

FRAMING NOTES:

ALIGN OUTER EDGE OF STUDS WITH OUTER
EDGE OF BLOCK FOUNDATION

ALL ANGLED WALLS TO BE 45 DEGREES
FROM SQUARE UNLESS OTHERWISE NOTED

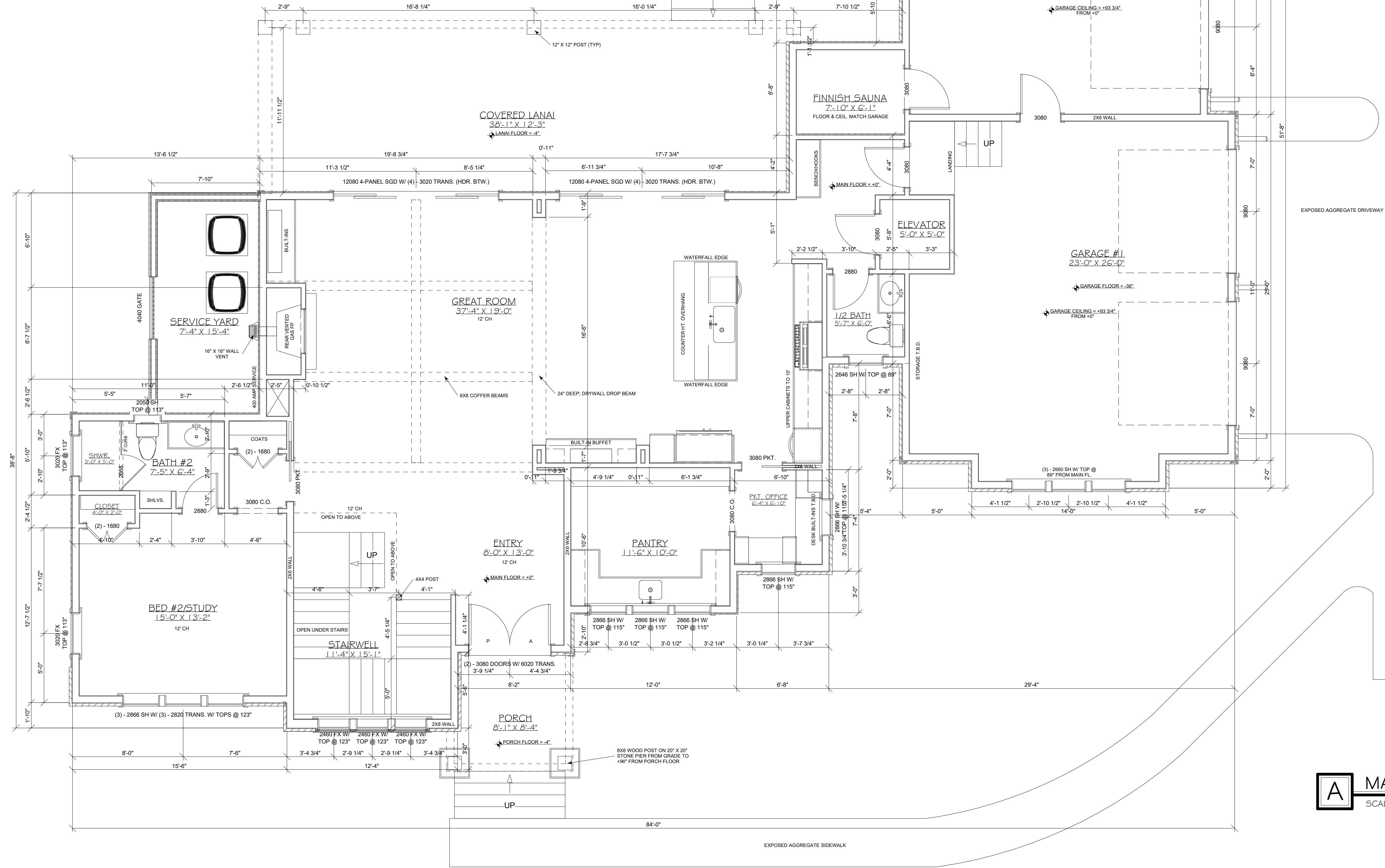
FRAME ALL WINDOW OPENINGS 96" AFF TO
TOP OF WINDOW UNLESS OTHERWISE
NOTED

ALL EXTERIOR WALLS TO BE 2X6 UNLESS
OTHERWISE NOTED

ALL INTERIOR WALLS TO BE 2X4 UNLESS
OTHERWISE NOTED

CEILING HEIGHT TO BE +145 1/2" UNLESS
OTHERWISE NOTED

MAIN FLOOR HEIGHT TO BE +0" UNLESS
OTHERWISE NOTED



BUILDING SUMMARY:	
MAIN FLOOR	1745 SQ FT
UPPER FLOOR	2209 SQ FT
TOTAL HEATED	3954 SQ FT
GARAGE #1	598 SQ FT
GARAGE #2	546 SQ FT
FRONT PORCH	72 SQ FT
COVERED LANAI	476 SQ FT
SAUNA	56 SQ FT
TOTAL BUILDING AREA	5702 SQ FT

A MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" 1745 SQ. FT.

