1994 - 2007
13
YEARS OF EXCELLENCE
M&M HOME DESIGN
DESIGNER OF DREAM HOMES

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE

M&M DESIGN TEAM

M&M HOME DESIGN

DESIGNER OF DREAM HOMES

184A-1 ROLLING HILL ROAD MOORESVILLE, NC 28117
(704) 799-0375 - www.mmhomedesign.com - mmhomedesign@alltel.net

CAROLINA PERCEISION CONSTRUCTION, INC.

P.O. BOX 3880 (704) 363-9913 MOORESVILLE, NC 28117

MICHAEL ZYLAK RESIDENCE @ 117 RIVER RIDGE LANE

LOT # 5
STATESVILLE, NC
IREDELL COUNTY, NC

INTENT OF CONTRACT DOCUMENTS
THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL

ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR

INTERPRETATION OF THE CONTRACT DOCUMENTS

SHOULD DISCREPANCIES OR AMBIGUITIES IN, OR OMMISSIONS FROM, THE DRAWINGS BE FOUND, OR INQUIRIES RELATIVE TO THE MEANING OR INTENT OF THE CONTRACT DOCUMENTS ARISE, THEY SHALL BE SUBMITTED TO THE DESIGNER AND WILL BE ANSWERED BY ADDENDA, SUCH INSTRUCTIONS AND OTHER\ ADDENDA ISSUED PRIOR TO THE DATE OF THE SIGING OF THE AGREEMENT, WILL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS AND BINDING TO THE CONTRACTOR

WORKMANSHIP

ALL WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES, AND ACCEPTABLE BUILDING STANDARDS

** NOTE THAT ARMAFLEX SHALL BE USED ON ALL WATER LINES THAT ARE ON EXTERIOR WALLS.

THE CONSTRUCTION OF THIS BUILDING MUST MEET OR EXCEED ALL FEDERAL, STATE AND/OR LOCAL BUILDING CODES.

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

MATERIAL DESIGN STRESSES

CONCRETE (INTERIOR) 3500 psi
CONCRETE (EXTERIOR) 4000psi

ASSUMED SOIL BEARING PRESSURE 2000psi

NO INFORMATION REGARDING SOIL BEARING CAPACITY HAS BEEN FURNISHED TO THE DESIGNER. IT IS RECOMMEND THAT THE OWNER OR CONTRACTOR RETAIN THE SERVICES OF A COMPETENT ARCHITECTURAL ENGINEER FOR THE PURPOSE OF CONFIRMING ASSUMED SOIL BEARING AND ACCEPTABILITY OF FILL MATERIAL UNDER SLABS

DESIGN LOADS

FLOOR LIVE LOAD	40psf
ROOF LIVE LOAD	20psf
ROOF SNOW LOAD	25psf
WIND LOAD	90 MPH

NOTE: ROOF TRUSS DESIGN BY TRUSS MANUFACTURER TO CONFORM TO ALL MINIMUM DESIGN LOAD REQUIREMENTS.

FRAMING MEMBER	FB	FV	FC	E
WOOD BEAMS & HDRS	875	85	1300	1,600,000
WOOD JOISTS	875/975*	70	725	1,300,000
WD STUDS & MISC. FR	500/575	70	775	900,000
GLULAM BEAMS	2400	165	650	1,700,000
MICROLAM BEAMS	2800	285	900	2,000,000

*Fb= 1000 FOR REPETITIVE MEMBER USE

STRUCTURAL NOTES

JOIST SHALL BE SINGLE LENGTHS BETWEEN SUPPORTS CROSS BRIDGED AT MINIMUM 8'-0" INTERVALS, DOUBLED UNDER PARTITIONS, WITH MINIMUM 3" BEARING TYPICAL

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

HEADERS SHALL BE MINIMUM DOUBLE 2 X 10'S UNLESS INDICATED OTHERWISE ON DRAWINGS

BRACE ALL RAFTERS AND ROOF JOISTS AS REQUIRED TO PREVENT SHIFTING, RACKING OR OTHER MOVEMENT. BRACE ROOF TRUSSES AS RECOMMENDED BY MANUFACTURER.

COLOR SCHEDULE

ROOFING _____
SIDING _____
SHUTTER _____
BRICK _____
SUBLOT # _____
OWNER MICHAEL ZYLAK

Acknowledgement Of
Plans Submittal ONLY!
Date 4-9-07
Date 4-9-07

DRAWN BY: J. CONCHUR
DATE: APRIL 4, 2007
REVISIONS:

HOMEOWNER:
MICHAEL ZYLAK
84 JASON DRIVE
GROFFSTOWN, NH 03045
(859) 492-8582

CONSTRUCTION SITE:
NEW LOG HOME @
117 RIVER RIDGE LANE
LOT # 5
STATESVILLE, NC

CONTRACTOR:
CPC, INC
P.O. BOX 3880
MOORESVILLE, NC 28117
(704) 363-9913

© Copyright April 2007

SHEET T1

FRAMING NOTES:

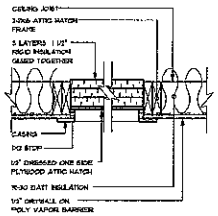
1. ALL FRAME WALLS SHALL HAVE STUD FRAMING PLACED AT 16" O.C. EXCEPT WHERE OTHERWISE NOTED
2. TOP PLATES SHALL BE DOUBLED ON ALL WALLS EXCEPT WHERE OTHERWISE NOTED
3. CRIPPLES UNDER ALL HEADERS SHALL BE CONTINOUS TO SOLE PLATE.
4. DOUBLE JOISTS UNDER ALL WALLS PARALLEL TO JOISTS EXCEPT WHERE OTHERWISE NOTED
5. BLOCK ALL STUD WALLS AS REQUIRED FOR SHEATHING.
6. SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT SUPPORTING WALLS AND BEAMS EXCEPT AT RIM JOISTS.
7. DOUBLE RIM JOISTS AT ALL WALLS PARALLEL TO JOISTS.
8. BEAMS, GIRDERS AND JOISTS SUPPORTING BEARING WALLS OR CONCENTRATED LOADS SHALL NOT BE NOTCHED
9. ALL RAFTERS SHALL BE NOTCHED TO PROVIDE FULL BEARING AT SUPPORTS.
10. ALL JOISTS SHALL HAVE A MINIMUM OF 2" BEARING AT SUPPORTS.
11. LAP ALL JOISTS 6" MINIMUM AT ALL INTERIOR BEARING SUPPORTS.
12. MUD SILS AND LEDGER BOARDS AT CONCRETE WALLS SHALL HAVE ANCHOR BOLTS OF THE SIZE AND SPACING SHOWN ON THE DRAWINGS. EACH BOARD SHALL BE SECURED WITH AT LEAST TWO BOLTS AND EACH BOARD SHALL HAVE A BOLT WITHIN 12" OF EACH END.

GENERAL NOTES :

1. COMPLY WITH ALL STATE AND LOCAL BUILDING CODES , ORDINANCES , AND REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION.
2. CONNECT ALL WATER , GAS , ELECTRIC , ETC. TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
3. PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL PER CODE.
4. ALL FOOTINGS ARE TO EXTEND 12" MINIMUM BELOW GRADE OR AS PER LOCAL CODES.
5. PROVIDE ATTIC VENTILATION EQUAL TO ONE SQ. FT. PER 150 SQ. FT. OF ATTIC , OR AS PER LOCAL BUILDING CODES.
6. 1/2" DRYWALL THROUGHOUT , 5/8" TYPE 'X' AT GARAGE CEILING AND WALLS COMMON TO LIVING AREAS AND ENCLOSED SPACES , OR PER PLANS.
7. GYPSUM WALLBOARD INSTALLED AS BACKING IN SHOWERS , TUB AREAS , LAUNDRY SPACES , AND OTHER WET AREAS TO BE TYPE WR, IDENTIFIED AND REFERRED TO AS 'GREENBOARD' OR EQUIVALENT.
8. STUCCO EXTERIOR TO BE I.C.B.O. APPROVED STUCCO SYSTEM , CEMENTATIOUS FINISH , OR APPROVED EQUAL.
9. ALL EXTERIOR AND INTERIOR GLASS GLAZING TO COMPLY WITH LOCAL CODES.

NOTICE:
PROTECT EXTERIOR OF BELOW GRADE FOUNDATIONS WITH 2 COATS ASPHALT.
PERIMETER DRAINS TO BE 4" PERFORATED PVC AND PLACED BELOW SLAB, OR INTERIOR SLABS AND SLOPED TO STORM DRAINS OR OTHER APPROVED DISBURSMENT AREAS.
PROVIDE APPROPRIATE CLEANOUTS.
ROOF AND SITE RUNOFF TO BE DISBURSED VIA SEPARATE PVC SYSTEM SIZED TO PREVENT BACKUP.
PROVIDE FLASHINGS OVER ALL EXPOSED SURFACES AND DOORS
USE ONLY 40 MIN BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE AVOIDING TEARS OR LEAKS.
PROVIDE BUILT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT PONDING 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 LLC. ASSUMES NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.



ATTIC HATCH

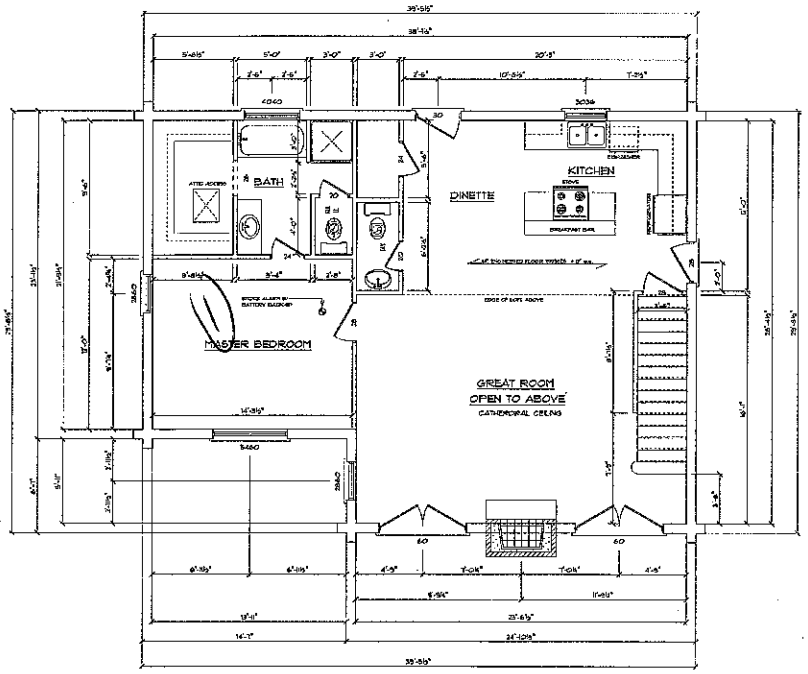
HEADER BEARING REQUIREMENTS

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 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

40'

30'



FIRST FLOOR PLAN

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

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

SHEET A-2

SOTTAAN ARCHITECTURAL DESIGN

M&M HOME DESIGN

1896 STERLING HILL ROAD MOORESVILLE, NC 28117
(704) 799-2000 (704) 799-2001 FAX
WWW.MMHOMEDESIGN.COM

13 YEARS OF RESIDENTIAL EXCELLENCE

Copyright April 2007

CONTRACTOR:
CPC, INC
P.O. BOX 3880
MOORESVILLE, NC 28117
(704) 363-9913

CONSTRUCTION SITE:
NEW LOG HOME @
117 RIVER RIDGE LANE
LOT # 5
STATESVILLE, NC

HOMEOWNER:
MICHAEL ZYLAK
84 JASON DRIVE
GROFFSTOWN, NH 03045
(859) 492-8582

DRAWN BY: J. GENCHUR
DATE: APRIL 4, 2007
REVISIONS:

ARCHITECTURAL NOTES

General Notes:

1. Comply with all State, County and Local Building Codes, Ordinances and Regulations Pertaining to Construction.
2. Connect Heat, Gas and Electric Lines to Existing Utilities in Accordance with Local City Building Codes.
3. Provide Attic Ventilation with A Screened Vents At Gable Ends Equal to 1 Sq. Ft. per 150 Sq. Ft. of Attic - TR. Thermoplastic Centerfed Power Ventilator, or Approved Equal.
4. Provide Termite Protection Over Grade Ext.
5. Finish Finished Floor Elevation will be At least 6" plus minimum Above Low Point of Lot. Provide FEMA Flood Provision, or as Noted on Site.
6. All Footings at Exterior Below Grade Unless at The Local Code, if Specified, Footer Bearing Earthen 6" Into Natural Grade Unless Noted Otherwise.

Soils:

A Minimum Soil Pressure = 2000 P.S.F. Minimum Proof-Rolling Depth as Per Local Code.

Concrete:

1. Foundations - 3000 P.S.I. w 28 Days, Type II Concrete, 6-Bag.
2. Floor Slabs - 3000 P.S.I. - 28 Days (4") Concrete on 6 mil Polyethylene Vapor Barrier on 6" Sand Fill Not Stone + 7" Type II Concrete 6-Bag.
3. Provide Control Joint Slabs, 4 400 Sq. Ft. Panels or Less.
4. Entry Stoops - 3000 P.S.I. w 28 Days, Type II Concrete, using 6% Air Entrainer.

Masonry:

1. Concrete Block Units - Grade N, ??? - 2000 P.S.I.
2. Grout - 3000 P.S.I.
3. Mortar - Type S - 1800 P.S.I.
4. Provide Dur-o-wal, w 16" O.C. Vertical, 9 Gauge Wire.
5. All Cells with Mortar as for Grouted Solid.

Other:

1. All Steel or Ref Mortar Coating to Comply with Local Codes.
2. All Sheet Metal, Flashing Between Shingle to be 1-1/2" x 8" Over Face 8" of Shingles, but Not 30" Tall Each.
3. All Glass Sills Under Operable Units Are 3'-0 x Below and Adjoining Window, but Not 30" from Leading Edge to Tempered.

Plumbing:

1. Water Heater to be Electric 50 gal. Capacity.
2. Water Closets - 4 gal / flush Maximum.
3. Shower Heads - 5 G.P.M. Maximum.
4. Sink Faucets - 3.5 G.P.M. Maximum.
5. Lavatory Faucets - 2.5 G.P.M. Maximum.
6. Dishwasher as Needs for Sizes Installed.
7. Provide Water Heater with Temperature Relief Valve.
8. All Water Supply Pipes Material per Installation per Local Codes.
9. All Waste and Vent Pipe Material and Installation per Local Codes.
10. Provide Location + Piping for Attachment of a Dishwasher System.

Insulation:

Values Installed to be Provided as Per Mfrs.
Ceiling - R50
Exterior Walls - R9
Floor Slab - R20

Address Markings:

Address Number to be Displayed on a Prominent Manner so it is Noticeable Visible for Public Emergency Vehicles to Locate the Residence.

Electrical:

Electric Service per Local Codes and Local Utility.

Cable Television:

Per Section 917.10(B)(1) See Electrical Plan for Locations.

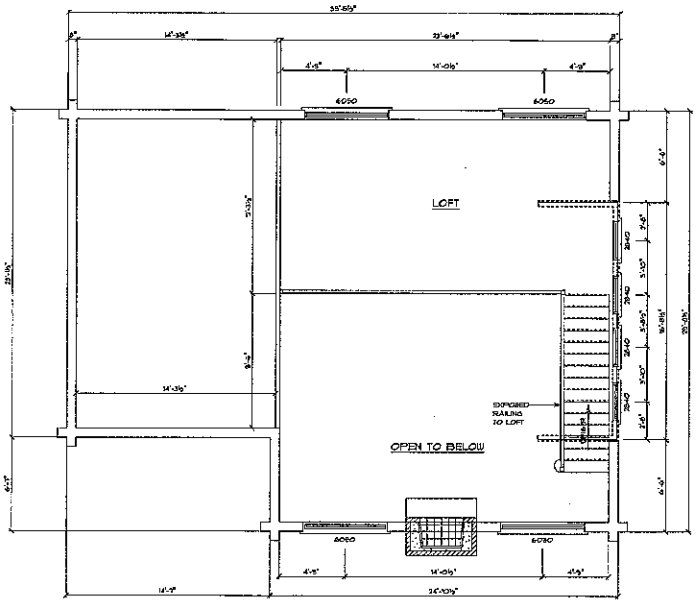
Smoking Device Notes:

1. Swinging Doors:
   A. Solid Wood Type Doors to be 1-3/4" thick, and Panel Individuals have Panelled, not less than 3/8" thick, provided all Raised Portions have a Bevel and do not exceed 1/4" in Thick.
   B. Doors that are Half Glass or Less shall be of Construction with Surfaces not less than 16 Gauge in Thickness.
   Metal Doors with Surfaces not less than the Equivalent of 16 Gauge
   C. Sheet Metal 20 Gauge" or Thicker.
2. Hinges:
   A. Pivots Hinges which are Assembled that Operate the Swinging door when Open is Closed (PHP).
   B. Have Non-Removable Pins (Pins of
   C. Right Angled to Plane(s) Surface of Door, or
   D. Tight and Rotate Hinges shall have 3/4" Dead Jambs Studs which Prevent the removal of Pin.
3. Handles:
   A. Doorknobs to be Mortised or Cylinder Mortised Locks.
   B. Straight Deadbolt Pull Bolt 4 Throws Throw of 1" and or Bolt-out of not less than 3/4".
   C. A Hook Bolt and/or Operating Key Deadbolt with Long 2 Minimum Throw of 3/4".
4. Cylinder Guards shall be Installed on All Cylinder Lock's whenever the Cylinder Projects Beyond the Face of the Door or is otherwise Accessible to Striking Tools.
5. Sliding Doors and Windows shall be Provided with a Locking Device and Pin Mechanism and Bolted or Equivalent, a Device as an Integral Part of the Frame and Blocking of the Frame Shall Not Use Track Units in the Overall Portion.
6. Bolts Pipes shall be Secured to the Jamb with a Minimum of Two Screws not less than 1/2" in Length.
7. Glazed Swing Doors and Sliding Doors other than Other shall be Secured with a Cylinder Lock, Deadbolt with a Mortised Bolt Shackle and Mortised Hook Bolt, Hook Bolts or Equivalent Device Means Operated by Electric Power Operated Switches which Locks Hooks or Hooks.

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 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



LOFT PLAN

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

MOISTURE:
PROTECT EXTERIOR OF BELOW GRADE FOUNDATIONS WITH 2 COATS ASPHALT.
PERIMETER DRAINS TO BE 4" PERFORATED PVC AND PLACED BELOW SLAB, 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 FLASHING OVER ALL EXPOSED ENDGRAIN AND DOORS SEE ONLY 40 MIN BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE AVOIDING SIDING BELL 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.

NOTE:
M & M HOME DESIGN SHALL NOT BE RESPONSIBLE FOR THE ENGINEERING OF THESE PLANS. IT IS THE HOME OWNERS RESPONSIBILITY THAT THE FRAMING BE IN COMPLIANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE.

DRAWN BY: J. GINOCCHIO
HOMEOWNER:
MICHAEL ZYLAK
84 JASON DRIVE
GROFFSTOWN, NH 03045
(859) 492-5582
DATE: APRIL 4, 2007
REVISIONS:

CONSTRUCTION SITE:
NEW LOG HOME @
117 RIVER RIDGE LANE
LOT # 5
STATESVILLE, NC

CONTRACTOR:
CPC, INC
P.O. BOX 3880
MOORESVILLE, NC 28117
(704) 363-5913

© Copyright April 2007

SOFTPLAN
M&M HOME DESIGN
117 ROLLING HILL ROAD MOORESVILLE, NC 28117

SHEET A-3