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. - B. Thermostatically Controlled Power Ventilators, or Approved Equal.
4. Provide Termite Protection over Granular Fill.
5. Minimum Finished Floor Elevation will be at least 6" plus 1 percent Above Low Point of Lot, Minimum FEMA Flood Elevation, or as Noted on Site.
6. All Footings to Extend Below Grade Minimum at Per Local Code at Bearing Walls, Interior Bearing Footings 6" into 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. @ 28 Days, Type II Concrete, 5-Bag.
2. Floor Slabs - 2500 P.S.I. @ 28 Days (4" Concrete on 6 mil Polyethylene Vapor Barrier on 4" Sand Fill Max. Slump = 4", Type II Concrete 5-Bag.
3. Provide Construction Joints @ 400 Sq. Ft. Maximum in Slabs.
4. Walks / Drives - 2500 P.S.I. @ 28 Days, Type II Concrete, 5-Bag with Air Entrainment.

Masonry:

1. Concrete Block Units - Grade N, FM = 1350 P.S.I.
2. Grout - 3000 P.S.I.
3. Mortar - Type S - 1800 P.S.I.
4. Provide Dur-o-wall @ 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 Window Mullion between Window to be 1-1/2" x 1-1/4" x 36" from Floor at all Windows less than 18" from Floor.
3. All Glass (with Least Dimension greater than 3") in Doors and Adjoining Windows less than 40" from Locking Device to be Tempered.

Plumbing:

1. Water Heater to be Electric 52 gal. Capacity.
2. Water Closets = 4 gal / flush Maximum.
3. Shower Heads - 3 G.P.M. Maximum.
4. Sink Faucets - 3.5 G.P.M. Maximum.
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:

Minimum Insulation to be Provided as Follows:
Ceiling - R30
Exterior Walls - R13
Crawl Walls - R13

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 Detection:

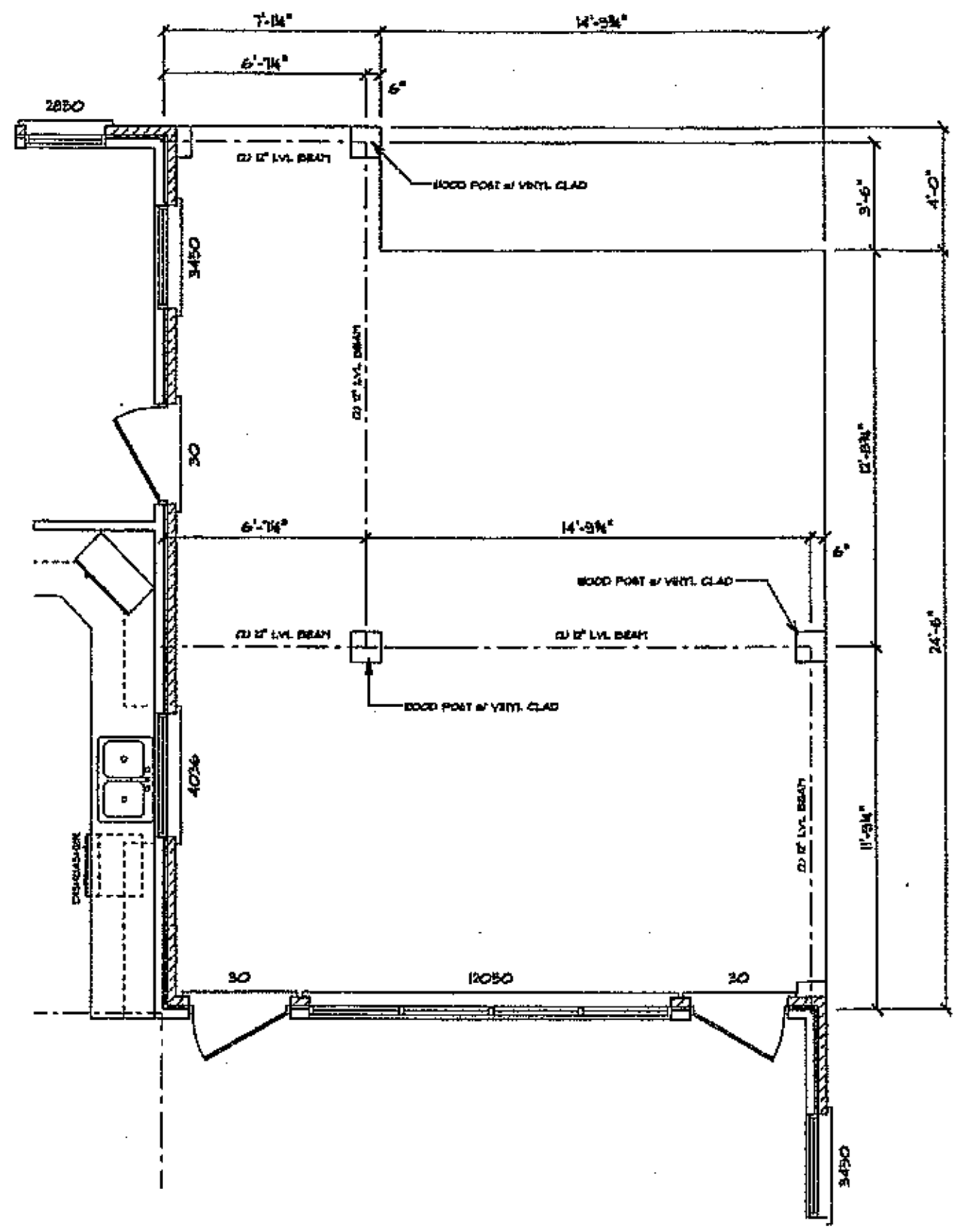
Per Section R313 N.C.R.C.; See Electrical Plan for Locations.

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; provided all Shaped Proportions in the Panels are not less than 1/4" Thick.
   C. Ferrous Metal Doors of Solid or Hollow Core Construction with Surfaces not less than 24 Gauge in Thickness. Metal Doors with Surfaces not less than the Equivalent of 16 Gauge
   D. Sheet Metal (0.006" in Thickness).
2. Hinges:
   Pin-type Hinges which are Accessible from Outside the Secured Area when Door is Closed shall:
   A. Have Non-Removable Hinge Pins, or
   B. Hinges Shaped to Prevent Removal of Door, or
   C. Top and Bottom Hinges shall have 1/4" Steel Jamb Studs which Protect to a Minimum of 1/4".
3. Deadbolts:
   A. Deadbolts to be Hardened or Contain Hardened Inserts.
   B. Straight Deadbolts shall have a Minimum Throw of 1" and an Embedment of not less than 5/8".
   C. A Hook Shaped and/or Expanding Lug Deadbolt 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 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 Prevent the Raising and Removing of the Moving Panel from the Track while in the Closed Position.
6. Strike Plates 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 Unless Secured by Electric Power Operation. Section 5109, Locking Handle to Rotate.

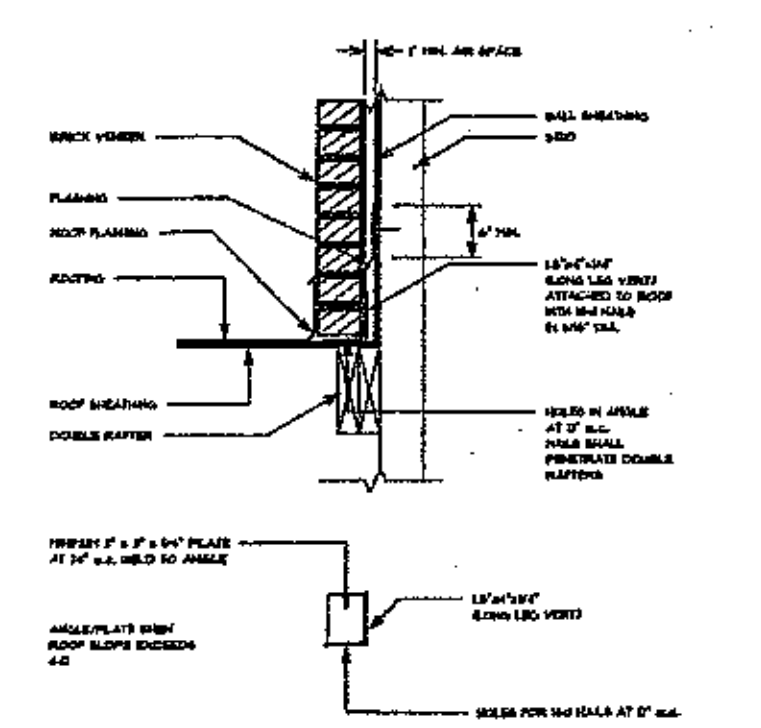
MOISTURE-
PROTECT EXTERIOR OF BELOW GRADE FOUNDATIONS WITH 2 COATS ASPHALT.
PERIMETER DRAINS TO BE 4" PERFORATED PVC AND PLACED BELOW ELEV. OF INTERIOR SLABS AND SLOPED TO STORM DRAINS OR OTHER APPROVED DISBURSEMENT AREAS.
PROVIDE APPROPRIATE CLEANOUTS.
ROOF AND SITE RUNOFF TO BE DISBURSED VIA SEPARATE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



REAR PORCH PLAN

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

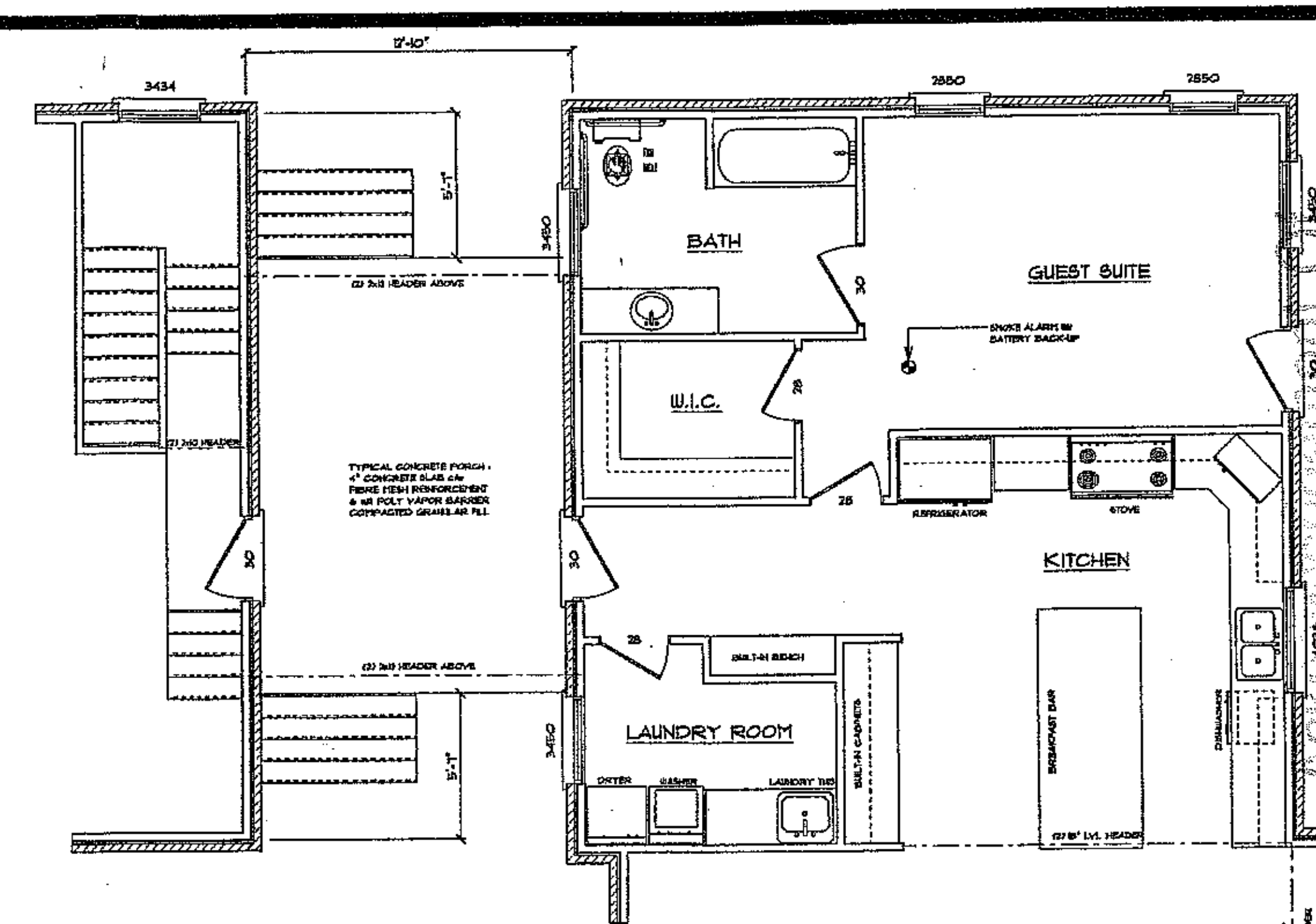


MASONRY VENEER SUPPORTED ON WOOD DETAIL A-A

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

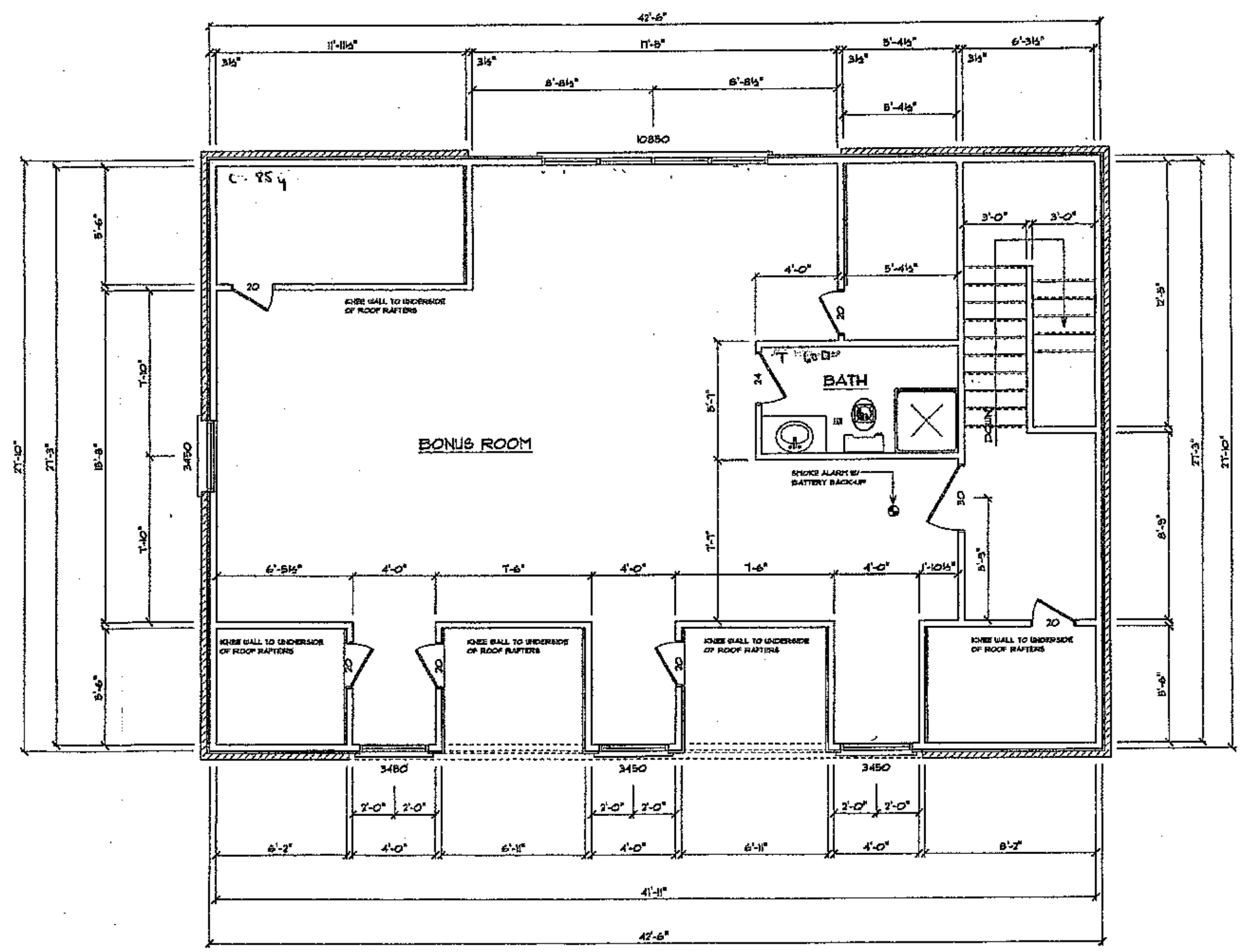
STUDS SHALL BE 2 X 4'S SPACED 16" O.C. DOUBLE AT OPENINGS. FRAMED SOLID AT CORNORS AND ANGLES FOR DRYWALL. AT OPENINGS, THE INNER STUD SHALL BE CUT OUT TO RECEIVE THE HEADER OVER THE OPENING AND SHALL EXTEND IN ONE PIECE FROM HEADER TO BEARING. EXTERIOR WALLS TO BE 2x4 STUDS



Acknowledgement Only
Plans Submittal ONLY
Date 1-11-07
Date

BREEZEWAY PLAN

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



SECOND FLOOR PLAN

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

NOTE:
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SHEET A-4

SOFTPLAN
M&M DESIGN TEAM
M&M HOME DESIGN
DESIGNER OF DREAM HOMES
184A-1 ROLLING HILL ROAD MOORESVILLE, NC 28117
(704) 799-8375

