PROJECT TITLE

ADDITION TO FRONT:
BRADFORD HEIGHTS PROJECT

1401 BRADFORD HEIGHTS RD.
GASTONIA, NC 28054

INDEX OF DRAWINGS

2018 APPENDIX B
BUILDING CODE SUMMARY
FOR ALL COMMERCIAL PROJECTS
(EXCEPT 1 AND 2-FAMILY DWELLINGS AND TOWNHOUSES)
(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: 1401 Bradford Heights
Address: 1401 Bradford Heights RD, Gastonia, NC Zip Code 28054
Owner/Authorized Agent: _Omar Pharr____Phone # (336) 399-3299 E-Mail omarpharr@opconstructionnc.com
Owned By: ☐ City/County ☒ Private ☐ State
Code Enforcement Jurisdiction: ☐ City____________ ☒ County-Gaston County ☒ State

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	E-MAIL
Architectural	___AAC___	_Anthony Hunt	_5959___	(704)609-4556	avhunt@m3dg.com
Civil				(___)_____	
Electrical				(___)_____	
Fire Alarm				(___)_____	
Plumbing				(___)_____	
Mechanical				(___)_____	
Sprinkler-Standpipe				(___)_____	
Structural	Structural Capacity, PC	Adrian Durham	033700	(704)900-8706	adrian.durham@structuralcapacity.com
Retaining Walls >5' High				(___)_____	
Other				(___)_____	

("Other" should include firms and individuals such as truss, precast, pre-engineered, interior designers, etc.)

2018 NC CODE FOR: ☐ New Construction ☐ Addition ☐ Renovation
☐ 1st Time Interior Completion
☐ Shell/Core
☐ Phased Construction – Shell/Core
☐ Renovation

2018 NC EXISTING BUILDING CODE: ☐ Prescriptive ☐ Repair ☐ Chapter 14
Alteration: ☐ Level I ☐ Level II ☐ Level III
☐ Historic Property ☐ Change of Use.

Work Area Compliance: ☒ **Addition**
CONSTRUCTED:(date) 1960.
ORIGINAL OCCUPANCY(S) (Ch. 3)**:** Business Occupancy
RENOVATED: No renovation for this scope.
CURRENT OCCUPANCY(S) (Ch. 3)**: R-3**
RISK CATEGORY (table 1604.5) **Current:** ☐ I ☒ II ☐ III ☐ IV
Proposed: ☐ I ☒ II ☐ III ☐ IV

Scope of work description:
1401 Bradford Height is an existing building, built in the 1960's that is currently a shell. Scope of work consist of adding a 193 SQ Ft entrance. No work on the interior of the building.

BASIC BUILDING DATA
Construction Type: ☐ I-A ☐ II-A ☐ III-A ☐ IV ☐ V-A
(check all that apply) ☐ I-B ☐ II-B III-B ☒ V-B
Sprinklers: ☒ No ☐ Partial ☐ Yes ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D
Standpipes: ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry
Fire District: ☒ No ☐ Yes (Primary) **Flood Hazard Area:** ☐ No ☐ Yes
Special Inspections Required: ☒ No ☐ Yes

Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	RENO/ALTER (SQ.FT)	SUB-TOTAL
6th Floor				
5th Floor				
4th Floor				
3rd Floor				
2nd Floor				
Mezzanine				
1st Floor	5265 SQ FT	193 SQ FT		
Basement				
TOTAL				

ALLOWABLE AREA

Primary Occupancy Classification: SELECT ONE
Assembly ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business ☒
Educational ☐
Factory ☐ F-1 Moderate ☐ F-2 Low
Hazardous ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional ☐ I-1 Condition ☐ 1 ☐ 2
☐ 1-2 Condition ☐ 1 ☐ 2
☐ 1-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
☐ 1-4
Mercantile ☐
Residential ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled
☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous ☐

Accessory Occupancy Classification(s): ____________
Incidental Uses (Table 509)**:** ____________
Special Uses (Chapter 4 – List Code Sections) ____________
Special Provisions: (Chapter 5 – List Code Sections): ____________
Mixed Occupancy: ☒ No ☐ Yes Separation: _____ Hr. Exception: ____________
☐ Non-Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
☐ Separated Use (508.4) -

See below for area calculations for each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} \leq 1$$

_________ + _________ + …… = ______ ≤ 1.00

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506.2[4] AREA	(C) AREA FOR FRONTAGE INCREASE[1,5]	(D) ALLOWABLE AREA PER STORY OR UNLIMITED[2,3]
1	B- Occupancy	5,458 SQ FT	9,000 SQ FT	Not use	9,000 SQ FT

1 Frontage area increases from Section 506.3 are computed thus:
a. Perimeter which fronts a public way or open space having 20 feet minimum width = _______ (F)
b. Total Building Perimeter = _________ (P)
c. Ratio (F/P) = ___________ (F/P)
d. W = Minimum width of public way = _________ (W)
e. Percent of frontage increase $I_f = 100\,[F/P - 0.25] \times W/30$ = _______ (%)

2 Unlimited area applicable under conditions of Section 507.
3 Maximum Building Area = total number of stories in the building x D (maximum 3 stories) (506.2).
4 The maximum area of open parking garages must comply with Table 406.5.4
5 Frontage increase is based on the unsprinklered area value in Table 506.2.

ALLOWABLE HEIGHT

	ALLOWABLE (TABLE 503)	SHOWN ON PLANS	CODE REFERENCE
Building Height in Feet (Table 504.3)	2	1	
Building Height in Stories (Table 504.4)	40'	15'	

1 Provide code reference if the "Show on Plans" quantity is not based on Table 504.3 or 504.4.
2 The maximum height of air traffic control towers must comply with Table 412.3.1
3 The maximum height of open parking garages must comply with Table 406.5.4

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
N,S,E,W >10'	UL PER 705.8.1 (2)	UL PER 705.8.1 (2)	UL PER 705.8.1 (2)

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: Yes
Exit Signs: Yes
Fire Alarm: No
Smoke Detection Systems: No
Carbon Monoxide Detection: No

LIFE SAFETY PLAN REQUIREMENTS

Life Safety Plan Sheet #: ____________

- ☐ Fire and/or smoke rated wall locations (Chapter 7)
- ☐ Assumed and real property line locations (if not on the site plan)
- ☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
- ☒ Occupancy Use for each area as it relates to occupant load calculation (Table 1004.1.2)
- ☒ Occupant loads for each area
- ☒ Exit access travel distances (1017)
- ☒ Common path of travel distances (Tables 1006.2.1 & 1006.3.2(1))
- ☐ Dead end lengths (1020.4)
- ☒ Clear exit widths for each exit door
- ☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
- ☒ Actual occupant load for each exit door
- ☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
- ☒ Location of doors with panic hardware (1010.1.10)
- ☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
- ☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
- ☐ Location of doors equipped with hold-open devices
- ☐ Location of emergency escape windows (1030)
- ☐ The square footage of each fire area (202)
- ☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
- ☐ Note any code exceptions or table notes that may have been utilized regarding the items above

* Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENINGS PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
No changes to wall openings. > or = 30'	Unlimited	Unlimited	No changes to existing opening locations.

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: ☐ No ☒ Yes
Exit Signs: ☐ No ☒ Yes
Fire Alarm: ☒ No ☐ Yes
Smoke Detection Systems: ☒ No ☐ Yes ☐ Partial _______
Carbon Monoxide Detection: ☒ No ☐ Yes

LIFE SAFETY PLAN REQUIREMENTS- No changes to life Safety. Future changes to be done for future tenants.

Life Safety Plan Sheet #: ____________

- ☐ Fire and/or smoke rated wall locations (Chapter 7)
- ☐ Assumed and real property line locations (if not on the site plan)
- ☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
- ☐ Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.2)
- ☐ Occupant loads for each area
- ☐ Exit access travel distances (1017)
- ☐ Common path of travel distances (1006.2.1 & 2006.3.2(1))
- ☐ Dead end lengths (1020.4)
- ☐ Clear exit widths for each exit door
- ☐ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.3)
- ☐ Actual occupant load for each exit door
- ☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation and supporting construction for a fire barrier/fire partition/smoke barrier.
- ☐ Location of doors with panic hardware (1010.1.10)
- ☐ Location of doors with delayed egress locks and the amount of delay (1010.1.9.7)
- ☐ Location of doors with electromagnetic egress locks (1010.1.9.9)
- ☐ Location of doors equipped with hold-open devices
- ☐ Location of emergency escape windows (1030)
- ☐ The square footage of each fire area (202)
- ☐ The square footage of each smoke compartment for Occupancy Classification I-2 (407.5)
- ☐ Note any code exceptions or table notes that may have been utilized regarding the items above

Section/Table/Note	Title

ACCESSIBLE DWELLING UNITS- N/A
(SECTION 1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING- NO CHANGES TO PARKING.
(SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	VAN SPACES WITH 8' ACCESS AISLE	
TOTAL						

PLUMBING FIXTURE REQUIREMENTS- EXISTING NO CHANGE.
(TABLE 2902.1)

USE		WATERCLOSETS			URINALS	LAVATORIES			SHOWERS / TUBS	DRINKING FOUNTAINS	
		MALE	FEMALE	UNISEX		MALE	FEMALE	UNISEX		REGULAR	ACCESSIBLE
SPACE	EXIST'G										
	NEW										
	REQ'D										

SPECIAL APPROVALS

Special approval: (Local Jurisdiction, Department of Insurance, SCO, DPI, DHHS, ICC, etc., describe below)

____

ENERGY SUMMARY

ENERGY REQUIREMENTS:
The following data shall be considered minimum and any special attribute required to meet the **North Carolina Energy Conservation Code** shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs annual energy cost for the proposed design.

Existing building envelope complies with code: ☒ No ☐ Yes (The remainder of this section is not applicable)

Exempt Building: ☒ No ☐ Yes (Provide Code or Statutory reference): ____________

Climate Zone: ☒ 3A ☐ 4A ☐ 5A

Method of Compliance: Energy Code ☐ Performance ☒ Prescriptive
ASHRAE 90.1 ☐ Performance ☐ Prescriptive
(If "Other" specify source here) ____________

THERMAL ENVELOPE (Prescriptive method only)

Roof/ceiling Assembly (each assembly)
Description of assembly: continuous insulation above roof deck.
U-Value of total assembly: R-value method to be used, per **TABLE C402.1.3**
R-Value of insulation: 25 CI
Skylights in each assembly: None
U-Value of skylight: No Skylight.
Total square footage of skylights in each assembly: Not Applicable.

Exterior Walls (each assembly)
Description of assembly: 8" CMU wall, continues insulation, airspace, with brick exterior airspace.
(Mass Wall)
U-Value of total assembly: R-value method to be used, per **TABLE C402.1.3**
R-Value of insulation: 7.6 Continuous Rigid Insulation.
Openings (windows or doors with glazing)
U-Value of assembly: .45
Solar heat gain coefficient: .25
Projection factor: 0
Door R-Values: .77 (U- Factor)

Walls below grade (each assembly)
Description of assembly: ____________
U-Value of total assembly: ____________
R-Value of insulation: ____________

Floors over unconditioned space (each assembly)
Description of assembly: ____________
U-Value of total assembly: ____________
R-Value of insulation: ____________

Floors slab on grade
Description of assembly: ____________
U-Value of total assembly: ____________
R-Value of insulation: ____________
Horizontal/Vertical requirement: ____________

Slab Heated: ____________

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
STRUCTURAL DESIGN
(PROVIDE ON THE STRUCTURAL SHEETS IF APPLICABLE)

DESIGN LOADS:

Importance Factors: Snow (I_S) _________
Seismic (I_E) _________

Live Loads: Roof _________ psf
Mezzanine _________ psf
Floor _________ psf

Ground Snow Load: _________ psf

Wind Load: Ultimate Wind Speed _________ mph (ASCE-7)
Exposure Category _________

SEISMIC DESIGN CATEGORY: ☐ A ☐ B ☐ C ☐ D
Provide the following Seismic Design Parameters:
Occupancy Category (Table 1604.5) ☐ I ☐ II ☐ III ☐ IV
Spectral Response Acceleration S_S_________ %g S_1_________ %g
Site Classification (ASCE 7) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F
Data Source: ☐ Field Test ☐ Presumptive ☐ Historical Data
Basic structural system ☐ Bearing Wall ☐ Dual w/Special Moment Frame
☐ Building Frame ☐ Dual w/Intermediate R/C or Special Steel
☐ Moment Frame ☐ Inverted Pendulum
Analysis Procedure: ☐ Simplified ☐ Equivalent Lateral Force ☐ Dynamic
Architectural, Mechanical, Components anchored? ☐ Yes ☐ No

LATERAL DESIGN CONTROL: Earthquake ☐ Wind ☐

SOIL BEARING CAPACITIES:
Field Test (provide copy of test report) ____________ psf
Presumptive Bearing capacity ____________ psf
Pile size, type, and capacity ____________

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
MECHANICAL DESIGN
(PROVIDE ON THE MECHANICL SHEETS IF APPLICABLE)

MECHANICAL SUMMARY

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone
winter dry bulb: ____________
summer dry bulb: ____________

Interior design conditions
winter dry bulb: ____________
summer dry bulb: ____________
relative humidity: ____________

Building heating load: ____________

Building cooling load: ____________

Mechanical Spacing Conditioning System
Unitary
description of unit: ____________
heating efficiency: ____________
cooling efficiency: ____________
size category of unit: ____________
Boiler
Size category. If oversized, state reason.: ____________
Chiller
Size category. If oversized, state reason.: ____________

List equipment efficiencies: ____________

2018 APPENDIX B
BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS
ELECTRICAL DESIGN
(PROVIDE ON THE ELECTRICAL SHEETS IF APPLICABLE)

ELECTRICAL SUMMARY

ELECTRICAL SYSTEM AND EQUIPMENT

Method of Compliance: Energy Code: ☐ Prescriptive ☐ Performance
ASHRAE 90.1: ☐ Prescriptive ☐ Performance

Lighting schedule (each fixture type)
lamp type required in fixture
number of lamps in fixture
ballast type used in the fixture
number of ballasts in fixture
total wattage per fixture
total interior wattage specified vs. allowed (whole building or space by space)
total exterior wattage specified vs. allowed

Additional Efficiency Package Options
(When using the 2018 NCECC; not required for ASHRAE 90.1)
☐ C406.2 More Efficient Mechanical Equipment
☐ C406.3 Reduced Lighting Power Density
☐ C406.4 Enhanced Digital Lighting Controls
☐ C406.5 On-Site Renewable Energy
☐ C406.6 Dedicated Outdoor Air System
☐ C406.7 Reduced Energy Use in Service Water Heating

CONSULTANT'S ARCHITECT-OF-RECORD

AMERICAN ARCHITECTURE COLLABORATIVE, PLLC
4919 ALBEMARLE RD. SUITE 204
CHARLOTTE, NC 28206
TEL: 704.333.1965
FAX: 704.376.7122

COMPANY'S SEAL
AMERICAN ARCHITECTURE COLLABORATIVE, PLLC — REGISTERED ARCHITECT — 52685 — NORTH CAROLINA — CHARLOTTE, NC.

DESIGNER'S SEAL
ANTHONY V. HUNT — REGISTERED ARCHITECT — 5959 — NORTH CAROLINA — CHARLOTTE, NC.
3-1-21

NEW ADDITION TO EXISTING:
Bradford Heights
--
1401 BRADFORD HEIGHTS RD.
GASTONIA, NC

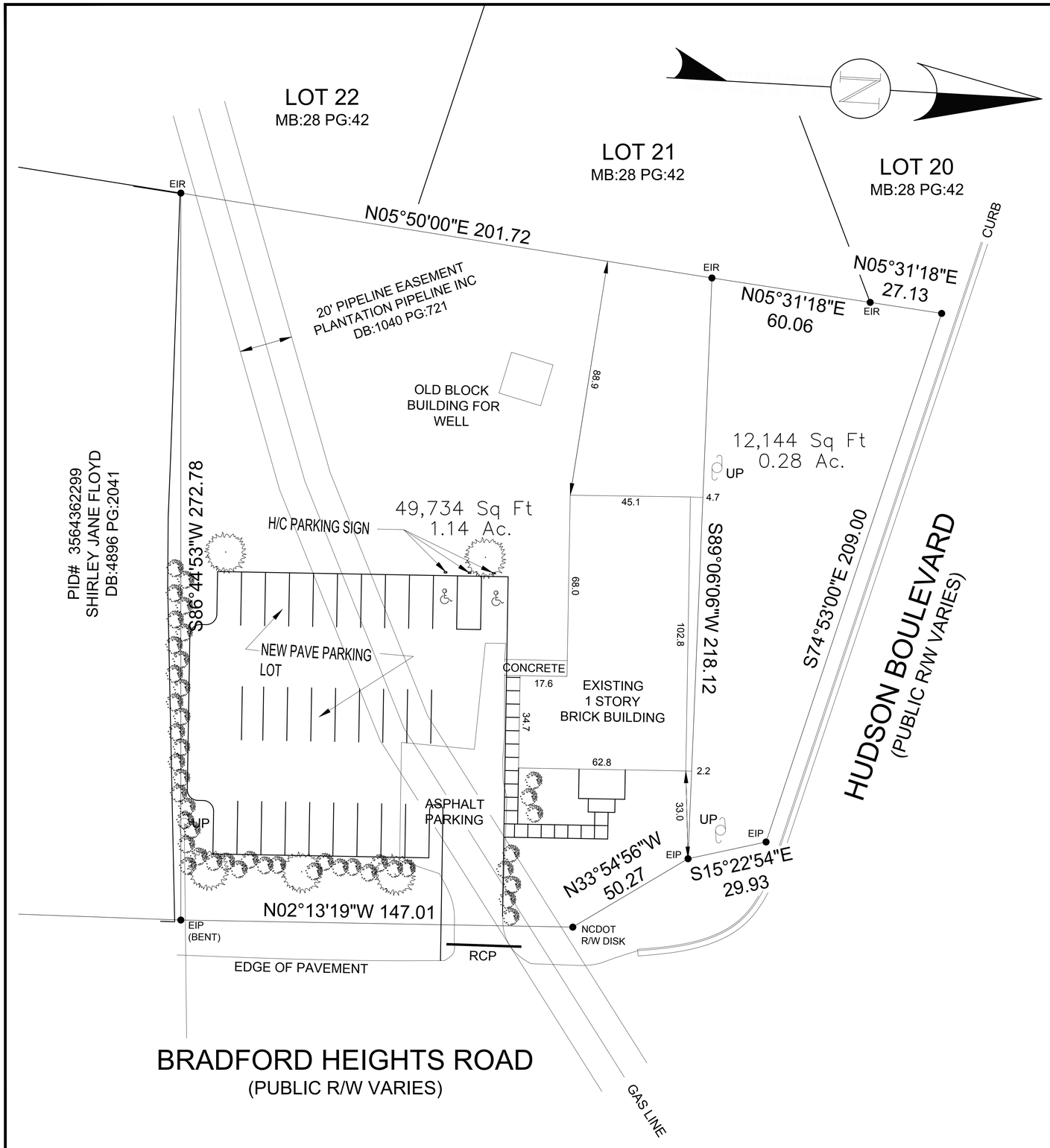
APPENDIX "B"

REVISIONS:

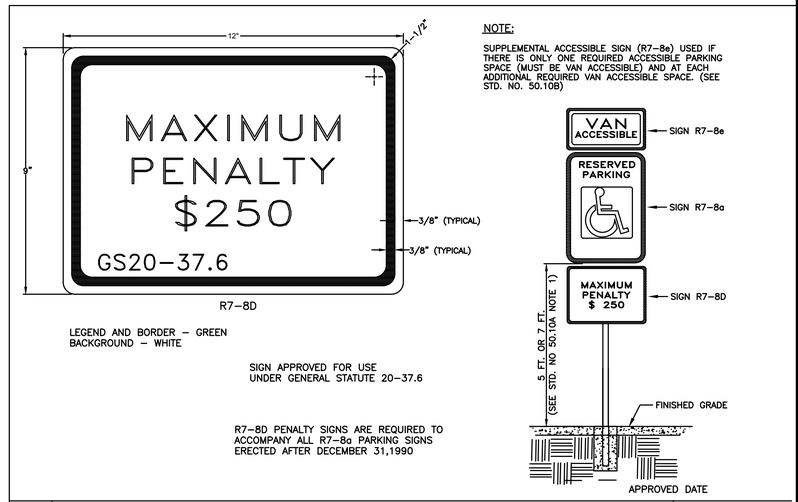
NO.	DATE:	DESCRIPTION
1	---	REVISION TO COMMENTS

DATE: DEC. 22, 2020
SCALE: AS NOTED
DRAWN BY: HJJ
CHECKED BY: AVH
JOB NO. 20-100
CAD FILE: COMM

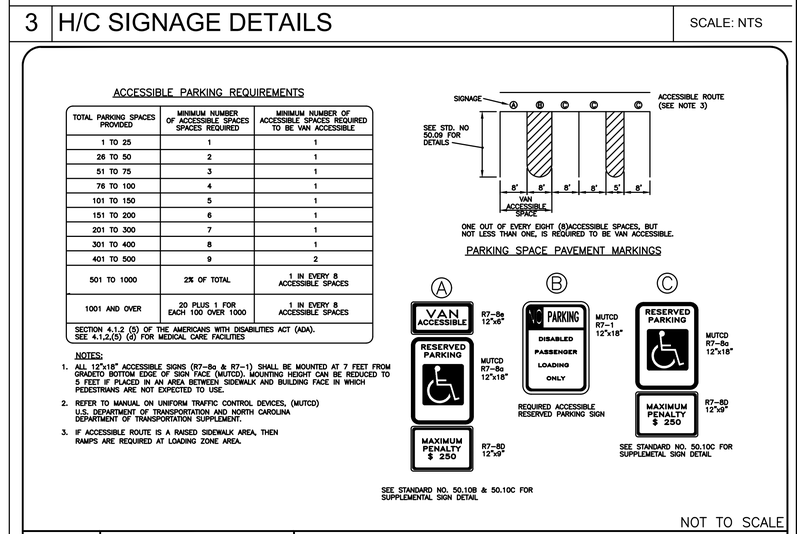
LS0100



1 PROPOSED SITE PLAN — SCALE: 1"=30'-0"



3 H/C SIGNAGE DETAILS — SCALE: NTS



ACCESSIBLE PARKING REQUIREMENTS

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	1
301 TO 400	8	1
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 8 ACCESSIBLE SPACES
1001 AND OVER	20 PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 8 ACCESSIBLE SPACES

SECTION 4.1.2 (5) OF THE AMERICANS WITH DISABILITIES ACT (ADA). SEE 4.1.2,(5) (d) FOR MEDICAL CARE FACILITIES

NOTES:
1. ALL 12"x18" ACCESSIBLE SIGNS (R7-8a & R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADETO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.

NOT TO SCALE

2 H/C SIGNAGE DETAILS — SCALE: NTS

AMERICAN ARCHITECTURE
COLLABORATIVE, PLLC
4919 ALBEMARLE RD. SUITE 204
CHARLOTTE, NC 28206
TEL: 704.333.1965
FAX: 704.376.7722

COMPANY'S SEAL

DESIGNER'S SEAL

NEW ADDITION TO EXISTING:
Bradford Heights
1401 BRADFORD HEIGHTS RD.
GASTONIA, NC

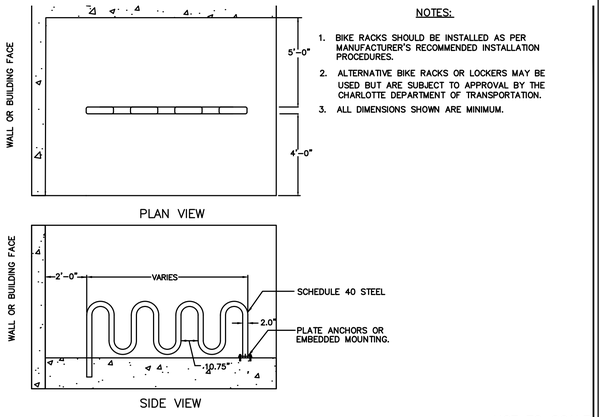
PROPOSED SITE PLAN

REVISIONS:

NO.	DATE:	DESCRIPTION
1	----	REVISION TO COMMENTS
2		
3		

DATE: DEC. 22, 2020
SCALE: AS NOTED
DRAWN BY: HJJ
CHECKED BY: AVH
JOB NO. 20-100
CAD FILE: COMM

AS0100



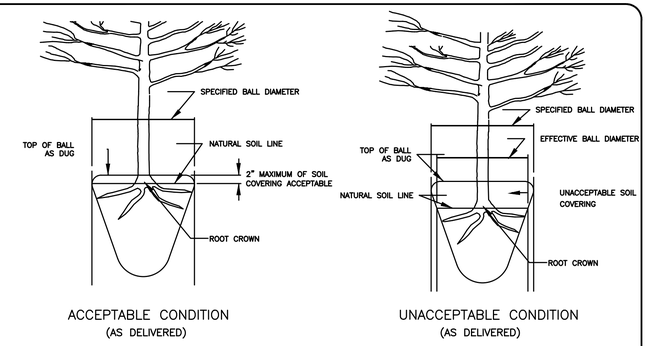
NOTES:

1. BIKE RACKS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
2. ALTERNATIVE BIKE RACKS OR LOCKERS MAY BE USED BUT ARE SUBJECT TO APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION.
3. ALL DIMENSIONS SHOWN ARE MINIMUM.

