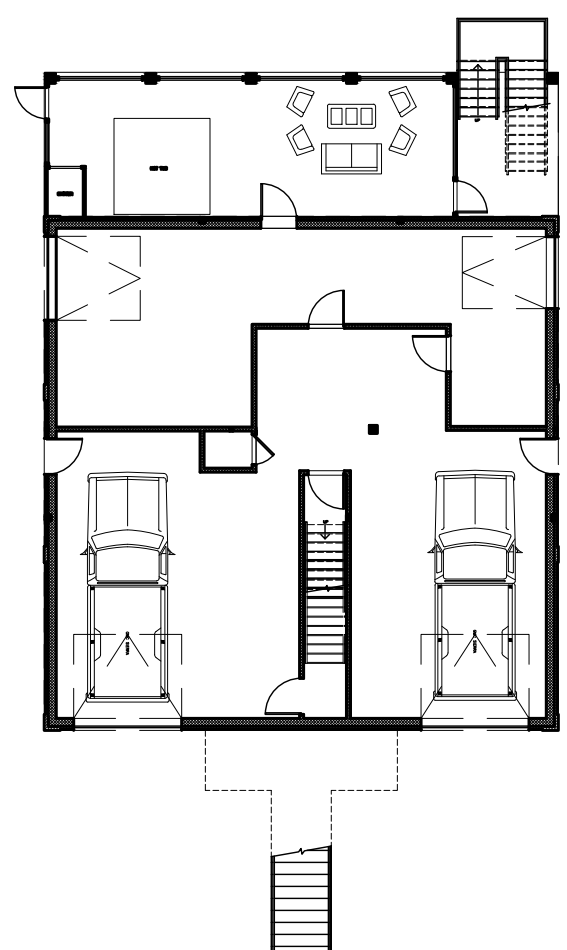
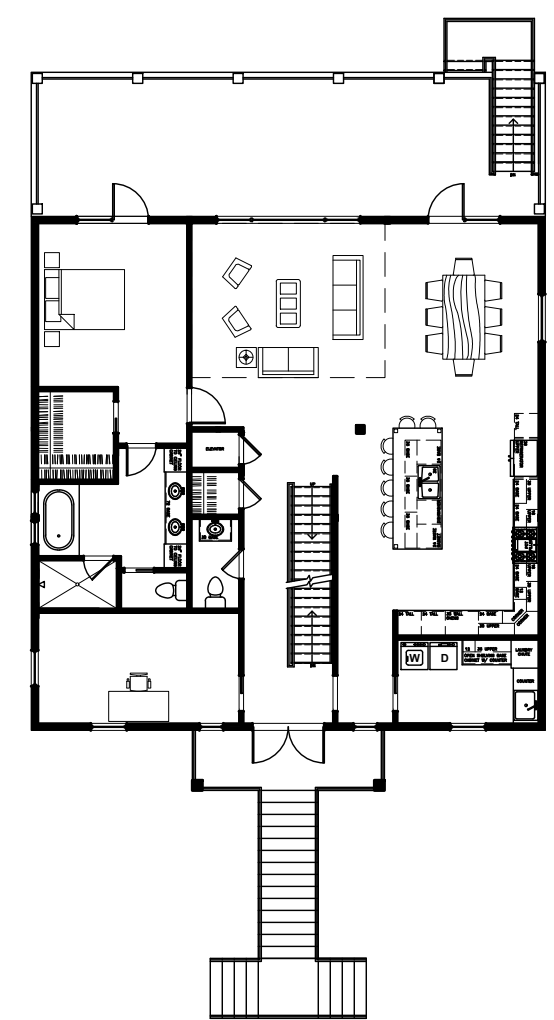
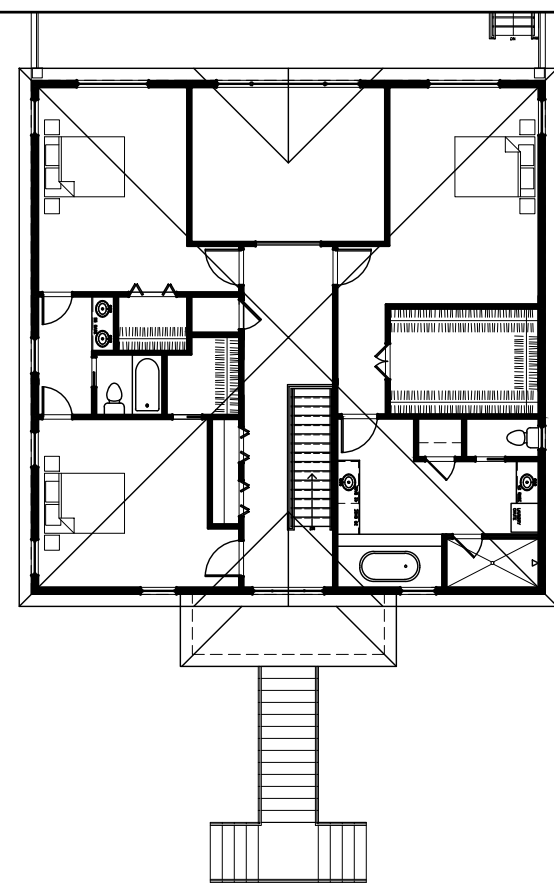
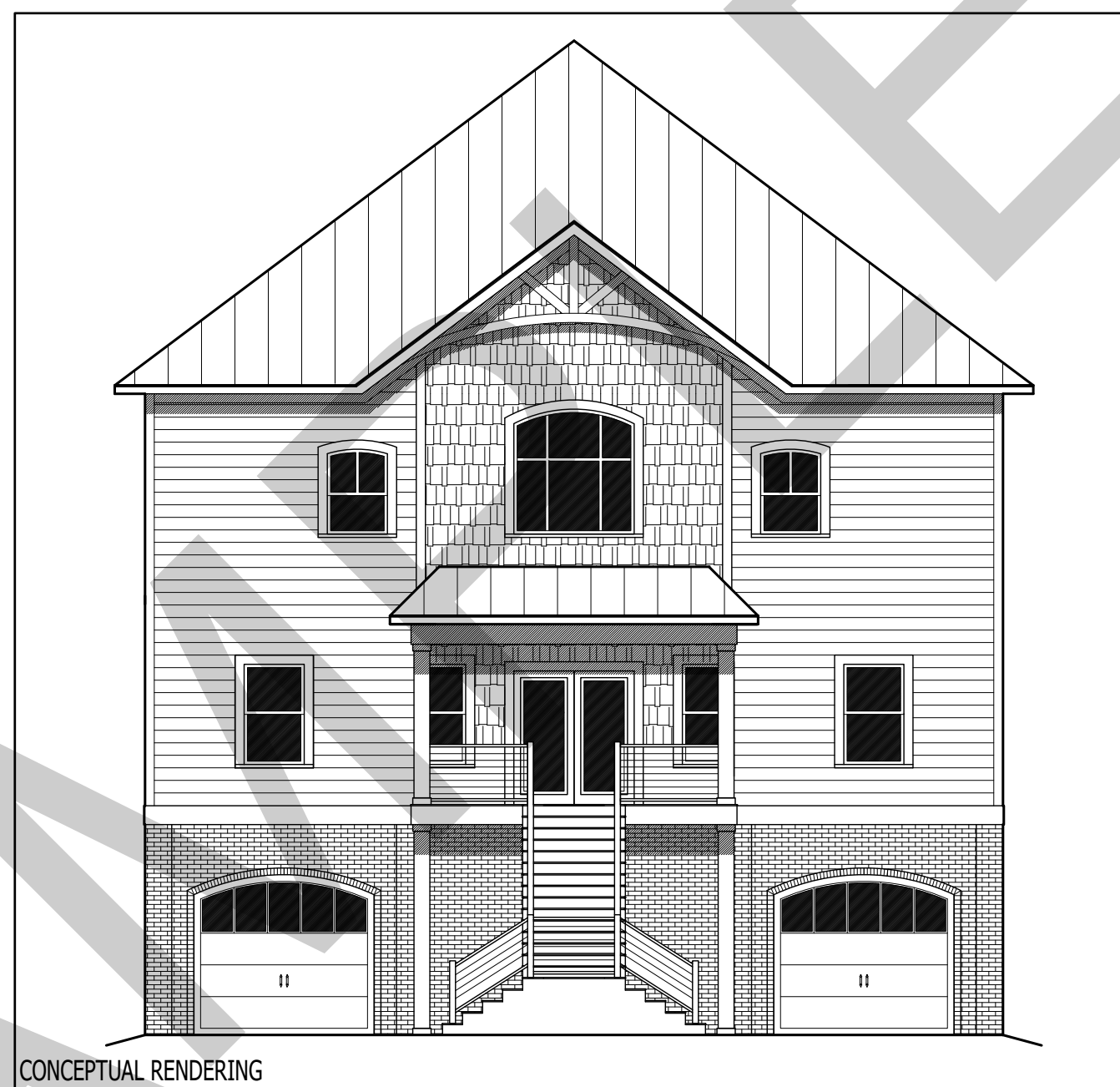


CUSTOM HOME



SCALE 1/16" = 1'-0"



CONCEPTUAL RENDERING

KEYS & SYMBOLS

DOOR & WINDOW SIZE KEY
2'6" = 2'-6" WIDE (ASSUME STANDARD DOOR
HEIGHT OF 6'-8" UNLESS NOTED)

2060 = 2'-0" WIDE X 6'-0" HIGH

DRAWING NUMBER

SHEET NUMBER

ROOM NAME

CEILING HEIGHT AND
SQUARE FOOTAGE

DRAWING NUMBER

1
A-101
FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

SHEET NUMBER

0'-0" GRADE
ELEVATION HEIGHT

ELECTRICAL LEGEND

RECEPTACLE

FLOOR RECEPTACLE

GFCI RECEPTACLE

WATER PROOF RECEPTACLE

SWITCH

3 WAY SWITCH

FAN / LIGHT

SECURITY LIGHT

CEILING MOUNT

WALL SCONCE

CEILING PENDANT

FAN / LIGHT

6" RECESSED CAN

DIRECTIONAL PIN LIGHT

FLUORESCENT

UNDER-COUNTER

INDIRECT TRAY LIGHT

CABLE

GARAGE DOOR OPENER
W/ LIGHT

SHEET SCHEDULE

G-101	TITLE SHEET
C-101	SITE PLAN
A-101	GARAGE FLOOR PLAN
A-102	FIRST FLOOR PLAN
A-103	SECOND FLOOR PLAN
A-104	ROOF PLAN
A-105	FOUNDATION PLAN
A-106	1ST FLOOR FRAMING PLAN
A-107	2ND FLOOR FRAMING PLAN
A-108	ROOF FRAMING PLAN
A-201	ELEVATION
A-202	ELEVATION
A-203	ELEVATION
A-204	ELEVATION
A-205	ENLARGED PLANS/ INT. ELEV.
A-301	BUILDING SECTION
A-302	BUILDING SECTION
E-101	ELECTRICAL PLANS
E-102	ELECTRICAL PLANS

NET SQUARE FOOTAGE

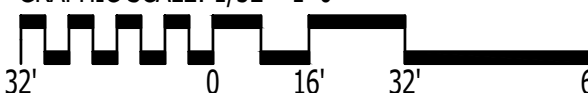
NON HEATED

GARAGE	1032 SF
STORAGE	556 SF
PORCHES	1079 SF

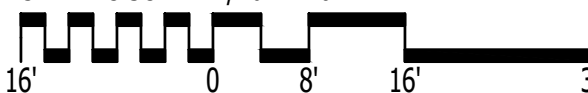
HEATED / COOLED

FIRST FLOOR PLAN	1690 SF
SECOND FLOOR PLAN	1392 SF
TOTAL	3,082 SF

GRAPHIC SCALE: 1/32" = 1'-0"



GRAPHIC SCALE: 1/16" = 1'-0"



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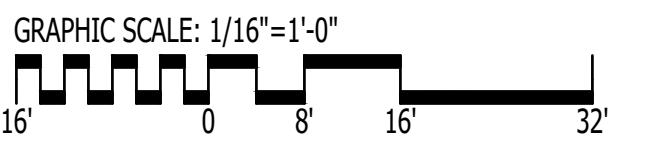
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G-101

TITLE SHEET

12 X 18 SHEETS ARE HALF SIZE



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1
C-101

SITE PLAN
Scale: 1/16" = 1'-0"



