

# CUSTOM HOUSE PLAN BM2085



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REVISION TABLE		
NO.	DATE	DESCRIPTION

SHEET NUMBER  
COVER PAGE

FILE NUMBER:  
**BM2085**

DATE:  
**12/2/2022**

SCALE: WHEN PRINTED 24X36  
**1/4" = 1'-0"**

SHEET NO.  
**A-1**



Label	Title
A-1	COVER PAGE
A-2	EXTERIOR ELEVATIONS
A-3	EXTERIOR ELEVATIONS
A-4	FIRST FLOOR PLAN
A-5	SECOND FLOOR PLAN
A-6	FOUNDATION PLAN
A-7	PLUMBING LAYOUT
A-8	ROOF PLAN
A-9	ROOF FRAMING PLAN
A-10	EXTERIOR WALL FRAMING PLAN
A-11	FIRST & SECOND FLOOR FRAMING PLAN
A-12	SECTION VIEW
A-13	FIRST FLOOR ELECTRICAL PLAN
A-14	SECOND FLOOR ELECTRICAL PLAN
A-15	FIRST FLOOR PLUMBING PLAN
A-16	SECOND FLOOR PLUMBING PLAN

## SQUARE FOOTAGE

FIRST FLOOR:	1882
SECOND FLOOR:	350
BONUS:	764
PORCHES:	558
GARAGE:	1584
TOTAL LIVING:	3012
TOTAL AREA:	5154







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NO.	DATE	DESCRIPTION

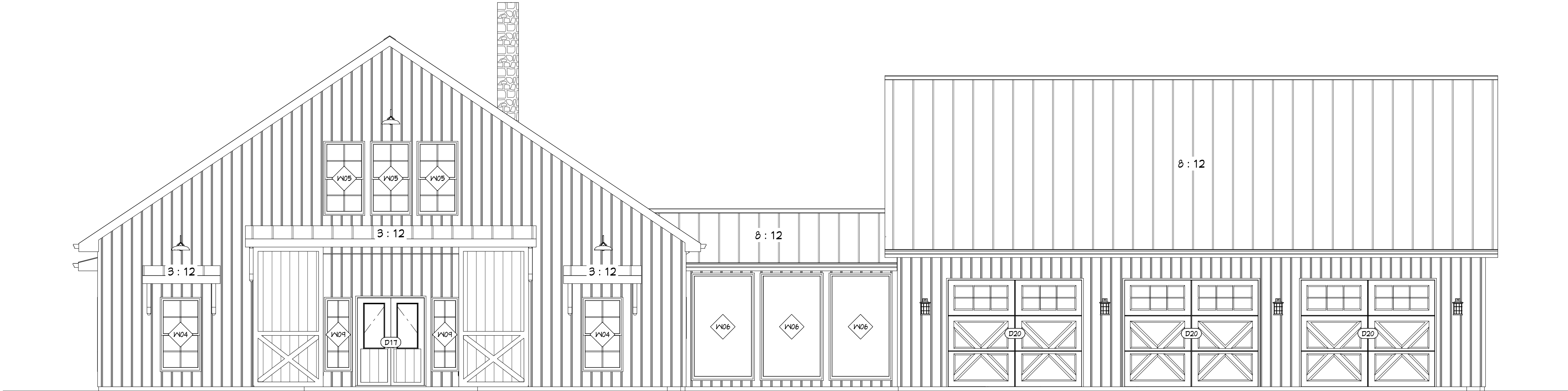
SHEET NUMBER  
EXTERIOR ELEVATIONS

FILE NUMBER:  
BM2085

DATE:  
12/2/2022

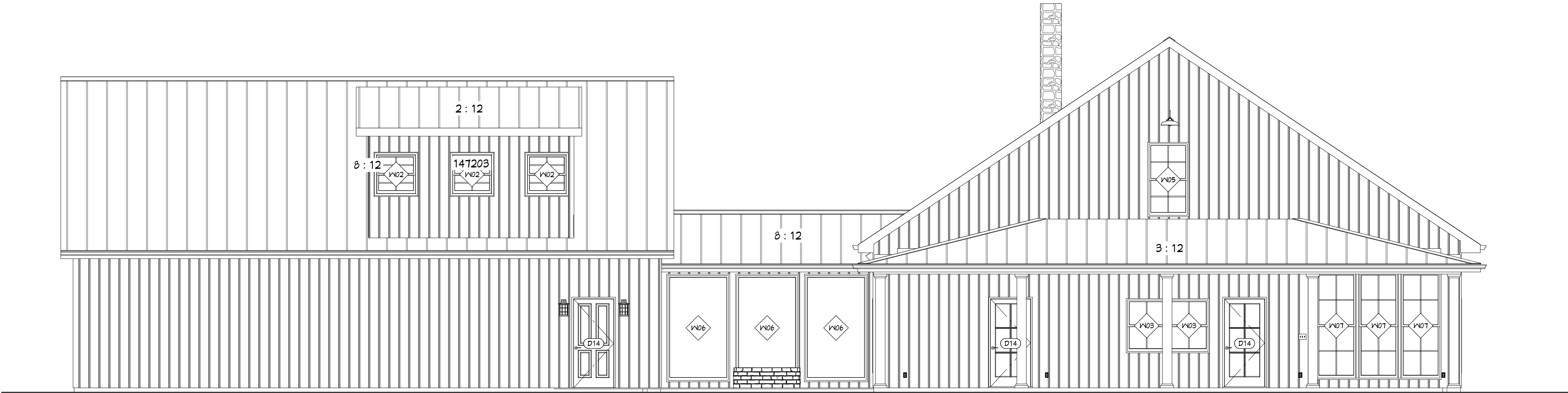
SCALE: WHEN PRINTED 24X36  
1/4" = 1'-0"

SHEET NO.  
A-2



FRONT ELEVATION

ENGINEER VALIDATES ONLY DWELLING PORTION OF THIS PLAN



REAR ELEVATION

EXTERIOR ELEVATIONS

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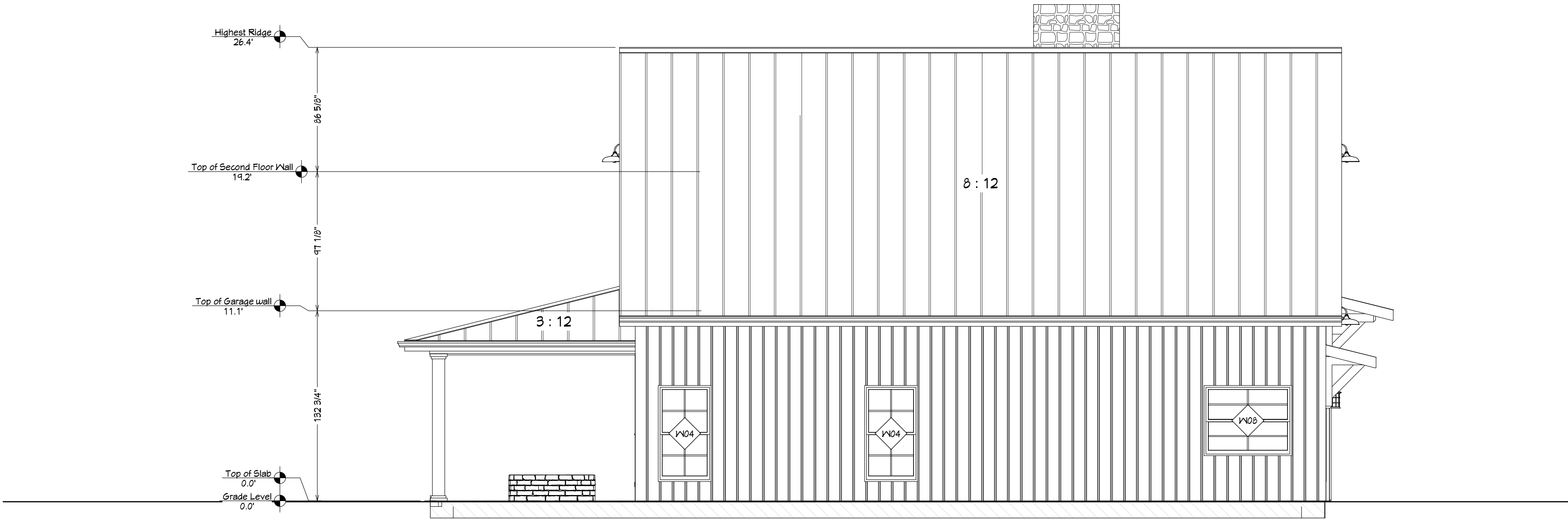
SHEET NUMBER  
EXTERIOR ELEVATIONS

FILE NUMBER:  
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DATE:  
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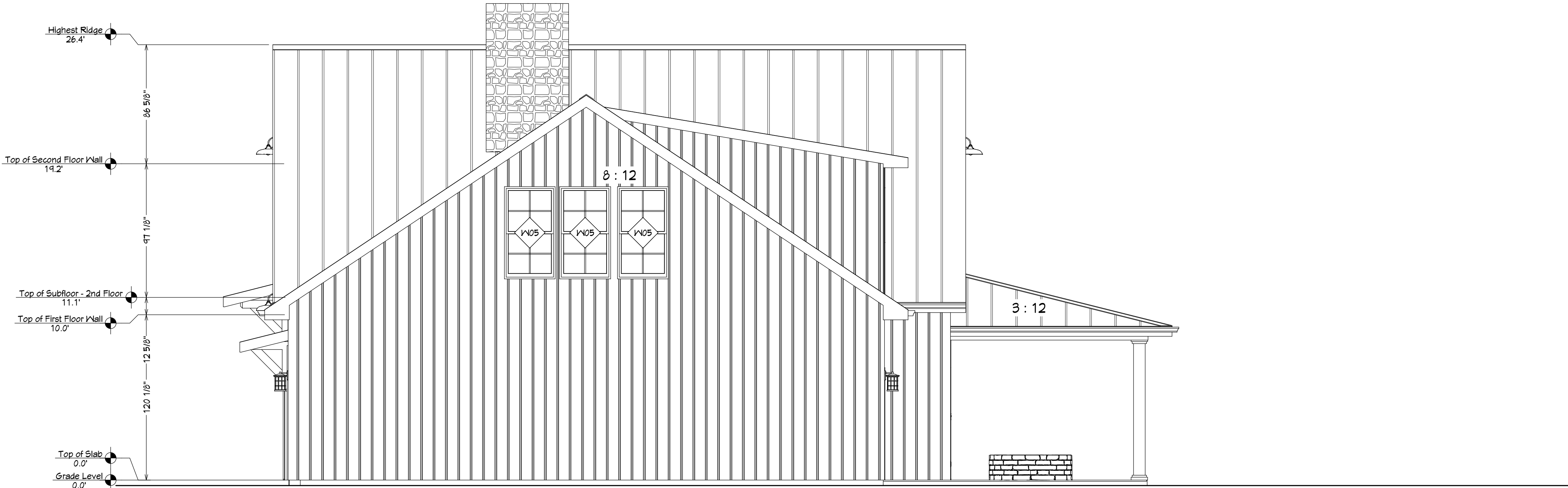
SCALE: WHEN PRINTED 24X36  
1/4" = 1'-0"

SHEET NO.  
A-3



LEFT ELEVATION

ENGINEER VALIDATES ONLY DWELLING PORTION OF THIS PLAN



RIGHT ELEVATION

EXTERIOR ELEVATIONS

1/4"=1'-0"



Door Schedule									
Number	Label	Qty	Floor	Size	Width	Height	R/O	Header	Thickness
D01	2460	3	1	2460 L IN	28"	80"	30"x82 1/2"	2x10x35" (2)	1 3/8"
D02	2660	3	2	2660 R IN	28"	80"	32"x82 1/2"	2x10x35" (2)	1 3/8"
D04	2460	1	1	2460 R	28"	80"	45"x82 1/2"	2x10x40" (2)	1 3/8"
D05	2660	3	1	2660 R IN	30"	80"	32"x82 1/2"	2x10x35" (2)	1 3/8"
D06	2460	1	2	2460 L IN	28"	80"	30"x82 1/2"	2x10x35" (2)	1 3/8"
D07	2460	1	2	2460 R IN	28"	80"	30"x82 1/2"	2x10x35" (2)	1 3/8"
D10	2660	2	1	2660 L IN	30"	80"	32"x82 1/2"	2x10x35" (2)	1 3/8"
D11	3060	1	1	3060 L EX	36"	80"	38"x83"	2x10x41" (2)	1 3/4"
D12	3060	1	1	3060 L IN	36"	80"	38"x82 1/2"	2x10x41" (2)	1 3/8"
D13	3060	2	1	3060 R	36"	80"	57"x82 1/2"	2x10x60" (2)	1 3/8"
D14	3060	4	1	3060 R EX	36"	80"	38"x83"	2x10x41" (2)	1 3/4"
D15	3060	1	2	3060 L	36"	80"	38"x82 1/2"	2x10x41" (2)	1 3/8"
D17	3060	1	1	3060 L/R EX	60"	80"	62"x83"	2x10x65" (2)	1 3/4"
D18	4060	1	1	4060 L/R	48"	80"	50"x82 1/2"	2x10x55" (2)	1 3/8"
D19	2660	1	1	2660 R	30"	80"	30"x80"		1/2"
D20	10000	3	1	10000	120"	96"	128"x98"	1 3/4x11 7/8x124" (2)	1 3/4"
D21	2660	1	1	2660 R IN	28 1/2"	80"	31 1/2"x82 1/2"	2x10x34 1/2" (2)	1 3/8"
D22	3060	1	2	3060 L EX	36"	80"	38"x83"	2x10x41" (2)	1 3/4"

Window Schedule									
Number	Label	Qty	Floor	Size	Width	Height	R/O	Header	Thickness
W01	2030DH	1	1	2030DH	24"	36"	25"x37"	2x6x28" (2)	
W02	3030DH	3	2	3030DH	36"	36"	37"x37"	2x6x40" (2)	
W03	3040DH	1	1	3040DH	36"	48"	37"x49"	2x6x40" (2)	
W04	3056DH	5	1	3056DH	36"	66"	37"x67"	2x6x40" (2)	
W05	3056DH	10	2	3056DH	36"	66"	37"x67"	2x6x40" (2)	
W06	4880FX	6	1	4880FX	56"	46"	57"x47"	2x6x60" (2)	
W07	3050DH	3	1	3050DH	36"	46"	37"x47"	2x6x40" (2)	
W08	5040DH	1	1	5040DH	60"	46"	61"x49"	2x6x41" (2)	
W09	2056DH	2	1	2056DH	24"	66"	25"x67"	2x6x28" (2)	

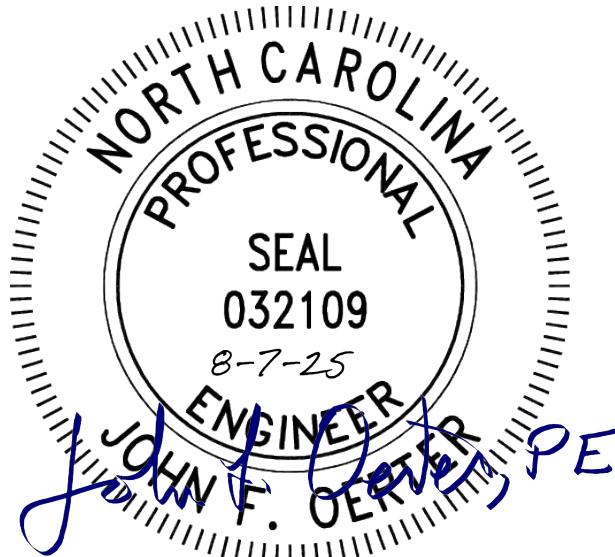
These Architectural Sheets are part of the required plan set needed for construction. The total set includes Architectural Sheets (Labeled A1 – A14) and Structural Sheets (Labeled S1 – S6). Some information on the Architectural sheets has been revised by the Structure sheets to allow for proper structural support locations and requirements. Because of these requirements, some dimensions and locations have changed on the Architectural sheets. The correct (FOR USE) dimensions and Layout are found on the Structure sheets (S1 – S6) included in this set. Any dimensions or information not found on the Structure Sheets may be found on the Architectural Sheets.

Plans provided by Architect include a breezeway and attached garage. For the purposes of the project, only the MAIN DWELLING is being constructed. The attached Structure Plans (S1-S6) reflect only the main dwelling. Any structural requirements pertaining to the Breezeway or Garage are not valid on this plan set and should not be used for future construction. Engineer's coverage by licensed seal is also not valid for Breezeway and Garage Construction.

Engineer validates only the Dwelling portion of these plans. Acceptance of these plans acknowledges and agrees to these conditions and engineer is not held liable for any information regarding the breezeway and Garage construction.

## ENGINEER VALIDATES ONLY DWELLING PORTION OF THIS PLAN

John Oerter, PE  
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### REVISION TABLE

NO.	DATE	DESCRIPTION

### SHEET NUMBER FIRST FLOOR PLAN

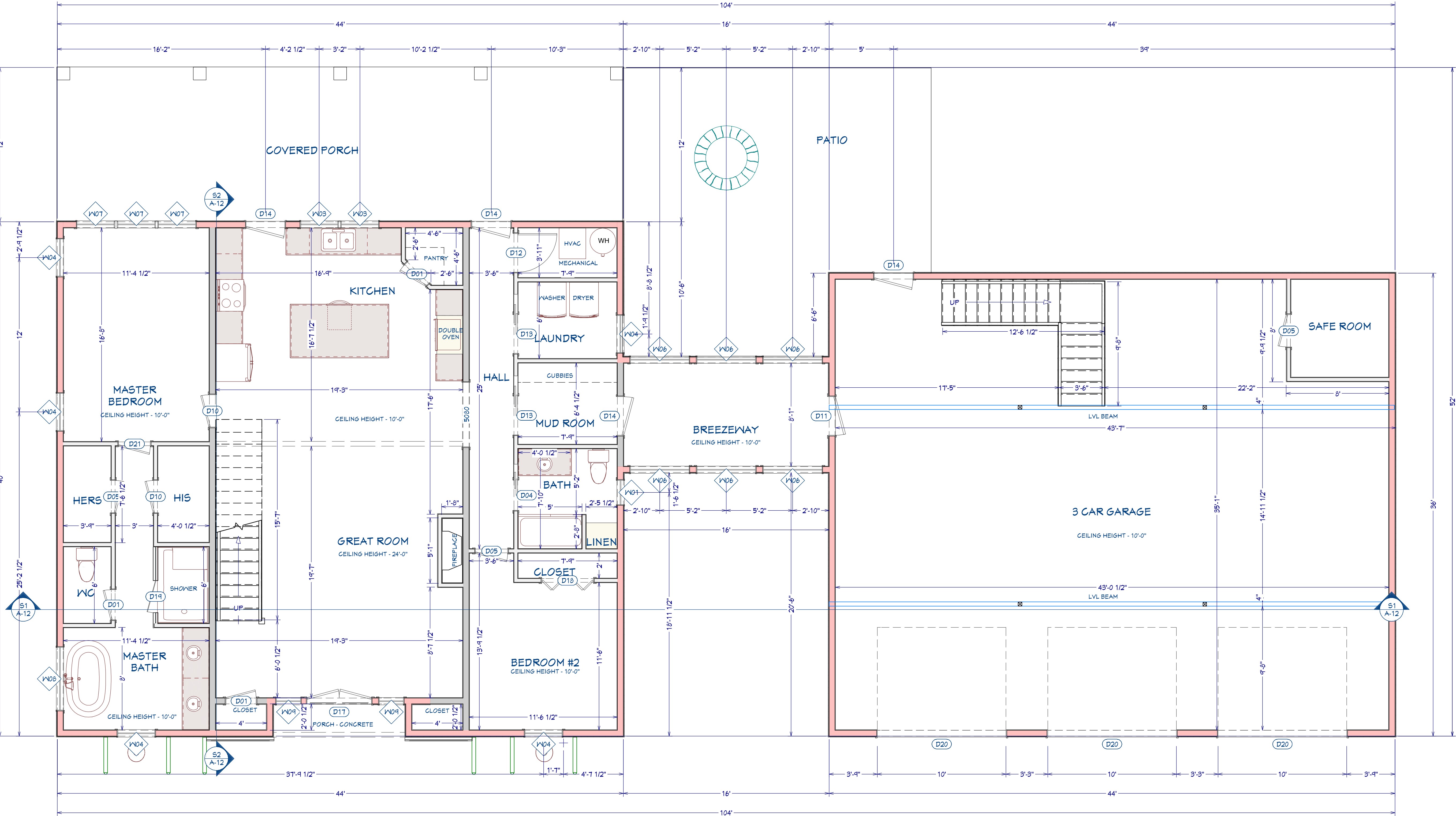
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**BM2085**

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**12/2/2022**

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**1/4" = 1'-0"**

SHEET NO.

**A-4**



FIRST FLOOR PLAN

1/4"=1'-0"



Door Schedule									
Number	Label	Qty	Floor	Size	Width	Height	R/O	Header	Thickness
D01	2460	3	1	2460 L IN	28"	80"	30"x82 1/2"	2x10x93" (2)	1 3/8"
D02	2460	3	2	2460 R IN	30"	80"	32"x82 1/2"	2x10x93" (2)	1 3/8"
D04	2460	1	1	2460 R	28"	80"	45"x82 1/2"	2x10x49" (2)	1 3/8"
D05	2460	3	1	2460 R IN	30"	80"	32"x82 1/2"	2x10x93" (2)	1 3/8"
D06	2460	1	2	2460 L IN	28"	80"	30"x82 1/2"	2x10x93" (2)	1 3/8"
D07	2460	1	2	2460 R IN	28"	80"	30"x82 1/2"	2x10x93" (2)	1 3/8"
D10	2460	2	1	2460 L IN	30"	80"	32"x82 1/2"	2x10x93" (2)	1 3/8"
D11	3060	1	1	3060 L EX	36"	80"	38"x83"	2x10x41" (2)	1 3/4"
D12	3060	1	1	3060 L IN	36"	80"	38"x82 1/2"	2x10x41" (2)	1 3/8"
D13	3060	2	1	3060 R	36"	80"	57"x82 1/2"	2x10x60" (2)	1 3/8"
D14	3060	4	1	3060 R EX	36"	80"	38"x83"	2x10x41" (2)	1 3/4"
D15	3060	1	2	3060 L	36"	80"	38"x82 1/2"	2x10x41" (2)	1 3/8"
D17	3060	1	1	3060 L/R EX	60"	80"	62"x83"	2x10x65" (2)	1 3/4"
D18	4060	1	1	4060 L/R	48"	80"	50"x82 1/2"	2x10x55" (2)	1 3/8"
D19	2660	1	1	2660 R	30"	80"	30"x80"		1/2"
D20	10080	3	1	10080	120"	96"	128"x94"	1 3/4x11 7/8x124" (2)	1 3/4"
D21	2660	1	1	2660 R IN	28 1/2"	80"	31 1/2"x82 1/2"	2x10x94 1/2" (2)	1 3/8"
D22	3060	1	2	3060 L EX	36"	80"	38"x83"	2x10x60" (2)	1 3/4"

Window Schedule									
Number	Label	Qty	Floor	Size	Width	Height	R/O	Header	
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W02	3030DH	3	2	3030DH	36"	36"	37"x37"	2x6x40" (2)	
W03	3040DH	2	1	3040DH	36"	48"	57"x49"	2x6x40" (2)	
W04	3056DH	5	1	3056DH	36"	66"	37"x67"	2x6x40" (2)	
W05	3056DH	10	2	3056DH	36"	66"	37"x67"	2x6x40" (2)	
W06	4880FX	6	1	4880FX	56"	46"	57"x47"	2x6x60" (2)	
W07	3080DH	3	1	3080DH	36"	46"	37"x47"	2x6x40" (2)	
W08	5040DH	1	1	5040DH	60"	46"	61"x49"	2x6x41" (2)	
W09	2056DH	2	1	2056DH	24"	66"	25"x67"	2x6x28" (2)	

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#### REVISION TABLE

NO.	DATE	DESCRIPTION

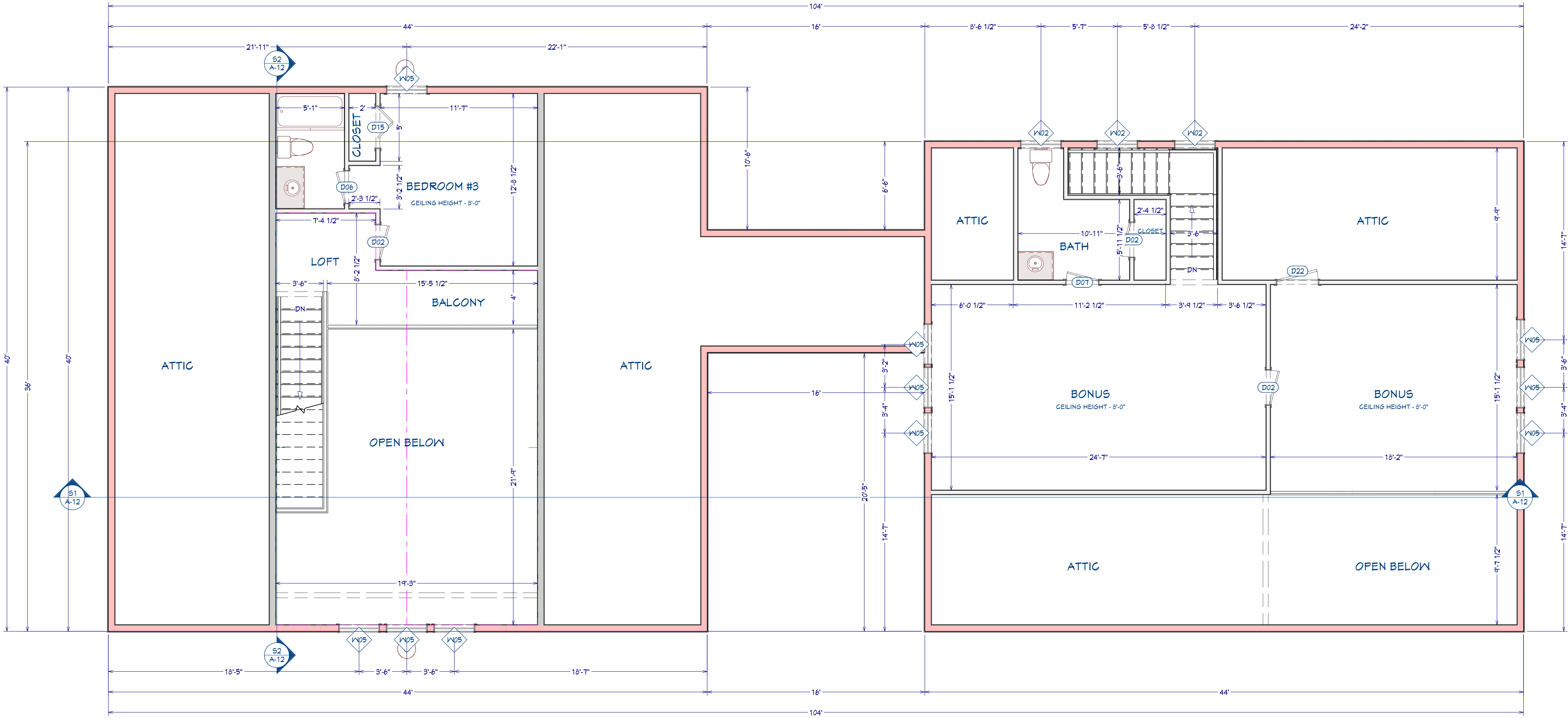
SHEET NUMBER  
SECOND FLOOR PLAN

FILE NUMBER:  
BM2085

DATE:  
12/2/2022

SCALE: WHEN PRINTED 24X36  
1/4" = 1'-0"

SHEET NO.  
A-5



SECOND FLOOR PLAN

1/4"=1'-0"



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NO.	DATE	DESCRIPTION

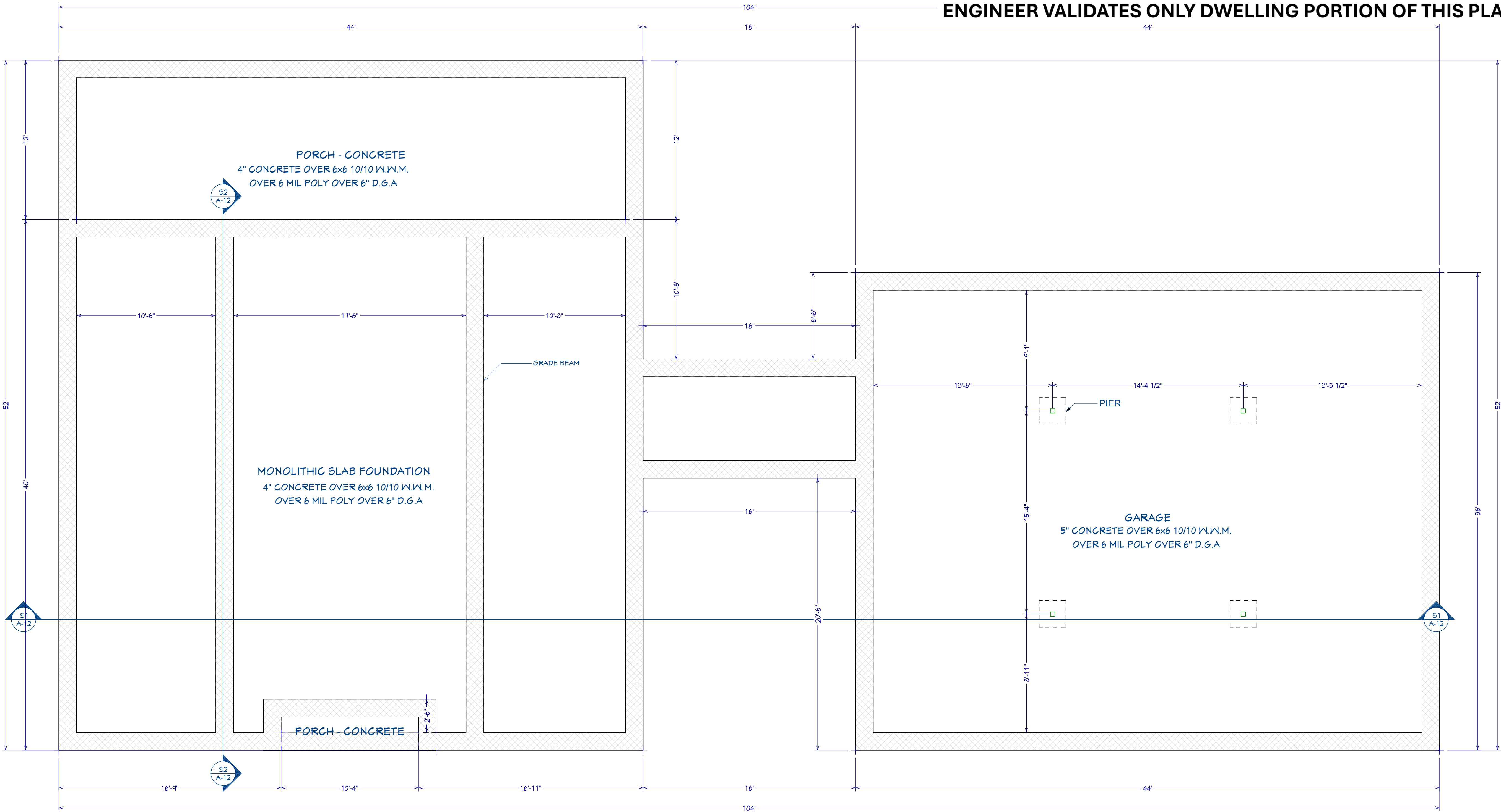
SHEET NUMBER  
**BASEMENT FLOOR PLAN**

FILE NUMBER:  
**BM2085**

DATE:  
**12/2/2022**

SCALE: WHEN PRINTED 24X36  
**1/4" = 1'-0"**

SHEET NO.  
**A-6**



**SITE DRAINAGE:**  
IT IS RECOMMENDED THAT SHE DRAINAGE BE WELL DEVELOPED. SURFACE WATER SHOULD BE DIRECTED AWAY FROM THE FOUNDATION SOILS. (USE A MINIMUM SLOPE OF 2% WITHIN 10 FEET OF THE FOUNDATION. NO PONDING OF SURFACE WATER SHALL BE ALLOWED NEAR THE STRUCTURE DURING OR AFTER COMPLETION OF THE CONSTRUCTION AND THE LANDSCAPING. THE BUILDER SHALL ADVISE THE OWNER OF THE SITE DRAINAGE REQUIREMENTS.

**SPECIFICATION NOTES**  
1. REINFORCED CONCRETE SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE 2018 I.R.C. AND ALL LOCAL CITY OR COUNTY GUIDELINES.  
2. ALL CONCRETE USED IN THE FOUNDATIONS AND SLABS ON GRADE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI.  
3. THE MAXIMUM SLUMP SHALL NOT EXCEED 4 INCHES.  
4. PROVIDE CONTROL JOINTS IN ALL EXPOSED SLABS ON GRADE. THE MAXIMUM SPACING OF CONTROL JOINTS SHALL BE 20" O.G., UNLESS OTHERWISE NOTED.  
5. A CIVIL ENGINEER SHOULD BE CONSULTED TO VERIFY FOUNDATION PLANS AND DETAILS. SITE DRAINAGE: IT IS RECOMMENDED THAT SHE DRAINAGE BE WELL DEVELOPED.

