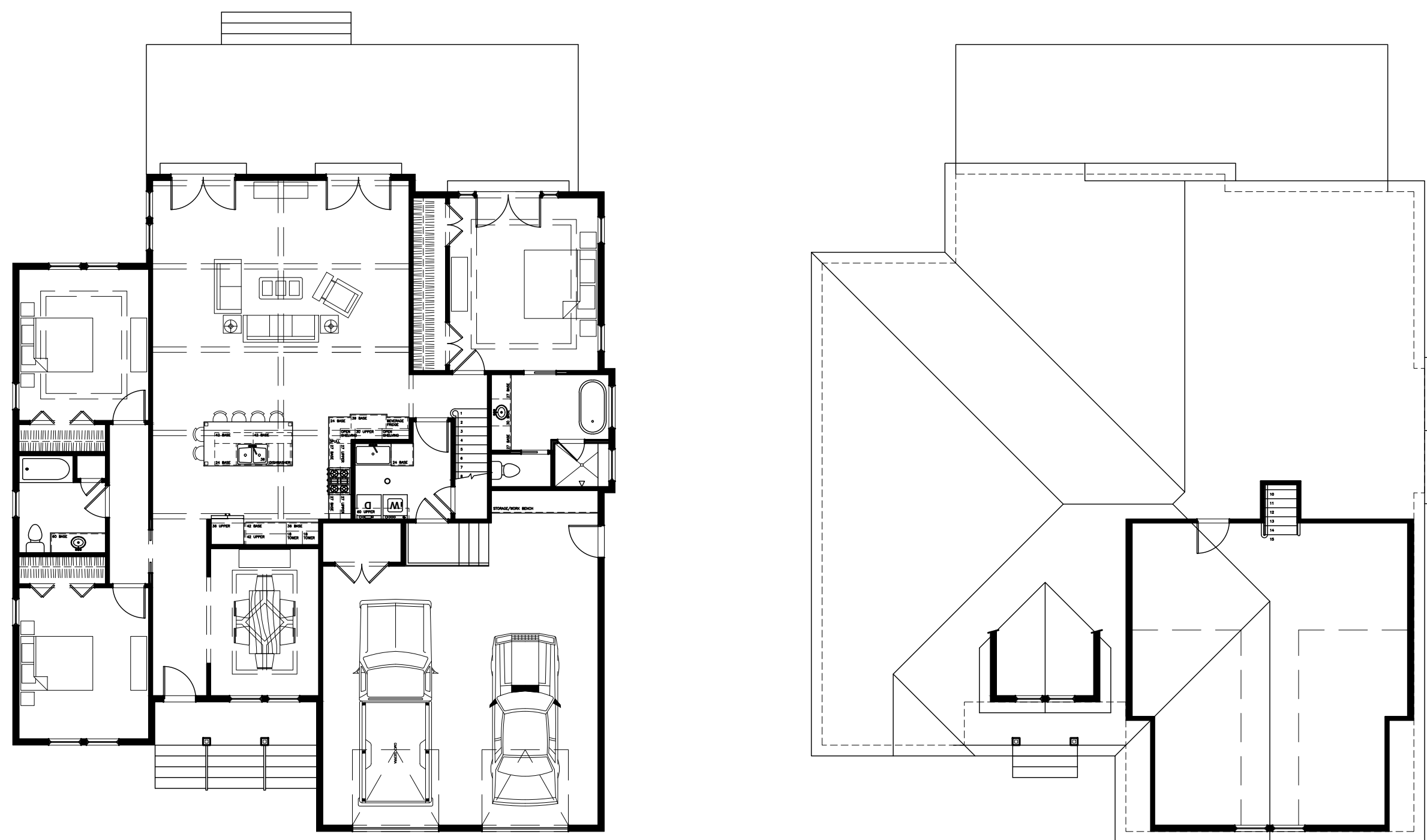


CUSTOM HOME



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

1

SHEET NUMBER

A-204

ROOM NAME

BEDROOM

10' CLG WOOD

CEILING HEIGHT AND SQUARE FOOTAGE

FLOOR FINISH

DRAWING NUMBER

1

FIRST FLOOR PLAN

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

SHEET NUMBER

A-101

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	FIRST FLOOR PLAN
A-102	SECOND FLOOR PLAN
A-103	FOUNDATION PLAN
A-104	REFLECTED CEILING PLAN
A-105	ROOF PLAN
A-201	ELEVATION
A-202	ELEVATION CONT.
A-203	INTERIOR ELEVATIONS
A-204	SECTIONS
A-301	WALL SECTION
E-101	ELECTRICAL PLANS

NET SQUARE FOOTAGE

NON HEATED	
GARAGE	760 SF
FRONT PORCH	64 SF
DECK	502 SF

HEATED / COOLED	
FIRST FLOOR PLAN	2,028 SF
SECOND FLOOR PLAN	686 SF
TOTAL	2,714 SF

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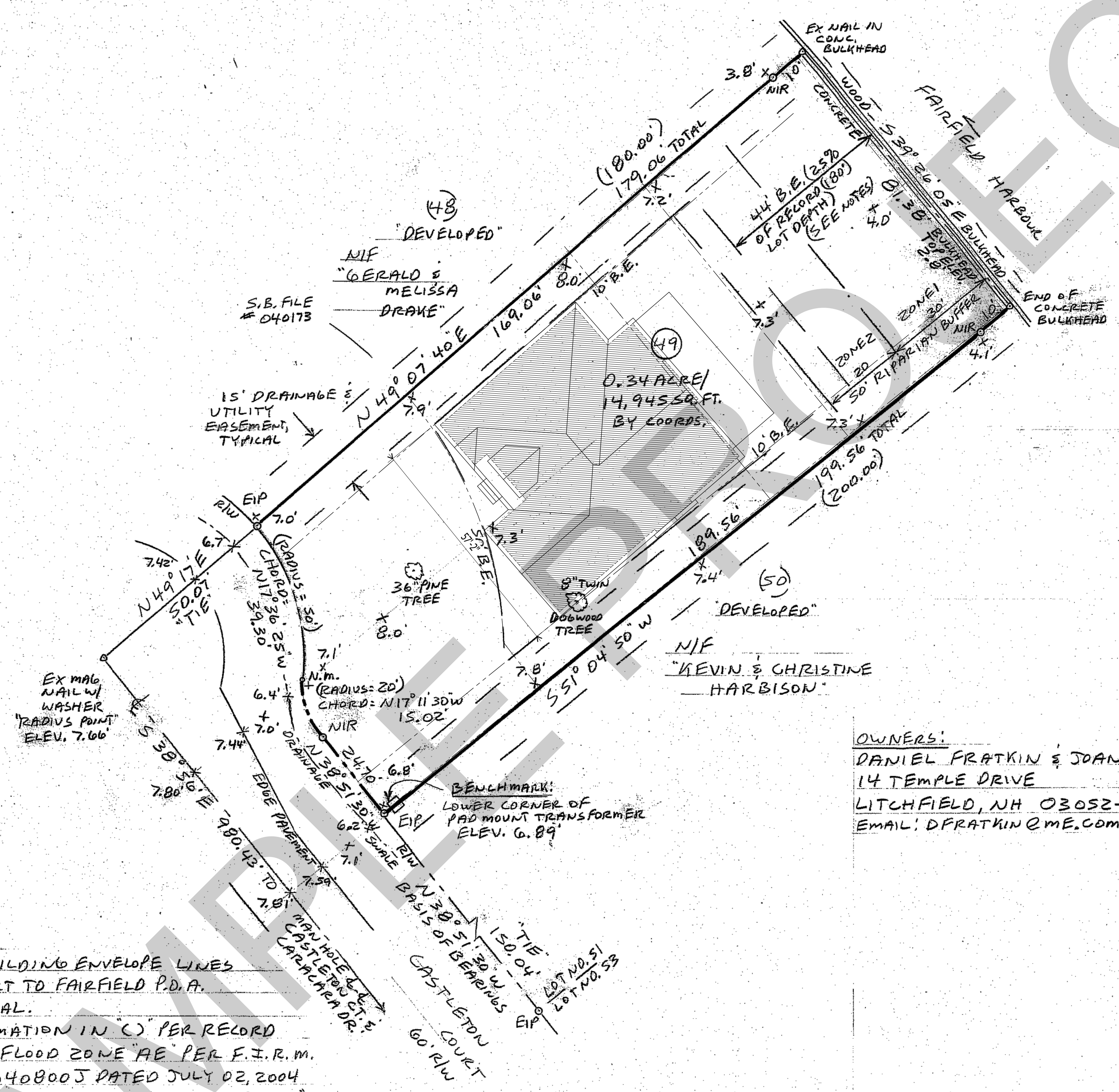
G-101

