modify rough opening to accommodate new windows and door.
7. Remove spiral stair
8. Remove ceiling tile

Remove the following existing interior finishes: Install new gypsum board painted wall and ceiling finishes. Install new floor finishes per plans.

- Paneling
- Shingles
- Ceiling tile
- Vinyl floor tile
- Carpet

Provide temporary shoring to support construction above walls to be removed.

Electrical Schedule

Mark	Description	
A	Recessed downlight	HALO H7ICT-310W
B	Interior wall bracket fixture selected by Owner	
C	Ceiling surface fixture selected by Owner	
F1	1 x 4 foot fluorescent surface fixture with lens	
F2	Under-cabinet fluorescent fixture; length to fit cabinet	
F3	Fluorescent closet light	
FL	Bath exhaust fan/light	PANASONIC FV-08VQL3
	Duplex outlet	

Upgrade existing house electrical service as required.

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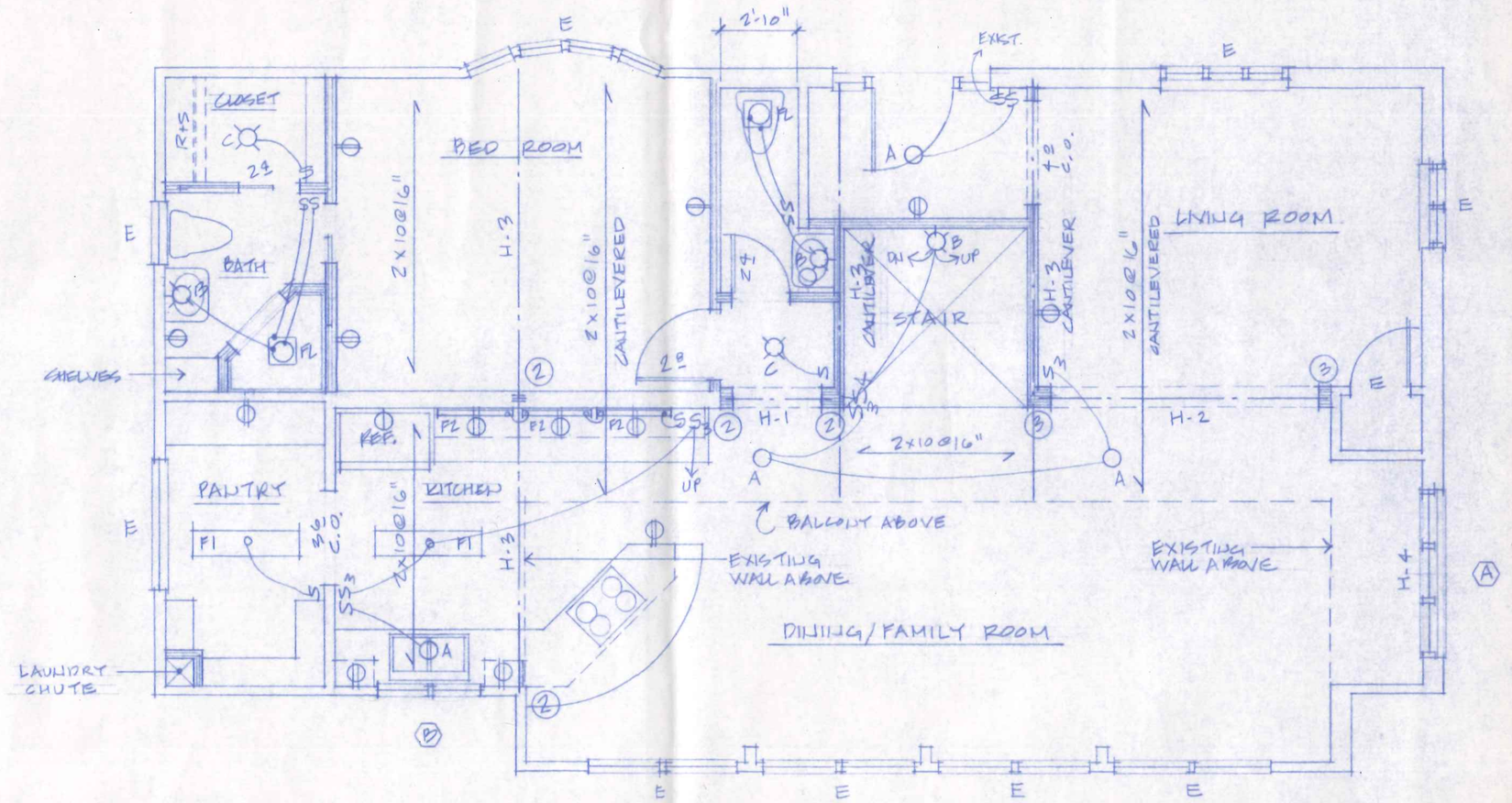
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LANCE RESIDENCE

