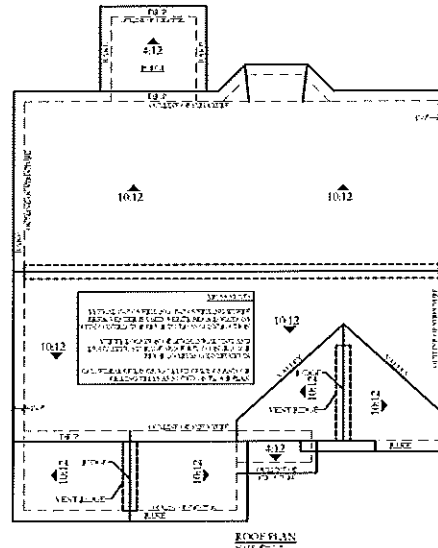


PROJECT FOR:
HORIZONS EAST LLC
 121 GARNET LANE
 JACKSONVILLE, NC 28546

SHEET INDEX:
 TITLE SHEET
 PG. 1 - ELEVATIONS
 PG. 2 - FIRST FLOORPLAN
 PG. 3 - SECOND FLOORPLAN
 PG. 4 - FOUNDATION & DETAILS

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO THOROUGHLY REVIEW THE PLANS FOUND HEREIN PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DESIGNERS ATTENTION PRIOR TO CONSTRUCTION SO ADEQUATE REVISIONS CAN BE MADE.

THE LINCOLN
 2,055 HEATED SQ. FT.



STRUCTURAL NOTES

GENERAL:

- IF ANY CONFLICTS OR DISCREPANCIES ARE DISCOVERED BETWEEN THESE DRAWINGS AND THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION (HEREIN REFERRED TO AS CODE), THEN CONTACT THE DESIGNER FOR CLARIFICATION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- THIS STRUCTURE SHALL NOT BE LOCATED IN ANY FLOOD ZONE, HIGH HAZARD AREA, OR OCEAN HAZARD ZONE.
- METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING ALL STAGES OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED.
- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION, AND SHALL MEET THE REQUIREMENTS OF CHAPTER 45 HIGH WIND ZONES IN ADDITION TO ANY LOCAL CODES AND REGULATIONS. REFER TO CODE FOR DETAILS AND/OR REQUIREMENTS NOT SHOWN ON THESE DRAWINGS.
- ALL WINDWALLS AND DOORS SHALL MEET OR EXCEED THE DESIGN PRESSURE REQUIREMENTS SPECIFIED IN CODE.
- CONTRACTOR TO VERIFY THAT WINDOWS MEET EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS IN EACH SLEEPING ROOM AND LIGHT VENTILATION REQUIREMENTS (R309) IN EACH HABITABLE ROOM.

FRAMING NOTES:

