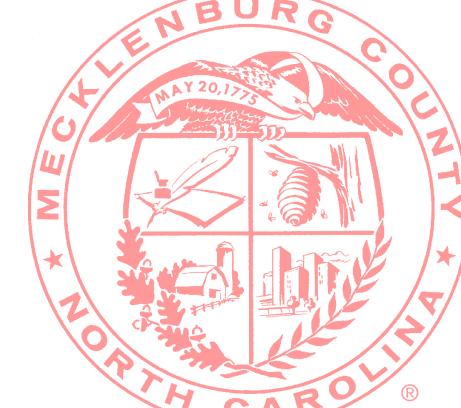


# Project # 471145



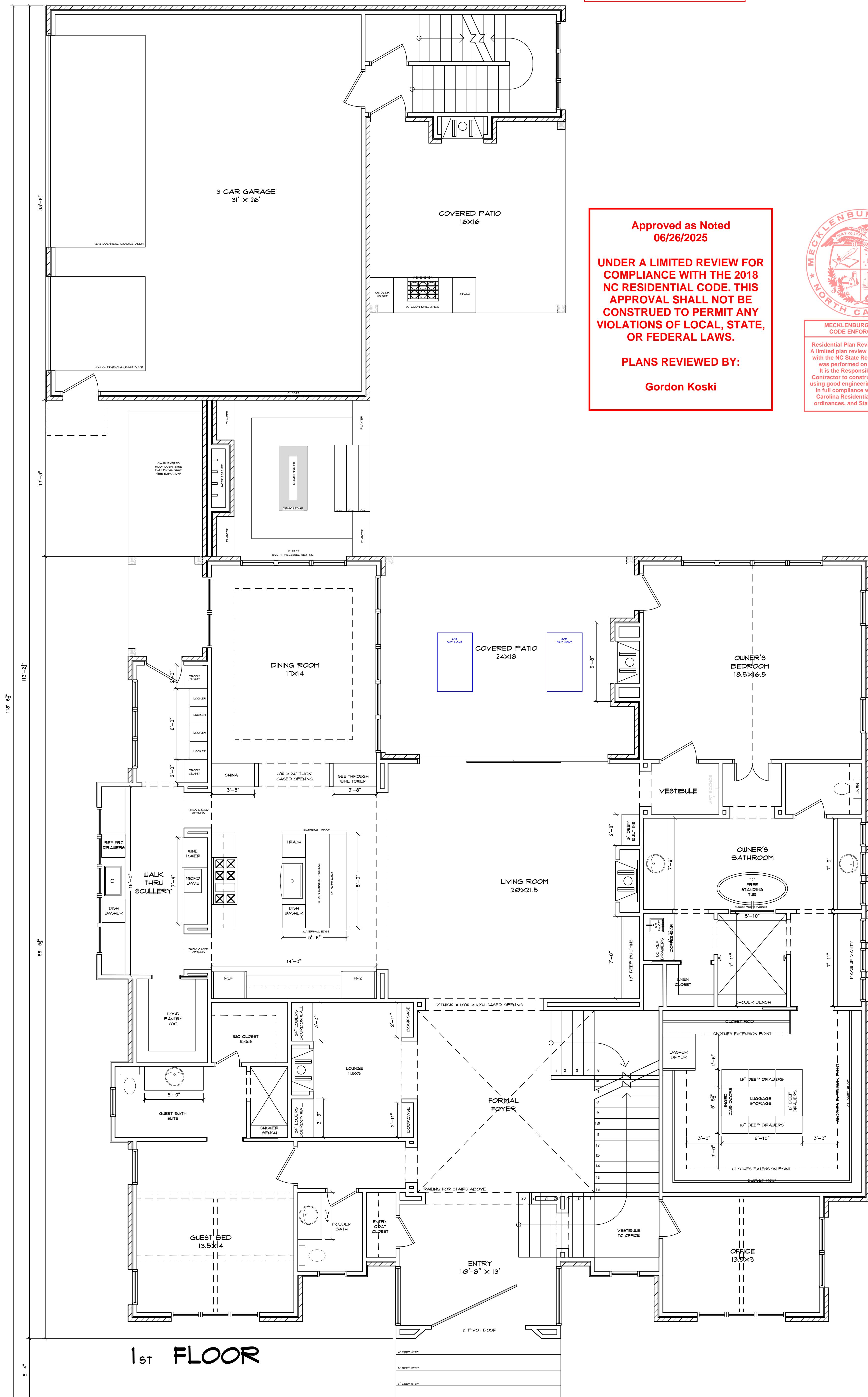
**Approved as Noted  
06/26/2025**

**UNDER A LIMITED REVIEW FOR  
COMPLIANCE WITH THE 2018  
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APPROVAL SHALL NOT BE  
CONSTRUED TO PERMIT ANY  
VIOLATIONS OF LOCAL, STATE,  
OR FEDERAL LAWS.**

## **PLANS REVIEWED BY:**

Gordon Koski

# MECKLENBURG COUNTY CODE ENFORCEMENT



DATE ISSUED:	12.20.24																																							
REVISED:	1.1.2025 1.18.2025 2.1.25 2.21.2025 4.14.2025 5.12.2025																																							
<b>ADDRESS:</b>  1240 PADDOCK CIRCLE CHARLOTTE , NC		<b>CONTRACTOR:</b>  KEEN BUILDING COMPANY, LLC. 704-960-0403			<b>MAIN HOUSE</b>  <table border="1"> <tr> <td>1ST FLOOR (HEATED AND COOLED)</td> <td>3,546</td> <td>3,600</td> </tr> <tr> <td>2ND FLOOR (HEATED AND COOLED)</td> <td>1,312</td> <td>2,058</td> </tr> <tr> <td><b>TOTAL HEATED AND COOLED</b></td> <td><b>5,858</b></td> <td><b>5,758</b></td> </tr> </table> <table border="1"> <tr> <td>PORCHES</td> <td>-</td> <td>481</td> </tr> <tr> <td>COVERED</td> <td>6,028</td> <td>6,219</td> </tr> </table> <b>ADU</b>  <table border="1"> <tr> <td>1ST FLOOR (HEATED AND COOLED)</td> <td>143</td> <td>170</td> </tr> <tr> <td>2ND FLOOR (HEATED AND COOLED)</td> <td>593</td> <td>646</td> </tr> <tr> <td><b>TOTAL HEATED AND COOLED</b></td> <td><b>142</b></td> <td><b>816</b></td> </tr> </table> <table border="1"> <tr> <td>PORCHES</td> <td>-</td> <td>446</td> </tr> <tr> <td>GARAGE</td> <td>871</td> <td>921</td> </tr> <tr> <td>COVERED</td> <td>1,875</td> <td>2,013</td> </tr> </table>	1ST FLOOR (HEATED AND COOLED)	3,546	3,600	2ND FLOOR (HEATED AND COOLED)	1,312	2,058	<b>TOTAL HEATED AND COOLED</b>	<b>5,858</b>	<b>5,758</b>	PORCHES	-	481	COVERED	6,028	6,219	1ST FLOOR (HEATED AND COOLED)	143	170	2ND FLOOR (HEATED AND COOLED)	593	646	<b>TOTAL HEATED AND COOLED</b>	<b>142</b>	<b>816</b>	PORCHES	-	446	GARAGE	871	921	COVERED	1,875	2,013	<b>DESIGN CONTACT:</b>  MATTIE REAGOR 512-771-8181 MATTIE@FRAMEAD.NET	
1ST FLOOR (HEATED AND COOLED)	3,546	3,600																																						
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A-1	SCALE : $\frac{1}{4}$ = 1'																																							

Approved as Noted  
06/26/2025

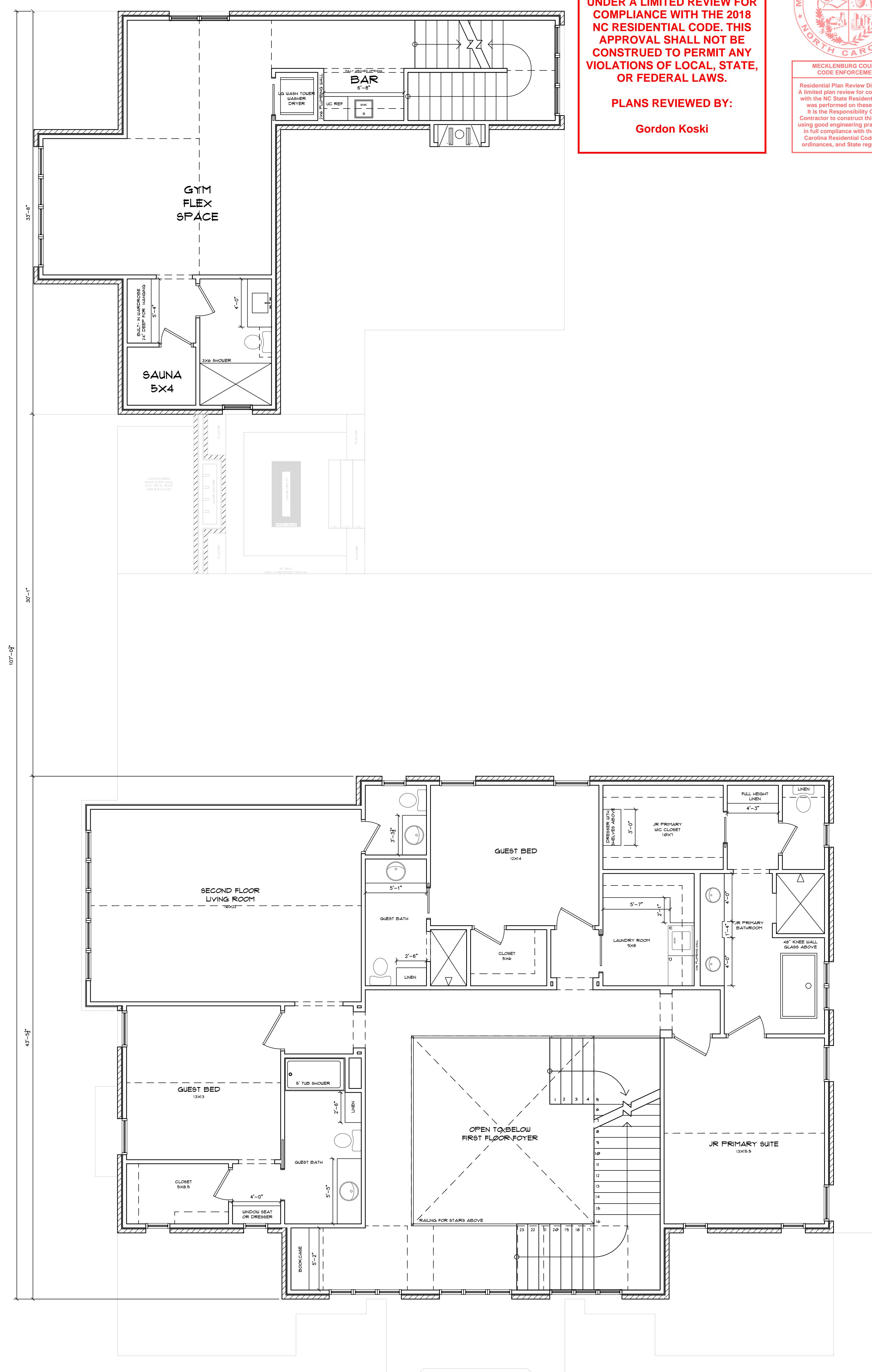
UNDER A LIMITED REVIEW FOR  
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PLANS REVIEWED BY:  
Gordon Koski



MECKLENBURG COUNTY  
CODE ENFORCEMENT

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2ND FLOOR

DATE ISSUED	12/20/24
REVISED	1.1.2025 1.8.2025 2.7.25 2.21.2025 4.14.2025 5.12.2025
SCALE	1:64 = 1'
A-2	

ADDRESS:  
1240 PADDOCK CIRCLE  
CHARLOTTE , NC

CONTRACTOR:  
KEEN BUILDING COMPANY, LLC.  
104-360-0403

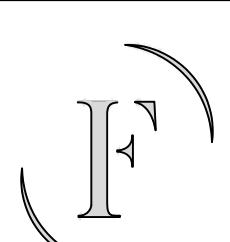
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE FRAME AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED  
EXCEPT AS PROVIDED IN THE CONTRACT DOCUMENTS.  
GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR  
REVIEW OF SUBCONTRACTOR'S DRAWINGS AND APPROVAL  
BEFORE CONSTRUCTION BEGINS.

MAIN HOUSE

1ST FLOOR HEATED AND COOLED	1,544	344P
2ND FLOOR HEATED AND COOLED	1,132	2,054P
PORCHES COVERED	6,019	6,175
ADU		
1ST FLOOR HEATED AND COOLED	1,493	179P
2ND FLOOR HEATED AND COOLED	1,022	1,864P
PORCHES COVERED	5,111	4,446
ADU		
1ST FLOOR HEATED AND COOLED	8,111	12,716
2ND FLOOR HEATED AND COOLED	5,111	8,111

DESIGN CONTACT:  
MATTIE REAGOR  
512-771-2181  
MATTIE@FRAMEAD.NET

BY SIGNING THESE PLANS BUILDER / OWNER AGREES TO THE FOLLOWING:  
1. THAT THESE PLANS ARE THE PROPERTY OF FRAME ADVICE ARCHITECTURE & DESIGN AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED  
EXCEPT AS PROVIDED IN THE CONTRACT DOCUMENTS.  
2. THAT THESE PLANS ARE INTENDED TO PROVIDE THE CONTRACTOR WITH THE INFORMATION NEEDED TO BUILD THE STRUCTURE.  
3. THAT THE BUILDER / OWNER SHALL VERIFY AND CHECK ALL APPLICABLE CODES AND REGULATIONS AND THAT THE BUILDER WILL  
VOID DESIGNER'S LIABILITY. DESIGNER'S LIABILITY NOT TO EXCEED FEES  
PAID FOR PLANS. COPYRIGHT © 2024 FRAME ADVICE ARCHITECTURE &  
DESIGN



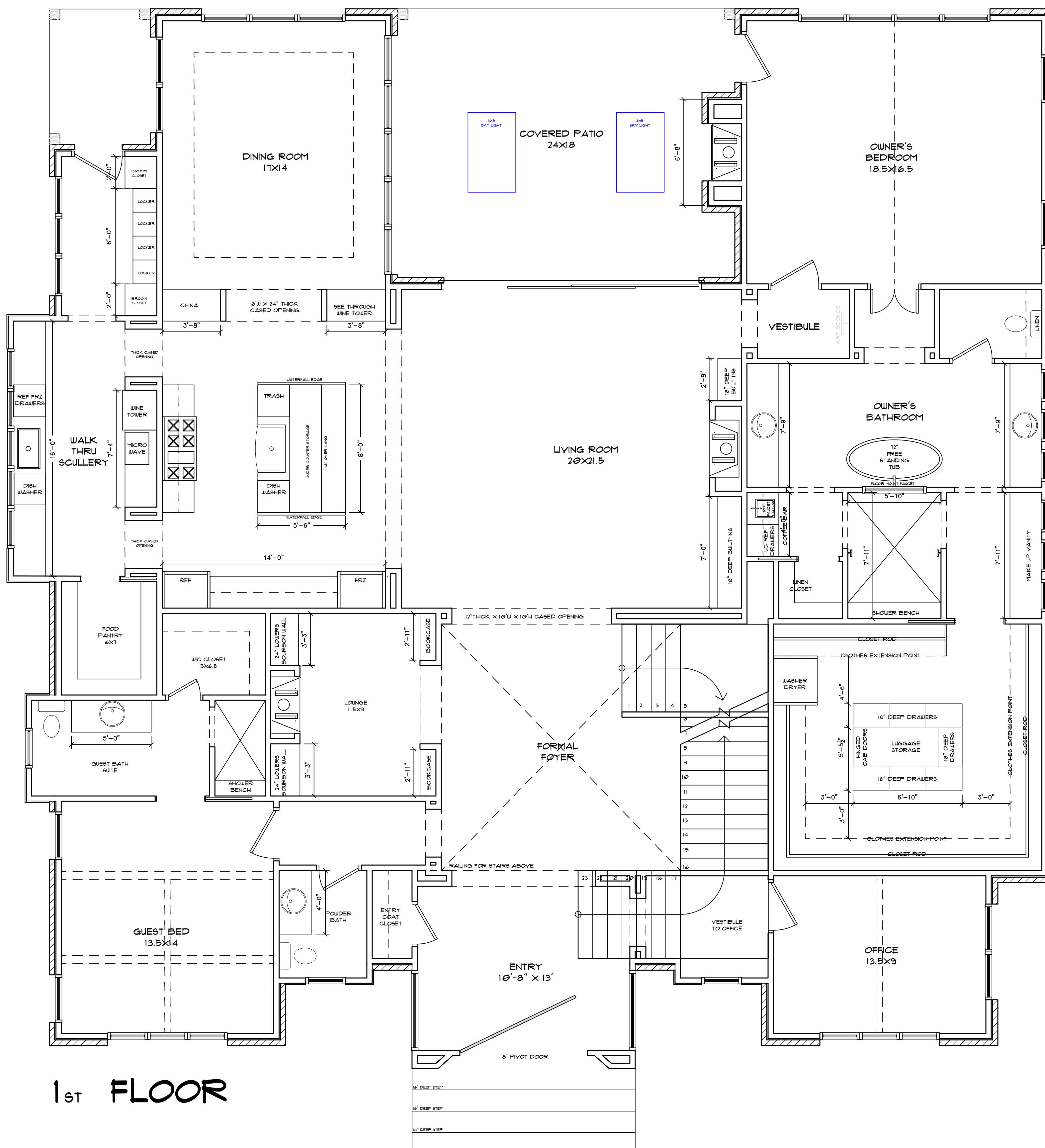
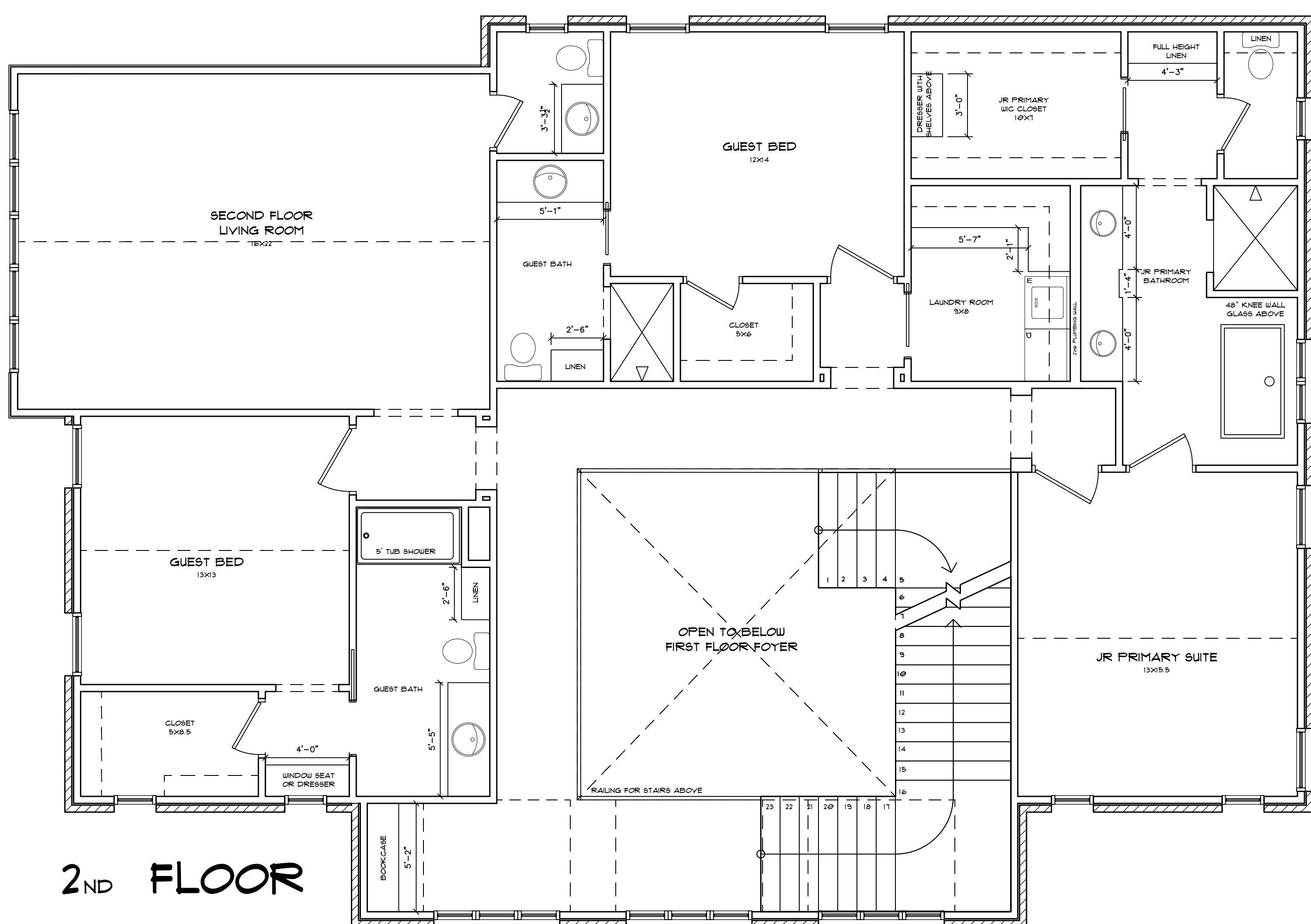


MECKLENBURG COUNTY  
CODE ENFORCEMENT

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## **PLANS REVIEWED BY:**



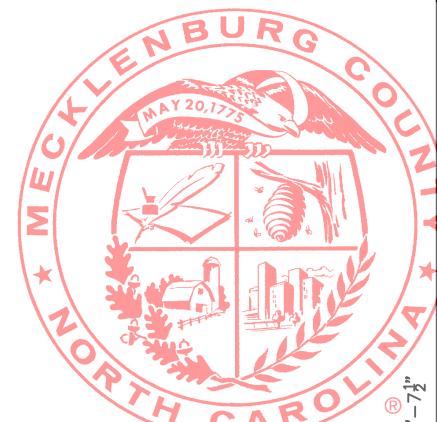
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A-3	SCALE : $\frac{1}{4}$ = 1'																					
			<b>MAIN HOUSE</b>  <table border="1"> <tr> <td>1ST FLOOR (HEATED AND COOLED)</td> <td>3,546</td> <td>3,680</td> </tr> <tr> <td>2ND FLOOR (HEATED AND COOLED)</td> <td>1,972</td> <td>2,058</td> </tr> <tr> <td><b>TOTAL HEATED AND COOLED</b></td> <td><b>5,518</b></td> <td><b>5,738</b></td> </tr> <tr> <td>PORCHES COVERED</td> <td>-</td> <td>481</td> </tr> <tr> <td></td> <td>6,028</td> <td>6,219</td> </tr> </table>	1ST FLOOR (HEATED AND COOLED)	3,546	3,680	2ND FLOOR (HEATED AND COOLED)	1,972	2,058	<b>TOTAL HEATED AND COOLED</b>	<b>5,518</b>	<b>5,738</b>	PORCHES COVERED	-	481		6,028	6,219	<b>DESIGN CONTACT:</b>  MATTIE REAGOR 512-771-8181 MATTIE@FRAMEAD.NET			
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**Approved as Noted  
06/26/2025**

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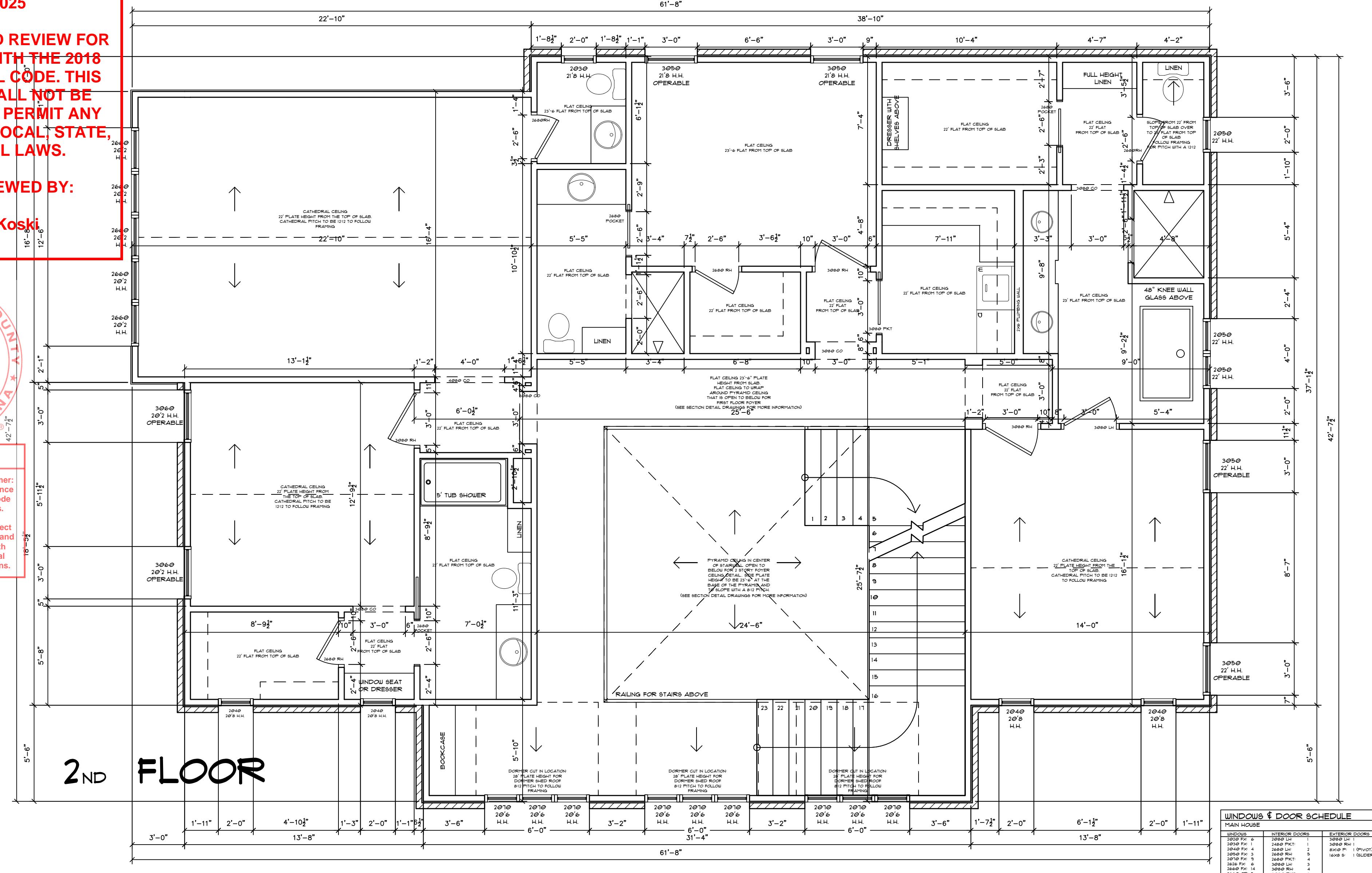
## **PLANS REVIEWED BY:**

Gordon Koski

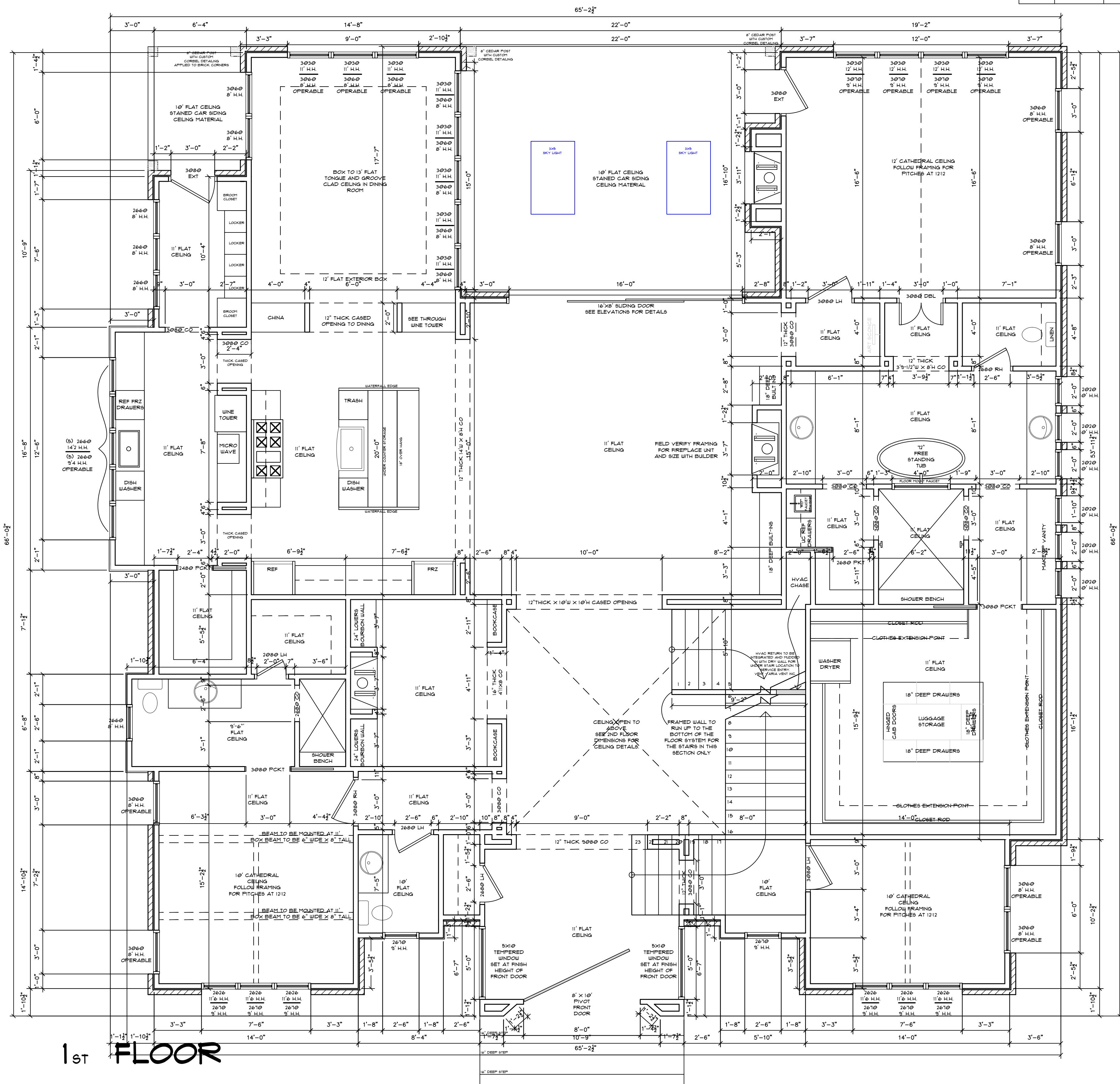


## **MECKLENBURG COUNTY CODE ENFORCEMENT**

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**Carolina Residential Code, local**  
**ordinances, and State regulations.**



WINDOWS & DOOR SCHEDULE			
MAIN HOUSE			
WINDOWS	INTERIOR DOORS	EXTERIOR DOORS	
2020 FX: 6	2000 LH: 1	3000 LH: 1	
2030 FX: 1	2400 PKT: 1	3000 RH: 1	
2040 FX: 4	2600 LH: 2	8x10 P: 1 (PIVOT)	
2050 FX: 3	2600 RH: 5	16x6 S: 1 (SLIDER)	
2010 TFX: 9	2600 PKT: 4		
2626 FX: 6	3000 LH: 3		
2660 FX: 14	3000 RH: 4		
2660 OP: 5	3000 PKT: 3		
2610 TFX: 8	3000 DBL: 1		
3030 FX: 12			
3050 OP: 4			
3060 FX: 1			
3060 OP: 15			
5x10 TFX: 2			



DATE ISSUED:	12.20.24
REVISED:	1.1.2025
	1.18.2025
	2.1.25
	2.21.2025
	4.14.2025
	5.12.2025

**ADDRESS:**  
1240 PADDOCK CIRCLE  
CHARLOTTE, NC

**CONTRACTOR:**  
**KEEN BUILDING COMPANY, LLC.**

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. FRAME  
ARCHITECTURE & DESIGN HAVE TAKEN GREAT EFFORT AND  
PROFESSIONAL ATTENTION TO DETAIL IN PREPARATION AND EXECUT-  
ION OF THESE DOCUMENTS, BUT DOES NOT GUARANTEE "PERFECT"  
DOCUMENTS. GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR  
REVIEW OF DOCUMENTS AND REPORT ANY CONCERN'S BEFORE  
CONSTRUCTION BEGINS.

10 of 10

MAIN  
1ST FLOOR

1ST FLOOR  
2ND FLOOR  
**TOTAL H**

ADU

DESIGN CONTACT:  
MATTIE REAGOR

512-771-8181  
MATTIE@FRAMEAD.NE

THESE PLANS BUILDER / OWNER AGREES TO  
THESE PLANS ARE THE PROPERTY OF FRAME ARCHITECTURE  
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Approved as Noted  
06/26/2025

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PLANS REVIEWED BY:

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MECKLENBURG COUNTY  
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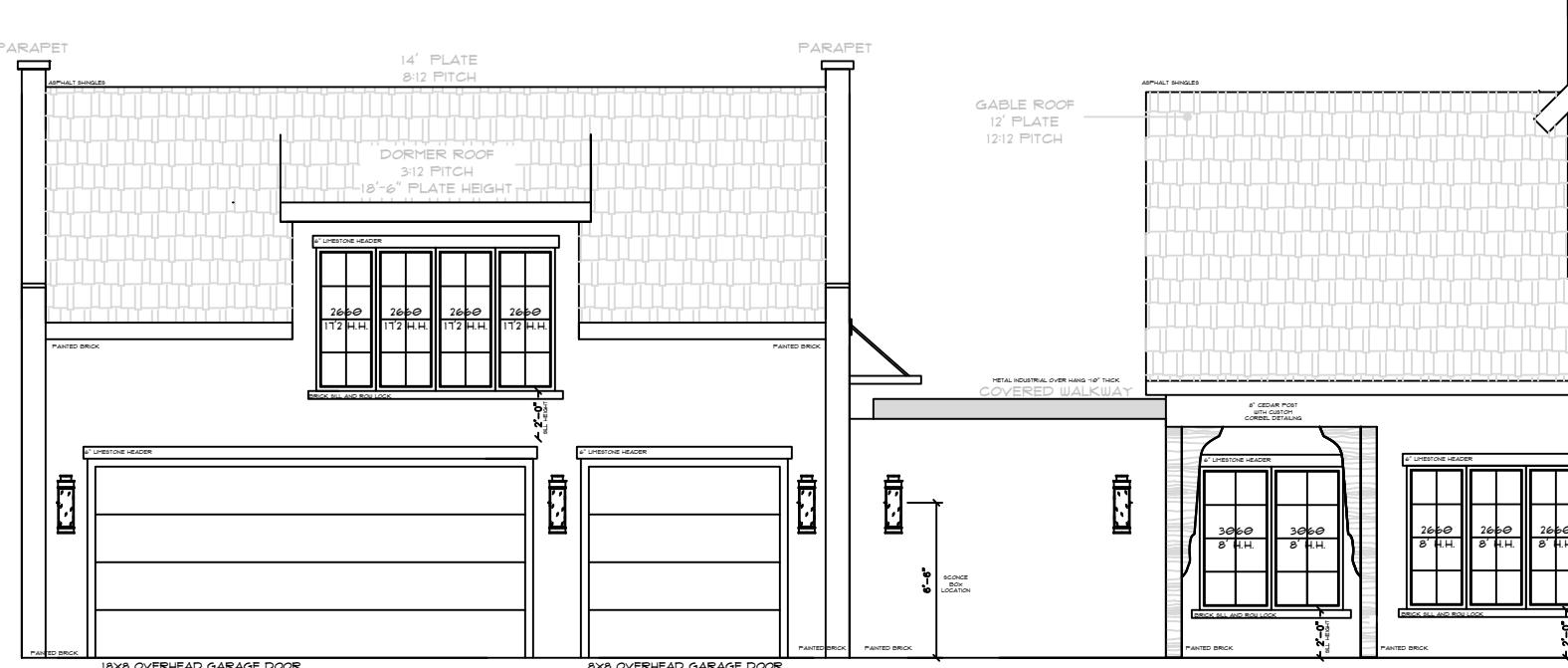
FRONT



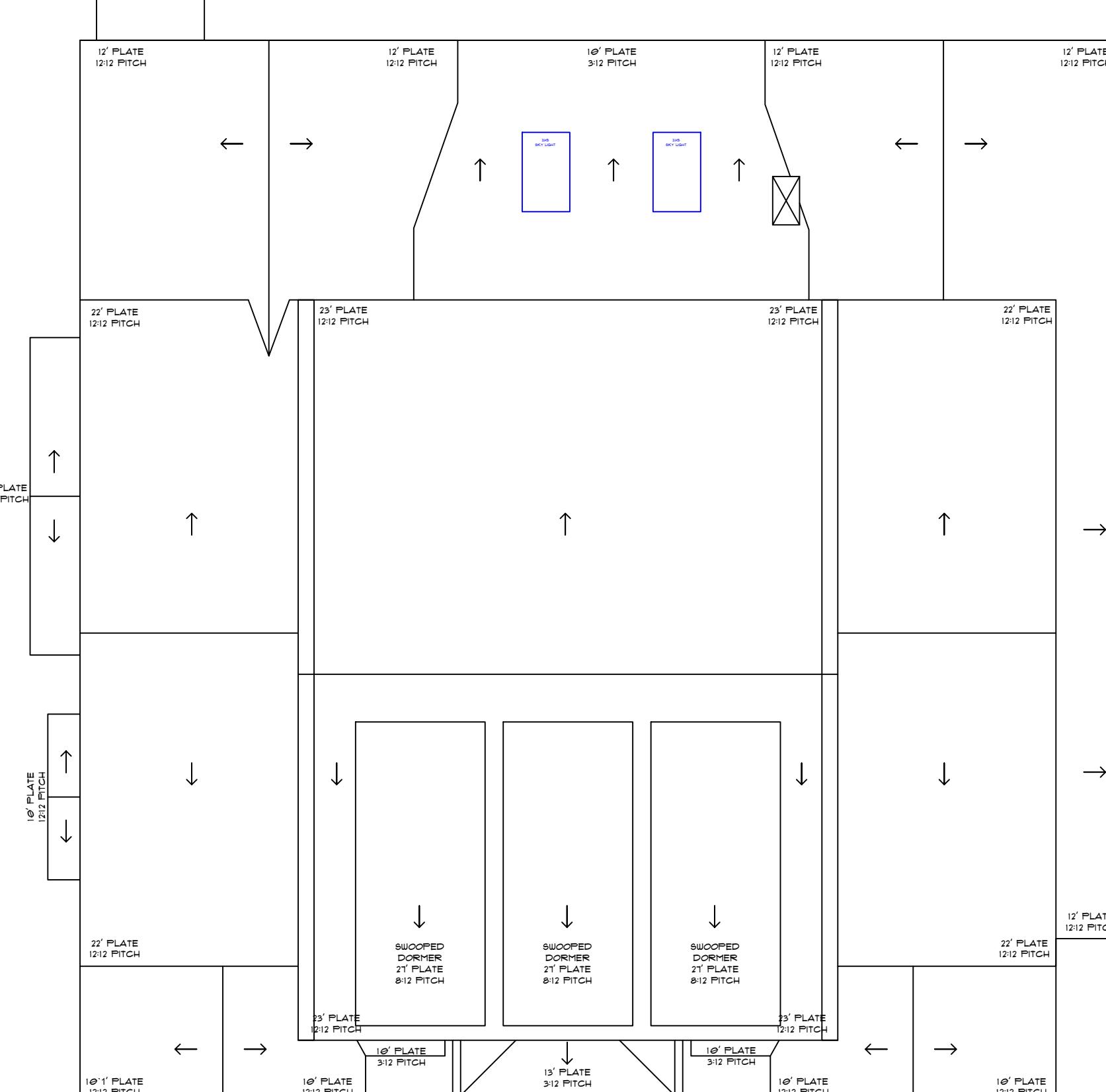
RIGHT



REAR OF HOME



LEFT - SIDE STREET



DATE ISSUED	12/20/24
REVISED:	1.1.2025 1.8.2025 2.7.25 2.21.2025 4.14.2025 5.12.2025
A-5	
SCALE:	1" = 1'

ADDRESS:  
1240 PADDOK CIRCLE  
CHARLOTTE , NC

CONTRACTOR:  
KEEN BUILDING COMPANY, LLC.  
104-360-0403

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THE CONTRACTOR. GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR  
REVIEW OF SUBCONTRACTOR'S DRAWINGS AND APPROVALS PRIOR  
TO COMMENCEMENT OF CONSTRUCTION.

MAIN HOUSE

1ST FLOOR HEATED AND COOLED 1,544 SF  
2ND FLOOR HEATED AND COOLED 1,103 SF  
TOTAL FLOOR AREA 2,647 SF

PORCHES COVERED 6,019 SF

ADU

1ST FLOOR HEATED AND COOLED 149 SF  
2ND FLOOR HEATED AND COOLED 132 SF  
TOTAL HEATED AND COOLED 281 SF

PORCHES COVERED 8.1 SF

DETACHED GARAGE 446 SF

DETACHED GARAGE 1,216 SF

DESIGN CONTACT:  
MATTIE REAGOR  
512-711-2181  
MATTIE@FRAMEAD.NET

BY SIGNING THESE PLANS BUILDER / OWNER AGREES TO THE FOLLOWING:  
1. THESE PLANS ARE THE PROPERTY OF THE DESIGNER AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED  
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Approved as Noted  
06/26/2025

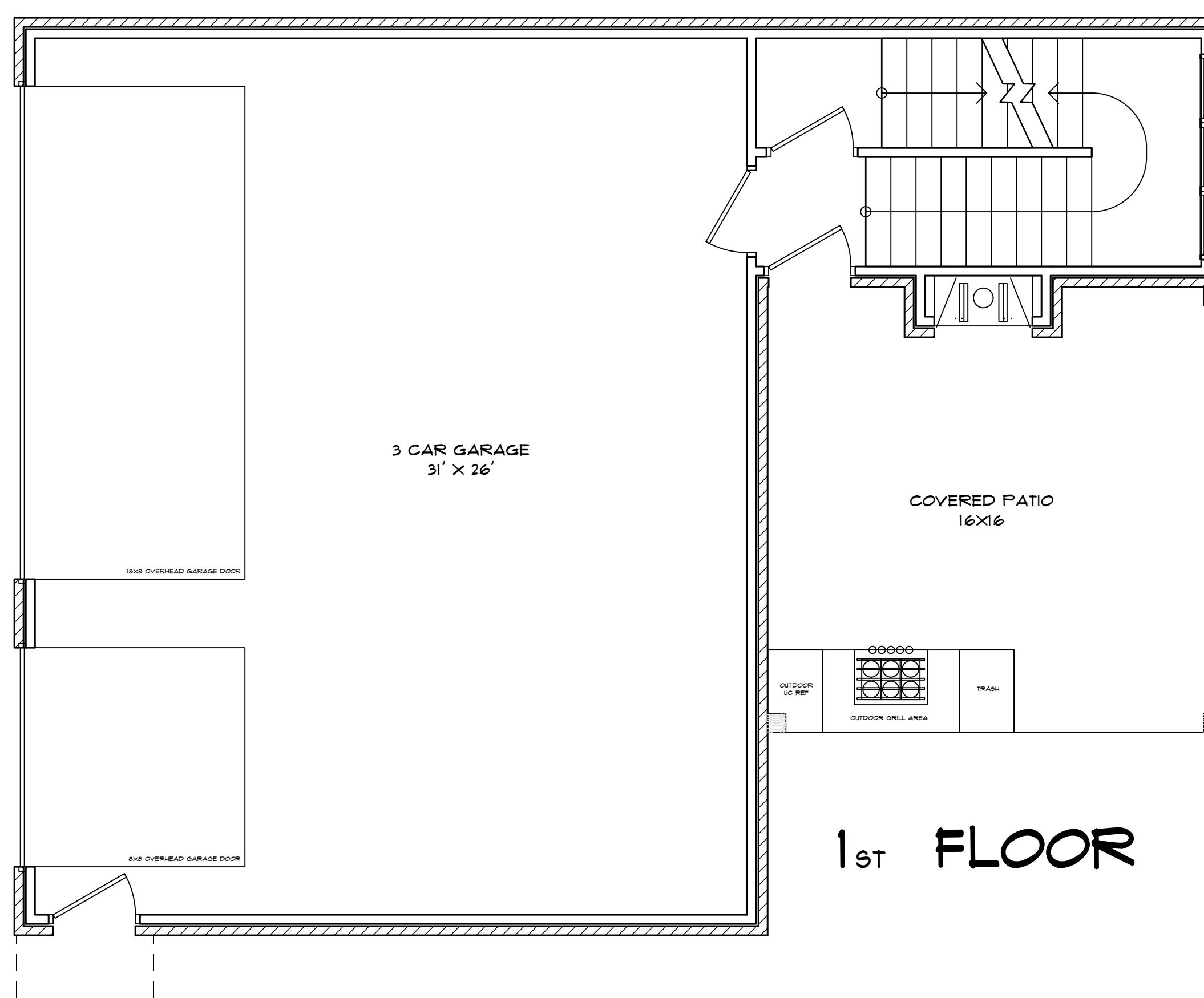
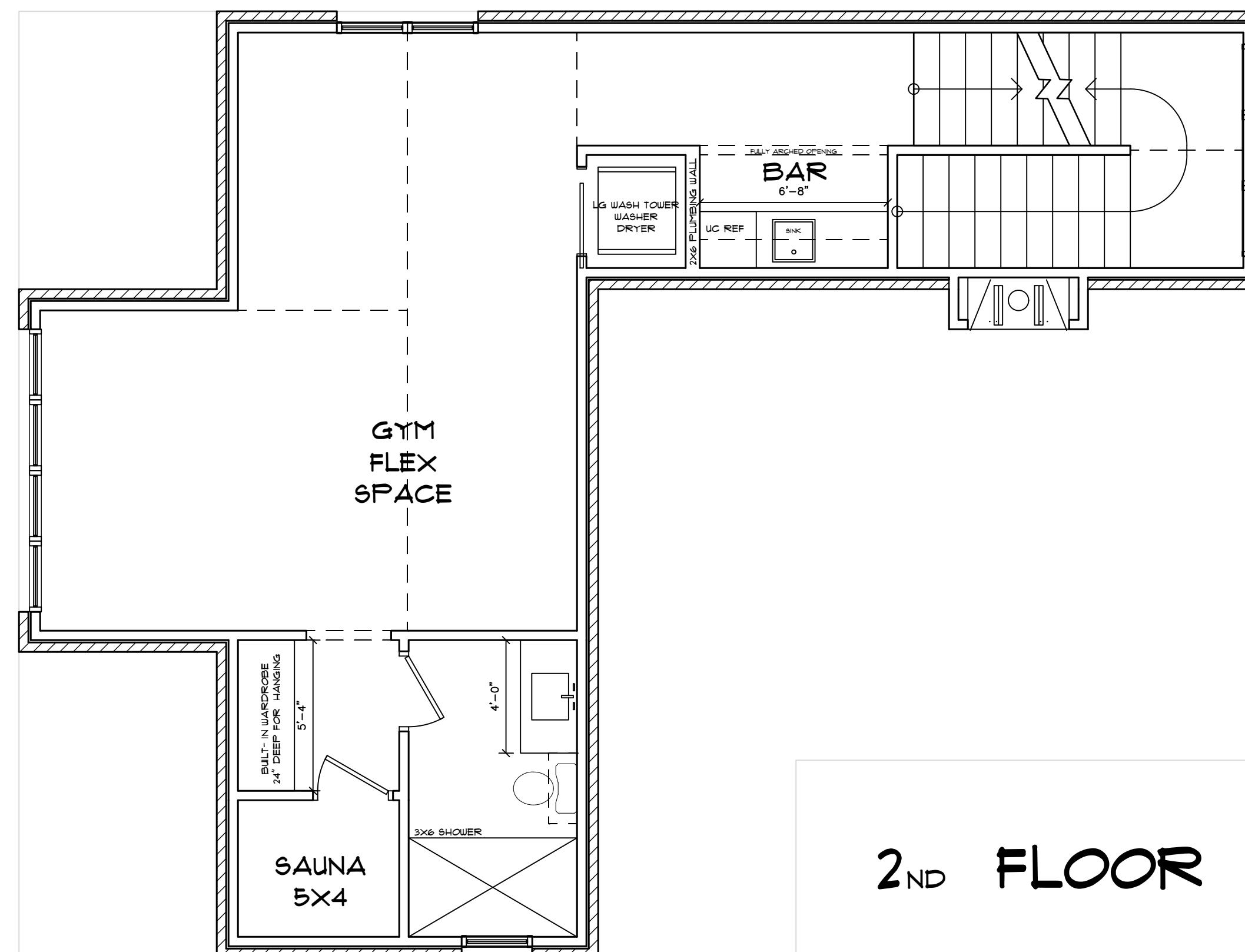
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DATE ISSUED: 12/20/24  
REVISED: 1/1/2025  
1/8/2025  
2/2/25  
2/21/2025  
4/14/2025  
5/12/2025  
  
A-6  
SCALE: 1/4" = 1'

ADDRESS:  
1240 PADDOCK CIRCLE  
CHARLOTTE, NC

CONTRACTOR:  
KEEN BUILDING COMPANY, LLC.  
704-360-0403

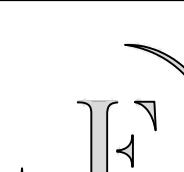
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DOCUMENTS. GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR  
REVIEW OF DESIGNERS DRAWINGS AND APPROVALS PRIOR TO  
CONSTRUCTION BEGINS.

MAIN HOUSE

1ST FLOOR HEATED AND COOLED: 1,544 SF  
2ND FLOOR HEATED AND COOLED: 1,102 SF  
TOTAL HEATED AND COOLED: 2,646 SF  
  
PORCHES  
COVERED: 40 SF  
UNCOVERED: 6,019 SF  
TOTAL: 6,419 SF

DESIGN CONTACT:  
MATTIE REAGOR  
512-771-2181  
MATTIE@FRAMEAD.NET

BY SIGNING THESE PLANS BUILDER / OWNER AGREES TO THE FOLLOWING:  
1. THAT THESE PLANS ARE THE PROPERTY OF FRAME AD ARCHITECTURE & DESIGN AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED  
2. THAT THESE PLANS ARE THE INTELLECTUAL PROPERTY OF FRAME AD ARCHITECTURE & DESIGN. THESE PLANS ARE INTENDED TO PROVIDE THE CONTRACTOR WITH THE INFORMATION NEEDED TO BUILD THE STRUCTURE.  
3. THAT THE CONTRACTOR SHALL VERIFY AND CHECK ALL APPLICABLE CODES AND STANDARDS PRIOR TO COMMENCING CONSTRUCTION.  
4. THAT THE CONTRACTOR SHALL NOT HOLD FRAME AD ARCHITECTURE & DESIGN LIABLE FOR DESIGNERS LIABILITY. DESIGNERS LIABILITY NOT TO EXCEED FEES PAID FOR PLANS. CONTRACTOR IS THE PROPERTY OF FRAME AD ARCHITECTURE & DESIGN.



Approved as Noted  
06/26/2025

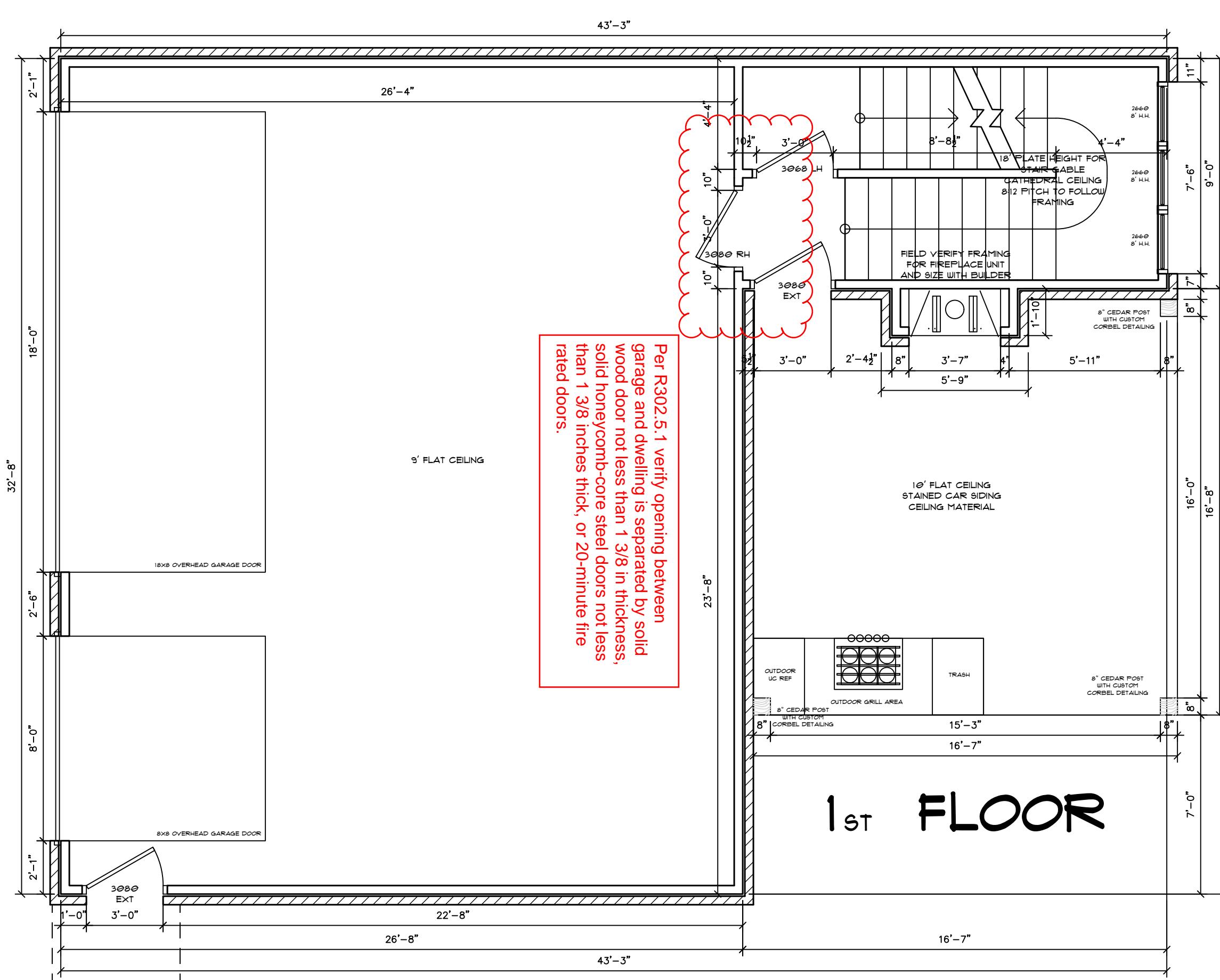
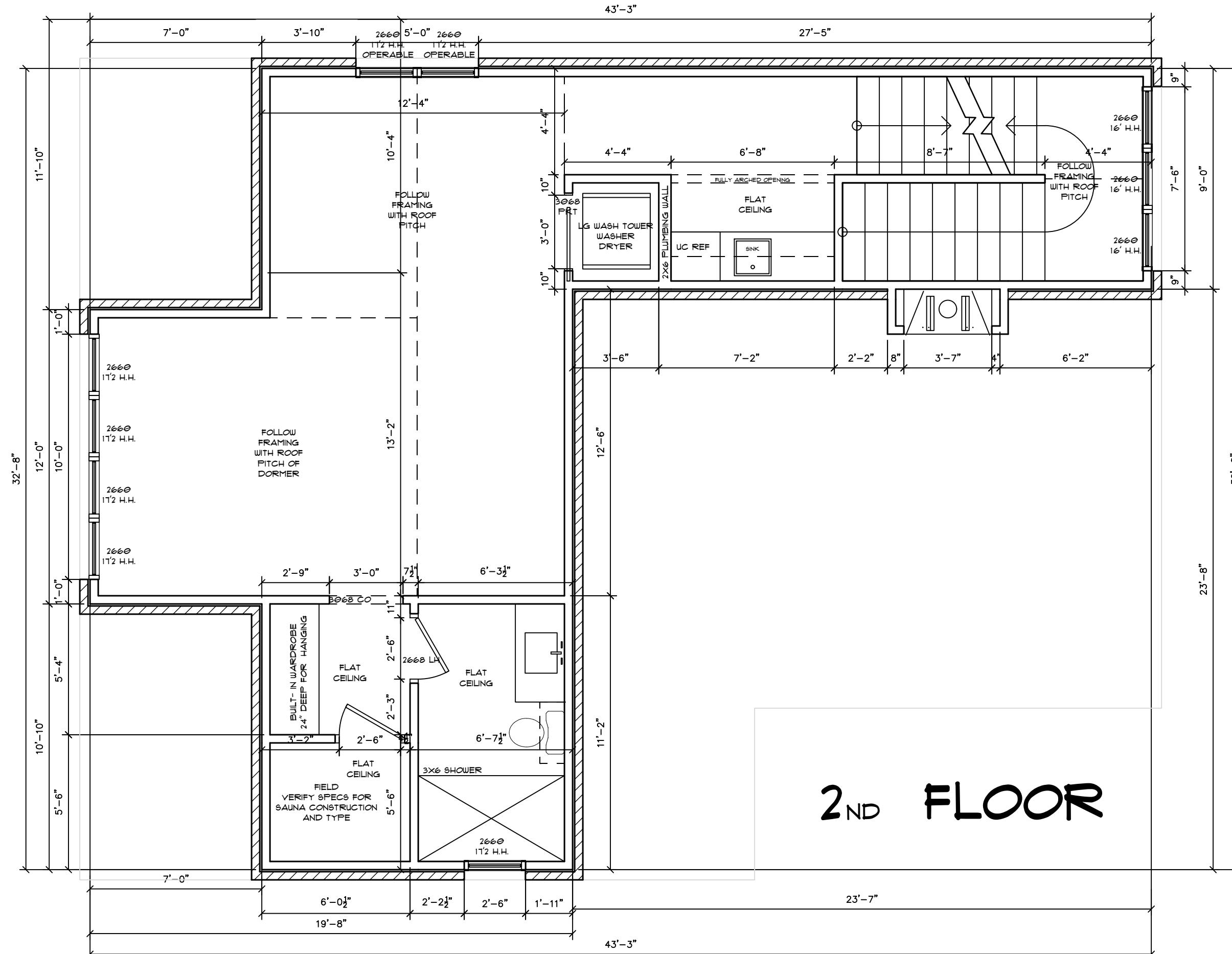
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WINDOWS & DOOR SCHEDULE		
DETACHED ADU & GARAGE		
WINDOWS	INTERIOR DOORS	EXTERIOR DOORS
26x60 PX 11	26x60 LH	30x80 CH 2
26x60 CM 2	30x80 LH	30x80 RH 1
30x60 PKT	16x80 CH 1	16x80 CH 1
	5x8 CH 1	5x8 CH 1

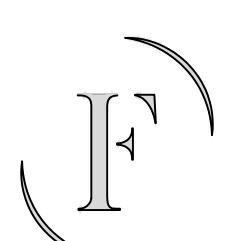
DATE ISSUED 12/20/24  
REVISED 1/1/2025  
1/8/2025  
2/25  
2/21/2025  
4/14/2025  
5/12/2025  
  
A-1  
SCALE : 1/4" = 1'

ADDRESS:  
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CHARLOTTE , NC

CONTRACTOR:  
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104-360-0403  
  
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CONSTRUCTION BEGINS.

MAIN HOUSE  
1ST FLOOR HEATED AND COOLED 149 344P  
2ND FLOOR HEATED AND COOLED 132 230P  
TOTAL HEATED AND COOLED 281 574P  
  
PORCHES  
COVERED 6,019 6,175  
  
ADU  
1ST FLOOR HEATED AND COOLED 149 179  
2ND FLOOR HEATED AND COOLED 132 230  
TOTAL HEATED AND COOLED 281 419  
  
PORCHES  
COVERED 8.1 12.9

DESIGN CONTACT:  
MATTIE REAGOR  
512-771-2181  
MATTIE@FRAMEAD.NET  
  
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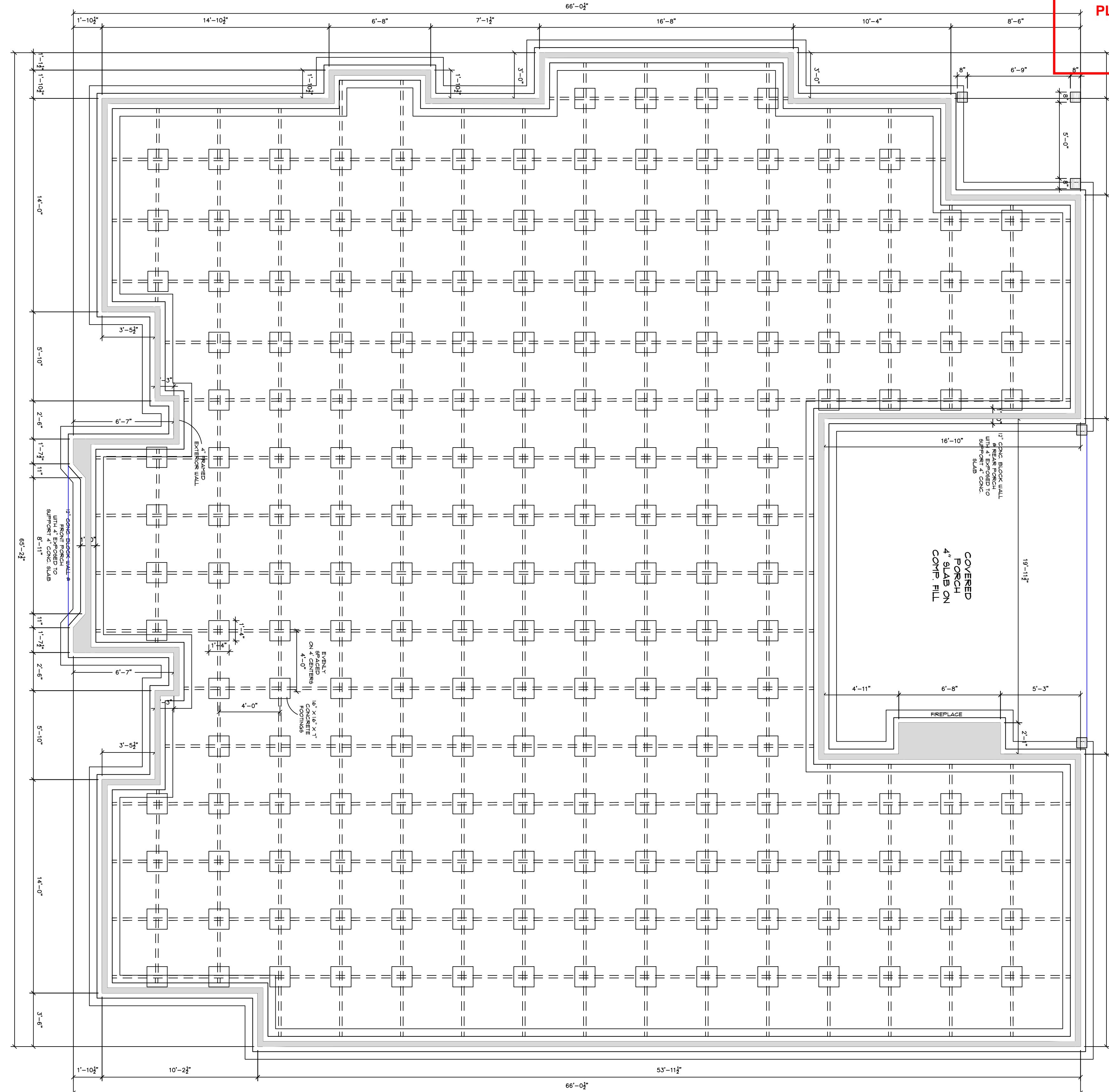
# HOUSE - FOUNDATION

DATE ISSUED	12/06/24
REVISED	11/06/25 12/06/25 2/1/26 4/1/26 5/1/26
S-1	SCALE : $\frac{1}{4}$ " = 1'

## ADDRESS:

1240 PADDOCK CIRCLE

CHARLOTTE , NC



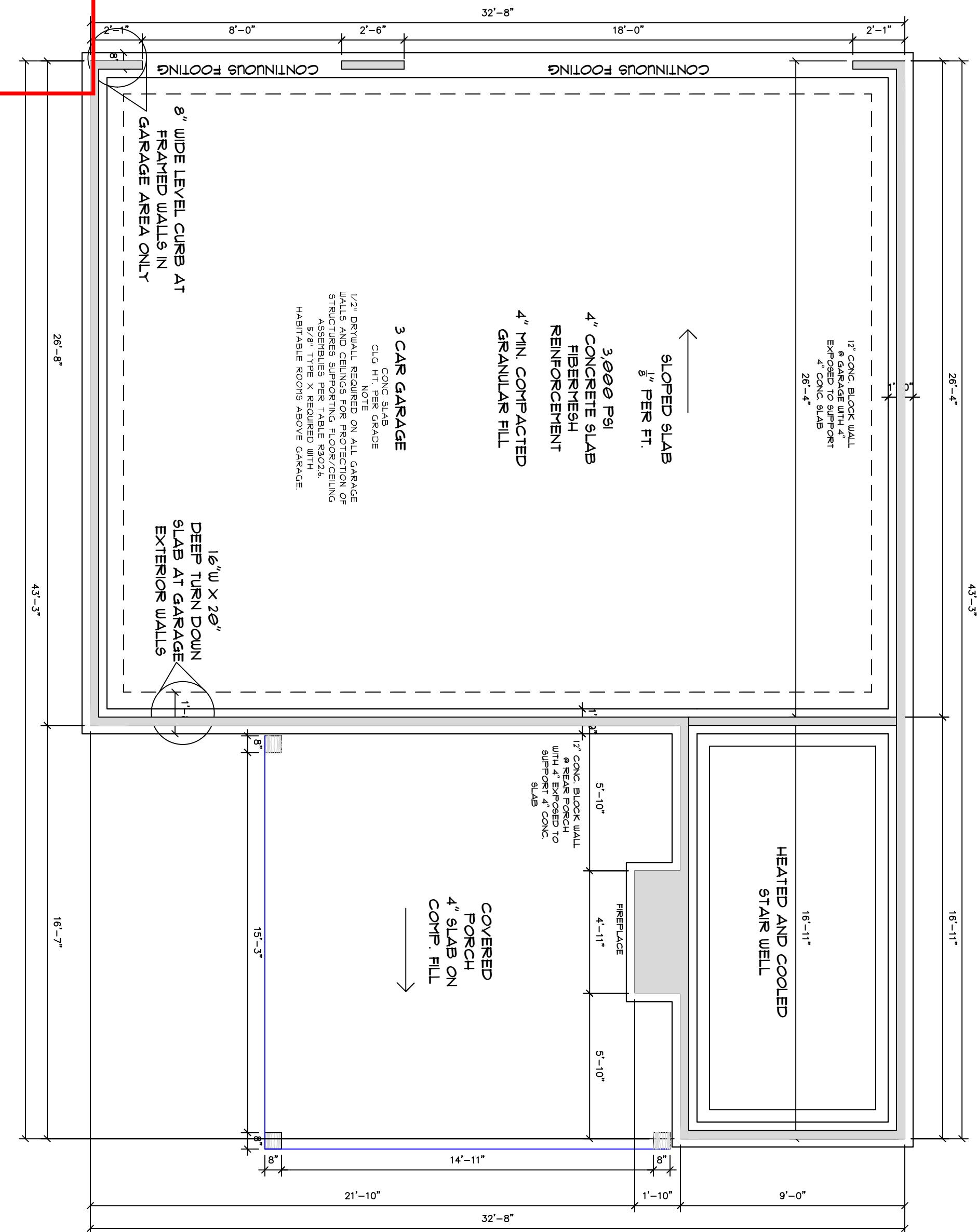
Approved as Noted  
06/26/2025

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VIOLATIONS OF LOCAL, STATE,  
OR FEDERAL LAWS.

PLANS REVIEWED BY:

Gordon Koski

## ADU - FOUNDATION



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CODE ENFORCEMENT**  
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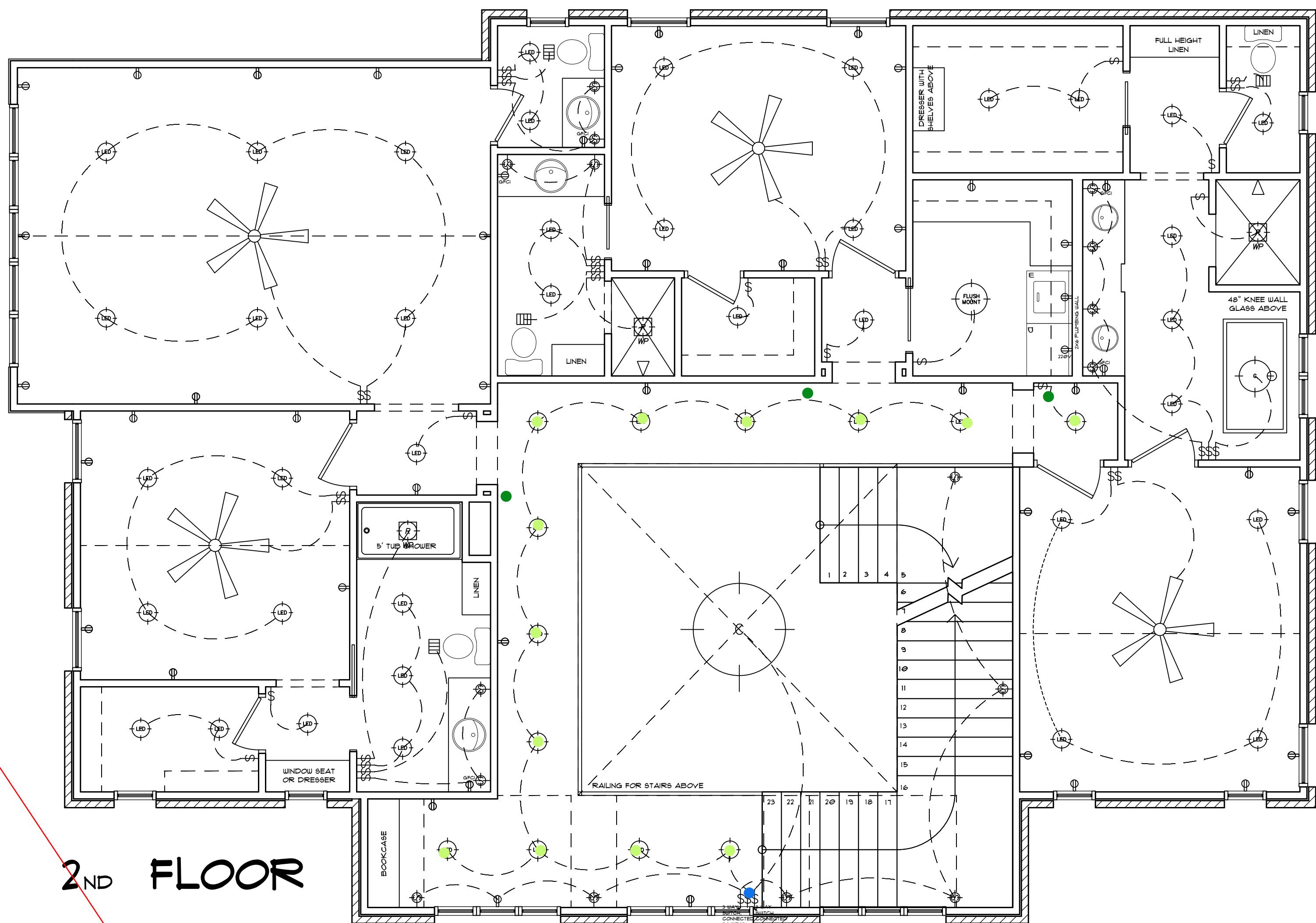
3. CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION OR COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. FRAME AD WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

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DATE ISSUED:	12.20.24	<b>ADDRESS:</b>  1240 PADDOCK CIRCLE CHARLOTTE , NC	<b>CONTRACTOR:</b>  KEEN BUILDING COMPANY, LLC. 704-960-0403		<b>MAIN HOUSE</b>  1ST FLOOR (HEATED AND COOLED) 3,546 3,680 2ND FLOOR (HEATED AND COOLED) 1,912 2,058 TOTAL HEATED AND COOLED 5,518 5,738  PORCHES COVERED - 481 6,028 6,219	<b>DESIGN CONTACT:</b>  MATTIE REAGOR 512-771-8181 MATTIE@FRAMEAD.NET
REVISED:	1.1.2025					
	1.18.2025					
	2.1.25					
	2.27.2025					
	4.14.2025					
	5.12.2025					
E-1	SCALE : $\frac{1}{4}$ = 1'					

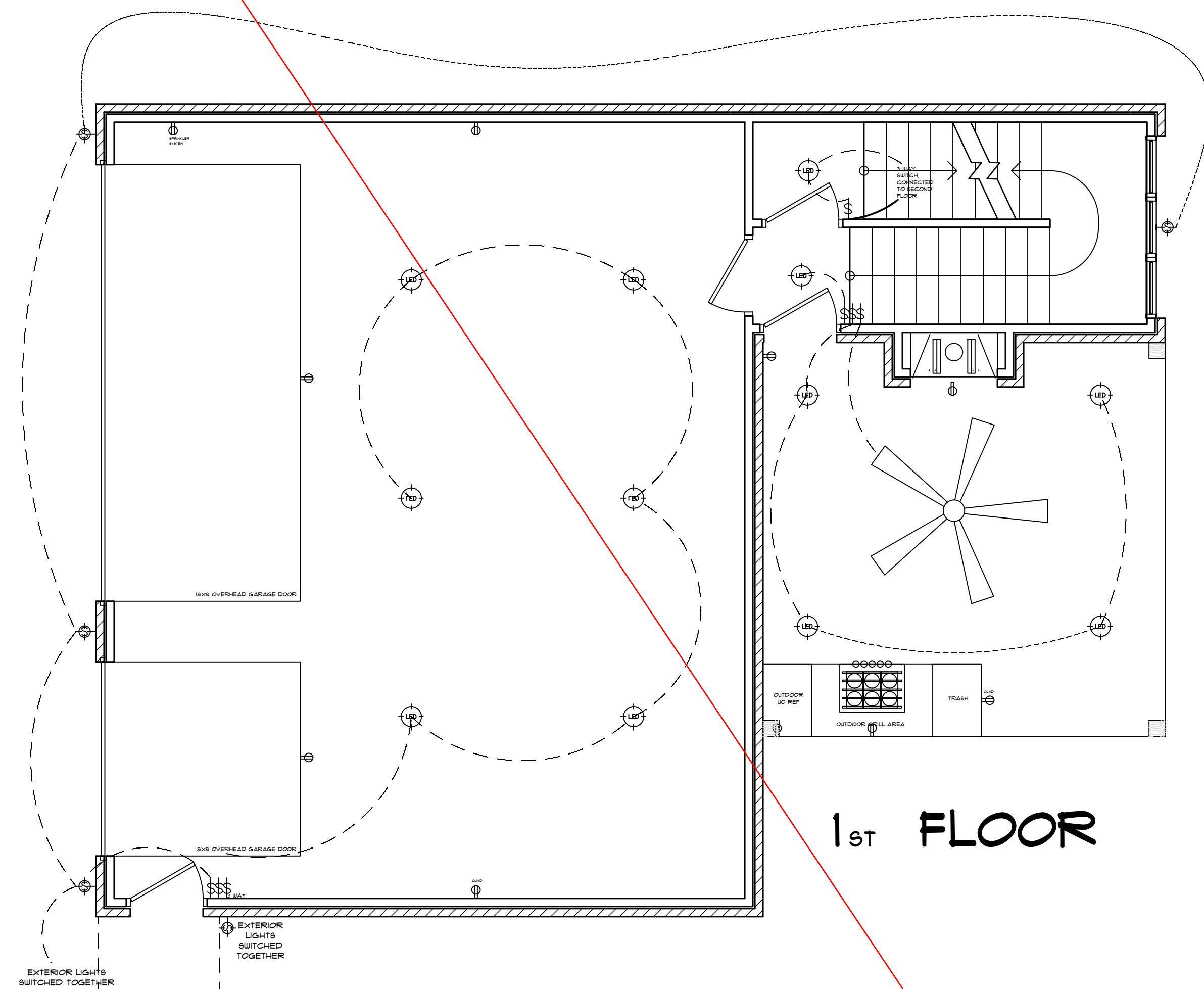
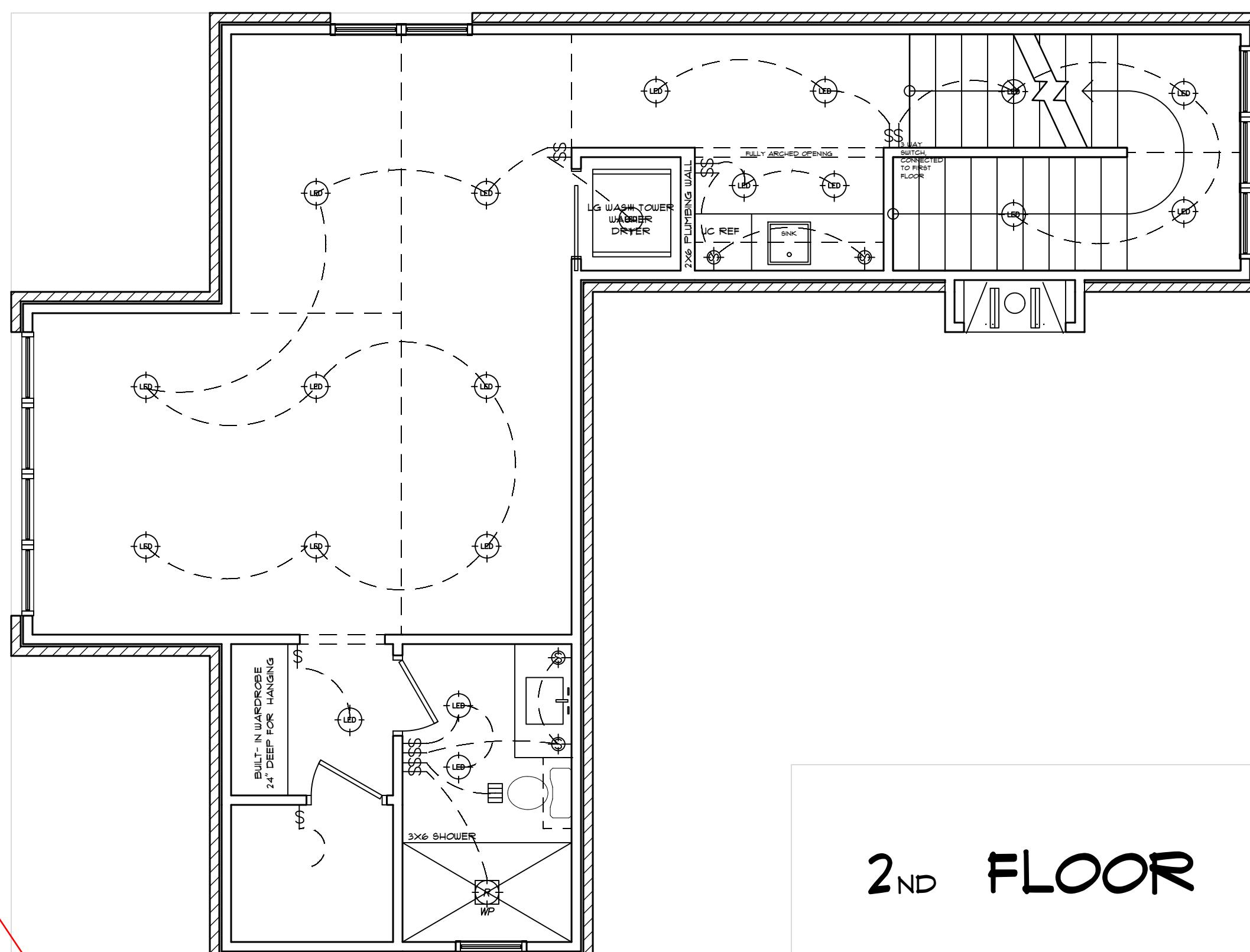
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**ADU**  
  
