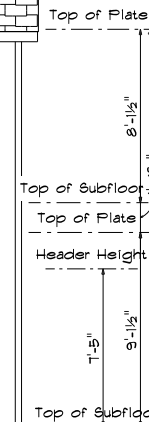
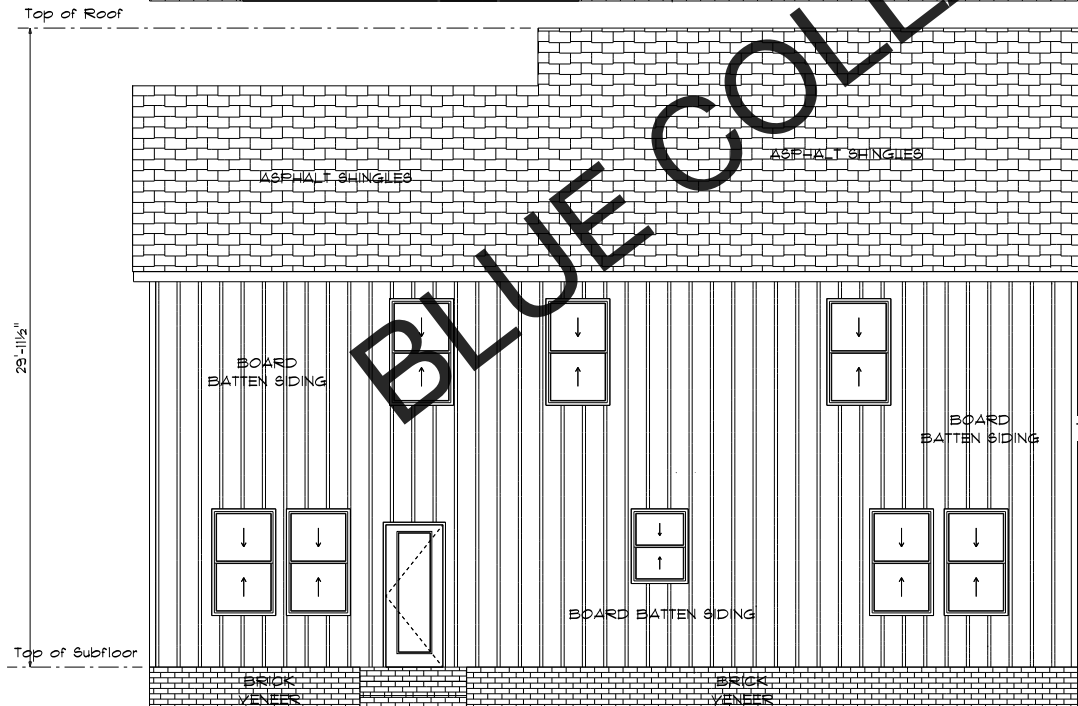


FRONT ELEVATION

SCALE: 1/4" = 1'-0"



