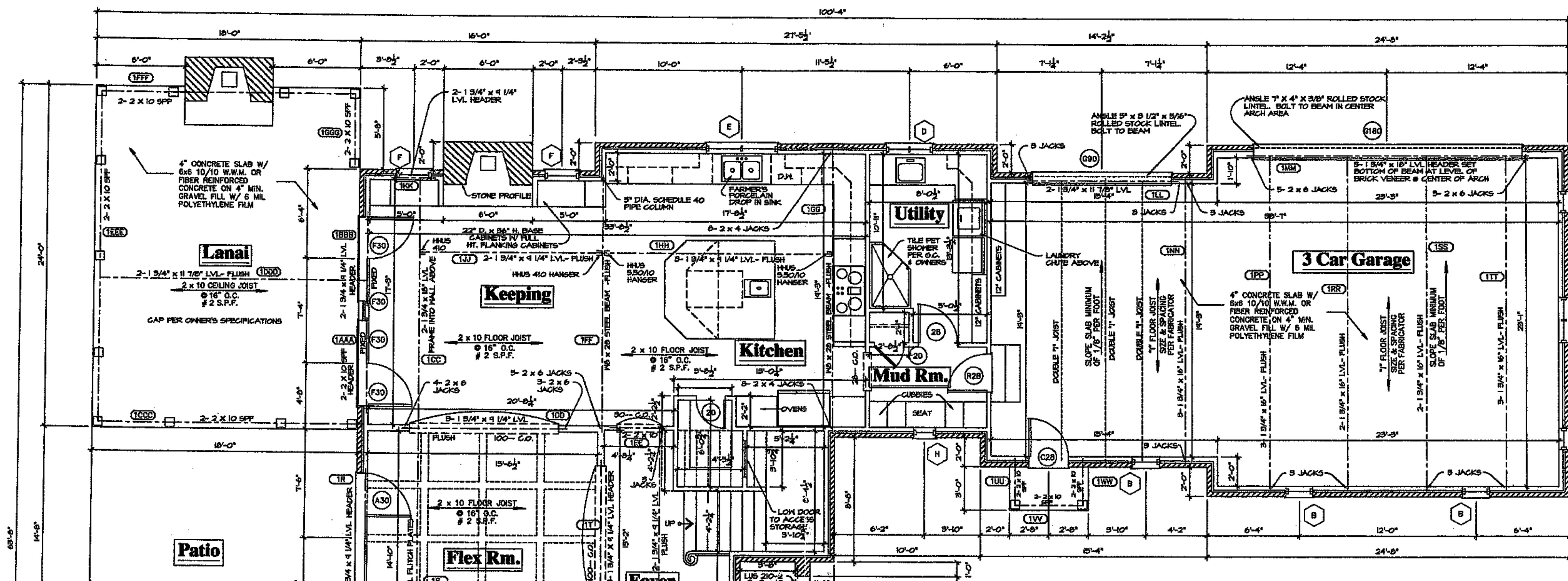
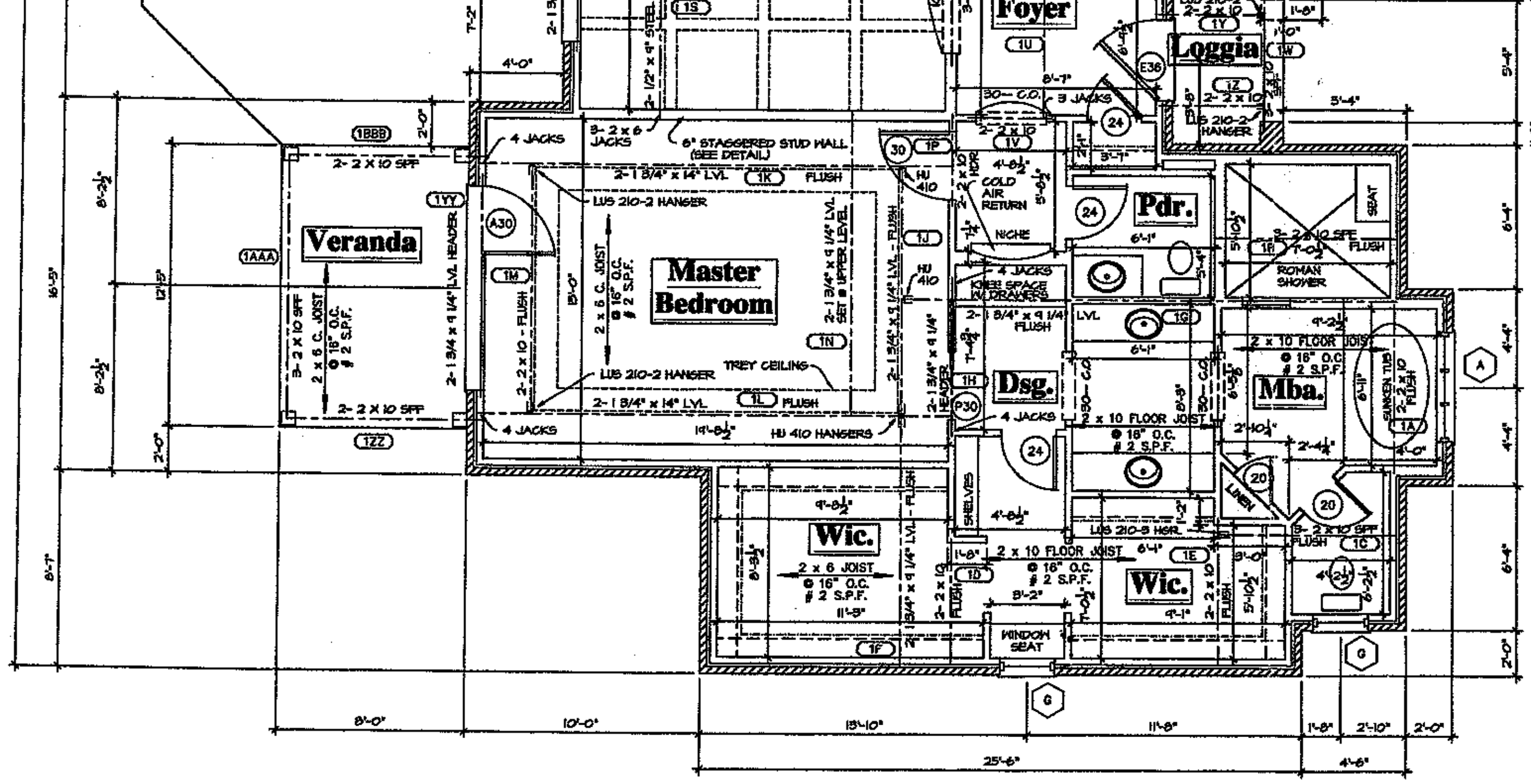
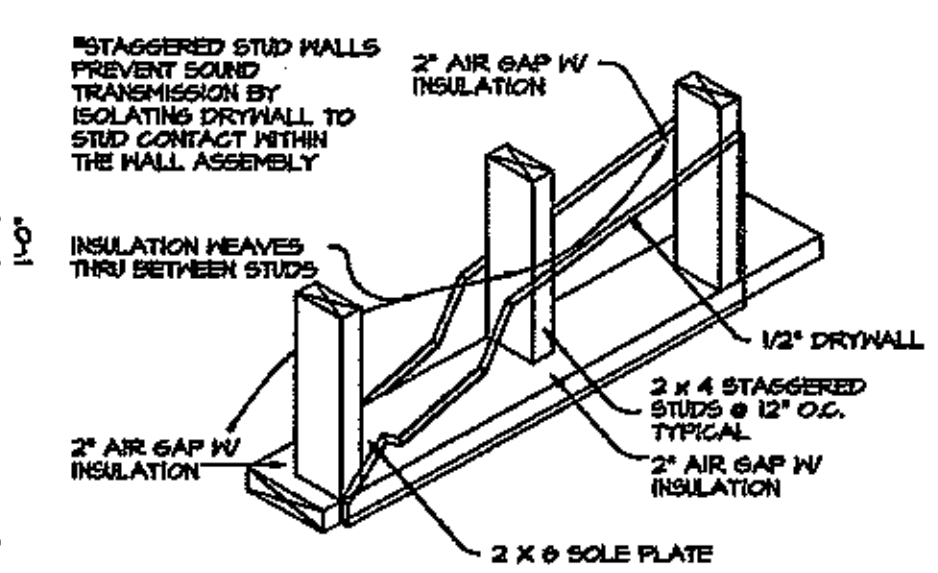



