

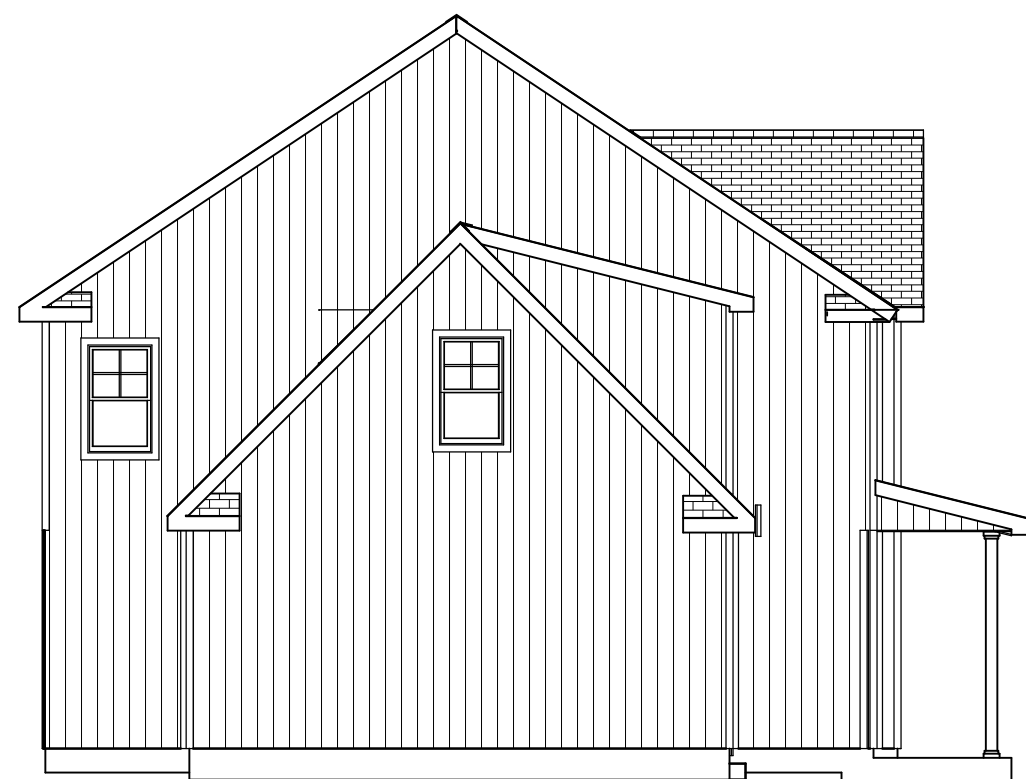


**FRONT ELEVATION**

Scale: 1/4" = 1'0"

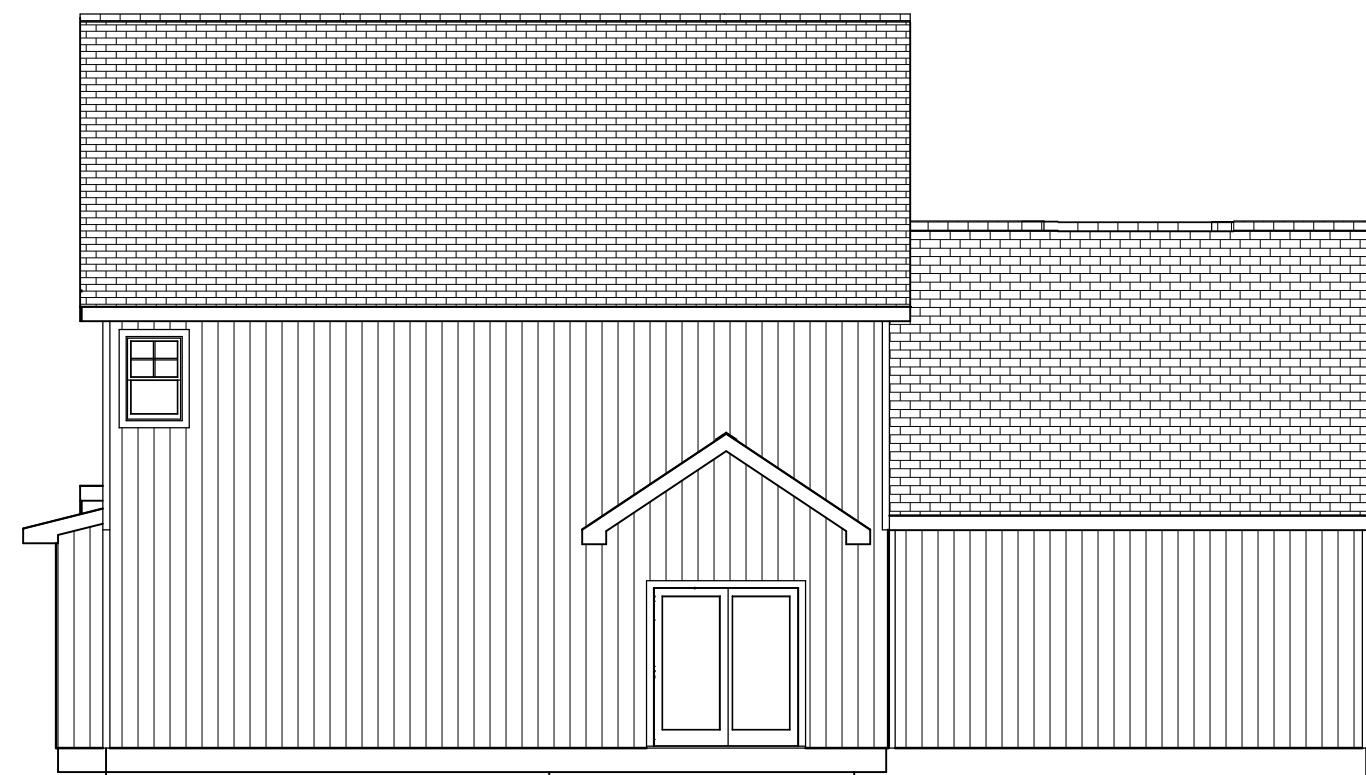
9'0" CEILING HEIGHT FIRST FLOOR  
(HEADER HEIGHT 7'6")  
8'0" CEILING HEIGHT SECOND FLOOR  
(HEADER HEIGHT 7')

FRAME WINDOWS TO HEADER HEIGHT



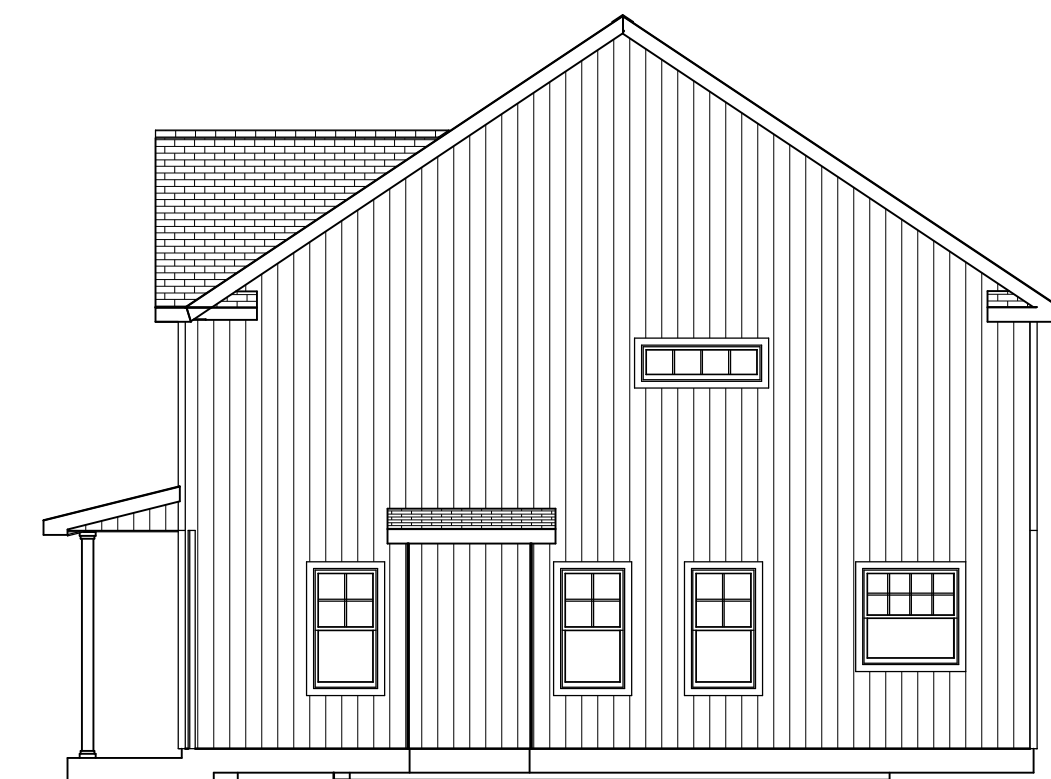
**LEFT ELEVATION**

Scale: 1/8" = 1'0"



