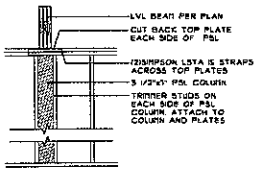
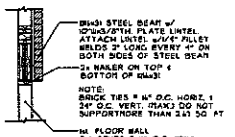


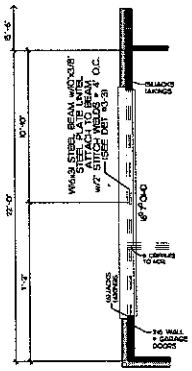
#1-3 TYP. BRICK LINTEL DETAIL
SCALE: 2" = 1'-0"



#2-3 TYP. PSL COLUMN DETAIL
SCALE: 1/2" = 1'-0"

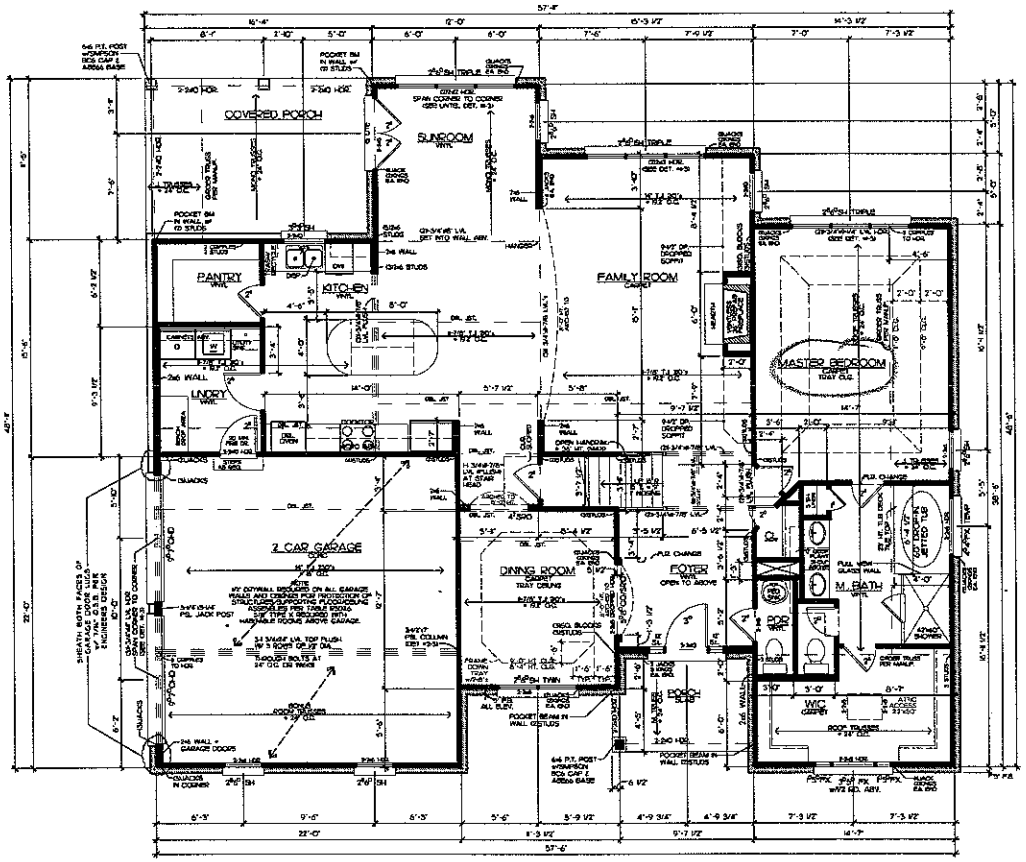


#3-3 SECTION @ W16x31 STEEL HDR. w/PLT. LINTEL
SCALE: 1/2" = 1'-0"

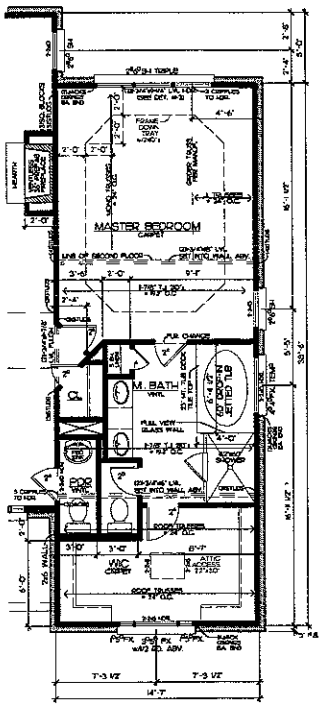


16' GARAGE DOOR
3/4" = 1'-0"

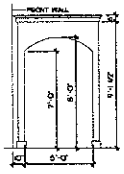
SQUARE FOOTAGES	
FIRST FLOOR =	1776 sq. ft.
SECOND FLOOR =	1603 sq. ft.
TOTAL HEATED =	3379 sq. ft.
GARAGE=	460 sq. ft.
FRONT PORCH=	74 sq. ft.
REAR PORCH=	175 sq. ft.
OPT. FLEX=	242 sq. ft.



FIRST FLOOR PLAN W/O FLEX SPACE
1/4" = 1'-0"



FIRST FLOOR W/FLEX SPACE
1/4" = 1'-0"



FOYER/DINING ARCH DETAIL
1/4" = 1'-0"

DESIGNED AND ENGINEERED TO COMPLY WITH THE 2012 N.C.R.C.

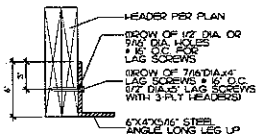
Drafting & Design Plus Inc
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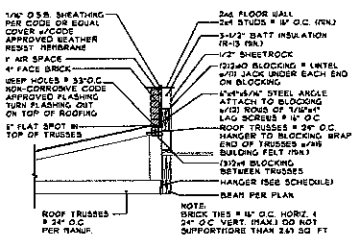
Project: Milton Plan
Sheet Title: FIRST FLOOR PLAN

Drawn By: J. BOONAR
Date: 05-21-12
REV: 06-18-12 JB
08-17-15 JB

FOLIO #:
Sheet: 3

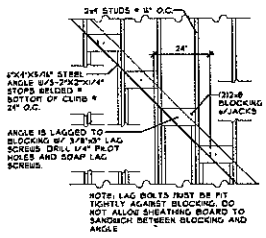


#1-4 TYP. BRICK LINTEL DETAIL
SCALE: 2" = 1'-0"



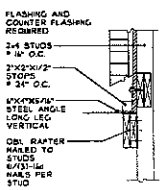
NOTE: LAG BOLTS MUST BE PIT TIGHTLY AGAINST BLOCKING. DO NOT ALLOW SHEATHING BOARD TO SANDWICH BETWEEN BLOCKING AND ANGLE

#2-4 SECTION @ WALL w/BRICK VENEER ABV.
SCALE: 1/2" = 1'-0"

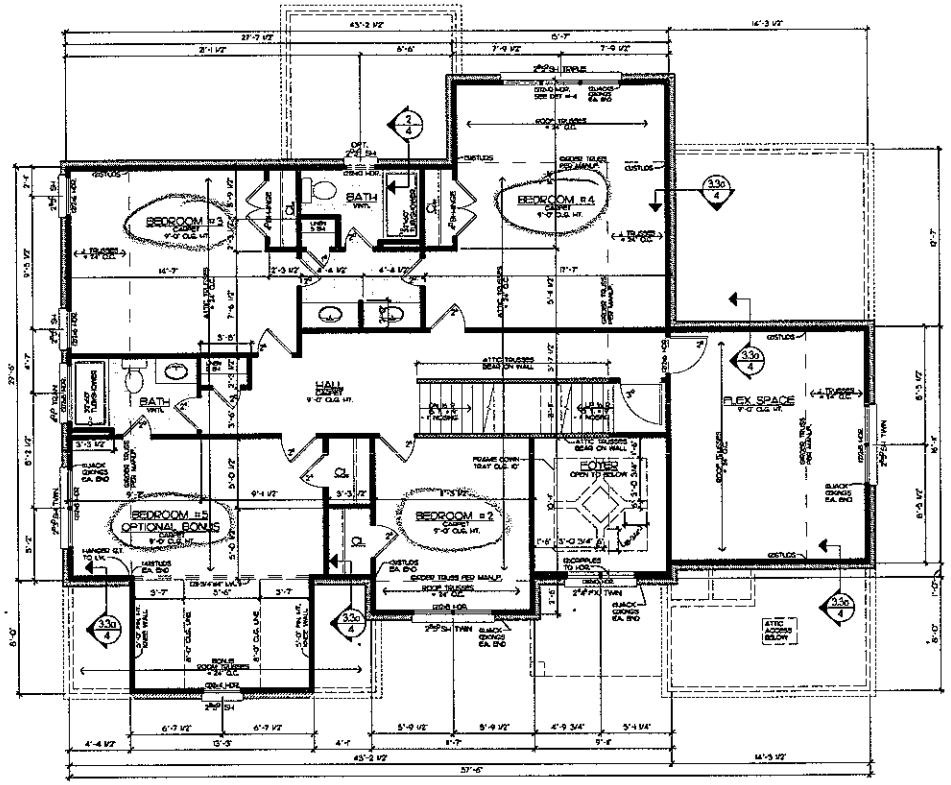


NOTE: LAG BOLTS MUST BE PIT TIGHTLY AGAINST BLOCKING. DO NOT ALLOW SHEATHING BOARD TO SANDWICH BETWEEN BLOCKING AND ANGLE

#3-4 TYP. BRICK CLIMB DETAIL ELEV.
SCALE: 1/2" = 1'-0"



#3a-4 TYP. BRICK CLIMB DETAIL SECTION
SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES:
1. ALL FRAMED WALLS THAT FORM THE EXTERIOR BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED FREE FROM GAPS, VOIDS, OR COMPRESSION AND SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN APPROVED AIR BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWERS, STAIRS, FIREPLACE UNITS, AND THE UNHEATED SIDE OF ALL KNEE WALLS.

2. ALL SILLS OF OPERABLE WINDOWS GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW MUST HAVE A SILL HT. OF 24" MINIMUM ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. IF THE SILL HT. IS LESS THAN 24" THE WINDOW MUST MEET THE REQUIREMENTS OF SECTION R613 OR R612.4

ALL WINDOWS TO BE LOW E GLASS.
DESIGNED AND ENGINEERED TO COMPLY WITH THE 2012 N.C.R.C.

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Every contract will have made a requirement of new drawing in some areas. Any discrepancy, error and/or omission, in these, is to be brought to our attention before prior to construction.

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Structural wood beams are to be #2 SYP minimum and it is the responsibility of the builder/contractor.

Local, state and federal building codes take precedence over the plan.

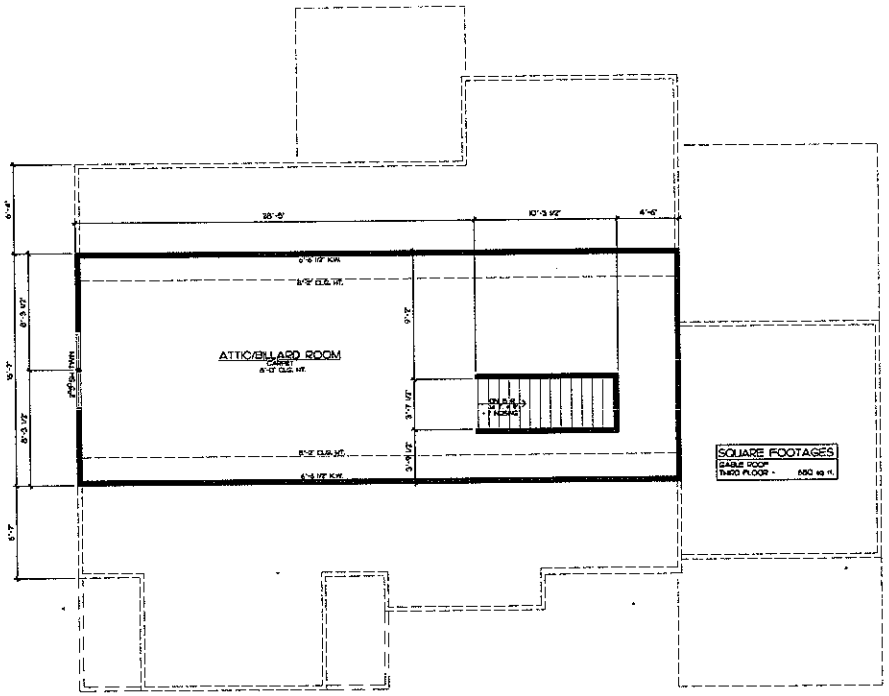
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Project: Milton Plan
Sheet title: SECOND FLOOR PLAN

Drawn By: J. BODNAR
Date: 05-21-12
Revs: 06-18-12 JB
05-17-13 JB
Site:

PLOT02F
Sheet
4



THIRD FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES:
1. ALL FRAMED WALLS THAT FORM THE THERMAL BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED FREE FROM GAPS, VOIDS, OR COMPRESSION AND SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN APPROVED AND BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWERS, STAIRS, FIREPLACE UNITS, AND THE UN-HEATED SIDE OF ALL KNEE WALLS.

2. ALL SILLS OF OPERABLE WINDOWS GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW MUST HAVE A SILL HT. OF 24" MINIMUM ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. IF THE SILL HT. IS LESS THAN 24" THE WINDOW MUST MEET THE REQUIREMENTS OF SECTION R612.3 OR R612.4.

SHEATHING NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR BRACED WALLS OF THIS PLAN HAVE BEEN DESIGNED PER SECTION R602.10- EXCEPTION #2 OF THE 2012 NCRC AS AN ALTERNATIVE METHOD.

2. ALL PERIMETER WALLS ARE TO BE FULLY SHEATED WITH A MINIMUM 7/16" O.S.B. AND ATTACHED TO THE WALL FRAMING STUDS WITH 8d (2.5"x0.131") NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

3. INSTALL BLOCKING ALONG O.S.B. PANEL EDGES, FASTEN PANEL EDGES TO BLOCKING AT 3" O.C. AND 6" O.C. AT INTERMEDIATE FRAMING WHEN LESS THAN 50% BUT GREATER THAN 25% OF WALL IS SHEATHED.

4. SHEATH ALL GABLE END WALLS WITH 7/16" O.S.B.

ALL WINDOWS TO BE LOW E GLASS.
DESIGNED AND ENGINEERED TO COMPLY WITH THE 2012 N.C.R.C.

NOTE
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Drafting & Design will not be held responsible for any changes made to the plans by any building official or other person.

Structural components are to be verified by an engineer and/or truss manufacturer prior to construction.

Drafting & Design will not be held responsible for any damages made to the construction of the building / contractor.

Local, state and federal building codes take precedence over these plans.

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Project: Milton Plan
Sheet Title: THIRD FLOOR PLAN GABLE

Drawn By: J. BOONAR
Date: 05-21-12
REV: 06-18-12 JB
05-17-13 JB
Site:

INSFOLIO.DFG
Sheet: 4b