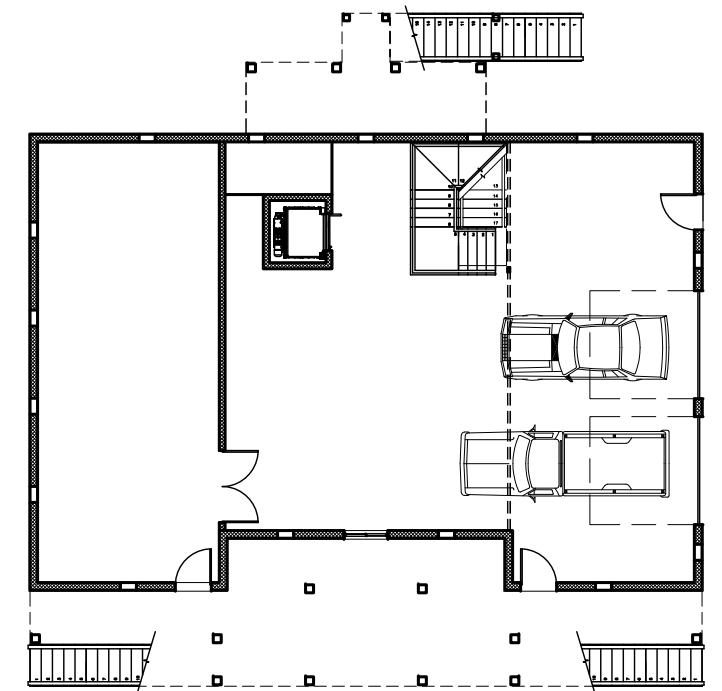
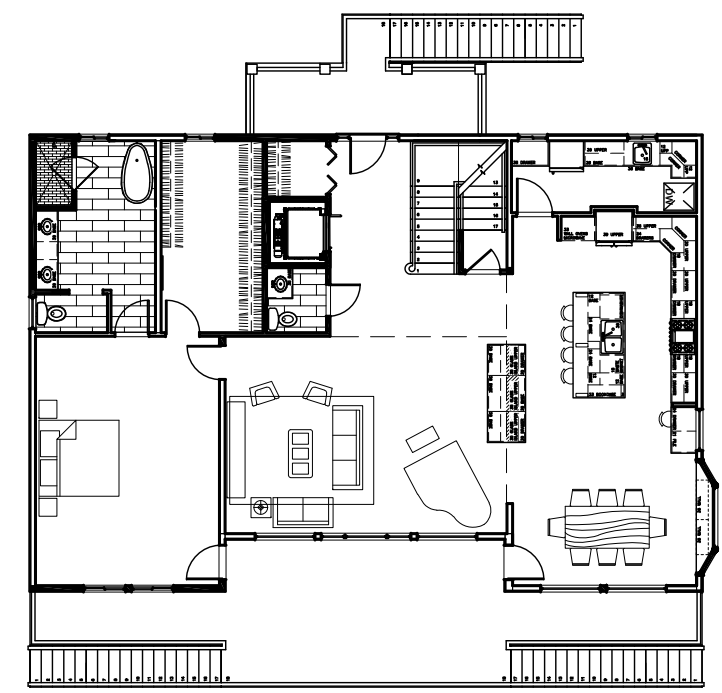
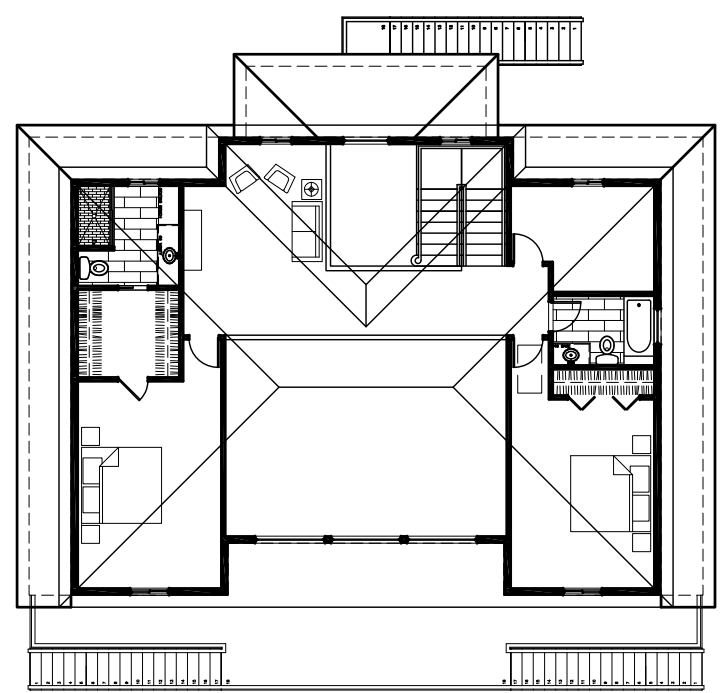
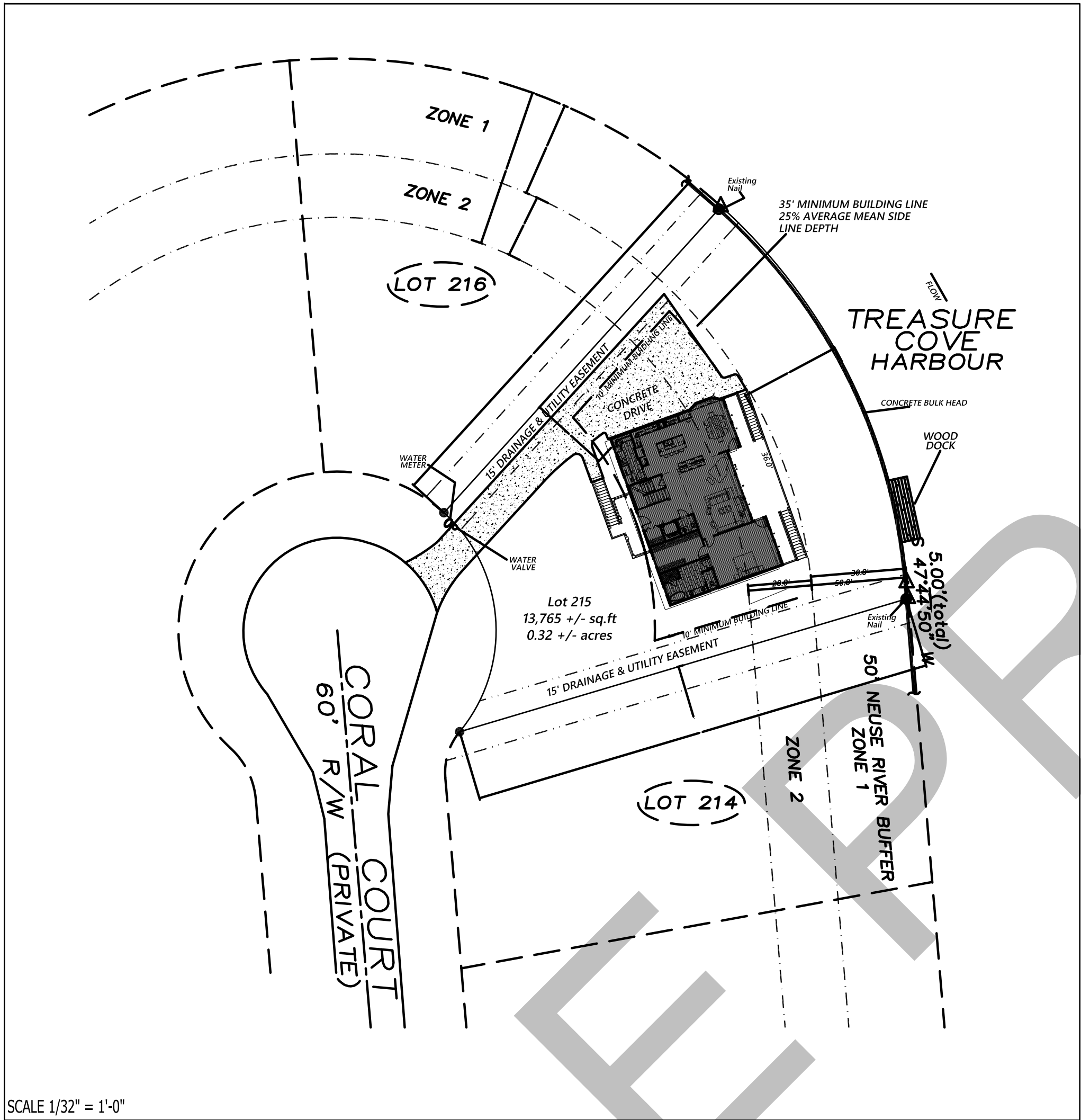


CUSTOM FAIRFIELD HARBOUR



SCALE 1/16" = 1'-0"



SCALE 1/32" = 1'-0"

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
ELEVATION HEIGHT

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

ELECTRICAL LEGEND

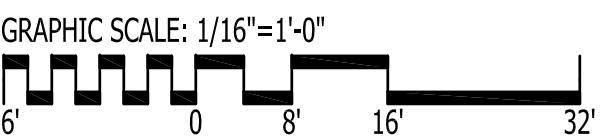
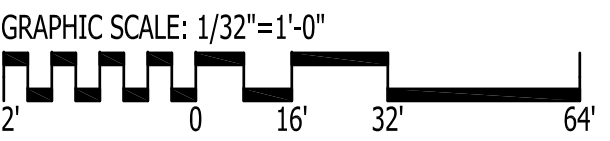
- RECEPTACLE
- FLOOR RECEPTACLE
- GFCI RECEPTACLE
- WATER PROOF RECEPTACLE
- SWITCH
- 3 WAY SWITCH
- FAN / LIGHT
- SECURITY LIGHT
- CEILING MOUNT
- WALL SCENCE
- CEILING PENDANT
- FAN / LIGHT
- 6" RECESSED CAN
- DIRECTIONAL PIN LIGHT
- FLUORESCENT
- UNDER-COUNTER
- CABLE
- GARAGE DOOR OPENER W/ LIGHT

SHEET SCHEDULE

- G-101 TITLE SHEET
- 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 ELEVATIONS
- A-202 ELEVATIONS
- A-203 ELEVATIONS
- A-204 ELEVATIONS
- A-205 ENLARGED KITCHEN
- A-301 SECTION
- A-302 WALL SECTION
- E-101 ELECTRICAL PLANS
- E-102 ELECTRICAL PLANS

