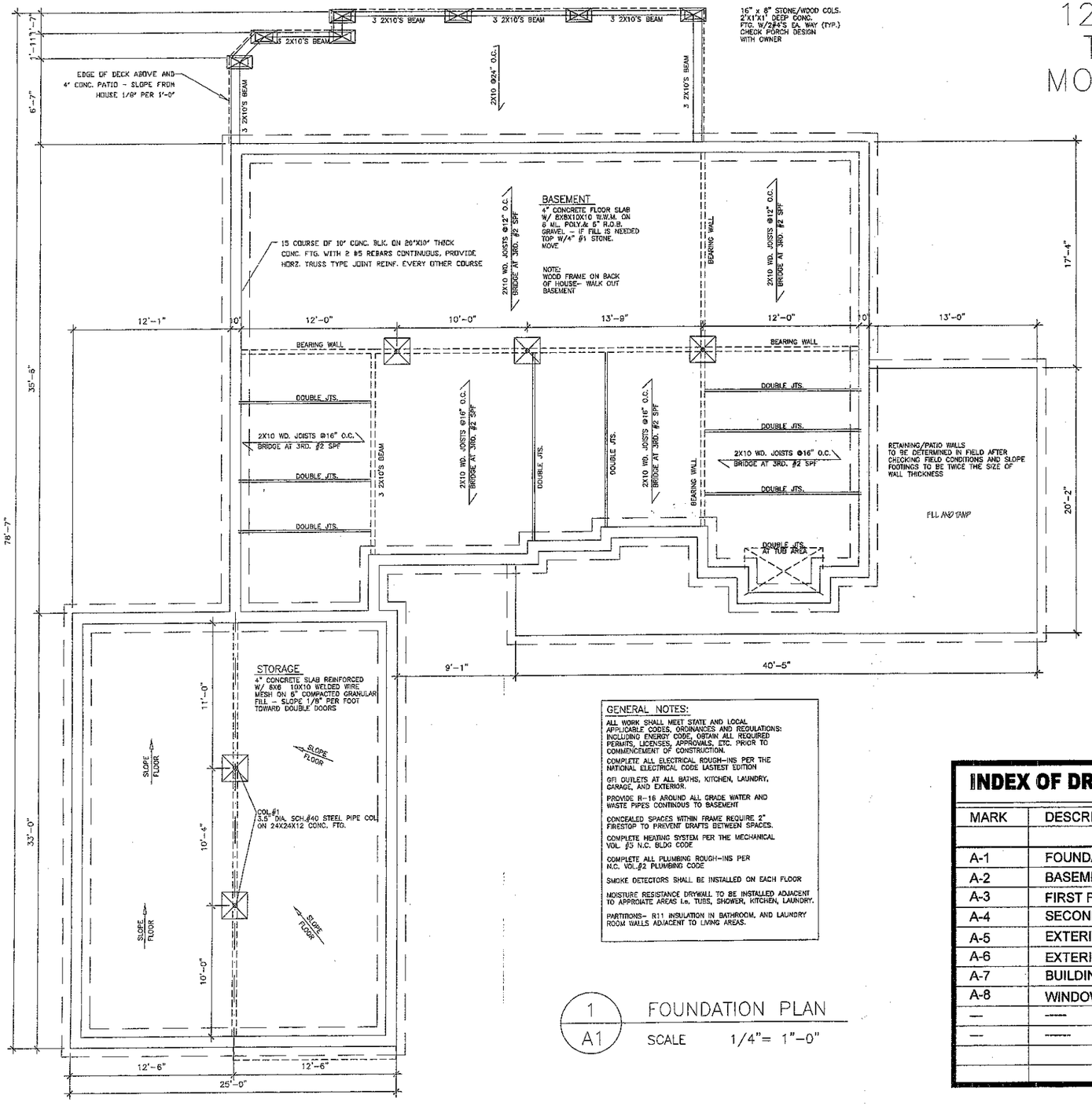
"THE BARG HOUSE"

122 CADES COVE LANE
THE HARBOUR LOT 8
MOORESVILLE, NC 28117



STRUCTURAL NOTES:

1. THE FLOOR OF THIS RESIDENCE HAS BEEN DESIGNED IN ACCORDANCE WITH THE MIN. REQ'D. OF N.C. BUILDING CODES.. FIRST FLOOR -- 40 PSF L.L + 10 PSF D.L.

2. ALL WOOD JOISTS, BEAMS, HEADERS, ETC. HAVE BEEN DESIGNED USING #2 SPRUCE/PINE FIR

3. UNLESS OTHERWISE NOTED, THE MIN. HEADER SIZE FOR DOORS, WINDOWS, OR OTHER FRAMED OPENINGS IN A BEARING WALL IS TO BE 2 2X10'2 W/ 1/2" PLWD. ALL HEADERS, BEAMS, ETC. TO BE FABRICATED, LAMINATING COMPONENTS WITH CONST. ADHESIVE AND UNIFORMLY NAILED @ 12" O.C.

4. THE CONTR. AND/OR OWNER WILL VERIFY SOIL CONDITIONS. FOUNDATION DESIGN ASSUMES MIN. SOIL BEARING CAPACITY OF 3200 PSI. SHOULD WORSE CONDITIONS BE FOUND, A LARGER FOOTING WILL BE REQ'D. AS PER ENGINEER CALCULATIONS.

5. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS RUNNING PARALLEL WITH JOISTS. PROVIDE SOLID BLOCKING BETWEEN FLOOR JTS. UNDER WALLS THAT ARE PERPENDICULAR TO FLOOR JOISTS.

6. CONCRETE-- COMPRESSIVE STRENGTH 3000 PSI

7. CONCRETE FOOTINGS
COMPRESIVE STRENGTH-- 3000 PSI AT 28 DAYS
6 MIL. POLYETHYLENE VAPOR BARRIER
IF FILL IS REQ'D UNDER SLABS - 6" LIFTS OF R.O.B. STONE, COMPACTED TO 95% +/-
IS TO BE USED -- FINAL BASE TO BE USED 6" OF #1 STONE.
ALL REINFORCING FOR CONC. FOUNDATION SHALL BE ASTM-A-615, GRADE 60.
6X6W2.1XW2.1 WWM REINFORCING IN 6" SLABS-- CENTERED IN SLABS
FOOTING SHALL BEAR ON UNDISTURBED SOIL OF ADEQUATE STRENGTH OR SUITABLE COMPACT FILL

8.POURED CONCRETE FOUNDATION:
TEST CYLINDER BY OWNER AND TESTING BY OWNER TO CONFIRM CONCRETE STRENGTH
COMPLY WITH PROVISIONS IN ACI 318
FORM DESIGN -- ALL FORMS AND FORM TIES MUST MEET SAFE WORKING LOADS AND MIN. SAFTY FACTORS OF OSHA
RESPONSIBILITY FOR ADEQUACY AND SAFTY OF ALL FORMS REST COMPLETELY WITH THE CONTRACTOR
COMPLY WITH APPLICATION OF ACI-347
REINFORCING STEEL SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A 305
PLACE 1/2" REBAR EVERY 8' O.C. AND AT ALL BEAM LOCATIONS FOR ADDED REINFORCEMET
PLACE 1/2" REBAR AT 4' IN HEIGHT AROUND ENTIRE FOUNDATION WALL
COMPLY WITH ACI -- SP-- 66 FOR ARRANGEMENT OF CONCRETE REINFORCEMENT
CONCRETE WITH GREATER SLUMP THAN 4" SHALL BE DISCARDED