THE
TROJANOWSKI
RESIDENCE

LOT 22
HELMSDALE II
LANDFALL

7103 ABERNATHY CT.

WILMINGTON, NC

HALEY L. WILSON
CERTIFIED PROFESSIONAL
BUILDING DESIGNER
(CPBD)
CERTIFICATION # 34-137



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BARKER & CANADY
CUSTOM HOMES
2005 EASTWOOD RD. #201
WILMINGTON, NC 28403
910-509-2014 (O) 910-509-2015 (F)
BARKERCANADY@BELLSOUTH.NET

NOTES:

DATE:
06/22/26

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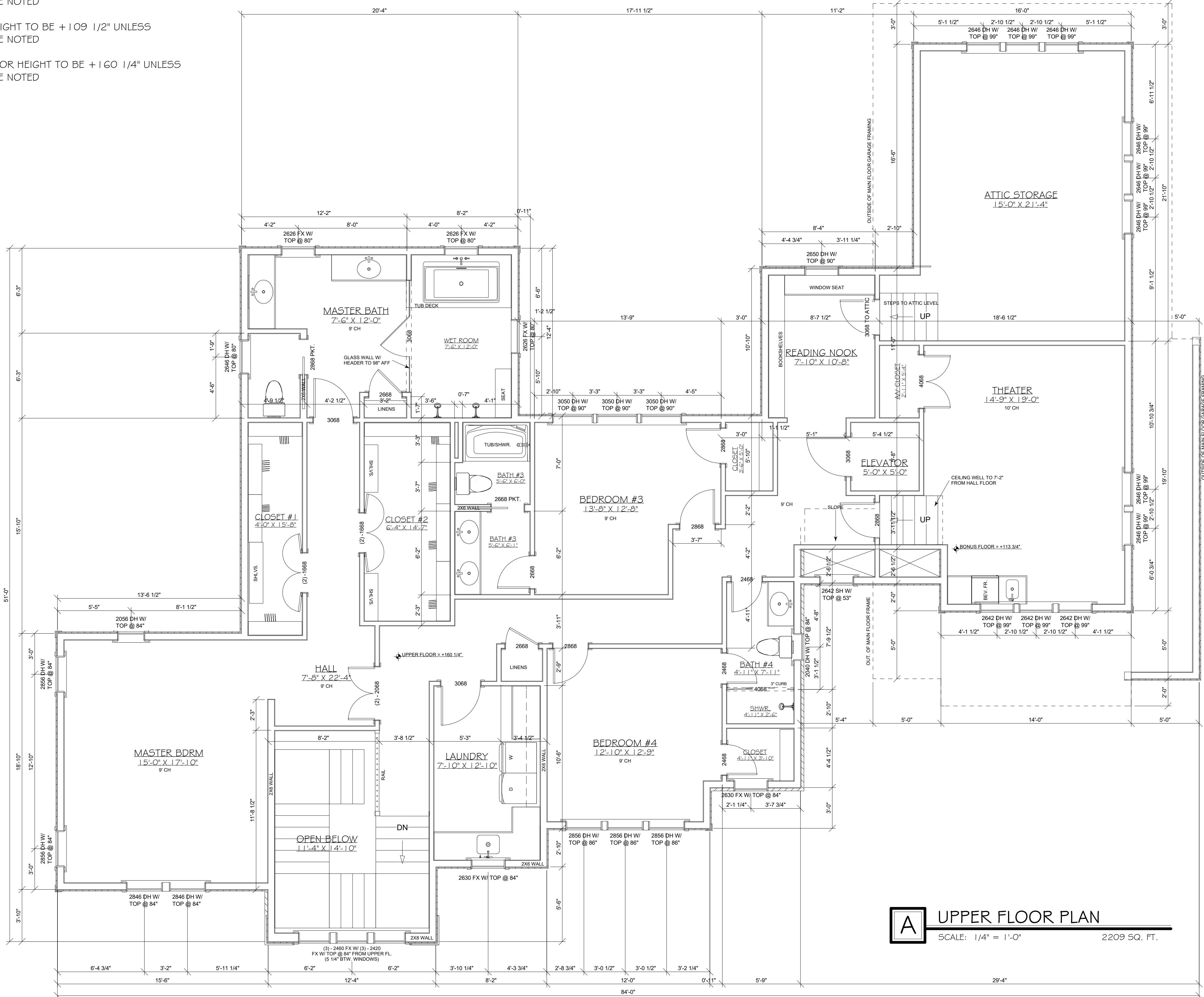
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CEILING HEIGHT TO BE +109 1/2" UNLESS OTHERWISE NOTED

UPPER FLOOR HEIGHT TO BE +160 1/4" UNLESS OTHERWISE NOTED



GENERAL NOTES:

DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. SUBMIT TO DESIGNER ANY DISCREPANCIES FOR CLARIFICATION BEFORE CONSTRUCTION BEGINS.

DESIGN ELEVATIONS ARE FOR REFERENCE. APPEARANCE OF CONSTRUCTED HOME MAY VARY PER GRADE ON SITE, STRUCTURAL COMPONENTS, OR FINAL BUILDING MATERIAL SELECTIONS.

ALL WORK SHALL BE IN COMPLIANCE WITH NORTH CAROLINA BUILDING CODES, RECOGNIZED INDUSTRY STANDARDS, ALL MANUFACTURER'S RECOMMENDATIONS AND ALL OTHER APPLICABLE CODES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS FROM THE GOVERNMENTAL AGENCIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS UNLESS HE RECEIVES A WRITTEN NOTIFICATION FROM THE DESIGNER TO THE CONTRARY.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND BUILD THE STRUCTURE IN SUCH A WAY AS TO ACCOMMODATE ANY ANCHORS, SLEEVES, RECESSES, OPENINGS, HANGERS, DEPRESSIONS, ETC NEEDED FOR HIS OR OTHER WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY SOIL CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY DESIGNER AND ENGINEER OF ANY DISCREPANCIES IN THE DESIGN PRIOR TO PROCEEDING WITH THE WORK. FAILURE OF THE STRUCTURE DUE TO UNSUITABLE SOIL BEARING CONDITIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR IF HE FAILS TO NOTIFY AS DIRECTED.

IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN A SAFE JOBSITE AND TO FOLLOW THE STANDARDS AND REGULATIONS FOR CONSTRUCTION ESTABLISHED FOR THE LOCATION OF THE PROJECT. THE OWNER, DESIGNER AND ENGINEER SHALL BE HELD HARMLESS FOR THE ACTS AND FAILURES OF THE CONTRACTOR.

THE LOCATION OF EXISTING UTILITIES, GRADES, TREES AND EXISTING STRUCTURES ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF SUCH ITEMS WHETHER SHOWN HEREON OR NOT. ANY DISCREPANCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY ADDITIONAL COSTS SHALL BE HIS.

HANDRAILS AND GUARDRAILS SHALL BE INSTALLED PER NORTH CAROLINA STATE BUILDING CODE.

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF PLAN VIEW DESIGN, LLC. THE OWNER SHALL BE PERMITTED TO RETAIN COPIES OF DRAWINGS AND SPECIFICATIONS FOR INFORMATION AND REFERENCE IN CONSTRUCTION WITH THE OWNER'S USE ON THIS PROJECT. THESE DRAWINGS SHALL NOT BE USED BY ANYONE ON ANY OTHER PROJECT WITHOUT WRITTEN AGREEMENT FROM PLAN VIEW DESIGN, LLC PLUS APPROPRIATE COMPENSATION.

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NOTES:

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A2.2



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



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

RIDGE	+378" (+34'-1 1/2") A.F.G. +342" (+31'-1 1/2") FROM +0
UPPER CEILING	+269 3/4" +22'-5 3/4"
UPPER FLOOR	+160 1/4" +13'-4 1/4"
MAIN FLOOR CEILING	+145 1/2" +12'-1 1/2"
BONUS FLOOR	+113 3/4" +9'-5 3/4"
GARAGE CEILING	+93 3/4" +7'-9 3/4"
MAIN FLOOR	+0"
GRADE @ GARAGE DOORS	-36" -3'-0"

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A3.1



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

RIDGE → +378" (+34'-1 1/2") A.F.G.
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MAIN FLOOR → +0"

