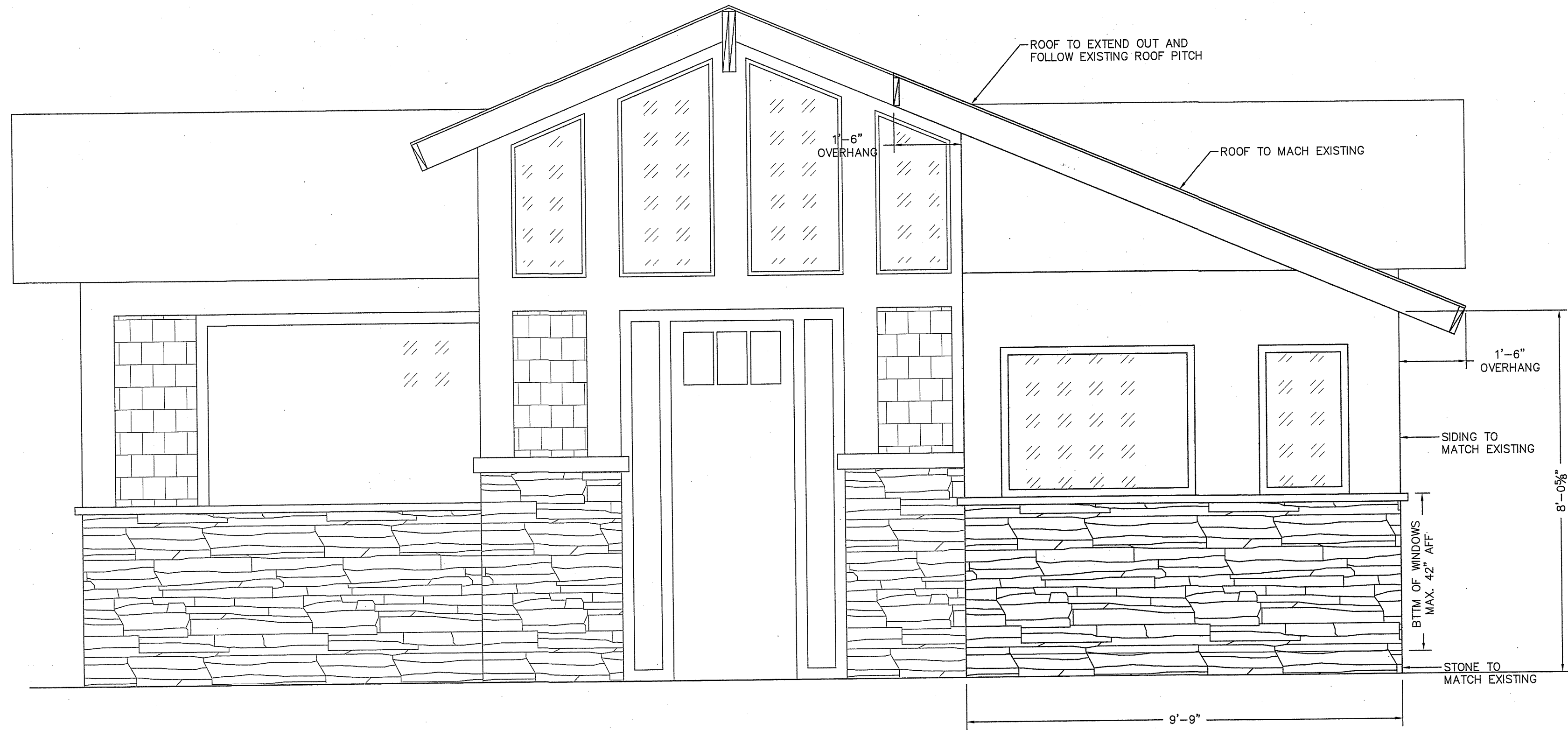
