Acknowledgement Of
Plans Submittal ONLY!

Date 7/30/09

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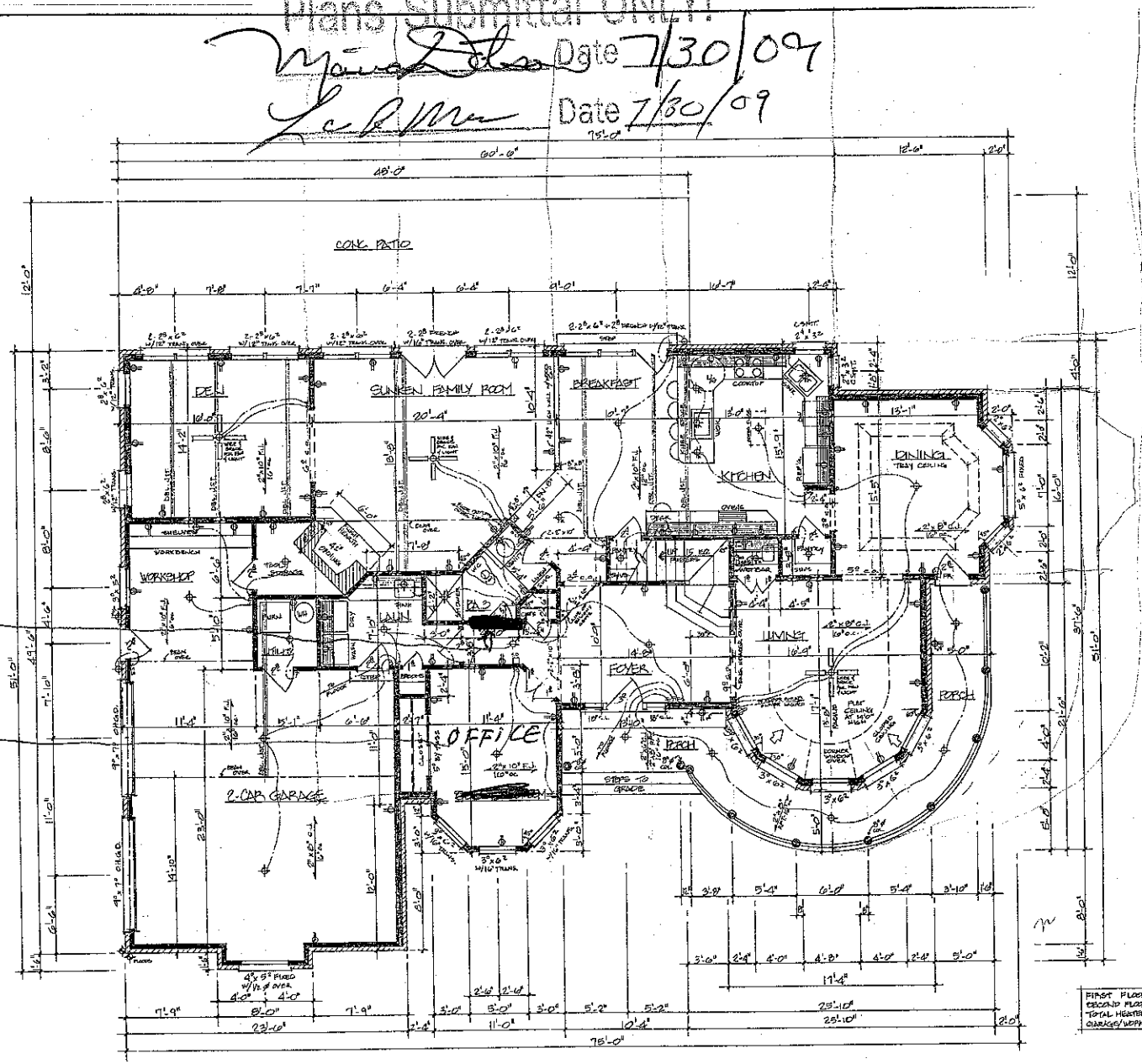
Residential Standards Notes for All Plans

Framing Construction - Other than ICF

1. Steel columns and beam with 6" contain wall and pier footings shall be 2-2x12 Southern Yellow Pine #2 unless noted otherwise.
2. All other lumber can be Spruce #2 unless noted otherwise.
3. Steel beams must have bolts steel plate under each end support unless noted otherwise.
4. Multi-ply beams must have 3/4in steel jacks under each end support unless noted otherwise.
5. Masonry Lintels.
   (a) For spans up to 6' use 3"x3"x1/4" steel angles except standard purpose steel angles 3"x3"x5/16" thick may be used for fireplace openings as follows:
   1) 12" of brick or stone for span 24"
   2) 8" of brick or stone for span 30"
   3) 20" of brick or stone for span 72"
   (b) For spans from 6' to 8' use 5"x3"x5/16" steel angles.
   (c) For open from 8' to 10' use 2 pair of 3 spans plus 12 in first 3 courses of brick on 6"x4"x5/16" steel angle. Leg all 4 angle with splices 12" minimum. Temporary support steel angle before laying masonry for 5 days following installation of masonry.
6. All brick over lower roofs must have angle with single leg extended to studs above in accordance with details.
7. All roof & joists and open joists must be erected in accordance with manufacturer's directions plus details shown on plans.
8. All rafter braces must have 2 studs from plate to foundation or beam below them at all floors. No braces on ceiling plate without studs directly under them.
9. Where partitions fall between floor trusses 2"x6" laidare @ 24" o.c. must be placed perpendicular to the trusses to support the plywood subfloor.
10. On all open web floor trusses over 1 1/2" span, a minimum single line of 2"x4"s shall be nailed to diagonal members on vertical members in the center.
11. Where ceiling joists run parallel to rafters, provide continuous 1"x4" collar ties near the top of the ceiling joists. Screw rafters and top plate to 2x4 tie (min.) on 4' centers along length of ceiling joists.
12. All interior open trash rooms, living rooms, with 2 or more walls, or more than 4 openings, or openings more than 6'-0" wide, must have a solid wall or column extending vertically from floor to the first 2-story to align with 1"x3" laps & 2"x" on center vertically and stapled to floor and top plate with 1/8"x3" leg then a 1/4" plate at the top and bottom. Multiple openings with 3' or less space between jamb openings shall have at least 6-steel angle vertically in each mullion space. The sheathing on this steel reinforced partition shall be 1/2" plywood, no other sheathing shall be permitted.
13. Headers shall be as shown unless noted differently on plans:
   (a) Interior
   1) spans up to 3'-6" - 2-2x6's
   2) spans 3'-6" to 5'-0" - 2-2x8's
   3) spans 5'-0" to 6'-0" - 2-2x10's
   4) spans 6'-0" or more use plan
   (b) Exterior
   1) spans up to 3'-6" - 2-2x8's
   2) spans 3'-6" to 5'-0" - 2-2x10's
   3) spans 5'-0" to 6'-0" - 2-2x12's
   4) spans 6'-0" or more use plan.

Close this Door

Show this as office



FIRST FLOOR PLAN · SCALE: 1/4"=1'-0"

NOTES: 9'-0" CEILINGS, UNLESS OTHERWISE NOTED.
ALL EXTERIOR STUD WALLS TO BE 2"x6".

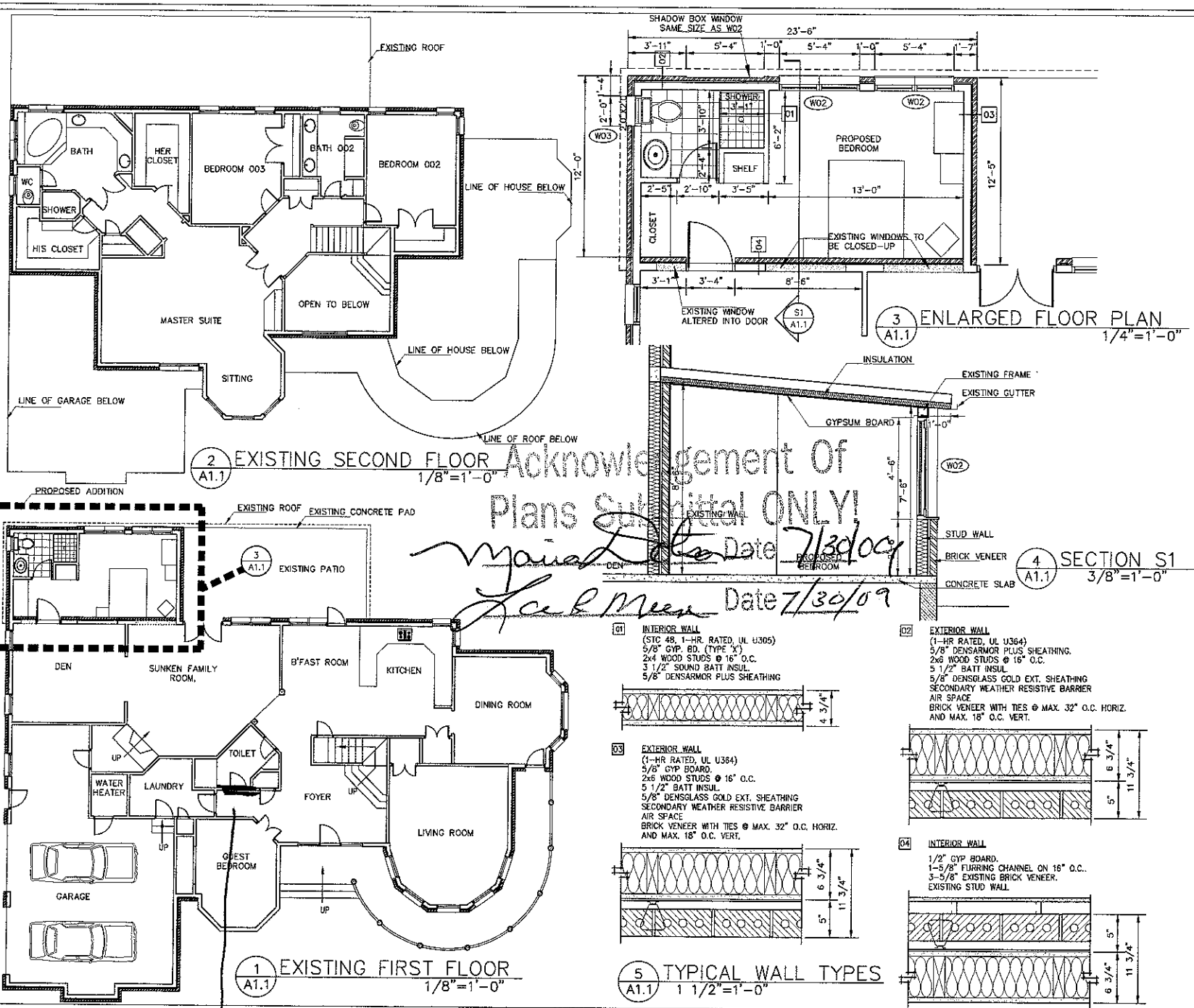
FIRST FLOOR	= 2040 S.F.
SECOND FLOOR	= 1640 S.F.
TOTAL HEATED	= 3680 S.F.
GARAGE/WORKSHOP	= 668 S.F.

ASHWIN AND KUMUD NAGARWADIA RESIDENCE
LOT # 3 - QUEENS COVE - LAKE NORMAN, NC
BUILDER: KELLY CUSTOM HOMES

REVISIONS | BY

PIPPIN HomeDesigns
SOUTH 3 MOUNTAINSIDE LANE, MOORESVILLE, NC 28115
704-664-0333 FAX 704-664-3750

Date JAN. 14 '99
Scale 1/4"=1'-0"
Drawn J. PIPPIN
Job
Sheet 3 of 8 Sheets



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Maria Date 7/30/09

Jack Meen Date 7/30/09

close bathroom door with permanent wall

Sethe & Associates
1214, MURPHY CN
WINSTON SALEM NC 27104

BY	REVISION	DATE

DRAWN: GJ
APP.BY: SS
DATE: 13/07/09
PROJ.#: SA-0609

NOTES

SCALE
0 2FT 3FT

DRAWING: FLOOR PLANS
CLIENT: ASHWIN AND KUMUD RESIDENCE, LAKE NORMAN
PROJECT: 215, HARWELL ROAD, ADDRESS: MOORESVILLE NC 28117

SHEET#: A1.1