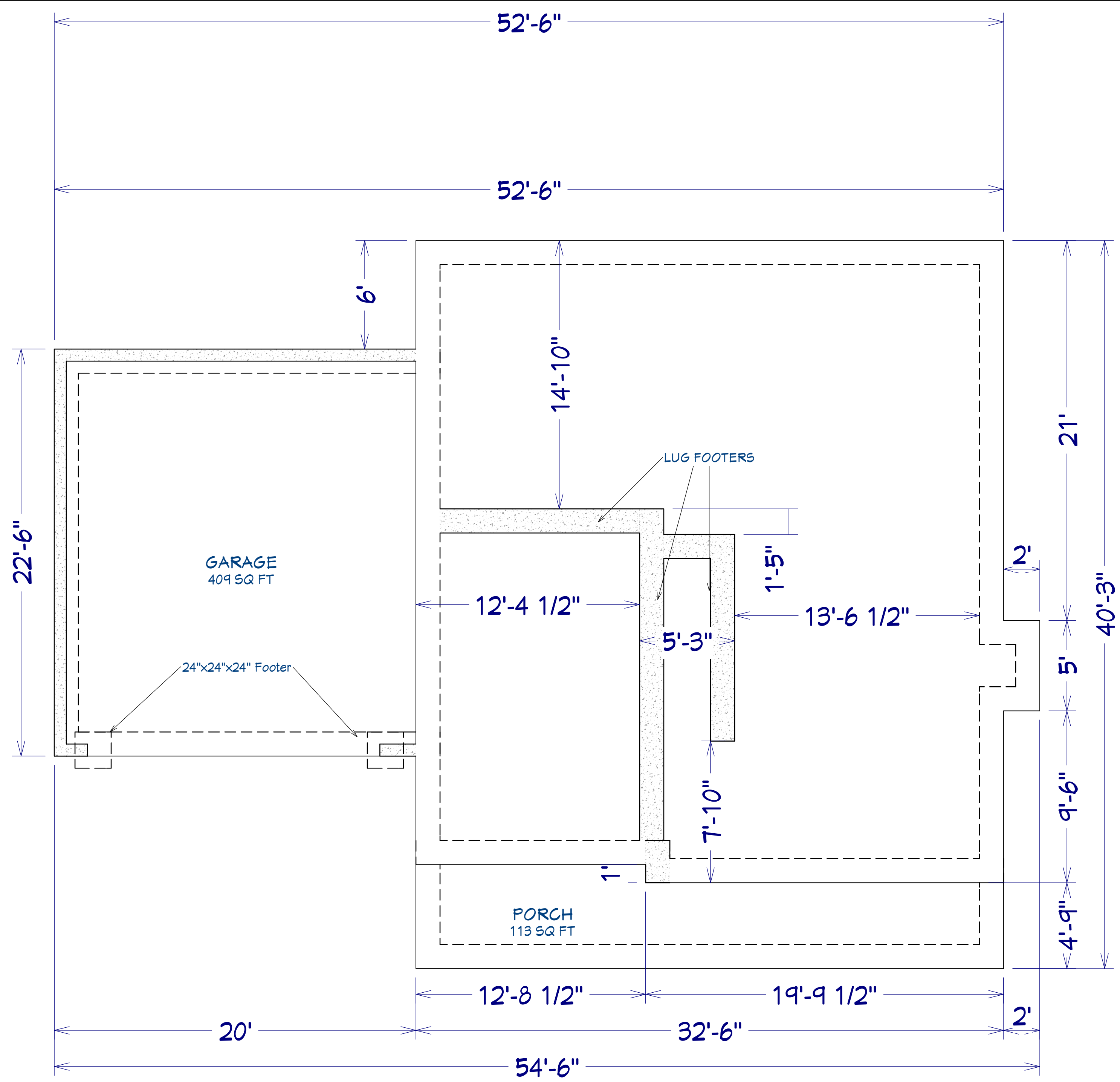
**REAR ELEVATION**

Scale: 1/8" = 1'0"



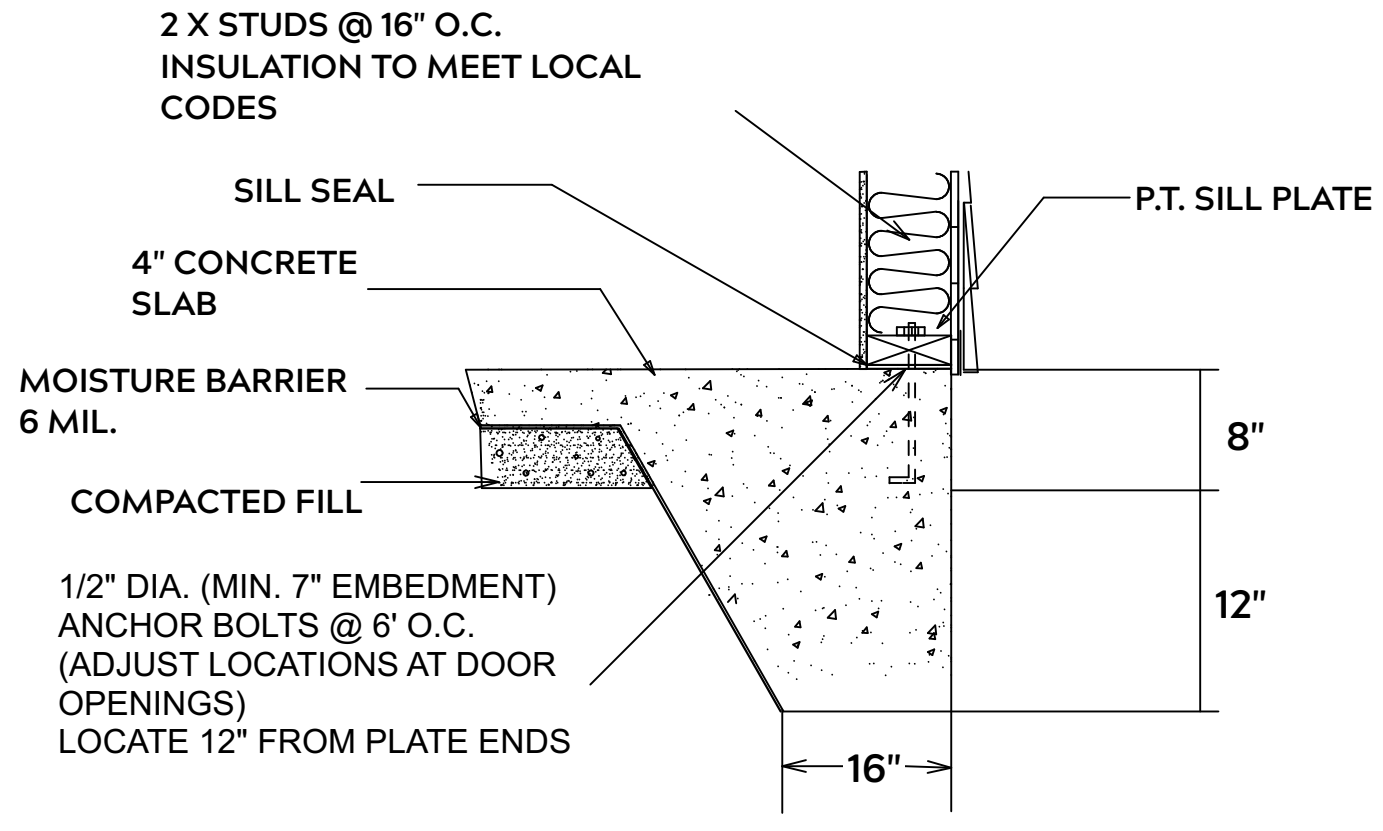
**RIGHT ELEVATION**

Scale: 1/8" = 1'0"



AREA SCHEDULE	
NAME	AREA
1st FLOOR	1,112 SF
2nd FLOOR	1,131 SF
BONUS ROOM	279 SF
GARAGE	452 SF
FRONT PORCH	189 SF
BACK COVERED PORCH	120 SF
TOTAL HEATED	2,522 SF
TOTAL UNDER ROOF	3,283 SF

Foundation  
**FOUNDATION PLAN**  
Scale: 1/4" = 1'0"



**MONOLITHIC SLAB**

**FOUNDATION NOTES:**

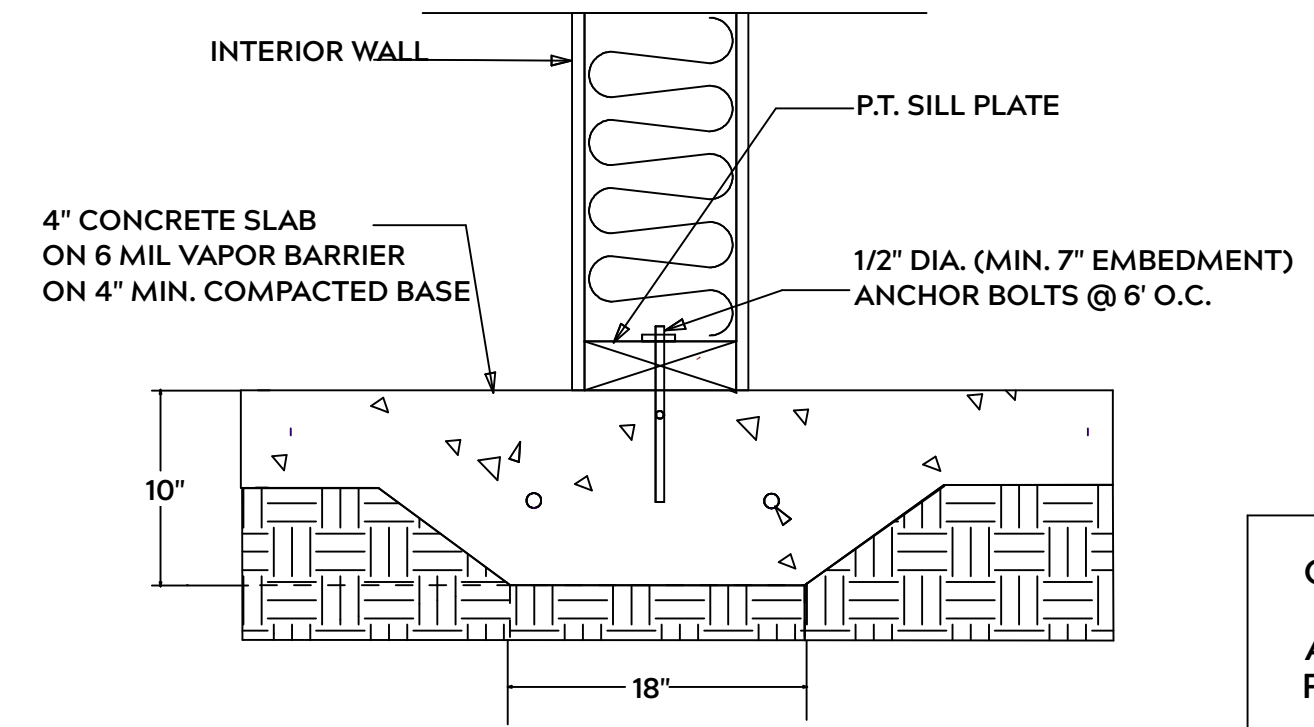
ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL  
THE 28 DAY COMPRESSIVE STRENGTH OF ALL FOOTINGS IS 3000 PSI

PROVIDE WATER PROOFING AND PERIMTER DRAINS AS REQUIRED

FOOTING WIDTHS ARE BASED ON A LOAD BEARING SOIL CAPACITY OF 2000 PSI

PROVIDE 6 MIL POLY VAPOR BARRIER TO COVER GROUND IN CRAWL SPACE AND GROUND UNDER POURED CONCRETE

ALL ANCHOR BOLTS TO BE 1/2" X 12" LONG. ANCHOR BOLTS SHALL BE SPACED AT A MAXIMUM OF 6' ON CENTER AND NO MORE THEN 1' FROM EACH CORNER



**LUG FOOTING**

**GENERAL FRAMING NOTES:**

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALLE BE PRESSURE TREATED

FRAMING LUMBER SHALL BE SYP #2 GRADE AND / OR SPRUCE PINE FIR #1 AND / OR KILN DRIED

WHERE PRE-ENGINEERED JOISTS AND TRUSSES ARE USED, MANUFACTURER SHALL PROVIDE DRAWINGS / SCHEMATICS, WHICH SHALL BEAR OF A N.C. ENGINEER

STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PANELS TO STRENGTHEN MEMBER TO ITS ORIGINAL CAPACITY

NAIL MULTIPLE MEMBERS WITH 2 ROWS OF 16d NAILS STAGGERED 32" O.C. AND USE 3 X 16d NAILS 2" IN AT EACH END.