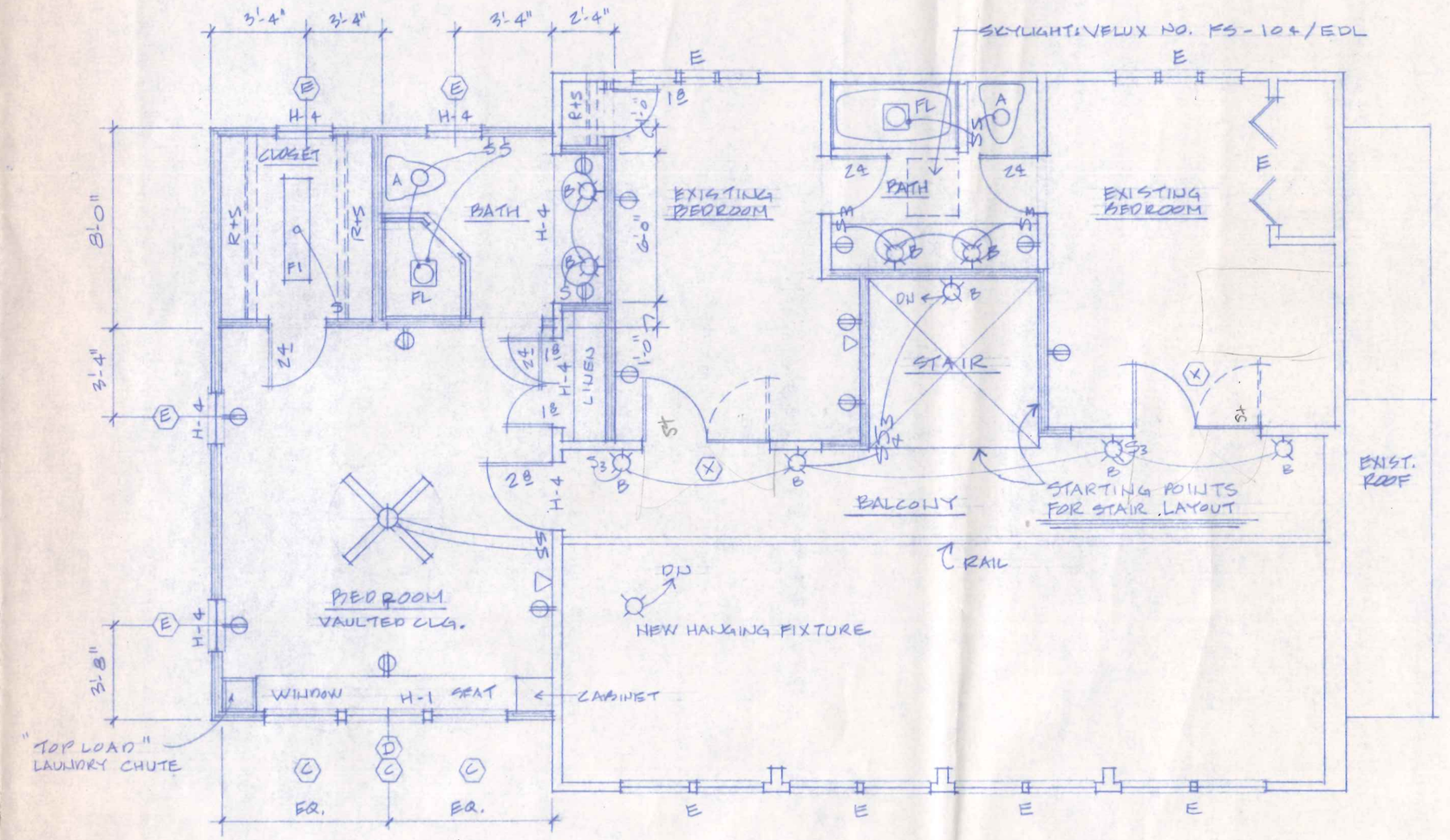
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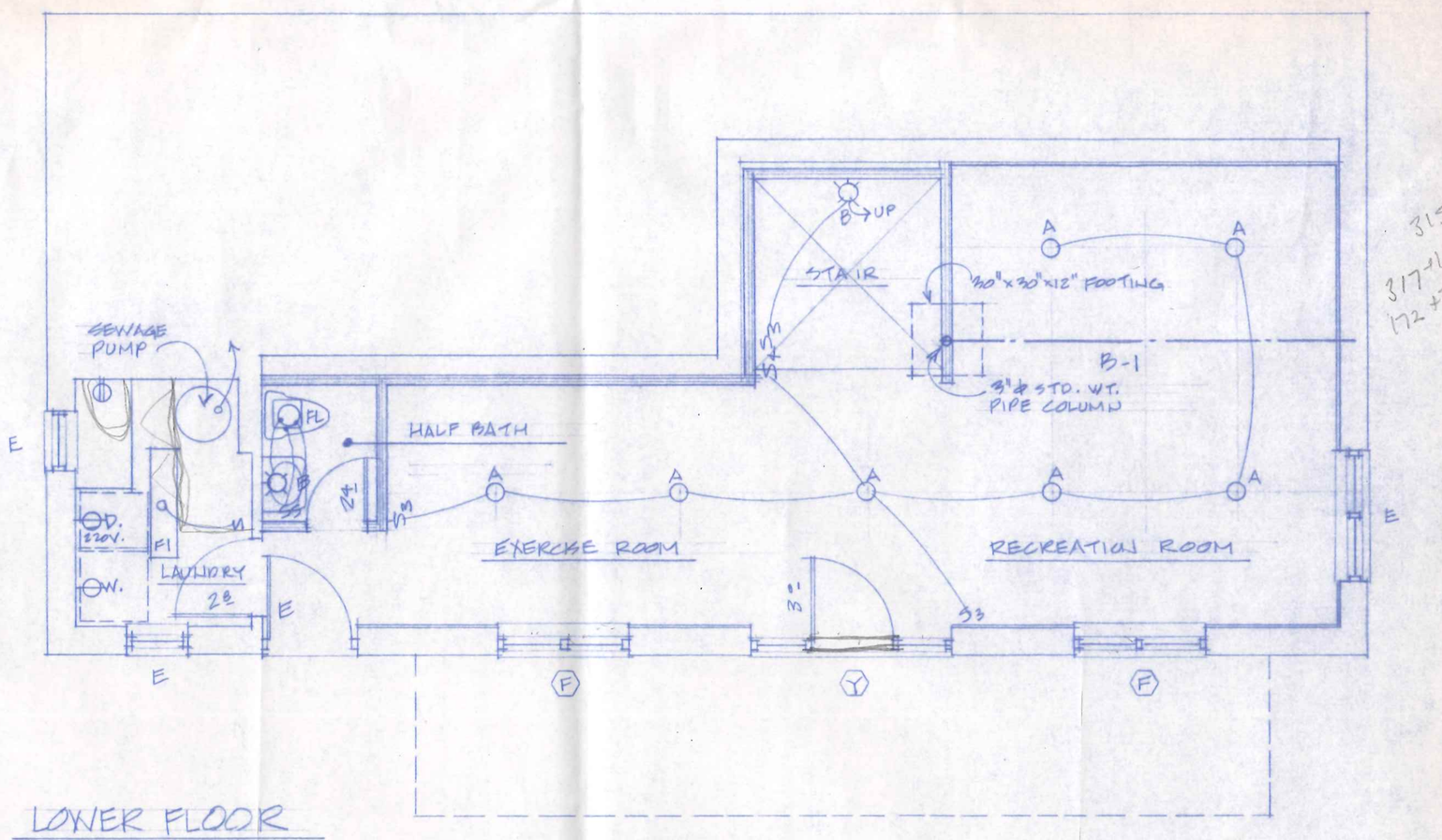