NET SQUARE FOOTAGE

NON HEATED	
GARAGE	1904 SF
HEATED / COOLED	
FIRST FLOOR PLAN	1,826 SF
SECOND FLOOR PLAN	1,046 SF
TOTAL	2,872 SF



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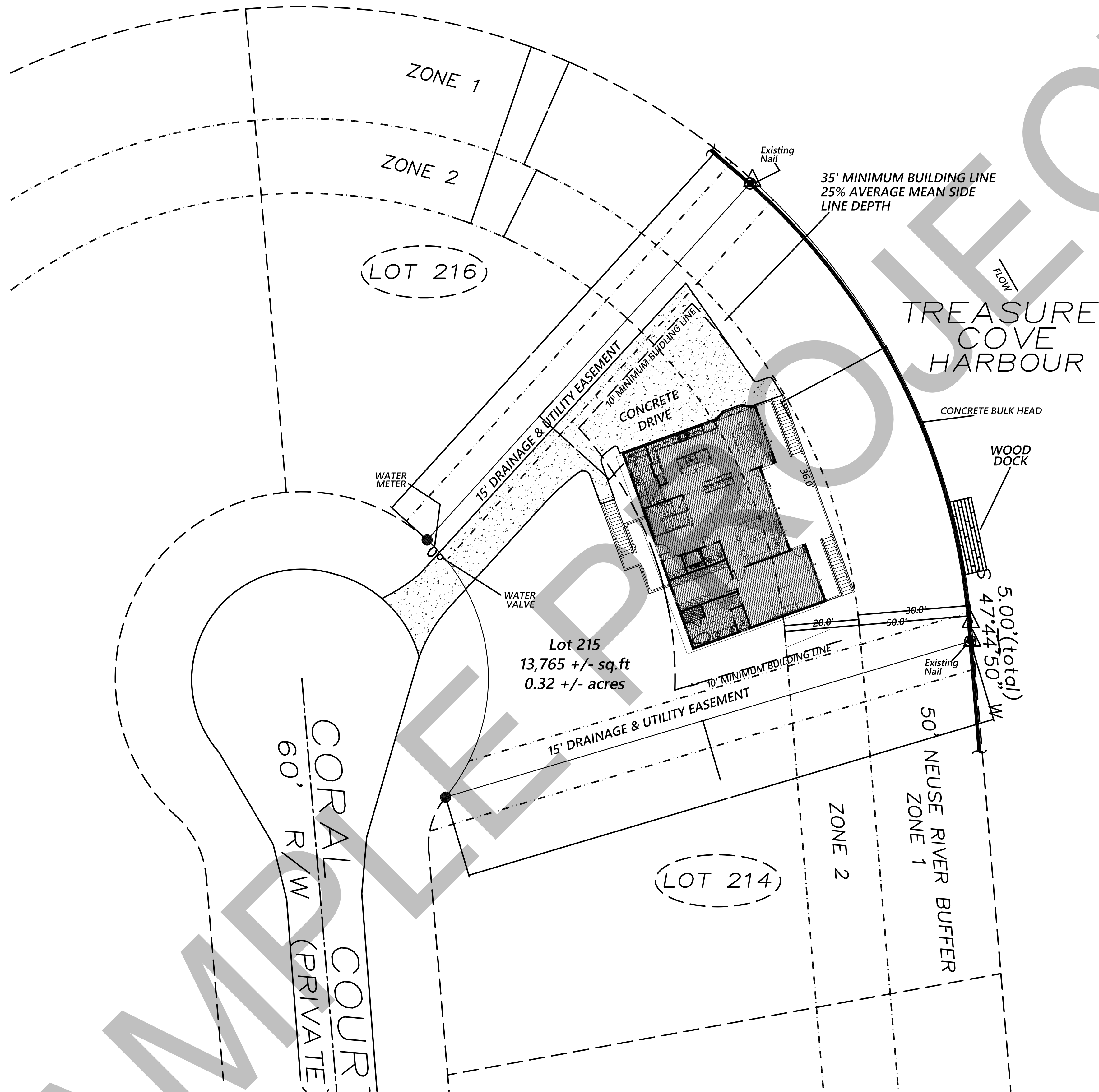
Revisions:

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NEW BERN, NC 28560

G-101

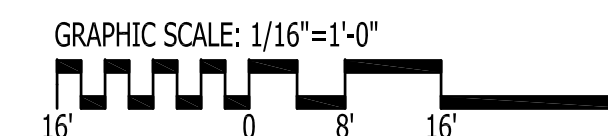
TITLE SHEET

12 X 18 SHEETS ARE HALF SIZE



1
C-101

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



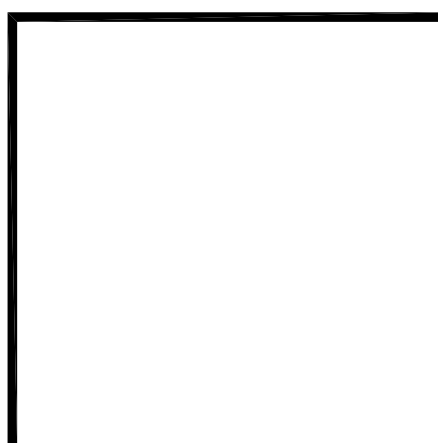
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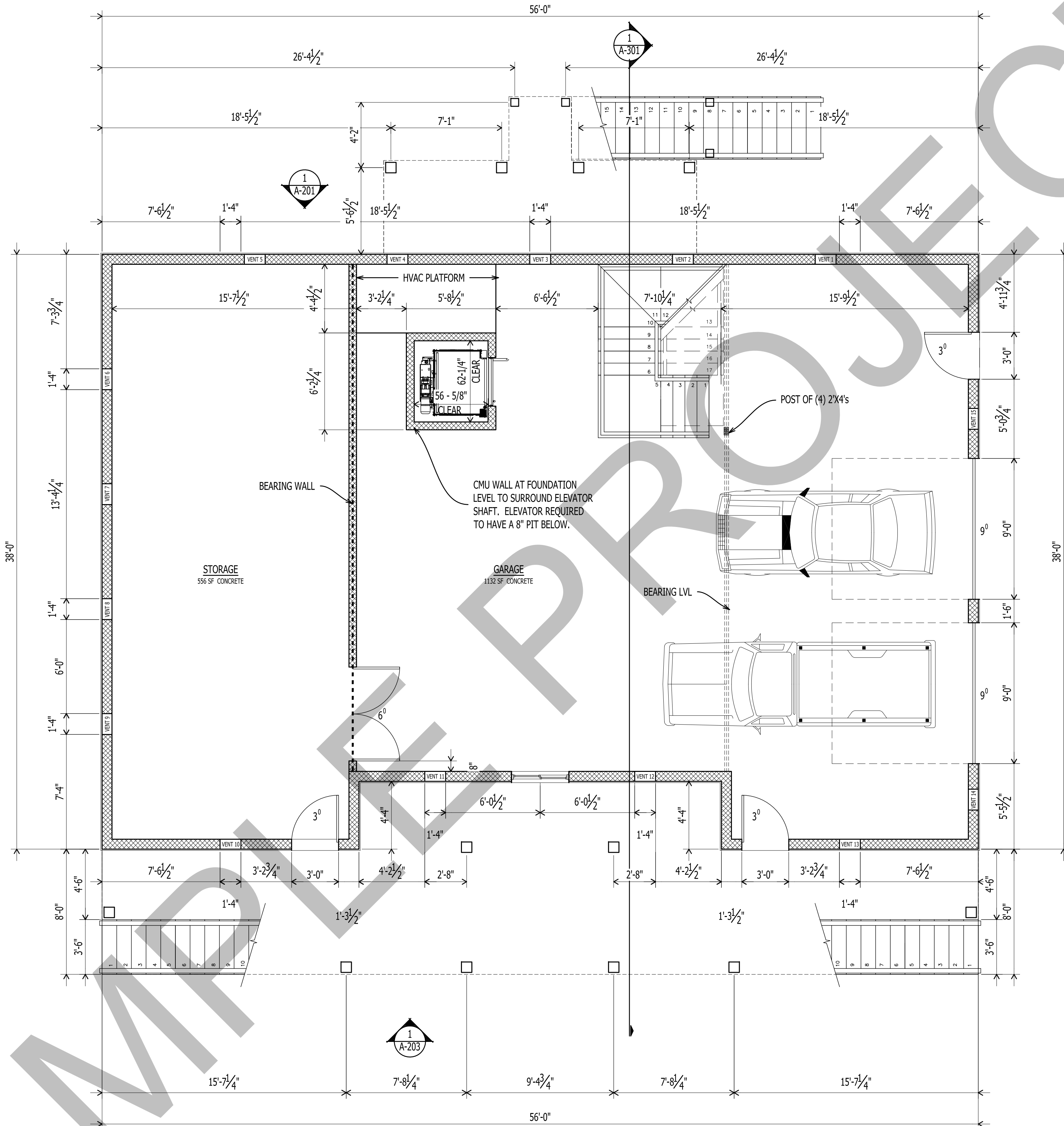
Revisions:

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NEW BERN, NC 28560

C-101

SITE PLAN

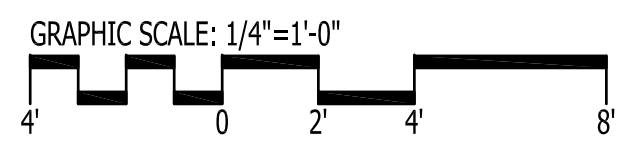
12 X 18 SHEETS ARE HALF SIZE



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

NET SQUARE FOOTAGE

NON HEATED	
GARAGE	1904 SF
HEATED / COOLED	
FIRST FLOOR PLAN	1,826 SF
SECOND FLOOR PLAN	1,046 SF
TOTAL	2,872 SF



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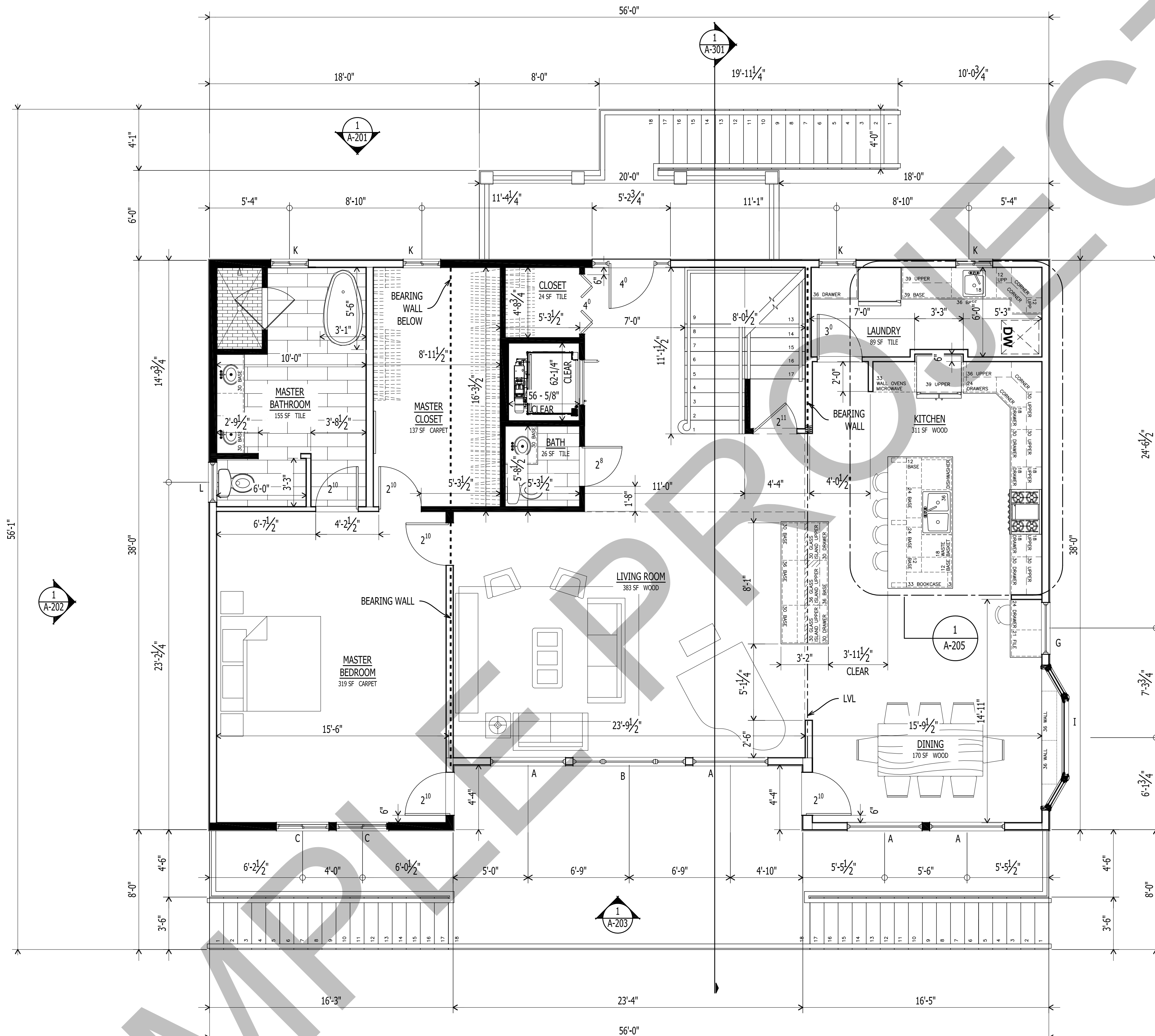
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A-101

FLOOR PLAN

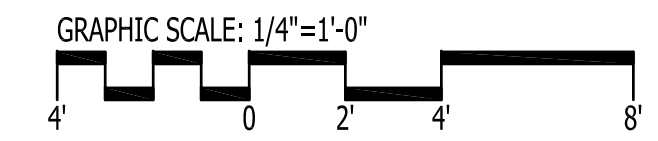
12 X 18 SHEETS ARE HALF SIZE



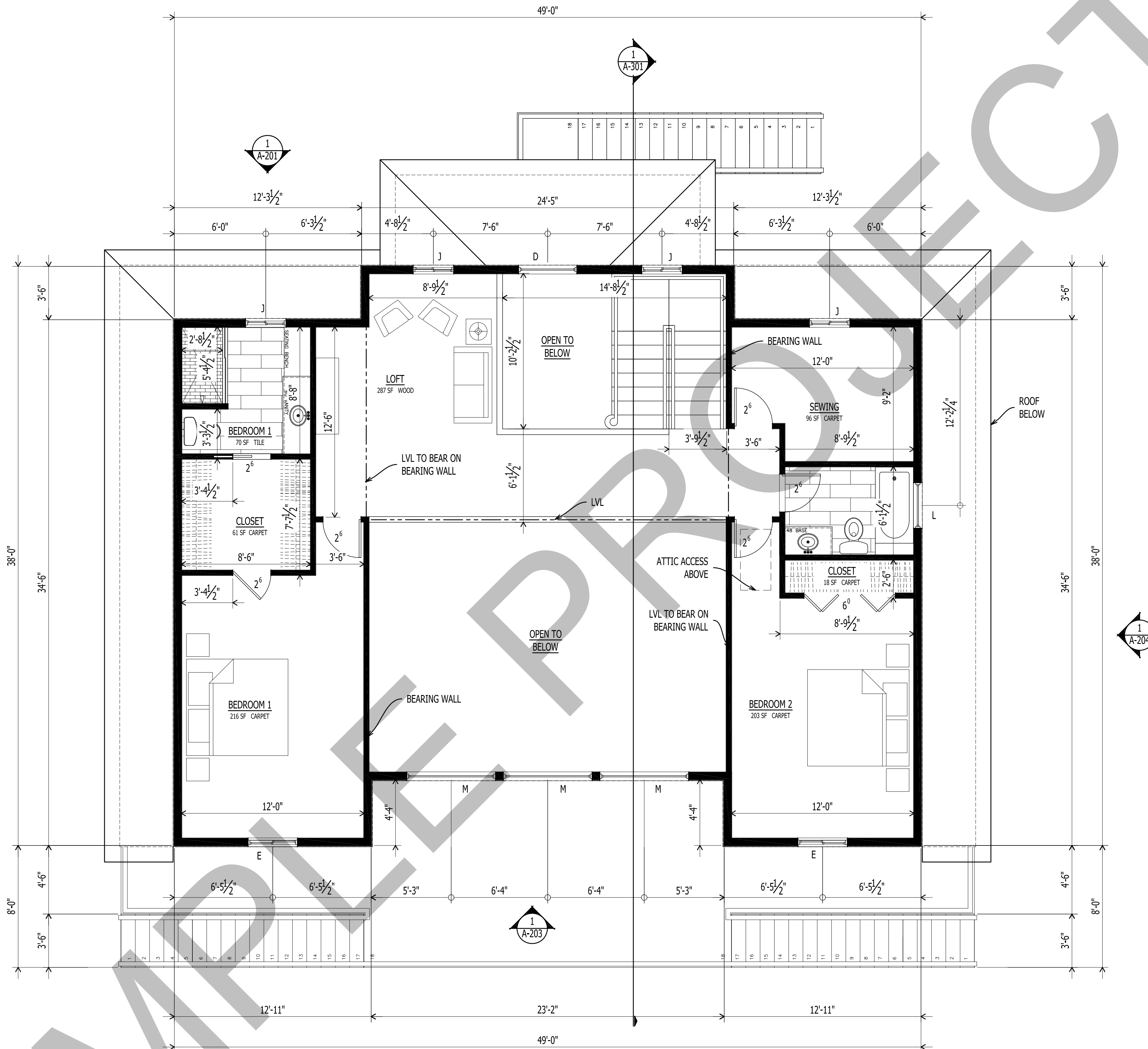
1
A-102

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

NET SQUARE FOOTAGE	
NON HEATED	
GARAGE	1904 SF
HEATED / COOLED	
FIRST FLOOR PLAN	1,826 SF
SECOND FLOOR PLAN	1,046 SF
TOTAL	2,872 SF

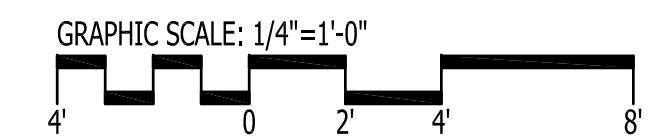


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1
A-103
SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

NET SQUARE FOOTAGE	
NON HEATED	
GARAGE	1904 SF
HEATED / COOLED	
FIRST FLOOR PLAN	1,826 SF
SECOND FLOOR PLAN	1,046 SF
TOTAL	2,872 SF



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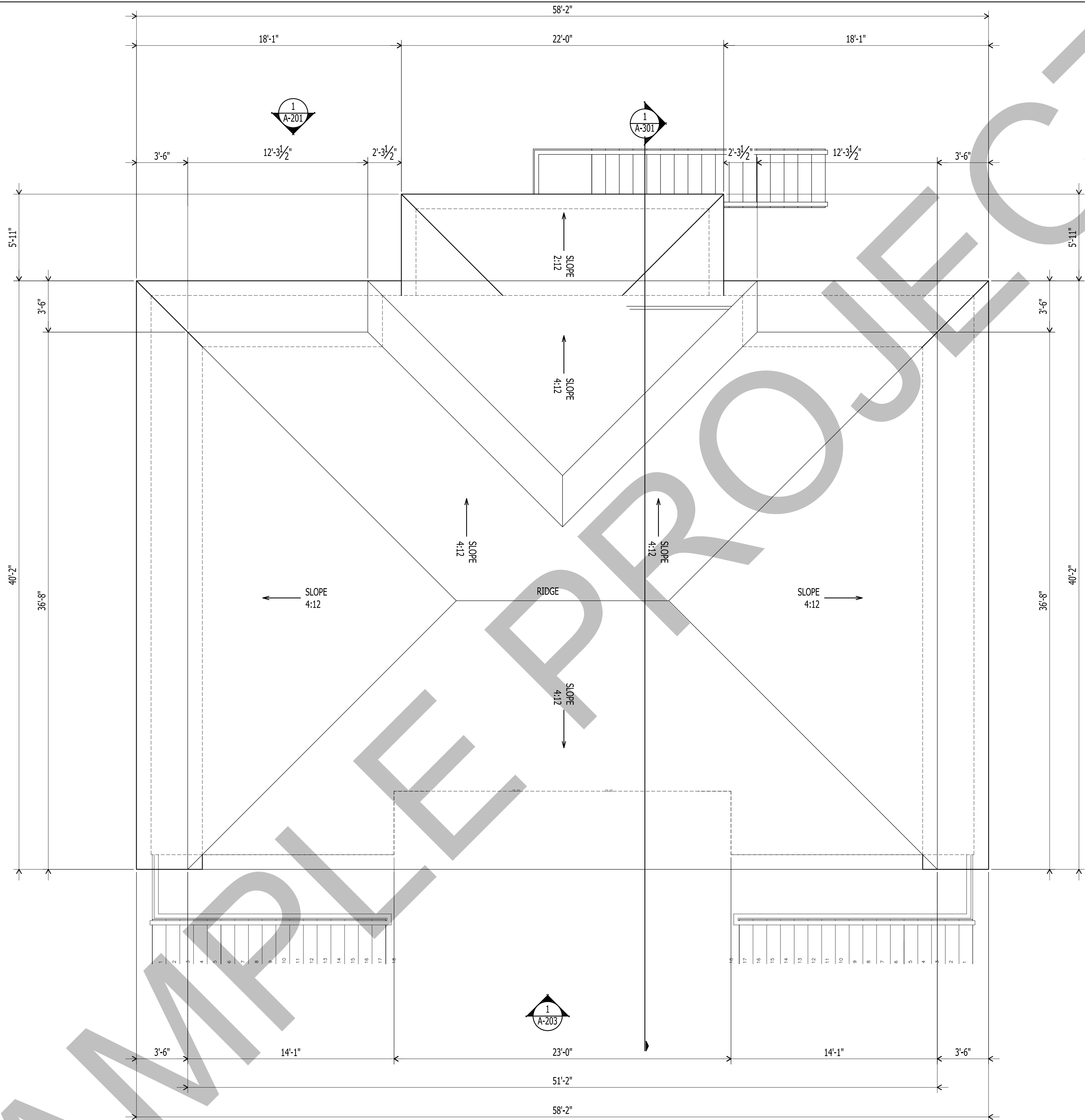
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A-103
SECOND FLOOR PLAN
12 X 18 SHEETS ARE HALF SIZE



1
A-103

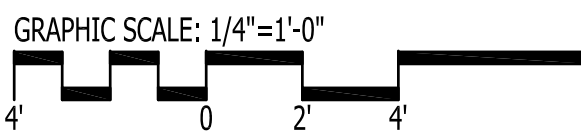
ROOF PLAN
Scale: 1/4" = 1'-0"



NET SQUARE FOOTAGE

NON HEATED
GARAGE 1904 SF

HEATED / COOLED
FIRST FLOOR PLAN 1,826 SF
SECOND FLOOR PLAN 1,046 SF
TOTAL 2,872 SF

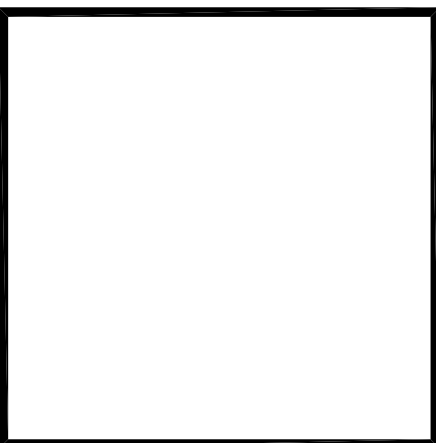


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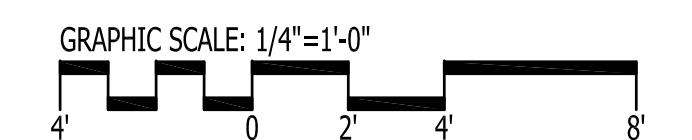
Revisions:

