70'x 76'

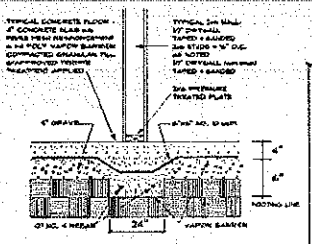
FOUNDATION NOTES:

1. ALL FOOTERS ARE A MINIMUM OF 24" WIDE, FOOTERS SUPPORTING BRICK VENEER LOADS ARE A MINIMUM OF 30" WIDE.
2. ALL FOOTINGS ARE A MINIMUM OF 12" DEEP FINISH.
3. THE FOUNDATION IS DESIGNED BASED ON A MINIMUM SOIL BEARING CAPACITY SHOWN IN THE LOAD TABLE. THIS CAPACITY IS BASED ON BEARINGS 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 APPROPRIATE PROFESSIONAL IMMEDIATELY.

DESIGN CRITERIA FOR THIS PROJECT:

CONCRETE NOTES:

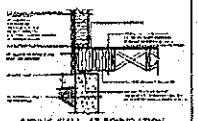
1. ALL FOUNDATION WALL AND FOOTING CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
2. ALL CONCRETE SLABS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
3. BASEMENT WALLS SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNTIL:
   A. CONCRETE OR MASONRY GROUT HAS REACHED ITS 28 DAY STRENGTH
   B. STRUCTURAL FLOOR FRAMING INCLUDING SUBFLOORING NECESSARY TO STABILIZE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED.
4. APPLY STANDARD DAMP SEAL PRODUCTS INC. THOROSEAL FOUNDATION COATING OR EQUAL FOUNDATION COATING ON EXTERIOR FACES OF WALLS BELOW GRADE.

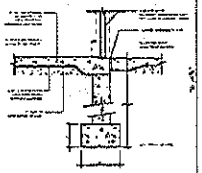


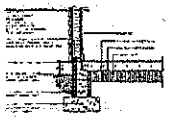
THICKENED SLAB DETAIL

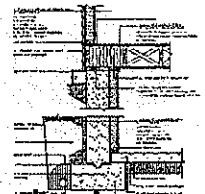
RESIDENTIAL FOUNDATION NOTES

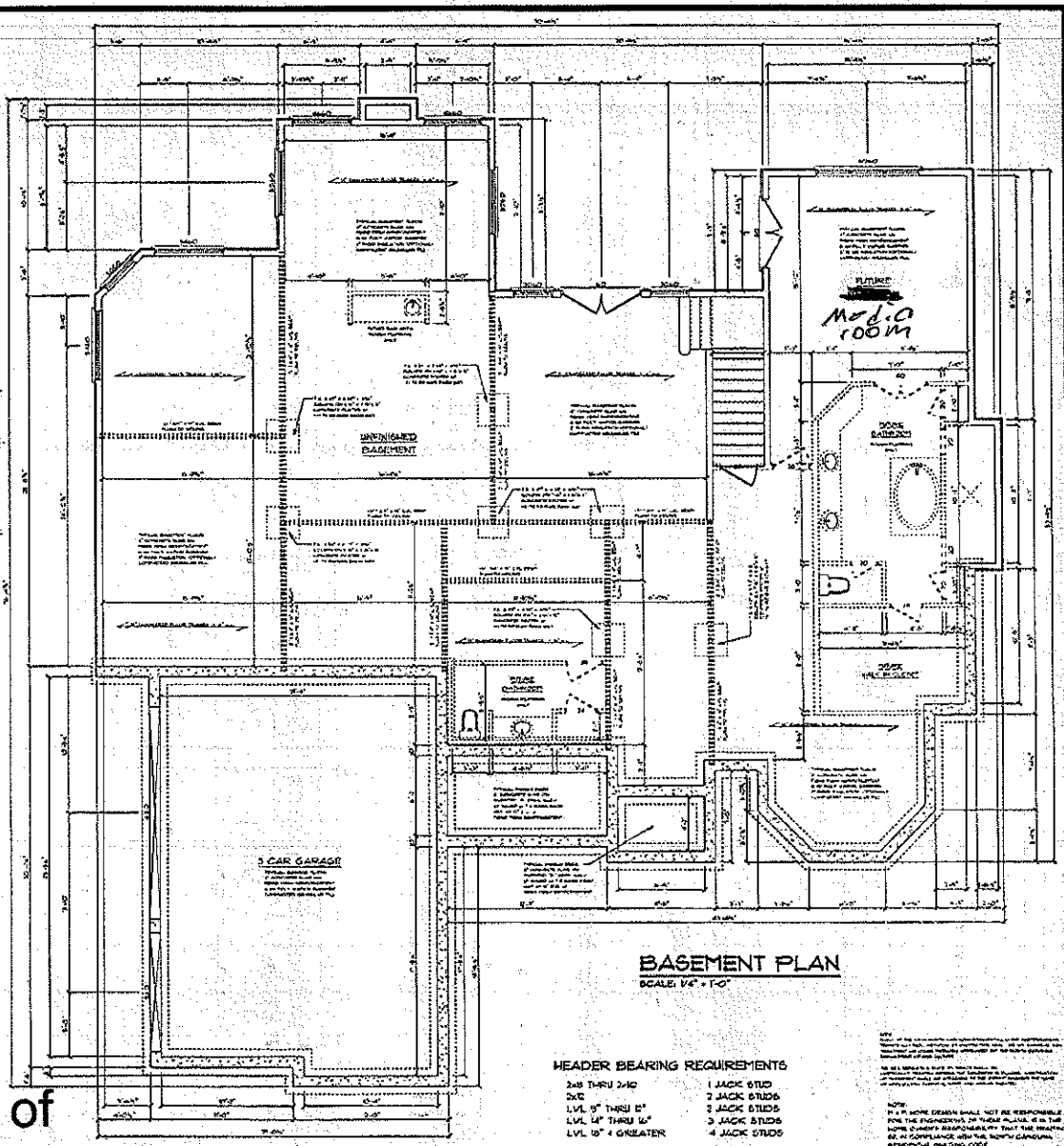
1. ALL WALL FOOTINGS AS PER PLANS AND DETAILS.
2. INTERIOR 8"x16" CMU PIERS CAPPED WITH 4" OF SOLID MASONRY ON 1 STORY STRUCTURES OR 8" ON 2 STORY STRUCTURES UP TO 32" HIGH. ALL PIERS OVER 32" HIGH MUST BE FILLED WITH TYPE "S" MORTAR. MAXIMUM HEIGHT FOR 8"x16" FILLED PIER IS 6'-8". PIERS LARGER THAN 8"x16" ARE NOTED ON THE PLAN.
3. FOOTINGS FOR ALL 8"x16" PIERS ARE 2'x2'x12" UNLESS NOTED OTHERWISE. REINFORCING IS TO BE NOTED ON THE PLANS.
4. FOOTINGS ARE BASED ON A SOIL BEARING CAPACITY OF 2000 PSF.
5. CONCRETE FOR FOOTING SHALL BE 2500 PSI MIN. IN 28 DAYS UNLESS NOTED OTHERWISE. ALL CONCRETE EXPOSED TO THE WEATHER (FOUNDATION WALLS, EXTERIOR SLABS, WALKS, ECT.) SHALL BE 3,000 PSI MIN. IN 28 DAYS.
6. INTERIOR THICKEND SLAB FOOTINGS WHICH OCCUR IN THE BASEMENT OR "SLAB ON GRADE" SHALL BE 12" DEEP BY 24" WIDE WITH 2#4's CONTINUOUS UNLESS NOTED OTHERWISE. RE-BAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS NOTED OTHERWISE.
7. CHIMNEY FOOTINGS ARE 12" LARGER THAN FOOTPRINT & 8" THICK.
8. WALLS BACK FILLED WITH DIRT SUPPORTING FRAMING ABOVE.
   A. FOR EARTH FILL UP TO 4'-0" MAXIMUM HEIGHT - USE 8" CMU, 8" BRICK OR 8" CONCRETE WITH BITUTHANE MEMBRANE (OR EQUAL) WATERPROOFING ON EXTERIOR. SEE FOUNDATION DETAILS FOR FOOTING SIZES.
   B. FOR EARTH FILL 4'-0" AND HIGHER UP TO A MAXIMUM OF 9'-0" - USE 8"x24" (MIN.) FOOTING WITH #4 DOWELS @ 16" O.C. HOOKED IN FOOTING AND PROJECTING 18" ABOVE FOOTINGS. FOR 12" CMU WALLS USE #4 VERTICAL BARS @ 16" O.C. LOCATED 4" FROM NON DIRT FILL FACE. LAP ALL SPLICES 12" AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8" IN CMU JOINTS. INSTALL 1#0 LADDER WITH 24" LEGS IN EVERY OTHER JOINT HORIZONTALLY AT ALL CORNERS. i.e., 16 CORNER BARS @ 16" O.C. VERTICALLY. FILL ALL OPEN CELLS OF CMU WITH EITHER TYPE "S" OR "M" MORTAR OR FILL WITH 3000 PSI CONCRETE. INSTALL WATERPROOF BITUTHENE MEMBRANE OR EQUAL.
9. FOR RETAINING WALLS WITHOUT FRAMING, SEE SPECIAL DESIGNS ON DRAWINGS.
10. NO POINT LOADS FROM ROOF BRACED JACK STUDS, BEAM SUPPORTS - WEATHER WOOD OR STEEL - CAN BEAR ON BRICK/STONE ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORT ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.
11. PLATES SHALL BE ANCHORED TO FOUNDATION w/ ½" HOT DIPPED GALV. BOLTS w/ 2x2x1/8" WASHERS SPACED 6'-0" MAX. O.C. AND NO MORE THAN 12" FROM THE CORNERS AND FROM THE ENDS OF EACH PLATE SPLICE. BOLTS SHALL BE PREDRILLED MIN. 15" INTO MASONRY AND 7" INTO CONCRETE.











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

HEADER BEARING REQUIREMENTS

2x8 THRU 2x10	1 JACK STUD
2x12	2 JACK STUDS
LVL 9" THRU 11"	2 JACK STUDS
LVL 14" THRU 16"	3 JACK STUDS
LVL 18" & GREATER	4 JACK STUDS

SHEET A-4

SCHUMAN MAN HOME DESIGN

21

CONTRACTOR: BLUTO BUILDERS, INC. 17005 GREEN DOLPHINE LN. CORNELIUS, NC 28031 (704) 782-6216

CONSTRUCTION SITE: NEW RESIDENCE @ LOT # 82 HORSE TRAIL DAVIDSON, NC 28036 MECKLENBURG COUNTY, NC

DEVELOPER: BLUTO BUILDERS, INC. 17005 GREEN DOLPHINE LN. CORNELIUS, NC 28031 (704) 782-6216

DRAWN BY: J. GENCHER
DATE: APRIL 8, 2015
REVISIONS:

Acknowledgement of Plans Submittal ONLY!

Date 05/19/15

Date 5-21-15

70' x 76'

FRAMING CONSTRUCTION NOTES:

HEADER BEARING REQUIREMENTS

2x8 THRU 2x10	1 JACK STUD
2x12	2 JACK STUDS
LVL 9" THRU 11"	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 CORNERS 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

1ST FLOOR PLAN

KEEPING ROOM
DINETTE
GREAT ROOM
KITCHEN
PANTRY
LAUNDRY ROOM
MUD ROOM
DINING ROOM
FOYER
MASTER BEDROOM
MASTER BATH
MASTER CLOSET
STUDY
2 CAR GARAGE

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

Acknowledgement of Plans Submittal ONLY!

Date 6/14/15

Date 5-21-15

SHEET A-2

SOTHMAN HOME DESIGN TEAM
SOTHMAN HOME DESIGN
PHONE: 803.548.0240 FAX: 803.548.0241
WWW.SOTHMANHOMES.COM

CONTRACTOR:
BLUTO BUILDERS, INC.
17005 GREEN DOLPHINE LN.
CORNELIUS, NC 28031
(704) 782-6316

CONSTRUCTION SITE:
NEW RESIDENCE @
LOT # 43
WARNING HORSE TRAIL
DAVIDSON, NC 28031
IREDELL COUNTY, NC

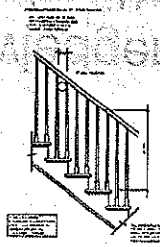
DRAWN BY: J. GONZALEZ
DATE: APRIL 8, 2015
REVISIONS:

DAN SLOPER
BLUTO BUILDERS, INC.
17005 GREEN DOLPHINE LN.
CORNELIUS, NC 28031
(704) 782-6316

ARCHITECTURAL NOTES

FRAMING AND LUMBER NOTES

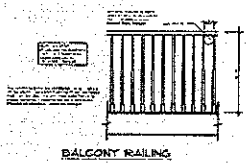
1. ALL LUMBER SHALL BEAR STAMP OF GRADE BY APPROVED TESTING AGENCY
2. WOOD JOISTS, FLOOR JOISTS, LEDGERS AND PLATES TO BE DOUGLAS FIR #2 OR BETTER
3. ALL STUDS TO BE DOUGLAS FIR STUD GRADE OR APPROVED EQUIVALENT
4. WOOD PLYWOOD SHEATHING TO BE "PAP" STANDARD CDX WITH EXTERIOR GLUE WITH STAMP OF APPROVED 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 x UNLESS NOTED OTHERWISE
10. CUTTING, NOTCHING, AND DRILLING OF JOIST 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 KILN DRIED SOUTHERN PINE, DOUGLAS FIR, OR HEMLOCK
14. ALL EXTERIOR DOORS SHALL BE 1 3/4" THICK SOLID CORE H/D PINE, GLASS OR METAL INSULATED AS SHOWN ON PLANS



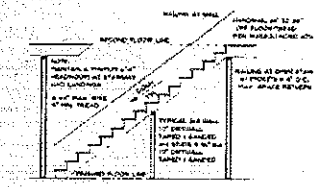
STAIR RAILING DETAIL



TOP HANDRAIL DETAIL



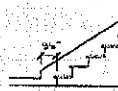
BALCONY RAILING



TYPICAL STAIR SECTION



HANDRAIL ATTACHED TO WALL DETAIL



STAIR SKIRT DETAIL

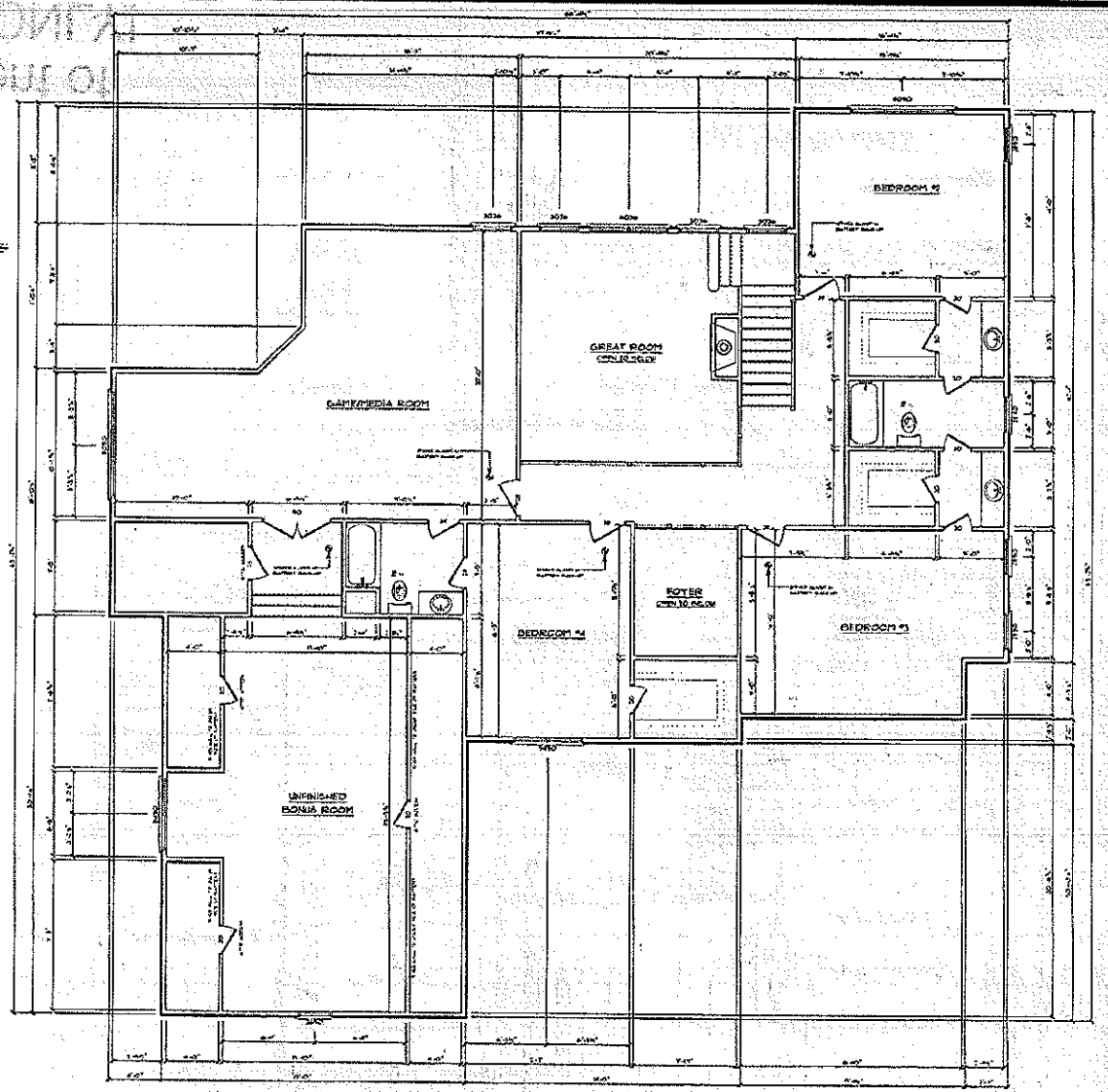
HEADER BEARING REQUIREMENTS

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LVL 16" < GREATER	4 JACK STUDS

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FOOTINGS:
PERIMETER EXTENSION OF BELOW GRADE FOUNDATIONS WITH 3 CONTR. ANCHORS.
PERIMETER DRAINS TO BE 4" PERFORATED PVC AND PLACED BELOW SLAB OF INTERIOR GRADE AND SLOPED TO STORM DRAINS OR OTHER APPROVED DISBURSEMENT AREAS.
PROVIDE CLEANOUTS WHERE INDICATED.
ROOF AND SIDE WALKWAY TO BE DISBURSED VIA SEPARATE PIPING SYSTEM SIZED TO PREVENT BACK UP.
PROVIDE FLASHINGS OVER ALL EXPOSED WINDOW AND DOORS AND STRAP AND PAN FLASHING PAPER FOR BUILDING PAPER AND COMPLY WITH PLANT SPECIFICS TO PREVENT LEAKS.
PROVIDE BUILT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT PONDING OR BACKUP.

1. BECAUSE SITE CONDITIONS MAY VARY, IT IS THE HOME BUILDERS CONTRACTORS AND 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 CONTRARY OR OMITTED WHERE REQUIRED HEREBY.
3. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ALL CONNECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. IN NO WAY SHALL THE DESIGNER BE LIABLE FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION



SECOND FLOOR PLAN

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

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

SHEET A-3

SOUTHERN LIVING HOME DESIGN
111 MILLER STREET · STATESVILLE, N.C. 28677
T 704.878.9667 · F 704.878.9669 · www.slhd.com

21 STANDARD PLAN

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CONTRACTOR:
BLUTO BUILDERS, INC.
17005 GREEN DOLPHINE LN.
CORNELIUS, NC 28031
(704) 782-6216

CONSTRUCTION SITE:
NEW RESIDENCE @
LOT # 43
WALKING HORSE TRAIL
DAVIDSON, NC 28036
IREDELL COUNTY, NC

DESIGNER:
BLUTO BUILDERS, INC.
17005 GREEN DOLPHINE LN.
CORNELIUS, NC 28031
(704) 782-6216

DRAWN BY: J. CENTER
DATE: APRIL 8, 2015
REVISIONS: