FRAMING CONSTRUCTION NOTES:

1. GRADE, SPECIES AND SIZE OF LUMBER AND ALL OTHER CONSTRUCTION SHALL BE AS SHOWN, NOTED OR SCHEDULED ON THE DRAWINGS OR AS SPECIFIED IN THE LATEST EDITION OF THE STANDARD BUILDING CODE.

2. ALL DIMENSIONS SHOWN ON PLANS ARE TO FACE OF STUD, FACE OF CONCRETE OR FACE OF MASONRY UNLESS OTHERWISE NOTED.

3. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 2X6 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.

4. ALL INTERIOR WALLS SHALL BE CONSTRUCTED WITH 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.

5. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 1/2" APA RATED SHEATHING EXPOSURE 1 OR BETTER. ALL SHEATHING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

6. ALL EXTERIOR WALLS SHALL BE COVERED WITH BUILDING PAPER OR APPROVED EQUAL.

7. ALL EXTERIOR WALLS SHALL BE FINISHED WITH VINYL SIDING OVER 1/2" APA RATED SHEATHING OVER BUILDING PAPER OR APPROVED EQUAL.

8. ALL INTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM WALLBOARD.

9. ALL CEILINGS SHALL BE FINISHED WITH 1/2" GYPSUM WALLBOARD.

10. ALL FLOORS SHALL BE CONSTRUCTED WITH 2X10 JOISTS @ 16" O.C. UNLESS OTHERWISE NOTED. ALL FLOORS SHALL BE SHEATHED WITH 3/4" APA RATED SHEATHING EXPOSURE 1 OR BETTER. ALL SHEATHING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

11. ALL FLOORS SHALL BE FINISHED WITH CARPET, VINYL OR CERAMIC TILE AS SPECIFIED BY OWNER.

12. ALL ROOFS SHALL BE CONSTRUCTED WITH 2X10 RAFTERS @ 16" O.C. UNLESS OTHERWISE NOTED. ALL ROOFS SHALL BE SHEATHED WITH 1/2" APA RATED SHEATHING EXPOSURE 1 OR BETTER. ALL SHEATHING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

