ARCHITECTURAL NOTES

General Notes:

1. Comply with all State, County and Local Building Codes, Ordinances and Regulations Pertaining to Construction.
2. Connect Water, Gas and Electric Lines to Existing Utilities in Accordance with Local City Building Codes.
3. Provide Attic Ventilation with A. Louvered Vents at Gable Ends Equal to 1 Sq. Ft. per 150 Sq. Ft. of Attic - B. Thermostatically Controlled Power Ventilators, or Approved Equal.
4. Provide Termite Protection over Granular Fill.
5. Minimum Finished Floor Elevation will be at least 6" plus 1 percent Above Low Point of Lot. Minimum FEMA Flood Elevation, or as Noted on Site.
6. All Footings to Extend Below Grade Minimum as Per Local Code at Bearing Slab. Interior Bearing Footings 6" into Natural Grade Unless Noted Otherwise.

Soils:

Allowable Soil Pressure - 3000 P.S.F. Minimum
Minimum Footing Depth as Per Local Code

Concrete:

1. Foundations - 3000 P.S.I. @ 28 Days, Type II Concrete, 6-Bag.
2. Floor Slabs - 2500 P.S.I. @ 28 Days (4" Concrete on 6 mil Polyethylene Vapor Barrier on 4" Sand Fill) Max. Slump = 4", Type II Concrete 6-Bag.
3. Provide Contraction Joints @ 400 Sq. Ft. Maximum in Slabs.
4. Walks & Drives - 2500 P.S.I. @ 28 Days, Type II Concrete, 6-Bag with Air Entrainment.

Masonry:

1. Concrete Block Units - Grade N, Type 1 - 1350 P.S.I.
2. Grout - 3000 P.S.I.
3. Mortar - Type S - 1800 P.S.I.
4. Provide Dura-o-Wall @ 16" O.C. Vertical, 9 Gauge Steel.
5. All Cells with Re-Bar to be Grouted Solid.

Glass:

1. All Exterior and Interior Glazing to Comply with Local Codes.
2. Horizontal Window Minimum between Window to be 14/2" x 24" x 24" from Floor in all Windows less than 18" from Floor.
3. All Glass (with Least Dimension greater than 3") in Doors and Adjoining Windows less than 40" from Locking Device to be Tempered.

Plumbing:

1. Water Heater to be Electric 52 gal. Capacity.
2. Water Closets - 4 gal / Flush Maximum.
3. Shower Heads - 3 G.P.M. Maximum.
4. Sink Faucets - 3.5 G.P.M. Maximum.
5. Lavatory Faucets - 3.5 G.P.M. Maximum.
6. Dishwasher to have Air Gaps Installed.
7. Provide Water Heater with Temperature Relief Valve.
8. All Water Supply Pipes Material and Installation per Local Codes.
9. All Waste and Vent Pipe Material and Installation per Local Codes.
10. Provide Location in Piping for Attachment of a Softener System.

Insulation:

Minimum Insulation to be Provided as Follows:
Ceiling - R30
Exterior Walls - R13
Knee Walls - R13

Address Marking:

A House Number to be Displayed in a Prominent Manner so it is Reasonably Visible to Enable Emergency Vehicles to Locate the Residence.

Electrical:

Electric Service per Local Codes and Local Utility.

Smoke Detector:

Per Section 1413 U.B.C., See Electrical Plan for Location.

Security Device Notes:

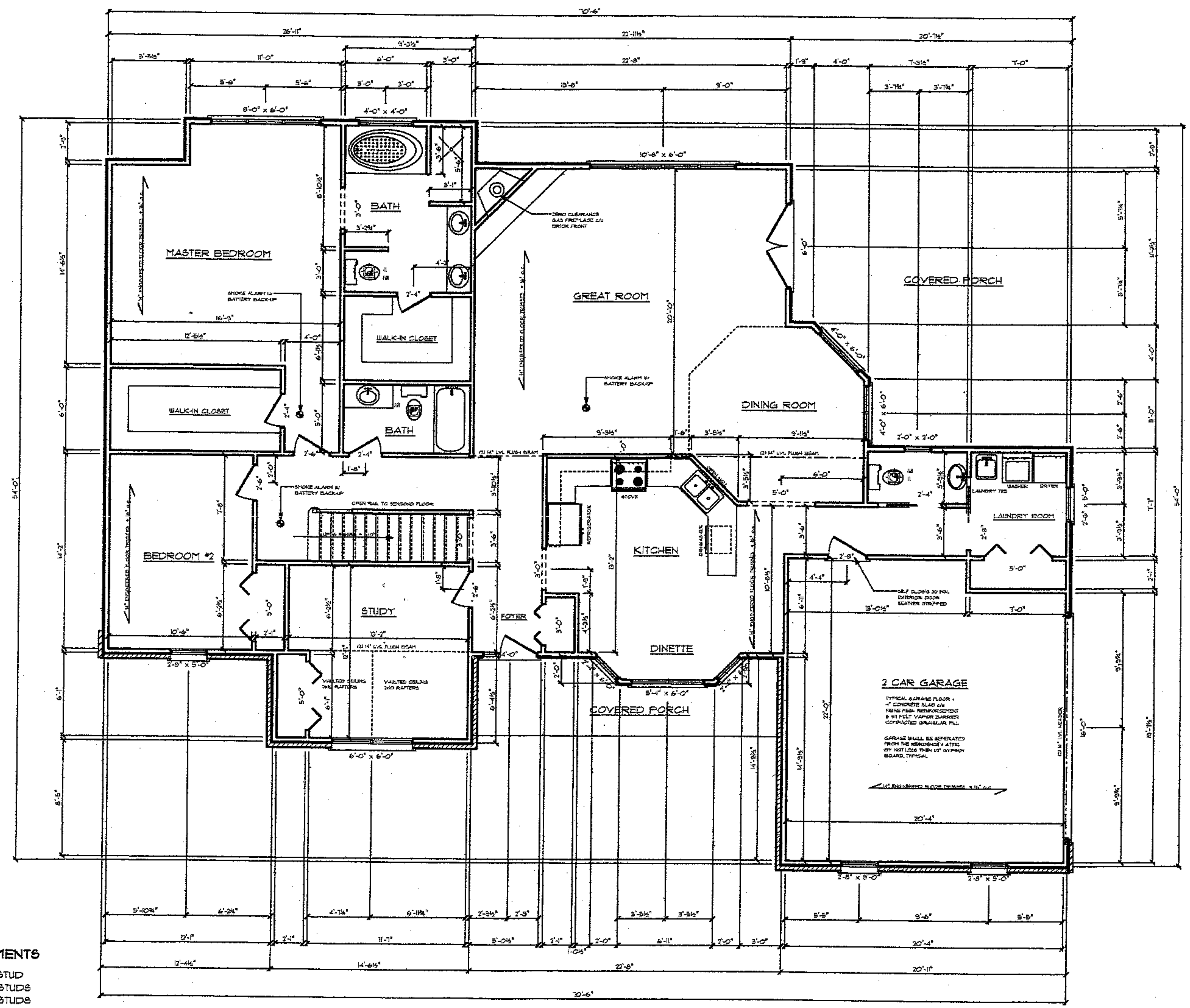
1. Swinging Doors:
   A. Wood Flush Type Doors to be 1-3/4" Thick.
   B. Wood Panel Type Doors to be 1-3/4" Thick with Panels Fabricated from Materials not less than 3/8" Thick provided all Shaped Proportions in the Panels are not less than 1/4" Thick.
   C. Ferrous Metal Doors of Solid or Hollow Core Construction with Surfaces not less than 24 Gauge in Thickness. Metal Doors with Surfaces not less than the Equivalent of 16 Gauge
   D. Sheet Metal (0.006" in Thickness)
2. Hinges:
   Pin-type Hinges which are Accessible from Outside the Secured Area when Door is Closed Shall:
   A. Have Non-Removable Hinge Pins, or
   B. Hinges Shaped to Prevent Removal of Door, or
   C. Top and Bottom Hinges shall have 1/4" Stud Jamb Studs which Project to a Minimum of 1/4".
3. Deadbolts:
   A. Deadbolts to be Hardened or Contain Hardened Inserts.
   B. Straight Deadbolts shall have a Minimum Throw of 1" and an Embedment of not less than 5/8".
   C. A Hook Shaped and/or Expanding Lug Deadbolt shall have a Minimum Throw of 3/4".
4. Cylinder Guards shall be Installed on All Cylinder Locks whenever the Cylinder Projects Beyond the Face of the Door or is otherwise Accessible to Gripping Tools.
5. Sliding Doors and Windows shall be Provided with a Locking Device and shall be Constructed and Installed or Equipped with a Device so as to Prohibit the Raising and Removing of the Moving Panel from the Track while in the Closed Position.
6. Strike Plates shall be Secured to the Jamb with a Minimum of Two Screws not less than 1-1/2" in Length.
7. Upward Acting Doors and Sliding Doors other than Glass shall be Secured with a Cylinder Lock, Padlock with a Hardened Steel Shackle and Hardened Steel Hasp, Metal Slide Bar, or Equivalent Device Unless Secured by Electric Power Operation. Section 5105, Locking Handle to Round.

