

FRONT / REAR ELEVATIONS  
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Designs Unlimited  
900 Waterview Lane  
Monroe  
North Carolina  
28110

RESIDENTIAL DESIGN SERVICES  
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BLUE COLLAR BUILDERS

FRONT / REAR ELEVATIONS  
PAGE: A-3

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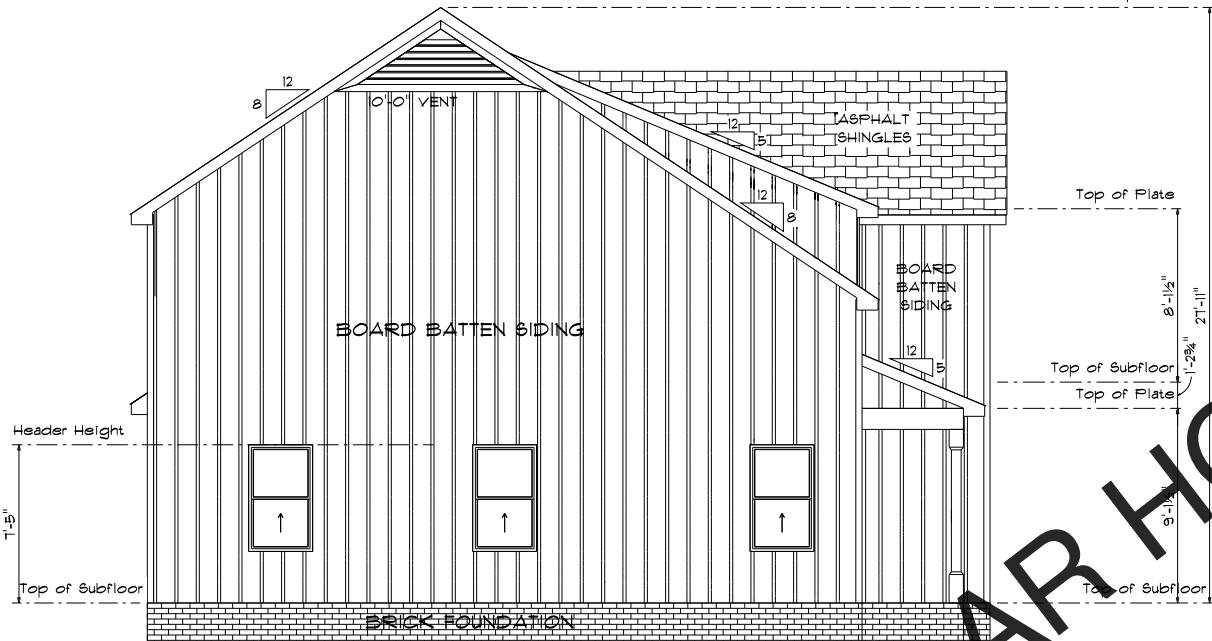
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BLUE COLLAR BUILDERS

Top of Roof

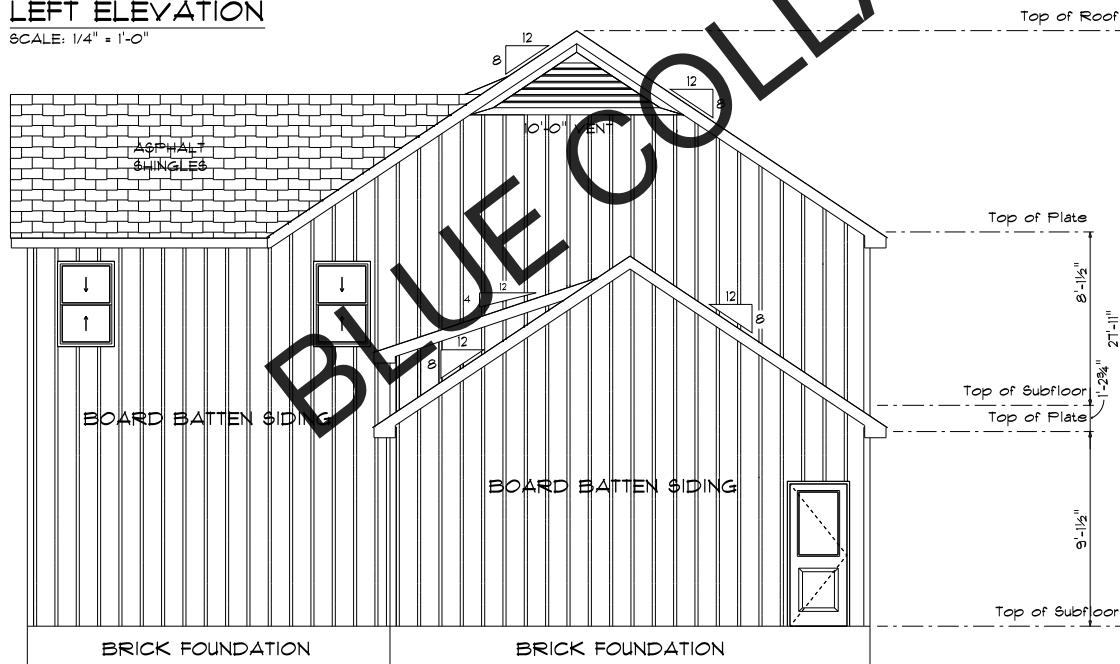
ELEVATION NOTES

- 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 FIFTS MUST BE 10:12 OR 12:12. MUST HAVE 2 LAYERS OF UNDERLayment APPLIED AND OVERLAPPED PER SECTION R 908.2.1
- R-103.11.3 WHERE PROPERTY LINES ARE 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 BOTH SOFFIT AND UNDERLayment AS PER SECTION R 806.