9. SLABWORK AND PORCHES
FRONT PORCH 4" WITH STONE BY OWNER
BACK PORCH-- 6"
GARAGE 8"
CONCRETE FLOORS TO BE SEALED AND WATERPROOFED WITH SONNEBOURN OR EQUAL
CONCRETE FLOORS TO HAVE SMOOTH/FLOAT FINISH--

ANCHOR BOLTS 12 DIA. 4'-8' O.C. EXTEND DOWN 15"
SILL PLATE -- SET ON 1/2" BED OF MORTAR OR FIBERBOARD FOR SEALING AND LEVELING PURPOSES
AT BEARING WALLS DOUBLE JOISTS UNDER PARTITION W/ DOUBLE TOP PLATE OF PARTITION BELOW

10. WALL BACKFILLED WITH DIRT SUPPORTING FRAMING ABOVE
a. FOR EARTH FILL UP TO 0'-0" MAXIUM HEIGHT-- USE 8" CMU WITH BITHUTHANE MEMBRANE WATERPROFING ON EXTERIOR
b. FOR EARTH FILL 4'-0" AND HIGHER UP TO A MAXIMUN OF 9'-0" -- USE 24" X 8" FOOTING WITH #4 @ 16" O.C. DOWELS HOOKED IN FOOTING AND PROJECTING 18" ABOVE FOOTINGS. USE 12" CMU WALLS WITH #4 @16" VERTICAL BARS LOCATED 4" FROM NON DIRT FACE, LAP ALL SPLICES 12" AND USE DUR-O-WALL HORIZONAL REINFORCING EVERY 8" IN CMU JOINTS.
INSTALL 1 #3 L-BAR WITH 24" LEGS IN EVERY OTHER JOINT HORZONALLY AT ALL CORNERS.
#3 CORNER BARS @ 16" O.C. VERTICALLY. FILL ALL OPEN CELLS OF CMU WITH EITHER TYPE S OR M MOTAR OR FILL WITH 3000 P.S.I. CON..
INSTALL WATERPROOF BITHUTHANE MEMBRANE OR EQUAL AND ERECT ALL FRAMING BEFORE BACKFILLING.

11. PROVIDE WATERPROOFING FROM GRADE TO FOOTING W/ PROTECTIVEWALL BOARD AS REQ'D. FOR BACKFILL

12. PROVIDE 4" PVC DRAIN PIPE W/ PIPE SOCK AT FOOTINGS, SET IN GRAVEL, WASH AS REQ'D. DRAIN ALL LINES TO DAYLIGHT. TYP. AT ALL PERIMRTER WALLS

13. IN LEIU OF INSTALLING 6 MIL POLYTHYLENE MOISTURE BARRIER IN CRAWL SPACE. CONTR. MAY PROVIDE A TOTAL OF (30) 16X8" FOUNDATION VENTS(ASSUMED 50% NET FREE AREA PER VENT)

GENERAL NOTES:

ALL WORK SHALL MEET STATE AND LOCAL APPLICABLE CODES, ORDINANCES AND REGULATIONS: INCLUDING ENERGY CODE. OBTAIN ALL REQUIRED PERMITS, LICENSES, APPROVALS, ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

COMPLETE ALL ELECTRICAL ROUGH-INS PER THE NATIONAL ELECTRICAL CODE LASTEST EDITION

GFI OUTLETS AT ALL BATHS, KITCHEN, LAUNDRY, GARAGE, AND EXTERIOR.

PROVIDE R-16 AROUND ALL GRADE WATER AND WASTE PIPES CONTINOUS TO BASEMENT

CONCEALED SPACES WITHIN FRAME REQUIRE 2" FIRESTOP TO PREVENT DRAFTS BETWEEN SPACES.

COMPLETE HEATING SYSTEM PER THE MECHANICAL VOL. #3 N.C. BLDG CODE

COMPLETE ALL PLUMBING ROUGH-INS PER N.C. VOL.#2 PLUMBING CODE

SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR

MOISTURE RESISTANCE DRYWALL TO BE INSTALLED ADJACENT TO APPROIATE AREAS i.e. TUBS, SHOWER, KITCHEN, LAUNDRY.

PARTITIONS- R11 INSULATION IN BATHROOM, AND LAUNDRY ROOM WALLS ADJACENT TO LIVING AREAS.

1/A1 FOUNDATION PLAN
SCALE 1/4"= 1"-0"

INDEX OF DRAWINGS:

MARK	DESCRIPTION
A-1	FOUNDATION PLAN
A-2	BASEMENT FLOOR PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	BUILDING SECTIONS
A-8	WINDOW AND DOOR SCHEDULE
--	----
--	----

MARY ANN GWILT A.I.A.
800 MCKENDREE RD.
MOORESVILLE, N.C. 28117
PHONE & FAX: 704-660-1465

FOUNDATION PLAN

client description:
NOELLE AND CHRIS BARG
234 LOVER HILL DRIVE
MOORESVILLE, N.C. 28117
PHONE 704-799-6142

project description:
THE BARG HOUSE
122 CADES COVE LANE
THE HARBOUR LOT 8 - MOORESVILLE, NC 28117

CADD DRAWN BY: MARY ANN GWILT
CHECKED BY:
DATE: AUG. 04, 2008
REVISION DATE

A-1

GENERAL NOTES:

1. SUBCONTRACTOR SHALL FOLLOW ALL SAFETY CRITERIA AS ESTABLISHED BY LOCAL AUTHORITIES, OSHA, AND THE OWNER, AND BY USE OF BARRICADES, FENCES, GUARDS OR OTHER MEANS REQUIRED TO PROTECT AND INSURE SAFETY OF WORKERS AND GENERAL PUBLIC. CONTRACTOR SHALL REMOVE SAME AT PROJECT COMPLETION.

2. SUBCONTRACTOR SHALL VERIFY, AFTER DEMOLITION ALL DIMENSIONS, CLEARANCES, AND OTHER ITEMS TO BE CERTAIN CONSTRUCTION AS PLANNED CAN BE INSTALLED AND COORDINATED AS NEEDED.

3. FIELD CONDITIONS - CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS IN THE DRAWINGS PRIOR TO CONSTRUCTION. ANY VARIATION FROM CONDITIONS INDICATED IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND OWNER'S REPRESENTATIVE PRIOR TO THE START OF WORK, AND CLARIFICATION IS TO BE OBTAINED BEFORE PROCEEDING WITH RELATED WORK.

4. BUILDING CODES AND REGULATIONS - ALL WORK SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. CONTRACTOR SHALL FILE FOR, PAY FOR AND OBTAIN ALL REQUIRED PERMITS TO PERFORM THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIMELY AND THOROUGH EXECUTION OF SAME. CONTRACTOR SHALL OBTAIN ALL INTERIM AND FINAL INSPECTIONS AND ALL REQUIRED APPROVALS FROM GOVERNMENT AGENCIES INVOLVED PRIOR TO FINAL PAYMENT.

5. INSURANCE - GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL SECURE, PAY FOR AND MAINTAIN DURING CONSTRUCTION AND FIXTURING WORK WITHIN THE LEASED PREMISES, ALL OF THE INSURANCE POLICIES REQUIRED AND IN THE AMOUNTS SET FORTH HEREIN. CONTRACTOR SHALL NOT COMMENCE ANY WORK UNTIL ALL REQUIRED INSURANCE HAS BEEN OBTAINED AND CERTIFICATES OF INSURANCE DELIVERED TO OWNER.

- CERTIFICATE OF INSURANCE SHALL COVER ALL WORK PERFORMED BY CONTRACTOR AND EACH SUBCONTRACTOR AND ALL MAJOR SUPPLIERS. GENERAL CONTRACTOR(S) AND SUBCONTRACTOR(S) REQUIRE MINIMUM COVERAGE AND LIMITS OF LIABILITY.

