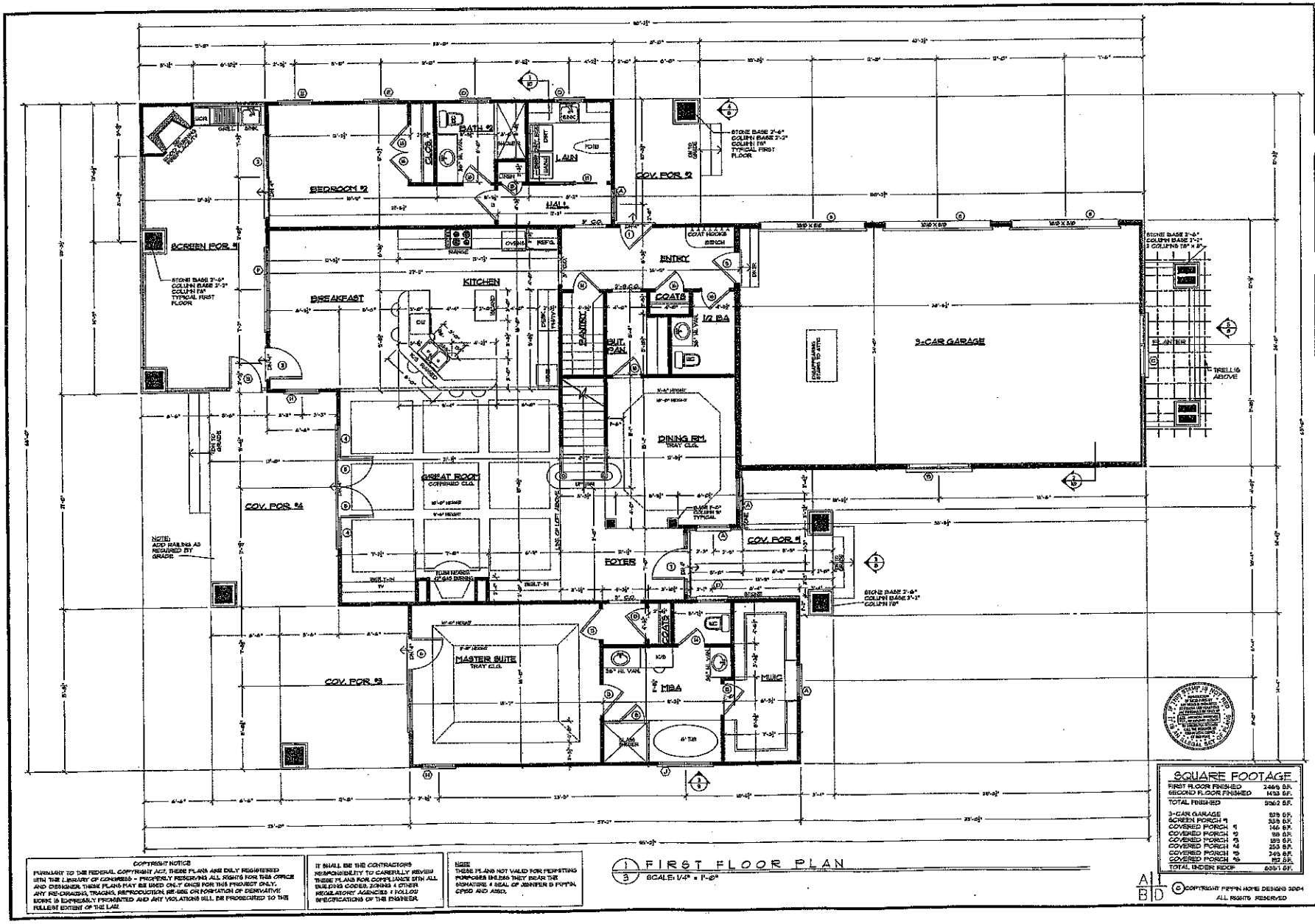


1/3 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR FINISHED	2469 S.F.
SECOND FLOOR FINISHED	1433 S.F.
TOTAL FINISHED	3902 S.F.
2-CAR GARAGE	529 S.F.
SCREEN PORCH #1	333 S.F.
COVERED PORCH #1	146 S.F.
COVERED PORCH #2	99 S.F.
COVERED PORCH #3	199 S.F.
COVERED PORCH #4	253 S.F.
COVERED PORCH #5	249 S.F.
COVERED PORCH #6	152 S.F.
TOTAL UNDER ROOF	5951 S.F.

COPYRIGHT NOTICE
PURSUANT TO THE FEDERAL COPYRIGHT ACT, THESE PLANS ARE DULY REGISTERED WITH THE LIBRARY OF CONGRESS + PROPERLY RESERVING ALL RIGHTS FOR THIS OFFICE AND DESIGNER. THESE PLANS MAY BE USED ONLY ONCE FOR THIS PROJECT ONLY. ANY RE-DRAWING, TRACING, REPRODUCTION, RE-USE OR FORMATION OF DERIVATIVE WORK IS EXPRESSLY PROHIBITED AND ANY VIOLATIONS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY REVIEW THESE PLANS FOR COMPLIANCE WITH ALL BUILDING CODES, ZONING & OTHER REGULATORY AGENCIES + FOLLOW SPECIFICATIONS OF THE ENGINEER.

NOTE
THESE PLANS NOT VALID FOR PERMITTING PURPOSES UNLESS THEY BEAR THE SIGNATURE & SEAL OF JENNIFER B PIPPIN, CPBD AND ASBD.

PIPPIN
HOME DESIGNS
INC.
Professional Members, ASBD
21016 CATAWBA AVE.
CORNELIUS, NC 28031
PHONE 704.895.1005
FAX 704.895.1006
www.pippinhomedesigns.com
N·C·B·D·C
NCBDC
P.E.

A NEW RESIDENCE FOR:
JAY & BRENDA SPEARS
LOT #2 - SAIL HIGH COURT WESTVIEW SUBD
MOORESVILLE, NC
IREDELL COUNTY
BUILDER:

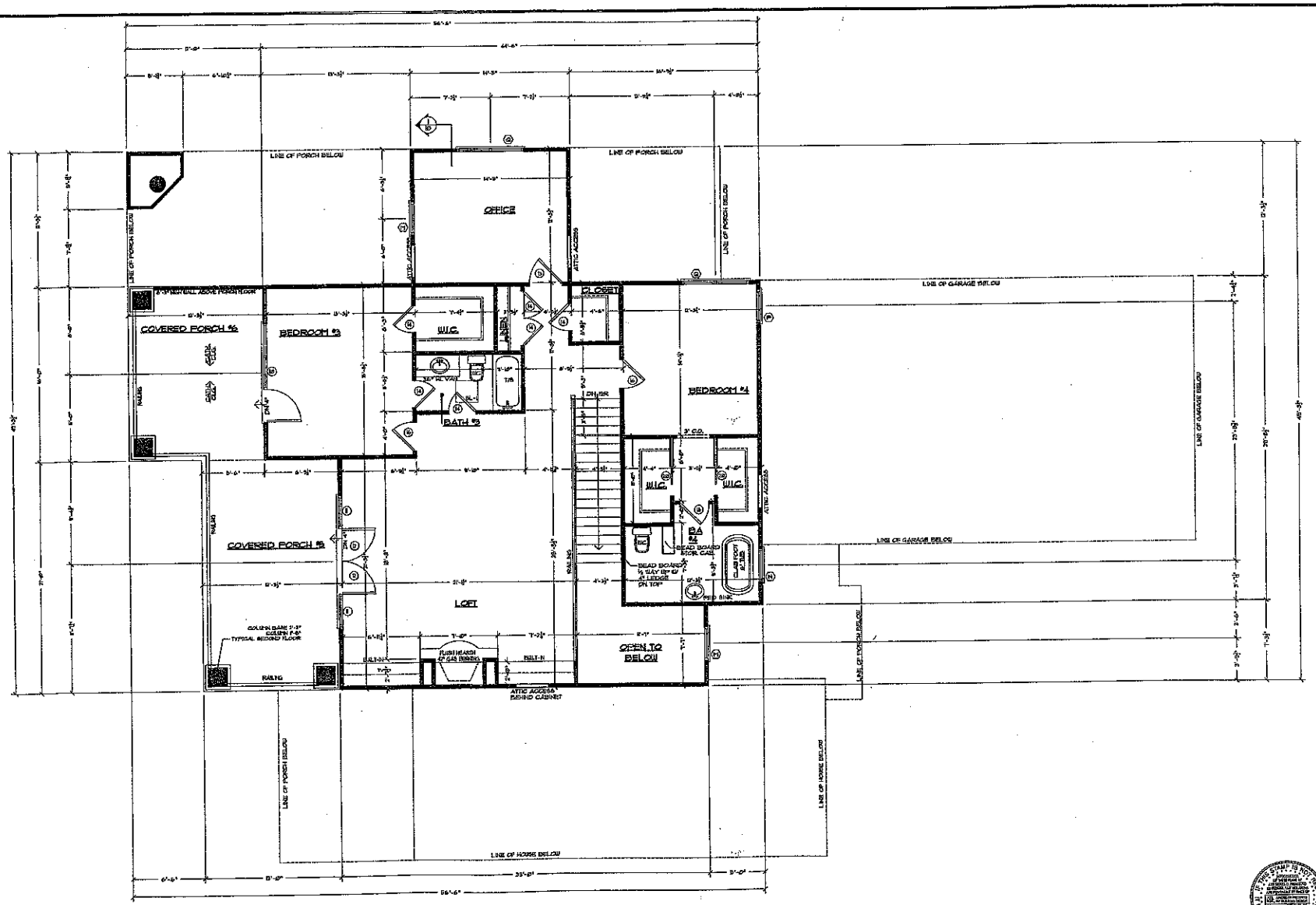
PROJECT NO.	4418
DATE:	AUG. 29 2024
DRAWN BY:	BSD, ALS
DESIGNED BY:	JBP

REVISIONS	BY

SHEET NO. 3 OF 14

A1 B1 D

© COPYRIGHT PIPPIN HOME DESIGNS 2024
ALL RIGHTS RESERVED



1/5 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

COPYRIGHT NOTICE
PURSUANT TO THE FEDERAL COPYRIGHT ACT, THESE PLANS ARE ONLY REGISTERED WITH THE LIBRARY OF CONGRESS - PROPERLY RESERVED. ALL RIGHTS FOR THIS OFFICE AND DESIGNER. THESE PLANS MAY BE USED ONLY ONCE FOR THIS PROJECT ONLY. ANY RE-DRAWING, TRACING, REPRODUCTION, RE-USE OR FORMATION OF DERIVATIVE WORK IS EXPRESSLY PROHIBITED AND ANY VIOLATIONS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CAREFULLY REVIEW THESE PLANS FOR COMPLIANCE WITH ALL BUILDING CODES, ZONING & OTHER REGULATORY AGENCIES & FOLLOW SPECIFICATIONS OF THE ENGINEER.

NOTE
THESE PLANS NOT VALID FOR PERMITTING PURPOSES UNLESS THEY BEAR THE SIGNATURE & SEAL OF JENNIFER B. PIPPIN, CPBD AND AIBD.

PIPPIN
HOME DESIGNS
INC.
AWARD WINNING HOMES WITH A VIEW
Professional Member, AIBD
21015 CATAWBA AVE.
CORNELIUS, NC 28031
FAX 704.655.8005
TEL 704.895.6002
www.pippinhomedesigns.com

N·C·B·D·C
NCBDC

P.E.

A NEW RESIDENCE FOR:
JAY & BRENDA SPEARS
LOT #12 - SAIL HIGH COURT WESTVIEW SUB'D
MOORESVILLE, NC
IREDELL COUNTY
BUILDER:

PROJECT NO.	0415
DATE:	AUG. 25 2004
DRAWN BY:	BRD, ALG
DESIGNED BY:	JBP

REVISIONS	BY

SHEET NO.
5
OF 14

AIBD

© COPYRIGHT PIPPIN HOME DESIGNS 2004
ALL RIGHTS RESERVED