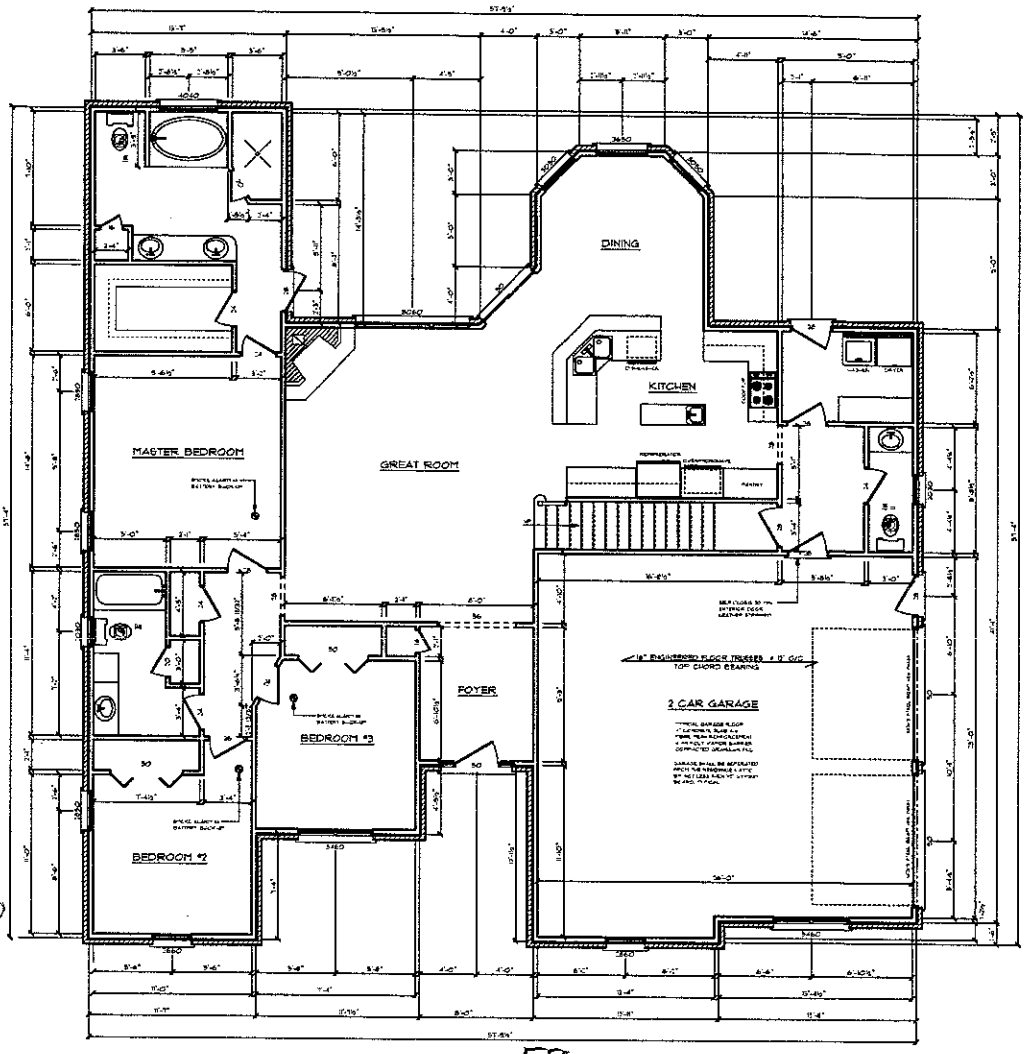
58

FRAMING CONSTRUCTION NOTES:



58

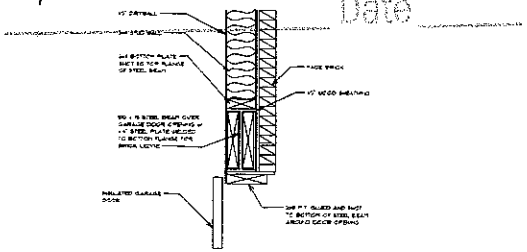
FIRST FLOOR PLAN

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

Acknowledgement Of Receipt Of Plans Submittal ONLY!

Signature Date 10/15/10

Date



BEAM DETAIL OVER GARAGE OPENING

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

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.

SHEET A-2

SOFTPLAN

M&M HOME DESIGN
M&M HOME DESIGN
135 ROLLING HILL ROAD, SUITE 114 MOORESVILLE, NC 28115

334 - 2010
16
TRADITIONAL EXCELLENCE
HOUSE DESIGN AWARDS

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CONTRACTOR:

CONSTRUCTION SITE:
NEW RESIDENCE
LOT #
CLONTZ HILL ROAD
TROUTMAN, NC 28166
IREDELL COUNTY, NC

DRAWN BY: J. GENCHUR
DATE: SEPT. 30, 2010
REVISIONS:

HOMEOWNER:
KELLY & WENDY ROBINSON
157 HAMPTONS COVE ROAD
TROUTMAN, NC 28166
(704) 528-0227

~ 58'x58' square Including decks

ARCHITECTURAL NOTES

General Notes:

1. Comply with all laws, Codes, and Ordinances of governing authorities.
2. Contractor shall verify all dimensions and conditions of the job site before beginning construction. Any discrepancies shall be reported to the Designer before proceeding with the work.
3. Figured dimensions shall be followed in preference to scaled dimensions.
4. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work.
5. Contractor shall provide adequate temporary supports as necessary to maintain the structural integrity of the building during construction.
6. Contractor shall keep premises free from accumulation of waste materials and rubbish caused by operations. At completion of work, remove all waste materials, rubbish, tools, equipment and surplus materials from and about the building.
7. Contractor shall provide adequate temporary heat and ventilation to prevent freezing of plumbing and damage to materials during construction.
8. Contractor shall provide adequate temporary lighting, power and water for the use of all trades.
9. Contractor shall provide adequate temporary toilet facilities for the use of all trades.
10. Contractor shall provide adequate temporary enclosures to protect the building from the weather during construction.

Site Work:

1. Soil bearing capacity assumed to be 2000 psf. Contractor to verify.
2. Footing depth - 12" below finished grade.
3. Footing width - 16" for 1 story, 20" for 2 story.
4. Footing thickness - 12" for 1 story, 12" for 2 story.
5. Concrete slab thickness - 4" for garage and basement slabs.
6. Concrete strength - 3000 psi @ 28 days for all concrete.
7. Reinforcing - #4 @ 48" o.c. for all footings.
8. Provide control joints in slabs on grade at 12'-0" o.c. max. each way.
9. Provide 6 mil vapor barrier under all slabs on grade.
10. Provide termite protection per applicable code.

Masonry:

1. Mortar - Type S - 2000 psi.
2. Grout - 3000 psi.
3. Concrete masonry units - 1500 psi.
4. Reinforcing - #4 @ 48" o.c. vertical and horizontal in foundation walls.
5. Provide bond beam at top of foundation walls.
6. Provide lintels over openings in masonry walls as required.

Framing:

1. Lumber - Douglas Fir #2 or better.
2. Floor joists - 2 x 10 @ 16" o.c. unless noted otherwise.
3. Ceiling joists - 2 x 6 @ 16" o.c. unless noted otherwise.
4. Rafters - 2 x 6 @ 16" o.c. unless noted otherwise.
5. Collar ties - 1 x 6 @ 48" o.c. unless noted otherwise.
6. Ridge board - 1 x 8 unless noted otherwise.
7. Provide double joists under all parallel partitions.
8. Provide solid blocking between joists at all supports.
9. Provide bridging at mid-span for joists over 8'-0".
10. Provide 2 x 4 cripple studs at 16" o.c. under all sill plates.
11. Provide double studs at each end of all openings.
12. Provide 2 x 4 blocking at mid-height of all walls over 10'-0".
13. Provide 2 x 4 fire blocking at all floor and ceiling levels.
14. Provide 2 x 4 fire blocking at all soffits, drops and bulkheads.
15. Provide 2 x 4 fire blocking at all stair stringers.

Insulation:

1. Provide insulation in all exterior walls and ceilings.
2. Ceilings - R-30.
3. Walls - R-13.
4. Floors - R-19.

Exterior Finishes:

1. Siding - Vinyl.
2. Soffits - Vinyl.
3. Fascia - 1 x 8 w/ 1 x 2 drip.
4. Trim - 1 x 4 w/ 1 x 2 drip.
5. Corner boards - 1 x 6 w/ 1 x 2 drip.
6. Windows - Vinyl.
7. Exterior doors - Wood.
8. Garage doors - Wood.