13. ALL ROOFS SHALL BE FINISHED WITH ASPHALT SHINGLES OVER 15# FELT PAPER OR APPROVED EQUAL.

14. ALL ROOF OVERHANGS SHALL BE 12" UNLESS OTHERWISE NOTED.

15. ALL GUTTERS AND DOWNSPOUTS SHALL BE 5" ALUMINUM UNLESS OTHERWISE NOTED.

16. ALL WINDOWS SHALL BE DOUBLE HUNG, LOW E, ARGON GAS FILLED, VINYL CLAD WITH WHITE INTERIOR UNLESS OTHERWISE NOTED.

17. ALL EXTERIOR DOORS SHALL BE SOLID CORE WITH WEATHERSTRIPPING AND DEADBOLT LOCKS UNLESS OTHERWISE NOTED.

18. ALL INTERIOR DOORS SHALL BE HOLLOW CORE UNLESS OTHERWISE NOTED.

19. ALL DOOR AND WINDOW HEADERS SHALL BE AS SHOWN ON THE HEADER BEARING REQUIREMENTS CHART.

20. ALL HEADERS SHALL BEAR ON A MINIMUM OF 1 JACK STUD AT EACH END UNLESS OTHERWISE NOTED.

21. ALL HEADERS SHALL BE SUPPORTED BY A MINIMUM OF 1 KING STUD AT EACH END UNLESS OTHERWISE NOTED.

22. ALL HEADERS SHALL BE SUPPORTED BY A MINIMUM OF 1 CRIPPLE STUD AT EACH END UNLESS OTHERWISE NOTED.

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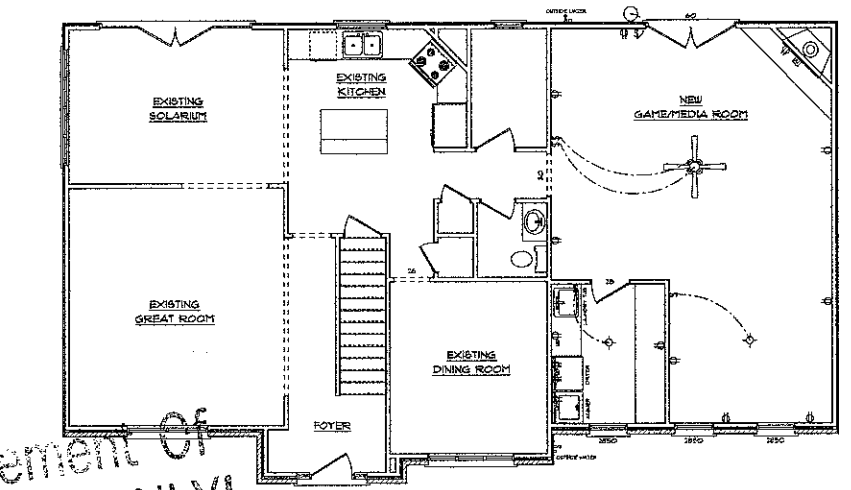
98. ALL HEADERS SHALL BE SUPPORTED BY A MINIMUM OF 1 CRIPPLE STUD AT EACH END UNLESS OTHERWISE NOTED.

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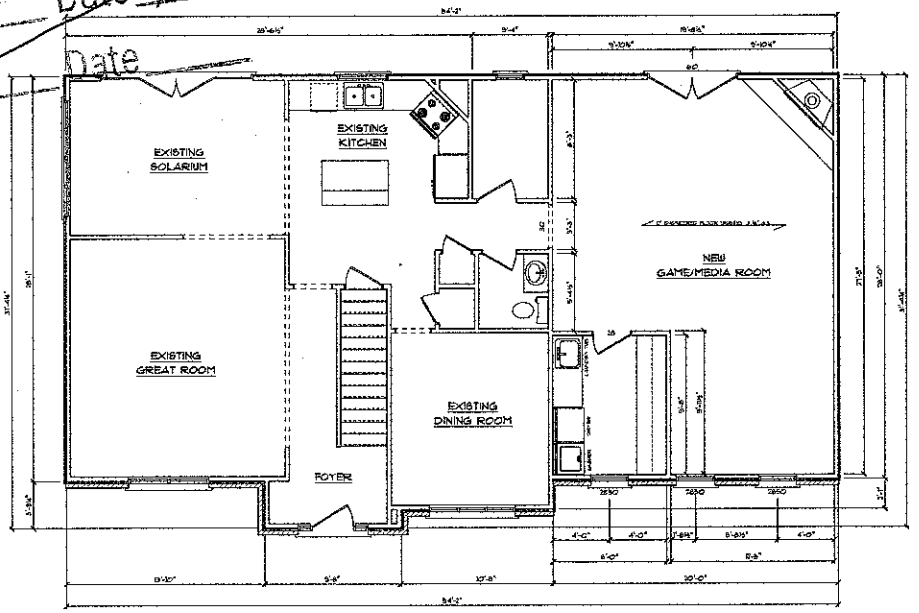
100. ALL HEADERS SHALL BE SUPPORTED BY A MINIMUM OF 1 CRIPPLE STUD AT EACH END UNLESS OTHERWISE NOTED.

