

IMPORTANT DISCLAIMER

THE ENCLOSED INFORMATION IS INTENDED TO ASSIST AND INFORM YOU THROUGHOUT THE CONSTRUCTION OF YOUR NEW ACCESSORY DWELLING UNIT (ADU) ON YOUR EXISTING SITE. YOUR ADU PLANS HAVE BEEN DRAWN TO CONFORM TO INDUSTRY STANDARDS. THESE PROFESSIONAL STANDARDS DETERMINE HOW CONSTRUCTION PLANS ARE DRAFTED AND WHAT INFORMATION THEY INCLUDE.

CONSTRUCTION PLANS ARE INTENDED AS A TECHNICAL GUIDE TO PROFESSIONAL CONTRACTORS AND ARE NOT INTENDED TO BE A SET OF STEP-BY-STEP INSTRUCTIONS FOR EVERY TASK. THEREFORE, IF YOU ARE PLANNING TO MANAGE THE CONSTRUCTION OF YOUR ADU WITHOUT THE SERVICE OF A PROFESSIONAL BUILDER, WE STRONGLY SUGGEST THAT YOU BECOME THOROUGHLY FAMILIAR WITH READING CONSTRUCTION PLANS OR CONSIDER CONSULTING A CONSTRUCTION SPECIALIST.

GREAT CARE AND EFFORT GO INTO THE CREATION OF THE DESIGN FOR YOUR ADU PLANS. HOWEVER, DUE TO THE IMPOSSIBILITY OF PROVIDING ANY PERSONAL AND/OR ON-SITE CONSULTATION, SUPERVISION, AND CONTROL OVER THE ACTUAL CONSTRUCTION, AND BECAUSE OF THE GREAT VARIANCES IN LOCAL BUILDING CODE REQUIREMENTS, EXISTING SITE CONDITIONS, AND OTHER GEOGRAPHIC LOCATION AND WEATHER CONDITIONS...

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GENERAL SITE NOTES

UTILITY VERIFICATION & CONNECTIONS:

THE CONTRACTOR MUST VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES (GAS, WATER, ELECTRIC, SEWER, COMMUNICATION), CONNECTION POINTS, AND SERVICE REQUIREMENTS FOR THE NEW ADU.

OWNER, CONTRACTOR, AND SUBCONTRACTORS ARE RESPONSIBLE FOR PAYING ALL THEIR RELATED ADU CONSTRUCTION PERMIT FEES AS AGREED UPON BETWEEN THE OWNER AND CONTRACTOR.

PRE-CONSTRUCTION EXAMINATION & UTILITY LOCATING:

BEFORE ANY SITE EXCAVATION OR GRADING, THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS, MAPS, AND THE BUILDING SITE TO DETERMINE THE ROUTES OF ALL EXISTING UTILITIES ON THE PROPERTY.

IT IS MANDATORY THAT THE OWNER AND/OR CONTRACTOR CALL THE STATE'S UTILITY LOCATOR FACILITATOR (E.G., "CALL 811 BEFORE YOU DIG") TO HAVE ALL SUBSURFACE LINES PROFESSIONALLY MARKED.

FOUNDATION AND CODE COMPLIANCE:

IF THE NEW ADU IS PHYSICALLY ATTACHED TO THE EXISTING STRUCTURE, IT IS RECOMMENDED THAT THE EXISTING STRUCTURE BE ASSESSED FOR STRUCTURAL INTEGRITY AT THE POINT OF TIE-IN.

THE CONCRETE FOUNDATION AND FOOTING DESIGN FOR THE NEW ADU SHALL BE IN STRICT ACCORDANCE WITH THE LOCAL BUILDING CODE REQUIREMENTS, TYPICALLY REFERENCING CHAPTER 4 OF THE INTERNATIONAL RESIDENTIAL CODE (I.R.C.) OR LOCAL AMENDMENTS. SEE THE FOUNDATION SECTION FOR MORE DETAIL.

SCOPE OF WORK

NEW ADDITION OF DETACHED ADU

PROPERTY INFORMATION

ASSESSOR'S ID NO: 09502605
ADDRESS: 1819 MECKLENBURG AVE, CHARLOTTE, NC 28205, USA
PROPERTY TYPE: SINGLE FAMILY RESIDENTIAL
MUNICIPALITY: MECKLENBURG COUNTY
OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: VB
YEAR: 1930

BUILDING DESCRIPTION

EXISTING SQUARE FOOTAGE: 1,971 SQFT
YEAR BUILT / EFFECTIVE YEAR BUILT: 1930
EXISTING BEDROOMS / BATHROOMS: 3/2
STORIES: 2

SQUARE FOOTAGE

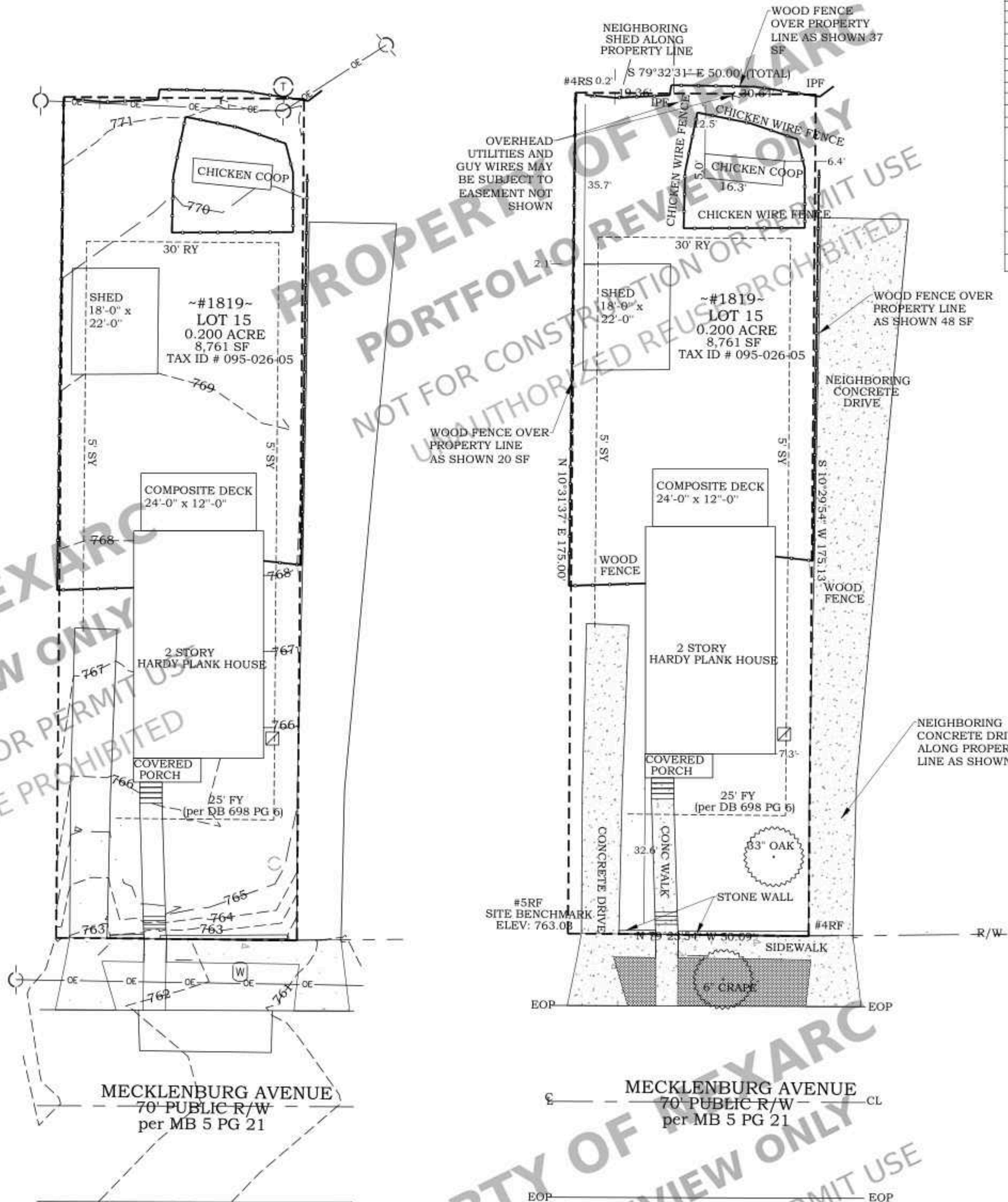
LOT AREA: 7,841 SQFT
EXISTING SFD: 1,971 SQFT
NEW ADU

RESIDENTIAL REQUIREMENTS CHECKLIST

- CONCRETE STRENGTH: 3,000 PSI-35 GENERALLY RECOMMENDED FOR RESIDENTIAL FOUNDATIONS IN NORTH CAROLINA. HOWEVER, THE REQUIRED STRENGTH SHOULD BE DETERMINED BY A LICENSED STRUCTURAL ENGINEER BASED ON SOIL CONDITIONS AND DESIGN LOADS. NORTH CAROLINA ADOPTS THE NORTH CAROLINA RESIDENTIAL CODE, WHICH IS BASED ON THE INTERNATIONAL RESIDENTIAL CODE (IRC) WITH STATE-SPECIFIC AMENDMENTS.
- STEEL REINFORCEMENT: GRADE 60 DEFORMED REINFORCEMENT BARS ARE STANDARD IN NORTH CAROLINA. REINFORCEMENT MUST COMPLY WITH APPROVED STRUCTURAL DESIGN PLANS AND THE NORTH CAROLINA RESIDENTIAL CODE.
- ANCHOR BOLTS: 307 ANCHOR BOLTS ARE COMMON, BUT SPACING, SIZE, AND EMBEDMENT DEPTH MUST ADHERE TO THE NORTH CAROLINA RESIDENTIAL CODE AND ANY SPECIFIC ENGINEERING REQUIREMENTS, ESPECIALLY CONSIDERING NORTH CAROLINA'S HURRICANE-PRONE COASTAL AREAS AND SEISMIC DESIGN CRITERIA, ALTHOUGH NC IS IN A LOW SEISMIC RISK AREA.
- LUMBER: SOUTHERN PINE NO. 2 IS THE MOST COMMONLY USED LUMBER IN NORTH CAROLINA DUE TO ITS LOCAL AVAILABILITY AND SUITABILITY FOR THE CLIMATE. HOWEVER, DOUGLAS FIR, LARCH OR OTHER LUMBER TYPES MAY BE USED IF SPECIFIED BY THE DESIGN AND APPROVED BY THE LOCAL BUILDING INSPECTOR.
- WHEN APPLYING STUCCO OVER PLYWOOD, A WEATHER-RESISTANT BARRIER (WRB) SUCH AS HOUSE WRAP IS REQUIRED PER THE NORTH CAROLINA RESIDENTIAL CODE AND THE MANUFACTURER'S SPECIFICATIONS. FOLLOW THE APPLICATION STANDARDS OUTLINED IN THE NORTH CAROLINA BUILDING CODE.
- EROSION AND SEDIMENT CONTROL: NORTH CAROLINA HAS STRICT EROSION AND SEDIMENT CONTROL REGULATIONS. ALL DISTURBED AREAS MUST BE STABILIZED TO PREVENT EROSION. COMPLY WITH THE NORTH CAROLINA SEDIMENTATION POLLUTION CONTROL ACT AND LOCAL JURISDICTION REQUIREMENTS. A SEDIMENT AND EROSION CONTROL PLAN MAY BE REQUIRED FOR PERMITTING.
- CONSTRUCTION WASTE MANAGEMENT: CONSTRUCTION WASTE MUST BE MANAGED TO PREVENT ENVIRONMENTAL CONTAMINATION. FOLLOW LOCAL JURISDICTION REQUIREMENTS FOR WASTE DISPOSAL AND RECYCLING. STOCKPILE MATERIALS PROPERLY AND PREVENT DEBRIS FROM ENTERING PUBLIC WAYS OR DRAINAGE SYSTEMS.
- TOXIC MATERIAL STORAGE: STORE HAZARDOUS MATERIALS IN APPROVED CONTAINERS AND FOLLOW LOCAL AND STATE REGULATIONS FOR HANDLING AND DISPOSAL. COMPLY WITH THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY (NCEQ) REGULATIONS.
- LOT COVERAGE: LOT COVERAGE REQUIREMENTS ARE DETERMINED BY LOCAL ZONING ORDINANCES. VERIFY SPECIFIC REGULATIONS WITH THE LOCAL PLANNING DEPARTMENT. INCLUDE ONLY THE PRIMARY STRUCTURE AND ADDITIONS IN COVERAGE CALCULATIONS AS PER LOCAL ZONING. ADU REGULATIONS WILL ALSO BE DETERMINED BY THE LOCAL ORDINANCES.
- ENERGY CODE COMPLIANCE: COMPLY WITH THE LATEST EDITION OF THE NORTH CAROLINA ENERGY CONSERVATION CODE, WHICH IS BASED ON THE IECC WITH NORTH CAROLINA AMENDMENTS. VERIFY REQUIRED INSULATION VALUES (R-VALUES) AND FENESTRATION REQUIREMENTS (U-FACTORS) BASED ON THE CLIMATE ZONE (NORTH CAROLINA HAS MULTIPLE CLIMATE ZONES) AND LOCAL JURISDICTION.
- FIRE SAFETY REQUIREMENTS: FIRE RATED WALL ASSEMBLIES ARE REQUIRED BETWEEN GARAGES AND LIVING AREAS (MINIMUM 1-HOUR RATING). SMOKE DETECTORS ARE MANDATORY IN ALL SLEEPING AREAS AND ON EACH LEVEL. COMPLY WITH THE NORTH CAROLINA RESIDENTIAL CODE AND LOCAL FIRE DEPARTMENT REQUIREMENTS.
- ELECTRICAL CODE REQUIREMENTS: COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC) 2023 AS ADOPTED BY NORTH CAROLINA. GARAGE OUTLETS MUST HAVE GFCI PROTECTION. A DEDICATED 20-AMP CIRCUIT IS REQUIRED FOR GARAGE POWER OUTLETS.
- VENTILATION: PROVIDE ADEQUATE VENTILATION AS PER THE NORTH CAROLINA MECHANICAL CODE AND THE INTERNATIONAL MECHANICAL CODE (IMC). ENSURE PROPER VENTILATION OF ATTICS, CRAWL SPACES, AND MECHANICAL ROOMS.
- PERMIT DOCUMENTATION: ALL PLANS AND CALCULATIONS MUST ADHERE TO THE NORTH CAROLINA BUILDING CODE AND THE NORTH CAROLINA RESIDENTIAL CODE. INCLUDE NOTES REFERENCING APPLICABLE CODE SECTIONS. VERIFY WITH THE LOCAL BUILDING DEPARTMENT FOR ANY ADDITIONAL AMENDMENTS AND REQUIREMENTS.
- ACCESSIBILITY: EMERGENCY EGRESS WINDOWS ARE REQUIRED IN ALL SLEEPING ROOMS ON THE SECOND FLOOR, WITH A MINIMUM OPENING OF 5.7 SQUARE FEET. COMPLY WITH THE NORTH CAROLINA RESIDENTIAL CODE. ALSO, BE AWARE OF THE AMERICANS WITH DISABILITIES ACT (ADA) AND FAIR HOUSING ACT FOR ANY PROJECT THAT THOSE LAWS WOULD BE RELEVANT TOO.

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UTILITY PLAN

SCALE : 1/6" = 1'-0"

SITE PLAN

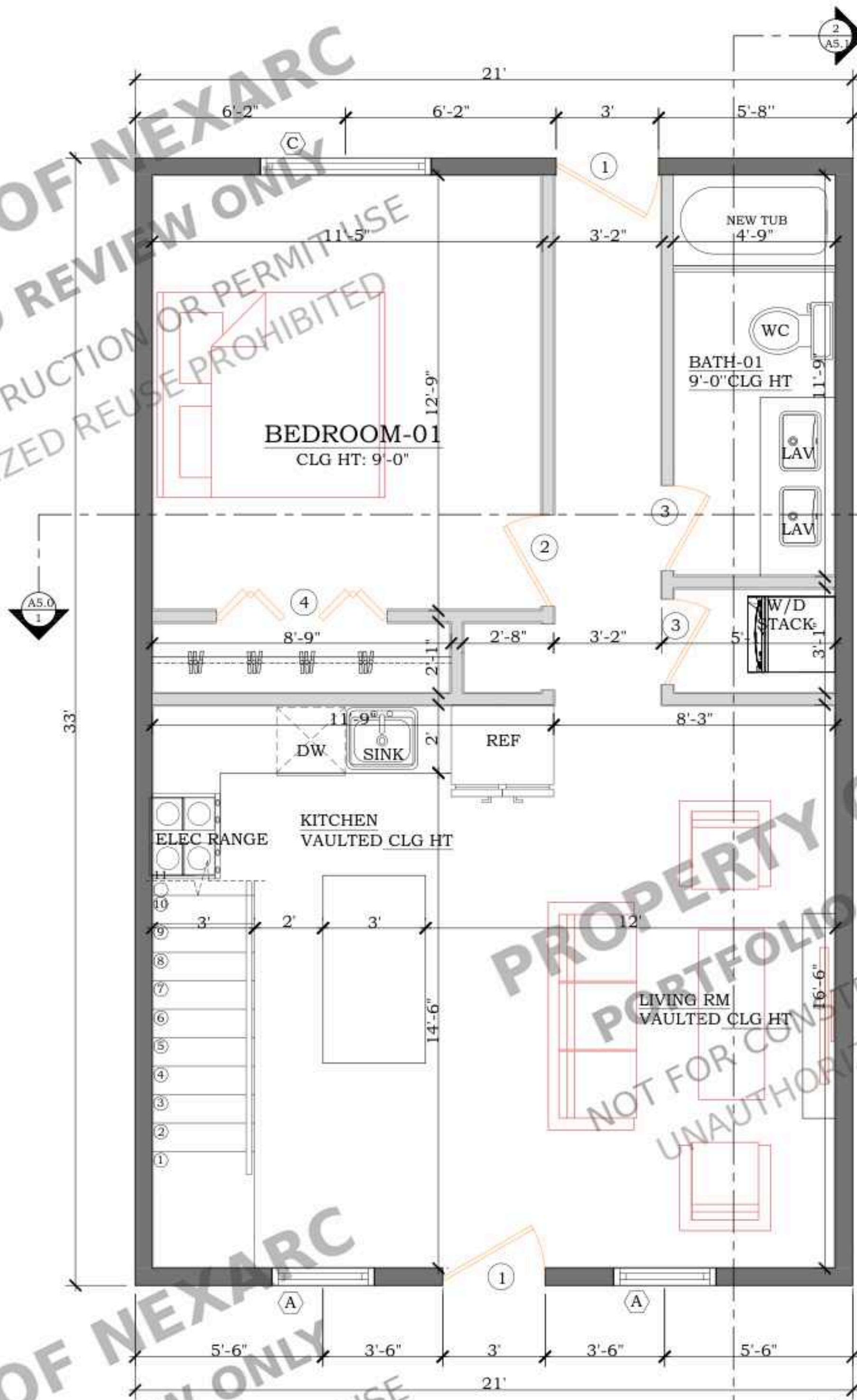
SCALE : 1/6" = 1'-0"

STAMP NOT FOR UNAUTHORIZED	PROJECT FOR 1819 MECKLENBURG AVE, CHARLOTTE, NC 28205, USA NEW DETACHED ADU	DRAWING DESCRIPTION.:		SHEET:
		NO.	REVISION	
		ISSUE FOR PERMIT		
		DRAWN BY:		
		DATE: 05-12-2025		
				A1.0

ARCHITECTURAL NOTES

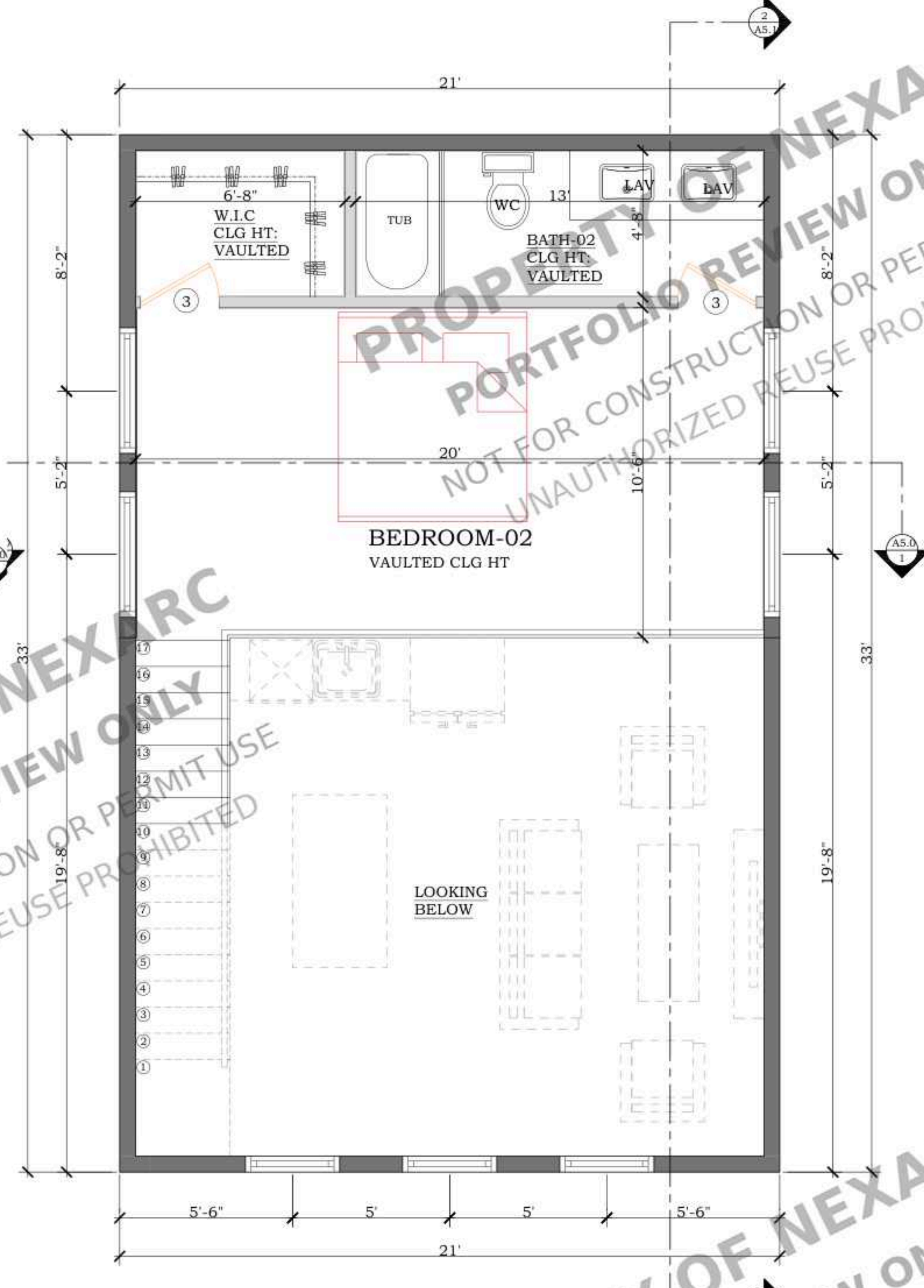
FLOOR PLAN NOTES: (PER 2021-IRC)

1. 10'-0" CEILINGS DOWN; 9'-0" CEILINGS UP (IF)
2. 8'-0" DOORS DOWN; 6'-8": DOORS UP.
3. 8'-0" HEADER HEIGHTS DOWN; 7'-0": HEADERS HEIGHTS UP
4. ALL OUTDOOR HOSE BIBBS MUST HAVE VACUUM BREAKERS, 2021-IRC, 2002.33 5. LOCATE WATER HEATER(S) IN ATTIC ABOVE A LOAD BEARING PARTITION IN A PAN WITH A RELIEF LINE TO OUTSIDE OR STORM SEWER LINE. INSTALLATION TO CONFORM WITH 2021-IRC SECT. P.2803 6. LOCATE HVAC, EQUIPMENT IN ATTIC . 1. 7. PROVIDE MIN. 24 INCHES WIDE PLYWOOD WALKWAY TO ACCESS ALL MECHANICAL EQUIPMENT LOCATED IN ATTIC. MAX. DISTANCE FROM ATTIC ACCESS TO EQUIPMENT SHALL NOT EXCEED 20'-0". ALSO PRO-VIDE A 30" WOE SERVICE PLATFORM AT SERVICE SIDE OF ALL EQUIPMENT IN ATTIC.
8. PROVIDE PLUMBING ACCESS PANEL TO ALL BATHTUBS BY 2021IRC SECT.P2704.1.
9. AIR CONDITION DRAIN MUST GO TO A WORKING TRAP.
10. MUST PROVIDE DRAINAGE OF YOUR PROPERTY TO STREET
11. CARPET FLOORS ON BEDROOMS AND CLOSETS AS NOTED
12. TILE FLOORS ON LIVING, FAMILY, KITCHEN, DINING, BREAKFAST, UTILITY AND BATHS 13. CONCRETE FLOORS ON PATIO, PORCH, AND GARAGE 14. RECESS LIGHTS TO BE TIGHT INSULATION-RATED CEILING LIGHTS AS PER 2021-IRC, 1102.1.10 110 VOLT OUTLETS NEAR SINKS, IN GARAGE AND ALL
15. GFI'S OUTSIDE WATER PROOF OUTLETS. 16. R313.2 LOCATION, SMOKE DETECTORS: 2021-IRC SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: A.IN EACH SLEEPING ROOM.
B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS, WITH SPLIT LEVELS AND WITHOUT AND INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
17. ALL GLAZING IN HAZARDOUS AREAS TO CONFIRM TO 2021-IRC, 308.4, EXPOSED AREA OF PANE GREATER THAN 9.00 SQ-FT, BOTTOM 18" (INCHES) ABOVE FLOOR. (FOR THE PROJECT AS PER R308.4.6. WHICH IS PANELS ADJACENT AND WITHIN THE 24 INCHES OFF DOOR SWING.) ALSO GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH U.B.C. STANDARD NO. 24-2.
18. ALL INSULATION TO BE NOT MORE THAN 25 FLAME SPREAD AND A SMOKE DEVELOPMENT RATING OF NOT MORE THAN 450, UL STANDARD CLASS 1 OR 1101.3.
19. ALL EXHAUSTED FANS TO VENT OUTSIDE.
20. WINDOWS (SILL HEIGHT) R312.2.1 (2021-IRC) IN DWELLING UNITS WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND 24" SHALL BE FIXED OR HAVE OPENINGS THROUGH WHICH A 4" DIAMETER SPHERE CANNOT PASS.
21. WINDOWS (ESCAPE AND RESCUE) R310.1.1, R310.1.3, R310.1.2AND R310.1. (EXCEPTION) 2021-IRC: ALL ESCAPE OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE NOT LESS THAN 20 INCHES, AND THE MINIMUM NET CLEAR HEIGHT DIMENSION SHALL NOT BE LESS THAN 24 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET.
22. G2427.6.3 (503.6.4) GAS VENT TERMINATION (2021-IRC) MECHANICAL DRAFT SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING, THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND, EXCEPT FOR DIRECT VENT APPLIANCES, THE FOLLOWING REQUIREMENTS: (1) THE VENT TERMINAL SHALL BE LOCATED NOT LESS THAN 3 FEET ABOVE A FORCED AIR INLET LOCATED WITHIN 10 FEET. (2)THE VENT TERMINAL SHALL BE LOCATED NOT LESS THAN 4 FEET BELOW, 4 FEET HORIZONTALLY FROM, OR 1 FOOT ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INLET INTO A DWELLING, (3)THE VENT TERMINATION POINT SHALL NOT BE LOCATED CLOSER THAN 3 FEET TO AN INTERIOR CORNER FORMED BY TWO WALLS PERPENDICULAR TO EACH OTHER. (4)THE BOTTOM OF THE VENT TERMINAL SHALL BE LOCATED LEAST 12 INCHES ABOVE FINISHED GROUND LEVEL. (5)THE VENT TERMINATION SHALL NOT BE MOUNTED DIRECTLY ABOVE OR WITHIN 3 FEET HORIZONTALLY FROM AN OIL TANK VENT OR GAS METER. (8) POWER EXHAUSTER TERMINATIONS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM LOT LINES AND ADJACENT BUILDINGS. (7)THE DISCHARGE SHALL BE DIRECTED AWAY FROM THE BUILDING.
23. R307.2 BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATH-TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALLS SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR PER 2021-IRC.



PROPOSED ADU
FIRST FLOOR PLAN

SCALE :3/8" = 1'-0"



PROPOSED ADU
LOFT FLOOR PLAN

SCALE :3/8" = 1'-0"

FIRST FLOOR AREAS	SQUARE FEET
	TOTAL
INTERIOR LIVING SPACE	693 SQFT
TOTAL	693 SQFT

LOFT AREAS	SQUARE FEET
	TOTAL
INTERIOR LIVING SPACE	234 SQFT
TOTAL	234 SQFT

WALL LEGEND

	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL (2X6)
	NEW EXTERIOR WALL (2X4)
	NEW INTERIOR WALL (2X4)
	EXISTING WALL
	DEMOLISH WALL

STAMP

PROJECT FOR
1819 MECKLENBURG AVE,
CHARLOTTE, NC 28205, USA
NEW DETACHED ADU

NO.	REVISION

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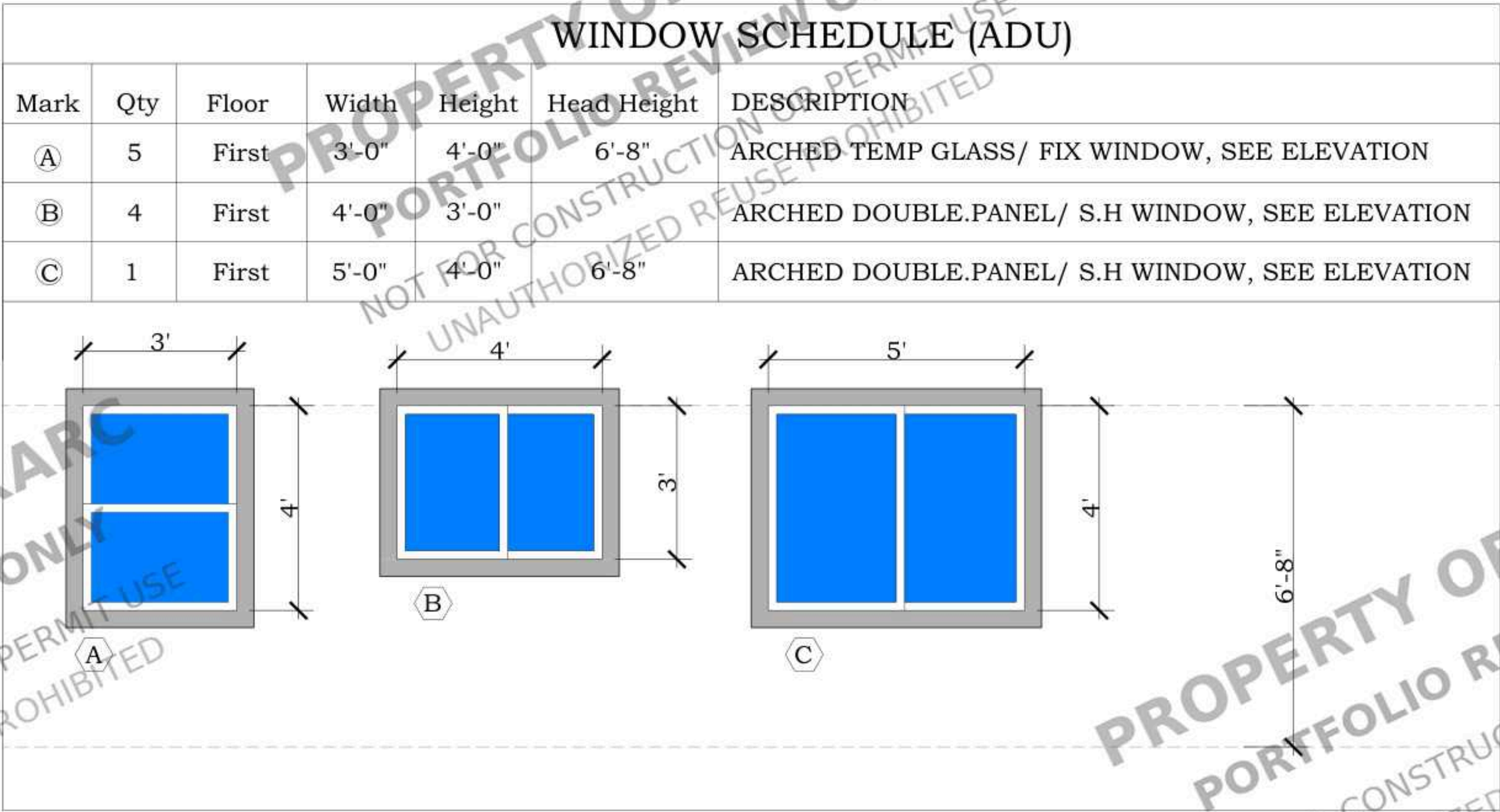
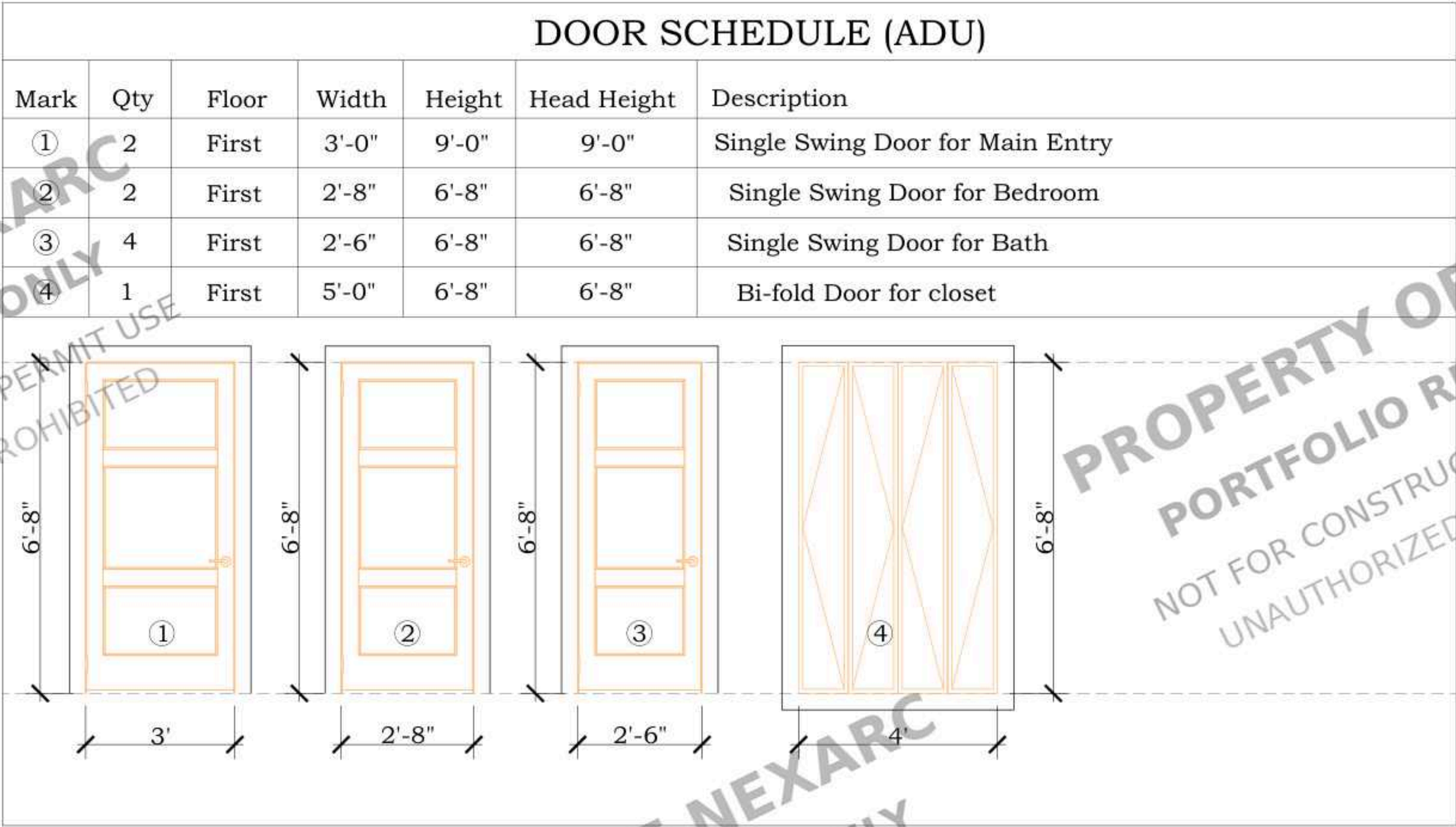
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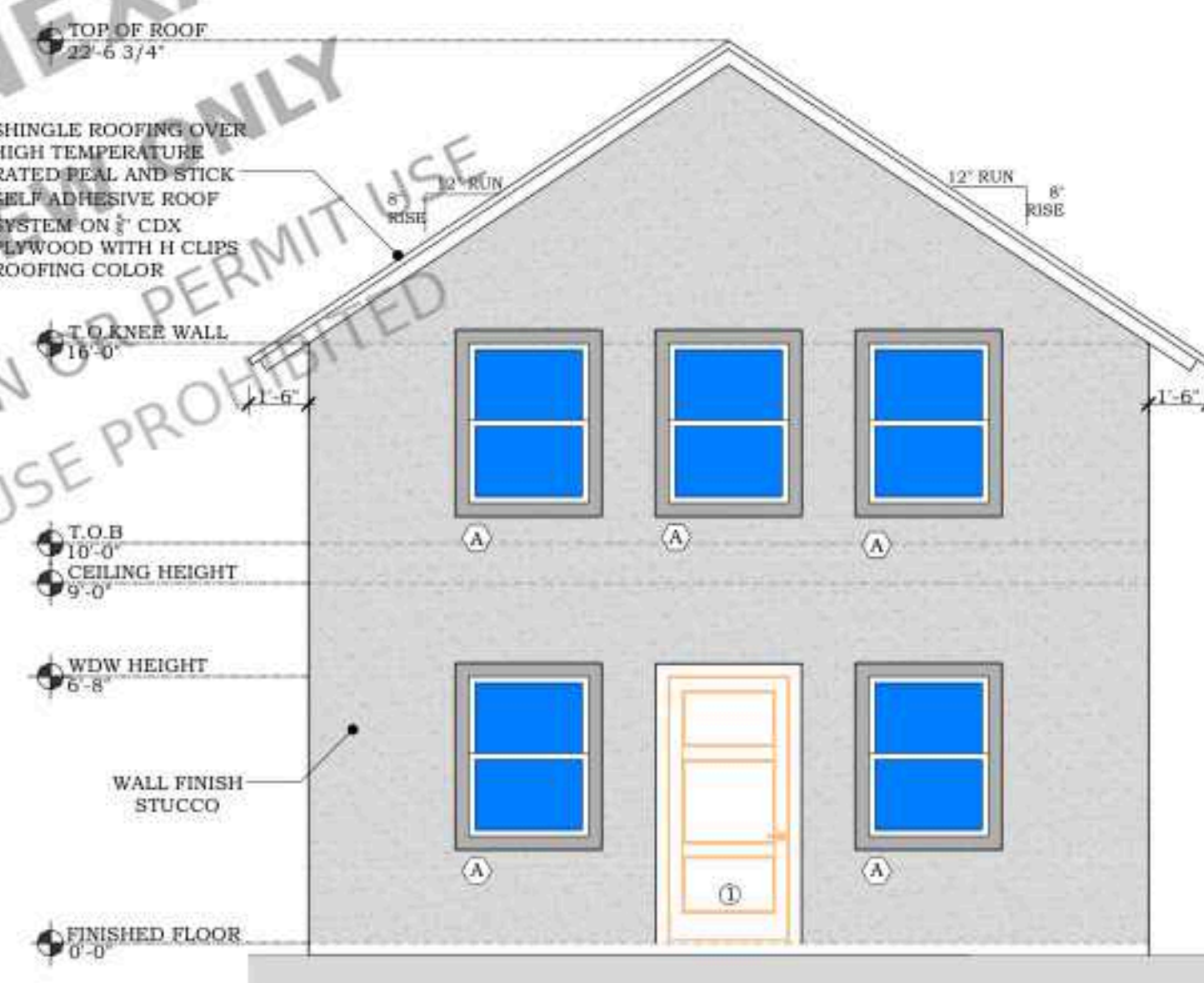
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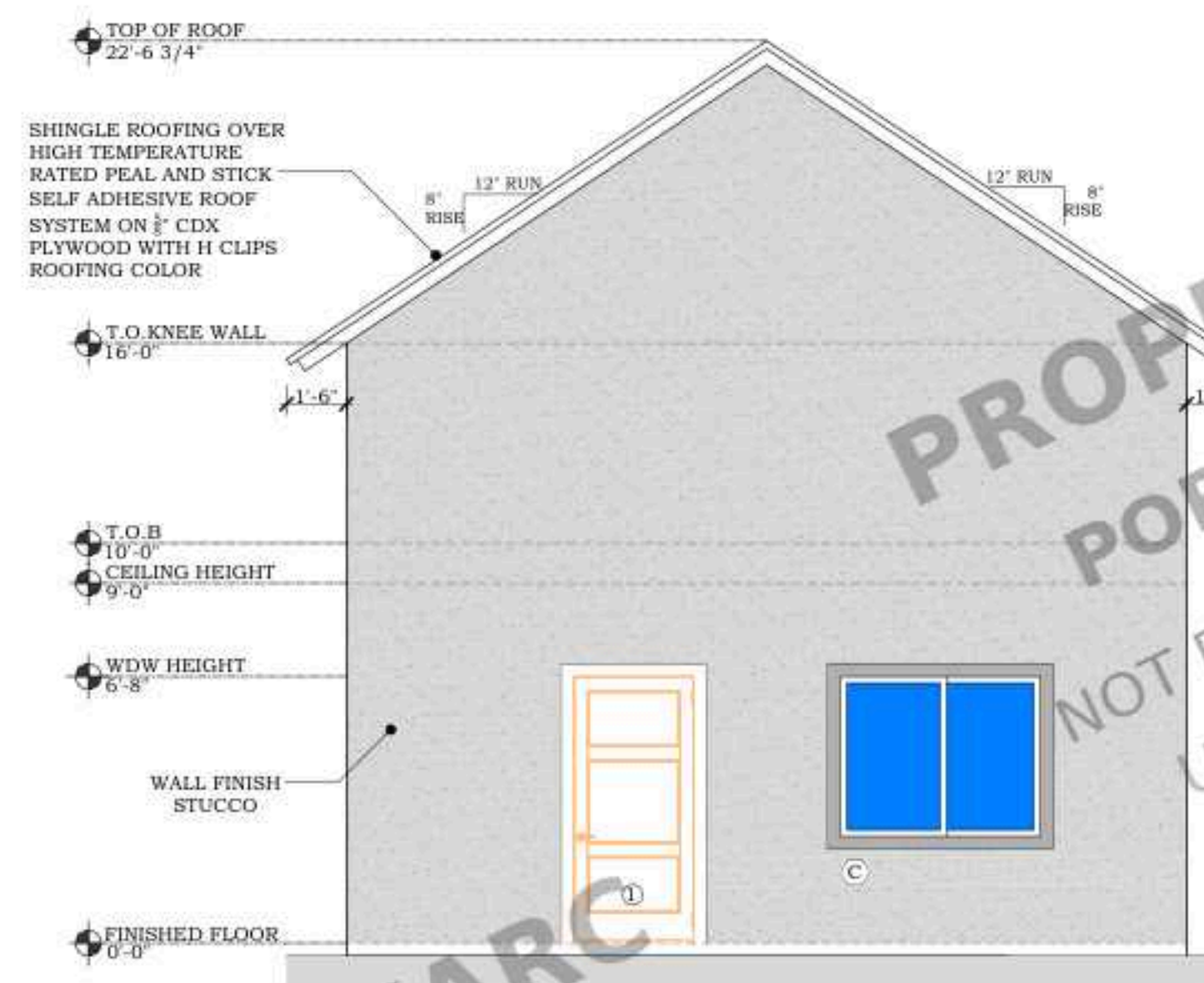


PROPOSED
DOOR & WINDOW
SCHEDULE W/ ELEVATION

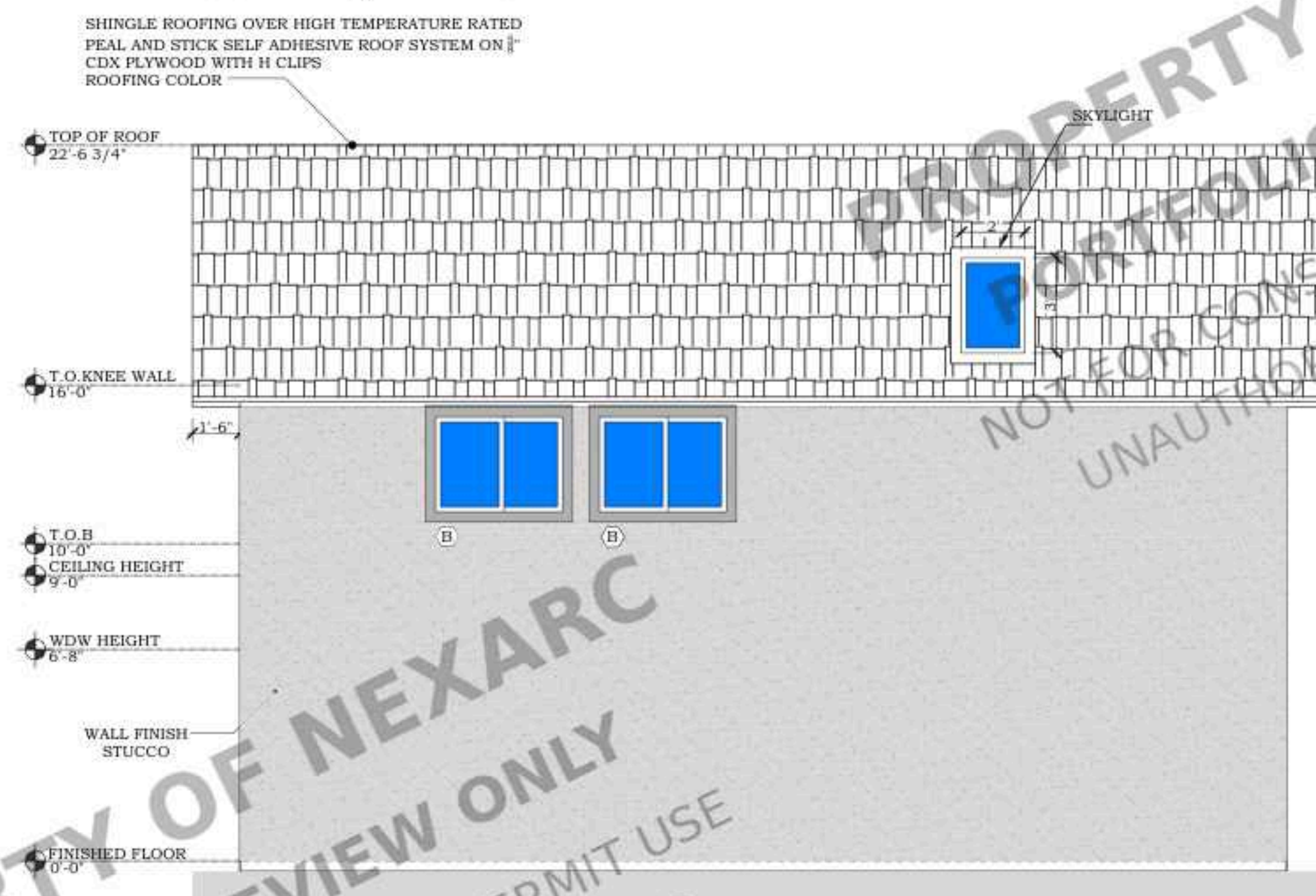
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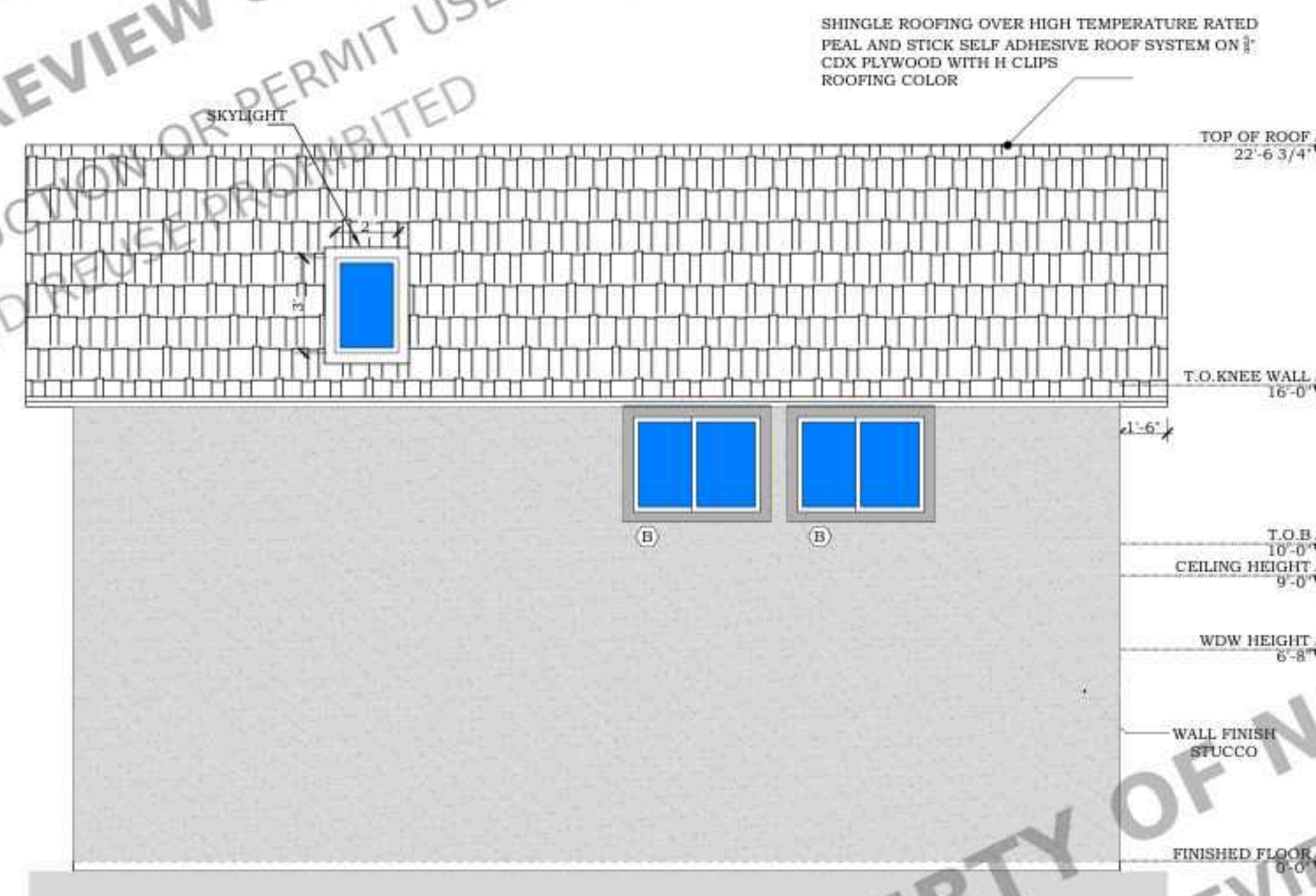
PROPOSED FRONT
EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"



PROPOSED REAR
EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"



PROPOSED RIGHT-SIDE
EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"



PROPOSED LEFT-SIDE
EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"

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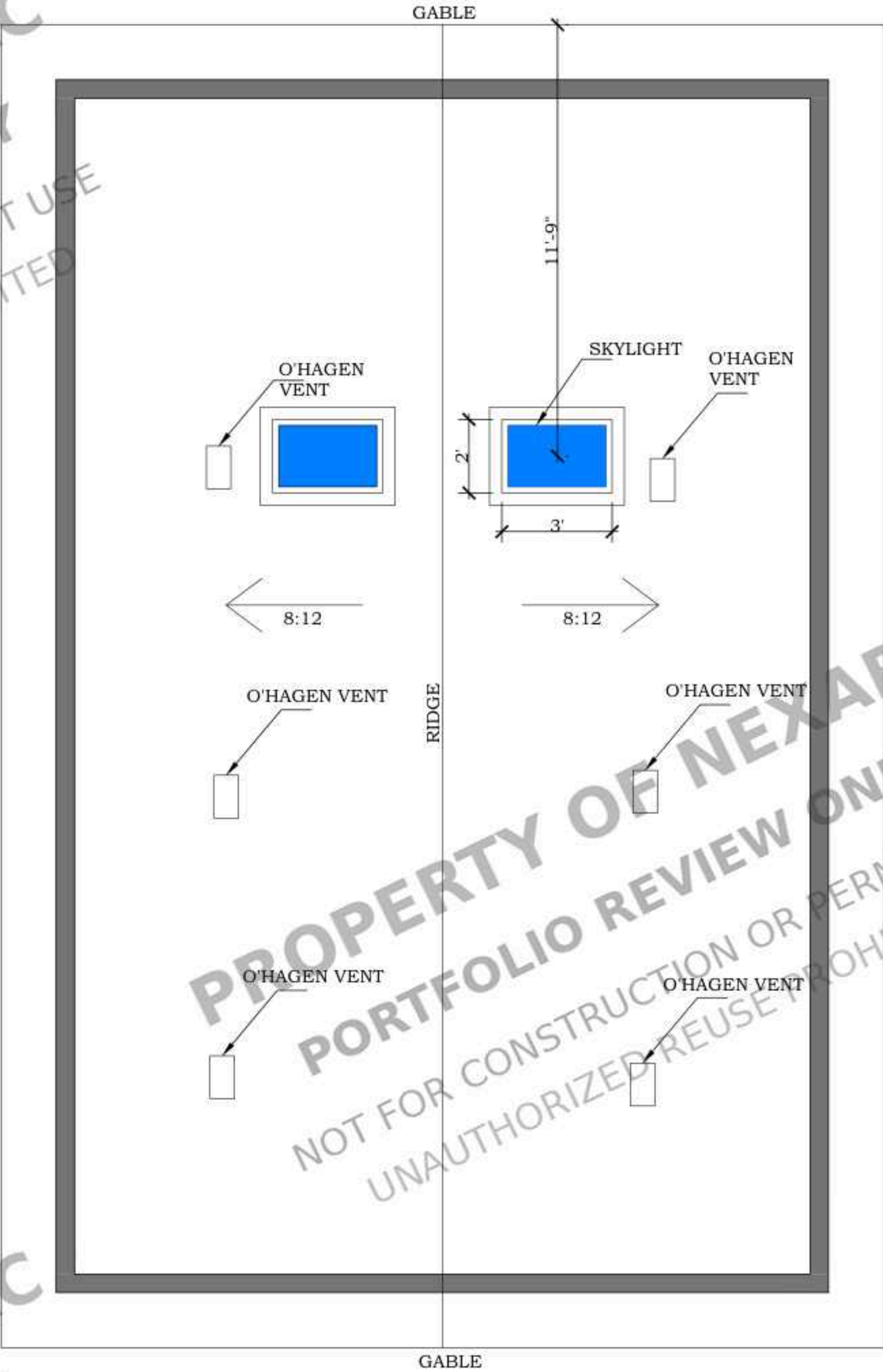
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ROOF PLAN GENERAL NOTES

1. ROOF PLAN NOTES APPLY TO ALL ROOF PLAN SHEETS. ALL NOTES REGARDING THE ROOF PLAN ARE APPLICABLE TO ALL ROOF PLAN SHEETS.
2. ROOF SLOPES: MOST ROOF SLOPES ARE CREATED BY SLOPING THE ROOF STRUCTURE. REFER TO THE STRUCTURAL DRAWINGS FOR ELEVATIONS OF THE HIGH AND LOW POINTS TO DETERMINE PROPER TAPER IN INSULATION. SHADED AREAS INDICATE TAPERED INSULATION. TAPERED INSULATION SHALL PROVIDE A MINIMUM SLOPE OF 1/4-INCH PER FOOT TO ROOF DRAINS, UNLESS NOTED OTHERWISE.
3. ROOF CURBS: ALL ROOF CURBS SHALL BE A MINIMUM OF 12" ABOVE THE ROOFING LEVELS. PROVIDE TAPERED INSULATION ROOF SADDLES AT ROOF CURBS TO ENSURE APPROPRIATE DRAINAGE.
4. FRAMING AROUND ROOF PENETRATIONS: REFER TO THE STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS.
5. COORDINATION OF ROOF PENETRATIONS: COORDINATE THE SIZE AND LOCATION OF ROOF PENETRATIONS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. FOR PENETRATIONS NOT SHOWN ON THIS SHEET, REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
6. FLASHING FOR DRAINS, CURBS, VENTS, AND STACKS: FLASH DRAINS, CURBS, VENTS, AND STACKS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS IF DETAILS ARE NOT SHOWN ON THE PLANS.



PROPOSED
ROOF PLAN
NOTE: GABLE ROOF
SCALE :3/8" = 1'-0"

ATTIC VENT CALCULATION

PROVIDE 1 SQ. IN. OF VENTILATION PER 150 SQ. IN. OF ATTIC SPACE. PROVIDE THAT 50% OF THE REQ. VENTILATION AREA IS PROVIDED BY VENTILATORS IN THE UPPER PORTION OF THE ATTIC, (HIGH VENTING) AT 3'-0" ABOVE EAVE VENT WITH THE BALANCE BEING PROVIDED BY EAVE VENTS, (LOW VENTING) PER I.R.C. R806, (U.B.C.1505.3).

AREA 1 /PROPOSED ADDITION
VENTILATION REQUIRED:21'-0"X33'-0=693 SQFT/150=4.62 SQFT
ATTIC AREA 4.62 SQFT X 144= 665.2 SQIN

VENTILATION PROVIDED:
HIGH: (6) O'HAGIN VENT 112 SQIN EACH =672 SQIN

TOTAL VENTILATION PROVIDED: 672 SQIN

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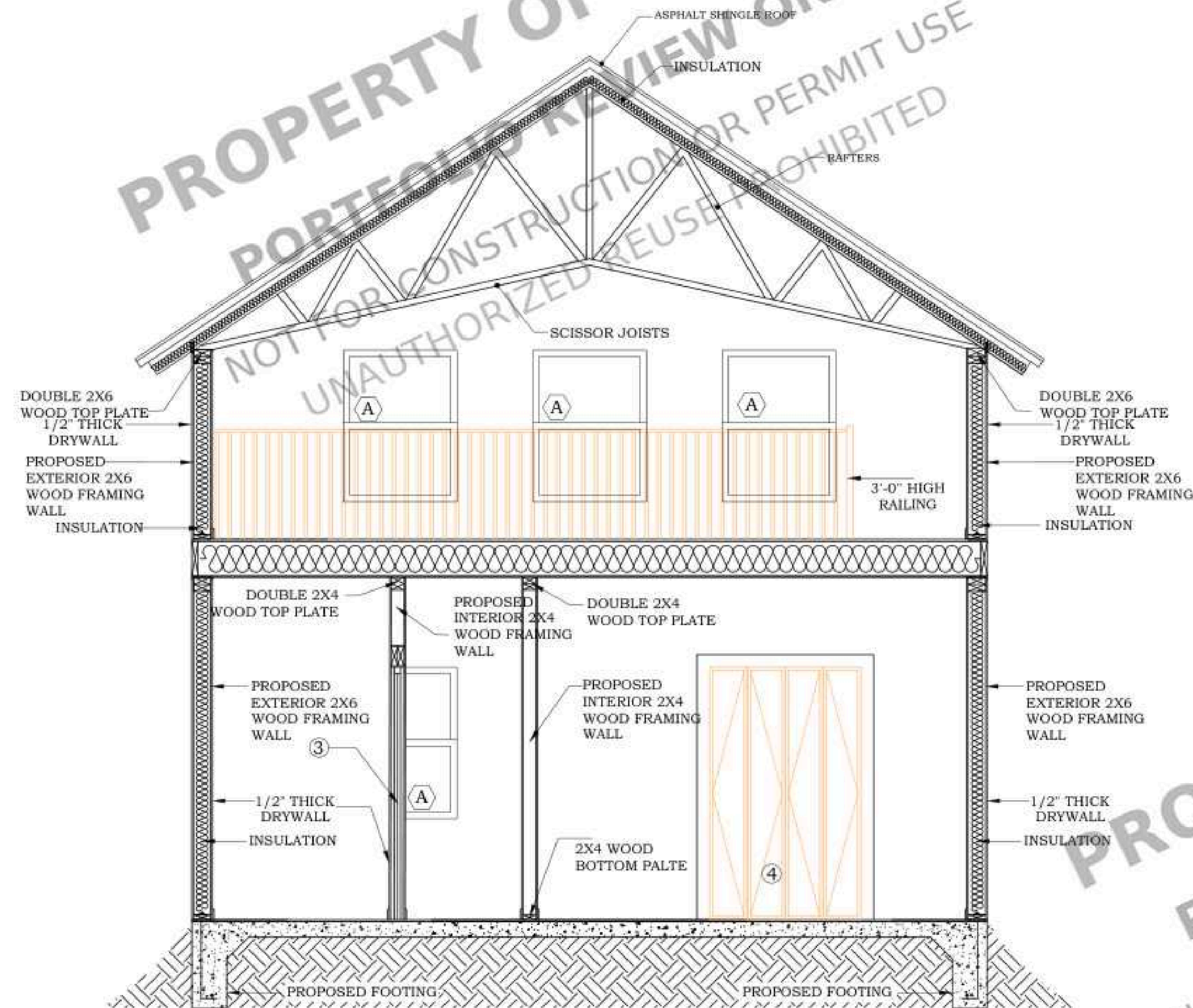
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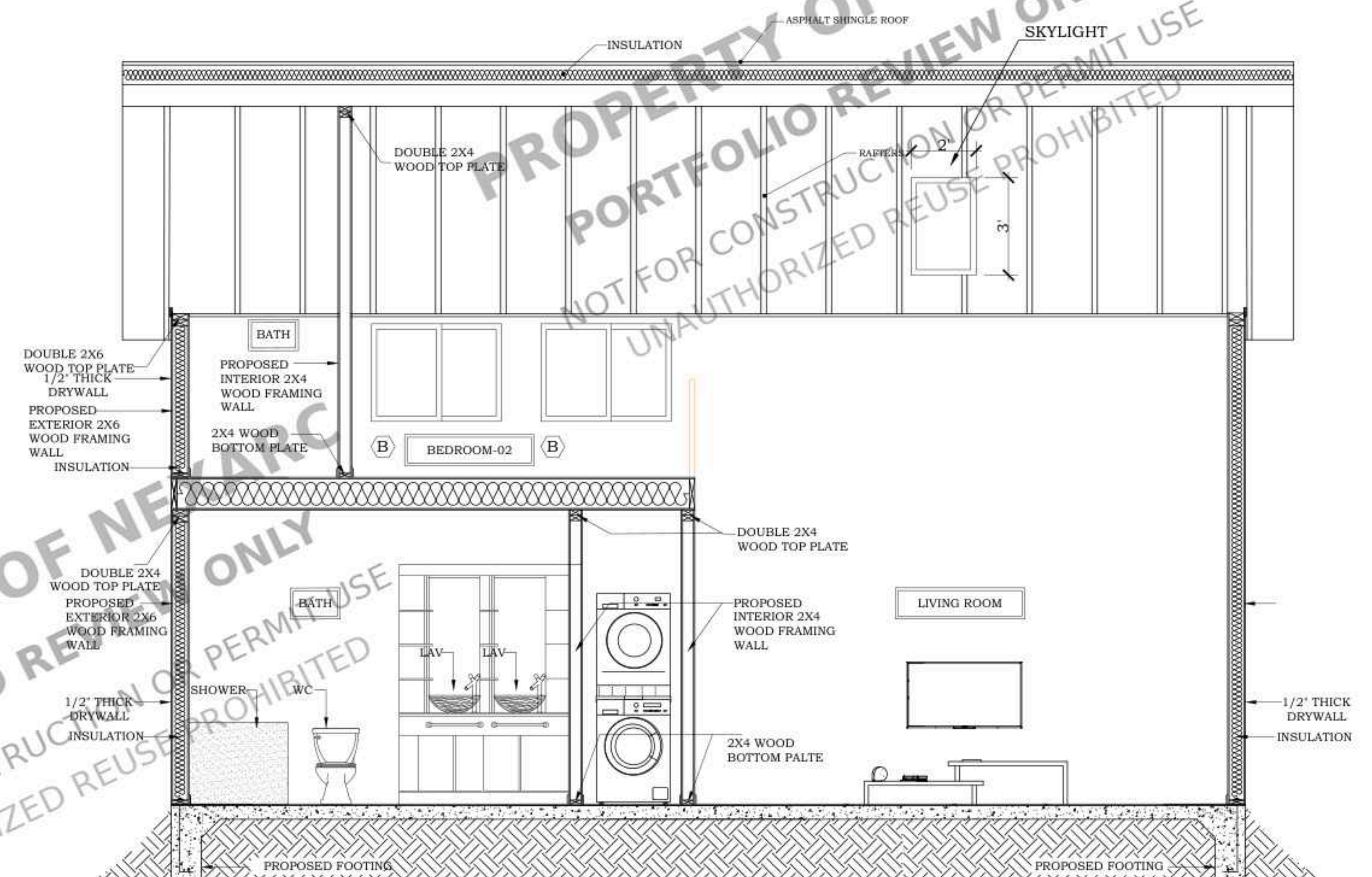
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PROPOSED
SECTION-01
SCALE : 3/8" = 1'-0"



PROPOSED
SECTION-02
SCALE : 3/8" = 1'-0"

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SHEET:

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1. GENERAL REQUIREMENTS (IRC SECTION E3601):
- DESIGN ELECTRICAL SYSTEMS IN ACCORDANCE WITH IRC SECTION E3601, WHICH OUTLINES THE GENERAL REQUIREMENTS FOR ELECTRICAL INSTALLATIONS IN RESIDENTIAL BUILDINGS.
 - ENSURE ALL ELECTRICAL WORK COMPLIES WITH THE NATIONAL ELECTRICAL CODE (NEC) AND LOCAL AMENDMENTS.

