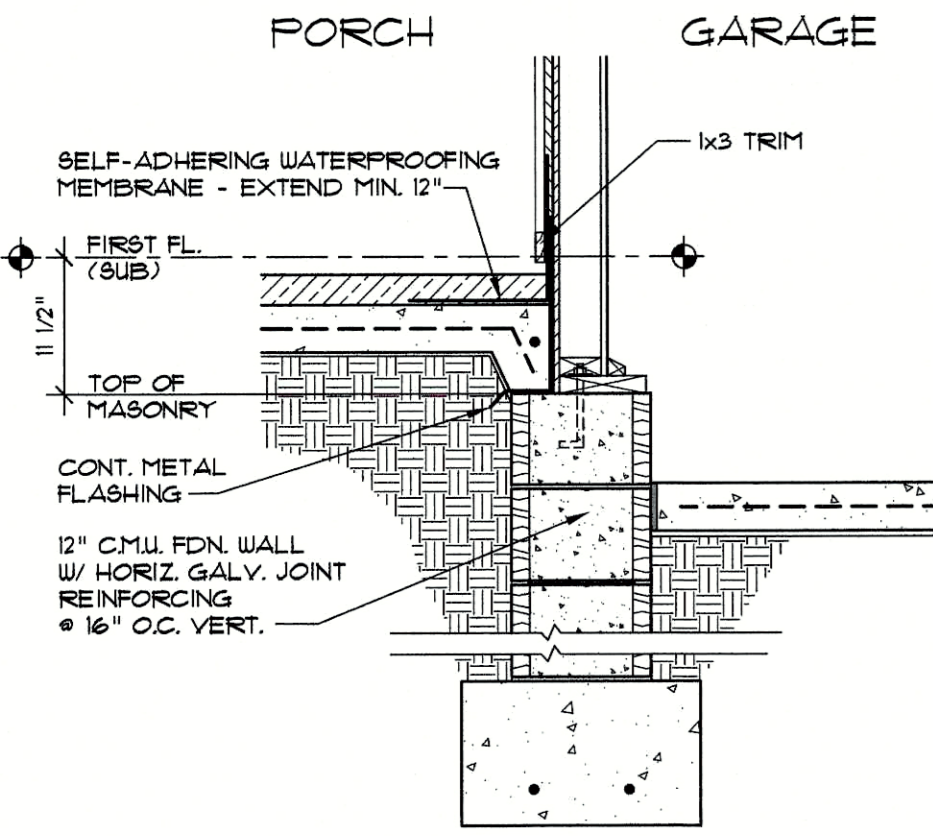
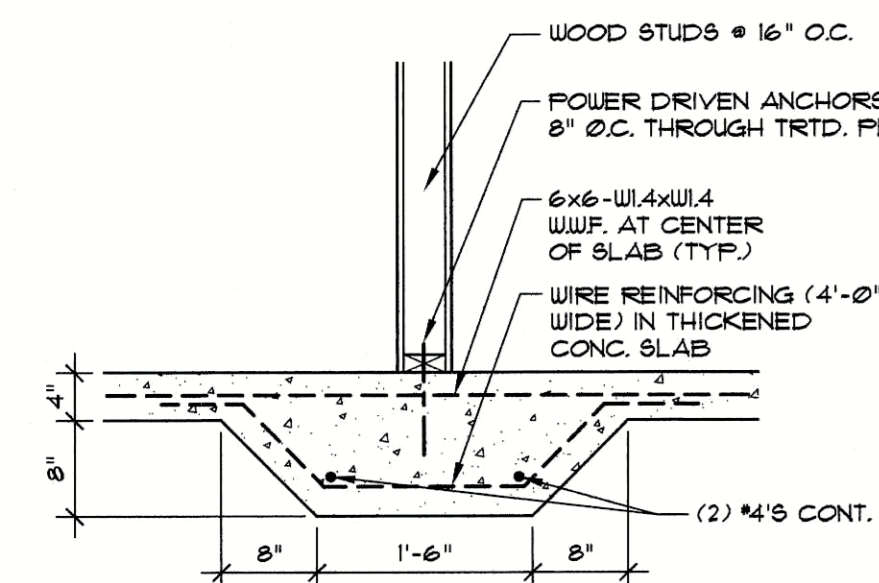


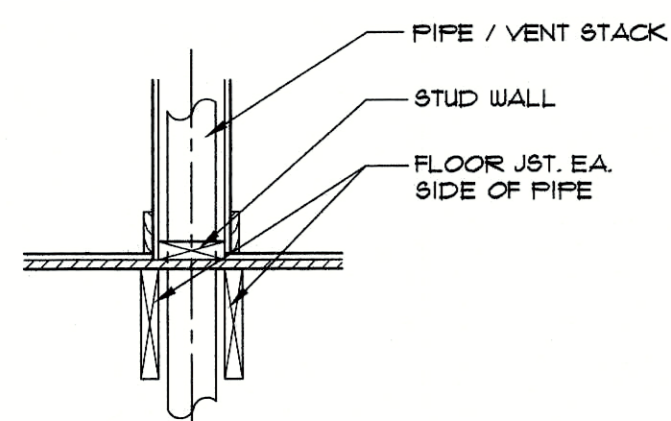
SECTION 1
3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION



SECTION 2
3/4" = 1'-0"
SEE OTHER WALL SECTIONS FOR ADDITIONAL INFORMATION

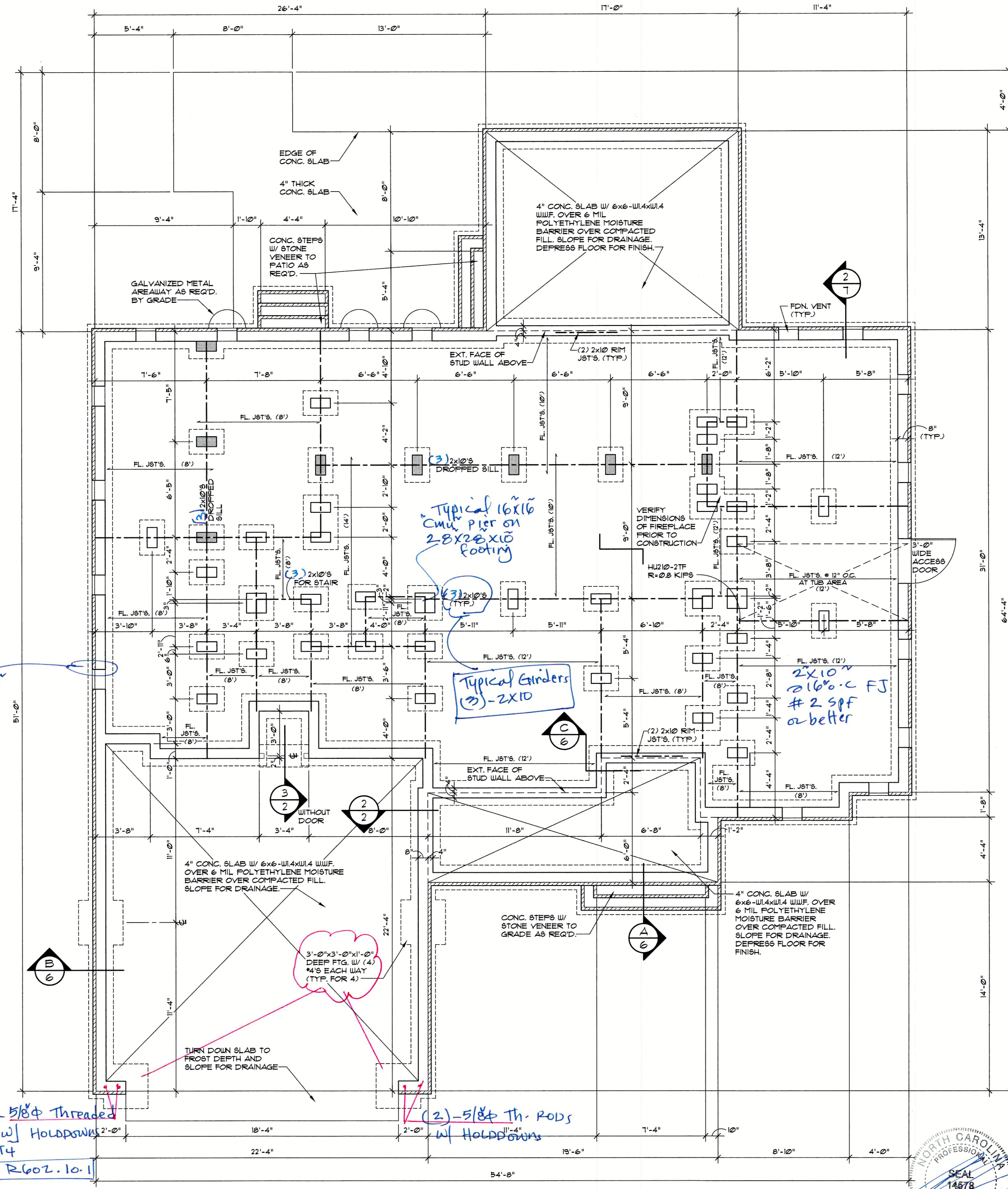


DETAIL AT THICKENED SLAB
3/4" = 1'-0"



