ARCHITECTURAL NOTES

General Notes:

1. Comply with all State, County and Local Building Codes, Ordinances and Regulations Pertaining to Construction.
2. Contract Work, Gas and Electric Lines to Comply 30% as in Accordance with Local City Building Codes.
3. Provide All of Insulation R-Va & Up-Value Where & Code Does Apply to [illegible] Per Sq. Ft. of Area + As Recommended by Owner/Their Representative of Approved Value.
4. Provide Termite Protection over Crawler Ft.
5. Minimum Finished Floor Elevation will be at least 8" (the Thickness Above Low Point of Lot, Unless Noted Otherwise) Above Top of Curb at Roadway Edge.
6. All Plumbings to be Brought Below Ground Before As Per Local Codes & Starting With Master Bedroom Plumbing Roughing-in of Two Inches Above Water Service Connection.

Soils:

Allowable Soil Pressure - 3000 P.S.F. Minimum
Minimum Footings Depth as Per Local Code

Concrete:

1. Foundation - 3000 P.S.I. @ 28 Days Type I Concrete, 4-Bags
2. Floor Slabs - 3000 P.S.I. @ 28 Days (If Complete on a 6" Properly Vapor Barrier on 4" Sand Fill) Min. Reinf. Type I 6" Type II Mesh or 4-Bags
3. Footings Construction Joints - 400 sq. ft. Maximum
4. Interior Slabs - 3000 P.S.I. @ 28 Days Type I Common Mixing with Air Entrainment

Masonry:

1. Concrete Block Units - Grade N, M + 1900 P.S.I.
2. Grout - 3000 P.S.I.
3. Mortar - Type S + 1800 P.S.I.
4. Reinforce Concrete Block 8 16" O.C. Vertical & Every Shelf.
5. All Walls Are Made to be Stacked Bond.

Other:

1. All Materials and Interior Painting to Comply with Local Codes.
2. Mechanical Wraps - Mount Wooden Shields at Not 1/2" x 24" x 24" Min. Panel at All Fireplace Flues Thru 1st Floor Level.
3. All Glass Sash Load Stressed Greater than 10 lb / Square and Adjoining Windows are Not 40" from Leading Edge to be Tempered.

Plumbing:

1. Water Heater to be Electric 30 gal. Capacity.
2. Water Closets - 4 gal / Flush Valves.
3. Bathtub Heads - 3 G.P.M. Maximum.
4. Sink Faucets - 2.5 G.P.M. Maximum.
5. Lavatory Faucets - 2.5 G.P.M. Maximum.
6. Dishwasher to have Air Gaps Installed.
7. Provide Hot Water and Temperature No Hot Water.
8. All Water Supply Pipes Thru Wall Must Maintain per Local Codes.
9. All Stoves and Vent Pipe Material and Installation per Local Codes.
10. Provide Location 7 Piping for Attachment of a Bathtub Splash.

Insulation:

Thermal Insulation to be Provided as Follows:
Ceiling - R30
Exterior Wall - R19
Floors Over - R19

Asbestos Warning:

A Warning Number to be Displayed in a Prominent Manner as a Reasonably Visible to Debris Emergency Vehicles to Exterior the Premises.

Electrical:

Electrical Service per Local Codes and Local Utility

Smoke Detectors:

Per R313 of the 2006 IRC Residential Code: See Electrical Plan for Locations.

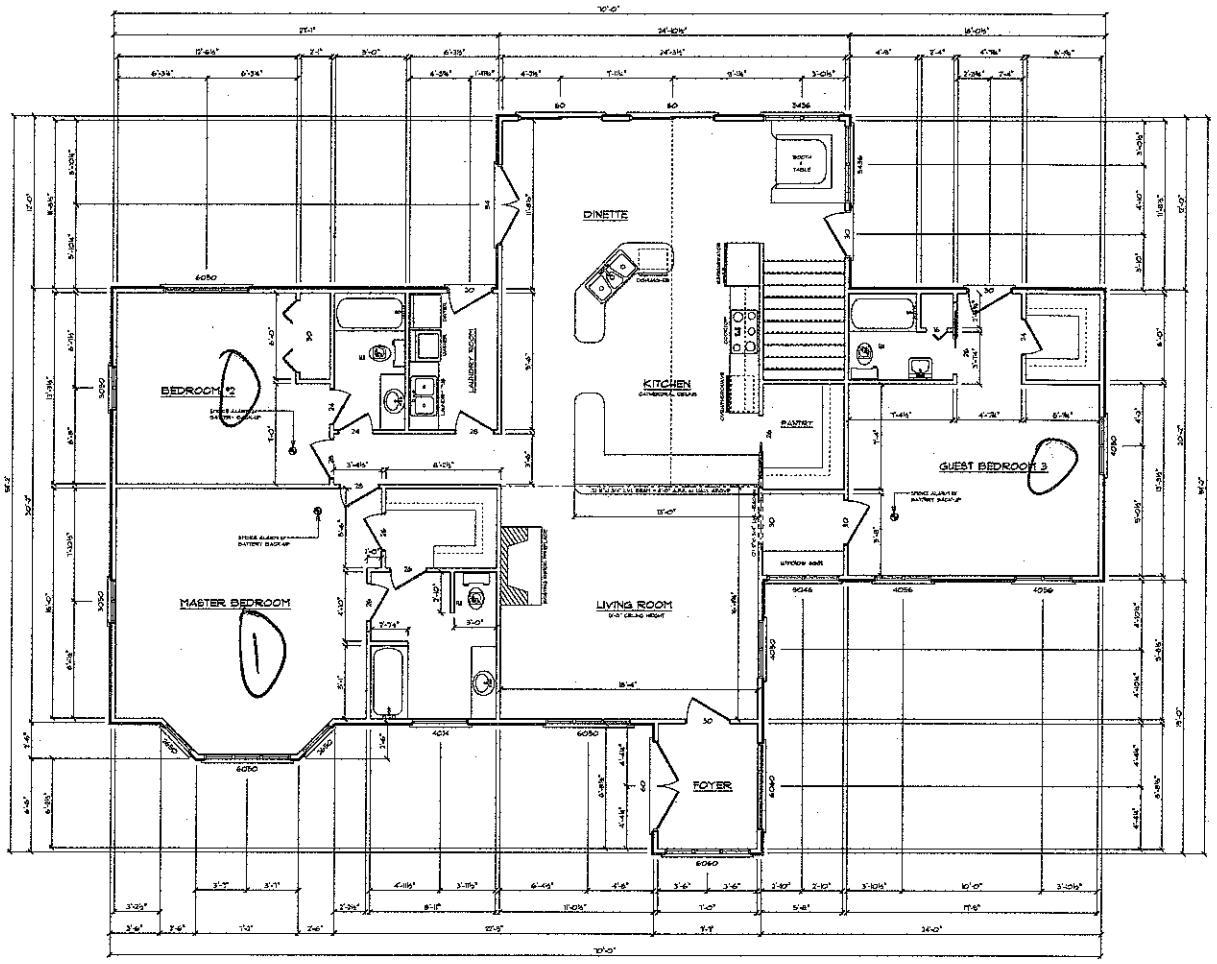
Exterior Doors:

1. Swinging Doors:
   A. Solid Core Type Doors to be 1 3/4" Thick.
   B. Solid Panel Type Doors to be 1 3/4" Thick and Panels Fiberboard, Have Thickness Not Less than 3/8" Panels Grooved at Framed Perpendicular to the Panels are not less than 1/4" Thick.
   C. Panel and Panel Doors of Solid or Veneer Core Plywood in which Panels are not less than 3/8 Design in Thickness.
   D. Panel Doors of Solid Core Type Not Less than One Type Panel at 1/8 Design Panel 13 Inches in Thickness.
2. Frames:
   A. Jambs and Heads shall have Rabbeting that Exposes the Stop.
   B. Stops Shall be Applied as Follows:
      a. Wood Non-Removable Stops Pins, or
      b. Hinged Stopped on Inverted Rabbet of Door, or
      c. Stop and Rebate Hinged that Have a 1/4" Bead Jamb Depth which Prevent to a Minimum of 1/4".
3. Installation:
   A. Glazing to be Installed or Consult Hardware Work.
   B. Swinging Doors and Panel Frames Provide Stops of 3" and to Extension of Not Less than 5/8".
   C. In Jambs, Shaped and/or Equipping -up Position and Have a Minimum Thickness of 3/4".
4. Outdoor Doors shall be Tested but on All Cylinder Locks Shall at the Cylinder Projects Beyond the Face of the Door or is otherwise Accessible by an Opening Tools.
5. Adjoining Doors and Windows shall be Provided with a Locking Device and shall Not Operating are not Installed or Equipped with a Door of at all to Prevent the Raising and Removing of the Door by Pulling from the Track, and is to be Closed Position.
6. Sliding Doors shall be Secured to the Jamb with a Mortise or Tee Screw not Less than 1/2" in Length.
7. Upward Acting Doors and Sliding Doors shall Not Open and be Secured with a Keyboard Lock, Padlock and a Hardened Steel Shackle and Installed Using Screws Not Less than 3/8" Diameter Bolts or Lines Reached by Exterior Power Operators, but not With Locking Handle or Portion.

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 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 F=400 KILN DRIED SOUTHERN PINE, DOUGLAS FIR, OR HEMLOCK
14. ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE H/S PR. BUTTS OR METAL INSULATED AS SHOWN ON DWG.

Acknowledgement Of Plans Submittal ONLY
Rick Wright Date 9-16-09
Date 10-14-09 Approved 4 Bedroom Plan



FIRST FLOOR 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

FOOTURE:
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 WINDOW AND DOORS USE ONLY 60 MIN BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE ASSURING SIDING WILL LEAK.
PROVIDE BELT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT POOLING OR BACKUP.

1. BECAUSE SITE CONDITIONS MAY VARY, M H M HOME DESIGN CANNOT WARRANT OR ASSUMES 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 H M HOME DESIGN SHALL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

NOTE:
M H 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-3

SOFTPLAN
M&M HOME DESIGN
BUILDING PLANS
1944-1 EFLING HILL ROAD MOORESVILLE, NC 28117
(704) 799-8111 www.mmhomedesign.com

14 YEARS OF PLAN SALES EXPERIENCE

© Copyright Feb., 2008

CONTRACTOR:

CONSTRUCTION SITE:
NEW ADDITION & RENOVATION
LOT #
200 COUNTRYSIDE ROAD
HARMONY, NC
IREDELL COUNTY, NC

HOMEOWNER:
JOHN & SUZY BARILE
200 COUNTRYSIDE ROAD
HARMONY, NC
(919) 656-9890

DRAWN BY: J. GENEHUR
DATE: FEB. 14, 2008
REVISIONS: OCT. 1, 2009
NOV. 5, 2008

Acknowledgement Of
Plans Submittal ONLY!
Date 10-5-09
Date 10-14-09

FOUNDATION NOTES:

1) ALL FOOTINGS 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 BOARINGS 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 STRUCTURAL ENGINEER IMMEDIATELY.

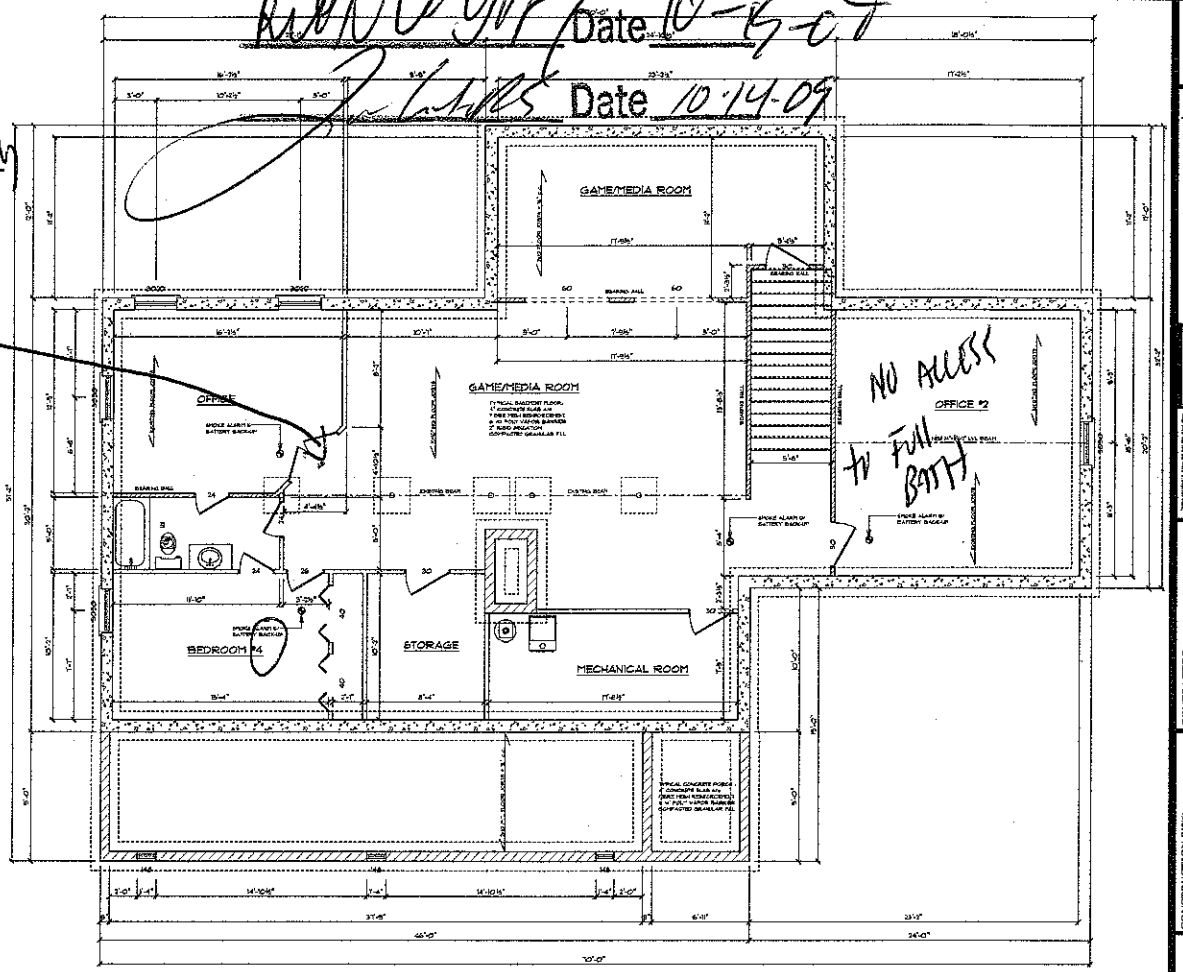
DESIGN CRITERIA FOR THIS PROJECT:

CONCRETE NOTES: MIN. SOIL BEARING CAPS. 2,000 PSI

1. ALL FOUNDATION WALL AND FOOTING CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2500psi 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 SUB-FLOORS 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.

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 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 #3 L-BAR WITH 24" LEGS IN EVERY OTHER JOINT HORZONTALLY 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.

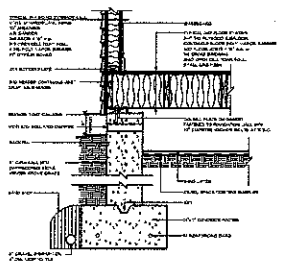


BASEMENT/FOUNDATION PLAN

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 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 FSK BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE AVOIDING 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.



CRAWL FOUNDATION DETAIL

FOUNDATION VENTILATION CALCULATIONS

CRAWL SPACE AREA = 331 SQ. FT.

CALCULATIONS: TOTAL AREA OF 8"x16" VENT =88 S.I. = .919 S.F.
ASSUMED NET FREE AREA = .7 S.F. PER VENT
TOTAL S.F. OF VENTILATION NEEDED = 331 DIVIDED BY 150 = 2.34 S.F. TOTAL 8"x16" FOUNDATION VENTS NEEDED AT .7 S.F. PER VENT = 3 VENTS

FOUNDATION VENTS 36" MIN FROM CORNERS.

TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/500 OF THE UNDER FLOOR AREA WHERE THE GROUND SURFACE IS COVERED WITH 6 MIL POLY VAPOR BARRIER. VENTS THAT HAVE OPERABLE LOUVERS.

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:
PARTS OF THE 2006 NORTH CAROLINA RESIDENTIAL CODE SUBTERRANEAN 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. VARIFICATION 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
1845-3 ROLLING HILL ROAD ROCKINGHAM, NC 28379
(910) 997-1000 • www.mmhomedesign.com

14 YEARS OF RESIDENTIAL HOME DESIGN EXCELLENCE
ASSOCIATION OF HOME DESIGNERS

© Copyright M+M, 2008

CONTRACTOR:

CONSTRUCTION SITE:
NEW ADDITION & RENOVATION
LOT #
200 COUNTRYSIDE ROAD
HARMONY, NC
IREDELL COUNTY, NC

HOMEOWNER:
JOHN & SUZY BARILE
200 COUNTRYSIDE ROAD
HARMONY, NC
(919) 636-8890

DRAWN BY: J. GINGHER
DATE: FEB. 14, 2008
REVISIONS: OCT. 1, 2008
NOV. 5, 2008