

SHEET LIST - CONSTRUCTION	
SHEET NUMBER	SHEET NAME
E-0	COVER SHEET
E-1	FRONT & REAR ELEVATIONS
E-2	LEFT & RIGHT ELEVATION
E-3	ROOF OVERVIEW
F-1	FOUNDATION PLAN
F-1.1	CRAWL W/BRICK FOUNDATION DETAILS
F-2	FIRST FLOOR PLAN
G-1	GARAGE DOOR DETAILS
H-1	FIRST FLOOR ELECTRICAL PLAN
S-1	DETAILS & SECTIONS
S-1a	ENGINEER REPORT (TALL WALL)
S-2	DETAILS & SECTIONS
S-3	DETAILS & SECTIONS
S-4	DETAILS/SECTIONS
S-5	6" COLUMN W/ TRIM
S-6	STANDARD DECK DETAILS
S-7	FRAMING DETAILS

ABBREVIATION LEGEND:

5 SH.	FIVE SHELVES	H.B.	HOSE BIBB	R.O.	ROUGH OPENING
6 SH.	SIX SHELVES	H.D.G.	HOT DIPPED GALVANIZED	S.C.	SUPPLY IN CEILING (HVAC)
A.F.F.	ABOVE FINISHED FLOOR	HDWD	HARDWOOD	S.D.	SMOKE DETECTOR
B.C.	BLIND CORNER (CABINET)	HDR.	HEADER	SH	SINGLE HUNG
C.H.	COMFORT HEIGHT	HT.	HEIGHT	SH-RD	SHELF AND ROD
C.J.	CEILING JOIST	INT.	INTERIOR	S.J.	SINGLE JOIST
C.M.U.	CONCRETE MASONRY UNIT	K.S.	KNEE SPACE	SM/CO	SMOKE AND CARBON MONOXIDE DETECTOR
C.O.	CASED OPENING	KDAT	KILN DRIED AFTER TREATMENT	SPEC.	SPECIFIED
CONC.	CONCRETE	K.W.	KNEE WALL	SPF	SPRUCE/PINE/FIR
C.R.V.	CONTINUOUS RIDGE VENT	L.B.W.	LOAD BEARING WALL	S.R.O.	SHEETROCK OPENING
DBL SH-RD	DOUBLE SHELF AND ROD	L.S.	LAUNDRY SINK or LAZY SUSAN	S.Y.P.	SOUTHERN YELLOW PINE
D.H.	DOUBLE HUNG	LV	LUXURY VINYL FLOORING	T&G	TONGUE AND GROOVE
DWR	DRAWER	O.C.	ON CENTER	TEMP.	TEMPERED
D.S.	DRAWER STACK	O.H.	OVERHEAD	T.O.P.	TOP OF PLATE
EV	ENGINEERED VINYL FLR'G	OPT.	OPTIONAL	TRAP.	TRAPEZOID (WINDOW)
EXT.	EXTERIOR	O.W.H.	OVER THE WALL HEIGHT(HEEL HGT)	U.N.O.	UNLESS NOTED OTHERWISE
F.G.	FIBERGLASS	P.T.	PRESSURE TREATED	UTIL	UTILITY
F.J.	FLOOR JOIST	PANT.	PANTRY	U.S.	UTILITY SINK
F.S.	SUPPLY IN FLOOR (HVAC)	R/A	RETURN AIR (HVAC)	VAN.	VANITY
FTG.	FOOTING	REINF.	REINFORCED	W/H	WATER HEATER
GYP. BD.	GYPSUM BOARD			W.H.H.	WINDOW HEADER HEIGHT
				W.I.C.	WALK IN CLOSET

GENERAL NOTES

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- ALL LOAD BEARING WALLS & EXT. OPENINGS TO HAVE (2) 2X10 HEADERS UNLESS NOTED OTHERWISE
- HEADERS FOR WINDOWS ABOVE KITCHEN COUNTERTOPS TO BE FRAMED DOWN 1'-5" FROM T.O.P.
- STANDARD FIRST FLOOR WINDOW HEADERS TO BE FRAMED DOWN 2'-2" FROM T.O.P. UNLESS NOTED OTHERWISE
- 7/16" O.S.B. AND HOUSEWRAP REQUIRED
- DIMENSIONS ARE TO SHEATHING EXTERIOR; SUBTRACT 1/2" FROM DIMENSIONS FOR EXTERIOR WINDOW AND DOOR FRAMING LOCATION IF OPENINGS ARE FRAMED BEFORE SHEATHING INSTALLATION
- ALL INTERIOR DOORS ARE EITHER CENTERED ON WALLS OR R.O. STARTED MIN OF 4" FROM ADJOINING WALL UNLESS OTHERWISE DIMENSIONED
- NUMBER OF EXTERIOR OR GARAGE STAIR TREADS & RISERS MAY VARY AS A RESULT OF LOCAL BUILDING CODES, STANDARDS AND FINAL GRADE
- CLOSET SHELF HEIGHT OFF FLOOR:
SINGLE - 68"
DOUBLE - 42" & 84"
- ALL PLUMBING FIXTURES SHOWN ARE A REPRESENTATION OF SIZE AND LOCATION ONLY. ACTUAL STYLE AND BRAND OF FIXTURES MAY VARY PER OFFICE LOCATION
- ALL TUBS/SHOWERS ARE TO HAVE NAILERS AT FLANGE
- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
- RAILINGS ARE A FORCED OPTION WHEN PORCH IS OVER 30" ABOVE FINISHED GRADE

FOUNDATION NOTES

- TYPICAL FOUNDATION WALL: (2'-8") 4" BRICK W/ 4" BLOCK ON (2) 8" BASE BLOCK - ON TOP OF 16" x 8"d POURED CONCRETE FOOTING
- CRAWL SPACE ACCESS TO BE 42" WIDE
- ADD LIGHT AND SWITCH UNDER FLOOR NEAR ACCESS
- CRAWL SPACE VENT & ACCESS DIMENSIONS ARE APPROXIMATE, VENTS & ACCESSES SHOULD BE LOCATED WITHIN CONCRETE BLOCKS, DO NOT LOCATE UNDER BEAMS OR ANY OTHER STRUCTURAL LOCATIONS
- VENTS SHOULD BE INSTALLED PER LOCAL CODE
- ALL GIRDER BREAKS MUST BE ON PIERS OR POSTS
- NOTCH SILL PLATE AROUND DROPPED BEAM
- FILL ALL CELLS SOLID UNDER BEAM POCKET BEARING POINT
- POLY REQ'D IN CRAWL
- POLY REQ'D UNDER GARAGE SLAB



FRONT PERSPECTIVE

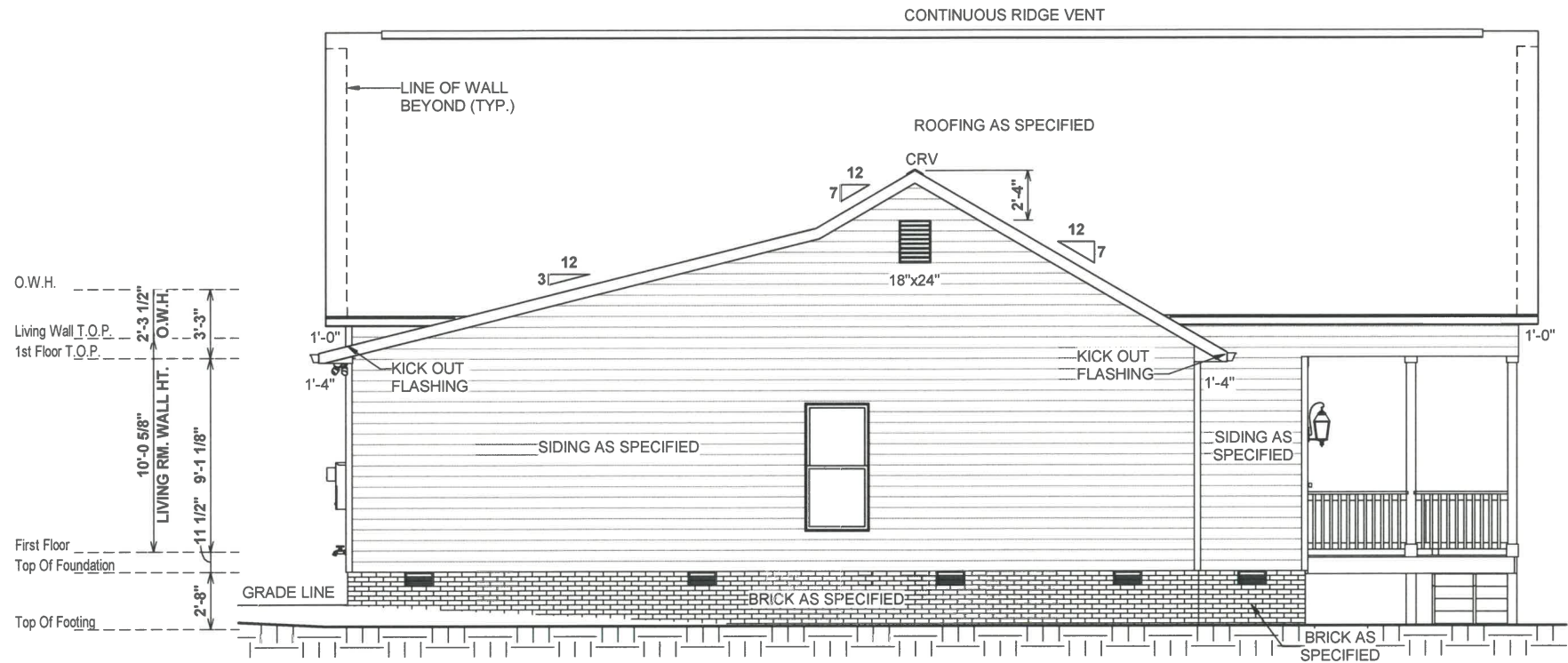
OPT. PAPER SIZE: for 1/4" = 1'-0" on 24" x 36" PAPER SIZE ENLARGE PRINTS TO 200%.

FINAL CONSTRUCTION PLANS

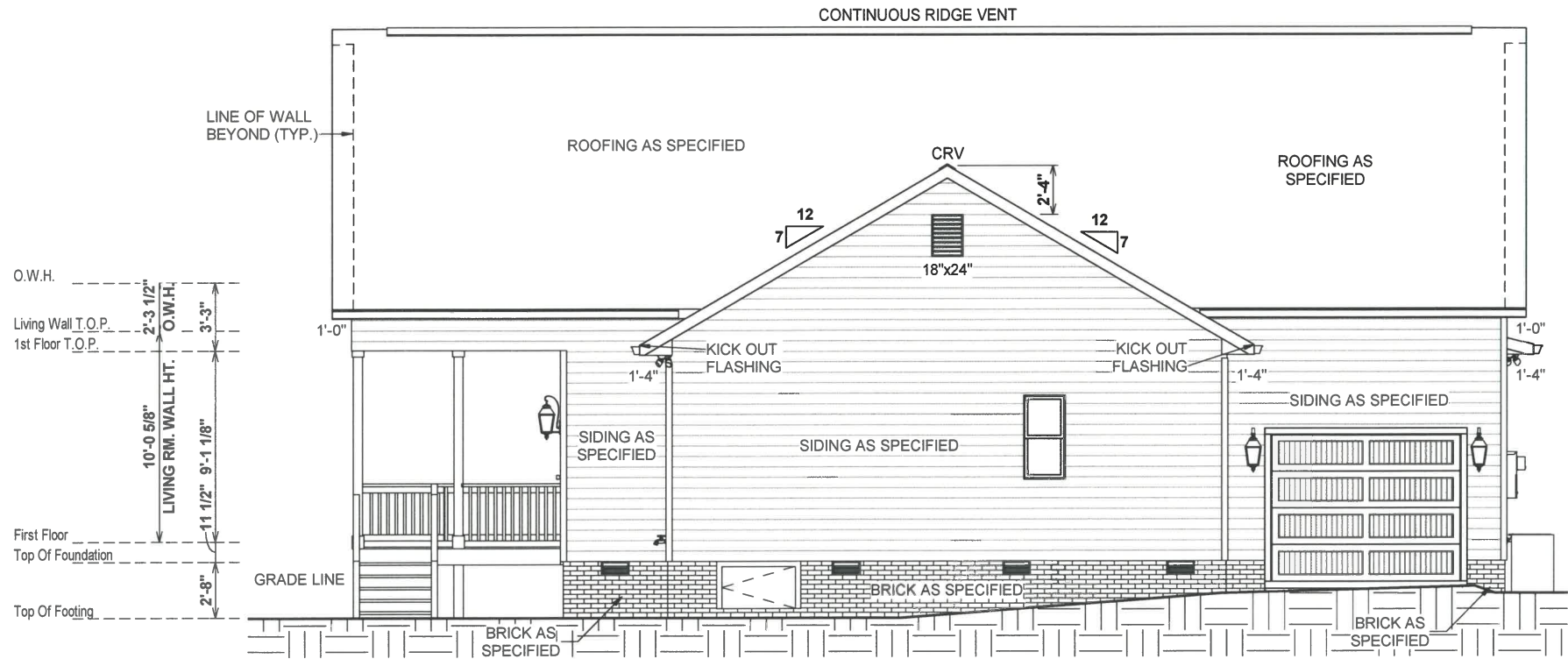
PAPER SIZE: 11" x 17"

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

SHEET #	SCALE: 1/8" = 1'-0"	PROPERTY OF:		DRAWN BY: CLAUDIO S.	JOB # 141-25-008	THE: PLEASANTVIEW	FOR: KERI & JOSEPH JOHNSON	AREAS:	REVISION SCHEDULE		
									REV #	DESCRIPTION	DATE
E-0		© COPYRIGHT - 2024		CHECKED BY: R.T. / T.R.	2x4 EXTERIOR WALLS	00 ANDERSON CREEK SCHOOL RD. BUNNLEVEL, NC 28323	FIRST FLOOR HEATED		1,898 SF		
									1,898 SF		
									240 SF		
									316 SF		
									566 SF		
COVER SHEET					CRAWL SPACE	OFFICE: FAYETTEVILLE-141	SOLD BY: A. VIRT	TOTAL UNDER ROOF	2,453 SF		



1 LEFT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"

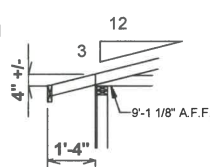
ELEVATION NOTES

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- 7/16" O.S.B. AND HOUSEWRAP REQUIRED
- ROOF OVERHANGS, AS NOTED, ARE FROM WALL SHEATHING TO OUTSIDE OF FASCIA
- FINAL GRADE TO BE DETERMINED ON SITE; FOUNDATION DRAWN AS REPRESENTATION ONLY
- FOOTINGS TO BE LOCATED BELOW FROST LINE (SEE LOCAL CODES)
- RAILINGS SHOWN IN ELEVATION ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL RAIL DETAIL MAY VARY PER LOCATION

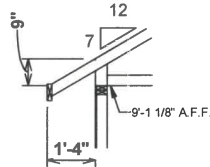
3:12 O.W.H. = 5 15/16"
7:12 O.W.H. = 11 7/16"
12:12 O.W.H. = 3'-3"
12:12 O.W.H. = 2'-3 1/2" @VAULT

UNLESS OTHERWISE NOTED ON ROOF OVERVIEW

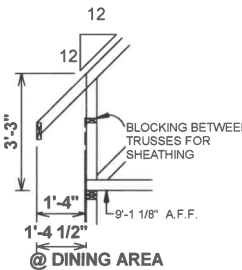
3:12 EAVE TO
LINE UP WITH
7:12 EAVE



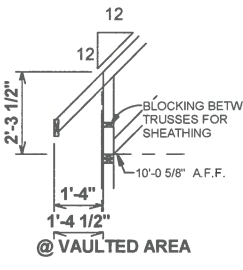
@ 3:12 ROOF



@ 7:12 ROOF



@ DINING AREA



@ VAULTED AREA

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24" x 36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

TO REPORT COPYRIGHT VIOLATIONS CALL (770) 532-1128 THE USE OF THIS PLAN BY ANYONE OTHER THAN AN AGENT OF "AMERICA'S HOME PLACE, INC." IS IN VIOLATION OF THE FEDERAL COPYRIGHT VIOLATION ACT. \$1000 REWARD FOR RECOVERING AN ACTUAL COPYRIGHT INFRINGEMENT.

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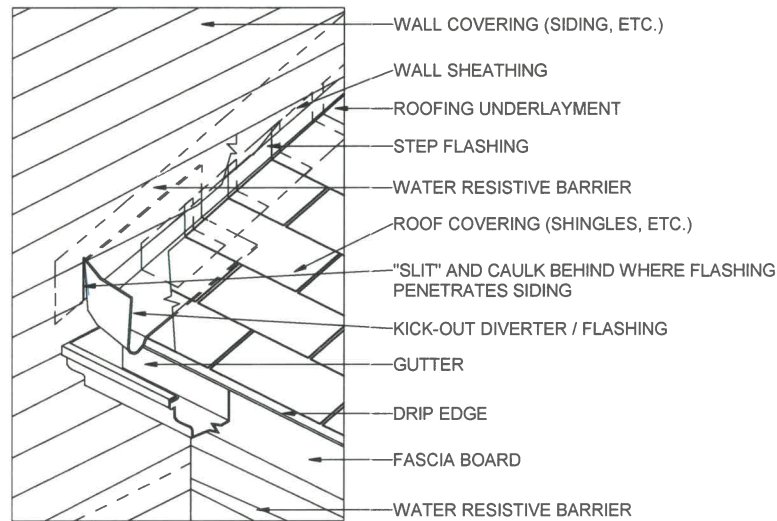
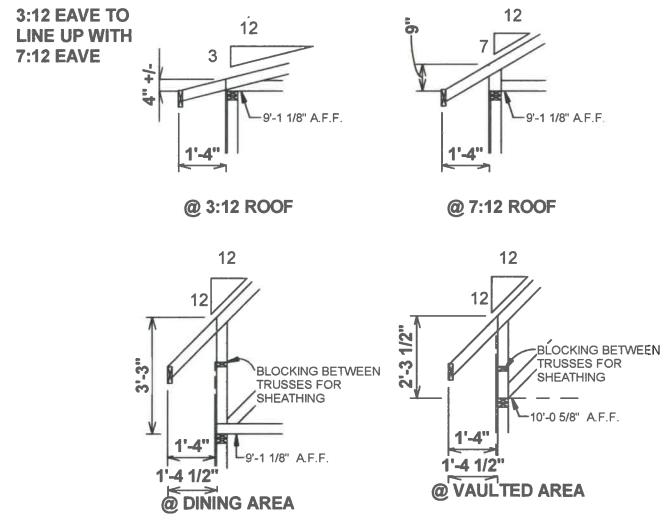
PAPER SIZE: 11" x 17"

SCALE: As indicated

SHEET #	PROPERTY OF:	DRAWN BY:	CHECKED BY:	PRINTED:	FOUNDATION TYPE:	OFFICE:	SOLD BY:	THE:	JOB #	REVISION SCHEDULE	DATE
E-2	AMERICA'S HOME PLACE	CLAUDIO S.	R.T. / T.R.	7/28/2025 10:21:47 AM	2x4 EXTERIOR WALLS	00 ANDERSON CREEK SCHOOL RD. BUNNLEVEL, NC 28323	A. VIRT	PLEASANTVIEW	141-25-008	REV #	DESCRIPTION
										1,898 SF	FIRST FLOOR HEATED
										1,898 SF	FRONT PORCH
										240 SF	GARAGE
										316 SF	TOTAL UNDER ROOF

3:12 O.W.H. = 5 15/16"
7:12 O.W.H. = 11 7/16"
12:12 O.W.H. = 3'-3"
12:12 O.W.H. = 2'-3 1/2" @VAULT

UNLESS OTHERWISE NOTED ON ROOF OVERVIEW



1 ROOF OVERVIEW
1/8" = 1'-0"

2 480.3 KICK OUT FLASHING DETAIL
6" = 1'-0"

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24" x 36" PAPER SIZE ENLARGE PRINTS TO 200%

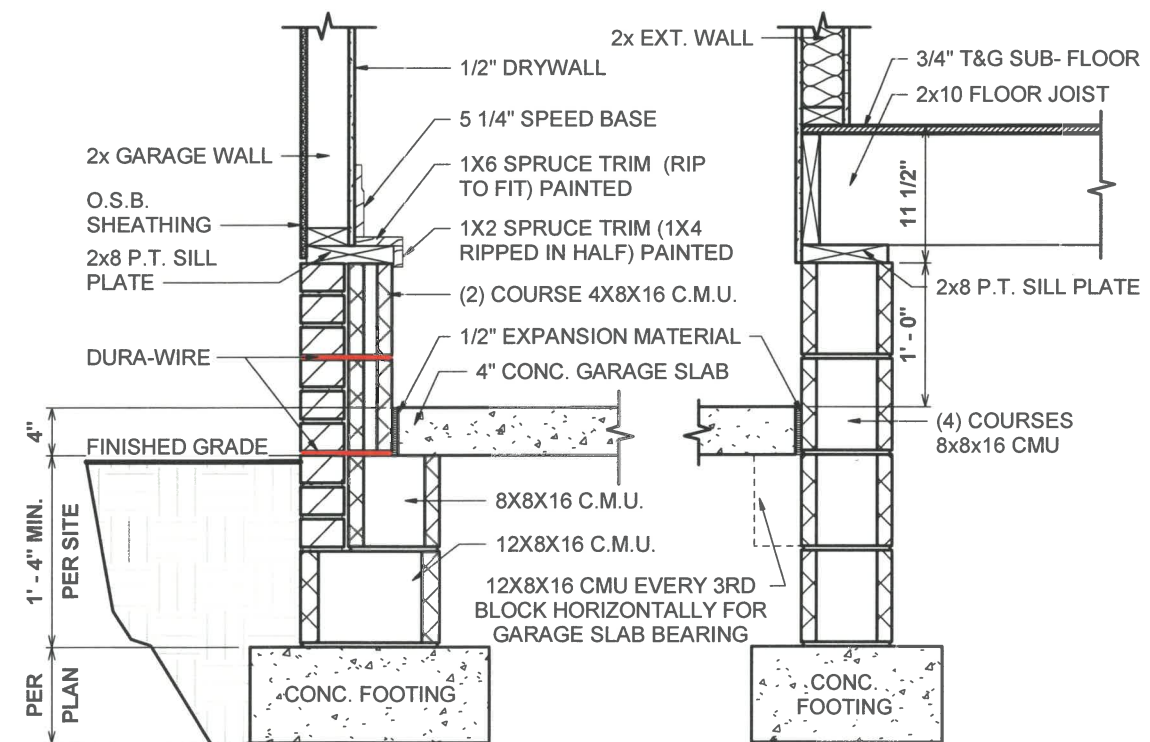
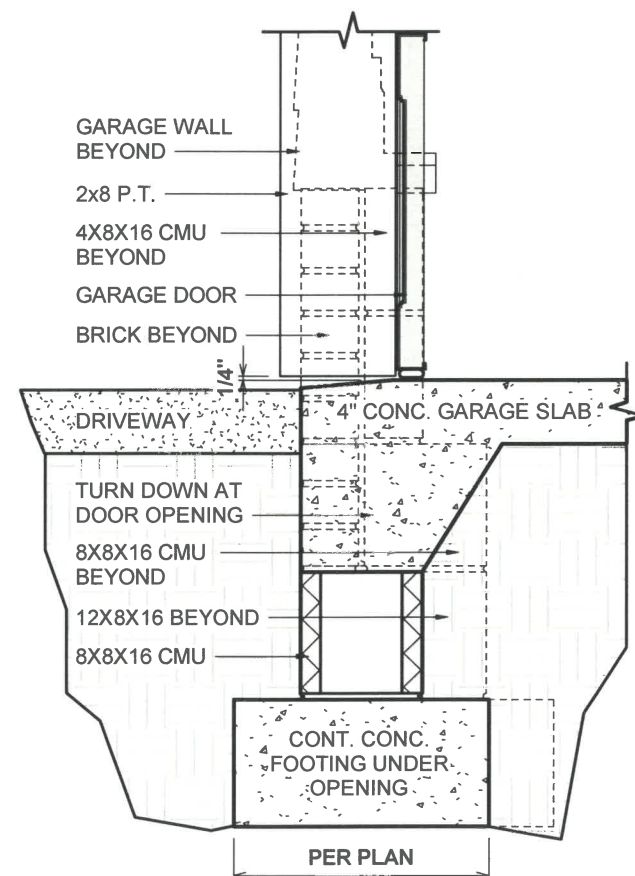
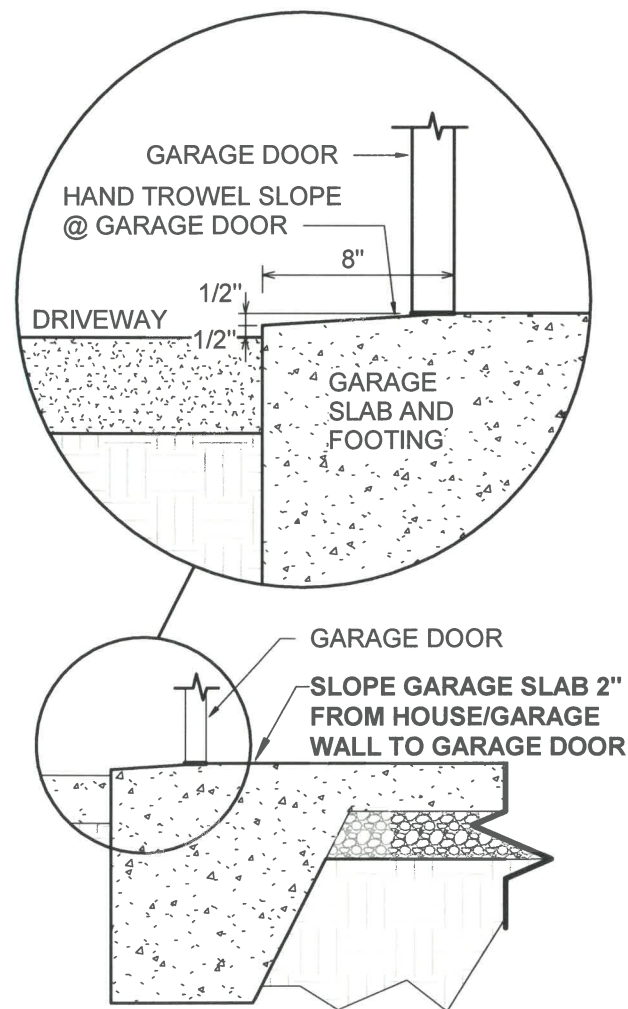
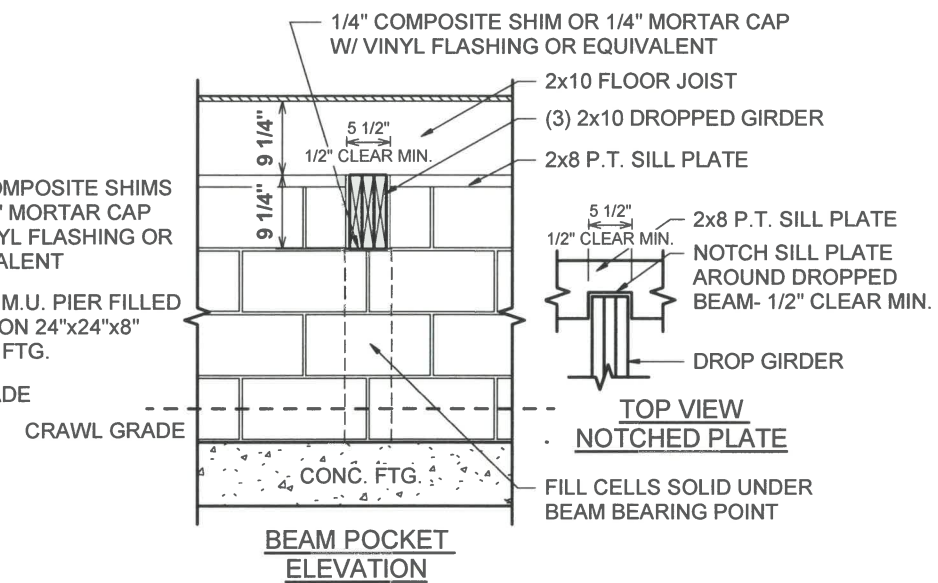
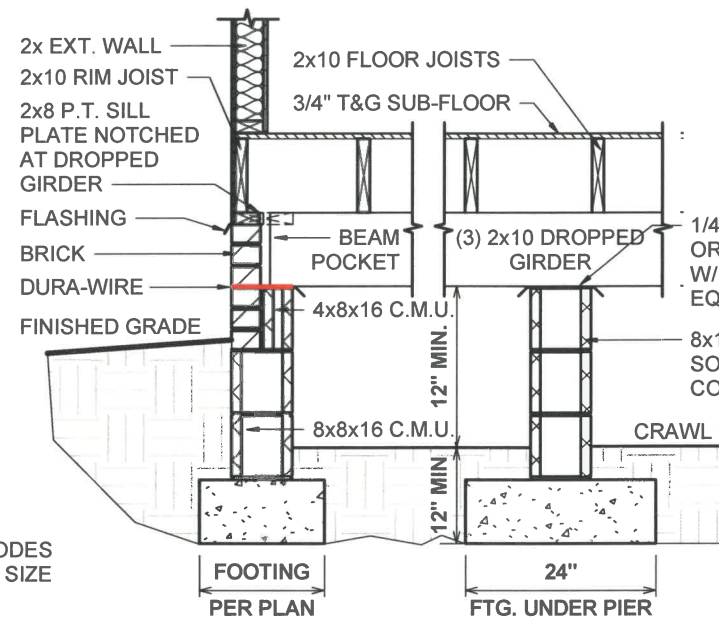
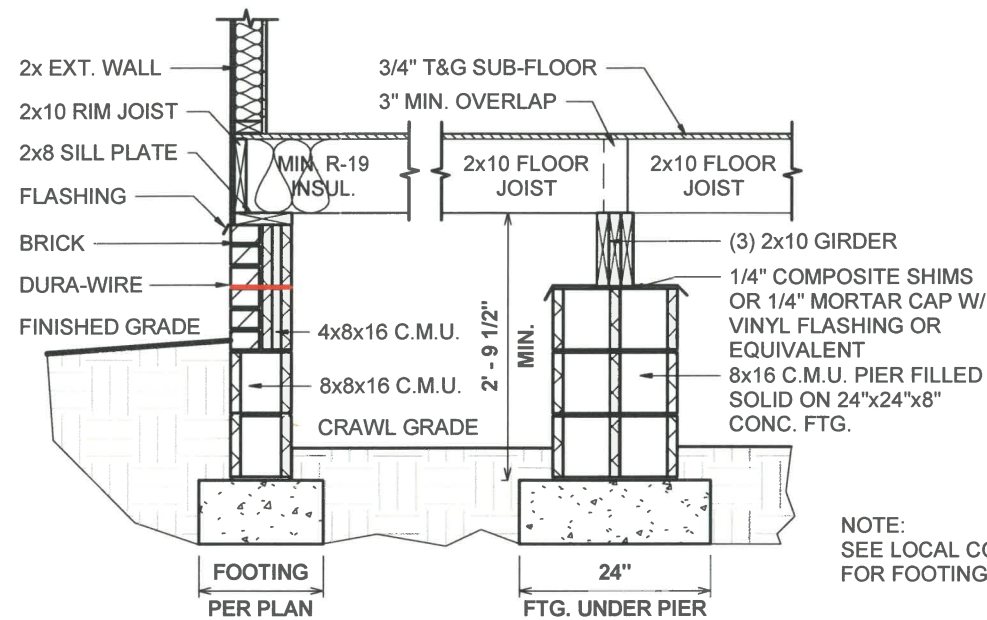
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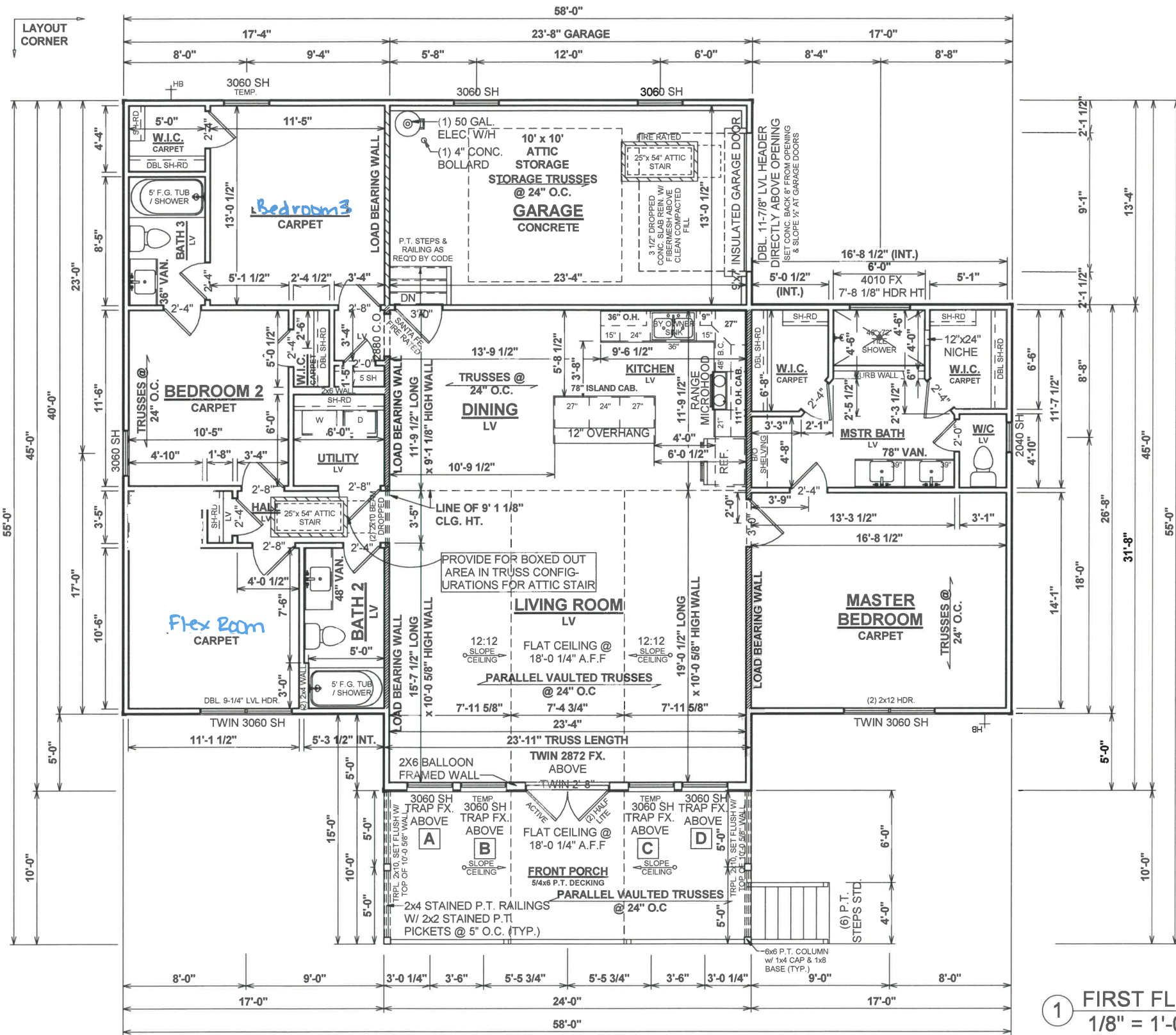
PAPER SIZE: 11" x 17"

SCALE: As indicated

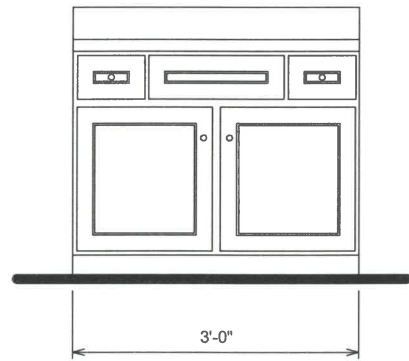
SHEET #	PROPERTY OF:	DRAWN BY:	CHECKED BY:	PRINTED:	THE:	JOB #	REVISION SCHEDULE		
							REV #	DESCRIPTION	DATE
E-3	AMERICA'S HOME PLACE	CLAUDIO S.	R. T. / T.R.	7/28/2025 10:21:47 AM	PLEASANTVIEW	141-25-008	AREAS:		
							FIRST FLOOR HEATED		
							FRONT PORCH		
							GARAGE		
							TOTAL UNDER ROOF		
ROOF OVERVIEW	AMERICA'S HOME PLACE	CLAUDIO S.	R. T. / T.R.	7/28/2025 10:21:47 AM	FOR:	2x4 EXTERIOR WALLS	1,898 SF		
							1,898 SF		
							240 SF		
							316 SF		
							556 SF		
ROOF OVERVIEW	AMERICA'S HOME PLACE	CLAUDIO S.	R. T. / T.R.	7/28/2025 10:21:47 AM	OFFICE:	FOUNDATION TYPE:	2,453 SF		
							FAYETTEVILLE-141		
							SOLD BY:		
							A. VIRT		
							00 ANDERSON CREEK SCHOOL RD. BUNNLEVEL, NC 28323		



SCALE: As indicated		SHEET #	PROPERTY OF:	DRAWN BY:	JOB #	THE:	AREAS:	REVISION SCHEDULE
F-1.1			CLAUDIO S.	141-25-008	PLEASANTVIEW			
			R. T. / T.R.	2x4 EXTERIOR WALLS	KERI & JOSEPH JOHNSON	FIRST FLOOR HEATED	1,898 SF	
			PRINTED: 7/28/2025 10:21:47 AM	FOUNDATION TYPE: CRAWL SPACE	00 ANDERSON CREEK SCHOOL RD. BUNNLEVEL, NC 28323	FRONT PORCH	240 SF	
						GARAGE	316 SF	
						TOTAL UNDER ROOF	2,453 SF	
CRAWL W/BRICK FOUNDATION DETAILS		© COPYRIGHT - 2024	OFFICE:	FAYETTEVILLE-141	SOLD BY:	A. VIRT		



1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 891.1 36" VANITY ELEVATION
1/2" = 1'-0"

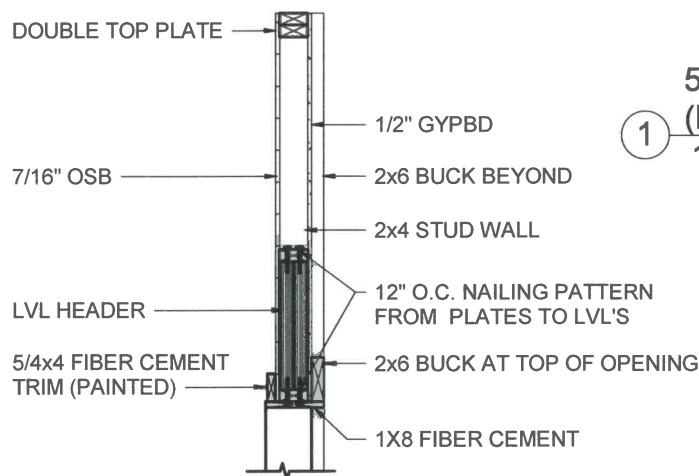
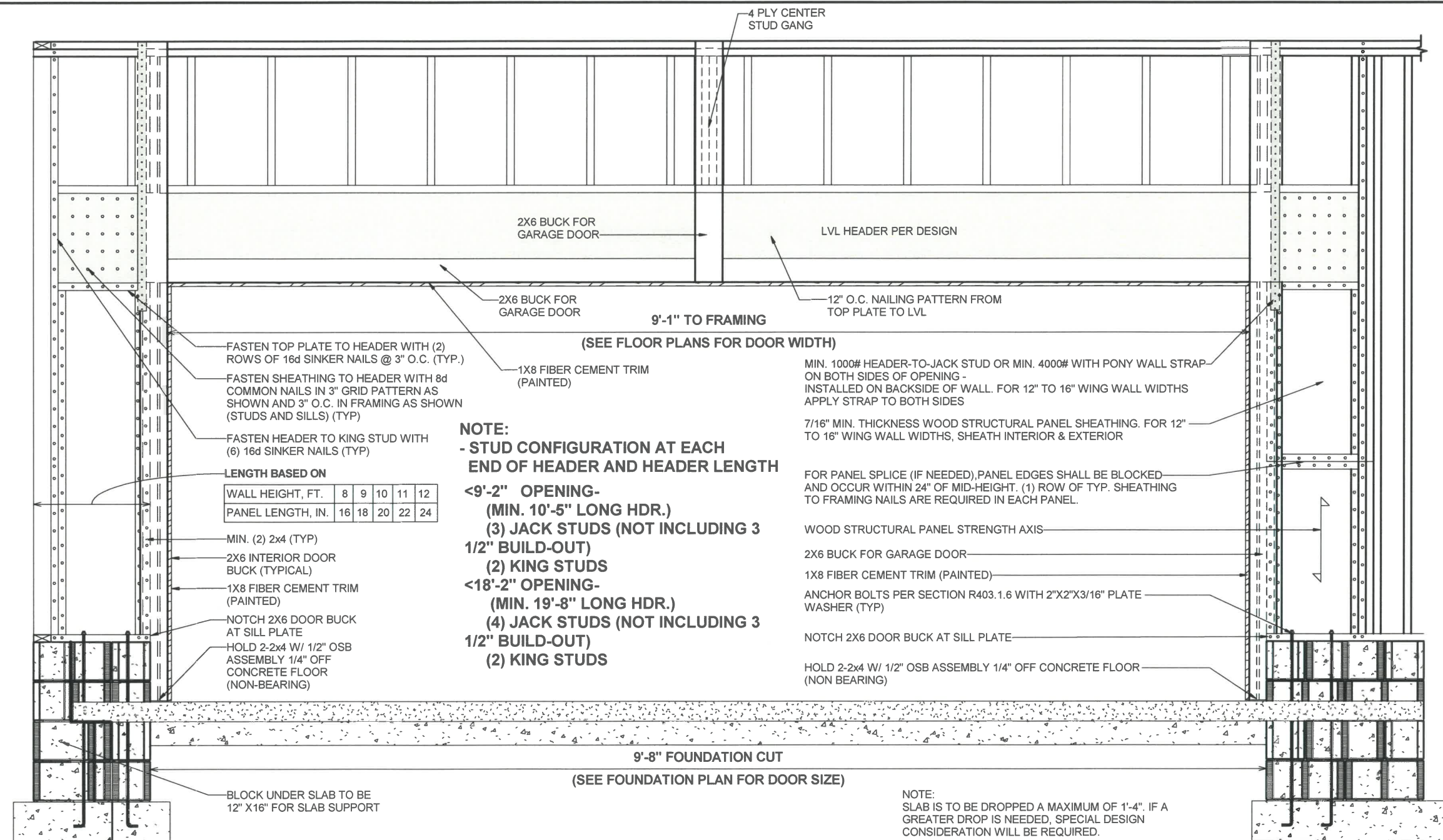
GENERAL NOTES

- MIN 9'-1 1/8" CEILING HEIGHT ON FIRST FLOOR
- ALL LOAD BEARING WALLS & EXT. OPENINGS TO HAVE (2) 2X10 HEADERS UNLESS NOTED OTHERWISE
- HEADERS FOR WINDOWS ABOVE KITCHEN COUNTERTOPS TO BE FRAMED DOWN 1'-5" FROM T.O.P.
- STANDARD FIRST FLOOR WINDOW HEADERS TO BE FRAMED DOWN 2'-2" FROM T.O.P. UNLESS NOTED OTHERWISE
- 7/16" O.S.B. AND HOUSEWRAP REQUIRED
- DIMENSIONS ARE TO SHEATHING EXTERIOR; SUBTRACT 1/2" FROM DIMENSIONS FOR EXTERIOR WINDOW AND DOOR FRAMING LOCATION IF OPENINGS ARE FRAMED BEFORE SHEATHING INSTALLATION
- ALL INTERIOR DOORS ARE EITHER CENTERED ON WALLS OR R.O. STARTED MIN OF 4" FROM ADJOINING WALL UNLESS OTHERWISE DIMENSIONED
- NUMBER OF EXTERIOR OR GARAGE STAIR TREADS & RISERS MAY VARY AS A RESULT OF LOCAL BUILDING CODES, STANDARDS AND FINAL GRADE
- CLOSET SHELF HEIGHT OFF FLOOR:
SINGLE - 68"
DOUBLE - 42" & 84"
- ALL PLUMBING FIXTURES SHOWN ARE A REPRESENTATION OF SIZE AND LOCATION ONLY. ACTUAL STYLE AND BRAND OF FIXTURES MAY VARY PER OFFICE LOCATION
- ALL TUBS/SHOWERS ARE TO HAVE NAILERS AT FLANGE
- INSTALL A 24" WIDE WALKWAY FROM ATTIC ACCESS TO FURNACE PLATFORM
- RAILINGS ARE A FORCED OPTION WHEN PORCH IS OVER 30" ABOVE FINISHED GRADE

SPECIAL NOTES

1. UPGRADE TO PREMIUM COLOR GUTTERS
2. BY OWNER PLUMBING (ROUGH IN AND FINISH)
3. ALL VANITY SINKS SQUARE SHAPED
4. BY OWNER KITCHEN SINK (COPPER FARMHOUSE SINK)
5. EXTERIOR DOOR FROM GARAGE TO DINING ROOM TO BE SANTA FE STYLE

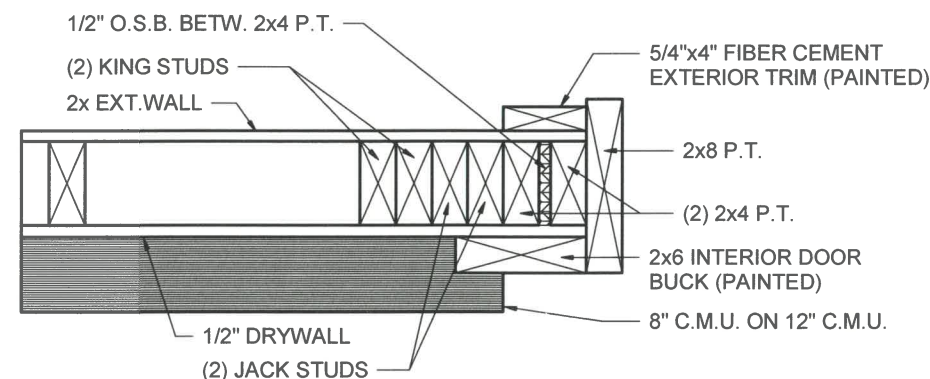
SHEET #	PROPERTY OF:	DRAWN BY:	JOB #	THE:	AREAS:	REVISION SCHEDULE	
						REV #	DESCRIPTION
F-2		CLAUDIO S.	141-25-008	FOR:	PLEASANTVIEW		DATE
FIRST FLOOR PLAN	© COPYRIGHT - 2024	CHECKED BY:	2x4 EXTERIOR WALLS	FOUNDAION TYPE:	CRAWL SPACE	AREAS:	
						FOR: KERI & JOSEPH JOHNSON	
						00 ANDERSON CREEK SCHOOL RD.	
						BUNNLEVEL, NC 28323	
						OFFICE: A. VIRT	
FIRST FLOOR PLAN	© COPYRIGHT - 2024	PRINTED:	7/28/2025	10:21:48 AM	SOLD BY:	TOTAL UNDER ROOF	
						1,898 SF	
						1,898 SF	
						240 SF	
						316 SF	
FIRST FLOOR PLAN	© COPYRIGHT - 2024	PAPER SIZE: 11" x 17"	SCALE: As indicated			556 SF	
						2,453 SF	



2 GARAGE DOOR WALL SECTION AT HEADER
1/2" = 1'-0"

VIEW FROM INSIDE FACE

510.3 CRAWL GARAGE DOOR PORTAL FRAME DETAIL
(HEADER ABOVE OPENING)
1/2" = 1'-0"

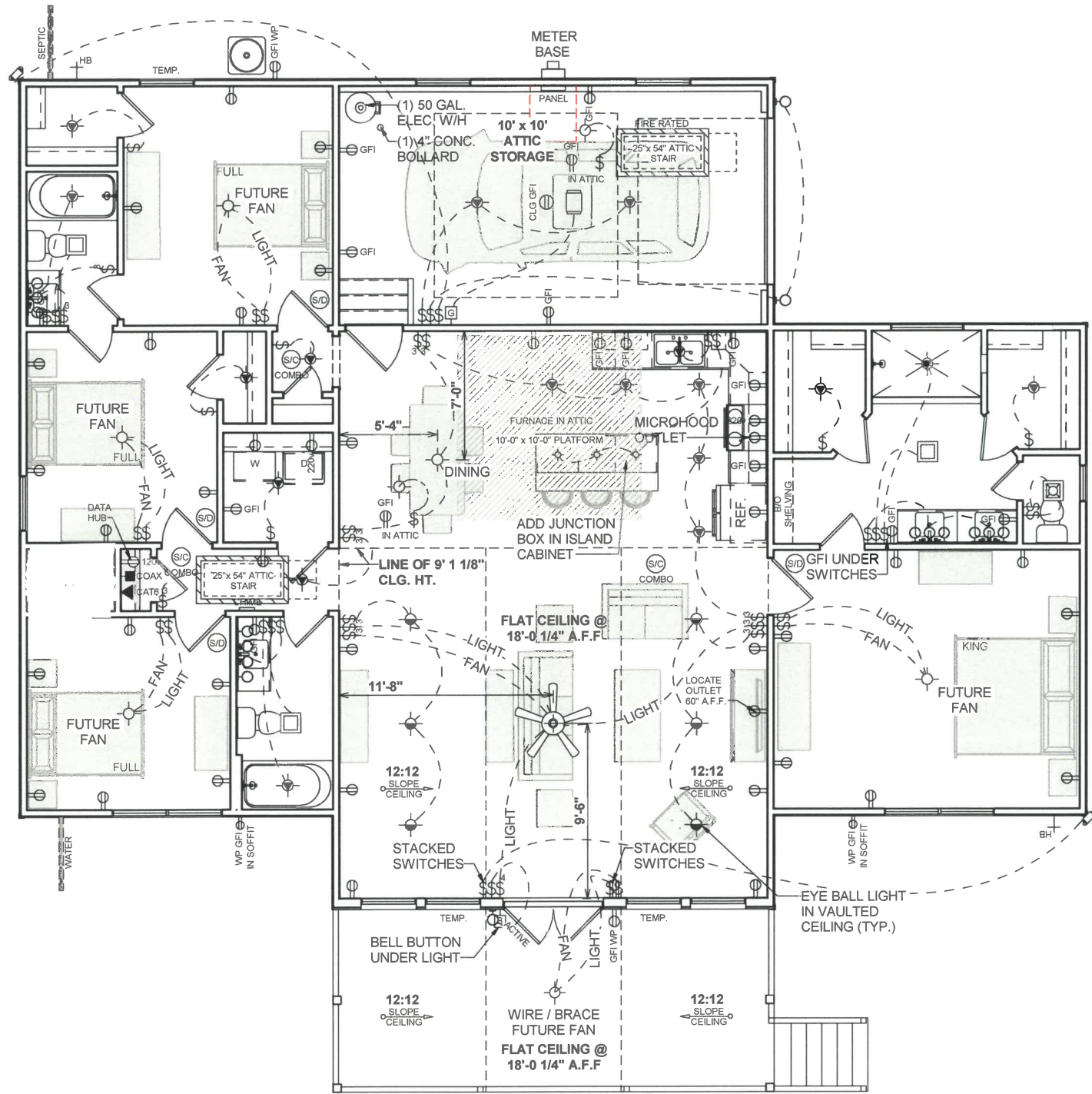


3 GARAGE DOOR JAMB FRAMING
1 1/2" = 1'-0"

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24" x 36" PAPER SIZE ENLARGE PRINTS TO 200%

FINAL CONSTRUCTION PLANS

SHEET #	PROPERTY OF:	DRAWN BY:	CHECKED BY:	PRINTED:	JOB #	THE:	AREAS:	REVISION SCHEDULE			
								REV #	DESCRIPTION	DATE	
G-1	AMERICA'S HOME PLACE	CLAUDIO S.	R. T. / T.R.	7/28/2025 10:21:48 AM	141-25-008	2x4 EXTERIOR WALLS	PLEASANTVIEW		FIRST FLOOR HEATED	1,898 SF	
									FRONT PORCH	1,898 SF	
									GARAGE	240 SF	
									TOTAL UNDER ROOF	316 SF	
										556 SF	
GARAGE DOOR DETAILS							00 ANDERSON CREEK SCHOOL RD. BUNNLEVEL, NC 28323	SOLD BY: A. VIRT	OFFICE: FAYETTEVILLE-141		2,453 SF



1 FIRST FLOOR ELECTRICAL PLAN
1/8" = 1'-0"

ELECTRICAL NOTES:

- BRANCH CIRCUITS THAT SUPPLY 125V, SINGLE PHASE, 15 & 20 AMP RECEPTACLE OUTLETS IN ALL ROOMS AS REQUIRED BY CODE, SHALL BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT N.C. ELECT.CODE SECT.210.12(b)
- CONFORM ELECT. WIRING & COMPONENTS TO CURRENT NEC PROVISIONS FOR 1 & 2 FAMILY DWELLINGS AS REQUIRED BY CODE
- OUTLET, FIXTURE, & COMPONENT LOCATIONS ARE APPROXIMATE AND WILL VARY DUE TO DESIGN AND CODE RESTRICTIONS & REQUIREMENTS
- SERVICE DISCONNECT REQUIRED
- CONDENSATE PUMP REQUIRED

HVAC NOTES:

- FURNACE NOT LOCATED ON HEATED AREA IS TO BE AS CENTRALLY LOCATED AS POSSIBLE IN ACCORDANCE WITH ALL APPLICABLE CODES
- RETURN AIR REGISTERS TO BE AS CLOSE TO FURNACE UNIT & CENTRALLY LOCATED AS POSSIBLE
- OUTSIDE COMPRESSOR UNIT TO BE LOCATED AS CLOSE TO INTERIOR AIR HANDLER AS POSSIBLE
- OUTSIDE COMPRESSOR UNIT TO BE LOCATED 10'-0" AWAY MIN. FROM DRYER VENT
- HVAC, THERMOSTAT, RETURN AIR, AND SUPPLIES TO BE DESIGNED & LOCATED BY MECHANICAL CONTRACTOR
- BUILDER AND HVAC CONTRACTOR RESERVE THE RIGHT TO LOCATE SUPPLY VENTS AND/OR LINES TO ACCOMMODATE OPTIMUM USAGE AND RESTRICTIONS DUE TO CODE & DESIGN REQUIREMENTS

ELECTRICAL LEGEND

LIGHT FIXTURES

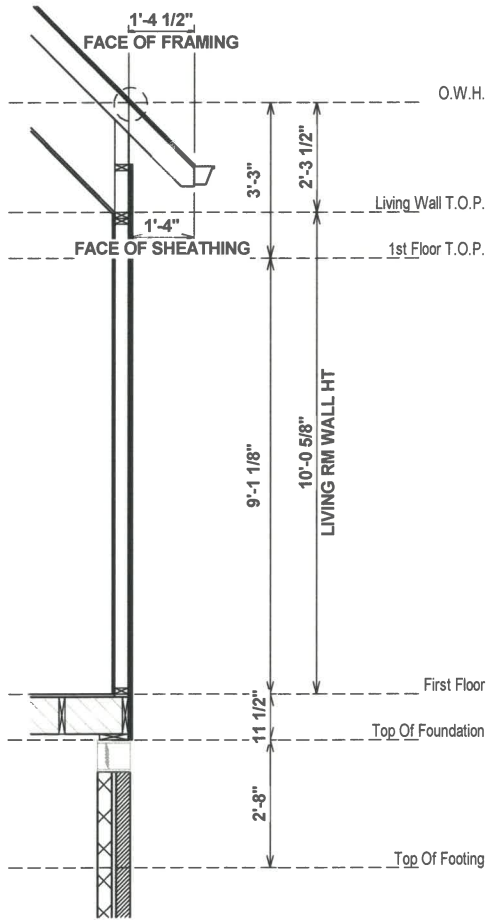
CEILING FAN	
CEILING MOUNT	
COACH / SCONCE	
EXHAUST FAN	
EXHAUST FAN W/ LIGHT	
EXTERIOR FLOOD	
FLUORESCENT - CEILING	
FLUORESCENT - WALL	
LED	
PENDANT	
RECESSED CAN	
RECESSED EYEBALL CAN	
UNDER / OVER CABINET LIGHT	
VANITY	

ELECTRICAL FIXTURES

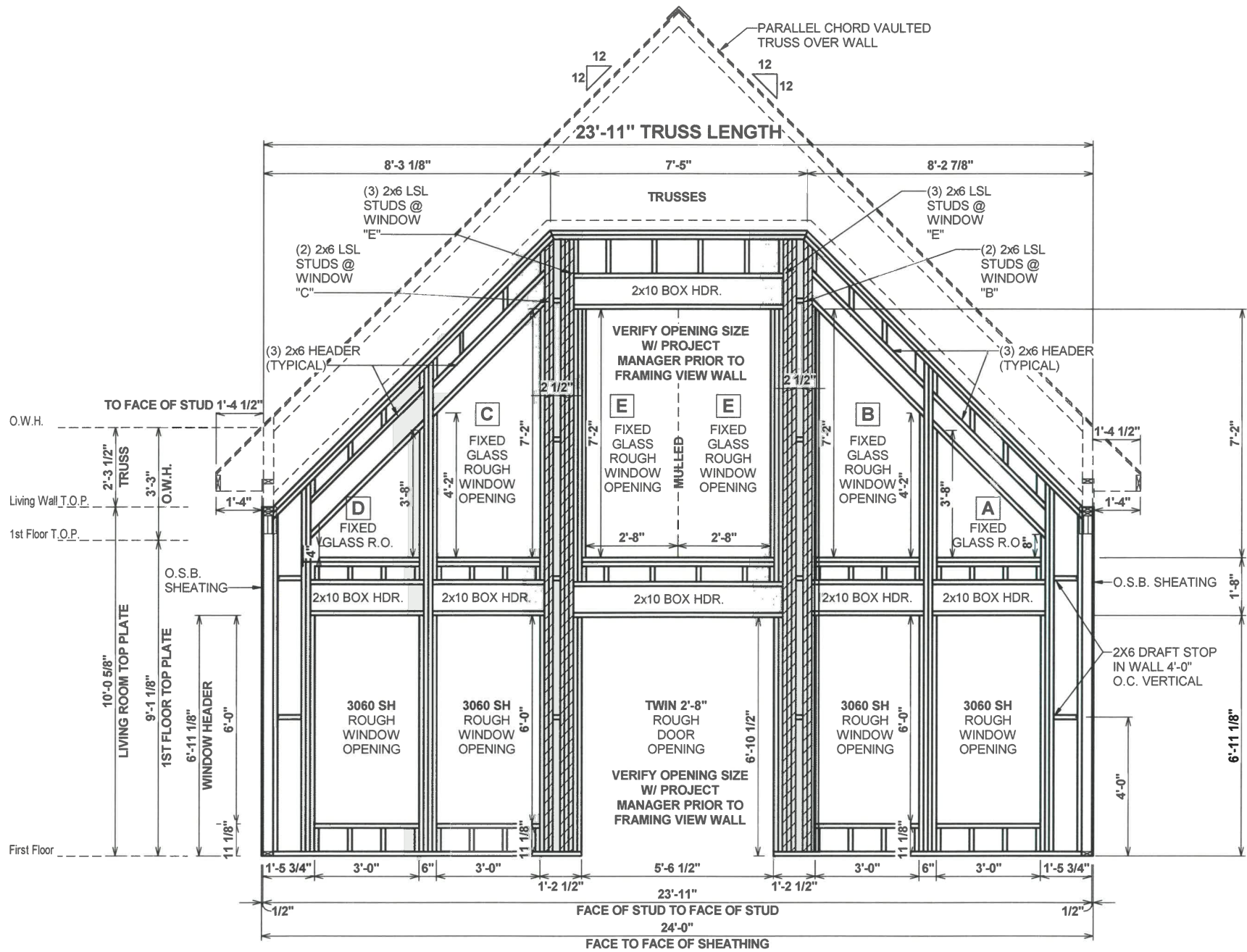
DOOR BELL BUTTON	
DOOR BELL CHIME	
GARAGE DOOR OPENER	
MEDIA	
OUTLET	
OUTLET - CEILING	
OUTLET - FLOOR	
OUTLET - GFI	
OUTLET - 220v	
OUTLET - GFI POP-UP	
SWITCH	
SMOKE & CARBON DETECTOR	
SMOKE DETECTOR	
THERMOSTAT	

REVISION SCHEDULE	REV #	DESCRIPTION	DATE
AREAS:	FIRST FLOOR HEATED	1,898 SF	
	FRONT PORCH	240 SF	
	GARAGE	316 SF	
	TOTAL UNDER ROOF	556 SF	
		2,453 SF	
THE:	PLEASANTVIEW		
	KERI & JOSEPH JOHNSON		
FOR:	00 ANDERSON CREEK SCHOOL RD.		
	BUNNLEVEL, NC 28323		
OFFICE:	SOLD BY:		
	A. VIRT		
JOB #	141-25-008		
	2x4 EXTERIOR WALLS		
FOUNDATION TYPE:	CRAWL SPACE		
	DRAWN BY: CLAUDIO S.		
CHECKED BY:	R.T. / T.R.		
	PRINTED: 7/28/2025 10:21:49 AM		
PROPERTY OF:	AMERICA'S HOME PLACE		
	© COPYRIGHT - 2024		
SHEET #	H-1		
	FIRST FLOOR ELECTRICAL PLAN		

FINAL CONSTRUCTION PLANS



② O.W.H. IN LIVING ROOM
1/4" = 1'-0"



① FRONT WALL FRAMING DETAIL
1/4" = 1'-0"

NOTES:
WALL TO BE 2x6 STUDS
UNLESS NOTE OTHERWISE.

ROUGH WINDOW OPENING
TO BE DETERMINED BY
WINDOW MANUFACTURE.

OPT. PAPER SIZE: for 1/4" = 1'-0" on 24" x 36" PAPER SIZE ENLARGE PRINTS TO 200%.

FINAL CONSTRUCTION PLANS

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SCALE: 1/4" = 1'-0"		SHEET #		PROPERTY OF:		DRAWN BY:		JOB #		THE:		PLEASANTVIEW		AREAS:		REVISION SCHEDULE	
S-1  © COPYRIGHT - 2024		CLAUDIO S.		2x4 EXTERIOR WALLS		R.T. / T.R.		141-25-008		FOR:		KERI & JOSEPH JOHNSON		FIRST FLOOR HEATED		1,898 SF	
														FRONT PORCH		240 SF	
														GARAGE		316 SF	
														TOTAL UNDER ROOF		556 SF	
																2,453 SF	
		FAYETTEVILLE-141		OFFICE:		SOLD BY:		00 ANDERSON CREEK SCHOOL RD. BUNNLEVEL, NC 28323									
DETAILS & SECTIONS																	



To: Patrick Huettner
920-419-4931
3266 Sanderosa Rd. Fayetteville, NC 28312
phuettner@americashomeplace.com

Subject: Balloon Framed Wall Issue
00 Anderson Creek School Rd.
Bunnlevel, NC 28323
JDS Consulting Project No.: 25902255
Review Date: 07/24/2025

Respectfully Submitted,
Corey Reeves
JDS Consulting



Page 1 of 2



1 FRONT WALL FRAMING DETAIL
1/4" = 1'-0"

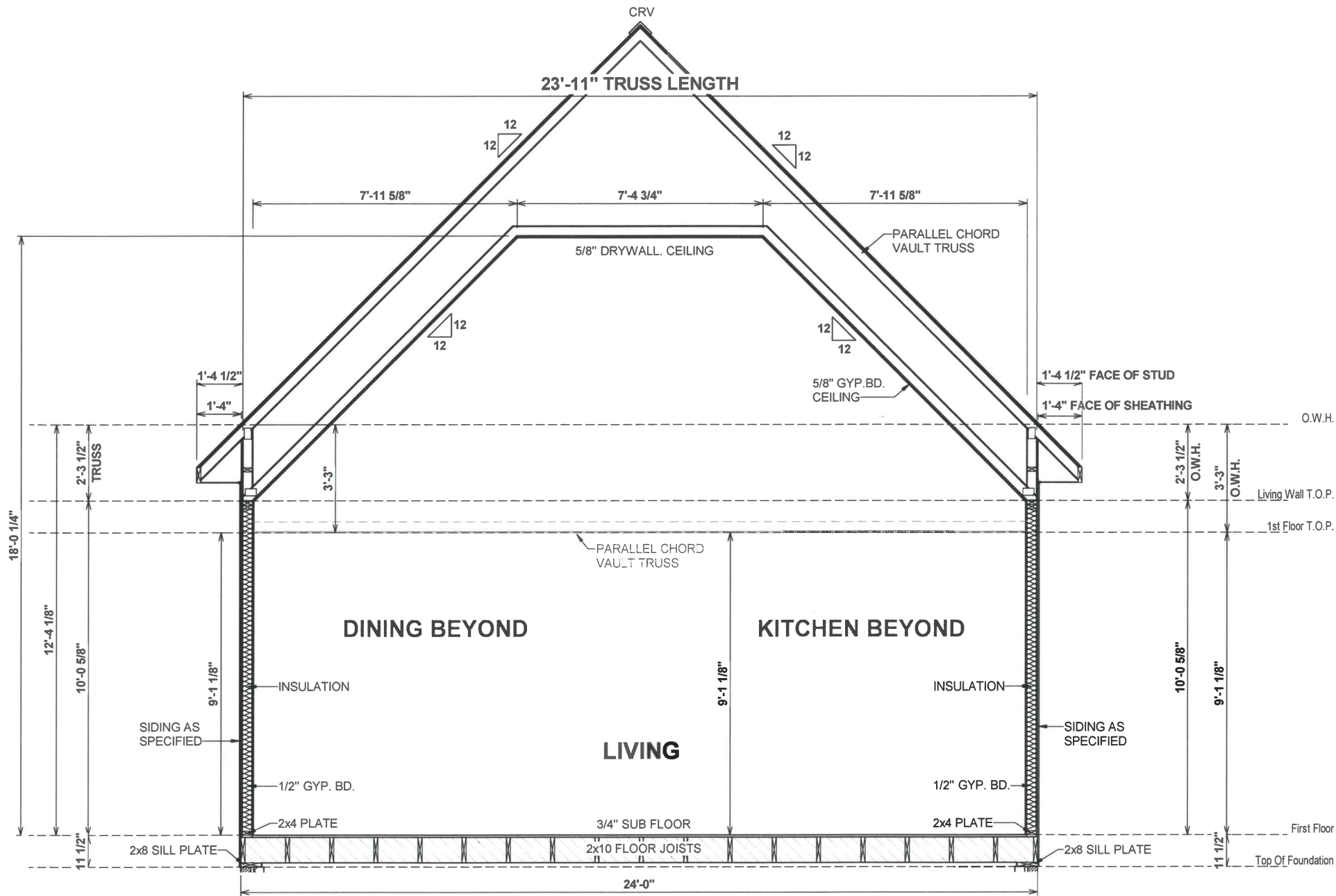
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S-1a		 © COPYRIGHT - 2024.		CLAUDIO S.		141-25-008		PLEASANTVIEW		FIRST FLOOR HEATED		1,898 SF					
				CHECKED BY:		2x4 EXTERIOR WALLS		FOR:		KERI & JOSEPH JOHNSON		1,898 SF					
				R. T. / T.R.								FRONT PORCH		240 SF			
				PRINTED:		FOUNDATION TYPE:						GARAGE		316 SF			
				7/28/2025 10:21:49 AM		CRAWL SPACE		00 ANDERSON CREEK SCHOOL RD. BUNNILEVEL, NC 28323						556 SF			
ENGINEER REPORT (TALL WALL)								OFFICE:		TOTAL UNDER ROOF		2,453 SF					
								SOLD BY:									
								FAYETTEVILLE-141		A. VIRT							
SCALE:																	

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1 SECTION THRU GREAT ROOM
1/4" = 1'-0"

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THE:

PLEASANTVIEW

AREAS:

REV #

DESCRIPTION

DATE

FIRST FLOOR HEATED

1,898 SF

FRONT PORCH

240 SF

GARAGE

316 SF

TOTAL UNDER ROOF

556 SF

2,453 SF

FOR: KERI & JOSEPH JOHNSON

00 ANDERSON CREEK SCHOOL RD.

BUNNLEVEL, NC 28323

SOLD BY:

A. VIRT

OFFICE:

FAYETTEVILLE-141

FOUNDATION TYPE:

CRAWL SPACE

2x4 EXTERIOR WALLS

2x4 EXTERIOR WALLS

2x4 EXTERIOR WALLS

2x4 EXTERIOR WALLS

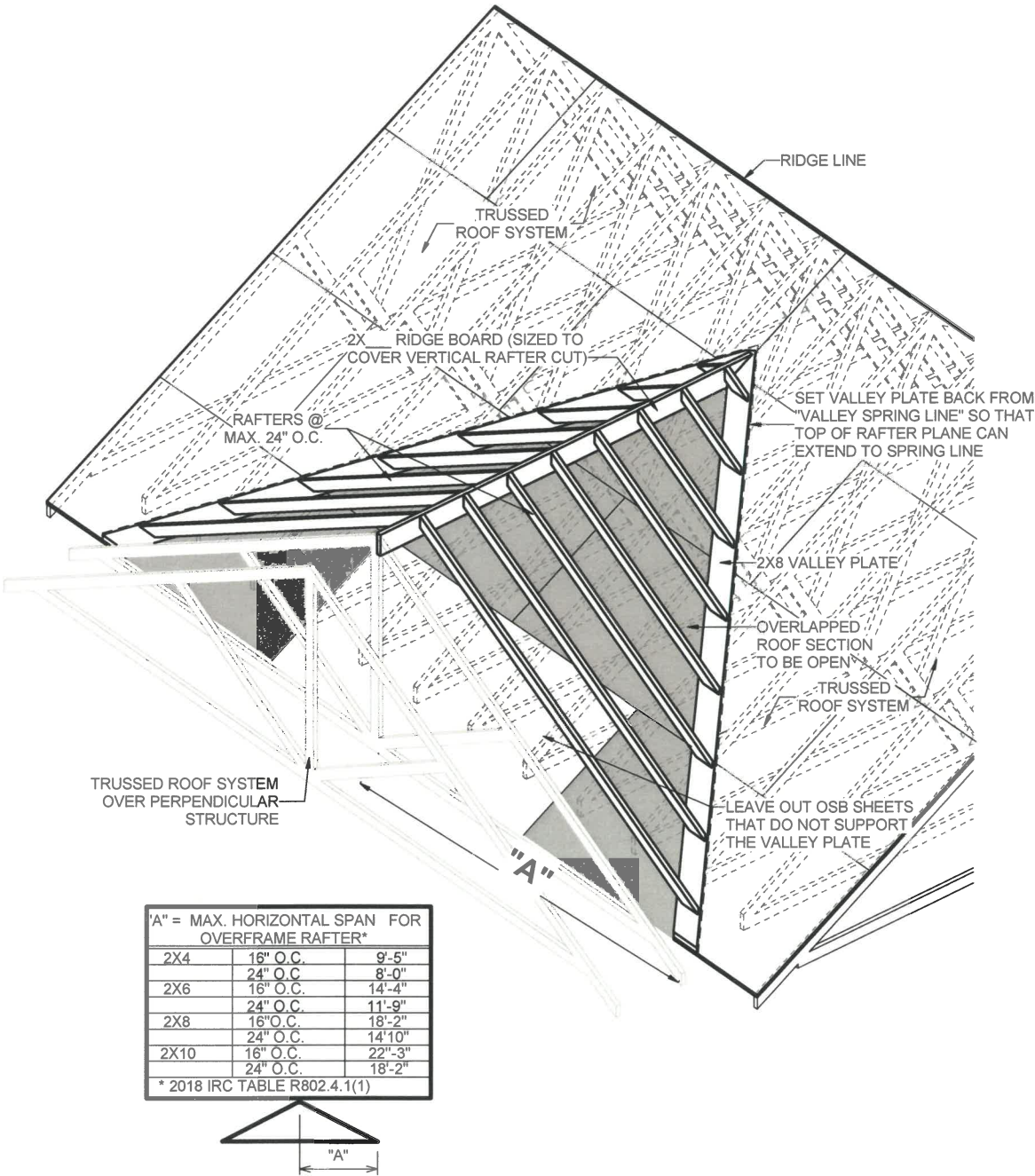
2x4 EXTERIOR WALLS

2x4 EXTERIOR WALLS

2x4 EXTERIOR WALLS

2x4 EXTERIOR WALLS

2x4 EXTERIOR WALLS



2 ROOF OVERFRAMING DETAIL @ INTERSECTION
1/4" = 1'-0"

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141-25-008

2x4 EXTERIOR WALLS

FOUNDATION TYPE:

CRAWL SPACE

THE:

PLEASANTVIEW

FOR: KERI & JOSEPH JOHNSON

00 ANDERSON CREEK SCHOOL RD.
BUNNLEVEL, NC 28323

OFFICE:

FAYETTEVILLE-141

SOLD BY:

A. VIRT

AREAS:

FIRST FLOOR HEATED

1,898 SF

FRONT PORCH

240 SF

GARAGE

316 SF

TOTAL UNDER ROOF

2,453 SF

REVISION SCHEDULE

REV #

DESCRIPTION

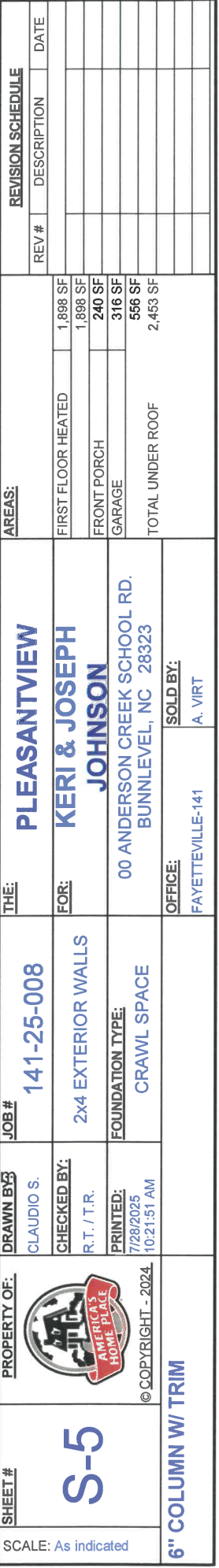
DATE



FINAL CONSTRUCTION PLANS

SCALE: As indicated

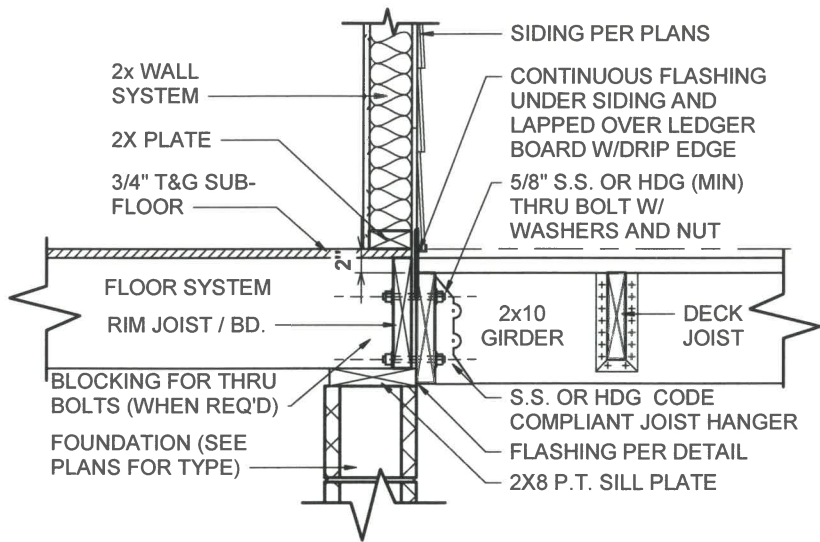
DETAILS/SECTIONS



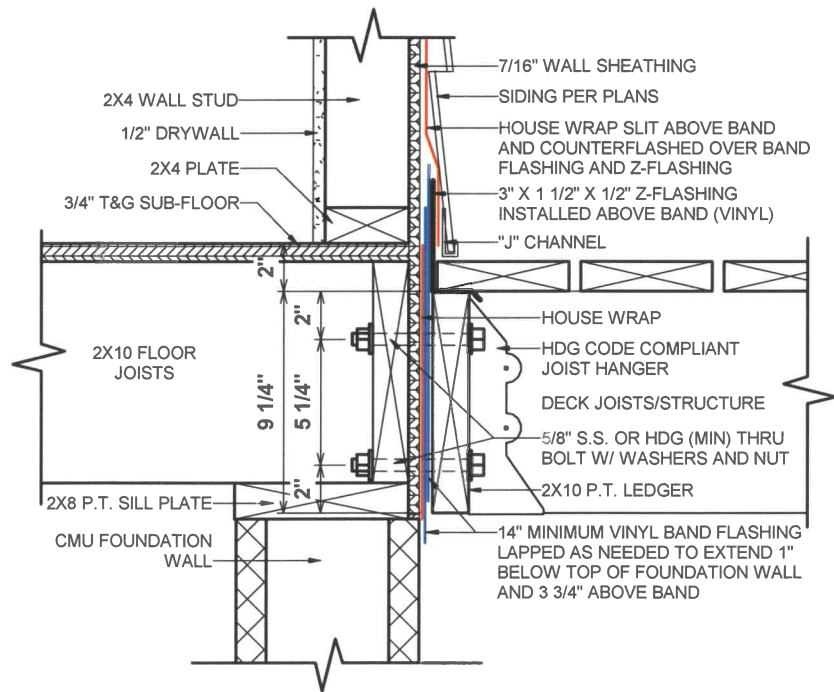
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6" COLUMN W/ TRIM



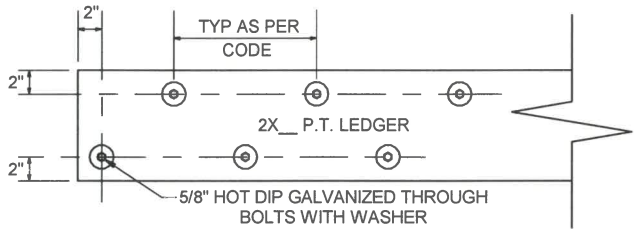
1 87-0.6-DECK LEDGER CONNECTION
3/4" = 1'-0"



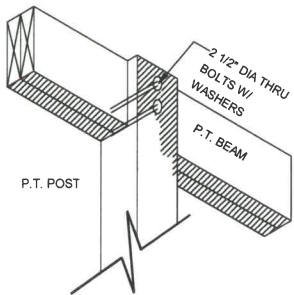
2 87-480.2 PORCH LEDGER FLASHING
1 1/2" = 1'-0"

FASTNERS	8' MAX. JOIST SPAN	16' MAX. JOIST SPAN
5/8" HOT DIPPED GALV.BOLTS WITH NUT AND WASHER	1 @ 3'-6" O.C.	1 @ 1'-8" O.C.
AND	AND	AND
12 D COMMON HOT DIPPED GALV. NAILS	2 @ 8" O.C.	3 @ 6" O.C.

AM104.1.1 ALL STRUCTURES EXCEPT BRICK VENEER STRUCTURES



LEDGER BOARD AND FASTENER DETAIL



POST TO BEAM CONNECTION

REVISION SCHEDULE		
REV #	DESCRIPTION	DATE

AREAS:	1,898 SF	1,898 SF	240 SF	316 SF	556 SF	2,453 SF
FIRST FLOOR HEATED						
FRONT PORCH						
GARAGE						
TOTAL UNDER ROOF						

THE: PLEASANTVIEW	FOR: KERI & JOSEPH JOHNSON	00 ANDERSON CREEK SCHOOL RD. BUNNLEVEL, NC 28323	SOLD BY: A. VIRT
JOB # 141-25-008	2x4 EXTERIOR WALLS	FOUNDATION TYPE: CRAWL SPACE	OFFICE: FAYETTEVILLE-141

DRAWN BY: CLAUDIO S.	CHECKED BY: R.T. / T.R.	PRINTED: 7/28/2025 10:21:51 AM
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SHEET # S-6	STANDARD DECK DETAILS
-------------	-----------------------

ROUGH OPENINGS FOR MASONITE ENTRY DOORS

INSWING UNITS

2-8 X 6-8	34 1/2" X 82 1/2"
3-0 X 6-8	38 1/2" X 82 1/2"
3-0 X 6-8 W/ (2) 12" S.L.	65 1/4" X 82 1/2"
3-0 X 6-8 W/ 12" TRAN.	38 1/2" X 96"
3-0 X 6-8 W/ (2) 12" S.L. & 12" TRAN	65 1/4" X 96"

2-8 X 6-8	34 1/2" X 81"
3-0 X 6-8	38 1/2" X 81"
3-0 X 6-8 W (2) 12" S.L.	65 1/4" X 81"
3-0 X 6-8 W/ 12" TRAN.	38 1/2" X 94 1/2"
3-0 X 6-8 W (2) 12" S.L. & 12" TRAN.	65 1/4" X 94 1/2"

6-0 X 6-8 CENTER HINGED (IN SWING)	75 5/8" X 82 1/2"
6-0 X 6-8 FRENCH (IN SWING)	75 1/4" X 82 1/2"
6-0 X 6-8 IN SWING W/ 12" TRAN.	75 5/8" X 96"
6-0 X 6-8 FRENCH W/ 12" TRAN.	75 1/4" X 96"

5-0 X 6-8 SLIDER	60 1/4" X 80 1/2"
6-0 X 6-8 SLIDER	72 1/4" X 80 1/2"

Technical drawings of three garden tub models, showing overall dimensions and internal soaking area dimensions.

- Tub/Shower Combo:**
 - Overall Dimensions: 60" (Length) x 33" (Width)
 - Internal Soaking Area: 72 1/2" HIGH
- Garden Tub A:**
 - Overall Dimensions: 60 1/8" (Length) x 49 1/4" (Width)
 - Internal Soaking Area: 27 3/4" HIGH
- Garden Tub B:**
 - Overall Dimensions: 60 1/8" (Length) x 41 3/4" (Width)
 - Internal Soaking Area: 25 3/4" HIGH

2-8 X 5-0 TWIN	63 1/2" X 59 1/2"	64" X 60"
2-8 X 6-0 TWIN	63 1/2" X 71 1/2"	64" X 72"
3-0 X 5-0 TWIN	71 1/2" X 59 1/2"	72" X 60"
3-0 X 6-0 TWIN	71 1/2" X 71 1/2"	72" X 72"
3-0 X 5-0 TRIPLE	107 1/2" X 59 1/2"	108" X 60"
3-0 X 6-0 TRIPLE	107 1/2" X 71 1/2"	108" X 72"
1-8 / 3-0 / 1-8 X 6-0	75 1/2" X 71 1/2"	76" X 72"
2-0 / 3-0 / 2-0 X 6-0	83 1/2" X 71 1/2"	84" X 72"

3-0 HALF-ROUND (18" TALL)	CALL SIZE + 18" TO HGT. OF WINDOW
12" TRANSOM	CALL SIZE + 12" TO HGT. OF WINDOW
2-8 ARCH TRAN. (14" TALL)	CALL SIZE + 14" TO HGT. OF WINDOW
3-0 ARCH TRAN. (16" TALL)	CALL SIZE + 16" TO HGT. OF WINDOW
2-8 TW ARCH TRAN. (20" TALL)	CALL SIZE + 20" TO HGT. OF WINDOW
2-8 TW ARCH TRAN. (20" TALL)	CALL SIZE + 20" TO HGT. OF WINDOW
2-8 HALF-ROUND (16" TALL)	CALL SIZE + 16" TO HGT. OF WINDOW

4-0 X 5-0 EYEBROW	48" X 60"
3-0 X 4-0 PALLADIAN	36" X 48"
3-0 X 5-0 PALLADIAN	60" X 72"

-
- 36 1/4"
- 37 1/2"
- 48 1/8"
- 37 3/4"
- 60 1/8"
- 37 3/4"
- SHOWER STALLS**

4 X 8 O.S.B. SHEATHING

2X10 BLOCKING SUPPORT 4'-0" ON CENTER

3 NAILS TIE JOIST TO BEAM

3 NAILS TIE JOIST TOGETHER

2X4 BLOCKING TO REINFORCE SPLICE

FLOOR JOIST SYSTEM

2 X 10 RIM JOIST

1/2" ANCHOR BOLTS IN JOINT OF TOP COURSE & CORE OF 2ND COURSE

ANCHOR BOLT WITHIN 1'-0" OF CORNER

2X8 SILL PLATE

SILL SEALER (BASEMENTS ONLY)

1 87.8-ANCHOR BOLT PLACEMENT DETAIL

FINAL CONSTRUCTION PLANS

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		CHECKED BY:	2x4 EXTERIOR WALLS	FOR:	KERI & JOSEPH JOHNSON				
		PRINTED:	FOUNDATION TYPE:	00 ANDERSON CREEK SCHOOL RD. BUNNLEVEL, NC 28323					
			CRAWL SPACE						
				OFFICE:	SOLD BY:				
				FAYETTEVILLE-141		A. VIRT			

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