

ELEVATION NOTES:  
 GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGNOSTIC 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 27". THE MIN NET CLEAR OPENING WIDTH SHALL BE 20".

EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A SILL HGT. 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 37" IN HEIGHT.

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

1.1 This plan has been drawn to comply with the 2018 NC Building Code

- 1.2 Minimum Design Loads for Building and Other Structures ASCE 7-98
- 2 Roof Dead Load 115 PSF
  - 3 Roof Live Load 20 PSF
  - 4 Typical Floor Dead Load 10 PSF
  - 5 Floor Live Loads
    - 5.1 Rooms other than sleeping rooms 40 PSF
    - 5.2 Sleeping Rooms 30 PSF
    - 5.3 Stairs 40 PSF
    - 5.4 Decks 40 PSF
    - 5.5 Exterior Balconies 60 PSF
  - 6 Wind Loads
    - 6.1 Ultimate Design Wind Speeds 15 MPH
    - 6.2 Wind Importance Factor,  $I_w$  1.00
    - 6.3 Exposure B
    - 6.4 Walls (Component and Cladding) 25 PSF
    - 6.5 Roofs (Component and Cladding)
      - 6.5.1 Roof Slopes 2.25/12 to 1/12 34.8 PSF
      - 6.5.2 Roof Slopes 1/12 to 12/12 21 PSF

It is the sole responsibility of the Contractor and/or Builder to conform to all standards, provisions, requirements, methods of construction and uses 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.



8" DECORATIVE COLUMN

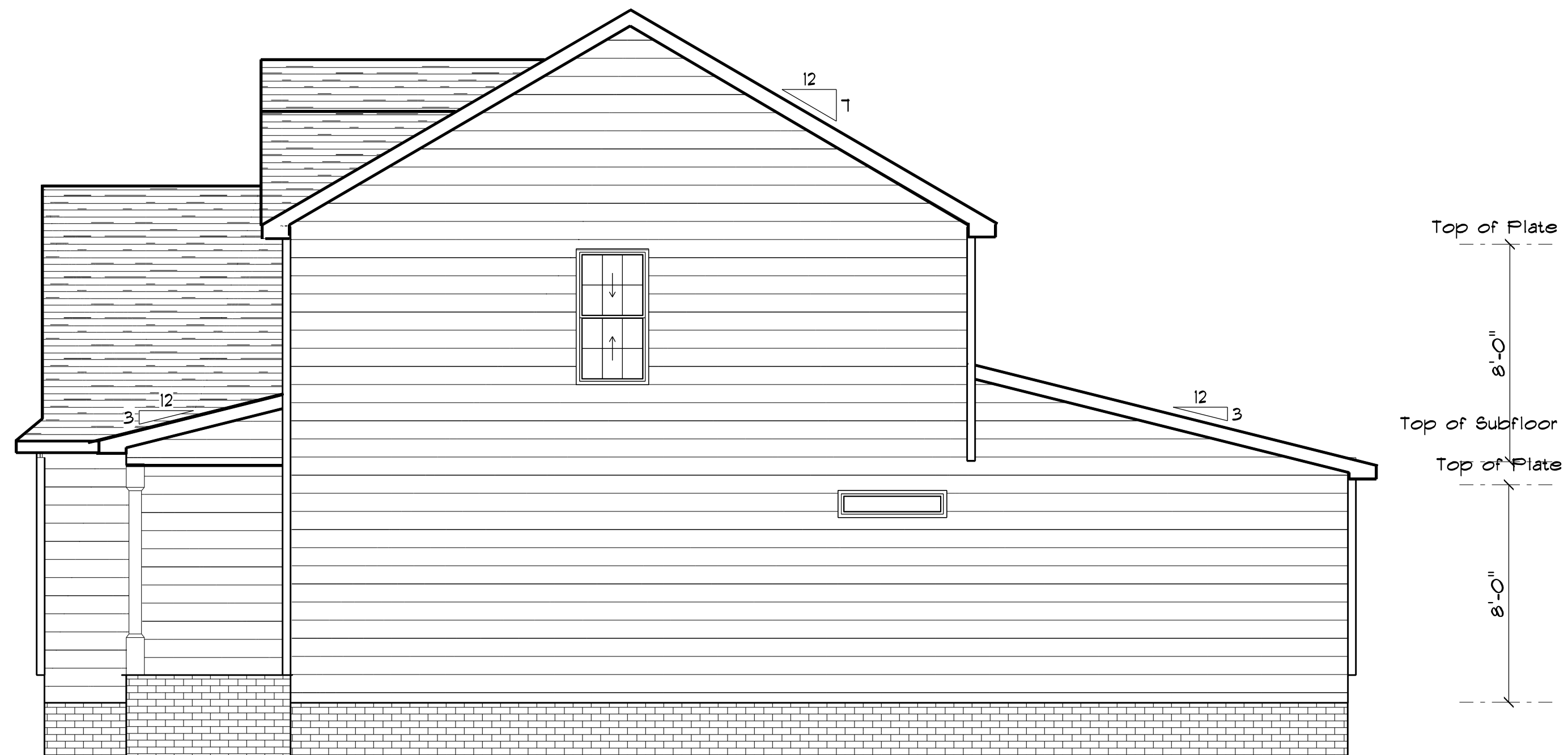
**FRONT ELEVATION**

1ST. FLOOR HEATED SQ. FT. 1169  
 2ND FLOOR HEATED SQ. FT. 810  
 GARAGE SQ. FT. 443  
 COVERED PORCH SQ. FT. 70

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Ext. Wall
1st	8'-0	1363	1363
2nd	8'-0	849	849
other			
2212	Total Sq. Ft. of Exterior Walls		

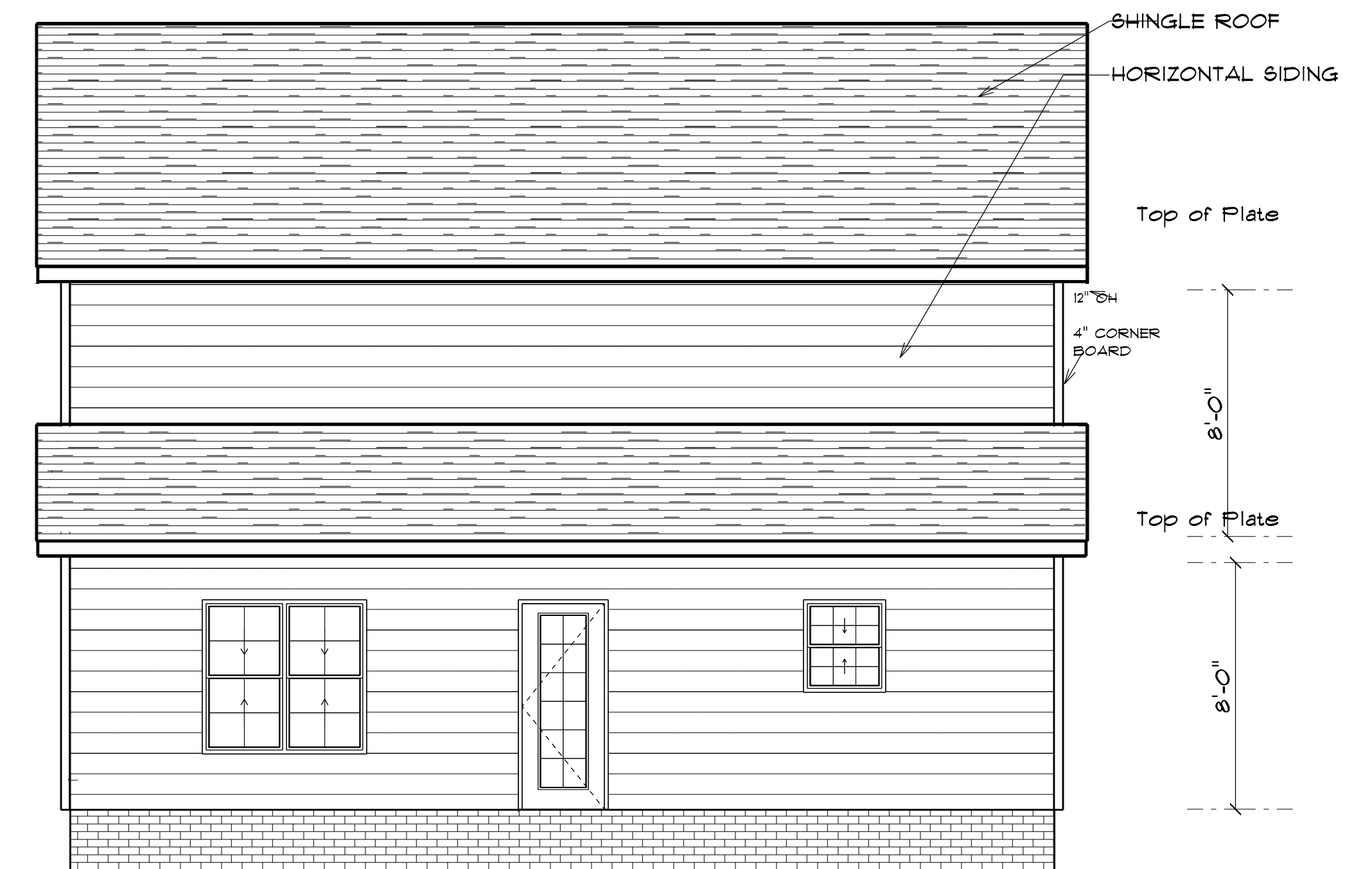
Total Fenestration	Total Exterior Walls	Percentage of wall openings
188	2212	14%

Above Grade Walls Surrounding Heated Space



**RIGHT ELEVATION**

SCALE: 1" = 1/4"



**REAR ELEVATION**

SCALE: 1" = 1/4"

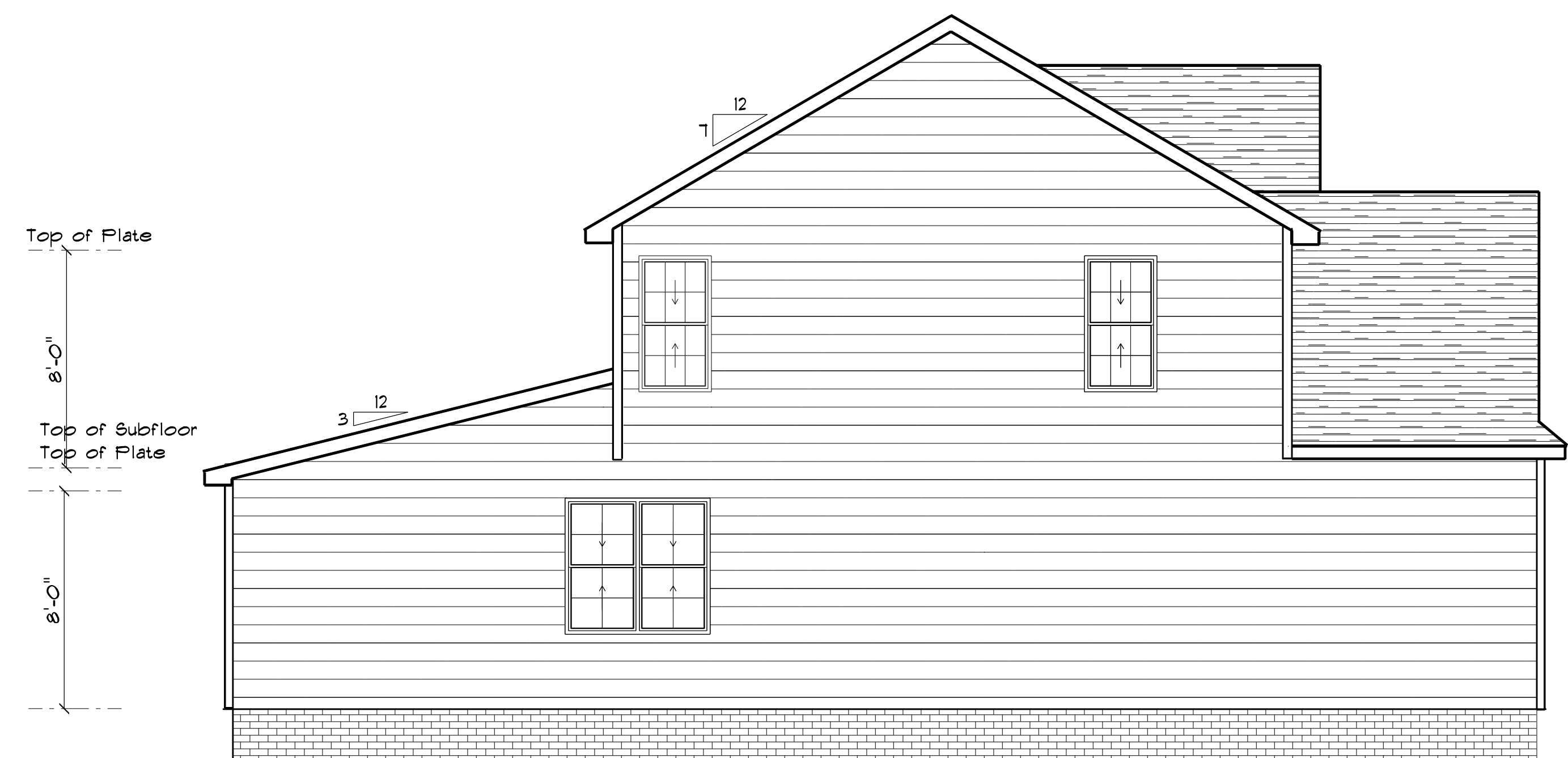
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ROOF VENTILATION TO BE DETERMINED BY BUILDER AS PER CODE.

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 22". THE MIN NET CLEAR OPENING WIDTH SHALL BE 20".

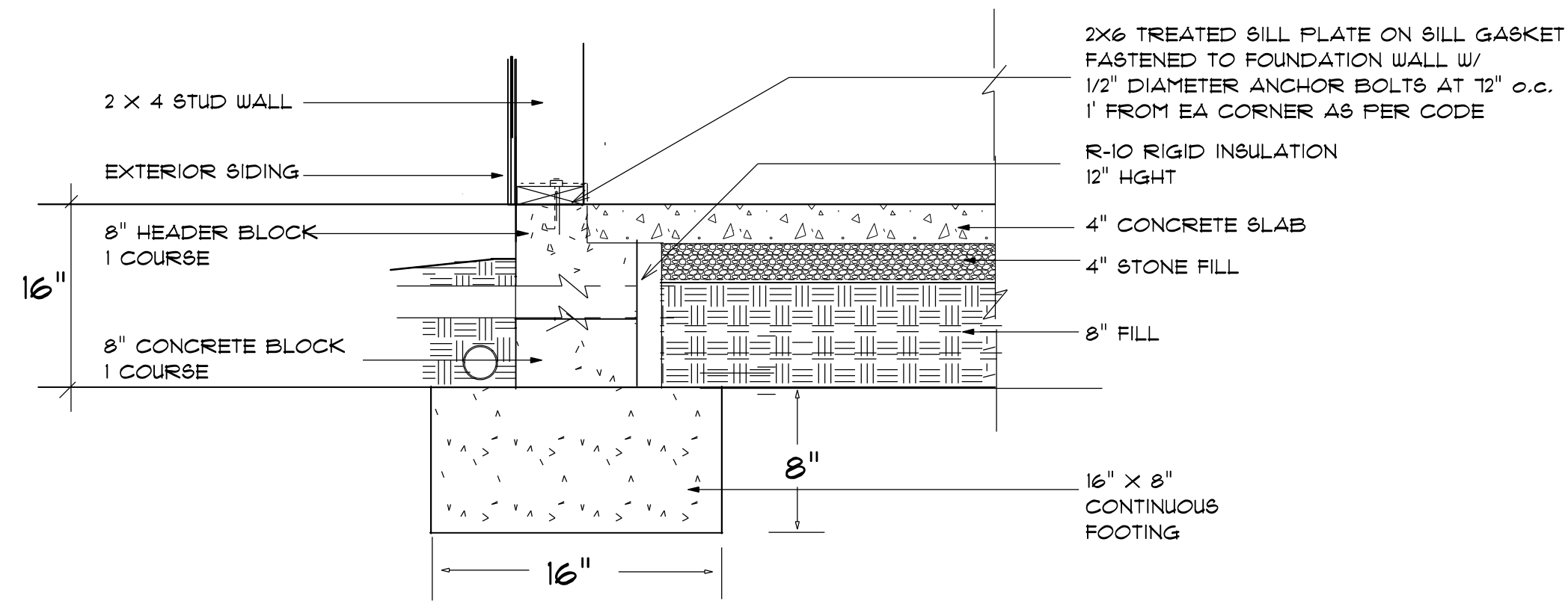
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PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 32" IN HEIGHT.

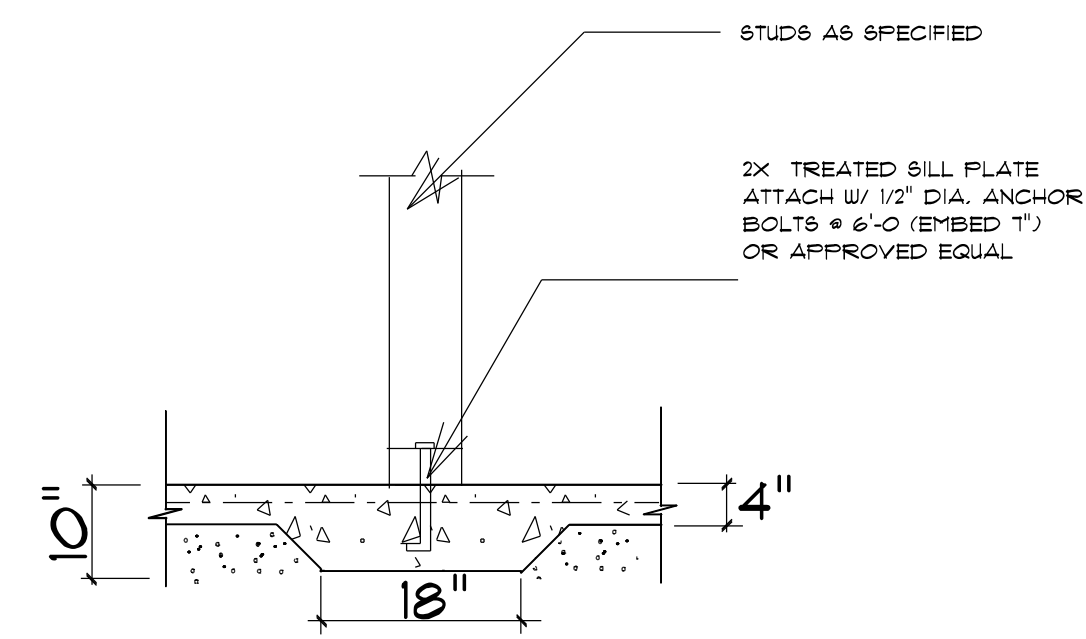


**LEFT ELEVATION**

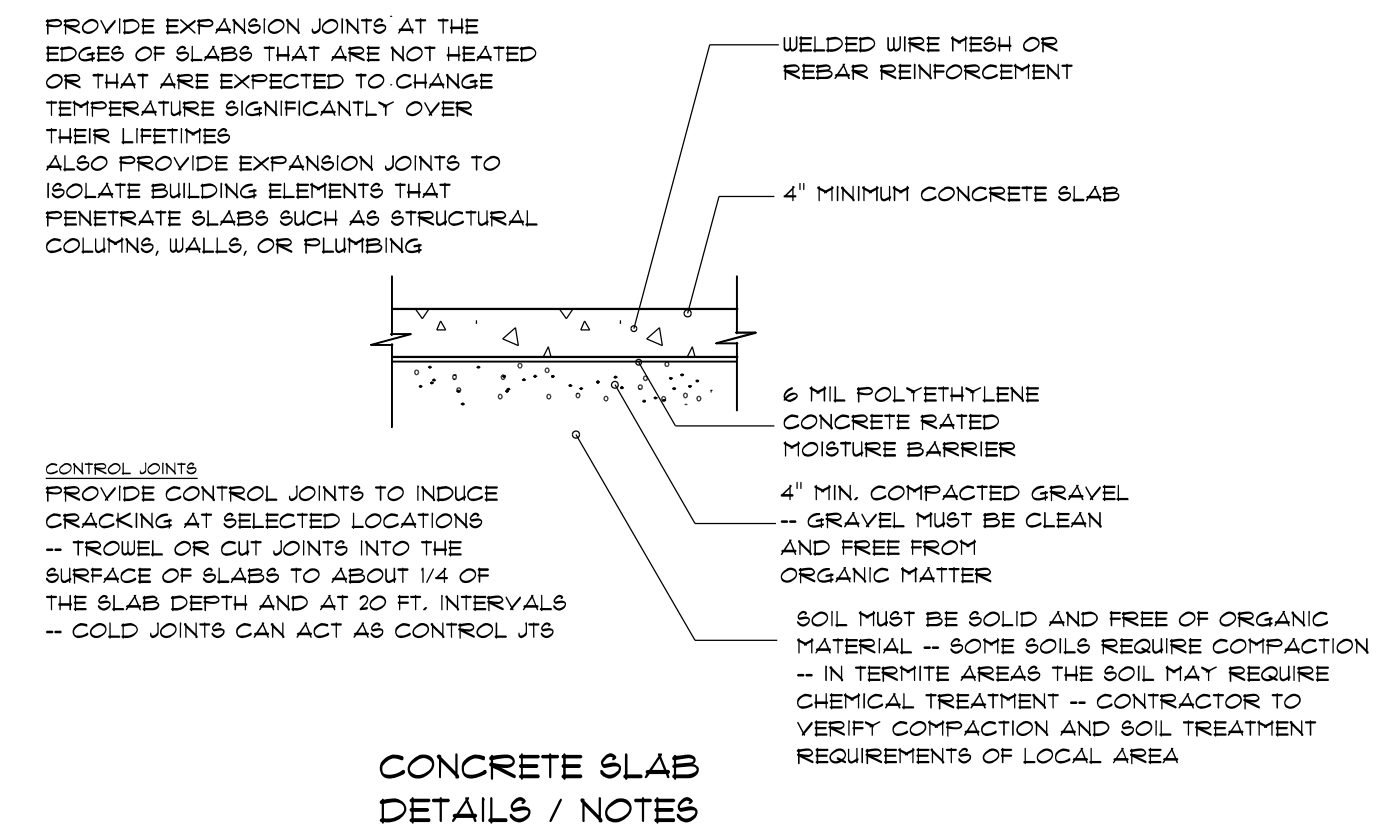
SCALE: 1" = 1/4"



STEM WALL FOUNDATION Detail not to scale

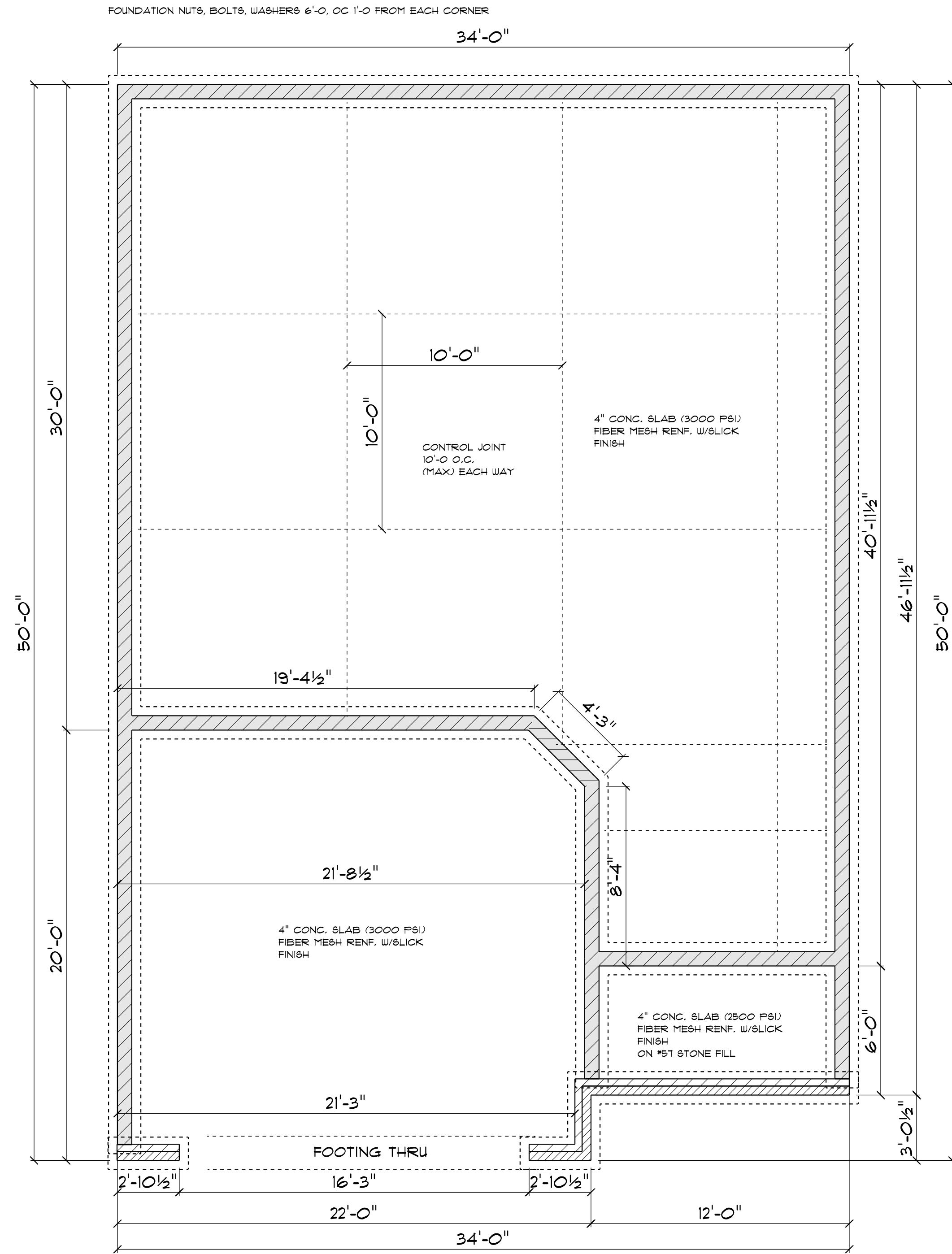


TYPICAL THICKENED SLAB



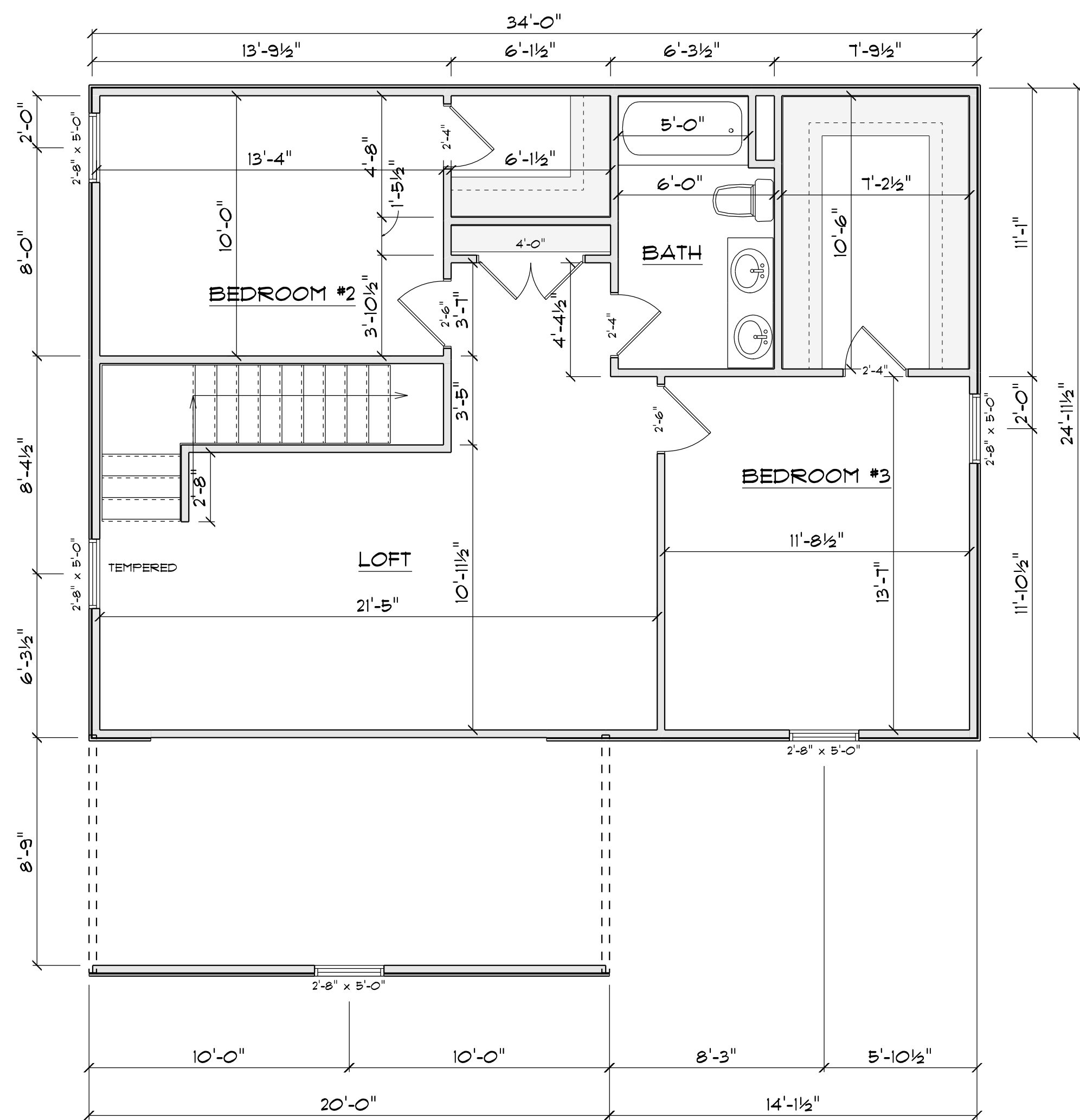
FOUNDATION NOTES:  
 ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL.  
 THE 28 DAY COMPRESSIVE STRENGTH OF ALL FOOTINGS IS 3000 PSI.  
 PROVIDE WATER PROOFING AND PERIMETER DRAINS AS REQUIRED.  
 FOUNDATION CONCRETE MIX TO HAVE 1/2" MAX AGGREGATE SIZE. CONCRETE FILL MIX TO HAVE 1/2" MAX AGGREGATE 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 SPACED 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.



FOUNDATION PLAN

SCALE: 1" = 1/4"



**2ND FLOOR PLAN**

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated Floor Area 2nd Floor	810.4 sq. ft.

OPENING SCHEDULE				
SIZE	HINGE	COUNT	LIBRARY NAME	TYPE
2'-4"	L	2	Interior Door\Colonial	DOOR
2'-4"	R	1	Interior Door\Colonial	DOOR
2'-6"	R	2	Interior Door\Colonial	DOOR
4'-0"	LR	1	Interior Door\Colonial	DOOR
2'-8" x 5'-0"	U	5	Window\Double Hung	WINDOW

**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 PINE 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 DOWNS UNO.

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

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

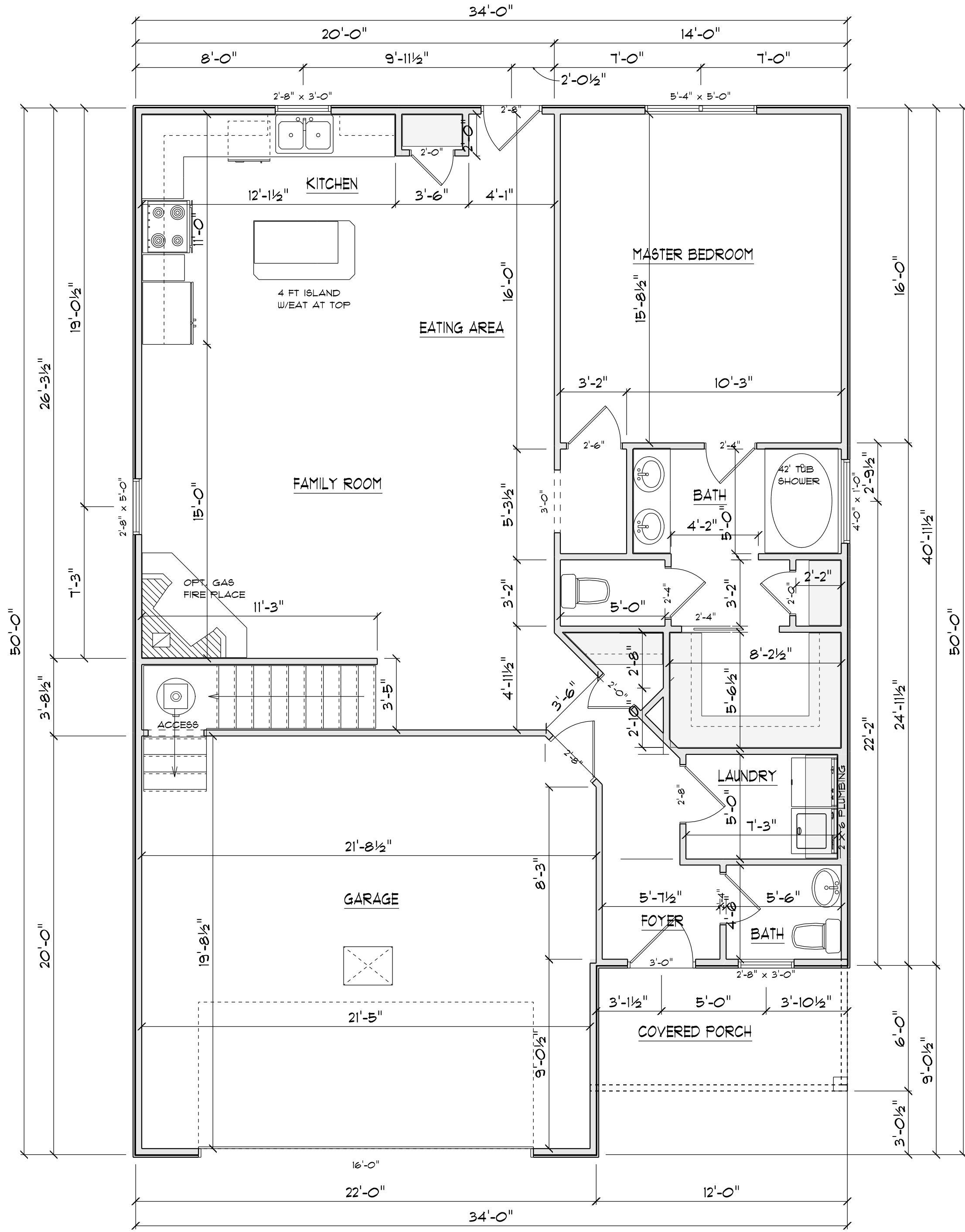
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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 TJS TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

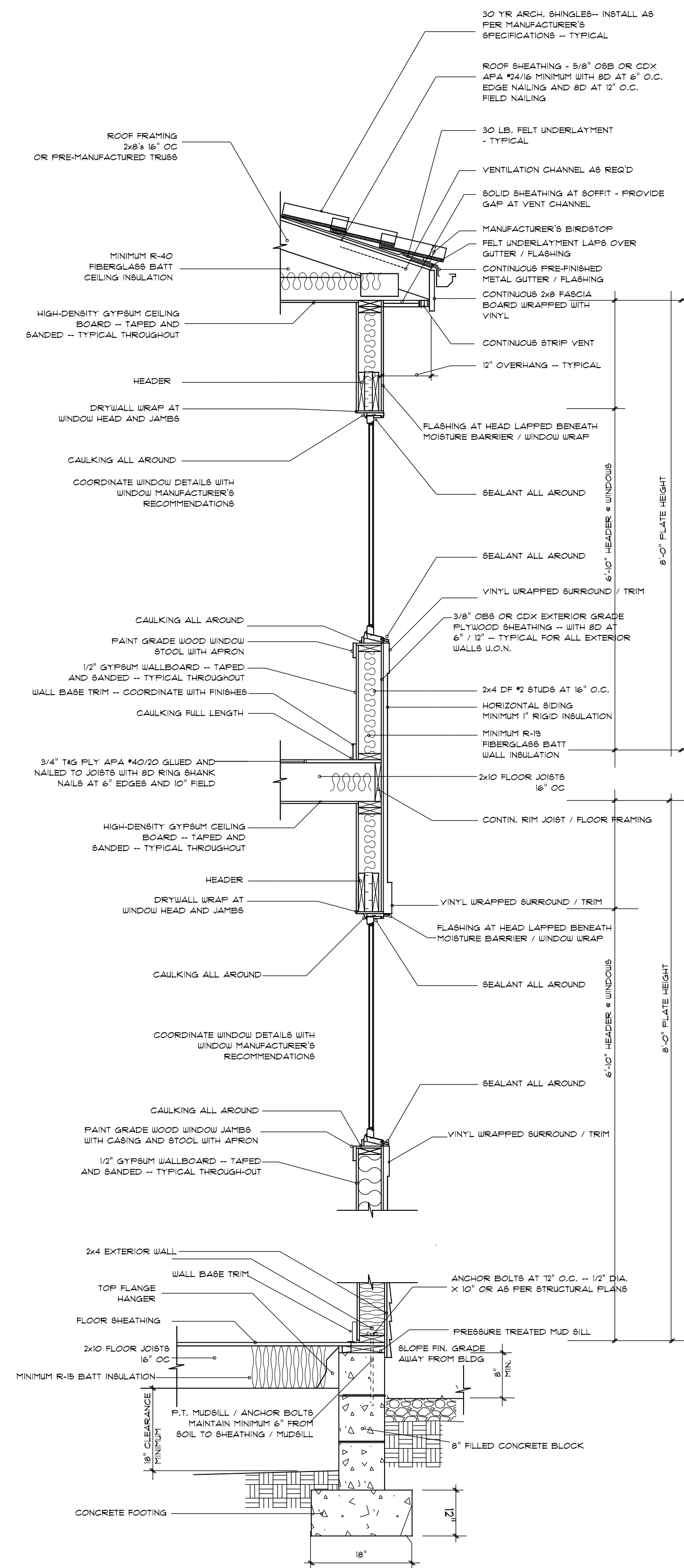
OPENING SCHEDULE				
SIZE	HINGE	COUNT	LIBRARY NAME	TYPE
2'-8"	L	1	Exterior Door\Colonial	DOOR
3'-0"	L	1	Exterior Door\Colonial	DOOR
2'-8"	L	1	Exterior Door\French	DOOR
16'-0"	U	1	Garage	GARAGE
2'-0"	L	2	Interior Door\Colonial	DOOR
2'-0"	R	1	Interior Door\Colonial	DOOR
2'-4"	L	2	Interior Door\Colonial	DOOR
2'-4"	R	1	Interior Door\Colonial	DOOR
2'-6"	L	1	Interior Door\Colonial	DOOR
2'-8"	L	1	Interior Door\Colonial	DOOR
2'-4"	N	1	Interior Door\Pocket	POCKET
2'-8" x 3'-0"	U	2	Window\Double Hung	WINDOW
2'-8" x 5'-0"	U	1	Window\Double Hung	WINDOW
5'-4" x 5'-0"	UU	1	Window\Double Hung	WINDOW
4'-0" x 1'-0"	N	1	Window\Transom	WINDOW



**1ST FLOOR PLAN**

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated Floor Area	1169.1 sq. ft.
Garage	443.2 sq. ft.
Covered Porch	69.8 sq. ft.



TWO STORY DETAIL WITH CRAWL SPACE

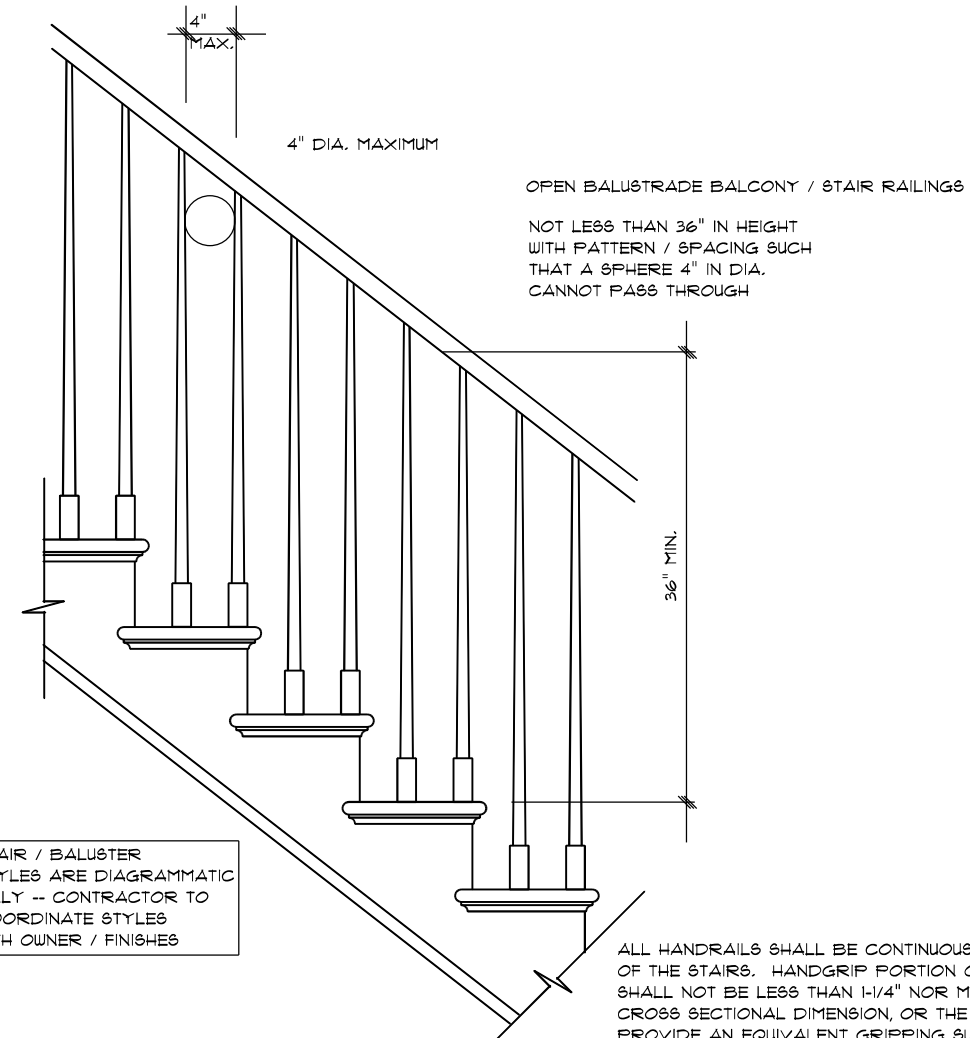
TYPICAL 2x4 SIDING EXTERIOR WALL:  
VINYL SIDING  
1/16" PLYWOOD SHEATHING  
2x4 STUDS @ 16" o.c.  
R13 BATT INSULATION  
1/2" DRYWALL  
TAPED & SANDED

TYPICAL TRUSS ROOF:  
SHINGLES  
1/16" ROOFING PLYWOOD c/w  
1" CLIPS  
BLOCK & BRACE PER TRUSS MGR.  
PRE-ENGINEERED TRUSSES @ 24" o.c.  
2x4 TRUSS BRACING  
R38 BLOWN INSULATION  
5/8" CEILING BOARD  
TAPED & SANDED

TYPICAL 2x4 WALL:  
1/2" DRYWALL  
TAPED & SANDED  
2x4 STUDS @ 16" o.c.  
1/2" DRYWALL  
TAPED & SANDED

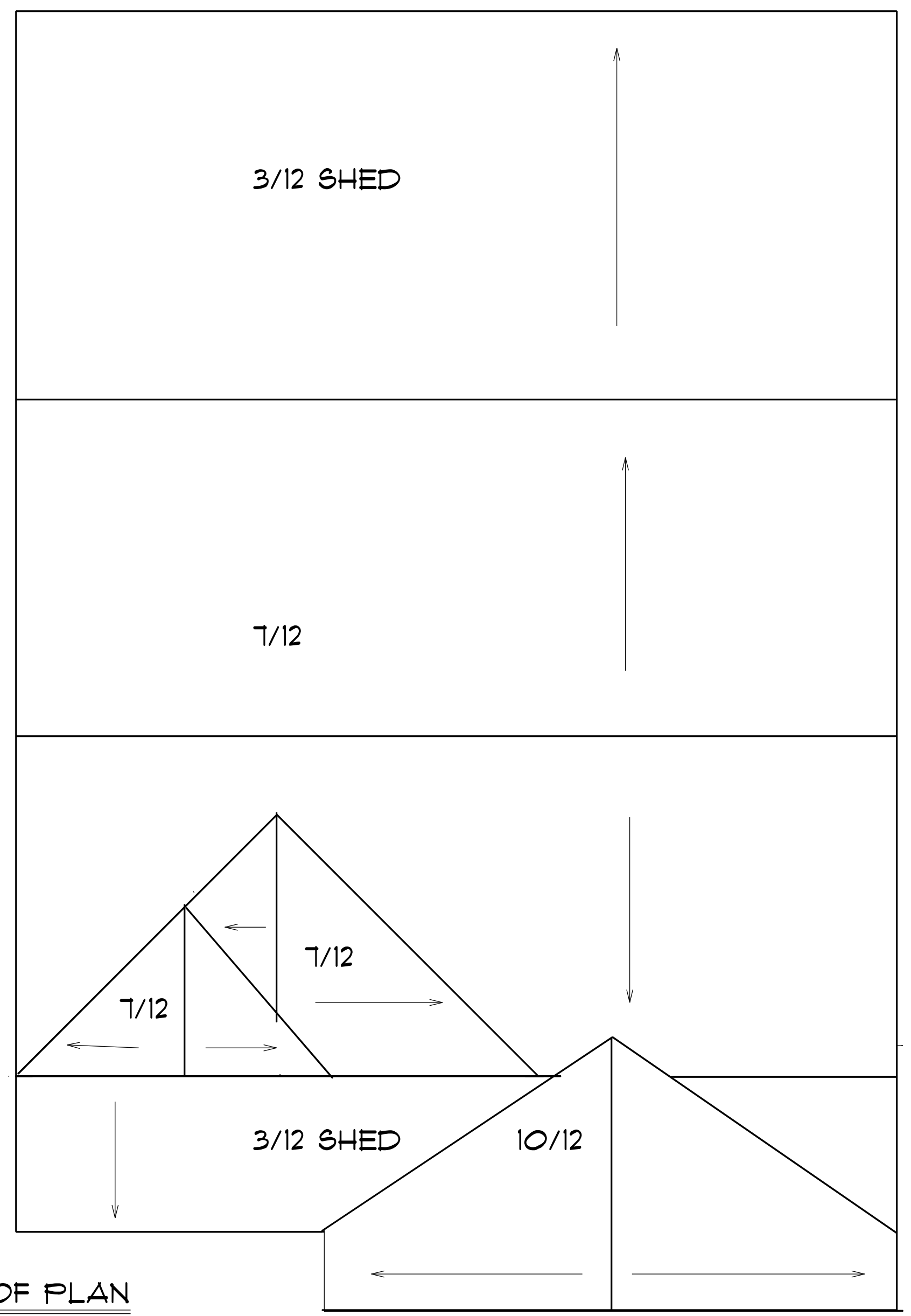


SECTION  
SCALE: 1" = 1/4"



STAIR RAILING

**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"

7/12 PITCH MAIN ROOF  
10/12 PITCH GARAGE ROOF  
3/12 PITCH SHED  
12" OVERHANG