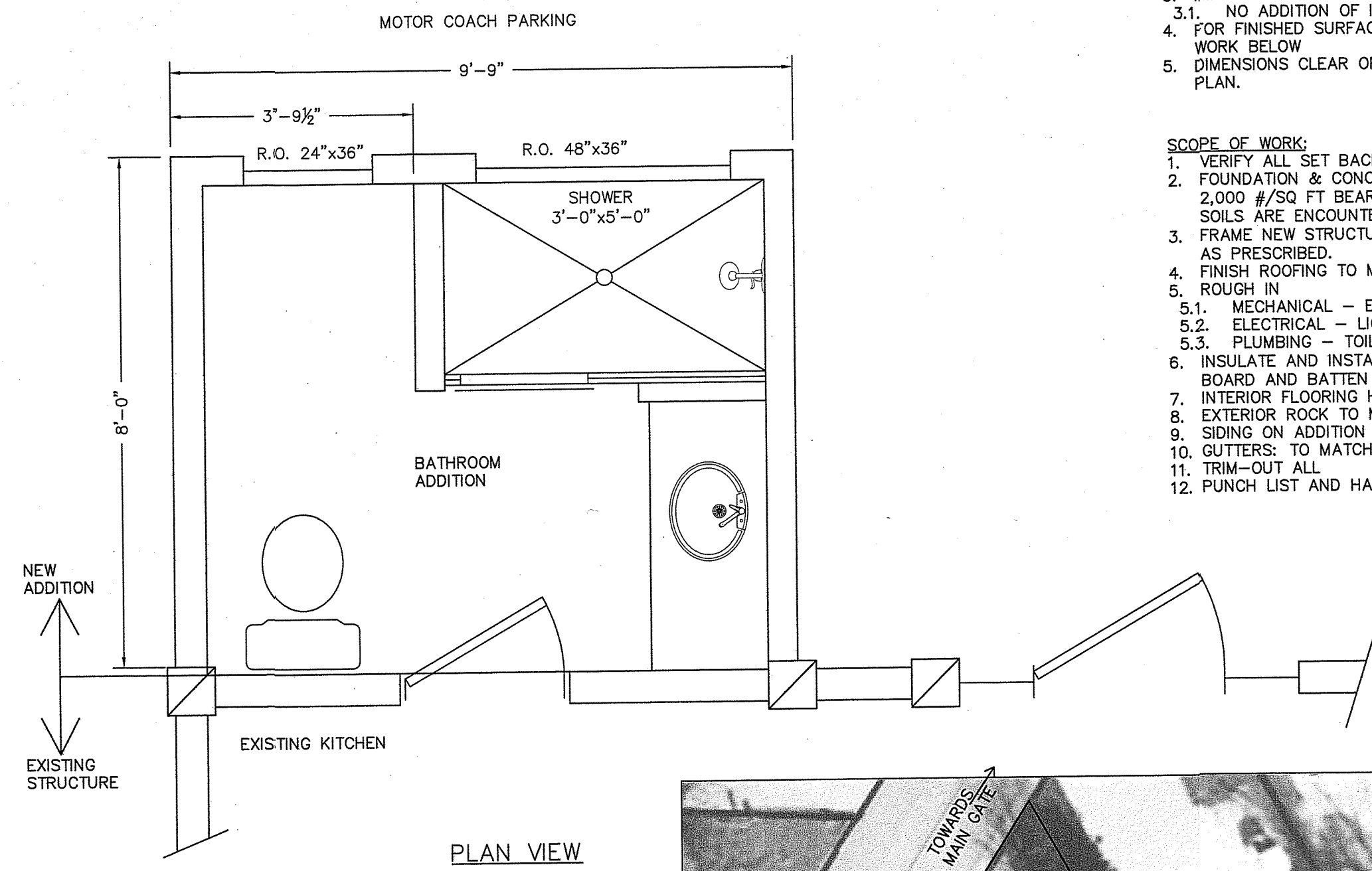
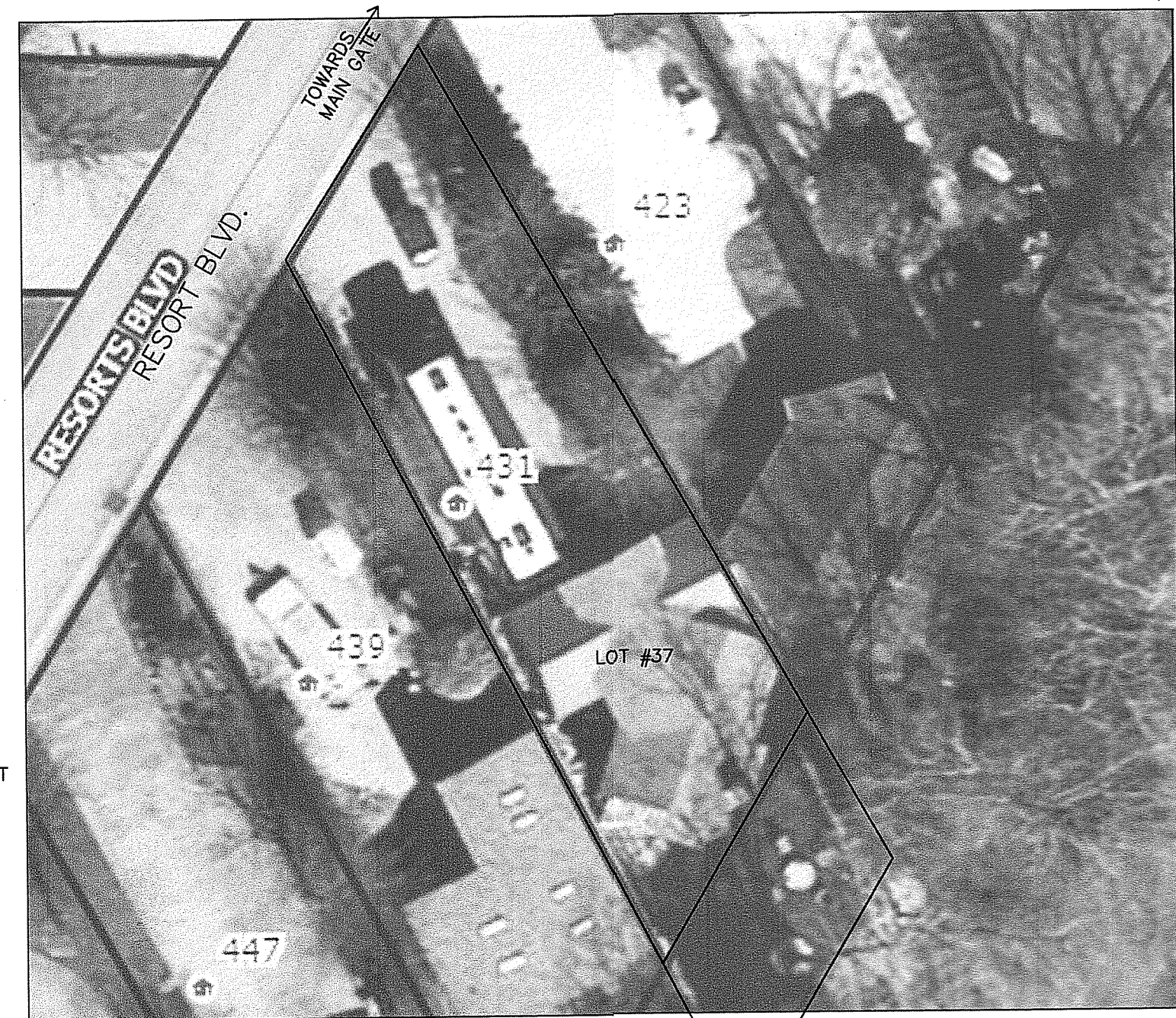




FRONT ELEVATION VIEW



PLAN VIEW



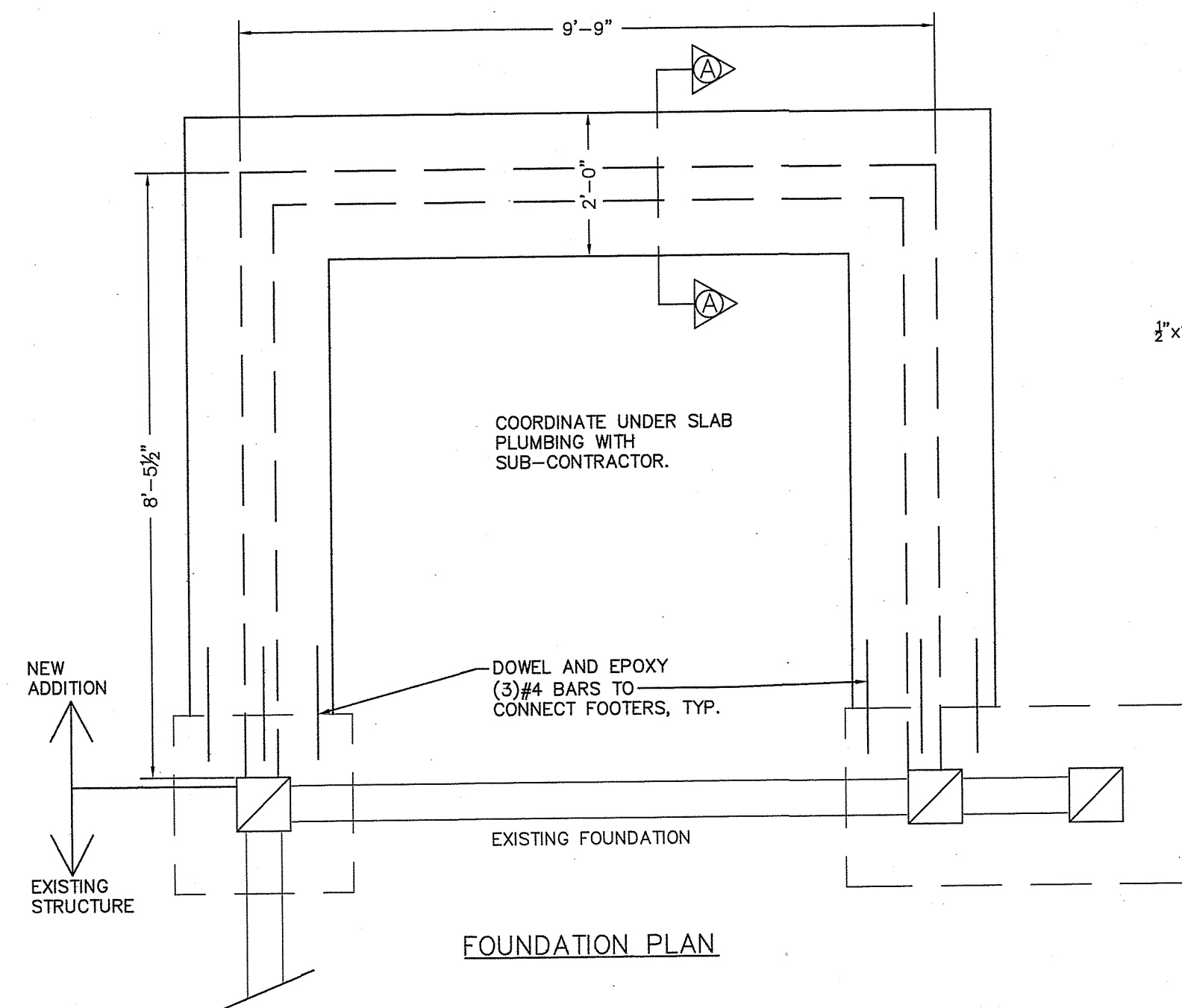
AERIAL VIEW
EXISTING PAVILION LAYOUT

FOUNDATION NOTES:

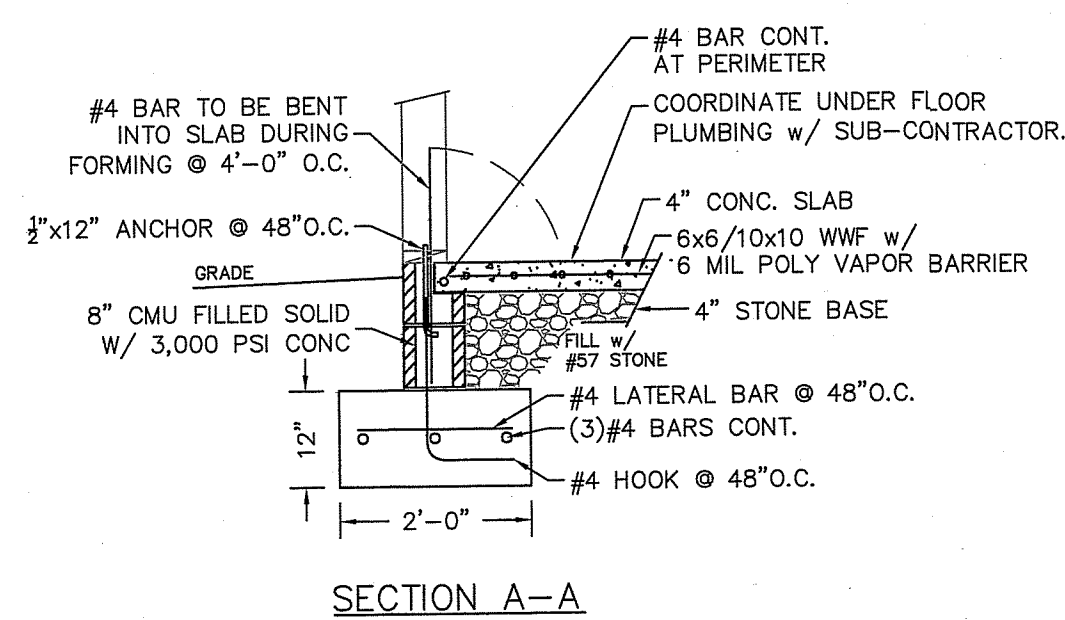
- CONTRACTOR TO VERIFY ALL CONDITIONS PRIOR TO BEGINNING WORK. SOILS ASSUMED TO BE MIN. OF 2,000 #/SF. IF SOFT SOILS ARE ENCOUNTERED, CONTACT THIS ENGINEER.
- IF ROCK IS ENCOUNTERED, ROCK IS TO BE KEYED TO ALLOW FOUNDATION TO BOND.
- IT'S THE CONTRACTORS RESPONSIBILITY TO CONFIRM FINAL ELEVATIONS OF FOOTERS AND TOP OF SLAB. CONFIRM THAT FINAL ELEVATIONS WILL ALLOW FOR PROPER DRAINAGE AWAY FROM THE STRUCTURE.
- CONTINUOUS REBAR THROUGH THE FOOTER. OVERLAPS OF 60x BAR DIAMETER, OR 30" MIN. FOR #4 BARS, AND 36" MIN FOR #5 BARS.
- FOOTERS ARE TO BE DUG TO BELOW ROOT ZONE AND FROST LINE (18" MIN) AND IN FIRM, NON-FILL SOILS.
- REINFORCING BAR STEEL IS TO BE GRADE 60
- CONCRETE STRENGTH:
 - FOOTERS TO BE 3,000 PSI
 - SLABS TO BE 3,000 PSI
 - CONC COVERAGE ON REBAR IS MIN. OF:
 - 2" TO AIR
 - 3" TO GROUND
- HIGH ELEV./HIGH WIND ZONE. SITE IS AT 3,200 FT. ELEV.
- 3/4"x12" GALV. ANCHOR BOLTS TO BE ON 48" ON CENTERS AND WITHIN 12" OF ALL CORNERS.

FRAMING NOTES:

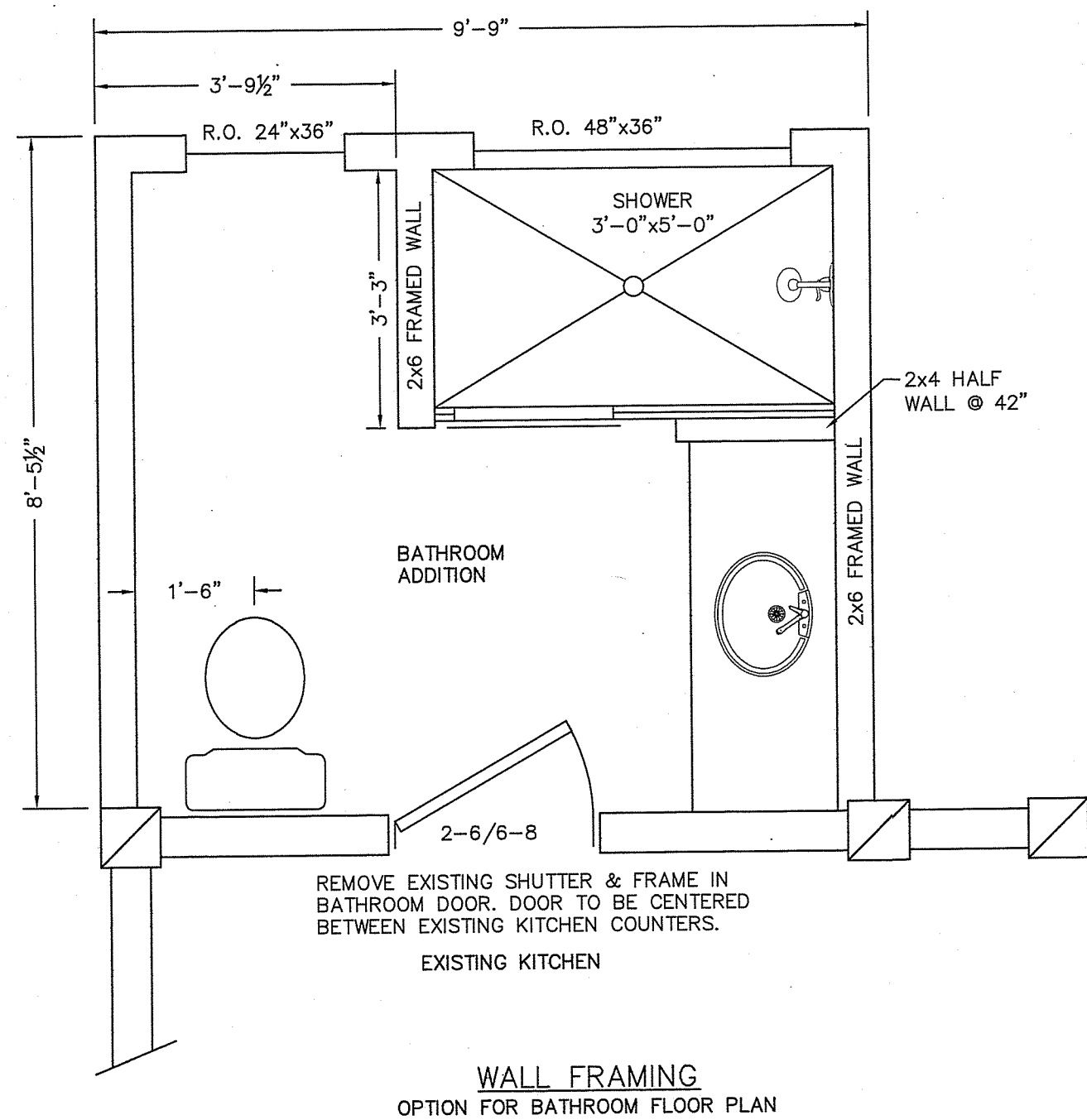
- IT IS CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. NOTIFY THIS ENGINEER IF ANY CONDITIONS OF EXISTING STRUCTURE VARY FROM THIS DESIGN.
- ALL EXISTING DIMENSIONS ARE TO BE FIELD VERIFIED.
- CONTRACTOR IS TO PROVIDE GRADING FOR POSITIVE SLOPE/DRAINAGE AWAY FROM STRUCTURE.
- CALL THIS ENGINEER IF ANY PORTION OF THIS DESIGN IS UNCLEAR.
- ANY STRUCTURAL DETAILS THAT ARE NOT SPECIFIED IN THIS DESIGN ARE TO FOLLOW 2018 NC RESIDENTIAL CODE.
- DESIGN PRESSURE FOR DOORS AND WINDOWS
 - MEAN ROOF HEIGHT = 15'-0"
 - 25 PSF
- HIGH ELEV./HIGH WIND NOTES (REFERENCE CHPT 45 IN 2018 RES BLDG CODE)
 - 3/4"x12" GALV. ANCHOR BOLTS TO BE ON 48" CENTERS AT EXTERIOR WALL AND WITHIN 12" OF EACH CORNER.
 - FASTENING DETAIL FOR EXTERIOR SHEATHING AND ROOF DECK (REFERENCE FIG R4508.4(b) OF NC REC BLDG CODE)
 - 3" O.C. AT BTM PLATE
 - 6" O.C. WHERE SHEETS MEET ON STUDS
 - 12" O.C. ON INTERNAL STUDS
 - 3" O.C. AT BOTH PLIES OF DOUBLE TOP PLATE
 - ADD BLOCKING AT ANY HORIZONTAL SEAMS IN SHEATHING
 - ROOF TIE DOWN: USE SIMPSON HZ.5A (OR EQUAL) FOR TIE DOWN OF RAFTERS TO EXTERIOR WALLS.



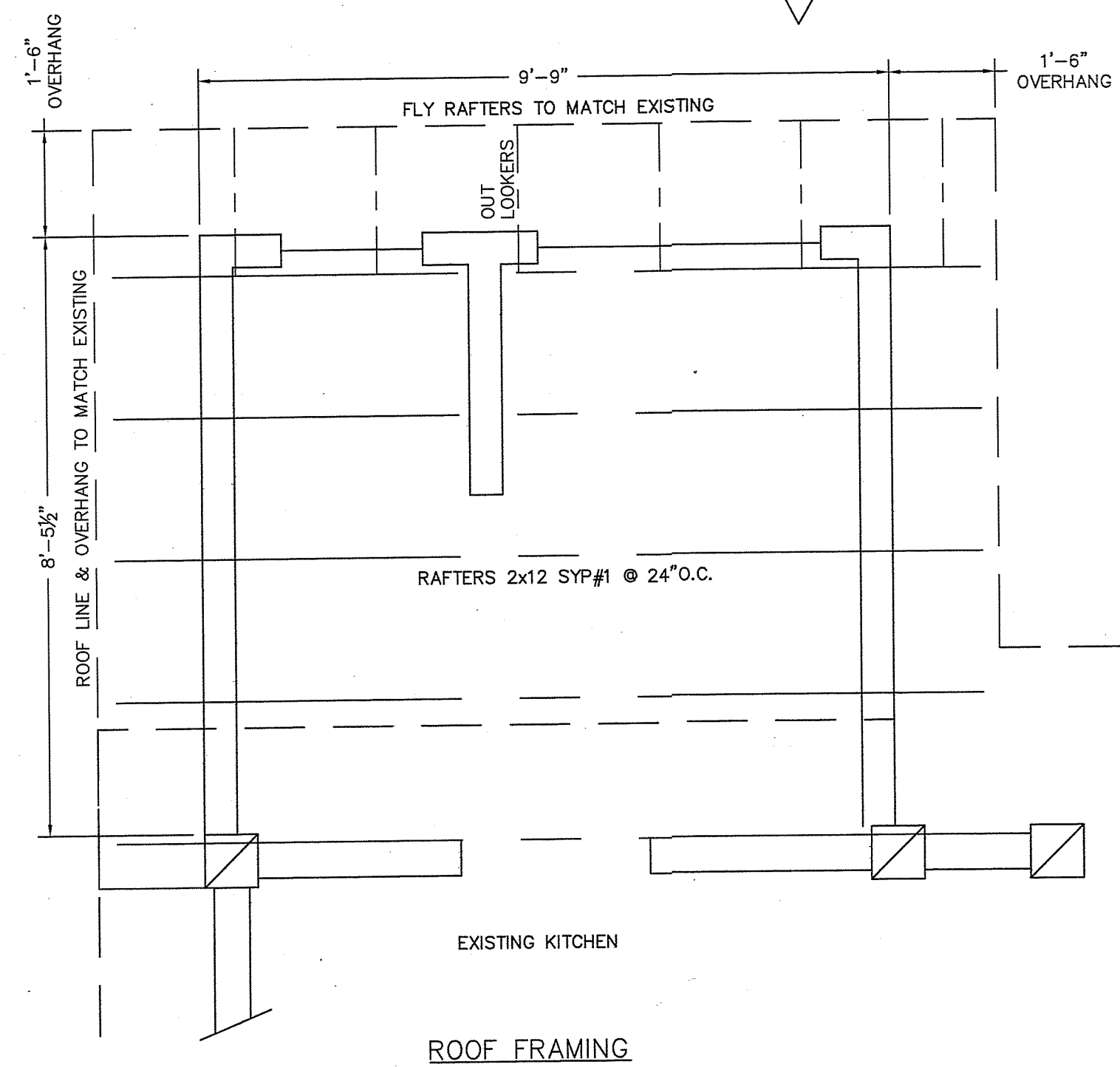
FOUNDATION PLAN



SECTION A-A



WALL FRAMING
OPTION FOR BATHROOM FLOOR PLAN



ROOF FRAMING

ARC. COMMITTEE NOTES:

- AREA/SIZE:
 - EXISTING SQ FT OF PAVILION IS 736.14 SQ FT
 - AREA OF ADDITION IS 76 SQ FT
 - TOTAL ENCLOSED IS 812.14 SQ FT
- PEAK HEIGHT TO MATCH EXISTING ROOF HEIGHT, WHICH IS ~13'-6" ABOVE GRADE.
- IMPERVIOUS AREA ON LOT
- NO ADDITION OF IMPERVIOUS AREA.
- FOR FINISHED SURFACES AND MATERIALS, SEE SCOPE OF WORK BELOW.
- DIMENSIONS CLEAR OF PROPERTY LINES NOTED IN SITE PLAN.

SCOPE OF WORK:

- VERIFY ALL SET BACKS AND EXISTING DIMENSIONS.
- FOUNDATION & CONCRETE SLAB TO BE INSTALLED, 2,000 #/SQ FT BEARING CAPACITY ASSUMED. IF POOR SOILS ARE ENCOUNTERED, CONTACT THE ENGINEER.
- FRAME NEW STRUCTURE w/ TIE DOWN TO FOUNDATION AS PRESCRIBED.
- FINISH ROOFING TO MATCH EXISTING.
- ROUGH IN:
 - MECHANICAL - EXHAUST FAN
 - ELECTRICAL - LIGHTS, SWITCHES, RECEPTACLES
 - PLUMBING - TOILET, SHOWER, SINK
- INSULATE AND INSTALL T&G SPRUCE/PINE CEILING AND BOARD AND BATTEN WALLS.
- INTERIOR FLOORING HARD WOOD TILE.
- EXTERIOR ROOF TO MATCH EXISTING.
- SIDING ON ADDITION TO MATCH EXISTING
- GUTTERS: TO MATCH EXISTING
- TRIM-OUT ALL
- PUNCH LIST AND HAND-OVER

DESIGN BY:

S LATELL, PE

DRAWN BY:

E JOYNER

DATE:

16-JUN-2025

PROJECT NO.

25-676

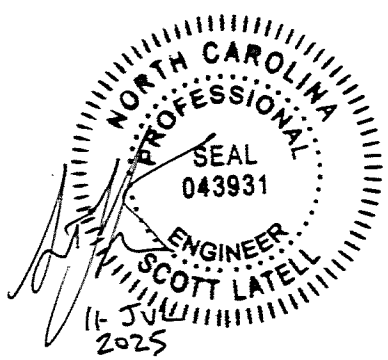
DRAWING:

25-676-101

REV.UPDATE TO WINDOW

HEIGHT (AFF)

11-JUL-2025



SCALE: APPROX.

1/2" = 1'-0"

Mountain Falls Lot #37

BATHROOM ADDITION TO
EXISTING PAVILION

Engineering of Brevard, PLLC
PO Box 202
Brevard, NC 28712
(828) 553-8979

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Scott Latell, PE
#043931