

THOMAS RESIDENCE

103 WEST CARR STREET
 CARRBORO, NC 27510
 PIN: 9778-85-2596
 LOT SIZE: 10,332 SF
 PLAT BOOK REFERENCE: 67-207
 DEED BOOK REFERENCE: 4933-391

PROJECT AREAS

CONDITIONED FLOOR AREA
 BASEMENT FLOOR AREA: 567 HSF
 FIRST FLOOR AREA: 1,966 HSF
 SECOND FLOOR AREA: 672 HSF
 TOTAL: 3,205 HSF

CARRBORO GROSS FLOOR AREA:
 BASEMENT HEATED: 567 SF
 FIRST FLR HEATED + GARAGE + PORCH: 2,936 SF
 SECOND FLOOR HEATED + PORCH: 767 SF
 TOTAL: 4,270 SF

ZONING - R-7.5
 SETBACKS
 FRONT YARD: 25 FT
 REAR YARD: 10 FT
 SIDE YARD: 10 FT
 MINIMUM LOT SIZE (1 DWELLING UNIT): 7,500 SF

ROOF HEIGHT
 MEAN ROOF HEIGHT: 21'-0"
 BUILDING HEIGHT (TOP OF PARAPET): 22'-9"

IMPERVIOUS AREA <5,000 SF
 CONCRETE DRIVE: 541 SF
 HOUSE FOOTPRINT, W/ DECKS, PATIOS, ETC.: 3,675 SF
 FRONT ENTRY WALK: 165 SF
 REAR SPA PATIO: 240 SF
 SPA EQUIPMENT PAD: 36 SF
 TOTAL: 4,657 SF

TREE COVERAGE CALCULATIONS
 LOT SIZE: 10,336 SF
 REQUIRED TREE COVERAGE: 40% OF LOT SIZE
 NO. OF TREES REQUIRED: 40% (10,332 SF) / 500 SF = 8.26 TREES
 NO. OF TREES PROPOSED: 1 EXISTING + 14 NEW = 15 TREES

CONSTRUCTION DOCUMENT SET

PLANS DESIGNED TO THE 2012 NORTH CAROLINA RESIDENTIAL CODE HOUSE DESIGNED FOR 100 MPH 3 SECOND GUST (85 FASTEST WIND), EXPOSURE B

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:	UP TO 30'	30'-1' - 35'	35'-1' - 40'	40'-1' - 45'
MEAN ROOF HGT	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 1	18.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 2	18.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 4	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.7
ZONE 5				

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SPECIFICATIONS: See separate 8-1/2x11 specification pack. These drawings are incomplete without associated specifications. Consult drawings and specifications for all construction details. Immediately notify architect if any contradictions are found within the drawings and specifications.



2 CARR ST RENDERING
 NOT TO SCALE

1 SITE PLAN
 Scale: 1" = 10 FT

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 502 lightee avenue, suite 201
 durham, north carolina 27701

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project THOMAS RESIDENCE
 103 WEST CARR STREET
 CARRBORO, NC 27510
 project address
 owner's BRUCE + CATHY THOMAS
 owner's address 105 CHESLEY CT
 CARRBORO, NC 27514

ID: THOMAS15A		
drawn MP	other	EM
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TITLE + SITE PLAN
 T1.0

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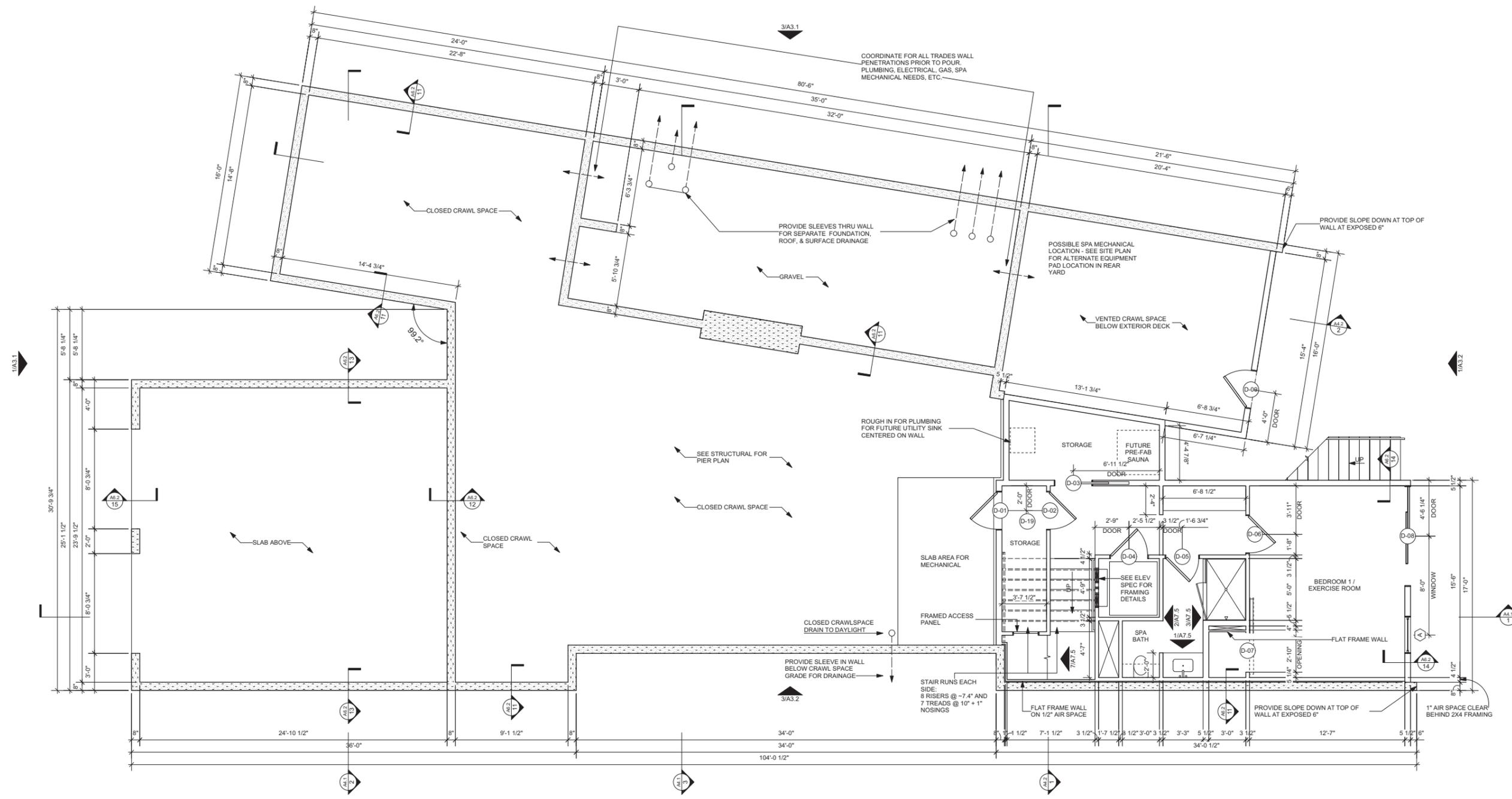
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FLOOR PLAN
BASEMENT
A1.0



1 FLOOR PLAN - BASEMENT
Scale: 1/4" = 1'-0"
0 2 4 6 8 FT

FLOOR PLAN LEGEND

- 8" CAST IN PLACE WALL
- 2X6 WALL 24" O.C.
- 2X4 WALL 24" O.C.

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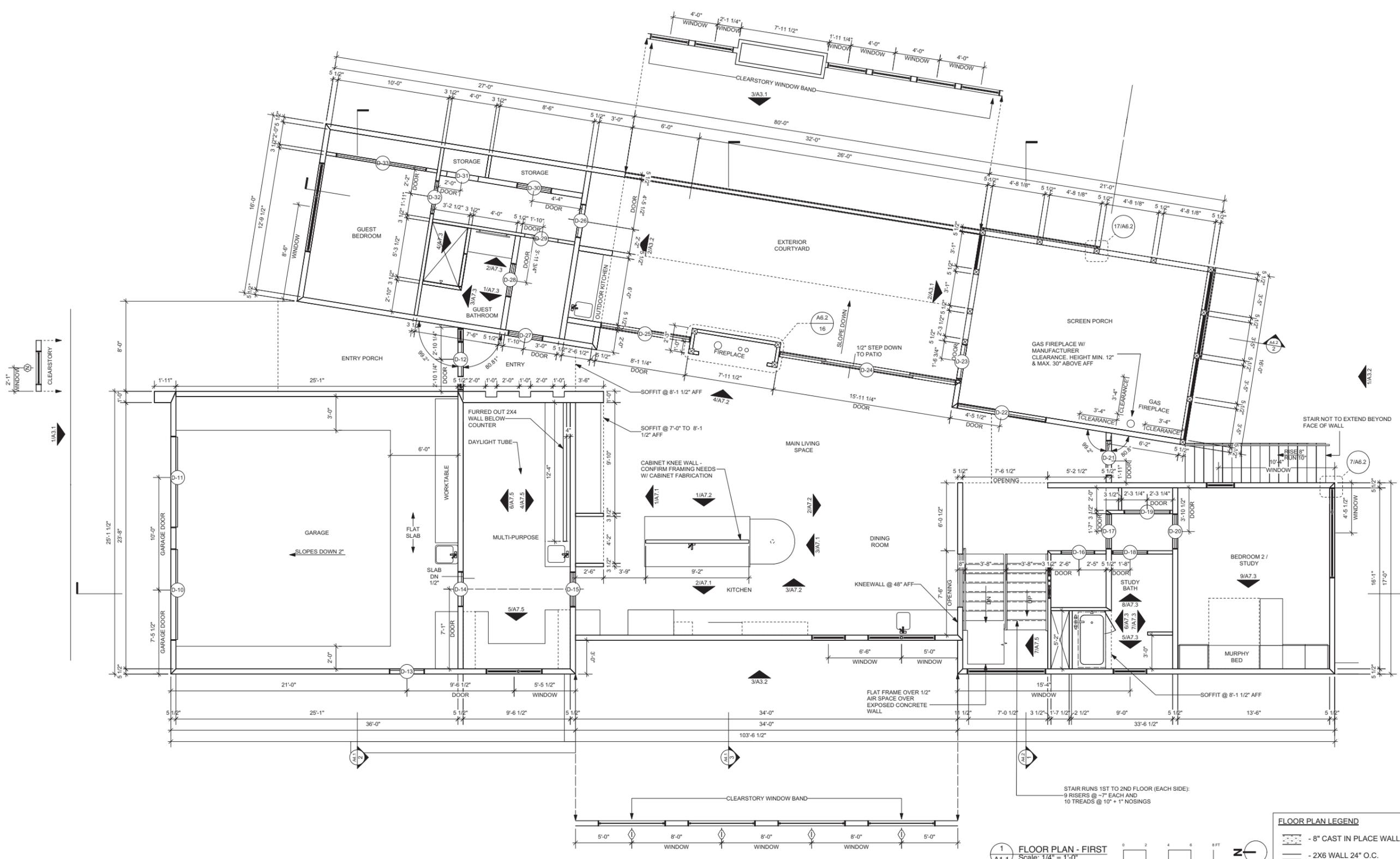
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CONSTRUCTION DOCUMENTS

FLOOR PLAN 1

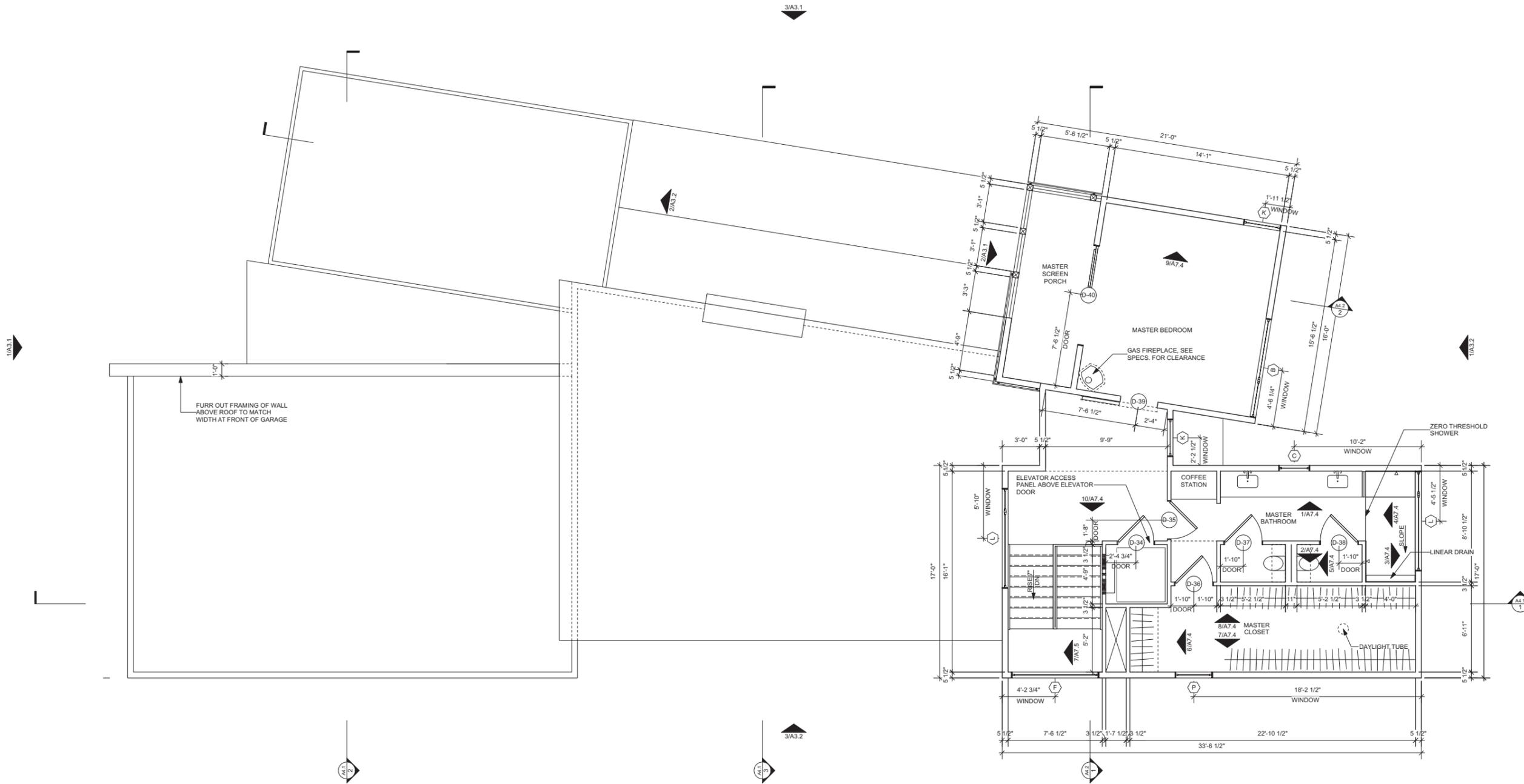
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1
A1.1 **FLOOR PLAN - FIRST**
Scale: 1/4" = 1'-0"

FLOOR PLAN LEGEND

	- 8" CAST IN PLACE WALL
	- 2X6 WALL 24" O.C.
	- 2X4 WALL 24" O.C.



1 FLOOR PLAN - SECOND
A1.2 Scale: 1/4" = 1'-0"



FLOOR PLAN LEGEND

	- 8" CAST IN PLACE WALL
	- 2X6 WALL 24" O.C.
	- 2X4 WALL 24" O.C.

FLOOR PLAN 2
A1.2

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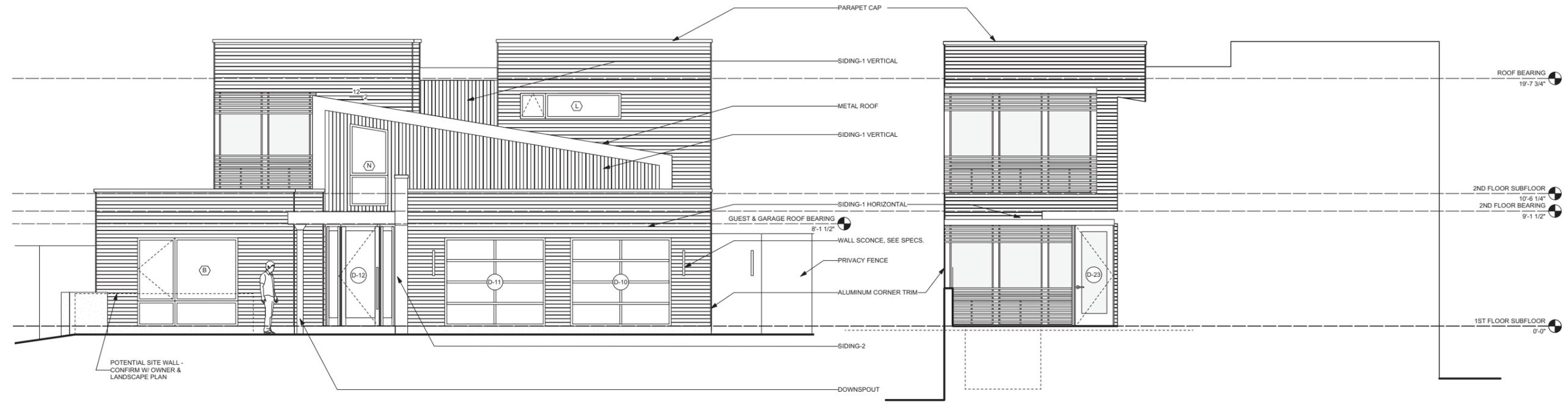
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CONSTRUCTION DOCUMENTS

ELEVATIONS 1

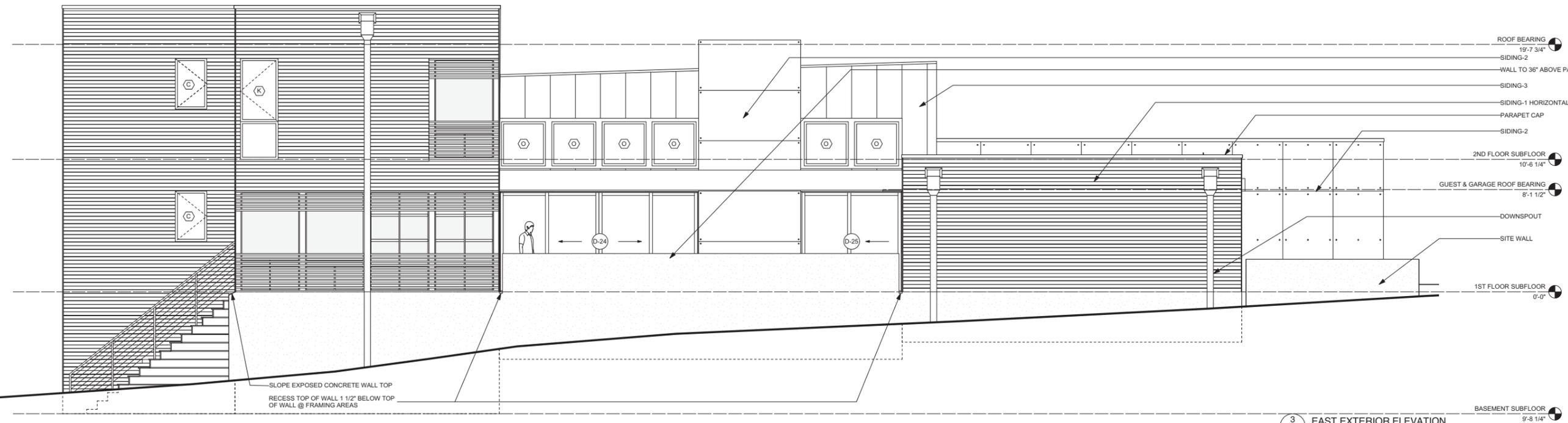
A3.1



1 NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

2 NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

SIDING KEY - SEE SPECS FOR DETAILS:
SIDING 1 - SHIP LAP / NATURAL CEDAR
SIDING 2 - 1/8" STEEL PANEL
SIDING 3 - WHITE GALVALUME PANEL



3 EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

BASEMENT SUBFLOOR
9'-8 1/4"

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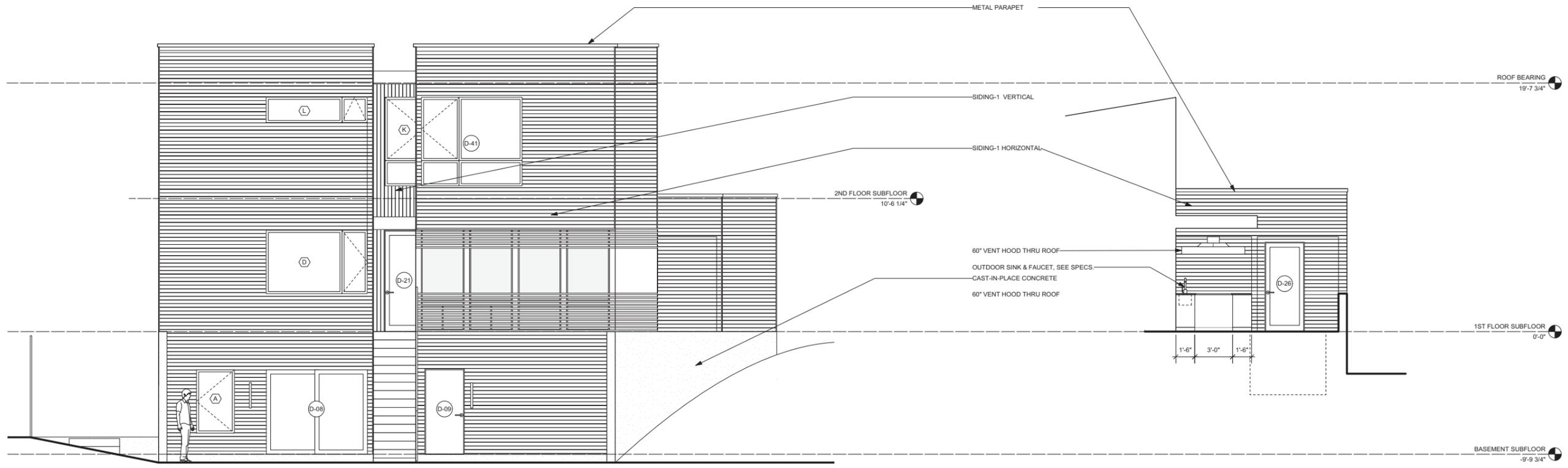
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CONSTRUCTION DOCUMENTS

ELEVATIONS 2

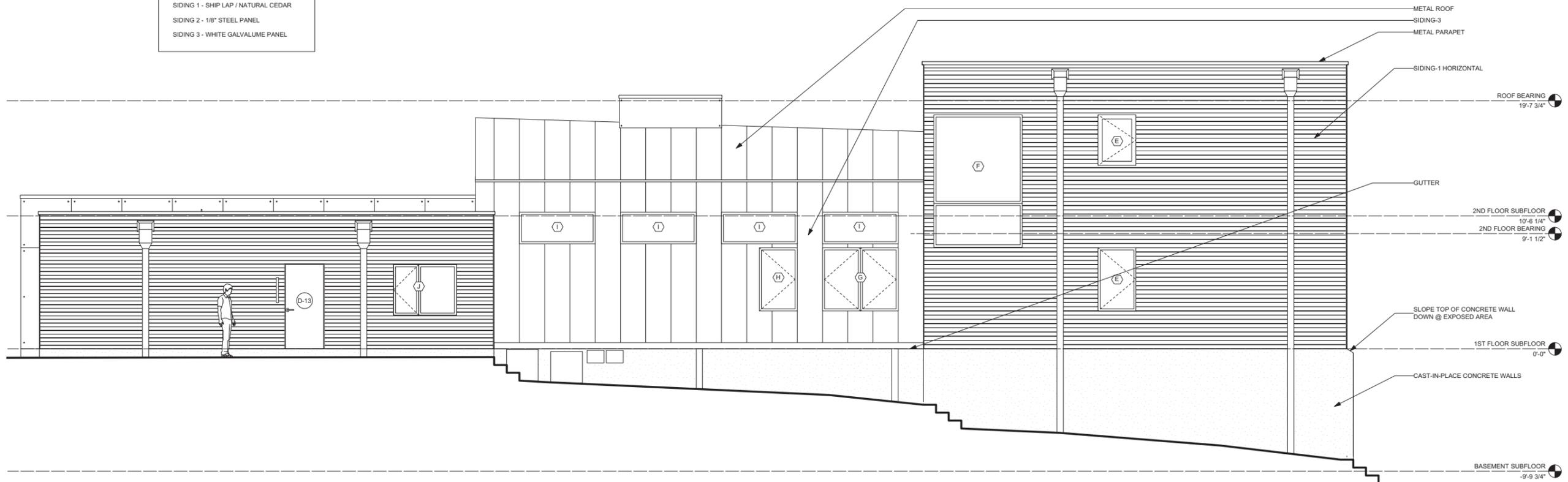
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1 SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

2 SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

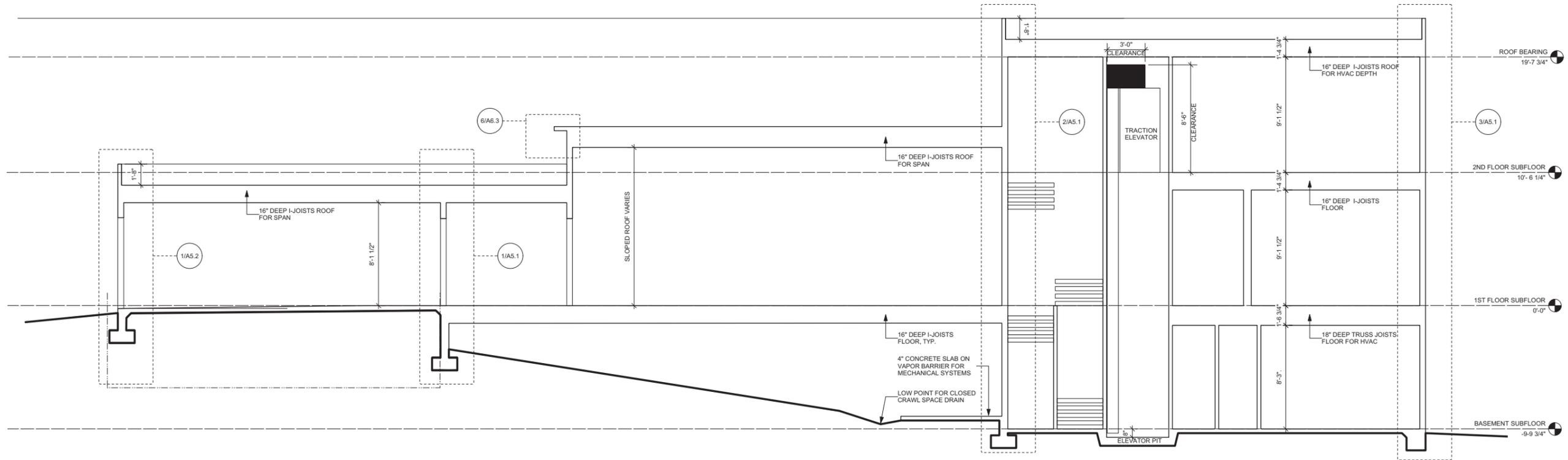
SIDING KEY - SEE SPECS FOR DETAILS:
SIDING 1 - SHIP LAP / NATURAL CEDAR
SIDING 2 - 1/8" STEEL PANEL
SIDING 3 - WHITE GALVALUME PANEL



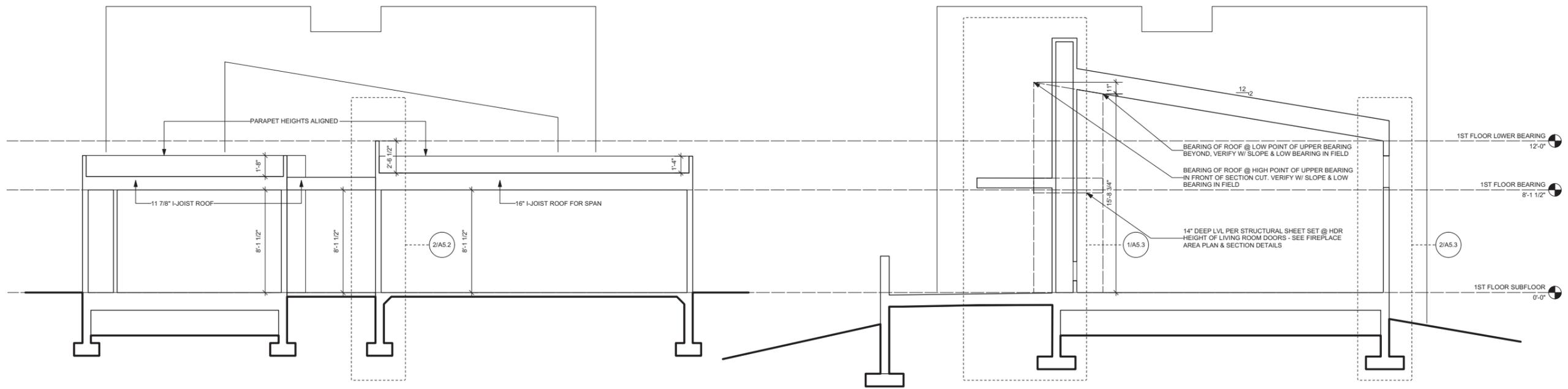
3 WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

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1 BUILDING SECTIONS
Scale: 1/4" = 1'-0"



2 BUILDING SECTIONS
Scale: 1/4" = 1'-0"

3 BUILDING SECTIONS
Scale: 1/4" = 1'-0"

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CONSTRUCTION DOCUMENTS

BUILDING SECTION 1

A4.1

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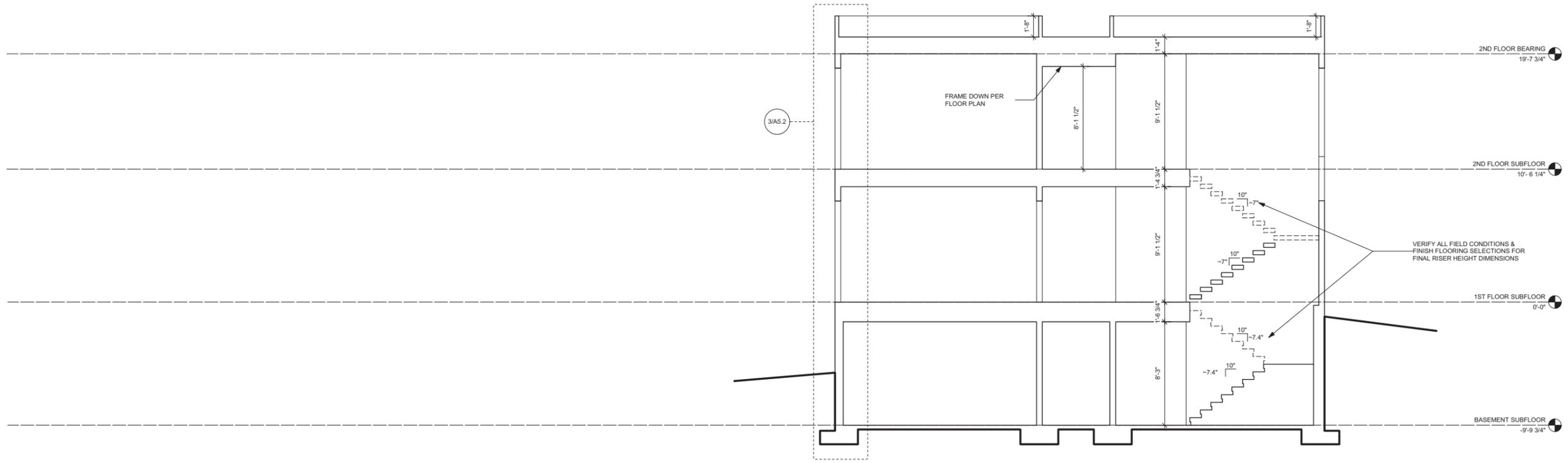
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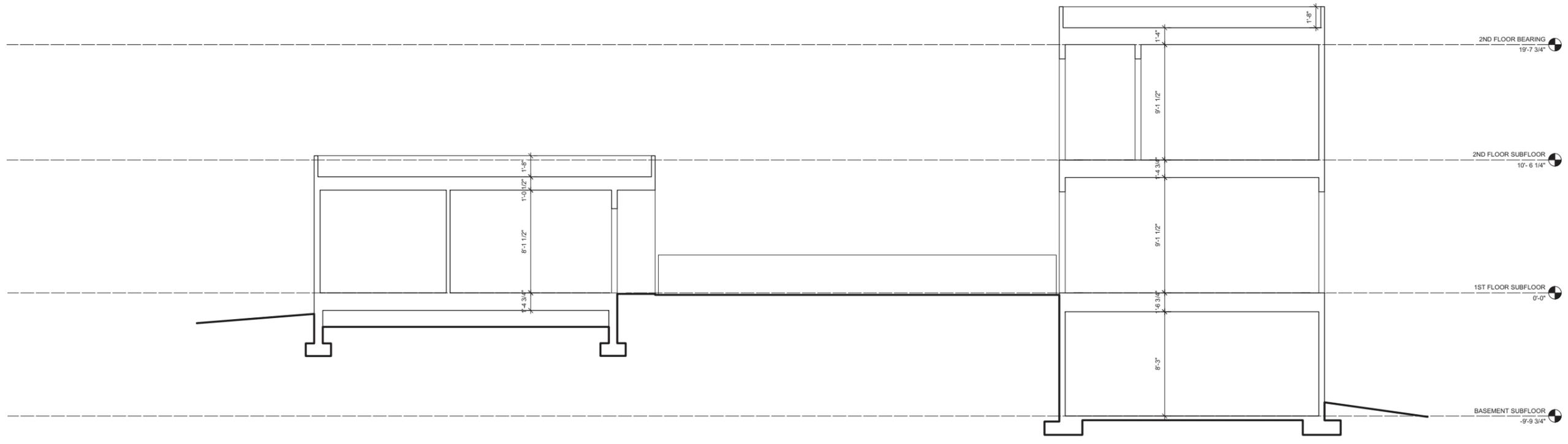
CONSTRUCTION DOCUMENTS

BUILDING SECTION 2

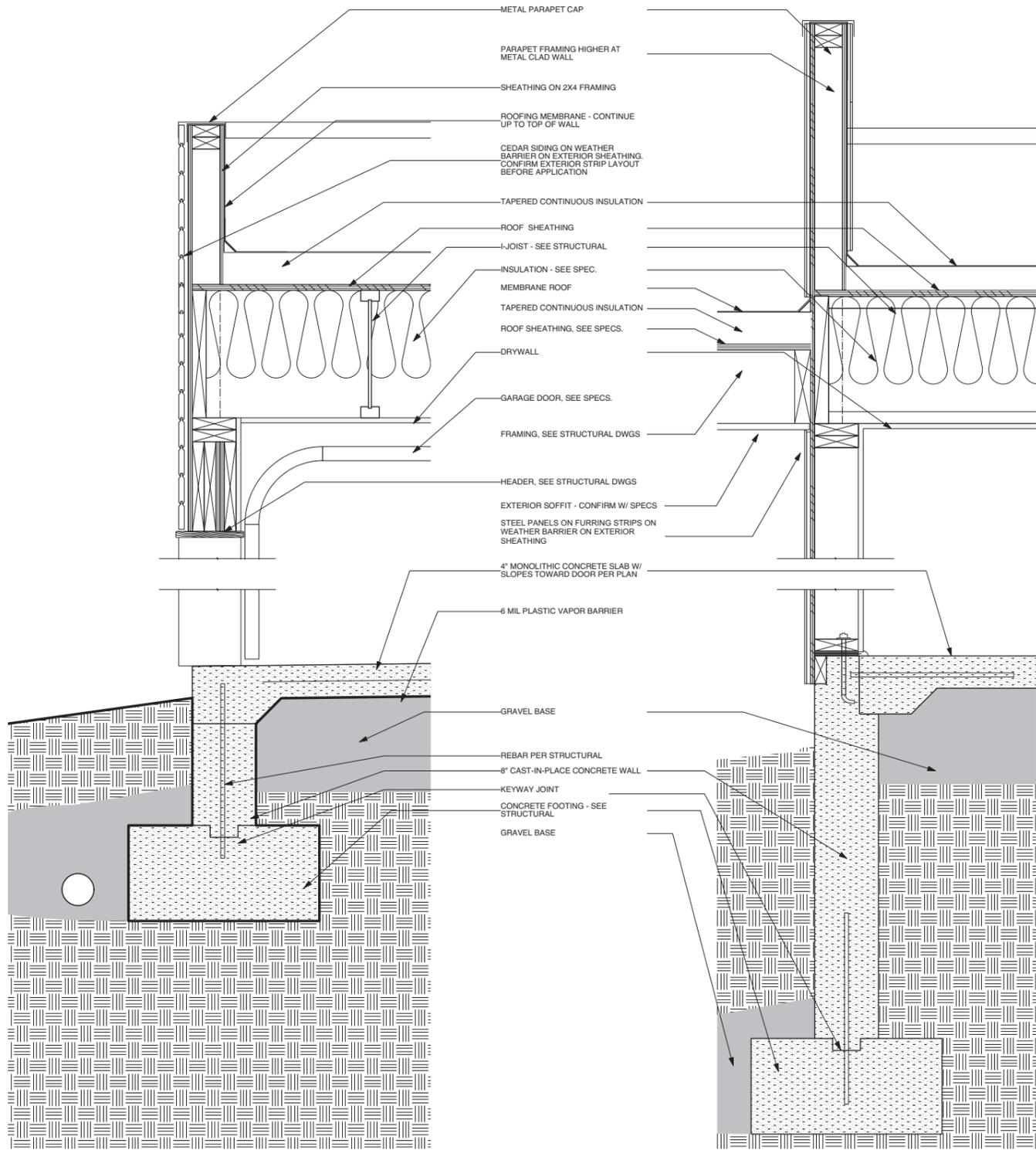
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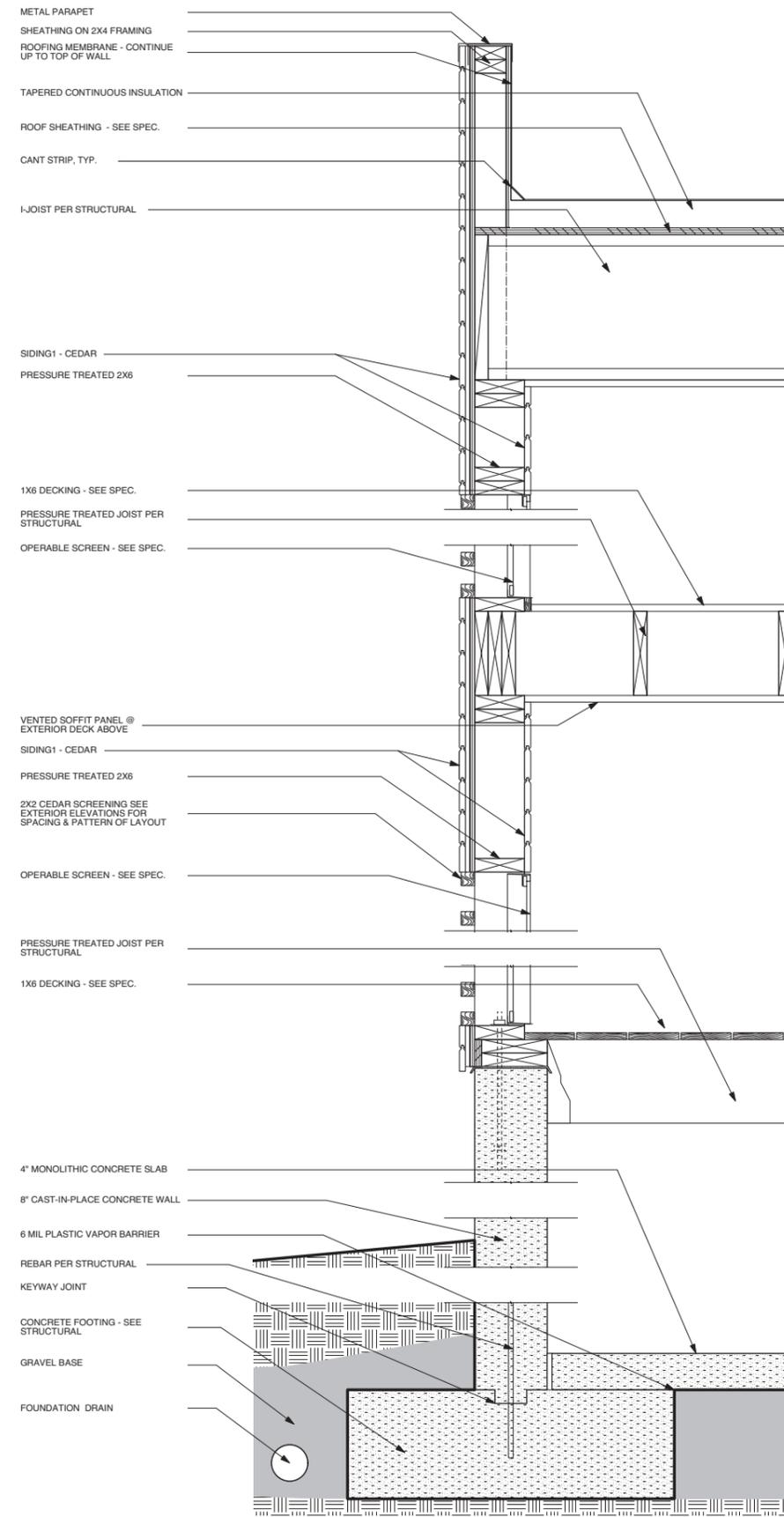
1 BUILDING SECTIONS
Scale: 1/4" = 1'-0"



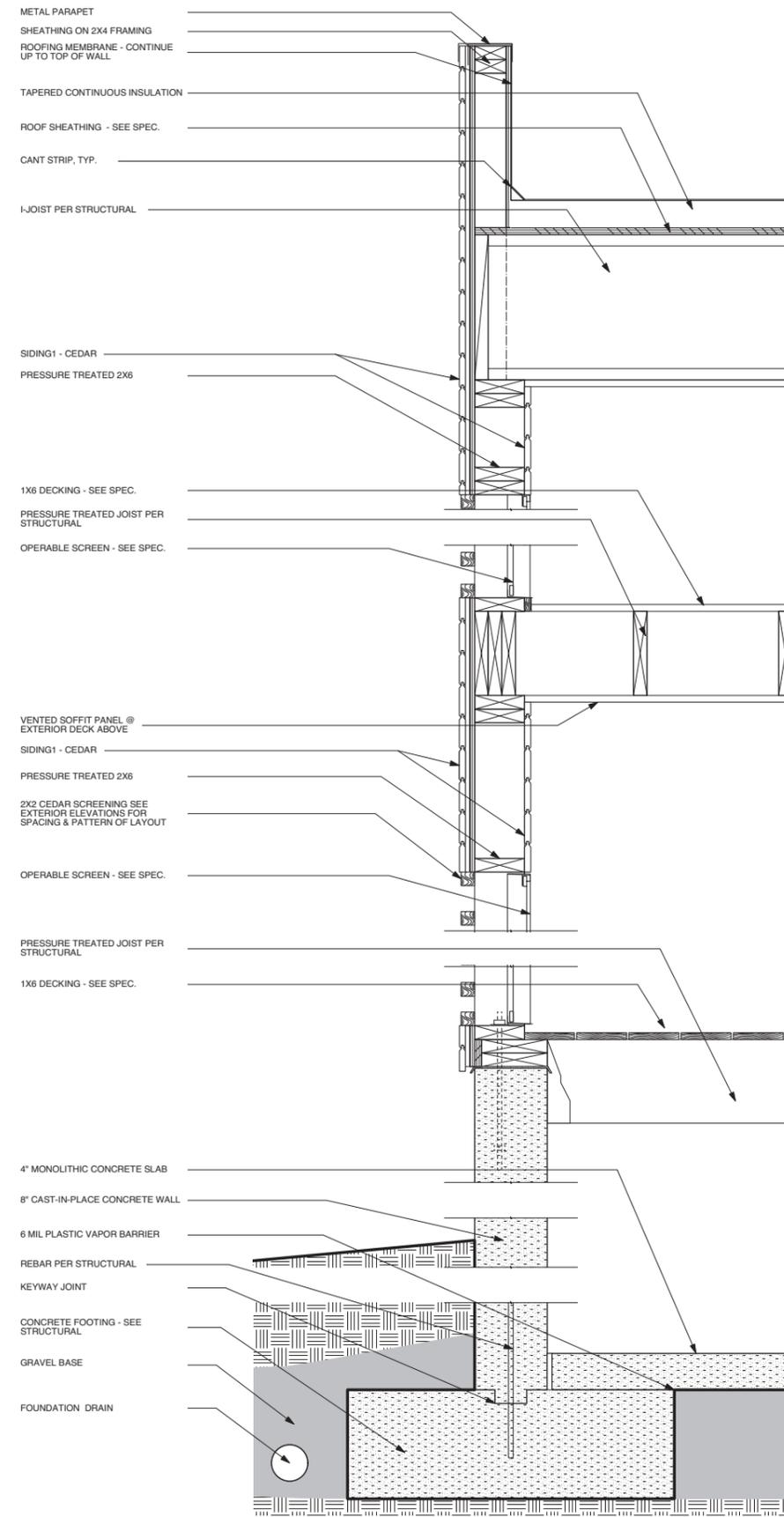
2 BUILDING SECTIONS
Scale: 1/4" = 1'-0"



1 WALL SECTIONS
A5.2 Scale: 1 1/2" = 1'-0"



2 WALL SECTIONS
A5.2 Scale: 1 1/2" = 1'-0"



3 WALL SECTIONS
A5.2 Scale: 1 1/2" = 1'-0"

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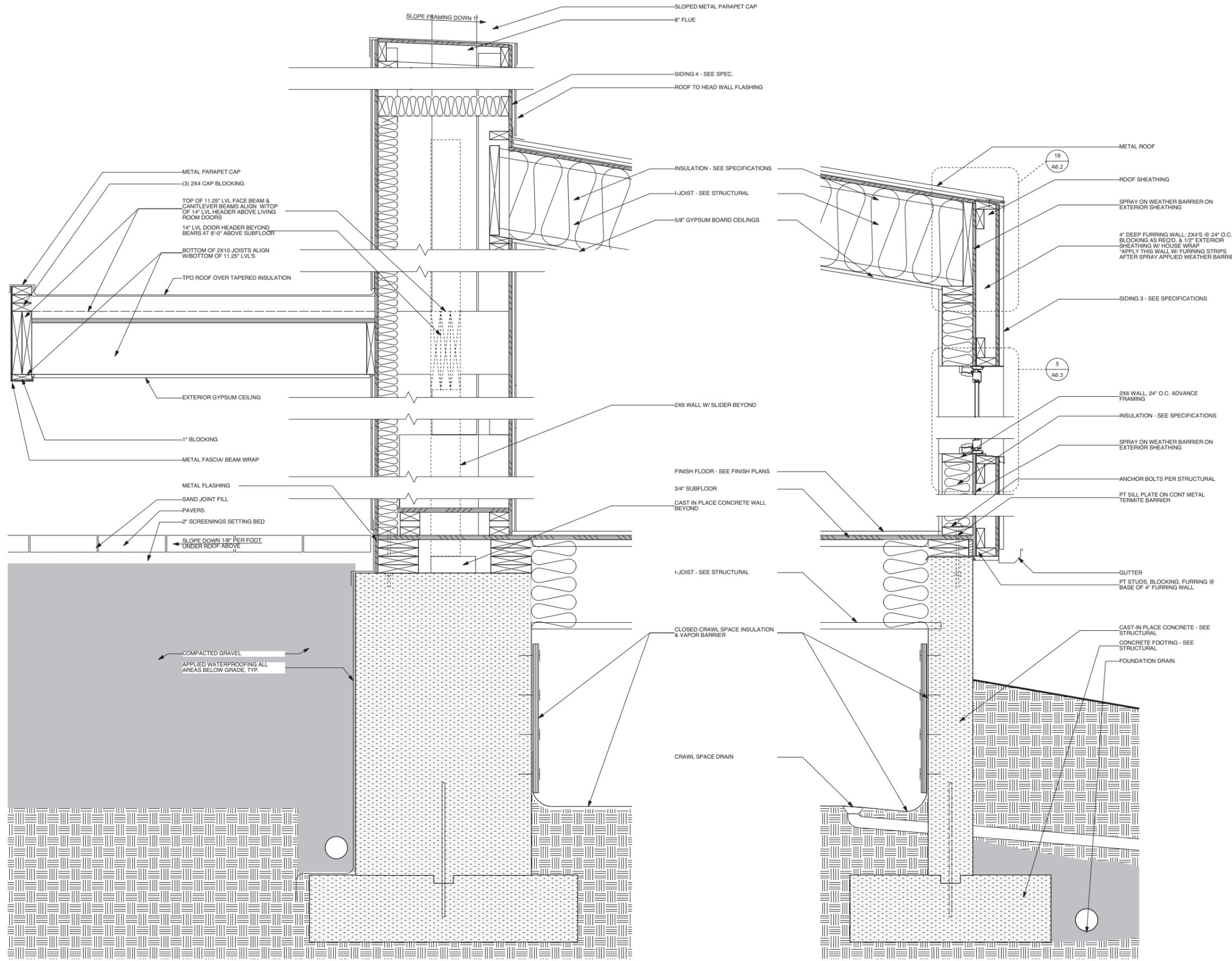
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CONSTRUCTION DOCUMENTS

WALL SECTION
A5.2



1 WALL SECTIONS
A5.3 Scale: 1 1/2" = 1'-0"

2 WALL SECTIONS
A5.3 Scale: 1 1/2" = 1'-0"

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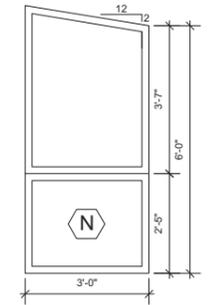
WALL SECTION

A5.3

WINDOW SCHEDULE

WINDOW ID	WINDOW QTY	LOCATION	MANUFACTURER	MODEL NO.	UNIT SIZE (WIDTH X HEIGHT)	ROUGH OPENING (WIDTH X HEIGHT)	HEADER HT	JAMB	JAMB DEPTH	EXT./INT. FINISH	SASH OPERATION	MULLED	SCREEN	EGRESS	TEMPERED	NOTES
A	1	EST BEDROOM 1/EXERCISE ROOM	JELD WEN	ECC3660	3'-0" X 5'-0"	3'-0 3/4" X 5'-0 3/4"	6'-8 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	FALSE	TRUE	TRUE	FALSE	
B	1 (MULLED)	GUEST BEDROOM	JELD WEN	ECC3660	3'-0" X 5'-0"	8'-1 1/2" X 8'-1 1/2"	6'-8 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	TRUE	TRUE	TRUE	FALSE	
B	1 (MULLED)	GUEST BEDROOM	JELD WEN	ECC3624	3'-0" X 2'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	TRUE	
B	1 (MULLED)	GUEST BEDROOM	JELD WEN	ECC9060	5'-0" X 5'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
B	1 (MULLED)	GUEST BEDROOM	JELD WEN	ECC9024	5'-0" X 2'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	TRUE	
C	1	GUEST BEDROOM 2 / STUDY	JELD WEN	ECC3248	2'-6" X 4'-0"	2'-6 3/4" X 4'-0 3/4"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	FALSE	TRUE	TRUE	FALSE	
D	1 (MULLED)	GUEST BEDROOM 2 / STUDY	JELD WEN	ECC2460	2'-0" X 5'-0"	8'-1 1/2" X 5'-0 3/4"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	TRUE	TRUE	TRUE	FALSE	
D	1 (MULLED)	GUEST BEDROOM 2 / STUDY	JELD WEN	ECC7260	6'-0" X 5'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
E	1	STUDY BATH	JELD WEN	ECC3660	3'-0" X 5'-0"	3'-0 3/4" X 5'-0 3/4"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	FALSE	TRUE	TRUE	FALSE	
F	1 (MULLED)	STAIR	JELD WEN	ECC9848	7'-0" X 7'-0"	7'-0 3/4" X 10'-6 1/2"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
F	1 (MULLED)	STAIR	JELD WEN	ECC9844	7'-0" X 3'-6"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
G	1	DINING	JELD WEN	ECC3660-2	6'-0" X 5'-0"	6'-0 3/4" X 5'-0 3/4"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	TRUE	TRUE	TRUE	FALSE	
H	1	DINING	JELD WEN	ECC3660	3'-0" X 5'-0"	3'-0 3/4" X 5'-0 3/4"	6'-8 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	FALSE	TRUE	TRUE	FALSE	
I	1	DINING	JELD WEN	ECC7224	6'-0" X 2'-0"	6'-0 3/4" X 2'-0 3/4"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	FALSE	FALSE	FALSE	FALSE	
I	1	DINING	JELD WEN	ECC7224	6'-0" X 2'-0"	6'-0 3/4" X 2'-0 3/4"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	FALSE	FALSE	FALSE	FALSE	
I	1	KITCHEN	JELD WEN	ECC7224	6'-0" X 2'-0"	6'-0 3/4" X 2'-0 3/4"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	FALSE	FALSE	FALSE	FALSE	
J	1	KITCHEN	JELD WEN	ECC7224	6'-0" X 2'-0"	6'-0 3/4" X 2'-0 3/4"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	FALSE	FALSE	FALSE	FALSE	
J	1 (MULLED)	MULTI-PURPOSE	JELD WEN	ECC3648	3'-0" X 4'-0"	5'-1 1/2" X 4'-0 3/4"	6'-8 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
J	1 (MULLED)	MULTI-PURPOSE	JELD WEN	ECC2448	2'-0" X 4'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	TRUE	TRUE	FALSE	FALSE	
K	1 (MULLED)	MASTER BEDROOM	JELD WEN	ECC3660	3'-0" X 5'-0"	3'-0 3/4" X 8'-1 1/2"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	TRUE	TRUE	TRUE	FALSE	
K	1 (MULLED)	MASTER BEDROOM	JELD WEN	ECC3624	3'-0" X 2'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	TRUE	
L	1 (MULLED)	HALLWAY	JELD WEN	ECC3660	3'-0" X 5'-0"	3'-0 3/4" X 7'-1 1/2"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	TRUE	TRUE	TRUE	FALSE	
L	1 (MULLED)	HALLWAY	JELD WEN	ECC3624	3'-0" X 2'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	TRUE	
L	1 (MULLED)	MASTER BATH	JELD WEN	ECC3248	2'-6" X 4'-0"	2'-6 3/4" X 4'-0 3/4"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	FALSE	TRUE	TRUE	FALSE	
L	1 (MULLED)	MASTER BATH	JELD WEN	ECC7224	6'-0" X 2'-0"	6'-1 1/2" X 2'-0 3/4"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	TRUE	
L	1 (MULLED)	MASTER BATH	JELD WEN	ECC2424	2'-0" X 2'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	TRUE	TRUE	FALSE	TRUE	
P	1	MASTER CLOSET	JELD WEN	ECC3648	3'-0" X 5'-0"	3'-0 3/4" X 5'-0 3/4"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	FALSE	TRUE	TRUE	FALSE	
M	1 (MULLED)	ENTRY	JELD WEN	SPECIALTY	3'-0" X 5'-0"	3'-0 3/4" X 7'-1 1/2"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
M	1 (MULLED)	ENTRY	JELD WEN	ECC3624	3'-0" X 2'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
O	1	LIVING	JELD WEN	ECCP4242	3'-6" X 3'-6"	3'-6 3/4" X 3'-6 3/4"	13'-6 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
O	1	LIVING	JELD WEN	ECCP4242	3'-6" X 3'-6"	3'-6 3/4" X 3'-6 3/4"	13'-6 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
O	1	LIVING	JELD WEN	ECCP4242	3'-6" X 3'-6"	3'-6 3/4" X 3'-6 3/4"	13'-6 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
O	1	LIVING	JELD WEN	ECCP4242	3'-6" X 3'-6"	3'-6 3/4" X 3'-6 3/4"	13'-6 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
O	1	LIVING	JELD WEN	ECCP4242	3'-6" X 3'-6"	3'-6 3/4" X 3'-6 3/4"	13'-6 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
B	1 (MULLED)	MASTER BEDROOM	JELD WEN	ECC3660	3'-0" X 5'-0"	3'-0 3/4" X 8'-1 1/2"	8'-0 3/4"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	CASEMENT	TRUE	TRUE	TRUE	FALSE	
B	1 (MULLED)	MASTER BEDROOM	JELD WEN	ECC3624	3'-0" X 2'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	TRUE	
B	1 (MULLED)	MASTER BEDROOM	JELD WEN	ECC9060	5'-0" X 5'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	FALSE	
B	1 (MULLED)	MASTER BEDROOM	JELD WEN	ECC9024	5'-0" X 2'-0"	"	"	NAIL FLANGE	GWB RETURN	BLACK/WHITE	FIXED	TRUE	FALSE	FALSE	TRUE	
Q	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	3'-5" X 8'-0"	3'-5 1/8" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
Q	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	3'-5" X 8'-0"	3'-5 1/8" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
Q	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	3'-5" X 8'-0"	3'-5 1/8" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
Q	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	3'-5" X 8'-0"	3'-5 1/8" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
R	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	4'-8" X 8'-0"	4'-8 1/8" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
R	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	4'-8" X 8'-0"	4'-8 1/8" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
R	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	4'-8" X 8'-0"	4'-8 1/8" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
R	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	4'-8" X 8'-0"	4'-8 1/8" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
S	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	3'-0 7/8" X 8'-0"	3'-1" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
S	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	3'-0 7/8" X 8'-0"	3'-1" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
T	1	SCREEN PORCH 1	RIVIERA V4	VERTICAL 4 TRACK	2'-3 1/2" X 8'-0"	2'-3 1/2" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
R	1	SCREEN PORCH 2	RIVIERA V4	VERTICAL 4 TRACK	4'-8" X 8'-0"	4'-8 1/8" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
S	1	SCREEN PORCH 2	RIVIERA V4	VERTICAL 4 TRACK	3'-0 7/8" X 8'-0"	3'-1" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
S	1	SCREEN PORCH 2	RIVIERA V4	VERTICAL 4 TRACK	3'-0 7/8" X 8'-0"	3'-1" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	
S	1	SCREEN PORCH 2	RIVIERA V4	VERTICAL 4 TRACK	3'-0 7/8" X 8'-0"	3'-1" X 8'-0"	8'-0"	NAIL FLANGE	BLACK	VERTICAL TRACK	FALSE	TRUE	FALSE	FALSE	VERIFY SIZE IN FIELD PRIOR TO ORDERING	

* WINDOW SILLS TO BE DROPPED 1/2" OF MANUFACTURER'S ROUGH OPENING FOR CEDAR LEDGE



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DOOR SCHEDULE

DOOR ID	DOOR QTY	LOCATION	MANUFACTURER	MODEL NO.	PROFILE	UNIT SIZE (WIDTH X HEIGHT)	ROUGH OPENING (WIDTH X HEIGHT)	HEADER HT	DOOR THICKNESS	JAMB	SLAB STYLE	EXTINT FINISH	HARDWARE TYPE	HARDWARE	DOOR STOP	SWING	NOTES
D-01	1	CRAWL SPACE	JELD WEN	SMOOTH FLUSH	FLUSH PANEL	3'-0"x6'-8"	3'-2 1/2" X 7'-10 1/2"	7'-10 1/2"	1 3/8	6 7/8	FIBERGLASS	FACTORY PRIMED	PRIVACY	LEVER	FLOOR STOP	RH	WEATHER STRIPPING
D-02	1	STORAGE	TRUSTILE	TSL6110	6 PANEL	3'-0"x6'-8"	3'-2 1/2" X 6'-10 1/2"	6'-10 1/2"	1 3/8	4 7/8	MDF SOLID CORE	FACTORY PRIMED	PASSAGE	LEVER	FLOOR STOP	LH	
D-03	1	STORAGE	TRUSTILE	TSL6110	6 PANEL	3'-0"x6'-8"	3'-2 1/2" X 6'-8"	6'-8"	1 3/8	6 7/8	MDF SOLID CORE	FACTORY PRIMED	PASSAGE	POCKET	TRACK STOP	POCKET	
D-04	1	ELEVATOR	TRUSTILE	TSL6110	6 PANEL	3'-0"x6'-8"	3'-2 1/2" X 6'-10 1/2"	6'-10 1/2"	1 3/8	4 7/8	MDF SOLID CORE	FACTORY PRIMED	PASSAGE	LEVER	FLOOR STOP	LH	
D-05	1	SPA BATH	TRUSTILE	TSL6110	6 PANEL	2'-8"x6'-8"	2'-10 1/2" X 6'-10 1/2"	6'-10 1/2"	1 3/8	4 7/8	MDF SOLID CORE	FACTORY PRIMED	PASSAGE	LEVER	FLOOR STOP	RH	
D-06	1	EXERCISE ROOM	TRUSTILE	TSL6110	6 PANEL	3'-0"x6'-8"	3'-2 1/2" X 6'-10 1/2"	6'-10 1/2"	1 3/8	4 7/8	MDF SOLID CORE	FACTORY PRIMED	PASSAGE	LEVER	FLOOR STOP	LH	
D-07	1	EXERCISE ROOM	TRUSTILE	TSL6110	6 PANEL	3'-0"x6'-8"	2'-8"x6'-8"	6'-8"	1 3/8	-	MDF SOLID CORE	FACTORY PRIMED	PASSAGE	WALL MOUNT SLIDER	TRACK SLIDER	SLIDER	
D-08	1	EXERCISE ROOM	JELD WEN	SCS3-4-0X8-8	GLAZING	8'-0"x6'-7 1/2"	8'-0" X 3/4 X 8'-0"	6'-8"	4 9/16	6 7/8	GLAZING	FACTORY FINISH	PRIVACY	LEVER	SLIDER	SLIDER	
D-09	1	CRAWL SPACE	PLASTPRO	DMS5H	5 PANEL	3'-0"x6'-8"	3'-0 1/2" X 6'-8 1/2"	6'-8 1/2"	1 3/8	6 7/8	FIBERGLASS	FACTORY PRIMED	PRIVACY	LEVER	FLOOR STOP	LH	
D-10	1	GARAGE	CLOPAY	AVANTE	GLASS PANEL	8'-0"x7'-0"	8'-0"x7'-0"	7'-0"	2 1/8	6 7/8	ALUMINUM	FACTORY FINISH	GARAGE	-	OVERHEAD TRACK	OBSCURE GLASS	
D-11	1	GARAGE	CLOPAY	AVANTE	GLASS PANEL	8'-0"x7'-0"	8'-0"x7'-0"	7'-0"	2 1/8	6 7/8	ALUMINUM	FACTORY FINISH	GARAGE	-	OVERHEAD TRACK	OBSCURE GLASS	
D-12	1	ENTRY	ROGUE VALLEY	4077G	GLASS W/ SIDELITE	5'-0"x8'-0"	5'-0 1/2" X 8'-0 1/2"	8'-0 1/2"	1 3/8	6 7/8	WOOD	WALNUT	PRIVACY	LEVER	FLOOR STOP	LH	
D-13	1	GARAGE	PLASTPRO	DMS5H	5 PANEL	3'-0"x6'-8"	3'-0 1/2" X 6'-8 1/2"	6'-8 1/2"	1 3/8	6 7/8	FIBERGLASS	FACTORY PRIMED	PRIVACY	LEVER	FLOOR STOP	RH	
D-14	1	GARAGE	THERMATRU	CCVF050	5 PANEL	3'-0"x6'-8"	3'-0 1/2" X 6'-8 1/2"	6'-8 1/2"	1 3/8	6 7/8	30 MIN	FACTORY PRIMED	PRIVACY	LEVER	FLOOR STOP	RH	
D-15	1	MULTI-PURPOSE	TRUSTILE	TSL6110	6 PANEL	3'-0"x6'-8"	3'-2 1/2" X 6'-8"	6'-8"	1 3/8	4 7/8	FROSTED GLASS	FACTORY PRIMED	PASSAGE	POCKET	TRACK STOP	POCKET	
D-16	1	ELEVATOR	TRUSTILE	TSL6110	6 PANEL	3'-0"x6'-8"	3'-2 1/2" X 6'-10 1/2"	6'-10 1/2"	1 3/8	4 7/8	MDF SOLID CORE	FACTORY PRIMED	PASSAGE	LEVER	FLOOR STOP	LH	
D-17	1	DEN/GUEST BEDROOM	TRUSTILE	TSL6110	6 PANEL												