GRADE @ GARAGE DOORS → -36"
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B LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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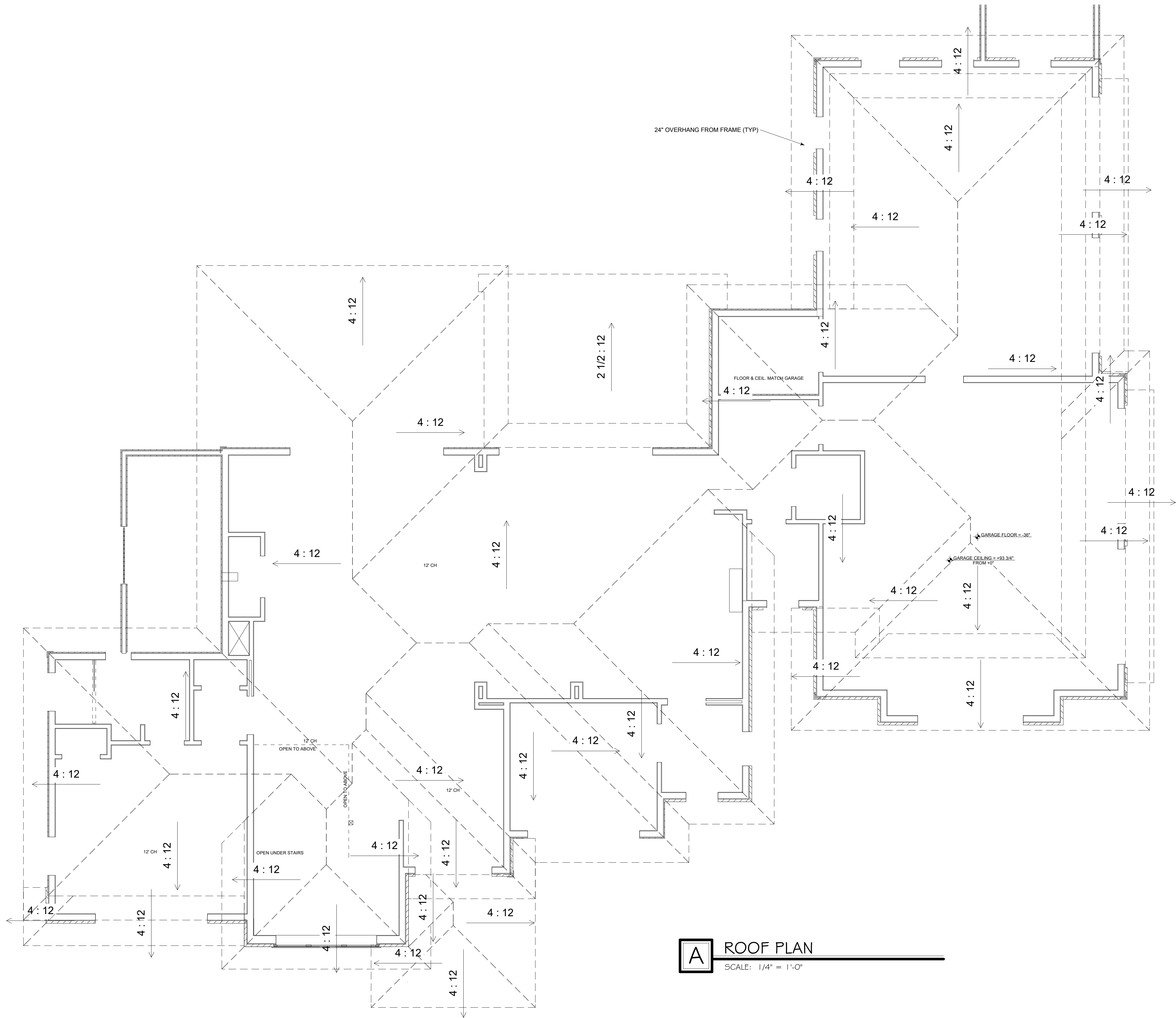
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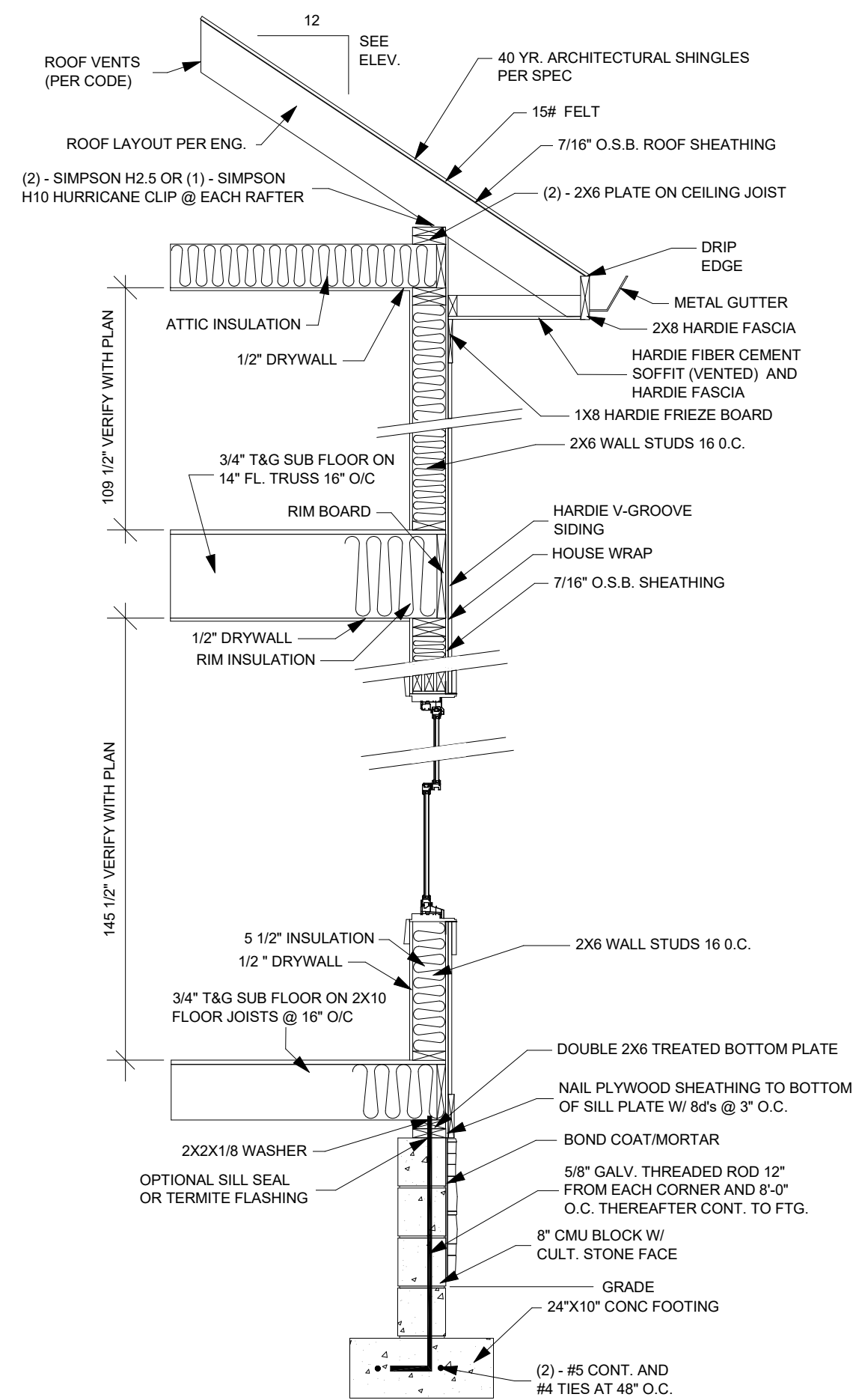
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A ROOF PLAN
SCALE: 1/4" = 1'-0"