Interior Finishes:

1. Walls - 1/2" gypsum board.
2. Ceilings - 1/2" gypsum board.
3. Trim - 1 x 4 w/ 1 x 2 drip.
4. Doors - Wood.
5. Cabinets - Wood.
6. Countertops - Plastic laminate.
7. Fireplace - Wood burning.
8. Mantel - Wood.
9. Hearth - Brick.

Plumbing:

1. Water heater - Gas.
2. Fixtures - Vitreous china.
3. Faucets - Chrome.
4. Shower heads - Chrome.
5. Tubs - Fiberglass.
6. Lavatories - Vitreous china.
7. Water closets - Vitreous china.
8. Kitchen sink - Stainless steel.
9. Bathroom sinks - Vitreous china.
10. Hose bibs - Chrome.

Heating:

1. Heating system - Heat pump.
2. Thermostat - Programmable.
3. Ductwork - Sheet metal.
4. Registers - Aluminum.
5. Filters - Disposable.

Electrical:

1. Service - 200 amp.
2. Panel - Circuit breaker.
3. Wiring - Copper.
4. Receptacles - Duplex.
5. Switches - Toggle.
6. Lighting - Recessed and surface mounted.
7. Smoke detectors - Hardwired with battery backup.
8. Carbon monoxide detectors - Hardwired with battery backup.
9. Doorbell - Chime.
10. Telephone - Provide outlets as required.
11. Cable TV - Provide outlets as required.

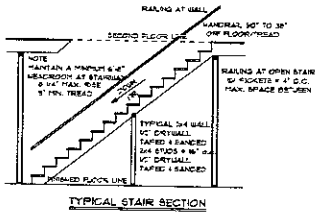
Miscellaneous:

1. Mailbox - As required by local authorities.
2. Address - Provide numbers on front of house and at street.
3. Gutters and downspouts - Aluminum.
4. Attic access - Provide minimum 22" x 30" opening.
5. Crawl space access - Provide minimum 18" x 24" opening.
6. Weatherstripping - Provide at all exterior doors and windows.
7. Caulking - Provide at all joints between dissimilar materials.
8. Insect screens - Provide at all operable windows.
9. Shower doors - Tempered glass.
10. Mirrors - Provide in all bathrooms.
11. Closet shelving - Provide in all closets.
12. Linen shelving - Provide in all linen closets.
13. Pantry shelving - Provide in all pantries.
14. Coat hooks - Provide at all entry doors.
15. Towel bars - Provide in all bathrooms.
16. Toilet paper holders - Provide in all bathrooms.
17. Soap dishes - Provide in all bathrooms.
18. Grab bars - Provide as required by code.
19. Handrails - Provide as required by code.
20. Guardrails - Provide as required by code.
21. Stairs - Provide as required by code.
22. Ramps - Provide as required by code.
23. Elevators - Provide as required by code.
24. Escalators - Provide as required by code.
25. Fire extinguishers - Provide as required by code.
26. Sprinkler system - Provide as required by code.
27. Fire alarm system - Provide as required by code.
28. Emergency lighting - Provide as required by code.
29. Exit signs - Provide as required by code.
30. Fire doors - Provide as required by code.
31. Fire walls - Provide as required by code.
32. Fire partitions - Provide as required by code.
33. Fire stopping - Provide as required by code.
34. Smoke barriers - Provide as required by code.
35. Smoke partitions - Provide as required by code.
36. Fire dampers - Provide as required by code.
37. Smoke dampers - Provide as required by code.
38. Combination fire/smoke dampers - Provide as required by code.
39. Fire resistance ratings - Provide as required by code.
40. Flame spread ratings - Provide as required by code.
41. Smoke developed ratings - Provide as required by code.
42. Fuel load - Provide as required by code.
43. Occupancy classification - Provide as required by code.
44. Means of egress - Provide as required by code.
45. Exit access - Provide as required by code.
46. Exit discharge - Provide as required by code.
47. Accessibility - Provide as required by code.
48. Energy conservation - Provide as required by code.
49. Mechanical ventilation - Provide as required by code.
50. Natural ventilation - Provide as required by code.
51. Indoor air quality - Provide as required by code.
52. Moisture control - Provide as required by code.
53. Vapor barriers - Provide as required by code.
54. Air barriers - Provide as required by code.
55. Thermal barriers - Provide as required by code.
56. Insulation - Provide as required by code.
57. Fenestration - Provide as required by code.
58. Doors - Provide as required by code.
59. Windows - Provide as required by code.
60. Skylights - Provide as required by code.
61. Curtain walls - Provide as required by code.
62. Glazing - Provide as required by code.
63. Sloped glazing - Provide as required by code.
64. Overhead glazing - Provide as required by code.
65. Unit skylights - Provide as required by code.
66. Tubular daylighting devices - Provide as required by code.
67. Roof assemblies - Provide as required by code.
68. Roof coverings - Provide as required by code.
69. Roof decks - Provide as required by code.
70. Roof drainage - Provide as required by code.
71. Roof penetrations - Provide as required by code.
72. Roof openings - Provide as required by code.
73. Roof hatches - Provide as required by code.
74. Roof walkways - Provide as required by code.
75. Roof gardens - Provide as required by code.
76. Roof terraces - Provide as required by code.
77. Roof ponds - Provide as required by code.
78. Roof solar collectors - Provide as required by code.
79. Roof photovoltaic systems - Provide as required by code.
80. Roof wind turbines - Provide as required by code.
81. Roof antennas - Provide as required by code.
82. Roof signs - Provide as required by code.
83. Roof lighting - Provide as required by code.
84. Roof mechanical equipment - Provide as required by code.
85. Roof plumbing vents - Provide as required by code.
86. Roof electrical conduits - Provide as required by code.
87. Roof lightning protection - Provide as required by code.
88. Roof fall protection - Provide as required by code.
89. Roof snow guards - Provide as required by code.
90. Roof ice melting systems - Provide as required by code.
91. Roof heat trace - Provide as required by code.
92. Roof insulation - Provide as required by code.
93. Roof vapor retarders - Provide as required by code.
94. Roof air barriers - Provide as required by code.
95. Roof thermal barriers - Provide as required by code.
96. Roof fire barriers - Provide as required by code.
97. Roof smoke barriers - Provide as required by code.
98. Roof fire walls - Provide as required by code.
99. Roof fire partitions - Provide as required by code.
100. Roof fire stopping - Provide as required by code.

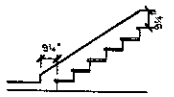
FRAMING AND LUMBER NOTES

1. ALL LUMBER SHALL BEAR STAMP OF W.W.P.A. OR APPROVED TESTING AGENCY
2. ROOF 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. ROOF PLYWOOD SHEATHING TO BE 7/16" STANDARD OSB 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's UNLESS NOTED OTHERWISE
10. CUTTING , NOTCHING , AND DRILLING OF WOOD MEMBERS SHALL COMPLY WITH THE ENFORM 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 #1400 KILN DRIED SOUTHERN PINE , DOUGLAS FIR , OR HEM-FIR
14. ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE 5-1/2 EA. BUTTS OR METAL INSULATED AS SHOWN ON DWGS.

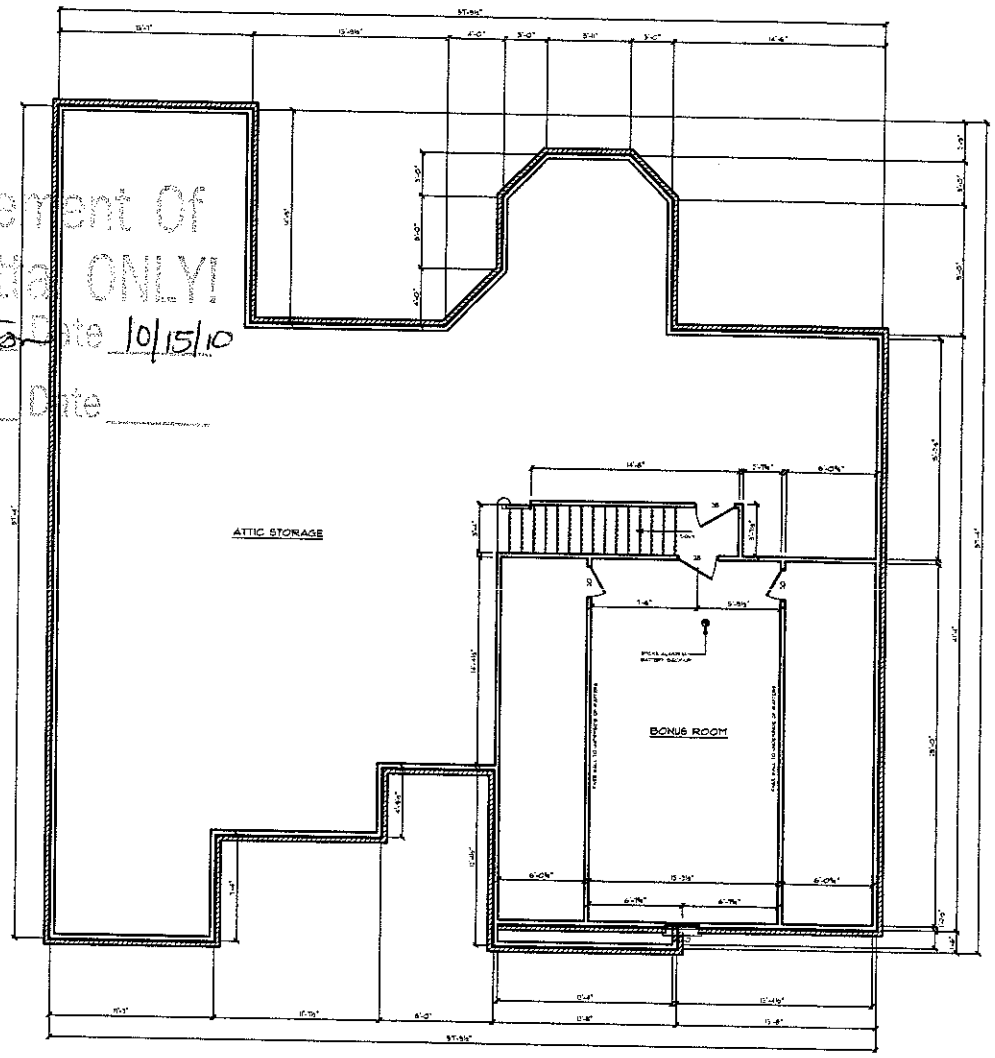
Acknowledgement Of
Plans Submitted ONLY!
Maria Dotson Date 10/15/10
Date



TYPICAL STAIR SECTION



STAIR SKIRT DETAIL



BONUS ROOM PLAN

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

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

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 SUITED DRAIN OR OTHER APPROVED DISCHARGE AREA
PROVIDE APPROPRIATE CLEANOUTS.
ROOF AND SITE RUNOFF TO BE DISBURSED VIA SEPARATE PIPE SYSTEM FED TO PREVENT BACKUP.
PROVIDE FLASHINGS OVER ALL EXPOSED WINDOWS AND DOORS (USE ONLY SELF TAPPING FLASHING NAILS) TO DRAIN AND APPLY WITH CARE AVOIDING SIDING WILL LEAK.
PROVIDE BUILT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT PONDING OR BACKUP.

1. BECAUSE SITE CONDITIONS MAY VARY, H & H HOME DESIGN CANNOT GUARANTEE 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 OR NOTED ON THESE PLANS UNLESS VARIANCES OCCUR.
3. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. H & H HOME DESIGN WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

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

SHEET A-3

SOFTPLAN
BIG DESIGN TEAR
H&M HOME DESIGN
ARCHITECTURAL DESIGN SERVICES
HOMEBUILDERS DRIVE, SUITE 215 - MOORESVILLE, NC 28115
(704) 746-4555 - www.hmhomedesign.com

2004 - 2010
16
YEARS OF EXCELLENCE
HOME PLANNING SOFTWARE

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CONTRACTOR:

CONSTRUCTION SITE:
NEW RESIDENCE
LOT #
CLONTZ HILL ROAD
TROUTMAN, NC 28166
IREDELL COUNTY, NC

DRAWN BY: J. GENTHER
DATE: SEPT. 30, 2010
REVISIONS:

HOMEOWNER:
KELLY & WENDY ROBINSON
157 HAMPTONS COVE ROAD
TROUTMAN, NC 28166
(704) 528-0227

FOUNDATION NOTES:

1. ALL FOOTERS ARE A MINIMUM OF 24" WIDE. FOOTERS SUPPORTING BRICK VENEER LOADS ARE A MINIMUM OF 28" WIDE.
2. ALL FOOTERS ARE A MINIMUM OF 12" DEEP (THICK).
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 SLIGHTLY IN A SMALL GEOGRAPHIC AREA AND IT IS THE OWNER/CONTRACTOR'S RESPONSIBILITY TO VALIDATE THE DESIGN VALUES SHOWN BY CONSULTING A P.E. A GEOTECHNICAL ENGINEER. IF THE SOIL BEARING VALUES ARE LESS THAN THOSE SHOWN, NOTIFY THE STRUCTURAL ENGINEER IMMEDIATELY.

DESIGN CRITERIA FOR THIS PROJECT:

CONCRETE NOTES:	MIN. SOIL BEARING CAPS	2000 PSI

1. ALL FOUNDATION WALL AND FOOTING CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000PSI AT 28 DAYS.
2. ALL CONCRETE SLABS SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000PSI AT 28 DAYS.
3. BACKFILL SHALL NOT BE PLACED AGAINST BASEMENT WALLS UNTIL:
   a. CONCRETE OR MASONRY GROUT HAS REACHED ITS 28 DAY STRENGTH
   b. STRUCTURAL FLOOR FRAMING (INCLUDING SUBFLOOR) REQUIRED TO STABILIZE WALLS IS COMPLETE AND FULLY NAILED AND ANCHORED.
4. APPLY STANDARD DRY WALL PRODUCTS, INC. "THOROSEAL FOUNDATION COATING" OR EQUAL FOUNDATION COATING ON EXTERIOR FACES OF WALLS BELOW GRADE.

MASONRY LINTELS:

A. FOR SPANS UP TO 6FT: USE 2 3½"X3½"X5/16" STEEL ANGLES.

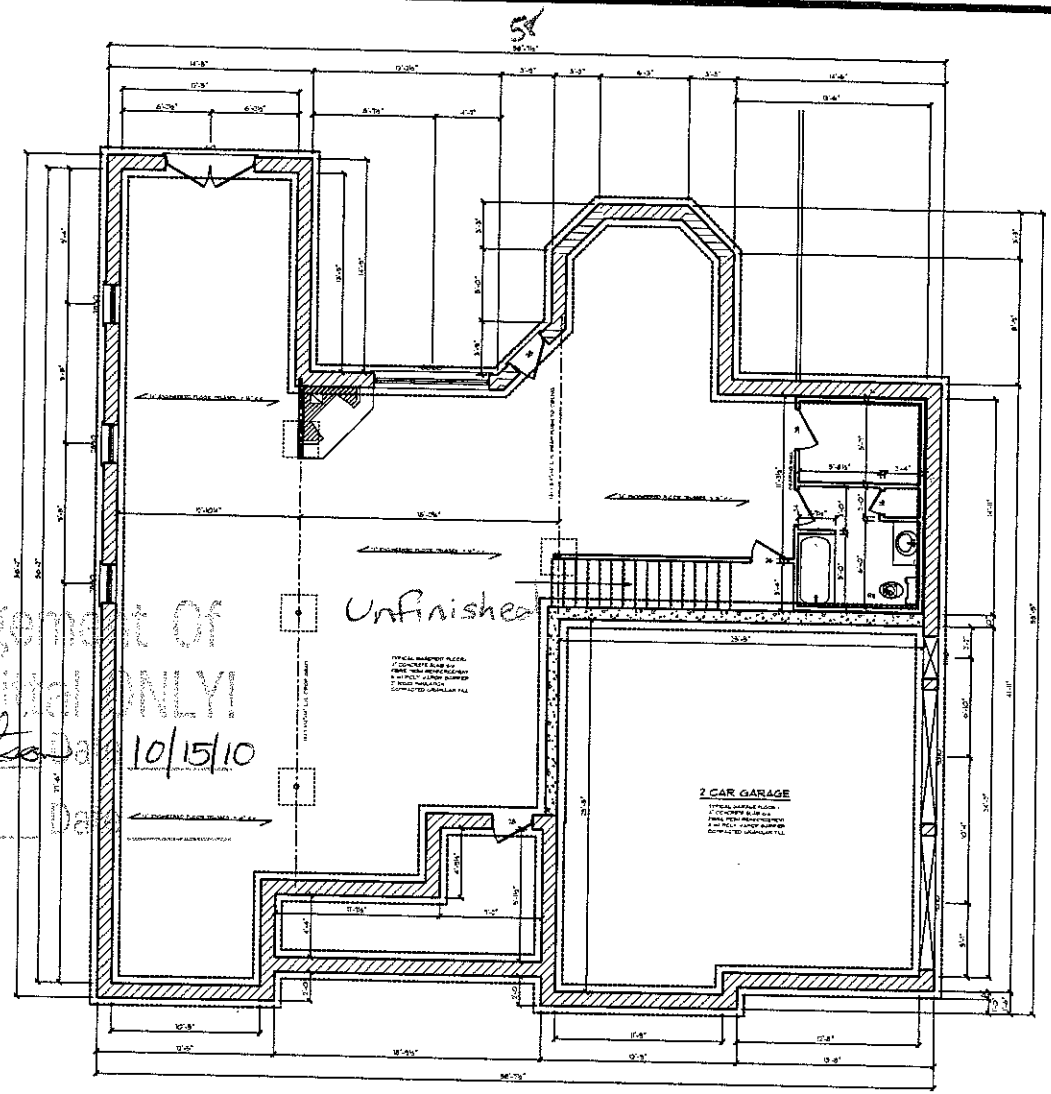
B. FOR SPANS FROM 6FT TO 10FT: USE 8"X3½"X5/16" STEEL ANGLES.

C. FOR SPANS FROM 8FT TO 16FT: USE A PAIR OF 9 GAUGE WIRES IN EACH OF THE FIRST THREE COURSES OF BRICK ON A 8"X3½"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.

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'x3'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. ALL RE-BAR SPLICES SHALL BE A MINIMUM OF 2'-0" UNLESS NOTED OTHERWISE.
7. CHIMNEY FOOTINGS ARE 12" LARGER THAN FOOTPRINTS x 12" 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 48" 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-#3 L-BAR WITH 24" LEGS IN EVERY OTHER JOINT HORIZONTALLY AT ALL CORNERS; I.e., #3 CORNER BARS @ 16" O.C. VERTICALLY. FILL ALL OPEN CELLS ON CMU WITH EITHER TYPE "S" OR "M" MORTAR OR FILL WITH 2500 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 BRACES, JACK STUDS, BEAM SUPPORTS - WEATHER WOOD OR STEEL - CAN BEAR ON SHEATHING 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/ 1/2" 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 IMBEDDED MIN. 15" INTO MASONRY AND 7" INTO CONCRETE.



BASEMENT PLAN

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

Acknowledgement Of
Plans Submitted ONLY!
Maria Dotson 10/15/10
Date

PORTLAND:
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 DISCHARGE AREAS.
PROVIDE APPROPRIATE CLEANOUTS.
ROOF AND SITE RUNOFF TO BE DISBURSED VIA SEPARATE PVC SYSTEM FED TO FRENCH DRAINS.
PROVIDE FLASHINGS OVER ALL EXPOSED WINDOWS AND DOORS (USE ONLY NO MFR BUILDING PAPER FOR BUILDING WRAP, AND APPLY WITH CARE AVOIDING SIDING UTILITY LEAK.
PROVIDE BUILT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT PONDING OR BACKUP.

1. REGULAR SITE CONDITIONS MAY VARY, M + M HOME DESIGN CANNOT GUARANTEE 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:
R-30 OF THE 2006 NORTH CAROLINA RESIDENTIAL CODE MEDITERRANEAN TERMITE CONTROL METHODS OF PROTECTION SHALL BE BY CHEMICAL SOIL TREATMENT OR OTHER METHODS APPROVED BY THE NORTH CAROLINA DEPARTMENT OF AGRICULTURE.

THE SOIL BENEATH A SLAB ON GRADE SHALL BE CHEMICALLY TREATED BEFORE THE CONCRETE IS PLACED. VERIFICATION OF TREATMENT SHALL BE ATTACHED TO THE PERMIT SHOWING THE NAME OF APPLICATOR CHEMICAL NAME AND AREAS TREATED.

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-4

SOFTPLAN
M&M HOME DESIGN
BUILDER DESIGN TEAM
M&M HOME DESIGN, 100 MILL RIDGE BLVD., SUITE 223, MOORESVILLE, NC 28117
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CONTRACTOR:

CONSTRUCTION SITE:
NEW RESIDENCE
LOT #
CLONTZ MILL ROAD
TROUTMAN, NC 28166
IREDELL COUNTY, NC

HOMEOWNER:
KELLY & WENDY ROBINSON
157 HAMPTONS COVE ROAD
TROUTMAN, NC 28166
(704) 528-0227

DRAWN BY: J. GENTHER
DATE: SEPT. 29, 2010
REVISIONS: