



1 Camera



2 Camera



3 Camera



4 Camera



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PROJECT No. :
19.3.13

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BUILDER

PROJECT
**Dave &
Suzanne
Chambers
Residence**
Hendersonville,
NORTH
CAROLINA

SHEET TITLE
**CADD
MODEL
VIEWS**

DATE
12/12/19

ISSUE DESCRIPTION
**CONSTRUCTION
DOCUMENTS**

SHEET NO.
A0.1

CONSTRUCTION NOTES:

GENERAL:

- THESE DRAWINGS HAVE BEEN PREPARED TO MEET GENERALLY ACCEPTED PROFESSIONAL STANDARDS. BEFORE STARTING CONSTRUCTION, THE BUILDER MUST REVIEW AND BE RESPONSIBLE TO ALL DETAILS AND DIMENSIONS, AND ENSURE THAT THESE PLANS MEET ALL CURRENT LOCAL, STATE OR NATIONAL BUILDING CODE REQUIREMENTS. THE BUILDER SHALL CHECK WITH LOCAL BUILDING DEPARTMENTS TO SEE IF A PROFESSIONAL STAMP IS REQUIRED ON DRAWINGS FILED. THESE DRAWINGS HAVE BEEN PREPARED TO MEET GENERALLY ACCEPTED PROFESSIONAL STANDARDS.
- WHILE CONSIDERABLE TIME AND EFFORT HAS BEEN GIVEN TO THE DOCUMENTS TO ASSURE COMPLIANCE WITH APPLICABLE BUILDING AND LAND USE REGULATIONS, IT MAY BE THAT ERRORS OR OMISSIONS HAVE NOT BEEN IDENTIFIED. THEREFORE, THE ISSUANCE OF THE DOCUMENTS SHALL NOT BE CONSTRUED AS AUTHORITY TO VIOLATE, CANCEL, OR SET ASIDE ANY APPLICABLE CONSTRUCTION AND/OR USE REGULATIONS.
- CONTRACTOR AND SUBCONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE WORK IS STARTED.
- CONTRACTOR AND SUBCONTRACTORS WHO FAIL TO VERIFY REVIEW & COORDINATE THE WORK SHALL TAKE FULL RESPONSIBILITY FOR THE WORK AND ANY PORTION OF THE WORK IMPROPERLY LOCATED OR CONSTRUCTED.
- CODES GOVERN OVER DRAWINGS.
- DIMENSIONS GOVERN OVER SCALE.
- CONTRACTOR AND SUBCONTRACTORS SHALL NOTIFY ARCHITECT IF DIMENSIONAL ERRORS OR STRUCTURAL CONFLICTS OCCUR, AND SHALL PROCEED UPON CLARIFICATION OR REVISION ISSUED BY ARCHITECT.
- VERIFY MECHANICAL AND PLUMBING REQUIREMENTS PRIOR TO FRAMING.
- VERIFY TOPOGRAPHIC AND SUBSURFACE CONDITIONS AND ADAPT FOUNDATION PLANS ACCORDINGLY.
- THE CONTRACTOR SHALL VERIFY THAT ALL METAL FASTENERS AND ATTACHMENTS IN CONTACT WITH PRESERVATIVE-TREATED (PT) WOOD ARE CORROSION RESISTANT TO THE SPECIFIC PRESERVATIVE TREATMENT PRESENT IN THE WOOD. THE CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS OF THE MANUFACTURERS OF ALL FASTENERS, HARDWARE AND PRESERVATIVE TREATED WOOD PRODUCTS USED ON THIS PROJECT.
- AT A MINIMUM, FASTENERS IN CONTACT WITH PRESSURE TREATED MUD-SILL AND SILL PLATES SHALL BE HOT DIPPED GALVANIZED (HDG) MEETING ASTM A153. FASTENERS SUCH AS NAILS AND WALLBOARD NAILS SHALL BE BATCH/POST HDG. DO NOT USE DRYWALL, SCREWS OR STAPLES AT THE BASE OF WALLBOARD OR SHEATHING INTO TREATED SILL OR MUDSILL PLATES. GALVANIZED HARDWARE SHALL BE BATCH/POST HDG WITH A MINIMUM G185 COATING MEETING ASTM A653. PRODUCTS MADE WITH CONTINUOUS HDG OR ELECTROPLATE HDG ARE NOT ACCEPTABLE.
- PROVIDE EQUIVALENT OR BETTER ITEMS FOR SPECIFIED PRODUCTS AND MATERIALS SUCH AS LUMBER, HARDWARE, FASTENERS, CONNECTORS, ETC. SUBMIT ALTERNATES FOR APPROVAL.
- BUILDER TO VERIFY ALL GENERAL AND MATERIAL CODES ARE MET.
- BUILDER TO VERIFY ALL STRUCTURAL REQUIREMENTS ARE MET INCLUDING DEAD, LIVE AND APPLICABLE SNOW LOADS.

DESIGN DATA:

MAIN LEVEL FLOOR LOADS	FLOOR LIVE LOAD	40 PSF
	FLOOR DEAD LOAD	15 PSF
ML KITCHEN FLOOR LOADS	FLOOR LIVE LOAD	50 PSF
	FLOOR DEAD LOAD	15 PSF

DESIGN CODES:

GENERAL BUILDING CODE	Michigan Residential Code 2015 Edition
CONCRETE	ACI 318-11
WOOD	ANSI / AF&PA NDS-2015, NATIONAL DESIGN SPECIFICATION, 2015 EDITION
STEEL	AISC - STEEL CONSTRUCTION MANUAL 14TH EDITION

FOUNDATION & CONCRETE FLATWORK:

- FOUNDATION WALLS ARE DESIGNED ASSUMING UNIFORM, COMPACTED, GRANULAR BACKFILL. REDESIGN OF WALLS OR FOOTINGS WILL BE REQUIRED FOR CLAY OR PARTIALLY CLAY SOIL CONDITIONS.
- THE CONTRACTOR AND CONCRETE SUB-CONTRACTOR SHALL FIELD VERIFY REBAR SPECIFICATIONS, FOUNDATION WALL, SUB-WALL, AND FOOTING ELEVATIONS BASED ON FIELD CONDITIONS; NOTIFY ARCHITECT IF FIELD CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN DRAWINGS INDICATED.
- THE CONTRACTOR AND CONCRETE SUB-CONTRACTOR SHALL FIELD VERIFY DAYLIGHT, WALKOUT AND FROST WALL LOCATION AND SIZES.
- CONCRETE REINFORCING STEEL SHALL BE GRADE 60; FY = 60 KSI
- CONCRETE MIX GUIDELINES:

ELEMENT	FOOTING / FOUNDATION	SLABS	EXTERIOR CONCRETE
COMPOSITE STRENGTH, FC	3500 PSI	3500 PSI	4000 PSI
CEMENTITIOUS MATERIAL	520 LBS. / YARD	470 LBS. / YARD	565 LBS. / YARD
LARGE AGGREGATE	1 INCH	3/4 INCH	3/4 INCH (CRUSHED LIMESTONE)
AIR	N/A	N/A	6% + OR - 1%

 - * IN FOOTINGS, FOUNDATION AND SLAB CONCRETE 20% FLYASH OR 30% GROUND BLAST FURNACE SLAG IS ACCEPTABLE.
 - CALCIUM CHLORIDE SHALL NOT BE USED IN ANY CONCRETE
- CONCRETE FOR SLAB-ON-GRADE SHALL BE (5) SACK MIX.
- ALL SLABS ON GRADE SHALL HAVE CONTROL OR CONSTRUCTION JOINTS AT A MAXIMUM SPACING IN FEET OF THREE TIMES THE SLAB THICKNESS IN INCHES EACH WAY, EXCEPT AS NOTED ON THE DRAWINGS. MAINTAIN AN ASPECT RATIO OF NOT MORE THAN 1.5.
- SLABS ON GRADE SHALL BE REINFORCED WITH FIBROUS REINFORCING. THE SUPPLIER SHALL PLACE FIBERS IN THE CONCRETE AT THE BATCH PLANT IN THE AMOUNT AND IN THE METHOD RECOMMENDED.
- LAP CONTINUOUS WALL REINFORCING 44 BAR DIAMETERS UNLESS OTHERWISE NOTED. PROVIDE CORNER REBARS FOR HORIZONTAL REINFORCING; MATCH WALL REINFORCING, SIZE AND SPACING, BEND BARS WITH 36° LEGS. PROVIDE DOWELS FROM FOOTING EQUAL IN SIZE AND NUMBER TO VERTICAL WALL OR PIER REINFORCING.
- PROVIDE CORNER REINFORCING BARS TO MATCH HORIZONTAL WALL REINFORCEMENT.
- COVER FOR REINFORCING SHALL BE IN ACCORDANCE WITH ACI-318 AS FOLLOWS:
 - WALLS - 1/2", FROM OUTSIDE FACE, UNLESS NOTED OTHERWISE
 - WALLS - 1", FROM INSIDE FACE, UNLESS NOTED OTHERWISE
 - FOOTINGS - 3", FROM B.O. FOOTING
- PROVIDE BEAM POCKETS IN FOUNDATION WALLS WHERE NEEDED. FILL POCKET WITH CONCRETE AFTER BEAMS ARE SET.
- ALL FOUNDATION WALLS TO RECEIVE WATERPROOFING WITH MASTIC AND MEMBRANE.
- PROVIDE SILL PLATE ANCHORS @ 24" O.C. UNLESS NOTED OTHERWISE. STARTING WITHIN 12" FROM BUILDING CORNERS AND/OR PLATE ENDS AND A MINIMUM OF (2) ANCHORS PER SILL PLATE. SHOWN: SIMPSON 'MAB15Z' MUD SILL ANCHORS, 7 EMBEDMENT. ALTERNATE: SIMPSON 'TDS0200HM6' (1/2" DIA. x 8") TITEN HD SCREW ANCHOR
- SLABS ON GRADE FOR OCCUPIED, TEMPERATURE CONTROLLED BUILDINGS SHALL HAVE A VAPOR BARRIER OF 6 MIL MIN. THICKNESS BETWEEN THE SLAB AND THE COMPACTED FILL.
- FIELD VERIFY BRICK LEDGE HEIGHTS AS APPLICABLE.
- WALL REINFORCEMENT TO CONTINUE THRU PIERS.

SOILS, SITEWORK & GRADING:

- THE CONTRACTOR SHALL RETAIN A REGISTERED SOILS ENGINEER, QUALIFIED TO CONFIRM THE SOILS AT THE SITE ARE CAPABLE OF PROVIDING THE REQUIRED SOIL BEARING PRESSURE.
- GRADE BEAMS AND WALLS THAT RETAIN EARTH ON BOTH SIDES SHALL BE BACKFILLED ON BOTH SIDES SIMULTANEOUSLY.
- THE MAIN LEVEL FLOOR FRAMING, SUB-FLOOR CONSTRUCTION ON 'BASEMENT' SLAB ON GRADE SHALL BE IN PLACE PRIOR TO BACKFILL.
- DO NOT BACKFILL WALLS RETAINING EARTH (e.g. BASEMENT WALLS) UNTIL CONCRETE HAS REACHED 28 DAY STRENGTH, AND ALL BRACING ELEMENTS ARE IN PLACE (LOWER AND UPPER FLOORS).
- BACKFILL AND COMPACT WITH GRANULAR FILL IN ONE-FOOT MAXIMUM LIFTS.
- FILL MATERIAL SHALL BE THOROUGHLY COMPACTED PRIOR TO PLACEMENT OF CONCRETE. THERE SHALL BE A MINIMUM OF 6" CLEAN SAND UNDER ALL SLABS ON GRADE.
- PERIMETER FOOTING DRAINS WRAPPED IN GEO-TEXTILE FABRIC AND SET IN GRAVEL BED SHALL BE INSTALLED ON THE OUTSIDE OF LOWER EDGE OF WALL FOOTINGS.

WALL FRAMING:

- DIMENSIONS ARE TO FRAME WALLS, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR, SUPPLIERS AND SUB-CONTRACTORS SHALL VERIFY AND APPROVE ALL FRAMING SIZES AND OTHER STRUCTURAL SUPPORTS, IF DIFFERENT THAN SPECIFIED.
- 'LVL' DENOTES TRUS JOIST - LEVEL, MICROLAM LVL 2.0E LAMINATED VENEER LUMBER, F_b=2,600 PSI, E=2,000,000 PSI
- 'LSL' DENOTES TRUS JOIST - LEVEL, TIMBERSTRAND LSL 1.3E LAMINATED STRAND LUMBER, F_b=1,700 PSI, E=1,300,000 PSI
- 'GLULAM' DENOTES STRUCTURAL GLUED LAMINATED TIMBER, SOUTHERN PINE, F_b = 2,000 PSI, E = 1,600,000 PSI.
- 'ANTHONY PPG' DENOTES POWER PRESERVED GLULAM BEAMS BY ANTHONY FOREST PRODUCTS CO. BVS 24FV5M1SP F_b=2,400 PSI, F_c=2,400 PSI, E=1,800,000 PSI
- ALIGN STUDS WITH JOIST, RAFTER, AND TRUSS LOCATIONS.
- HEADER CONSTRUCTION WITHIN 2x6 WALLS TO BE (3) 2x10'S WITH (2) LAYERS OF 1/2" OSB, UNLESS NOTED OTHERWISE.
- HEADER CONSTRUCTION WITHIN 2x4 WALLS TO BE (2) 2x10'S WITH (1) LAYER OF 1/2" OSB, UNLESS NOTED OTHERWISE.
- ALL 'SANDWICHED' 2x10 HEADERS TO BE NAILED TOP AND BOTTOM @ 6" O.C. WITH 16d NAILS
- AT MULTIPLE PLY FRAMING MEMBERS, PROVIDE AT LEAST ONE SUPPORTING STUD PER PLY. PROVIDE BLOCKING THROUGH FLOOR FRAMING TO TRANSFER LOADS.
- PROVIDE A MINIMUM OF (2) LAP / CROSS STUDS AT HEADER END OF ALL EXTERIOR AND INTERIOR LOAD BEARING WINDOW AND DOOR OPENINGS WHEN A LVL HEADER HAS BEEN SPECIFIED OR IF OPENING IS GREATER THAN 48".
- PROVIDE A MINIMUM OF (2) KING / FULL HEIGHT STUDS AT HEADER END OF ALL EXTERIOR AND INTERIOR LOAD BEARING WINDOW AND DOOR OPENINGS WHEN A LVL HEADER HAS BEEN SPECIFIED OR IF OPENING IS GREATER THAN 48".
- LUMBER GRADE TO BE SPF #1 / #2 OR BETTER. ALL NAILS AND SCREWS TO BE COATED.
- THE CONTRACTOR, SUPPLIERS AND SUB-CONTRACTORS SHALL VERIFY AND APPROVE ALL WINDOW AND DOOR SIZES.
- VERIFY AND COORDINATE EXTERIOR DOOR AND WINDOW HEIGHT WITH INTERIOR DOOR HEIGHTS TO ASSURE ALIGNMENT OF DOOR AND WINDOW CASING AND HOLDING.
- WINDOWS, DOORS, AND OPENINGS ARE DIMENSIONED TO THE CENTER. VERIFY WINDOW AND DOOR ROUGH OPENINGS WITH MANUFACTURER'S SPECIFICATIONS.
- APPLICATION AND INSTALLATION OF ALL HARDWARE INCLUDING HANGERS AND BRACING TO BE PER MANUFACTURER'S SPECIFICATIONS.
- EXTERIOR WALL SHEATHING:
 - 7/16" OSB APA RATED SHEATHING (1) SIDE, ATTACH WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 8d NAILS @ 12" O.C. AT PANEL INTERIOR POINTS. STAPLES ARE ALLOWED IN PLACE OF NAILS. STAPLES SHALL BE 1 1/2" LONG MINIMUM, 16 GAUGE, 7/16" CROWN. SPACE STAPLES @ 4" O.C. AT PANEL EDGES AND 12" O.C. AT PANEL INTERIOR.
- R5C - DENOTES ROUGH SAWN CEDAR, TO BE WESTERN CEDAR No. 2 GRADE OR BETTER
- THE FOLLOWING SCHEDULE IS A MINIMUM NAILING REQUIREMENT. SEE DRAWING FOR POSSIBLE HIGHER REQUIREMENTS:

ELEMENT	NAIL SIZE	NUMBER & LOCATION
SOLE TO SOLE PLATE	16D COMMON	TOE NAIL OR (2) DIRECTIONAL
STUD TO CAP PLATE	16D COMMON	(2) TOE NAIL OR (2) DIRECTIONAL
DOUBLE STUDS	16D COMMON	1/2" O.C. DIRECT
CORNER STUDS	16D COMMON	24" O.C. DIRECT
DOUBLE CAP PLATE	16D COMMON	16" O.C. DIRECT
HEADER BEAMS TO TRIMMERS	16D COMMON	(3) AT EACH END
TRUSS PLATE	16D COMMON	(6) O.C. DIRECT AT EDGES; 12" O.C. AT INTERIOR POINTS

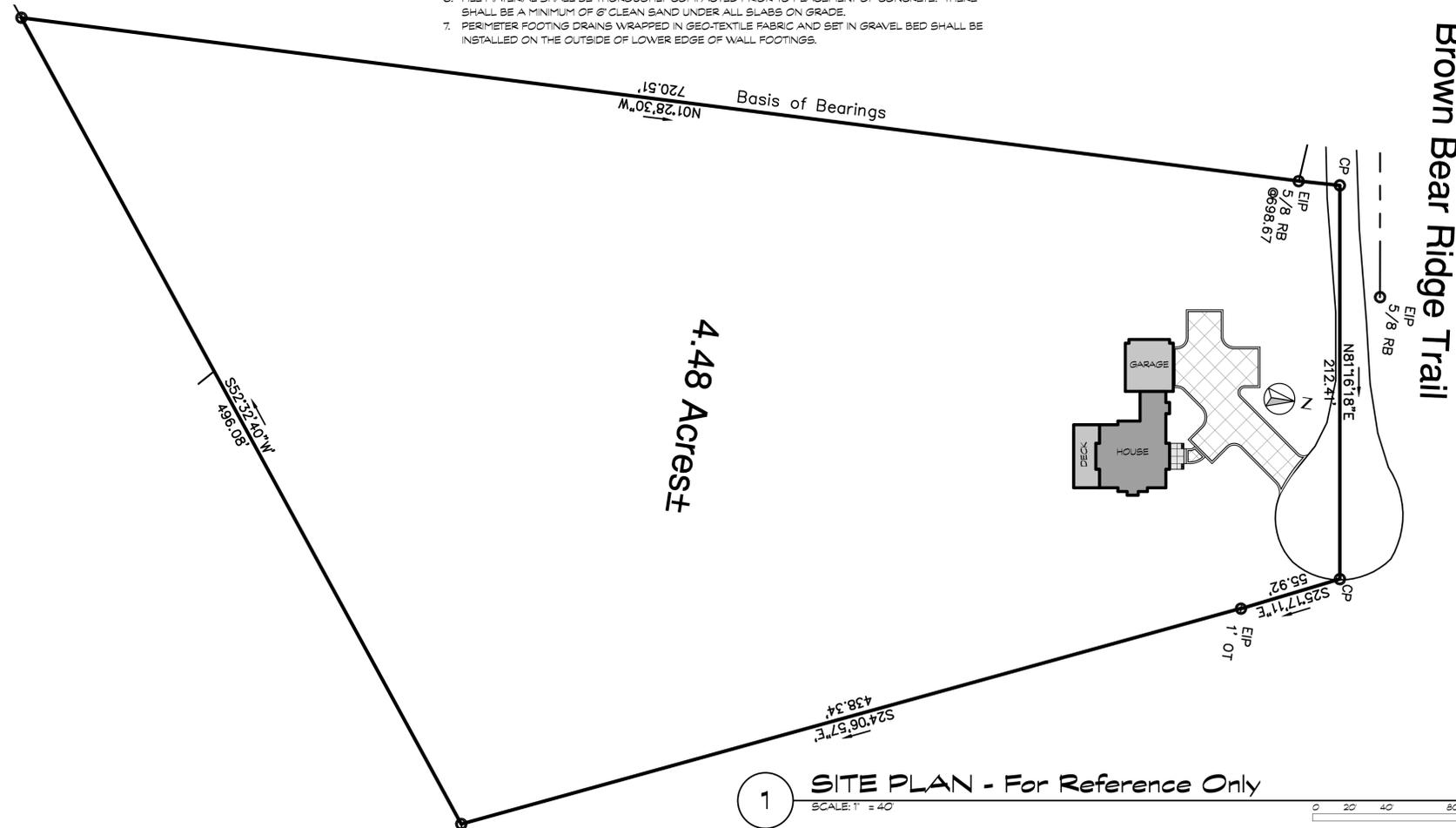
 - TRUSS PLATE - PROVIDE SIMPSON HI HURRICANE TIES @ TRUSS BEARING, SEE MFG'S. SPECS. FOR NAILING
- PROVIDE HOLD DOWN ANCHORS AS REQUIRED BY CODE.

FLOOR FRAMING:

- FLOOR JOISTS TO BE T₁₁S, BY 'TRUS JOIST' @ 16" O.C. AS NOTED; OR EQUAL.
- 'LVL' DENOTES TRUS JOIST MICROLAM LVL 2.0E LAMINATED VENEER LUMBER, F_b=2,600 PSI, E=2,000,000 PSI
- 'PSL' DENOTES TRUS JOIST PARALLAM PSL 2.0E PARALLEL STRAND LUMBER, F_b=2,900 PSI, E=2,000,000 PSI
- 'LSL' DENOTES TRUS JOIST TIMBERSTRAND L55E LAMINATED STRAND LUMBER, F_b=2,325 PSI, E=1,500,000 PSI
- AT MULTIPLE PLY FRAMING MEMBERS, PROVIDE AT LEAST ONE SUPPORTING STUD PER PLY. PROVIDE BLOCKING THROUGH FLOOR FRAMING TO TRANSFER LOADS.
- LUMBER GRADE TO BE SPF #1 / #2 OR BETTER.
- ALL NAILS AND SCREWS TO BE COATED.
- ALIGN STUDS WITH JOIST, RAFTER, AND TRUSS LOCATIONS.
- RIM BOARDS TO BE 1-1/4" 'LVL' MATERIAL.
- FLOOR DECKING TO BE 3/4" T&G OSB - GLUED AND SCREWED; PROVIDE BLOCKING AS NECESSARY.
- PROVIDE SIMPSON HANGERS AT ALL BEAM TO BEAM AND JOIST TO BEAM CONNECTION LOCATIONS. HANGERS TO BE SIZED AND CONFIGURED BY 'SIMPSON' OR THE CONTRACTOR AS REQUIRED. SIMPSON HANGERS AND CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD TO BE ZMAX/HDG COATED AT A MINIMUM PER ASTM A153. PROVIDE STAINLESS STEEL NAILS AT ALL DECK HANGERS AND CONNECTIONS.

ROOF FRAMING:

- THE CONTRACTOR, SUPPLIERS AND SUB-CONTRACTORS SHALL VERIFY AND APPROVE THE ROOF LAYOUT AND CONSTRUCTION TECHNIQUE.
- COMPLY WITH ATC TIMBER CONSTRUCTION MANUAL FOR WOOD CONSTRUCTION. ROOF TRUSSES SHALL COMPLY WITH TR SPECIFICATIONS. BRACING (TEMPORARY AND PERMANENT) PER BC91-1-03 (or later) AND TRUSS MANUFACTURER'S REQUIREMENT. HANGERS DESIGNED AND SUPPLIED BY TRUSS MANUFACTURER.
- ALIGN STUDS WITH JOIST, RAFTER, AND TRUSS LOCATIONS.
- PROVIDE HURRICANE TIES AT TRUSS BEARING POINTS AS FOLLOWS: SIMPSON HI HURRICANE TIES AT SINGLE PLY ROOF TRUSS BEARING LOCATIONS; SIMPSON LT518 TWIST STRAPS AT EACH SIDE OF GIRDER TRUSS BEARING LOCATIONS; SIMPSON LT518 TWIST STRAP AT ONE SIDE OF EACH HP TRUSS BEARING LOCATION; PROVIDE SIMPSON H2.5 HURRICANE TIES AT RAFTER BEARING LOCATIONS. SEE MANUFACTURER'S SPECIFICATIONS FOR NAILING REQUIREMENTS.
- WHERE FEWER THAN THREE TRUSSES WITH THE SAME WEB LAYOUT OCCUR (COMPLICATING LATERAL BRACING OF COMPRESSION WEB MEMBERS) ALTERNATE METHODS OF STABILIZING WEB MEMBERS SHALL BE PROVIDED (e.g. 2x4 or 2x6 NAILED INTO 2x4 INTO 'I' SHAPE).
- NOTE BC91-1-03 REQUIREMENT OF DIAGONAL BRACING WHERE HORIZONTAL WEB BRACING IS SHOWN. DIAGONAL BRACING TO OCCUR EVERY 20', AND MAY BE APPLIED IN SECTIONS BETWEEN HORIZONTAL. AT LEAST ONE HORIZONTAL BRACE SHOULD BE PROVIDED FOR EVERY 'SET' OF TRUSSES WITH IDENTICAL WEB LAYOUTS.
- GABLE ENDS HIGHER THAN 8' MUST BE BRACED OR DOUBLE UP.
- LUMBER GRADE TO BE SPF #1 / #2 OR BETTER. ALL NAILS AND SCREWS TO BE COATED.
- TYPICAL ROOF SHEATHING TO BE 7/16" EXPOSURE 1 APA RATED SHEATHING WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 8d NAILS @ 12" O.C. AT PANEL INTERIOR. PROVIDE EDGE CLIPS BETWEEN SUPPORTS.
- PROVIDE SIMPSON HANGERS AT ALL BEAM TO BEAM AND JOIST TO BEAM CONNECTIONS. HANGERS TO BE SIZED AND CONFIGURED BY SIMPSON OR THE CONTRACTOR.
- PROVIDE MINIMUM OF (3) PLY FOR ALL GIRDER TRUSSES FOR BEARING ON 2x4 WALLS.



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PROJECT No.:

19.3.13

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BUILDER:

PROJECT:

Dave & Suzanne Chambers Residence

Hendersonville, NORTH CAROLINA

SHEET TITLE:

SITE PLAN & CONSTR. NOTES

DATE:

12/12/19

ISSUE DESCRIPTION:

CONSTRUCTION DOCUMENTS

SHEET NO.:

A0.2



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SHEET TITLE

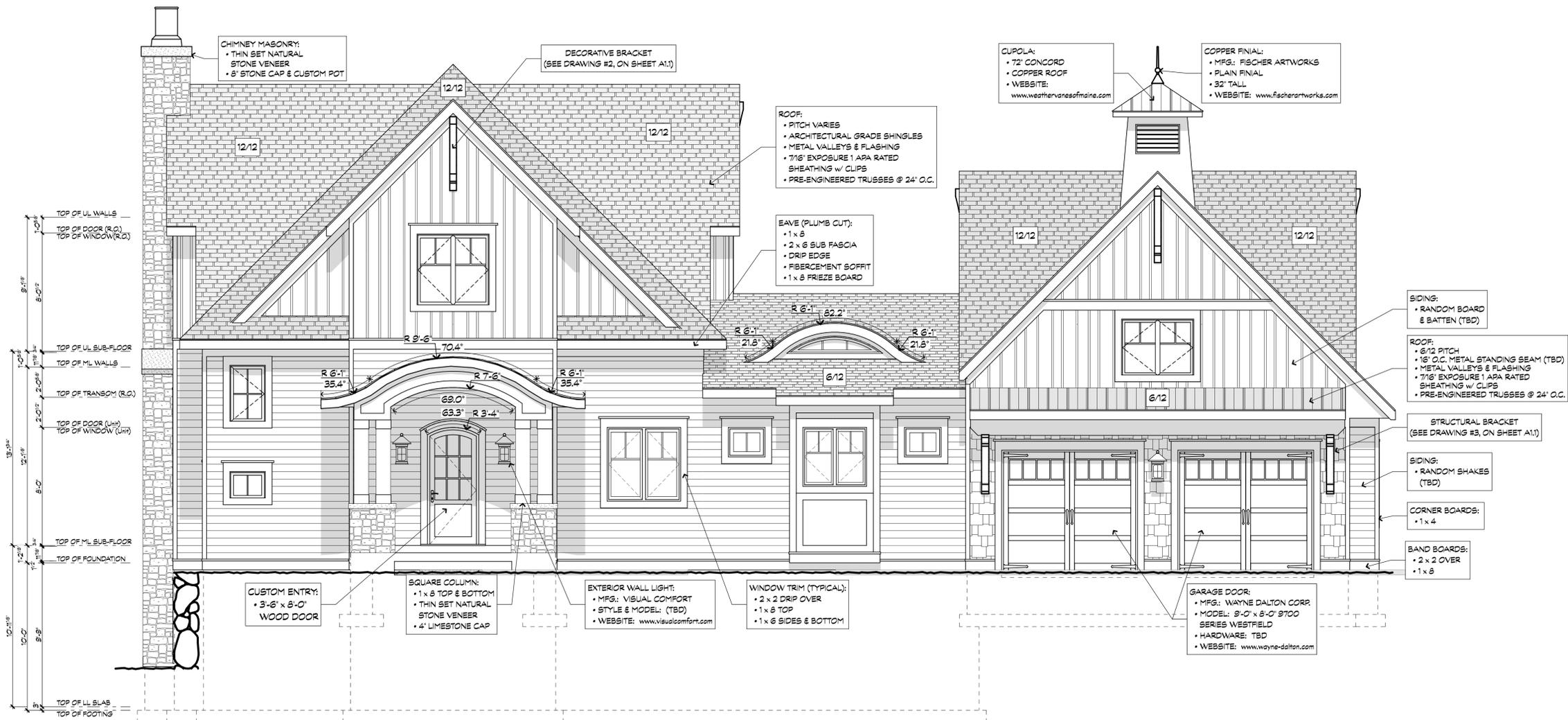
**Front
Elevation**

DATE
12/12/19

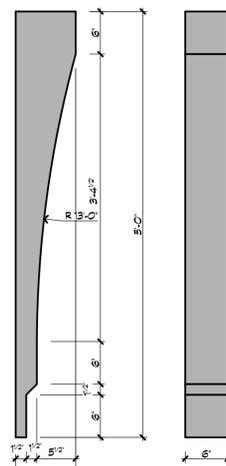
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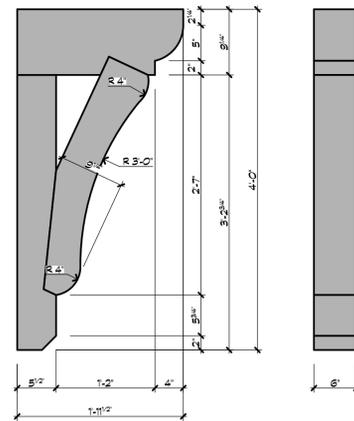
A1.1



1 FRONT ELEVATION
A1.1 SCALE: 1/4" = 1'-0"



2 DECORATIVE BRACKET
SCALE: 1" = 1'-0"



3 STRUCTURAL BRACKET
SCALE: 1" = 1'-0"



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SHEET TITLE

**Left
Elevation**

DATE
12/12/19

ISSUE DESCRIPTION
**CONSTRUCTION
DOCUMENTS**

SHEET NO.
A1.2



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





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SHEET TITLE

**Rear
Elevation**

DATE

12/12/19

ISSUE DESCRIPTION

**CONSTRUCTION
DOCUMENTS**

SHEET NO.

A1.3



1 REAR ELEVATION
A1.3 SCALE: 1/4" = 1'-0"

0 2 4 8



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SHEET TITLE
**Right
Elevation**

DATE
12/12/19

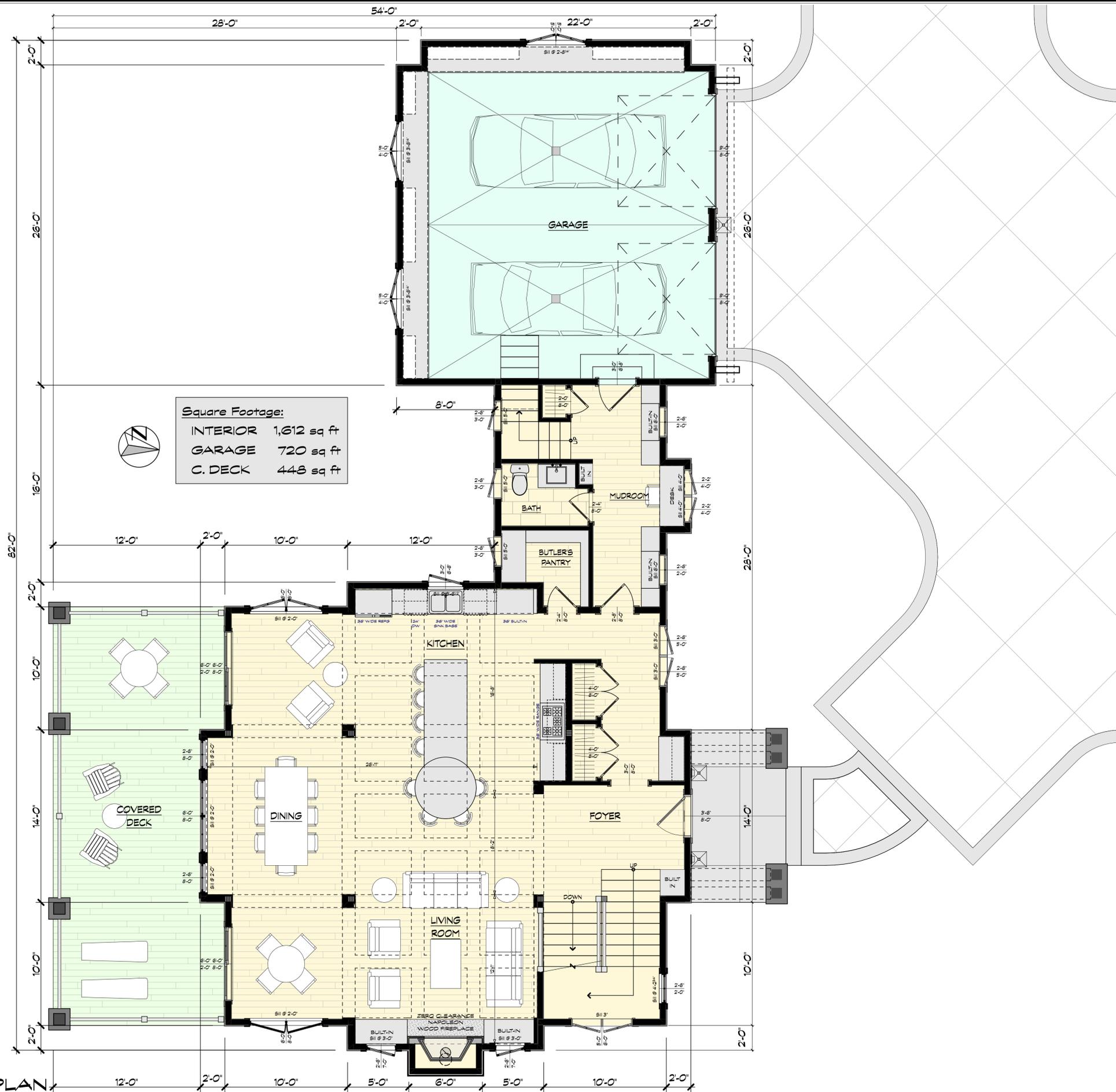
ISSUE DESCRIPTION
**CONSTRUCTION
DOCUMENTS**

SHEET NO.
A1.4



1 RIGHT ELEVATION
A1.4 SCALE: 1/4" = 1'-0"





Square Footage:
 INTERIOR 1,612 sq ft
 GARAGE 720 sq ft
 C. DECK 448 sq ft



1 MAIN LEVEL DESIGN PLAN
 SCALE: 1/4" = 1'-0"



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SHEET TITLE
MAIN LEVEL DESIGN PLAN

DATE
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ISSUE DESCRIPTION
CONSTRUCTION DOCUMENTS

SHEET NO.
A2.1



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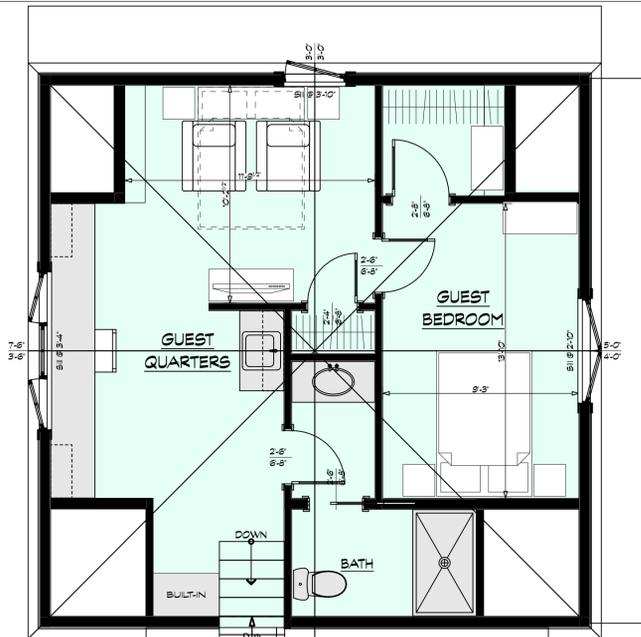
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SHEET TITLE
**UPPER
LEVEL
DESIGN
PLAN**

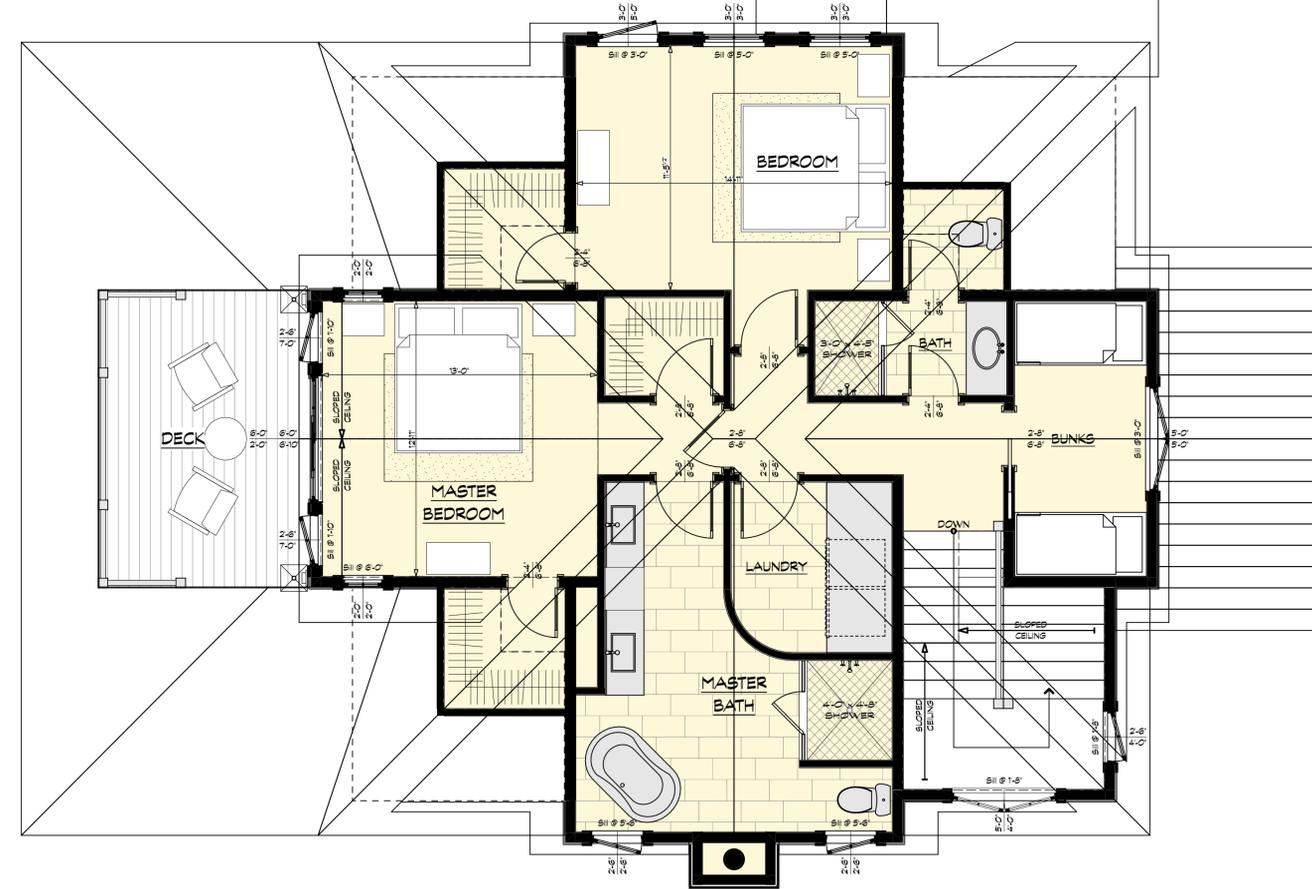
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ISSUE DESCRIPTION
**CONSTRUCTION
DOCUMENTS**

SHEET NO.
A2.2

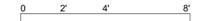


Square Footage:
INTERIOR 1,035 sq ft
BONUS 581 sq ft



1 UPPER LEVEL DESIGN PLAN

A2.2 SCALE: 1/4" = 1'-0"





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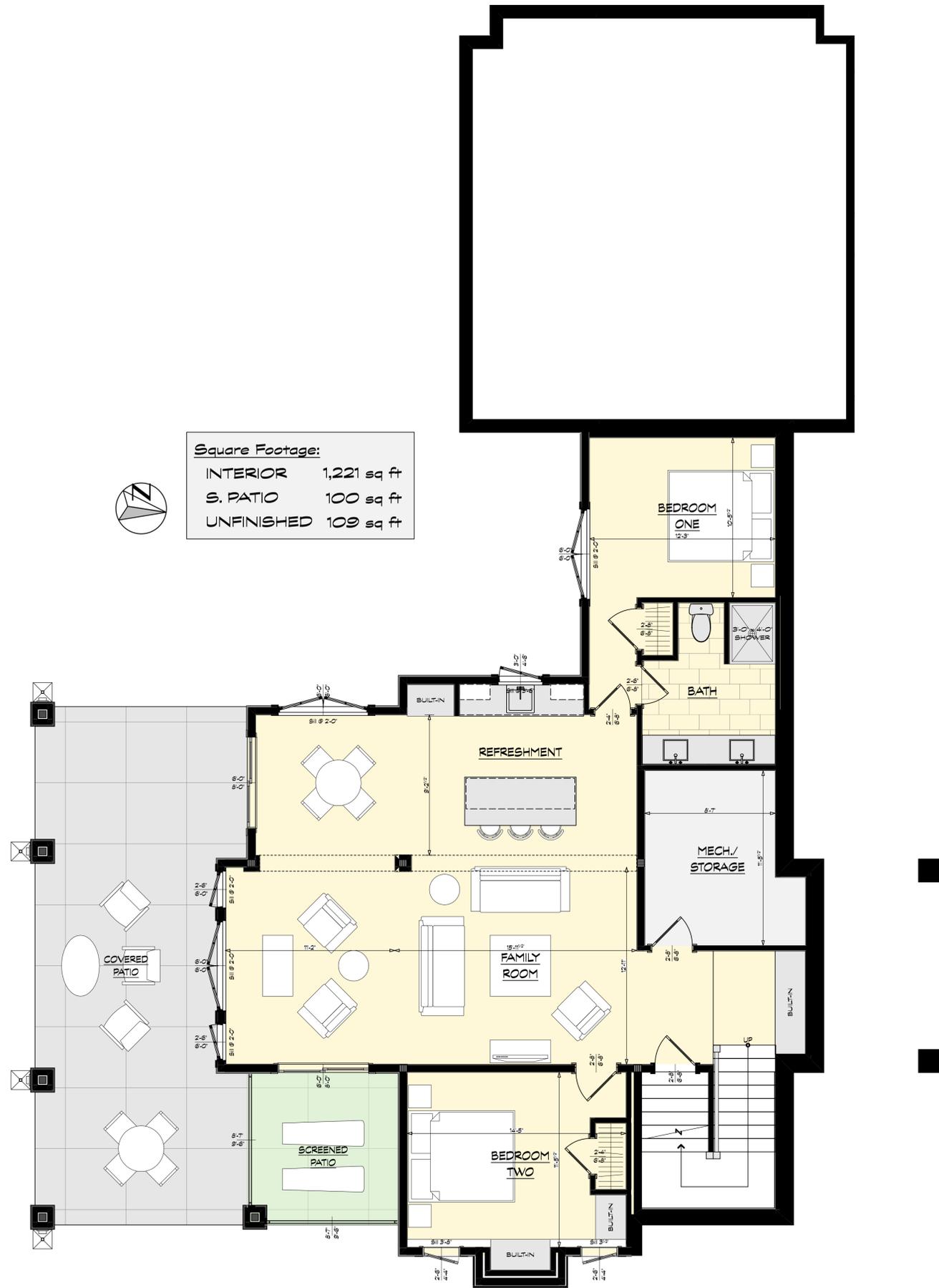
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SHEET TITLE
LOWER LEVEL DESIGN PLAN

DATE
12/12/19

ISSUE DESCRIPTION
CONSTRUCTION DOCUMENTS

SHEET NO.
A2.3



Square Footage:
INTERIOR 1,221 sq ft
S. PATIO 100 sq ft
UNFINISHED 109 sq ft

1 LOWER LEVEL DESIGN PLAN
A2.3 SCALE: 1/4" = 1'-0"





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SHEET TITLE

**Foundation
PLAN**

DATE

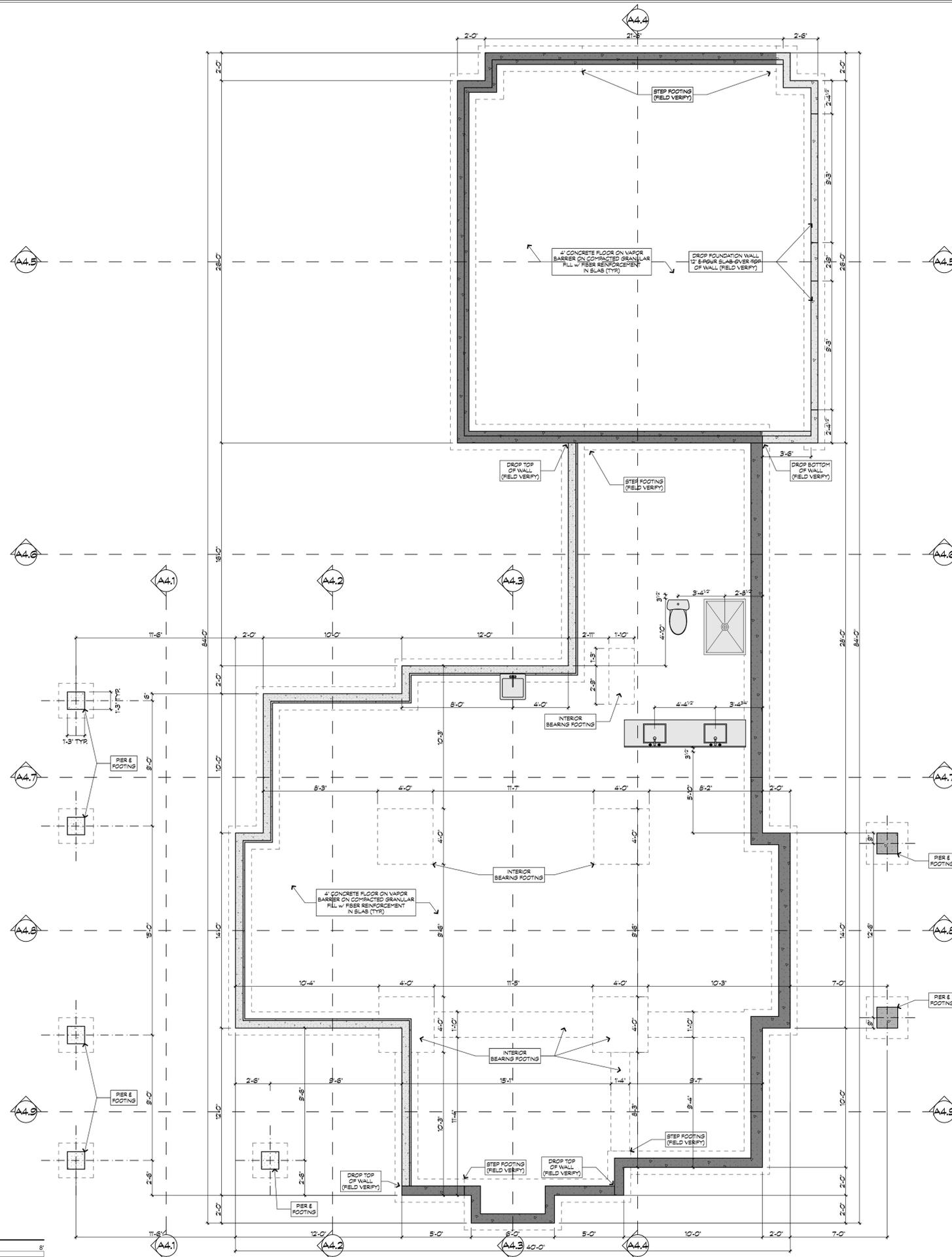
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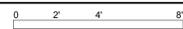
SHEET NO.

A3.1



1 FOUNDATION PLAN

A3.1 SCALE: 1/4" = 1'-0"





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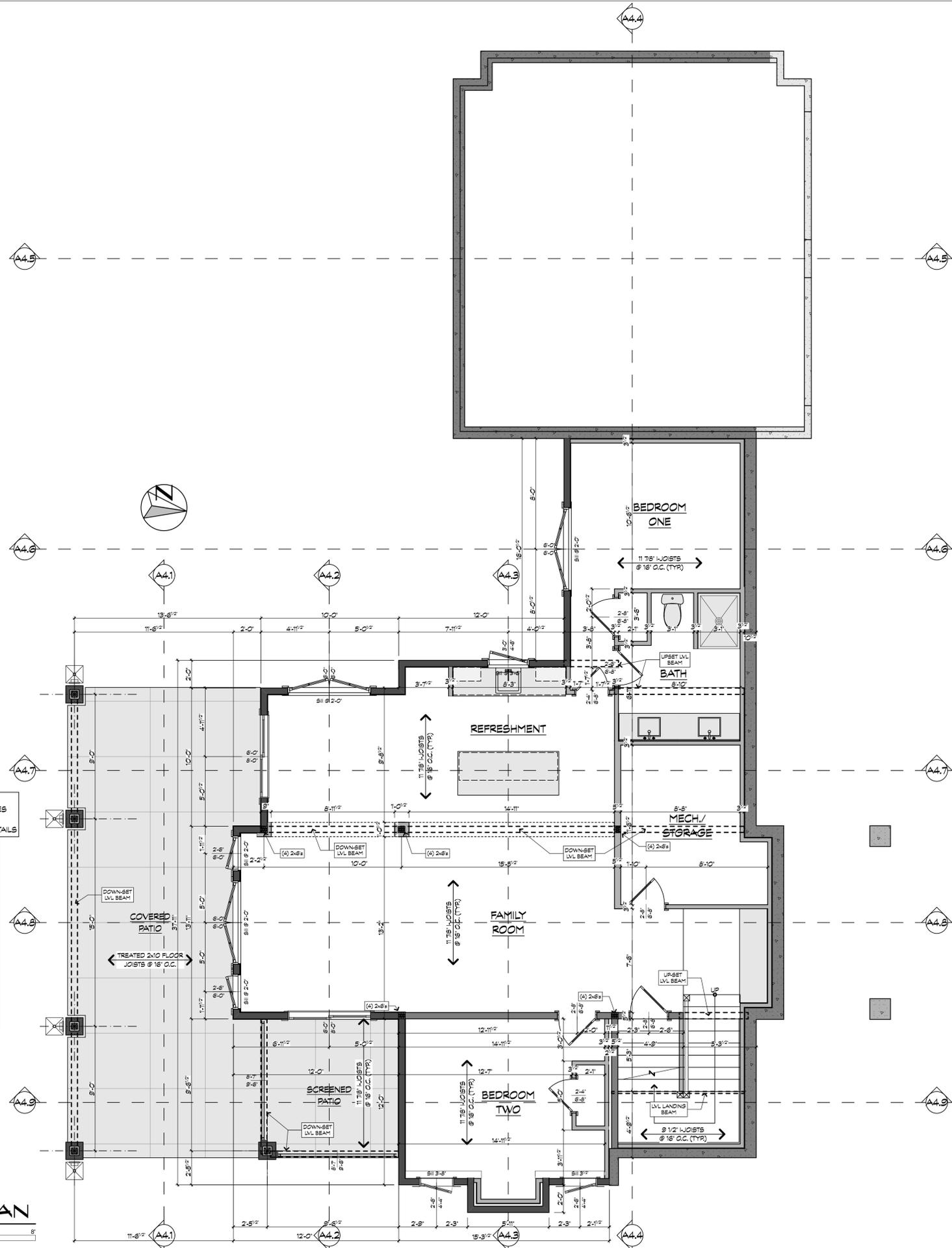
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SHEET TITLE
LOWER LEVEL WALL FRAMING PLAN

DATE
12/12/19

ISSUE DESCRIPTION
CONSTRUCTION DOCUMENTS

SHEET NO.
A3.2



FRAMING NOTES:
• SEE SHEET A0.2 FOR CONSTRUCTION NOTES
• DIMENSIONS ARE TO FRAMING
• SEE SHEET A5.1 FOR TYPICAL FRAMING DETAILS

WALL KEY

- FOUNDATION WALLS
- EXTERIOR WALLS:
 - 2x8s @ 16" O.C.
 - 7/16" APA RATED SHEATHING
 - INSULATION (PER BUILDER)
 - VAPOR BARRIER (PER BUILDER)
 - SIDING (SEE ELEVATIONS)
- INTERIOR BEARING WALLS:
 - 1/2" DRYWALL
 - 2x8s @ 16" O.C.
 - TREATED 2x BOTTOM PLATE
 - 1/2" DRYWALL
- INTERIOR PARTITION WALLS:
 - 2x4s or 2x6s @ 16" O.C.
 - TREATED 2x BOTTOM PLATE
 - 1/2" DRYWALL

1 LOWER LEVEL WALL FRAMING PLAN
A3.2 SCALE: 1/4" = 1'-0"



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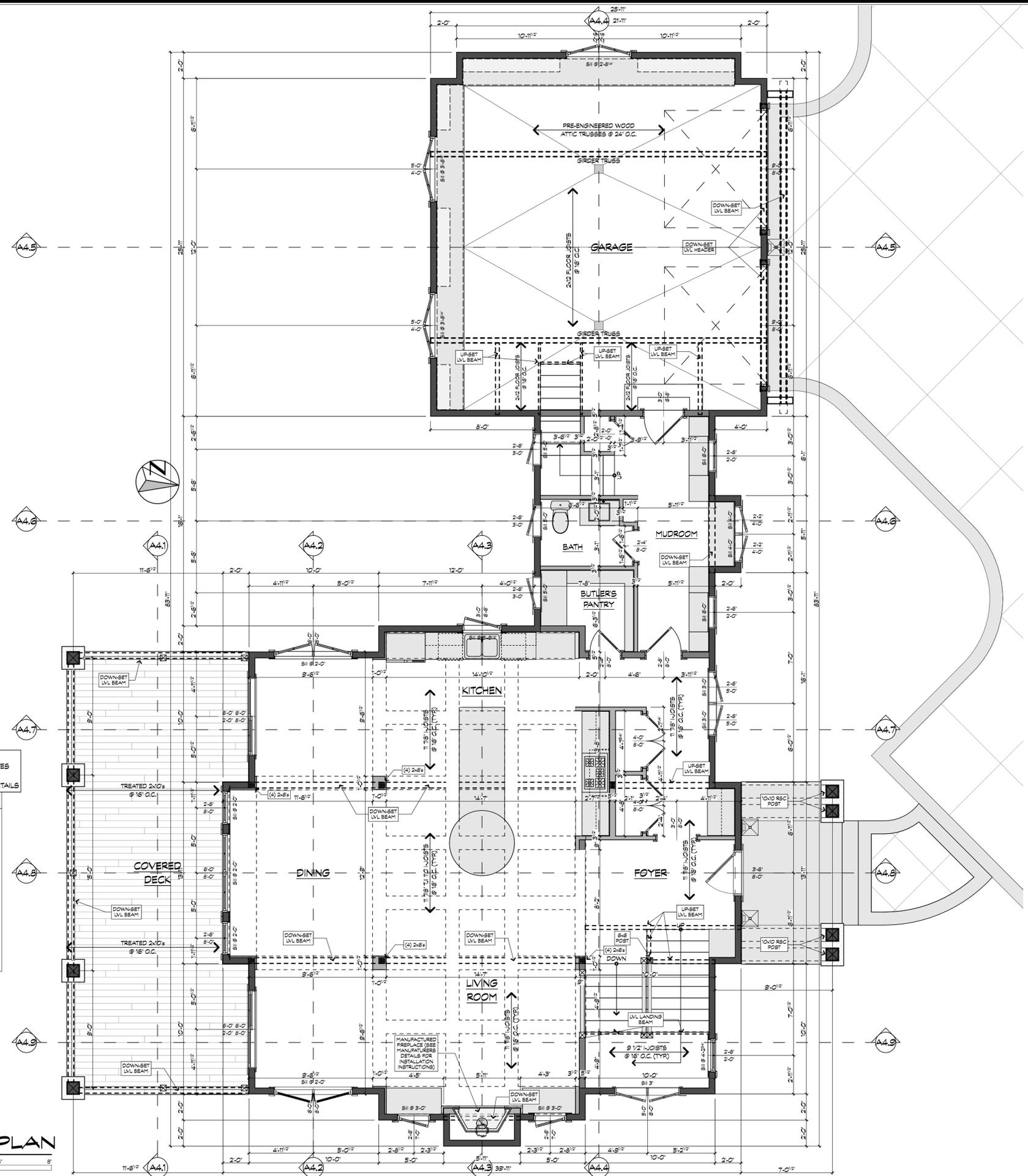
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CAROLINA

SHEET TITLE
**MAIN
LEVEL
WALL
FRAMING
PLAN**

DATE
12/12/19

ISSUE DESCRIPTION
**CONSTRUCTION
DOCUMENTS**

SHEET NO.
A3.3



FRAMING NOTES:
• SEE SHEET A0.2 FOR CONSTRUCTION NOTES
• DIMENSIONS ARE TO FRAMING
• SEE SHEET A5.1 FOR TYPICAL FRAMING DETAILS

WALL KEY

- FOUNDATION WALLS
- EXTERIOR WALLS:
 - 2x6s @ 16" O.C.
 - 7/16" APA RATED SHEATHING
 - INSULATION (PER BUILDER)
 - VAPOR BARRIER (PER BUILDER)
 - SIDING (SEE ELEVATIONS)
- 1/2" DRYWALL
- INTERIOR BEARING WALLS:
 - 2x6s @ 16" O.C.
 - TREATED 2x BOTTOM PLATE
 - 1/2" DRYWALL
- INTERIOR PARTITION WALLS:
 - 2x4s or 2x6s @ 16" O.C.
 - TREATED 2x BOTTOM PLATE
 - 1/2" DRYWALL

1 MAIN LEVEL WALL FRAMING PLAN
A3.3 SCALE: 1/4" = 1'-0"
0 2 4 8



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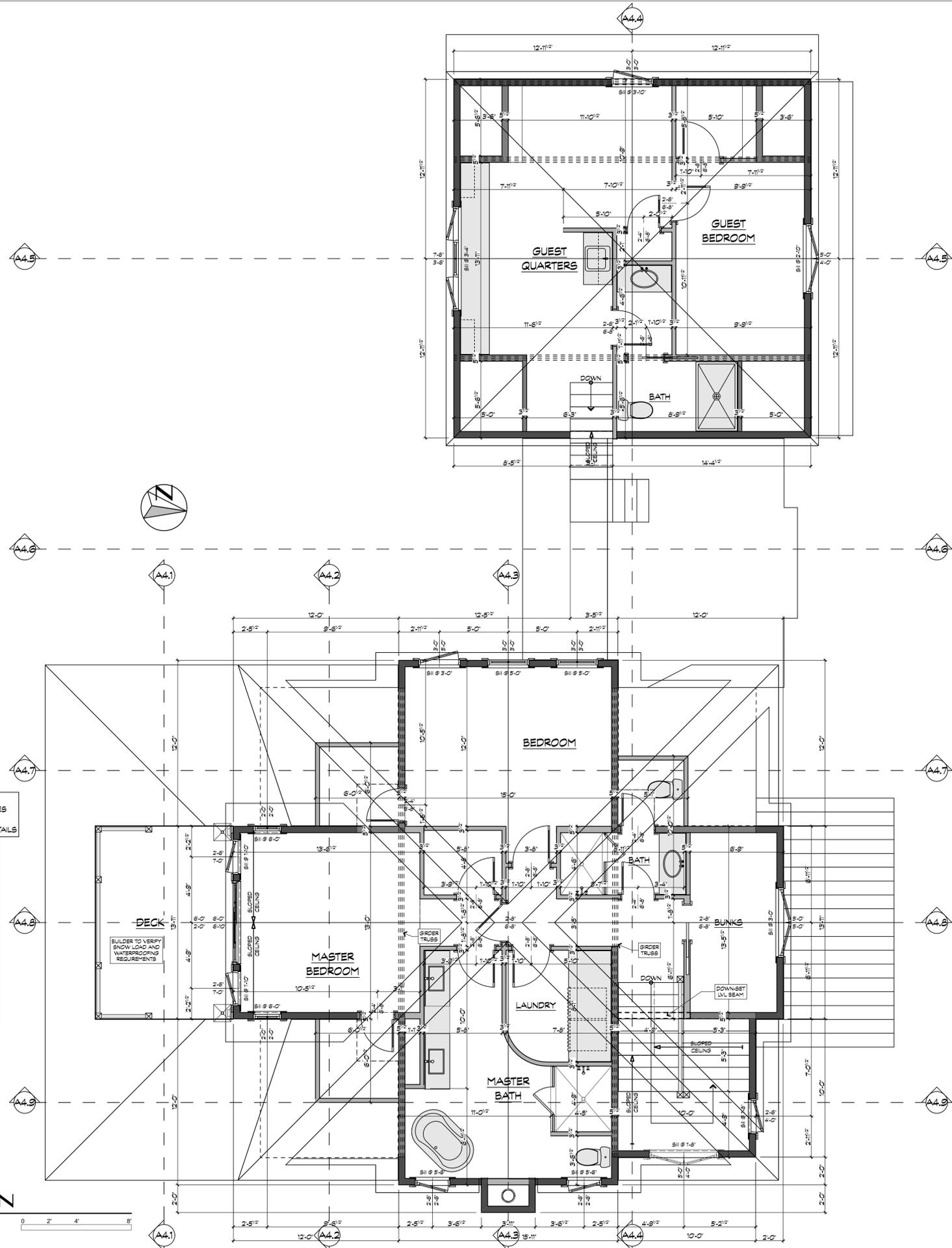
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SHEET TITLE
UPPER LEVEL WALL FRAMING PLAN

DATE
12/12/19

ISSUE DESCRIPTION
CONSTRUCTION DOCUMENTS

SHEET NO.
A3.4

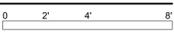


FRAMING NOTES:
• SEE SHEET A0.2 FOR CONSTRUCTION NOTES
• DIMENSIONS ARE TO FRAMING
• SEE SHEET A5.1 FOR TYPICAL FRAMING DETAILS

WALL KEY

- FOUNDATION WALLS
- EXTERIOR WALLS:
 - 2x6s @ 16" O.C.
 - 7/16" APA RATED SHEATHING
 - INSULATION (PER BUILDER)
 - VAPOR BARRIER (PER BUILDER)
 - SIDING (SEE ELEVATIONS)
- 1/2" DRYWALL
- INTERIOR BEARING WALLS:
 - 2x6s @ 16" O.C.
 - TREATED 2x BOTTOM PLATE
 - 1/2" DRYWALL
- INTERIOR PARTITION WALLS:
 - 2x4s or 2x6s @ 16" O.C.
 - TREATED 2x BOTTOM PLATE
 - 1/2" DRYWALL

1 UPPER LEVEL WALL FRAMING PLAN
A3.4 SCALE: 1/4" = 1'-0"





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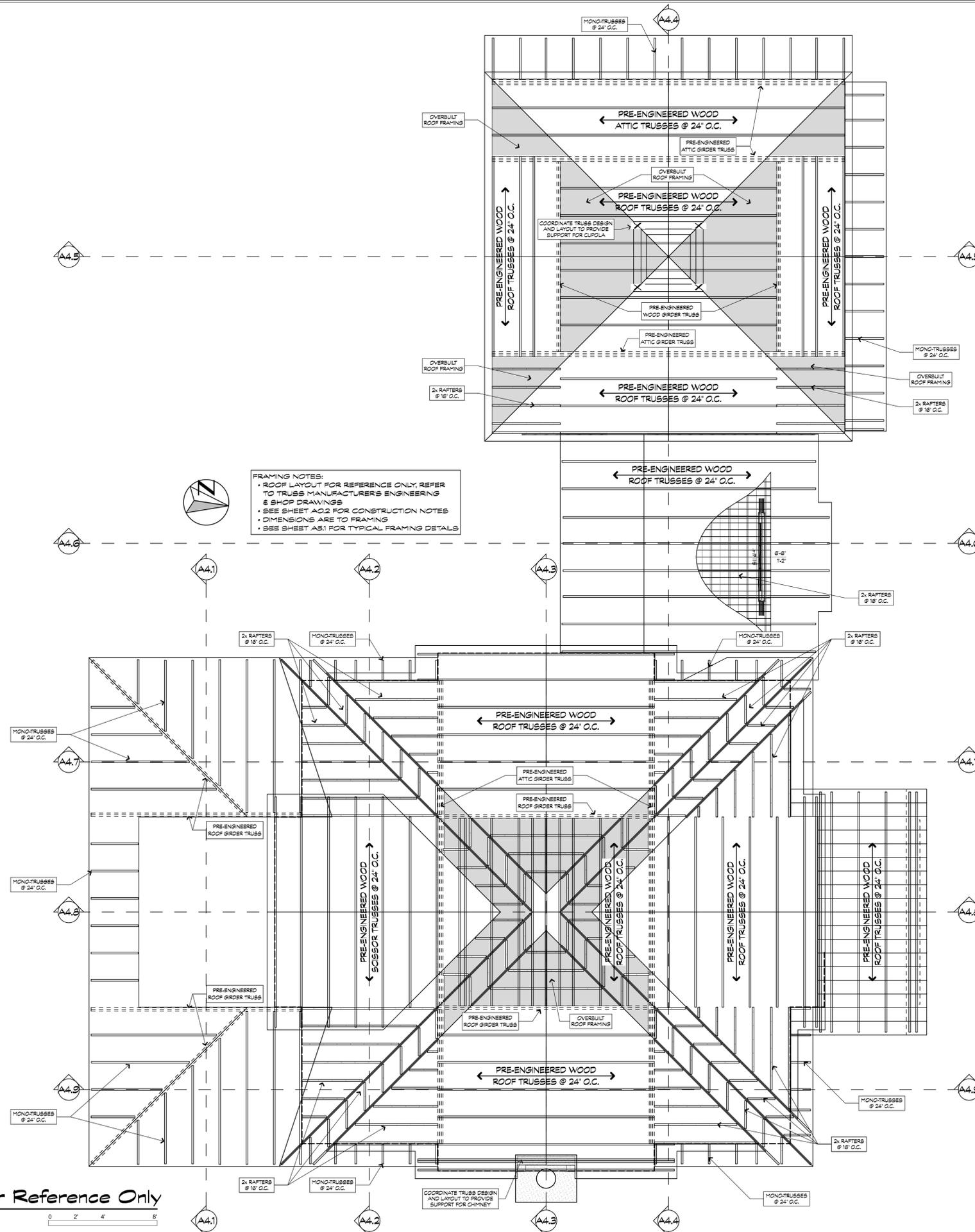
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**ROOF
LAYOUT
PLAN**

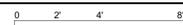
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ISSUE DESCRIPTION
**CONSTRUCTION
DOCUMENTS**

SHEET NO.
A3.5



1 ROOF LAYOUT PLAN - For Reference Only
SCALE: 1/4" = 1'-0"





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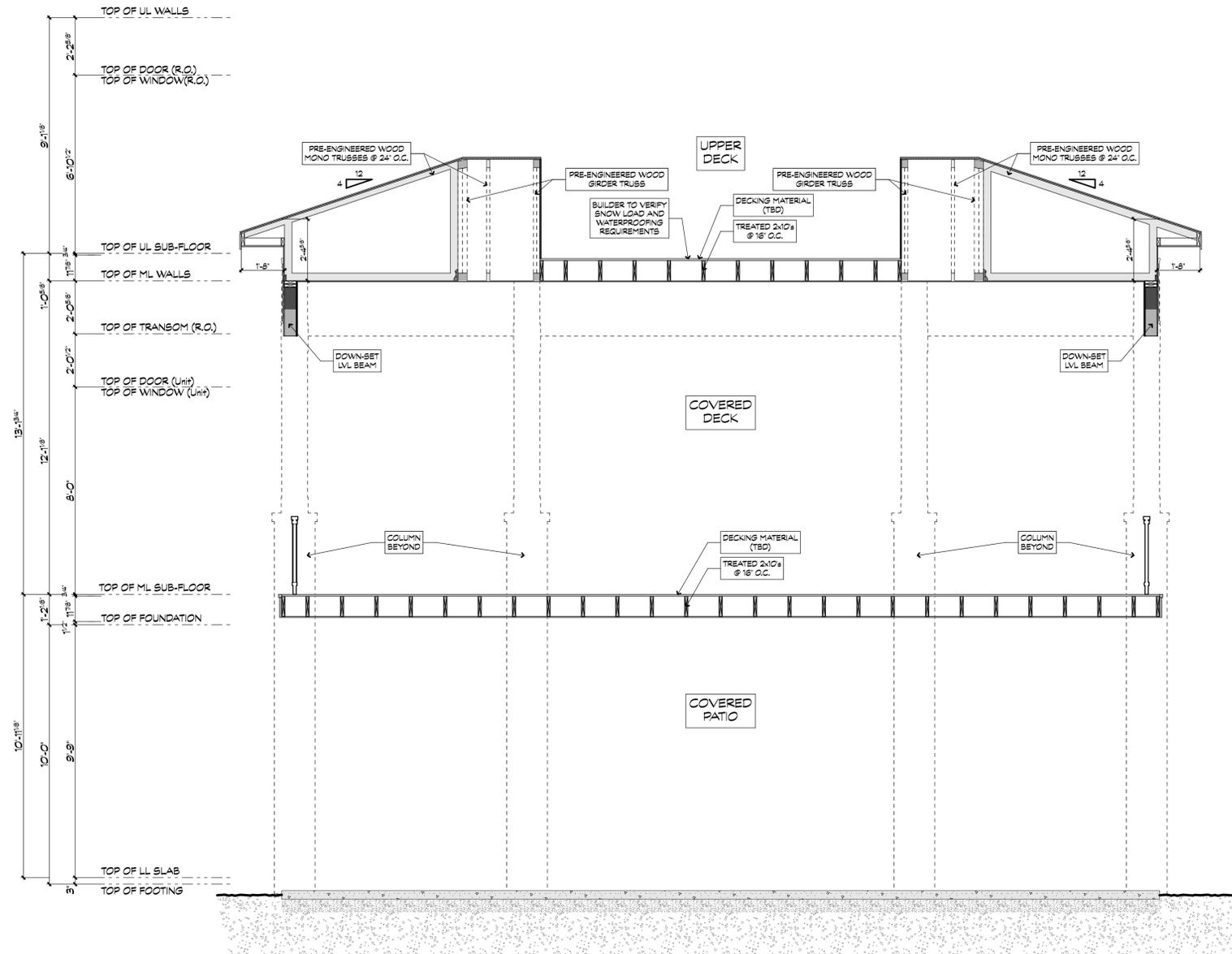
SHEET TITLE

**BUILDING
SECTION**

DATE
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ISSUE DESCRIPTION
**CONSTRUCTION
DOCUMENTS**

SHEET NO.
A4.1



1 BUILDING SECTION
SCALE: 3/8" = 1'-0"





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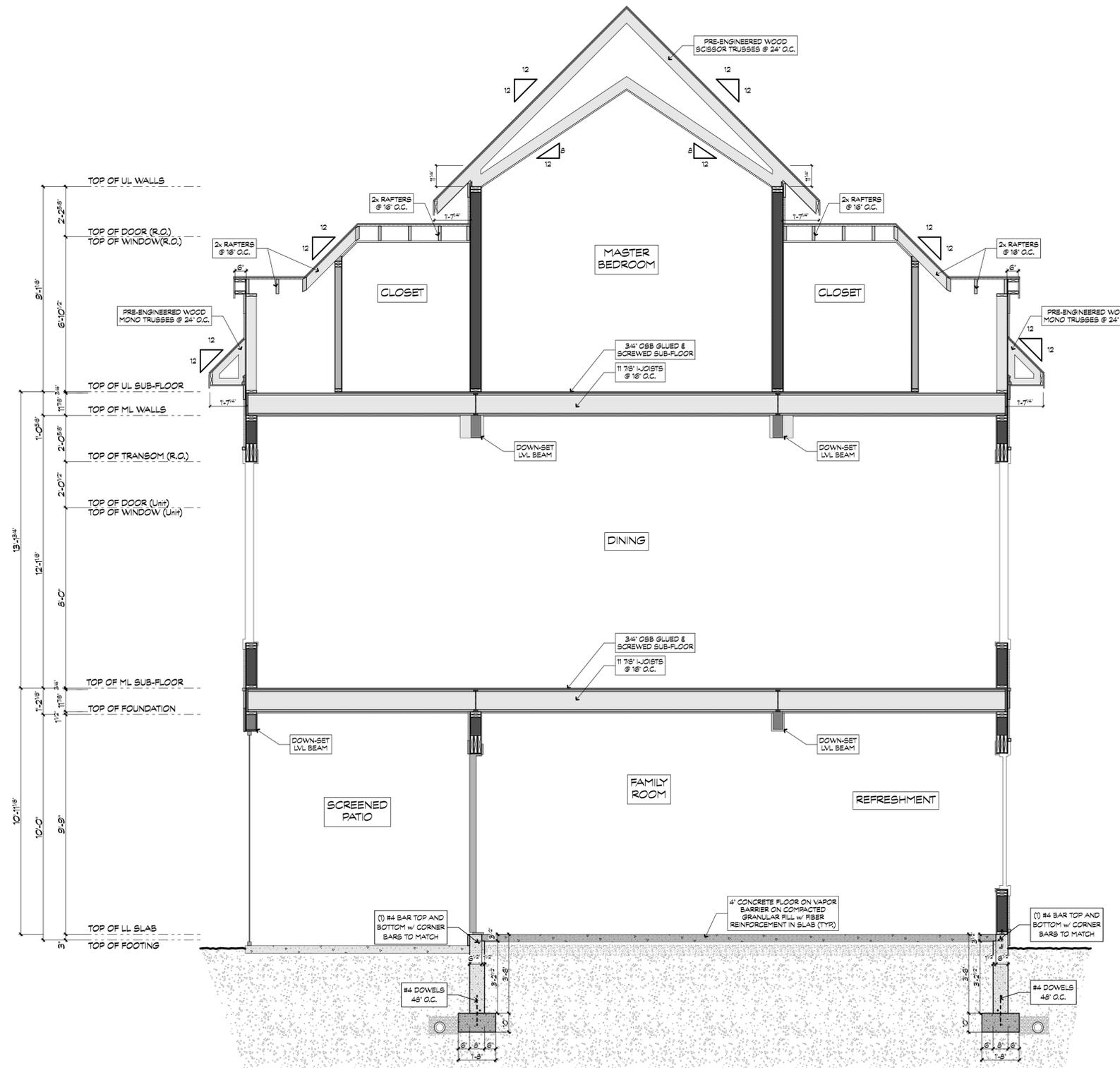
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SHEET TITLE
BUILDING SECTION

DATE
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ISSUE DESCRIPTION
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SHEET NO.
A4.2



1 BUILDING SECTION
SCALE: 3/8" = 1'-0"





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BUILDING SECTION

DATE

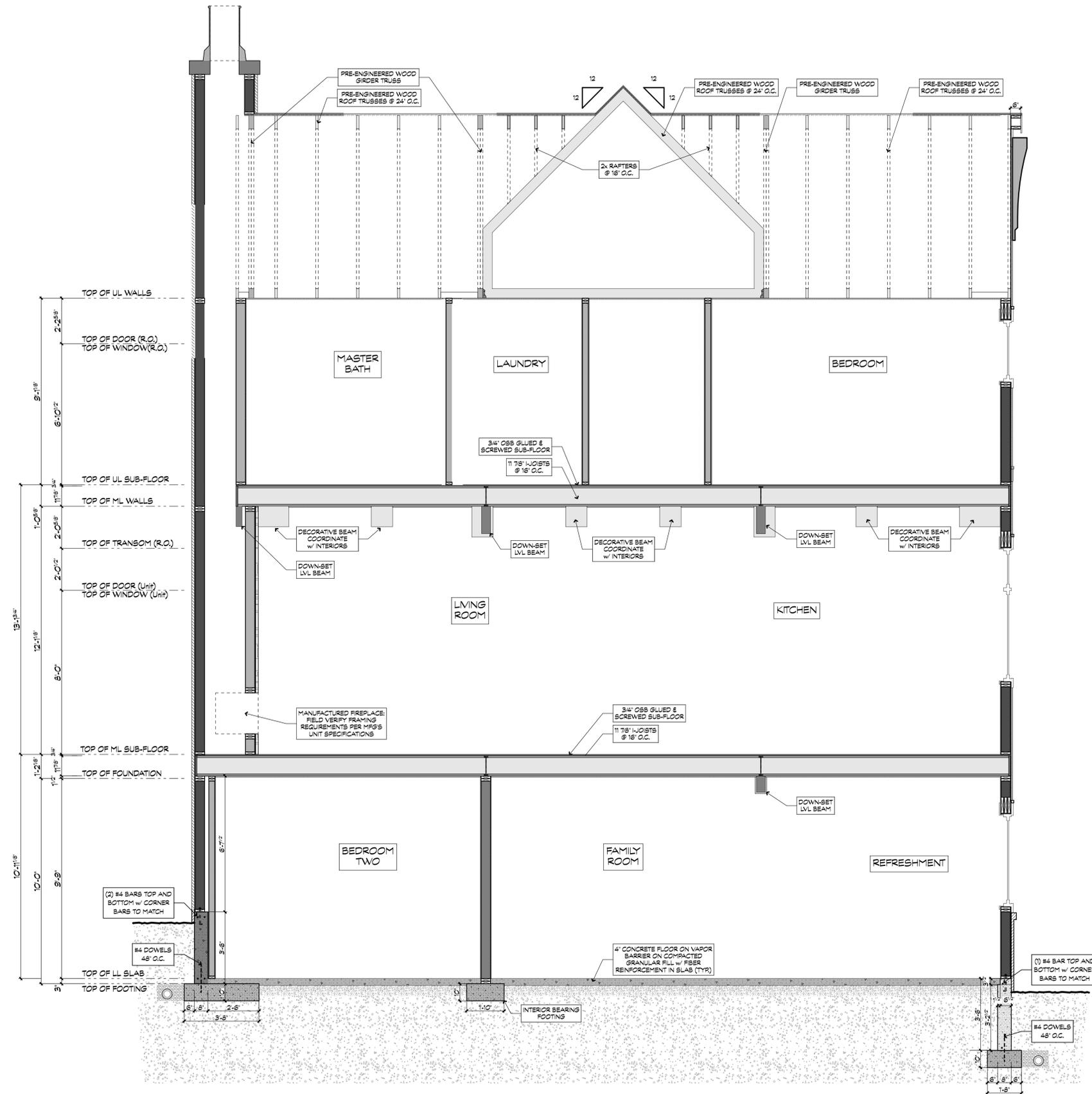
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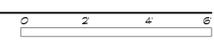
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SHEET NO.

A4.3



1 BUILDING SECTION
SCALE: 3/8" = 1'-0"





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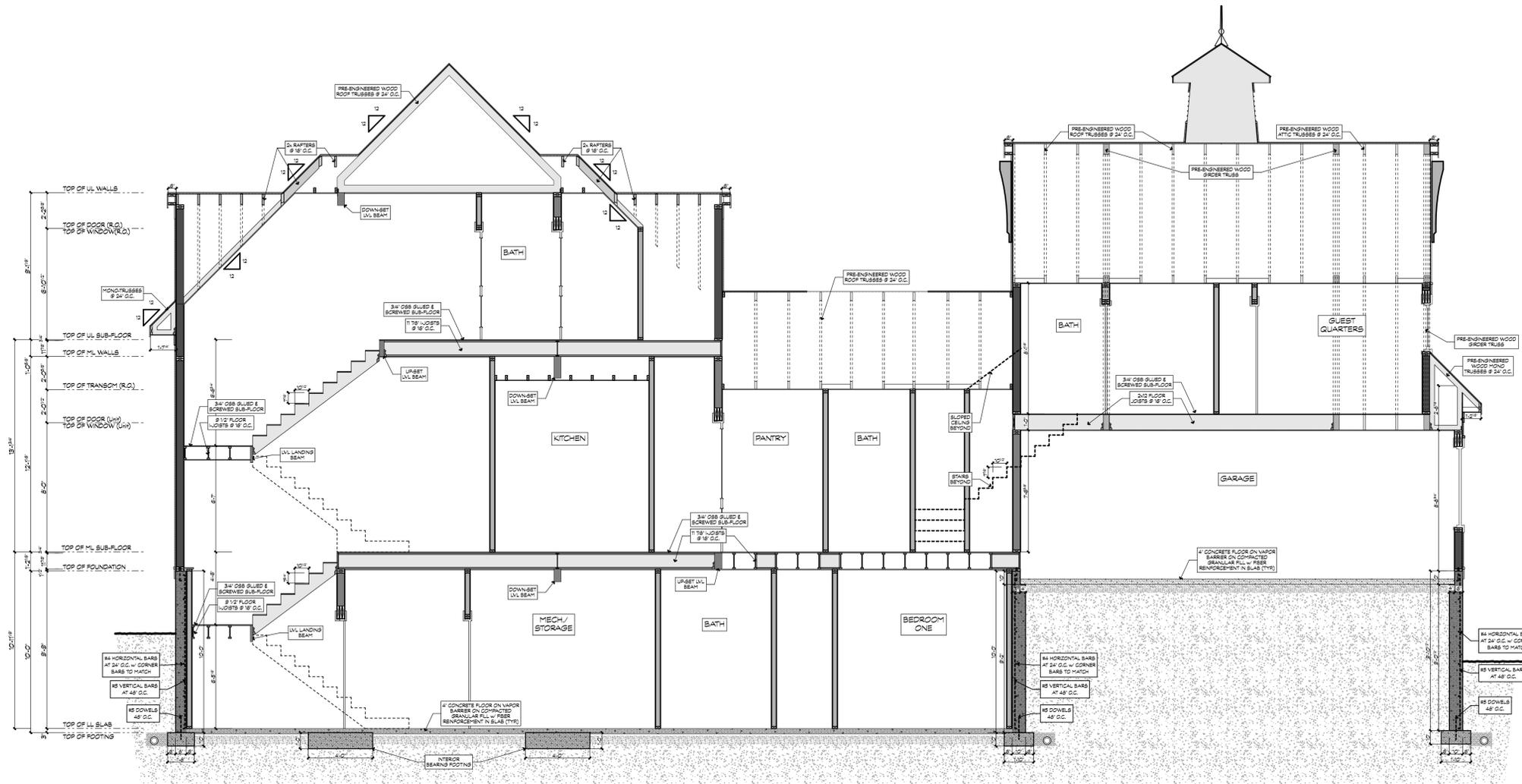
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BUILDING SECTION

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ISSUE DESCRIPTION
CONSTRUCTION DOCUMENTS

SHEET NO.
A4.4



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





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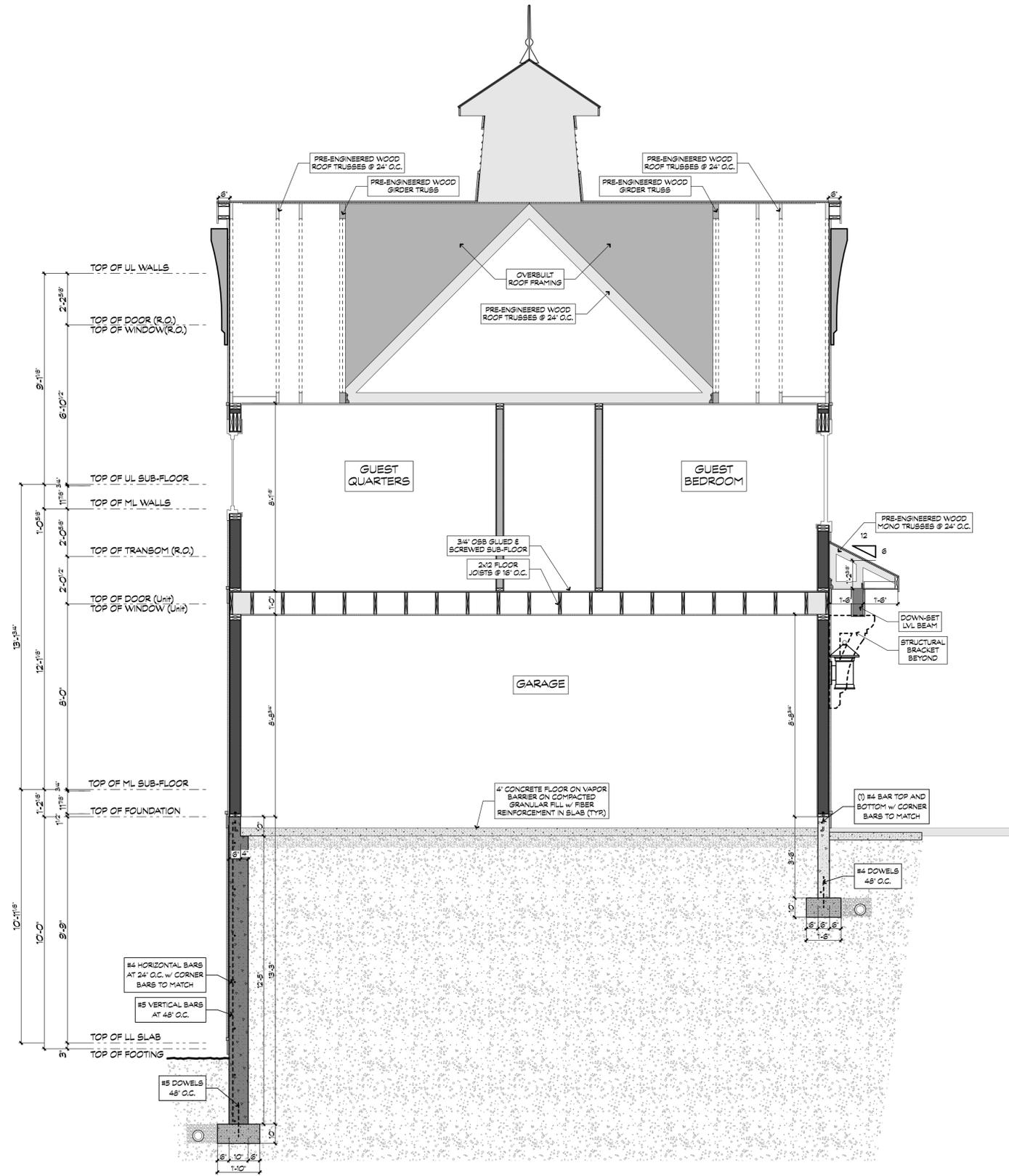
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BUILDING SECTION

DATE
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ISSUE DESCRIPTION
CONSTRUCTION DOCUMENTS

SHEET NO.
A4.5



1 BUILDING SECTION
SCALE: 3/8" = 1'-0"





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SHEET TITLE

**BUILDING
SECTION**

DATE

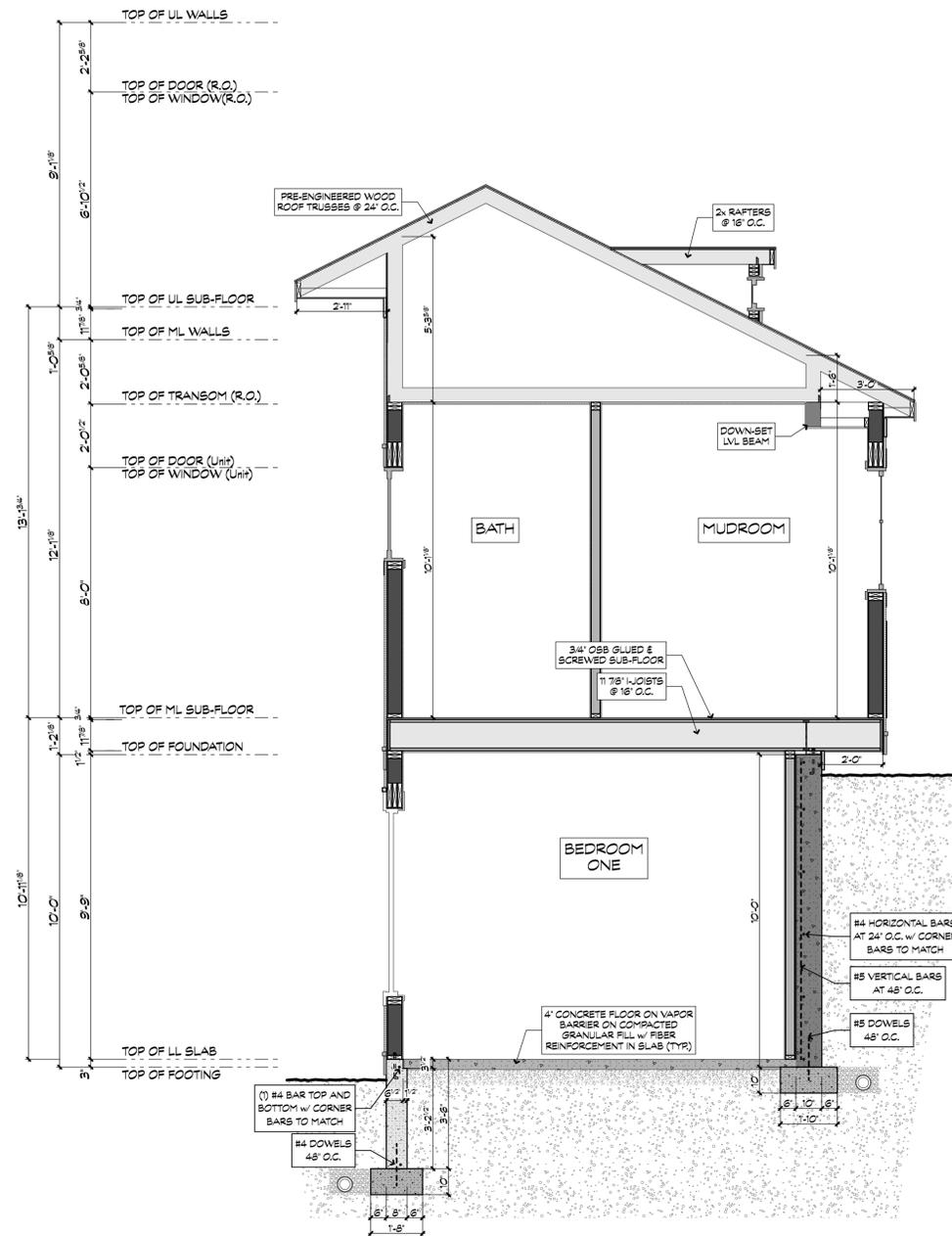
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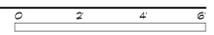
**CONSTRUCTION
DOCUMENTS**

SHEET NO.

A4.6



1 BUILDING SECTION
SCALE: 3/8" = 1'-0"





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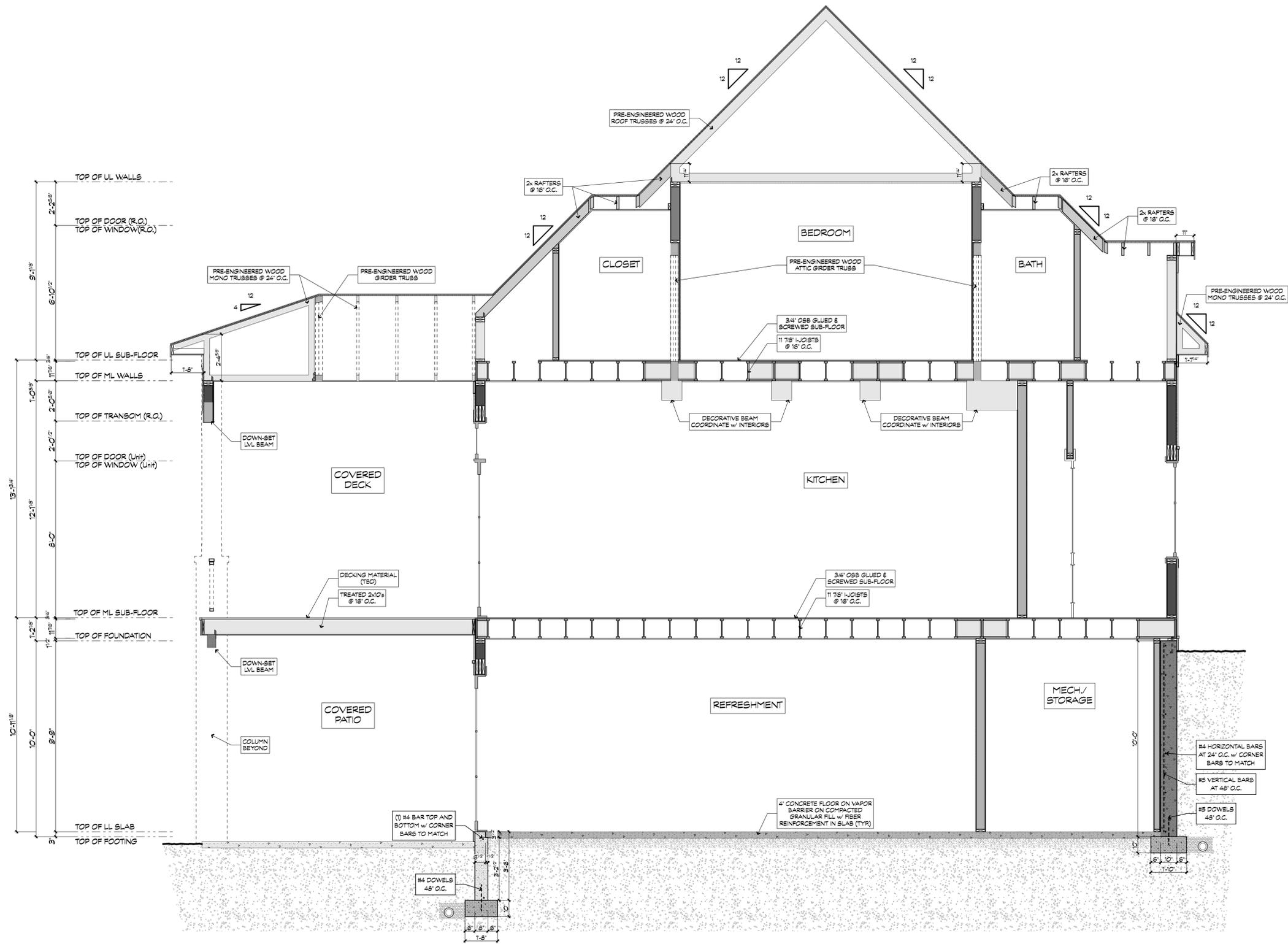
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SHEET TITLE
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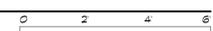
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ISSUE DESCRIPTION
CONSTRUCTION DOCUMENTS

SHEET NO.
A4.7



1 BUILDING SECTION
SCALE: 3/8" = 1'-0"





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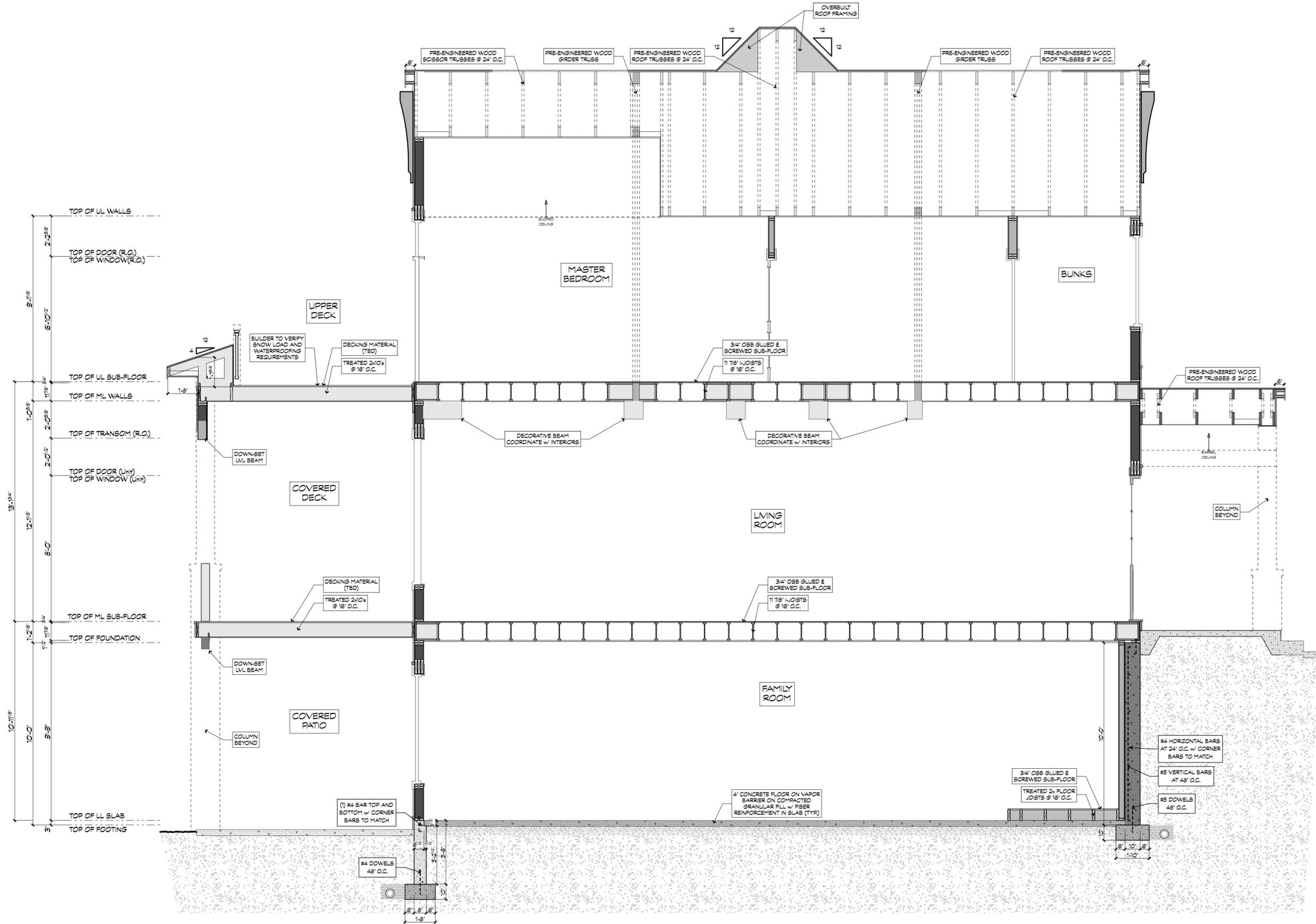
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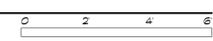
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ISSUE DESCRIPTION
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A4.8



1 BUILDING SECTION
SCALE: 3/8" = 1'-0"





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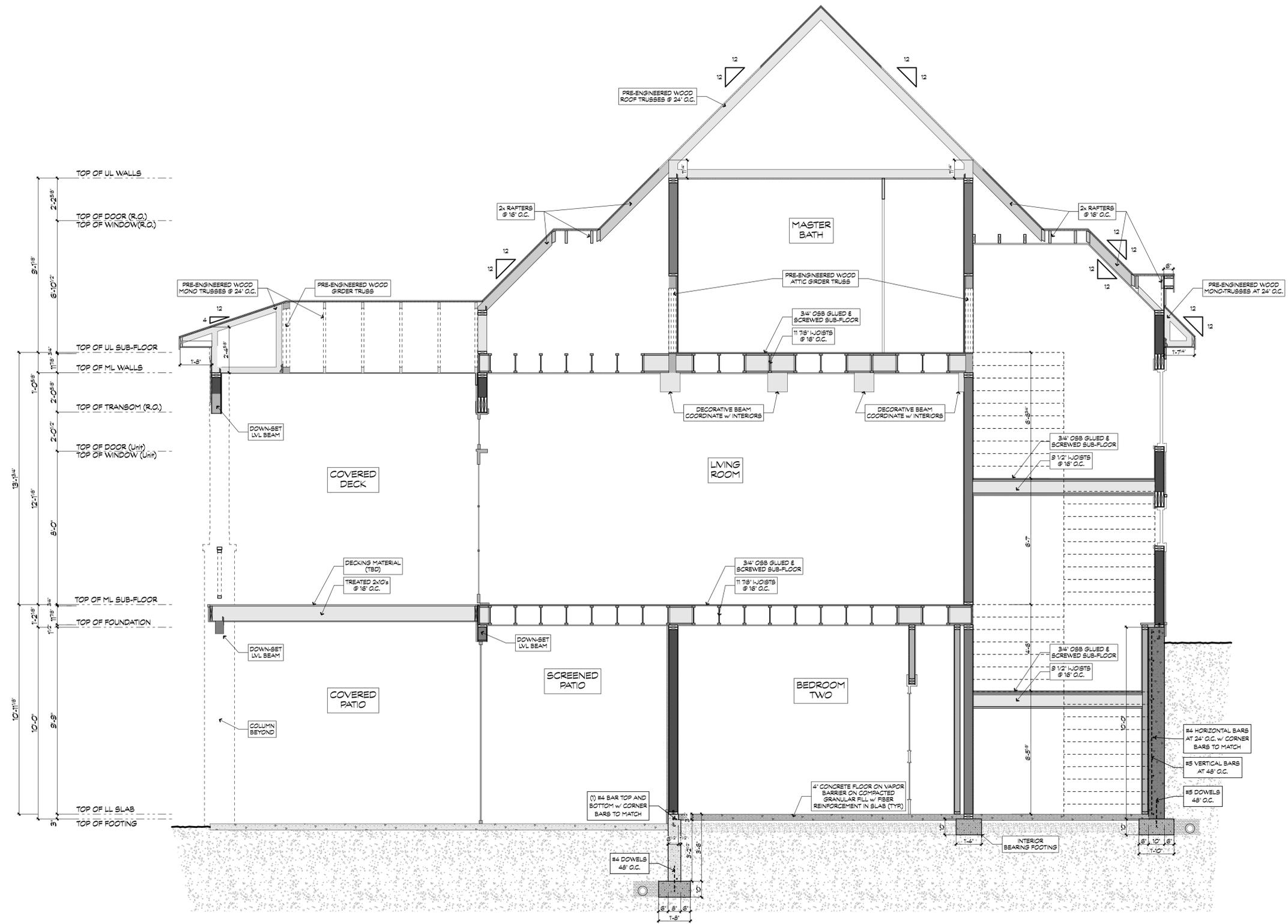
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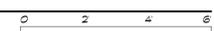
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SHEET NO.
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1 BUILDING SECTION
SCALE: 3/8" = 1'-0"





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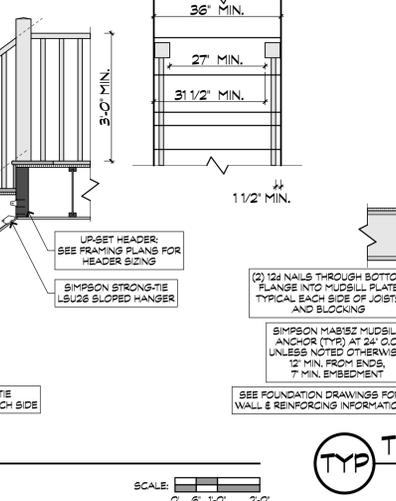
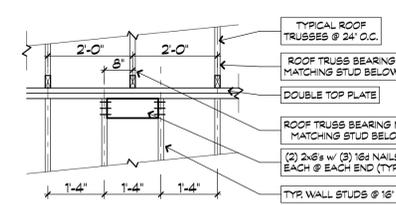
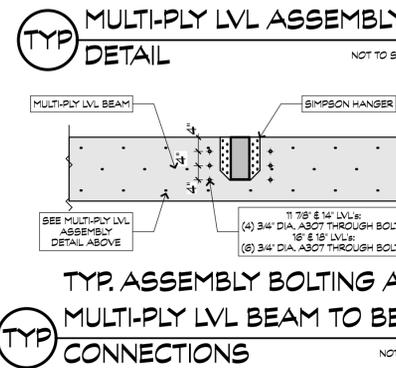
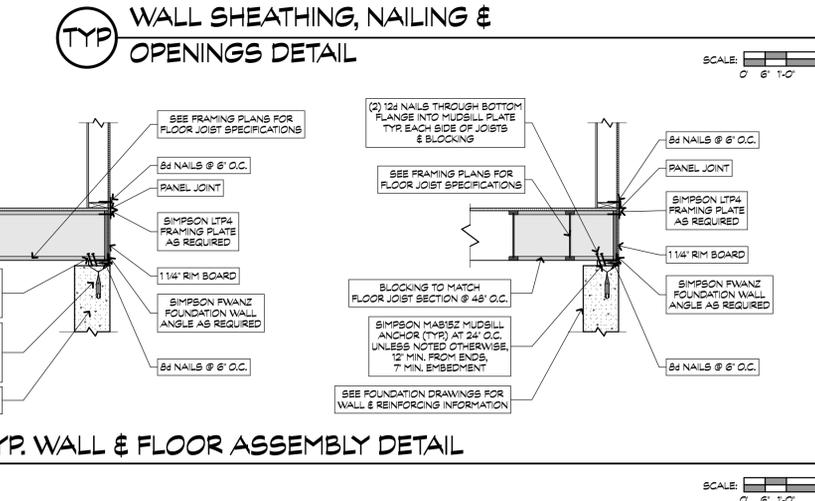
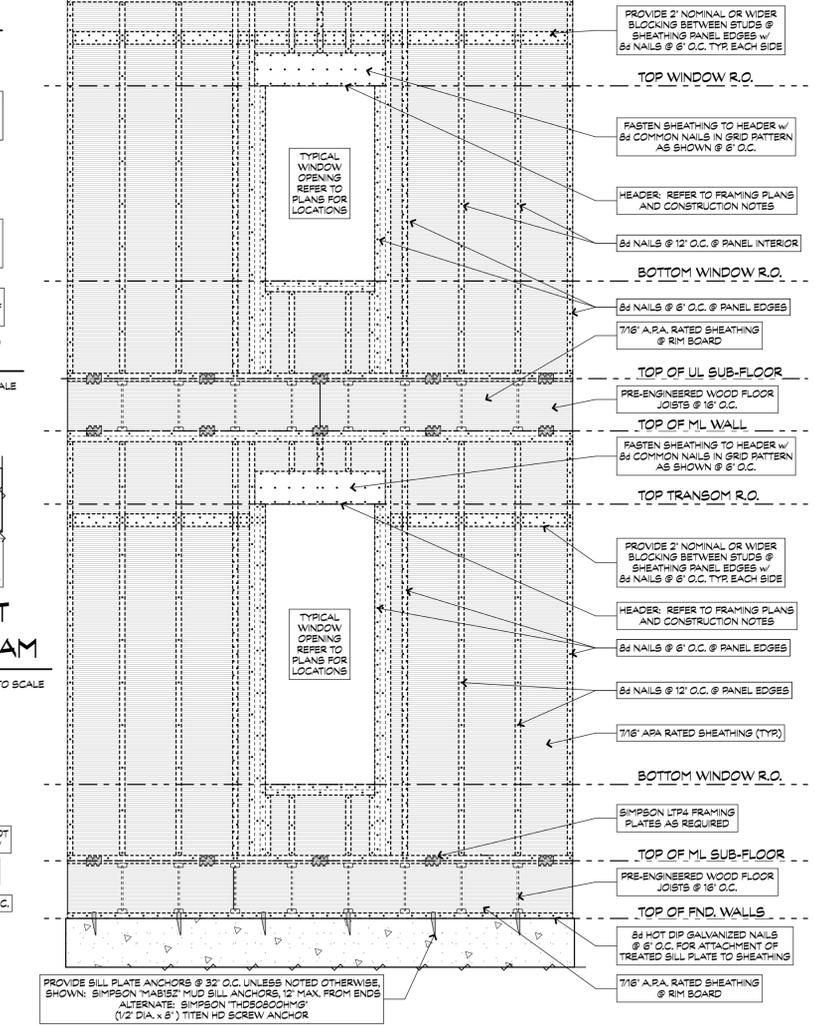
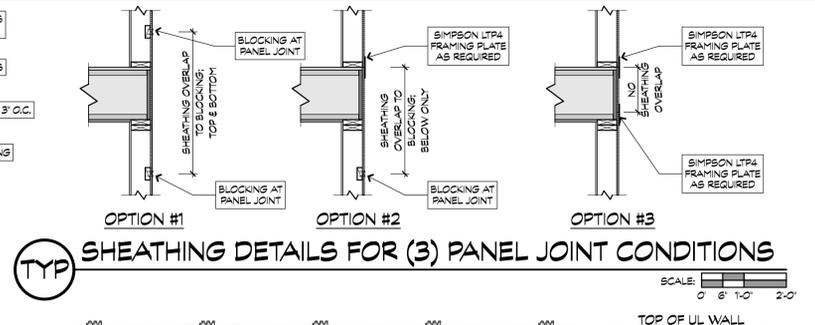
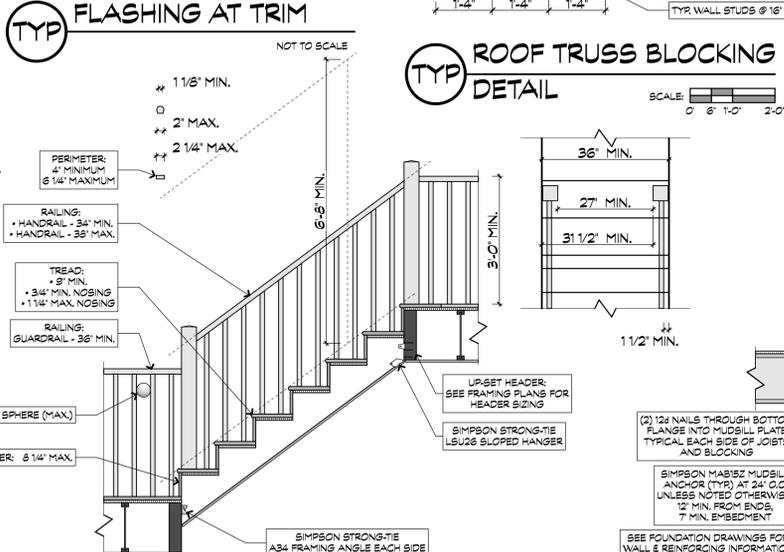
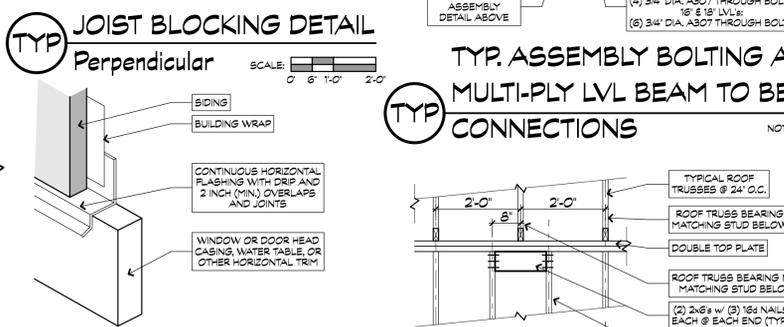
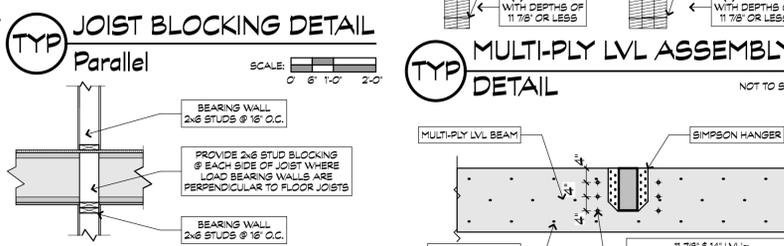
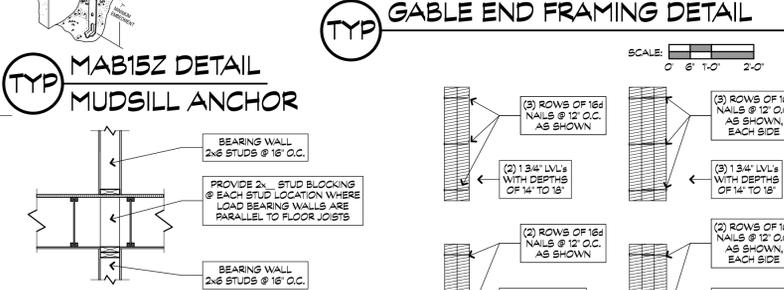
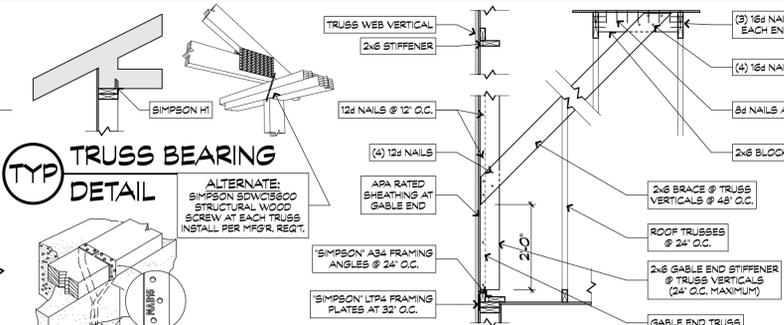
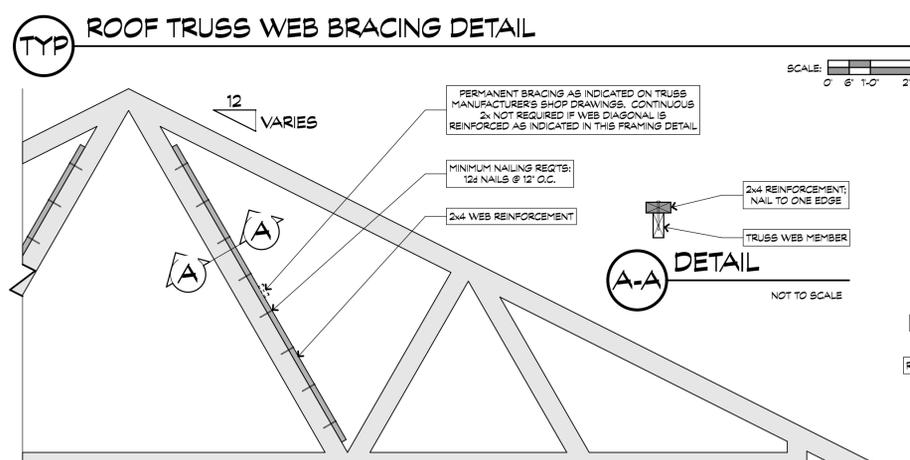
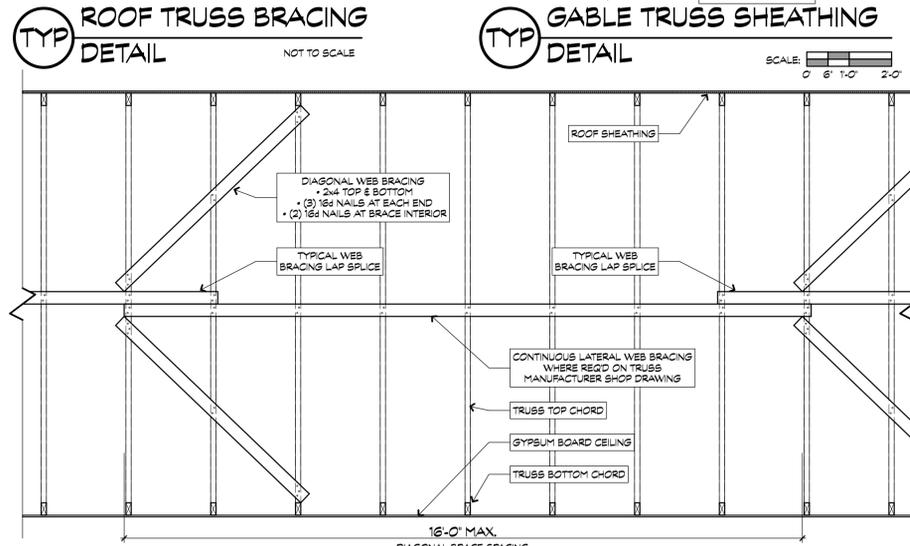
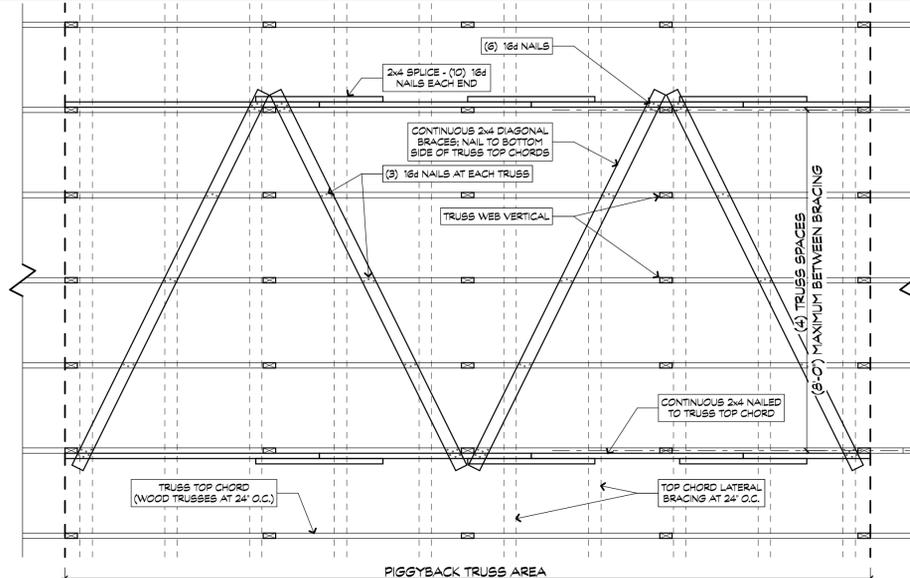
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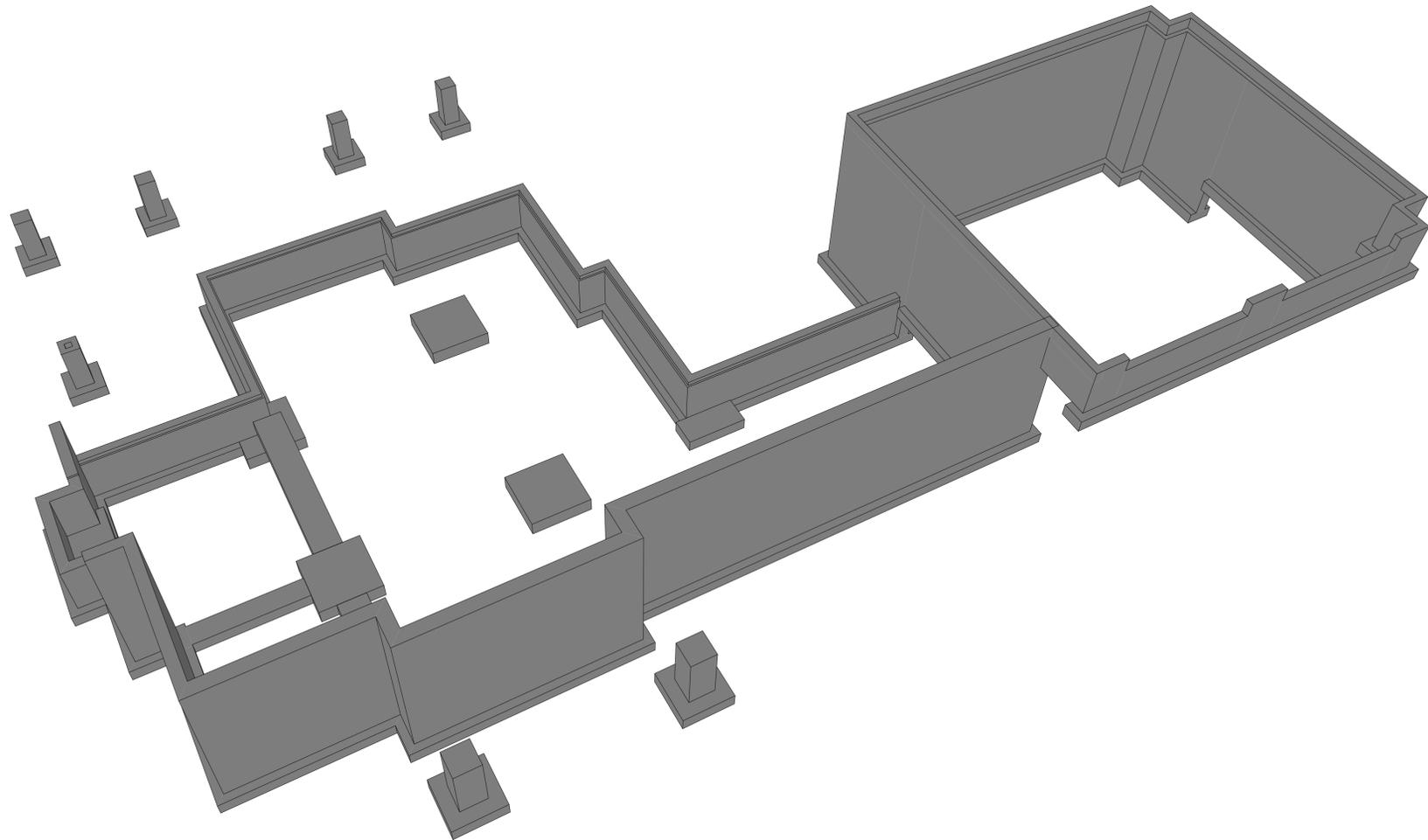
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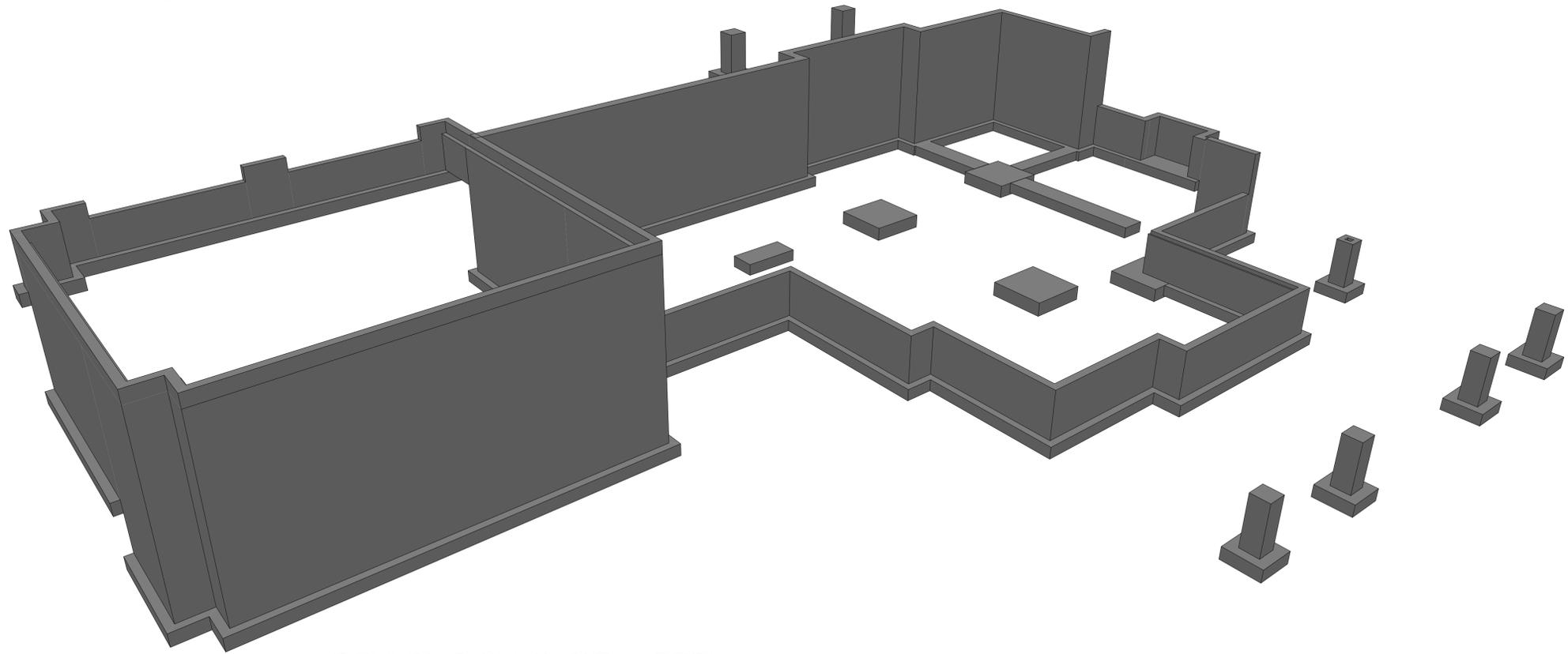
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A5.1





① FOUNDATION CADD MODEL



② FOUNDATION CADD MODEL



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SHEET TITLE
**Foundation
CADD
MODELS**

DATE
12/12/19

ISSUE DESCRIPTION
**CONSTRUCTION
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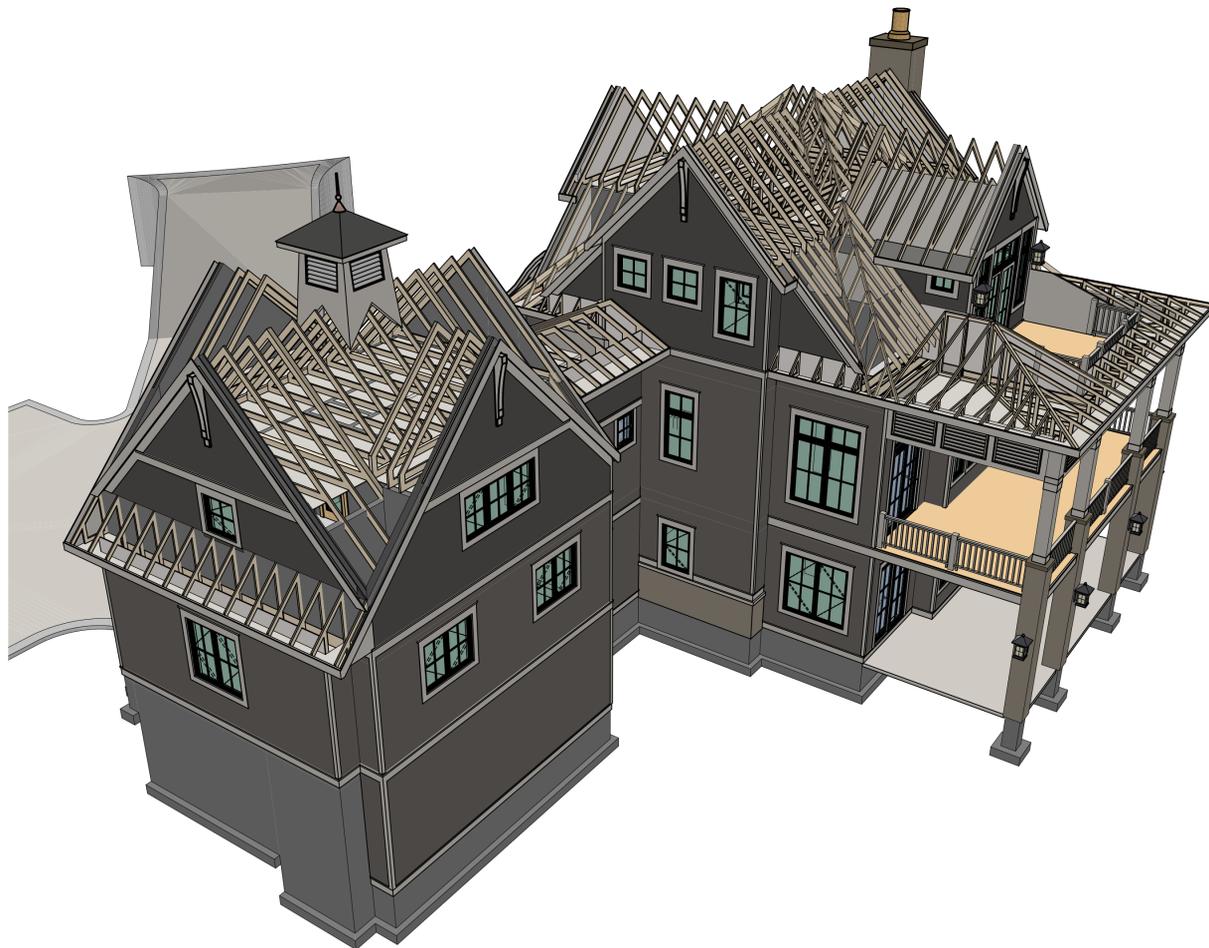
SHEET NO.
A5.2



1 ROOF FRAMING MODEL



2 ROOF FRAMING MODEL



3 ROOF FRAMING MODEL



4 ROOF FRAMING MODEL



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SHEET TITLE
**ROOF
FRAMING
MODEL**

DATE
12/12/19

ISSUE DESCRIPTION
**CONSTRUCTION
DOCUMENTS**

SHEET NO.
A5.3