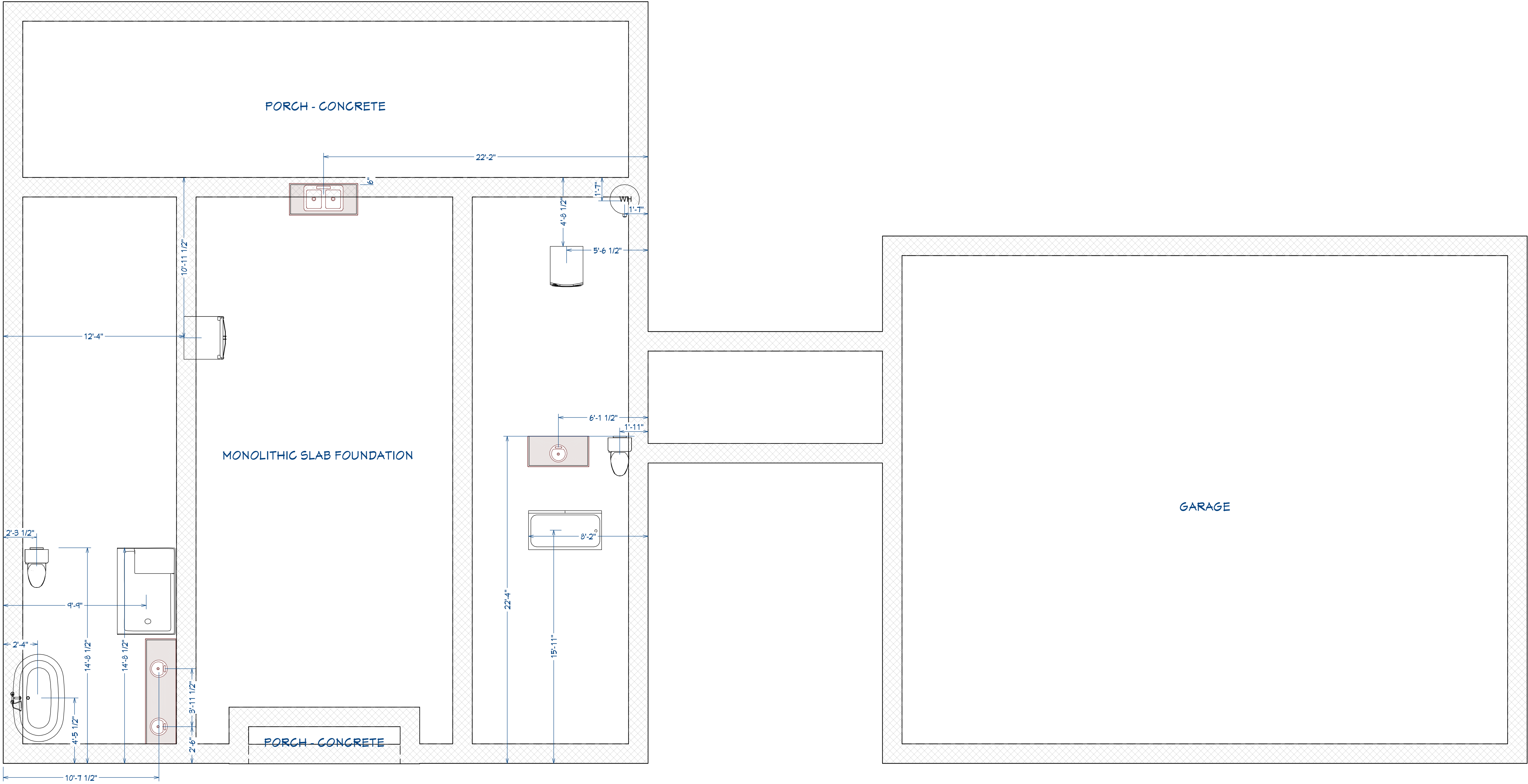


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NO.	DATE	DESCRIPTION

SHEET NUMBER

PLUMBING LAYOUT

FILE NUMBER:  
BM2085

DATE:  
12/2/2022

SCALE: WHEN PRINTED 24X36  
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SHEET NO.  
A-7





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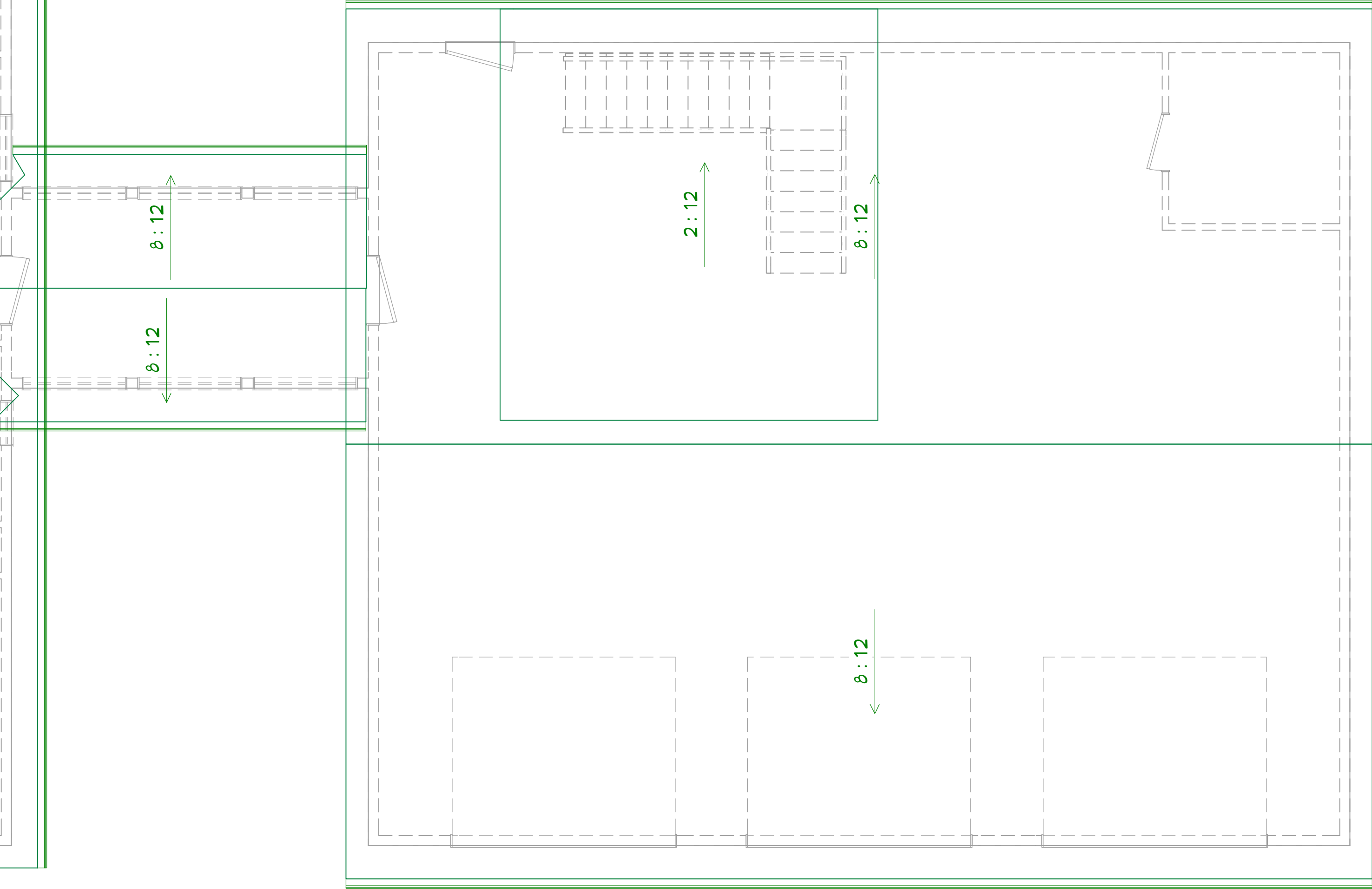
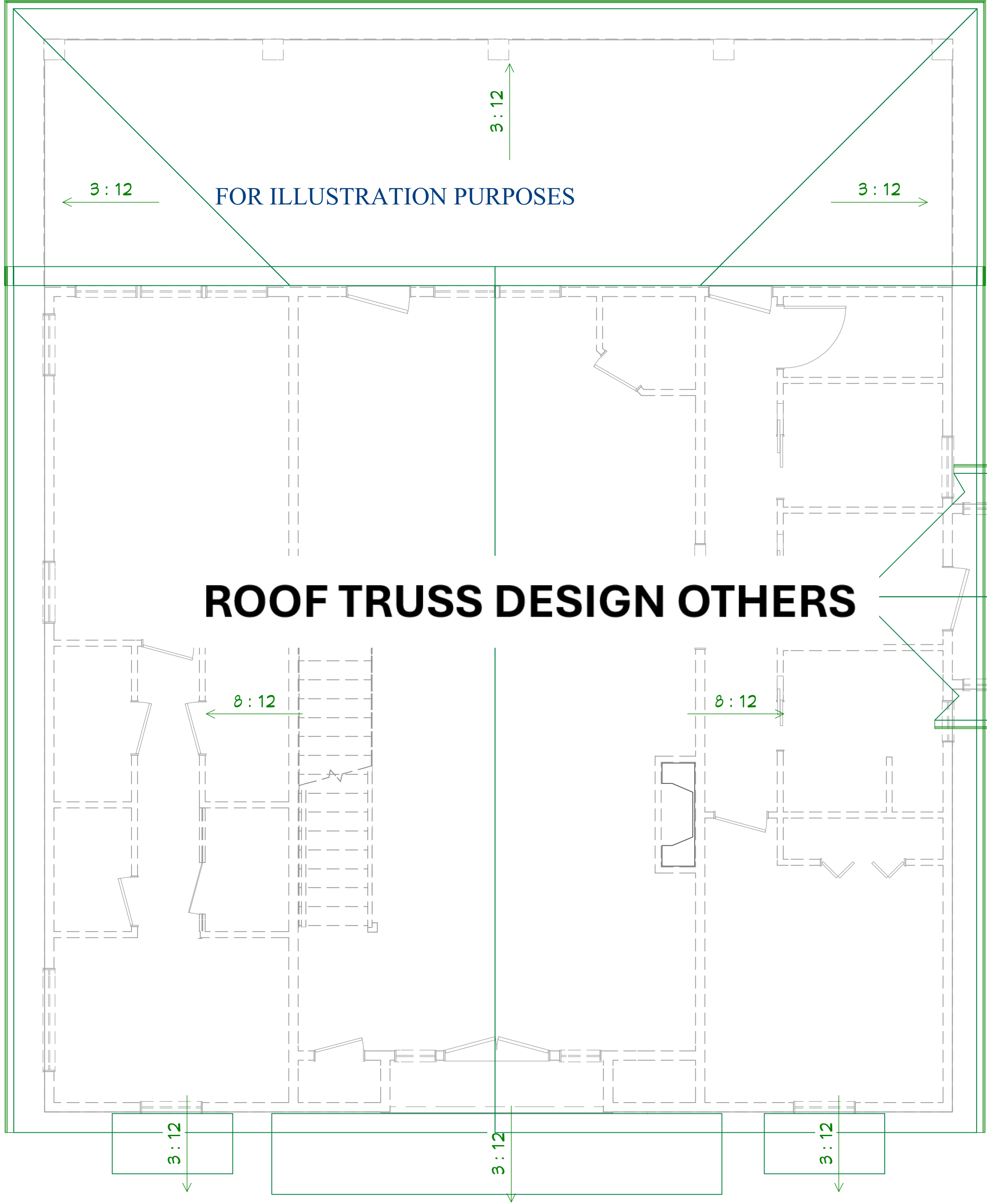
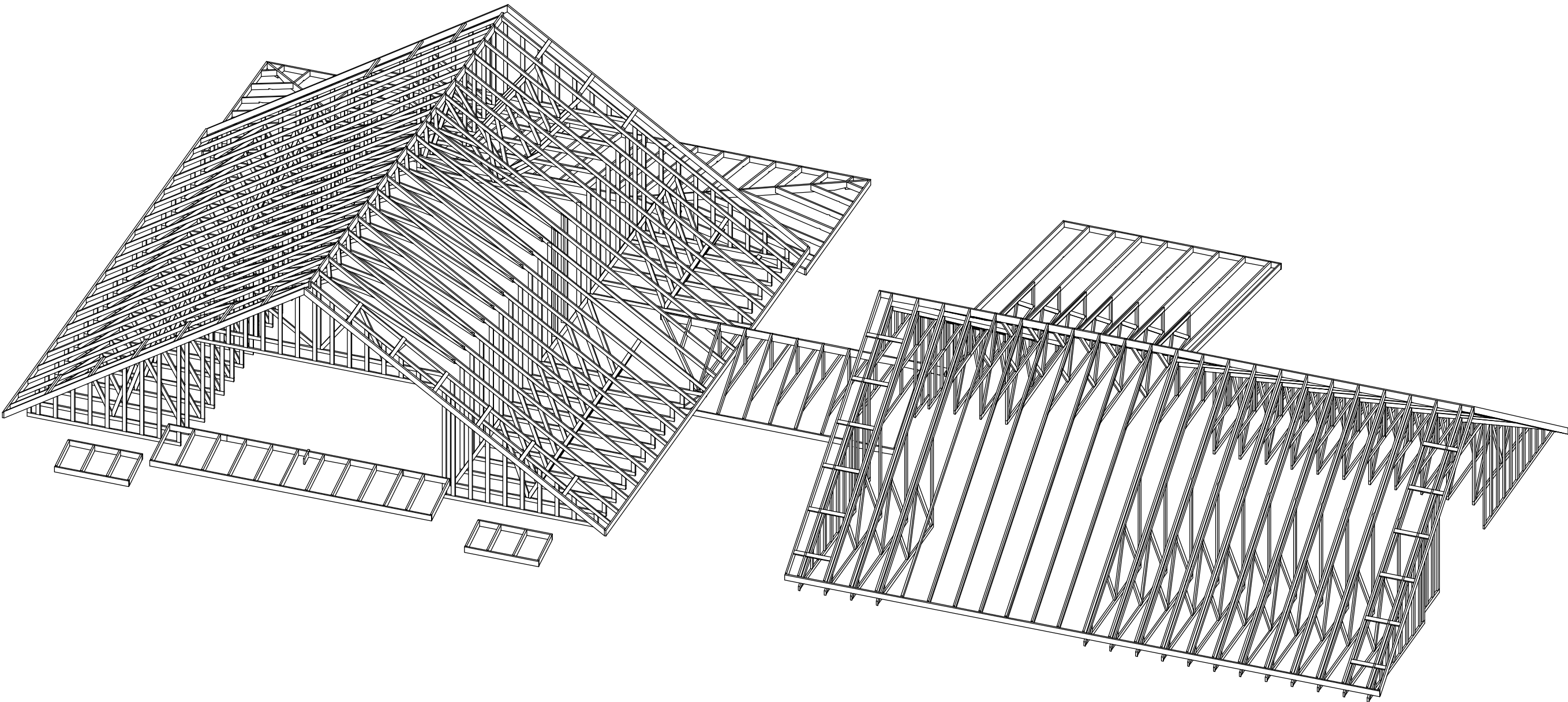
SHEET NUMBER  
ROOF PLAN

FILE NUMBER:  
BM2085

DATE:  
12/2/2022

SCALE: WHEN PRINTED 24X36  
1/4" = 1'-0"

SHEET NO.  
A-8



**ROOF & FRAMING NOTES:**  
1. ROOF FRAMING AND ROOF TRUSS LAYOUT IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS.  
2. ALL TRUSSES OR TJI'S SHALL CARRY MANUFACTURER'S STAMP  
3. TRUSSES OR TJI'S SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL BY TRUSS MANUFACTURER.  
4. ALL TRUSSES OR TJI'S SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.  
5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ROOF PLAN

1/4"=1'-0"





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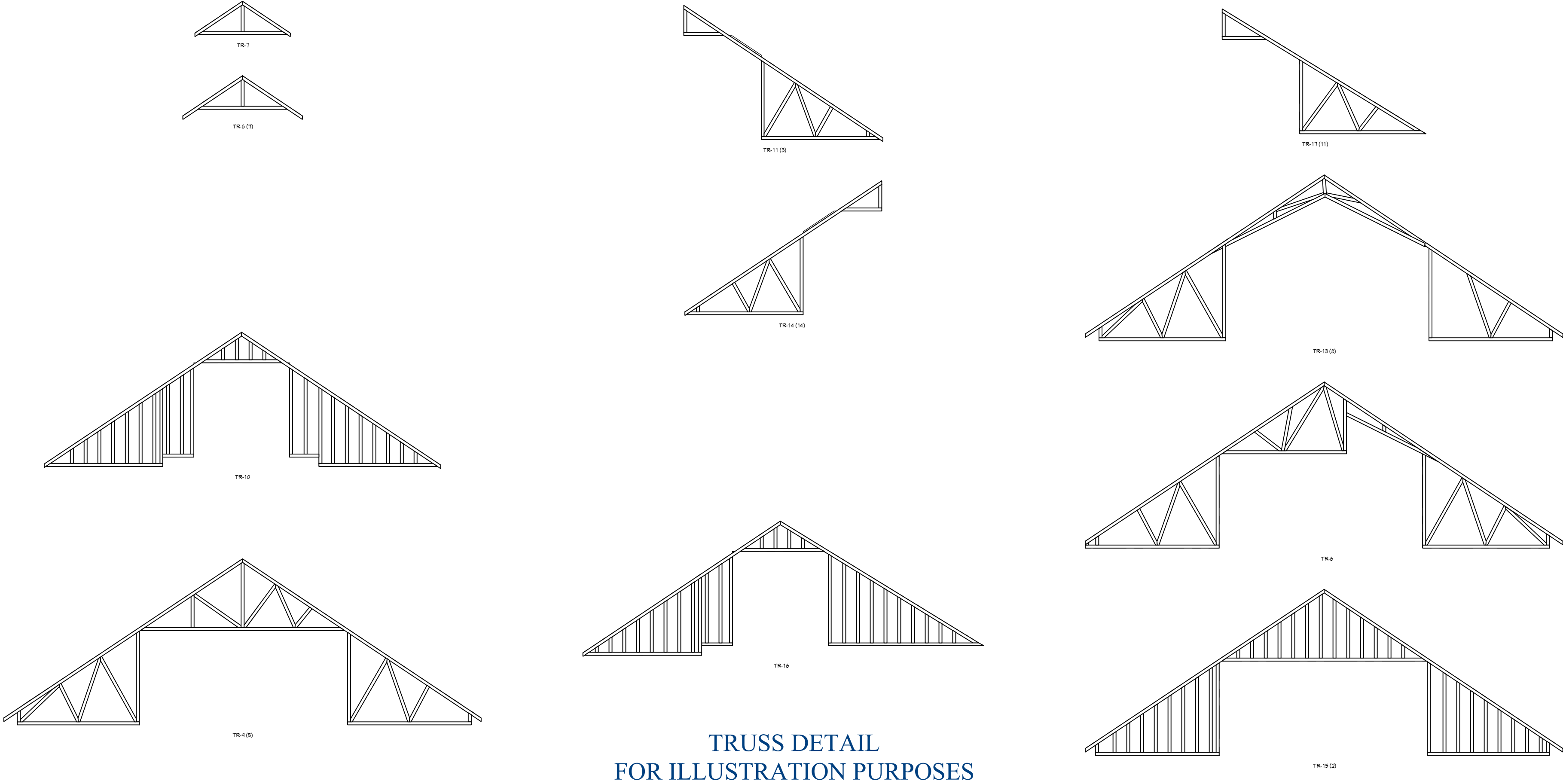
SHEET NUMBER  
ROOF FRAMING PLAN

FILE NUMBER:  
BM2085

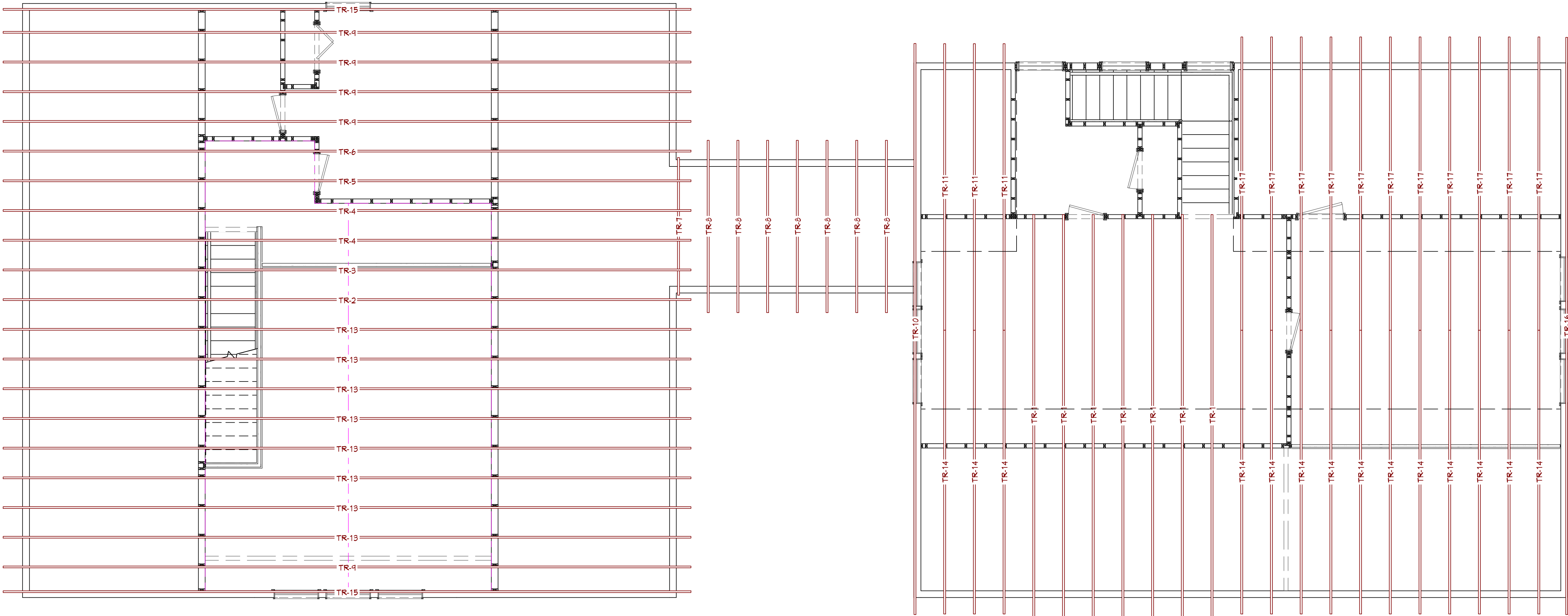
DATE:  
12/2/2022

SCALE: WHEN PRINTED 24X36  
1/4" = 1'-0"

SHEET NO.  
A-9



## ROOF TRUSS DESIGN OTHERS



- ROOF & FRAMING NOTES:**
- 1. ROOF FRAMING AND ROOF TRUSS LAYOUT IS FOR ILLUSTRATION ONLY. ALL FRAMING SHALL BE INSTALLED & BRACED TO MANUFACTURER'S DRAWINGS & SPECIFICATIONS.
  - 2. ALL TRUSSES OR TJI'S SHALL CARRY MANUFACTURER'S STAMP
  - 3. TRUSSES OR TJI'S SHALL NOT BE FIELD ALTERED WITHOUT PRIOR ENGINEERING APPROVAL BY TRUSS MANUFACTURER.
  - 4. ALL TRUSSES OR TJI'S SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
  - 5. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ROOF PLAN

1/4"=1'-0"





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NO.	DATE	DESCRIPTION

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EXTERIOR WALL FRAMING  
PLAN

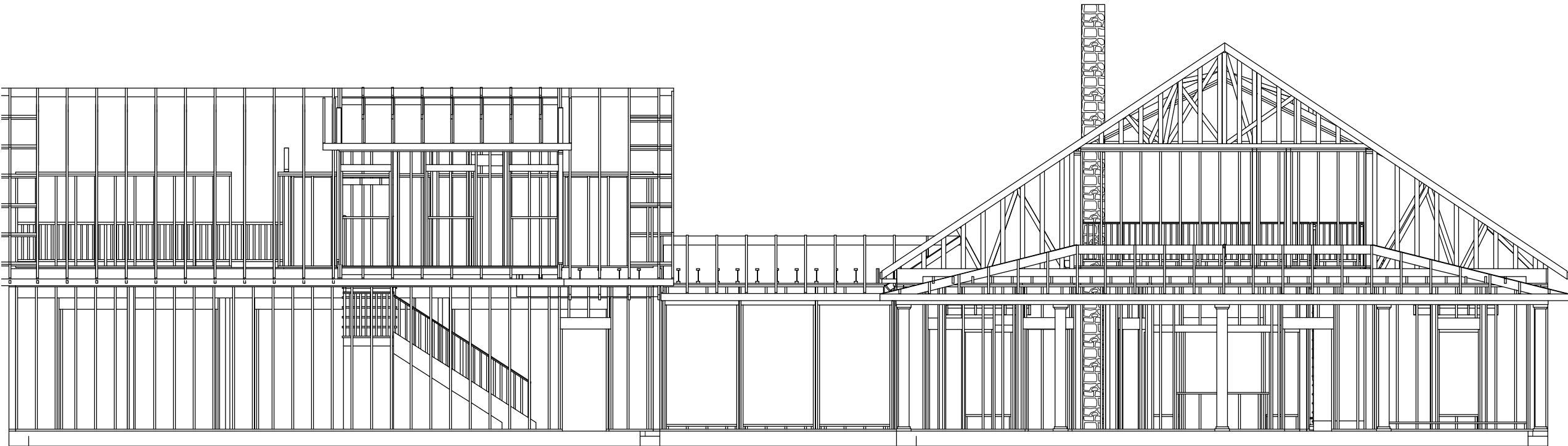
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DATE:  
**12/2/2022**

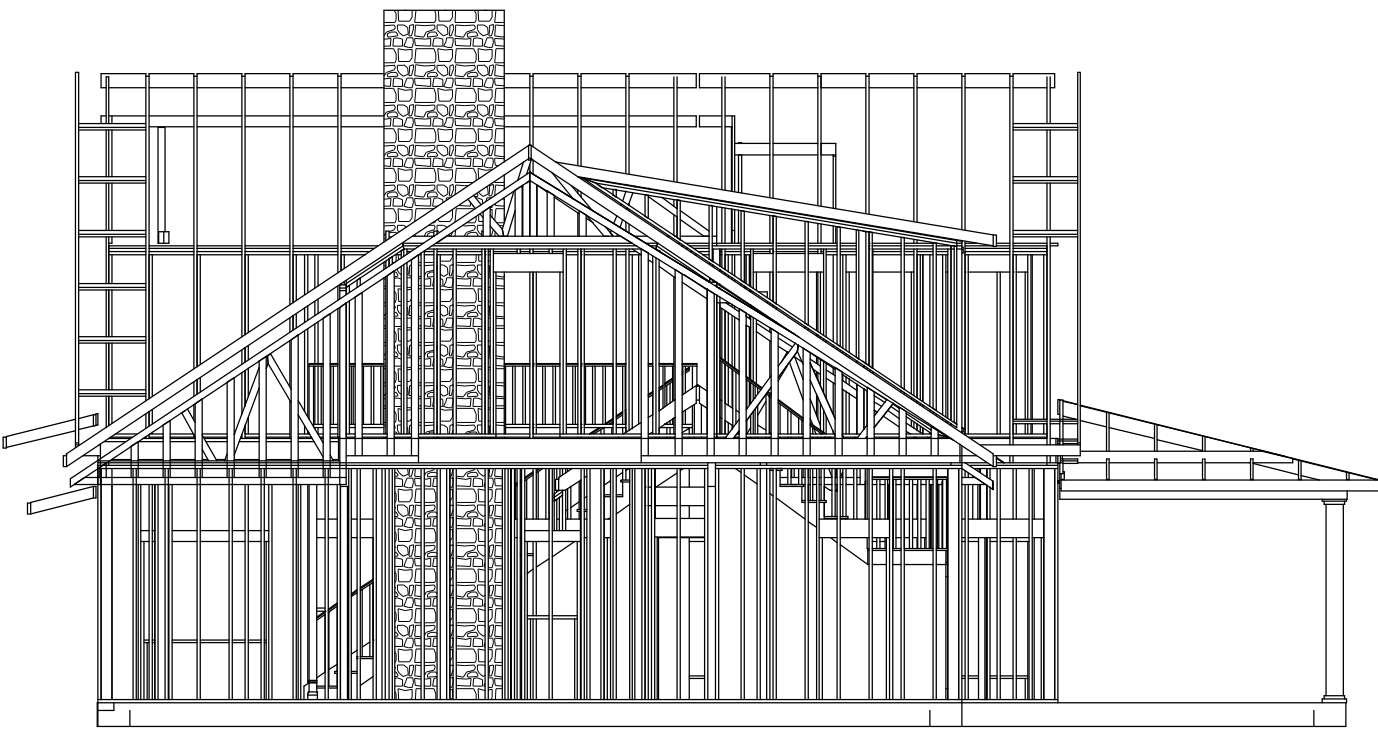
SCALE: WHEN PRINTED 24X36  
**1/8" = 1'-0"**

SHEET NO.  
**A-10**

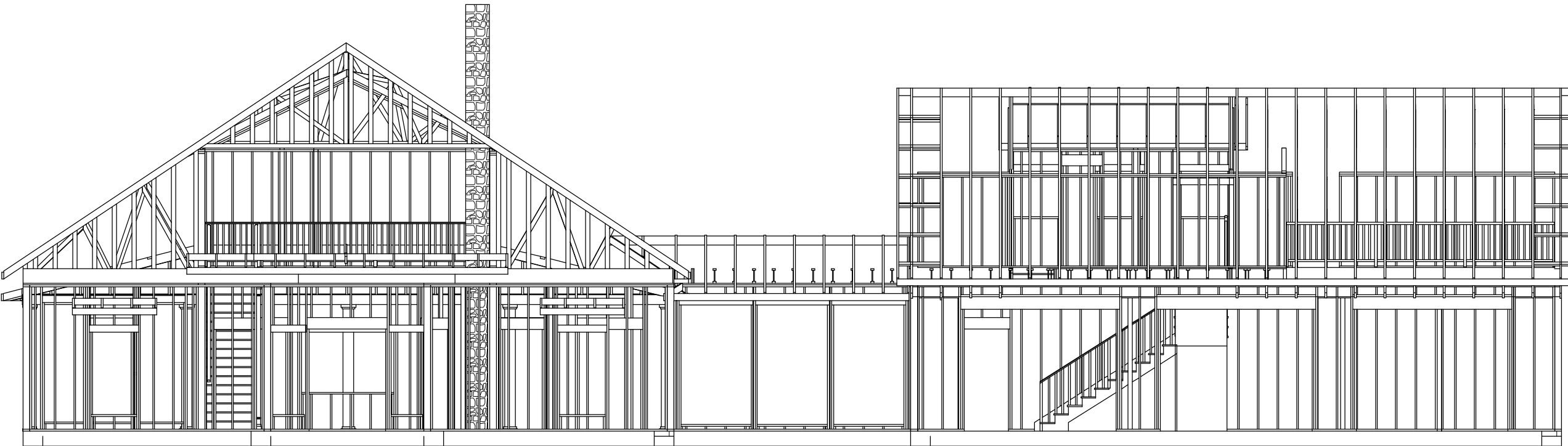
ENGINEER VALIDATES ONLY DWELLING PORTION OF THIS PLAN



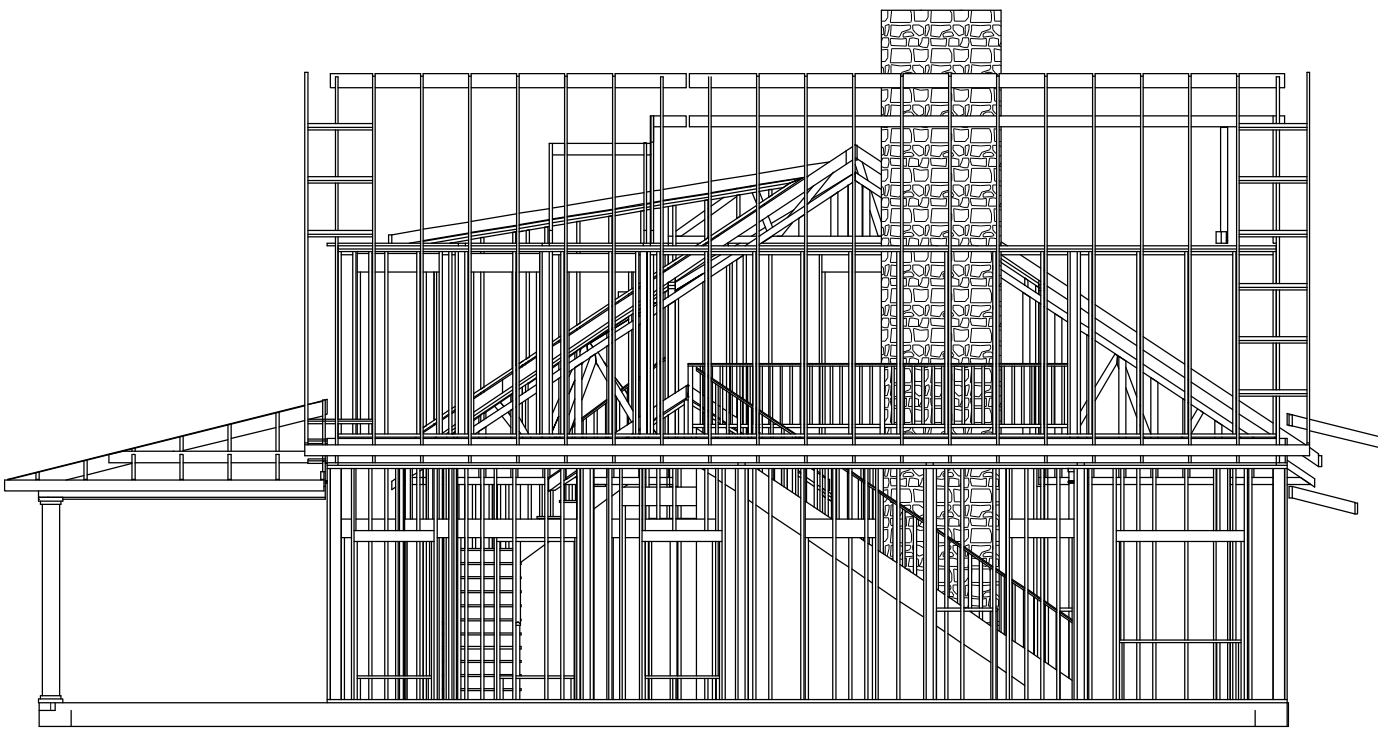
REAR VIEW OF FRAMING



RIGHT VIEW OF FRAMING



FRONT VIEW OF FRAMING



LEFT VIEW OF FRAMING

GENERAL NOTES:

- 1) THESE DRAWINGS ARE DIAGRAMMATIC ONLY, FOR ESTABLISHING RELATIONSHIP AND DIMENSIONAL INTENTS. EACH SUBCONTRACTOR IS RESPONSIBLE FOR VERIFYING CONDITIONS BEFORE BEGINNING HIS/HER WORK.
- 2) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING ALL BUILDING CODE & LOCAL ORDINANCES.
- 3) THESE DRAWINGS ARE THE GRAPHIC AND PICTORIAL TOOL FOR ASSISTING THE GENERAL CONTRACTOR IN HIS BIDDING PROCESS BUT DOES NOT ASSUME RESPONSIBILITY FOR ERRORS AND/OR OMISSIONS IN THE GENERAL CONTRACTORS BID. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PERFORM AN ON-SITE INSPECTION TO COVER ANY ITEMS NOT INDICATED ON THESE DRAWINGS.
- 4) THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FILE FOR ANY DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND DRAWINGS. IF IN THE COURSE OF CONSTRUCTION, A CONDITION EXISTS WHICH DISAGREES WITH THAT AS INDICATED ON THESE PLANS, THE GENERAL CONTRACTOR SHALL MAKE CHANGES THAT COMPLY WITH I.R.C. (INTERNATIONAL RESIDENTIAL CODE), LATEST EDITION, OR APPLICABLE LOCAL CODES
- 5) THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ANY MATERIALS, WORKMANSHIP, MEANS OR METHODS OF CONSTRUCTION OR ERRORS RELATED TO THE ILLUSTRATIONS PROVIDED HEREIN.
- 6) THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR THOSE SUPERVISION OF CONSTRUCTION, AND IS NOT RESPONSIBLE FOR ANY CHANGES WITHOUT PRIOR NOTIFICATION.
- 7) ALL BEAM SIZES AND ROOF TRUSSES TO BE VERIFIED BY STRUCTURAL ENGINEE

EXTERIOR WALL FRAMING PLAN

1/8"=1'-0"





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REVISION TABLE		
NO.	DATE	DESCRIPTION