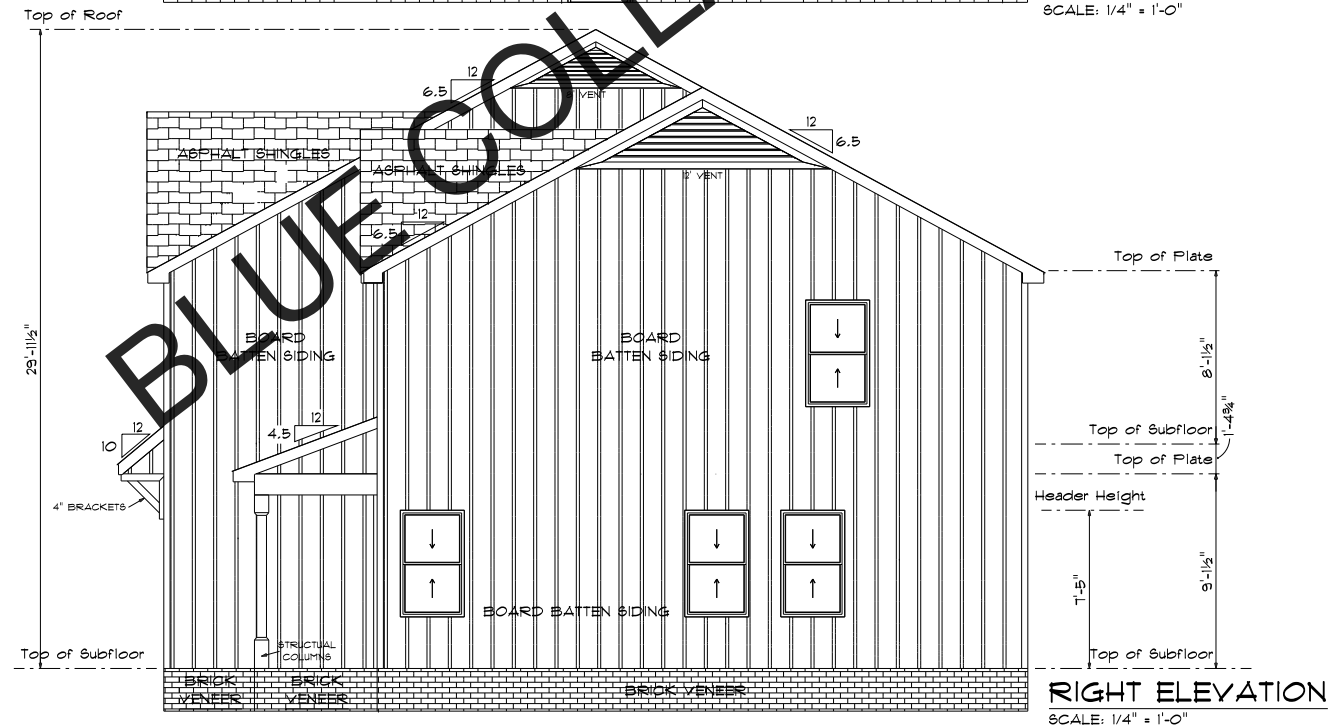
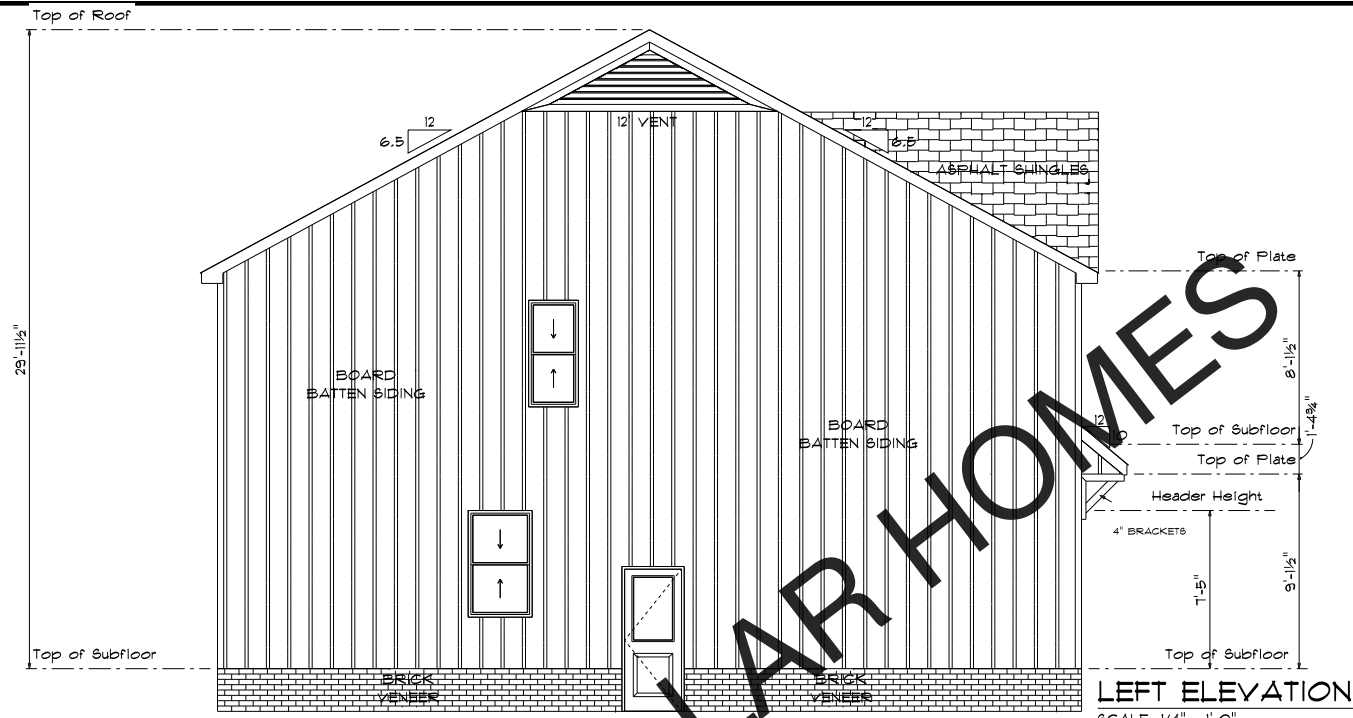
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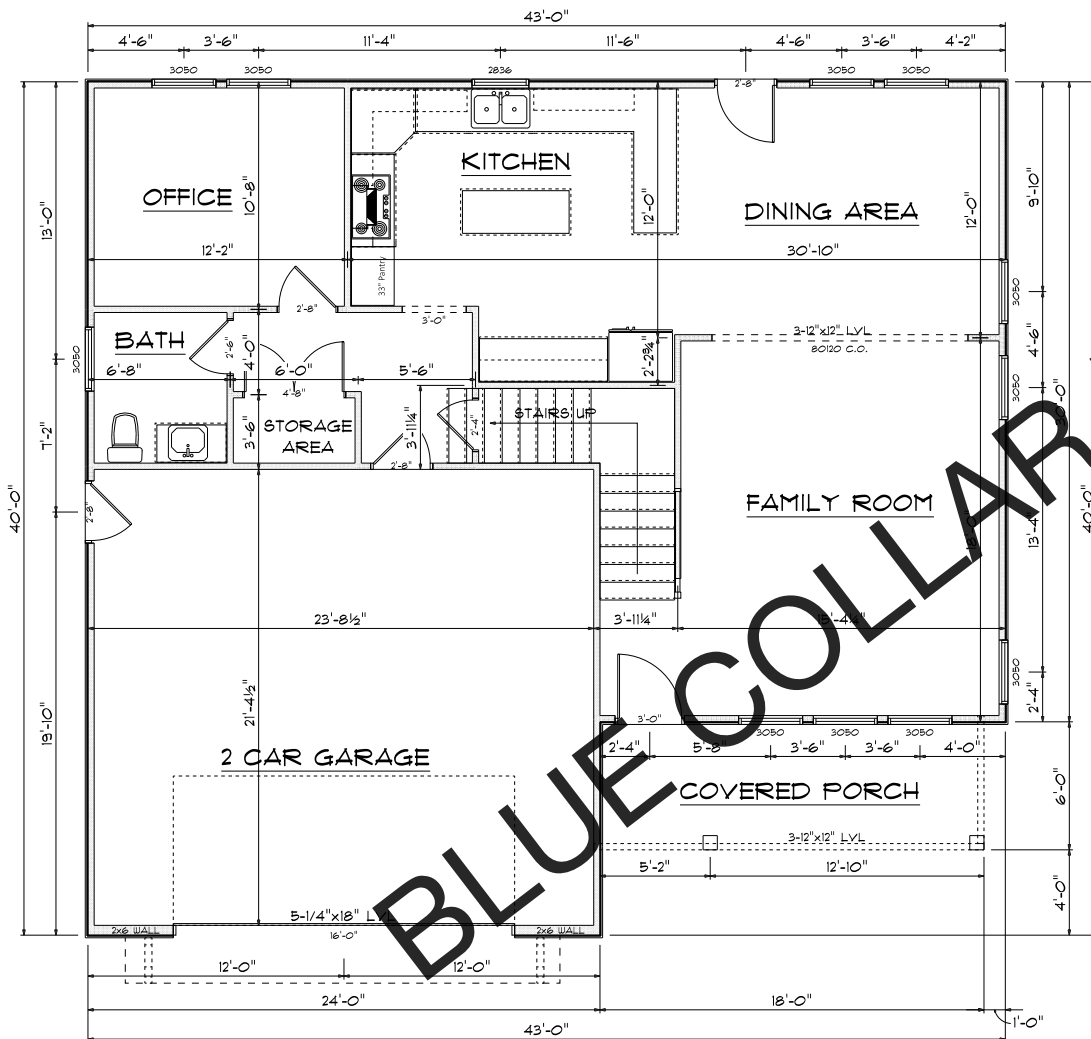
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- PROVIDE CORROSION RESISTANT FLASHING AT ALL EXTERIOR LOCATIONS, i.e. WINDOW HEADS, SILLS, ROOF TO WALL INTERSECTIONS, CHIMNEY TOPS, WOOD DECKING TO HOUSE, BAND/CAP TO HOUSE, ETC.
 - PROVIDE SOFFIT VENTS, RIDGE VENTS, GABLE LOUVERS, POWER VENTS, ETC. TO ALLOW FOR PROPER VENTILATION OF ATTIC SPACE AS REQUIRED BY CODE.
 - DO NOT SCALE DIMENSIONS FROM PRINTS-PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE OR PRINTED TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
 - GRADE ELEVATIONS DRAWN WILL VARY DUE TO FOUNDATION AND OTHER SITE CONSIDERATIONS.
 - SHINGLED ROOF PITCHES FROM 2:12 TO 4:12 MUST HAVE 2 LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER SECTION R 903.2.1
- R-703.11.3 WHERE PROPERTY LINE IS LESS THAN 10' FROM THE BUILDING FACE AND THE SOFFIT MATERIAL IS VINYL OR ALUMINUM, THE SOFFIT MATERIAL SHALL BE SECURELY ATTACHED TO THE FRAMING MEMBERS AND SHALL USE UNDERLAYMENT MATERIAL OR EITHER FIRE RETARDANT WOOD, 22/32 WOOD SHEATHING OR 5/8" TYPE X GYPSUM BOARD. VENTING REQUIREMENTS SHALL APPLY TO BOTH SOFFIT AND UNDERLAYMENT AS PER SECTION R 906.

BLUE COLLAR BUILDERS	DESIGNS UNLIMITED	Designs Unlimited 900 Waterview Lane Monroe, North Carolina 28110 PHONE: 704-634-7227 Email: Designs Unlimited Inc@gmail.com	SCALE: 1/4" = 1'-0" DRAWN BY: Liz M DATE: 11/3/2024	FRONT/REAR ELEVATIONS A-3
		PAGE:		





MAIN FLOOR

SCALE: 1/4" = 1'-0"

GENERAL NOTES FOR FIRST FLOOR PLAN:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES. CONSTRUCTION PROJECTS IN SC SHALL BE IN ACCORDANCE WITH THE (IRC) INTERNATIONAL RESIDENTIAL BUILDING CODE.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND REVIEW FOR CODE COMPLIANCE BEFORE CONSTRUCTION.
3. REFERENCE STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL, LUMBER, HEADER AND GIRDER DETAILS.
4. DO NOT SCALE DIMENSIONS FROM EXISTING DRAWINGS: PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
5. BEAM, TRUSS, AND/OR JOIST LAYOUT OR SIZES SHALL NOT DEVIATE FROM THIS PLAN UNLESS APPROVED BY PLAN DESIGNER OR PROFESSIONAL ENGINEER.

HEADER NOTES - FIRST FLOOR:

1. ALL BEARING HEADERS SHALL BE 2-2 X 10 #2 SOUTHERN YELLOW PINE OR BETTER, UNLESS OTHERWISE NOTED.
2. ALL INTERIOR LOAD BEARING HEADERS SHALL BE 2-2 X 10 #2 SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED.
3. ALL INTERIOR NON-LOAD BEARING HEADERS SHALL BE 2-2 X 4 #2 SOUTHERN YELLOW PINE OR BETTER UNLESS OTHERWISE NOTED.
4. ALL HEADER, BEAM, JOIST, COLUMN SIZES USING DIMENSIONAL LUMBER OR TIMBER NOTED ON THE DRAWING SHALL BE #2 SOUTHERN YELLOW PINE.
5. IF NOT SPECIFIED ON DRAWING, A MINIMUM OF ONE JACK STUD SHOULD BE PLACED BENEATH ALL NON-LOAD BEARING EXTERIOR AND LOAD BEARING INTERIOR HEADERS. ALSO, A MINIMUM OF ONE JACK STUD SHOULD BE PLACED BENEATH NON-LOAD BEARING EXTERIOR AND INTERIOR HEADERS WITH SPANS EQUAL TO OR GREATER THAN 4'-0".
6. ALL FLOOR JOIST AND BEAM SIZES ARE DETERMINED FOR THE USE OF #2 SOUTHERN YELLOW PINE. RAFTER AND CEILING JOIST SIZES ARE DETERMINED FOR THE USE OF #2 SPRUCE-PINE FIR. THE USE OF ANY OTHER SPECIES MUST BE VERIFIED.
7. ALL INTERIOR LOAD BEARING AND ALL EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2 X 4 SPRUCE-PINE FIR #3 STANDARD STUD GRADE OR BETTER AT A MINIMUM SPACING OF 16" o/c, UNLESS OTHERWISE NOTED.
8. ALL INTERIOR WALLS THAT ARE NON-LOAD BEARING AND/OR DO NOT SUPPORT FLOORS MAY BE 2 X 4 SPRUCE-PINE FIR UTILITY GRADE LUMBER OR BETTER, PROVIDED THE STUDS ARE SPACED A MAXIMUM OF 16" o/c AND DO NOT EXCEED A LATERALLY UNSUPPORTED STUD HEIGHT OF 10 FEET, UNLESS OTHERWISE NOTED.
9. WHERE JOISTS, TRUSSES, OR RAFTERS ARE SPACED MORE THAN 16" o/c AND THE BEARING STUDS BELOW ARE SPACED 24" o/c, SUCH MEMBERS SHALL BEAR WITHIN 5" OF THE STUDS BENEATH. ALTERNATIVES INCLUDE THE WALL STUDS AND TOP PLATES ARE 2 X 6 WITH THE PROPER TYPE AND GRADE. A THIRD TOP PLATE IS INSTALLED OR SOLID BLOCKING EQUAL IN SIZE TO THE STUDS IS INSTALLED TO REINFORCE THE DOUBLE TOP PLATE.
10. **DESIGN LOADS**
 1. FIRST FLOOR TRUSS SPANS DETERMINED BY: 40 psf. LIVE, 10 psf. DEAD
 2. RAFTERS: 20 psf. LIVE, 10 psf. DEAD
 3. ROOF TRUSSES: TOP CHORD 20 psf. LIVE, 10 psf. DEAD
BOTTOM CHORD 0 psf. LIVE, 10 psf. DEAD
11. MULTI-PLY LVL BEAMS (3 MEMBERS OR MORE) SHALL BE CONNECTED TOGETHER WITH 1/2" DIAMETER BOLTS IN 2 ROWS STAGGERED AND SPACED AT 12" o/c, IN ACCORDANCE WITH THE MFG. SPECIFICATIONS. BUILT-UP BEAMS AND WALL STUDS SHALL BE CONSTRUCTED WITH CONTINUOUS MEMBERS (NO BUTT JOINTS WITHIN BUILT-UP MEMBER).
12. FLOOR JOIST DESIGN SHALL USE L/480 MAXIMUM DEFLECTION.
13. VERIFY HANDRAILS WITH 4 RIGERS OR MORE R311.7.8
14. VERIFY DOORS MEET EGRESS REQUIREMENTS PER NCCOI INTERPRETATION, VERIFY INSTALLATION IN ACCORDANCE WITH R305.1.1(2)
15. 1/2" OSB EXTERIOR SHEATHING ON ENTIRE STRUCTURE.

SQUARE FOOTAGES

FIRST FLOOR (HTD.)	1025
SECOND FLOOR (HTD.)	1350
TOTAL HTD.	2375

GARAGE	544
PORCH	116

PAGE:

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MAIN FLOOR
PLAN

SCALE: 1/4" = 1'-0"