TITLE SHEET

12 X 18 SHEETS ARE HALF SIZE

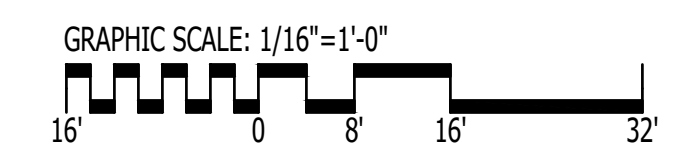
NORTH
PER
MAP BOOK 13 PAGE

VICINITY MAP
NO SCALE



NOTES:
ALL BUILDING ENVELOPE LINES
SUBJECT TO FAIRFIELD P.D.A.
APPROVAL.
INFORMATION IN (C) PER RECORD
IS IN FLOOD ZONE 'AE' PER F.I.R.M.
3720640800J DATED JULY 02, 2004

OWNERS:
DANIEL FRATKIN & JOAN MACNEIL
14 TEMPLE DRIVE
LITCHFIELD, NH 03052-1007
EMAIL: DFRATKIN@ME.COM



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1
C-101
SITE PLAN
Scale: 1/16" = 1'-0"



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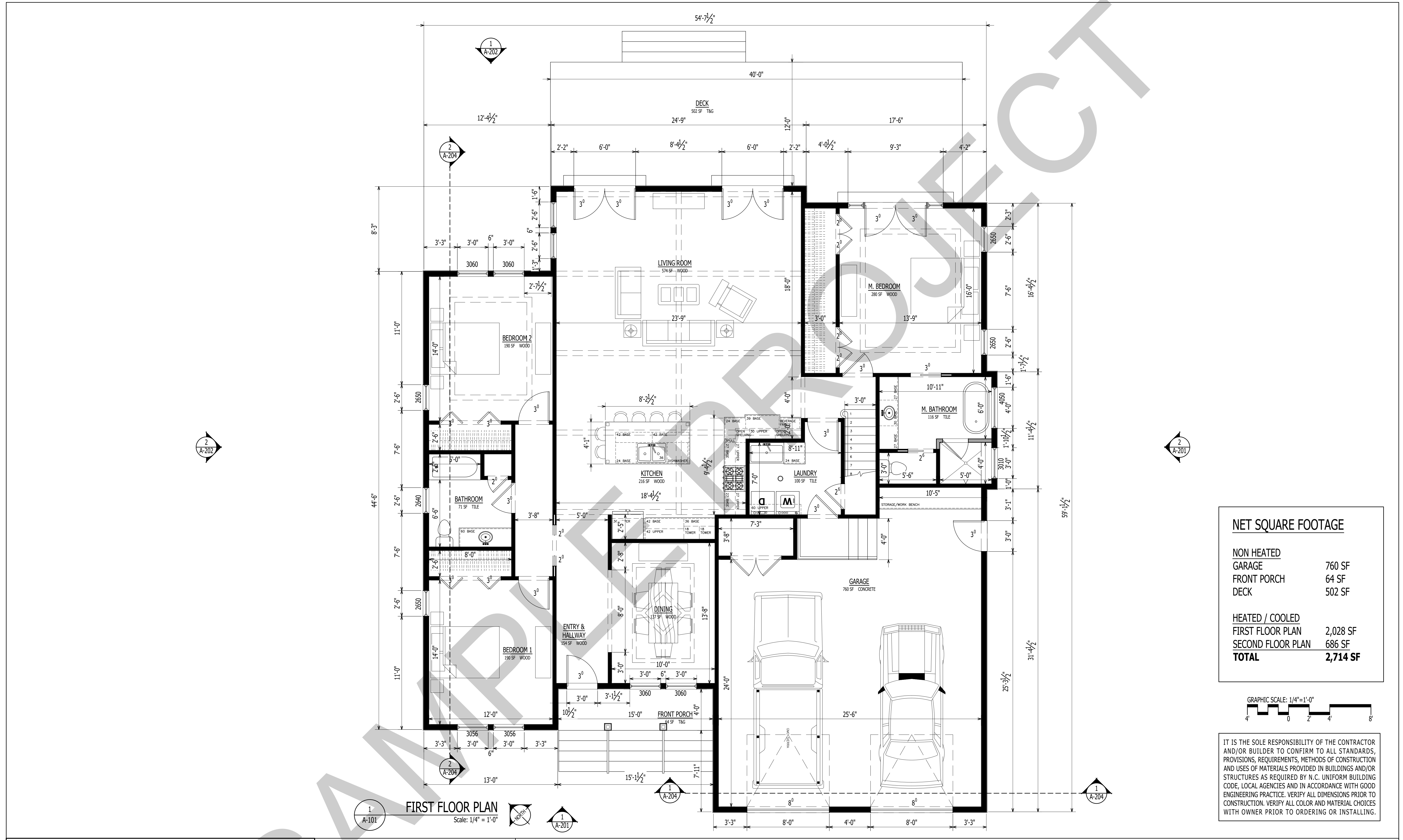
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C-101
SITE PLAN

12 X 18 SHEETS ARE HALF SIZE



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Revisions: _____

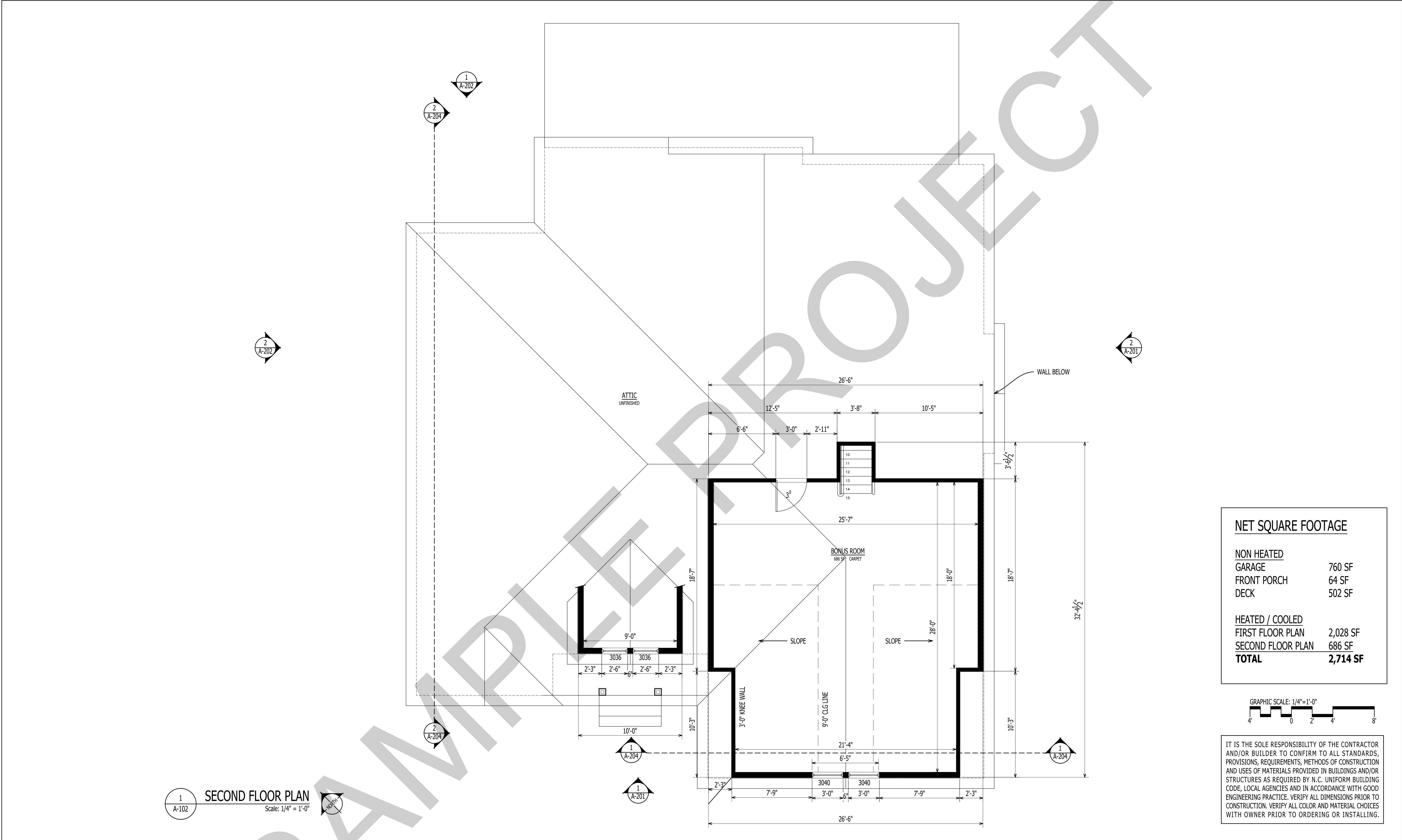
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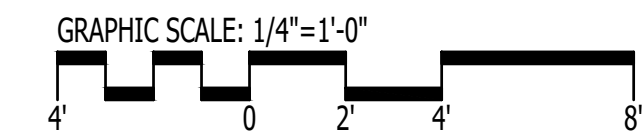
A-101

FLOOR PLAN

12 X 18 SHEETS ARE HALF SIZE



NET SQUARE FOOTAGE	
NON HEATED	
GARAGE	760 SF
FRONT PORCH	64 SF
DECK	502 SF
HEATED / COOLED	
FIRST FLOOR PLAN	2,028 SF
SECOND FLOOR PLAN	686 SF
TOTAL	2,714 SF

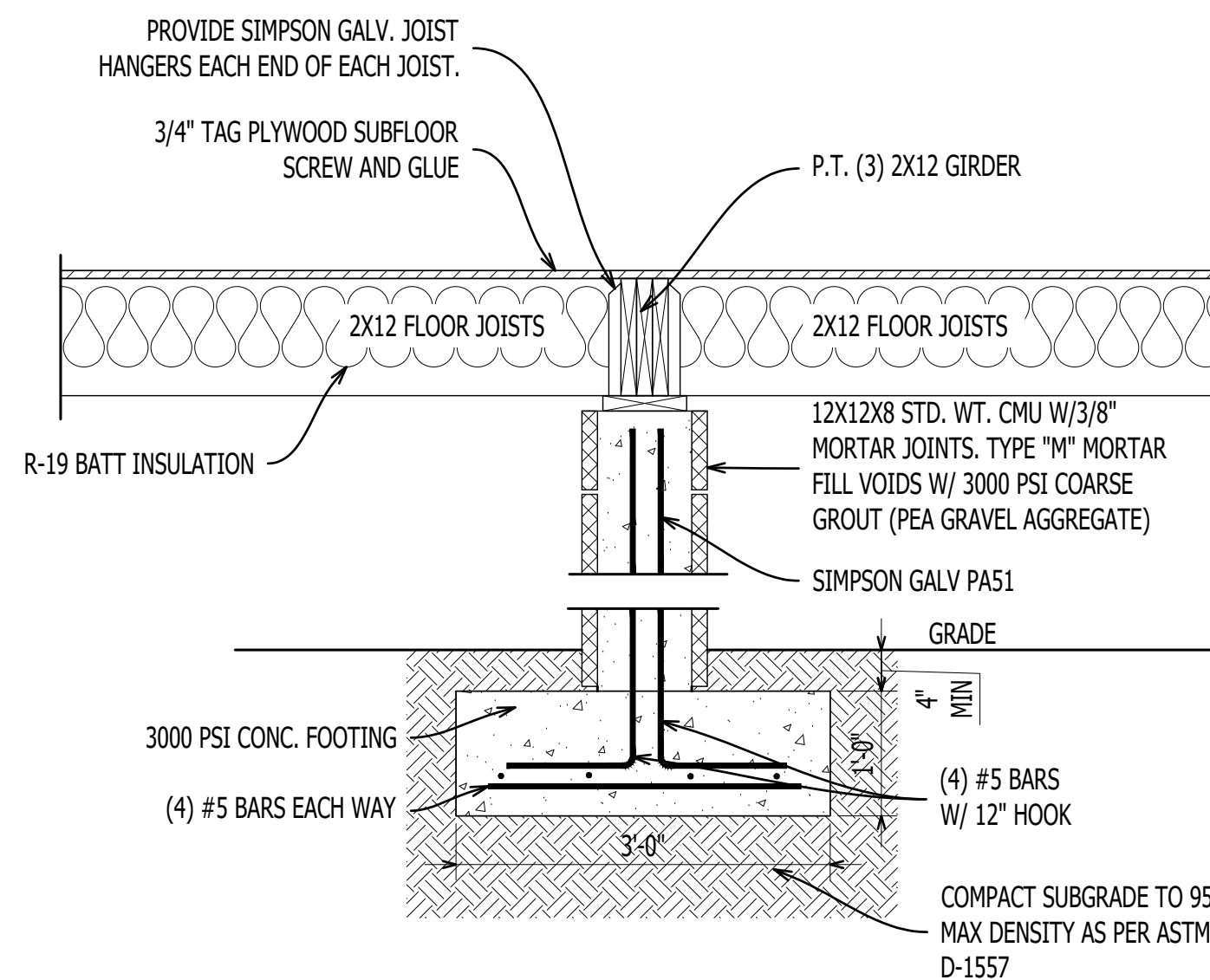


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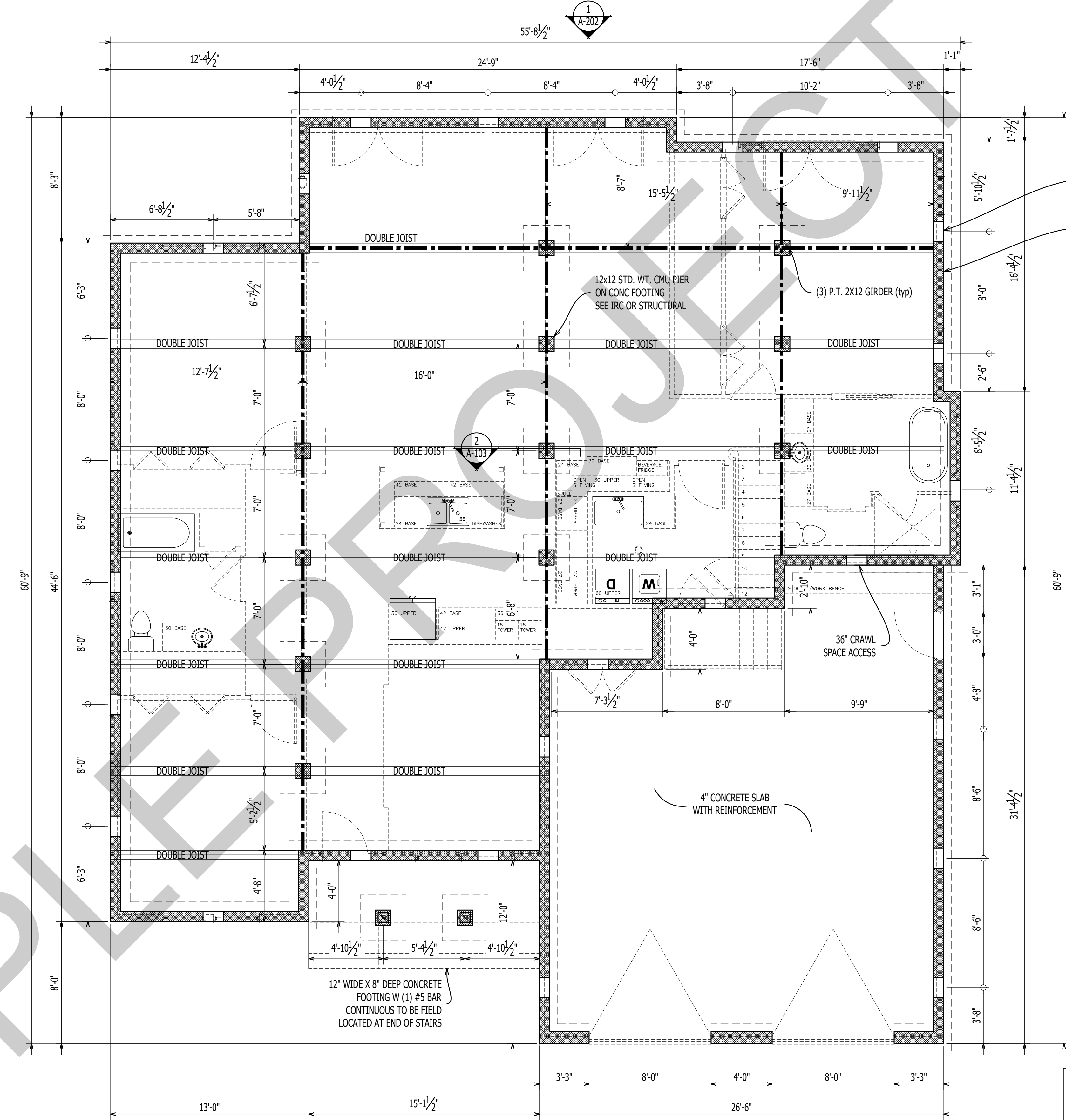
1
A-102

SECOND FLOOR PLAN

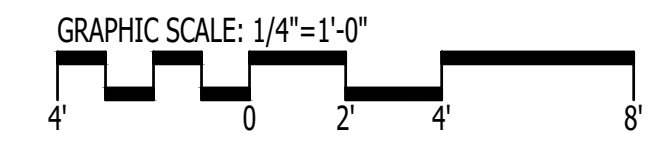
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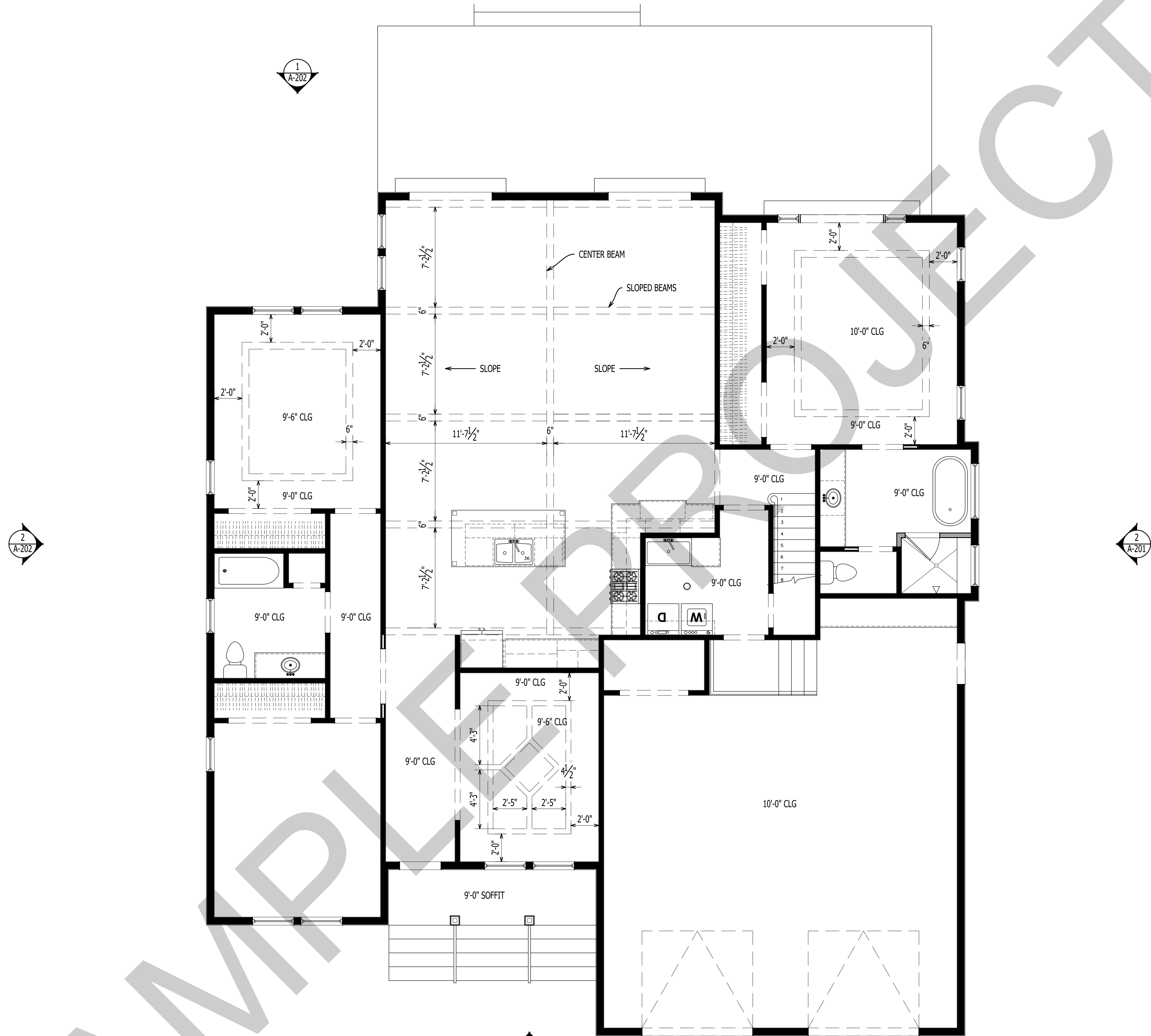
2
A-103
TYPICAL INT. PIER DETAIL
Scale: 3/4" = 1'-0"



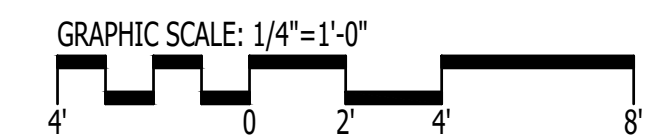
1
A-103
FOUNDATION PLAN
Scale: 1/4" = 1'-0"



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1 FIRST FLOOR REFLECTED CEILING PLAN
A-104
Scale: 1/4" = 1'-0"



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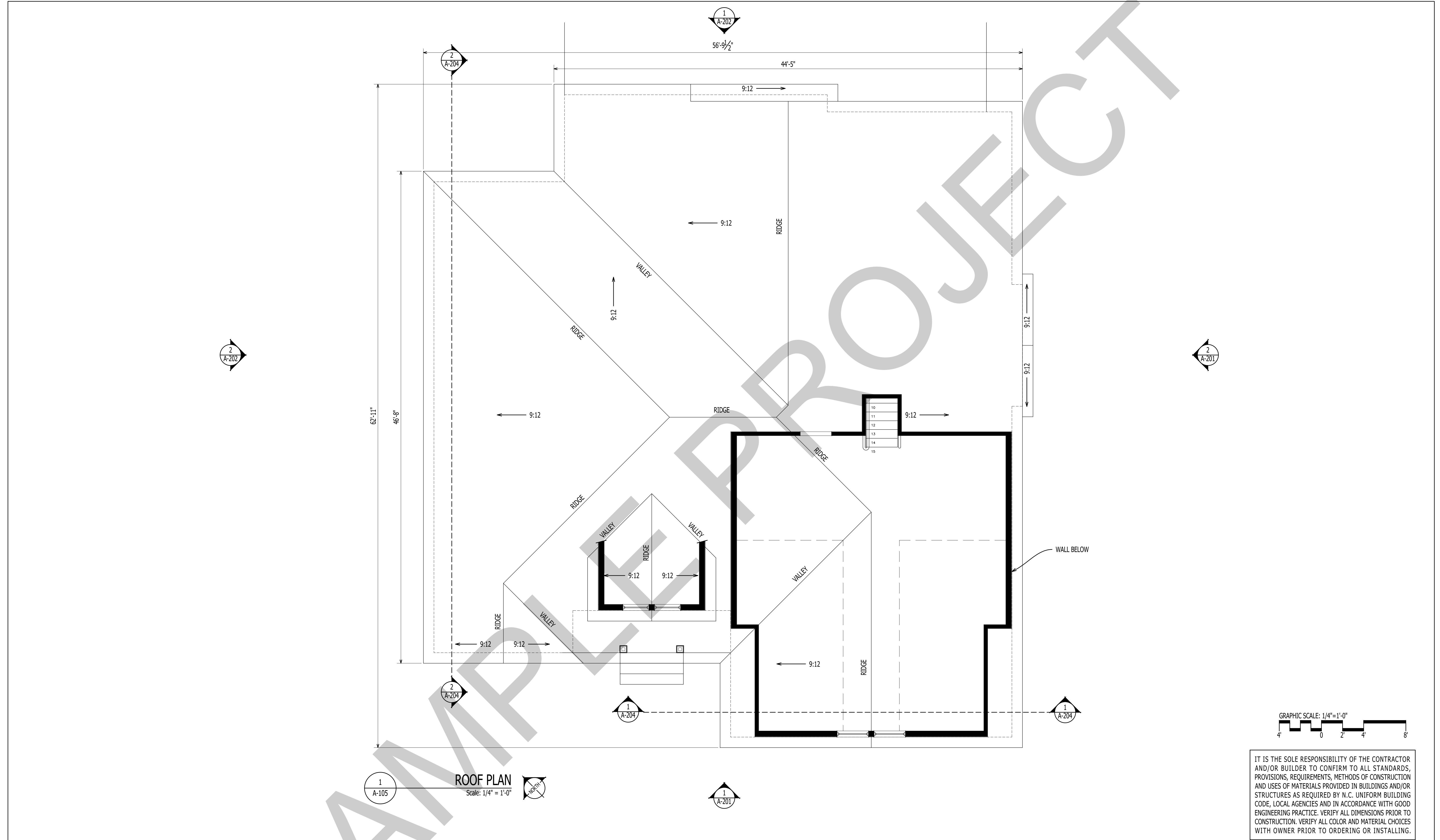
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A-104

REFLECTED CEILING PLAN

12 X 18 SHEETS ARE HALF SIZE



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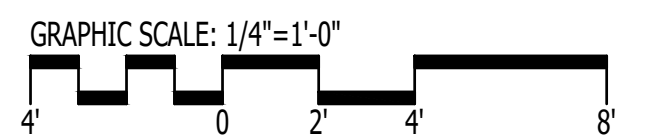
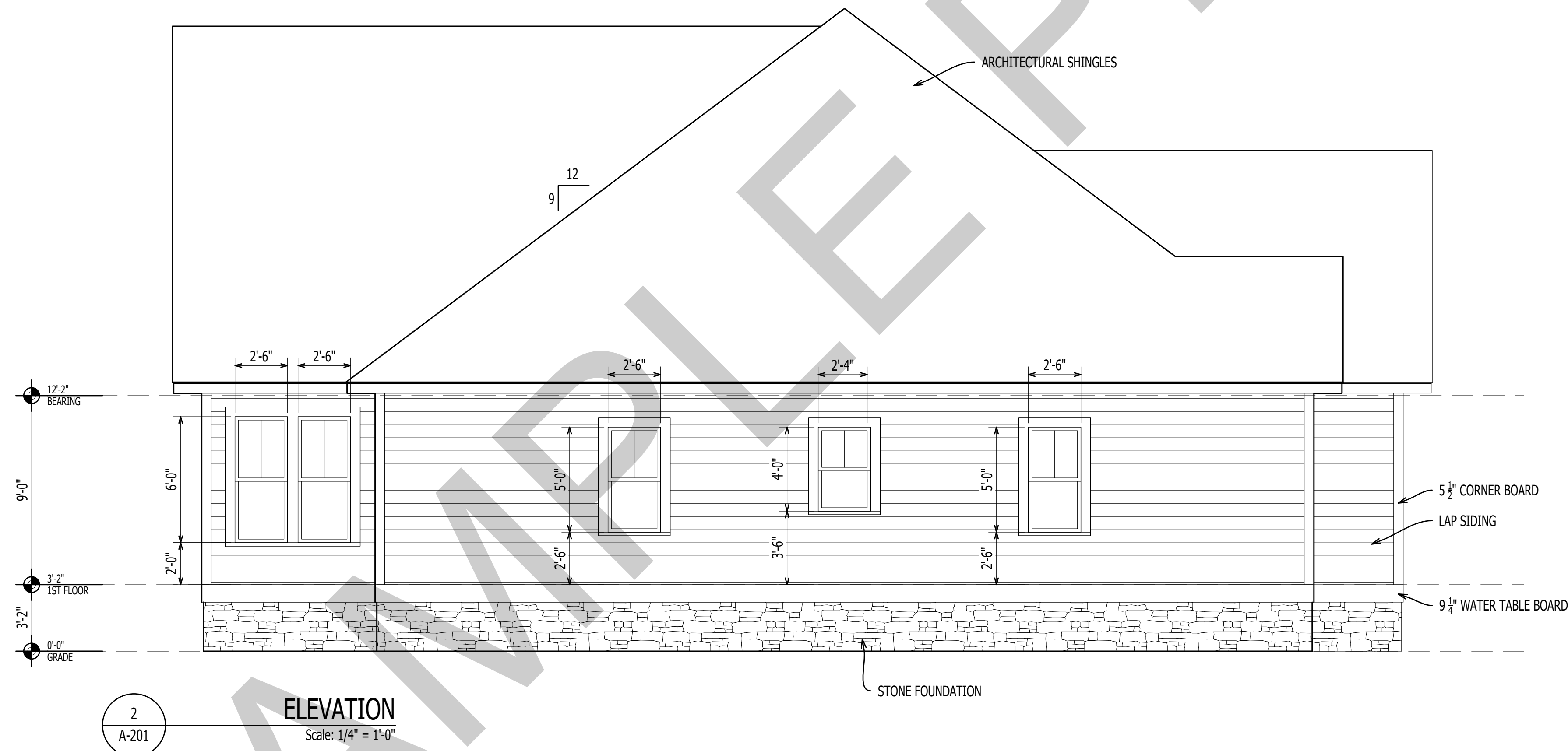
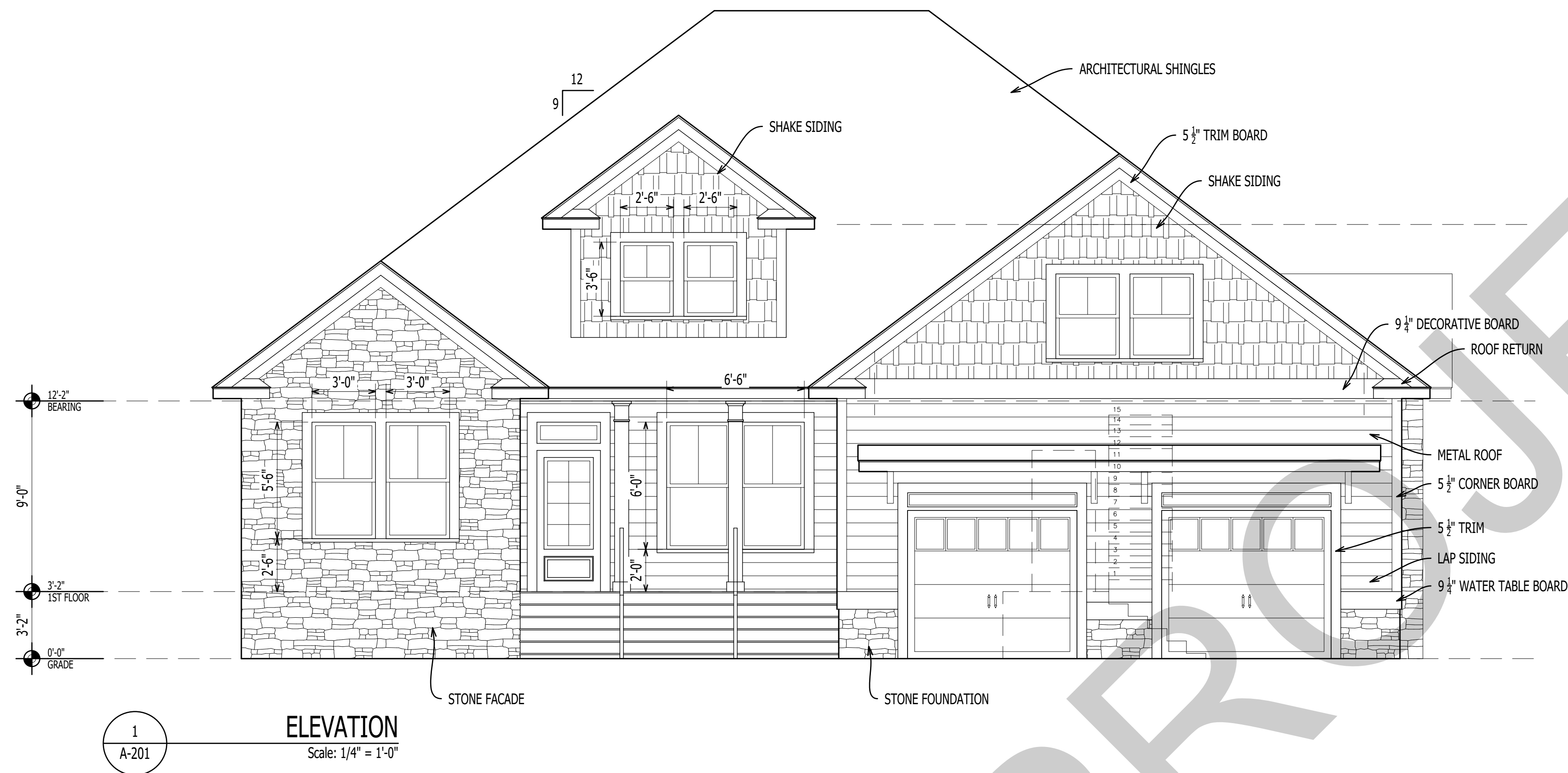
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A-105

ROOF PLAN

12 X 18 SHEETS ARE HALF SIZE



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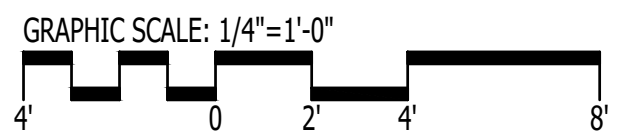
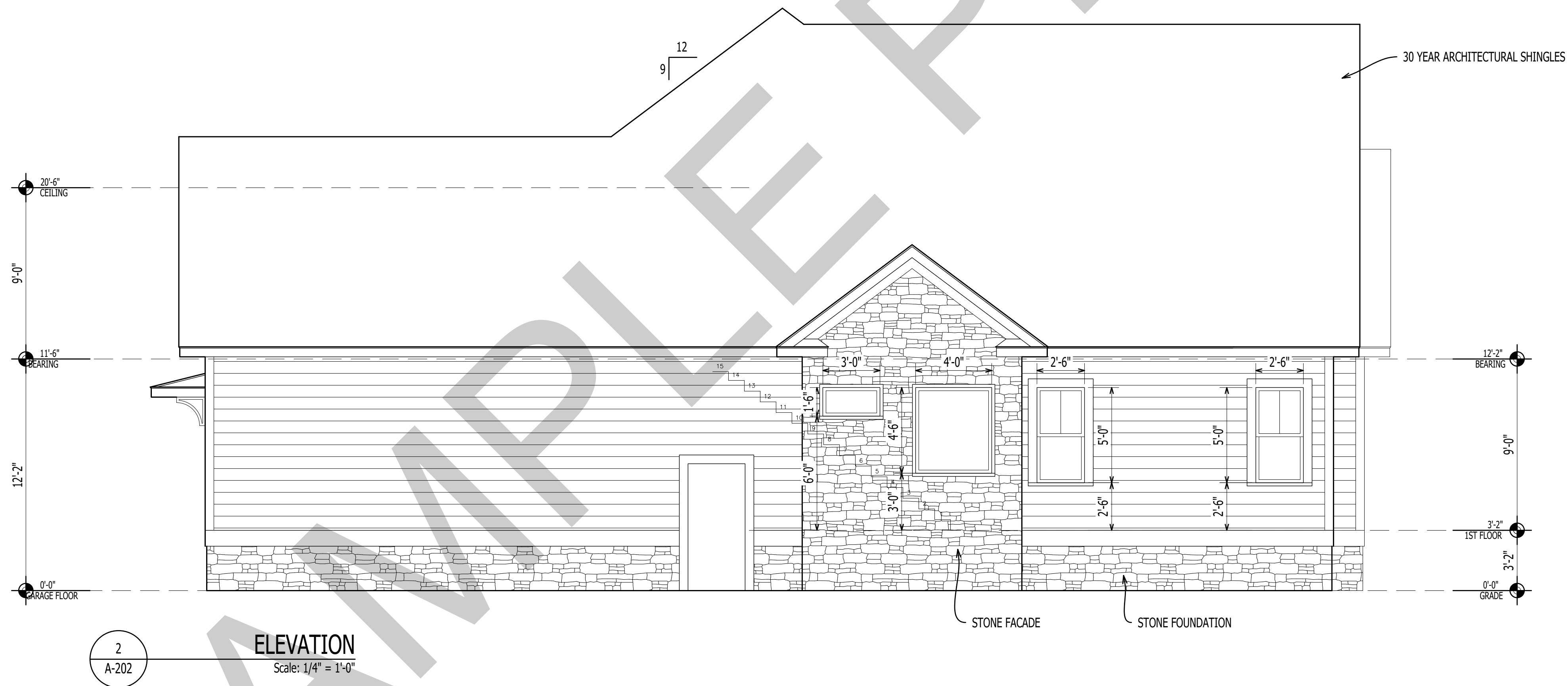
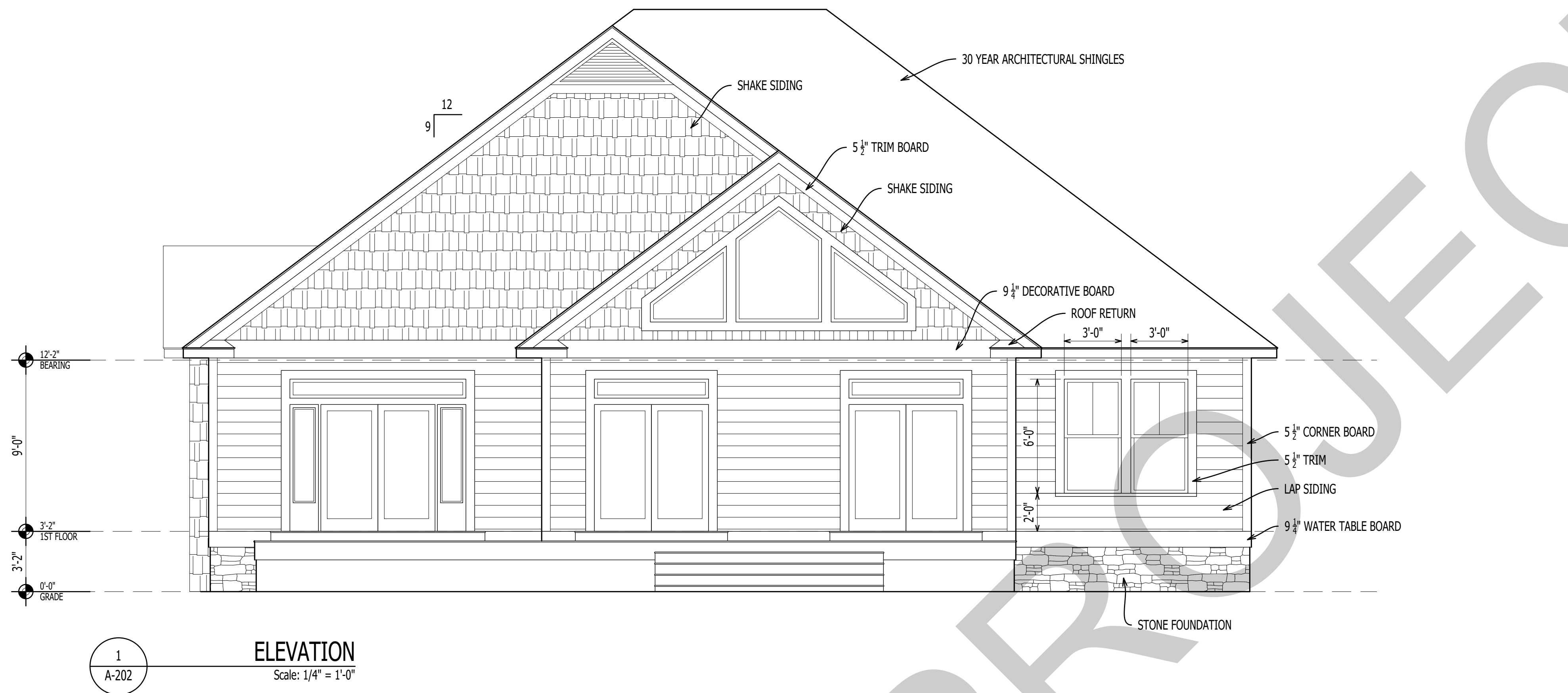
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A-201

ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE



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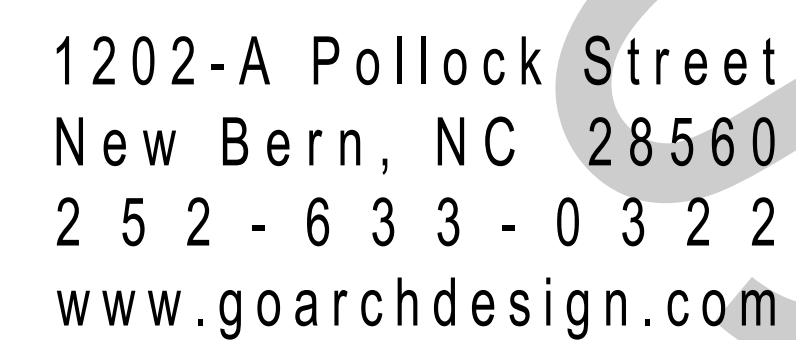
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A-202

ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE

GRAPHIC SCALE: $\frac{1}{4}" = 1'-0"$



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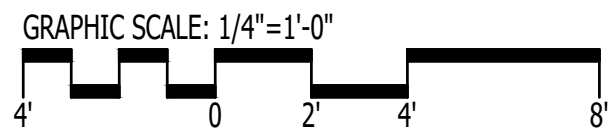
Revisions:

A-203

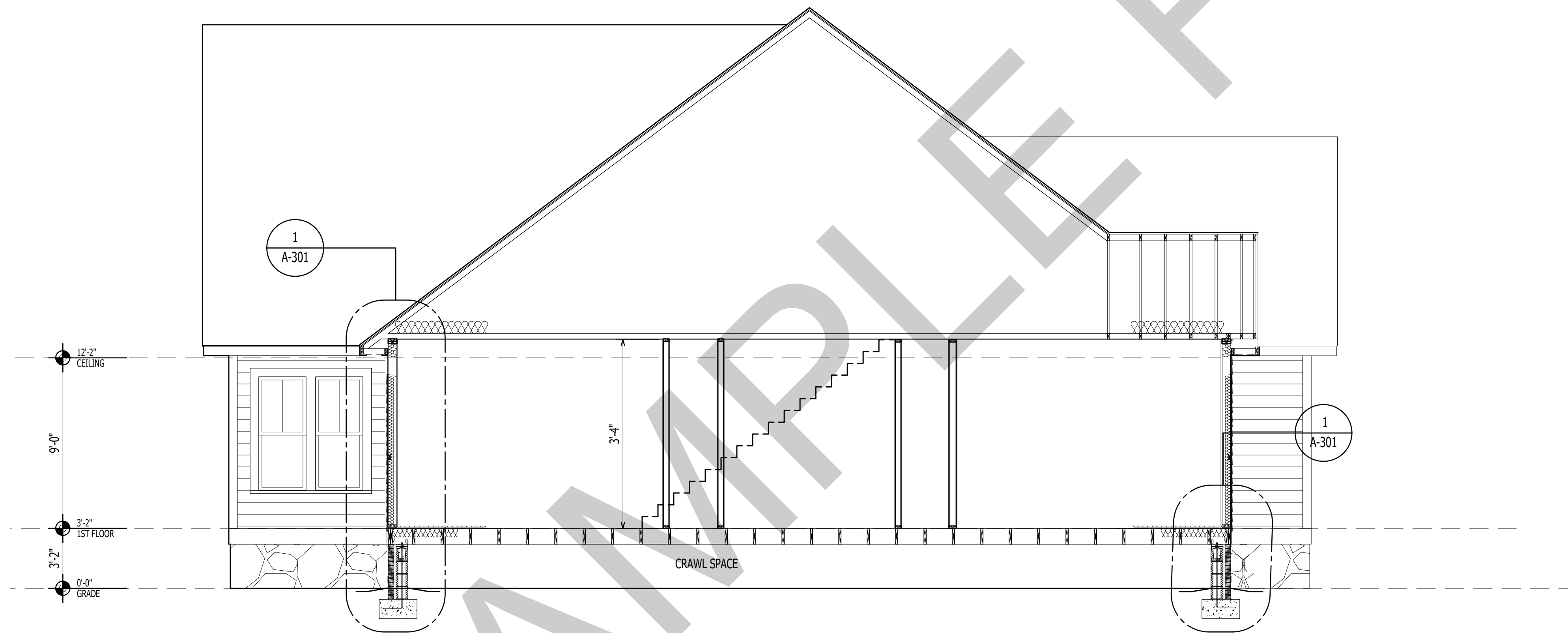
ENLARGED PLANS & INTERIOR
ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE

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1
A-204
SECTION
Scale: 1/4" = 1'-0"



2
A-204
SECTION
Scale: 1/4" = 1'-0"



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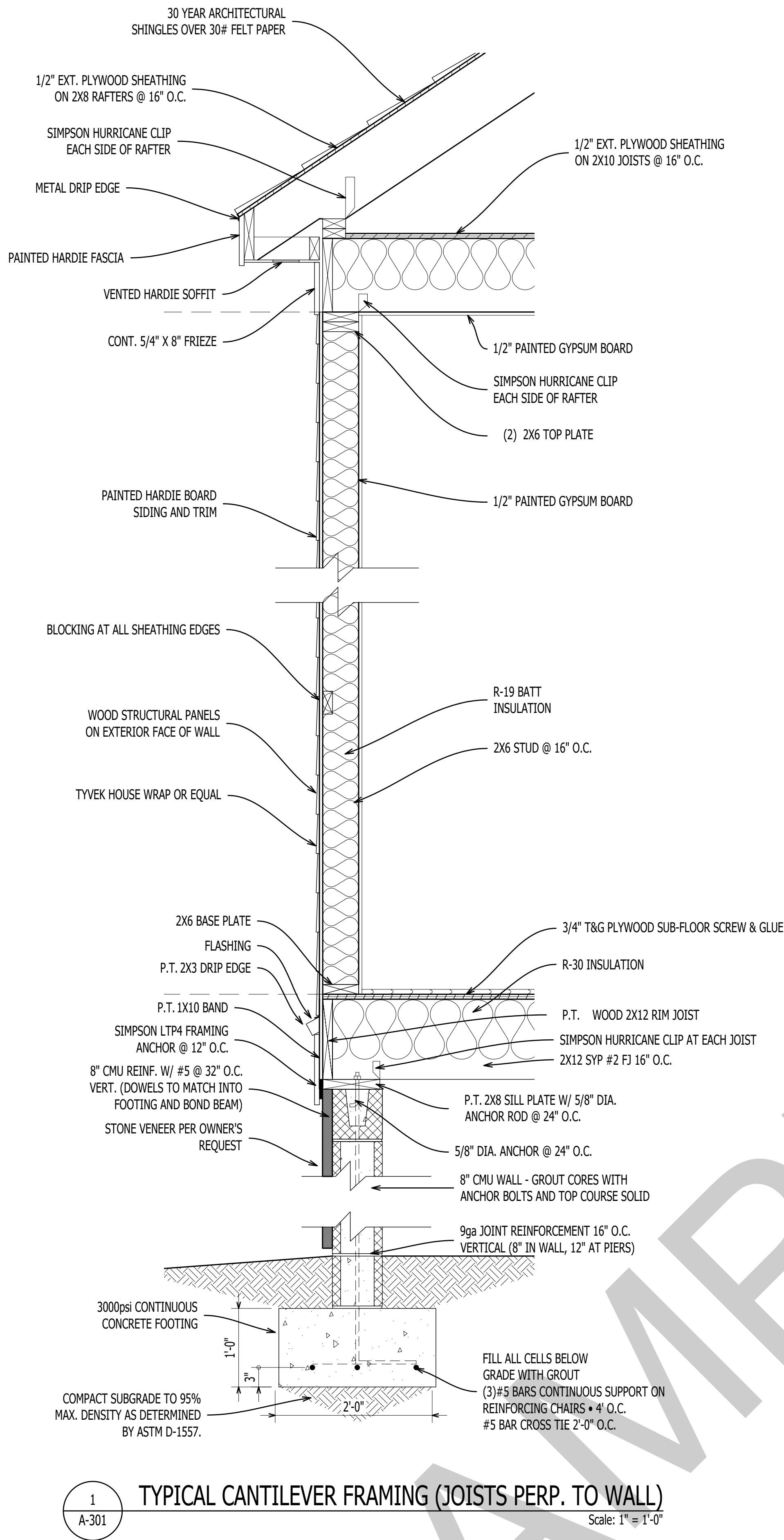
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A-204

ENLARGED PLANS & INTERIOR
ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE



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 5/8" 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 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 1" 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.

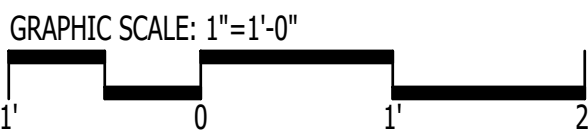
CONCRETE FOOTING SHALL HAVE 3" CLEAR COVER AROUND REINFORCING BARS.

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

WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185

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

ALL CONCRETE WORK SHALL CONFORM TO NC BUILDING CODE.



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FOUNDATION NOTES:

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

- 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.
- THE TOTAL NET AREA OF ALL OPENINGS SHALL BE AT LEAST 1 SQUARE INCH FOR EACH SQUARE FOOT OF ENCLOSED AREA.
- THE BOTTOM OF EACH OPENING SHALL BE 1 FOOT OR LESS ABOVE ADJACENT GROUND LEVEL.
- 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.



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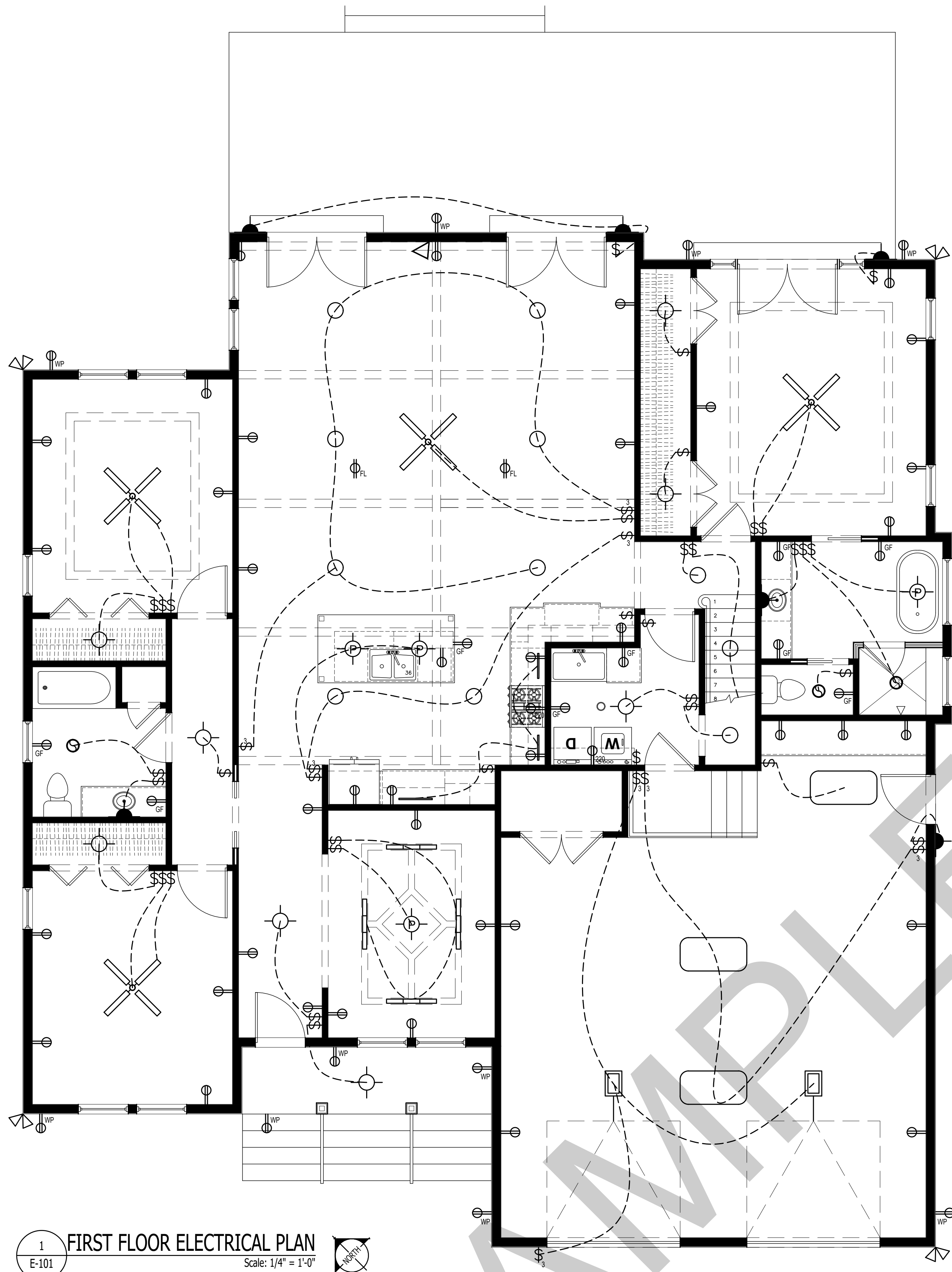
Revisions:

CUSTOM HOME
NEW BERN, NC 28560

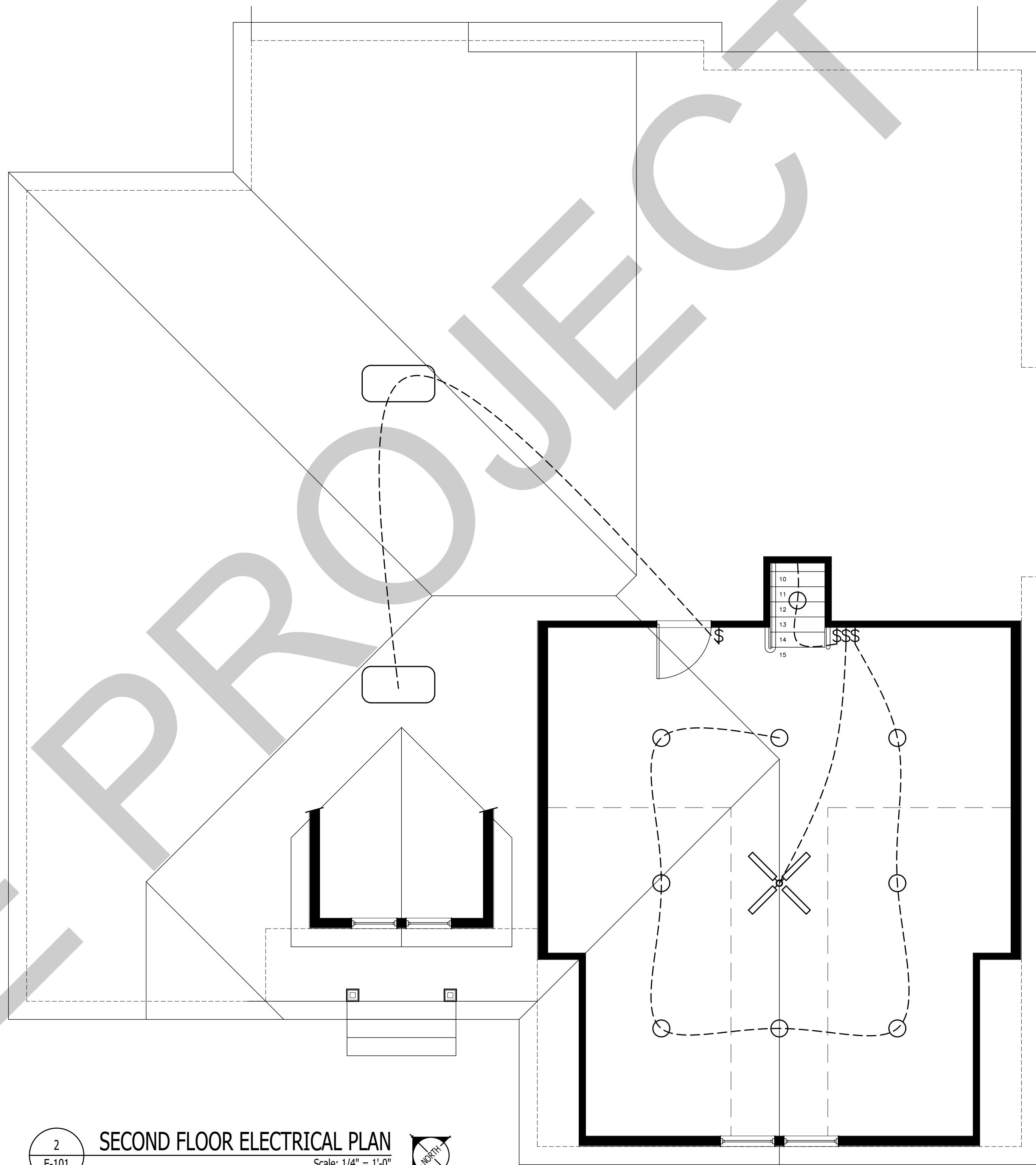
A-301

WALL SECTIONS

12 X 18 SHEETS ARE HALF SIZE

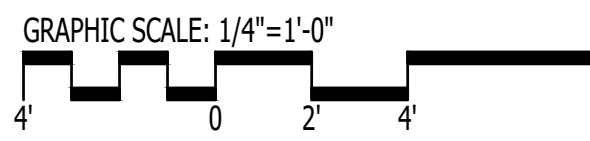


1 FIRST FLOOR ELECTRICAL PLAN
E-101
Scale: 1/4" = 1'-0"



2 SECOND FLOOR ELECTRICAL PLAN
E-101
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



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.