

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.

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

FENESTRATION CALCULATIONS

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Ext. Wall
1st	8'	143 sq.ft.	980 sq. ft.
2nd	8'	110 sq.ft.	1175 sq. ft.
other			
1966'-4"		Total Sq. Ft. of Exterior Walls	

Total Fenestration	Total Exterior Walls	Percentage of wall openings
253 sq. ft.	2155 sq. ft.	12%

Above Grade Walls Surrounding Heated Space

- SHINGLE ROOF
- BOARD & BATTEN SIDING
- HORIZONTAL SIDING
- RAISED PANEL SHUTTER

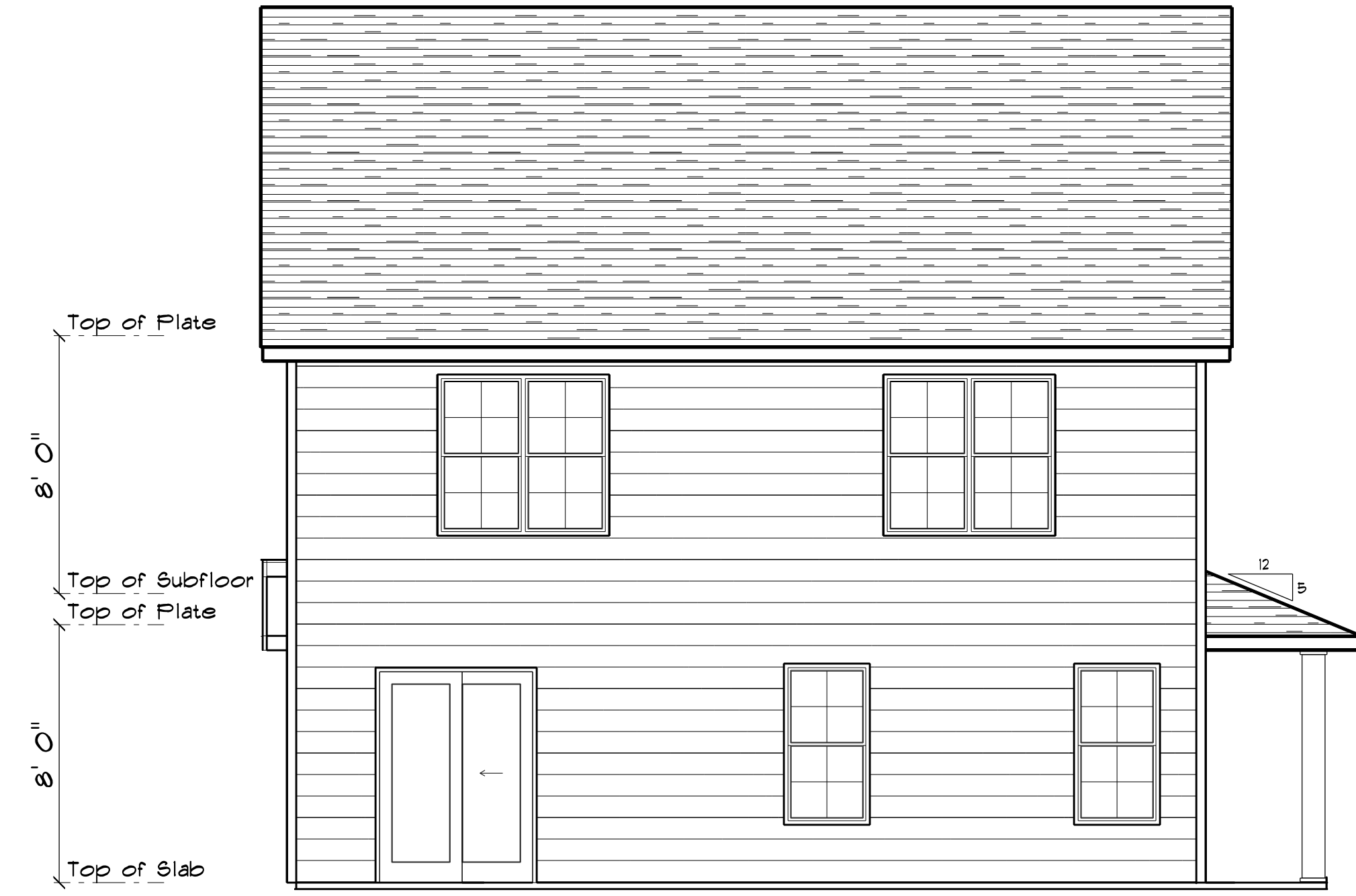


FRONT ELEVATION A

AREA SCHEDULE	
NAME	AREA
1st Floor Sq. Ft.	758.8 sq. ft.
2nd Floor Sq. Ft.	1078.9 sq. ft.
Garage	427 sq. ft.
Covered Porch	74 sq. ft.
Total Heated sq. ft.	1837.7 sq. ft.

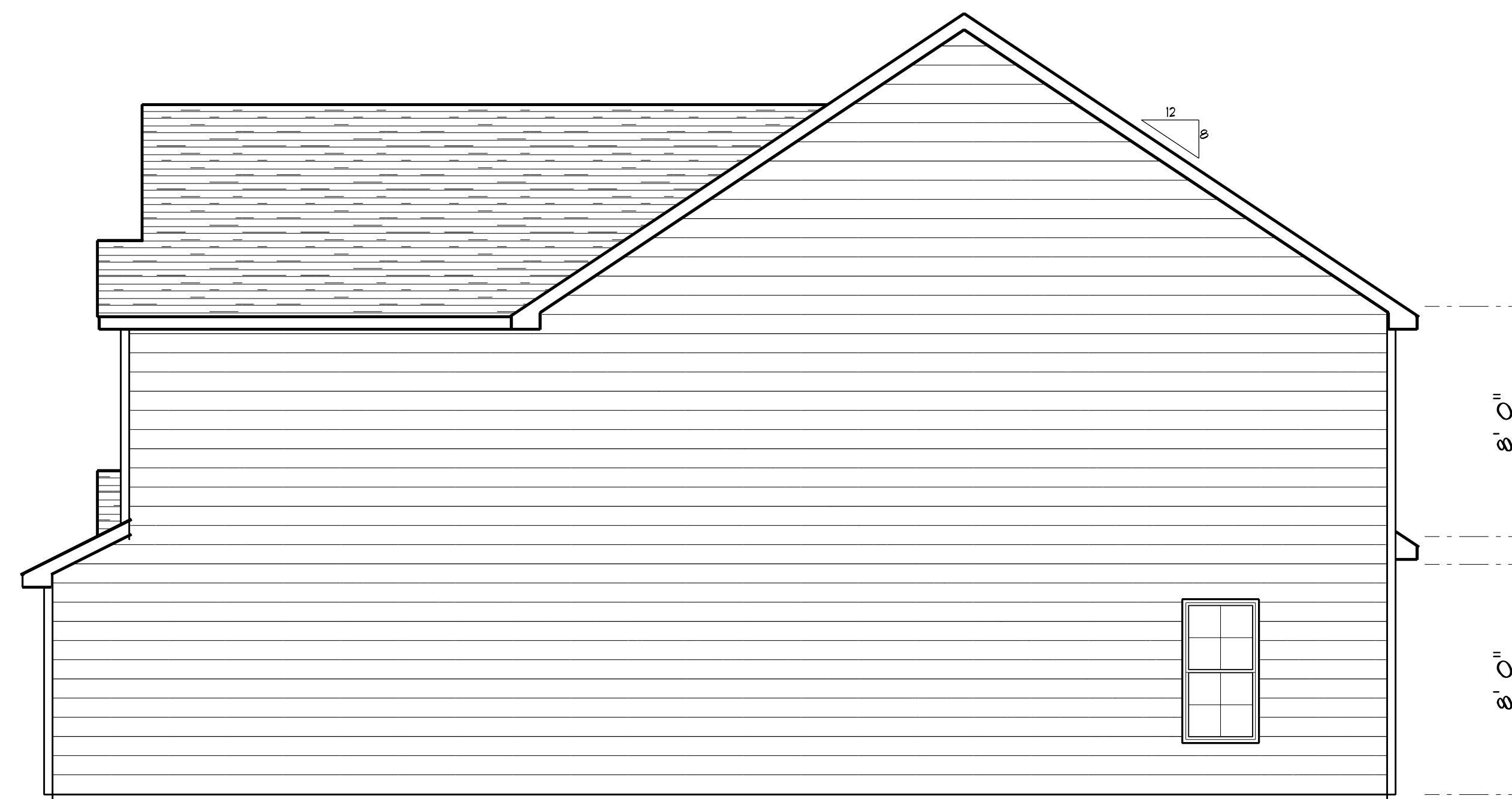


LEFT ELEVATION
SCALE: 1" = 1/4"

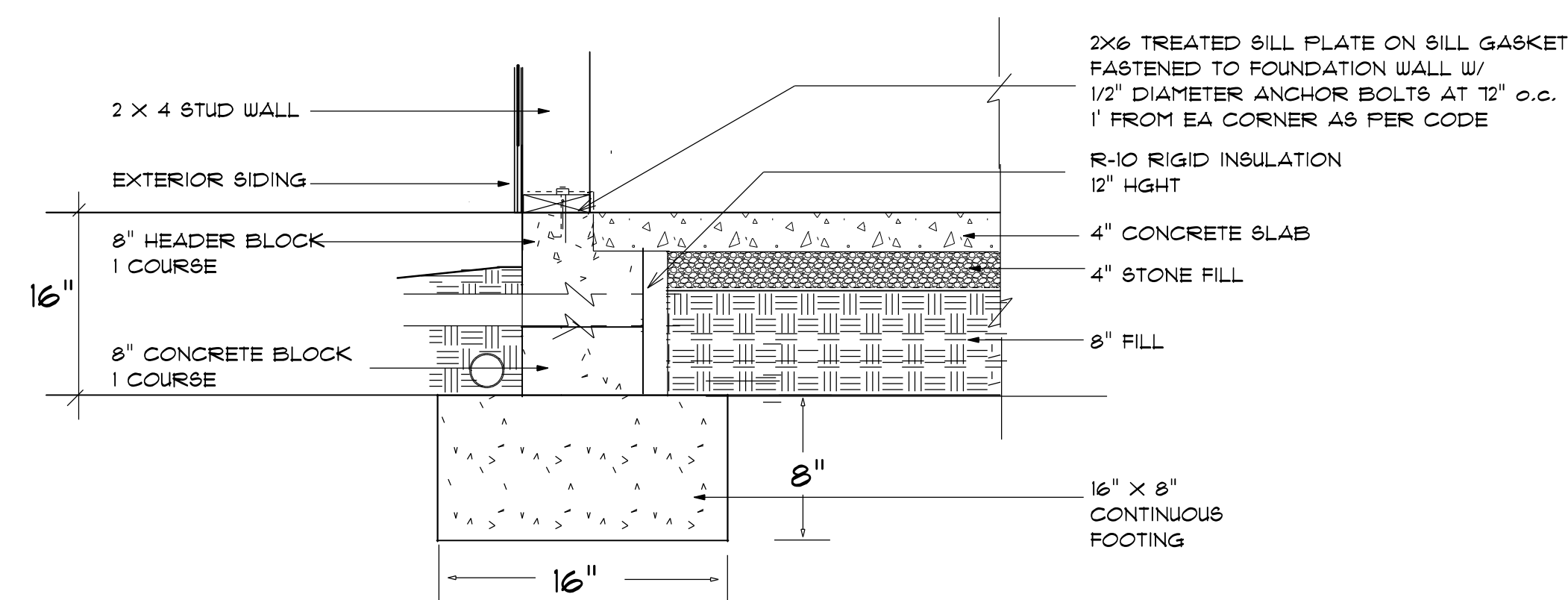


REAR ELEVATION
SCALE: 1" = 1/4"

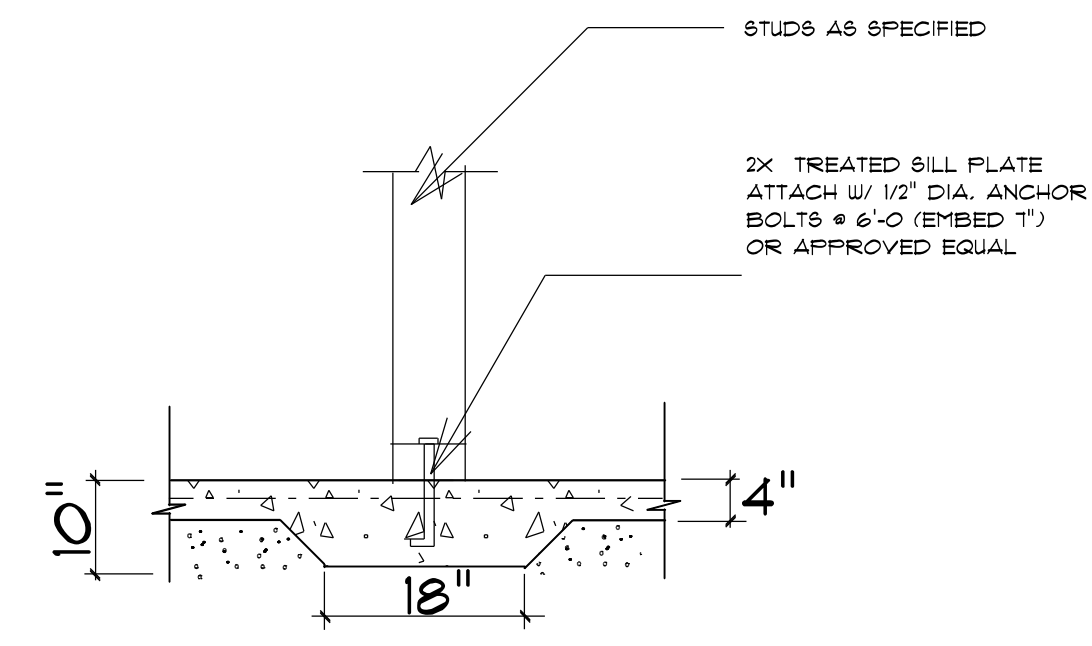
NOTE: MATCH ALL WINDOW GRIDS TO FRONT ELEVATION



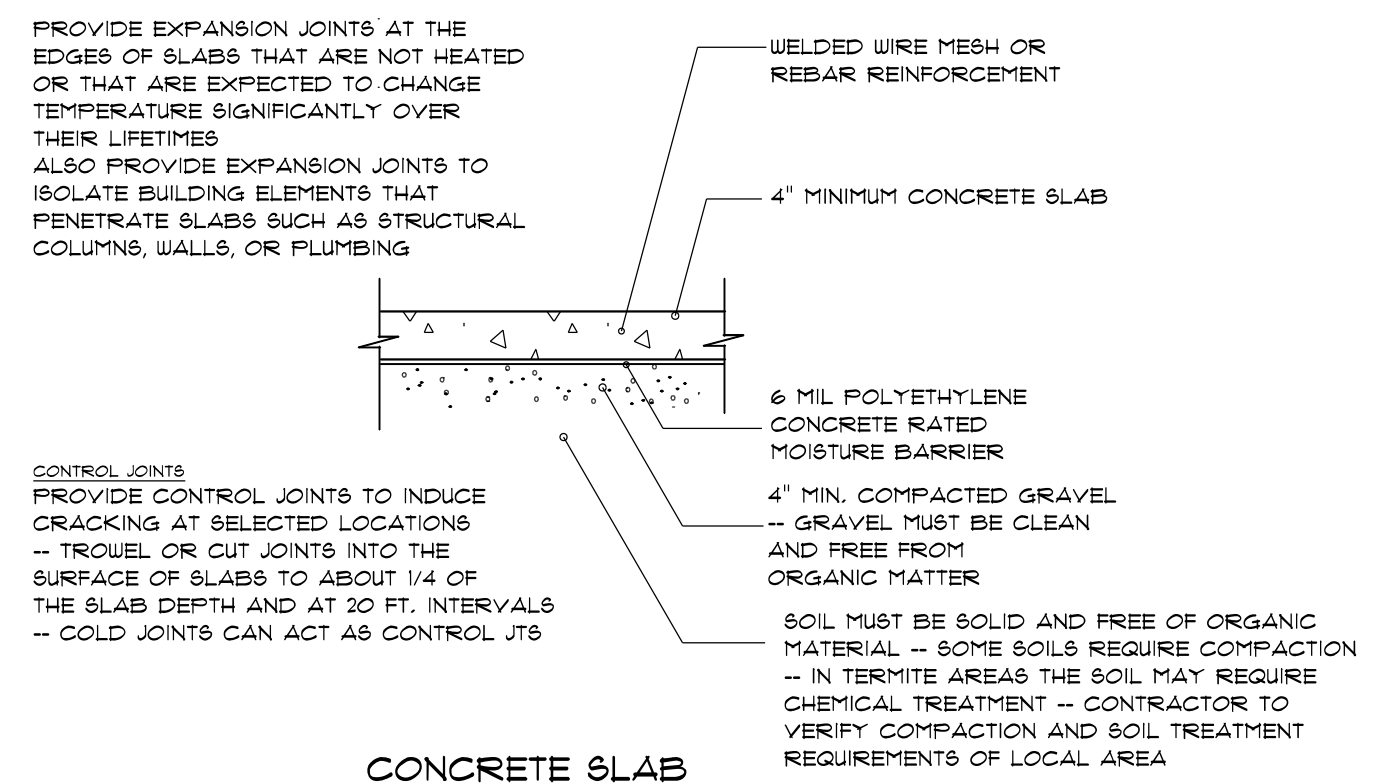
RIGHT ELEVATION
SCALE: 1" = 1/4"



STEM WALL FOUNDATION Detail not to scale

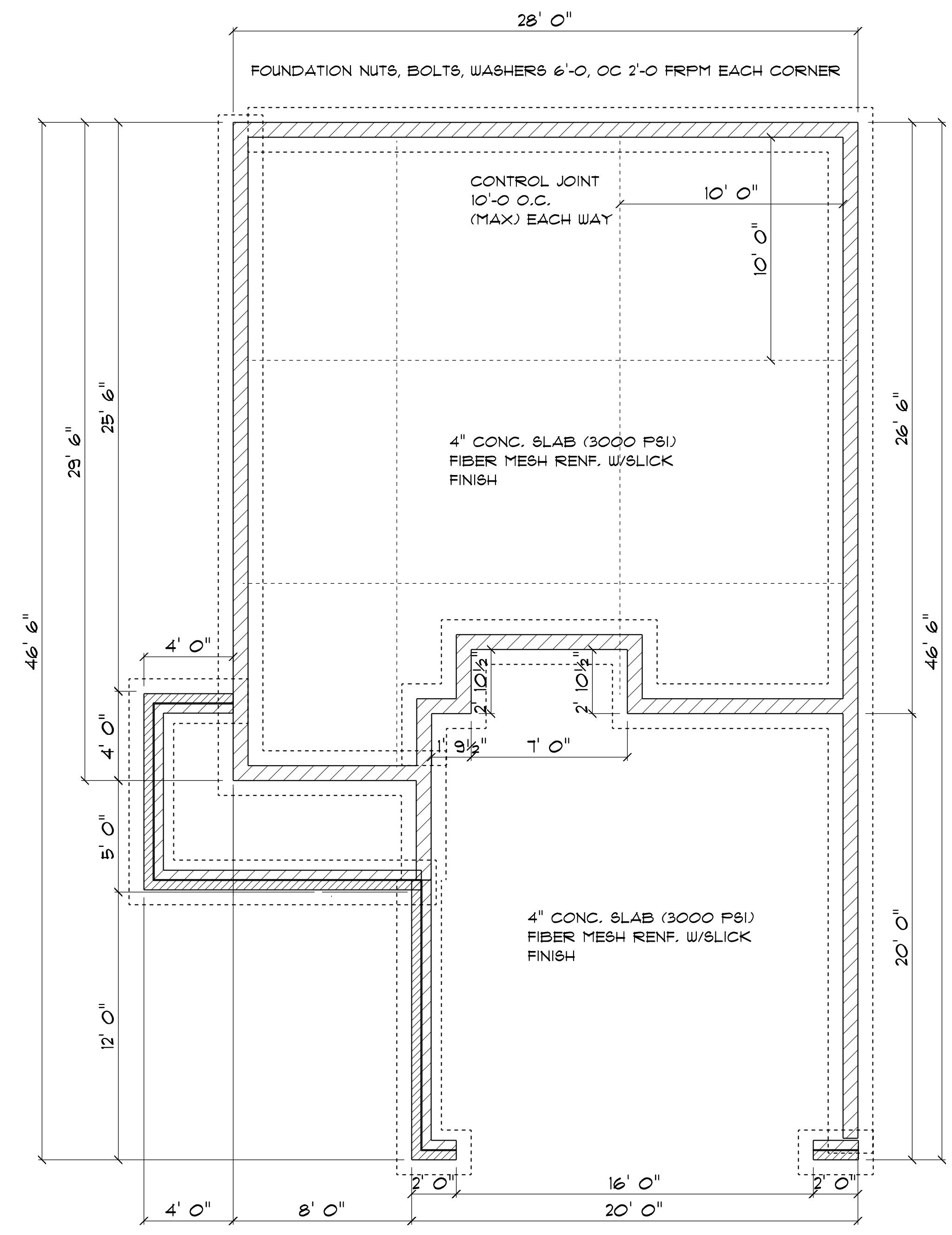


TYPICAL THICKENED SLAB



CONCRETE SLAB DETAILS / NOTES

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'

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 6" SPACE AT A MAX OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

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 NAIL 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF FOOT DOINGS UNO.

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

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

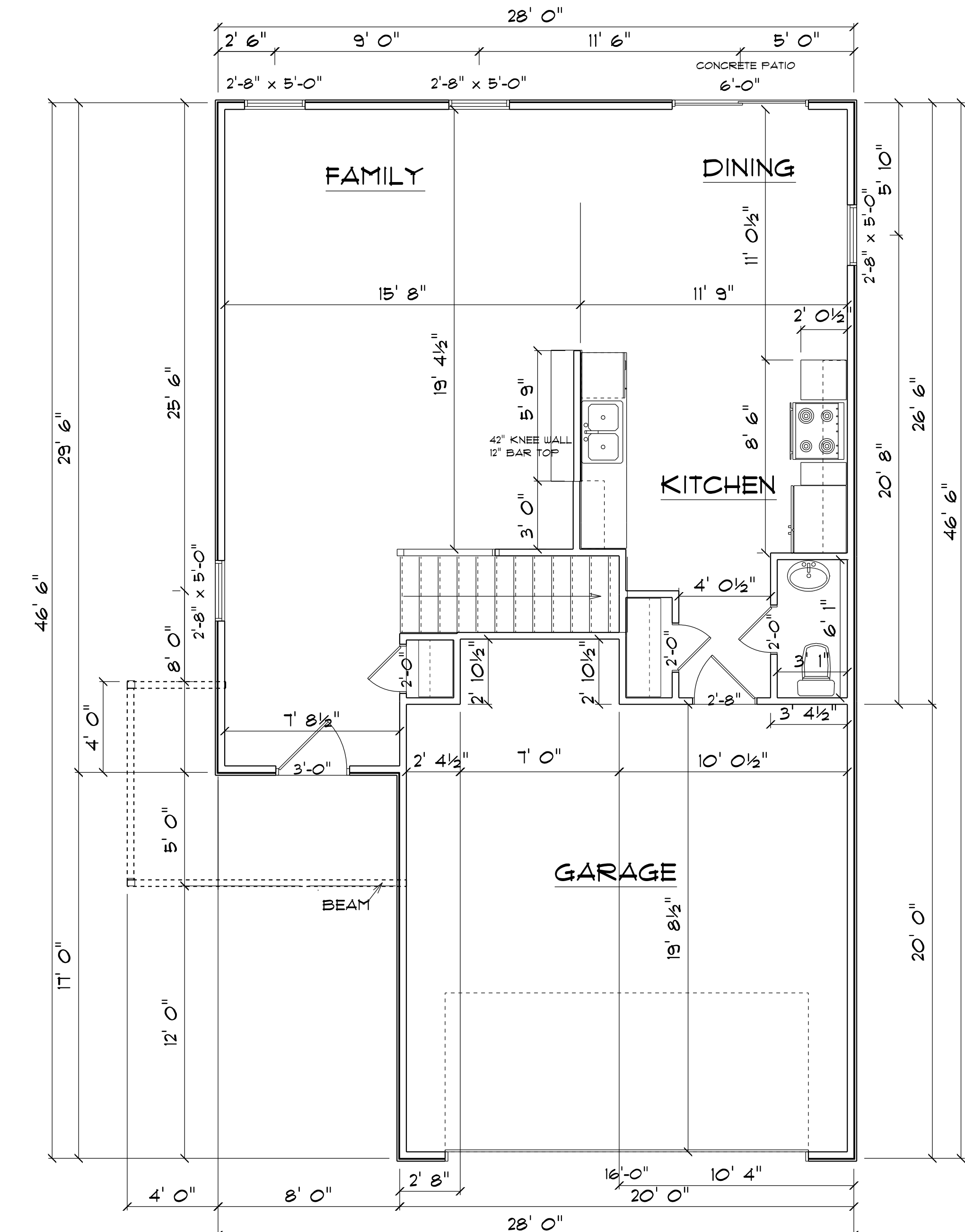
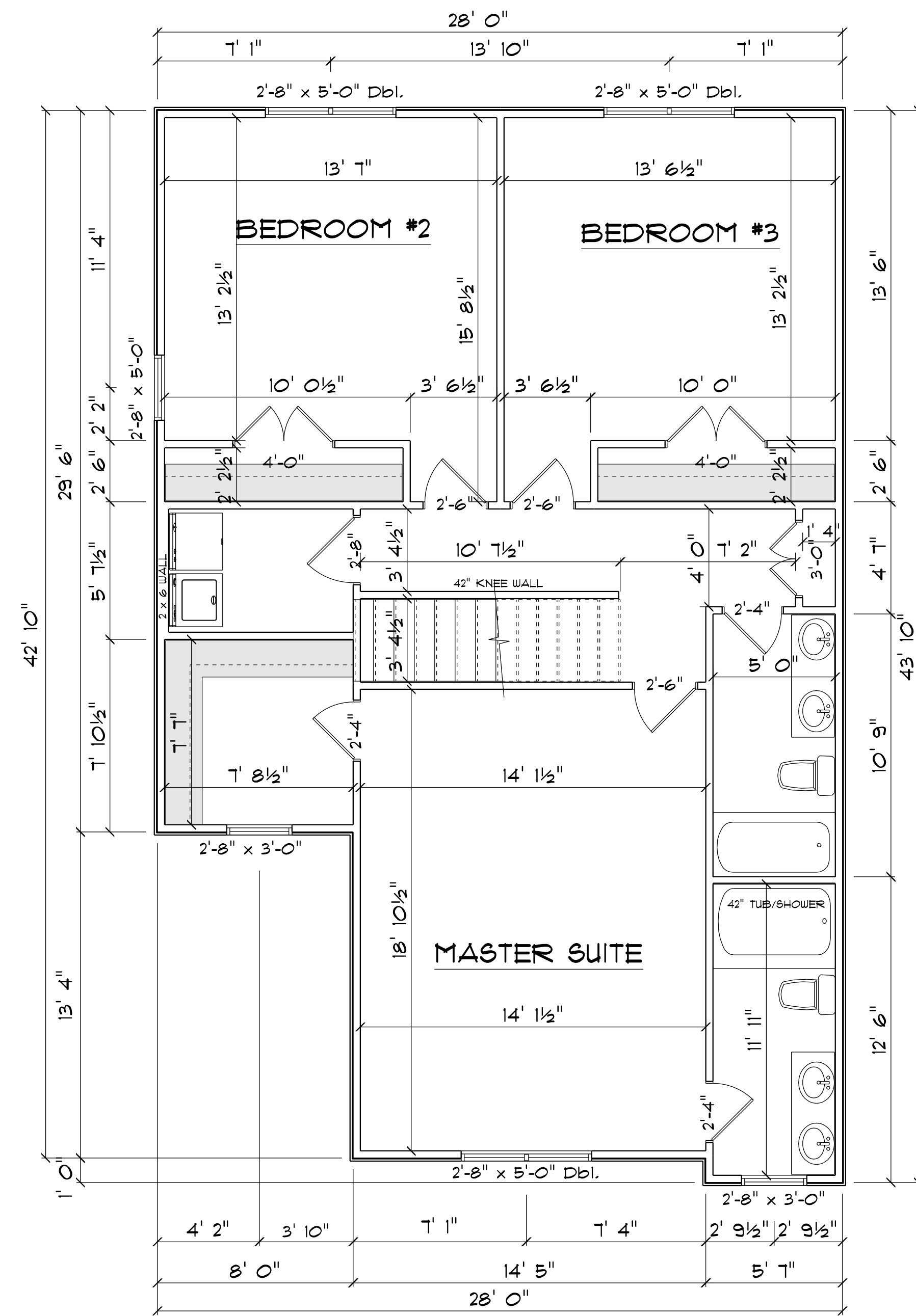
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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

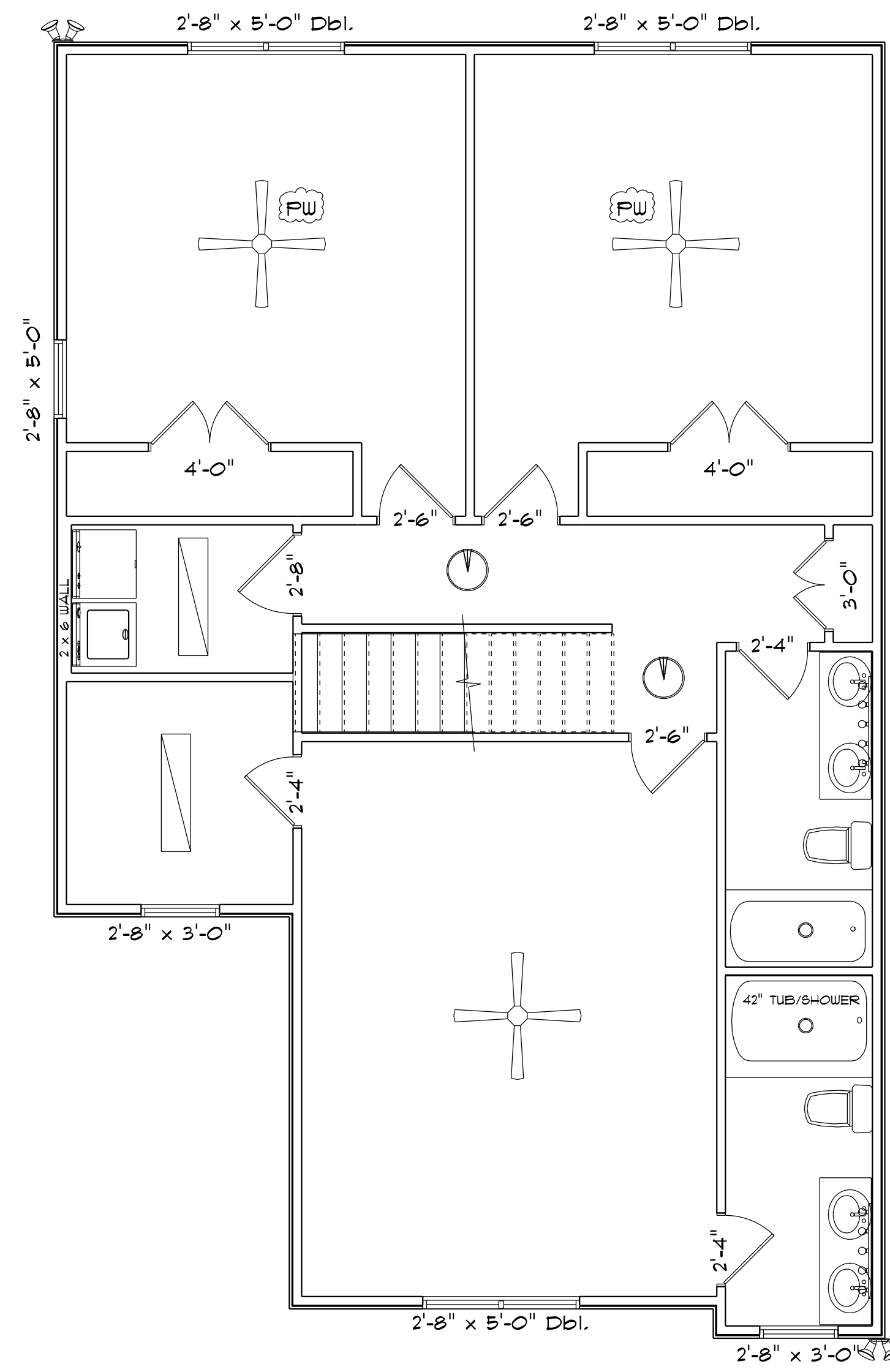
LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

OPENING SCHEDULE				
SIZE	HINGE	COUNT	LIBRARY NAME	TYPE
2'-4"	L	1	Interior Door\Colonial	DOOR
2'-4"	R	2	Interior Door\Colonial	DOOR
2'-6"	L	2	Interior Door\Colonial	DOOR
2'-6"	R	1	Interior Door\Colonial	DOOR
2'-8"	R	1	Interior Door\Colonial	DOOR
3'-0"	LR	1	Interior Door\Colonial	DOOR
4'-0"	LR	2	Interior Door\Colonial	DOOR
2'-8" x 3'-0"	N	1	Window/Single Hung	WINDOW
2'-8" x 5'-0"	N	1	Window/Single Hung	WINDOW
2'-8" x 3'-0"	N	1	Window/Single Hung	WINDOW
2'-8" x 5'-0" Dbl.	NN	3	Window/Single Hung	WINDOW

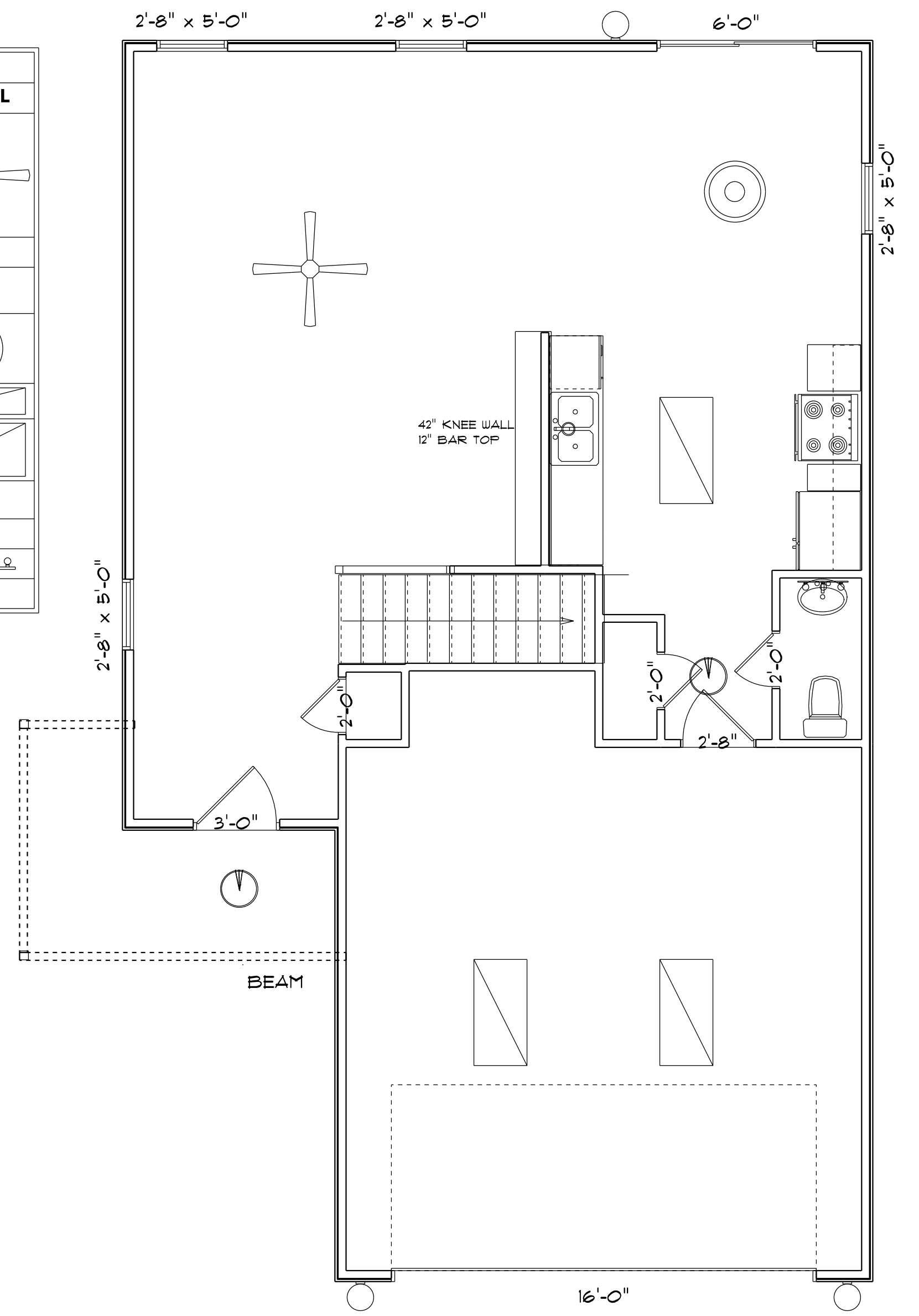


OPENING SCHEDULE				
SIZE	HINGE	COUNT	LIBRARY NAME	TYPE
3'-0"	L	1	Exterior Door\Colonial	DOOR
6'-0"	NL	1	Exterior Door\Patio	SLIDING DOOR
16'-0"	U	1	Garage	GARAGE
2'-0"	R	1	Interior Door\Colonial	DOOR
2'-0"	R	2	Interior Door\Colonial	DOOR
2'-8"	R	1	Interior Door\Colonial	DOOR
2'-8" x 5'-0"	N	4	Wndow/Single Hung	WINDOW

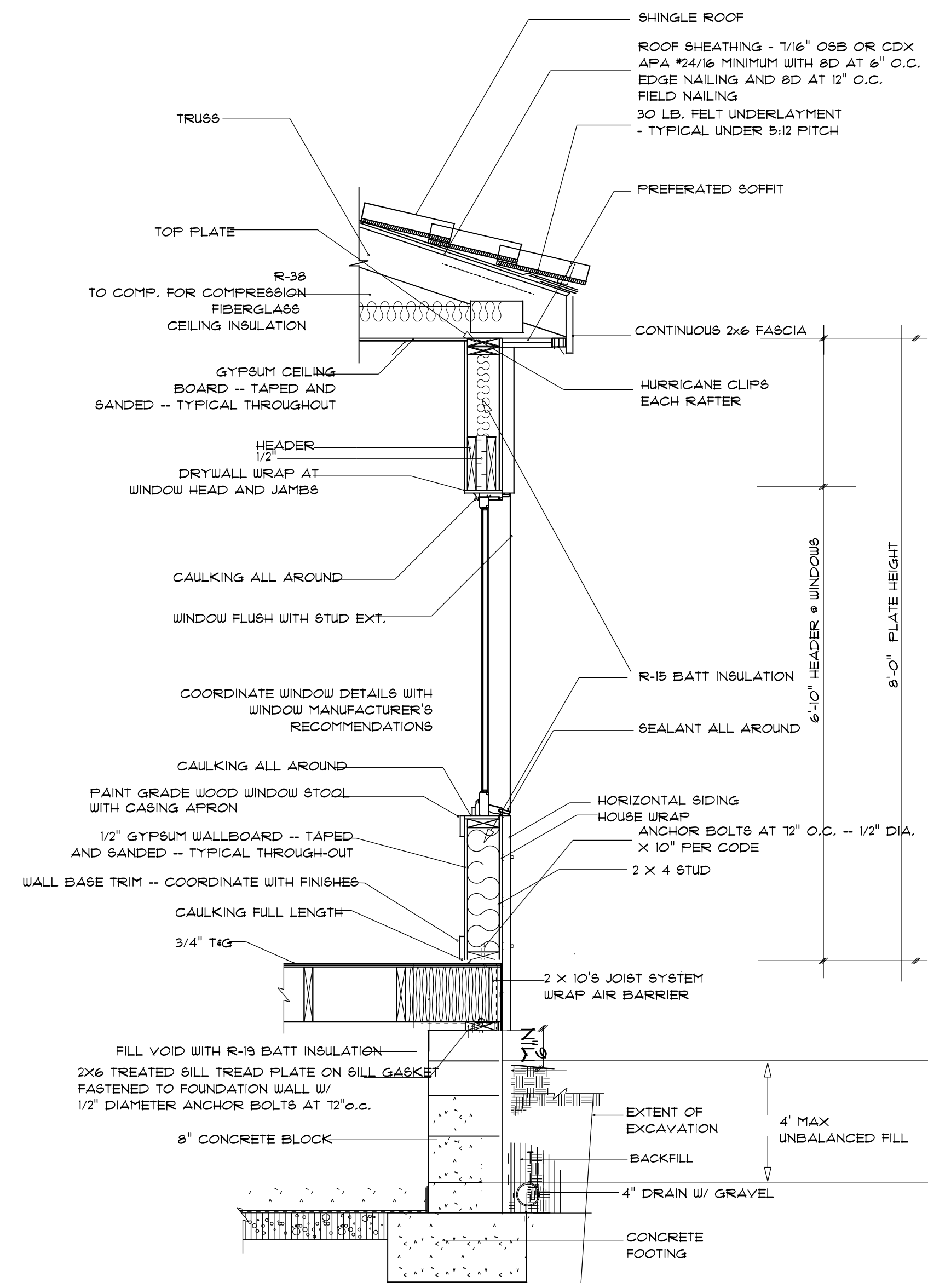


2ND FLOOR LAYOUT

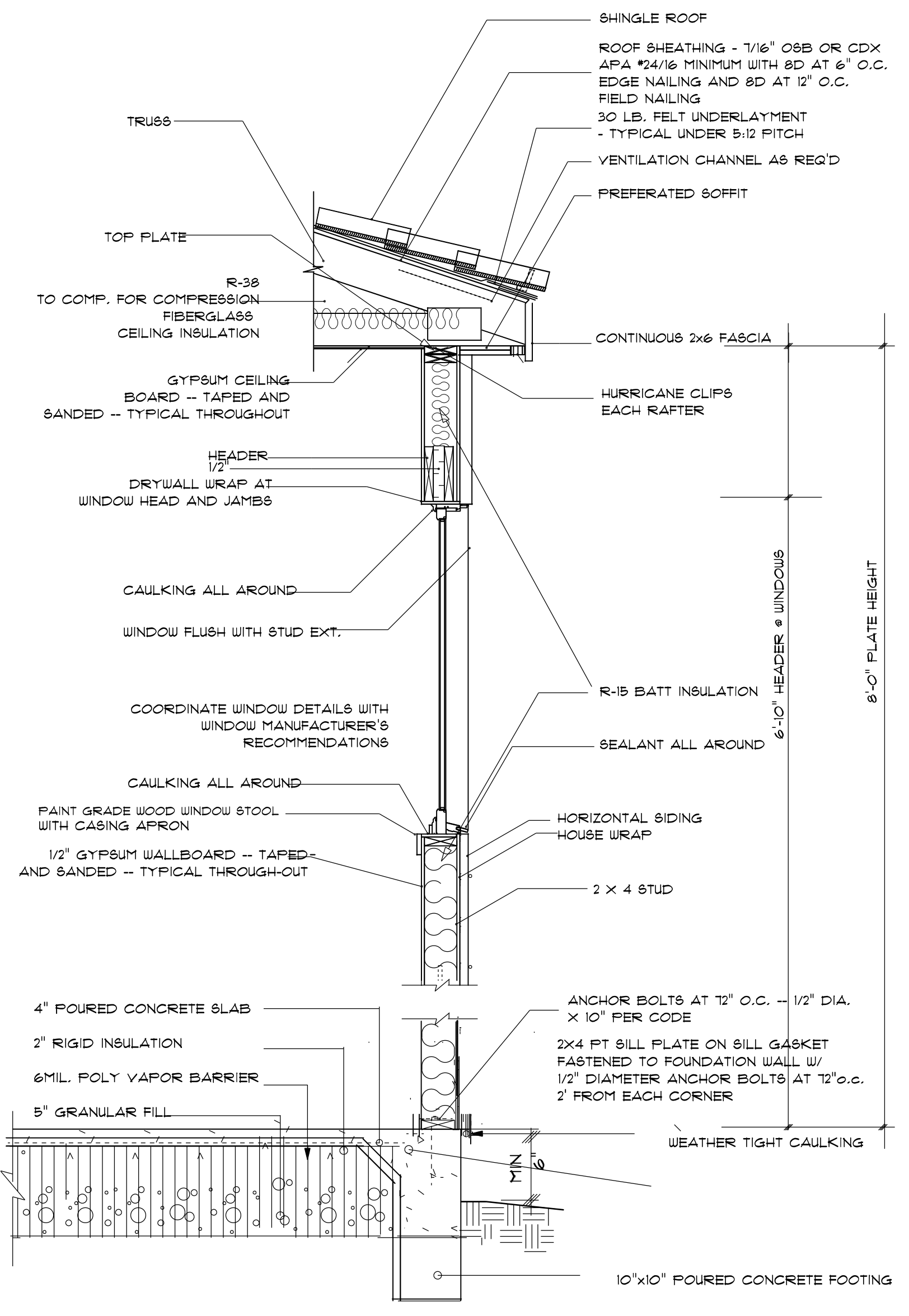
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed 01	4	
can light 6inch	3	
ceiling light 01	4	
ceiling light 06	1	
fluorescent light 1 x 4	2	
fluorescent light 2 x 4	3	
exterior light 01	3	
