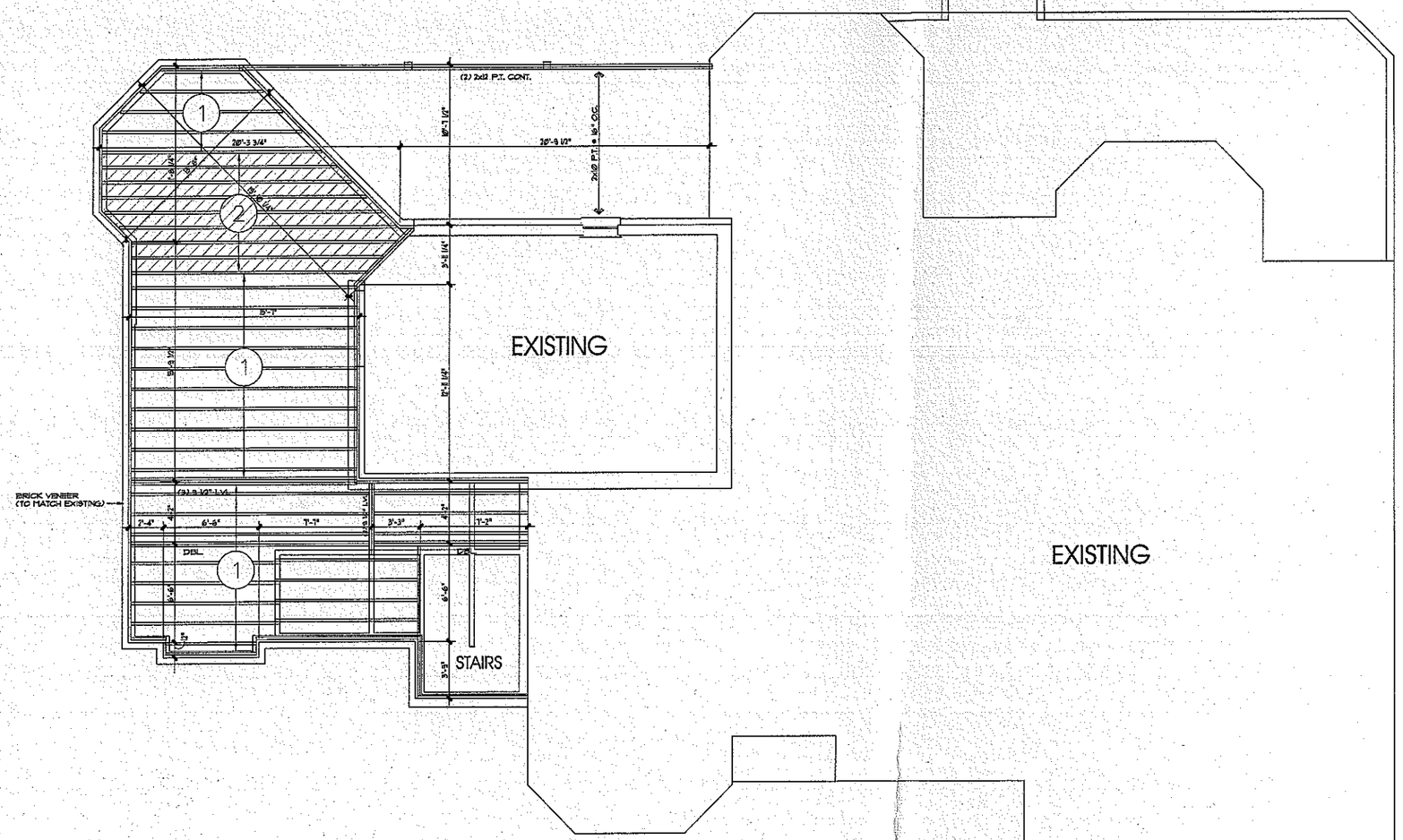
Acknowledgement Of Plans Submittal ONLY!

Maria Dotson Date 3/5/15

Date 3/12/15



NOTES

- ALL SUBFLOOR TO BE 3/4" TONGUE AND GROOVE PLYWOOD, GLUED AND SCREWED OR GLUED AND NAILED, TO THE FLOOR JOISTS
- ALL JOISTS SHALL BE SPACED ACCORDING TO THE JOIST DESIGNATION (SEE BELOW)
- ALL BEAMS AND BEAM CONDITIONS ARE SHOWN IN SEPARATE DETAILS AS REQUIRED.
- ALL 3 ↑ 4 PLY LVL OR SAWN LUMBER BEAMS THAT REQUIRE BOLTING, SHALL BE BOLTED W/ 2 ROWS OF 1/2"ø BOLTS @ 12" O.C.-2" FROM TOP AND BOTTOM OR PER MANUFACTURER
- ALL CANTILEVERED JOISTS TO HAVE WEB STIFFENERS @ EACH CANTILEVERED END
- ■ • INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS U.N.O. INSTALL SQUASH BLOCKS WITHIN FLOOR SYSTEM EQUAL TO STUDS ABOVE.
- DOUBLE ALL JOISTS UNDER PARALLEL PARTITIONS

JOIST DESIGNATION

1. 9 1/2" FRI 40's @ 16" O.C.
2. 9 1/2" FRI 40's @ 12" O.C.

NOTE TO BUILDER/OR LUMBER SUPPLIER

DO NOT ALTER THE FRAMING PLANS WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD. ANY CHANGES MADE WITHOUT REVIEW AND APPROVAL BY THE ENGINEER OF RECORD SHALL ABSOLVE HIM OF ALL RESPONSIBILITY FOR ALL ASPECTS OF THE ENGINEERED DESIGN.

HANGER SCHEDULE

MEMBER	HANGER (U.N.O.)
2-2x6	LUS26-2
2-2x10	HUS210-2 (MAX)
2-2x12	HUS212-2 (MAX)
2-1 3/4 x 9 1/4 LVL	HUS9 (MAX)
2-1 3/4 x 11 7/8 LVL	HUS11 (MAX)
2-1 3/4 x 14 LVL	HUS14 (MAX)
ALL TRIPLE LVL	HHUS5.5/18

Simpson Strong-Tie Co. Inc. (or brand-name equivalent)

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PINNACLE
Building 4 The Highest Level

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PLAN INFO

A Home Renovation w/ Master Bedroom Addition For

The Hamilton's

486 Normanby Rd., Mooresville, NC 28117

PLAN NO.

REVISIONS

SEAL

NORTH CAROLINA REGISTERED PROFESSIONAL ENGINEER GARY A. BARNES 2/3/15

G.B. Engineering, PLLC.
133 Middleton Place
Mooresville, NC 28117
704-677-5339
NC. BUS. LIC. #7-1298

DRAWN BY	CHECKED BY
D.R.	

DATE

01.26.15

DRAWING TITLE:

NEW MAIN LEVEL FRAMING PLAN

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

SHEET NO:

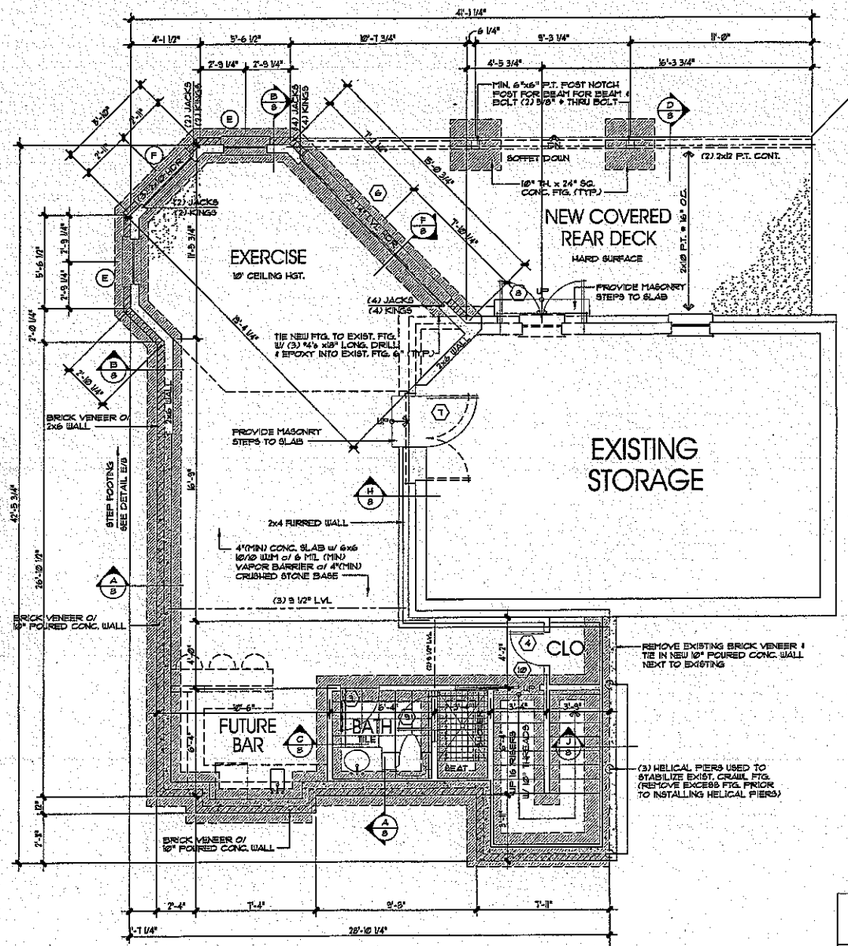
2

OF 13 SHEETS

Acknowledgement Of Plans Submittal ONLY!

Maria Dotson Date 3/5/15

Date 3/12/15



EXISTING

NOTES:

- TYPICAL BASEMENT SLAB TO BE 4" THICK CONCRETE W/ 6x6, 10/10 WELDED WIRE MESH OR FIBER MESH OVER VAPOR BARRIER OVER 4" COMPACTED GRAVEL BASE
- SEE FRAMING NOTE 16 ON COVER SHEET FOR TYPICAL HEADER INFORMATION UNLESS NOTED OTHERWISE
- FOUNDATION WALL TO BE 16" THICK POURED CONCRETE- SEE DETAIL SHEETS FOR DETAILS ON REINFORCEMENT, ETC.
- TYPICAL EXTERIOR FOOTING TO BE 24"x12" THICK WITH 2-#4 BARS CONTINUOUS @ BASEMENT CONDITIONS & 24"x16" THICK WITH 2-#4 BARS CONTINUOUS @ GARAGE CONDITIONS
- SLAB INSULATION TO BE R-5 MINIMUM 24" AT PERIMETER OF FOUNDATION WALL
- TERMITE CONTROL SHALL BE BY CHEMICAL SOIL TREATMENT OR OTHER METHODS APPROVED BY THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE
- ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C. INTERIOR WALLS TO BE 2x4 @ 12" O.C. UNLESS BEARING. BEARING WALL TO BE 2x6 @ 16" O.C.
- ALL ANGLED WALLS ARE 45° U.N.O.
- • INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS UNLESS NOTED OTHERWISE
- PROVIDE DRAIN AT ANY MECHANICAL LOCATION SLOPE CONCRETE TOWARDS DRAIN
- PROVIDE FOUNDATION DRAIN ON HILL SIDE OF WALL & DRAIN TO DAYLIGHT
- STUB IN PLUMBING FOR ALL FUTURE AREAS
- ALL DOORS ARE 6" FROM WALL UNLESS DIMENSIONED OTHERWISE
- PROVIDE BEAM POCKET IN POURED WALL IF REQUIRED FOR BEARING OF DROPPED BEAM.

DOOR SCHEDULE

	SIZE	DESCRIPTION - (MATCH EXISTING)
1	2-2⁰ x 6⁸	SOLID PANEL
2	3⁰ x 6⁸	POCKET
3	2⁴ x 6⁸	SOLID PANEL
4	2⁰ x 6⁸	SOLID PANEL
5	4-3⁰ x 6⁸	FRENCH SLIDER
6	4-3⁰ x 8⁰	FRENCH SLIDER
7	3⁰ x 6⁸	FIRE RATED
8	2-2⁸ x 6⁸	EXTERIOR
9	2⁰	TEMPERED SHOWER
10	2⁸ x 6⁸	POCKET
11	3⁰ x 6⁸	CASED OPENING

WINDOW SCHEDULE

	SIZE	DESCRIPTION - (MATCH EXISTING)
A	2⁴ x 5⁰	DOUBLE HUNG
B	2⁴ x 1⁰	CASEMENT
C	2⁸ x 5⁰	DOUBLE HUNG
D	4⁰ x 5⁰	DOUBLE HUNG
E	2⁸ x 6⁸	DOUBLE HUNG
F	4⁰ x 6⁸	DOUBLE HUNG

LEGEND

- EXISTING TO REMOVE
- EXISTING TO REMAIN
- NEW CONSTRUCTION

NEW SQUARE FOOTAGE

NEW FLOOR PLAN	130 SQFT.
NEW BASEMENT PLAN	654 SQFT.
NEW COVERED REAR DECK	274 SQFT.
NEW ADDED TOTAL UNDER ROOF	1658 SQFT.

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PINNACLE BUILDING SERVICES
"Building At The Highest Level"

PLAN INFO.

A Home Renovation w/ Master Bedroom Addition for

The Hamilton's

485 Normandy Rd., Mooresville, NC 28117

PLAN NO.

REVISIONS

SEAL



G.B. Engineering, P.L.L.C.
133 Middleton Place
Mooresville, NC 28117
704-677-5329
NC. BUS. LIC. #P-1298

DRAWN BY	CHECKED BY
D.R.	

DATE

01.26.15

DRAWING TITLE:

NEW LOWER LEVEL PLAN

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

SHEET NO.

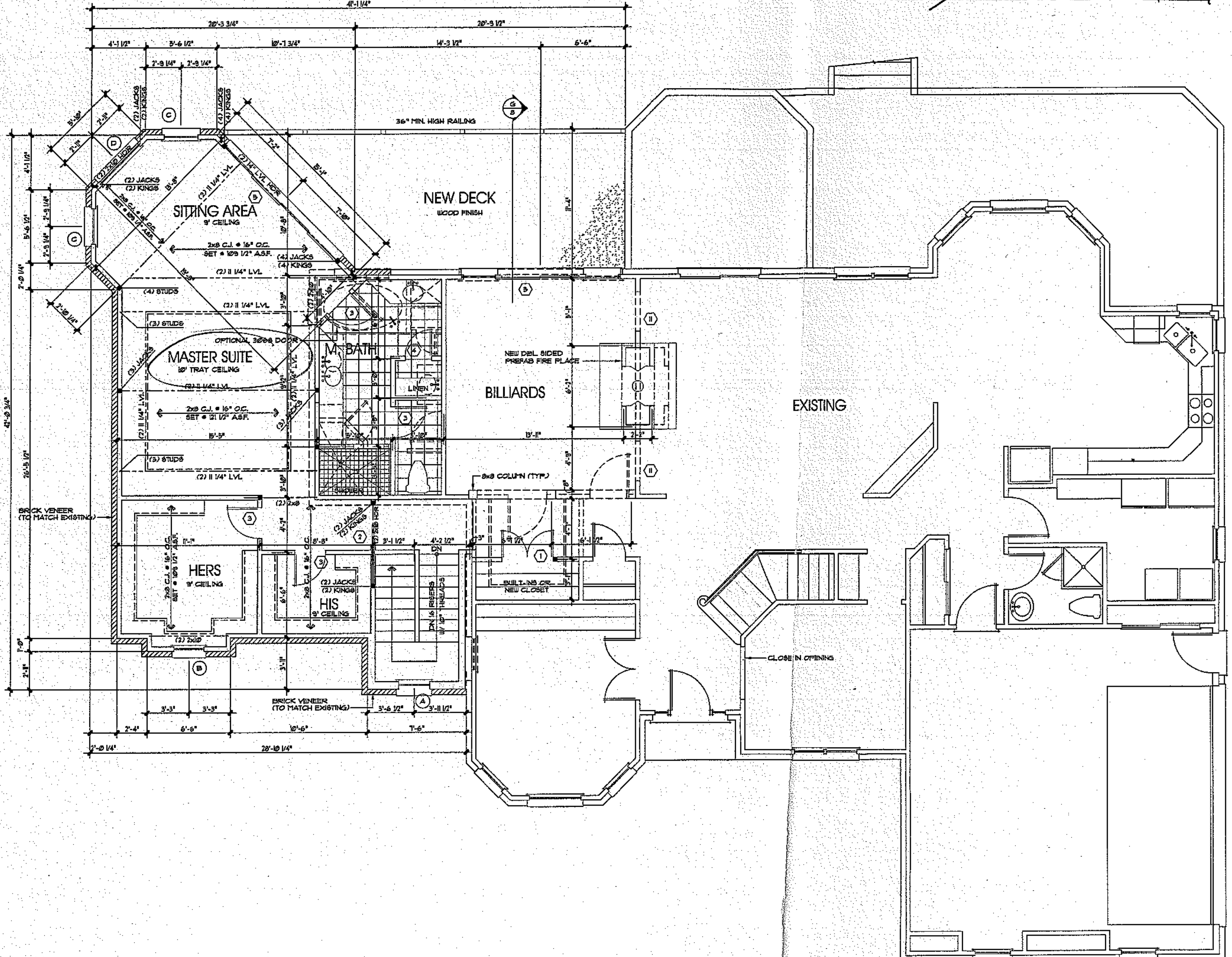
1

OF 13 SHEETS

Acknowledgement Of Plans Submittal ONLY!

[signature] Date 3/5/15

[signature] Date 3/12/15



NOTES:

- ALL ANGLED WALLS ARE 45° U.N.O.
- ALL HEADERS THIS LEVEL SHALL BE (2) 2x8 U.N.O.
- ■ INDICATES BLOCKING FOR ABOVE CONCENTRATED LOADS AND ROOF BRACING POINT LOADS U.N.O.
- SEE FRAMING NOTE 16 FOR HEADER SIZES UNLESS NOTED ON PLAN
- ALL DOORS ARE 6" FROM WALL UNLESS DIMENSIONED OTHERWISE

EXTERIOR WALL HEIGHT (h)	STUD SIZE/ SPACING
h ≤ 10'	2x4 @ 16" oc
10' ≤ h ≤ 11'	2x4 @ 12" oc
11' ≤ h ≤ 18'	2x6 @ 16" oc
h ≥ 18'	CONSULT ENG.
GARAGE WALL TO BE 2x6 @ 16" O.C. IF EXCEEDING 10' IN HEIGHT	

DOOR SCHEDULE

⬡	SIZE	DESCRIPTION - (MATCH EXISTING)
1	2-2⁰ x 6⁸	SOLID PANEL
2	3⁰ x 6⁸	POCKET
3	2⁴ x 6⁸	SOLID PANEL
4	2⁰ x 6⁸	SOLID PANEL
5	4-3⁰ x 6⁸	FRENCH SLIDER
6	4-3⁰ x 8⁰	FRENCH SLIDER
7	3⁰ x 6⁸	FIRE RATED
8	2-2⁶ x 6⁸	EXTERIOR
9	2⁰	TEMPERED SHOWER
10	2⁶ x 6⁸	POCKET
11	3⁰ x 6⁸	CASED OPENING

WINDOW SCHEDULE

◯	SIZE	DESCRIPTION - (MATCH EXISTING)
A	2⁴ x 5⁰	DOUBLE HUNG
B	2⁴ x 1⁰	CASEMENT
C	2⁸ x 5⁰	DOUBLE HUNG
D	4⁰ x 5⁰	DOUBLE HUNG
E	2⁸ x 6⁰	DOUBLE HUNG
F	4⁰ x 6⁰	DOUBLE HUNG

LEGEND

EXISTING TO REMOVE	[dashed]
EXISTING TO REMAIN	
NEW CONSTRUCTION	[solid]

NEW SQUARE FOOTAGE

NEW FLOOR PLAN	730 SQFT.
NEW BASEMENT PLAN	654 SQFT.
NEW COVERED REAR DECK	274 SQFT.

NEW ADDED TOTAL UNDER ROOF
1,658 SQFT.

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PLAN INFO.
All plans by RATLIFF RESIDENTIAL DESIGNS are prepared to meet top professional standards and practices. However, local variations may require changes. Likewise, building code requirements vary with location and change from time to time. Before starting construction, your contractor should check and be responsible for all dimensions and other details, and should review the plans to ensure they meet current governmental requirements in your area.

A Home Renovation w/ Master Bedroom Addition
For
The Hamilton's
486 Normandy Rd., Mooresville, NC 28117

PLAN NO.

REVISIONS

SEAL
NORTH CAROLINA PROFESSIONAL ENGINEER GARY A. BARNES 2-13-15
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704-677-5339
NC. BUS. LIC. #P-1298

DRAWN BY: D.R.
CHECKED BY:

DATE: 01.26.15

DRAWING TITLE: NEW MAIN LEVEL PLAN

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

SHEET NO: 3 OF 13 SHEETS

LOT 1095



Acknowledgement Of Plans Submittal ONLY!

Date 3/5/15

Date 3/12/15

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PINNACLE BUILDING SERVICES
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All plans by Ratliff Residential Designs are prepared to meet the prescriptive standards and practices. However, local additional requirements changes, site specific issues and other factors may require additional engineering and/or design. Before starting construction, your contractor should review all plans for all local governmental requirements and verify that they meet or exceed the current governmental requirements and codes.

A Home Renovation w/ Master Bedroom Addition
For
The Hamilton's
486 Normandy Rd., Mooresville, NC 28117

PLAN NO.

REVISIONS

SEAL

DRAWN BY	CHECKED BY
DR	

DATE
01.26.15

DRAWING TITLE:
SITE PLAN

SCALE: 1" = 10'-0"

SHEET NO:
SP-1
OF 13 SHEETS