NOT TO SCALE

CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | WAVE RACK FOR BICYCLE PARKING | STD. NO. 50.21 | REV.

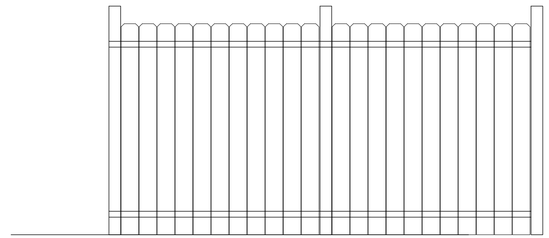
4 SHORT TERM BYCLE RACK DETAIL — SCALE: NTS



NOTE:
A ROOT FLARE EXCAVATION FOR ALL TREES SPECIFIED WILL BE DONE BY THE CITY ARBORIST TO ENSURE THAT TREES WERE NOT PLANTED/GROWN TOO DEEPLY AT SOURCE (NURSERY). LANDSCAPE CONTRACTOR SHALL HAVE SUPPLIER MARK GROUND LEVEL LINE ABOVE ROOT BALL. IF CITY ARBORIST DETERMINES THAT THERE IS EXCESSIVE SOIL OVER THE ROOT CROWN, THESE TREES WILL BE REJECTED.

CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | ROOT FLARE DEPTHS (TREE ROOT BALL CONDITION ON TREES FROM SUPPLIERS) | STD. NO. 40.09 | REV. 9

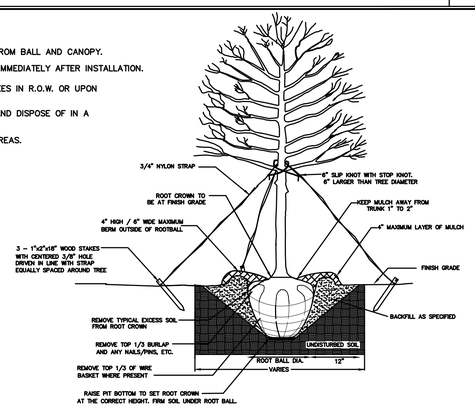
5 TREE PLANTING DETAIL — SCALE: NTS



6 PRIVACY WOOD FENCE DETAIL — SCALE: NTS

NOTES:

1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES IN R.O.W. OR UPON REQUEST OF ARBORIST.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004)

FOR EXAMPLE:	CALIPER	HEIGHT (RANGE)	MAX. HEIGHT	MIN. ROOT BALL DIA.	MIN. ROOT BALL DEPTH
	2"	12-14'	16'	24"	16"
	3"	14-16'	18'	32"	21"

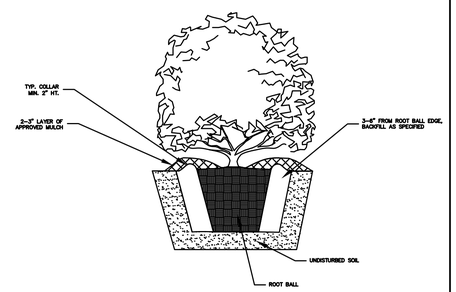
NOT TO SCALE

CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | TREE PLANTING (FOR SINGLE AND MULTI-STEM TREES) | STD. NO. 40.01 | REV.

1 TREE PLANTING DETAIL — SCALE: NTS

NOTES:

1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
2. INSTALL CONTAINERIZED PLANTS AT FINSHED GRADE
3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



CHARLOTTE. | CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS INCLUDES CHARLOTTE ETJ | INDIVIDUAL SMALL SHRUB/TREE PLANTING | STD. NO. 40.05B | REV. 9

2 SHRUB PLANTING DETAIL — SCALE: NTS

3 NOT USED — SCALE: NTS

AMERICAN ARCHITECTURE COLLABORATIVE, PLLC
4919 ALBEMARLE RD. SUITE 204
CHARLOTTE, NC 28206
TEL: 704.333.1965
FAX: 704.376.7122

NORTH CAROLINA REGISTERED ARCHITECTS' ASSOCIATE

COMPANY'S SEAL

DESIGNER'S SEAL

NEW ADDITION TO EXISTING:
Bradford Heights
--
1401 BRADFORD HEIGHTS RD.
GASTONIA, NC

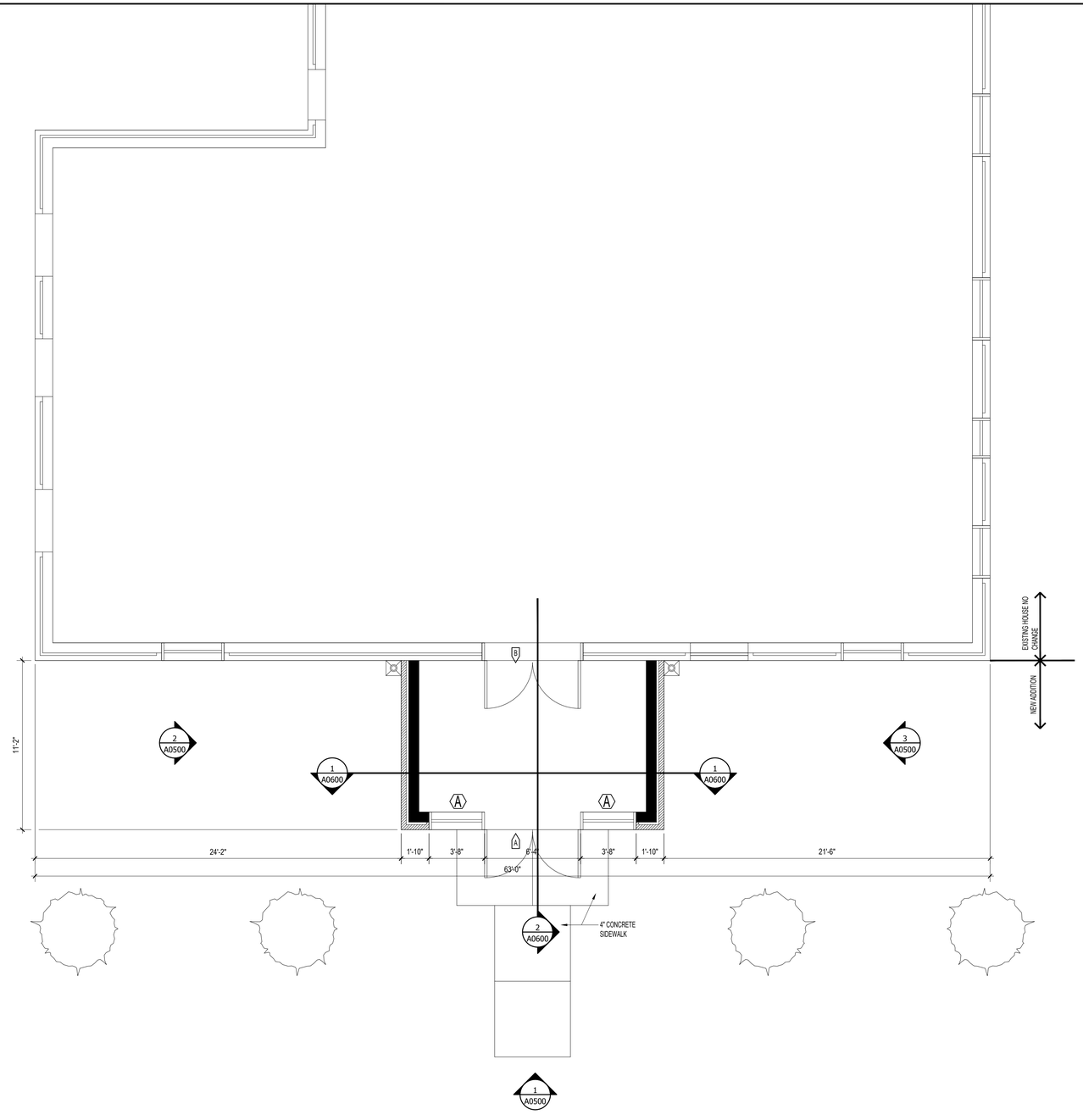
DETAILS

REVISIONS:

NO.	DATE:	DESCRIPTION
1	---	REVISION TO COMMENTS

DATE: DEC. 22, 2020
SCALE: AS NOTED
DRAWN BY: HJJ
CHECKED BY: AVH
JOB NO. 20-100
CAD FILE: COMM

AS0101



ALTERNATIVE ACCESS CONCEPTS

4919 ALBEMARLE RD. SUITE 404
CHARLOTTE, NC 28205

TEL: 704.333-1965
FAX: 704.376.7722

COMPANY'S SEAL

DESIGNER'S SEAL

NEW ADDITION TO EXISTING:

1401 BRADFORD HEIGHTS RD.
GASTONIA, NC

FIRST FLOOR PLAN

REVISIONS:

NO.	DATE:	DESCRIPTION
1	---	REVISION TO COMMENTS

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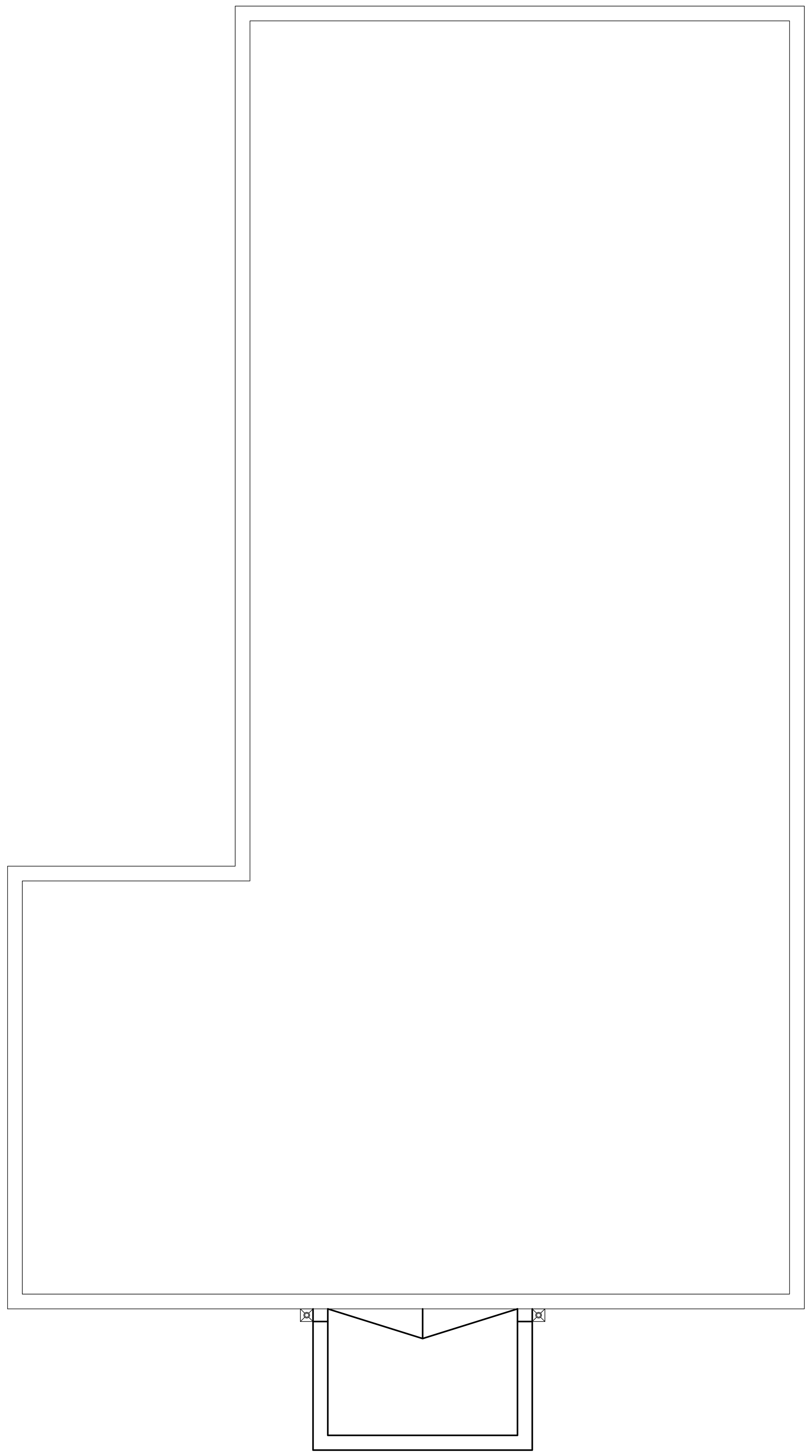
CAD FILE: COMM

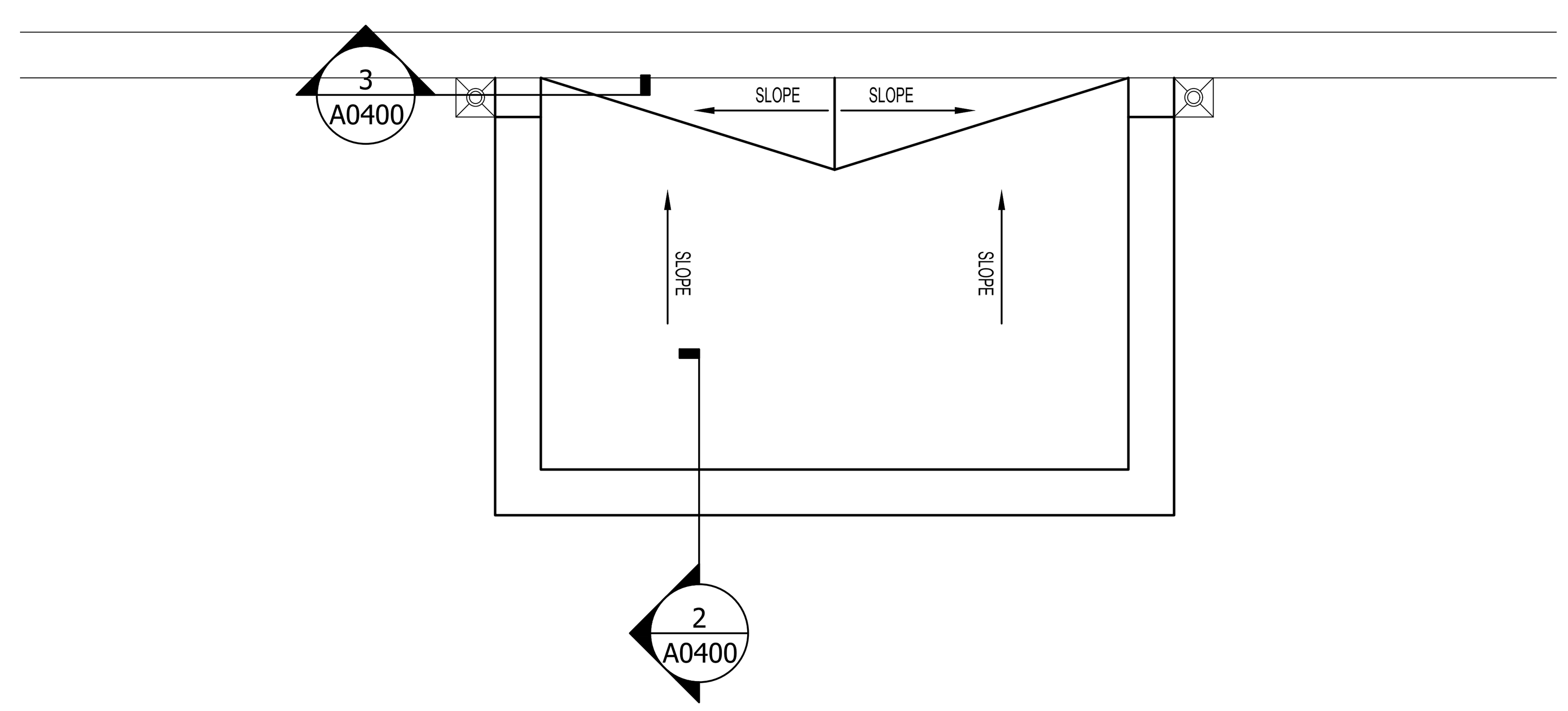
A0200

1 FIRST FLOOR PLAN

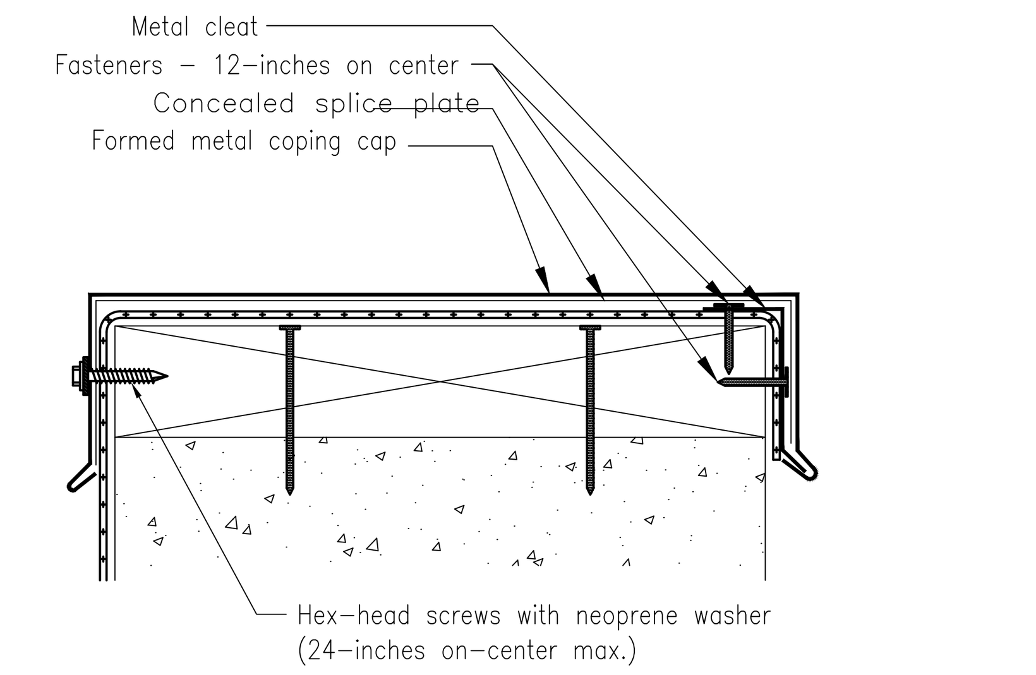
SCALE: 1/4"=1'-0"



1 ROOF PLAN SCALE: 1/8"=1'-0"



2 ROOF PLAN BLOWUP SCALE: 1/4"=1'-0"



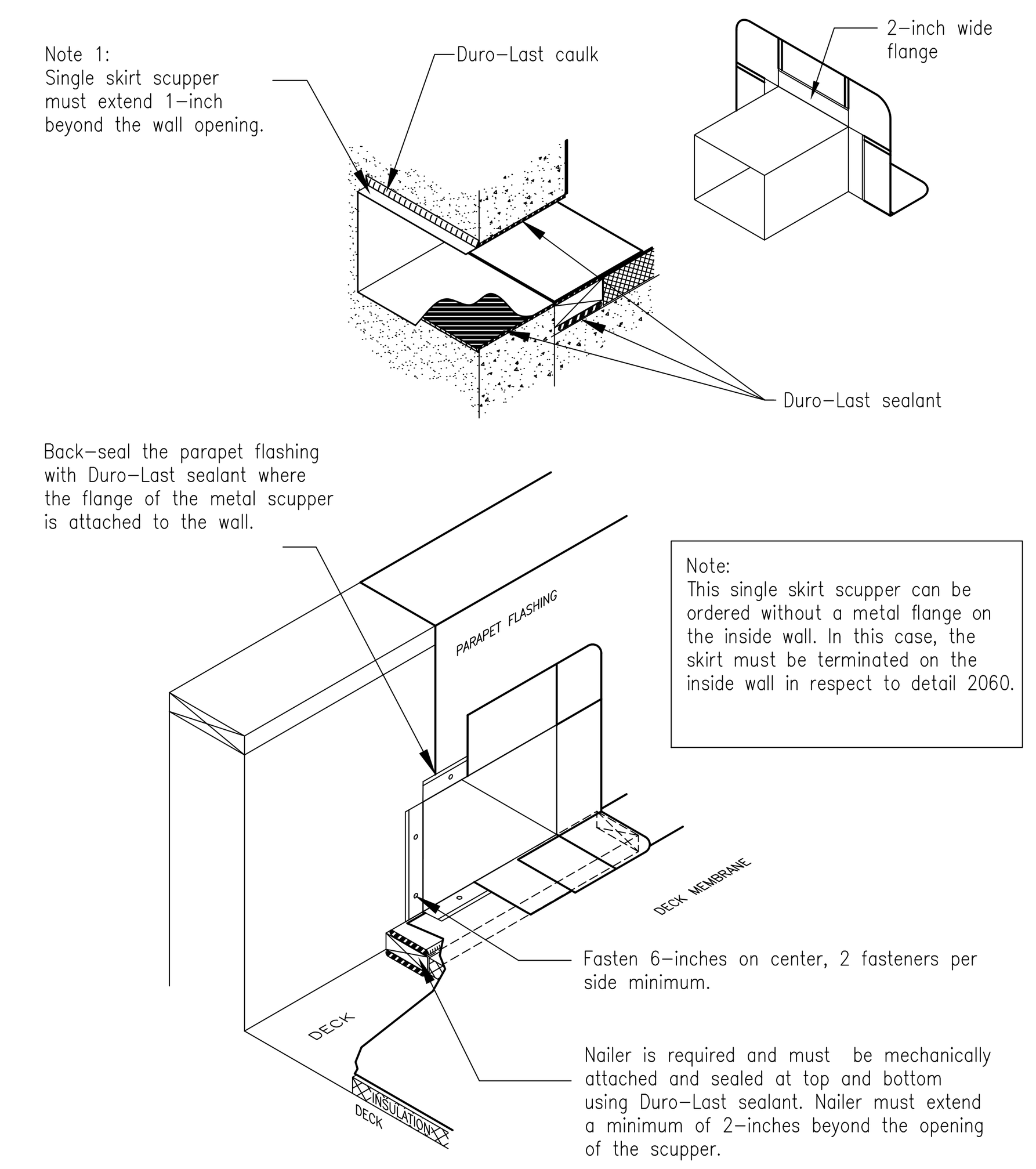
Note 1: All coping cap joints must utilize a 6-inch concealed splice plate.

Note 2: All joints are to be sealed with an approved Duro-Last sealant on top of the splice plate, on both sides of the joint. Allow a 1/4-inch gap between coping sections.

Note 3: All cleats must be fastened 12-inches on center.

Note 4: All fasteners must penetrate into the nailer a minimum of 1 1/2-inches.

