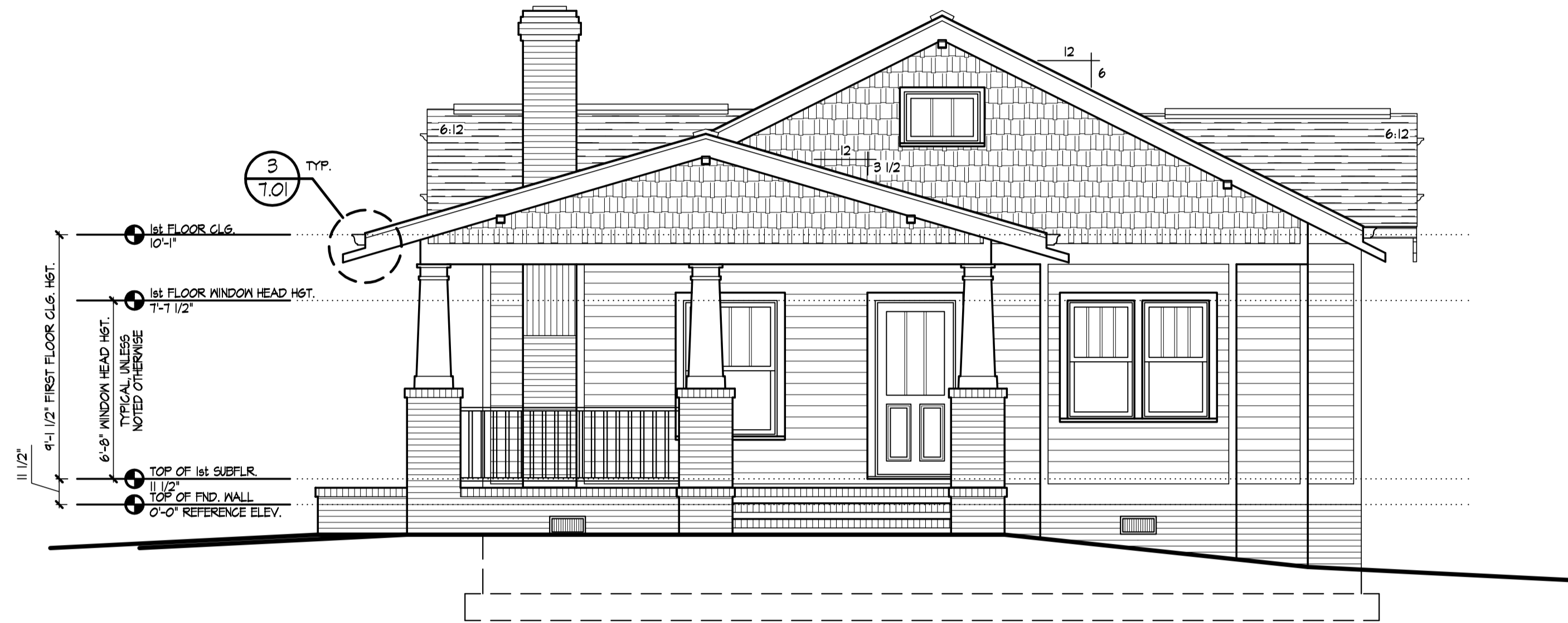


It is the sole responsibility of the bidder to review and verify these plans according to the North Carolina Residential Building Code (R.C. 2007) and to understand every part of these plans herein.



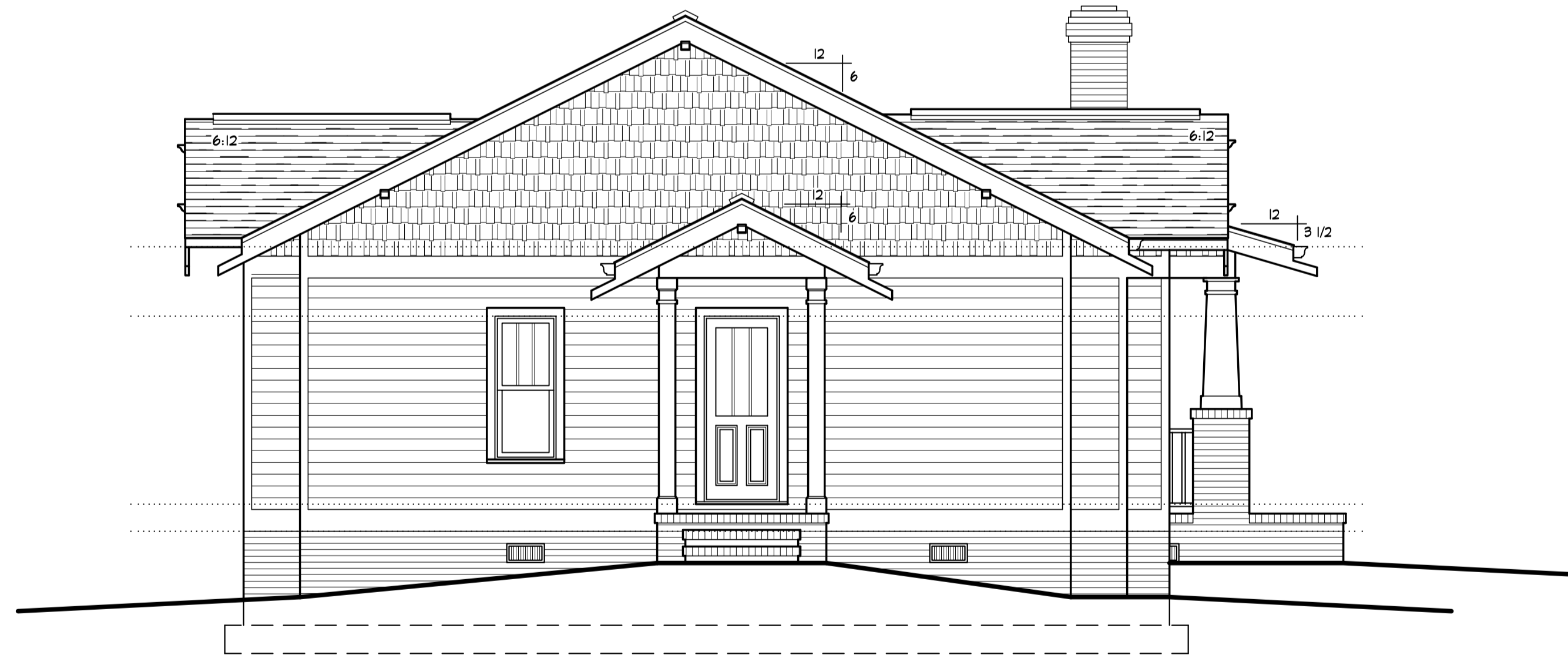
FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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



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Revisions:

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RESIDENTIAL PLANS FOR:
Home Owner
 Anytown, NC

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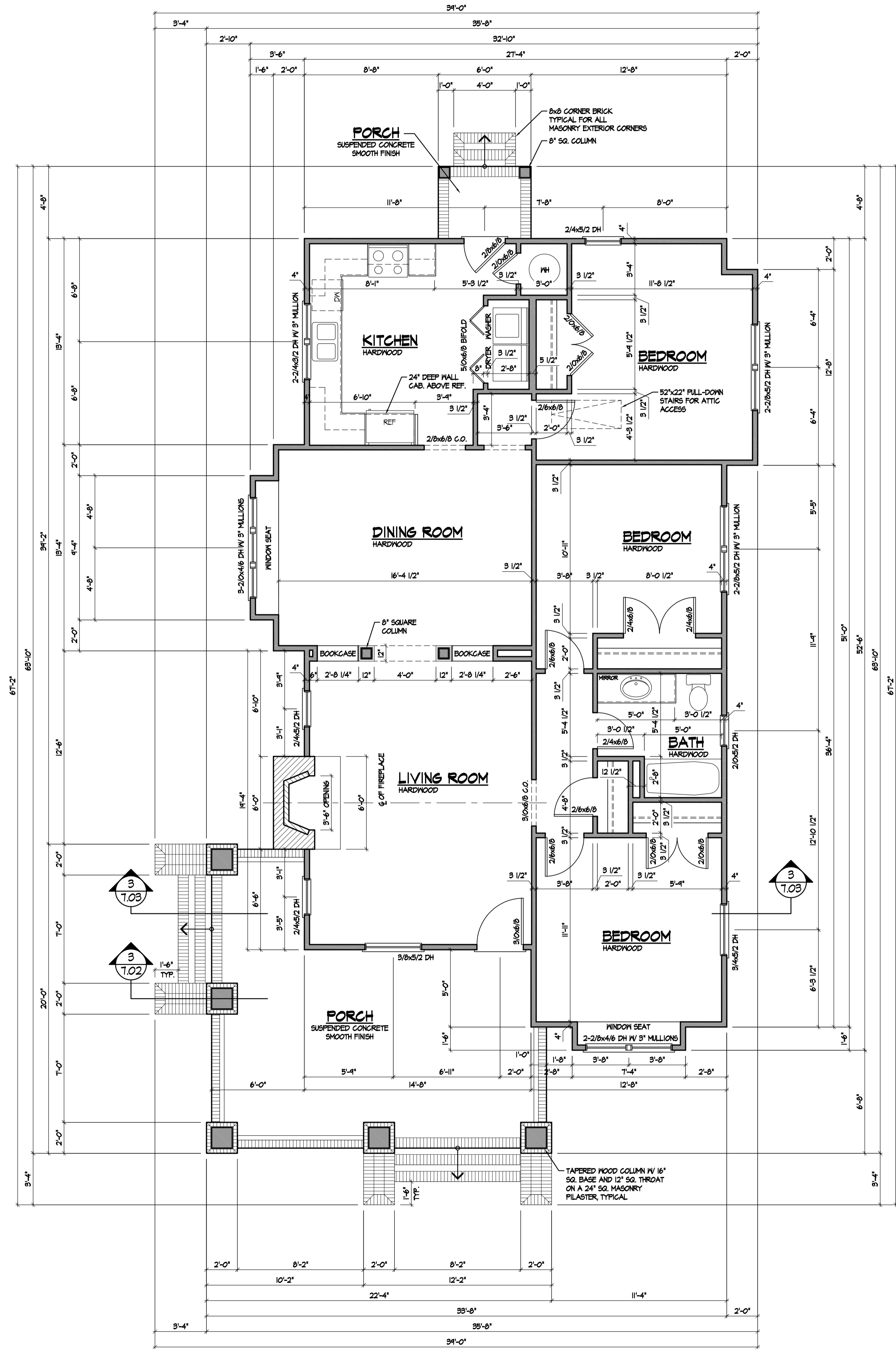
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| AREA CALC'S | |
|---|--------------|
| SQUARE FT. 1 st FLOOR HEATED | 1948 SQ. FT. |
| 2 nd FLR. HTD. | 0 SQ. FT. |
| TOTAL HEATED | 1948 SQ. FT. |
| FRONT & REAR PORCHES | 345 SQ. FT. |
| TOTAL UNHEATED | 345 SQ. FT. |
| GROSS HTD. UNITS, PORCH & DECK, GARAGE | 1743 SQ. FT. |

- GENERAL NOTES**
- WALL'S**
ALL INTERIOR WALLS ARE DRAWN ACTUAL 3/12" x 5/12" WIDE. EXTERIOR WALLS ARE DRAWN 4" WIDE 1/2" SHEATHING & 3/4" (STD.) TYPICAL U.N.O.
- ANGLED WALLS ARE DRAWN @ 45° U.N.O.
ALL EXTERIOR DIMENSIONS ARE PULLED FROM EXTERIOR FACE OF FRAMING UNO.
- ALLOW 5" FOR THICKNESS OF EXTERIOR BRICK VENEER.
- SMOKE DETECTOR'S**
NUMBER AND LOCATION OF SMOKE DETECTORS SHALL CONFORM TO N.E.C.
- EGRESS**
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO EGRESS REQUIREMENTS (GASB 310.2.1). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EGRESS SIZES BASED ON CHOSEN MANUFACTURER, AS PRODUCT SIZES MAY VARY.
- ATTIC ACCESS**
ATTIC ACCESS SHALL BE PROVIDED BY BUILDER ACCORDING TO CODE.
- RETURN AIR GRILL'S**
RETURN AIR GRILLS TO BE INSTALLED IN A MANNER TO PREVENT REQUIRED NOTCHING IN BASE OR CHAIR MOLDINGS.
- THERMOSTAT'S**
INSTALL THERMOSTAT LOCATIONS AS SHOWN ON PLAN. VERIFY MECHANICAL CONTRACTOR AS TO PLACEMENT OF SECOND FLOOR R.A.G.'S & THERMOSTATS. INSTALL SUPPLEMENTAL HVAC SENSORS IN ROOMS AS REQUIRED. VERIFY WITH GENERAL CONTRACTOR FOR MORE INFORMATION.
- LOCKSET'S**
ALL EXTERIOR ENTRY DOOR TO HAVE DEADBOLTS THAT CAN ONLY BE ACTUATED WITH A KEY. NO THUMB LATCHES.

- ALL 2x BUILT UP BEAMS TO BE SYP #2 UNLESS NOTED OTHERWISE.
- ALL HEADERS ARE TO BE 2x2x6 HEADER W/ 1/2" PLYWOOD CENTER GLUED & NAILED UNLESS NOTED OTHERWISE (U.N.O.)
- PROVIDE 1"x4" CROSS BRIDGINGS @ 1/2 SPAN OF FLOOR JOISTS, (TYPICAL).
- ALL EXTERIOR DIMENSIONS ARE TO FRAMING.
- PROVIDE ADEQUATE SOLID BEARINGS UNDER ALL GROUND HEADERS AND POINT LOADS. BEARING POINTS DOWN TO FOUNDATION.



FLOOR PLAN

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



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Revisions:

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RESIDENTIAL PLANS FOR:

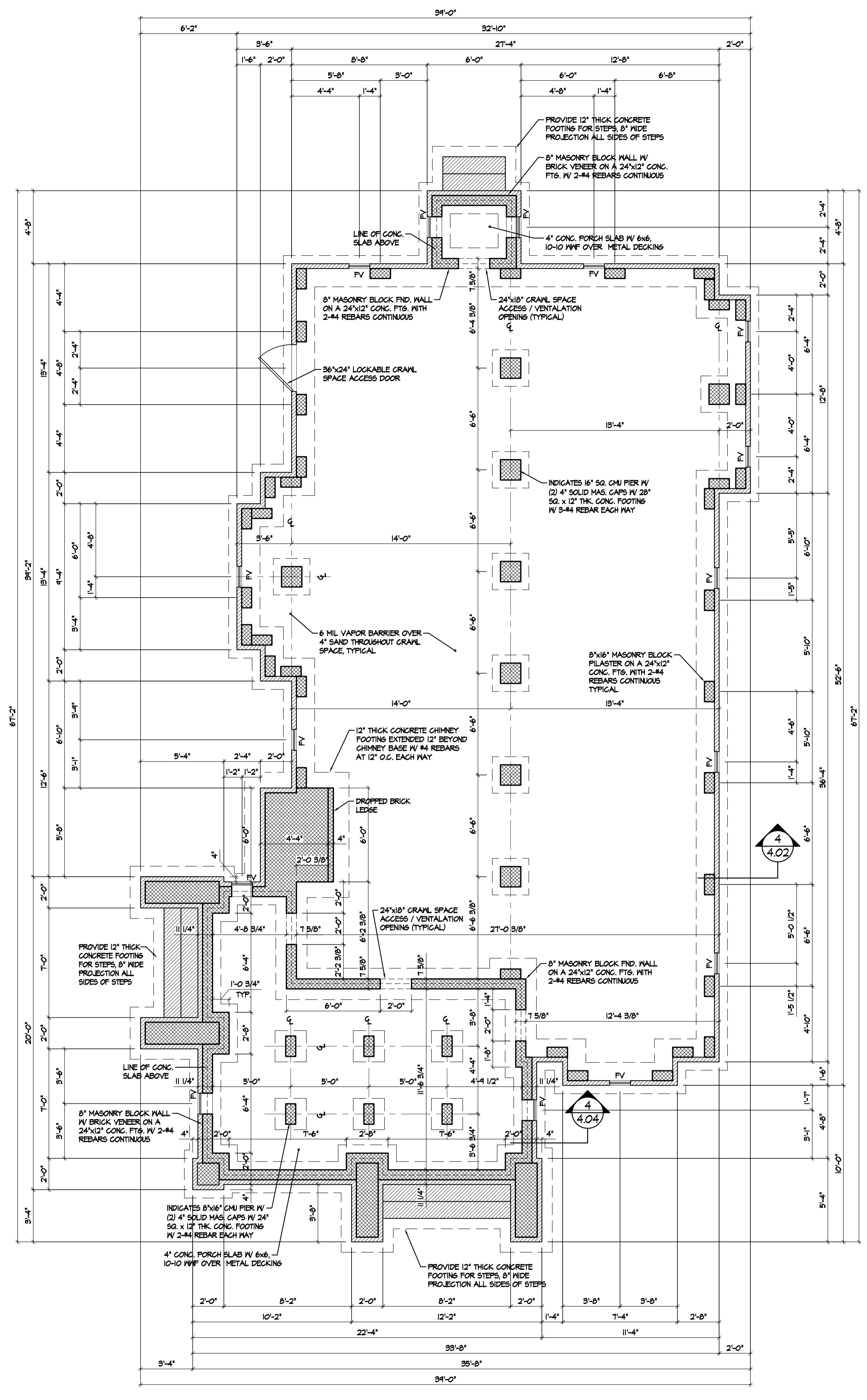
Home Owner

Anytown, NC

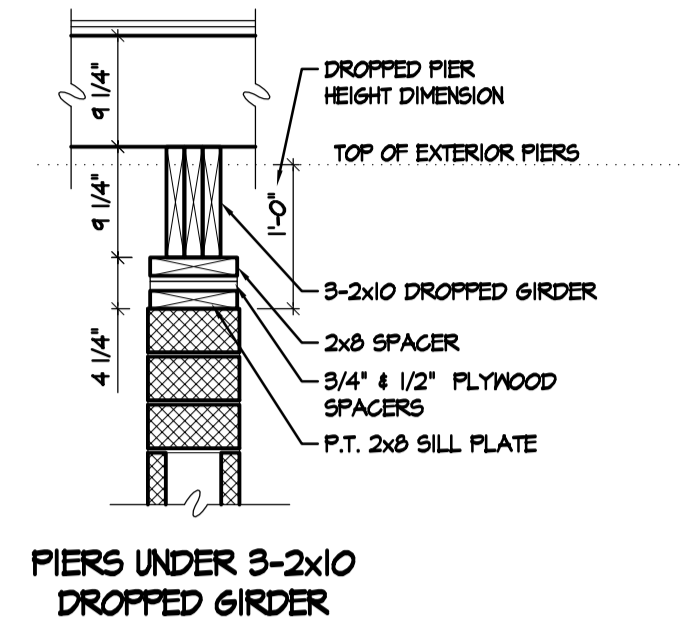
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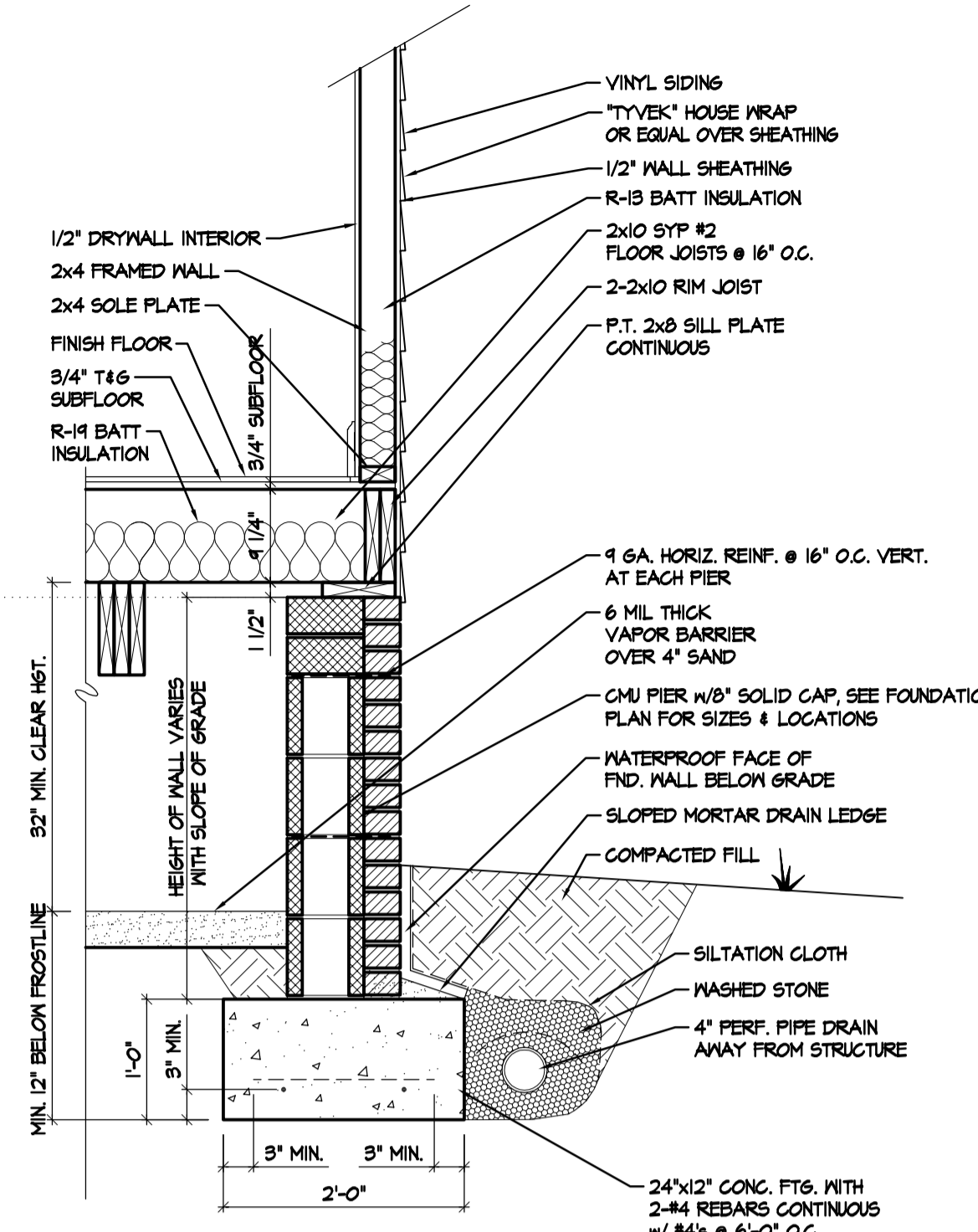
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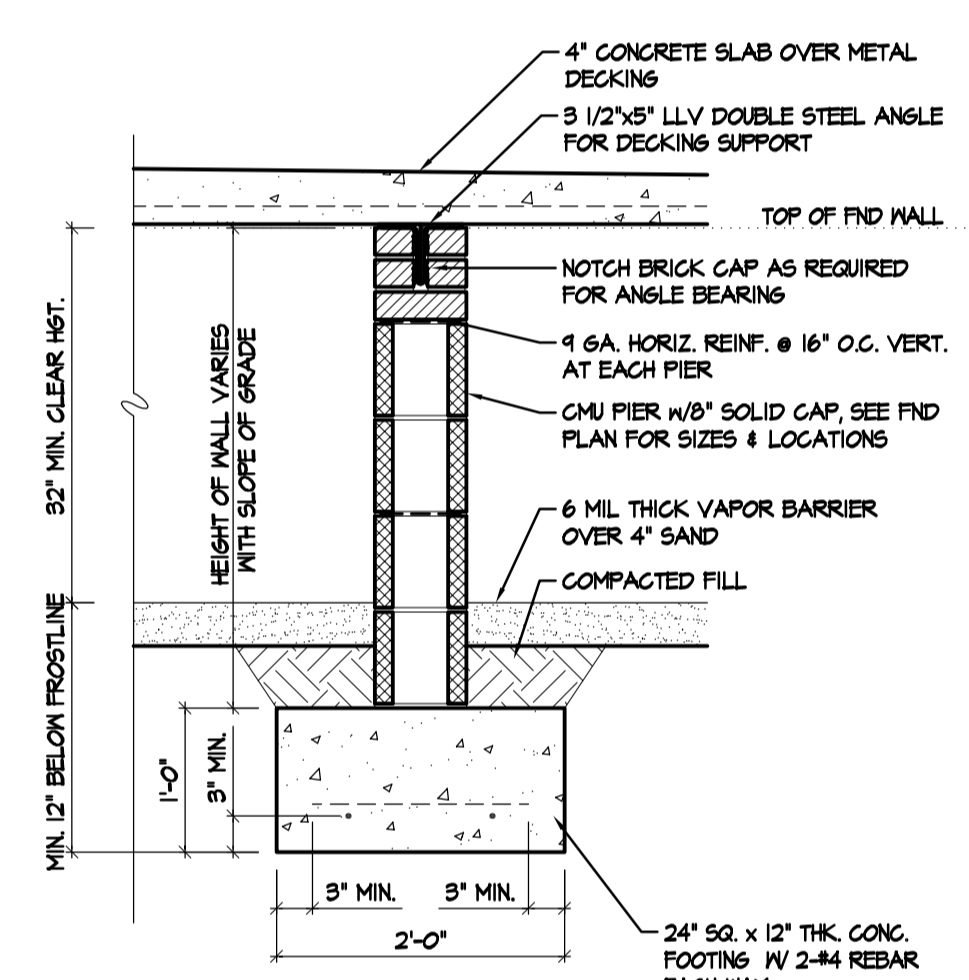
FOUNDATION PLAN SCALE: 1/4" = 1'-0"



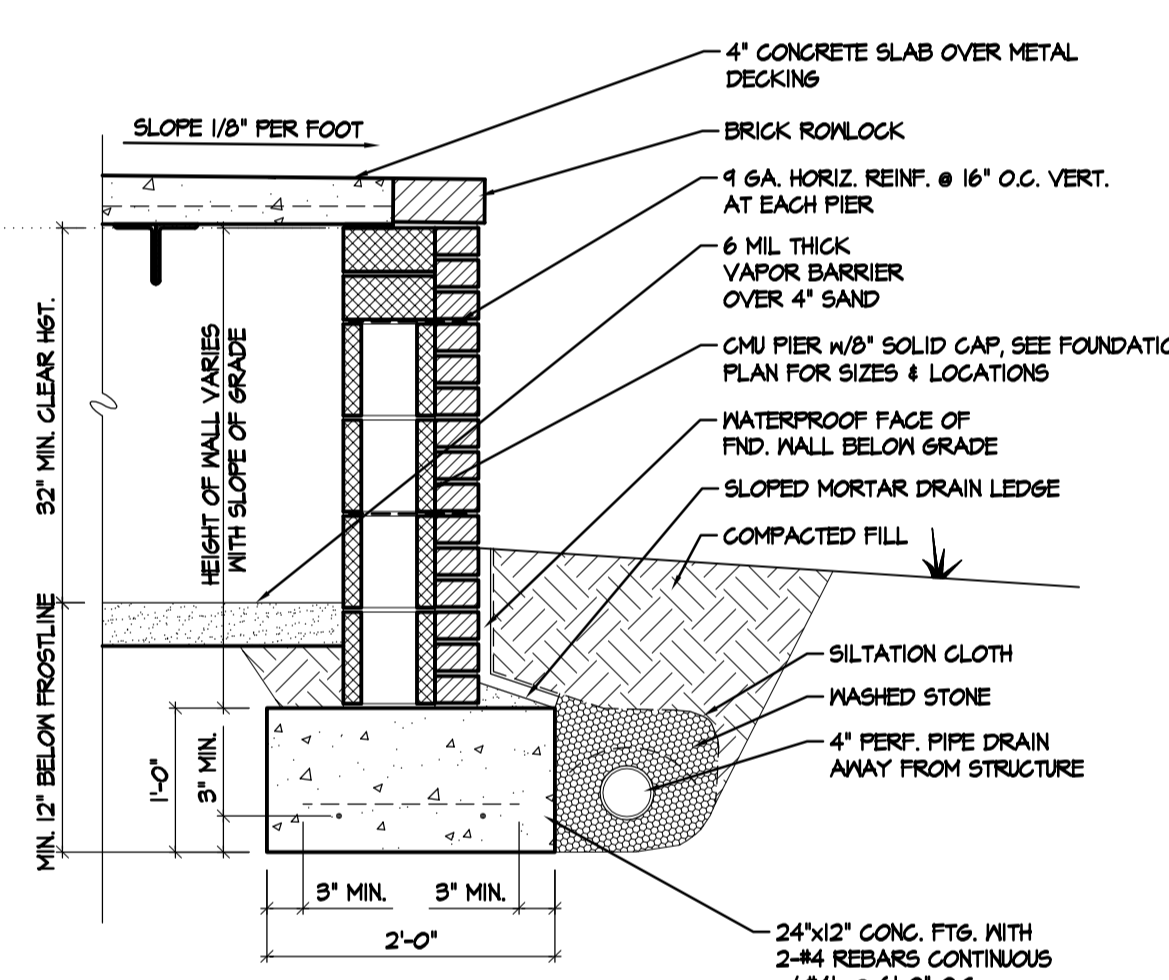
SECTION 4.01 SCALE: 3/4" = 1'-0"
 DROPPED GIRDER & PIER DETAIL



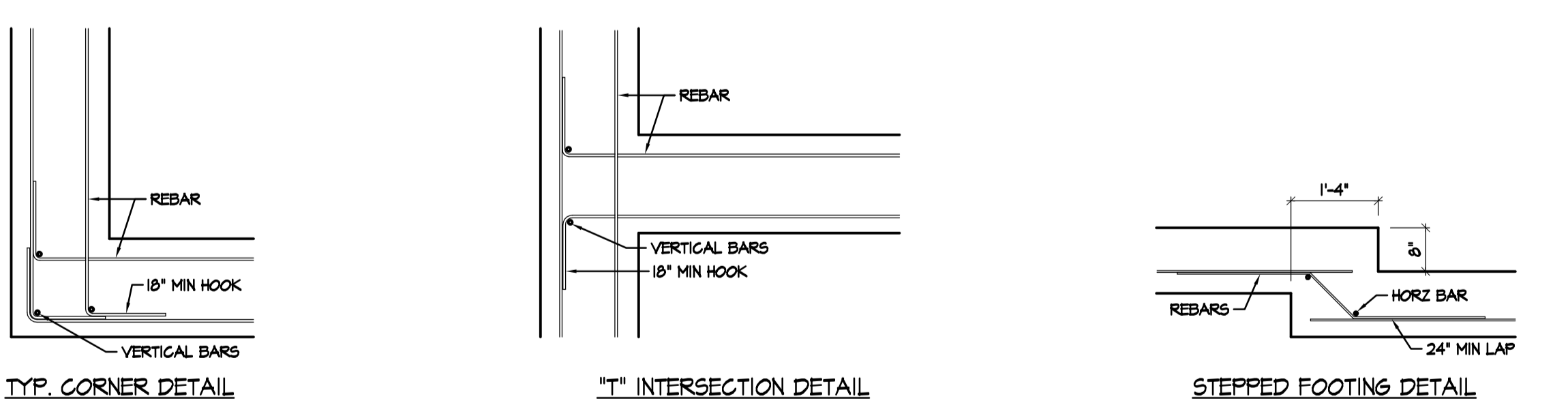
SECTION 4.02 SCALE: 3/4" = 1'-0"
 TYPICAL HOUSE FOUNDATION WALL



SECTION 4.03 SCALE: 3/4" = 1'-0"
 ANGLE SUPPORT & PIER DETAIL



SECTION 4.04 SCALE: 3/4" = 1'-0"
 TYPICAL PORCH FOUNDATION WALL



TYP. FTG. DETAILS SCALE: 1/2" = 1'-0"

FOUNDATION NOTES:
 PROVIDE SOLID BEARINGS AT ALL CONCENTRATED LOAD LOCATIONS.
 LADDER FRAME 4"x2" @ 24" O.C. PERPENDICULAR UNDER ALL PARTITION WALLS. SEE FIRST FLOOR FRAMING PLAN FOR FURTHER DETAIL, SHEET #1.
 UNLESS NOTED OTHERWISE, ALL INTERIOR PIERS TO BE 16"x16" IV 8" SOLID CAP AND 30"x30"x12" CONCRETE FOOTING IV 3-#4 REBARS EACH WAY. UNLESS NOTED OTHERWISE, MAXIMUM HEIGHT OF 18"x18" HOLLOW PIERS TO BE 3'-4" MAXIMUM HEIGHT OF 16"x16" SOLID PIERS TO BE 13'-4".
 BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE 8. FOR UP TO 6'-0" SPAN AND 6"x4"x5/8" STEEL ANGLE W/8" VERTICAL LEGS FOR SPANS GREATER THAN 6'-0" (UNCL).

FN.D. VENT CALCS.
 1740 SF / 150 = 11.60 SF REQUIRED WITHOUT VAPOR BARRIER
 1740 SF / 1500 = 1.16 SF REQUIRED WITH VAPOR BARRIER
 6.60 SF PROVIDED AS SHOWN
 VERIFY FREE AREA OF VENTS USED AND ADJUST AMOUNT AS NEEDED.

STRUCTURAL NOTES:
 1. FOOTINGS & FOUNDATION WALLS
 ALL FOOTINGS HAVE BEEN DESIGNED FOR AN ASSUMED BEARING CAPACITY OF 2000PSF.
 ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR COMPACTED FILL. ALL FILL WITHIN 12" OF BUILDING FOOTPRINT SHALL BE COMPACTED TO 95% WITH A MINIMUM LIFT OF 6".
 ALL FOOTINGS TO EXTEND BELOW FROSTLINE.
 THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL PROVIDE ADEQUATE DRAINAGE & SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
 ALL FOOTINGS & SLAB ON GRADE CONCRETE SHALL BE 3000 PSI CONCRETE (28 DAY COMPRESSION STRENGTH CONCRETE).
 CONCRETE BAR REINFORCEMENT SHALL BE HEAVY BILLET STEEL CONFORMING TO ASTM A-635, GRADE 60.
 PROVIDE CORNER BARS AT ALL FOOTING CORNERS 4 STEPS UNLESS OTHERWISE NOTED. BARS TO BE A MINIMUM OF 4 LONG & HAVE THE SAME SIZE & SPACING AS OTHER REINFORCING.
 CONTINUOUS REINFORCING BARS TO BE LAPPED 36" AT ALL SPLICES.
 STANDARD CONSTRUCTION JOINTS & EXPANSION JOINTS SHALL BE LOCATED AS REQUIRED. VERIFY LOCATIONS W/ GENERAL CONTRACTOR.
 ALL CONCRETE WORK SHALL BE PROTECTED AGAINST FREEZING FOR 7 DAYS.
 PROVIDE SOIL PROTECTION FOR TERMITE PROTECTION UNDER ENTIRE BUILDING. TREAT ALL AIRSPACES & VOID AREAS CREATED BY MASONRY TYPE CONSTRUCTION OF FOUNDATION WALLS.

2. STRUCTURAL STEEL
 STRUCTURAL STEEL DETAILING, FABRICATION & ERECTION SHALL CONFORM W/ THE MANUAL OF STEEL CONSTRUCTION LATEST EDITION FROM THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
 ALL STRUCTURAL STEEL SHALL CONFORM W/ ASTM A-36. ALL BOLTS ARE TO CONFORM W/ ASTM A505. ALL PLATE ANCHORS ARE TO CONFORM W/ ASTM A307. REBARS ARE NOT PERMITTED TO BE USED AS ANCHORS.
 ALL EXPANSION BOLTS ARE TO BE M12.

3. STRUCTURAL WOOD FRAMING
 UNLESS NOTED ALL WOOD BEAMS, GIRDERS, SILLS, HEADERS, JOISTS, & RAFTERS ARE TO BE #2 SOUTHERN YELLOW FINE KILLED DRIED.
 ALL WOOD IN CONTACT W/ MASONRY OR STEEL TO BE 40% POLYURATHANE.
 ALL WOOD EXPOSED TO THE EXTERIOR EXCEPT TRIM TO BE 40% POLYURATHANE.
 ALL WOOD DECKING TO BE 40% POLYURATHANE - REDDED - STYP UNLESS NOTED.
 WOOD STUDS MAY BE #2 SPRUCE/PINE/FIR OR #2 STYP.
 PROVIDE BLOCKING IN FLOOR SYSTEMS FOR ALL SPANS OVER 8'-0" IN WALLS AT 4'-0" O.C. MAXIMUM 4 RAFTERS IN ALL SPANS OVER 12'-0".
 ALL FRAMING UNLESS NOTED TO BE 16" O.C.
 EXTERIOR CORNERS TO BE BRACED W/ 1/2" PLYWOOD OR ORIENTED STRAND BD. NOTCHING OR DRILLING OF ALL FRAMING TO COMPLY W/ THE N.C. BUILDING CODE VOL. VII - RESIDENTIAL - LATEST EDITION.
 ALL EXTERIOR FASTENERS TO BE GALVANIZED OR STAINLESS STEEL.
 ALL WOOD DECKING TO BE SCREWED OR USE CONCEALED FASTENERS.

MIN. 2 BEARING STUDS ARE TO BE USED UNDER EACH END OF ALL REARS AND HEADERS UNLESS NOTED WITH THIS SYMBOL. (S)
 IF BEARING LOCATION IS NOTED WITH THIS SYMBOL, IT INDICATES THE NUMBER OF BEARING STUDS TO BE USED. (MIN. #2 SFF UNLESS NOTED OTHERWISE)

THESE DRAWINGS AND ALL CONSTRUCTION DATA HAS BEEN REVIEWED BY THE ARCHITECT AND THE SOLE RESPONSIBILITY OF ANY AND ALL WORK NOT BEING DONE AS SHOWN OR NOTED HEREIN, WHETHER EXPRESSED OR IMPLIED, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT AND ENGINEER ARE NOT RESPONSIBLE FOR ANY OMISSIONS, ERRORS, OR OMISSIONS OF ANY KIND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND RECORDS ARE ACCURATE AND COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

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Revisions:

| No. | Description |
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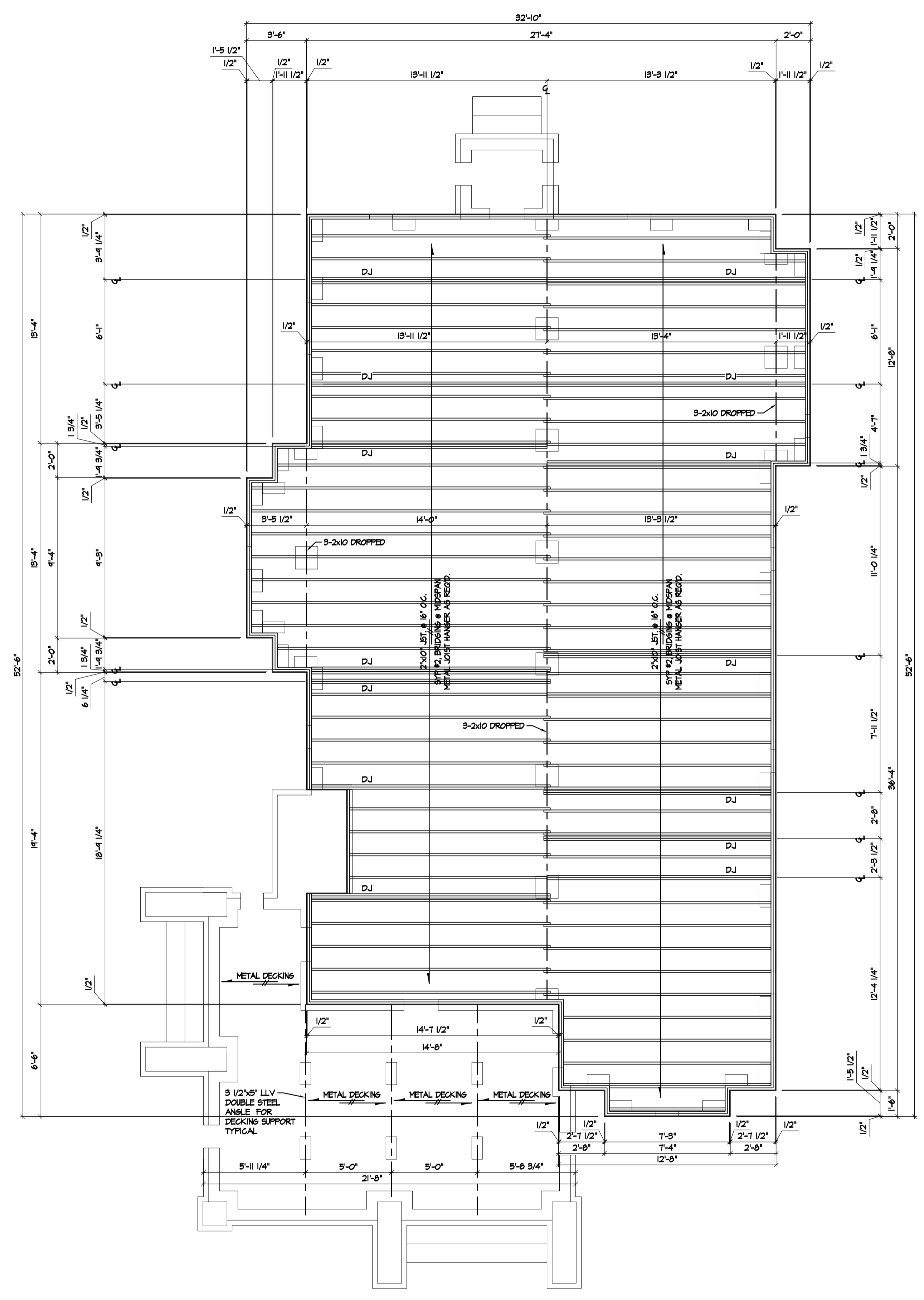
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Revisions:

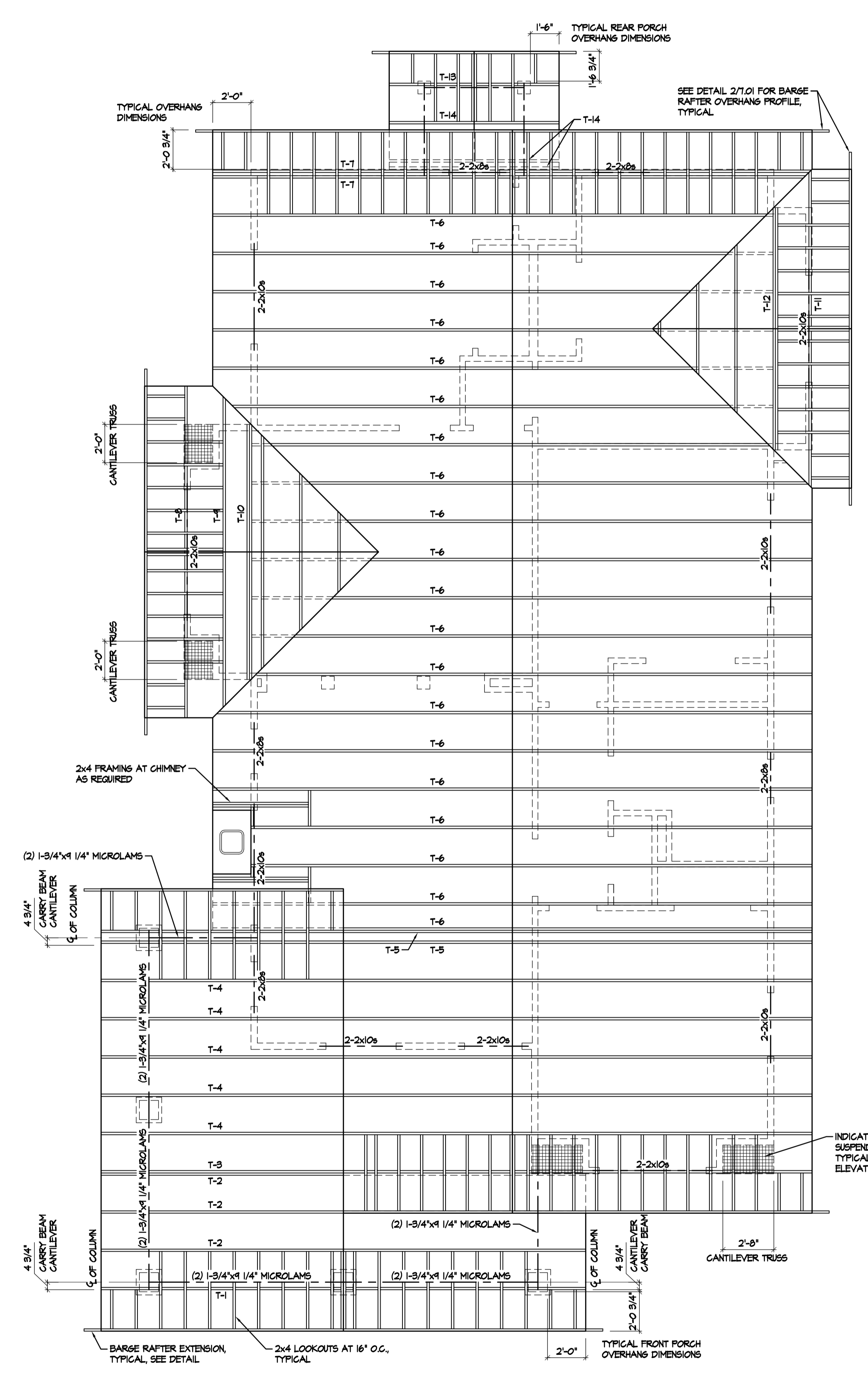
RESIDENTIAL PLANS FOR:
Home Owner
Anytown, NC

STRUCTURAL WOOD FRAMING
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ALL WOOD IN CONTACT W/ MASONRY OR STEEL TO BE #4 POLYANILIZED.
ALL WOOD EXPOSED TO THE EXTERIOR EXCEPT TRIM TO BE #4 POLYANILIZED.
ALL WOOD DECKING TO BE #4 POLYANILIZED - REDRIED - SYP UNLESS NOTED.
WOOD STUDS MAY BE #2 SPRUCE/PINE/FIR OR #2 SYP.
PROVIDE BLOCKING IN FLOOR SYSTEMS FOR ALL SPANS OVER 8'-0", IN WALLS AT 4'-0" O.C. MAXIMUM & RAFTERS IN ALL SPANS OVER 12'-0".
ALL FRAMING TO BE 16' O.C. UNLESS NOTED OTHERWISE.
EXTERIOR CORNERS TO BE BRACED W/ 1/2" PLYWOOD OR ORIENTED STRAND BD.
NOTCHING OR DRILLING OF ALL FRAMING TO COMPLY W/ THE N.C. BUILDING CODE VOL. VII - RESIDENTIAL - LATEST EDITION.
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ALL WOOD DECKING TO BE SCREWED OR USE CONCEALED FASTENERS.
MIN. 2 BEARING STUDS ARE TO BE USED UNDER EACH END OF ALL BEAMS AND HEADERS UNLESS NOTED WITH THIS SYMBOL: □
IF BEARING LOCATION IS NOTED WITH THIS SYMBOL, IT INDICATES THE NUMBER OF BEARING STUDS TO BE USED. (MIN. #2 SYP UNLESS NOTED OTHERWISE)



FLOOR FRAMING PLAN

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



ROOF FRAMING PLAN

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

FRAMING NOTES:
ALL ENGINEERED TRUSSES ARE AT 24" O.C. UNLESS NOTED OTHERWISE.
ALL BEAMS AND HEADERS TO BE MIN. #2 SYP UNLESS NOTED OTHERWISE.
PROVIDE TRUSS BRACING AS REQUIRED BY ENGINEERED TRUSS DRAWINGS.
MIN. 2 BEARING STUDS ARE TO BE USED UNDER EACH END OF ALL BEAMS AND HEADERS UNLESS NOTED WITH THIS SYMBOL: □
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NOTES:
ALL ASPECTS OF SHINGLE INSTALLATION TO BE MET TO INSURE MANUFACTURER'S WARRANTY.
ALL EXPOSED FLASHING TO BE COPPER.
ALL VALLEYS TO BE FLASHED - NO LACED SHINGLE VALLEYS.
PROVIDE SHINGLE-COVERED RIDGE VENTS AT ALL RIDGES.
ALL CONCEALED FLASHING TO BE PREFINISHED ALUMINUM.

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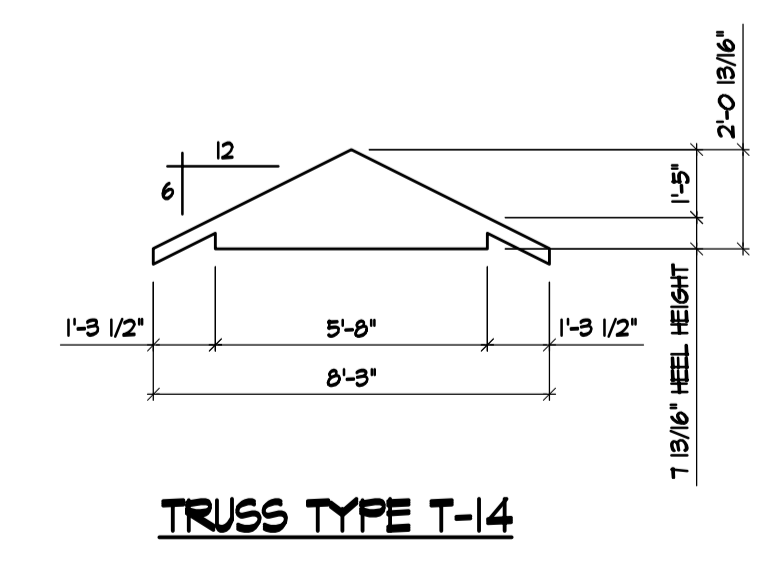
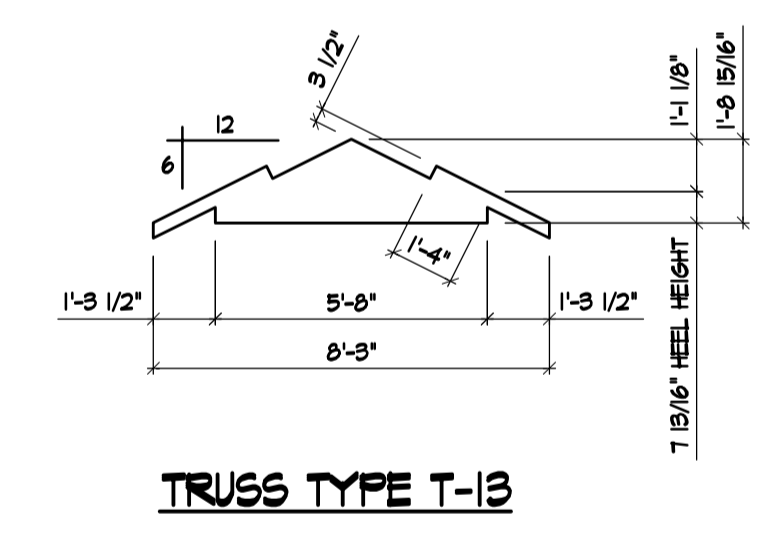
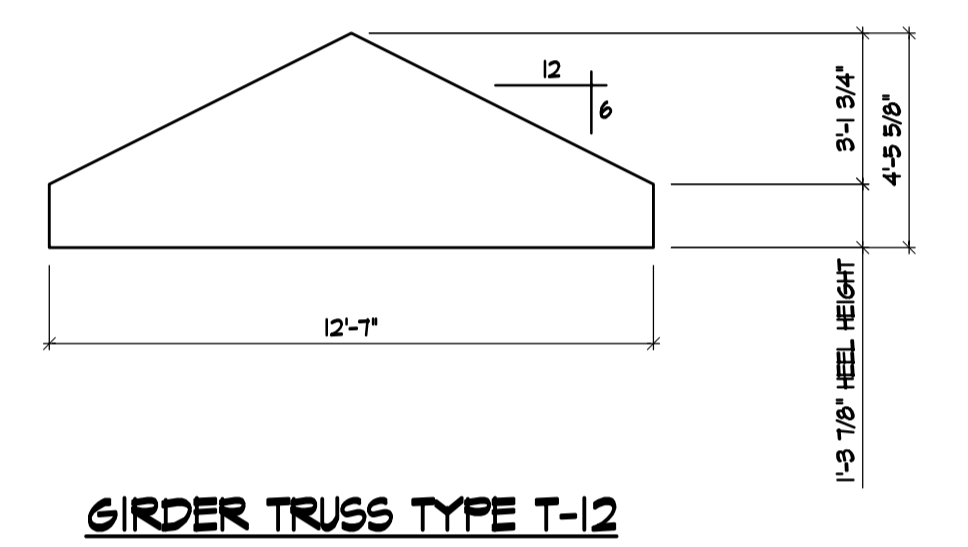
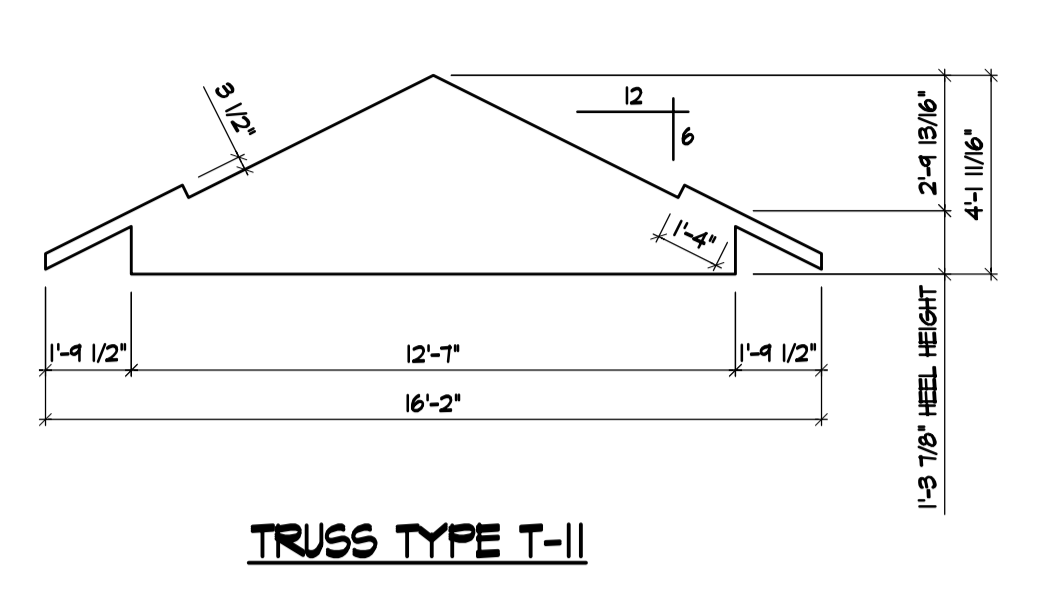
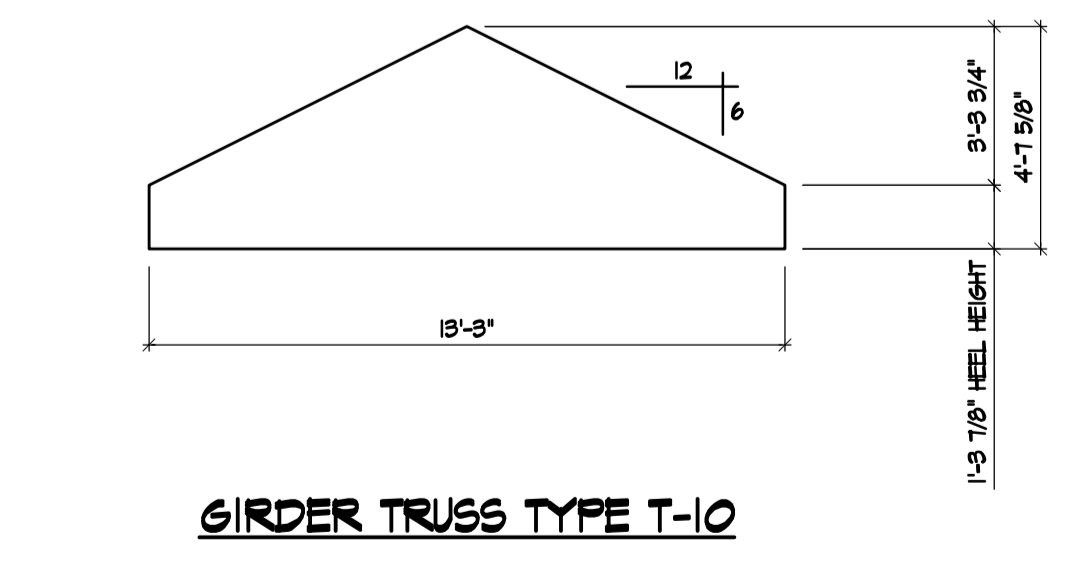
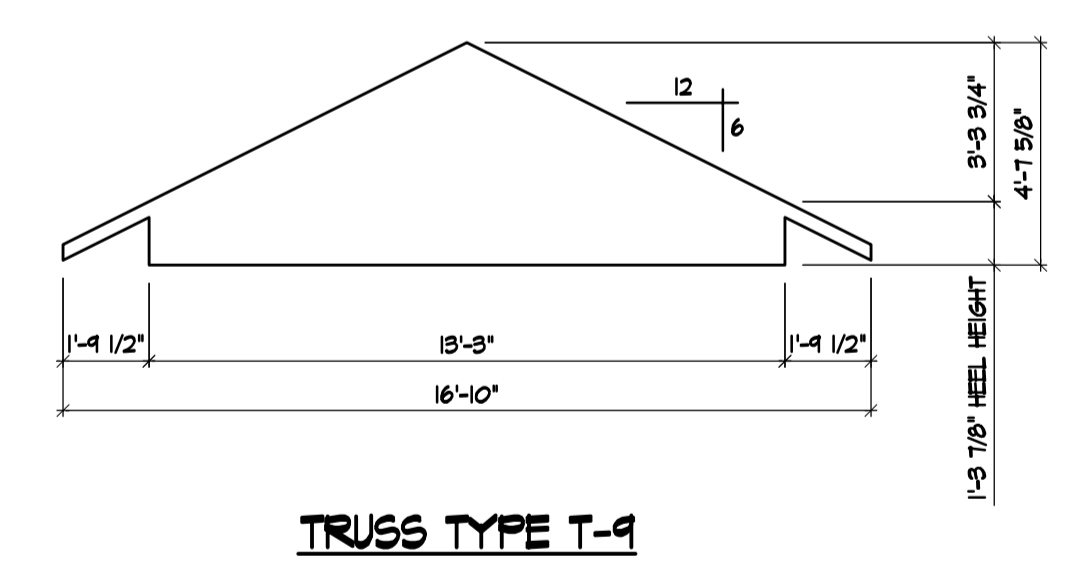
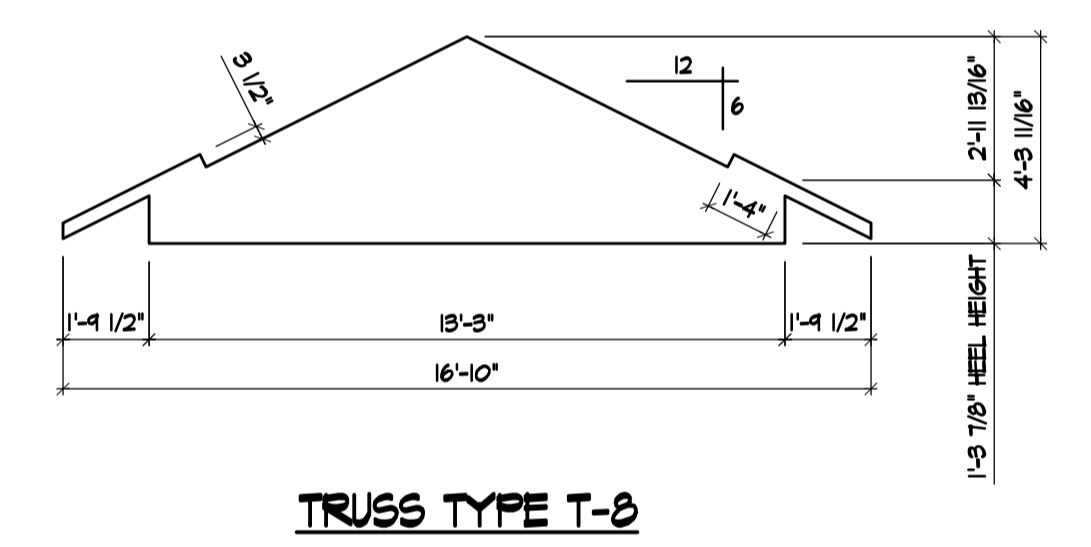
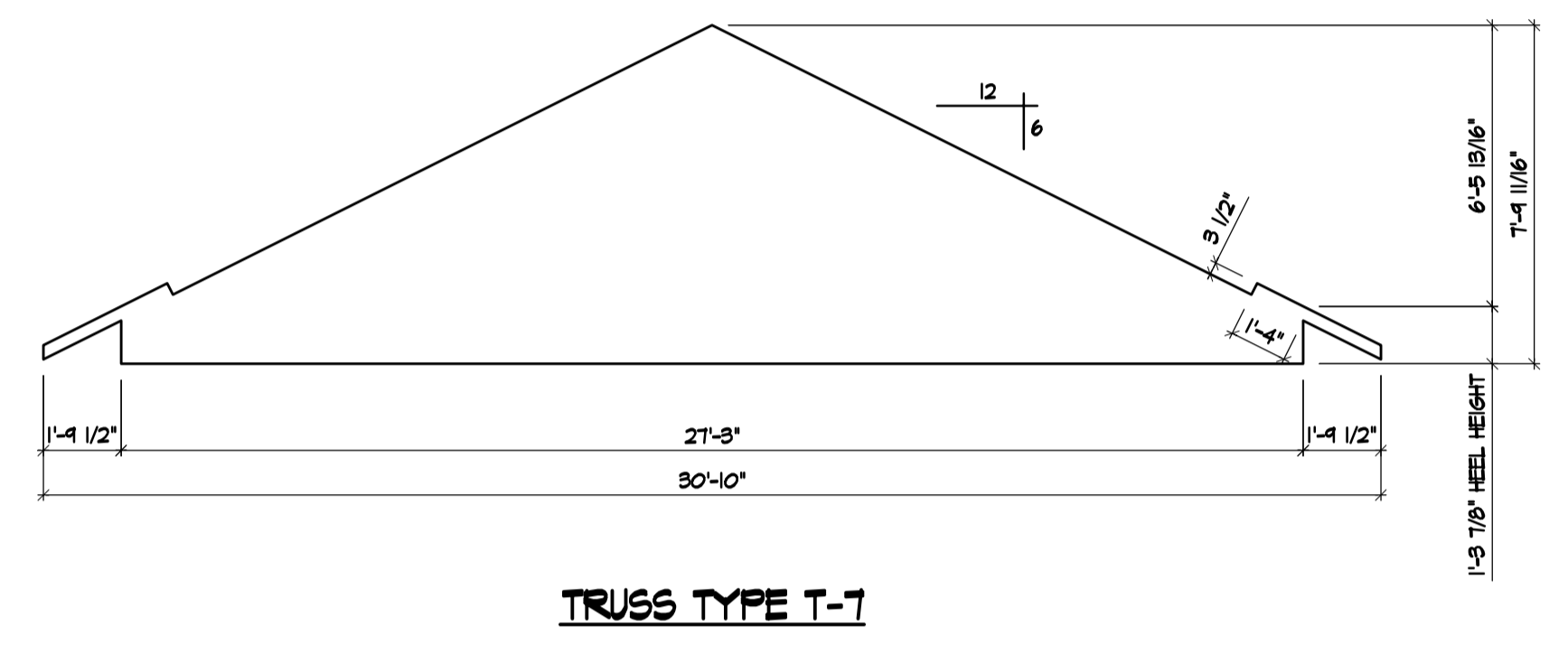
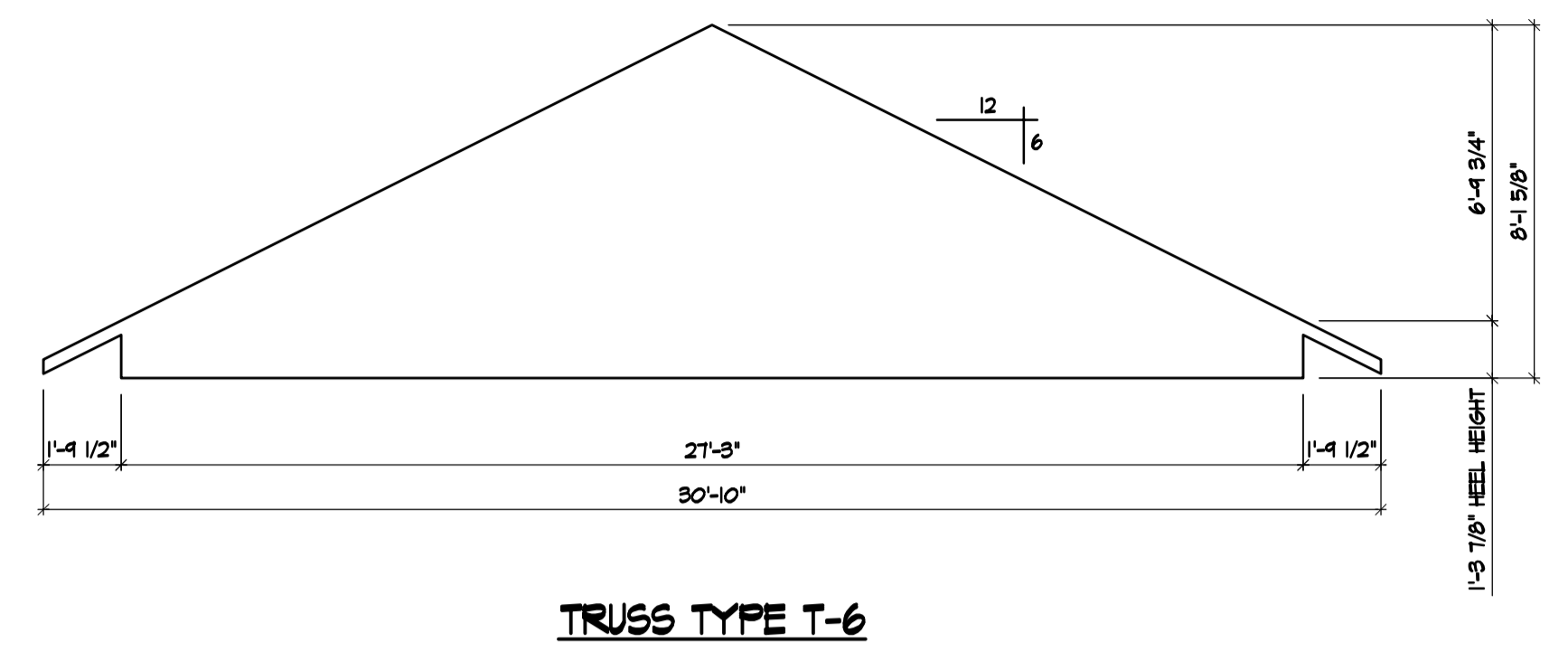
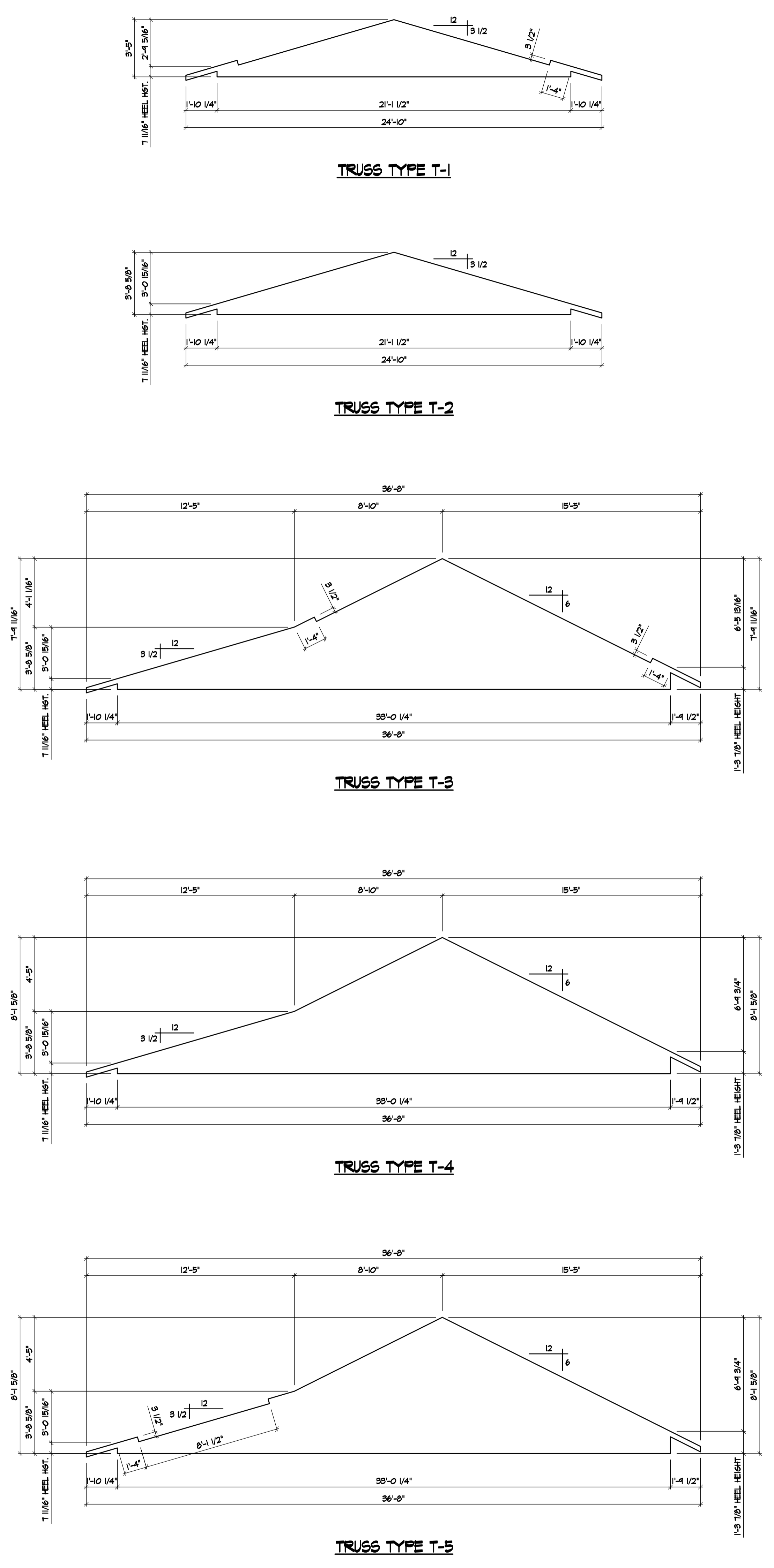
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RESIDENTIAL PLANS FOR:

Home Owner
Anytown, NC

6 OF 7
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Sheet title:



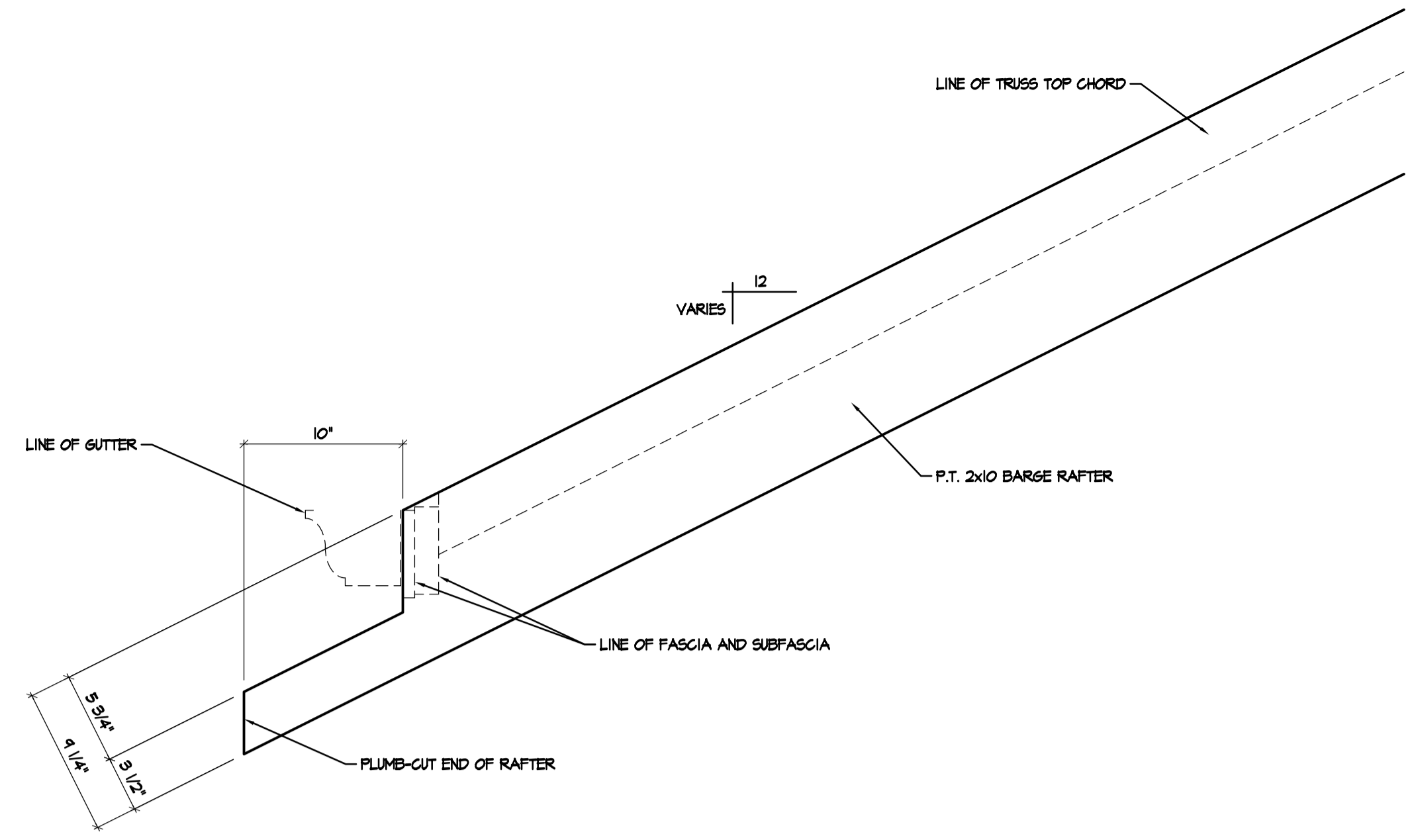
TRUSS TYPES

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

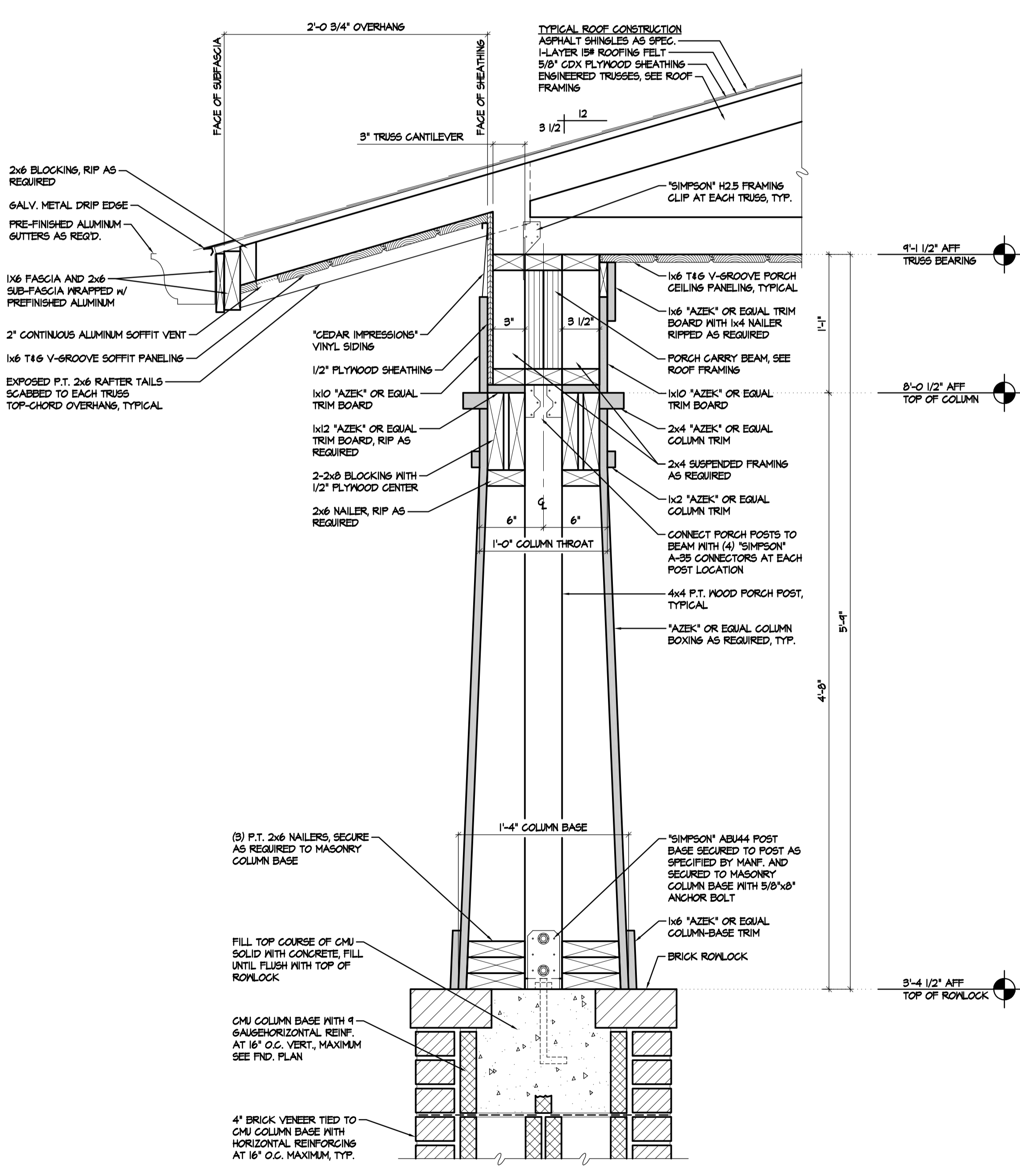
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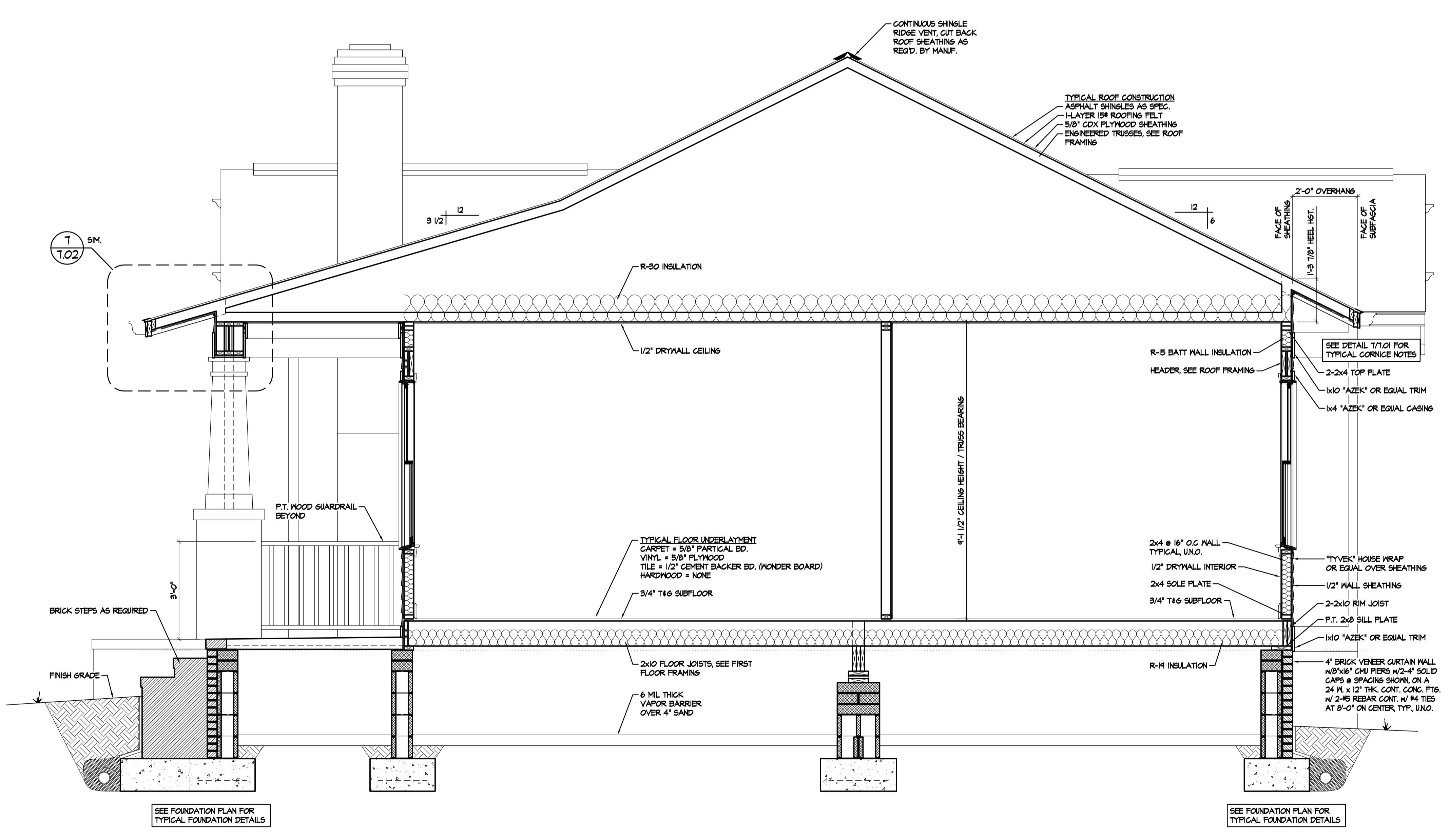
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2
2.101 **DETAIL**
TYPICAL BARGE RAFTER OVERHANG PROFILE
SCALE: 1/2" = 1'-0"



3
3.102 **SECTION**
SCALE: 1/2" = 1'-0"



3
3.103 **SECTION**
SCALE: 1/2" = 1'-0"



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RESIDENTIAL PLANS FOR:
Home Owner
Anytown, NC

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Sheet No.
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BUILDING SECTION
Sheet title:

Date: Jan 05, 2011 10:25am Administrator: File: C:\Documents and Settings\Administrator\My Documents\New Sheet\Mica Morgan\Design\Plan - example\Collaborator Location - section.dwg

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