

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 A MINIMUM 7" 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 1/4" NAILS OR TWO 1/2" x 4" LAG SCREWS.
- ENGINEERED WOOD BEAMS SHALL BE INSTALLED WITH ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
- 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.
- 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.
- 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.
- WALL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION 0905.10 OF THE NORTH CAROLINA RESIDENTIAL CODE.
- BRICK LINTELS SHALL BE 3 1/2" x 1/4" STEEL ANGLE FOR UP TO 6'0" MAXIMUM SPAN AND 4 x 4 5/16" FOR SPANS GREATER THAN 6'0".
- 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. DOUBLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3 x 3/4" PLATES SHALL BE WELDED AT 24" O.C. ALONG THE STEEL ANGLE.

PLAN NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, REGULATIONS, AND FHA/VAMP'S.
- 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.
- ALL DIMENSIONS SHALL BE READ OR CALCULATED NEVER SCALED.
- 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 REINFORCEMENT SIZES.
- CONTRACTOR SHALL INSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- BACKFILL EXCEEDS 4' AGAINST ANY FOUNDATION WALL REINFORCE PER CODE REQUIREMENTS.
- ALL FOUNDATION AND STRUCTURAL MEMBERS SHOULD BE VERIFIED AND STAMPED BY AN ENGINEER IN THE STATE WHERE CONSTRUCTION IS OCCURRING DUE TO 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.
- 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.
- 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.
- 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
B1 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"	
LUFD3690	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	1/8 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	1/6 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"	
22						

SQUARE FOOTAGES:

FIRST FLOOR HEATED S.F.	2821.15
SECOND FLOOR HEATED S.F.	494.15
TOTAL HEATED S.F.	3,315.30
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:

 BRYON A. DONALDSON
 DONALDSONDESIGNS.COM
 252-902-7402
 DONALDSONDESIGNS@GMAIL.COM

CLIENT / OWNER:

PROJECT INFORMATION:
 THE SWINSON
 OWNER/PENCE
 THE SWINSON
 HOLLY SPRINGS, NORTH CAROLINA
 Designer
 As indicated

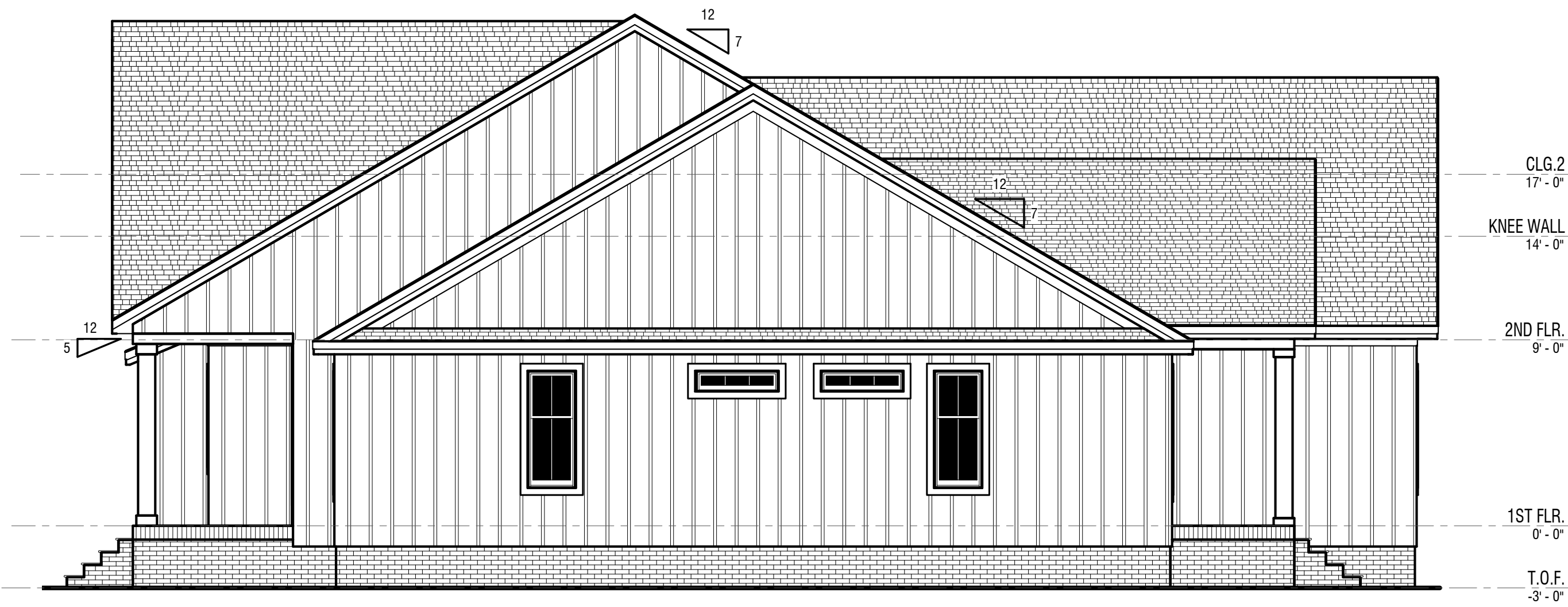
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 FIRST FLOOR PLAN