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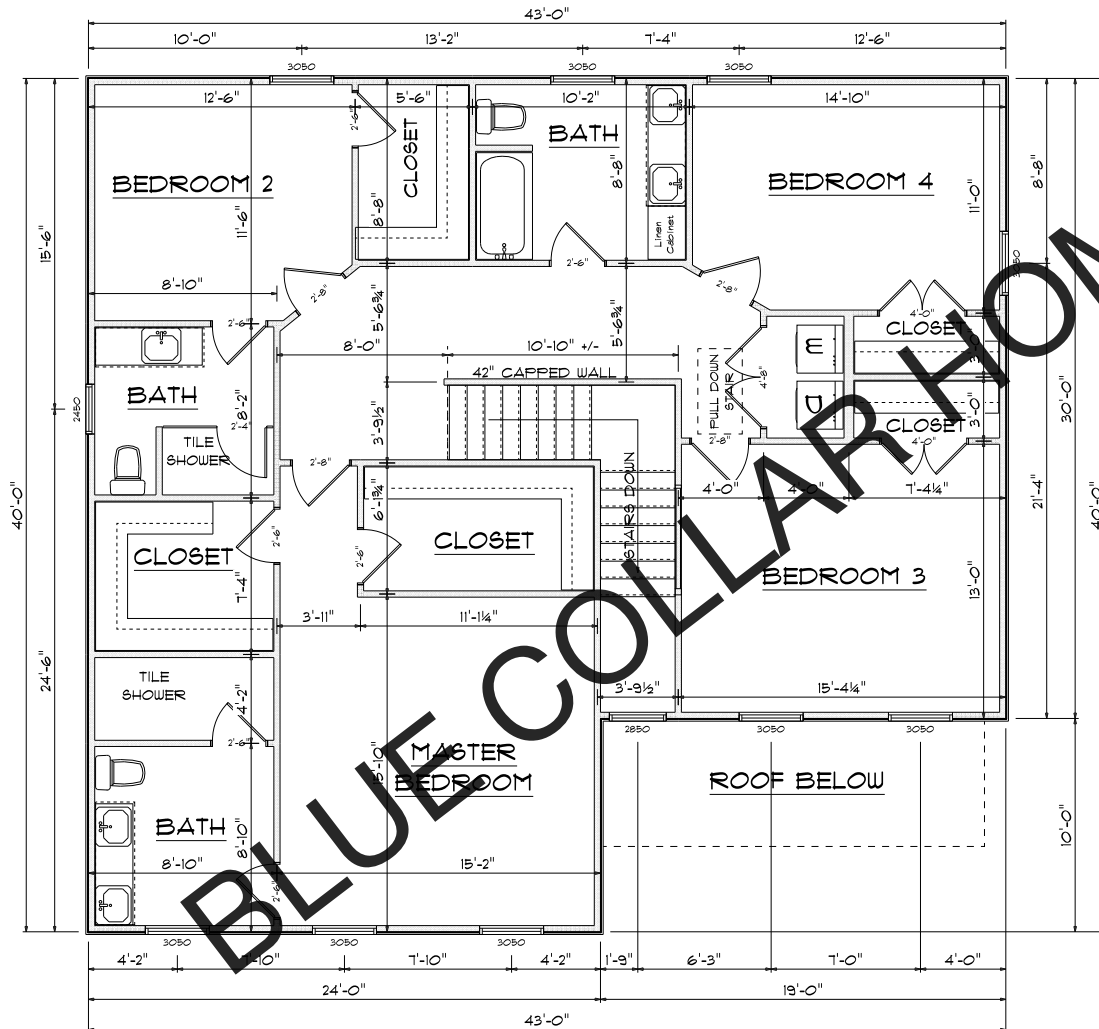
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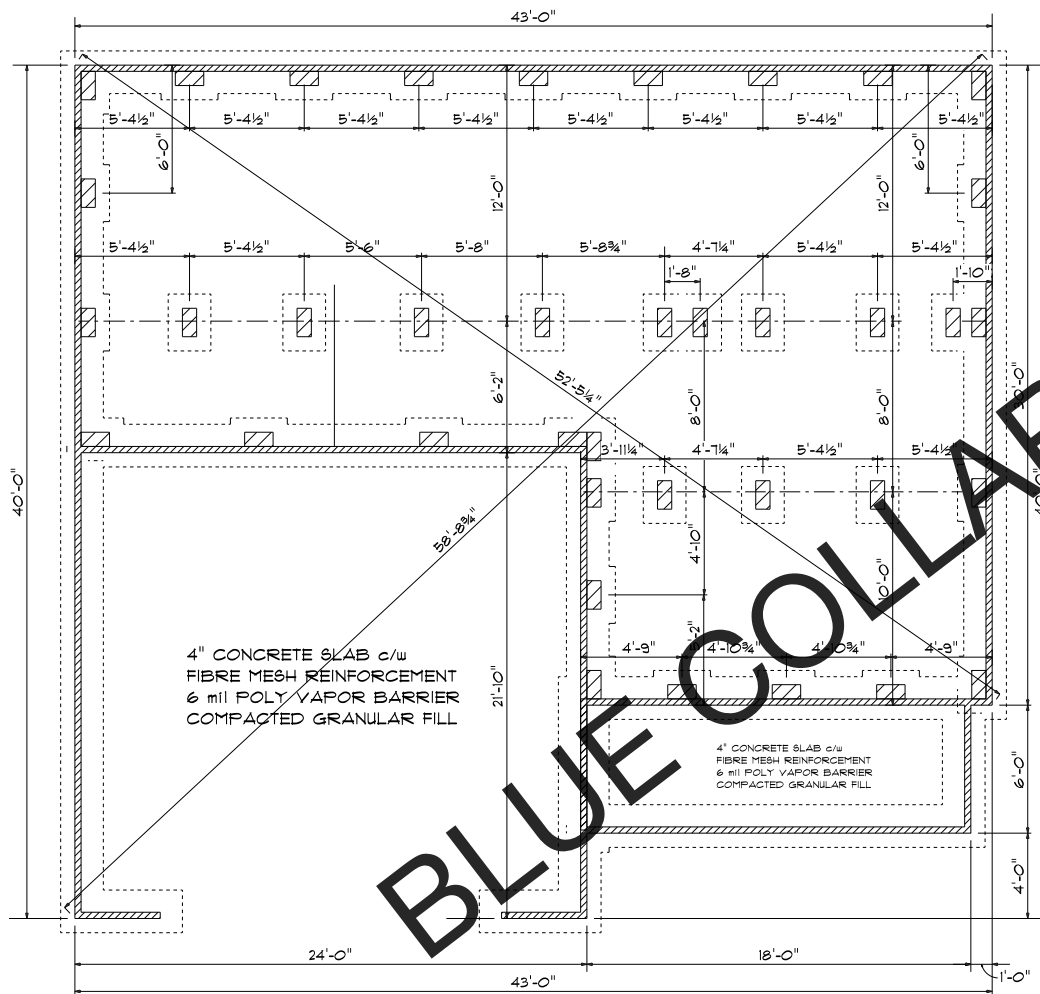
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SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



FOUNDATION PLAN

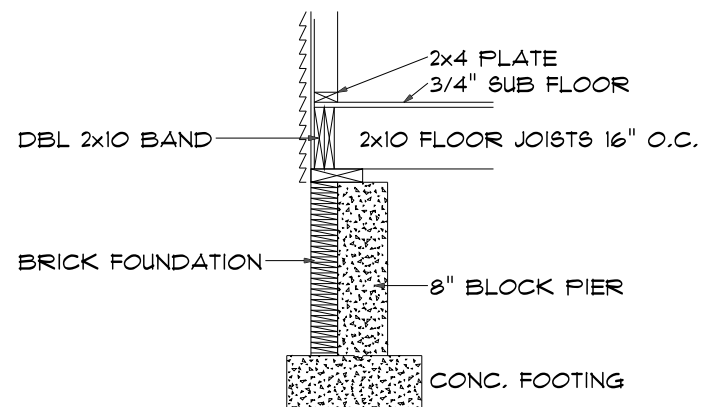
PIER SCHEDULE (2 STORY)			
NO.	SIZE	FOOTING	AREA
1	8"X16"	1'-4" X 2'-6" X 8"	0-50
2	8"X16"	2'-0" X 2'-0" X 10"	50-100
3	16"X16"	2'-8" X 2'-8" X 10"	100-150
4	16"X16"	3'-0" X 3'-0" X 10"	150-200
5	16"X16"	3'-4" X 3'-4" X 1'-0"	200-250
6	16"X16"	3'-8" X 3'-8" X 1'-0"	250-300

NOTES:

- PIER SIZES ARE BASED ON HOLLOW OR CAPPED WITH 8" OF SOLID MASONRY OR SHALL HAVE CAVITIES OF THE TOP COURSE FILLED WITH CONCRETE OR SAND OR OTHER METHODS. MORTAR SHALL BE TYPE S.
- FOOTING SIZES ARE BASED ON 2000 PSI ALLOWABLE SOIL BEARING AND 2500 PSI COMPRESSIVE.
- CENTERS OF PIERS SHALL BEAR IN THE MIDDLE 1/3 OF THE FOOTINGS. EXCEPT FOR INTERIOR GIRDERS, GIRDERS MUST HAVE FULL BEARING IN PIERS. FOOTINGS SHALL BE FULL THICKNESS OVER THE ENTIRE AREA OF THE FOOTINGS.
- FOOTING SIZES GIVEN ARE THE MINIMUM. FOR HEIGHT/THICKNESS LIMITATIONS, SEE SECTION 606.5.B.
- ALL EXTERIOR PIERS TO BE BONDED TO CURTAIN WALL EVERY OTHER COURSE.
- UNBALANCED FILL AGAINST PIER AND CURTAIN WALL EVERY OTHER COURSE. PIER HEIGHT SHALL NOT EXCEED 4 X LEAST DIMENSIONS OF HOLLOW PIER OR 10 X LEAST DIMENSION OF SOLID PIER.
- AREA AT FIRST LEVEL SUPPORTED BY PIER AND FOOTINGS.

CRAWL FOUNDATION NOTES: (If Applicable)

- CONTRACTOR TO VERIFY ALL DIMENSIONS.
- DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
- ALL JOIST AND BEAM SPANS ARE DETERMINED FOR THE USE OF NO. 2 SOUTHERN YELLOW PINE FRAMING LUMBER. THE USE OF ANY OTHER GRADE OR SPECIES MUST BE VERIFIED.
- PROVIDE DOUBLE JOISTS IN 1ST FLOOR UNDER PARALLEL PARTITIONS.
- PROVIDE GFCI RECEPTACLE AND SWITCHED LIGHT IN CRAWL SPACE.
- PROVIDE CONTROL JOINTS IN GARAGE SLAB (30'-0" ON CENTER OR AT FOUNDATION OFF SETS).
- GARAGE SLAB TO HAVE 3000 PSI MINIMUM STRENGTH AT 28 DAYS.
- DESIGN LOADS FOR FLOOR JOISTS: 40 psf LIVE, 10 psf DEAD.
- ALL EXTERIOR WALLS AT SLAB AREAS ARE TO BE ANCHORED W 1/2" DIAMETER BOLTS PLACED 6'-0" AND NOT MORE THAN 12" FROM CORNERS. BOLTS SHALL EXTEND A MINIMUM OF 1" INTO CONCRETE. EQUIVALENT ANCHOR STRAPS ARE AN ACCEPTABLE SUBSTITUTE.
- PROVIDE TERMITE PROTECTION UNDER ALL SLABS.
- MORTAR SHALL BE TYPE S.



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

PAGE:

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FOUNDATION
PLAN

SCALE: 1/4" = 1'-0"

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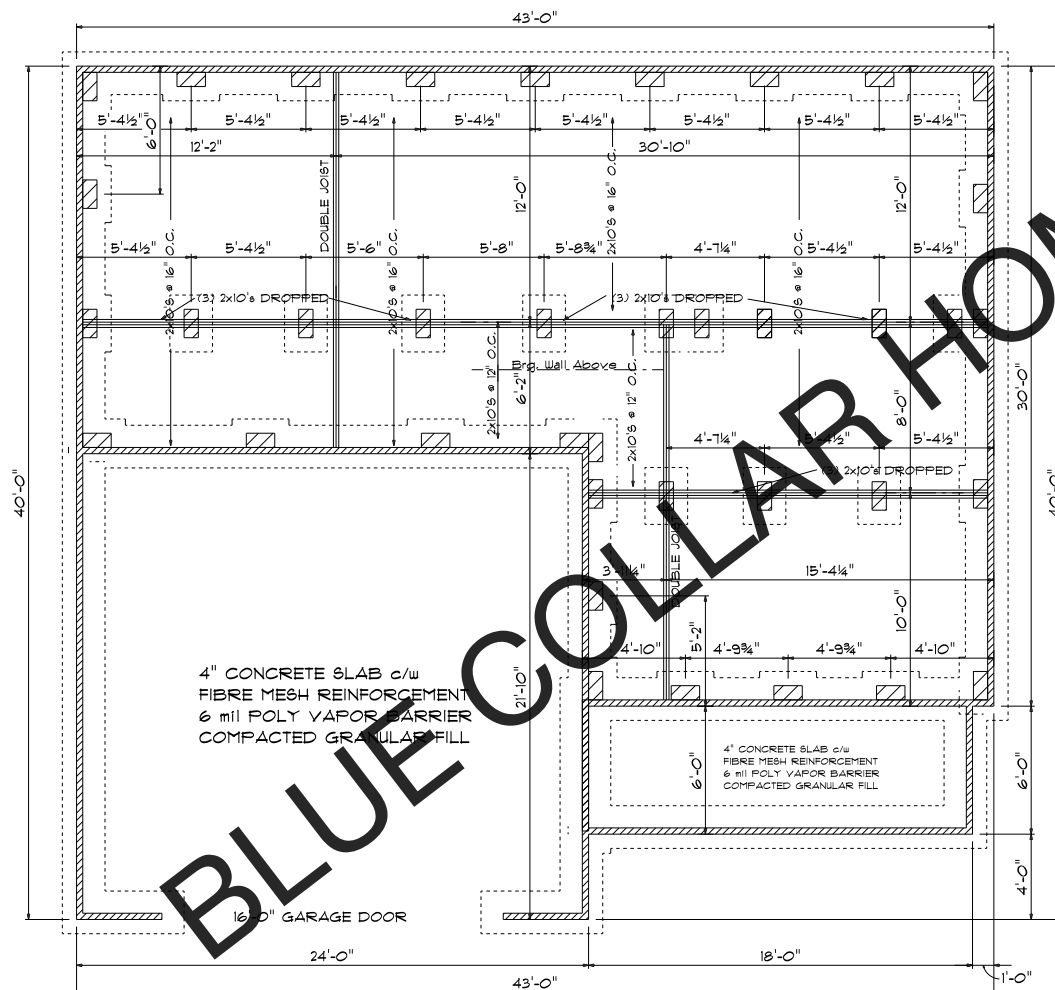
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FIRST FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

