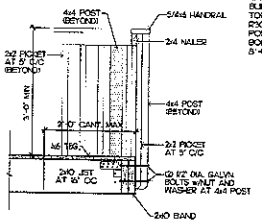
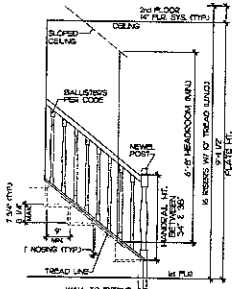


#1-3 STEEL BEAM WEB BLOCKING DET.
SCALE: 2" = 1'-0"

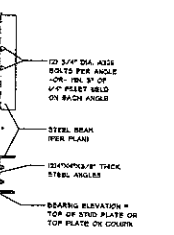


EXTERIOR HANDRAIL CONNECTION DETAIL
N.T.S.

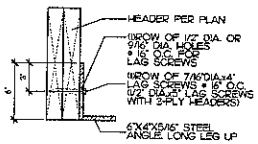
EXTERIOR GUARDRAIL AND RAIL NOTE:
RAILING MUST BE INSTALLED TO MEET MINIMUM STATE BUILDING CODE REQUIREMENTS OF 200 PSF ON POST AND TOP RAIL AND 50 PSF ON INFILL COMPONENTS PER TABLE R301.5 AND FOOTNOTES. PRESSURE TREATED WOOD RAIL POST MUST BE THROUGH BOLTED WITH (2) 3/8" DIA. GALVN. BOLTS W/NUT AND WASHER, AND BE SPACED A MAXIMUM OF 5'-0" O.C. PER ANSI.



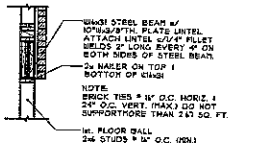
STAIR DETAIL
STAIR WIDTH 3'-0" (MIN.) SEE PLAN FOR WIDTH. STAIRS TO COMPLY WITH R311 OF THE 2012 NCRC
N.T.S.



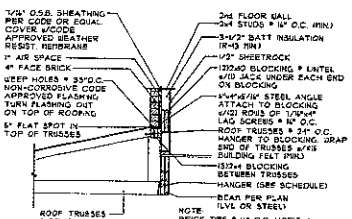
#5-3 BOLTED STEEL CONNECTION DETAIL
SCALE: 1" = 1'-0"



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

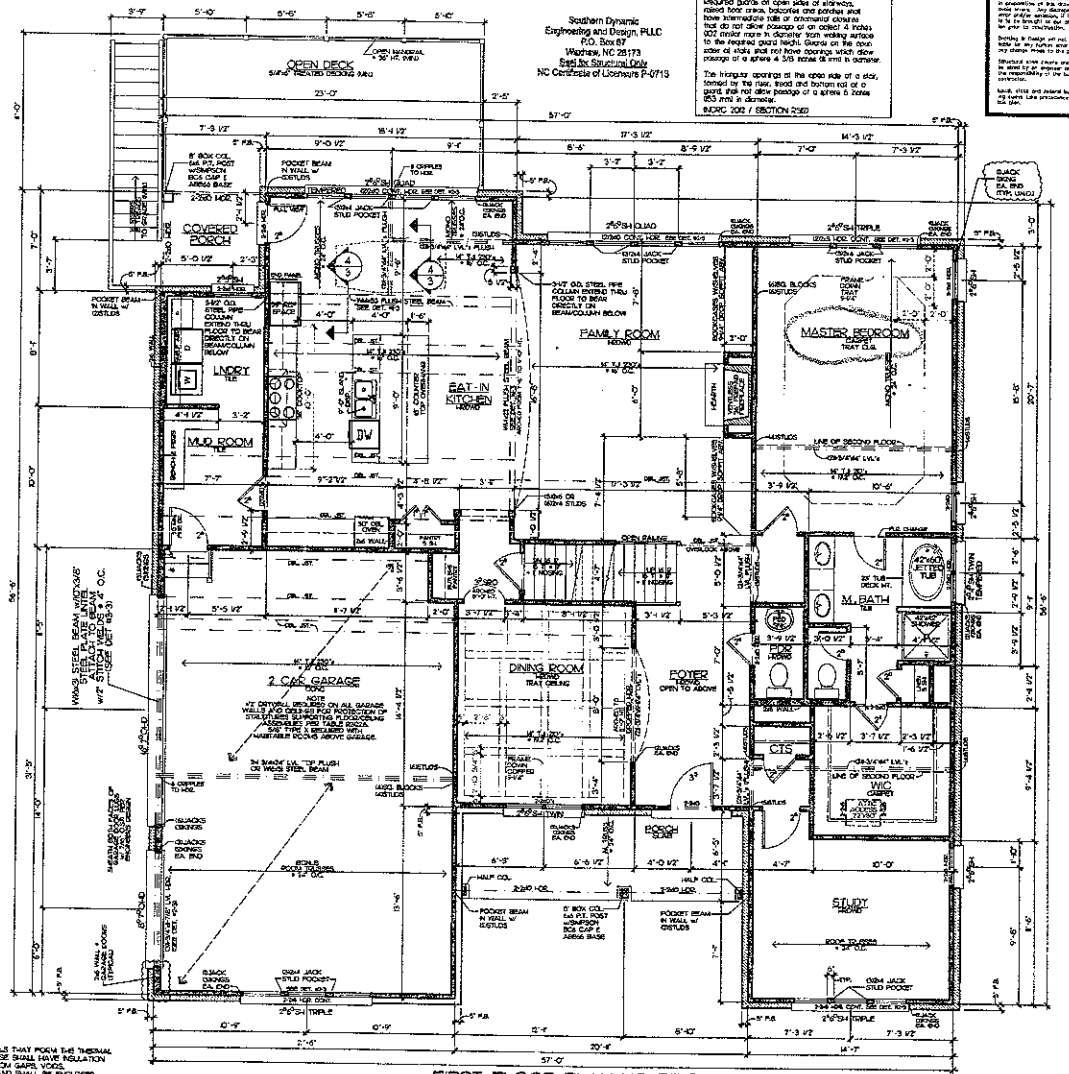


#3-3 SECTION @ W16x31 STEEL HDR. w/PLT. LINTEL
SCALE: 1/2" = 1'-0"



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

#4-3 SECTION @ WALL w/BRICK VENEER ABV.
SCALE: 1/2" = 1'-0"



FIRST FLOOR PLAN NO BRICK
1/4" = 1'-0"

1. THE LATERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOMPLISHED FOR UTILIZING AN ENGINEERED METHOD AS PERMITTED IN R602.10.4 OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE WITH EFFECTIVE 1, 2013 AMENDMENTS.

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 VISQ MATERIAL OR AN APPROVED AIR 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 R613 OR R612.4.

HANDRAIL NOTES
Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guardrails not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (762 mm) in height measured vertically from the nosing of the treads.
Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental balusters that do not allow passage of an object 4 inches (102 mm) or more in diameter from walking surface to the required guard height. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.
The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
INCRC 2012 / SECTION R312

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FRAME SQUARE FOOTAGES	
FIRST FLOOR =	2,129 sq ft
SECOND FLOOR =	1,497 sq ft
TOTAL HEATED =	3,625 sq ft
GARAGE=	563 sq ft
FRONT PORCH=	120 sq ft
REAR PORCH=	48 sq ft
ATTIC STORAGE=	426 sq ft

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

NOTE
Drafting & Design, Inc. assumes no responsibility for errors, omissions, during the construction process due to the interpretation of the drawings by the builder/contractor or any of the building trades. The builder/contractor shall verify ALL DIMENSIONS prior to the beginning of construction.
Drafting & Design, Inc. shall not be held responsible for any changes made to this plan without our written consent.
Structural steel beams are to be designed by an engineer and is the responsibility of the builder/contractor.
Brick, stone and exterior building name Lots are to be done per soil plan.

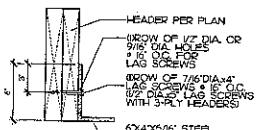
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Project: Shields' Family
Sheet Title: FIRST FLOOR PLAN

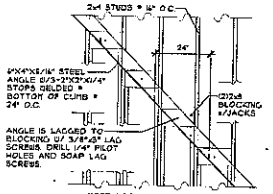
Drawn By: J. BODNAR
Date: 5-2-15
Rev: 5-30-15
Job:

SHIELDS1F
Sheet: 3



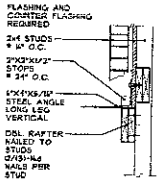
#1-4 TYP. BRICK LINTEL DETAIL

SCALE: 2" = 1'-0"



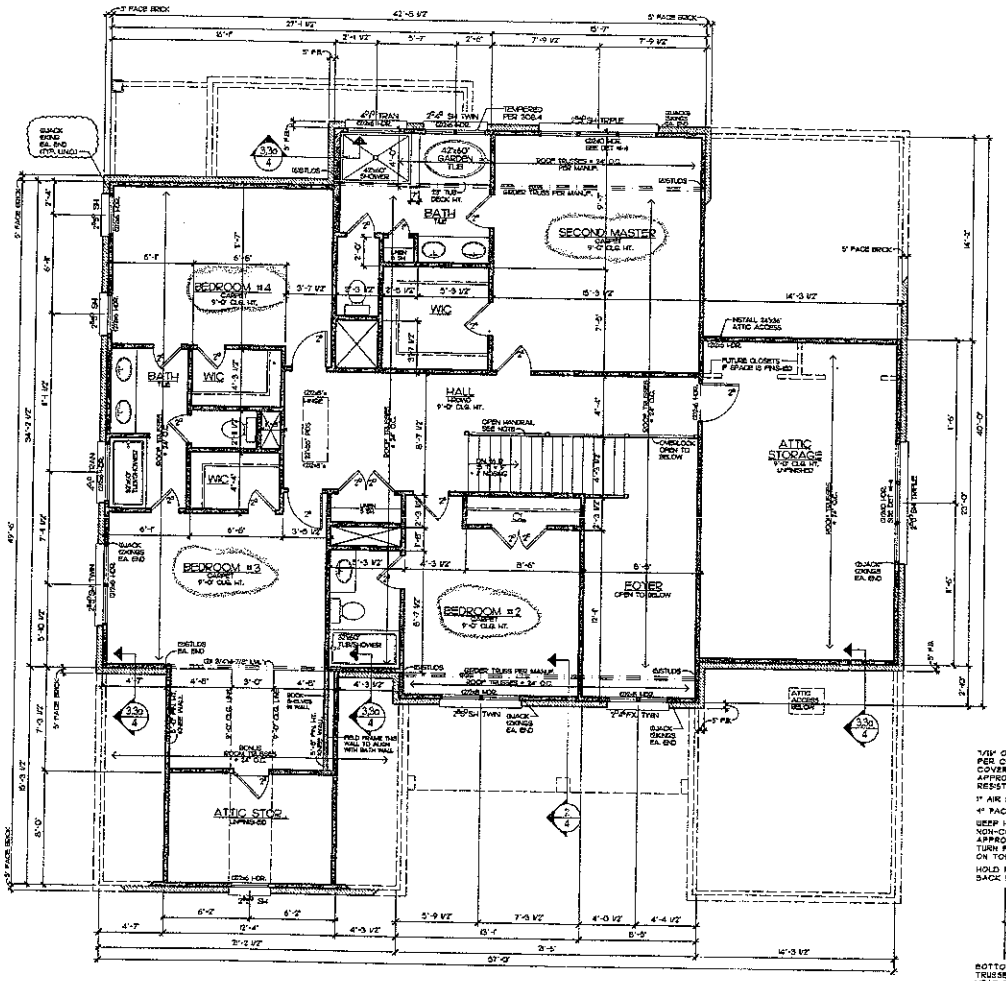
#3-4 TYP. BRICK CLIMB DETAIL ELEV.

SCALE: 1/2" = 1'-0"



#3a-4 TYP. BRICK CLIMB DETAIL SECTION

SCALE: 1/2" = 1'-0"



SECOND FLOOR PLAN

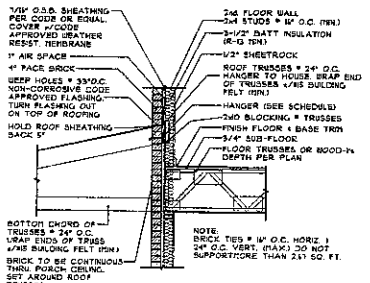
1/4" = 1'-0"

GENERAL NOTES:

1. ALL FRAMED WALLS THAT FORM THE THERMAL BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED FREE FROM GAPS, VOIDS OR COMPRESSION AND SHALL BE ENCLOSED ON ALL SIDES WITH A GOOD MATERIAL OR AN APPROVED AIR BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO KNEE, SLOPED WALL, 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 R312.

1. THE LATERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOUNTED FOR UTILIZING AN ENGINEERED DESIGN AS PERMITTED IN R602.10.4 OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE WITH SEPTEMBER 1, 2013 AMENDMENTS.



#2-4 TYP. COVERED PORCH W/BRICK VENEER

SCALE: 1/2" = 1'-0"

ALL WINDOWS TO BE LOW E GLASS.
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NOTE
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Everything shown on plan may not be applicable for any human error or for any change made to the plan.

Structural steel beams are to be sized by an engineer and is the responsibility of the builder/owner/client.

Load, shear and header sizes are taken from prescriptive code and span.

HANDRAIL NOTES

Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guardrails not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (762 mm) in height measured vertically from the nosing of the treads.

Required guards on open sides of stairways, raised floor areas, balconies and porches shall have intermediate rails or ornamental closures that do not allow passage of an object 4 inches (102 mm) or more in diameter from walking surface to the required guard height. Guards on the open sides of stairs shall not have openings which allow passage of a sphere 4 3/8 inches (111 mm) in diameter.

The triangular openings at the open side of a stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.

(NCRC 2012 / SECTION R312

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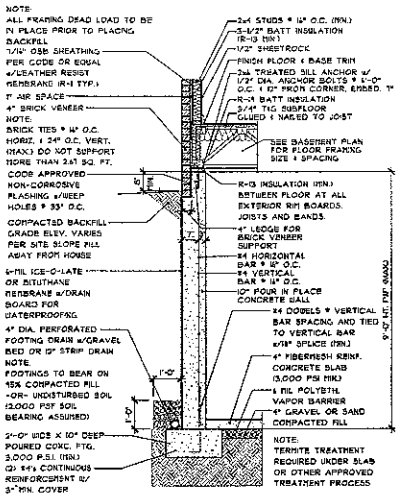
Project: Shields' Family

Sheet Title: SECOND FLOOR PLAN

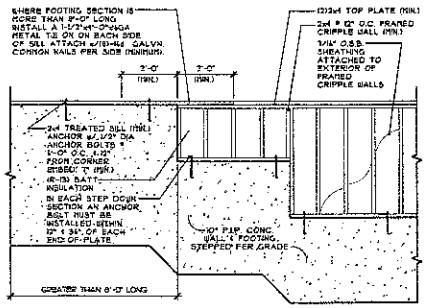
Drawn By: J. BOONAR
Date: 5-2-13
REV. 9-30-13
Site:

SHEET
Sheet 4

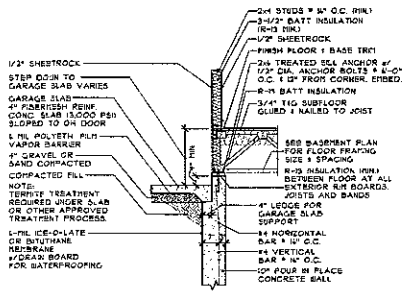
No Bedrooms in basement



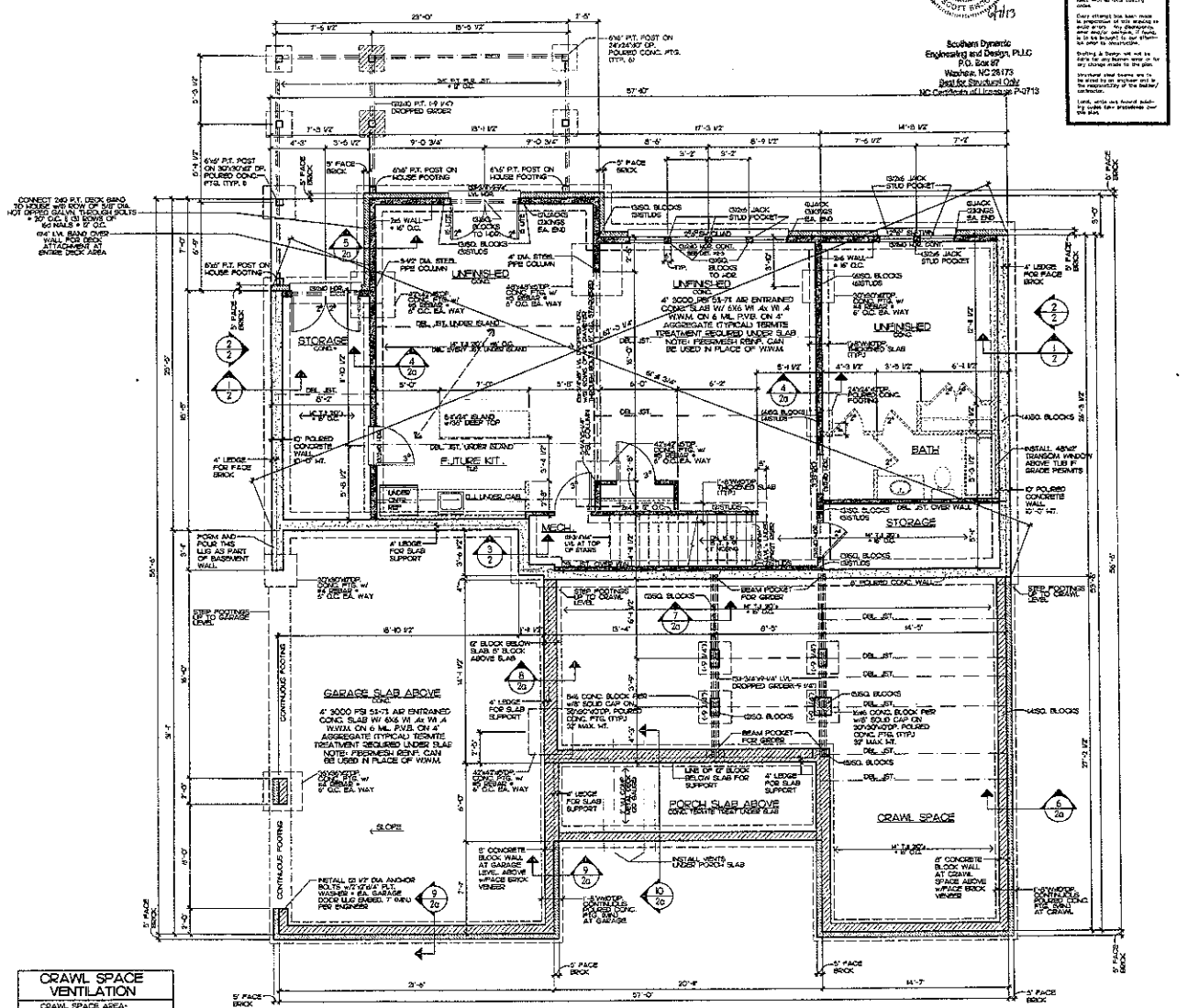
#1. TYPICAL 10" CONCRETE P.I.P. WALL w/BRICK VENEER
SCALE: 1/2" = 1'-0"



#2. TYPICAL STEPPED 10" CONCRETE P.I.P. WALL w/CRIPPLE WALL ABOVE
SCALE: 1/2" = 1'-0"



#3. TYPICAL GARAGE SLAB BEARING AT POURED WALL
SCALE: 1/2" = 1'-0"



BASEMENT PLAN
1/4" = 1'-0"

CRAWL SPACE VENTILATION	
CRAWL SPACE AREA= 725 SQFT.	
725 SQFT. / 150	=4.83 SQFT. (695.52 SQIN)
695.52 SQIN. - 10.23 = 685.29 SQIN NET OPENING	4 VENTS REQD.

8"x16" FOUNDATION VENT (TYPICAL) VENTS TO BE WITHIN 3'-0" OF CORNERS (MAX)
COVER ENTIRE CRAWL SPACE FLOOR WITH 6 MIL POLY VAPOR BARRIER

GENERAL NOTES:
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1. THE LATERAL BRACING REQUIREMENTS FOR THIS PLAN HAVE BEEN ACCOUNTED FOR UTILIZING AN ENGINEERED DESIGN AS PERMITTED IN R301.1.3.4 OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE WITH SEPTEMBER 1, 2013 AMENDMENTS.

22"H X 36" W (MIN.) CRAWL SPACE ACCESS DOOR TO BE LOCATED ON SITE

BASEMENT SQUARE FOOTAGES	
OUTSIDE =	1,653 sq. ft.
INSIDE =	1,357 sq. ft.

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

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Drawn By: J. BOOKER
Date: 5-2-13
REV: 5-30-13
Site:

SHIELDSBSM
Sheet: 2