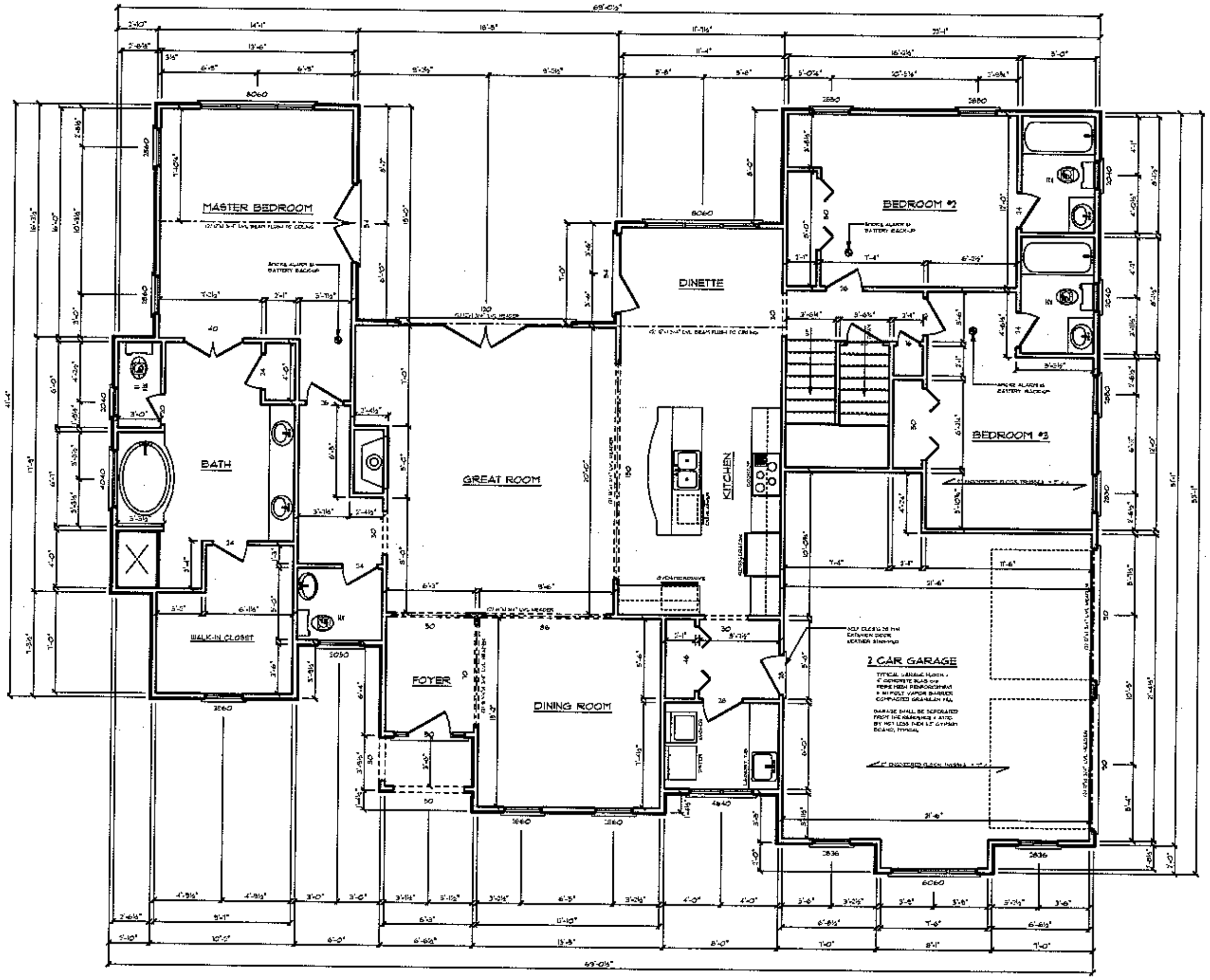
FRAMING CONSTRUCTION NOTES:



FIRST FLOOR PLAN

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

MOISTURE-
PROTECT EXTERIOR OF BELOW GRADE FOUNDATIONS WITH 2 COATS ASPHALT.
PERIMETER DRAINS TO BE 4" PERFORATED PVC AND PLACED BELOW ELEV. OF INTERIOR SLABS AND SLOPED TO STORM DRAINS OR OTHER APPROVED DISBURSMENT AREAS.
PROVIDE APPROPRIATE CLEANOUTS.
ROOF AND SITE RUNOFF TO BE DISBURSED VIA SEPARATE PVC SYSTEM SIZED TO PREVENT BACKUP.
PROVIDE FLASHINGS OVER ALL EXPOSED WINDOWS AND DOORS
USE ONLY 60 MIN BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE ASSUMING SIDING WILL LEAK.
PROVIDE BUILT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT POOLING OR BACKUP.

1. BECAUSE SITE CONDITIONS MAY VARY, M & M HOME DESIGN CANNOT WARRANT THE SUITABILITY OF THESE PLANS FOR USE ON YOUR SPECIFIC SITE. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A PROFESSIONAL CONTRACTOR.
2. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THE BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
3. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. M & M HOME DESIGN WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

HEADER BEARING REQUIREMENTS

2x8 THRU 2x10	1 JACK STUD
2x12	2 JACK STUDS
LVL 9" THRU 12"	2 JACK STUDS
LVL 14" THRU 16"	3 JACK STUDS
LVL 18" & GREATER	4 JACK STUDS

STUDS SHALL BE 2 X 4'S SPACED 16" O.C. DOUBLE AT OPENINGS, FRAMED SOLID AT CORNORS AND ANGLES FOR DRYWALL. AT OPENINGS, THE INNER STUD SHALL BE CUT OUT TO RECEIVE THE HEADER OVER THE OPENING AND SHALL EXTEND IN ONE PIECE FROM HEADER TO BEARING. EXTERIOR WALLS TO BE 2x4 STUDS

NOTE:
M & M HOME DESIGN SHALL NOT BE RESPONSIBLE FOR THE ENGINEERING OF THESE PLANS. IT IS THE HOME OWNER'S RESPONSIBILITY THAT THE FRAMING BE IN COMPLIANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE.

Acknowledgement Of Plans Submittal ONLY!

Date 2-26-09

Date 2-26-09

SHEET A-2

M&M HOME DESIGN

DRAWN BY: J. GENCHUR
DATE: JUNE 24, 2008
REVISIONS:

HOMEOWNER:
MR. & MRS. DON ANDERSON
3000 SIMMON TREE ROAD
CHARLOTTE, NC 28270
(704) 846-4459

CONSTRUCTION SITE:
NEW RESIDENCE
LOT # 194
DRUMMOND ROAD
MOORESVILLE, NC
IREDELL COUNTY, NC

CONTRACTOR:

ARCHITECTURAL NOTES

General Notes:

1. Comply with all State, County and Local Building Codes, Ordinances and Regulations Pertaining to Construction.
2. Connect Water, Gas and Sewage Lines to Existing Utilities in Accordance with Local City Building Codes.
3. Provide Attic Ventilation with ⅓ Louvered Vents in Gable End, Equal to 1 Sq. Ft. per 150 Sq. Ft. of Attic. (If Thermostatically Controlled Power Ventilation, or Approved Equal.
4. Fire-rate Termite Treatment over Grade Till.
5. Minimum Finished Floor Elevation will be at least 8" plus Elevation above Base Flood of 674. Minimum Finish Floor Elevation as Noted on Plan.
6. All Footings to Extend Below Depth Shown on the Local Code or Bearing Soils. Interior Bearing Footings 8" Thick, Natural Grade Unless Noted Otherwise.

Soil:

Allowable Soil Pressure = 2000 P.S.F. Minimum
Minimum Footing Depth as Per Local Code.

Concrete:

1. Foundations = 3000 P.S.I. + 7% Dogs, Type II Concrete 6-Bag.
2. Floor Slabs - 2500 P.S.I. + 2% Dogs (7" Concrete on 6 mil Polyethylene Vapor Barrier on 4" Sand Fill "Tee Bead = 1", Type II Concrete 5-Bag).
3. Minimum Compression Area = 400 Sq. In. Minimum in Slab.
4. Walks + Drives - 3000 P.S.I. + 7% Dogs, Type II Concrete 6-Bag with Air Entrainment.

Masonry:

1. Compared Brick Units - Grade N, PI = 200 P.S.I.
2. Grout = 3000 P.S.I.
3. Mortar = Type S = 1800 P.S.I.
4. Provide Control Joints = 8" O.C. Vertical, 5 Gauge Steel.
5. All Units with Re-Bar in the Grooved Solid.

Wood:

1. All Exterior and Interior Framing to Comply with Local Codes.
2. Horizontal Sheets / Rafter Members Sheets to be 24" O.C. / 24" Max. Floor to All Windows Not Over 6' Your Floor.
3. All Doors (with Load Dimension greater than 3') in Doors and Adjoining Windows less than 60" Inch Leading Doors) to be Tempered.

Plumbing:

1. Water Heater to be Electric 50 gal. Capacity.
2. Water Closets = 4 gal / Flush Maximum.
3. Shower Heads = 3.0 G.P.M. Maximum.
4. Sink Faucets = 3.0 G.P.M. Maximum.
5. Lavatory Faucets = 3.5 G.P.M. Maximum.
6. Dishwasher to have 4th Cycle Sanitizer.
7. Hot-Water Sheet Heater with Temperature Relief Valve.
8. All Water Supply Pipes Material and Installation per Local Codes.
9. All Sheet and Vent Pipe Material and Installation per Local Codes.
10. Provide Location to Piping for Attachment of a Sprinkler System.

Insulation:

Minimum Insulation to be Provided as Follows:
Ceilings = R30
Exterior Walls = R19
Knee Walls = R13

Address Markings:

A House Number to the Street in a Prominent Manner so it is Reasonably Visible to Allow Emergency Vehicles to Locate the Residence.

Electrical:

Provide Service per Local Codes and Local Utility.

Smoke Detection:

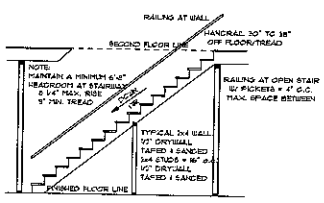
Per R313 of the 2006 NC Residential Code. See Plan for Locations.

Security Device Notes:

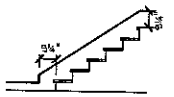
1. Swinging Doors:
   A. Wood Panel Type Doors to be 1¾" Thick.
   B. Wood Panel Type Doors to be 1¾" Thick with Panels Reinforced, Solid Core Doors or Doors Covered with Sheet Metal or Impact Resistant Material Not Less Than 24 Gauge.
   C. Panels Metal Doors of Metal or Hollow Core Construction with Surfaces Not Less Than 24 Gauge at Thickness. Metal Doors with Surfaces not Less than the Equivalent of 16 Gauge Sheet Metal (0.053" or Heavier).
2. Hinges:
   Pin-Type Hinges which are Accessible, Non-Removable Pins, or Shall Have Non-Removable Hinge Pins, or
   A. Hinges Shaped so Present Removal of Door, or
   B. Pins and Barrels Hinges that have 1/4" Steel Jamb Studs which Project to a Minimum of ½".
3. Deadlocks:
   A. Deadlocks to be Hardened or Contain Hardened Inserts.
   B. Bolt of Deadlocks shall be a Throw Throw of 1" Bolt or Heavier, at Least Less than 3/4".
   C. Strike Plates and other Deadlocking Log Hardware shall have a Minimum Throw of 3/4".
4. Cylinder Guards shall be Installed on All Cylinder Locks whenever the Cylinder Projects Beyond the Face of the Door or in Proximal Accessible to Defeating Tools.
5. Sliding Doors and Windows shall be Provided with a Locking Device and shall be Constructed and Installed or Equipped with a Device so as to Prevent the Raising and Removing of the Moving Panel from the Track while in the Closed Position.
6. Metal Pivots shall be Secured to the Jamb with a Minimum of Two Screws not less than 1/2" in Length.
7. Upward Sliding Doors and Sliding Doors other than Bypass shall be Secured with a Cylinder Lock, Pivoted Bolt or Hardened Steel Shackle, and Hardened Steel Hasp, Metal Slide Bar, or Non-Removable Device Made Secured by Electric Power Operation. Section R311 Locking Hands to Panels.

FRAMING AND LUMBER NOTES

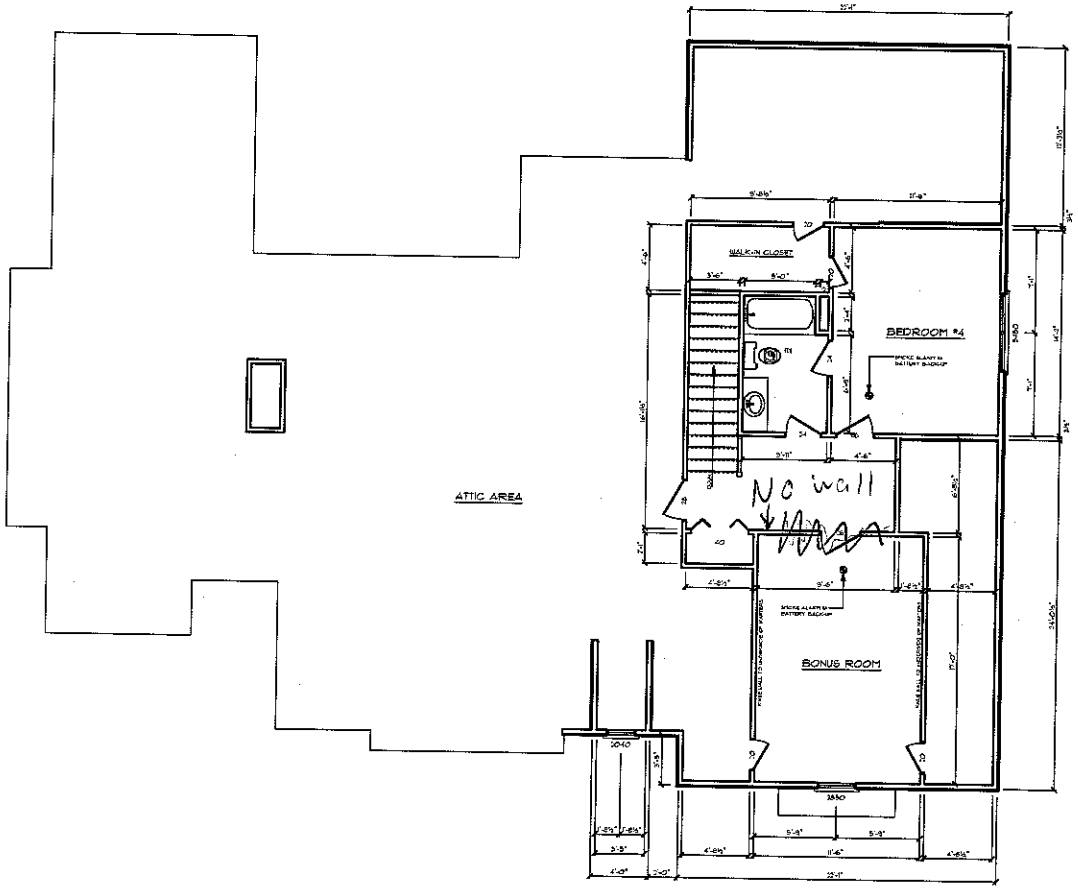
1. ALL LUMBER SHALL BEAR STAMP OF W.W.P.A. OR APPROVED TESTING AGENCY
2. ROOF JOISTS , FLOOR JOISTS , LEDGERS AND PLATES TO BE DOUGLAS FIR #2 OR BETTER
3. ALL STUDS TO BE DOUGLAS FIR STUD GRADE OR APPROVED EQUIVALENT
4. ROOF PLYWOOD SHEATHING TO BE 7/16" STANDARD OSB WITH EXTERIOR GLUE WITH STAMP OF APPROVED TESTING AGENCY OR AS NOTED ON TYPICAL WALL SHEET
5. FRAMING CONNECTORS TO BE SIMPSON OR EQUIVALENT
6. ALL BEARING STUD WALLS TO BE 2 x 4 AT 16" O.C. UNLESS NOTED OTHERWISE
7. ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES
8. ALL INTERIOR HEADERS TO BE (2) 2 x 10's UNLESS NOTED OTHERWISE
9. ALL EXTERIOR HEADERS TO BE (2) 2 x 10's UNLESS NOTED OTHERWISE
10. CUTTING , NOTCHING , AND DRILLING OF WOOD MEMBERS SHALL COMPLY WITH THE UNIFORM BUILDING CODE , AND LOCAL AND STATE BUILDING CODES
11. ALL CONVENTIONAL FRAMING SHALL COMPLY TO ALL LOCAL CODES
12. ROOF TRUSSES TO BE MANUFACTURED BY AN APPROVED FABRICATOR
13. ALL LUMBER SHALL BE #1400 KILN DRIED SOUTHERN PINE , DOUGLAS FIR , OR HEMLOCK
14. ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE H/7 FIR. BUTTS OR METAL INSULATED AS SHOWN ON DWGS.



TYPICAL STAIR SECTION



STAIR SKIRT DETAIL



SECOND FLOOR PLAN

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PROTECT EXTERIOR OF BELOW GRADE FOUNDATIONS WITH 2 COATS ASPHALT.
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ROOF AND SITE RUNOFF TO BE DISBURSED VIA SEPARATE PVC SYSTEM SIZED TO PREVENT BACKUP.
PROVIDE FLASHING OVER ALL EXPOSED WINDOWS AND DOORS USE ONLY 40 MIN BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE ASSURING SIDING WILL LEAK.
PROVIDE BUILT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT PONDING OR BACKUP.

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SHEET A-3

SOUTHERN LIVING HOUSE PLANS — M&M HOME DESIGN — 5660 ROLLING HILLS ROAD MOORESVILLE, NC 28117 (704) 799-9575 — www.mandmhomedesign.com

1994 - 2008 14 YEARS OF EXCELLENCE

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CONTRACTOR:

CONSTRUCTION SITE:
NEW RESIDENCE
LOT # 194
DRUMMOND ROAD
MOORESVILLE, NC
IREDELL COUNTY, NC

HOMEOWNER:
MR. & MRS. DON ANDERSON
3000 SIMMON TREE ROAD
CHARLOTTE, NC 28270
(704) 846-4459

DRAWN BY: J. GENCHUR

DATE: JUNE 24, 2008

REVISIONS: