



TOWN OF BLACK MOUNTAIN BOARD OF ADJUSTMENT

May 21, 2026


REGULAR MEETING AGENDA

Time: 6:00 PM

Town Hall Council Chambers | 160 Midland Avenue, Black Mountain, NC 28711

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1. CALL TO ORDER

1.A. Welcome

1.B. Determination of Quorum

2. ADOPTION OF AGENDA

2.A. Motion: To adopt the agenda as presented [or as amended]

3. ADOPTION OF MINUTES

3.A. Motion: To adopt the minutes of April 16, 2026, as written [or as amended]

4. OLD BUSINESS

5. NEW BUSINESS

5.A. Approval of Variance Order - 200 Montreat Road

5.B. Variance Request - 301 Chapel Road

- 6. COMMUNICATION FROM ZONING BOARD OF ADJUSTMENT**
- 7. COMMUNICATION FROM STAFF**
- 8. ADJOURNMENT**



**Town of Black Mountain
Board of Adjustment**

May 21, 2026

Regular Session Agenda

Time: 6:00 pm

Town Hall Council Chambers | 160 Midland Avenue, Black Mountain, NC 28711

I. CALL TO ORDER

- **Welcome**
- **Determination of Quorum**

II. ADOPTION OF AGENDA

- **Motion:** To adopt the agenda as presented [or as amended]

III. ADOPTION OF MINUTES

- **Motion:** To adopt the minutes of April 16, 2026, as written [or as amended]

IV. UNFINISHED BUSINESS

V. NEW BUSINESS

- Approval of Variance Order – 200 Montreat Road
- Variance Request – 301 Chapel Rd

VI. COMMUNICATION FROM BOARD OF ADJUSTMENT

VII. COMMUNICATION FROM STAFF

VIII. ADJOURNMENT

**TOWN OF BLACK MOUNTAIN
BOARD OF ADJUSTMENT**

The Black Mountain Board of Adjustment held its regular meeting on Thursday, April 16, 2026, at 6:00 p.m. in Town Hall at 160 Midland Avenue, Black Mountain, North Carolina.

I. CALL TO ORDER

The meeting was called to order with the following members present:

Nicole Stallings
John Hines
Linda Brinson
David Barley
Mary Hall
Ted Rausch, Alternate

Staff:

Jennifer Tipton, Senior Admin
Russell Cate, Planner I/Zoning Administrator

The meeting was called to order at 6:00 p.m. and duly constituted and opened for business with a quorum of five (5) regular members.

II. ADOPTION OF AGENDA

Jennifer Tipton added two items to the agenda. Election of officers will be agenda item number one and approval of the order for the appeal of 1114 Montreat Road will be agenda item number three. Nicole Stallings made a motion to adopt the agenda as amended. The motion was seconded by John Hines and approved by a vote of 5-0.

III. ADOPTION OF MINUTES

Nicole Stallings made a motion to adopt the minutes of March 19, 2026, as written. The motion was seconded by John Hines and approved by a vote of 5-0.

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. Election of Officers

Mary Hall nominated Nicole Stallings for chair. With no further nominations, John Hines seconded the nomination, and it was approved by a vote of 5-0.

Mary Hall nominated John Hines for vice chair. With no further nominations, Linda Brinson seconded the nomination, and it was approved by a vote of 5-0.

2. Variance Request – 200 Montreat Road

Jennifer Tipton swore in all parties with standing and parties wishing to seek standing.

Board of Adjustment Regular Meeting
April 16, 2026

Jennifer Graham, 99 First Street, just said that she was in attendance in support of the variance. Based on this information, Ms. Graham was not granted standing.

No board member reported any ethical concerns or conflicts of interest. The parties had no objection to the sitting panel.

Chair Nicole Stallings opened the evidentiary hearing.

Russell Cate gave a summary of the staff report. The property is zoned UR-8 and has a rear setback requirement of fifteen feet. The applicants are seeking a reduction in the rear setback of two feet, five inches. The property has no slope, is not in a floodplain or floodway, and does not have a stream on the property. The house was built in 1936 and has three bedrooms and one bathroom.

Emily Greenwalt and Tom ?, representing the applicants, stated that the actual variance request is two feet, eight inches, after doing more measurements. Ms. Greenwalt passed out a packet of material that included a rendering of the addition in relation to the setback and some current pictures of the property. The packet was admitted into evidence. The addition is for a master bathroom and a closet. Some existing concrete will have to be removed but there will still be two parking spaces. The stairs on the back side will come towards the street when completed. The requested variance is the minimum that the applicants are requesting.

Chair Stallings made a motion to close the evidentiary hearing. The motion was seconded by John Hines and approved by a vote of 5-0.

The board discussed the request and noted that the applicants are seeking to preserve the original home by adding on rather than demolishing and rebuilding. The board also noted that the applicants asked for the minimum variance request.

The board found the following findings of fact:

1. That unnecessary hardship does result from the strict application of the regulations because the house as it sits is right at the minimum rear setback of fifteen feet.
2. The hardship does result from conditions that are peculiar to the property because of the size of the lot being smaller than others in the surrounding area as well as the position of the house on the lot.
3. The hardship does not result from actions taken by the applicant or the property owner because the house was built in 1936 and was in the existing location when purchased.
4. The requested variance is consistent with the spirit, purpose, and intent of the regulations such that public safety is secured and substantial justice is achieved because the applicants have requested the minimum variance possible and they are allowed to add on to their house as others in the surrounding area have been able to do.

John Hines made the following motion:

Board of Adjustment Regular Meeting
April 16, 2026

Accordingly, I further move the board to Grant the requested variance for 2’8” from the rear setback in accordance with and only to the extent represented in the application and plans and subject to the following conditions:

- That the addition be no higher than one-story

The motion was seconded by Nicole Stallings and approved by a vote of 5-0.

3. Approval of Order – 1114 Montreat Road Appeal

Chair Nicole Stallings made a motion to approve the order dismissing the appeal of 1114 Montreat Road as written. The motion was seconded by John Hines and approved by a vote of 5-0.

VI. COMMUNICATION FROM BOARD OF ADJUSTMENT

Nicole Stallings asked if the board can continue hearings if they feel that they need more time to review the evidence of a case. Jennifer Tipton said that yes, the board can continue a hearing if they feel that they need more information to make a decision but noted that the continuation has to be made to a date and time certain and the meeting cannot be adjourned.

David Barley asked if there were still plans to merge the Planning Board and Board of Adjustment. Ms. Tipton said that at this time, no plans to merge the boards are being considered until a new town manager is in place.

Mary Hall asked if there were specific requirements for the signage that gets posted on the properties. Ms. Tipton said that there is not, but that staff are looking into different types of signage and including QR codes.

VII. COMMUNICATION FROM STAFF

None.

VIII. ADJOURNMENT

With no further business, the meeting was adjourned at 6:54 p.m.

Prepared by:

Nicole Stallings, Chair

Jennifer Tipton, Senior Admin

Board of Adjustment Regular Meeting
April 16, 2026

TOWN OF BLACK MOUNTAIN
COUNTY OF BUNCOMBE

BEFORE THE BLACK MOUNTAIN
BOARD OF ADJUSTMENT

In the Matter of the Application of)
Steve and Shanna Greenwalt for a)
Variance for Property at 200 Montreat Rd)
PIN #0619-37-1631.00000)

ORDER

THIS CAUSE, coming on before the Board of Adjustment for the Town of Black Mountain on April 16, 2026, upon the application of Steve and Shanna Greenwalt, to reduce the rear setback at 200 Montreat Road in Black Mountain, PIN #0619-37-1631.00000, which is Plat Book 0182 at Page 0060, Buncombe County Registry.

Emily Greenwalt, Representative for Applicants, appeared to present their case.

Jennifer Tipton, Senior Admin, and Russell Cate, Zoning Administrator, appeared for Town Staff, and five members and one alternate of the Board of Adjustment were in attendance.

The Board of Adjustment, having heard and considered the testimony of Town Staff and the Applicants, and having considered all the evidence presented by Town Staff and the Applicants and the statements and arguments of the Applicant, makes the following.

FINDINGS OF FACT

1. The Board of Adjustment has jurisdiction over this matter pursuant to Section 1.7.3 of the Land Use Code (the "LUC").
2. Proper notice of this meeting and hearing of the Board of Adjustment was provided as required by the Town ordinances and the state law.
3. Applicants Steve and Shanna Greenwalt are the owners of property located at 200 Montreat Road, Black Mountain, North Carolina, which has the current PIN number of 0619-37-1631.00000 as shown on the Buncombe County Tax Maps, also being Plat Book 0182 at Page 0060, Buncombe County Registry.
4. The property is zoned UR-8.
5. The property is .17 acres.
6. The property has a single-family dwelling that was constructed in 1936.
7. Chapter 4, Section 4.7.14, Dimensional Requirements by Zoning District, provides the setbacks for the UR-8 district.

8. The rear setback requirement is 15 feet.
9. The Applicants are requesting to build a master bath and closet addition.
10. The current single-family dwelling is exactly 15 feet from the rear setback.
11. To be granted a variance, the Applicant is required to prove all of the following:
 - (1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
 - (2) The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
 - (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with the knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
 - (4) The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. (N.C.G.S. Section 160D-705; Section 1.7.3E. of the LUC.)
12. There are unnecessary hardships that would result from the strict application of the ordinance because the house as it sits is right at the minimum rear setback of fifteen feet.
13. The hardship results from conditions that are peculiar to the property such as location, size or topography because of the size of the lot being smaller than others in the surrounding area as well as the position of the house on the lot.
14. The hardship does not result from actions taken by the property owner because the house was built in 1936 and was in the existing location when purchased.
15. The requested variance is consistent with the spirit, purpose, and intent of the regulations such that public safety is secured, and substantial justice is achieved because the applicants have requested the minimum variance possible and they are allowed to add on to their house as others in the surrounding area have been able to do.

BASED UPON THE FOREGOING FINDINGS OF FACT, THIS BOARD, by a vote of 5-0, concludes that the Applicants should be granted a variance to reduce the rear setback of 15 feet by 2'8" leaving a rear setback of 12'4".

IT IS NOW THEREFORE, ORDERED, that the Applicants are granted a variance to reduce the rear setback of 15 feet by 2'8" leaving a rear setback of 12'4" for 200 Montreat Road.

This the ____ day of _____, 2026.

Nicole Stallings, Chair

If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Buncombe County within 30 days after the date of this order is served on you. See Section 1.7.2 of the Land Use Code, Appeals from Decisions of the Board of Adjustment, in the Town of Black Mountain Code of Ordinances.



Record Report for Variance #VAR-26-0002

Record Overview

Record Number: VAR-26-0002

Record Type: Variance

Record Status: In Progress

Record Submitted At: Monday April 20, 2026

Record Address: 301 CHAPEL RD, 28711

Record Owner: Jennifer Tipton

Record Applicant: Jesse Langlais

Form Submission

Owner:

Jerry Sayre

207 Furches St.

Raleigh, NC 27607

jerrysayre@gmail.com, (919) 607-0145

Section Number(s): 43-48

Section Title(s): Residential Dwellings

Subsection letter(s) and/or number(s): (a)

Subsection Title(s): Driveway Size?

So that the below mentioned property can be used in a manner indicated by the plan attached to this form, or if the plan does not adequately reveal the nature of the variance, as more fully described herein (if applying for a variance in dimensional requirements, state the revised setbacks or height limitations desired below): :

I've been told that my proposed driveway apron width will be too large. It would finish out at 33', including the flares at either side. It's sizing is due to it's location in proximity to the entrance of Black Mountain Estates. We want to make this one apron with an 8" break halfway filled with stone.

Parcel Number: 070070495700000

Current Zoning: CR-1

Acreage: 0.532

Average Slope %: 32.07

Use of Property: Single family residence

Petitioner Signature:

Signed in GovWell: Monday April 20, 2026, 2:51pm

Indicate how an unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. :

For one, this architect designed, essentially the same sized parking deck and apron, on a house up the road from the

property, with no issues regarding sizing.

The apron leads to a parking deck that has been sized and built to accommodate two vehicles.

Indicate how the hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public may not be the basis for granting a variance.:

The proximity of this parking area is very close to the median separating the entrance from the exit into Black Mountain Estates and requires a larger apron so the residents can easily make the turn into the driveway.

Indicate how the hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.:

We were not aware that there was a sizing restriction of 20' or less. Seeing how the architect built the same parking deck on a house up the street it was assumed that we would be able to match that design.

Indicate how the requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.:

I don't see any issues regarding public safety to extend the driveway apron the amount that it needs to be extended. We merely are making the apron larger than the ordinance maximum by a nominal amount.

Generated Documents

No documents generated

Activity History

Email

April 21, 2026, 10:52am

Subject: #VAR-26-0002 | Thank You For Your Payment (Jerry Sayre) (301 CHAPEL RD, 28711)

To: Jesse Langlais

Email

April 21, 2026, 10:52am

Subject: #VAR-26-0002 | New Task - Mail notice of meeting to property (Jerry Sayre) (301 CHAPEL RD, 28711)

To: Jennifer Tipton

Payment

April 21, 2026, 10:52am

Jesse Langlais paid fees in the amount of \$674.16.

Email

April 20, 2026, 3:01pm

Subject: #VAR-26-0002 | Payment is Required (Due on 4/20/26) (Jerry Sayre) (301 CHAPEL RD, 28711)

To: Jesse Langlais

Payment

April 20, 2026, 3:01pm

Jennifer Tipton requested fees in the amount of \$674.16.

Email

April 20, 2026, 3:00pm

Subject: #VAR-26-0002 | New Task - Add Fees (Jerry Sayre) (301 CHAPEL RD, 28711)

To: Jennifer Tipton

Email

April 20, 2026, 3:00pm

Subject: #VAR-26-0002 | Update On Your Submission (Jerry Sayre) (301 CHAPEL RD, 28711)

To: Jesse Langlais

Status Changed

April 20, 2026, 3:00pm

From: Submitted

To: In Progress

Application Review Completed

April 20, 2026, 3:00pm

Jennifer Tipton reviewed the application and marked it as complete.

Email

April 20, 2026, 2:44pm

Subject: #VAR-26-0002 | New Task - Review Application (Jerry Sayre)

To: Jennifer Tipton

Email

April 20, 2026, 2:44pm

Subject: #VAR-26-0002 | Black Mountain: Submission Received and Status Tracker (Jerry Sayre)

To: Jesse Langlais

Record Submitted

April 20, 2026, 2:44pm

Jesse Langlais submitted the application.



Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

NOTICE OF EVIDENTIARY HEARING FOR VARIANCE REQUEST

Date: May 1, 2026

To: Property Owners within 200 feet of the subject property located at:
301 Chapel Rd

RE: Evidentiary Hearing for Variance Application #VAR-26-0002

Dear Property Owner,

Please be advised that an application for a Variance has been filed with the Black Mountain Planning and Development Office concerning the property at 301 Chapel Rd. This notice is being sent to you because your property is adjacent to or within two hundred feet (200') of the subject property as required by the Town of Black Mountain Land Use Code Section 1.7.1 (D)(3).

Applicant Information:

- Applicant Name: Jerry Sayre

Property Information:

- Property Address: 301 Chapel Rd
- Parcel Identification Number: 0700-70-4957.00000
- Current Zoning: CR-1
- Ordinance Section: Chapter 43, Article III, Driveways, Section 43-48, Residential Dwellings, (a)
- Variance Requested for: increase required driveway width of 22' to 33' with and 8" break halfway filled with stone

Evidentiary Hearing Details:

An evidentiary hearing will be held to consider this application. All interested parties are encouraged to attend.

- Date: May 21, 2026
- Time: 6:00 p.m.
- Location: Council Room, Town Hall, 160 Midland Avenue, Black Mountain, NC 28711

How to Learn More:



Town of Black Mountain

160 Midland Avenue ♦ Black Mountain, North Carolina 28711
Phone: 828-419-9300 ♦ Fax: 828-669-2030 ♦ TDD: 1-800-735-5962

- Review the Application:
<https://blackmountainnc.v8.civicclerk.com/Meetings/Agenda?id=718>
- Contact the Planner: Russell Cate ♦ 828-419-9373 ♦ russell.cate@tobm.org

Purpose of a Variance:

Variations are intended to provide limited relief from regulations in those cases where the strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed under the development regulations and in a way that the spirit of the zoning regulations shall be preserved, public safety and welfare secured, and substantial justice achieved.

The meeting is open to the public.

Sincerely,

Jennifer Tipton
Senior Admin/Clerk to Board of Adjustment
Town of Black Mountain Planning and Development Department

VAR-26-0002 - 301 Chapel Road					
Name	Address	City	State	Zip	PIN
Eamonn McGonigal	29 The Only Way	Fairview	NC	28730	70061907200000
Eamonn McGonigal	29 The Only Way	Fairview	NC	28730	70070199500000
Michael Bush; Jessica Bush	314 Chapel Rd	Black Mountain	NC	28711	70070369400000
Robert Osmundsen; Diane Osmundsen	306 Chapel Rd	Black Mountain	NC	28711	70070371800000
Jeremy Sayre; Amanda Sayre	207 Furches St	Raleigh	NC	27607	70070495700000
Jeremy Sayre; Amanda Sayre	207 Furches St	Raleigh	NC	27607	70070581400000
Erica Kane; Joshua Kane	4900 Red Brick Run	Sanford	FL	32771	70070679300000
Jan Ganesh; Sleva Ganesh	11 Country Rd W	Boynton Beach	FL	33436	70070691800000
James Parker; Phyllis Parker	207 Chapel Rd	Black Mountain	NC	28711	70070796800000
Christopher Melvin; Catherine Melvin	30 Bethel Dr	Black Mountain	NC	28711	70071411600000
Edward Germann; Vicki Germann	34 Bethel Dr	Black Mountain	NC	28711	70071611800000
Denora Stone	46 Bethel Dr	Black Mountain	NC	28711	70071727100000

**Town of Black Mountain Staff Report
Board of Adjustment**

Case No: V-26-02

Case Name: 301 Chapel Rd.

Hearing Date: May 21, 2026

Procedure: Variance Evidentiary Hearing

Address of Variance Request:

301 Chapel Road

Black Mountain, NC 28711

Property ID Number (PIN): 070070495700000

Applicant:

Jerry Sayre

207 Furches St.

Raleigh, NC 27607

Request:

The applicant is seeking a variance from the residential driveway width limit of 20 feet in order to install a driveway with a width of 33 feet. The 33 feet includes the flares at either side of the driveway as well as an eight-inch, stone-filled break at the midpoint. The applicant notes that the driveway sizing is due to its location in proximity to the entrance of Black Mountain Estates.

Town Staff:

Jennifer Tipton, Clerk to Board of Adjustment

Russell Cate, Planner 1/Zoning Administrator

I. SUMMARY OF REQUEST

The applicant is seeking a variance to permit a driveway wider than the residential driveway width limit of 20 feet.

Section 43-48 (Residential Dwellings) of Article III (Driveways) of Chapter 43 (Streets, Sidewalks and Other Public Places) of the Code of Ordinances is:

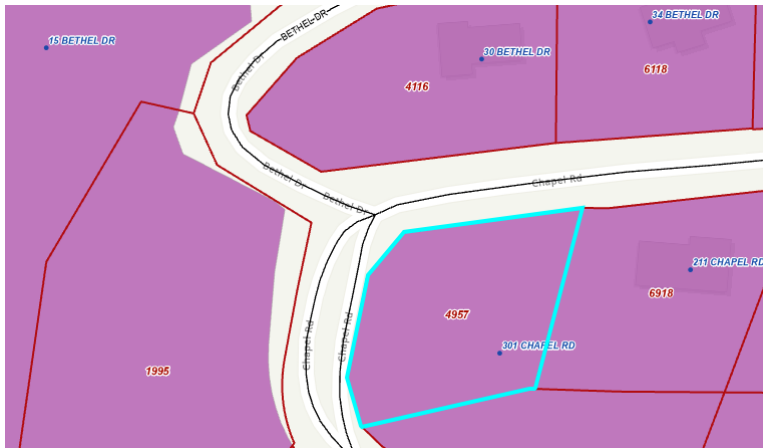
- (a) No driveway for a residence shall exceed 20 feet at the outer or street edge of the driveway.
- (b) Residences shall not have more than two driveways. If two driveways are installed, there shall be no less than ten linear feet separating the two driveways.
- (c) Driveways for residences shall also comply with section 43-47(e): No driveway apron shall extend out into the street farther than the face of the curb, and under no circumstances shall such driveway apron extend into the gutter area.
- (d) All radii of curves of driveways where the same meets the curb shall comply with the requirements as indicated in the Town of Black Mountain Standards and Details Manual.

II. PROCESS – REQUIRED CITY APPROVALS

In addition to this variance, the applicant will need to obtain zoning compliance approval and a building permit that demonstrates compliance with all applicable standards of the Zoning Ordinance and the North Carolina Building Codes.

III. ZONING AND LAND USE

The property is in the Conservation Residential (CR-1) zoning district. This clip is from Buncombe GIS (*4957 is the subject property*):



Surrounding lots:

	North	South	East	West
Adjacent Zoning Designation	CR-1	CR-1	CR-1	CR-1
Adjacent Land Uses	Single-family home	Vacant lot	Single-family home	Vacant lot

The *Purpose and Intent* of the CR-1 zoning district is:

The conservation residential district is established to protect areas in which the principal use of the land is residential or agricultural and where steep slopes or other environmental features make it more suitable for large lot development, conservation development and the preservation of open space.

Reference: Section 4.7.1 (Conservation Residential District – CR-1) of Chapter 4 (Zoning).

Existing Conditions

According to the Buncombe County Property Record Card for 301 Chapel Road, the lot size is .52 acre. The overall slope of the lot is 32.07 percent (according to <https://www.mapwnc.org/find-slope-for-parcel>).

Below is a clip from Buncombe GIS with the 5 Foot Contours and 2020 – DFIRM Flood Data layers turned on (the property does not have any NC DEQ-classified surface waters and is not in the 100-year flood zone). 4957 is the subject property. Note: image is Post Helene 2024.



Photo taken on 4/22/2026:



IV. NOTIFICATION

Notice of the variance request and hearing was mailed to all property owners within 200 feet of the project site. Public notice was posted on the Town bulletin board and on the Town of Black Mountain website on May 1, 2026. Legal notice appeared in *Black Mountain News* the weeks of May 7, 2026, and May 14, 2026. The property was posted with a notice listing the time and date of the hearing.

V. ANALYSIS

The context of the variance request is a driveway.

Per Section 2.1.4 of the Land Use Code, a permit is required before work is begun and a permit shall not be issued until the town zoning administrator has provided authorization that the proposed structure is in compliance with the zoning district in which it is located.

Section 1.7.3 (A) of the Land Use Code states that the board of adjustment shall authorize upon application in specific cases such variance from the terms of the town's land use code as will not be contrary to the public interest and where owing to special conditions, a literal enforcement of the provisions of the town ordinances will, in an individual case, result in practical difficulty or unnecessary hardship. Variances are not intended to provide limited relief from regulations in those cases where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of land in a manner otherwise allowed in the land use code and in a way that the spirit of the town regulations shall be preserved, public safety and welfare secured, and substantial justice done.

Town staff has determined that the applicants' request to hear the variance is in accordance with Section 1.7.1 (A).

PROJECT PARTICIPANTS

OWNER:
JERRY & MANDY SAYRE

ARCHITECT:
HARDING HUEBNER, PLLC
573 FAIRVIEW RD SUITE 1
ASHEVILLE, NC 28803
828 333 9018 OFFICE
SCOTT@HARDINGHUEBNER.COM

LANDSCAPE ARCHITECT:
OSGOOD LANDSCAPE ARCHITECTURE
1 HAYWOOD ST SUITE 467
ASHEVILLE, NC 28801
828 527 6466 OFFICE
MARK@OSGOODLA.COM

CONTRACTOR:
PAINTED BUCKEYE BUILDERS, LLC
573 FAIRVIEW RD SUITE 21B
ASHEVILLE, NC 28803
828 215 7368 (MOBILE)
PATRICK@PAINTEDBUCKEYEBUILDERS.COM

STRUCTURAL ENGINEER:
KLOESEL ENGINEERING, PA
8 MAGNOLIA AVE #100
ASHEVILLE, NC 28801
828 255 0780 (EXT 100)
DANIEL@KLOESEL-ENGINEERING.COM

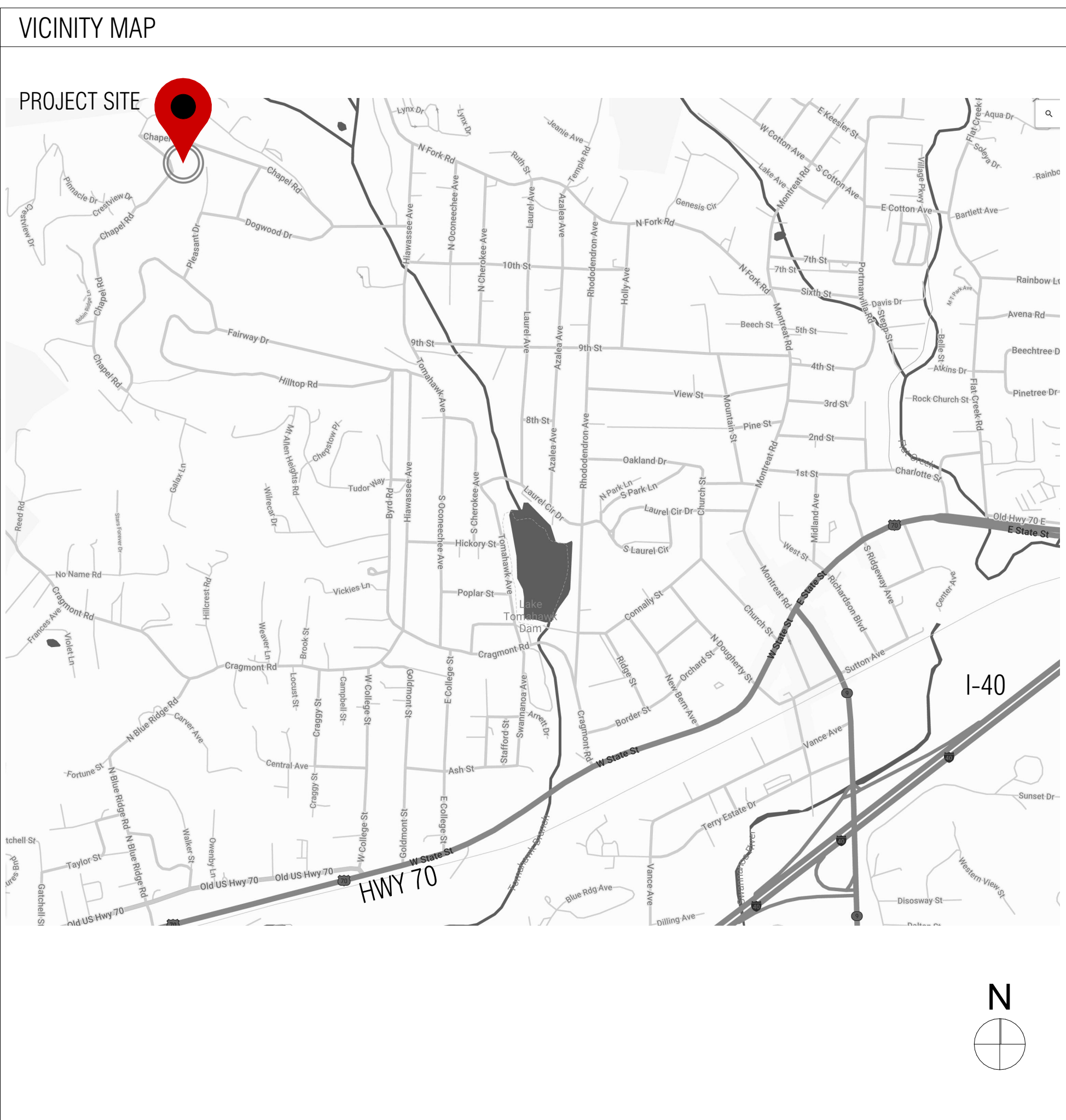
PROJECT INFO & LOCATION

301 CHAPEL RD
BLACK MOUNTAIN, NC 28711

PROPERTY TAX I.D. #(P.I.N.) 070070495700000

AREA TABULATION

CONDITIONED:	
LOWER LEVEL	630 SF
MAIN LEVEL	784 SF
TOTAL CONDITIONED	1,414 SF
UNCONDITIONED:	
DECK	95 SF
SCREENED PORCH	110 SF
ENTRY BRIDGE	163 SF
TOTAL UNCONDITIONED	368 SF



DRAWING INDEX

SHEET	SHEET TITLE	PRICING	PERMIT	CONSTRUCTION
A0.0	COVER SHEET	2/12/25	7/11/25	7/31/25
A0.1	SCHEDULES	2/12/25	7/11/25	7/31/25
A0.2	ASSEMBLIES		7/11/25	7/31/25
A1.0	SURVEY	2/12/25	7/11/25	7/31/25
A1.1	SITE PLAN	2/12/25	7/11/25	7/31/25
A2.0	LOWER LEVEL FLOOR PLAN	2/12/25	7/11/25	7/31/25
A2.1	MAIN LEVEL FLOOR PLAN	2/12/25	7/11/25	7/31/25
A2.2	ROOF PLAN	2/12/25	7/11/25	7/31/25
A3.0	EXTERIOR ELEVATIONS	2/12/25	7/11/25	7/31/25
A4.0	BUILDING SECTIONS	2/12/25	7/11/25	7/31/25
A4.1	BUILDING SECTIONS	2/12/25	7/11/25	7/31/25
A4.2	BUILDING SECTIONS / ELEVATIONS	2/12/25	7/11/25	7/31/25
A5.0	INTERIOR ELEVATIONS			7/31/25
A5.1	INTERIOR ELEVATIONS			7/31/25
A5.2	INTERIOR ELEVATIONS			7/31/25
A5.3	INTERIOR ELEVATIONS			7/31/25
E1.0	LOWER LEVEL ELECTRICAL PLAN			7/31/25
E1.1	MAIN LEVEL ELECTRICAL PLAN			7/31/25
S0.1	STRUCTURAL NOTES		7/11/25	7/31/25
S1.1	FOUNDATION PLAN	2/12/25	7/11/25	7/31/25
S1.2	LOWER LEVEL FLOOR FRAMING PLAN	2/12/25	7/11/25	7/31/25
S1.3	MAIN LEVEL FLOOR FRAMING PLAN	2/12/25	7/11/25	7/31/25
S1.4	ROOF FRAMING PLANS	2/12/25	7/11/25	7/31/25
S2.1	FOUNDATION DETAILS AND SECTIONS	2/12/25	7/11/25	7/31/25
S3.1	STEEL FRAMING SECTIONS AND DETAILS	2/12/25	7/11/25	7/31/25
S3.2	FLOOR FRAMING SECTIONS AND DETAILS	2/12/25	7/11/25	7/31/25
S3.3	FLOOR & FRAMING SECTIONS & DETAILS		7/11/25	7/31/25
S4.1	ROOF FRAMING SECTIONS & DETAILS		7/11/25	7/31/25
S5.1	SCHEDULES AND MISC. DETAILS	2/12/25	7/11/25	7/31/25

ABREVIATIONS

AC	acoustic	FOS	face of studs	PR	pair
ACT	acoustic ceiling tile	FP	face of wall	PSF	pounds per sq. ft.
AD	access door	FRP	fire reinforced panel	PSL	pounds per sq. in.
ADJ	adjacent	FRZR	freezer	PTD	parallel strand lumber
AFF	above finish floor	F.S.	footing step	PVC	painted
ALT	alternate	FS	frame size	QT	polyvinylchloride
ALUM	aluminum	FT	foot/feet	R	quarry tile
AP	access panel	FTG	footing	R	riser
BEV	beveled	FUT	future	RAD	radius
BLDG	building	GA	gauge	REG	register
BO	bottom of	GALV	galvanized	REQD	required
BM	beam	GC	general contractor	RET	return
BLKG	blocking	GL	glass, glazing	REV	revised/revision(s)
BRD	board	GLWB	gypsum wall board	RO	rough opening
BRG	bearing	H	high, height	SAFB	sound attenuating fiberglass
BYD	beyond	HD HT	head height	SAF	self-adhering flashing
CAB	cabinet	HDWD	hardwood	SAM	self-adhering membrane
CER	ceramic	HDWR	hardware	SAN	sanitary
CJ	control joint	HM	hollow metal	SP	square foot/feet
CLO	closet	HORIZ	horizontal	SIM	similar
CLG	ceiling	HC	handicapped	SLNT	slant
CLR	clearance	HVAC	heating, ventilation & air conditioning	SPF	spruce/pine/fir
CMU	concrete masonry unit(s)	INSUL	insulation	SS	stainless steel
COL	column	INT	interior	STD	standard
COMP	composite	KD	kiln dried	STL	steel
CONC	concrete	LAV	lavatory	SUSP	suspend(ed)
CONT	continuous	LCC	lead coated copper	SYP	southern yellow pine
DEMO	demolish/demolition	LVL	laminated veneer lumber	T	tread
DTL	detail	LVR	lower	T&G	tongue and groove
DF	drinking fountain	LVR	lower	TELE	telephone
DIM	dimension	MAX	maximum	THRU	through
DISP	dispenser	MDF	medium density fiberboard	TO	top of
DMT	dismountable	MDO	medium density overlay	TOB	top of beam
DN	down	MECH	mechanical	TOD	top of decking
DNSP	downspout	MEMB	membrane	TOF	top of footing
DWG	drawing(s)	MFR	manufacturer	TOPL	top of plate
DWR	drawer	MIN	minimum	TOS	top of slab
EA	each	MISC	miscellaneous	TOSTL	top of steel
EJ	expansion joint	MO	masonry opening	TOW	top of wall
EL	elevation	MLDG	moulding	TRTD	pressure treated wood
ELEC	electric(al)	MR	moisture resistant	TYP	typical
ELEV	elevator	MRGWB	moisture resistant gypsum wall board	UL	unfinished
EQ	equipment	MTD	mounted	UNF	unless noted otherwise
EQUIP	existing	MTL	metal	UNO	varies
EXIST	expansion	NIC	not in contact	VAR	vapor barrier
EXP	exterior	NOM	nominal	VB	vinyl composition tile
EXT	floor drain	NTS	not to scale	VCT	vertical
FD	fire extinguisher cabinet	OC	on center(s)	VERT	with
FEC	finish face	OFCI	owner furnished/contractor installed	WC	water closet
FF	fixed glass	OD	outside diameter	WD	wood
FG	finish(ed)	OPNG	opening	WDW	window
FIN	finished floor	OSB	oriented strand board	WG	wire glass
FIN FLR	floor	OPP	opposite	W/O	without
FLR	flooring	PAN	panel	WP	waterproof(ing)
FLG	flashing	PARTN	partition	WR	water resistant
FLSH	foundation	P/E	pre-engineered	WRB	water resistant barrier
FNDN	face of concrete	PERF	perforated	WWF	welded wire fabric
FO	face of masonry	PLAM	plastic laminate		
FOC		PLBG	plumbing		
FOM		PLYWD	plywood		
		POLY	polyethelene		
		PNBD	panelboard		

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE LOCAL AND NATIONAL CODES.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. ALL DIMENSIONS ARE TO FACE OF FRAMING AND CONC./MASONRY WALLS UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
5. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING BACKING AND JACKS REQUIRED FOR INSTALLATION.
6. VERIFY LOCATOIN OF ALL EXISTING UTILITIES AND SLEEVING. CAP, MARK, AND PROTECT AS NECESSARY TO COMPLETE THE WORK.
7. PROVIDE AS-BUILT PLAN OF ALL UTILITY LOCATIONS.
8. ALL WOOD IN CONTACT WITH CONCRETE/MASONRY TO BE PRESSURE TREATED.
9. SERVICE WATER PIPES IN UNHEATED SPACES TO BE INSULATED.

FRAMING NOTES

1. ALL FRAMING SPANS SHOWN IN DRAWINGS TO BE VERIFIED BY LUMBER SUPPLIER OR LICENSED ENGINEER. FACTORING MEMBER SIZES, BEAM DEPTH, WOOD SPECIES AND GRADE. LUMBER SUPPLIER TO OFFER ALTERNATE LUMBER SIZE AND SPECIFICATION WHERE NECESSARY WHILE KEEPING WITH THE ARCHITECT'S INTENT. MEMBERS DESIGNATED ON OR SCALED FROM THIS DOCUMENT ARE FOR DESIGN INTENT ONLY.
2. GENERAL CONTRACTOR TO COORDINATE FRAMING WITH MECHANICAL SYSTEMS, PLUMBING, OR OTHER REQUIRED BUILDING COMPONENTS.
3. GENERAL CONTRACTOR TO COORDINATE FRAMING COMPLIANCE WITH NORTH CAROLINA BUILDING CODE.
4. WOOD FLOOR JOISTS SHOULD BE DOUBLED UNDER INTERIOR PARTITION WALLS WHERE WALL IS PARALLEL TO FRAMING; CONTINUOUS BLOCKING TO BE PROVIDED WHERE WALLS ARE PERPENDICULAR. OTHER SOLUTIONS MAY BE SPECIFIED BY PRODUCT MANUFACTURER.
5. RAFTER SIZES SHOULD BE SIZED TO ACCOMODATE CHOSEN ROOFING MATERIAL. CONTRACTOR TO COORDINATE.
6. RAFTERS SHOULD BE DOUBLED AT WOOD FRAMED CHIMNEY BEARING. LOADING OF CHIMNEY WITH MASONRY VENEER REQUIRES A LOAD PATH TO FOUNDATION SEPARATE FROM ROOF RAFTERS.
7. ALL FRAMING TO BE 2X6 UNLESS OTHERWISE NOTED.

ENERGY CONSERVATION CODE INSULATION REQUIREMENTS

ENERGY CONSERVATION CODE INSULATION REQUIREMENTS

2018 NORTH CAROLINA ENERGY CONSERVATION CODE (2015 IECC w/NC AMENDMENTS)

NC CLIMATE ZONE 4A

MINIMUM INSULATION COMPONENT VALUES TO MEET OR EXCEED:
 WINDOW VALUE: .35
 SKYLIGHT U-VALUE: .55
 SHGC: .30
 CEILING R-VALUE: R-38
 WOOD-FRAMED WALL R-VALUE: R-15
 MAS. WALL R-VALUE: R-5 (INSUL. TO OUTSIDE)
 FLOOR R-VALUE: R-19
 BASEMENT R-VALUE: R-10
 SLAB R-VALUE: R-10

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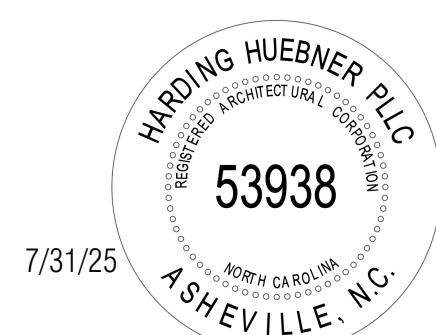
Project Name & Address:
 SAYRE CABIN
 301 CHAPEL RD
 BLACK MOUNTAIN, NC 28711

Project Number:
 24.07

Issued For:
 CONSTRUCTION

Issue Date:
 31 JULY 2025

Revision #:



COVER SHEET

A0.0

SAYRE CABIN - DOOR SCHEDULE				
NO.	TYPE	OPERATION	DOOR SIZE	NOTES
002-1	WD-1	POCKET	2'-8" x 7'-0"	SEE DETAIL E1 FOR DR TRIM
003-1	WD-1	POCKET	2'-6" x 7'-0"	SEE DETAIL E1 FOR DR TRIM
003-2	WD-1	POCKET	2'-6" x 7'-0"	SEE DETAIL E1 FOR DR TRIM
004-1	WD-1	SWINGING	2'-6" x 7'-0"	SEE DETAIL E1 FOR DR TRIM
004-2	GL-1	DOUBLE ACTING	2'-4" x 7'-0"	GLASS SHOWER DOOR
005-1	WD-1	POCKET	2'-8" x 7'-0"	SEE DETAIL E1 FOR DR TRIM
006-1	WD-1	POCKET	2'-8" x 7'-0"	SEE DETAIL E1 FOR DR TRIM
007-1	WD-1	SWINGING	2'-8" x 7'-0"	EZ-JAMB
103-1	WD-1	SWINGING	2'-6" x 7'-0"	DOOR FINISH TO MATCH WALL, CONCEALED HARDWARE
104-1	WD-1	SWINGING	2'-6" x 7'-0"	DOOR FINISH TO MATCH WALL, CONCEALED HARDWARE

SAYRE CABIN - WINDOW SCHEDULE			
NO.	OPERATION	FRAME SIZE	NOTES
002-2	OUTSWING PATIO DOOR	3'-0" x 7'-0"	
005-2	OUTSWING PATIO DOOR	3'-0" x 7'-0"	
101-1	INSWING PATIO DOOR	3'-0" x 7'-0"	
101-2	OUTSWING PATIO DOOR	2'-8" x 7'-0"	
105-1	OUTSWING PATIO DOOR	2'-8" x 7'-0"	
L1A	FIXED	4'-0" x 2'-0"	
L1B	FIXED	4'-0" x 6'-11 1/2"	
L2	FIXED	3'-0" x 1'-11 1/2"	
L3	FIXED	3'-0" x 1'-11 1/2"	
L4A	FIXED	4'-0" x 1'-10 1/2"	
L4B	FIXED	4'-0" x 7'-1"	
L5	FIXED	2'-0" x 8'-11 1/2"	
L6	FIXED	4'-2" x 3'-4 1/2"	
L7	FIXED	6'-4 1/2" x 3'-4 1/2"	
L8	FIXED	4'-1 1/2" x 7'-9"	
L9	FIXED	3'-6 1/2" x 7'-9"	
L10	FIXED	5'-6 1/2" x 7'-9"	
M1A	AWNING	5'-3 1/4" x 2'-1"	
M1B	FIXED	5'-3 1/4" x 8'-4 3/4"	
M2A	AWNING	5'-3 1/4" x 2'-1"	
M2B	FIXED	5'-3 1/4" x 8'-4 3/4"	
M3A	AWNING	5'-4 1/4" x 2'-1"	
M3B	FIXED	5'-4 1/4" x 8'-4 3/4"	
M4A	AWNING	5'-4 1/4" x 2'-1"	
M4B	FIXED	5'-4 1/4" x 8'-4 3/4"	
M5A	AWNING	5'-3 1/4" x 2'-1"	
M5B	FIXED	5'-3 1/4" x 8'-4 3/4"	
M6A	AWNING	5'-3 1/4" x 2'-1"	
M6B	FIXED	5'-3 1/4" x 8'-4 3/4"	
M7A	FIXED	2'-6" x 8'-4 7/8"	TRAPEZOID FRAME
M7B	FIXED	2'-6" x 2'-1"	
M8A	FIXED	5'-4 1/4" x 3'-1 1/8"	TRAPEZOID FRAME
M8B	FIXED	2'-8 1/4" x 7'-0 3/4"	
M9	FIXED	4'-2" x 8'-7 1/2"	
M10	FIXED	4'-2 1/2" x 8'-7 1/2"	
M11	FIXED	2'-0" x 8'-7 1/2"	
M12	FIXED	3'-6" x 8'-7 1/2"	
M13	FIXED	4'-7 1/2" x 8'-7 1/2"	
M14	FIXED	7'-3 1/4" x 2'-6"	
M15	FIXED	3'-7 3/4" x 7'-0"	
M16	FIXED	2'-0" x 7'-0"	SIDE LIGHT
M17	FIXED	2'-8" x 3'-5 13/16"	TRAPEZOID FRAME

ASI 6 12/25

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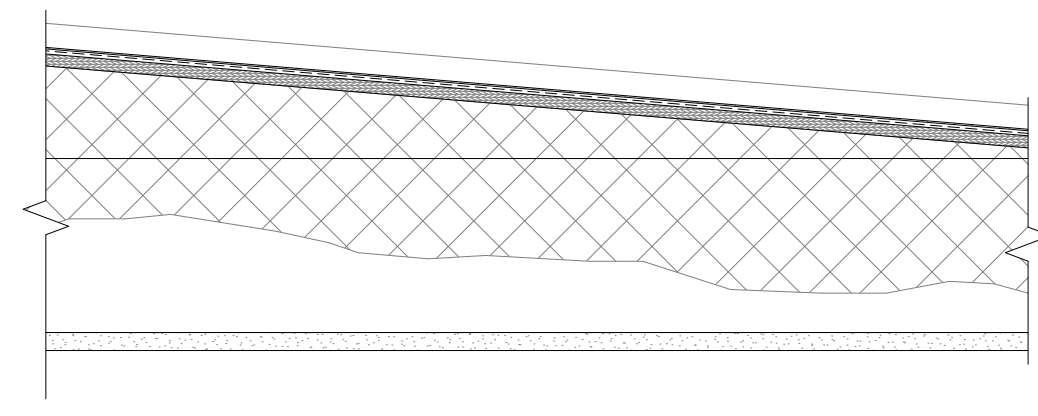
7/31/25



7/31/25

SCHEDULES

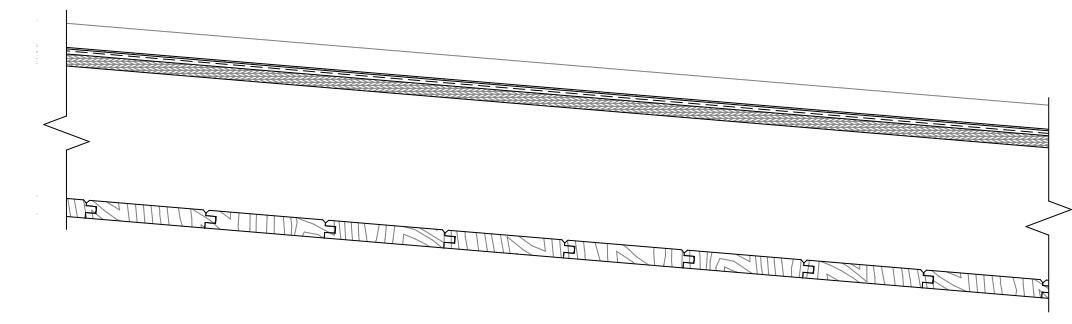
A0.1



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

STANDING SEAM MTL ROOF
W.R.B.
ROOF SHEATHING
2x FURRING
2x6 FRAMING (SEE STRUCT)
SPF INSUL (OPEN CELL)
CLG FIN

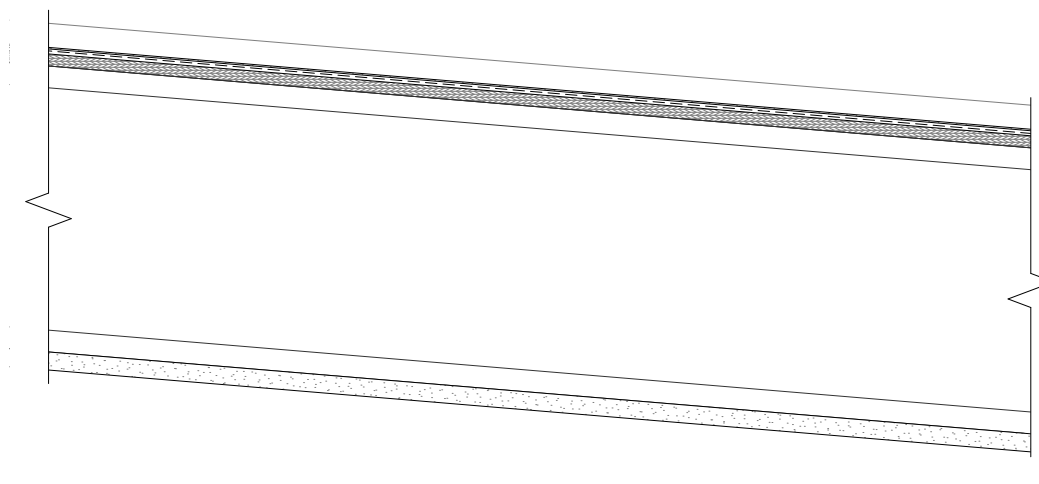
R4 ROOF ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

STANDING SEAM MTL ROOF
W.R.B.
ROOF SHEATHING
2x6 RAFTER TAILS (SEE STRUCT)
SOFFIT

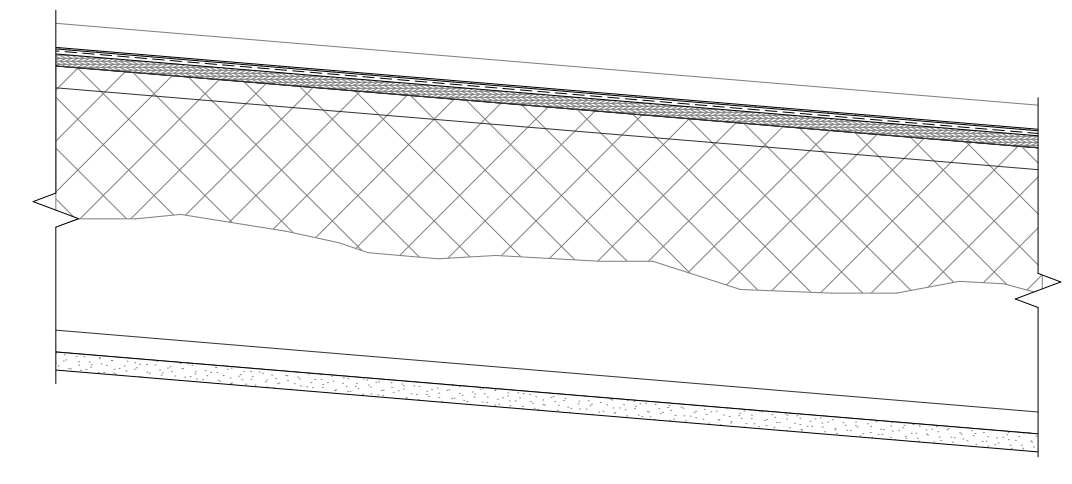
R3 ROOF ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

STANDING SEAM MTL ROOF
W.R.B.
ROOF SHEATHING
11 7/8" TJI FRAMING (SEE STRUCT)
CLG FIN

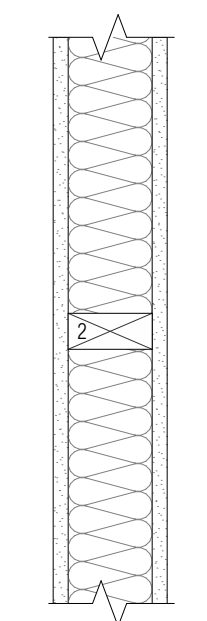
R2 ROOF ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

STANDING SEAM MTL ROOF
W.R.B.
ROOF SHEATHING
11 7/8" TJI FRAMING (SEE STRUCT)
SPF INSUL (OPEN CELL)
CLG FIN

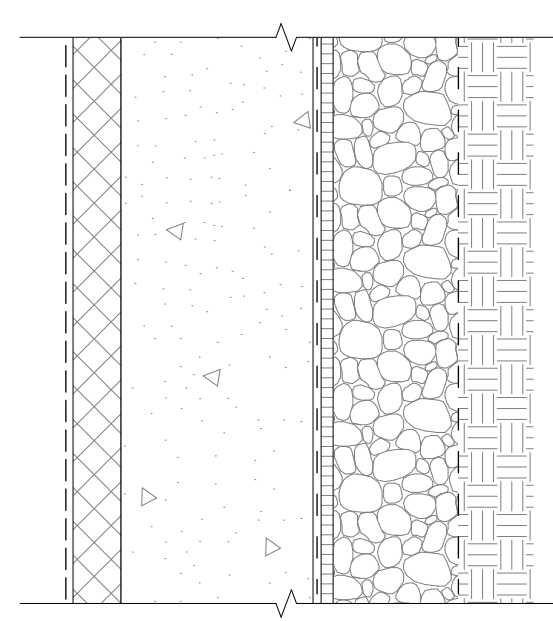
R1 ROOF ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

INTERIOR WALL FIN
2x4, 2x6, OR 2x8 FRAMING (SEE PLANS)
ACOUSTIC BATT INSUL (WHERE APPLICABLE)
INTERIOR WALL FIN

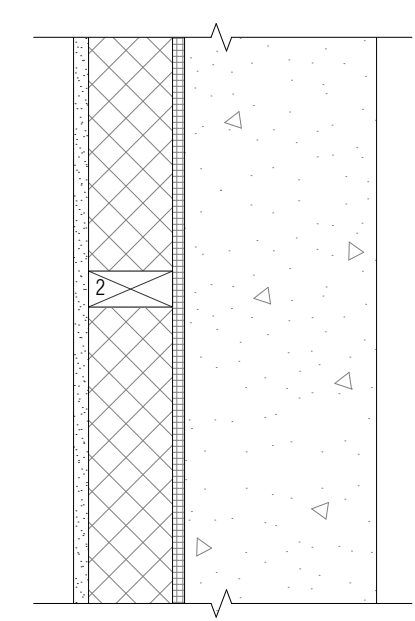
W4 WALL ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

VAPOR BARRIER
2" RIGID INSUL
CONC FIN WALL (SEE STRUCT)
WATERPROOFING
PROTECTION BOARD
WASHED GRAVEL
FILTER FABRIC

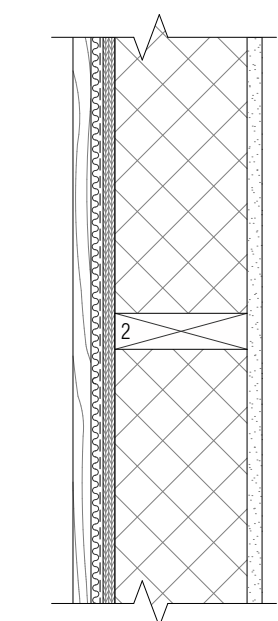
W3 WALL ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

INTERIOR WALL FINISH
2x4 FRAMING
SPF INSUL (OPEN CELL)
1/2" RIGID INSUL
CONC FIN WALL (SEE STRUCT)

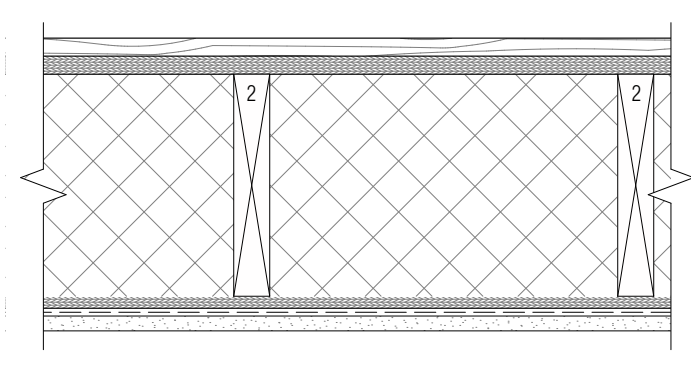
W2 WALL ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

EXT SIDING
1/4" DRAINAGE MAT
W.R.B.
1/2" WALL SHEATHING
2x4 OR 2x6 FRAMING (SEE PLANS)
SPF INSUL (OPEN CELL)
INTERIOR WALL FIN

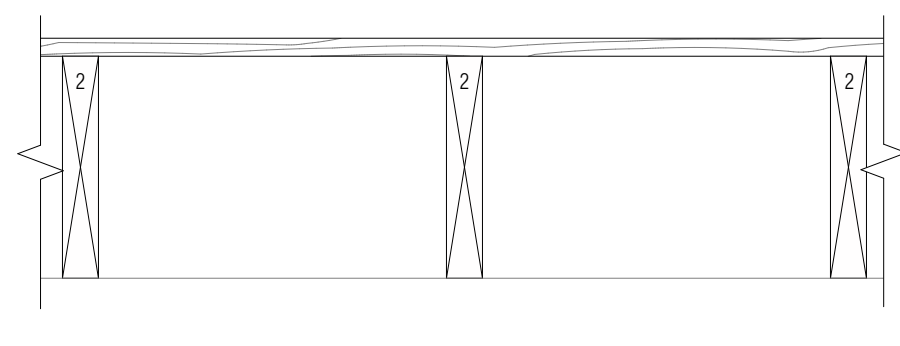
W1 WALL ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

FIN FLR
3/4" FLR SHEATHING
2x10 FRAMING (SEE STRUCT)
SPF INSUL (OPEN CELL)
1/2" SHEATHING
W.R.B.
EXTERIOR SOFFIT

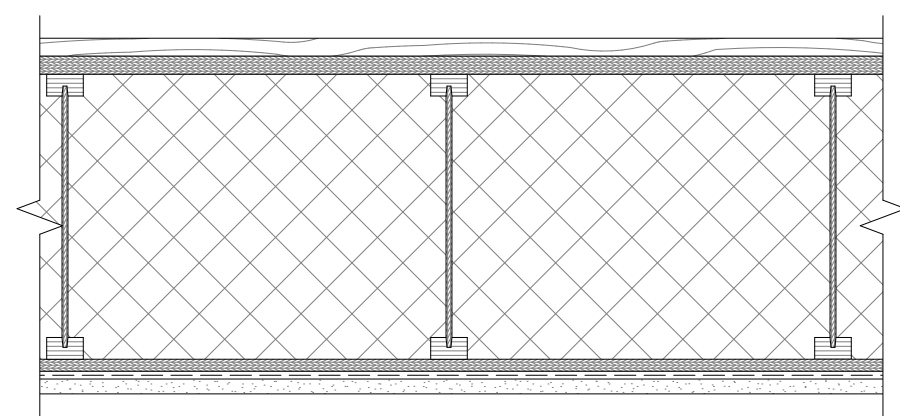
S5 FLOOR ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

1x WD DECKING
2x P.T. FRAMING (SEE STRUCT)

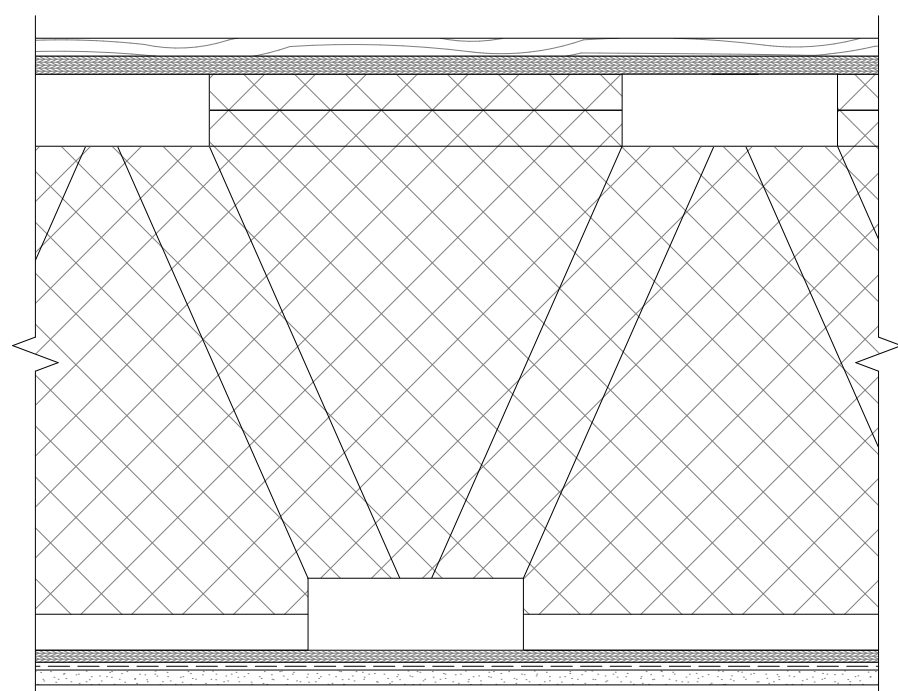
S4 FLOOR ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

FIN FLR
3/4" FLR SHEATHING
TJI FRAMING (SEE STRUCT)
SPF INSUL (OPEN CELL)
1/2" SHEATHING
W.R.B.
EXTERIOR SOFFIT

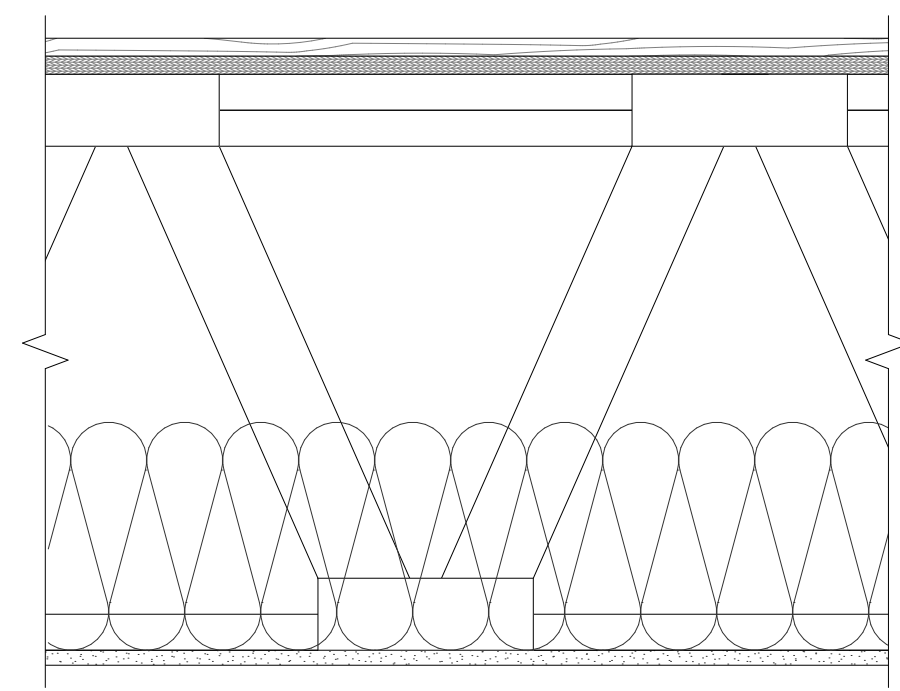
S3 FLOOR ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

FIN FLR
3/4" FLR SHEATHING
FLR TRUSS (SEE STRUCT)
SPF INSUL (OPEN CELL)
1/2" SHEATHING
W.R.B.
EXTERIOR SOFFIT

S2 FLOOR ASSEMBLY



SEE DETAILS AND SCHEDULES TO CONFIRM ALL FINISHES AND THICKNESSES

FIN FLR
3/4" FLR SHEATHING
FLR TRUSS (SEE STRUCT)
ACOUSTIC BATT INSUL
5/8" CLG

S1 FLOOR ASSEMBLY

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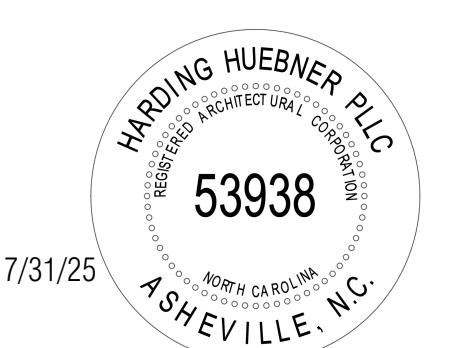
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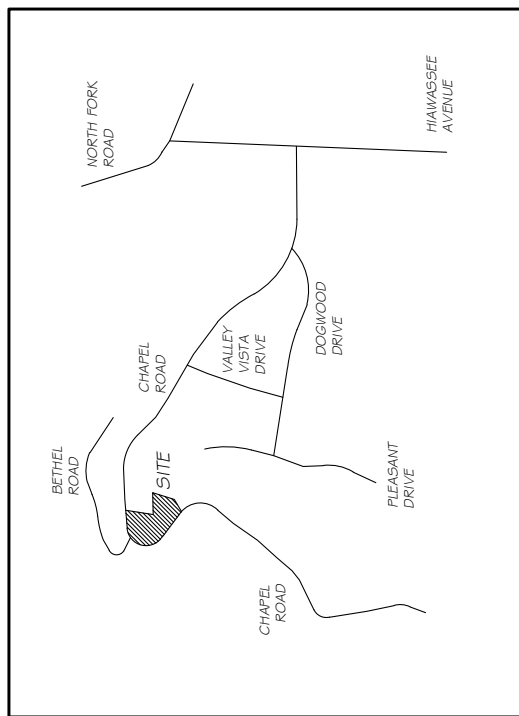
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ASSEMBLIES

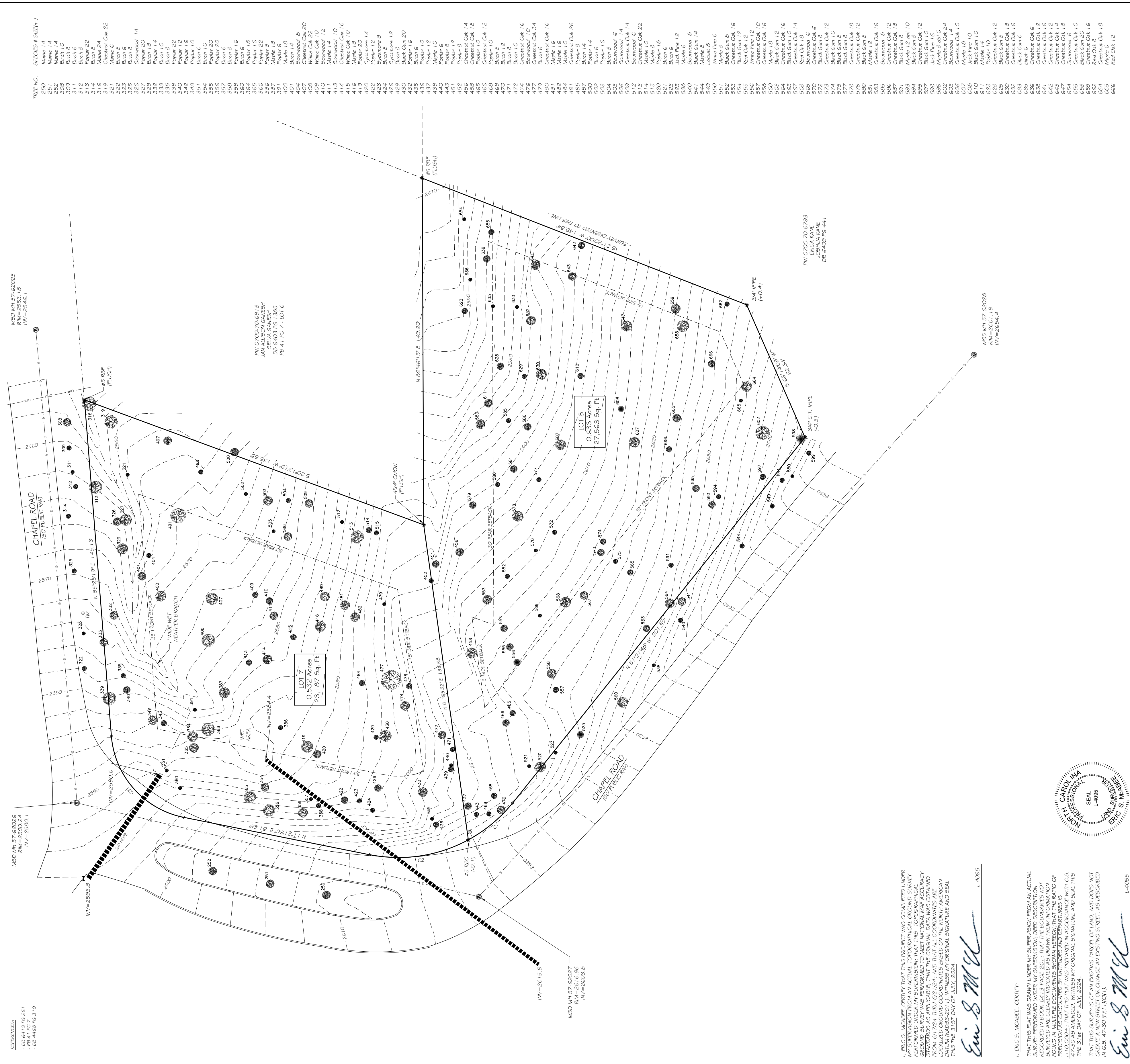
A0.2



INSPIRE POINT COUNT TABLE with columns for DATE, POINTS, CHANGES, and TOTAL.

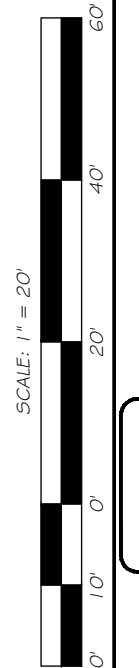
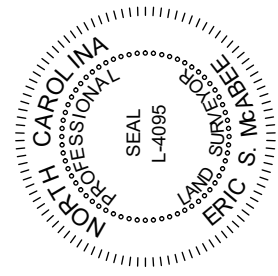
- LEGEND & ABBREVIATIONS: RB= BATH BOOK, PS= PAGE, etc.

NOTES: 1) THIS PROPERTY IS NOT LOCATED IN A SPECIAL-TAXED HAZARD AREA AS OF 7/31/2025... 2) PROPERTY SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD...



SPOTS & DISTANCES table listing spot numbers and their corresponding distances.

ERIC S. MCBEE, CREFTY: THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY... I, ERIC S. MCBEE, CREFTY: L-4295



MCABEE & ASSOCIATES, P.A. PROFESSIONAL LAND SURVEYING. Eric S. Mcabee, PLS, Telephone: (828) 628-1294, Fax: (828) 628-1294.

Table with columns: DATE, PROJECT #, DRAWING #, DRAWN BY, SCALE.

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY OF THE PROPERTIES OF: JEREMY REGAN SAYRE & AMANDA JOY SAYRE (BEING LOTS 7 & 8 OF PB 41 PG 7 - SPRING HILLS SUBDIVISION)

Table with columns: NO., DATE, DESCRIPTION.

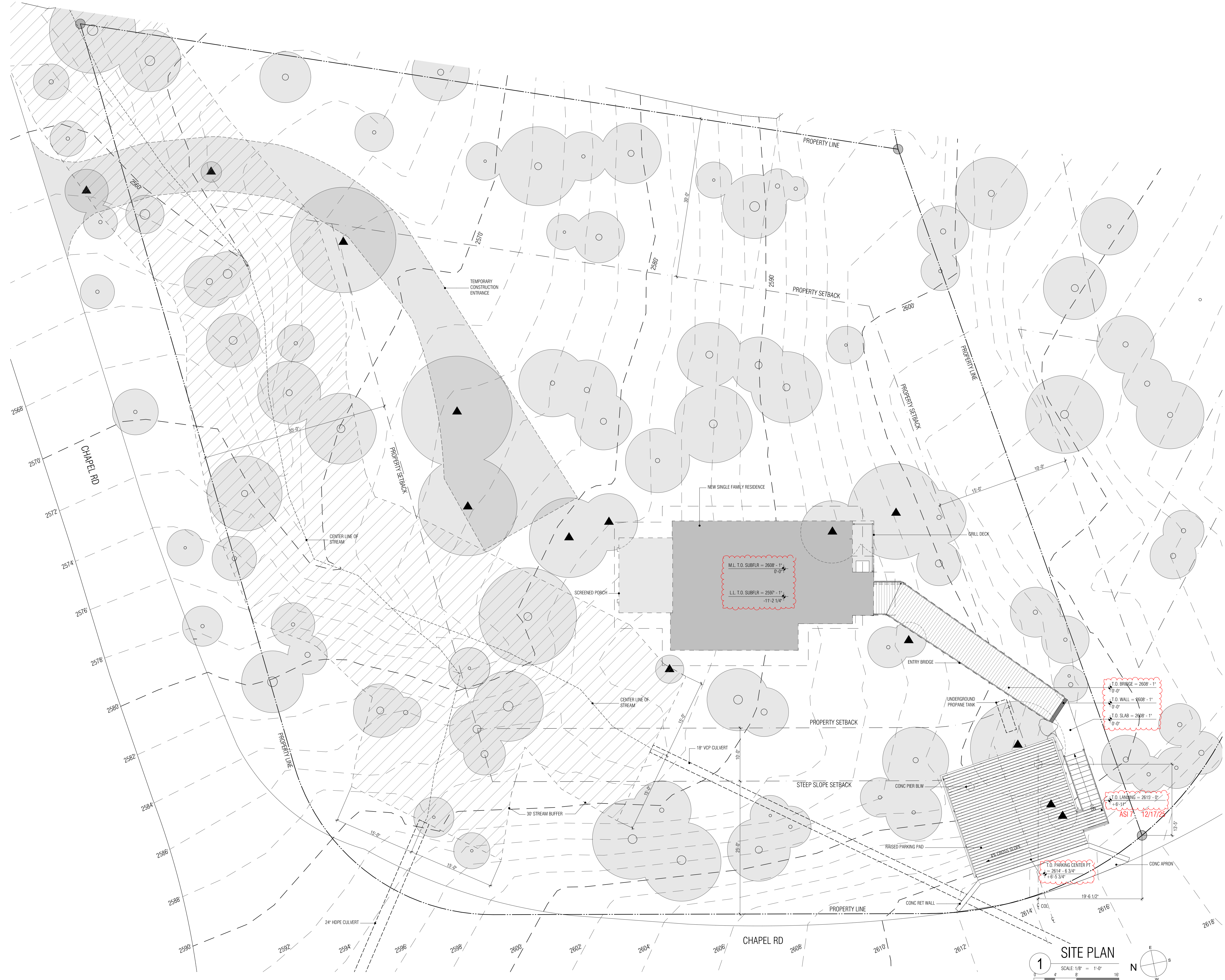
BLACK MOUNTAIN TOWNSHIP, SWAIN COUNTY, N.C.

HARDING HUEBNER 573 fairview road / suite 1 asheville nc 28803 828.333.9018 www.hardinghuebner.com

Project Name & Address: SAYRE CABIN 301 CHAPEL RD BLACK MOUNTAIN, NC 28711 Project Number: 24.07 Issued For: CONSTRUCTION Issue Date: 31 JULY 2025 Revision #:



A1.0



- LEGEND**
- EXISTING ROAD
 - - - PROPERTY LINE
 - - - SETBACK LINE
 - - - EXISTING CONTOUR
 - - - EXISTING MAJOR CONTOUR
 - - - REVISED CONTOUR
 - EXISTING TREE TO REMAIN
 - ▲ EXISTING TREE TO BE REMOVED
 - - - W - - - UNDERGROUND WATER LINE
 - - - C - - - UNDERGROUND CABLE / TV LINE
 - - - S - - - UNDERGROUND SANITARY SEWER LINE
 - - - G - - - UNDERGROUND GAS
 - - - GE - - - UNDERGROUND GEOTHERMAL
 - - - E - - - UNDERGROUND ELECTRICAL
 - - - T - - - TIGHTLINE DRAINAGE LINE
 - - - X X - - - FENCE

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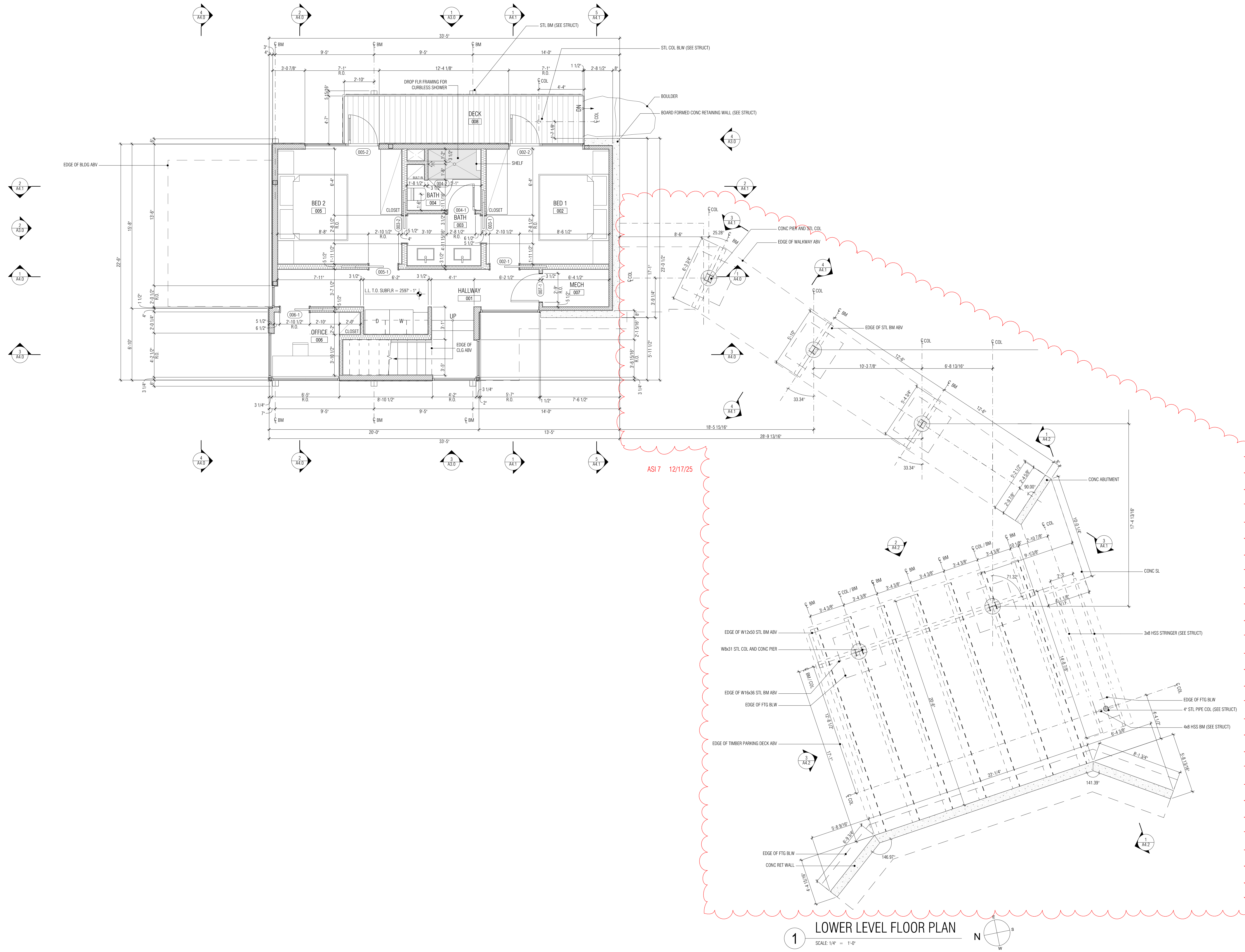
Revision #:
 ASI 7 12/17/25



SITE PLAN

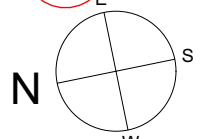
A1.1

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



ASI 7 12/17/25

1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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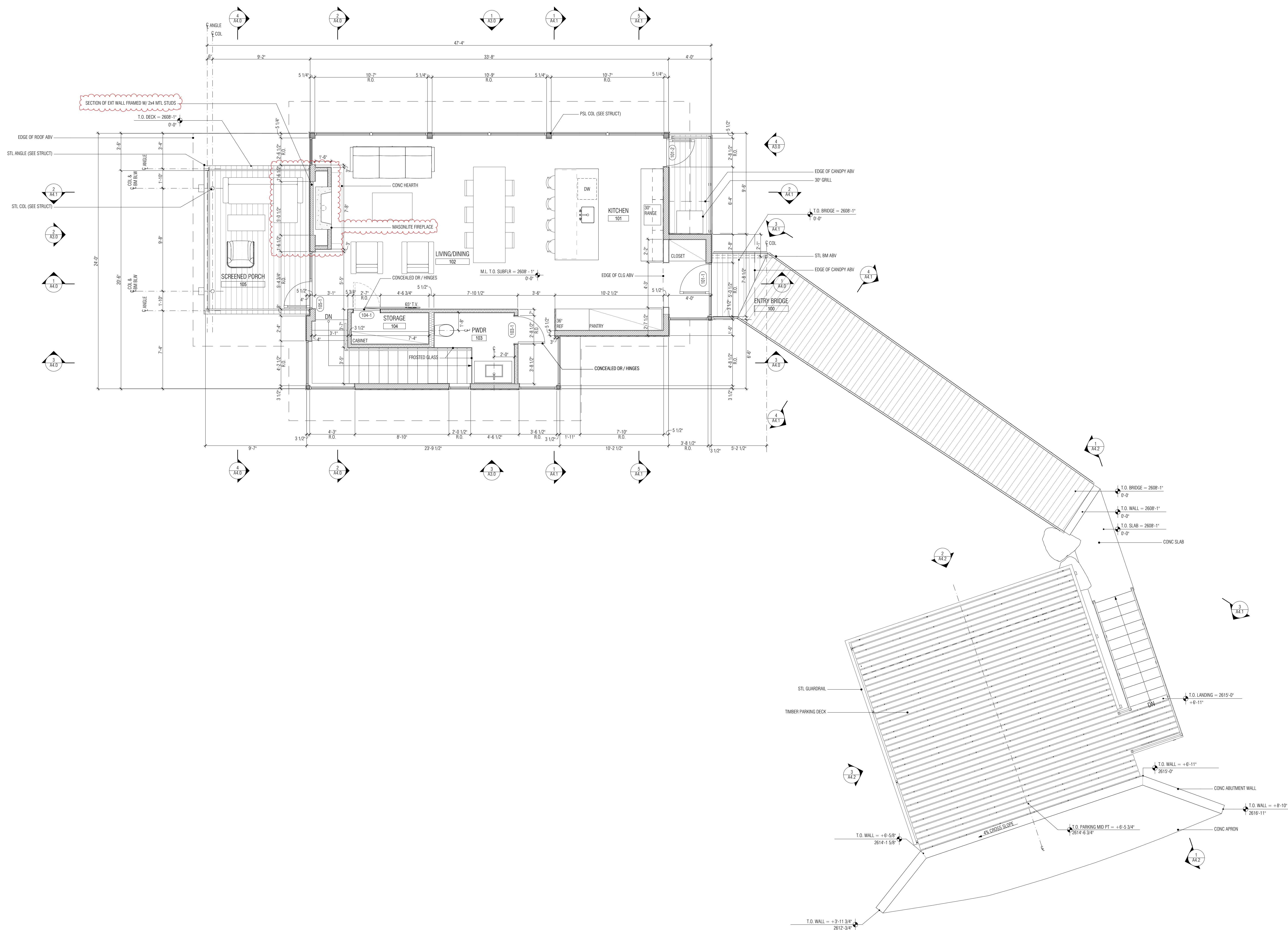
Project Number:
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LOWER LEVEL FLOOR PLAN

A2.0



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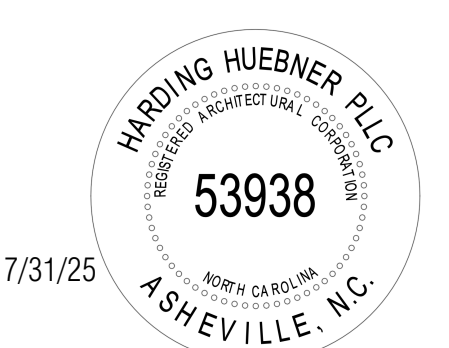
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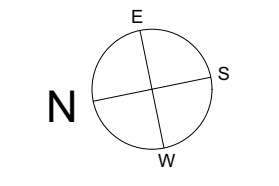
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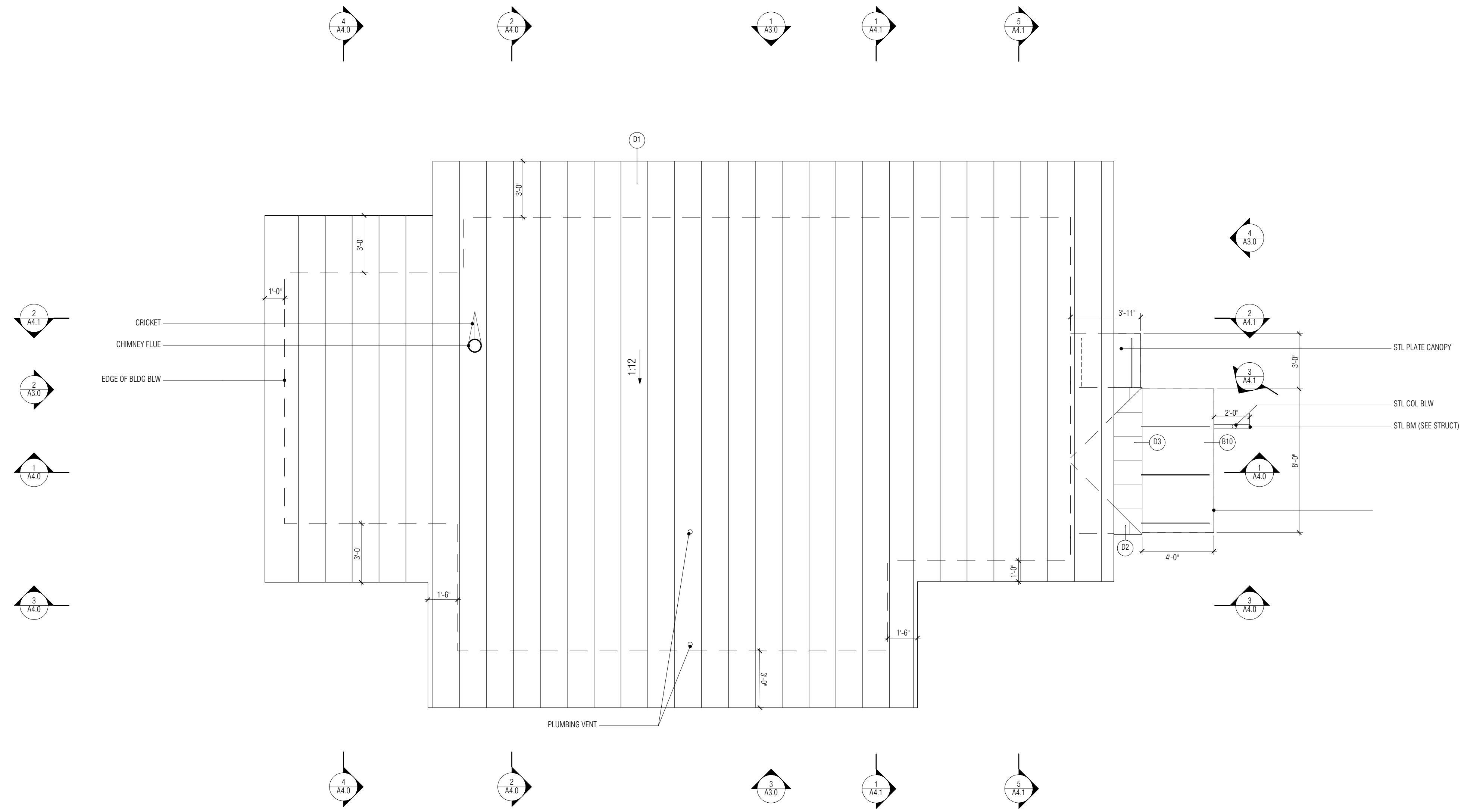


1 MAIN LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



MAIN LEVEL FLOOR PLAN

A2.1



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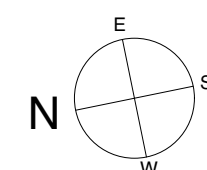
ROOF PLAN

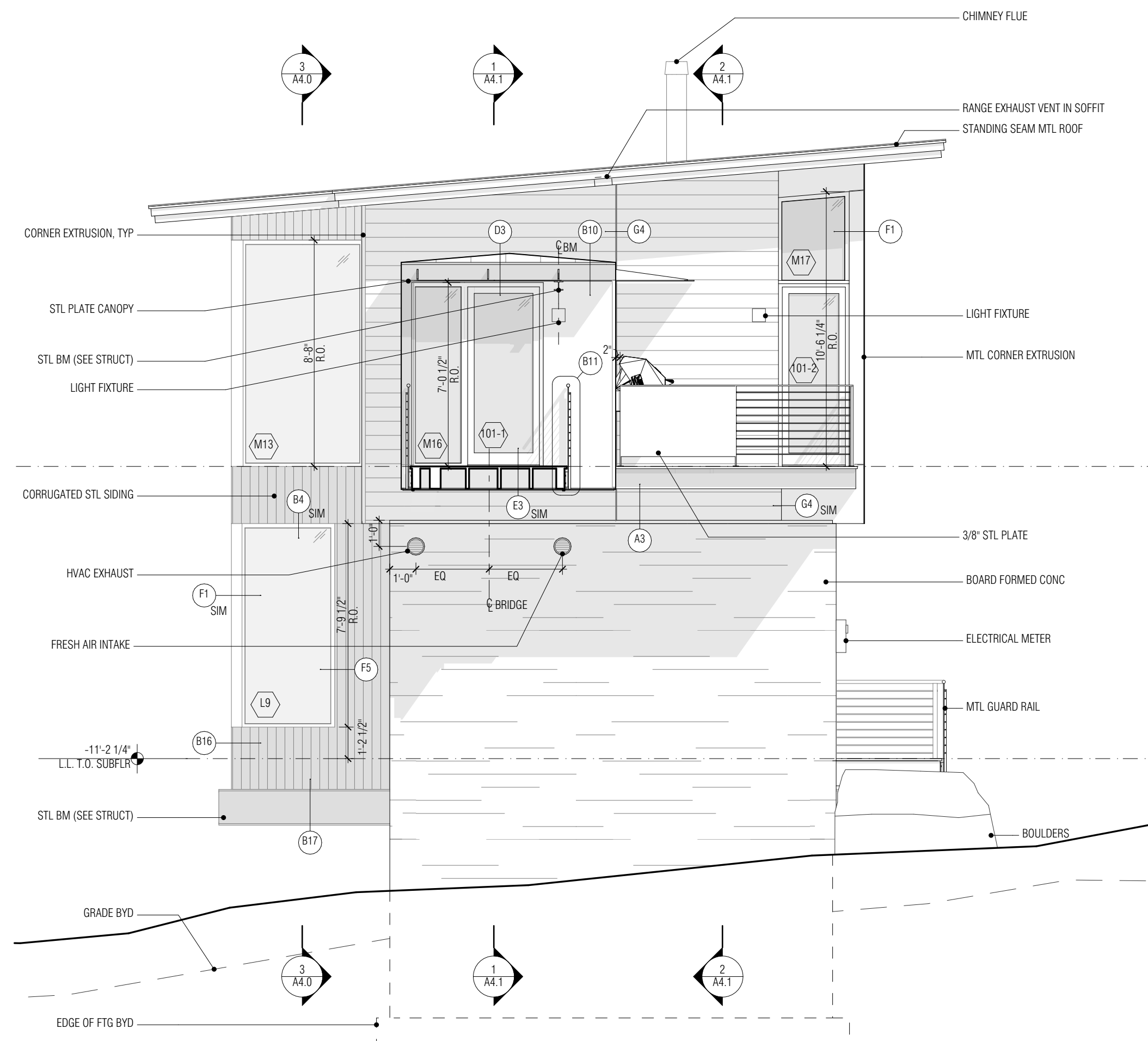
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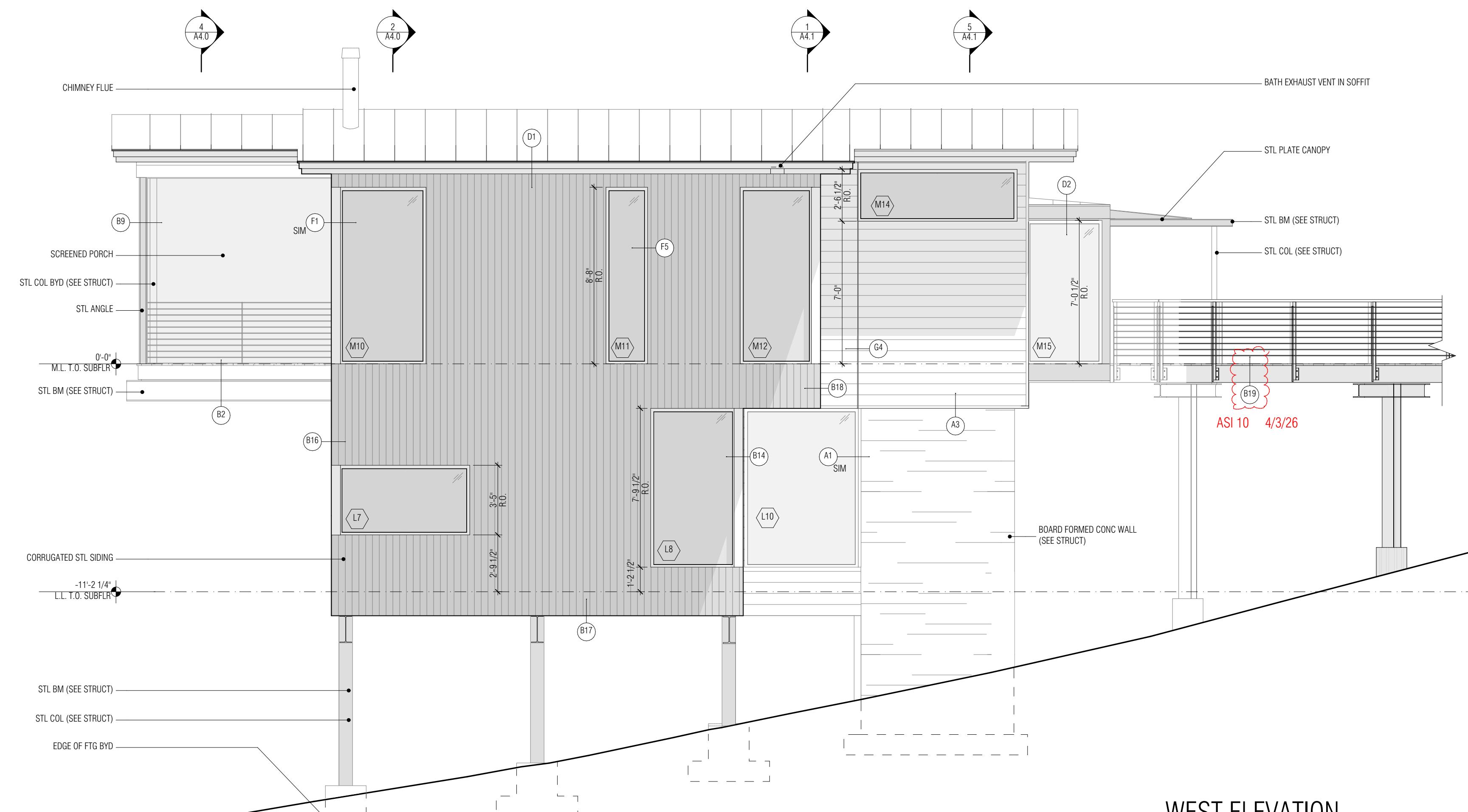
Page 29 of 51

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

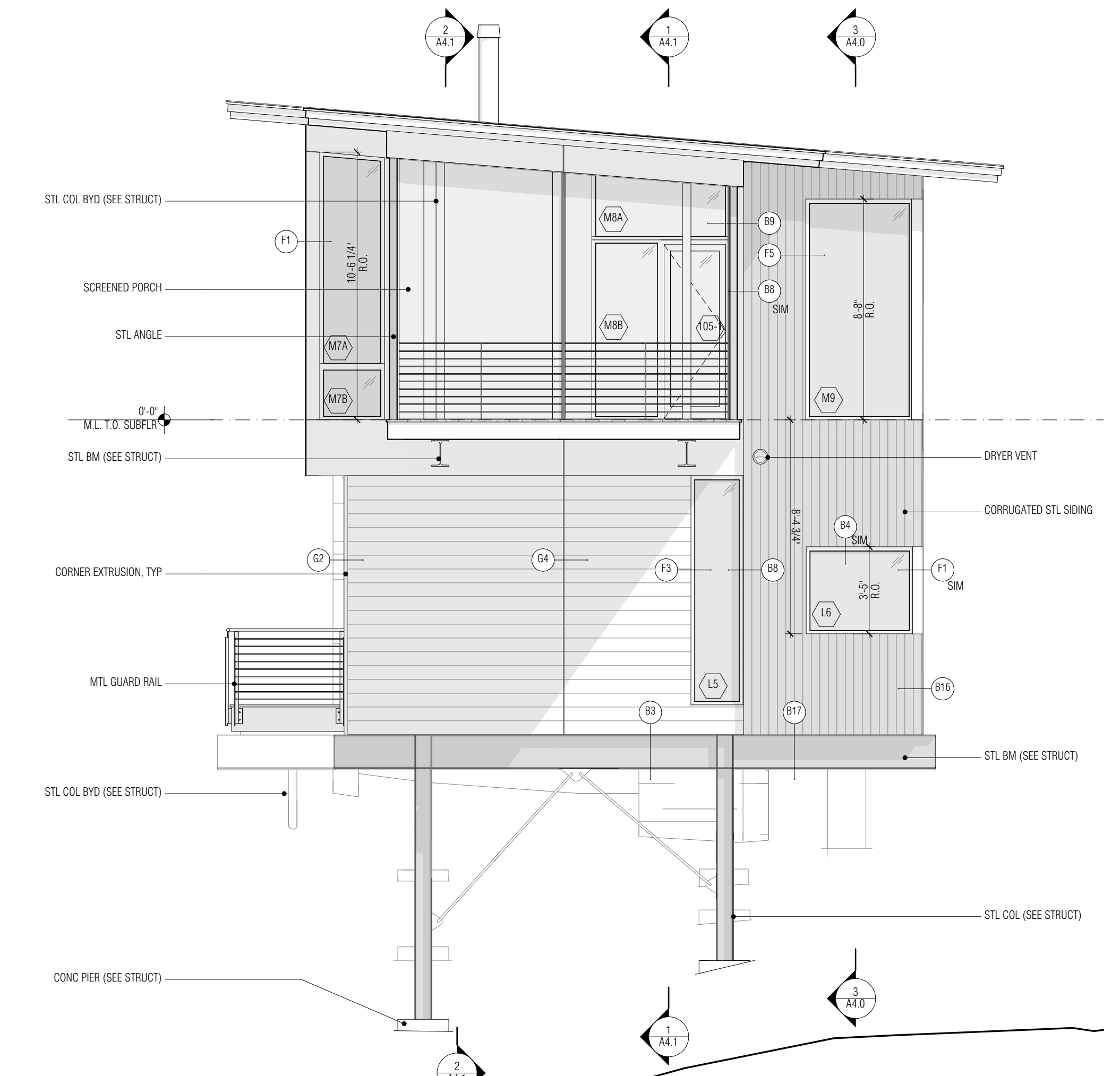




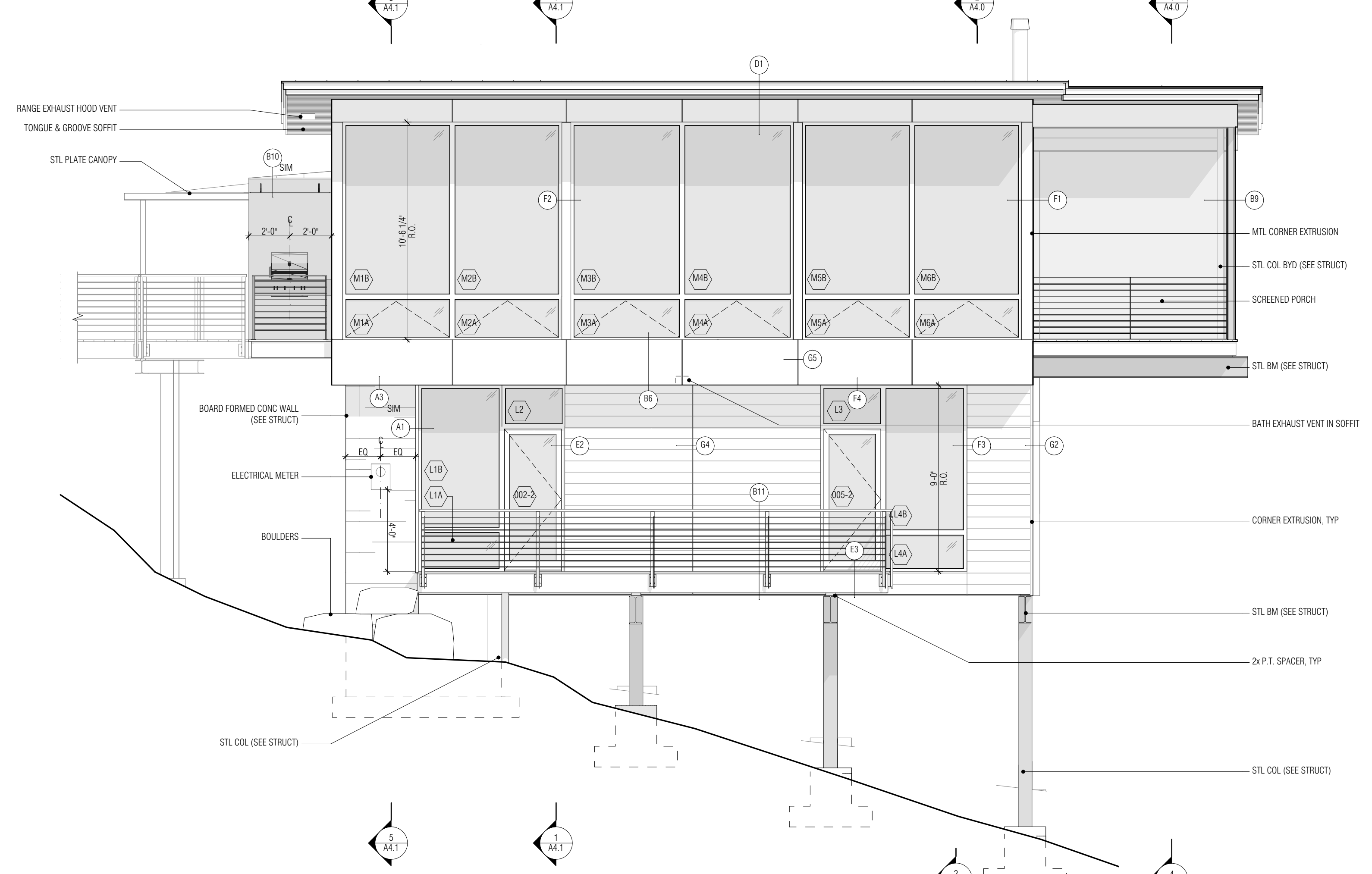
4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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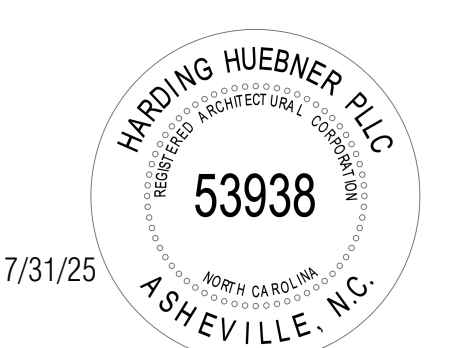
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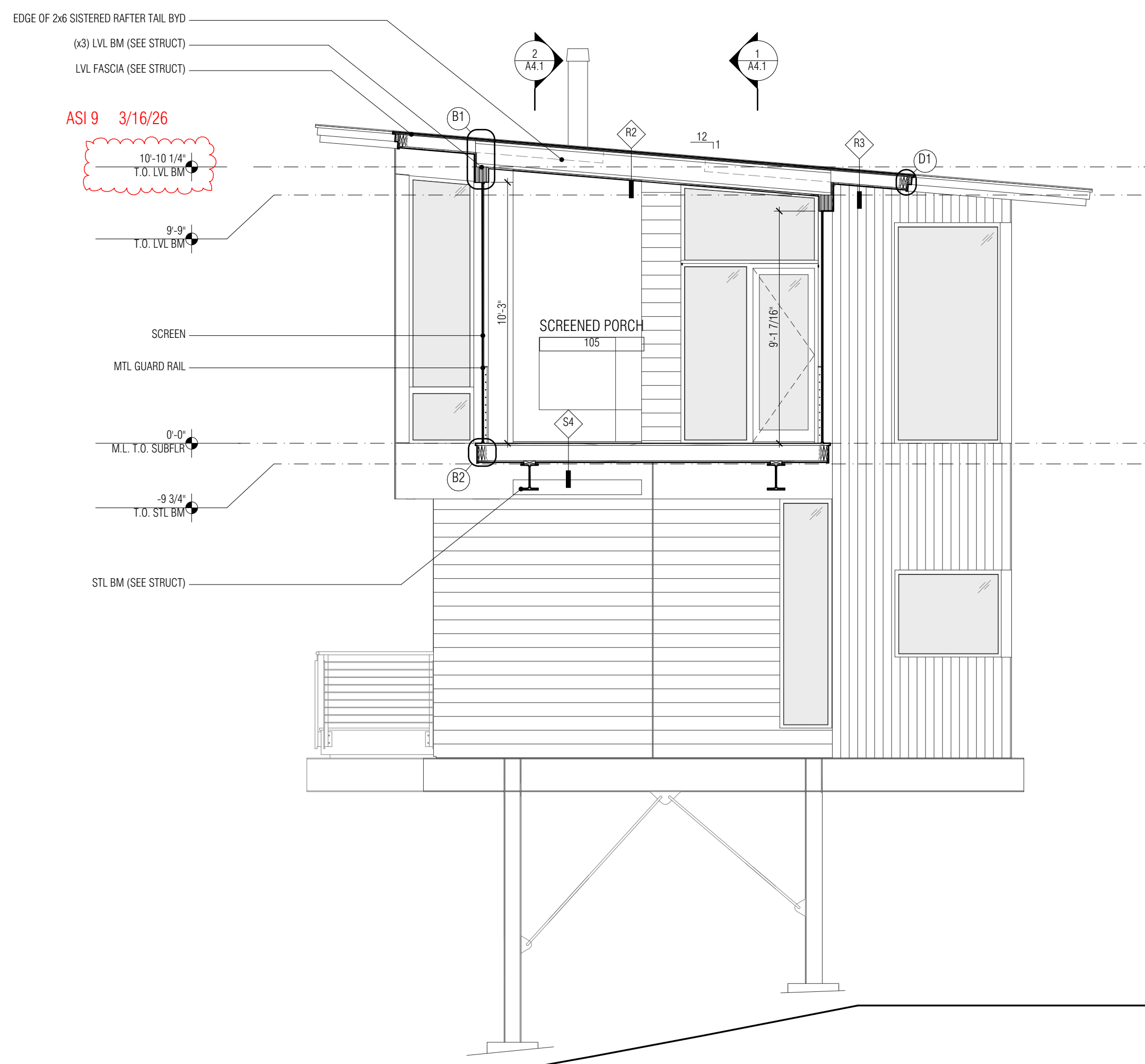
Issue Date:
31 JULY 2025

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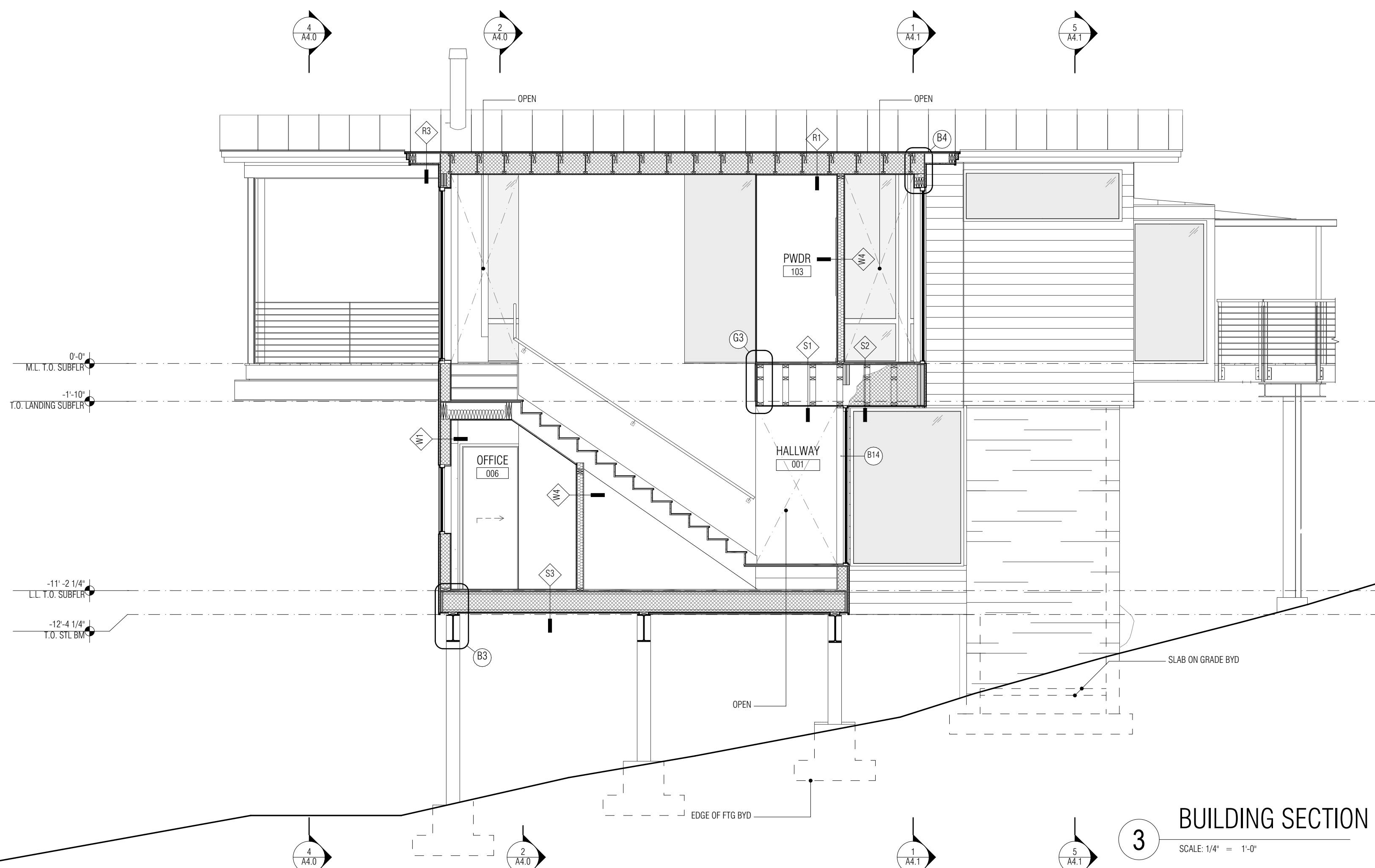


EXTERIOR ELEVATIONS

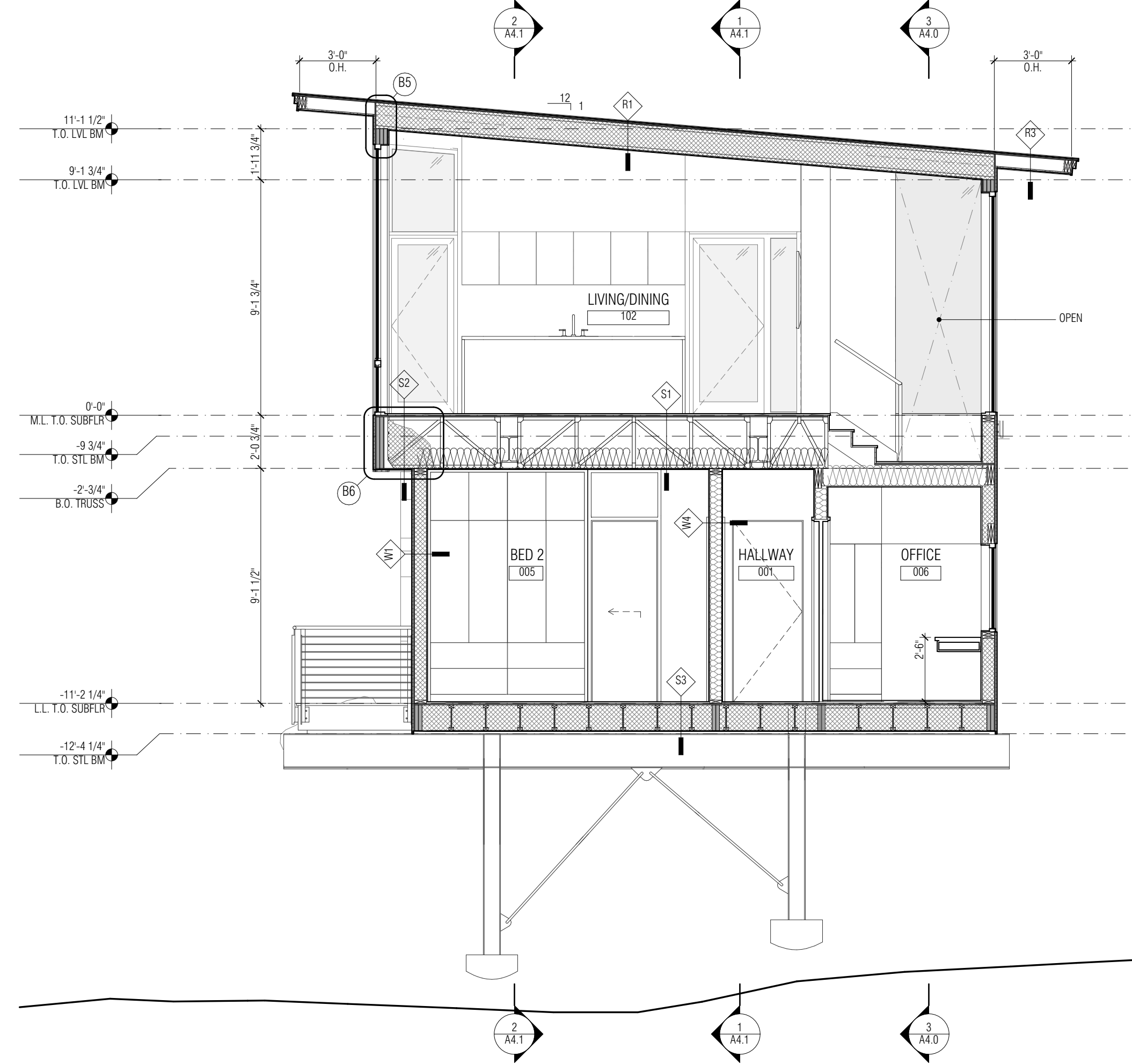
A3.0



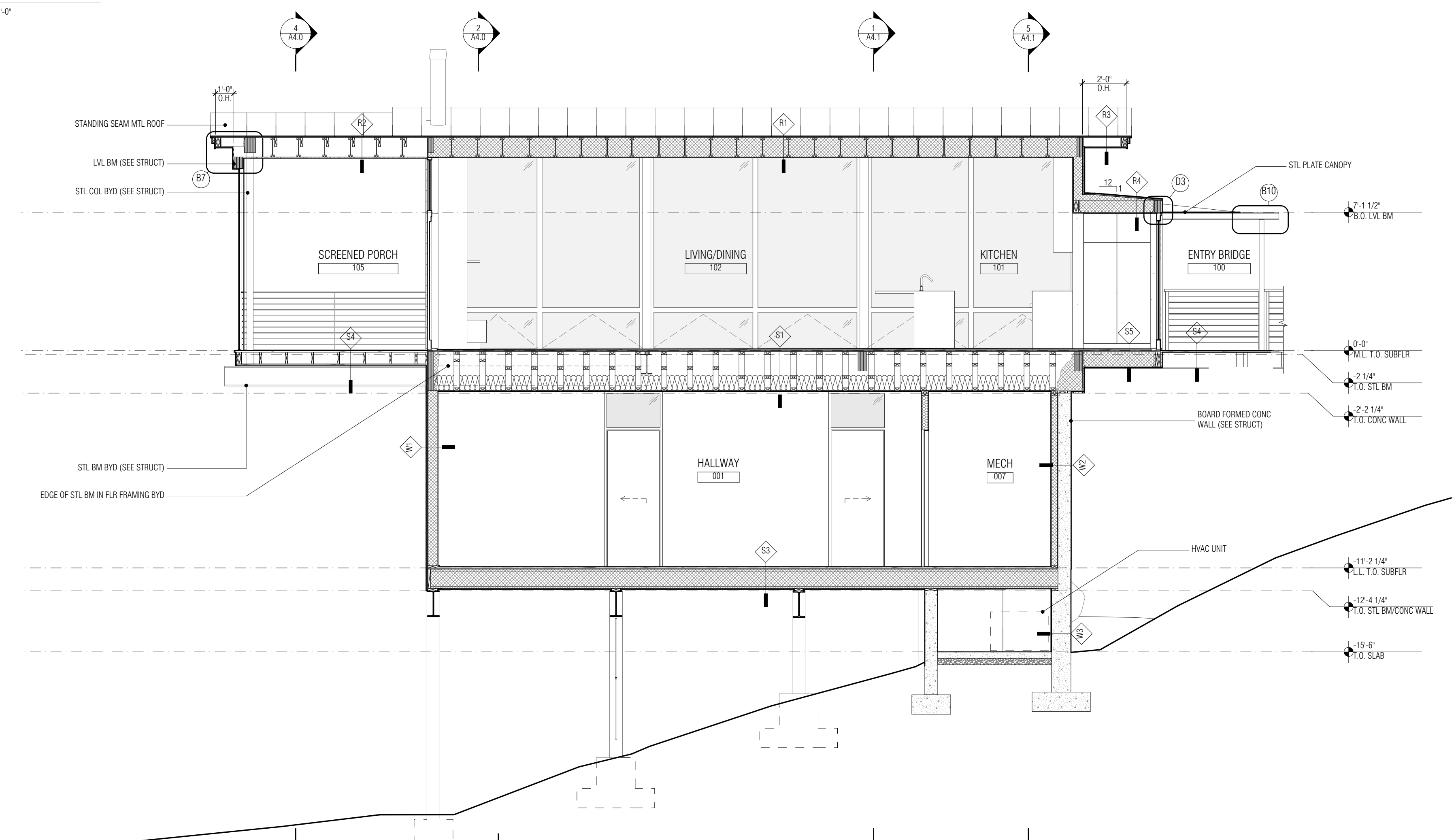
4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



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

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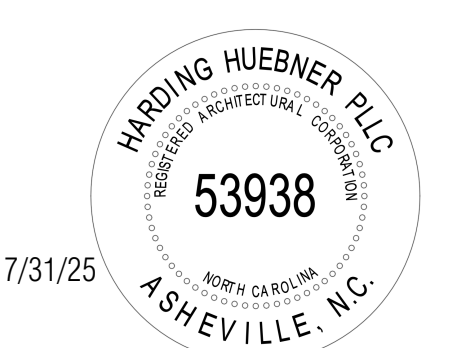
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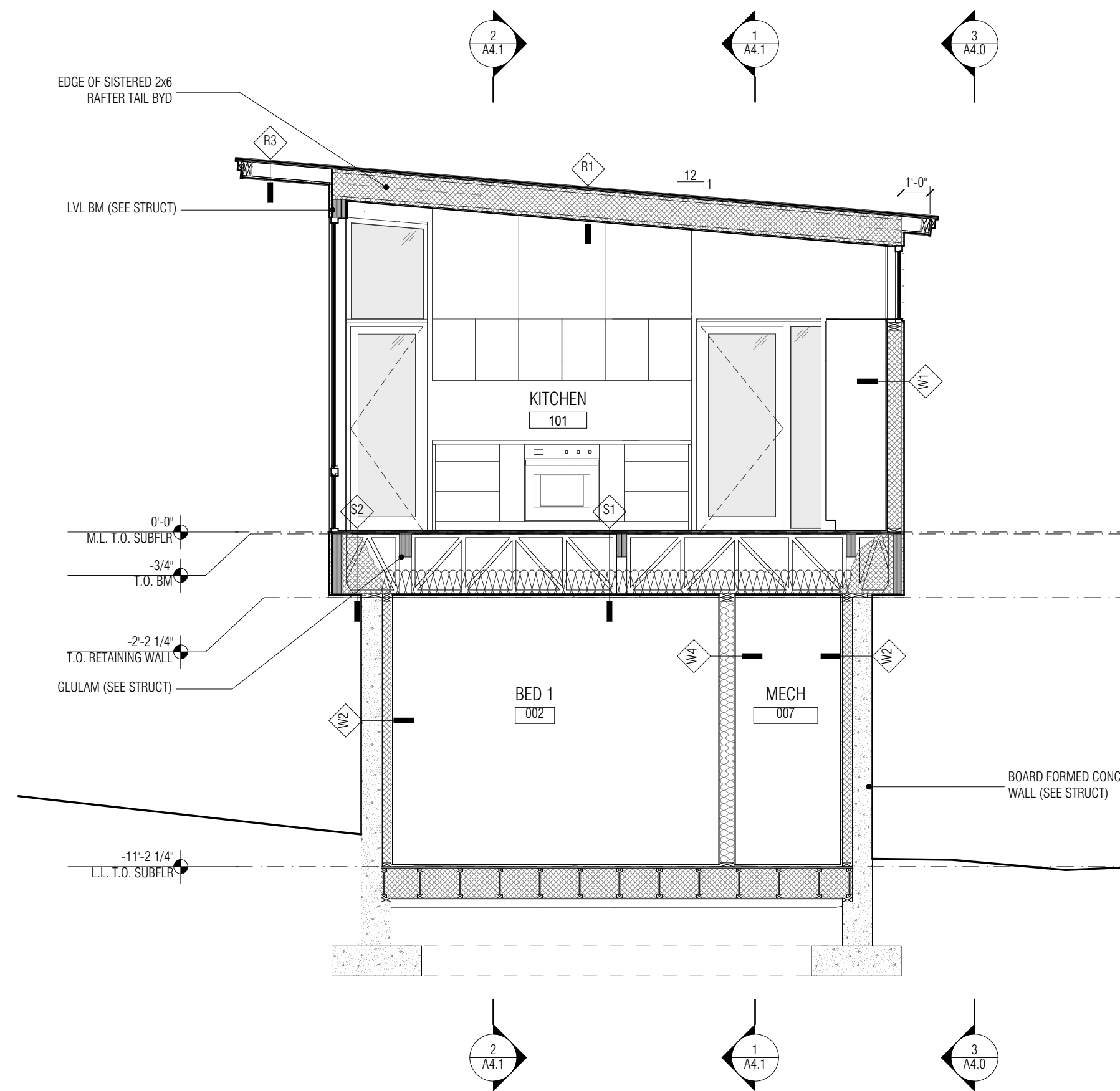
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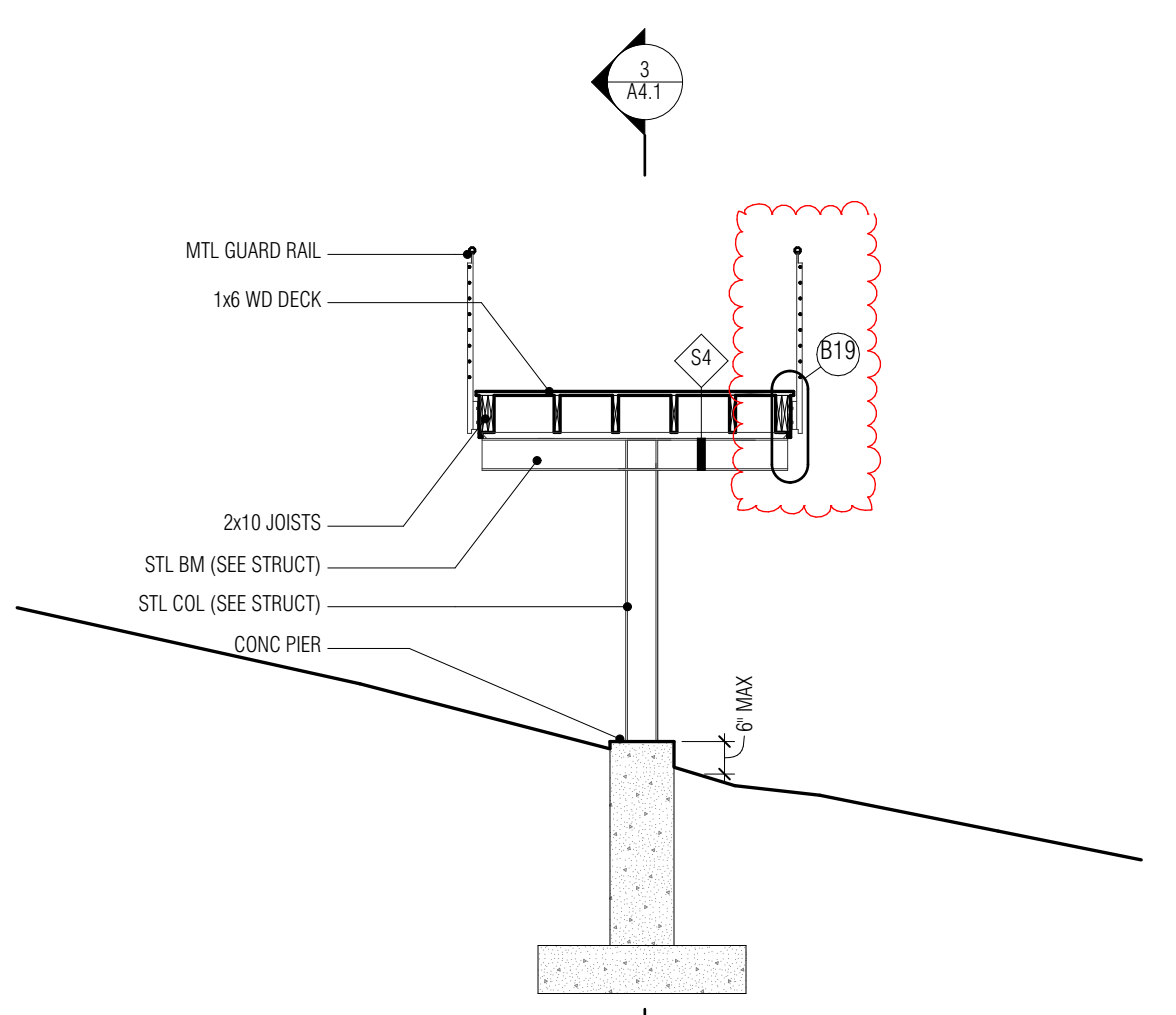


BUILDING SECTIONS

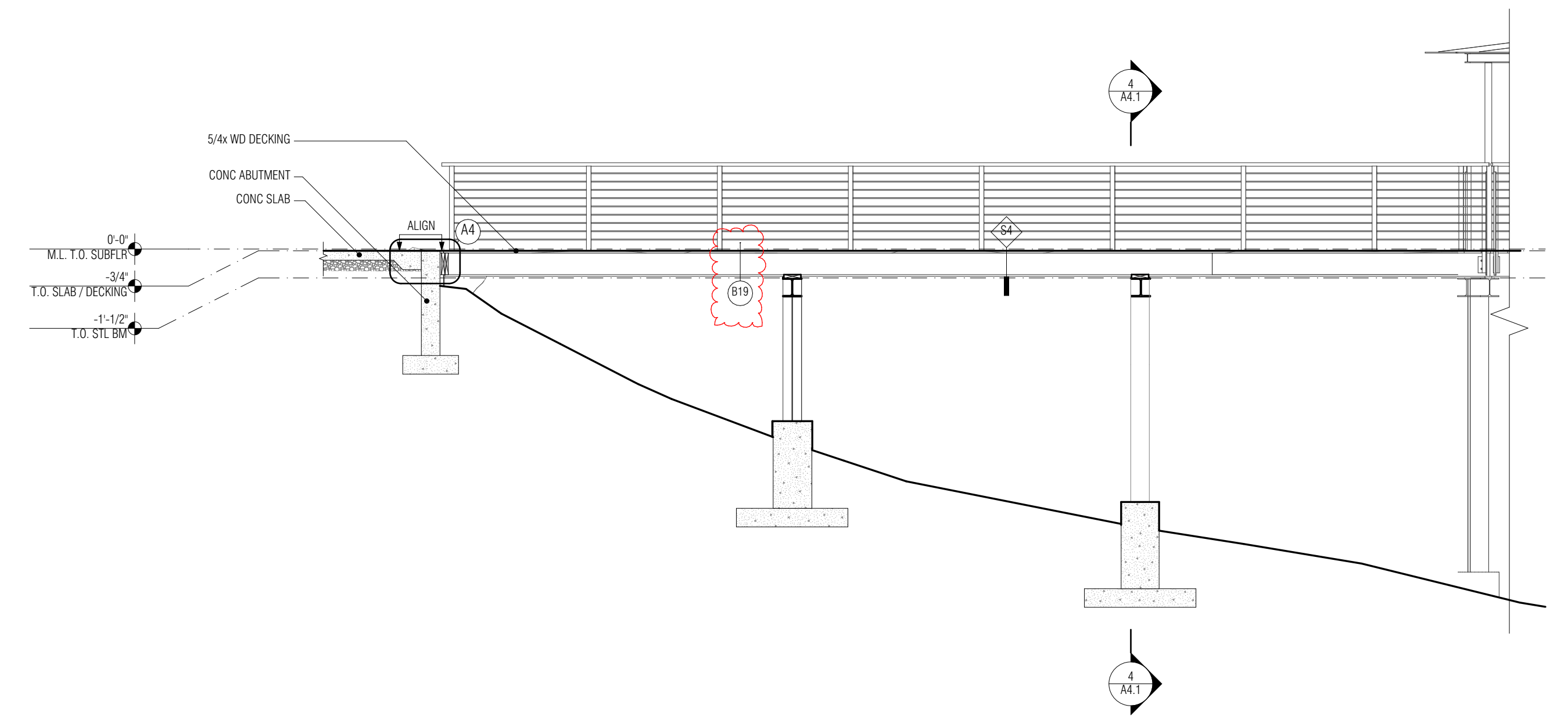
A4.0



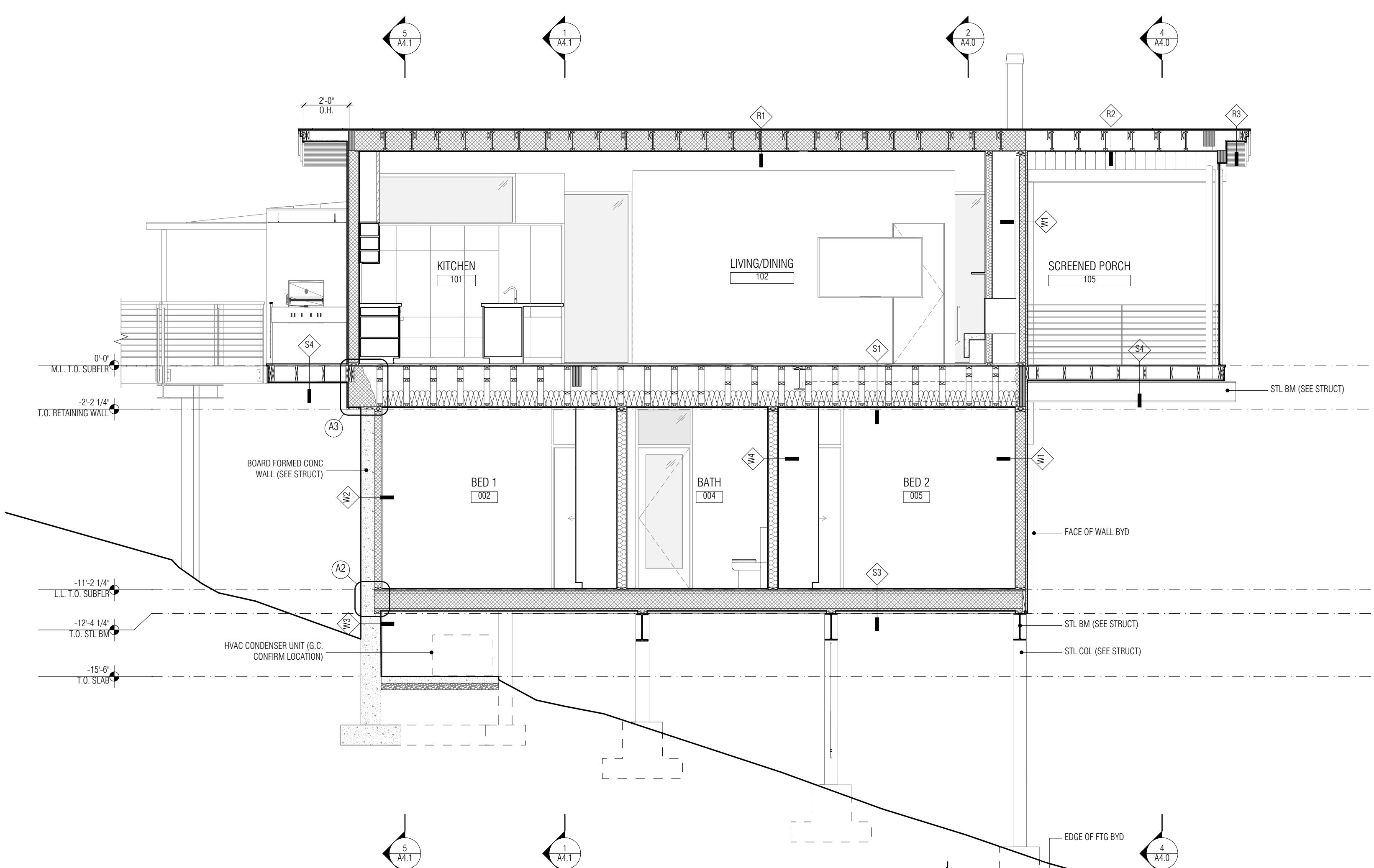
5 BUILDING SECTION
SCALE: 1/4" = 1'-0"



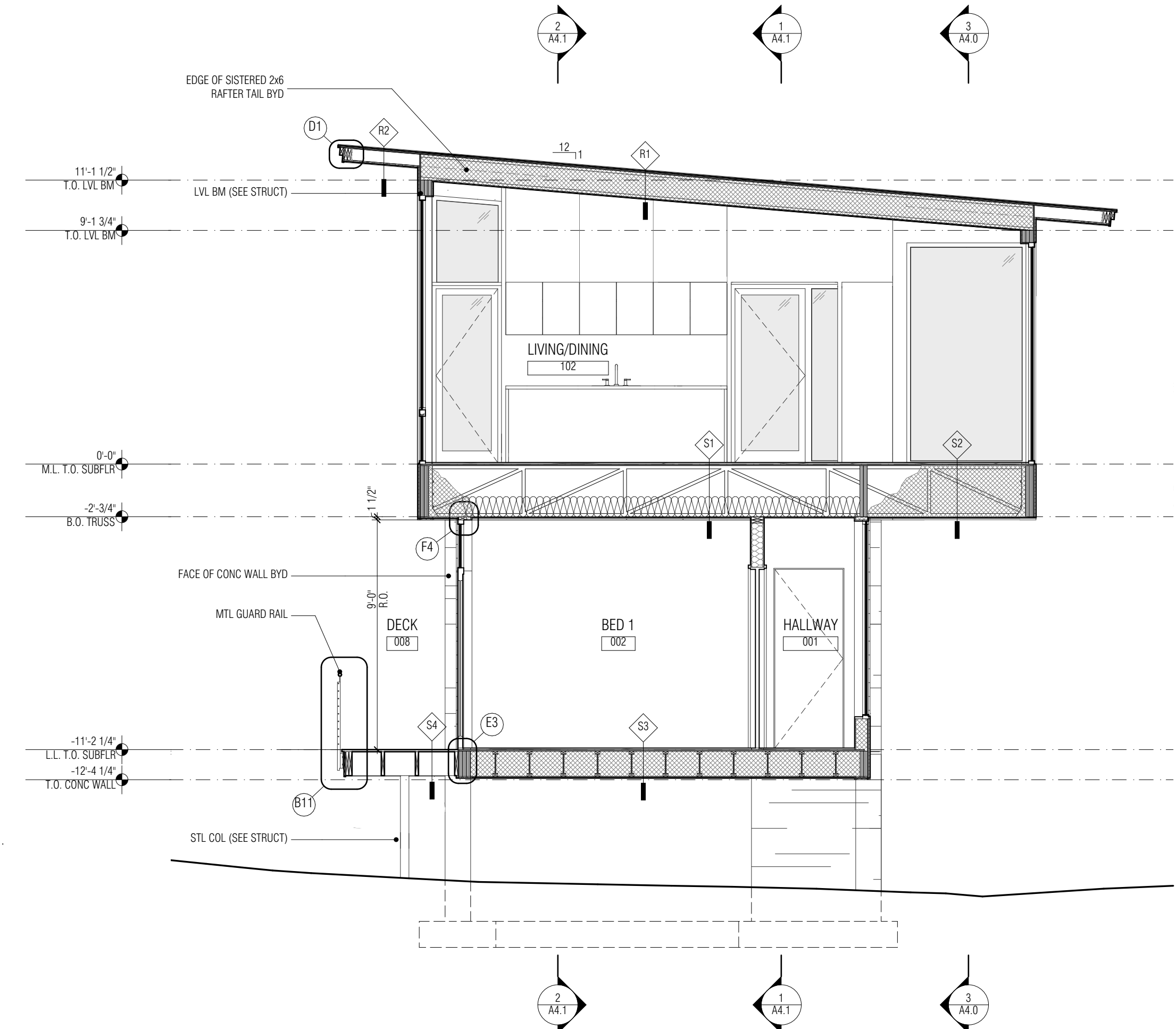
4 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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



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



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

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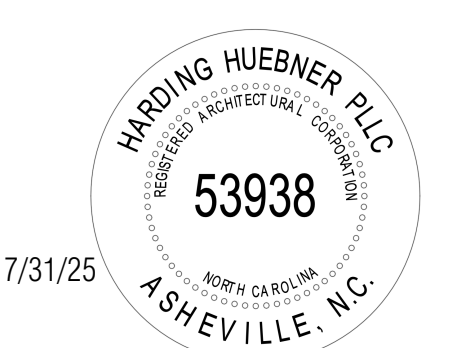
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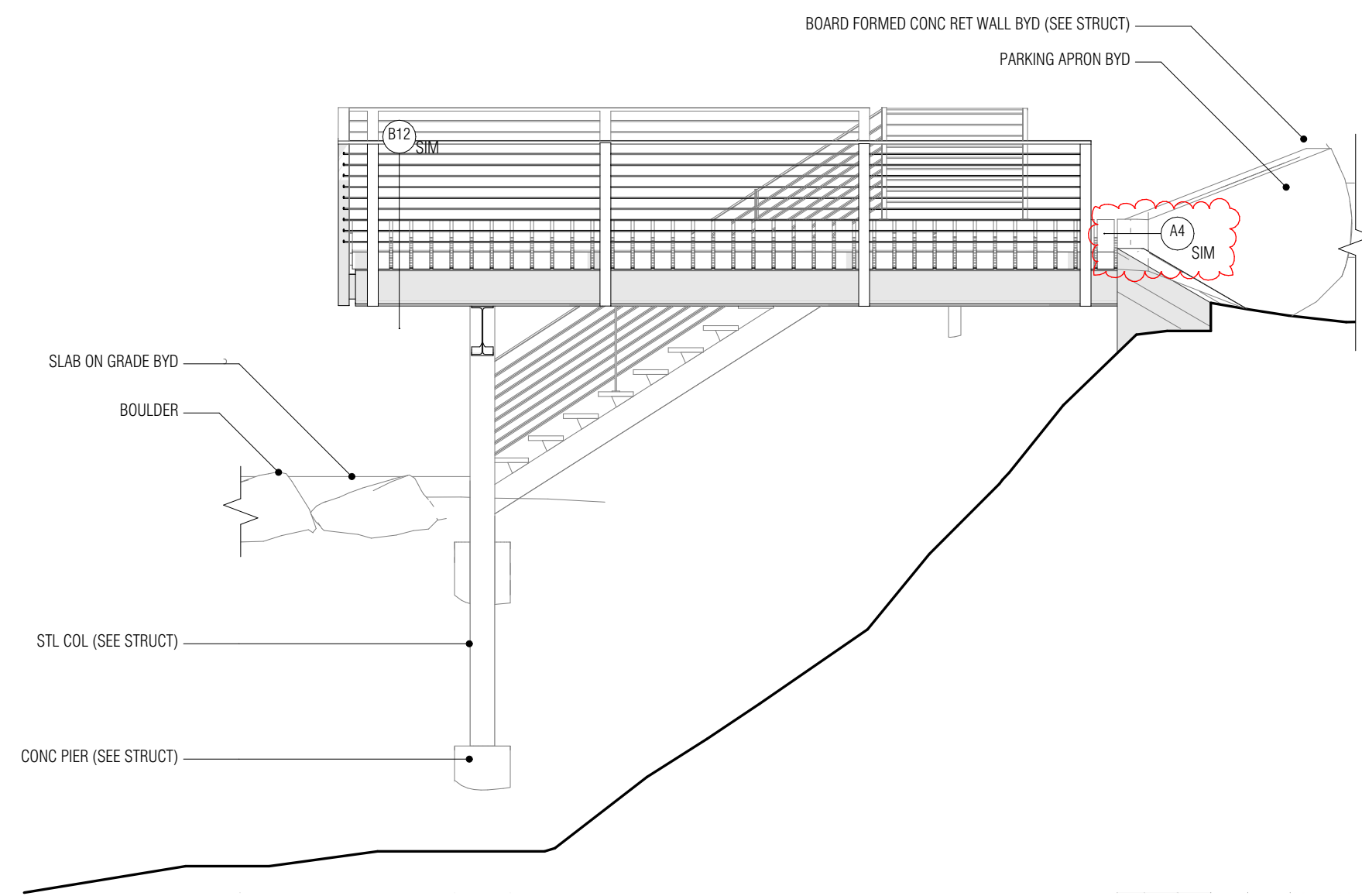
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Revision #:
ASI 10 4/3/26

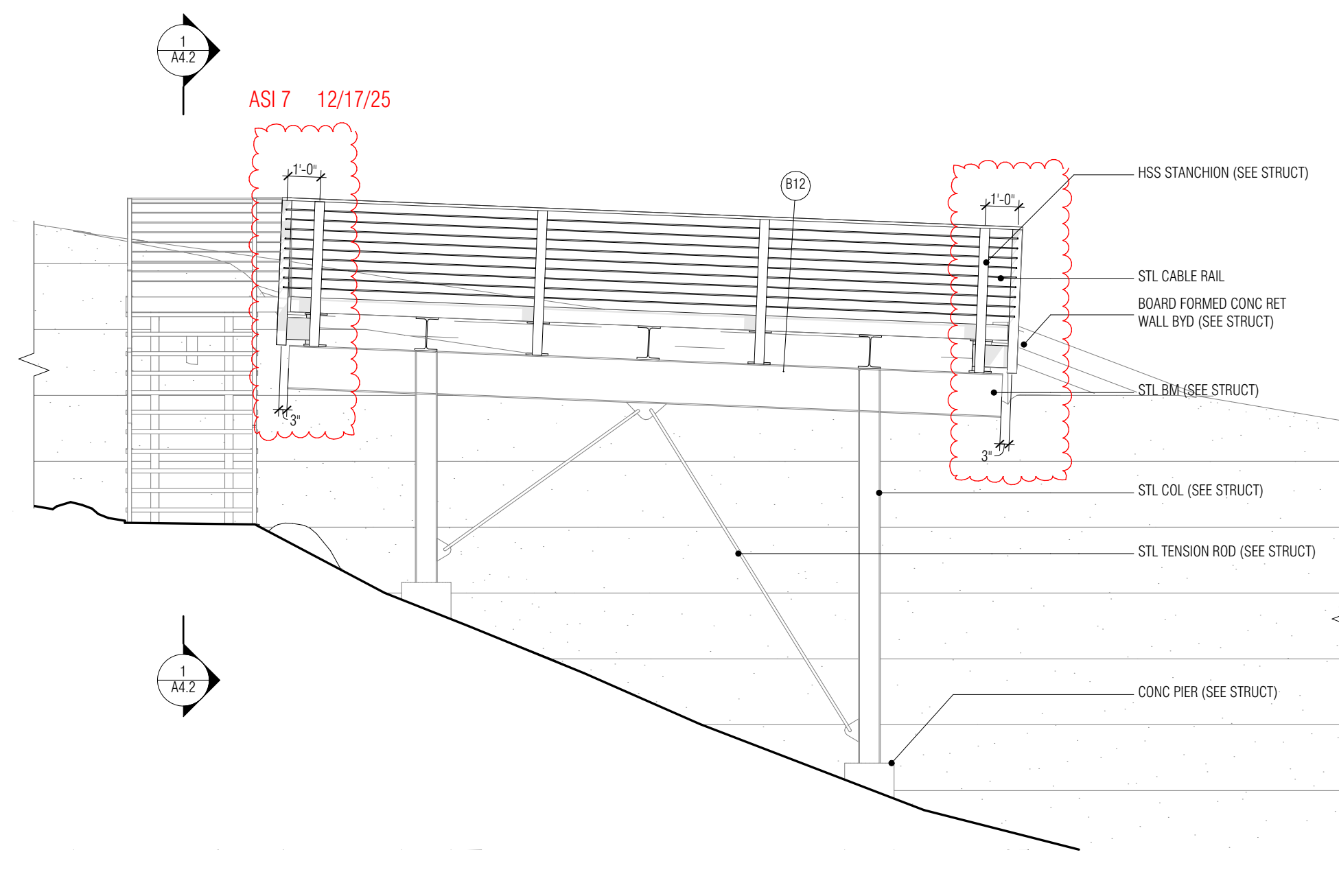


BUILDING SECTIONS

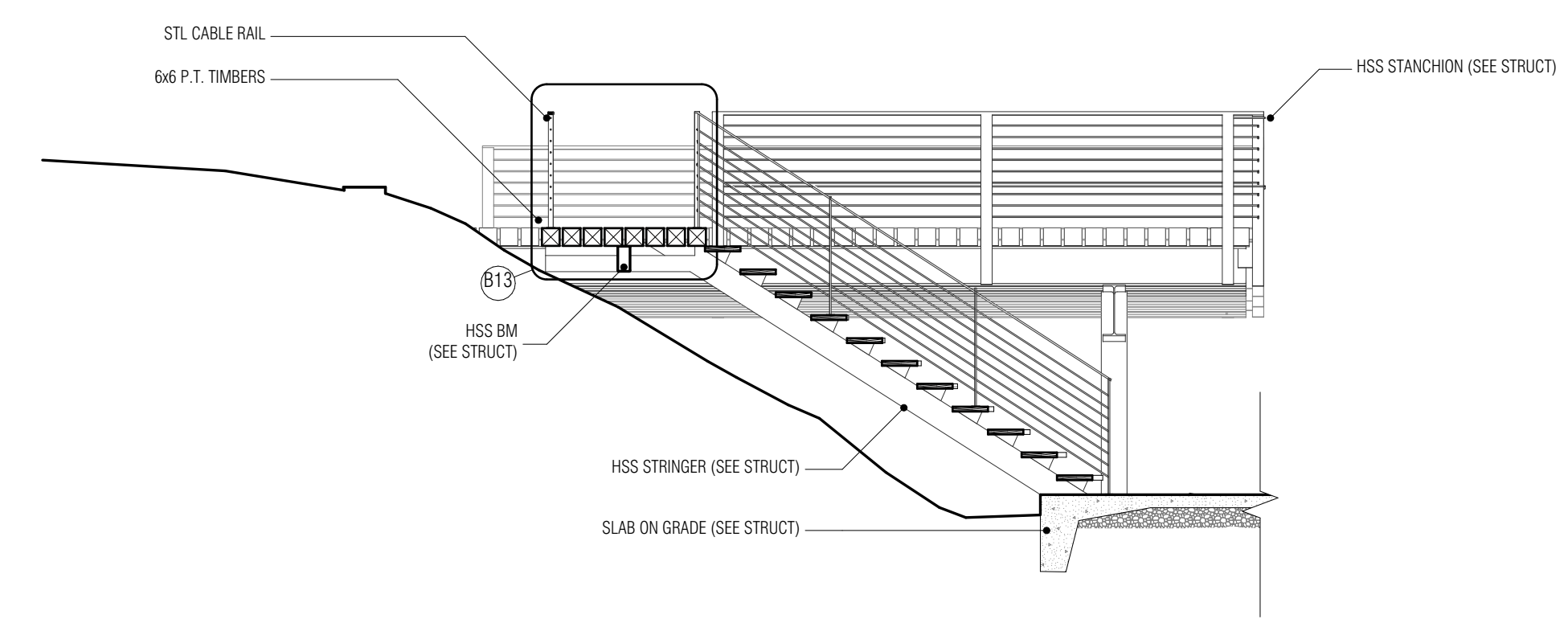
A4.1



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 PARKING PAD SECTION
SCALE: 1/4" = 1'-0"

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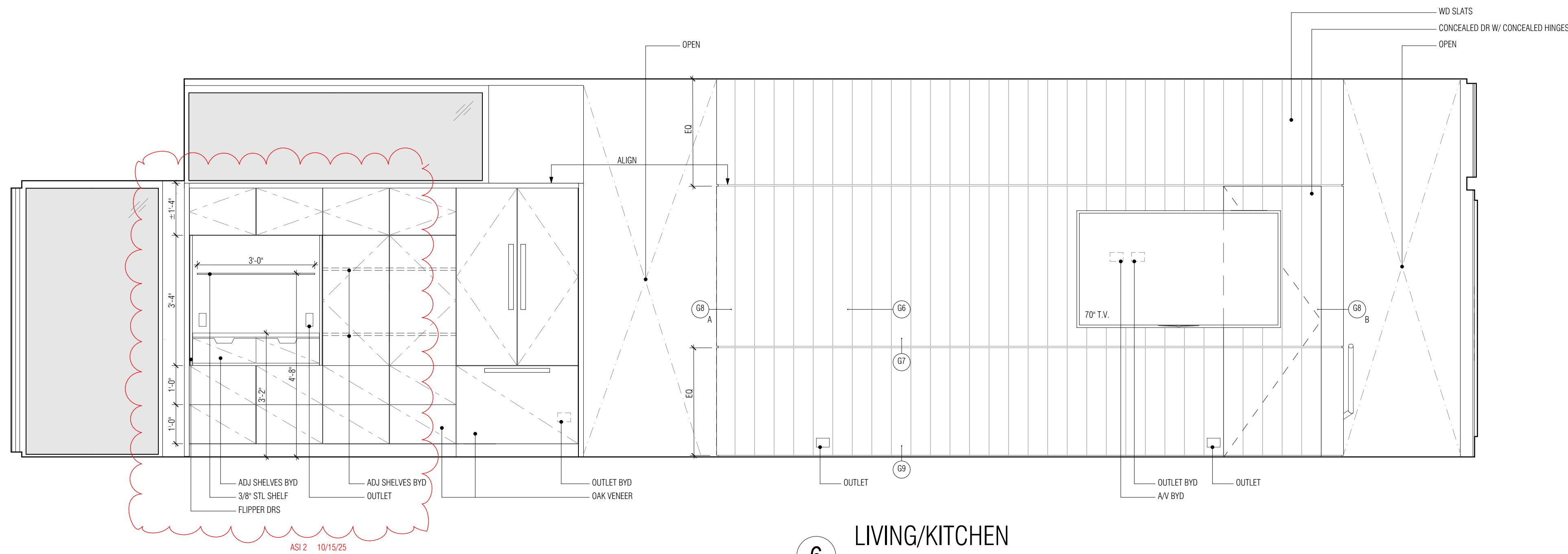
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Revision #:
ASI 7 12/17/25

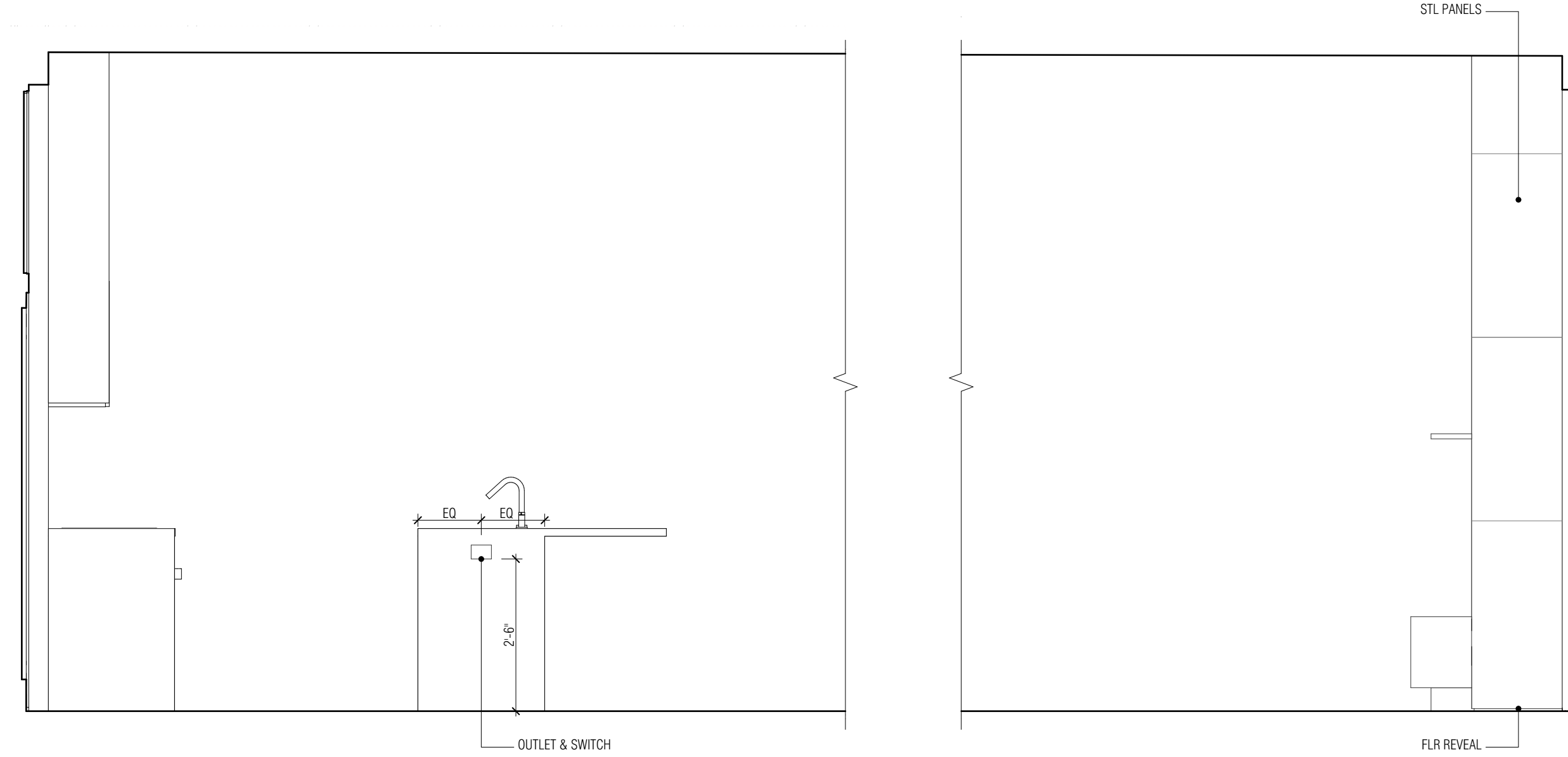


BUILDING SECTIONS / ELEVATIONS

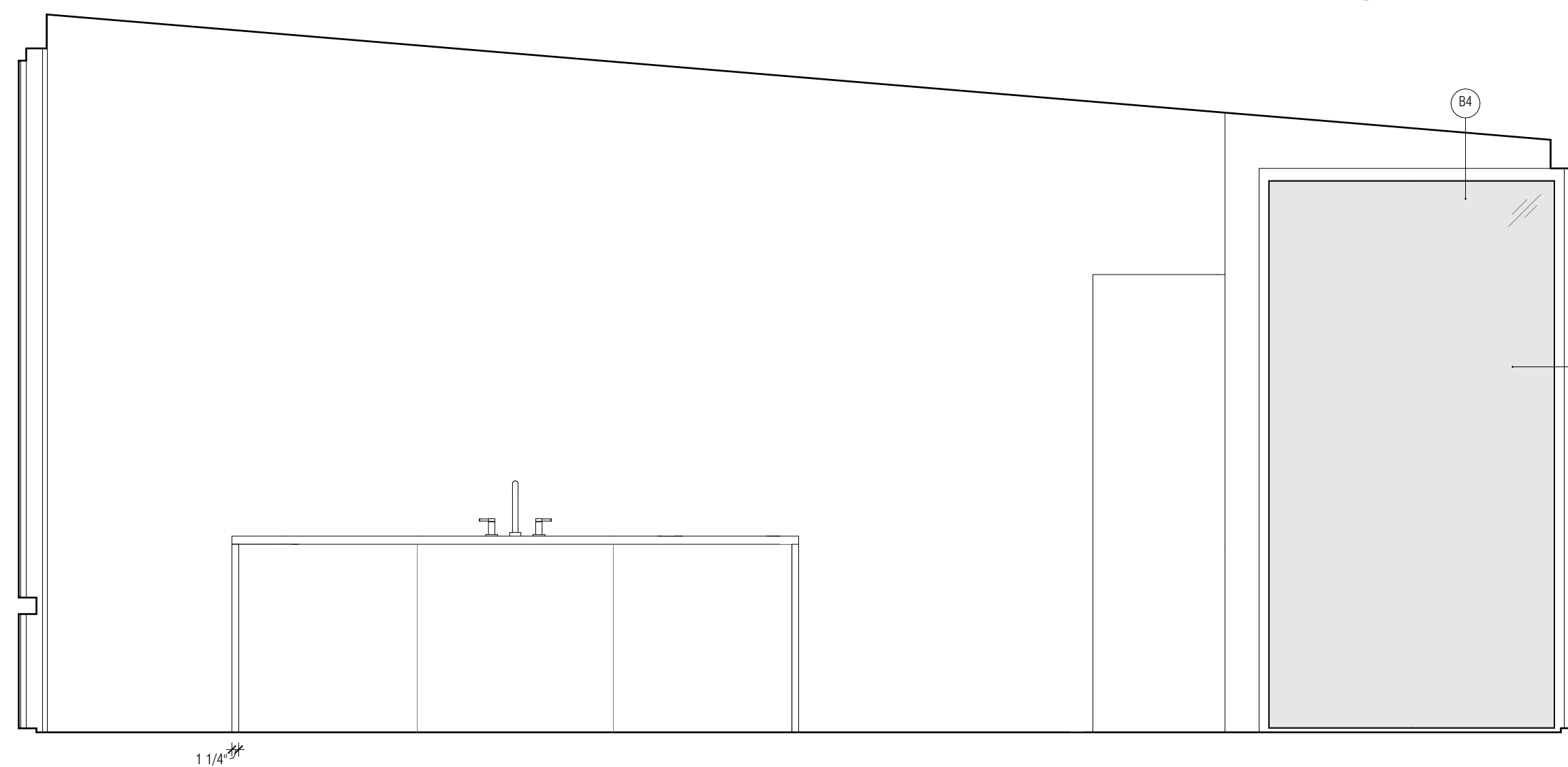
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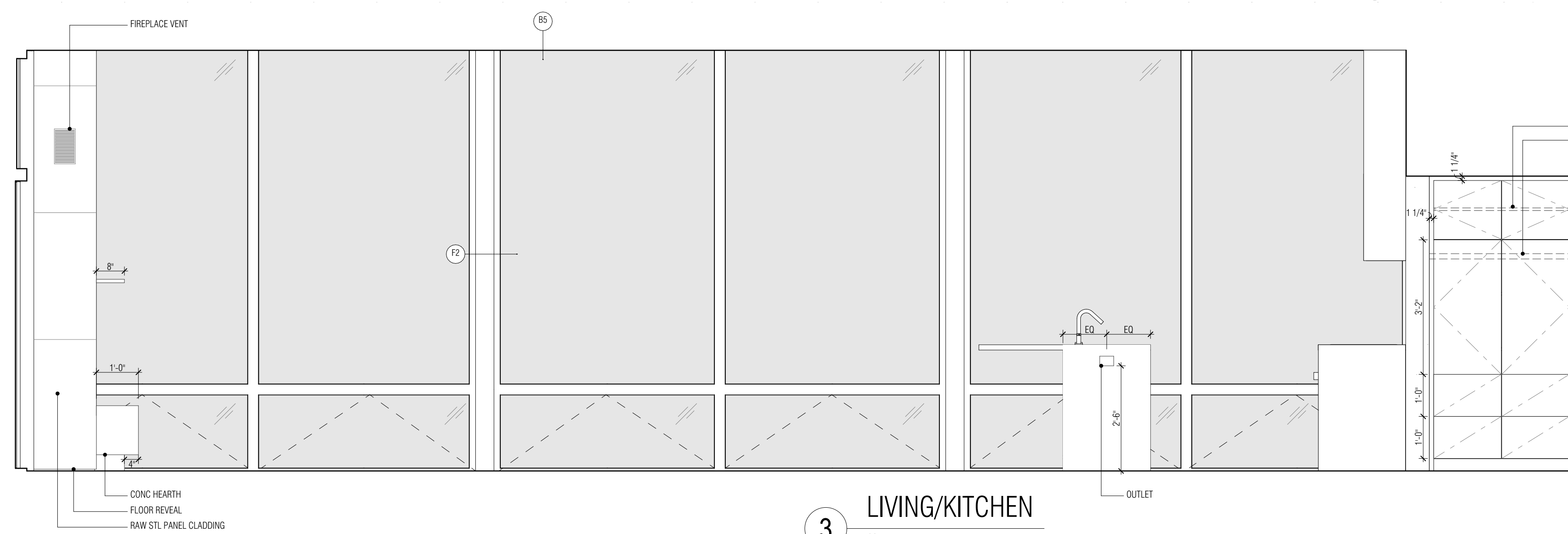
6 LIVING/KITCHEN
SCALE: 1/2" = 1'-0"



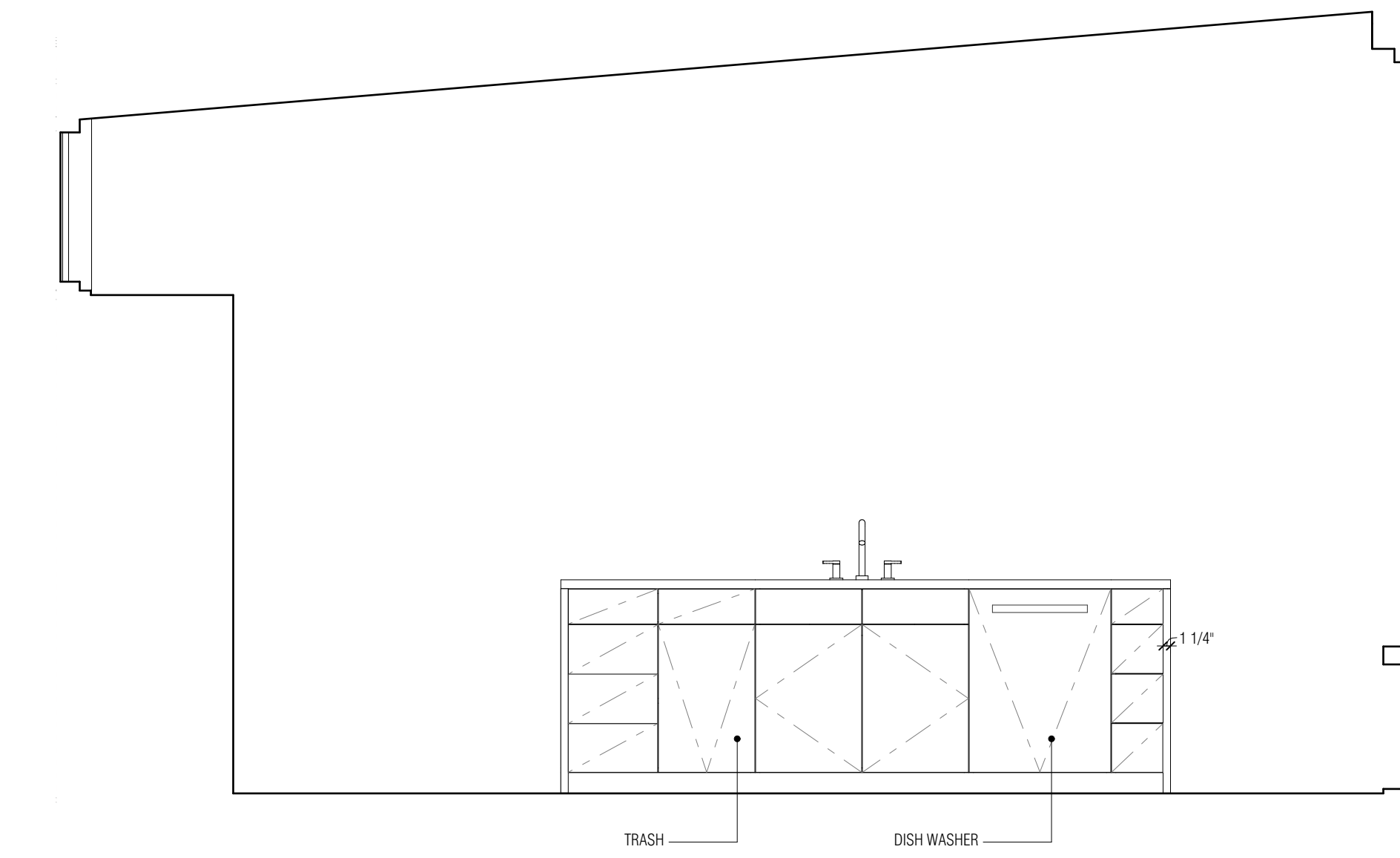
5 LIVING/KITCHEN
SCALE: 1/2" = 1'-0"



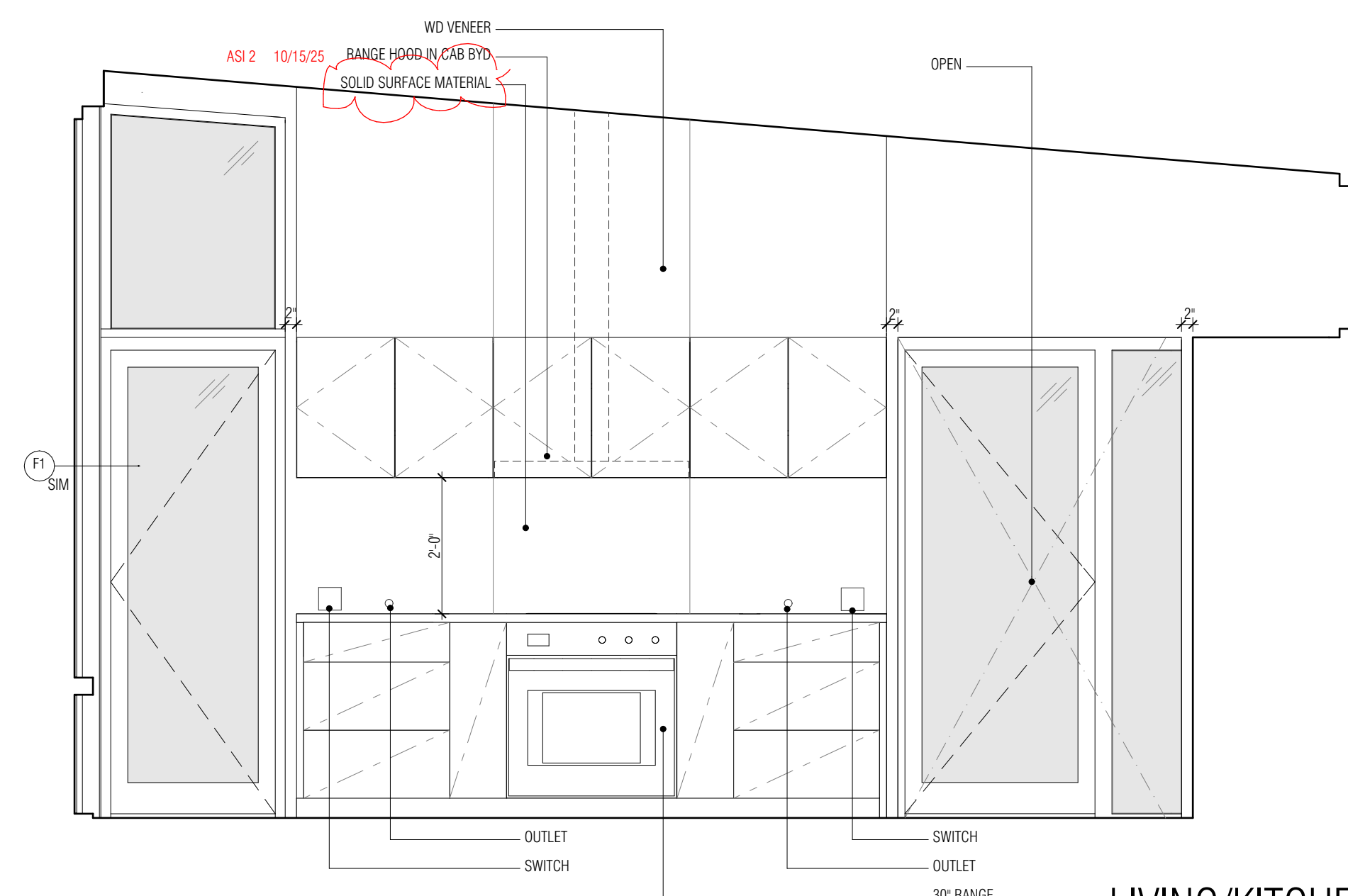
4 LIVING/KITCHEN
SCALE: 1/2" = 1'-0"



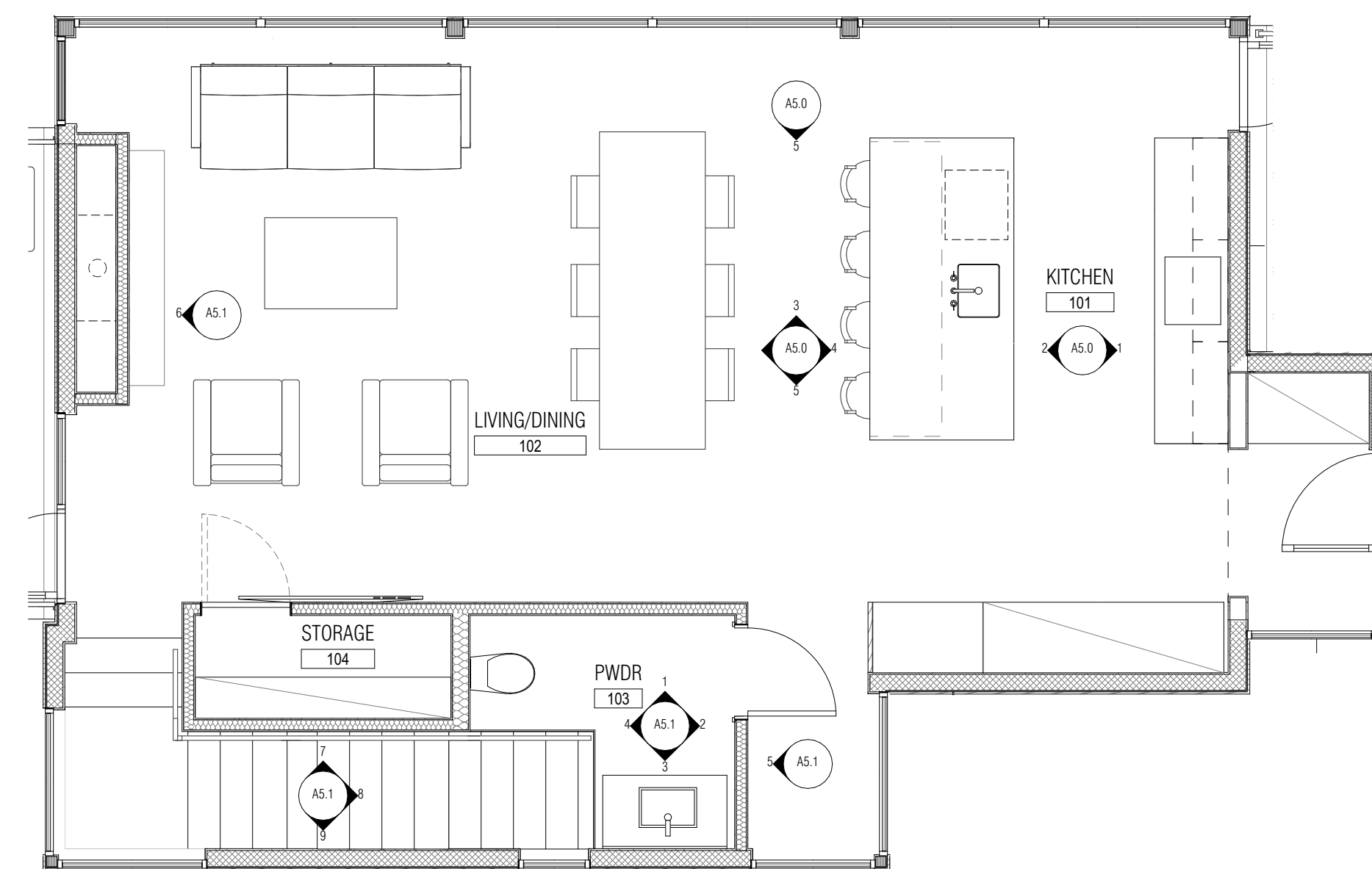
3 LIVING/KITCHEN
SCALE: 1/2" = 1'-0"



2 LIVING/KITCHEN
SCALE: 1/2" = 1'-0"



1 LIVING/KITCHEN
SCALE: 1/2" = 1'-0"



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

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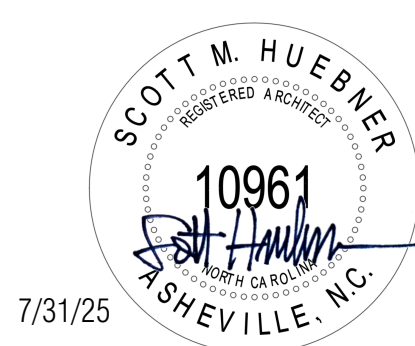
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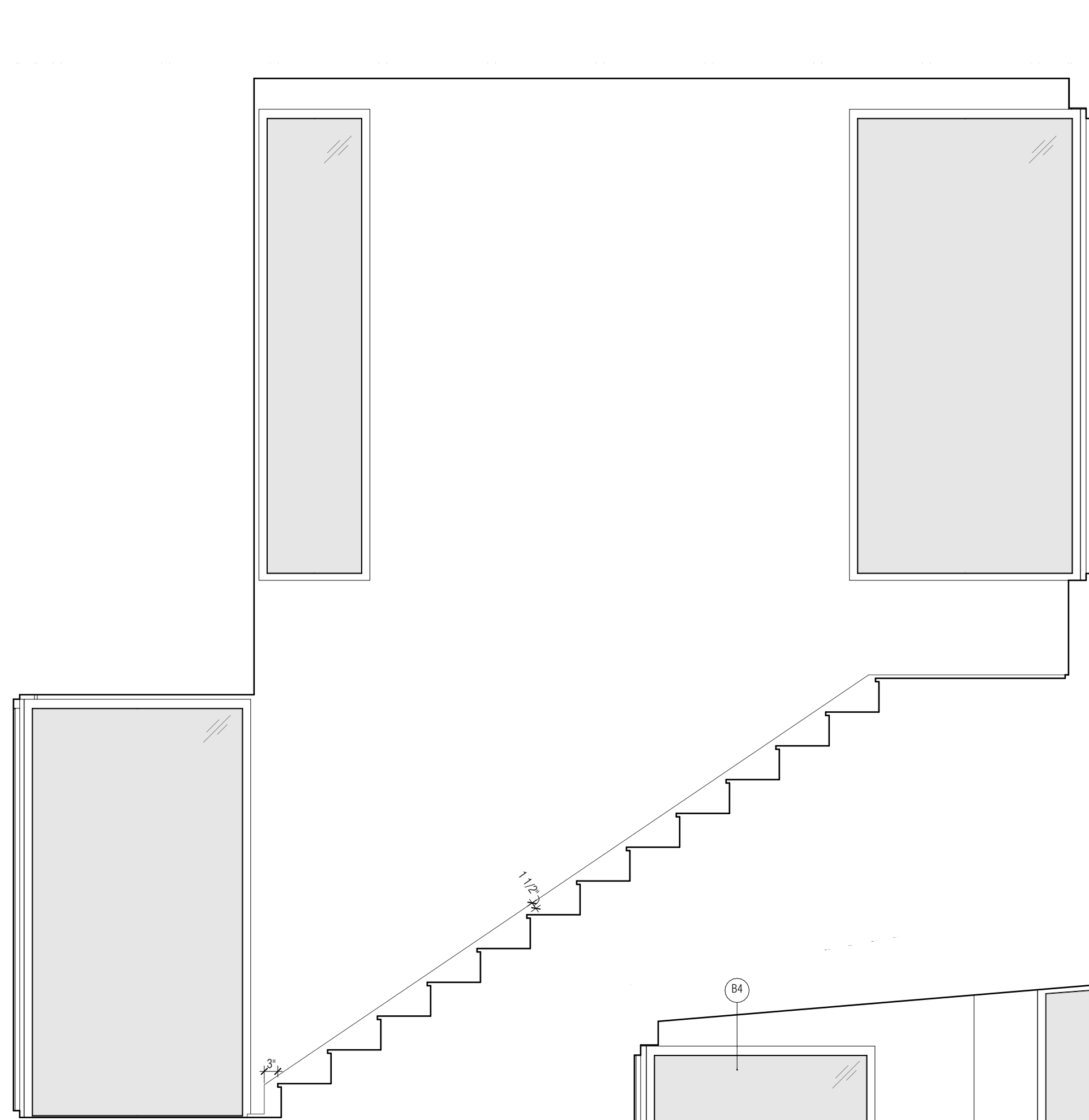
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Revision #:
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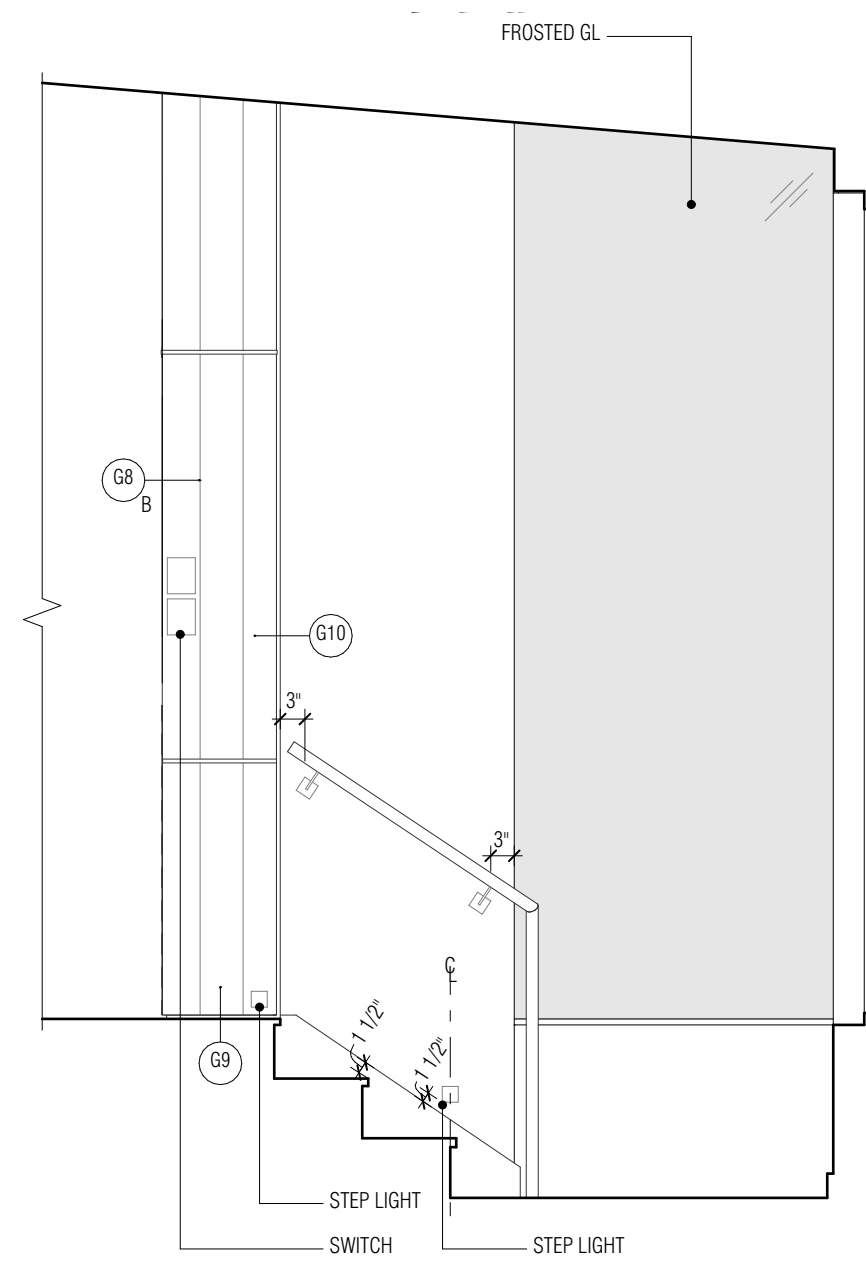


INTERIOR ELEVATIONS

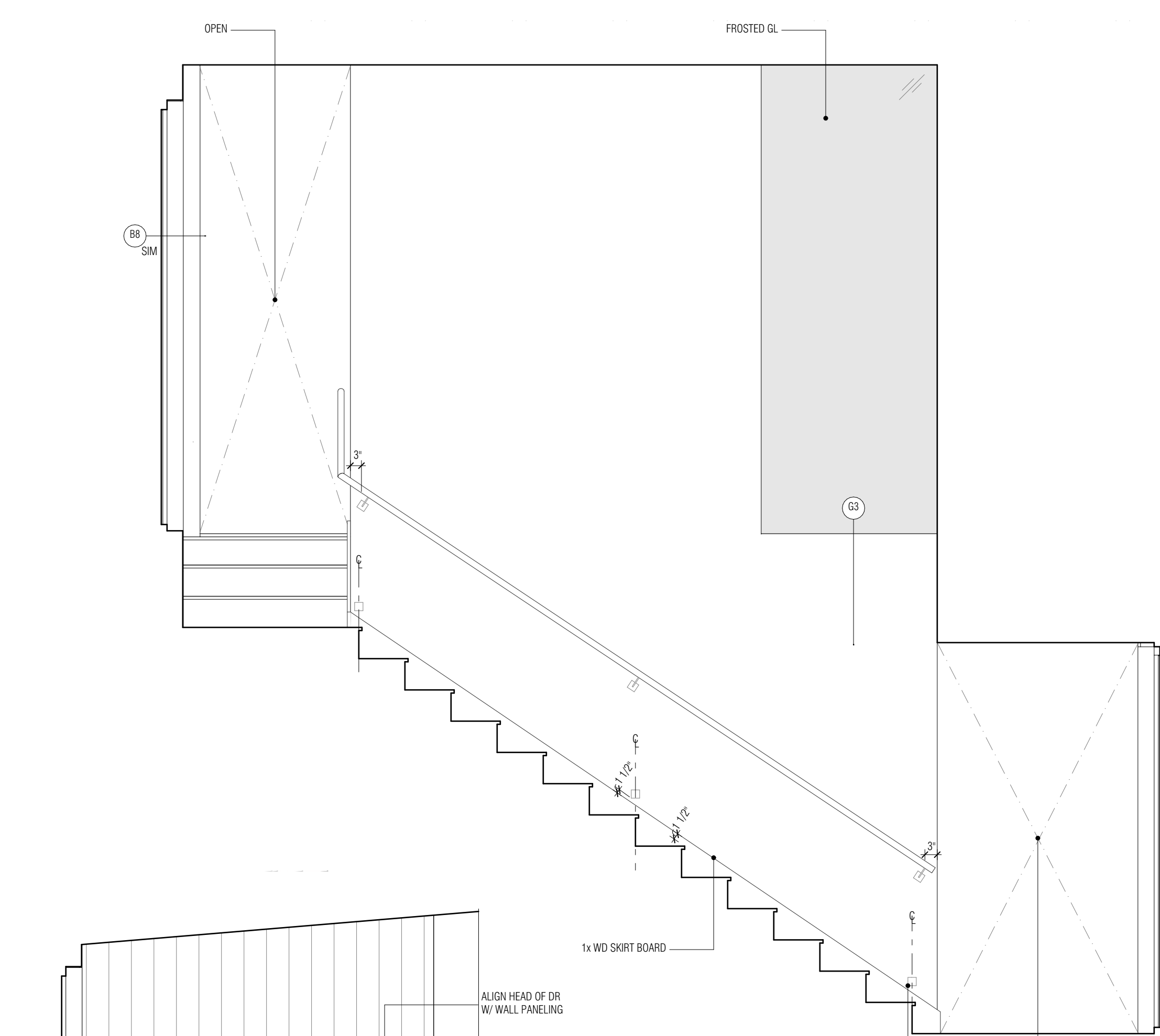
A5.0



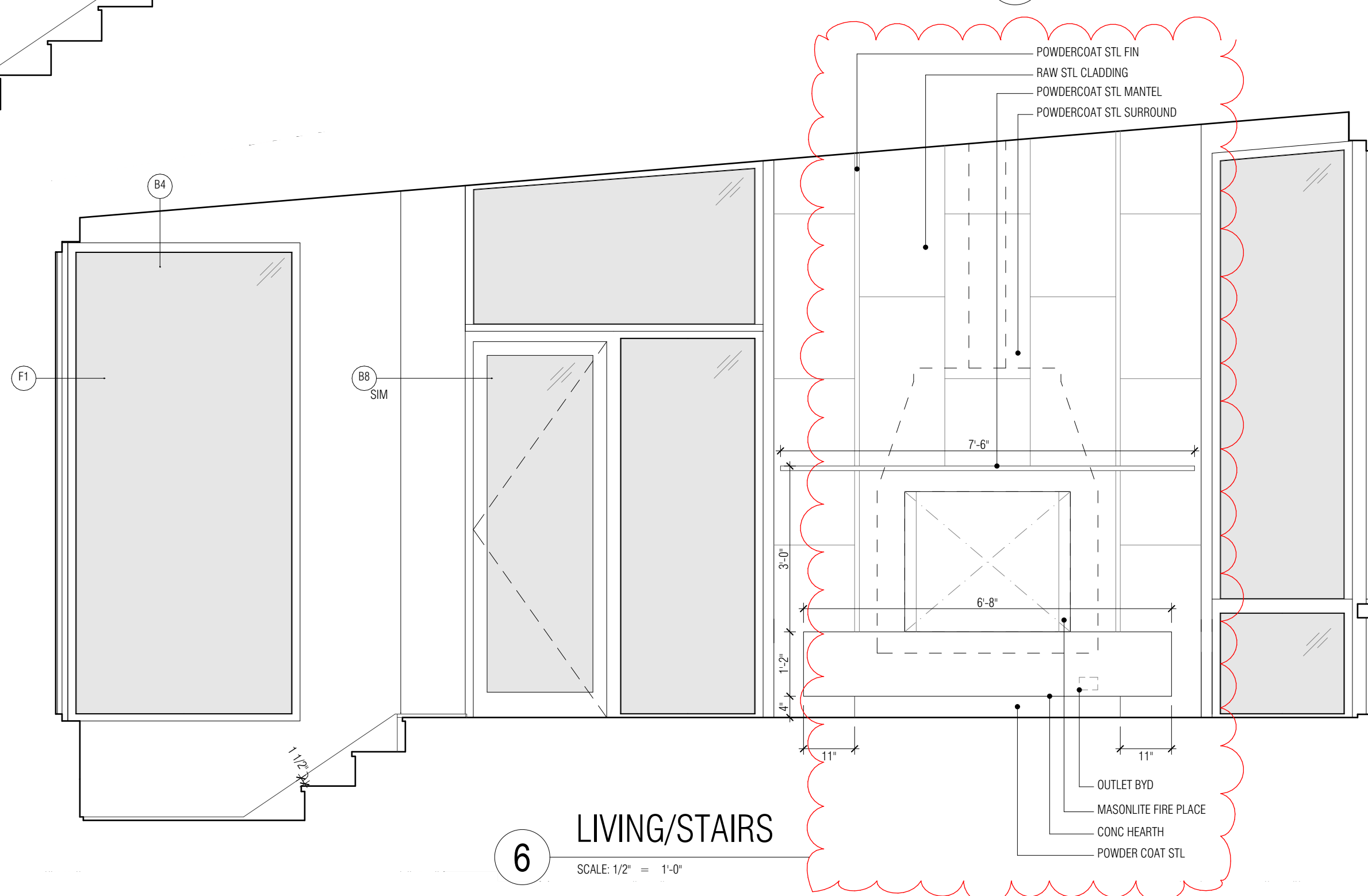
9 STAIRS
SCALE: 1/2" = 1'-0"



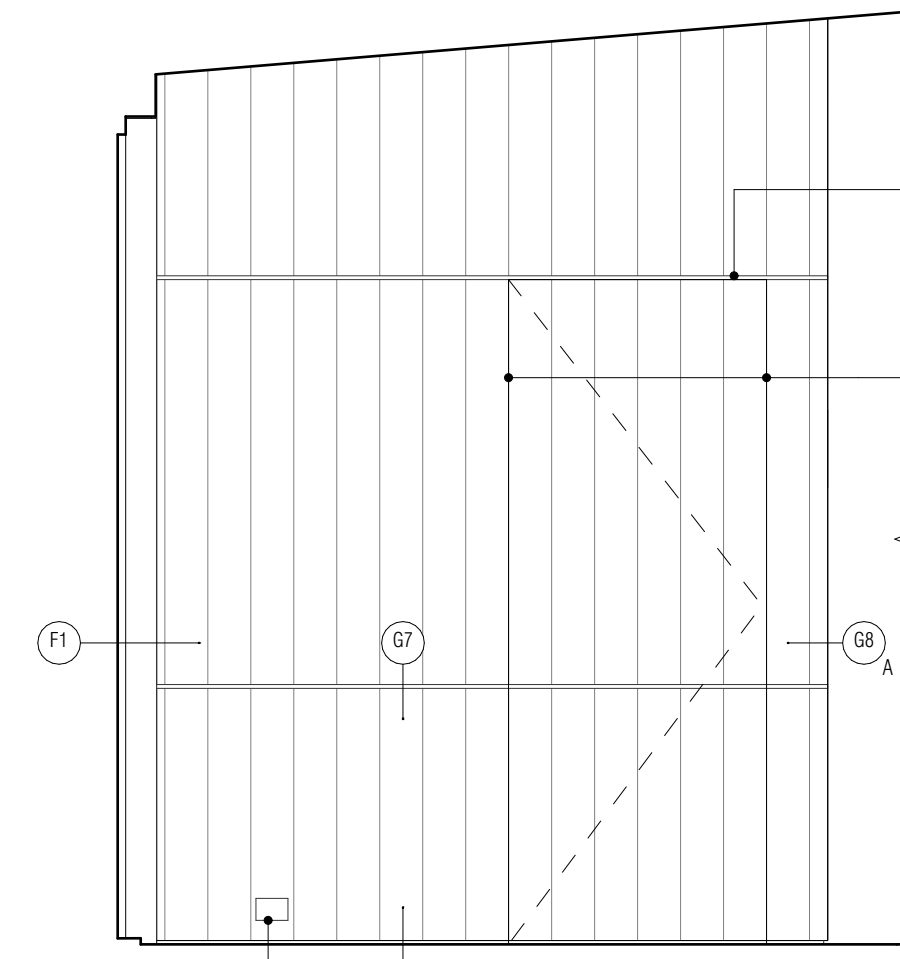
8 STAIRS
SCALE: 1/2" = 1'-0"



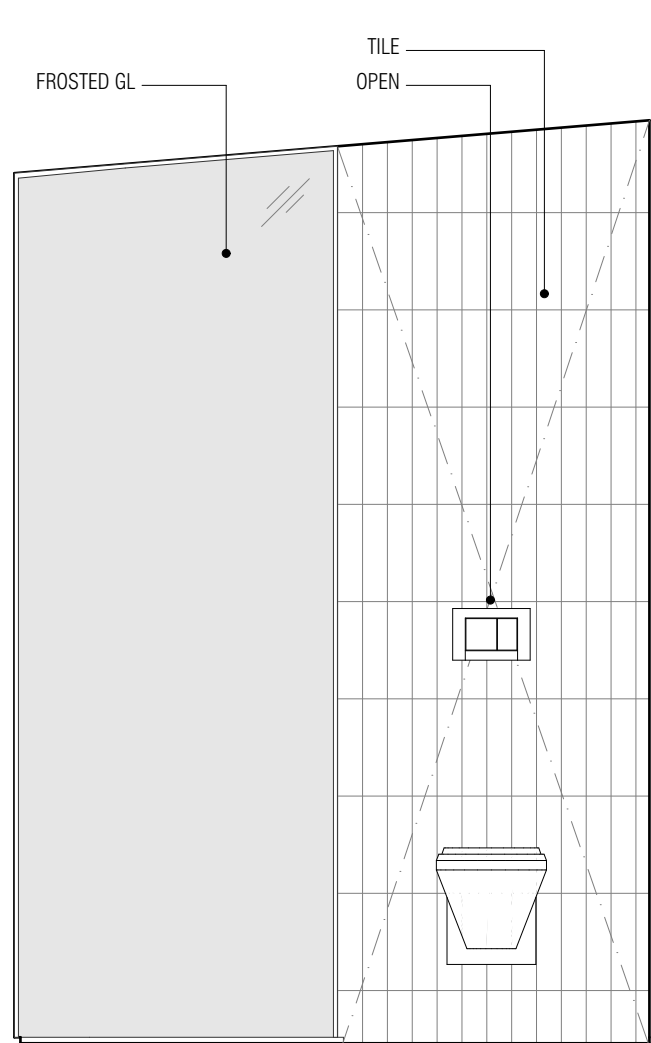
7 STAIRS
SCALE: 1/2" = 1'-0"



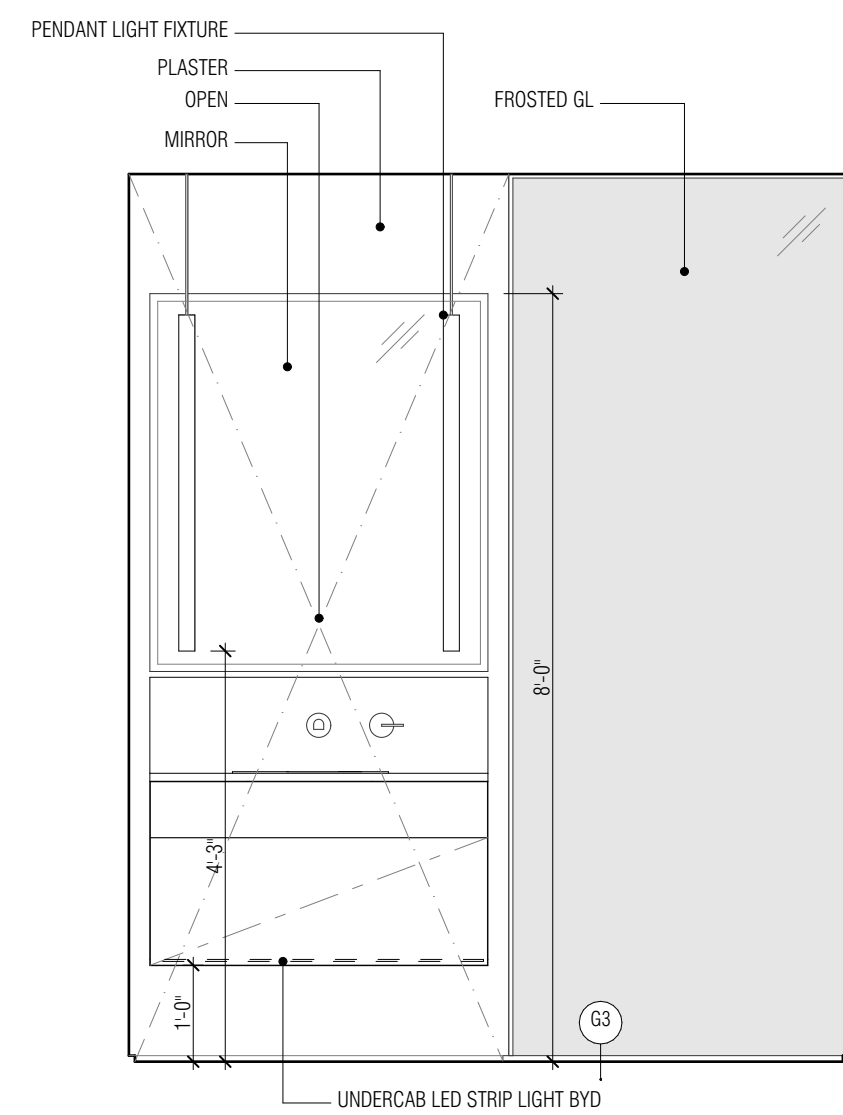
6 LIVING/STAIRS
SCALE: 1/2" = 1'-0"



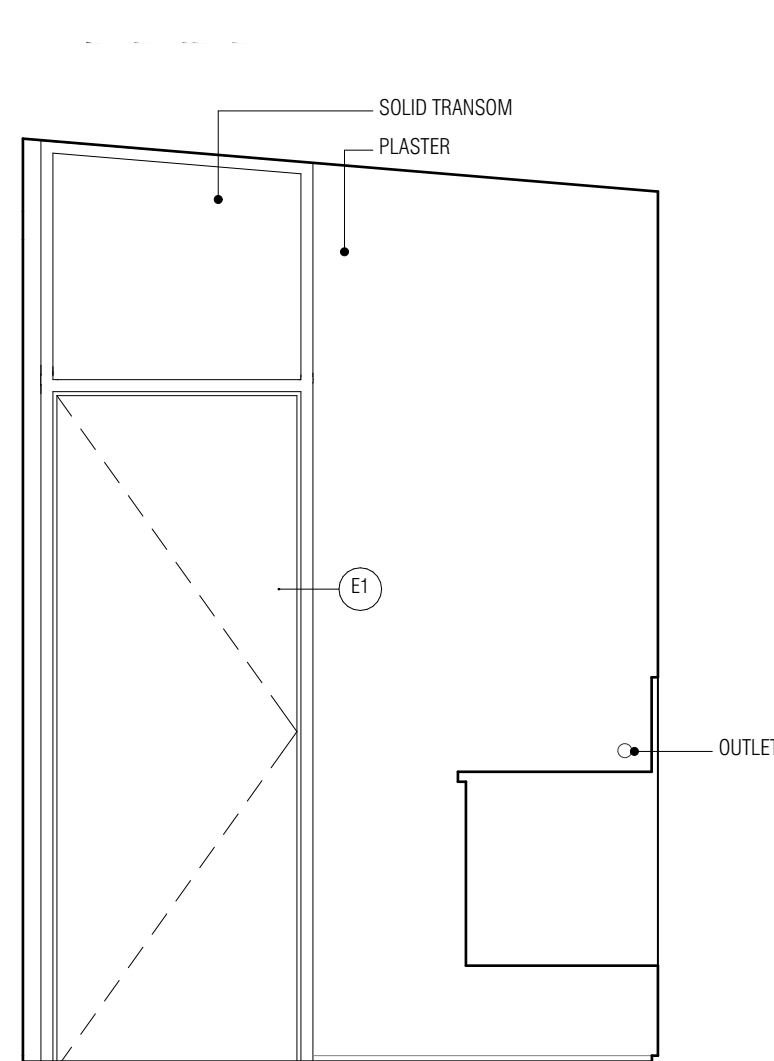
5 LIVING / DINING ROOM
SCALE: 1/2" = 1'-0"



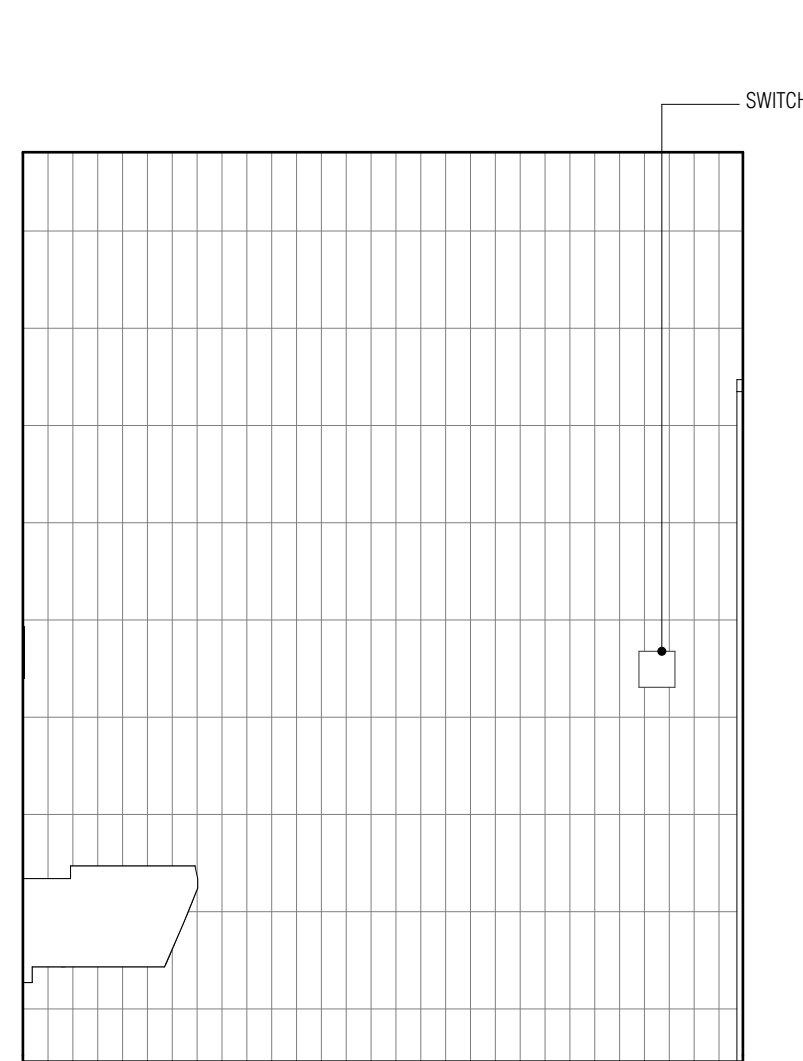
4 POWDER ROOM
SCALE: 1/2" = 1'-0"



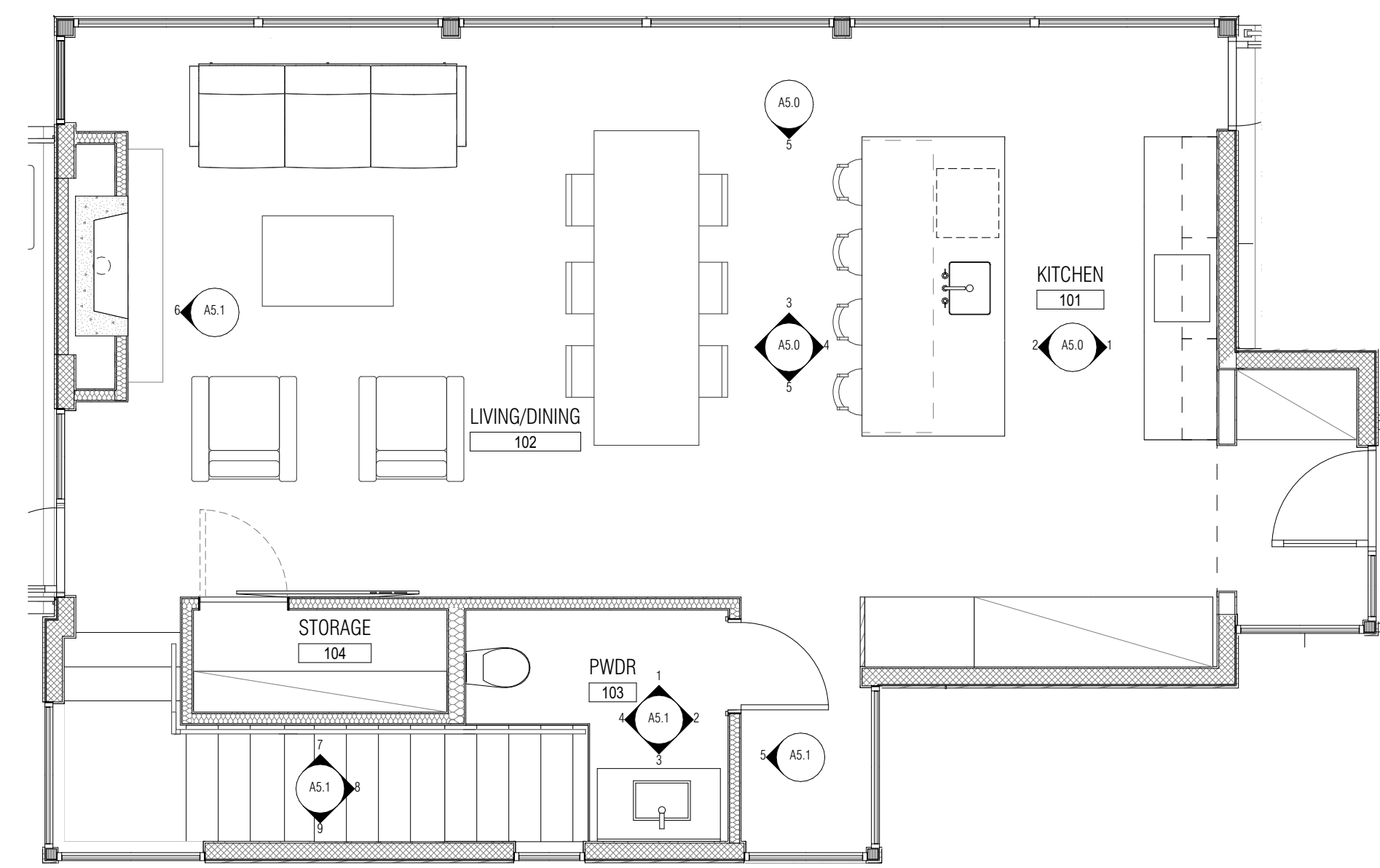
3 POWDER ROOM
SCALE: 1/2" = 1'-0"



2 POWDER ROOM
SCALE: 1/2" = 1'-0"



1 POWDER ROOM
SCALE: 1/2" = 1'-0"



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

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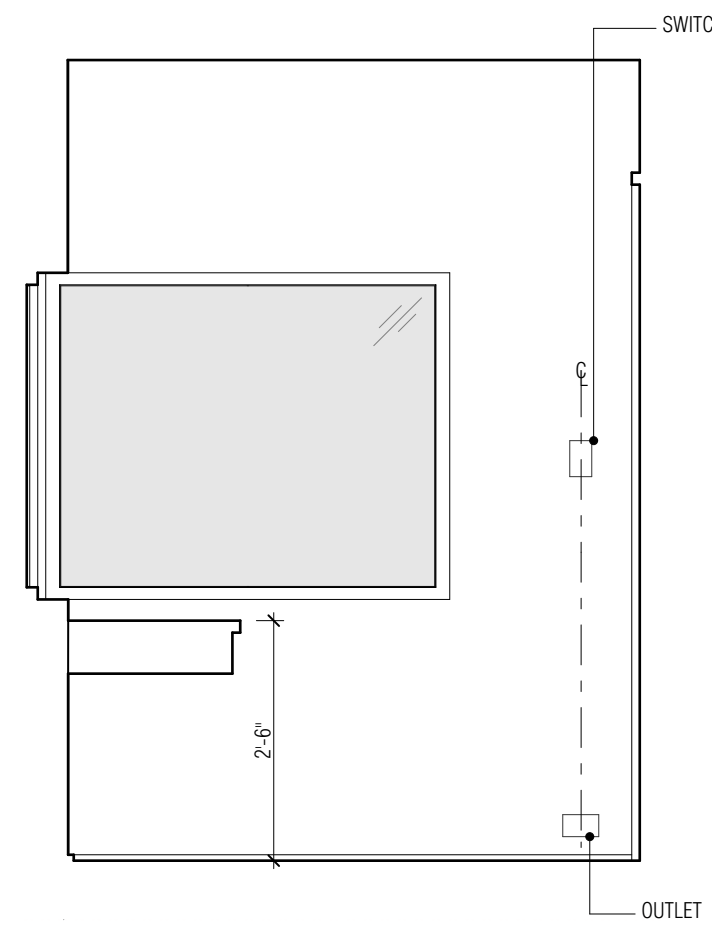
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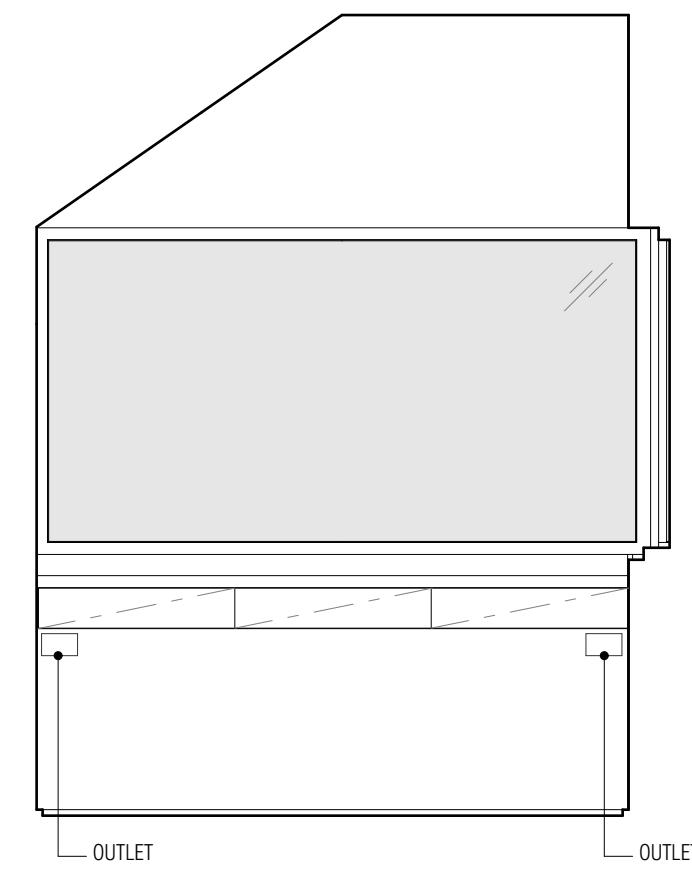


INTERIOR ELEVATIONS

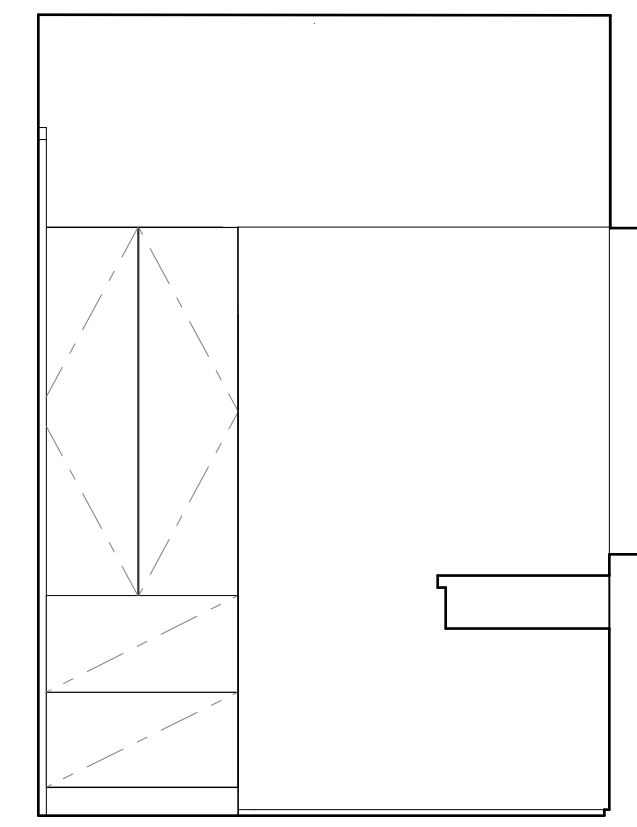
A5.1



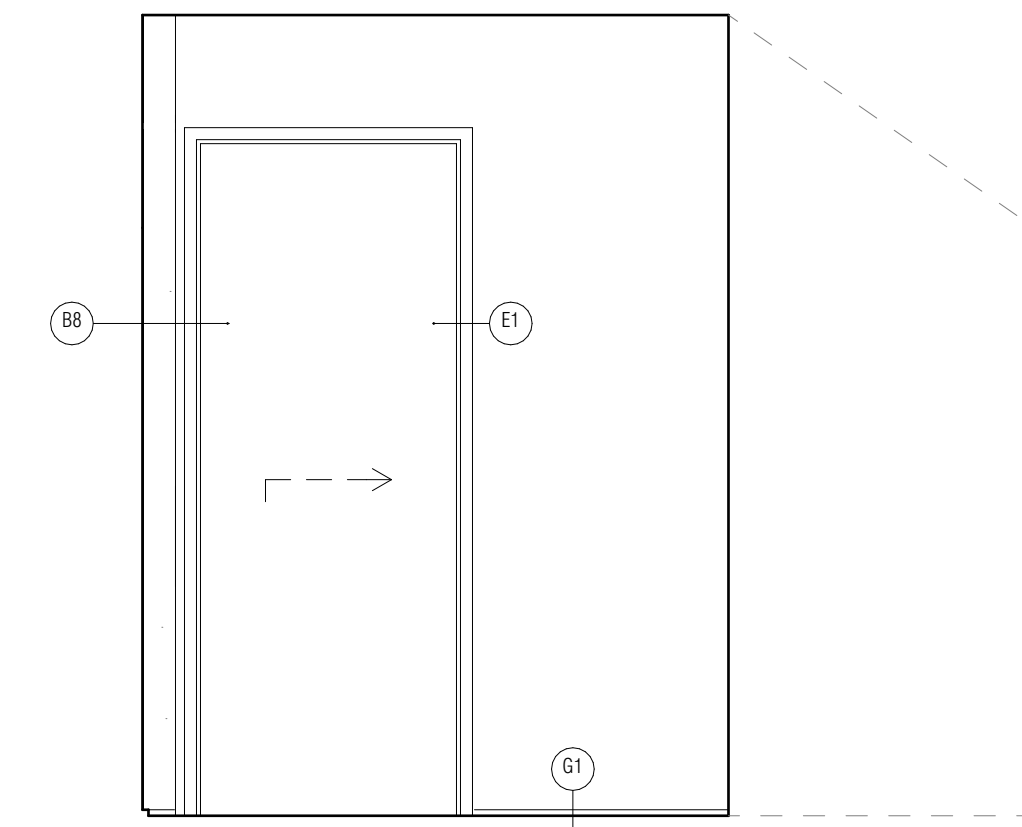
10 OFFICE
SCALE: 1/2" = 1'-0"



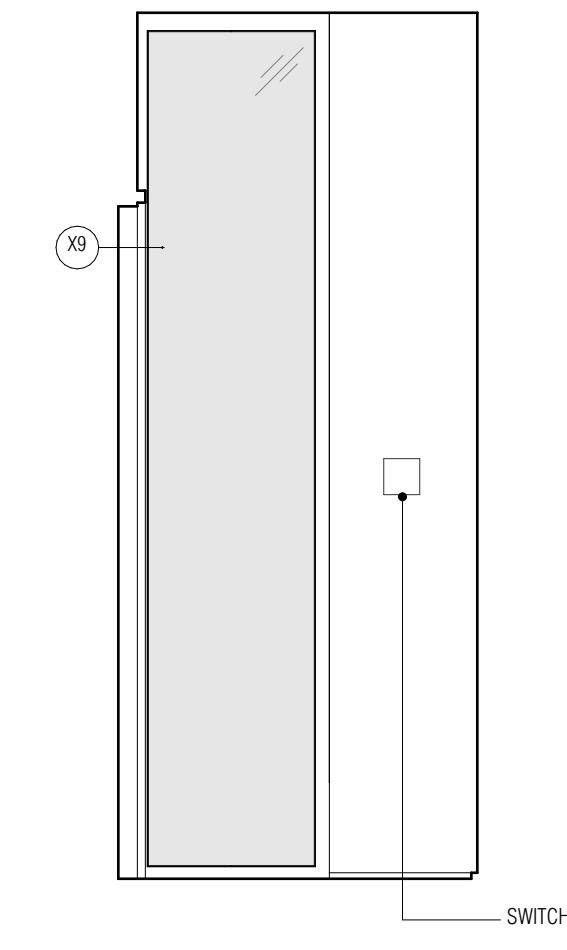
9 OFFICE
SCALE: 1/2" = 1'-0"



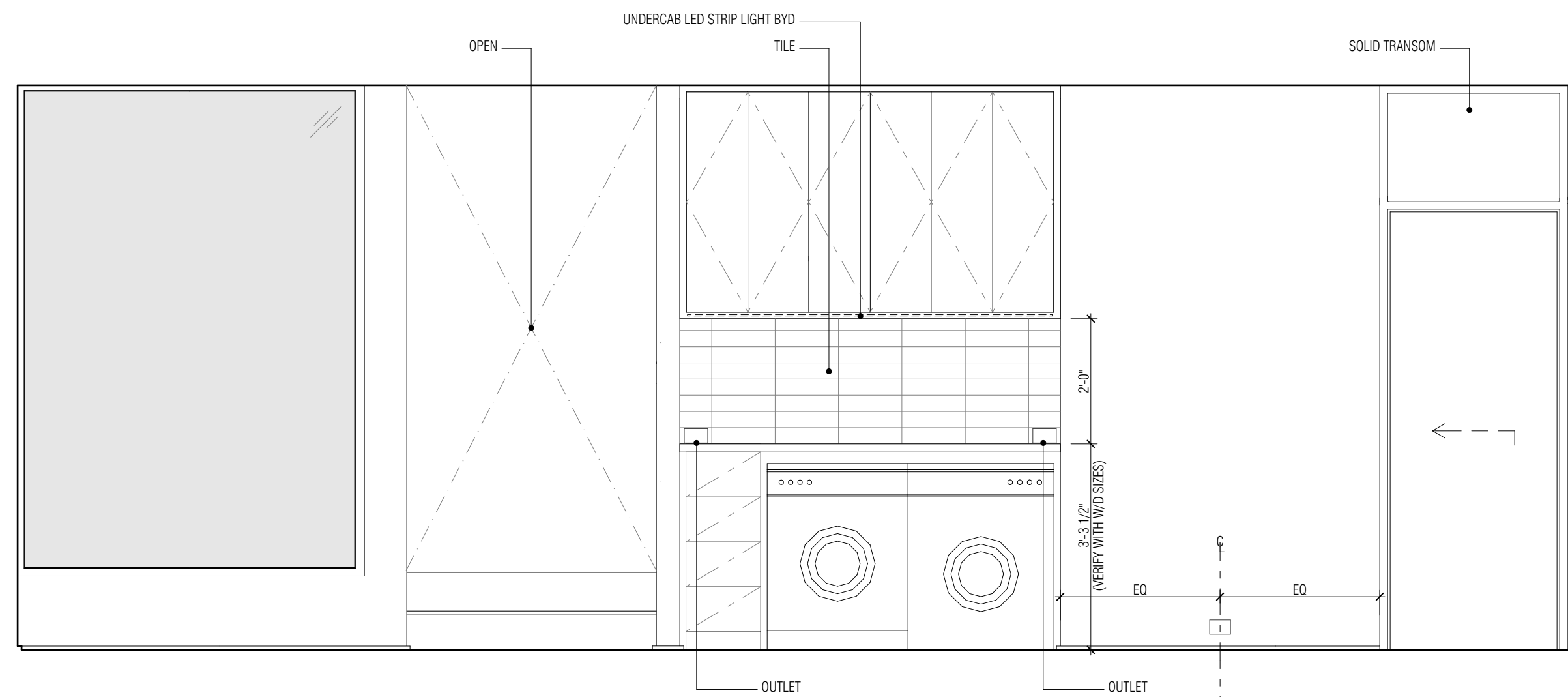
8 OFFICE
SCALE: 1/2" = 1'-0"



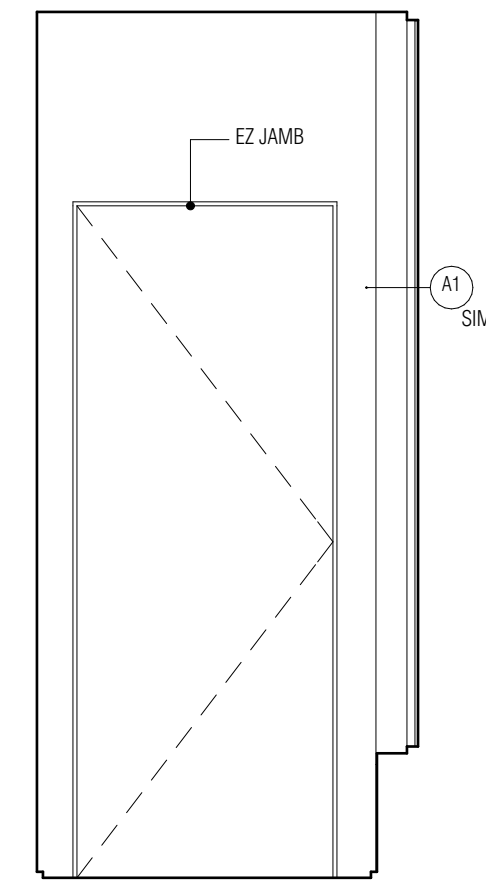
7 OFFICE
SCALE: 1/2" = 1'-0"



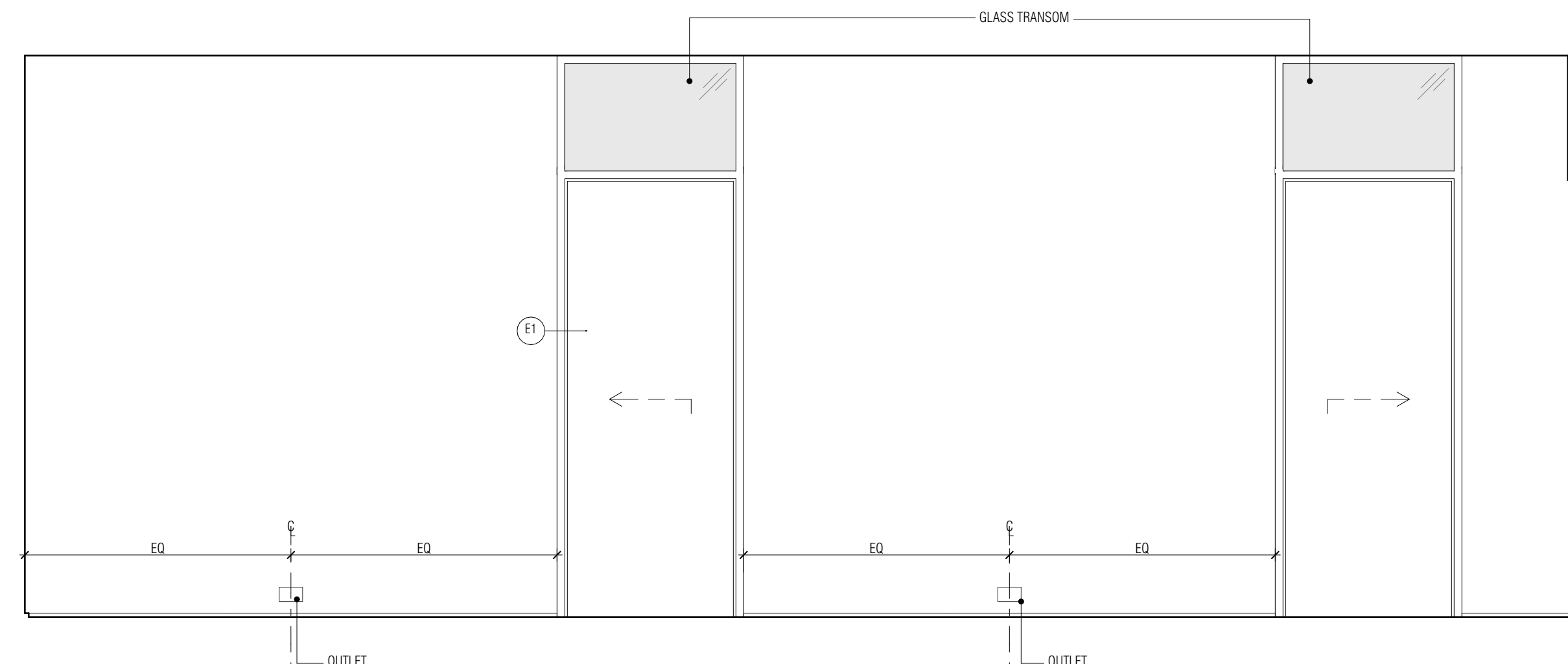
6 HALLWAY
SCALE: 1/2" = 1'-0"



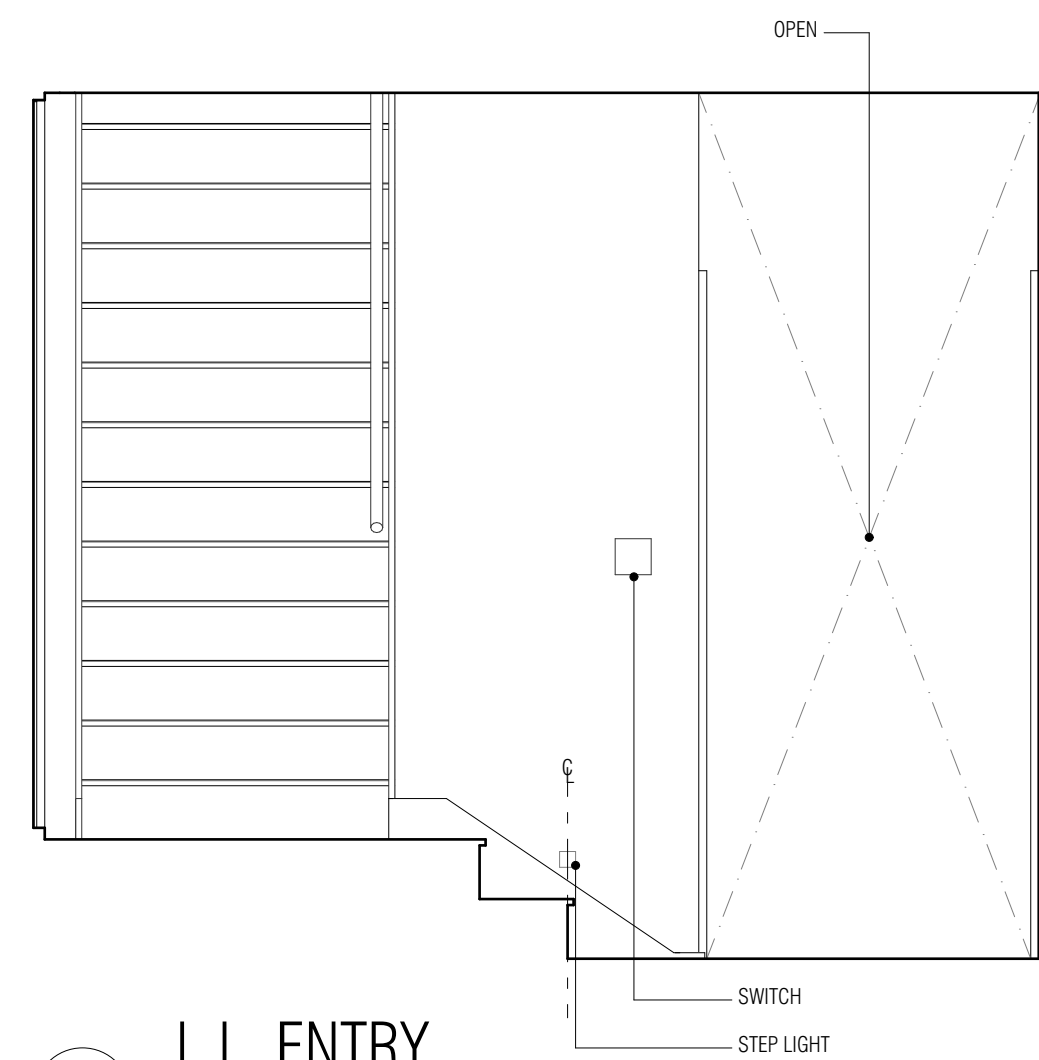
5 HALLWAY
SCALE: 1/2" = 1'-0"



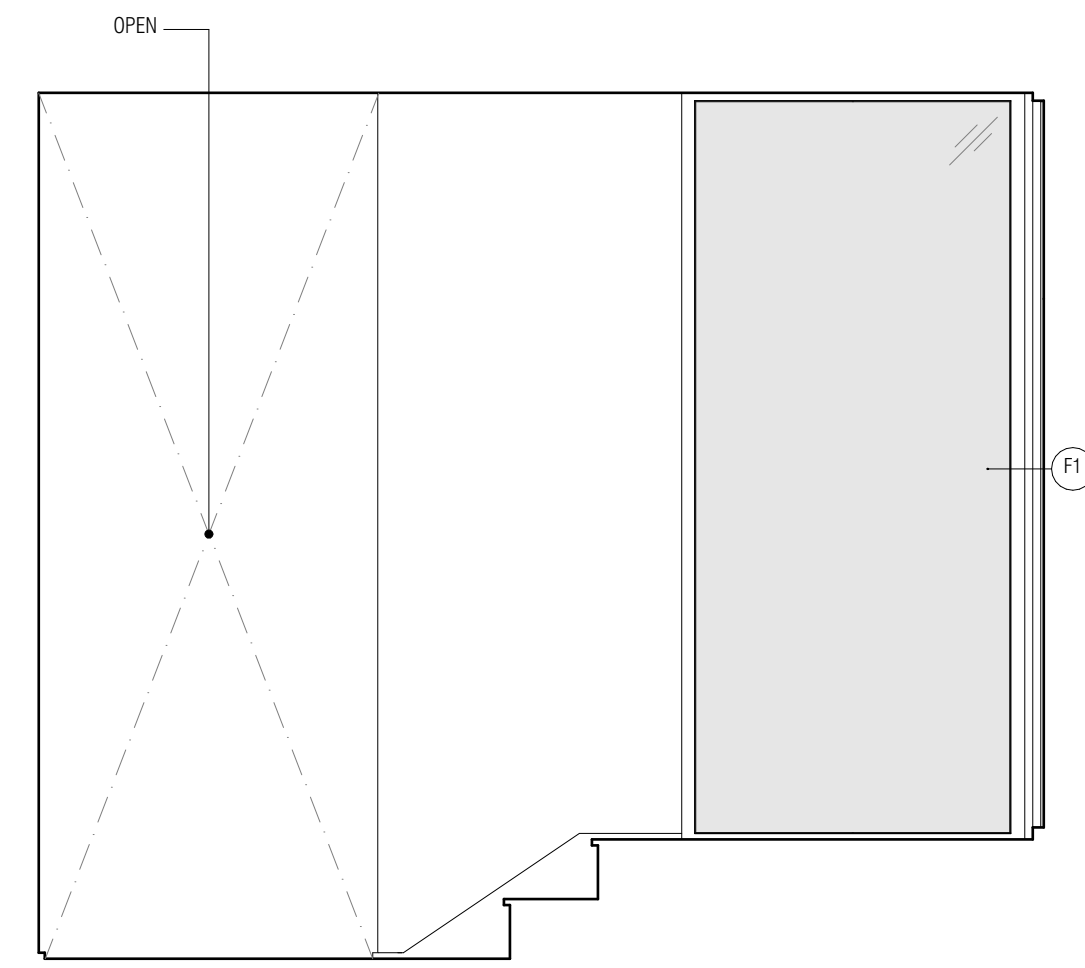
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SCALE: 1/2" = 1'-0"



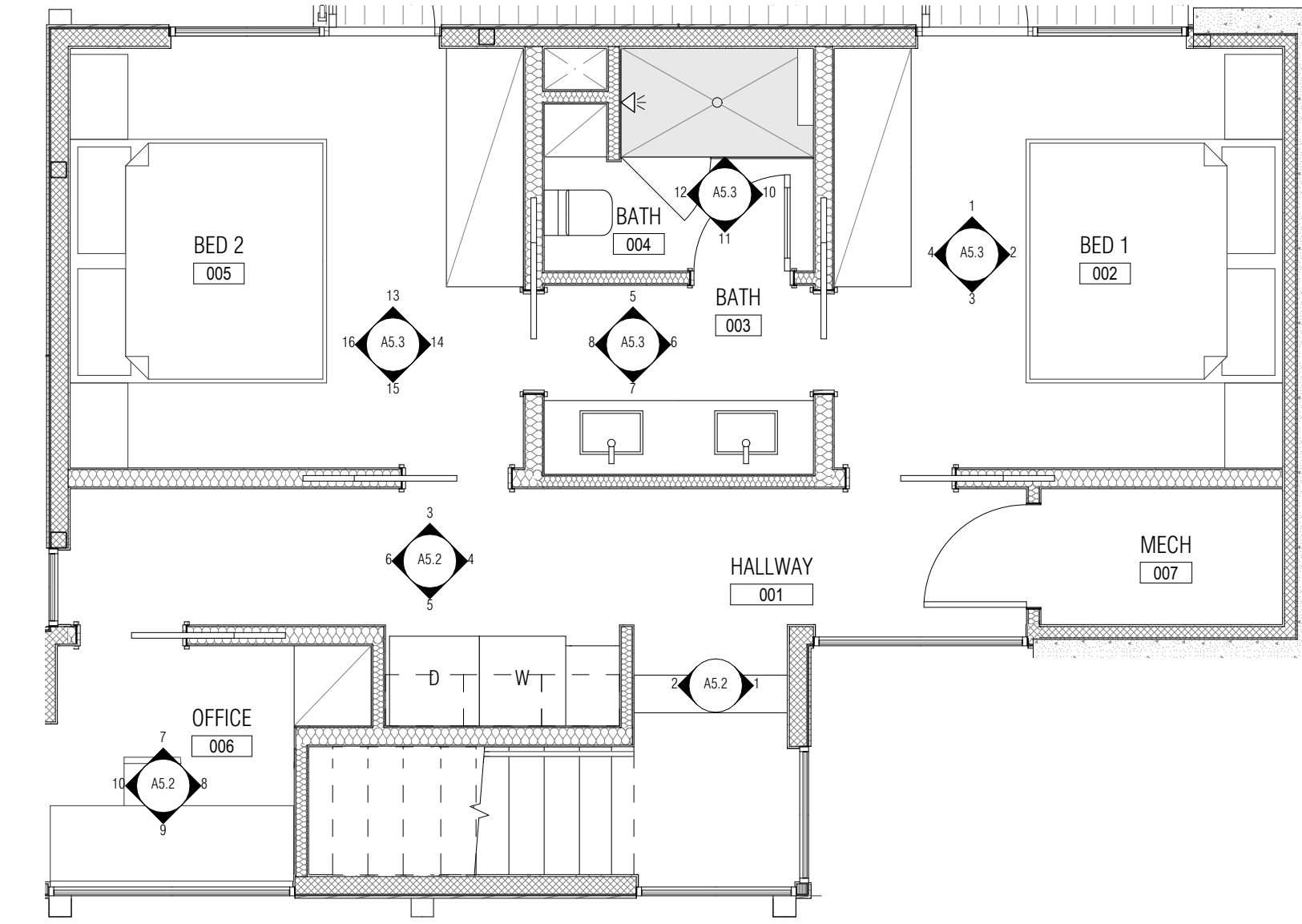
3 HALLWAY
SCALE: 1/2" = 1'-0"



2 L.L. ENTRY
SCALE: 1/2" = 1'-0"



1 L.L. ENTRY
SCALE: 1/2" = 1'-0"



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

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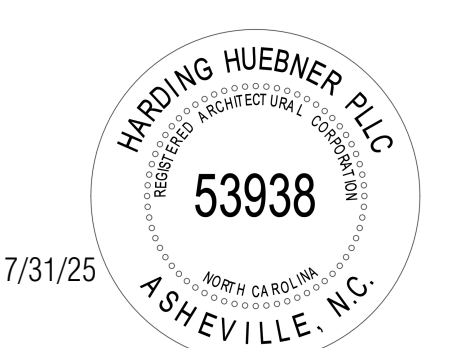
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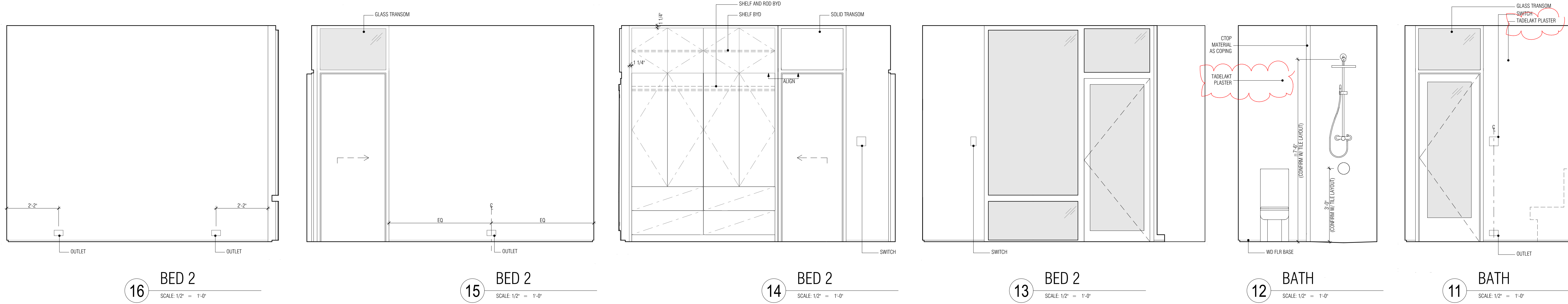
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INTERIOR ELEVATIONS

A5.2



16 BED 2
SCALE: 1/2" = 1'-0"

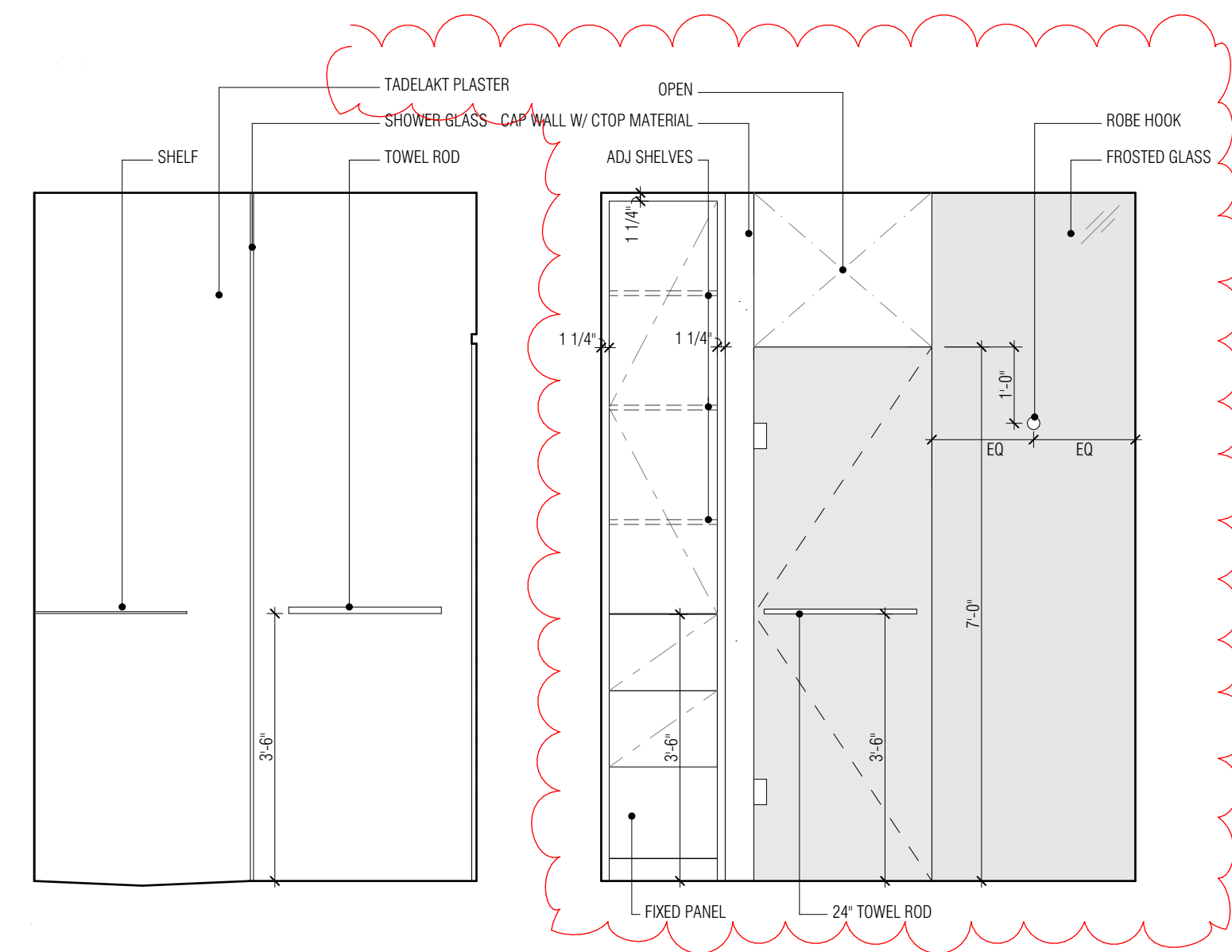
15 BED 2
SCALE: 1/2" = 1'-0"

14 BED 2
SCALE: 1/2" = 1'-0"

13 BED 2
SCALE: 1/2" = 1'-0"

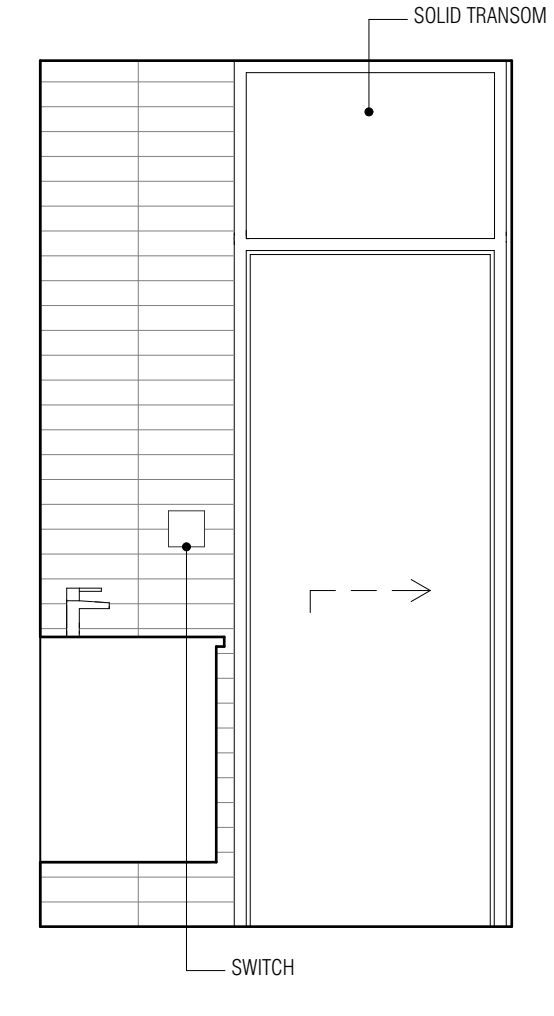
12 BATH
SCALE: 1/2" = 1'-0"

11 BATH
SCALE: 1/2" = 1'-0"

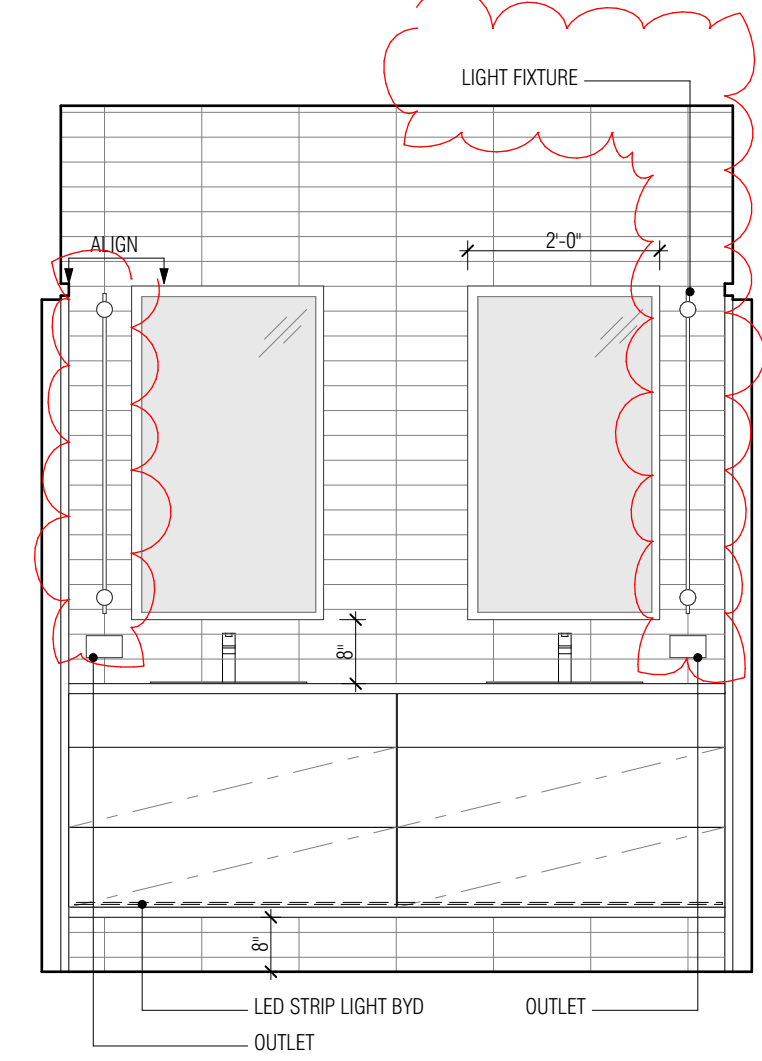


10 BATH
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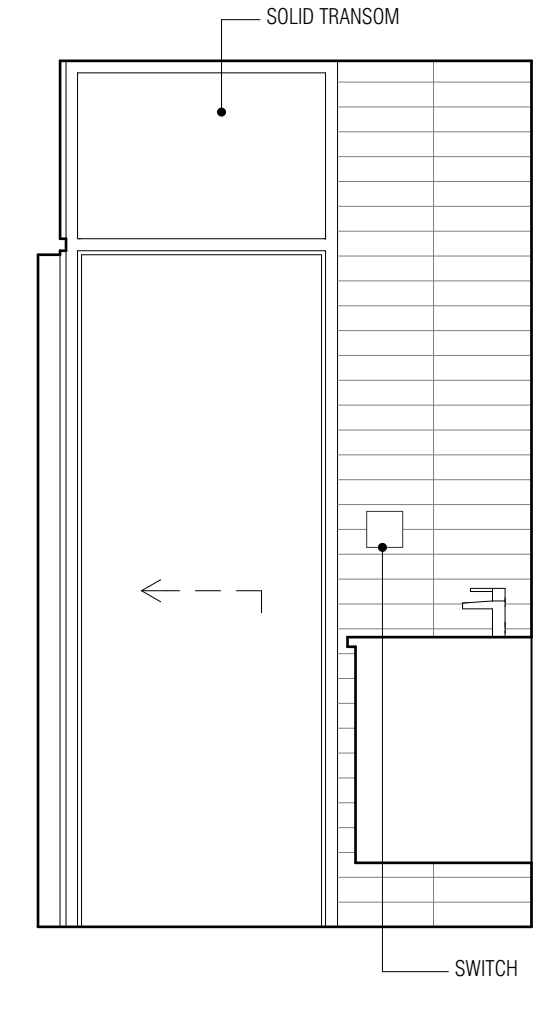
9 BATH
SCALE: 1/2" = 1'-0"



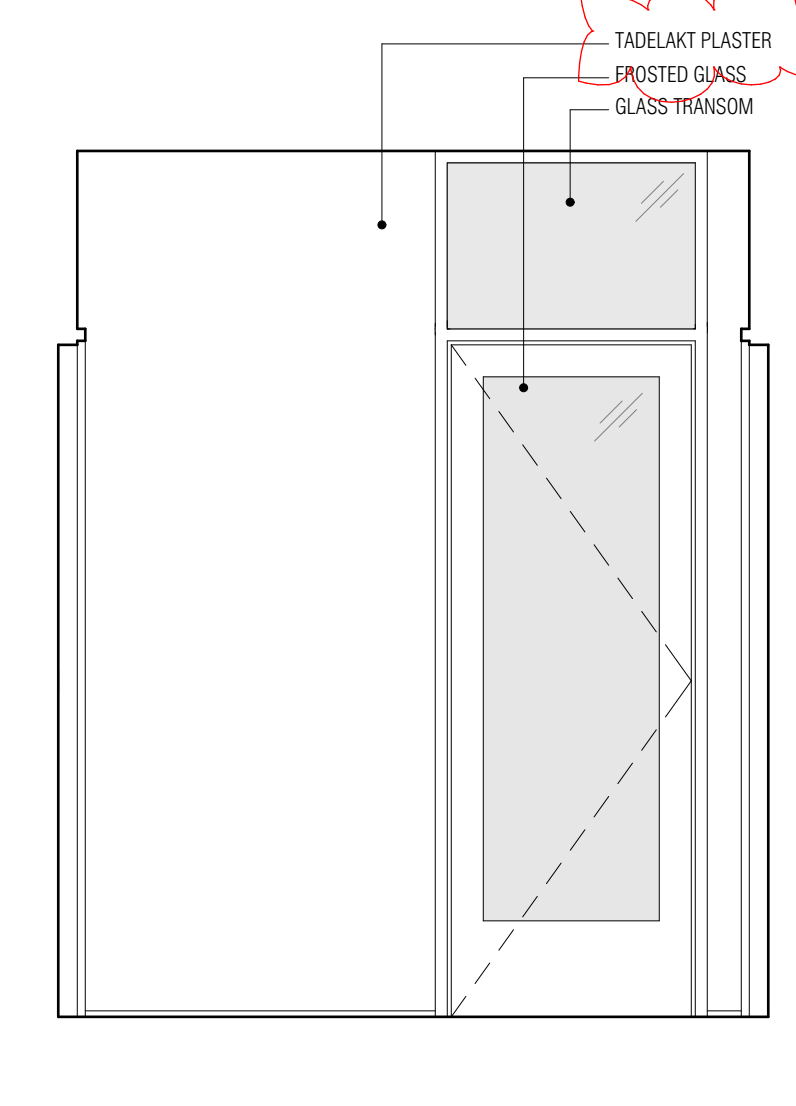
8 BATH
SCALE: 1/2" = 1'-0"



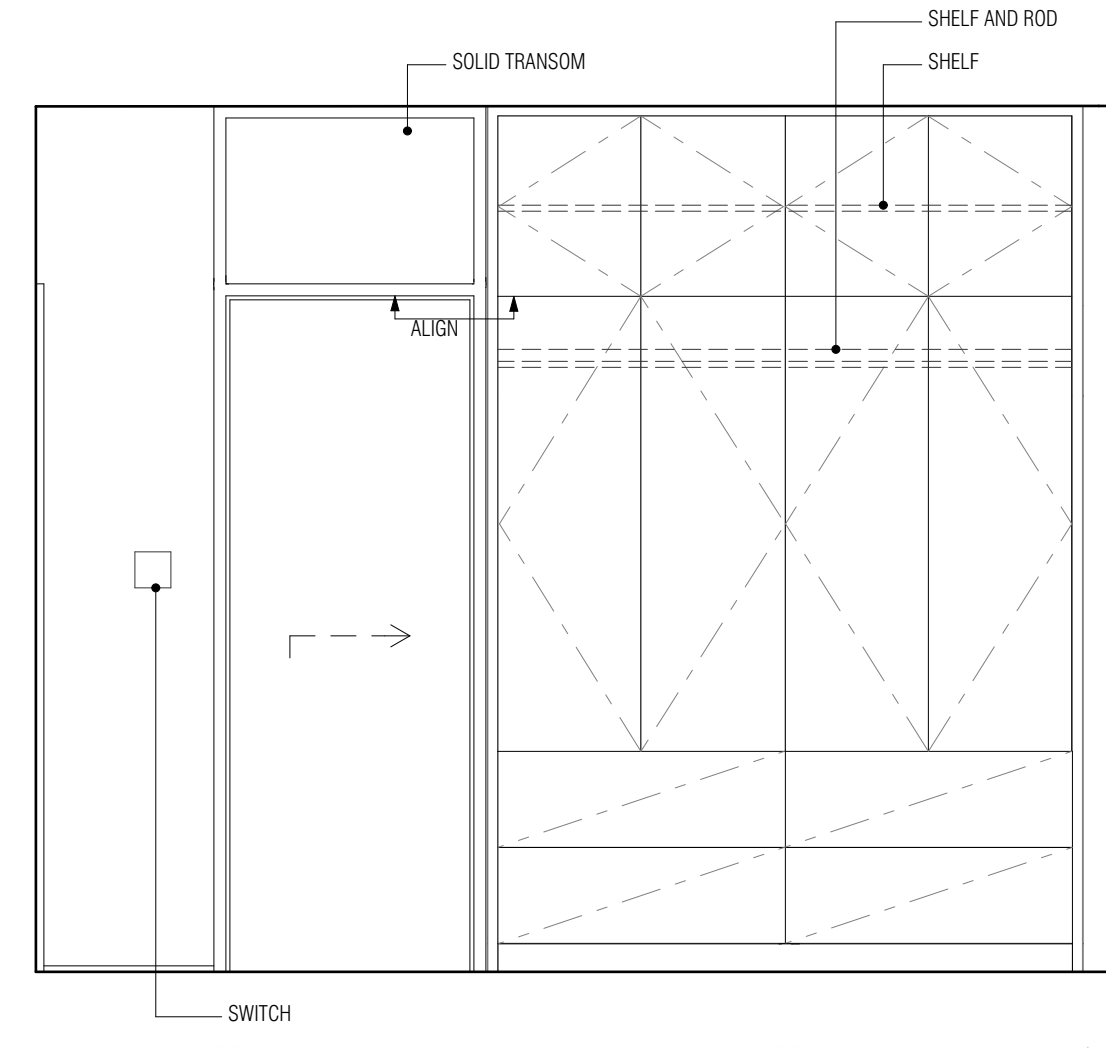
7 BATH
SCALE: 1/2" = 1'-0"



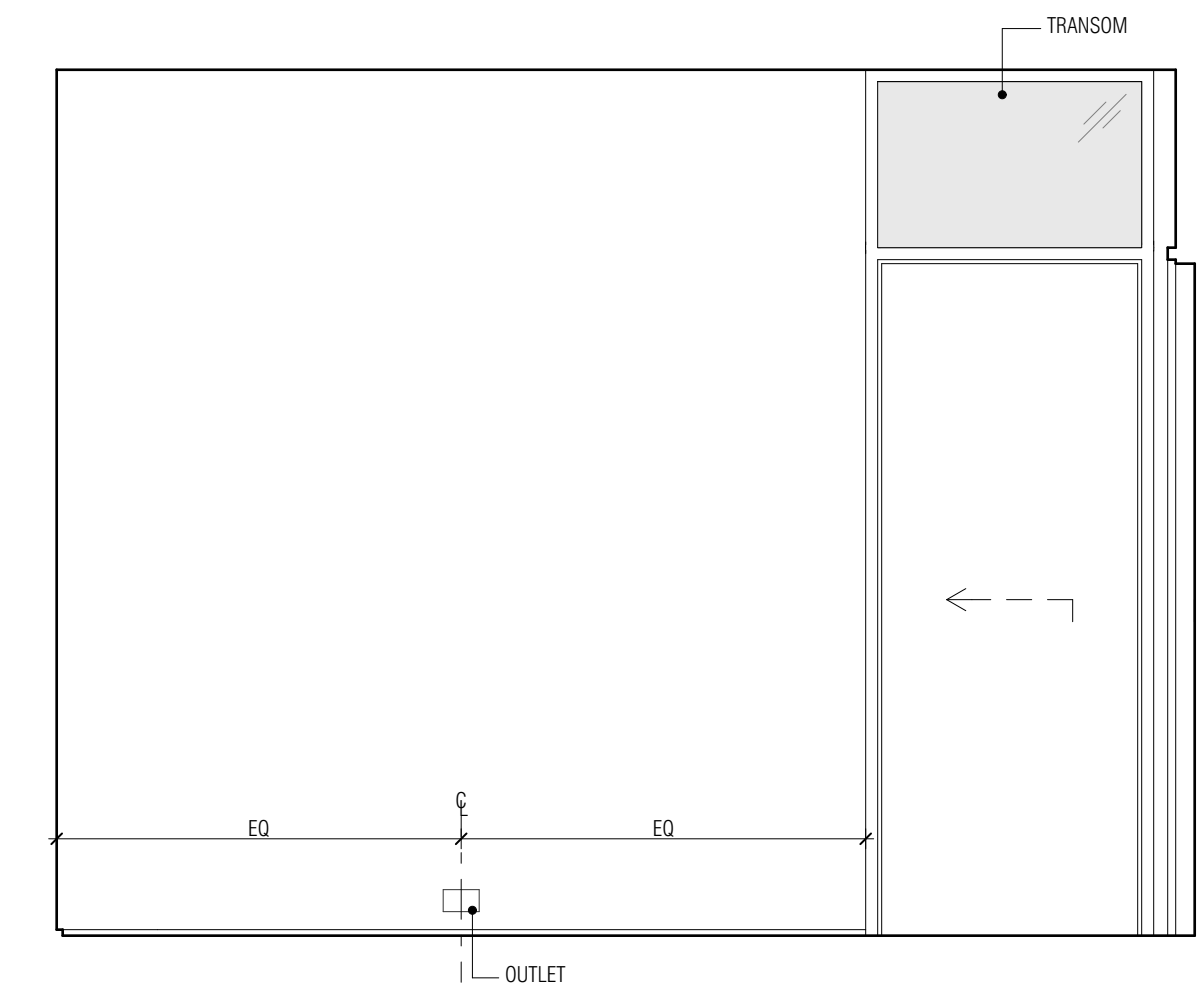
6 BATH
SCALE: 1/2" = 1'-0"



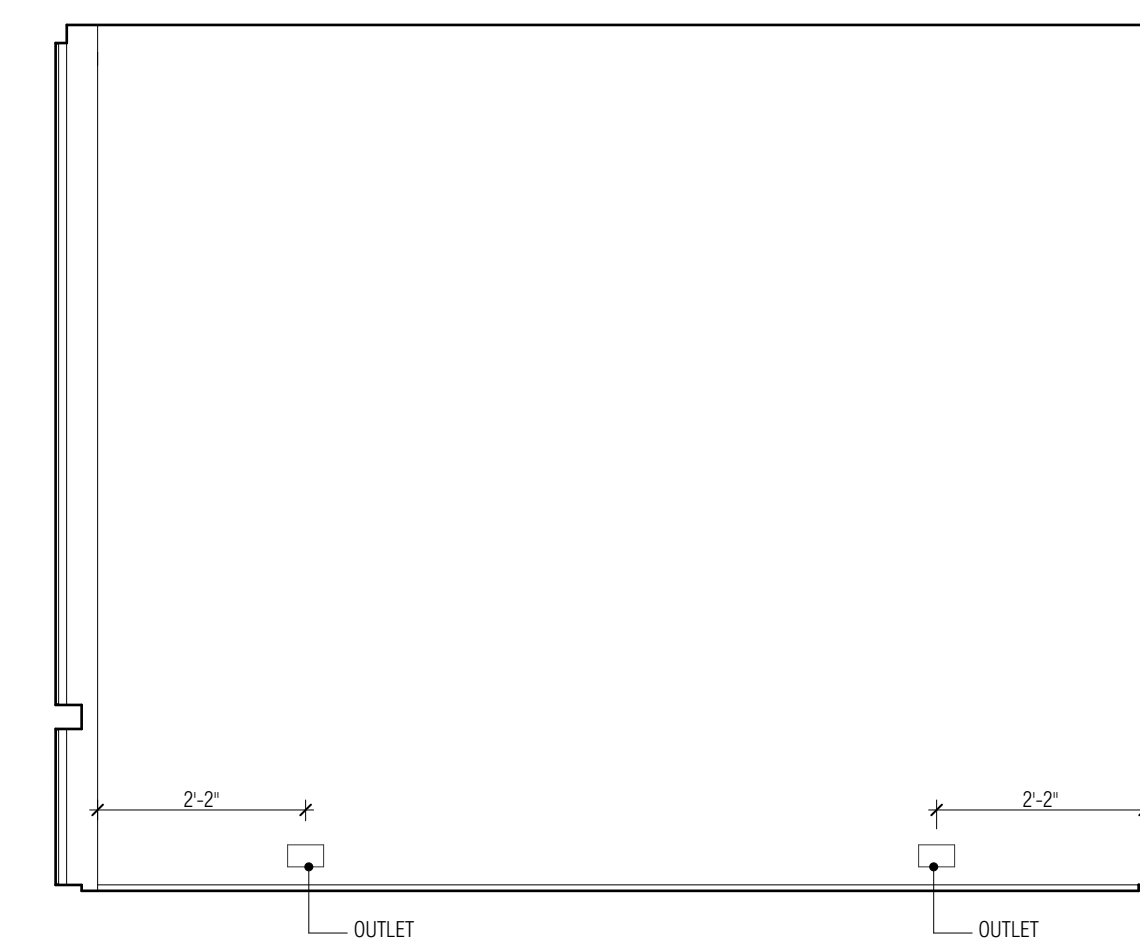
5 BATH
SCALE: 1/2" = 1'-0"



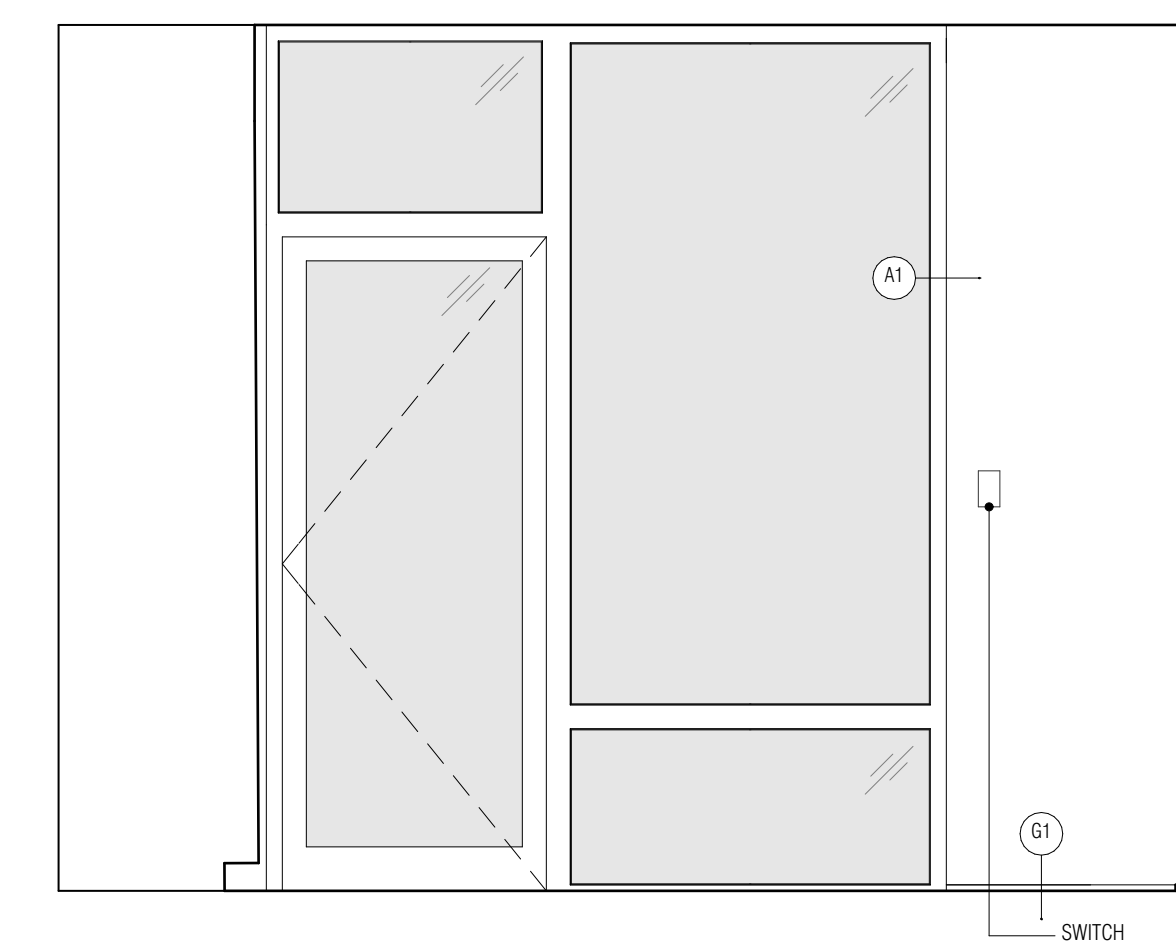
4 BED 1
SCALE: 1/2" = 1'-0"



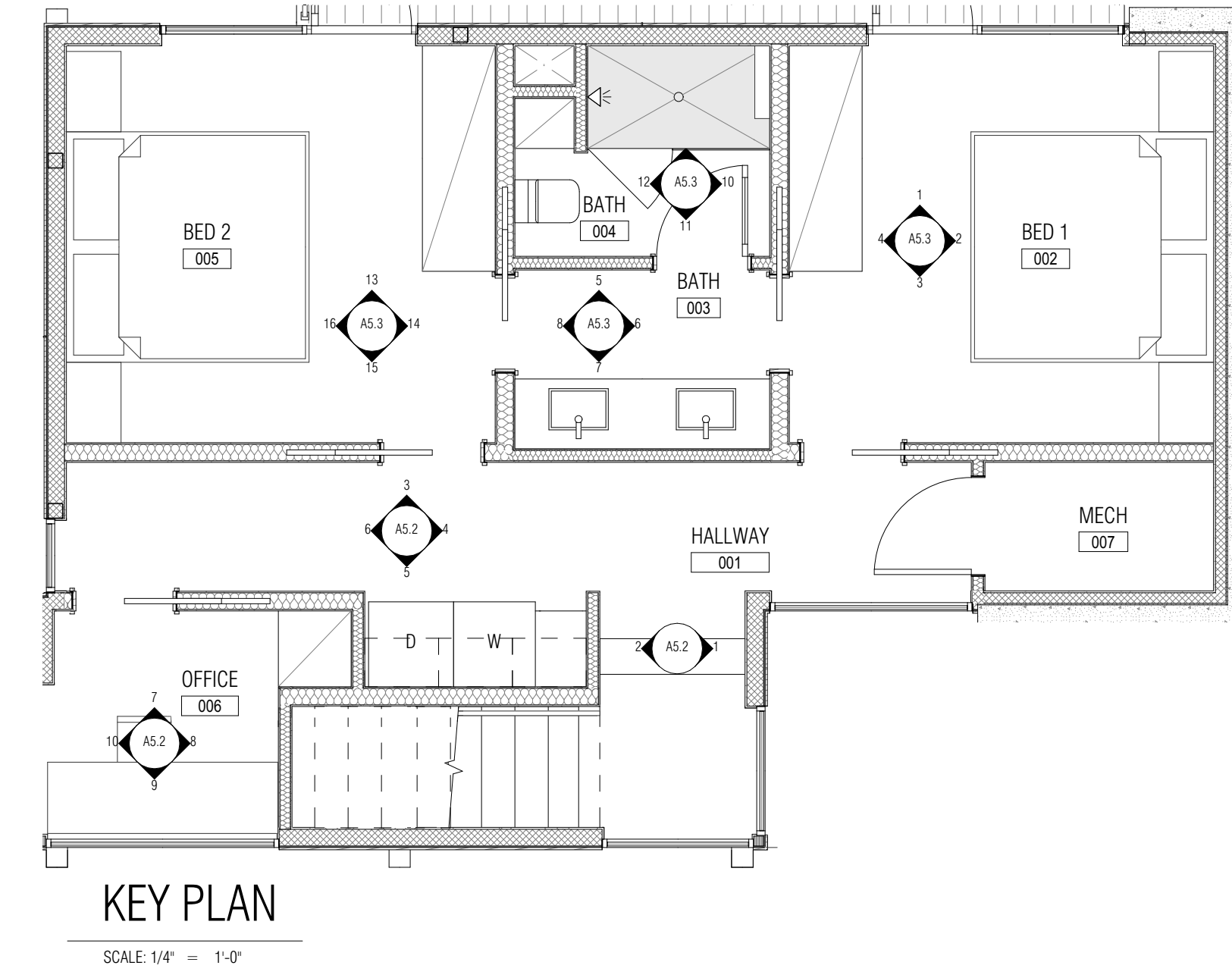
3 BED 1
SCALE: 1/2" = 1'-0"



2 BED 1
SCALE: 1/2" = 1'-0"



1 BED 1
SCALE: 1/2" = 1'-0"



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

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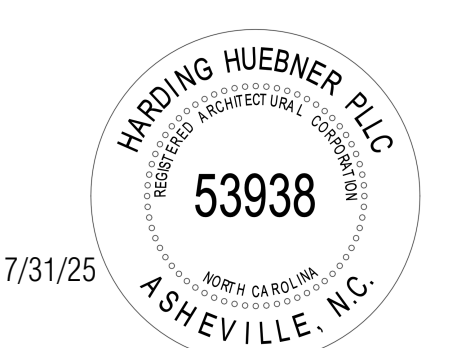
Project Name & Address:
SAYRE CABIN
301 CHAPEL RD
BLACK MOUNTAIN, NC 28711

Project Number:
24.07

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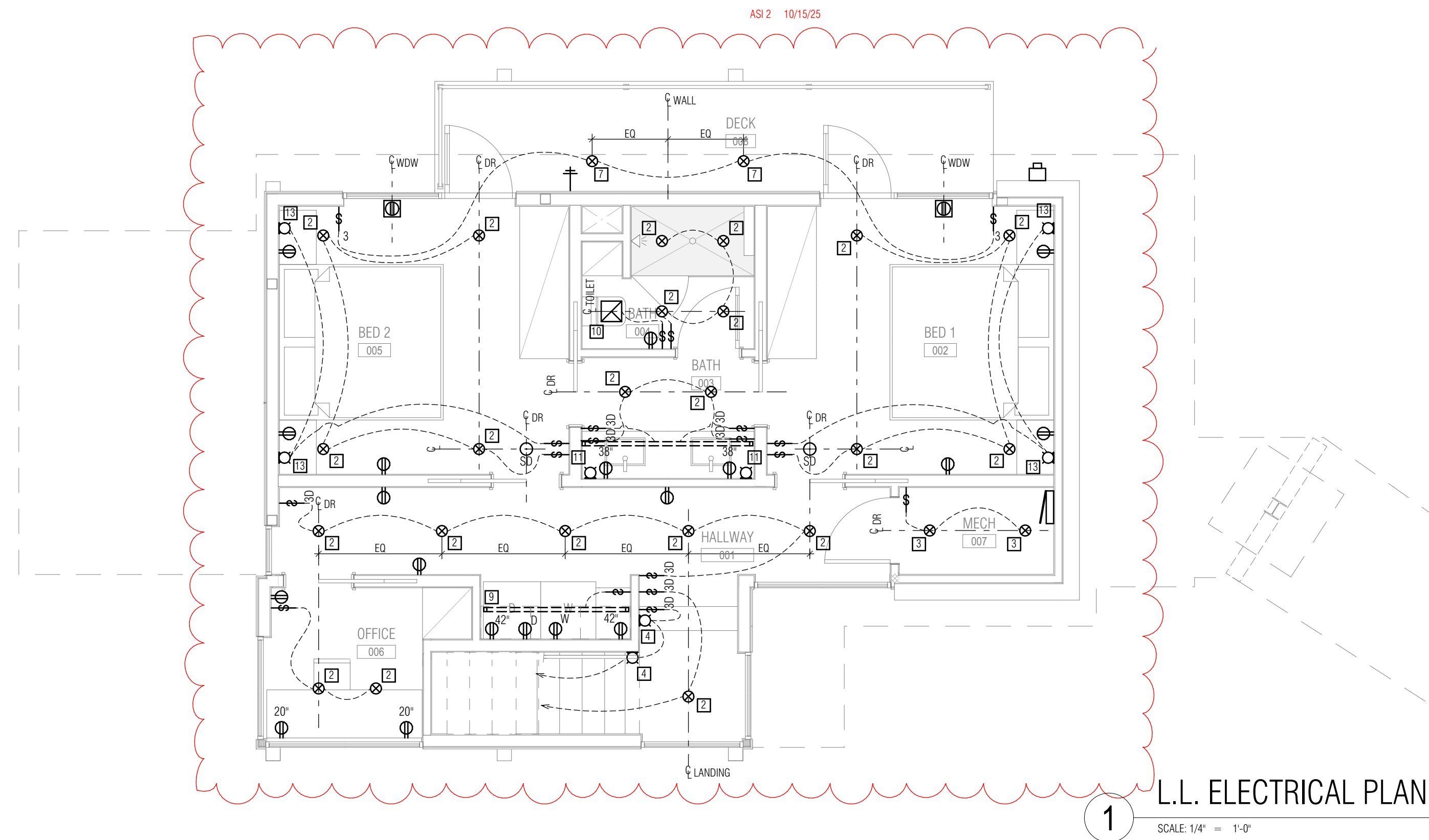


INTERIOR ELEVATIONS

A5.3

ELECTRICAL SYMBOLS LEGEND

	SWITCH - SINGLE POLE		METER
	SWITCH - THREE WAY		PANELBOARD
	SWITCH - FOUR WAY		JUNCTION BOX - CEILING
	SWITCH - WITH DIMMER		JUNCTION BOX - WALL
	SWITCH - FAN CONTROL		COMBINATION SMOKE & CARBON MONOXIDE DETECTOR - CEILING MOUNTED
	SWITCH - AUDIO VOLUME CONTROL		COMBINATION SMOKE & CARBON MONOXIDE DETECTOR - WALL MOUNTED
	SWITCH - ILLUMINATED		THERMOSTAT
	SWITCH - OCCUPANCY SENSOR		DOORBELL PUSHBUTTON
			DOORBELL CHIME
	110V DUPLEX RECEPTACLE		CEILING MOUNTED SPEAKER
	110V DUPLEX RECEPTACLE - USB OUTLET		WALL MOUNTED SPEAKER
	110V DUPLEX RECEPTACLE - SWITCHED		SOUND SYSTEM - CENTRAL CONTROL
	110V DUPLEX RECEPTACLE - HALF SWITCHED		ALARM SYSTEM KEYPAD
	110V DUPLEX RECEPTACLE - FLOOR OUTLET		LIGHTING CONTROL SYSTEM KEYPAD
	110V DUPLEX RECEPTACLE - WATERPROOF		OCCUPANCY SENSOR
	110V QUADPLEX RECEPTACLE		SECURITY CAMERA
	220V RECEPTACLE		CARD READER
	RECESSED CLOCK RECEPTACLE		ELECTRONIC DOOR STRIKE
	DATA/ COMMUNICATIONS JACK		WIRELESS ACCESS
	CEILING MOUNTED LIGHT FIXTURE - FLUSH		CEILING FAN
	CEILING MOUNTED LIGHT FIXTURE - PENDANT		EXHAUST FAN
	WALL MOUNTED LIGHT FIXTURE		EXHAUST FAN/ LIGHT
	WALL MOUNTED LAMP		NATURAL GAS VALVE
	RECESSED LIGHT FIXTURE		HOSE BIB
	UTILITY LIGHT FIXTURE		YARD HYDRANT
	LINEAR LIGHT FIXTURE		
	LIGHT TRACK		
	FLOOR MOUNTED LIGHT FIXTURE - FLUSH		
	LANDSCAPE LIGHT		



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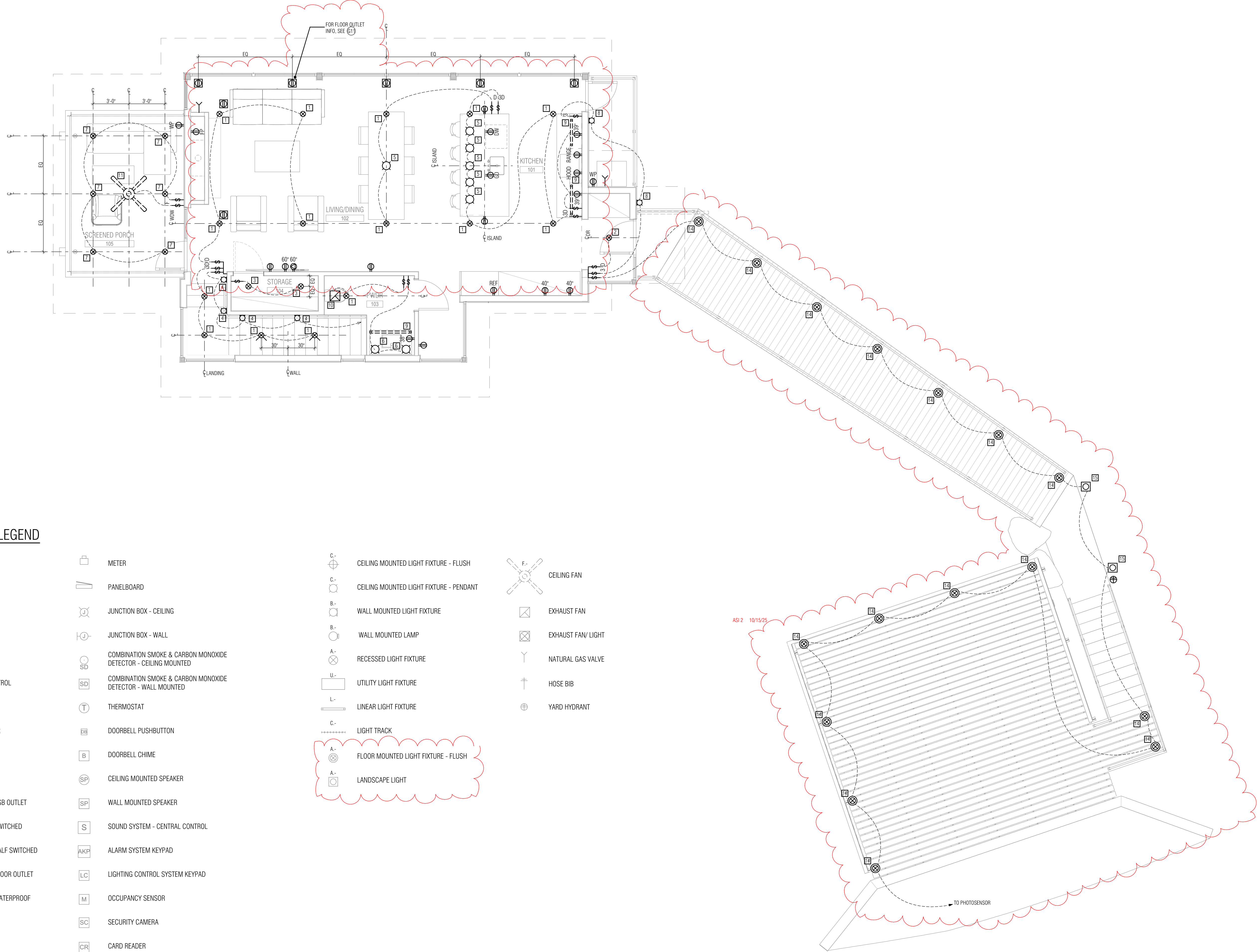
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LOWER LEVEL
 ELECTRICAL PLAN

E1.0



ELECTRICAL SYMBOLS LEGEND

SWITCH - SINGLE POLE	METER	CEILING MOUNTED LIGHT FIXTURE - FLUSH	CEILING FAN
SWITCH - THREE WAY	PANELBOARD	CEILING MOUNTED LIGHT FIXTURE - PENDANT	EXHAUST FAN
SWITCH - FOUR WAY	JUNCTION BOX - CEILING	WALL MOUNTED LIGHT FIXTURE	EXHAUST FAN/ LIGHT
SWITCH - WITH DIMMER	JUNCTION BOX - WALL	WALL MOUNTED LAMP	NATURAL GAS VALVE
SWITCH - FAN CONTROL	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR - CEILING MOUNTED	RECESSED LIGHT FIXTURE	HOSE BIB
SWITCH - AUDIO VOLUME CONTROL	COMBINATION SMOKE & CARBON MONOXIDE DETECTOR - WALL MOUNTED	UTILITY LIGHT FIXTURE	YARD HYDRANT
SWITCH - ILLUMINATED	THERMOSTAT	LINEAR LIGHT FIXTURE	
SWITCH - OCCUPANCY SENSOR	DOORBELL PUSHBUTTON	LIGHT TRACK	
110V DUPLEX RECEPTACLE	DOORBELL CHIME	FLOOR MOUNTED LIGHT FIXTURE - FLUSH	
110V DUPLEX RECEPTACLE - USB OUTLET	CEILING MOUNTED SPEAKER	LANDSCAPE LIGHT	
110V DUPLEX RECEPTACLE - SWITCHED	WALL MOUNTED SPEAKER		
110V DUPLEX RECEPTACLE - HALF SWITCHED	SOUND SYSTEM - CENTRAL CONTROL		
110V DUPLEX RECEPTACLE - FLOOR OUTLET	ALARM SYSTEM KEYPAD		
110V DUPLEX RECEPTACLE - WATERPROOF	LIGHTING CONTROL SYSTEM KEYPAD		
110V QUADPLEX RECEPTACLE	OCCUPANCY SENSOR		
220V RECEPTACLE	SECURITY CAMERA		
RECESSED CLOCK RECEPTACLE	CARD READER		
DATA/ COMMUNICATIONS JACK	ELECTRONIC DOOR STRIKE		
	WIRELESS ACCESS		

1 M.L. ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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MAIN LEVEL ELECTRICAL PLAN

E1.1

STRUCTURAL NOTES

GE - GENERAL

- THE STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION (2015 INTERNATIONAL RESIDENTIAL CODE WITH CURRENT NORTH CAROLINA AMENDMENTS).
- THE DESIGN LOADS ARE AS FOLLOWS:

LIVE LOAD	
ROOF	20 PSF
FLOOR (TYPICAL, U.O.N.)	40 PSF
PARKING	125 PSF

SNOW LOAD	
GROUND SNOW LOAD	P _g _____ 15 PSF
FLAT ROOF SNOW LOAD	P _f _____ 15 PSF
SNOW EXPOSURE FACTOR	C _e _____ 1.0
SNOW LOAD IMPORTANCE FACTOR	I _s _____ 1.0
THERMAL FACTOR	C _t _____ 1.1

WIND LOAD	
BASIC WIND SPEED	V _{ult} (ASCE 7-10) _____ 115 MPH
	V _{des} (ASCE 7-10) _____ 90 MPH
RISK CATEGORY	II
WIND EXPOSURE	C _____
INTERNAL PRESSURE COEFFICIENT	G _{CF} _____ ± 0.18
COMPONENTS AND CLADDING	PER ASCE 7-10
DESIGN CODE REFERENCE PUBLICATION	ASCE 7-10

PRE-ENGINEERED SYSTEMS AND COMPONENTS SHALL BE DESIGNED BASED ON THE MINIMUM LOAD REQUIREMENTS PER ASCE-7 AND THE ABOVE BASIC LOAD PARAMETERS.

- THE STRUCTURE HAS BEEN DESIGNED TO WITHSTAND IN-SERVICE LOADS ONLY. METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS, AND DRAWINGS OF OTHER TRADES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEEING THAT THE WORK OF ALL TRADES IS COORDINATED WITH THE STRUCTURAL WORK.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL DIMENSIONS SHOWN ON THE TOTAL CONTRACT DOCUMENTS. DO NOT SCALE THE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY.
- ANYTHING WHICH, IN THE OPINION OF THE CONTRACTOR, APPEARS TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS, OR AMBIGUITIES IN THE PLANS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. CORRECTIONS OR WRITTEN INTERPRETATIONS SHALL BE ISSUED BEFORE CONSTRUCTION OF THE AFFECTED WORK MAY PROCEED.
- DETAILS ARE MARKED AT THE SPECIFIC LOCATION WHERE THEY APPLY, BUT ALSO INDICATE GENERAL CONSTRUCTION REQUIREMENTS FOR OTHER LOCATION WITH SIMILAR CONDITIONS. DETAILS NOTED AS "TYPICAL" MAY NOT BE REFERENCED ON THE DRAWINGS. TYPICAL DETAILS APPLY AT ALL LOCATIONS WHERE THE TYPE OF CONSTRUCTION SHOWN IN THE TYPICAL DETAIL OCCURS.
- WHERE CONFLICTS OCCUR BETWEEN NOTES, DRAWINGS, OR SPECIFICATIONS, THE CONTRACTOR SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL THE STRUCTURAL ENGINEER ISSUES A CLARIFICATION.
- UNIFORM LIVE LOADS HAVE BEEN REDUCED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 1607.9 OF THE NC STATE BUILDING CODE.
- HORIZONTAL AND VERTICAL CLEARANCES FROM THE EXISTING ADJACENT STRUCTURE SHALL BE VERIFIED BEFORE CONSTRUCTION IS BEGUN. VARIATIONS FROM THE DIMENSIONS INDICATED ON THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER.

FO - FOUNDATION

- FOUNDATION DESIGN IS BASED ON A PRESUMPTIVE ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
- ALL FOOTINGS SHALL BE FOUNDED ON UNDISTURBED SOIL OR A CONTROLLED FILL HAVING A BEARING CAPACITY OF 2000 PSF, AT THE ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS.
- THE CONTRACTOR SHALL RETAIN A GEOTECHNICAL ENGINEER TO FIELD VERIFY ALLOWABLE SOIL BEARING PRESSURE BEFORE FOOTINGS ARE CAST.

CO - CONCRETE

- CONCRETE IN THE FOLLOWING AREAS SHALL HAVE NATURAL SAND FINE AGGREGATE AND NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C33, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150, AND SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTH (F_C) AT 28 DAYS:

FOOTINGS	3000 PSI w/ NO ENTRAINED AIR (FLY ASH OPTIONAL)
COLUMNS/PIERS	4500 PSI w/ 5% ENTRAINED AIR (FLY ASH OPTIONAL)
EXTERIOR SLABS AND WALKS	4500 PSI w/ 5% ENTRAINED AIR AND FLY ASH
WALLS	4000 PSI w/ NO ENTRAINED AIR (FLY ASH OPTIONAL)
SITE RETAINING WALLS	4500 PSI w/ 5% ENTRAINED AIR AND FLY ASH
- ALL CONCRETE SHALL BE MADE IN ACCORDANCE WITH APPROVED DESIGN MIXES AS REQUIRED FOR THE JOB.
- ALL CONCRETE SHALL CONTAIN ENTRAINED AIR IN ACCORDANCE WITH ACI 318, TABLE 4.2.1, U.O.N.
- CONCRETE THAT ARRIVES AT THE JOBSITE WITH A SLUMP GREATER THAN 5" SHALL BE REJECTED. CONCRETE WITH A SLUMP LESS THAN 3" SHALL HAVE AN APPROVED SUPER-PLASTICIZER ADDED SUCH THAT THE MINIMUM 3" SLUMP MAY BE ACHIEVED. THE ADDITION OF WATER AT THE JOBSITE, BEYOND THAT HELD-BACK AT THE CONCRETE PLANT, FOR THE PURPOSE OF INCREASING THE SLUMP IS PROHIBITED.
- THE UNDER-SLAB ON GRADE VAPOR RETARDER SHALL BE 10 MILS THICK AND MEET THE REQUIREMENTS OF ASTM E 1745, CLASS B. PROVIDE THE MANUFACTURER'S RECOMMENDED ADHESIVE OR PRESSURE-SENSITIVE TAPE. PRODUCT SHALL BE EQUIVALENT TO STEGO WRAP, 10 MILS, MANUFACTURED BY STEGO INDUSTRIES, LLC.
- CONCRETE WALL FORM TIES SHALL BE FACTORY-FABRICATED, REMOVABLE OR SNAP-OFF METAL OR GLASS-FIBER-REINFORCED PLASTIC FORM TIES DESIGNED TO RESIST LATERAL PRESSURE OF FRESH CONCRETE ON FORMS AND TO PREVENT SPALLING OF CONCRETE ON REMOVAL. FURNISH UNITS THAT WILL LEAVE NO CORRODIBLE METAL CLOSER THAN 1 INCH (25 MM) TO THE PLANE OF EXPOSED CONCRETE SURFACE. FURNISH TIES THAT, WHEN REMOVED, WILL LEAVE HOLES NO LARGER THAN 1 INCH (25 MM) IN DIAMETER IN CONCRETE SURFACE.
- AT THE INTERFACE OF THE CONCRETE SLAB ON GRADE AND VERTICAL STRUCTURAL MEMBERS (E.G. WALLS, COLUMNS), APPLY A BOND-BREAKER TO THE VERTICAL MEMBER FOR THE FULL DEPTH OF THE SLAB. SATISFACTORY PRODUCTS INCLUDE CURING COMPOUND, FORM RELEASE, AND OTHER SIMILAR PRODUCTS. DO NOT USE ASPHALT IMPREGNATED FIBERBOARD OR FELT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ANCHOR BOLTS, CLIPS, INSERTS, CONNECTION PLATES, SLEEVES, SLOTS, AND OTHER REQUIRED ITEMS IN ACCORDANCE WITH THE CONTRACT DRAWINGS, AND IN COOPERATION WITH OTHER TRADES PRIOR TO PLACING THE CONCRETE.

SCHEDULE OF CONCRETE FINISHES:

- | | |
|---|-----------------------|
| INTERIOR SLAB ON GRADE | TROWEL FINISH |
| ELEVATED SLABS | TROWEL FINISH |
| SLABS TO RECEIVE SETTING BEDS | SCRATCH FINISH |
| EXTERIOR STEPS AND SIDEWALKS | NON-SLIP BROOM FINISH |
| ALL UNEXPOSED CONCRETE SURFACES, U.O.N. | ROUGH FORM FINISH |
| ALL EXPOSED CONCRETE SURFACES, U.O.N. | SMOOTH RUBBED FINISH |
| TOPS OF EXPOSED WALL SURFACES | TROWEL FINISH |

CURING METHOD AND TIME: WET CURE INTERIOR SLABS FOR 7 DAYS USING ULTRACURE NCF CURING BLANKET MANUFACTURED BY MCTECH GROUP, OR APPROVED EQUIVALENT.

CR - CONCRETE REINFORCEMENT

- CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60. REINFORCEMENT DESIGNATED AS CONTINUOUS SHALL LAP 36 BAR DIAMETERS AT SPLICES, UNLESS NOTED OTHERWISE. SEE MASONRY SECTION BELOW FOR LAP REQUIREMENTS IN CMU WALLS.
- WELDED WIRE REINFORCEMENT SHALL CONFORM TO ASTM A185. REINFORCEMENT SHALL BE FURNISHED IN FLAT SHEETS. LAP ONE FULL MESH.
- ALL CONCRETE REINFORCEMENT BARS AND WWR SHALL BE ACCURATELY AND SECURELY TIED AND ANCHORED IN PLACE TO PREVENT DISLOCATION DURING THE CONCRETE PLACEMENT OPERATION.
- PROVIDE CORNER REINFORCEMENT, 36 BAR DIAMETERS x 36 BAR DIAMETERS, AT EACH CONTINUOUS FOOTING CHANGE IN DIRECTION.
- CONCRETE SLAB ON GRADE SHALL BE THE THICKNESS INDICATED ON PLAN OR DETAILS AND REINFORCED WITH A MINIMUM OF 6#6 W2-1XW2.1 W.W.R.
- PROVIDE (1) #4 REINFORCEMENT BAR x 4'-0" AT RE-ENTRANT CORNERS AND AROUND THE PERIMETER OF RECTANGULAR HOLES IN THE SLAB, UNLESS OTHERWISE NOTED. PLACE BAR DIAGONAL TO THE CORNER WITH 1" CLEARANCE FROM THE TOP AND THE SIDE OF THE SLAB AT THE CORNER.
- MINIMUM CONCRETE COVER PROTECTION FOR REINFORCEMENT BARS SHALL CONFORM TO THE AMERICAN CONCRETE INSTITUTE COMMITTEE 318, SECTION 7.7, UNLESS NOTED OTHERWISE.

SS - STRUCTURAL STEEL

- STRUCTURAL STEEL WIDE-FLANGE SHAPES SHALL CONFORM TO ASTM A992, F_y = 50 KSI, U.O.N.
- STRUCTURAL STEEL ANGLES, CHANNELS, AND PLATES SHALL CONFORM TO ASTM A36, F_y = 36 KSI, U.O.N.
- SQUARE AND RECTANGULAR HSS STRUCTURAL STEEL SHALL CONFORM TO ASTM A500, GRADE B, F_y = 46 KSI.
- ROUND HSS STRUCTURAL STEEL SHALL CONFORM TO ASTM A500, GRADE B, F_y = 42 KSI.
- STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53, GRADE B, F_y = 35 KSI.
- BOLTS FOR CONNECTING STRUCTURAL STEEL SHALL BE 3/4" DIAMETER, CONFORMING TO ASTM A325-N, TYPE 1, U.O.N.
- ANCHOR BOLTS SHALL BE HEADED AND CONFORM TO ASTM F1554, GRADE 55.
- HEADED STUDS FOR THE COMPOSITE STEEL BEAMS SHALL BE MANUFACTURED OF COLD DRAWN CARBON STEEL CONFORMING TO ASTM A108. STUDS SHALL BE 3/4" DIAMETER x 3 1/2" LONG. STUDS SHALL BE ATTACHED TO THE BEAMS USING AUTOMATIC END WELDING EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. THERE SHALL BE NO PAINT ON THE STEEL SURFACE TO WHICH THE STUDS ARE TO BE WELDED.
- ALL EXTERIOR EXPOSED FERROUS METAL STRUCTURES SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION, UNLESS OTHERWISE NOTED. THIS INCLUDES, BUT IS NOT LIMITED TO LINTELS IN EXTERIOR WALLS, EXTERIOR STAIRS, EXTERIOR HANDRAILS, AND EXTERIOR LADDERS.
- FABRICATION AND ERECTION OF ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT AISC SPECIFICATIONS.
- ANY CONNECTION NOT DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL STEEL FABRICATOR. THE CONNECTIONS FOR HOLLOW STRUCTURAL SECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE AISC HOLLOW STRUCTURAL SECTIONS CONNECTION MANUAL, CURRENT EDITION. ALL STEEL-TO-STEEL JOINT CONNECTIONS TYPES SHALL BE "SNUG-TIGHT", U.O.N.
- WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARD D1.1. ELECTRODES FOR SHOP AND FIELD WELDS SHALL CONFORM TO AWS A5.1 OR AWS 5.5, CLASS E70XX, LOW HYDROGEN, UNLESS NOTED OTHERWISE. ONLY WELDERS WHO HAVE BEEN QUALIFIED BY TESTS AS PRESCRIBED IN THE REFERENCED STANDARDS TO PERFORM THE TYPE OF WORK REQUIRED SHALL MAKE WELDS.
- SPLICING OF STRUCTURAL STEEL MEMBERS WHERE NOT DETAILED ON THE CONTRACT DOCUMENTS IS PROHIBITED WITHOUT THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER AS TO THE LOCATION, TYPE OF SPLICE, AND CONNECTION TO BE MADE.
- ENCASE ALL STRUCTURAL STEEL BELOW GRADE WITH CONCRETE WITH A MINIMUM COVERAGE OF 3".
- ALL STRUCTURAL STEEL SHALL BE CLEANED IN ACCORDANCE WITH THE STEEL STRUCTURE PAINTING COUNCIL (SSPC) - SP6, COMMERCIAL BLAST CLEANING. THE PRIMER SHALL BE EQUIVALENT TO N90E92 TNEME-ZINC AS MANUFACTURED BY TNE MEC COMPANY, INC. DFT=2.5 MILS, ±0.5 MILS. THE FINISH COAT SHALL BE EQUIVALENT TO "SERIES 88 HI-BUILD EPOXOLINE" AS MANUFACTURED BY TNE MEC COMPANY, INC. DFT=4.0 MILS, ±1.0 MILS. FIELD TOUCH-UP OF SHOP-PRIMED MEMBERS WILL BE REQUIRED AFTER ERECTION. SURFACE PREPARATION OF FIELD TOUCH-UPS SHALL INCLUDE REMOVAL OF OIL, GREASE, DIRT, DUST, AND FOREIGN MATTER FROM THE SURFACE. CLEANING SHALL BE FOLLOWED WITH SSPC-SP3, POWER TOOL CLEANING. ALL STEEL SURFACES SHALL BE COATED WITH THE PRIMER PRIOR TO APPLICATION OF THE FINISH COAT.
- ALL STRUCTURAL STEEL ("RED IRON") USED FOR THE SUPPORT OF MECHANICAL/PLUMBING EQUIPMENT, DUCTS AND PIPING SHALL BE FURNISHED BY THE MECHANICAL/PLUMBING CONTRACTOR AND INSTALLED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL PROVIDE RELEVANT INFORMATION OF CONSTRUCTION DOCUMENTS TO MECHANICAL/PLUMBING CONTRACTOR.

SL - STRUCTURAL LUMBER

- ALL STRUCTURAL LUMBER SHALL CONFORM TO THE MOST CURRENT APPLICABLE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION.
- ALL STRUCTURAL LUMBER SHALL BE A MINIMUM OF NO. 2, SOUTHERN YELLOW PINE (SYPH2), WITH MAXIMUM MOISTURE CONTENT OF 19%, UNLESS OTHERWISE NOTED. WALL STUDS MAY BE NO. 2, SPRUCE-PINE-FIR (SPF#2), UNLESS OTHERWISE NOTED.
- ALL LUMBER NOTED "PRESSURE TREATED" (P.T.) SHALL BE PRESSURE TREATED WITH WATER-BORNE PRESERVATIVES. PRESSURE TREATMENT SHALL COMPLY WITH REQUIREMENTS AWPA STANDARD U1.
- METAL CONNECTORS USED TO SUPPORT PRESSURE-TREATED WOOD MEMBERS SHALL HAVE A ZINC COATING CONFORMING TO THE REQUIREMENTS OF A G185 COATING (1.85 OZ/FT²). THIS CONFORMS TO THE SIMPSON TYPE ZMAX FINISH. ALL FASTENERS USED WITH THESE CONNECTORS SHALL CONFORM TO THE EQUIVALENT G185 COATING.
- PROVIDE NAILING PATTERN IN COMPLIANCE WITH THE NORTH CAROLINA STATE BUILDING CODE RECOMMENDED FASTENING SCHEDULE WHEN JOINING TWO OR MORE FRAMING MEMBERS. PROVIDE FLOOR AND ROOF BRIDGING IN ACCORDANCE WITH THE NCSBC.
- STRUCTURAL FLOOR SHEATHING SHALL BE A MINIMUM OF 2332 APA RATED T&G SHEATHING. SECURE TO SUPPORTING FRAMING WITH SCREWS & CONSTRUCTION ADHESIVE IN ACCORDANCE WITH SHEATHING MANUFACTURERS INSTRUCTIONS.
- STRUCTURAL WALL SHEATHING SHALL BE A MINIMUM OF 1532 APA RATED SHEATHING. EXPOSURE 1. INSTALL SHEATHING WITH 10d (0.145x3") NAILS AT 9"o.c. EDGES AND 6"o.c. FIELD. FURNISH 2X HORIZONTAL BLOCKING AT PANEL JOINTS.
- STRUCTURAL ROOF SHEATHING SHALL BE A MINIMUM OF 1932 APA RATED SHEATHING. EXPOSURE 1. INSTALL SHEATHING WITH 8d (0.115x2-1/2") NAILS AT 9"o.c. EDGES AND FIELD. FURNISH 2X HORIZONTAL BLOCKING AT PANEL JOINTS. ALLOW 1/8" SPACE BETWEEN PANEL ENDS & EDGES TYP.
- THE CONTINUOUS 2x SILL PLATE AT THE BASE OF THE WOOD STUD WALL SHALL BE ATTACHED TO THE SUPPORTING CONCRETE/STEEL USING POWDER-ACTUATED FASTENERS; RAMSEY MODEL 1524SDE WITH 7/8" WASHER, 3" LENGTH, 0.145 SHANK DIAMETER, 1-1/2" PENETRATION, OR AN APPROVED EQUIVALENT.
- TYPICAL NOTE FOR STUD PACKS IN WALLS & STRUCTURAL BLOCKING:
STUD PACKS SHALL BE PROVIDED AT EACH LEVEL DOWN TO THE FOUNDATION WALL INCLUDING THE BAND REGION AT EACH FLOOR LEVEL. PROVIDE 2x SOLID BLOCKING IN FLOOR CAVITIES DIRECTLY UNDER POINT LOADS AND TERMINATING AT STRUCTURAL BEAMS, HEADERS OR FOUNDATION WALLS.
- ENGINEERED STRUCTURAL WOOD PRODUCTS (i.e. PSL, LVL) SHALL HAVE THE MINIMUM STRUCTURAL PROPERTIES:

	PSL	LVL	PSL COL
• FLEXURAL STRESS (F _b)	2,900 PSI	2,600 PSI	2,400 PSI
• MODULUS OF ELASTICITY (E)	2,000 KSI	2,000 KSI	1,800 KSI
• F _v PERPENDICULAR:	750 PSI	750 PSI	425 PSI
• F _v PARALLEL	2,900 PSI	2,510 PSI	2,500 PSI
• F _v	290 PSI	285 PSI	190 PSI

MI - MISCELLANEOUS ITEMS

- GROUT FOR SETTING BEARING SURFACES SHALL BE NON-SHRINK, EQUAL TO "MASTERFLOW 928" AS MANUFACTURED BY BASF.
- WALLS RETAINING EARTH, OTHER THAN WALLS DESIGNED AS CANTILEVERS, SHALL BE ADEQUATELY BRACED UNTIL CONCRETE FOR THE SUPPORTING SLABS HAS BEEN PLACED AND SUFFICIENTLY CURED.
- UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, OR OTHERWISE WEAKENED WITHOUT THE PERMISSION OF THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL VERIFY ALL OPENING SIZES AND LOCATIONS WITH THE MECHANICAL EQUIPMENT SUPPLIER'S DRAWINGS AND ARCHITECTURAL DRAWINGS.

PA - POST INSTALLED ANCHORS

- UNLESS OTHERWISE INDICATED ON PLANS, POST-INSTALLED ANCHORS SHALL CONSIST OF THE FOLLOWING ANCHOR TYPES, OR APPROVED EQUAL:

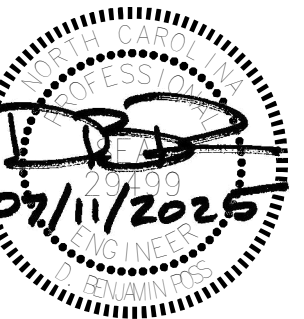
BASE MATERIAL	ADHESIVE ANCHOR	MECHANICAL ANCHOR
SOLID CONCRETE	HILTI -RE 500 V3 HILTI HY 200 SAFE SET SYSTEM	HILTI KWIK HUS EZ SCREW ANCHOR HILTI KWIK BOLT TZ EXPANSION ANCHOR
GROUTED MASONRY	HILTI HY 70	HILTI KWIK HUS EZ SCREW ANCHOR HILTI KWIK BOLT III EXPANSION ANCHOR
HOLLOW MASONRY	HILTI HY 70 WITH APPROPRIATE SCREEN TUBE	HILTI HY HLC SLEEVE ANCHOR

- SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS MUST BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. SUBSTITUTIONS WILL BE EVALUATED BY THEIR HAVING AN ICC ESR REPORT SHOWING COMPLIANCE WITH THE RELEVANT BUILDING CODE.
- INSTALL ANCHORS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. ANCHOR CAPACITY IS DEPENDENT UPON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.
- ANCHOR CAPACITY IS DEPENDANT ON SPACING BETWEEN ADJACENT ANCHORS AND PROXIMITY OF ANCHORS TO EDGE OF CONCRETE. INSTALL ANCHORS IN ACCORDANCE WITH SPACING AND EDGE CLEARANCES INDICATED ON THE DRAWINGS.

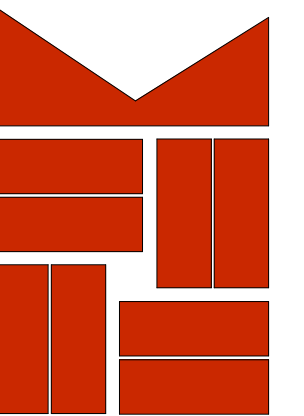
TA - TYPICAL ABBREVIATIONS

- THE FOLLOWING ARE TYPICAL ABBREVIATIONS USED IN THE STRUCTURAL DRAWINGS:

A.B.	-ANCHOR BOLT	H.S.	-HEADED STUD
ADD'L	-ADDITIONAL	JST.	-JOIST
ARCH'L	-ARCHITECTURAL	JT.	-JOINT
BM	-BEAM	LT.	-LIGHT
BP	-BASE PLATE	MAS.	-MASONRY
BRG.	-BEARING	MAX.	-MAXIMUM
B.SMT.	-BASEMENT	MECH.	-MECHANICAL
C.I.P.	-CAST IN PLACE	MFR.	-MANUFACTURER
C.J.	-CONTROL OR CONSTRUCTION JOINT	MIN.	-MINIMUM
CLR.	-CLEAR	NOM.	-NOMINAL
CMU	-CONCRETE MASONRY UNIT	NTS	-NOT TO SCALE
COL.	-COLUMN	O.H.	-OPPOSITE HAND
CONC.	-CONCRETE	O.C.	-ON CENTER
CONST.	-CONSTRUCTION	PC	-PRECAST OR PILE CAP
CONT.	-CONTINUOUS	PREFAB.	-PRE-FABRICATED
COORD.	-COORDINATE	REF.	-REFERENCE
DET.	-DETAIL	REINF.	-REINFORCEMENT
DIA.	-DIAMETER	SECT.	-SECTION
DWG.	-DRAWING	SIM.	-SIMILAR
E.B.	-EXPANSION BOLT	STD.	-STANDARD
EL.	-ELEVATION	STRUCT.	-STRUCTURAL
F.F.	-FINISHED FLOOR	T.O.S.	-TOP OF SLAB OR STEEL
FIN.	-FINISHED	TYP.	-TYPICAL
FLR.	-FLOOR	U.O.N.	-UNLESS OTHERWISE NOTED
FOUND.	-FOUNDATION	V.I.F.	-VERIFY IN FIELD
FTG.	-FOOTING	VERT.	-VERTICAL
GALV.	-GALVANIZE (D) (ING)	W.P.	-WORK POINT
H.C.	-HOLLOW-CORE	WT.	-WEIGHT
HORIZ.	-HORIZONTAL	W.W.R.	-WELDED WIRE REINF.
HDG.	-HOT-DIP GALVANIZED		



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SAYRE
SAYRE CABIN
 BLACK MOUNTAIN ESTATES,
 LOT 7 CHAPEL RD.
 BLACK MOUNTAIN, NC 28711

Revisions

No.	Description:	Date:

Project Number: 24.07
 Date: 07/11/2025
 Designed by: KEPA
 Drawn by: DBC
 Approved by: DBP

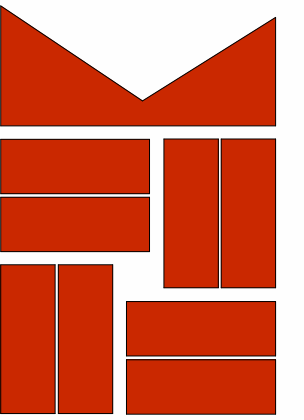
STRUCTURAL NOTES

Sheet Number:

S0.1



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Revisions

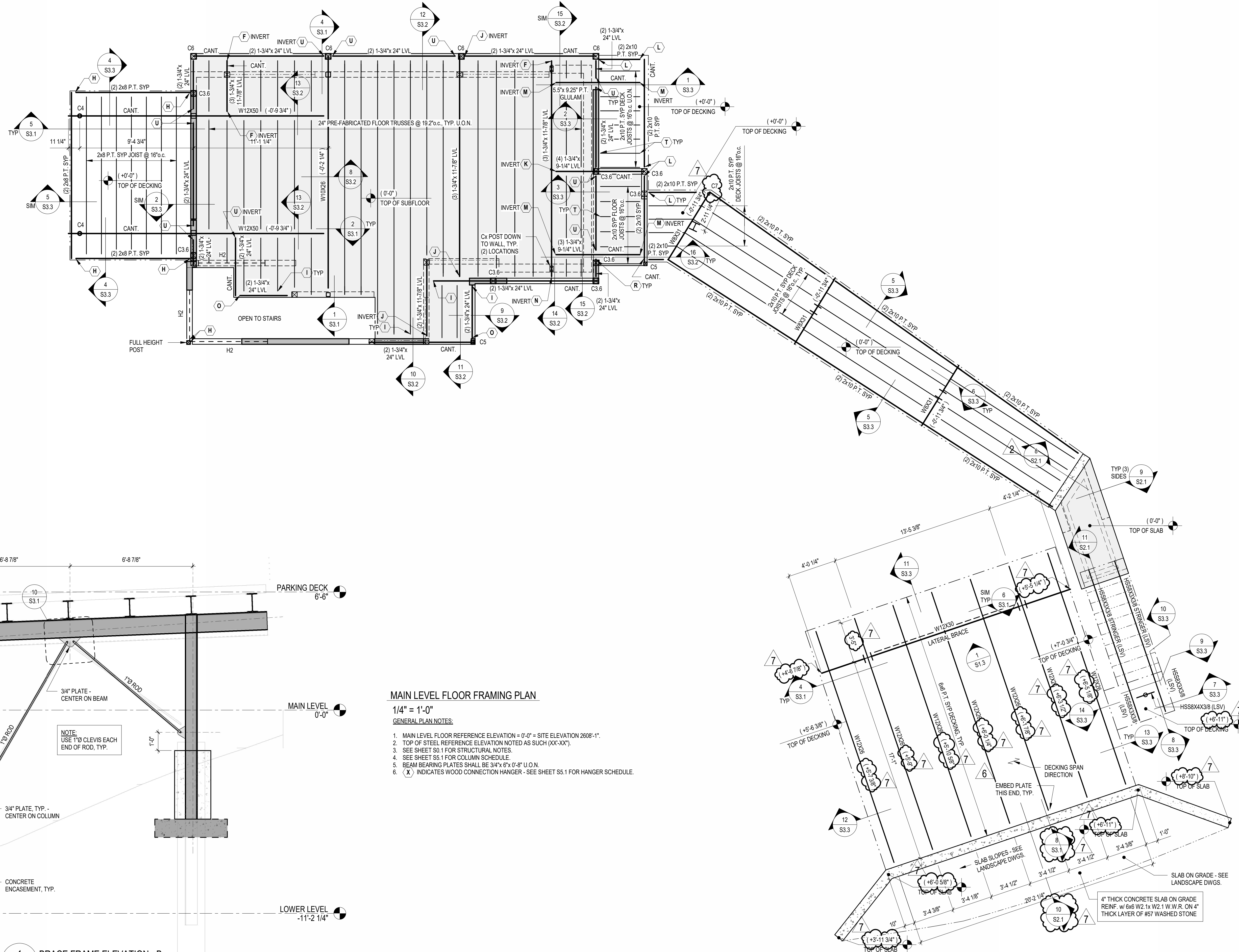
No.	Description	Date
7	ASI 7	12/17/2025
6	ASI 6	11/24/2025
2	ASI 2	07/31/2025

Project Number: 24.07
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 Designed by: KEPA
 Drawn by: DBC
 Approved by: DBP

MAIN LEVEL FLOOR FRAMING PLAN

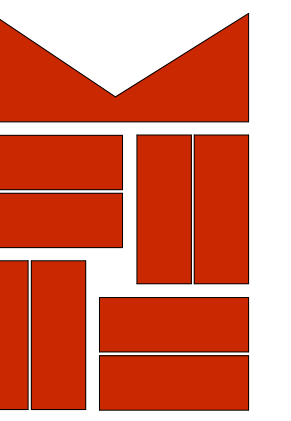
Sheet Number:

S1.3





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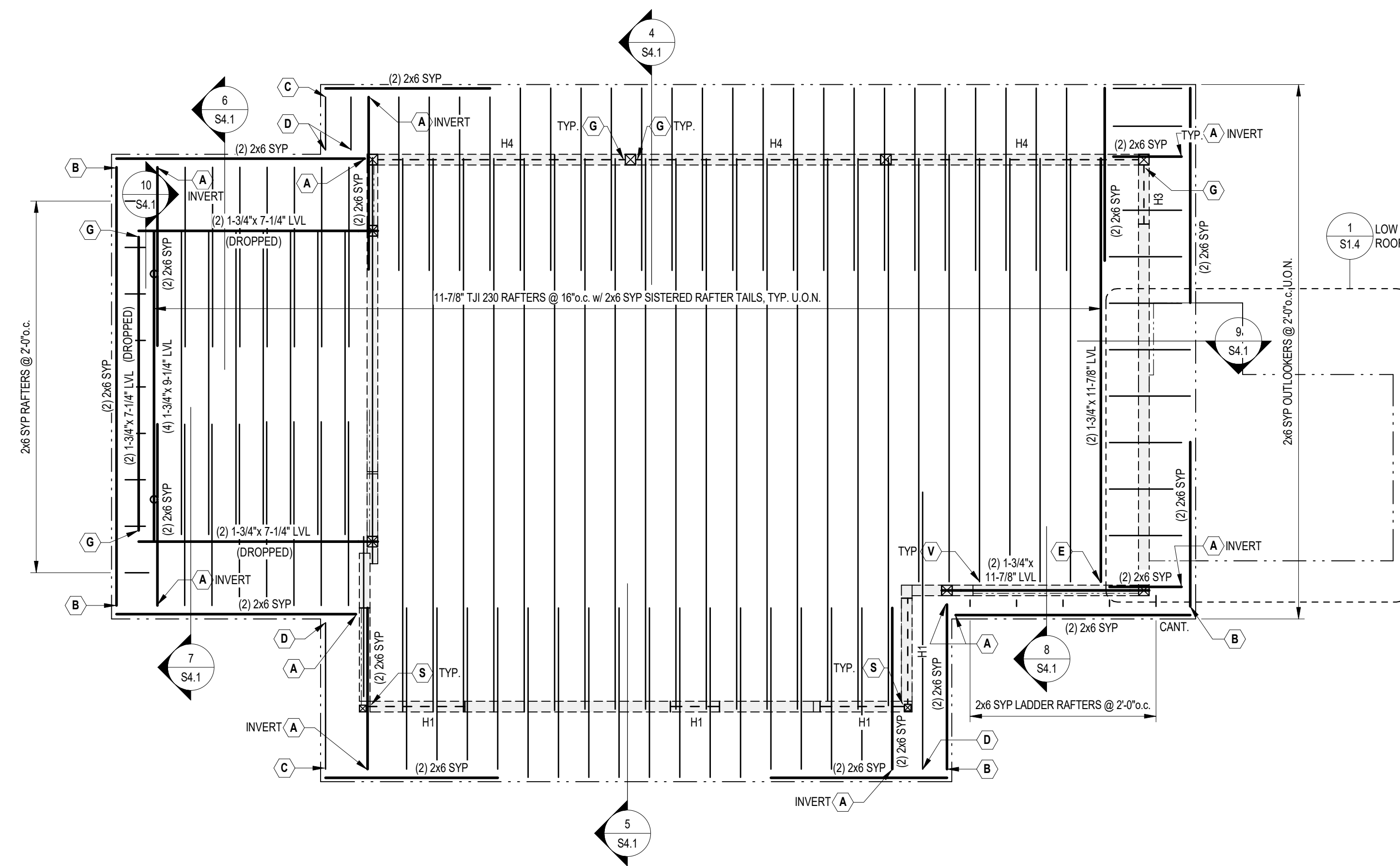
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ROOF FRAMING PLANS

Sheet Number:
S1.4

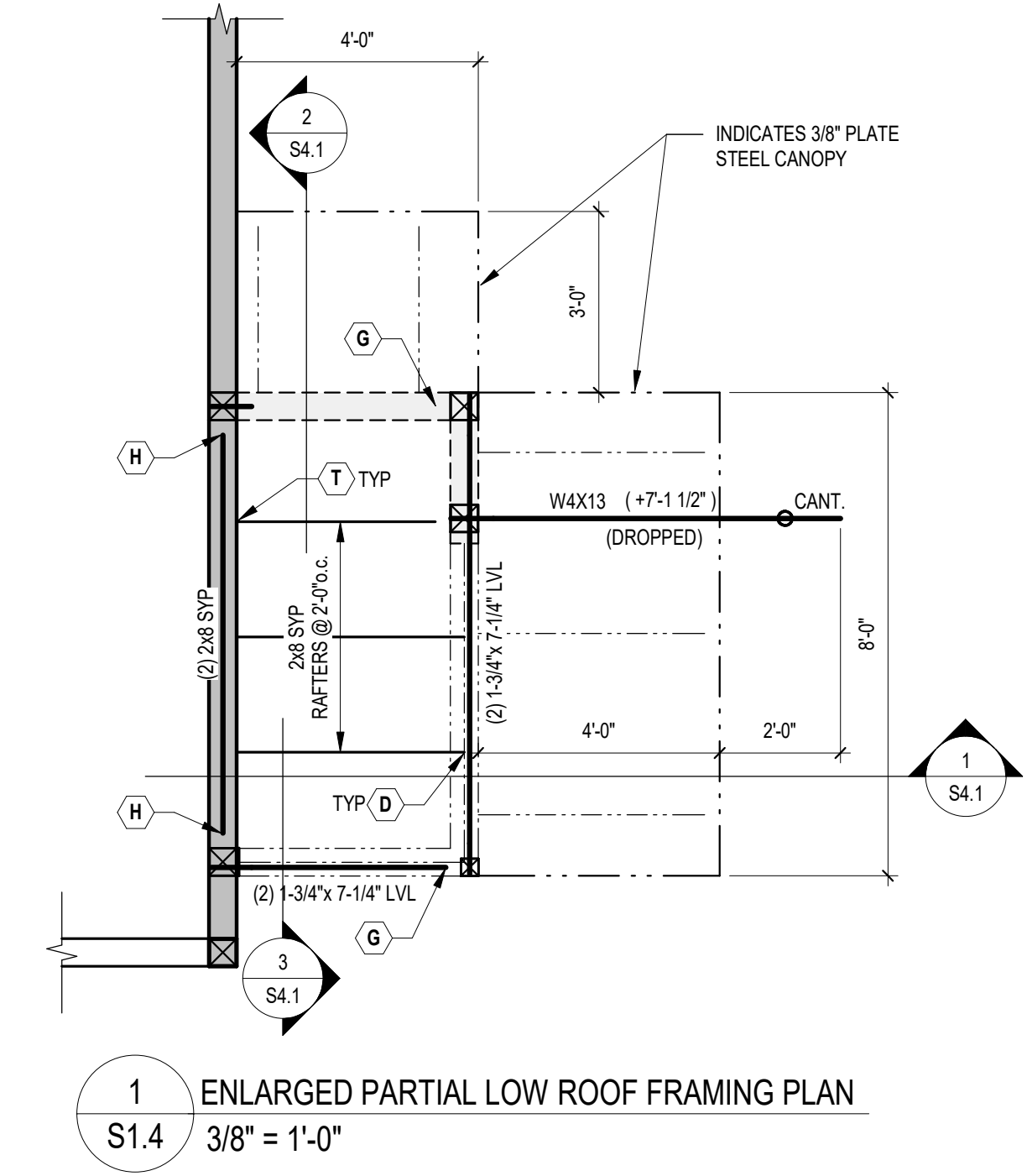


HIGH ROOF FRAMING PLAN

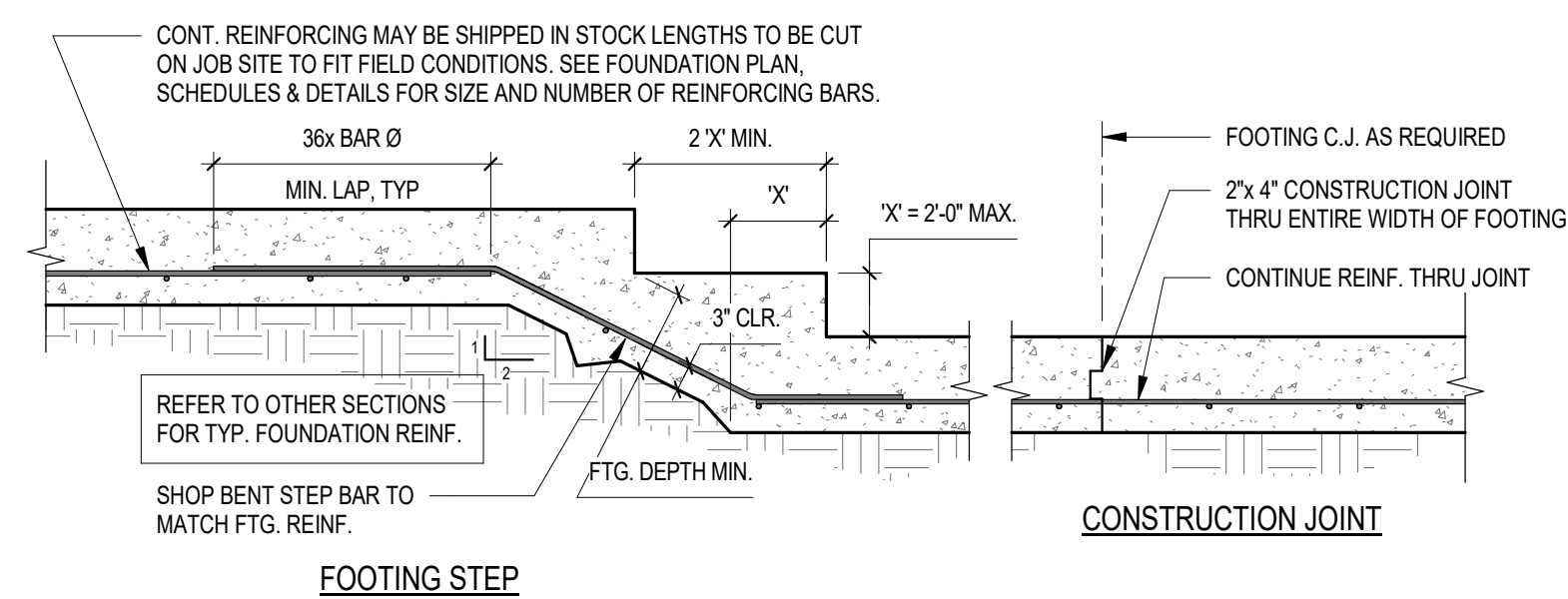
1/4" = 1'-0"

GENERAL PLAN NOTES:

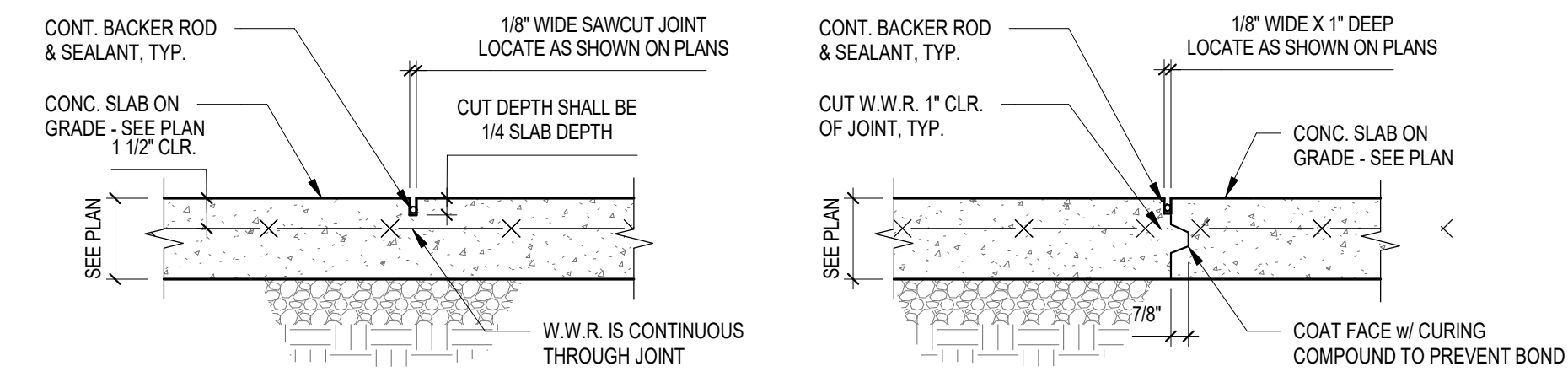
1. TOP OF STEEL REFERENCE ELEVATION NOTED AS SUCH (XX'-XX").
2. (X) INDICATES WOOD CONNECTION HANGER - SEE SHEET S5.1 FOR HANGER SCHEDULE.



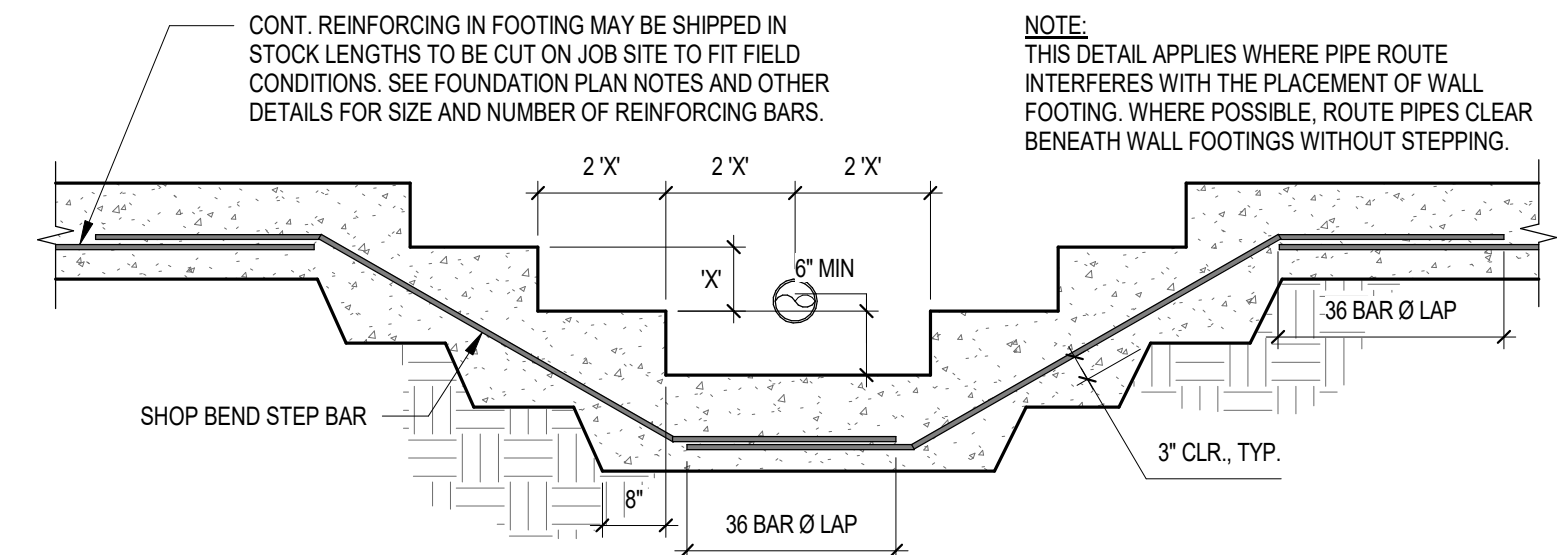
1 ENLARGED PARTIAL LOW ROOF FRAMING PLAN
 S1.4 3/8" = 1'-0"



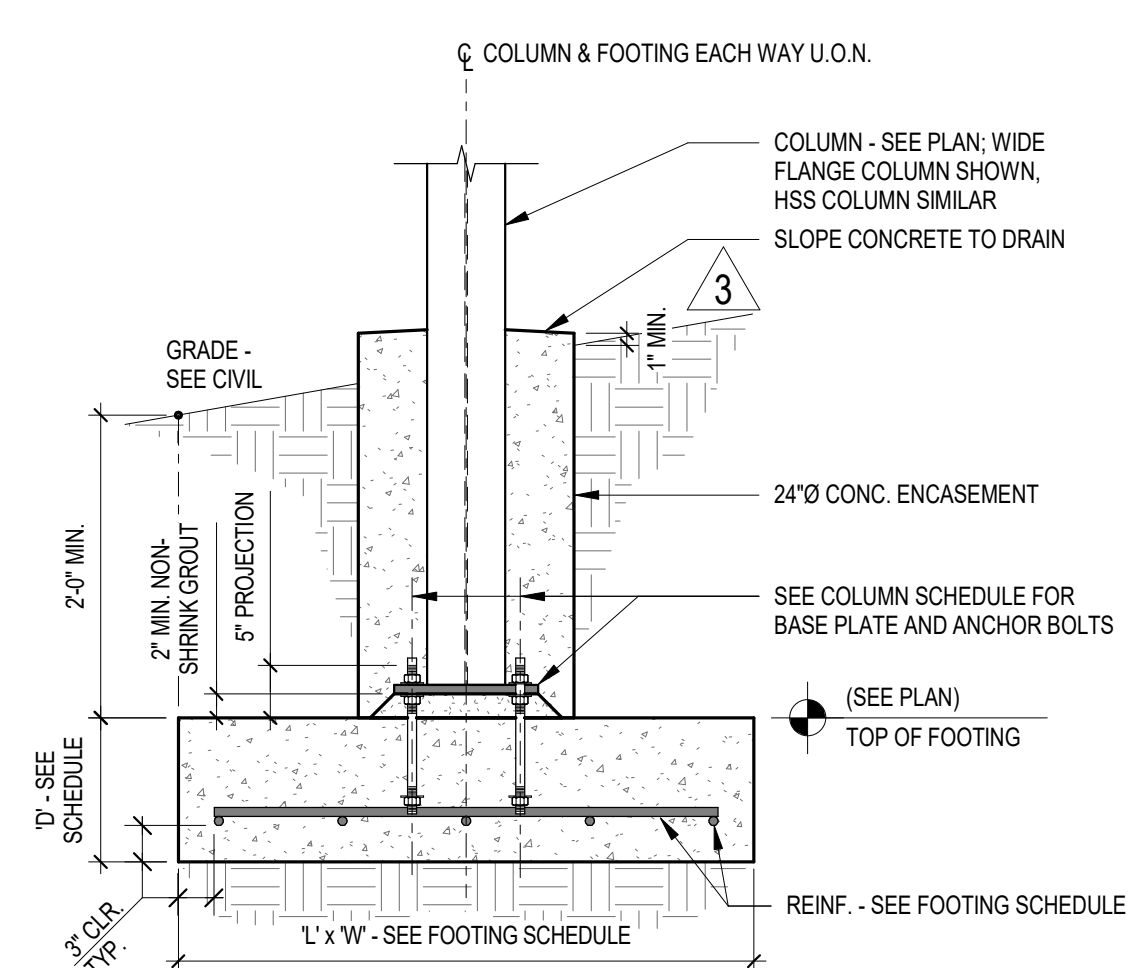
1 TYP. FOOTING STEP & FOOTING CONSTRUCTION JOINT
S2.1 1/2" = 1'-0"



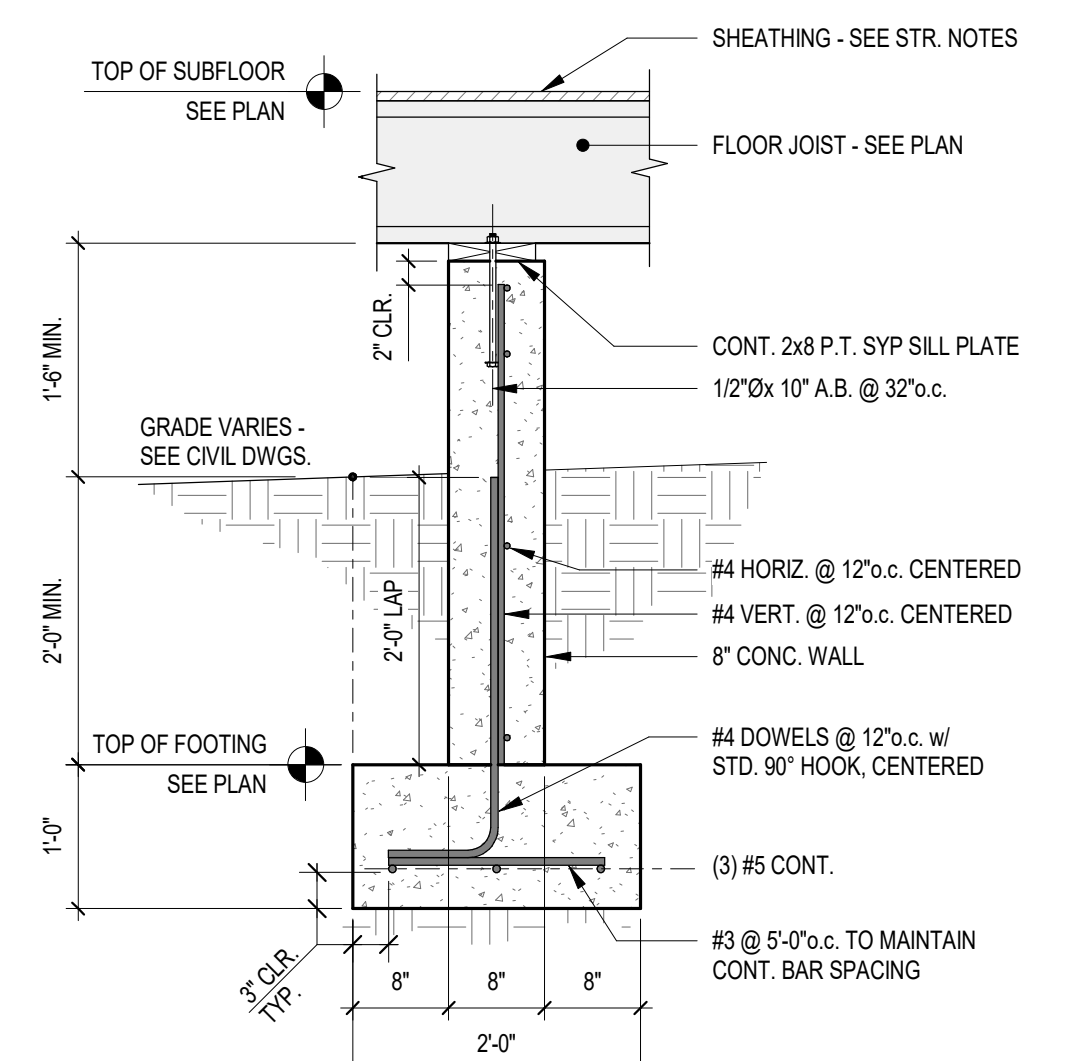
2 SLAB ON GRADE JOINT DETAILS
S2.1 1 1/2" = 1'-0"



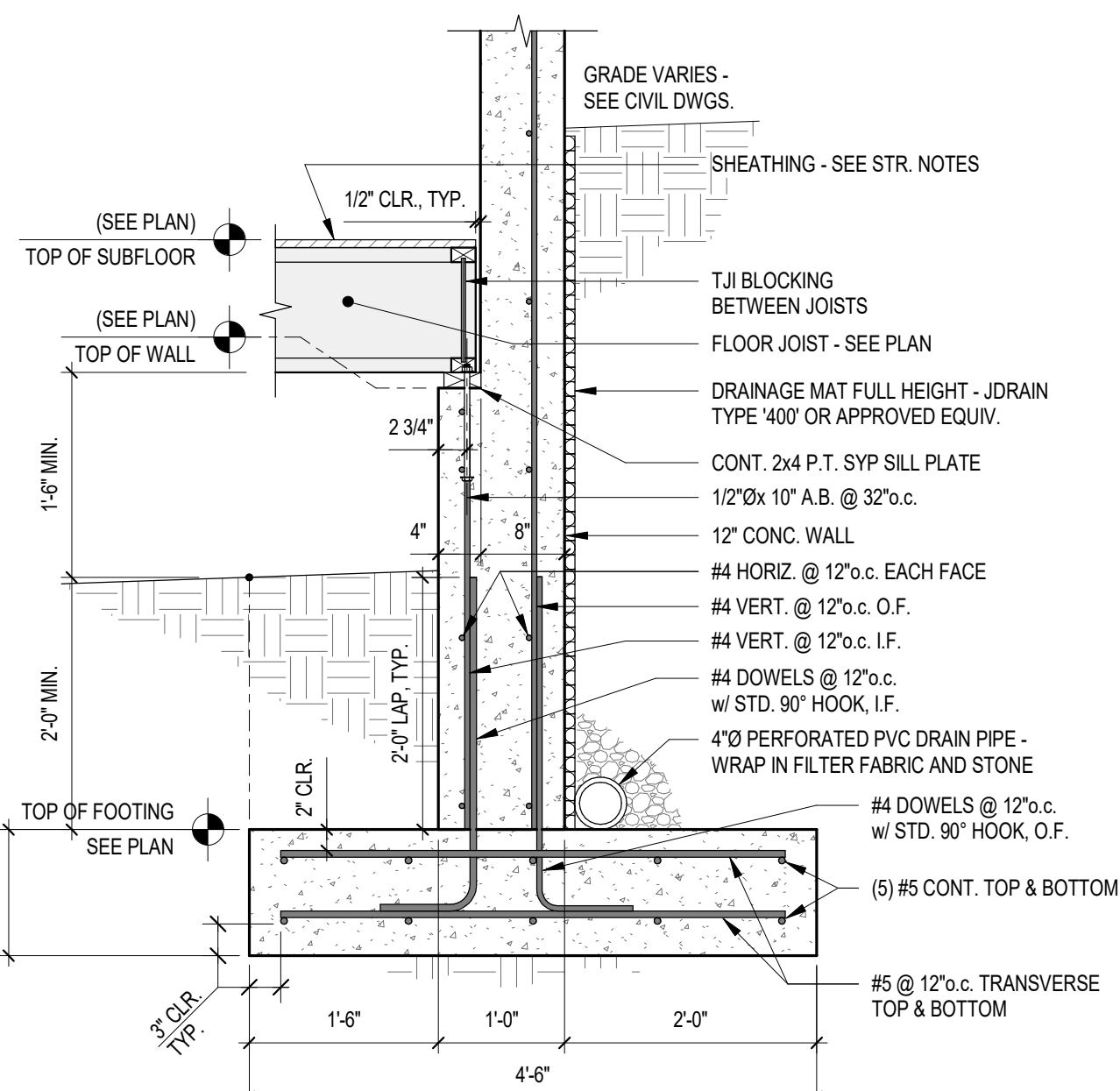
3 STEPPED FOOTING @ UNDERGROUND UTILITIES
S2.1 1/2" = 1'-0"



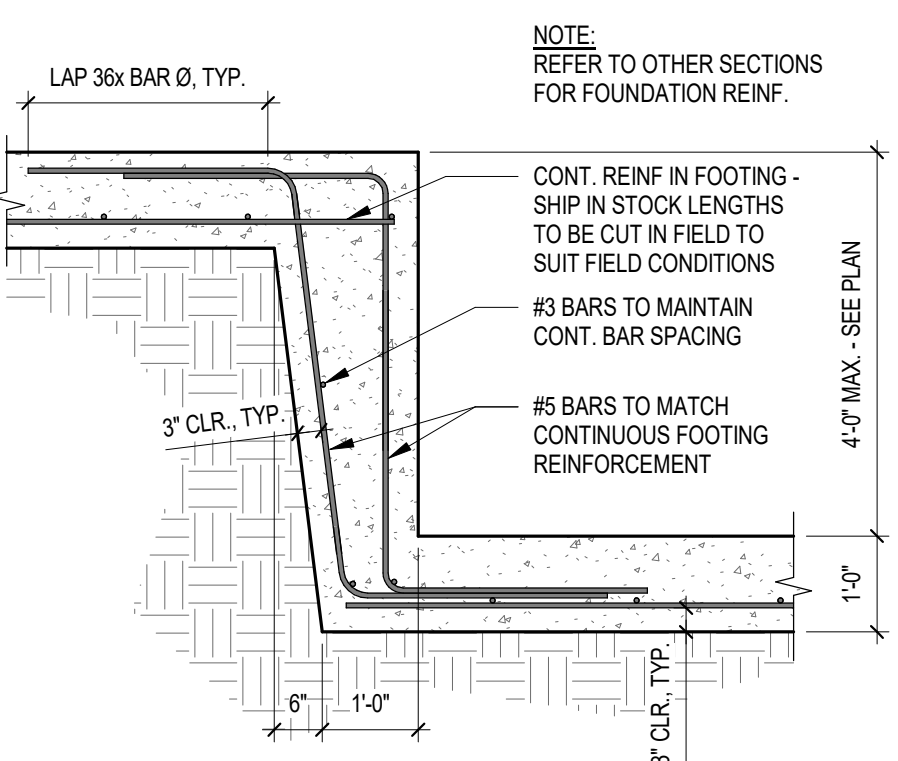
4 EXT. COLUMN ON FOOTING
S2.1 3/4" = 1'-0"



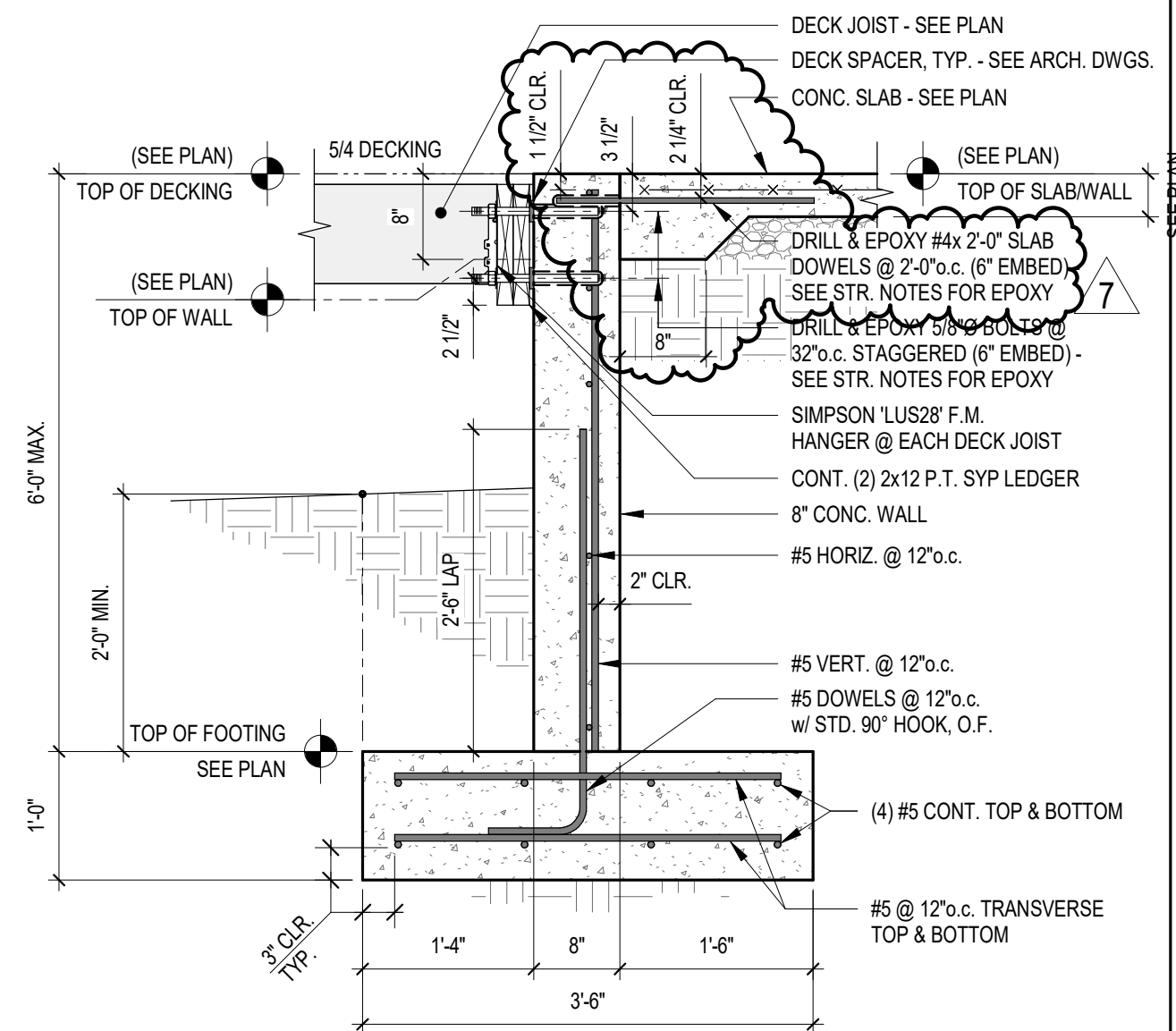
5 CONC. STEM WALL SECTION - A
S2.1 3/4" = 1'-0"



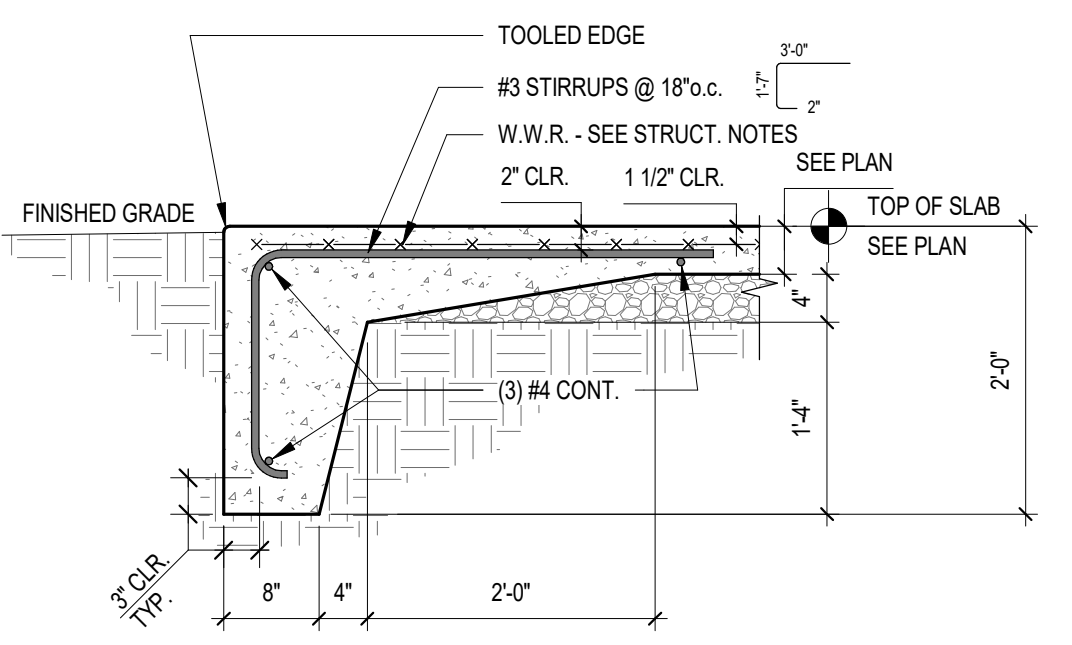
6 CONC. STEM WALL SECTION - B
S2.1 3/4" = 1'-0"



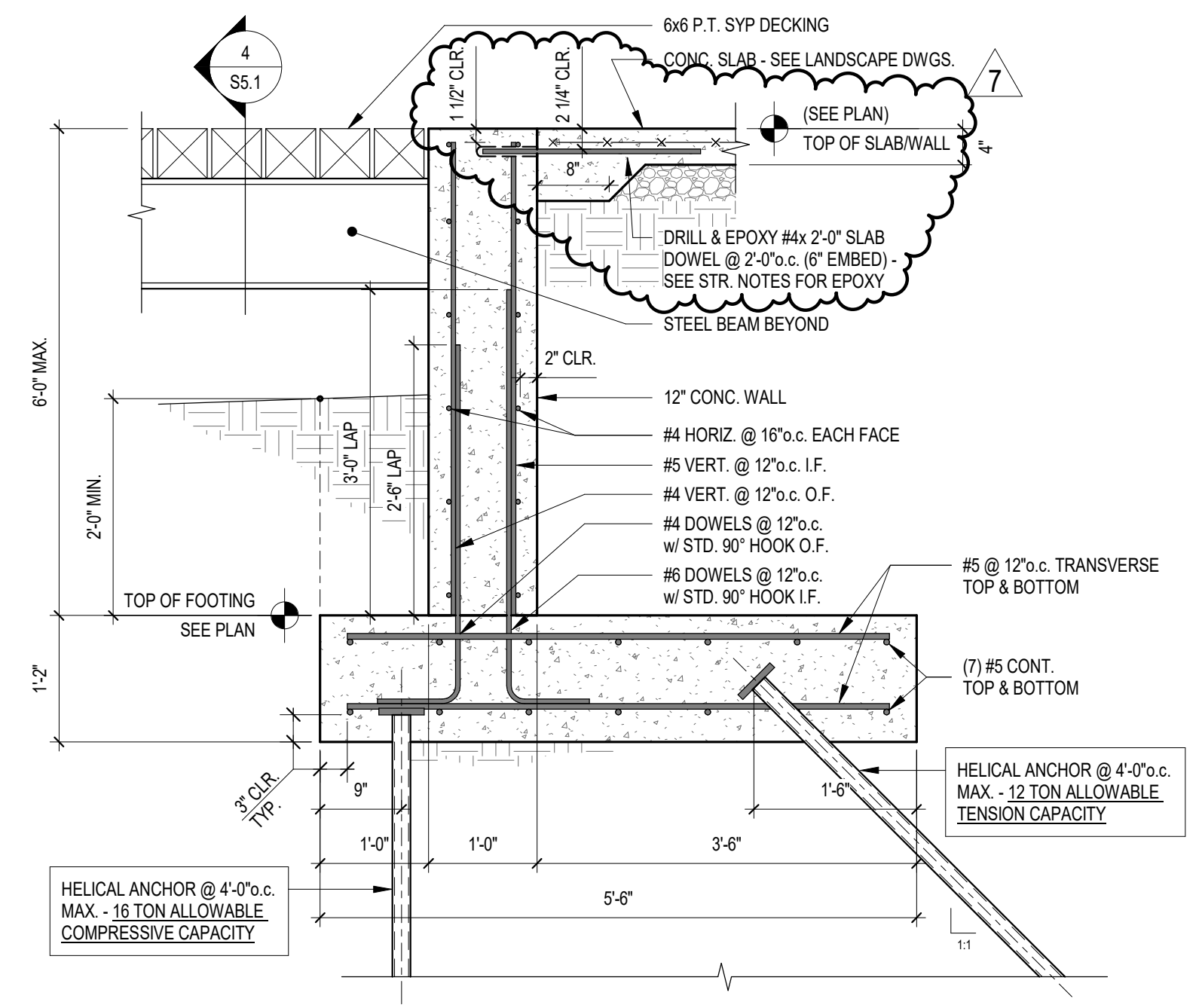
7 TYP. 4'-0" FOOTING STEP
S2.1 1/2" = 1'-0"



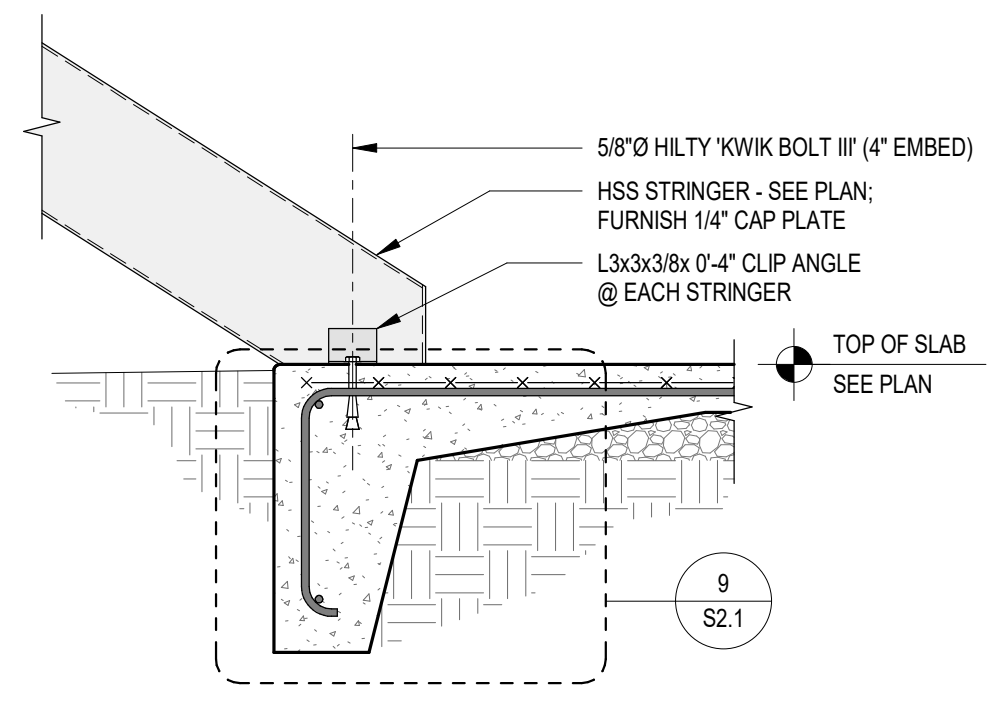
8 CONC. STEM WALL SECTION - C
S2.1 3/4" = 1'-0"



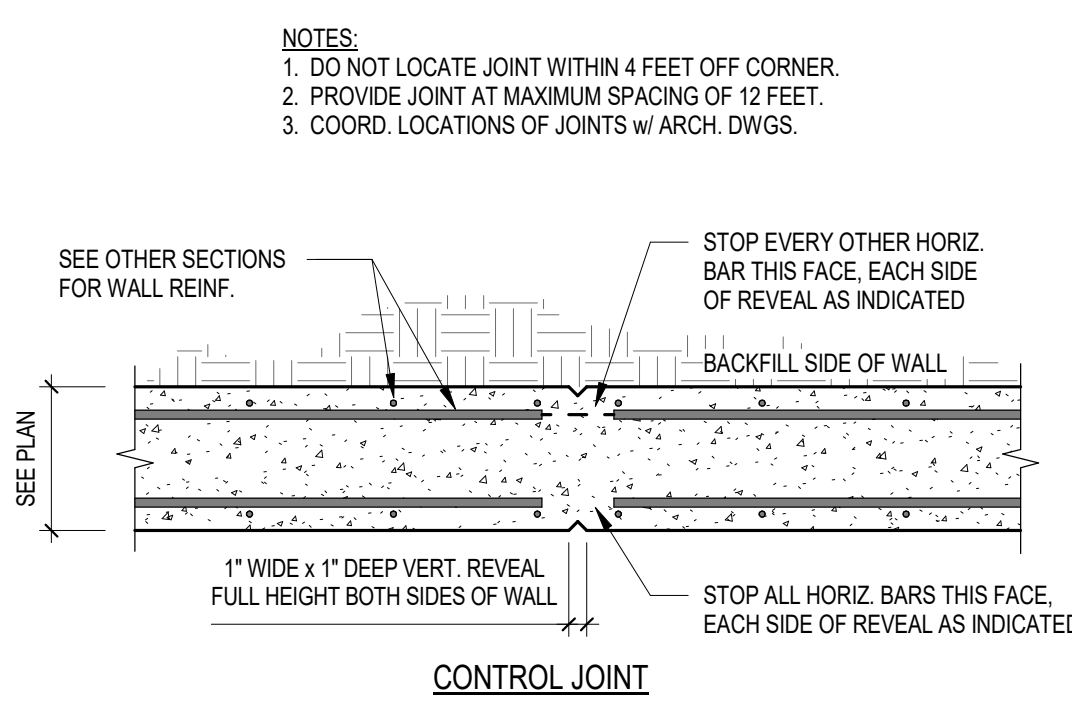
9 8" THICKEND SLAB EDGE
S2.1 3/4" = 1'-0"



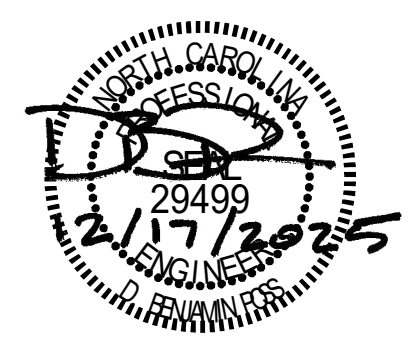
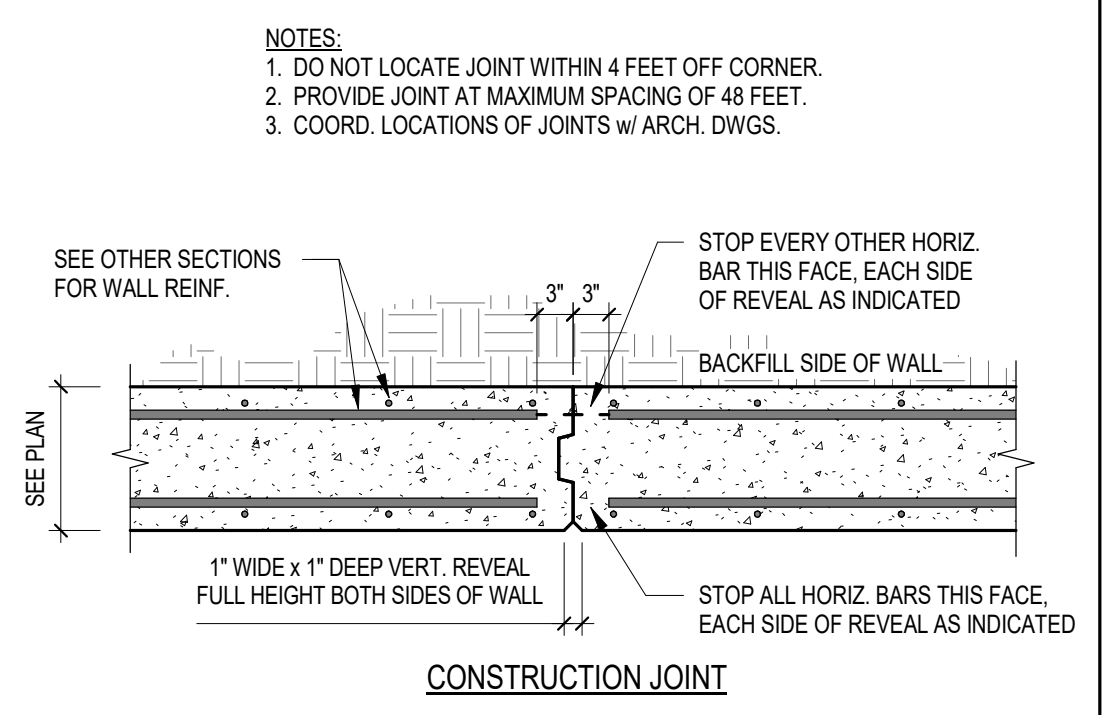
10 CONC. RETAINING WALL SECTION
S2.1 3/4" = 1'-0"



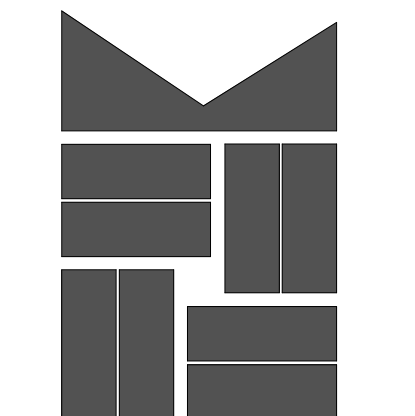
11 STRINGER BEARING SECTION
S2.1 3/4" = 1'-0"



12 TYPICAL VERT & HORIZ CONC WALL JOINTS
S2.1 3/4" = 1'-0"



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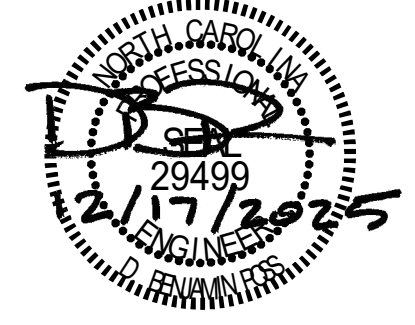
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BLACK MOUNTAIN RD.
LOT 7 CHAPEL RD.
BLACK MOUNTAIN, NC 28711

Revisions		
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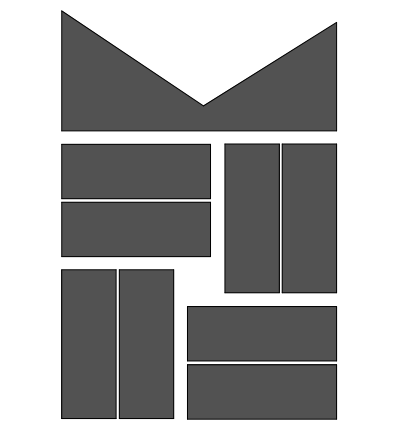
Project Number: 24.07
Date: 07/11/2025
Designed by: KEPA
Drawn by: DBC
Approved by: DBP

FOUNDATION SECTIONS & DETAILS

Sheet Number:
S2.1



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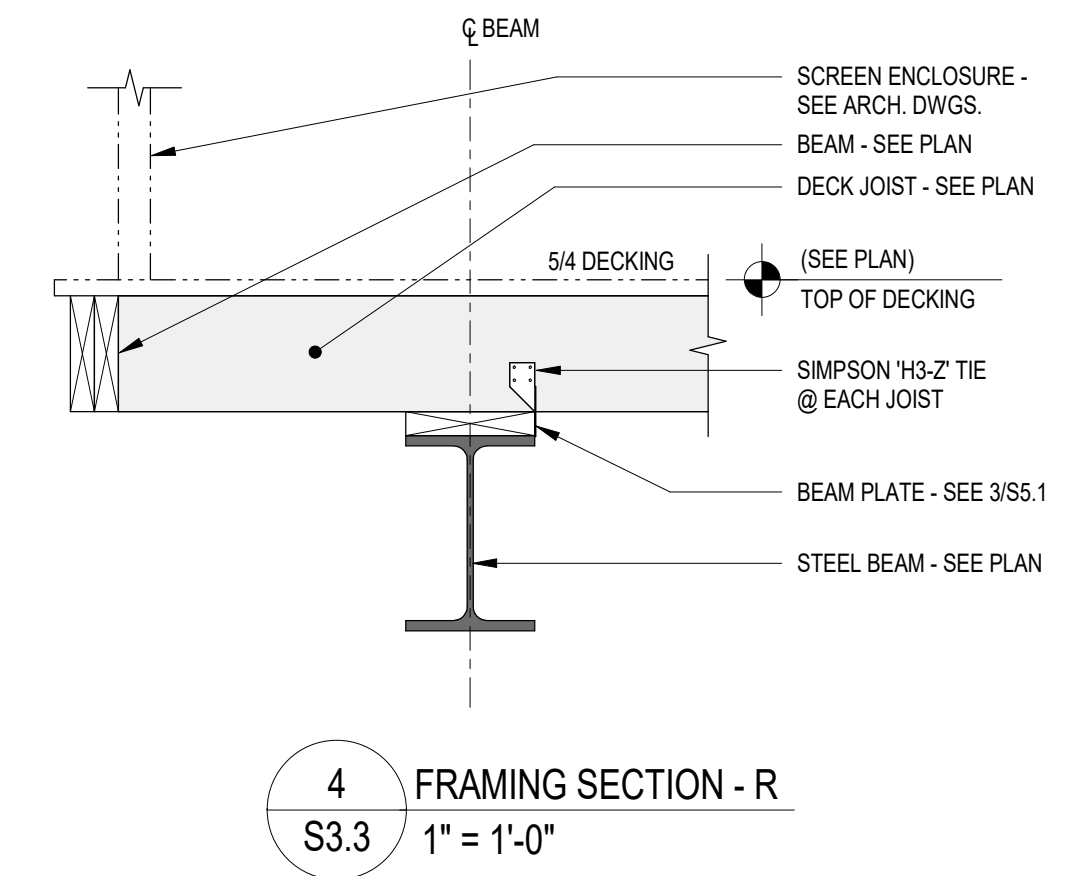
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Revisions		
No.	Description	Date
7	ASI 7	12/17/2025
3	ASI 3	10/23/2025

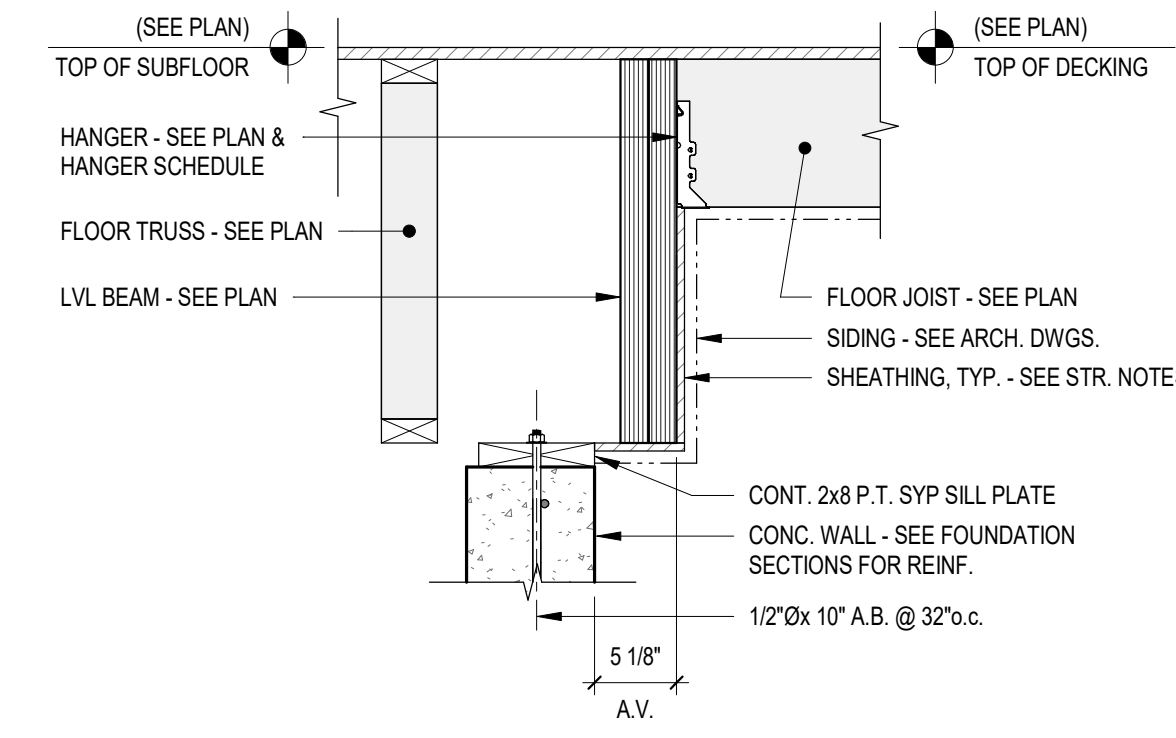
Project Number: 24.07
 Date: 07/11/2025
 Designed by: KEPA
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FLOOR & FRAMING
 SECTIONS & DETAILS

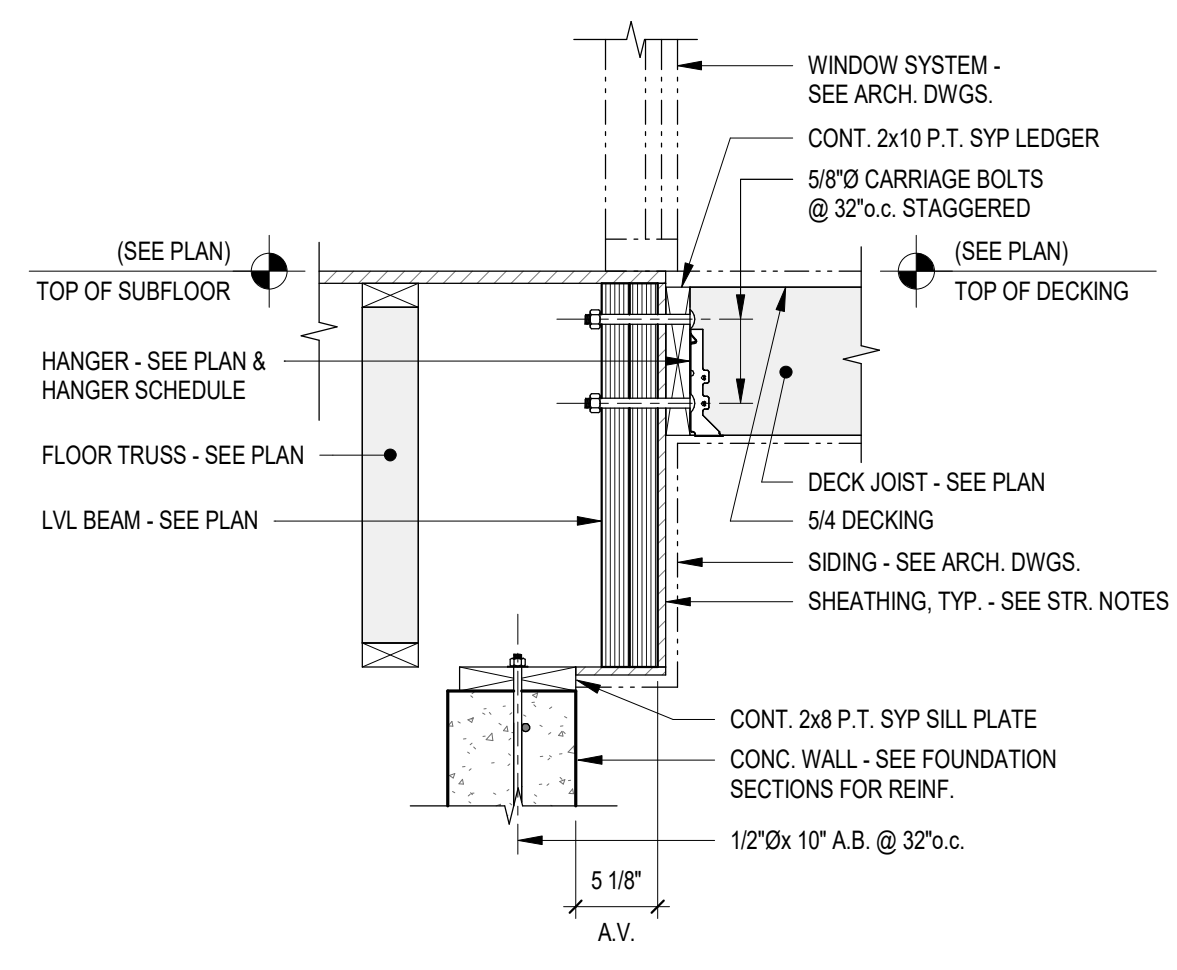
Sheet Number:
S3.3



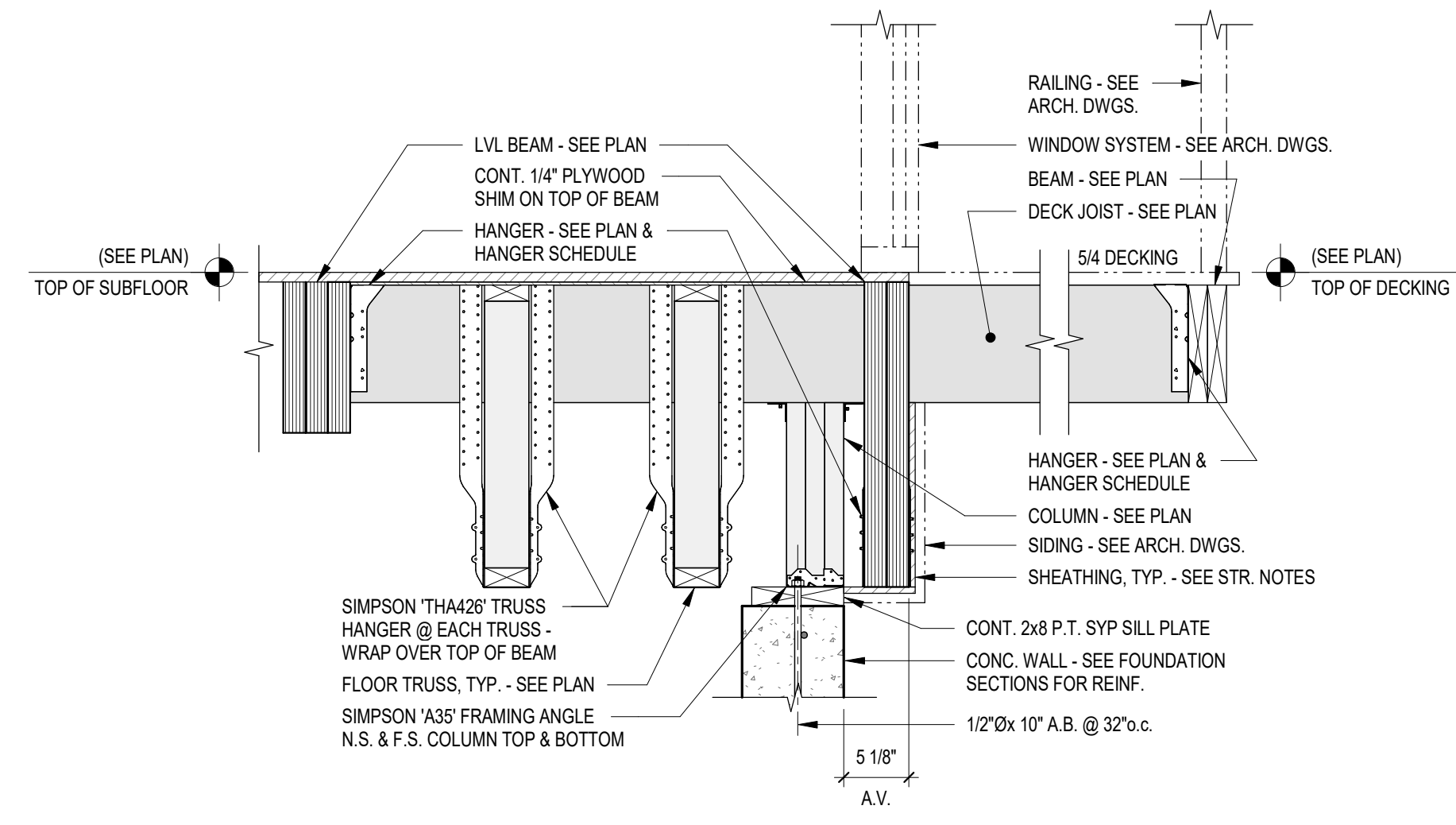
4 FRAMING SECTION - R
 S3.3 1" = 1'-0"



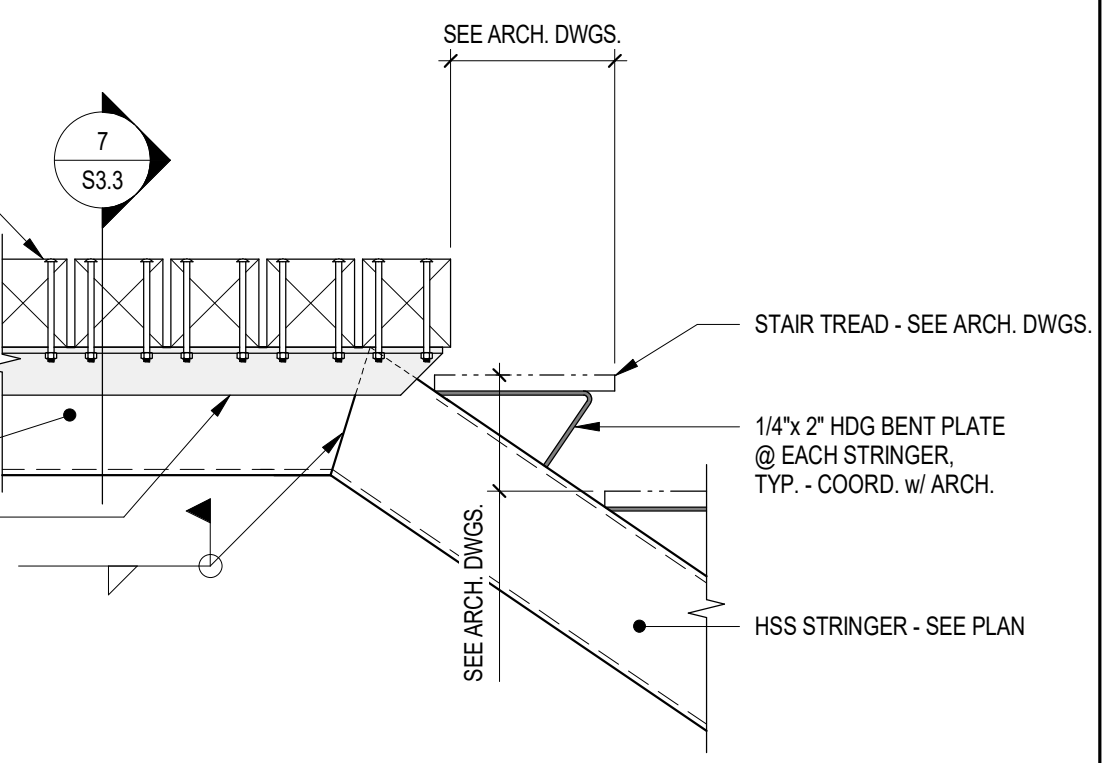
3 FRAMING SECTION - Q
 S3.3 1" = 1'-0"



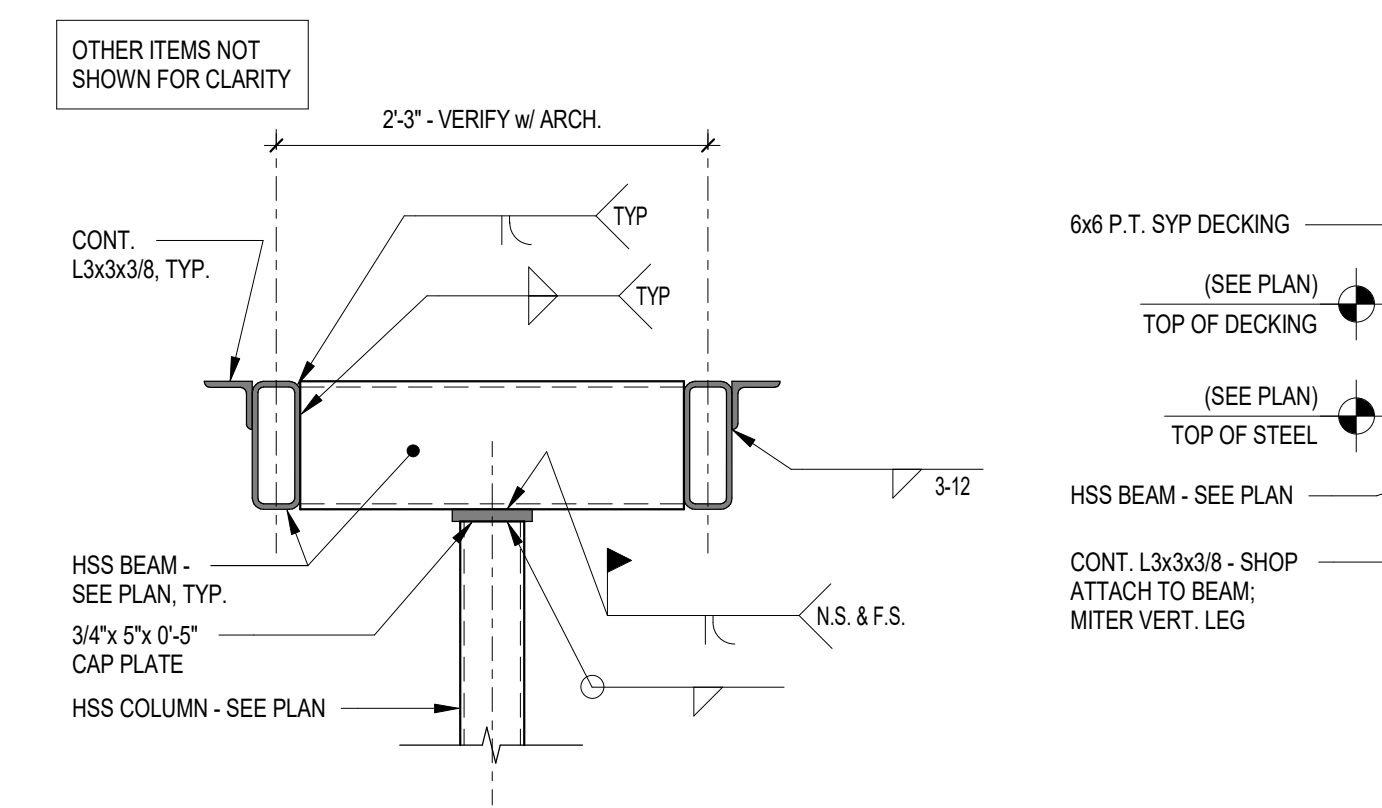
2 FRAMING SECTION - P
 S3.3 1" = 1'-0"



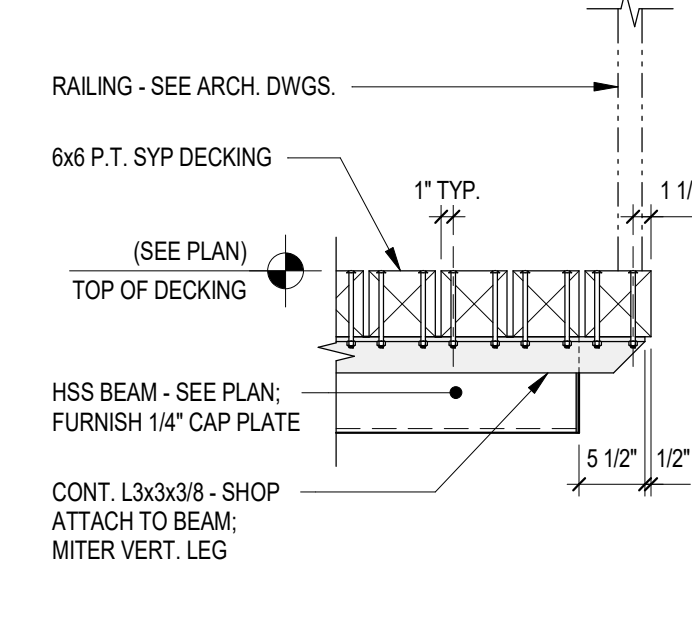
1 FRAMING SECTION - O
 S3.3 1" = 1'-0"



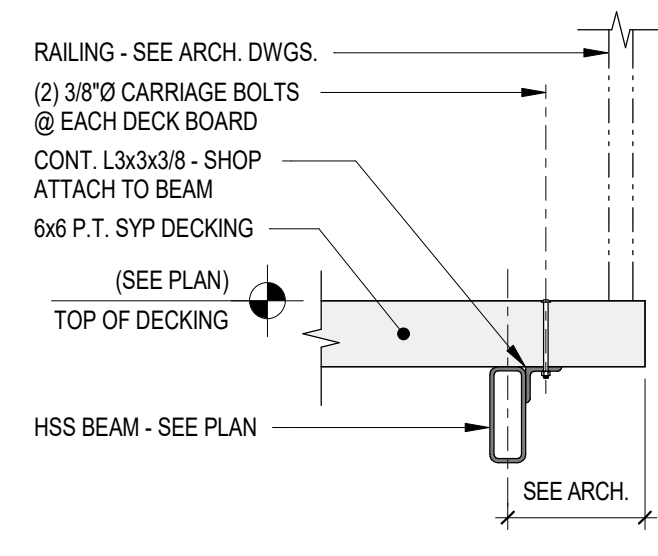
10 STEEL STRINGER SECTION
 S3.3 1" = 1'-0"



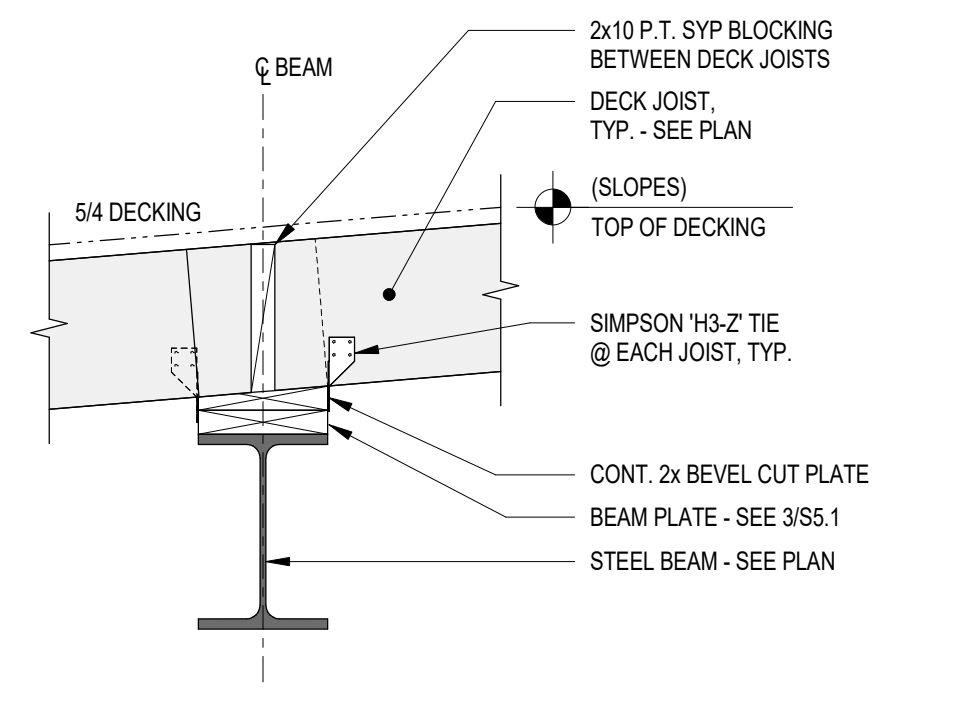
9 DECK FRAMING SECTION - C
 S3.3 1" = 1'-0"



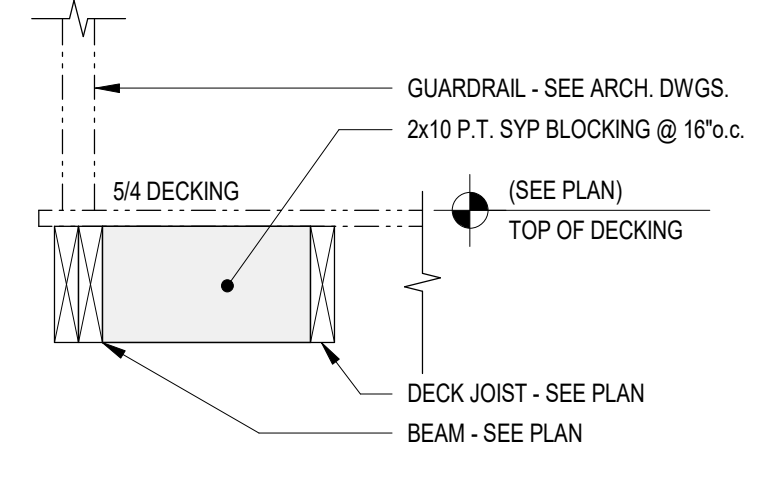
8 DECK FRAMING SECTION - B
 S3.3 3/4" = 1'-0"



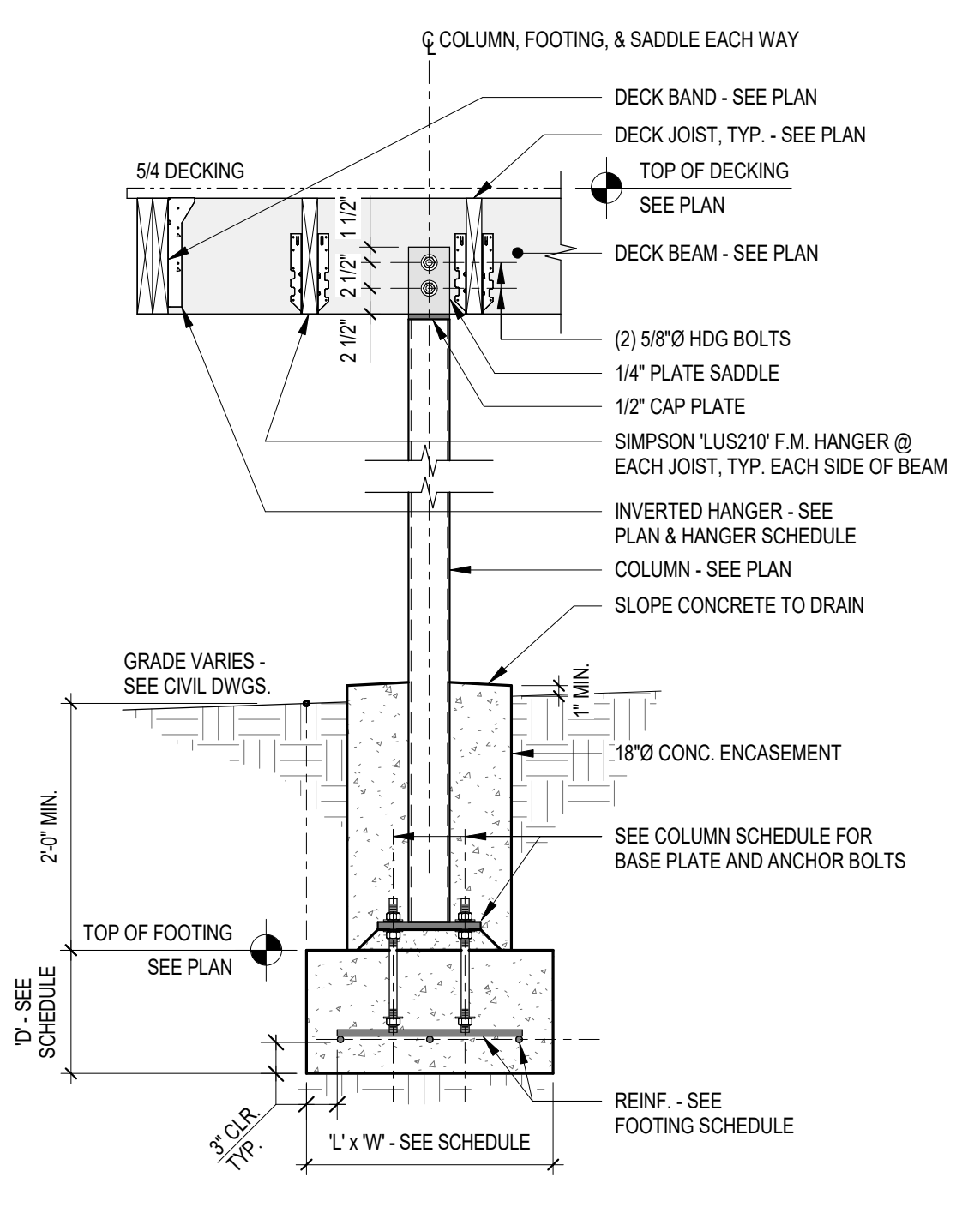
7 DECK FRAMING SECTION - A
 S3.3 3/4" = 1'-0"



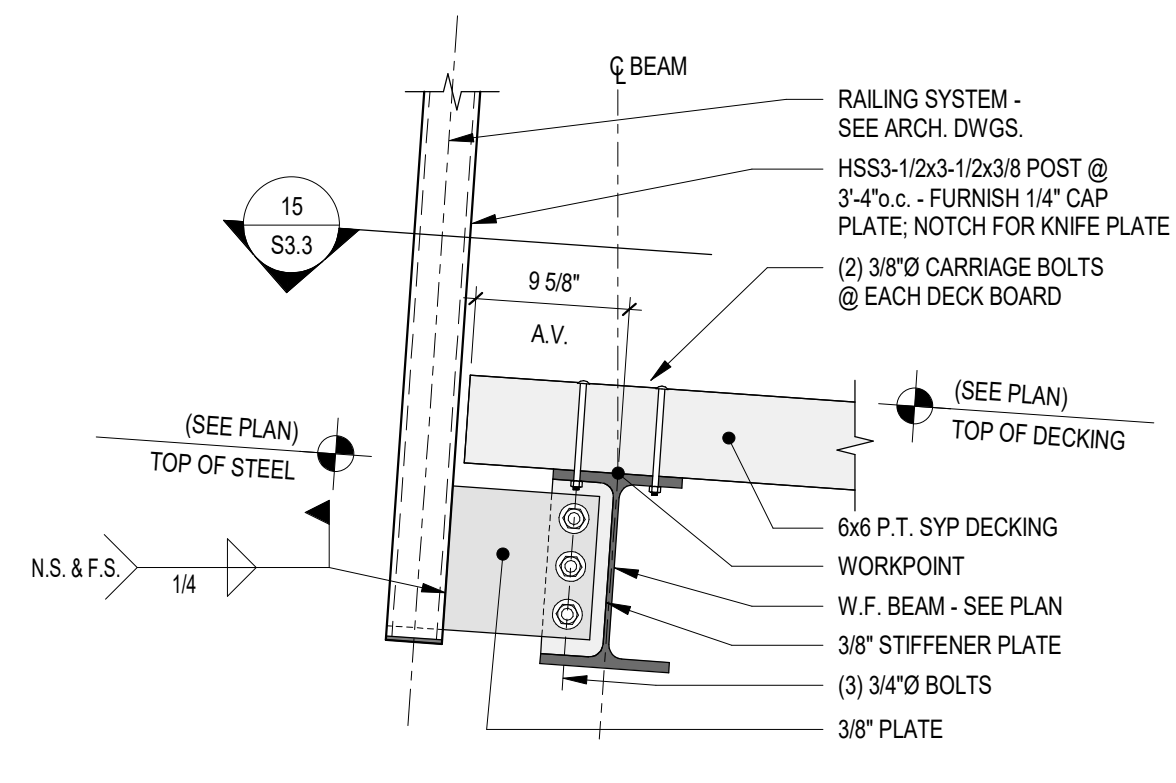
6 FRAMING SECTION - T
 S3.3 1" = 1'-0"



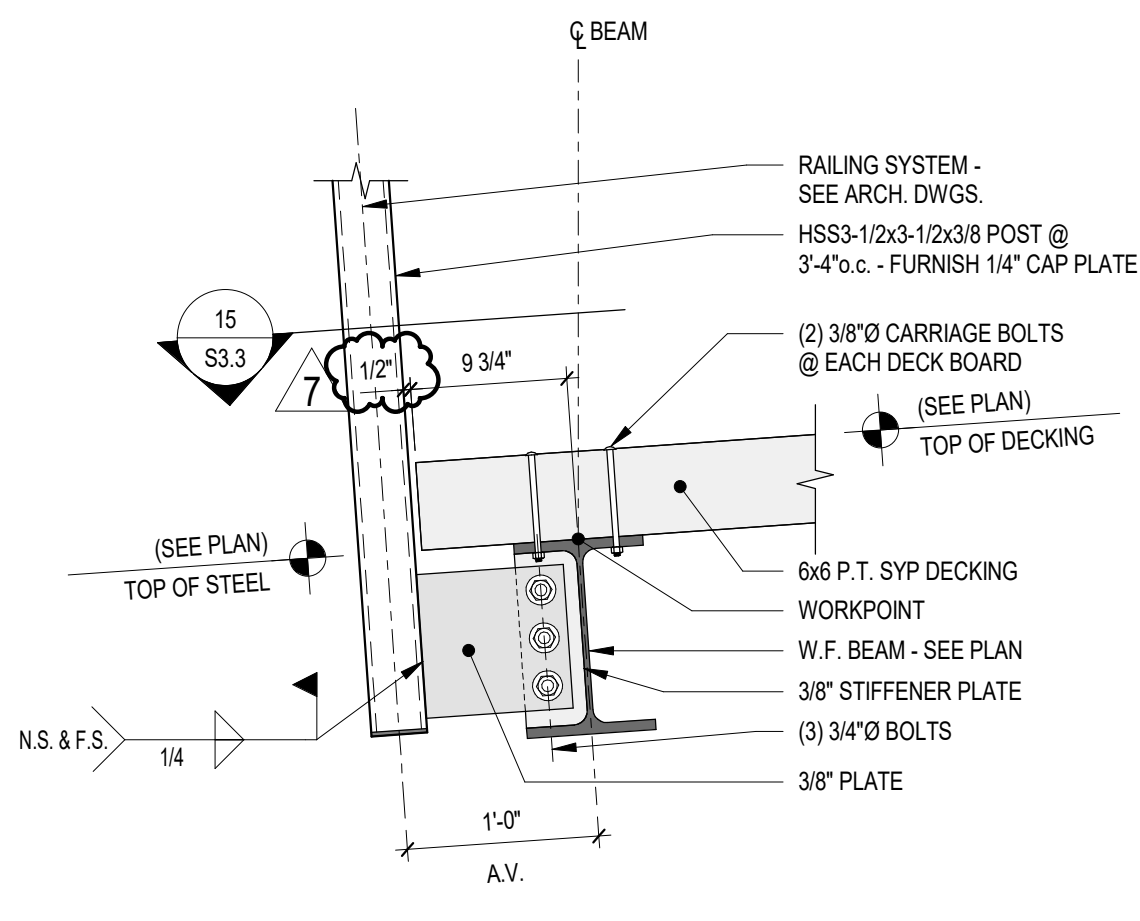
5 FRAMING SECTION - S
 S3.3 1" = 1'-0"



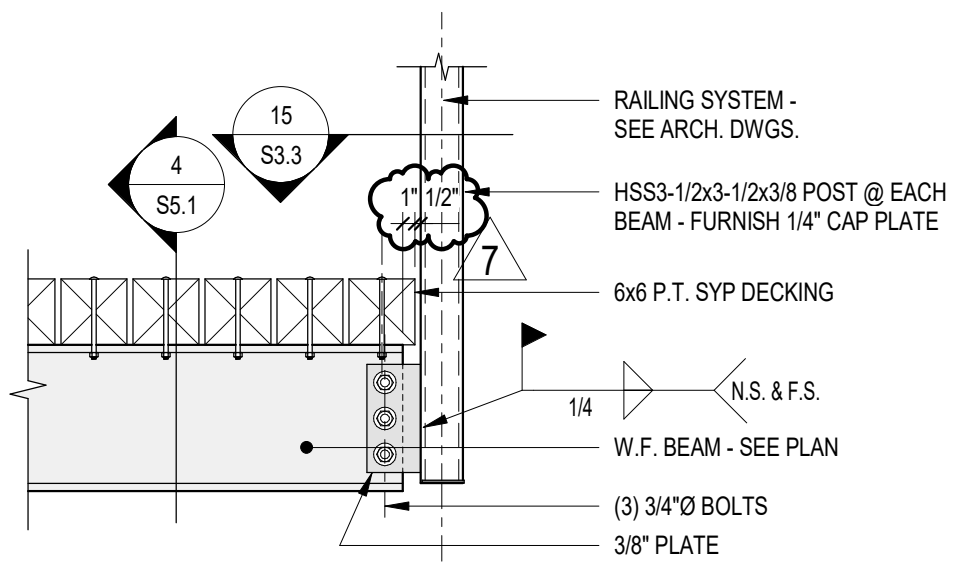
16 DECK BEAM SECTION
 S3.3 3/4" = 1'-0"



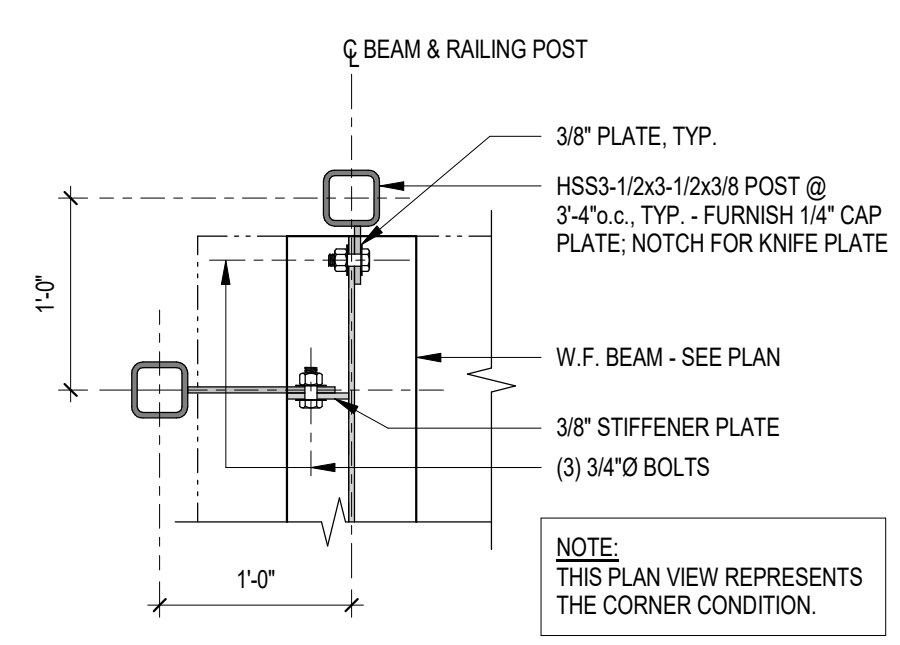
13 PARKING DECK SECTION - C
 S3.3 1" = 1'-0"



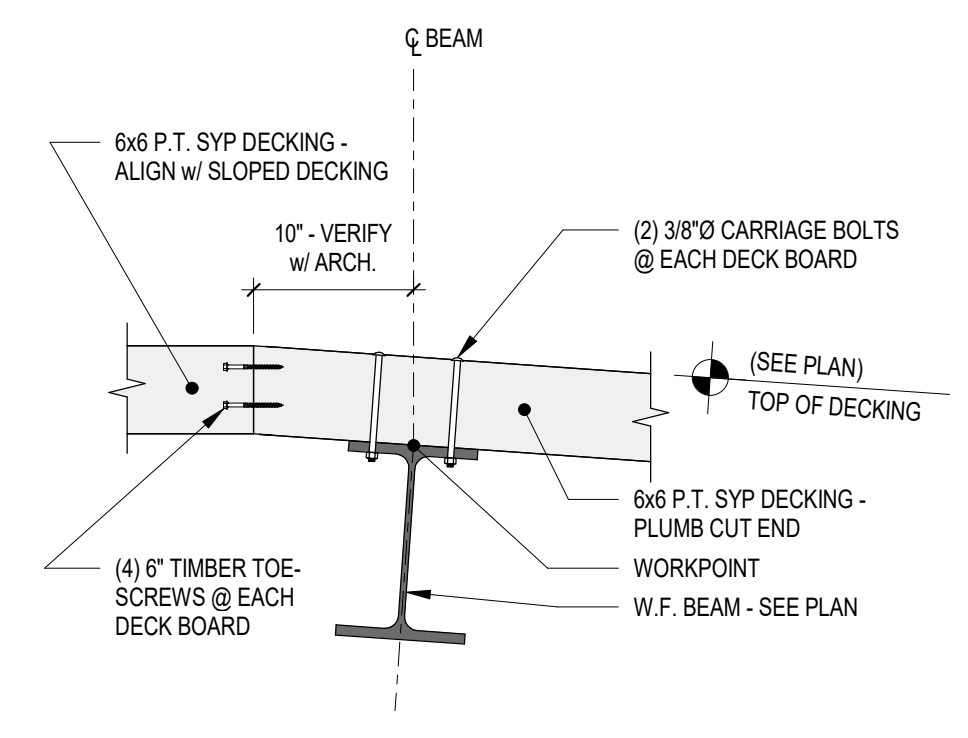
12 PARKING DECK SECTION - B
 S3.3 1" = 1'-0"



11 PARKING DECK SECTION - A
 S3.3 3/4" = 1'-0"



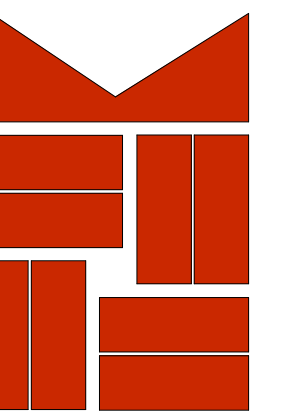
15 RAILING POST PLAN DETAIL
 S3.3 1" = 1'-0"



14 PARKING DECK SECTION - D
 S3.3 1" = 1'-0"



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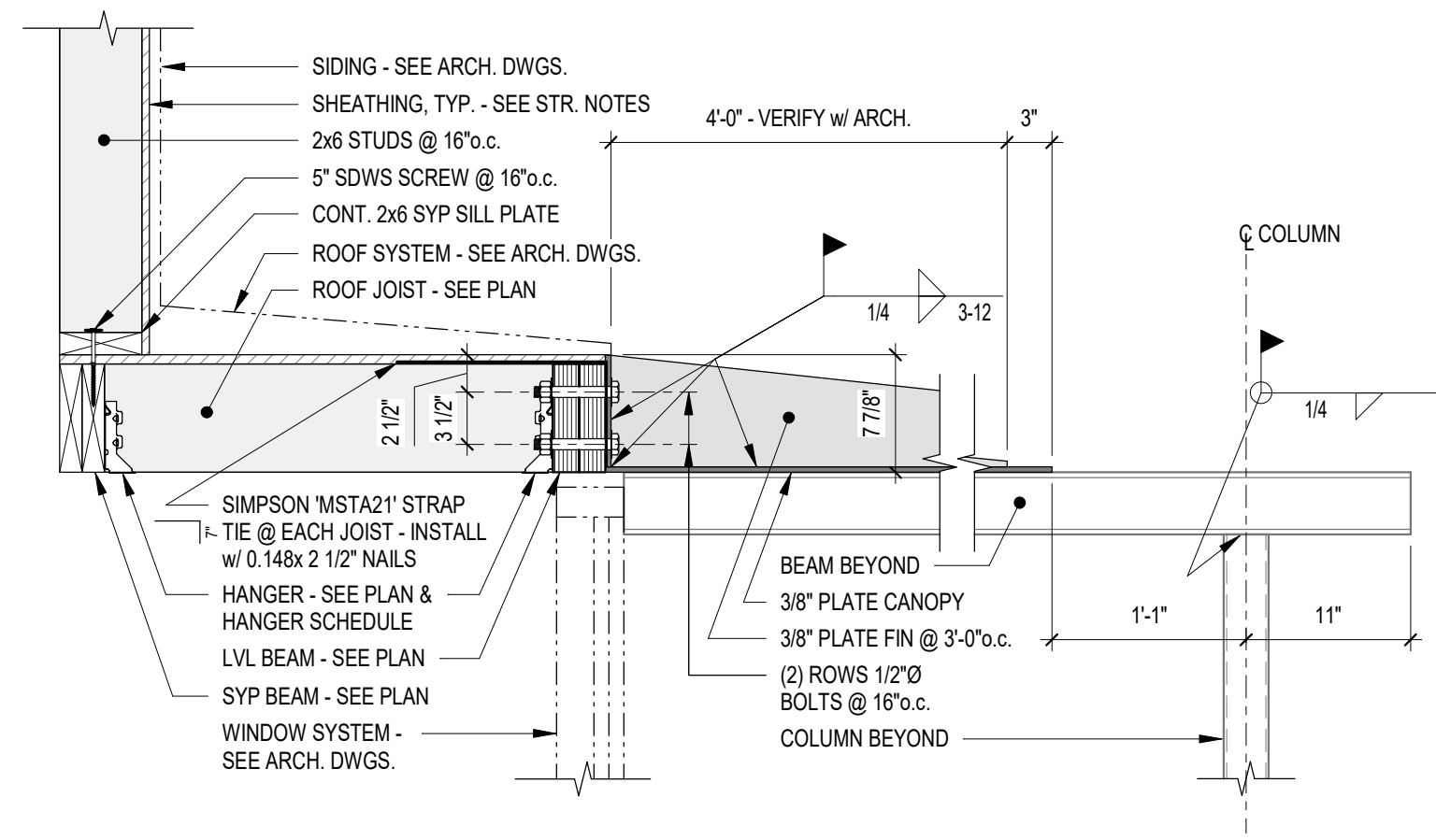
Revisions	
No.	Description

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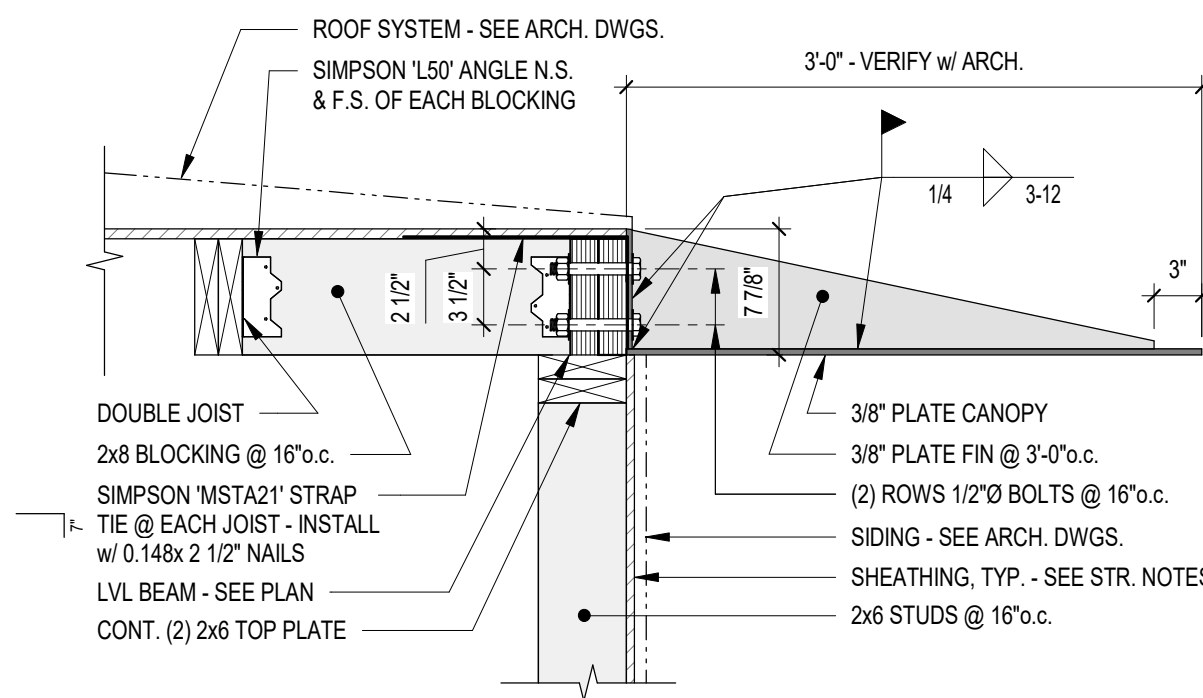
ROOF FRAMING
 SECTIONS & DETAILS

Sheet Number:

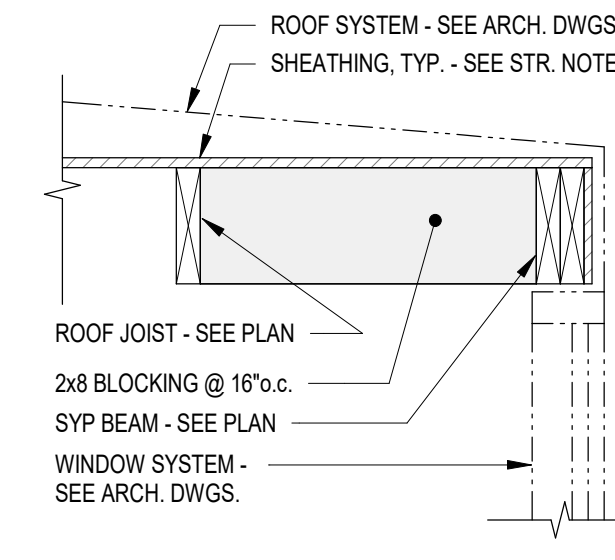
S4.1



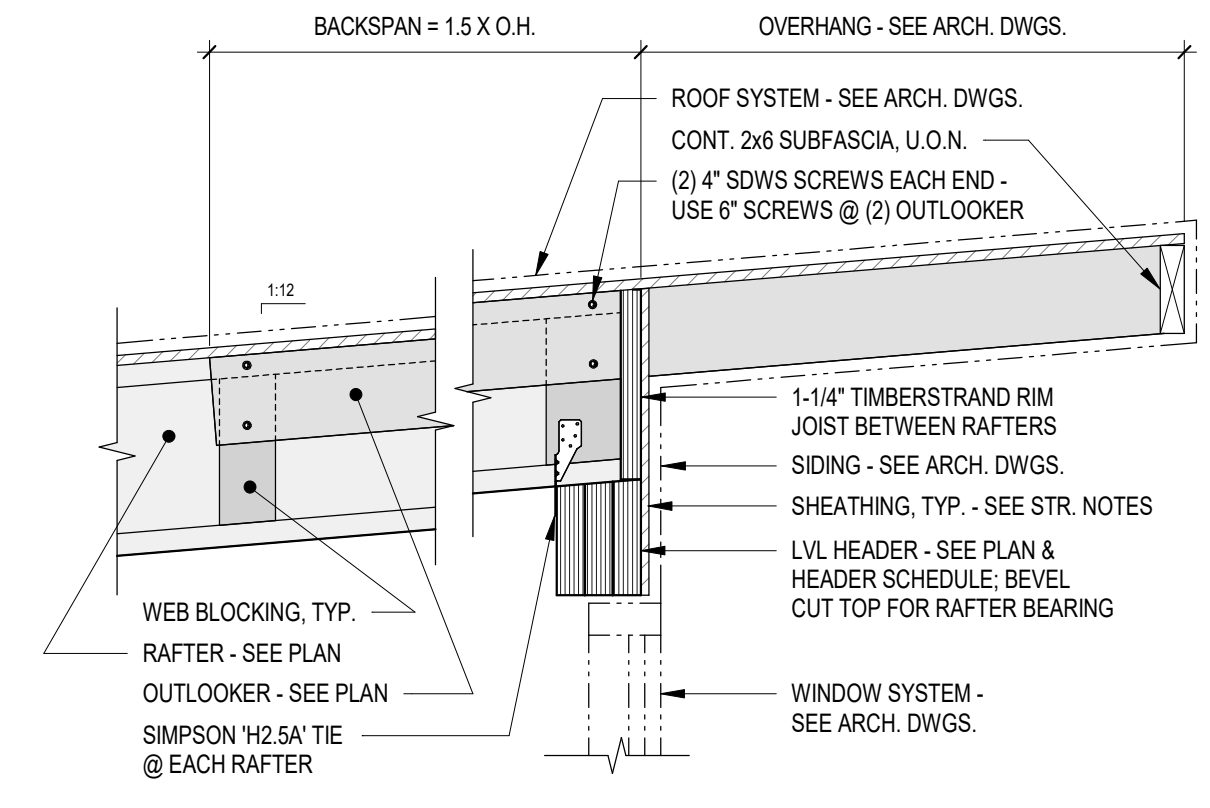
1 ROOF SECTION - A
 S4.1 1" = 1'-0"



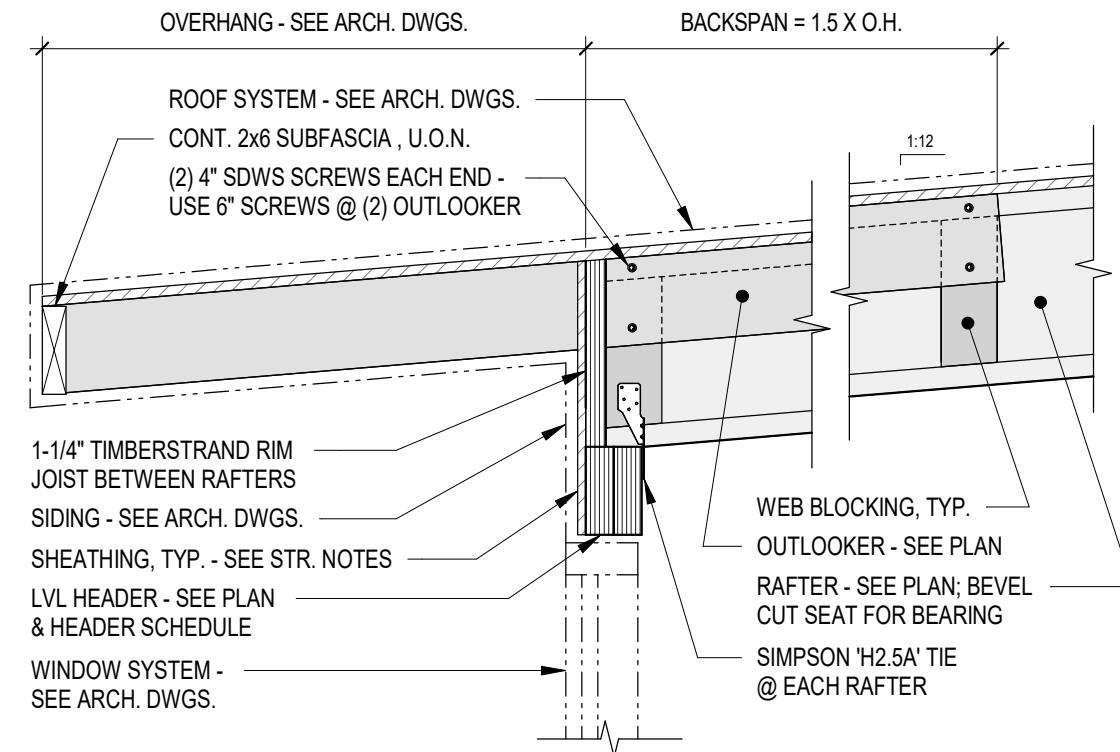
2 ROOF SECTION - B
 S4.1 1" = 1'-0"



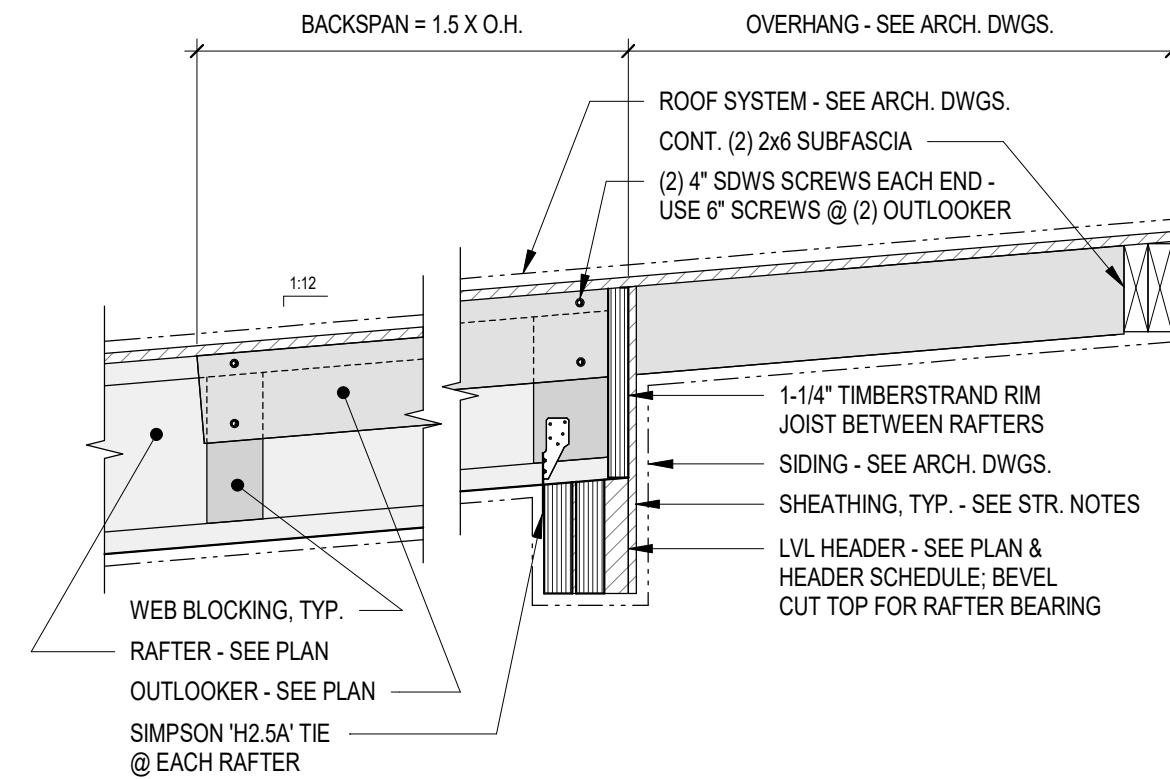
3 ROOF SECTION - C
 S4.1 1" = 1'-0"



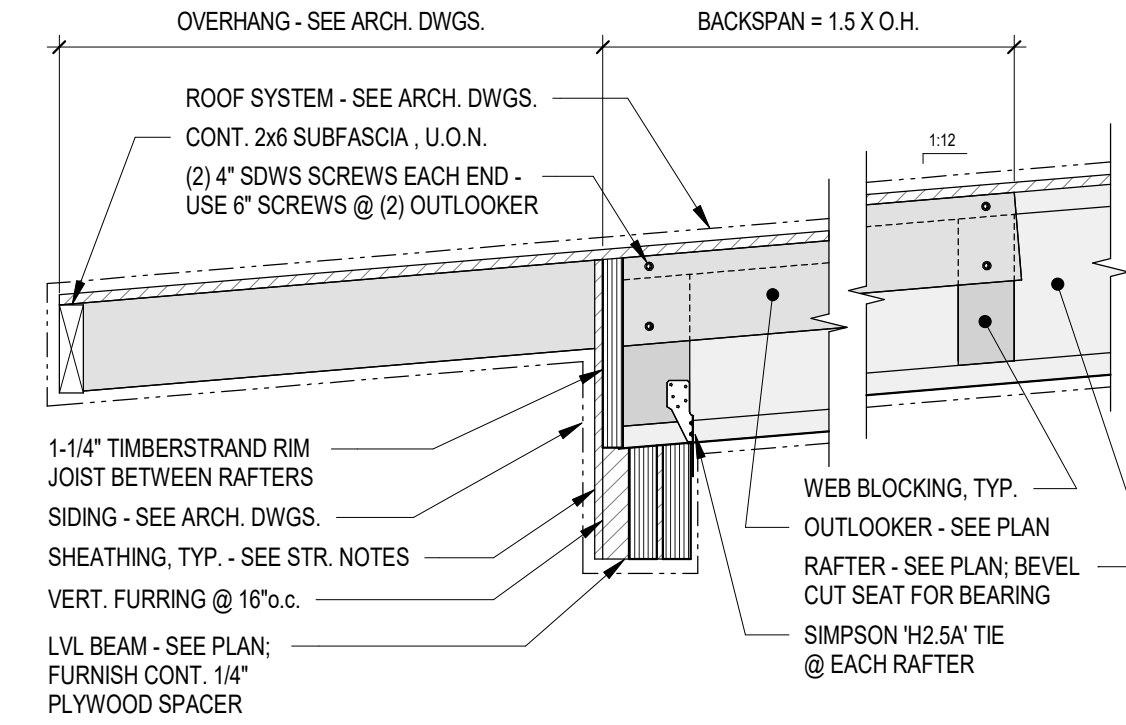
4 ROOF SECTION - D
 S4.1 1" = 1'-0"



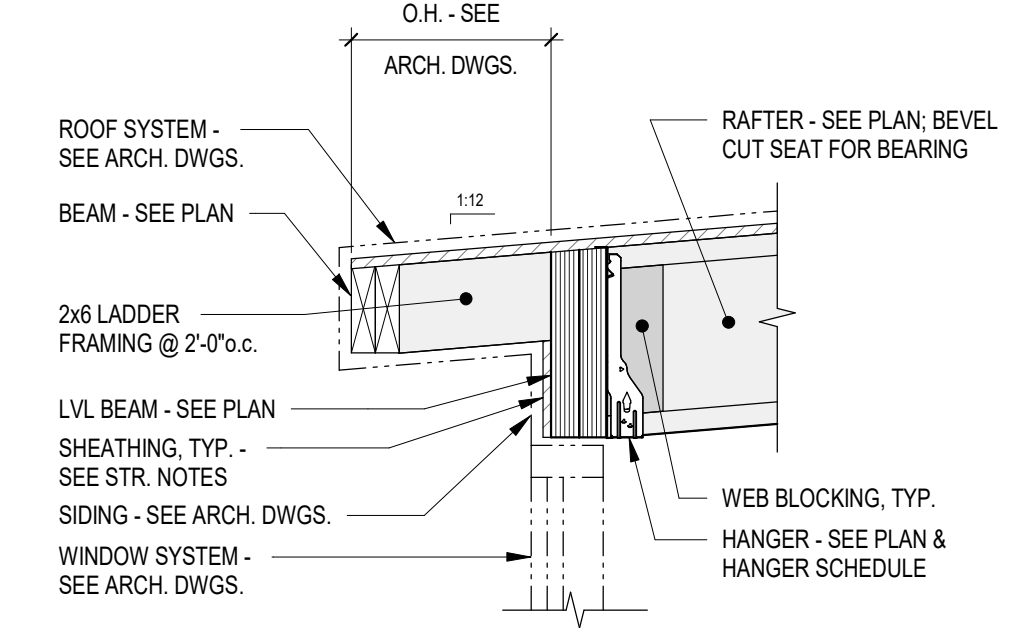
5 ROOF SECTION - E
 S4.1 1" = 1'-0"



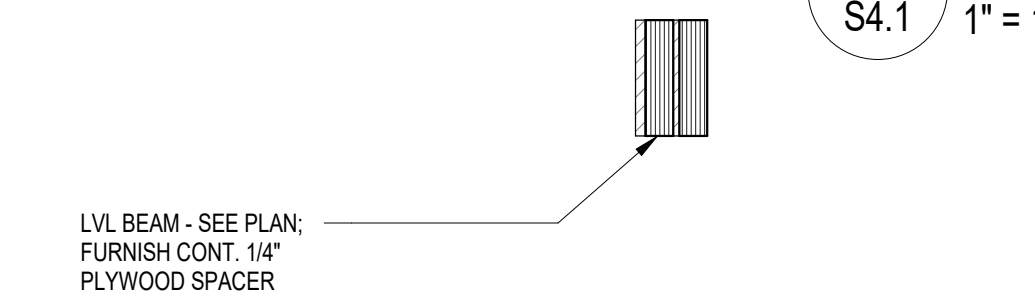
6 ROOF SECTION - F
 S4.1 1" = 1'-0"



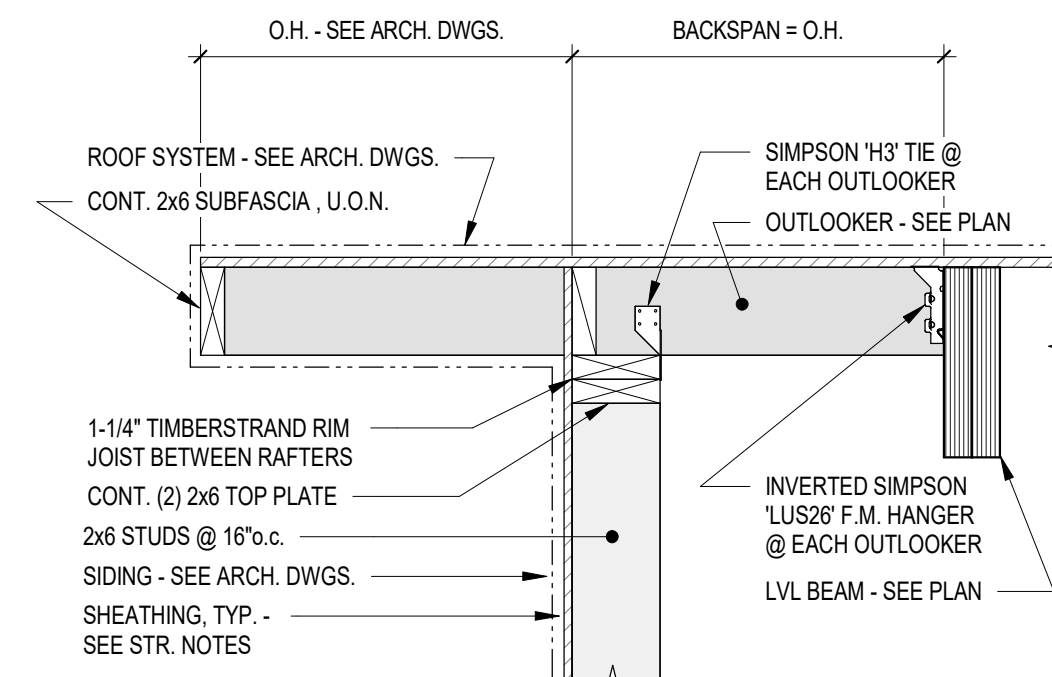
7 ROOF SECTION - G
 S4.1 1" = 1'-0"



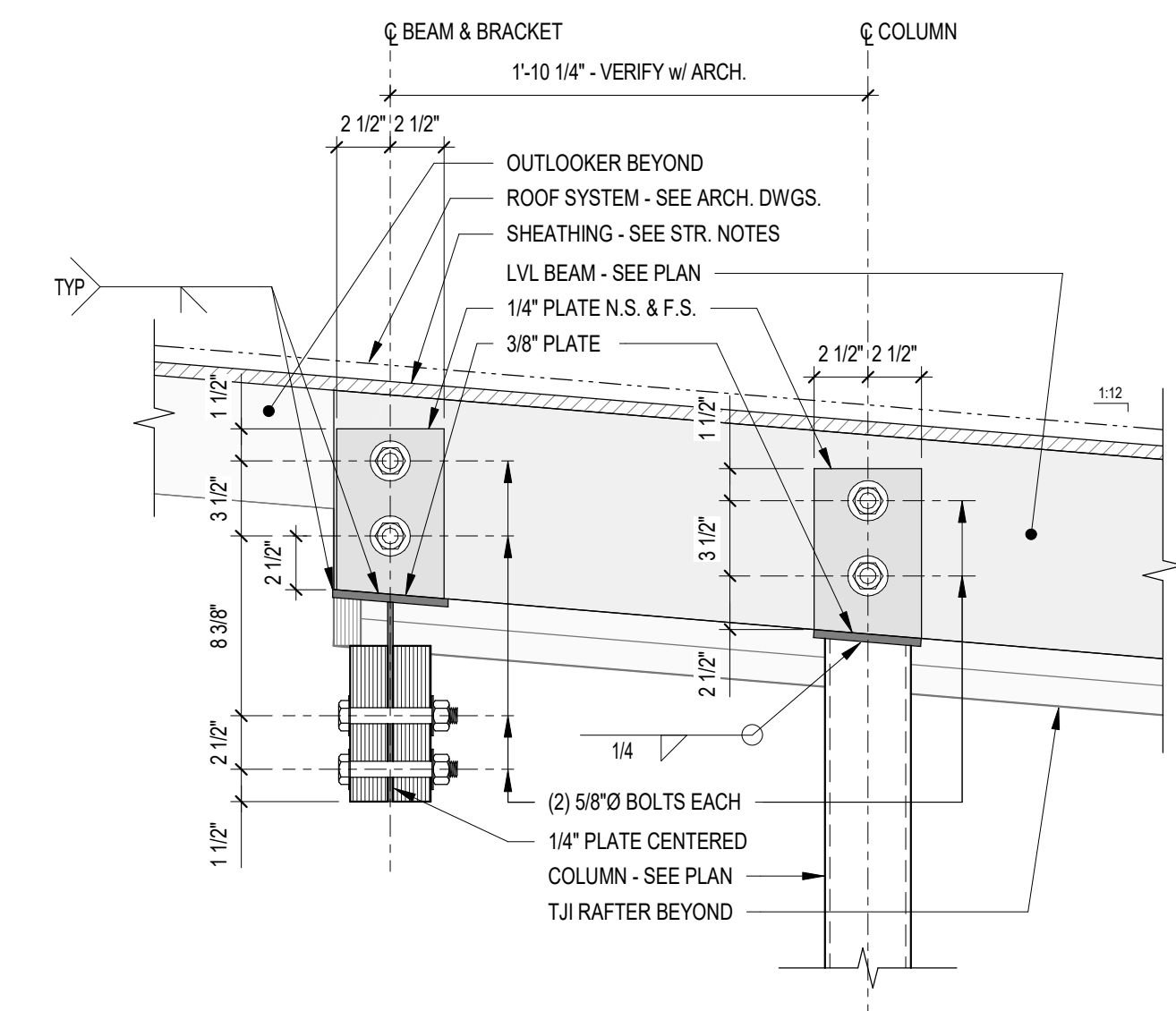
8 ROOF SECTION - H
 S4.1 1" = 1'-0"



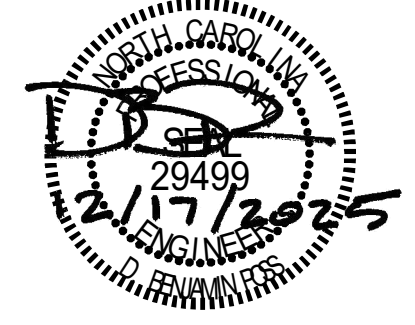
LVL BEAM - SEE PLAN;
 FURNISH CONT. 1/4"
 PLYWOOD SPACER



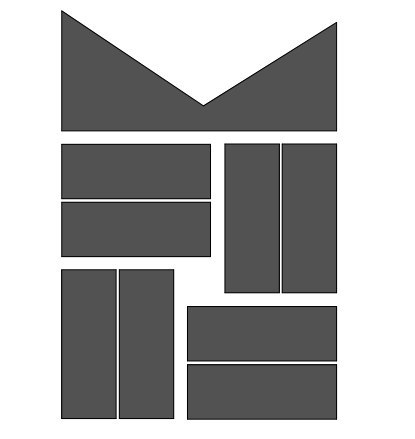
9 ROOF SECTION - I
 S4.1 1" = 1'-0"



10 ROOF SECTION - J
 S4.1 1 1/2" = 1'-0"



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WOOD HEADER SCHEDULE				
MARK	HEADER MEMBERS	QTY - JACK STUDS	QTY - WALL STUDS	COMMENTS
H1	(2) 1-3/4" x 5-1/2" LVL 2.0E	2	2	
H2	(2) 2x10 SYP	2	2	
H3	(2) 1-3/4" x 7-1/4" LVL 2.0E	2	2	
H4	(3) 1-3/4" x 7-1/4" LVL 2.0E			

COLUMN SCHEDULE					
MARK	COLUMN SIZE	TYPE	BASE PLATE	ANCHOR BOLTS	COMMENTS
C1	W8x31	STEEL	3/4" x 14" x 1'-2" (TYPE 1)	(4) 3/4"Ø x 1'-1" (TYPE 1)	
C2	HSS4x4x1/4	STEEL	3/4" x 6 1/2" x 0'-10" (TYPE 2)	(4) 3/4"Ø A35	
C3	HSS4x4x1/4	STEEL	3/4" x 5 1/2" x 0'-10" (TYPE 3)	(4) 3/4"Ø A35	
C4	HSS4x0.250	STEEL	3/4" x 6 1/2" x 0'-10" (TYPE 4)	(4) 3/4"Ø A35	
C5	3 1/4" x 3 1/4" 1.9E	PSL	--	--	
C6	5 1/4" x 5 1/4" 1.9E	PSL	--	--	
C7	HSS3x0.203	STEEL	--	--	BASE PLATE & BOLTS OMITTED

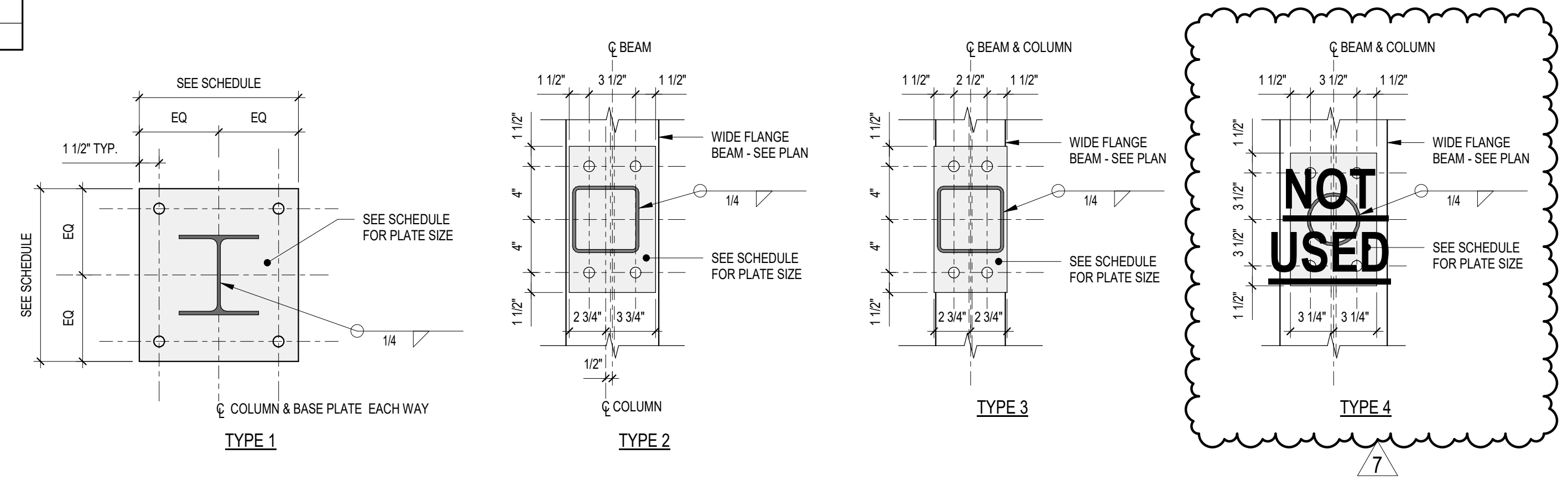
SPREAD FOOTING SCHEDULE		
MARK	SIZE 'L' x 'W' x 'D'	REINFORCING
F2.0	2'-0" x 2'-0" x 1'-0"	(3) #4 EA. WAY BOTTOM
F3.0	3'-0" x 3'-0" x 1'-0"	(4) #4 EA. WAY BOTTOM
F4.0	4'-0" x 4'-0" x 1'-0"	(5) #4 EA. WAY BOTTOM
F4.0A	4'-0" x 4'-0" x 1'-2"	(5) #4 EA. WAY TOP & BOTTOM
F5.0	5'-0" x 5'-0" x 1'-0"	(6) #5 EA. WAY BOTTOM
F5.0A	5'-0" x 5'-0" x 1'-2"	(6) #5 EA. WAY TOP & BOTTOM
F6.0	6'-0" x 6'-0" x 1'-0"	(7) #5 EA. WAY BOTTOM

WOOD CONNECTOR 'HANGER' SCHEDULE		
MARK	CONNECTOR NAME	COMMENTS
A	LUS26-Z	
B	HUC26-Z	CONCEALED FLANGE
C	LUC26-Z	CONCEALED FLANGE
D	LUS26	
E	HHUS410	
F	MGUS 50-SDS	
G	HUC48	CONCEALED FLANGE
H	HUC28-Z	CONCEALED FLANGE
I	THA422	WRAP OVER BEAM AS REQUIRED
J	HU412	
K	HGUS7.25/10	
L	HUC210-ZZ	CONCEALED FLANGE
M	HU610-Z	
N	HU612	
O	THAC422	C.F.; WRAP OVER BEAM AS REQUIRED
P	HU410	
Q	HUC212-Z	CONCEALED FLANGE
R	THA426	WRAP OVER BEAM AS REQUIRED
S	HUC46	
T	LUS28-Z	
U	THAC426	C.F.; WRAP OVER BEAM AS REQUIRED
V	IUS2.37/11.88	

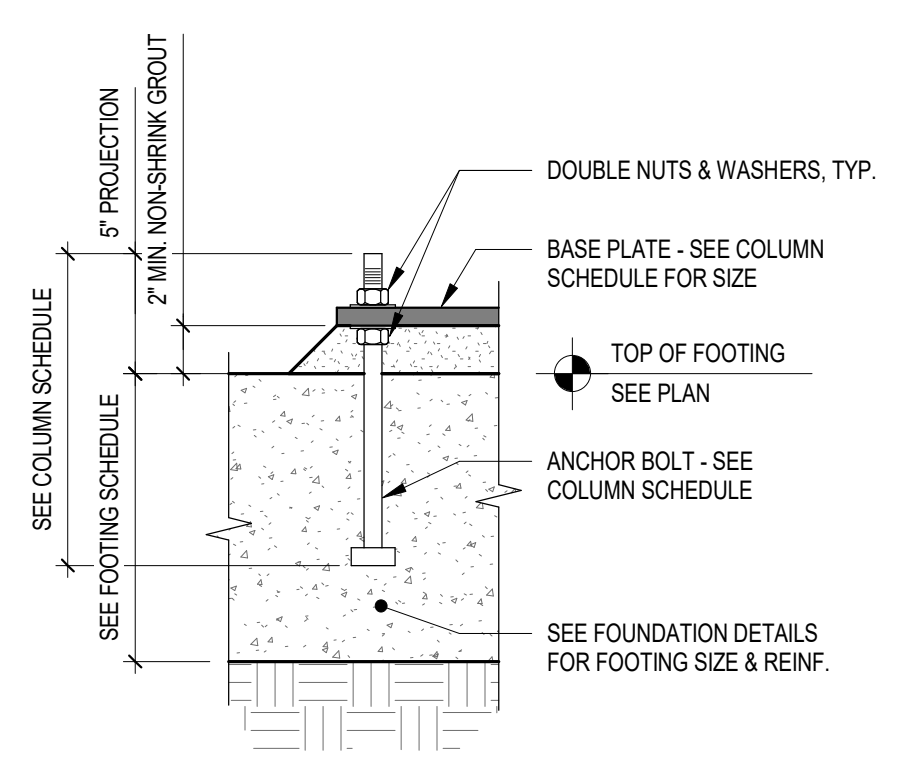
COLUMN NOTES:
 1. SEE SECTION 1/SS.1 FOR BASEPLATE TYPES.
 2. SEE SECTION 2/SS.1 FOR ANCHOR BOLT TYPES.

WOOD COLUMN LEGEND											
MARK	SIZE	MARK	SIZE	MARK	SIZE	MARK	SIZE	MARK	SIZE	MARK	SIZE
C2.4	(2) 2x4	C2.6	(2) 2x6	C2.8	(2) 2x8	C4x4	4x4	C6x6	6x6	C8x8	8x8
C3.4	(3) 2x4	C3.6	(3) 2x6	C3.8	(3) 2x8	C4x6	4x6	C6x8	6x8	C8x10	8x10
C4.4	(4) 2x4	C4.6	(4) 2x6	C4.8	(4) 2x8	C4x8	4x8	C6x10	6x10	C8x12	8x12
C5.4	(5) 2x4	C5.6	(5) 2x6	C5.8	(5) 2x8	C4x10	4x10	C6x12	6x12		
C6.4	(6) 2x4	C6.6	(6) 2x6	C6.8	(6) 2x8	C4x12	4x12				
C7.4	(7) 2x4	C7.6	(7) 2x6	C7.8	(7) 2x8					C10x10	10x10
C8.4	(8) 2x4	C8.6	(8) 2x6	C8.8	(8) 2x8					C12x12	12x12

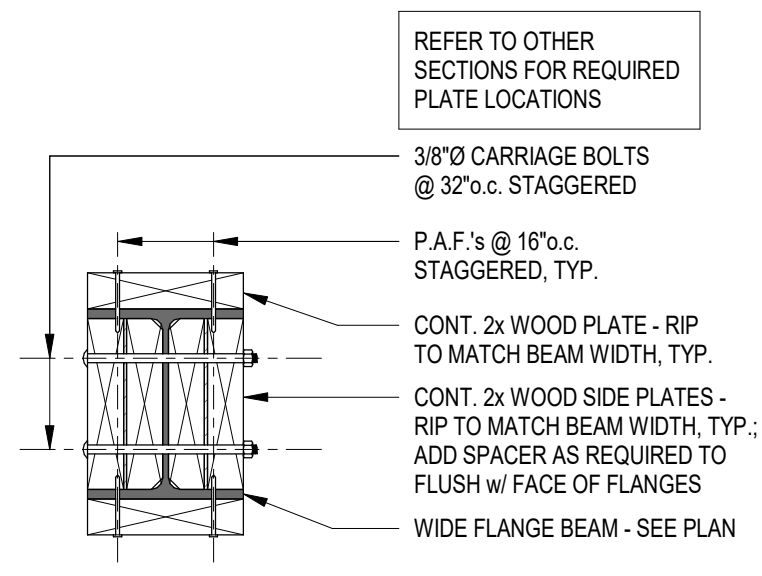
WOOD COLUMN LEGEND NOTES:
 1. REFER TO 'MEMBER CONNECTIONS FOR BUILT UP COLUMNS' DETAIL FOR TYPICAL ATTACHMENT REQUIREMENTS.
 2. ALL WOOD COLUMNS SHALL BE SAME SPECIES AS WALL STUDS IN WHICH THEY ARE LOCATED. REFER TO 'WALL TYPE SCHEDULE' FOR SPECIFIC WALL STUD SPECIES.
 3. THIS LEGEND CONTAINS TYPICAL COLUMN CALLOUTS AS FOUND IN STRUCTURAL PLANS. NOT ALL COLUMN TYPES SPECIFIED IN THIS LEGEND HAVE BEEN USED. SEE PLAN FOR REQUIRED SIZES & LOCATIONS.



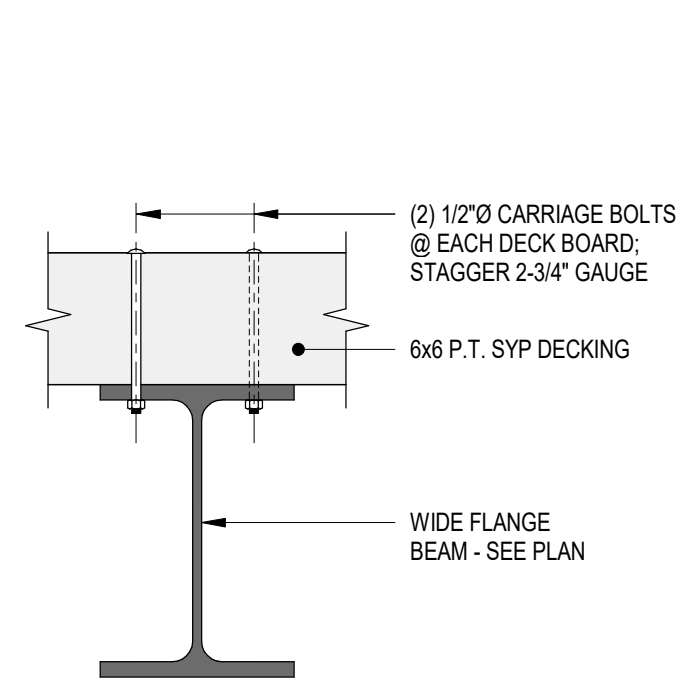
1 BASE PLATE TYPES
 S5.1 1 1/2" = 1'-0"



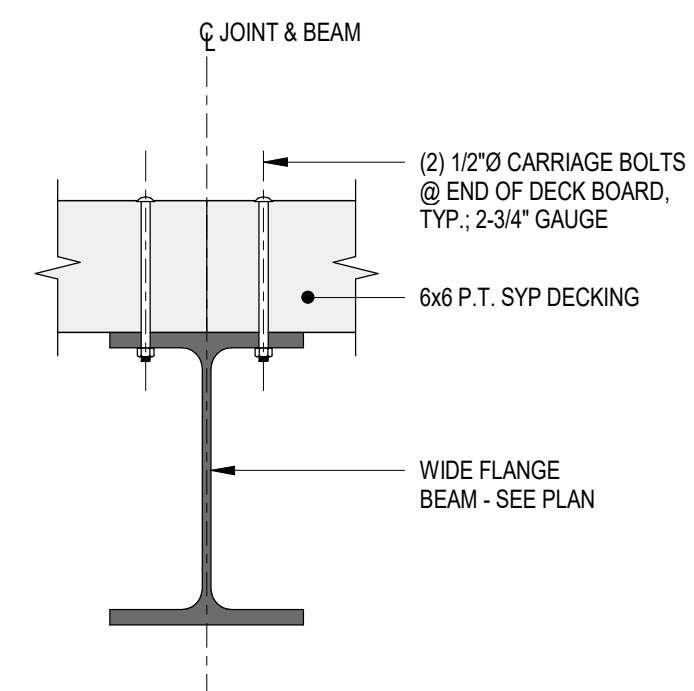
2 ANCHOR BOLT TYPE 1
 S5.1 1 1/2" = 1'-0"



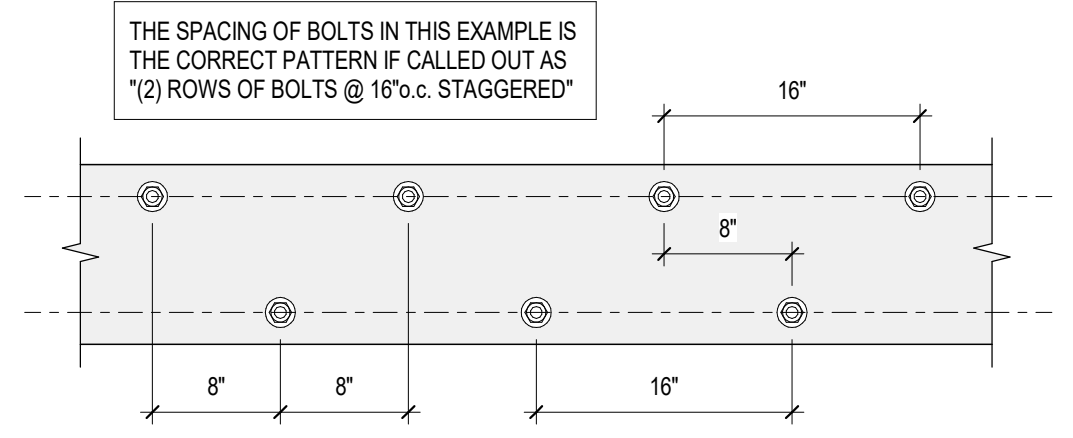
3 BEAM PLATE DETAIL - A
 S5.1 1 1/2" = 1'-0"



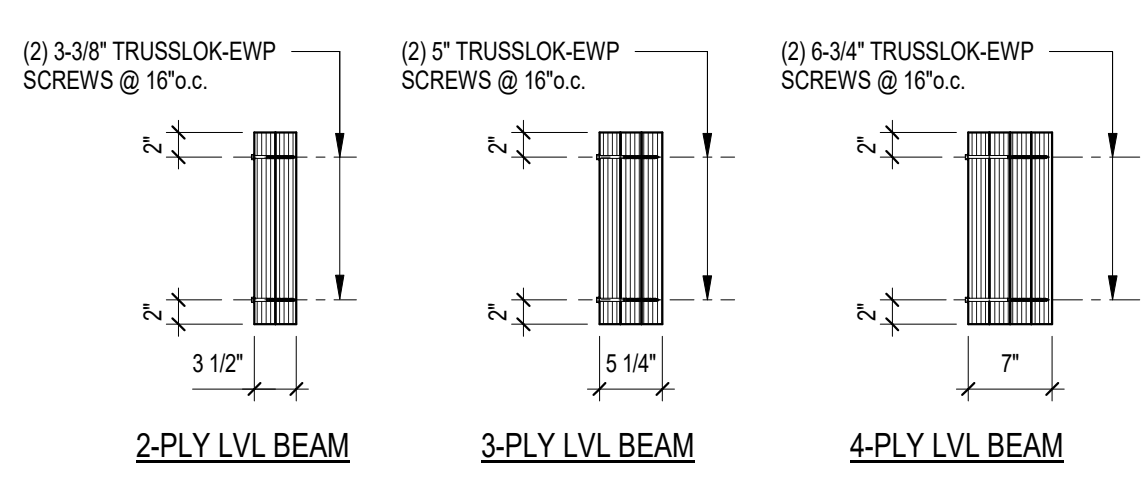
4 BEAM PLATE DETAIL - B
 S5.1 1 1/2" = 1'-0"



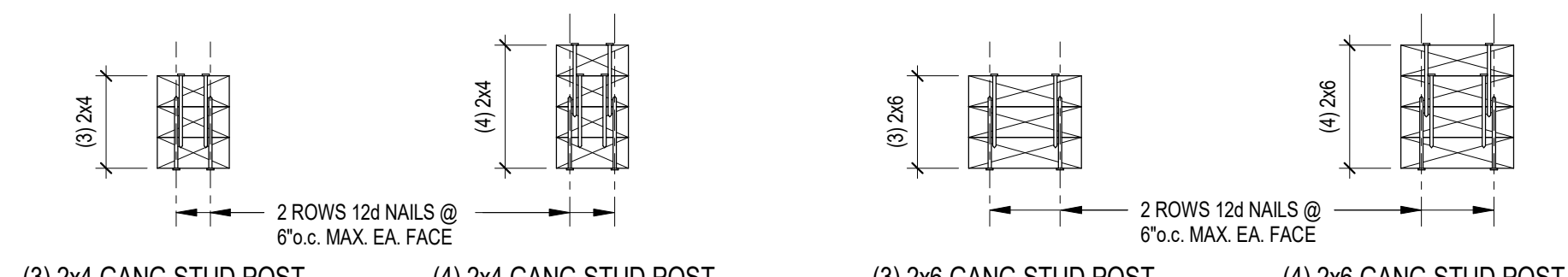
5 BEAM PLATE DETAIL - C
 S5.1 1 1/2" = 1'-0"



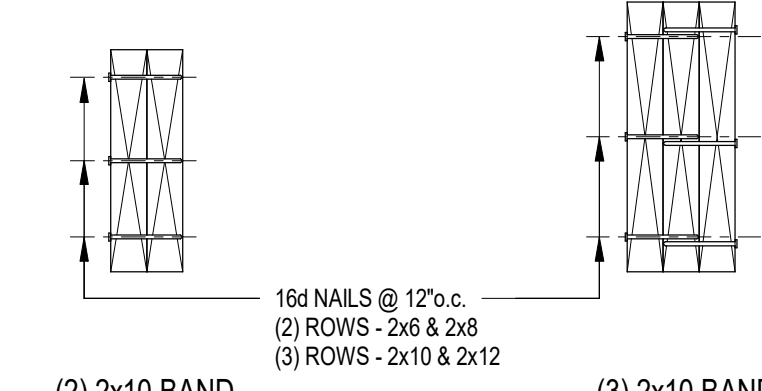
6 TYPICAL BOLT STAGGER PATTERN DETAIL
 S5.1 1" = 1'-0"



MEMBER CONNECTION FOR 'LVL' BEAMS



MEMBER CONNECTIONS FOR BUILTUP COLUMNS



MULTIPLE GIRDER & BAND NAILING PATTERN

Revisions		
No.	Description:	Date:
7	ASI 7	12/17/2025
2	ASI 2	07/31/2025

Project Number: 24.07
 Date: 07/11/2025
 Designed by: KEPA
 Drawn by: DBC
 Approved by: DBP

SCHEDULES & MISC. DETAILS

Sheet Number:

S5.1

VAR-26-0002 - 301 Chapel Rd



April 22, 2026

