

**GENERAL NOTES AND SPECIFICATIONS**

THE HOME BUILDER SHALL FULLY COMPLY WITH ANY AND ALL UPDATES TO THE 2018 IBC AND ALL ADDITIONAL STATE OF N.C. AND LOCAL CODE REQUIREMENTS.

THE BUILDER SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE HOME BUILDER SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY DANIEL WHITAKER OF ANY VARIATIONS FROM THESE DRAWINGS.

THE HOME BUILDER IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE HOME BUILDER SHALL NOTIFY DANIEL WHITAKER WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF SAID PLANS.

SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE HOME BUILDER & SUB-CONTRACTORS, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF DANIEL WHITAKER BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWING DANIEL WHITAKER TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE HOME BUILDER.

- DESIGN CRITERIA: 2018 IRC (BASED ON THE 2015 IBC) EFFECTIVE 1/1/2019
- ROOF: 20 PSF SNOW LOAD (MINIMUM)
  - \*8 PSF TOP CHORD DL.
  - \*7 PSF BOTTOM CHORD DL.
  - \*5 PSF NET WIND UPLIFT.
- FLOOR: 40 PSF LL.
  - \*10 PSF TOP CHORD DL.
  - \*5 PSF BOTTOM CHORD DL.
- SOIL: \*2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
- FROST DEPTH: \*2'-0"
- SEISMIC ZONE: C,
- WIND: 115 MPH

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

**LEDGER**

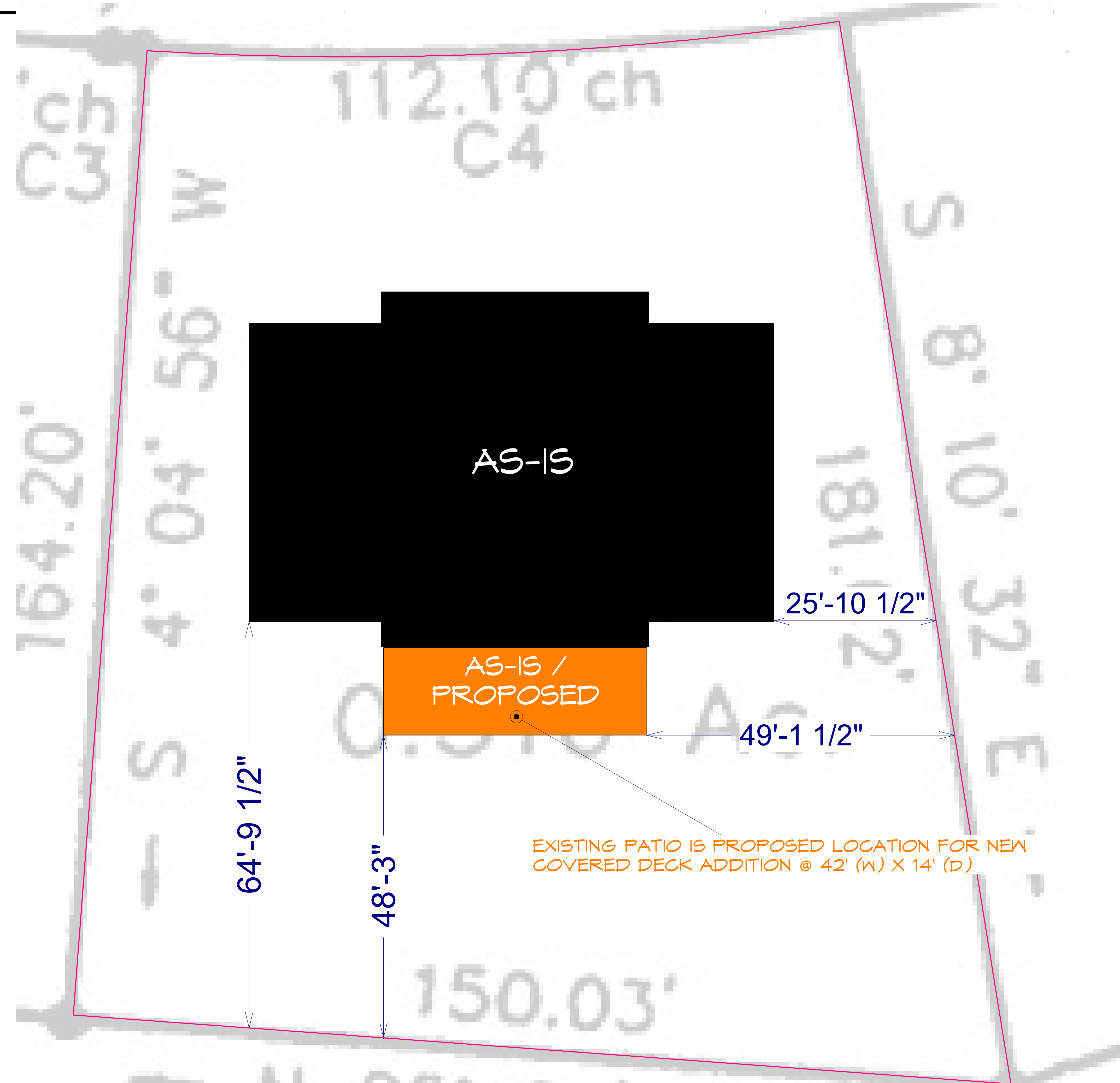
- A1 TITLE / COVER / SITE
- A2 PLOT PLAN / STANDOFFS
- A3 AS-IS MAIL LVL. FL. PLAN & REAR ELEVATION

**GENERAL NOTES CONT'D**

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2018 EDITION OF THE CBC, CMC, CPC, AND THE CEC.
2. BEFORE ANY WORK HAS BEGUN, THE CONTRACTOR SHALL MAKE A THOROUGH INSPECTION OF THE BUILDING AND SITE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS NOTING EXISTING WORK TO REMAIN AND NOTIFYING THE OWNER AND DRAFTER IN WRITING OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS.
3. ANY OMISSIONS, CONFLICTS, OR DISCREPANCIES BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS AND OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND DRAFTER. ALL WORK IS TO BE COORDINATED SO THAT COOPERATION BETWEEN THE TRADES WHERE REQUIRED IS ACCOMPLISHED.
4. VERIFY ALL OPENINGS THROUGHOUT CONSTRUCTION WITH ALL PARTICIPANTS TRADES SUCH AS HEATING, PLUMBING, ELECTRICAL TRADES FOR SIZE AND LOCATION. NOTIFY OWNER AND DRAFTER IN WRITING OF ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS.
5. FOLLOW DIMENSIONS EXPLICITLY, DO NOT SCALE DRAWINGS. CONFIRM WITH DRAFTER BEFORE PROCEEDING IF CONFLICT ARISE.
6. POOL, SPAS, WALLS, FENCES, PATIO COVERS, AND OTHER FREE STANDING STRUCTURES REQUIRE SEPARATE PERMIT AND REVIEW.
7. CONTRACTOR WITH HIS SELECTED H.V.A.C. SUBCONTRACTOR TO ASSESS EXISTING H.V.A.C. SYSTEMS TO DETERMINE FUNCTIONALITY & CODE COMPLIANCE. MAKE RECOMMENDATIONS TO OWNER AS TO PROPOSED MODIFICATIONS & COST. ADVISE OWNER AND DRAFTER IF FRAMING MODIFICATIONS ARE NECESSARY.
8. VERIFY & COORDINATE EXTERIOR HARDSCAPE, LANDSCAPE & IRRIGATION SYSTEMS WITH OWNER AND LANDSCAPE DRAFTER/ARCHITECT.

1/8" = 1'-0"

SHEET  
**A1**



64'-9 1/2"

48'-3"

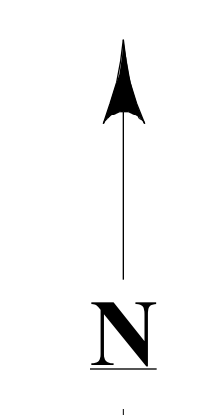
25'-10 1/2"

49'-1 1/2"

AS-IS

AS-IS /  
PROPOSED

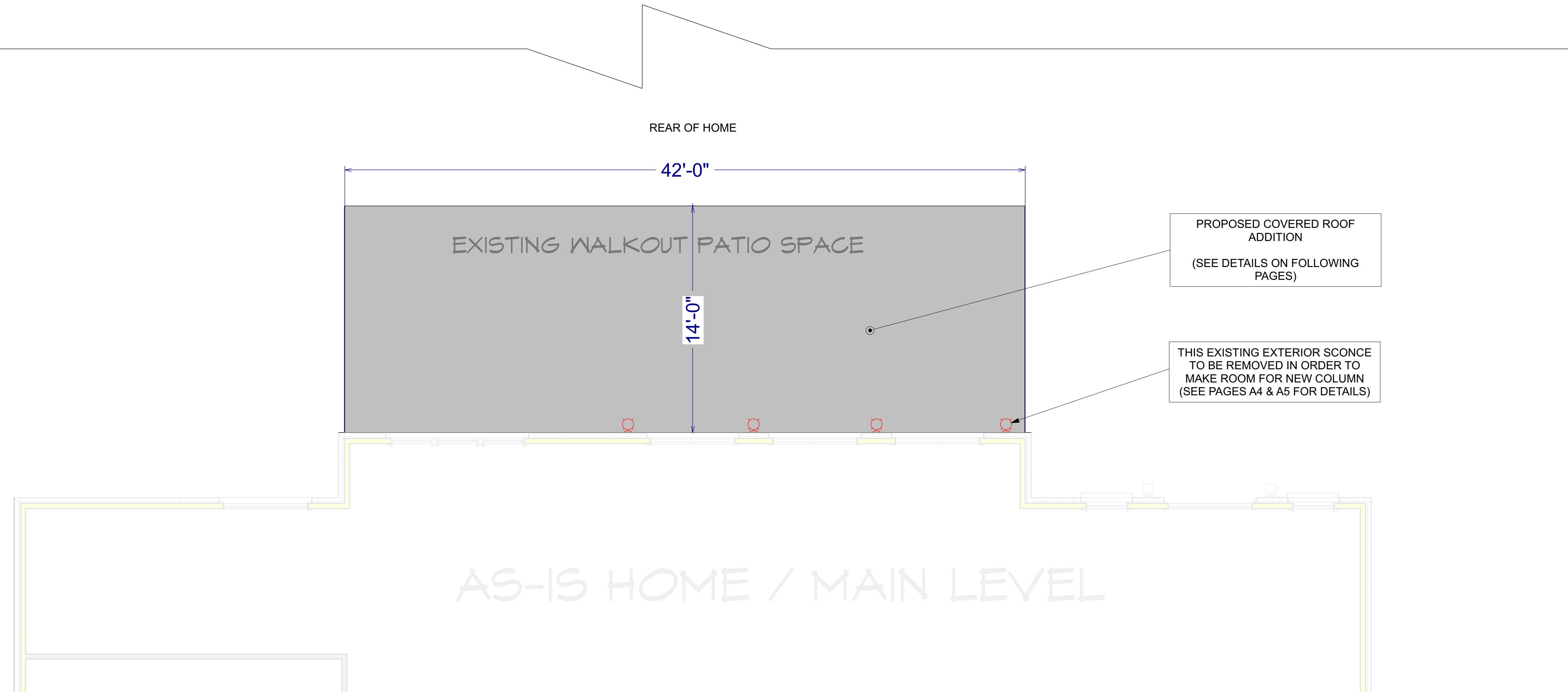
EXISTING PATIO IS PROPOSED LOCATION FOR NEW COVERED DECK ADDITION @ 42' (W) X 14' (D)



PLAT / STANDOFFS @ 1/8" = 1' SCALE

SHEET  
**A2**

# AS-IS REAR ELEVATION @ 1/4" = 1' SCALE



## PROPOSED COVERED PORCH LOCATION

# PROPOSED COVERED PORCH - 3D CONCEPTS (NOT FOR SCALE)

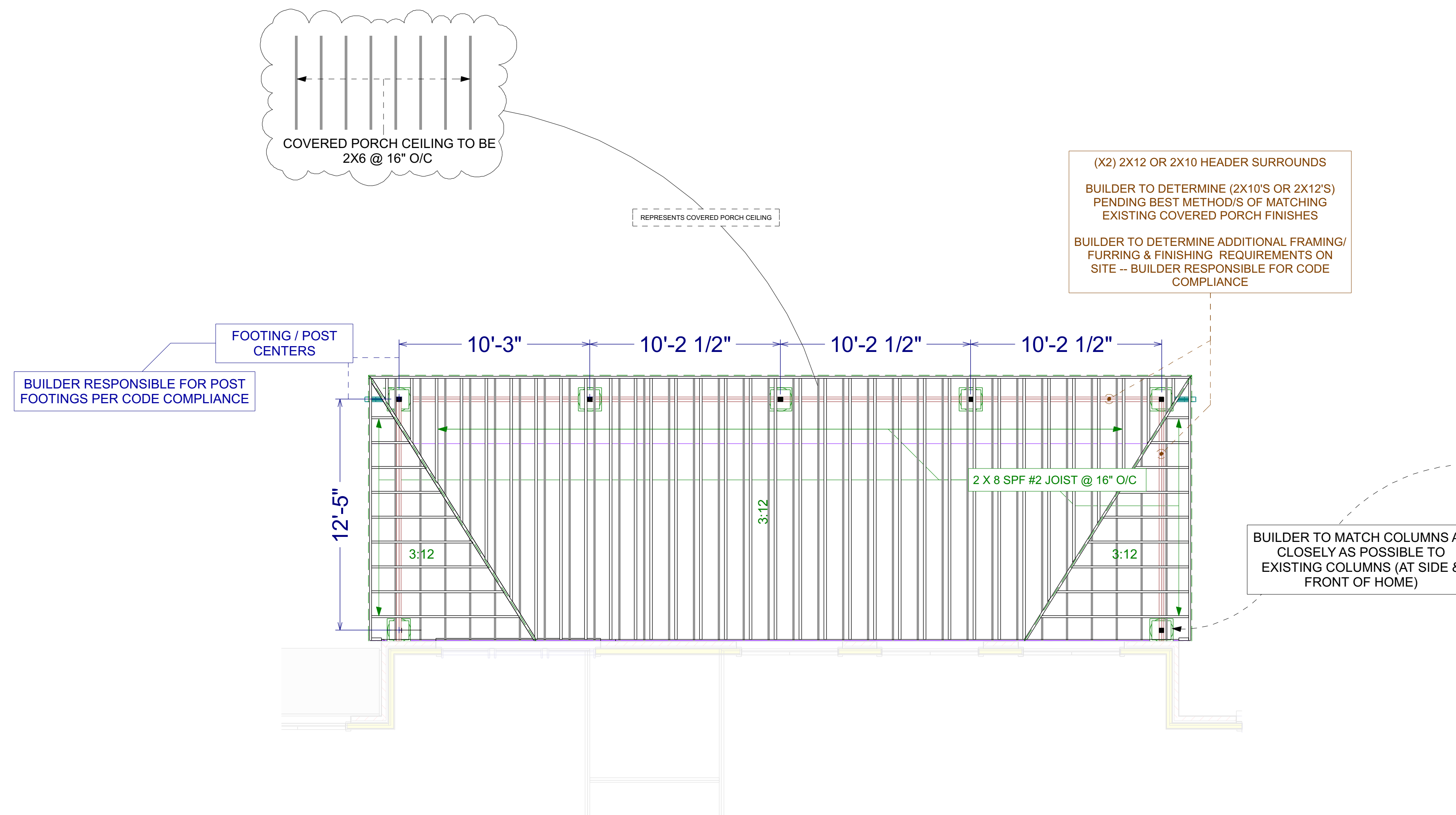


# PROPOSED COVERED PORCH - REAR ELEVATION @ 3/8" = 1' SCALE



THIS EXISTING EXTERIOR SCOFF  
TO BE REMOVED IN ORDER TO  
MAKE ROOM FOR NEW COLUMN  
(SEE PAGES A4 & A5 FOR DETAILS)

# PROPOSED COVERED PORCH - ROOF, CEILING & FOUNDATION / POST INFO @ 1/4" = 1' SCALE



HOMEOWNER SUPPLIED IMAGE OF EXISTING COVERED PORCH STYLE/FINISHES

BUILDER TO REPLICATE AS CLOSELY AS POSSIBLE BY LAKENRIDGE BUILDERS ON NEW COVERED PORCH ADDITION