CUSTOM FAIRFIELD HARBOUR
NEW BERN, NC 28560

A-104

ROOF PLAN

12 X 18 SHEETS ARE HALF SIZE

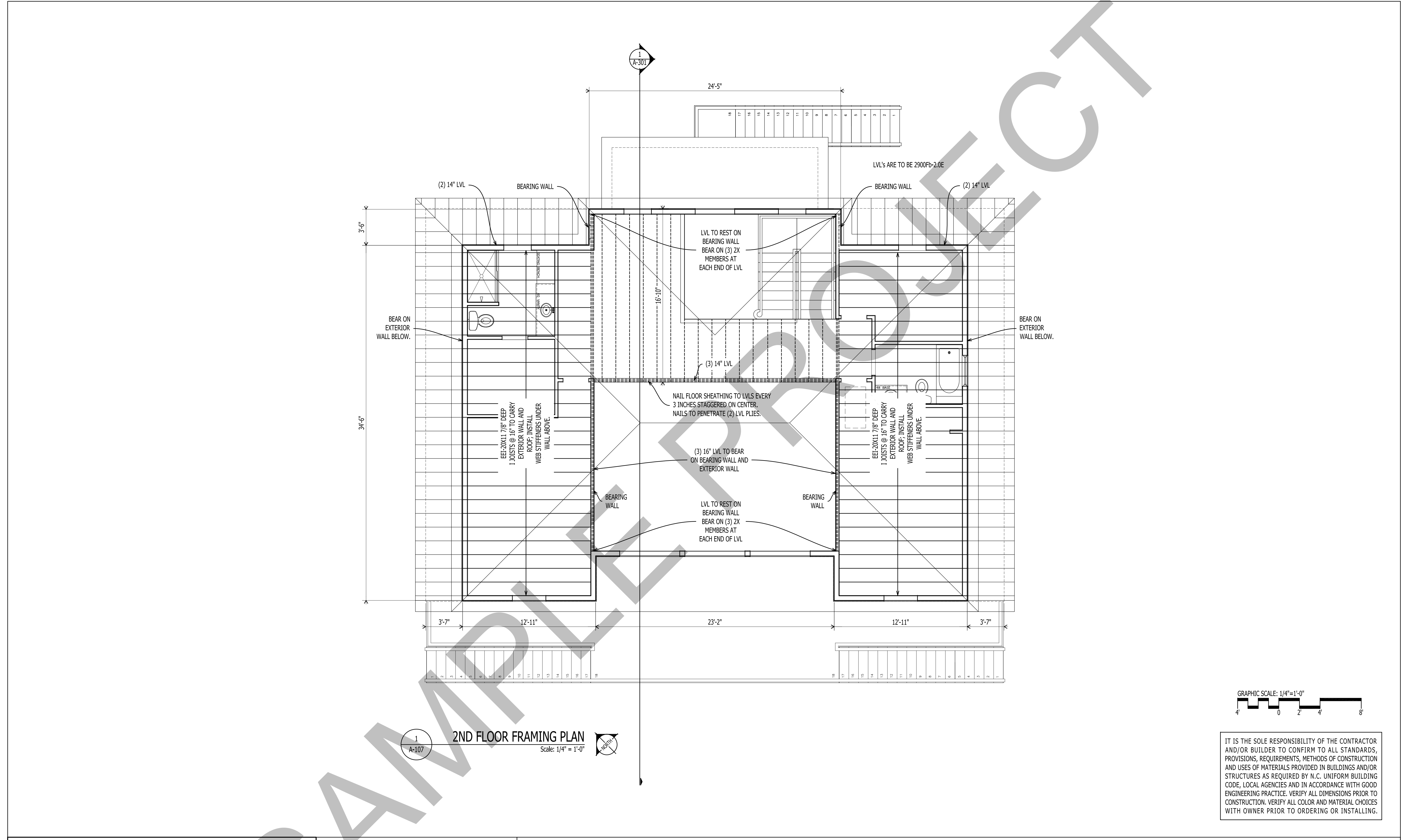


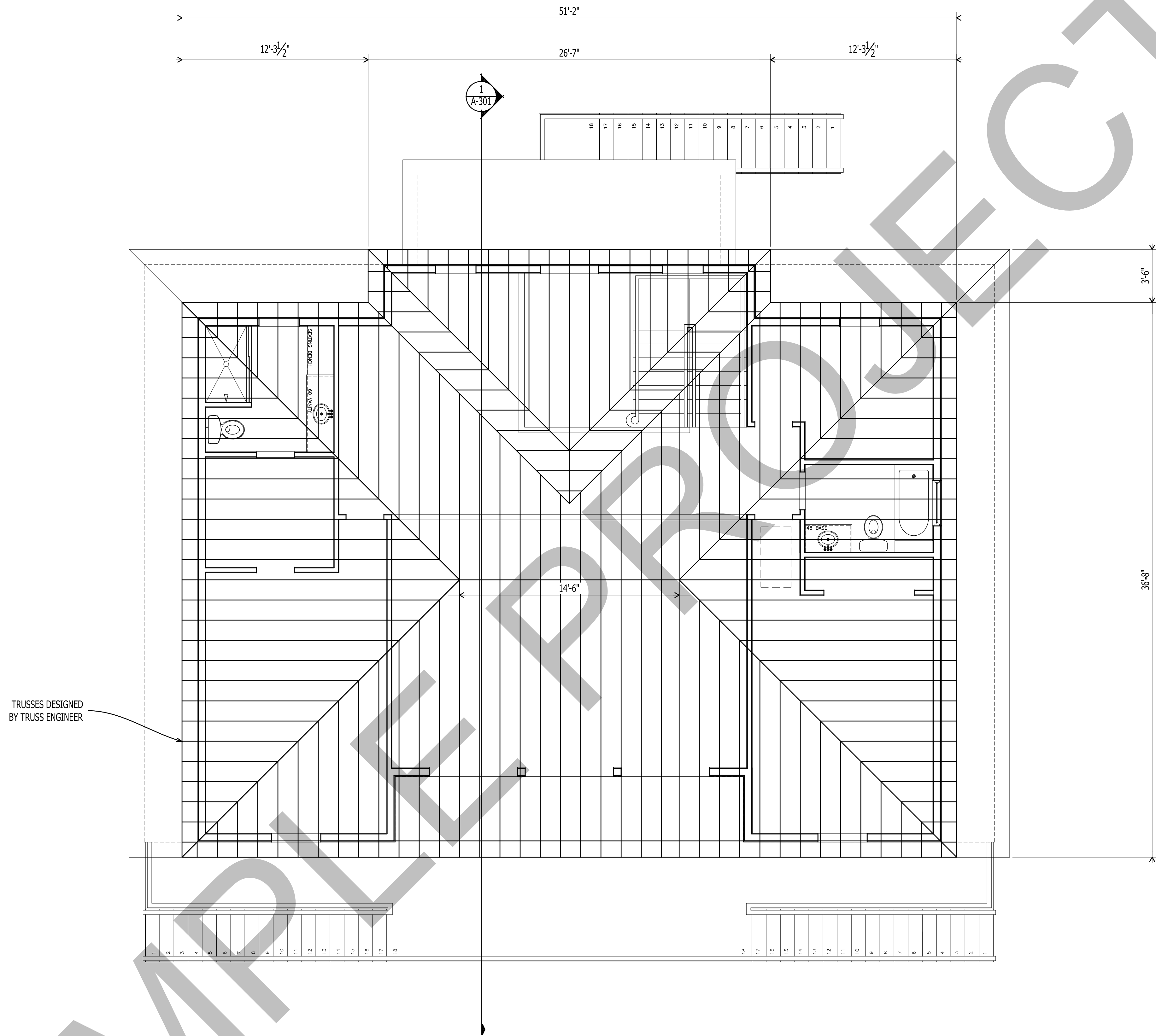
1ST FLOOR FRAMING PLAN

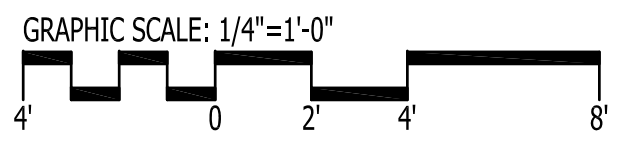
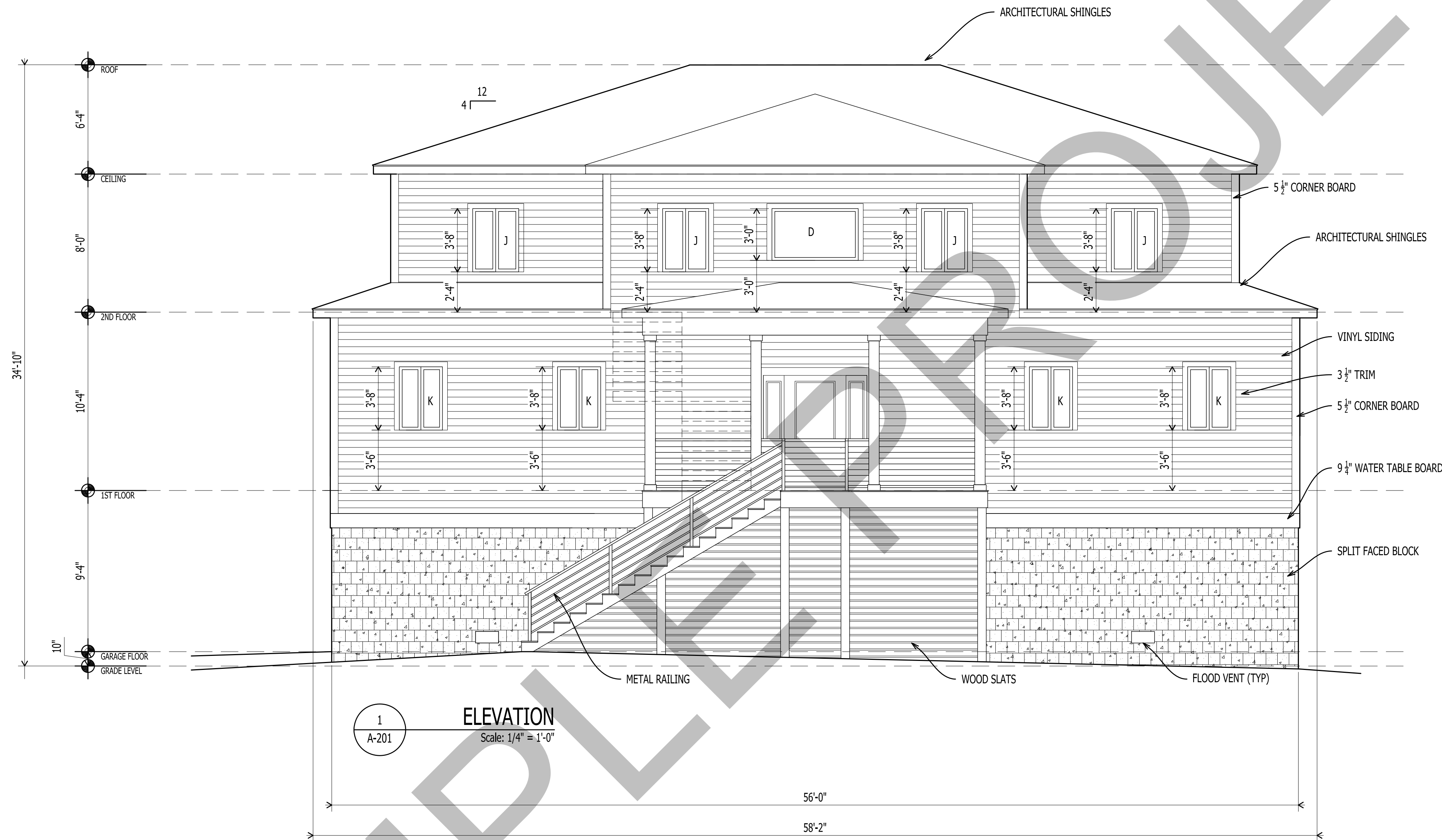
Scale: 1/8" = 1'-0"



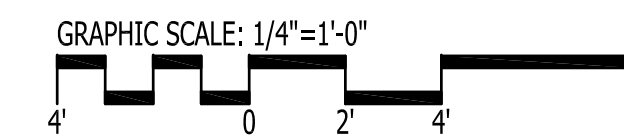
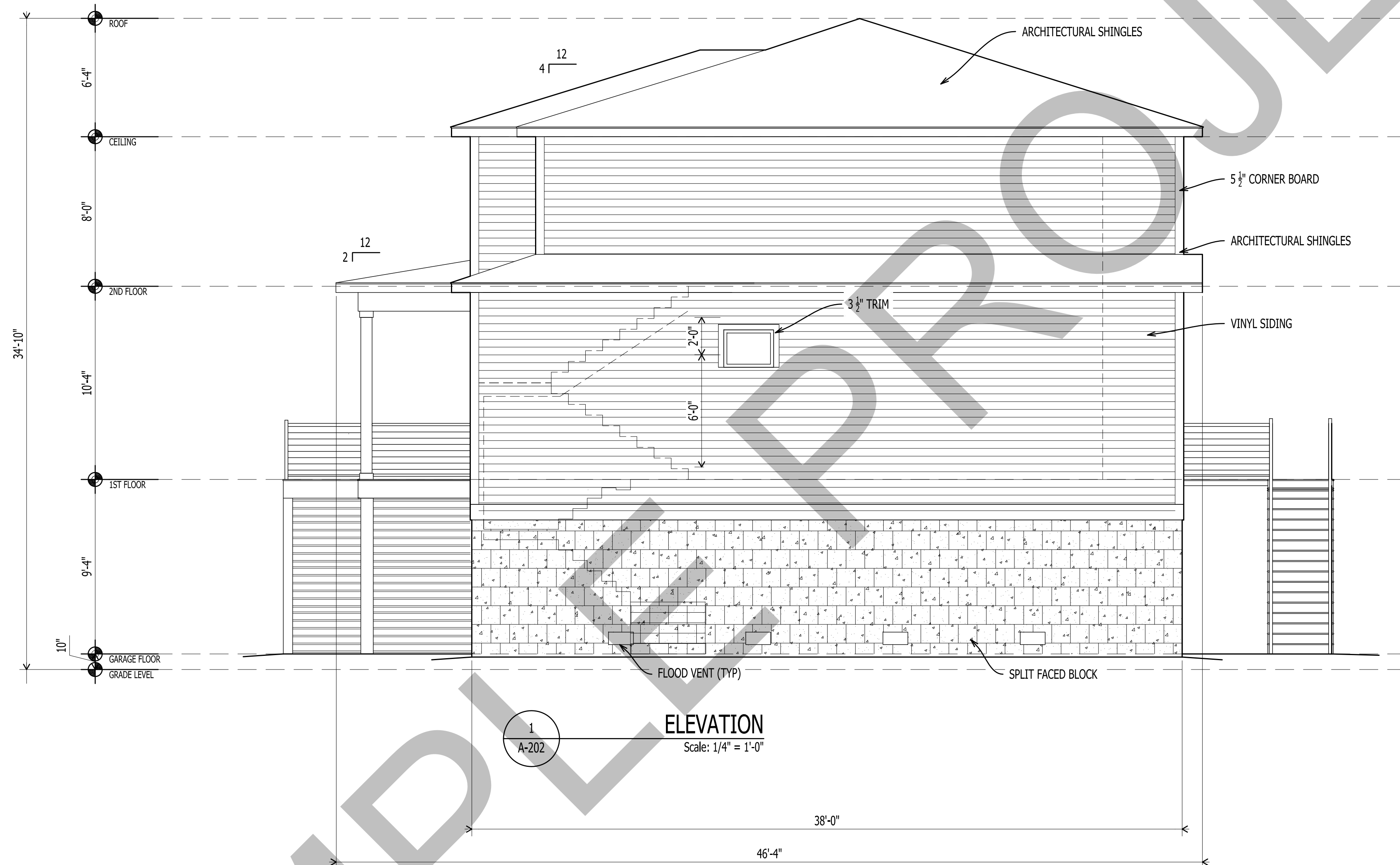








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Revisions:

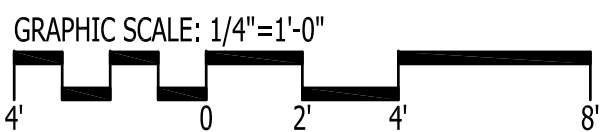
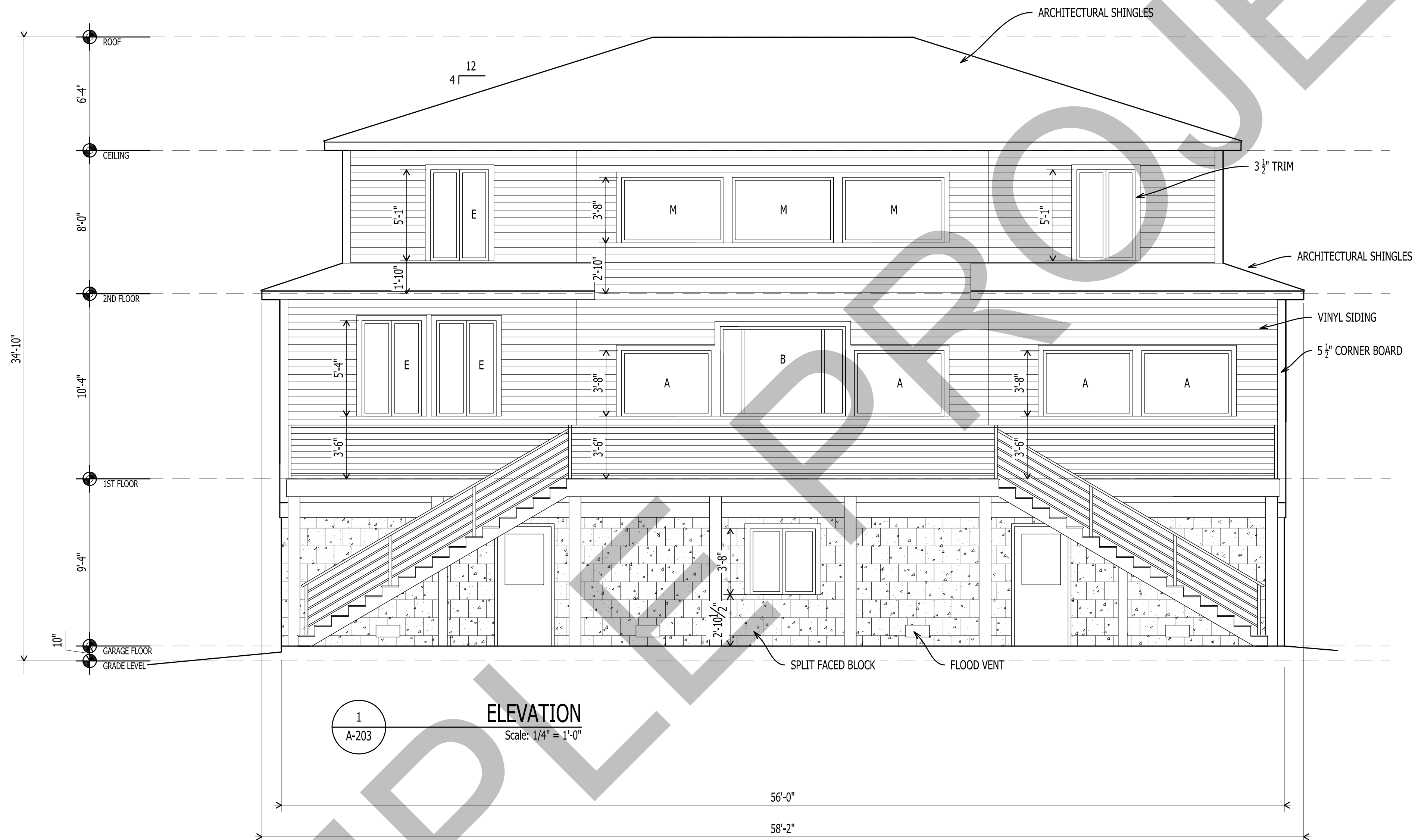
CUSTOM FAIRFIELD HARBOUR

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A-202

ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE



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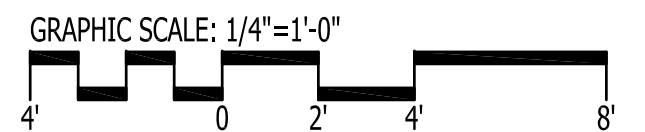
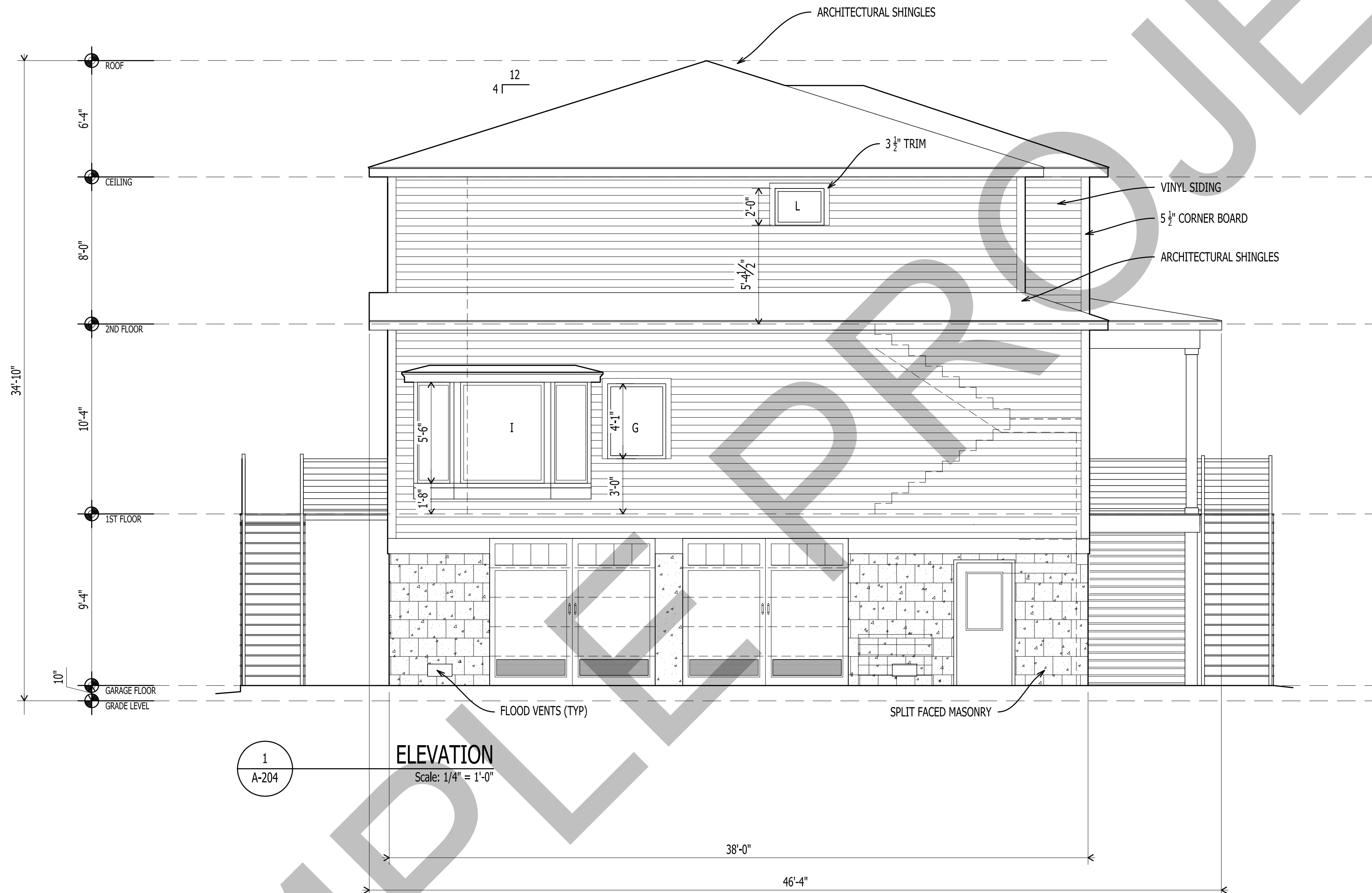
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A-203

ELEVATIONS

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A-204

ELEVATIONS

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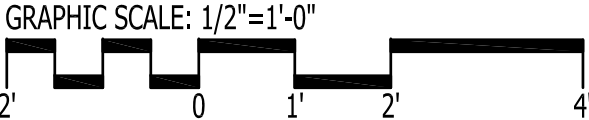
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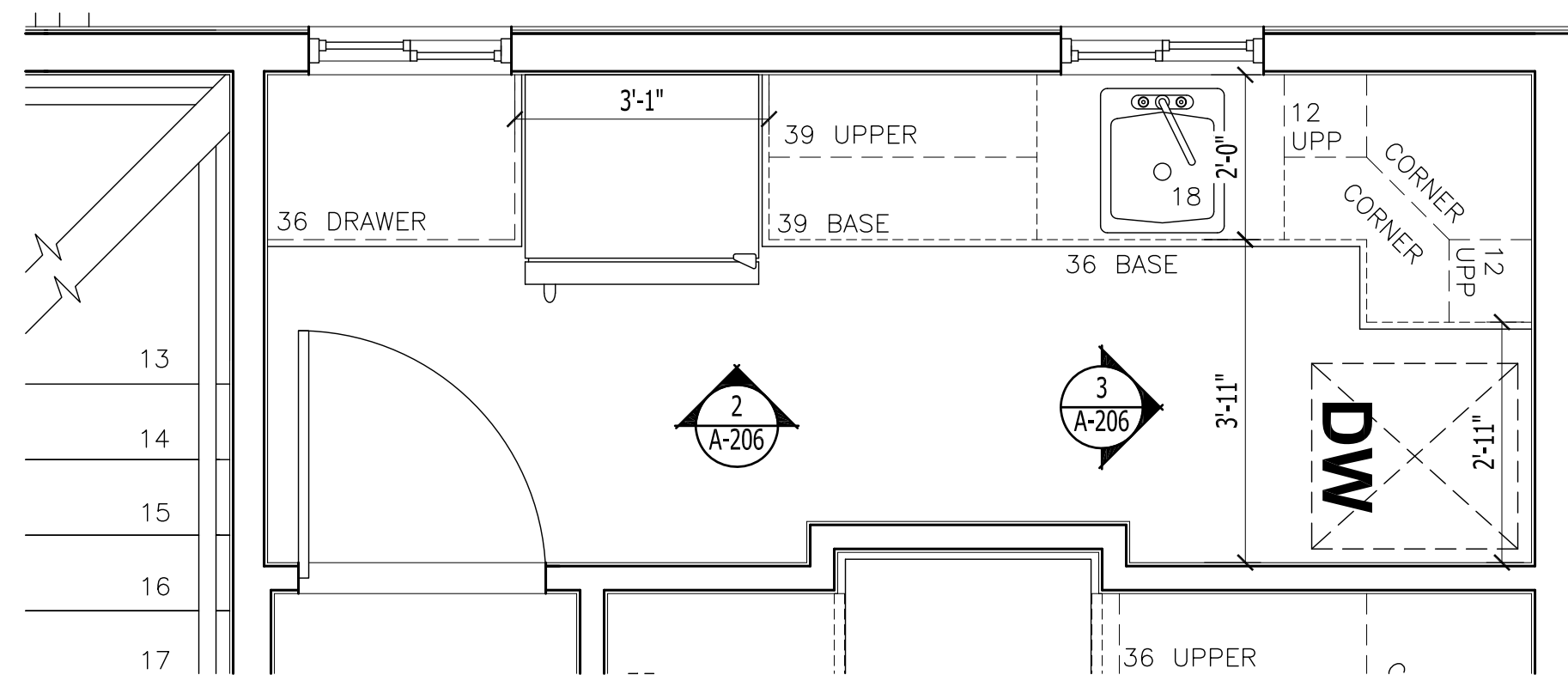
A-205

ENLARGED PLANS & INTERIOR ELEVATIONS

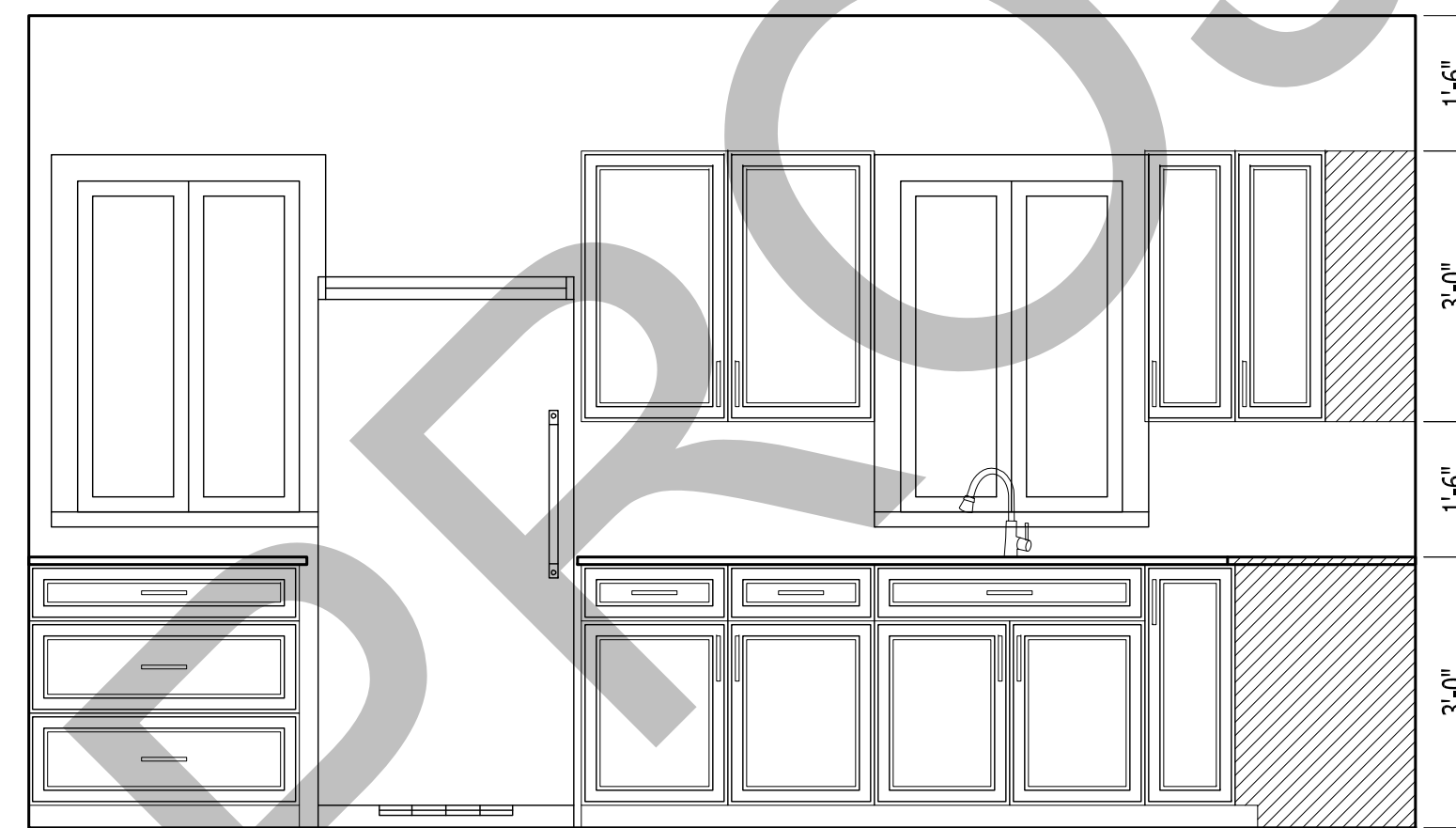
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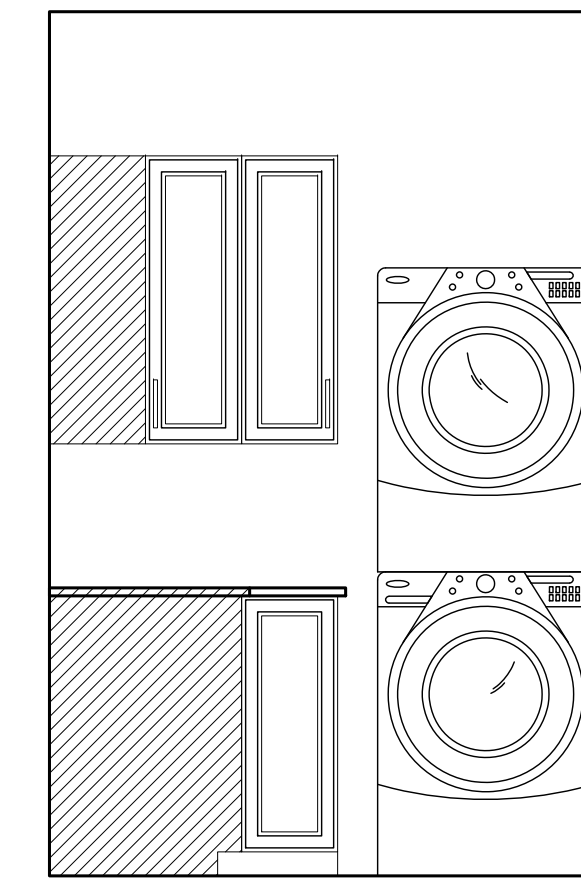
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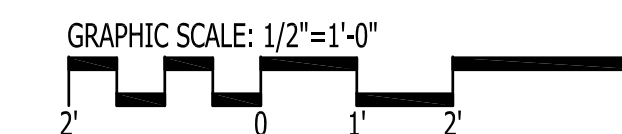
1
A-206
ENLARGED LAUNDRY PLAN
Scale: 1/2" = 1'-0"



2
A-206
LAUNDRY ELEVATION
Scale: 1/2" = 1'-0"



3
A-206
LAUNDRY ELEVATION
Scale: 1/2" = 1'-0"



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Revisions:

CUSTOM FAIRFIELD HARBOUR

NEW BERN, NC 28560

A-206

ENLARGED PLANS & INTERIOR
ELEVATIONS

12 X 18 SHEETS ARE HALF SIZE

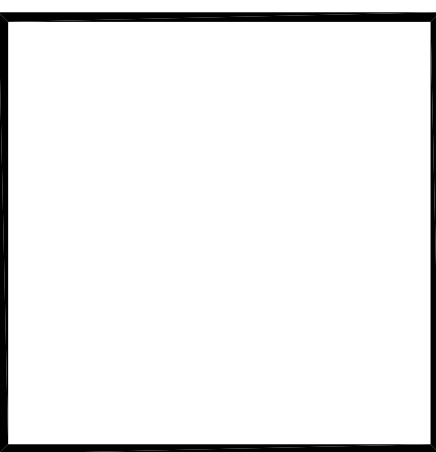


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Date:

Revisions:

CUSTOM FAIRFIELD HARBOUR
NEW BERN, NC 28560

A-207

RENDERINGS

12 X 18 SHEETS ARE HALF SIZE



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NEW BERN, NC 28560

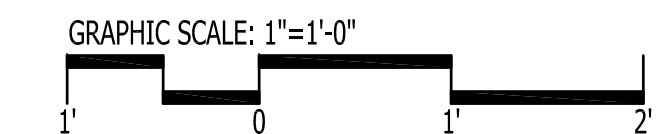
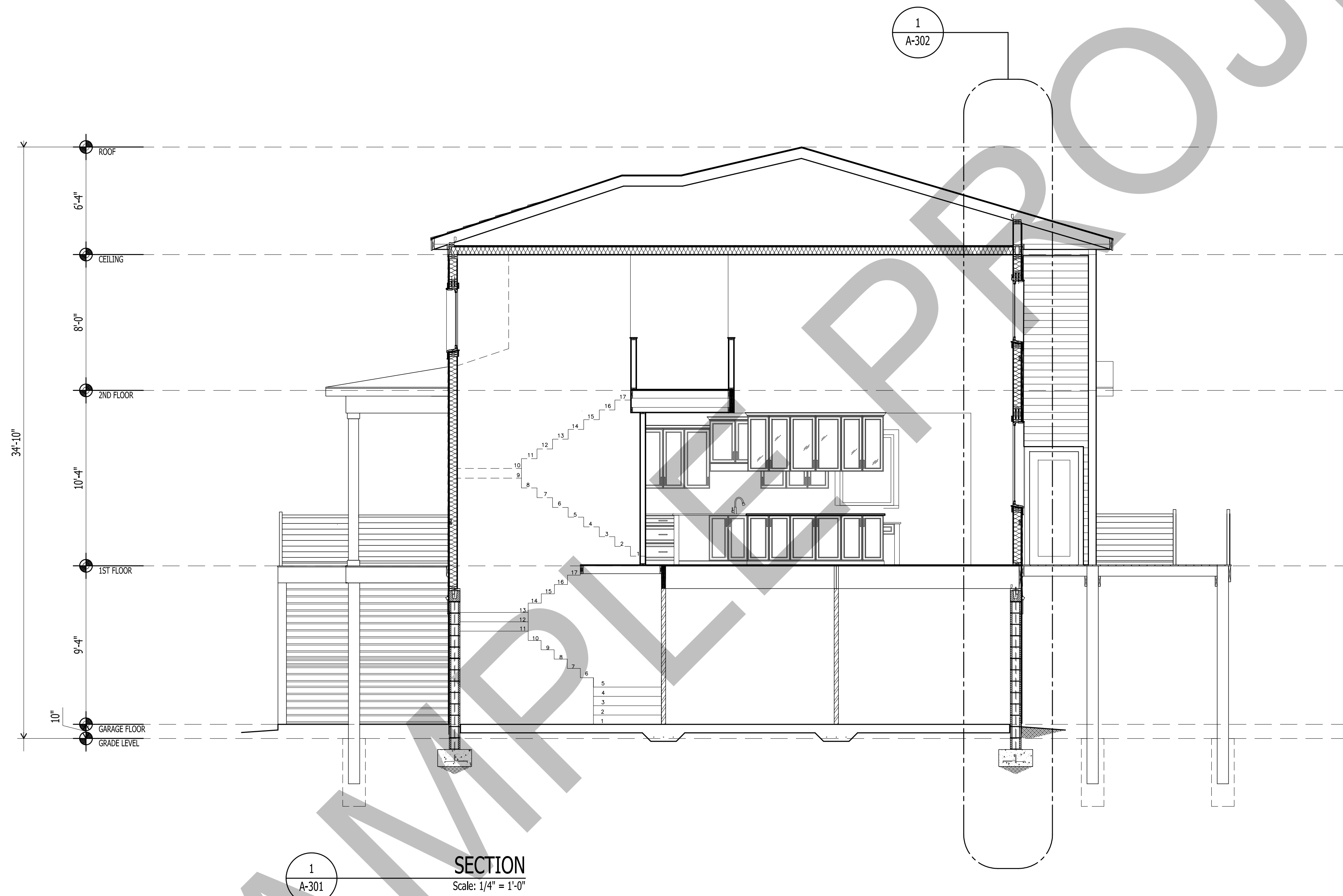
Date: _____

Revisions: _____

A-208

RENDERINGS

12 X 18 SHEETS ARE HALF SIZE

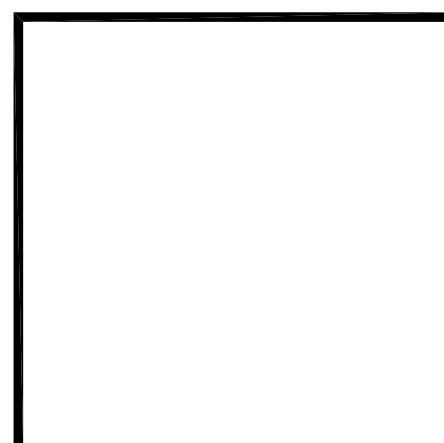


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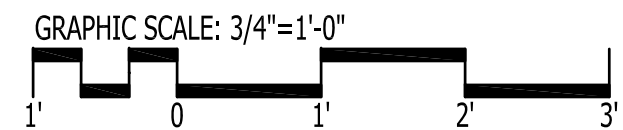
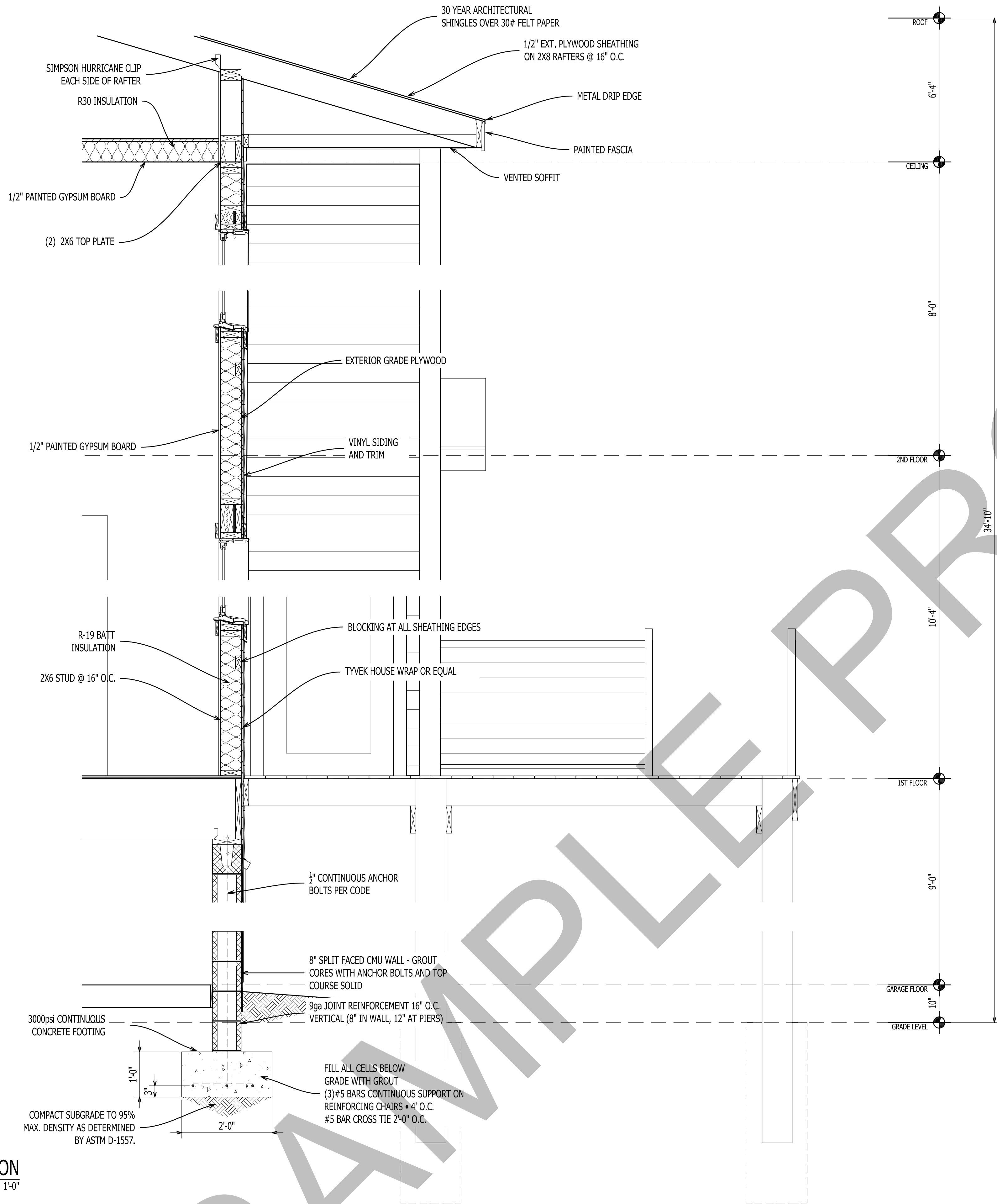
CUSTOM FAIRFIELD HARBOUR

NEW BERN, NC 28560

A-301

WALL SECTIONS

12 X 18 SHEETS ARE HALF SIZE



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:

- 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.

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 1/2" 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 TO ASTM 185

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

ALL CONCRETE WORK SHALL CONFORM TO NC BUILDING CODE.

1
A-302
WALL SECTION
Scale: 3/4" = 1'-0"



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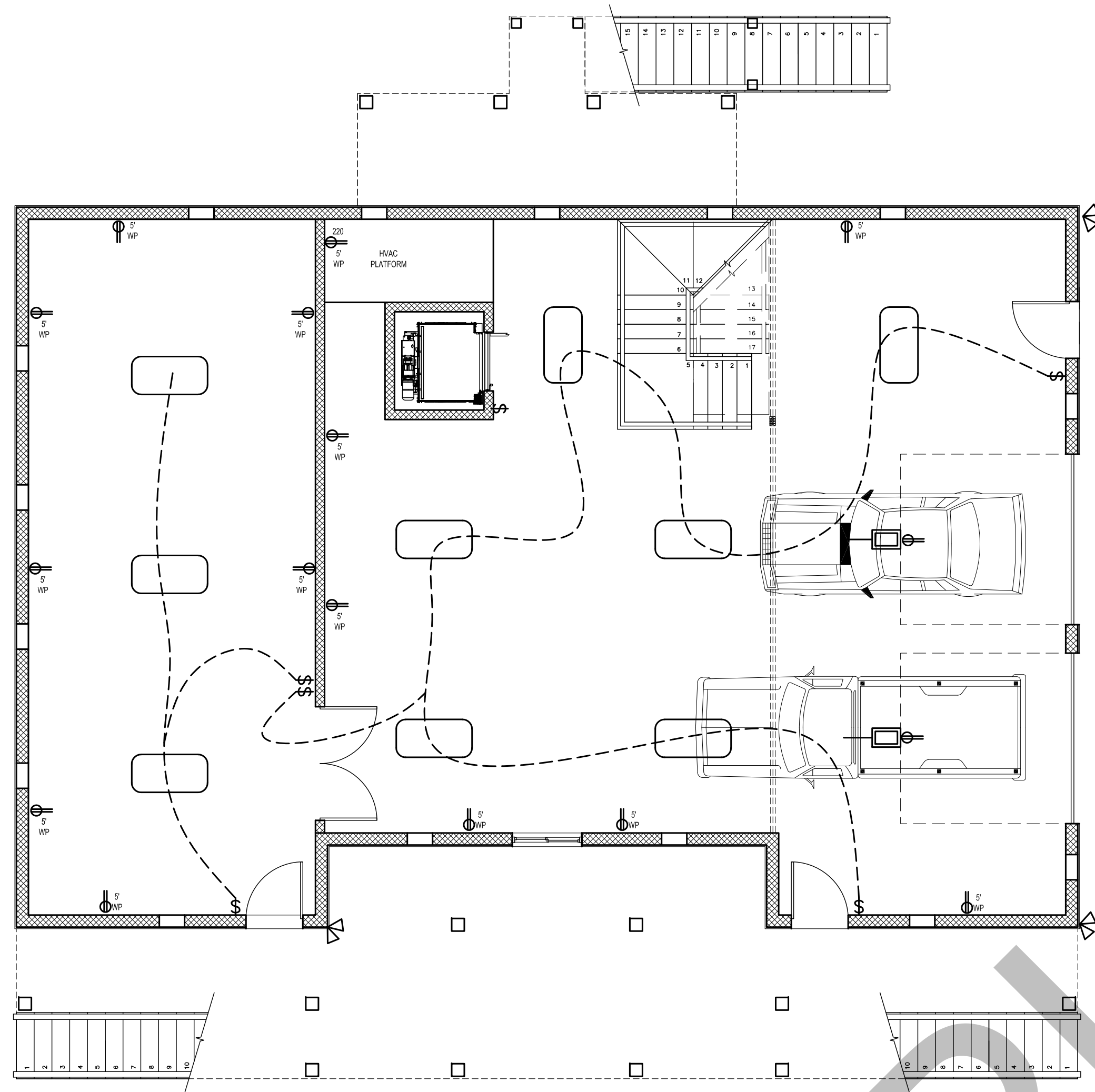
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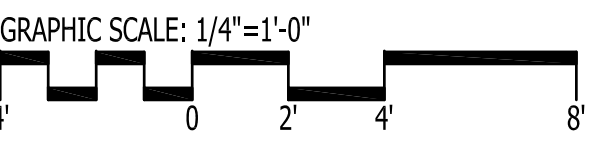
A-302
WALL SECTIONS

12 X 18 SHEETS ARE HALF SIZE



1
E-101
GARAGE FLOOR ELECTRICAL PLAN
Scale: 3/16" = 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
	CABLE
	GARAGE DOOR OPENER W/ LIGHT



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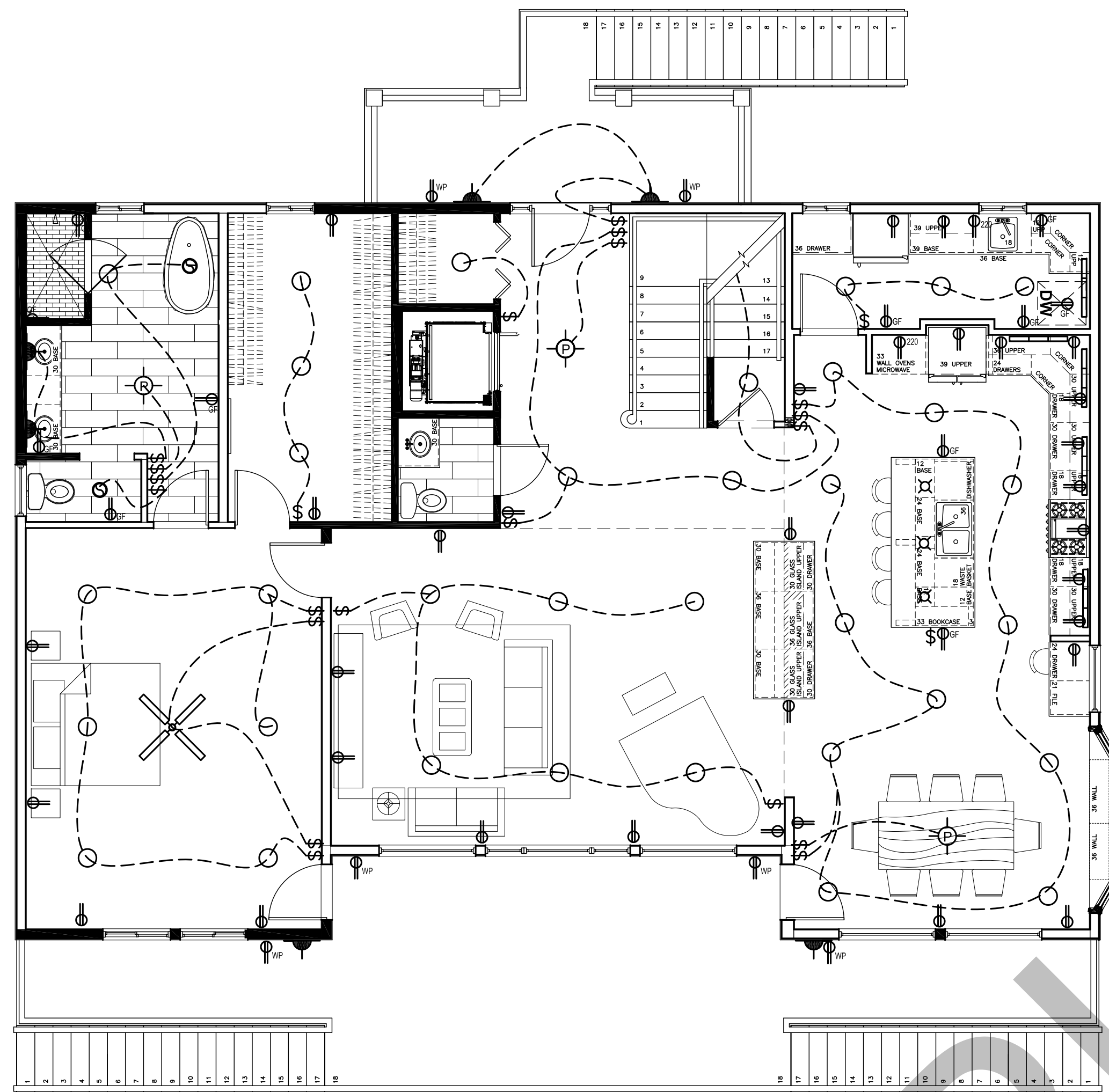
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Date: _____

Revisions: _____

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E-101
ELECTRICAL PLAN
12 X 18 SHEETS ARE HALF SIZE

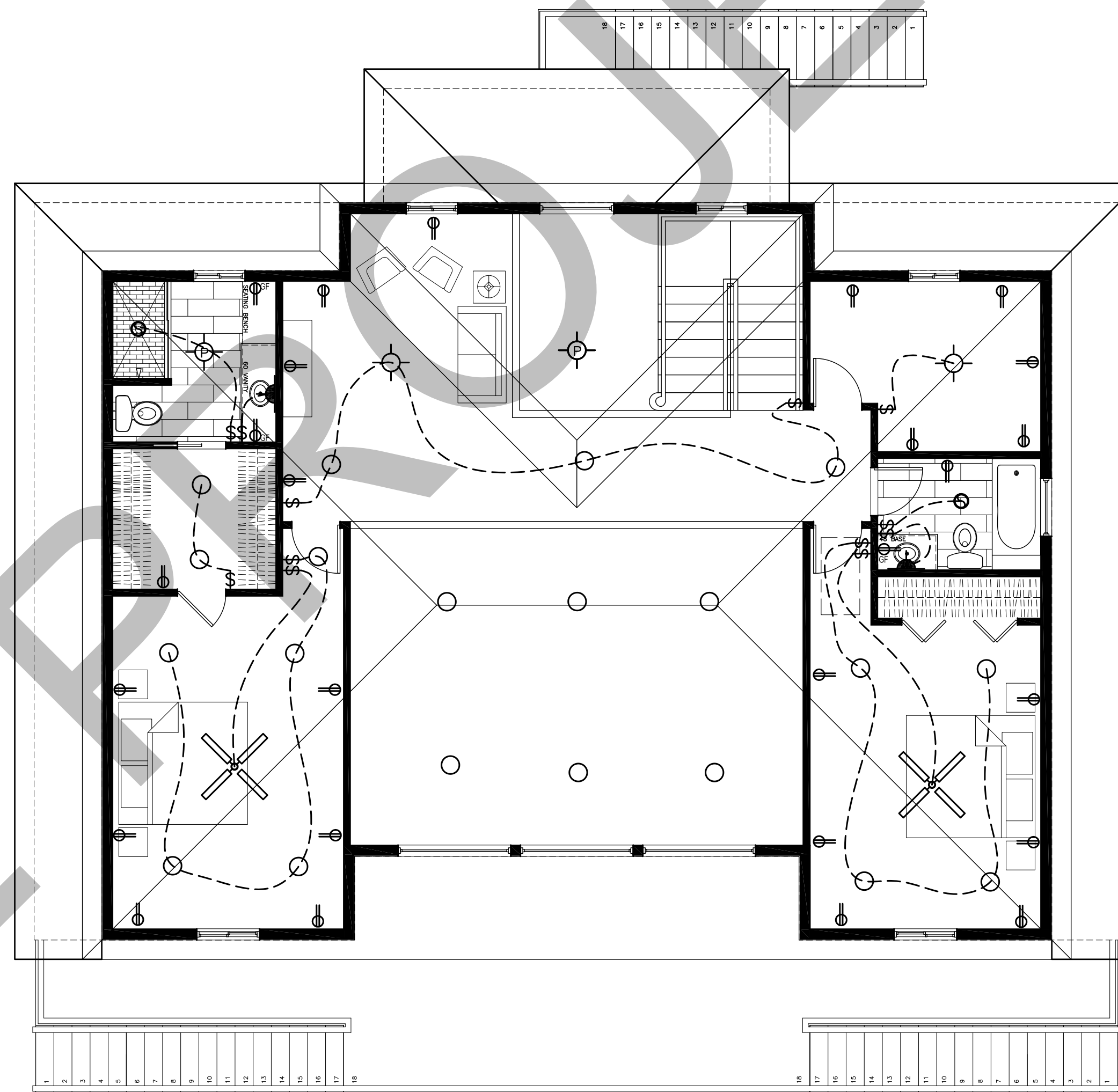


1
E-101

FIRST FLOOR ELECTRICAL PLAN

Scale: 3/16" = 1'-0"

NORTH



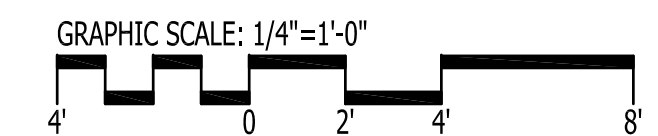
2
E-101

SECOND FLOOR ELECTRICAL PLAN

Scale: 3/16" = 1'-0"

NORTH

	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
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