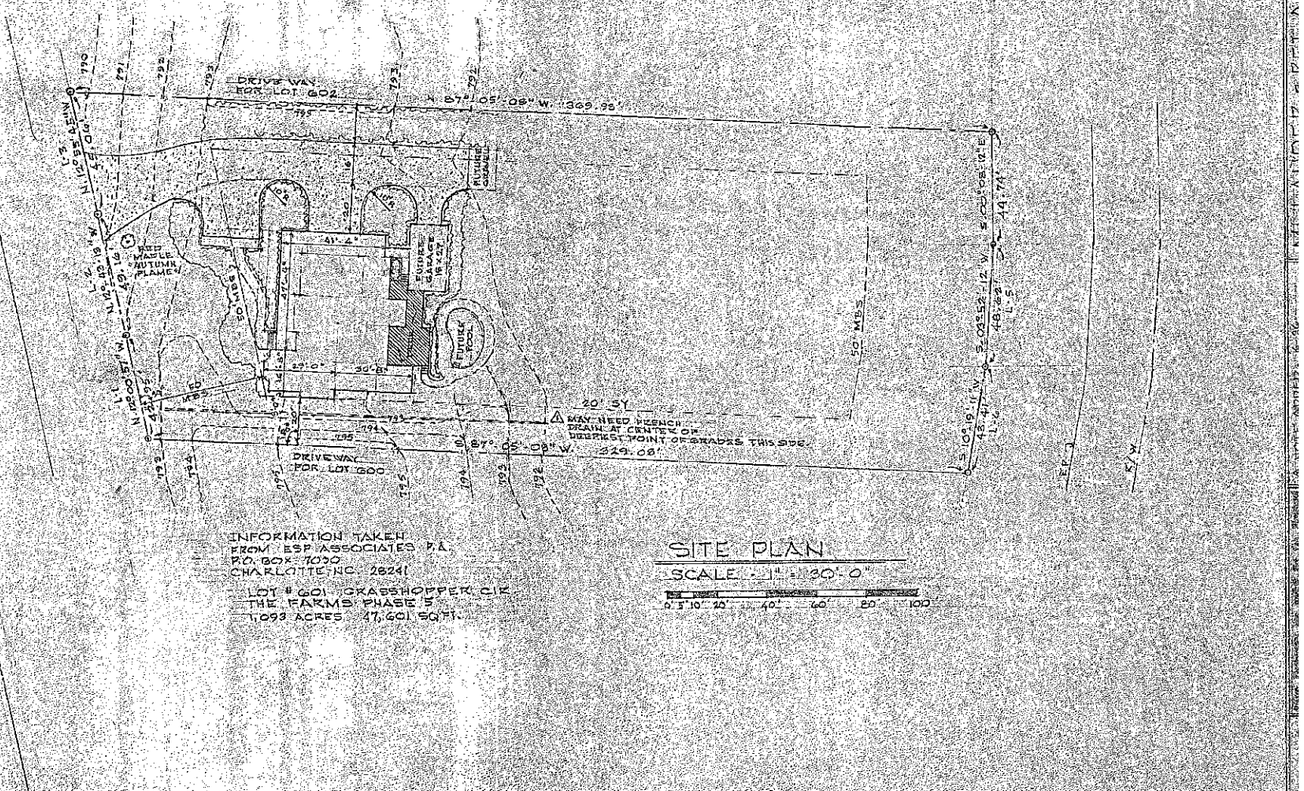




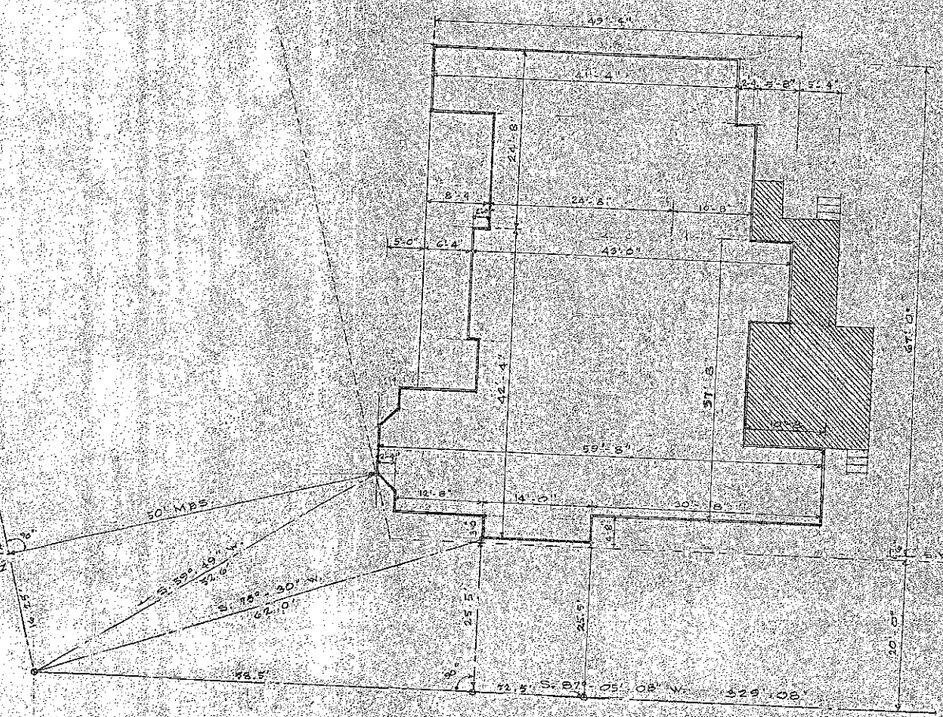
INFORMATION TAKEN FROM ESP ASSOCIATES P.A. P.O. BOX 7030 CHARLOTTE, NC 28241

LOT # 601 GRASSHOPPER CIR. THE FARMS PHASE 5 1.099 ACRES 47,601 SQ FT

SITE PLAN

SCALE 1" = 30'-0"

0 5' 10' 20' 40' 60' 80' 100



HOUSE SETTING PLAN

SCALE 1" = 10'-0"

Acknowledgement of Plans Submittal ONLY!
Date 8-11-09
Date 8/11/09

2627

NOTE:
VERIFY ALL DIMENTIONS &
ALL ITEMS WITH ALL OTHER
DRAWINGS & DOCUMENTS
BEFORE ORDERING MATERIALS

SECOND FLOOR
FLOOR PLAN

SCALE 1/4" = 1'-0"

HEATED AREA = 1450 SQ.FT.
NON HEATED ELEVATOR = 29.5 S.F.
AREA OPEN TO LIVING = 220.5 SQ.FT.

ALL DESIGNS, PLANS & DRAWINGS ARE THE PROPERTY OF FORT LAUDERDALE DESIGN & PLANNING, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF FORT LAUDERDALE DESIGN & PLANNING, INC.

CONSTRUCT BUILDING IN MATERIALS & METHODS TO WITHSTAND MODERATE TO HEAVY TERMITE INFESTATION. WITHSTAND ONLY SLIGHT TO NO DECAY IN ACCORDANCE WITH THE NORTH CAROLINA BUILDING CODE.

WINDOWS AND DOORS SHALL BE DESIGNED TO WITHSTAND POSITIVE & NEGATIVE WIND PRESSURE OF 17 P.S.F. (+/-).

STUD WALLS SHALL HAVE DOUBLE 2X AT TOP AND ALL PLATES AT CORNERS AND AT INTERSECTIONS SHALL BE OVER-LAPPED MIN OF 24 INCHES.

BUILDING SHALL BE CONSTRUCTED TO WITHSTAND 90 MPH WINDS WITH 3 SECOND WIND GUST OF 110 MPH W/ A/B EXPOSURE CATAGORY OF B OR BETTER.

INTERIOR LOAD BEARING WALLS SHALL BE CONSTRUCTED, FRAMED & FIRE BLOCKED AS SPECIFIED FOR EXTERIOR WALLS. MIN. 2 PERLIN (4.9FT.) WALLS. ALL IN ACCORD. W/ N.C.S. BUILDING CODE.

#2 NOTE!
REFER TO SECTIONS AND COORDINATE WITH ALL OTHER DOCUMENTS, ELEVATION DETAILS AND LOOK FOR DETAIL DRAWINGS. WITH SIMILAR SCALE. THE ARCHITECT OF THIS DESIGN IS NOT CORRECT ANY DIMENSIONS OR SPELLING. THE OWNERS AGENT MERRY LAUDER SHALL ACT IN BEHALF OF THE OWNER AND IN HIS THEREIN AS THE ARCHITECT WOULD POSITION IN BEHALF OF THE OWNER. THE CONTRACTOR SHALL WORK WITH THE OWNERS AGENT INTO BEING THAT THE JOB RUNS SMOOTHLY WITH NO INTERFERENCE OF DESIGN AS SHOWN ON ALL DOCUMENTS. BY M. LAUDER

#3 WINDOW SCHEDULES BY THE SUPPLIER DOOR SCHEDULES, LIGHTING FIXTURES, PLUMBING FIXTURES AND ALL MATERIALS INCORPORATED SHALL BE APPROVED BY THE OWNER AND PRESENTED TO HIM IN A TIMELY FRAME REASONABLE FOR THE OWNER SO THERE IS NO DELAY IN THE CONTRACTORS SCHEDULE.

ALTERNATE PLAN "B"
FOR REAR GABLE SERVICE ROOMS
SCALE: 1/4" = 1'-0"
THIS ADDS 36 SQ.FT. TO HEATED SPACE
⚠ THIS IS THE PLAN WE USE

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

#4 HEATED SPACE = 1,847.7 SQ.FT.
GARAGE - NON HEATED = 524 SQ.FT.
SUN PORCH NON HEATED = 178 SQ.FT.
STORAGE RM. NON HEATED = 72 SQ.FT.
FRONT PORCH = 291 SQ.FT.
REAR DECK = 386 SQ.FT.

#2 TOP OF BRICK ON TOP OF BLOCK TO BE SAME AT ALL POINTS OR PLEY TOP OF BRICK TO BE CONSIDERED FOR ALL REFERENCE. SET AT 794.5

#3 SEE DETAILS FOR BAY & ROOFING AT BACK OF FIRST FLOOR

#4 SEE OTHER DRAWINGS FOR DECK SIZE, DESIGN & STRUCTURE