1ST FLOOR (HEATED AND COOLED) 145 170  
2ND FLOOR (HEATED AND COOLED) 593 646  
TOTAL HEATED AND COOLED 742 816  
  
PORCHES  
GARAGE - 446  
871 921  
1,315 2,013

**F**

ELECTRICAL LEGEND	
5-1/2"	Recessed Can (Halogen, Splay Trim)
5-1/2"	Recessed Can - Water Proof (Halogen, Splay Trim)
3-1/2"	Recessed Can (Halogen, Splay Trim)
3"	Low Voltage (MR16 Halogen)
LED Surface Mount	
Hanging - Chandelier	
Hanging - Pendant	
Hanging - Pot Rack	
Wall Mount - Lantern	
Wall Mount - Sconce	
Wall Mount - Bracket	
Track Lighting - Low Voltage	
Fluorescent Unit	
• Keyless	
Exterior Flood Light - Motion Sensor	
Vent/Light Combo	
Vent	
Ceiling Fan	
Ceiling Fan w/ Light Kit	
Single Pole Switch	
3-Way Switch	
4-Way Switch	
Dimmer Switch	
Glow Switch	
110 V Duplex Receptacle	
220 V Receptacle	
Floor Receptacle	
1/2 Switched Receptacle	
GFCI Duplex Receptacle	
Water/Weather Proof Receptacle	
Cable TV Hook Up	
Telephone Jack	
Under Cabinet Lighting - 3" Halogen Puck	
Under Cabinet Lighting - Xenon Strip	
Smoke Detector	
Door Bell Button	
Door Bell Chimes	
Electrical Main Panel	
Electric Meter Base	
Hot Water Heater	
Water Heater Hook Up In Attic	
Tankless Water Heater	
Junction Box	
Carbon Monoxide Detector	



Electrical Review is not part of this plan review

DATE ISSUED: 12/20/24	REvised: 1.1.2025 1.8.2025 2.7.25 2.21.2025 4.14.2025 5.12.2025	CONTRACTOR: KEEN BUILDING COMPANY, LLC. 104-360-0403			MAIN HOUSE 1ST FLOOR HEATED AND COOLED: 1,544 SF 2ND FLOOR HEATED AND COOLED: 1,102 SF PORCHES COVERED: 6,019 SF TOTAL: 8,665 SF	DESIGN CONTACT: MATTIE REAGOR 512-771-2181 MATTIE@FRAMEAD.NET	BY SIGNING THESE PLANS BUILDER / OWNER AGREES TO THE FOLLOWING: 1. THESE PLANS ARE AN INSTRUMENT OF SERVICE FRAME ARCHITECTURE & DESIGN, INC. AND NOT A CONTRACT FOR CONSTRUCTION. 2. THESE PLANS ARE THE PROPERTY OF FRAME ARCHITECTURE & DESIGN AND ARE NOT TO BE REPRODUCED, TRACED, OR REUSED. 3. THESE PLANS ARE PROVIDED AS A GUIDE ONLY. THE BUILDER / OWNER IS RESPONSIBLE FOR HAVING THE STRUCTURE DESIGNED BY A PROFESSIONAL ENGINEER. 4. THE BUILDER / OWNER SHALL VERIFY AND CHECK ALL APPLICABLE CODES AND REGULATIONS. THE BUILDER / OWNER WILL VOID DESIGNERS LIABILITY. DESIGNERS LIABILITY NOT TO EXCEED FEES PAID FOR PLANS. COPYRIGHT © 2024 FRAME ARCHITECTURE & DESIGN
E-2	ADDRESS: 1240 PADDOCK CIRCLE CHARLOTTE, NC	THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE FRAME ARCHITECTURE & DESIGN, INC. AND NOT A CONTRACT FOR CONSTRUCTION. SPECIAL ATTENTION TO DETAIL IN PREPARATION AND EXECUTION OF THESE PLANS IS ESSENTIAL. THE BUILDER / OWNER IS RESPONSIBLE FOR REVIEW OF LOCAL CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF LOCAL CONTRACTORS AND FOR CONSTRUCTION BEFORE CONSTRUCTION BEGINS.					
SCALE: 1/4" = 1'							

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06/26/2025**

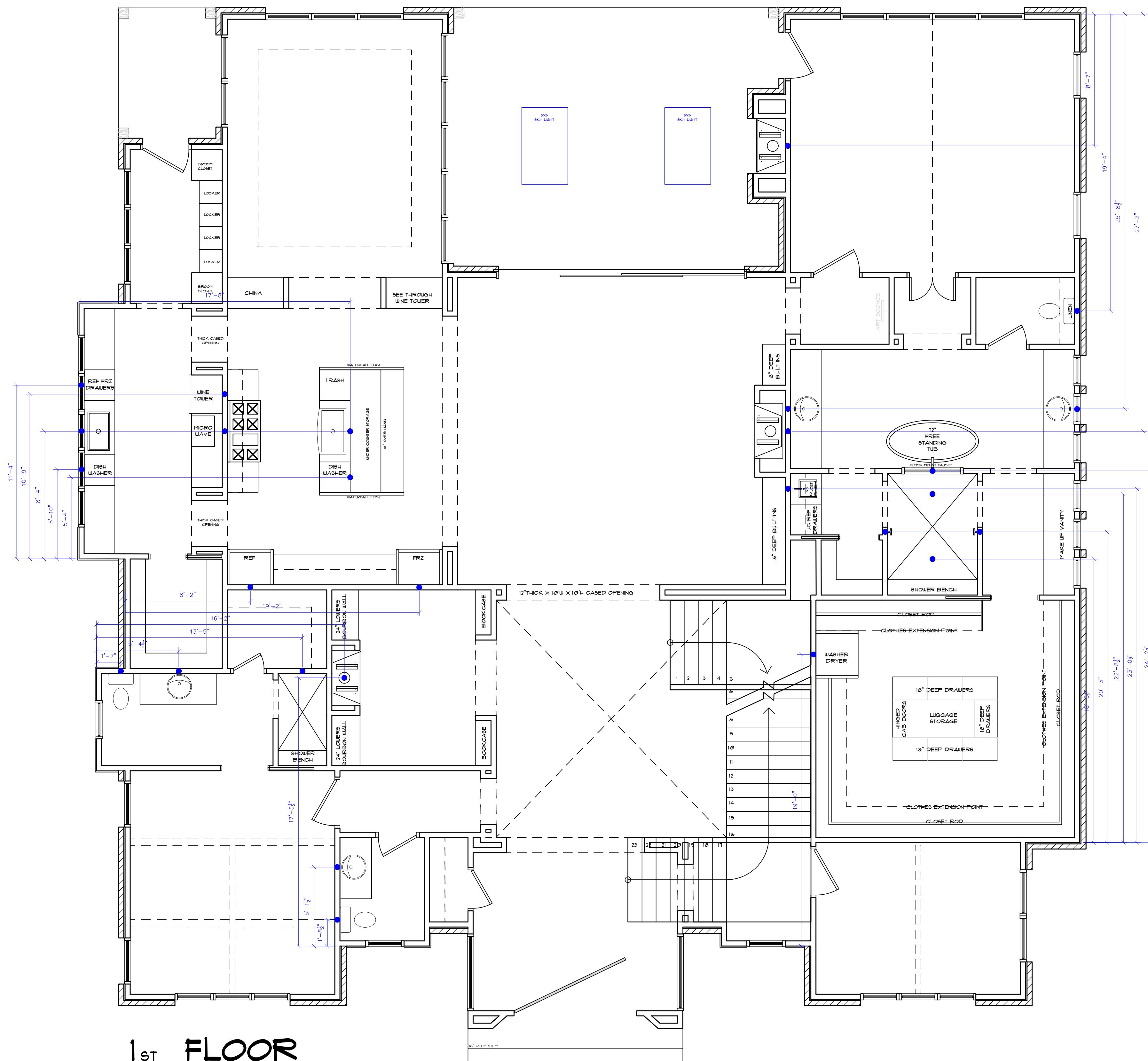
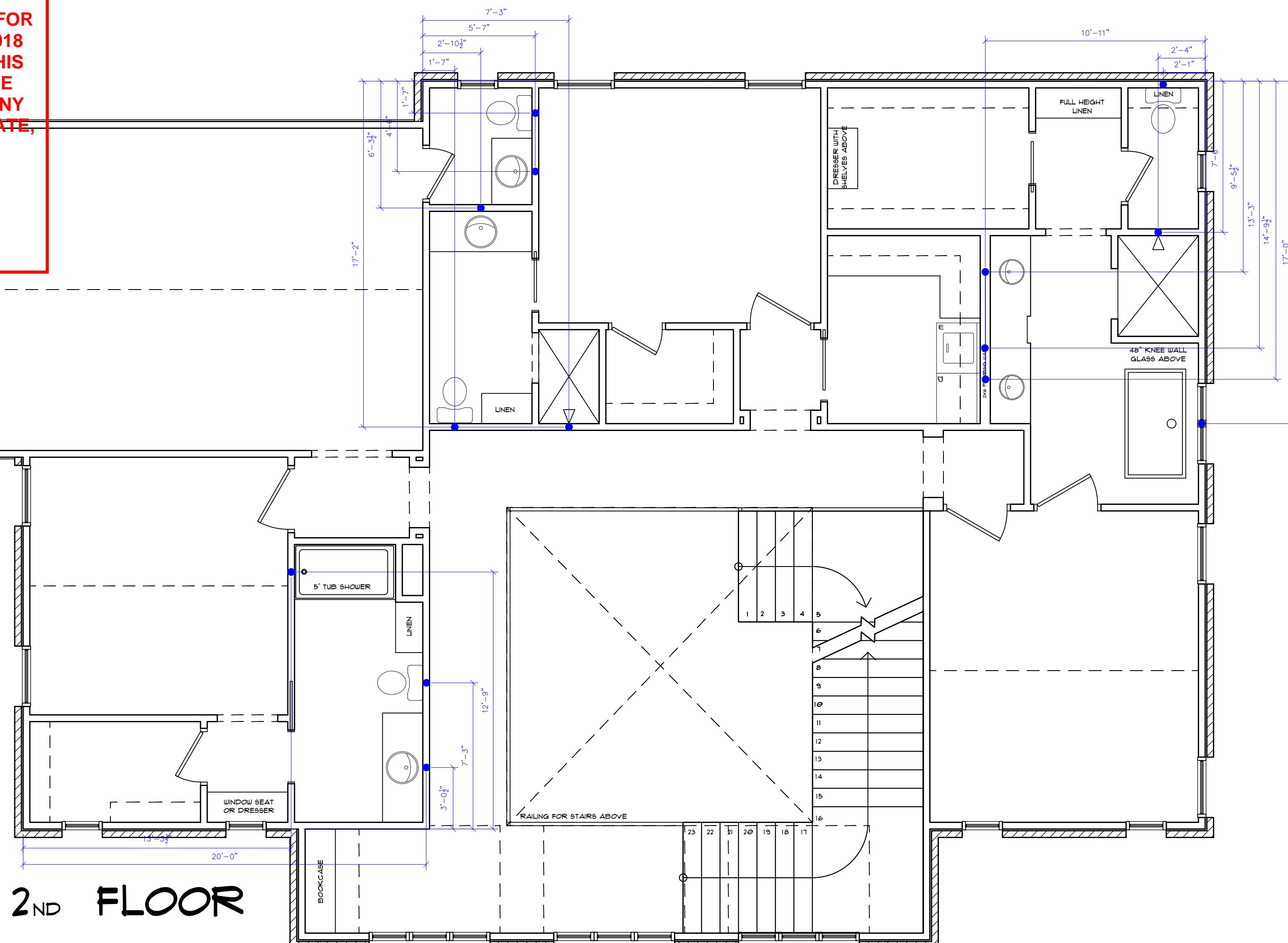
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## **PLANS REVIEWED BY:**

Gordon Koski



## MECKLENBURG COUNTY CODE ENFORCEMENT



DATE ISSUED:	12.20.24															
REVISED:	1.1.2025 1.18.2025 2.7.25 2.21.2025 4.14.2025 5.12.2025															
<b>ADDRESS:</b>  1240 PADDOCK CIRCLE CHARLOTTE , NC		<b>CONTRACTOR:</b>  KEEN BUILDING COMPANY, LLC. 704-960-0403	<b>MAIN HOUSE</b>  <table border="1"> <tr> <td>1ST FLOOR (HEATED AND COOLED)</td> <td>3,546</td> <td>3,680</td> </tr> <tr> <td>2ND FLOOR (HEATED AND COOLED)</td> <td>1,912</td> <td>2,088</td> </tr> <tr> <td><b>TOTAL HEATED AND COOLED</b></td> <td><b>5,518</b></td> <td><b>5,738</b></td> </tr> <tr> <td> PORCHES COVERED</td> <td>- 6,028</td> <td>481 6,219</td> </tr> </table>	1ST FLOOR (HEATED AND COOLED)	3,546	3,680	2ND FLOOR (HEATED AND COOLED)	1,912	2,088	<b>TOTAL HEATED AND COOLED</b>	<b>5,518</b>	<b>5,738</b>	 PORCHES COVERED	- 6,028	481 6,219	<b>DESIGN CONTACT:</b>  MATTIE REAGOR 512-771-8181 MATTIE@FRAMEAD.NET
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P-1		<small>THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. FRAME ARCHITECTURE &amp; DESIGN HAVE TAKEN GREAT EFFORT AND PROFESSIONAL ATTENTION TO DETAIL IN PREPARATION AND EXECUTION OF THESE DOCUMENTS, BUT DOES NOT GUARANTEE "PERFECT" DOCUMENTS. GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF DOCUMENTS AND REPORT ANY CONCERN BEFORE CONSTRUCTION BEGINS.</small>	<b>ADU</b>  <table border="1"> <tr> <td>1ST FLOOR (HEATED AND COOLED)</td> <td>148</td> <td>170</td> </tr> <tr> <td>2ND FLOOR (HEATED AND COOLED)</td> <td>593</td> <td>646</td> </tr> <tr> <td><b>TOTAL HEATED AND COOLED</b></td> <td><b>742</b></td> <td><b>816</b></td> </tr> <tr> <td> PORCHES GARAGE COVERED</td> <td>- 871 1,875</td> <td>446 921 2,013</td> </tr> </table>	1ST FLOOR (HEATED AND COOLED)	148	170	2ND FLOOR (HEATED AND COOLED)	593	646	<b>TOTAL HEATED AND COOLED</b>	<b>742</b>	<b>816</b>	 PORCHES GARAGE COVERED	- 871 1,875	446 921 2,013	<small>BY USING THESE PLANS BUILDER / OWNER AGREES TO THE FOLLOWING: THESE PLANS ARE THE PROPERTY OF FRAME ARCHITECTURE &amp; DESIGN AND ARE NOT TO BE REPRODUCED, TRACED OR REUSED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF FRAME ARCHITECTURE &amp; DESIGN. THESE PLANS ARE INTENDED TO PROVIDE THE NECESSARY CONSTRUCTION INFORMATION TO BUILD THIS STRUCTURE. BUILDER / OWNER SHALL VERIFY AND CHECK ALL ASPECTS PRIOR TO ANY CONSTRUCTION. ANY JOBSITE CHANGES WILL VOID DESIGNERS LIABILITY. DESIGNERS LIABILITY NOT TO EXCEED FEE PAID FOR PLANS. COPYRIGHT (C) 2019 FRAME ARCHITECTURE &amp; DESIGN</small>
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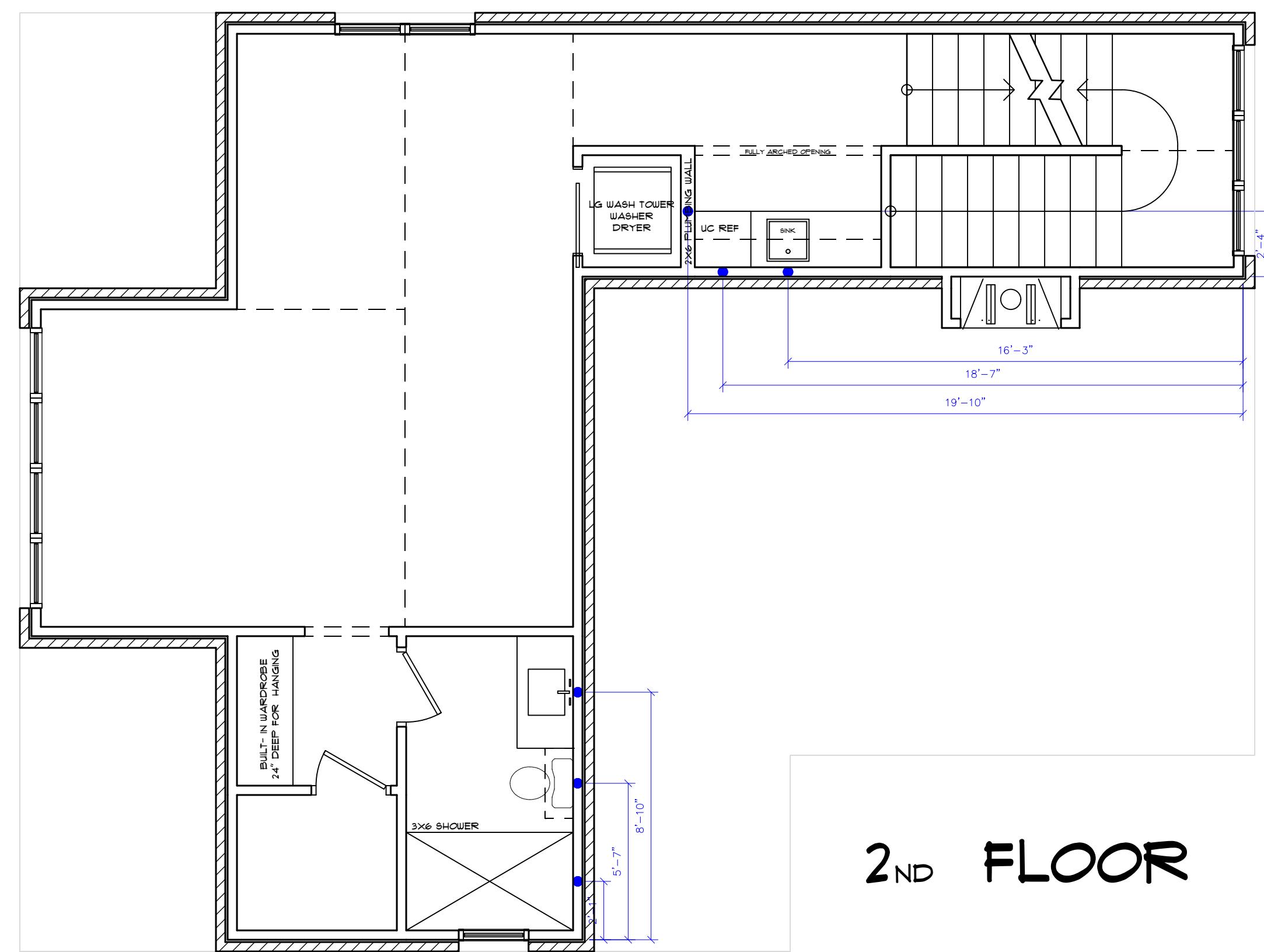
## **PLANS REVIEWED BY:**

Gordon Koski

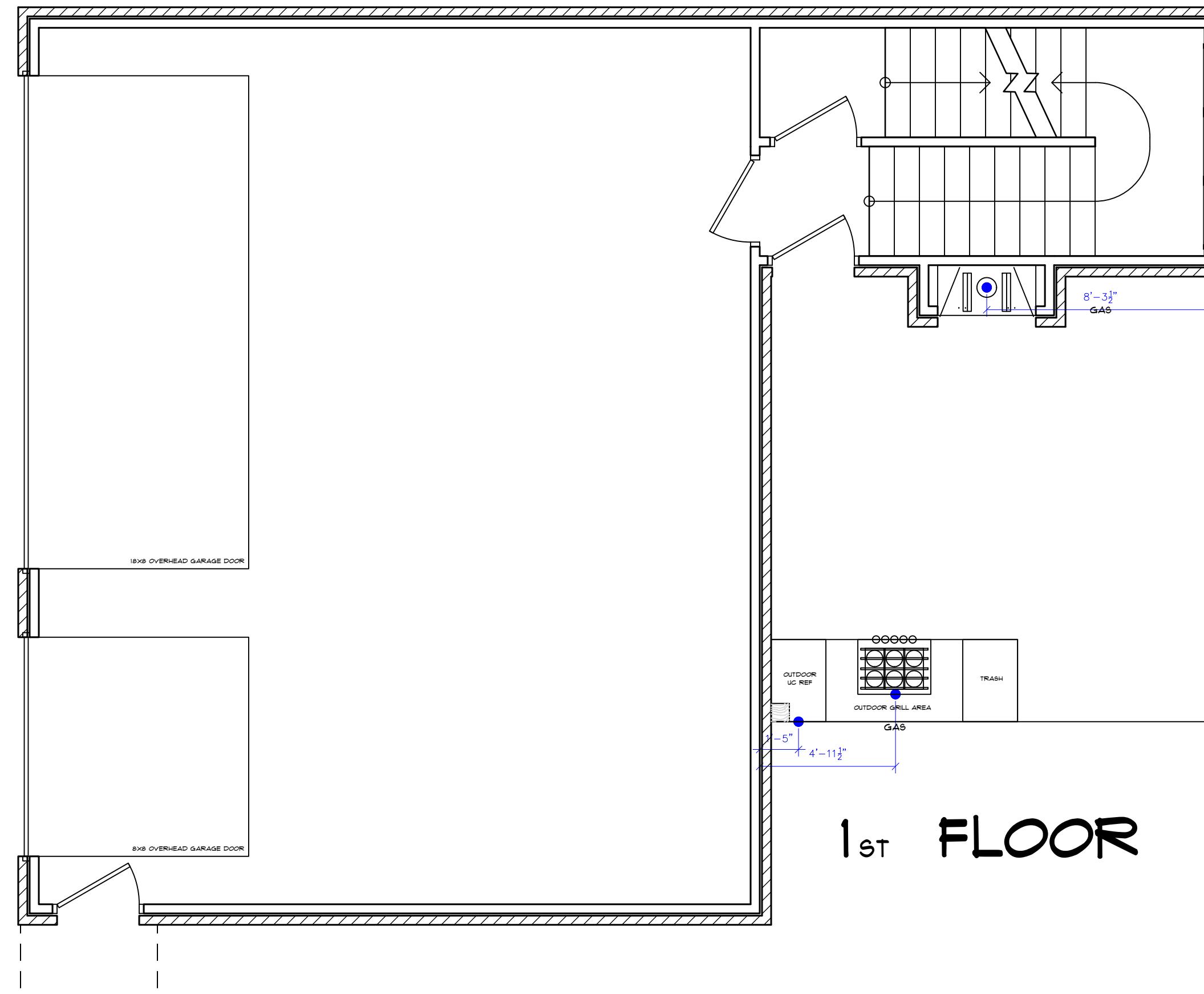


MECKLENBURG COUNTY  
CODE ENFORCEMENT

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2<sup>ND</sup> FLOOR



1<sup>ST</sup> FLOOR

DATE ISSUED:	12.20.24
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	1.18.2025
	2.1.25
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	5.12.2025

# ADDRESS:

**CONTRACTOR:**  
**KEEN BUILDING COMPANY, LLC**

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ARCHITECTURE & DESIGN HAVE TAKEN GREAT EFFORE AND  
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Page 1

<b>MAIN HOUSE</b>		
1ST FLOOR (HEATED AND COOLED)	3,546	3,680
2ND FLOOR (HEATED AND COOLED)	1,912	2,058
<b>TOTAL HEATED AND COOLED</b>	<b>5,518</b>	<b>5,738</b>
FORCES	-	481
COVERED	6,028	6,219

**DESIGN CONTACT:  
MATTIE REAGOR**

MATTIE REAGOR  
512-771-8181  
[MATTIE@FRAMEAD.NET](mailto:MATTIE@FRAMEAD.NET)

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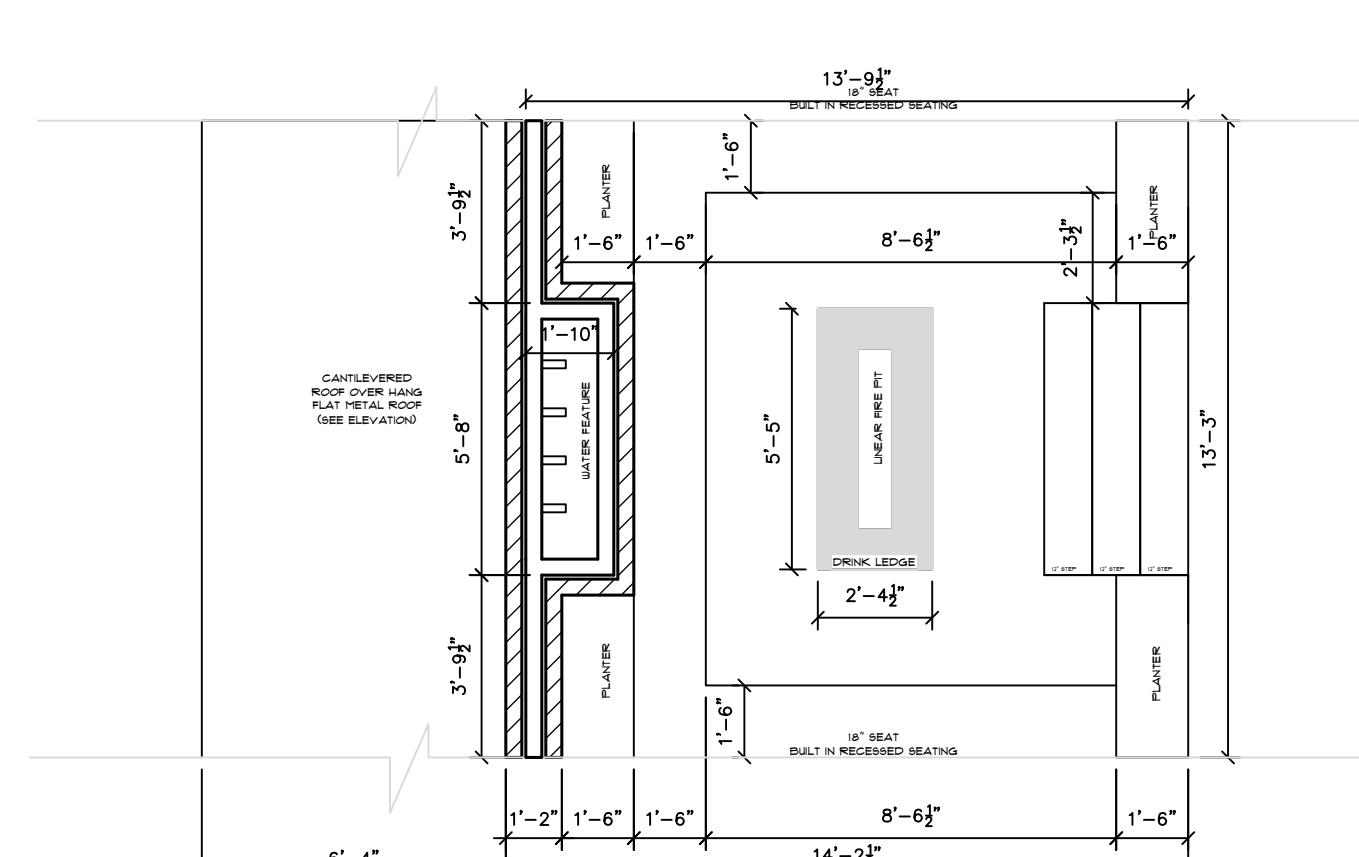
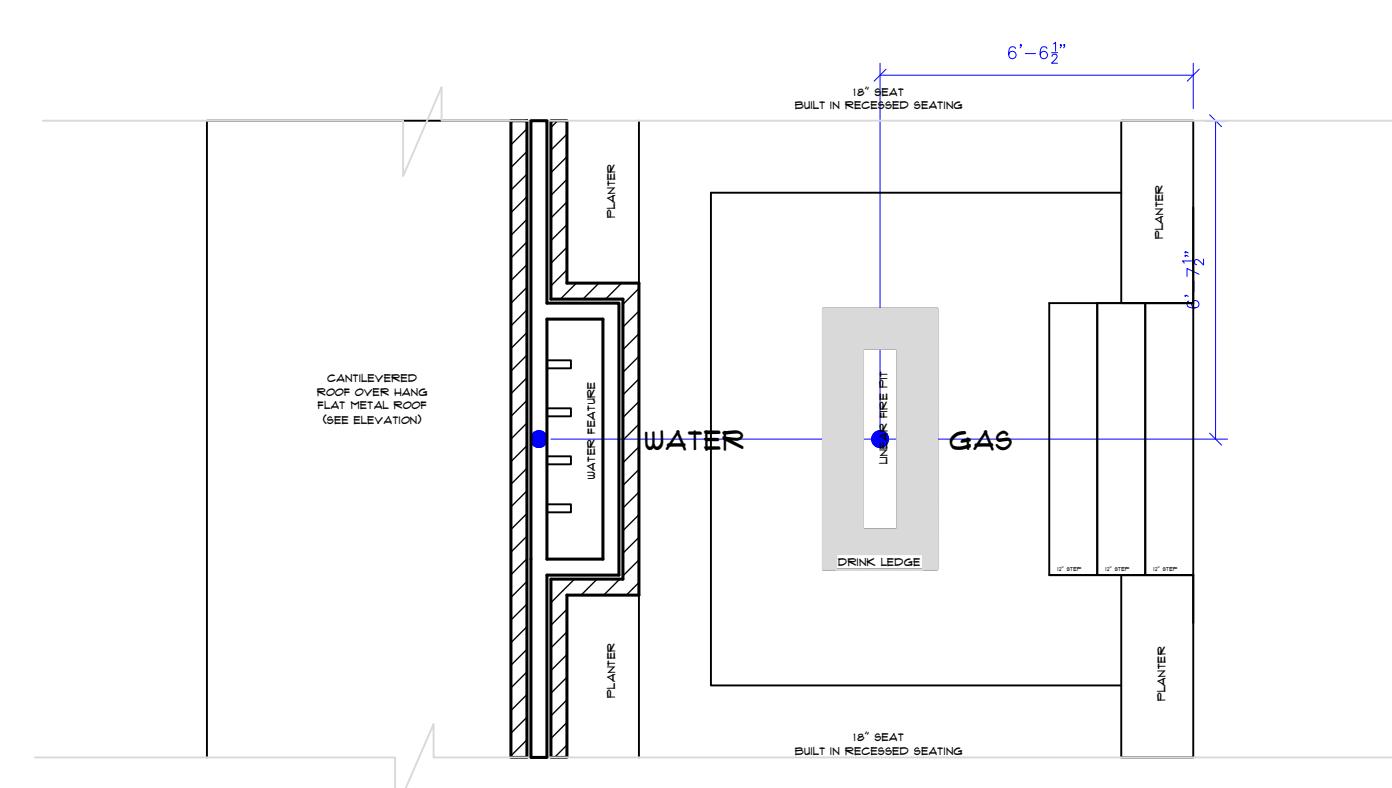
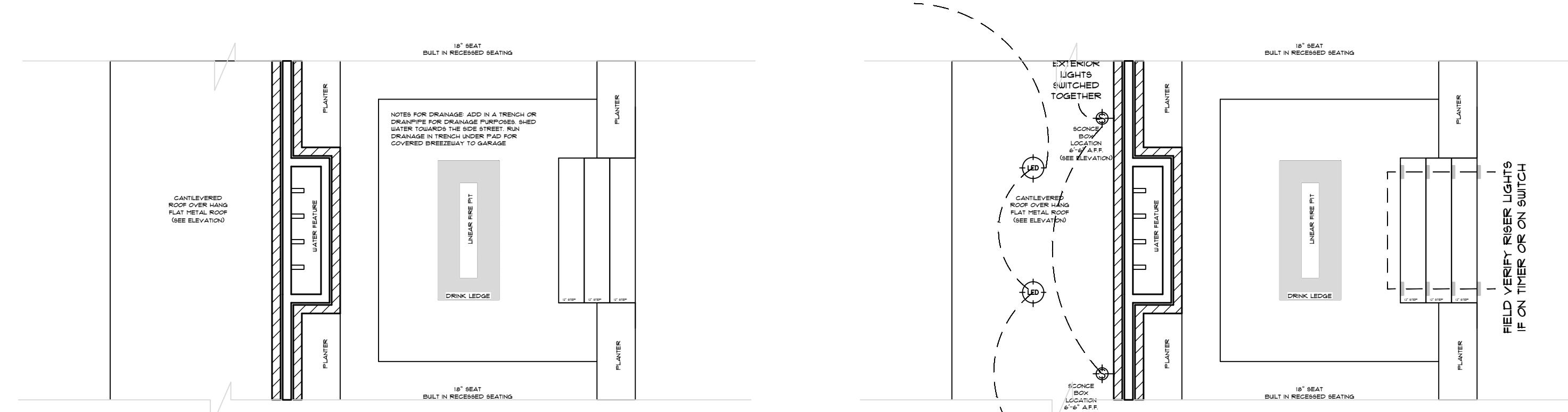
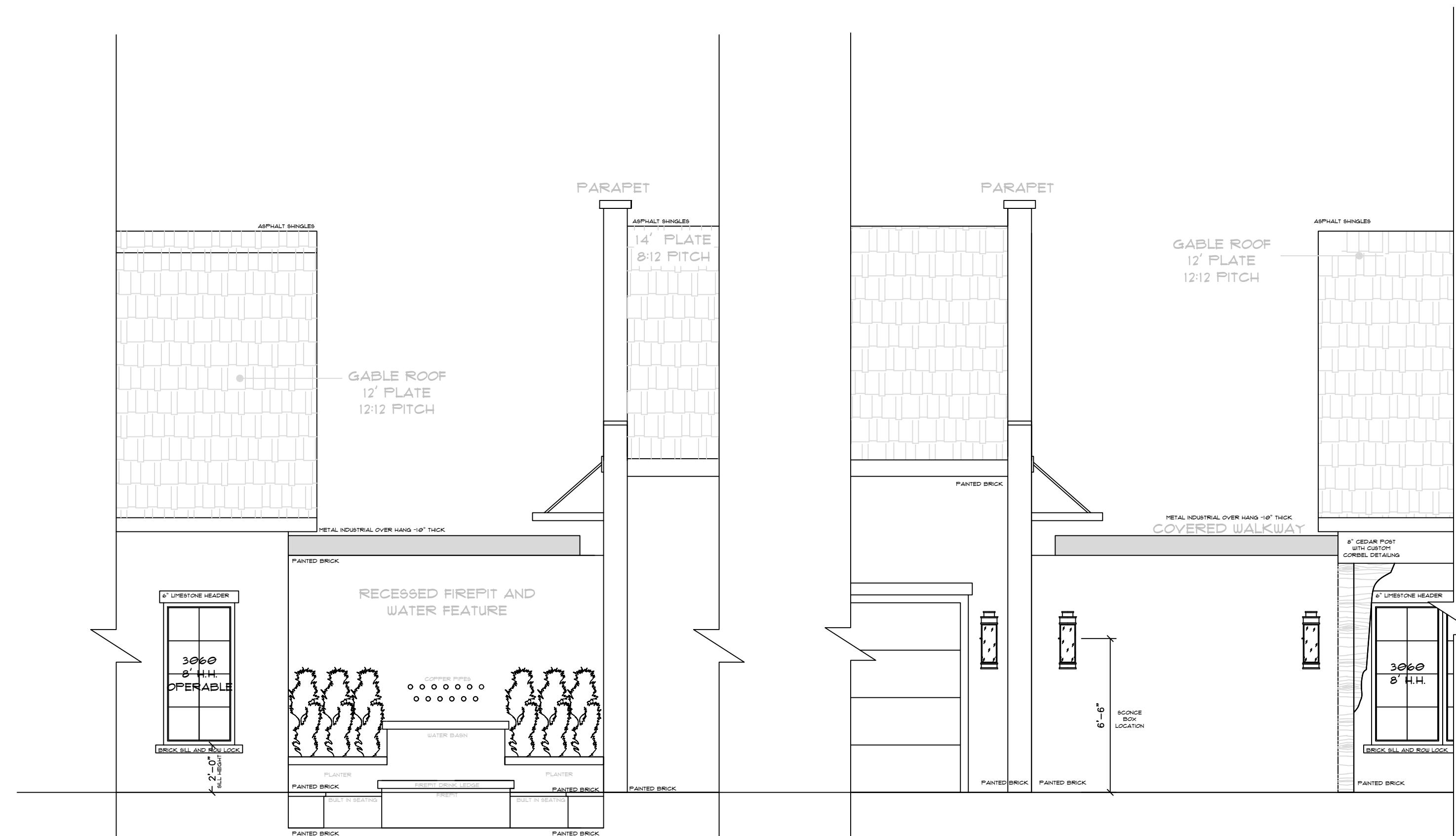
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MAIN HOUSE		
1ST FLOOR (HEATED AND COOLED)	3,546	3600
2ND FLOOR (HEATED AND COOLED)	1,972	2,058
<b>TOTAL HEATED AND COOLED</b>	<b>5,518</b>	<b>5,738</b>
FORCHES	-	481
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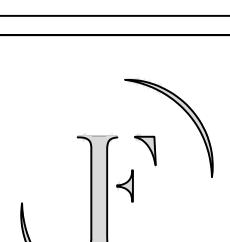
  

ADU		
1ST FLOOR (HEATED AND COOLED)	143	170
2ND FLOOR (HEATED AND COOLED)	593	646

DESIGN CONTACT:  
MATTIE REAGOR

512-771-8181  
**MATTIE@FRAMEAD.NET**

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## GENERAL NOTES

### RESIDENTIAL STANDARD NOTES

#### DESIGN LOADS:

- 1) Design loads are all dead loads plus:
  - A) Sleeping rooms ..... 30 PSF
  - B) All other floors ..... 40 PSF
  - C) Balconies ..... 60 PSF
- 2) Attic floor live loading with the following:
  - i) Area accessible by stairs ..... 30 PSF
  - ii) Roof slopes > 3:12 ..... 20 PSF
  - iii) Roof slopes < 3:12 ..... 10 PSF
- 3) Roof live load ..... 20 PSF, or as required by code
- 4) Wind load ..... 115 MPH, or as required by code
- 5) Snow load ..... 20 PSF, or as required by code
- 6) All designs are in accordance with the 2018 North Carolina Residential Code. Refer to the relevant Code for any additional information not covered in these notes or the designs.
- 7) Engineering design is for structural information only. The Engineer of Record does not accept responsibility for dimension errors, architectural errors, detailing of waterproofing, plumbing, electrical, or mechanical information or any part of the plan not relevant to the structural information.
- 8) RESIDENTIAL FOUNDATIONS:
  - 1) All continuous wall footings are 8" x 16" for one- and two-story houses and footings for three-story walls shall be 12" x 24" unless otherwise noted. Reinforcing is to be as noted on plans. Footings on original soil do not need rebar. Rebar is required on any compacted fill regardless of compaction.
  - 2) All interior piers are 8" x 16" CMU up to a maximum height of 32". All piers over 32" high must be filled with Type S mortar. Maximum height for 8" x 16" filled pier is 8'-0". Piers larger than 8" x 16" are noted on plans and must be filled with Type S mortar. For one-story structures, pier caps are to be 4" solid masonry. For two-story structures, pier caps are to be 8" of solid masonry.
  - 3) Footings for 8" x 16" piers are 24" x 36" x 10' unless noted otherwise. Reinforcing is to be as noted on plans.
  - 4) Interior thickened slab footings which occur in basements and "slab on grade" floors are 10" deep by 16" wide with 2-#4 reinforcing bars running continuously unless noted otherwise. Thickened footings are required under all bearing walls.
  - 5) All rebar splices shall be a minimum of 2'-0" unless otherwise noted.
  - 6) Shallow foundations are designed for an assumed soil bearing capacity of 2,000 psf. The contractor is responsible for notifying the Engineer of Record if any soils are found to be unsuitable for this bearing capacity. The contractor is responsible for obtaining soil testing to ensure that the bearing capacity of the soil meets or exceeds this value. All fill is to be compacted to 95% density as measured by the Standard Proctor Test (ASTM D-698).
  - 7) All soils and fill under floors and/or within or under buildings shall have preconstruction soil treatment for protection against termites. Certification of Compliance shall be issued to the Building Department by a licensed pest control company.
  - 8) All footing excavations shall be neat, straight, and level in the proper elevations to receive the concrete. Excessive variations in the dimensions of footings or slabs will not be permitted. Reinforcing steel and mesh shall be accurately placed and supported to maintain their position during the concrete pouring. Edge forms shall be used for concrete that will be exposed.
  - 9) All slab penetrations are to be the responsibility of the contractor. Penetrations interfering with reinforcing shall be approved by the Engineer of Record prior to the placement of concrete.
  - 10) Elevations differences between the bottom of adjacent footings shall be less than their horizontal distance less one foot. Differential heights between footings can become excessive usually where a pier footing in a crawlspace or garage footing is next to a basement wall footing.
  - 11) SPECIAL FOUNDATION CONSIDERATIONS:
    - 1) Wafer slabs are self-supporting slabs reinforced according to details and do not require firm soil for support. Soil must only be capable of supporting concrete until it hardens and develops strength.
    - 2) Caisson foundations shall be a minimum of 12" diameter drilled unreinforced concrete caissons. Caissons shall extend to a minimum depth providing 2' penetration into good original ground. Depth of drilling is limited to 15'. Therefore, no poor material more than 13' deep is suitable for a caisson foundation. A caisson cannot be used if water rises immediately into a drilled hole. Piles will have to be used in such cases.
    - 3) Treated wood piles with a minimum diameter of 6" and a minimum design load of six tons are used for all foundations with unsuitable soil deeper than 13' or with water in drilled caisson holes. Drive per North Carolina or South Carolina Code.
    - 4) Sizes and reinforcing for footing caps over caissons or piles shall be as shown on plans.
    - 5) Chimney footings are to be 12" larger than the chimney footprint by 12" thick.
    - 6) Foundation walls backfilled with dirt which support structural framing shall be constructed as follows:
      - A) For earth fill up to a maximum height of 4': Use 8" CMU or 8" brick with Bituthene membrane waterproofing on exterior. Footings are to be 8" x 16" or 8" x 24" as noted on the plan.
      - B) For earth fill 4' to a maximum height of 9': Use 8" x 24" footing with #4 at 16" dowels hooked in footing and projecting 18" above footings. Use 12" CMU walls with #4 at 16" vertical bars located 4' from the bottom fill face, lap all splices 12" and use Dur-o-wall horizontal reinforcing every 8" in CMU joints. Install 1-#3 L-bars with 24" legs in every other joint horizontally at all corners; i.e., #3 corner bars at 16" o.c. vertically. Fill all open cells of CMU with either type S or M mortar or fill with 2,500 psi concrete. Install waterproof Bituthene membrane or equal.
      - C) In lieu of the preceding design, basement walls may be constructed in accordance with R404.1 of the Code. However, 24" x 24" #3 corner bars shall be installed at 16" o.c. vertically regardless of the wall height.
    - 7) ERECT ALL FRAMING BEFORE BACKFILLING.
    - 8) For retaining walls without framing see special designs on drawings.
    - 9) FRAMING CONSTRUCTION — OTHER THAN ROOF:
      - 1) See Table R602.3(1) of the Code for a fastener schedule for structural members.
      - 2) Wood beams shall be supported by metal hangers of adequate capacity where framing into beams or ledgers. The allowable load capacity of the hanger shall be equal to or greater than the load specified on the plan. Where no load is specified, the "lightest" available hanger for the application is acceptable.
      - 3) Crawlspace and band with 4" curtain wall and pier construction shall be 2-2 x 10 Southern Yellow Pine #2 unless noted otherwise. Maximum clear spans are to be 4'-8" (6'-0" o.c. spacing of piers).
      - 4) To avoid objectionable cracking in finished hardwood floors over any girders, use the following procedure:
        - A) Nailing
          - i) All floor joists must be toenailed to their support girders with a minimum of 3-8d nails at each end. Larger nails will split and render the toenail ineffective. No end nailing through the girder or band is permitted.
          - ii) If dropped girders are used, end lap all joist and side nail each with a minimum of 3-16d nails at each end of each joist. Ledger strips should be spaced 3' apart and nailed with 3-16d nails at each joist end.
          - iii) Nail multiple member built-up girders with two rows of 16d nails staggered at 32" o.c. 2" down from the top and 2" up from the bottom with 3-16d nails at each end of each piece in the joist through the members making up the multiple girder.
          - iv) This nailing pattern will ensure a tight floor from the outside of the house to the outside so that when the framing shrinks during the first heating season, the shrinkage will be uniformly distributed over the entire floor. If the girder nailing pattern is omitted, then the shrinkage will accumulate over the girders and an objectionable crack will develop in the finished hardwood floor over the girder line.
        - B) At all girders where the joists change direction, install bridging at 6' o/c for a minimum of six joist spacings beyond any joist direction change. This will insure shrinkage distribution over the floor and not let it accumulate at the girder.
        - C) There must be wood blocking thru bolted to the steel beam with joists toenailed or attached to the beam with metal hangers under any hardwood floors that pass over a steel beam supporting floor joists. This condition often exists over basement areas.
        - D) All other lumber may be Spruce #2 unless noted otherwise.
        - E) Steel beams must have 5-2x 4 stud jacks under each end support unless noted otherwise.
        - F) "Lam" beams must have 3-2x4 stud jacks under each end support unless noted otherwise.
        - G) Masonry lintels:
          - A) For spans up to 6': Use 3 1/2" x 3 1/2" x 3/4" steel angles.
          - B) For spans from 6' to 10': Use 5" x 3 1/2" x 5/16" steel angles.
          - C) For spans from 9' to 18': Use a pair of 9-gauge wires in each of the first 3 courses of brick on a 5" x 3 1/2" x 5/16" steel angle. Lap all 9-gauge wire splices a minimum of 12" and extend wires a minimum of 12" into jamb. Temporarily support the steel angles before laying masonry. The shoring may be removed five days following the installation of masonry.
          - D) When structural steel beams with bottom plates are used to support masonry, the bottom plate must extend the full length of the steel beam. This provides support to the ends of the plate by bearing on the adjacent masonry jamb. The beam should be temporarily shored prior to laying the masonry. The shoring may be removed five days after laying the masonry.
          - E) All brick veneer over lower roofs (brick climbs) must have a structural angle lag screwed to an adjacent stud wall in accordance with detail, with steel brick stops to prevent sliding of brick.
          - F) All rafter braces must have two studs from plate through all floors to the foundation or supporting beam below. No braces shall be attached to top wall plate without studs directly under them.

- 10) Where partitions fall between floor joists or trusses, 2 x 4 ladders at 16' o/c must be placed perpendicular to the trusses to support the plywood decking. The ladders shall be supported with Simpson Z clip or similar device.
- 11) All wood I-joints and open joints must be braced in accordance with the manufacturer's directions plus details shown on plans. Load-bearing partitions, jacks, beams and column supports must be solid blocked through floor. Trusses and plywood shall not contain concentrated point loads. I-joint material should not be used as blocking under concentrated point loads. All point loads must be carried to foundations with adequate blocking and/or beams.
- 12) All steel columns Where steel columns bear on concrete or masonry, unless otherwise noted, a 5/8" x 8 1/2" x 6 1/2" or 5/8" x 3 1/2" x 6" base plate shall be used to spread the column load across the bearing surface. Base plates shall be bolted with at least two 1/2" diameter anchor bolts or expansion bolts to concrete or masonry.
- 13) Unless noted otherwise on plans, all exterior facing wall stud taller than 10' shall be constructed as follows:
  - A) Walls 10' to 12' high: Balloon frame 2 x 4 studs at 12' o/c with 1/2" OSB sheathing and 3 king studs on each side of each opening nailed securely to the header.
  - B) Walls 12' to 20' high: Balloon frame 2 x 4 studs at 16' o/c (1/2" OSB sheathing required for wall heights > 17'). Provide 2-1 1/2" x 5 1/2" LVL king studs on each side of openings 3' wide and 2-2 x 4 king studs for openings less than 3' wide. Fasten king studs securely to all headers with a minimum of 12-16d nails or 4-3/8" diameter lag screws embedded a minimum of 4" into the header.
  - C) Gable end walls w rooms with vaulted ceiling joists: Balloon frame wall and provide triple king stud on each side of openings, nailed securely to the header.
  - D) Two-story high foyer walls less than 9' wide: Extend 3 1/2" x 9 1/2" PSL member with 3-2 x 4 flat plates across the entire wall. Locate the beam near mid-height of the wall at or near first floor top plate.
- NOTE: SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20', WHEN OPENINGS IN HIGH WALLS EXCEED 6' IN WIDTH, OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.
- 14) Continuous 2 x 6 bridging shall be nailed to diagonal or vertical web members of all open-web floors trusses over 10' long. They shall be installed near mid-span as a load distribution member. If the 2 x 6 bridging is not continuous, lab ends of bridging one truss space.
- 15) Lower stud walls for buildings over two stories, but not more than three stories:
  - A) Interior walls
    - i) Load bearing ..... 2 x 4 @ 12' o/c
    - ii) Non load bearing ..... 2 x 4 @ 12' o/c
  - B) Exterior walls
    - Use 2 x 6 at 16' o/c with 1/2" x 4' x 8' plywood sheathing at all corners and every 25'; OR use 2 x 4 at 12' o/c with 1/2" plywood sheathing sold on walls.
- 16) Headers shall be as shown unless noted differently on plans:
  - A) Interior and exterior
    - i) Spans up to 2'-6" ..... 2-2 x 6's
    - ii) Spans 2'-6" to 3'-6" ..... 2-2 x 6's
    - iii) Spans 3'-6" to 6'-6" ..... 2-2 x 10's
    - iv) Spans 6'-6" or more ..... See Plan
  - B) Headers wider than 5' shall have a minimum of three king studs on each side unless noted otherwise.
  - 17) When ceiling joists are parallel to an exterior wall, tie the rafters near the top plate to ceiling joists with a 2 x 6 strongback a minimum of 6' long at 4 feet on center across the top of the ceiling joists. 2 x 4 rafter ties shall be fastened to the side of the rafter and the strongback.
  - 18) At all exterior diagonal wall panels, each panel shall be nailed to each adjacent panel with 5-16d nails or tied together with metal stripping nailed at four locations between floors with a minimum of 2-16d nails into each panel at each strap. This will avoid vertical cracking in panel joints due to horizontal oscillating panels.
  - 19) At all stairs, every stud at each stringer must be nailed to each stringer with a minimum of 2-16d nails. This will avoid cracking between wallboard and top of base molding due to vertical oscillation of stair strings.
  - 20) Roof trusses that have non-bearing partitions passing under them should be nailed to the partition plates to avoid ceiling-wall cracking.
  - 21) Roof trusses close to side walls framing and used as dead wood for sheetrock boards should be nailed to the wall framing to prevent ceiling-wall cracking.
  - 22) All structural framing lumber exposed directly to the weather or bearing directly on exterior masonry piers or concrete shall be treated. All wood in contact with the ground is to be ground-contact approved. All wood exposed directly to the weather shall be protected to prevent the occurrence of rot.
  - 23) Unless otherwise detailed, all stick-built "false chimneys" shall be constructed with 2 x 4 studs at 12' o/c, balloon-framed from attic ceiling or floor. Fasten 15/32" CDX plywood on all sides of the chimney along the full length of the studs. Fasten each stud to the supporting beam or ceiling joist with a 1 1/2" x 24" 18-gauge metal strap, or a similar connector.
  - 24) Item unchanged, but moved from under #14 on old Page 2:
  - NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS — WHETHER WOOD OR STEEL — CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.
  - 25) Not to apply to all hard coat stucco exterior finishes:
    - A) Joints are necessary at the following locations:
      - i) Horizontally at each floor line.
      - ii) No areas larger than 144 S.F. surface exposed.
      - iii) No dimension longer than 18'.
      - iv) No dimension longer than 2 1/2 times the shortest dimension.
    - B) Drip screen required at the bottom of all walls 2' above paved areas and 4" above grade.
    - C) See ASTM 928 and 1063 for further information.
    - D) Application of an approved chemical curing compound.
  - 26) Execution: Masonry units shall be laid in a running bond pattern unless noted otherwise. The walls shall be carried up level and plumb within the tolerances specified in ACI 530-1-88, Section 2.3.3.2. If nonstandard dimensions are encountered, block shall be cut with a masonry saw to fit, not by stretching or shrinking joints. Unfinished work shall be stepped back for joining with new work. Tooling will not be permitted except where specifically approved. Damaged units are to be cut out and new units set in place.
  - 27) The filled cells and bond beam blocks of reinforced masonry walls are to be filled with ASTM C476-91. Grout for Masonry with minimum compressive stress of 2,000 psi and slump range or 8" to 11". The outside face of the bottom block of each cell is to be broken out for inspection of reinforcing and clean out of mortar droppings in cell. The grout is to be pumped into the cell in maximum five foot lifts and immediately vibrated to minimize any voiding of the grout. Reconsolidate each lift by vibration several inches into the preceding lift before plasticity is lost. Reconsolidate the top lift and fill with grout any space left by settlement shrinkage.
  - 28) Number of studs / blocking transfer load detail at engineered floor system
  - 29) LUMBER GENERAL NOTES:
    - 1) All common framing lumber is to meet the following minimum specifications at 19% moisture content:
 

MATERIAL	F <sub>b</sub> (psf)	F <sub>t</sub> (psf)	F <sub>c</sub> (psi)(Parallel)	F <sub>c</sub> (psi)(Perp.)	E (psf)
# 2 Spruce Pine Fir	875	450	425		1,400,000
Southern Yellow Pine	750	450	565		1,400,000
    - 2) All Structural Composite Lumber (LVL, LSL, PSL) is to meet the following minimum specifications:
 

APPLICATION	F <sub>b</sub> (psf)	F <sub>t</sub> (psf)	F <sub>c</sub> (psi)(Parallel)	F <sub>c</sub> (psi)(Perp.)	E (psf)
Girders & Beams (LVL,PSL)	2,600	2,310	650		1,900,000
Columns (LSL) & Rimbeams(7,700)	1,400	400			1,300,000
    - 3) All Glue Laminated Timber (Glu-lam) is to meet the following minimum specifications:
 

APPLICATION	F <sub>b</sub> (psf)	F <sub>t</sub> (psf)	F <sub>c</sub> (psi)(Parallel)	F <sub>c</sub> (psi)(Perp.)	E (psf)
Girders & Beams	2,400	1,700	740		1,700,000
Columns	1,600	1,550	560		1,500,000
  - 4) Open Web Floor Trusses:
 

APPLICATION	f <sub>b</sub>
Top & Bottom Chords	2,500
Columns (LSL) & Rimbeams	950

 1.9E MSR Lumber
  - 5) Where three or four-ply "Lam" beams are side-loaded (joists frame into the side at the outside piers), fasten all piles together with two rows of 1/2" diameter bolts at 16' o/c. The bolts shall be located a minimum of 2 1/2" and a maximum of 3 1/2" from the top or bottom of the beam.
  - 6) Built-up wood columns consisting of multiple studs shall have each lamination nailed with 16d nails at 9" o/c.
  - 7) All lower ends of valley and hip members which bear on a top plate use a Simpson H25 or equivalent connector.
  - 8) Rafters shall be 2 x 6 at 16' o/c spruce-pine-fir #2 for shingles except as noted. They are to be cut into hips, ridges, etc., unless noted otherwise. Tile, slate and other heavy roof coverings shall use 2 x 8 at 16' o/c spruce-pine-fir #2 rafters unless noted otherwise.
  - 9) Collar ties shall be 2 x 6 at 48" o/c at all ridges unless noted otherwise and located a nominal 3' below the ridge. Vaulted ceilings require special collar tie or ridge beam details. See the end of Table R602.5.1. in the Code unless otherwise detailed on the plan.
  - 10) A minimum of three collar ties shall be used at all ridges even if two ties must be put on one set of rafters.
  - 11) All hips and ridges are 12' long and 2 x 6's unless noted otherwise. Rafters may be spliced over hogs. Splice rafter hogs only at a roof brace.
  - 12) Gable end framing must be braced parallel to ridges with a minimum of 2 x 6 diagonal braces at 6' o/c along the gable wall to interior ceiling joists. Braces to bear on 2 x 6 hogs and to the gable wall at approximately mid-height of gable walls. Braces shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.
  - 13) Gable end framing must be braced parallel to ridges with a minimum of 2 x 6 diagonal braces at 6' o/c along the gable wall to interior ceiling joists. Braces to bear on 2 x 6 hogs and to the gable wall at approximately mid-height of gable walls. Braces shall be at an angle of approximately 45°. Other bracing may be used with the design engineer's approval.
  - 14) Ceiling joists when erected parallel to rafters must be sistered to rafters and nailed with 3-16d nails at each rafter. If a kneewall is used and ceiling joists cannot touch rafters, then rafters must be tied to the ceiling joists using 2 x 4 or 1 x 6 rafters ties spaced no more than 4' on center.
  - 15) Root Plan Legend:
    - A) ⊗ Indicates location of roof brace point at rafter level
    - B) → Arrow away from the brace point indicates direction of roof brace to partition, beam, or other brace point below.
    - C) ← Arrow into brace point indicates a vertical or almost vertical roof brace to partition, beam, or other brace point below.
    - D) All roof braces are 2-2 x 4 nailed with 16 penny nails at 9" o/c vertically from top to bottom. Braces longer than 10' must be braced horizontally in two directions at mid-height.
  - 16) Maximum spacing of roof braces is to be as follows:
    - i) For 2 x 6 Hog ..... 6'-0" o/c
    - ii) For 2 x 8 Hog ..... 7'-6" o/c
- 30) Number of studs / blocking transfer load detail at engineered floor system
- 31) STEEL GENERAL NOTES:
  - 1) All steel wide flange beams shall conform to ASTM A572 having a minimum yield stress of 50,000 psi.
  - 2) All steel pipe shall be Schedule 40 or better with a minimum yield stress of 35,000 psi.
  - 3) All steel tubes shall conform to ASTM A500, Grade B, having a minimum yield stress of 46,000 psi.
  - 4) All other shapes not listed above shall conform to ASTM A36 having a minimum yield stress of 36,000 psi.
  - 5) Unless otherwise noted, all welds shall be fillet type with a minimum 3/16" leg. Welding electrodes shall be E70xx type having a minimum yield strength of 70,000 psi. Welding work and materials shall conform to the American Welding Society Code (AWS D.1).
  - 6) Bolted connections shall include high strength bolts conforming to ASTM A325. Foundation anchor bolts or tie rods shall conform to ASTM A36 having a minimum yield strength of 36,000 psi.
- 32) Pipe column / blocking transfer load detail at engineered floor system

#### MATERIALS SPECIFICATIONS:

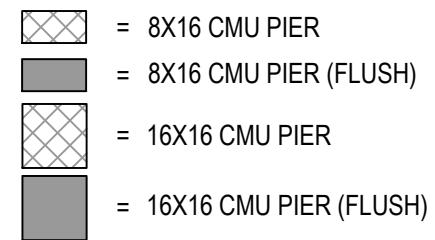
##### CONCRETE GENERAL NOTES:

- 1) Except where otherwise noted, for all concrete, the proportions of cement, aggregate, and water to attain required plasticity and compressive strength shall be in accordance with ACI 318 Code. Concrete shall be 2,500 psi in 28 days for footings and 3,000 psi for walls, beams, and columns, unless noted otherwise.
- 2) Before placing concrete, all debris, water and other deleterious material shall be removed from the places to be occupied by the concrete. The placing of all concrete shall be in accordance with ACI 318 and ASTM C94 requirements. Pumping of concrete will be permitted only with the Engineer of Record's approval of proposed concrete mix and method of pumping. Concrete shall be rapidly handled from the mixer to forms and deposited as nearly as possible to its final position to avoid segregation due to rehandling. Concrete to be spaded and worked by hand and vibrated to assure close contact with all surfaces of forms and reinforcing steel and leveled off at proper grade to receive finish. All concrete shall be placed upon clean, damp surfaces. Vibration shall be applied directly to the concrete and shall be sufficient to cause flow of settlement but not long enough to cause segregation of the mix.
- 3) Construction joints shall be located in accordance with ACI 301. All reinforcing steel shall be continuous across joints. In slabs on grade, saw contraction joints shall not be over 20' feet center to center each way. Joints

**FOUNDATION NOTES:**

- ALL DIMENSIONS SHALL BE VERIFIED AGAINST ARCHITECTURAL PLANS.
- SEE DETAILS FOR TYPICAL FOUNDATION REINFORCEMENT
- TRANSFER ALL POINT LOADS ABOVE TO FOUNDATION WITH AN EQUAL NUMBER OF STUDS
- ALL CONCRETE TO BE 3000 PSI (MIN)
- SOIL TO HAVE A MIN 2000 PSF BEARING CAPACITY
- ALL FOOTINGS TO BEAR MIN 12' BELOW GRADE OR AS RECOMMENDED PER GEOTECHNICAL EVALUATION
- ALL PIERS TO BE 8"X16"CMU PIERS ON 24"X32"X10" CONC. FTG. U.N.O.

**FOUNDATION LEGEND:** MIN PIER SIZE. INCREASE SIZE AS NECESSARY FOR HEIGHT BASED ON CODE REQUIREMENTS



### FOOTING SCHEDULE

MARK	SIZE	REBAR
1	24"X24"X12"	(3) #4'S EACH WAY OR: (2) #5'S EACH WAY
2	30"X30"X12"	(4) #4'S EACH WAY OR: (3) #5'S EACH WAY
3	36"X36"X12"	(5) #4'S EACH WAY OR: (3) #5'S EACH WAY
4	42"X42"X12"	(6) #4'S EACH WAY OR: (4) #5'S EACH WAY
5	48"X48"X12"	(6) #4'S EACH WAY OR: (4) #5'S EACH WAY
6	54"X54"X12"	(7) #4'S EACH WAY OR: (5) #5'S EACH WAY
7	60"X60"X12"	(6) #5'S EACH WAY

**FRAMING NOTES**

- ALL ROOF SECTIONS TO BE SHEATHED W/ 7/16" OSB ATTACHED TO ALL FRAMING MEMBERS W/ 8d NAILS @ 6" O.C. EDGE AND 12" MAX O.C. FIELD
- ALL RAFTERS TO BE 2X6 (SPF #2) @ 16" O.C. U.N.O
- ALL RIDGES, HIPS, AND VALLEYS TO BE DIMENSIONAL LUMBER (SPF #2) MINIMUM 1" SIZE LARGER THAN ASSOCIATED RAFTERS U.N.O.
- AT CLIP LINES, CEILING JOISTS TO BE NAILED TO RAFTERS W/ (5)16d NAILS U.N.O.
- INSTALL AN EXTRA JOIST UNDER ALL PARALLEL PARTITION WALLS. NOTE, NOT ALL EXTRA JOISTS SHOWN FOR CLARITY
- TRANSFER ALL POINT LOADS FROM ABOVE THROUGH FLOOR SYSTEMS w/ AN EQUAL AMOUNT OF STUD MATERIAL
- ALL 2-PLY LVL's (9-1/4" TO 11-7/8") TO HAVE PLY'S ATTACHED W/ (2) ROWS 16d NAILS (3.5") @ 12'O.C. STAGGERED (U.N.O.)
- ALL 2-PLY LVL's (14" TO 24") TO HAVE PLY'S ATTACHED W/ (3) ROWS 16d NAILS (3.5") @ 12'O.C. STAGGERED (U.N.O.)
- ALL 3-PLY LVL'S TO HAVE PLY'S ATTACHED PER 2-PLY FROM BOTH FACES (U.N.O.)
- ALL 4-PLY LVL'S TO HAVE PLY'S ATTACHED W/ (2) ROWS 1/4"X6 3/4" TRUSSLOK SCREWS @ 24'O.C. STAGGERED (U.N.O.)
- ALL LVL PLY TO PLY FASTENERS TO HAVE 2" EDGE DISTANCE @ TOP/BOTTOM W/ 4" END DISTANCE
- ALL HOLDOWNS REFERENCED ARE SIMPSON PRODUCTS U.N.O.
- ALL EXTERIOR WALLS TO BE SHEATHED W/ 7/16" OSB ATTACHED TO FRAMING W/ 8d NAILS @ 6" O.C. EDGE AND 12" O.C. FIELD. PROVIDE BLOCKING @ ALL PANEL SPICES
- ALL HEADERS NOTED TO BE PORTAL FRAMED PER METHOD "PF" AND SHALL BE IN ACCORDANCE W/ THE 2018 NCRC (U.N.O.)
- ALL WALLS NOTED TO BE SHEATHED PER METHOD "GB" SHALL BE SHEATHED ON BOTH SIDES W/ MIN. 1/2" GYPSUM BOARD ATTACHED TO FRAMING W/ 5d COOLR NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND IN THE FIELD

**FRAMING LEGEND**

- ROOF TRUSSES PER MANUF. @ MAX 24" O.C.
- R.T. = TRUSS DESIGN TO HAVE NO INTERMEDIATE BEARING U.N.O.
- V.T. = VALLEY TRUSSES PER MANUF. @ MAX 24" O.C.
- G.T. = GIRDER TRUSS PER MANUF.
- B.B. = BEAM BELOW
- D.R. = DOUBLE RAFTER
- T.R. = TRIPLE RAFTER
- R.B. = Rafter Brace
- B.R.O.W. = Brace Rafters on Wall
- D.J. = Double Joist
- E.O.R. = Engineer of Record
- E.E. = Each End
- E.S. = Each Side
- E.W. = Each Way
- HDR = Header
- B.W.A. = Bearing Wall Above. Provide Blocking b/n JOISTS/TRUSSES
- #J#K.E.E. = # OF JACK STUDS AND # OF KING STUDS @ EACH END
- ⊗ = Roof Brace Point and Brace to Point
- ⊗ = Area to be Overframed
- ⊗ = Interior Bearing Wall
- NUMBER OF STUDS. STUDS TO BE SAME SIZE AS ASSOCIATED WALL FRAMING STUDS U.N.O.
- NOTE: STUD COUNTS DO NOT ACCOUNT FOR KING STUDS. SEE KING STUD CHART FOR REQUIRED KING STUDS.
- Provide 6"X4"X8" STEEL ANGLE ATTACHED TO
- \* = HEADER/BEAM/FRAMING w/ (2)ROWS 3/4"X4" LAGS @ 16'O.C. FOR BRICK SUPPORT
- \*\* = ATTACH LVL PLY'S w/ (2)ROWS 1/2"X3" SDS SCREWS @ 16" O.C.
- \*\*\* = ATTACH LVL PLY'S w/ (2)ROWS 1/2"X3" SDS SCREWS @ 16" O.C. ON E.S. OF BEAM
- \*\*\*\* = ATTACH LVL PLY'S w/ (2)ROWS 1/2"X6" SDS SCREWS @ 16" O.C. ON E.S. OF BEAM
- ① = 2X6 (SPF #2) @ 16" O.C. U.N.O.
- ② = 2X8 (SPF #2) @ 16" O.C. U.N.O.
- ③ = 2X10 (SPF #2) @ 16" O.C. U.N.O.
- ④ = 2X12 (SPF #2) @ 16" O.C. U.N.O.
- ⑥ = 16" PRI-60 I-JOISTS @ 16" O.C. U.N.O.

**NOTE:**  
THIS STRUCTURE HAS BEEN ANALYZED BY A PROFESSIONAL ENGINEER FOR LATERAL LOADING. IT HAS BEEN DESIGNED USING CONTINUOUS SHEATHED 7/16" OSB SHEATHING FASTENED @ 6" O.C. ALONG THE EDGES AND 12" O.C. ALONG THE INTERIOR (W/ 6d COMMON NAILS OR 8d-2 1/2" LONG X 0.113" DIAMETER NAILS) TO MEET OR EXCEED THE INTENT OF THE 2018 NCRC. BLOCKING SHALL BE PROVIDED @ ALL PANEL EDGES. ALL INTERIOR WALLS (WHERE NOTED) SHOULD BE METHOD "GB" AND FASTENED W/ 5d COOLER NAILS OR #6 SCREWS @ 7" ALONG THE EDGES AND FIELD. ANY METHOD THAT DEVIATES FROM THE ABOVE ARE NOTED ON THE PLAN SET. THE INTERIOR OF ALL EXTERIOR WALLS SHOULD HAVE GYPSUM BOARD INSTALLED PER CODE. WHERE WALL LINES REQUIRE FURTHER REINFORCEMENT, ADDITIONAL BRACING METHODS, ENGINEERED WALL SECTIONS AND HOLD DOWNS HAVE BEEN INCLUDED TO RESIST THE LATERAL LOADS.

### TYPICAL HANGERS

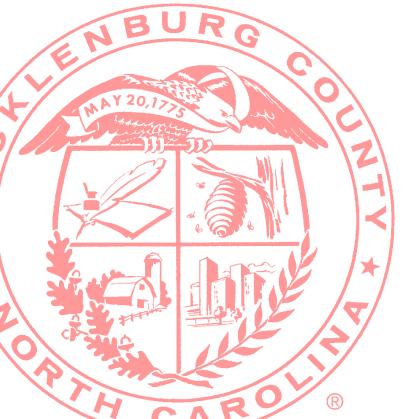
MEMBER	HANGER
2X8	LUS28
2X10	LUS210
2X12	LUS210
(2) 2X8	HUS28-2
(2) 2X10	HUS210-2
(2) 2X12	HUS212-2
(3) 2X8	LUS28-3
(3) 2X10	LUS210-3
(3) 2X12	LUS210-3
(2) 9 <sup>1</sup> / <sub>2</sub> " / (2) 11 <sup>7</sup> / <sub>8</sub> " LVL	HGUS410
(2) 14" / (2) 16" / (2) 18" LVL	HGUS414
(3) 9 <sup>1</sup> / <sub>2</sub> " LVL	HGUS5.50/10
(3) 11 <sup>7</sup> / <sub>8</sub> " LVL	HGUS5.50/12
(3) 14" / (3) 16" / (3) 18" LVL	HGUS5.50/14
(4) 9 <sup>1</sup> / <sub>2</sub> " LVL	HGUS7.25/10
(4) 11 <sup>7</sup> / <sub>8</sub> " LVL	HGUS7.25/12
(4) 14" / (4) 16" / (4) 18" LVL	HGUS7.25/14

Approved as Noted  
06/26/2025

UNDER A LIMITED REVIEW FOR COMPLIANCE WITH THE 2018 NC RESIDENTIAL CODE. THIS APPROVAL SHALL NOT BE CONSTRAINED TO PERMIT ANY VIOLATIONS OF LOCAL, STATE, OR FEDERAL LAWS.

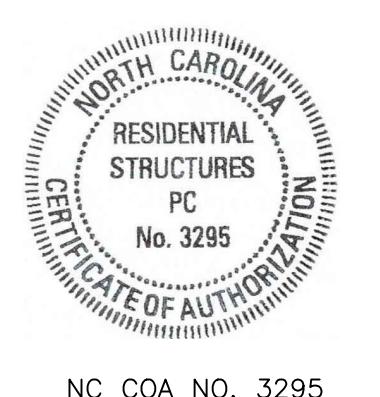
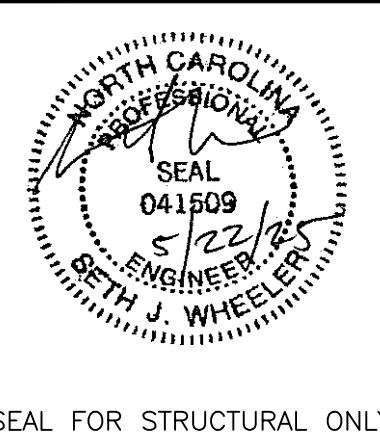
PLANS REVIEWED BY:

Gordon Koski



MECKLENBURG COUNTY  
CODE ENFORCEMENT  
Residential Plan Review Disclaimer:  
A limited plan review for compliance with the North Carolina Residential Code was performed on these plans.  
It is the Responsibility Of The Contractor to construct this project using good engineering practice and in full compliance with the North Carolina Residential Code, local ordinances, and State regulations.

**Residential Structures, P.C.**  
Engineering and Design  
Charlotte: 704-342-5460  
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general notes



DRAFTER: ACH  
SCALE: AS NOTED  
DATE: 5/22/2025

STRUCTURAL  
FRAMING NOTES,  
LEGENDS, AND  
CHARTS  
SHEET: SN1

### EXTERIOR WALL STUD REQUIREMENTS

EXT. STUD HEIGHT (h) NOTE: HEIGHT IS FOR STUDS ONLY AND DOES NOT INCLUDE TOP PLATE	MIN. STUD SIZE AND SPACING U.N.O. IN FRAMING NOTES OR ON FRAMING PLANS
h ≤ 10'-0"	SEE FRAMING NOTES
10'-0" < h ≤ 11'-0"	2X4 @ 12" O.C.
11'-0" < h ≤ 18'-0"	2X6 @ 16" O.C.
h > 18'-0"	CONSULT ENGINEER

### EXTERIOR KING STUD CHART

OPENING WIDTH (W)	# OF KINGS (U.N.O. ON PLANS)
0' < W ≤ 3'	1 EACH END
3' < W ≤ 6'	2 EACH END
6' < W ≤ 9'	3 EACH END
9' < W ≤ 12'	4 EACH END
12' < W ≤ 15'	5 EACH END
15' < W ≤ 18'	6 EACH END
18' < W ≤ 21'	7 EACH END

### TABLE R703.8.3.1 ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER

SIZE OF STEEL ANGLE a,b,c (inches)	NO STORY ABOVE	ONE STORY ABOVE	TWO STORIES ABOVE
3X3X <sub>4</sub> <sup>1</sup>	6'-0"	4'-6"	3'-0"
4X3X <sub>4</sub> <sup>1</sup>	8'-0"	6'-0"	4'-6"
5X3 <sub>2</sub> X <sub>16</sub> <sup>5</sup>	10'-0"	8'-0"	6'-0"
6X3 <sub>2</sub> X <sub>16</sub> <sup>5</sup>	14'-0"	9'-6"	7'-0"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm  
a. Long leg of the angle shall be placed in a vertical position.  
b. Steel members indicated are adequate typical examples; other steel members meeting structural design requirements shall be permitted to be used.  
c. Steel angle shall span opening and have min 4" bearing on each end.

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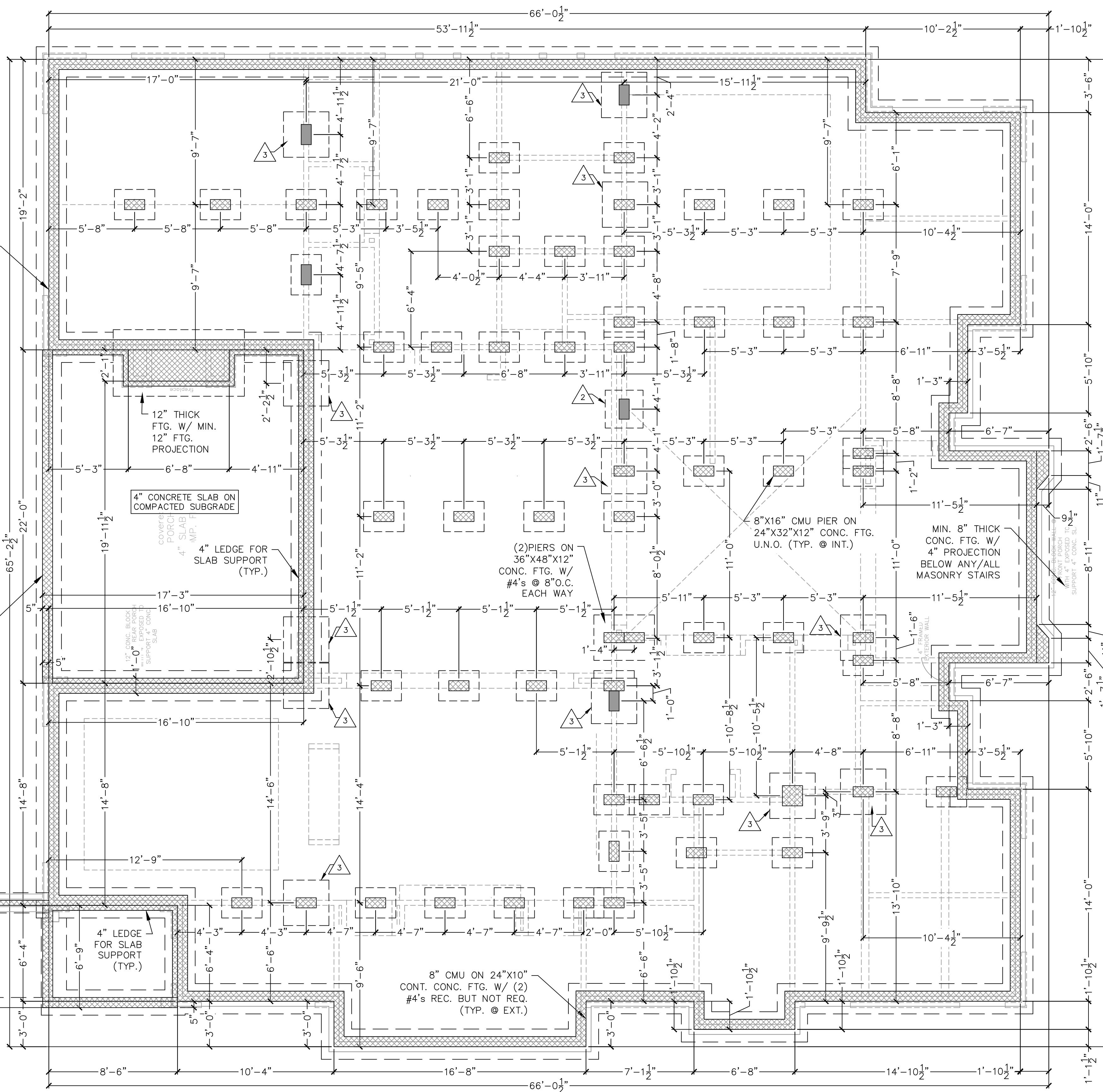
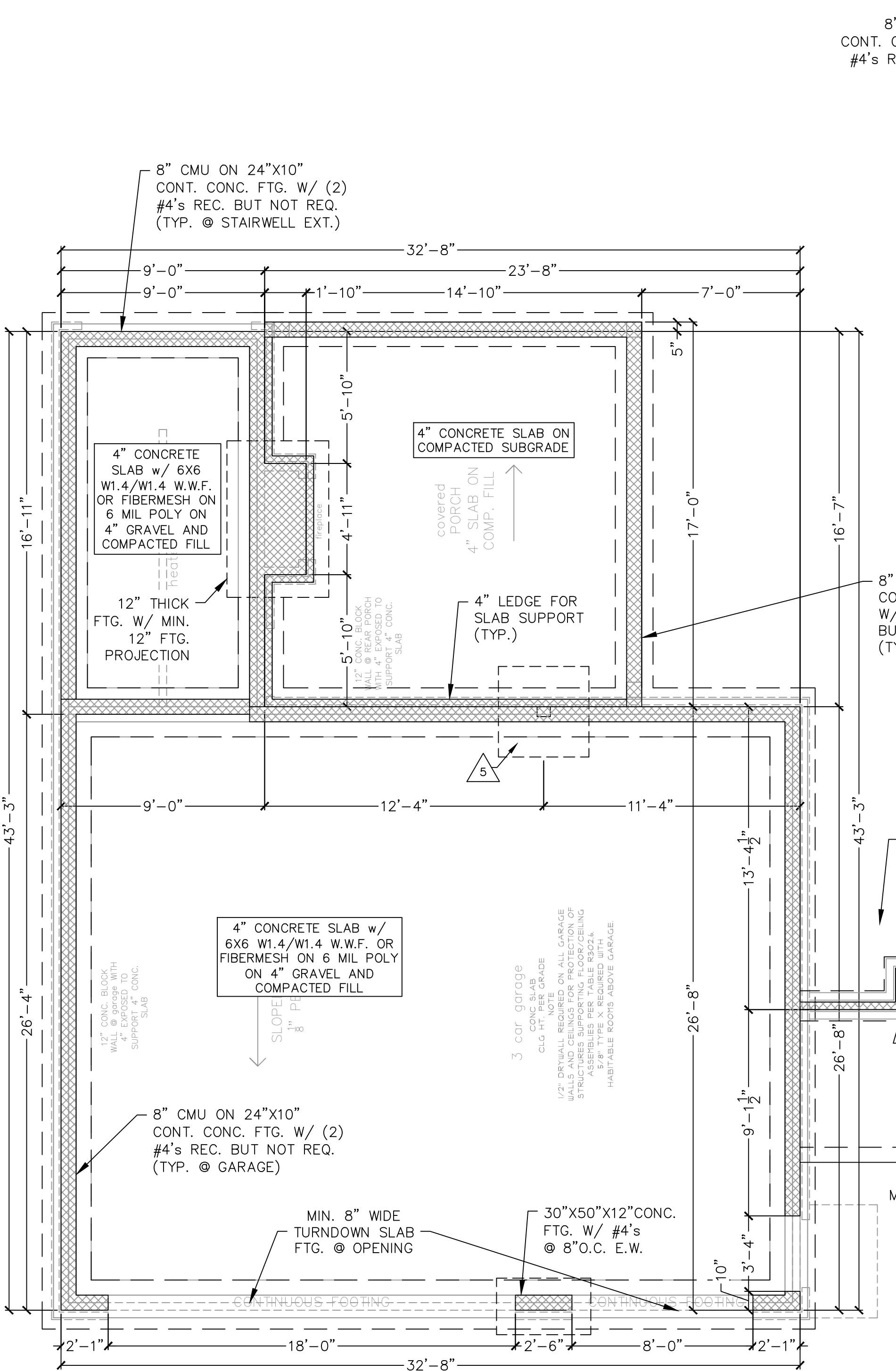
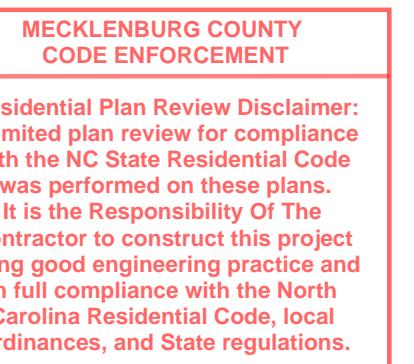


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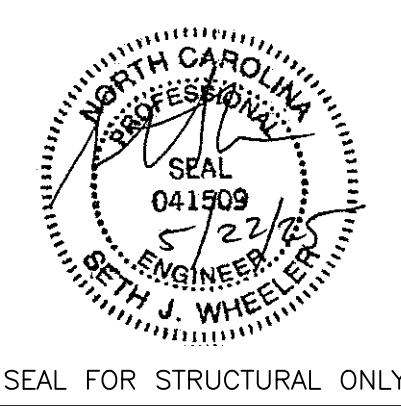
Gordon Koski

NOTE:  
SEE SHEET SN1 FOR ALL FOUNDATION AND  
FRAMING NOTES, LEGEND, AND CHARTS

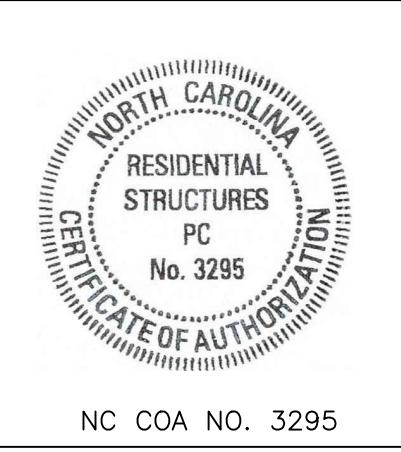


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FOUNDATION  
PLAN

SHEET:

S1



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REPORTS • SURVEYS

STRUCTURAL ANALYSIS

STRUCTURAL DESIGN

STRUCTURAL INSPECTION

STRUCTURAL REINFORCEMENT

STRUCTURAL UPGRADING

STRUCTURAL ASSESSMENT

STRUCTURAL MONITORING

STRUCTURAL REHABILITATION

STRUCTURAL CONSULTATION

STRUCTURAL AUDIT

STRUCTURAL INSPECTION

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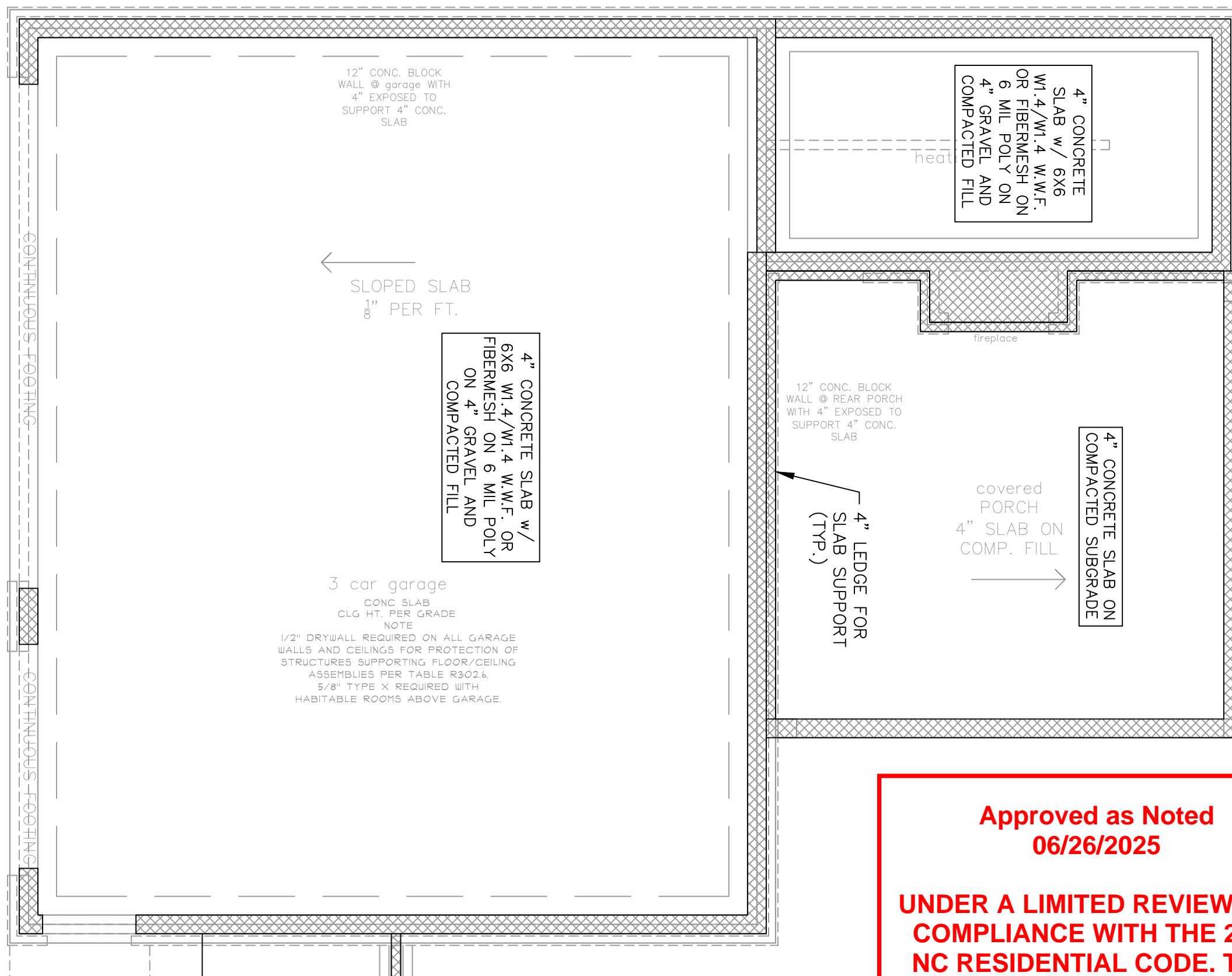
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STRUCTURAL CONSULTATION

STRUCTURAL AUD



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06/26/2025**

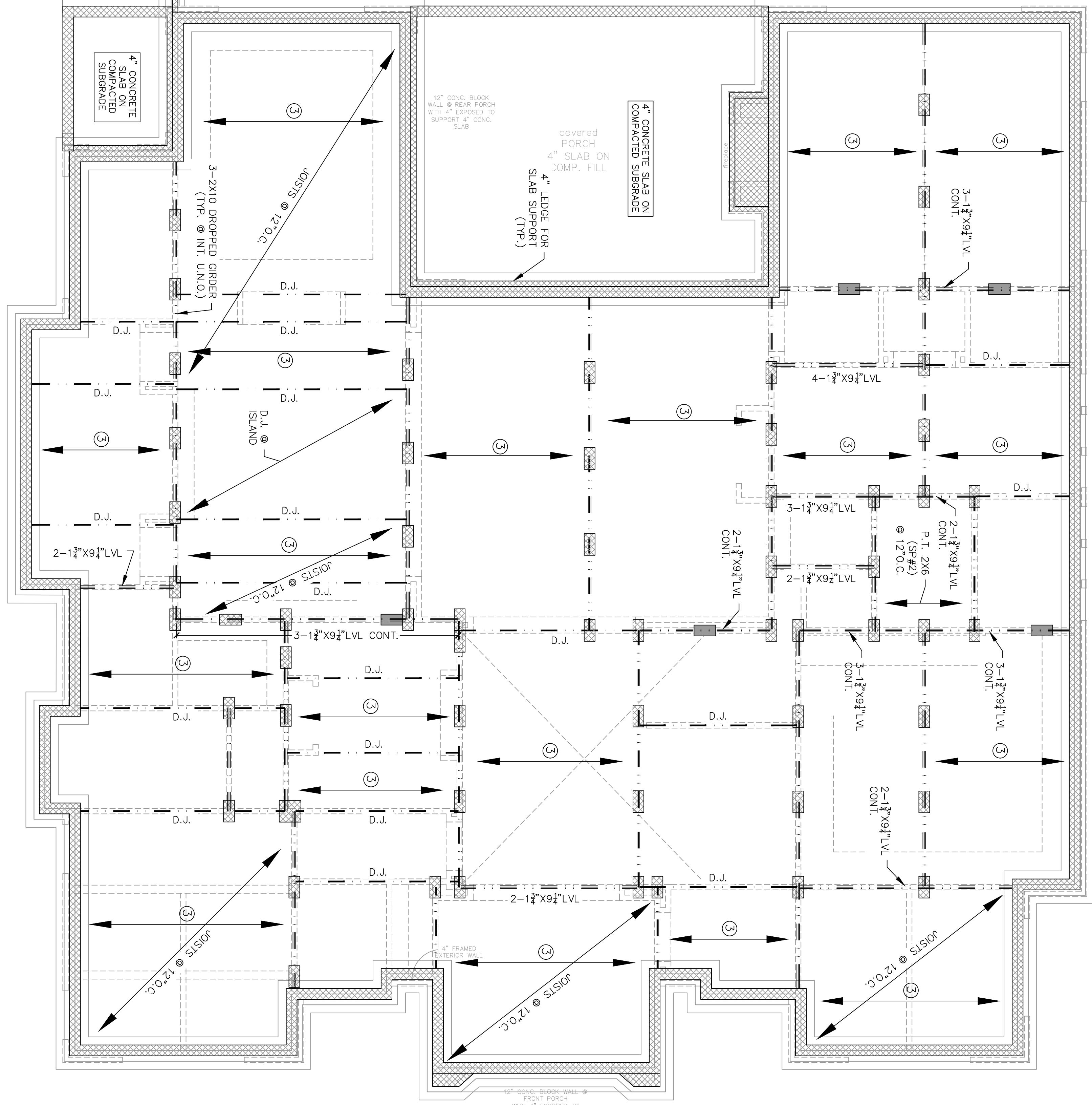
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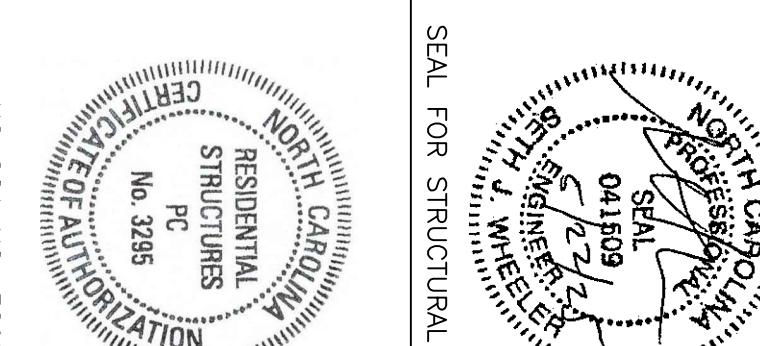
MECKLENBURG COUNTY  
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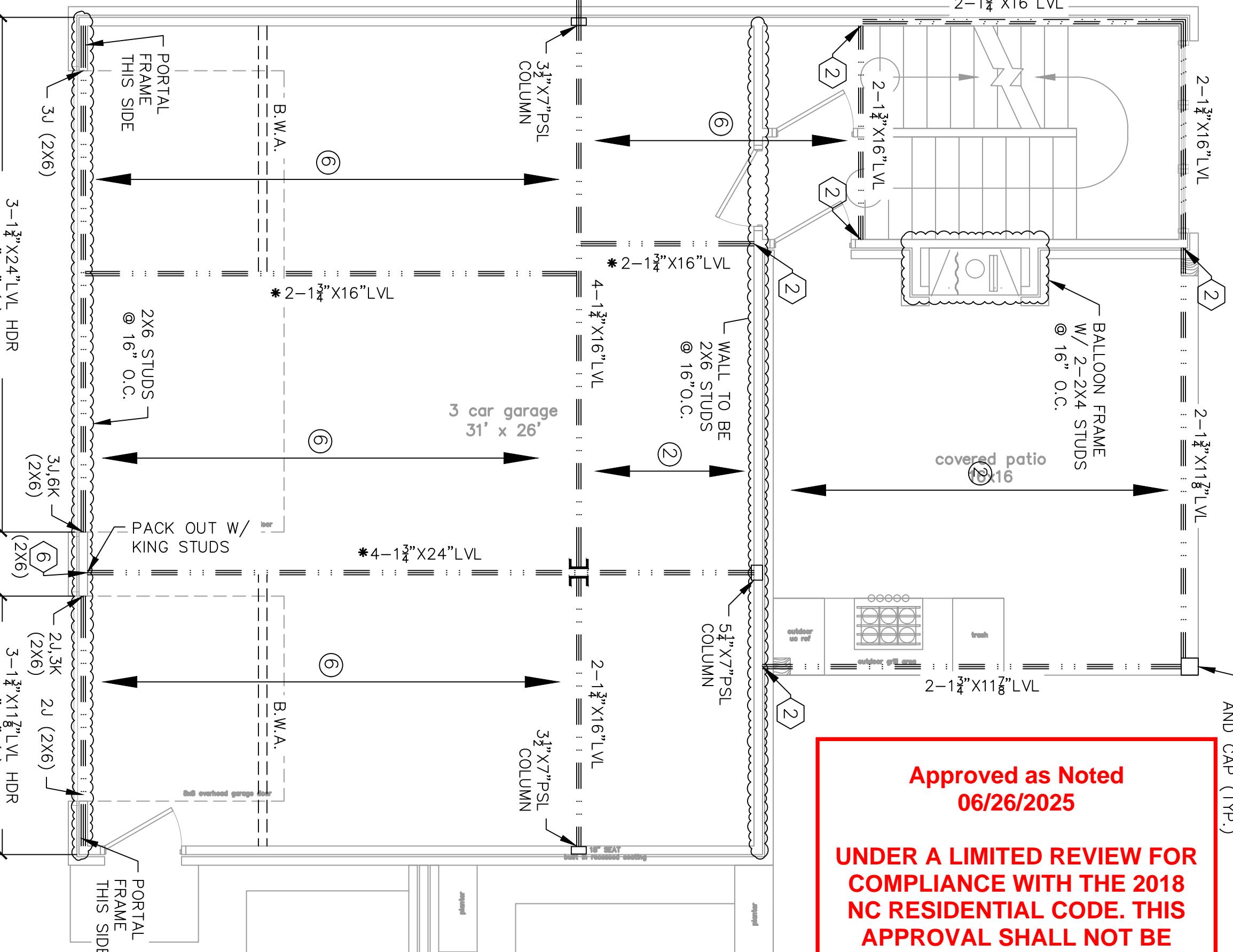
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		04/09/09
DRAFTER:	CWB	L. WHEELER

SCALE: 1/4"=1'-0"  
DATE: 5/22/2025

SHEET:

S2



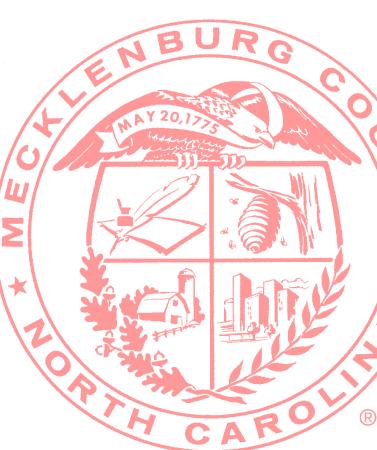


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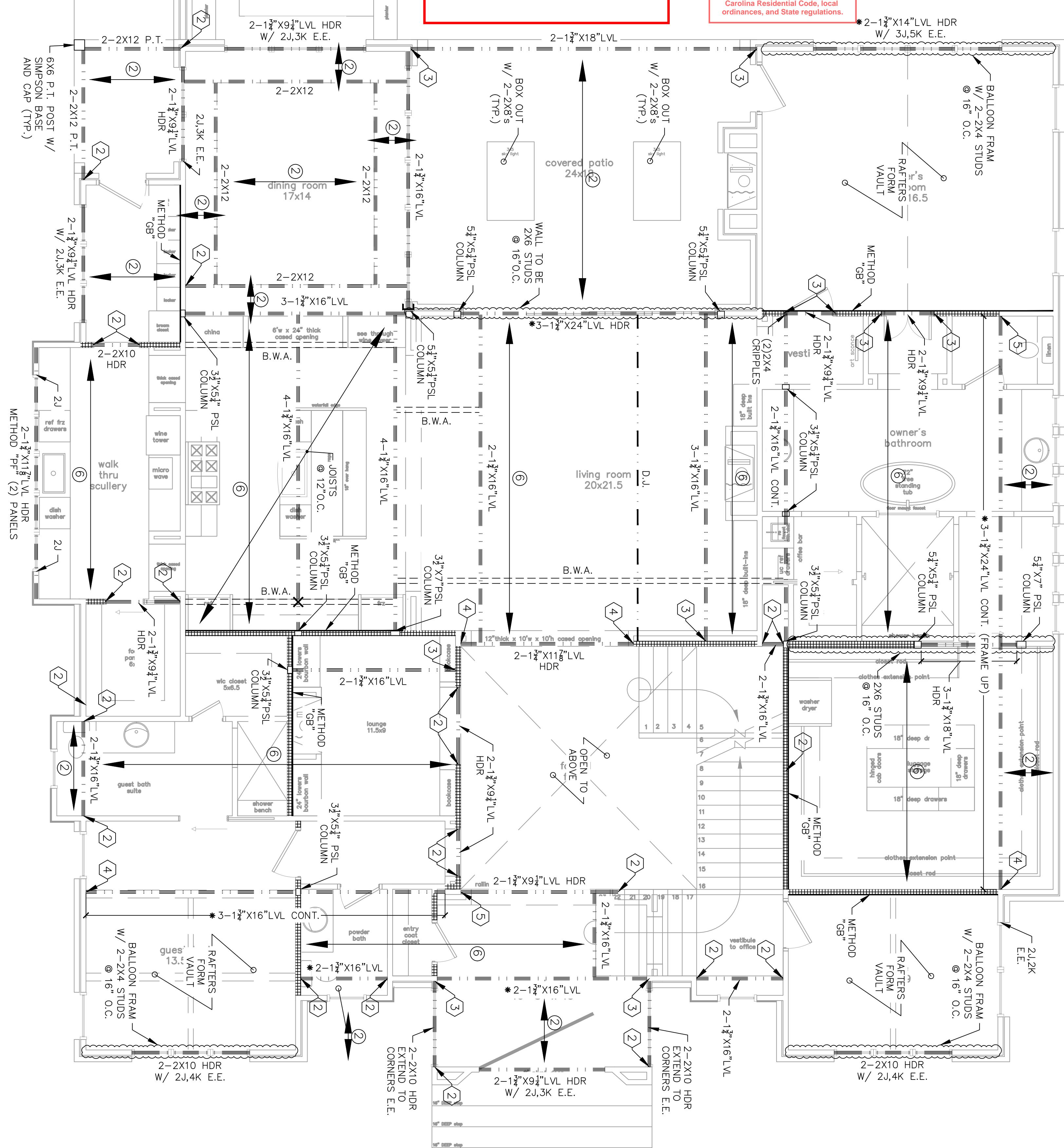
**NOTE:  
ALL EXTERIOR LOAD BEARING WALL  
HEADERS THIS LEVEL TO BE MIN 2-2X8 (IN  
2X4 WALLS) (3-2X8 IN 2X6 WALLS) (SPF #2)  
(U.N.O.) W/ (1) JACK E.E. AND KINGS PER KING  
STUD CHART E.E. (U.N.O.).**

**NOTE:  
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HEADERS THIS LEVEL TO BE MIN 2-2X8 (IN  
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(U.N.O.) W/ (1) JACK E.E. AND KINGS PER KING  
STUD CHART E.E. (U.N.O.).**

**NOTE:  
ALL EXTERIOR WALLS THIS LEVEL TO BE  
MIN 2X4 (SPF #2) @ 16" O.C. U.N.O. (SEE  
EXTERIOR STUD WALL REQUIREMENTS  
CHART FOR ADDITIONAL REQUIREMENTS)**

**NOTE:  
SEE SHEET SN1 FOR ALL FOUNDATION AND  
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**NOTE:  
PROTECT LVL's FROM THE ELEMENTS OR  
USE PRESSURE TREATED LVL's (TYP.)**



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SHEET:

**2ND FLOOR  
FRAMING PLAN**

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

REV. DATE:

DESCRIPTION:

DESIGNER:

CWB

DRAFTER:

ACH

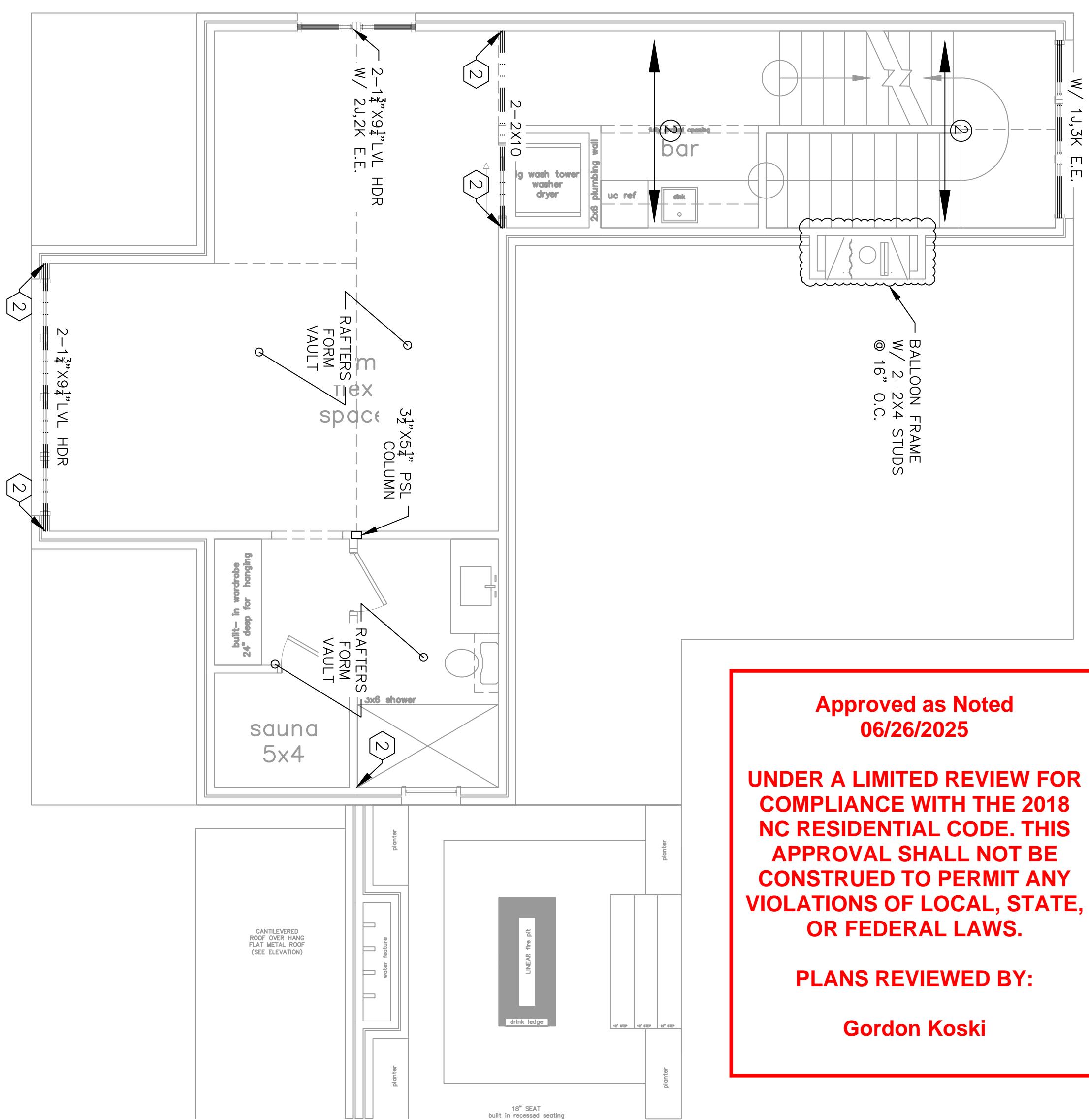
DATE:

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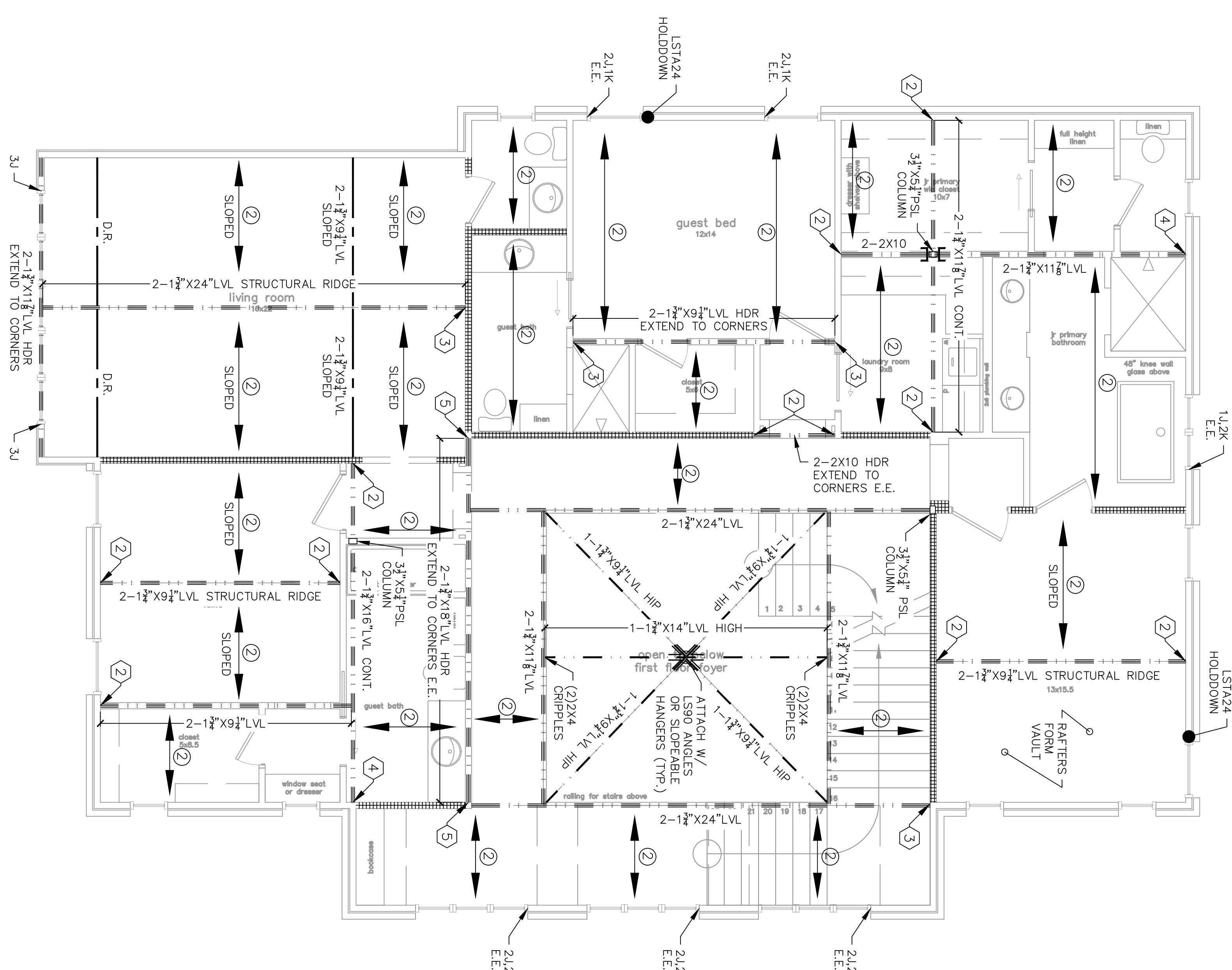
**S3**

