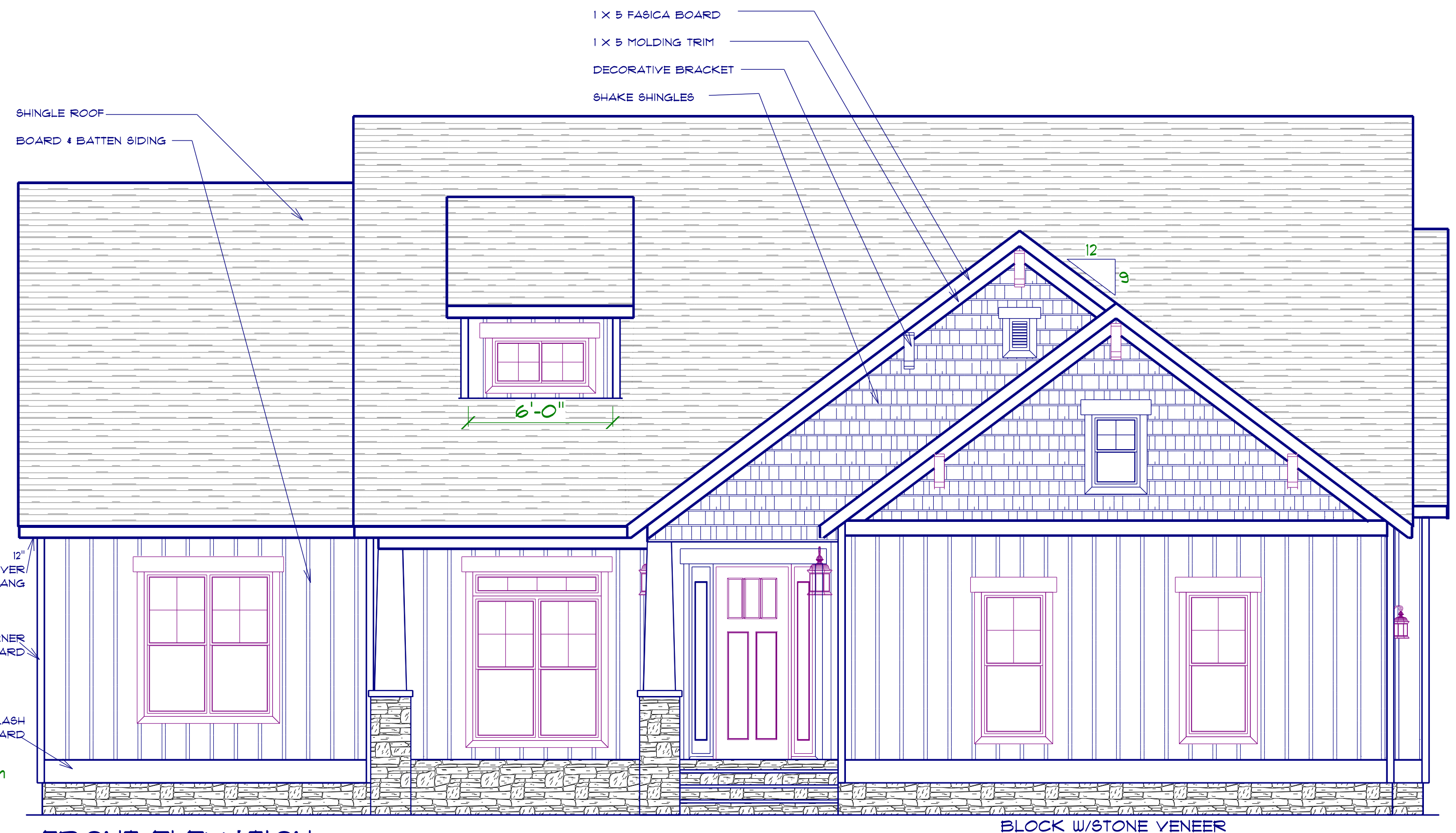


ELEVATION NOTES:
 GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.
 ROOF VENTILATION TO BE DETERMINED BY BUILDER AS PER CODE.
 ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 4.0 SQ FT. THE MIN NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 20". THE MIN NET CLEAR OPENING WIDTH SHALL BE 20".
 EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A SILL HEIGHT OF NO MORE THAN 44" FROM THE FLOOR. ALL WINDOW SIZES ARE NOMINAL AND ARE TO BE VERIFIED WITH MANUFACTURER FOR AVAILABILITY AND CONFORMITY TO STATE AND LOCAL CODE REQUIREMENTS.
 PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 32" IN HEIGHT.

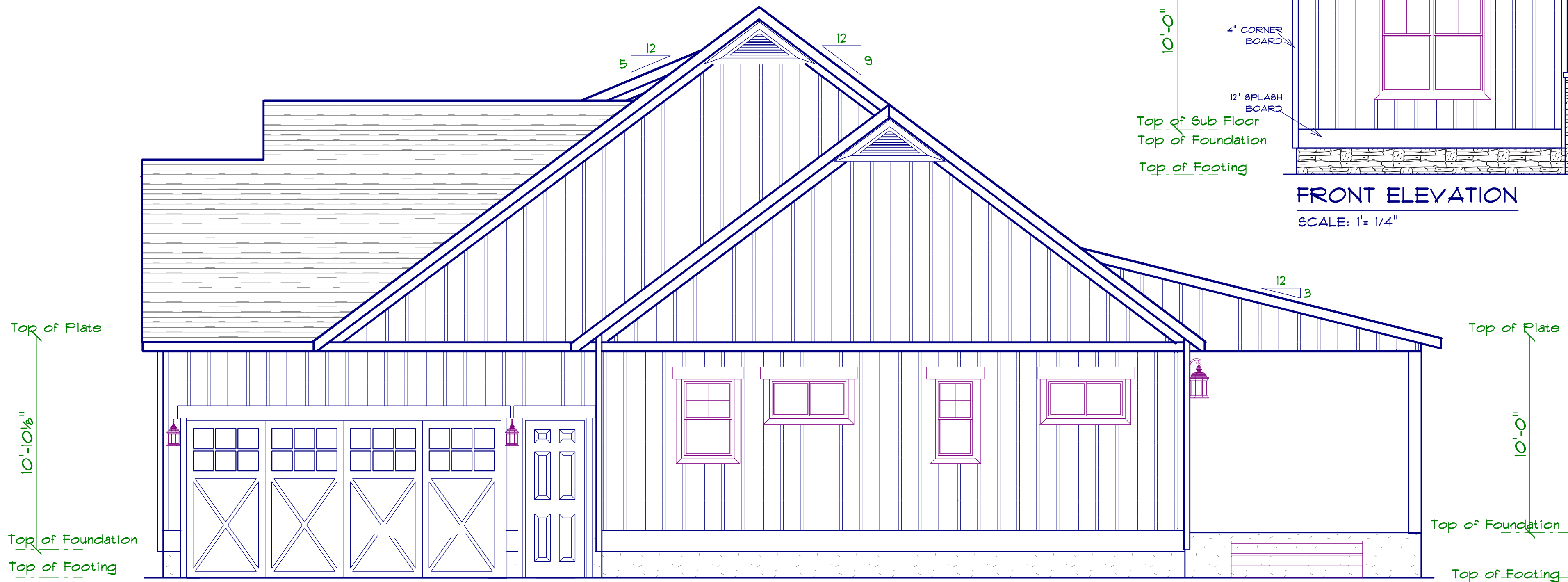
It is the sole responsibility of the Contractor and/or Builder to conform to all standards, provisions, requirements, methods of construction and use of materials provided in buildings and/or structures as required by NC Uniform Building Code, Local Agencies and in accordance with good engineering practices. Verify all dimensions prior to construction.

This plan has been drawn to comply with the 2012 NC Building Code

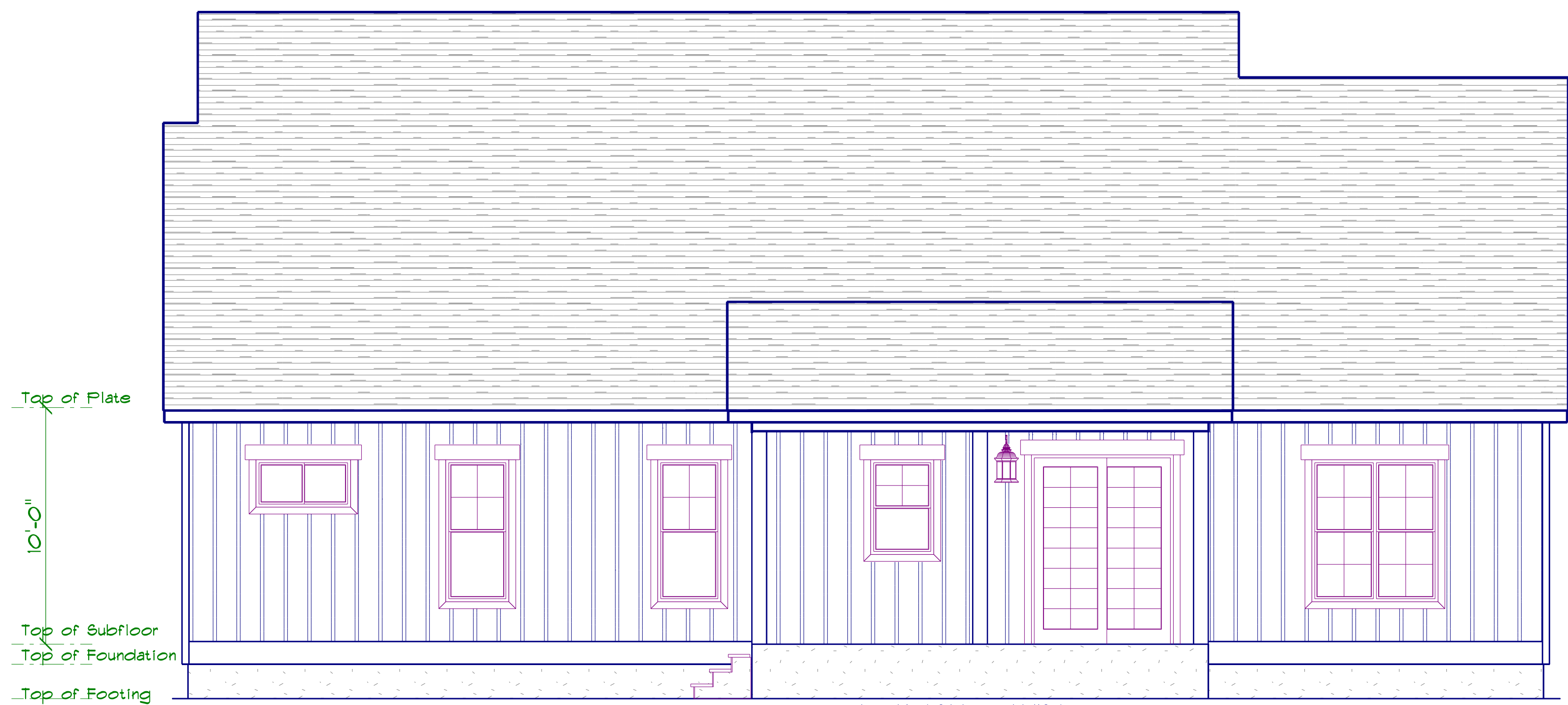
ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION. CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS. ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.



FRONT ELEVATION
 SCALE: 1" = 1/4"



RIGHT ELEVATION
 SCALE: 1" = 1/4"

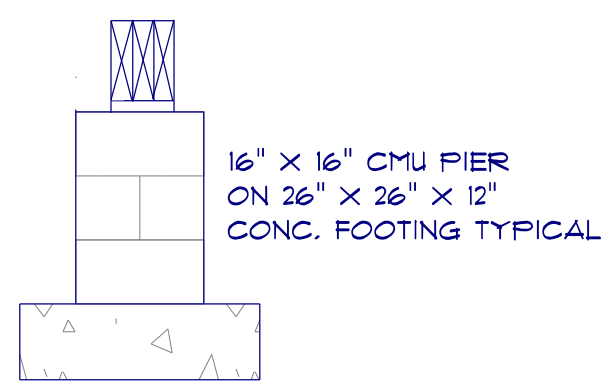


REAR ELEVATION
 SCALE: 1" = 1/4"

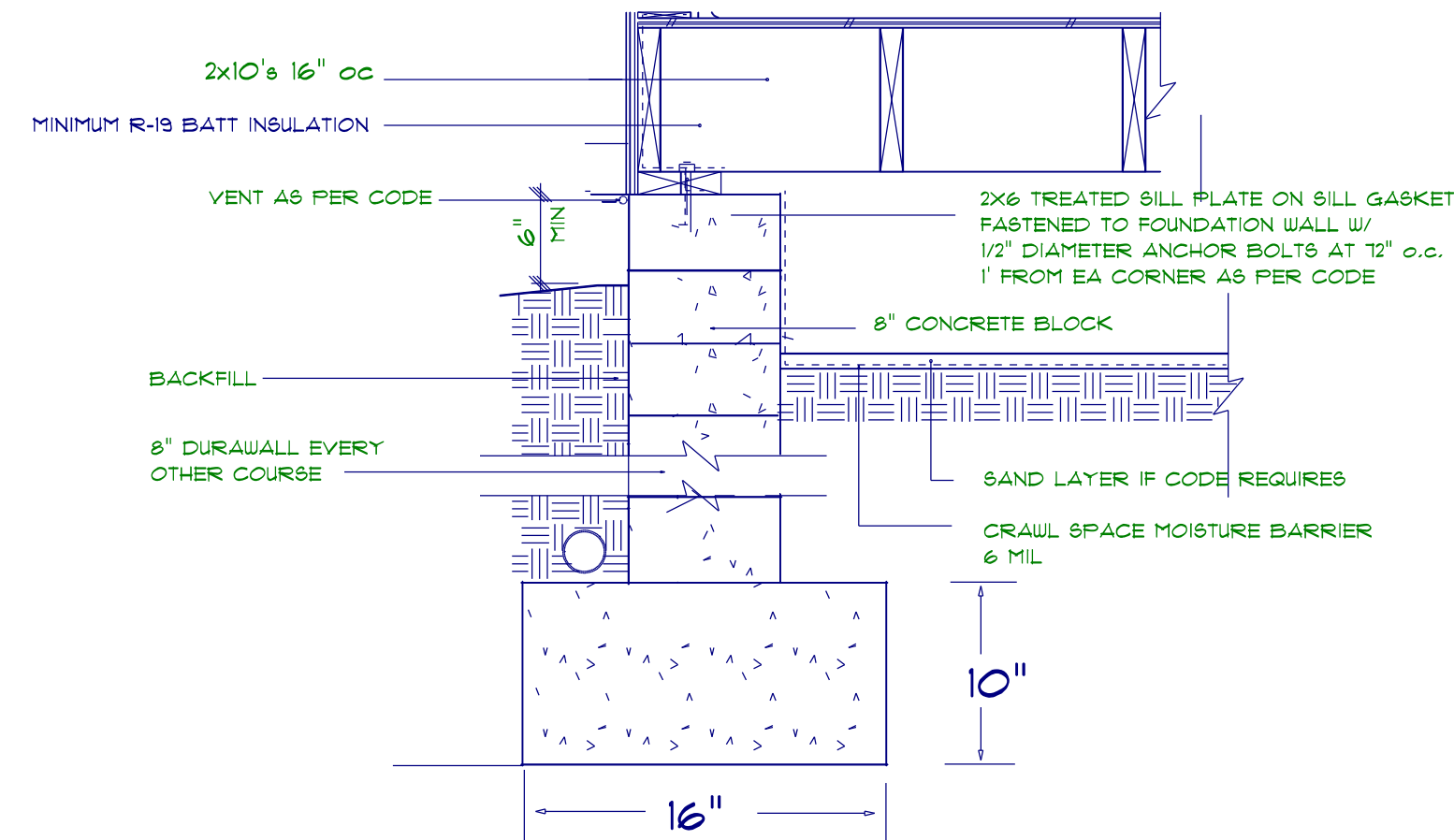
TYPICAL WALL: 8" BLOCK W/ 16" X 10" FOOTING
 3- 2 X 10'S GIRDER
 2 X 10'S 16" OC JOIST
 2- 2 X 10'S DBL JOIST

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 PERIMETER DRAINS AS REQUIRED.
 FOUNDATION CONCRETE MIX TO HAVE 1-1/2" MAX AGGREGATE SIZE. CONCRETE FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.
 FOOTING WIDTHS ARE BASED ON A LOAD-BEARING SOIL CAPACITY OF 2000 PSI.
 PROVIDE 6 MIL POLY VAPOR BARRIER TO COVER GROUND SURFACE IN CRAWL SPACE
 ALL ANCHOR BOLTS TO BE 12" LONG, 1/2" DIA. A36 UNO ANCHOR BOLTS SHALL BE SPACE AT A MAX OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

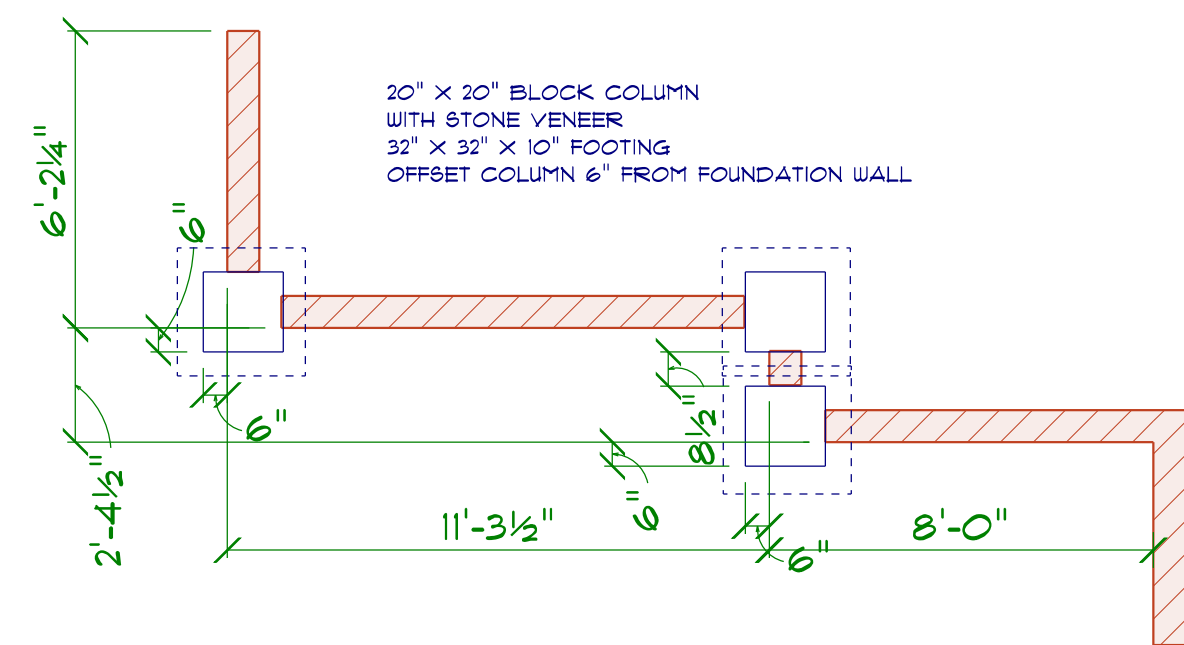
Termite Soil Treatment: Treat entire slab area soil or crawl space surface before vapor barrier is installed and slab is poured with a state approved termiticide. Termiticide should be applied by a licensed and certified pest control professional by the state of North Carolina.



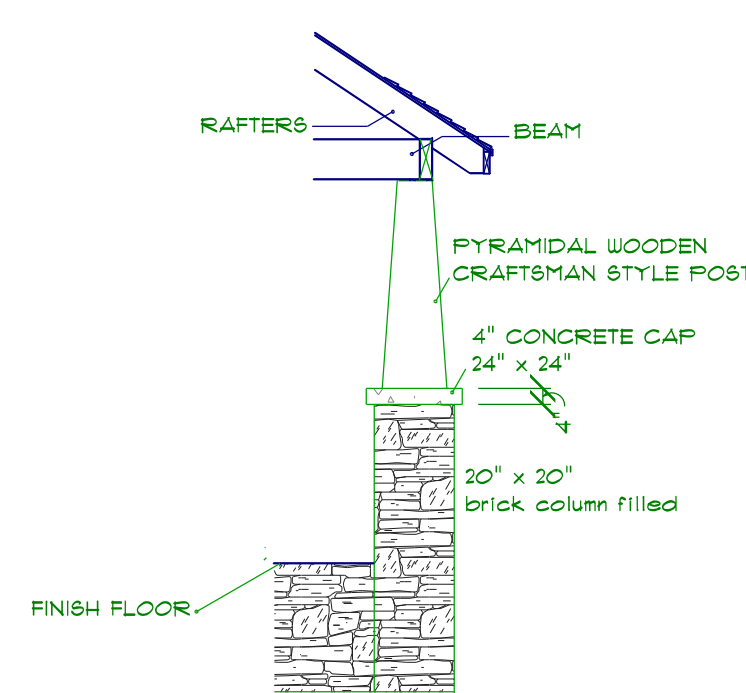
CONCRETE BLOCK PIER DETAIL



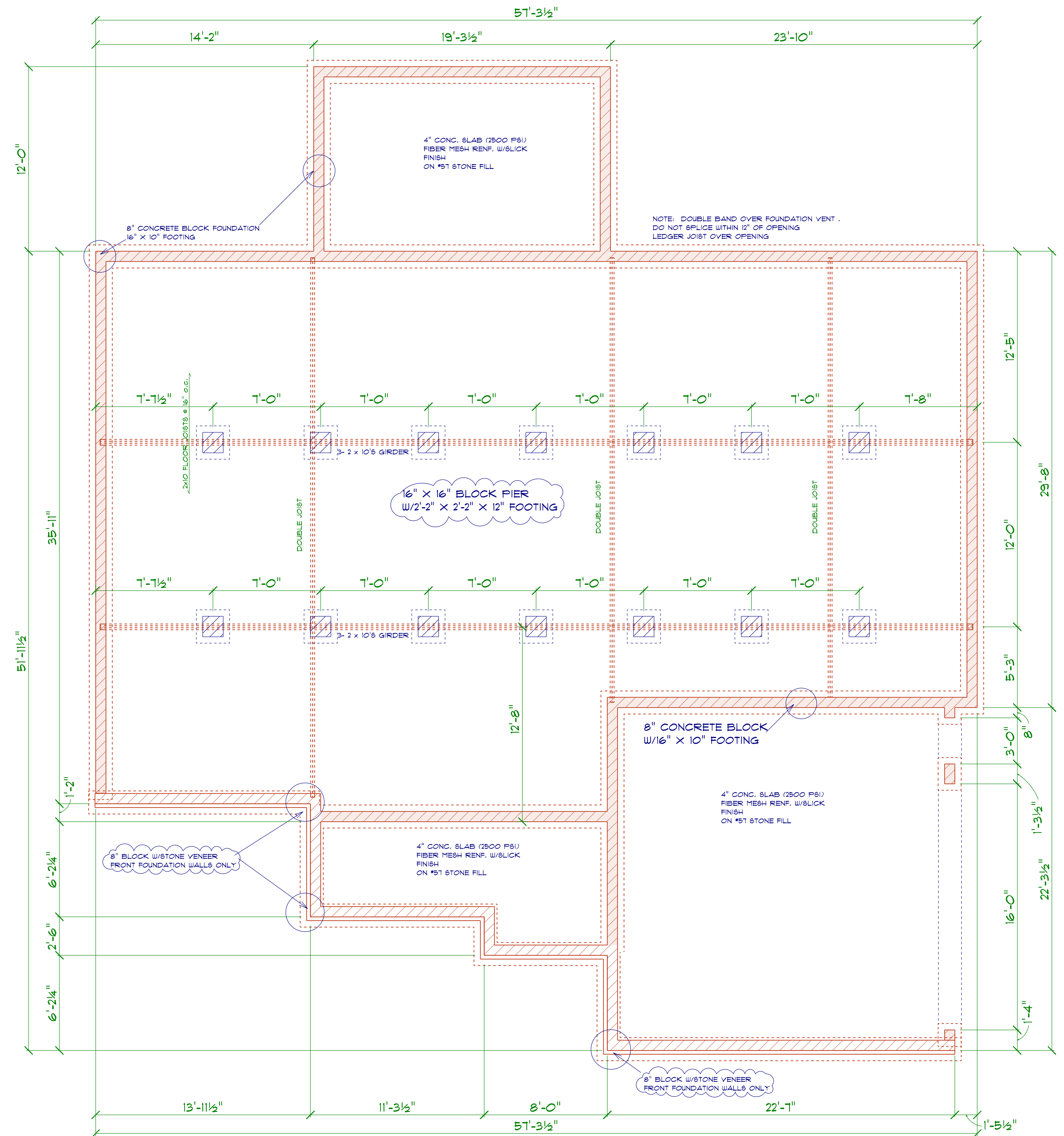
Footing & Foundation Detail not to scale



PORCH COLUMN PLACEMENT



CRAFTSMAN COLUMN DETAIL



FOUNDATION PLAN

SCALE: 1" = 1/4"

GENERAL FRAMING NOTES:

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

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

WHERE PRE-ENGINEERED JOISTS ARE USED, JOIST MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL 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 THE MEMBER TO ITS ORIGINAL CAPACITY.

NAIL MULTIPLE MEMBERS WITH 2 ROWS OF 16d NAILS STAGGERED 32" OC AN USE 3-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOUGNS UNO.

NAIL FLOOR JOISTS TO BILL PLATE WITH 8d TOE NAILS.

ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

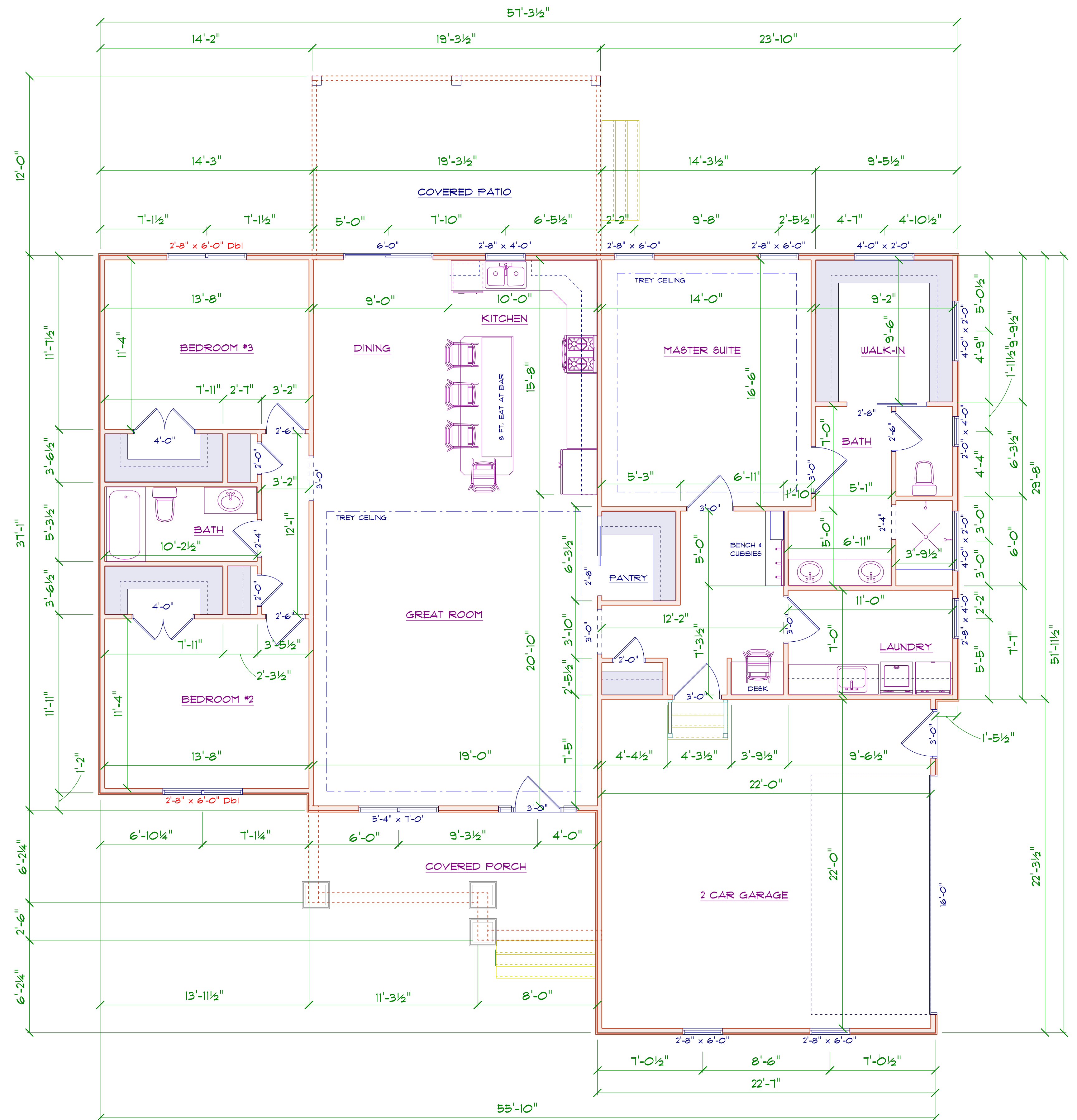
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

ALL FRAMING TO BE 16" OC UNO. WALL FRAMING DIMENSIONS ARE BASED ON 2 X 4 STUDS UNO, DOUBLE STUDS UNDER ALL HEADERS.

LVL'S AND T.J.'S TO BE SIZED BY OTHERS

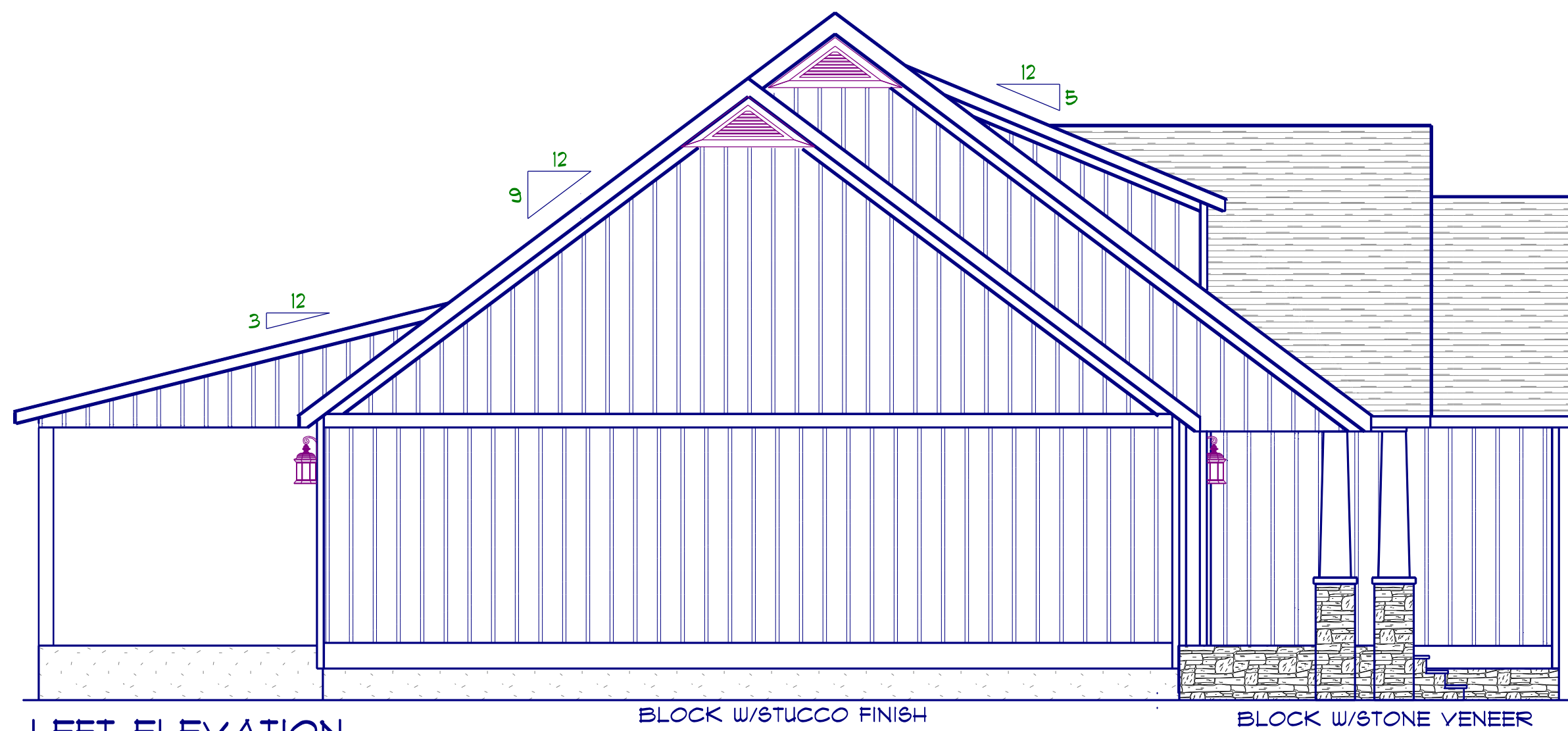
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

OPENING SCHEDULE				
SIZE	HINGE	COUNT	LIBRARY NAME	TYPE
3'-0"	L	1	Exterior Door\Colonial	DOOR
3'-0"	R	1	Exterior Door\Tall Exterior Door\Colonial	DOOR
6'-0"	RN	1	Exterior Door\Tall Exterior Door\Patio	SLIDING DOOR
16'-0"	U	1	Garage\Tall Garage	GARAGE DOOR
2'-0"	L	2	Interior Door\Colonial	DOOR
2'-0"	R	1	Interior Door\Colonial	DOOR
2'-4"	L	1	Interior Door\Colonial	DOOR
2'-6"	L	2	Interior Door\Colonial	DOOR
2'-6"	R	1	Interior Door\Colonial	DOOR
4'-0"	LR	2	Interior Door\Colonial	DOOR
2'-8"	N	2	Interior Door\Pocket	POCKET
3'-0"	L	2	Interior Door\Tall Interior Door\Colonial	DOOR
3'-0"	R	1	Interior Door\Tall Interior Door\Colonial	DOOR
1'-0" x 8'-0"	N	2	Manufacturer\Therma-Tru\American Style Collection	WINDOW
3'-0"	R	1	Manufacturer\Therma-Tru\American Style Collection	DOOR
2'-8" x 4'-0"	U	1	Window\Double Hung	WINDOW
2'-8" x 4'-0"	U	1	Window\Double Hung	WINDOW
2'-8" x 6'-0"	U	4	Window\Double Hung	WINDOW
2'-8" x 6'-0" Dbl	UU	1	Window\Double Hung	WINDOW
2'-8" x 6'-0" Dbl	UU	1	Window\Double Hung	WINDOW
2'-0" x 4'-0"	U	1	Window\Double Hung	WINDOW
2'-0" x 3'-0"	U	1	Window\Double Hung	WINDOW
5'-4" x 7'-0"	NA	1	Window\Double Hung	COMBINED UNIT
4'-0" x 2'-0"	NL	3	Window\Slider	WINDOW
4'-0" x 2'-0"	NL	1	Window\Slider	WINDOW



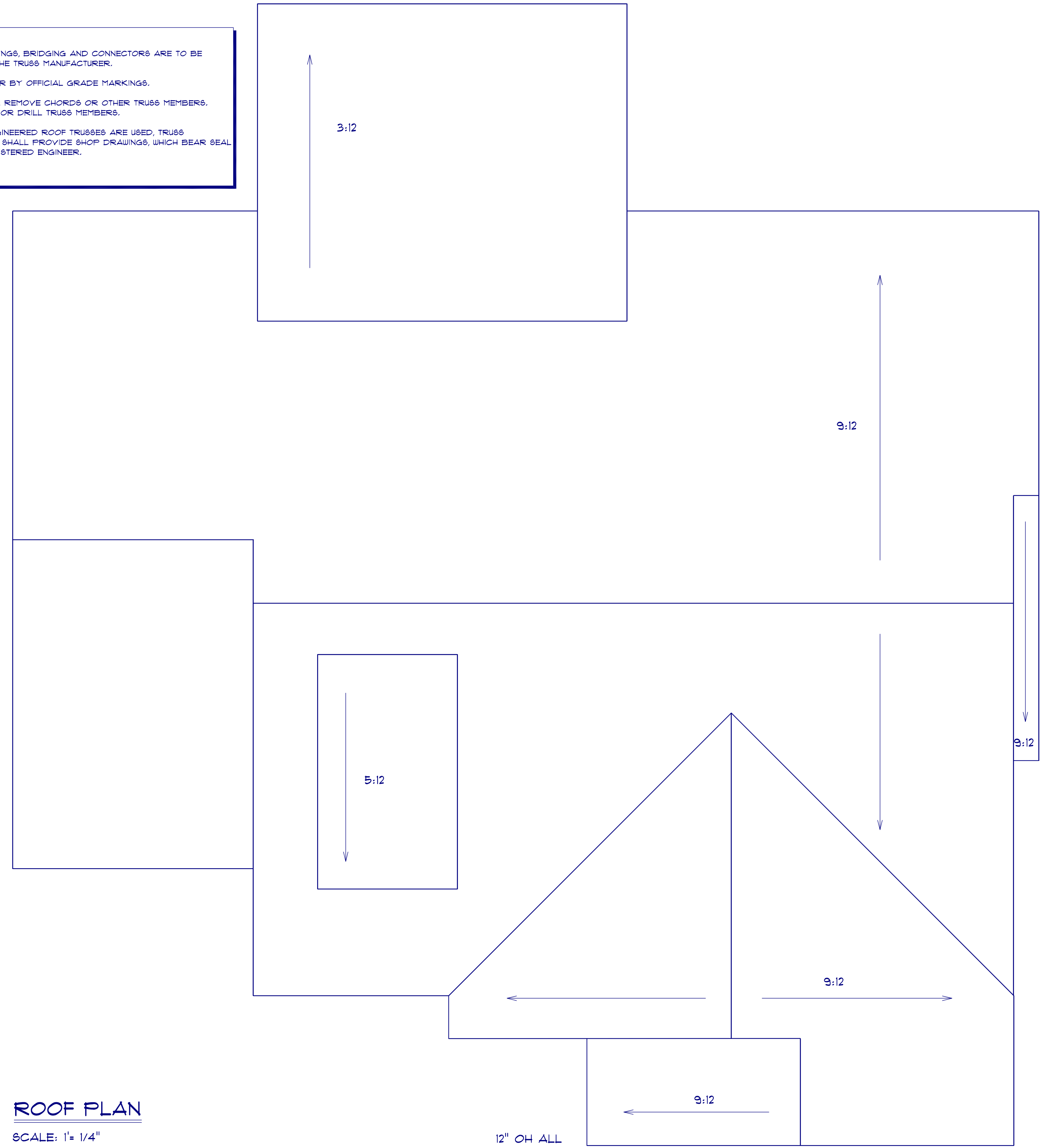
FLOOR PLAN
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated Floor Area	1951.9 sq. ft.
Garage	511.8 sq. ft.
Covered Porch	139.7 sq. ft.
Covered Patio	229.1 sq. ft.

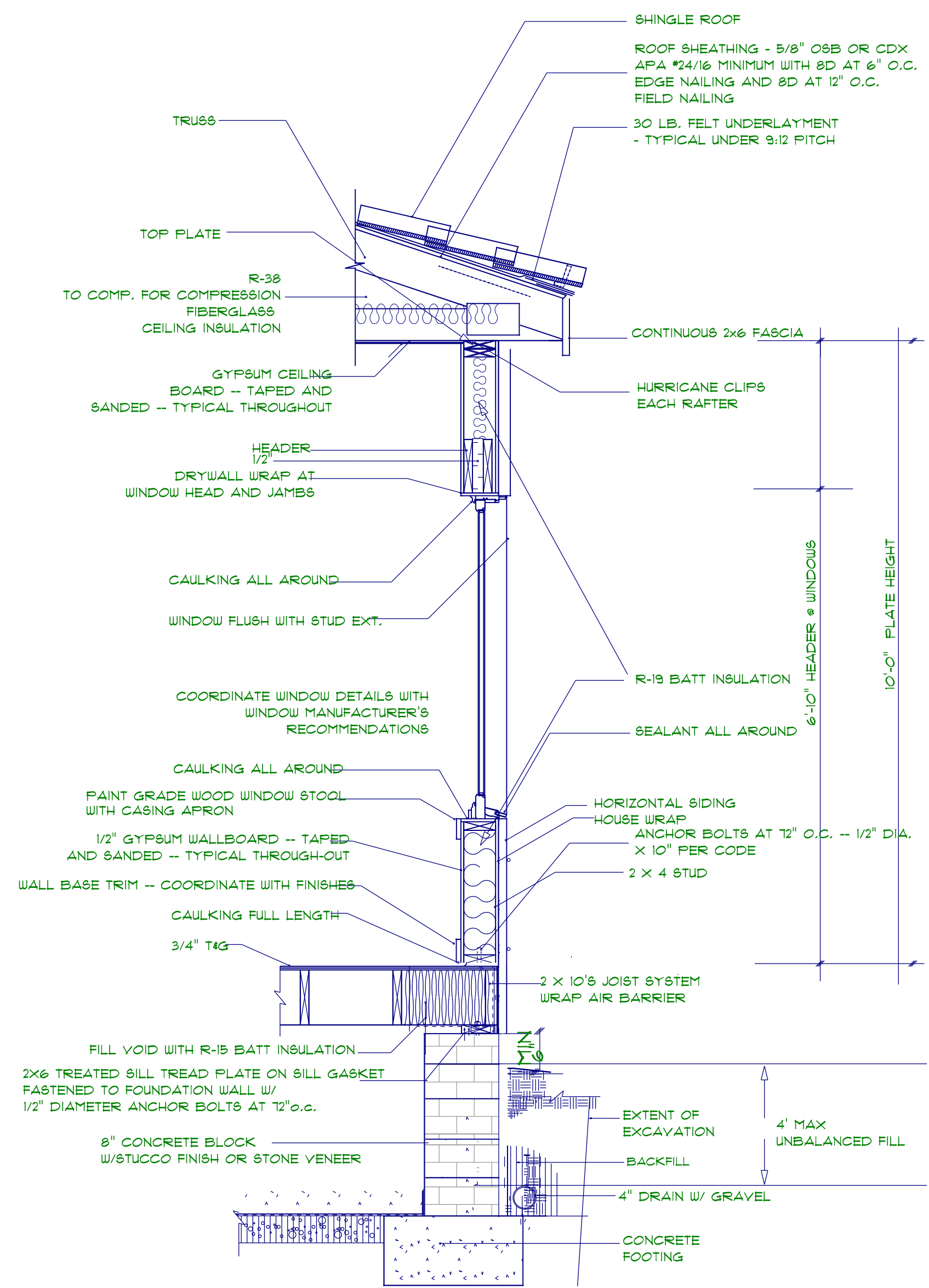


LEFT ELEVATION
SCALE: 1" = 3/16"

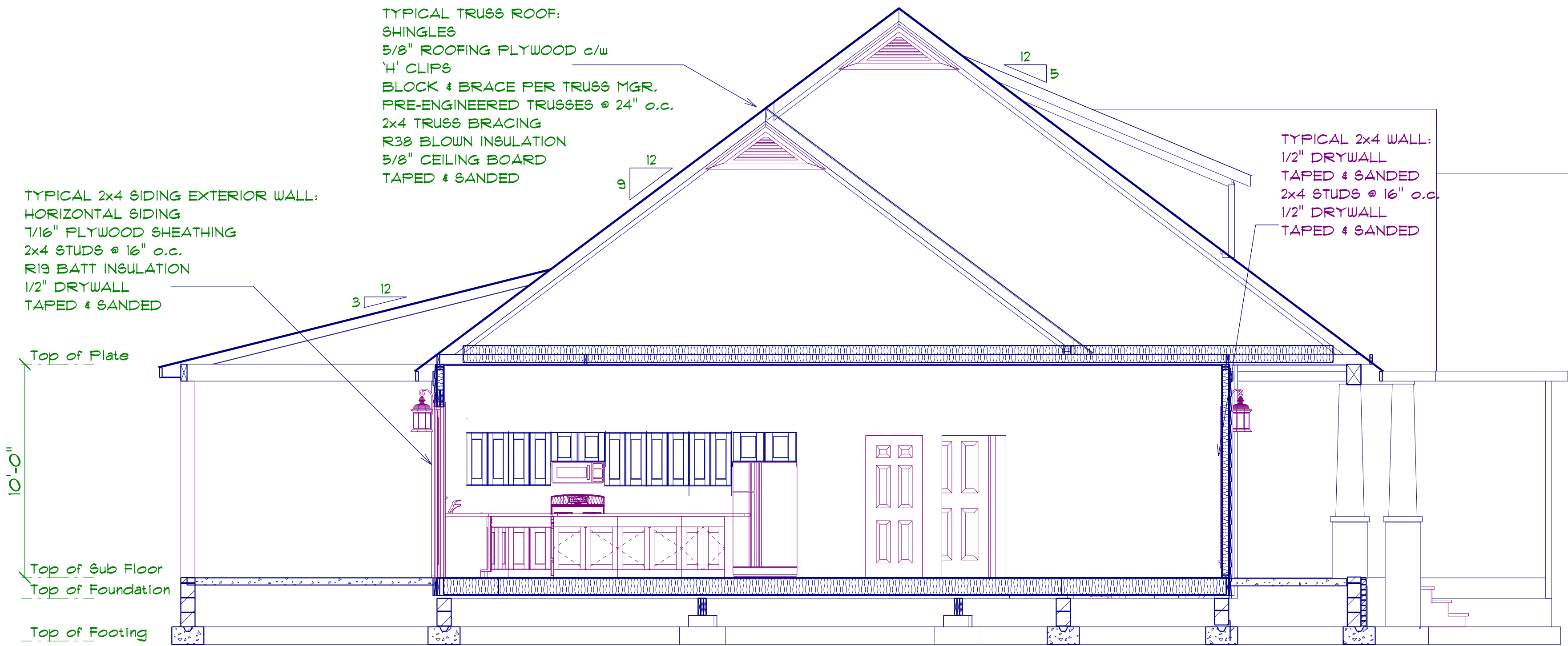
ROOF NOTES:
TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.
IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.
DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS. DO NOT NOTCH OR DRILL TRUSS MEMBERS.
WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N. C. REGISTERED ENGINEER.



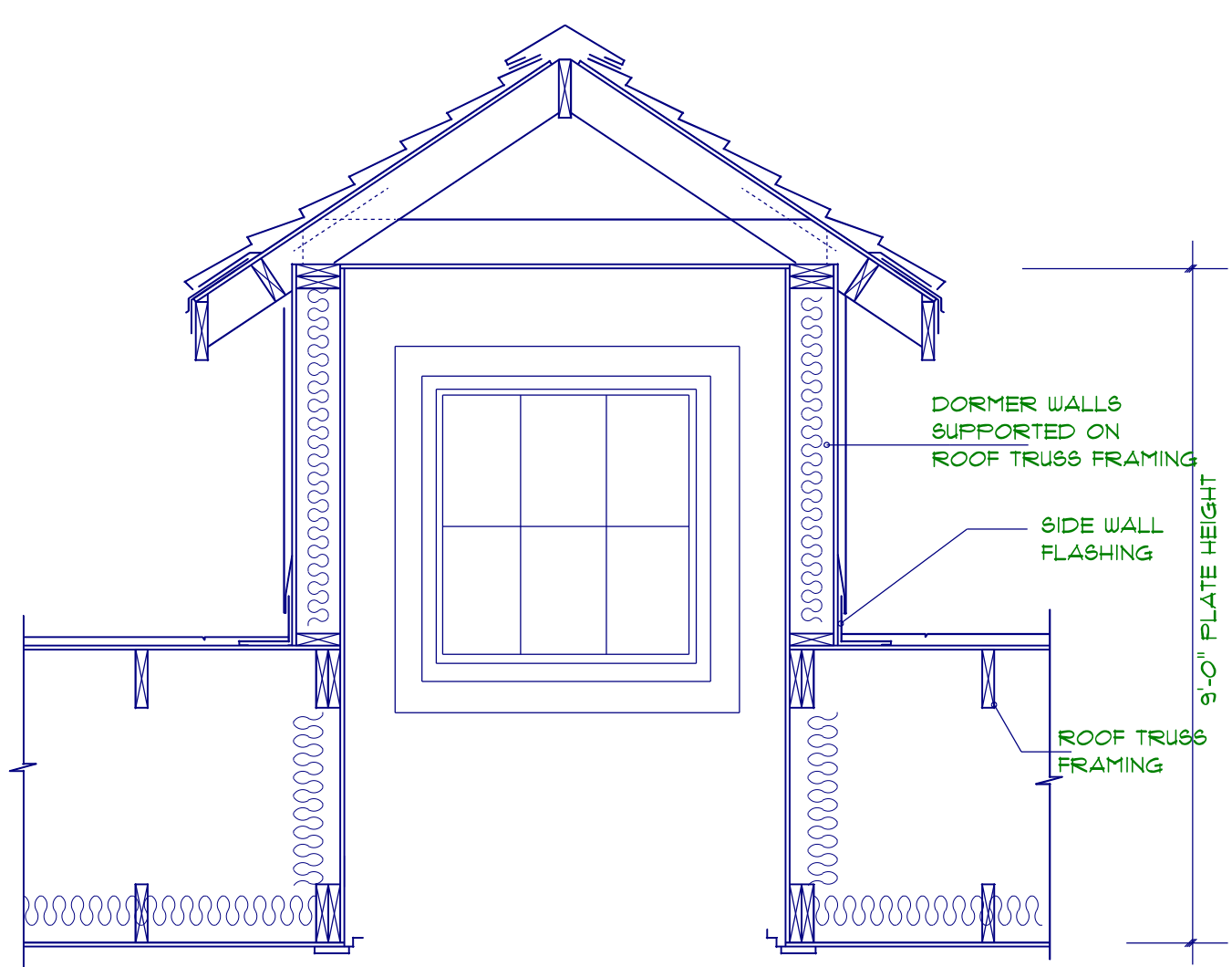
ROOF PLAN
SCALE: 1" = 1/4"



CRAWL SPACE FOUNDATION DETAIL
not to scale



SECTION A
SCALE: 1" = 1/4"



DORMER SECTION