- WORKMAN'S COMPENSATION INSURANCE - IN ACCORDANCE WITH THE GOVERNING LAWS WITH A LIMIT OF NOT LESS THAN $500,000, AND ANY INSURANCE REQUIRED BY ANY EMPLOYEE BENEFITS ACTS, ETC. AS WILL PROTECT THE CONTRACTOR AND SUBCONTRACTORS FROM ANY AND ALL LIABILITY.

- CONTRACTOR SHALL PAY FOR AND FURNISH TO THE OWNER CERTIFICATES OF INSURANCE WHICH WILL PROTECT SAID CONTRACTOR FROM CLAIMS

(1) UNDER WORKMENS' COMPENSATION ACTS AND OTHER EMPLOYEE BENEFIT ACTS, WITH A LIMIT OF NOT LESS THAN $1,000,000.

(2) FOR DAMAGES BECAUSE OF BODILY INJURY.

(3) FOR DAMAGES TO PROPERTY WITH LIMITS OF $100,000 WHICH ARISE OUT OF OR RESULT FROM THE CONTRACTOR'S WORK UNDER THIS CONTRACT WHETHER SUCH WORK INCLUDING OPERATION OF AUTOMOBILES) BE BY HIMSELF OR OTHERS DIRECTLY OR INDIRECTLY EMPLOYED BY EITHER, AND BUILDER'S RISK INSURANCE IN THE FULL AMOUNT OF THE CONTRACT SUM.

6. ALL CONDITIONS CONTAINED IN THE LATEST EDITION OF THE A.I.A. 201 GENERAL CONDITIONS OF THE CONTRACT SHALL BE INCORPORATED INTO THESE SPECIFICATIONS AND SHALL BE BINDING TO THE CONTRACT AS IF WRITTEN HEREIN.

7. LIEN WAIVERS AND SWORN AFFIDAVITS - CONTRACTOR SHALL FURNISH TO OWNER WITHIN 30 DAYS AFTER COMPLETION, FINAL WAIVERS OF LIEN FOR ALL WORK PERFORMED AND FROM ALL SUBCONTRACTORS AND MAJOR SUPPLIERS.

8. CERTIFICATE OF OCCUPANCY - CONTRACTOR WILL PROVIDE OWNER WITH A COPY OF THE CERTIFICATE PRIOR TO TURNING SPACE OVER TO THE TENANT.

9. QUALITY STANDARDS - ALL MATERIALS SPECIFIED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. ALL SUCH WORK SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER AND SHALL BE IN GOOD AND USABLE CONDITION FROM THE DATE OF COMPLETION THEREOF. CONTRACTOR SHALL GUARANTEE ALL WORK COMPLETED ON THE PROJECT FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR (1) YEAR FROM THE DATE ALL PUNCH LIST ITEM HAVE BEEN COMPLETED AND ACCEPTANCE HAS BEEN CONFIRMED IN WRITING BY THE TENANTS REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF OR REPAIR WITHOUT ANY ADDITIONAL CHARGE FOR ANY AND ALL WORK DONE OR FURNISHED WHICH SHALL BECOME DEFECTIVE WITHIN THIS ONE (1) YEAR PERIOD. THE CORRECTION OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE, ALL EXPENSES AND DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT, OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY.

10. ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO THE TENANT'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL BE SO WRITTEN THAT SUCH GUARANTEE OR WARRANTIES SHALL INSURE TO THE BENEFIT OF BOTH LANDLORD AND TENANT, AS THEIR RESPECTIVE INTEREST APPEAR AND CAN BE DIRECTLY ENFORCED BY EITHER.

11. FIRE EXTINGUISHERS - CONTRACTOR SHALL PROVIDE AND INSTALL ALL FIRE EXTINGUISHERS REQUIRED, VERIFY WITH LOCAL FIRE DEPARTMENT HAVING JURISDICTION. CONTRACTOR SHALL, DURING CONSTRUCTION PHASE, PROVIDE FIRE EXTINGUISHERS THROUGHOUT THE SPACE, AT A MAXIMUM OF 75 FT. APART.

12. RUBBISH REMOVAL - CONTRACTOR SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL FROM THE PROJECT OF ALL TRASH, RUBBISH AND SURPLUS MATERIALS RESULTING FROM CONSTRUCTION AND RELATED ACTIVITIES. CONTRACTOR SHALL COORDINATE THE REMOVAL OF DEBRIS WITH THE OWNER'S SITE PERSONNEL AT THE FACILITY.

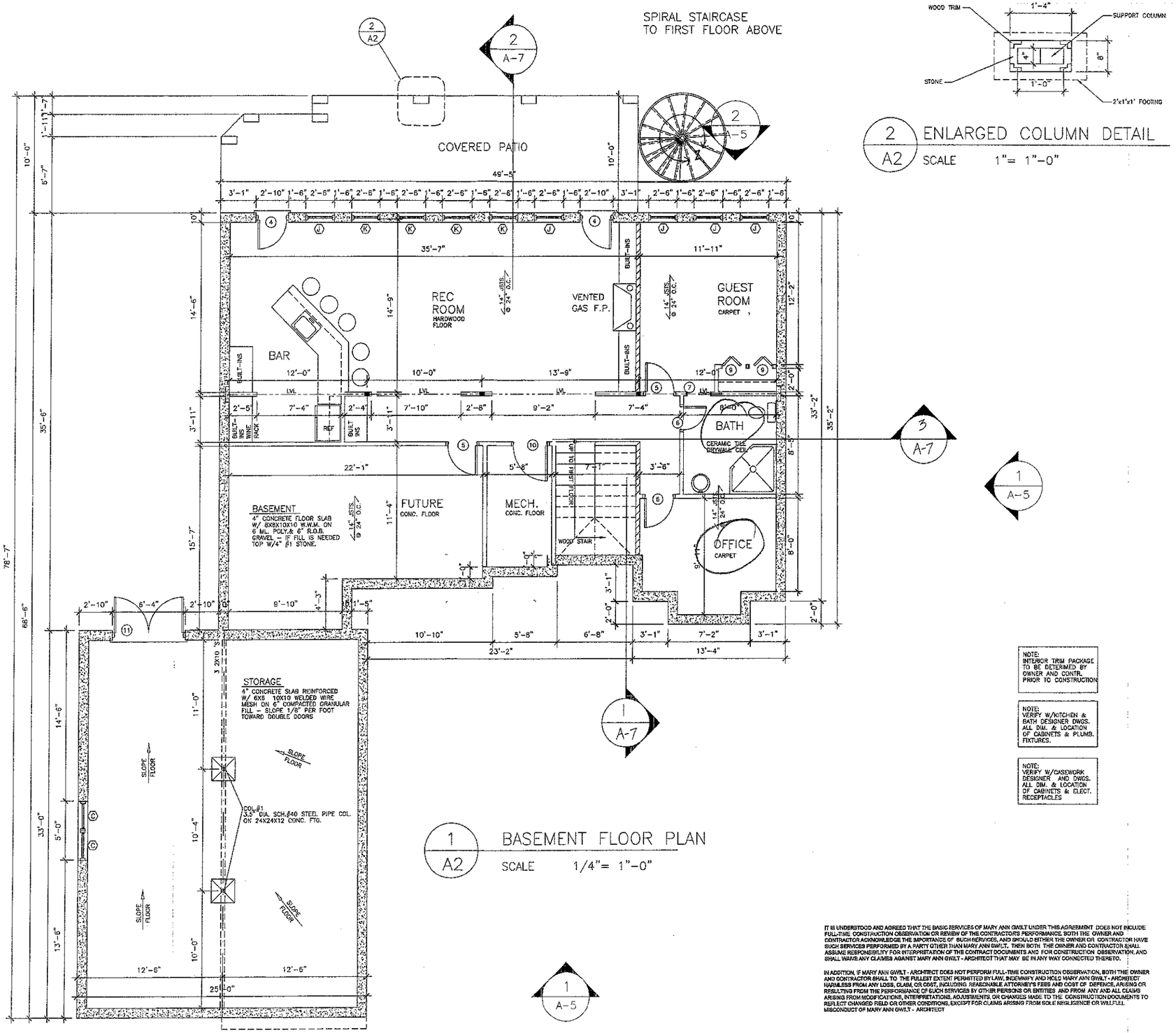
13. DRAWINGS - DO NOT SCALE DRAWINGS FOR INFORMATION. DIMENSIONS SHALL GOVERN. DETAILS GOVERN OVER PLANS AND ELEVATIONS. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT SITE FOR REVIEW. IF INFORMATION ON DRAWINGS CONFLICTS BETWEEN DRAWINGS OR SPECS CONTRACTOR SHALL NOTIFY OWNER AND FOR ESTIMATING PURPOSES USE THE GREATER QUANTITY OR QUALITY UNLESS OTHERWISE NOTIFIED IN WRITING BY THE OWNER. IF AN ERROR OR OMISSION IS DISCOVERED, CONTRACTOR SHALL NOTIFY THE DESIGN/ARCHITECT BY TELEPHONE IMMEDIATELY AND FOLLOW UP IN WRITING. CONTRACTOR SHALL NOT PROCEED WITH WORK UNTIL HE RECEIVES SPECIFIC INSTRUCTIONS IN WRITING.

14. MISCELLANEOUS ITEMS - ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRED FROM THE CONTRACT DOCUMENTS - DRAWINGS AND SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS. DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF CONTRACTOR AND INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF, MEANS CONTRACTOR SHALL PROVIDE/INSTALL SAME. WORK PERFORMED SHALL INCLUDE ALL APPURTENANCES AND APPARATUS NORMALLY DEEMED PART OF A COMPLETE PACKAGE WITHIN NORMAL INDUSTRY STANDARDS.

15. CONTRACTOR SHALL PATCH, MATCH, REPAIR OR REPLACE ANY MATERIALS, AREA OR SYSTEMS AS CALLED FOR OR REQUIRED FOR THE PROPER INSTALLATION AND NEAT APPEARANCE OF NEW WORK OR RENOVATION WORK. CONTRACTOR SHALL REPAIR DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. CONTRACTOR SHALL FIREPROOF AS REQUIRED BY CODE ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.

16. SUBSTITUTIONS WILL BE APPROVED AT THE SOLE DISCRETION OF THE OWNER AND DESIGNER AND ONLY WHEN IN THEIR OPINION THE FINAL RESULTS WILL BE THE SAME AS THE SPECIFIED MATERIAL SAMPLES, CATALOG CUTS AND SPECIFICATIONS SHOULD BE SUBMITTED TO THE DESIGNER AND OWNER IF A SUBSTITUTION IS DESIRED. SUBMISSION AND REVIEW OF A SUBSTITUTION WILL NOT BE ALLOWED TO EFFECT COMPLETION DATE OR APPEARANCE.

17. CONTRACTOR SHALL CLEAN, SERVICE AND CHECK FOR PROPER OPERATION ALL ITEMS INDICATED ON THE DRAWINGS AS "EXISTING" AND/OR "RELOCATED."



1 / A2 BASEMENT FLOOR PLAN
SCALE 1/4"= 1"-0"

2 / A2 ENLARGED COLUMN DETAIL
SCALE 1"= 1"-0"

NOTE: INTERIOR TRIM PACKAGE TO BE DETERMINED BY OWNER AND CONTRACTOR PRIOR TO CONSTRUCTION

NOTE: VERIFY W/KITCHEN & BATH DESIGNER DWGS. ALL DIM. & LOCATION OF CABINETS & PLUMB. FIXTURES.

NOTE: VERIFY W/CASEWORK DESIGNER AND DWGS. ALL DIM. & LOCATION OF CABINETS & ELECT. RECEPTACLES

IT IS UNDERSTOOD AND AGREED THAT THE BASIC SERVICES OF MARY ANN GWILT UNDER THIS AGREEMENT DOES NOT INCLUDE FULL-TIME CONSTRUCTION OBSERVATION OR REVIEW OF THE CONTRACTOR'S PERFORMANCE. BOTH THE OWNER AND CONTRACTOR ACKNOWLEDGE THE IMPORTANCE OF SUCH SERVICES, AND SHOULD EITHER THE OWNER OR CONTRACTOR HAVE SUCH SERVICES PERFORMED BY A PARTY OTHER THAN MARY ANN GWILT, THEN EITHER THE OWNER AND CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR INTERPRETATION OF THE CONTRACT DOCUMENTS AND FOR CONSTRUCTION OBSERVATION, AND SHALL WAIVE ANY CLAIMS AGAINST MARY ANN GWILT - ARCHITECT THAT MAY BE IN ANY WAY CONNECTED THERETO.

IN ADDITION, IF MARY ANN GWILT - ARCHITECT DOES NOT PERFORM FULL-TIME CONSTRUCTION OBSERVATION, BOTH THE OWNER AND CONTRACTOR SHALL TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD MARY ANN GWILT - ARCHITECT HARMLESS FROM ANY LOSS, CLAIM, OR COST, INCLUDING REASONABLE ATTORNEY'S FEES AND COST OF DEFENCE, ARISING OR RESULTING FROM THE PERFORMANCE OF SUCH SERVICES BY OTHER PERSONS OR ENTITIES AND FROM ANY AND ALL CLAIMS ARISING FROM MODIFICATIONS, INTERPRETATIONS, ADJUSTMENTS, OR CHANGES MADE TO THE CONSTRUCTION DOCUMENTS TO REFLECT CHANGED FIELD OR OTHER CONDITIONS, EXCEPT FOR CLAIMS ARISING FROM SOLE NEGLIGENCE OR WILLFULL MISCONDUCT OF MARY ANN GWILT - ARCHITECT

MARY ANN GWILT A.I.A.
800 MCKENDREE RD.
MOORESVILLE, N.C. 28117
PHONE & FAX: 704-660-1465

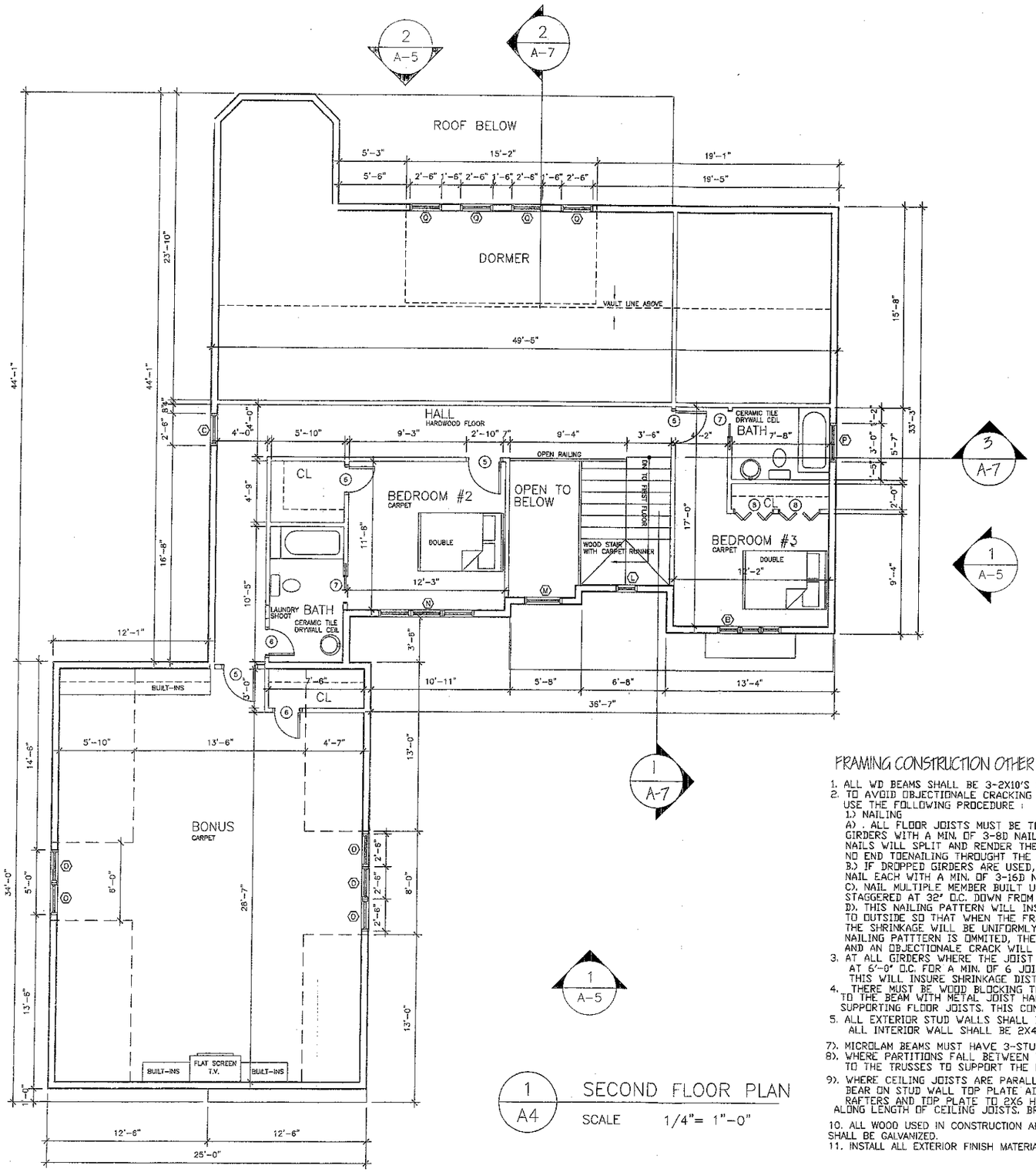
BASEMENT FLOOR PLAN

client description:
NOELLE AND CHRIS BARG
234A OVERHILL DRIVE
MOORESVILLE, N.C. 28117
704-799-6142

project description:
THE BARG HOUSE
122 CADES COVE LANE
THE HARBOUR LOT 8 - MOORESVILLE, NC 28117

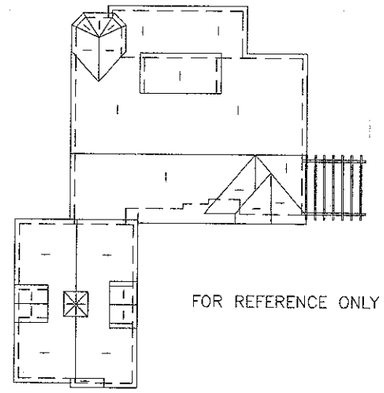
CADD WORK BY: MARY ANN GWILT
DATE: AUG. 04, 2008
REVISION DATE

A-2



1 / A4 SECOND FLOOR PLAN

SCALE 1/4"= 1"-0"



ROOFING PLAN

SCALE N.T.S.

NOTES:

ALL FLOOR JOIST TO HANE 1X4 CROSS BRIDGING LOCATED AT MIDSPAN.
ALL SUBFLOOR TO HAVE 3/4" TOUNGE AND GROOVE PLYWOOD, GLUED, NAILED TO THE FLOOR JOIST
HEADERS SHALL BE LISTED BELOW OR UNLESS OTHERWISE NOTED ON DRAWINGSS.
2' TO 2'8"--- 2 2X6'S
2'-8" TO 3'-6" --- 2 2X8'S
3'-6" TO 6'---- 2 2X10'S
6' TO 8'--- 2 2X12'S
10'TO12' 3 2X10'S OR 2 2X12'S
ANYTHING OVER 12' TO BE ENGINEERED APPROVED
LVL- SEE PLAN FOR LOCATION- NAILED CONNECTIONS FOR LVL- THREE
ROWS 16D COMMON WIRE @ 12"O.C.
NOTE: ON PLANS THE 3 2X10 BEAMS CAN BE A 3" X 9 1/4" LVL

FRAMING CONSTRUCTION OTHER THAN ROOF :

1. ALL WD BEAMS SHALL BE 3-2X10'S SOUTHERN YELLOW PINE #2
2. TO AVOID OBJECTIONALE CRACKING IN FINISHED HARDWOOD FLOORS OVER ANY GIRDERS USE THE FOLLOWING PROCEDURE :
   1.) NAILING
   A) . ALL FLOOR JOISTS MUST BE TOENAILED TO THERE SUPPORT GIRDERS WITH A MIN. OF 3-8D NAILS AT EACH END. LARGER NAILS WILL SPLIT AND RENDER THE TOENAIL INAFFECTIVE. NO END TOENAILING THROUGHT THE GIRDER OR BAND IS PERMITTED.
   B.) IF DROPPED GIRDERS ARE USED, END LAP ALL JOISTS AND SIDE NAIL EACH WITH A MIN. OF 3-16D NAILS AT EACH END OF EACH JOIST.
   C). NAIL MULTIPLE MEMBER BUILT UP GIRDERS WITH TWO ROWS OF 16D NAILS STAGGERED AT 32" O.C. DOWN FROM THE TOP AND 2" UP FROM THE BOTTOM.
   D). THIS NAILING PATTERN WILL INSURE A TIGHT FLOOR FROM OUTSIDE OF THE HOUSE TO 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 PATTTERN IS OMMITED, THEN THE SKRINKAGE WILL ACCUMLATE OVER THE GIRDERS AND AN OBJECTIONALE CRACK WILL DEVELOP.
3. AT ALL GIRDERS WHERE THE JOIST CHANGES DIRECTION INSTALL BRIDGING AT 6'-0" O.C. FOR A MIN. OF 6 JOIST SPACINGS BEYOND ANY JOIST DIRECTION CHANGE. THIS WILL INSURE SHRINKAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IT ACCUMLATE AT THE GIRDER.
4. THERE MUST BE WOOD BLOCKING THRU BOLTED TO THE WOOD BEAM WITH JOIST TOENAILED OR ATTACHED TO THE BEAM WITH METAL JOIST HANGERS UNDER ANY HARDWOOD FLOORS THAT PASS OVER A WOOD BEAM SUPPORTING FLOOR JOISTS. THIS CONDITION EXISTS OVER BASEMENT AREAS.
5. ALL EXTERIOR STUD WALLS SHALL BE 2X6'S AT 16" O.C. ALL INTERIOR WALL SHALL BE 2X4'S @ 16" O.C. ALL LUMBER CAN BE SPRUCE #2 UNLESS OTHERWISE NOTED
7). MICROLAM BEAMS MUST HAVE 3-STUD JACKS UNDER END SUPPORT.
8). WHERE PARTITIONS FALL BETWEEN TRUSSES 2X4 LADDER @ 16" O.C. MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING.
9). WHERE CEILING JOISTS ARE PARALLEL TO EXTERIOR WALL AND RAFTERS BEAR ON STUD WALL TOP PLATE ADJACENT TO CEILING JOISTS, BRACE RAFTERS AND TOP PLATE TO 2X6 HOGS 6' LONG MIN. ON 6' CENTERS ALONG LENGTH OF CEILING JOISTS. BRACES SHOULD BE APPROXIMATELY A 45 DEGREE ANGLE.
10. ALL WOOD USED IN CONSTRUCTION AND STEPS SHALL BE TREATED, FASTNERS USED WITH TREATED WOOD SHALL BE GALVANIZED.
11. INSTALL ALL EXTERIOR FINISH MATERIALS, ROOFING MATERIALS PER MANUFACTURES SPECIFICATIONS,

MARY ANN GWILT A.I.A.
800 MCKENDREE RD.
MOORESVILLE, N.C. 28117
PHONE & FAX: 704-660-1465

SECOND FLOOR PLAN

project description:
THE BARG HOUSE
122 CADES COVE LANE
THE HARBOUR LOT 8 - MOORESVILLE, NC 28117

client description:
NOELLE AND CHRIS BARG
234A OVERHILL DRIVE
MOORESVILLE, N.C. 28117
PHONE 704-799-6142

CADD DRAWN BY: MARY ANN GWILT
DESIGNED BY: MARY ANN GWILT
DATE: AUG. 04, 2008
REVISION DATE

A4

1 / A5 FRONT ELEVATION

SCALE 1/4"= 1"-0"



FLAGSTONE STONE VENEER
APPLY PER MANUFACTURES
SPECIFICATIONS - MORTAR
COLOR SHOULD BLEND CLOSELY
W/ SPECIFIC STONE / MEET
ALL MANUF. SPECIFICATIONS
COLOR BY OWNER -ALL
ATONE PRODUCTS TO BE
APPROVED BY OWNER BEFORE
INSTALLATION.

5/4 X 3" WD. TRIM (TYP.)
AROUND ALL WINDOWS
COLOR BY OWNER

2 / A5 REAR ELEVATION

SCALE 1/4"= 1"-0"



MARY ANN GWILT A.I.A.
800 MCKENDREE RD.
MOORESVILLE, N.C. 28117
PHONE & FAX: 704-660-1465

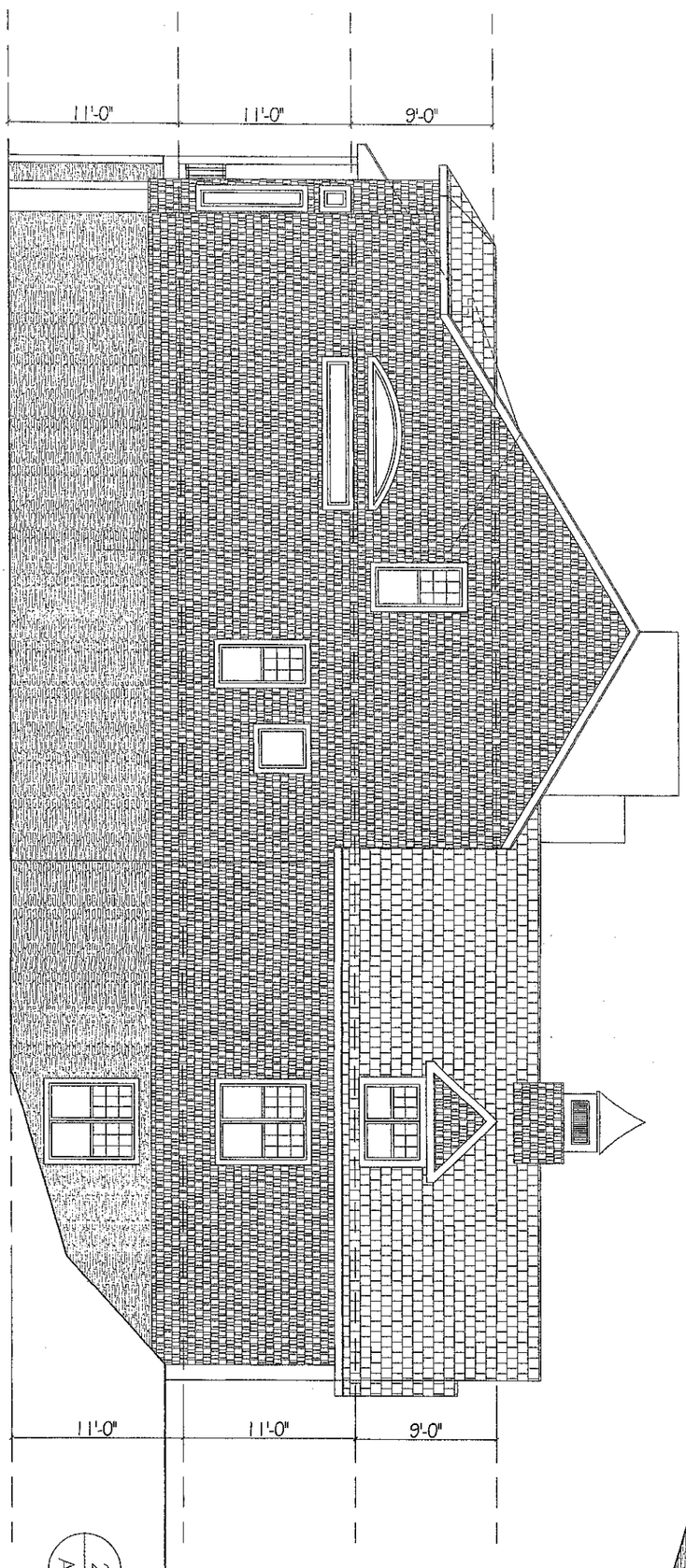
EXTERIOR ELEVATIONS

client description:
NOEL LEVERHILL AND CHRIS BARG
234A LEVERHILL DRIVE
MOORESVILLE, N.C. 28117
PHONE 704-799-6142

project description:
THE BARG HOUSE
122 CADES COVE LANE
THE HARBOUR LOT 8- MOORESVILLE, NC 28117

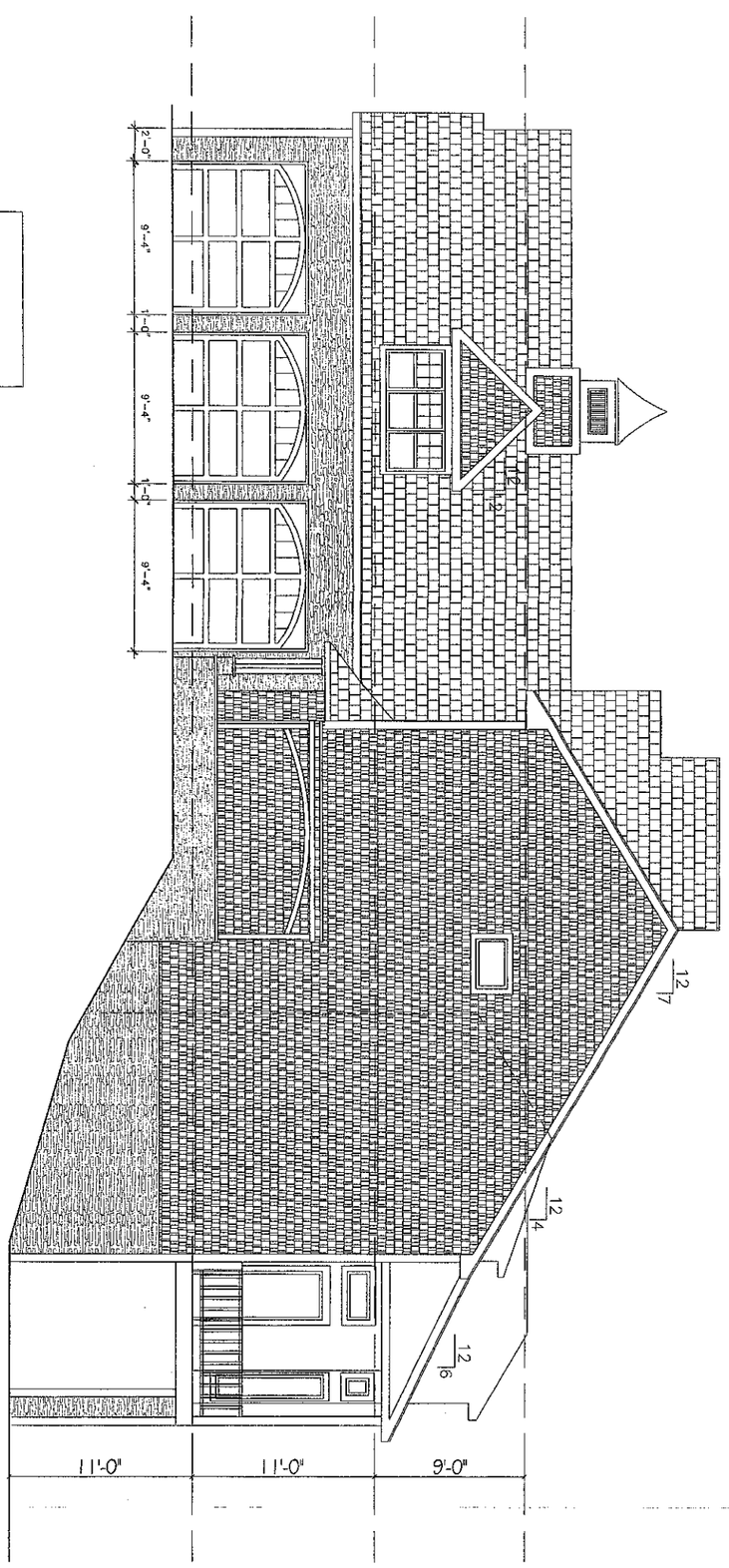
CADD DRAWN BY MARY ANN GWILT
CHECKED BY
DATE AUG. 04, 2008
REVISION DATE

A-5



1 / A6 RIGHT SIDE ELEVATION

SCALE 1/4"= 1"-0"





2 / A6 LEFT SIDE ELEVATION

SCALE 1/4"= 1"-0"

A-6

CADD
DRAWN BY
MARY ANN GWILT
CHECKED BY
AUG. 04, 2008
DATE
REVISION DATE

EXTERIOR ELEVATIONS

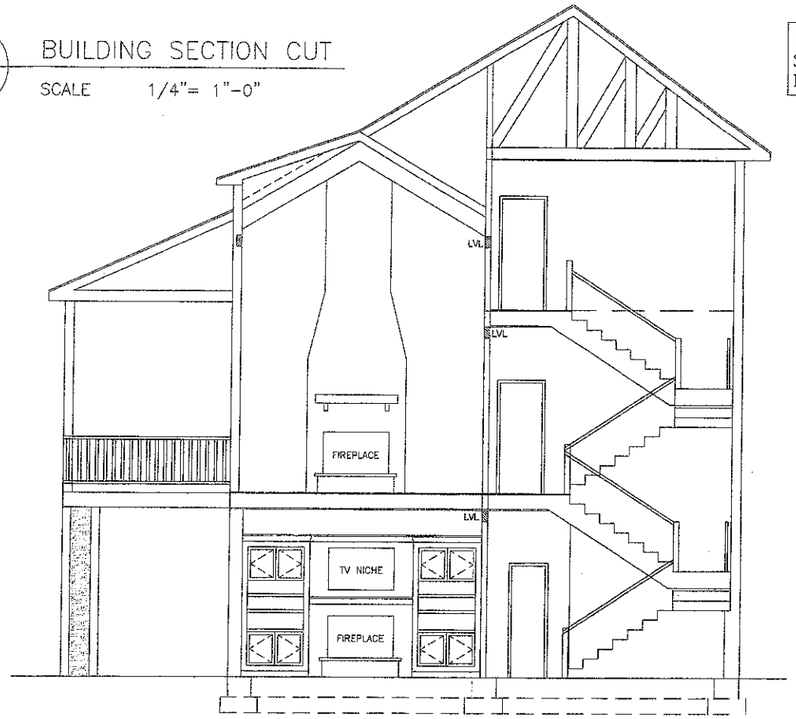
project description:
THE BARG HOUSE
122 CADES COVE LANE
THE HARBOUR LOT 8 - MOORESVILLE, NC 28117

client description:
NOELLE AND CHRIS BARG
234A OVERHILL DRIVE
MOORESVILLE, N.C. 28117
PHONE 704-799-6142

MARY ANN GWILT A.I.A.
800 MCKENDREE RD.
MOORESVILLE, N.C. 28117
PHONE & FAX: 704-660-1465

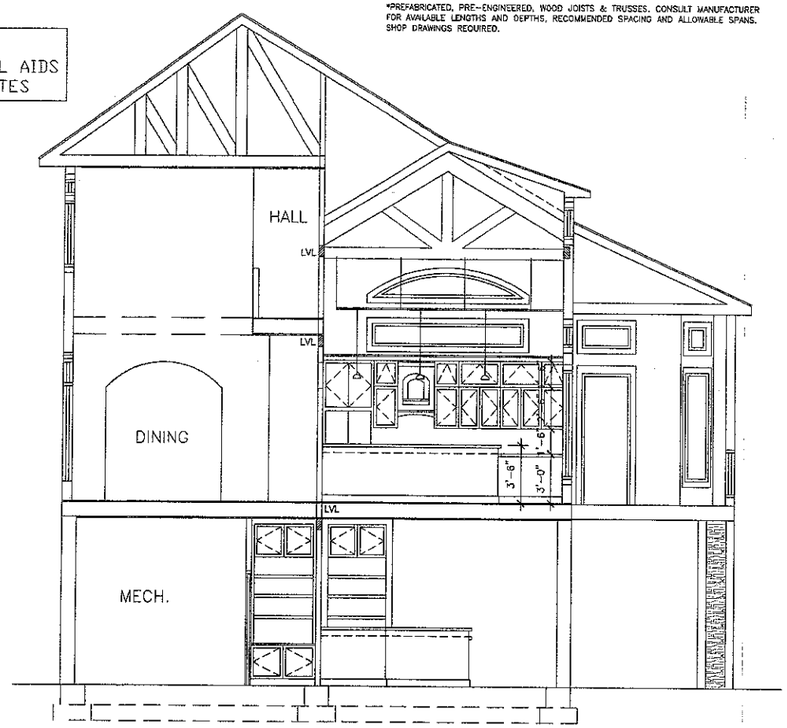
1 / A7 BUILDING SECTION CUT

SCALE 1/4"= 1"-0"



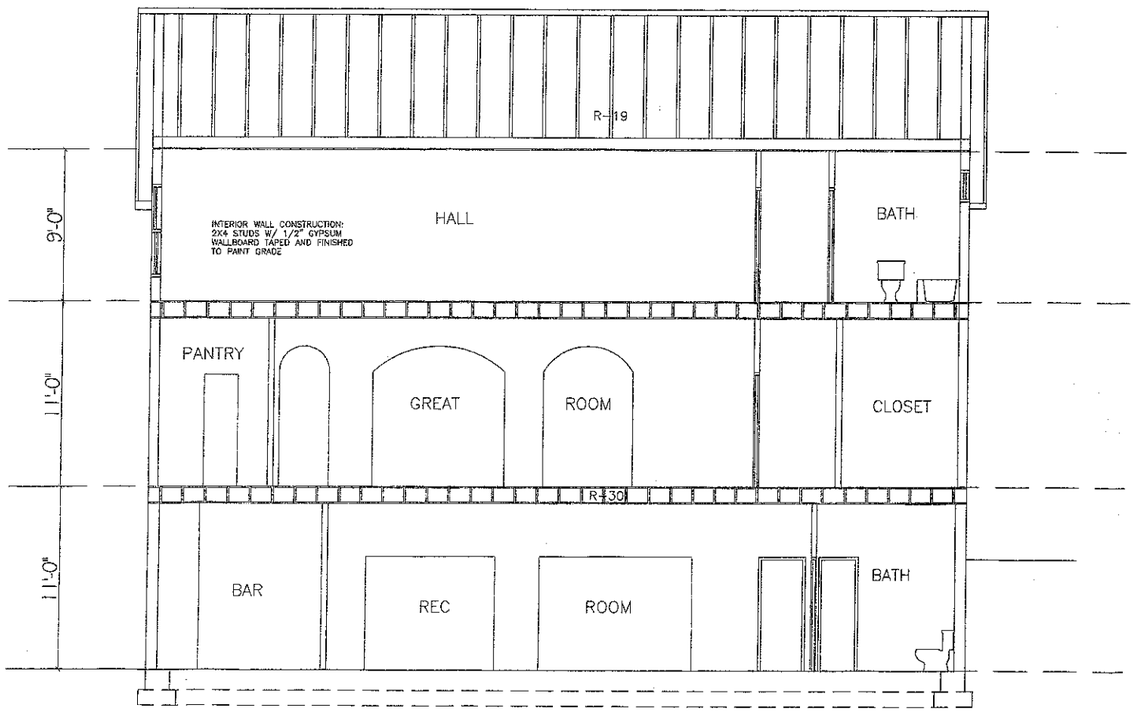
NOTE:
SECTION-CUT ARE TO BE USED AS VISUAL AIDS
DO NOT USE FOR CONSTRUCTION- SEE NOTES

*PREFABRICATED, PRE-ENGINEERED, WOOD JOISTS & TRUSSES. CONSULT MANUFACTURER FOR AVAILABLE LENGTHS AND DEPTHS, RECOMMENDED SPACING AND ALLOWABLE SPANS. SHOP DRAWINGS REQUIRED.



2 / A7 BUILDING SECTION CUT

SCALE 1/4"= 1"-0"



3 / A7 BUILDING SECTION CUT

SCALE 1/4"= 1"-0"

ROOF CONSTRUCTION:
PREFABRICATED ENGINEERED WOOD TRUSSES-- SEE DRAWINGS FOR SLOPES
ENGINEER STAMPED DRAWINGS REQUIRED-
1/2" PLYWOOD SHEATHING
R-38 INSULATION
ALUM. DRIP EDGE
CONTINOUS SOFFIT VENT AND RIDGE VENTING
ALL FASCIA MATERIAL R.S. CEDAR
90 LB. STARTER COURSE
30 LB. FELT UNDERCOURSE
ARCHITECTURAL STYLE ROOFING SHINGLES TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS
NOTE: PROVIDE BAFFEL TO MAINTAIN 2" AIR SPACE (TYP.)
CEIL. CONSTRUCTION - 1/2" GYPSUM WALLBOARD

TO ADVOID POSSIBLE GALVANIC ACTION IN THE PRESENCE OF RAIN WATER. FLASHING, FASTENING, AND METAL ACCESSORIES SHOULD BE OF THE SAME METAL AS THE ROOFING MATERIAL: METAL ROOFING IS INSTALLED OVER AN UNDERLAYMENT OF ROOFING FELT
CONSULT MANUFACTOR FOR MATERIAL SPECIFICATIONS, PANEL SIZES, AND WEIGHT, FINISHES, ALLOWABLE SPANS AND INSTALLATION DETAILS

WALL CONSTRUCTION:
8" POURED CONCRETE WALLS-- SEE STRUCTURAL DRAWINGS FOR NOTES
2X6 WOOD STUDS @ 16" O.C. ENTIRE EXTERIOR HOUSE CONSTRUCTION
2X4 WOOD STUDS @ 16" O.C. ON GARAGE
2X4 WOOD STUDS @ 16" O.C. ON INTERIOR WALL CONSTRUCTION
R-19 INSULATION BATT & BLOWN
1/2" GYPSUM WALLBOARD
1/2" EXT. SHEATHING/ PLYWOOD
CONTINOUS TYVEK BLDG. WRAP
8" WIDTH CEDAR SHINGLESIDE SIDING--OWNERS DESIGN
NOTE: EXTERIOR WALLS TO BE WRAPPED W/TYVEK HOUSE WRAP PRIOR TO INSTALLATION OF SIDING-- 4" OR 6" HORZ. CEDAR SIDING W/ CEDAR ACCESSORIES IE. WINDOW TRIM. COLOR, STYLE, AND FINISH GRADE TO BE DETERMINED BY OWNER

MOISTURE RESISTANT DRYWALL TO BE INSTALLED ADJACENT TO ALL APPROPRIATE AREAS- TUBS, SHOWER, KITCHEN, AND LAUNDRY

BASEMENT WALL CONSTRUCTION:
8" POURED CONCRETE WALLS
ON 20"X 10" THICK CONC. FOOTING
#/2 #5 REBARS CONTINOUS. PROVIDE
HORZ. TRUSS TYPE JOINT REINFORCEMENT
EVERY OTHER COURSE.
PARGE COAT ON EXTERIOR FACE
R-10 INSULATION ON INTERIOR FACE
FLOOR TO CEILING - CONTINOUS

FLOOR CONSTRUCTION:
FIRST FLOOR - 2X10'S AT 12" O.C. OR AS NOTED ON PLANS
FLOOR SYSTEMS TO BE ENGINEER STAMPED AND APPROVED
3/4" T&G PLYWOOD DECK GLUED AND NAILED
FINISHED FLOOR BY OWNER

BASEMENT FLOOR CONSTRUCTION:
6" CONCRETE SLAB W/ 6XBX10X10 W.W.M.
ON 6 MIL. POLY. VAP. BARRIER - 6" R.O.B. GRAVEL ------ 1/2" EXPANSION JOINT
AT SLAB PERIMETER.
CONTROL JOINTS AS NEEDED
DRAINTILE INSIDE AND OUTSIDE OF FOUNDATION
WALL WILL BE WRAPPED W/ FABRIC PAPER (TYP.)

NOTE:
RETAINING WALL TO BE
DETERMIED IN FIELD
AND TO BE DETERMIED BY GRADE

MARY ANN GWILT A.I.A.
800 MCKENDREE RD.
MOORESVILLE, N.C. 28117
PHONE & FAX: 704-660-1465

BUILDING SECTION CUTS

client description:
NOELLE AND CHRIS BARG
2344 OVERHILL DRIVE
MOORESVILLE, N.C. 28117
PHONE 704-799-6142

project description:
THE BARG HOUSE
122 CADES COVE LANE
THE HARBOUR LOT 8- MOORESVILLE, NC 28117

CADD OPERATOR: MARY ANN GWILT
DRAWN BY: MAG
CHECKED BY: MAG
DATE: AUG. 04, 2008
REVISION DATE

A-7