5 COPING CAP OPTIONS SCALE: NTS



4 ROOF DRAIN DETAIL SCALE: NTS

3 ROOF PARAPET DETAIL SCALE: 1 1/2"=1'-0"

CONSULTANT'S
ARCHITECT-OF-RECORD

ALTERNATIVE ACCESS CONCEPTS

4919 ALBERMARLE RD. SUITE 204
CHARLOTTE, NC 28205

TEL: 704.333.1965
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COMPANY'S SEAL

DESIGNER'S SEAL

NEW ADDITION TO EXISTING:

1401 BRADFORD HEIGHTS RD.
GASTONIA, NC

ROOF PLAN & DETAIL

REVISIONS:

NO.	DATE:	DESCRIPTION
1	---	REVISION TO COMMENTS

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SCALE: AS NOTED
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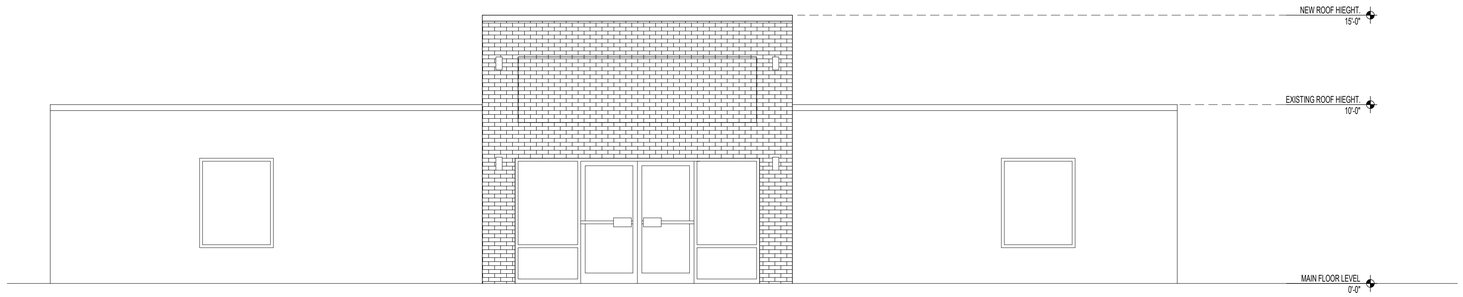
JOB NO. 20-100
CAD FILE: COMM

A0400

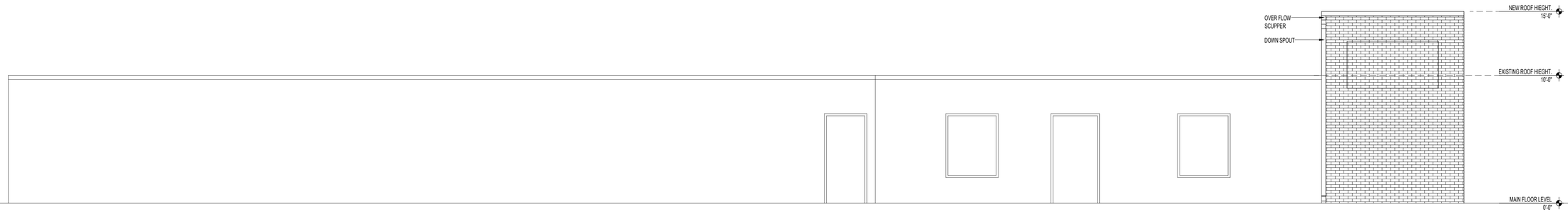


1 REAR ELEVATION

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

1 REAR ELEVATION

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



1 REAR ELEVATION

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

ALTERNATIVE ACCESS CONCEPTS
4919 ALBEMARLE RD. SUITE 304
CHARLOTTE, NC 28205
TEL: 704.333-1965
FAX: 704.376.7522

COMPANY'S SEAL

DESIGNER'S SEAL

NEW ADDITION TO EXISTING:

1401 BRADFORD HEIGHTS RD.
GASTONIA, NC

ELEVATION

REVISIONS:

NO.	DATE:	DESCRIPTION
1	---	REVISION TO COMMENTS

DATE: DEC. 22, 2020
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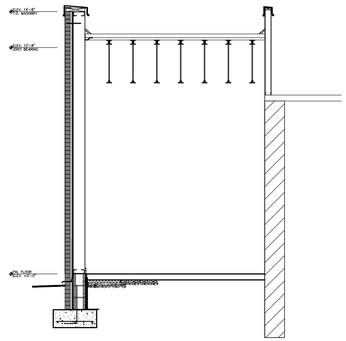
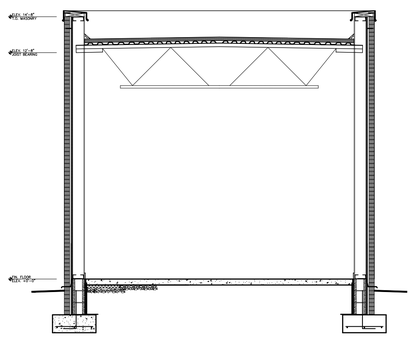
CAD FILE: COMM

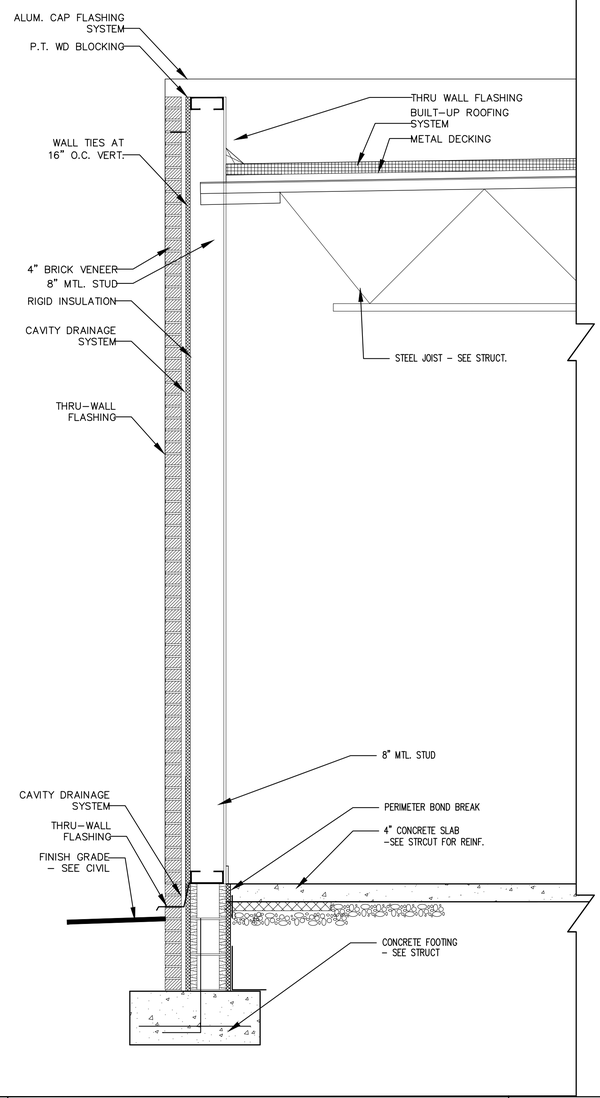
A0500



2 | BUILDING SECTION CUT | SCALE: 1/4"=1'-0"



1 | BUILDING SECTION CUT | SCALE: 1/4"=1'-0"



3 | WALL SECTION | SCALE: 3/4"=1'-0"

4 | WALL SECTION | SCALE: 3/4"=1'-0"

ALTERNATIVE ACCESS CONCEPTS
4919 ALBEMARLE RD. SUITE 304
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COMPANY'S SEAL

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NEW ADDITION TO EXISTING:

1401 BRADFORD HEIGHTS RD.
GASTONIA, NC

BUILDING SECTION CUT

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JOB NO. 20-100
CAD FILE: COMM

A0600

1.0. GENERAL NOTES

1.1. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THE SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES AND OTHER ITEMS TO BE PLACED OR SET IN STRUCTURAL WORK.
1.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE ON NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
1.3. THE STRUCTURAL DRAWINGS HEREIN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
1.4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
1.5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO APPROVAL BY THE ENGINEER.
1.6. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTED IN ACCORDANCE WITH THE SUPPLIER'S INSTRUCTIONS AND REQUIREMENTS.
1.7. LOADING APPLIED TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION IS THE CONTRACTOR'S SOLE RESPONSIBILITY AND SHALL NOT EXCEED THE SAFE LOAD - CARRYING CAPACITY OF THE STRUCTURAL MEMBERS. THE LIVE LOADINGS USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.
1.8. ALL ASTM AND OTHER REFERENCES ARE PER THE LATEST EDITIONS OF THESE STANDARDS, UNLESS OTHERWISE NOTED.
1.9. UNLESS OTHERWISE INDICATED, ALL ITEMS NOTED TO BE DEMOLISHED SHALL BECOME THE CONTRACTOR'S PROPERTY AND BE REMOVED FROM THE SITE.
1.10. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OF COST THEREOF.
1.11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROTECTION OR PERSONS AND PROPERTY EITHER ON OR ADJACENT TO THE PROJECT AND SHALL PROTECT SAME AGAINST INJURY, DAMAGE OR LOSS.
1.12. FIREPROOFING OF STRUCTURAL ELEMENTS IS NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO THE SPECIFICATIONS AND ARCHITECTURAL DRAWINGS FOR FIRE RATING REQUIREMENTS, MATERIALS AND METHODS.
1.13. THE CONTRACTOR SHALL INFORM THE STRUCTURAL ENGINEER, CLEARLY AND EXPLICITLY IN WRITING, OF ANY DEVIATION OR SUBSTITUTION OF REQUIREMENTS OF THE CONTRACT DOCUMENTS. CONTRACTOR IS NOT RELIEVED OF ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS BY VIRTUE OF THE STRUCTURAL ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS CLEARLY AND EXPLICITLY INFORMED THE STRUCTURAL ENGINEER IN WRITING OF ANY DEVIATIONS OR SUBSTITUTIONS AT TIME OF SUBMISSION, AND THE STRUCTURAL ENGINEER HAS GIVEN WRITTEN APPROVAL FOR THE SPECIFIC DEVIATIONS OR SUBSTITUTIONS.
1.14. ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS OR AMBIGUITIES IN THE DRAWINGS OR SPECIFICATIONS, THEN THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE STRUCTURAL ENGINEER. CORRECTIONS OR WRITTEN INTERPRETATIONS SHALL BE ISSUED BEFORE AFFECTED WORK MAY PROCEED.
1.15. IF THE CONTRACTOR CANNOT CONSTRUCT ANY PORTION OF THE WORK IDENTIFIED IN THE DRAWINGS IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS, THEN THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH THE WORK. WORK THAT DOES NOT COMPLY WITH THE DRAWINGS MAY REQUIRE REMOVAL, TESTING, OR ENGINEERING EVALUATION AT THE CONTRACTOR'S EXPENSE
1.16. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH NEW WORK IN AREAS AFFECTED BY EXISTING CONDITIONS. STRUCTURAL ENGINEER SHALL BE INFORMED IN WRITING OF CONFLICTS BETWEEN EXISTING AND PROPOSED NEW CONSTRUCTION.
1.17. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL DIMENSIONS SHOWN ON THE CONTRACT DOCUMENTS, INCONSISTENCIES ON THE STRUCTURAL DRAWINGS OR BETWEEN THE STRUCTURAL DRAWINGS AND ANY OTHER CONTRACT, SHOP, FABRICATION, OR OTHER DRAWINGS OR INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER PRIOR TO PROCEEDING WITH AFFECTED WORK.

2.0. CODES AND STANDARDS

2.1. NORTH CAROLINA BUILDING CODE 2012 (NCBC 2012).
2.2. INTERNATIONAL BUILDING CODE 2009 (IBC 2009).
2.3. "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", (ASCE 7-05).
2.4. "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", (ACI 318-08).
2.5. "STEEL CONSTRUCTION MANUAL", (AISC 360 13TH EDITION)
2.6. "MANUAL OF STANDARD PRACTICE", CONCRETE REINFORCING STEEL INSTITUTE (CRSI).
2.7. "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION", (NDS 2005).
2.8. "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", (ACI 530-08).

3.0. DESIGN LOADS

DEAD AND LIVE LOADS (PSF)

COMPONENT DEAD LOAD / AREA	ROOF	SLAB ON GRADE						
SHEATHING/ROOFING	3	-						
STEEL BEAMS/JOISTS	5	-						
4" SLAB ON GRADE	-	50						
COLLATERAL	2	-						
TOTAL DEAD LOAD	10	50						
TOTAL LIVE LOAD	20	100						
TOTAL LOAD	30	150						

SNOW LOADS (PSF)

ASCE 7-10

ITEM	SYMBOL	VALUE	REFERENCE
GROUND SNOW LOAD	p_g	10	FIGURE 7-1
SNOW EXPOSURE FACTOR	C_e	1.0	TABLE 7-2
THERMAL FACTOR	C_t	1.0	TABLE 7-3
SNOW LOAD IMPORTANCE FACTOR	I_s	1.0	TABLE 7-4
RAIN ON SNOW SURCHARGE	R_s	-	SECTION 7.10
SLOPE FACTOR	C_s	1.0	FIGURE 7-2
FLAT-ROOF SNOW LOAD	p_f	7.0	EQUATION 7-1
SLOPED-ROOF SNOW LOAD	p_s	7.0	EQUATION 7-2
MINIMUM FLAT-ROOF SNOW LOAD	p_{f-min}	10.0	SECTION 7.3.4
DESIGN ROOF SNOW LOAD	$p_{f-design}$	10.0	

WIND AND SEISMIC LOADS

ASCE 7-10

WIND LOADS

ITEM	SYMBOL	VALUE	REFERENCE	
BASIC WIND SPEED (3 SEC GUST)	V	115MPH	FIGURE 26.5-1A	
WIND LOAD IMPORTANCE FACTOR	I_w	1.0	TABLE 1.5-2	
WIND LOAD EXPOSURE CATEGORY		B	SECTION 26.7.2	
ANALYSIS PROCEDURE	MWFRS (LOW-RISE BUILDING)		CHAPTER 28	FIGURE 28.4-1
WIND BASE SHEAR	V_x	2.0K	-	
	V_y	2.5K		

SEISMIC LOADS

ITEM	SYMBOL	VALUE	REFERENCE	
SEISMIC LOAD IMPORTANCE FACTOR	I_E	1.0	SECTION 1.5-2	
SHORT PERIOD SPECTRAL ACCELERATION	S_s	0.24	SECTION 11.4.1	FIGURE 22.1
(1) SECOND PERIOD SPECTRAL ACCELERATION	S_1	0.102	SECTION 11.4.1	FIGURE 22.2
MAPPED LONG PERIOD TRANSITION PERIOD	T_L	8	SECTION 11.4.5	FIGURE 22-12
RISK CATEGORY	OC	II	TABLE 1-1	
SEISMIC DESIGN CATEGORY	SDC	C	SECTION 11.6	
SITE CLASSIFICATION	-	D	SECTION 20.1	TABLE 20.3-1
BASIC STRUCTURAL SYSTEM	-	BEARING WALL SYSTEMS	TABLE 12.2-1	
BASIC SEISMIC-RESISTING SYSTEM	-	Light Framed Wood Structural Panels	TABLE 12.2-1	
RESPONSE MODIFICATION FACTOR	R	3	TABLE 12.2-1	
SYSTEM OVERSTRENGTH FACTOR	Ω_o	3	TABLE 12.2-1	
DEFLECTION AMPLICATION FACTOR	C_d	3	TABLE 12.2-1	
ANALYSIS PROCEDURE	-	EQUIVALENT LATERAL FORCE	SECTION 12.8	
SEISMIC BASE SHEAR	V_x	1.5K	EQUATION 12.8-1	
	V_y	1.5K		

4.0 SITE PREPARATION NOTES

4.1. WITHIN A MINIMUM AREA OF 5 FEET BEYOND THE STRUCTURE LIMITS, EXCAVATE A MINIMUM OF 3 FEET OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
4.2. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR TESTING AGENCY.
4.3. PROOFROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OF DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR TESTING AGENCY.
4.4. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8 INCH LOOSE LIFTS AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-698.
4.5. ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL WITH NOT MORE THAN 20% BY WEIGHT PASSING A NO. 200 SIEVE (CLASSIFIED AS SC, SM, SP OR BETTER IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM) AND WITH A PLASTICITY INDEX NOT EXCEEDING 6%.
4.6. PROVIDE FIELD DENSITY TEST FOR EACH 3000 S.F. OF BUILDING AREA FOR EACH LIFT OF CONTROLLED FILL.

5.0 FOUNDATION NOTES
5.1. NO GEOTECHNICAL STUDY WAS PERFORMED FOR THIS PROJECT ON THIS SITE. FOUNDATION DESIGN IS BASED UPON CODE RECOMMENDED SOIL CRITERIA.
5.2. ALL FOOTINGS HAVE BEEN DESIGN UPON A SOIL BEARING PRESSURE OF 2000 PSF PER CODE RECOMMENDED SOIL CRITERIA.
5.3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, FIRM NATURAL SOIL OR COMPACTED FILL. ALL FOOTINGS SHALL BE EVALUATED BY THE GEOTECHNICAL ENGINEER AND/OR TESTING AGENCY, INCLUDING VERIFICATION OF ABOVE ASSUMED SOIL BEARING PRESSURE PRIOR TO POURING FOUNDATION CONCRETE.
5.4. UNLESS NOTED OTHERWISE, THE CENTERLINES OF COLUMN FOOTINGS SHALL COINCIDE WITH THE CENTERLINE OF THE SUPPORTED COLUMN.
5.5. PRIOR TO COMMENCING ANY FOUNDATION WORK WORK, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATING WORK WITH ANY EXISTING UTILITIES. FOUNDATIONS SHALL BE LOWERED WHERE REQUIRED TO AVOID UTILITIES. STRUCTURAL ENGINEER MUST BE NOTIFIED IF FOOTINGS ARE LOWERED MORE THAN 1'-0" RELATIVE TO THAT WHICH IS SHOWN.

6.0 SLAB ON GRADE NOTES

6.1. PROVIDE CONCRETE SLABS OVER 4 INCHES OF POROUS FILL, REFER TO ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS FOR ADDITIONAL MOISTURE/DRAINAGE REQUIREMENTS.
6.2. ALL WELDED WIRE FABRIC SHALL BE IN ACCORDANCE WITH ASTM A-185. LAP ADJOINING PIECES AT LEAST ONE FULL MESH AND PLACED 1-1/2" BELOW TOP OF SLAB.
6.3. ALL POROUS FILL MATERIAL SHALL BE A CLEAN GRANULAR MATERIAL WITH 100% PASSING A 1-1/2 INCH SIEVE AND NO MORE THAN 5% PASSING A NO. 4 SIEVE. POROUS FILL SHALL BE COMPACTED TO 95% MAX DRY DENSITY PER ASTM D-698.
6.4. SLAB JOINTS SHALL BE FILLED WITH APPROVED MATERIAL. THIS SHOULD TAKE PLACE AS LATE AS POSSIBLE, PREFERABLY 4 TO 6 WEEKS AFTER THE SLAB HAS BEEN CAST. PRIOR TO FILLING, REMOVE ALL DEBRIS FROM THE SLAB JOINTS, THEN FILL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATINONS AS FOLLOWS:
   a. 6" SLABS - FILL WITH EPOXY RESIN
   B. OTHER SLABS - FILL WITH FIELD MOLDED OR ELASTOMERIC SEALANT.
6.5. UNLESS OTHERWISE APPROVED, ALL SLAB REINFORCEMENT SHALL BE SECURED INTO POSITION WITH PLASTIC TIPPED OR STAINLESS STEEL BAR SUPPORTS. BRICK OR OTHER MASONRY UNITS ARE NOT PERMITTED FOR USE AS SUPPORTS.
6.6. SLABS TO PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO 5% (+/- 1%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-260.
6.7. SLABS NOT PERMANENTLY EXPOSED TO WEATHER SHALL NOT BE AIR ENTRAINED AND ENTRAPPED AIR SHALL BE LIMITED TO 3%.
6.8. IN ORDER TO MINIMIZE CONCRETE SHRINKAGE CRACKING, PLACE CONCRETE IN AN ALTERNATING LANE OR CHECKERBOARD PATTERN. THE MAXIMUM LENGTH OF SLAB CAST IN ANY ONE CONTINUOUS POUR IS RECOMMENDED TO BE LESS THAN 100 FEET. THE MAXIMUM SPACING OF JOINTS SHALL BE 15'-0".
6.9. THE USE OF POLYPROPYLENE FIBERS IN LIEU OF WELDED WIRE FABRIC IS PROHIBITED WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.
6.10. REFER TO ARCHITECTURAL DRAWINGS FOR DEPRESSED SLAB AREAS AND DRAINS, SLOPE SLAB TO DRAINS WHERE SHOWN.
6.11. SLABS HAVE BEEN DESIGNED BASED ON THE A SUBGRADE MODULUS, K=120 PCI.

7.0 PLYWOOD SHEATHING NOTES
7.1. ALL PLYWOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH AMERICAN PLYWOOD ASSOCIATION (APA) SPECIFICATIONS.
7.2. ALL ROOF PANEL SHEATHING SHALL BE 7/16 INCH (NOMINAL) TYPE CDX, EXP 1 APA RATED 24/16 SHEATHING. SUITABLE EDGE SUPPORT SHALL BE PROVIDED BY USE OF PANEL CLIPS OR BLOCKING BETWEEN FRAMING. UNLESS NOTED OTHERWISE CONNECT ROOF SHEATHING WITH 6d COMMON NAILS AT 6 INCHES ON CENTER AT SUPPORTED PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS..
7.3. ALL WALL PANEL SHEATHING, INCLUDING DESIGNATED SHEARWALLS, SHALL BE 7/16 INCHES (NOMINAL) TYPE CDX, EXP 1. APA RATED 24/16 SHEATHING WITH 10d COMMON NAILS SPACED 6 INCHES ON CENTER AT SUPPORTED PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. INSTALL ALL PLYWOOD SHEATHING WITH THE LONG DIMENSION OF THE PANEL ACROSS SUPPORTS AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. STAGGER PANEL END JOINTS. ALLOW 1/8 INCH SPACING AT PANEL ENDS AND EDGES UNLESS OTHERWISE RECOMMENDED BY THE SHEATHING MANUFACTURER.
7.4. NAILS SHOULD NOT BE OVERDRIVEN. THE USE OF PNUEMATIC NAIL GUNS IS PERMITTED PROVIDED (1) NAIL IS INSTALLED FOR EVERY OVERDRIVEN NAIL (THOSE SUNK MORE THAN 1/8 INCH INTO SHEATHING). THE USE OF STAPLES IS PROHIBITED.

8.0. MASONRY

8.1. MASONRY CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATIONS FOR MASONRY STRUCTURES".
8.2. HOLLOW LOAD-BEARING MASONRY UNITS SHALL CONFORM TO ASTM C-90, GRADE N-1 AND BE MADE WITH LIGHTWEIGHT AGGREGRATE. THE MINIMUM PRISM COMPRESSIVE STRENGTH (f'm) SHALL BE 1550 PSI AT AN AGE OF 28 DAYS, AS DETERMINED BY THE UNIT STRENGTH METHOD OF ACI 530.1.
8.3. FILL ALL BOND BEAMS AND REINFORCED CELLS SOLIDLY WITH GROUT. GROUT SHALL CONFORM TO ASTM C-476 AND SHALL OBTAIN A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
8.4 REINFORCING STEEL SHALL BE BE IN ACCORDANCE WITH ASTM A-615, GRADE 60. SHOP FABRICATE REINFORCING BARS WHICH ARE SHOWN TO BE HOOKED OR BENT. PROVIDE A MINIMUM LAP SPLICE PER "CMU LAP SPLICE SCHEDULE" (SEE TYPICAL DETAILS) AT ALL SPLICES, UNLESS INDICATED OTHERWISE
8.5. THE USE OF MASONRY-CEMENT MORTAR IS STRICTLY PROHIBITED. MORTAR SHALL CONFORM TO ASTM C-270, TYPE S. ALL MORTAR SHALL MEET THE "PROPORTION SPECIFICATION" OF ASTM C-270 AND BE MADE WITH PORTLAND CEMENT/LIME (NON AIR-ENTRAINED).
8.6. UNLESS OTHERWISE INDICATED, ALL WALLS SHALL BE LAID IN RUNNING BOND. BOND CORNERS AND INTERSECTIONS OF LOAD-BEARING WALLS.
8.7. PROVIDE VERTICAL REINFORCING BARS AT ALL WALL CORNERS, INTERSECTIONS AND OPENING EDGES. MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "LOW LIFT" DETAILS INDICATED.
8.8. PROVIDE REBAR DOWELS FROM FOUNDATIONS TO MATCH VERTICAL REINFORCING SIZE. DOWELS SHALL HAVE STANDARD 90 DEGREE HOOKS AND LAP WITH THE FIRST LIFT OF REINFORCING.
8.9. PROVIDE HORIZONTAL BOND BEAMS WITH CONTINUOUS REINFORCING AS INDICATED. DISCONTINUE ALL HORIZONTAL REINFORCING AT CONTROL JOINTS EXCEPT FOR THE BOND BEAMS AT BEARING ELEVATIONS.
8.10. PROVIDE STANDARD 9 GAGE HORIZONTAL JOINT REINFORCING AT 16" ON CENTER IN ALL WALLS. PROVIDE TRUSS TYPE JOINT REINFORCEMENT FOR ALL CONCRETE MASONRY. COORDINATE BRICK TIE BACK REQUIREMENTS WITH THE ARCHITECTURAL DRAWINGS. UNLESS NOTED OTHERWISE, STOP ALL HORIZONTAL JOINT REINFORCEMENT AT CONTROL JOINTS.
8.11. PROVIDE BOND BEAM LINTELS AND BRICK SHELF ANGLES ABOVE ALL WALL OPENINGS PER TYPICAL DETAILS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF ALL DOOR AND WINDOW OPENINGS.
8.12. THE MASONRY CONTRACTOR SHALL PROVIDE ALL REQUIRED TEMPORARY WALL BRACING DURING CONSTRUCTION (SEE "GENERAL STRUCTURAL NOTES").
8.13. ALL MASONRY WALLS CELLS OR CAVITIES INDICATED AS REINFORCED SHALL BE GROUTED FOR THE FULL HEIGHT OF THE WALL, UNLESS SPECIFICALLY NOTED OTHERWISE, ON THE DRAWINGS. UN-REINFORCED WALLS INDICATED AS GROUTED SHALL BE GROUTED FULL HEIGHT, UNLESS SPECIFICALLY NOTED OTHERWISE.
8.14. ALL MASONRY CELLS OR CAVITIES BELOW GRADE SHALL BE GROUTED SOLID.
8.15. MASONRY CONTRACTOR SHALL PROVIDE FOR AND COORDINATE WITH OTHER TRADES FOR PLACEMENT OF ALL ITEMS TO BE EMBEDDED OF BUILT INTO THE MASONRY.

9.0 COLD FORMED STEEL (LIGHT GAUGE)
9.1. ALL COLD FORMED STEEL FRAMING MEMBERS, THEIR DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE LATEST EDITION OF THE "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" OF THE A.I.S.I.
9.2. ALL FRAMING MEMBERS SHALL BE FORMED FROM STEEL CONFORMING TO ASTM A446 WITH A MINIMUM YIELD STRENGTH AS FOLLOWS
12, 14, & 16 GAUGE MEMBERS: F_y = 50KSI.
18 & 20 GAUGE MEMBERS: F_y = 33KSI
9.3. ALL FRAMING MEMBERS SHALL BE GALVANIZED WITH A G-60 COATING MEETING THE REQUIREMENTS OF ASTM A525.
9.4. MEMBERS SHALL BE THE MANUFACTURER'S STANDARD "C" SHAPED STUDS/JOISTS WITH A MINIMUM SIZE, FLANGE WIDTH AND GUAGE AS INDICATED. ALL MEMBERS SHALL HAVE A MINIMUM FLANGE LIP RETURN OF ½" AND SATISFY THE MINIMUM PROPERTIES AS PER "DIETRICH INDUSTRIES" OR APPROVED EQUAL.
9.5. CONNECTIONS AND MEMBER SIZES SHOWN ON THE DRAWINGS ARE SCHEMATIC AND ARE INTENDED ONLY TO SHOW THE RELATIONSHIP OF THE MEMBERS FOR INFORMATION AND PRICING/BIDDING. ALL MEMBER SIZES AND CONNECTIONS SHALL BE RESPONSIBLEITY OF THE GENERAL CONTRACTOR (GC). GC SHALL PROVIDE MEMBER AND CONNECTION DESIGN BY ENGINEER LICENSED IN THE STATE OF SOUTH CAROLINA.
9.6. THE GAUGE OF ALL TRACKS SHALL BE NO LIGHTER THAN THE FRAMING BEING CONNECTED, UNLESS NOTED OTHERWISE. CONNECT TRACKS TO CONCRETE WITH A MINIMUM OF (2) 0.145" DIA POWER DRIVEN FASTENERS (WITH 1.125" EMBEDMENT) AT EACH STUD, OR AS REQUIRED BY THE LIGHT GAUGE DESIGNER.
9.7. ALL STRUCTURAL MEMBERS SHALL BE PROPERLY CONNECTED TO EACH OTHER AND TO THE SUPPORTING BACK-UP FRAMING. FASTENINGS SHALL BE MADE WITH SELF TAPPING SCREWS OR WELDS OF SUFFICIENT SIZE TO ENSURE THE CONNECTION STRENGTH.
9.8. PROVIDE THE MANUFACTURER'S STANDARD TRACK, CLIP ANGLES, BRACING, REINFORCEMENTS, FASTENERS AND ACCESSORIES AS RECOMMENDED BY THE MANUFACTURER FOR THE APPLICATION INDICATED AND AS NEEDED TO PROVIDE A COMPLETE FRAMING SYSTEM. UNLESS NOTED OTHERWISE, INSTALL THE METAL FRAMING SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS.
9.9. FABRICATOR IS RESPONSIBLE FOR THE DESIGN AND DETAILING OF ALL LIGHT GAUGE STEEL FRAMING AND SHALL RETAIN A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA. THE ENGINEER SHALL SIGN AND SEAL BOTH CALCULATIONS AND SHOP DRAWINGS.
9.10. CUTTING OF STEEL FRAMING MEMBERS MAY BE DONE WITH A SAW OR CUTTING SHEARS.
9.11. COMPLETE, UNIFORM AN LEVEL BEARING SUPPORT SHALL BE PROVIDED FOR THE BOTTOM RUNNER. AT SPLICES WHERE SUPPORT IS NOT COMMON TO BOTH RUNNERS, EITHER PROVIDE BUTT WELDED RUNNERS OR USE OF A STUD SECTION INSERTED IN THE RUNNER AS A SPLICING MEMBER ATTACHED PER MANUFACTURER'S RECOMMENDATIONS. RUNNER INTERSECTIONS SHALL BUTT EVENLY.
9.12. SPACING OF STUDS SHALL HAVE A TOLERANCE OF 1/8 INCH FROM THAT SHOWN ON THE DRAWINGS, PROVIDED THAT THE CUMULATIVE ERRORS DOES NOT EXCEED THE REQUIREMENTS OF OTHER MATERIAL OR CONSTRUCTION.
9.13. ALIGNMENT OF STUDS (PLUMBNESS) AND WALL STRAIGHTNESS SHALL BE WITHIN $1/960$ th OF THEIR RESPECTIVE HEIGHTS AND LENGTHS.
9.14. STUDS SHALL BE PLUMBED, ALIGNED AND SECURELY ATTACHED TO BOTH TOP AND BOTTOM RUNNERS, SPLICES IN STUDS ARE NOT PERMITTED.
9.15. TEMPORARY BRACING, WHERE REQUIRED, SHALL BE PROVIDED UNTIL ERECTION IS COMPLETED.
9.16. WHERE MANUFACTURER'S RECOMMENDATIONS FOR ERECTION, ATTACHMENT, ASSEMBLY, BRACING, ALIGNMENT OR OTHER REQUIREMENTS ARE MORE STRINGENT THAN INDICATED IN THESE DRAWINGS OR THE PROJECT SPECIFICATIONS, THE MANUFACTURER'S RECOMMENDATIONS SHALL APPLY.

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Structural Capacity, PC
SCPC No.: 2021.10.0020
NORTH CAROLINA STRUCTURAL CAPACITY, PC CERT. NO. C-3406
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 033700 03/05/2021 ADRIAN S. DURHAM

NEW ADDITION TO EXISTING:
Bradford Heights
--
1401 BRADFORD HEIGHTS RD.
GASTONIA, NC

GENERAL NOTES

REVISIONS:

NO.	DATE:	DESCRIPTION
-	--	
-		
-		

DATE: MARCH 05, 2021
SCALE:
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CHECKED BY: ASD
JOB NO. 20-100
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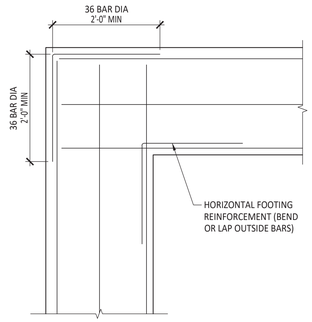
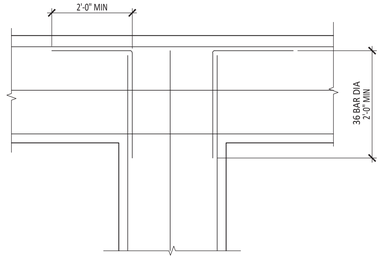
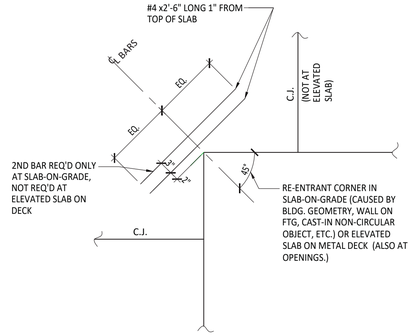
S001



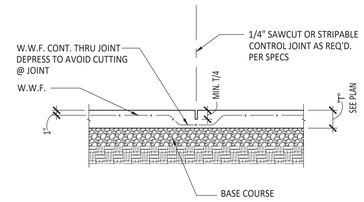
1/S101 TYICAL FOOTING CORNER REINFORCEMENT
SCALE: 3/4" = 1'-0"



2/S101 TYP. FOOTING INTERSECTION REINFORCEMENT
SCALE: 1 1/2" = 1'-0"

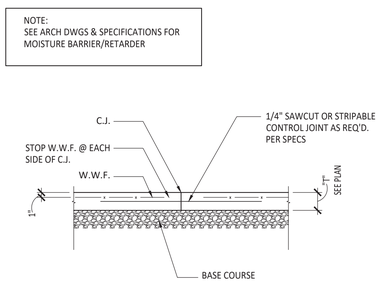


3/S101 TYPICAL SLAB ON GRADE RE-ENTRANT CORNER
SCALE: 3/4" = 1'-0"

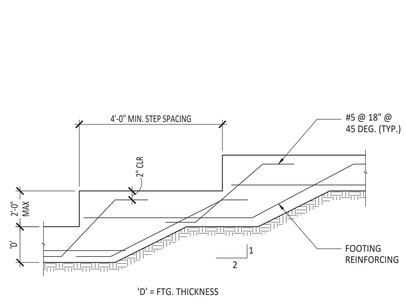


4/S101 TYPICAL CONTROL JOINT
SCALE: 3/4" = 1'-0"

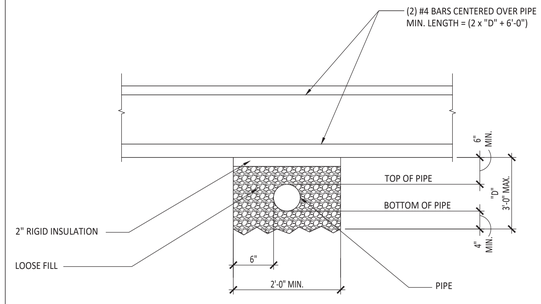
NOTE:
SEE ARCH DWGS & SPECIFICATIONS FOR
MOISTURE BARRIER/RETARDER



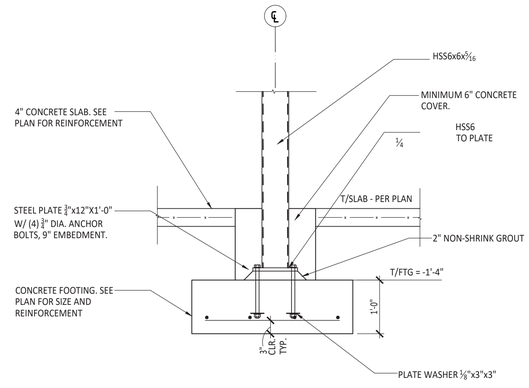
5/S101 TYPICAL CONSTRUCTION JOINT
SCALE: 3/4" = 1'-0"



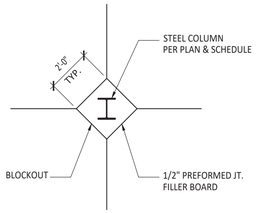
6/S101 TYPICAL STEPPED FOOTING
SCALE: 3/4" = 1'-0"



7/S101 TYPICAL PIPE UNDER FOOTING
SCALE: 3/4" = 1'-0"



8/S101 TYP. HSS COLUMN BASE CONNECTION
SCALE: 3/4" = 1'-0"



9/S101 TYPCIAL COLUMN ISOLATION JOINT
SCALE: 3/4" = 1'-0"

10/S101 SECTION
SCALE: 3/4" = 1'-0"

11/S101 SECTION
SCALE: 3/4" = 1'-0"

12/S101 SECTION
SCALE: 3/4" = 1'-0"

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FIRM SEAL
NORTH CAROLINA
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STRUCTURAL CAPACITY, PC
CERT. NO. C-3406

DESIGNER'S SEAL
NORTH CAROLINA
PROFESSIONAL
SEAL
033700
03/05/2021
ENGINEER
JORDAN S. TARIM
6.10.20

NEW ADDITION TO EXISTING:
Bradford Heights
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1401 BRADFORD HEIGHTS RD.
GASTONIA, NC

TYPICAL DETAILS

REVISIONS:

NO.	DATE:	DESCRIPTION
1	--	
2		
3		

DATE: MARCH 05, 2021
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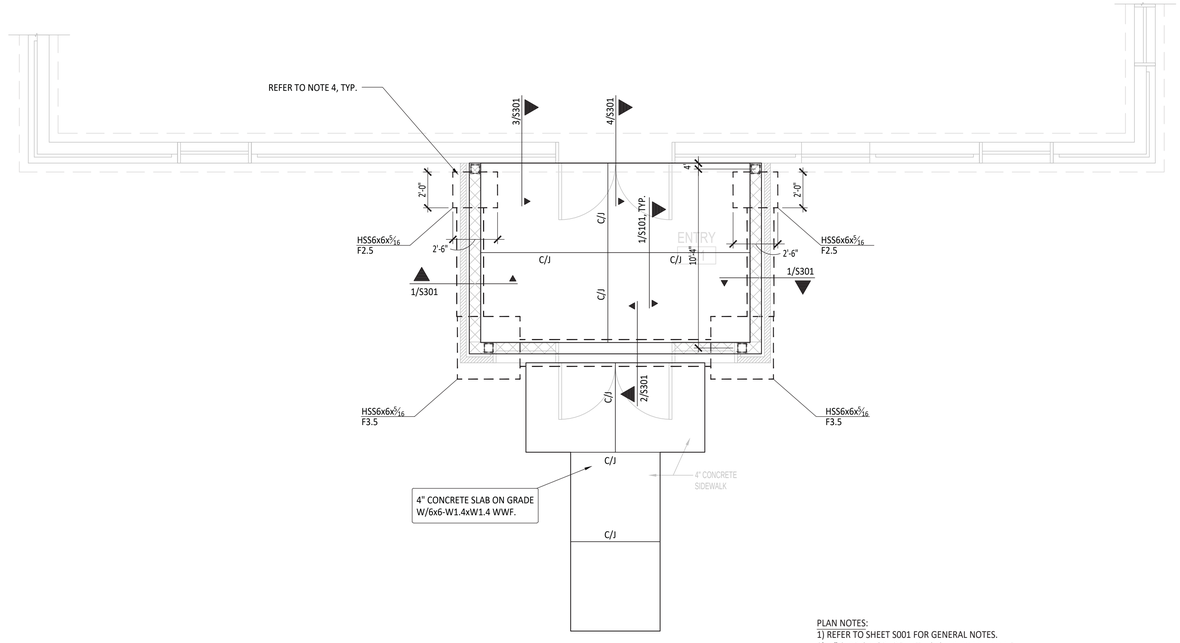
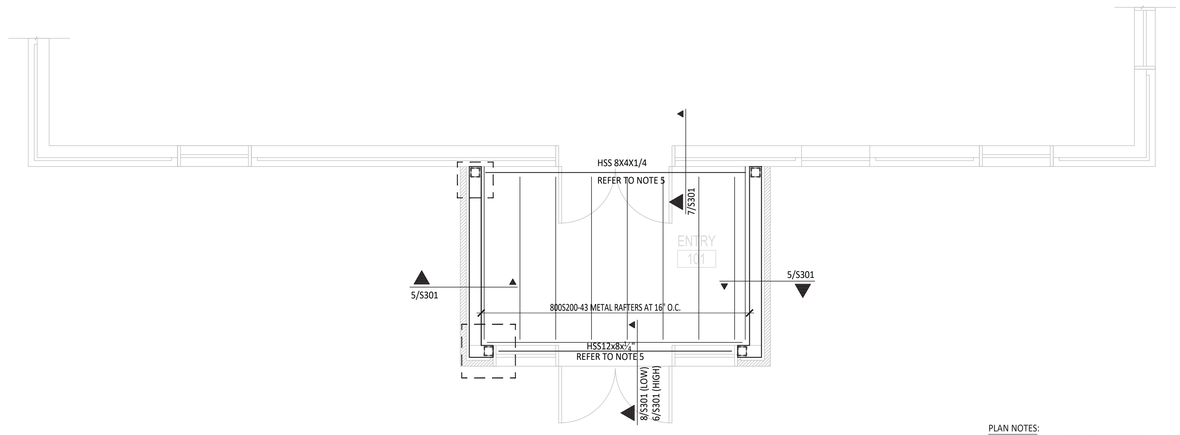
S101



PLAN NOTES:
1) REFER TO SHEET S001 FOR GENERAL NOTES.
2) 4" SLAB ON GRADE WITH 6x6-W1.4xW1.4 WWF.
3) VERIFY ALL FINISHED FLOOR ELEVATIONS WITH ARCH AND/OR CIVIL DRAWINGS PRIOR TO CONSTRUCTION. T/SLAB ELEVATION = +0'-0".
4) DRILL AND EPOXY FOOTING BARS INTO EXISTING FOOTING W/HILTI HY 200 ADHESIVE W/ 6" EMBEDMENT.
5) REFER TO 10/S301 FOR FOOTING SCHEDULE.

1/S201 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



PLAN NOTES:
1) FOR GENERAL NOTES REFER TO S001.
2) FOR TYPICAL DETAILS REFER TO S102.
3) ELEVATIONS SHOWN ON PLAN ARE REFERENCED FROM FINISHED FLOOR ELEVATION (+0'-0"). VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCH DWGS. AND EXISTING FIELD CONDITIONS BEFORE CONSTRUCTION.
4) REFER TO 9/S301 FOR SHEATHING SCHEDULE
5) ATTACH BEAM TO COLUMN WITH 1/4" FIELD, FILLET WELD ALL AROUND.

2/S201 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

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CONSULTANTS LOGO

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NORTH CAROLINA
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SEAL
033700
03/05/2021
ENGINEER
ADRIAN S. DURHAM
6.10.20

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Bradford Heights
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GASTONIA, NC
FDN & ROOF FRMG PLANS

REVISIONS:		
NO.	DATE:	DESCRIPTION
1	--	
2		
3		

DATE: MARCH 05, 2021
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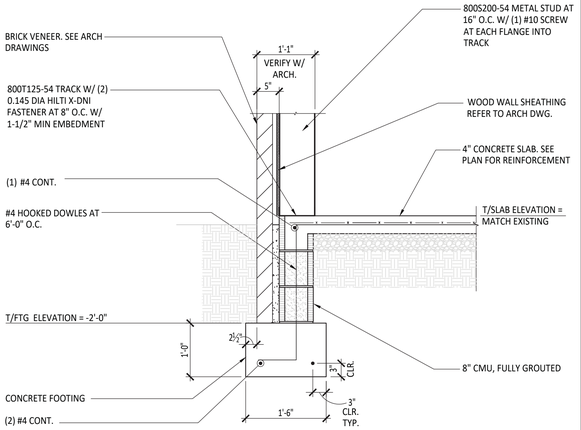
JOB NO. 20-100
CAD FILE: HOME

S201



1/S301 SECTION
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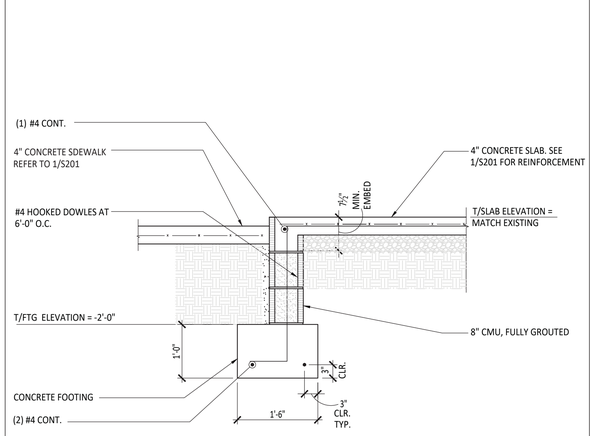

2/S301 SECTION
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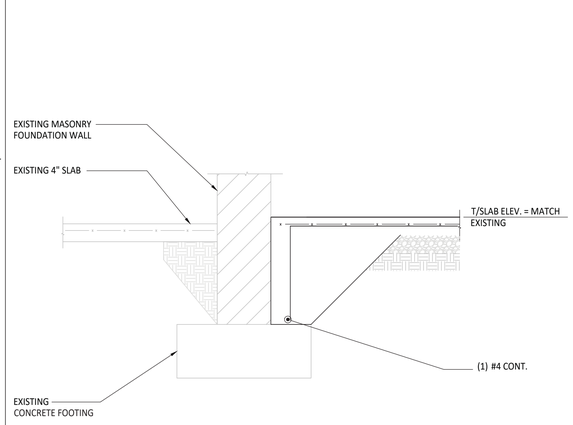

3/S301 SECTION
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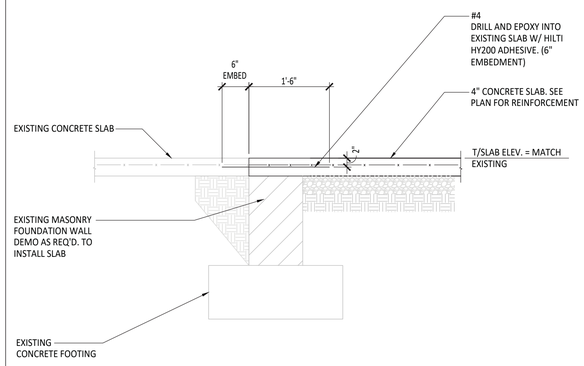

4/S301 TYPICAL CONTROL JOINT
SCALE: 3/4" = 1'-0"

5/S301 SECTION
SCALE: 3/4" = 1'-0"

6/S301 SECTION
SCALE: 3/4" = 1'-0"

7/S301 SECTION
SCALE: 3/4" = 1'-0"

8/S301 SECTION
SCALE: 3/4" = 1'-0"

FLOOR, ROOF AND WALLS SHEATHING SCHEDULE	
SHEATHING	NAILING REQUIREMENTS
FLOORS	
23/32" APA RATED SHEATHING	GLUE AND NAILED WITH 8d COMMON NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.
ROOFS	
7/16" APA RATED SHEATHING	GLUE AND NAILED WITH 8d COMMON NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.
INTERIOR WALLS	
1/2" GYPSUM WALLBOARD	SCREW WITH #6 SCREWS AT 8" O.C. ALONG PANEL EDGES AND 12" O.C. ALONG INTERMEDIATE SUPPORTS.
EXTERIOR WALLS	
5/8" DENSGLASS SHEATHING	SCREW WITH #6 SCREWS AT 8" O.C. ALONG PANEL EDGES AND ALONG INTERMEDIATE SUPPORTS.

9/S301 SHEATHING SCHEDULE
SCALE: NO SCALE

FOOTING SCHEDULE[1]
Fp = 2000PSF[2]

MARK	SIZE	DEPTH	REINFORCEMENT	SERVICE LOAD CAPACITY
F2.0	2'-0" X 2'-0"	1'-0"	(3) #4 EW-BOTT	8.0k
F2.5	2'-6" X 2'-6"	1'-0"	(4) #4 EW-BOTT	12.5k
F3.0	3'-0" X 3'-0"	1'-0"	(4) #4 EW-BOTT	18.0k
F3.5	3'-6" X 3'-6"	1'-0"	(5) #4 EW-BOTT	24.0k
F4.0	4'-0" X 4'-0"	1'-4"	(6) #4 EW-BOTT	32.0k

NOTES:
1) CENTER FOOTING WITH COLUMN, U.N.O.
2) 2000 PSF SOIL BEARING PRESSURE TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.

10/S301 FOOTING SCHEDULE
SCALE: NO SCALE

11/S301 SECTION
SCALE: 3/4" = 1'-0"

12/S301 SECTION
SCALE: 3/4" = 1'-0"

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FIRM SEAL
NORTH CAROLINA REGISTERED ENGINEERING FIRM CERT. NO. C-3406 STRUCTURAL CAPACITY, PC

DESIGNER'S SEAL
NORTH CAROLINA PROFESSIONAL SEAL 033700 03/05/2021 ENGINEER JORDAN S. DURHAM
6.10.20

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1401 BRADFORD HEIGHTS RD.
GASTONIA, NC
SECTIONS

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S301