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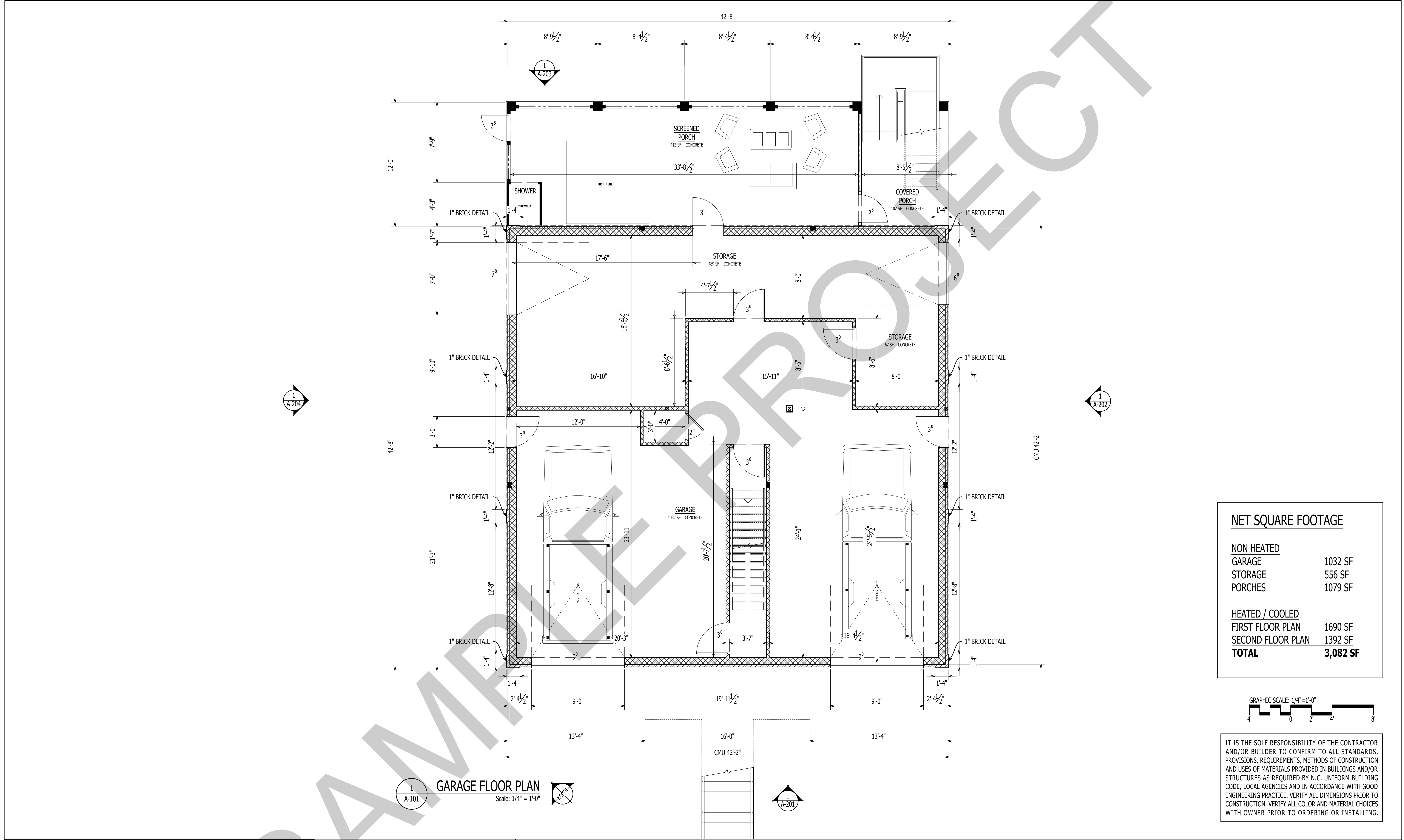
Revisions:

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C-101

SITE PLAN

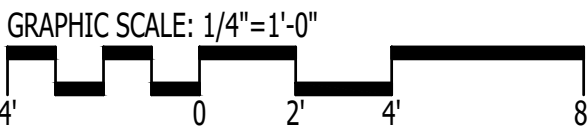
12 X 18 SHEETS ARE HALF SIZE



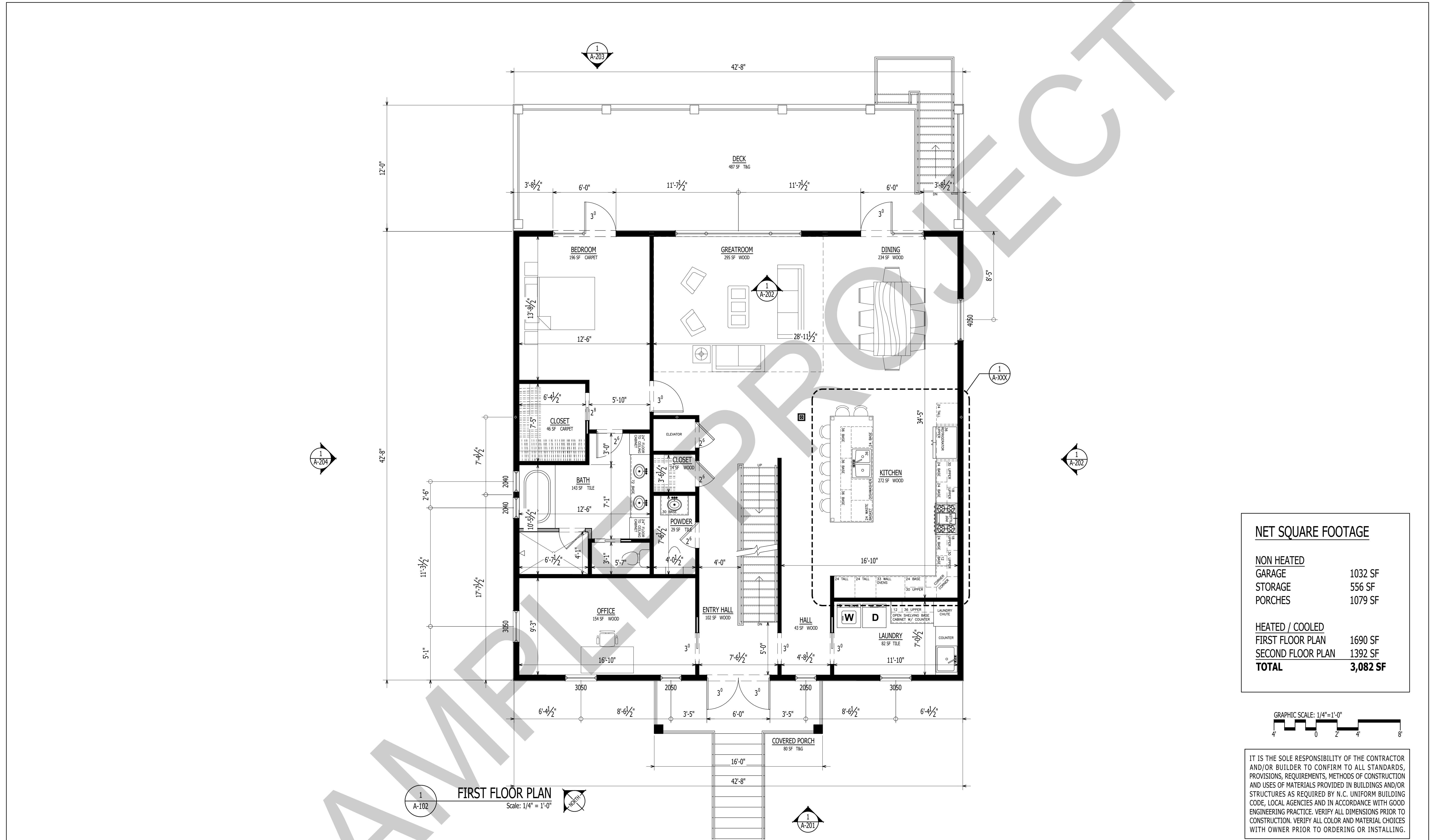
NET SQUARE FOOTAGE

NON HEATED	
GARAGE	1032 SF
STORAGE	556 SF
PORCHES	1079 SF

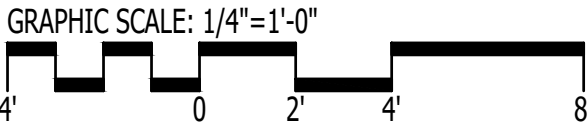
HEATED / COOLED	
FIRST FLOOR PLAN	1690 SF
SECOND FLOOR PLAN	1392 SF
TOTAL	3,082 SF



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NET SQUARE FOOTAGE	
NON HEATED	
GARAGE	1032 SF
STORAGE	556 SF
PORCHES	1079 SF
HEATED / COOLED	
FIRST FLOOR PLAN	1690 SF
SECOND FLOOR PLAN	1392 SF
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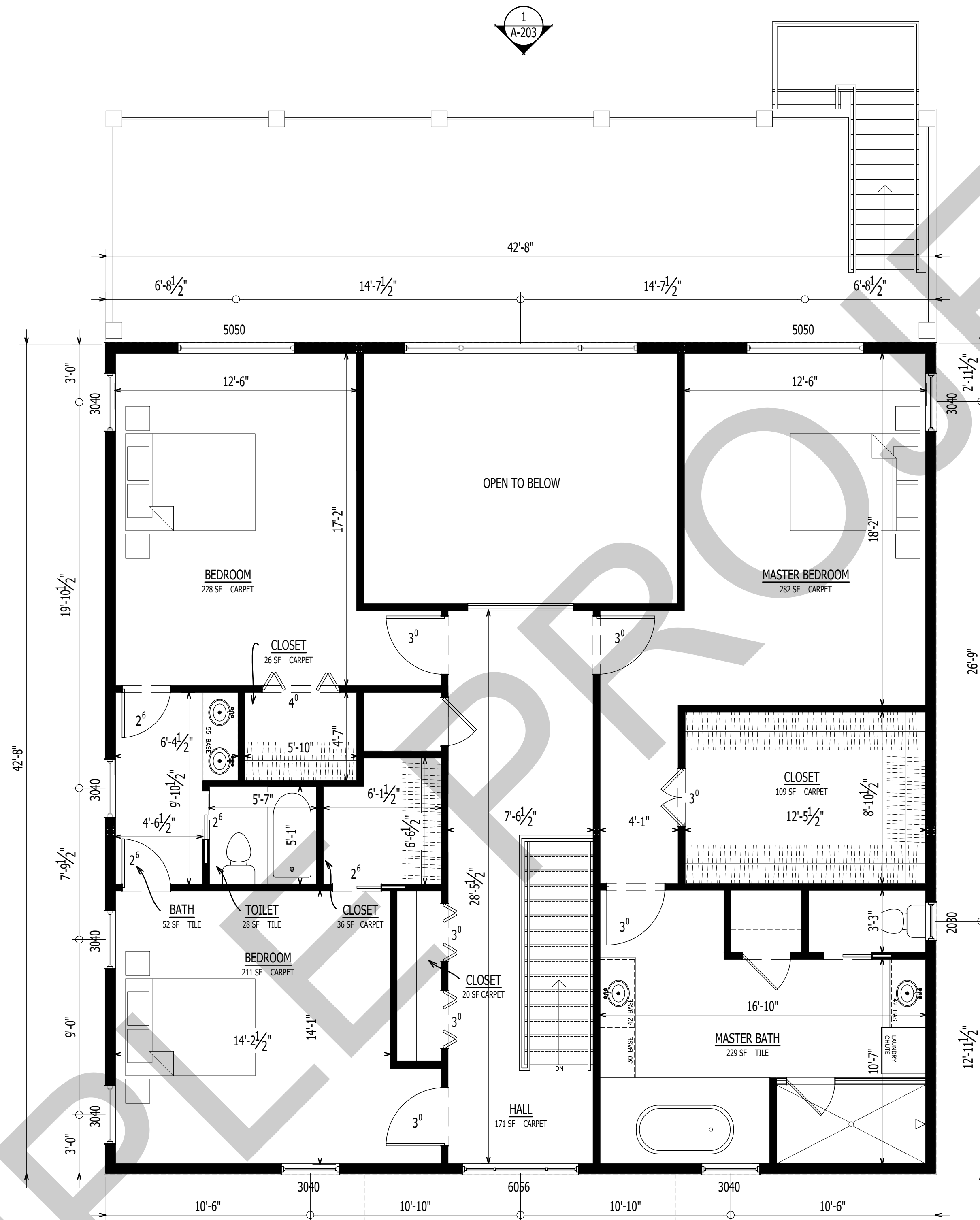
CUSTOM HOME

NEW BERN, NC 28560

A-102

FLOOR PLAN

12 X 18 SHEETS ARE HALF SIZE



1
A-103

SECOND FLOOR PLAN

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

1
A-201

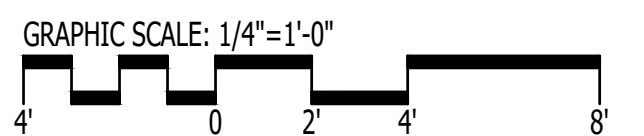
NET SQUARE FOOTAGE

NON HEATED

GARAGE	1032 SF
STORAGE	556 SF
PORCHES	1079 SF

HEATED / COOLED

FIRST FLOOR PLAN	1690 SF
SECOND FLOOR PLAN	1392 SF
TOTAL	3,082 SF



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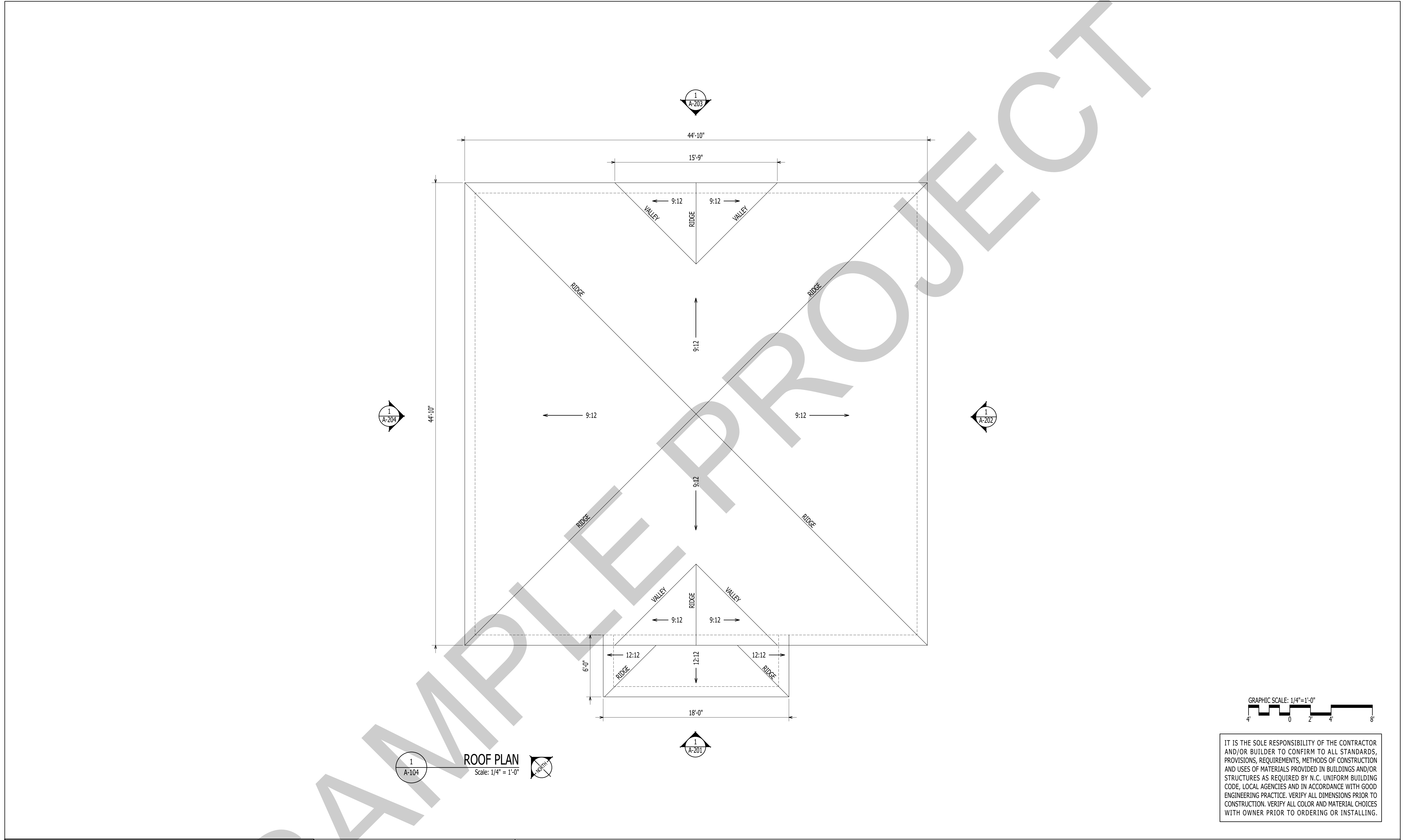
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A-103

SECOND PLAN

12 X 18 SHEETS ARE HALF SIZE



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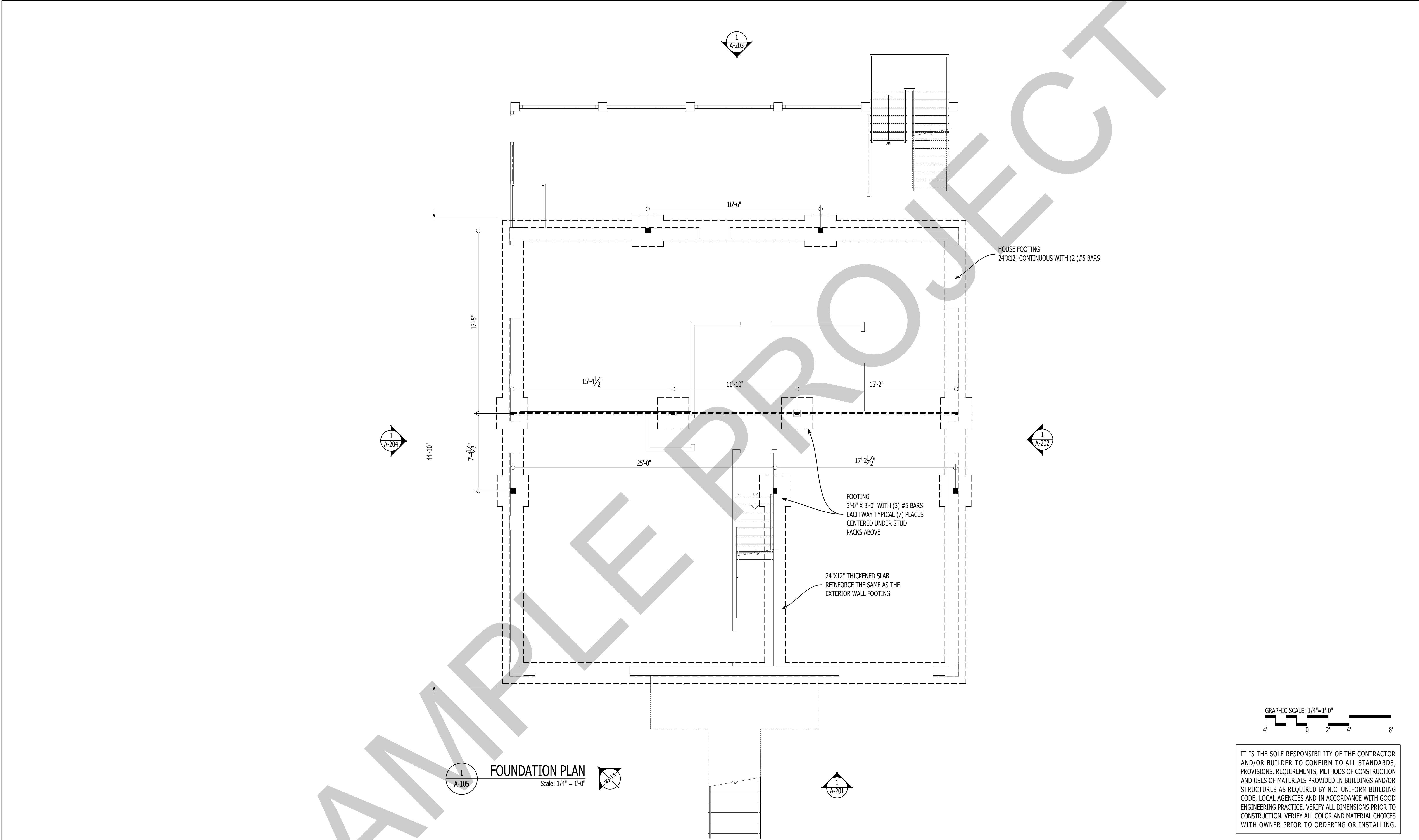
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Date: _____
Revisions: _____

A-104
ROOF PLAN

12 X 18 SHEETS ARE HALF SIZE

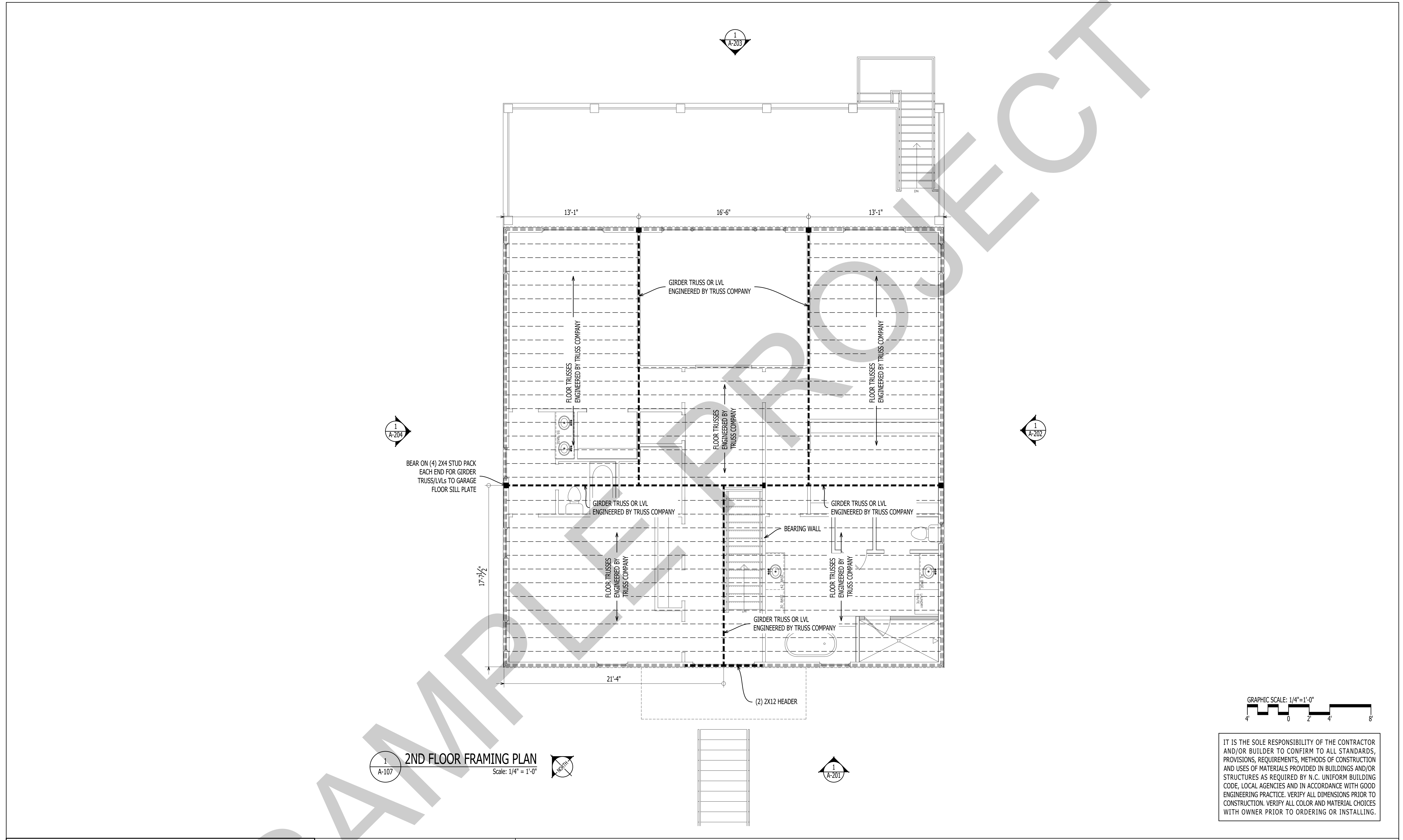


1
A-105

FOUNDATION PLAN

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

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A-107

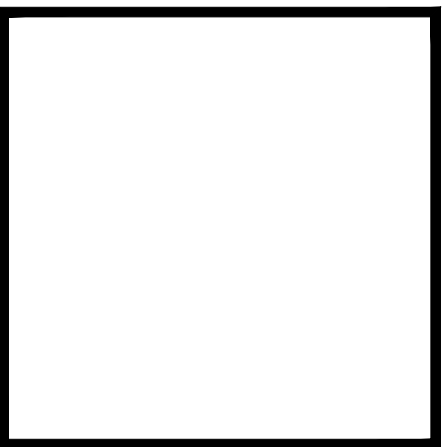
2ND FLOOR FRAMING PLAN

12 X 18 SHEETS ARE HALF SIZE



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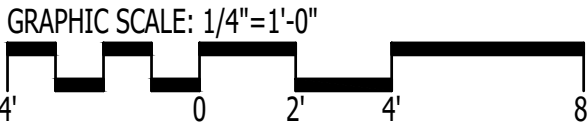
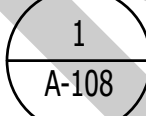
A-108

ROOF FRAMING PLAN

12 X 18 SHEETS ARE HALF SIZE

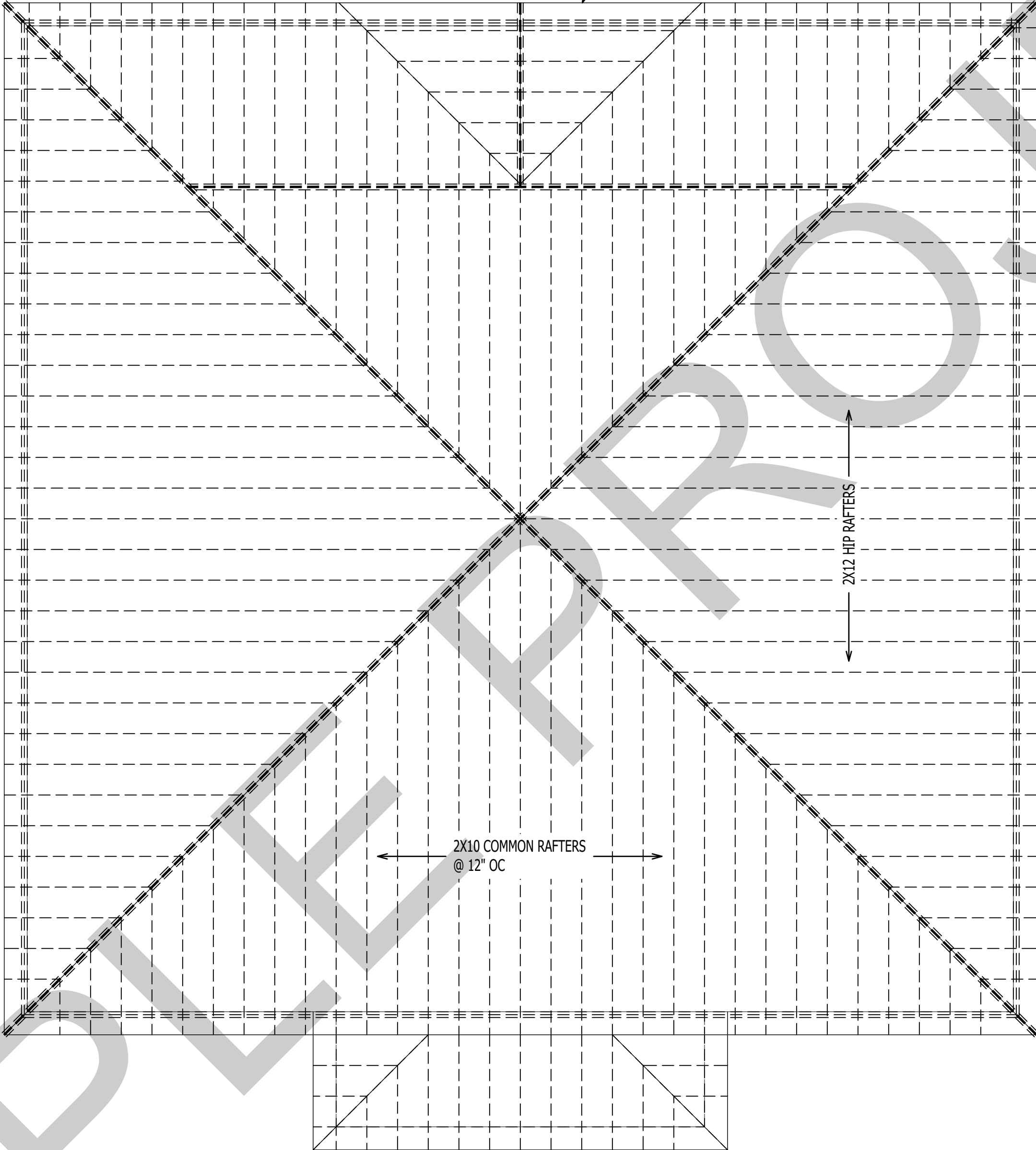
ROOF FRAMING PLAN

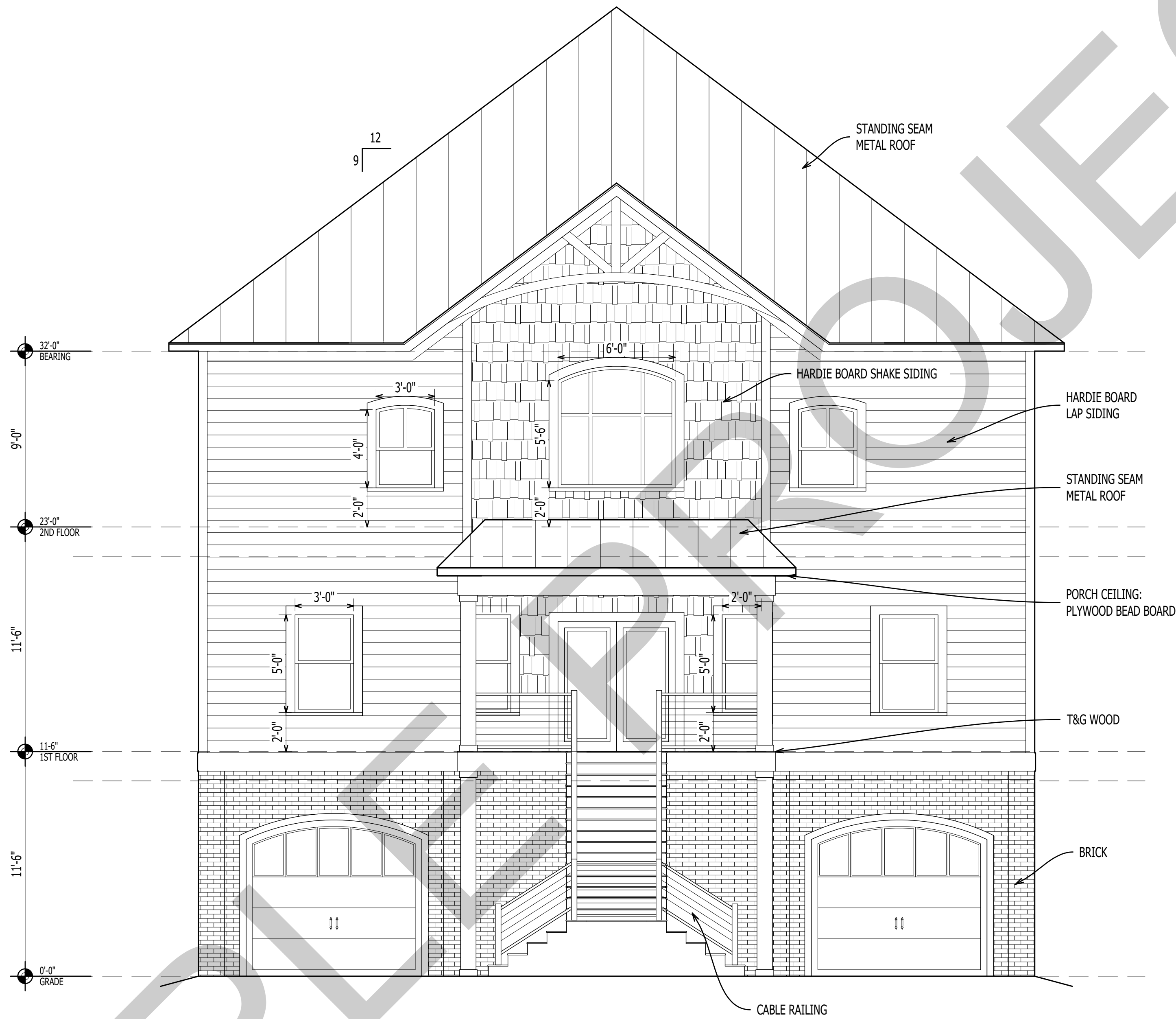
Scale: 1/4" = 1'-0"



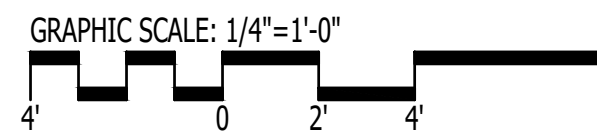
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DUE TO WINDOWS SCISSOR TRUSSES
WILL BE USED FOR VAULTED CEILING.
ENGINEERED BY TRUSS COMPANY.





1
A-201
ELEVATION
Scale: 1/4" = 1'-0"



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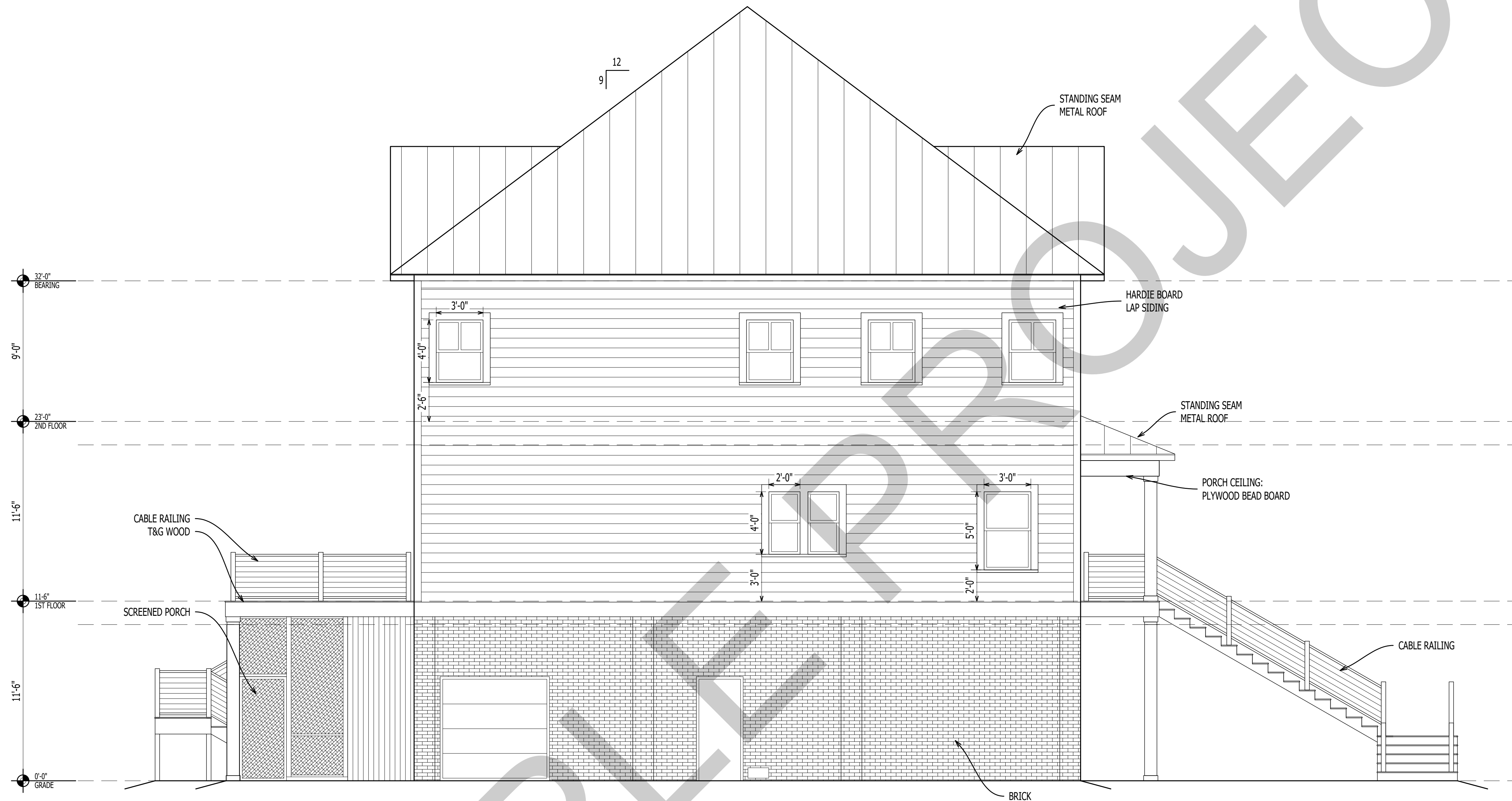
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A-201

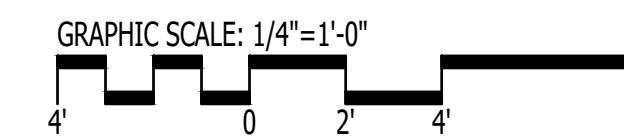
ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE



1
A-204

ELEVATION
Scale: 1/4" = 1'-0"



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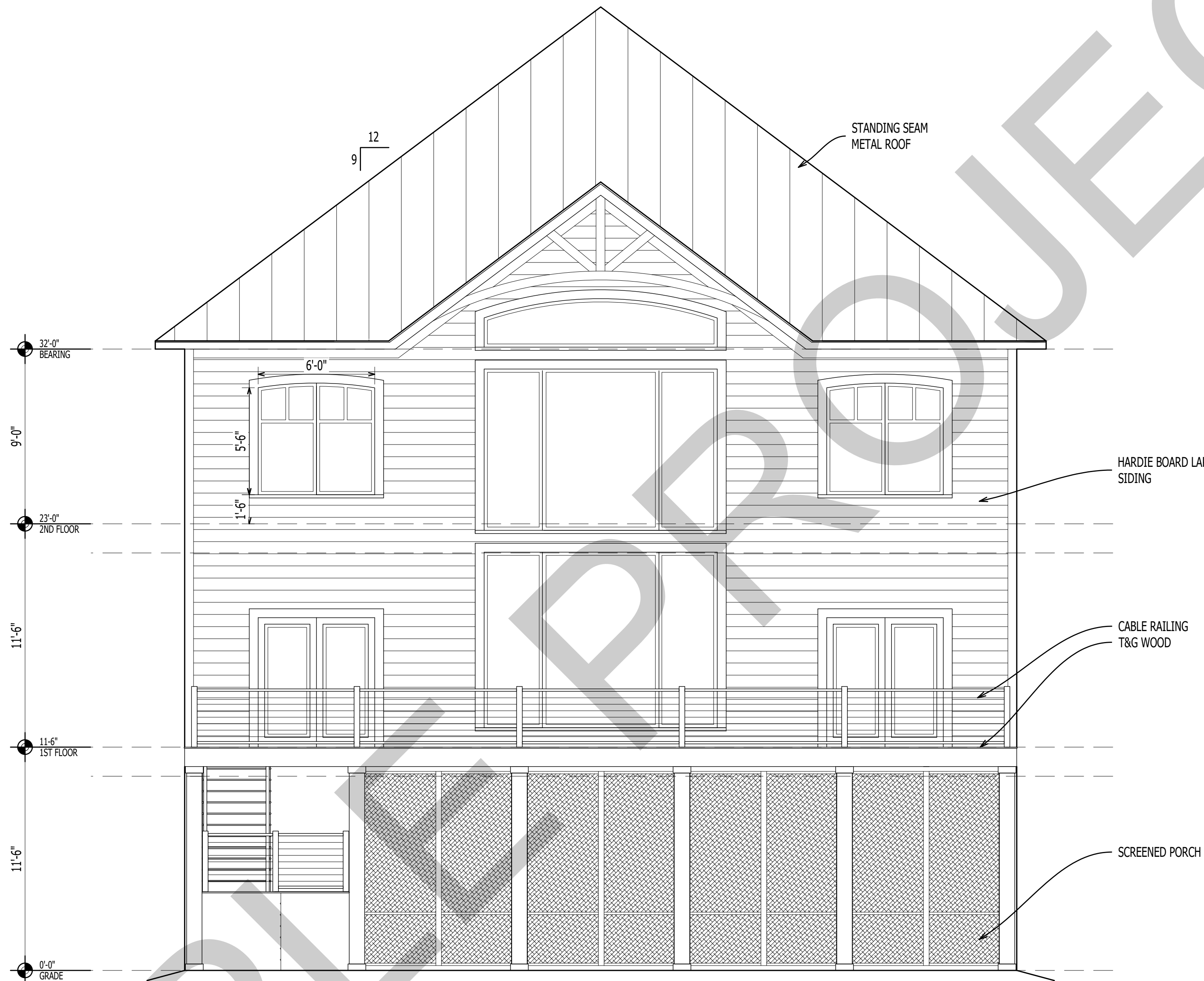
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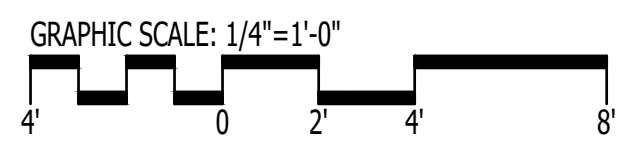
A-202

ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE



1
A-203
ELEVATION
Scale: 1/4" = 1'-0"

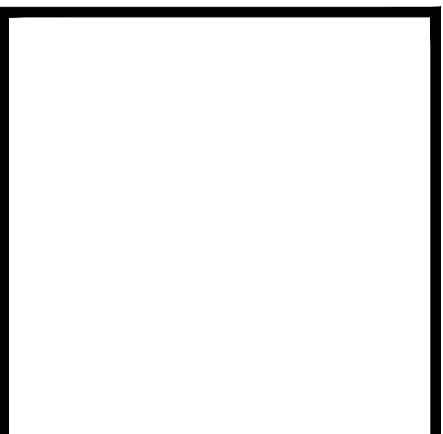


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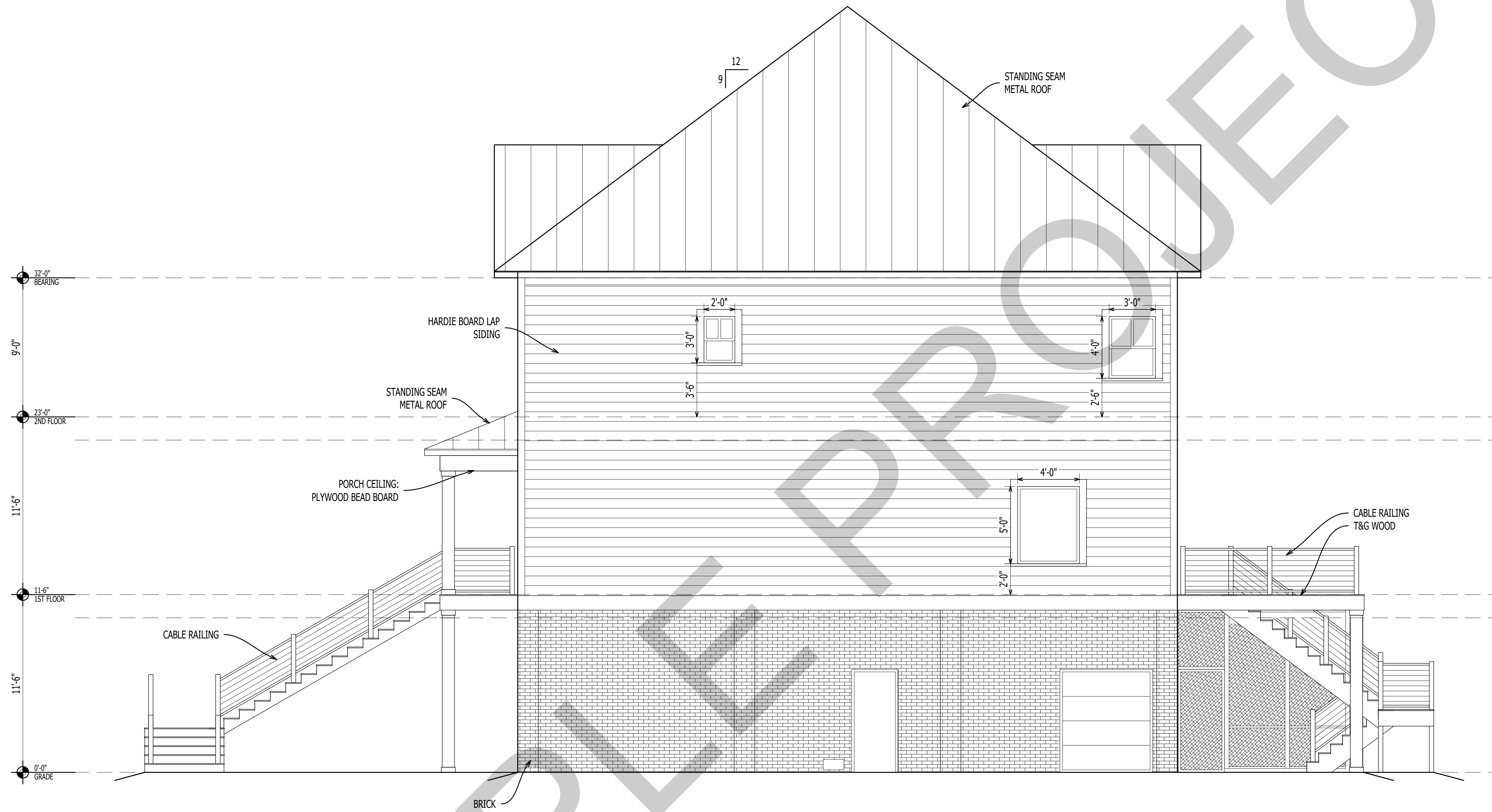
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A-203

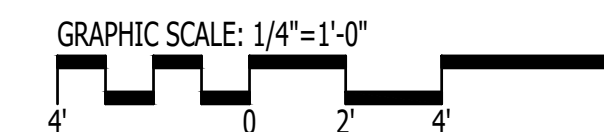
ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE



1
A-204

ELEVATION
Scale: 1/4" = 1'-0"



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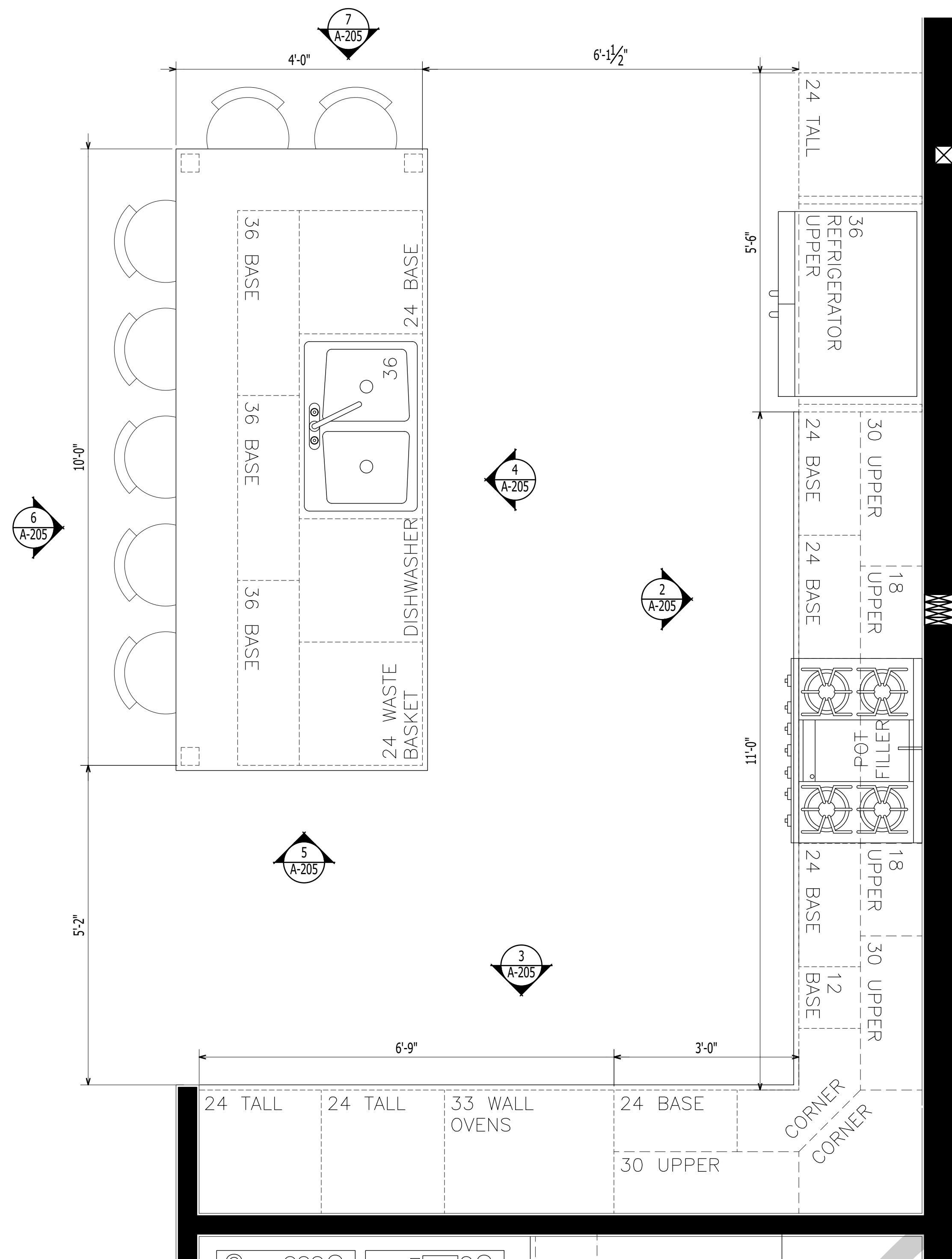
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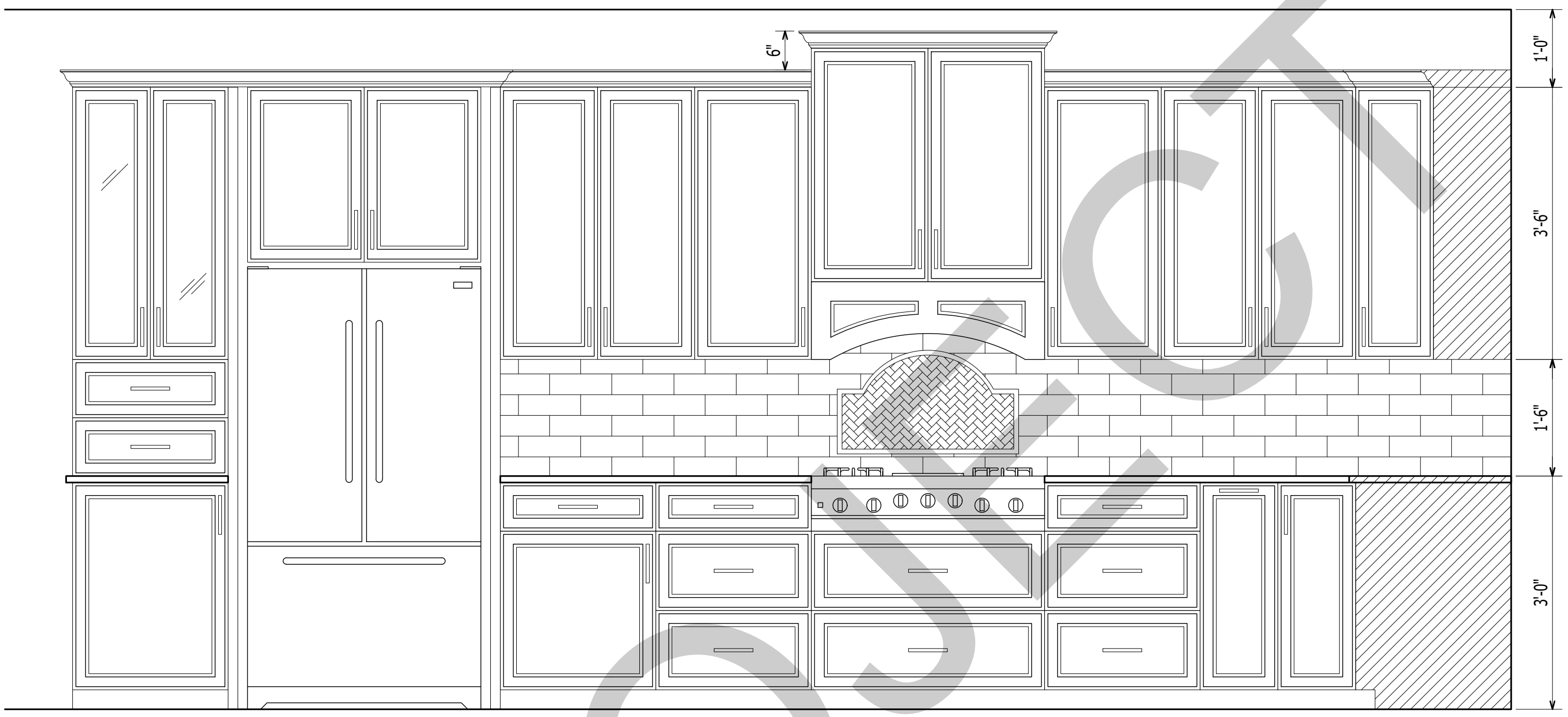
A-204

ELEVATIONS

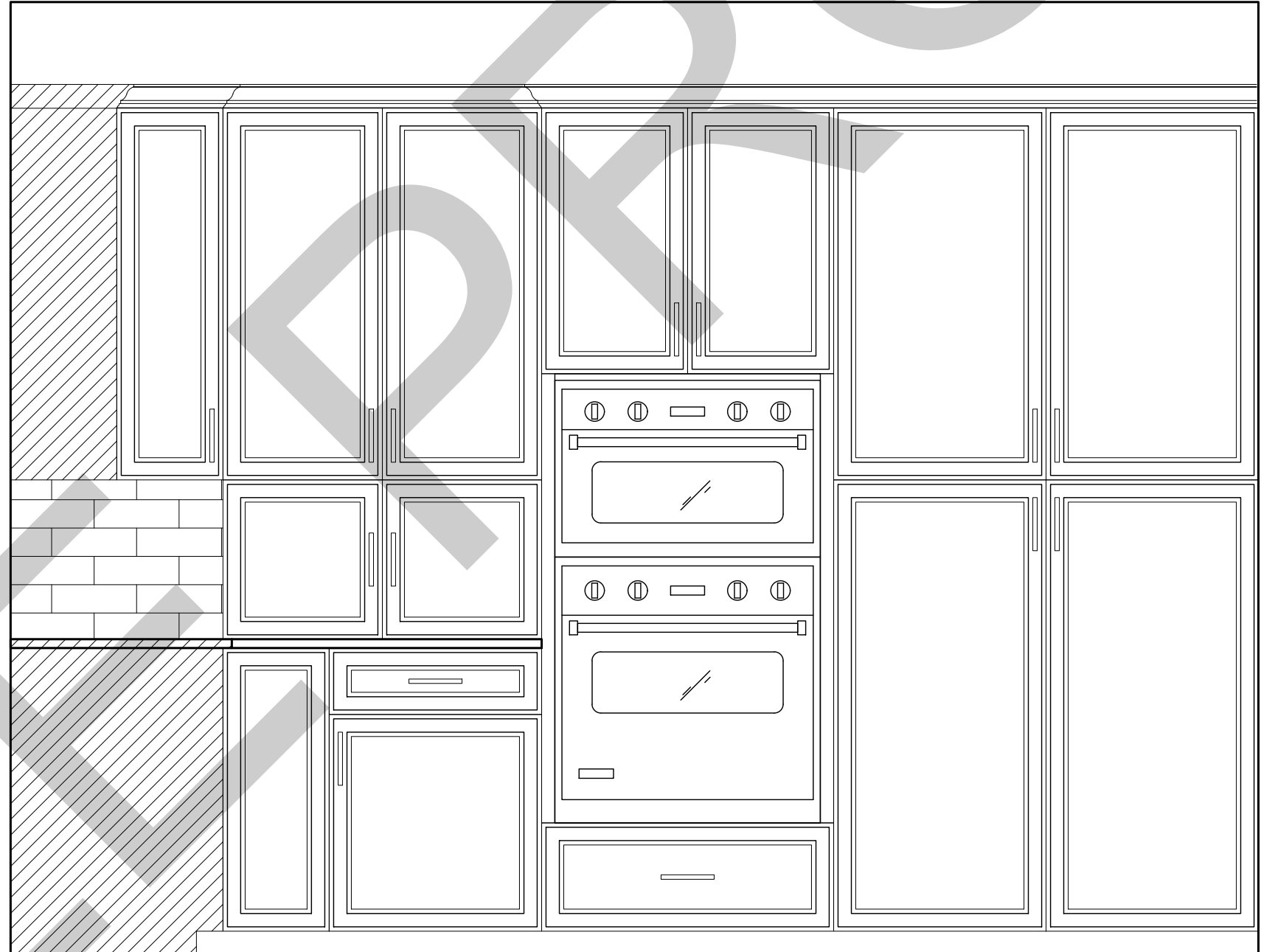
12 X 18 SHEETS ARE HALF SIZE



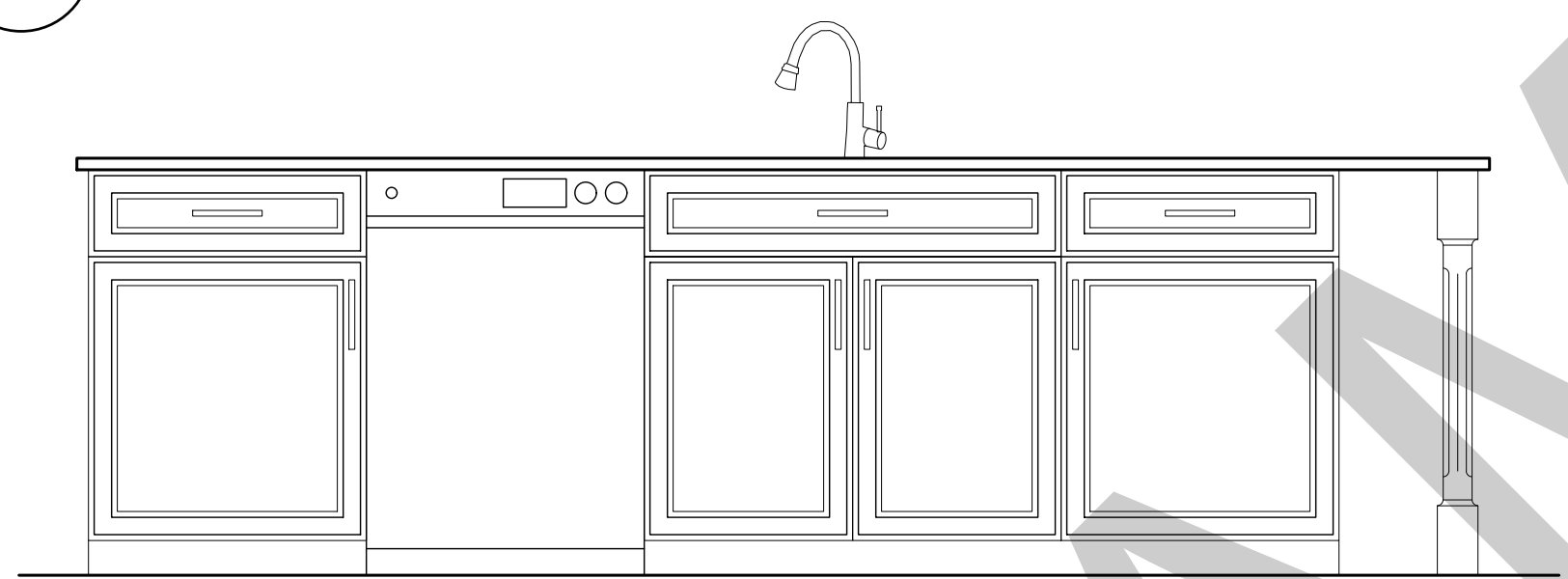
1 ENLARGED KITCHEN PLAN
A-205
Scale: 3/4" = 1'-0"



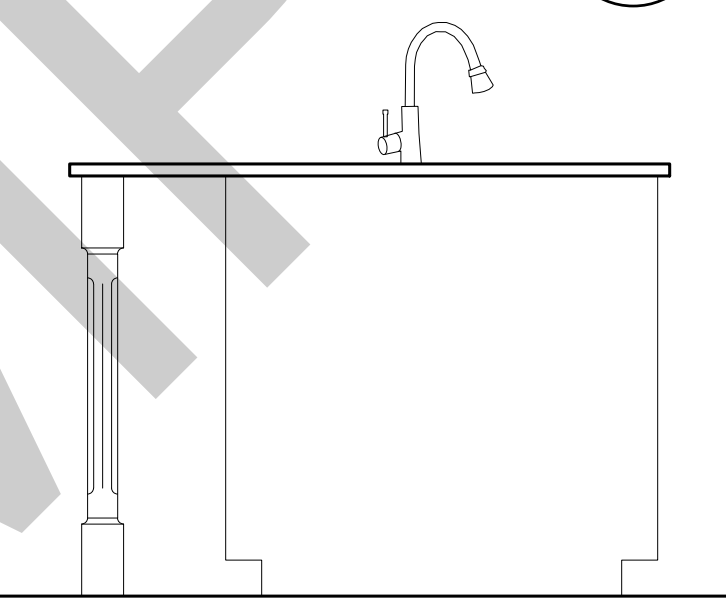
2 KITCHEN ELEVATION
A-205
Scale: 3/4" = 1'-0"



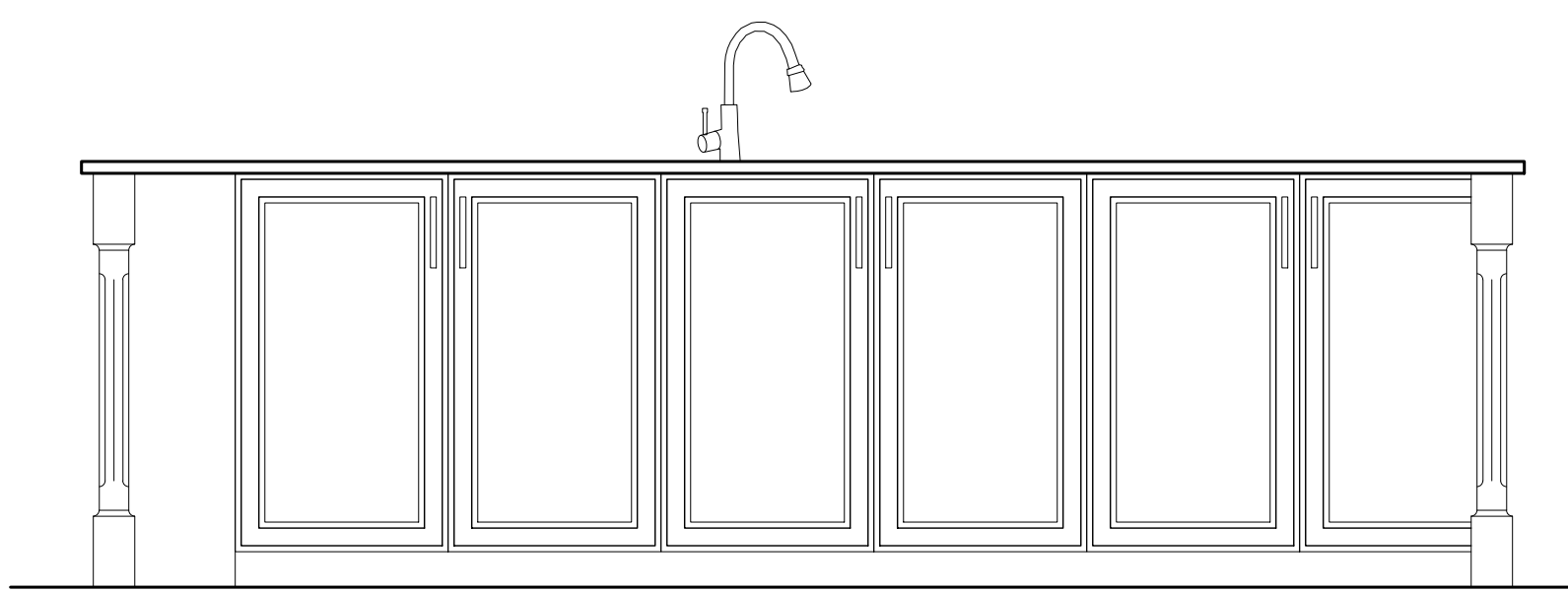
3 KITCHEN ELEVATION
A-205
Scale: 3/4" = 1'-0"



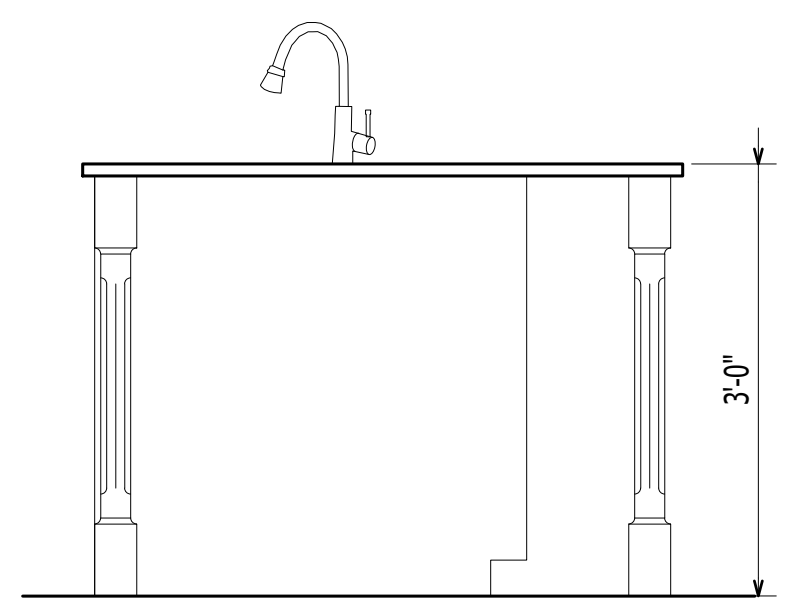
4 ISLAND ELEVATION
A-205
Scale: 3/4" = 1'-0"



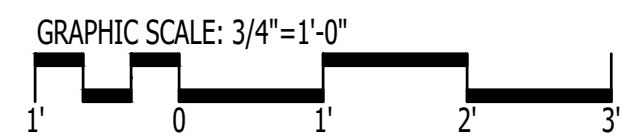
5 ISLAND ELEVATION
A-205
Scale: 3/4" = 1'-0"



6 ISLAND ELEVATION
A-205
Scale: 3/4" = 1'-0"



7 ISLAND ELEVATION
A-205
Scale: 3/4" = 1'-0"



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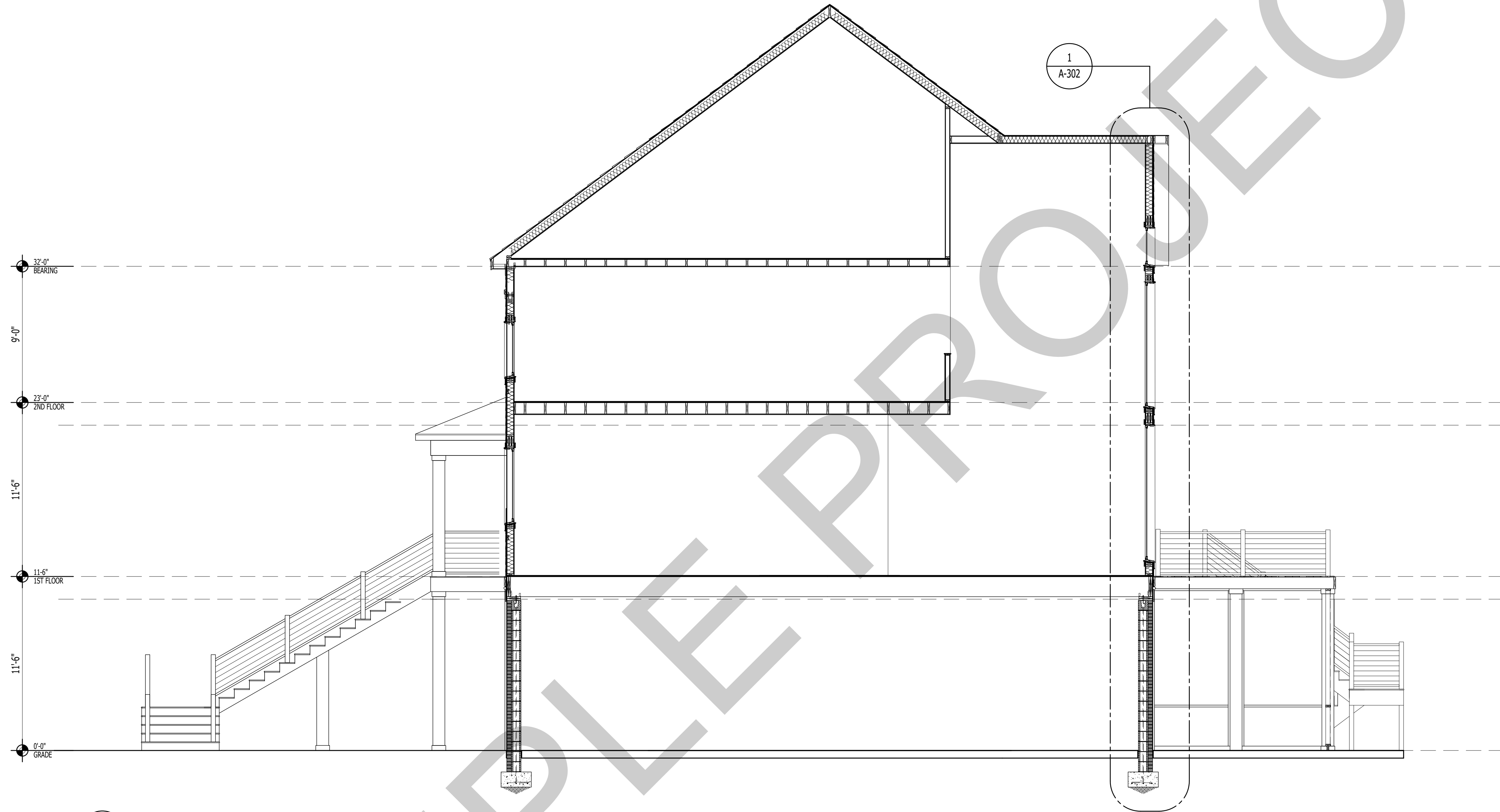
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A-205

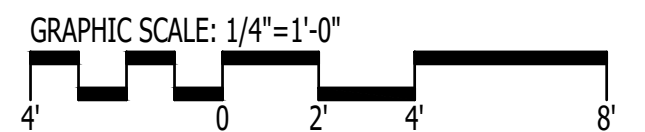
ENLARGED PLANS AND INTERIOR ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE



1
A-301

SECTION
Scale: 1/4" = 1'-0"



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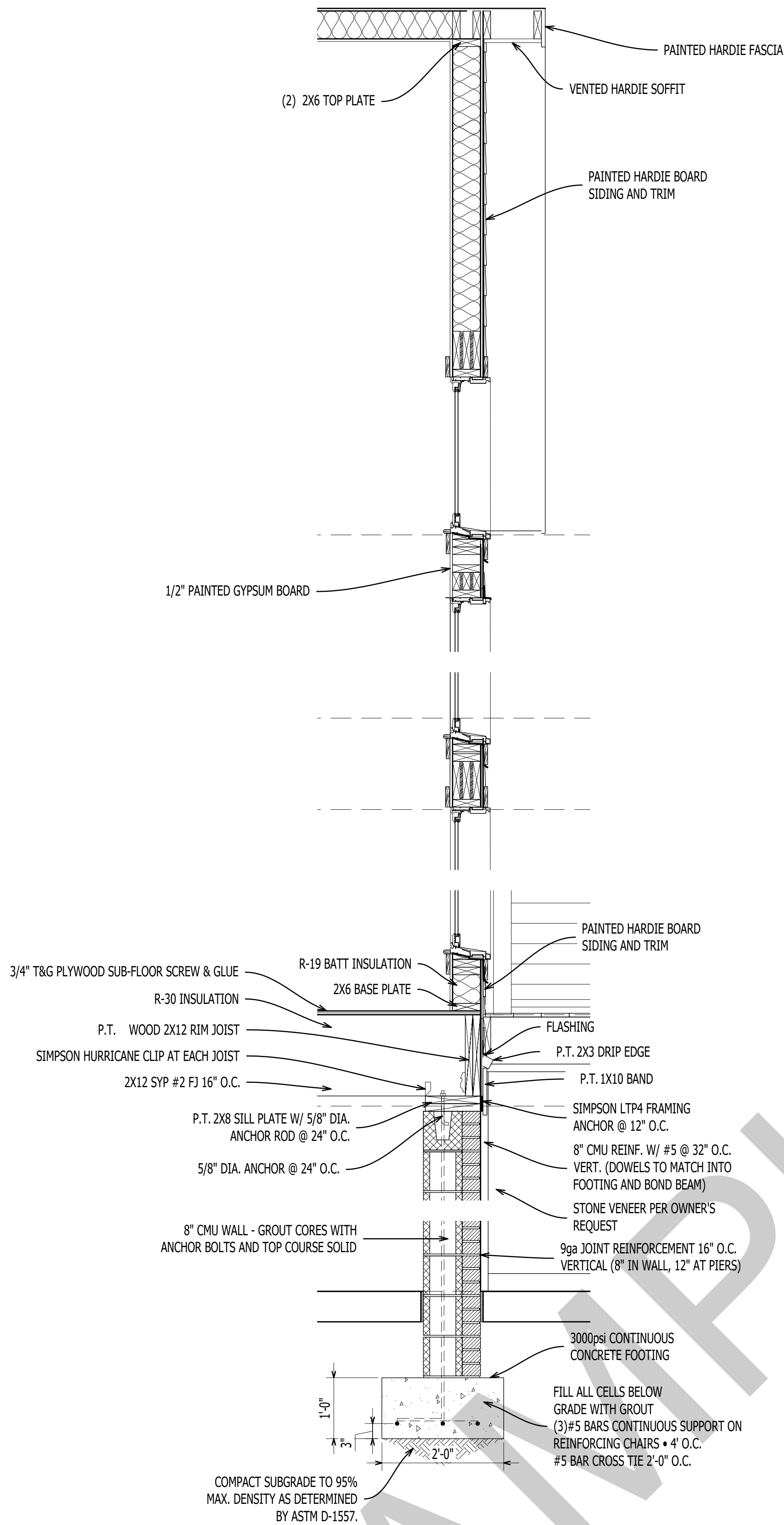
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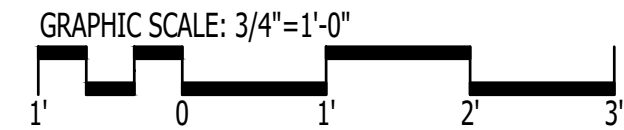
A-301

BUILDING SECTION

12 X 18 SHEETS ARE HALF SIZE



1
A-302
TYPICAL CANTILEVER FRAMING (JOISTS PERP. TO WALL)
Scale: 3/4" = 1'-0"



IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFIRM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICE. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. VERIFY ALL COLOR AND MATERIAL CHOICES WITH OWNER PRIOR TO ORDERING OR INSTALLING.

FOUNDATION NOTES:

CRAWL SPACE SHALL BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA:

1. THERE SHALL BE A MINIMUM OF TWO OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA BELOW THE DESIGN FLOOD ELEVATION. OPENINGS SHALL BE LOCATED ON EXTERIOR WALLS.
2. THE TOTAL NET AREA OF ALL OPENINGS SHALL BE AT LEAST 1 SQUARE INCH FOR EACH SQUARE FOOT OF ENCLOSED AREA.
3. THE BOTTOM OF EACH OPENING SHALL BE 1 FOOT OR LESS ABOVE ADJACENT GROUND LEVEL.
4. OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.

A MINIMUM 18"x24" ACCESS SHALL BE PROVIDED TO ALL CRAWL SPACE AREAS.

DESIGN CRITERIA:

DESIGN WIND SPEED = 120mph, EXPOSURE CATEGORY 'C',

ENCLOSED BUILDING

DESIGN LIVE LOADS: FLOOR=40psf, ROOF=20psf

MASONRY NOTES:

ALL MASONRY SHALL BE LAID IN A RUNNING BOND PATTERN.

CONCRETE MASONRY UNITS SHALL BE CELLULAR UNITS CONFORMING TO ASTM C90 GRADE N-2.

STRUCTURAL BRICK SHALL CONFORM TO ASTM C62

BRICK & CRICK SHALL HAVE MINIMUM COMPRESSIVE STRENGTH = 1,500psi

MORTAR SHALL BE TYPE 'S' AND CONFORM TO ASTM C270

DO NOT APPLY UNIFORM LOADS TO MASONRY UNTIL AT LEAST 12HRS AFTER BUILDING WALLS. DO NOT APPLY CONCENTRATED LOADS UNTIL AT LEAST 3 DAYS AFTER BUILDING WALLS.

SITE CONDITIONS ARE UNKNOWN. FOUNDATION AND FOOTING DESIGN BASED ON PRESUMPTIVE SOIL BEARING PRESSURE OF 2000psf. CONTRACTOR SHALL CONFIRM.

STRUCTURAL FILL SHALL BE PLACES IN LIFTS OF NOT MORE THAN 6-in. LOOSE THICKNESS, WITH EACH LIFT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM STANDARD PROCTOR DENSITY.

WOOD FRAMING NOTES:

LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) #2 OR BETTER FOR HEADERS, JOISTS, AND RAFTERS UNO. STUDS, BRACING, AND BLOCKING SHALL BE SPRUCE PINE FIR (SPF) #2 OR BETTER.

- DENOTES NUMBER OF JACK STUDS REQUIRED (2 UNLESS NOTED OTHERWISE)

LAMINATED VENEER LUMBER (LVL) PILES SHALL BE 1.75" WIDE AND MEET OR EXCEED THE FOLLOWING DESIGN PROPERTIES:

- MODULES OF ELASTICITY (E) - 1,800,000 psi
- FLEXURAL STRESS (Fb) - 2,400 psi
- SHEAR STRESS (Fv) - 190 psi

LBW - LOAD BEARING WALL

FLUSH - BOTTOM OF HEADER IS FLUSH w/ BOTTOM OF FLOOR SYSTEM

ALL PRESSURE TREATED 2x MATERIAL SHALL BE SYP #2 OR BETTER

EXTERIOR WALLS SHALL BE SHEATHED WITH $\frac{7}{8}$ " OSB (24/16 APA RATED SHEATHING) AND NAILED WITH 8d NAILS 3" O.C. AT ALL PANEL EDGES AND 6" O.C. AT INTERMEDIATE WALL FRAMING. INTERIOR SHALL BE SHEATHED WITH $\frac{1}{2}$ " GYPSUM. EXTERIOR SHEATHING EDGES SHALL BE BLOCKED.

PLYWOOD ADJACENT TO PORCHES SHALL BE TREATED.

DO NOT SPLICE MEMBERS BETWEEN BEARINGS.

2-PLY MEMBER CONNECTION - NAIL 2x MEMBERS TOGETHER USING 3 ROWS OF 16d NAILS 9" O.C. (LVL NAILING TO BE 12" O.C.)

3-PLY MEMBER CONNECTION - NAIL 2x MEMBERS TOGETHER USING 3 ROWS OF 16d NAILS 9" O.C. (LVL NAILING TO BE 12" O.C.) CONNECTION(S) SHALL BE FROM BOTH SIDES.

4-PLY MEMBER CONNECTION - ATTACH PLIES TOGETHER USING 2 ROWS, STAGGERED OF $\frac{1}{2}$ " THROUGH-BOLTS, WASHERS, AND NUTS 24" O.C. LOCATE ONE ROW 3" FROM TOP OF MEMBER, ONE ROW 3" FROM BOTTOM OF MEMBER.

CONCRETE NOTES:

CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000psi.

REINFORCING STEEL SHALL BE ASTM GRADE 60.

CONCRETE FOOTING SHALL HAVE 3" CLEAR COVER AROUND REINFORCING BARS.

REINFORCING BARS SHALL HAVE MINIMUM LAP OF 25" OR 36 BAR DIAMETERS.

WELDED WIRE FABRIC SHALL CONFORM RO ASTM 185

PROVIDE CONTRACTION JOINTS AS REQUIRED (10'-12' O.C. +/-)

ALL CONCRETE WORK SHALL CONFORM TO NC BUILDING CODE.



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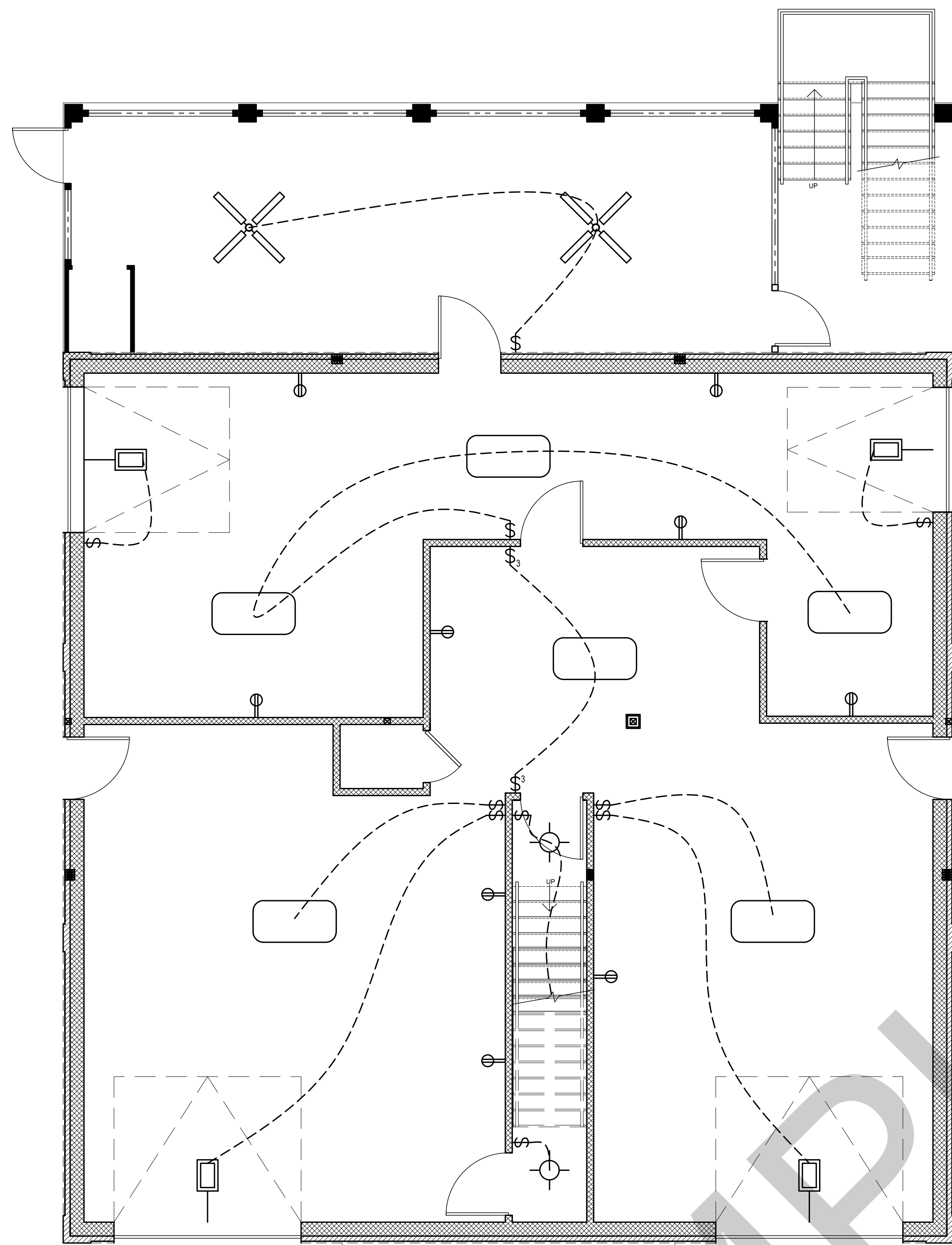
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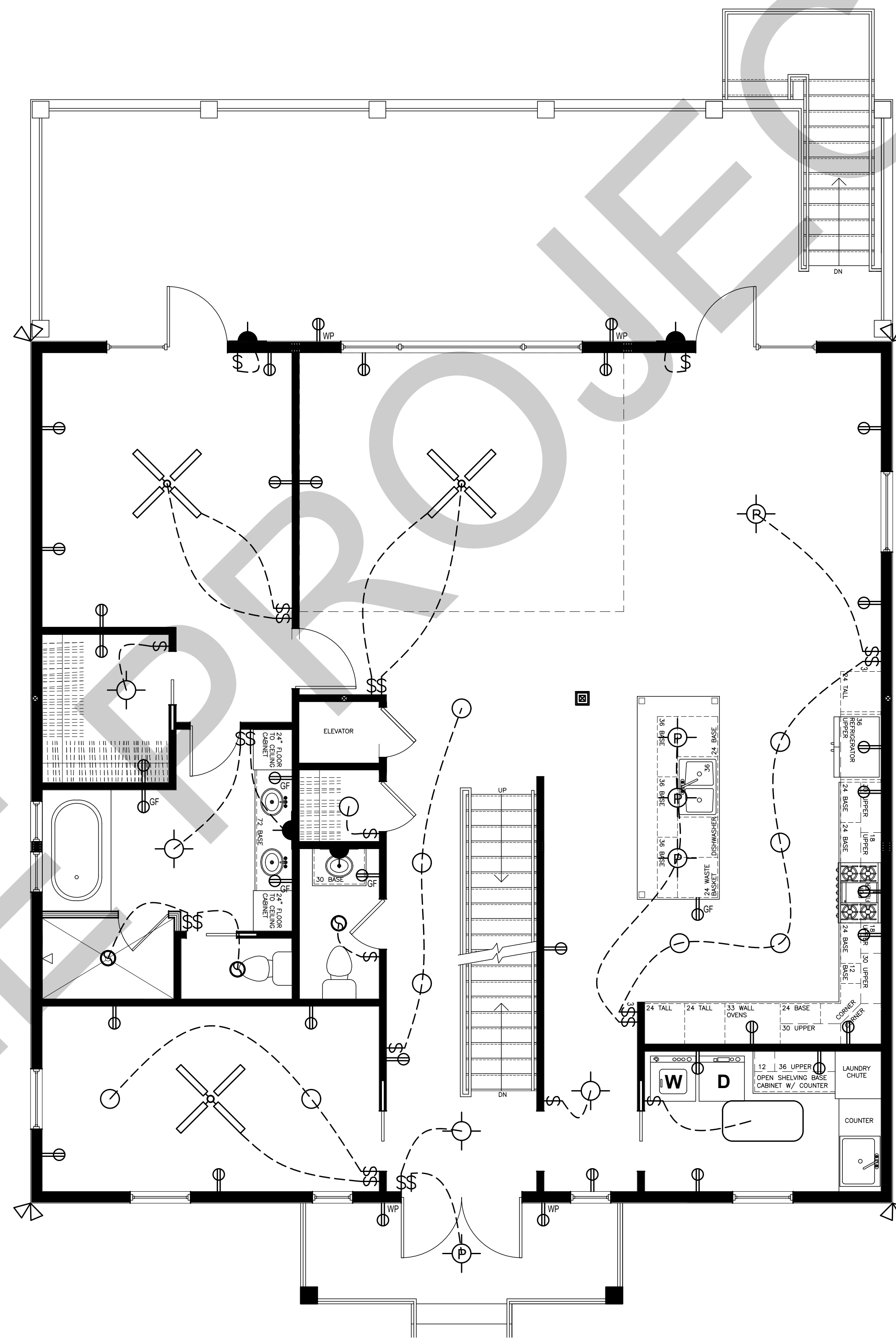
A-302

WALL SECTIONS

12 X 18 SHEETS ARE HALF SIZE

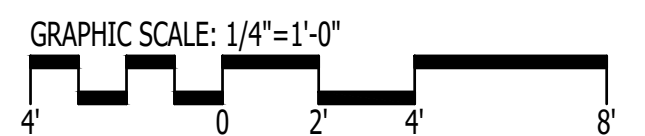


1
E-101
GARAGE ELECTRICAL PLAN
Scale: 1/4" = 1'-0"



2
E-101
FIRST FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

	RECEPTACLE
	FLOOR RECEPTACLE
	GFCI RECEPTACLE
	WATER PROOF RECEPTACLE
	SWITCH
	3 WAY SWITCH
	FAN / LIGHT
	SECURITY LIGHT
	CEILING MOUNT
	WALL SCONCE
	CEILING PENDANT
	FAN / LIGHT
	6" RECESSED CAN
	DIRECTIONAL PIN LIGHT
	FLUORESCENT
	UNDER-COUNTER
	INDIRECT TRAY LIGHT
	CABLE
	GARAGE DOOR OPENER W/ LIGHT



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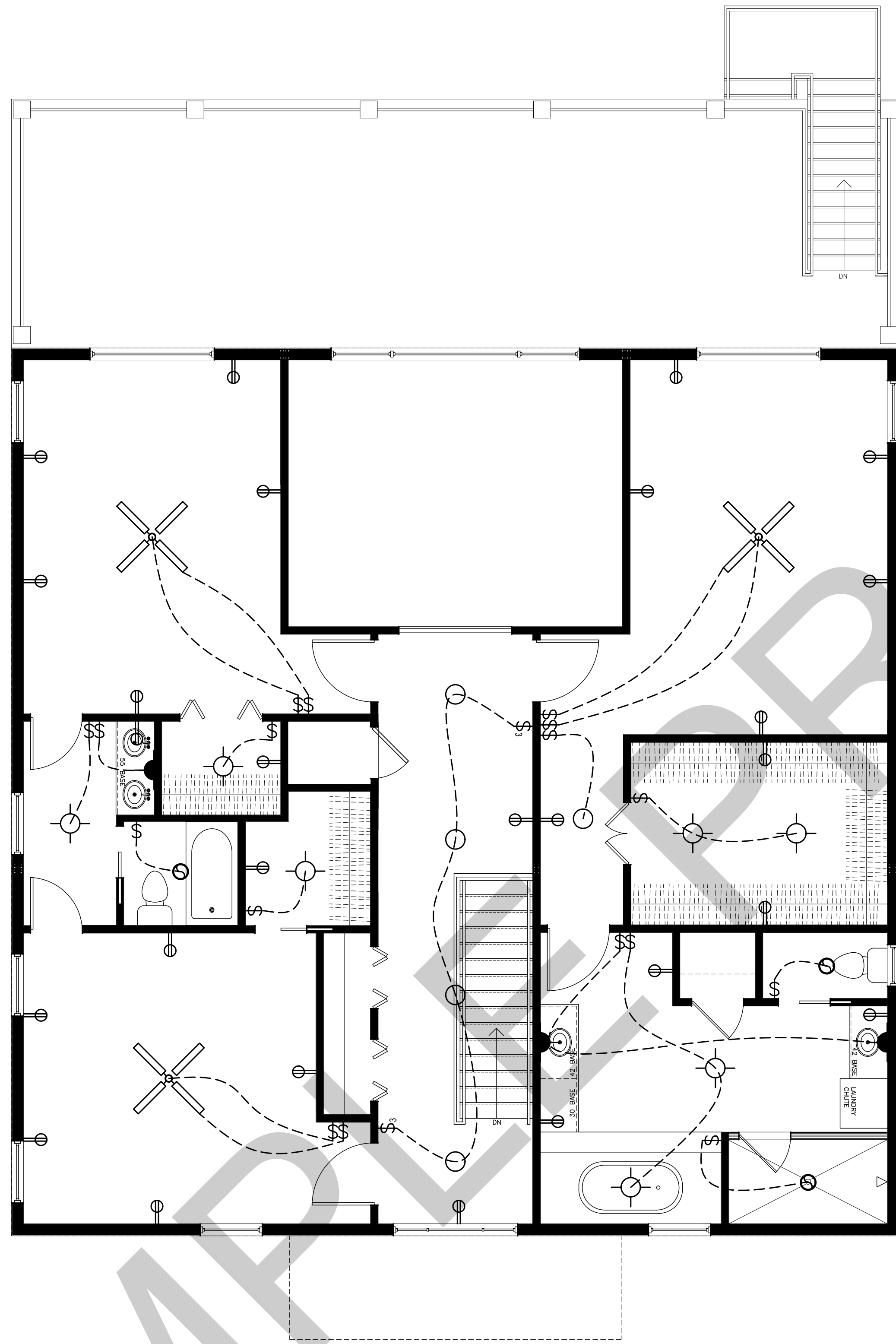
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E-101

ELECTRICAL PLAN

12 X 18 SHEETS ARE HALF SIZE



RECEPTACLE

FLOOR RECEPTACLE

GFCI RECEPTACLE

WATER PROOF RECEPTACLE

SWITCH

3 WAY SWITCH

FAN / LIGHT

SECURITY LIGHT

CEILING MOUNT

WALL SCONCE

CEILING PENDANT

FAN / LIGHT

6" RECESSED CAN

DIRECTIONAL PIN LIGHT

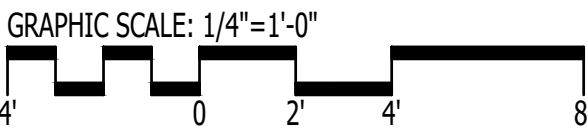
FLUORESCENT

UNDER-COUNTER

INDIRECT TRAY LIGHT

CABLE

GARAGE DOOR OPENER W/ LIGHT



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1
E-101
SECOND FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"



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E-102

ELECTRICAL PLAN

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