

SEQUOIA RESIDENCE

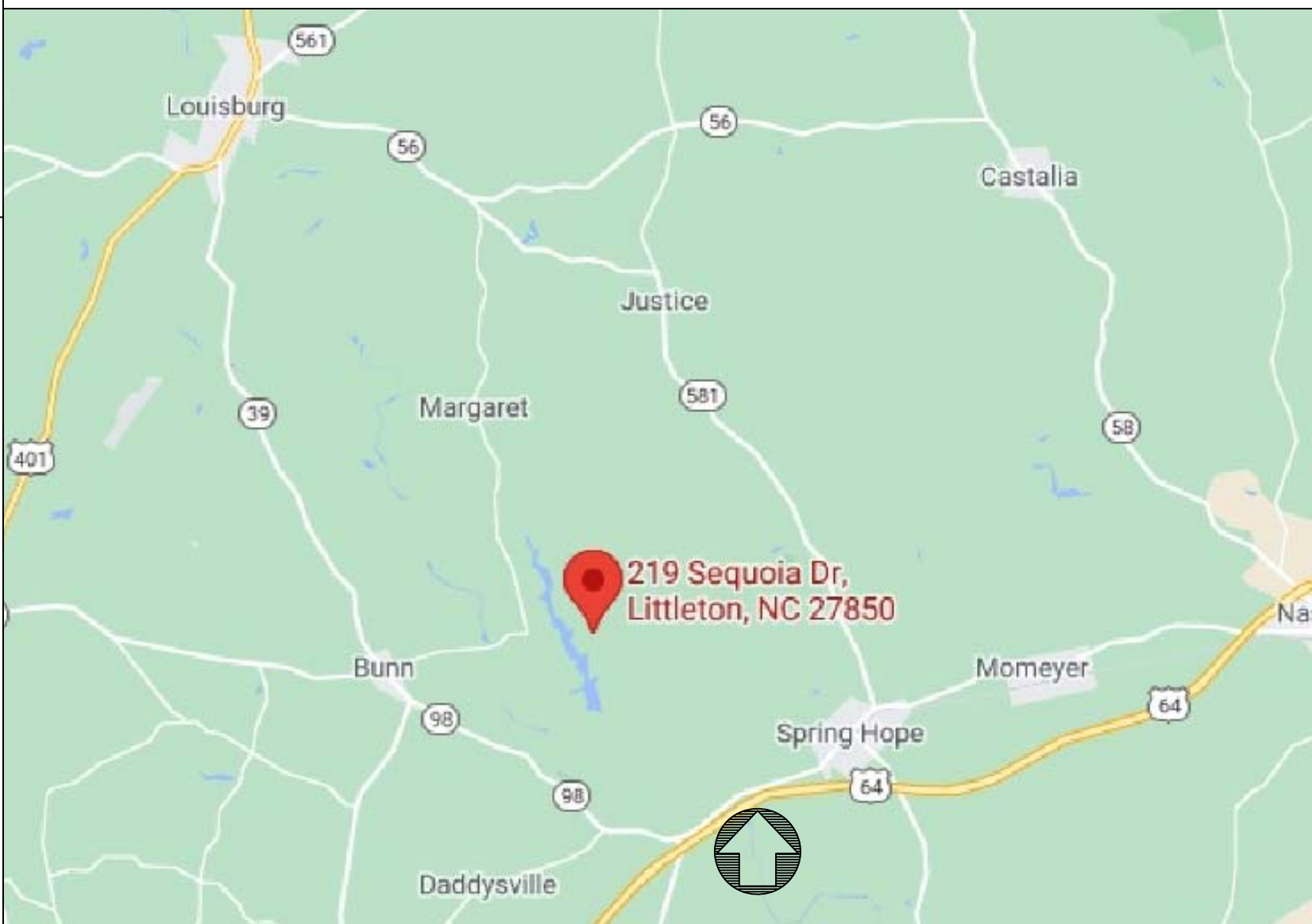


1 RESIDENCE ENTRY ELEVATION

C100	COVER SHEET
G100	SCHEDULES AND WALL SECTION
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A200	ELEVATIONS
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A400	GARAGE DETAILS

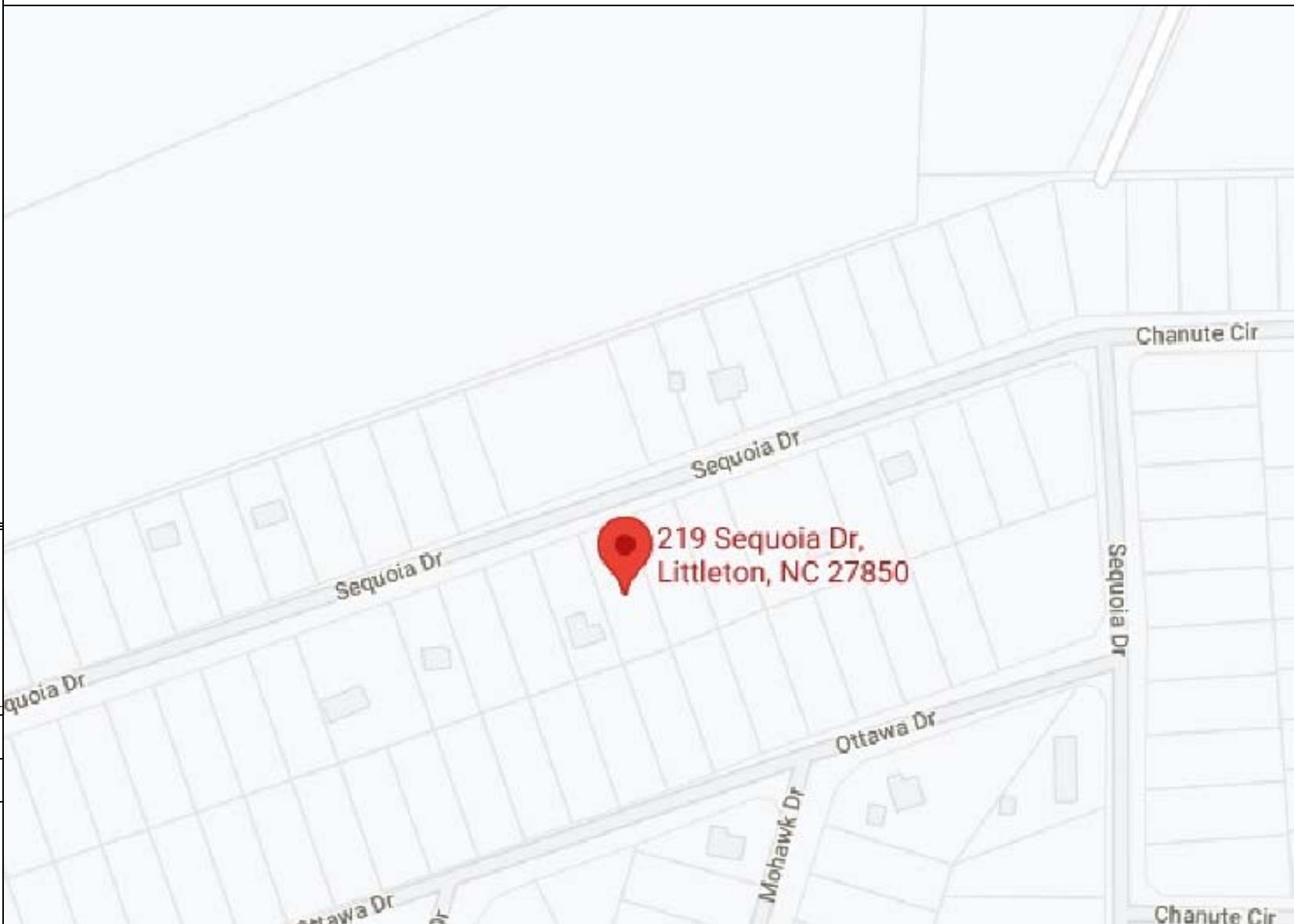
2 SITE AND RESIDENCE INFORMATION

3 DRAWING INDEX



5 VICINITY MAP

N.T.S.



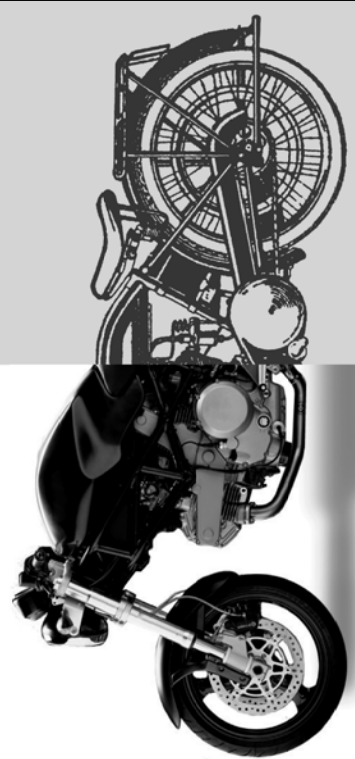
5 LOCATION MAP

N.T.S.

6 SIGNATURE BOX

	DATUM		NORTH ARROW		STONE BASE
	DOOR NUMBER		DETAIL		CONCRETE IN ELEVATION
	WINDOW LETTER		FIBERGLASS BATT INSULATION		STRUCTURAL WOOD
	ROOM NAME/NUMBER		EARTH		SOLID WOOD
	SECTION		MASONRY		GLASS
	ELEVATION		CONCRETE		

7 LEGEND



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219 Sequoia
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LOUISBURG, NORTH CAROLINA 27549
COVER SHEET

COMMISSION: 2021-LR
DATE: 11/10/2021
REVISIONS:

SHEET NO.
C100
1 OF 13 SHEETS

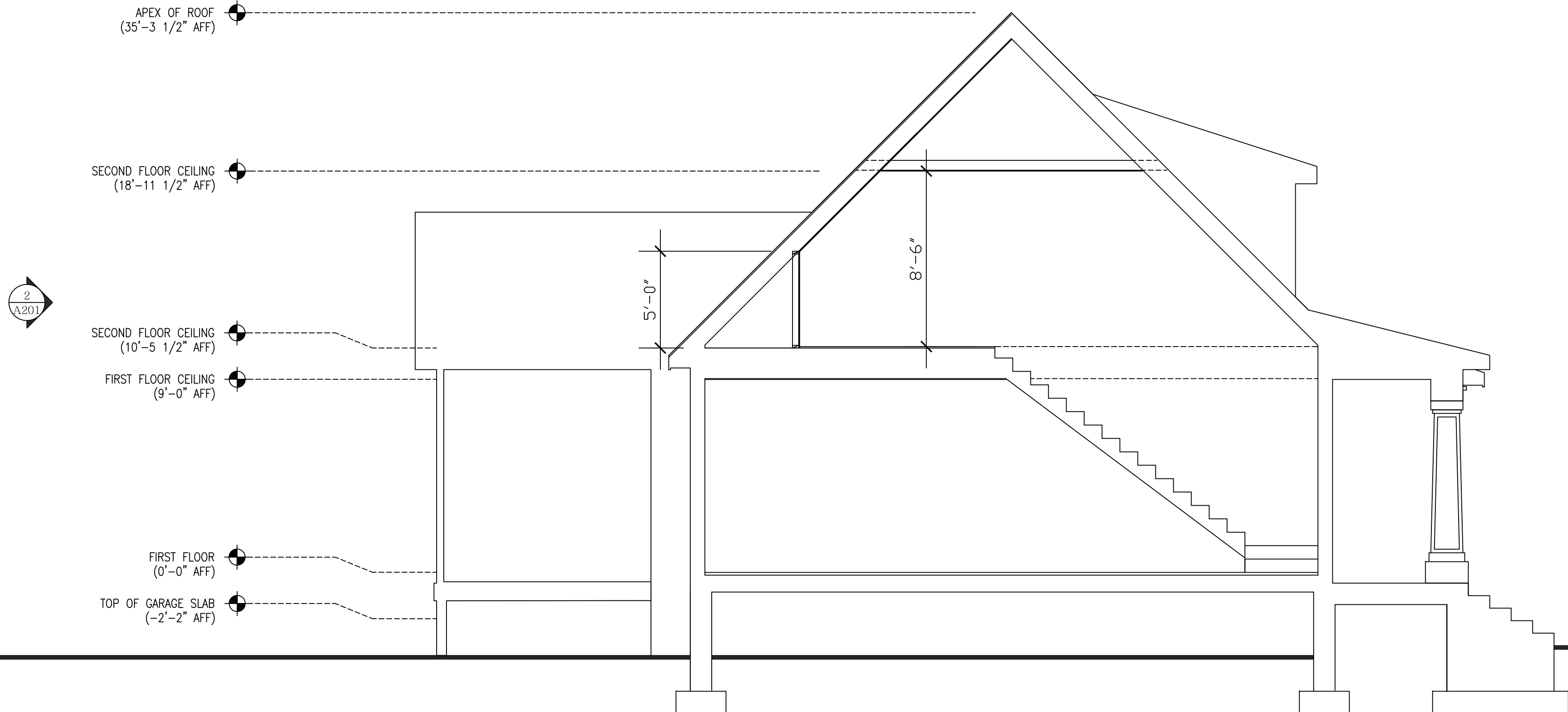
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DOOR SCHEDULE													
DOOR NO.	ROOM	DOOR SIZE	DOOR		FRAMES		TRANSOM						NOTES
			TYPE	MATERIAL	MATERIAL	TYPE		HARDWR.	HAND	FINISH	LOCK SET	WEATHERSTRIP	
1	101 FOYER	3'-0" X 6'-8"	TBS	STEEL	WOOD	ENTRY	YES	ENTRY	LEFT	TBS	DEADBOLT	YES	PROVIDE TEMPERED GLASS PANEL IN DOOR
2	104 MASTER BEDROOM	2'-8" X 6'-8"	TBS	WOOD	WOOD	INTERIOR	NONE	LEVER	RIGHT	TBS	PRIVACY	NO	
3	CLOSET 103	2'-4" X 6'-8"	TBS	WOOD	WOOD	INTERIOR	NONE	LEVER	RIGHT	TBS	PASSAGE	NO	
4	105 MASTER BATH	2'-4" X 6'-8"	TBS	WOOD	WOOD	INTERIOR	NONE	LEVER	RIGHT	TBS	PRIVATE	NO	
5	106 MASTER CLOSET	2'-4" X 6'-8"	TBS	WOOD	WOOD	INTERIOR	NONE	LEVER	RIGHT	TBS	PASSAGE	NO	
6	107 LIVING ROOM	5'-0" X 6'-8" PAIR	TBS	STEEL	WOOD	ENTRY	NONE	LEVER	N/A	TBS	DEADBOLT	YES	TEMPERED GLASS PANELS IN EACH LEAF
7	110 PANTRY	3'-0" X 6'-8"	TBS	WOOD	WOOD	INTERIOR	NONE	LEVER	N/A	TBS	PASSAGE	NO	PROVIDE MAGNETIC LATCHES AT DOOR HEADS
8	111 ANNEX	3'-0" X 6'-8"	TBS	STEEL	WOOD	ENTRY	NONE	ENTRY	LEFT	TBS	DEADBOLT	YES	20 MINUTE FIRE RATED
9	112 POWDER	2'-4" X 6'-8"	TBS	WOOD	WOOD	INTERIOR	NONE	LEVER	LEFT	TBS	PRIVATE	NO	
10	113 LAUNDRY	3'-0" X 6'-8"	TBS	WOOD	WOOD	INTERIOR	NONE	LEVER	LEFT	TBS	PASSAGE	NO	PROVIDE WEATHER STRIPPING
11	114 GARAGE	18'-0" X 8'-0"	TBS	ALUMINUM	WOOD	EXTERIOR	NONE	MANUF	N/A	TBS	MANUF	YES	PROVIDE WEATHER STRIPPING
20	201 BEDROOM 1	2'-8" X 6'-8"	TBS	WOOD	WOOD	INTERIOR	NONE	LEVER	RIGHT	TBS	PRIVACY	NO	
21	202 CLOSET	5'-0" X 6'-8"	TBS	ALUMINUM	WOOD	INTERIOR	NONE	MANUF	SLIDING	TBS	PASSAGE	NO	MIRRORED DOORS
22	203 BATH	2'-6" X 6'-8"	TBS	WOOD	WOOD	INTERIOR	NONE	LEVER	LEFT	TBS	PRIVACY	NO	
23	204 BEDROOM 2	2'-8" X 6'-8"	TBS	WOOD	WOOD	INTERIOR	NONE	LEVER	LEFT	TBS	PRIVACY	NO	
24	206 CLOSET	5'-0" X 6'-8"	TBS	ALUMINUM	WOOD	INTERIOR	NONE	MANUF	SLIDING	TBS	PASSAGE	NO	MIRRORED DOORS

WINDOW SCHEDULE										
WINDOW LETTER	WINDOW SIZE	WINDOW TYPE	TRANSOM		MATERIALS		FINISH/COLOR		QUANTITY	NOTES
			INCLUDED	SIZE	FRAME	CLADDING	EXTERIOR	INTERIOR		
A	3'-0" X 5'-6"	SINGLE HUNG	NO		PVC	NONE	WHITE	WHITE	5	TO BE MANUFACTURED TO INSURE EGRESS CAPABILITIES PER NCRBC
B	3'-0" X 4'-2"	SINGLE HUNG	NO		PVC	NONE	WHITE	WHITE	3	TO BE MANUFACTURED TO INSURE EGRESS CAPABILITIES PER NCRBC
C	1'-6" X 2'-8"	PICTURE	NO		PVC	NONE	WHITE	WHITE	2	
D	2'-4" X 4'-2"	SINGLE HUNG	NO		PVC	NONE	WHITE	WHITE	1	
E	1'-8" X 5'-6"	SINGLE HUNG	NO		PVC	NONE	WHITE	WHITE	2	TEMPERED GLASS PANELS
F	3'-0" X 5'-0"	SINGLE HUNG	NO		PVC	NONE	WHITE	WHITE	5	TO BE MANUFACTURED TO INSURE EGRESS CAPABILITIES PER NCRBC
G	2'-6" X 5'-0"	SINGLE HUNG	NO		PVC	NONE	WHITE	WHITE	2	TO BE MANUFACTURED TO INSURE EGRESS CAPABILITIES PER NCRBC

1

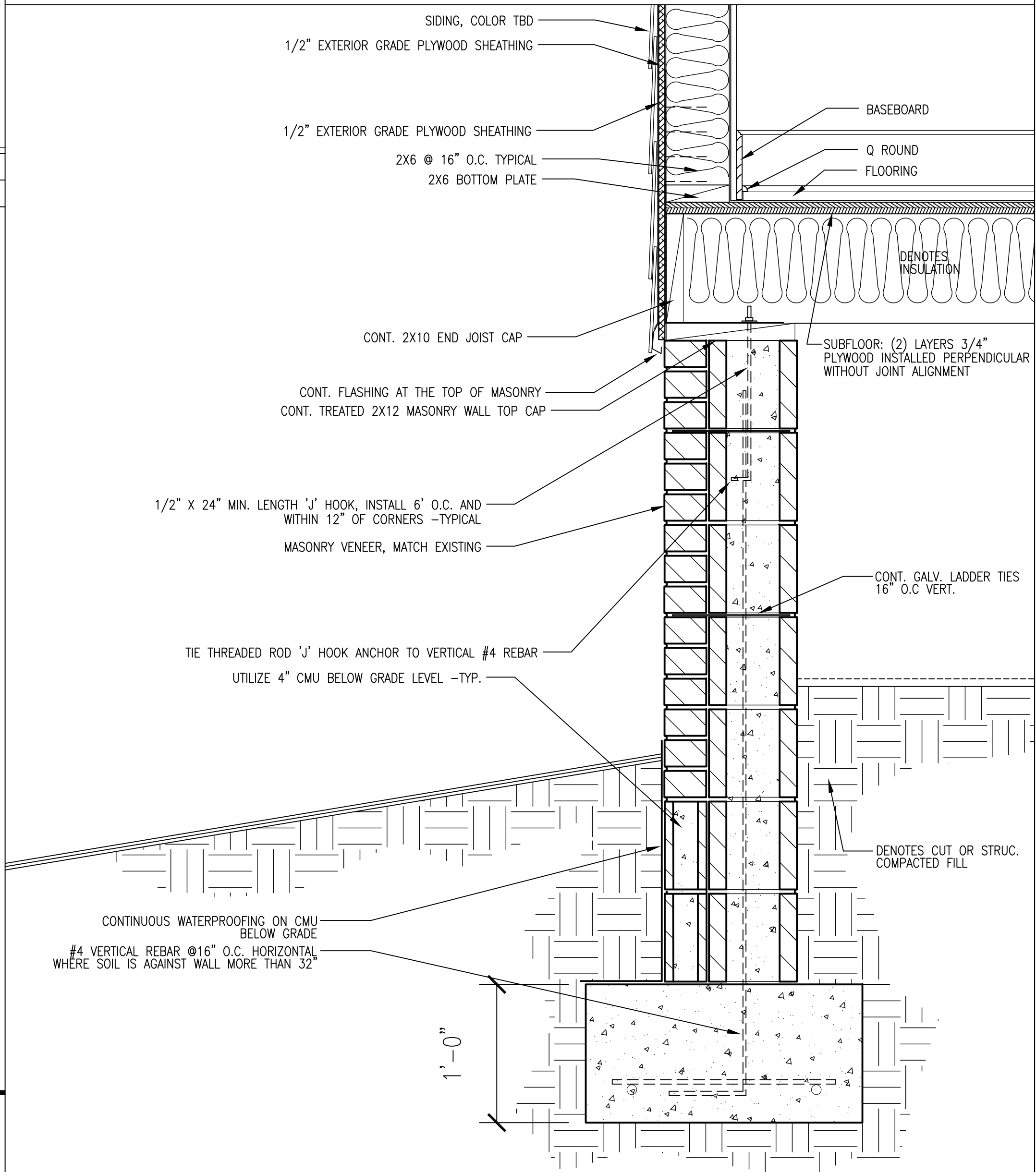
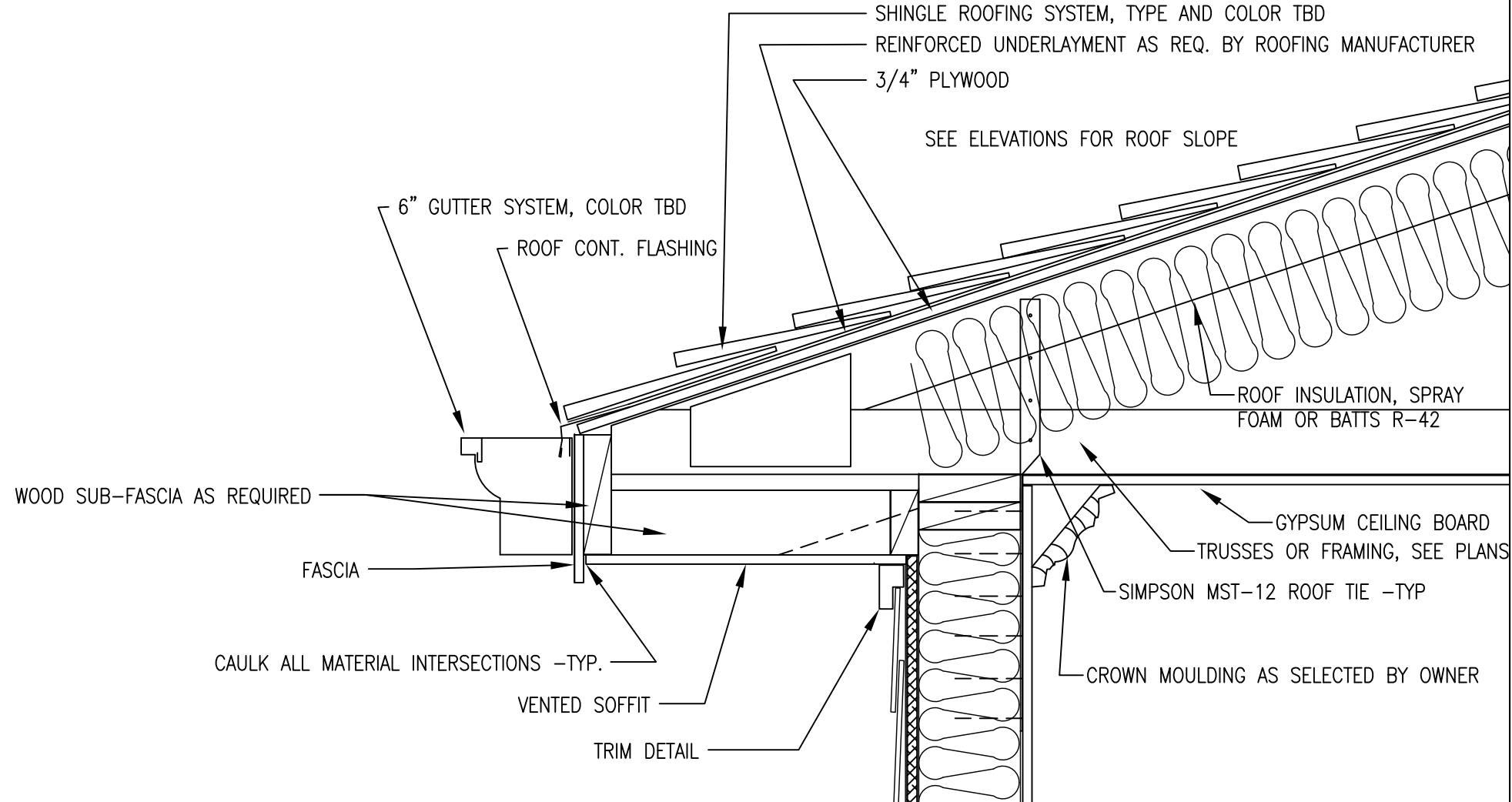
DOOR AND WINDOW SCHEDULES



2

HOUSE SECTION - MASSING

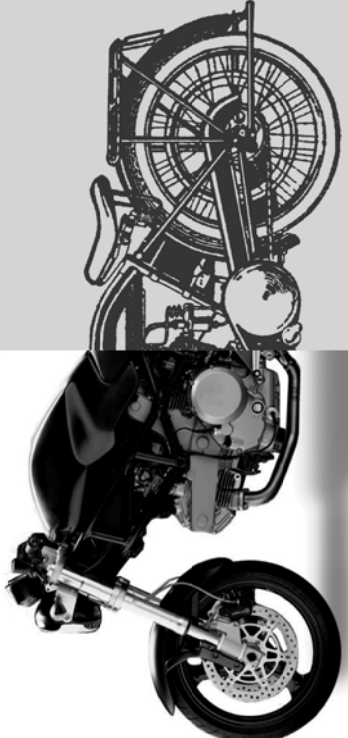
3' = 1'-0"



4

TYPICAL WALL SECTION

1 1/2" = 1'-0"

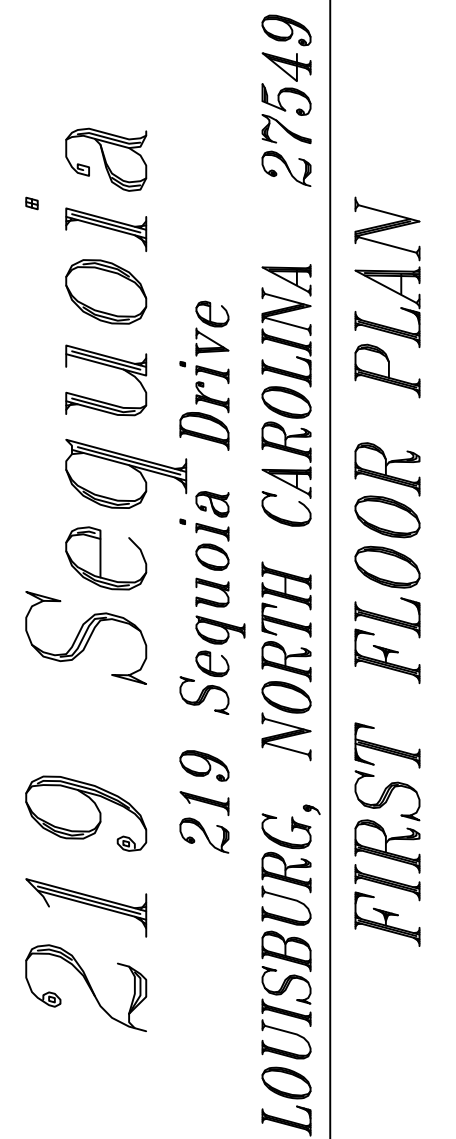


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SCHEDULES AND SECTIONS

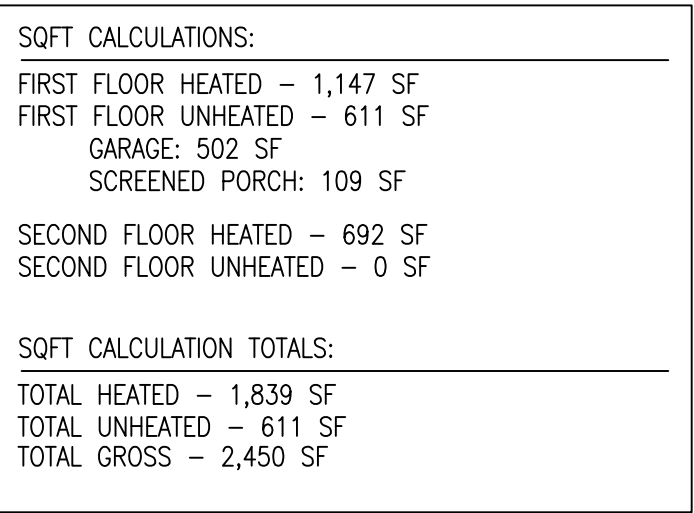
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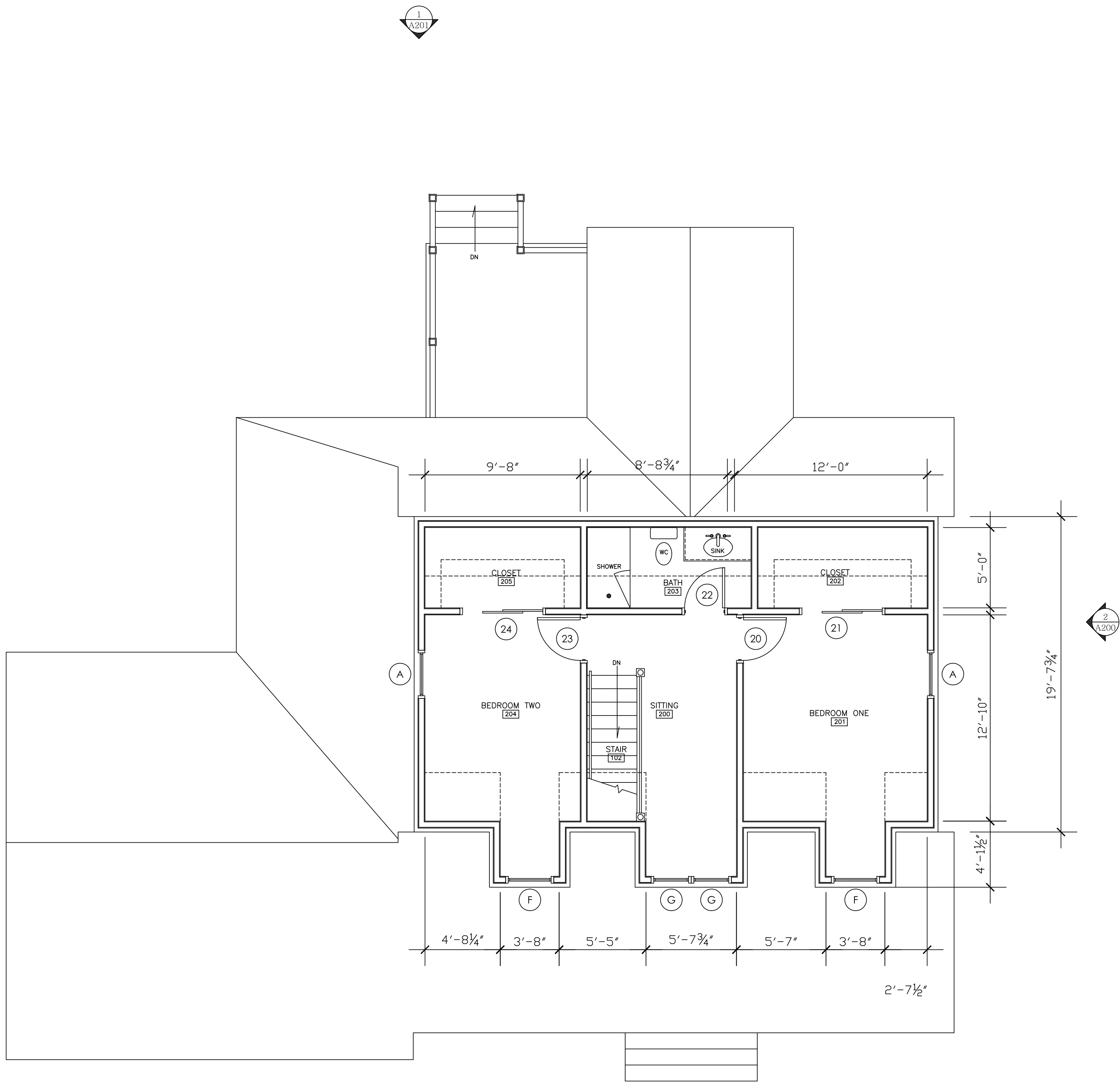
SHEET NO.
G100
2 OF 13 SHEETS



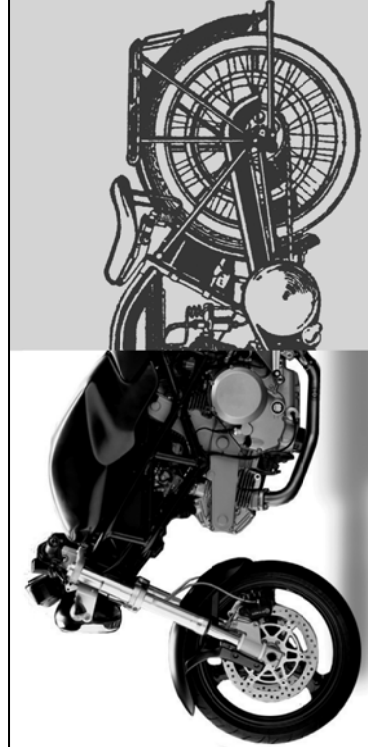
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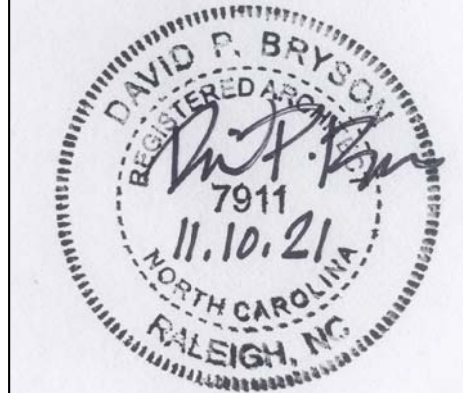




SQFT CALCULATIONS:	
FIRST FLOOR HEATED	- 1,147 SF
FIRST FLOOR UNHEATED	- 611 SF
GARAGE	502 SF
SCREENED PORCH	109 SF
SECOND FLOOR HEATED	- 692 SF
SECOND FLOOR UNHEATED	- 0 SF
SQFT CALCULATION TOTALS:	
TOTAL HEATED	- 1,839 SF
TOTAL UNHEATED	- 611 SF
TOTAL GROSS	- 2,450 SF



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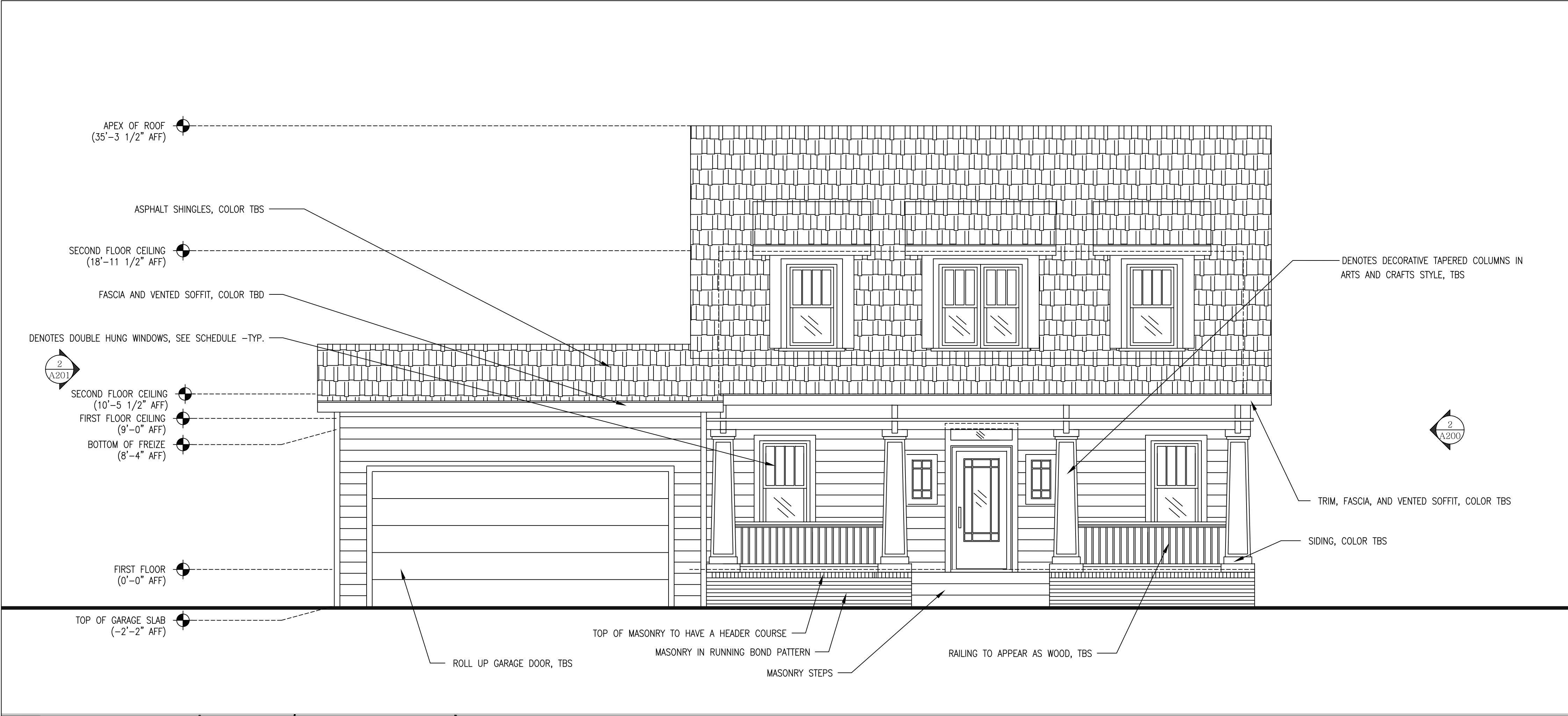


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SECOND FLOOR PLAN

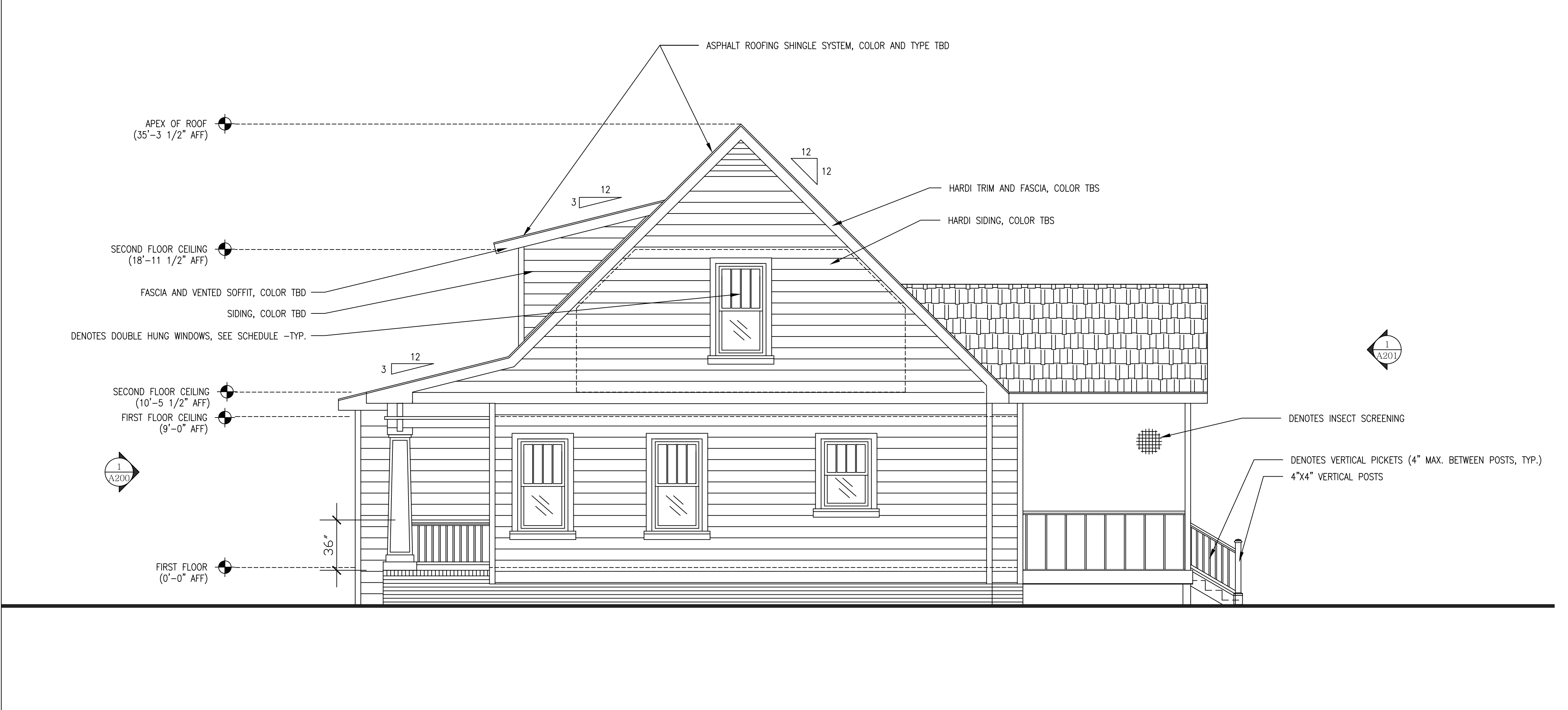
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A101
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1 ELEVATION (FRONT / STREET SIDE) 1/4" = 1'-0"



2 SIDE ELEVATION (RIGHT) 1/4" = 1'-0"

CRAWL SPACE VENTILATION:

CRAWL SPACE: 1,060 SQFT

REQUIRED VENTILATION CALCULATION (1 SQFT PER 1500 FQFT): 1,060/1500 = 0.71 SQFT X 144 = 102 SQUARE INCHES

SUGESTED VENT SIZE: 16" X 8" (128 SQUARE INCHES)

REQUIRED NUMBER OF CRAWL SPACE VENTS: (1) ONE

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3 NOTES

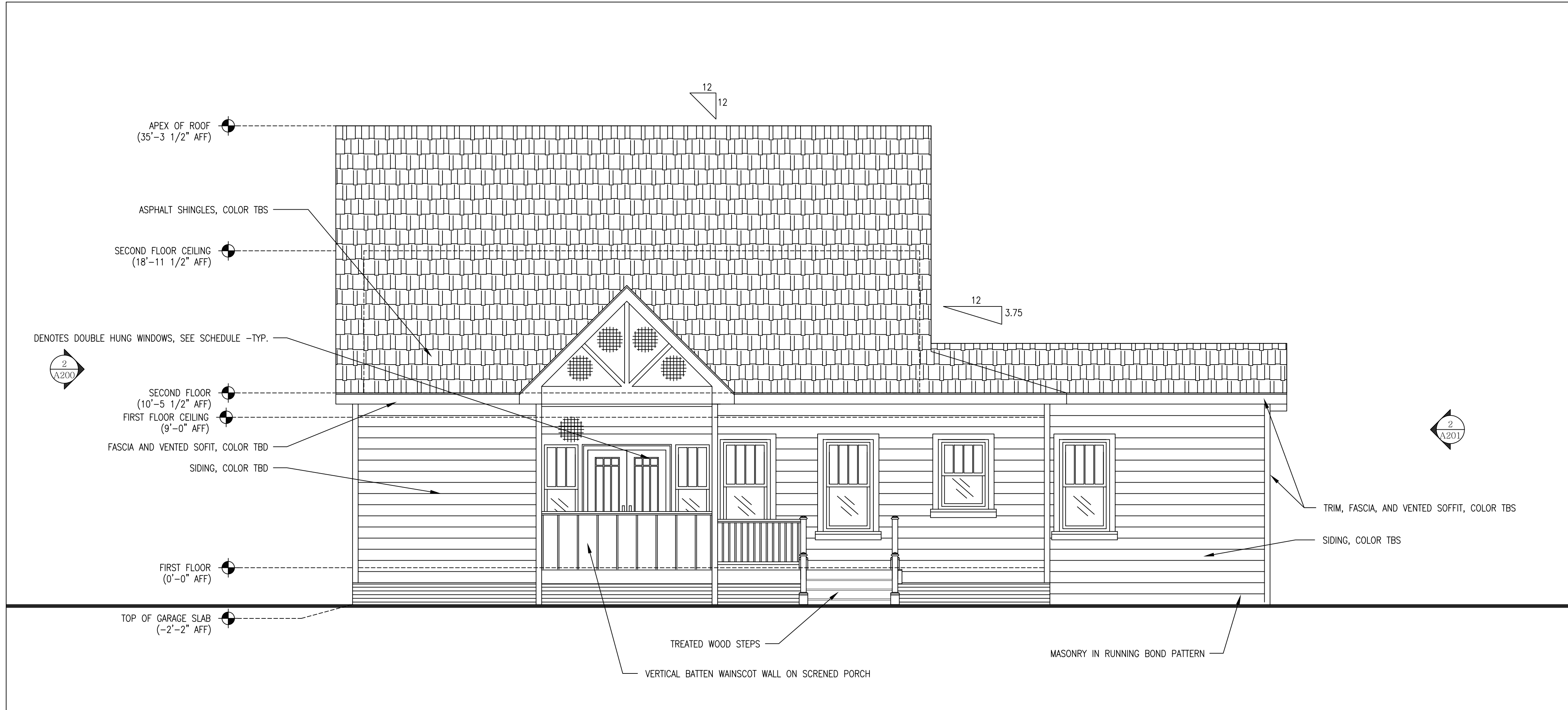
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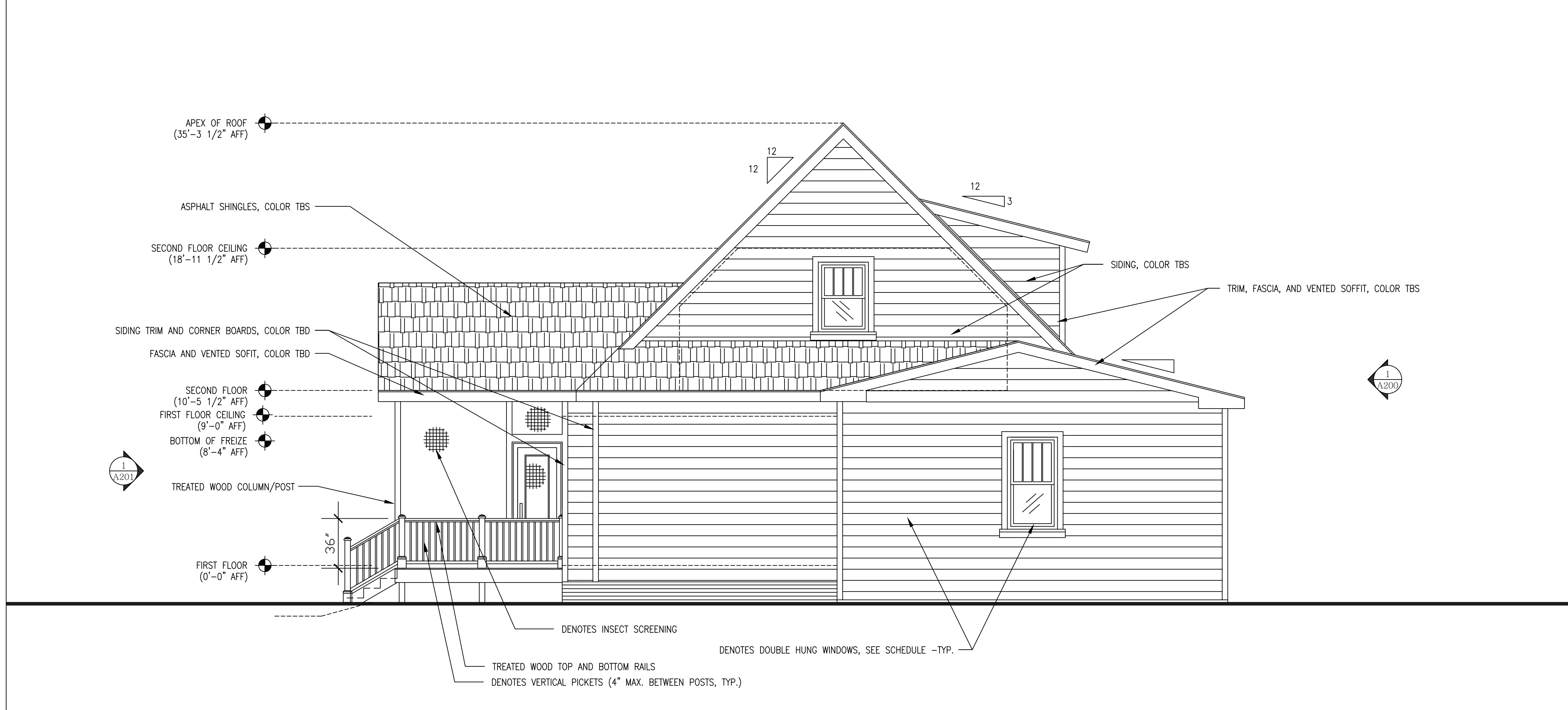
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ELEVATIONS

COMMISSION: 2021-LR
DATE: 11/10/2021
REVISIONS:

SHEET NO.
A200
5 OF 13 SHEETS



1 ELEVATION (FRONT / STREET SIDE) 1/4" = 1'-0"



2 SIDE ELEVATION (RIGHT) 1/4" = 1'-0"

CRAWL SPACE VENTILATION:

CRAWL SPACE: 797 SQFT

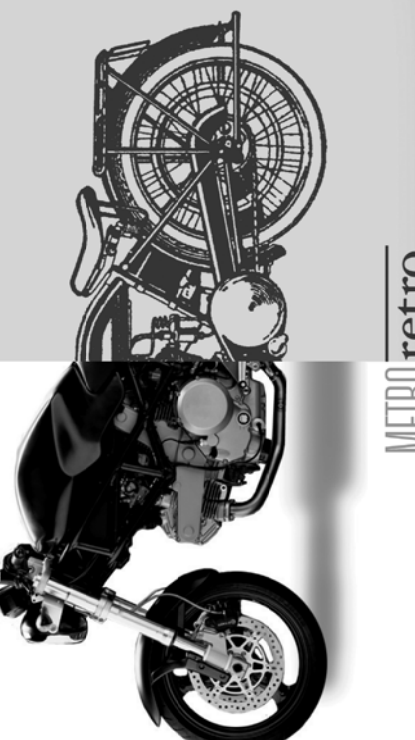
REQUIRED VENTILATION CALCULATION (1 SQFT PER 1500 FQFT): $797/1500 = 0.53$ SQFT X 144 = 77 SQUARE INCHES

SUGESTED VENT SIZE: 16" X 8" (128 SQUARE INCHES)

REQUIRED NUMBER OF CRAWL SPACE VENTS: (1) ONE

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3 NOTES



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ELEVATIONS

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DATE: 11/10/2021
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SHEET NO.
A201
6 OF 13 SHEETS

ROOF COMPONENT AND CLADDING LOADS:

BASIC WIND SPEED= 115 MPH			
EXPOSURE CATEGORY= B			
MEAN ROOF HEIGHT= 30 FT. OR LESS			
HEIGHT AND EXPOSURE COEFF.= 1.00 [R301.2(3)]			
ROOF PITCH= 1:12 TO 6:12 OR 4:76 TO 26:57			
ROOF WITH PITCH FROM 0-7 DEGREES			
ZONE	EFFECTIVE WIND AREA (SF)	DESIGN PRESSURE (POSITIVE)	DESIGN PRESSURE (NEGATIVE)
1	10		-13.0
1	20	10.0	-12.0
1	50	10.0	-12.0
1	100	10.0	-11.0
2	10	10.0	-21.0
2	20	10.0	-19.0
2	50	10.0	-16.0
2	100	10.0	-14.0

ABSOLUTE MINIMUM PRESSURE = 21.0 PSF (NOTE: BASED ON EFFECTIVE WIND AREA FOR SPECIFIC COMPONENT OR CLADDING. DESIGN PRESSURE MAY BE LESS THAN MAXIMUM SHOWN.)			
ROOF WITH PITCH FROM 7-27 DEGREES			
ZONE	EFFECTIVE WIND AREA (SF)	DESIGN PRESSURE (POSITIVE)	DESIGN PRESSURE (NEGATIVE)
1	10	10.0	-11.0
1	20	10.0	-11.0
1	50	10.0	-11.0
1	100	10.0	-10.0
2	10	10.0	-20.0
2	20	10.0	-19.0
2	50	10.0	-16.0
2	100	10.0	-15.0

ABSOLUTE MINIMUM PRESSURE = 20.0 PSF (NOTE: BASED ON EFFECTIVE WIND AREA FOR SPECIFIC COMPONENT OR CLADDING. DESIGN PRESSURE MAY BE LESS THAN MAXIMUM SHOWN.)			
--	--	--	--

ROOF FRAMING NOTES:

1. PROVIDE 2X4 ATTIC COLLAR TIES AT 32" O.C. AT UPPER 1/3 OF ATTIC SPACE (U.N.O.).
2. ALL RAFTER SPANS ARE CALCULATED ON #2 SPRUCE PINE FIR (U.N.O.).
3. MINIMUM ROOF PITCH (OTHER THAN 2:12 GARAGE ROOF) TO BE NO LESS THAN 3:12 (INC. CRICKETS).
4. ALIGN ALL RAFTERS OVER STUDS BELOW.
5. RAFTER SIZES SHOWN ARE MINIMUMS TO MEET STRUCTURAL REQUIREMENTS. SIZES MAY BE INCREASED TO PROVIDE MINIMUM INSULATION VALUES OR AIR PASSAGES WHERE ALLOWED BY HEAD CLEARANCE.
6. USE 2X10 OR FUR DOWN RAFTERS FOR VAULTED AREAS AS REQUIRED.
7. ATTACH VAULTED RAFTERS WITH HURRICANE CONNECTORS: SIMPSON H2.5A OR EQUAL.
8. DOUBLE HIPPS MAY BE SPLICED WITH A MINIMUM 6"-0" OVERLAP AT CENTER.
9. DO NOT SPLICER VALLEY BEAMS.
10. FUR RIDGE AS REQUIRED FOR FULL RAFTER CONTACT.
11. DESIGN DEAD LOAD BASED ON 240 LB FIBERGLASS SHINGLES OR 24 GA. METAL ROOFING (U.N.O.)

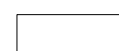
ALLOWABLE DEFLECTION:

FLOOR: L/360
ATTIC WITH CEILING: L/240
ROOF: L/180
MORE STRINGENT CRITERIA MAY BE USED IN SPECIFIC AREAS (SEE DRAWINGS) OR AS REQUESTED.

BRACED WALL REQUIREMENTS PER 2018 NC RESIDENTIAL CODE (NCR) SECTION R602.10

1. METHOD USED: 2018 INTERNATIONAL RESIDENTIAL CODE
2. BRACING MATERIALS AND METHODS SHALL COMPLY WITH SECTION R602.10.1 AND LOAD PATH DETAILING IN ACCORDANCE WITH SECTION R602.10.5.
3. WALL FRAMING SHALL BE CONSTRUCTED PER R602.3(1)
4. EXTERIOR WALL BRACING, UNLESS SPECIFIED OTHERWISE, SHALL BE CONTINUOUS SHEATHING METHOD (CS-WSP) AS SPECIFIED IN TABLE 602.10.1 WITH 5/8" COMMON NAILS (OR EQUAL) @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT PANEL INTERMEDIATE SUPPORTS.
5. INTERIOR WALL BRACING PANELS, UNLESS SPECIFIED OTHERWISE, SHALL BE GYPSUM BOTH SIDES (GB) AS SPECIFIED IN TABLE R602.10.1.
6. EXTERIOR AND INTERIOR BRACED WALL PANELS SHALL BE ATTACHED TOP AND BOTTOM PER R602.10.
7. EXTERIOR WALL BRACING PORTAL FRAMES, IF SPECIFIED WITHOUT HOLD DOWNS, SHALL BE INSTALLED PER FIGURE R602.10.1 OR ALTERNATE DETAIL PROVIDED UPON REQUEST.

SIGNIFICANT POINT LOAD NOTES:

-  DENOTES A SIGNIFICANT LOADED WALL: INSTALL STUDS @ 12" O.C. AND PROVIDE SOLID BLOCKING TO FOUNDATION.
-  DENOTES A SIGNIFICANT POINT LOAD FROM STRUCTURE ABOVE: INSTALL GANG OF STRUCTURAL STUDS NUMBERING (5) OR 7.5", PROVIDE SOLID BLOCKING TO FOUNDATION.
-  DENOTES A SIGNIFICANT POINT LOAD FROM STRUCTURE ABOVE: INSTALL GANG OF STRUCTURAL STUDS NUMBERING (3) MIN. AND PROVIDE SOLID BLOCKING TO FOUNDATION.

SOIL BEARING NOTE:

1. ASSUMED BEARING CAPACITY = 2000 PSF.
VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOIL IS FOUND.

FOUNDATION:

1. ALL FOOTINGS SHALL BEAR ON RESIDED SOIL OR COMPACTED FILL CAPABLE OF SUSTAINING A BEARING PRESSURE OF 2000 PSF. FIELD VERIFY PRIOR TO CONSTRUCTION.
2. BOTTOM OF EXTERIOR FOOTINGS, GRADE BEAMS AND WALLS BEAR AT A MINIMUM DEPTH OF 12" BELOW FINAL GRADE FOR FROST PROTECTION.
3. ALL AREAS TO HAVE SLAB ON GRADE SHALL BE PROOF-ROLLED AND APPROVED FOR SUTABILITY PRIOR TO PREPARATION OF CONCRETE PLACEMENT.

CONCRETE:

1. CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI AND A DENSITY OF 145 PCF.
2. ANY CONSTRUCTION JOINTS REQUIRED TO FACILITATE CONSTRUCTION SHALL REQUIRE ADDITIONAL REINFORCING AND ALL REINFORCING SHALL PASS THROUGH THE JOINT.
3. FIBER MESH IS AN ACCEPTABLE ALTERNATE FOR WELDED WIRE FABRIC.
4. ALL ABUTTING CONCRETE SHALL BE DOWELLED TOGETHER UNLESS POURED MONOLITHICALLY. DOWELS SHALL BE EQUAL IN SIZE AND SPACING TO REINFORCING IN THE ABUTTING MEMBERS.
5. A KEYWAY CONNECTOR AT FOOTINGS ARE ACCEPTABLE.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL BE DOMESTIC NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
2. WELDED WIRE FABRIC (6X6-W1.4 X W1.4) SHALL CONFORM TO ASTM 185, AND SHALL BE LAPPED 12" AT ALL SPLICES.
3. ALL REINFORCING SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI MANUAL.
4. MINIMUM CONCRETE COVER OVER REINFORCING FOR UNFORMED SURFACE EXPOSED TO EARTH SHALL BE 3".
5. LAP ALL CONTINUOUS STEEL MINIMUM 30 BAR DIA. AT SPLICES.
6. REINFORCING STEEL SHALL BE CLEAN OF ALL MUD, DEBRIS, LOOSE RUST, OR ANY MATERIAL WHICH MAY INHIBIT BOND BETWEEN STEEL AND CONCRETE.

MASONRY NOTES:

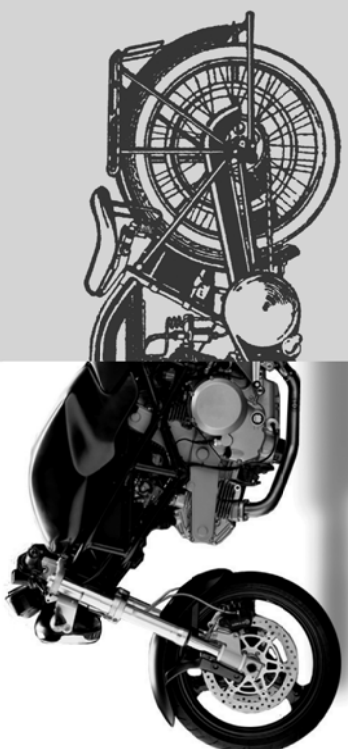
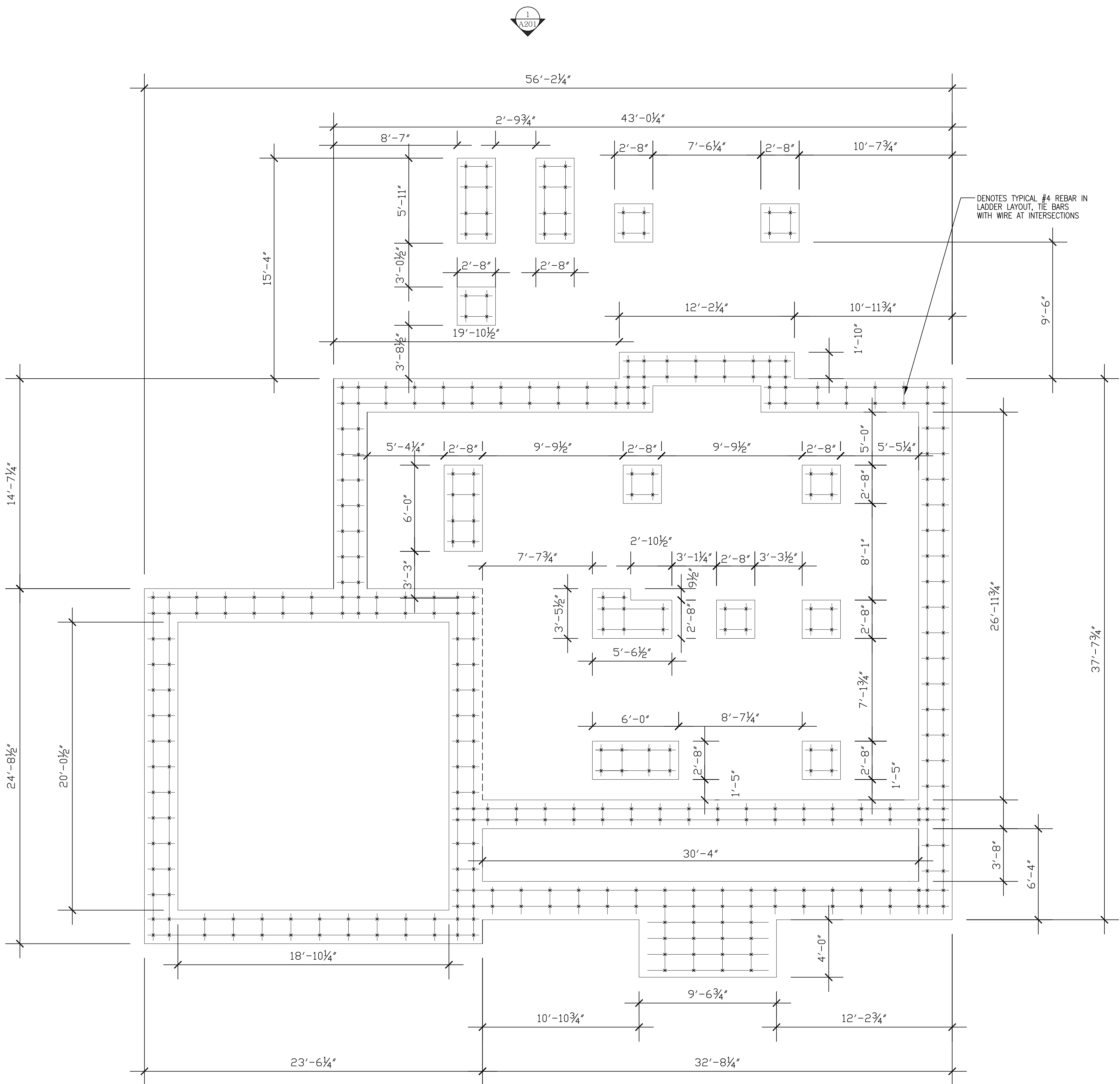
1. ALL BRICK VENEER TO BE MODULAR, TO BE SELECTED BY OWNER.
2. ALL BLOCK TO BE 12" CMU BELOW GRADE (UR 8" AND 4" CMU) AND 8" CMU AT AND ABOVE GRADE WITH BRICK VENEER, ALL MASONRY TO BE CONNECTED WITH CONTINUOUS HORIZONTAL LADDER TIES @ 16" O.C. VERT.

FOUNDATION ANCHOR:

1. 1/2" DIA. THREADED ROD OR BOLTS PLACED 6 FEET O.C. AND NOT MORE THAN 12" FROM ENDS OF PLATES. IF BOLTS ARE USED, THEY SHALL BE EMBEDDED A MINIMUM OF 7" INTO MASONRY AND/OR CONCRETE.

FOUNDATION:

1. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO 2018 NCR CODE TABLE R404.1.1(1), (2), (3), & (4)



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FOOTING PLAN

COMMISSION: 2021-LR

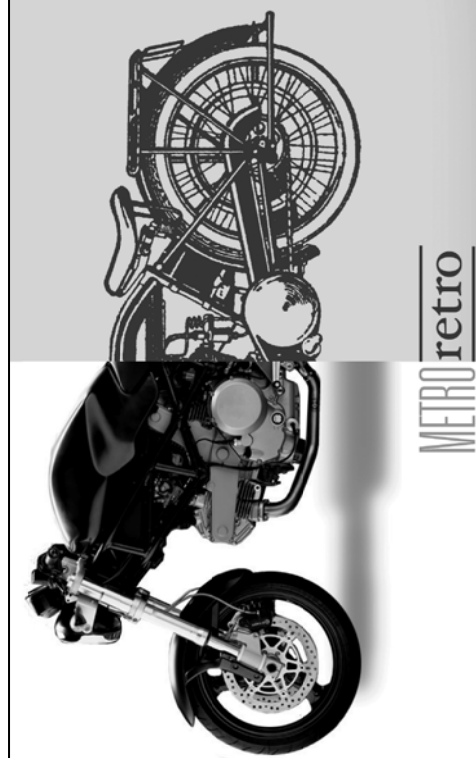
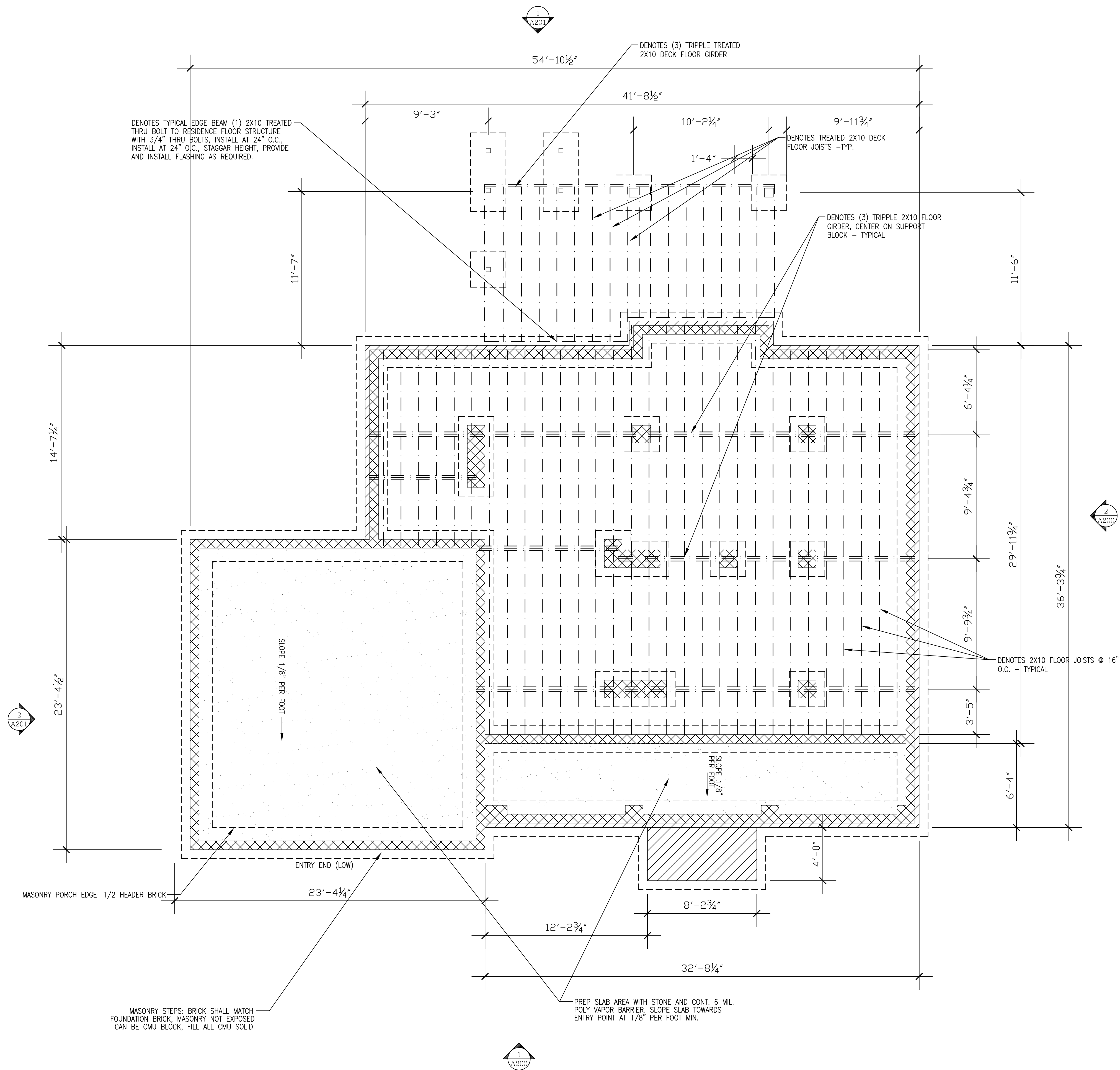
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SHEET NO.

A300

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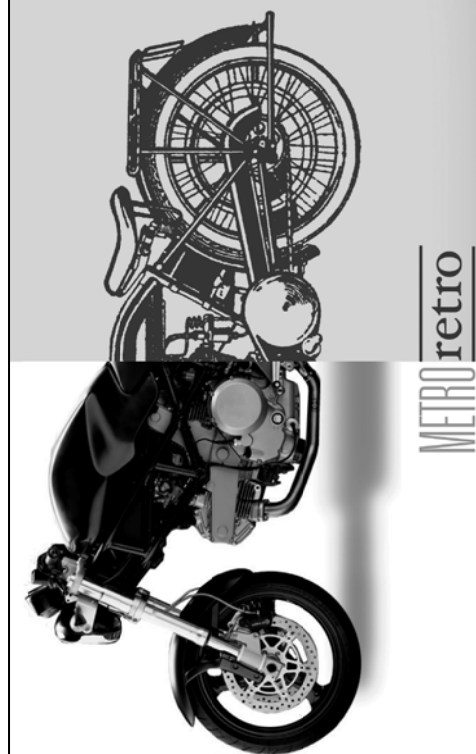
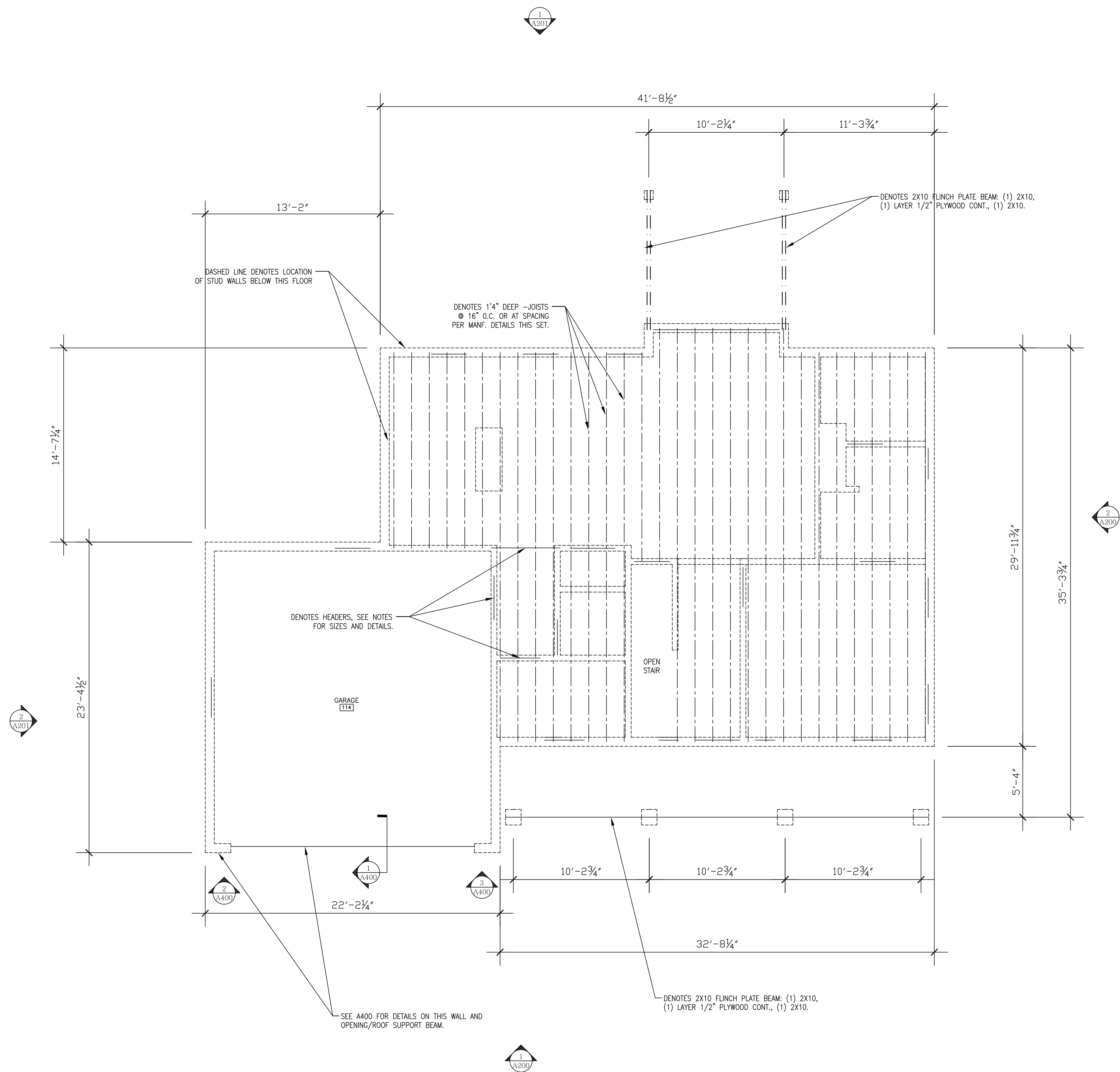


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FIRST FLOOR FRAMING PLAN

COMMISSION: 2021-LR
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SHEET NO.
A302
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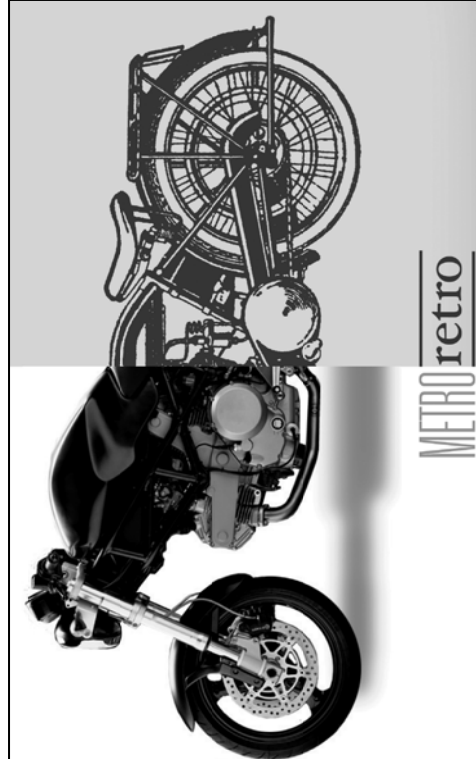
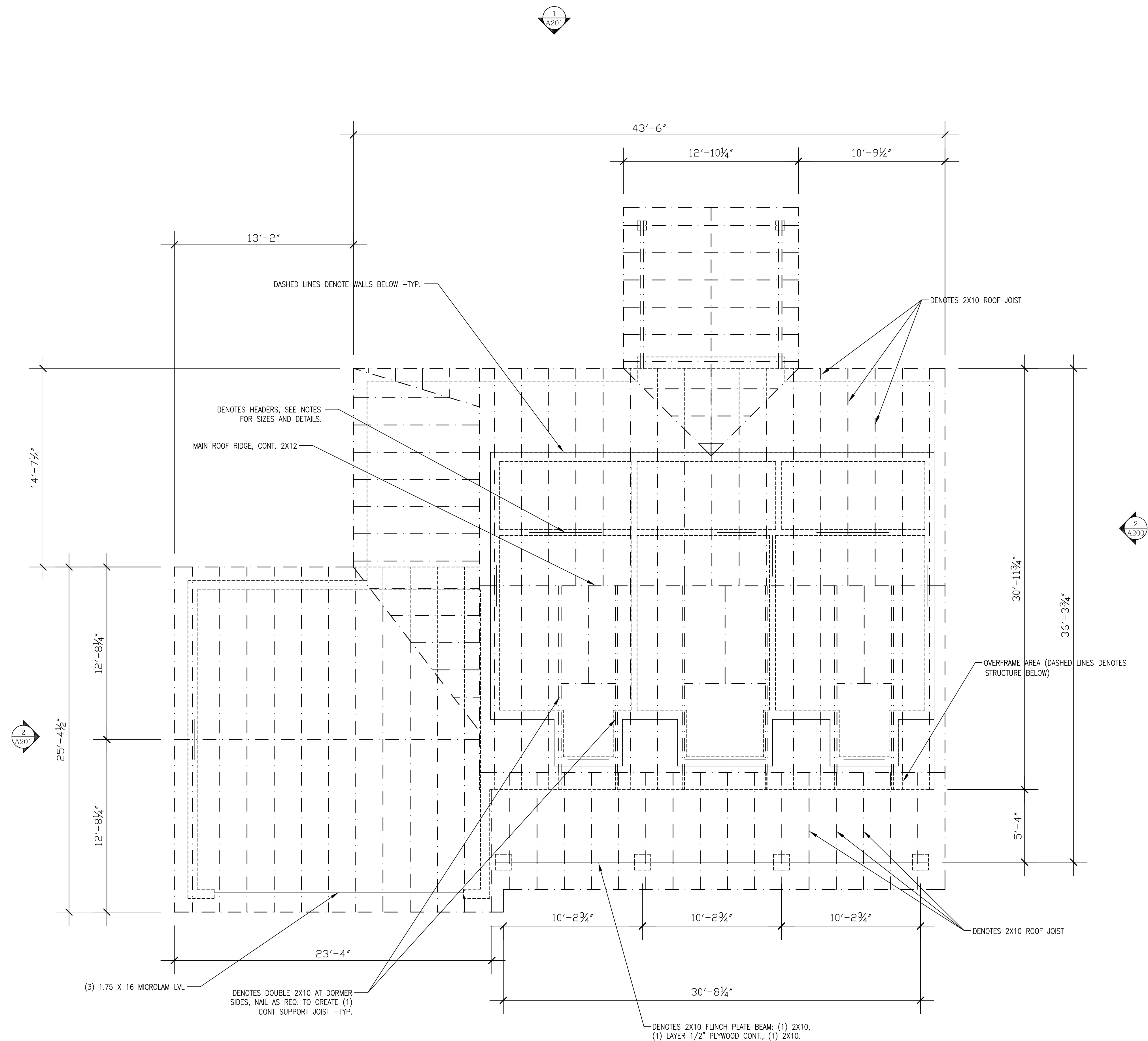


219 Sequoia
219 Sequoia Drive
LOUISBURG, NORTH CAROLINA 27549
SECOND FLOOR FRAMING PLAN

COMMISSION: 2021-LR
DATE: 11/10/2021
REVISIONS:

SHEET NO.
A303
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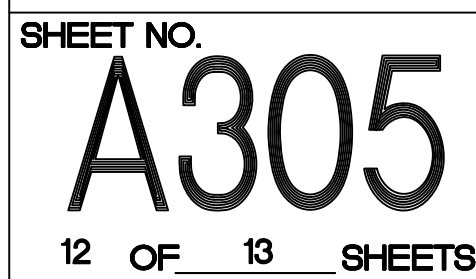
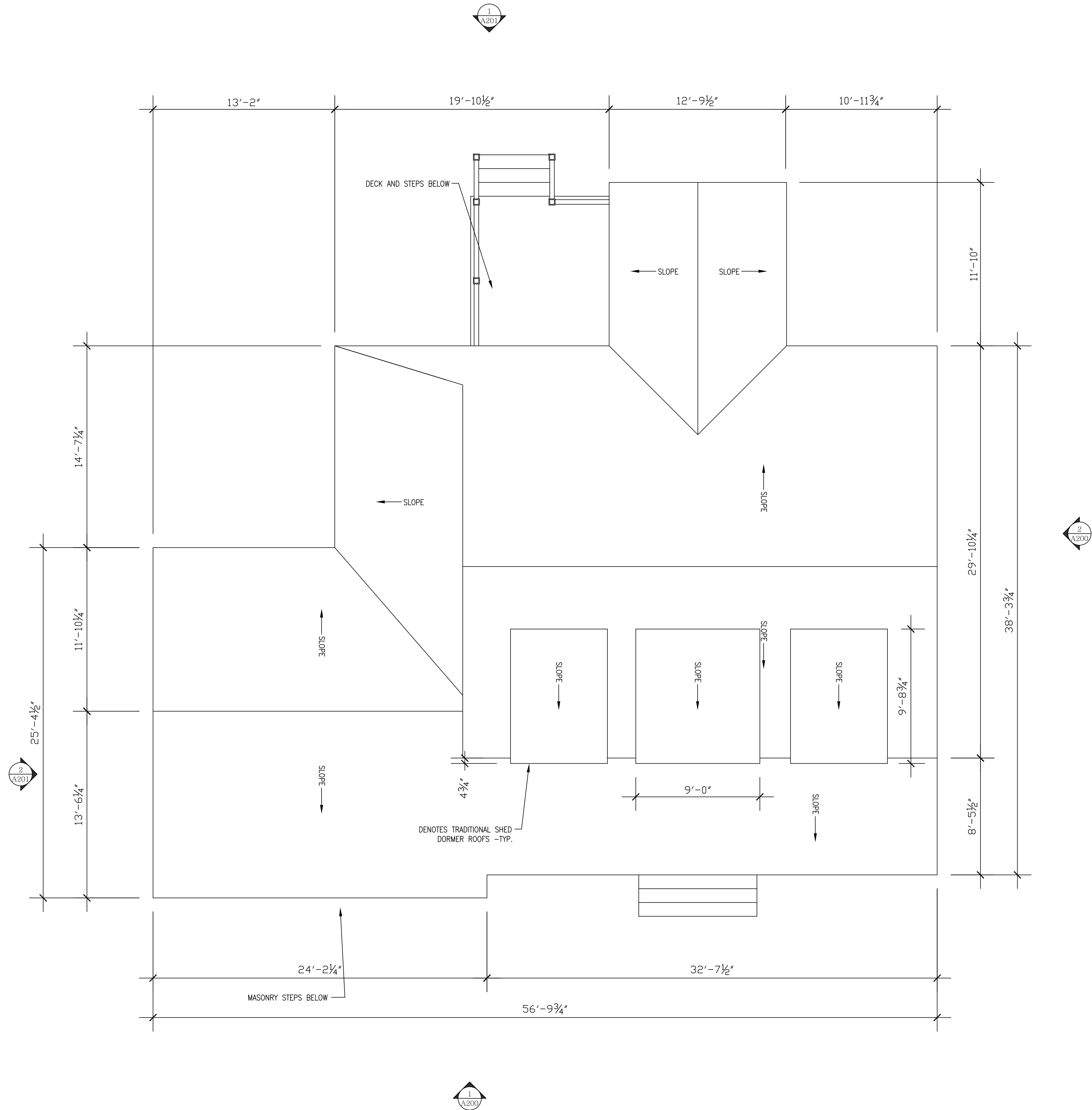
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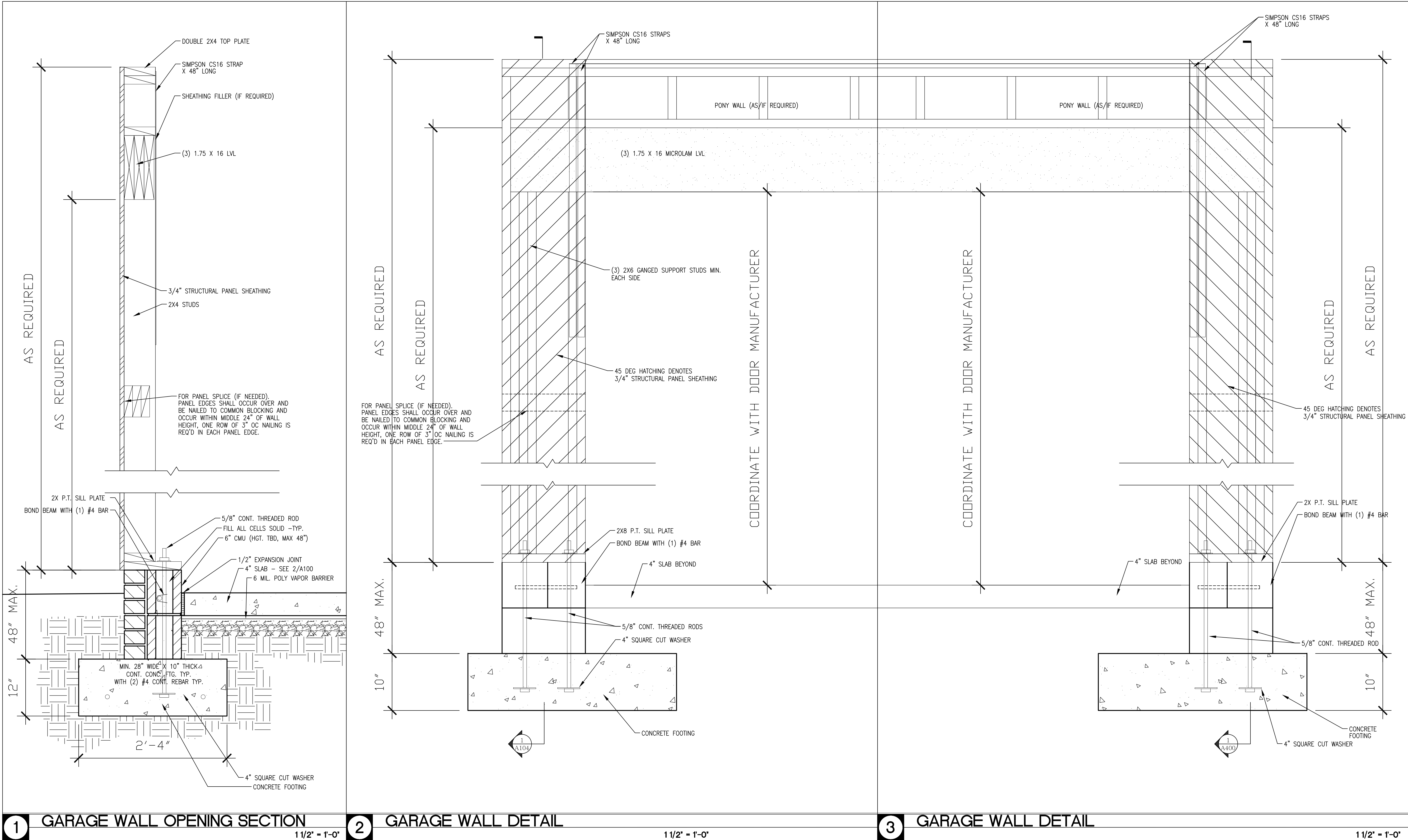


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ROOF FRAMING PLAN

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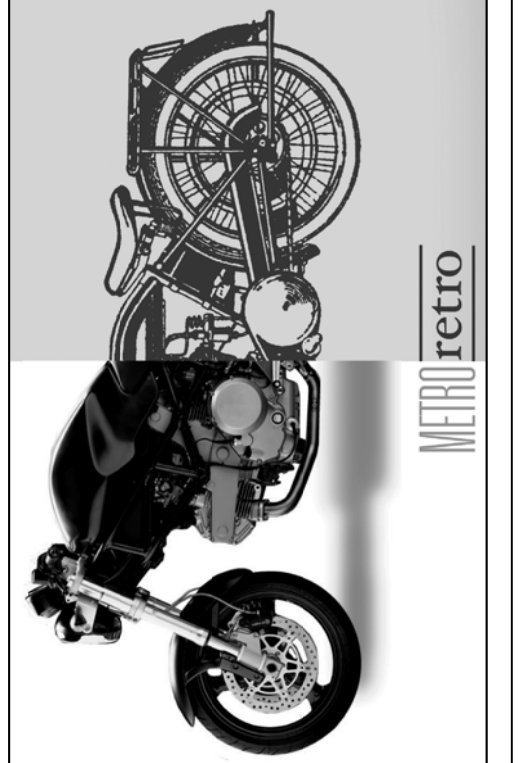
1 GARAGE WALL OPENING SECTION
1 1/2" = 1'-0"

2 GARAGE WALL DETAIL
1 1/2" = 1'-0"

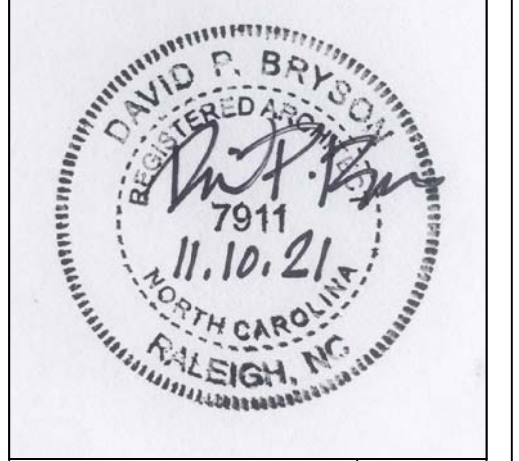
3 GARAGE WALL DETAIL
1 1/2" = 1'-0"

4 NOTES

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GARAGE DETAILS

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