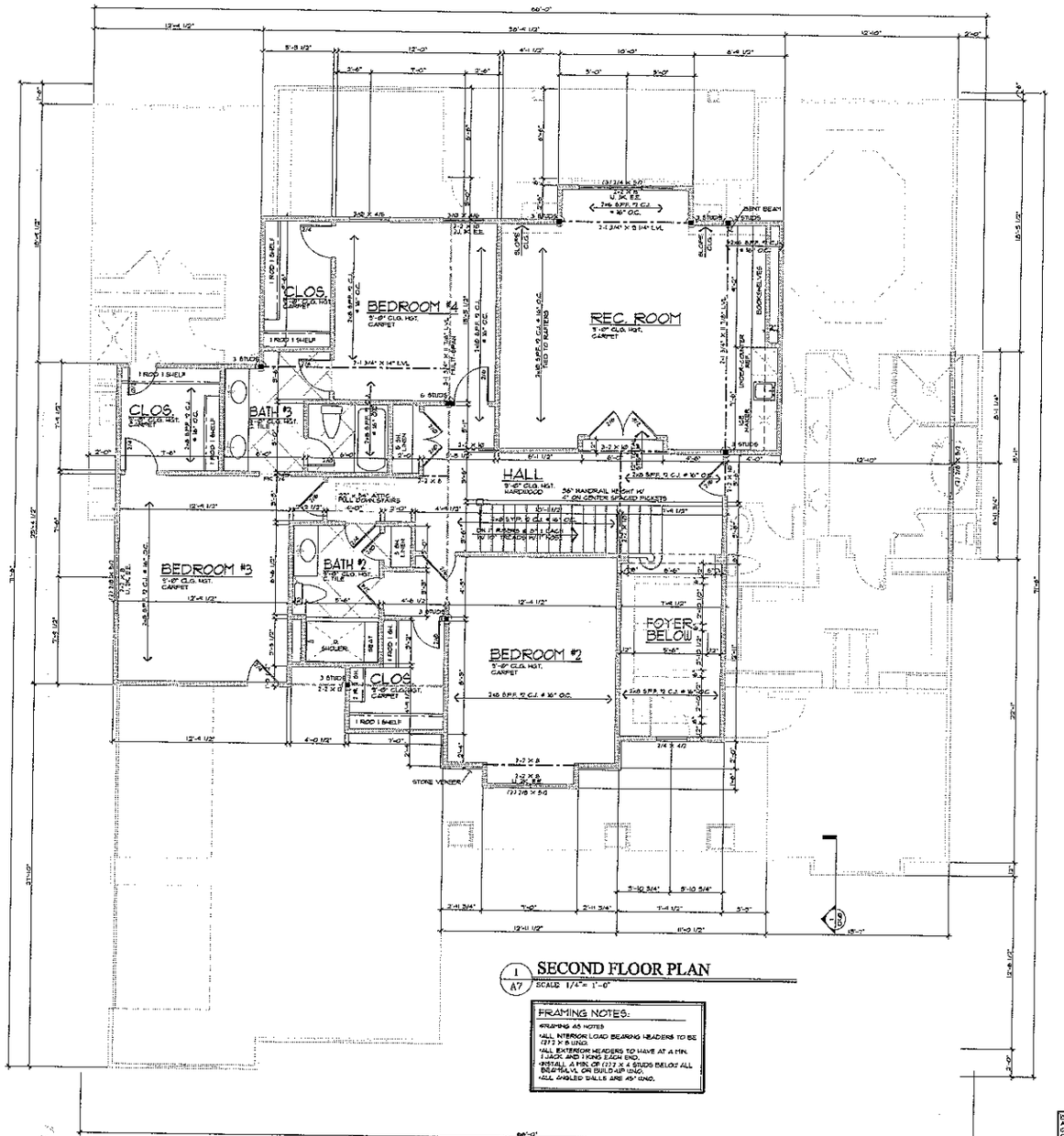


1/A7 SECOND FLOOR PLAN

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

EXTERIOR WALL HGT. (H)	STUD SIZE/SPACING
H ≤ 10'-0"	2 X 4 @ 16" O.C.
10'-1" ≤ H ≤ 11'-0"	2 X 4 @ 12" O.C.
11'-1" ≤ H ≤ 12'-0"	2 X 6 @ 16" O.C.
H > 12'-0"	CONSULT ENGINEER

TYPICAL HANGERS

MEMBER	HANGER
2x6	LUS26
2x10	LUS210
2x12	LUS212
(2)2x6	HUS26-2
(2)2x10	HUS210-2
(2)2x12	HUS212-2
(3)2x6	LUS26-3
(3)2x10	LUS210-3
(3)2x12	HUS12-3
(2)1-1/4"-(2)9-1/8"LVL	HGUS410
(2)14"-(2)16"LVL	HGUS414
(2)1-1/4"-(2)11-7/8"LVL	HGUS5.50/10
(3)1-1/4"-(2)16"LVL	HGUS5.50/14
(4)1-1/4"-(2)11-7/8"LVL	HGUS7.25/10
(4)14"-(2)16"LVL	HGUS7.25/14

ADDITIONAL NOTES

1. ALL PARTS OF THESE PLANS ARE COPYRIGHTED WITH THE REGISTER OF COPYRIGHTS, LIBRARY OF CONGRESS WASHINGTON, D.C. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT CONSENT OF CROWE DESIGN & ASSOCIATES.
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4. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. CROWE DESIGN WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

FRAMING NOTES:

- FRAMING AS NOTED
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2)7 X 8 U.N.O.
- ALL EXTERIOR HEADERS TO HAVE AT A MIN. 1 JACK AND 1 KING EACH END.
- INSTALL A MIN. OF (2)7 X 4 STUDS BELOT ALL BEAMS U.N.O. ON BUILD-UP U.N.O.
- ALL ANGLED WALLS ARE 45° U.N.O.

WALL BRACING NOTE:
ALL STORIES OF HOUSE SHALL BE COVERED W/ 4' X 8' CONTINUOUS OSB SHEATING, THIS IS IN COMPLIANCE W/ 2012 IRC/ HIGH WIND ZONE CODE.

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 29243 BRIAN E. HUSTON

NORTH CAROLINA RESIDENTIAL STRUCTURES P.E. No. 6154 CERTIFICATE OF AUTHORIZATION

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SEAL 2013 NORTH CAROLINA

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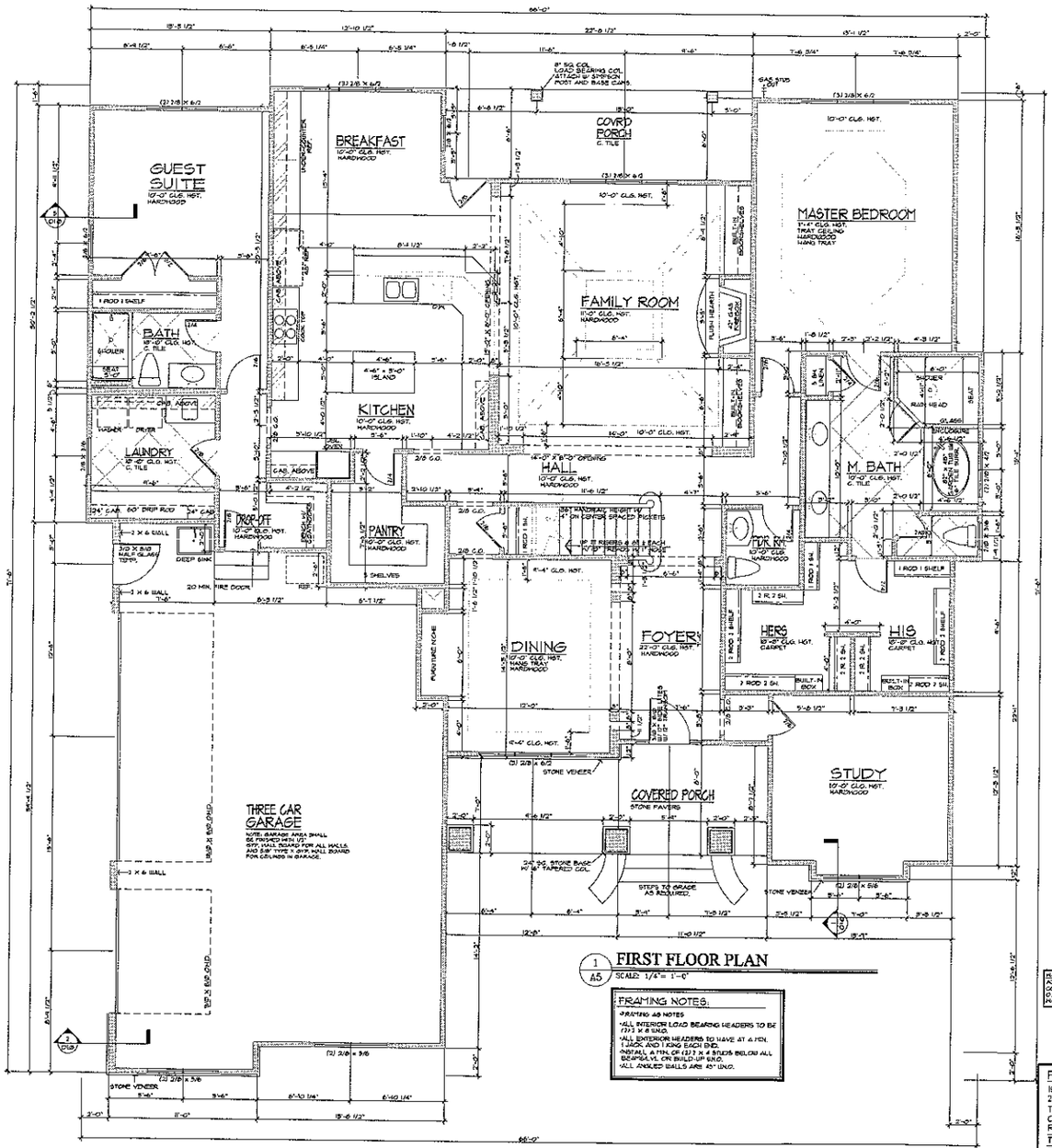
LOT #600, THE FARMS
The Thrasher Residence
MOORESVILLE, NORTH CAROLINA

KEYREY BUILDERS

⚠ MARCH 21, 2013

SECOND LEVEL FLOOR PLAN

A7.0



1 / A5 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXTERIOR WALL HGT. (H)	STUD SIZE/SPACING
H ≤ 10'-0"	2 X 4 @ 16" O.C.
10'-1" ≤ H ≤ 11'-0"	2 X 4 @ 12" O.C.
2'-1" ≤ H ≤ 18'-0"	2 X 6 @ 16" O.C.
H ≥ 18'-0"	CONSULT ENGINEER

TYPICAL HANGERS

MEMBER	HANGER
2x6	LUS26
2x10	LUS210
2x12	LUS212
(2)2x6	HUS26-2
(2)2x10	HUS210-2
(2)2x12	HUS212-2
(3)2x6	LUS26-3
(3)2x10	LUS210-3
(3)2x12	HUS212-3
(2)1-1/2"x(231-1/8")LVL	HUS5540
(2)14"-(2)9.5 LVL	HUS5540
(3)5-1/4"x(231-1/8")LVL	HHDS9.5x30
(3)14"-(2)9.5 LVL	HHUS9.5x54
(4)5-1/4"x(231-1/8")LVL	HHUS7.25/10
(4)14"-(2)9.5 LVL	HUS7.25/14

ADDITIONAL NOTES

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3. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATION SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE VARIANCES OCCUR.
4. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. CROWE DESIGN WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

FRAMING NOTES:

- PAINTED AS NOTED
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2)2 X 8 U.N.O.
- ALL EXTERIOR HEADERS SO HAVE AT 4 PEN. 1 KING AND 1 KING EACH END.
- INSTALL A PTN. OR (2)2 X 4 STUDS BELOW ALL BEAMS/LVL ON BUILT-UP END.
- ALL ANGLED WALLS ARE 45° U.N.O.

WALL BRACING NOTE:
ALL STORIES OF HOUSE SHALL BE COVERED W/ A 4' X 8' CONTINUOUS OSB SHEATHING. THIS IS IN COMPLIANCE W/ 2012 NCRC HIGH WIND ZONE CODE.

FRAMED SQUARE FOOTAGE	
1ST FLOOR HEATED	2613
2ND FLOOR HEATED	1471
THREE-CAR GARAGE	878
COVERED PORCH	171
REAR COVERED PORCH	146
TOTAL HEATED	4150
TOTAL UNDER ROOF	5354

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE. CROWE DESIGN & ASSOCIATES HAS PREPARED THESE PLANS AND DETAILS WITH SPECIAL ATTENTION TO DETAIL, IN PREPARATION AND EXECUTION OF THESE PLANS, CROWE DESIGN & ASSOCIATES DOES NOT ASSUME THE ROLE OF GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW OF CONSTRUCTION AND NOTIFY ANY CONDITIONS BEFORE CONSTRUCTION BEGINS.

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LOT #600, THE FARMS
The Thrasher Residence
MOORESVILLE, NORTH CAROLINA

KEARLEY BUILDERS

⚠ MARCH 27, 2013

FIRST LEVEL FLOOR PLAN

A5.0