2. OUTLET PLACEMENT (IRC SECTION E3901):
- INSTALL ELECTRICAL OUTLETS, SWITCHES, AND RECEPTACLES AS PER IRC SECTION E3901, ENSURING THEY ARE SPACED APPROPRIATELY FOR CONVENIENCE AND SAFETY.
 - PROVIDE GFCI (GROUND FAULT CIRCUIT INTERRUPTER) PROTECTION IN LOCATIONS REQUIRED BY IRC SECTION E3902 TO PREVENT ELECTRICAL SHOCK.

3. LIGHTING FIXTURES (IRC SECTION E3801):
- PLAN FOR ADEQUATE LIGHTING IN EACH ROOM AND AREA OF THE HOME ACCORDING TO IRC SECTION E3801.
 - INSTALL LIGHT FIXTURES IN COMPLIANCE WITH NEC REQUIREMENTS FOR PROPER WIRING METHODS AND FIXTURE SUPPORTS.

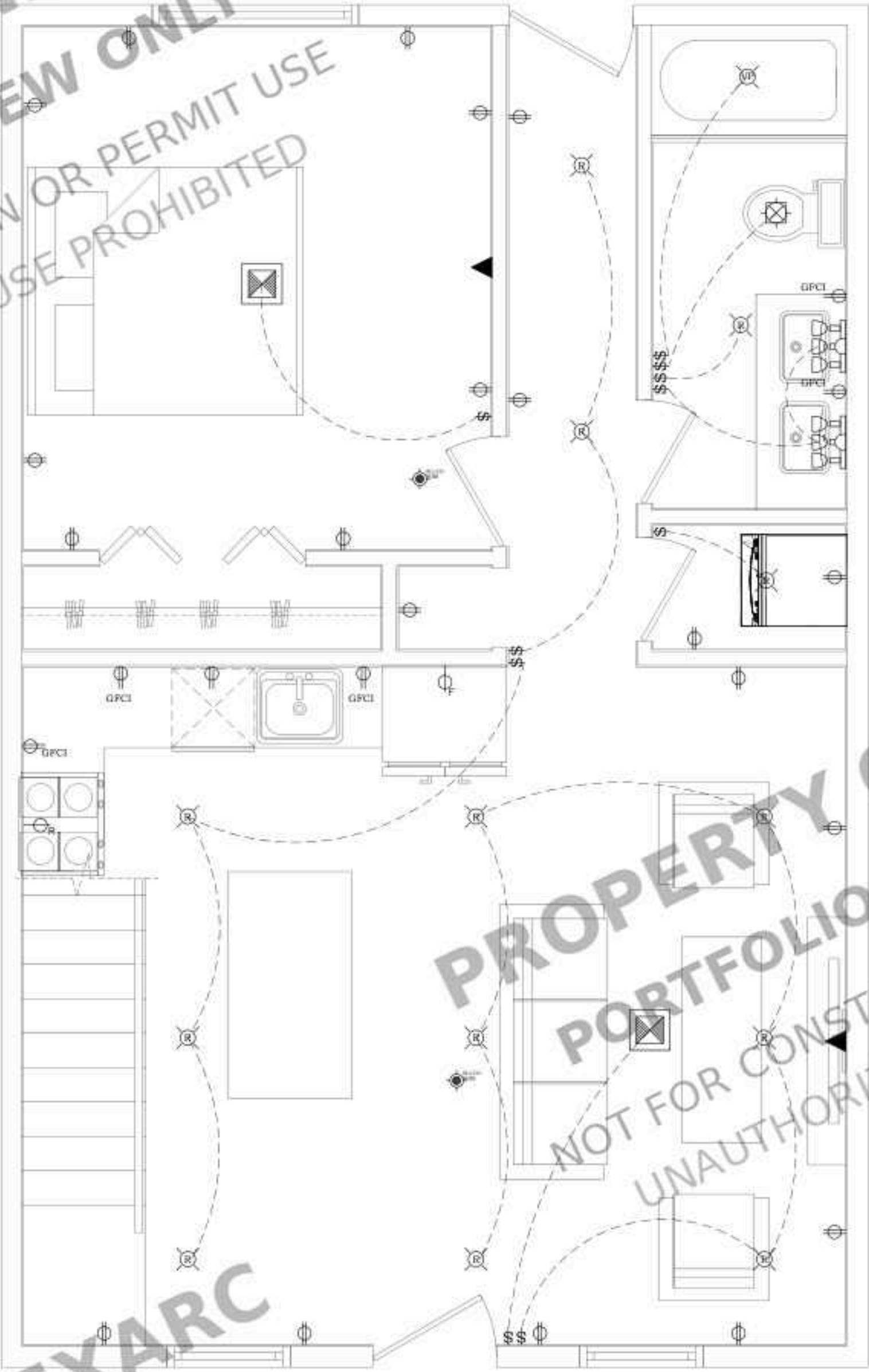
4. SERVICE PANELS AND DISCONNECTS (IRC SECTION E3603):
- LOCATE AND INSTALL SERVICE PANELS AND DISCONNECTS AS PER IRC SECTION E3603, ENSURING THEY ARE ACCESSIBLE AND PROPERLY RATED FOR THE ELECTRICAL LOAD OF THE HOME.
 - FOLLOW NEC REQUIREMENTS FOR GROUNDING AND BONDING OF ELECTRICAL SYSTEMS.

5. SMOKE AND CARBON MONOXIDE DETECTORS (IRC SECTION R314.3):
- INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY IRC SECTION R314.3, ENSURING THEY ARE INTERCONNECTED AND POWERED AS SPECIFIED.
 - FOLLOW MANUFACTURER'S RECOMMENDATIONS AND IRC GUIDELINES FOR PLACEMENT AND INSTALLATION HEIGHTS.

6. KITCHEN AND BATHROOM REQUIREMENTS (IRC SECTION E3902):
- DESIGN ELECTRICAL CIRCUITS FOR KITCHEN AND BATHROOM AREAS ACCORDING TO IRC SECTION E3902, WHICH INCLUDES REQUIREMENTS FOR DEDICATED CIRCUITS, GFCI PROTECTION, AND AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTION.
 - ENSURE PROPER VENTILATION FAN WIRING AND PLACEMENT IN BATHROOMS AS REQUIRED BY IRC SECTION E3902.6.

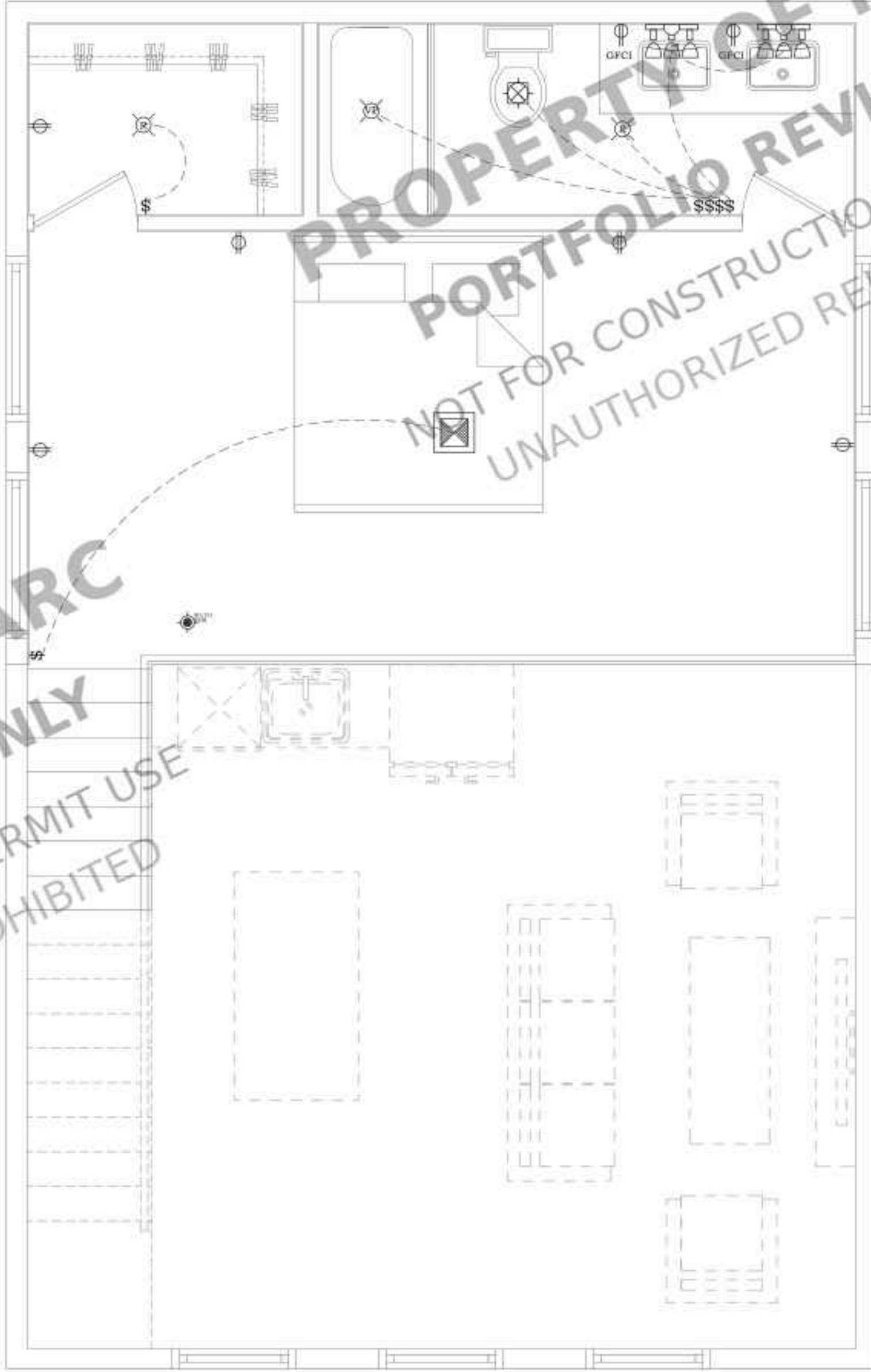
7. OUTDOOR AND WET LOCATION REQUIREMENTS (IRC SECTION E3903):
- INSTALL ELECTRICAL OUTLETS, LIGHTING, AND EQUIPMENT FOR OUTDOOR AND WET LOCATIONS IN COMPLIANCE WITH IRC SECTION E3903.
 - USE WEATHER-RESISTANT MATERIALS AND INSTALL EQUIPMENT AT APPROPRIATE HEIGHTS TO PREVENT WATER INTRUSION.

8. ACCESSIBILITY (IRC SECTION E3901.7):
- PROVIDE ACCESSIBLE ELECTRICAL OUTLETS, SWITCHES, AND CONTROLS ACCORDING TO IRC SECTION E3901.7 FOR WHEELCHAIR ACCESSIBILITY AND BARRIER-FREE DESIGN.



PROPOSED ADU
FIRST FLOOR PLAN

SCALE :3/8" = 1'-0"



PROPOSED LOFT FLOOR
ELECTRICAL PLAN

SCALE :3/8" = 1'-0"

SYMBOLS LEGEND:	
RECEPTACLES	
	DUPLEX OUTLET
	20A, 120 VOLT QUAD @ 18" A.F.F. OR 44" AT COUNTERS
	GROUND FAULT DUPLEX @ +18" OR AS NOTED AT COUNTERS
	SIMPLEX FOR REFRIDGERATOR @ +42" A.F.F.
	SIMPLEX FOR RANGE CONTROL
	SIMPLEX FOR UPPER CABINET MICROWAVE & HOOD
	JUNCTION BOX
	JUNCTION BOX FOR DISHWASHER CONNECTION @ 12" A.F.F. UNDER COUNTER
	TV JACK
SWITCHES	
	SINGLE POLE LIGHT SWITCH @ 42" A.F.F. (48" MAX TO T.O. SWITCH)
	SINGLE POLE KEY OPERATED LIGHT SWITCH @ 42" A.F.F.
	THREE WAY LIGHT SWITCH, 20A @ 42" A.F.F.
	FOUR WAY LIGHT SWITCH, 20A @ 42" A.F.F.
DETECTORS	
	SMOKE DETECTOR
	SMOKE / CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
	HEAT DETECTOR WITH BATTERY BACKUP
	INTELLIGENT HEAT DETECTOR COMBINATION RATE OF RISE & 135°F FIXED TEMP. U.O.N.
LIGHTING	
	CEILING MOUNTED 2'x2' LIGHTING FIXTURE
	RECESSED PIN SPOT FIXTURE
	RECESSED LIGHT FIXTURE, IC TYPE
	PENDANT LIGHT FIXTURE
	VAPOR PROTECTED LIGHT
	CEILING MOUNTED LIGHT FIXTURE DIRECTLY WIRED TO BUILDING LIGHTING PANEL
	ELECTRIC EYE LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED EXTERIOR STEP LIGHT FIXTURE
	LIGHT / FAN COMBINATION
	VANITY LIGHT
SPECIALTY EQUIPMENT	
	BATHROOM EXHAUST FAN W/LIGHT
	ELECTRICAL PANEL, TOP OF HIGHEST OPERABLE PART AT 48" A.F.F.
	APPLIANCE DISCONNECT
	THERMOSTAT @ 48" A.F.F.
	CABLE OUTLET
	DATA JACK
	INTERCOM @ 48" A.F.F.

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PROJECT FOR
1819 MECKLENBURG AVE,
CHARLOTTE, NC 28205, USA
NEW DETACHED ADU

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GENERAL NOTES

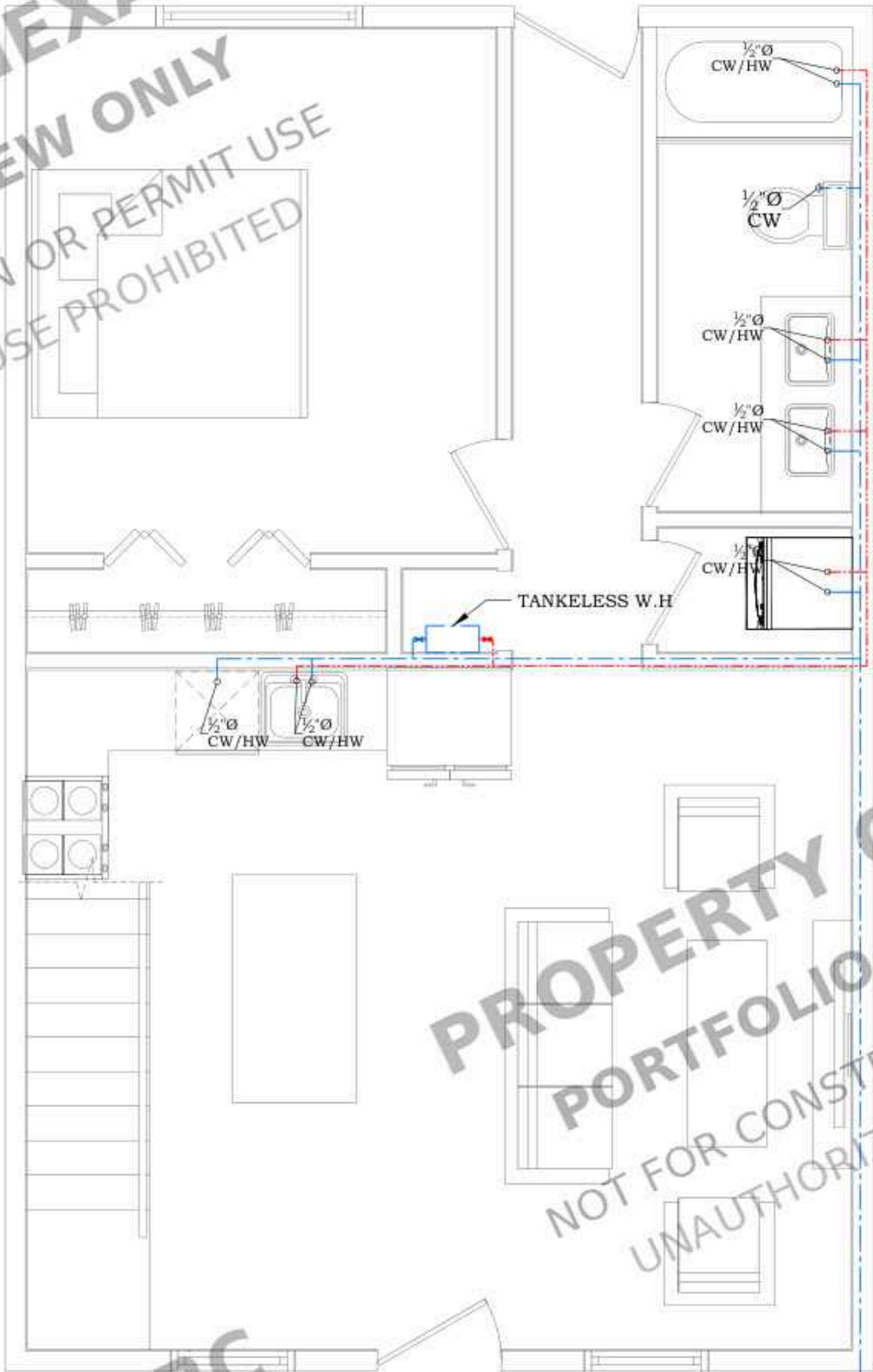
1. GENERAL REQUIREMENTS:
 - ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL PLUMBING CODE (IPC) AND ANY LOCAL AMENDMENTS (IPC 101.2).
 - PLUMBING SYSTEMS MUST BE DESIGNED AND INSTALLED TO ENSURE SANITARY CONDITIONS, PREVENT CONTAMINATION, AND ENSURE SAFETY (IPC 101.3).
2. MATERIALS:
 - ALL MATERIALS USED IN PLUMBING SYSTEMS MUST BE LISTED AND LABELED FOR THEIR INTENDED USE AND MUST COMPLY WITH APPLICABLE STANDARDS (IPC 303.1).
 - PIPES, FITTINGS, FIXTURES, AND OTHER COMPONENTS MUST BE OF APPROVED MATERIALS (IPC 301.2).
3. PIPE SIZING:
 - PIPE SIZING FOR WATER SUPPLY AND DRAINAGE SYSTEMS MUST COMPLY WITH IPC CHAPTERS 6 AND 7, RESPECTIVELY (IPC 604, IPC 710).
 - USE APPROPRIATE SIZING TABLES FOR DETERMINING PIPE DIAMETERS BASED ON FLOW RATES AND FIXTURE UNITS (IPC TABLES 604.3, 710.1).
4. WATER SUPPLY SYSTEM:
 - PROVIDE A POTABLE WATER SUPPLY TO ALL FIXTURES AND APPLIANCES (IPC 602.1).
 - WATER SERVICE PIPES MUST BE PROTECTED AGAINST CONTAMINATION AND MUST NOT BE CONNECTED TO NON-POTABLE SOURCES (IPC 608.1).
5. DRAINAGE AND VENTING:
 - DRAINAGE SYSTEMS MUST BE DESIGNED TO ENSURE PROPER FLOW AND PREVENT BLOCKAGES (IPC 701.2).
 - VENT SYSTEMS MUST BE DESIGNED TO PREVENT SIPHONING OF TRAPS AND ENSURE PROPER DRAINAGE FLOW (IPC 901.2).
 - INSTALL TRAPS FOR ALL FIXTURES TO PREVENT SEWER GASES FROM ENTERING THE BUILDING (IPC 1002.1).
6. FIXTURE INSTALLATION:
 - INSTALL FIXTURES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND IPC REQUIREMENTS (IPC 405.1).
 - PROVIDE ACCESS TO FIXTURES FOR MAINTENANCE AND REPAIR (IPC 405.8).
7. BACKFLOW PREVENTION:
 - BACKFLOW PREVENTION DEVICES MUST BE INSTALLED TO PROTECT THE POTABLE WATER SUPPLY FROM CONTAMINATION (IPC 608.2).
 - USE APPROPRIATE BACKFLOW PREVENTION METHODS, SUCH AS AIR GAPS, VACUUM BREAKERS, AND BACKFLOW PREVENTERS (IPC 608.3).
8. INDIRECT WASTE:
 - INDIRECT WASTE PIPING MUST BE INSTALLED FOR APPLIANCES AND EQUIPMENT THAT DISCHARGE WASTEWATER, SUCH AS AIR CONDITIONERS AND DISHWASHERS (IPC 802.1).
 - INDIRECT WASTE PIPES MUST DISCHARGE INTO A PROPERLY TRAPPED AND VENTED RECEPTOR (IPC 802.2).
9. SLOPE OF HORIZONTAL DRAINAGE PIPING:
 - HORIZONTAL DRAINAGE PIPING MUST BE INSTALLED WITH A UNIFORM SLOPE TO ENSURE PROPER DRAINAGE (IPC 704.1).
 - MINIMUM SLOPE REQUIREMENTS ARE 1/4 INCH PER FOOT FOR PIPES 2 1/2 INCHES OR SMALLER, AND 1/8 INCH PER FOOT FOR PIPES 3 INCHES AND LARGER (IPC 704.1).
10. CLEANOUTS:
 - INSTALL CLEANOUTS IN DRAINAGE SYSTEMS TO PROVIDE ACCESS FOR CLEANING AND MAINTENANCE (IPC 708.1).
 - CLEANOUTS MUST BE INSTALLED AT SPECIFIED INTERVALS AND AT CHANGES OF DIRECTION GREATER THAN 45 DEGREES (IPC 708.1.4).

NOTE: PEX LINES TO RUN IN FRAMED WALLS OR CRAWL SPACE BELOW DECKING
NO PEX IN SIPS OR UNDER SLABS

PLUMBING	
	COLD WATER
	HOT WATER
	SEWER LINE
	FLOOR DRAIN
	DRAIN
	WATER AND GAS SHUT OFF VALVES
	HOSE BIBB W/ VACUUM BREAKER
	EMERGENCY SHUTOFF
	WATER AND GAS SHUT OFF VALVES STANDPIPE
	AIR VENT PIPES
	AIR ADMITTANCE VALVE
	PEX MANIFOLD
	WATER HEATER

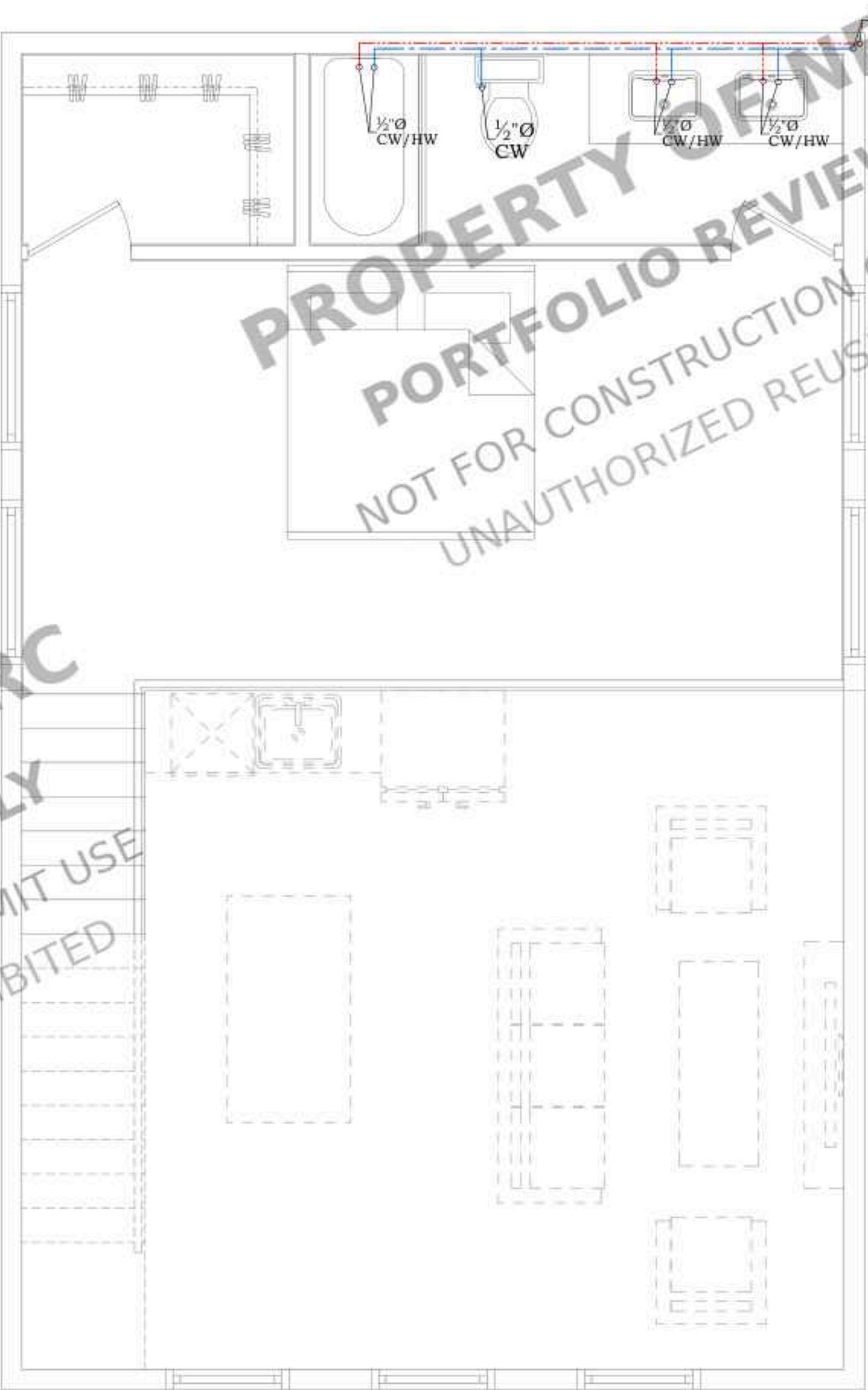
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PLUMBING NOTES:
ALL FLOOR DRAINS TO BE AUTOPRIME TYPE
HVAC CONDENSATE LINE TO BE INDIRECT.
DRAIN TO FLOOR DRAIN.



PROPOSED FIRST FLOOR
WATER SUPPLY PLAN
SCALE :3/8" = 1'-0"

1-1/4"Ø INCOMING
WATER SUPPLY



PROPOSED LOFT FLOOR
WATER SUPPLY PLAN
SCALE :3/8" = 1'-0"

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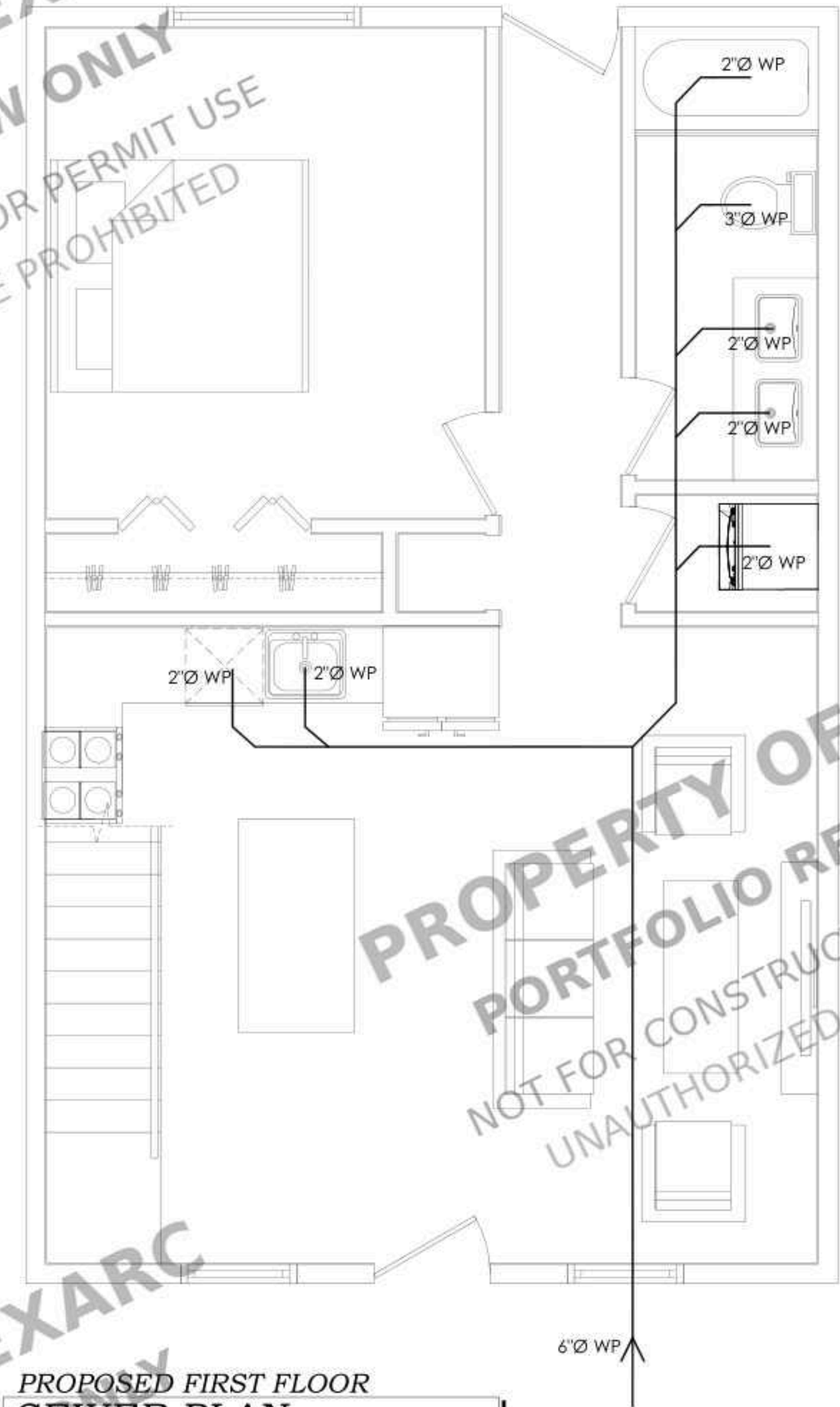
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NOTE: PEX LINES TO RUN IN FRAMED WALLS OR CRAWL SPACE BELOW DECKING
NO PEX IN SIPS OR UNDER SLABS

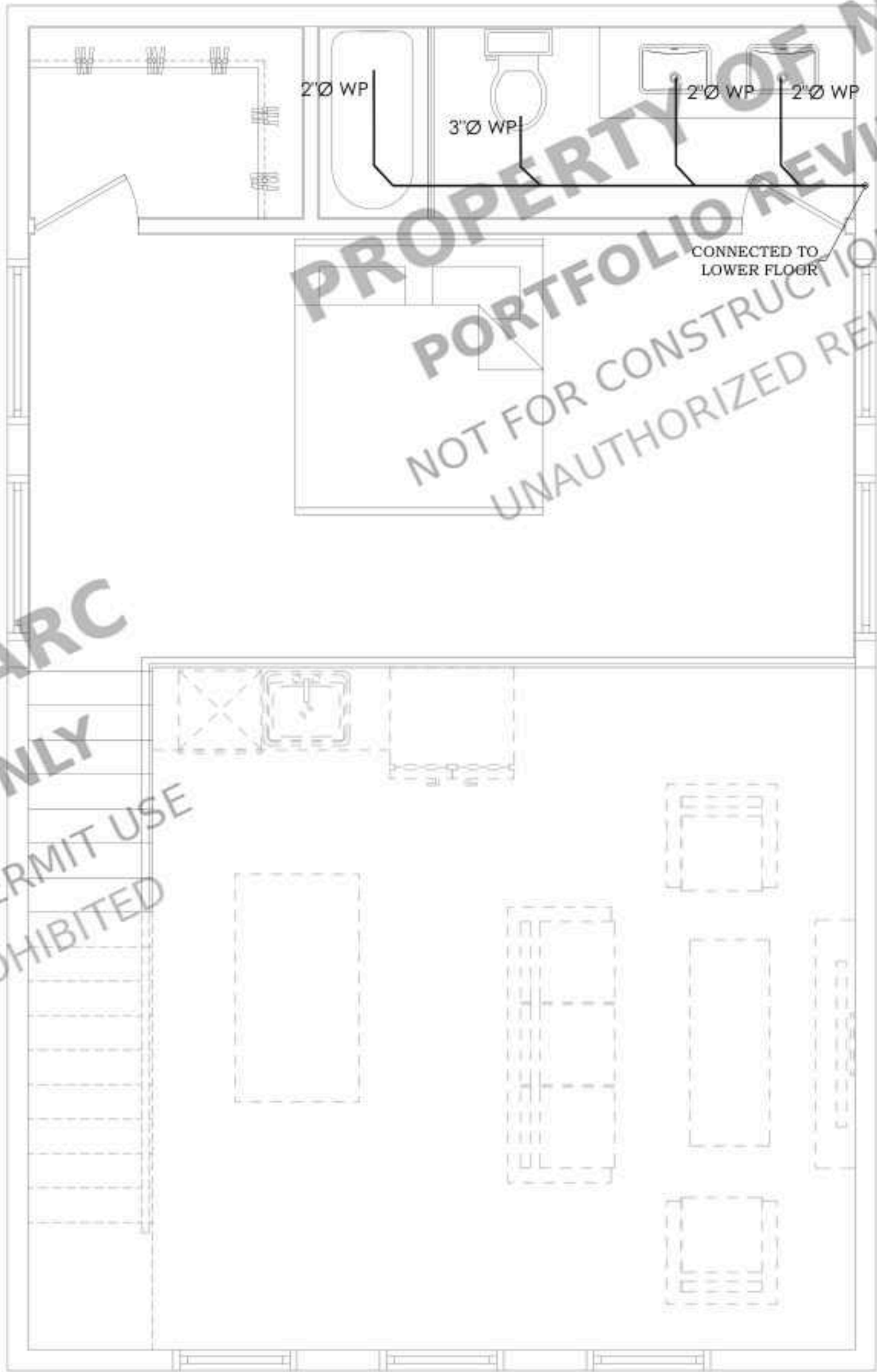
PLUMBING	
	COLD WATER
	HOT WATER
	SEWER LINE
	FLOOR DRAIN
	DRAIN
	WATER AND GAS SHUT OFF VALVES
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	AIR VENT PIPES
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	PEX MANIFOLD
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DIMENSIONS ARE TO CENTER OF OPERATION UNLESS OTHERWISE NOTED

PLUMBING NOTES:
ALL FLOOR DRAINS TO BE AUTOPRIME TYPE
HVAC CONDENSATE LINE TO BE INDIRECT.
DRAIN TO FLOOR DRAIN.



PROPOSED FIRST FLOOR
SEWER PLAN
SCALE :3/8" = 1'-0"



PROPOSED LOFT FLOOR
SEWER PLAN
SCALE :3/8" = 1'-0"

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PROJECT FOR
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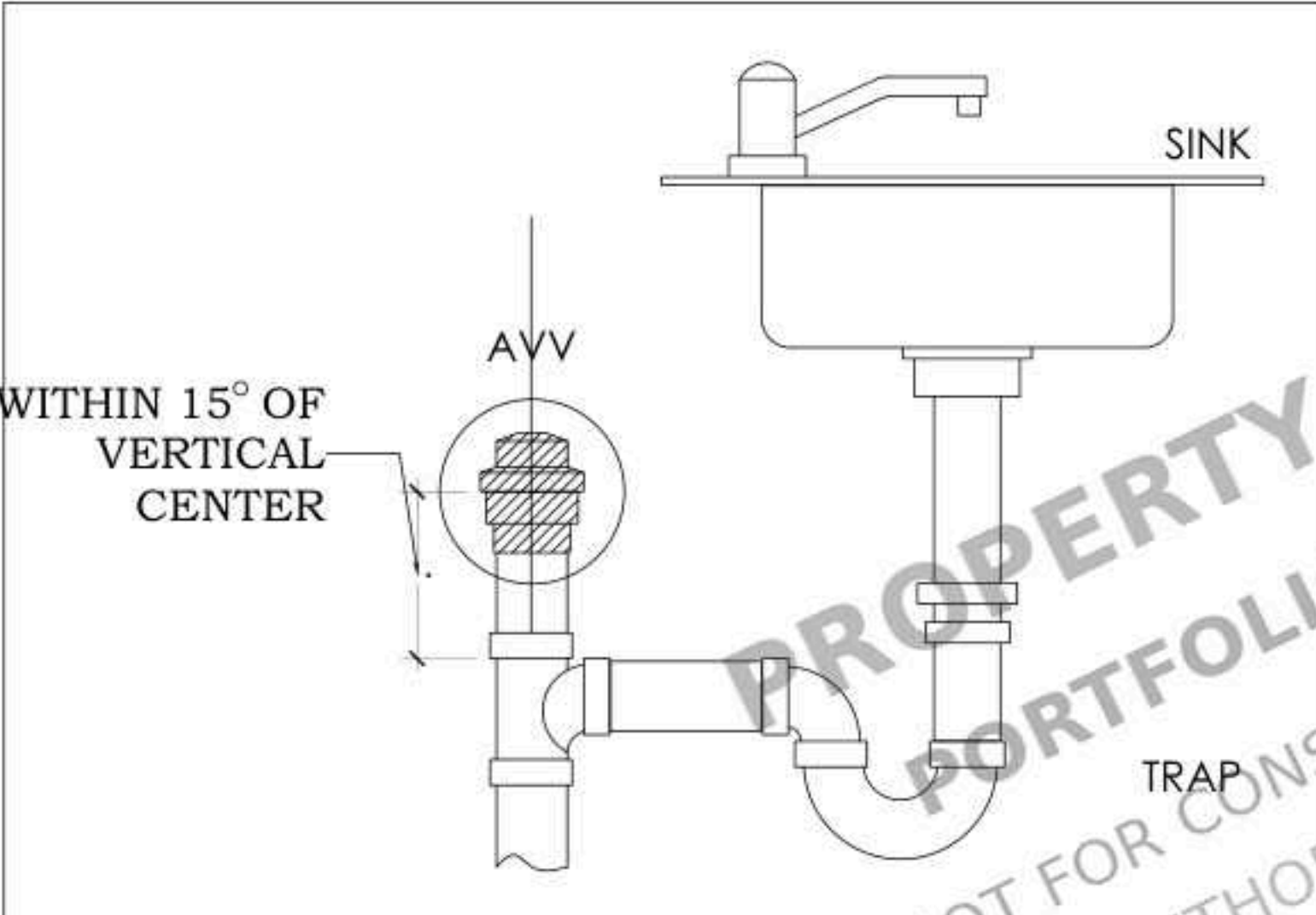
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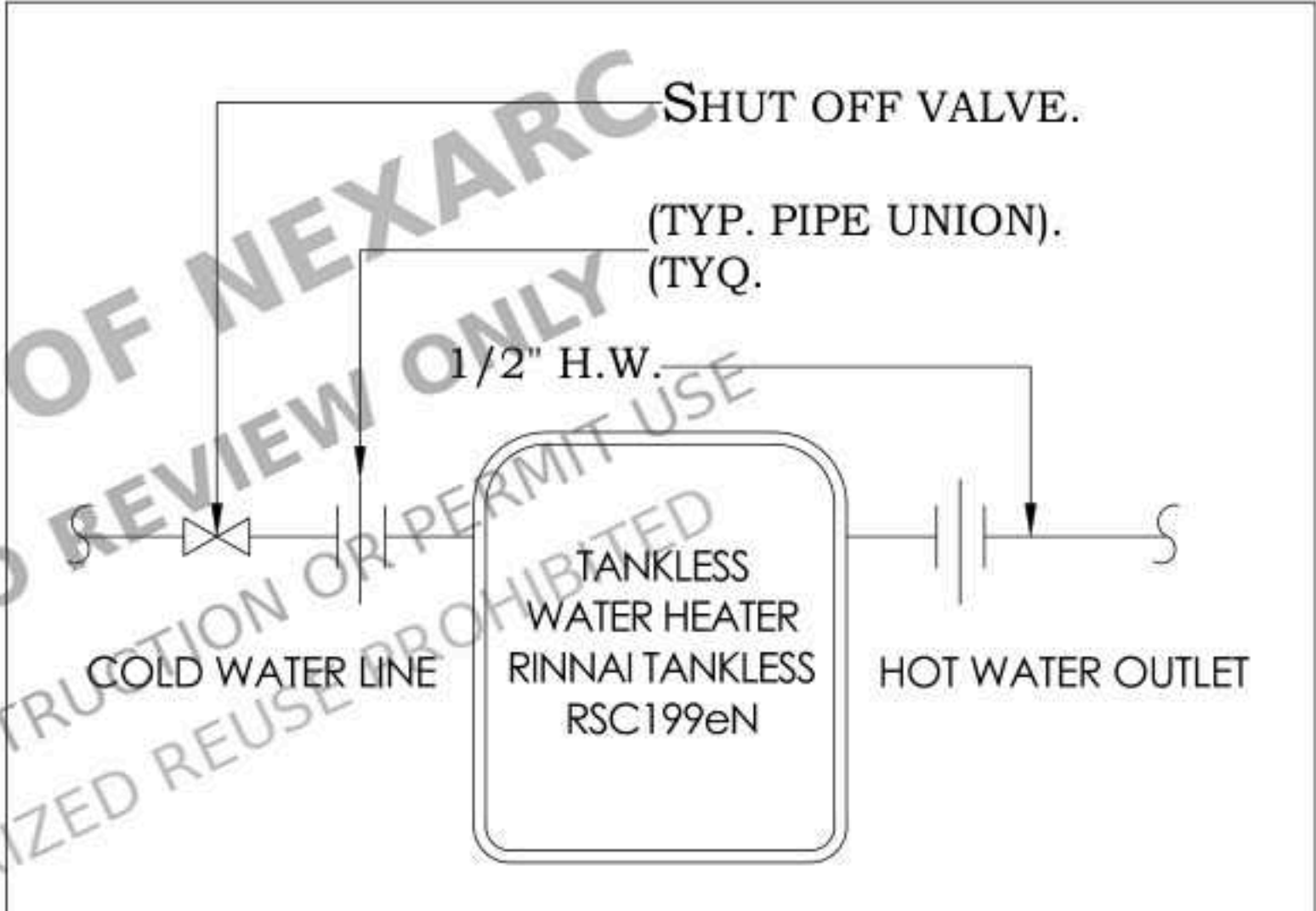
PLUMBING LEGEND	
SYMBOL	DESCRIPTION
	AIR HANDLING UNIT.
	HOT WATER (H.W.) LINE.
	SANITARY SEWER LINE.
	GATE VALVE.
O.B.D. 	FLOOR CLEAN-OUT.
O.B.D. 	CLEAN-OUT TO GRADE.
CW	COLD WATER.
HW	HOT WATER.
VTR	VENT THRU ROOF.
VTW	VENT THRU WALL.

PLUMBING NOTE	
1- ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS: 2" OR SMALLER SHALL BE SLOPED AT 1/4" PER FT. 3" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.	



AIR ADMITTANCE VALVE DETAIL

SCALE: N.T.S.



TANKLESS W. HEATER (ELECTRIC)

SCALE: N.T.S.

PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	DESCRIPTION	WASTE	VENT	C.W.	H.W.	REMARKS / SPECS
WC	WATER CLOSET.	3"	2"	3/4"	--	FLOOR MOUNTED, TANK TYPE, 1.28 GPF.
LAV	LAVATORY.	2"	2"	1/2"	--	COUNTER TOP, 1.5 GPM.
SW	SHOWER.	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE ,1.5 GPM HEAD
DW	DISHWASHER.	3/4"	--	1/2"	1/2"	1-1/2" INDIRECT WASTE LINE.
2CSK	TWO COMPARTMENT SINK.	2"	2"	1/2"	1/2"	WALL MTD, 1.5 GPM.
JSK	JANITOR SINK.	2"	2"	1/2"	1/2"	STAINLESS STEEL SINK FLOOR MTD, WITH HOSE AND YOKE, 1.5 GPM.
R	REFRIGERATOR.	--	--	1/2"	--	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION.
WM	WASHER MACHINE.	3"	2"	1/2"	1/2"	WALL MTD. RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION.
HB	HOSE BIBB.	--	--	3/4"	--	.VACUUM BREAKER

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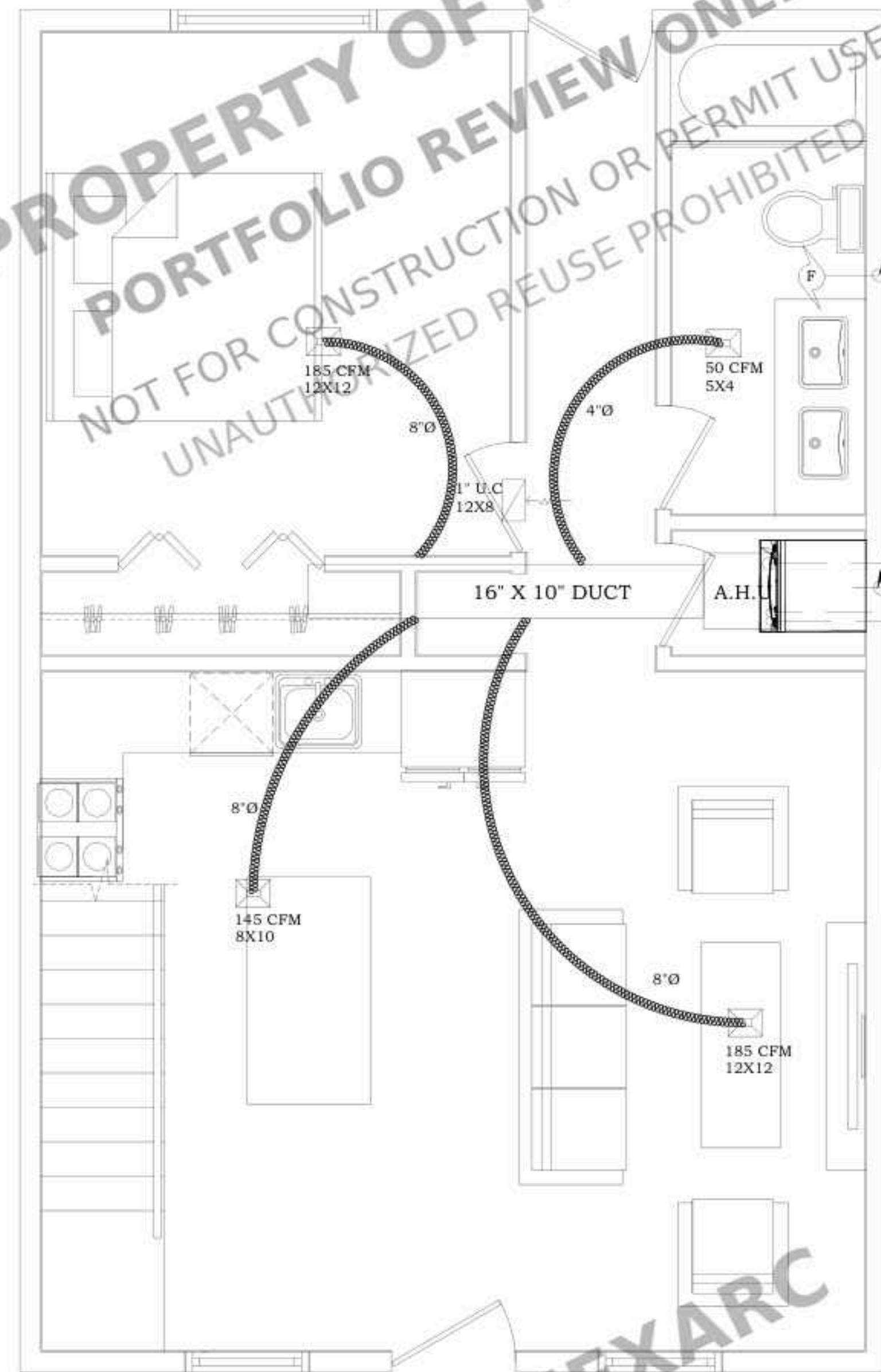
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PROPOSED FIRST FLOOR
MECHANICAL PLAN

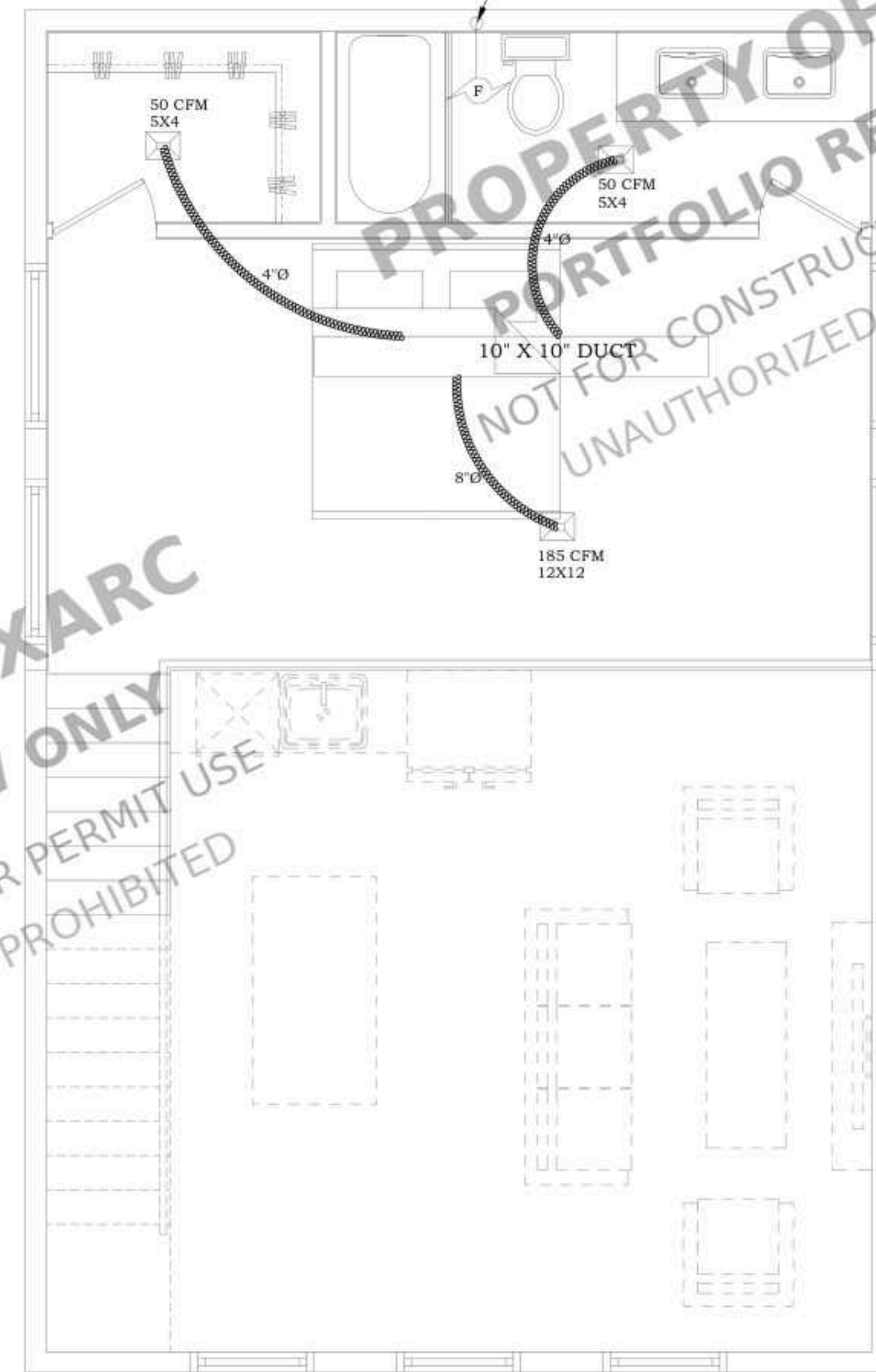
SCALE :3/8" = 1'-0"

NOTE
EXHAUST FAN 80 CFM. 4"Ø, 26
GA. EXHAUST VENT THRU
ROOF TO TERMINATE 6" A.F.R.
W/ GOSE NECK AND BACK
FLOW DAMPER WITHSCREEN,
3'-0" AWAY FROM PLUMBING
VENTS.

DRYER NOTE:
4"Ø - GAUGE EXHAUST DRYER
VENT TO TERMINATE 6" A.F.R.
W/GOSE NECK AND BACK
DRAF DAMPER (NO SCREEN)

2" CD LINE DISCHARGE 6"
ABOVE FINISH GRADE AT
12" MIN. FROM WALL

REFRIGERANT LINES IN
PROTECTIVE SLEEVE



PROPOSED LOFT FLOOR
MECHANICAL PLAN

SCALE :3/8" = 1'-0"

NOTE
EXHAUST FAN 80 CFM. 4"Ø, 26
GA. EXHAUST VENT THRU
ROOF TO TERMINATE 6" A.F.R.
W/ GOSE NECK AND BACK
FLOW DAMPER WITHSCREEN,
3'-0" AWAY FROM PLUMBING
VENTS.

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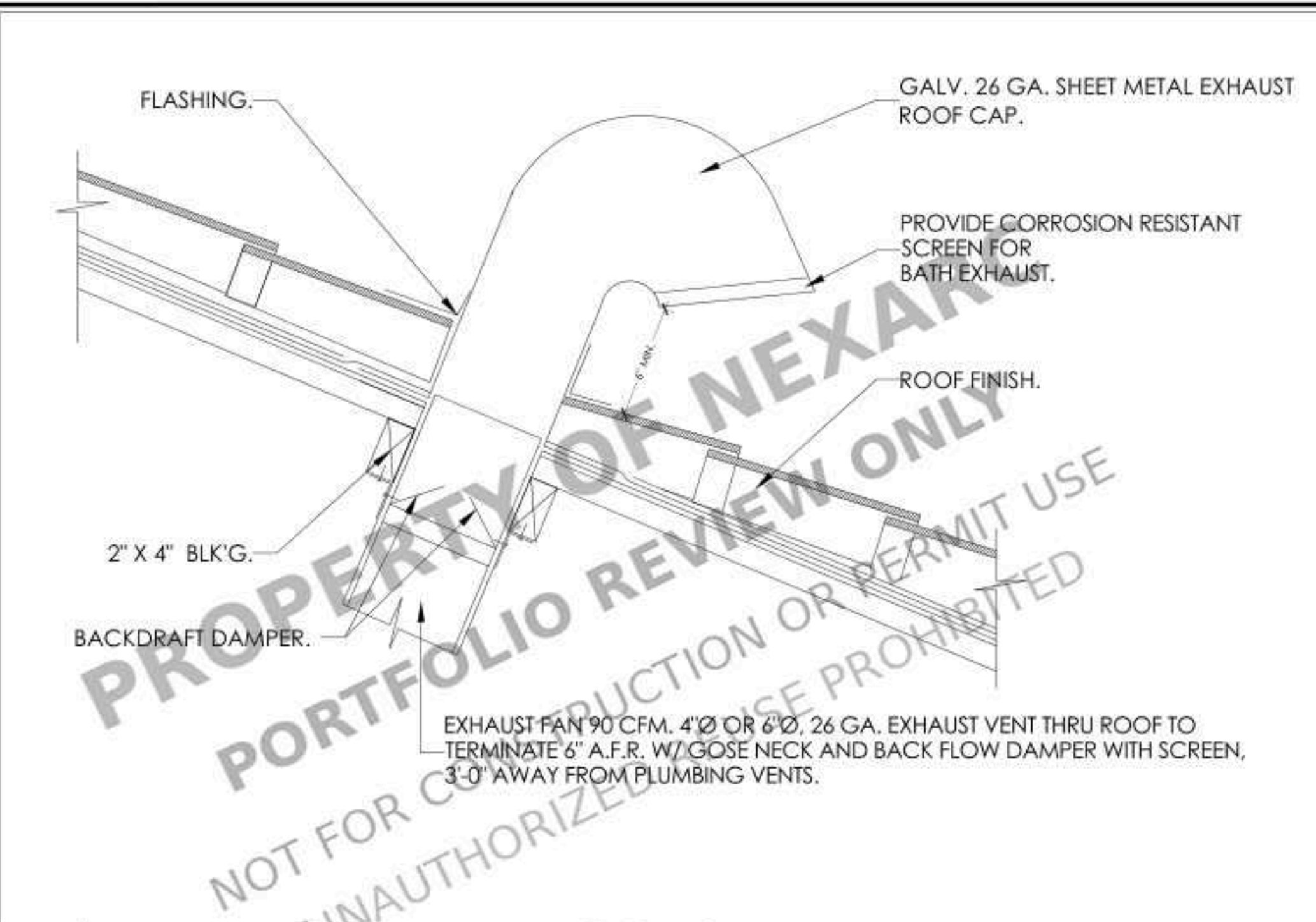
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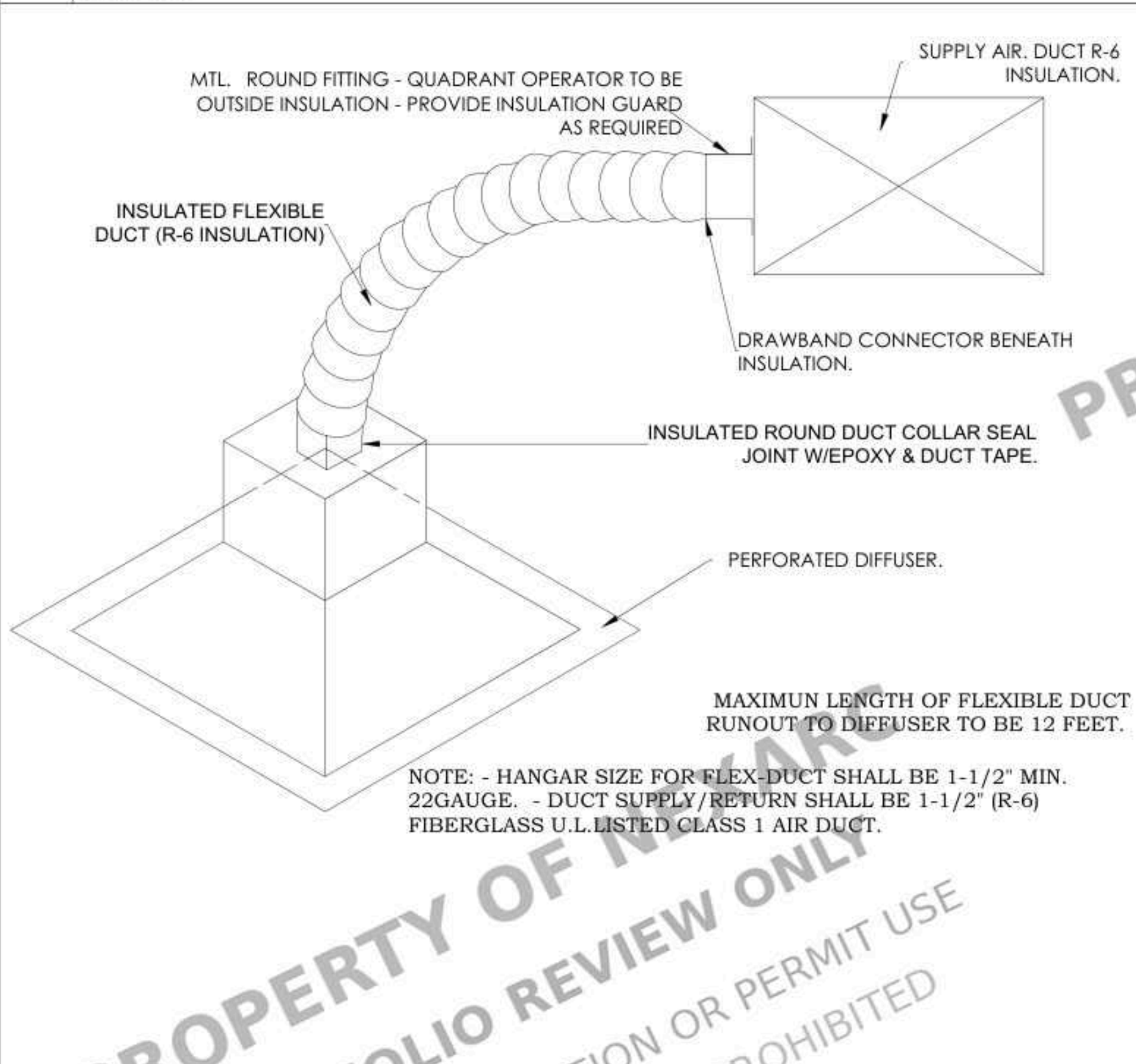
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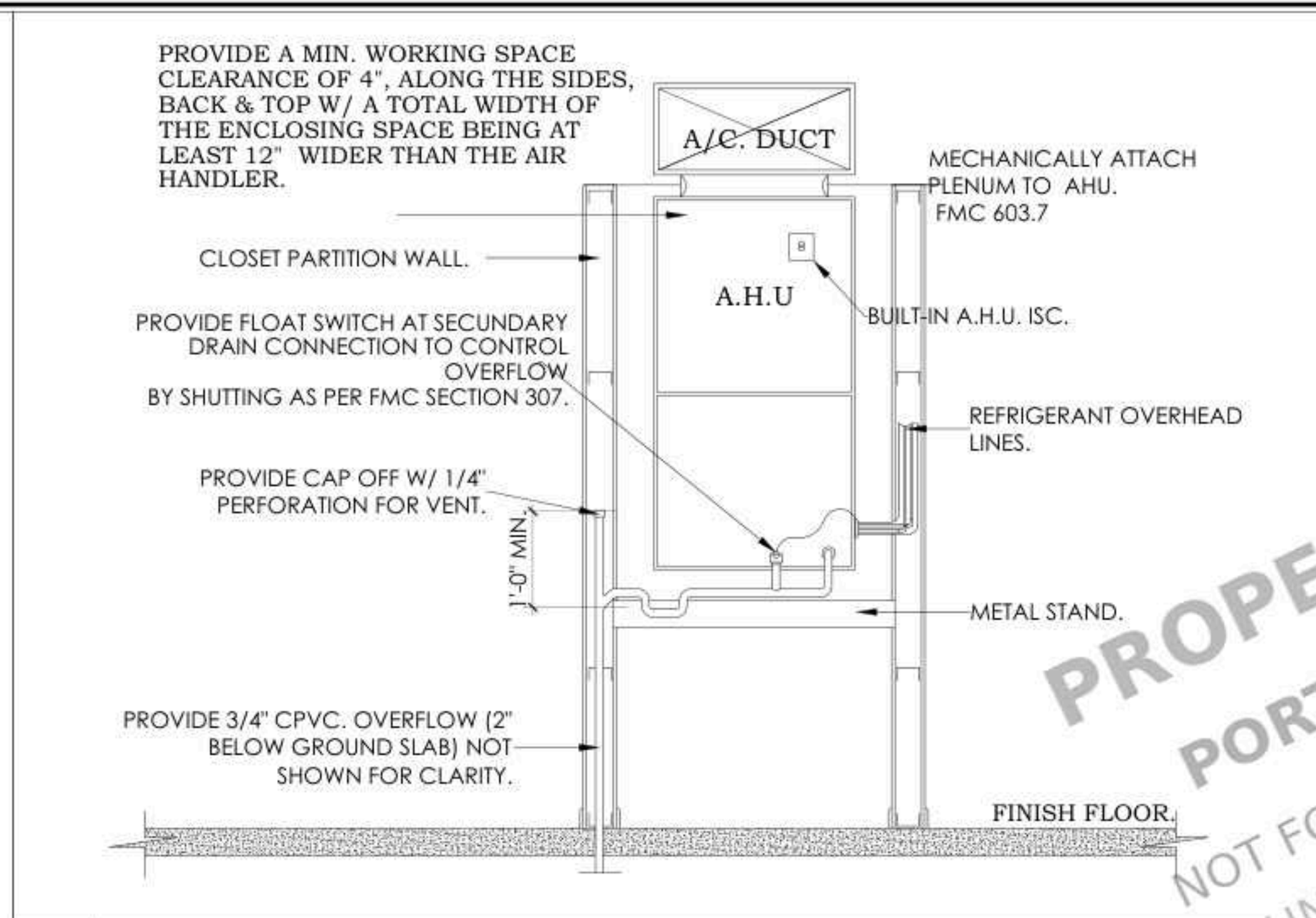
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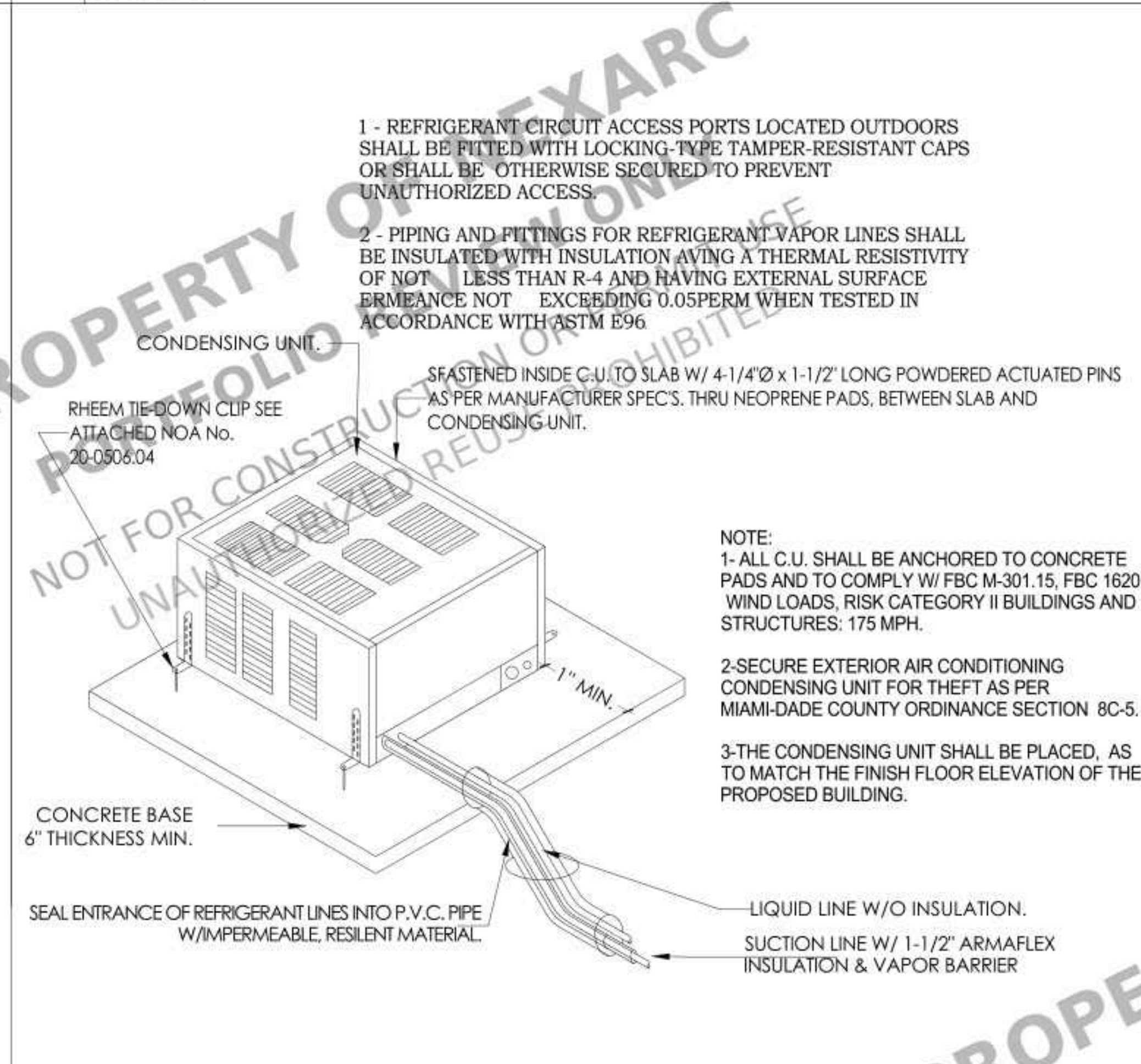
1 BATH EXHAUST VENT ROOF CAP DETAIL
SCALE :NTS



3 TYPICAL FLEXIBLE DUCT CONNECTION
SCALE :NTS



2 AIR HANDLER UNIT DETAIL
SCALE :NTS



4 CONDENSER UNIT DETAIL
SCALE :NTS

H.V.A.C. DESIGN REQUIREMENTS			YES	NO
1.	DUCT SMOKE DETECTOR.			●
2.	FIRE DAMPER(S).			●
3.	SMOKE DAMPER(S).			●
4.	FIRE RATED ENCLOSURE.			●
5.	FIRE RATED ROOF CEILING ASSEMBLY.			●
6.	FIRE STOPPING.			●
7.	SMOKE CONTROL.			●

EXHAUST FAN SCHEDULE: EF-1	
MANUFACTURER:	--
MODEL:	--
CFM:	90.
SP:	0.10".
DRIVE:	DIRECT.
LOCATION:	CEILING.
ACCESORIES:	DRAFT DAMPER.
NOTE: USE DESIGNATED EXHAUST FAN OR APPROVED EQUAL.	

AIR CONDITIONING LEGEND	
SYMBOL	LEGEND
A.H.U.	AIR HANDLING UNIT.
C.U.	CONDENSING UNIT.
O.A.	OUTSIDE AIR.
R/A	RETURN AIR.
S.A.	SUPPLY AIR.
W.S.A.	WALL SUPPLY AIR.
C.S.A.	CEILING SUPPLY AIR.
RL & S	REFRIGERANT LIQUID & SUCTION PIPE.
CFM	CUBIC FEET PER MINUTE.
M.V.D.	MANUAL VOLUME DAMPER.
O.B.D.	OPPOSED BLADE DAMPER.
T	THERMOSTAST.
DUCTWORK	DUCTWORK.
FD	FLEXIBLE DUCT.
SUPPLY AIR DIFFUSER	SUPPLY AIR DIFFUSER.
RETURN AIR / TRANSFER GRILLE	RETURN AIR / TRANSFER GRILLE.
MANUAL VOLUME DAMPER	MANUAL VOLUME DAMPER.
A	DENOTES AIR DISTRI. DEVICE
DISTRIBUTION BOX	DISTRIBUTION BOX.
UC	UNDER CUT DOOR ABOVE FINISH FLOOR AS NOTED

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CONSTRUCTION NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SD1 & S.O) FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S.
4. USE SIMPSON " IUS " HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND " LUS " HANGERS FOR CONNECTION OF SOLID JOISTS.
5. USE ST6224 STRAP FOR THE TOP PLATES SPLICE AT ROOF FRAMING LEVELS (SB/SD2.O), UNO ON PLANS.
6. USE ST22 STRAP FOR LEDGER SPLICES, UNO.
7. USE (1)CS16 X-8'-0" STRAP AT RIM JOISTS SPLICE, U.N.O ON PLANS. 1 1/4" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.
8. PLYWOOD IS APPLIED ON EITHER SIDE OF SHEAR WALLS
9. INTERIOR NON-BEARING WALLS MAY BE FRAMED WITH 2X STUDS AT 24" O.C., MAX.
10. HEADER AT OPENING AT EXTERIOR & INTERIOR BEARING WALL SHOULD BE MIN. 4X6, U.N.O
11. HEADER AT NON-BEARING WALLS, USE 2X4 FOR OPENINGS UP TO 3'-0" MAX., (2)2X4 FOR OPENINGS UP TO 6'-0" MAX., 4X6 FOR OPENINGS UP TO 12'-0" MAX. (UNO).
12. 2X6-WALL SHOULD BE AT PLUMBING WALL.
13. TOTAL MINIMUM NUMBER OF ANCHOR BOLTS. REQUIREMENTS. FOR NON-SHEAR WALLS. MASA/MASAP MUDSILL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS WITH END DISTANCE OF 4" MIN. PER ESR #2555.
14. FOUNDATION ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED SILL PLATE SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
15. SIMPSON ET-3G EPOXY ESR-5334 SPECIAL INSPECTION REQUIRED
16. FLOOR / ROOF LIVE LOADS FLOOR - 40 PSF ROOF - 20 PSF (CRC §301.5)
17. SOIL LOAD BEARING CAPACITY 1500 PSF (CRC §R401.4)

FRAMING SCHEDULE

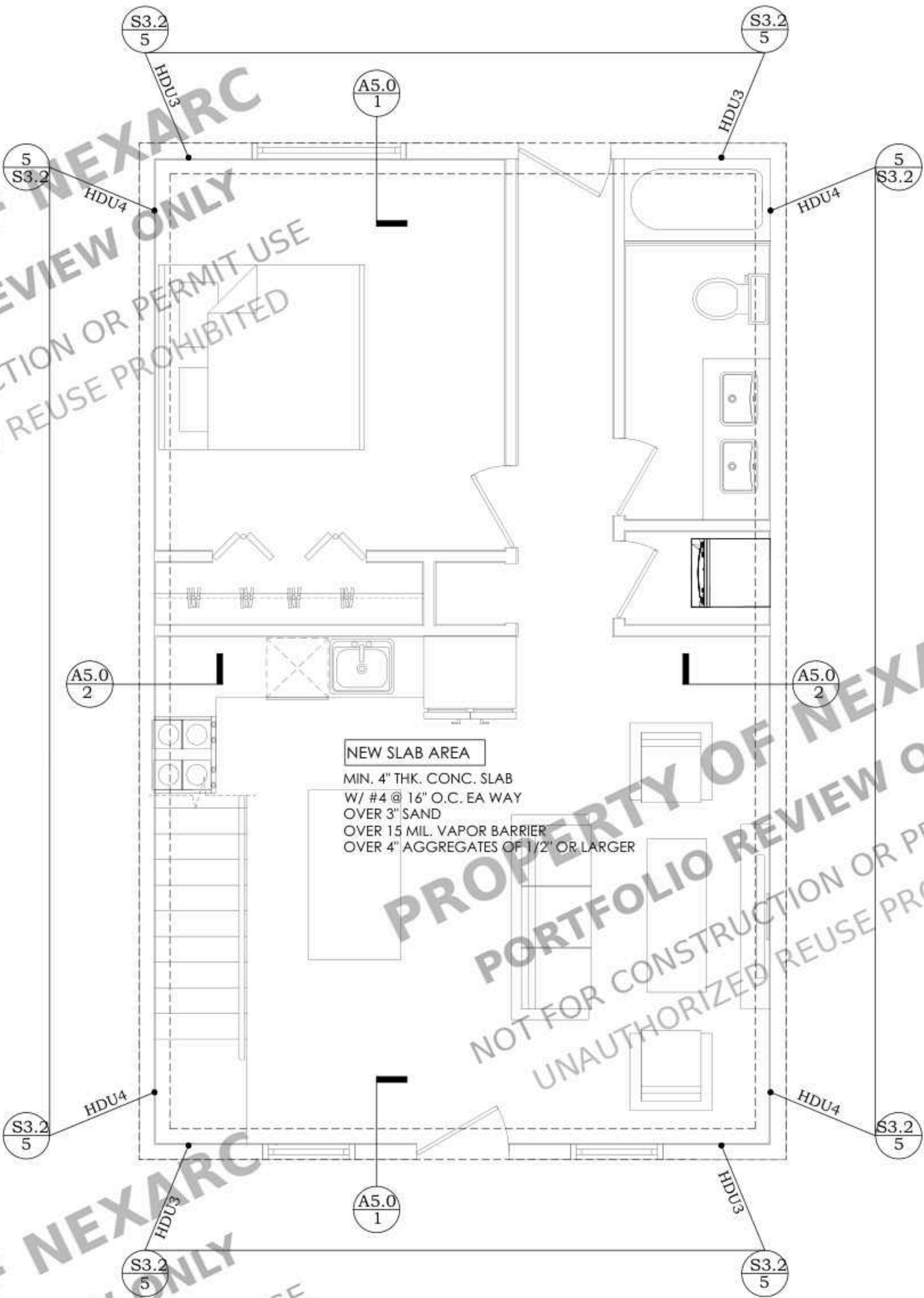
SYMBOL	SIZE	MAX. SPACING U.N.O
RR	2X10 RR	16" O.C.
CJ	2X10 CJ	16" O.C.

KEY NOTES

1. LINE OF 2X FLAT BLOCKING W/ EDGE NAIL. & CONTINUOUS CS16 STRAP OVER U.N.O. SEE PLAN FOR NUMBER OF BAYS.
2. CONTINUOUS FULL HT. BLKG. W/E.N. SEE PLANS FOR NUMBER OF BAYS (U.N.O.)
3. BLOCKED ROOF DIAPHRAGM W/ 8d's @ 4" O.C. B.N., 4" O.C. E.N. & 12" O.C. FIELD.
4. BLOCKED FLOOR DIAPHRAGM W/ 10d's @ 4" O.C. B.N., 4" O.C. E.N. & 12" O.C. FIELD.
5. TRUSS HANGER BY TRUSS SUPPLIER
6. PROVIDE SOLID BLOCKING

LEGEND

SYM.	DESCRIPTION
-----	NEW FOOTING
=====	EXISTING SLAB & FOOTING
X'-X" X	SHEAR PANEL LENGTH AND NUMBER. STRAP & POST EACH THE END SHEARWALL PER SHCHEDULE & PLAN. REFER TO SD-O FOR PANEL TYPE. MIN. 2-2x4 @ EA. END.
☒	POST OR TRIMMER AS NOTED
F2.0	PAD NUMBER
X SDX	DETAIL NUMBER DETAIL SHEET NUMBER
▨	GREATE BEAM @ FOUNDATION SEE PLAN FOR SIZE
▨	DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
RT	INDICATES ROOF TRUSSES BY TRUSS SUPPLIER
FJ	INDICATES FLOOR JOISTS BY JOIST SUPPLIER, OR U.N.O PER SCHEDULE & PLAN
RR	INDICATES DECK JOIST OR ROOF RAFTER PER SCHEDULE & PLAN
CJ	INDICATES CEILING JOIST PER SCHEDULE & PLAN
X	BEAM NUMBER REFER TO REPORT CALCULATIONS
XX	KEY NOTE NUMBER
▬	BEARING WALL
▨	CALIFORNIA FRAMING
(X)	NUMBER OF ANCHOR BOLTS



PROPOSED ADU
FOUNDATION PLAN

SCALE : 3/8" = 1'-0"

STAMP

PROJECT FOR
1819 MECKLENBURG AVE,
CHARLOTTE, NC 28205, USA
NEW DETACHED ADU

NO. REVISION

DRAWING DESCRIPTION:.

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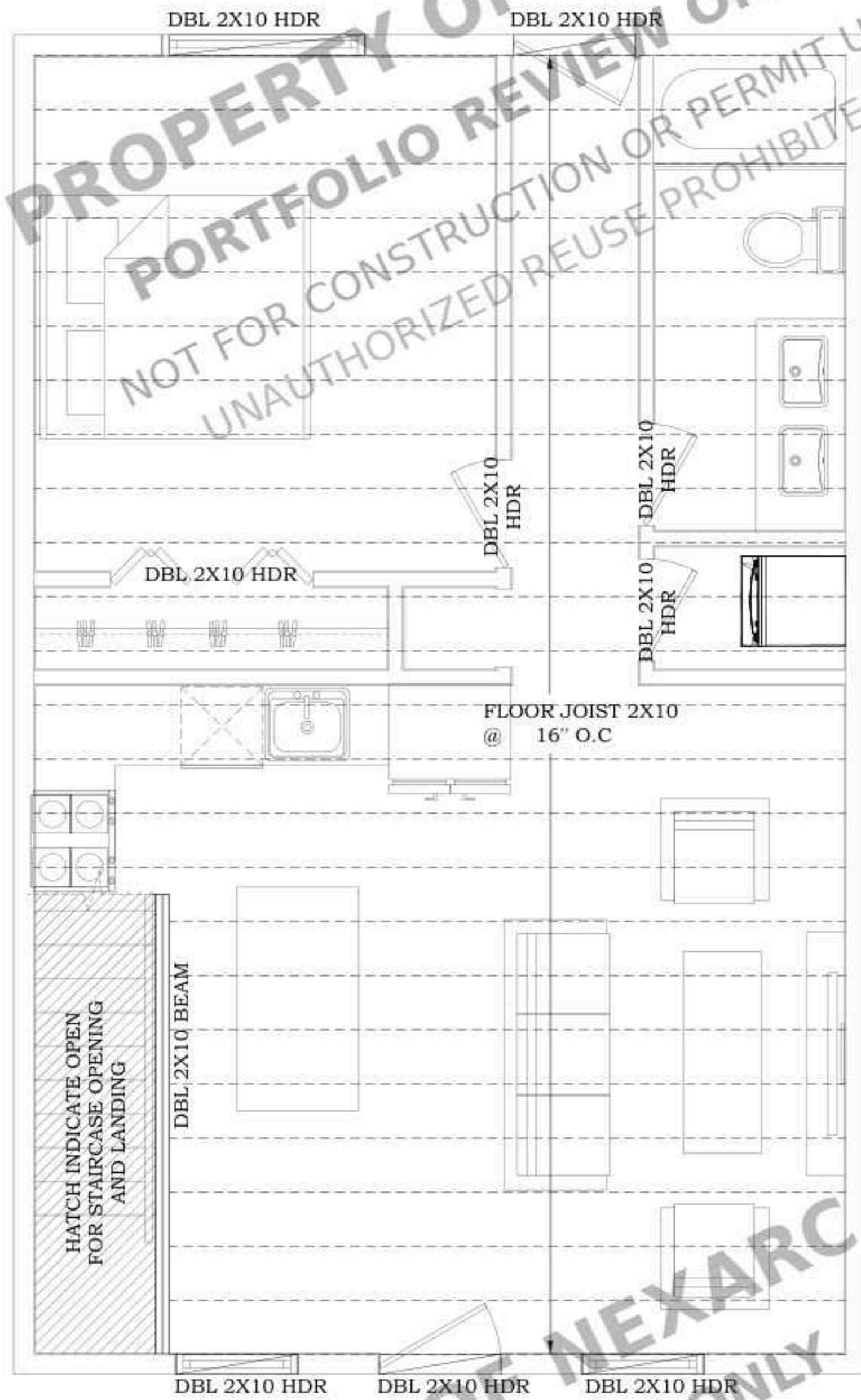
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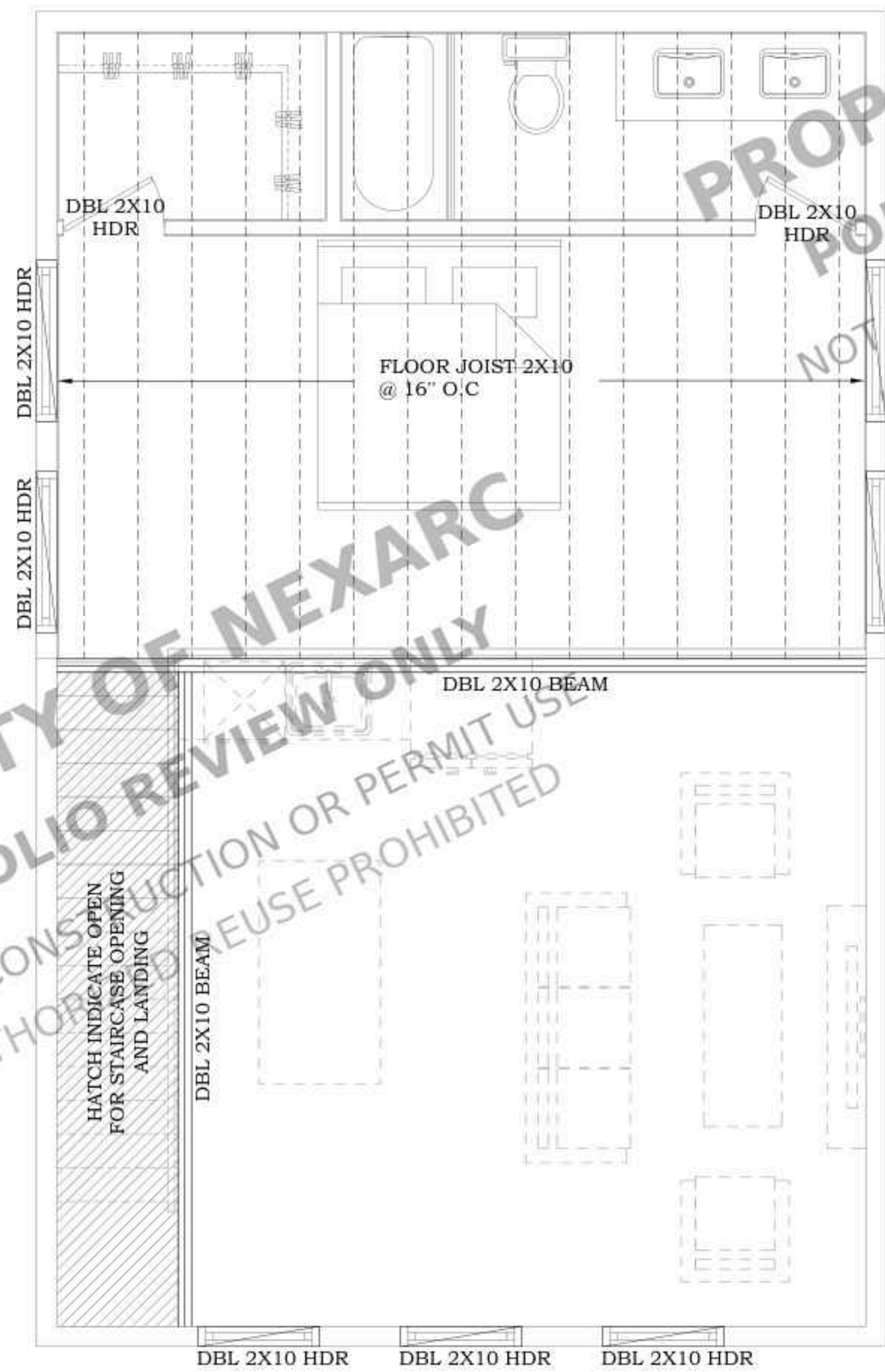
05-12-2025

SHEET:

S1.0



PROPOSED FIRST
FLOOR FRAMING PLAN
SCALE :3/8" = 1'-0"



PROPOSED LOFT
FLOOR FRAMING PLAN
SCALE :3/8" = 1'-0"

CONSTRUCTION NOTES

1. REFER TO STRUCTURAL GENERAL NOTES AND DETAIL SHEETS (SD1 & S.D) FOR MORE INFORMATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PREFABRICATED SHEAR WALLS AND MATCH TOP PLATE HEIGHT AND WALL WIDTH AND NOTIFY ENGINEER OF RECORD IF DIFFERENT THAN PLANS.
3. AS AN ALTERNATE TO USING SIMPSON PRODUCTS OTHER CONNECTORS CAN BE USED, AS LONG AS THEIR CAPACITIES ARE EQUAL TO OR BETTER THAN SIMPSON'S.
4. USE SIMPSON "LUS" HANGERS FOR CONNECTION OF I-JOISTS TO OTHER FRAMING MEMBERS (U.N.O.) AND "LUS" HANGERS FOR CONNECTION OF SOLID JOISTS.
5. USE ST224 STRAP FOR THE TOP PLATES SPLICE AT ROOF FRAMING LEVELS (SD2.0). UNO ON PLANS.
6. USE ST22 STRAP FOR LEDGER SPLICES. UNO.
7. USE (1)CS16 X 3" STRAP AT RIM JOISTS SPLICE. U.N.O. ON PLANS. 1 1/2" MIN. LVL RIM JOISTS SHOULD BE USED AT ALL FLOOR FRAMING EDGES.
8. PLYWOOD IS APPLIED ON EITHER SIDE OF SHEAR WALLS
9. INTERIOR NON-BEARING WALLS MAY BE FRAMED WITH 2X STUDS AT 24" O.C., MAX.
10. HEADER AT OPENING AT EXTERIOR & INTERIOR BEARING WALL SHOULD BE MIN. 4X6 U.N.O.
11. HEADER AT NON-BEARING WALLS. USE 2X4 FOR OPENINGS UP TO 3'-0" MAX., 2X4 FOR OPENINGS UP TO 6'-0" MAX., 4X6 FOR OPENINGS UP TO 12'-0" MAX. (UNO).
12. 2X6 WALL SHOULD BE AT PLUMBING WALL.
13. TOTAL MINIMUM NUMBER OF ANCHOR BOLTS, REQUIREMENTS, FOR NON-SHEAR WALLS, MASA/MASAP MUDDL ANCHORS CAN BE USED IN LIEU OF ANCHOR BOLTS WITH END DISTANCE OF 4" MIN. PER ESR #2555.
14. FOUNDATION ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED SILL PLATE SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
15. SIMPSON ET-3G EPOXY ESR-5334 SPECIAL INSPECTION REQUIRED

FRAMING SCHEDULE

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5. TRUSS HANGER BY TRUSS SUPPLIER
6. PROVIDE SOLID BLOCKING

LEGEND

SYM.	DESCRIPTION
-----	NEW FOOTING
-----	EXISTING SLAB & FOOTING
X'-X" X	SHEAR PANEL LENGTH AND NUMBER. STRAP & POST EACH THE END SHEARWALL PER SHCHEDULE & PLAN. REFER TO SD-0 FOR PANEL TYPE. MIN. 2-2x4 @ EA. END.
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F2.0	PAD NUMBER
X SDX	DETAIL NUMBER DETAIL SHEET NUMBER
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▨	DROP IN SLAB (VERIFY PRIOR TO CONSTRUCTION)
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X	BEAM NUMBER REFER TO REPORT CALCULATIONS
XX	KEY NOTE NUMBER
▬	BEARING WALL
▨	CALIFORNIA FRAMING
(X)	NUMBER OF ANCHOR BOLTS

STAMP

PROJECT FOR
1819 MECKLENBURG AVE,
CHARLOTTE, NC 28205, USA
NEW DETACHED ADU

NO. REVISION

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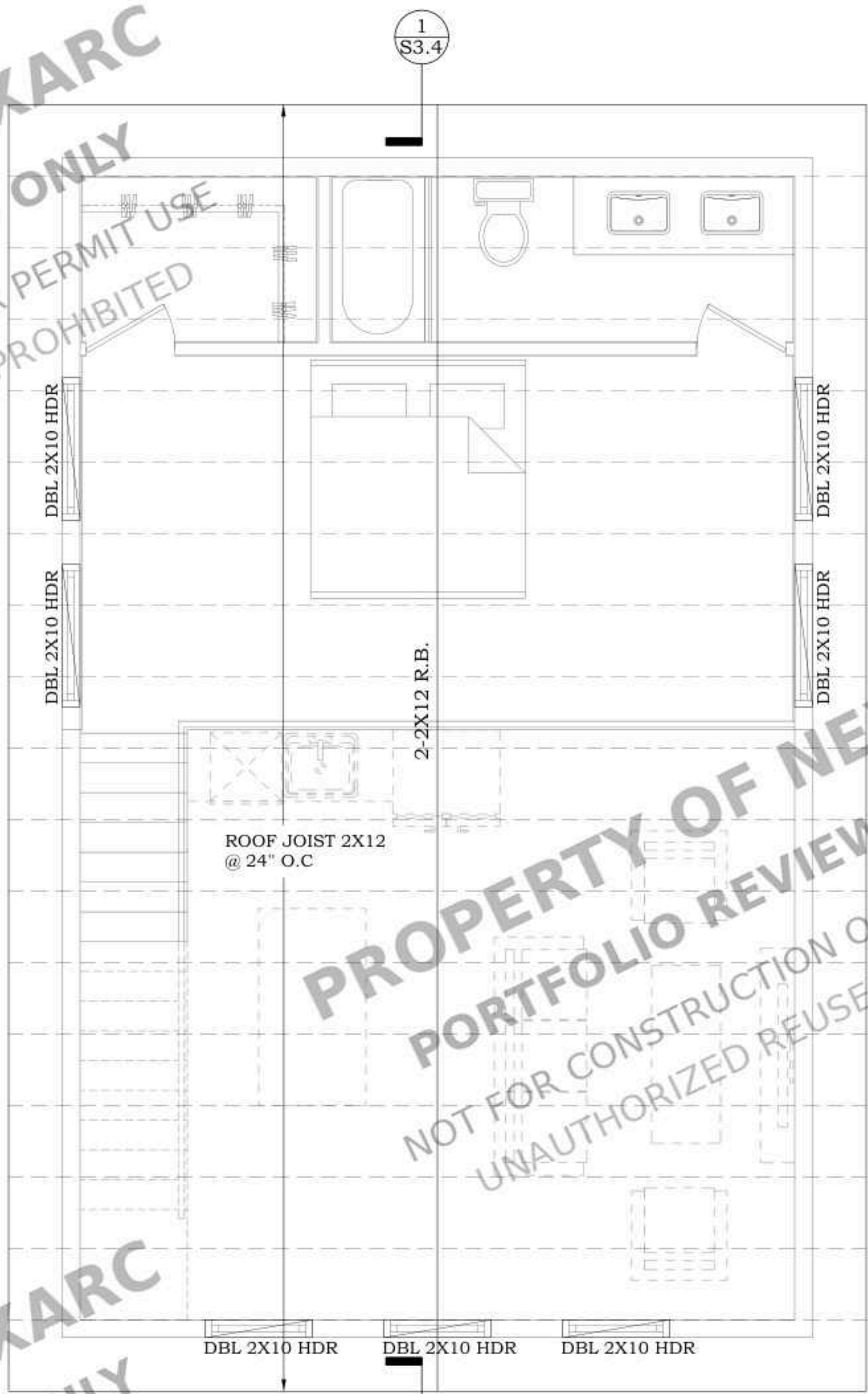
DATE:

05-12-2025

SHEET:

S2.0

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PROPOSED
ROOF FRAMING PLAN
SCALE : 3/8" = 1'-0"

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=====	BEARING WALL
////	CALIFORNIA FRAMING
(X)	NUMBER OF ANCHOR BOLTS

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PROJECT FOR
1819 MECKLENBURG AVE,
CHARLOTTE, NC 28205, USA
NEW DETACHED ADU

NO. REVISION

DRAWING DESCRIPTION.:

ISSUE FOR PERMIT

DRAWN BY:

DATE:

05-12-2025

SHEET:

S2.1



PROJECT FOR
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CHARLOTTE, NC 28205, USA
NEW DETACHED ADU

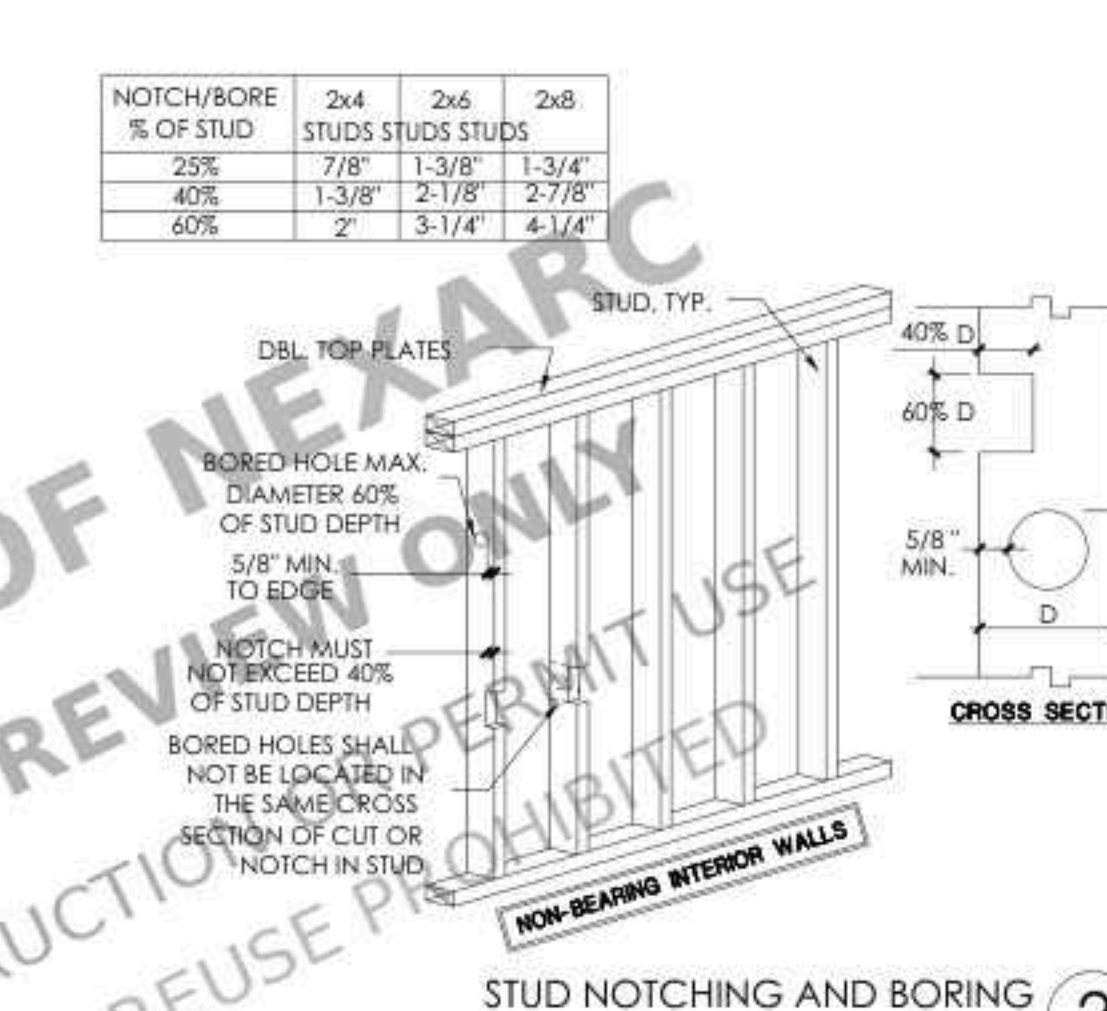
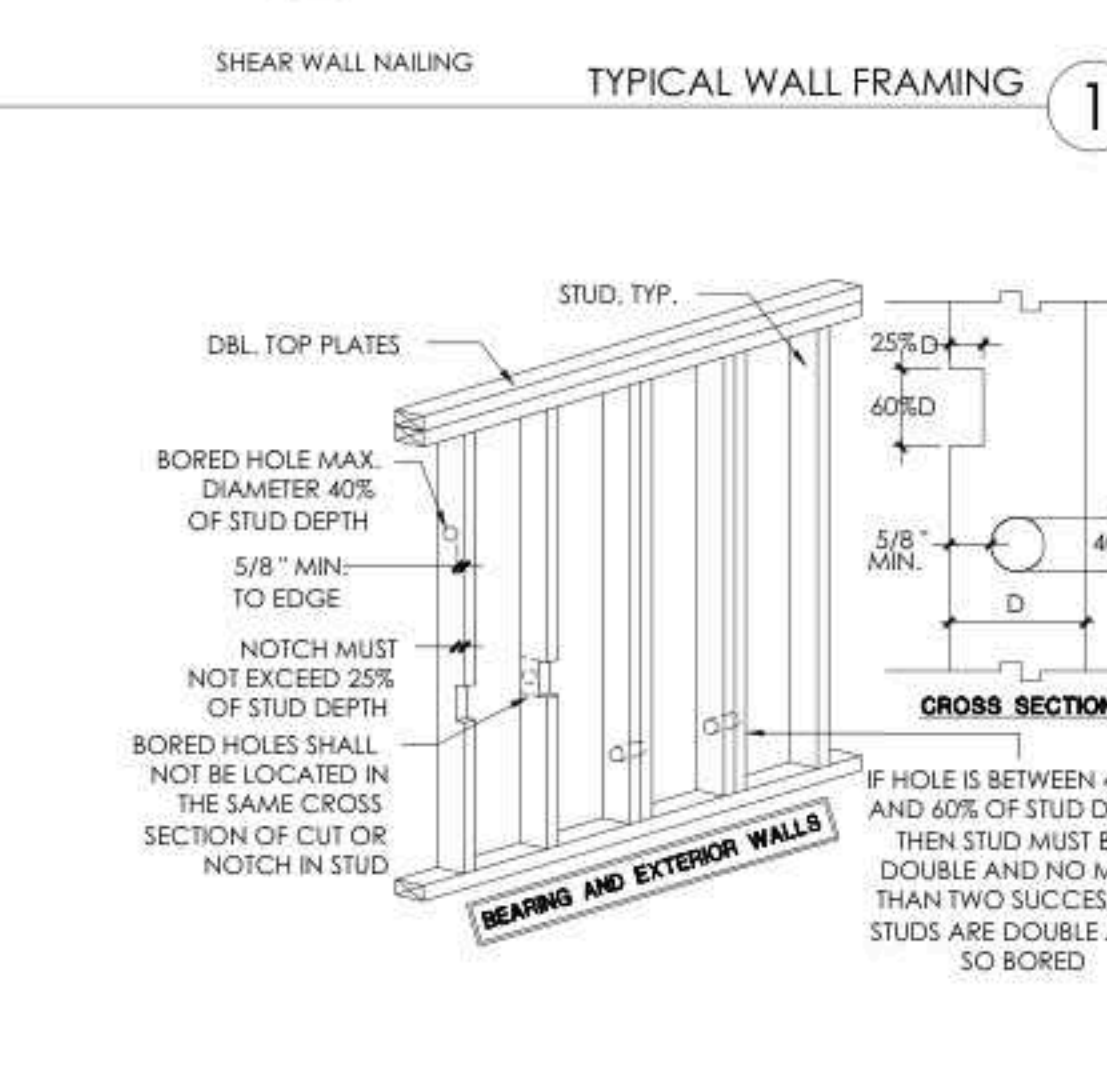
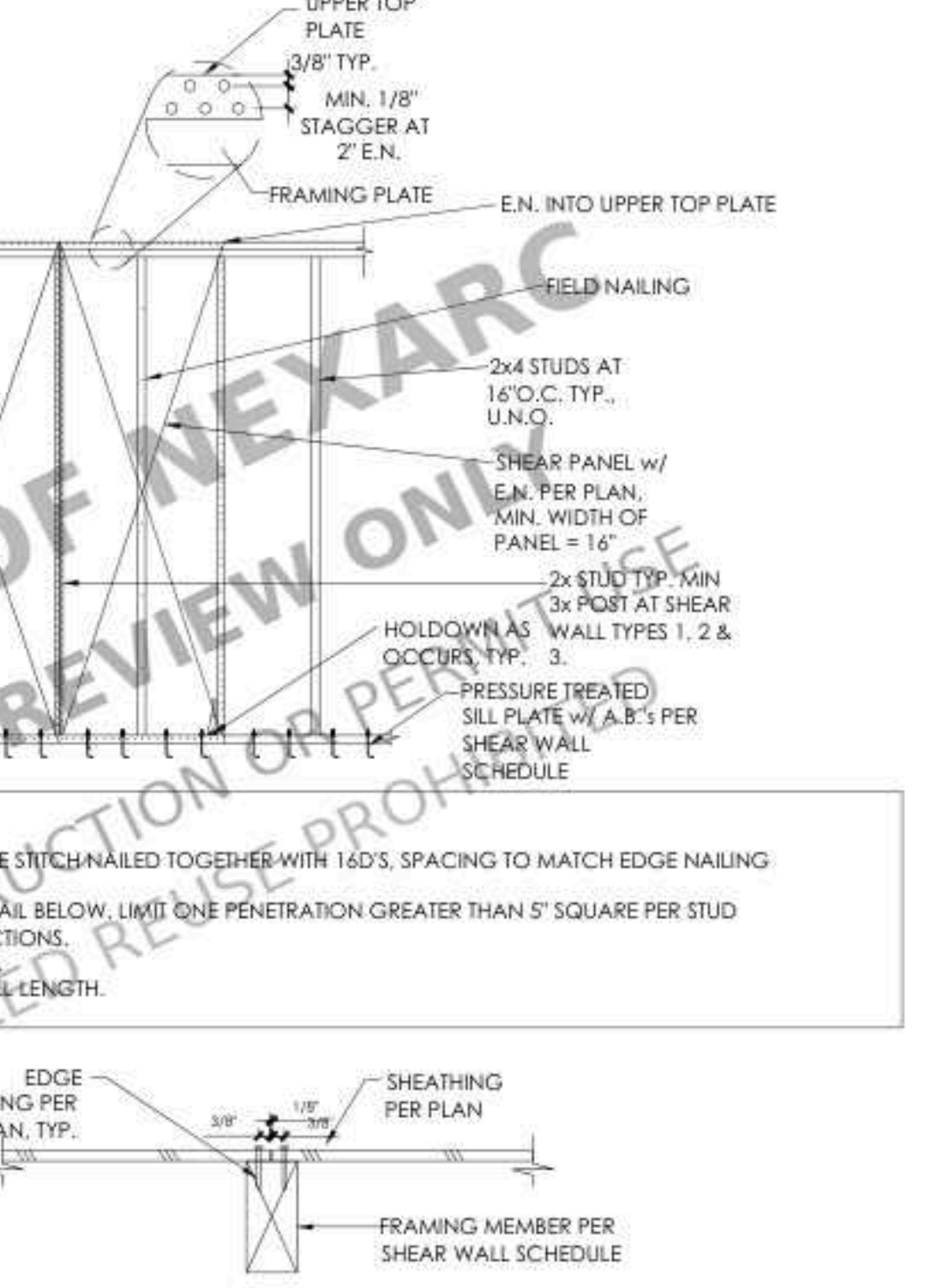
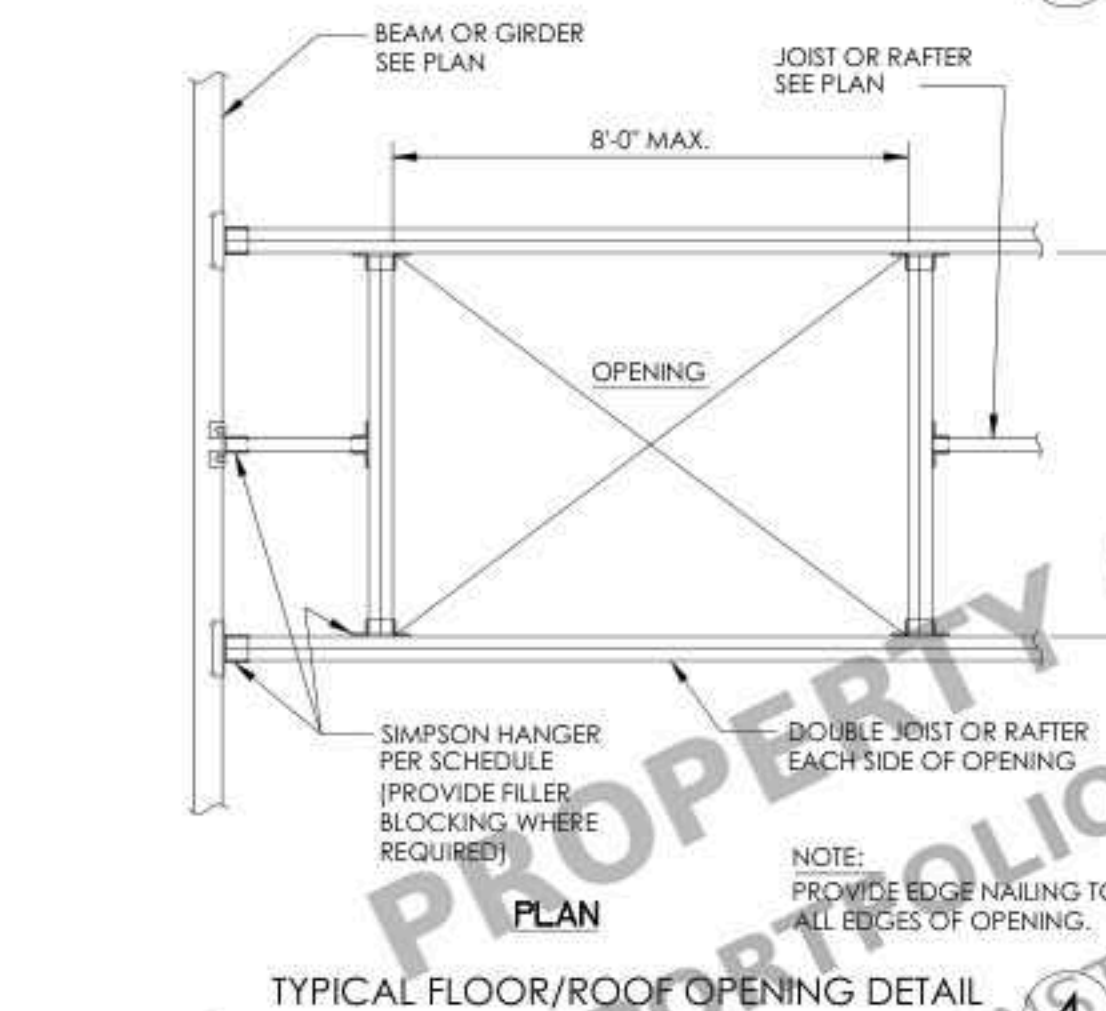
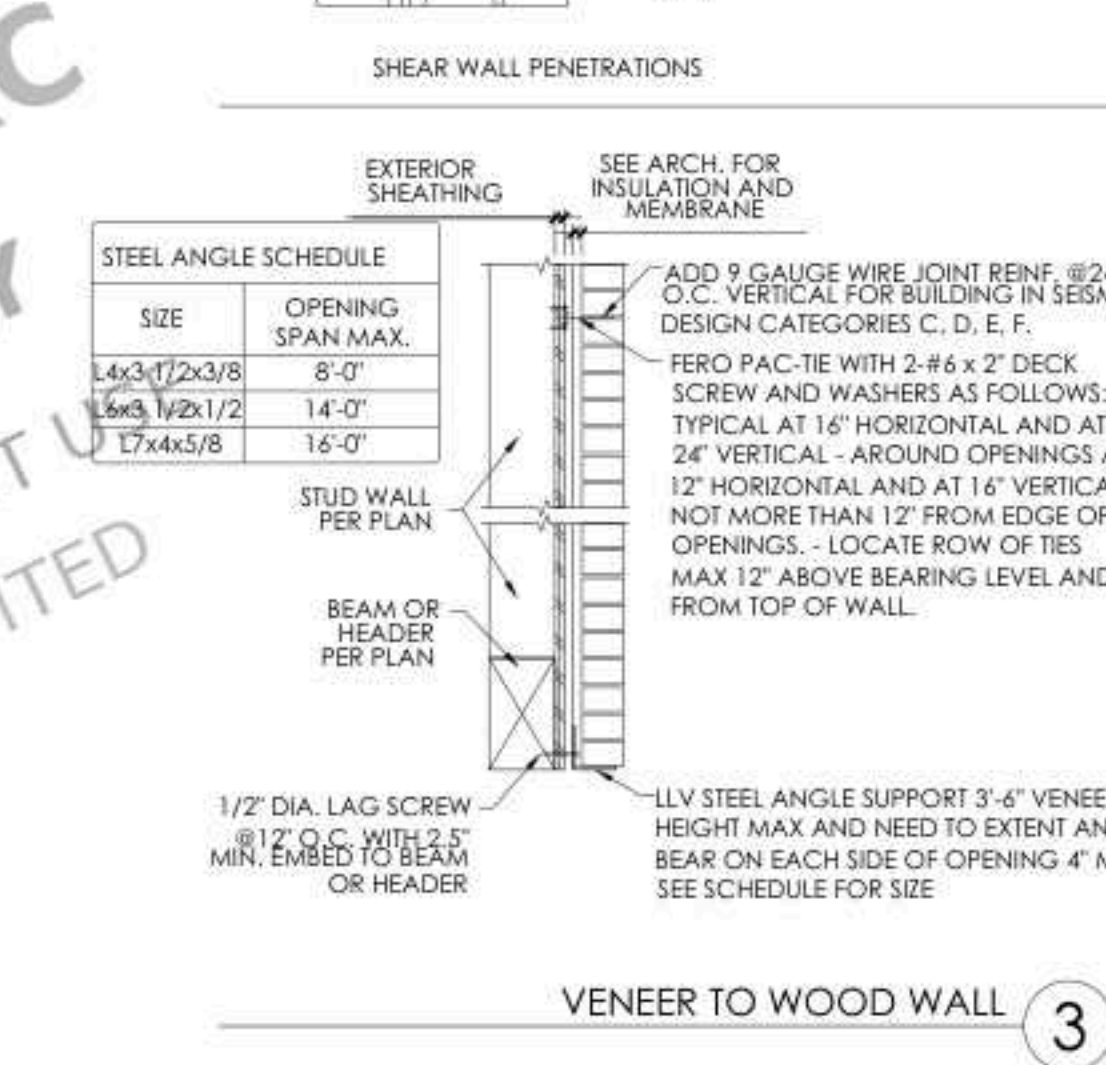
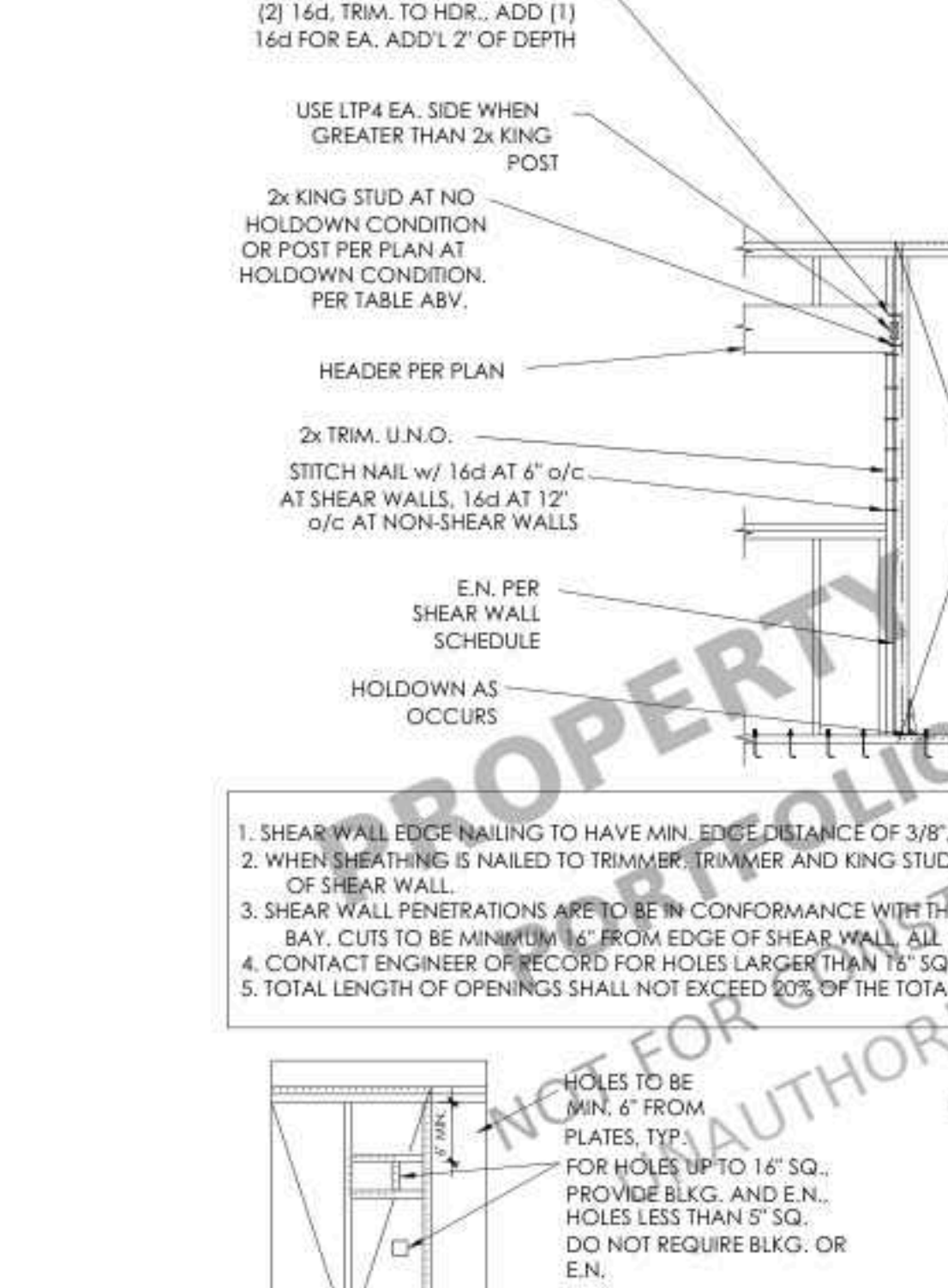
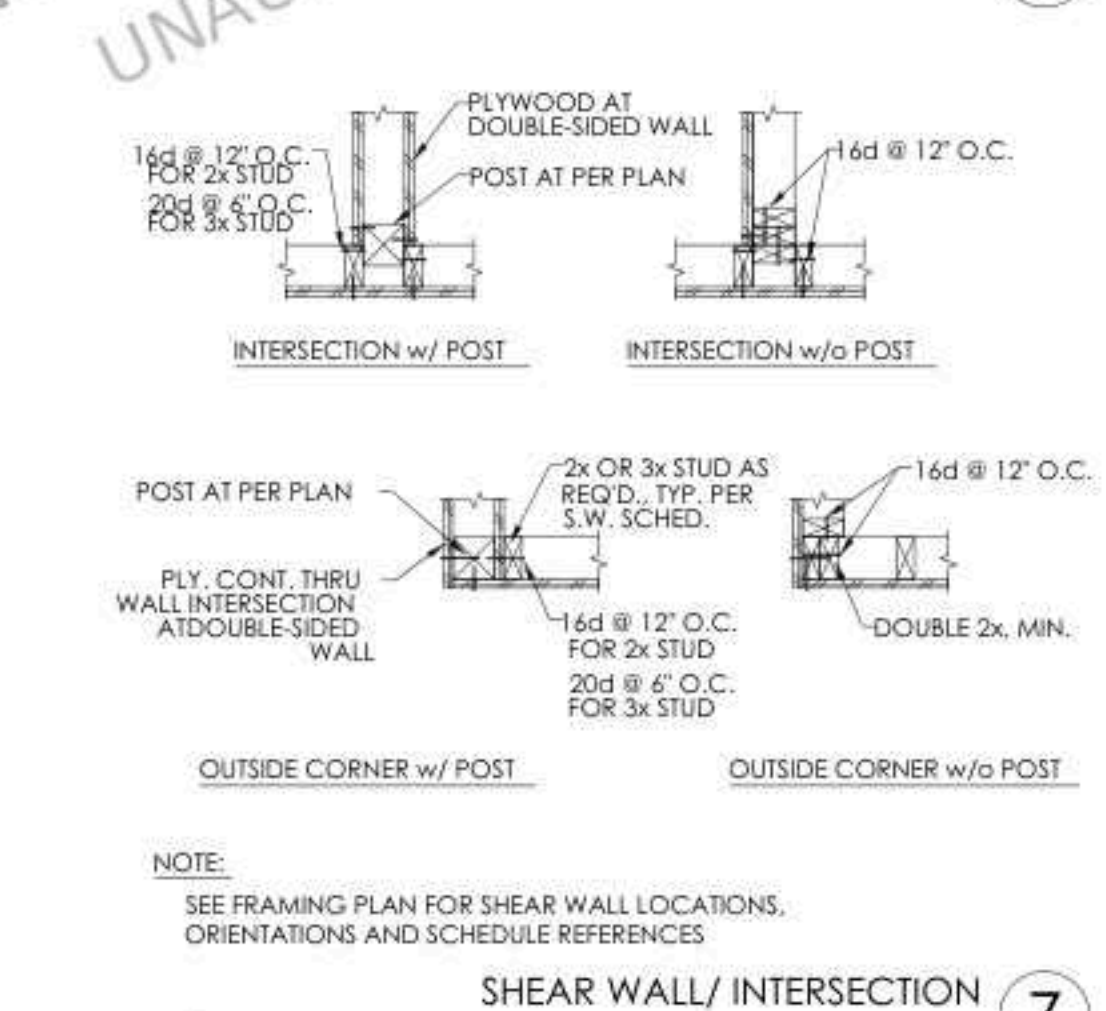
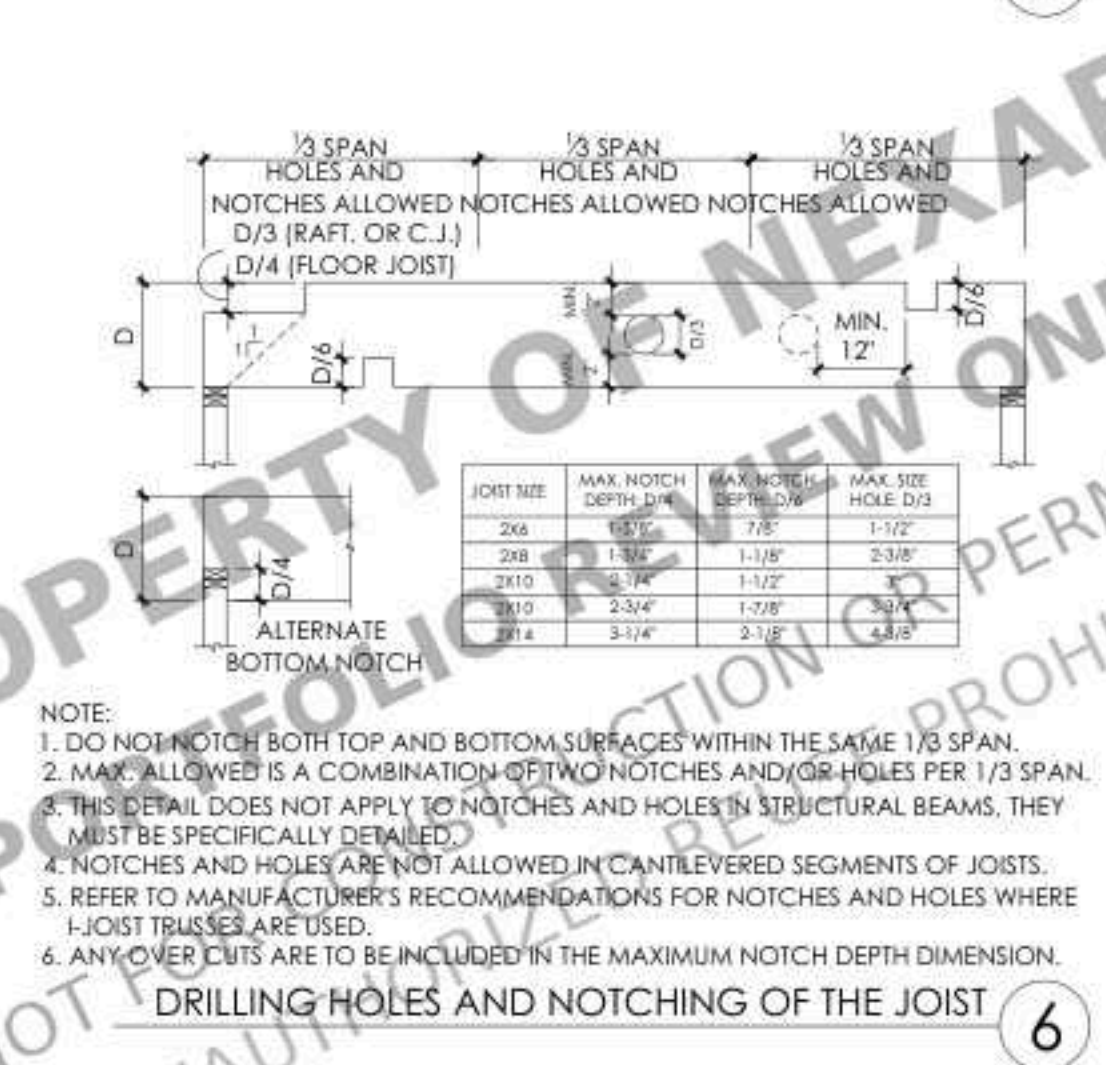
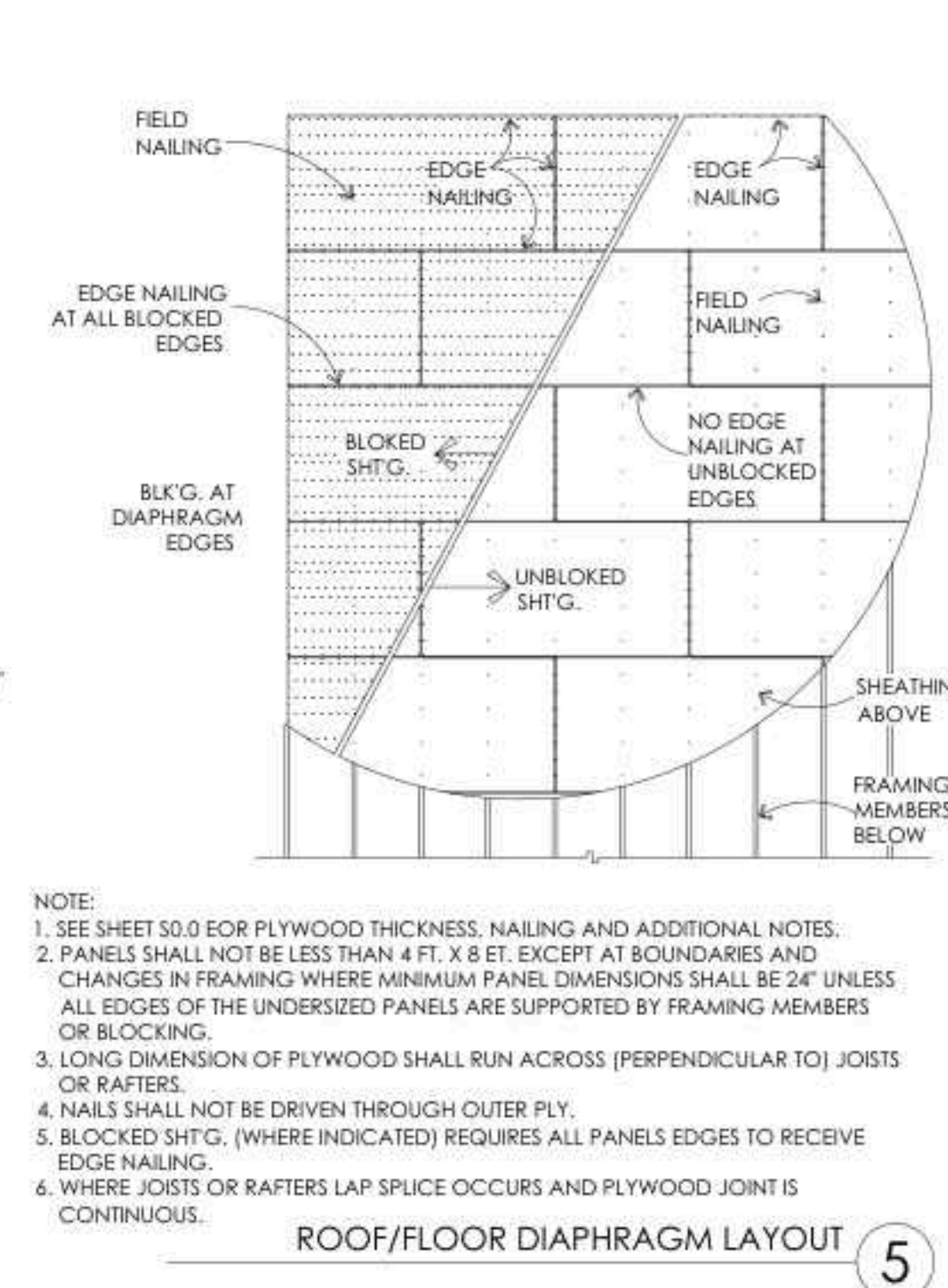
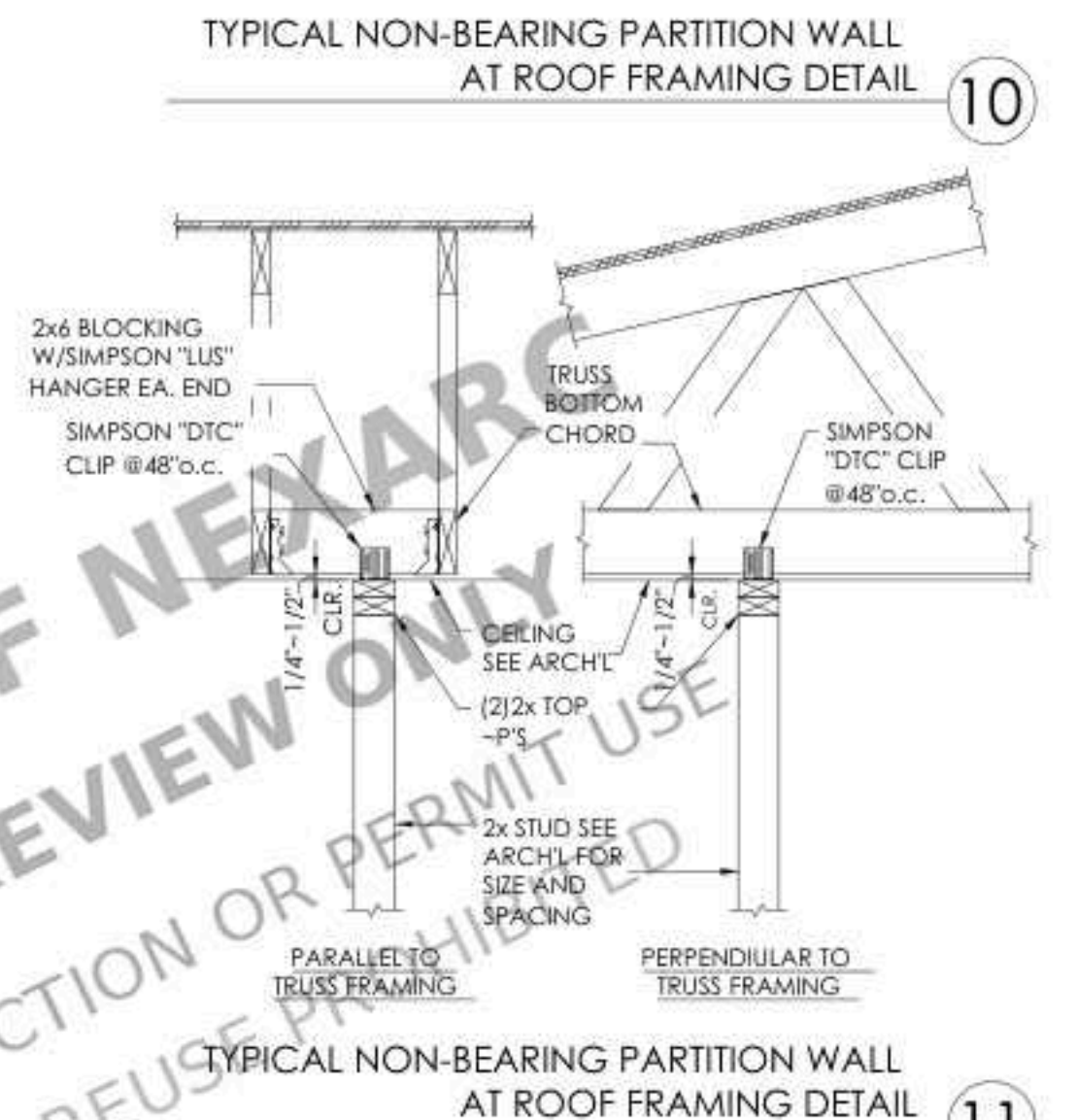
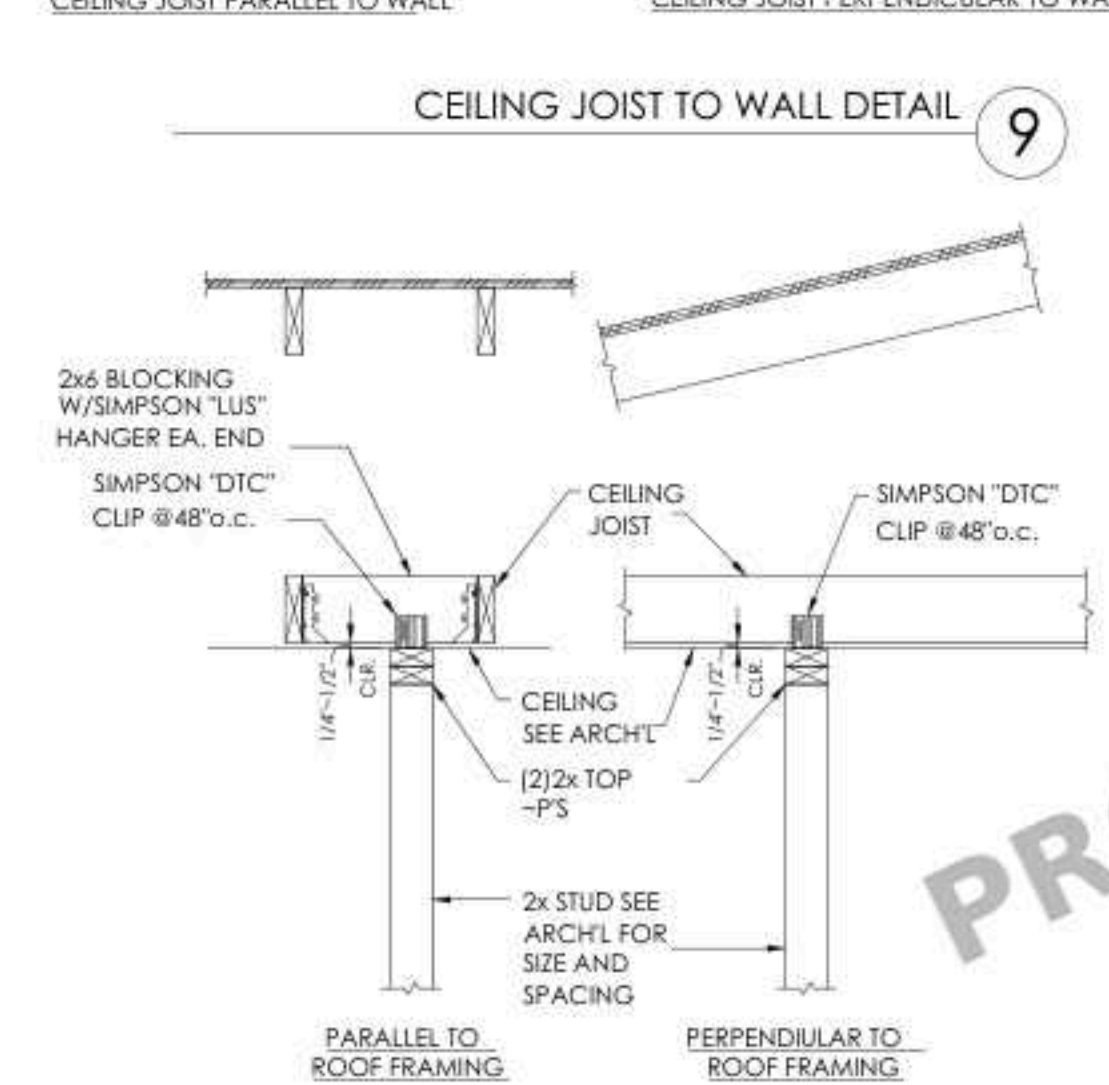
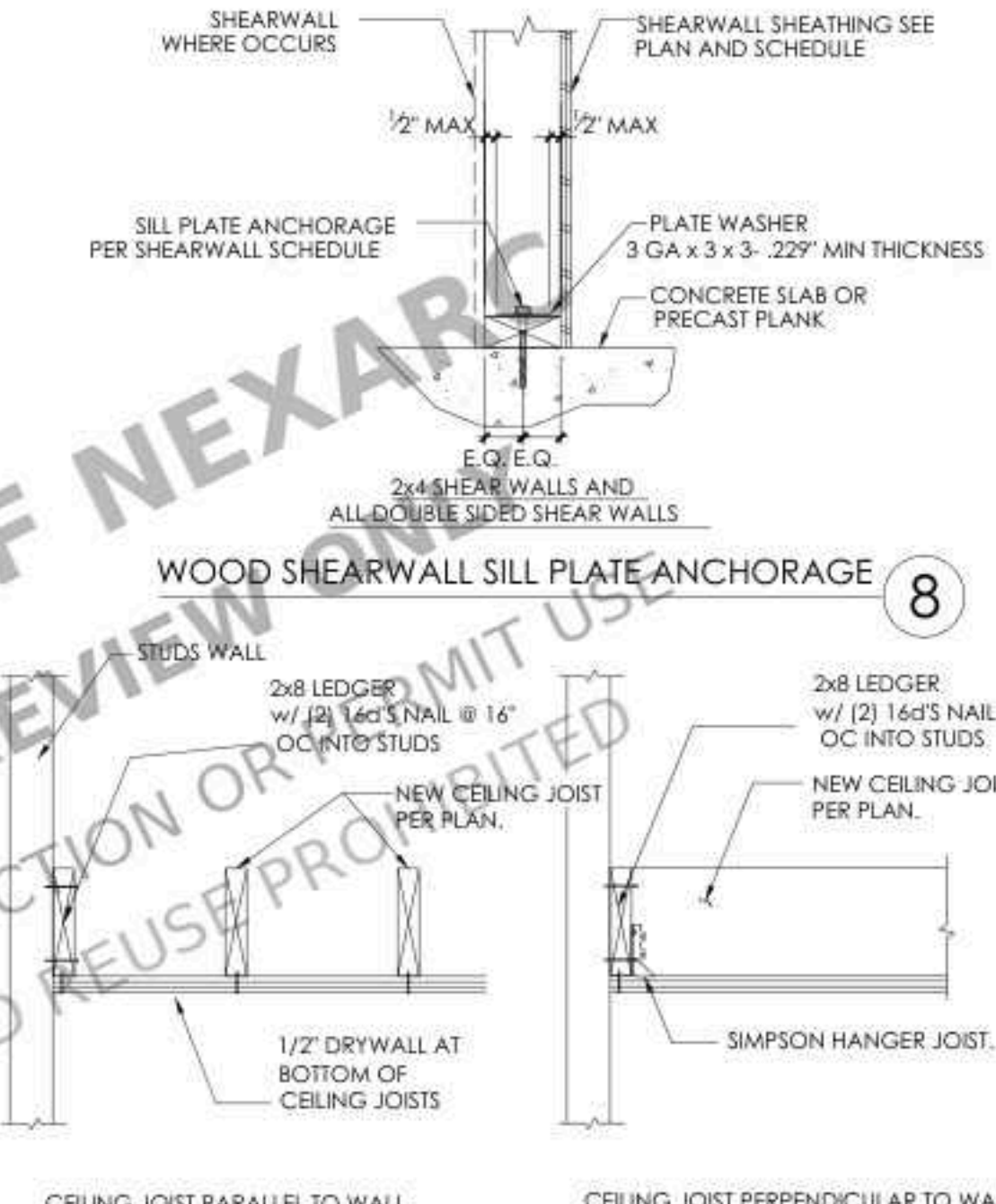
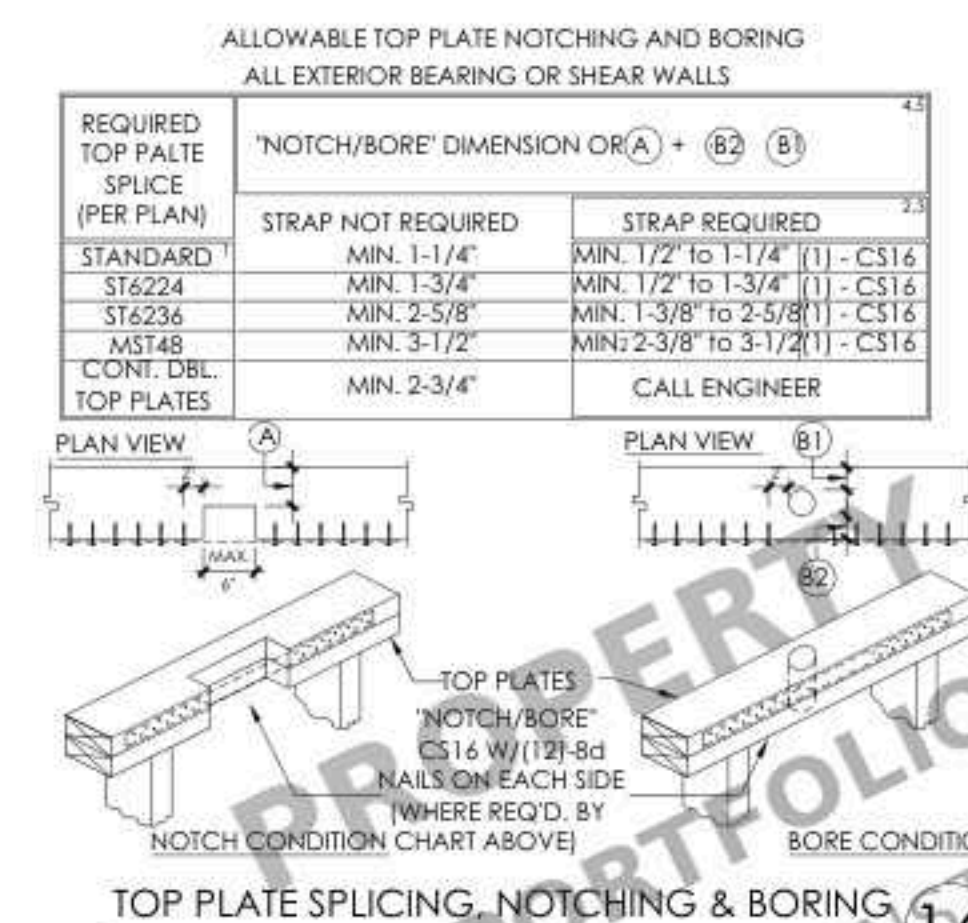
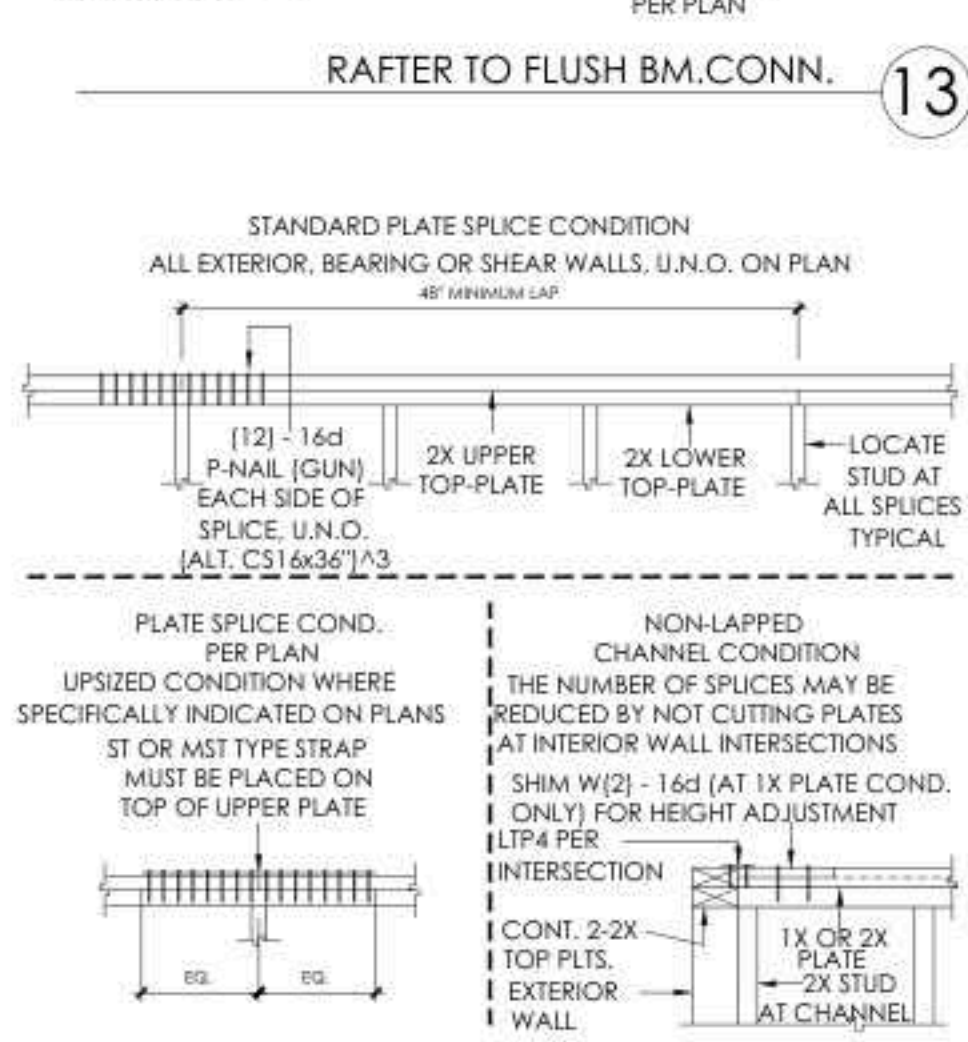
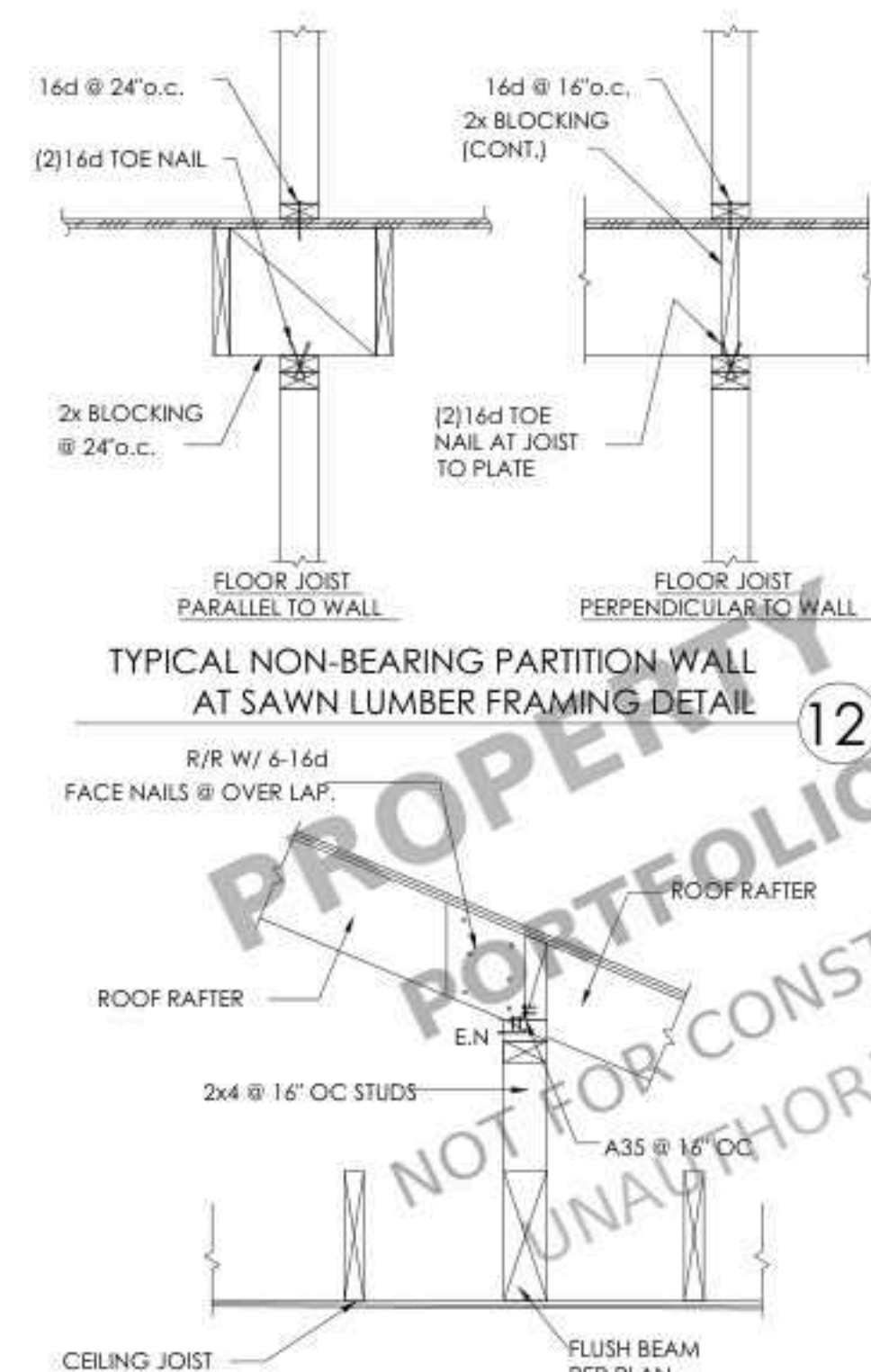
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DATE:

05-12-2025

SHEET:

S3.0



PROJECT FOR
1819 MECKLENBURG AVE,
CHARLOTTE, NC 28205, USA
NEW DETACHED ADU

PROJECT FOR
1819 MECKLENBURG AVE,
CHARLOTTE, NC 28205, USA
NEW DETACHED ADU

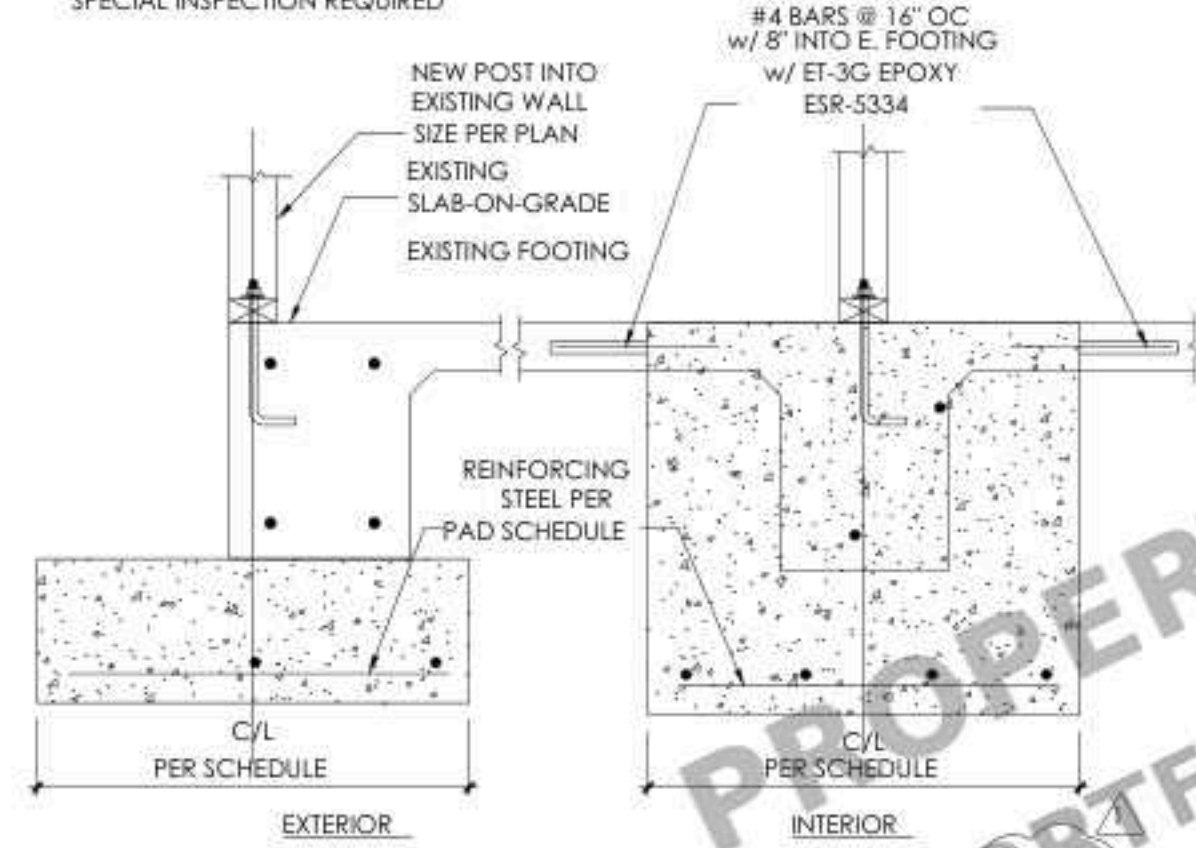
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DATE: 05-12-2025

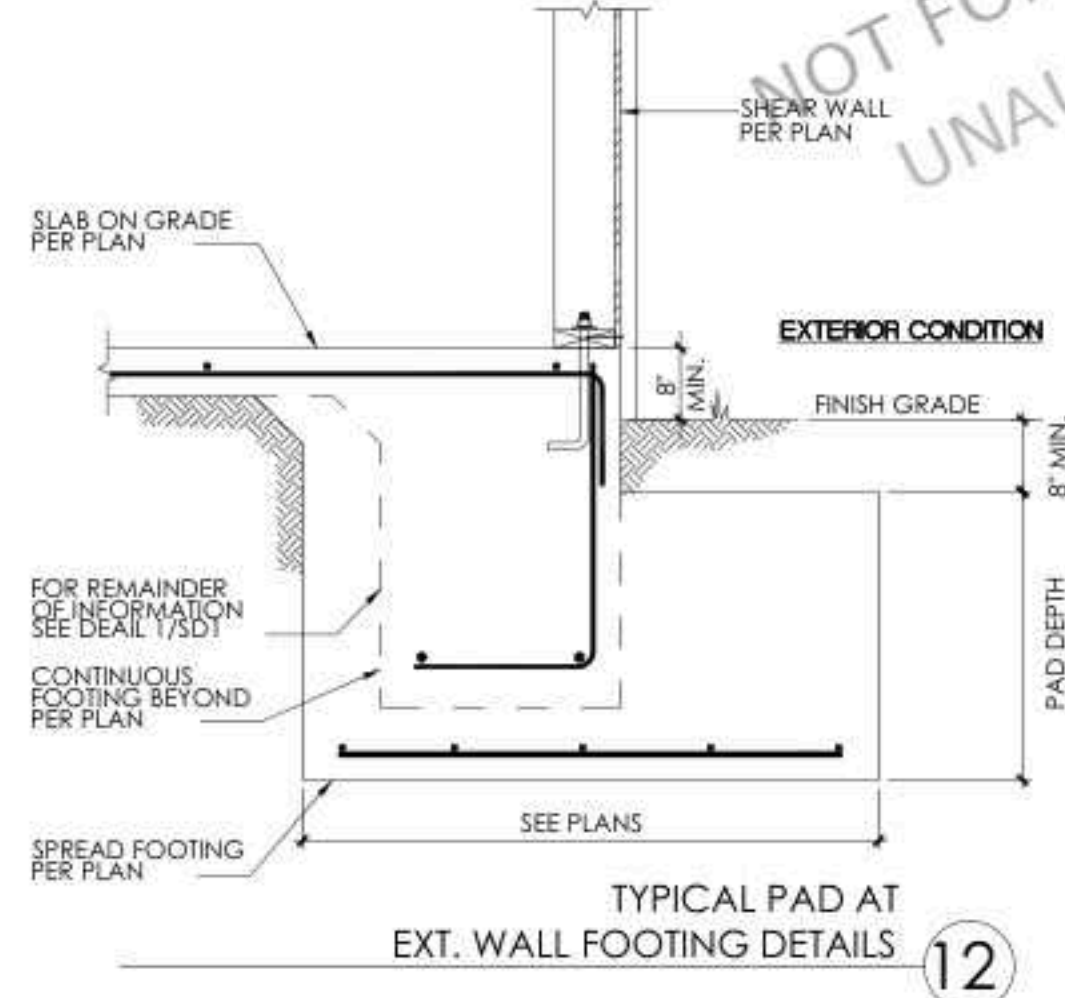
SHEET:
S3.1

NOTE:
SIMPSON ET-3G EPOXY ESR-5334
SPECIAL INSPECTION REQUIRED

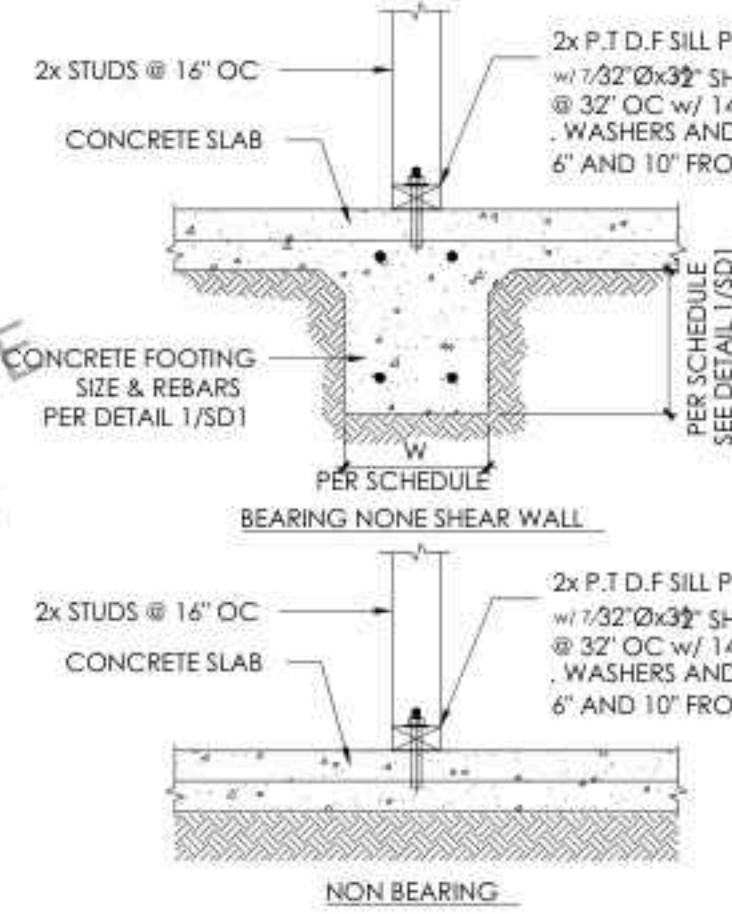
SEE DETAIL 1/SD1 FOR ADDITIONAL INFORMATION.



SEE DETAIL 1/SD1 FOR ADDITIONAL INFORMATION.



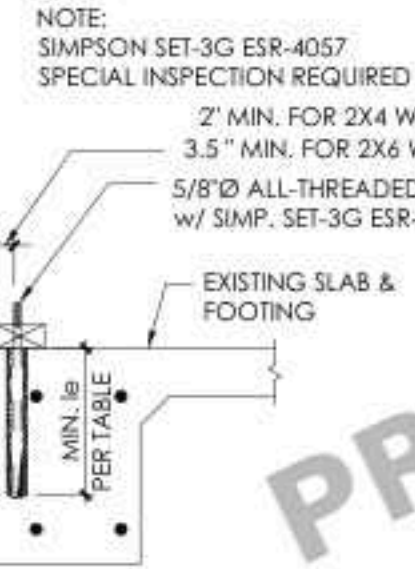
NEW INTERIOR FOOTING 11



NEW PAD AT FOOTING 14

SIMPSON® THREADED HOLDOWN	ROD	MIN EMBED (in)	CAPACITY	MIN PAD
HDUE1	5/8"	7"	3090#	
HDUE4	5/8"	9"	4400#	
HDUE5	5/8"	9"	5450#	
HDUE8	7/8"	9"	7880#	24" SQX12" DEEP
HDUE11	1"	11"	11200#	36" SQX18" DEEP

NOTE: ALL HOLDOWN INSTALLATIONS TO COMPLY WITH ICC-ES ESR-2330 AND MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. THREADED ROD AND ADHESIVE ANCHOR INSTALLATIONS SHALL COMPLY WITH SIMPSON SET-3G (ICC-ES ESR-4057) AND REQUIRE SPECIAL INSPECTION. MINIMUM PAD DIMENSIONS TO BE AS SHOWN OR LARGER WHERE REQUIRED BY STRUCTURAL DESIGN. ADD THESE NOTES AS WELL.



TYPICAL PAD AT EXT. WALL FOOTING DETAILS 12

TYPICAL PAD INTERIOR BEARING WALL FOOTING DETAIL 13

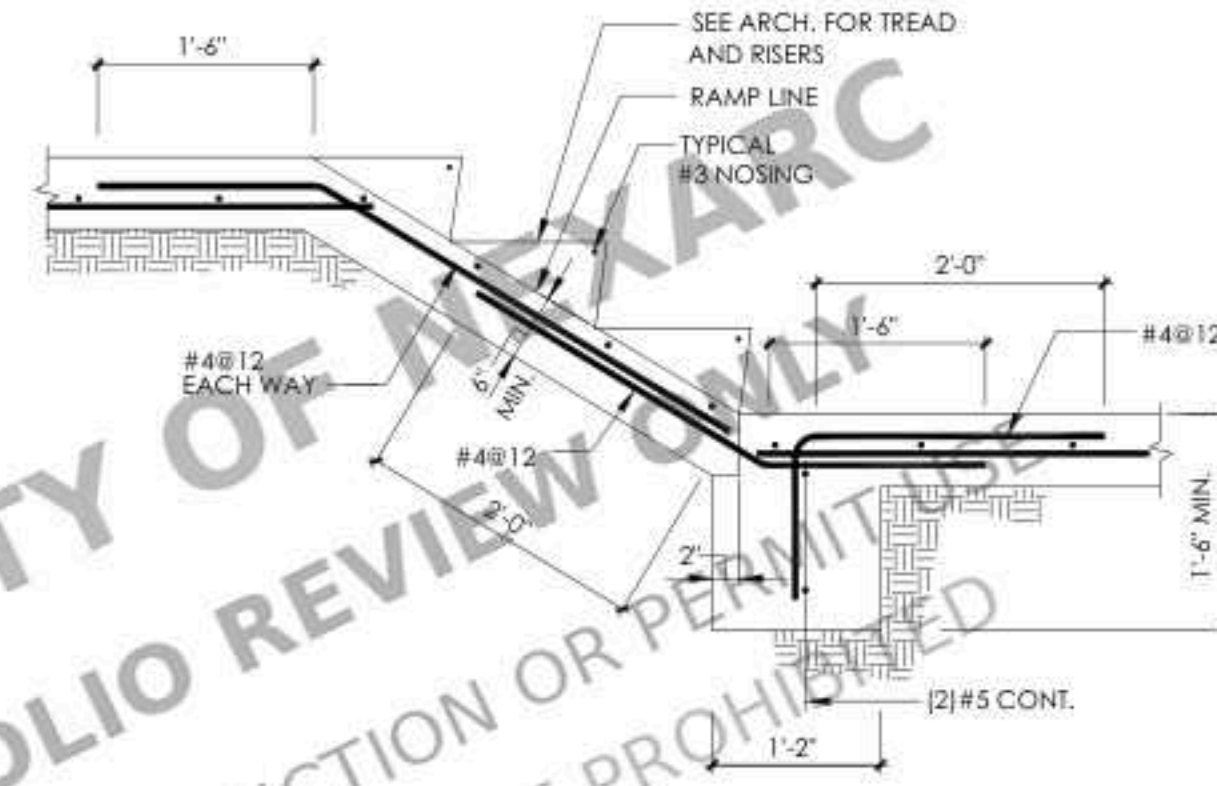
INTERIOR PARTITION, TYP. 9

PAD CONDITION FOR HDU3, HDU4, HDU5

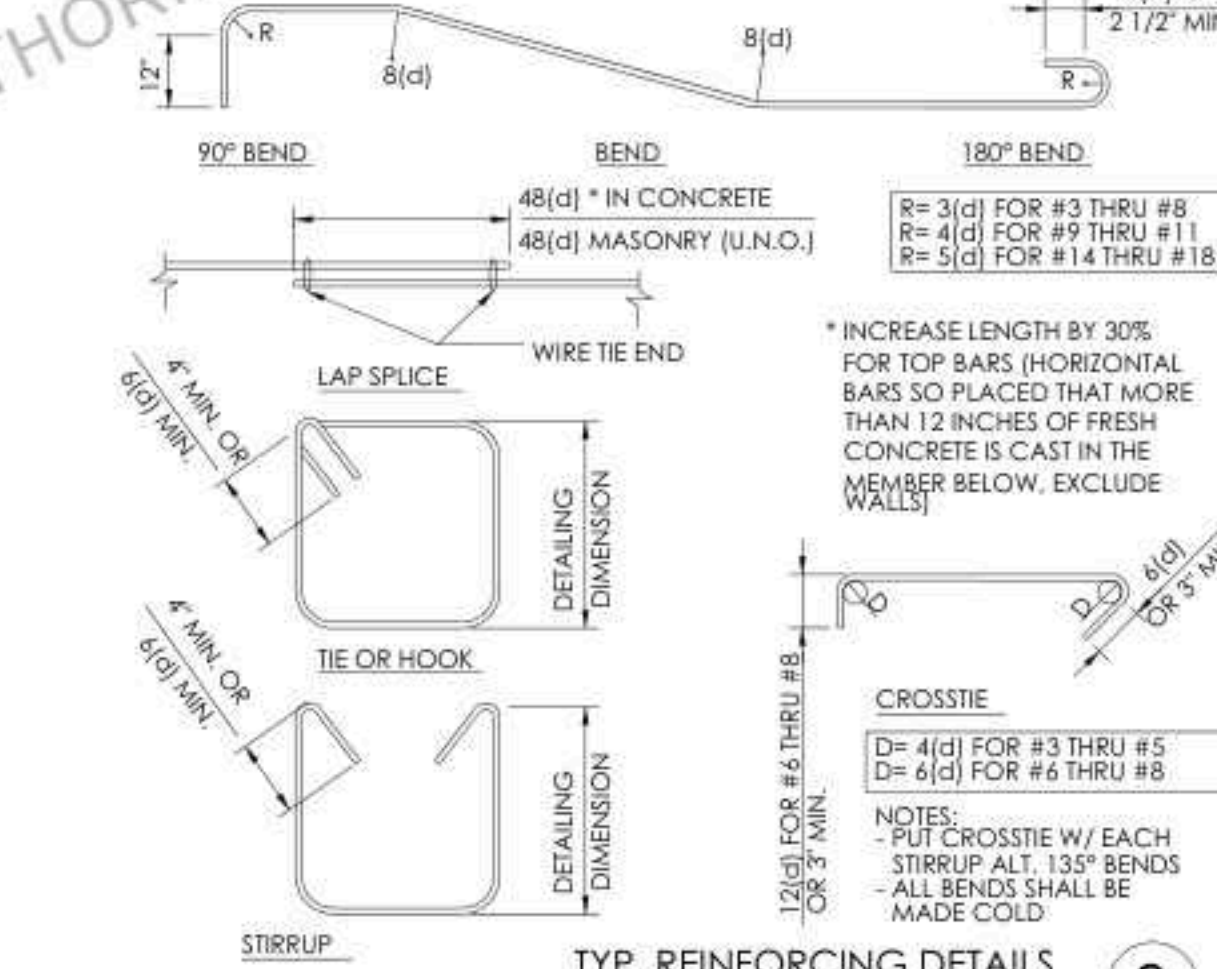


PAD CONDITION FOR HDU8, HDU11

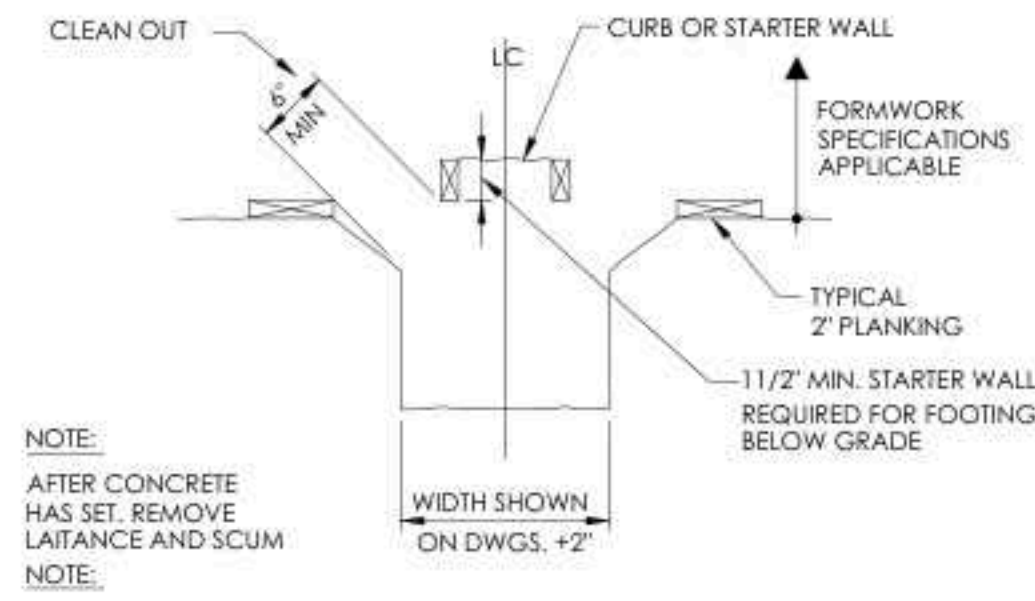
HOLD DOWN @ EXISTING FOOTING 10



STAIR OR RAMP ON GRADE 7

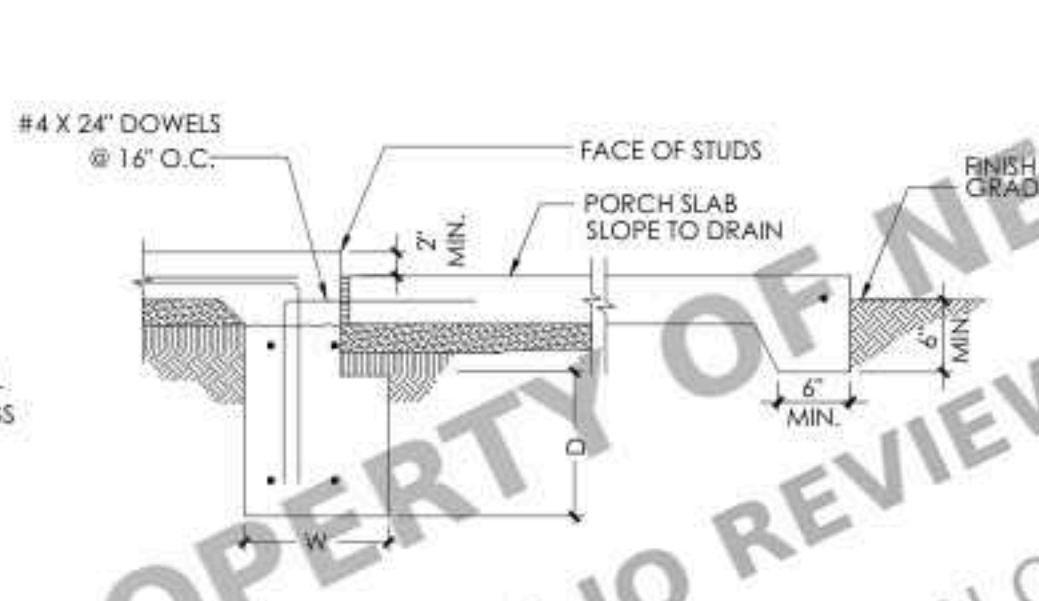


TYP. REINFORCING DETAILS 8



NOTE: AFTER CONCRETE HAS SET, REMOVE LAITANCE AND SCUM NOTE: FOUNDATION CONCRETE MAY BE PLACED DIRECTLY INTO NEAT EXCAVATIONS PROVIDED THE FOUNDATION TRENCH WALLS ARE STABLE AS DETERMINED BY THE ARCHITECT (STRUCTURAL ENGINEER), SUBJECT TO THE APPROVAL OF THE DIVISION OF THE STATE ARCHITECT. IN SUCH CASE, THE MINIMUM FORMWORK SHOWN ON THE DRAWINGS IS MANDATORY TO INSURE CLEAN EXCAVATIONS IMMEDIATELY PRIOR TO AND DURING THE PLACING OF CONCRETE. STARTER WALL REQUIRED FOR ALL MASONRY OR CONCRETE WALLS. STAKES NOT PERMITTED WITHIN FOOTING SECTION. FORMWORK NOT PERMITTED BELOW GRADE UNLESS FULLY FORMED.

TYPICAL MANDATORY MINIMUM FORMWORK (UNLESS FULLY FORMED) 6



HOUSE TO PORCH 4

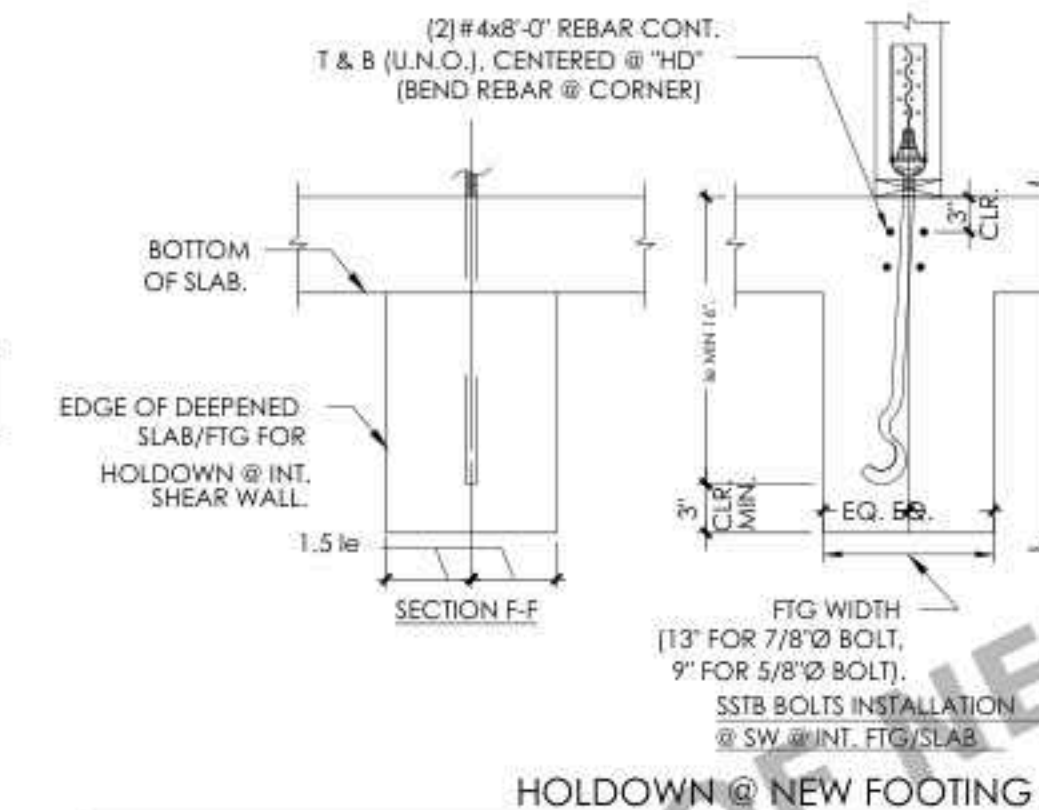
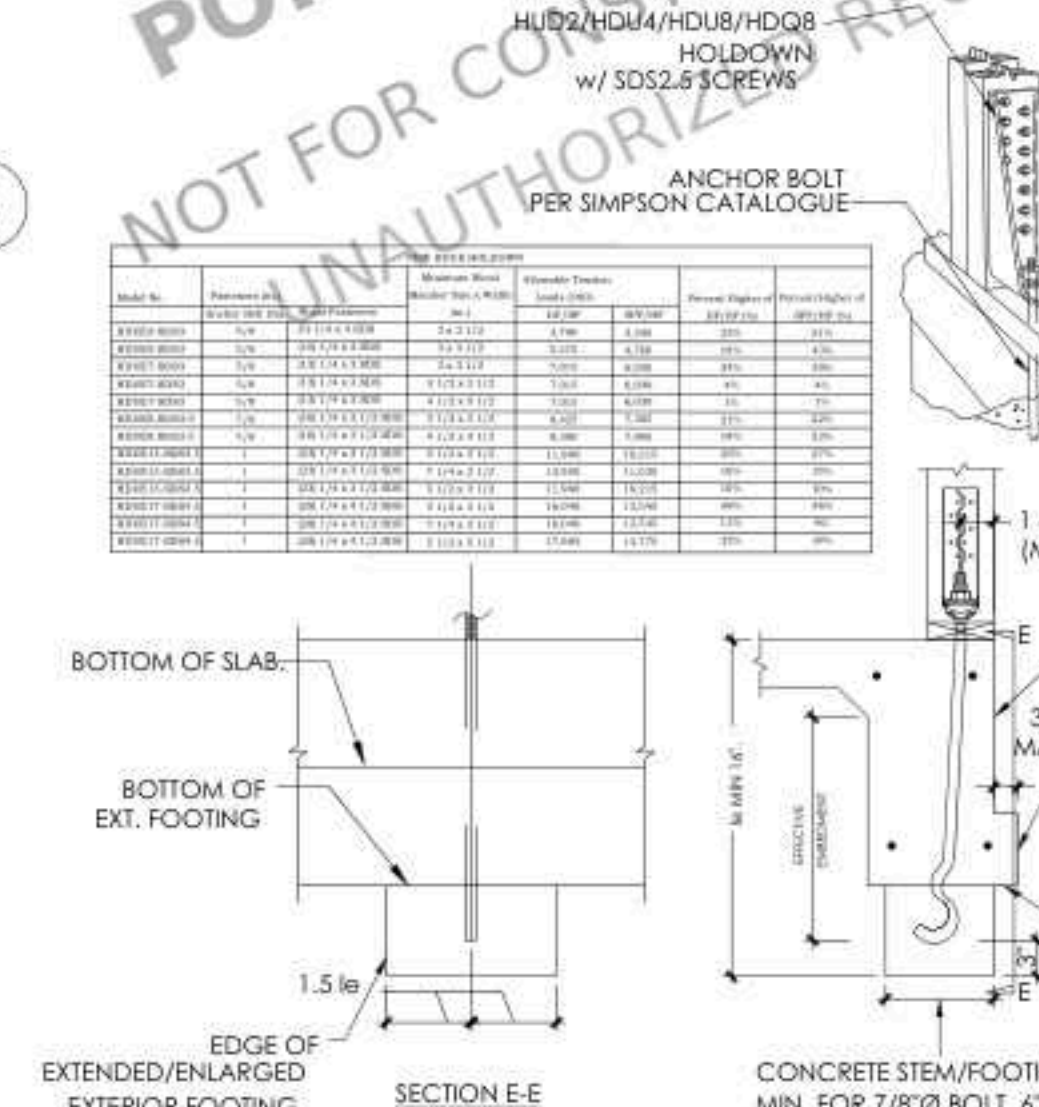
FOOTING DIMENSIONS			
# OF STORIES	W	D	D1 DEPTH
1	12"	24"	8"
2	15"	24"	8"

NEW EXTERIOR FOOTING 1

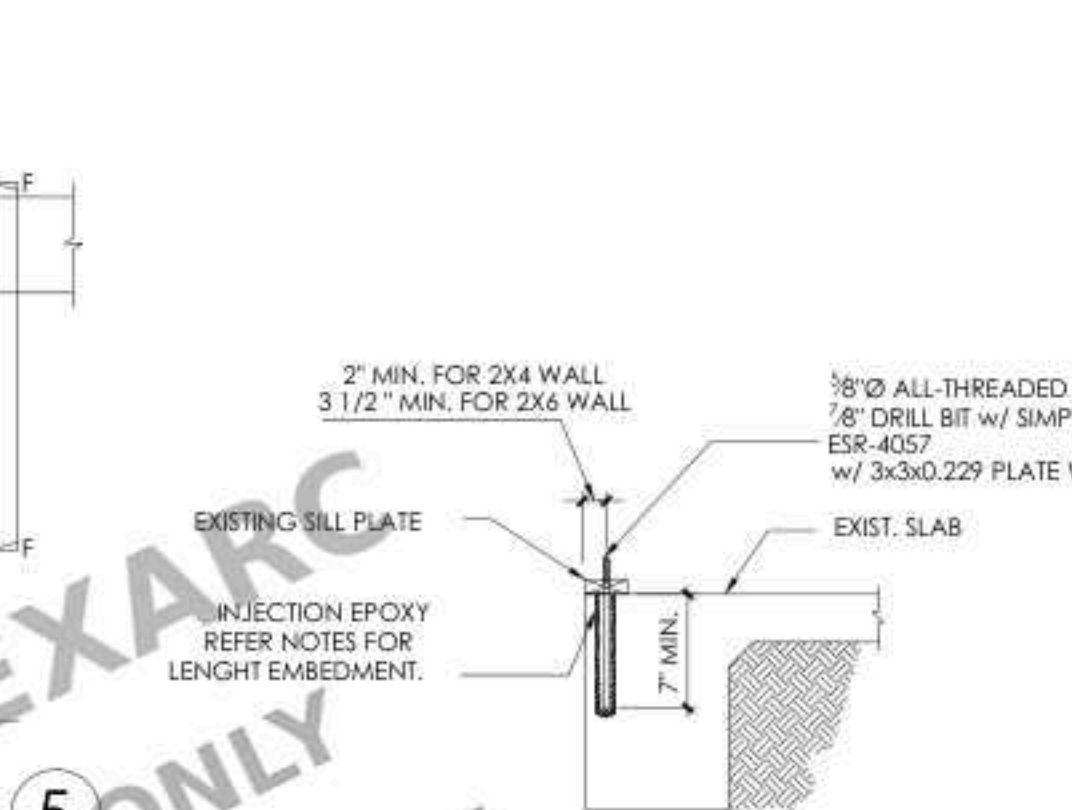
A = MIN. EDGE DISTANCE FROM SILL PLATE TO BOLT C.L.
B = MIN. EDGE DISTANCE FROM SLAB EDGE TO BOLT C.L.

4" (NOMINAL) WALLS			6" (NOMINAL) WALLS		
BOLT DIAM.	A	B	BOLT DIAM.	A	B
5/8"	1"	1.7/8"	5/8"	1"	1.7/8"
3/4"	N.A.	N.A.	3/4"	1.1/8"	2"
7/8"	N.A.	N.A.	7/8"	1.3/8"	2.1/4"

TYPICAL ANCHOR BOLT DETAIL 2



HOLDOWN @ NEW FOOTING 5



RETROFIT FOR SHEAR WALL 3

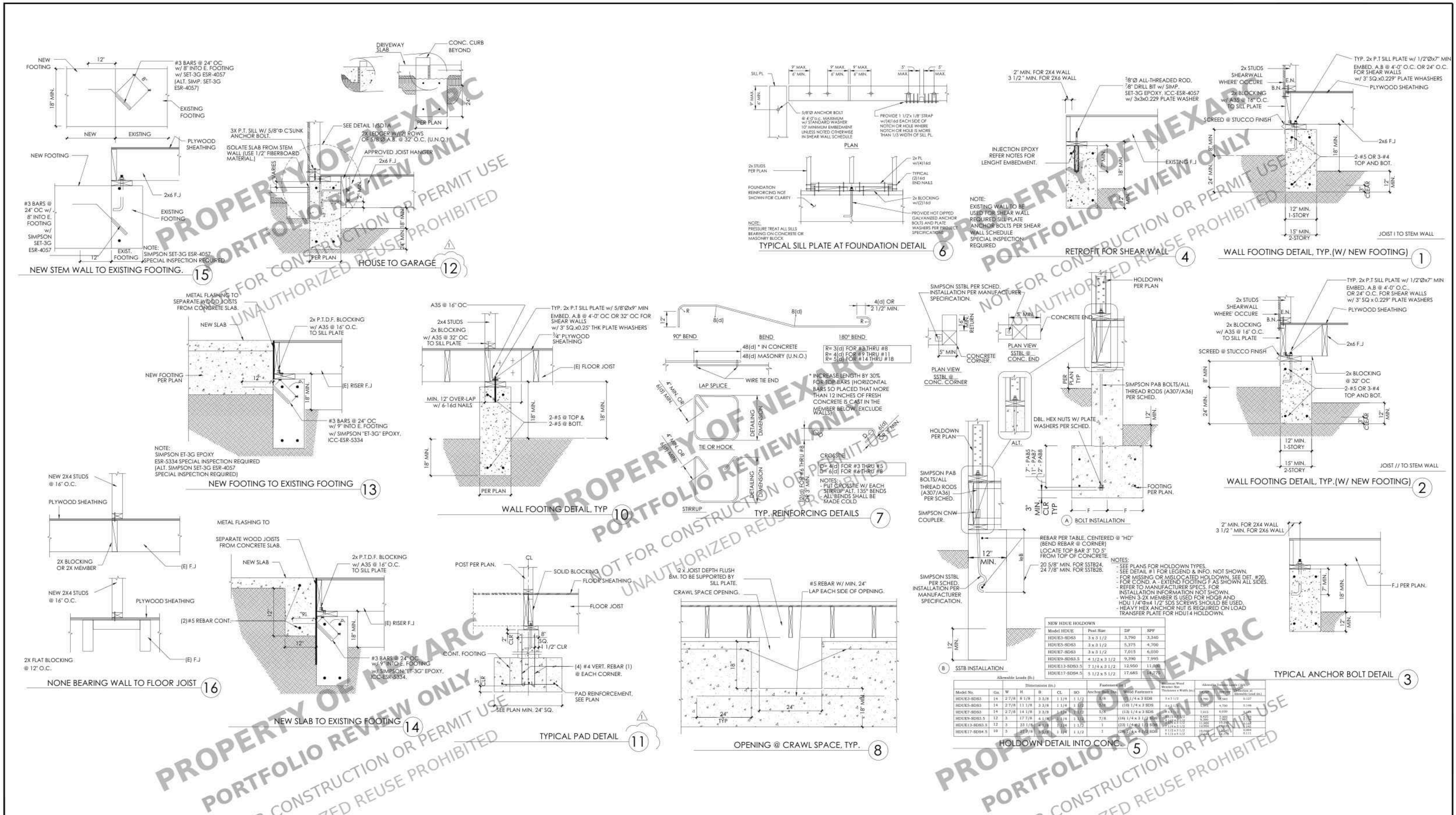
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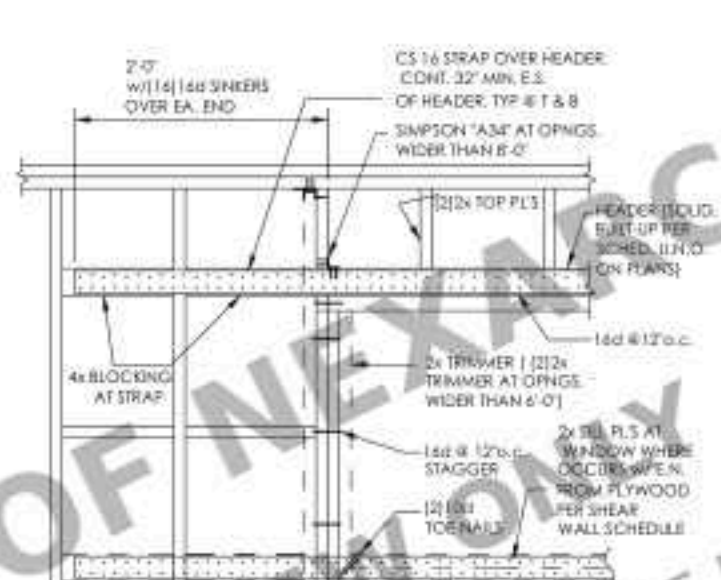
NO.	REVISION

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DATE:
05-12-2025

SHEET:
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	STAMP NOT FOR UNAUTHORIZED	PROJECT FOR 1819 MECKLENBURG AVE, CHARLOTTE, NC 28205, USA NEW DETACHED ADU	NO.		REVISION	DRAWING DESCRIPTION: ISSUE FOR PERMIT DRAWN BY: DATE: 05-12-2025	SHEET: S3.3

ELEVATION OF SHEAR WALL
FRAMING AT OPENING