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ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

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ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, HIP RAFTERS, VALLEY RAFTERS, GIRDERS, PIERS, JOISTS, BEARING WALLS, ETC. SHALL BE SIZED AND/OR SPECIFIED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HIRE/APPOINT A REGISTERED ENGINEER TO SPECIFY SUCH COMPONENTS. BUILDERS PLAN SOURCE, INC. (WWW.PLANSINC.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.

SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED TRIM WORK MAY NOT BE FOUND IN THESE PLANS, THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.

ALL INTERIOR WALLS ARE TO BE MEASURED AT 3 1/2" UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.

THIS RESIDENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE SURE FOUNDATION WALLS, POSITIVE DRAINAGE, AND GRADING ARE COMPLETED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES.

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ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO).

ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (2) 2x4 STUD COLUMN FOR 6'-0" MAX. BEAM SPAN, MINIMUM (2) STUDS FOR BEAM SPAN GREATER THAN 6'-0" (UNO). ALL BEARING HEADERS AND HEADERS OVER 6'-0" IN LENGTH SHALL BE (2) 2x10's (UNO). SEE PLAN FOR SPECIFIC BEAM SIZES.

L.V.L. SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING PROPERTIES: Fb = 2800 PSI, Fv = 285 PSI, E = 1,600,000 PSI.

INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.

BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 11'-0" (UNO).

THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF.

THE POSITIVE AND NEGATIVE DESIGN PRESSURES REQUIRED FOR ANY ROOF OR WALL CLADDING APPLICATION NOT SPECIFICALLY ADDRESSED IN THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2012 EDITION SHALL BE AS FOLLOWS:

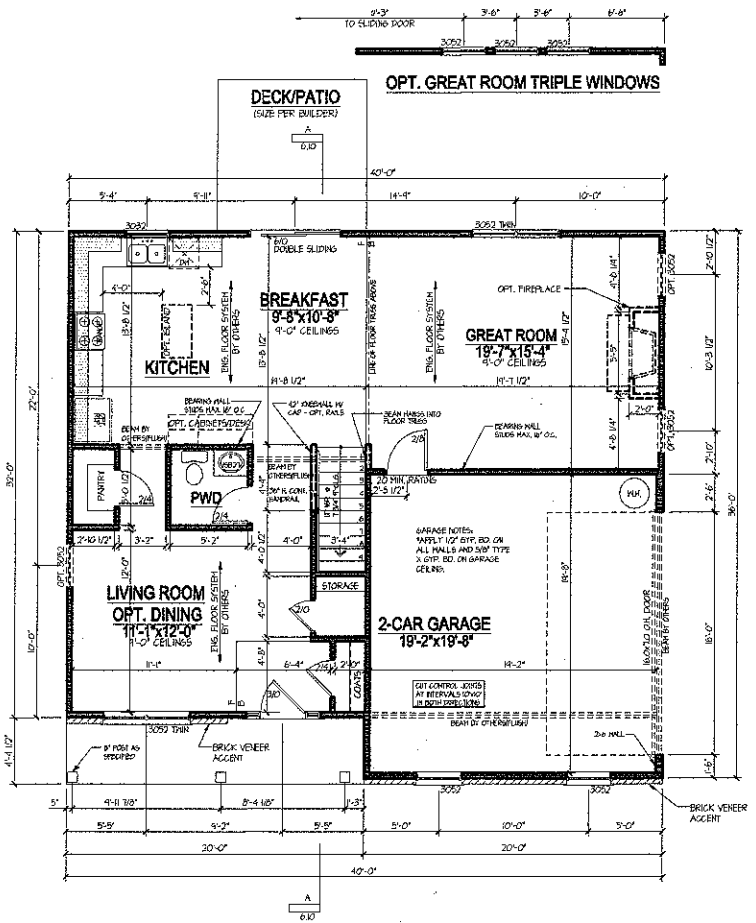
ROOF:
- 43.6 PSF - 2.25:12 PITCH OR LESS
- 34.8 PSF - 2.25:12 TO 7:12 PITCH
- 29 PSF - 7:12 TO 12:12 PITCH

WALLS:
- 24.1 PSF - WALLS

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS	
GROSS AREA OF EXTERIOR WALLS	2408 SQFT.
NOMINAL AREA OF UNGLAZED DOORS	13.78 SQFT.
NOMINAL AREA OF DOORS WITH GLAZING	13.33 SQFT.
NOMINAL AREA OF WINDOWS	211 SQFT.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	302.11 SQFT.
% OF DOOR AND WINDOW OPENINGS	12.55%

NOTE: ALL FLOOR SYSTEM AND ROOF SYSTEM COMPONENTS (TRUSSES, I-JOISTS, BEAMS, GIRDERS, COLUMNS, & HEADERS - INCLUDING GARAGE DOOR HEADERS) ARE TO BE DESIGNED AND ENGINEERED BY THE MANUFACTURER.

NOTE: PROVIDE INSULATION TO MEET THE REQUIREMENTS FOR CLIMATE ZONE "4" AS LISTED IN TABLE N1102.1 OF THE 2009 NORTH CAROLINA RESIDENTIAL CODE
CEILINGS = R-30
WALLS = R-13
FLOORS = R-19



SQUARE FOOTAGE ANALYSIS					
HABITABLE AREAS				OTHER AREAS	
SPECIFIED AREA	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS	APPRAISABLE SF	SPECIFIED AREA	SQUARE FOOTAGE
FIRST FLOOR	911	985	971	GARAGE	395
SECOND FLOOR	1264	1314	1318	REAR PATIO	100
				COVERED PORCH	88
				ATTIC STORAGE (APPROX)	N/A
				SECOND STORY FOYER	N/A
				2 STORY/VAULT GREAT RM	N/A
TOTAL SF	2183	2299	2295		

APPRAISABLE SF INCLUDES BRICK VENEER IF APPLICABLE

Acknowledgement Of Plans Submittal ONLY!

Date

APPROVED SEP 08 2014

Date

FIRST FLOOR PLAN

BUILDERS PLAN SOURCE
PO Box 338
King, North Carolina 27021
Phone: 336.985.0363

BUILDER: COURTLAND HOME BUILDERS
P.O. BOX 5190
MOORESVILLE, NC 28117

OWNER:

PLAN NAME: MV40-2241 Elevation C

ISSUE DATE: 09/22/14

REVISION DATE:

DRAWN BY: JAH

CHECKED BY: JJT

STANDARD SCALE: 1/4" = 1'-0" 2nd FLR 1/4"=1'-0"

SHEET NUMBER: 3.10

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ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (U.N.O.).

ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2x4 STUD COLUMN FOR 6'-0" MAX. BEAM SPAN, MINIMUM (2) STUDS FOR BEAM SPAN GREATER THAN 6'-0" (U.N.O.). ALL BEARING HEADERS AND HEADERS OVER 6'-0" IN LENGTH SHALL BE (2) 2x10's (U.N.O.) SEE PLAN FOR SPECIFIC BEAM SIZES

L.V.L. SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING PROPERTIES: Fb = 2800 PSI, Fv = 285 PSI, E = 1,900,000 PSI.
INSTALL ALL CONNECTORS PER MANUFACTURERS INSTRUCTIONS.

BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0" (U.N.O.).

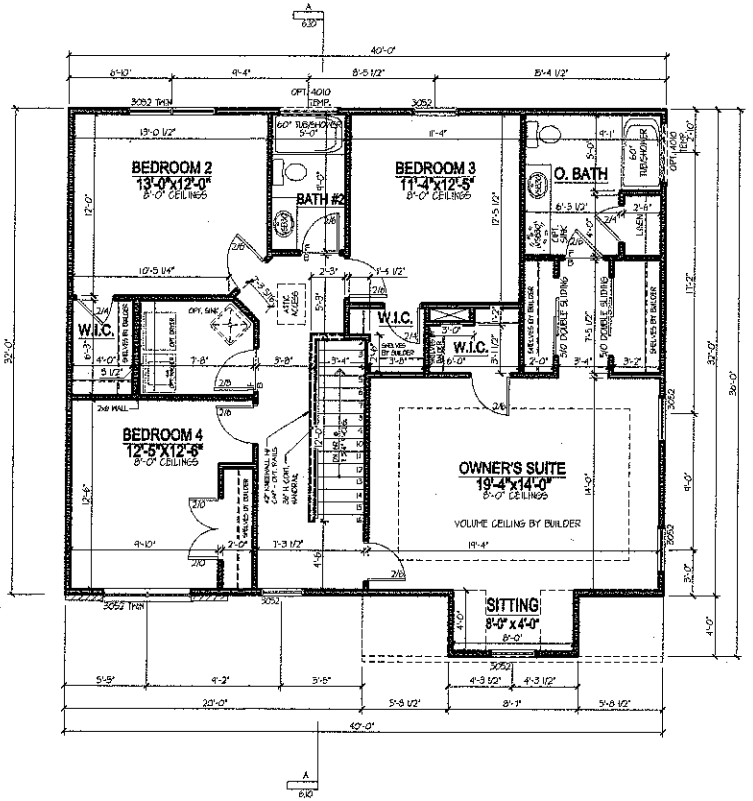
THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF.

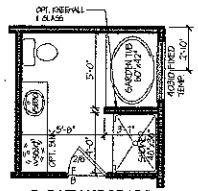
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ROOFS:
- 16.4 PSF - 2.25/12 PITCH OR LESS
- 34.8 PSF - 2.25/12 TO 7/12 PITCH
- 21 PSF - 7/12 TO 12/12 PITCH

WALLS:
- 24.1 PSF - WALL6

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS	
GROSS AREA OF EXTERIOR WALLS	2408 SQFT.
NOMINAL AREA OF UNGLAZED DOORS	13.78 SQFT.
NOMINAL AREA OF DOORS WITH GLAZING	73.33 SQFT.
NOMINAL AREA OF WINDOWS	215 SQFT.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	302.11 SQFT.
% OF DOOR AND WINDOW OPENINGS	12.55%





SQUARE FOOTAGE ANALYSIS

HABITABLE AREAS

SPECIFIED AREA	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS	APPRAISABLE SF
FIRST FLOOR	919	985	977
SECOND FLOOR	1264	1314	1316
TOTAL SF	2183	2299	2293

APPRAISABLE SF INCLUDES BRICK VENEER IF APPLICABLE

OTHER AREAS

SPECIFIED AREA	SQUARE FOOTAGE
GARAGE	345
REAR PATIO	100
COVERED PORCH	88
ATTIC STORAGE (APPROX)	N/A
SECOND STORY FOYER	N/A
2 STORY/VAULT GREAT RM	N/A

Acknowledgement Of
Plans Submittal ONLY!
Date
Date
APPROVED SEP 08 2014

SECOND FLOOR PLAN

BUILDERS PLANSOURCE
PO Box 435
King, North Carolina 27021
Phone: 336.985.0060

BUILDER
COURTLAND HOME BUILDERS
P.O. BOX 3190
MOORESVILLE, NC 28117

OWNER:

PLAN NAME:
MV40-2241
Elevation C

ISSUE DATE: 08/22/14
REVISION DATE:

DRAWN BY: JAH
CHECKED BY: JJT
STANDARD SCALE: 1/8"=1'-0" 22449 V4-1-4

SHEET NUMBER
4.10