

THE SWINSON RESIDENCE

HOLLY SPRINGS, NORTH CAROLINA

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FIXTURES.
2. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHIVAL DESIGNS, INC. FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FROST LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE AS PER CODE.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FOREST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ETC. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE AND LOCAL BUILDING CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THRU THE LEVELS BELOW AND TERMINATE AT THE BASEMENT FLOOR OR AT OTHER BEARING POINTS DESIGNED TO CARRY THE LOAD.
10. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
11. DONALDSON DESIGNS, INC. IS THE SOLE OWNER OF THIS AND ANY DERIVATIVE ODFICATION OF THIS COPYRIGHT PROTECTED PLAN.
12. ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND MODIFY ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 14" CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
13. THE DRAWINGS PREPARED BY ARCHIVAL DESIGNS, INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.

GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN AT 4" UNLESS OTHERWISE NOTED ON PLANS. ALL ANGLED WALLS ARE 45 UNLESS OTHERWISE NOTED ON PLANS.

SMOKE DETECTORS:
LOCATION AND NUMBER OF SMOKE DETECTORS SHALL CONFORM TO NEC.

EGRESS:
ALL BEDROOMS MUST AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO VERIFY CHOSEN WINDOWS THAT MEET EGRESS AS MANUFACTURERS VARY.

ATTIC ACCESS:
MINIMUM ATTIC ACCESS SHALL BE PROVIDED BY GENERAL CONTRACTOR AND LOCATED ON SITE.

WALL / CEILING HGT.
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HEIGHT FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

PLAN NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FIXTURES / VAPMS.
2. CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING ANY CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO DONALDSONDESIGNS, INC. FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED NEVER SCALED.
4. ALL FOOTINGS TO BE BELOW FRONT LINE (SEE LOCAL CODE) AND MUST REST ON UNDISTURBED SOIL CAPABLE OF HANDLING THE BUILDING. CONSULT LOCAL ENGINEER FOR PROPER FOOTING AND REINFORCING SIZES.
5. CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. IF BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL, REINFORCE PER CODE REQUIREMENTS.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO WIDE VARIANCE IN LOCAL CODES, SOIL BEARING CONDITIONS, FOREST LINE DEPTH, GEOLOGICAL AND WEATHER CONDITIONS, ECT. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING AND VERIFYING ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A QUALITY SAFE STRUCTURE.
8. ALL WOOD, CONCRETE, AND STEEL STRUCTURAL MEMBERS SHALL BE OF A GOOD GRADE AND QUALITY TO MEET ALL NATIONAL, STATE AND LOCAL CODES WHERE APPLICABLE.
9. ALL COLUMNS OR SOLID FRAMING SHOULD BE DESIGNED TO CARRY LOADS AND SHOULD EXTEND DOWN THROUGH ALL LEVELS BELOW AND TERMINATE AT LOAD BEARING POINTS DESIGNED TO CARRY THE LOAD.
10. ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND MODIFY ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 14" CAN ADVERSELY IMPACT FLOOR PLAN LAYOUT AND DESIGN.
11. THE DRAWINGS ARE PREPARED BY DONALDSONDESIGNS, INC. ANY STRUCTURAL DRAWINGS ARE TO BE PREPARED BY LOCAL ENGINEER.

CONSTRUCTION NOTES:

1. STEEL FLITCH BEAMS SHALL BE FASTENED TOGETHER WITH 1/2" DIAMETER BOLTS WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS SHALL BE SPACED AT MAXIMUM 24" O.C. STAGGERED TOP AND BOTTOM OF BEAM WITH A MINIMUM 2" EDGE DISTANCE. TWO BOLTS SHALL BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
2. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ANCHORED AT EACH END WITH A MINIMUM OF FOUR 1/4" NAILS OR TWO 1/2" x 4" LAG SCREWS.
3. ENGINEERED WOOD BEAMS SHALL BE INSTALLED WITH ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
4. ALL BEAMS SHALL BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF THREE STUDS.
5. SOLID BLOCKING SHALL BE PROVIDED AT ALL POINT LOADS TO TRANSFER LOADS THROUGH FLOOR LEVELS. COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION OR TO OTHER STRUCTURAL ELEMENTS.
6. ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS SHALL BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
7. WALL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE.
8. BRICK LINTELS SHALL BE 3 1/2" x 3 1/2" x 1/4" STEEL ANGLE FOR UP TO 60" MAXIMUM SPAN AND 4 x 4 x 5/8" FOR SPANS GREATER THAN 60".
9. BRICK LINTELS AT SLOPED AREAS SHALL BE 4 x 3 1/2" x 1/4" STEEL ANGLE WITH 1/4" NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" O.C. TO DOUBLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3 x 3 x 1/4" PLATES SHALL BE WELDED AT 24" O.C. ALONG THE STEEL ANGLE.



WINDOW SCHEDULE					
PLAN MARK	QUANTITY	WINDOW SIZE	WIDTH	HEIGHT	HEAD HGT.
W1	6	2/4 X 5/8 SINGLE	2'-4"	5'-8"	7'-6"
W2	2	2/6 X 6/0 SINGLE	2'-6"	6'-0"	7'-6"
W5	3	7/6 X 6/0 TRIPLE	8'-8"	6'-0"	7'-6"
W6	1	4/0 X 4/0 GLASS BLOCK	4'-0"	4'-0"	7'-6"
W8	1	7/6 X 5/8 TRIPLE	8'-2"	5'-8"	7'-6"
W9	4	2/4 X 4/8 SINGLE	2'-4"	4'-8"	
W14	2	5/4 X 6/10 TWIN W/ TRANSOM	5'-4"	8'-10"	8'-2"
W18	3	4/0 X 1/0	4'-0"	1'-0"	7'-6"

ROOM FINISH SCHEDULE					
NAME	WALL FINISH	FLOOR FINISH	CEILING FINISH	PERIMETER	AREA
BEDROOM 4	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	49'-4"	152 SF
BEDROOM 3	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	47'-8"	142 SF
BEDROOM 2	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	52'-8"	151 SF
STUDY	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	47'-4"	140 SF
GARAGE	PAINTED GYPSUM	CONC. SLAB	PAINTED GYPSUM	118'-0"	749 SF
M. BEDROOM	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	65'-8"	269 SF
GREAT ROOM	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	94'-5"	413 SF
FOYER	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	40'-4"	88 SF
DINING	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	54'-8"	178 SF
MUDROOM	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	37'-8"	88 SF
KITCHEN	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	65'-8"	250 SF

DOOR SCHEDULE			
DOOR SIZE	QUANTITY	HEAD HGT.	
2/0 X 6/8	1	6'-8"	
2/4 X 7/0	9	7'-0"	
2/8 X 7/0	3	7'-0"	
3/0 X 7/0	12	7'-0"	
3/0 X 7/6	1	7'-5 1/2"	
5/0 X 7/0	1	7'-0"	
6/0 X 7/0 DBL. BARN DOOR	1	7'-0"	
18/0 X 8/0 OVERHEAD DOOR	1	8'-0"	
Barn Door (Interior)	1	7'-0"	
UFD3690	1	8'-4"	
Grand total:	31		

SQUARE FOOTAGES:

FIRST FLOOR HEATED S.F.	2821.15
SECOND FLOOR HEATED S.F.	N/A
TOTAL HEATED S.F.	2821.15
GARAGE UNHEATED S.F.	772.10
PORCHES UNHEATED S.F.	588.23
TOTAL UN-HEATED S.F.	984.17

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DESIGN COMPANY:

designs

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CLIENT / OWNER:

THE SWINSON RESIDENCE
HOLLY SPRINGS, NORTH CAROLINA

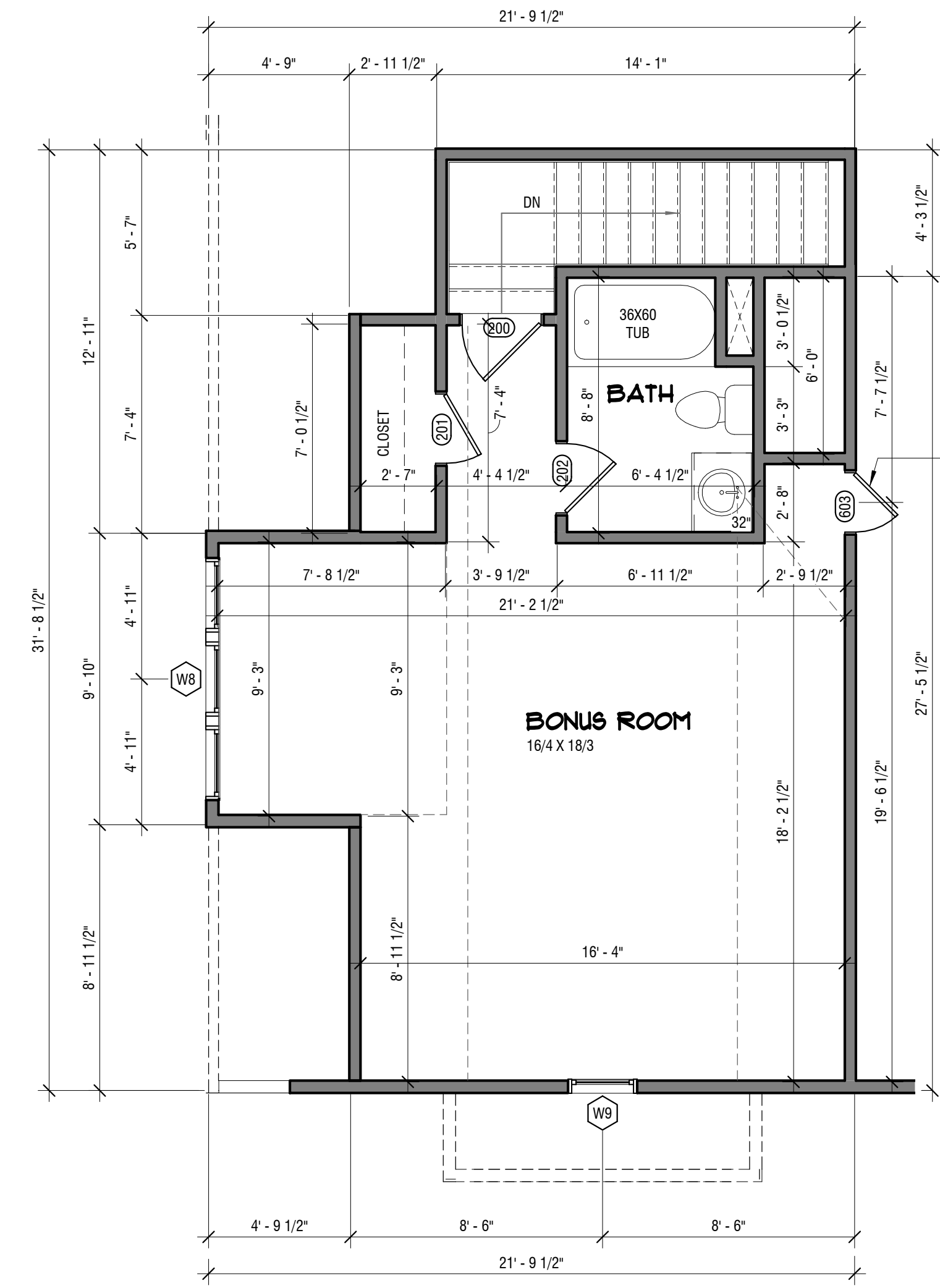
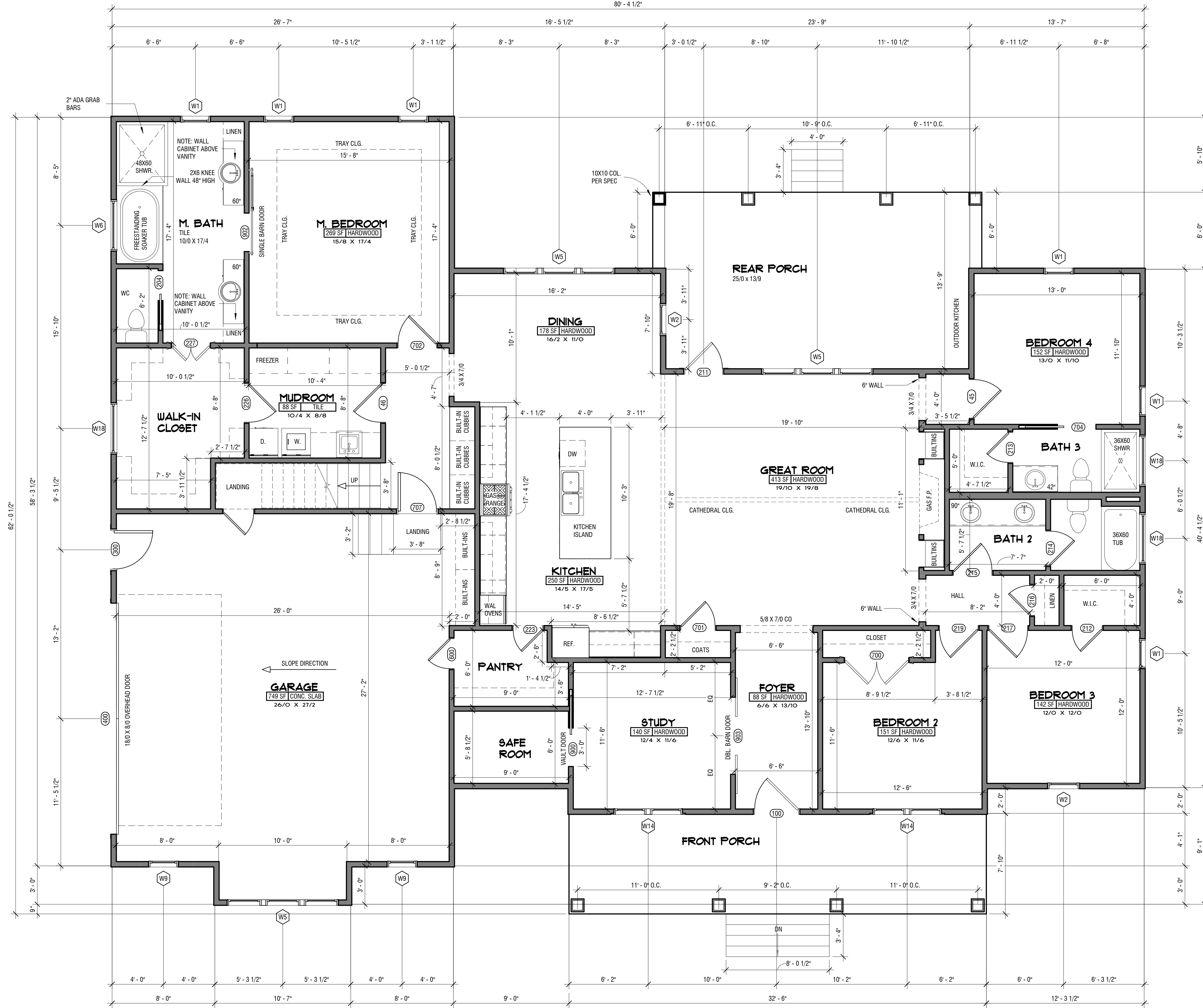
PROJECT INFORMATION:
THE SWINSON
Owner: ENCE
THE SWINSON
HOLLY SPRINGS, NORTH CAROLINA
Designer
12" = 1'-0"

SHEET INFORMATION:
COVER SHEET / SCHEDULES

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SHEET NUMBER

B0



CONSTRUCTION NOTES:

- STEEL FLITCH BEAMS SHALL BE FASTENED TOGETHER WITH 1/2" DIAMETER BOLTS WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS SHALL BE SPACED AT MAXIMUM 24" O.C. STAGGERED TOP AND BOTTOM OF BEAM WITH MINIMUM 2" EDGE DISTANCE. TWO BOLTS SHALL BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ANCHORED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS.
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- WALL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION 802.10 OF THE NORTH CAROLINA RESIDENTIAL CODE.
- BRICK UNTELS SHALL BE 3 1/2" x 3 1/2" x 1/4" STEEL ANGLE FOR UP TO 60" MAXIMUM SPAN AND 6 x 4 x 5/16" FOR SPANS GREATER THAN 60".
- BRICK UNTELS AT SLOPED AREAS SHALL BE 4 x 3 1/2" x 1/4" STEEL ANGLE WITH 16d NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" O.C. TO DOUBLE RAFTER. WHEN THE SLOPE EXCEEDS 4:3 A MINIMUM OF 3 x 3 x 1/4" PLATES SHALL BE WELDED AT 24" O.C. ALONG THE STEEL ANGLE.

PLAN NOTES:

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- ARCHITECTURAL DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND MODIFY ACCORDINGLY. (NOTE: FLOOR SYSTEMS DEEPER THAN 14" CAN ADVERSELY IMPACT FLOOR PLAN LAYOUT AND DESIGN).
- THE DRAWINGS ARE PREPARED BY DONALDSONDESIGNS, INC. ANY STRUCTURAL DRAWINGS ARE TO BE PREPARED BY LOCAL ENGINEER.

1 FIRST FLOOR
1/4" = 1'-0"

ROOM FINISH SCHEDULE					
NAME	WALL FINISH	FLOOR FINISH	CEILING FINISH	PERIMETER	AREA
BEDROOM 4	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	49'-4"	152 SF
BEDROOM 3	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	47'-8"	142 SF
BEDROOM 2	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	52'-8"	151 SF
STUDY	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	47'-4"	140 SF
GARAGE	PAINTED GYPSUM	CONC. SLAB	PAINTED GYPSUM	116'-0"	749 SF
M. BEDROOM	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	65'-8"	269 SF
GREAT ROOM	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	94'-5"	413 SF
FOYER	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	40'-4"	88 SF
DINING	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	54'-8"	178 SF
MUDROOM	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	37'-8"	88 SF
KITCHEN	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	65'-8"	250 SF

DOOR SCHEDULE			
DOOR SIZE	QUANTITY	HEAD HGT.	
2/0 X 6/8	1	6'-8"	
2/4 X 7/0	9	7'-0"	
2/8 X 7/0	3	7'-0"	
3/0 X 7/0	12	7'-0"	
3/0 X 7/6	1	7'-5 1/2"	
5/0 X 7/0	1	7'-0"	
6/0 X 7/0 DBL BARN DOOR	1	7'-0"	
18/0 X 8/0 OVERHEAD DOOR	1	8'-0"	
Barn Door (Interior)	1	7'-0"	
UJFD3690	1	8'-4"	
Grand total: 31			

WINDOW SCHEDULE						
PLAN MARK	QUANTITY	WINDOW SIZE	WIDTH	HEIGHT	HEAD HGT.	
W1	6	2/4 X 5/8 SINGLE	2'-4"	5'-8"	7'-6"	
W2	2	2/6 X 6/0 SINGLE	2'-6"	6'-0"	7'-6"	
W5	3	7/6 X 6/0 TRIPLE	8'-8"	6'-0"	7'-6"	
W6	1	4/0 X 4/0 GLASS BLOCK	4'-0"	4'-0"	7'-6"	
W8	1	7/6 X 5/8 TRIPLE	8'-2"	5'-8"	7'-6"	
W9	4	2/4 X 4/8 SINGLE	2'-4"	4'-8"		
W14	2	5/4 X 6/10 TWIN W/ TRANSOM	5'-4"	6'-10"	8'-2"	
W18	3	4/0 X 1/0	4'-0"	1'-0"	7'-6"	
22						

SQUARE FOOTAGES:

FIRST FLOOR HEATED S.F.	2821.15
SECOND FLOOR HEATED S.F.	N/A
TOTAL HEATED S.F.	2821.15
GARAGE UNHEATED S.F.	772.10
PORCHES UNHEATED S.F.	588.23
TOTAL UN-HEATED S.F.	964.17

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Builder or sub-contractor must check and verify all dimensions and report any discrepancies or potential problems before commencing work. He/she is fully responsible for any errors and their costs.

Upon completion of project all copies must be returned to DONALDSON DESIGN ARCHITECTURE, P.O. BOX 1000, HOLLY SPRINGS, NC 27540.

DESIGN COMPANY:
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CLIENT / OWNER:

THE SWINSON RESIDENCE

HOLLY SPRINGS, NORTH CAROLINA

PROJECT INFORMATION:
THE SWINSON
Owner: FENCE
THE SWINSON
HOLLY SPRINGS, NORTH CAROLINA
Designer
As indicated

SHEET INFORMATION:
FIRST FLOOR PLAN

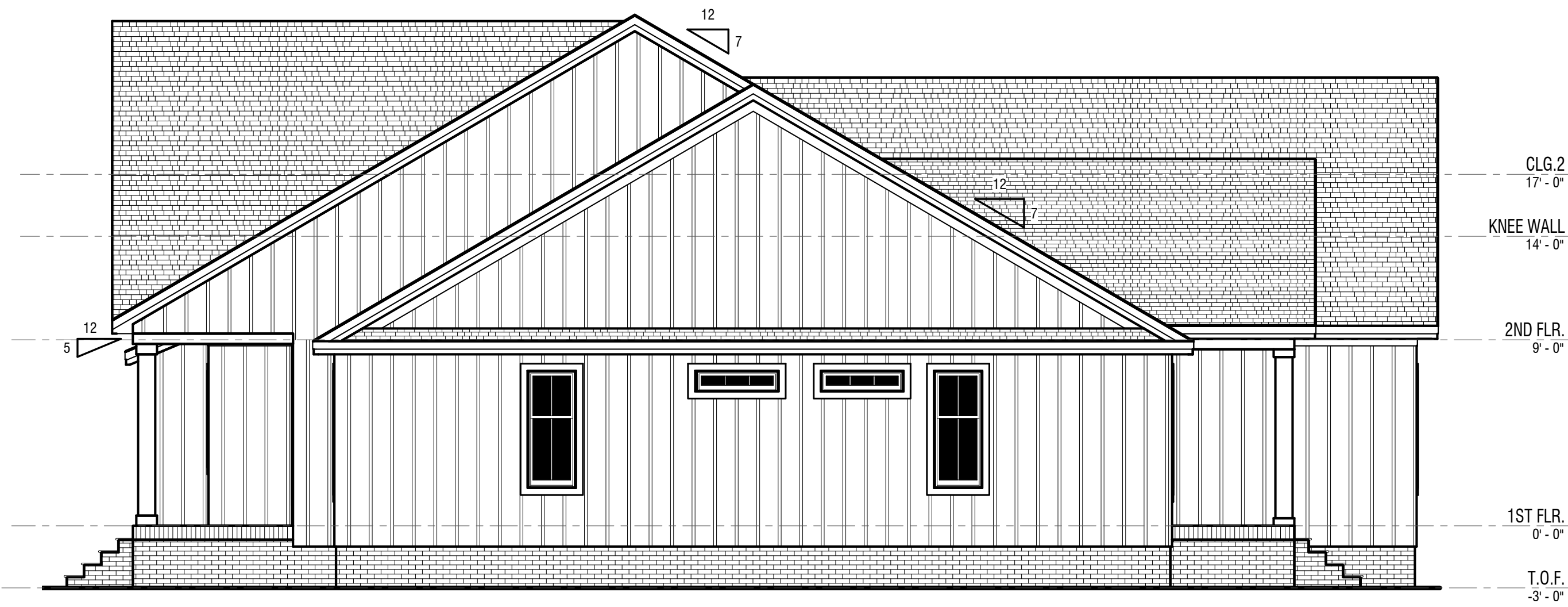
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SHEET NUMBER

B1



ROOM FINISH SCHEDULE					
NAME	WALL FINISH	FLOOR FINISH	CEILING FINISH	PERIMETER	AREA
BEDROOM 4	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	49' - 4"	152 SF
BEDROOM 3	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	47' - 8"	142 SF
BEDROOM 2	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	52' - 8"	151 SF
STUDY	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	47' - 4"	140 SF
GARAGE	PAINTED GYPSUM	CONC. SLAB	PAINTED GYPSUM	118' - 0"	749 SF
M. BEDROOM	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	85' - 8"	289 SF
GREAT ROOM	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	94' - 5"	413 SF
FOYER	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	40' - 4"	88 SF
DINING	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	54' - 8"	178 SF
MUDROOM	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	37' - 8"	88 SF
KITCHEN	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	65' - 8"	250 SF



WINDOW SCHEDULE					
PLAN MARK	QUANTITY	WINDOW SIZE	WIDTH	HEIGHT	HEAD HGT.
W1	6	2/4 X 5/8 SINGLE	2'-4"	5'-8"	7'-6"
W2	2	2/6 X 6/0 SINGLE	2'-6"	6'-0"	7'-6"
W5	3	7/6 X 6/0 TRIPLE	8'-8"	6'-0"	7'-6"
W6	1	4/0 X 4/0 GLASS BLOCK	4'-0"	4'-0"	7'-6"
W8	1	7/6 X 5/8 TRIPLE	8'-2"	5'-8"	7'-6"
W9	4	2/4 X 4/8 SINGLE	2'-4"	4'-8"	7'-6"
W14	2	5/4 X 6/10 TWIN W/ TRANSOM	5'-4"	6'-10"	8'-2"
W18	3	4/0 X 1/0	4'-0"	1'-0"	7'-6"

DOOR SCHEDULE		
DOOR SIZE	QUANTITY	HEAD HGT.
2/0 X 6/8	1	6'-8"
2/4 X 7/0	9	7'-0"
2/8 X 7/0	3	7'-0"
3/0 X 7/0	12	7'-0"
3/0 X 7/6	1	7'-5 1/2"
5/0 X 7/0	1	7'-0"
6/0 X 7/0 DBL. BARN DOOR	1	7'-0"
18/0 X 8/0 OVERHEAD DOOR	1	8'-0"
Barn Door (Interior)	1	7'-0"
UFD3690	1	8'-4"
Grand total: 31		

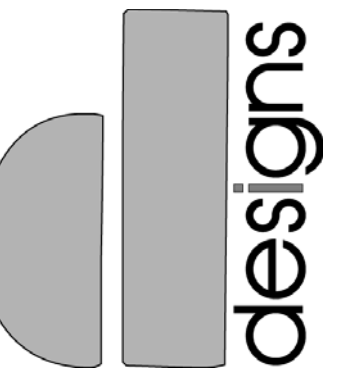


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Builder or sub-contractor must check and verify all dimensions and report any discrepancies or potential problems before commencing work. He/she is responsible for any errors and their costs.

Upon completion of project all copies must be returned to DDL with field change made for "As-Built" plans.

DESIGN COMPANY:



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DONALDSONDESIGNS@GMAIL.COM

CLIENT / OWNER:

THE SWINSON RESIDENCE
HOLLY SPRINGS, NORTH CAROLINA

PROJECT INFORMATION:

THE SWINSON
Owner: ENCE
THE SWINSON
HOLLY SPRINGS, NORTH CAROLINA
Designer
As indicated

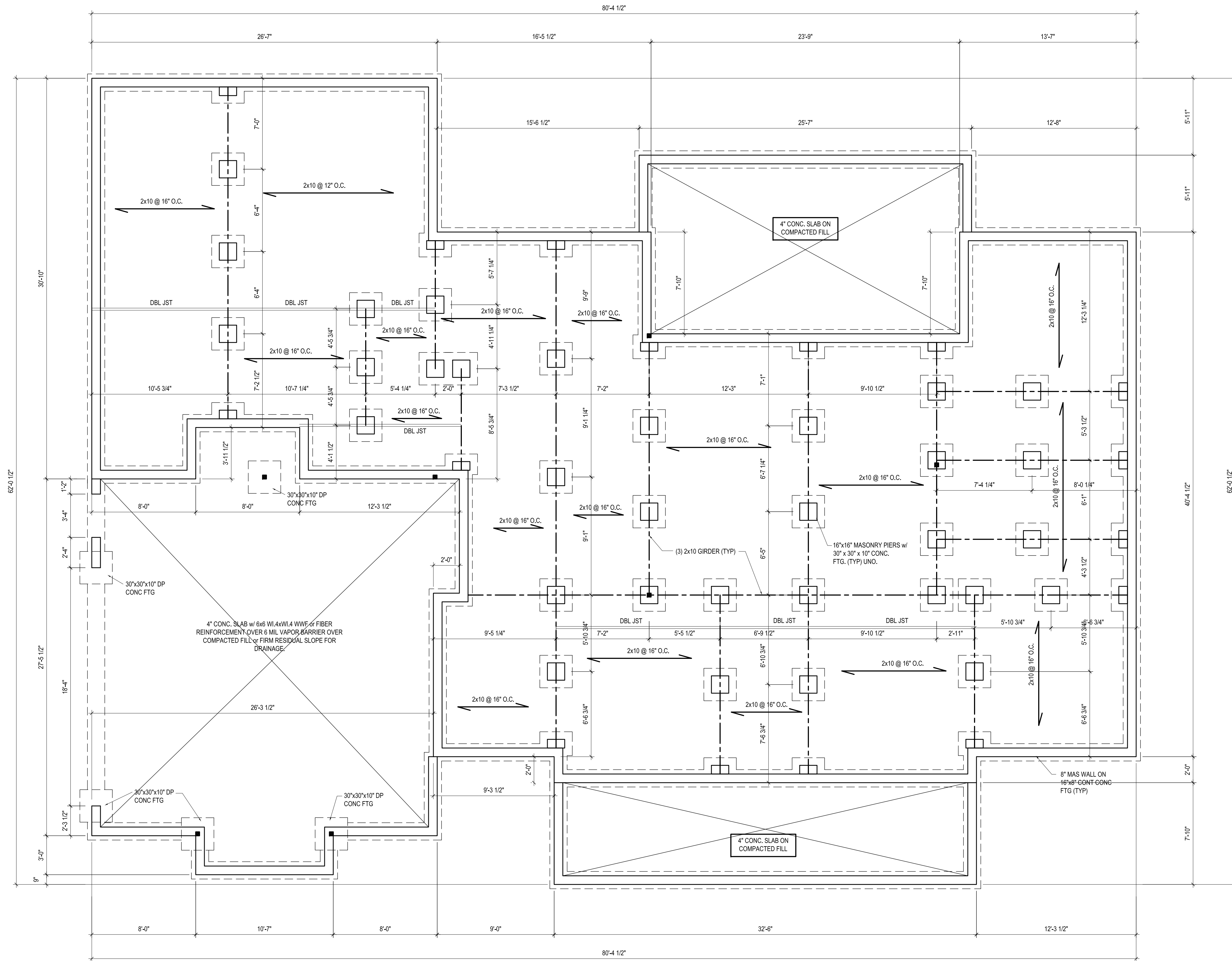
SHEET INFORMATION:

EXTERIOR ELEVATIONS

8/4/2020 6:10:05 AM

SHEET NUMBER

B2



FOUNDATION PLAN

Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Mark E. Jones, PE. Failure to do so will void Mark E. Jones, PE. Seal. Please review these documents carefully. Mark E. Jones, PE will interpret the all dimensions, recommendations, etc. presented in these documents were deemed acceptable once construction begins.

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 P.O. Box 982
 Fuquay-Varina, NC

Swinson Residence

Project #: 20-262
 Date: 11/16/2020
 Drawn/Design By: MEJ
 DWG. Checked By: MEJ
 Scale: 1/4"=1'-0"

REVISIONS		
No.	Date	Remarks
1		
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FOUNDATION

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 of 5

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 PROFESSIONAL SEAL
 032702
 11-16-2020
 ENGINEER
 MARK E. JONES

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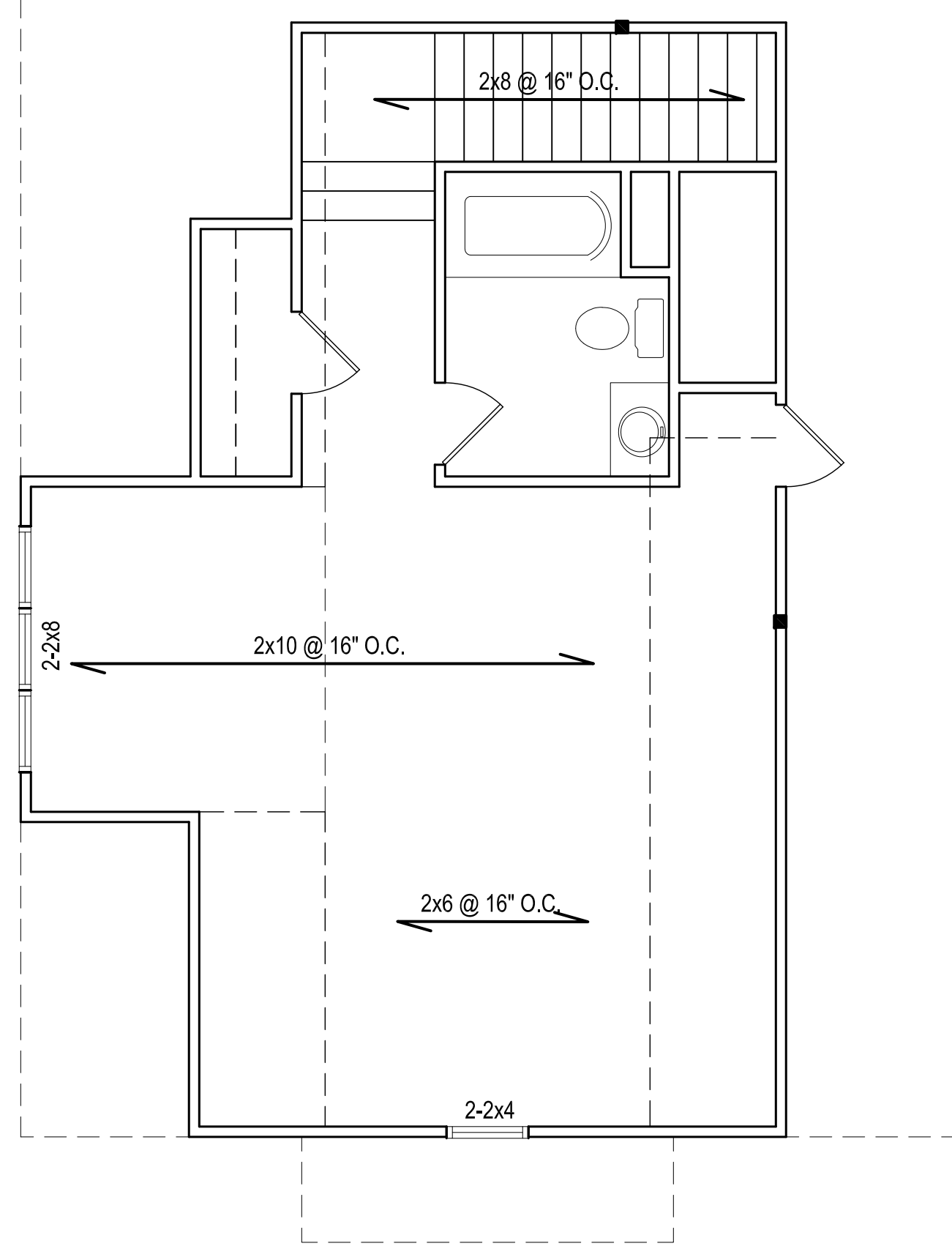
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STRUCTURAL

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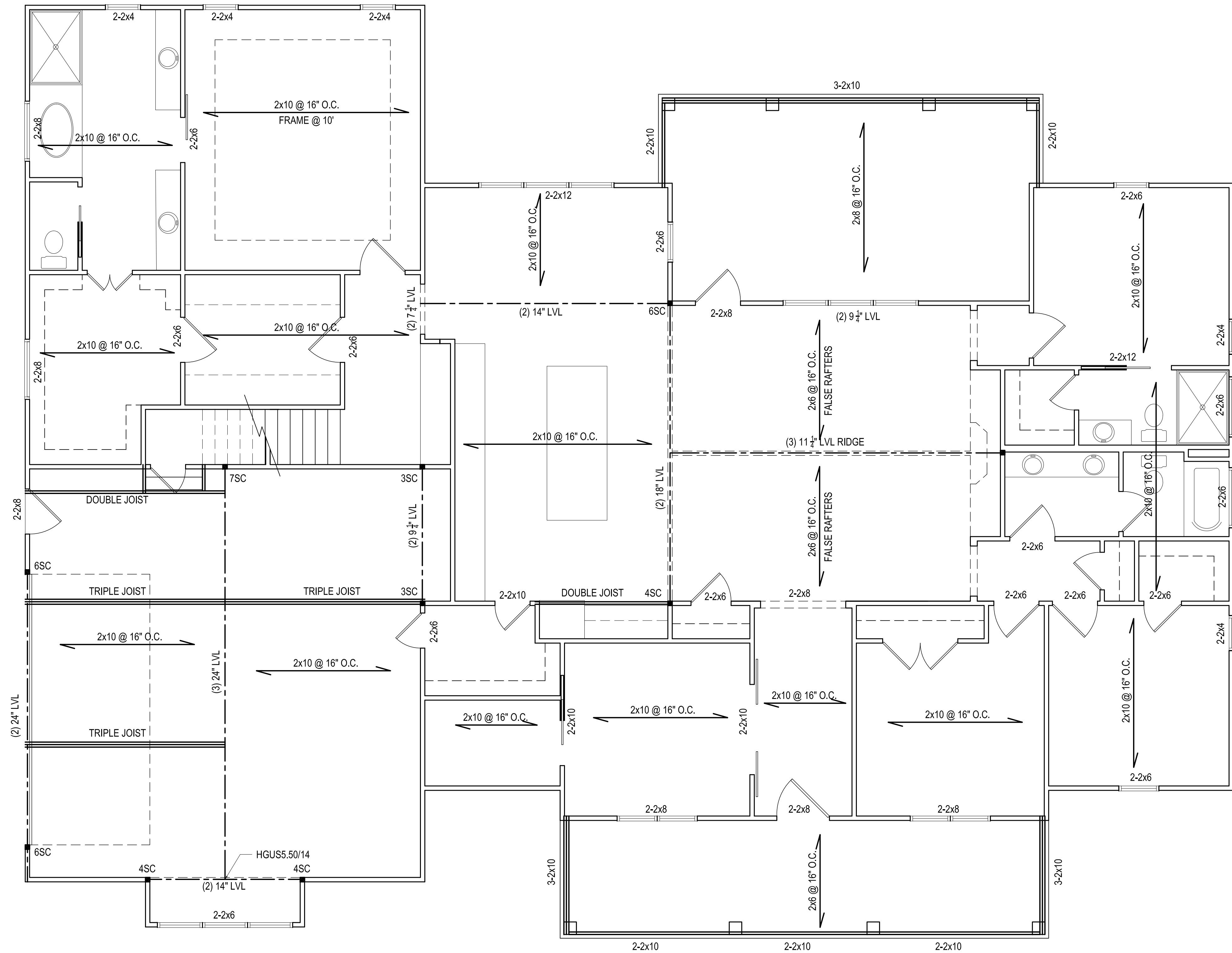
BRACED WALL NOTES

THIS PLAN SHALL BE CONTINUOUSLY BRACED WITH WOOD STRUCTURAL PANELS PER SECTION R602.10.3 OF THE NC RESIDENTIAL BUILDING CODE. NOTE ALL WALL BRACING LINES SATISFY THE MINIMUM AMOUNTS OF WALL BRACING PER CODE. GARAGE DOOR HEADER SHALL BE CONSTRUCTED PER FIGURE R602.10.1, METHOD PF.



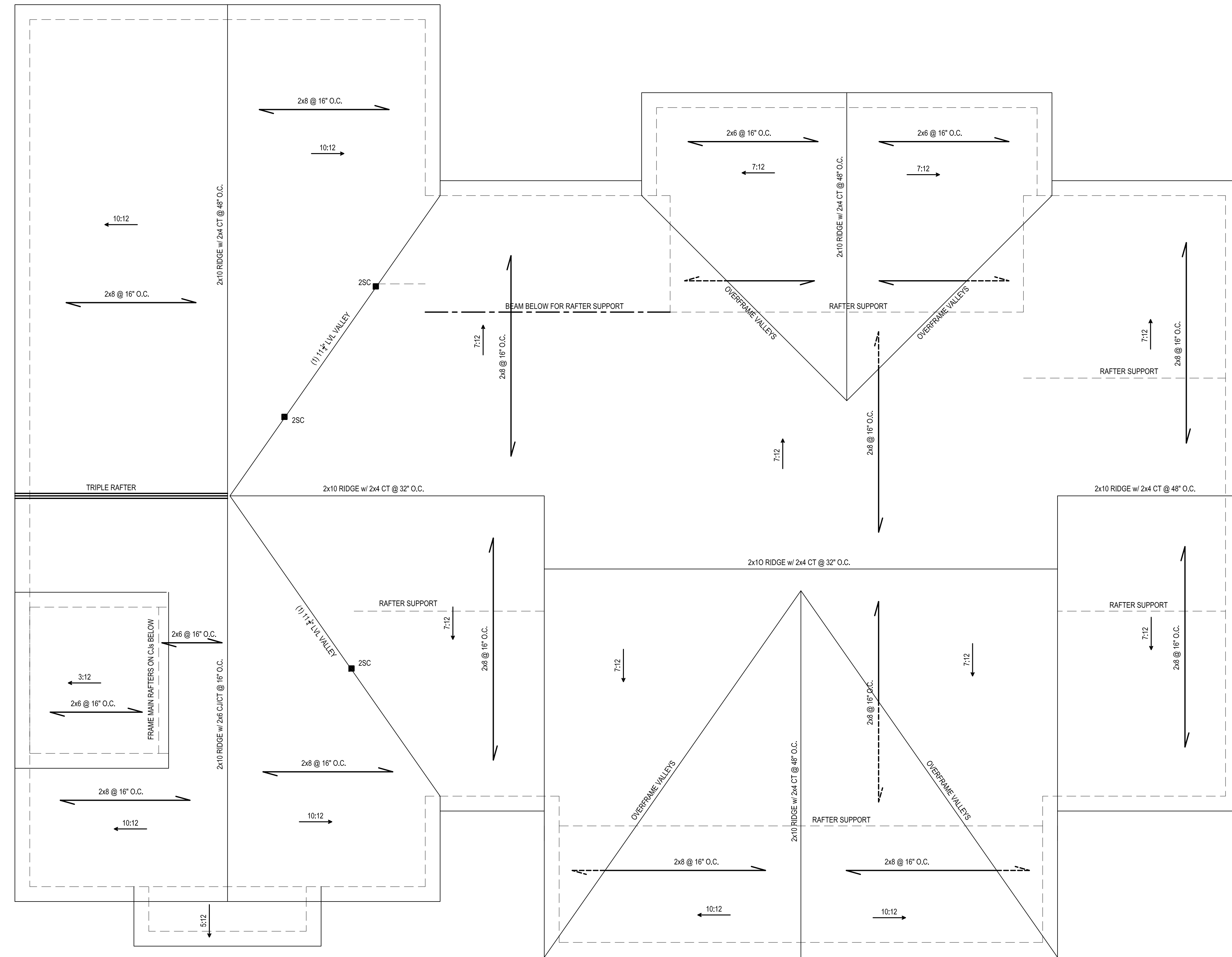
SECOND FLOOR STRUCTURAL PLAN

1/4" = 1'-0"



FIRST FLOOR STRUCTURAL PLAN

1/4" = 1'-0"



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

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ROOF

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STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.

2) DESIGN LOADS:

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (DL & LL)
ALL FLOORS	40	10	L/360
ATTIC (pull down access)	20	10	L/240
ATTIC (no access)	10	5	L/240
EXTERNAL BALCONY	60	10	L/360
ROOF	20	10	L/180
ROOF TRUSS	20	20	L/240
WIND LOAD	[BASED ON 115 MPH (3-second gusts)]		

3) MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF

4) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE (UNO).

5) MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R404 OF 2018 NC BUILDING CODE FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT

6) ALL FRAMING LUMBER SHALL BE SYP #2 (Fb = 800 PSI) UNO. ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.

7) ALL LOAD BEARING HEADERS SHALL BE (2)x10 (UNO). ALL WINDOW AND DOOR HEADERS SHALL BE SUPPORTED BY (1) JACK STUD AND (1) KING STUD AT EACH END UNLESS NOTED. ALL OTHER BEAMS SHALL BE SUPPORTED BY 2 STUDS OR THE AMOUNT OF STUDS REQUIRED FOR FULL BEARING AT EACH END UNLESS NOTED. POINT LOADS (STIFF KNEES, ETC.) SHALL CONSIST OF 2 STUDS UNLESS NOTED. ALL SUPPORTS OF 2 STUDS OR MORE SHALL BE TRANSFERRED THROUGH EACH FLOOR TO THE FOUNDATION.

8) ALL EXTERIOR WALLS TO BE SHEATHED WITH MIN. 7/16" WOOD STRUCTURAL PANELS FASTENED WITH 8D NAILS 6" O.C. AT EDGES AND 12" O.C. AT INT. SUPPORTS. BLOCKING SHALL BE INSTALLED IF LESS THAN 50 PERCENT OF THE WALL LENGTH IS SHEATHED. WHERE BLOCKING IS REQD, ALL PANELS SHALL BE FASTENED AT 3" O.C. AT EDGES AND 8" O.C. AT INT. SUPPORTS.

9) ALL STRUCTURAL STEEL SHALL ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3-1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER AND 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE SOLE PLATES, AND THE SOLE PLATES ARE NAILED OR BOLTED TO THE BEAM FLANGES @ 48" O.C.

10) ANCHOR BOLT PLACEMENT PER SECTION R403.1.6. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 6'-0" O/C AND PLACED 12" FROM THE END OF EACH PLATE SECTION

11) FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF 2018 NC BUILDING CODE

12) WALL AND ROOF CLADDING VALUES:

WALL CLADDING SHALL BE DESIGNED FOR A 24.1 SQ.FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE. ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

45.5 LBS/SQFT FOR ROOF PITCHES OF 0/12 TO 2.25/12

34.8 LBS/SQFT FOR ROOF PITCHES OF 2.25/12 TO 7/12

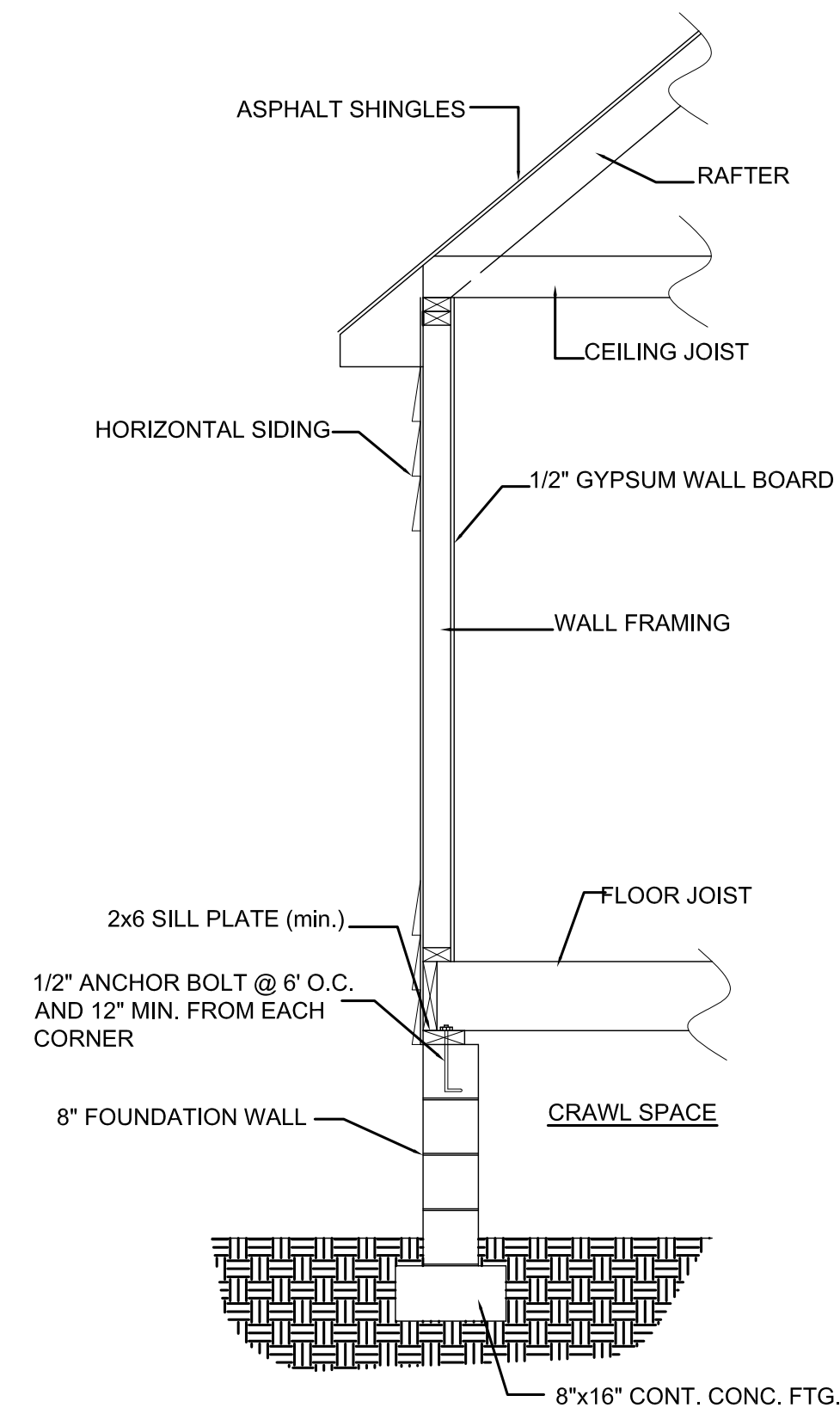
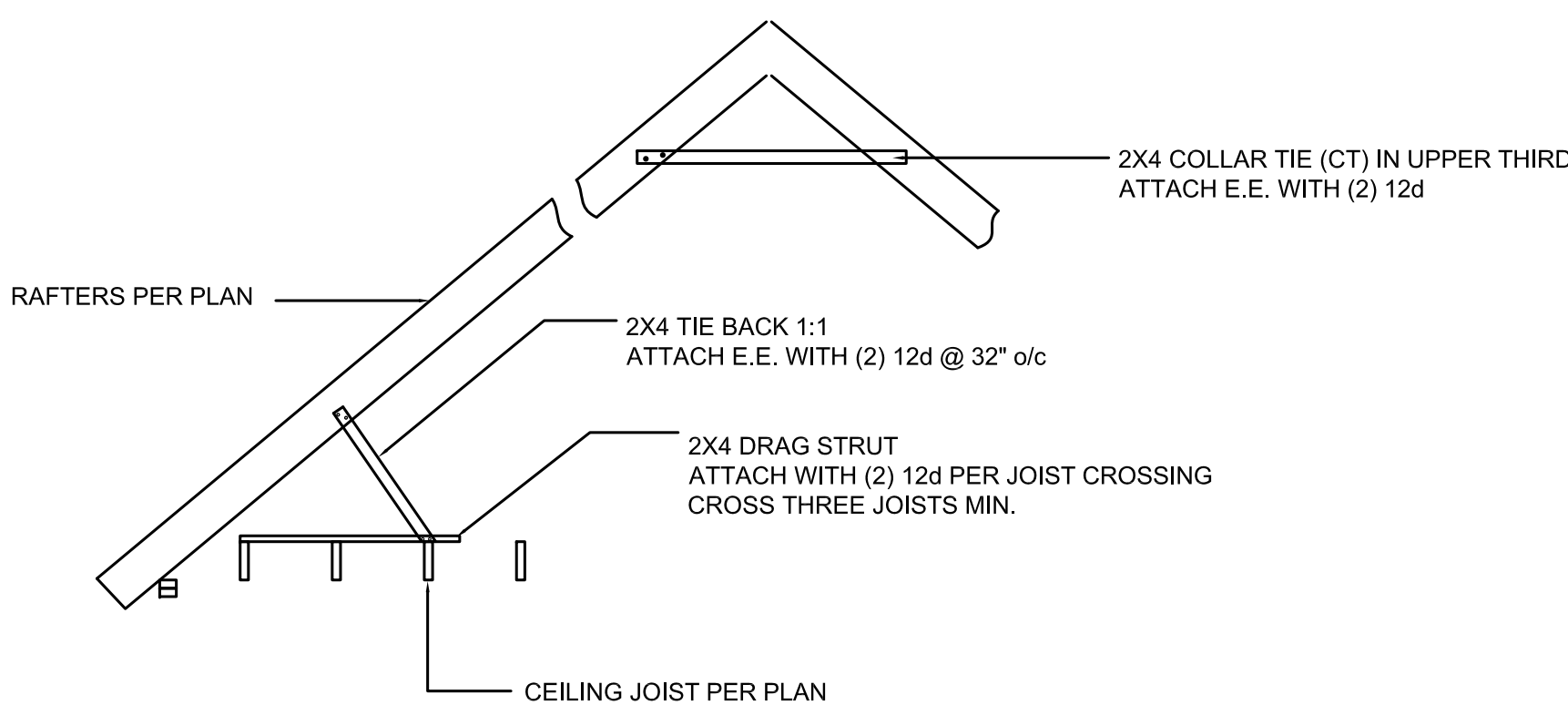
21.0 LBS/SQFT FOR ROOF PITCHES OF 7/12 TO 12/12

** MEAN ROOF HEIGHT 30' OR LESS

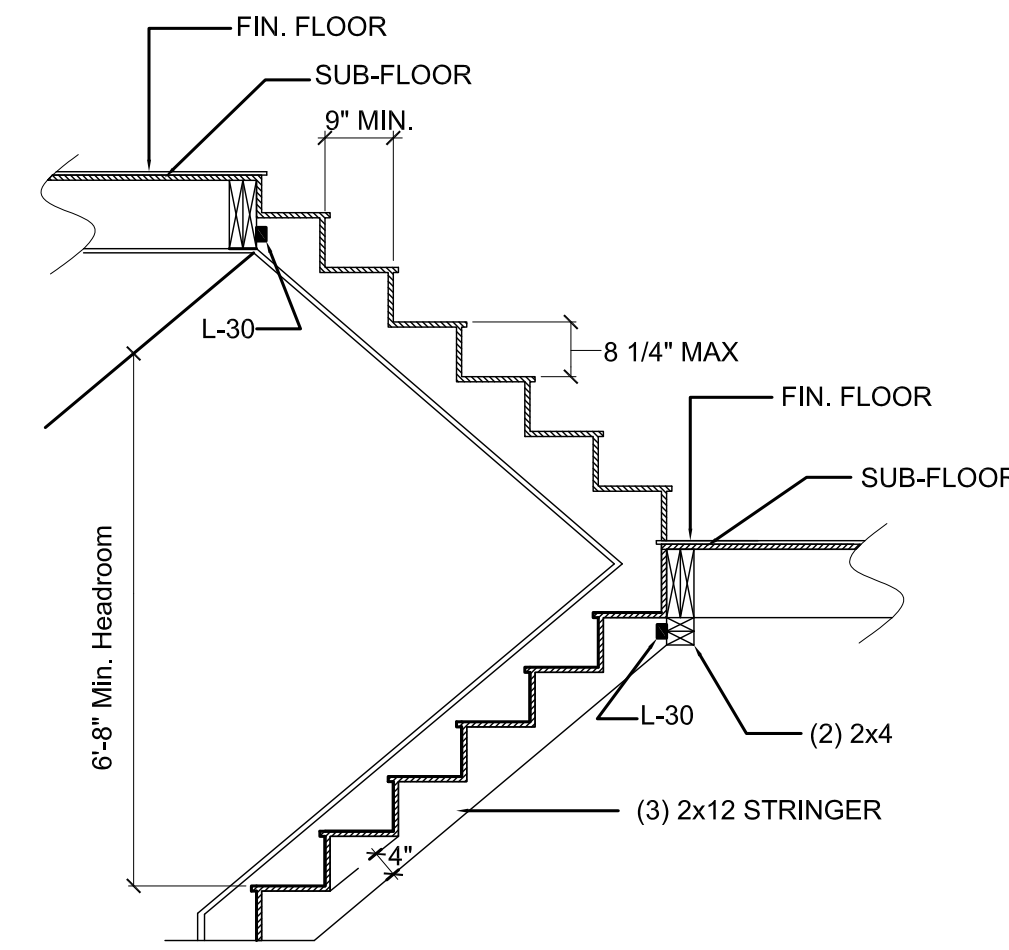
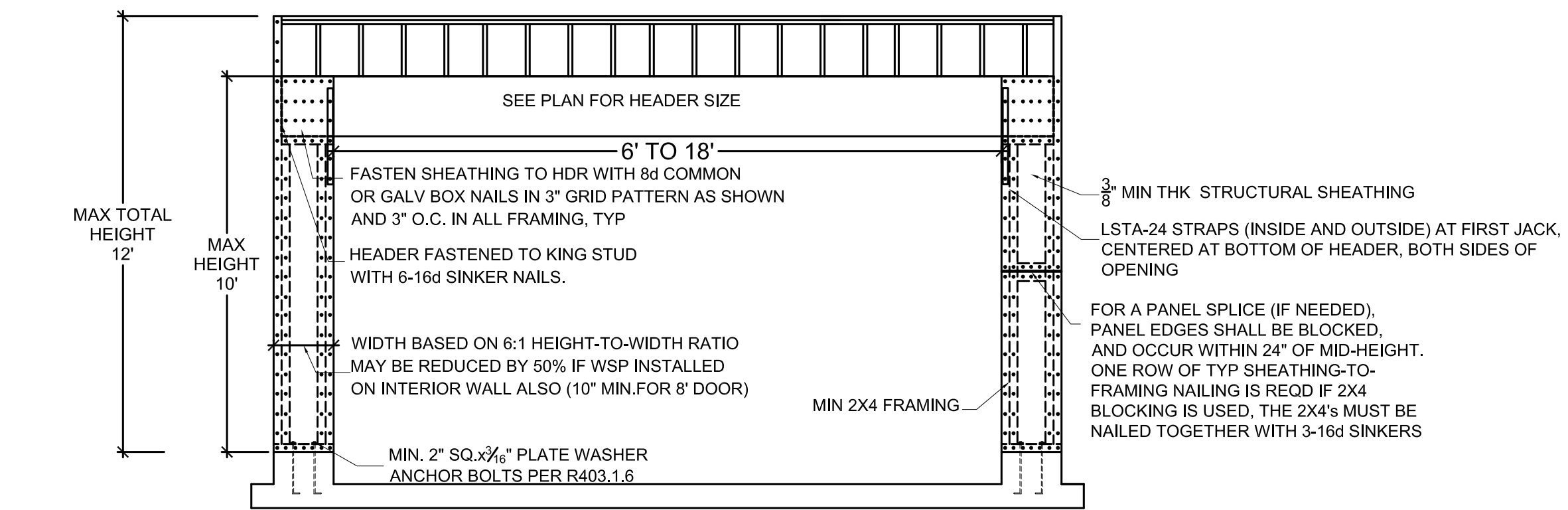
13) FOR ROOF SLOPES FROM 2:12 THROUGH 4:12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER

14) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQ. FTG. ARE CORRECT PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR DIMENSIONING OR SQ. FTG. ERRORS ONCE CONSTRUCTION BEGINS

CLIMATE ZONE	MAXIMUM GLAZING U-FACTOR	MINIMUM INSULATION R-VALUE					
		CEILINGS	WALLS	FLOORS	BASEMENT WALLS	SLAB PERIMETER	CRAWL SPACE WALLS
3	.35	R-38 or R-30	R-15	R-19	R-5/13	R-0	R-5/13
4	.35	R-38 or R-30	R-15	R-19	R-10/15	R-10	R-10/15

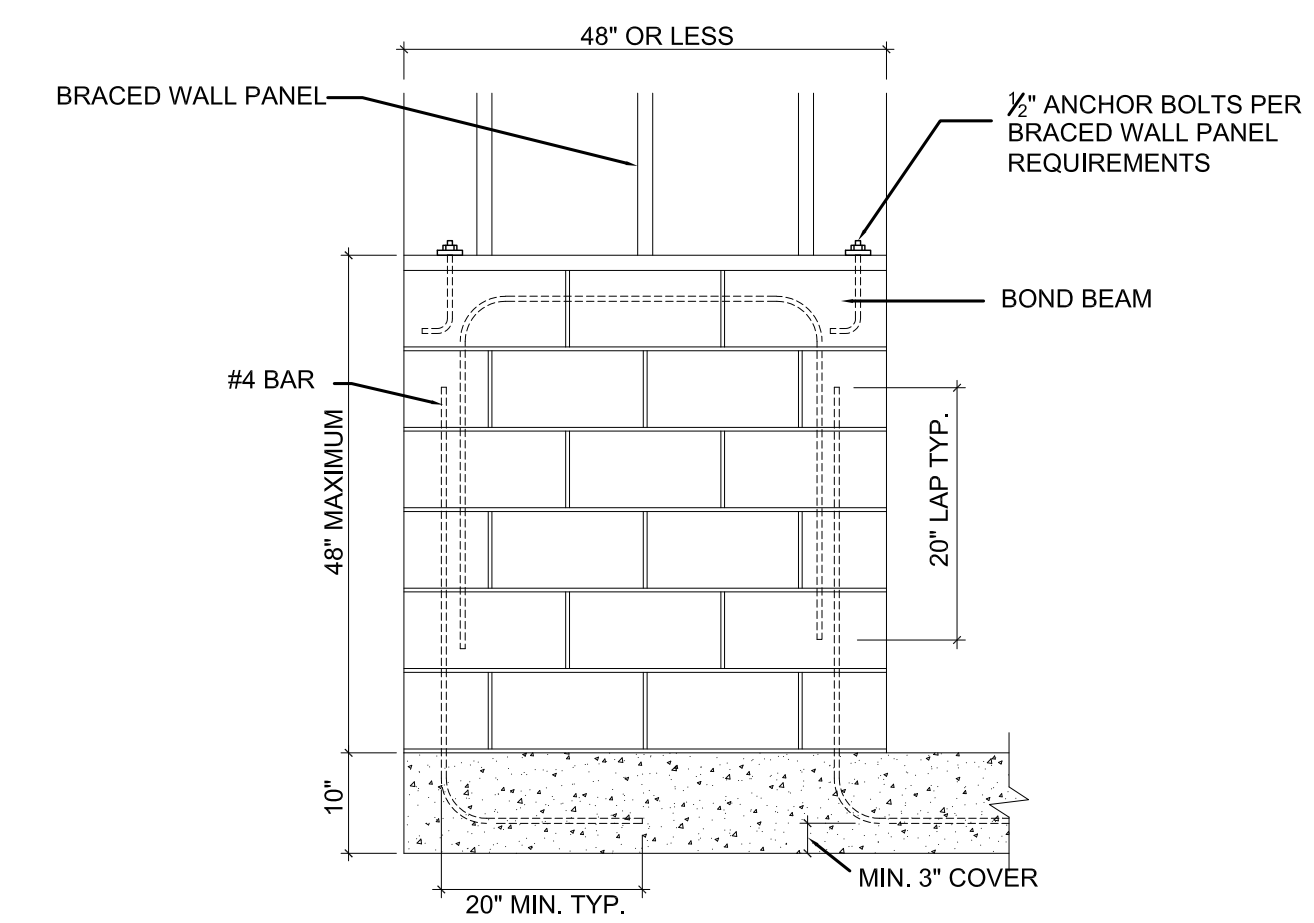


TYPICAL WALL DETAIL

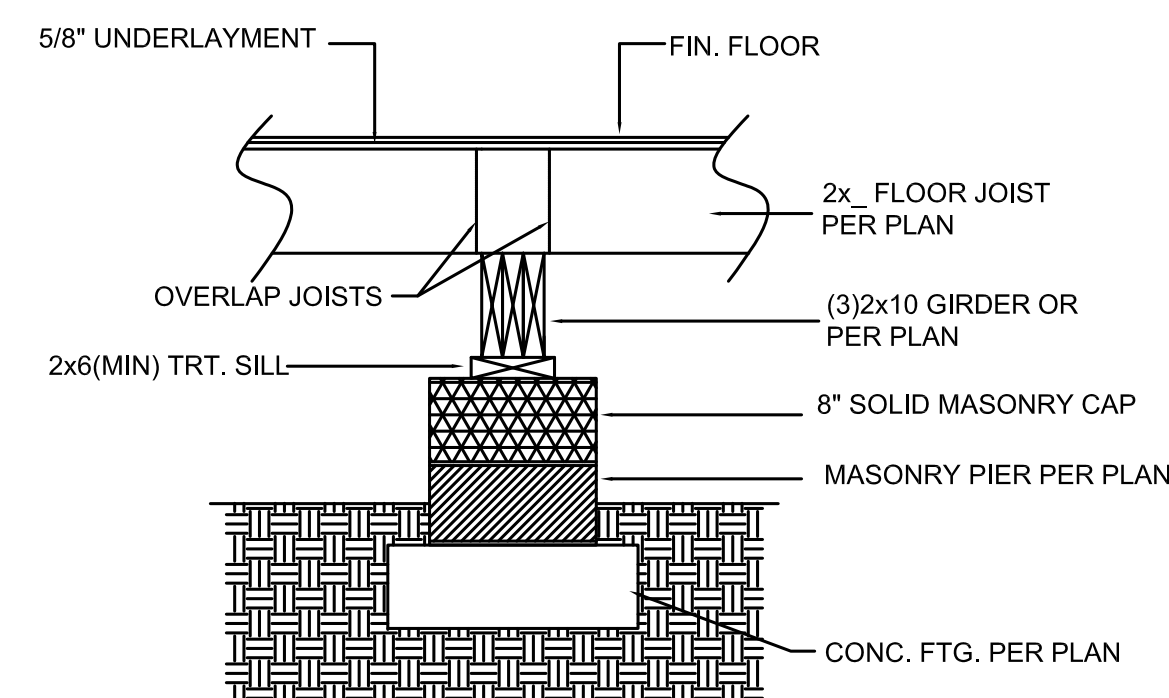


-BALCONY HANDRAIL HT. 36" MIN.
-STAIR HANDRAIL HT. 30" MIN., 34" MAX FROM NOSE OF STEP TREAD

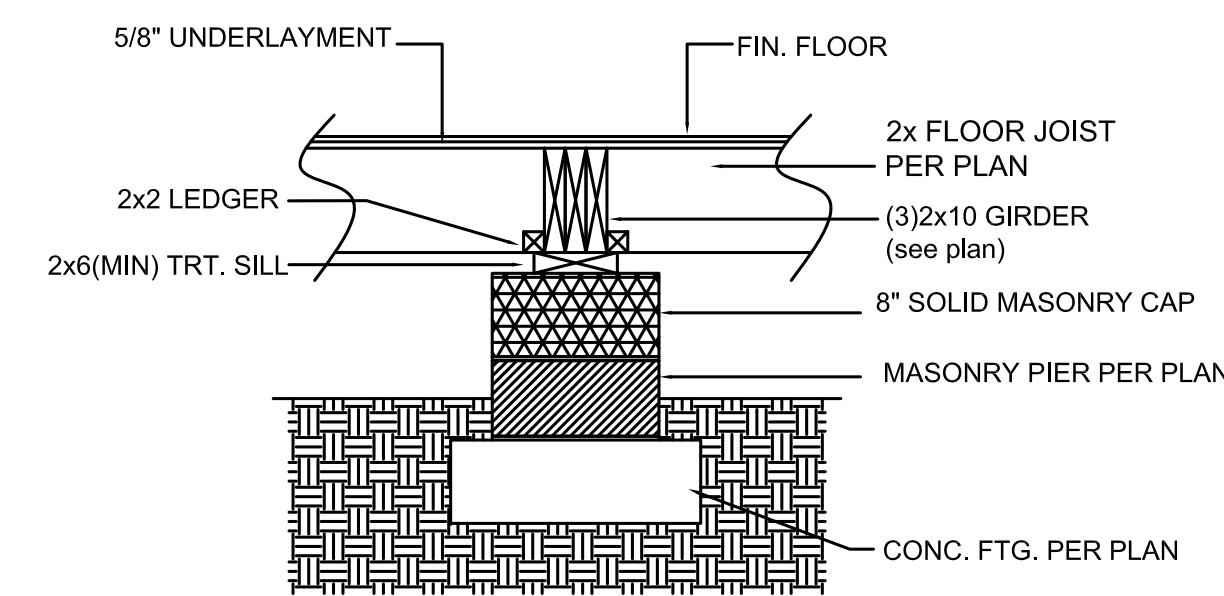
TYPICAL STAIRWAY DETAIL



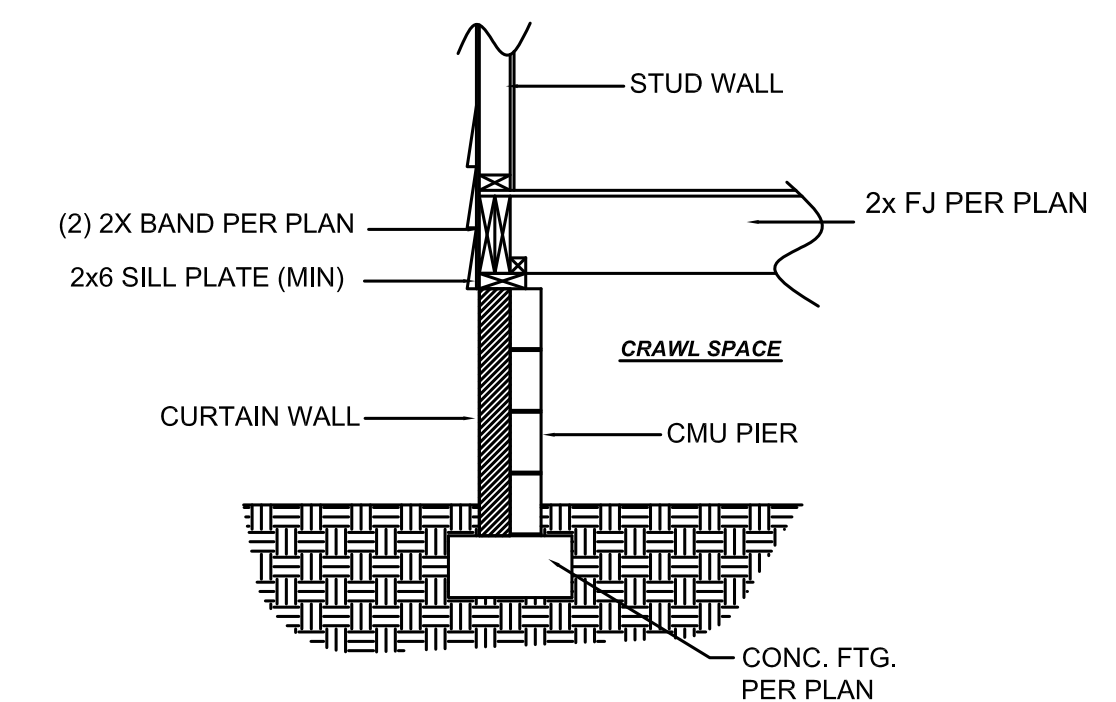
BRACED WALL LINE STEMWALL DETAIL



DROPPED GIRDER DETAIL



FLUSH GIRDER DETAIL



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DETAILS

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