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SCALE: 1/4" = 1'-0"

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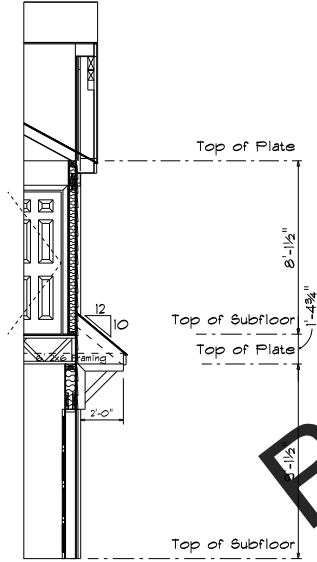
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FIRST FLOOR

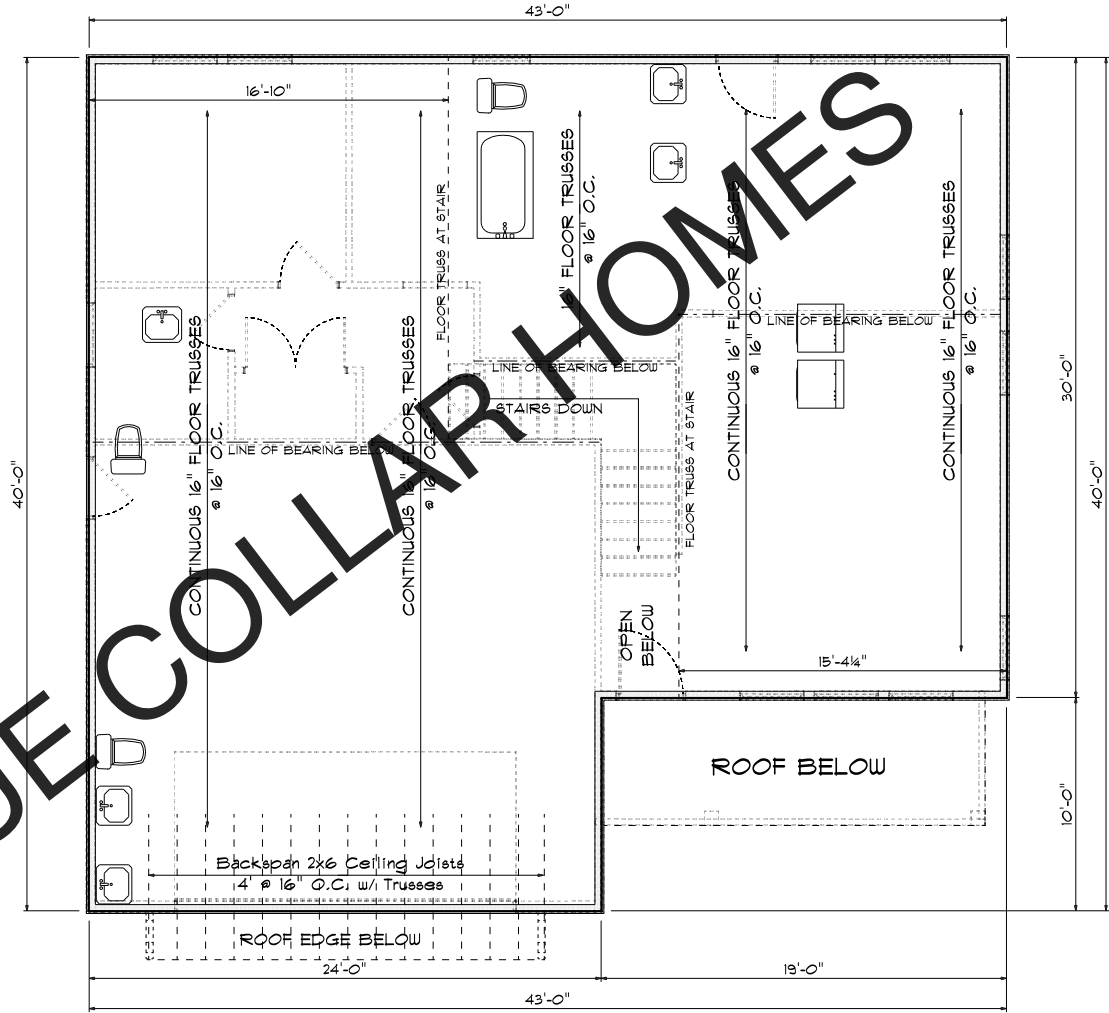
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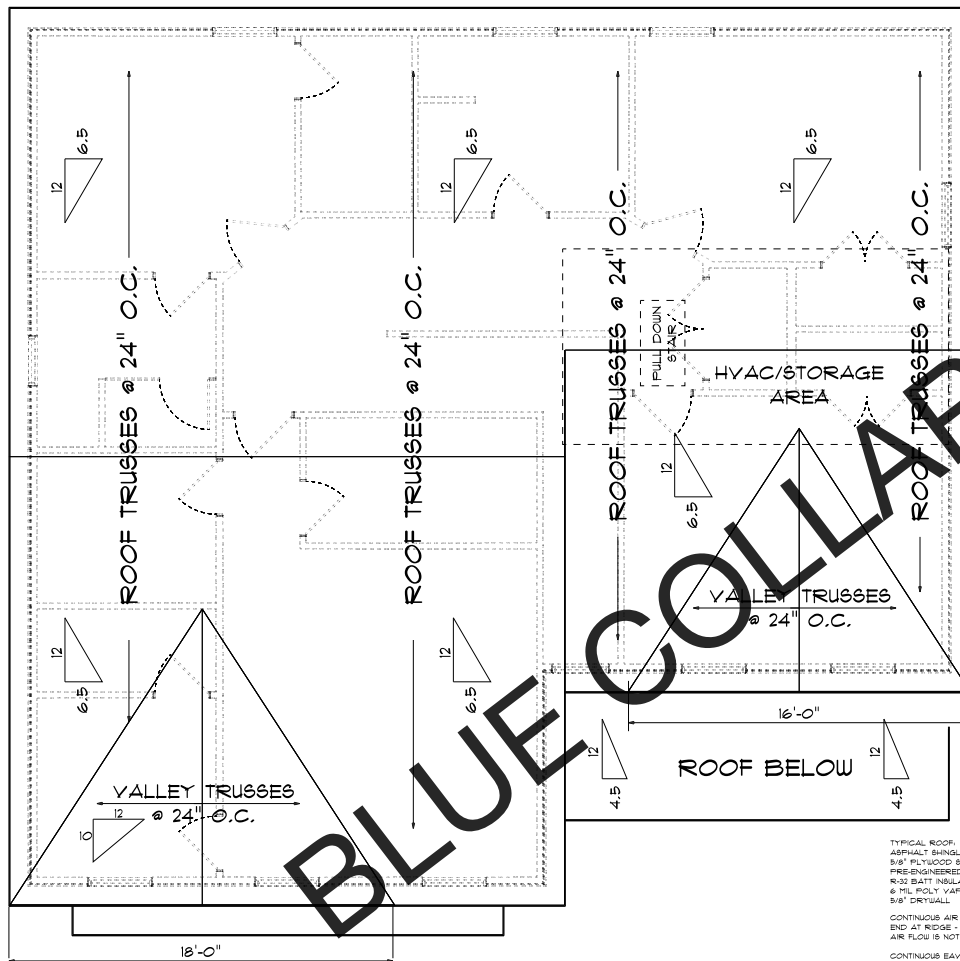
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CROSS SECTION A
SCALE: 1/4" = 1'-0"



SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

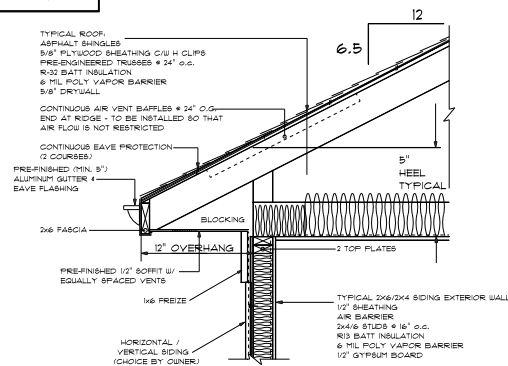
NOTES FOR RAILING FLOOR PLANS

- R 311.7.1** HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".
 - R 312.2** GUARDRAIL HEIGHT NOT LESS THAN 36" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.
 - R 312.3** -REQUIRED GUARDRAIL SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT WHICH ALLOWS A PASSAGE OF 14" SQUARE.
 - R 302.6** PROVIDE MINIMUM 5/8" TYPE "X" GYPSUM ON THE CEILING BETWEEN THE GARAGE AND HABITABLE SPACE ABOVE, AND MINIMUM 1/2" GYPSUM BOARD ON ALL OF THE GARAGE WALLS.
 - R 302.7** PROVIDE MINIMUM 20 MINUTE FIRE RATED DOOR.
- PROVIDE 6 MIL. POLY VAPOR BARRIER ON 100% OF CRAWL AREA

WALL BRACING NOTE:

WALL BRACING IN ACCORDANCE WITH SECTION R 602.10.4. DESIGNED WITH WOOD STRUCTURAL PANELS OVER THE ENTIRE EXTERIOR. WSB THICKNESS TO BE MINIMUM 1/8" OSB OR PLYWOOD. PANELS MAY BE INSTALLED HORIZONTAL OR VERTICAL. NAIL PANELS WITH 6D COMMON NAILS (0.131" X 2 1/2" LONG) OR 8D COMMON NAILS (0.131" X 2 1/2" LONG) AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD. HORIZONTAL EDGES BETWEEN STUDS DO NOT REQUIRE BLOCKING OR NAILING UNLESS SPECIFICALLY ON THE FIELD OF THE DRAWING.

AT THE GARAGE PORTAL ADD BLOCKING AT ANY HORIZONTAL SHEETING JOINTS BETWEEN STUDS. REDUCE NAIL SPACING TO 4" O.C. AT ALL LOCATIONS. NO STRAPS REQUIRED.



CORNICE SECTION A