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 DISBURSMENT 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 ASSUMING 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 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 WILL ASSUME NO LIABILITY FOR DIMENSIONAL ERRORS ONCE CONSTRUCTION BEGINS.

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 12's UNLESS NOTED OTHERWISE
9. ALL EXTERIOR HEADERS TO BE (2) 2 x 12'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 F-1400 KILN DRIED SOUTHERN PINE, DOUGLAS FIR, OR HEMLOCK
14. ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE 1-1/2 PR. BUTTS OR METAL INSULATED AS SHOWN ON DWGS.



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

FIRST FLOOR PLAN

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

NOTE:
M & M HOME DESIGN SHALL NOT BE RESPONSIBLE FOR THE ENGINEERING OF THESE 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
M&M DESIGN TEAM
M&M HOME DESIGN
DESIGNER OF DREAM HOMES
1844-1 ROLLING HILL ROAD MOORESVILLE, NC 28117

1994 – 2005 11 YEARS OF EXCELLENCE M&M HOME DESIGN
DESIGNER OF DREAM HOMES

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CONTRACTOR:

CONSTRUCTION SITE:
CORNILUS ESTATES
LOT # 42 & 43
ALYAH LANE
MOORESVILLE, NC 28117
IREDELL COUNTY, NC

HOME OWNER:
JERRY HOROSCHUCK
760 BIG INDIAN LOOP
MOORESVILLE, NC 28117
(704) 799-9442

DRAWN BY: J. GENCHUR
DATE: MAY 23, 2005
REVISIONS:

ARCHITECTURAL NOTES

General Notes:

1. Comply with All State, County and Local Building Codes, Ordinances and Regulations Pertaining to Construction.
2. Connect Water, Gas and Electric Lines to Existing Utilities in Accordance with Local City Building Codes.
3. Provide Attic Ventilation with A. Louvered Vents as Code State Equal to 1 Sq. Ft. per 150 Sq. Ft. of Attic. - B. Thermostatically Controlled Power Ventilators, or Approved Equal.
4. Provide Termite Protection over Granular Fill.
5. Minimum Finished Floor Elevation will be at least 6" plus 1 foot(min) Above the Point of Lot. Minimum FEMA Flood Elevation, or as Noted on Site.
6. All Footings to Extend Below Grade Minimum as Per Local Code in Bearing Soils. Interior Bearing Footings 6" Into Natural Grade Unless Noted Otherwise.

Soil:

Allowable Soil Pressure - 3000 P.S.F. Minimum Footing Depth as Per Local Code

Concrete:

1. Foundations - 3000 P.S.I. + 28 Days, Type II Concrete, 6-Bag.
2. Floor Slabs - 3500 P.S.I. + 28 Days 4" Concrete on 6 mil Polyethylene Vapor Barrier on 4" Sand Fill/Tex. Ramp + 4", Type II Concrete 6-Bag.
3. Provide Construction Joints + 400 Sq. Ft. Maximum in Slabs.
4. Walks + Drives - 3500 P.S.I. + 28 Days, Type II Concrete, 6-Bag with Air Entrainment.

Masonry:

1. Concrete Block Units - Grade N, FM - 1500 W.S.I.
2. Grout - 3000 P.S.I.
3. Mortar - Type S - 1800 W.S.I.
4. Provide Dur-o-wall + 16" O.C. Vertical, 9 Gauge Steel.
5. All Cells with Mortar to be Grouted Solid.

Glass:

1. All Exterior and Interior Glazing to Comply with Local Codes.
2. Horizontal Glazing: Marine between Units to be 1/4" x 24" + 54" from Floor at All Glazing Less than 36" from Floor.
3. All Glass Area Less Dimension Greater than 3'-0" in Doors and Adjoining Windows less than 40" from Locking Device to be Tempered.

Plumbing:

1. Water Heater to be Electric 50 gal. Capacity.
2. Water Closets - 4 gal / flush Maximum.
3. Shower Heads - 3 G.P.M. Maximum.
4. Sink Faucets - 3.5 G.P.M. Maximum.
5. Lavatory Faucets - 3.5 G.P.M. Maximum.
6. Dishwasher to have Air Gaps Installed.
7. Provide Water Heater with Temperature Relief Valve.
8. All Water Supply Pipes Material and Insulation per Local Codes.
9. All Waste and Vent Pipe Material and Insulation per Local Codes.
10. Provide Location in Piping for Attachment of a Softener System.

Insulation:

Minimum Insulation to be Provided as Follows:
Ceiling - R30
Exterior Walls - R13
Knee Walls - R13

Address Planning:

A House Number to be Displayed in a Prominent Manner so it is Reasonably Visible to Enable Emergency Vehicles to Locate the Residence.

Electrical:

Electric Service per Local Codes and Local Utility.

Smoke Detectors:

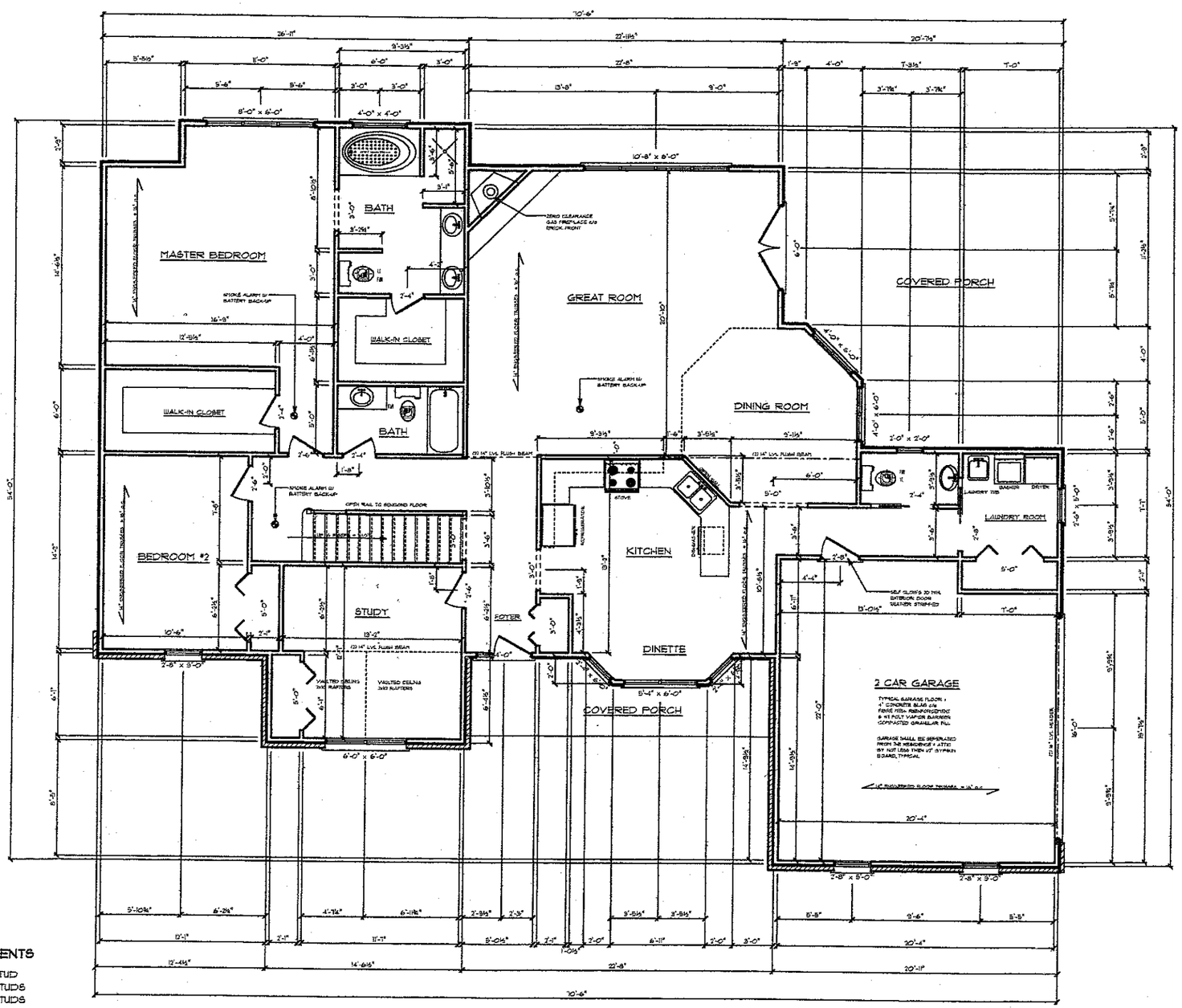
Per Section M19 U.B.C. See Electrical Plan for Locations.

Recessed Wardrobe Closets:

1. Hanging Doors:
   A. Wood Flush Type Doors no less than 1-3/4" Thick.
   B. Wood Panel Type Doors to be 1-3/4" Thick with Panels Fabricated from Materials not less than 3/8" Thick, provided all Raised Projections in the Panels are not less than 1/4" Thick.
   C. Formed Metal Doors of Solid or Honey Core Construction with Surfaces not less than 24 Gauge in Thickness. Metal Doors with Surfaces not less than the Equivalent of 16 Gauge Sheet Metal (0.0508" in Thickness).
2. Hinges:
   Pin Type Hinges which are Accessible from Outside the Secured Area when Door is Closed Shall:
   A. Have Non-Removable Hinge Pins, or
   B. Hinges Shaped to Prevent Removal of Door, or
   C. Top and Bottom Hinges shall have 1/4" Steel Jamb Studs which Project at a Minimum of 1/4".
3. Deadbolts:
   A. Deadbolts to be Hardened or Contain Hardened Inserts.
   B. Bolt Type Deadbolts shall have a Minimum Throw of 1" and an Embedment of not less than 3/4".
   C. A Hook Shaped and/or Expanding Leg Deadbolt shall have a Minimum Throw of 3/4".
4. Cylinder Guards shall be Installed on All Cylinder Locks whenever the Cylinder Projects Beyond the Face of the Door or is otherwise Accessible for Bypassing Tools.
5. Sliding Doors and Windows shall be Provided with a Locking Device and shall be Constructed and Installed or Equipped with a Device so as to Prevent the Raising and Removing of the Moving Panel from the Track while in the Closed Position.
6. Surface Mount shall be Secured to the Jamb with a Minimum of Two Screws not less than 1-1/2" in Length.
7. Upward Acting Doors and Sliding Doors other than Glass shall be Secured with a Cylinder Lock, Padlock with a Hardened Steel Shackle and Hardened Steel Hasp, Metal Slide Bar, or Equivalent. Double Doors Secured by Doors Power Operation, Section 8106, Locking Handle to Release.

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 12's UNLESS NOTED OTHERWISE
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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 F1400 KILN DRIED SOUTHERN PINE , DOUGLAS FIR , OR HEMLOCK
14. ALL EXTERIOR DOORS SHALL BE 1-3/4" THICK SOLID CORE 1-1/2 PR. BUTTS OR METAL INSULATED AS SHOWN ON DWGS.



FIRST FLOOR PLAN

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

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 60 MIN BUILDING PAPER FOR BUILDING WRAP AND APPLY WITH CARE ASSUMING SIDING WILL LEAK.
PROVIDE BUILT IN GUTTERS AND ADEQUATE DOWNSPOUTS SIZED AND SLOPED TO PREVENT POOLING OR BACKUP.

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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.
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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

NOTE:
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SHEET A-2

SOFTPLAN INDUSTRIES, INC.
M&M HOME DESIGN
DESIGNERS OF DREAM HOMES
1841-J ROLLING HILL ROAD - MOORESVILLE, NC 28117
(704) 799-9442 - www.mmhomedesign.com - mmhomedesign@bellsouth.net

1984 — 2005
11 YEARS OF EXCELLENCE
NEW HOME BUILDERS
DESIGNERS OF DISTINCTION

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF M&M HOME DESIGN AND ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER WHATSOEVER. ANY VIOLATION WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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CONTRACTOR:

CONSTRUCTION SITE:
CORNILUS ESTATES
LOT # 42 & 43
ALYAH LANE
MOORESVILLE, NC 28117
IREDELL COUNTY, NC

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JERRY HOROSCHUCK
760 BIG INDIAN LOOP
MOORESVILLE, NC 28117
(704) 799-9442

DRAWN BY: J. GENCHUR
DATE: MAY 23, 2005
REVISIONS: