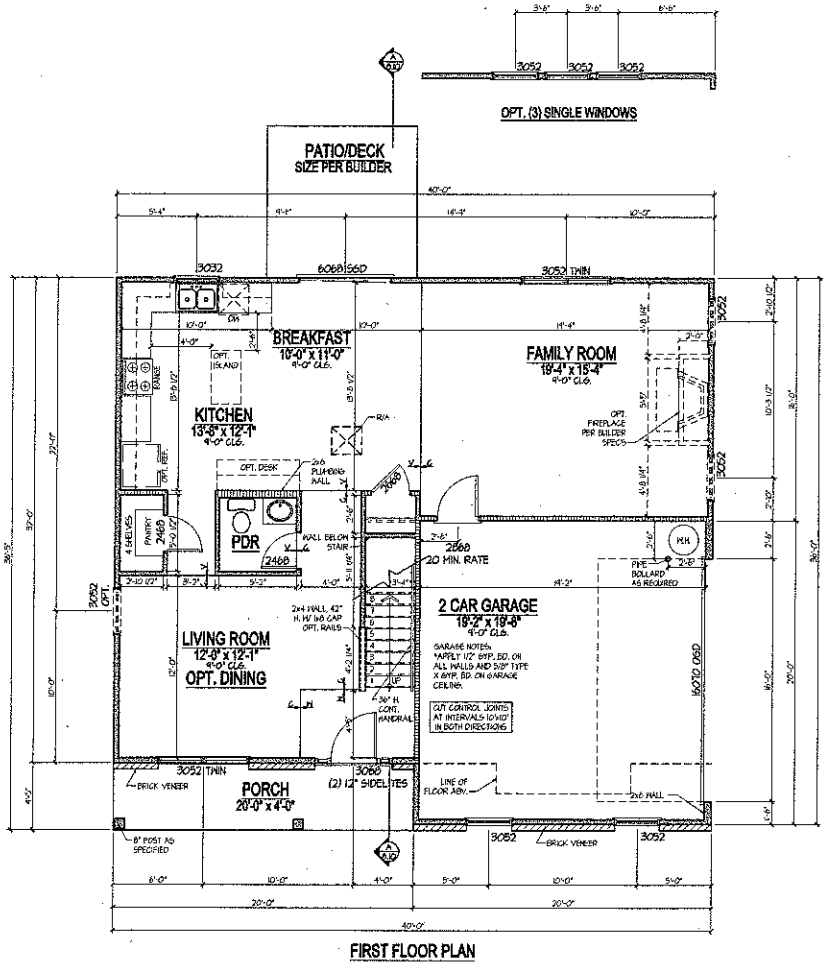


FIRST FLOOR PLAN

FIRST FLOOR PLAN NOTES

1. FIRST FLOOR CEILING HEIGHT IS 9'-1 1/2" U.N.O.
2. SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS
3. ALL EXTERIOR WALLS ARE DRAWN AT 4" U.N.O. W/ STUD SPACING AT 16" O.C.
4. ALL INTERIOR WALLS ARE DRAWN AT 3 1/2" U.N.O. W/ STUD SPACING AT 24" O.C. STUD WALLS AT KITCHEN LOCATIONS TO SPACED AT 16" O.C.
5. APPLY 1/2" GYP. BD. ON ALL GARAGE WALLS AND 5/8" TYPE X GYP. BD. ON GARAGE CEILING.
6. VERIFY LOCATION OF HVAC CONDENSOR WITH FIELD MANAGER.

BPS (www.plansource.com) - GENERAL INFORMATION

ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.

ALL CONTRACTORS 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 PLANSOURCE, 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 REASPED AT 9'-0" UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 4' UNLESS OTHERWISE NOTED.