Acknowledgement Of
Plans Submittal ONLY!
Date 7/10/09

Date



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



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

HEADER BEARING REQUIREMENTS

2x8 THRU 2x10	1 JACK STUD
2x12	2 JACK STUDS
LVL 9" THRU 12"	2 JACK STUDS
LVL 14" THRU 16"	3 JACK STUDS
LVL 18" & GREATER	4 JACK STUDS

STUDS SHALL BE 2 X 4'S SPACED 16" O.C. DOUBLE AT OPENINGS, FRAMED SOLID AT CORNORS AND ANGLES FOR DRYWALL AT OPENINGS, THE INNER STUD SHALL BE CUT OUT TO RECEIVE THE HEADER OVER THE OPENING AND SHALL EXTEND IN ONE PIECE FROM HEADER TO BEARING. EXTERIOR WALLS TO BE 2x4 STUDS

MOISTURE:
PROTECT EXTERIOR OR BELOW GRADE FOUNDATIONS WITH 2 COATS ASPHALT.
PERIMETER DRAINS TO BE 4" PERFORATED PVC AND PLACED BELOW ELEV. OF INTERIOR SLABS AND SLOPED TO STORM DRAINS OR OTHER APPROVED DISBURSEMENT AREAS.
PROVIDE APPROPRIATE CLEANOUTS.
ROOF AND SITE RUNOFF TO BE DISBURSED VIA SEPARATE PVC SYSTEM SIZED TO PREVENT BACKUP.
PROVIDE FLASHINGS OVER ALL EXPOSED WINDOWS AND DOORS
USE ONLY 60 MIN BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE ASSURING SIDING WILL LEAK.
PROVIDE SHELF IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT PONDING OR BACKUP.

1. BECAUSE SITE CONDITIONS MAY VARY, M + M HOME DESIGN CANNOT GUARANTEE THE SUITABILITY OF THESE PLANS FOR USE ON YOUR SPECIFIC SITE. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A PROFESSIONAL CONTRACTOR.
2. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS 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.
3. CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION AND COORDINATE ANY CORRECTIONS OR REVISIONS WITH THE OWNER AND DESIGNER. M + M HOME DESIGN SHALL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

NOTE:
M + M HOME DESIGN SHALL NOT BE RESPONSIBLE FOR THE ENGINEERING OF H-BASE PLANS. IT IS THE HOME OWNER'S RESPONSIBILITY THAT THE FRAMING BE IN COMPLIANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE.

SHEET A-2

SOFTPLAN CAD DESIGN TEAM
M&M HOME DESIGN
1844-1 ROLLING HILLS ROAD MOORESVILLE, NC 28117 (704) 799-8771

15 YEARS OF RESIDENTIAL DESIGN EXCELLENCE

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CONSTRUCTION SITE:
ADDITION & RENOVATION
LOT # 161
161 BAITH CREEK DRIVE
MOORESVILLE, NC 28117
IREDELL COUNTY, NC

HOMEOWNER:
CLINT & WENDY SIEMERS
161 BAITH CREEK DRIVE
MOORESVILLE, NC 28117
(704) 516-1754

DRAWN BY: J. GENEREUX
DATE: JUNE 15, 2009
REVISIONS:

ARCHITECTURAL NOTES

General Notes:

1. Comply with all State, County and Local Building Codes, Ordinances and Regulations governing all construction.
2. Contractor Make Site and Electric Lines as governing utilities / Associations and Local City Building Codes.
3. Provide and Set Temporary Toilet as Local Code requires.
4. Provide Termite Protection per Owner Pr.
5. Tile see Finished Floor Elevation as noted at each Floor Elevations Above Less, Paint or Lac. Painted White Wood Baseboard as is Noted on Sht.
6. All Footings or Interior Piers shall be Placed on Firm Level Grade or Footing Soil. Interior Bearing Footings 8" Wide Below Grade Minimum Unless Otherwise Noted.

Site:

Assumed Soil Pressure - 2000 P.S.F. Minimum
*Inspect Footing Depths as Per Local Codes

Concrete:

1. Foundation - 3000 P.S.I. @ 28 Day Type 1 Concrete, 6-Bag.
2. Floor Slab - 3000 P.S.I. @ Day of Concrete on 6 mil Polyethylene Vapor Barrier on 4" Sand Fill. 6x6 Mesh - 10 Type 1 Concrete, 6-Bag.
3. Provide Construction Joints 1 1/2" Sq. Pc. Thermo in Walls.
4. Slab - Entry - 3000 P.S.I. @ 28 Day Type 1 Concrete, 6-Bag with Air Entrainment.

Masonry:

1. Exterior Brick Veneer - Where In Wt. = 840 P.S.F.
2. Wood - 4000 P.S.I.
3. Mortar - Type S - 1800 P.S.I.
4. Provide Expansion at 30' O.C. Vertical & Ledger Bead.
5. All Cut & Unit Masonry to be Reinforced Solid

Glass:

1. All Passage and Interior Glazing to comply with Local Codes.
2. Non-Operable Glazing - Must be Between Studs or not more than 24" from Floor or at Doorway less than 60" from Floor.
3. All Glass with Label, Permanent Marker (Min. 3/16 Diam.) and Identifying Window less than 40" from Landing Surface to be Tempered.

Plumbing:

1. Water Heater as the Electrical Spec Capacity
2. Water Closets - 6 gal / Flush Valves.
3. Shower Heads - 2.5 G.P.M. Maximum
4. Sink Faucets - 2.5 G.P.M. Maximum
5. Lavatory Faucets - 2.2 G.P.M. Maximum
6. Dishwasher to have All Static resistant.
7. Provide Water Heater with Temperature Relief Valves
8. All Water Supply Pipes Filtered per Manufacturer per Local Codes.
9. All Waste and Vent Pipes Tested per Installation per Local Codes.
10. Provide Lavatories in Piping for Adjustment of a Drainage System.

Insulation:

*Values per Manufacturer Recommendations
Ceilings - R30
Exterior Walls - R13
Floors over Crawl - R19

Additional Planning:

A Radon Mitigation System is Designed to a Prescriptive Manner so it is Reasonably Viable to Add a Pressurized Ventilation to Control the Radon Levels.

Electrical:

Telephone, Electrical per Local Codes and Local Utility.

Smoke Detectors:

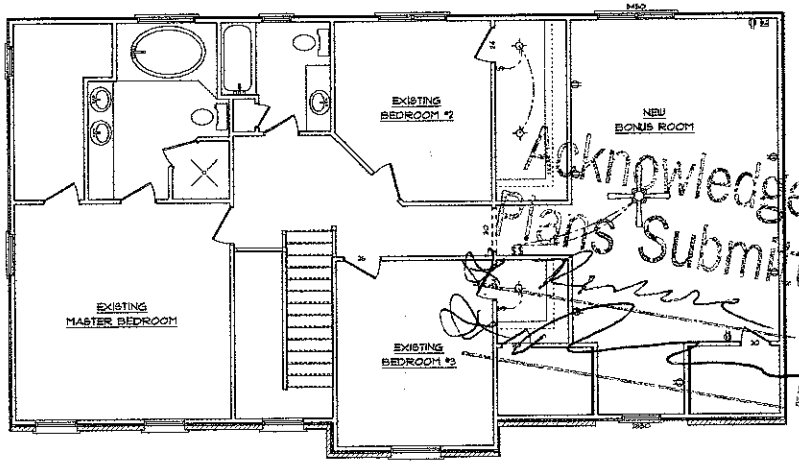
Per 2006 or the 2006 NC Residential Code Sec. R 314 NC Edition.

Assembly Exterior Doors:

1. Swinging Doors:
   A. Solid Core Type Doors to be 1 3/4" Thick.
   B. Wood Panel Type Doors to be 1 3/4" Thick, Kiln Dried, Rail and Stile Construction with Raised Panels not less than 1/2" Thick. Glazing or Raised Panel Size to be 3/4" Minimum Thickness.
   C. Metal Doors to be 1 3/4" Thick Steel Rail and Stile Construction with Surfaces not less than 24 Gauge in Thickness. Metal Doors with Reinforcement not less than the Equivalent of 18 Gauge.
   D. Sheet Metal Covering to be Insulated.
2. Hinges:
   Provide Hinges which are Accessible from Outside the Exterior Area when Door is Closed and:
   A. Have Nonremovable Hinge Pins or
   B. Hinges Internal to Prevent Removal of Door or
   C. Side and Bottom Hinges and have 1/4" Steel Studs Interlock Project to a Minimum of 1/4".
3. Weatherstripping:
   A. Installed in the Manufactured or Site-Built Installation Manual.
   B. Swinging Doors shall have a 7/8 Gap Stops at 3" Max to Exterior or at Least Less than 3/16".
   C. Sliding Doors and/or Operating Jog Projection shall have a Minimum Gap of 3/4".
4. Overhead Doors shall be Insulated as All Overhead Doors Whenever the Overhead Portion Retains the Face of the Door or a Prevents Accessible for Weighing Them.
5. Sliding Doors and Windows shall be Provided with a Locking Device and shall be Constructed and Installed or Fabricated with a Device or as so Prevent the Raising and Removing of the Sliding Panel from the Track while in the Closed Position.
6. Storm Doors shall be Designed to the Same Size & Portion of the Exterior Door, not less than 80" in Length.
7. Vented Sliding Doors and Sliding Glass Doors that Open and are Screened, Non-Operable Vents, Panels, and a Mechanical Door Shields and Hardware Sized from Metal Grills, Bar, or Fabricated Stainless Steel Approved by Electric Power Operation. Aluminum Mesh, Locking Handle or Shields.

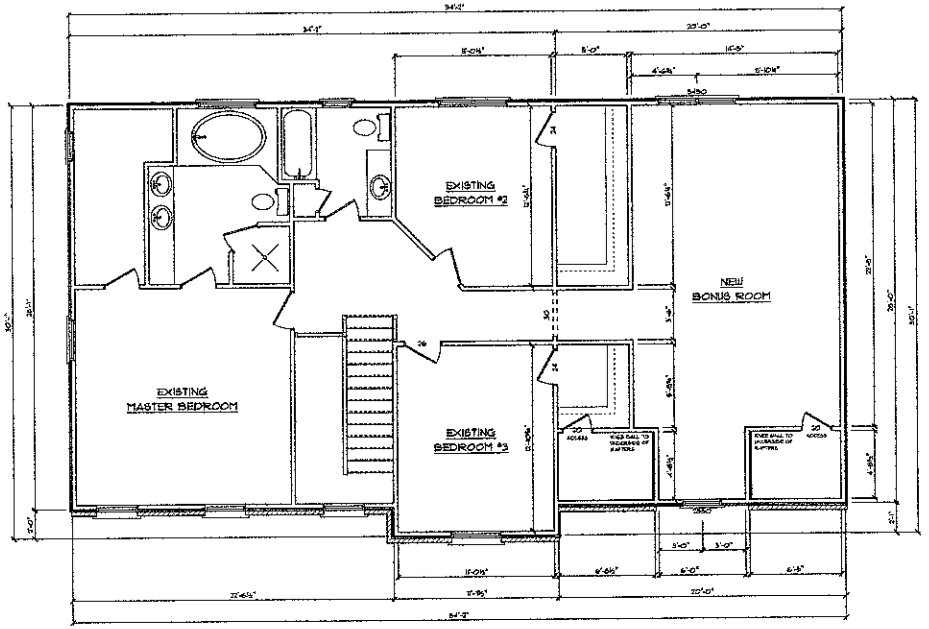
FRAMING AND LUMBER NOTES

1. ALL LUMBER SHALL BEAR STAMP OF W.W.P.A. OR APPROVED TESTING AGENCY
2. ROOF JOISTS , FLOOR JOISTS , LEDGERS AND PLATES TO BE DOUGLAS FIR #2 OR BETTER
3. ALL STUDS TO BE DOUGLAS FIR STUD GRADE OR APPROVED EQUIVALENT
4. ROOF PLYWOOD SHEATHING TO BE 7/16" STANDARD OSB WITH EXTERIOR GLUE WITH STAMP OF APPROVED TESTING AGENCY OR AS NOTED ON TYPICAL WALL SHEET
5. FRAMING CONNECTORS TO BE SIMPSON OR EQUIVALENT
6. ALL BEARING STUD WALLS TO BE 2 x 4 AT 16" O.C. UNLESS NOTED OTHERWISE
7. ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES
8. ALL INTERIOR HEADERS TO BE (2) 2 x 10's UNLESS NOTED OTHERWISE
9. ALL EXTERIOR HEADERS TO BE (2) 2 x 10's UNLESS NOTED OTHERWISE
10. CUTTING , NOTCHING , AND DRILLING OF WOOD MEMBERS SHALL COMPLY WITH THE UNIFORM BUILDING CODE , AND LOCAL AND STATE BUILDING CODES
11. ALL CONVENTIONAL FRAMING SHALL COMPLY TO ALL LOCAL CODES
12. ROOF TRUSSES TO BE MANUFACTURED BY AN APPROVED FABRICATOR
13. ALL LUMBER SHALL BE #1400 KILN DRIED SOUTHERN PINE , DOUGLAS FIR , OR HEMLOCK
14. ALL EXTERIOR DOORS SHALL BE 1 3/4" THICK SOLID CORE H/S PR. BUTTS OR METAL INSULATED AS SHOWN ON PLANS.



SECOND FLOOR ELECTRICAL PLAN

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



SECOND FLOOR PLAN

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

HEADER BEARING REQUIREMENTS

2x8 THRU 2x10	1 JACK STUD
2x12	2 JACK STUDS
LVL 9" THRU 12"	2 JACK STUDS
LVL 14" THRU 16"	3 JACK STUDS
LVL 18" & GREATER	4 JACK STUDS

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MOISTURE:
PROTECT EXTERIOR OF BELOW GRADE FOUNDATIONS WITH 2 COATS ASPHALT.
PERIMETER DRAINS TO BE 4" PERFORATED PVC AND PLACED BELOW ELEV. OF INTERIOR SLABS AND SLOPED TO STORM DRAINS OR OTHER APPROVED DISBURSEMENT AREAS.
PROVIDE APPROPRIATE CLEANOUTS.
ROOF AND SITE RUNOFF TO BE DISBURSED VIA SEPARATE PVC SYSTEM SIZED TO PREVENT BACKUP.
PROVIDE FLASHINGS OVER ALL EXPOSED WINDOWS AND DOORS USE ONLY 40 MIN BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE ASSURING SIDING WILL LEAK.
PROVIDE BUILT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT POOLING OR BACKUP.

1. BECAUSE SITE CONDITIONS MAY VARY, M & M HOME DESIGN CANNOT WARRANT THE SUITABILITY OF THESE PLANS FOR USE ON YOUR SPECIFIC SITE. CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A PROFESSIONAL CONTRACTOR.
2. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS SHALL BE CONSIDERED AS PART OF THESE DRAWINGS AND DETAILS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED UNLESS VARIANCES OCCUR.
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Acknowledgement Of Plans Submittal ONLY
Date 2/16
Date

SHEET A-3

SOFTPLAN

M&M HOME DESIGN
OUR DESIGN TEAM
M&M HOME DESIGN
1544-F BUILDING RED ROAD MOORESVILLE, NC 28117
(704) 516-1754 FAX (704) 799-0754 www.mmhomedesign.com

15 YEARS OF EXCELLENCE IN RESIDENTIAL HOME DESIGN SERVICE

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CONSTRUCTION SITE:
ADDITION & RENOVATION
LOT # 151
161 BATH CREEK DRIVE
MOORESVILLE, NC 28117
IREDELL COUNTY, NC

HOMEOWNER:
CLINT & WENDY SIEMERS
161 BATH CREEK DRIVE
MOORESVILLE, NC 28117
(704) 516-1754

DRAWN BY: J. GENCHER
DATE: JUNE 15, 2009
REVISIONS: