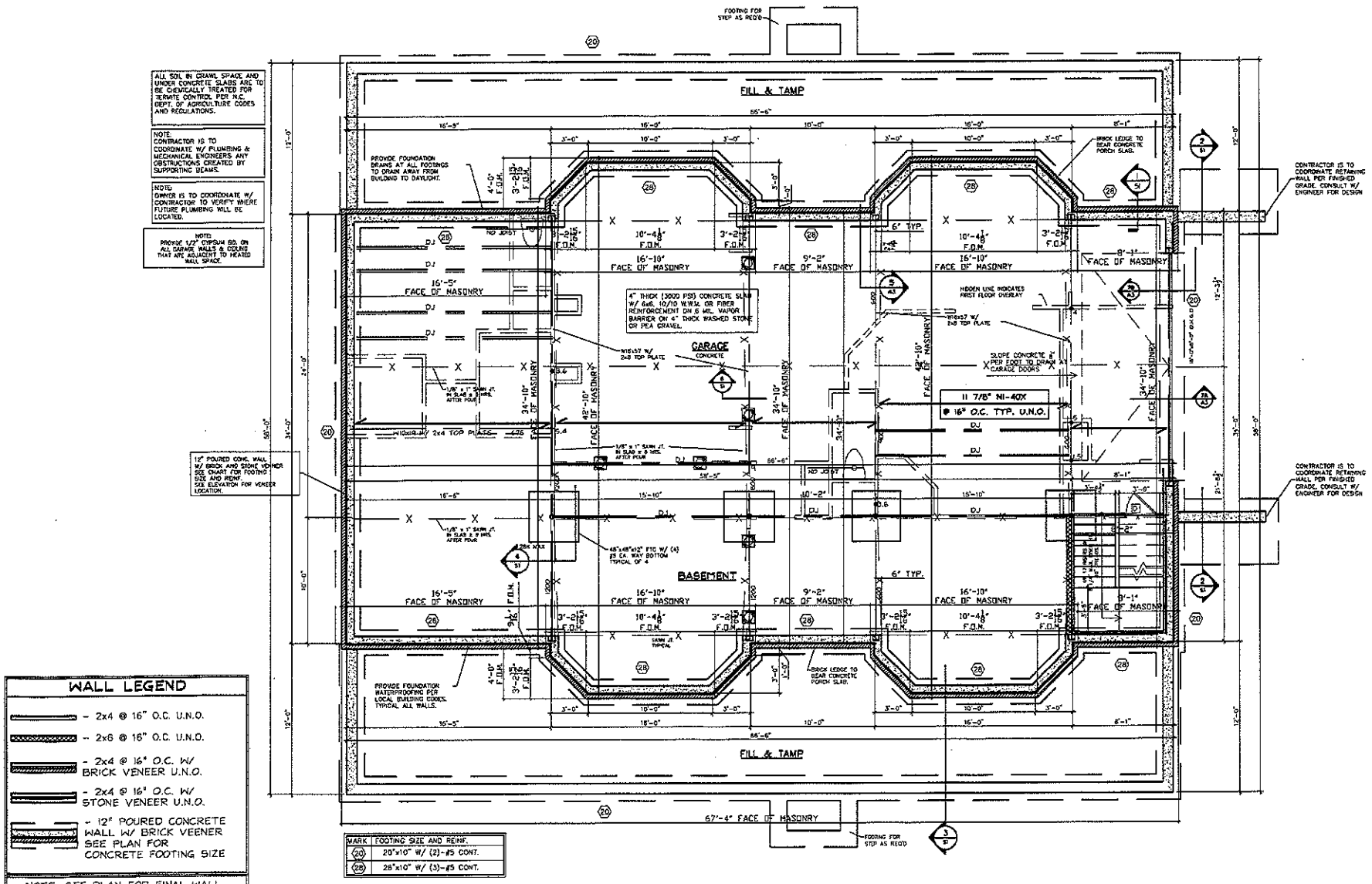


1 FOUNDATION PLAN

SwanDesign, Inc.
862 Brawley School Road, Suite 207, Mooresville, NC 28117
Office: 704-799-2777, Fax: 704-799-2952
Traditional to Transitional House Plan Design

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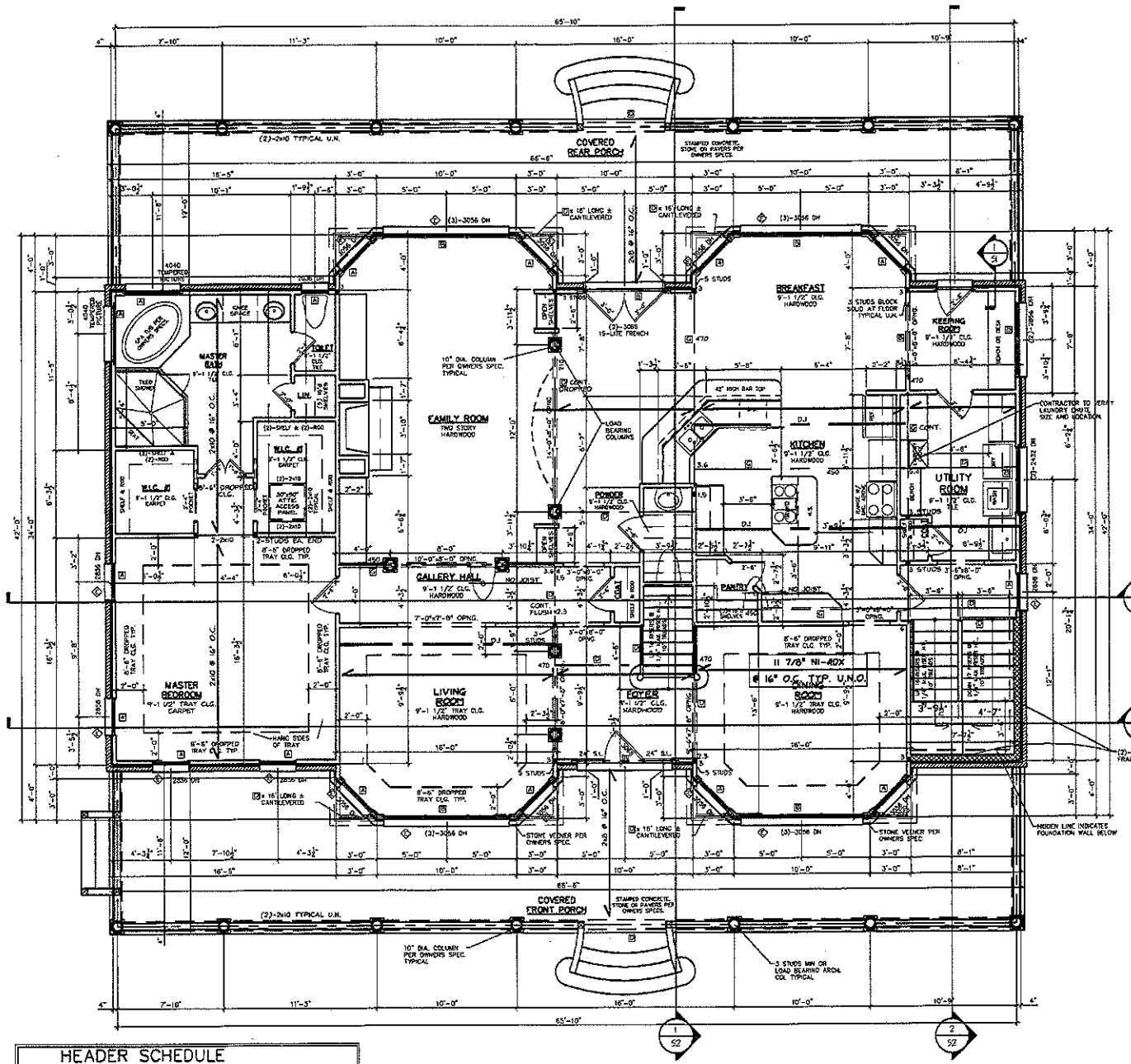
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Revision Date	By
03-14-05	TES
09-23-05	TRB
09-26-05	DRG
10-03-05	TRB
10-12-05	TRB

A Custom Home For John & Joyce Viesta
Lot #1, Indian Hill Subdivision
Mooresville, NC 28117

Drawn By: TES
File Name: Viesta-John & Joyce-08-26-05
Date: 08-26-05
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DRAWINGS ARE NOT TO SCALE



OWNER TO COORDINATE W/ FLOORING MANUFACTURER AND CONTRACTOR ABOUT FLOORING MATERIALS AND DESIGNS.

NOTE:
SEE CABINET MANUFACTURE FINAL SPECS FOR CABINETS DESIGN, SIZE AND LAYOUT.

NOTE:
THIS IS A PRELIMINARY FLOOR JOIST LAYOUT ONLY. SEE TRUSS MANUFACTURERS DRAWINGS FOR FINAL DESIGN. KEEP TRUSS DRAWINGS ON SITE FOR FINAL INSPECTIONS.

◈ INDICATES THAT THIS WINDOW MEETS EGRESS REQUIREMENTS PER THE NORTH CAROLINA RESIDENTIAL CODE, (2000 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS WITH NORTH CAROLINA AMENDMENTS) 2003 EDITION. SEE PELLA 2003 ARCHITECTURAL DESIGN MANUAL FOR FURTHER DETAILS.

NOTE:
CONTRACTOR IS TO COORDINATE WITH STAIR MANUFACTURE FOR FINAL STAIR DESIGN AND SPECIFICATION.

HEATED AREA	
BASEMENT	XXXX SQ. FT.
FIRST FLOOR	2582 SQ. FT.
SECOND FLOOR	1565 SQ. FT.
TOTAL HEATED AREA	4147 SQ. FT.

NON-HEATED AREA	
2-CAR GARAGE	XXXX SQ. FT.
COVERED FRONT PORCH	576 SQ. FT.
COVERED REAR PORCH	576 SQ. FT.
GARAGE / BASEMENT	2484 SQ. FT.
TOTAL NON-HEATED	3836 SQ. FT.
TOTAL UNDER ROOF	7983 SQ. FT.

HEADER SCHEDULE	
MARK	SIZE AND SUPPORT
A	(2)-2x10 W/ (1)-JACK & (1)-KING EACH END
B	(2)-2x10 W/ (2)-JACKS & (2)-KINGS EACH END
C	(2)-2x12 W/ (1)-JACK & (1)-KING EACH END
D	(2)-1 3/4" x 11 7/8" LVL W/ (3)-JACKS OR HANGERS EA. END
E	(2)-2x12 W/ (2)-JACKS & (1)-KING EACH END
F	(2)-1 3/4" x 14" LVL W/ (3)-JACKS OR HANGERS EACH END
G	(3)-1 3/4" x 11 7/8" LVL W/ (3)-STUDS OR HANGERS EACH END
A	IS THE TYPICAL HEADER SIZE IF NOT INDICATED ON PLAN

First Floor Plans

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A Custom Home For John & Joyce Viesta

Lot #1, Indian Hill Subdivision

Mooresville, NC 28117

Drawn By: TES

File Name: Viesta-John & Joyce-08-26-05

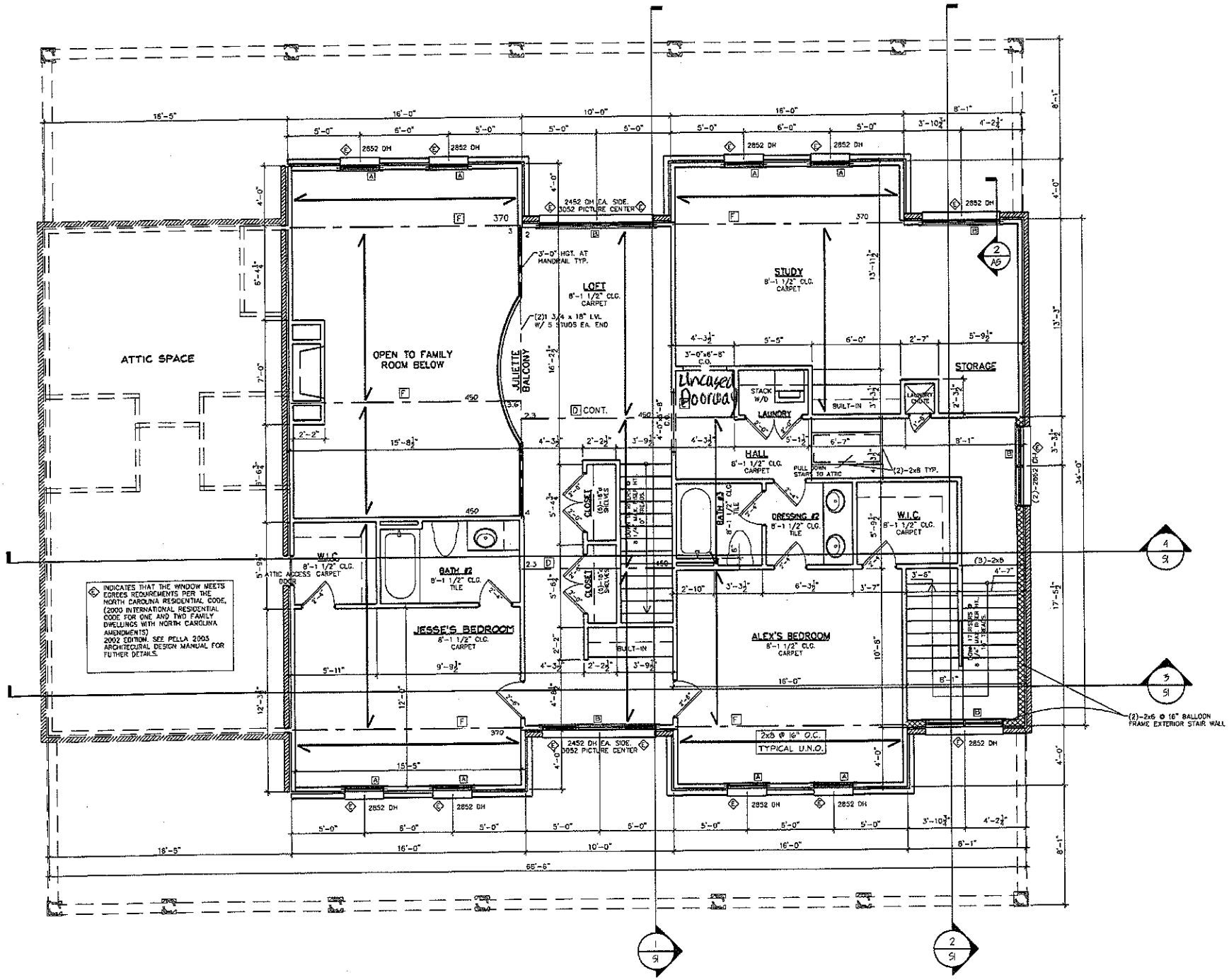
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1 SECOND FLOOR PLAN

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