MAIN FLOOR
1/4"=1'-0"

VERIFY ROUGHING DIMENSIONS OF STAIR WITH MANUFACTURER



UPPER FLOOR
1/4"=1'-0"



LOWER FLOOR
1/4"=1'-0"

LEGEND

E EXISTING
EXISTING WALL
NEW WALL
C.O. CASED OPENING

REPLACE ALL EXISTING INTERIOR WALL PANELLING AND SHINGLE FINISHES WITH GYPSUM BOARD.

REPLACE ALL EXISTING ACOUSTIC TILE CEILINGS WITH GYPSUM BOARD.

PROVIDE NEW ELECTRICAL OUTLETS PER CODE.

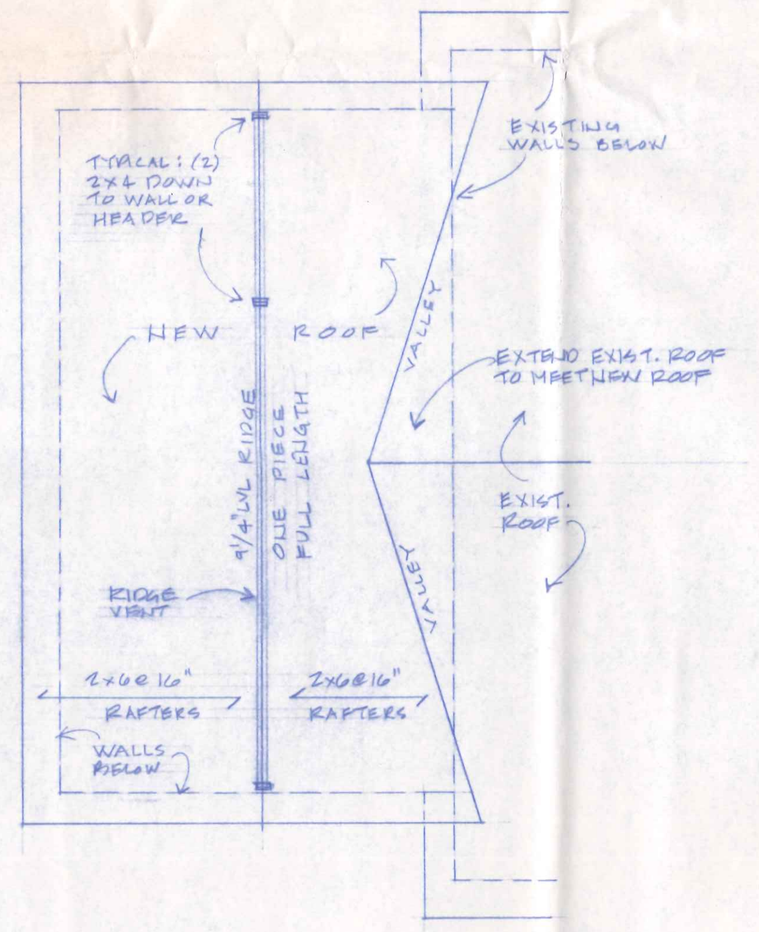
REVIEW ELECTRICAL ROUGHING WITH OWNER BEFORE WIRING.

BEAMS & HEADERS

		JACKS/END
B-1	W8 x 21 STEEL BEAM OR EXISTING STEEL BEAM IF EQUAL, VERIFY WITH STRUCTURAL ENGINEER.	
H-1	(2) 9 1/4" LVL	2
H-2	(3) 9 1/4" LVL	3
H-3	(2) 9 1/4" LVL FLUSH WITH JOISTS	2
H-4	(2) 2x10	2

WINDOW SCHEDULE

(A)	(3) 2'-8" x 4'-8"	TRIPLE CASEMENT
(B)	(2) 2'-8" x 3'-8"	DOUBLE CASEMENT
(C)	3'-0" x 6'-0"	FIXED WINDOW - TEMPERED GLASS
(D)	3'-0" x 3'-0"	FIXED WINDOW
(E)	2'-8" x 4'-8"	CASEMENT (EGRESS)
(F)	(2) 1'-8" x 5'-8"	DOUBLE CASEMENT
(X)	FRENCH DOOR TO FIT EXISTING ROUGH	



ROOF PLAN
1/4"=1'-0"

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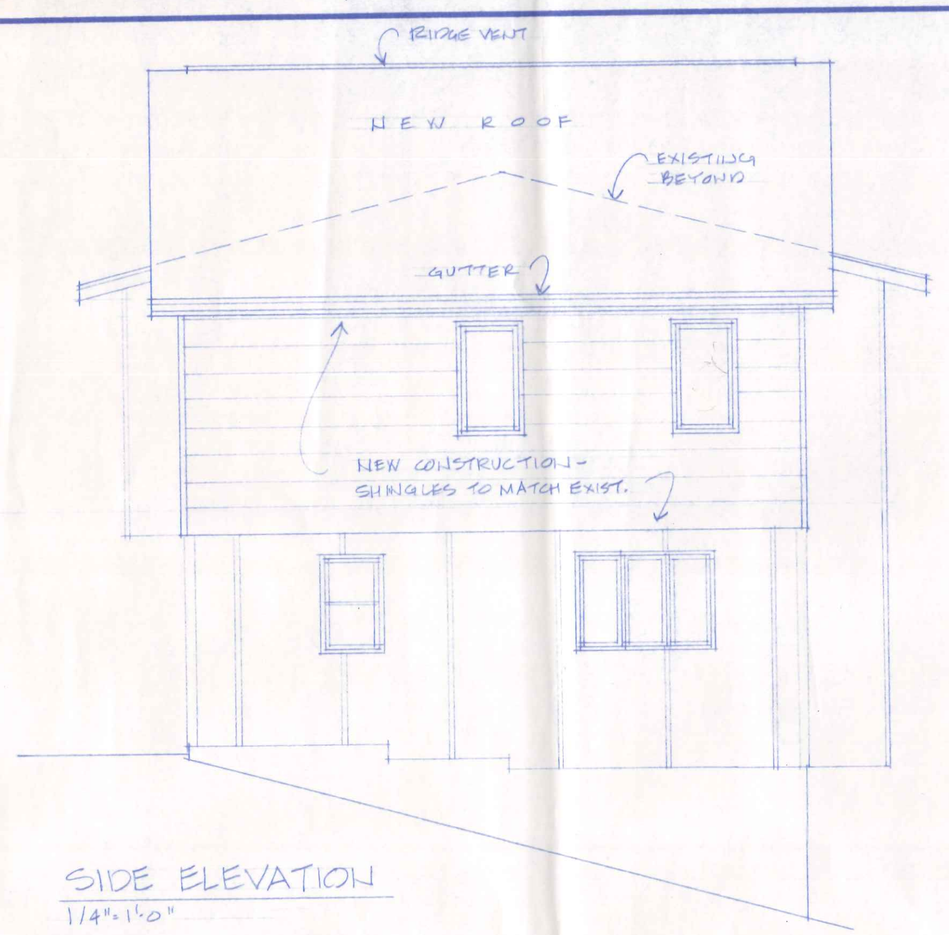
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1/30/08

NORTH CAROLINA PROFESSIONAL SEAL 22920 ENGINEER JOHN L. PLUMMER
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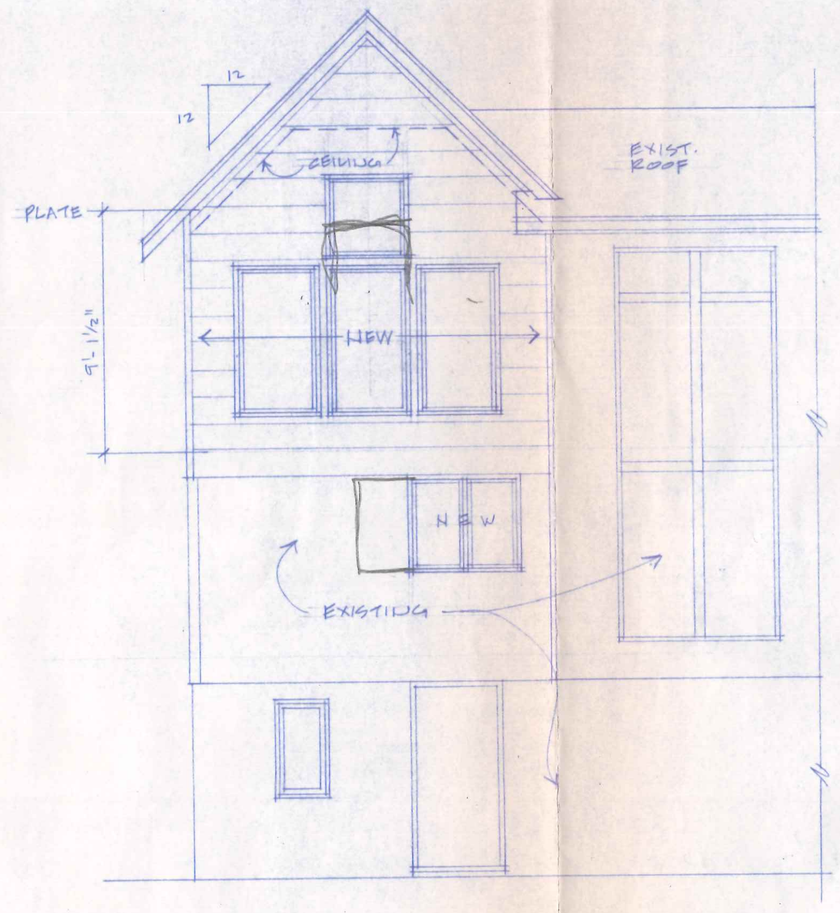
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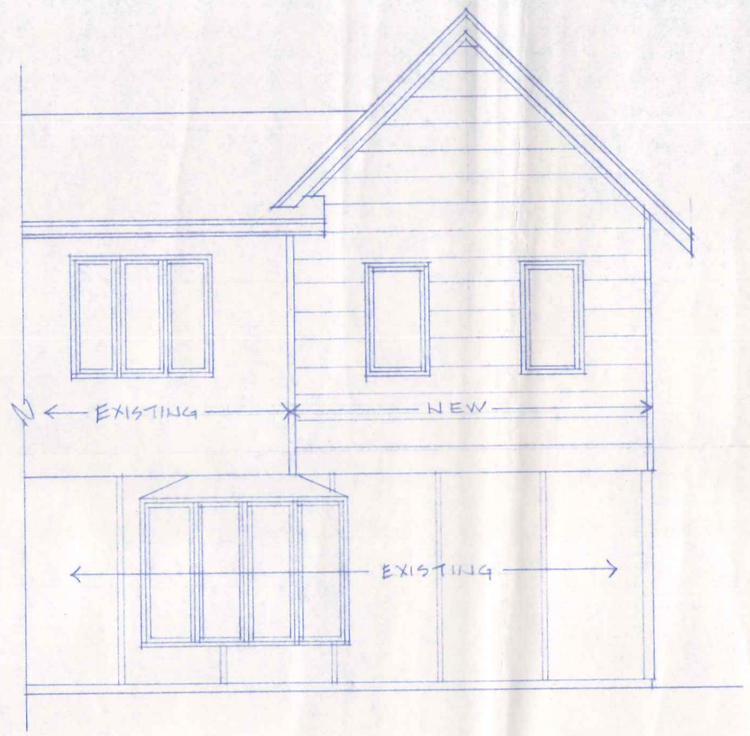
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SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

GENERAL NOTES

DESIGN CRITERIA:

1. STRUCTURAL DESIGN CONFORMS TO THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2006 EDITION.

2. DESIGN CRITERIA PER SECTION R301 IS AS FOLLOWS:

WINTER DESIGN TEMPERATURE (DEG. F)	20	FIG R301.2(1)
SEISMIC DESIGN CATEGORY	C	FIG R301.2(2)
WEATHERING	MODERATE	FIG R301.2(3)
BASIC WIND SPEED (MPH)	90	FIG R301.2(4)
GROUND SNOW LOAD (PSF)	20	FIG R301.2(5)
TERMITE INFESTATION	MODERATE TO HEAVY	FIG R301.2(6)
DEACY	SLIGHT TO MODERATE	FIG R301.2(7)
MINIMUM LIVE LOAD (PSF)	SEE TABLE	TAB R301.4
MINIMUM ROOF LOAD (PSF)	SEE TABLE	TAB R301.5
ALLOWABLE DEFLECTION	SEE TABLE	TAB R301.6

FOUNDATIONS:

1. ASSUMED FOUNDATION BEARING PRESSURES USED IN DESIGN IS 2000 PSF.

STRUCTURAL LUMBER: DECKING

1. FLOOR DECKING SHALL BE 3/4" STRUCTURAL II C-C EXT. APA PLYWOOD. ROOF DECKING SHALL BE 7/16" ORIENTED STRAND BOARD (OSB).

2. PANELS SHALL BE LAID W/GRAIN PERPENDICULAR TO TRUSSES AND CONTINUOUS PANEL JOINTS PERPENDICULAR TO JOISTS. PANELS SHALL BEAR ON JOIST TOP CHORD AND BUTT ALONG THEIR CENTER LINES.

STRUCTURAL LUMBER: WALL SHEATHING

1. SHEATHING SHALL BE EXTERIOR RATED 7/16" ORIENTED STRAND BOARD (OSB).

STRUCTURAL LUMBER: JOISTS

1. FRAMING LUMBER SHALL BE MIXED SOUTHERN PINE, NO. 2 GRADE (15% MOISTURE CONTENT) WITH MAXIMUM ALLOWABLE STRESSES AS LISTED BELOW:

A.	EXTREME FIBER IN BENDING	1,100 PSI
B.	TENSION PARALLEL TO GRAIN	625 PSI
C.	HORIZONTAL SHEAR	90 PSI
D.	COMP. PERPENDICULAR TO GRAIN	656 PSI
E.	COMP. PARALLEL TO GRAIN	1,800 PSI
F.	MODULUS OF ELASTICITY	1,500,000 PSI

2. FRAMING LUMBER SHALL BE CONNECTED PER THE FASTENING SCHEDULE. WHERE SPECIFIED, PROVIDE SIMPSON CONNECTORS OR APPROVED EQUIVALENT.

STRUCTURAL LUMBER: STUDS

1. FRAMING LUMBER SHALL BE SPRUCE PINE-FIR, NO. 1 GRADE (15% MOISTURE CONTENT) WITH MAXIMUM ALLOWABLE STRESSES AS LISTED BELOW:

A.	EXTREME FIBER IN BENDING	850 PSI
B.	TENSION PARALLEL TO GRAIN	400 PSI
C.	HORIZONTAL SHEAR	70 PSI
D.	COMP. PERPENDICULAR TO GRAIN	335 PSI
E.	COMP. PARALLEL TO GRAIN	1050 PSI
F.	MODULUS OF ELASTICITY	1,200,000 PSI

2. FRAMING LUMBER SHALL BE CONNECTED PER THE FASTENING SCHEDULE. WHERE SPECIFIED, PROVIDE SIMPSON CONNECTORS OR APPROVED EQUIVALENT.

MICROLLAM TIMBER (LVL):

1. DESIGN, DETAILING AND FABRICATION OF GLULAM SHALL CONFORM TO THE REQUIREMENTS OF NATIONAL EVALUATION SERVICE, INC. (NES) REPORT NO. NER-481.

2. MICROLLAM MEMBERS SHALL BE LBE MICROLLAM AS MANUFACTURED BY TRUS JOIST MACMILLAN, OR APPROVED EQUIVALENT WITH ALLOWABLE STRESS AS LISTED BELOW:

A.	Fb, EXTREME FIBER IN BENDING	2600 PSI
B.	Fv, HORIZONTAL SHEAR	285 PSI
C.	Fc, COMP. PERPENDICULAR TO GRAIN	750 PSI
D.	Fc, COMP. PARALLEL TO GRAIN	2310 PSI
E.	E, MODULUS OF ELASTICITY	1,900,000 PSI

3. PROVIDE SIMPSON CONNECTORS AS SPECIFIED OR APPROVED EQUIVALENT.

MASONRY:

1. CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-90, TYPE II, GRADE N-II. CONCRETE MASONRY UNITS SHALL BE LIGHTWEIGHT (U.N.O.) WITH A UNIT WEIGHT OF 30 PSF FOR A 6"UNIT, 38 PSF FOR A 8"UNIT AND 55 PSF FOR A 12"UNIT.

2. MASONRY COMPRESSIVE STRENGTH OF MASONRY ASSEMBLAGE, f'm, SHALL BE 1500 PSI, MINIMUM.

3. MORTAR FOR UNIT MASONRY SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 270, SHALL BE TYPE M AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2,500 PSI.

4. GROUT FOR HOLLOW MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C 476 - FINE AND SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.

STRUCTURAL STEEL:

1. ALL WIDE-FLANGE STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, UNLESS OTHERWISE SHOWN ON DRAWINGS.

2. ALL MISCELLANEOUS STRUCTURAL STEEL (ANGLES, CHANNELS, TEES, ECT.) SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE SHOWN ON DRAWINGS.

3. TUBE STEEL SHALL CONFORM TO ASTM A 500 GRADE B (Fy=46 KSI).

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