B TYP. WALL SECTION DETAIL
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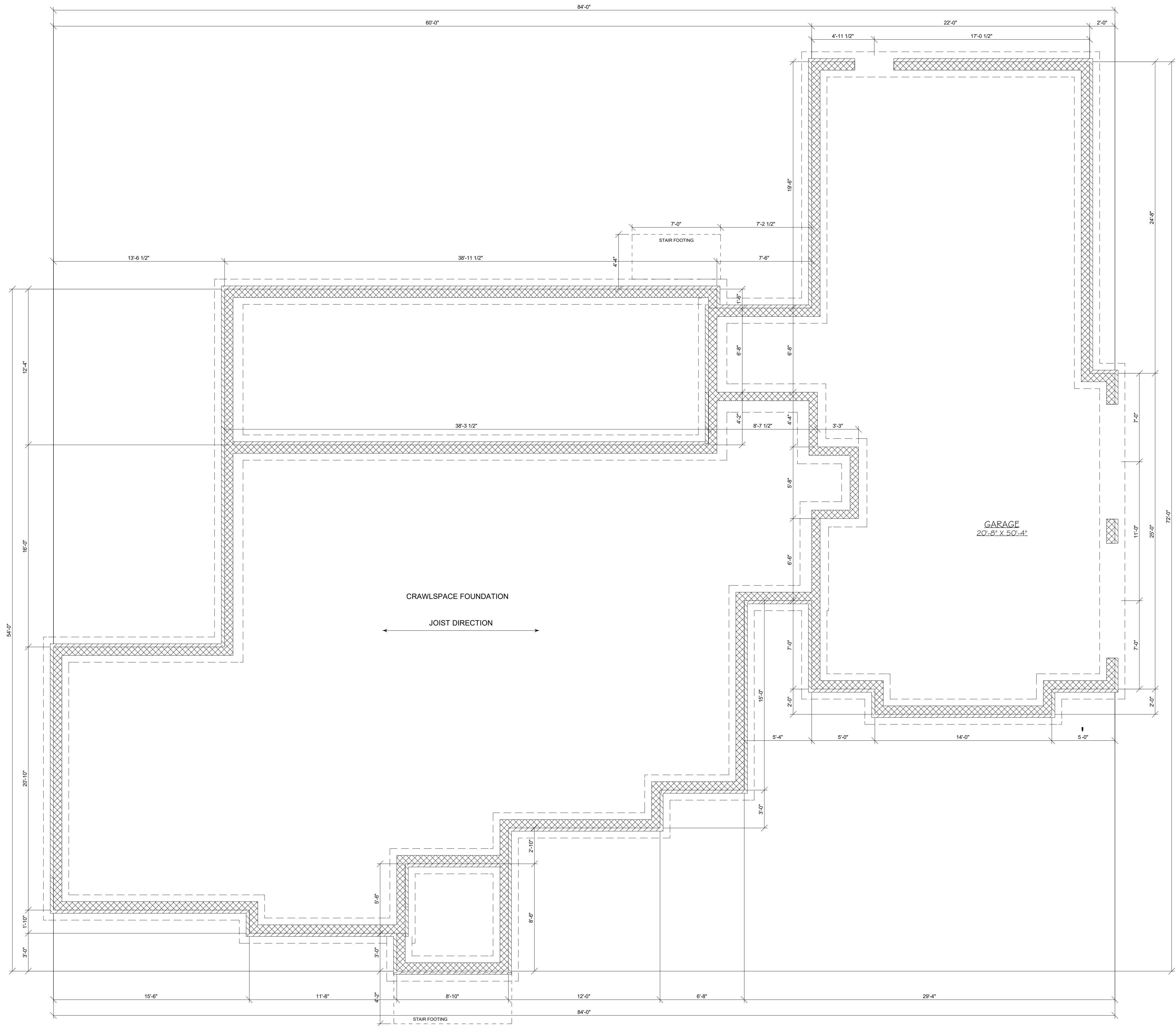
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A FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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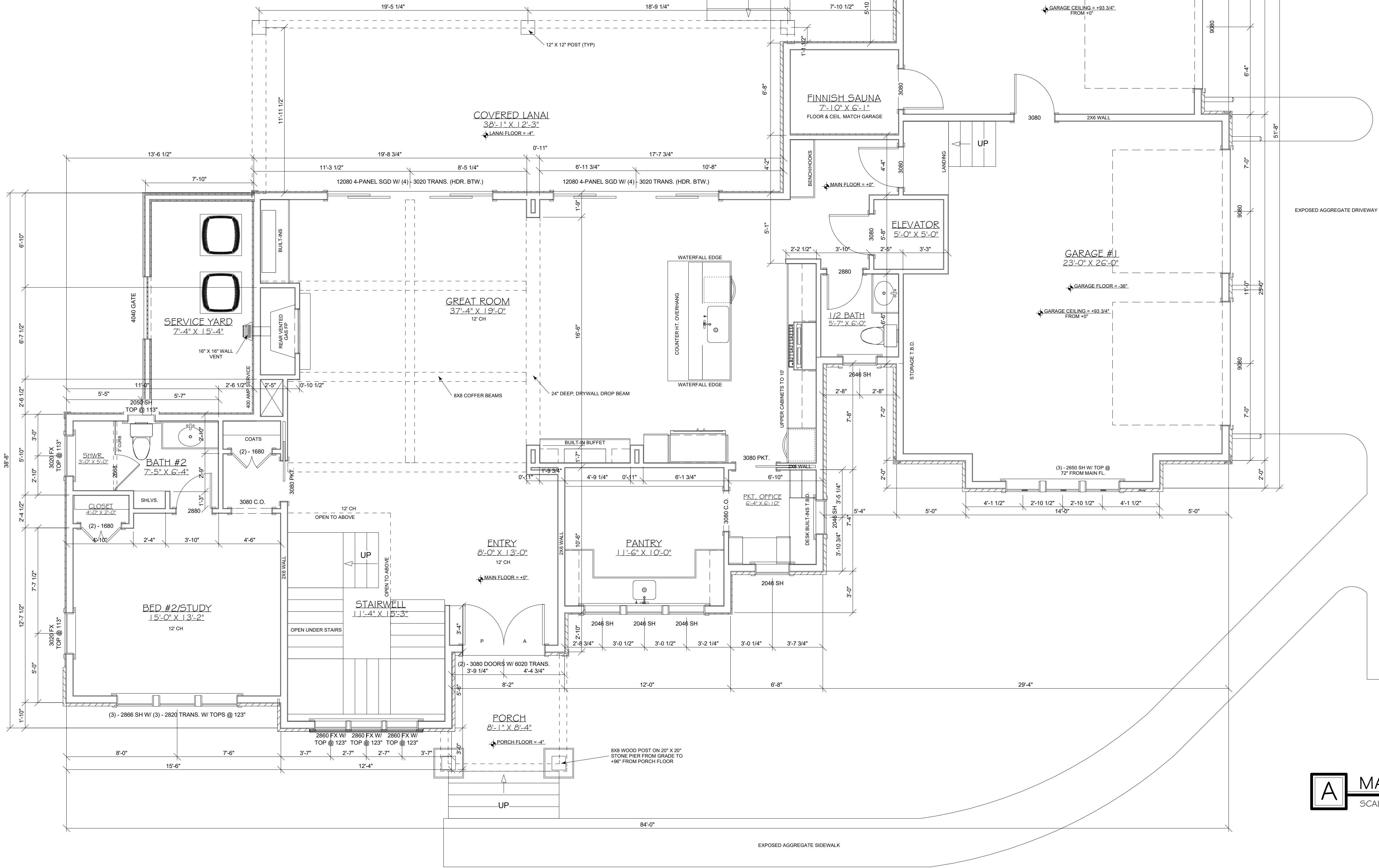
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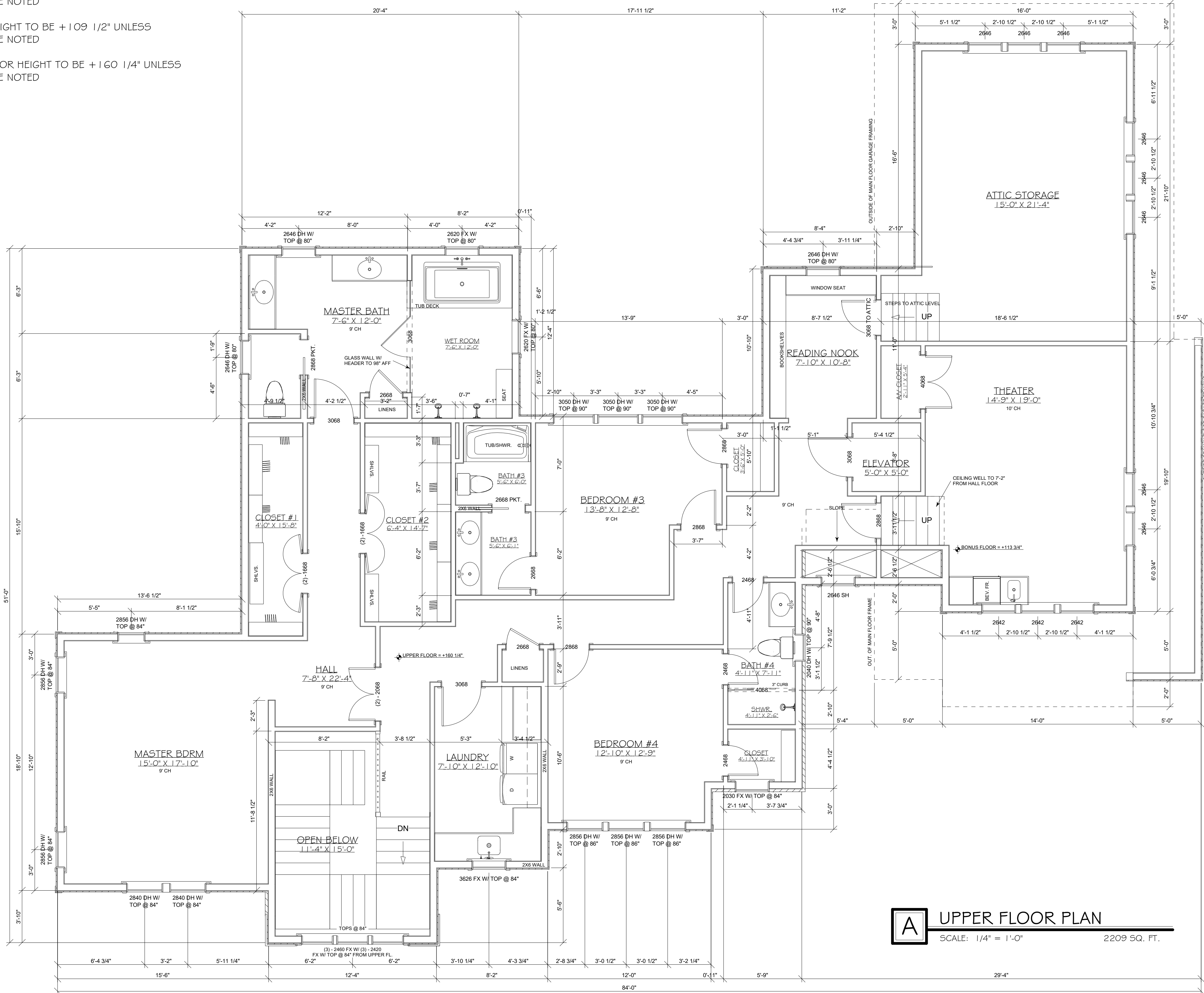
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B RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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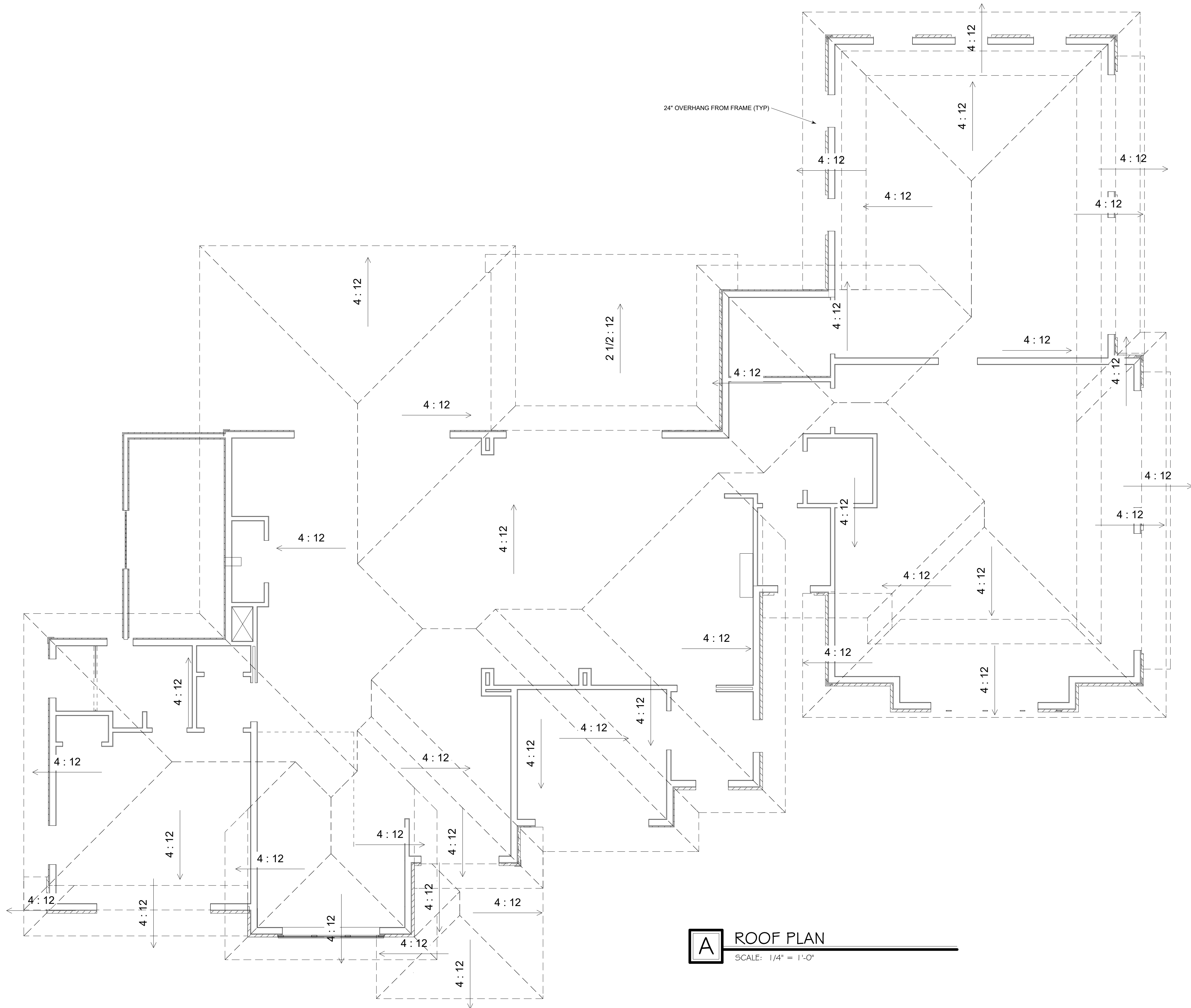
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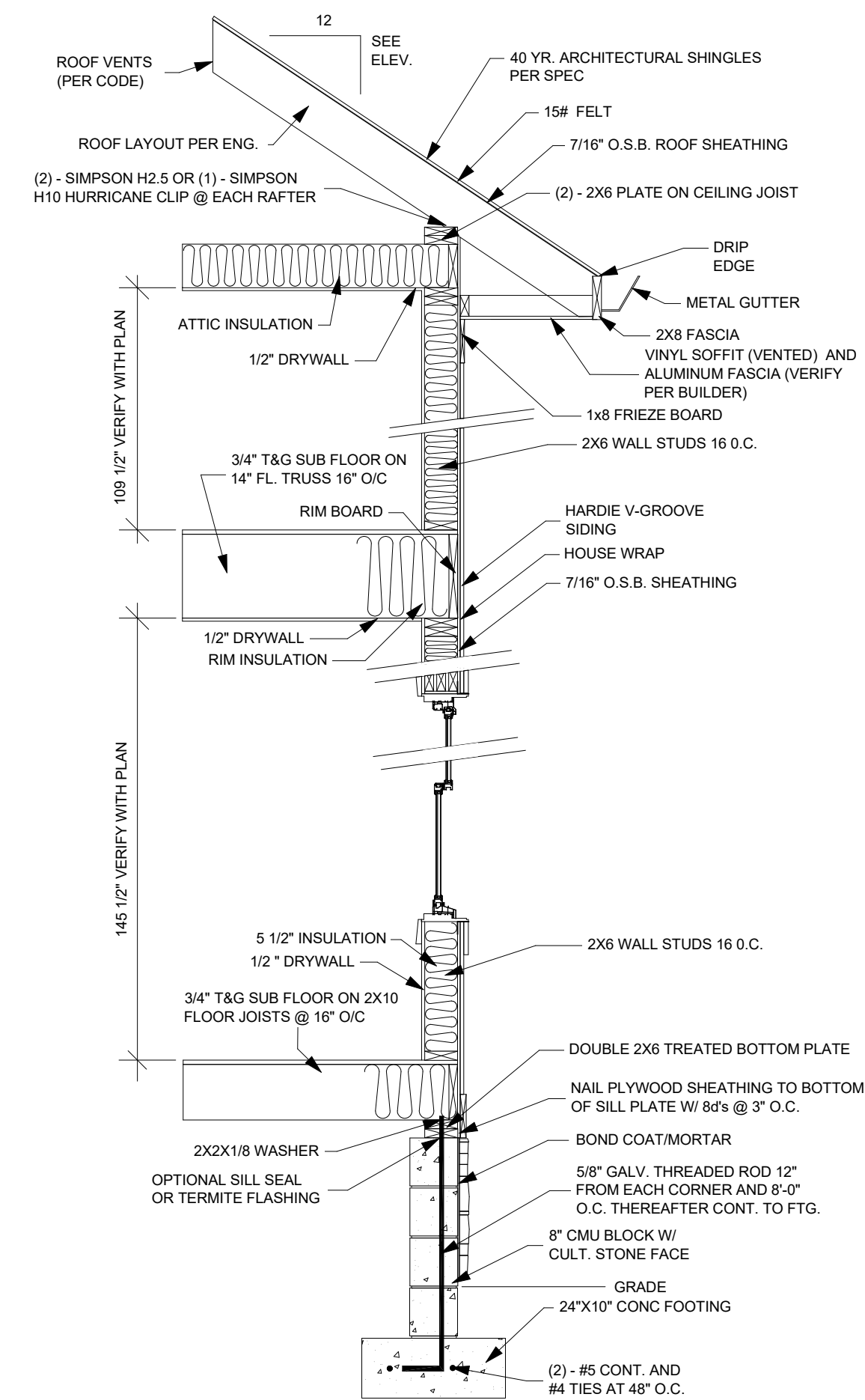
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B TYP. WALL SECTION DETAIL
SCALE: 1/2" = 1'-0"