First Floor Plan

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



Staggered Stud Wall

Scale: 1" = 1'-0"

DRAWING NOTES:

Actual dimensions are shown. All exterior frame walls are shown at a thickness of 4 or 6 inches. (Includes 1/2" sheathing.) Exterior brick veneer walls are shown at a total thickness of 8- 1/2 or 10- 1/2 inches. (3- 1/2 inch brick; 1- 1/2 inch air space & sheathing and 3 1/2 inch or 5- 1/2" stud walls) Framing in brick veneer construction is assumed to be inset 5 inches from the face of the foundation wall and inset for full stone veneer conditions. Thin set stone veneer is shown at a thickness of 4 inches. Stucco and Cultured Stone veneer is shown at nominal thickness of the stud wall including sheathing.

Jack studs or built-up corners are to be installed for all openings directly below all beams and/or girders unless otherwise noted. Jack studs are to be installed on each floor level beneath and are to continue to the foundation.

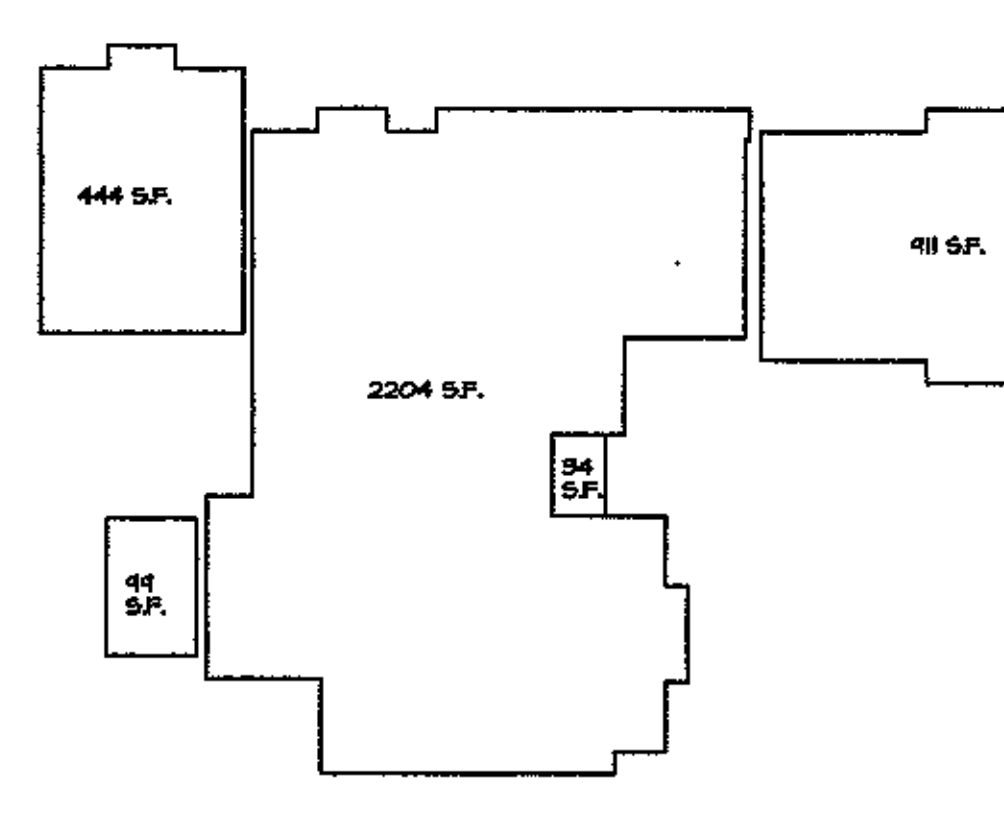
Typical wall section and framing details are provided unless otherwise noted. The general contractor, mason and framer are to determine final construction methods and knee wall heights as may be required to fabricate elevations as shown. Raised rafter conditions are assumed to be typical.

Construction of this residence assumes adequate bracing for wind loads until the roof, floor and wall systems have been permanently framed and sheathing installed.

Orthogonal projected drawings (if applicable) are based upon straight line extensions and do to accurately reflect the true vanishing point of the elevation(s) as shown. Refer to the conventional elevation and plan drawings of the areas for actual construction information.

Fractional measurements are shown to the nearest 1/16" inch. Accumulative angular dimension irregularities are shown to the nearest practical value of overall dimensions.

All interior angled walls are 45 degrees unless otherwise noted. Exterior angles are typically shown in 15 degree increments.



NOTE"A"

ADDENDUM TO NCRC SECTION 602.10.3

NC DEPARTMENT OF INSURANCE 4/22/03.

WHEN 3/8" OR GREATER WOOD STRUCTURAL PANELS ARE USED ON BOTH SIDES OF A BRACED WALL PANEL, THE ALLOWABLE LENGTHS SHOWN IN TABLE 602.10.5 MAY BE REDUCED BY 50%. THESE STRUCTURAL PANELS SHOULD BE NAILED TO THE STUDS WITH 8-PENNY NAILS AT 6" O.C. AT THE EDGE AND 12" O.C. IN FIELD. FOOTNOTE "B" DOES NOT APPLY WHEN USING THIS DOUBLE SIDED METHOD.

THE MAXIMUM OPENING HEIGHT NEXT TO THE BRACED PANEL SECTION STILL CANNOT EXCEED THE PERCENTAGE GIVEN IN TABLE 602.10.5. IN THE CASE OF A SEVEN-FOOT GARAGE DOOR WHICH IS 85% OF AN EIGHT-FOOT WALL, WILL REQUIRE A SIXTEEN INCH BRACED WALL PANEL, OR EIGHTEEN INCH OF A NINE FOOT WALL HEIGHT AND TWENTY INCH FOR A TEN FOOT WALL HEIGHT. IT IS NECESSARY TO ANCHOR THESE BRACED WALL SECTIONS TO A FOUNDATION WALL OR SLAB WITH TWO 1/2" DIAMETER BOLTS IN ACCORDANCE WITH FIG. R-403.1(1). THIS WILL REQUIRE THAT THE CELLS WITH ANCHOR BOLTS BE FILLED SOLID DOWN TO THE FOOTING AND BOLTS BE AT LEAST 7" INTO THAT CEMENT OR MORTAR.

THE COMPLETE PROJECT, DESIGN CONCEPTS, PLANS, DRAWINGS AND DETAILS HEREIN CONTAINED ARE THE ORIGINAL WORK PRODUCT OF THE DESIGNER OF RECORD AND HAVE BEEN PREPARED TO THE SPECIFICATIONS AND/ OR LIMITATIONS OF THE ORIGINAL CLIENT AGREEMENT. THE COMPLETE PROJECT, DESIGN CONCEPTS, PLANS, DRAWINGS AND DETAILS ARE THE EXCLUSIVE PROPERTY OF, AND ARE WHOLLY OWNED BY THE DESIGNER AND/ OR ASSIGNEES. USE OF THE WORK PRODUCT HEREIN CONTAINED IS LIMITED TO THE REGISTERED CLIENT SPECIFIED ON EACH DRAWING SHEET, FOR THE CONSTRUCTION OF A SINGLE BUILDING. USE, REUSE, REPRODUCTION OR DISCLOSURE OF ANY PORTION OF THE COMPLETE PROJECT, DESIGN CONCEPTS, IDEAS, PLANS, DRAWINGS AND/ OR DETAILS CONTAINED ON OR WITHIN THESE PLANS BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER OF RECORD AND OR ASSIGNEE IS PROHIBITED. NO RESPONSIBILITY IS ASSUMED FOR ANY PLAN NOT DESIGNED FOR A SPECIFIC CLIENT OR CONSTRUCTION SITE.

LEGAL AUTHORIZED COPIES OF THIS PLAN MUST BEAR A REGISTRATION NUMBER, OR CLIENT NAME, OR SPECIFIC SITE INFORMATION, PLOTTER PRINTED IN THE TITLE BLOCK OF EACH SHEET. PLOTS, PRINTS, AND AUTHORIZED COPIES OF THESE PLANS BEAR THE SEAL AND SIGNATURE OF THE DESIGNER, ARCHITECT AND/ OR ENGINEER OF RECORD. PLOTS, PRINTS OR COPIES NOT BEARING THE SEAL AND SIGNATURE OF THE DESIGNER OF RECORD, ARE PRELIMINARY ISSUES OR CONCEPTUAL DRAWINGS AND ARE NOT AUTHORIZED FOR CONSTRUCTION.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS SHALL GOVERN PROVIDED SAME IS MORE STRINGENT THAN THE PROVISIONS INDICATED WITH THE SPECIFICATIONS AND PLANS HEREIN PROVIDED. NO VARIATION AUTHORIZED BY OR REQUIRED BY A BUILDING OFFICIAL SHALL BE BINDING UPON THE DESIGNER, ARCHITECT AND/ OR ENGINEER OF RECORD, AND / OR THE ASSIGNEES OF SAME.

GREAT CARE HAS BEEN TAKEN IN THE PREPARATION OF THE PLANS, DRAWINGS, DETAILS AND SPECIFICATIONS HEREIN CONTAINED TO AVOID MISTAKES, ERRORS AND/ OR OMISSIONS TO THE EXTENT PERMITTED WITHIN THE ORIGINAL CLIENT AGREEMENT. THE MAKER CANNOT GUARANTEE AGAINST TECHNICIAN ERRORS, CODE CHANGES OR JOB SITE CONDITIONS WHICH MAY REQUIRE ALTERATION AND / OR DEVIATIONS FROM THESE PLANS. THEREFORE, THE CONTRACTOR/ BUILDER SHALL CONFIRM AND VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR SAME. THE OWNER SHALL NOTIFY THE DESIGNER OF RECORD OR ASSIGNEE OF ANY VARIATIONS OF DIMENSIONS AND/ OR JOB SITE CONDITIONS DIFFERENT THAN THOSE SHOWN ON THE PLANS HEREIN CONTAINED.

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Plan No. 05-2S3917

Revised: Aug. 4, 2005

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FAIBD, CPBD, CET
131 Lynnbrook Lane
Mooresville, NC 28117
(704) 660-1588

A Residence For:

Mike & Misty Levine

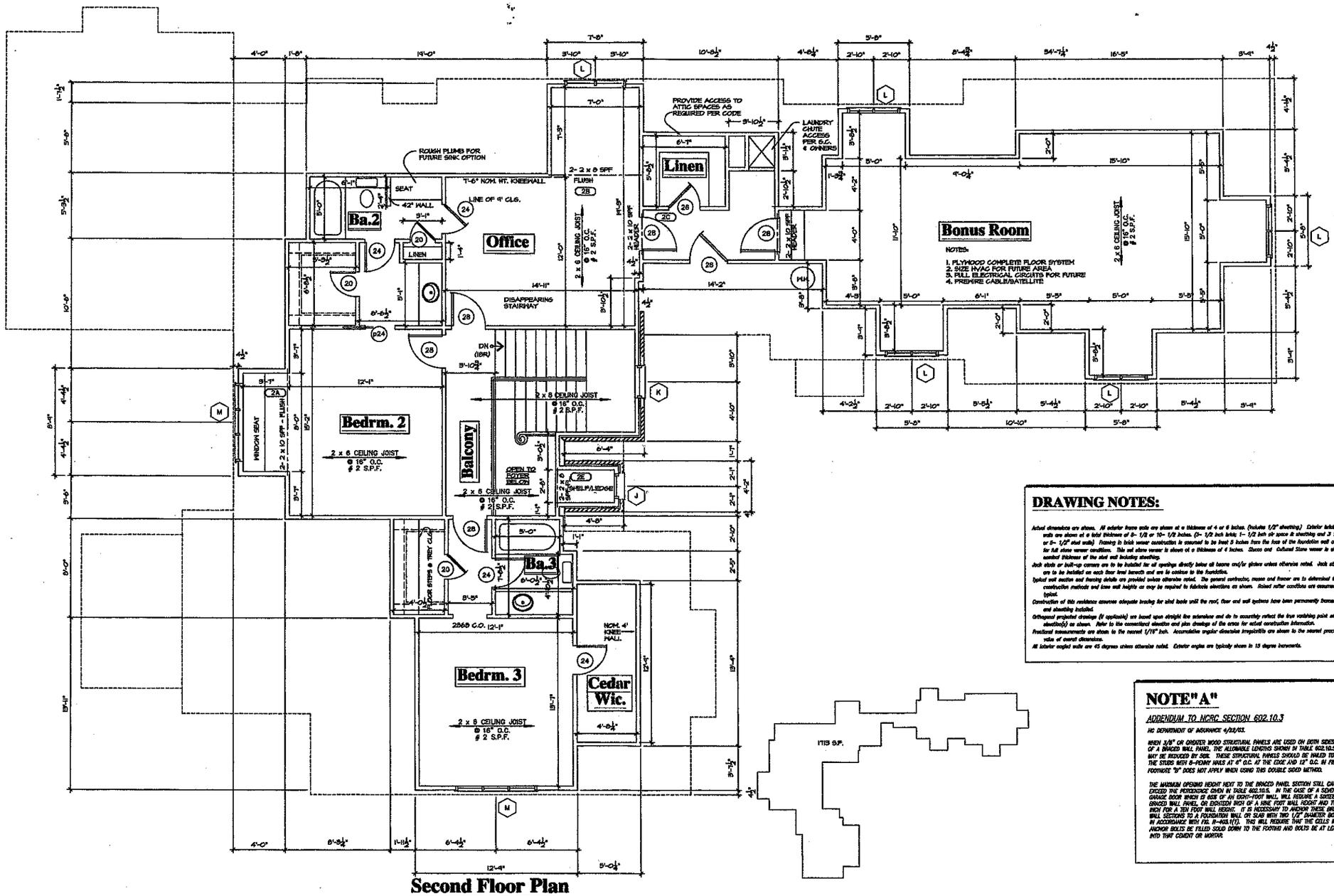
Bay Crossing Lot #115
Mooresville, North Carolina

DATE: 6/20/05

PREPARED BY: Don Ruth, FAIBD

DRAWING NO.

A1-1



1113 S.F.

Second Floor Plan

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

DRAWING NOTES:

Actual dimensions are shown. All exterior frame walls are shown at a thickness of 4 or 6 inches (including 1/2" sheathing). Exterior brick veneer walls are shown at a total thickness of 8- 1/8 or 10- 1/8 inches. (8- 1/8 inch brick; 1- 1/2 inch air space & sheathing and 3 1/2 inch or 5- 1/2" stud walls) Framing to brick veneer construction is assumed to be lined 5 inches from the face of the foundation wall and lined for full stone veneer condition. Thin set stone veneer is shown at a thickness of 4 inches. Stucco and Cultured Stone veneer is shown at combined thickness of the stud wall including sheathing.

Jack studs or built-up corners are to be installed for all openings directly below all beams and/or girders unless otherwise noted. Jack studs are to be installed on each floor level beneath and are to continue to the foundation.

Typical wall section and framing details are provided unless otherwise noted. The general contractor, mason and framer are to determine final construction methods and sizes and heights as may be required to fabricate elevations as shown. Raised rafter conditions are assumed to be typical.

Construction of this residence assumes adequate bracing for wind loads until the roof, floor and wall systems have been permanently framed and sheathing installed.

Orthogonal projected drawings (if applicable) are based upon straight line extensions and do to accurately reflect the true matching point of the elevation(s) as shown. Refer to the constructed elevation and plan drawings of the area for actual construction information.

Fractional measurements are shown to the nearest 1/16" inch. Accumulative angular dimension irregularities are shown to the nearest practical value of overall dimensions.

All interior angled walls are 45 degrees unless otherwise noted. Exterior angles are typically shown in 15 degree increments.

NOTE "A"

ADDENDUM TO NCRC SECTION 602.10.3

NC DEPARTMENT OF INSURANCE 4/22/03.

WHEN 3/8" OR GREATER WOOD STRUCTURAL PANELS ARE USED ON BOTH SIDES OF A BRACED WALL PANEL, THE ALLOWABLE LENGTHS SHOWN IN TABLE 602.10.5 MAY BE REDUCED BY 50%. THESE STRUCTURAL PANELS SHOULD BE NAILED TO THE STUDS WITH 8-PENNY NAILS AT 6" O.C. AT THE EDGE AND 12" O.C. IN FIELD. FOOTNOTE "b" DOES NOT APPLY WHEN USING THIS DOUBLE SIDED METHOD.

THE MAXIMUM OPENING HEIGHT NEXT TO THE BRACED PANEL SECTION STILL CANNOT EXCEED THE PERCENTAGE GIVEN IN TABLE 602.10.5. IN THE CASE OF A SEVEN-FOOT GARAGE DOOR WHICH IS SIDE OF AN EIGHT-FOOT WALL, WILL REQUIRE A SIXTEEN INCH BRACED WALL PANEL. OR DOUBLED INCH OF A NINE FOOT WALL HEIGHT AND TWENTY INCH FOR A TEN FOOT WALL HEIGHT. IT IS NECESSARY TO ANCHOR THESE BRACED WALL SECTIONS TO A FOUNDATION WALL OR SLAB WITH TWO 1/2" DIAMETER BOLTS IN ACCORDANCE WITH TBL. R-403.1(1). THIS WILL REQUIRE THAT THE CELLS WITH ANCHOR BOLTS BE FILLED SOLID DOWN TO THE FOOTING AND BOLTS BE AT LEAST 7" INTO THAT CEMENT OR MORTAR.

THE COMPLETE PROJECT DESIGN CONCEPTS, PLANS, DRAWINGS AND DETAILS WHICH CONSTITUTE THE ORIGINAL WORK PRODUCT OF THE DESIGNER OF RECORD AND WERE PREPARED TO USE SPECIFICALLY AND EXCLUSIVELY FOR THE ORIGINAL CLIENT AGREEMENT. THE COMPLETE PROJECT DESIGN CONCEPTS, PLANS, DRAWINGS AND DETAILS ARE THE EXCLUSIVE PROPERTY OF, AND ARE WHOLLY OWNED BY THE DESIGNER AND ARE ASSIGNED TO USE BY EXISTING CLIENT SPECIFICALLY AS SHOWN. USE OF THE WORK PRODUCT HEREIN CONSTITUTES AGREEMENT TO USE RESTRICTIONS CLIENT DESIGN CONCEPTS, IDEAS, PLANS, DRAWINGS AND DETAILS CONTAINED ON OR VIEWED ON THE PLANS BY ANY MEANS WHATSOEVER WITHOUT PERMISSION OF THE DESIGNER OF RECORD AND OR ASSIGNEE IS PROHIBITED.

NO RESPONSIBILITY IS ASSUMED FOR ANY PLAN NOT DESIGNED FOR A SPECIFIC CLIENT OR CONSTRUCTION SITE.

USE OF ADVANCED COPIES OF THIS PLAN WHICH BEAR A WASHINGTON WARNING, OR CLIENT NAME, OR SPECIFIC SITE INFORMATION, PLOTTING PERMITS IS NOT VALID UNLESS OR EACH SHEET PLOTS, PRINTS, AND AUTHORIZED COPIES OF THESE PLANS BEAR THE SEAL AND SIGNATURE OF THE DESIGNER OF RECORD. PLOTS, PRINTS OR COPIES NOT BEARING THE SEAL AND SIGNATURE OF THE DESIGNER OF RECORD, ARE PRELIMINARY DRAFTS OR CONCEPTUAL DRAWINGS AND ARE NOT AUTHORIZED FOR CONSTRUCTION.

WRITTEN DIMENSIONS SHALL OVER PREVENTATIVE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS SHALL GOVERN PROPER SAME IS MORE STRINGENT THAN THE PROVISIONS INDICATED HEREIN OR SPECIFICATIONS HEREIN PROVIDED. NO VARIATION AUTHORIZED BY OR REQUIRED BY A BUILDING OFFICIAL SHALL BE PERFORMED BY THE DESIGNER, ARCHITECT AND/OR DESIGNER OF RECORD, AND/OR ITS ASSIGNEES OF SAME.

ERRORS AND OMISSIONS WHICH OCCUR IN THE PREPARATION OF THE PLANS, DRAWINGS, DETAILS AND SPECIFICATIONS WHICH CONFORM TO INDUSTRY STANDARDS, ENGINEERING OR CALCULATIONS TO THE EXTENT PERMITTED WITHIN THE ORIGINAL CLIENT AGREEMENT, THE RISKS CANNOT EXCEED THE AGENCY RESPONSIBILITIES, CODE CHANGES OR LOCAL CODE CONFORMING WHICH MAY REQUIRE ALTERATIONS AND/OR DEVIATIONS FROM SAID PLANS, DRAWINGS. THE CONTRACTOR AND/OR SHALL CONFIRM AND VERIFY ALL DIMENSIONS, DETAILS AND SPECIFICATIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR SAME. THE OWNER SHALL NOTIFY THE DESIGNER OF RECORD OF CHANGES OR ANY VARIANCES OR OMISSIONS AND/OR ERRORS OR ANY SITE CONDITIONS DIFFERENT THAN THOSE SHOWN ON THE PLANS WHEN DISCOVERED.

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FAIBD, CPBD, CET
131 Lynnbrook Lane
Mooresville, NC 28117
(704) 660-1988

A Residence For:
Mike & Misty Levine
Bay Crossing Lot #115
Mooresville, North Carolina

DATE: 6/20/05
PREPARED BY: Don Rush, FAIBD
DRAWING NO. **A1-2**