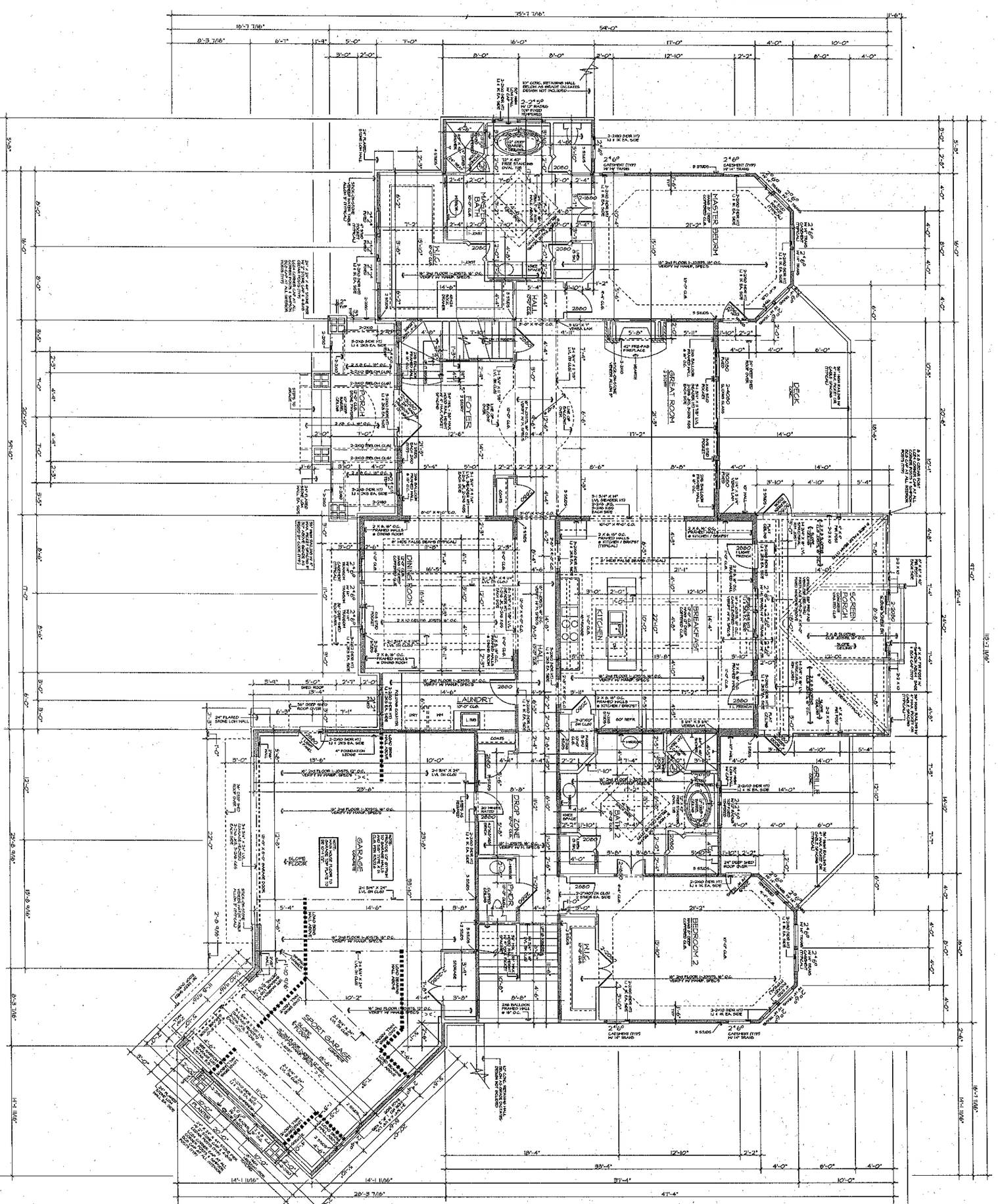


AREA:	
1ST. FLOOR HEATED	3376
2ND. FLOOR HEATED	2212
TOTAL HEATED	5590
GARAGE & STORAGE	1015
UNFINISHED BASEMENT	3378
COVERED PATIO	856
FRONT PORCH	150
OPEN AREA	603
SCREEN PORCH	345
GRILLE DECK	221
TOTAL UNHEATED	6484
TOTAL AREA	12074

BEARING WALLS SYMBOL =

STUD SIZE AND SPACING TABLE		
WALL HEIGHT	SIZE	SPACING
10' OR LESS	2" X 4"	16" O.C.
BETWEEN 10' AND 8'	2" X 6"	16" O.C.
BETWEEN 11' AND 10'	2" X 6"	12" O.C.
10' OR GREATER	DOUBLE STUDDED	

NOTE
SEE SHEET N1 FOR GENERAL NOTES

FIRST FLOOR PLAN

Acknowledgement Of Plans Submittal ONLY!

Date _____

Acknowledgement Of Plans Submittal ONLY!

Date 2/16/15

Date _____

DATE:	REVISIONS:
1.26.15	##.##

SHEET TITLE
FIRST FLOOR PLAN

DRAWN BY:
JR

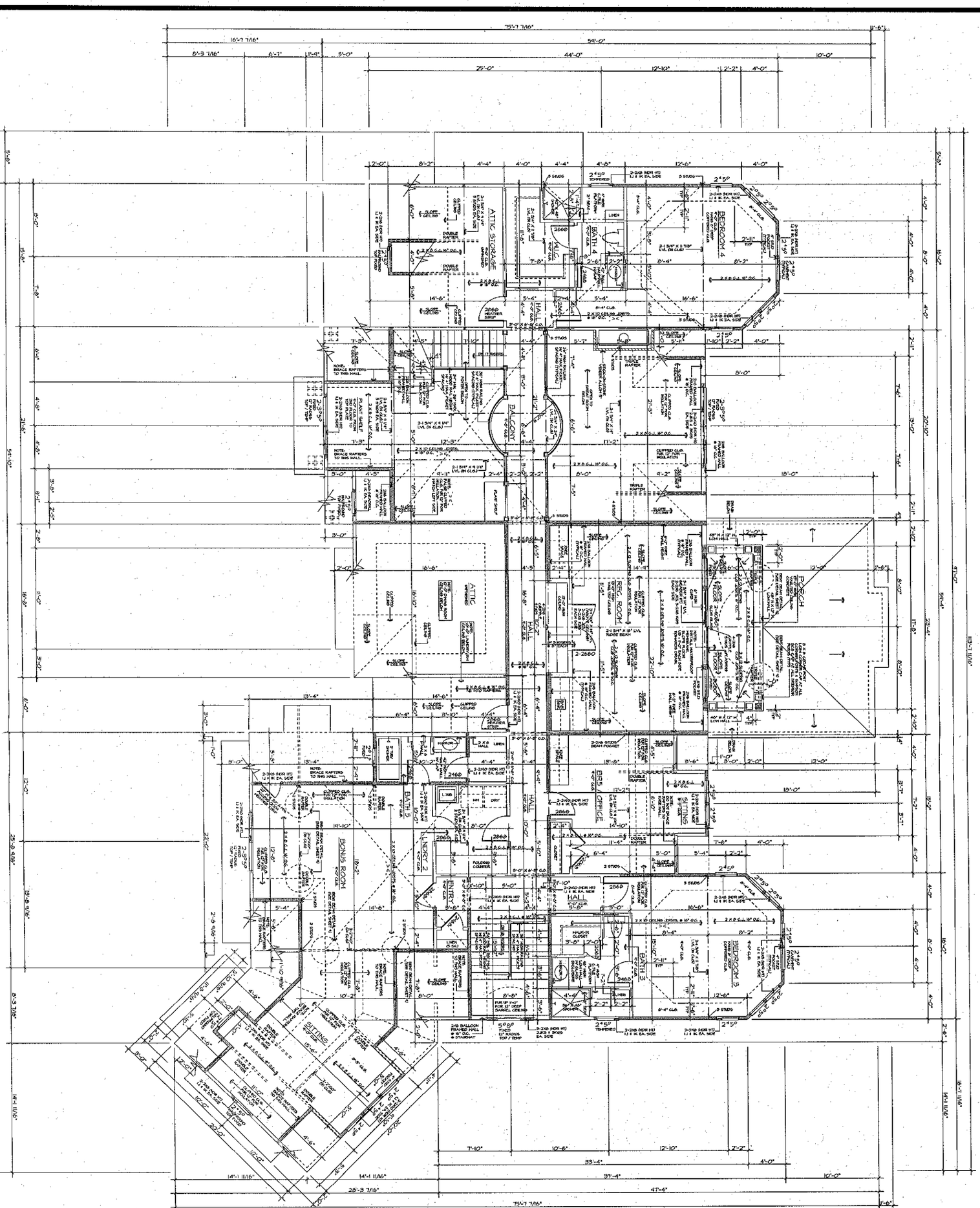
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SECOND FLOOR PLAN

NOTE
SEE SHEET N FOR GENERAL NOTES

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Date 2/6/15

Date

STUD SIZE AND SPACING TABLE			
	WALL HEIGHT	SIZE	SPACING
LOAD BEARING	10'-0" OR LESS	2" X 4"	16" O.C.
	BETWEEN 10'-0" AND 11'	3" X 4"	12" O.C.
	BETWEEN 11' AND 18'	3" X 6"	16" O.C.
NON LOAD BEARING	18' OR GREATER	CONSULT ENGINEER	

BEARING WALLS SYMBOL = [illegible]

HEADER NOTES - SECOND FLOOR:
1. ALL EXTERIOR LOAD BEARING HEADERS SHALL BE 2-2"X 10" NO. 2 SOUTHERN PINE UNLESS OTHERWISE NOTED.
2. ALL INTERIOR LOAD BEARING HEADERS SHALL BE 2-2"X 8" NO. 2 SOUTHERN PINE UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR NON LOAD BEARING HEADERS SHALL BE 2-2"X 8" NO. 2 SOUTHERN PINE UNLESS OTHERWISE NOTED.
4. ALL INTERIOR NON LOAD BEARING HEADERS SHALL BE 2-2"X 6" NO. 2 SOUTHERN PINE UNLESS OTHERWISE NOTED.
5. ALL HEADERS LVL OR LSL TO BE 1.9E 2.0E MICRO=LAM OR EQUAL.

BRACED WALL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS AND DETAILS PRIOR TO CONSTRUCTION. CONTRACTOR TO PROVIDE CARPENTER'S BRACING AS REQUIRED FOR TEMPORARY BRACING DURING CONSTRUCTION.
2. DO NOT SCALE DRAWINGS. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. CONSULT ARCHITECT FOR ANY DISCREPANCIES FOUND.
3. CONTRACTOR TO PROVIDE ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
4. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
5. ALL WALLS ARE 2"X 4" @ 16" O.C. UNLESS OTHERWISE NOTED.
6. ALL EXTERIOR WALLS TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
7. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
8. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
9. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
10. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
11. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
12. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
13. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
14. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
15. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
16. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
17. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
18. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
19. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
20. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
21. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
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25. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
26. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
27. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
28. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
29. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
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41. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
42. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
43. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
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45. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
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47. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
48. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
49. ALL WALLS ADJACENT TO GARAGE TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.
50. ALL WALLS ADJACENT TO UNHEATED SPACES TO BE 2"X 6" @ 16" O.C. UNLESS OTHERWISE NOTED.

DATE: 1.26.15	REVISIONS: #.#.#
SHEET TITLE: SECOND FLOOR PLAN	
DRAWN BY: JR	

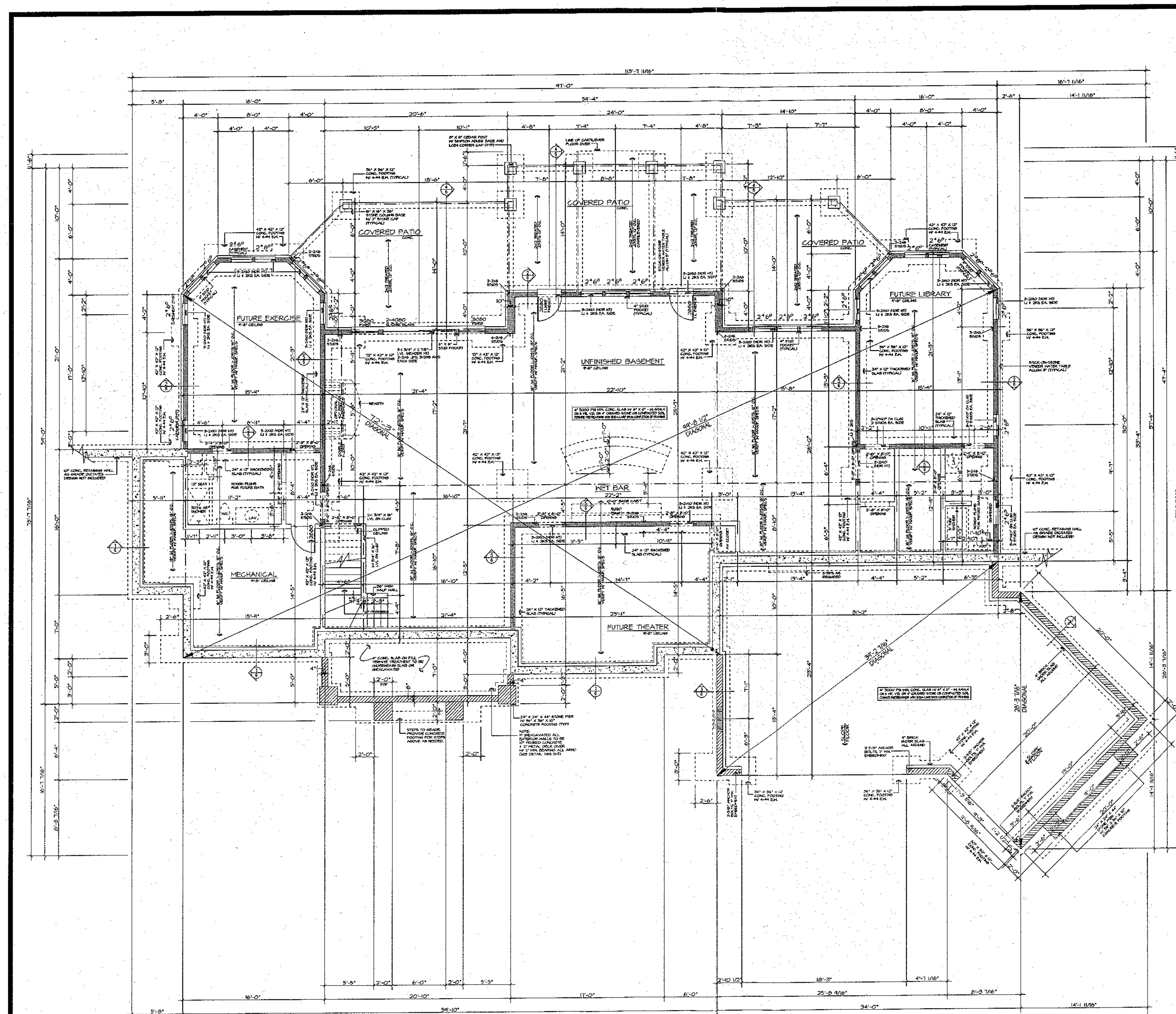
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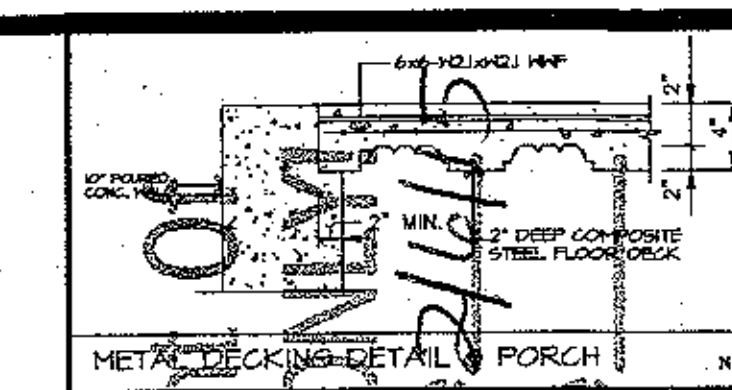
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BRACED WALL NOTES:

1. PROVIDE CONTINUOUS 7/16" THICK OSB EXTERIOR SHEATHING ENTIRE EXTERIOR OF STRUCTURE UNLESS NOTED OTHERWISE. (U.N.O.)
2. EXTERIOR BRACED WALL PANEL METHOD IS CS-WSP. (U.N.O.)
3. SEE DETAIL "A" SHEET S1 FOR PORTAL FRAME OPENING DETAIL.
4. SEE DETAIL "B" SHEET S1 FOR HOLD DOWNS.
5. SEE DETAIL "C" SHEET S1 FOR INTERIOR BRACED WALL PANEL (METHOD IS GB U.N.O.)
6. FASTEN ALL EXTERIOR SHEATHING W/ 6d NAILS AT 6" O.C. ALONG PERIMETER SUPPORT & AT 12" O.C. ALONG PERIMETER.
7. THE CS-WSP FASTENING SHALL CONSIST OF 6D COMMON NAILS AT A MAX. 6" O.C. AT EDGES AND 12 INCH SPACING AT INTERMEDIATE SUPPORTS.
8. FASTENING FOR INTERIOR GB METHOD WALLS SHALL BE GYPSUM BOARD NAILS OR SCREWS AT 7" O.C. MAX. SPACING INCLUDING THE TOP & BOTTOM WALL PLATES AT ALL DESIGNATED BRACED WALL PANEL LOCATIONS USING 13 GAGE, 1 3/8" LONG, 19/64" HEAD, 0.098" DIAMETER, 1-1/4" LONG, ANNULAR RING: 5D COOLER NAIL, 0.086 DIAMETER, 1-5/8" LONG, 15/64" HEAD, OR GYPSUM BOARD NAIL, .0086" DIAMETER, 1-5/8" LONG, 9/32" HEAD.

BEARING WALLS SYMBOL =

WALL HEIGHT (H)	STUD SIZE / SPACING
H < 10'-0"	2" X 4", 16" O.C.
10'-1" < H < 11'-0"	2" X 4", 12" O.C.
11'-1" < H < 18'-0"	2" X 6", 16" O.C.
H > 18'-0"	CONSULT ENGINEER

* 2 STUDS MINIMUM UNDER EACH END OF STRUCTURAL BEAMS (2X10)

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS.
2. DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
3. BUILDER MAY SUBSTITUTE MATERIALS OR PRODUCTS SPECIFIED FOR THOSE OF EQUAL QUALITY AND MAKE MINOR PLAN CHANGES THAT DO NOT DECREASE VALUE OR STRUCTURAL SOUNDNESS OR MATERIALLY ALTER APPEARANCE. LOCATION OF HOUSE AND IMPROVEMENTS ON LOT MAY BE ALTERED DUE TO TOPOGRAPHICAL AND OTHER CONSIDERATIONS.
6. FLOOR TO CEILING HEIGHT BASEMENT = 9'-8" U.O.N. FLOOR TO WINDOW HEAD HEIGHT BASEMENT = 8'-0" U.O.N.
7. ENGINEERED FLOOR SYSTEMS SHOULD BE BRACED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. NO CONCENTRATED 'POINT' LOADS CAN BE APPLIED TO THESE SYSTEMS UNLESS SPECIFICALLY NOTED.
8. IF FLOOR I-JOIST AND ENGINEERED BEAM LAYOUT DEVIATES FROM ENGINEERED PLANS, HOIDAS ENGINEERING SHOULD REVIEW PRIOR TO CONSTRUCTION.
9. ALL BEARING WALLS IN BASEMENT TO BE 2" X 6", 16" O.C.
10. MAIN HOUSE SLAB TO HAVE 3000 psi MINIMUM STRENGTH AT 28 DAYS.
11. GARAGE SLAB TO HAVE 3000 psi MINIMUM STRENGTH AT 28 DAYS.
12. PROVIDE CONTROL JOINTS IN SLAB EVERY 30' ON CENTER OR AT FOUNDATION OFFSETS.
13. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS ARE TO BE ANCHORED W/ 1/2" DIAMETER BOLTS PLACED 6'-0" O.C. AND NOT MORE THAN 12" FROM CORNERS. BOLTS SHALL EXTEND A MINIMUM OF 7" INTO MASONRY OR 7" INTO CONCRETE. INSTALLED EQUIVALENT ANCHOR STRAPS ARE AN ACCEPTABLE SUBSTITUTE PER MANUF. SPEC'S.

NOTE:
SEE SHEET N1 FOR GENERAL NOTES.

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NORTH CAROLINA

DATE: 1.26.15
REVISIONS: #.#.#
SHEET TITLE: BASEMENT PLAN
DRAWN BY: JR

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