<p>EXT. 2'-0"</p> <p>2'-0" TYP.</p> <p>INT.</p> <p>CONFIRM INLINE ALIGNMENT WITH TRUSS ABOVE AND FRAMING BELOW AS APPLICABLE</p>	<p>2'-0"</p> <p>1'-4"</p> <p>2x4 LADDER, 24" O.C. VERTICAL</p> <p>USE 2x6 STUDS FOR PLUMBING WALLS OR AS INDICATED ON PLANS</p>	<p>WALL</p> <p>HEADER</p> <p>JACK STUD BEYOND</p> <p>INSULATION</p> <p>1" RIGID INSULATION</p> <p>2x4 OR 2x6 WALL</p> <p>INT. NON-BEARING</p> <p>INT. BEARING</p> <p>1/2" OSB</p> <p>JACK STUD BEYOND</p> <p>SEE STRUCTURAL DWGS FOR HEADER SIZES</p>	<p>INT.</p> <p>EXT.</p> <p>SHEATHING</p> <p>FURRING STRIP CAVITY</p> <p>SIDING</p> <p>ALUMINUM CORNER TRIM</p>	<p>INT.</p> <p>EXT.</p> <p>VERTICAL STUD FOR SIS ATTACHMENT</p> <p>INTERIOR CORNER BOARD</p>
<p>NOTE: STRUCTURAL DETAILS TAKE PRECEDENCE FOR STUD LAYOUT</p> <p>NOTE: USE IDENTICAL FRAMING METHOD FOR INTERIOR LADDERS AND INTERSECTIONS</p> <p>EXT. BEARING</p>				
<p>ADVANCED FRAMING DETAILS</p>				
<p>1 EXTERIOR WALL/CORNER FRAMING DETAIL</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>2 EXTERIOR/INTERIOR WALL INTERSECTION FRAMING DETAIL</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>3 LOAD BEARING + NON-LOAD BEARING HEADERS</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>4 SIDING/TRIM WITH RAIN SCREEN CORNER DETAIL (OUTSIDE)</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>5 SIDING/TRIM WITH RAIN SCREEN CORNER DETAIL (INSIDE)</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>
<p>SINGLE PIECE ANGLE FLASHING ATTACHED W/ 2 CLIPS (MIN DEPTH VERTICAL LEG W/O EXPOSED FASTENERS)</p> <p>STANDING SEAM ROOF ON UNDERLAYMENT</p> <p>STANDING SEAM WALL PANEL - SEAMS ALIGN W/ ROOF</p>	<p>SHEATHING</p> <p>SIDING</p> <p>FURRING STRIP</p> <p>ALUMINUM CORNER TRIM</p> <p>SIDING</p> <p>J CHANNEL</p> <p>WINDOW SILL</p> <p>WINDOW UNIT</p>	<p>5/8" GWB</p> <p>CEAR SIDING</p> <p>3/4" FURRING STRIP</p> <p>STRUCTURAL SHEATHING</p> <p>3/4" METAL J-CHANNEL TO MATCH WINDOW FINISH</p> <p>CASEMENT WINDOW</p> <p>SEE A8.2</p> <p>EXT.</p>	<p>INT.</p> <p>5/8" GWB</p> <p>PAINTED SILL</p> <p>CASEMENT WINDOW</p> <p>EXT.</p> <p>STRUCTURAL SHEATHING</p> <p>CEAR SIDING</p> <p>3/4" FURRING STRIP</p> <p>3/4" METAL J-CHANNEL TO MATCH WINDOW FINISH</p>	<p>INT.</p> <p>EXT.</p> <p>CASEMENT WINDOW</p> <p>3/4" METAL J-CHANNEL TO MATCH WINDOW FINISH</p> <p>CEAR SIDING</p> <p>3/4" FURRING STRIP</p> <p>STRUCTURAL SHEATHING</p> <p>SEE A8.2</p> <p>5/8" GWB</p>
<p>WOOD SIDING + TRIM SHINGLE DETAILS</p>				
<p>6 STANDING SEAM ROOF TO WALL DETAIL - HIGH EDGE</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>7 CORNER WINDOW PLAN DETAIL</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>8 WINDOW HEAD SECTION DETAIL</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>9 WINDOW JAMB PLAN DETAIL</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>10 WINDOW SILL SECTION DETAIL</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>
<p>5/8" GWB</p> <p>FINISH FLOOR</p> <p>SUBFLOOR</p> <p>JOIST OR TRUSS SEE STRUCTURAL DWGS</p> <p>TOP MOUNTED JOIST HANGER SEE STRUCTURAL DWGS</p> <p>INSULATED 2X6 WALL, SEE SPECS.</p> <p>ANCHOR BOLT, SEE STRUCTURAL DWGS</p> <p>CEAR SIDING</p> <p>3/4" FURRING STRIP</p> <p>STRUCTURAL SHEATHING</p> <p>CONT. METAL TERMITE BARRIER</p> <p>(2) PT 2X8 SILL PLATE</p> <p>8" CAST IN PLACE CONCRETE WALL</p> <p>INT.</p> <p>EXT.</p>	<p>5/8" GWB</p> <p>TURN DOWN SLAB</p> <p>SUBFLOOR</p> <p>FINISH FLOOR</p> <p>REBAR, SEE STRUCTURAL DWGS</p> <p>PT 2X4 SILL PLATE</p> <p>1/2" RIGID INSULATION</p> <p>8" CAST IN PLACE CONCRETE WALL</p> <p>CLOSED CRAWL SPACE INSULATION</p> <p>INT.</p> <p>INT.</p>	<p>5/8" GWB</p> <p>TURN DOWN SLAB</p> <p>GRAVEL</p> <p>REBAR, SEE STRUCTURAL DWGS</p> <p>PT 2X4 NAILER</p> <p>CONT. METAL TERMITE BARRIER</p> <p>1/2" RIGID INSULATION</p> <p>8" CAST IN PLACE CONCRETE WALL</p> <p>INT.</p> <p>EXT.</p>	<p>5/8" GWB, SEE SPECS.</p> <p>TURN DOWN SLAB</p> <p>GRAVEL</p> <p>REBAR, SEE STRUCTURAL DWGS</p> <p>2" HORIZ. & VERT. RIGID INSULATION</p> <p>PT 2X8 SILL PLATE</p> <p>CEAR SIDING</p> <p>STRUCTURAL SHEATHING</p> <p>3/4" FURRING STRIP</p> <p>PT 2X4 SILL PLATE ON METAL TERMITE FLASHING</p> <p>1/2" RIGID INSULATION</p> <p>8" CAST IN PLACE CONCRETE WALL</p> <p>INT.</p> <p>EXT.</p>	<p>GARAGE DOOR, SEE SPECS.</p> <p>TURN DOWN SLAB</p> <p>REBAR, SEE STRUCTURAL DWGS</p> <p>8" CAST IN PLACE CONCRETE WALL</p> <p>COMPACTED GRAVEL</p> <p>EXT.</p> <p>INT.</p>
<p>11 TOP OF FOUNDATION WALL - 1 (I-JOIST BEARING, TYP.)</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>12 TOP OF FOUNDATION WALL - 2 (GARAGE/MULTI-PURPOSE ROOM)</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>13 TOP OF FOUNDATION WALL - 3 (GARAGE SIDE EXTERIOR WALL)</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>14 TOP OF FOUNDATION WALL - 4 (BASEMENT INSULATED EDGE DETAIL)</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>15 TOP OF FOUNDATION WALL - 5 (GARAGE DOOR WALL)</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>
<p>METAL PANEL W/ WRAP CORNER</p> <p>1x4 FURRING STRIP</p> <p>INSULATED 2x4 FRAMED WALL</p> <p>STRUCTURAL SHEATHING W/ WEATHERIZATION BARRIER</p> <p>SLIDER, SEE WINDOW SCHEDULE</p> <p>BLOCKING TO SECURE DOOR FRAME</p> <p>FIREBOX UNIT - SEE SPEC.</p> <p>SURROUNDING FRAMING TO BE INSTALLED AFTER FIREPLACE UNIT IS IN PLACE</p> <p>6'-2" UNIT WIDTH</p> <p>7'-11 1/2"</p> <p>20" MIN. FLUSH INSTALL</p> <p>INSTALL 1/2" MIN GWB TO 48" AFF</p> <p>SEE STRUCTURAL DRAWINGS FOR FIREPLACE FRAMING DETAILS</p> <p>SURROUNDING FRAMING TO BE INSTALLED AFTER FIREPLACE UNIT IS IN PLACE</p> <p>STEEL TRIM AROUND FIREPLACE OPENING</p>	<p>2X2 SIDING</p> <p>2X2 STAND OFF</p> <p>6X6 PT KILN DRIED</p> <p>OPERABLE SCREEN PANEL</p> <p>1X8 DECKING</p>	<p>UNDERLAYMENT ON ROOF SHEATHING</p> <p>STANDING SEAM ROOF</p> <p>MATCHING FLASHING (MIN. DEPTH EXPOSED)</p> <p>STANDING SEAM METAL WALL - SEAMS ALIGN W/ ROOF</p> <p>FURRING WALL</p> <p>EXTERIOR WALL</p> <p>EXTERIOR SHEATHING</p>		
<p>16 FIREPLACE PLAN DETAIL</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>17 SCREEN PORCH PLAN DETAIL</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>	<p>18 STANDING SEAM ROOF TO WALL DETAIL - LOW EDGE</p> <p>A6.2 Scale: 1 1/2" = 1'-0"</p>		

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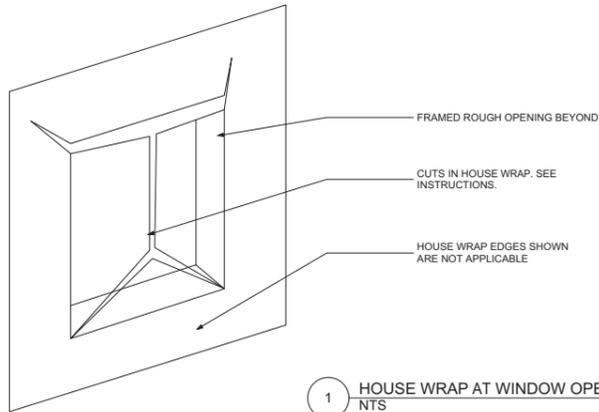
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reviewed EIM

date 08.16.2016
revised
revised
revised

CONSTRUCTION DOCUMENTS

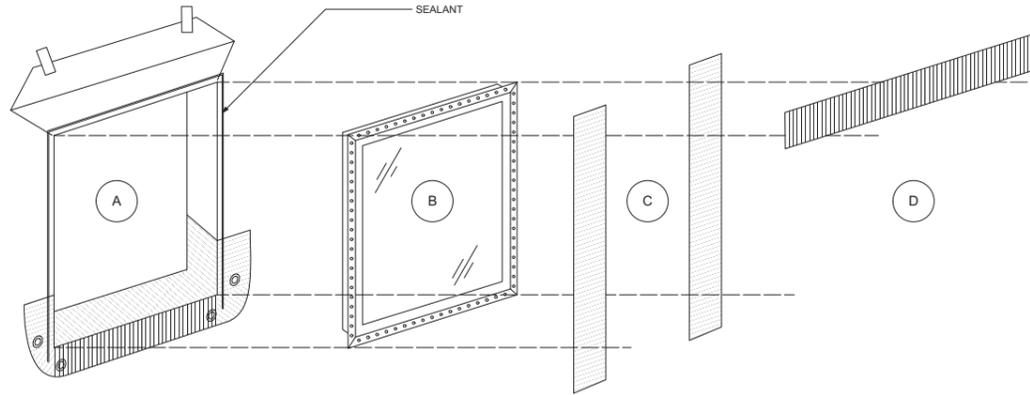
DETAILS

A6.2



1 HOUSE WRAP AT WINDOW OPENING DETAIL NTS

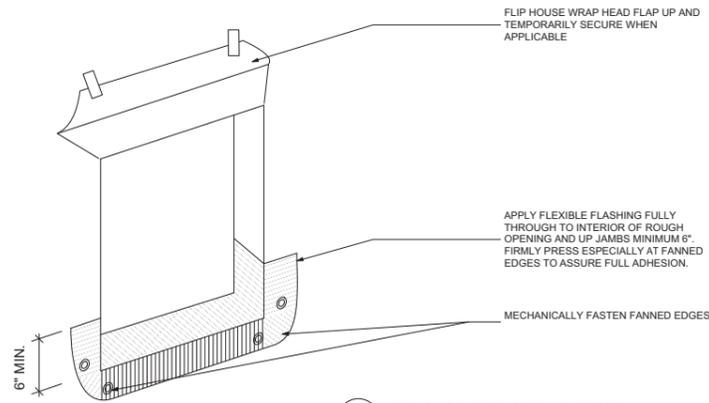
- 1) PREPARE HOUSE WRAP FOR WINDOW INSTALLATION:
- A) CUT WRAP HORIZONTALLY AT WINDOW HEAD. CUT WRAP ON ANGLE 6"-12" FROM EACH CORNER OF WINDOW HEAD.
 - B) CUT WRAP VERTICALLY FROM CENTER OF WINDOW HEAD DOWN THROUGH 2/3 OF ROUGH OPENING.
 - C) CUT WRAP AT ANGLE FROM THIS LOCATION TO EACH SILL CORNER.
 - D) FOLD SIDE (JAMB) AND BOTTOM (SILL) FLAPS INTO ROUGH OPENING AND SECURE.
 - E) FLIP HEAD FLAP UP AND TEMPORARILY SECURE TO ALLOW FOR WINDOW INSTALLATION.
- * SEE MANUFACTURER'S INSTRUCTIONS FOR COMPLETE DETAILS.



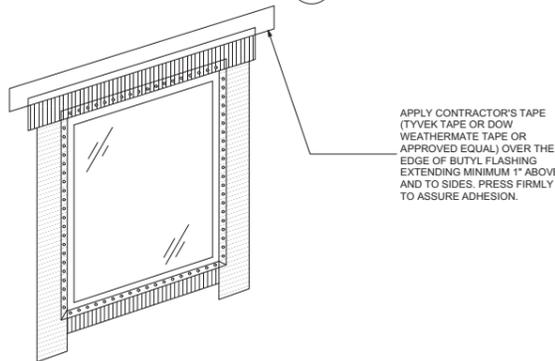
3 SETTING WINDOW, JAMB, AND HEAD FLASHING NTS

NOTE: ALL SUBSTRATE MATERIALS (HOUSE WRAP, SIS, INSULATION OR ZIP SYSTEM, ETC) MUST BE CLEAN AND DRY AND FREE OF ANY DIRT, GRIME, OR LOOSE MATERIAL TO ASSURE PROPER ADHESION OF PEEL AND STICK MEMBRANES AND TAPES.

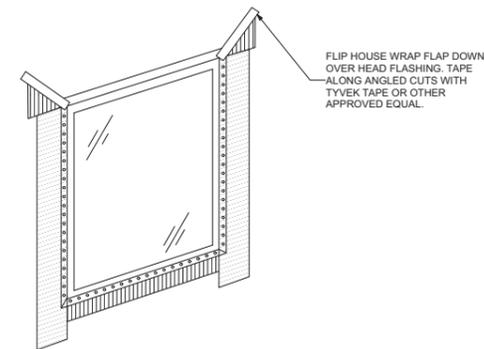
- A) APPLY CONTINUOUS BEAD OF CAULK TO WALL OR BACKSIDE OF WINDOW MOUNTING FLANGES ACROSS HEAD AND JAMBS. DO NOT APPLY CAULK ACROSS SILL FLANGE.
- B) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
- C) APPLY ONE PIECE OF FLASHING TO EACH JAMB EXTENDING 1" ABOVE HEAD FLANGE AND BELOW EDGE OF SILL FLASHING. PRESS FIRMLY TO ASSURE ADHESION.
- D) APPLY ONE PIECE OF HEAD FLASHING EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING. PRESS FIRMLY TO ASSURE ADHESION.



2 SILL FLASHING INSTALLATION NTS



4A FINISHING HEAD WITHOUT HOUSE WRAP NTS

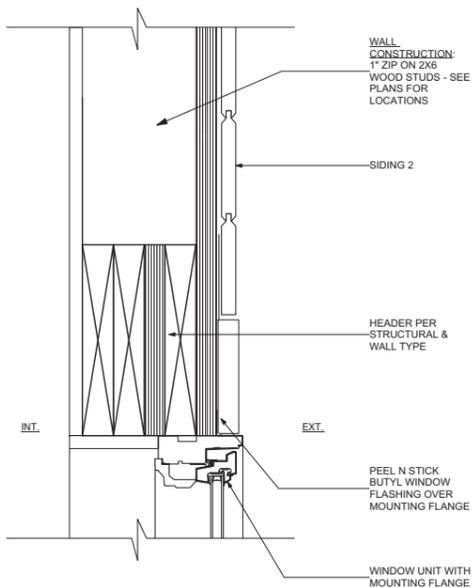


4B FINISHING HEAD WITH HOUSE WRAP NTS

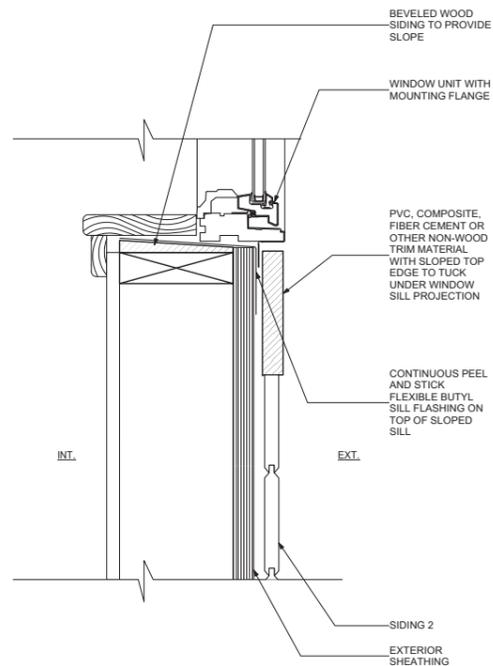
1 WINDOW FLASHING INSTALLATION SCALE: NOT TO SCALE

DETAILS NOTES:

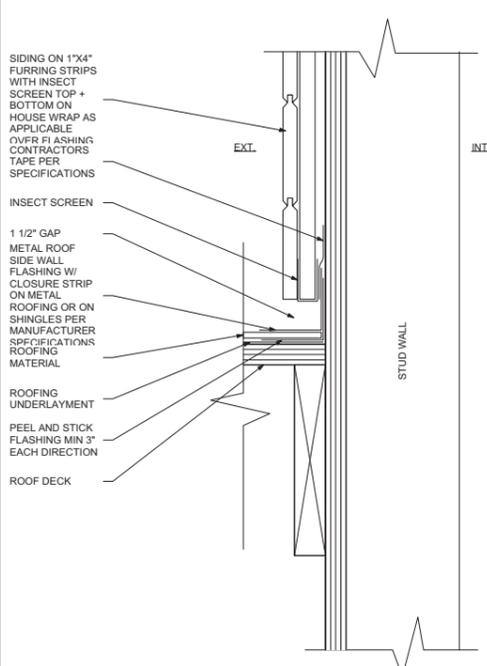
- 1) DETAILS SHOWN FOR FLASHING CLARITY. EXTERIOR MATERIALS MAY DIFFER PER PROJECT. CONFIRM FLASHING AND ASSURE INSTALLATION TO PROPERLY DEFLECT MOISTURE.
- 2) SPACING BETWEEN MATERIALS IN DETAILS IS FOR CLARITY ONLY. MATERIALS TO BE INSTALLED TIGHT TO ONE ANOTHER.



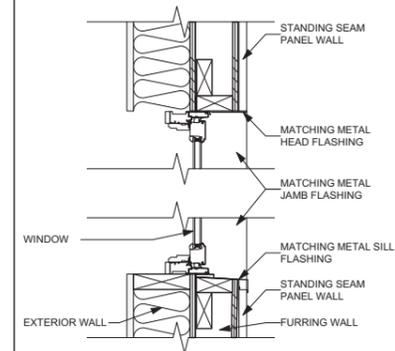
2 WINDOW HEAD FLASHING DETAIL Scale: 3" = 1'-0"



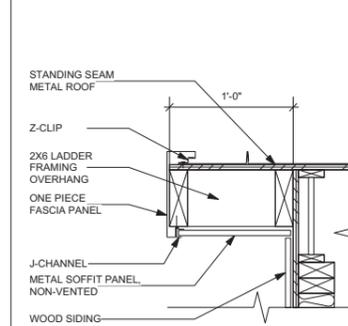
3 WINDOW SILL FLASHING DETAIL Scale: 3" = 1'-0"



4 SIDE WALL TO ROOF FLASHING DETAIL Scale: 3" = 1'-0"



5 METAL WINDOW SURROUND SECTION Scale: 1 1/2" = 1'-0"



6 STANDING SEAM ROOF RAKE OVERHANG DETAIL Scale: 1 1/2" = 1'-0"

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project **THOMAS RESIDENCE**
103 WEST CARR STREET
CARRBORO, NC 27510
project address
owner's address
owner's name
BRUCE + CATHY THOMAS
105 CHESLEY CT
CARRBORO, NC 27514
owner's address

ID: THOMAS15A

drawn MP
other
reviewed EM

date 08.16.2016
revised
revised

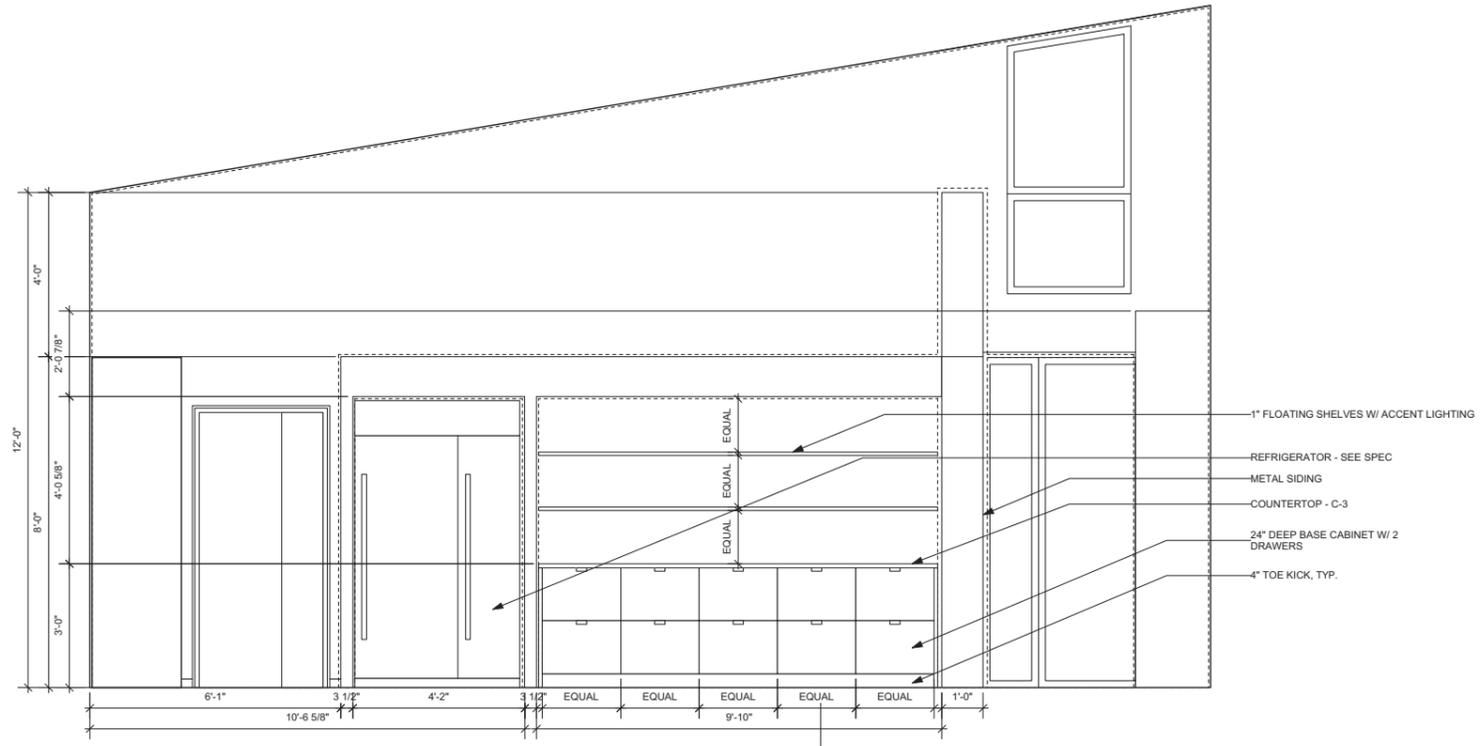
CONSTRUCTION DOCUMENTS

FLASHING
DETAILS

A6.3

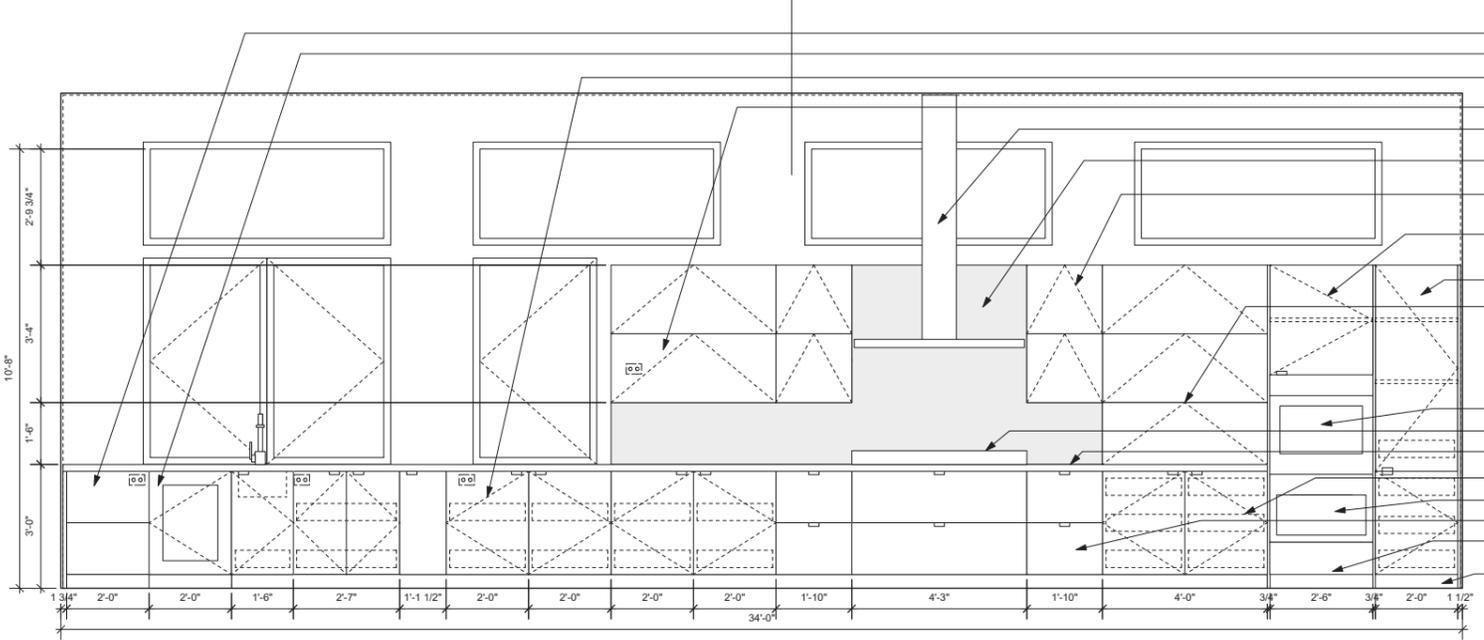
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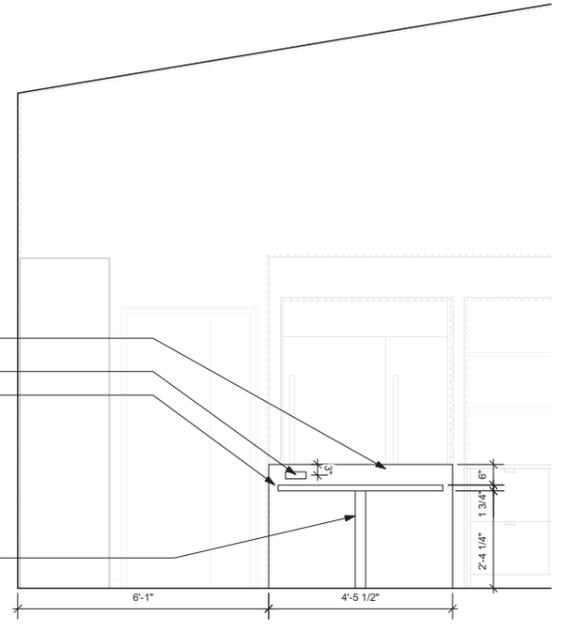
- 1' FLOATING SHELVES W/ ACCENT LIGHTING
- REFRIGERATOR - SEE SPEC
- METAL SIDING
- COUNTERTOP - C-3
- 24" DEEP BASE CABINET W/ 2 DRAWERS
- 4" TOE KICK, TYP.

1
A7.1
INTERIOR ELEVATION - KITCHEN
Scale: 1/2" = 1'-0"



- (2) REFRIGERATOR DRAWER
- WINE REFRIGERATOR
- 24" DEEP CABINET W/ 2 PULL OUT DRAWERS, TYP.
- SMALL TELEVISION - IN CABINET
- RANGE HOOD
- BACK PAINTED GLASS BACKSPLASH
- 12" DEEP AWNING WALL CABINET, TYP.
- 24" DEEP WALL CABINET W/ 1 ADJUSTABLE SHELF. COORDINATE HEIGHT W/ APPLIANCE
- 24" DEEP TALL CABINET W/ 2 ADJUSTABLE SHELF & 4 SLIDE OUT DRAWERS
- APPLIANCE GARAGE
- COUNTERTOP WATERFALL EDGE
- LIGHT SWITCH
- COUNTERTOP: C-2
- BUILT-IN OVEN - SEE SPEC.
- COOK TOP - SEE SPEC.
- COUNTERTOP: C-3
- 24" DEEP CABINET W/ 3 PULL OUT DRAWERS
- MICROWAVE - SEE SPEC.
- 24" DEEP BASE CABINET W/ 2 DRAWERS
- WARMING DRAWER - SEE SPEC.
- SLAB SUPPORT POST
- 4" TOE KICK, TYP.

2
A7.1
INTERIOR ELEVATION - KITCHEN
Scale: 1/2" = 1'-0"



3
A7.1
INTERIOR ELEVATION - KITCHEN
Scale: 1/2" = 1'-0"

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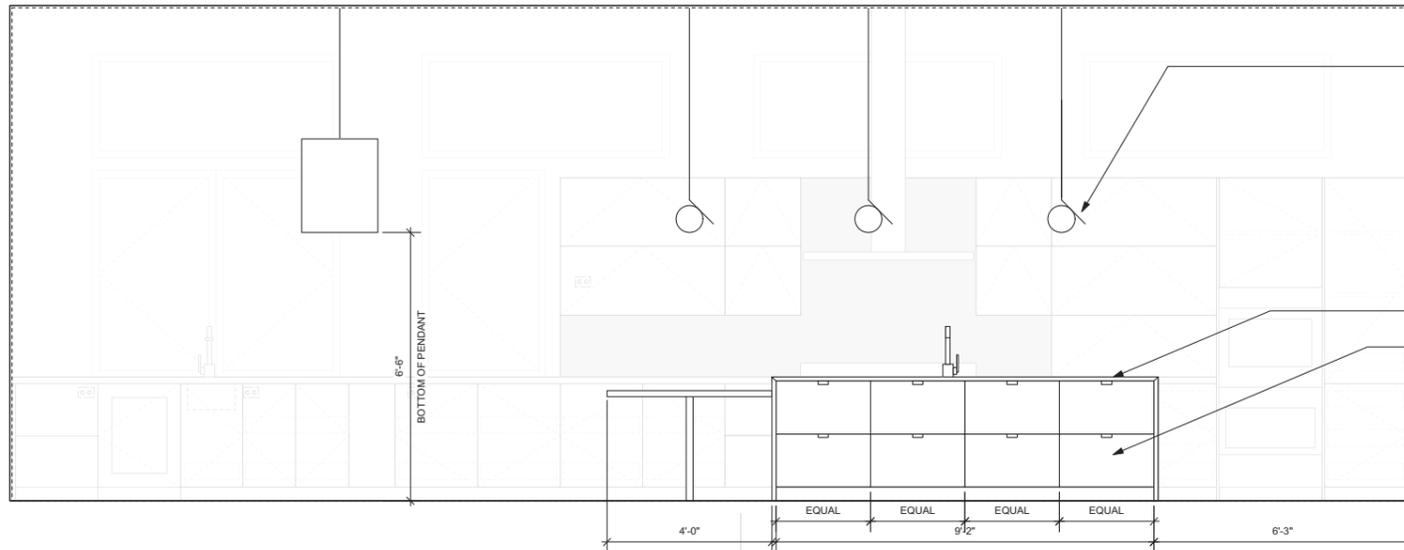
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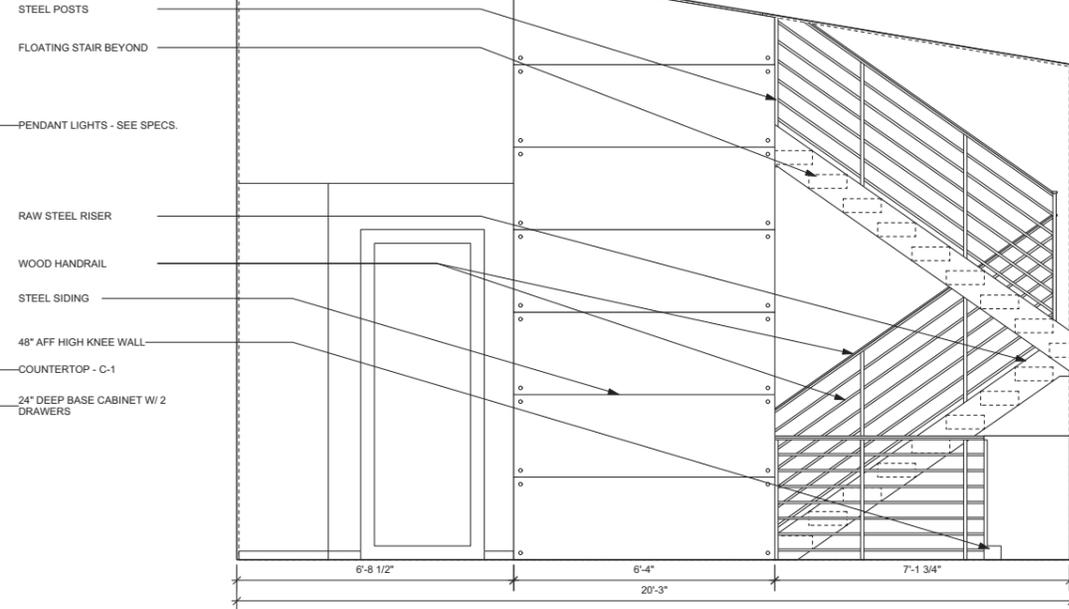
CONSTRUCTION DOCUMENTS

INTERIOR ELEVATIONS 1

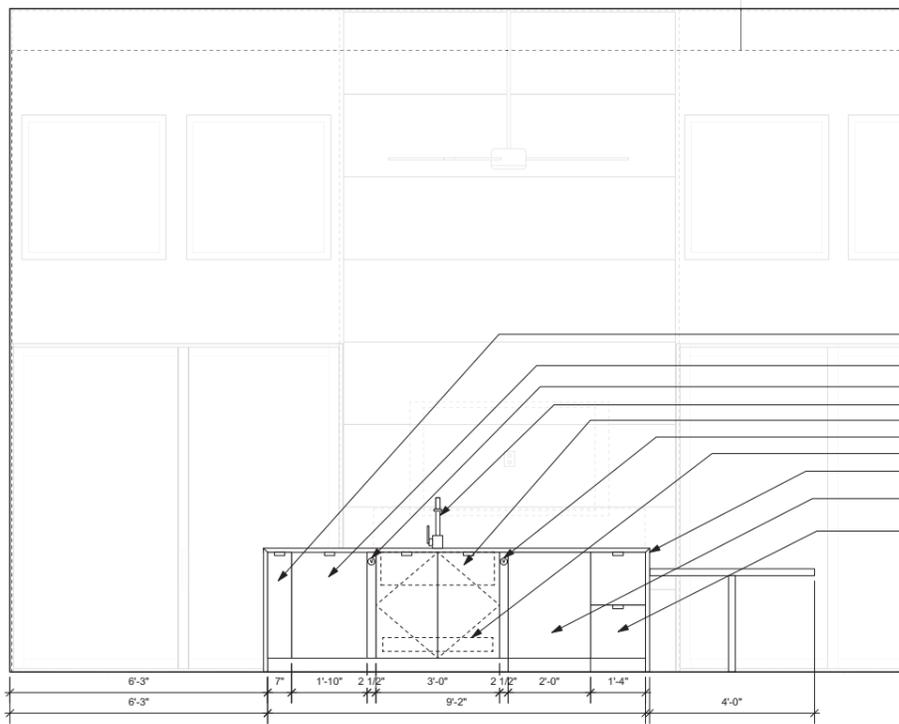
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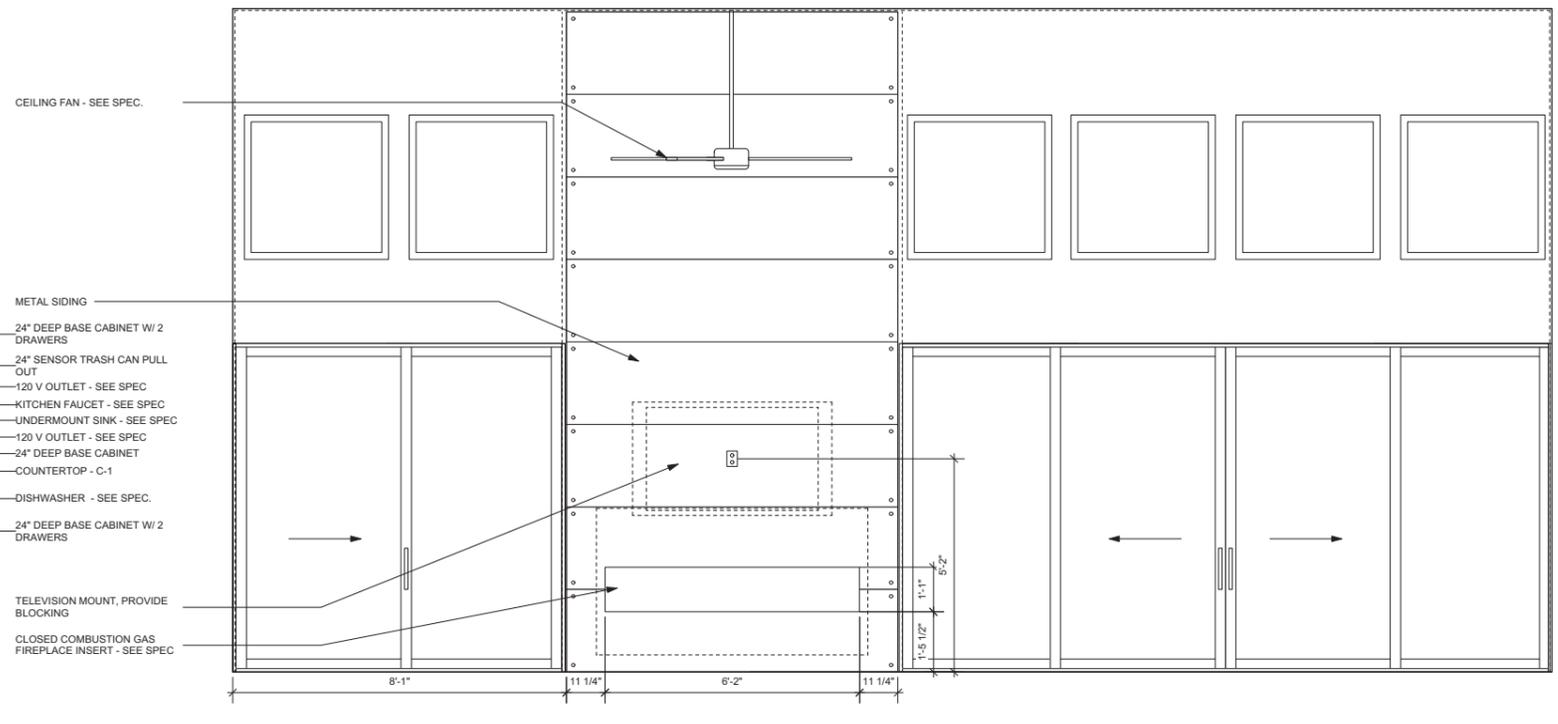
1 INTERIOR ELEVATION - KITCHEN
Scale: 1/2" = 1'-0"



2 INTERIOR ELEVATION - DINING
Scale: 1/2" = 1'-0"



3 INTERIOR ELEVATION - KITCHEN
Scale: 1/2" = 1'-0"



4 INTERIOR ELEVATION - LIVING
Scale: 1/2" = 1'-0"

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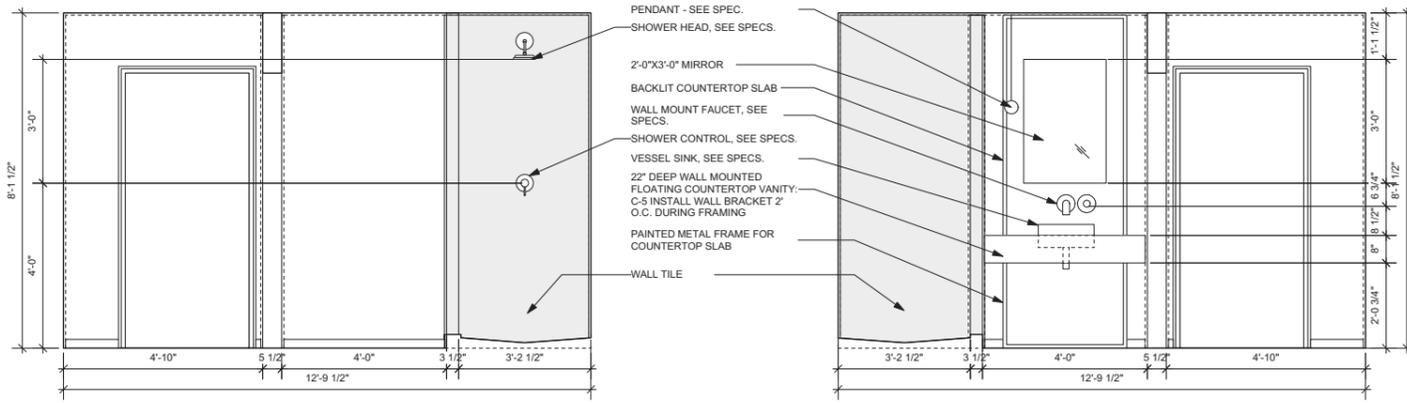
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other
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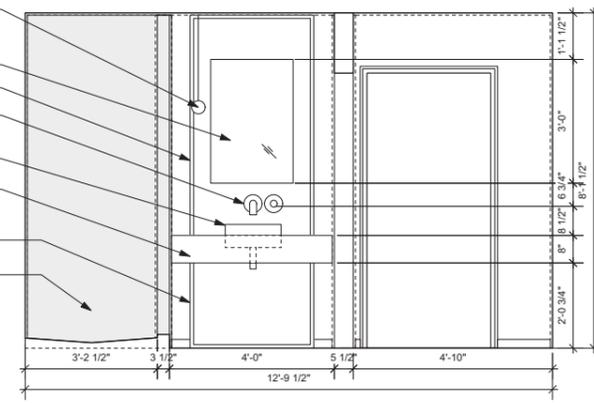
CONSTRUCTION DOCUMENTS

INTERIOR ELEVATIONS 2

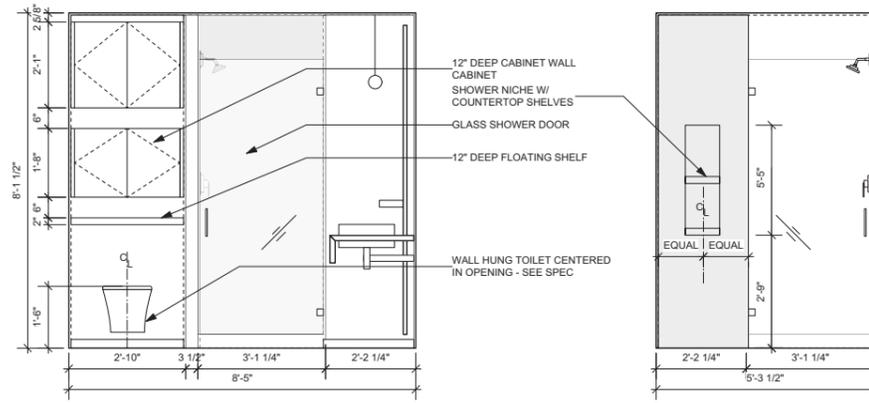
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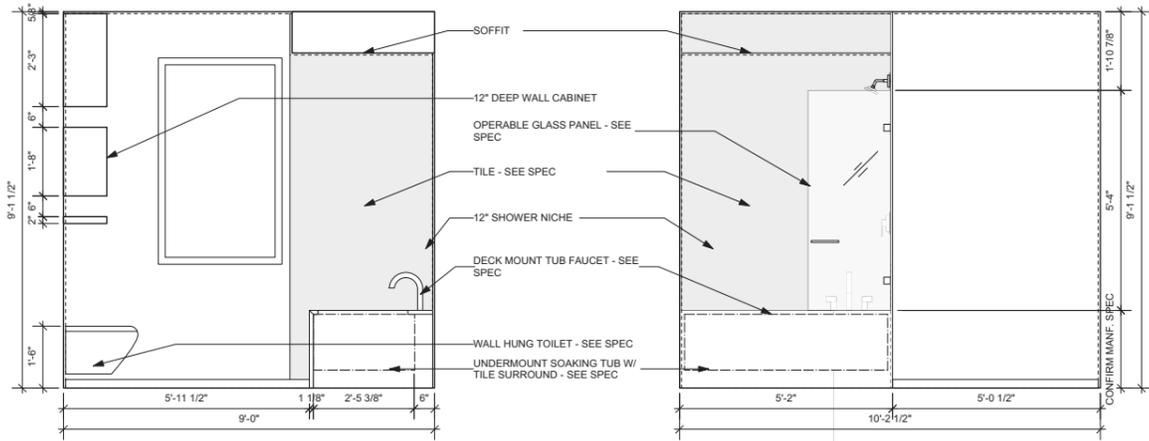
1 INTERIOR ELEVATION - GUEST BATHROOM
Scale: 1/2" = 1'-0"



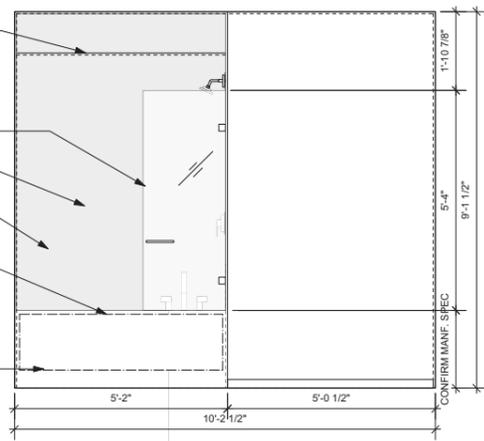
2 INTERIOR ELEVATION - GUEST BATHROOM
Scale: 1/2" = 1'-0"



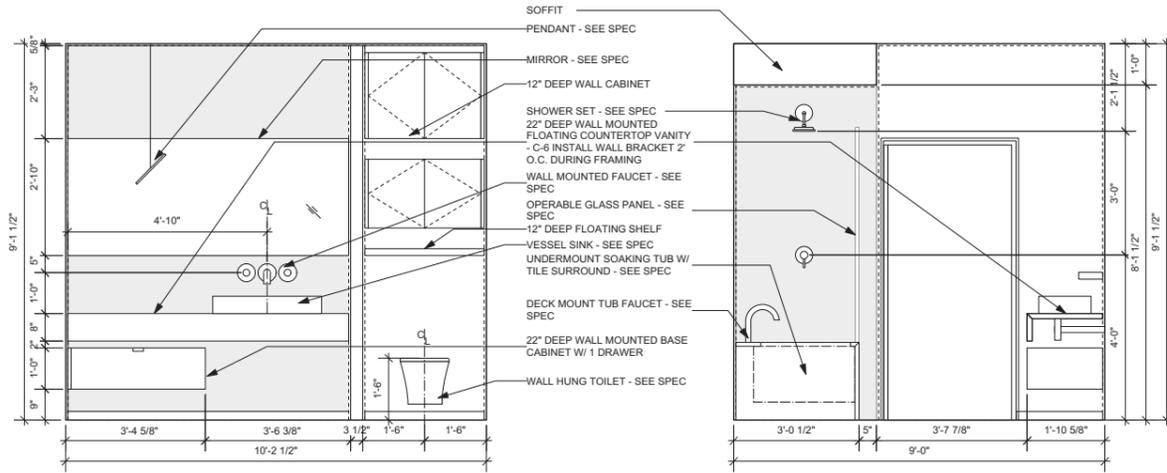
4 INTERIOR ELEVATION - GUEST BATHROOM
Scale: 1/2" = 1'-0"



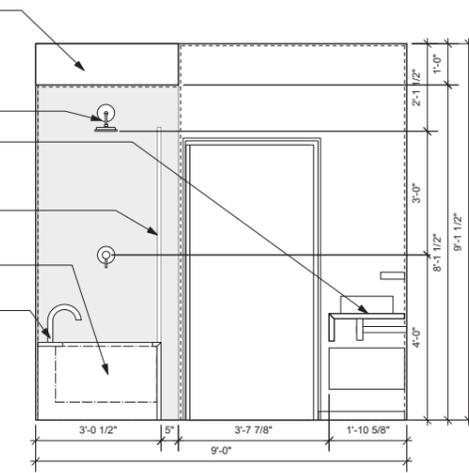
5 INTERIOR ELEVATION - STUDY BATHROOM
Scale: 1/2" = 1'-0"



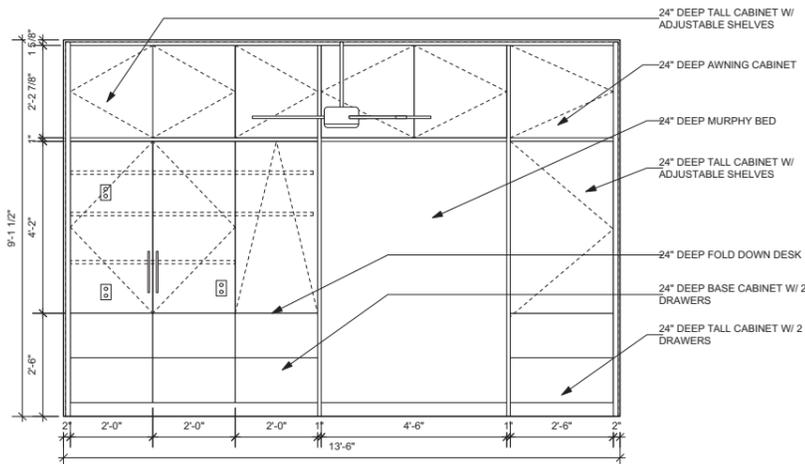
6 INTERIOR ELEVATION - STUDY BATHROOM
Scale: 1/2" = 1'-0"



7 INTERIOR ELEVATION - STUDY BATHROOM
Scale: 1/2" = 1'-0"



8 INTERIOR ELEVATION - STUDY BATHROOM
Scale: 1/2" = 1'-0"



9 INTERIOR ELEVATION - STUDY
Scale: 1/2" = 1'-0"

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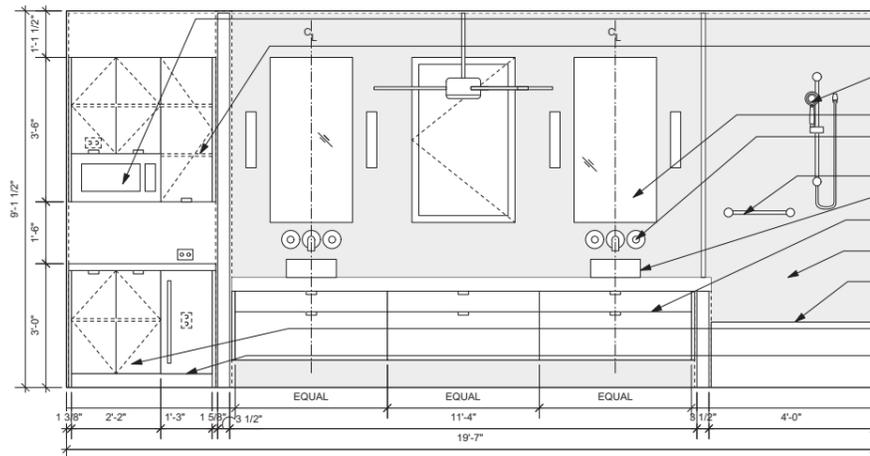
drawn	MP	other	other	EM

date	08.16.2016	revised	revised	revised

CONSTRUCTION DOCUMENTS

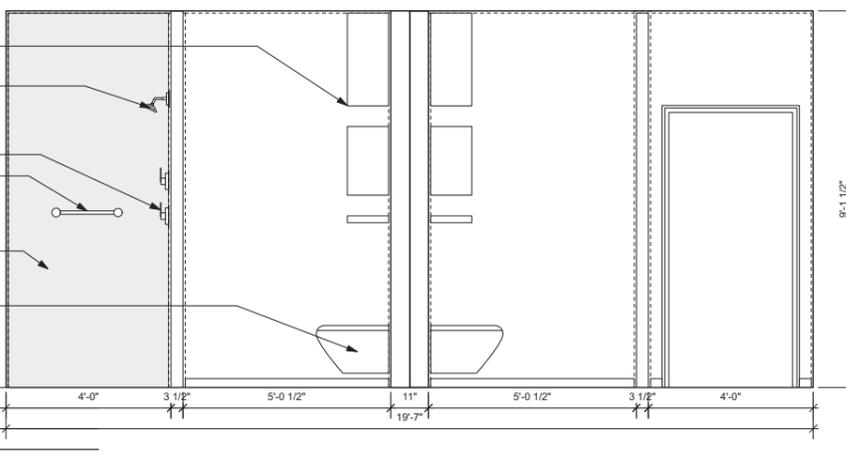
INTERIOR ELEVATIONS 3

A7.3

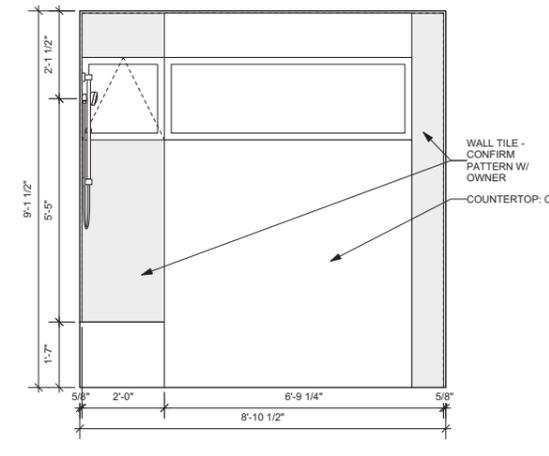


- MICROWAVE - PROVIDED BY OWNER
- 12" DEEP WALL CABINET W/ ADJUSTABLE SHELF
- HANDSHOWER, SEE SPECS.
- SHOWER HEAD, SEE SPECS.
- 2'-0"X 4'-0" MIRROR
- WALL MOUNT FAUCET, SEE SPECS.
- SHOWER CONTROL, SEE SPECS.
- GRAB BAR - SEE SPECS.
- VESSEL SINK, SEE SPECS.
- 22" DEEP WALL MOUNTED FLOATING VANITY W/ 2 DRAWERS INSTALL WALL BRACKET 2" O.C. DURING FRAMING
- WALL TILE - CONFIRM WALL PATTERN W/ OWNER
- 22" DEEP BENCH W/ WATERFALL EDGE COUNTERTOP
- WALL HUNG TOILET - SEE SPEC
- 24" DEEP BASE CABINET W/ 1 ADJUSTABLE SHELF
- UNDER COUNTER REFRIGERATOR, SEE SPECS.

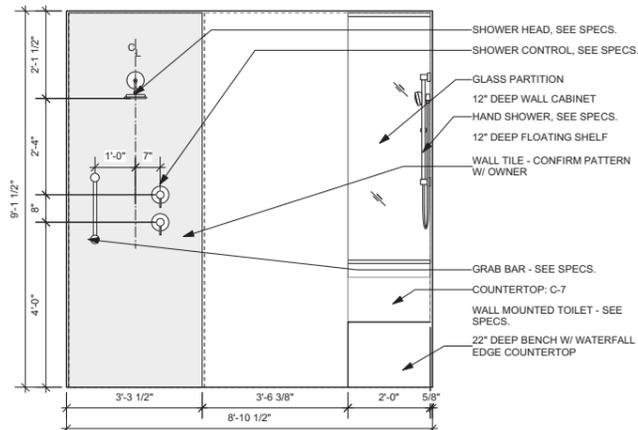
1 INTERIOR ELEVATION - MASTER BATHROOM
Scale: 1/2" = 1'-0"



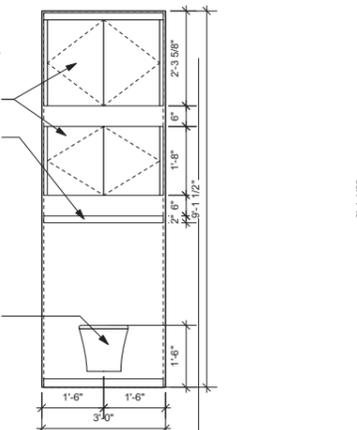
2 INTERIOR ELEVATION - MASTER BATHROOM
Scale: 1/2" = 1'-0"



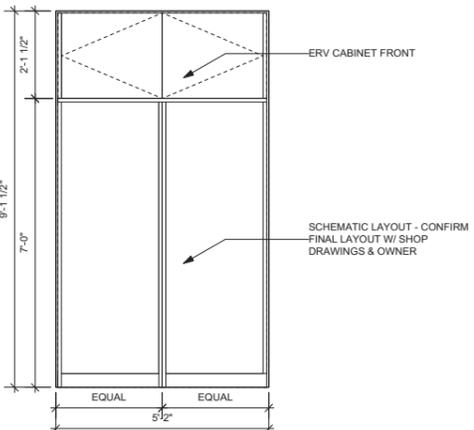
3 INTERIOR ELEVATION - MASTER BATHROOM
Scale: 1/2" = 1'-0"



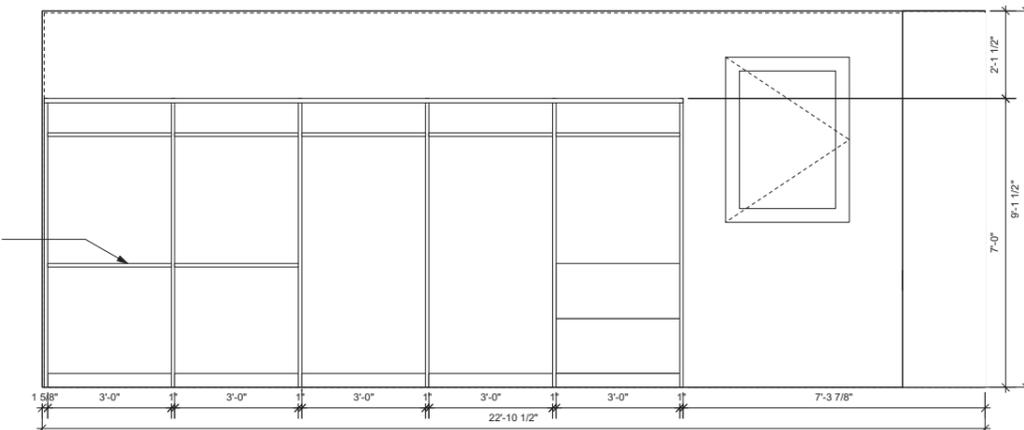
4 INTERIOR ELEVATION - MASTER BATHROOM
Scale: 1/2" = 1'-0"



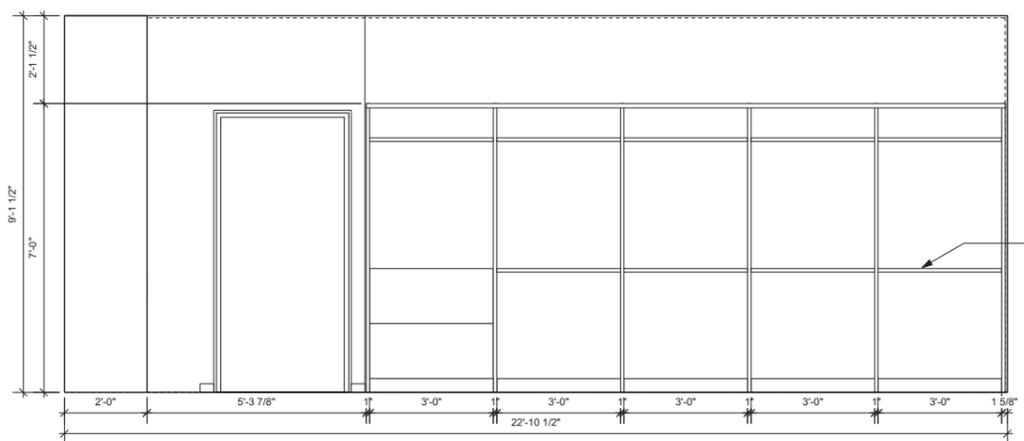
5 INTERIOR ELEVATION - MASTER BATHROOM
Scale: 1/2" = 1'-0"



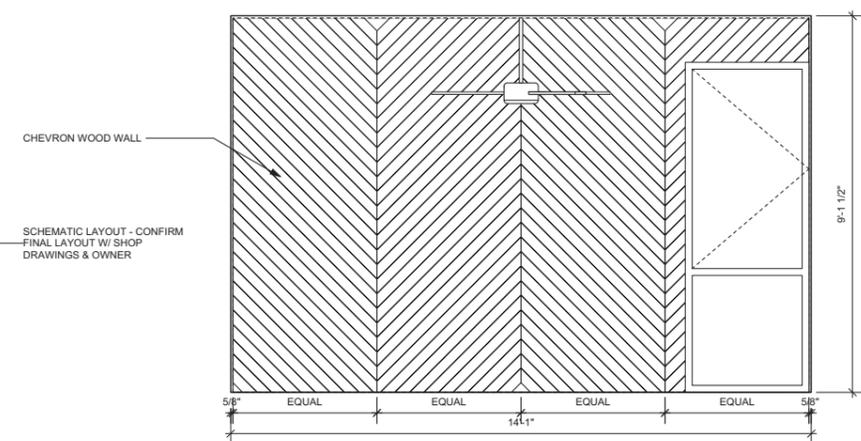
6 INTERIOR ELEVATION - MASTER CLOSET
Scale: 1/2" = 1'-0"



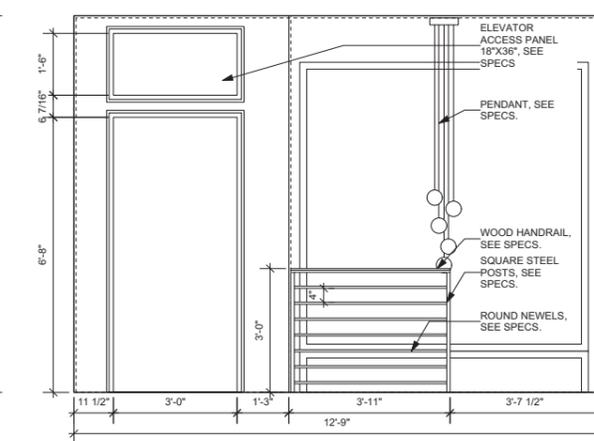
7 INTERIOR ELEVATION - MASTER CLOSET
Scale: 1/2" = 1'-0"



8 INTERIOR ELEVATION - MASTER CLOSET
Scale: 1/2" = 1'-0"



9 INTERIOR ELEVATION - MASTER BEDROOM
Scale: 1/2" = 1'-0"



10 INTERIOR ELEVATION - UPSTAIRS HALL
Scale: 1/2" = 1'-0"

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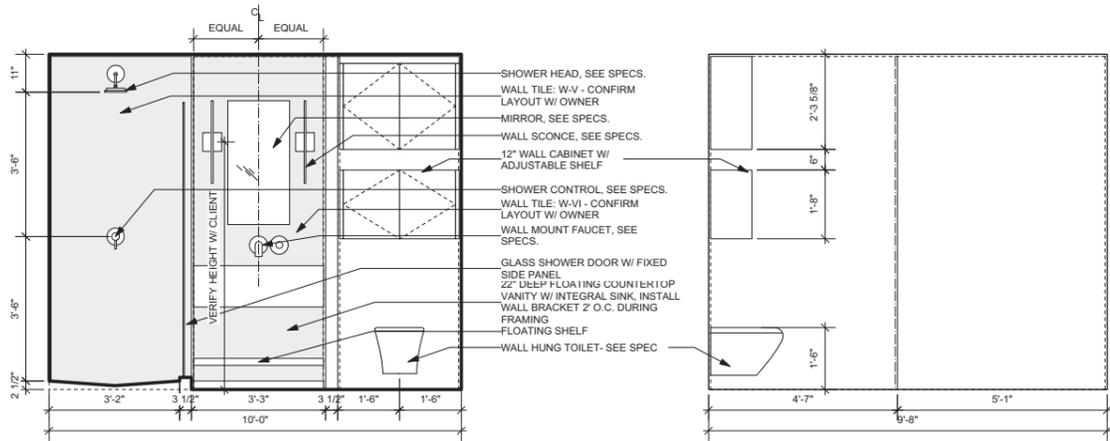
THOMAS RESIDENCE
103 WEST CARR STREET
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owner's name BRUCE + CATHY THOMAS
owner's address 103 CHESLEY CT
CARRBORO, NC 27514

ID:	THOMAS15A
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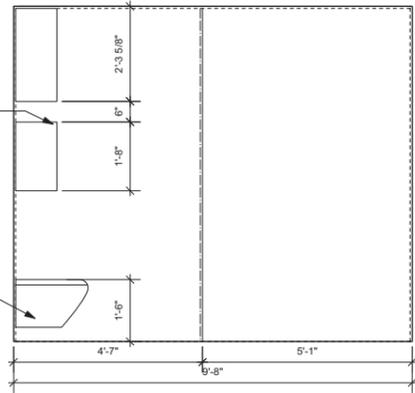
CONSTRUCTION DOCUMENTS

INTERIOR ELEVATIONS 4

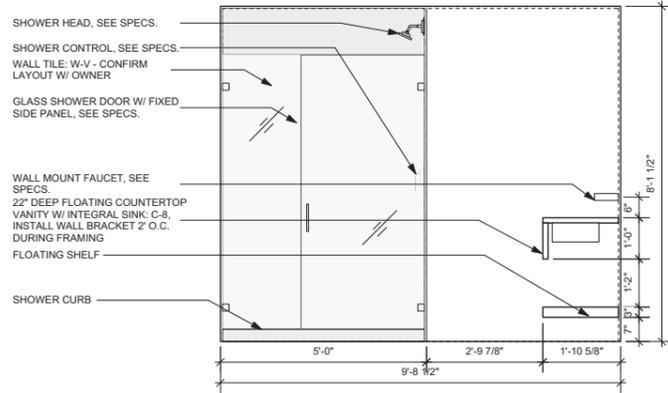
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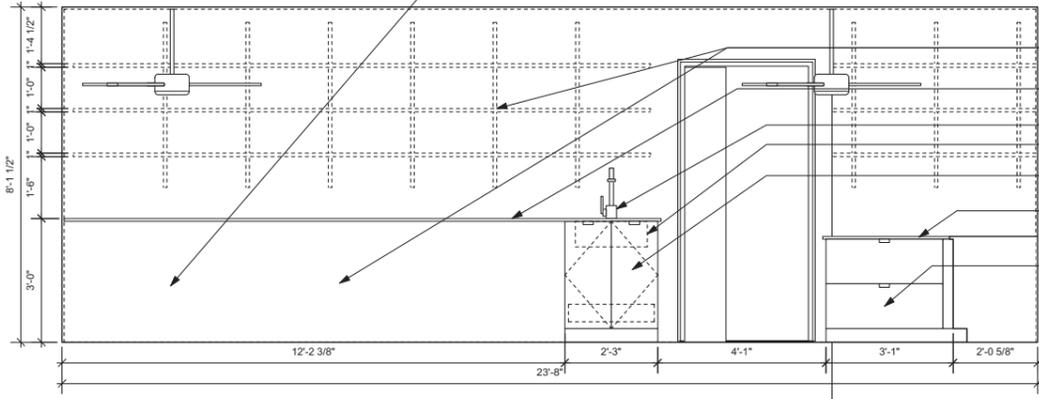
1 INTERIOR ELEVATION - SPA BATHROOM
Scale: 1/2" = 1'-0"



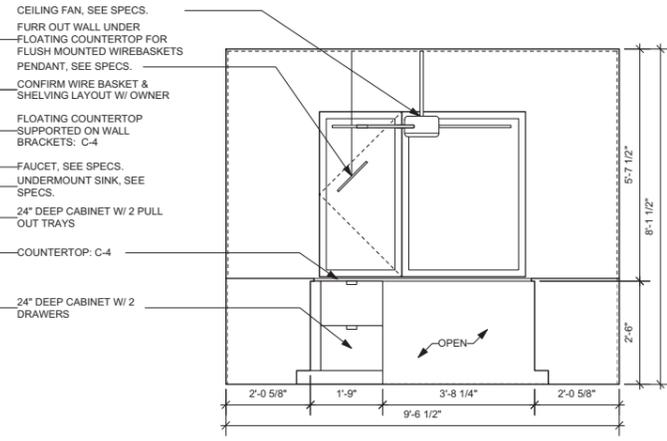
2 INTERIOR ELEVATION - SPA BATHROOM
Scale: 1/2" = 1'-0"



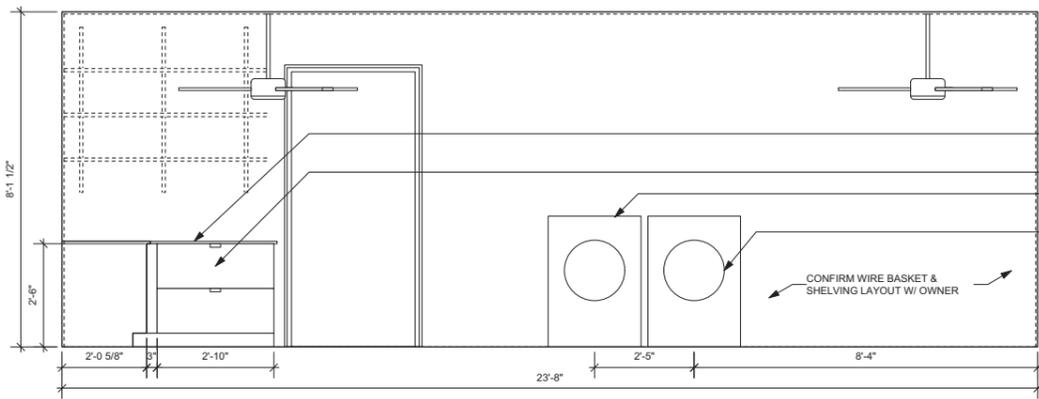
3 INTERIOR ELEVATION - SPA BATHROOM
Scale: 1/2" = 1'-0"



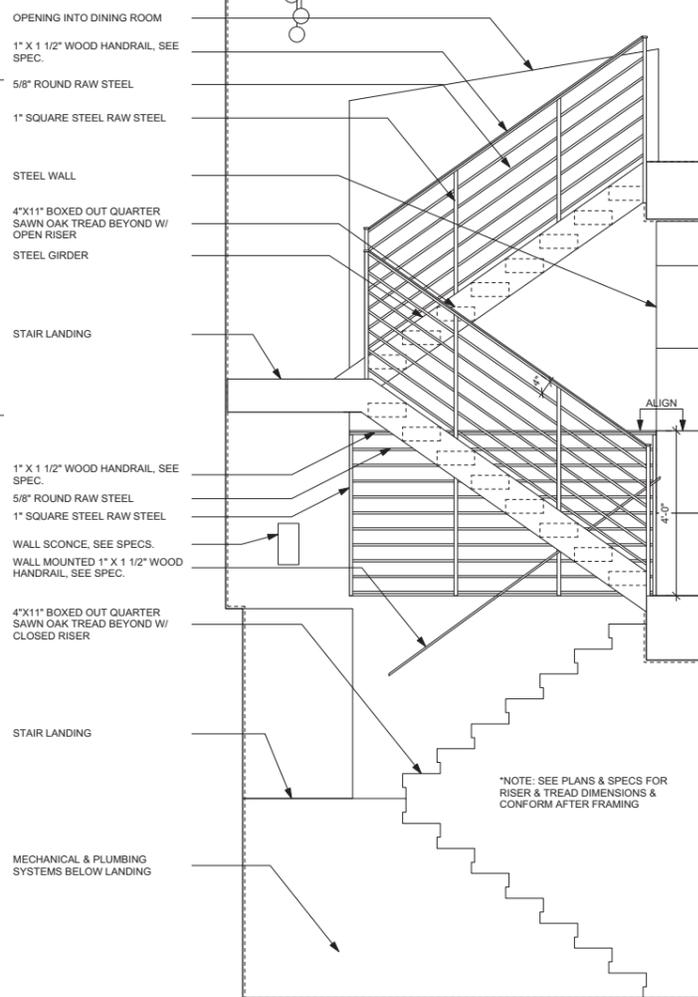
4 INTERIOR ELEVATION - MULTI-PURPOSE
Scale: 1/2" = 1'-0"



5 INTERIOR ELEVATION - MULTI-PURPOSE
Scale: 1/2" = 1'-0"



6 INTERIOR ELEVATION - MULTI-PURPOSE
Scale: 1/2" = 1'-0"



7 INTERIOR ELEVATION - STAIR
Scale: 1/2" = 1'-0"

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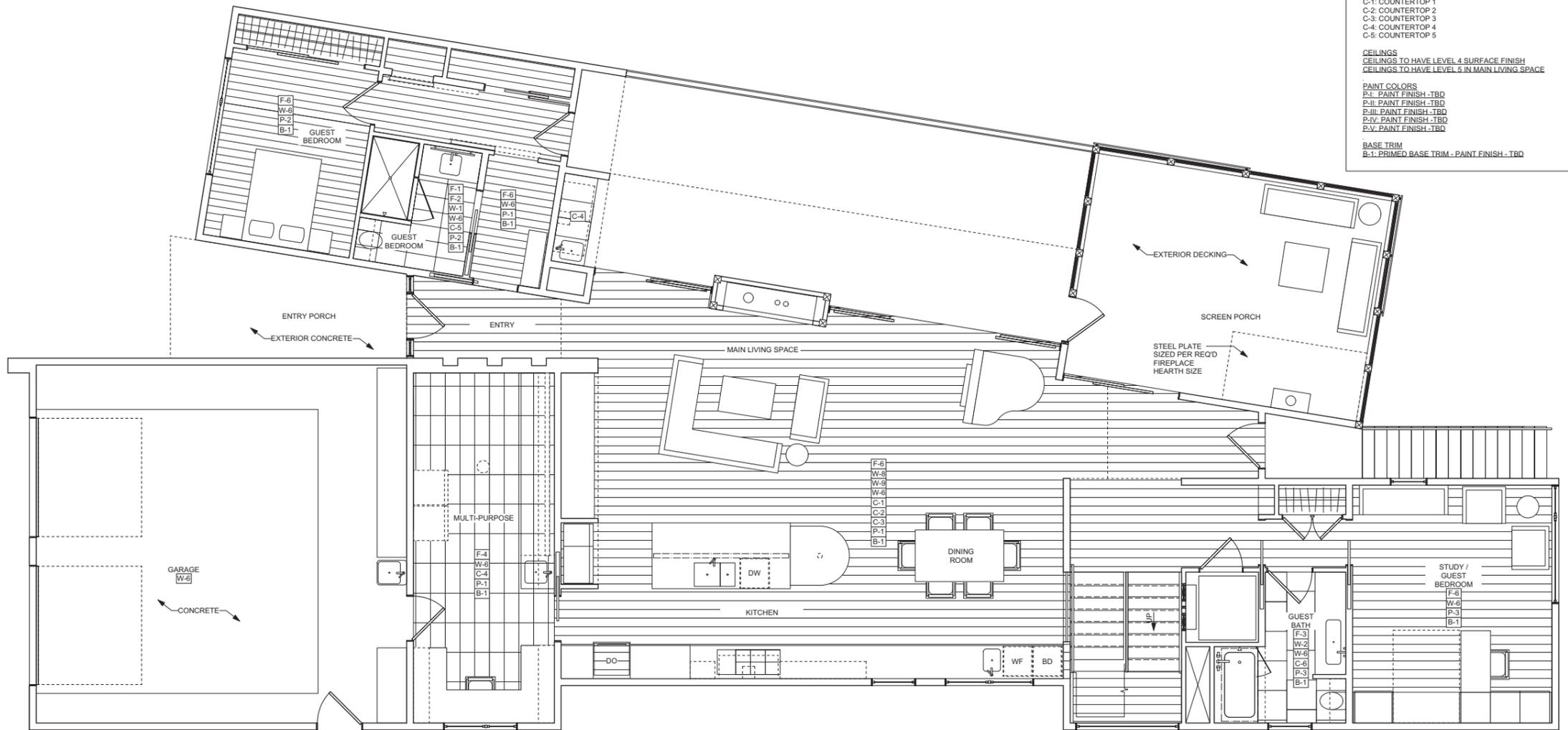
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drawn MP	other	other	EM
date 08.16.2016	revised	revised	revised

CONSTRUCTION DOCUMENTS

INTERIOR
ELEVATIONS 5

A7.5



FINISHED FLOOR PLAN LEGEND + NOTES:

1) SEE WRITTEN SPECIFICATIONS FOR MATERIAL DETAILS

FLOORS
 F-1: FLOOR TILE 1
 F-2: FLOOR TILE 2
 F-3: FLOOR TILE 3
 F-4: FLOOR TILE 4
 F-5: FLOOR TILE 5
 F-6: HARDWOOD
 F-7: CONCRETE - STAINED

WALLS
 W-1: WALL TILE 1
 W-2: WALL TILE 2
 W-3: WALL TILE 3
 W-4: WALL TILE 4
 W-5: WALL TILE 5
 W-6: GWB W/LEVEL 4 SURFACE FINISH
 W-7: WOOD WALL
 W-8: METAL WALL
 W-9: BACK PAINTED GLASS

COUNTERTOPS
 C-1: COUNTERTOP 1
 C-2: COUNTERTOP 2
 C-3: COUNTERTOP 3
 C-4: COUNTERTOP 4
 C-5: COUNTERTOP 5

CEILING
 CEILING TO HAVE LEVEL 4 SURFACE FINISH
 CEILING TO HAVE LEVEL 5 IN MAIN LIVING SPACE

PAINT COLORS
 P-I: PAINT FINISH - TBD
 P-II: PAINT FINISH - TBD
 P-III: PAINT FINISH - TBD
 P-IV: PAINT FINISH - TBD
 P-V: PAINT FINISH - TBD

BASE TRIM
 B-1: PRIMED BASE TRIM - PAINT FINISH - TBD

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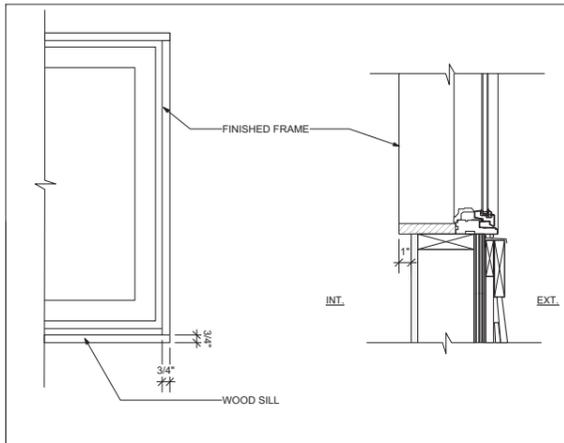
CONSTRUCTION DOCUMENTS

1
A8.1 FINISH PLAN - FIRST
Scale: 1/4" = 1'-0"

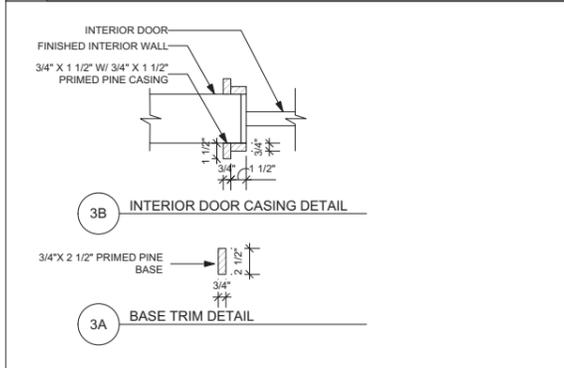


FINISH PLAN 1

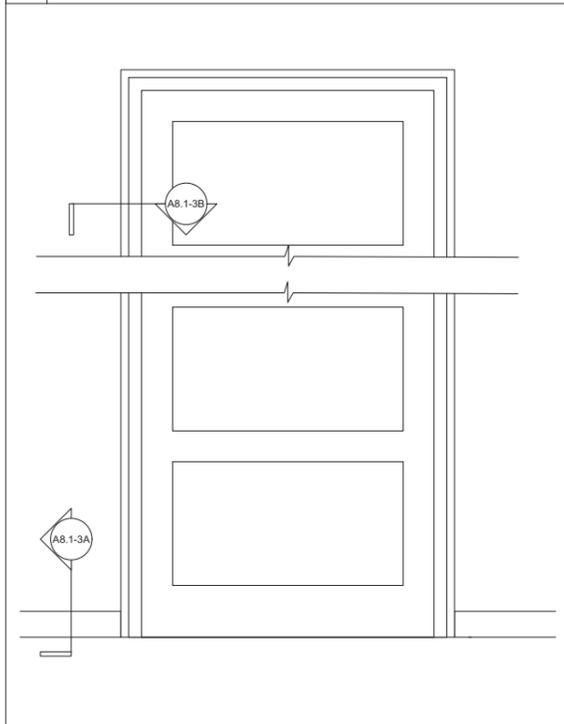
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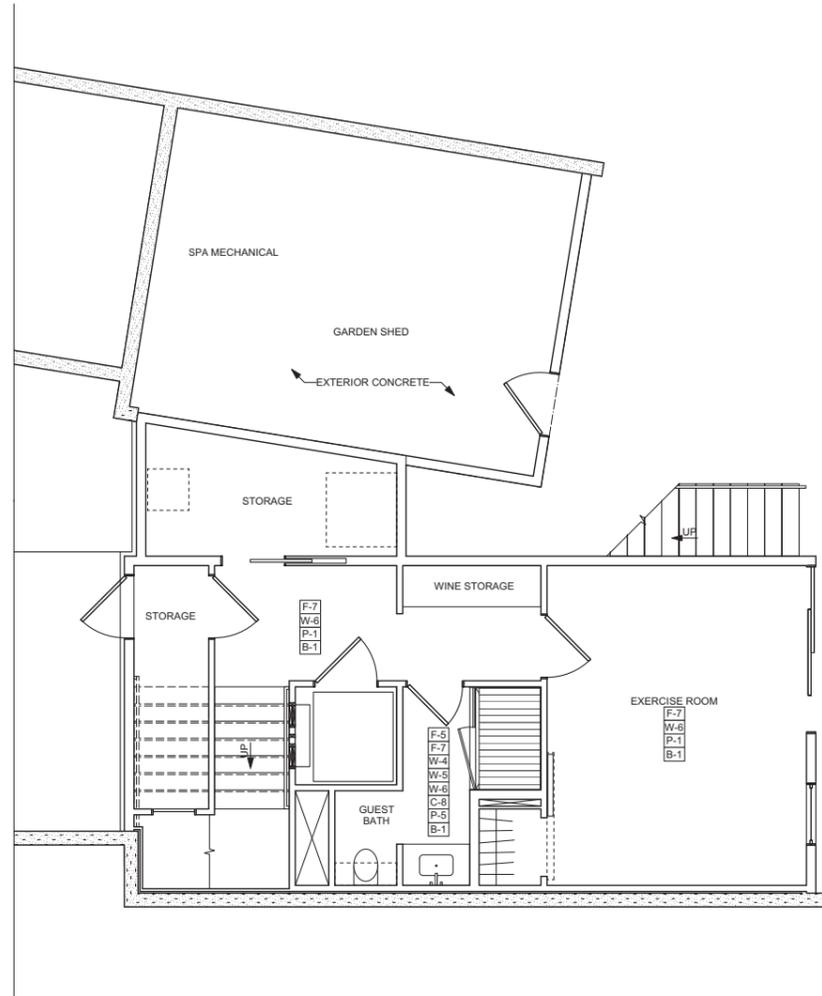
2 BOXED OUT WOOD SURROUND - WINDOW
A8.2 Scale: 1 1/2" = 1'-0"



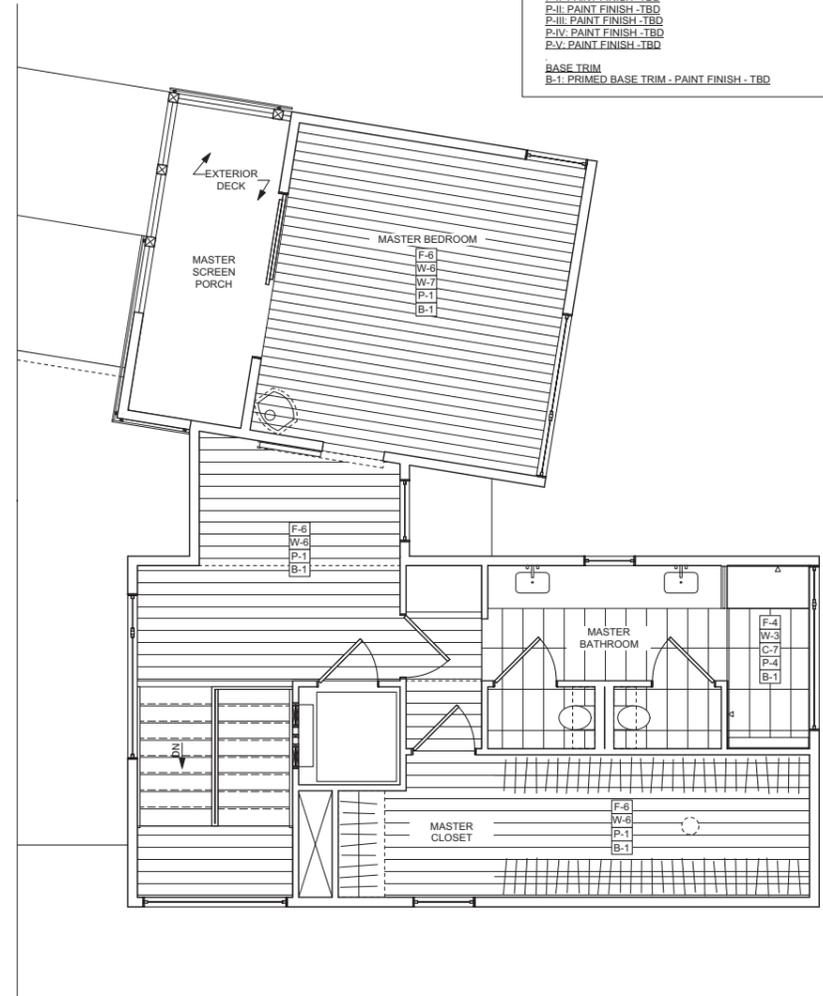
3 CASING DETAILS
A8.2 Scale: 1 1/2" = 1'-0"



4 INTERIOR DOOR CASING ELEVATION
A8.2 Scale: 1 1/2" = 1'-0"



1 FINISH PLAN - BASEMENT
A8.2 Scale: 1/4" = 1'-0"



2 FINISH PLAN - SECOND
A8.2 Scale: 1/4" = 1'-0"

FINISHED FLOOR PLAN LEGEND + NOTES:

1) SEE WRITTEN SPECIFICATIONS FOR MATERIAL DETAILS

FLOORS
 F-1: FLOOR TILE 1
 F-2: FLOOR TILE 2
 F-3: FLOOR TILE 3
 F-4: FLOOR TILE 4
 F-5: FLOOR TILE 5
 F-6: HARDWOOD
 F-7: CONCRETE - STAINED

WALLS
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 W-2: WALL TILE 2
 W-3: WALL TILE 3
 W-4: WALL TILE 4
 W-5: WALL TILE 5
 W-6: GWB W/LEVEL 4 SURFACE FINISH
 W-7: WOOD WALL

COUNTERTOPS
 C-1: COUNTERTOP 1
 C-2: COUNTERTOP 2
 C-3: COUNTERTOP 3
 C-4: COUNTERTOP 4
 C-5: COUNTERTOP 5

CEILING
 CEILING: TO HAVE LEVEL 4 SURFACE FINISH
 CEILING: TO HAVE LEVEL 5 IN MAIN LIVING SPACE

PAINT COLORS
 P-I: PAINT FINISH - TBD
 P-II: PAINT FINISH - TBD
 P-III: PAINT FINISH - TBD
 P-IV: PAINT FINISH - TBD
 P-V: PAINT FINISH - TBD

BASE TRIM
 B-1: PRIMED BASE TRIM - PAINT FINISH - TBD

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CONSTRUCTION DOCUMENTS

FINISH PLAN
BASEMENT + 2
INTERIOR DOOR
CASING
A8.2

GENERAL STRUCTURAL NOTES

GENERAL

THESE DRAWINGS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF LYSAGHT & ASSOCIATES, P.A. FOR USE SOLELY WITH THIS PROJECT AND SHALL NOT BE REPRODUCED FOR OTHER PURPOSES.

THE PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE PROJECT STRUCTURAL ENGINEER-OF-RECORD (SER) WHO BEARS LEGAL RESPONSIBILITY FOR THE PERFORMANCE OF THE STRUCTURAL FRAMING RELATING TO PUBLIC HEALTH, SAFETY AND WELFARE. NO OTHER PARTY, WHETHER OR NOT A PROFESSIONAL ENGINEER, MAY COMPLETE, CORRECT, REVISION, DELETE OR ADD TO THESE CONSTRUCTION DOCUMENTS OR PERFORM INSPECTIONS OF THE WORK WITHOUT THE WRITTEN PERMISSION OF THE SER.

IN GENERAL, THE FOUNDATION AND FRAMING DETAILS FOR THIS PROJECT CAN BE CATEGORIZED AS "STANDARD RESIDENTIAL CONSTRUCTION" AND ARE TO BE WORKED OUT BY THE CONTRACTOR, IN THE FIELD. SPECIAL DETAILS ARE SHOWN ON THE DRAWINGS. IF ANY SPECIAL CONDITIONS ARISE THAT ARE NOT DETAILED ON THE DRAWINGS, CONTACT THE STRUCTURAL ENGINEER.

CONSTRUCTION MUST BE IN ACCORDANCE WITH THE "NORTH CAROLINA RESIDENTIAL CODE", 2012 EDITION.

ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.

THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN ITS COMPLETED FORM. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BRACING TO STABILIZE THE BUILDING DURING CONSTRUCTION.

SCOPE OF STRUCTURAL ENGINEERING SERVICES

THE STRUCTURAL ENGINEER HAS PERFORMED THE STRUCTURAL DESIGN AND REVIEWED THE ARCHITECTURAL PLANS FOR THIS PROJECT. IF THE CONTRACTOR (OR OWNER) WOULD LIKE FOR CONSTRUCTION REVIEW SERVICES TO BE INCLUDED IN THE SCOPE AS AN ADDITIONAL SERVICE, THEN THE CONTRACTOR (OR OWNER) SHALL CONTACT THE STRUCTURAL ENGINEER AT THE FOLLOWING STAGES OF CONSTRUCTION FOR A FIELD REVIEW OF THE WORK:

1. AFTER COMPLETION OF THE WOOD FRAMING SYSTEM, BEFORE INTERIOR FINISHES ARE INSTALLED.
2. AT ANY STAGE OF CONSTRUCTION WHEN DESIGN OR CONSTRUCTION PROBLEMS ARE ENCOUNTERED.

A "FIELD REPORT" WILL BE SENT TO THE OWNER, ARCHITECT AND CONTRACTOR FOLLOWING EACH FIELD TRIP. THE CONTRACTOR WILL BE INVOICED FOR EACH FIELD TRIP.

THE STRUCTURAL ENGINEER HAS NOT DONE A SUBSURFACE INVESTIGATION (HE IS NOT A SOILS SPECIALIST). THE FOUNDATION DESIGN IS BASED UPON AN ASSUMED ALLOWABLE BEARING PRESSURE AS SHOWN IN THE "FOUNDATION" STRUCTURAL NOTES. THIS ALLOWABLE BEARING PRESSURE MUST BE VERIFIED BY THE CONTRACTOR OR OWNER. IF PROBLEMS ARE ENCOUNTERED, A SOILS ENGINEER SHOULD BE RETAINED TO EVALUATE THE CONDITIONS AND RECOMMEND THE APPROPRIATE FOUNDATION SYSTEM.

THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL HE BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

FIELD MEASUREMENTS AND THE VERIFICATION OF DIMENSIONS SHOWN ON THE ARCHITECTURAL PLANS ARE NOT THE STRUCTURAL ENGINEER'S RESPONSIBILITY.

ABBREVIATIONS

●	AT
BAU	BUILT-UP
C.I.P.	CAST-IN-PLACE
CJ	CONTROL JOINT IN SLAB
CLNG	CEILING
COL	COLUMN
DJ	DOUBLE JOIST
DR	DOUBLE RAFTER
GLULAM	STRUCTURAL GLUED LAMINATED WOOD
KH	KNEEWALL
LBH	LOAD BEARING WALL
LLV	LONG LEG VERTICAL
LVL	LAMINATED VENEER LUMBER
OC	ON CENTER
PRJ	PERFORMANCE RATED I-JOIST
PT	PRESSURE TREATED
SER	STRUCTURAL ENGINEER-OF-RECORD
S-P-F	SPRUCE-PINE-FIR
STD	STANDARD
STL	STEEL
SYF	SOUTHERN YELLOW PINE
TJ	TRIPLE JOIST
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

DESIGN LOADS

ROOF DEAD LOAD	15	PSF
ROOF LIVE LOAD	20	PSF
FIRST FLOOR DEAD LOAD (WHERE TILE)	30	PSF
FIRST FLOOR DEAD LOAD (NO TILE)	20	PSF
SECOND FLOOR DEAD LOAD	20	PSF
FLOOR LIVE LOAD:		
EXTERIOR BALCONIES AND DECKS	50	PSF
GARAGES	50	PSF
TYPICAL EXCEPT AT SLEEPING ROOMS	40	PSF
SLEEPING ROOMS	30	PSF
STAIRS	40	PSF
WIND LOAD (3 SECOND GUST)	45	MPH

WALL DESIGN PRESSURES FOR COMPONENTS & CLADDING DESIGN				
Effective Wind Area (ft ²)	Zone 4 Positive Pressure (psf)	Zone 4 Negative Pressure (psf)	Zone 5 Positive Pressure (psf)	Zone 5 Negative Pressure (psf)
10	18.0	-19.5	18.0	-24.1
20	17.2	-18.7	17.2	-22.5
50	16.1	-17.6	16.1	-20.3
100	15.3	-16.8	15.3	-18.7
500	13.4	-14.9	13.4	-14.9

FOUNDATIONS

ALL FOOTINGS SHALL REST ON SOIL CAPABLE OF SAFELY SUPPORTING 2000 PSF. THE CONTRACTOR MUST CONTACT THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED.

FOUNDATIONS SHALL EXTEND NOT LESS THAN 12" BELOW THE FINISHED NATURAL GRADE OR ENGINEERED FILL. IN NO CASE LESS THAN THE FROST LINE DEPTH.

THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.

WHEN TOP OR SUBSOILS ARE EXPANSIVE, COMPRESSIBLE OR SHIFTING, SUCH SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSURE STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE AND SHALL NOT BE USED AS FILL.

USE A GRANULAR BACKFILL AGAINST BASEMENT WALLS TO MINIMIZE THE LATERAL EARTH PRESSURE. PROVIDE FRENCH DRAIN AT THE BOTTOM OF THE WALL TO ELIMINATE HYDROSTATIC PRESSURE.

ALL TIMBER IN CONTACT WITH MASONRY, CONCRETE, OR WITHIN 12" OF FINISHED GRADE SHALL BE PRESERVATIVE TREATED TO THE RETENTION'S SHOWN IN THE BUILDING CODE.

UNLESS HOLD-DOWN (H.D.) PRESENT, ATTACH TYPICAL SILL PLATE TO FOUNDATION WITH 1/2" DIA. X 12" LONG ANCHOR BOLT (WITH 2" WASHER ON PLATE) AT EACH CORNER OF BUILDING, AND INTERMEDIATE 48" O.C. SPACINGS. SOME WALLS THAT SUPPORT ROOF ONLY HAVE INCREASED ANCHOR BOLT REQUIREMENTS AT 24" O.C. AS NOTED IN FOUNDATION PLANS. INSTALL (2) ANCHOR BOLTS WITHIN 12" OF WALL CORNERS.

SEE ARCHITECTURAL DRAWINGS FOR STUD REQUIREMENTS AT CORNERS, TO ALLOW FOR INSULATION AND STRUCTURAL STUDS.

CONCRETE

MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE SHALL BE:

FOOTINGS	3000	PSI
SLABS ON GRADE	4000	PSI
FOUNDATION WALLS	4000	PSI

DO NOT CAST CONCRETE IN WATER OR ON FROZEN GROUND.

REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. CLEAR CONCRETE COVER OVER BARS SHALL BE 3" FOR FOOTINGS.

PROVIDE ISOLATION JOINTS IN SLABS AS FOLLOWS:

1. BETWEEN SLABS ON GRADE AND FOUNDATION WALLS,
2. BETWEEN SLABS AND INSERTS SUCH AS PIPES
3. AT JUNCTION OF GARAGE SLAB AND DRIVEWAY,
4. AROUND STEEL COLUMNS AT SPREAD FOOTINGS,

PROVIDE CONTRACTION JOINTS IN CONTINUOUS FLOOR SLABS ON GROUND IN A SQUARE PATTERN LOCATED AS NOTED BELOW IN SLAB ON GRADE NOTES.

THE MINIMUM CEMENT CONTENT OF CONCRETE MIXTURES FOR EXTERIOR PORCHES, GARPORT SLABS, AND STEPS THAT WILL BE EXPOSED TO FREEZING AND THAWING SHALL BE 520 LBS OF CEMENT MEETING ASTM C150 OR C595, PER CU YD OF CONCRETE.

BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL CONCRETE WORK EXPOSED TO THE WEATHER SHALL BE AIR ENTRAINED. TOTAL AIR CONTENT (PERCENT BY VOLUME OF CONCRETE) SHALL BE NOT LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT.

SLAB ON GRADE CONSTRUCTION

PLACE FLOOR SLAB ON A WELL COMPACTED BASE. THE SUBGRADE SHALL BE GRANULAR, NON-EXPANSIVE SOIL (THAT IS, WITHOUT CLAY), WHICH HAS BEEN COMPACTED TO AT LEAST 95% AND VERIFIED BY ON-SITE TESTING.

CONCRETE STRENGTH FOR SLAB ON GRADE SHALL BE 4000 PSI AT 28 DAYS. USE A WATER REDUCING ADMIXTURE TO REDUCE WATER, INCREASE WORKABILITY AND DECREASE SHRINKAGE CRACKS. SEE DETAIL 01/52 FOR W.W.F. REINFORCING. FIBERGLASS REINFORCING IS NOT PERMITTED.

THE CONTROL JOINT SPACINGS SHALL BE APPROXIMATELY 12'-0" O.C. FOR A 4" THICK SLAB. PLACE CONTROL JOINTS TO AVOID REENTRANT CORNERS, MAKE SANGUTS TO FORM WEAKEN PLANE CONTROL JOINTS AS SOON AS POSSIBLE, RECOMMENDED TO BE BETWEEN 4 - 8 HOURS AFTER CONCRETE POUR. CONCRETE SUBCONTRACTOR SHALL COORDINATE ALL FINAL CONTROL JOINT LOCATIONS WITH GENERAL CONTRACTOR BEFORE EXECUTING.

LIGHTLY DAMPEN THE SUBGRADE BEFORE PLACING CONCRETE TO PREVENT THE SUBGRADE FROM ABSORBING WATER FROM CONCRETE MIX. APPLY WATER AT NEARLY THE SAME RATE IT SOAKS INTO THE SUBGRADE SURFACE.

STEEL TROWEL THE CONCRETE TO A SHINY FINISH WHICH RESULTS IN A HARD, DENSE SURFACE. IN ACCORDANCE WITH ARCHITECTURAL SPECIFICATIONS WHERE FINISHED SLABS ARE EXPOSED, TYPICAL.

DURING HOT WEATHER, USE A FOG SPRAY TO KEEP THE SURFACE DAMP BEFORE CURING.

START CURING AS SOON AS THE FINISHERS ARE DONE.

REINFORCING STEEL

ALL DETAILING, FABRICATION AND PLACING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH THE LATEST "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES," ACI 315.

REINFORCING BARS SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. CLEAR CONCRETE COVER OVER BARS SHALL BE 3" FOR FOOTINGS.

PROVIDE CORNER BARS AT ALL FOOTING STEPS AND CORNERS. BARS SHALL BE A MINIMUM OF 2'-6" LONG AND SHALL HAVE THE SAME SIZE AND SPACING AS HORIZONTAL REINFORCING.

LAP ALL SPLICES AS SPECIFICALLY CALLED FOR, BUT AT LEAST 12 BAR DIAMETERS IN MASONRY AND 48 BAR DIAMETERS IN CONCRETE, UNLESS NOTED OTHERWISE.

PROVIDE DOUELS IN WALL FOOTINGS EQUIVALENT IN SIZE AND NUMBER TO VERTICAL STEEL EXTENDING 24 BAR DIAMETERS INTO FOOTING AND 36 BAR DIAMETERS INTO WALL, UNLESS NOTED OTHERWISE.

WOOD TRUSSES

THE WOOD TRUSS FABRICATOR IS RESPONSIBLE FOR THE DESIGN OF THE WOOD TRUSSES. THE G.C. SHALL SUBMIT CALCULATIONS WITH THE SHOP DRAWINGS SEALED BY A PROFESSIONAL ENGINEER LICENSED IN NORTH CAROLINA TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

LUMBER DEFECTS SUCH AS KANE OR KNOTS OCCURRING IN THE CONNECTOR PLATE AREA MUST NOT AFFECT MORE THAN TEN PERCENT OF REQUIRED PLATE AREA OR NUMBER OF EFFECTIVE TEETH REQUIRED FOR EACH TRUSS MEMBER. CONNECTOR PLATES SHALL BE APPLIED TO BOTH FACES OF TRUSS AT EACH JOINT, AND SHOULD PROVIDE FIRM EVEN CONTACT BETWEEN THE PLATE AND THE WOOD. ALL WOOD MEMBERS SHALL BE ACCURATELY CUT AND FABRICATED SO THAT ALL MEMBERS HAVE GOOD BEARINGS AND ALL COMPLETED TRUSS UNITS ARE UNIFORM. SEE LATEST EDITION OF TRUSS PLATE INSTITUTE "QUALITY CONTROL MANUAL" FOR TOLERANCES AND OTHER SPECIAL REQUIREMENTS.

THE DESIGN, FABRICATION AND ERECTION OF THE WOOD TRUSSES SHALL COMPLY WITH THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", AND THE DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES".

ALL TRUSSES MUST BE SECURELY BRACED BOTH DURING ERECTION AND AFTER PERMANENT INSTALLATION IN ACCORDANCE WITH NITCA 4 TRUSS PLATE INSTITUTE DOCUMENT "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BC51)".

THE TRUSS FABRICATOR SHALL SHOW ALL RECOMMENDED BRACINGS, BOTH TEMPORARY AND PERMANENT, ON THE TRUSS SHOP DRAWINGS. ALSO, THE DRAWINGS MUST SHOW ALL RECOMMENDED DETAILS FOR CONNECTING THE TRUSSES TO EACH OTHER AND/OR THEIR SUPPORTS (IN GENERAL, USE HURRICANE CLIPS).

AT NON-LOAD BEARING PARTITIONS OR WALLS ABOVE THAT RUN PARALLEL TO THE FLOOR TRUSSES OR I-JOISTS, THE SUPPLIER / DESIGNER SHALL DESIGN THE TRUSS OR I-JOIST FOR AN EXTRA 100 PLF DL LOAD, WITH L/360 TL DEFLECTION. THIS IS TO ENSURE NO SHEETROCK CRACKS FROM ADDITIONAL WALL WEIGHT OCCUR.

TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, DRILLED, NOTCHED, SPLICED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE DESIGN ENGINEER.

WOOD FRAMING

FLOOR AND ROOF JOISTS SHALL BE #1 GRADE SOUTHERN PINE, UN.O. WOOD STUDS SHALL BE #2 GRADE S-P-F.

ALL EXTERIOR WALLS SHALL BE FULLY SHEATHED WITH APA RATED PLYWOOD PER 04/521 TO PROVIDE LATERAL STRENGTH FOR WIND LOADS AND TO PROVIDE A CONTINUOUS TIE FROM THE RAFTERS DOWN TO THE FOUNDATION WALL. SHEATHING SHALL BE ATTACHED TO THE STUDS PER DETAIL 04/521.

NONBEARING INTERIOR STUDS MAY BE UTILITY GRADE LUMBER.

PLYWOOD SHALL CONFORM TO THE AMERICAN PLYWOOD ASSOCIATION "PLYWOOD DESIGN SPECIFICATION". PLYWOOD SHALL BE CDX (UNO).

ALL WOOD BEAMS, JOISTS AND STUDS SHALL BE TRIMMED AWAY FROM CHIMNEYS, HEADERS, BEAMS AND STUDS SHALL BE NOT LESS THAN 2" FROM THE OUTSIDE FACE OF A CHIMNEY OR FROM MASONRY ENCLOSING A FLUE.

HEADERS OVER OPENINGS IN LOAD BEARING WALLS SHALL BE AS SHOWN AT THE "HEADER SCHEDULE" DETAIL.

ALL ROOF I-JOISTS, RAFTERS AND ROOF BEAMS SHALL BE TIED DOWN WITH SIMPSON CLIPS. INDIVIDUAL RAFTERS OR ROOF JOISTS SHALL BE TIED DOWN WITH SIMPSON "H2.5" CLIPS AT EACH END. BEAMS SUPPORTING OTHER RAFTERS SHALL BE TIED DOWN EACH END WITH (2)-SIMPSON "H6" CLIPS EACH END, TO BEARING STUD PACK. BOTTOM OF BEARING STUD PACK SHALL BE TIED TO STUD PACKS BELOW AS WELL.

LVL HEADERS THAT ARE DOUBLED MUST BE NAILED TOGETHER WITH 2 ROWS OF 16d NAILS @ 12" O.C. STAGGERED. PROVIDE CONTINUOUS LATERAL SUPPORT FOR TOP OF HEADER. STRENGTH OF LVL HEADERS MUST BE EQUAL TO THAT PROVIDED BY MICROLAM HEADERS AS MANUFACTURED BY TRUS JOIST. Fv = 285 PSI, Fd = 2600 PSI, E = 1900 KSI.

BUILT-UP STUD COLUMNS MUST BE SECURELY NAILED TOGETHER TO ACT AS A COMPOSITE MEMBER. USE (2) 12d NAILS FOR EACH STUD AT 12" O.C.

THE HEIGHT OF STUD BEARING WALLS IS LIMITED TO 11' BETWEEN LATERAL BRACINGS UNLESS NOTED OTHERWISE BY STRUCTURAL ENGINEER. CONTACT STRUCTURAL ENGINEER FOR STUD HEIGHTS GREATER THAN 11'-0". STUDS MUST NOT BE SPLICED AT TALL WALLS, EXCEPT AT POINTS OF LATERAL SUPPORT.

ANY WOOD EXPOSED TO THE ELEMENTS, OR IN CONTACT WITH MASONRY, MUST BE PRESERVATIVE TREATED TO THE RETENTIONS SHOWN IN THE BUILDING CODE.

OUTDOOR DECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPENDIX M OF THE BUILDING CODE.

IN-LINE FRAMING TIMBER FRAMING REQUIRED FOR ALL EXTERIOR WALLS. BLOCK SOLID AT EXTERIOR SHEATHING JOINTS, PER DETAILS.

IN-LINE TIMBER FRAMING IS THE PROCEDURE OF INCREASING STUD SPACINGS TO 24" TO ALLOW FOR MORE INSULATION, LESS MATERIALS, WHILE MAINTAINING THE STRUCTURAL REQUIREMENTS FOR WIND AND GRAVITY LOADS.

"IN-LINE FRAMING" ESSENTIALLY MEANS LINING UP ROOF AND FLOOR FRAMING WITH STUDS BELOW. THIS PROCESS ENSURE DIRECT BEARING ON THE STUD, VERSUS OFFSET BEARING AS TYPICALLY DONE WITH 16" STUD SPACINGS.

NOTE THAT WALLS TALLER THAN 11' WILL REQUIRE LSL STUDS, OR APPROVED EQUAL, TO ENSURE ADEQUATE GRAVITY + WIND LOAD STRENGTH.

IF THE GENERAL CONTRACTOR HAS ANY QUESTIONS, HE SHALL CONTACT THE S.E.R. PRIOR TO CONSTRUCTION.

LIGHT GAGE SIMPSON CONNECTIONS

SOME PRESERVATIVE TREATED WOOD HAS A CORROSIVE EFFECT ON LIGHT GAGE CONNECTIONS. USE TYPE 304 OR 316 STAINLESS STEEL UNLESS GALVANIZED CONNECTORS ARE SPECIFICALLY RECOMMENDED BY THE TREATED WOOD SUPPLIER.

WOOD I-JOISTS

WOOD I-JOISTS SHALL BEAR THE APA PERFORMANCE RATED I-JOIST (PRI, BCI, OR APPROVED EQUAL) TRADEMARK. THEY SHALL BE MANUFACTURED BY AN APA MEMBER MILL, ADHERE TO THE APA QUALITY ASSURANCE PROGRAM AND CONFORM TO PRI-100, PERFORMANCE STANDARD FOR APA EHS I-JOISTS.

PRIS SHALL BE ASSEMBLED USING EXTERIOR-TYPE, HEAT-DURABLE ADHESIVES PER ASTM D 2954 AND D 7247.

EXCEPT FOR CUTTING TO LENGTH, I-JOIST FLANGES SHALL NEVER BE CUT, DRILLED OR NOTCHED. INSTALL I-JOISTS SO THAT TOP AND BOTTOM FLANGES ARE WITHIN 1/2" OF TRUE VERTICAL ALIGNMENT.

CONCENTRATED LOADS SHALL NOT BE SUSPENDED FROM THE BOTTOM FLANGE. I-JOISTS ARE FOR INTERIOR EXPOSURE ONLY. THE MOISTURE CONTENT MUST BE LESS THAN 16%. THEY MUST NOT BE INSTALLED IN DIRECT WITH CONCRETE OR MASONRY.

END BEARINGS LENGTH SHALL BE 1 3/4" MINIMUM. FOR MULTIPLE SPAN JOISTS, INTERMEDIATE BEARING LENGTH SHALL BE 3 1/2" MINIMUM.

ENDS OF FLOOR JOISTS SHALL BE RESTRAINED TO PREVENT ROLLOVER. USE APA PERFORMANCE RATED RIM BOARD OR I-JOIST BLOCKING PANELS.

I-JOISTS INSTALLED BENEATH BEARING WALLS PERPENDICULAR TO THE JOISTS SHALL HAVE FULL-DEPTH BLOCKING PANELS, APA PERFORMANCE RATED RIM BOARD OR SQUASH BLOCKS (GRIFPLE BLOCKS) TO TRANSFER GRAVITY LOADS FROM ABOVE THE FLOOR SYSTEM TO THE WALL OR FOUNDATION BELOW.

FOR I-JOISTS INSTALLED DIRECTLY BENEATH BEARING WALLS PARALLEL TO THE JOISTS OR USED AS RIM BOARD OR BLOCKING PANELS, THE MAXIMUM ALLOWABLE VERTICAL LOAD USING A SINGLE I-JOIST IS 2,000 PLF AND 4,000 PLF IF DOUBLE I-JOISTS ARE USED.

CONTINUOUS LATERAL SUPPORT OF THE I-JOISTS COMPRESSION FLANGE IS REQUIRED TO PREVENT ROTATION AND BUCKLING. IN SIMPLE SPAN USES, LATERAL SUPPORT OF THE TOP FLANGE IS NORMALLY SUPPLIED BY THE FLOOR SHEATHING. IN MULTIPLE-SPAN OR CANTILEVER APPLICATIONS, BRACINGS OF THE I-JOISTS BOTTOM FLANGE IS ALSO REQUIRED AT THE INTERIOR SUPPORT OF MULTIPLE SPAN JOISTS, AND AT THE END SUPPORT NEXT TO THE CANTILEVER EXTENSION.

FOR PROPER TEMPORARY BRACINGS OF WOOD I-JOISTS AND PLACEMENT OF TEMPORARY CONSTRUCTION LOADS, SEE APA TECHNICAL NOTE, TEMPORARY CONSTRUCTION LOADS OVER I-JOIST ROOFS AND FLOORS, FORM JT35, AT WWW.APAWOOD.ORG.



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revised	MES
date	2.12.2016
revised	
revised	
revised	

CONSTRUCTION DOCUMENTS

S1.0

FOUNDATION NOTES

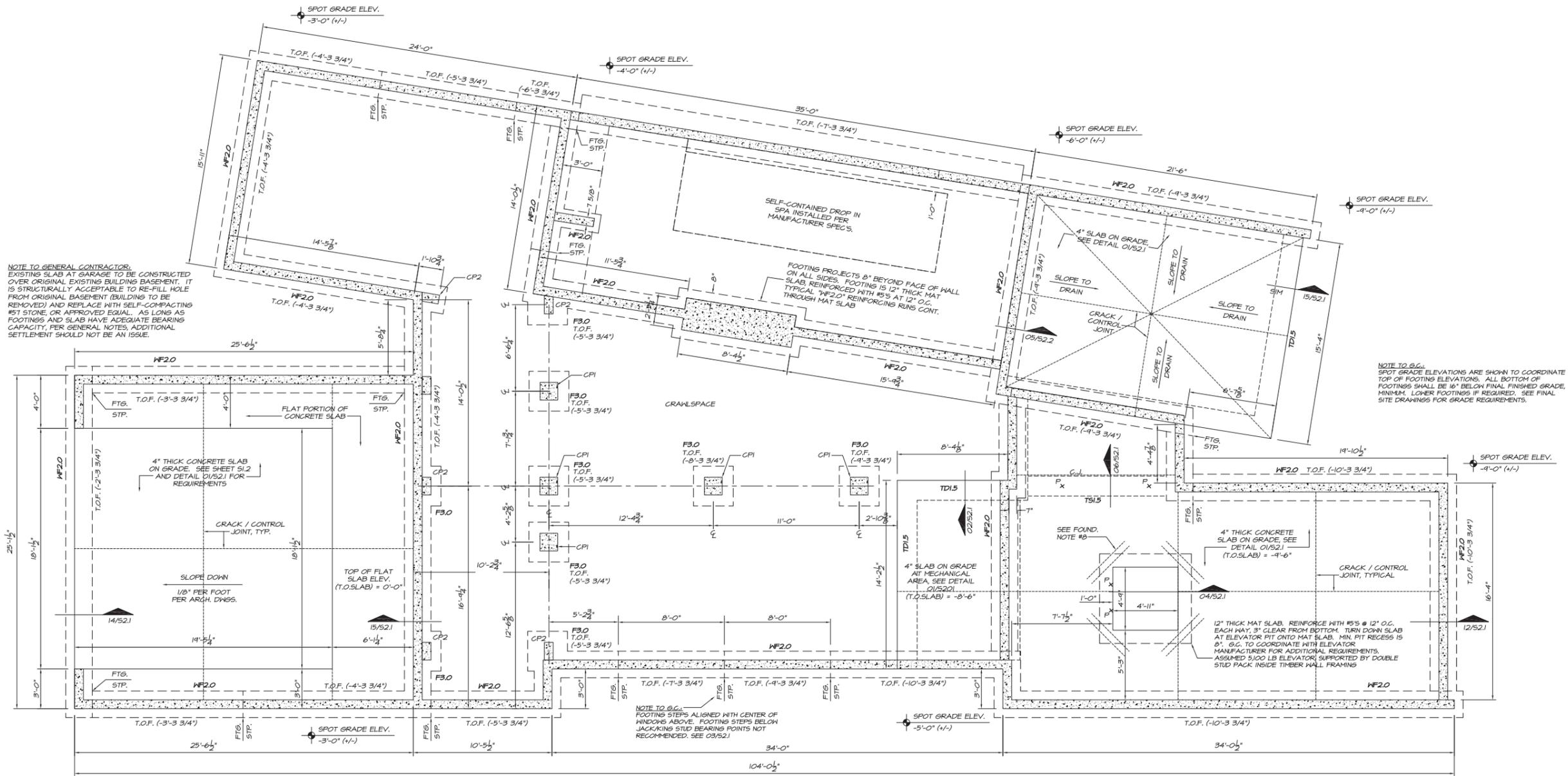
- WOOD SILLS SHALL BE ATTACHED TO CONTINUOUS FOUNDATION WALLS AS SPECIFIED IN THE GENERAL STRUCTURAL NOTES.
- THE SLAB ON GRADE SHALL BE CONSTRUCTED AS DESCRIBED IN THE GENERAL STRUCTURAL NOTES AND DETAIL 01/52.1.
- DO NOT BACKFILL THE BASEMENT WALLS BEFORE THE FIRST FLOOR IS IN PLACE. SLOPE FINISHED GRADE AWAY FROM THE BASEMENT WALLS FOR GOOD SURFACE DRAINAGE. DO NOT OPERATE HEAVY EQUIPMENT ANY CLOSER TO A WALL THAN THE DISTANCE EQUAL TO THE HEIGHT OF THE FILL.
- SEE DETAIL 03/52.1 FOR STEPPED FOOTING DETAILS. STEP FOOTINGS AS REQUIRED FOR M.E.P. CONDUIT. COMPACT AROUND PIPING AS REQUIRED.
- SEE FOOTING SCHEDULE FOR FOOTING REINFORCEMENT REQUIREMENTS.
- "CP1" DESIGNATES 16" SQUARE CAST-IN-PLACE CONCRETE PIER. TYPICAL. REINFORCE ALL PIERS WITH (8) #6 VERTICAL BARS, PER DETAIL 11/52.1.
- "CP2" DESIGNATES 16" X 8" CAST-IN-PLACE CONCRETE PILASTER. REINFORCE PER DETAIL 11/52.1.
- AT RE-ENTRANT SLAB CORNERS, PROVIDE (2) #4 X 48" LONG REBAR'S TO CONTROL SLAB CRACKING AT CORNER. LOCATE 3" OFF INSIDE CORNER, AND 6" SPACING TO NEXT BAR. LOCATE REBAR'S AT MID-DEPTH OF SLAB.

FOOTING SCHEDULE

MARK	SIZE	REINFORCING	NOTES
WF2.0	2'-0" WIDE X 12" THICK	(3) #4 CONTINUOUS	AT 8" FDN WALL
F3.0	3'-0" X 3'-0" X 12"	(4) #4'S EACH WAY	SPREAD FTG
TS1.5	1'-6" W X 16" DEEP THICKENED SLAB	(3) #4 CONTINUOUS	DETAIL 06/52.1
TD1.5	1'-6" W X 16" DEEP TURN DOWN SLAB	(3) #4 CONTINUOUS	DETAIL 15/52.1

NOTES

- REINFORCING TO BE LOCATED 3" CLEAR FROM BOTTOM OF FOOTING.
- WF STRIP FOOTING REINFORCING TO BE CONTINUOUS THROUGH SPREAD FOOTINGS WHERE APPLICABLE.
- SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL CONCRETE REQUIREMENTS.



FOUNDATION PLAN
1/4" SCALE

STUD WALL FRAMING NOTES

1. ALL EXTERIOR LOAD BEARING STUDS SHALL BE 2 X 6 NOMINAL (1 1/2" X 5 1/2" ACTUAL) #2 GRADE S-P-F AT 24" O.C. IN-LINE FRAME.
2. ALL EXTERIOR STUD WALLS SHALL BE FULLY SHEATHED WITH 1/2" PLYWOOD OR STRUCTURAL GRADE SHEATHING TO PROVIDE OVERALL STABILITY TO THE HOUSE.
3. THE SILL PLATE SHALL BE SOLID SOUTHERN PINE, TREATED 2 X 6. WALL SHALL BE ANCHORED TO THE FOUNDATION AS SHOWN AT THE DETAILS.
4. THE MAXIMUM SIZE HOLE THAT MAY BE DRILLED INTO A STUD IS 3/16" DIAMETER LOCATED AT LEAST 5/8" FROM THE EDGE OF THE STUD. THIS SIZE HOLE MAY BE CUT ANYWHERE ALONG THE LENGTH OF THE STUD.
5. THE MAXIMUM SIZE NOTCH THAT MAY BE CUT INTO A STUD IS 1 3/8" X 3 1/2". THE NOTCH CAN BE CUT ANYWHERE EXCEPT THE MIDDLE 1/3 OF THE LENGTH OF THE STUD. STUDS MUST BE DOUBLED WHEN NOTCHED IN MIDDLE 1/3 OF LENGTH.
6. NOTCHES AND HOLES SHALL NOT OCCUR IN THE SAME CROSS SECTION.
7. STUD HEIGHT IS LIMITED TO 10' UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. USE THREE STUDS UNDER EACH END OF 3 1/2" WIDE LVL'S AND FOUR STUDS UNDER EACH END OF 5 1/4" WIDE LVL'S.
9. AT DOOR AND WINDOW OPENINGS, USE "TRIMMER" STUDS UNDER THE HEADER AND FULL HEIGHT "KINGS" STUDS BEYOND EACH END OF THE HEADER. REFER TO THE HEADER SCHEDULE FOR THE NUMBER OF TRIMMER AND KING STUDS REQUIRED.

FLOOR FRAMING NOTES

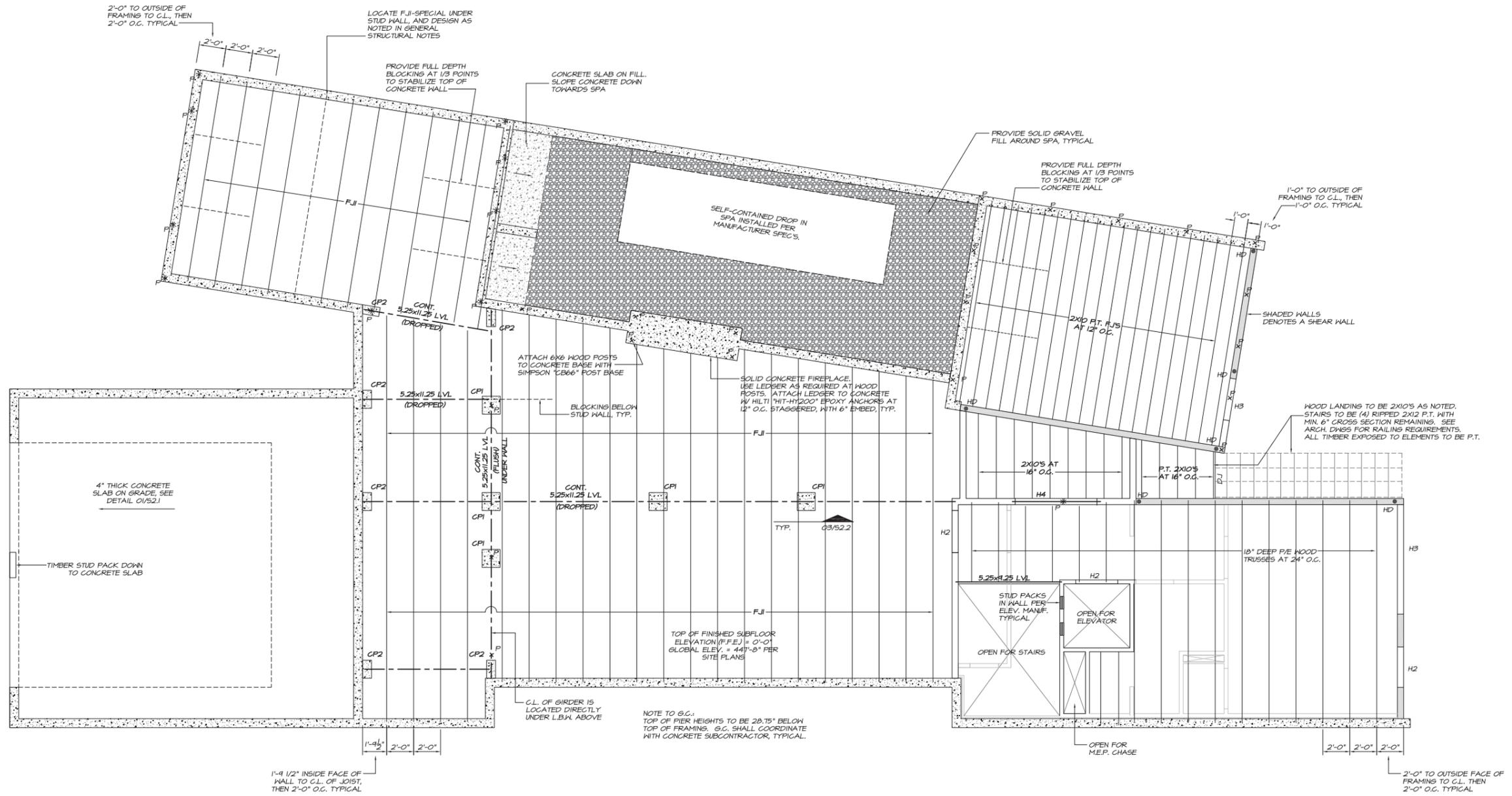
1. REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
2. ALL EXTERIOR WALLS ARE LOAD BEARING. SHEAR WALLS ARE SHADED.
3. FLUSH HEADER TO HEADER CONNECTIONS MUST BE WITH STEEL HANGERS. SEE DETAILS.
4. USE A DOUBLE JOIST UNDER ALL NON-LOAD BEARING WALLS THAT RUN PARALLEL TO THE JOISTS. USE (3) SETS OF DOUBLE JOISTS UNDER BATHTUBS TO CARRY THE EXTRA WEIGHT OF THE TUB.
5. SEE HEADER SCHEDULE FOR SIZES OF MEMBERS DENOTED ON FRAMING PLAN AS H1, H2, H3, ETC.
6. USE APA RATED PLYWOOD FLOOR SHEATHING, 3/4" MINIMUM THICKNESS, TYPICAL. USE 8d NAILS AT SPACINGS NOTED IN DETAIL 01/52.1 ALONG THE PANEL EDGES AND INTERMEDIATE SUPPORTS. PANELS MUST BE CONTINUOUS OVER TWO OR MORE JOISTS WITH THE LONG DIMENSION (STRENGTH AXIS) ACROSS THE JOISTS. G.C. TO COORDINATE WITH OWNER ON GLUE AND SCREW OPTIONS.

APA PERFORMANCE RATED I-JOIST SCHEDULE

MK#	DESIGNATION	MAX. SPAN	SPACINGS	NOTES
RJ1	11-7/8" FRI - 40	17	2	1
RJ2	16" FRI - 50	25	2	1
RJ3	16" FRI - 60	28	2	1
FJ1	16" FRI - 40	16	2	1
FJ2	16" FRI - 50	17	2	1

NOTES

1. UNITS IN THE SCHEDULE ARE FEET FOR SPAN AND SPACINGS.



01 FIRST FLOOR FRAMING PLAN
1/4" SCALE

interior
floor
design
build

BuildSense
architecture

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DocuSigned by
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12/2016

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ID: THOMAS15A

drawn: GTH
checked: MES
revised: MES

date: 2.12.2016
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CONSTRUCTION DOCUMENTS

S1.2

FLOOR FRAMING NOTES

- REFER TO ARCHITECTURAL PLANS FOR ALL DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
- ALL EXTERIOR WALLS ARE LOAD BEARING. SHEAR WALLS ARE SHADED.
- FLUSH HEADER TO HEADER CONNECTIONS MUST BE WITH STEEL HANGERS. SEE DETAIL 04/S2.2.
- USE A DOUBLE JOIST UNDER ALL NON-LOAD BEARING WALLS THAT RUN PARALLEL TO THE JOISTS, OR SUPPLIER TO DESIGN ACCORDINGLY FOR ADDITIONAL 100 PLF LIMITING DEFLECTION TO L/360, MINIMUM.
- SEE HEADER SCHEDULE FOR SIZES OF MEMBERS DENOTED ON FRAMING PLAN AS H1, H2, H3, ETC.
- *P* DENOTES POINT LOAD FROM ABOVE. IF POINT LOAD IS HOLD-DOWN, STRAP ACROSS BEAM OR STUD PACK BELOW, TYPICAL.
- USE APA RATED PLYWOOD FLOOR SHEATHING: 3/4" MINIMUM THICKNESS, TYPICAL. USE 8d NAILS AT SPACINGS NOTED IN DETAIL 07/S2.1 ALONG THE PANEL EDGES AND INTERMEDIATE SUPPORTS. PANELS MUST BE CONTINUOUS OVER TWO OR MORE JOISTS WITH THE LONG DIMENSION (STRENGTH AXIS) ACROSS THE JOISTS. S.C. TO COORDINATE WITH OWNER ON GLUE AND SCREW OPTIONS.

MARK#	DESIGNATION	MAX. SPAN	SPACINGS	NOTES
RJ1	11-7/8" FRI - 40	17'	2'	1
RJ2	16" FRI - 50	25'	2'	1
RJ3	16" FRI - 60	28'	2'	1
FJ1	16" FRI - 40	16'	2'	1
FJ2	16" FRI - 50	17'	2'	1

NOTES

- UNITES IN THE SCHEDULE ARE FEET FOR SPAN AND SPACINGS.

MARK#	DESIGNATION	SPAN	SPACINGS	NOTES
FB1	(2) 2X10 SYP No. 1	8'	5'	1
FB2	(2) 1.75"x11.25" LVL	17'	2'	1
FB3	(2) 1.75"x9.25" LVL	8'	2'	1
FB4	(2) 1.75"x9.25" LVL	8'	2'	1
FB5	(2) 2X10 SYP No. 1	7'	2'	1
FB6	(3) 1.75"x9.25" LVL	8'	2'	1
FB7	(2) 1.75"x14" LVL	8.5'	5'	1
FB8	(2) 1.75"x14" LVL	15.5'	5'	1
FB9	(2) 1.75"x9.25" LVL	5.0'	8'	1

NOTES

- UNITES IN THE SCHEDULE ARE FEET FOR SPAN AND SPACINGS.

MAIN LEVEL ROOF FRAMING NOTES

- SEE ARCHITECTURAL PLANS FOR ROOF PITCH.
- USE APA RATED ROOF SHEATHING: 40/20, 5/8" MINIMUM THICKNESS. USE 8d NAILS AT 6" O.C. ALONG THE PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS. PANELS MUST BE CONTINUOUS OVER TWO OR MORE TRUSSES WITH THE LONG DIMENSION (STRENGTH AXIS) ACROSS THE TRUSSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINAL LAYOUT OF I-JOIST ROOF AND FLOOR SYSTEM, TO BE COORDINATED WITH I-JOIST SUPPLIER, TYPICAL. TRIMMING, NOTCHING, HOLES, ETC. TO BE IN ACCORDANCE WITH I-JOIST SPECIFICATIONS.
- COORDINATE OPENINGS IN THE ROOF FRAMING WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS. OPENINGS LARGER THAN 6" SHALL BE FRAMED ON ALL SIDES WITH 2 X 4 HEADERS.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN ON THIS PLAN.
- SEE GENERAL STRUCTURAL NOTES FOR 90 MPH TIE-DOWN REQUIREMENTS.

MARK#	DESIGNATION	SPAN	NOTES
C-RB1	(3) 1.75" x 14" LVL	16.5'	1
C-RB2	(3) 1.75" x 14" LVL	17'	1
C-RB3	(2) 1.75" x 11.25" LVL	32'	1
C-RB4	(2) 1.75" x 11.25" LVL	7'	1

NOTES

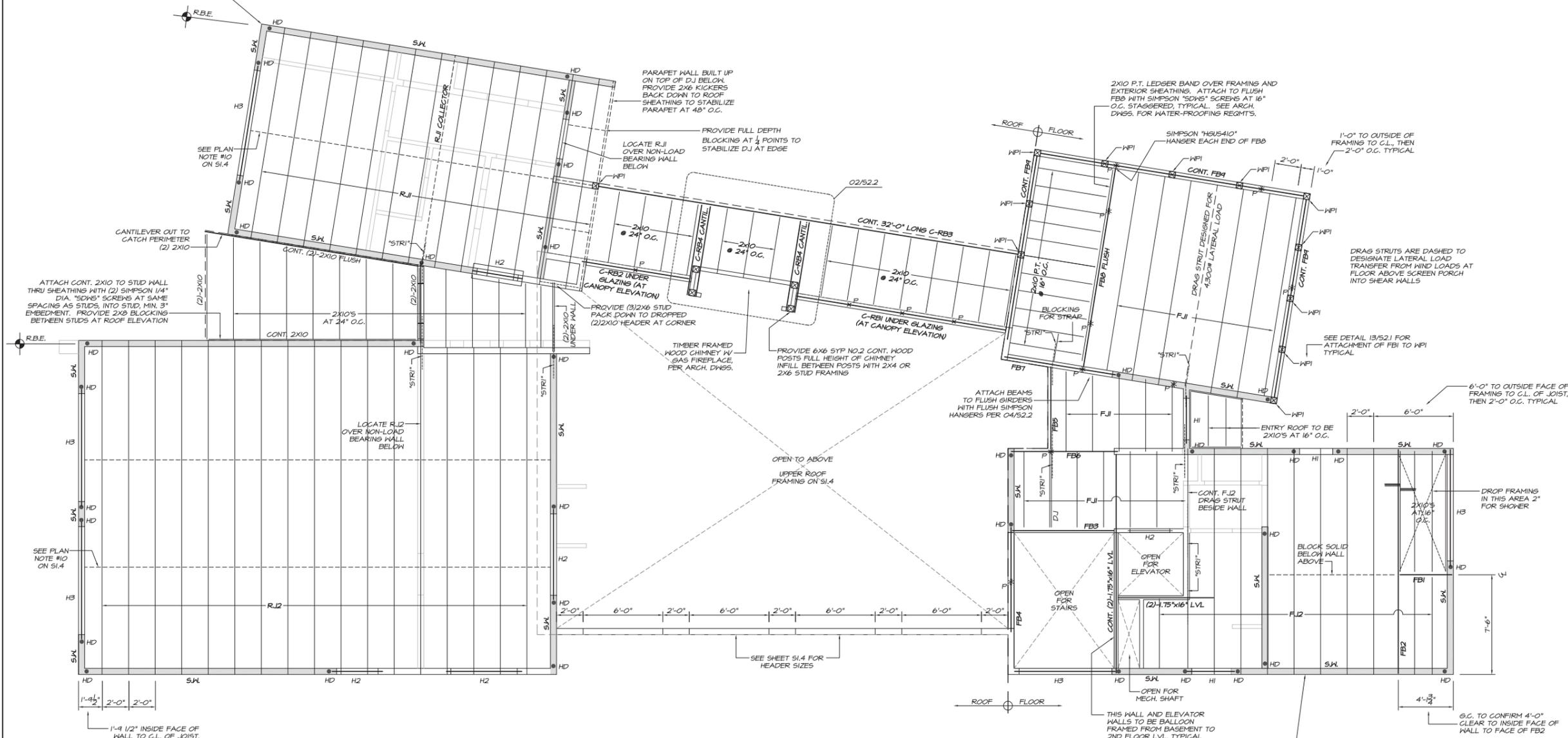
- UNITES IN THE SCHEDULE ARE FEET FOR SPAN AND SPACINGS.

MARK#	WOOD SIZE AT 2 X 6 STUD WALLS	MAX. SPAN	NOTES
H1	(3) 2 X 8	4'-0"	1,2
H2	(3) 2 X 10	6'-0"	1,2
H3	(3) 2 X 12	8'-0"	1,2
H4	(3) 1 3/4 X 9 1/4 LVL	10'-0"	1,3
H5	(3) 1 3/4 X 11 1/4 LVL	12'-0"	1,3

NOTES

- PROVIDE ONE (JACK) STUD UNDER AND TWO FULL HEIGHT (KING) STUDS BEYOND EACH END OF H1 AND H2. PROVIDE TWO (JACK) STUDS UNDER AND THREE FULL HEIGHT (KING) STUDS BEYOND EACH END OF H3, H4, AND H5.
- USE #2 GRADE SOUTHERN PINE FOR SOLID HEADERS. SIZES SHOWN ARE NOMINAL.
- Fv = 285 PSI, Fd = 2600 PSI, E = 1400000 PSI FOR LVL HEADERS. SIZES SHOWN ARE ACTUAL.
- CONTACT STRUCTURAL ENGINEER FOR WIDER OPENINGS.

NOTE TO S.C.:
PROVIDE (3)2X6 STUD PACKS IN CORNERS. CALIFORNIA CORNERS (FOR INSULATING PURPOSES) ARE ACCEPTABLE, UNLESS THE CORNER IS SUPPORTING HEADERS, HOLD-DOWN, OR BEAMS, AS NOTED.



SECOND FLOOR & LOW ROOF FRAMING PLAN
1/4" SCALE

BuildSense
architecture

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DESIGNED BY
Michael Stone
12/12/2016

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THOMAS RESIDENCE
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106 CHESLEY CT
CARBORO, NC 27514

ID: THOMAS15A

drawn	GTH	checked	MES	revised	MES
date	2.12.2016	revised	revised	revised	revised

CONSTRUCTION DOCUMENTS

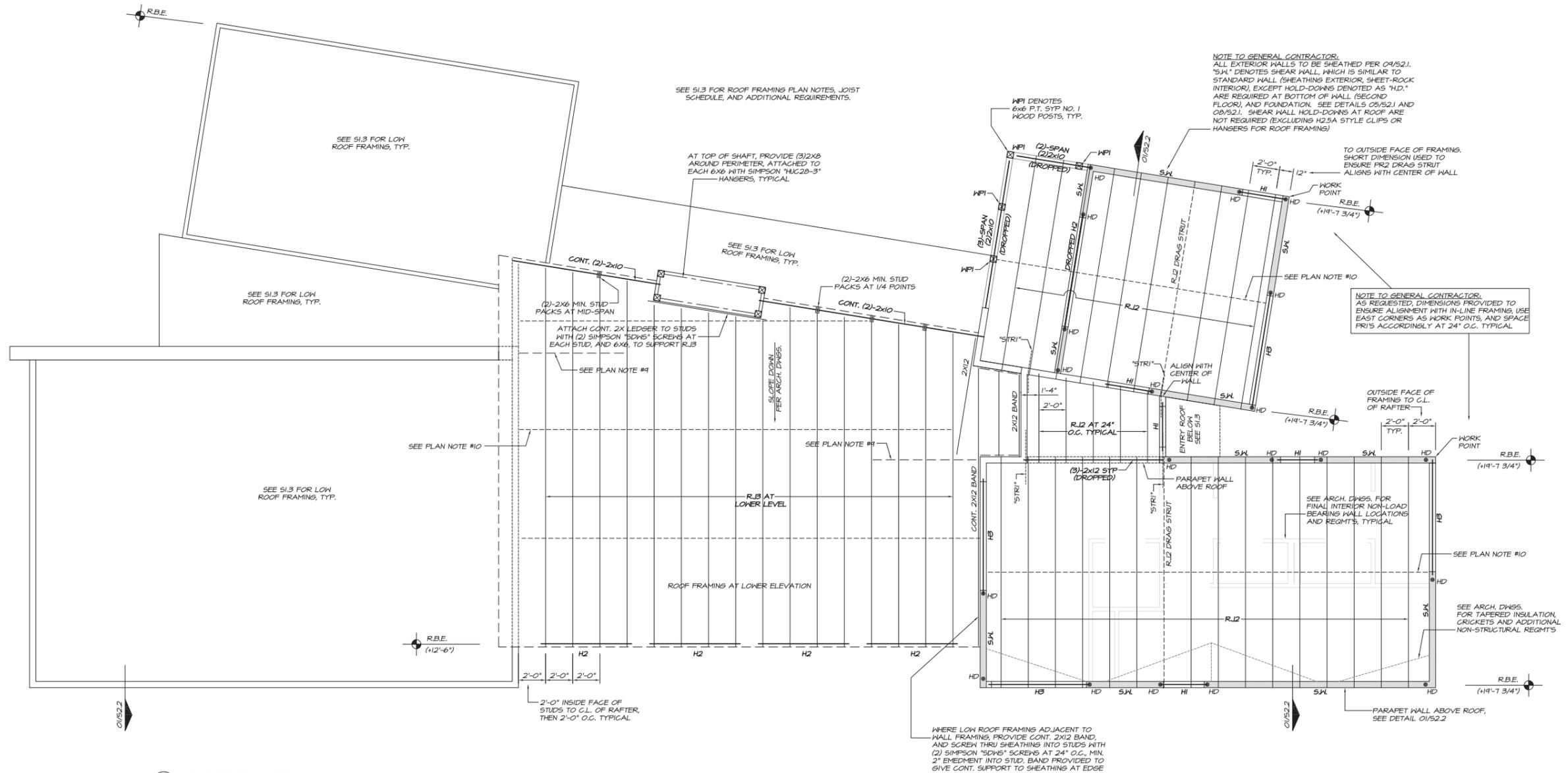
S1.3

HIGH LEVEL ROOF FRAMING NOTES

- SEE ARCHITECTURAL PLANS FOR ROOF PITCH. STRUCTURAL FRAMING TO BE FLAT, TAPERED INSULATION PER ARCHITECTURAL PLANS.
- USE APA RATED ROOF SHEATHING. 40/20, 5/8" MINIMUM THICKNESS. USE 8d NAILS AT 6" OC ALONG THE PANEL EDGES AND 12" OC ALONG INTERMEDIATE SUPPORTS. PANELS MUST BE CONTINUOUS OVER TWO OR MORE JOISTS WITH THE LONG DIMENSION (STRENGTH AXIS) ACROSS THE PRE-MANUFACTURED I-JOISTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINAL LAYOUT OF I-JOIST ROOF AND FLOOR SYSTEM, TO BE COORDINATED WITH I-JOIST SUPPLIER, TYPICAL. TRIMMING, NOTCHING, HOLES, ETC TO BE IN ACCORDANCE WITH I-JOIST SPECIFICATIONS.
- COORDINATE OPENINGS IN THE ROOF FRAMING WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS. OPENINGS LARGER THAN 6" SHALL BE FRAMED ON ALL SIDES WITH 2 X 4 HEADERS.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL DIMENSIONS NOT SHOWN ON THIS PLAN.
- SEE GENERAL STRUCTURAL NOTES "WOOD FRAMING" FOR TIE-DOWN REQUIREMENTS AT ROOF FRAMING.
- SEE DETAIL 10/52.1 FOR TYPICAL DOUBLE TOP PLATE AND SPLICE REQUIREMENTS.
- WHERE "STRI" DENOTED, THIS DESIGNATES "TIE STRAP #1" WHICH IS A SIMPSON "MSTC48" STRAP, ATTACHED ON TOP OF THE STRUCTURAL SHEATHING, INTO THE STRUCTURAL MEMBER BELOW. THIS IS A TIE ACROSS MEMBERS TO REINFORCE THE SHEATHING WHERE IT IS LIKELY TO BE SPLICED. CENTER THE STRAP OVER THE SPLICE JOINT.
- PROVIDE SOLID BLOCKING BETWEEN FRAMING MEMBERS ADJACENT TO STUD WALL, TYPICAL.
- PRE-ENGINEERED I-JOIST SUPPLIER TO CLARIFY BUCKLE-BRIDGING REQUIREMENTS. RAFTERS ARE SPECIFIED BASED ON SPAN AND CEILING DL, ROOF DL + ROOF LL, AS REQUIRED BY SUPPLIER, FOR NET UPLIFT PRESSURE OF 10 PSF. FRAMER TO PROVIDE BOTTOM FLANGE BRACING AT 8'-0" O.C. (MAXIMUM), IN ADDITION TO WEB BRIDGING / END BEARING REQUIREMENTS BEYOND STANDARD FRAMING SHALL BE NOTED ACCORDINGLY.

APA PERFORMANCE RATED I-JOIST SCHEDULE				
MFR	DESIGNATION	MAX. SPAN	SPACING	NOTES
RJ1	11-7/8" FRI - 40	17	2	1
RJ2	16" FRI - 50	25	2	1
RJ3	16" FRI - 60	28	2	1

NOTES
1. UNITS IN THE SCHEDULE ARE FEET FOR SPAN AND SPACING.



01 HIGH ROOF FRAMING PLAN
1/4" SCALE
R.B.E. = (19'-7 3/4")

liston
plum
design
build

BuildSense
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7852205442F413
MICHAEL E. STONE
12/12/2016

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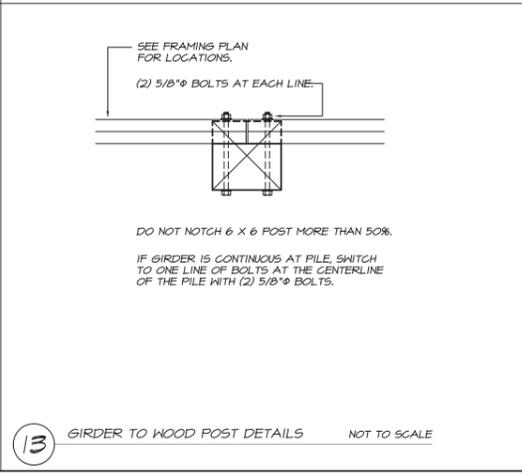
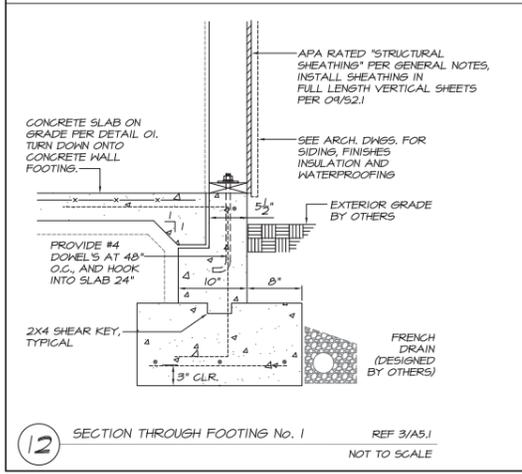
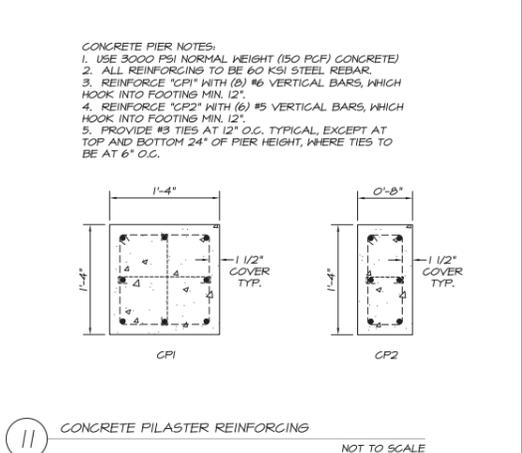
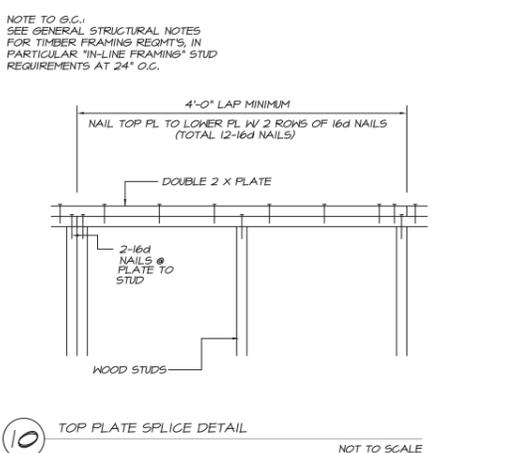
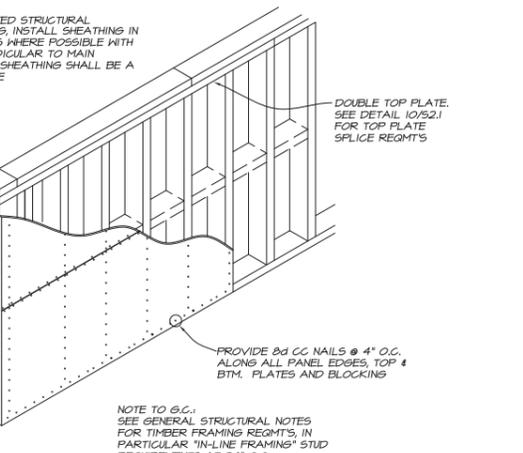
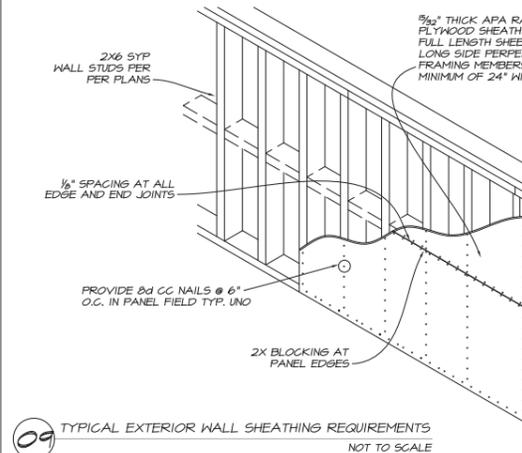
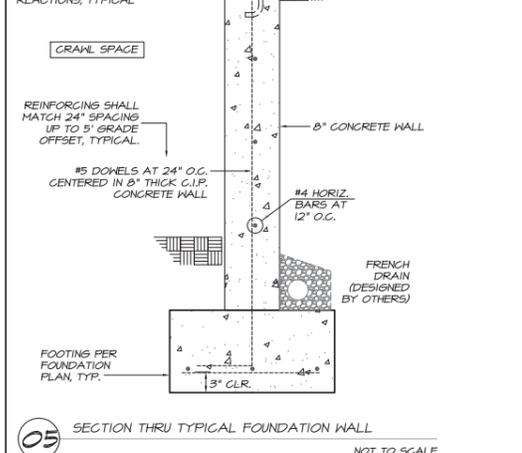
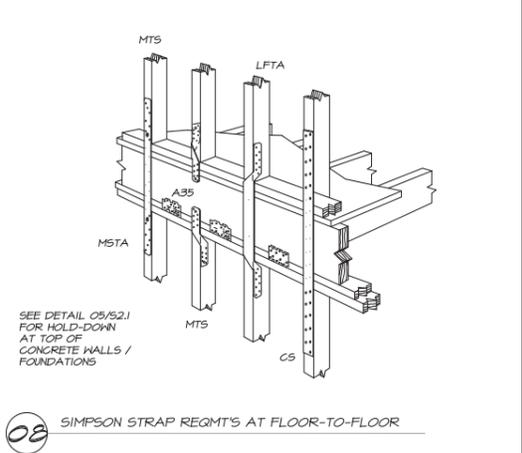
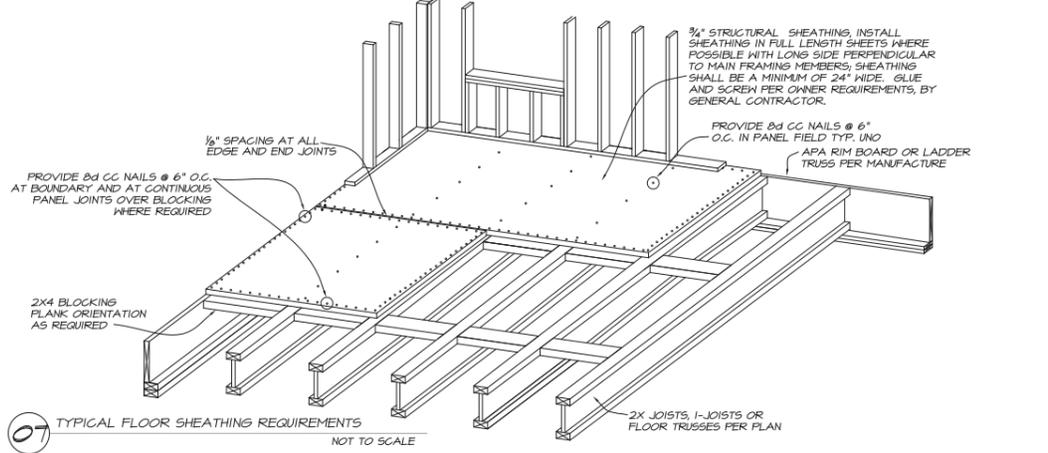
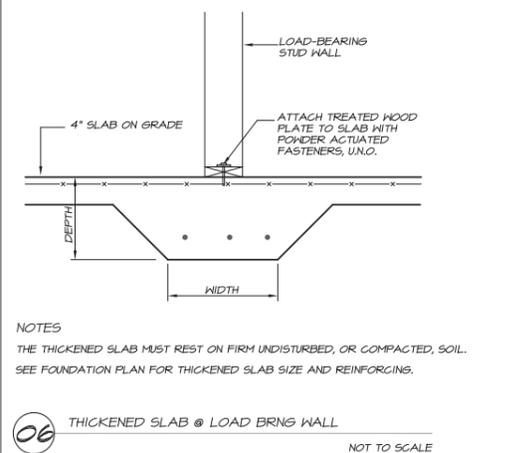
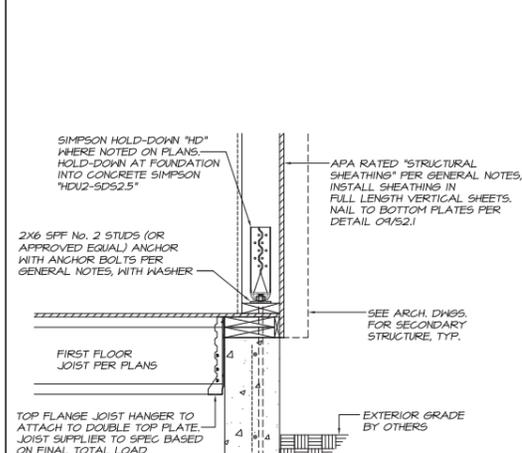
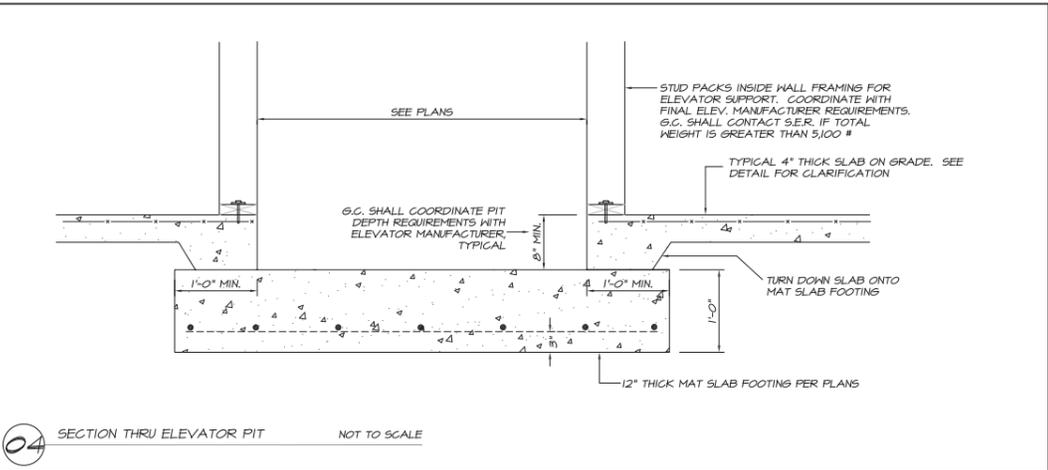
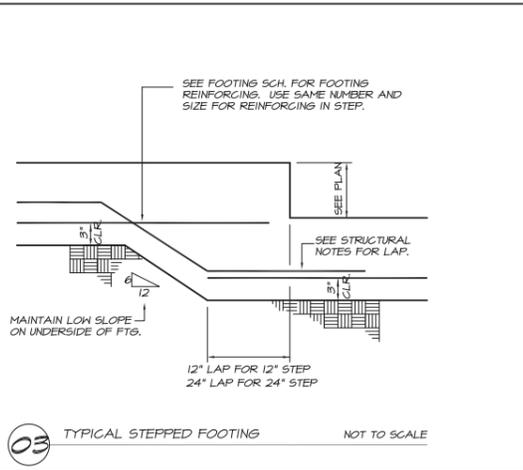
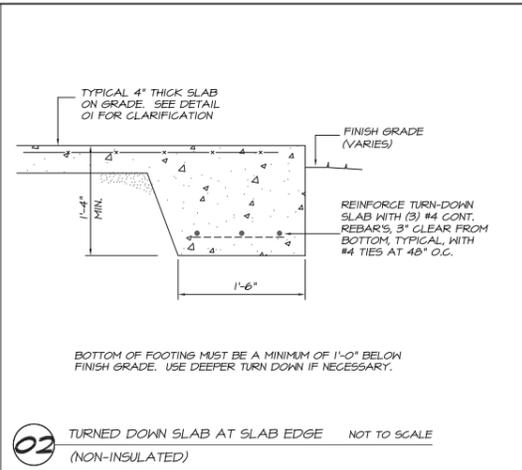
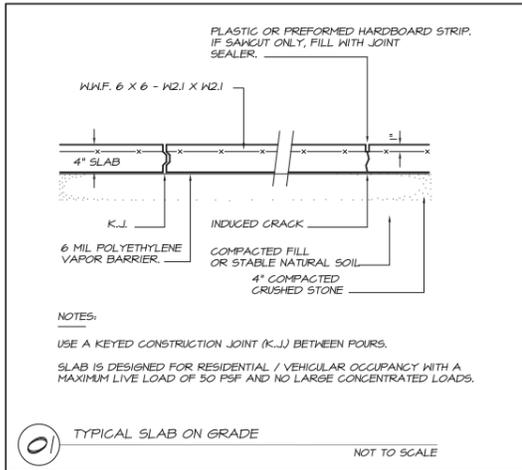
project: **THOMAS RESIDENCE**
103 WEST CARB STREET
CARBORO, NC 27510

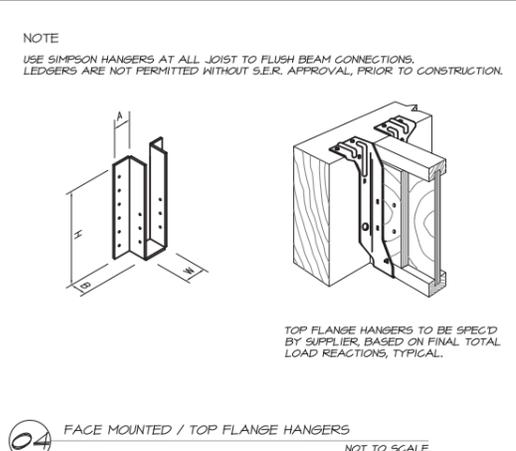
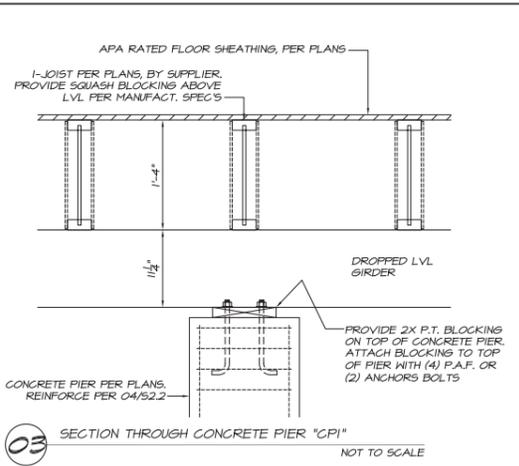
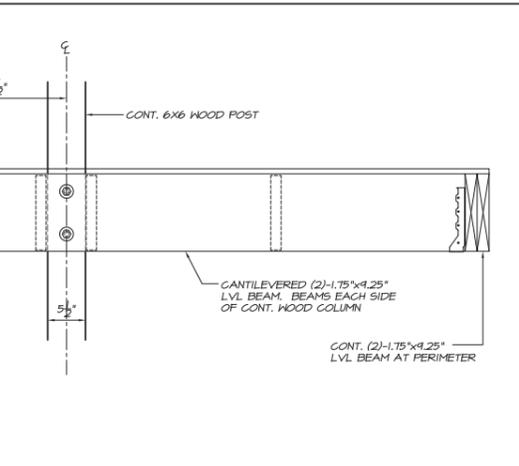
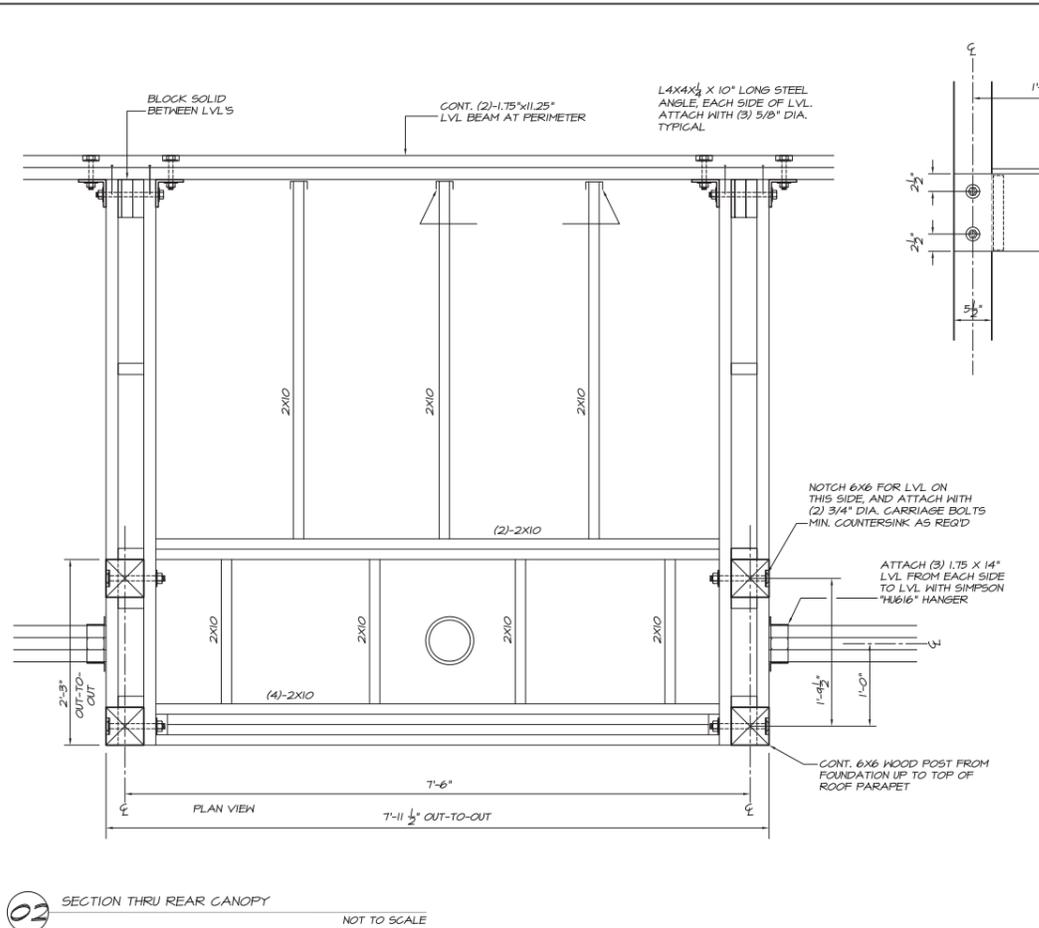
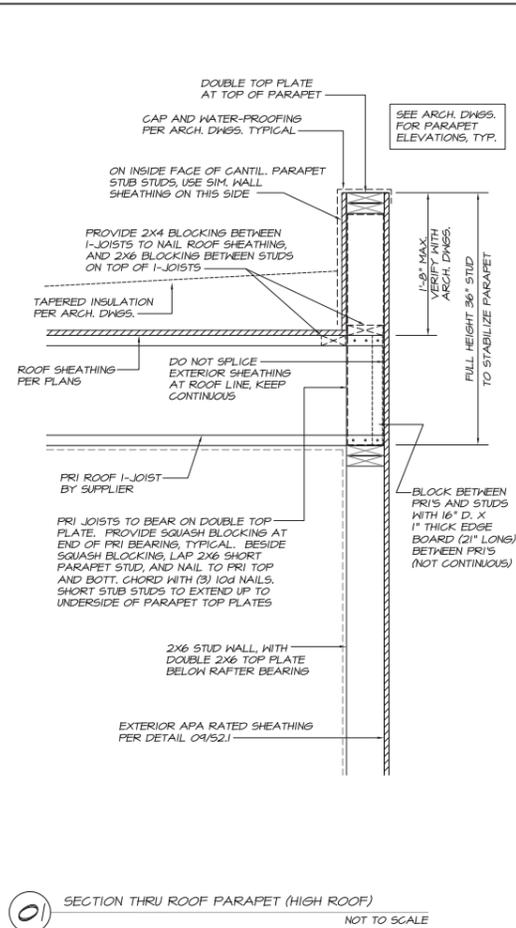
project address: owner's address
owner's name: BRUCE + CATHY THOMAS
owner's address: 106 CHESLEY CT
CARBORO, NC 27514

ID: THOMAS15A

drawn	GTH	checked	MES	revised	MES
date	2.12.2016	revised		revised	

CONSTRUCTION DOCUMENTS

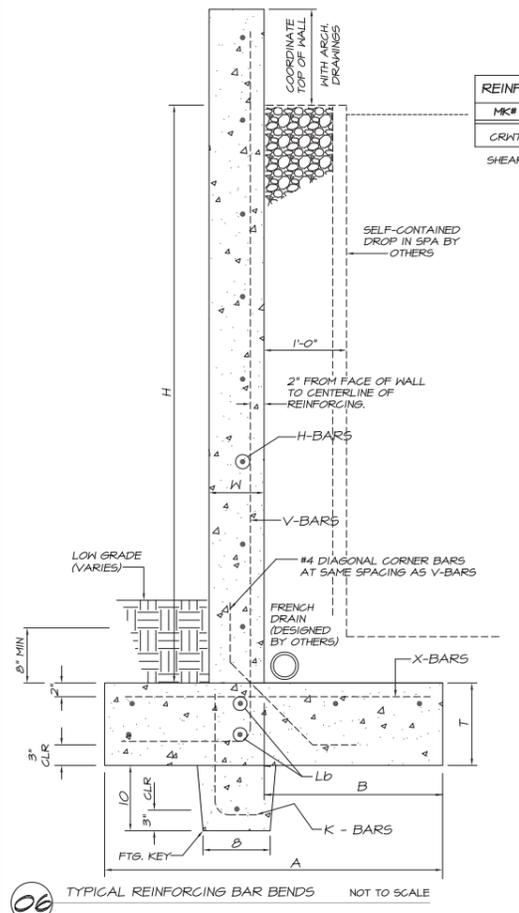
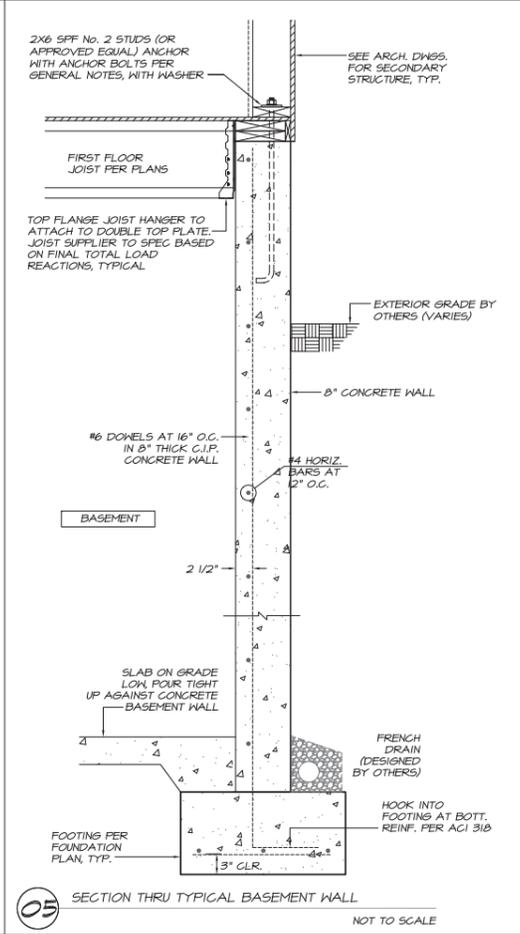




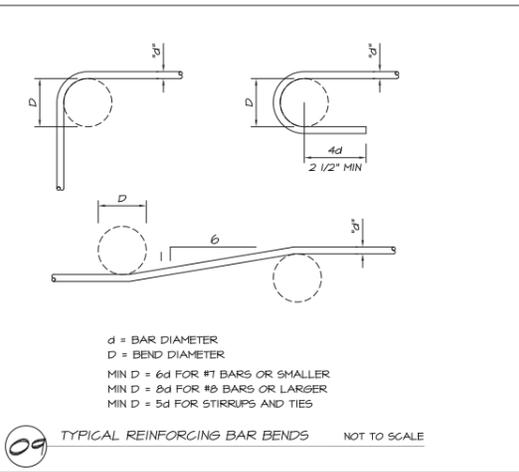
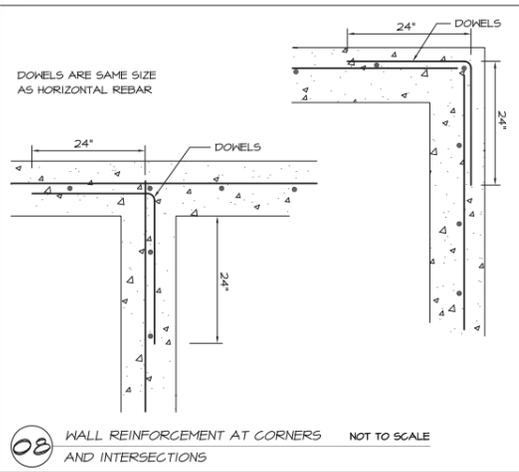
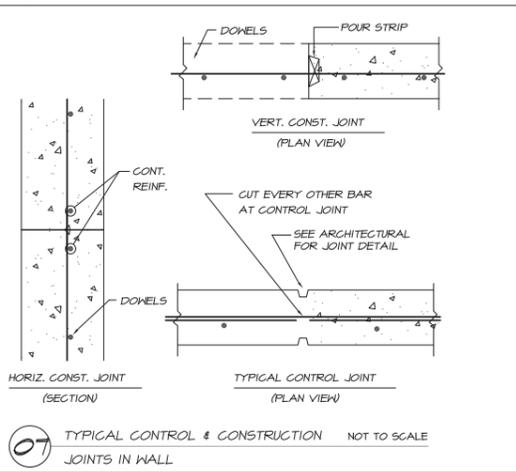
HANGER SCHEDULE

SIZE	SST HANGER	SIZE	SST HANGER
2x6	LU526	(2)1.75"x9.25" LVL	HU5410(MAX)
(2)2x6	LU526-2	(3)1.75"x9.25" LVL	HU55.50/10
(3)2x6	LU526-3	(2)1.75"x9.25" OR (2)1.75"x11.875 LVL	HU5412(MAX)
2x8	LU528	(3)1.75"x11.25" OR (3)1.75"x11.875 LVL	HU55.50/10
(2)2x8	LU528-2	(2)1.75"x14" LVL	HU416(MAX)
(3)2x8	LU528-3	(3)1.75"x14" LVL	HU55.50/10
2x10	LU5210	(2)1.75"x16" LVL	HU416 (MAX)
(2)2x10	LU5210-2	(3)1.75"x16" LVL	HU55.50/10
(3)2x10	LU5210-3	(2)1.75"x18" LVL	HU416 (MAX)
(4)2x10	LU5210-4	4X8 SOLID SAWN	LU548
2x12	LU5212	5"x8 1/4" GLULAM	HU810-2
(2)2x12	LU5212-2	5"x11" GLULAM	HU5.125/12
(3)2x12	LU5212-3 (MAX)	6 3/4"x 15 1/8" GLULAM	HU56.88/12

NOTES:
1) SST DENOTES SIMPSON STRONG TIE. USE HANGER PER SCHEDULE ABOVE (OR EQUIVALENT METAL HANGER) UNLESS HANGER NOTED ON PLANS.
2) INSTALL HANGERS PER MANF. SPECIFICATIONS.
3) USE STAINLESS STEEL HANGERS IF EXPOSED TO THE ELEMENTS.



- CONCRETE RETAINING WALL NOTES
- USE CLASS "A" SOIL FOR BACKFILL BEHIND WALL TO MINIMIZE LATERAL PRESSURE. CLASS "A" IS CLEAN SAND OR GRAVEL, FREE OF FINES THAT MIGHT OBSTRUCT FREE DRAINAGE.
 - STRUCTURAL DATA:
2.1. $f_c = 3,000$ PSI FOR FOOTINGS,
2.2. $f_c = 4,000$ PSI FOR WALLS,
2.3. GRADE 60 REBARS,
2.4. 40 PCF EQUIVALENT FLUID PRESSURE.
 - THIS DESIGN IS BASED UPON LEVEL BACKFILL AND NO ADDITIONAL SURCHARGE LOAD. CONTACT THE STRUCTURAL ENGINEER FOR A REDESIGN OF THE WALL AND FOOTING IF THERE WILL BE A SLOPING BACKFILL OR SURCHARGE LOAD.
 - REINFORCING BARS MUST BE ACCURATELY PLACED AT THE LOCATIONS SHOWN AT THE DETAILS TO ENSURE THAT THE COMPLETED CONSTRUCTION WILL REFLECT THE STRUCTURAL DESIGN.
 - PROVIDE WEAKENED PLANE CONTRACTION JOINTS AT INTERVALS OF ABOUT 25 FEET AND KEYED EXPANSION JOINTS AT EVERY FOURTH CONTRACTION JOINT. CUT ALTERNATE LONGITUDINAL BARS EXACTLY OPPOSITE WEAKENED PLANE JOINTS.
 - CONCRETE FOOTINGS SHALL BE ON FIRM UNDISTURBED EARTH (OR ENGINEERED FILL) AND SHALL BE PLACED BELOW THE FROST LINE.
 - REFER TO ARCHITECTURAL PLANS AND/OR SPECIFICATIONS FOR WATER-PROOFING REQUIREMENTS AND DRAINAGE REQUIREMENTS.
 - THE MAXIMUM SIZE AGGREGATE FOR WALLS IS 3/4".
 - DO NOT BACKFILL BEHIND WALL UNTIL THE CONCRETE HAS CURED.
 - IF THE "V-BARS" ARE SPLICED, USE A CLASS B SPLICE WITH A LAP THAT IS 1.3 * Ld.
 - USE THE SITE PLAN TO DETERMINE THE BOTTOM OF WALL AND TOP OF WALL ELEVATIONS. THEN USE THE SCHEDULE ABOVE TO DETERMINE THE WALL REQUIREMENTS AT VARIOUS LOCATIONS ALONG THE SITE. STEP THE FOOTINGS TO SUIT THE GRADE AND CHANGE FOOTING SIZE, WALL SIZE AND REINFORCING TO SUIT THE DESIGN LOCATIONS AT VARIOUS LOCATIONS, BUT ALWAYS LAP THE REBAR 36 DIAMETERS (MINIMUM) AT THE TRANSITION POINTS.



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project **THOMAS RESIDENCE**
103 WEST CARR STREET
CARRBORO, NC 27510
owner's name **BRUCE + CATHY THOMAS**
105 CHESLEY CT
CARRBORO, NC 27514

ID: THOMAS15A

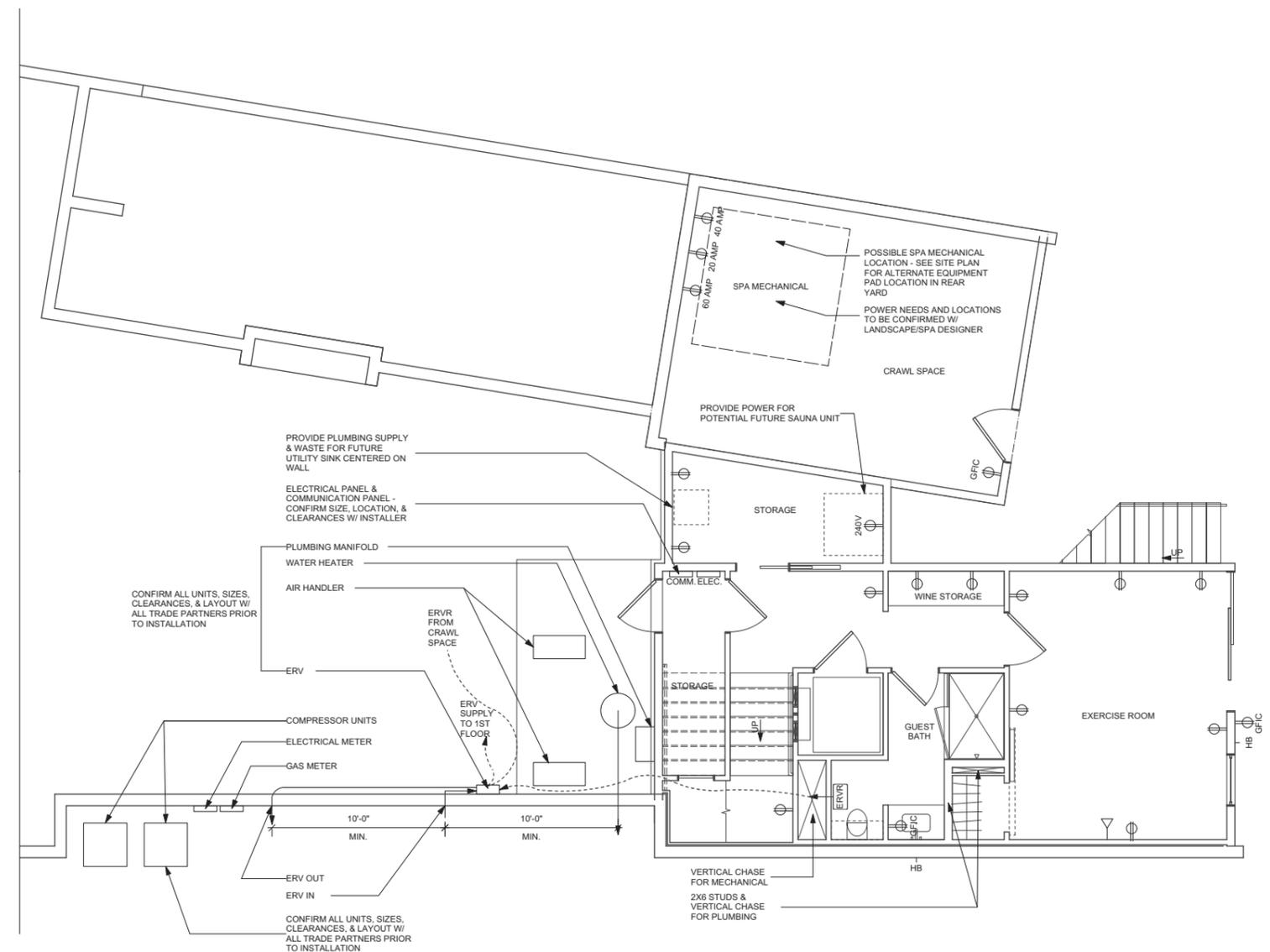
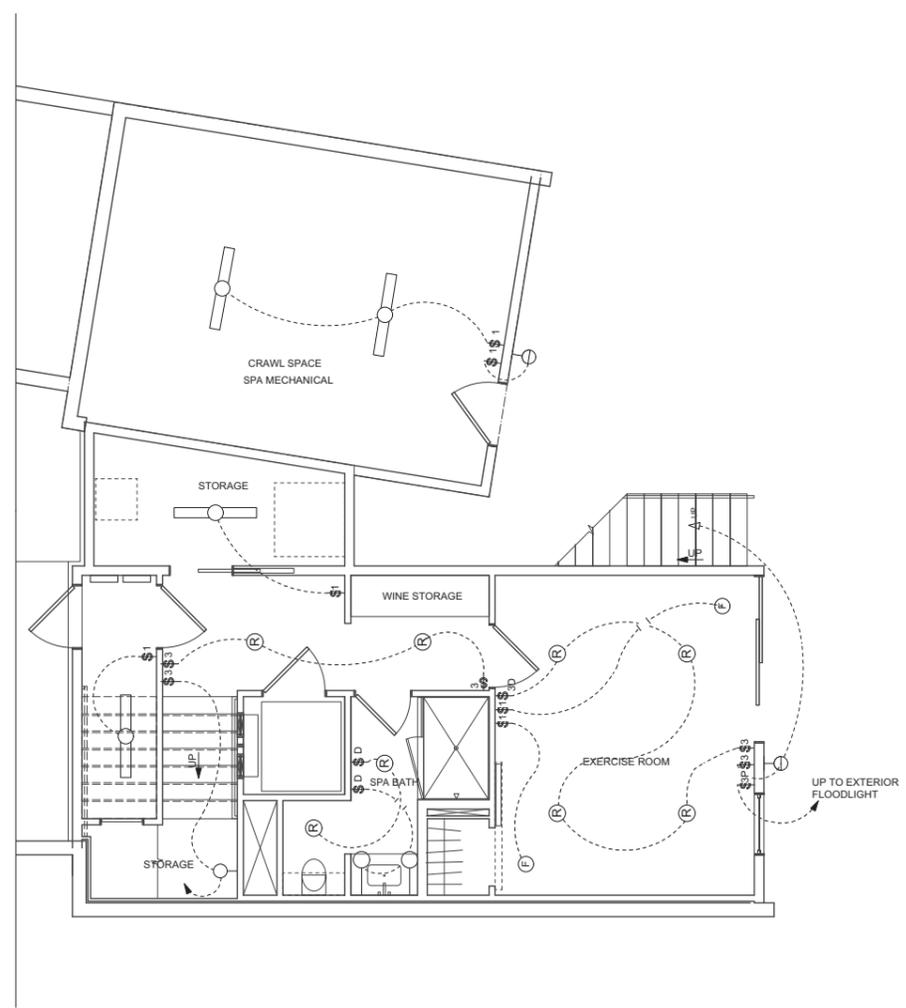
drawn MP
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reviewed

date 08.16.2016
revised
revised
revised

CONSTRUCTION DOCUMENTS

UTILITY,
POWER, + LIGHT
PLAN BATSMEN

E1.0



1 LIGHT PLAN - BASEMENT
Scale: 1/4" = 1'-0"

2 UTILITY & POWER PLAN - BASEMENT
Scale: 1/4" = 1'-0"

POWER/LIGHTING/UTILITY LEGEND																	
\$WP	WEATHERPROOF SWITCH	\$MD	MOTION DETECTION SWITCH	⊕	QUAD OUTLET	○	CEILING MOUNT FIXTURE	Ⓢ	CEILING FANLIGHT	○	EXTERIOR CEILING MOUNT FIXTURE	EL	EXHAUST FANLIGHT COMBO	⊠	RETURN GRILL - SEE MECHANICAL PLAN AS APPLICABLE	NP	NON-POTABLE HOSE BIB LOCATION (SUPPLY FROM CISTERN)
\$1	ONE WAY SWITCH	\$3P	THREE WAY PHOTOCELL	▽	PHONE/DATA/CABLE	Ⓡ	RECESSED CAN	Ⓜ	ACCENT LIGHT	⊖	EXTERIOR WALL MOUNT FIXTURE	E	EXHAUST TO ERV - SEE MECHANICAL PLAN AS APPLICABLE	VAC	CENTRAL VACUUM OUTLET LOCATION - CONFIRM TYPE	⊗	EXISTING LIGHT TO BE COMPLETELY REMOVED, ABANDONED, AND PATCHED OVER
\$3	THREE WAY SWITCH	GFCI	GFCI OUTLET	Ⓧ	TRANSFORMER	●	PENDANT LIGHT	Ⓛ	FLUORESCENT LIGHT FIXTURE	⊖	EXTERIOR FLOODLIGHTS	S	SUPPLY FROM ERV - SEE MECHANICAL PLAN AS APPLICABLE	SP	SECURITY CONTROL PANEL		
\$4	FOUR WAY SWITCH	Ⓛ	DUPLEX OUTLET	J	JUNCTION BOX	⊖	WALL MOUNT FIXTURE	Ⓤ	UNDER CABINET FIXTURE	⊖	TRACK LIGHTING	T	THERMOSTAT	G	GAS SUPPLY LOCATION (CONFIRM SOURCE - NATURAL OR LP)		
\$D	DIMMER SWITCH	Ⓛ	FLOOR OUTLET	Ⓢ	GARBAGE DISPOSAL	Ⓢ	CEILING FAN	Ⓢ	IN CABINET ACCENT FIXTURE	E	EXHAUST FAN	⊠	SUPPLY GRILL - SEE MECHANICAL PLAN AS APPLICABLE	PO	POTABLE HOSE BIB LOCATION		

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owner's **BRUCE + CATHY THOMAS**
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CARRBORO, NC 27514
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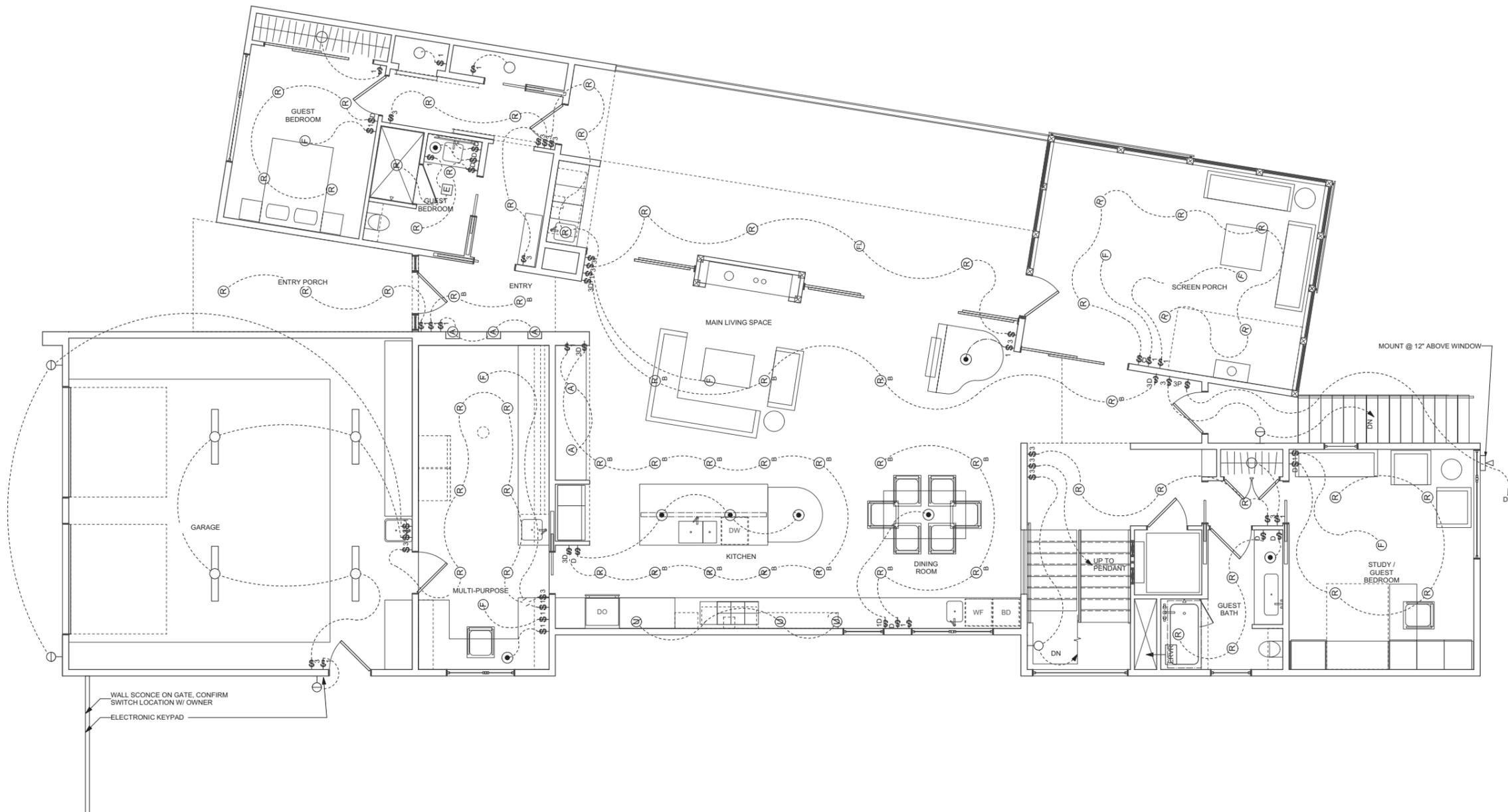
drawn MP
other
other
reviewed EM

date 08.16.2016
revised
revised
revised

CONSTRUCTION DOCUMENTS

LIGHT PLAN 1

E1.1



1 LIGHTING PLAN - FIRST
E1.1 Scale: 1/4" = 1'-0"



POWER/LIGHTING/UTILITY LEGEND

\$WP WEATHERPROOF SWITCH	\$MD MOTION DETECTION SWITCH	⊕ QUAD OUTLET	○ CEILING MOUNT FIXTURE	FL # CEILING FANLIGHT	○ EXTERIOR CEILING MOUNT FIXTURE	EL # EXHAUST FAN/LIGHT COMBO	☒ RETURN GRILL - SEE MECHANICAL PLAN AS APPLICABLE	NP HB NON-POTABLE HOSE BIB LOCATION (SUPPLY FROM CISTERN)
\$1 ONE WAY SWITCH	\$3P THREE WAY PHOTOCELL	▽ PHONE/DATA/CABLE	Ⓡ # RECESSED CAN	A # ACCENT LIGHT	○ EXTERIOR WALL MOUNT FIXTURE	E EXHAUST TO ERV - SEE MECHANICAL PLAN AS APPLICABLE	VAC CENTRAL VACUUM OUTLET LOCATION - CONFIRM TYPE	⊗ EXISTING LIGHT TO BE COMPLETELY REMOVED, ABANDONED, AND PATCHED OVER
\$3 THREE WAY SWITCH	GFCI GFCI OUTLET	Ⓧ TRANSFORMER	● PENDANT LIGHT	— FLUORESCENT LIGHT FIXTURE	△ EXTERIOR FLOODLIGHTS	S SUPPLY FROM ERV - SEE MECHANICAL PLAN AS APPLICABLE	SP SECURITY CONTROL PANEL	
\$4 FOUR WAY SWITCH	Ⓛ DUPLEX OUTLET	J JUNCTION BOX	○ WALL MOUNT FIXTURE	U # UNDER CABINET FIXTURE	△ TRACK LIGHTING	T THERMOSTAT	G GAS SUPPLY LOCATION (CONFIRM SOURCE - NATURAL OR LP)	
\$D DIMMER SWITCH	Ⓛ FLOOR OUTLET	Ⓞ GARBAGE DISPOSAL	F CEILING FAN	C # IN CABINET ACCENT FIXTURE	E EXHAUST FAN	☒ SUPPLY GRILL - SEE MECHANICAL PLAN AS APPLICABLE	P HB POTABLE HOSE BIB LOCATION	

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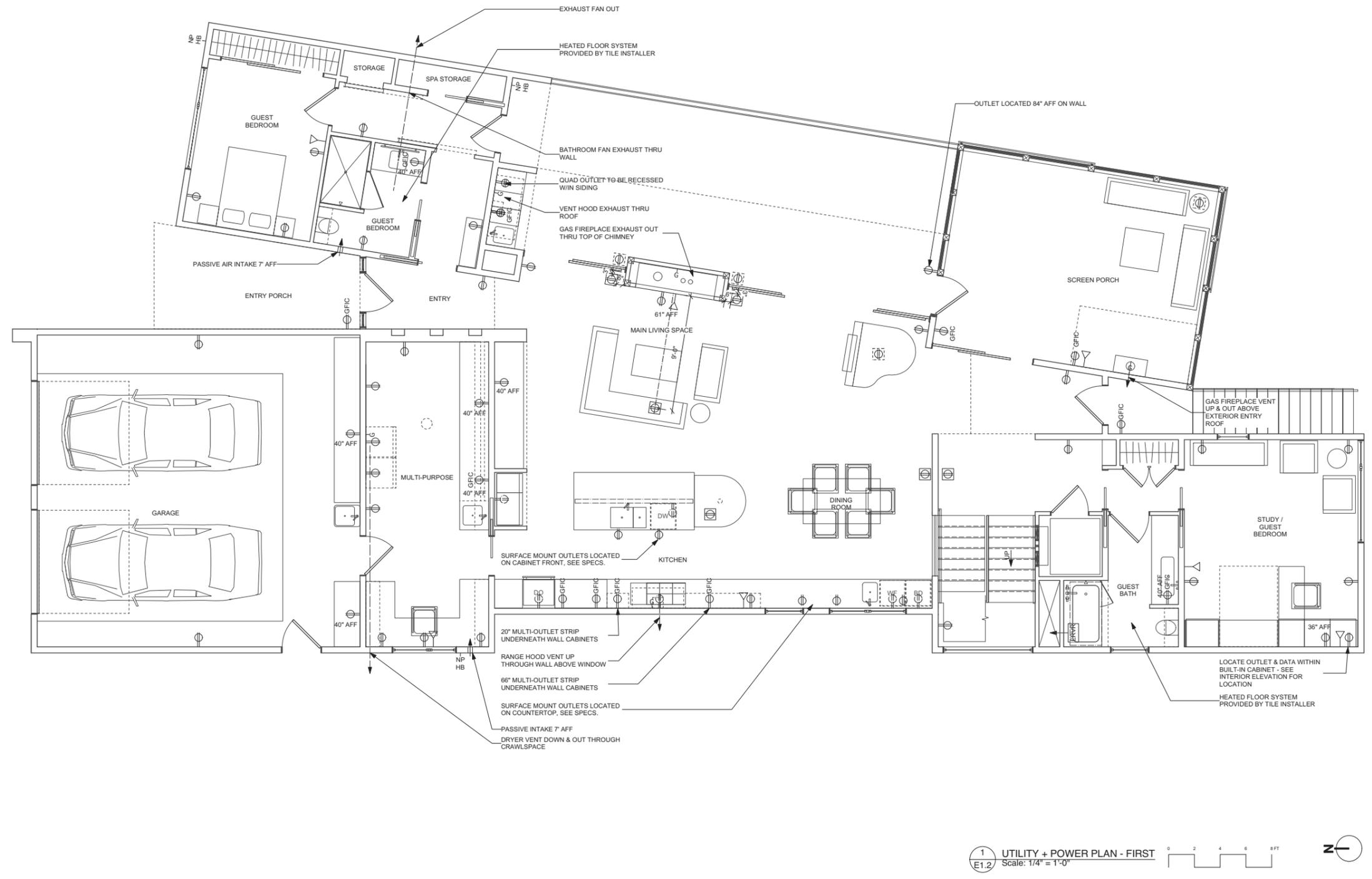
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reviewed EM

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revised
revised

CONSTRUCTION DOCUMENTS

POWER PLAN 2

E1.2



1 UTILITY + POWER PLAN - FIRST
E1.2 Scale: 1/4" = 1'-0"
0 2 4 6 8 FT

POWER/LIGHTING/UTILITY LEGEND

\$WP WEATHERPROOF SWITCH	\$MD MOTION DETECTION SWITCH	QUAD OUTLET	CEILING MOUNT FIXTURE	CEILING FANLIGHT	EXTERIOR CEILING MOUNT FIXTURE	EXHAUST FAN/LIGHT COMBO	RETURN GRILL - SEE MECHANICAL PLAN AS APPLICABLE	NON-POTABLE HOSE BIB LOCATION (SUPPLY FROM CISTERN)
\$1 ONE WAY SWITCH	\$P PHOTOCELL	PHONE/DATA/CABLE	RECESSED CAN	ACCENT LIGHT	EXTERIOR WALL MOUNT FIXTURE	EXHAUST TO ERV - SEE MECHANICAL PLAN AS APPLICABLE	CENTRAL VACUUM OUTLET LOCATION - CONFIRM TYPE	EXISTING LIGHT TO BE COMPLETELY REMOVED, ABANDONED, AND PATCHED OVER
\$3 THREE WAY SWITCH	GFCI GFCI OUTLET	TRANSFORMER	PENDANT LIGHT	FLUORESCENT LIGHT FIXTURE	EXTERIOR FLOODLIGHTS	SUPPLY FROM ERV - SEE MECHANICAL PLAN AS APPLICABLE	SECURITY CONTROL PANEL	SURFACE MOUNT OUTLET
\$4 FOUR WAY SWITCH	DUPLEX OUTLET	JUNCTION BOX	WALL MOUNT FIXTURE	UNDER CABINET FIXTURE	TRACK LIGHTING	THERMOSTAT	GAS SUPPLY LOCATION (CONFIRM SOURCE - NATURAL OR LP)	CEILING OUTLET
\$D DIMMER SWITCH	FLOOR OUTLET	GARBAGE DISPOSAL	CEILING FAN	IN CABINET ACCENT FIXTURE	EXHAUST FAN	SUPPLY GRILL - SEE MECHANICAL PLAN AS APPLICABLE	POTABLE HOSE BIB LOCATION	

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project **THOMAS RESIDENCE**
103 WEST CARR STREET
CARRBORO, NC 27510
project address
owner's **BRUCE + CATHY THOMAS**
105 CHESLEY CT
CARRBORO, NC 27514
owner's address

ID: THOMAS15A

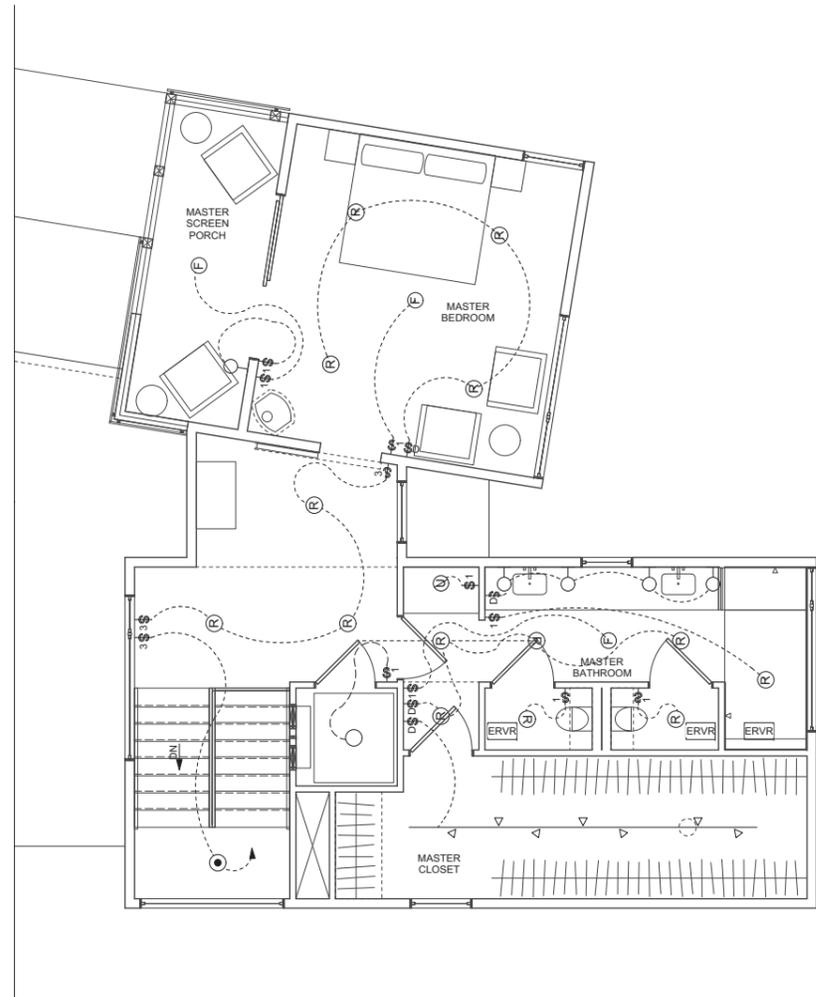
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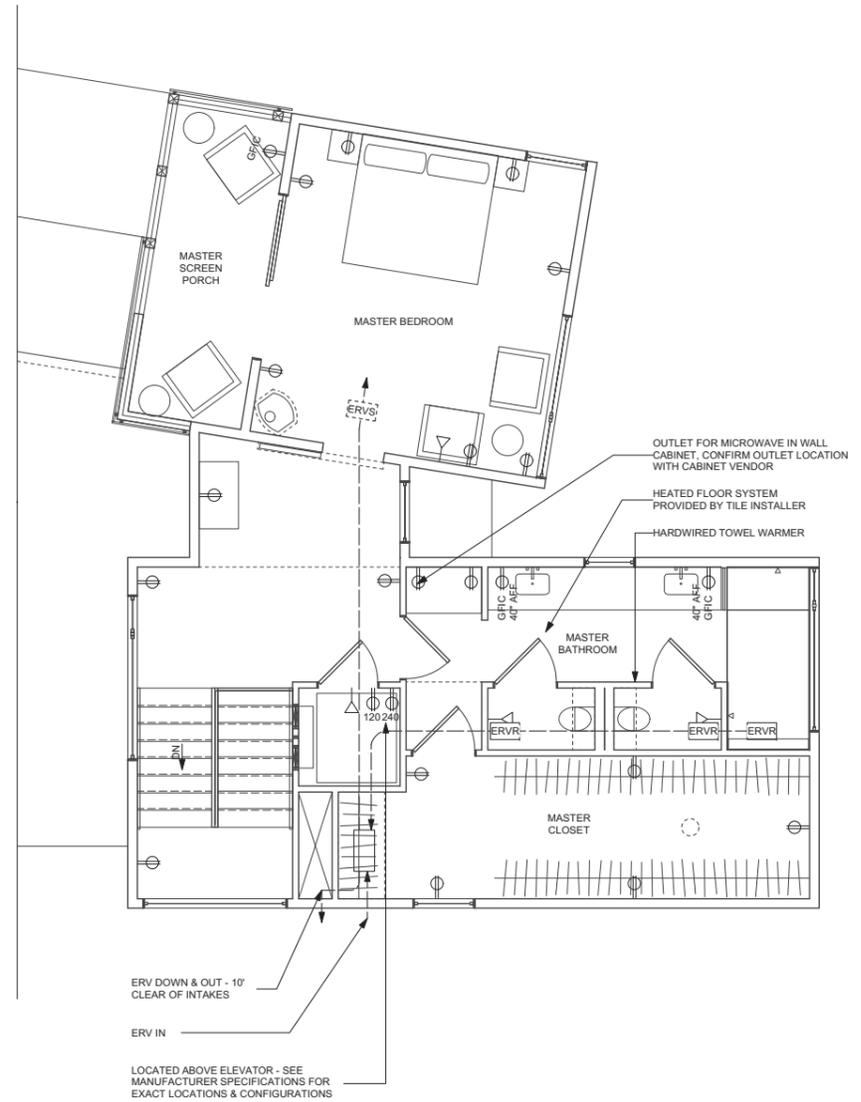
CONSTRUCTION DOCUMENTS

POWER + LIGHT
PLAN 2

E1.3



1 LIGHTING PLAN - SECOND
E1.3 Scale: 1/4" = 1'-0"



2 UTILITY + POWER PLAN - SECOND
E1.3 Scale: 1/4" = 1'-0"



POWER/LIGHTING/UTILITY LEGEND																	
\$WP	WEATHERPROOF SWITCH	\$MD	MOTION DETECTION SWITCH	⊕	QUAD OUTLET	○	CEILING MOUNT FIXTURE	Ⓔ	CEILING FAN/LIGHT	○	EXTERIOR CEILING MOUNT FIXTURE	EL	EXHAUST FAN/LIGHT COMBO	⊠	RETURN GRILL - SEE MECHANICAL PLAN AS APPLICABLE	NP	NON-POTABLE HOSE BIB LOCATION (SUPPLY FROM CISTERN)
\$1	ONE WAY SWITCH	\$P	PHOTOCELL	▽	PHONE/DATA/CABLE	Ⓡ	RECESSED CAN	Ⓐ	ACCENT LIGHT	⊔	EXTERIOR WALL MOUNT FIXTURE	E	EXHAUST TO ERV - SEE MECHANICAL PLAN AS APPLICABLE	VAC	CENTRAL VACUUM OUTLET LOCATION - CONFIRM TYPE	⊗	EXISTING LIGHT TO BE COMPLETELY REMOVED, ABANDONED, AND PATCHED OVER
\$3	THREE WAY SWITCH	GFC	GFC OUTLET	ⓧ	TRANSFORMER	●	PENDANT LIGHT	—○—	FLUORESCENT LIGHT FIXTURE	⊔	EXTERIOR FLOODLIGHTS	S	SUPPLY FROM ERV - SEE MECHANICAL PLAN AS APPLICABLE	SP	SECURITY CONTROL PANEL		
\$4	FOUR WAY SWITCH	Ⓛ	DUPLEX OUTLET	Ⓜ	JUNCTION BOX	⊔	WALL MOUNT FIXTURE	Ⓜ	UNDER CABINET FIXTURE	⊔	TRACK LIGHTING	T	THERMOSTAT	G	GAS SUPPLY LOCATION (CONFIRM SOURCE - NATURAL OR LP)		
\$D	DIMMER SWITCH	Ⓛ	FLOOR OUTLET	Ⓞ	GARBAGE DISPOSAL	Ⓛ	CEILING FAN	Ⓜ	IN CABINET ACCENT FIXTURE	⊔	EXHAUST FAN	⊠	SUPPLY GRILL - SEE MECHANICAL PLAN AS APPLICABLE	PO	POTABLE HOSE BIB LOCATION		