TYPICAL PIPE THRU FLOOR
3/4" = 1'-0"

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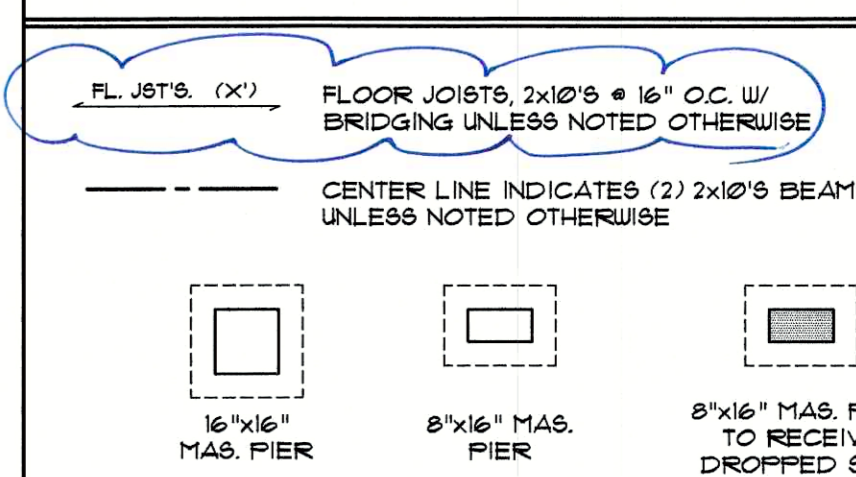
FOUNDATION AND FLOOR FRAMING PLAN
1/4" = 1'-0"

* All work to be completed per NCRC-2018
* Plans were reviewed for compliance w/ NCRC-2018