THIS REFERENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDERS 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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STAIR DATA — 2012 NCRBC

FIRST FLOOR W/ 9'-1 1/2" PLATE HEIGHT:
1'-2" ENGINEERED FLOOR SYSTEM WITH 3/4" TAG STAGGING
13 TREADS AT 9 3/4" EACH
18 RISERS AT 7 3/4" EACH

SQUARE FOOTAGE

	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS
FIRST FLOOR	918 SF.	935 SF.
SECOND FLOOR	1249 SF.	1249 SF.
TOTAL HEATED	2165 SF.	2263 SF.
GARAGE	371 SF.	395 SF.
FRONT PORCH		80 SF.
PATIO		SF.
TOTAL UNDER ROOF	SF.	SF.

*BASE HOUSE
OVERALL WIDTH 40'-0" OVERALL DEPTH 36'-5"
*BASE HOUSE W/ ALL OPTIONS
OVERALL WIDTH 40'-0" OVERALL DEPTH 36'-5"

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS

GROSS AREA OF EXTERIOR WALLS	2504.5 S.F.
NOMINAL AREA OF INSULATED DOORS	17.78 S.F.
NOMINAL AREA OF DOORS WITH GLAZING	19.33 S.F.
NOMINAL AREA OF WINDOWS	288.33 S.F.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	325.44 S.F.
% OF DOOR AND WINDOW OPENINGS	13.0%

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

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

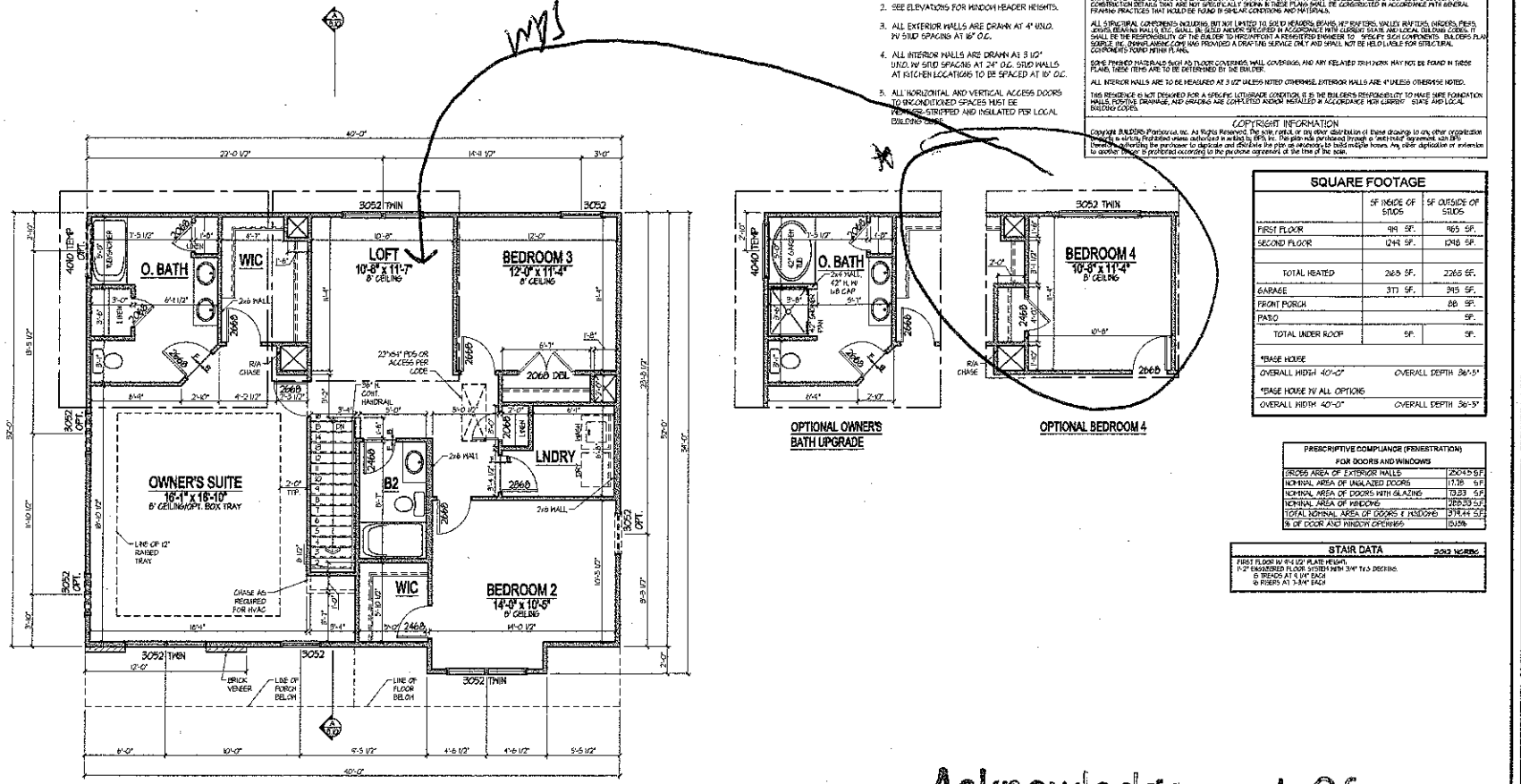
BUILDERS PLANSOURCE
ADDRESS: BUILDERS PLANSOURCE, INC. PO BOX 638 KING, NORTH CAROLINA 27021
PHONE: 336-985-0363
FAX: 336-985-0864

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

ORIG. DATE: 2014-08-22
REVISIONS:

PLAN NAME: MV4022245
DRAWING: FIRST FLOOR PLAN
PLAN #: ELEVATION C

SHEET #: 4.10



SECOND FLOOR PLAN NOTES

1. SECOND FLOOR CEILING HEIGHT IS 8'-1 1/2" U.N.O.
2. SEE ELEVATIONS FOR WINDOW HEADER HEIGHTS.
3. ALL EXTERIOR WALLS ARE DRAWN AT 4" U.N.O. W/ STUD SPACING AT 16" O.C.
4. ALL INTERIOR WALLS ARE DRAWN AT 3 1/2" U.N.O. W/ STUD SPACING AT 24" O.C. STUD WALLS AT KITCHEN LOCATIONS TO BE SPACED AT 16" O.C.
5. ALL HORIZONTAL AND VERTICAL ACCESS DOORS TO UNCONDITIONED SPACES MUST BE WEATHER-STRIPPED AND INSULATED PER LOCAL BUILDING CODES.

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SQUARE FOOTAGE

	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS
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SECOND FLOOR	1248 SF.	1248 SF.
TOTAL HEATED	2165 SF.	2265 SF.
GARAGE	373 SF.	395 SF.
FRONT PORCH		88 SF.
PATIO		SF.
TOTAL UNDER ROOF	SF.	SF.

*BASE HOUSE
OVERALL WIDTH 40'-0" OVERALL DEPTH 36'-5"
*BASE HOUSE W/ ALL OPTIONS
OVERALL WIDTH 40'-0" OVERALL DEPTH 36'-5"

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS

GROSS AREA OF EXTERIOR WALLS	2504.15 S.F.
NOMINAL AREA OF INSULATED DOORS	17.38 S.F.
NOMINAL AREA OF DOORS WITH GLAZING	70.23 S.F.
NOMINAL AREA OF WINDOWS	288.33 S.F.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	378.44 S.F.
% OF DOOR AND WINDOW OPENINGS	15.11%

STAIR DATA

3052 NORTH

FIRST FLOOR W/ 8'-1 1/2" PLATE HEIGHT.
11" ENGINEERED FLOOR SYSTEM WITH 3/4" T&G DECKING.
6 TREADS AT 9 1/4" EACH
6 RISERS AT 7 3/4" EACH

Acknowledgement Of Plans Submittal ONLY!

APPROVED SEP 08 2014
Date

APPROVED SEP 08 2014
Date

SCALE: 1/8" = 1'-0" U.N.O. (11x17)
SCALE: 1/4" = 1'-0" U.N.O. (24x36)

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BUILDER: COURTLAND HOME BUILDERS
P.O. BOX 3180
MOORESVILLE, NC 28117

ORIG. DATE: 2014-08-22
REVISIONS:

PLAN NAME: MV4022245
PLAN #: ELEVATION C
DRAWING: SECOND FLOOR PLAN

SHEET #: 4.20