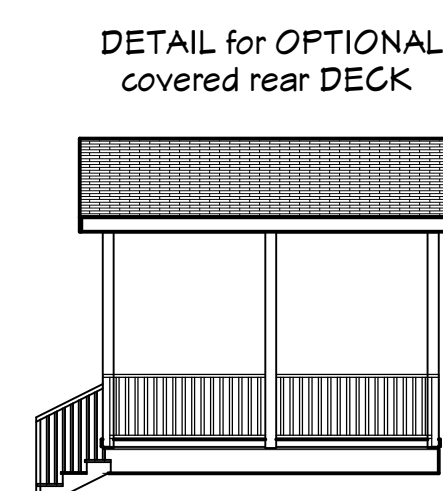


NOTES: Grade per SITE conditions per BUILDER, CRAWLSPACE Masonry FOUNDATION, ELEVATION set by BUILDER to SITE conditions, Steps and Railings per site CONDITIONS per BUILDER, VINYL siding, STACKED STONE elevation per GRADE and adjusted by BUILDER

SCALE 1/4"=1'



SCALE 1/8"=1'

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

EXTERIOR ELEVATIONS

PLAN 2L-2432  
design PJK

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DATE:

1/10/2020

SCALE:

1/4"=1'

SHEET:

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

1st FLOOR PLAN

PLAN 2L-2432  
design PJK

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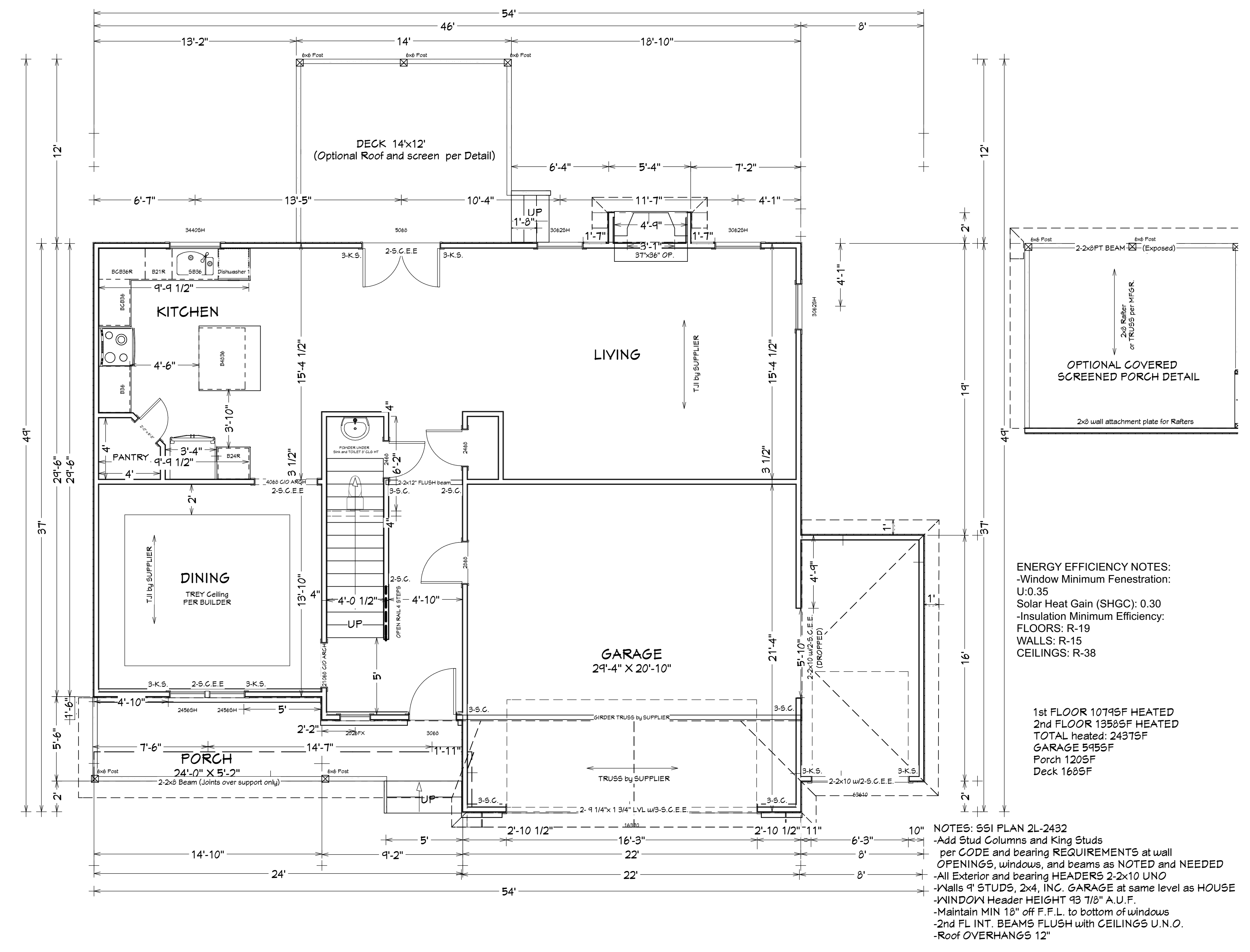
DATE:

1/10/2020

SCALE:

1/4"=1'

SHEET:



NOTES: SSI PLAN 2L-2432  
-Add Stud Columns and King Studs per CODE and bearing REQUIREMENTS at wall OPENINGS, windows, and beams as NOTED and NEEDED  
-All Exterior and bearing HEADERS 2-2x10 UNO  
-Walls 9" STUDS, 2x4, INC. GARAGE at same level as HOUSE  
-WINDOW Header HEIGHT 93 7/8" A.U.F.  
-Maintain MIN 18" off F.F.L. to bottom of windows  
-2nd FL INT. BEAMS FLUSH with CEILING'S U.N.O.  
-Roof OVERHANGS 12"

Working Plan View

NUMBER	DATE	REVISION TABLE	DESCRIPTION

2nd FLOOR PLAN

PLAN 2L-2432  
design PJK

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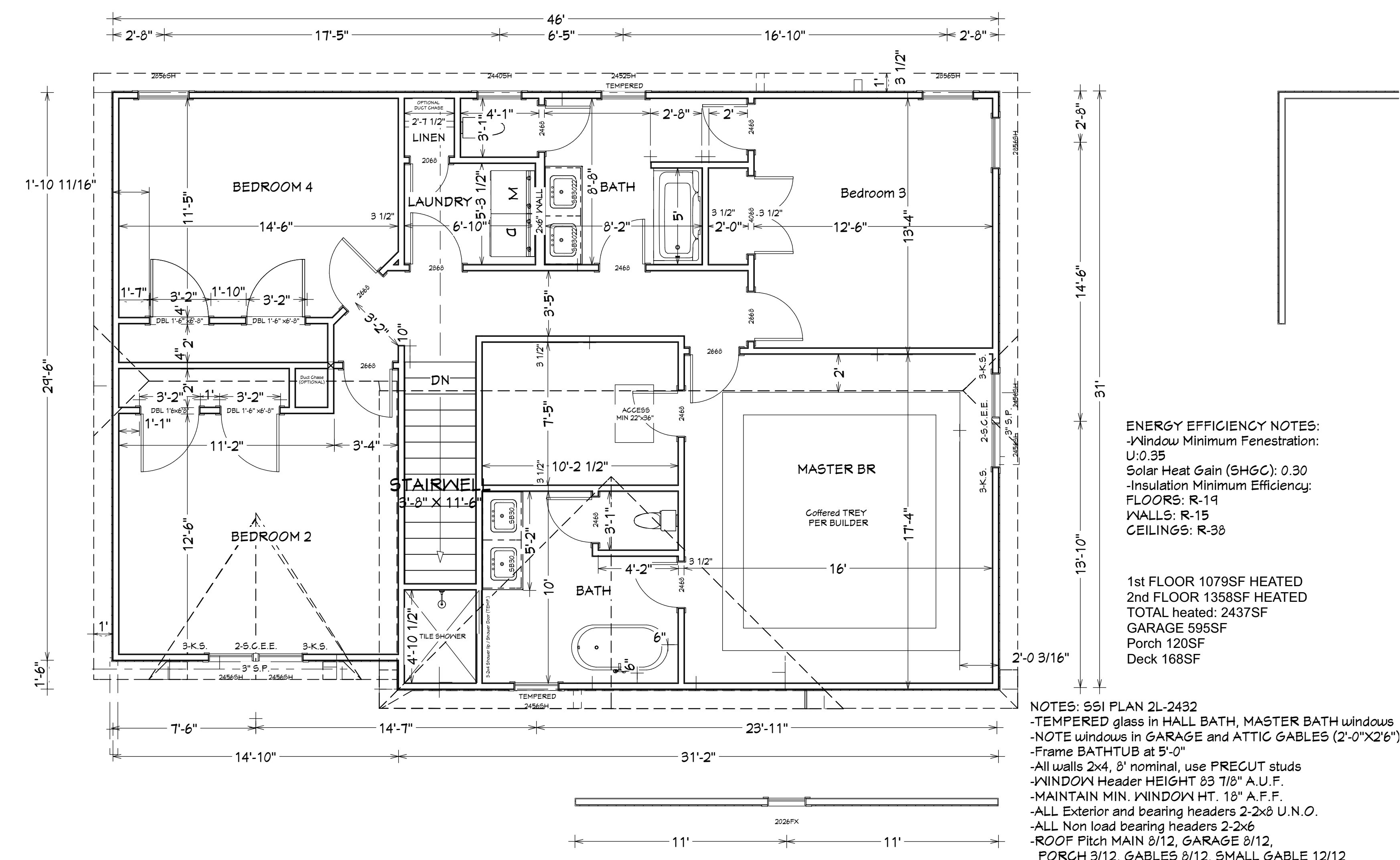
DATE:

1/10/2020

SCALE:

1/4" = 1'

SHEET:



ENERGY EFFICIENCY NOTES:  
-Window Minimum Fenestration:  
U: 0.35  
Solar Heat Gain (SHGC): 0.30  
-Insulation Minimum Efficiency:  
FLOORS: R-19  
WALLS: R-15  
CEILINGS: R-38

1st FLOOR 1079SF HEATED  
2nd FLOOR 1358SF HEATED  
TOTAL heated: 2437SF  
GARAGE 595SF  
Porch 120SF  
Deck 168SF

NOTES: S51 PLAN 2L-2432  
-TEMPERED glass in HALL BATH, MASTER BATH windows  
-NOTE windows in GARAGE and ATTIC GABLES (2'-0"X2'6")  
-Frame BATHTUB at 5'-0"  
-All walls 2x4, 8' nominal, use PRECUT studs  
-WINDOW Header HEIGHT 83 7/8" A.U.F.  
-MAINTAIN MIN. WINDOW HT. 18" A.F.F.  
-ALL Exterior and bearing headers 2-2x8 U.N.O.  
-ALL Non load bearing headers 2-2x6  
-ROOF Pitch MAIN 8/12, GARAGE 8/12,  
PORCH 3/12, GABLES 8/12, SMALL GABLE 12/12  
-FACIA" 2x6" all GABLES only, 2x4" all FLAT areas  
-Overhangs 12"

Working Plan View

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

FOUNDATION PLAN

PLAN 2L-2432  
design PJK

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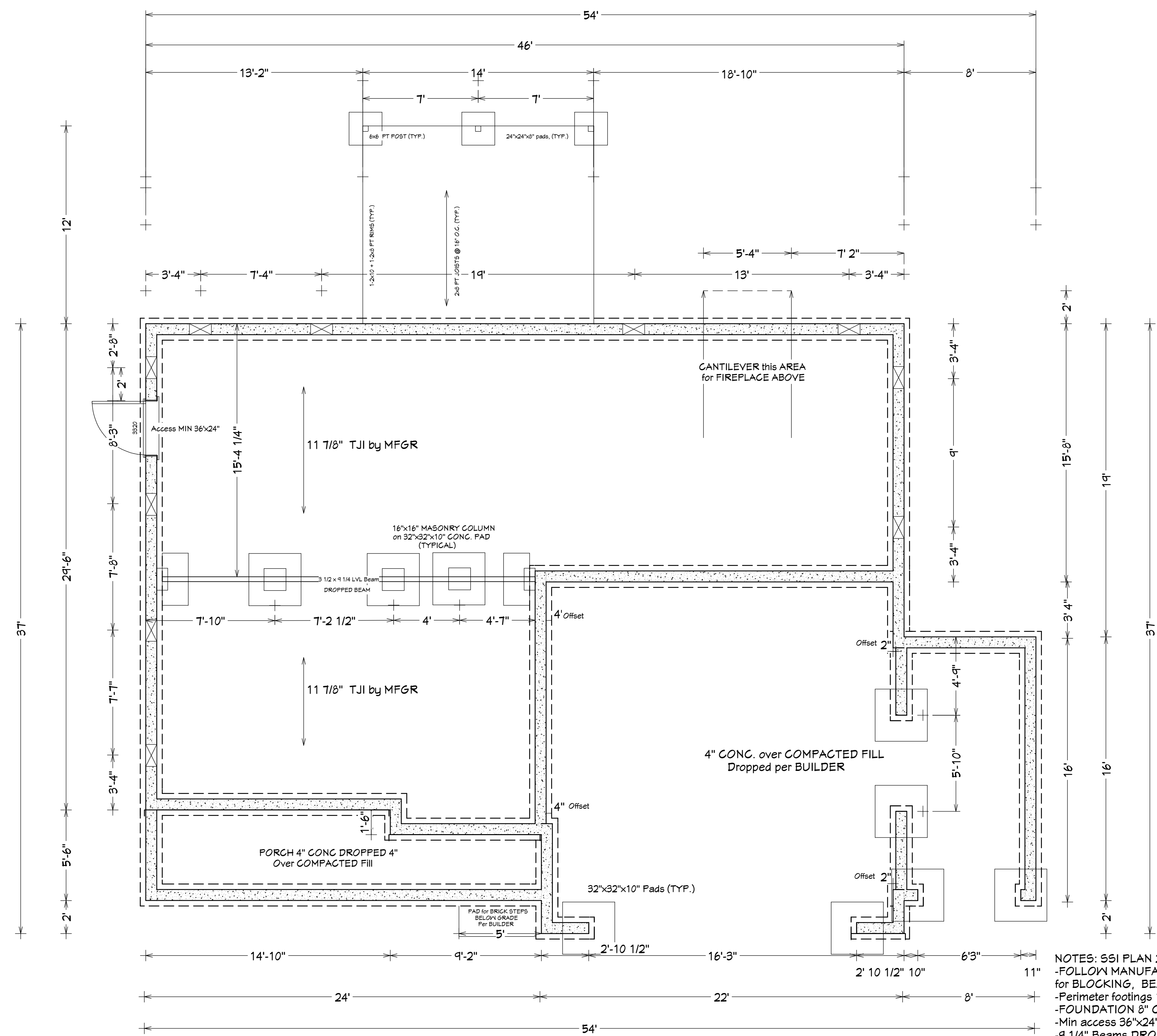
DATE:

1/10/2020

SCALE:

1/4"=1'

SHEET:



ENERGY EFFICIENCY NOTES:  
-Window Minimum Fenestration:  
U:0.35  
Solar Heat Gain (SHGC): 0.30  
-Insulation Minimum Efficiency:  
FLOORS: R-19  
WALLS: R-15  
CEILINGS: R-38

NOTES: SEE PLAN 2L-2432  
-FOLLOW MANUFACTURER INSTRUCTIONS, LAYOUTS, and PL for BLOCKING, BEAMS, and JOISTS  
-Perimeter footings 16"x8" 3000PSI Concrete  
-FOUNDATION 8" C.M.U.  
-Min access 36"x24" locate per BUILDER  
-1 1/4" Beams DROPPED, GARAGE walls same LEVEL  
-Porch ELEVATED for +15" F.F.E. (-4") = +11"  
-Piers: TYP. 16"x16" CMU Column on 32"x32"x10" CONG. PAD  
-Anchor Bolts: 1/2"x10" spaced 6' O.C. and 12" from CORNERS  
-VENT Calcs: 10795F CRAWLSPACE/1500= 0.72 SF REQUIRED  
1/4" 6MIL POLY and Locate (1) vent within 3' of each CORNER

Working Plan View