LEFT ELEVATION

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



RIGHT ELEVATION

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

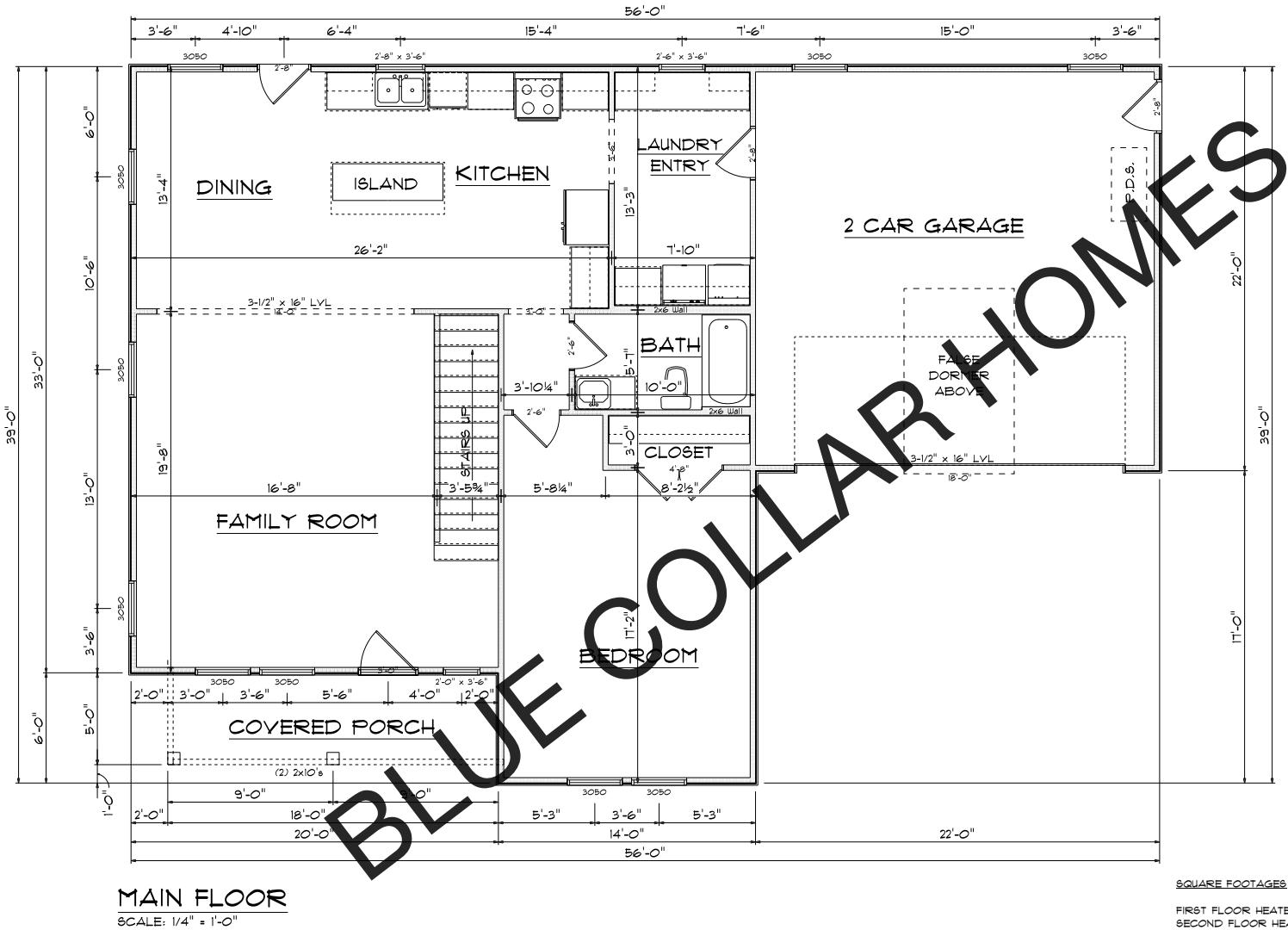
NOTES FOR RAILING FLOOR PLANS

- RAILING HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".
- GUARDRAIL HEIGHT NOT LESS THAN 36" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.
- REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT WHICH ALLOWS A PASSAGE OF A 4" SPHERE.
- 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.
- 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 1/16 OSB OR FLYWOOD. PANELS MAY BE INSTALLED HORIZONTAL OR VERTICAL. NAIL PANELS WITH 6D COMMON NAILS (0.13" X 2 1/2" LONG) OR 8D COMMON NAILS (0.13" 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.



**SQUARE FOOTAGES**

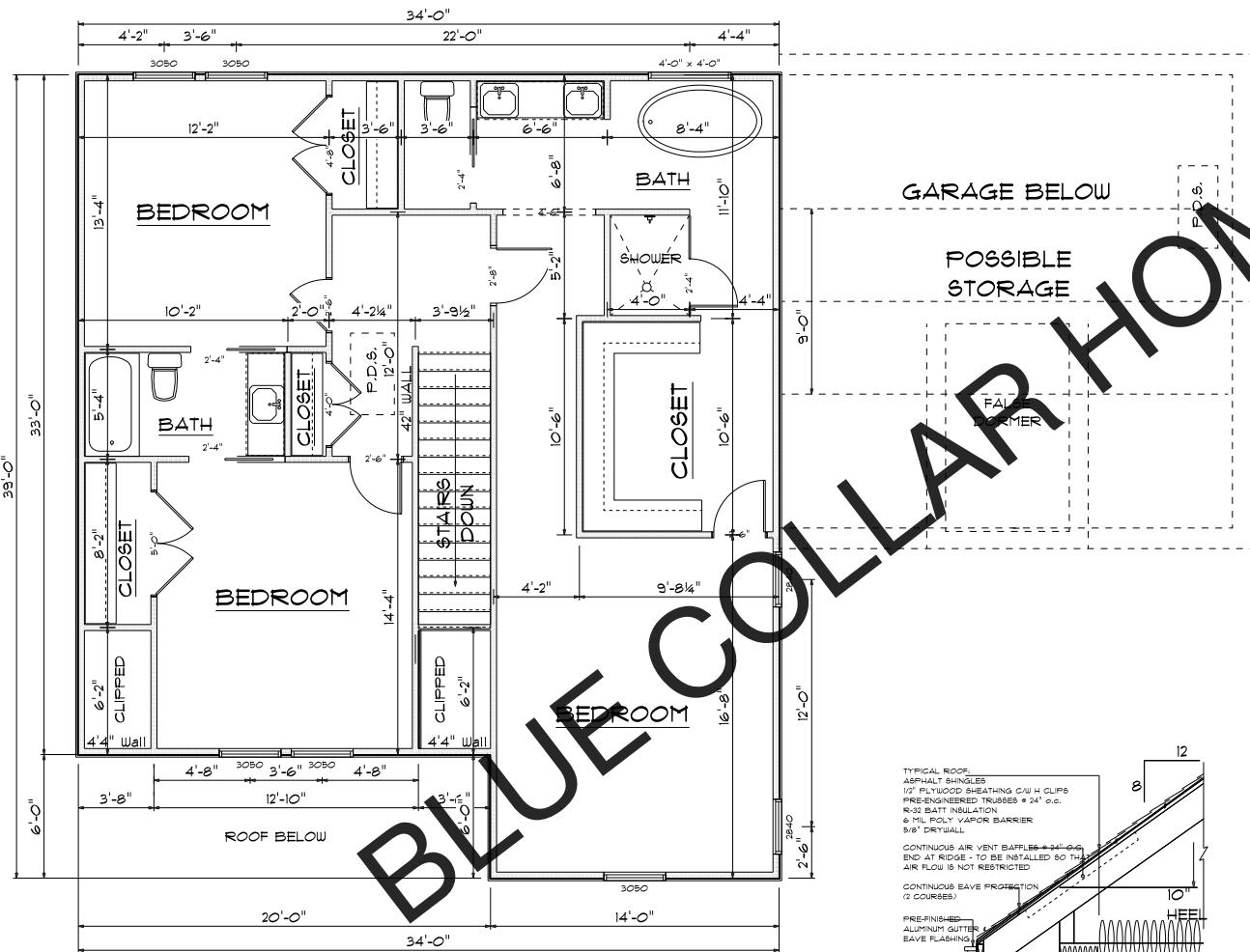
|                     |             |
|---------------------|-------------|
| FIRST FLOOR HEATED  | 1215        |
| SECOND FLOOR HEATED | 1215        |
| FRONT PORCH         | 90          |
| GARAGE              | 484         |
| <b>TOTAL</b>        | <b>3004</b> |

**BLUE COLLAR  
BUILDERS**

RESIDENTIAL DESIGN SERVICES  
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DATE: 10/19/2024

PAGE:  
**A-1**  
**FIRST FLOOR PLAN**



SECOND FLOOR 2

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

**BLUE COLLAR HOMES**

**BATH**

**CLOSET**

**GARAGE BELOW**

**POSSIBLE STORAGE**

**FAI EXTERIOR**

**CLIPPED**

**BEDROOM**

**TYPICAL ROOF:**  
ASPHALT SHINGLES  
3/4" OSB SHEATHING C/W H CLIPS  
PRE-ENGINEERED TRUSSES @ 24" O.C.  
R-32 BATT INSULATION  
6 MIL POLY VAPOR BARRIER  
5/8" DRYWALL

CONTINUOUS AIR VENT BAFFLES @ 24" O.C.  
END AT RIDGE - TO BE INSTALLED SO THAT  
AIR FLOW IS NOT RESTRICTED

CONTINUOUS EAVES PROTECTION  
(2" OVERHANG)

PRIMER/PAINTED

12

8

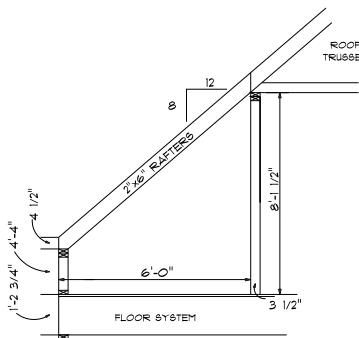
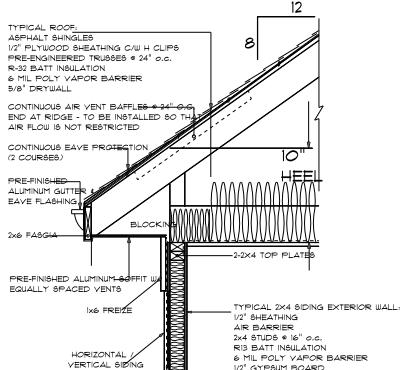
10"

HEEL

1/2"

3050

### CORNICE SECTION A



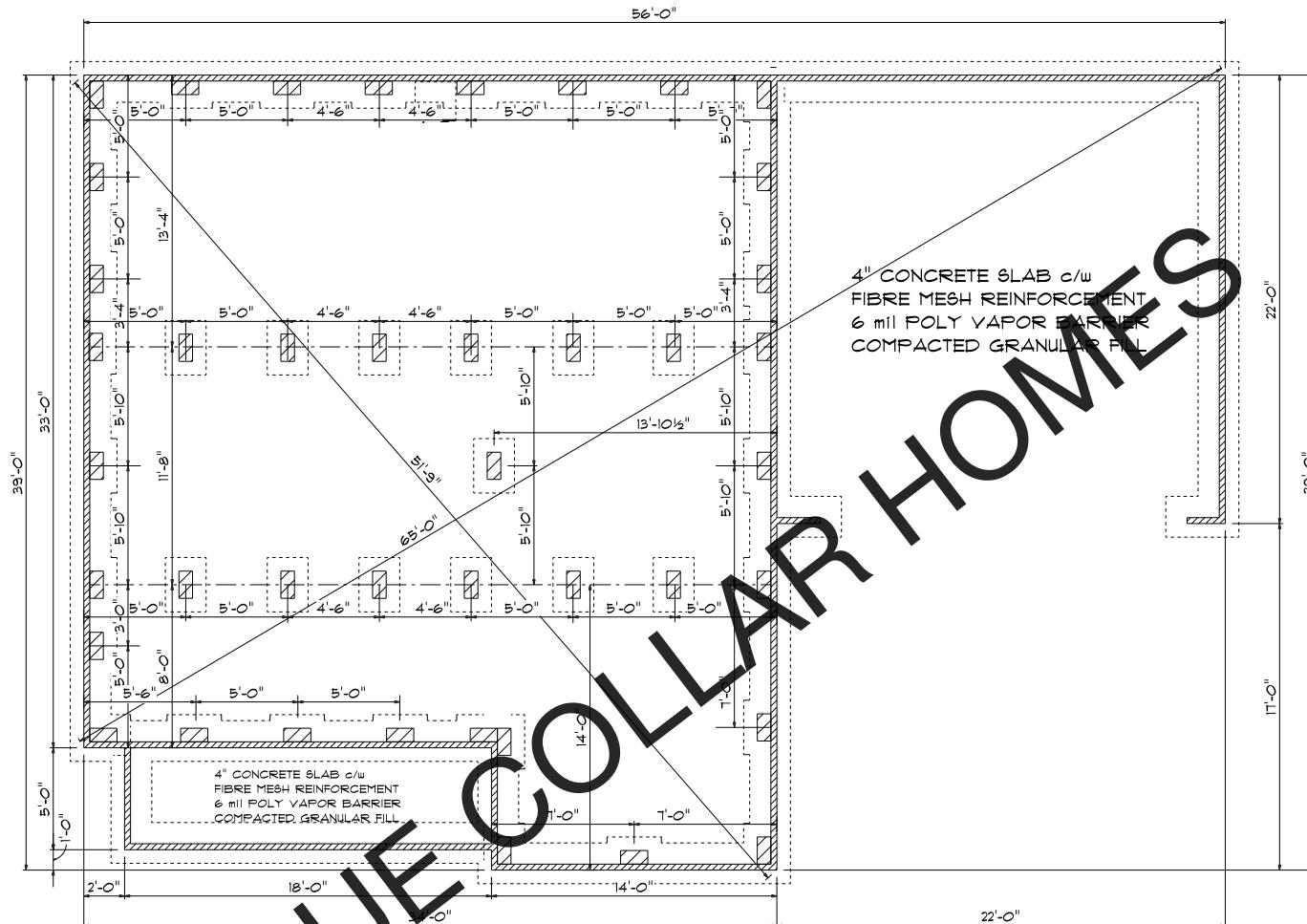
## BLUE COLLAR BUILDERS

**SECOND FLOOR PLAN A-2**

PAGE: ■

SECOND

|                                |                     |
|--------------------------------|---------------------|
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#### NOTES:

- PIER SIZES ARE BASED ON HOLLOW CMU CAPPED WITH 8" OF SOLID MASONRY OR SHALL HAVE CAVITIES OF THE TOP COURSE FILLED WITH CONCRETE OR GROUT OR OTHER METHODS. MORTAR SHALL BE TYPE 8.
- FOOTING SIZES ARE BASED ON 2000 PSF ALLOWABLE SOIL BEARING AND 2500 PSI CONCRETE.
- CENTERS OF PIERS SHALL BEAR IN THE MIDDLE 1/3 OF THE FOOTINGS AND GIRDERS SHALL CENTER IN THE MIDDLE 1/3 OF THE PIERS, EXCEPT EXTERIOR GIRDERS. GIRDERS MUST HAVE FULL BEARING ON 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.B.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)

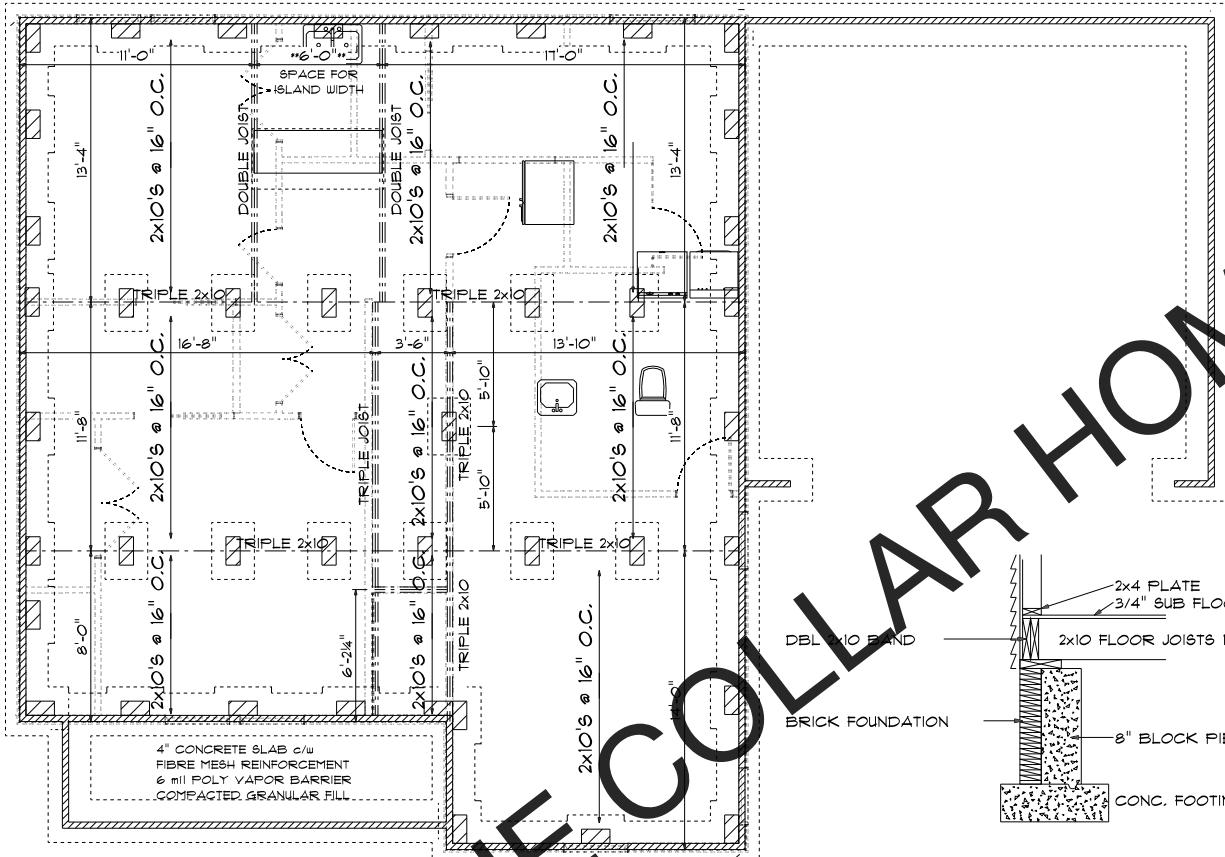
- CONTRACTOR TO VERIFY ALL DIMENSIONS.
- DO NOT SCALE DIMENSIONS FROM PRINTS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
- ALL JOIST AND BEAM SPANS ARE DETERMINED FOR THE USE OF NO. 2 SOUTHERN YELLOW PINE FRAMING LUMBER. THE USE 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" O.C. 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 8.

| 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 |

CRAWL SPACE PLAN  
SCALE: 1/4" = 1'-0"

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BLUE COLLAR BUILDERS

PAGE: 5-1  
CRAWL SPACE PLAN  
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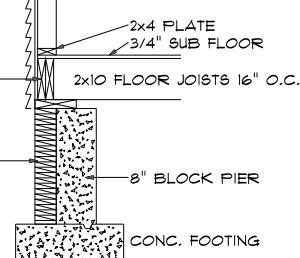


#### GENERAL NOTES FOR FIRST FLOOR PLAN:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2016 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES. CONSTRUCTION PROJECTS IN SC SHALL BE IN ACCORDANCE WITH THE (IRC) INTERNATIONAL RESIDENTIAL BUILDING CODE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND REVIEW FOR CODE COMPLIANCE BEFORE CONSTRUCTION.
- REFERENCE STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL, LUMBER, HEADER AND GIRDER DETAILS.
- DO NOT SCALE DIMENSIONS FROM PROJECT DRAWINGS: PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
- BEAM, TRUSS, AND/OR I-JOIST LAYOUT OR SIZES SHALL NOT DEVIATE FROM THIS PLAN UNLESS APPROVED BY PLAN DESIGNER OR PROFESSIONAL ENGINEER.

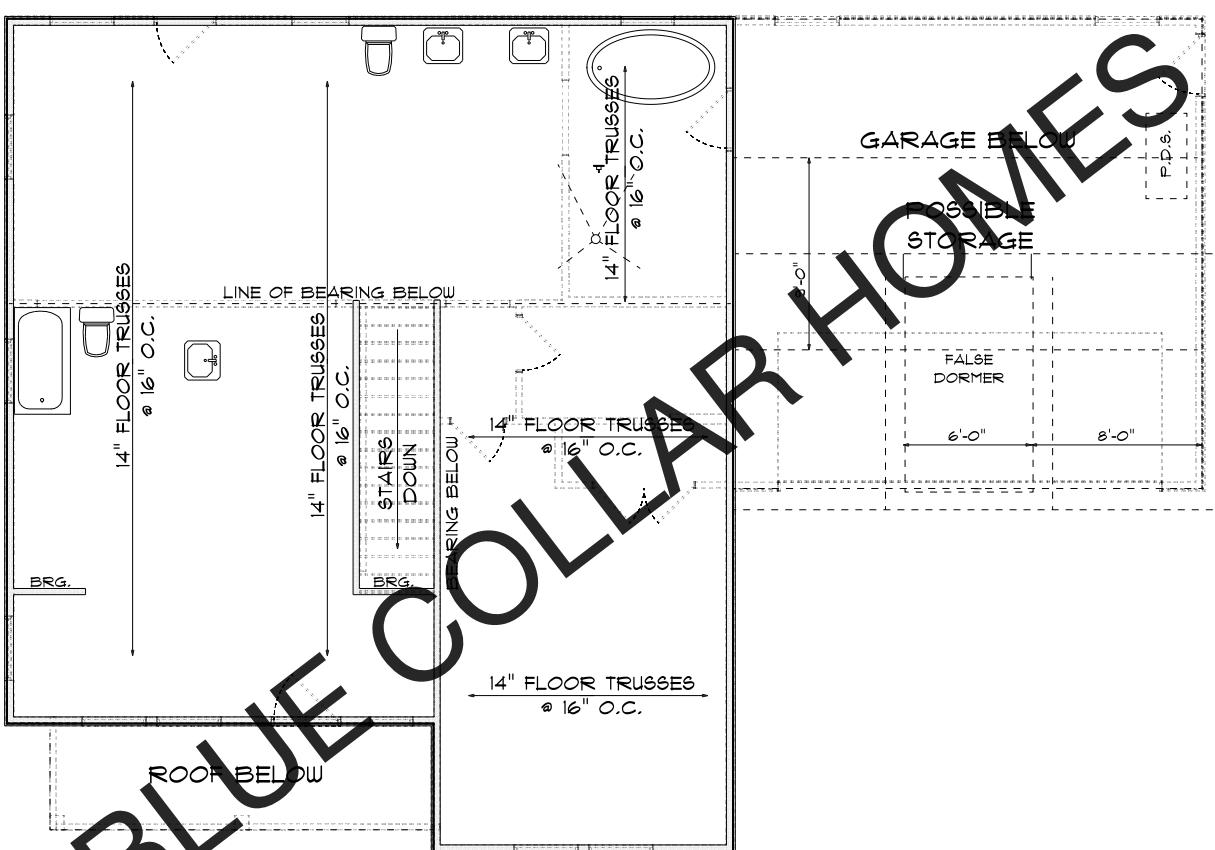
#### HEADER NOTES FIRST FLOOR:

- ALL EXTERIOR HEADERS SHALL BE 2-2 x 10 #2 SOUTHERN YELLOW PINE OR BETTER, UNLESS OTHERWISE NOTED.
- ALL INTERIOR LOAD BEARING HEADERS SHALL BE 2-2 x 10 #2 SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED.
- ALL INTERIOR NON-LOAD BEARING HEADERS SHALL BE 2-2 x 4 #2 SOUTHERN YELLOW PINE OR BETTER, UNLESS OTHERWISE NOTED.
- ANY HEADER, BEAM, JOIST, COLUMN SIZES USING DIMENSIONAL LUMBER OR TIMBER NOTED ON THE DRAWING SHALL BE #2 SOUTHERN YELLOW PINE.



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

| FIRST FLOOR FRAMING PLAN                                |                                     | PAGE: S-2 |
|---|-------------------------------------|-----------|
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SECOND FLOOR FRAMING PLAN

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

**BLUE COLLAR  
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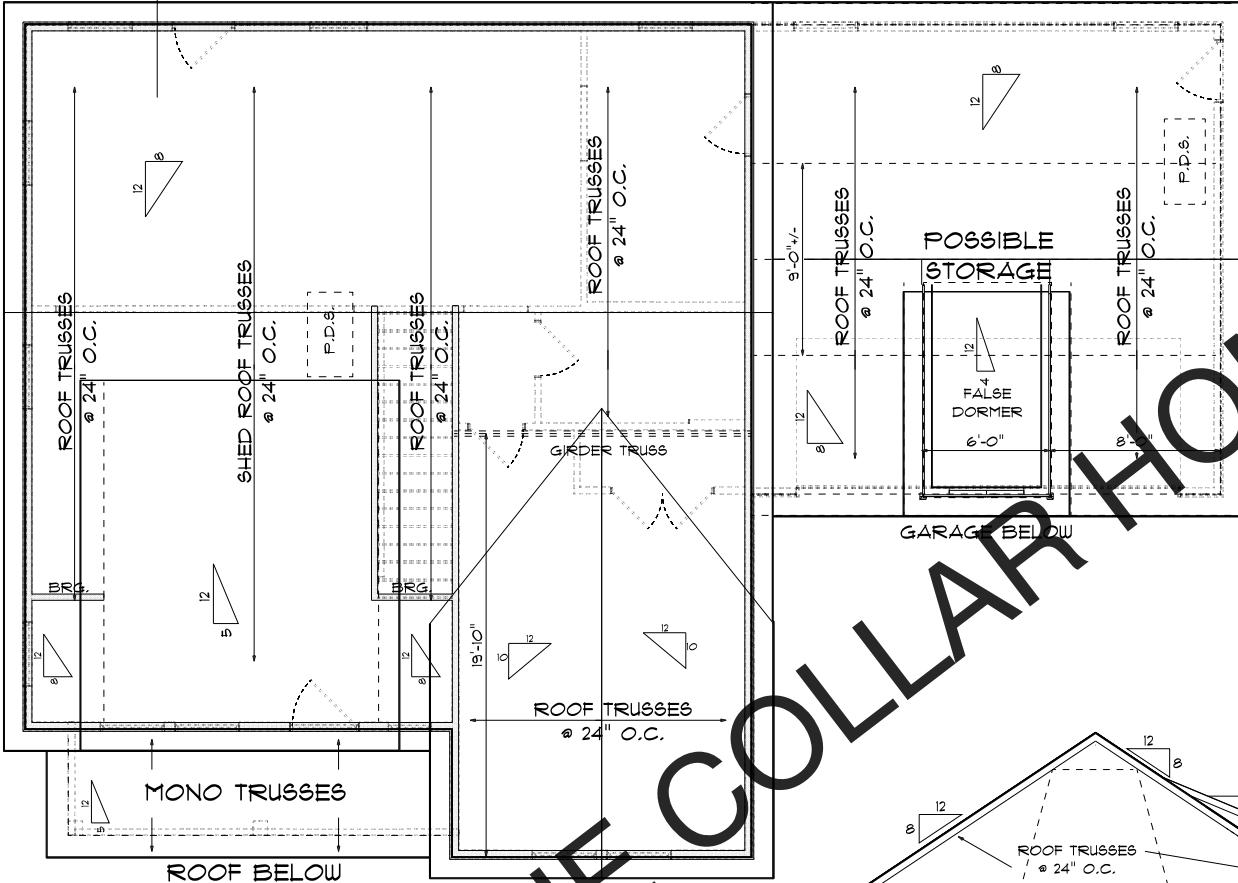
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PAGE:  
**SECOND FLOORS-3  
FRAMING PLAN**

DATE: 10/19/2024

## SECTION A



## ROOF FRAMING PLAN

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

This architectural drawing illustrates a garage structure with a false dormer and storage area. The garage has a height of 9'-0 1/4" and a width of 24'-0". The false dormer is 6'-0" high and 4'-0" wide. The garage is situated above a garage below. The drawing shows roof trusses at 24" O.C. and girder trusses. A large diagonal watermark reading "BLUE COLLAR HOMES" is overlaid across the drawing. A smaller watermark "© 2008 Blue Collar Homes" is located in the bottom right corner.

### CROSS SECTION A

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

# BLUE COLLAR BUILDERS

FRAMING PLAN

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Charlotte, North Carolina  
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