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 Electric Lines to Existing Utilities in Accordance with Local City Building Codes.
3. Provide Attic Ventilation with A. Louvered Vents at Gable Ends Equal to 1 Sq. Ft. per 150 Sq. Ft. of Attic. - Or, Intermittently Concealed Power Ventilators, or Approved Equal.
4. Provide Termite Protection over Granular Fill.
5. Minimum Finished Floor Elevation will be at least 8" plus 1 percent Above Low Point of Lot. However FEMA Flood Elevation, or as noted on Site.
6. All Footings to Extend Below Grade Minimum as Per Local Code & Bearing Soils. Minimum Bearing Footings 6" Into Natural Grade Unless Noted Otherwise.

Soils:

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

Concrete:

1. Foundations - 3000 P.S.I. + 20 Days, Type II Concrete, 6-Bag.
2. Floor Slabs - 3500 P.S.I. + 28 Days (4" Concrete on 6 mil Polyethylene Vapor Barrier on 4" Sand Fill) Max. Slump = 4", Type II Concrete 6-Bag.
3. Provide Construction Joints @ 400 Sq. Ft. Traction in Slabs.
4. Slabs + Drives - 2500 P.S.I. + 28 Days, Type II Concrete, 6-Bag with Air Entrainment.

Masonry:

1. Concrete Block Units - Grade N, M1 + 1350 P.S.I.
2. Grout - 3000 P.S.I.
3. Mortar - Type S - 1800 P.S.I.
4. Provide Dowl-eschs + 16" O.C. Vertical, 9 Gauge Steel.
5. All Cells with Re-Bar to be Grouted Solid.

Glass:

1. All Exterior and Interior Glazing to Comply with Local Codes.
2. Horizontal Sliding Muntin Between Windows to be 1/4" + 24" + 36" max. Floor @ 18" Windows less than 18" from Floor.
3. All Glass from Lower Elevation greater than 3'2 in Doors and Adjoining Windows less than 40" from Locking Device to be Tempered.

Plumbing:

1. Water Heater to be Electric 50 gal. Capacity.
2. Water Closets - 1 gal / flush Minimum.
3. Shower Heads - 3 G.P.M. Minimum.
4. Sink Faucets - 3.5 G.P.M. Minimum.
5. Lavatory Faucets - 3.5 G.P.M. Maximum.
6. Dishwasher to have Air Gaps Installed.
7. Provide Water Heater with Temperature Relief Valve.
8. All Water Supply Pipes Material and Installation per Local Codes.
9. All Waste and Vent Pipe Material and Installation per Local Codes.
10. Provide Location in Piping for Attachment of a Softener System.

Insulation:

Fiberglass Insulation to be Provided as Follows:
Ceiling - R30
Exterior Walls - R13
Knee Walls - R30

Address Marking:

A House Number to be Displayed in a Prominent Manner so it is Reasonably Visible to Enable Emergency Vehicles to Locate the Residence.

Electrical:

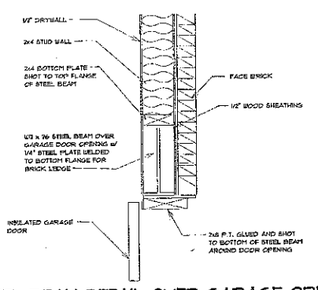
Electric Service per Local Codes and Local Utility.

Smoke Detectors:

Per Section 313 U.B.C. - See Electrical Plan for Locations.

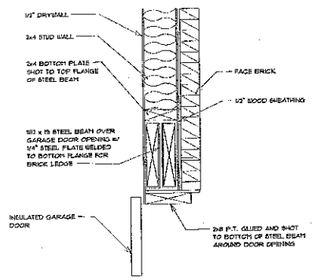
Security Device Notes:

1. Swinging Doors:
   A. Wood Flush Type Doors to be 1 3/4" Thick.
   B. Wood Panel Type Doors to be 1 3/4" Thick, with Panels Fabricated from Materials not less than 3/8" Thick, glued and Shaped Into Panels are not Less than 7/16" Thick.
   C. Panels Thru Doors of Solid or Hollow Core Construction with Surfaces not less than 24 Gauge in Thickness.
   D. Metal Doors with Surfaces not less than the Equivalent of 18 Gauge Sheet Metal (0.0478" in Thickness).
2. Hinges:
   Pin-type Hinges which are Accessible here Outside the Secured Area when Door is Closed Shall:
   A. Have Non-Removable Hinge Pins, or
   B. Hinges Shipped to Prevent Removal of Door, or
   C. Tool and Rotation Stingers shall have 1/4" Steel Jams Studs which Protect up a Thickness of 3/4".
3. Deadbolts:
   A. Deadbolts to be Hardened or Contain Hardened Inserts.
   B. Straight Deadbolts shall have a Minimum Throw of 1" and an Embankment of 3/4 Less than 1/2".
   C. A Hook Shaped and/or Expanding Leg Deadbolt shall have a Minimum Throw of 3/4".
4. Cylinder Guards shall be Installed on All Cylinder Locks wherever the Cylinder Projects Beyond the Face of the Door or is otherwise Accessible to Gripping 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 Prohibit the Raising and Removing of the Moving Panel from the Track while in the Closed Position.
6. Swing Doors shall be Secured to the Jamb with a Minimum of Two Screws not less than 1 1/2" in Length.
7. Upward Acting Doors and Sliding Doors other than Glass shall be Secured with a Cylinder Lock, Padlock with a Hardened Steel Shackle and Hardened Steel Hasp, Metal Slide Bar, or Equivalent Device Made Secured by Electric Power Operation, Positive Type Locking Device or Pulled.



STEEL BEAM DETAIL OVER GARAGE OPENING

Approved as Submitted ONLY
Date 3/5/07



LVL BEAM DETAIL OVER GARAGE OPENING

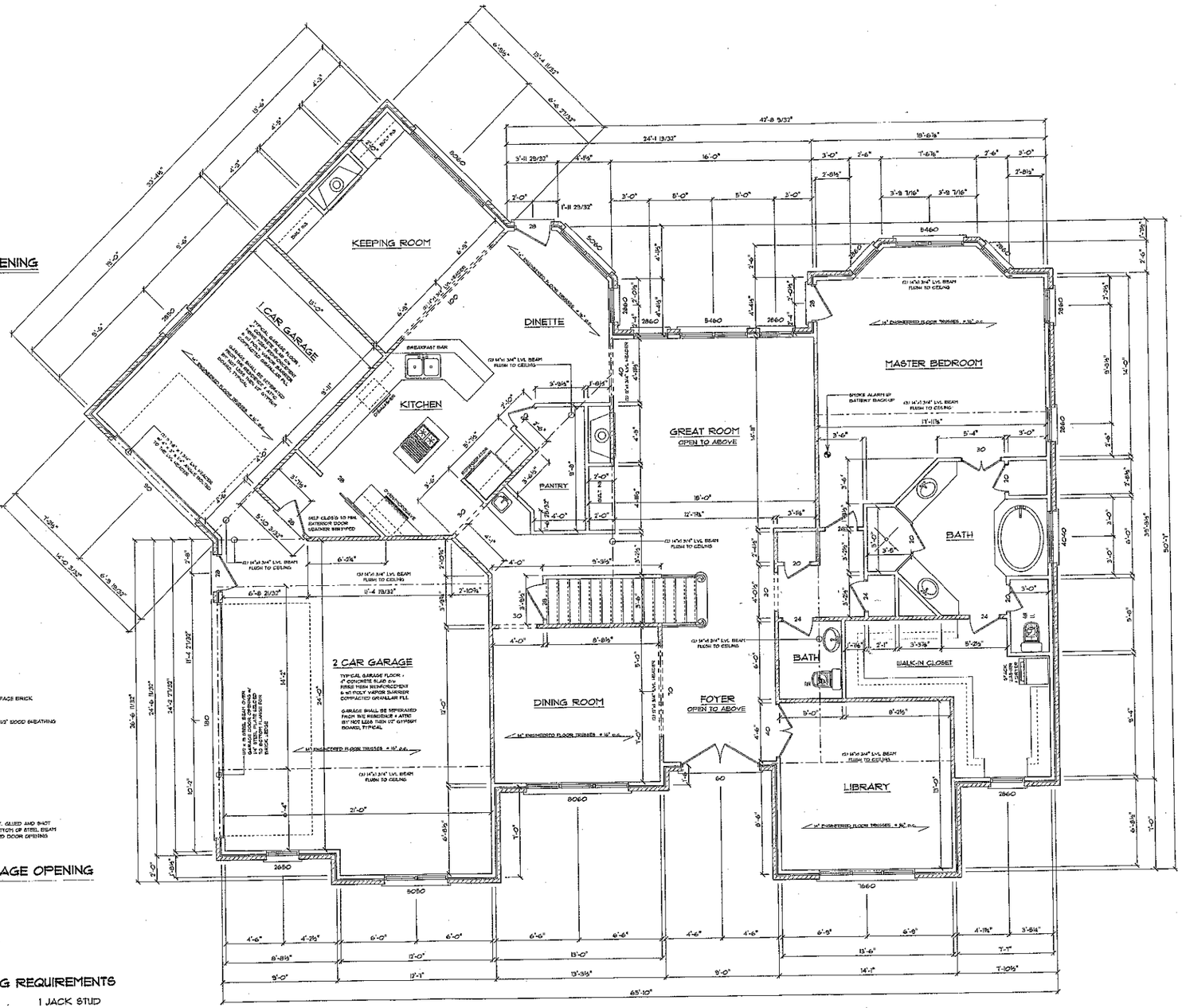
MOISTURE:
PROTECT EXTERIOR OF BELOW GRADE FOUNDATIONS WITH 2 COATS ASPHALT.
PERIMETER DRAINS TO BE 4" PERFORATED PVC AND PLACED BELOW ELEV. OF INTERIOR SLABS AND SLOPED TO STORM DRAINS OR OTHER APPROVED DISBURSEMENT AREAS.
PROVIDE APPROPRIATE CLEANOUTS.
ROOF AND SITE RUNOFF TO BE DISBURSED VIA SEPARATE 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 ASSURING 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 THIS 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



FIRST FLOOR PLAN

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

BEARING WALLS

NOTE:
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SHEET A-2

SOFTPLAN ARCHITECTURAL SOFTWARE

M&M DESIGN TEAM
M&M HOME DESIGN
MASTER BUILDERS ASSOCIATION OF KING & QUEEN COUNTIES
[MAIL] ROLLING HILL ROAD MOORESVILLE, NC 28117
[PHONE] 704-664-9275 [FAX] 704-664-9276

1994 - 2006
12 YEARS OF STOCK PLAN EXCELLENCE

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CONTRACTOR:

CONSTRUCTION SITE:
NEW RESIDENCE @
PINNICLE SHORES
LOT #82 PLANTATION ROAD
MOORESVILLE, NC 28117
IREDELL COUNTY

HOMEOWNER:
GLENN & SHERRIE MACDERMOD
136 TANAGER LANE
MOORESVILLE, NC 28117
704-664-9275

DRAWN BY: J. GENCHER
DATE: DEC. 26, 2006
REVISIONS:

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 F#1400 KILN DRIED SOUTHERN PINE , DOUGLAS FIR , OR HEMLOCK
14. ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE 1-1/2 PR. BUTTS OR METAL INSULATED AS SHOWN ON DWGS.

Plans Submitted on 3/5/07

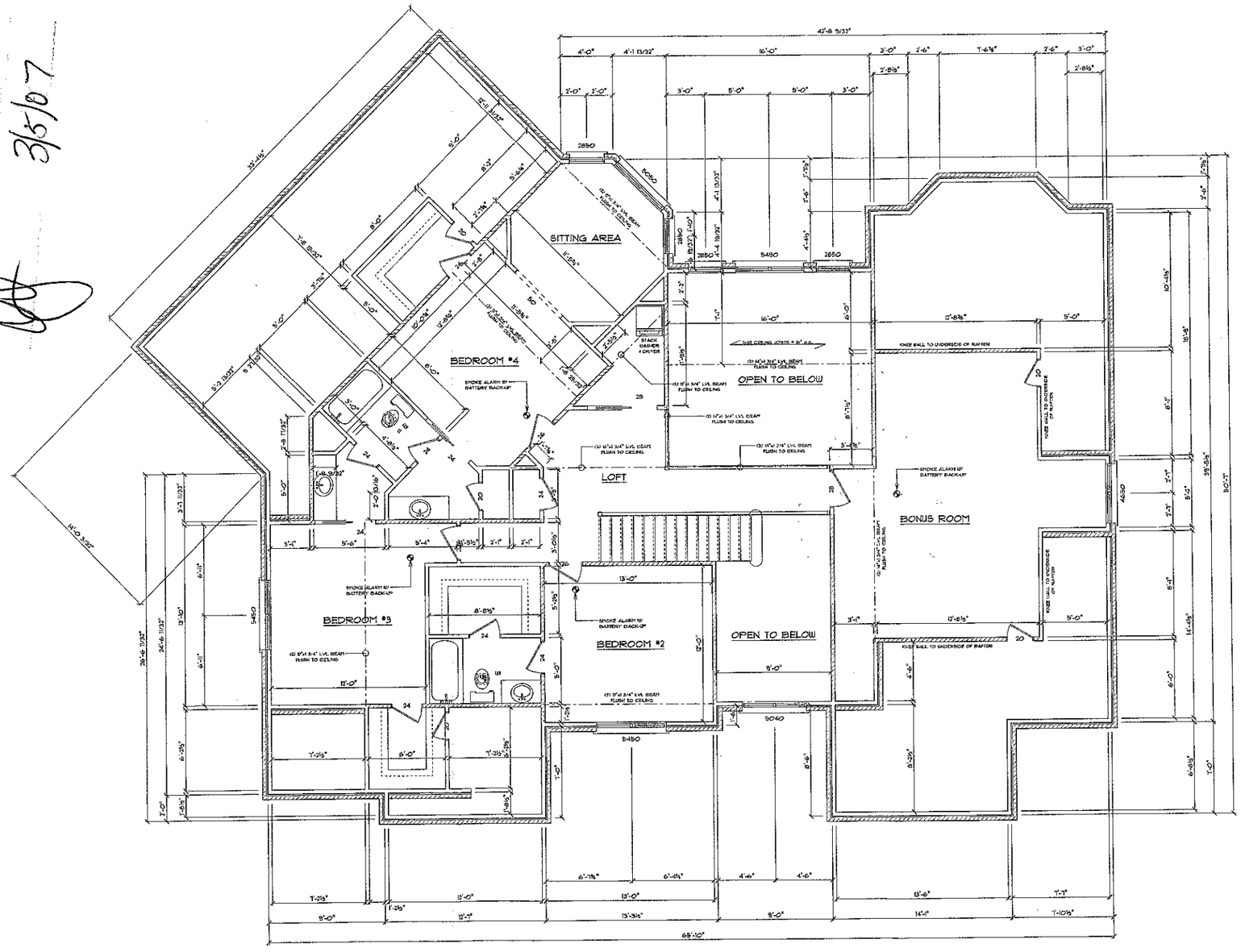
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BEARING WALL

SECOND FLOOR PLAN

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

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SHEET A-3

SOFTPLAN

OUR DESIGN TEAM
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12 YEARS OF EXCELLENCE 1994 - 2006
MEMBER OF BUILDERS ASSOCIATION

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704-664-9275

DRAWN BY: J. GENCHUR
DATE: DEC. 26, 2006
REVISIONS:

FOUNDATION NOTES:

1) ALL FOOTERS ARE A MINIMUM OF 24" WIDE. FOOTERS SUPPORTING BRICK VENEER LOADS ARE A MINIMUM OF 29" WIDE.
2) ALL FOOTERS ARE A MINIMUM OF 12" DEEP (THICK)
3) THE FOUNDATION IS DESIGNED BASED ON A MINIMUM SOIL BEARING CAPACITY SHOWN IN THE LOAD TABLE. THIS CAPACITY IS BASED ON BOARINGS TAKEN IN THE VICINITY OF THE PROJECT. SOIL CONDITIONS CAN VARY WIDELY IN A SMALL GEOGRAPHIC AREA AND IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO VALIDATE THE DESIGN VALUES SHOWN BY CONSULTING WITH A GEOTECHNICAL ENGINEER. IF THE SOIL BEARING VALUES ARE LESS THAN THOSE SHOWN, NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY.

DESIGN CRITERIA FOR THIS PROJECT:

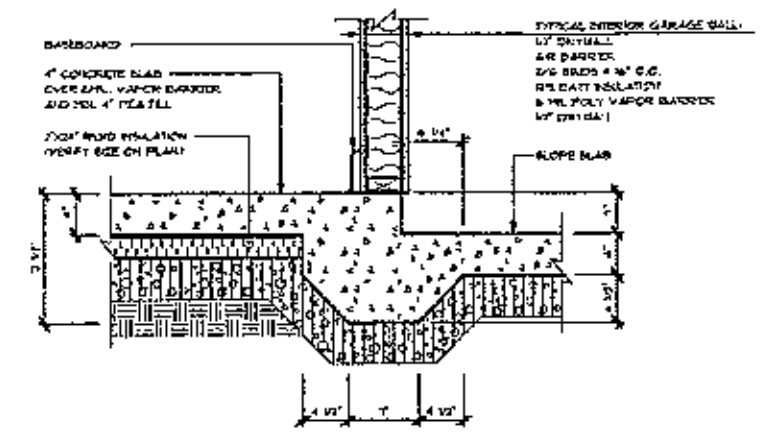
CONCRETE NOTES:	MIN. SOIL BEARING CAPS. 2,000 PSI

1. ALL FOUNDATION WALL AND FOOTING CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500psi AT 28 DAYS

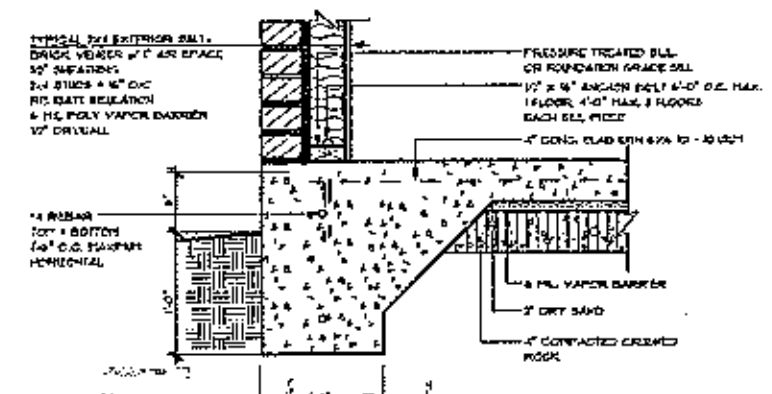
2. ALL CONCRETE SLABS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000psi AT 28 DAYS

3. BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNTIL:
   a. CONCRETE OR MASONRY GROUT HAS REACHED ITS 28 DAY STRENGTH
   b. STRUCTURAL FLOOR FRAMING (INCLUDING SUB-FLOOR) REQUIRED TO STABLIZE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED.

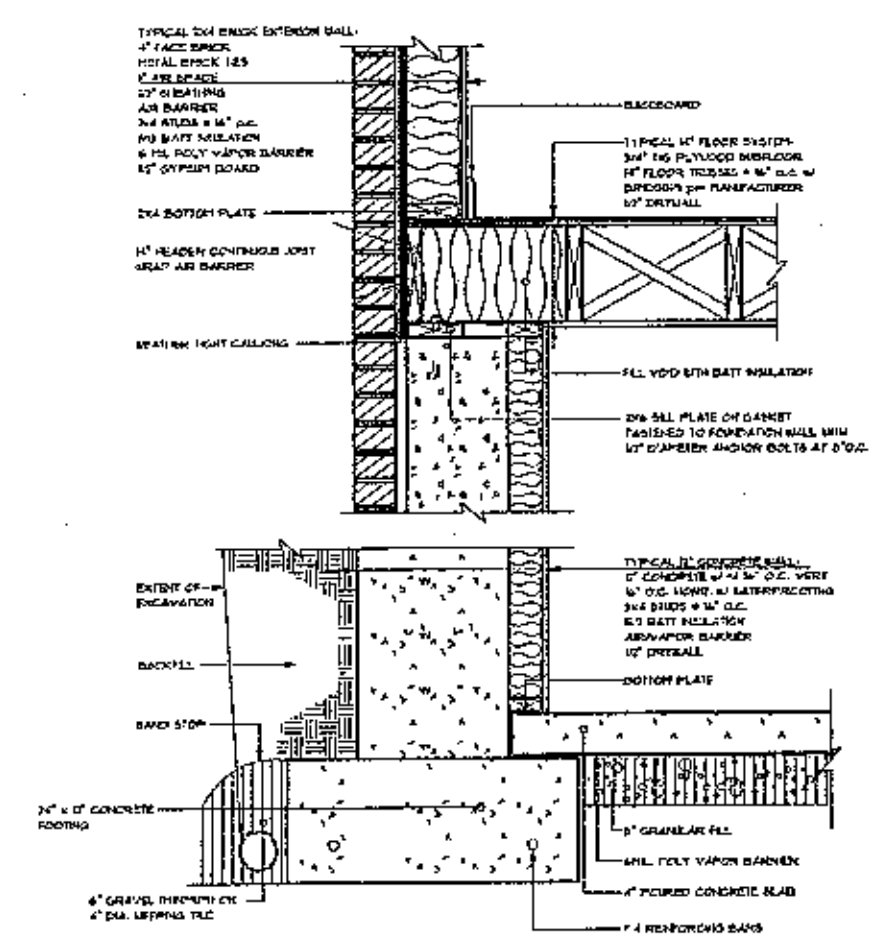
4. APPLY STANDARD DRY WALL PRODUCTS, INC. "THOROSEAL FOUNDATION COATING" OR EQUAL FOUNDATION COATING ON EXTERIOR FACES OF WALLS BELOW GRADE.



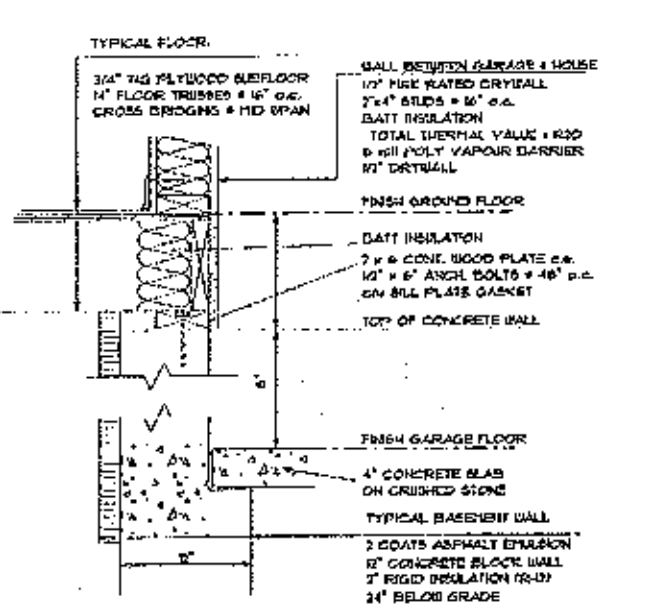
THICKENED SLAB TO GARAGE TRANSITION



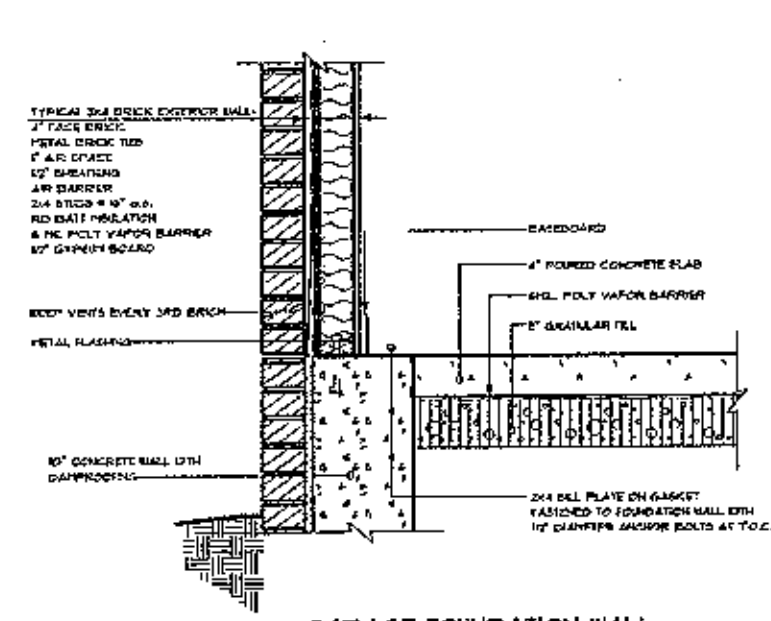
REAR BASEMENT WALL DETAIL



CONCRETE FOUNDATION WALL FINSIHED



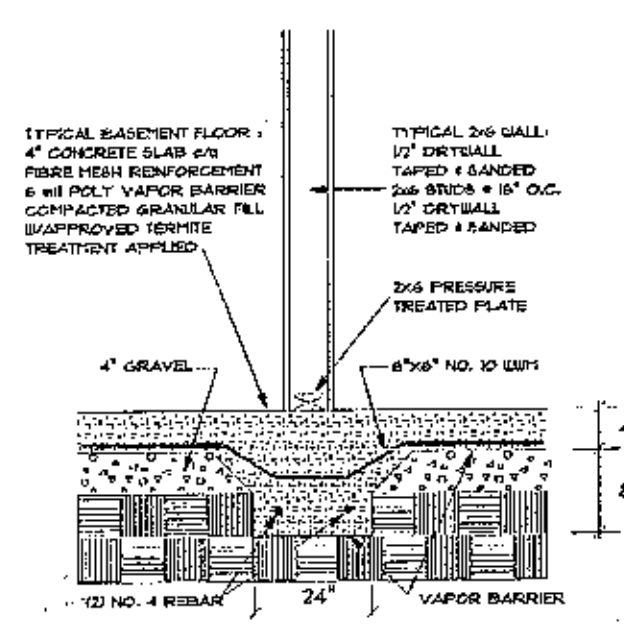
TYPICAL PERIMETER DETAIL BETWEEN GARAGE AND HOUSE



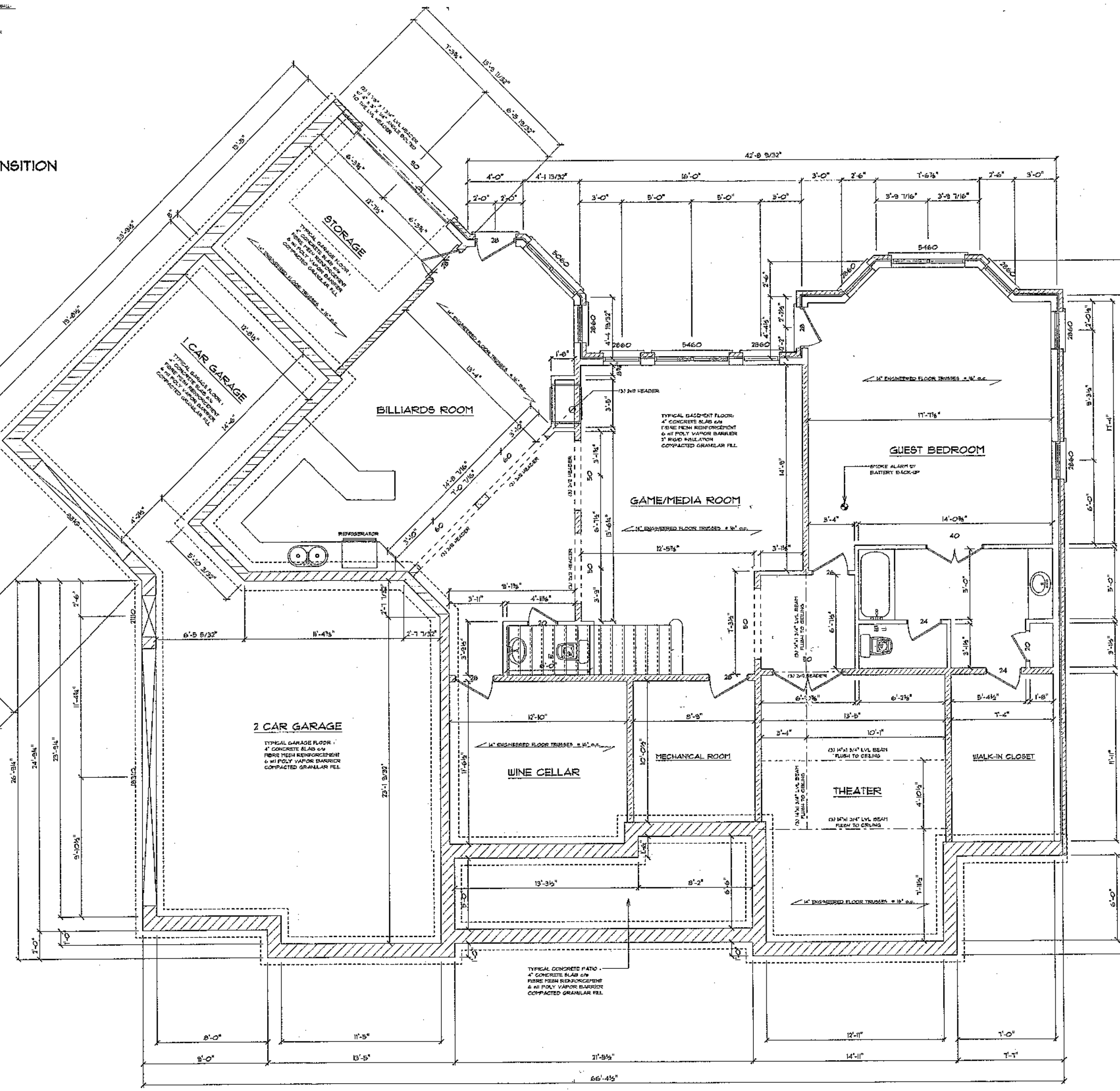
GARAGE FOUNDATION WALL

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THICKENED SLAB DETAIL



BASEMENT PLAN

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

2x6 BEARING WALL

NOTE:
R-323.1 SUBTERRANEAN TERMITE CONTROL. METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT OR OTHER METHODS APPROVED BY THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE.

THE SOIL BENEATH A SLAB ON GRADE SHALL BE CHEMICALLY TREATED BEFORE THE CONCRETE IS PLACED. VARIFICATION OF TREATMENT SHALL BE ATTACHED TO THE PERMIT SHOWING THE NAME OF APPLICATOR, CHEMICAL NAME, AND AREAS TREATED.

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SHEET A-4

M&M DESIGN TEAM
M&M HOME DESIGN
DESIGNER OF DREAM HOMES
184A-1 ROLLING HILL ROAD MOORESVILLE, NC 28117

12 YEARS OF EXCELLENCE 1994 - 2006
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