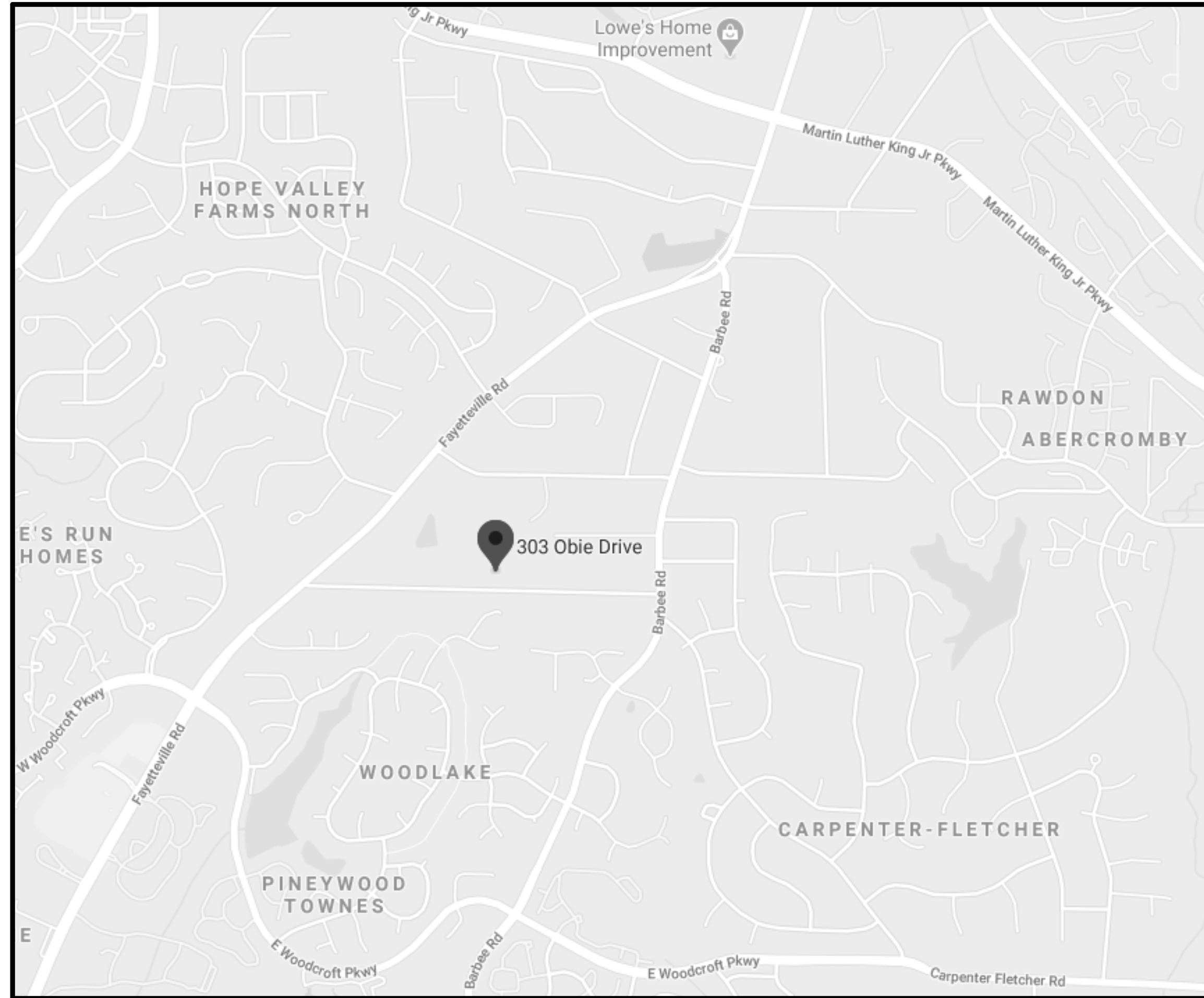




CITY OF
DURHAM

ELEVATION OF 303 OBIE DRIVE HMGP GRANT 4167-0009



LOCATION MAP
NOT TO SCALE

DESIGNER

SUMMIT DESIGN AND ENGINEERING SERVICES, PLLC.
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CITY OF DURHAM HMGP GRANT 4167 - 0009 303 OBIE DRIVE ELEVATION

CITY OF DURHAM HMGP GRANT 4167 - 0009

303 OBIE DRIVE, DURHAM, NC 27713



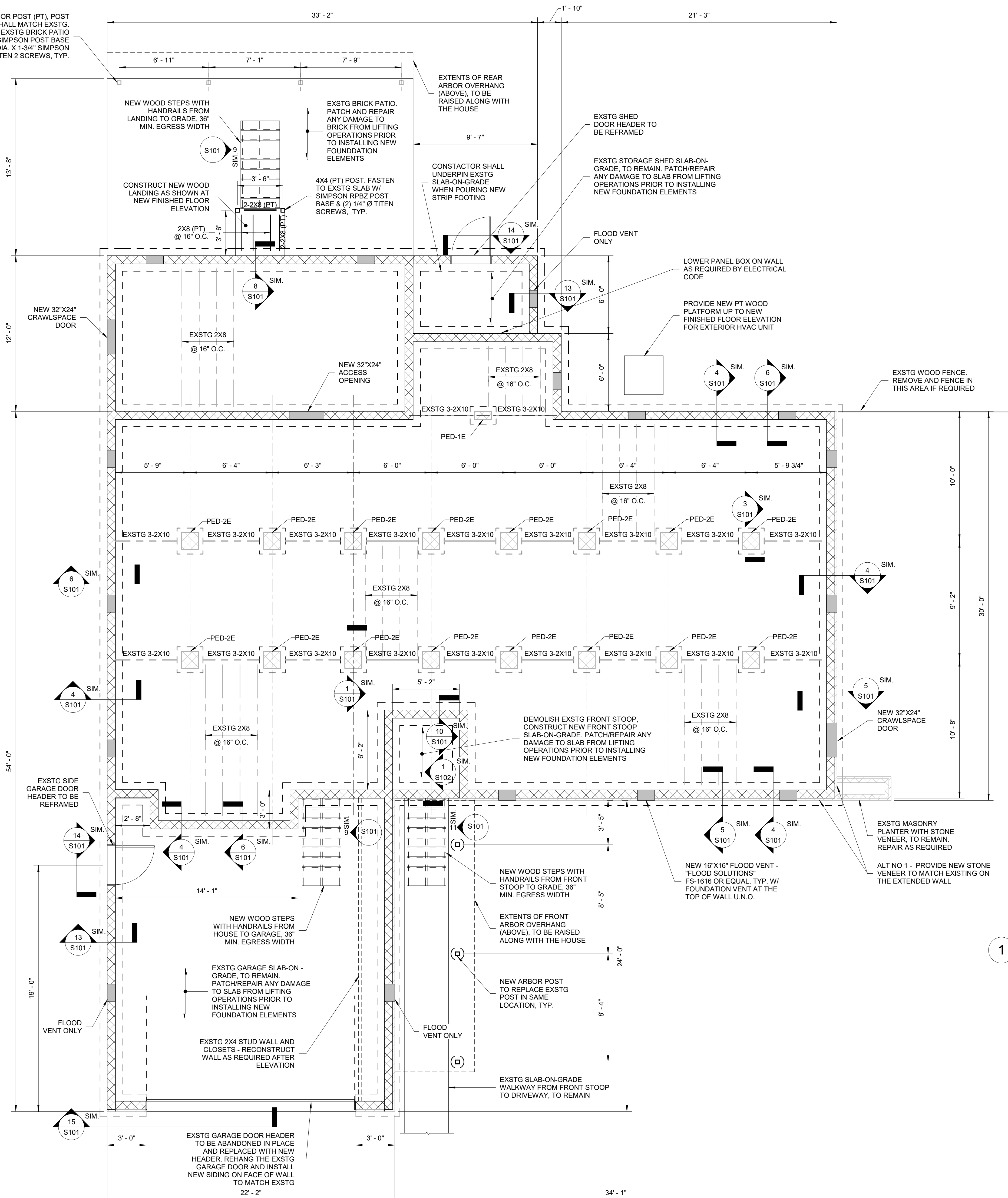
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DRAWN BY: SDH
CHECKED BY: CCB
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COVER SHEET

S001

NEW ARBOR POST (PT). POST LOCATIONS SHALL MATCH EXSTG ANCHOR TO EXSTG BRICK PATIO W/ (1) RPBZ SIMPSON POST BASE AND (4) 1/4" DIA. X 1-3/4" SIMPSON TITEN 2 SCREWS, TYP.



SCOPE OF WORK - 303 OBIE DRIVE

NOTES:

- DEMOLISH EXISTING REAR STAIRS.
- DEMOLISH FRONT ENTRY BRICK STEPS.
- DISCONNECT ALL MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS AS REQUIRED.
- RAISE HOUSE TO NEW ELEVATION - ALL TEMPORARY SUPPORT, LOGISTICS, AND OPERATIONS BY HOUSE LIFTING SUBCONTRACTOR.
- EXTEND EXISTING PERIMETER CMU STEM WALL, PEDESTALS AND STONE VENEER SKIRT.
- INSTALL NEW FOUNDATION ELEMENTS AS SHOWN ON PLAN AND EXTEND EXISTING ELEMENTS AS REQUIRED.
- INSTALL NEW FLOOD VENTS AND FOUNDATION VENT OPENINGS AS SHOWN ON PLAN.
- RECONNECT HOME TO EXTENDED EXISTING AND NEW FOUNDATION ELEMENTS.
- REPLACE INSULATION DAMAGED IN LIFT TO LEVEL TO MATCH CURRENT INSTALLATION.
- RESTORE DUCTWORK BY LIFT TO CURRENT CONDITION.
- INSTALL 6 MIL POLY VAPOR BARRIER CRAWL SPACE LINER.
- PARGE COAT FACE OF CMU FOUNDATION WALL AND INSTALL STONE VENEER (IF ALTERNATE 1 IS ACCEPTED).
- RECONSTRUCT FRONT WALL OF GARAGE TO LOWER GARAGE WALL HEADER.
- CONSTRUCT NEW FRONT ENTRY STEPS AND LANDINGS.
- CONSTRUCT NEW REAR STOOP AND STEPS.
- CONSTRUCT NEW PLATFORMS FOR HVAC CONDENSER.
- RECONNECT ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
- EXTEND GUTTER DOWNSPOUTS TO GRADE.
- REALIGN OR RESTORE WALKWAY TO FRONT ENTRY STEPS.
- RESEED LAWN AND REPLACE BUSHES DISTURBED BY CONSTRUCTION.

303 OBIE DRIVE - REFERENCE ELEVATIONS

EXISTING FINISHED FLOOR ELEVATION	332.40'
LOWEST EXTERIOR GRADE POINT ELEVATION*	329.40'
BASE FLOOD ELEVATION	331.50'
NEW FINISHED FLOOR ELEVATION	335.74'

*NOTE: REFERENCED GRADE POINT OCCURS ALONG HOUSE EXTERIOR PERIMETER. SEE SURVEY DRAWINGS FOR SITE SPECIFIC EXTERIOR GRADE ELEVATIONS.

1 303 OBIE DRIVE - WALL AND PIER PLAN

1/4" = 1'-0"

WALL AND PIER PLAN NOTES:

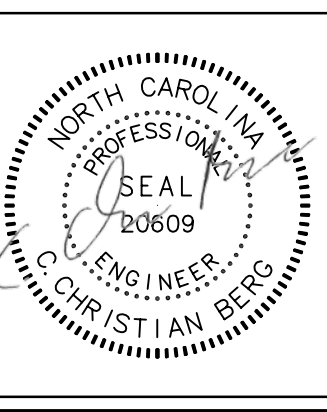
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS SHOWN ON PLAN, INCLUDING BUT NOT LIMITED TO, PEDESTAL LOCATIONS, PORCH OR DECK LOCATIONS, EXTERIOR STAIRS, CRAWL SPACE VENTS, AND BUILDING EXTENTS.
- NEWLY CONSTRUCTED PORCHES OR DECKS REPLACING EXISTING SHALL MATCH THE LOCATION AND EXTENTS OF THE EXISTING STRUCTURES.
- HOUSE FRONT ENTRY IS ORIENTED IN THE PLAN SOUTH DIRECTION ON THIS PLAN.
- "PED-X" INDICATES MASONRY PEDESTAL. SEE TYPICAL DETAILS FOR PEDESTAL CONSTRUCTION AND GEOMETRY.
- PEDESTAL MARK "PED-XX" WITH SUBSCRIPT "E" DENOTES EXISTING PEDESTAL TO BE EXTENDED. REMOVE EXISTING SOLID CAPS PRIOR TO EXTENSION. "N" DENOTES PEDESTAL TO BE NEWLY CONSTRUCTED.
- ALL EXTERIOR DECKS, PORCHES, OR LANDINGS 30" OR MORE ABOVE GRADE REQUIRE HANDRAILS. SEE TYPICAL DETAILS FOR HANDRAIL REQUIREMENTS.
- ALL EXTERIOR LUMBER SHALL BE PRESSURE TREATED, INDICATED AS "PT".
- ALL EXTERIOR STEEL HARDWARE SHALL BE HOT-DIPPED GALVANIZED.
- EXTERIOR WOOD POST FOUNDATIONS SHALL BE PER "PORCH/DECK EMBEDDED POST SECTION" UNLESS NOTED OTHERWISE.
- DECK/PORCH POSTS MAY BE CONTINUOUS ABOVE DECKING TO BE INCLUDED IN HANDRAIL FRAMING AT CONTRACTOR'S OPTION. SEE TYPICAL DETAILS FOR FOR POST SPLICING.
- DECKS, PORCHES, OR LANDINGS CONSTRUCTED MORE THAN 4'-0" ABOVE GRADE REQUIRE KNEE BRACING AT SUPPORTING POSTS. SEE "PORCH FLOOR GIRDER TO POST" SECTION 1" FOR ADDITIONAL DETAILS.
- CONTRACTOR SHALL EXTEND GUTTER DOWNSPOUTS TO GRADE AS REQD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD LOCATING ALL UTILITIES INCLUDING WATER LINES, SEWER LINES, AND SEPTIC TANKS TO AVOID DAMAGE.
- CONTRACTOR SHALL INSTALL A 6-MIL POLY VAPOR BARRIER CRAWL SPACE LINER AFTER REATTACHING EXISTING STRUCTURE TO NEW FOUNDATION.



CITY OF DURHAM HMGP GRANT 4167 - 0009

303 OBIE DRIVE ELEVATION

303 OBIE DRIVE, DURHAM, NC 27713

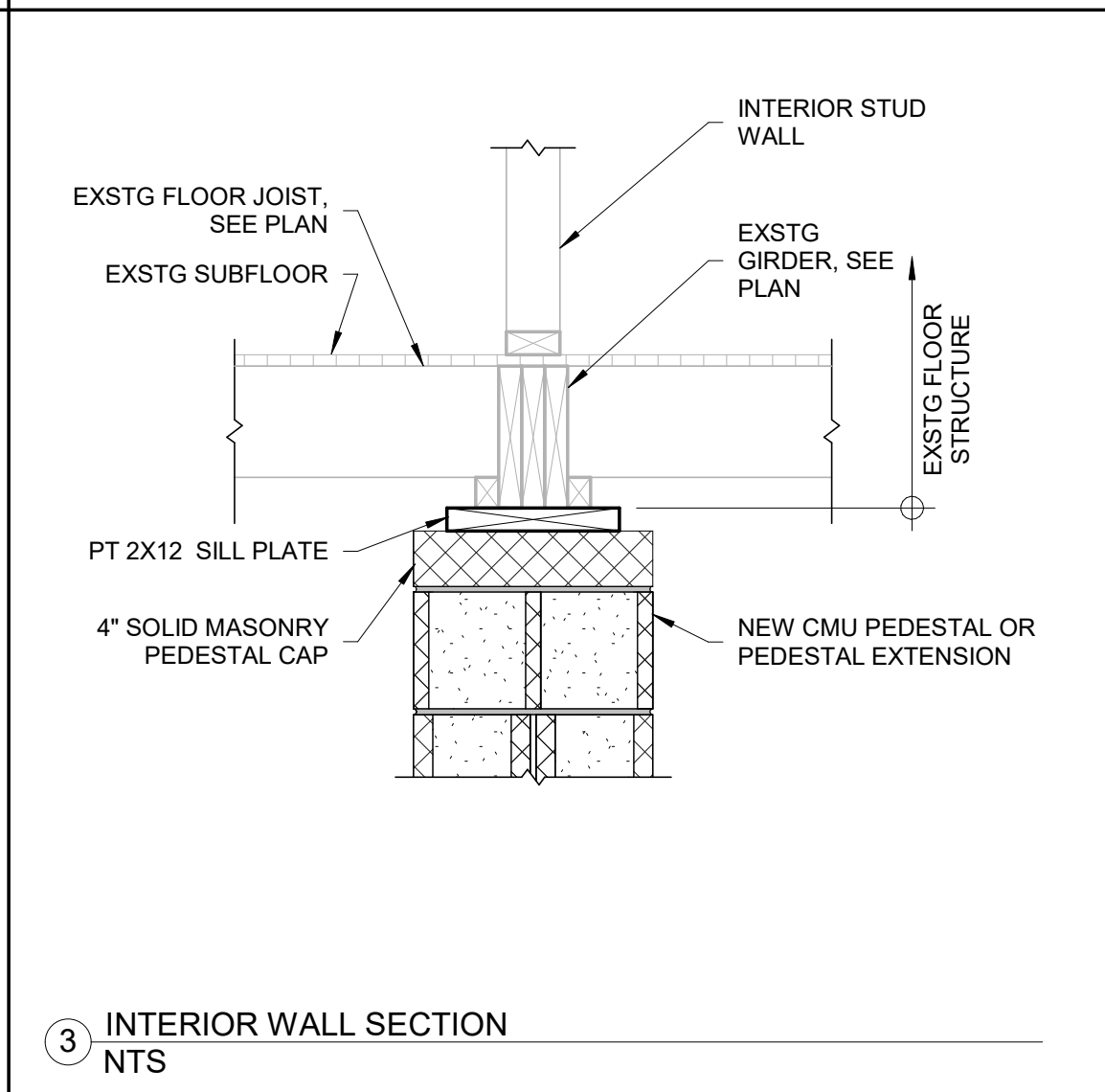
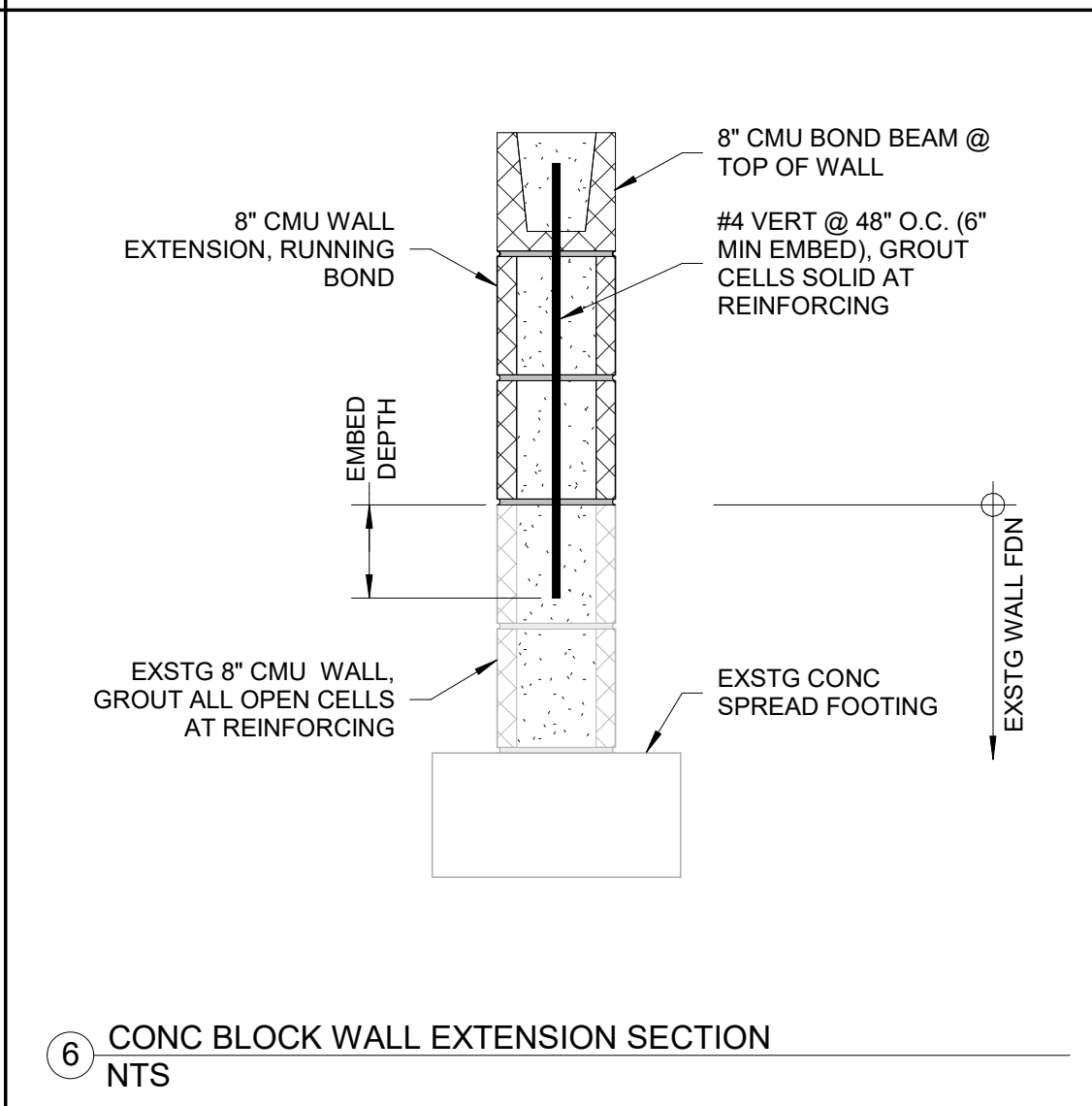
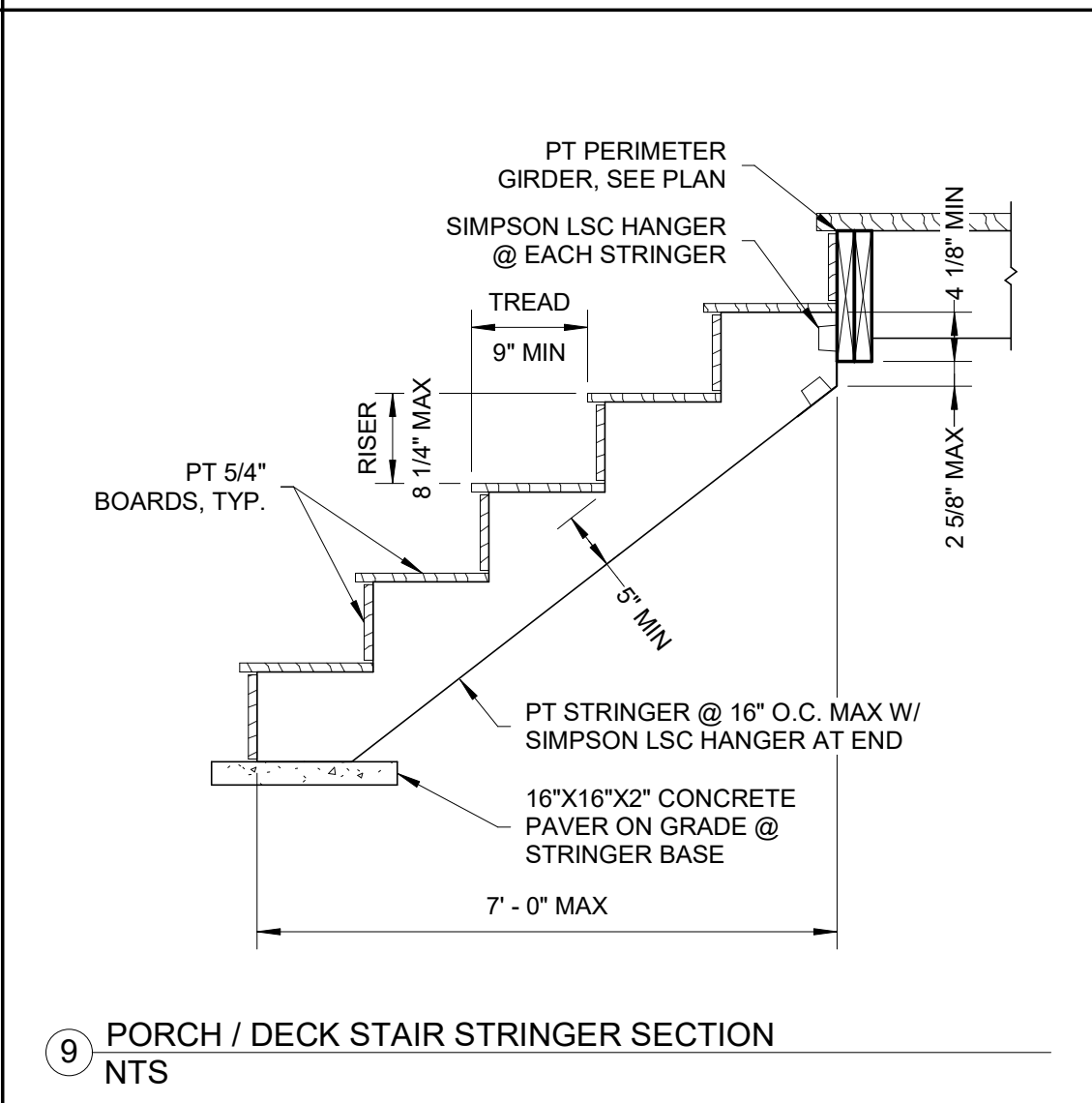
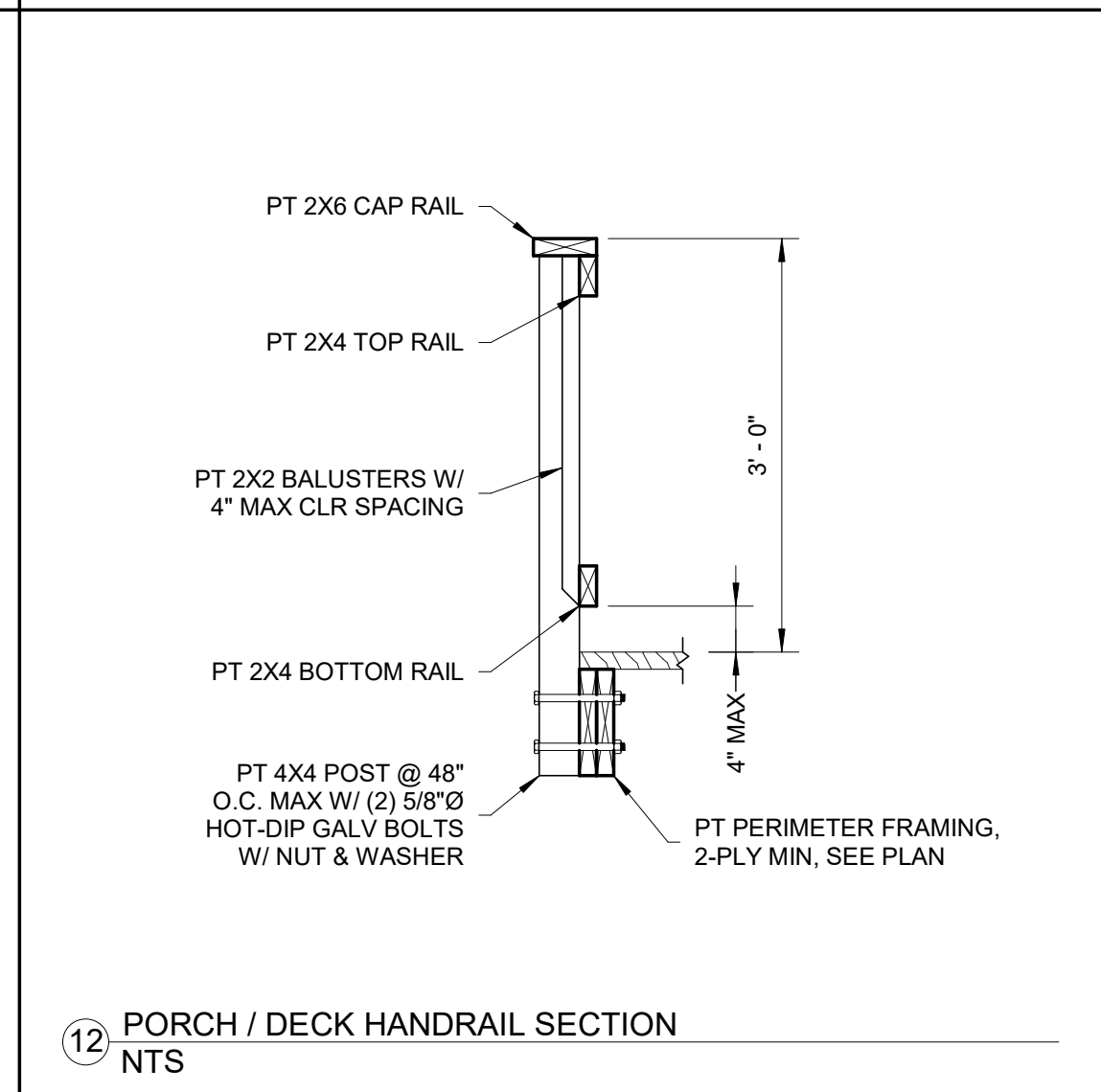
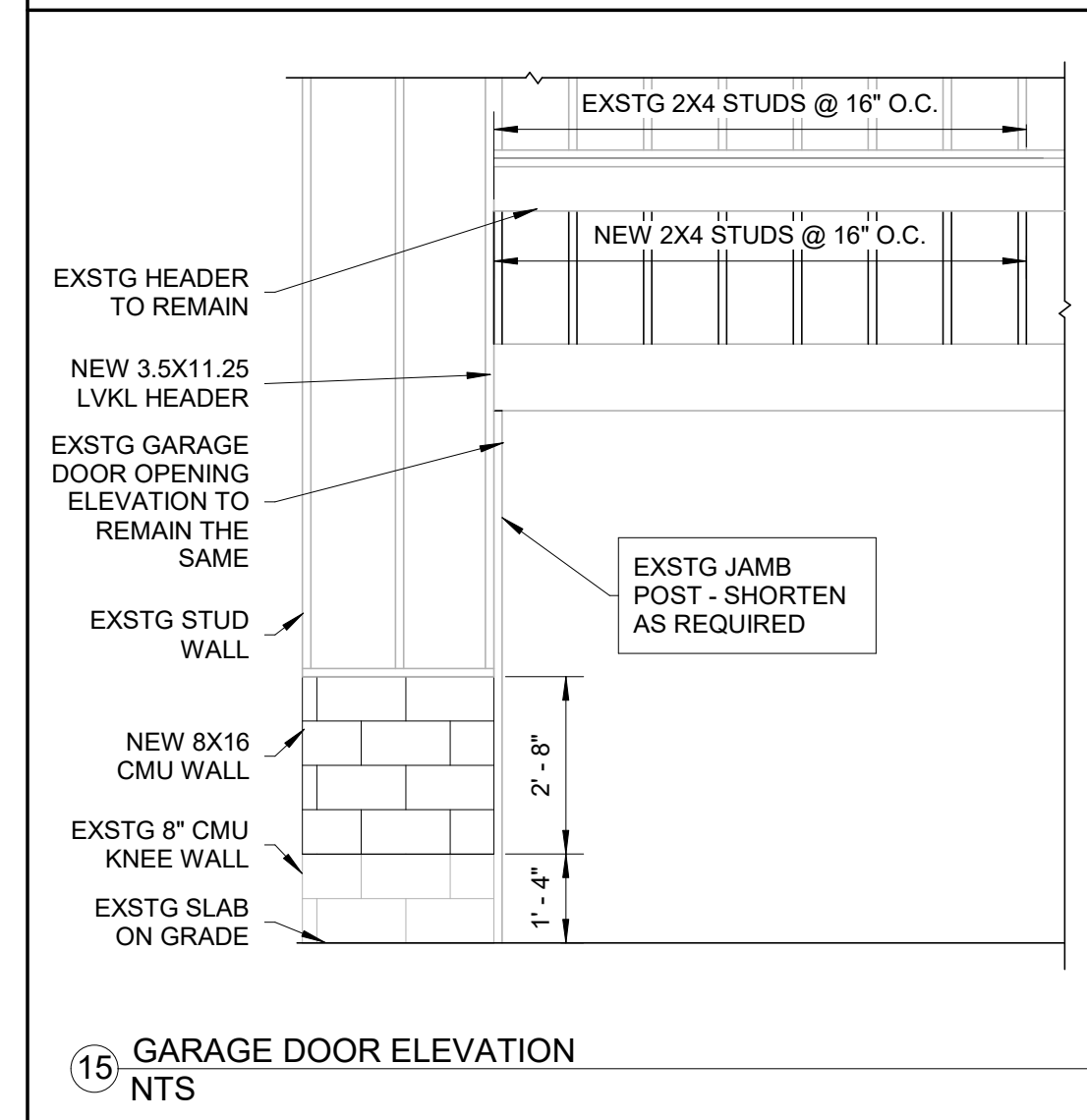
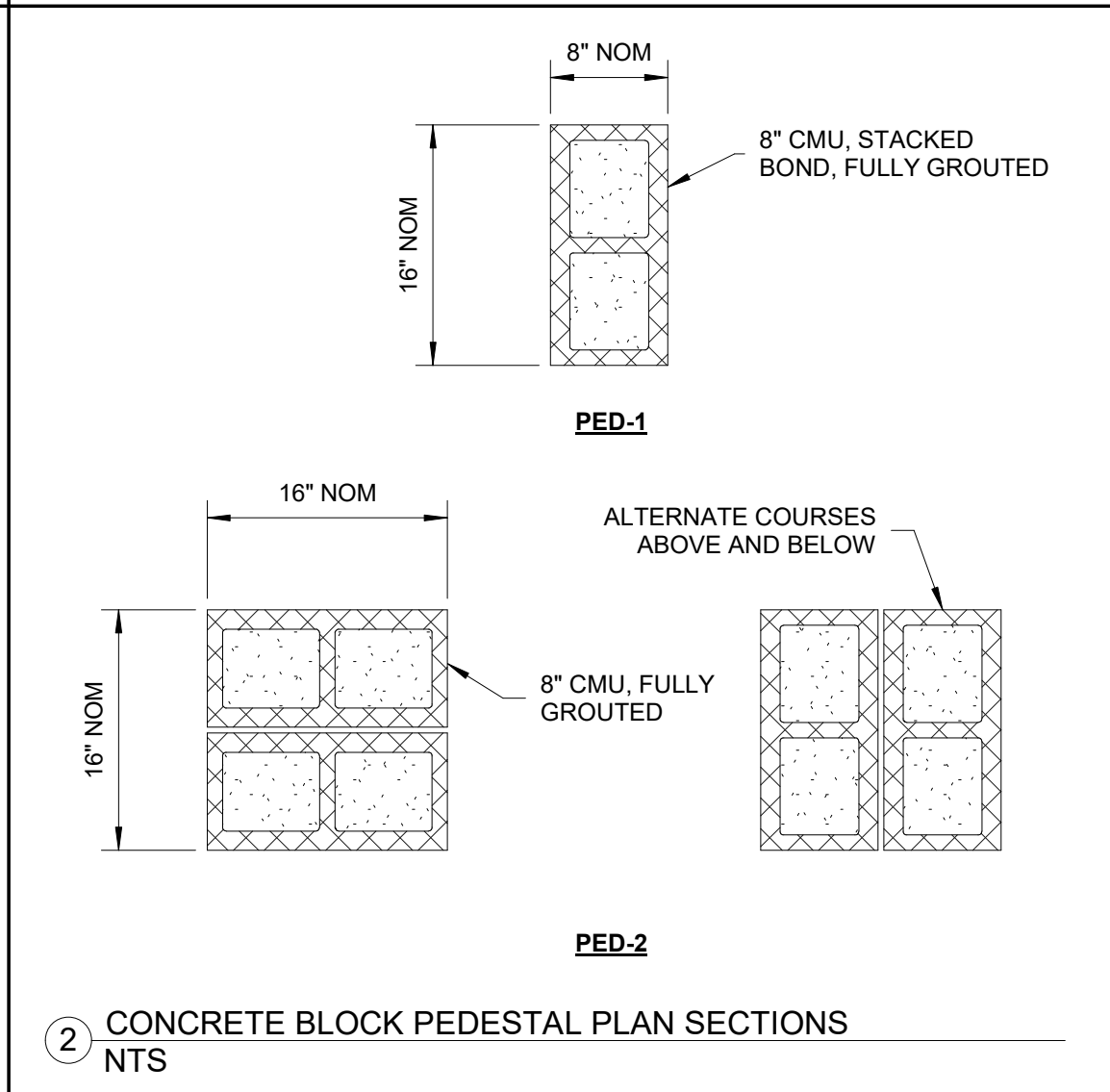
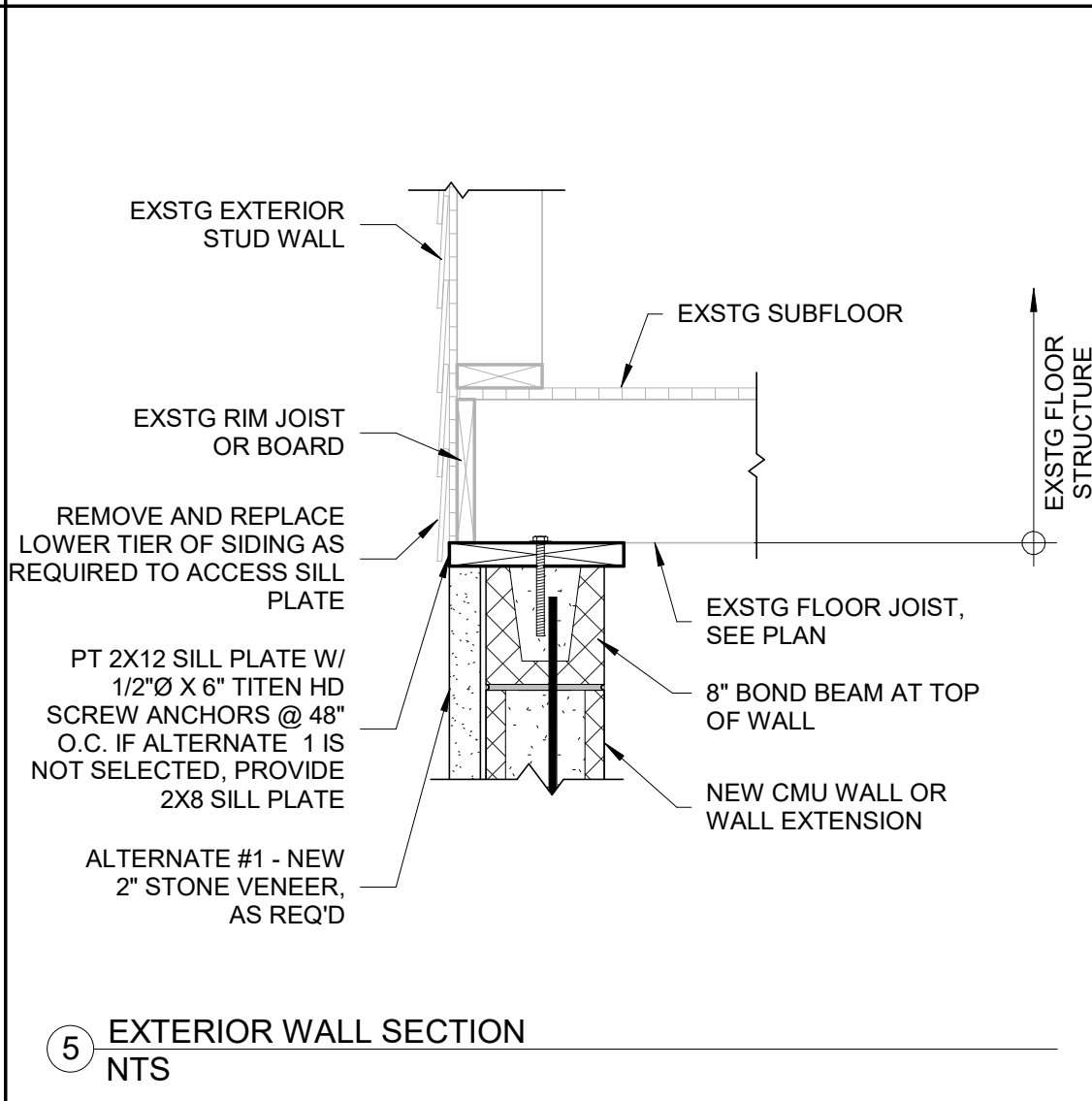
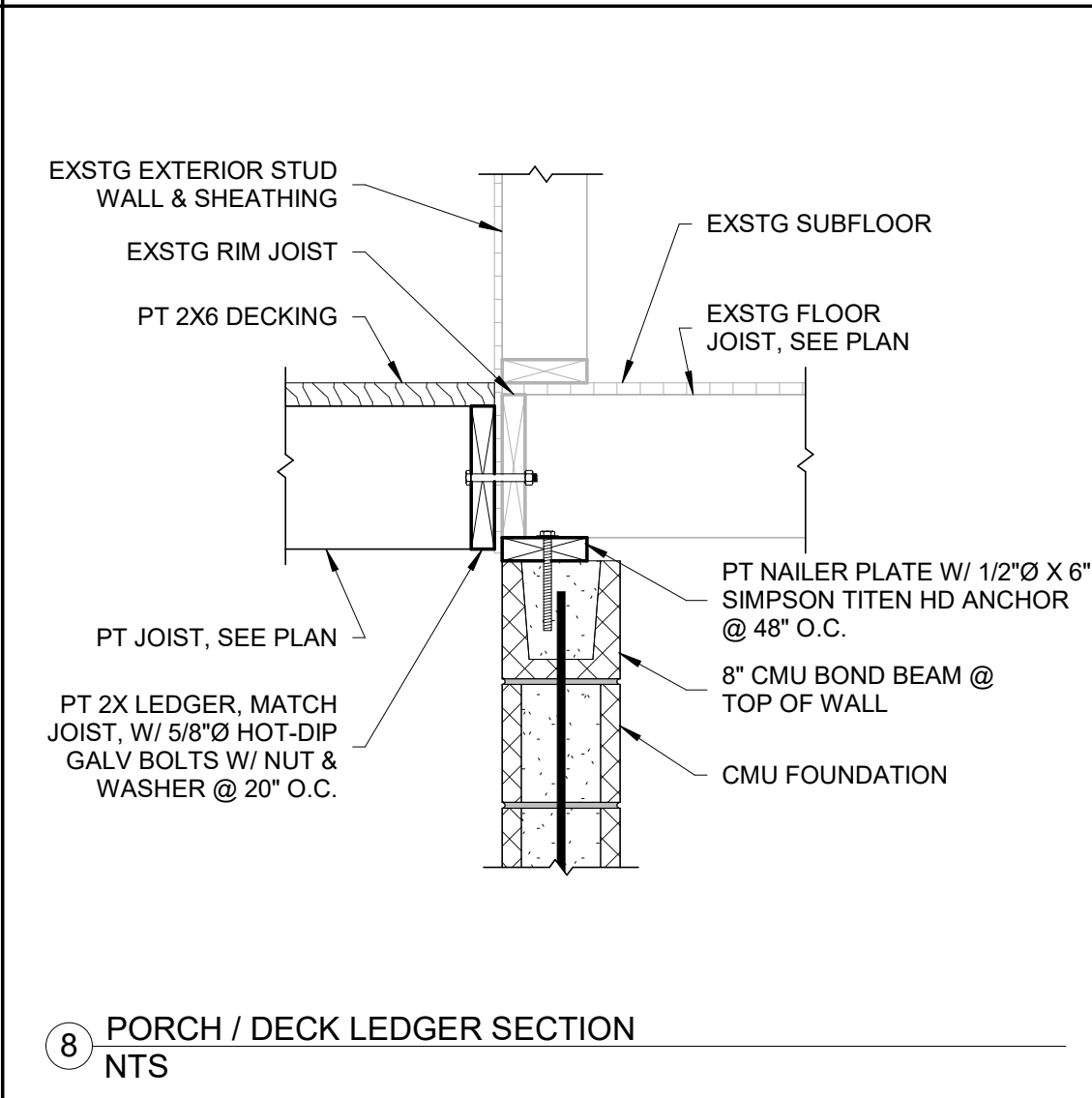
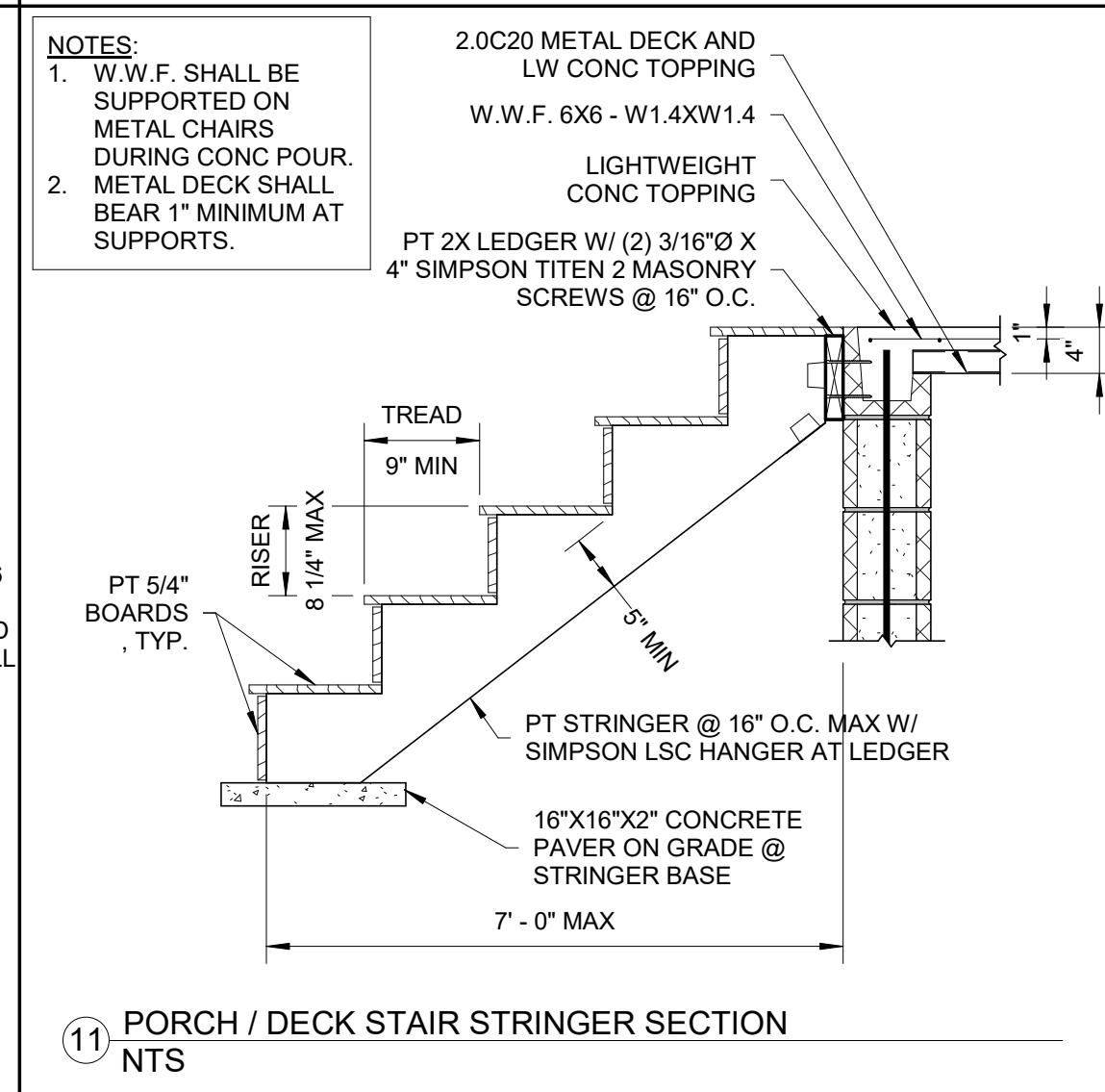
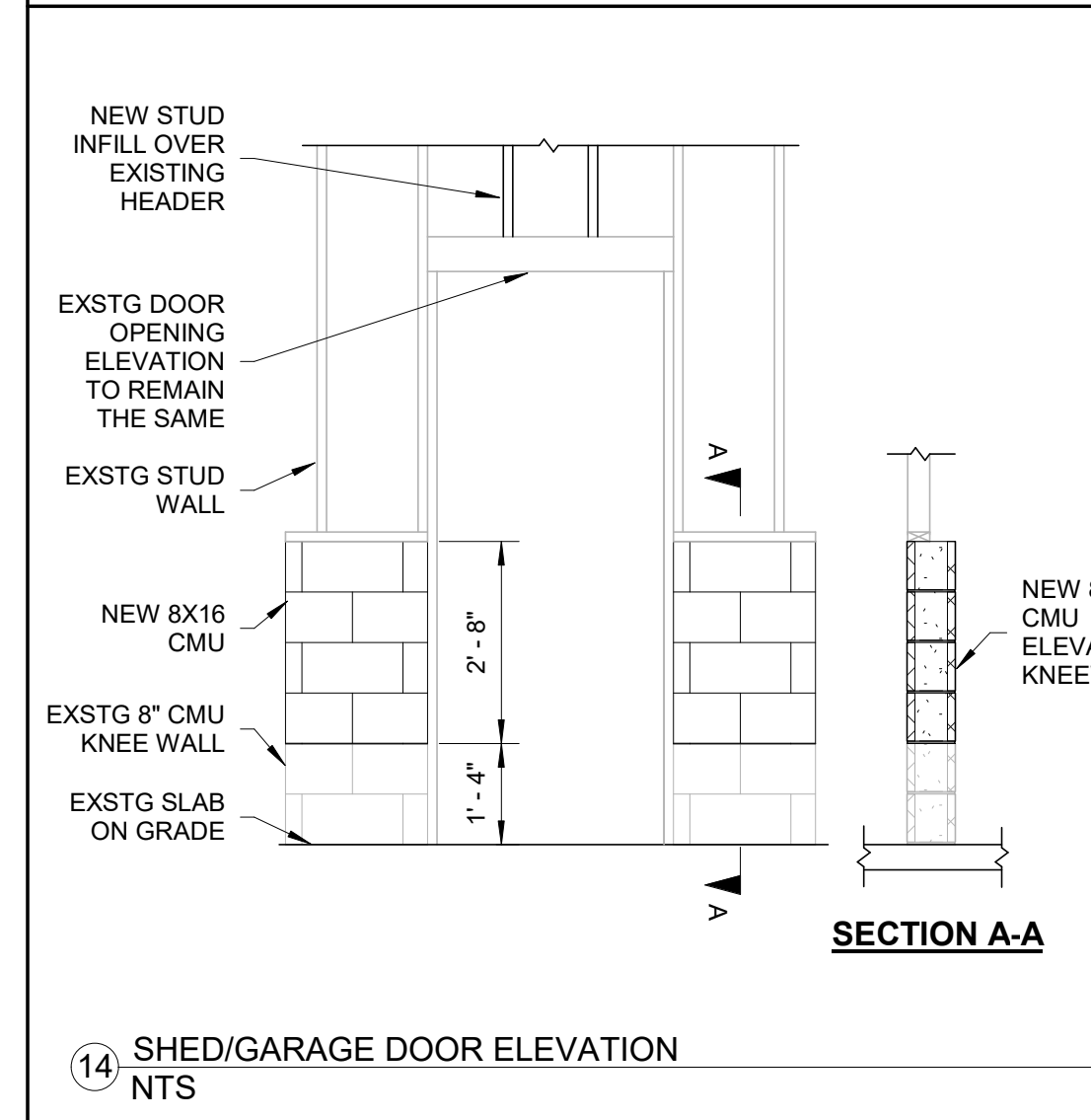
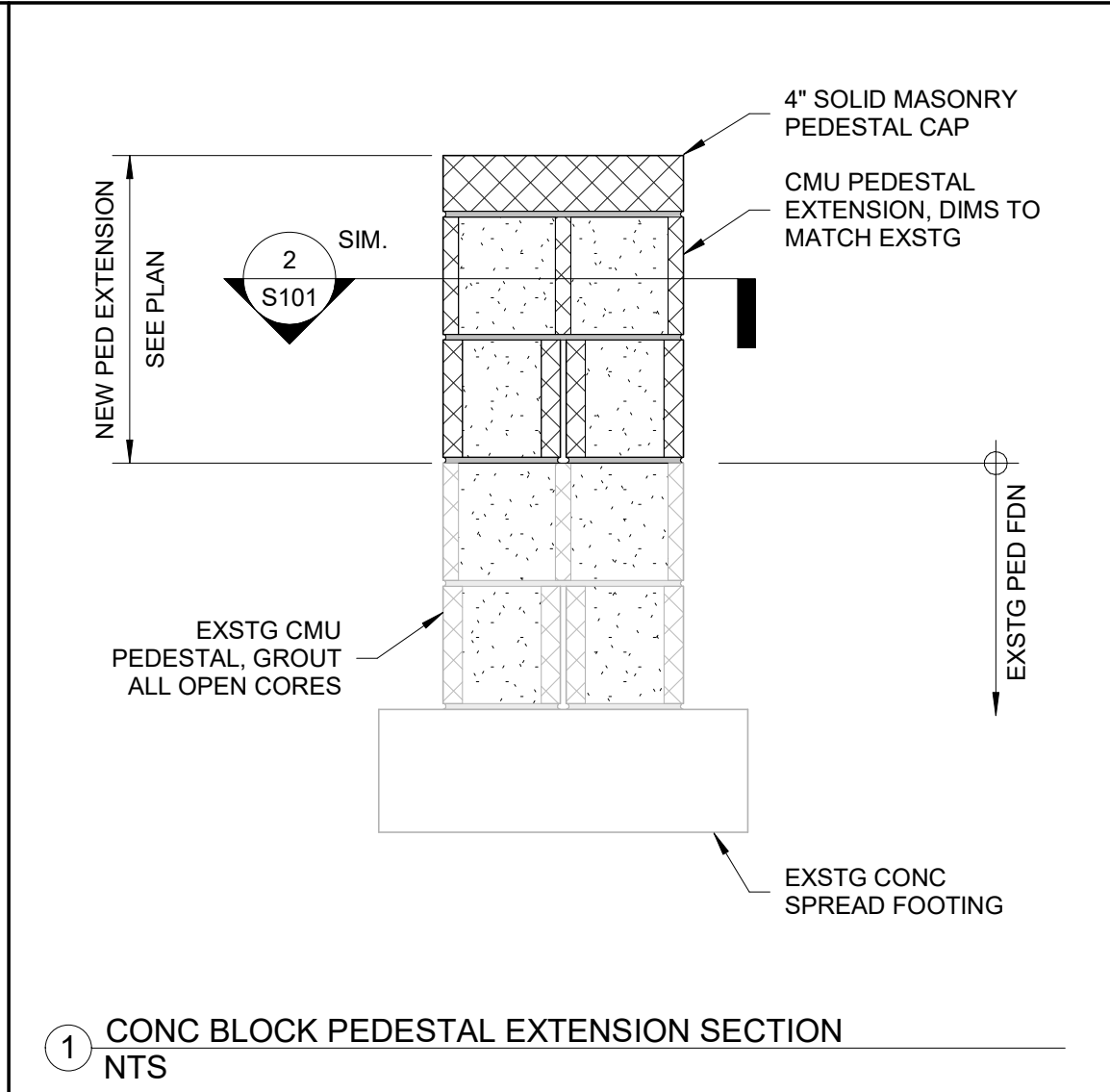
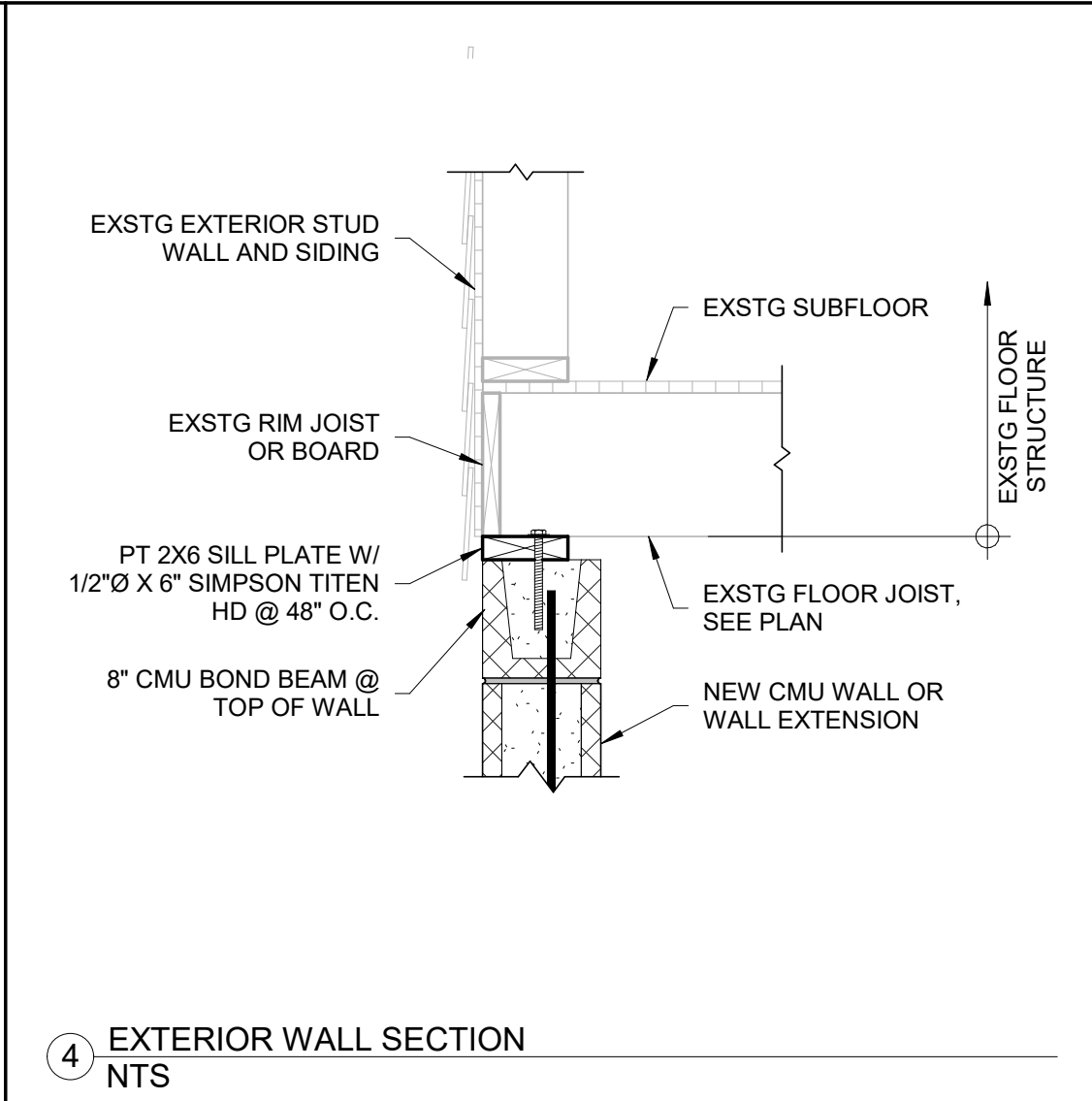
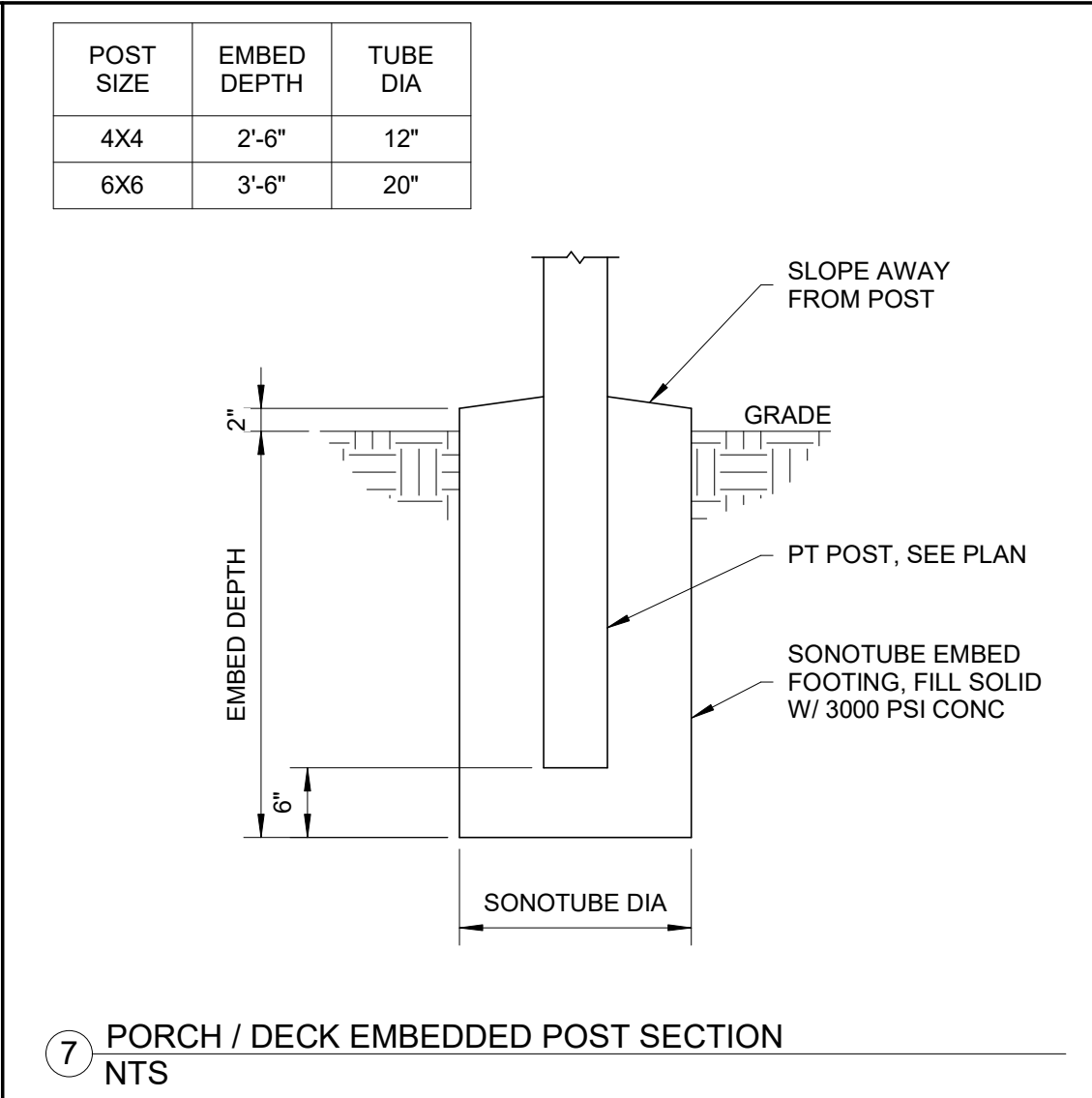
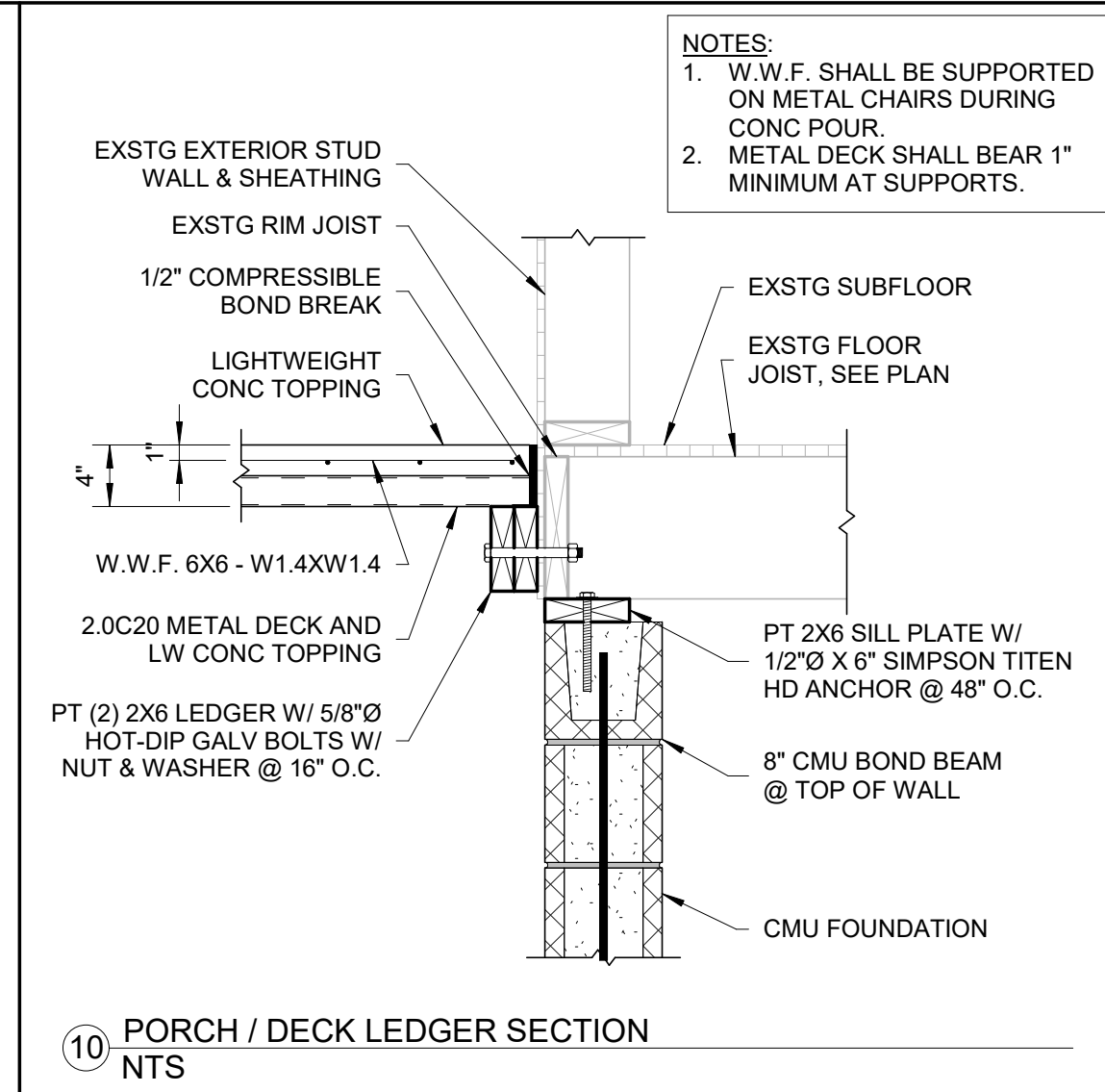
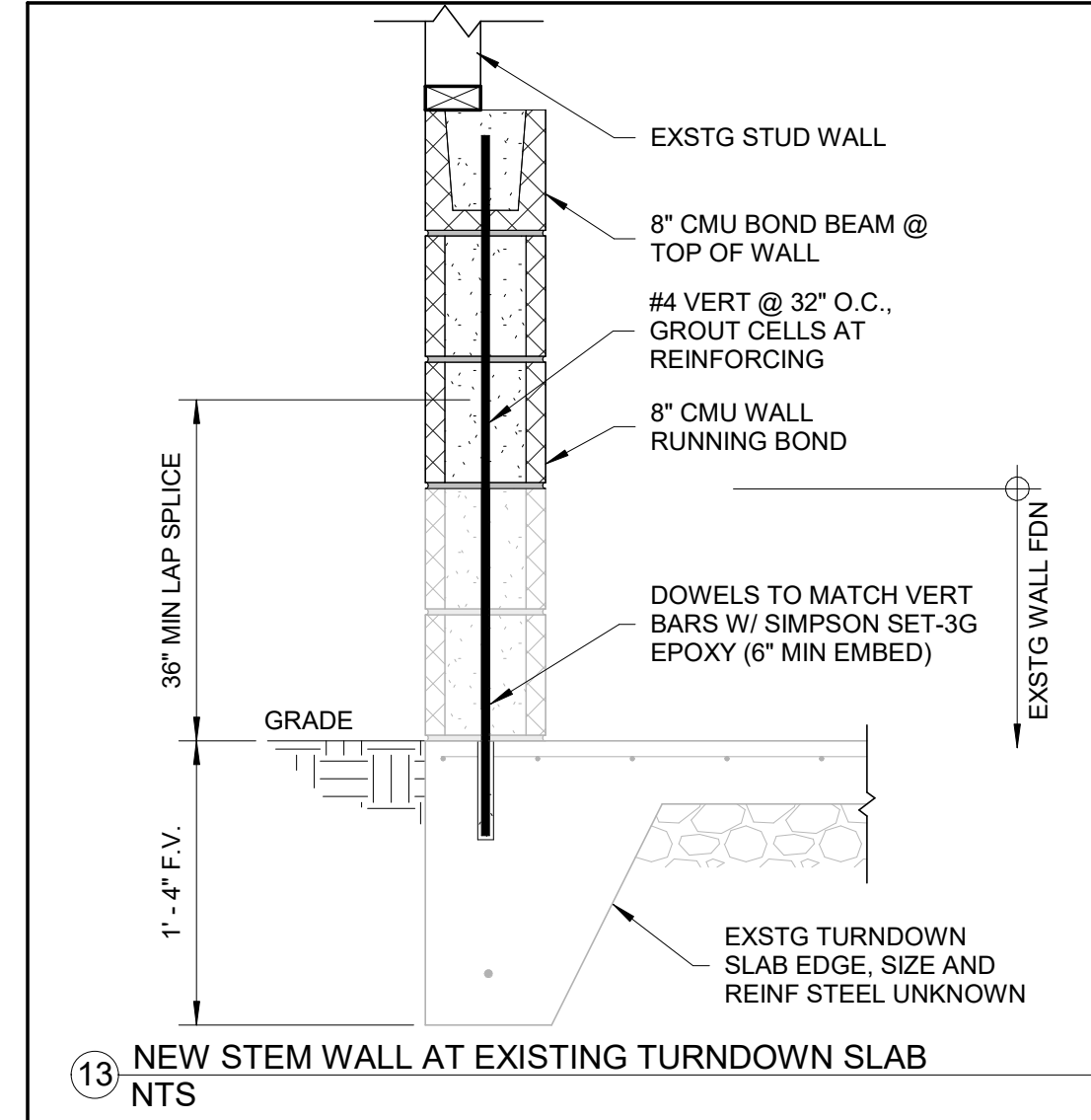


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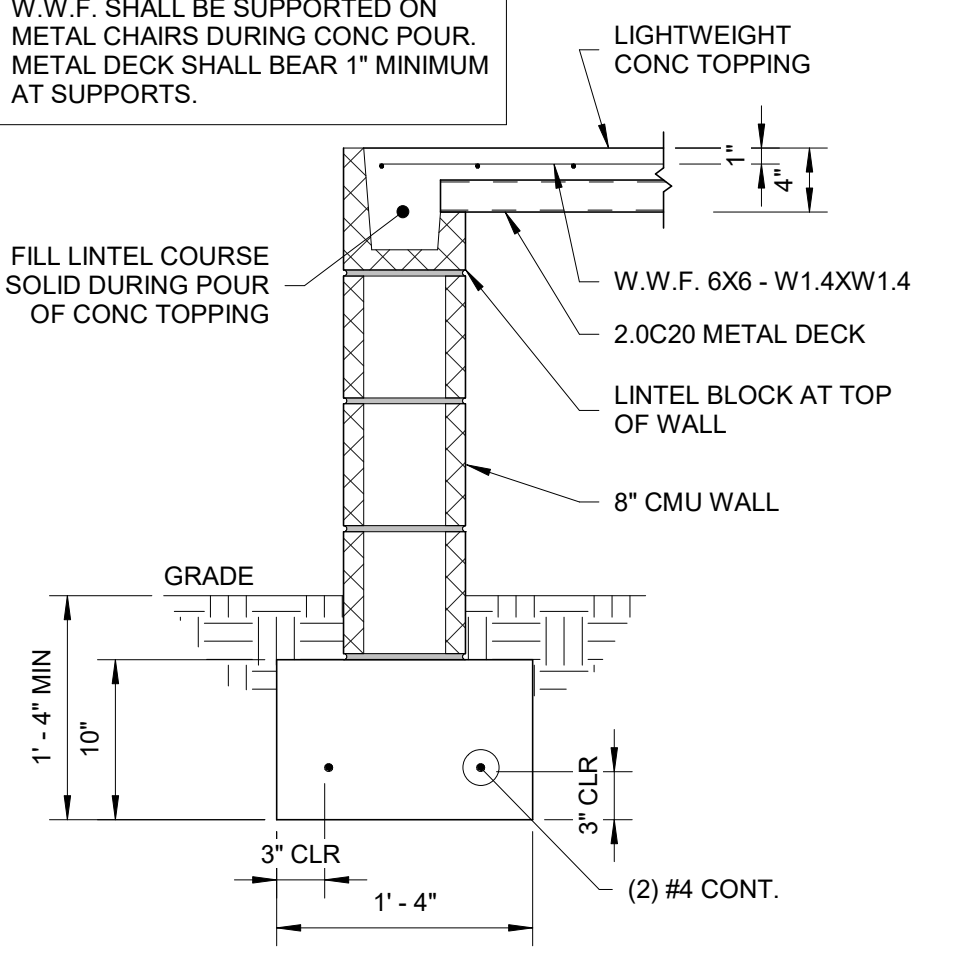
FOUNDATION PLAN

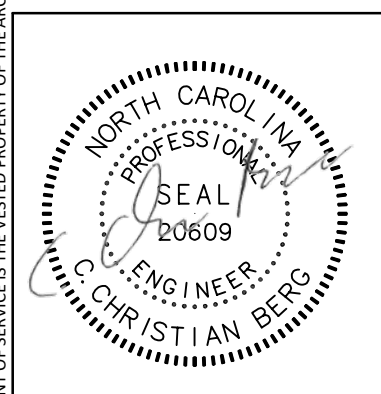
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DETAILS

				<p>NOTES:</p> <ol style="list-style-type: none"> 1. W.W.F. SHALL BE SUPPORTED ON METAL CHAIRS DURING CONC POUR. 2. METAL DECK SHALL BEAR 1" MINIMUM AT SUPPORTS.  <p>1 PORCH / DECK WITH CONC TOPPING SECTION NTS</p>



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DETAILS

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303 OBIE DRIVE ELEVATION

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