spotlight double with motion detector	2	
vanity bar light 01	2	
vanity bar light 02	1	



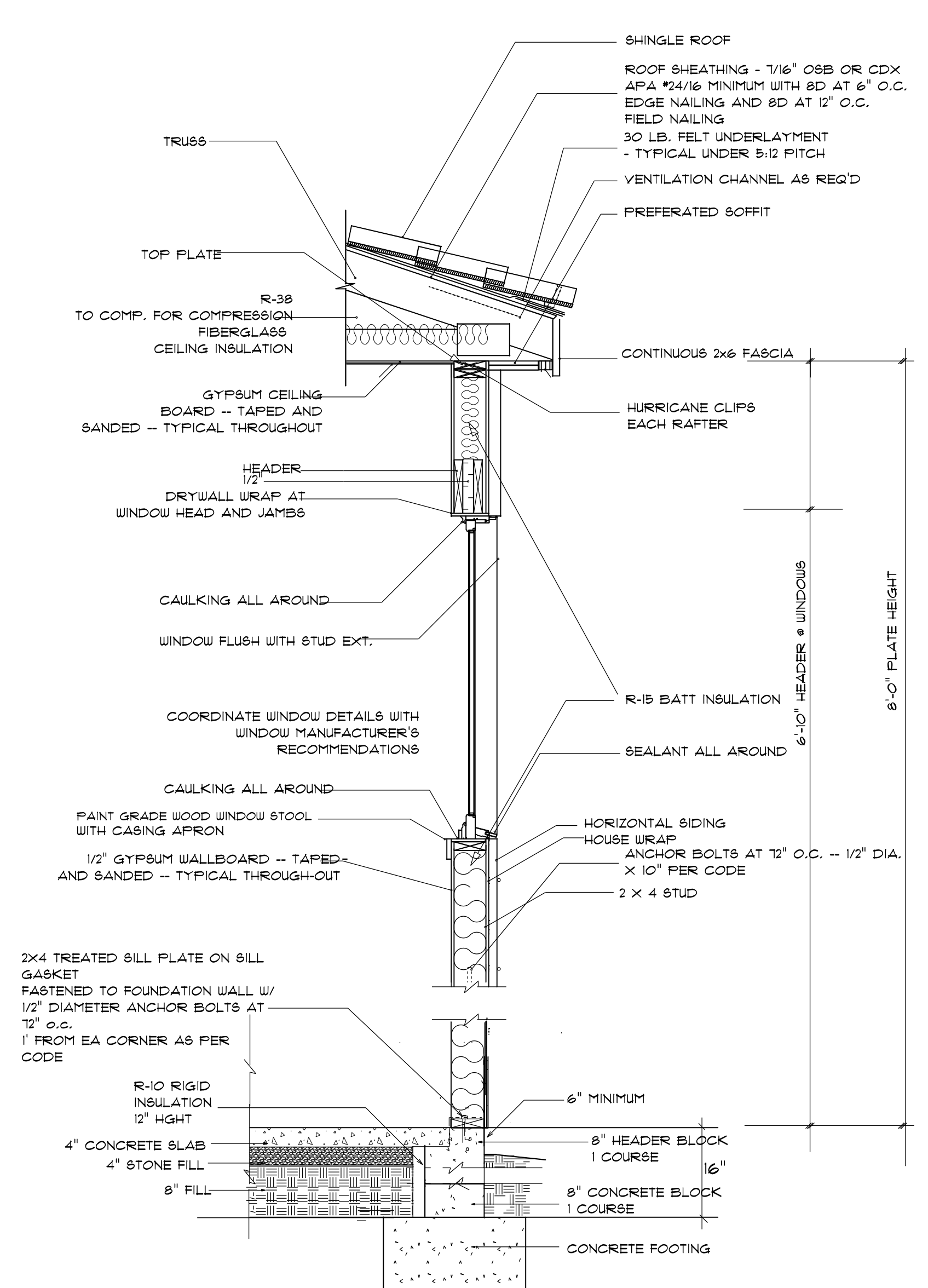
1ST FLOOR LAYOUT



CRAWL SPACE FOUNDATION DETAIL
not to scale



MON SLAB ON GRADE DETAIL
not to scale



STEM WALL FOUNDATION DETAIL
not to scale