SHEET NUMBER  
FIRST & SECOND FLOOR  
FRAMING PLAN

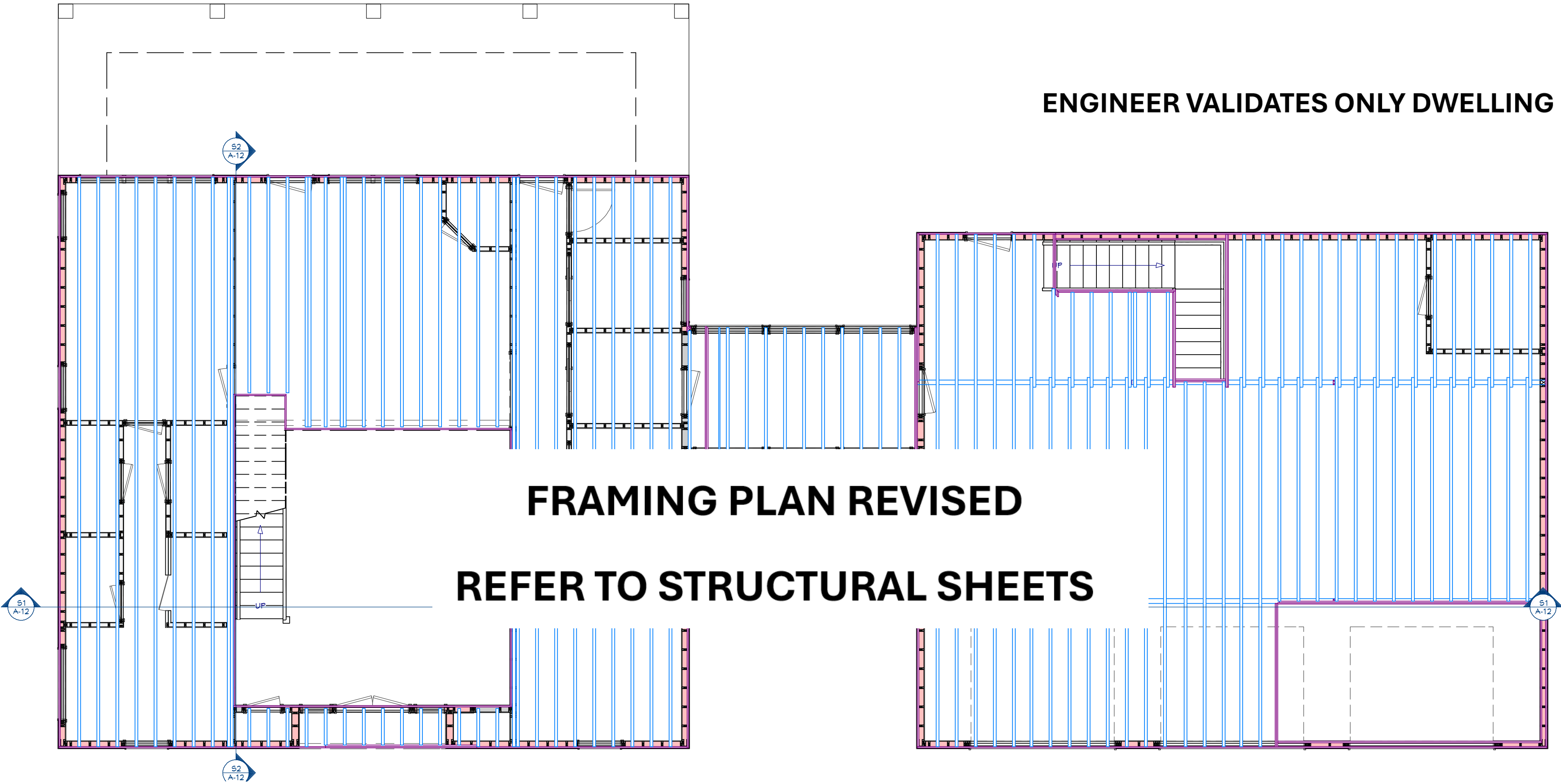
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BM2085

DATE:  
12/2/2022

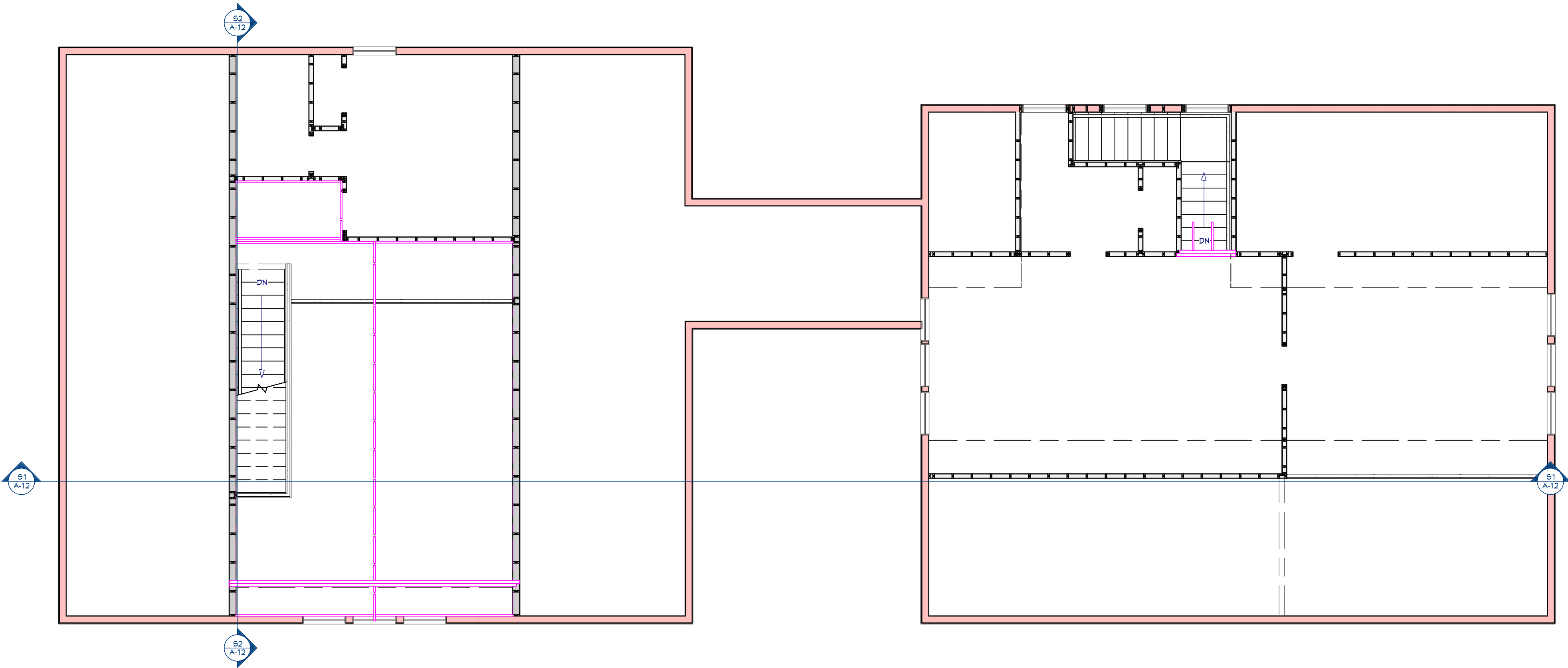
SCALE: WHEN PRINTED 24X36  
3/16" = 1'-0"

SHEET NO.  
A-11

ENGINEER VALIDATES ONLY DWELLING PORTION OF THIS PLAN



FIRST FLOOR FRAMING PLAN



SECOND FLOOR FRAMING PLAN

FIRST & SECOND FLOOR FRAMING PLAN 3/16"=1'-0"

I-JOIST LAYOUT

1. I-JOIST LAYOUT IS FOR ILLUSTRATION ONLY AND A STRUCTURAL ENGINEER OR I-JOIST/FLOOR TRUSS MANUFACTURER MUST BE HIRED TO LAY OUT THE I-JOIST AND BEAM CONFIGURATION ACCORDING TO CODE.
2. HOMEOWNER SHALL HIRE THE REQUIRED STRUCTURAL ENGINEERING FIRM LVL BEAM MANUFACTURER TO DESIGN THE LVL BEAM TO HOLD THE SECOND FLOOR JOISTS.
3. LVL BEAM IS NOT INDICATED ON THE PLAN.
4. DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR ANY ERRORS IN THE FLOOR JOIST LAYOUT OR BEAM CONFIGURATION SINCE THIS IS THE RESPONSIBILITY OF THE MANUFACTURER OR STRUCTURAL ENGINEER. LVL BEAM IS NOT INDICATED ON THE PLAN. LVL BEAM MUST BE DESIGNED AND CONFIGURED BY A STRUCTURAL ENGINEER OR LVL MANUFACTURER ACCORDING TO LOCAL CODE.





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**REVISION TABLE**

NO.	DATE	DESCRIPTION

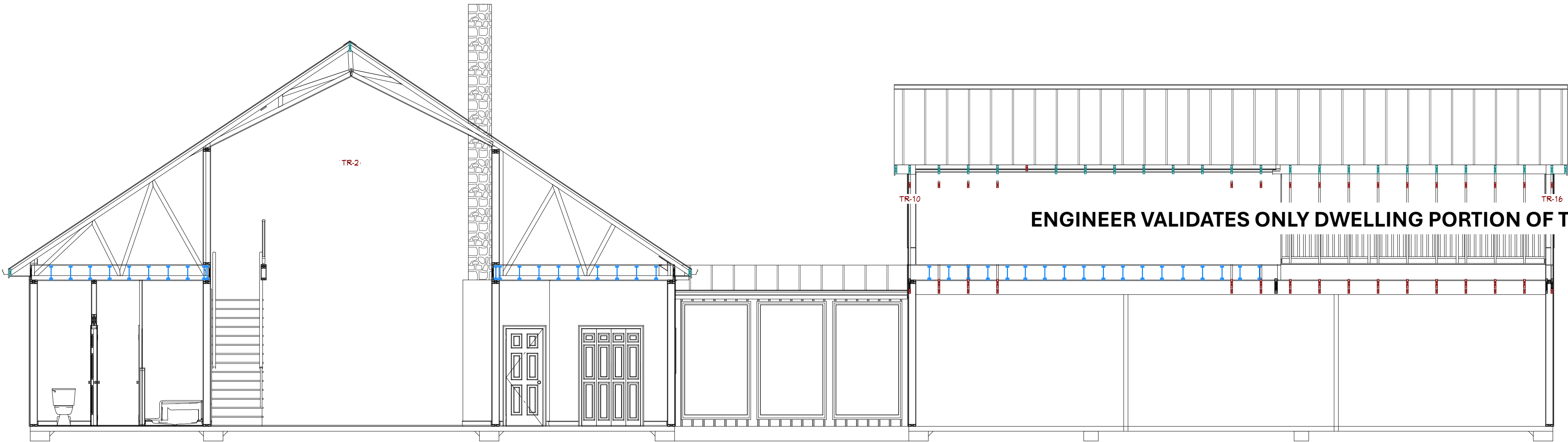
SHEET NUMBER  
**SECTION VIEW**

FILE NUMBER:  
**BM2085**

DATE:  
**12/2/2022**

SCALE: WHEN PRINTED 24X36  
**1/4" = 1'-0"**

SHEET NO.  
**A-12**



SECTION S1

1/4"=1'-0"

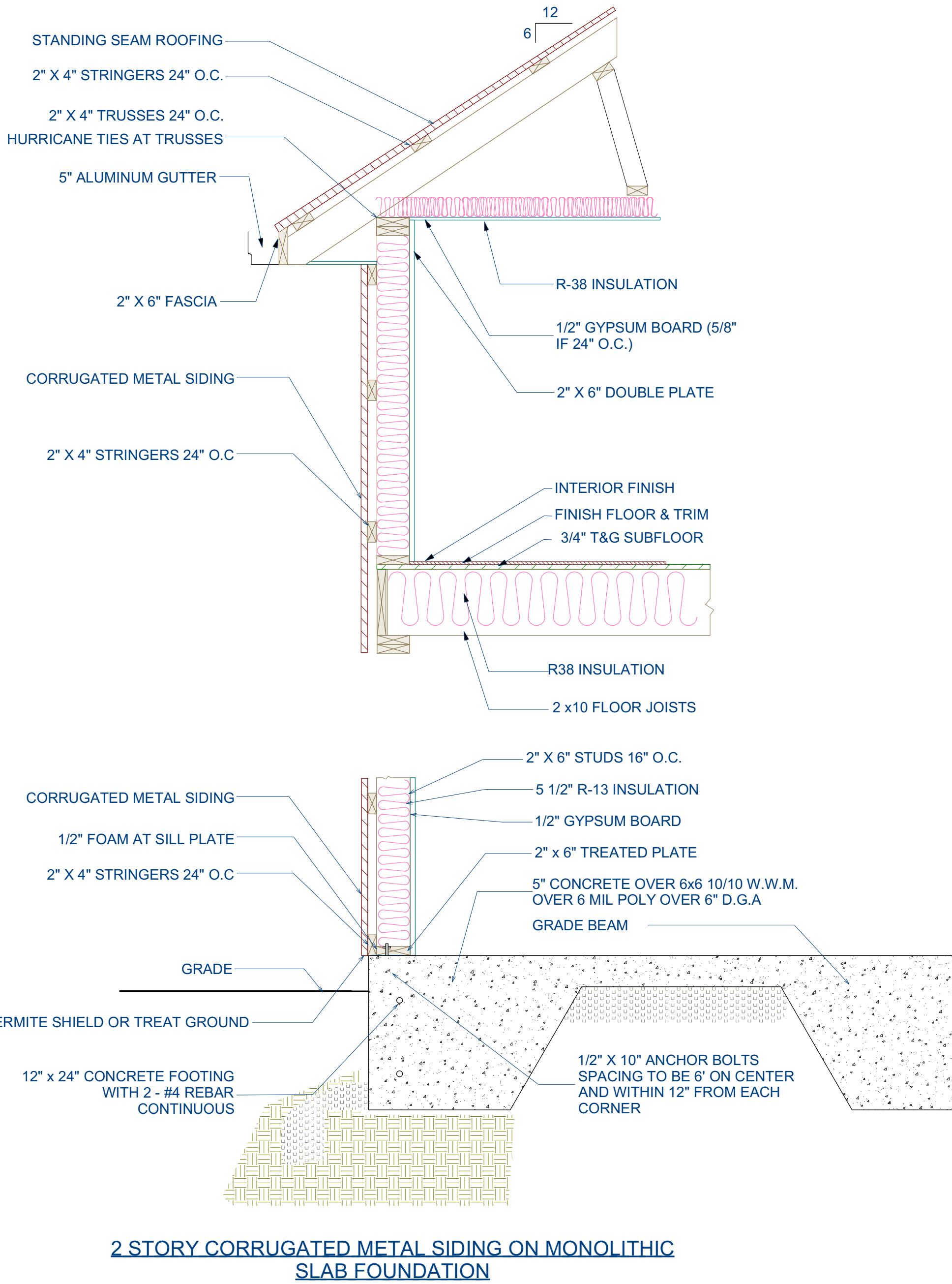
ENGINEER VALIDATES ONLY DWELLING PORTION OF THIS PLAN



SECTION S2

1/4"=1'-0"

John Oerter, PE  
2720 Quail Point Dr.  
Raleigh, NC 27602  
oerterjohn@gmail.com



2 STORY CORRUGATED METAL SIDING ON MONOLITHIC  
SLAB FOUNDATION





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REVISION TABLE

NO.	DATE	DESCRIPTION

SHEET NUMBER  
FIRST FLOOR ELECTRICAL  
PLAN

FILE NUMBER:  
BM2085

DATE:  
12/2/2022

SCALE: WHEN PRINTED 24X36  
1/4" = 1'-0"

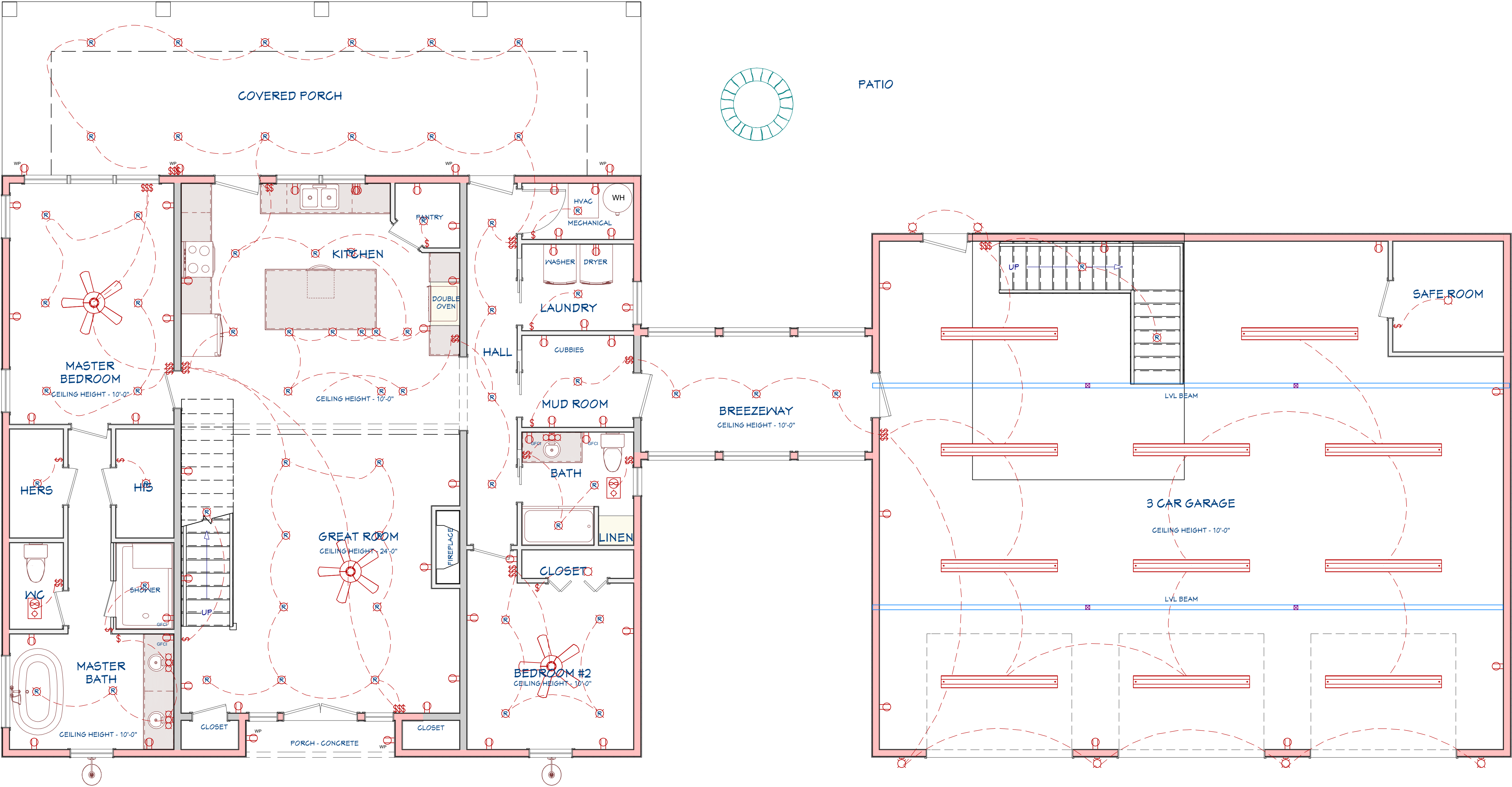
SHEET NO.  
A-13

ID	Number	Qty	Floor	Description
E01	2	1		Traditional Flush Dome
E02	2	1		Exhaust Fan 01
E03	6	1		Duplex (weatherproof)
E04	3	1		Sconce 3
E05	1	1		Single Pole
E06	10	1		Single Pole Switch
E07	1	1		220V
E08	50	1		Duplex
E09	4	1		GFCI
E10	3	1		Classic Ceiling Fan Light Fixture
E11	6	1		2 Gang Switch
E12	9	1		3 Gang Switch
E13	64	1		Recessed Down Light 6
E14	6	1		Quail Wall Sconce
E15	11	1		Shop Light (long) [96 1/4"] [96 1/4"]
E16	2	2		Sconce 2
E17	2	2		Exhaust Fan 01
E18	4	2		Single Pole Switch
E19	20	2		Duplex
E20	2	2		GFCI
E21	3	2		Classic Ceiling Fan Light Fixture
E22	1	2		2 Gang Switch
E23	3	2		3 Gang Switch
E24	20	2		Recessed Down Light 6

Electrical Notes:  
(ELECTRICAL LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY AND A LOCAL PROFESSIONAL SHALL BE HIRED TO CONFIRM THE LAYOUT OR PROVIDE A LAYOUT THAT MEETS LOCAL CODE)  
1. All work shall be done in conformance with all governing codes, including amendments, bulletins, etc. as well as standards of installation for buildings, and equipment and requirements of the Owner. 2. Coordinate all work with other trades to ensure installation is made in accordance with the contract documents. 3. Exact locations and mounting heights of all lighting fixtures, wall outlets, etc. shall be in accordance with local code and the professional on the ground shall make changes as needed.

ELECTRICAL PLAN

1/4" = 1'-0"







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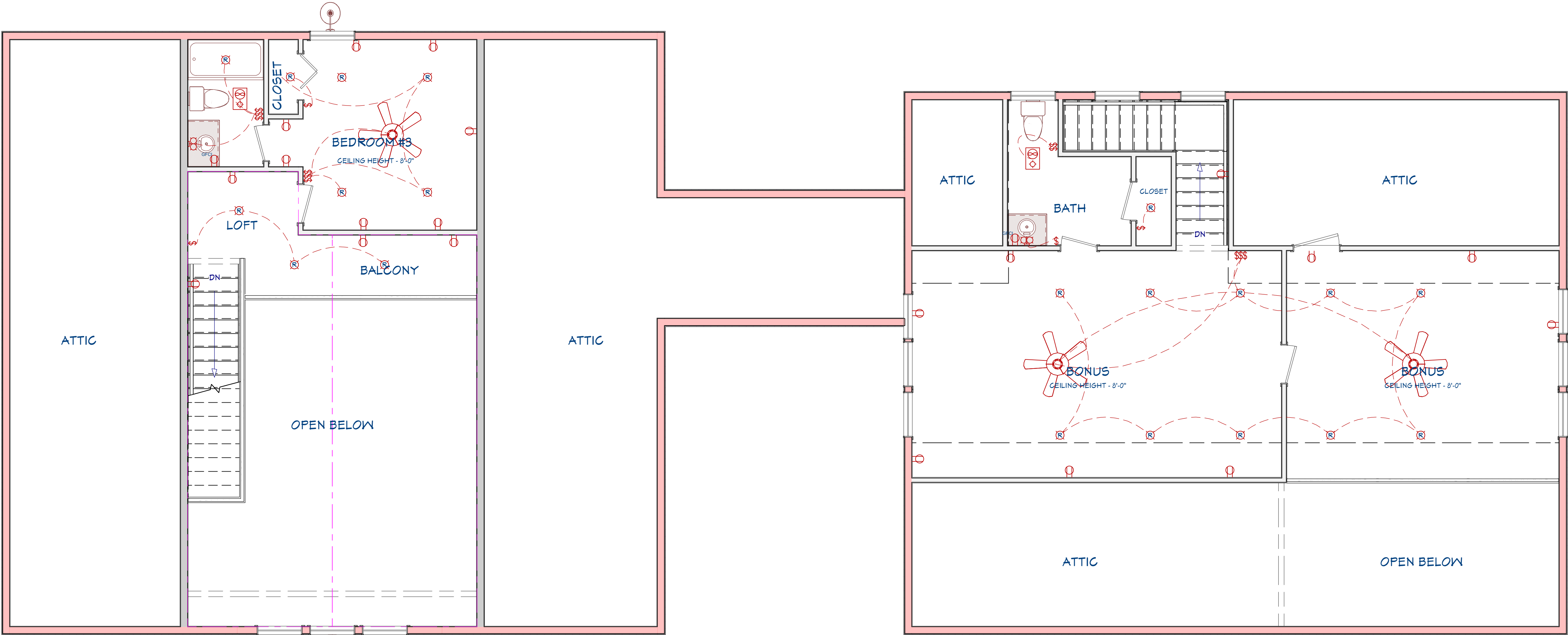
REVISION TABLE		
NO.	DATE	DESCRIPTION

Electrical Schedule				
ID	Number	Qty	Floor	Description
E01	2	1	1	Traditional Flush Dome
E02	2	1	1	Exhaust Fan 01
E03	6	1	1	Duplex (weatherproof)
E04	3	1	1	Sconce 3
E05	1	1	1	Single Pole
E06	10	1	1	Single Pole Switch
E07	1	1	1	220V
E08	50	1	1	Duplex
E09	4	1	1	GFCI
E10	3	1	1	Classic Ceiling Fan Light Fixture
E11	6	1	1	2 Gang Switch
E12	9	1	1	3 Gang Switch
E13	64	1	1	Recessed Down Light 6
E14	6	1	1	Quail Wall Sconce
E15	11	1	1	Shop Light (long) [96 1/4"] [96 1/4"]
E16	2	2	2	Sconce 2
E17	2	2	2	Exhaust Fan 01
E18	4	2	2	Single Pole Switch
E19	20	2	2	Duplex
E20	2	2	2	GFCI
E21	3	2	2	Classic Ceiling Fan Light Fixture
E22	1	2	2	2 Gang Switch
E23	3	2	2	3 Gang Switch
E24	20	2	2	Recessed Down Light 6

**Electrical Notes:**  
(ELECTRICAL LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY AND A LOCAL PROFESSIONAL SHALL BE HIRED TO CONFIRM THE LAYOUT OR PROVIDE A LAYOUT THAT MEETS LOCAL CODE)  
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ELECTRICAL PLAN

1/4" = 1'-0"



SHEET NUMBER  
SECOND FLOOR ELECTRICAL  
PLAN

FILE NUMBER:  
BM2085

DATE:  
12/2/2022

SCALE: WHEN PRINTED 24X36  
1/4" = 1'-0"

SHEET NO.  
A-14





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REVISION TABLE

NO.	DATE	DESCRIPTION

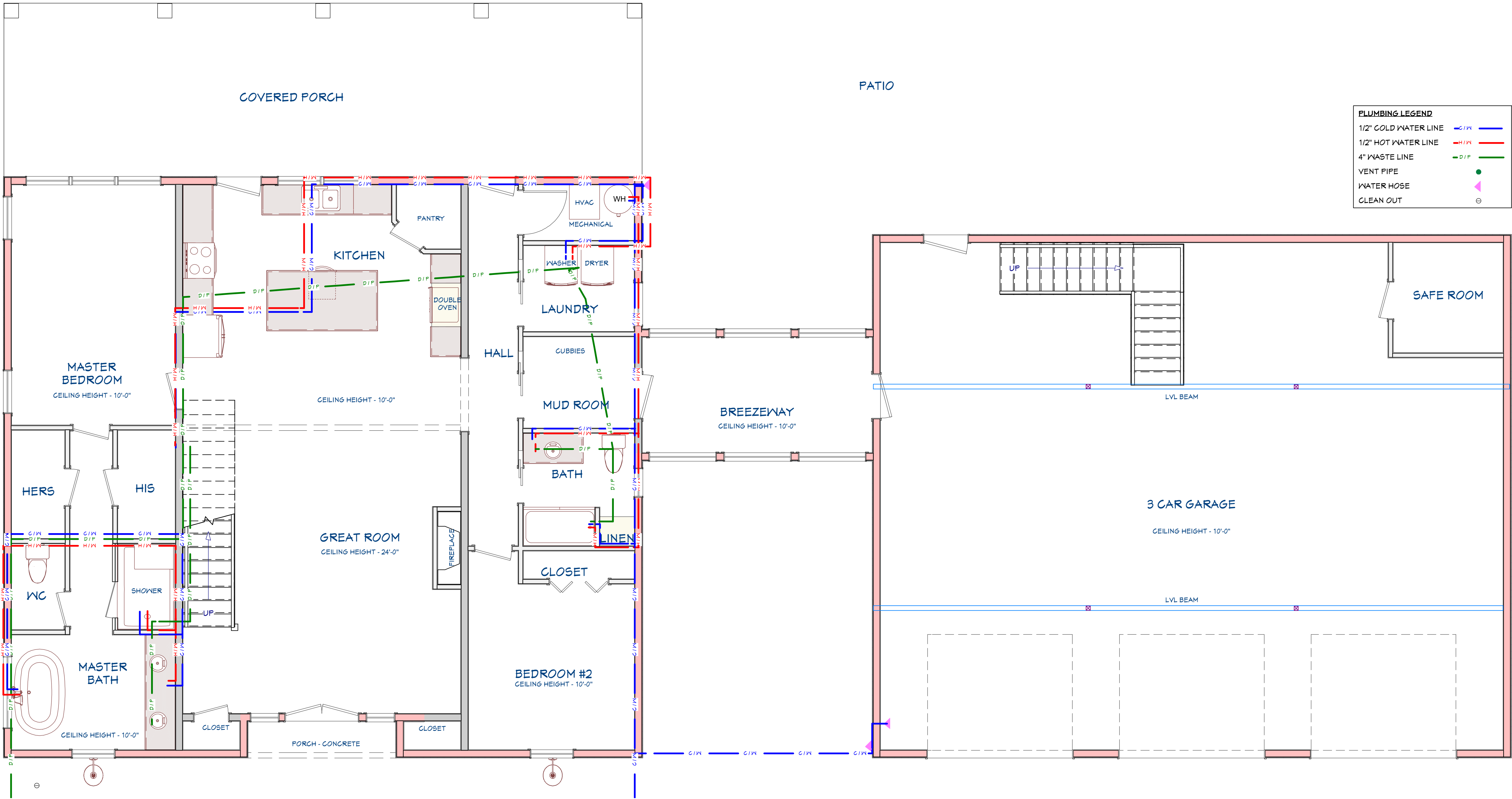
SHEET NUMBER  
FIRST FLOOR PLUMBING  
PLAN

FILE NUMBER:  
BM2085

DATE:  
12/2/2022

SCALE: WHEN PRINTED 24X36  
3/16" = 1'-0"

SHEET NO.  
A-15



PLUMBING NOTES:  
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1)All work shall be done in conformance with all governing codes, including amendments, bulletins, etc. as well as standards of installation for residential buildings, and equipment and requirements of the Owner.





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REVISION TABLE		
NO.	DATE	DESCRIPTION

SHEET NUMBER  
SECOND FLOOR PLUMBING  
PLAN

FILE NUMBER:  
BM2085

DATE:  
12/2/2022

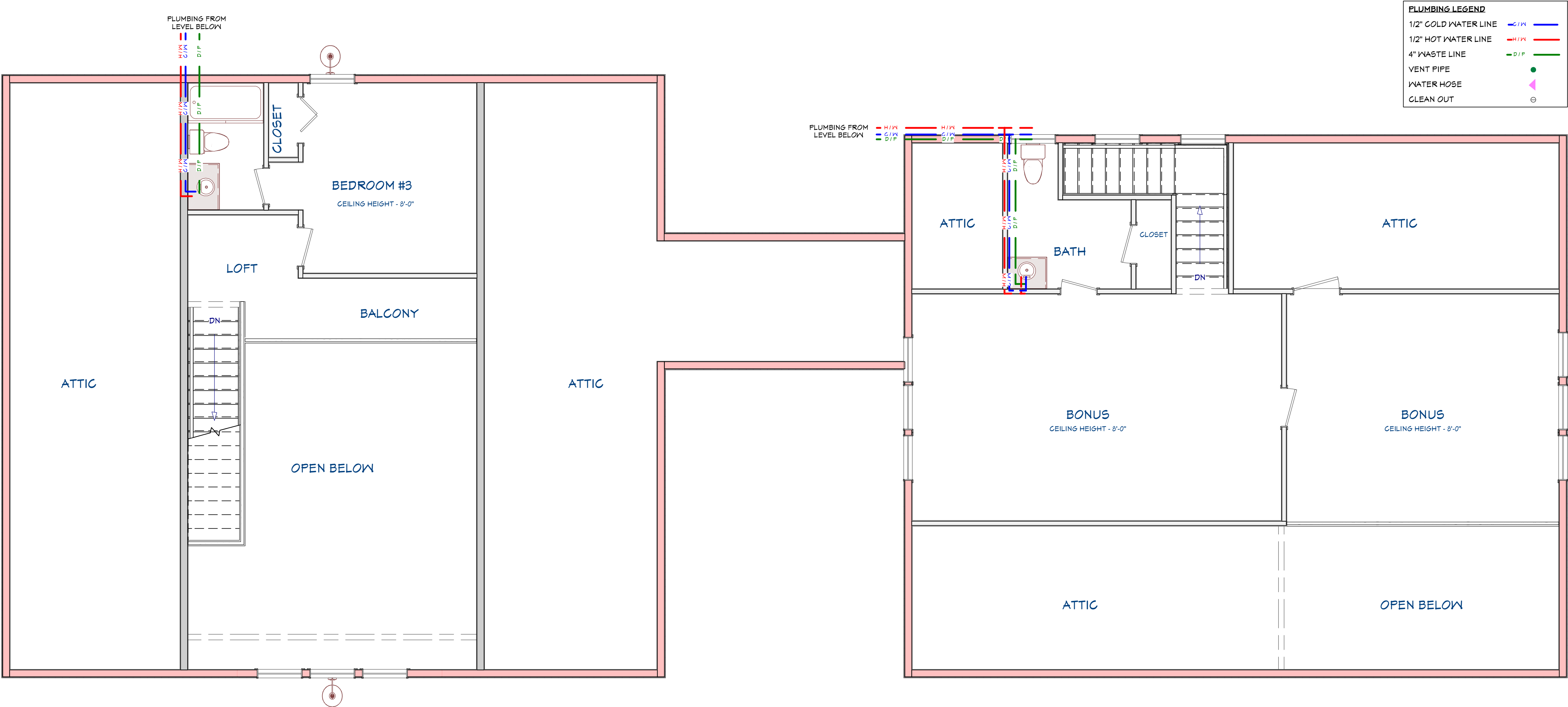
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1/4" = 1'-0"

SHEET NO.  
A-16

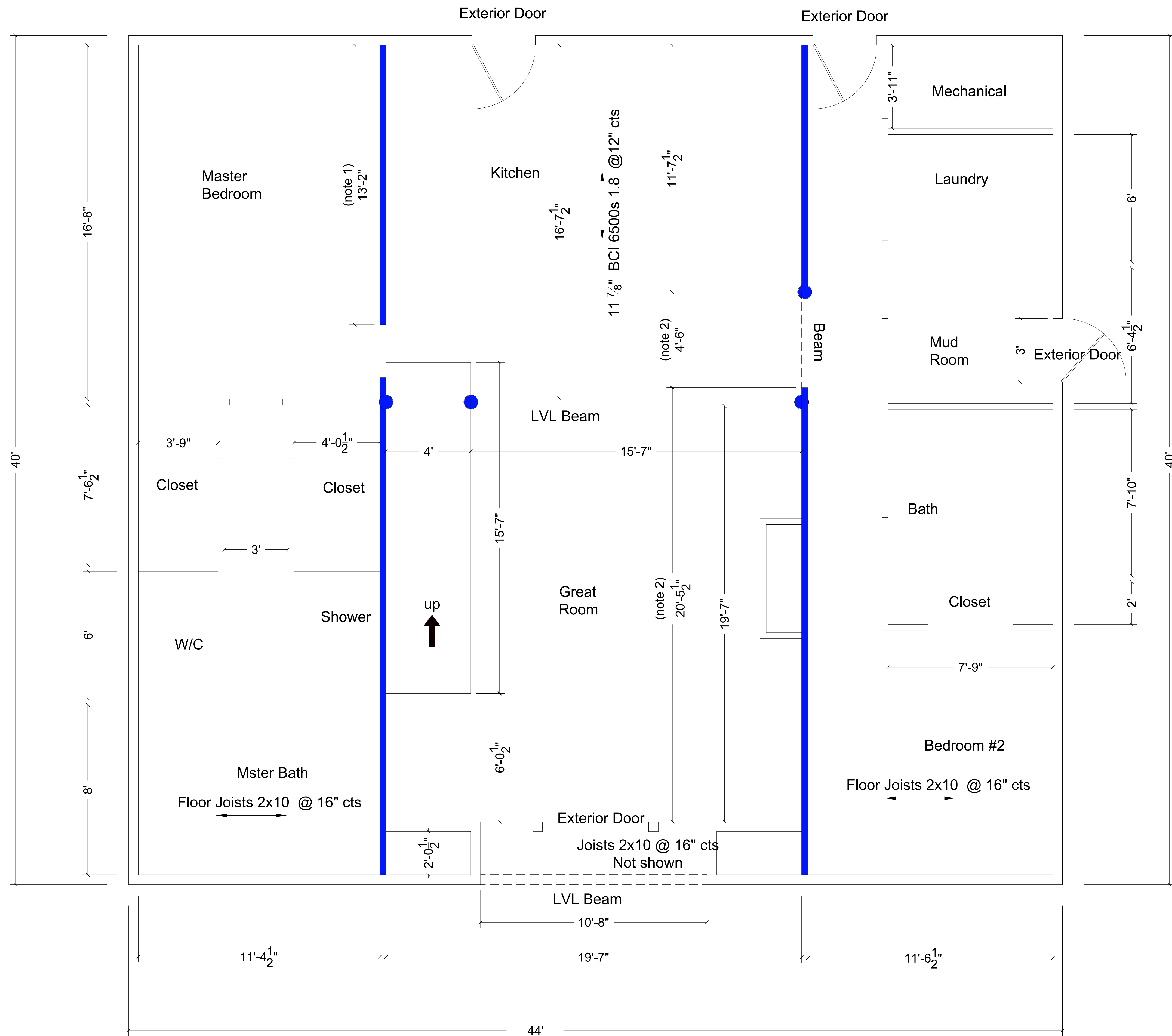
PLUMBING NOTES:  
(PLUMBING LAYOUT IS FOR ILLUSTRATION PURPOSES ONLY AND A LOCAL PROFESSIONAL SHALL BE HIRED TO CONFIRM THE LAYOUT OR PROVIDE A LAYOUT THAT MEETS LOCAL CODE)  
1)All work shall be done in conformance with all governing codes, including amendments, bulletins, etc. as well as standards of installation for residential buildings, and equipment and requirements of the Owner.

PLUMBING / HVAC PLAN

1/4"=1'-0"







First Floor

Floor Plan

Second Floor

Floor Framing Layout

This plan takes precedence over other Framing and Floor Plan sheets provided by the Architect included in this plan set. This is required to make certain of load bearing locations. Any dimensions not shown on this sheet may be found on Sheet A-4 & A-5 and may be used.

Window & Door Locations not shown.  
Refer to Sheet A-4 valid location dimensions and sizes.

(note 1) - Dimension not given on Original Plan set. This dimension is necessary for structural support locations.

(note 2) - This dimension extended to provide location form beam support. Cased opening changed to 4'-6" (Original Plans show 5'-0").

- Load Points
- Interior Load Bearing Wall

Care should be taken to adjust beam support height to reflect the difference between 2x10 Floor joists (actual 9 1/4" deep vs. Engineered floor joist measuring 11 7/8")

Header Schedule shown on Sheet A-4 May be used except where specific beams/Headers are listed on Structure Sheets S1-S6

INTERIOR WALL DRAWN AT 3 1/2"

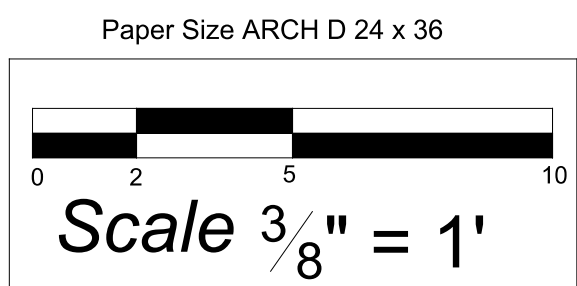
Will White

370 Ausley Rd.  
Fuquay-Varina, NC 27526

John Oerter, PE  
Engineer Design Consultant, Permit Drawings  
919-210-2798

Date 8-6-25

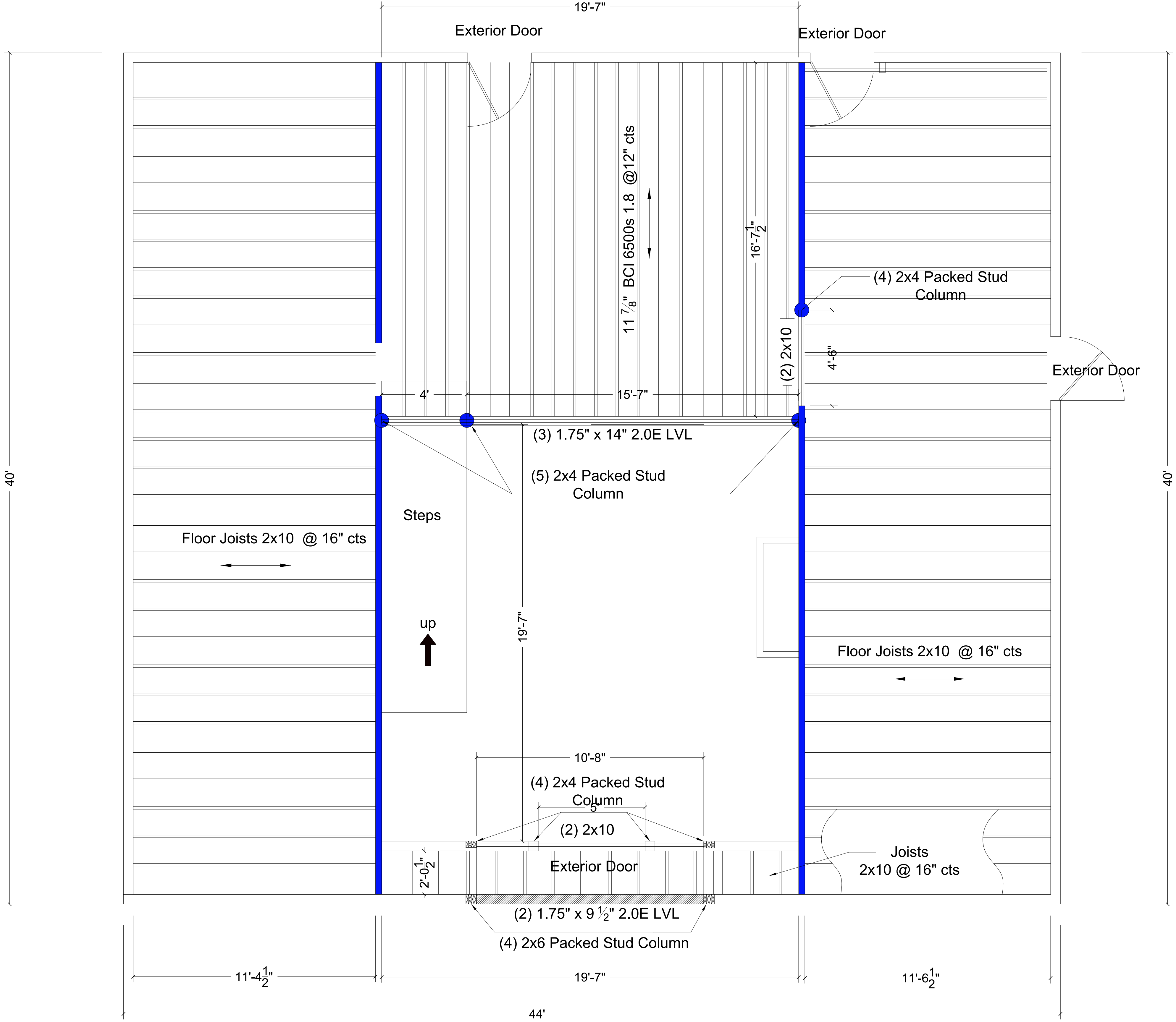
Sheet S1



Contractor  
Durham Building and Electric  
4567 Little Creek Chirch Rd.  
Clayton NC, 27520







Second Floor  
Joist Layout & Framing

This plan takes precedence over other Framing and Floor Plan sheets provided by the Architect included in this plan set. This is required to make certain of load bearing locations. Any dimensions not shown on this sheet may be found on Sheet A-4 & A-5 and may be used.

Engineered Joists - Connection to Exterior Wall

Rest Joists on Double top plate of wall, Blocking is required between joists. May use Structural lumber.

Engineered Joists - Connection to Beam Options

May rest Engineered Joist on LVL causing a deeper dropped beam below.

May hang Engineered Joists using Simpson Strong-Tie providing a shalower dropped beam appearance.

Hanger Options

ITS2.56/11.88 (single Joist - Top Flange Hanger) or IUS2.56/11.88 (Single Joist - Face Mount Hanger)

Stairs and Handrail built to Code requirements. Stair Height requirements determine on site at time of construction.

For all Door openings not shown specifically on this sheet, use:  
INTERIOR (2) 2x4 Jack Studs, (1) 2x4 King (2) 2x10 Header  
EXTERIOR (3) 2x6 Jack Studs (1) 2x6 King (2) 2x10 Header with Plywood Insert

Load Bearing Walls - 2x4 @ 16" centers with Double Top Plate

INTERIOR WALL DRAWN AT 3 1/2 "

Will White

370 Ausley Rd.  
Fuquay-Varina, NC 27526

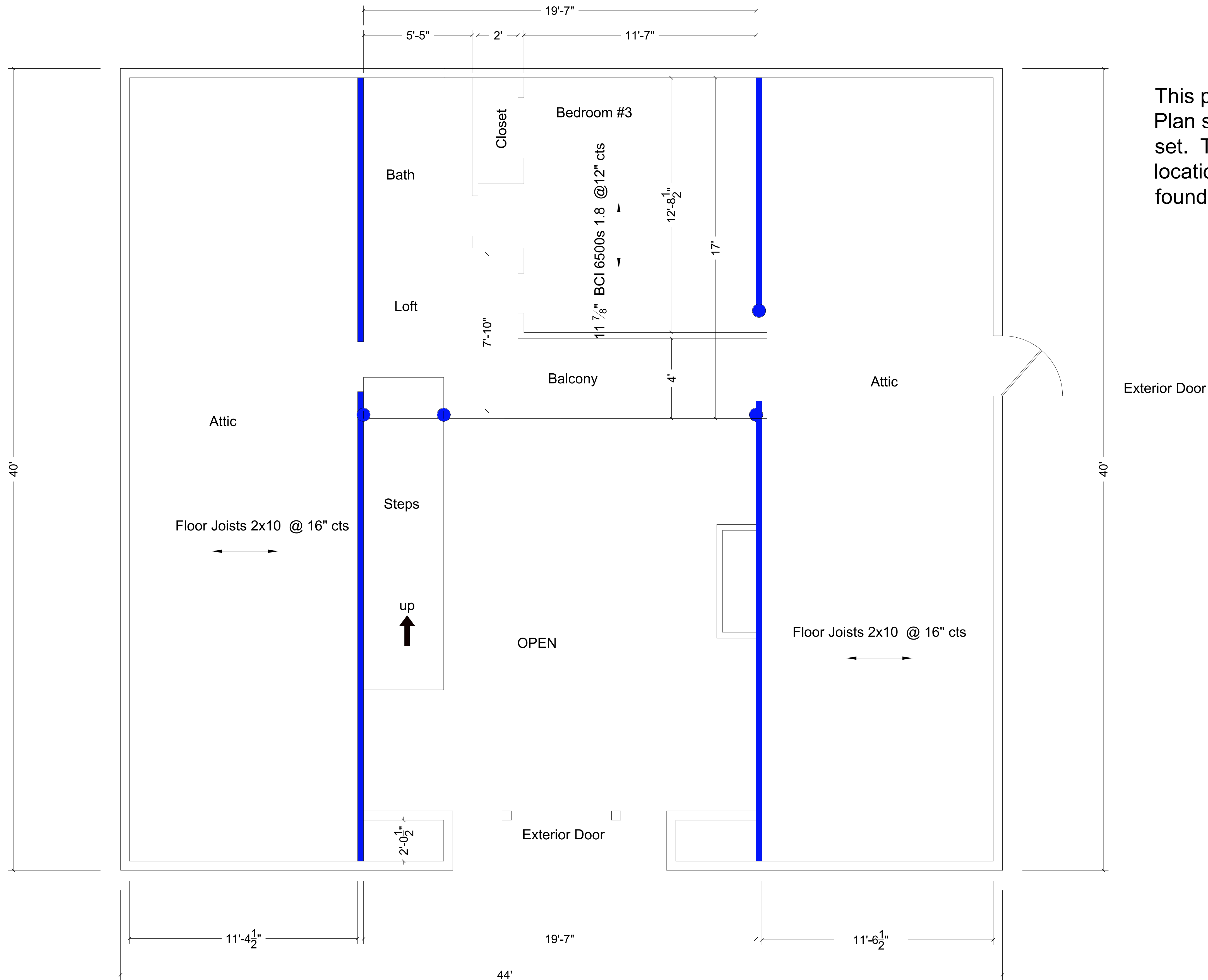
John Oerter, PE  
Engineer Design Consultant, Permit Drawings  
919-210-2798

Date 8-6-25

Sheet S2

Contractor Durham Building and Electric 4567 Little Creek Chirch Rd. Clayton NC, 27520. Scale 3/8" = 1'. North Carolina Professional Engineer Seal 032109 8-7-25 JOHN F. OERTER





This plan takes precedence over other Framing and Floor Plan sheets provided by the Architect included in this plan set. This is required to make certain of load bearing locations. Any dimensions not shown on this sheet may be found on Sheet A-4 & A-5 and may be used.

## Second Floor Floor Plan

INTERIOR WALL DRAWN AT 3 1/2"

Will White

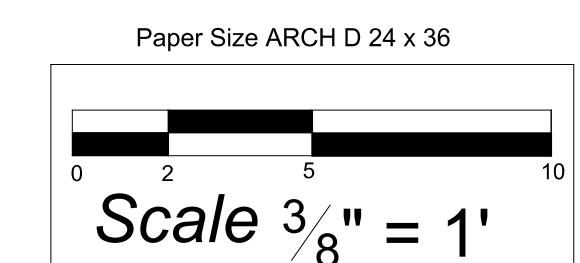
370 Ausley Rd.  
Fuquay-Varina, NC 27526

*John Oerter, PE*  
Engineer Design Consultant, Permit Drawings  
919-210-2798

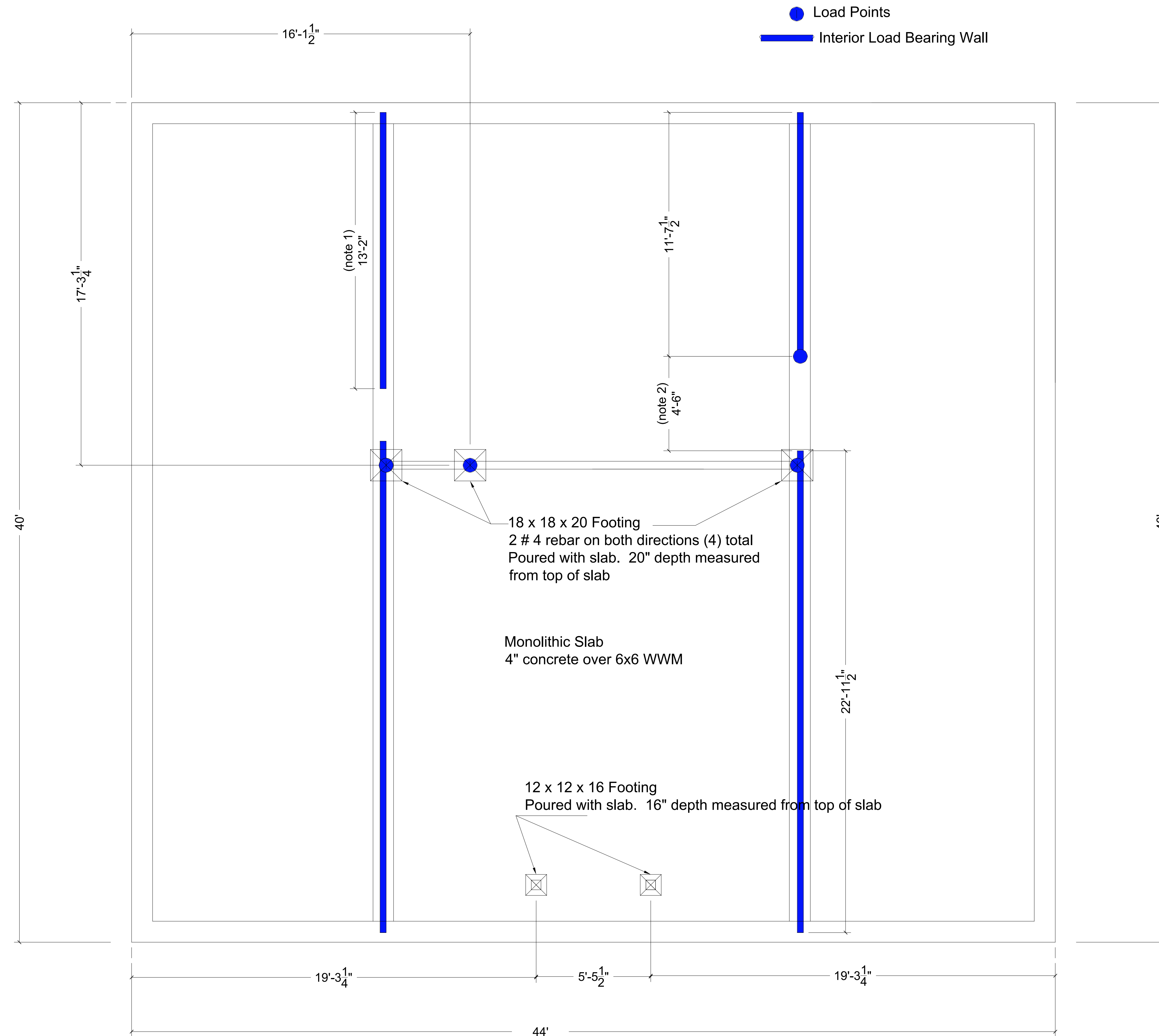
Date 8-6-25

Sheet S3

Contractor  
Durham Building and Electric  
4567 Little Creek Church Rd.  
Clayton NC, 27520







This plan takes precedence over other Foundation Plan sheets provided by the Architect included in this plan set. This is required to make certain of load bearing locations. Any dimensions not shown on this sheet may be found on Sheet A-6 and may be used.

**FOUNDATION**  
Modified from sheet A-6

Refer to sheet A-12 For Footing Section

Contractor  
Durham Building and Electric  
4567 Little Creek Chirch Rd.  
Clayton NC, 27520

Paper Size ARCH D 24 x 36

Scale  $\frac{3}{8}" = 1'$

**John F. Oerter, PE**  
Engineer Design Consultant, Permit Drawings  
919-210-2798

Date 8-6-25

Sheet S4

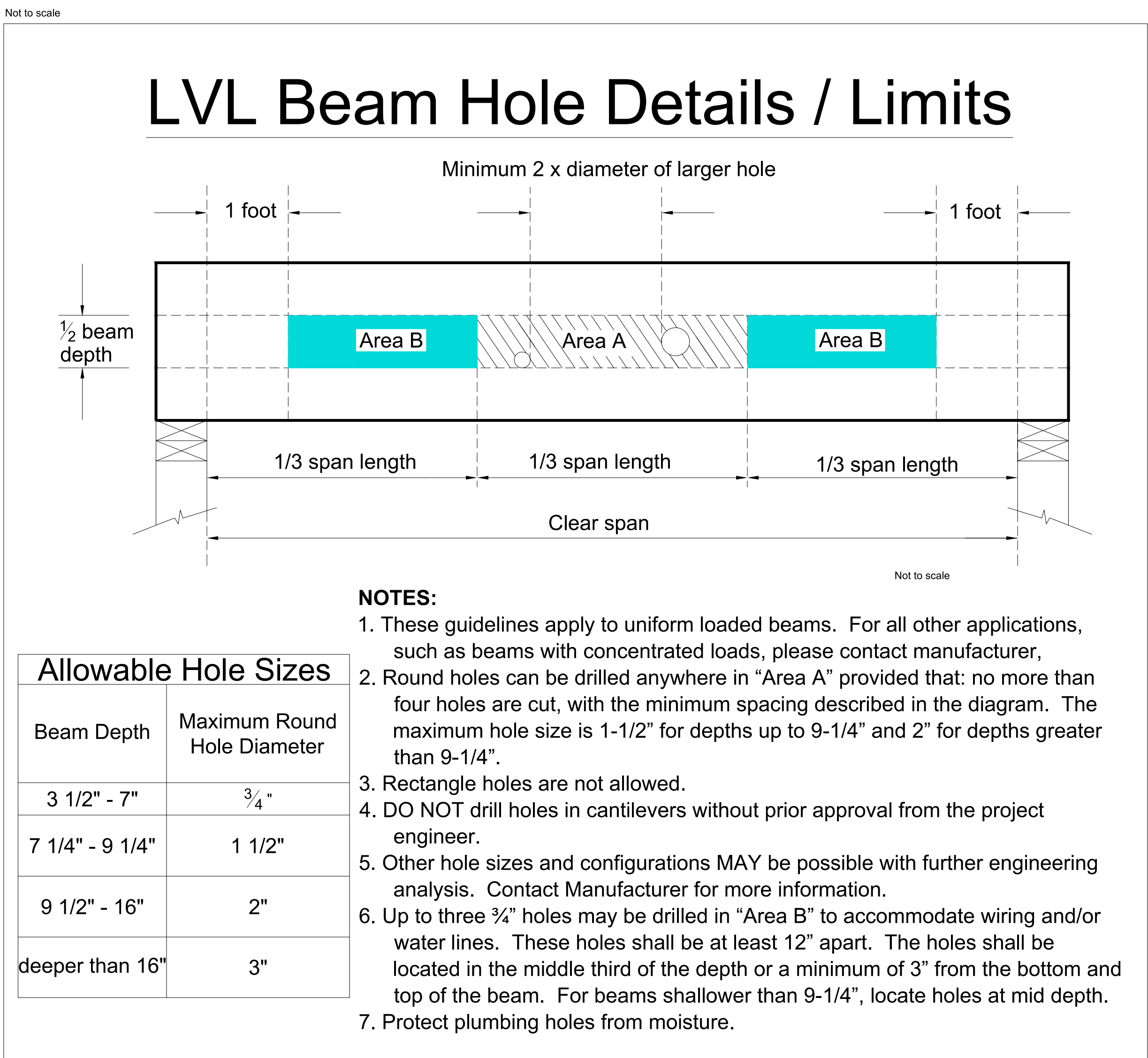
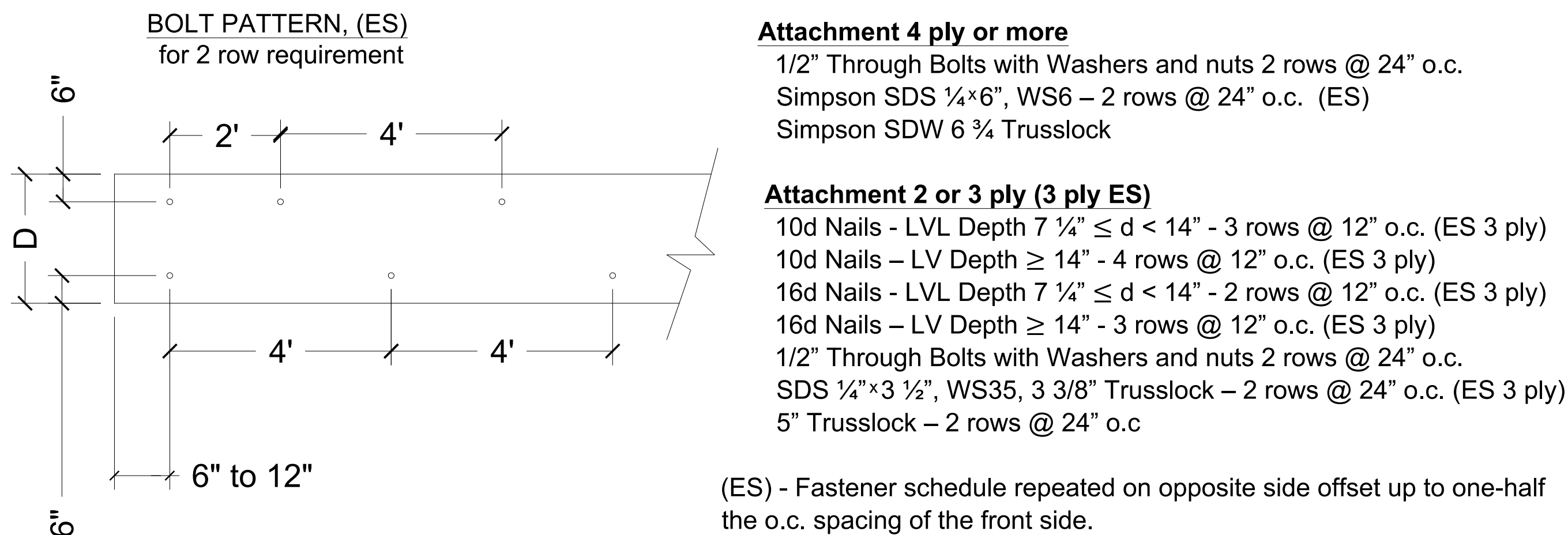
Will White

370 Ausley Rd.  
Fuquay-Varina, NC 27526

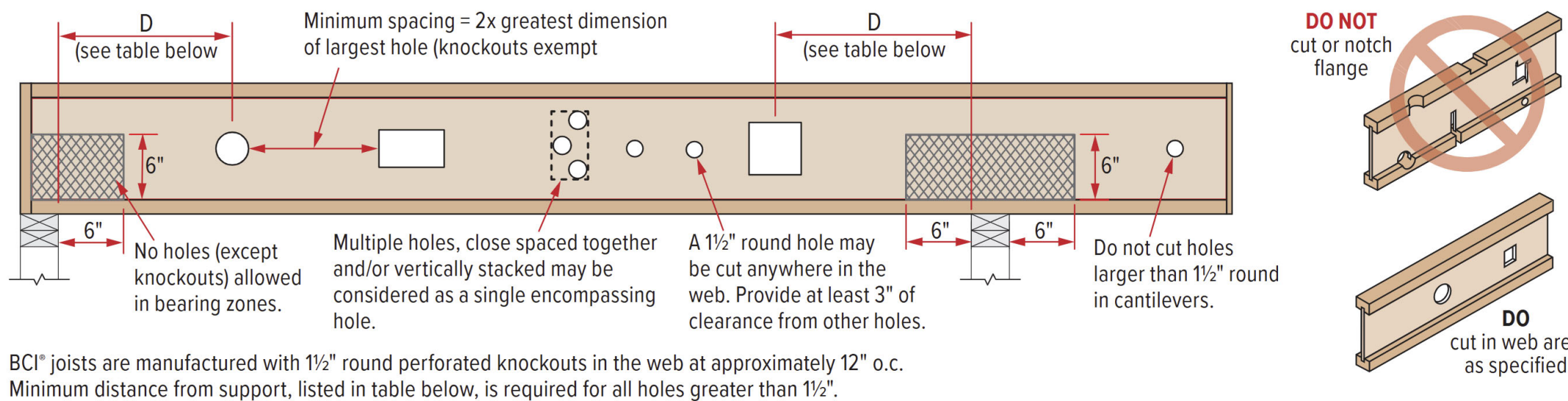
*John Oerter, PE*  
Engineer Design Consultant, Permit Drawings  
919-210-2798



LVL Beam Attachment for Built Up LVL



11 7/8" BCI 6500s Engineered Joist Allowable Hole Placement



Contractor  
Durham Building and Electric  
4567 Little Creek Chirch Rd.  
Clayton NC, 27520

Will White

370 Ausley Rd.  
Fuquay-Varina, NC 27526

John Oerter, PE  
Engineer Design Consultant, Permit Drawings  
919-210-2798

Date 8-6-25

Sheet S5





STRUCTURAL NOTES

1. All construction shall conform to the the latest requirements of the North Carolina Building Code, in addition to all local codes and regulations.

2. Design Loads:

DESIGN LOADS	LIVE LOAD (psf)	DEAD LOAD (psf)	DEFLECTION	
			LL	TL
ALL FLOORS	40	10	L/360	L/240
ATTIC (w/ Walk Up stairs)	30	10	L/360	L/240
ATTIC (Pull Down Acess)	20	10	L/240	L/180
ATTIC (No acess)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON !(@) MPF (Exposure B)			
SEISMIC	SEISMIC ZONES A< B< & C			

3. Minimum allowable soil pressure bearing pressure = 2000 psf

4. Concrete shall have a minimum 28 day strength of 3000 psi and a maximum slump of 5 inches unless noted otherwise.

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 Residential Building Code for backfill limitations based on wall height, wall thickness, soil type, and unbalanced backfill.

6. All framing lumber shall be SYP #2 (Fb = 800 psi). All framing lumber exposed to the elements shall be treated material.  
All LVL Lumber to be 1.75" wide nominal. Each single member Fb - 2600 psi, E = 1.9M psi (UNO)  
All LSL lumber to be 3.5" wide nominal. Each single member Fb - 2325 psi, E = 1.6M psi (UNO)  
All PSL lumber to be 3.5" wide nominal. Each single member Fb - 2400 psi, E = 1.8M psi (UNO)  
PSL columns desiged with a MAXIMUM height of 9'-0".

7. All load bearing headers shall be (2) 2x10 unless otherwise noted. All window headers shall be supported by(1) jack stud and (1) king stud at each end unless otherwise noted.  
All other beams shall be supported by 2 studs or the amount of studs required for full bearing at each end unless otherwise noted. Point loads shall consist of 2 studs unless otherwise noted. All supports of 2 studs or more shall be transferred through each floor to the foundation. Refer to table R602.7(1) & (2) for Jack Stud requirements for header spans for interior and exterior load conditionsunless specifically noted on plans.

8. All exterior wall to be sheathed with 7/16" wood structural panels fastned with 8D nails at 6" O.C. at edges and 12" O.C at interior supports. Blocking shall be installed if less than 50 percent of the wall length is sheathed. Where blocking is required, all panels shall be fastened at 3" O.C. at edges and 6" O.C. at interior supports. Refer to section R602.3 for framing of all walls over 10'-0" in height.

Wall Bracing NCBC R602.3(3)

Required Wall Bracing Method and Connections - CS-WSP (Wood Structural Panel). Min Thickness 3⁄8 " 6d Common Nails @ 6" O.C> along Panel Edges. 6d Common Nealis @ 12" cts at Intermediate Supports.

9. All structural steel shall be ASTM A-36. All structural Steel W-Shapes (I-Beams) shall be ASTM A992 Grade 50. All steel angles, plates and C-Channels shall be ASTM A36. All Steel Pipe sall be ASTM A53 Grade B. Steel beams shall be supported at each end with a minimum bearing length of 3-1/2" 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 at a maximum spacing of 48" O.C.

10. Provide Anchor bolt Placement per section R403.1.6. ½" diameter Anchor bolts spaced at 6'-0" O.C. and placed 12" from the end of each plate section. Anchor bolts shall be placed at 3'-0" O.C. for basements. Anchor bolts shall extend 7 inches into concrete or masonry. The bolt shall be located in the middle third of the width of the plate. There shall be a minimum two anchor bolts per plate section.

11. Foundation drainage/damp proofing or water proofing per section 405 and 406 of 1018 NC Residential Building Code.  
12. Uplift loads greater tan 500 lbs. sall be continuously anchored to the foundation.  
13. Provide a minimum of 500 lbs. uplift & laterial connection at top and bottom of porch columns (UNO)  
14. Maximum masonty pier height shall not exceed four times it least horizontal dimension.  
15. Wall and Roof cladding values:

Wall cladding shall be designed for a 28.0 pounds per square foot or greater positive and negative pressure. Roof values both positive and negative shall be as follows:  
45.5 lbs/sqft for roof pitches 0/12 to 2.25/12  
34.8 lbs/sqft for roof pitches 2.25/12 to 7/12  
21.0 lbs/sqft for roof pitches 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 contractors responsibility to verify all dimensions and square footage prior to construction .  
15. The structure is adequate to withstand uplift forces on an open structure with a flat sloped roof from ASCE 7-16, Risk Category II wind speeds of 115 mph. The attachment of the roof is to include hurricane clips (Simpson) or straps placed at all rafters and roof supports.

GENERAL NOTES

1. It is the contractor's responsibility that all dimensions, roof pitches, and square footage are correct prior to construction. Engineer sealing plans is not responsible for any dimensioning, roof pitch, or square footage errors once construction begins.

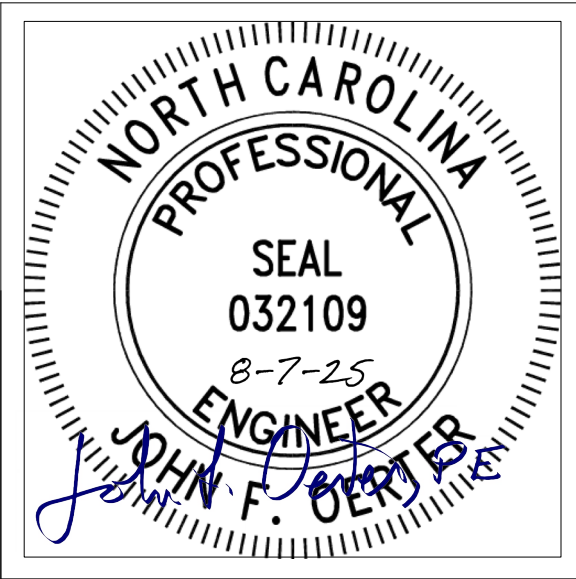
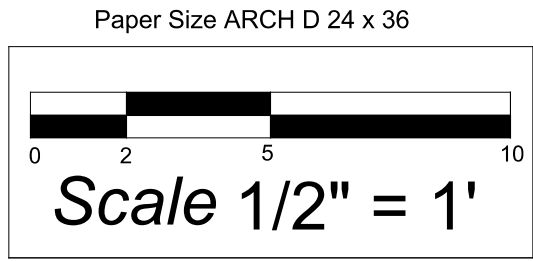
2. All walls shown on the floor plans are drawn at 5" unless noted otherwise.

3. Stud wall design shall conform to North Carolina State Building Code requirements.

4. DO NOT SCALE PLANS. Drawing scale may be distorted due to copier imperfections.

5. All construction shall be in accordance with NORTH CAROLINA RESIDENTIAL STATE BUILDING CODE, 2018 edition.

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