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12 YEARS OF EXCELLENCE
M&M HOME DESIGN
DESIGNER OF DREAM HOMES

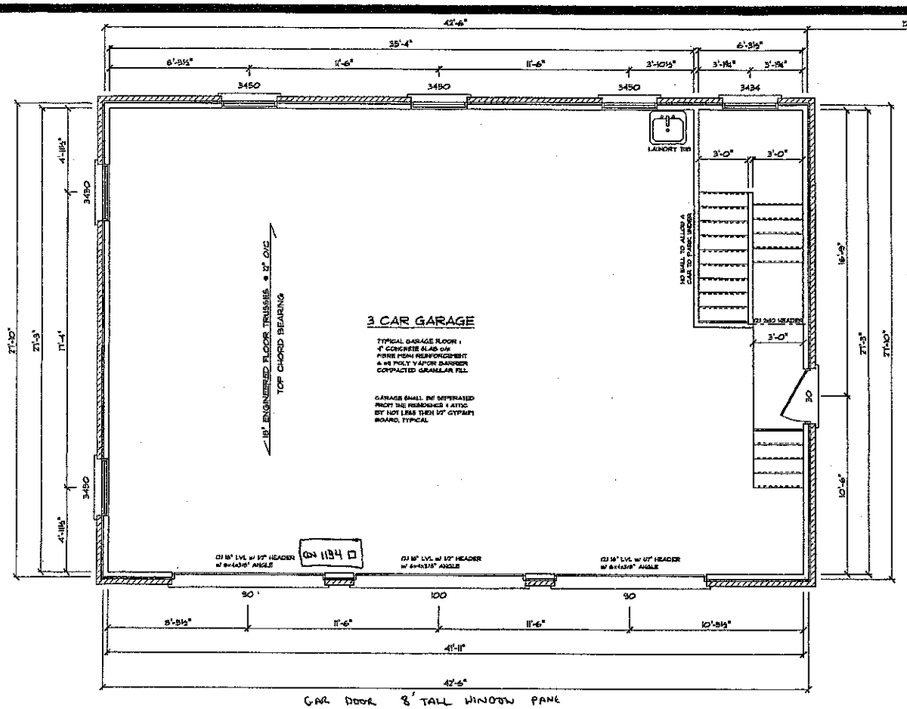
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CONTRACTOR:

CONSTRUCTION SITE:
296 CATALINA DRIVE
MOORESVILLE, NC 28117
IREDELL COUNTY

DEVELOPER:
MICHAEL & HOPE BROTHERTON
296 CATALINA DRIVE
MOORESVILLE, NC 28117
(704) 664-5894

DRAWN BY: J. GENCHUR
DATE: FEB. 10, 2006
REVISIONS: MAR. 21, 2006



OUTSIDE: DRIVE & WALK — CONCRETE 1200 □

CARPET □ 4 — 226

TILE □ F — 541 □ +38 extra BATH

HW □ F — 1282 □

MASONRY LINTELS:

A. FOR SPANS UP TO 6FT: USE 3 1/2"X3 1/2"X1/4" STEEL ANGLES.

B. FOR SPANS FROM 6FT TO 10FT: USE 5"X3 1/2"X5/16" STEEL ANGLES.

C. FOR SPANS FROM 9FT TO 18FT: USE A PAIR OF 9 GAUGE WIRES IN EACH OF THE FIRST THREE COURSES OF BRICK ON A 5"X3 1/2"X5/16" STEEL ANGLE. LAP ALL 9 GAUGE WIRE SPLICES 12" MINIMUM AND EXTEND WIRES 12" MINIMUM INTO JAMBS. TEMPORARILY SUPPORT STEEL ANGLE BEFORE LAYING MASONRY. SHORING MAY BE REMOVED FIVE DAYS FOLLOWING INSTALLATION OF MASONRY.

D. WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY JAMBS. THE BEAM SHOULD BE TEMPORARILY SHORED PRIOR TO THE PLACEMENT OF THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS FOLLOWING INSTALLATION OF MASONRY.

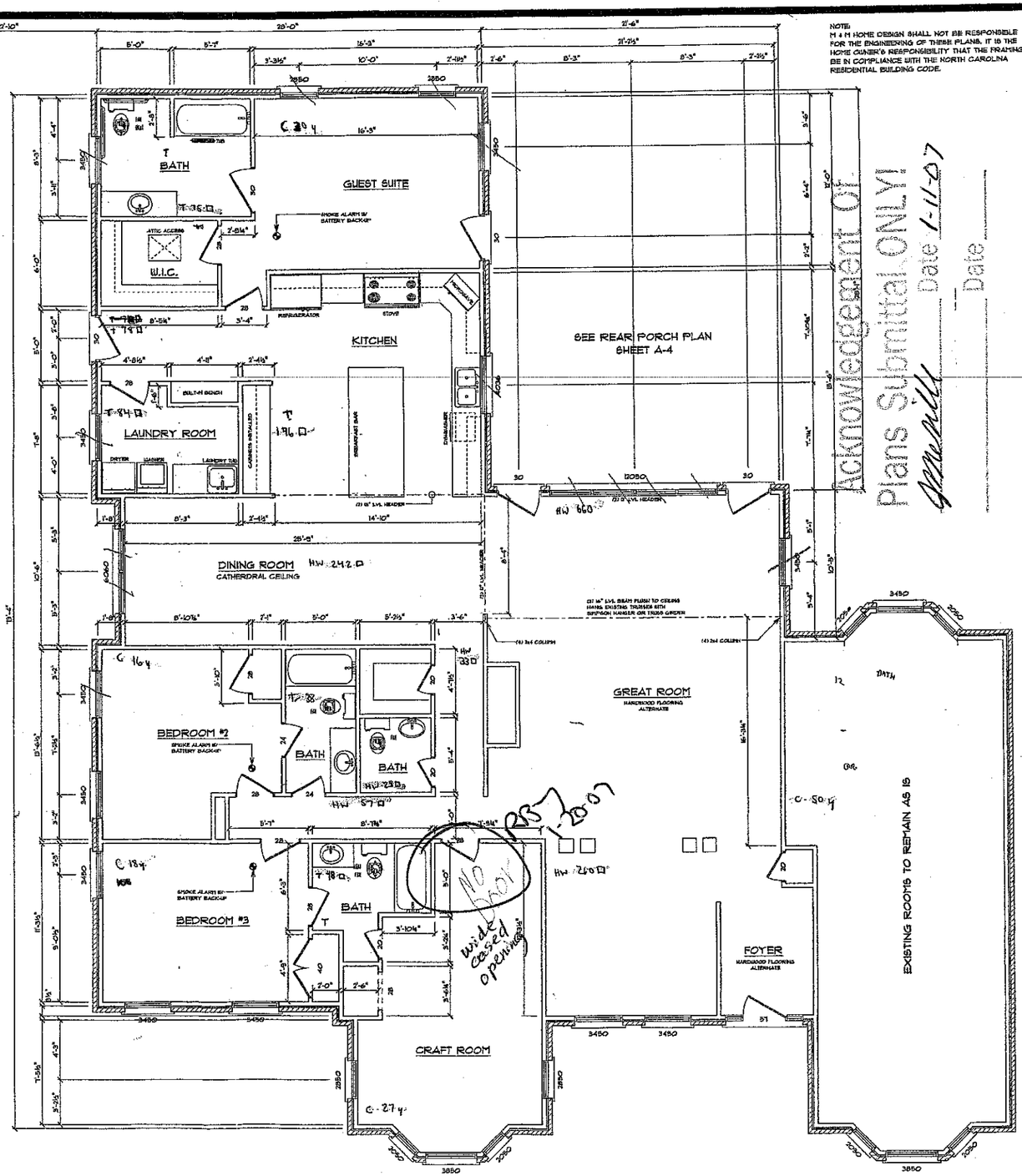
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FIRST FLOOR PLAN

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

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Acknowledgement of Plans Submittal ONLY
Date 1-11-07
Date

SHEET A-3

SOFTPLAN
M&M HOME DESIGN
DESIGNERS OF DREAM HOMES
3344-1 ROLLING HILL ROAD MOORESVILLE, NC 28117
(704) 799-4123 FAX (704) 799-4124 WWW.MMHOMEDESIGN.COM

1984 — 2006 12 YEARS OF EXCELLENCE
M&M HOME DESIGN DESIGNERS OF DREAM HOMES

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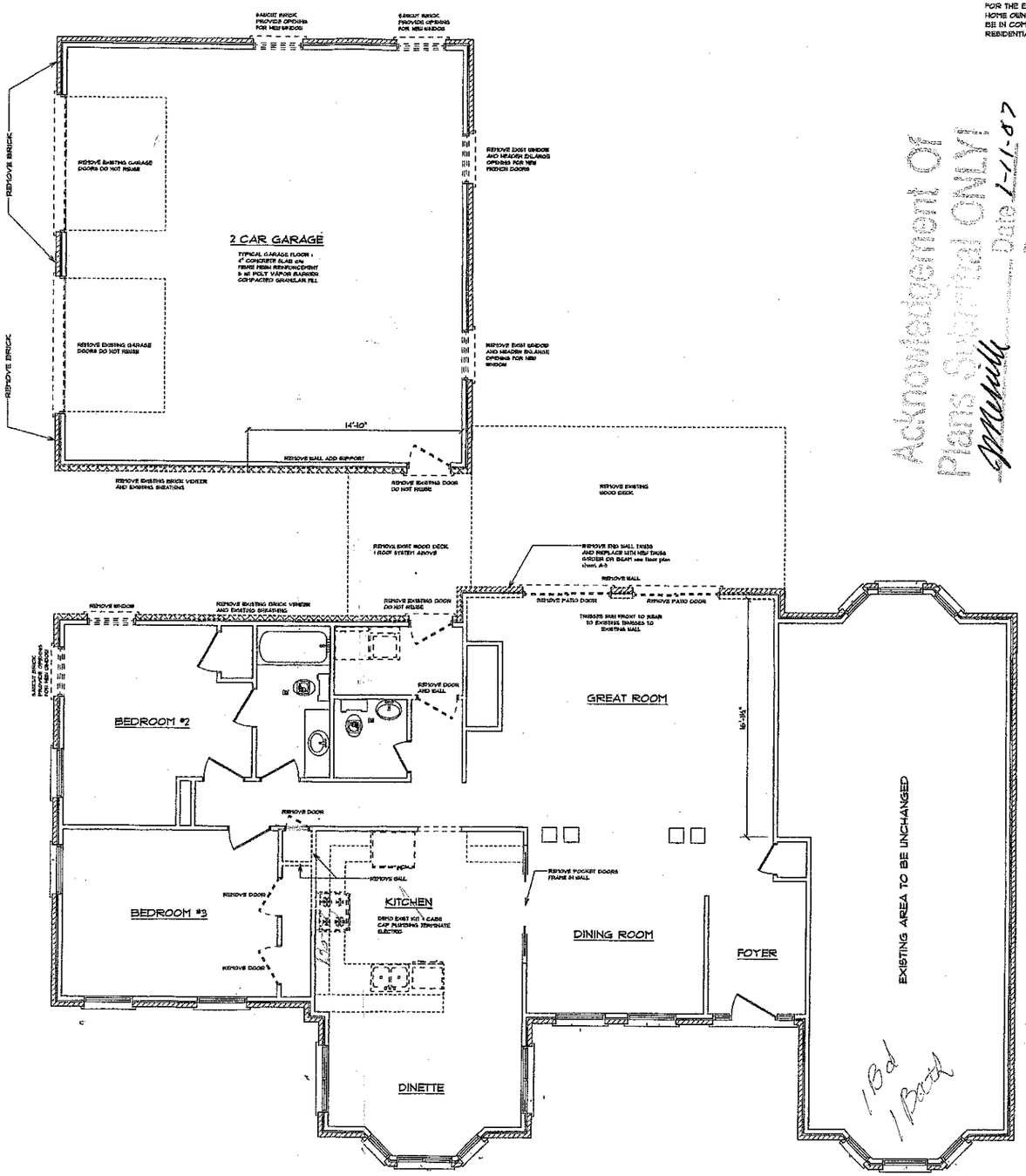
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DRAWN BY: J. GENCHER
DATE: FEB. 10, 2006
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Chor-704 841-8314
Eag. 704 841-8314

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EXISTING FLOOR PLAN / DEMOLITION PLAN

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

SHEET A-2

SOFTPLAN ARCHITECTURAL DESIGN SOFTWARE

M&M HOME DESIGN
M & M HOME DESIGN
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