

NOTICE TO CONTRACTOR

All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED

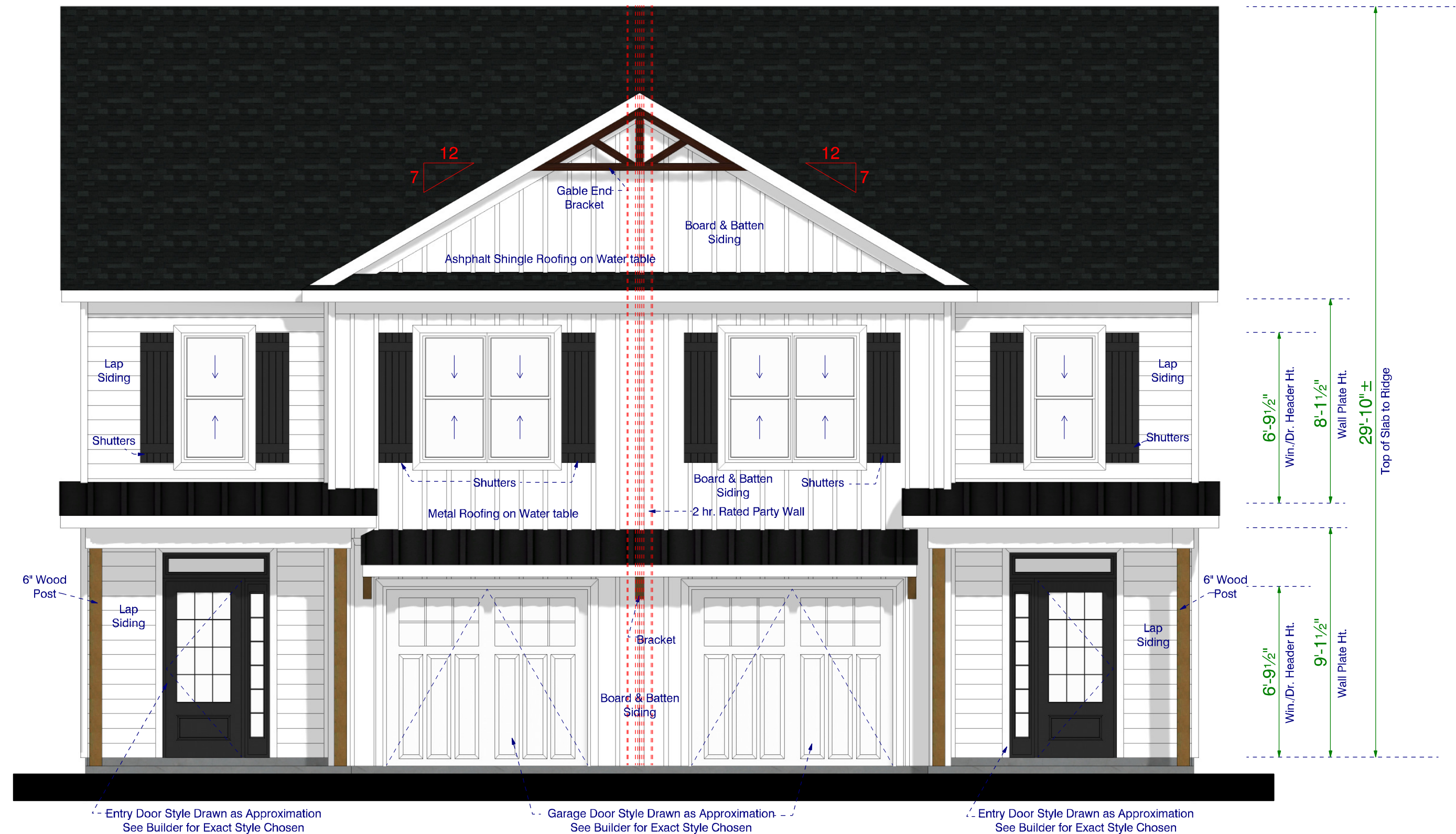
Limited building only review

Permit holder responsible for full compliance with the code.

05/28/2025



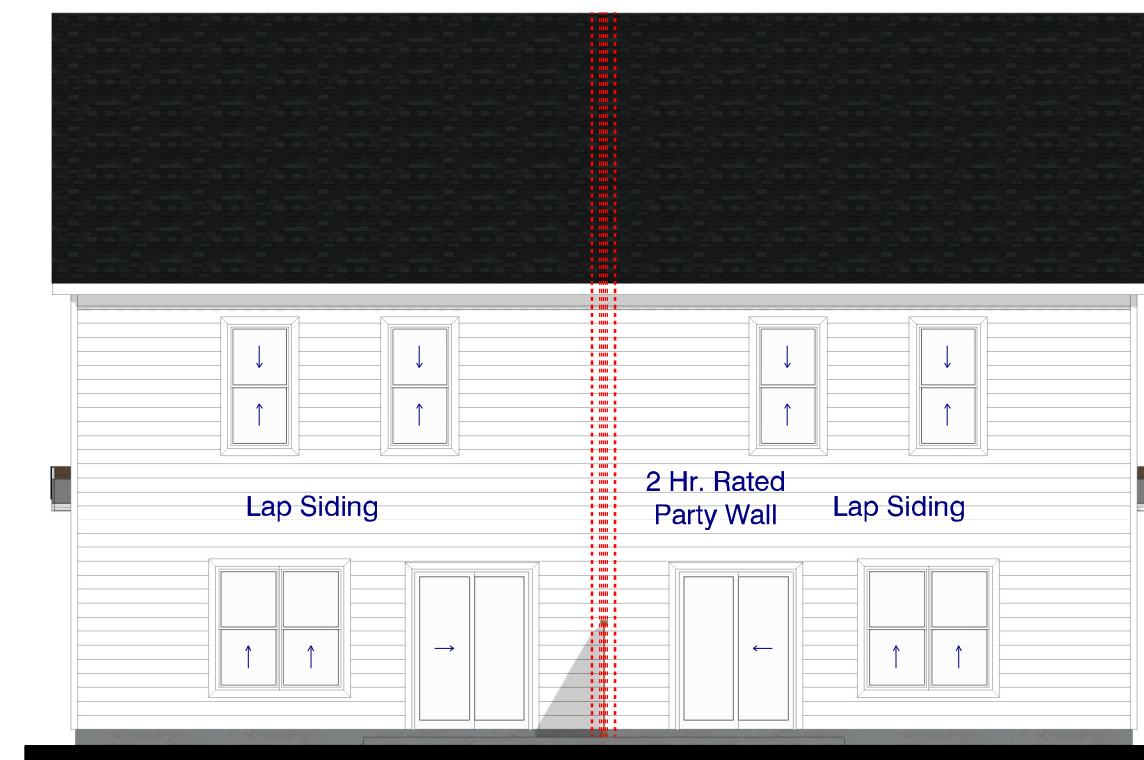
Changed to stemwall. See revisions last two pages



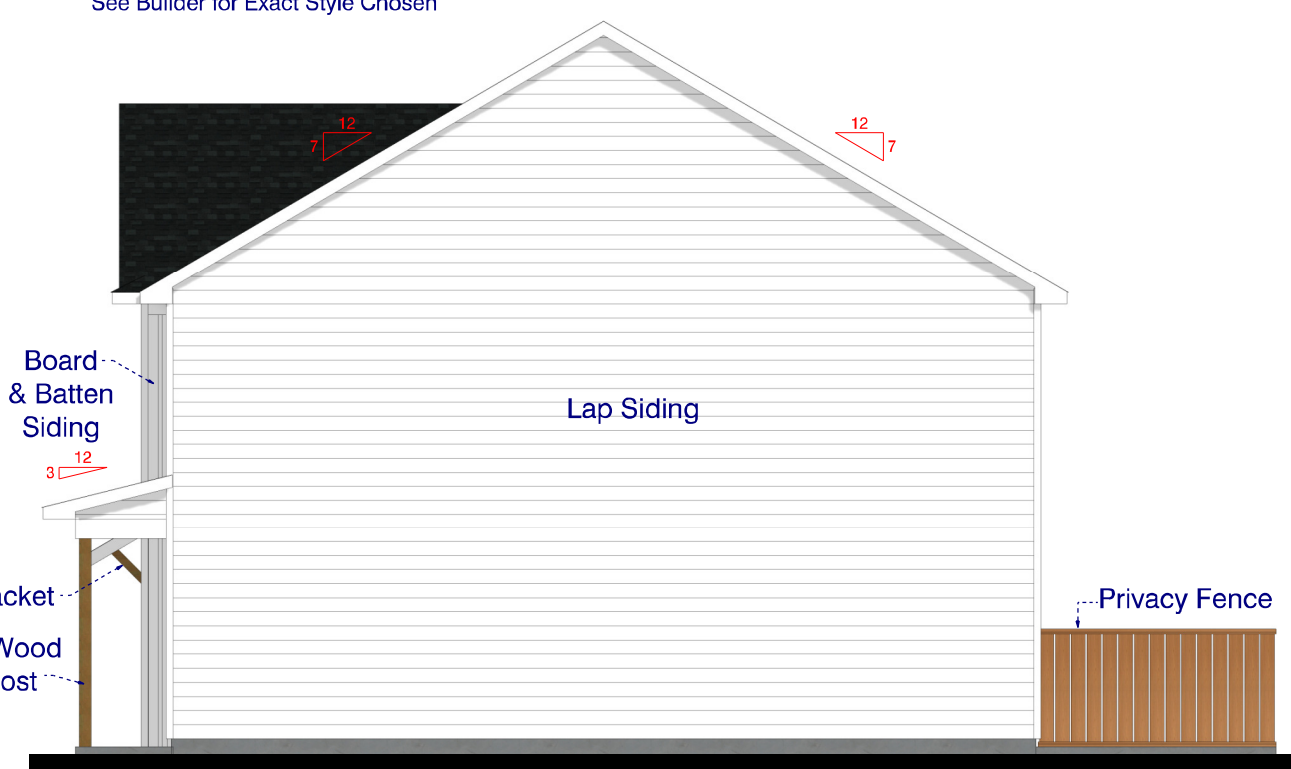
Front Elevation  
Scale: 1/4" = 1'0"



Left Elevation  
Scale: 1/8" = 1'0"



Rear Elevation  
Scale: 1/8" = 1'0"



Right Elevation  
Scale: 1/8" = 1'0"

"I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH BOTH SAH AND VA MINIMUM PROPERTY REQUIREMENTS INCLUDING THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NC BUILDING CODE) ENERGY CONSERVATION STANDARDS OF THE 2018 COUNCIL OF AMERICAN BUILDING OFFICIALS, MODEL ENERGY CODE AND THE REQUIREMENT FOR LEAD-FREE PIPING.

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| APPROVED BY | DATE |
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MEMBER

**A I B D**

AMERICAN INSTITUTE of BUILDING DESIGN

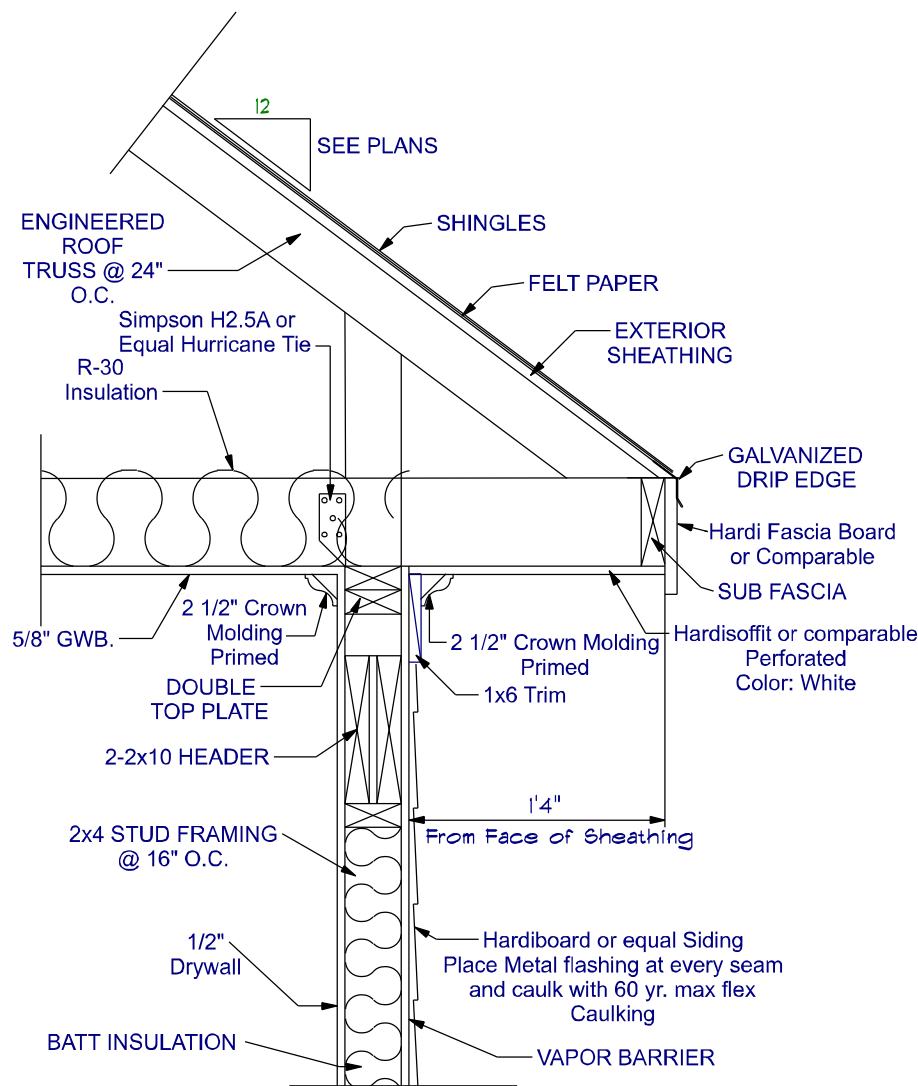
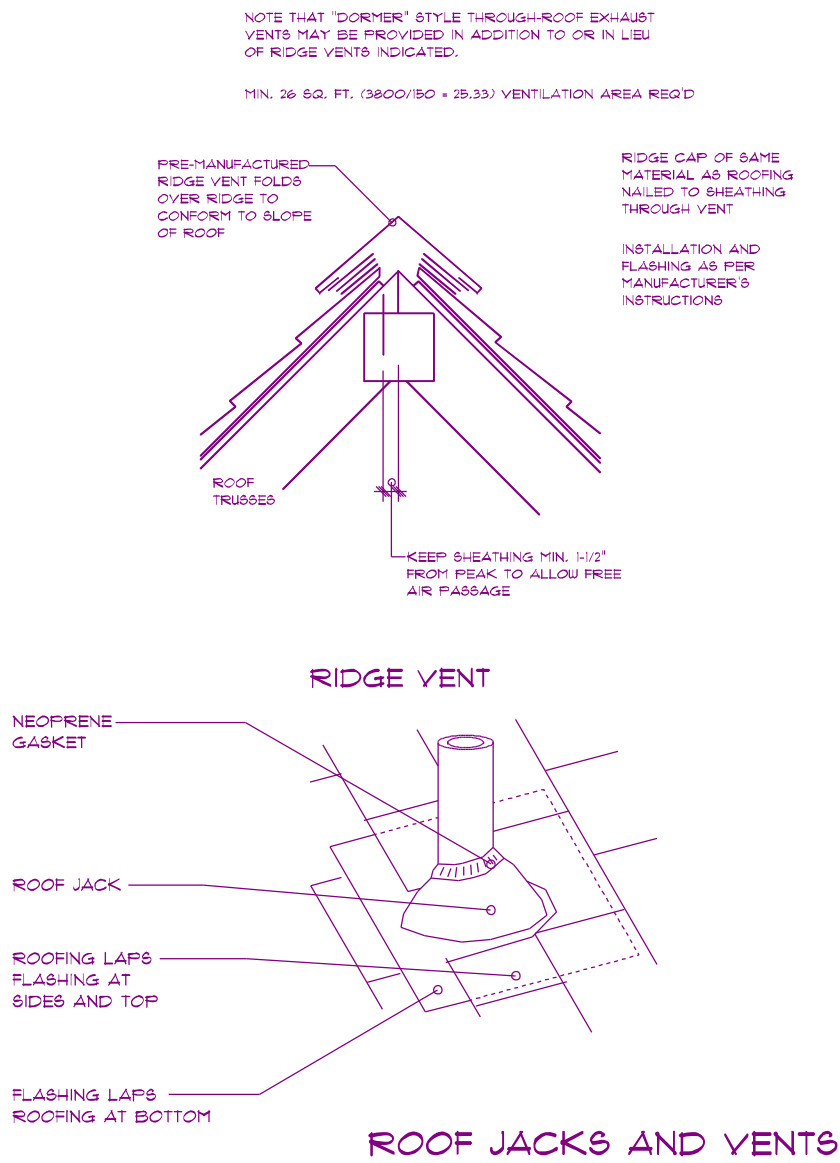
Frazier Designs  
A Residential Design Company  
(910) 818-2413  
www.frazierplans.com

Project: Duplex Project  
MODEL: FD-1269  
BUILDER: Elmore Builders

DATE PRINTED:  
July 2024  
DRAWN BY:  
ATF

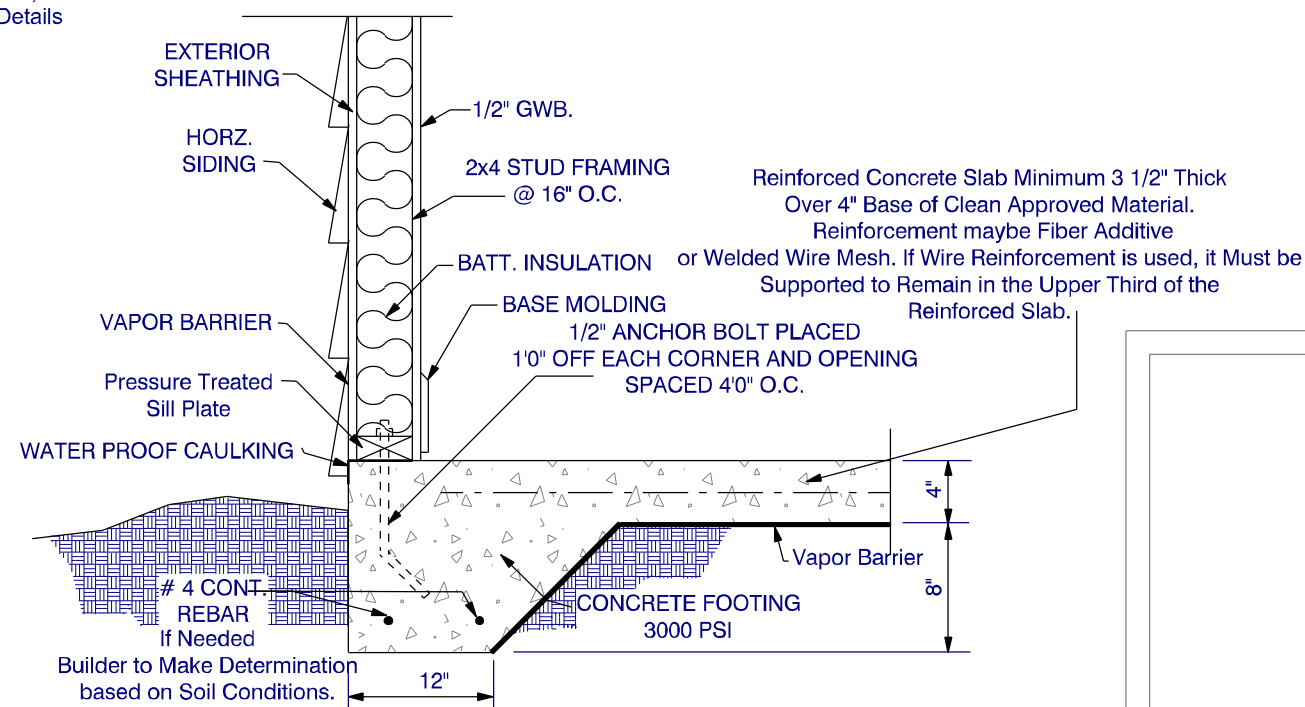
Elevations  
SHEET  
1





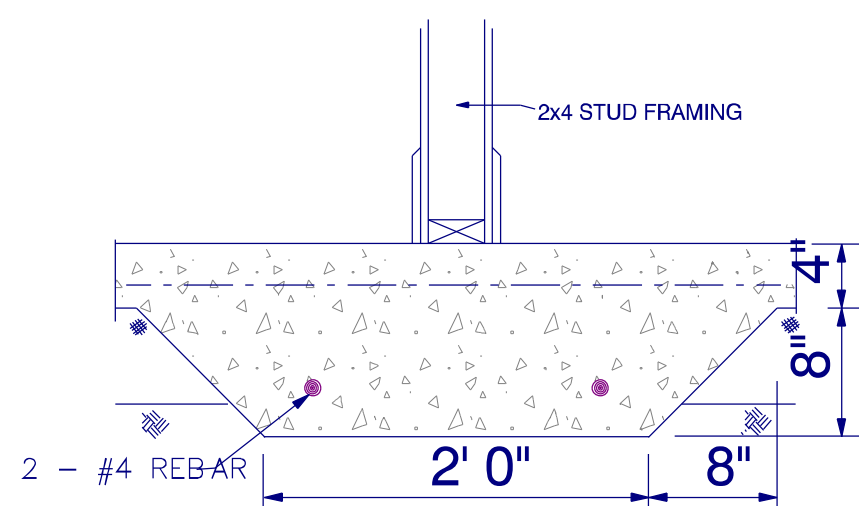
### Overhang Detail - Siding

Not to Scale  
\*\*If Roof is to be Stick Built,  
See Structural Engineers Details  
for Specifications\*\*



### Monolithic Slab Detail - Siding

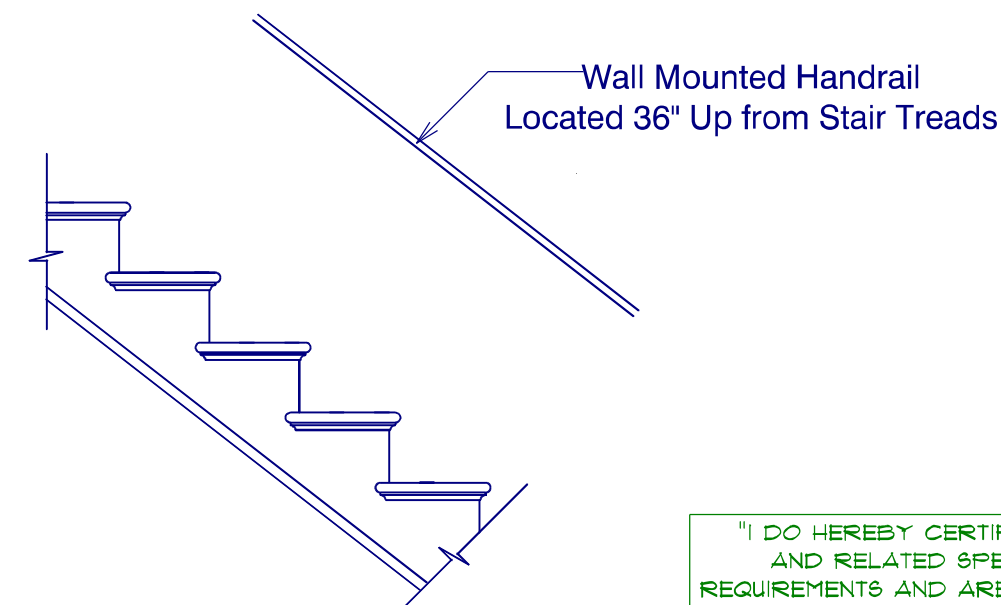
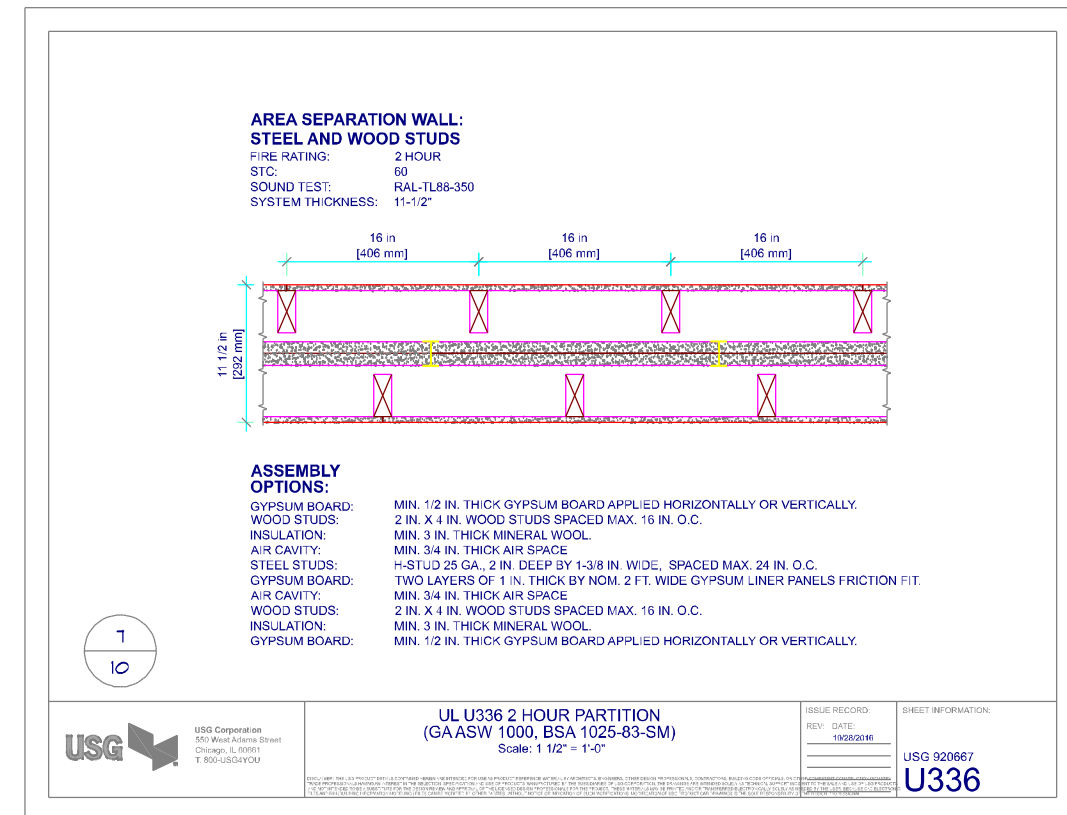
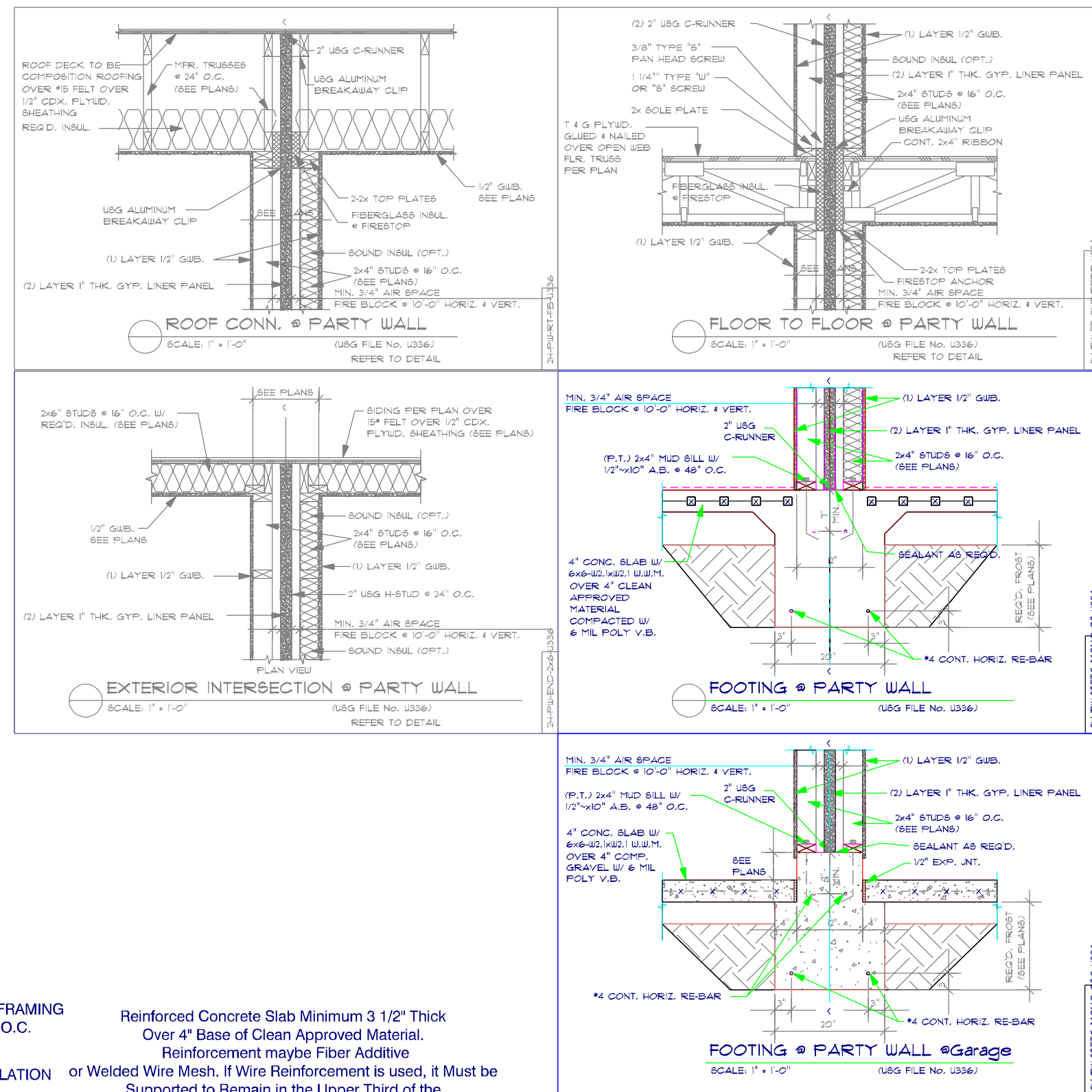
SCALE: 1" = 10"



### TYP. LUG FOOTING

SCALE: 1" = 1'0"

Reinforced Concrete Slab Minimum 3 1/2" Thick Over 4" Base of Clean Approved Material. Reinforcement maybe Fiber Additive or Welded Wire Mesh. Wire Reinforcement Must be Supported to Remain in the Upper Third of the Reinforced Slab.

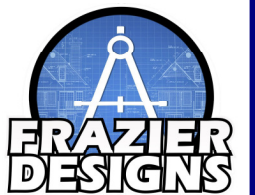


### Stair Detail

16 Risers @ 7- 3/4" W/ 15 Treads @ 10" + 1" Nosing

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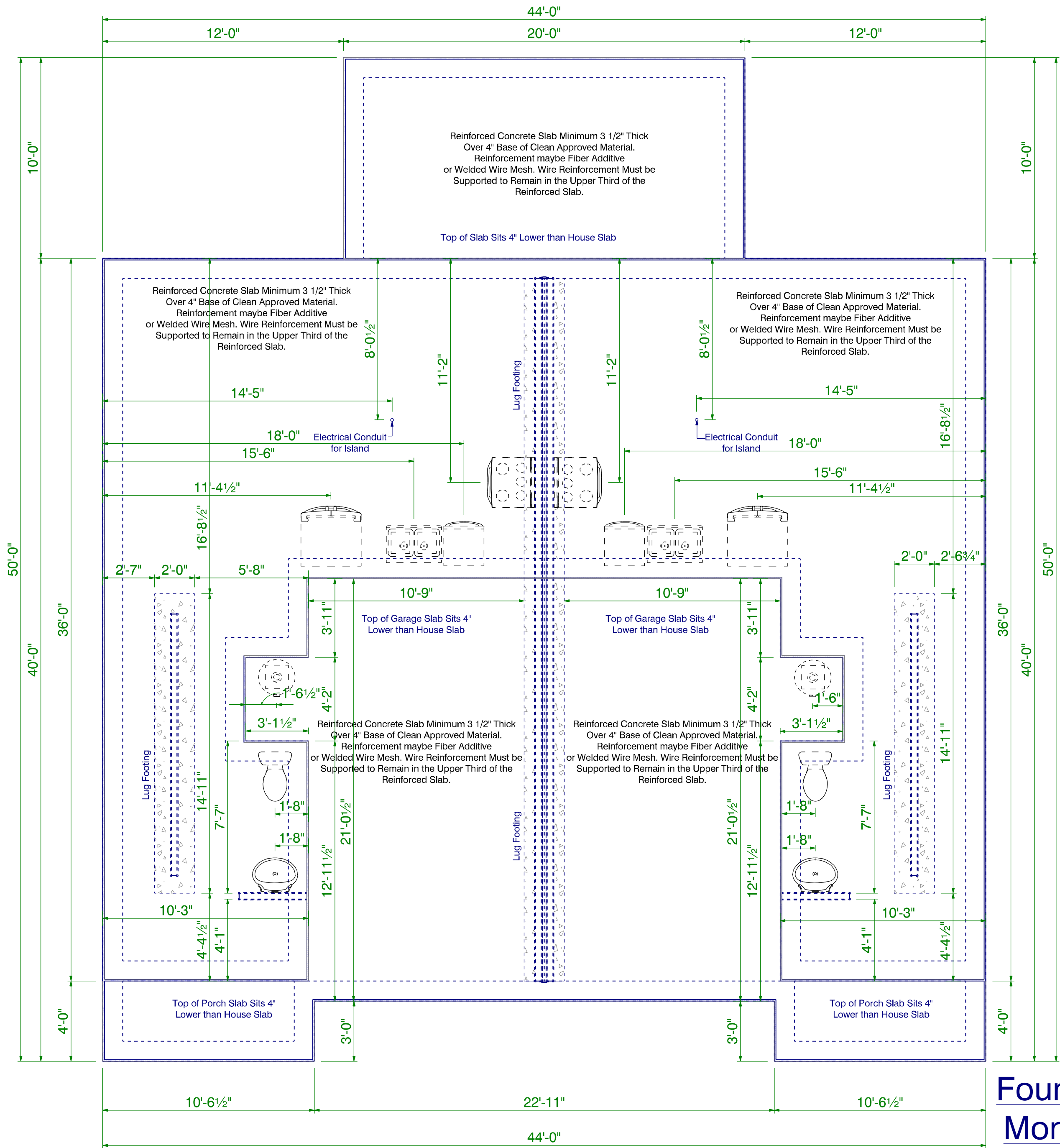
DRAWN BY: ATF

### Details

### SHEET

3

"I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH BOTH SAA AND VA MINIMUM PROPERTY REQUIREMENTS INCLUDING THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NC BUILDING CODE) ENERGY CONSERVATION STANDARDS OF THE 2018 COUNCIL OF AMERICAN BUILDING OFFICIALS MODEL ENERGY CODE AND THE REQUIREMENT FOR LEAD-FREE PIPING.



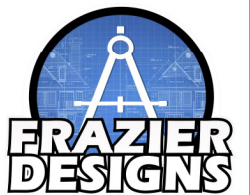
Foundation Plan  
Monolithic Slab

Scale: 1/4" = 1'0"

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AND RELATED SPECIFICATIONS MEET ALL LOCAL  
REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH  
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The information in these construction documents is for  
the exclusive use of the client in construction of the  
building. It is not to be used for any other purpose  
without the written consent of the designer. The  
designer is not responsible for any errors or omissions  
in the documents or for any consequences arising from  
their use. The client agrees to hold the designer  
harmless from all claims, damages, losses, and  
expenses, including reasonable attorneys' fees, arising  
out of or in connection with the design or construction  
of the building, whether or not such claims, damages,  
losses, and expenses are caused in whole or in part  
by the negligence of the designer.

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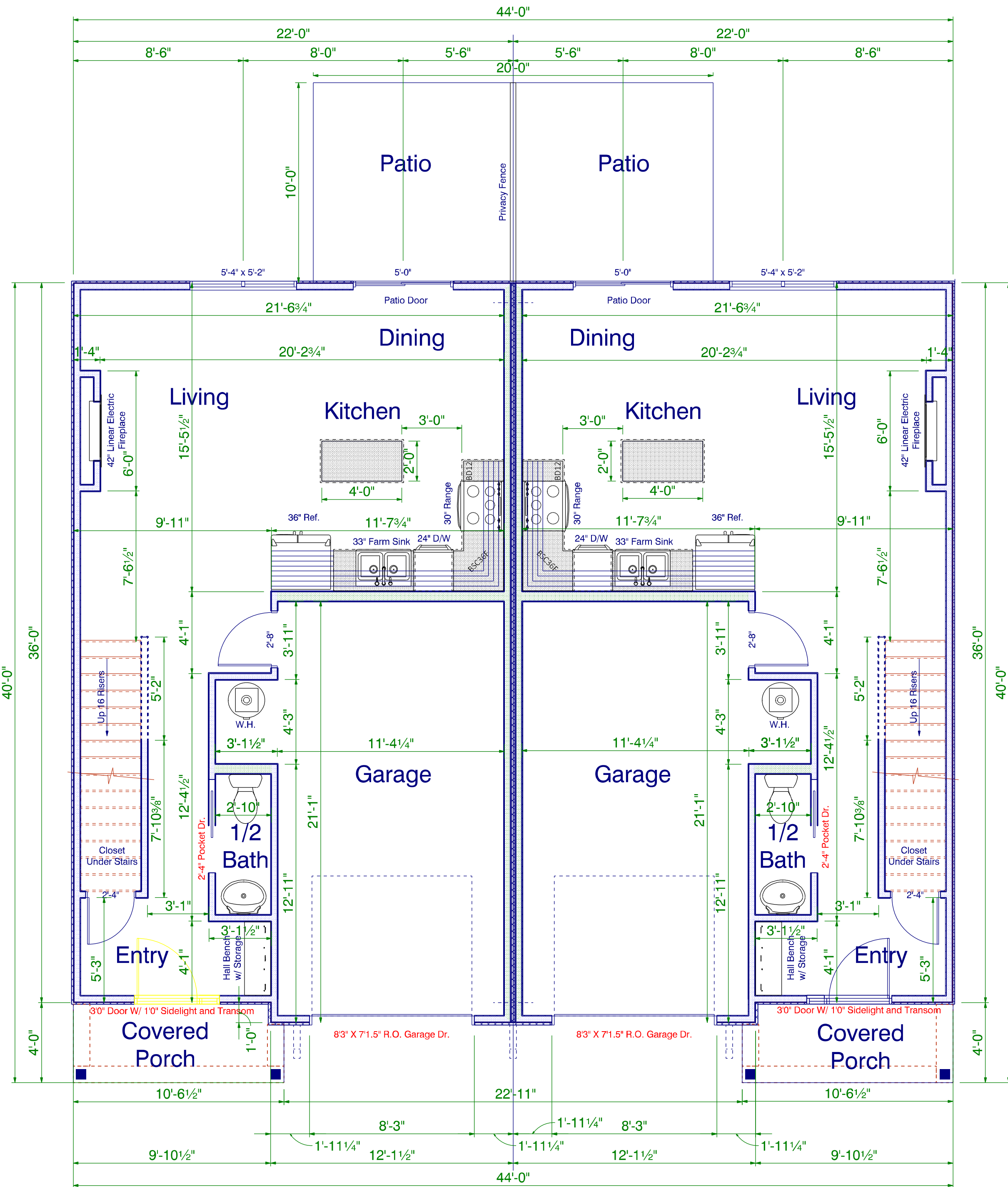
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Foundation  
Mono Slab

SHEET  
4



## Main level Layout

Scale: 1/4" = 1'0"

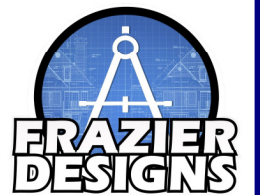
9'0" Finished Ceiling Ht.  
531 S.F. Main Level Heated  
738 S.F. Upper Level Heated  
1269 S.F. Total Heated (Each Unit)  
2538 S.F. Total Heated (Both Units)

252 S.F. Garage  
42 S.F. Coverd Porch(Front)  
100 S.F. Patio (Rear)

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Main Level  
Layout

SHEET  
5

[illegible]

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Project: Duplex Project

MODEL: FD-1269

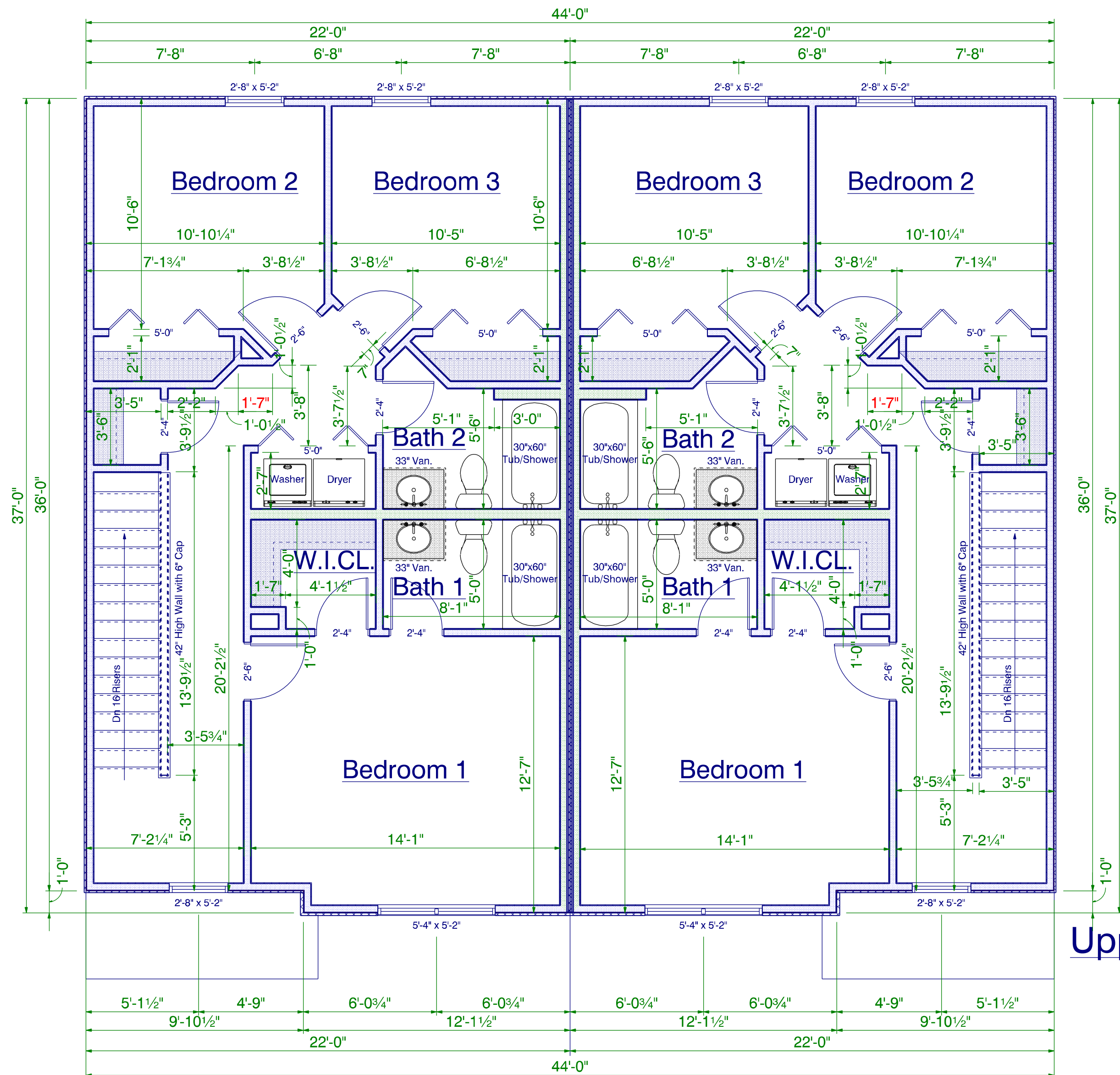
## BUILDER: Elmore Builders

DATE PRINTED:  
July 2024

DRAWN BY:  
ATF

## Upper Level Layout

SHEET  
6

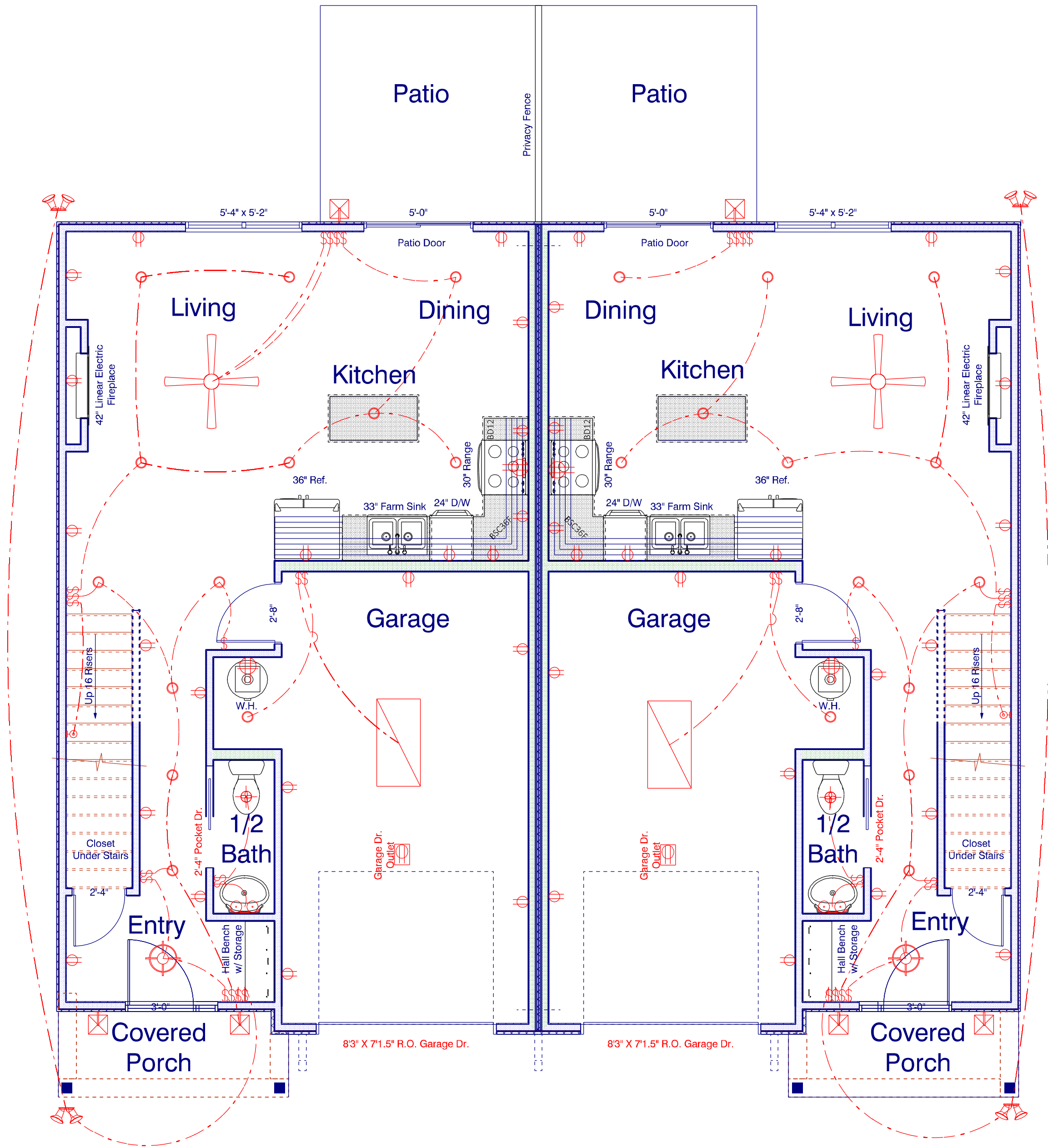


## Upper Level Layout

Scale:  $1/4" = 1'0"$

8'0" Finished Ceiling Ht.  
738 S.F. Upper Level Heated  
(Does not Include Stairs)

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Electrical Layout Drawn as Approximation  
See Electrician for Exact Layout and Specs.

| ELECTRICAL LEGEND                     |       |        |
|---------------------------------------|-------|--------|
| ELECTRICAL                            | COUNT | SYMBOL |
| ceiling fan globe 01                  | 2     |        |
| can light 6inch                       | 26    |        |
| ceiling light 05                      | 2     |        |
| fluorescent light 2 x 4               | 2     |        |
| exterior craftsman light fixture      | 6     |        |
| spotlight double with motion detector | 4     |        |
| Garage Dr Outlet                      | 2     |        |
| 4 prong 240V Outlet                   | 4     |        |
| outlet                                | 42    |        |
| switch                                | 2     |        |
| switch double                         | 6     |        |
| switch quad                           | 4     |        |
| switch triple                         | 2     |        |
| wall sconce 02                        | 2     |        |
| Exhaust Fan w light                   | 2     |        |
| wall mounted 02 2 lights              | 2     |        |

Main level Electrical

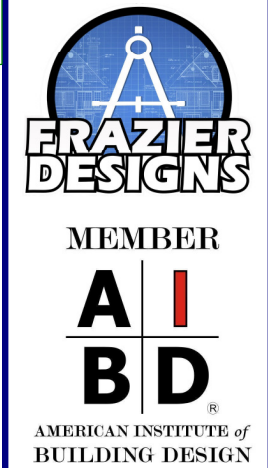
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Documents of the building based upon the Client's  
requirements and the Designer's design. The  
Client observes or becomes aware of any fault or  
defect in the product or Non-Conformance with the  
Construction Documents. Prompt Written Notice shall  
be given to the Designer. The Designer shall not be  
held responsible for any errors or omissions in the  
Documents. The Designer shall not be held responsible  
for any errors or omissions in the Documents or  
Related Work as represented by the Designer to the Client.

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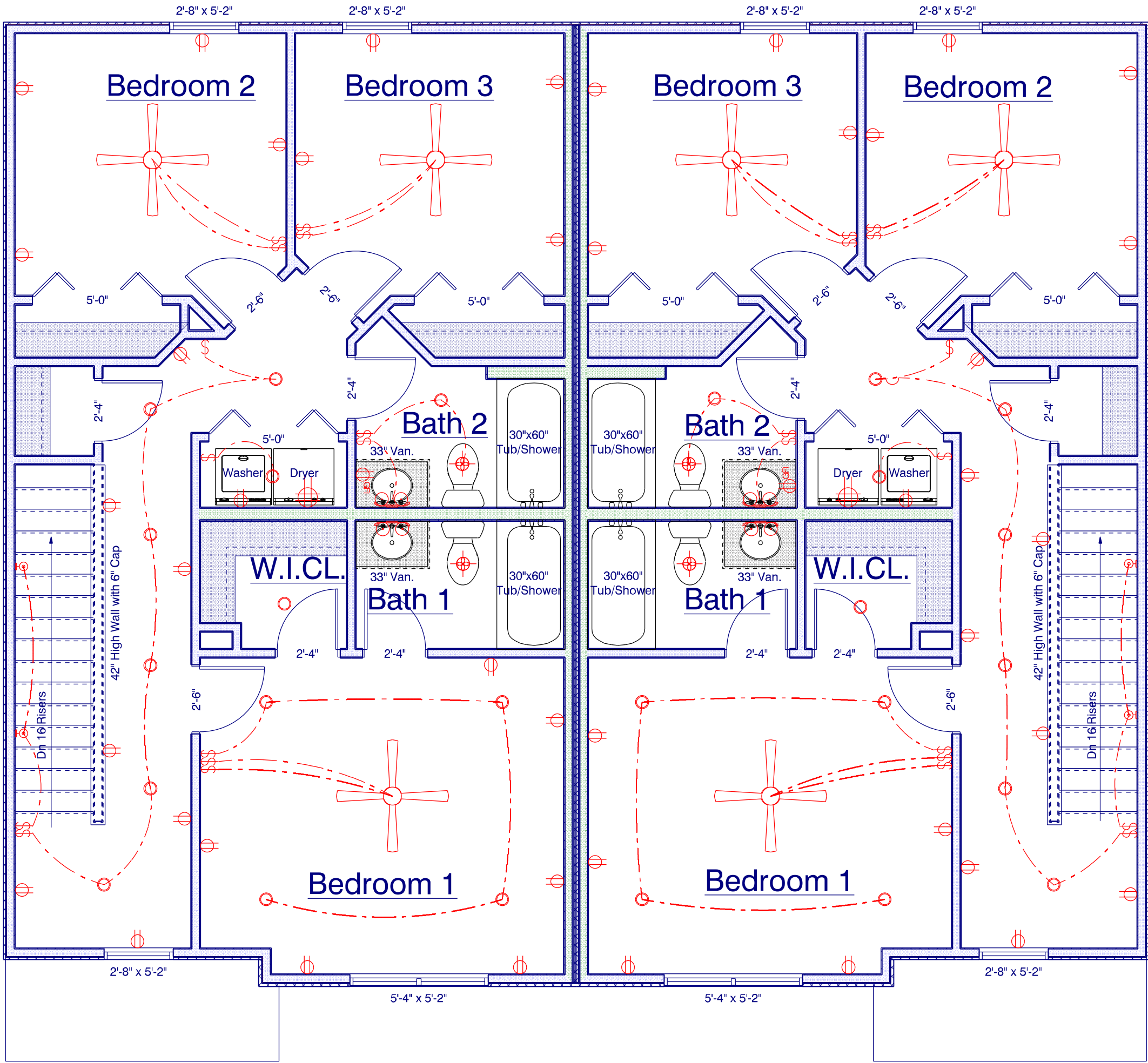
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Main Level  
Electrial

SHEET  
7



Electrical Layout Drawn as Approximation  
See Electrician for Exact Layout and Specs.

| ELECTRICAL LEGEND        |       |        |
|--------------------------|-------|--------|
| ELECTRICAL               | COUNT | SYMBOL |
| ceiling fan globe 01     | 6     |        |
| can light 6inch          | 26    |        |
| Exhaust Fan w light      | 4     |        |
| 4 prong 240V Outlet      | 2     |        |
| outlet                   | 44    |        |
| outlet gfi               | 2     |        |
| switch                   | 4     |        |
| switch double            | 8     |        |
| switch triple            | 2     |        |
| wall mounted 02 2 lights | 4     |        |
| wall sconce 02           | 4     |        |

Upper Level Electrical

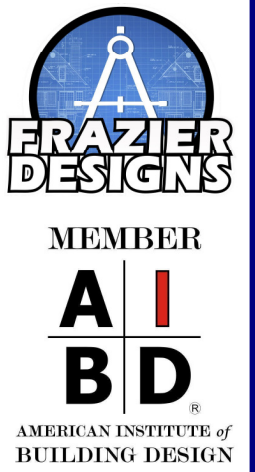
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8'0" Finished Ceiling Ht.  
738 S.F. Upper Level Heated  
(Does not Include Stairs)

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liable for any damages, claims, or losses, including  
attorney's fees, arising out of or in connection with  
the use of these documents, whether or not such  
damages, claims, or losses are caused in whole or  
in part by the negligence of Frazier Designs, Inc. or  
its designers. This limitation of liability shall not be  
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Upper Level  
Electrical

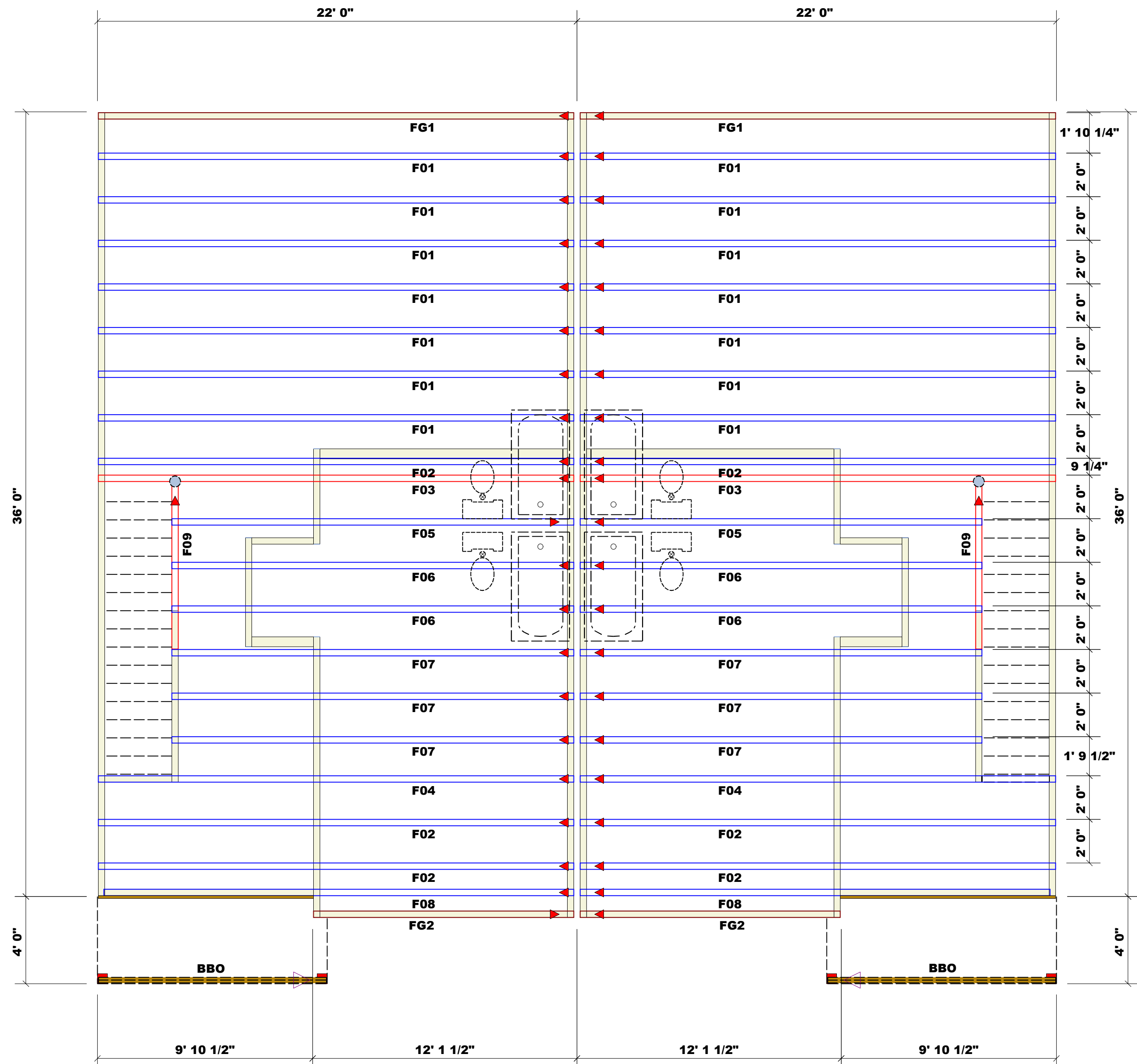
SHEET  
8

**THIS IS A TRUSS PLACEMENT DIAGRAM ONLY.**  
These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for engineering and permanent marking of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult ICC-ES ECR-405 and ICC-ES ECR-406 provided with the truss delivery package or online @: [comtechtrusses.com](http://www.comtechtrusses.com)

Bearing reactions less than or equal to 2000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables ( derived from the prescriptive Code requirements ) to determine the minimum foundation size and number of wood studs required to support reactions greater than 2000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature: *Anthony Williams*

**Anthony Williams**



**Dimension Notes**  
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise.  
2. All interior wall dimensions are to face of stud unless noted otherwise.  
3. All exterior wall to truss dimensions are to face of stud unless noted otherwise.

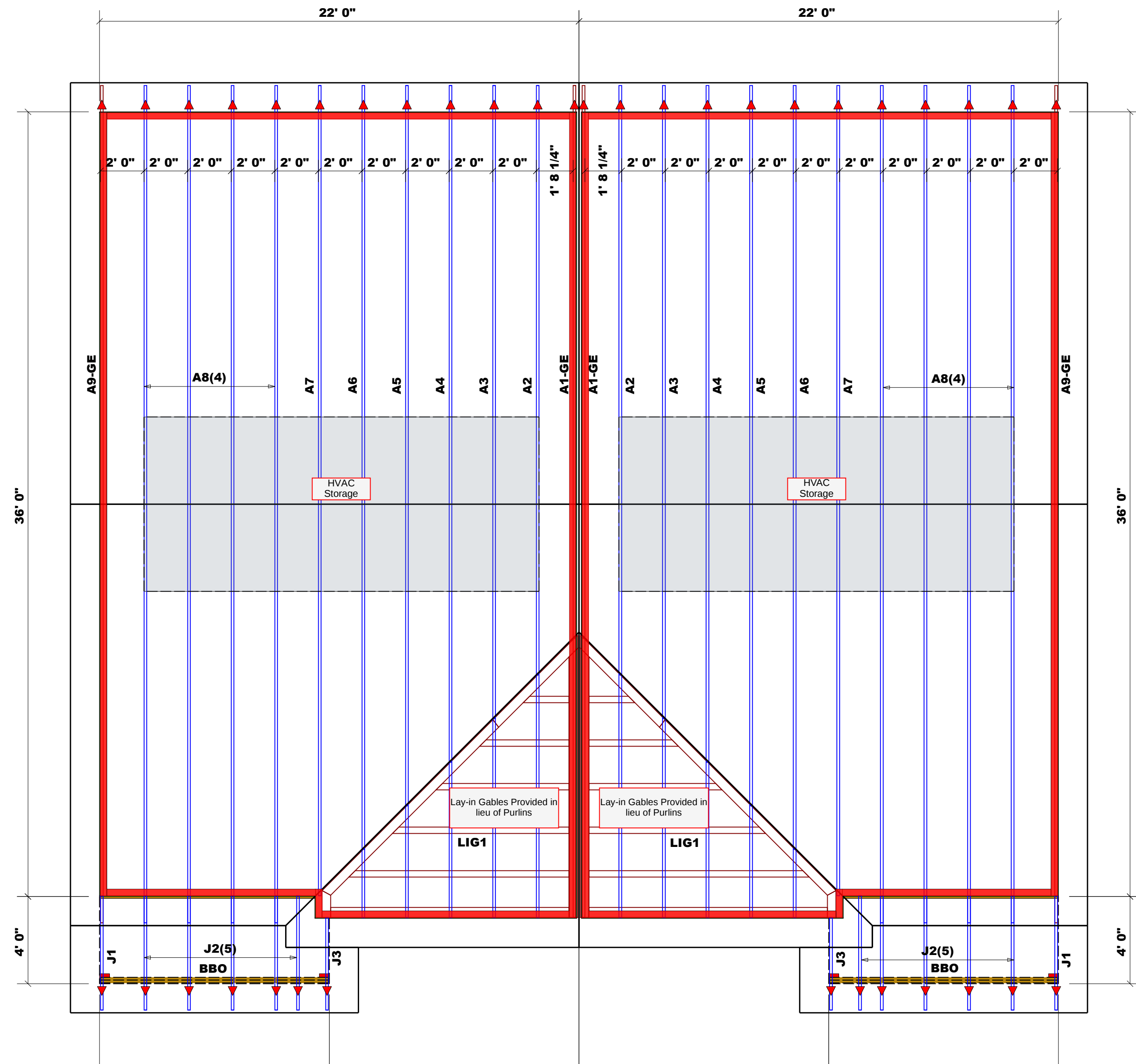
**All Walls Shown Are Considered Load Bearing**

▲ = Indicates Left End of Truss  
(Reference Engineered Truss Drawing)  
Do Not Erect Trusses Backwards

**WALL SCHEDULE**  
1st Floor Walls  
2nd Floor Walls  
Non-Bearing Walls

| Connector Information |         |       |        |                  | Nail Information |        |
|-----------------------|---------|-------|--------|------------------|------------------|--------|
| Sym                   | Product | Manuf | Qty    | Supported Member | Header           | Truss  |
| MSH422                | USP     | 2     | Varies |                  | 10d/3"           | 10d/3" |

Roof Area = 2222.22 sq.ft.  
Ridge Line = 46.67 ft.  
Hip Line = 0 ft.  
Horiz. OH = 150.17 ft.  
Raked OH = 195.55 ft.  
Decking = 76 sheets



**Dimension Notes**  
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise.  
2. All interior wall dimensions are to face of stud unless noted otherwise.  
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**All Walls Shown Are Considered Load Bearing**

▲ = Indicates Left End of Truss  
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Do Not Erect Trusses Backwards

**WALL SCHEDULE**  
1st Floor Walls  
2nd Floor Walls  
Non-Bearing Walls

| Connector Information |         |       |        |                  | Nail Information |        |
|-----------------------|---------|-------|--------|------------------|------------------|--------|
| Sym                   | Product | Manuf | Qty    | Supported Member | Header           | Truss  |
| MSH422                | USP     | 2     | Varies |                  | 10d/3"           | 10d/3" |

Roof Area = 2222.22 sq.ft.  
Ridge Line = 46.67 ft.  
Hip Line = 0 ft.  
Horiz. OH = 150.17 ft.  
Raked OH = 195.55 ft.  
Decking = 76 sheets

**Truss Placement Plan**  
SCALE: 1/4" = 1'-0"

| CITY / CO.      | ADDRESS                        | MODEL        | DATE REV. | DRAWN BY         | SALES REP.       |
|-----------------|--------------------------------|--------------|-----------|------------------|------------------|
| Coats / Harnett | 44 N Carrie Street / Coats, NC | Roof & Floor | 2/4/25    | Anthony Williams | Anthony Williams |

| BUOLDER   | Elmore Builders | 44 N Carrie Street | Duplex | TBD | B0125-0233 & 0234 | J0125-0233 & 0234 |
|-----------|-----------------|--------------------|--------|-----|-------------------|-------------------|
| JOB NAME  |                 |                    |        |     |                   |                   |
| PLAN      |                 |                    |        |     |                   |                   |
| SEAL DATE |                 |                    |        |     |                   |                   |
| QUOTE #   |                 |                    |        |     |                   |                   |
| JOB #     |                 |                    |        |     |                   |                   |

LOAD CHART FOR JACK STUDS

BASED ON TABLES R401.2.1 & R401.2.2

NUMBER OF JACK STUDS REQUIRED @ EA END OF

HEADER/BEAM

REQ'D STUDS FOR

REQ'D STUDS FOR

REQ'D STUDS FOR

REQ'D STUDS FOR

REQ'D STUDS FOR

REQ'D STUDS FOR

REQ'D STUDS FOR

REQ'D STUDS FOR

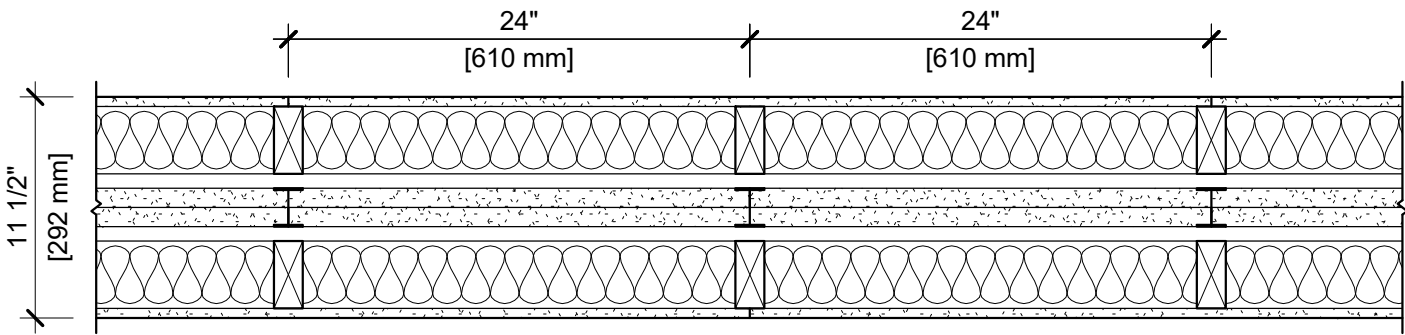
REQ'D STUDS FOR

REQ'D STUDS FOR

DESIGN NO.UL U336

FIRE RATING:  
STC RATING:  
SOUND TEST:  
SYSTEM THICKNESS:  
LOCATION:  
FRAMING TYPE:

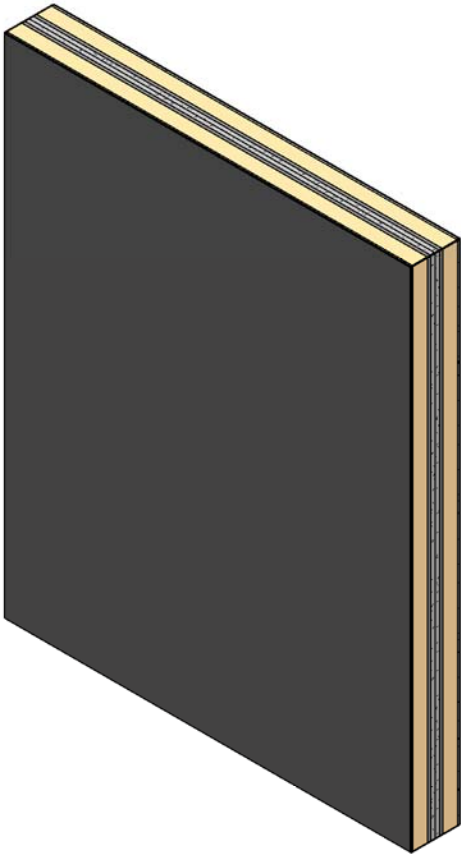
2 HOURS  
66  
RAL-TL20-180  
11-1/2" [292 MM]  
INTERIOR  
WOOD STUD (LOAD-BEARING)



ASSEMBLY REQUIREMENTS:

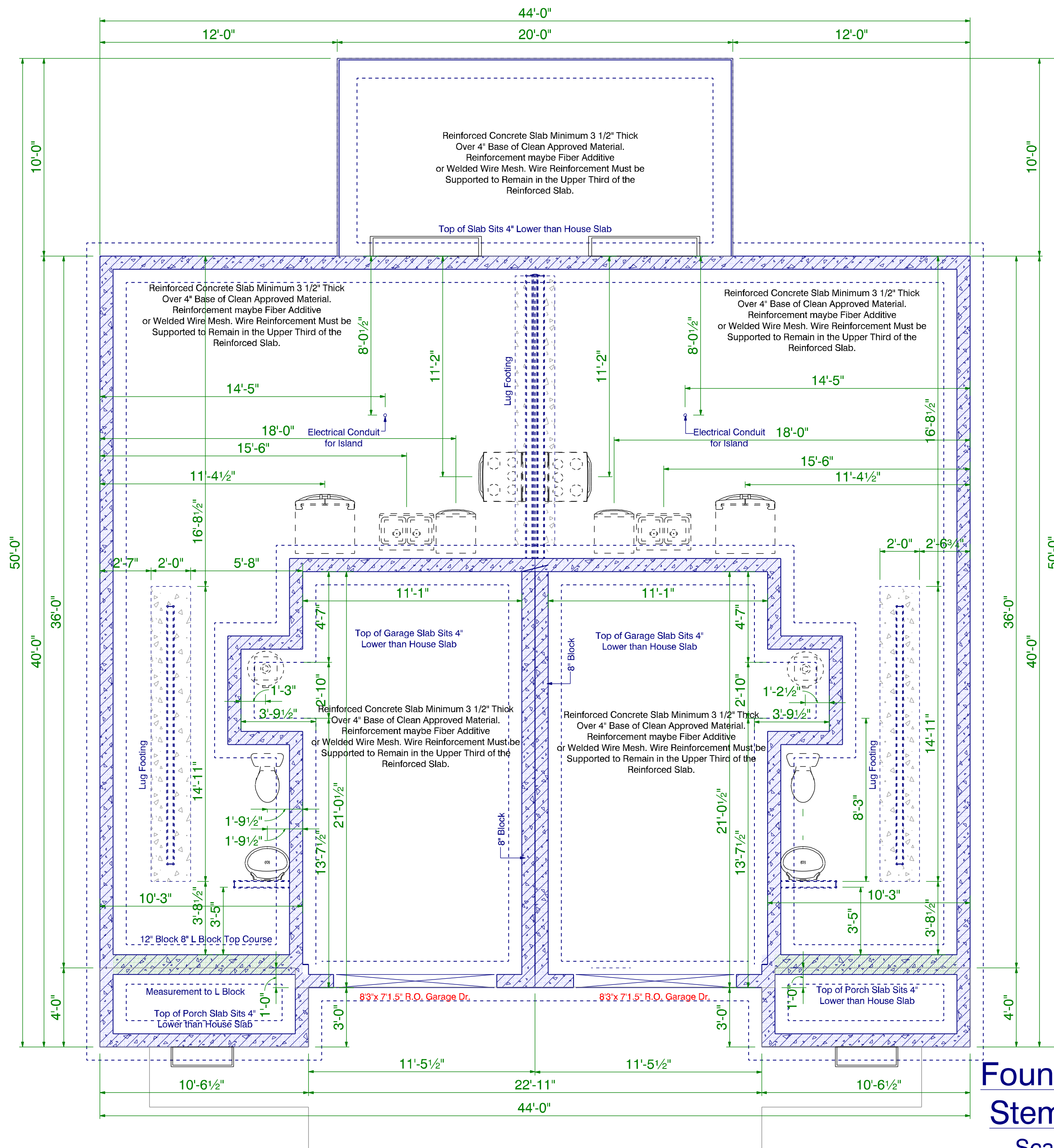
GYPSUM PANELS:  
WOOD STUDS:  
INSULATION:  
AIR SPACE:  
STEEL STUDS:  
GYPSUM PANELS:  
AIR SPACE:  
WOOD STUDS:  
INSULATION:  
GYPSUM PANELS:

ONE LAYER 1/2" [12.7 MM] SHEETROCK® ULTRALIGHT GYPSUM PANEL  
2" X 4" [38 X 89 MM] WOOD STUDS, 24" [610 MM] O.C.  
3" [76 MM] FIBERGLASS INSULATION  
3/4" [19 MM] AIR SPACE  
2" [51 MM] H-STUDS, 24" [610 MM] O.C.  
TWO LAYERS 1" [25.4 MM] SHEETROCK® GYPSUM LINER PANELS (UL TYPE SLX)  
3/4" [19 MM] AIR SPACE  
2" X 4" [38 X 89 MM] WOOD STUDS, 24" [610 MM] O.C.  
3" [76 MM] FIBERGLASS INSULATION  
ONE LAYER 1/2" [12.7 MM] SHEETROCK® ULTRALIGHT GYPSUM PANEL



- GENERAL WALL NOTES:**
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REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.  
FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.  
WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.  
STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.  
STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.  
PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.  
FIRE-RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.  
FIRE-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.  
WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.  
SOUND-RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.



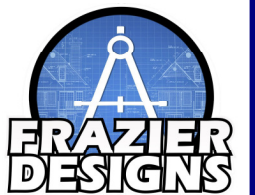
## Foundation Plan Stem Wall Slab

Scale: 1/4" = 1'0"

"I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH BOTH SAH AND VA MINIMUM PROPERTY REQUIREMENTS INCLUDING THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NC BUILDING CODE) ENERGY CONSERVATION STANDARDS OF THE 2018 COUNCIL OF AMERICAN BUILDING OFFICIALS MODEL ENERGY CODE AND THE REQUIREMENT FOR LEAD-FREE PIPING.

The information in these Construction Documents is for the Exclusive Use of the Client in Construction of the Building. It is not to be used for any other purpose. The Designer assumes no responsibility for the Client's use of the information in these documents for any purpose other than the construction of the building. The Client agrees to indemnify and hold the Designer harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the Client's use of the information in these documents for any purpose other than the construction of the building.

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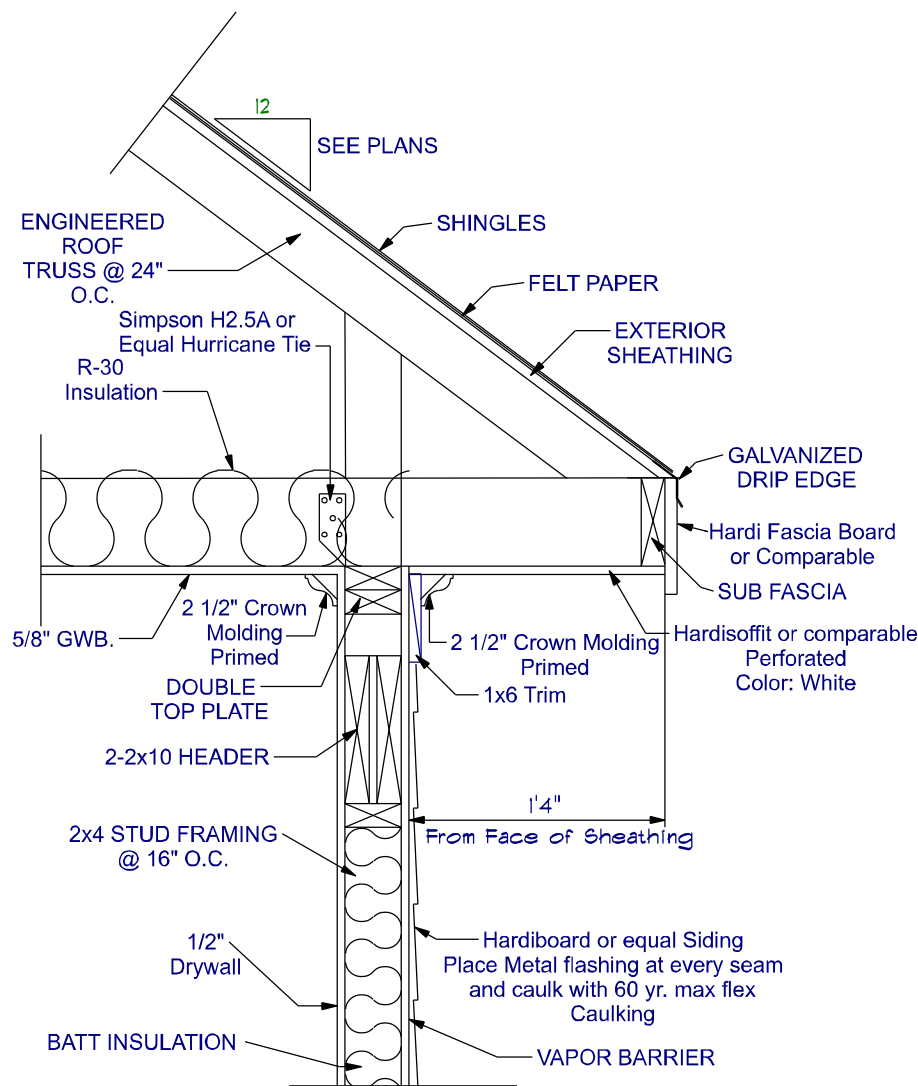
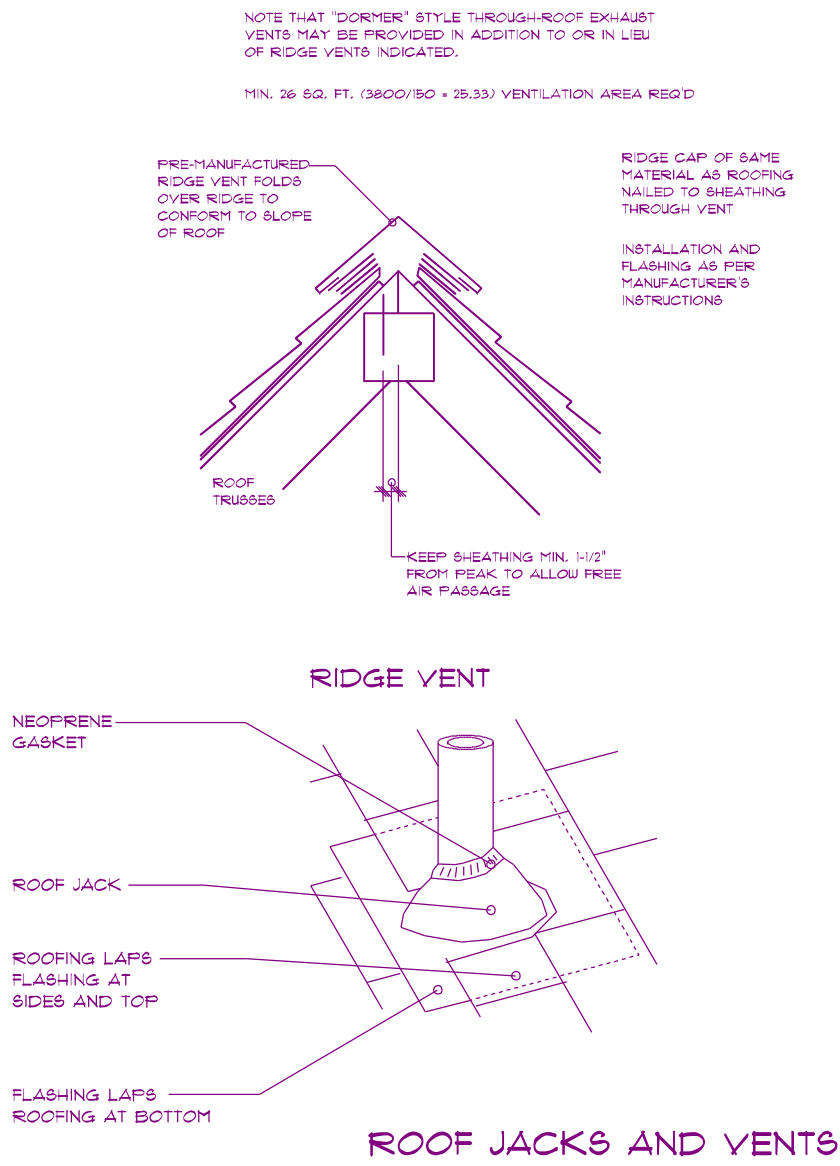
Project: Duplex Project  
Stern Wall Foundation  
MODEL: FD-1269  
BUILDER: Elmore Builders

DATE PRINTED:  
July 2024  
DRAWN BY:  
ATF

Foundation  
Mono Slab

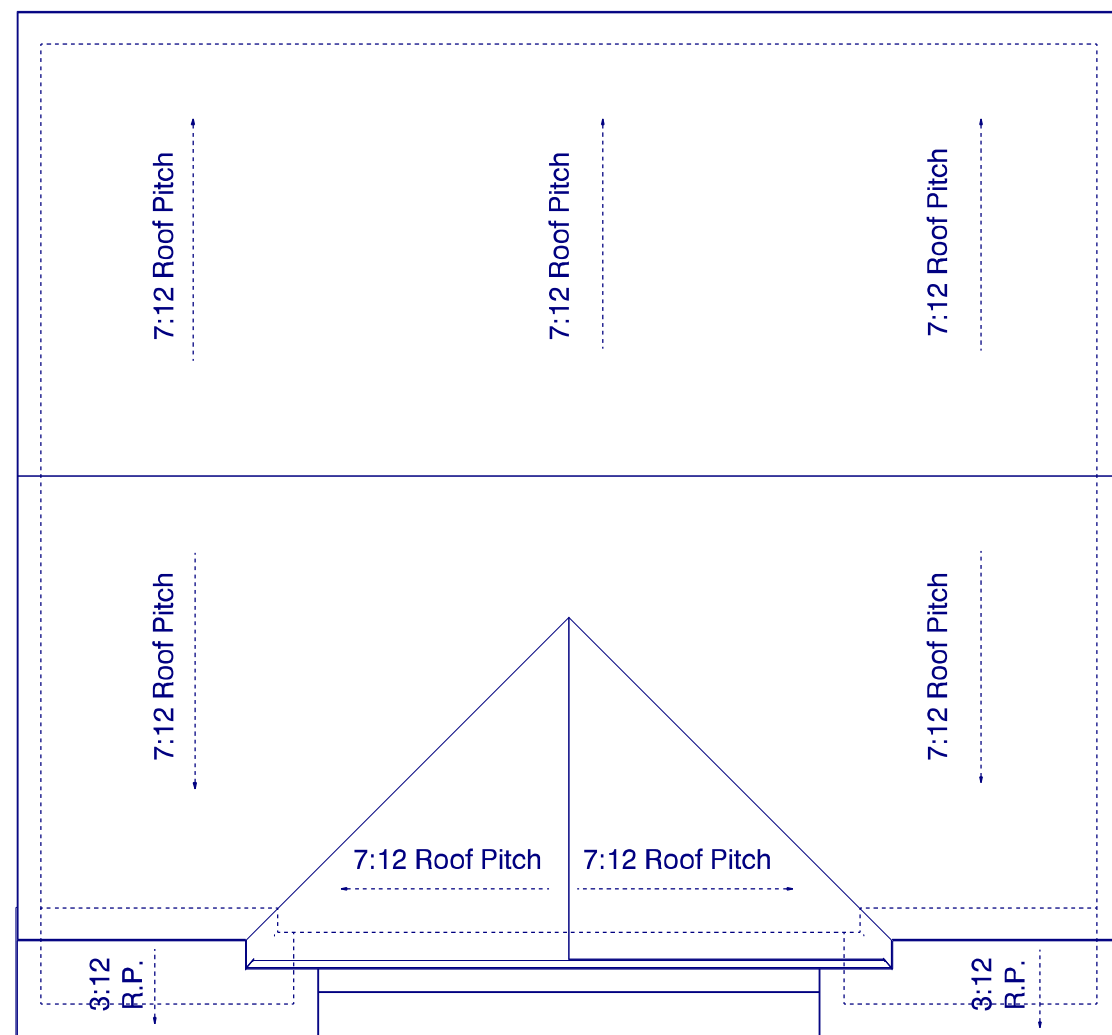
SHEET

4



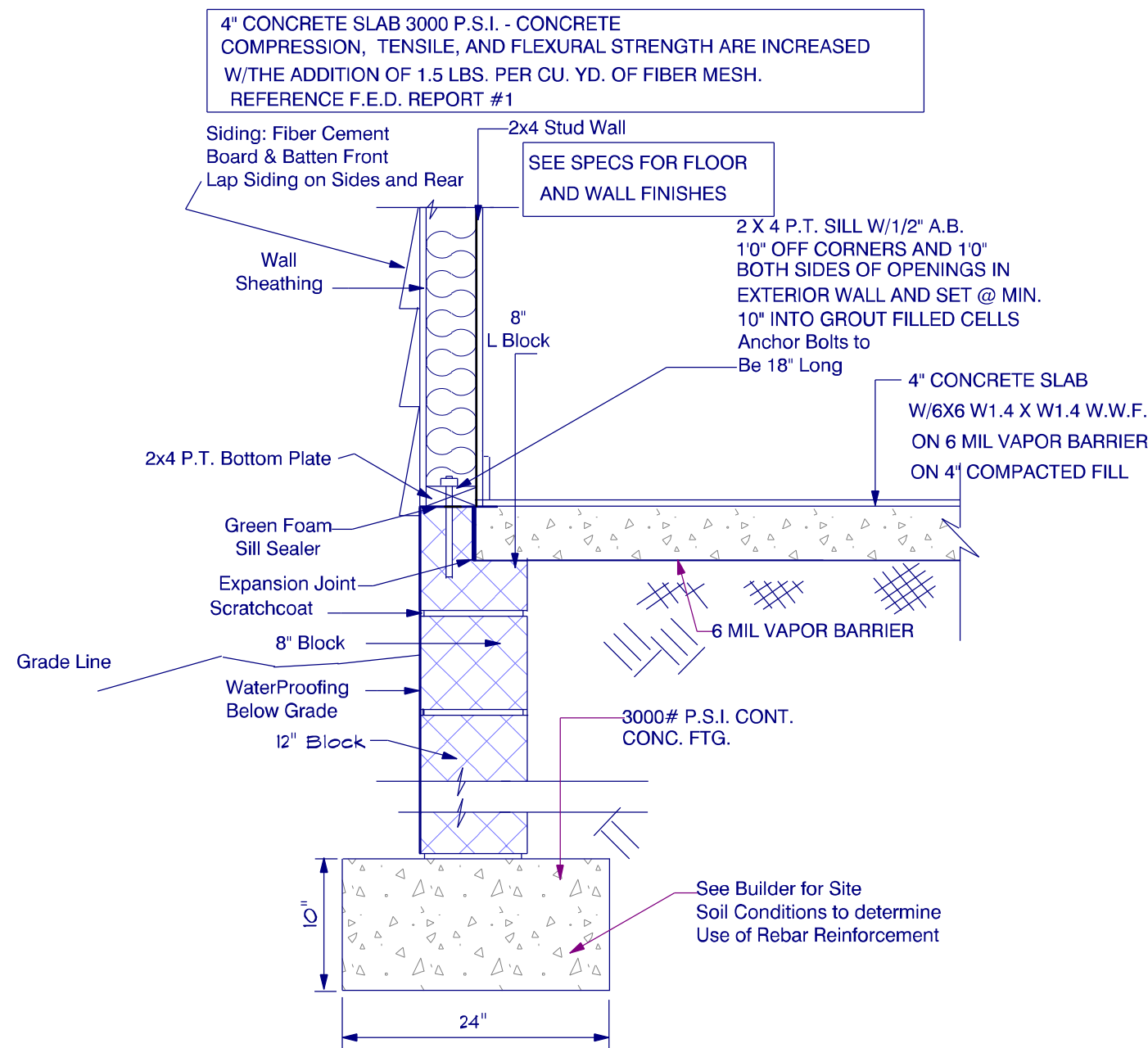
### Overhang Detail - Siding

Not to Scale  
\*\*If Roof is to be Stick Built, See Structural Engineers Details for Specifications\*\*

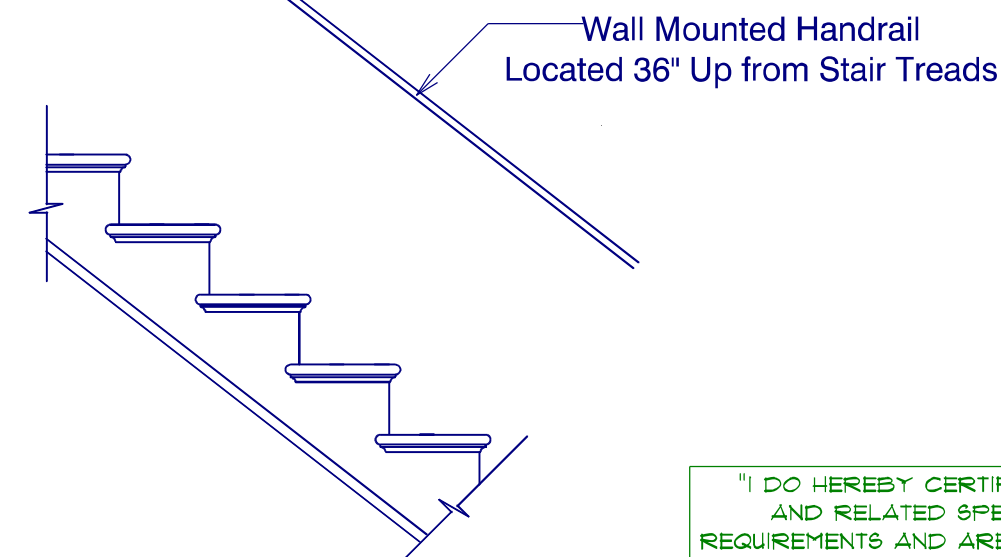
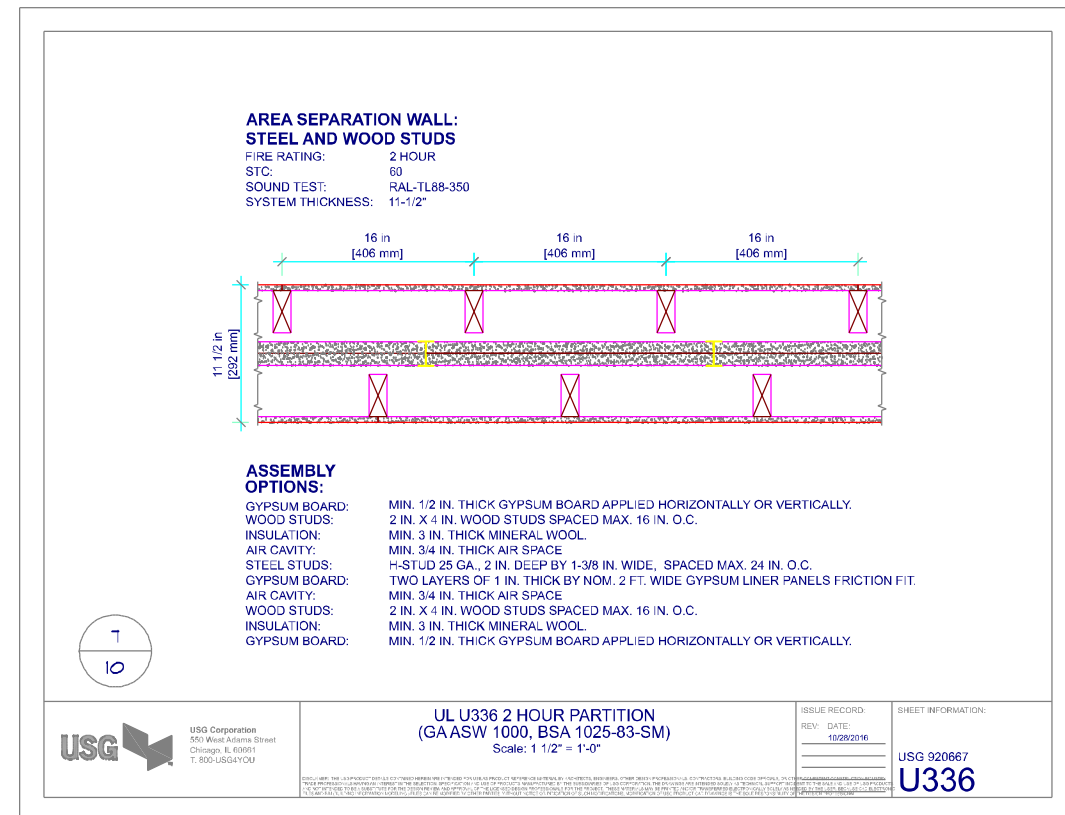


### Roof Layout

Scale: 1/8" = 1'0"  
18" Overhang  
12" Gable Overhang  
2257 S.F. Roof Area



### Raised Slab Detail W/8" Block



16 Risers @ 7- 3/4" W/ 15 Treads @ 10" + 1" Nosing

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### Details

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