**NOTE:**  
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**NOTE:**  
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# MECKLENBURG COUNTY CODE ENFORCEMENT

**Approved as Noted  
06/26/2025**

Gordon Koski

This architectural drawing illustrates a roof system for a residential structure. The main roof has a 18' plate with an 8:12 pitch. A dormer section on the left has a swooped dormer with a 18'-6" plate and an 8:12 pitch. A smaller section on the right has a 10' plate with a 3:12 pitch. The drawing shows various truss configurations, including a large central truss supported by a structural ridge beam and several down posts. Labels indicate 'B.R.O.W.' (Building Related Occupied Wall), 'D.R.' (Dormer Ridge), and 'B.B.' (Building Beam). Specific truss components are labeled as 'POST DOWN W/ (3) 2X4 STUDS' and 'POST DOWN W/ (2) 2X4 STUDS'. A 'STRUCTURAL RIDGE CONT.' is shown as a vertical hatched element. A '11' flat covered walk way' is indicated at the bottom. A red box contains the following text:

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**PLANS REVIEWED BY:**

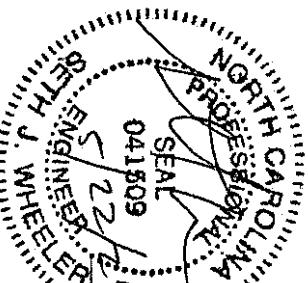
This architectural drawing illustrates a complex roof truss system with various components and dimensions:

- Top Level:** Features a "2-1 1/4" x 16" LVL STRUCTURAL RIDGE beam. It includes "POST DOWN W/ (3) 2X4 STUDS E.E." supports and "B.B." (Brace Brackets).
- Second Level:** Shows a "BOX OUT W/ 2-2X8's" structure with "3x5 sky light" windows. The pitch is labeled as "12' plate 12:12 pitch".
- Third Level:** Features a "2-1 1/4" x 18" LVL STRUCTURAL RIDGE BEAM BELOW. It includes "POST DOWN W/ (3) 2X4 STUDS" supports and "D.R." (Drip Ropes).
- Fourth Level:** Shows a "2-1 1/4" x 9 1/4" LVL STRUCTURAL RIDGE BEAM BELOW. It includes "POST DOWN W/ (2) 2X4 STUDS E.E." supports and "R.B." (Ridge Brackets).
- Bottom Level:** Features a "2-1 1/4" x 9 1/4" LVL STRUCTURAL RIDGE beam. It includes "POST DOWN W/ (2) 2X4 STUDS E.E." supports and "D.R." (Drip Ropes).
- Vertical Components:** Includes "B.B. CONT.", "B.B.", and "B.B. CONT." labels along the vertical supports.
- Bracing and Rafters:** Labels indicate "BRACE RAFTERS TO RIDGE BEAM (TYP.)" and "BRACE RAFTERS TO B.B./WALL".
- Trim/Cut Rafters:** Labels include "TRIM/CUT RAFTER AND OVERFRAMING W/ FLEXIBLE PLYWOOD AS NECESSARY (TYP.)" and "TRIM/CUT RAFTER AND OVERFRAMING W/ FLEXIBLE PLYWOOD AS NECESSARY (TYP.)".
- Dimensions:** Various dimensions are provided for the plates and pitches, such as "12' plate 12:12 pitch", "22' plate 12:12 pitch", "10' plate 3:12 pitch", and "13' plate 3:12 pitch".

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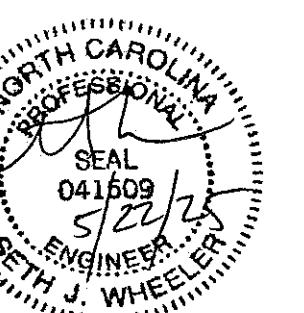


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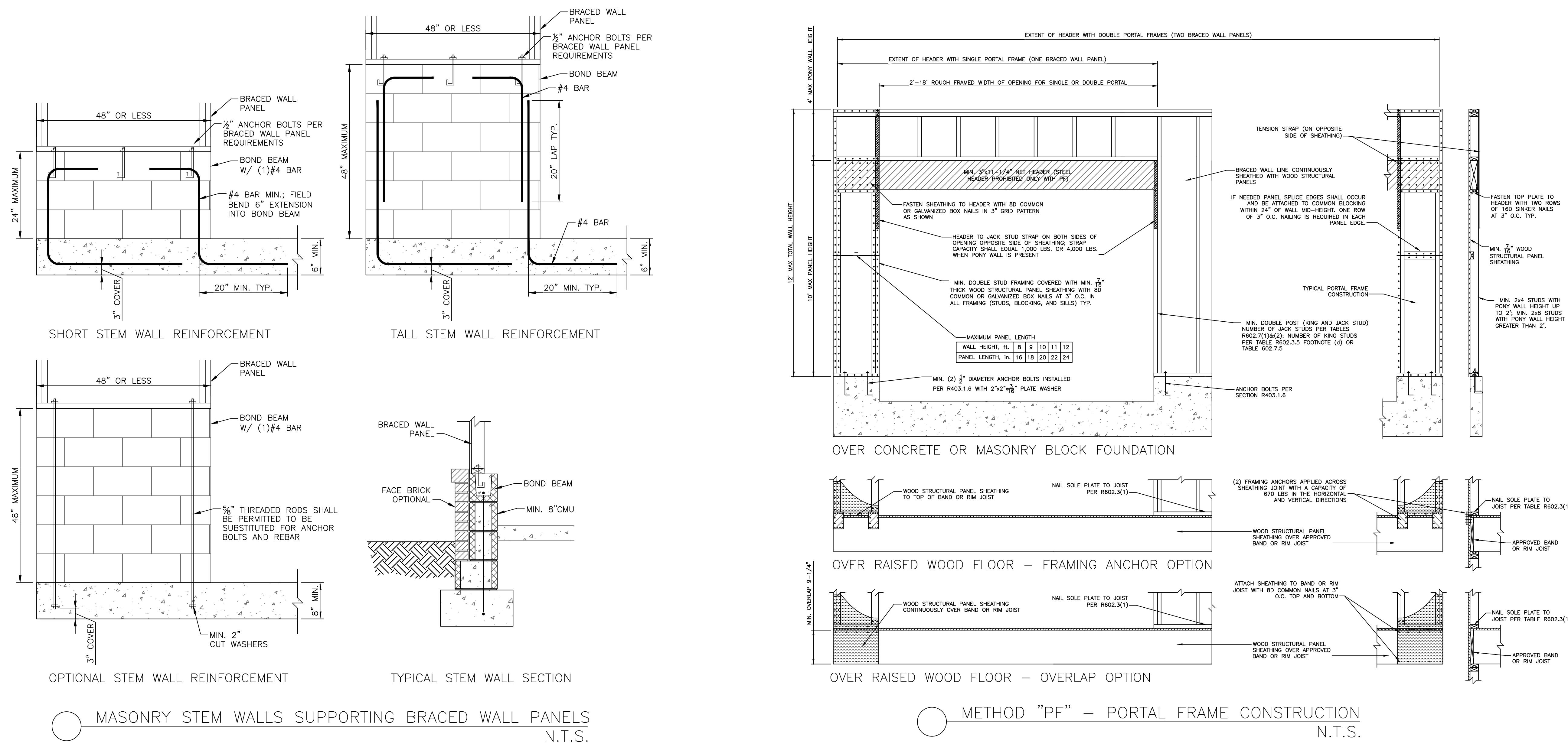
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## 1240 Paddock Circle Charlotte, NC

STRUCTURAL  
FRAMING  
DETAILS

SHEET:  
SD1

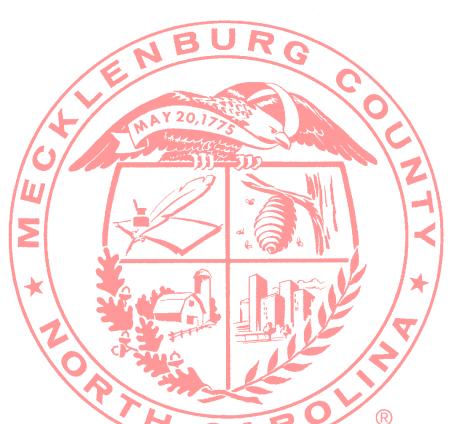


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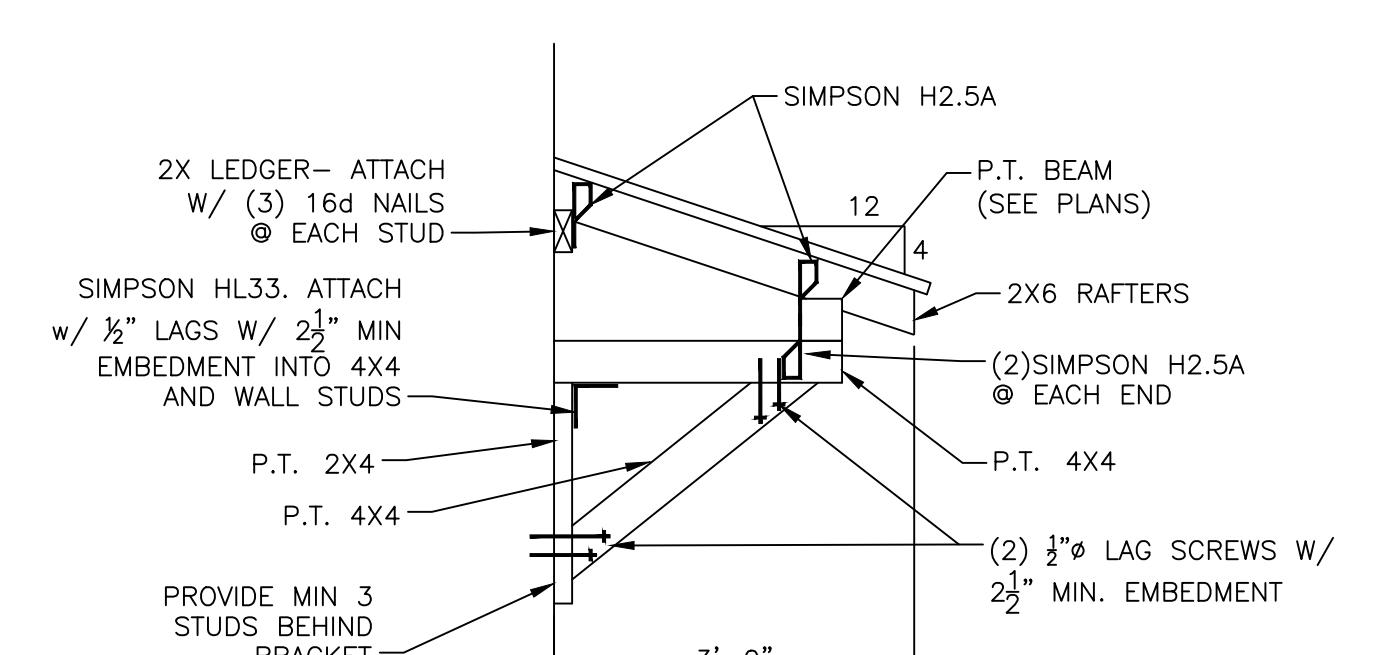
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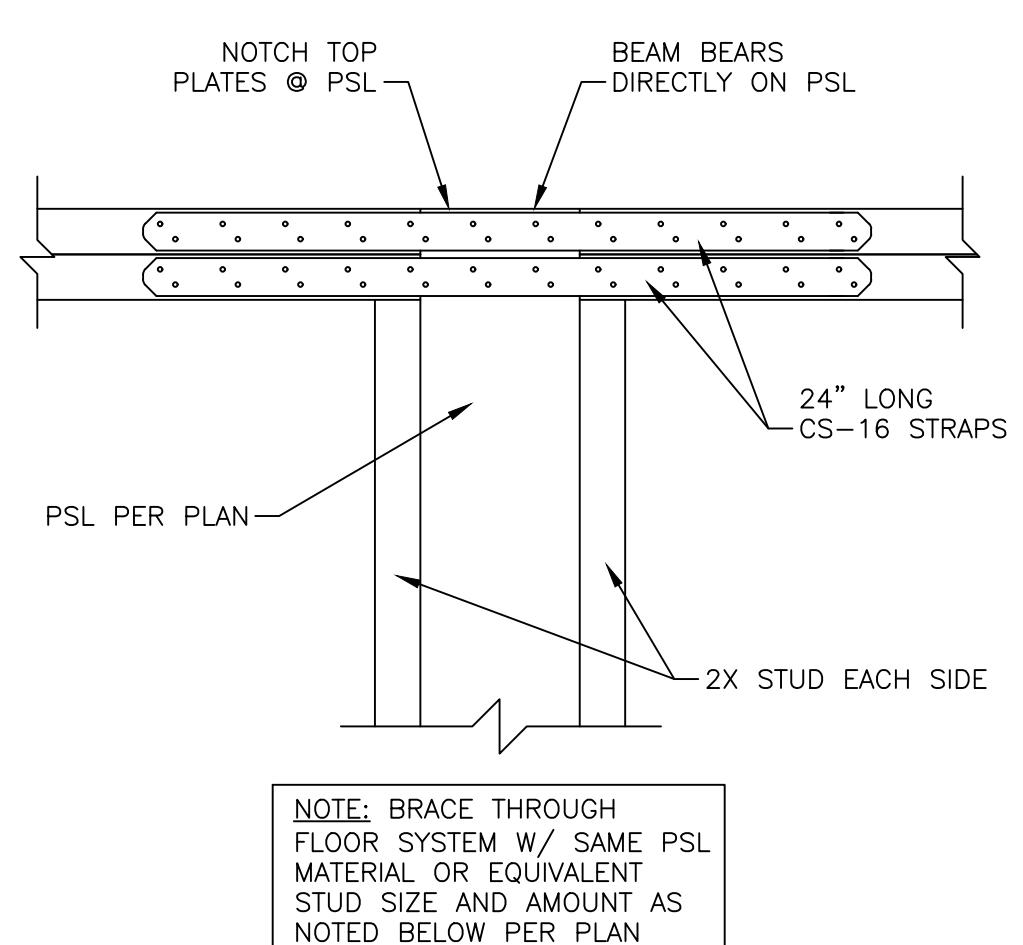
Gordon Koski



MECKLENBURG COUNTY  
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BRACKET AT SHED ROOF DETAIL  
N.T.S.



PSL BEARING DETAIL  
N.T.S.

REV. DATE	DESCRIPTION
DESIGNER:	CWB
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DATE:	5/22/2025

STRUCTURAL  
FRAMING  
DETAILS

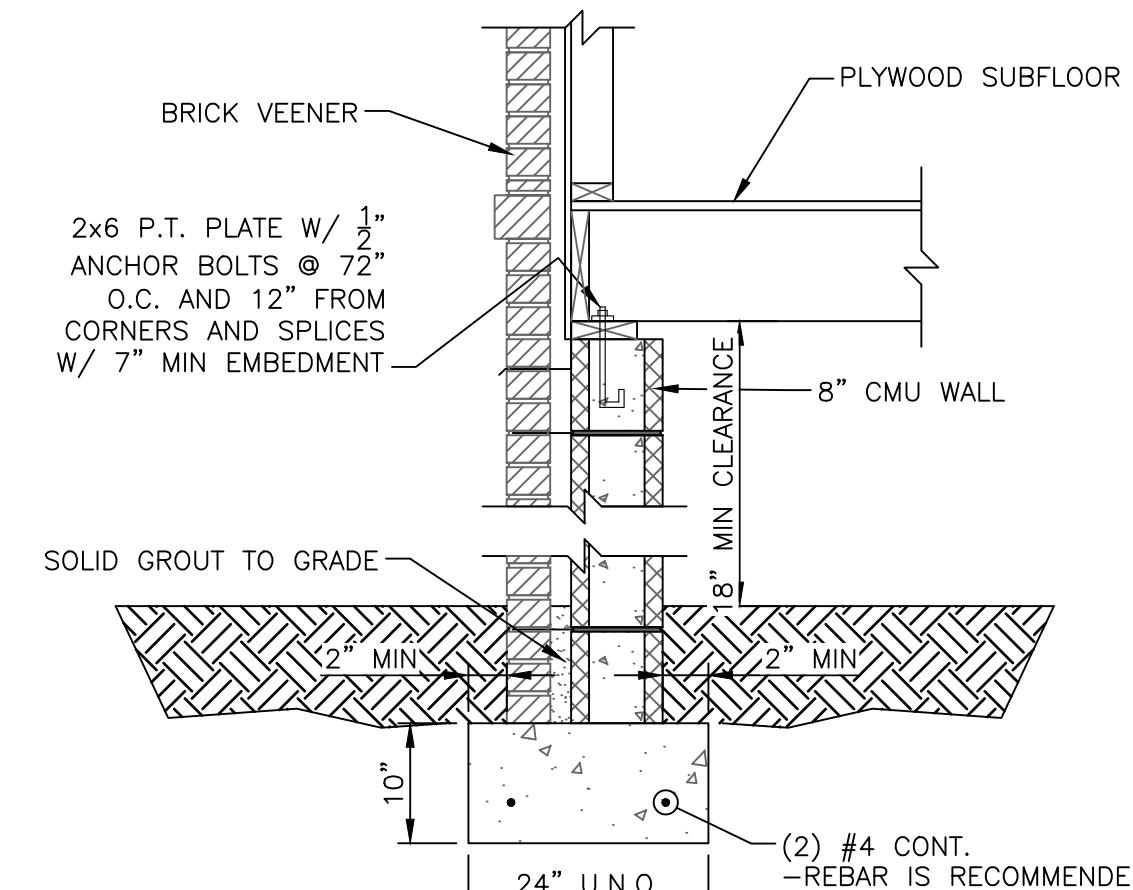
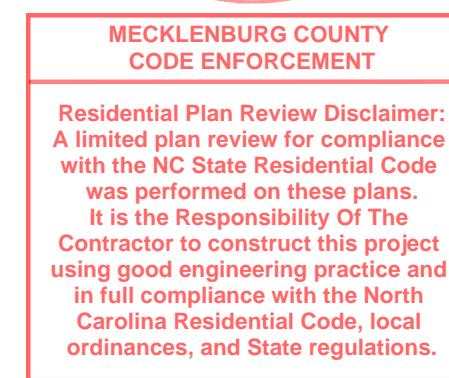
SHEET:  
SD1

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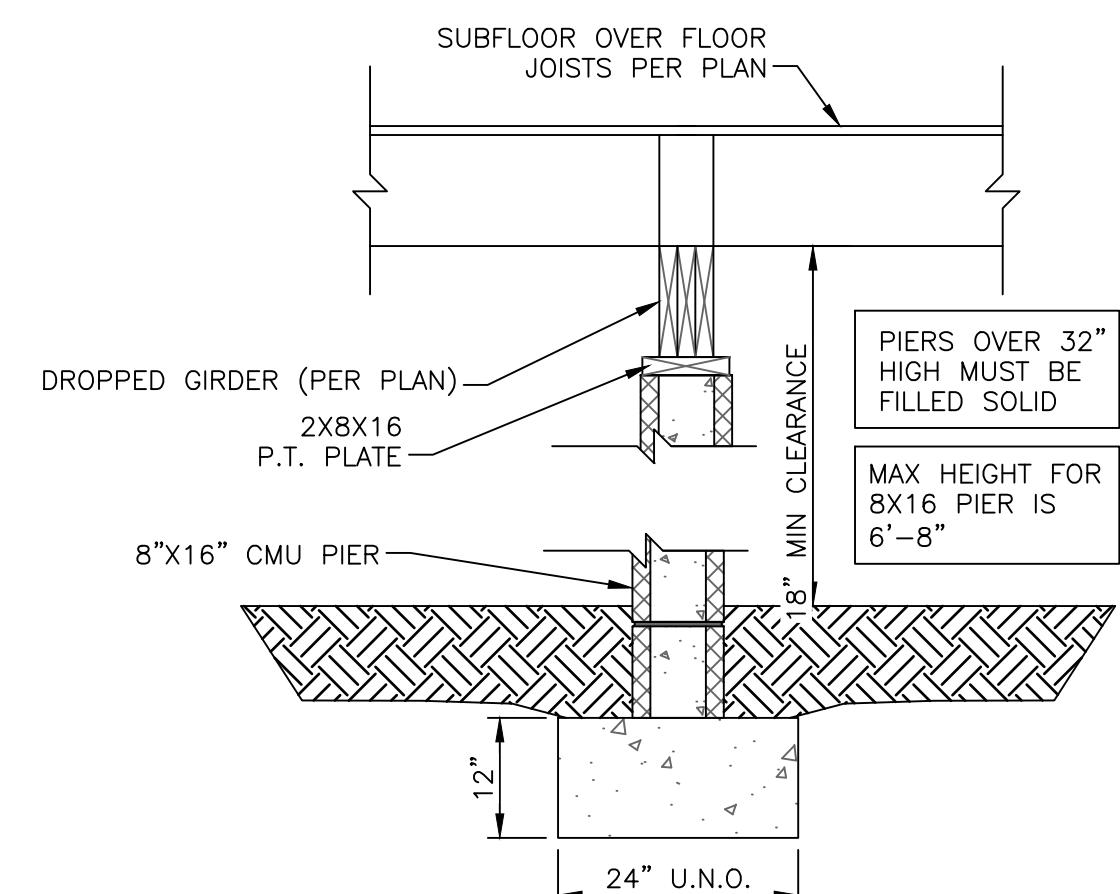
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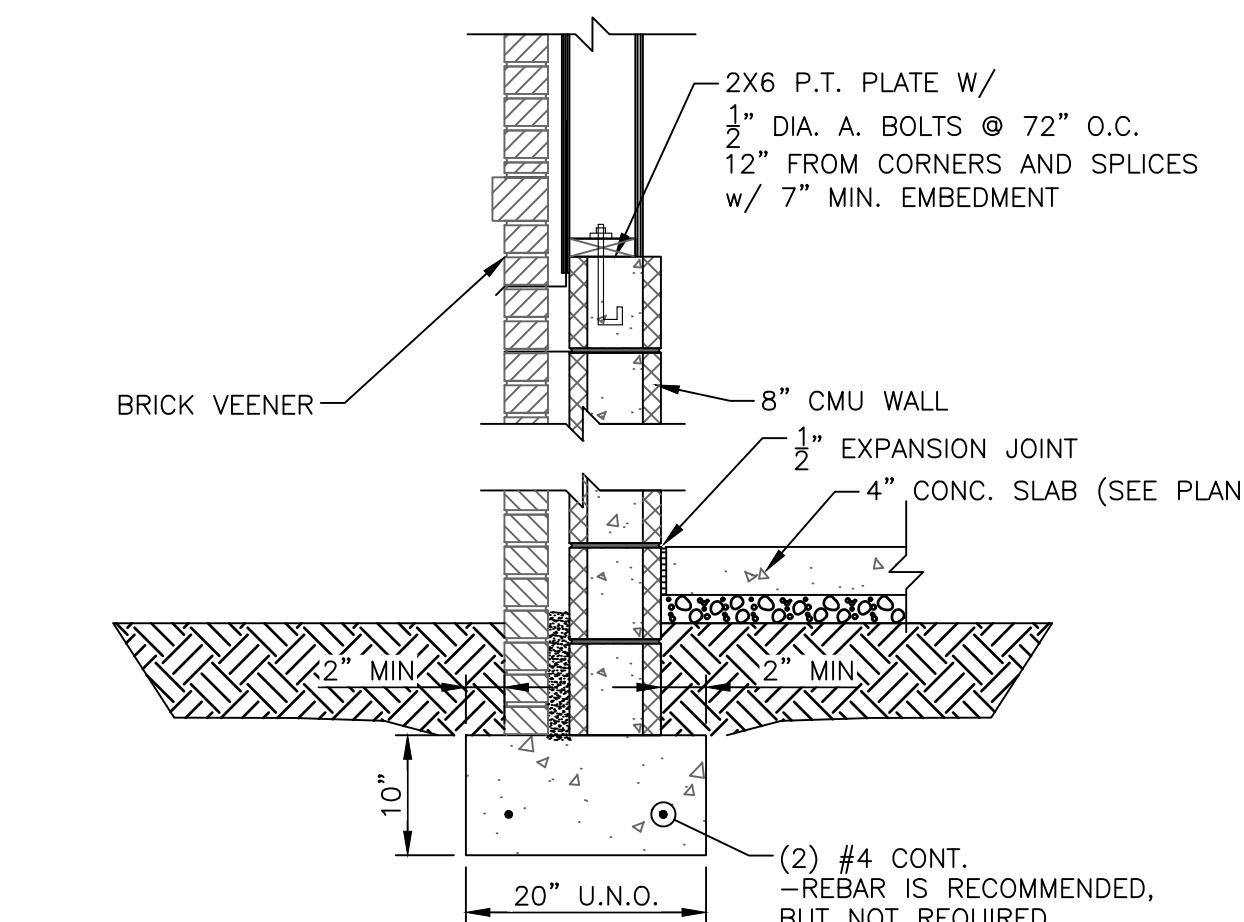
Gordon Koski



TYP. FOUNDATION DETAIL  
N.T.S.



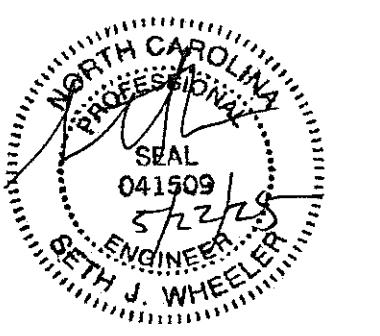
DROPPED GIRDER FOUND. DETAIL  
N.T.S.



TYP. GARAGE FOUNDATION DETAIL  
N.T.S.



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DATE:	5/22/2025	
STRUCTURAL FOUNDATION DETAILS		
SHEET:	SD2	