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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	116' - 0"	749 SF
M. BEDROOM	PAINTED GYPSUM	PAINTED GYPSUM	PAINTED GYPSUM	85' - 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



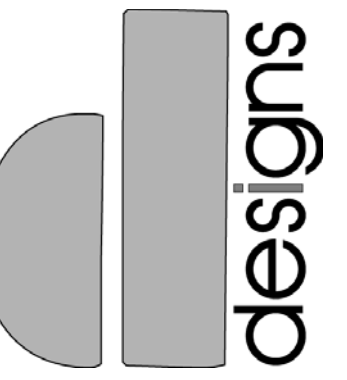
WINDOW SCHEDULE					
PLAN MARK	QUANTITY	WINDOW SIZE	WIDTH	HEIGHT	HEAD HGT.
W1	6	2/4 X 5/8 SINGLE	2' - 4"	5' - 8"	7' - 6"
W2	2	2/6 X 6/0 SINGLE	2' - 6"	6' - 0"	7' - 6"
W5	3	7/6 X 6/0 TRIPLE	8' - 8"	6' - 0"	7' - 6"
W6	1	4/0 X 4/0 GLASS BLOCK	4' - 0"	4' - 0"	7' - 6"
W8	1	7/6 X 5/8 TRIPLE	8' - 2"	5' - 8"	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"
LIFT3690	1	8' - 4"
Grand total:	31	



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DESIGN COMPANY:



BRYON A. DONALDSON
DONALDSONDESIGNS
252-902-7402
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

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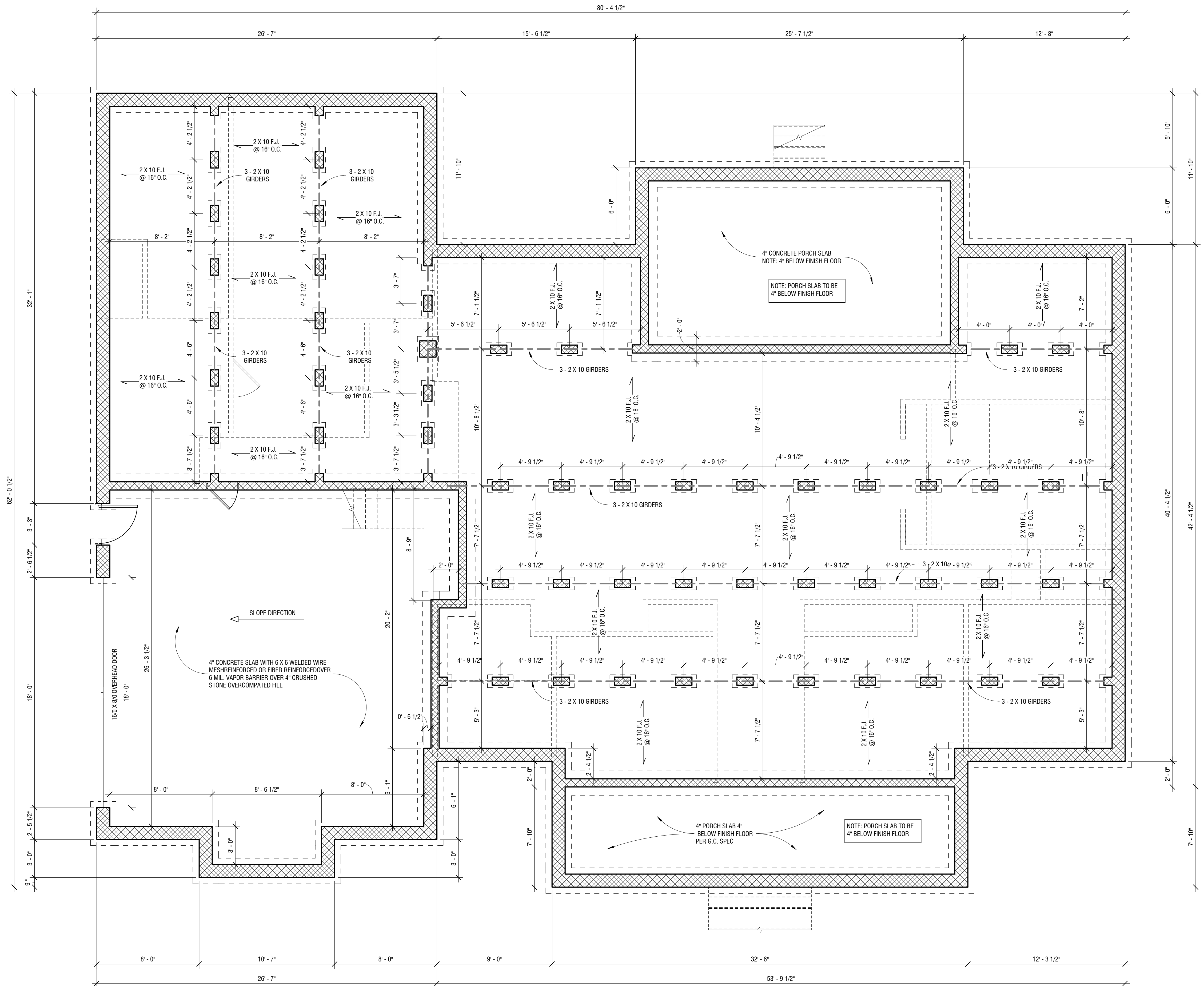
B2

FOUNDATION NOTES:

1. CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE SELECTED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 804 OR IN ACCORDANCE WITH ACI 318, NOMA TR18-A, OR ACI 308.5S-18S, 402.
2. MASONRY AND POURED CONCRETE WALL REINFORCEMENT SHALL BE IN ACCORDANCE WITH TABLES 804.1.1 (1) THROUGH 4) OF THE NORTH CAROLINA RESIDENTIAL CODE.
3. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT SPACED A MAXIMUM OF 48" O.C. AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION.
4. THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
5. CENTERS OF PIERS SHALL BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.

GENERAL FRAMING NOTES:

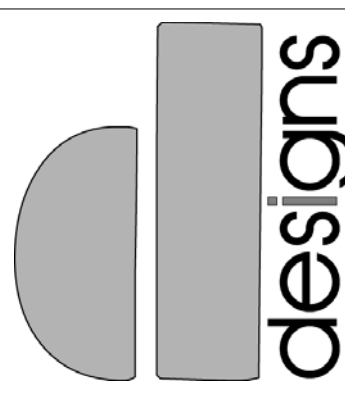
1. PROVIDE PURLINS AT MID-HEIGHT OF ALL WALLS.
2. ALL JOISTS AND RAFTERS SHALL BE ALIGNED OVER STUDS BELOW.
3. ALL HEADERS SHALL BE 2x10s WITH 1/2" PLYWOOD FLITCH PLATE UNLESS OTHERWISE NOTED.
4. FRAMER TO INSTALL DOUBLE FLOOR JOIST UNDER PARTITION WALL PARALLEL TO JOIST DIRECTION.
5. PROVIDE 1/4" CROSS BRIDGING AT MID POINT OF SPANOR 8' O.C. MAXIMUM IN ALL FLOORS.
6. ALL EXTERIOR CORNERS (INSIDE AND OUTSIDE CORNERS) SHALL BE BRACED WITH 1/2" CDX PLYWOOD. NAILING SCHEDULE SHALL BE 8d COMMONS AT 6" O.C. AT ALL EDGES AND 8d COMMONS AT 12" O.C. AT ALL INTERMEDIATE STUDS. (OPTION - APPROVED DIAGONAL CORNER BRACES BOTH DIRECTIONS AT ALL CORNERS).
7. ALL COLUMNS OR SOLID FRAMING SHALL EXTEND DOWN THRU ALL LEVELS AND TERMINATE AT THE BASEMENT FLOOR AND BE SUPPORTED BY A THICKENED SLAB, GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
8. PROVIDE DOUBLE 2x8 STRONGBACK AT MID SPAN FOR CEILING JOISTS WITH SPAN GREATER THAN 10' 0".
9. PROVIDE COLLOAR TIES AT UPPER 1/3 OF VERTICAL DISTANCE BETWEEN RIDGE BOARD AND CEILING JOISTS AT 4' 0" O.C. MAXIMUM.
10. HIP, VALLEY RAFTERS, AND RIDGE BOARDS SHALL BE ONE "2X" SIZE LARGER THAN RAFTERS.
11. ROOF DECKING SHALL BE 1/2" CDX PLYWOOD MINIMUM.
12. WHERE PRE-ENGINEERED FLOOR & ROOF TRUSSES ARE USED, TRUSS MANUFACTURER MUST PROVIDE SHOP DRAWINGS WHICH BEAR SEAL OF REGISTERED ENGINEER IN STATE IN WHICH WORK IS TO BE PERFORMED.
13. ALL CEILING JOISTS AND RAFTER BRACING TO BEAR ON LOAD BEARING WALLS DESIGNED TO CARRY LOAD THRU ALL LEVELS AND TERMINATE AT BASEMENT FLOOR AND BE SUPPORTED BY THICKENED SLAB GRADE BEAM OR FOOTING DESIGNED TO CARRY LOAD.
14. ALL BASEMENT WALLS, BEAMS, AND COLUMNS TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
15. ALL SOLID FRAMING, COLUMNS, BEAMS, ETC., TO BE DESIGNED BY LOCAL STRUCTURAL ENGINEER AND MEET ALL LOCAL CODES.
16. ALL FRAMED WALL DIMENSIONS ARE BASED ON 2x4 STUDS UNLESS OTHERWISE NOTED.