- UNLESS ALL WOOD MEMBERS (OTHER THAN LVL'S) SHALL BE SPRUCE-PINE-FUR #2 OR BETTER. IF ANY WOOD MEMBER IS EXPOSED TO THE ELEMENTS, THEN IT SHALL BE TREATED.
- ALL TREATED WOOD MEMBERS SHALL BE TREATED IN ACCORDANCE WITH CODE.
- ALL WORK IS TO BE IN STRICT ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION, (CODE) INCLUDING WOOD CONNECTIONS AND DETAILS NOT SHOWN.
- ALL HARDWARE/FASTENERS EXPOSED TO THE WEATHER SHALL BE HOT-DIPPED GALVANIZED. INSTALL CONNECTORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL MEMBERS SHALL BE FASTENED PER CODE.
- DO NOT USE DEFLECTIVE NUMBER.
- ALL BEAMS BY OTHERS SHOWN ON THIS PLAN ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA (OR THE STATE IN WHICH THE PLAN IS BEING CONSTRUCTED).
- PROVIDE WALL BRACING AND BLOCKING FOR HIGH WIND ZONES IN ACCORDANCE WITH CODE.
- ALL SHEATHING SHALL BE APARTED STRUCTURAL PANELS (USE TREATED CDX PLYWOOD FOR AREAS WITH POSSIBLE EXPOSURE TO INCREASED MOISTURE SUCH AS DECK AREAS, PORCH AREAS AND AREAS ADJACENT TO GRADE).
- ALL POINT LOADS FROM BEAM GIRDERS, COLUMNS, ETC. ARE TO BE BLOCKED FROM THE POINT LOAD THROUGH THE FLOOR CAVITIES AND THROUGH WALL CAVITIES BELOW TO THE FOUNDATION. A CONTINUOUS LOAD PATH USING JACK STUDS, BLOCKING, ETC. MUST BE BUILT INTO THE STRUCTURE.
- EVERY TRUSS/Rafter SHALL BE CONNECTED TO THE DOUBLE TOP PLATE (OR BAND) WITH THE SPECIFIED HURRICANE STRUCTURAL SHEATHING SHALL RUN CONTINUOUSLY OVER THE DOUBLE TOP PLATE (OR BAND), ALL THE WAY DOWN TO THE FOUNDATION AS SHOWN, SO THAT THERE IS CONTINUOUS LOAD PATH FROM THE ROOF TO THE FOUNDATION CAPABLE OF RESISTING UPLIFT FORCES.
- IN ALL HEADERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CODE.
- CONSTRUCT/INSTALL ALL LVLS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SPECIAL ATTENTION IS DIRECTED TO THE MANUFACTURER'S REQUIREMENTS FOR FASTENING TOGETHER MULTIPLE MEMBERS, NOTCHING AND/OR CUTTING OF MEMBERS, CONNECTION REQUIREMENTS AND MINIMUM BEARING REQUIREMENTS.
- PRE-ENGINEERED TRUSSES SHALL BE DESIGNED, FABRICATED, AND ERRECTED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE (TPI) STANDARDS. TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS THAT CLEARLY INDICATE BRACING SIZES AND LOCATIONS. SHOULD TRUSS MANUFACTURER HAVE ANY QUESTIONS REGARDING LOAD POINTS, REACTIONS, ETC., THEN TRUSS DESIGNER SHALL CONTACT A PROFESSIONAL ENGINEER REGISTERED IN NORTH CAROLINA FOR CLARIFICATION.
- TRUSSES SHALL BE DESIGNED TO BEAR ON EXTERIOR WALLS ONLY UNLESS BEARING WALL IS SUPPORTED BY A THICKENED TUG FOOTING. THERE SHALL BE NO SIGNIFICANT LOADING POINTS ON INTERIOR NON-LOAD BEARING WALLS.

STRUCTURAL NOTES CONTINUED

FOUNDATION NOTES:

- FOUNDATIONS SHALL BEAR ON UNDISTURBED SOIL WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF.
- IF FOUNDATION IS BEARING ON FILL SOILS, FILL MUST BE SUITABLE STRUCTURAL FILL COMPACTED TO A MIN. OF 95% STANDARD PROCTOR. DEGREE OF SOIL COMPACTION TO BE VERIFIED BY AN ENGINEER.
- BACKFILL AT FOUNDATION SHALL BE GRADED SO THAT WATER FLOWS AWAY FROM FOUNDATION. MAINTAIN A MIN. 8" CLEAR BETWEEN THE EXTERIOR GRADE ELEVATION AND THE LOWEST WOOD MEMBER IN THE STRUCTURE.
- CONCRETE FOR PATIOS OR OTHER ANGULAR SLAB/FOOTINGS SHALL BE POURED IN A SEPARATE POUR FROM THE MAIN STRUCTURE.
- A MINIMUM OF 4" CLEAN SAND OVERLAIN BY 6 MIL POLY VAPOR BARRIER SHALL BE PLACED BENEATH CONCRETE SLABS ON GRADE.
- BOTTOMS OF FOOTINGS TO BE BELOW FROSTLINE (MIN. 12" PER CODE).
- REBAR IN FOOTINGS SHALL BE CONTINUOUS OR LAPPED 25" AT ALL SPLICES.

CONCRETE NOTES:

- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- CONTRACTOR TO PROVIDE WEATHER PROTECTION AFTER EACH POUR, IF REQUIRED.
- ALL REINFORCING STEEL BARS SHALL BE GRADE 60 AND BE FREE OF DERRIS. MAINTAIN A MIN. OF 3" CLEAR COVER WHEN CONCRETE IS EXPOSED TO WEATHER OR SOIL. CLEAR COVER MAY BE REDUCED TO 2" FOR GALVANIZED STEEL ANCHOR BOLDS IF APPLICABLE. WELDED WIRE FABRIC (W.W.F.) SHALL BE #6 @ 10"X10" OR EQUIVALENT DESIGNATION.
- CONCRETE SLAB-ON-GRADE CONTROL JOINTS SHALL BE CONSTRUCTED IN SUCH A WAY TO MINIMIZE CRACKING. BUT IN NO CASE SHALL JOINTS BE SPACED AT INTERVALS GREATER THAN 1/2 IN ANY DIRECTION. CONSTRUCT ISOLATION JOINTS WHERE NEW POURS ADJOIN EXISTING CONCRETE POURS OR OTHER FINED COMPONENTS SUCH AS DRIVEWAYS, PATIOS, WALLS, ETC. SAW JOINTS SHALL HAVE DEPTH OF 1/2 THE THICKNESS OF THE SLAB.
- GARAGE FLOOR SHALL SLOPE TOWARDS GARAGE DOOR OPENING IN ACCORDANCE WITH CODE. GARAGE FLOOR MAY BE RAMMED AT DOOR ENTERING HABITABLE AREA IN ORDER TO MEET THRESHOLD REQUIREMENTS. BELOW FROSTLINE (MIN 12" PER CODE).

CONNER DRAFTING & DESIGN
 101 N. WILMINGTON ST.
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THE FOLLOWING INFORMAL CODE INTERPRETATION CAN BE FOUND ON THE NORTH CAROLINA DEPT. OF INSURANCE WEBSITE DDOI.COM

INFORMAL CODE INTERPRETATION

NC Department of Insurance
Office of the State Fire Marshal - Engineering Division
1202 Mail Service Center, Raleigh, NC 27699-1202
919-681-5550

Footings Widths in 120 and 130 MPH Wind Zones

Code: 2012 Residential Code
Sections: R4503.1 & R4503.2.2

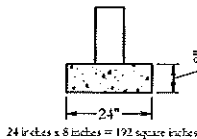
Date: July 3, 2012

Question:

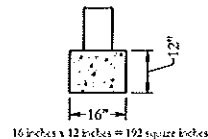
The NC Residential Code, Sections R4503.1 and R4503.2.2 prescriptively require wall (foundation and curtain) footings in the 120 and 130 mph wind zones to be 24 inches in width. Are there any circumstances where a narrower width footing may be used?

Answer:

Yes. The footing size of 8 inches thick and 24 inches wide as included in the NRC, Sections R4503.1 and R4503.2.2 is the intent of providing adequate mass to resist uplift in the high wind areas. A minimum footing width of 24 inches is not necessary for bearing with normal soil conditions except for certain 3-story conditions as noted in Table R403.1. An acceptable alternate to the 24-inch wide footing described in Section R4503.1 and R4503.2.2 is to design the width in accordance with the NRC, Table R403.1 with a thickness that will provide a mass equivalent to the prescriptive requirements of Chapter 45, Examples A* and B* below. Illustrate how to determine equivalent footing mass. An alternate footing design still requires compliance with the reinforcement requirements of Chapter 45.



EXAMPLE A



EXAMPLE B

FOUNDATION GENERAL NOTES

R401.3 Drainage. Surface drainage shall be directed to a street, storm water, or other approved point of collection that does not create a hazard. Lines shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where the less, wide, slopes or other physical barriers prohibit 6 inches (152 mm) of 68 within 10 feet (3048 mm), drains or weirs shall be constructed by means of drainage weirs from the exterior. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be 3/8 inch (9.5 mm) minimum of 2 percent away from the building.

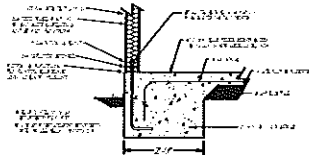
R403.1.4 Minimum depth. All walls of 6 stories and 6 stories or systems shall extend below the first floor specified in Table R403.1(b). In no case shall the bottom of the exterior footings be less than 12 inches below the undisturbed ground surface or engineered fill.

Exception: For exterior footings constructed in accordance with Section R403.3 and footings and foundations constructed on solid rock shall be as required to extend below the first floor.

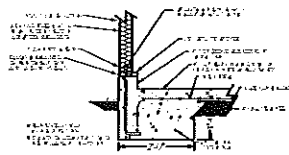
R403.1.6 Height above finished grade. Concrete and masonry foundations or walls shall extend above the finished grade adjacent to the foundation wall a minimum of 6 inches (152 mm) where masonry is used and a minimum of 8 inches (203 mm) otherwise.

R4503.2.1 Enlarged footings at piers. The exterior wall footing must meet the minimum prescriptive requirements in Figure R403.1(1) and footing dimensions for the pier footings shall comply with Table R4503.2.1.

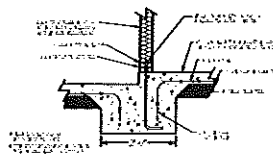
R4503.2.2 Continuous width footings. Walls or members with footings of a pier and exterior wall foundations shall be a minimum of 8 inches (203 mm) thick and 24 inches (609 mm) wide. Footings shall be cast and with three #4 bars (6 mm Ø bars) at 12 inches (305 mm) above the bottom of the footing. The bars shall be minimum size lappped 25 inches (635 mm) at all points.



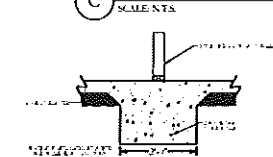
A EXT. MONOLITHIC SECTION (TYP.)
SCHEMATIC



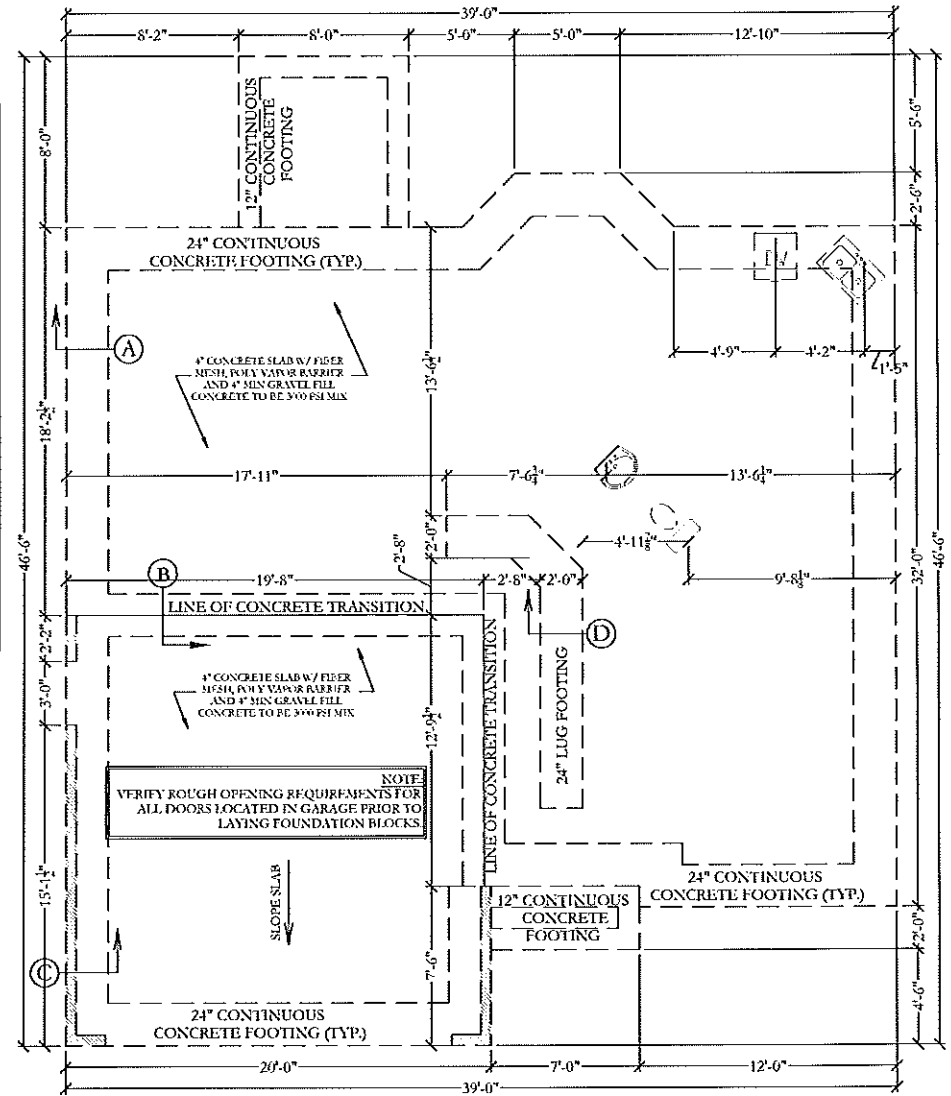
C EXTERIOR MONOLITHIC SECTION AT GARAGE
SCHEMATIC



B MONOLITHIC SECTION AT HOUSE/GARAGE WALL
SCHEMATIC



D INTERIOR TURNDOWN LUG FOOTING
SCHEMATIC



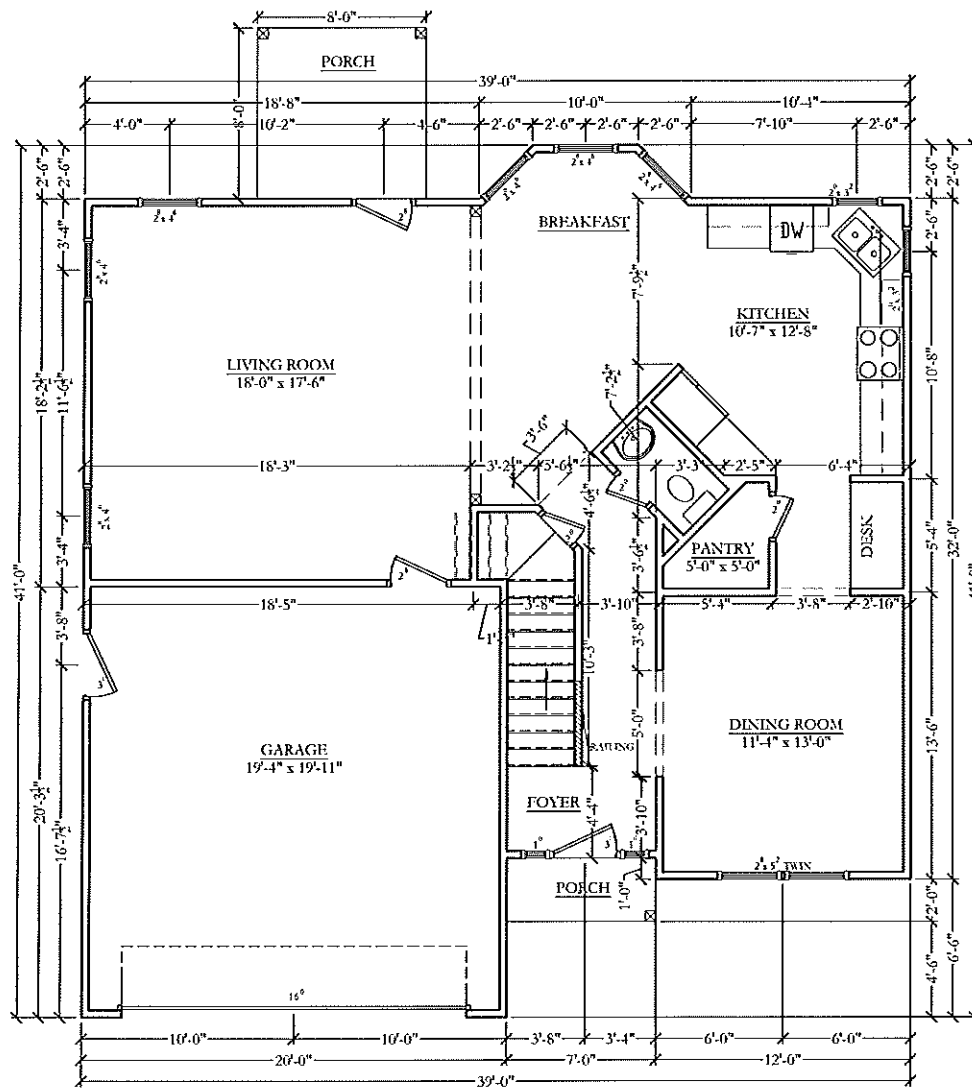
FOUNDATION PLAN

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

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION NEITHER CONSR DRAFTING & DESIGN NOR ANY OF ITS SUB CONTRACTORS IS RESPONSIBLE FOR ANY PROBLEMS DUE TO HUMAN ERROR AND/OR OMISSIONS ON THESE DOCUMENTS. IT IS THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS PRIOR TO CONSTRUCTION. IF ANY PROBLEMS ARE FOUND IN THE REVIEW PLEASE NOTIFY CONSR DRAFTING AND DESIGN PRIOR TO BEGINNING CONSTRUCTION SO ANY REVISIONS CAN BE MADE.

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	<p>PLAN:</p> <p>THE LINCOLN</p>	<p>CDD</p> <p>CONSR DRAFTING & DESIGN</p>
<p>HORIZONS EAST, LLC</p> <p>121 GARNET LANE JACKSONVILLE, NC 28545</p>	<p>131 N. WASHINGTON ST. RICHMOND, NC 28814 PHONE: 513.324.2379 FAX: 513.324.3100 E-MAIL: CONSR_DRAFTING@yahoo.com</p>	
<p>DATE:</p> <p>01/11</p>	<p>SCALE:</p> <p>AS NOTED</p>	<p>DRAWN BY:</p> <p>CDD</p> <p>TITLE NAME:</p> <p>PROJECT ENGINEER</p>
		<p>© 2013 CDD</p> <p>SHEET:</p> <p>1 of 1</p>



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

SQUARE FOOTAGE CALCULATIONS

FIRST FLOOR:	
• HEATED.....	988 SQ. FT.
• GARAGE.....	402 SQ. FT.
• COVERED PORCHES.....	85 SQ. FT.
SECOND FLOOR:	
• HEATED.....	1,067 SQ. FT.
TOTAL HEATED.....	2,055 SQ. FT.

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		<p>PLAN</p> <p align="center">THE LINCOLN</p>	<p>CDD</p> <p><small>CONNER DRAFTING & DESIGN</small></p>
<p>HORIZONS EAST, LLC</p> <p>121 GARNETT LANE JACKSONVILLE, NC 28545</p>		<p>PROJECT:</p> <p>PHILANDUS, NC 28774 FLOOR: 1ST FLOOR 2579</p>	<p>DATE:</p> <p>09/13/13</p>
<p>SCALE:</p> <p>1/4" = 1'-0"</p>		<p>DRAWN BY:</p> <p>CDD</p>	<p>SHEET:</p> <p>24 OF 24</p>



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



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



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



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

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	<p>PLAN:</p> <p>THE LINCOLN</p>	<p>CDD</p> <p>CONNER DRAFTING & DESIGN</p>	
<p>DATE:</p> <p>03/11/13</p>	<p>SCALE:</p> <p>3/16"=1'-0"</p>	<p>DRAWN BY:</p> <p>CDD</p>	<p>FILENAME:</p> <p>13123.DWG PER 13-0213A.DWG (13-0213A.DWG) (13-0213A.DWG)</p>