

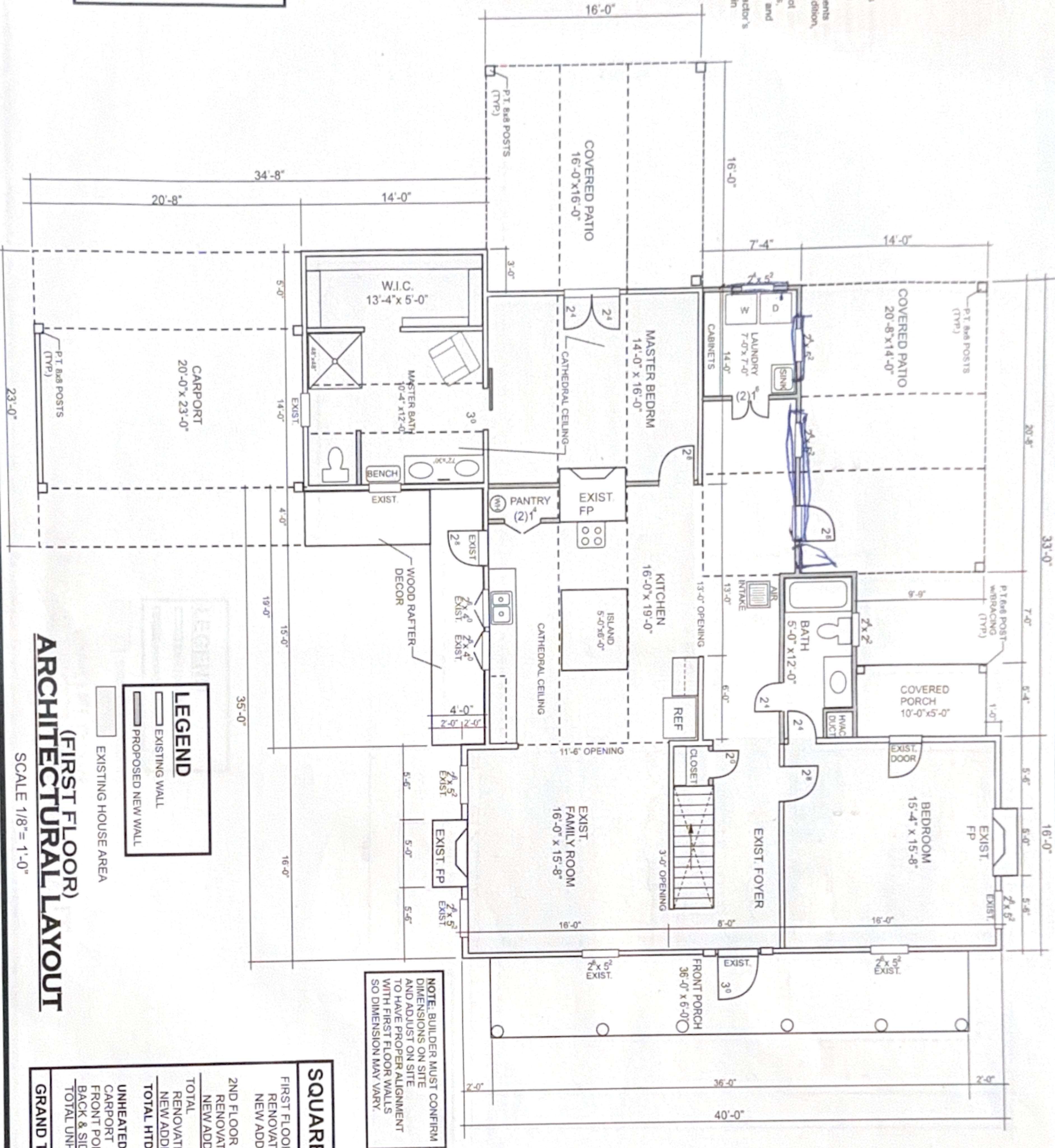
STRUCTURAL NOTES:

1. Framing lumber shall be #2 SPF (modulus of elasticity 1,100,000 psi, E=950). All beams & treated lumber to be #2 SYP, E=1,600,000, lb=1100 min. Studs min #2 or stud grade.
2. Use hangers for all beam to beam connections. Structural fastening as per R602.3(1). Adequate connections is the sole responsibility of the general contractor and his subs.
3. Structural members fastening to conform to Table R602.3(1) and (2).
4. Roof Framing Notes:
 - a. Dbl Hips may be spliced with a min. 6'-0" overlap at center. No valley splices
 - b. Use 2x10 or fir down rafters for vaulted areas
 - c. Attach vaulted rafters with hurricane connectors: Simpson H-2.5, H-5 or approved equal.
5. All construction shall conform to the latest requirements of the NC State Residential Building Code - 2012 Edition, plus all local codes & regulations.
6. Structural Engineer is not responsible for and will not control of construction means, methods, techniques, sequences or procedures, or for safety, precautions and programs in connection with the construction work.
7. Structural Engineer is not responsible for the contractor's failure to carry out the proposed construction work in accordance with the contract document.
8. Use Method #3 for Structural Sheathing.

"Accepted Engineer's Practice"

GENERAL NOTES:

1. **INSULATION:**
ALL WALLS SHALL BE A MIN. R15
ALL FLOORS SHALL BE A MIN. R19
ALL CEILINGS SHALL BE A MIN. R38
2. **WINDOWS:**
ALL WINDOWS SHALL HAVE A MIN. GLAZING U-FACTOR OF 0.35
INSTALL ALL WINDOWS MIN. 24" ABOVE FINISHED FLOORING FOR PER NCSRC REQUIREMENTS SECTION R612.2 THRU R612.4 FOR FALL PREVENTION PROTECTION
3. **GARAGE:**
DWELLING/GARAGE FIRE PROTECTION SEPARATION PER NCSRC TABLE 502.8 REQUIRES 5/8" DRYPALL TYPE X TO BE INSTALLED AS GARAGE CEILING



NOTE: BUILDER MUST CONFIRM DIMENSIONS ON SITE AND ADJUST ON SITE TO HAVE PROPER ALIGNMENT WITH FIRST FLOOR WALLS SO DIMENSION MAY VARY.

SQUARE FOOTAGE

FIRST FLOOR (1736 SF)	1434SF
RENOVATED	302 SF
NEW ADDITION	
2ND FLOOR (872 SF)	640 SF
RENOVATED	132 SF
NEW ADDITION	
TOTAL	2074 SF
RENOVATED	434 SF
NEW ADDITION	
TOTAL HTD.	2508 SF
UNHEATED	
CARPOR	460 SF
FRONT PORCH	216 SF
BACK & SIDE PATIOS	545 SF
TOTAL UNHEATED	1221 SF
GRAND TOTAL	3729 SF

Sheet Number

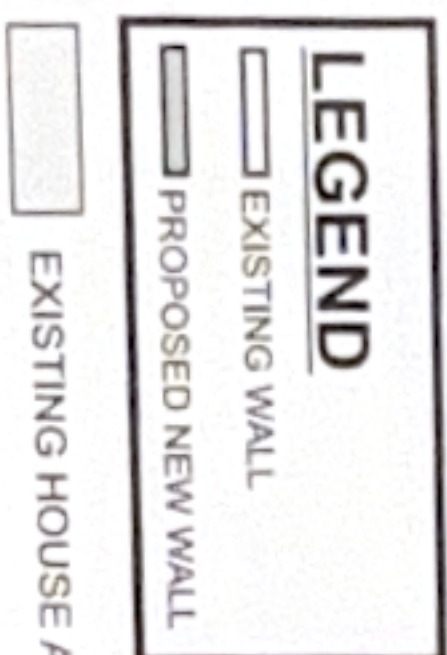
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**PE
PLLC**



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EXISTING HOUSE AREA

(2ND FLOOR)
ARCHITECTURAL LAYOUT
SCALE 1/8" = 1'-0"

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