1 FOUNDATION PLAN
B3 1/4" = 1'-0"

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DESIGN COMPANY:



BRYON A. DONALDSON
DONALDSONDESIGNS
252-902-7402
DONALDSONDESIGNS@GMAIL.COM

CLIENT / OWNER:

THE SWINSON RESIDENCE
HOLLY SPRINGS, NORTH CAROLINA

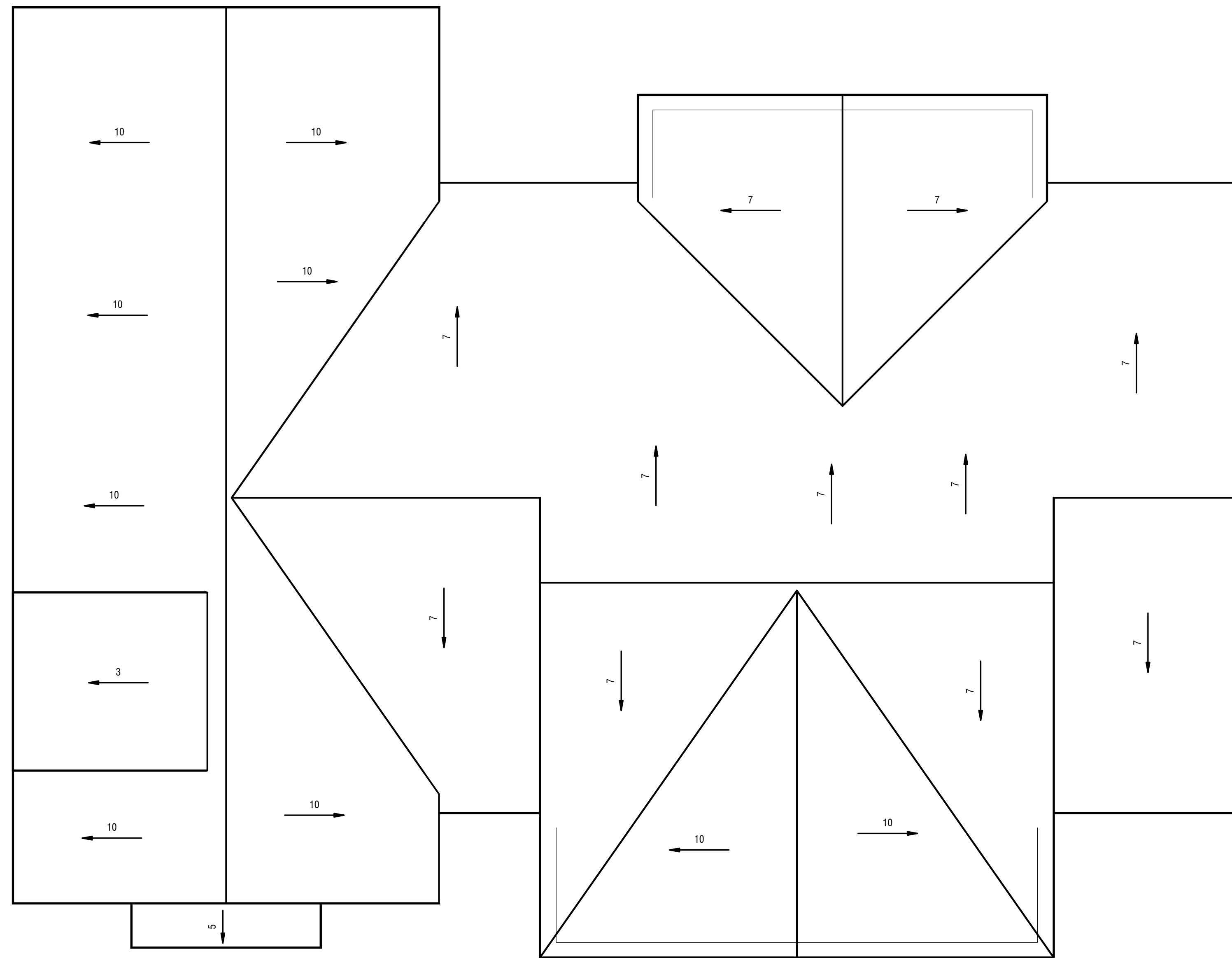
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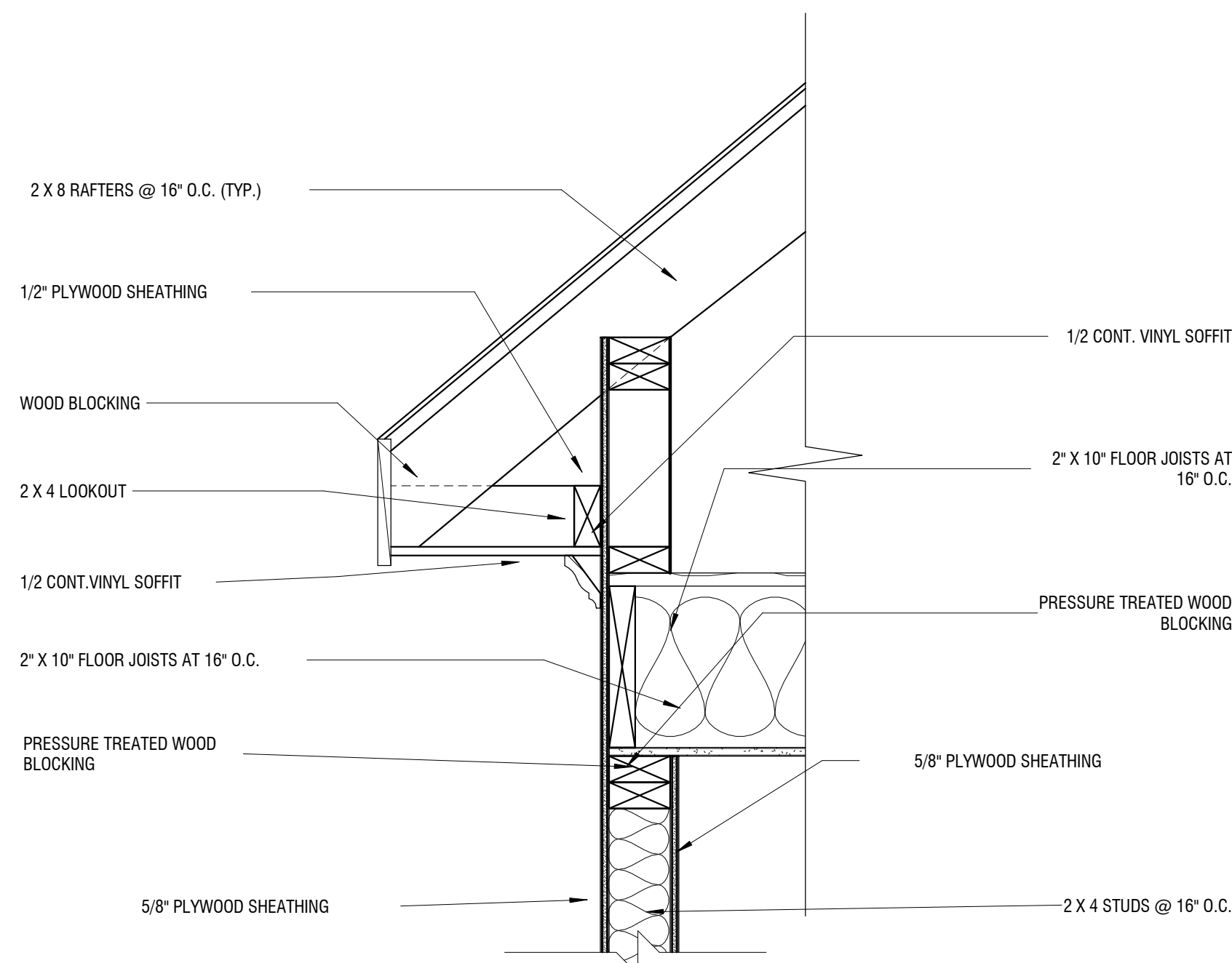
