

**OVERALL KEY PLAN**

SCALE: NOT TO SCALE

AREA SCHEDULE	
EXISTING AREA	2,976 SQ.FT.
NEW STORAGE ADDITION	101 SQ.FT.
TOTAL AREA	3,077 SQ.FT.

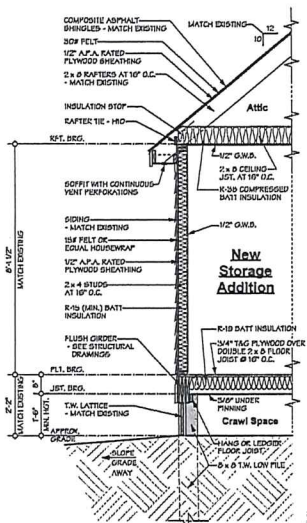
WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED
	NEW WALL

**REMODEL & ADDITION NOTE:**  
 1. CONTRACTOR TO INSPECT ALL EXISTING STRUCTURE FOR ROT AND / OR MEMBER FAILURE, AND REPAIR OR REPLACE AT TIME OF CONSTRUCTION.  
 2. CONTRACTOR TO HAVE NEW STORAGE ADDITION CONSTRUCTION DRIED IN & SEALED FROM WEATHER, PRIOR TO DEMO. OF EXISTING STORAGE WALL & WINDOW. THE TOWN OF SOUTHERN SHORES WOULD LIKE TO USE THE EXISTING STORAGE ROOM PURING CONSTRUCTION OF THE NEW ADDITION.

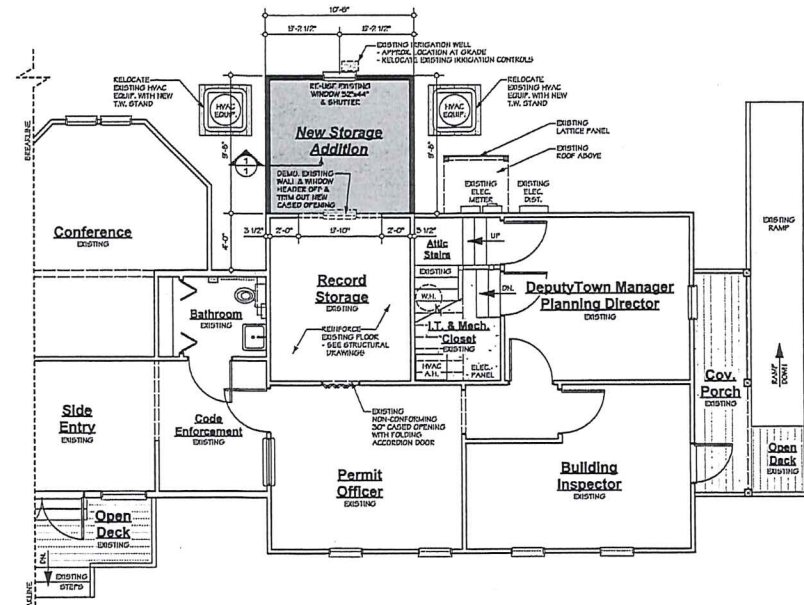
**INTERIOR FINISH NOTE:**  
 1. CONTRACTOR TO MATCH ALL EXISTING INTERIOR FINISHES, SUCH AS: WINDOW & DOOR TRIM, BASE BOARD TRIM, DRYWALL FINISH, FLOORING & INTERIOR PAINT.

**WALL NOTE:**  
 1. ALL NEW ADDITION WALLS TO BE 2 x 4 STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.

**GENERAL NOTE:**  
 1. CONTRACTOR TO FIELD VERIFY ALL CONSTRUCTION DIMENSIONS WITH EXISTING STRUCTURE. ALL DIMENSIONS SHOWN ARE TO FRAMED LUMBER, NOT INCLUDING DRYWALL OR WALL SHEATHING OR SIDING.



**1 WALL SECTION**  
 SCALE: 1/2" = 1'-0"



**PARTIAL FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**Addition to Town Hall**  
**Town of Southern Shores**  
 Location: 5375 North Virginia Dare Trail  
 Southern Shores, Dare County, NC

**FLOREZ**  
**DESIGN STUDIOS, P.C.**  
 www.florezdesign.com  
 P.O. Box 170, 413 Carolina Hwy.  
 Palm Harbor, NC 27854  
 Email: info@florezdesign.com

CONVERTED BY: DAVID R. FLOREZ, P.E.  
 FLOREZ DESIGN STUDIOS, P.C.  
 10000 W. HARRIS BLVD., SUITE 100, PALM HARBOR, FL 34683  
 TEL: 813-973-1111 FAX: 813-973-1112  
 PLANS DO NOT INCLUDE ANY INFORMATION THAT IS NOT SHOWN ON THESE DRAWINGS. THE USER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE INFORMATION PROVIDED ON THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

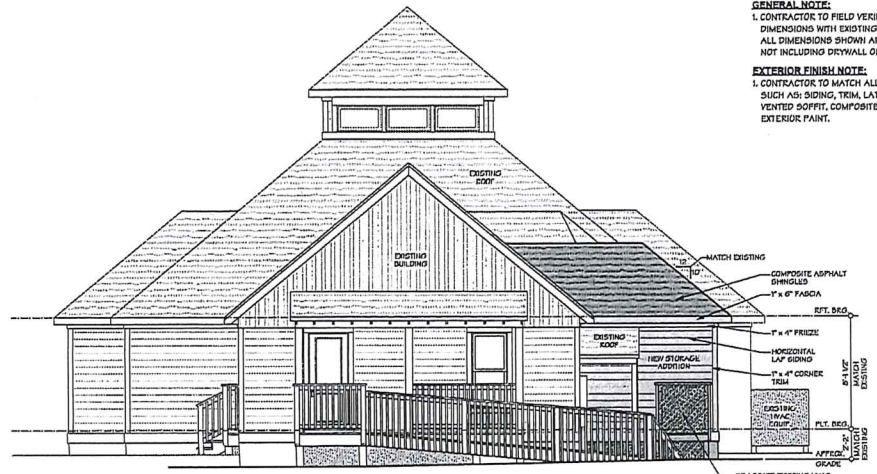
PROJECT #	23-614
DATE	NOV. 8, 2023
DESIGNED BY	DAVID R. FLOREZ
CHECKED BY	DAVID R. FLOREZ
SCALE	AS SHOWN
SHEET #	1



**LEFT SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTE:**  
1. CONTRACTOR TO FIELD VERIFY ALL CONSTRUCTION DIMENSIONS WITH EXISTING STRUCTURE. ALL DIMENSIONS SHOWN ARE TO FRAMED LUMBER, NOT INCLUDING DRYWALL OR WALL SHEATHING OR SIDING.

**EXTERIOR FINISH NOTE:**  
1. CONTRACTOR TO MATCH ALL EXISTING EXTERIOR FINISHES, SUCH AS SIDING, TRIM LATTICE, OVERHANG, FASCIA, VENTED SOFFIT, COMPOSITE ASPHALT SHINGLES & EXTERIOR PAINT.



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

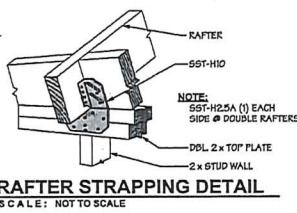
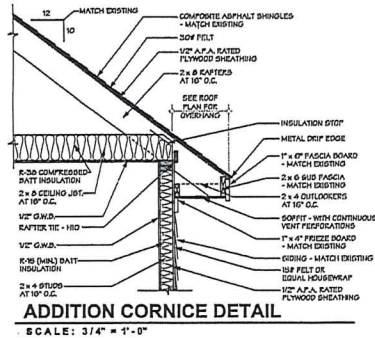
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**Town of Southern Shores**  
 Location: 5375 North Virginia Dare Trail  
 Southern Shores, Dare County, NC

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PROJECT #	23-614
DATE	NOV. 8, 2023
SCALE	AS NOTED
DESIGNED BY	MLF, CH
REVISIONS	
SHEET #	<b>2</b>

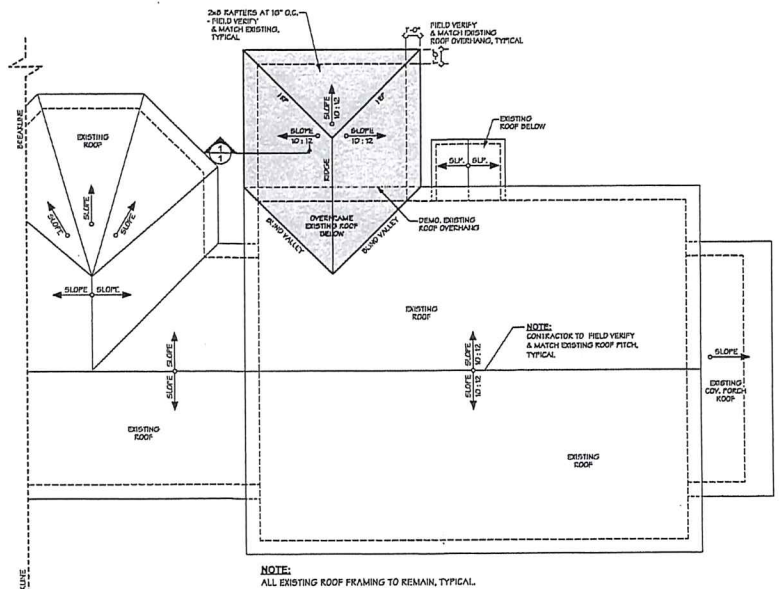
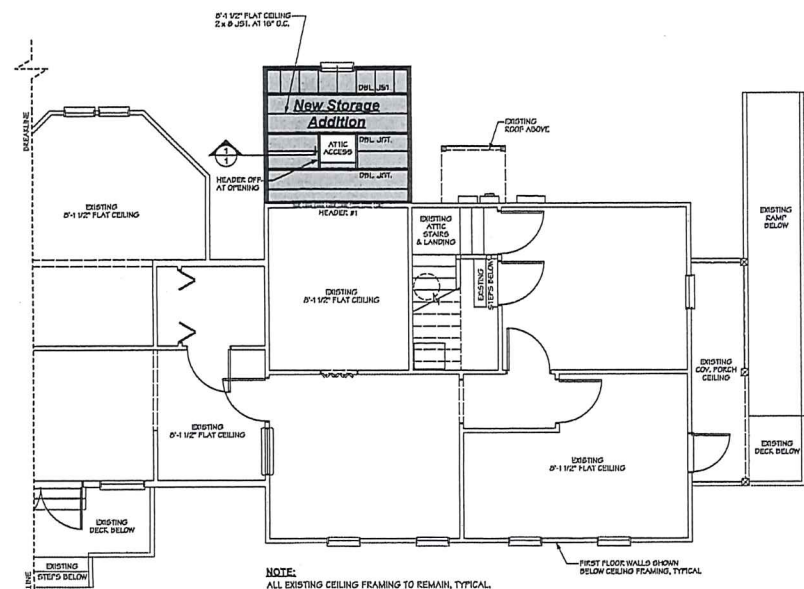




- ROOF FRAMING GENERAL NOTES:**
- SEE ROOF PLAN AND ELEVATIONS FOR PITCHES & LOCATIONS
  - ALL RAFTERS SHALL BE 2 x 8 @ 10' O.C. AT NEW ADDITION.
  - ALL EDGES TO BE (1) 2 x 12 WITH 2 x 8 RAFTERS U.L.D. (UNLESS UNLESS NOTED OTHERWISE) ALL OVERHANGS AND VALLEYS TO BE AS FOLLOWS:  
 0'-11" (1) 2 x 12 (2) 2 x 12 OR (1) 12"x4" x 11' 7 1/2" LIE LV.  
 1'-0" (1) 2 x 12 (2) 12"x4" x 11' 7 1/2" LIE LV.  
 1'-0" (1) 2 x 12 (2) 12"x4" x 11' 7 1/2" LIE LV.  
 2'-0" (1) 2 x 12 (2) 12"x4" x 11' 7 1/2" LIE LV.  
 OR AS NOTED ON ROOF PLAN.
  - PROVIDE ROOF SUPPORT POSTS AND INTERIOR HEADERS AT MAIN ROOF MEMBERS AS SHOWN AND/OR REQUIRED
  - ALL FLAT CEILING AREAS SHALL BE 2 x 8 CEILING JOIST @ 10' O.C. U.L.D.
  - BLIND VALLEY REFERS TO THE INTERSECTION MADE WHEN A ROOF PLANE INTERSECTS ANOTHER ROOF PLANE. NO STRUCTURAL VALLEY MEMBER IS REQUIRED.
  - FASTEN ALL 1/2" RAFTERS TO 10" PLATE BY SIMPSON STRONG-TIE 1/2" PASTER PER MANUFACTURER'S SPECIFICATIONS (OR) CS90 WITH 5" END LENGTH (TYP.)
  - 1/2" / VALLEY MEMBERS SHALL BE FULL DEPTH SECTION ABOVE FINISHED CEILING ELEVATION (TYP.)

- ROOF VENTING NOTE:**
- PROVIDE ROOF / ATTIC VENTING AT ALL ROOF OVERHANGS & BOX VENTS AT THE UPPER THIRD OF THE ROOF, OR RIDGE VENTS AS REQUIRED, CONTRACTOR TO VERIFY.

- LUMBER NOTE:**
- ALL FLOOR JOIST, DECK JOIST, GIRDERS, BEAMS, CEILING JOIST & RAFTERS TO BE #2 SOUTHERN YELLOW PINE, UNLESS NOTED OTHERWISE. ANY SUBSTITUTIONS TO BE COORDINATED BY THE CONTRACTOR, WITH THE STRUCTURAL ENGINEER.
- FRAMING NOTES:**
- HANG OR LEDGER ALL JOIST AT FLUSH GIRDERS & FLUSH BEAM LOCATIONS.
  - ENGINEERED LUMBER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- GENERAL NOTE:**
- CONTRACTOR TO FIELD VERIFY ALL CONSTRUCTION DIMENSIONS WITH EXISTING STRUCTURE. ALL DIMENSIONS SHOWN ARE TO FRAMED LUMBER, NOT INCLUDING DRYWALL OR WALL SHEATHING OR SIDING.



Addition to Town Hall  
**Town of Southern Shores**  
 Location: 5375 North Virginia Dare Trail  
 Southern Shores, Dare County, NC

Registered Civil Engineer  
 P. O. Box 228  
 Pottersville, NC 27854



"THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE ENGINEER. I HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THEY COMPLY WITH EXISTING LOCAL, NORTH CAROLINA CODES, AND HAVE BEEN PROPERLY SITE ADAPTED FOR USE IN THIS AREA."

PROJECT #	SCALE AS NOTED
25-614	DRAWN BY: M.F. CH
DATE: NOV. 9, 2023	REVISIONS:
SHEET #	
<b>S2</b>	

NOT RESPONSIBLE FOR PRE-EXISTING CONDITIONS