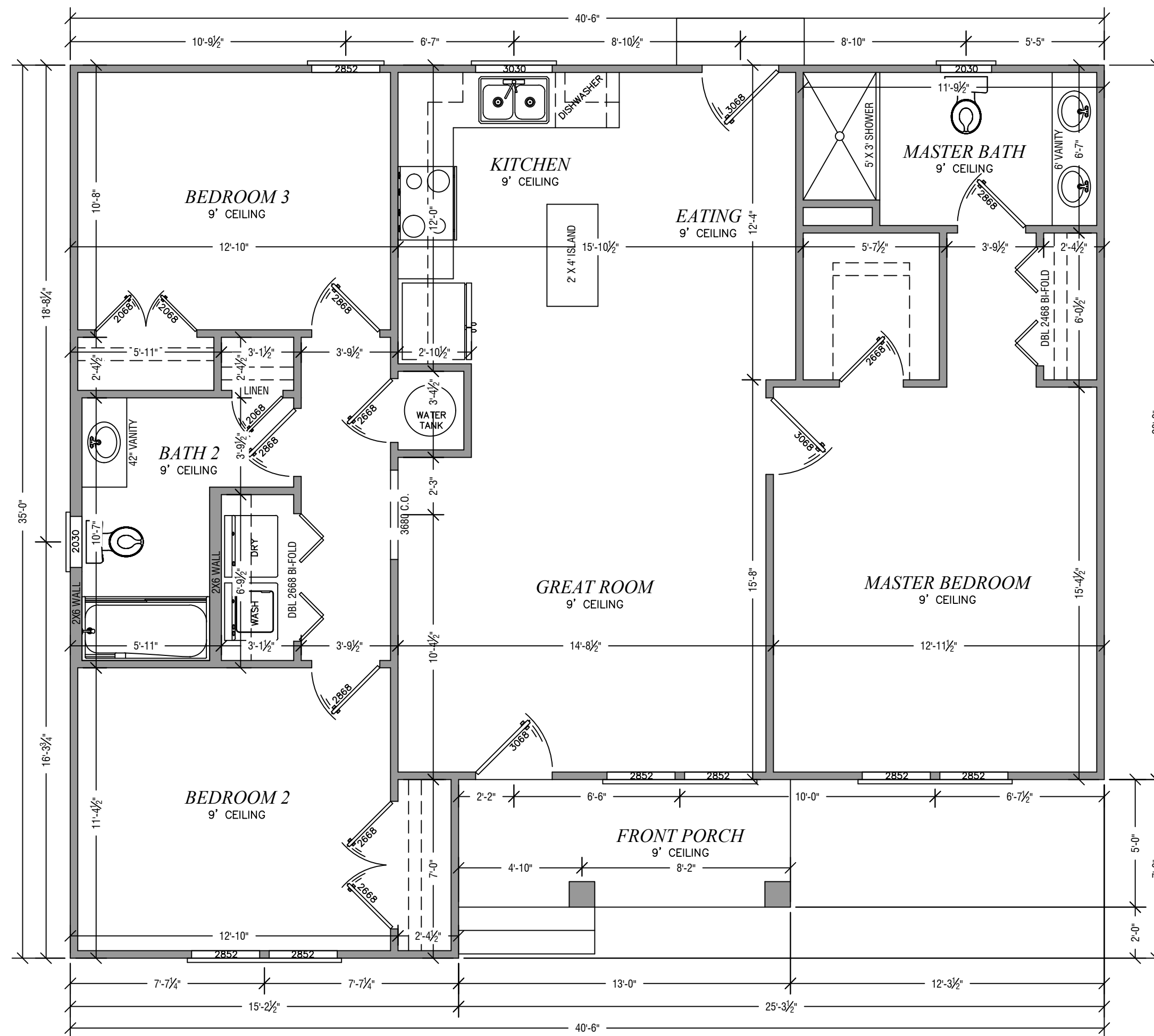


FOUNDATION PLAN
SCALE: = 1/4" = 1'-0"



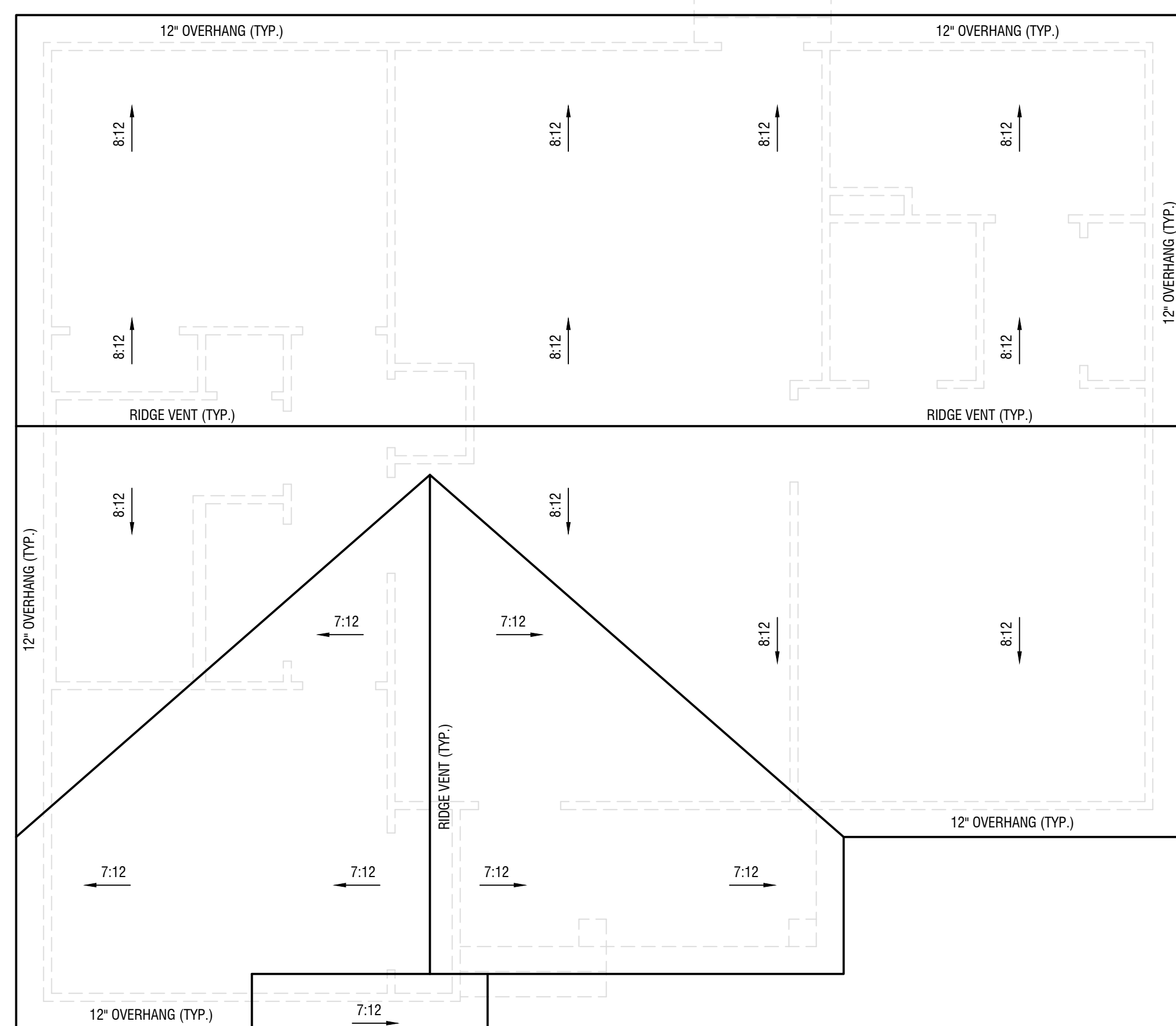
FIRST FLOOR PLAN
SCALE: = 1/4" = 1'-0"

FRAMING NOTES:

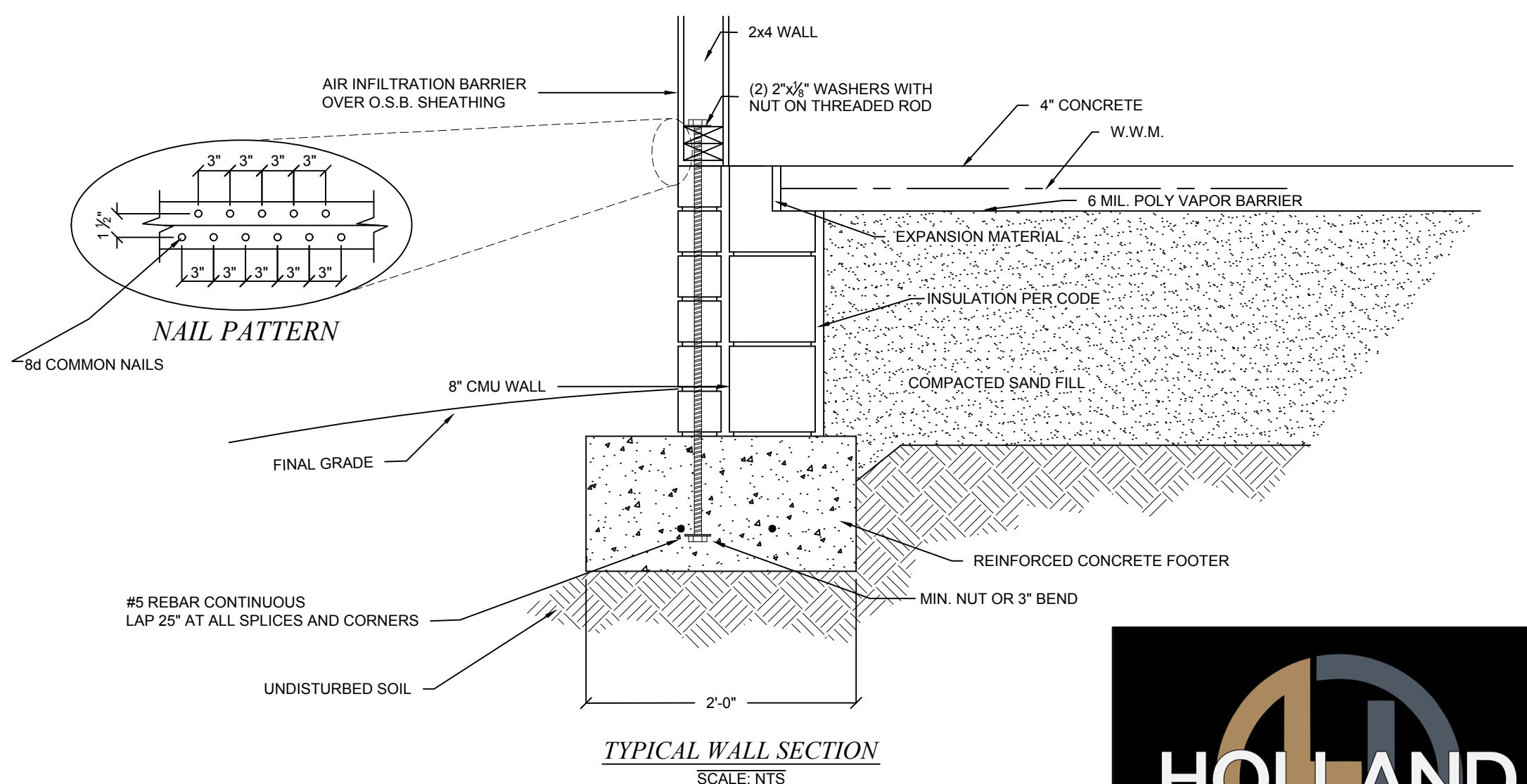
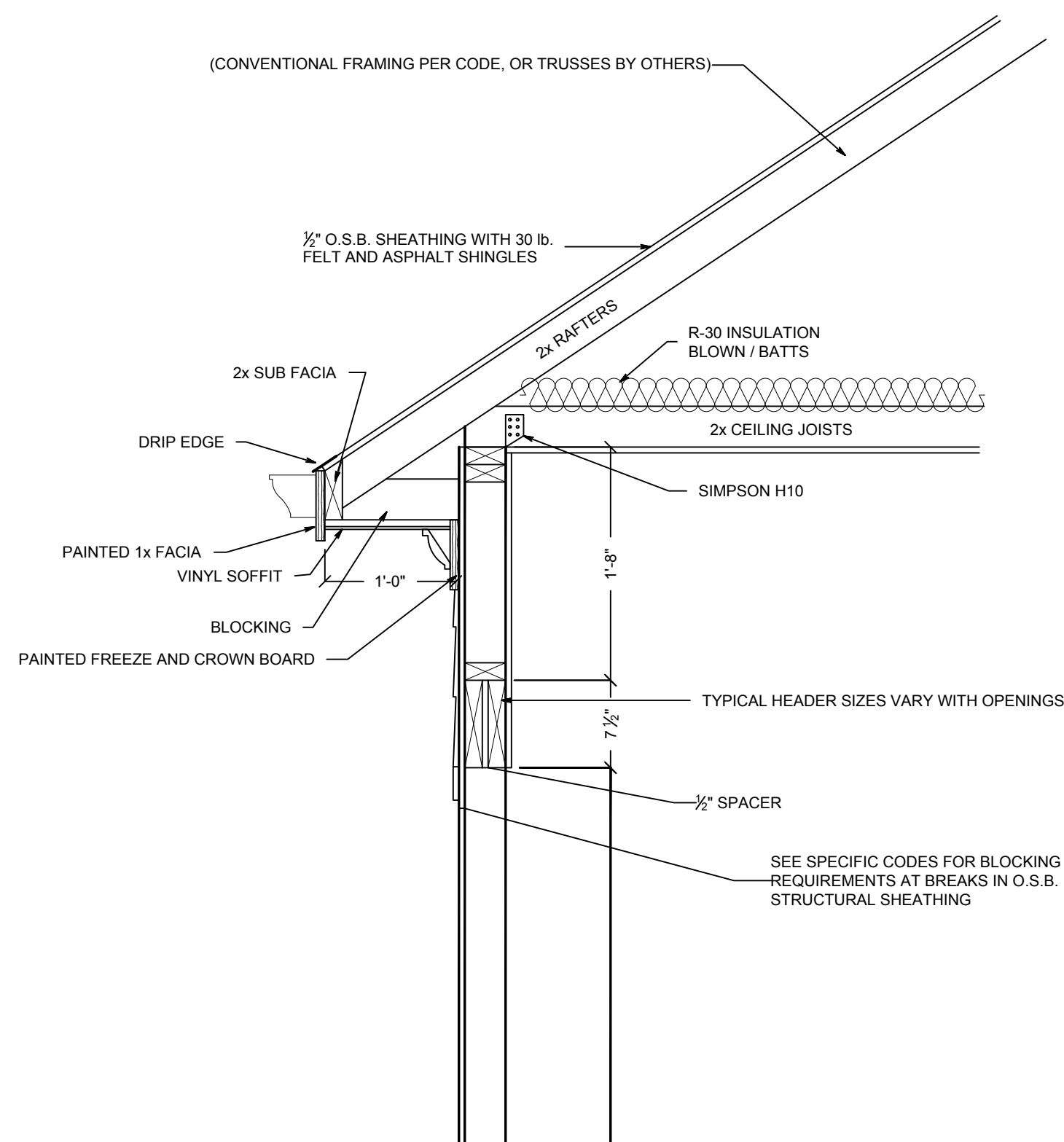
1. ALL LUMBER IN CONTACT WITH CONCRETE MASONRY OR WITHIN 8" OF GROUND SHALL BE PRESSURE TREATED.
2. ALL EXTERIOR HARDWARE SHALL BE GALVANIZED G90 MINIMUM COATING.
3. ALL ENGINEERED BUILDING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE TO THE MANUFACTURERS DRAWINGS AND WRITTEN SPECIFICATIONS.
4. ALL REQUIRED, IN FIELD, REPAIR DETAILS SHALL BE DESIGNED PER CODE.
5. ALL NAILING AND HARDWARE INSTALLATIONS SHALL BE IN COMPLIANCE TO NORTH CAROLINA BUILDING CODE.
6. LINTELS AND BEAMS SHALL HAVE A MINIMUM OF (3) 2x4 STUDS AT EACH END MIN.
7. HEADERS: REFER TO R602.7 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
8. CONTRACTOR SHALL VERIFY ALL WINDOW AND DOOR SIZES, TYPES, AND LOCATIONS WITH OWNER PRIOR TO CONSTRUCTION.
9. ALL WINDOW AND DOOR ROUGH OPENING SIZES TO BE PER MANUFACTURERS SPECIFICATIONS.
10. ALL ANGLES SHOWN ARE 90° OR 45° UNLESS OTHERWISE STATED.
11. WALLS 12' OR ABOVE SHALL BE FRAMED WITH 2x6 STUDS MINIMUM.
12. ALL CASED OPENINGS (WITHOUT DOORS) SHALL BE A MINIMUM 2'-8".

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO THE STATEWIDE BUILDING CODE AND TO THE SPECIFICATIONS AND STANDARDS OF LOCAL BUILDING CODE.
2. CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS PRIOR TO BEGINNING WORK, WITH ANY DISCREPANCY BROUGHT TO THE ATTENTION OF THE OWNER.
3. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SUBGRADE CONDITIONS.
4. FOOTINGS ARE TO BEAR ON UNDISTURBED SOIL.
5. FOOTINGS ARE DESIGNED FOR SOIL HAVING A MINIMUM BEARING OF 2,000 P.S.I.
6. ALL CONCRETE TO BE 3,500 P.S.I. MIX.
7. DOUBLE JOIST UNDER LOAD BEARING WALLS AND PARALLEL WALLS
8. ALL VENTS SHALL BE WITHIN 3' OF CORNERS AND PLACED PER BUILDING CODE.
9. ALL SILLS AND GIRDERS TO BE PRESSURE TREATED.
10. ALL ANGLES SHOWN ARE 45° OR 90° UNLESS OTHERWISE STATED.
11. SOLDIER COURSE, KEYSTONES, INLAYS, COLOR, LAYOUT, PATTERS, ETC.. IN BRICKWORK SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
12. ALL EXTERIOR DIMENSIONS ARE GIVEN TO FRAMING LINE.



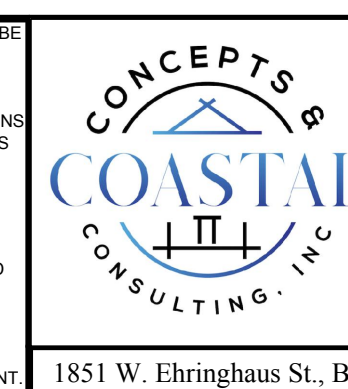
ROOF PLAN
SCALE: = 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: NTS

FIRST FLOOR - 1,240 S.F.
TOTAL HEATED - 1,240 S.F.
FRONT PORCH - 65 S.F.
TOTAL UNDER ROOF - 1,305 S.F.

THE DATA GIVEN ON THIS PLAN IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, CONDITIONS, TYPES AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL STATE AND LOCAL BUILDING CODES.



FOUNDATION, FIRST FLOOR & ROOF PLAN
FOR
HOLLAND CONSTRUCTION
THE MIRANDA

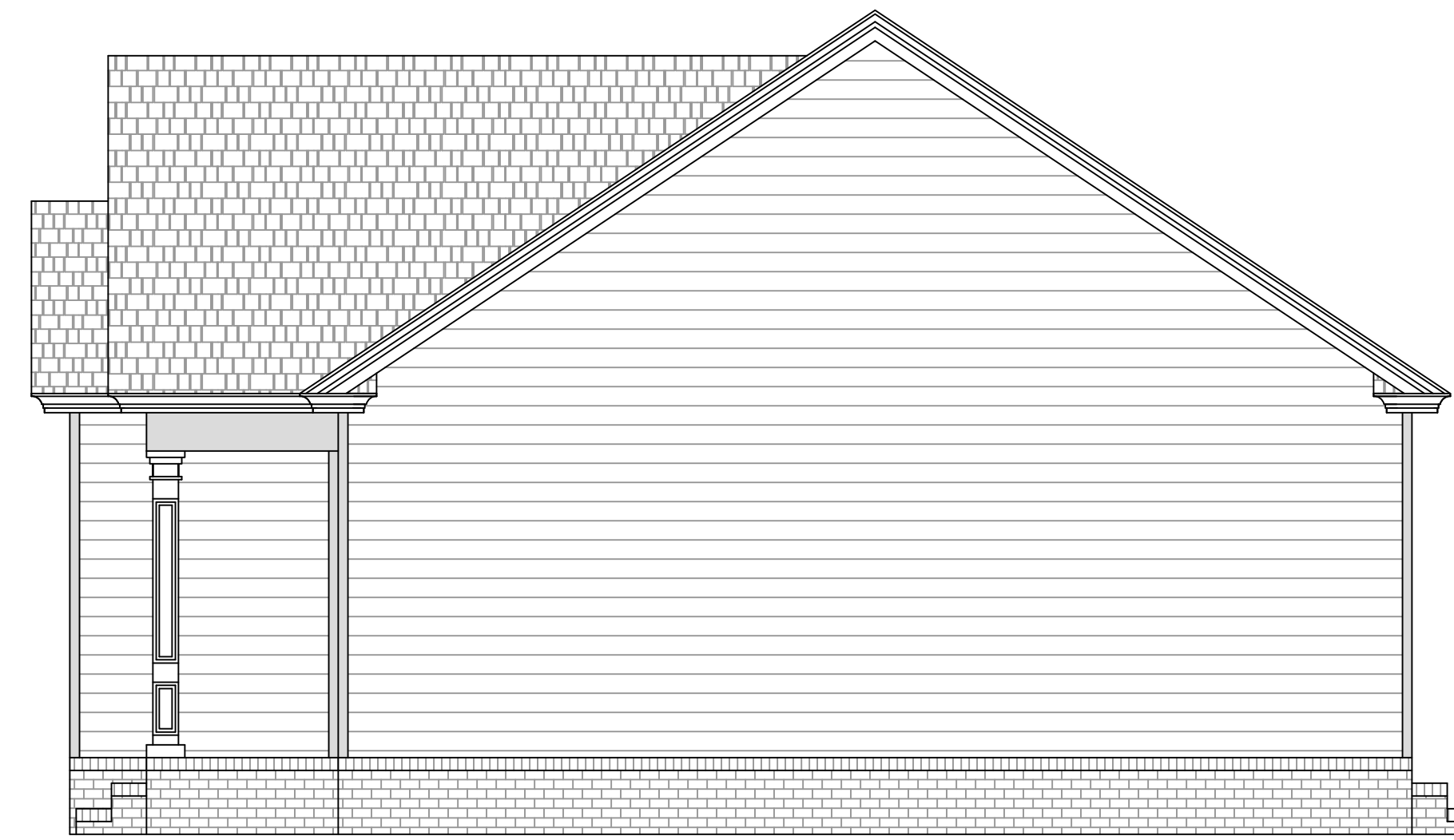
DATE: NOVEMBER 28, 2025	PROJECT: 2025-025
SCALE: AS SHOWN	DRAWING: 25025
DRAWN BY: JPW	BUILDER: HOLLAND CONSTRUCTION

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



RIGHT SIDE ELEVATION
SCALE: = 1/4" = 1'-0"



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



LEFT SIDE ELEVATION
SCALE: = 1/4" = 1'-0"

FRAMING NOTES:

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<small>THE DATA GIVEN ON THIS PLAN IS BELIEVED TO BE ACCURATE. BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, CONDITIONS, TYPES AND LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ADHERING TO ALL STATE AND LOCAL BUILDING CODES.</small> <small>COASTAL CONCEPTS & CONSULTING, INC. IS WAIVED OF ANY LIABILITY AT THE TIME THE BUILDING PERMIT IS ISSUED. CONTRACTOR AND OWNER SHALL SEEK THE ADVICE OF A PROFESSIONAL ENGINEER OR ARCHITECT IF NEEDED. COASTAL CONCEPTS & CONSULTING, INC. IS A DESIGN/CONSULTING COMPANY ONLY AND MAKES NO WARRANTIES ON THIS DOCUMENT.</small>		ELEVATIONS		2 2
		FOR HOLLAND CONSTRUCTION THE MIRANDA		
		DATE: NOVEMBER 28, 2025	PROJECT: 2025-025	
		SCALE: AS SHOWN	DRAWING: 25025	
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