GENERAL NOTES

- A. GENERAL:** NCRC-2018
- AT THE TIME OF CREATION THIS PLAN IS DESIGNED TO BE CONSISTENT WITH THE "INTERNATIONAL RESIDENTIAL CODE", HOWEVER MODIFICATIONS MAY BE NECESSARY TO COMPLY WITH LOCAL AND STATE CODES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
 - CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE SPECIFICATIONS FOR THIS HOUSE.
 - ALL WOOD USED IN CONSTRUCTION OF DECKS AND STEPS SHALL BE TREATED. FASTENERS FOR TREATED WOOD (NAILS, BOLTS, HARDWARE, ETC.) SHALL BE GALVANIZED.
 - CONTRACTOR SHALL INSTALL GROUND-Fault AND ARC-Fault CIRCUIT-INTERRUPTER OUTLETS AS PER CODE.
 - INSTALL ROOFING MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE AREA AND CLIMATE. (INCLUDING BUT NOT LIMITED TO SHINGLES, TILES, FELTS, FLASHING, DRIP EDGE, AND FASTENING DEVICES)
 - HEARTH DIMENSIONS ARE TO BE DETERMINED BY CODE.
 - VERIFY SCREEN PORCH ASSEMBLY PRIOR TO CONSTRUCTION.
 - VERIFY ALL HANDRAIL STYLES WITH OWNER PRIOR TO CONSTRUCTION. ALL DIMENSIONS TO BE DETERMINED BY CODE.
 - INSTALL ALL EXTERIOR FINISH MATERIALS PER MANUFACTURER'S RECOMMENDATIONS (IE. CONTROL JOINTS, ATTACHMENT/ANCHORING DEVICES, FLASHING, SEALANTS, ETC.)
- B. FRAMING:**
- STUD AND JOIST SPANS WERE DETERMINED ON THE BASIS OF THE ALLOWABLE STRESSES IN THE GRADING RULES OF THE SOUTHERN PINE INSPECTION BUREAU GRADE NUMBER 110 (2) KILN DRIED.
 - PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, ABOVE AND AROUND ALL OPENINGS NOT INDICATED ON DRAWINGS.
 - PROVIDE SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS
 - SHEATH ALL EXTERIOR WALLS WITH NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD). USE 8d NAILS SPACED 6" O.C. AT PERIMETER SHEETS AND 12" O.C. AT INTERIOR MEMBERS.
- C. VENTILATION:**
- PROVIDE CONTINUOUS RIDGE VENTS ON ALL ROOFS. LOCATE DOUBLE RIDGE BEAMS TO ALLOW FOR PROPER INSTALLATION OF RIDGE VENTS.
 - PROVIDE CONTINUOUS ROOF TO WALL VENTS AT ALL JUNCTURES OF SLOPED ROOFS AND VERTICAL WALLS.
 - THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EA. 150 SQ. FT. OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 1500 SQ. FT. OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FT. OF EACH CORNER OF THE BUILDING.
- D. FOOTINGS:**
- CARRY ALL FOOTINGS TO FIRM UNDISTURBED BEARING. FOOTING FOR 8" FOUNDATION WALL WITH (2) #4 REIN. RODS CONTINUOUS.
B. 7.5" X 10" FOOTING FOR 12" OR 12" 1/2" FOUNDATION WALL WITH (2) #4 REIN. RODS EACH WAY UNDER 16" SQUARE MASONRY PIERS.
 - AT ELEVATED SLABS, PROVIDE #4 REIN. RODS TURNED UP VERTICALLY INTO THE FOUNDATION WALL @ 48" O.C. AND LIMIT UNBALANCED FILL TO 32" IN HEIGHT.
- E. PIER FOOTINGS:**
- PIER FOOTINGS (TYPICAL UNLESS NOTED OTHERWISE)
- PROVIDE 20x28x10 DEEP CONCRETE FOOTING REIN. RODS EACH WAY UNDER 8"x16" MASONRY PIERS.
 - PROVIDE 2'-4" SQUARE 1'-0" DEEP CONCRETE FOOTING WITH (3) #4 REIN. RODS EACH WAY UNDER 16" SQUARE MASONRY PIERS.
 - FILL PIERS SOLID WITH 2500 P.S.I. CONCRETE, TYP.
 - HEIGHT OF PIERS:
A. PIERS LESS THAN 36" IN HEIGHT MAY BE 8"x16" OR AS NOTED ON FOUNDATION PLAN.
B. PIERS BETWEEN 36" AND 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16".
C. PIERS GREATER THAN 80" IN HEIGHT SHALL BE A MINIMUM OF 16"x16" WITH (4) CONTINUOUS #5 BARS.
- F. CHIMNEY CONSTRUCTION:**
- USE NOMINAL 1/2" STRUCTURAL GRADE 2 PLYWOOD OR NOMINAL 1/2" OSB (ORIENTED STRAND BOARD) SHEATHING.
 - APPLY ONLY ONE CORNER STUD AT ANY SPlice. STAGGER SPICES AT LEAST 3'-0" AND USE (4) STUDS PER CORNER.
 - USE 10d NAILS @ 4" O.C. AROUND ALL PLYWOOD EDGES AND 12" O.C. AT ALL INTERMEDIATE SUPPORTS.
 - PROVIDE BLOCKING BETWEEN STUDS @ 4'-0" INTERVALS.
 - CONTRACTOR TO VERIFY CHIMNEY FINISH MATERIAL WITH OWNER PRIOR TO CONSTRUCTION. IF BRICK MASONRY IS REQUIRED, CONTRACTOR TO MODIFY CONSTRUCTION OF FIREPLACE AND CHIMNEY AS REQUIRED.

FOUNDATION LEGEND



ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS AND MANUFACTURER'S INSTRUCTIONS ETC. SHALL BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED WHERE SAME ARE AT VARIANCE. THESE PLANS ARE NOT DRAWN FOR ANY PARTICULAR LOCAL. YOU ARE RESPONSIBLE FOR DETERMINING AND ENSURING COMPLIANCE WITH ALL APPLICABLE CODES AND MANUFACTURER'S REQUIREMENTS.

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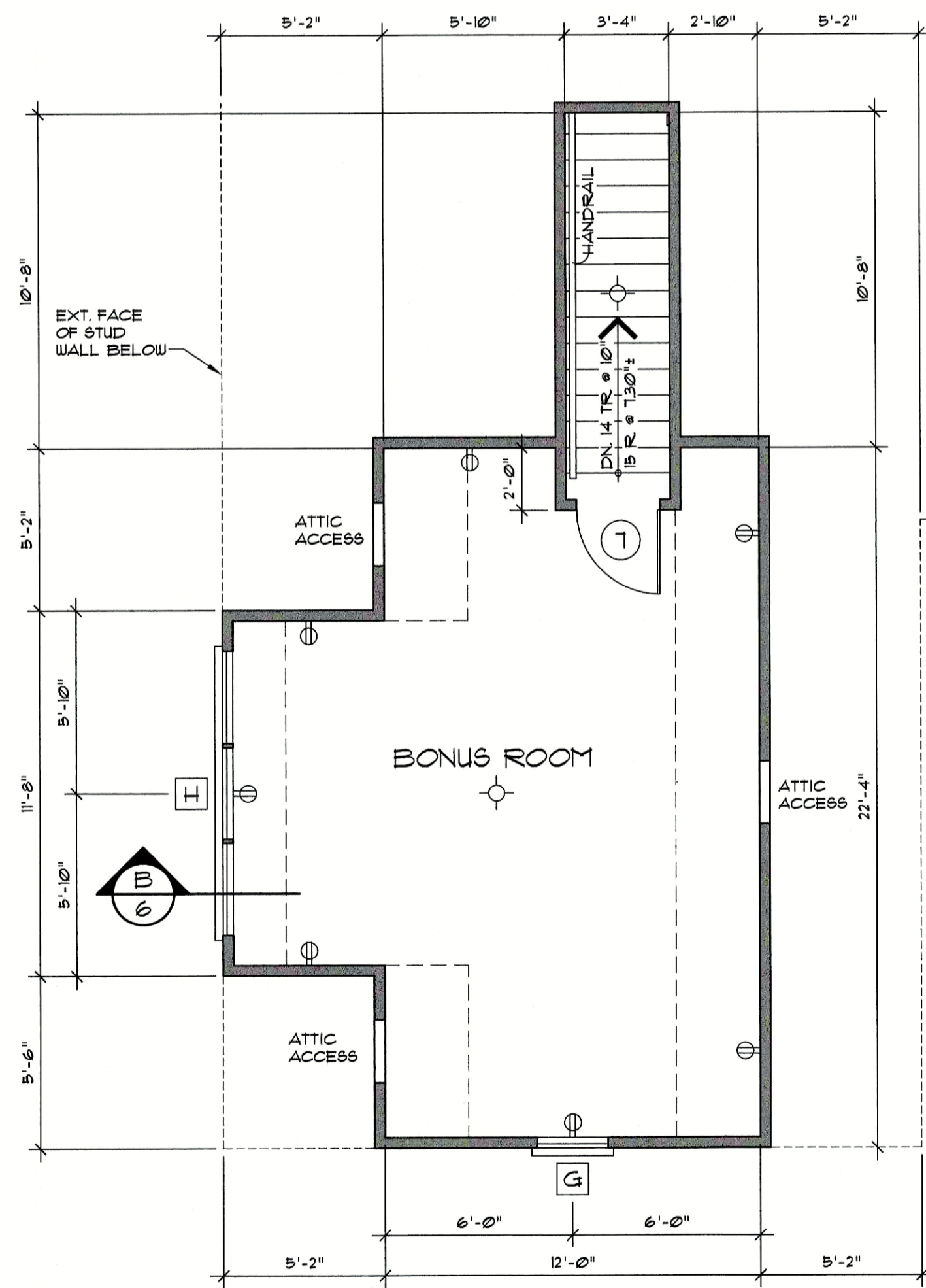
NADIA
DESIGN NO. 1581
SHEET OF 28
JAG
FOUNDATION PLAN

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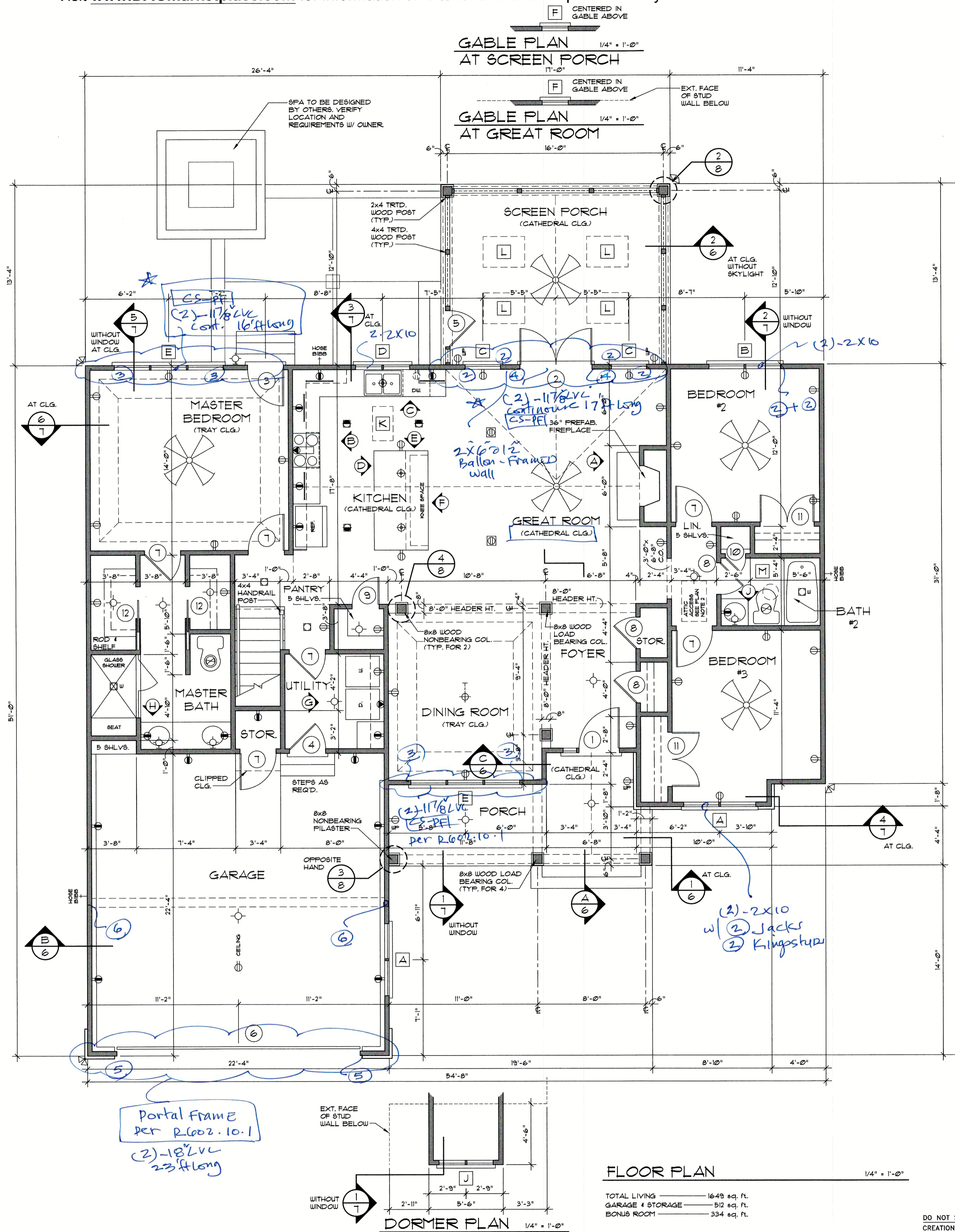
DOOR SCHEDULE		SYMBOL	
MARK	SIZE	QUAN.	DESCRIPTION
1	3'-0" x 6'-8"	1	EXT. THREE-QUARTER GLASS W/ 12" SIDELITE & 12" TRANSOM #
2	(2) 2'-8" x 6'-8"	1	EXT. FULL GLASS W/ 12" TRANSOM #
3	2'-8" x 6'-8"	1	EXT. FULL GLASS W/ 12" TRANSOM #
4	2'-8" x 6'-8"	1	EXT. 1 HOUR FIRE-RATED
5	2'-8" x 6'-8"	1	SCREEN
6	10'-0" x 8'-0"	1	GARAGE
7	2'-8" x 6'-8"	1	INT.
8	2'-4" x 6'-8"	3	INT.
9	2'-0" x 6'-8"	1	INT.
10	1'-6" x 6'-8"	1	INT.
11	(2) 2'-0" x 6'-8"	2	INT.
12	2'-4" x 6'-8"	2	INT. POCKET DOOR

WINDOW SCHEDULE		SYMBOL	
MARK	SIZE	QUAN.	DESCRIPTION
A	(2) 2'-0" x 5'-2"	2	D.H.
B	(2) 2'-0" x 6'-2"	1	D.H.
C	2'-0" x 6'-2"	2	D.H.
D	(2) 2'-0" x 4'-2"	1	D.H.
E	(3) 2'-0" x 6'-2"	2	D.H.
F	2'-0" x 3'-2"	2	D.H.
G	2'-4" x 4'-6"	1	D.H.
H	(3) 3'-0" x 4'-6"	1	D.H.
J	(2) 2'-0" x 3'-2"	1	D.H.
K	1'-9 1/2" x 3'-2 3/8"	1	VELUX SKYLIGHT V8E-C04 #
L	2'-6 9/16" x 3'-10 1/4"	4	VELUX SKYLIGHT F8-M06 #
M	14" DIA.	1	VELUX SUN TUNNEL TLR-014 #

ALL WINDOWS ARE INSULATED AND WEATHERSTRIPPED.
 VERIFY LOCAL CODE EGRESS WINDOW REQUIREMENTS PRIOR TO CONSTRUCTION.
 WINDOW MANUFACTURER TO PROVIDE TEMPERED GLASS WHERE REQUIRED BY CODE.
 VERIFY WINDOW MODEL NUMBERS AND SIZES WITH MANUFACTURER BEFORE STARTING CONSTRUCTION.
 VERIFY WINDOW SILL HEIGHT CLEARANCE ABOVE TUBS AND COUNTERTOPS TO ALLOW FOR TRIM AND/OR BACKSPASH.
 * VERIFY SKYLIGHT AND SUN TUNNEL INSTALLATION REQUIREMENTS BEFORE CONSTRUCTION. IF CURBS INSTALLATION IS RECOMMENDED DUE TO CLIMATIC CONDITIONS, MODEL NUMBER AND/OR ROUGH OPENING SIZE MAY VARY.



BONUS ROOM FLOOR PLAN 1/4" = 1'-0"



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

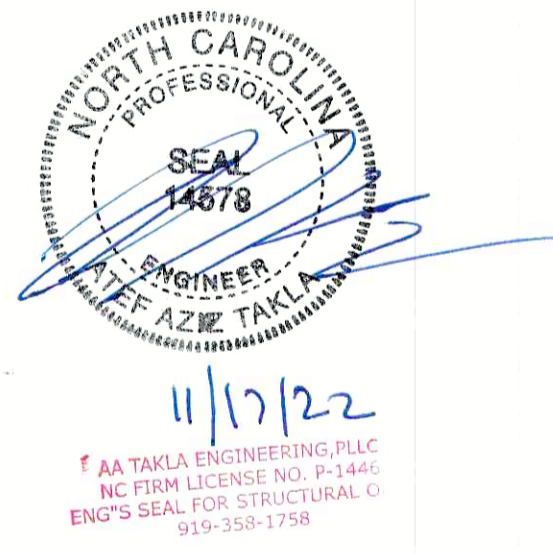
TOTAL LIVING 1649 sq. ft.
 GARAGE & STORAGE 512 sq. ft.
 BONUS ROOM 334 sq. ft.

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

PLAN NOTES:

- VERIFY ALL LOCAL CODES, ENERGY TYPES, AND SITE CONDITIONS PRIOR TO CONSTRUCTION. THE OWNER AND BUILDER SHALL BE SOLELY RESPONSIBLE FOR CODE COMPLIANCE (N.C.P.C. 2018).
- REVIEW SELECTED MECHANICAL SYSTEMS WITH OWNER PRIOR TO CONSTRUCTION.
 REVIEW SUB-CONTRACTOR LOCATIONS OF THE WATER HEATER AND HVAC UNIT(S) WITH THE OWNER PRIOR TO CONSTRUCTION. ENSURE COMPLIANCE WITH LOCAL BUILDING CODE REQUIREMENTS AND MANUFACTURER REQUIREMENTS.
 HVAC EQUIPMENT IN THE ATTIC SPACE SHALL BE ACCESSIBLE BY AN OPENING LARGER THAN THE LARGEST PIECE OF EQUIPMENT (TO ALLOW REMOVAL OF THE EQUIPMENT) AND IN NO CASE LESS THAN 22"x36".
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INSULATE AROUND ALL BATHS AND UTILITY ROOM.
- TYPICAL WALL, 2x4 @ 16" O.C., UNLESS OTHERWISE DIMENSIONED.
- PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE.
- PROVIDE DOORBELLS, TRANSFORMER, AND CHIME.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	DUPLEX OUTLET (GROUNDED TYPE)
(Symbol)	WEATHER PROOF DUPLEX OUTLET
(Symbol)	ABOVE COUNTER LOCATION
(Symbol)	ABOVE COUNTER-WATER PROOF DUPLEX OUTLET
(Symbol)	FLUSH FLOOR DUPLEX OUTLET, OWNER VERIFY LOCATION
(Symbol)	220 VOLT OUTLET OR CONNECTION
(Symbol)	CEILING MOUNTED LIGHT FIXTURE
(Symbol)	WALL BRACKET MOUNTED LIGHT FIXTURE
(Symbol)	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
(Symbol)	SUSPENDED CEILING MOUNTED PENDANT LIGHT
(Symbol)	SUN TUNNEL W/ LIGHT KIT
(Symbol)	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
(Symbol)	RECESSED CEILING LIGHT FIXTURE
(Symbol)	RECESSED LIGHT FOR UET AREA
(Symbol)	UNDER CABINET FLUORESCENT LIGHT
(Symbol)	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
(Symbol)	CEILING MOUNTED PADDLE FAN W/ LIGHT
(Symbol)	CEILING MOUNTED FAN - EXHAUST
(Symbol)	CEILING MOUNTED FAN AND HEATER
(Symbol)	CEILING MOUNTED FAN AND LIGHT



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NADIA
 DESIGN NO. 1581
 SHEET OF 3
 DB JAG
 FLOOR PLAN