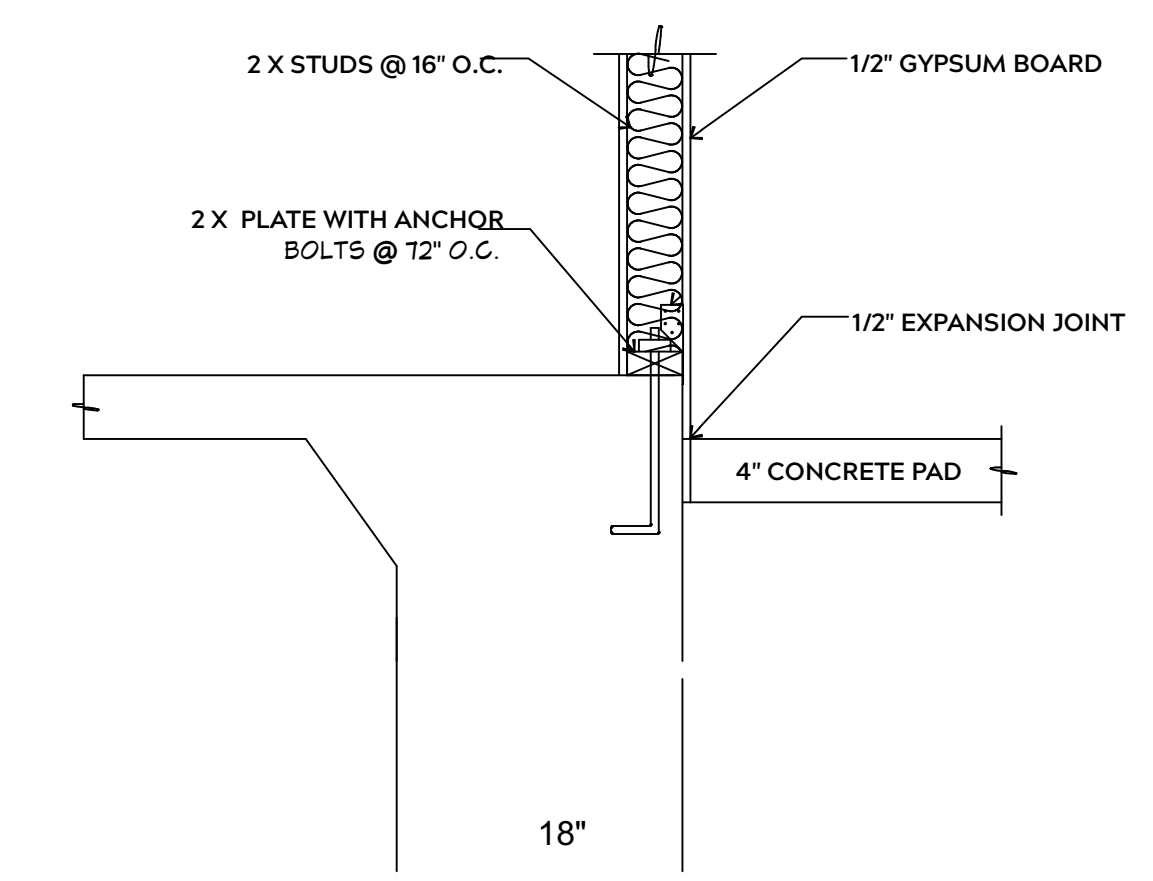
NAIL FLOOR JOISTS TO SILL PLATE WITH WITH 8d TOE NAILS

ALL EXPOSED FRAMING ON PORCHES OR DECKS SHALL BE PRESSURE TREATED

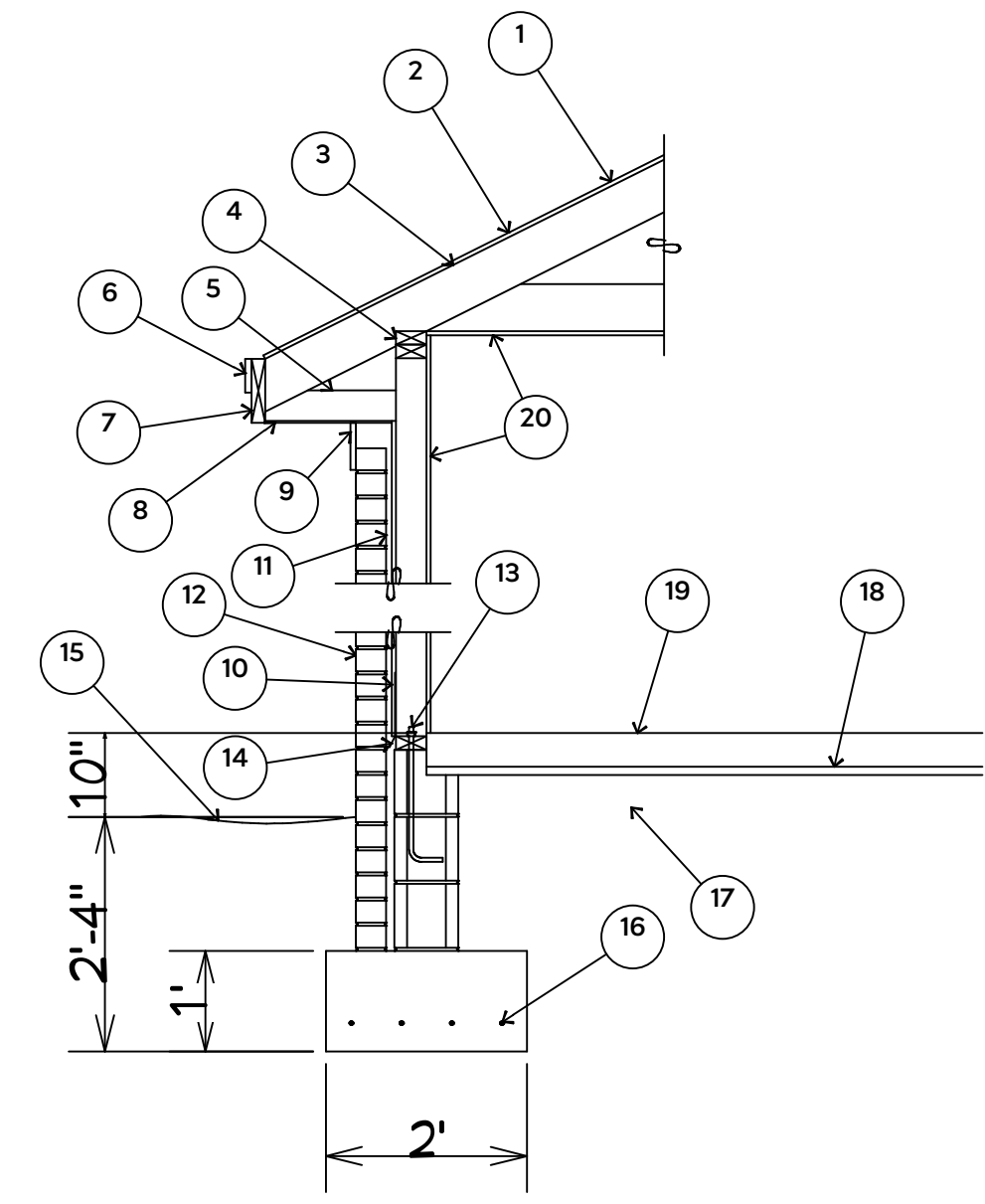
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED

ALL FRAMING TO BE 16" O.C. WALL FRAMING DIMENSIONS ARE BASED ON 2X4 OR 2X6 EXTERIOR WALLS AND 2X4 INTERIOR WALLS. DOULBE / TRIPLE JACK STUDS AS NECESSARY UNDER HEADERS AS REQUIRED

LVL'S TO BE SIZED BY OTHERS (TRUSS MANUFACTURER)

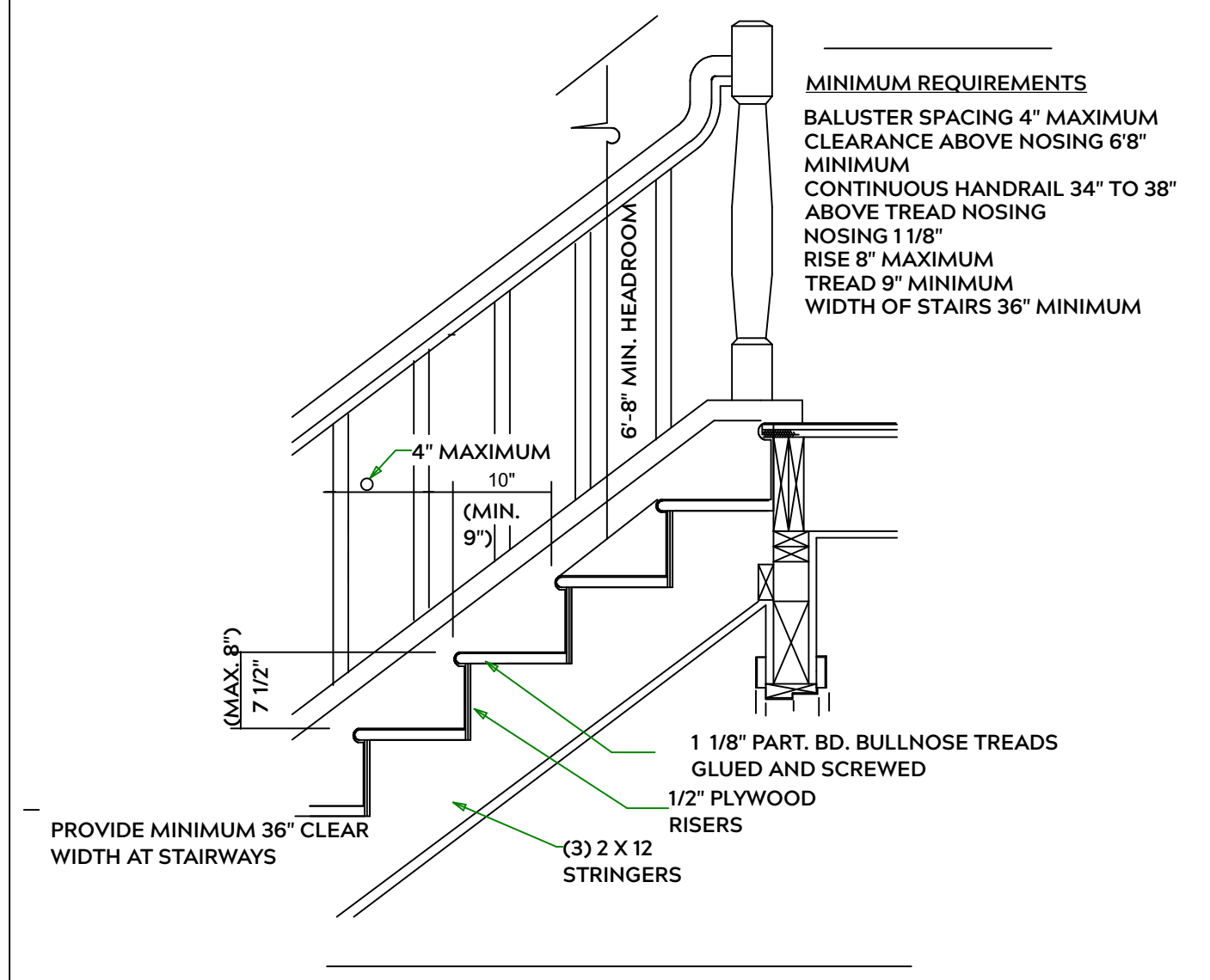


**INTERIOR WALL @ GARAGE STEP DOWN**



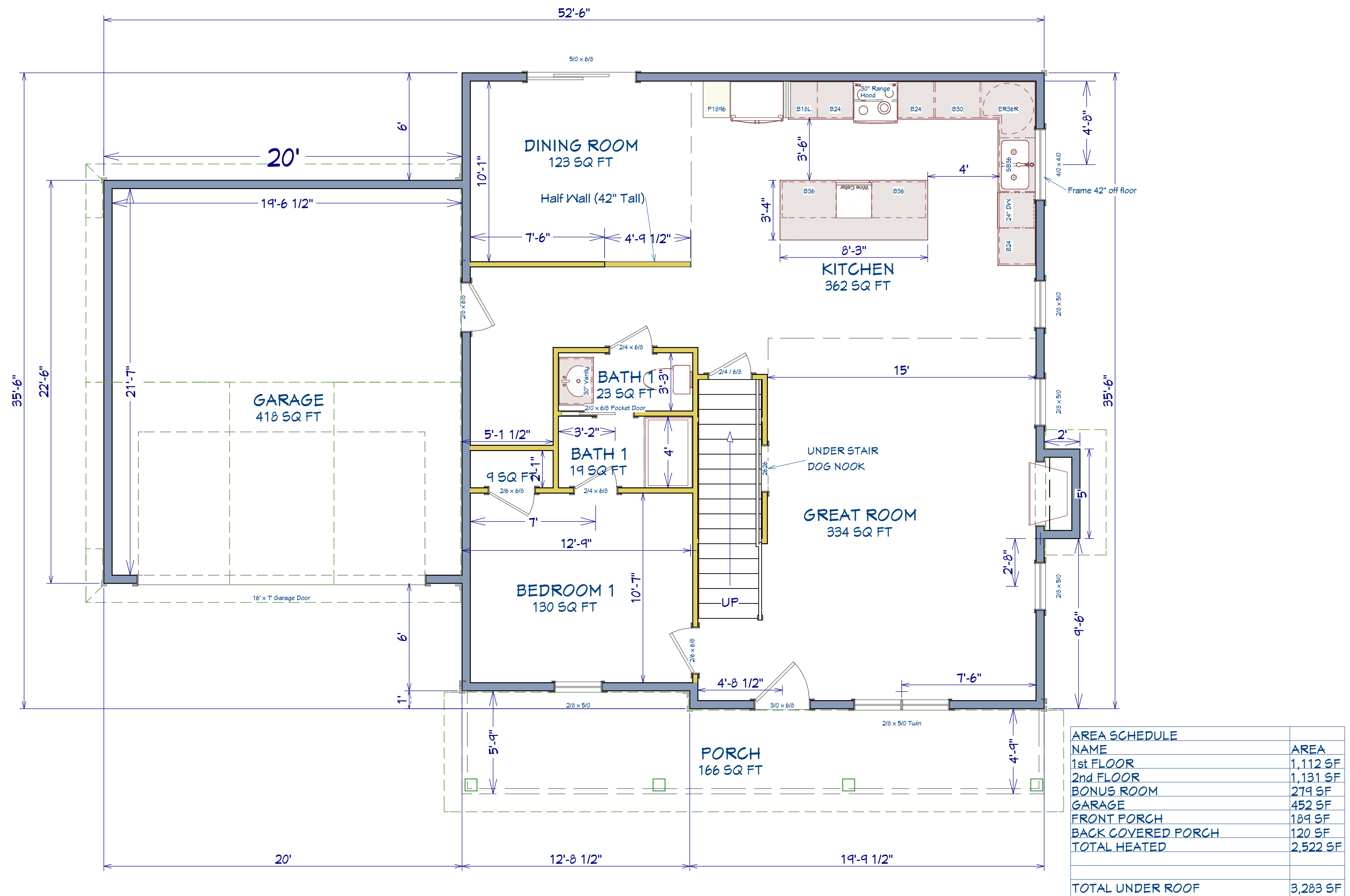
1. 15# FELT UNDERLAYMENT UNDER COMPOSITION SHINGLES.
2. ROOF DECKING.
3. 2 X RAFTERS / ENGINEERED TRUSSES
4. DOUBLE TOP PLATE.
5. 2 X 4 RETURN.
6. 3/4" FASCIA OR PVC TRIM COIL
7. 2 X FASCIA
8. 1/4" PLYWOOD OR VINYL SOFFIT
9. 1 X FREIZE BOARD (TO BE USED WITH BRICK VENEERS)
10. INSULATION BOARD.
11. AIR SPACE.
12. BRICK WITH BRICK TIES PER MANUFACTURER'S SPECIFICATIONS.
13. 1/2" X 15" ANCHOR BOLTS, 6'-0" O.C., 12" FROM CORNERS.
14. FLASHING WITH WEEP HOLES @ 48" O.C.
15. FINISHED GRADE.
16. (4) #4 REBARs ALL IN SOLID FOOTING 3" OFF BOTTOM.
17. COMPACTED EARTH FILL.
18. 1" STYROFOAM WITH 6 MIL VAPOR BARRIER.
19. 4" CONCRETE SLAB, 3,000 P.S.I. WITH 6" X 6" 10 GA. X 10 GA. WELDED WIRE FABRIC.
20. 1/2" GYPSUM BOARD.

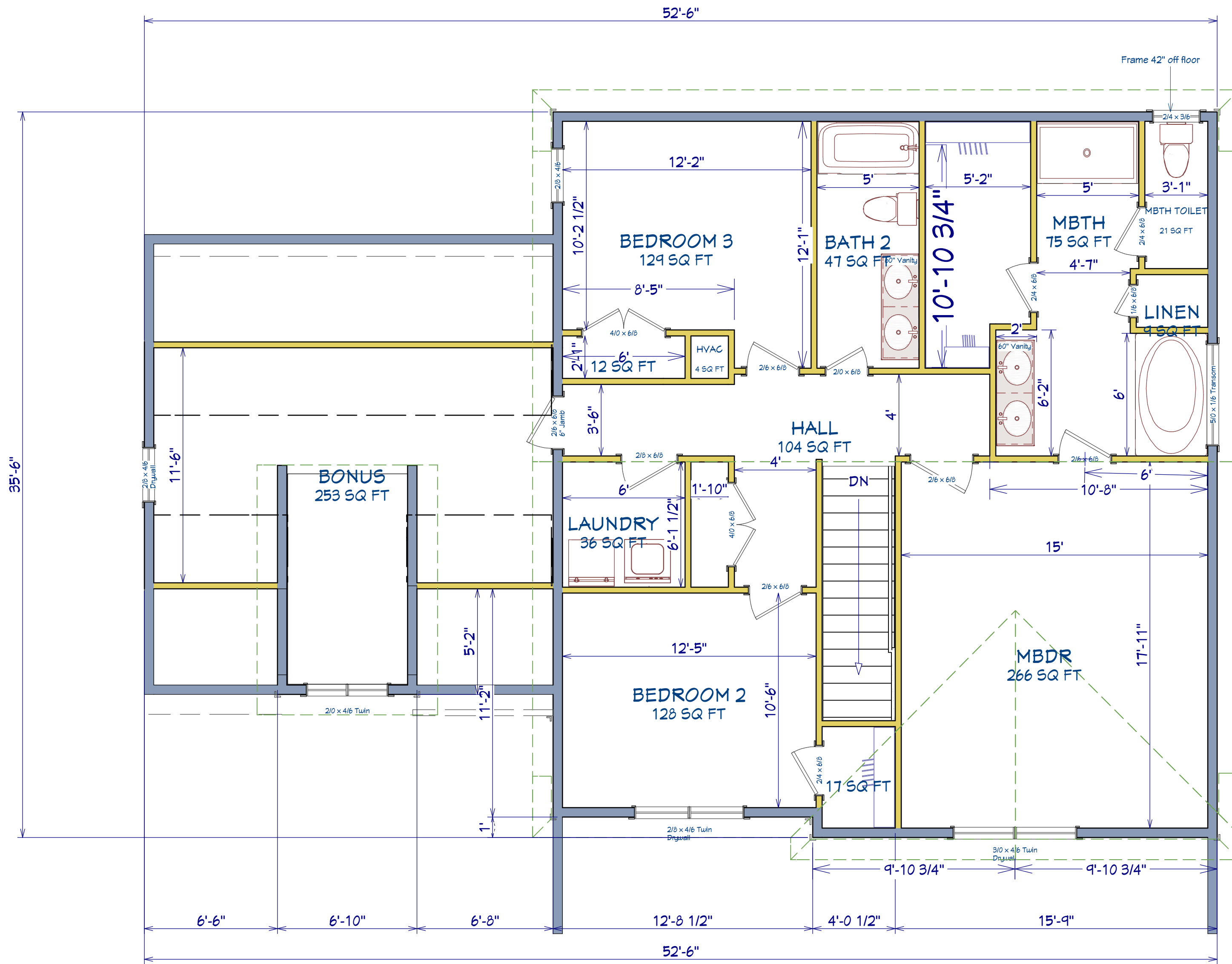
**EXTERIOR WALL SECTION**



- MINIMUM REQUIREMENTS**
- BALUSTER SPACING 4" MAXIMUM
  - CLEARANCE ABOVE NOSING 6'8"
  - MINIMUM CONTINUOUS HANDRAIL 34" TO 38" ABOVE TREAD NOSING
  - NOSING 1 1/8"
  - RISE 8" MAXIMUM
  - TREAD 9" MINIMUM
  - WIDTH OF STAIRS 36" MINIMUM

**STAIR DETAIL**





AREA SCHEDULE NAME	AREA
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