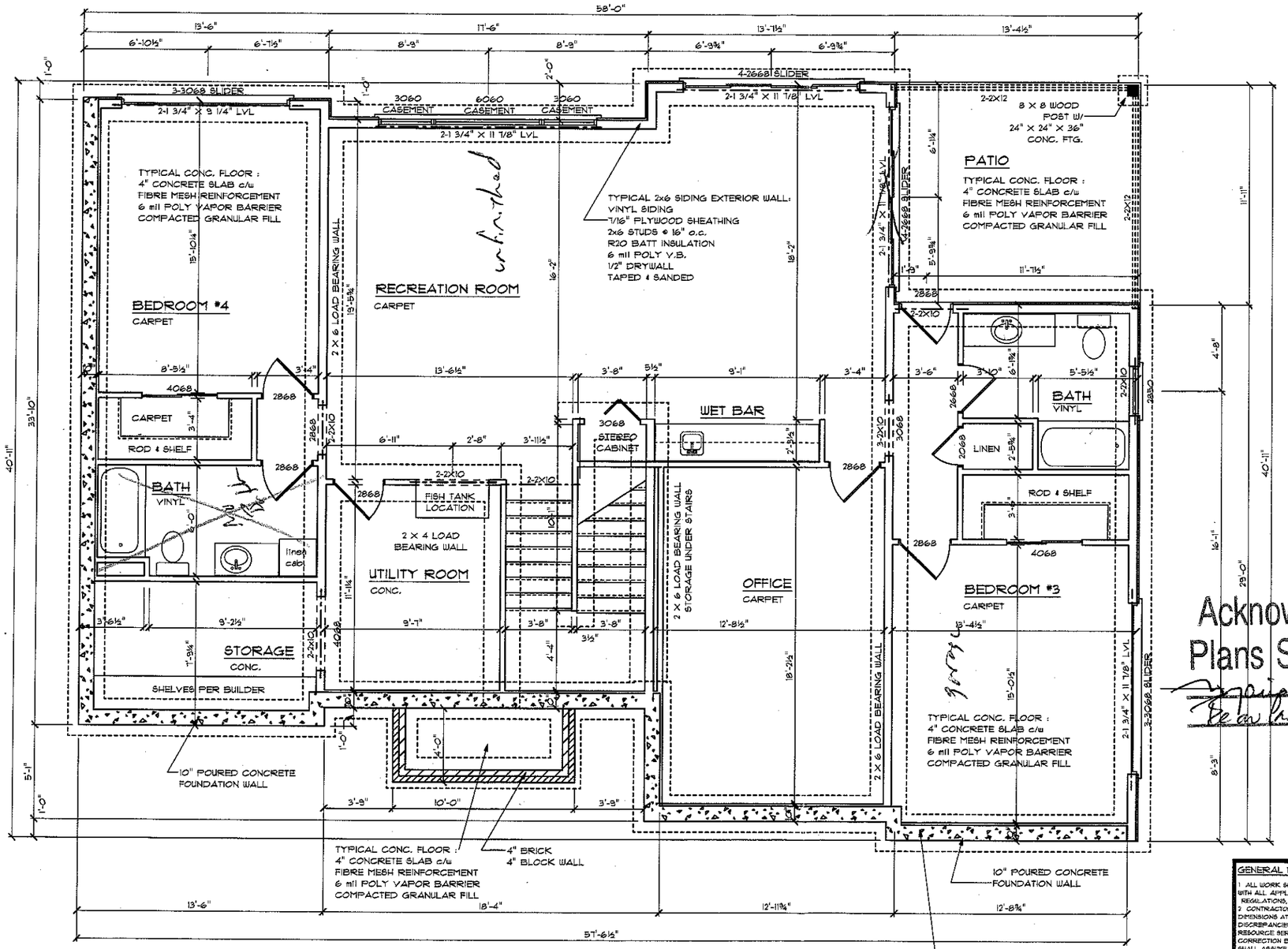
PURCHASER OF THESE PLANS IS GIVEN A LIMITED LICENSE TO REPRODUCE THESE PLANS FOR CONSTRUCTION PURPOSES ONLY, ANY FURTHER REPRODUCTION IS PROHIBITED

SIPE CUSTOM HOME DESIGN IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM LOCATED IN STANLEY, NC BECAUSE SITE CONDITIONS MAY VARY, SIPE CUSTOM HOME DESIGNS 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 CONSTRUCTION PROFFESIONAL.