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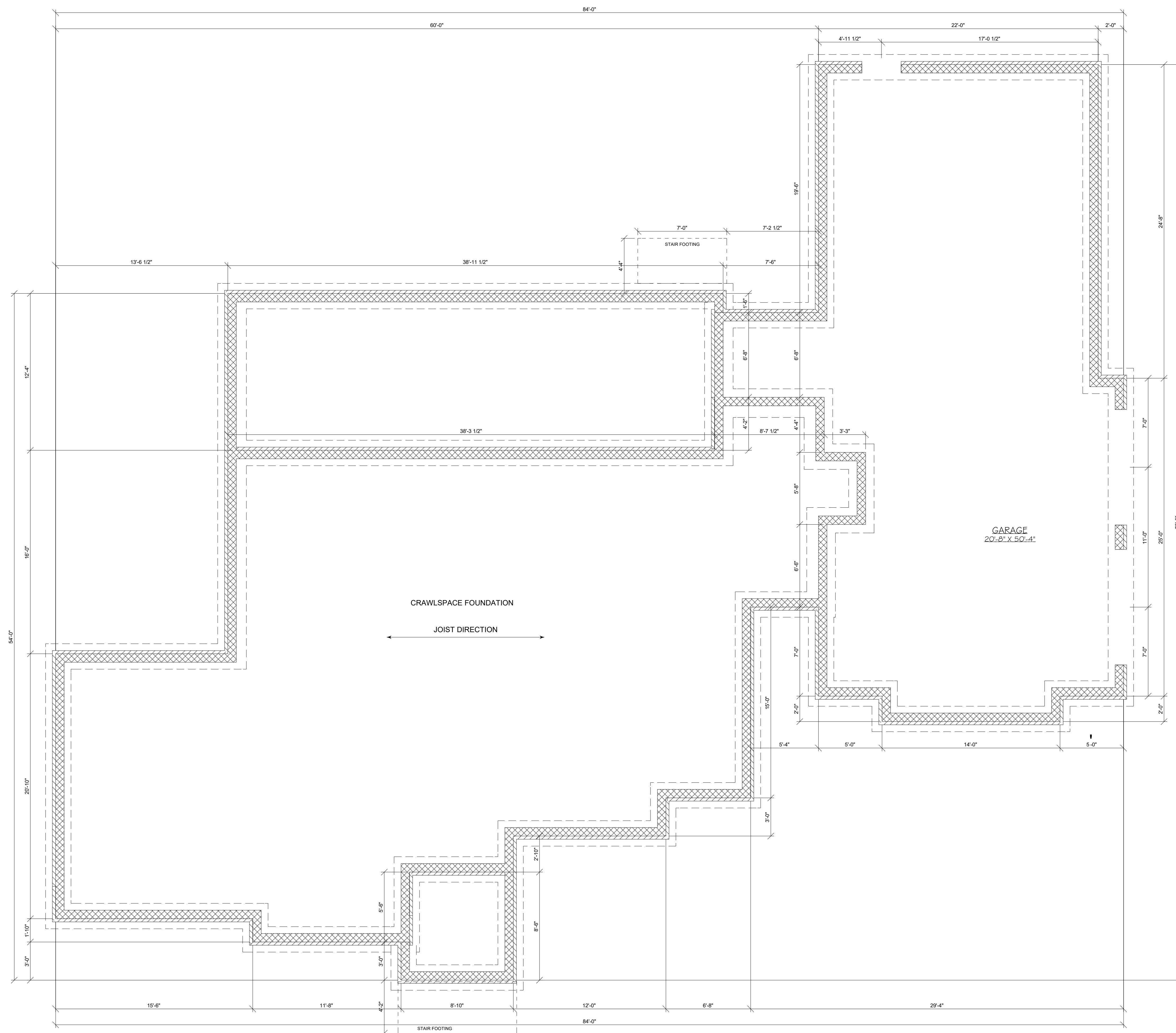
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