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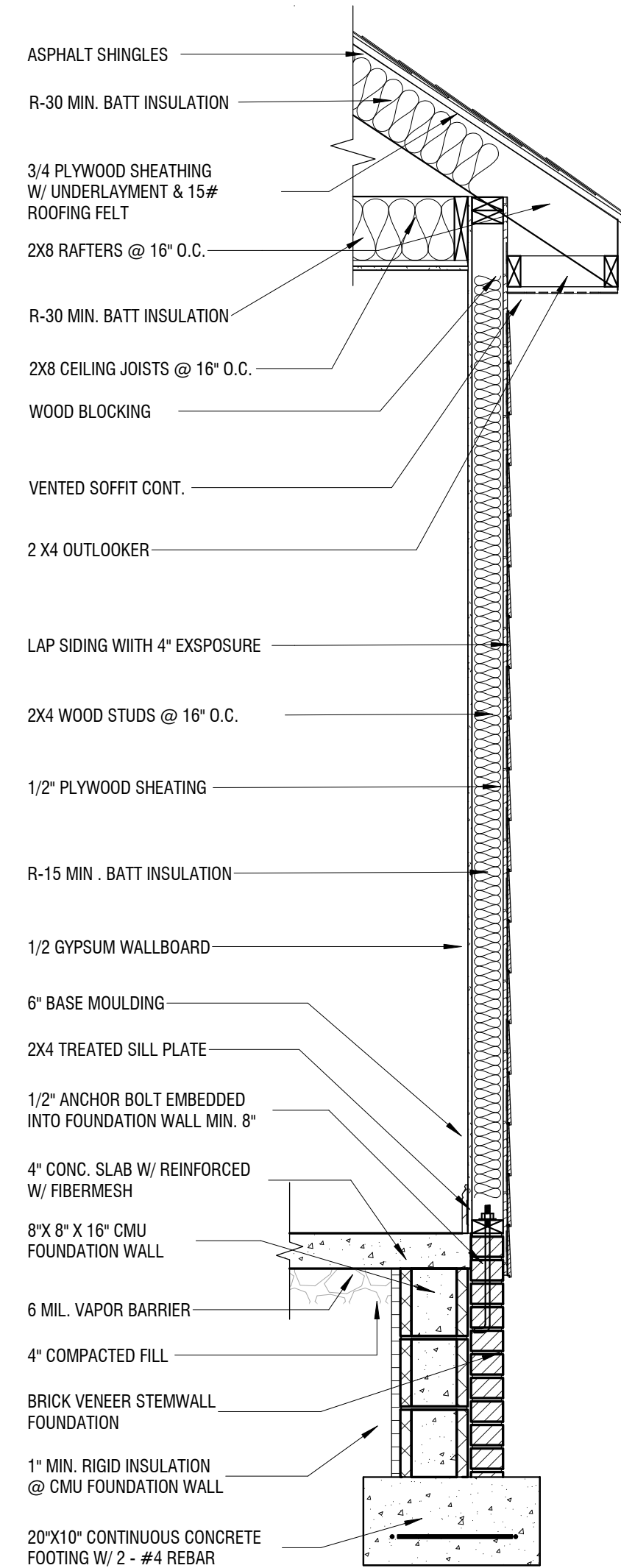
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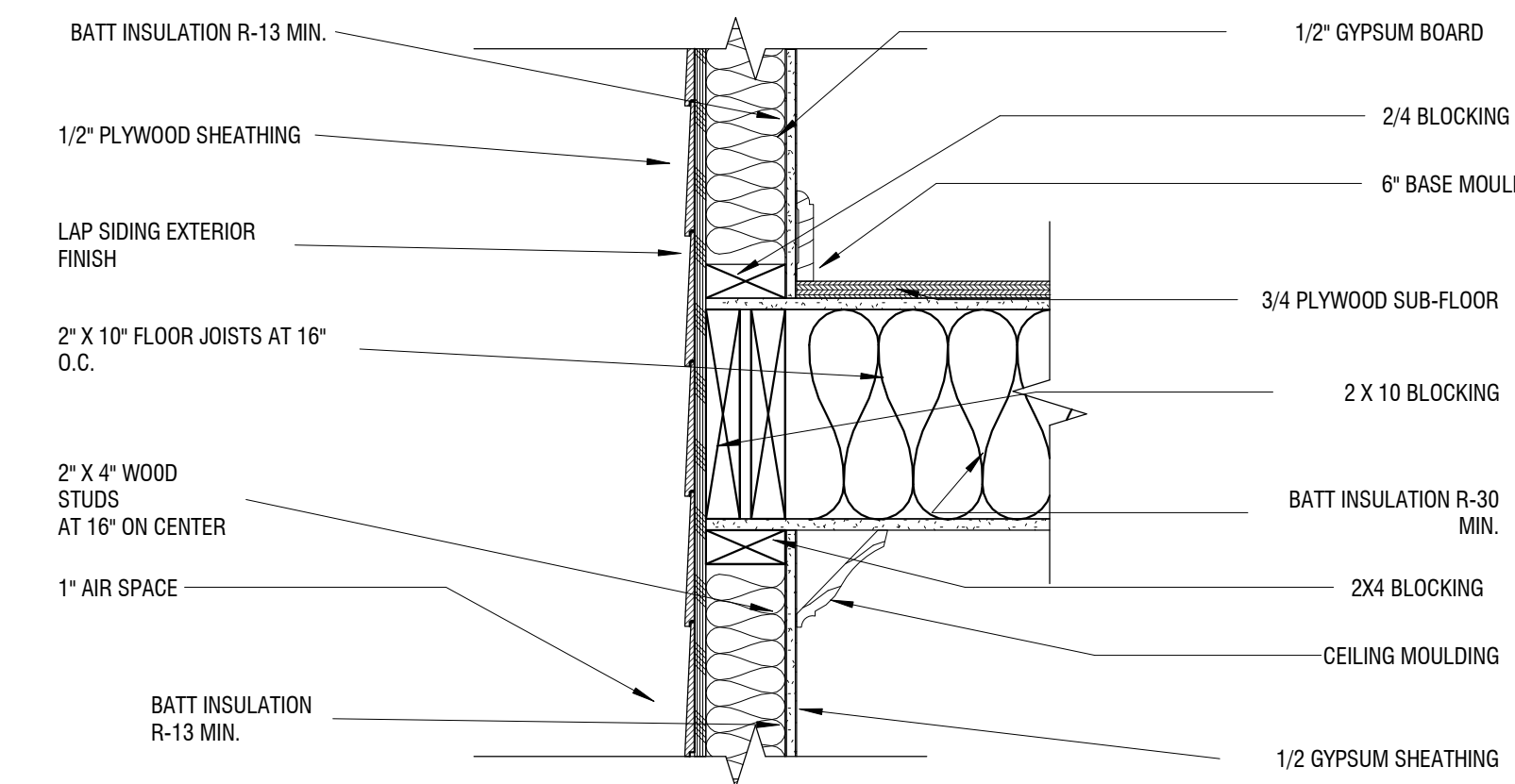
6 ROOF PLAN
3/16" = 1'-0"



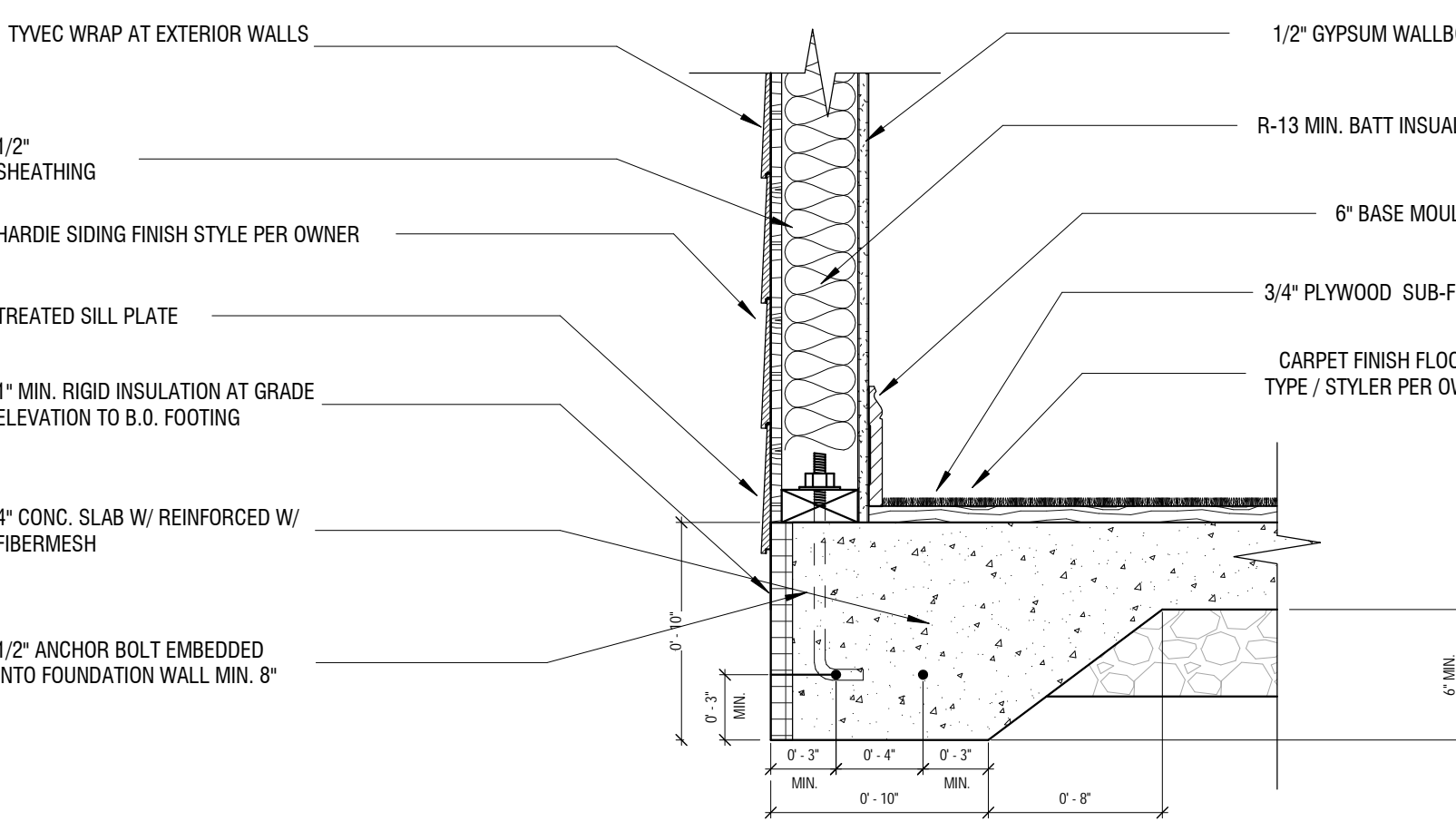
4 CORNICE DETAIL
1 1/2" = 1'-0"



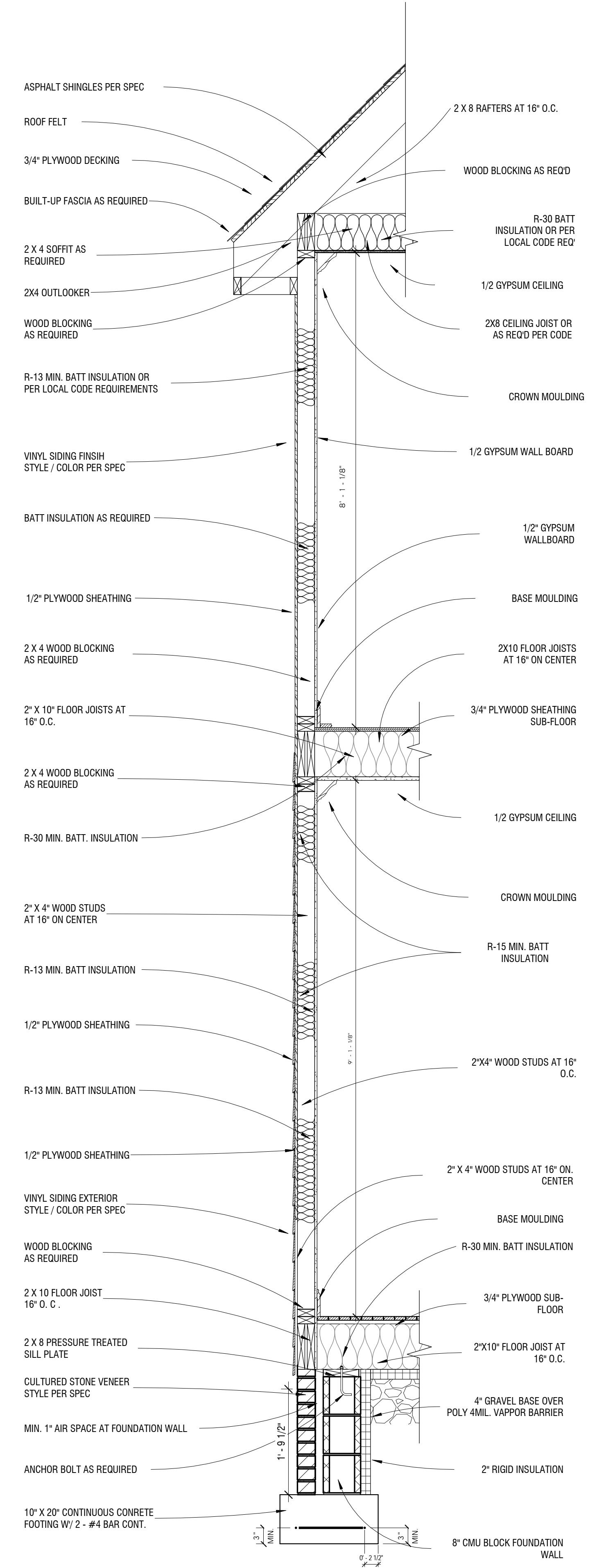
2 TYPICAL WALL SECTION
3/4" = 1'-0"



5 WALL JOINING DETAIL
1 1/2" = 1'-0"



3 TURNED DOWN FOOTING DETAIL
1 1/2" = 1'-0"



1 2 STORY WALL SECTION
3/4" = 1'-0"

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DESIGN COMPANY:

BRYON A. DONALDSON
DONALDSONDESIGNS
252.902.7402
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

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ROOF PLAN DETAILS

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B4