BASEMENT PLAN

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

TYPICAL 10" BASEMENT WALL:
1/2" DRYWALL
6 mil POLY VAPOR BARRIER
2" x 4" STUDS @ 24" o.c.
BATT INSULATION
10" CONCRETE FOUNDATION WALL
ASPHALT DAMPPROOFING

Acknowledgement Of Plans Submittal ONLY!
Date 6/7/05
Date 6-13-05

GENERAL NOTES

1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND FHA/VA MPS.
2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED TO CONSTRUCTION RESOURCE SERVICES INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS
6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION
7 ALL WOOD FRAMING MEMBERS SHALL BE # 2 SPF UNLESS OTHERWISE NOTED.
8 DESIGN PROPERTIES FOR LVL MEMBERS ARE AS FOLLOWS
A. Fb, EXTREME FIBER BENDING 2600 PSI
B. Fv, HORIZONTAL SHEAR 285 PSI
C. Fc, COMP. PERPENDICULAR TO GRAIN 750 PSI.
D. Fc, COMP. PARRALEL TO GRAIN 2310 PSI.
E. E, MODULUS OF ELASTICITY 1,900,000 PSI.

TRACY T. SIPE
SIPE CUSTOM HOME DESIGN
6850 LOWESVILLE LN.
STANLEY, NC 28614
CUSTOM HOME DESIGN * STOCK PLANS * DRAFTING SERVICE
PHONE (704) 201-6410
NEXTEL 150 * 21 * 11539

NEW CONSTRUCTION FOR:
MR. & MRS. BRIAN ALBERS
PERSONAL RESIDENCE

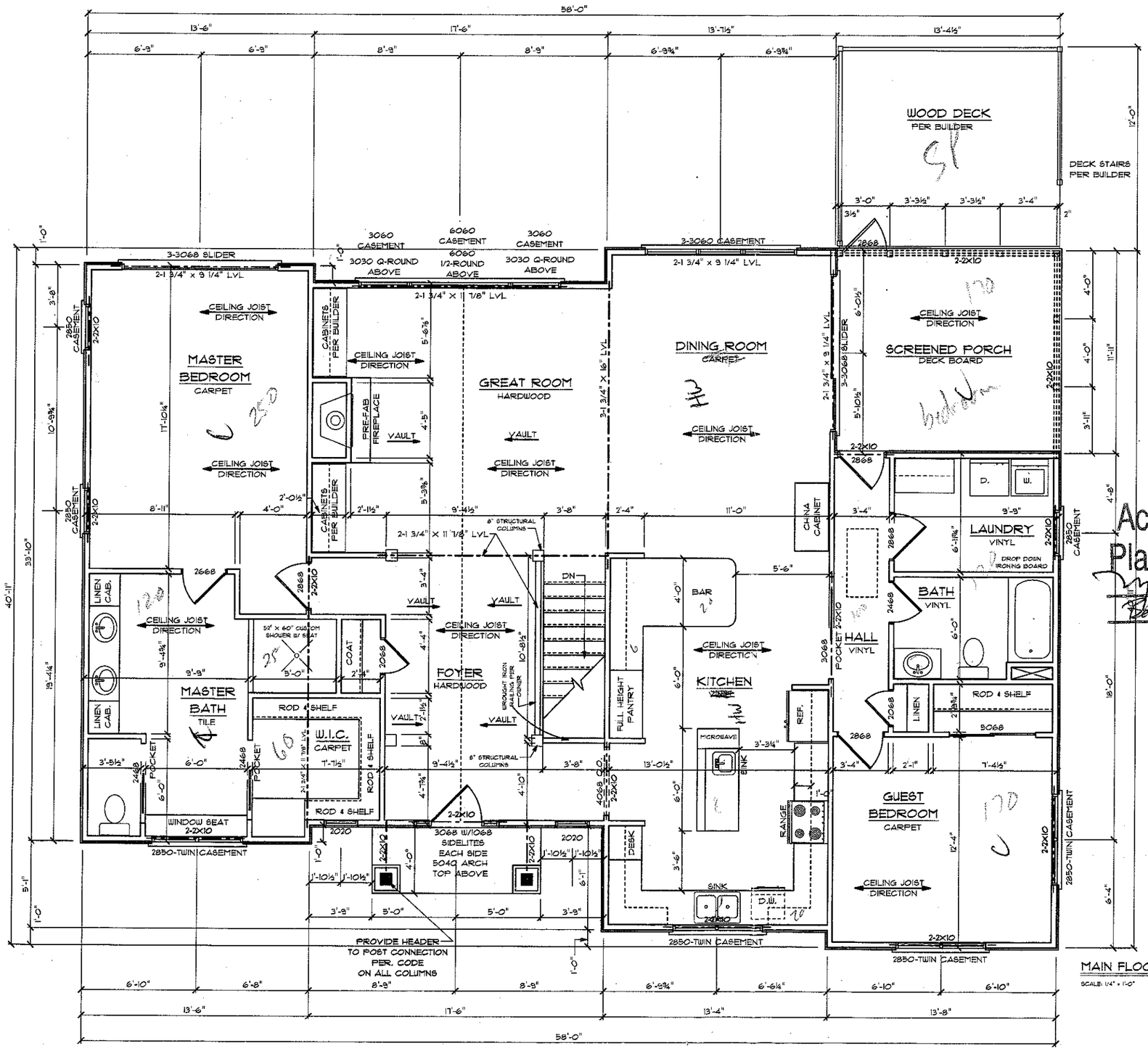
drawn by: SIPE
project no.: 04090
date: 1-6-05
revised: 2-27-05
sheet no.: A-2
of 7

PURCHASER OF THESE PLANS IS GIVEN A LIMITED LICENSE TO REPRODUCE THESE PLANS FOR CONSTRUCTION PURPOSES ONLY, ANY FURTHER REPRODUCTION IS PROHIBITED

SIPE CUSTOM HOME DESIGN IS A PROFESSIONAL RESIDENTIAL DESIGN FIRM LOCATED IN STANLEY, NC BECAUSE SITE CONDITIONS MAY VARY, SIPE CUSTOM HOME DESIGNS 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 CONSTRUCTION PROFFESIONAL

GENERAL NOTES

1 ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES, REGULATIONS, AND PHAVA TIPS.
2 CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION ANY DISCREPANCIES SHALL BE REPORTED TO CONSTRUCTION RESOURCE SERVICES INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3 ALL DIMENSION SHOULD BE READ OR CALCULATED AND NEVER SCALED.
4 ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5 CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6 ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY LOCAL STATE CERTIFIED STRUCTURAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY AND SAFE CONSTRUCTION
7 ALL WOOD FRAMING MEMBERS SHALL BE # 2 SYPF UNLESS OTHERWISE NOTED.
8 DESIGN PROPERTIES FOR LVL MEMBERS ARE AS FOLLOWS
A. Fb, EXTREME FIBER BENDING 2600 PSI
B. Fv, HORIZONTAL SHEAR 285 PSI
C. Fc, COMP. PERPENDICULAR TO GRAIN 750 PSI.
D. Fc, COMP. PARRALEL TO GRAIN 2310 PSI.
E. E, MODULUS OF ELASTICITY 1,900,000 PSI.



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

Acknowledgement Of Plans Submittal ONLY!
Date 5/17/05
Date 6-17-05

TRACY T. SIPE
SIPE CUSTOM HOME DESIGN
6850 LOWESVILLE LN.
STANLEY, NC 28614
CUSTOM HOME DESIGN * STOCK PLANS * DRAFTING SERVICE
PHONE (704) 201-6410
NEXTEL 150 * 21 * 11539

NEW CONSTRUCTION FOR:
MR. & MRS. BRIAN ALBERS
PERSONAL RESIDENCE

drawn by: SIPE
project no.: 04090
date: 1-6-05
revised: 2-27-05
sheet no.: A-4
of 7