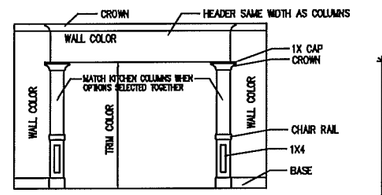
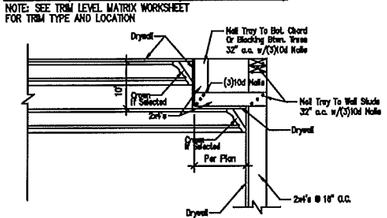
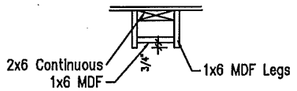
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File # 5641B



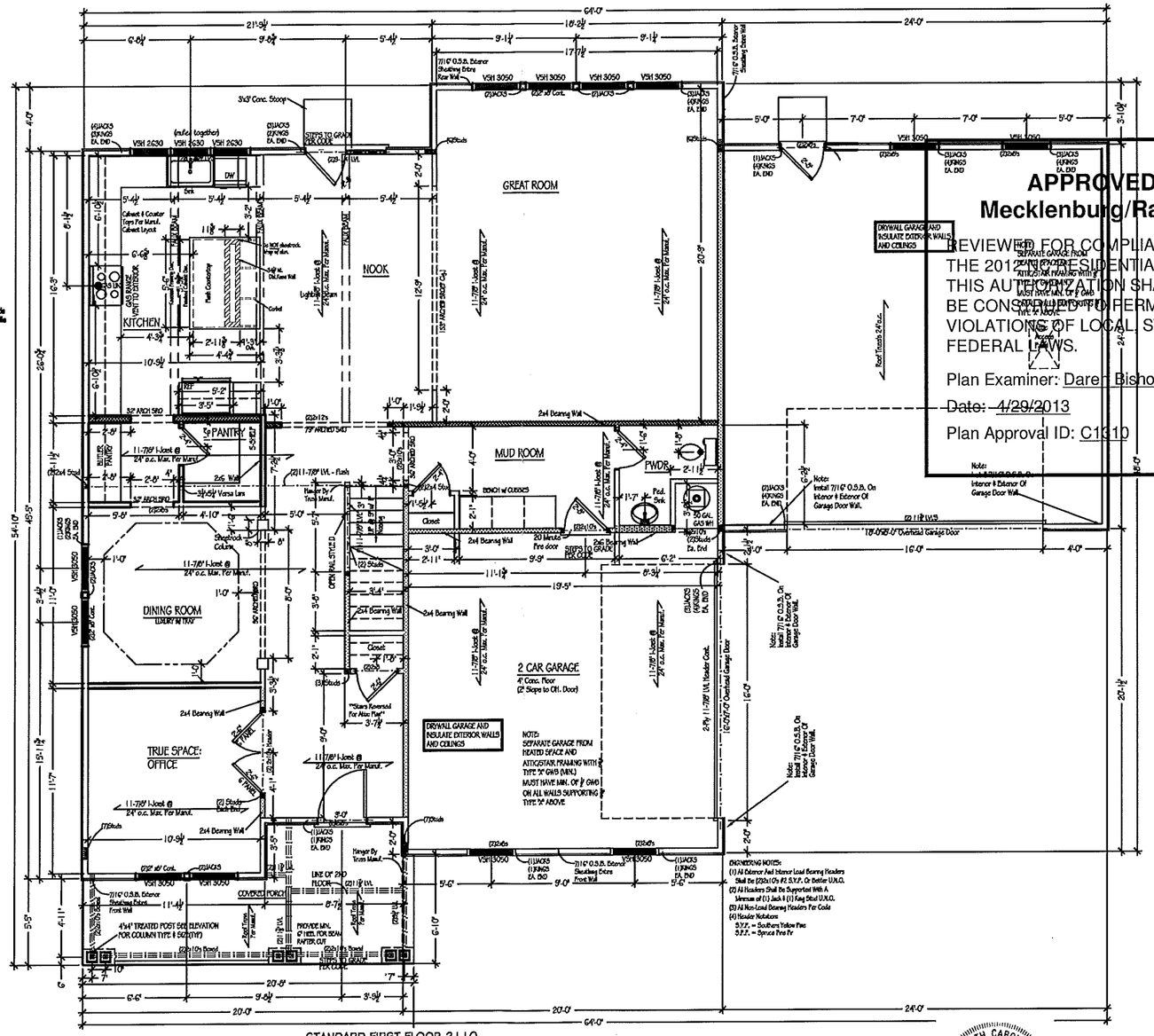
CRAFTSMAN/ALT. CRAFTSMAN (SHOWN WITH FLAT)
NOTE: SEE TRIM LEVEL MATRIX WORKSHEET FOR TRIM TYPE AND LOCATION



DR TRAY DETAIL
TRANSITIONAL & CLASSIC SCALE: 3/4"=1'-0"



FAUX BEAM DETAIL & 6" COFFER BOX DETAIL
SCALE: 3/4"=1'-0"



STANDARD FIRST FLOOR-3110

GENERAL NOTES:

1. 8'-1 1/8" CEILING HEIGHT, UNLESS NOTED OTHERWISE
2. ALL EXTERIOR WALLS & INTERIOR LOAD BRG WALLS TO BE 2x4 STUDS 16" O.C. AND NON-BRG INTERIOR WALLS TO BE 2X4 STUDS 16" O.C. EXCEPT INTEGRITY 24" O.C.
3. WINDOWS TO BE VINYL SINGLE-HUNG, SIZE AS INDICATED BY NUMBER ON PLAN (SEE WINDOW SCHEDULE)
4. DIMENSIONS ARE FROM FACE OF STUDS.
5. PROVIDE BLOCKING ABOVE WINDOWS & DOORS 16"O.C. TYP.
6. PROVIDE EXTRA STUDS AS INDICATED AT BEAM BEARING LOCATIONS.
7. ALL WINDOW HT. TO BE 6'-10 7/8" ABOVE FLOOR UNLESS OTHERWISE NOTED
8. PROVIDE DOUBLE CRIPPLES UNDER HEADERS FOR BEARING AT OPENINGS 6'-0" WIDE AND GREATER
9. SHIM EXERIOR DOORS & PKT. DOORS 1/2" ABOVE SUBFLOOR
10. UPPER KITCHEN CABINETS 55" ABOVE SUBFLOOR
11. 16" O.C. STUDS AT KITCHEN WALLS W/ CABINETS

HALF WALL (See plan for ht.)
2X4 WALL (see plan for plate ht.)
2X4 BEARING WALL
2X4 EXTERIOR WALL
2X6 WALL (see plan for plate ht.)
2X6 WALL PLUMBING WALL
2X6 EXTERIOR WALL

APPROVED
Mecklenburg/Raleigh
REVIEWED FOR COMPLIANCE WITH THE 2012 RESIDENTIAL CODE. THIS AUTHORIZATION SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATIONS OF LOCAL, STATE OR FEDERAL LAWS.
Plan Examiner: Daren Bishop
Date: 4/29/2013
Plan Approval ID: C1310

NORTH CAROLINA PROFESSIONAL 29249 4/4/13 ENGINEER KEVIN P. JAMISON

NORTH CAROLINA RESIDENTIAL STRUCTURES, P.C. No. C3239 CERTIFICATE OF AUTHORIZATION

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3440 N. Davidson St.
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Seal for Structural Only

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Monroe, N.C. 28110
704-226-9486

FAIRINGTON OAKS
Lot #83

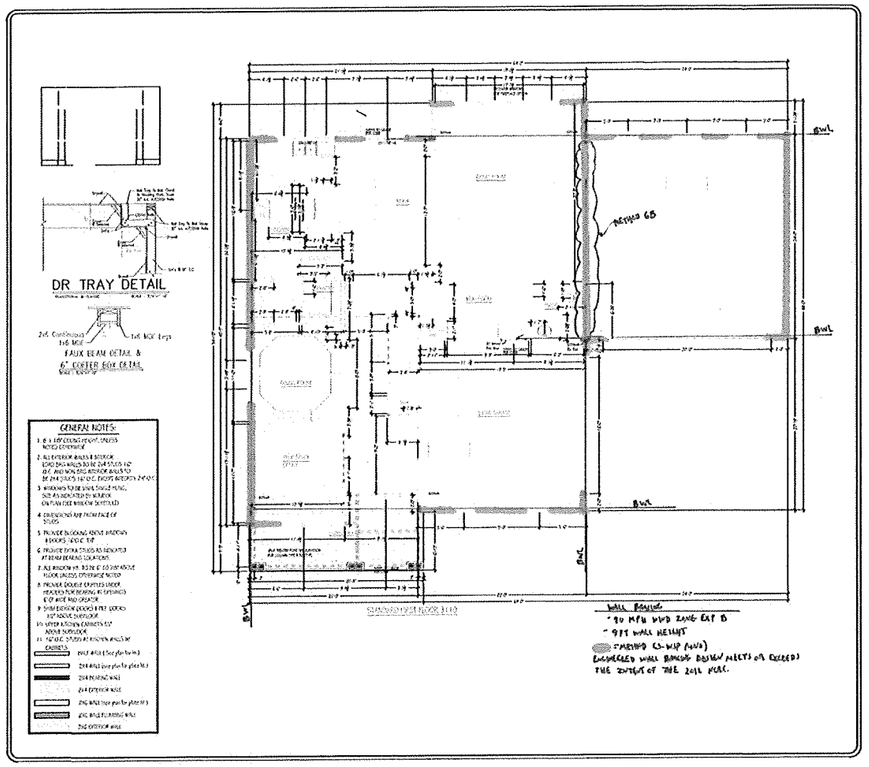
FIRST FLOOR PLAN

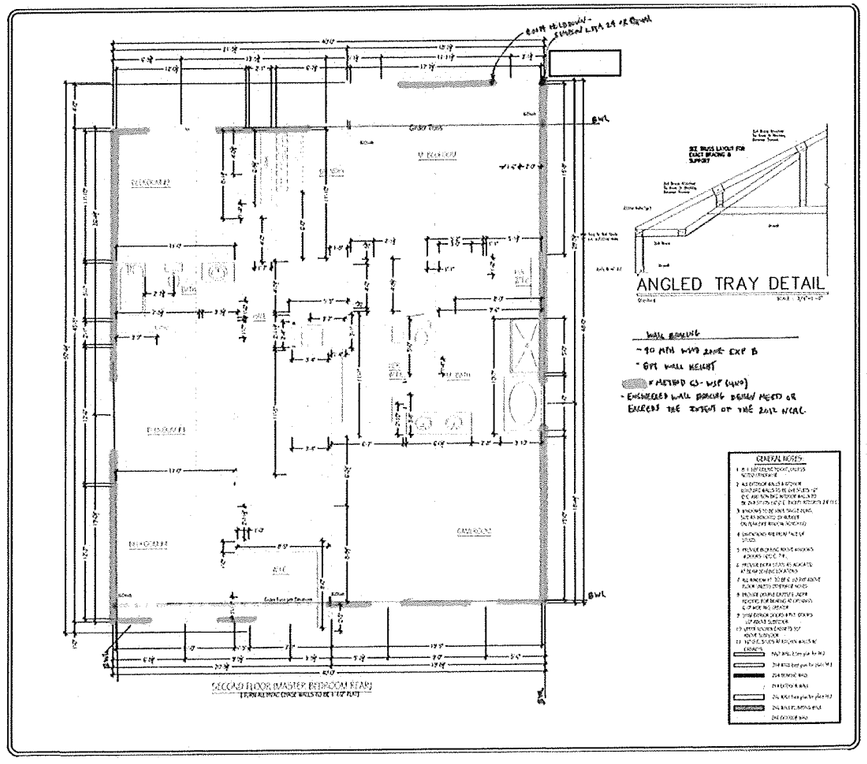
3110 TOWNSEND

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DRAWN BY: MWH
DATE: 4.5.13
SCALE: 1/4" = 1'-0"
REVISION:
JOB: Lot Specific

SHEET: 4 / 9





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704-226-9486

FARRINGTON OAKS
Lot #83

FIRST FLOOR PLAN

3110 TOWNSEND

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SHEET: 4 / 9

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FARRINGTON OAKS
Lot #83

SECOND FLOOR PLAN

3110 TOWNSEND

DRAWN BY: MWH
DATE: 4.5.13
SCALE: 1/4" = 1'-0"
REVISION:
JOB: Lot Specific
SHEET: 5 / 9

APPROVED
Mecklenburg/Raleigh

REVIEWED FOR COMPLIANCE WITH THE 2012 NC RESIDENTIAL CODE. THIS AUTHORIZATION SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATIONS OF LOCAL, STATE OR FEDERAL LAWS.

Plan Examiner: Aaron Bishop
Date: 4/29/2013
Plan #: R13-0310

RESIDENTIAL STRUCTURES, P.C.
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BRACED WALL METHOD -CONTINUOUS SHEATHED WOOD STRUCTURAL PANELS MINIMUM BRACED WALL PANEL (U.N.O.)

PLATE HEIGHT	CLEAR OPENING HEIGHT	MINIMUM PANEL WIDTH
8'-0"	5'-0"	24"
8'-0"	6'-0"	28"
8'-0"	7'-0"	35"
9'-0"	5'-0"	27"
9'-0"	6'-0"	27"
9'-0"	7'-0"	36"
10'-0"	5'-0"	30"
10'-0"	6'-0"	30"
10'-0"	7'-0"	33"
10'-0"	8'-0"	42"

PANEL WIDTH BASED ON TABLE 602.10.4.2

1. WOOD STRUCTURAL PANEL SHEATHING ON BOTH SIDES OF WALL MAY BE USED TO REDUCE PANEL LENGTH SHOWN BY 50%

BRACED WALL NOTES:

1. NEED BRACED WALL PANEL AT OR NEAR EACH CORNER OR WITHIN A MAXIMUM TOTAL OF 12.5' COMBINED FOR BOTH ENDS OF BRACED WALL LINE AND A MAXIMUM SPACING OF 25'-0" O.C.

2. NEED A MINIMUM 2'-0" PANEL RETURN AT CORNERS OR INSTALL AN 800 POUND HOLD DOWN DEVICE(SIMPSON DTT2Z OR EQUIVALENT)

3. SEE FIGURE R 602.10.1.4(2) FOR MAXIMUM PANEL END DISTANCES

4. DO NOT BREAK OSB AT FLOOR SYSTEM

FULL OSB NOTE:

1. PERIMETER WALL TO BE FULLY SHEATHED W/ MINIMUM 7/16" OSB AND CONSTRUCTED PER 2012 N.C.R.C. SECTION R602.10.4 AND ATTACHED TO WALL FRAMING STUDS WITH 8D NAILS AT 6" O.C. AROUND EDGES AND 12" O.C. THROUGH THE FIELD. ALL HORIZONTAL JOINTS OF OSB MUST BE BLOCKED.

ENGINEERED WALL BRACING DESIGN MEETS OR EXCEEDS THE INTENT OF THE 2012 NCRC

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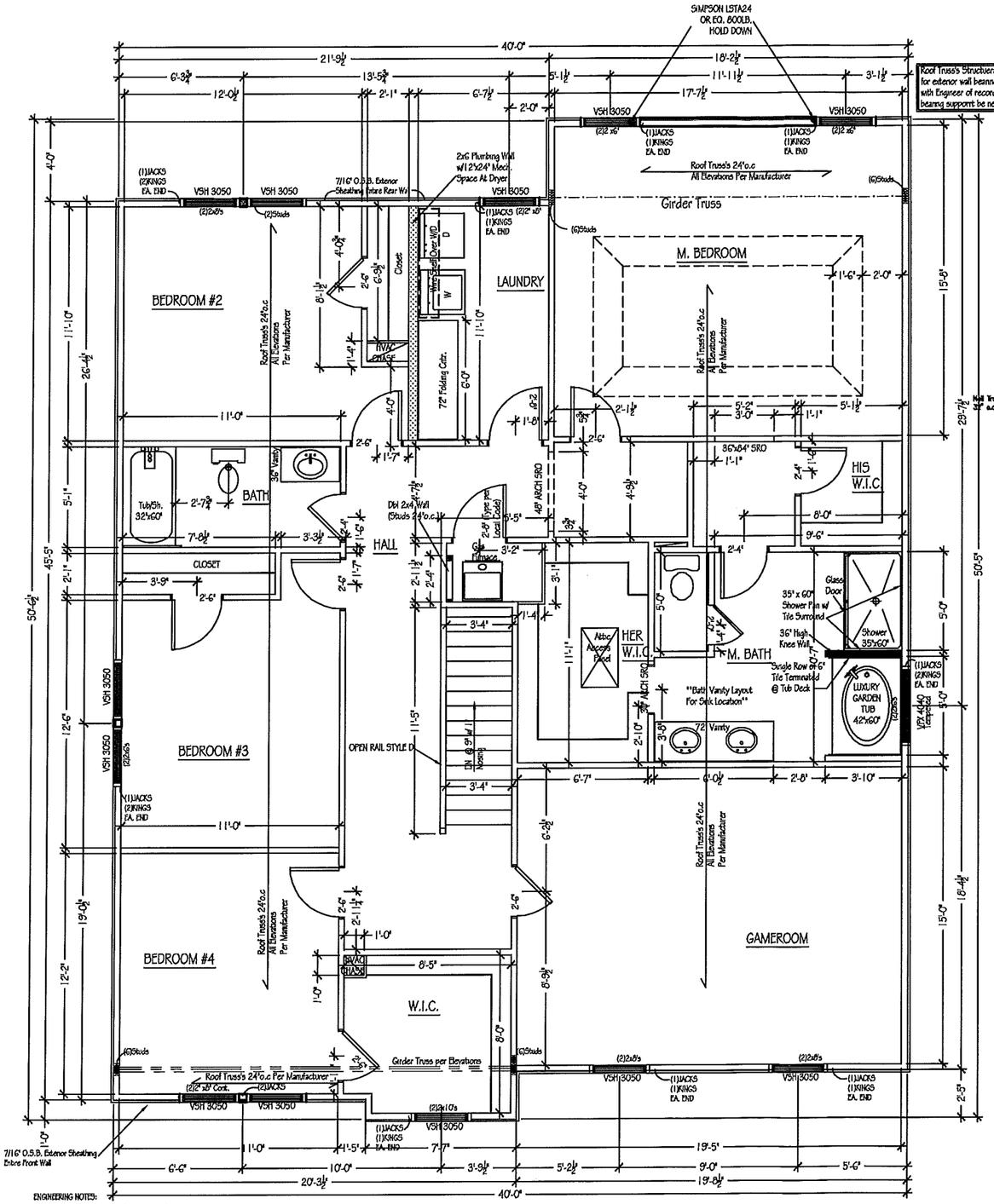
BRACED WALL DETAILS

3110 TOWNSEND

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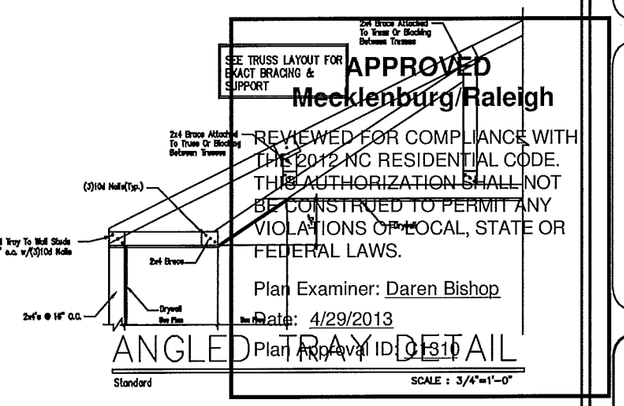
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SECOND FLOOR (MASTER BEDROOM REAR)

(TURN ALL HVAC CHASE WALLS TO BE 1-1/2" FLAT)



APPROVED
Mecklenburg/Raleigh

REVIEWED FOR COMPLIANCE WITH THE 2012 NC RESIDENTIAL CODE. THIS AUTHORIZATION SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATIONS OF LOCAL, STATE OR FEDERAL LAWS.

Plan Examiner: Daren Bishop

Date: 4/29/2013

Plan Approval ID: 0131

NORTH CAROLINA PROFESSIONAL SEAL 29249 4/2/13 ENGINEER KEVIN P. MUNSON

NORTH CAROLINA RESIDENTIAL STRUCTURES, P.C. No. C3295 CERTIFICATE OF AUTHORIZATION

RESIDENTIAL STRUCTURES, P.C.
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- 2XG WALL PLUMBING WALL
- 2XG EXTERIOR WALL

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FAIRINGTON OAKS
Lot #83

SECOND FLOOR PLAN

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