



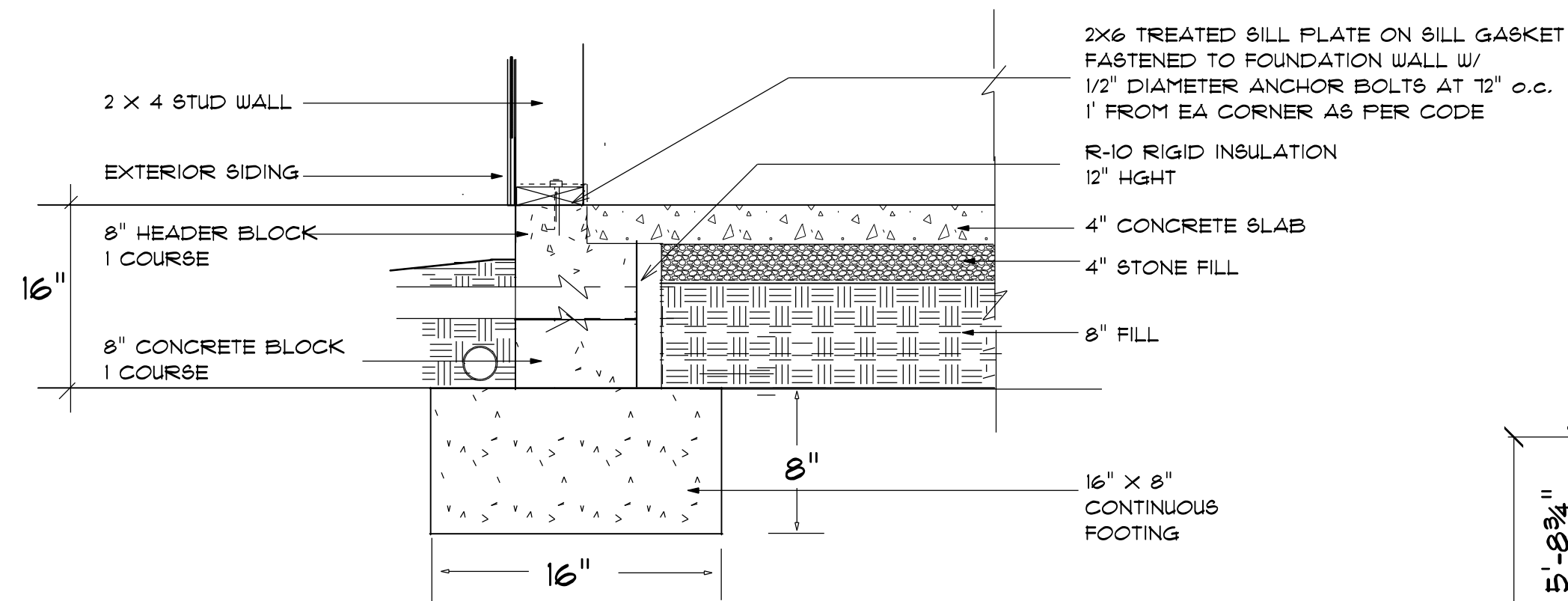
LEFT ELEVATION
SCALE: 1/4" = 1'



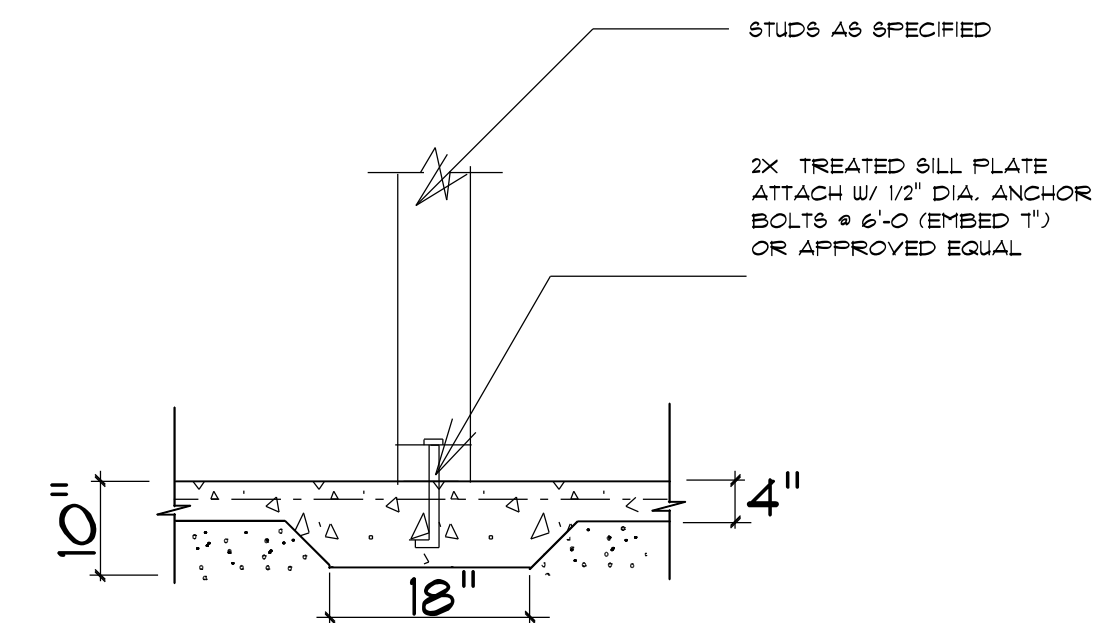
REAR ELEVATION
SCALE: 1/4" = 1'



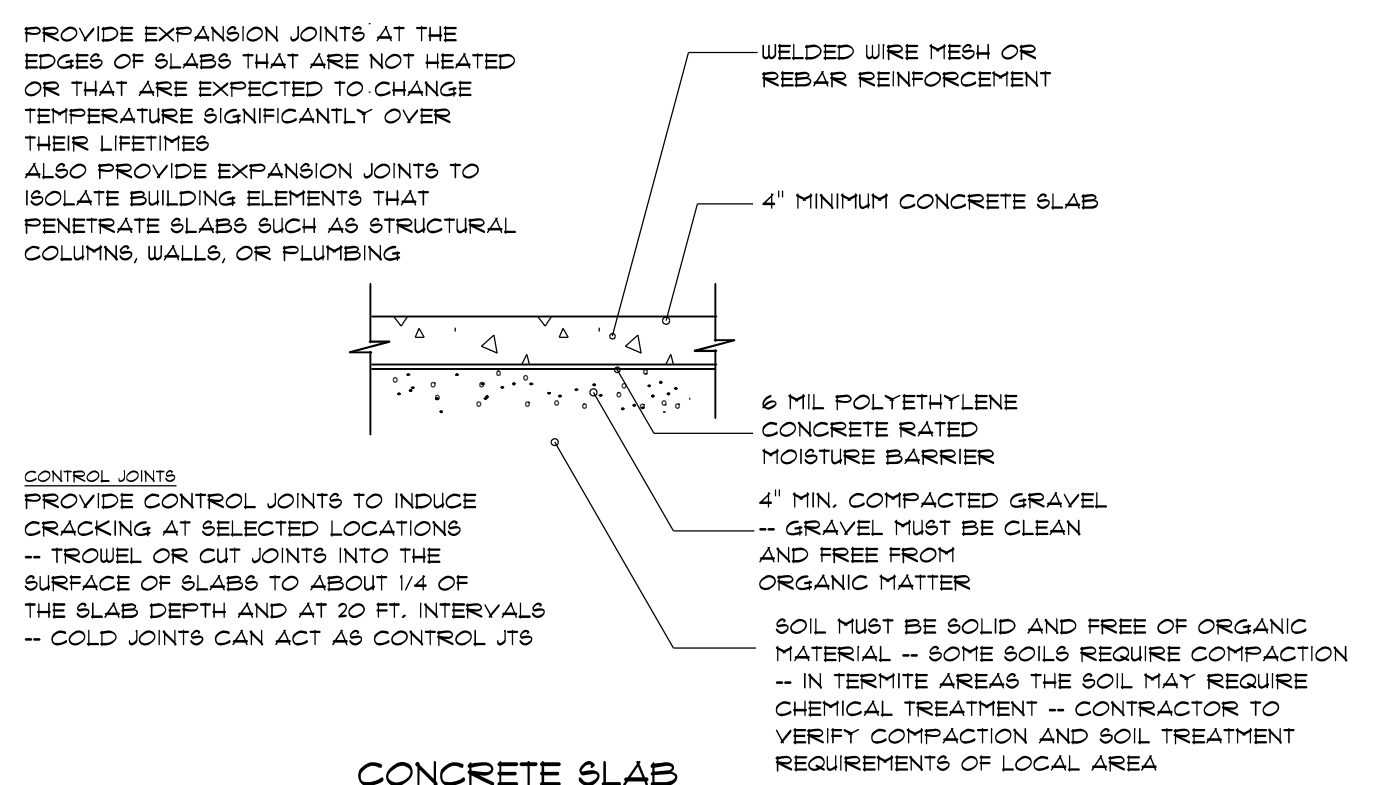
RIGHT ELEVATION
SCALE: 1/4" = 1'



STEM WALL FOUNDATION Detail not to scale

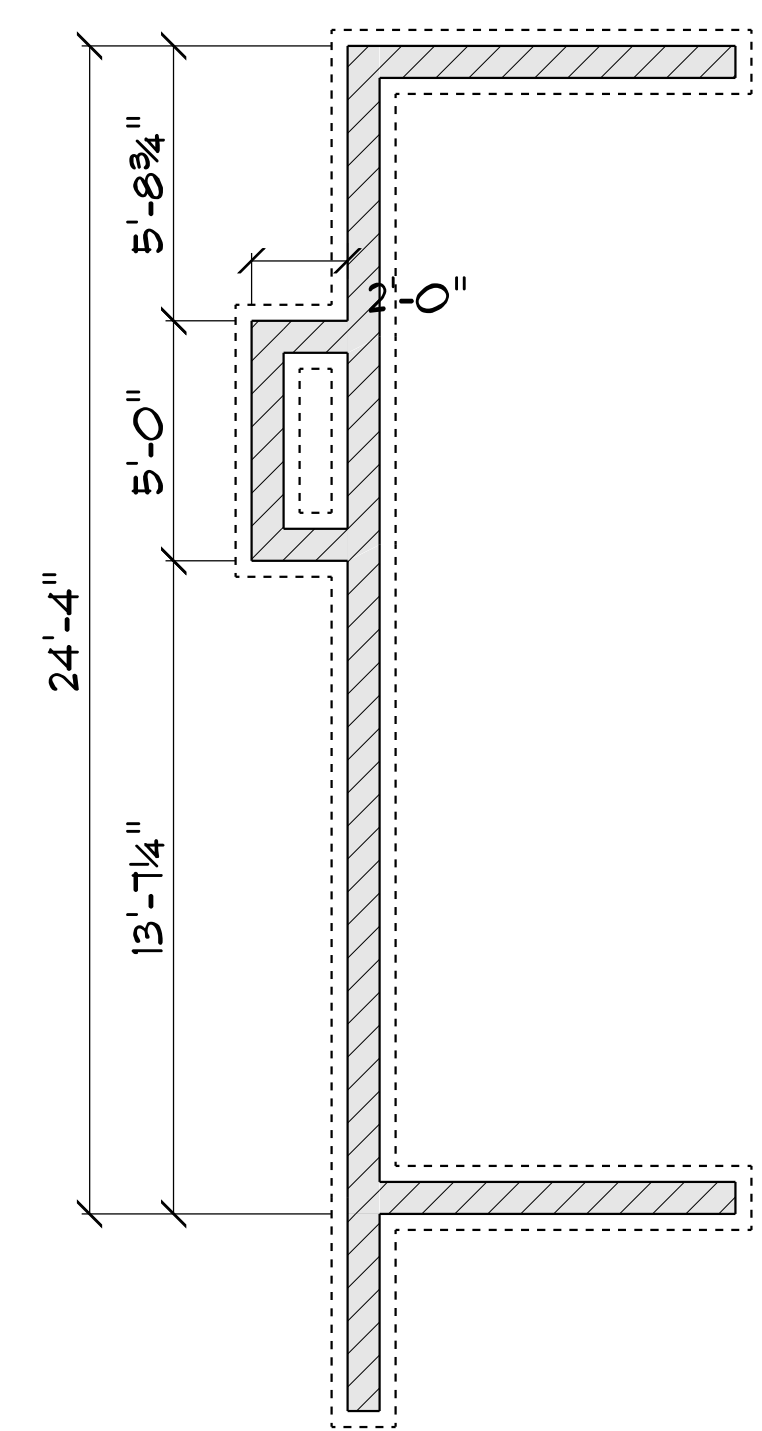


TYPICAL THICKENED SLAB

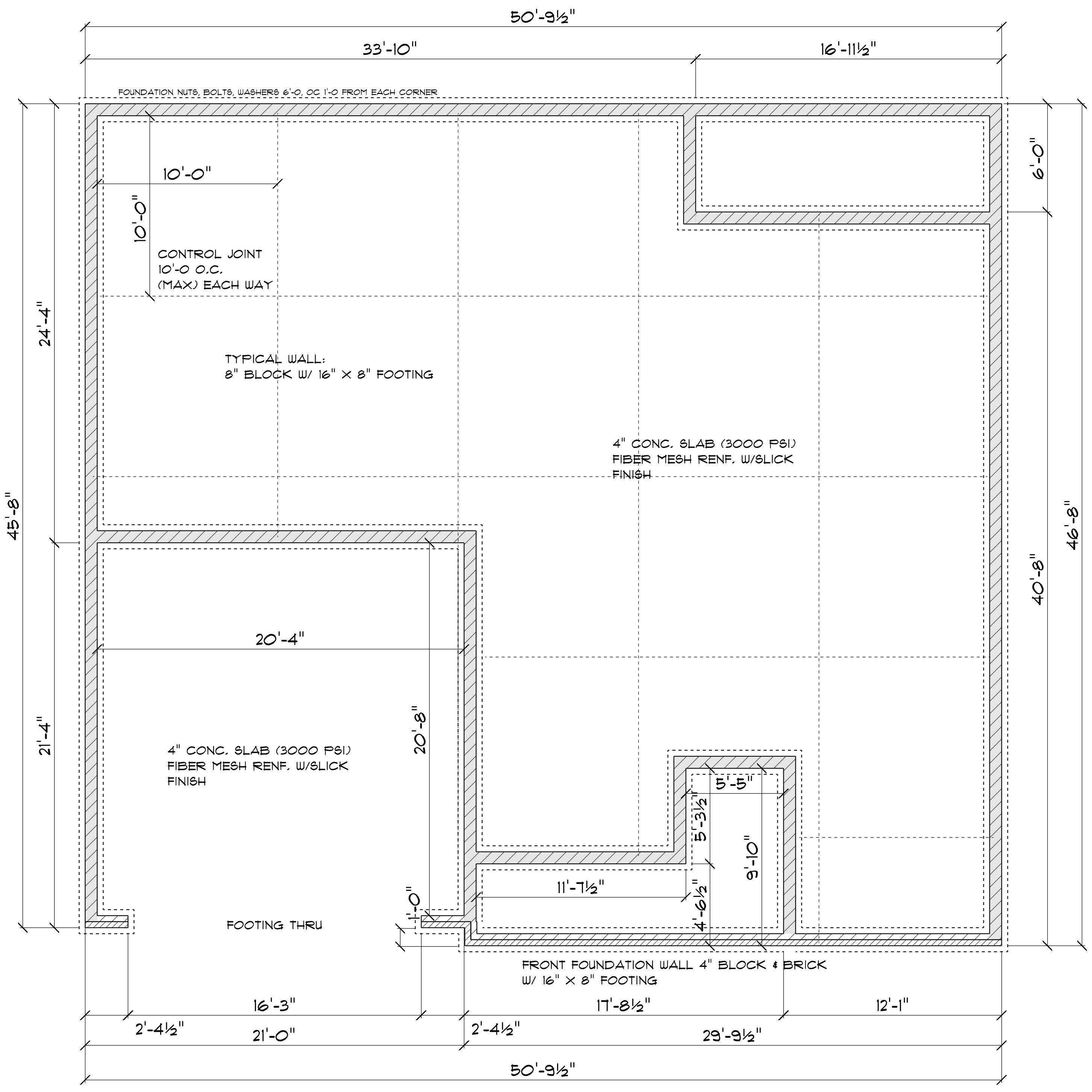


FOUNDATION NOTES:
 ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL. THE 28 DAY COMPRESSIVE STRENGTH OF ALL FOOTINGS IS 3000 PSI.
 PROVIDE WATER PROOFING AND PERIMETER DRAINS AS REQUIRED.
 FOUNDATION CONCRETE MIX TO HAVE 1/2" MAX AGGREGATE SIZE. CONCRETE FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.
 FOOTING WIDTHS ARE BASED ON A LOAD-BEARING SOIL CAPACITY OF 2000 PSF.
 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.



OPTIONAL GAS FIREPLACE
 SCALE: 1" = 1/4"



FOUNDATION PLAN
 SCALE: 1" = 1/4"

OPENING SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0"	2	Window\Double Hung	32"	60-1/2"
2'-8" x 5'-0" Dbl	5	Window\Double Hung	64-1/2"	60-1/2"
2'-0" x 3'-0"	2	Window\Double Hung	24"	36"
4'-0" x 3'-0"	1	Window\Double Hung	48"	36"

GENERAL FRAMING NOTES:

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

FRAMING LUMBER SHALL BE 6YP #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" ON AN USE 3-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOWNS UNO.

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

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

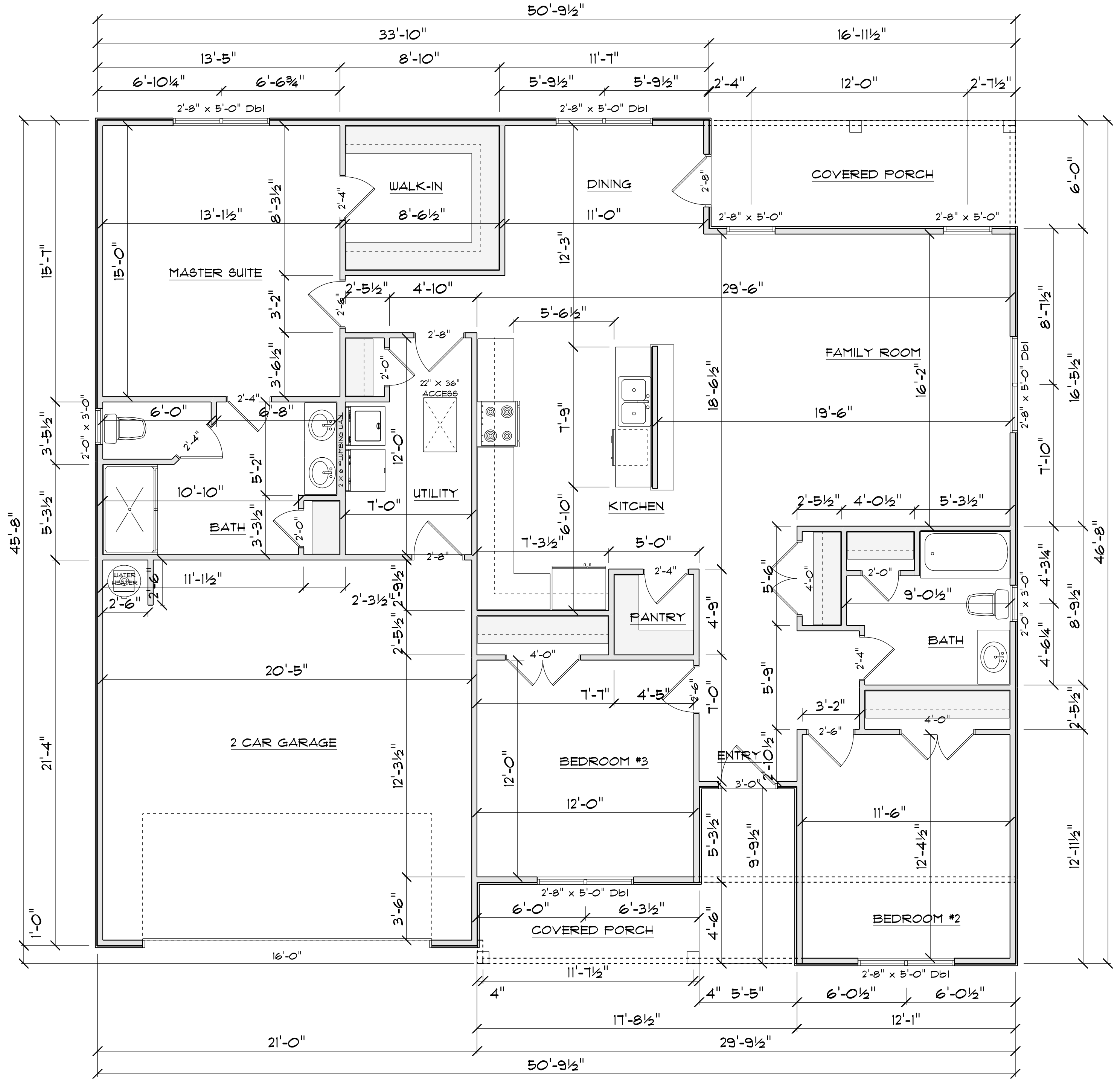
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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 TJ'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

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.



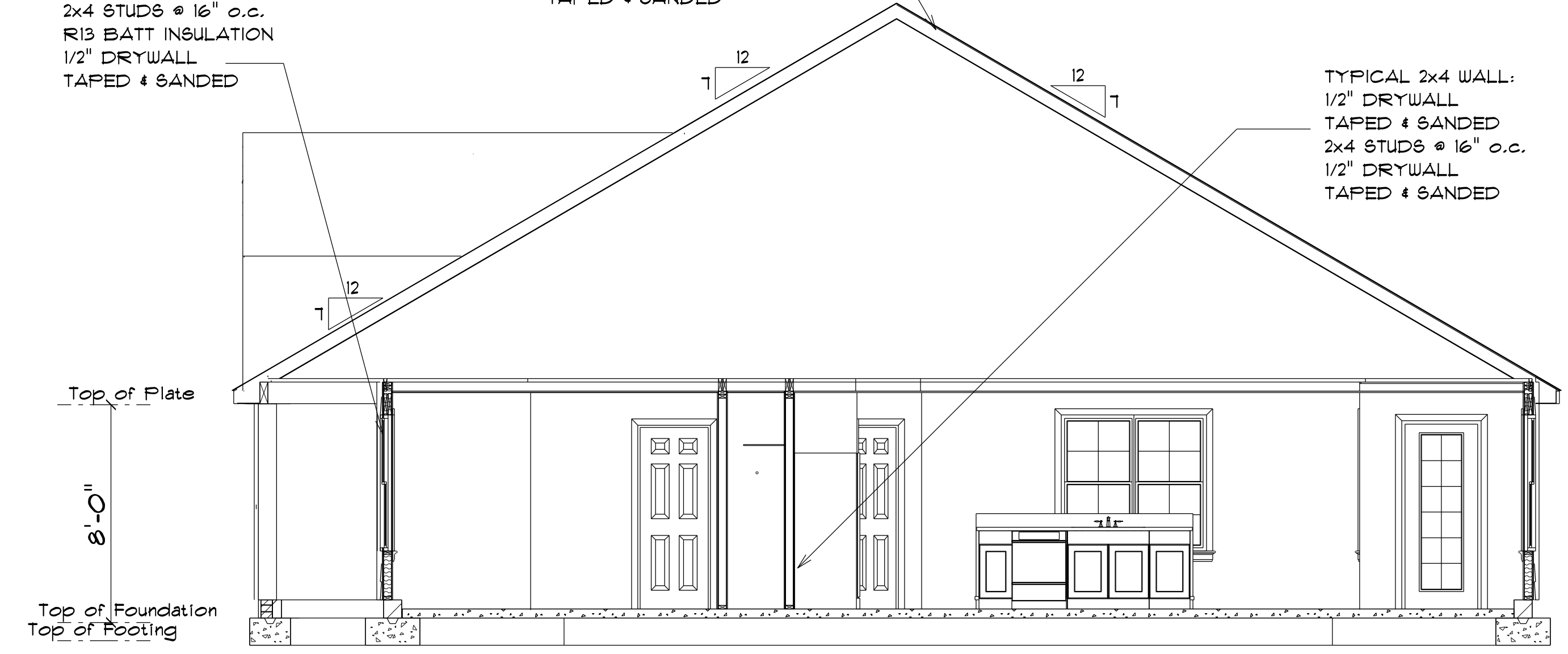
FLOOR PLAN
 SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated Floor Area	1717.1 sq. ft.
Garage	447.3 sq. ft.
Covered Porch	199.2 sq. ft.

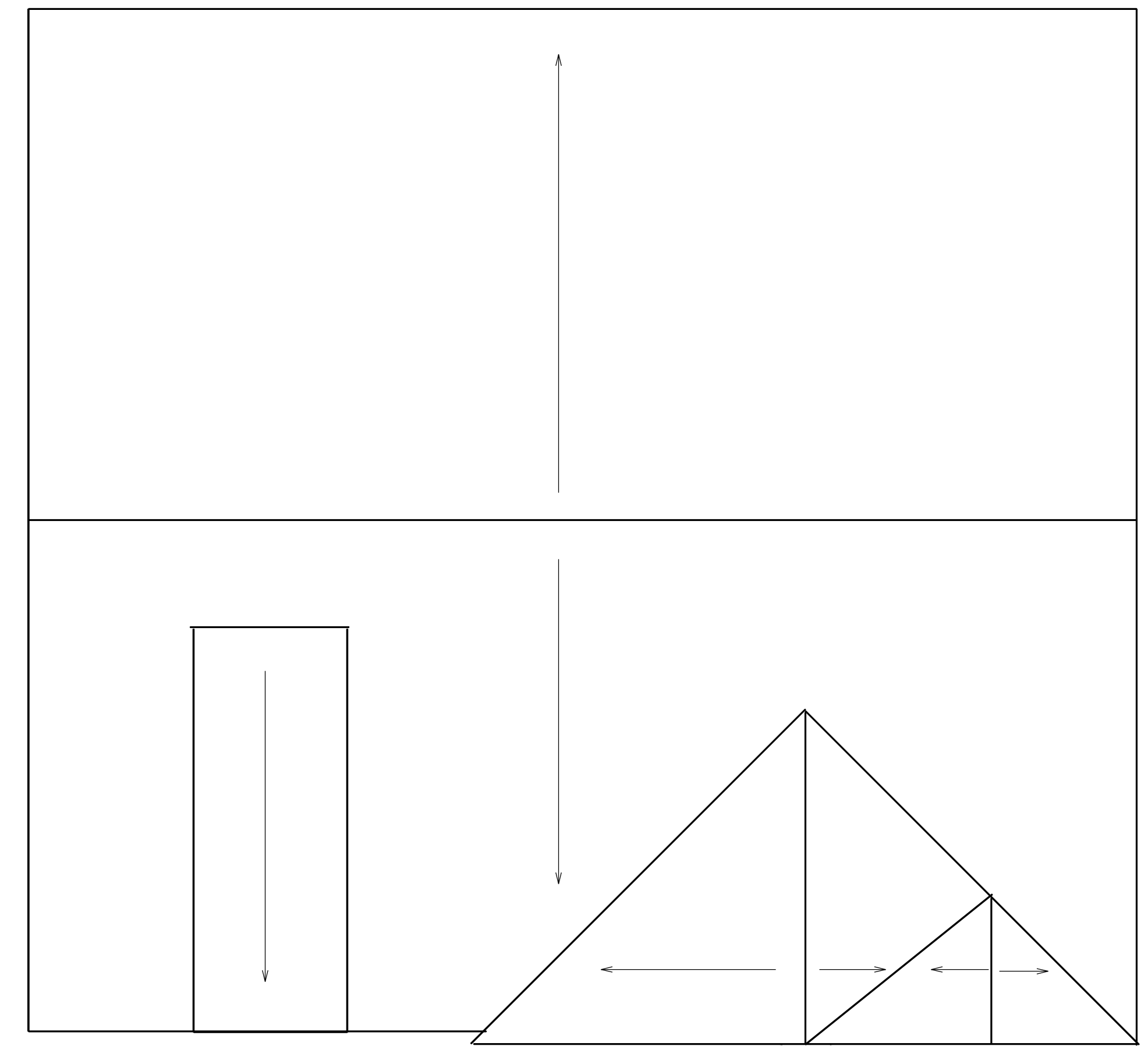
TYPICAL TRUSS ROOF:
 SHINGLES
 1/16" ROOFING PLYWOOD c/w
 H' CLIPS
 BLOCK & BRACE PER TRUSS MGR.
 PRE-ENGINEERED TRUSSES @ 24" o.c.
 2x4 TRUSS BRACING
 R38 BLOWN INSULATION
 5/8" CEILING BOARD
 TAPED & SANDED

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

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

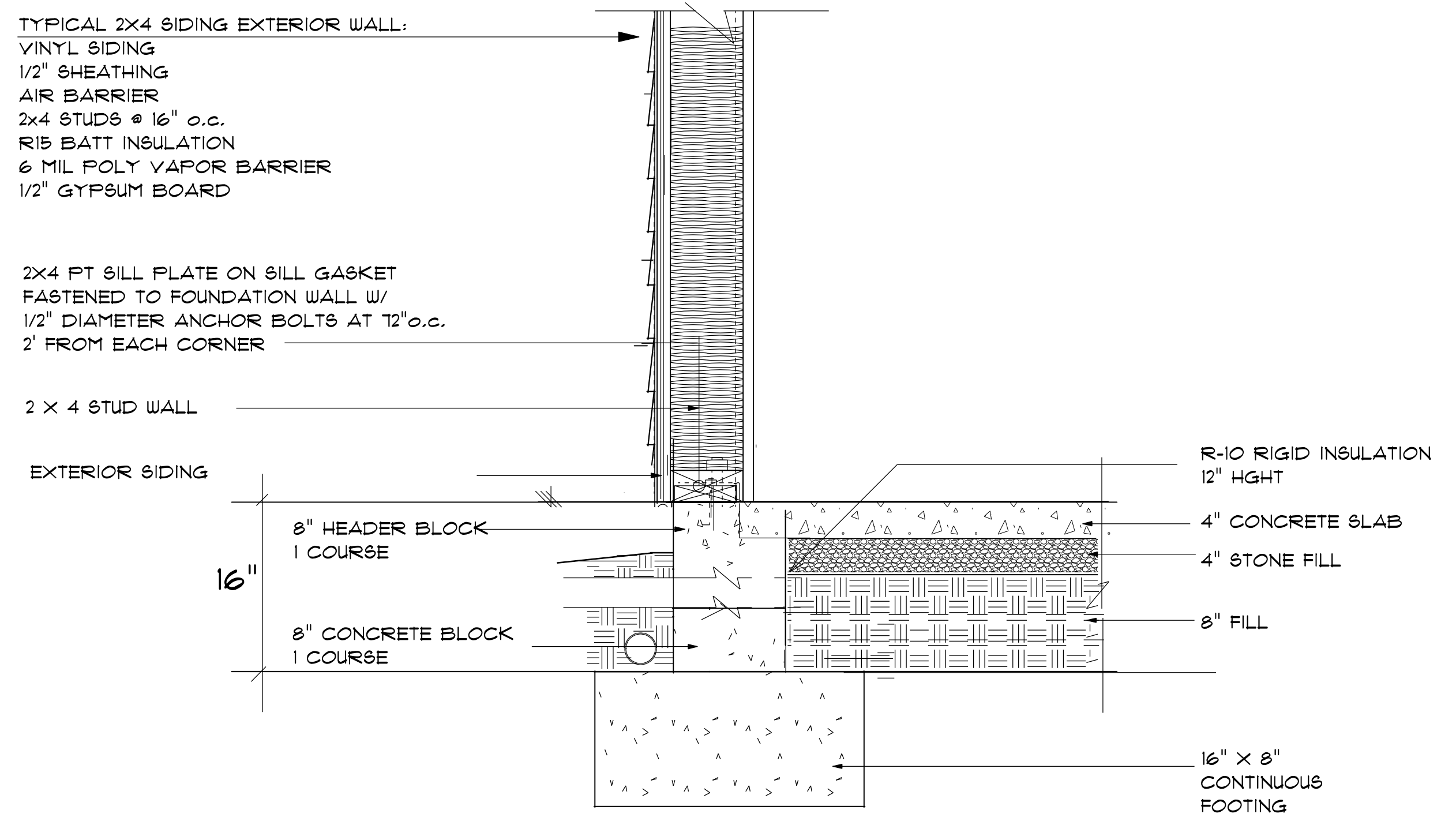
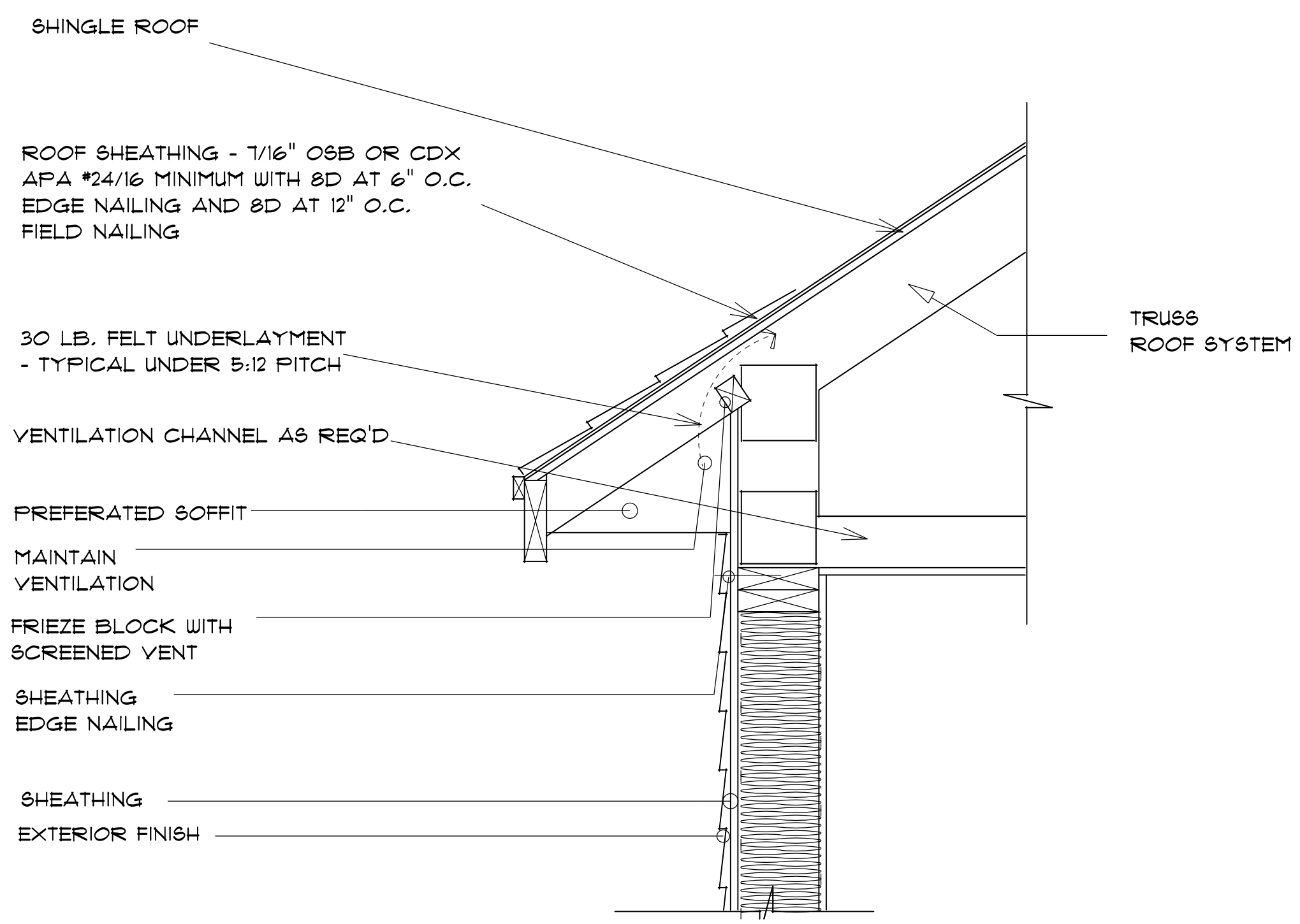


SECTION
 SCALE: 1" = 1/4"



ROOF PLAN
 SCALE: 1" = 3/16"
 12" OH ALL
 1/12 PITCH
 3/12 PITCH SHED DORMER

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.







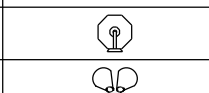






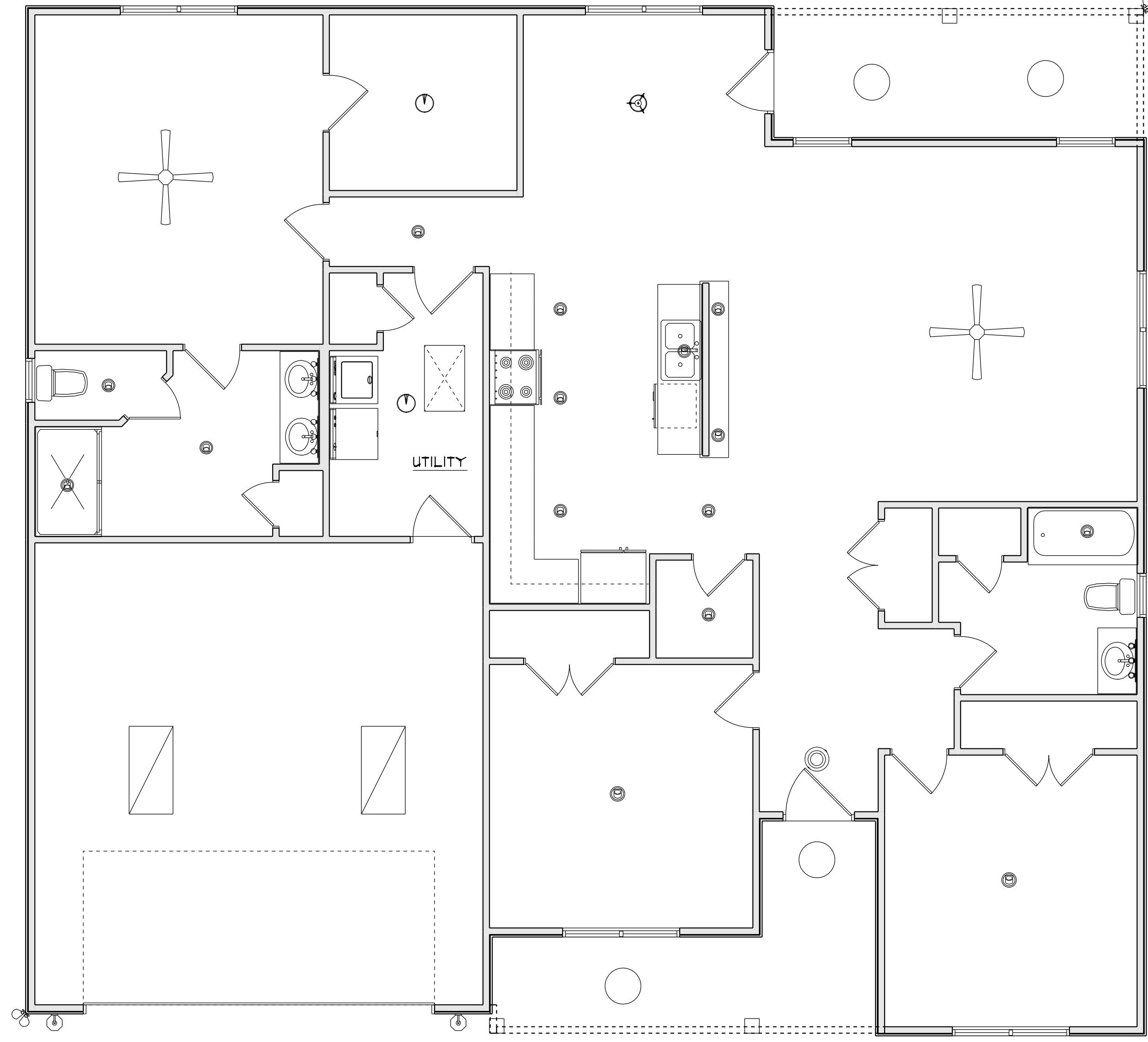
2x4/SIDING STEM WALL FOUNDATION
 not to scale

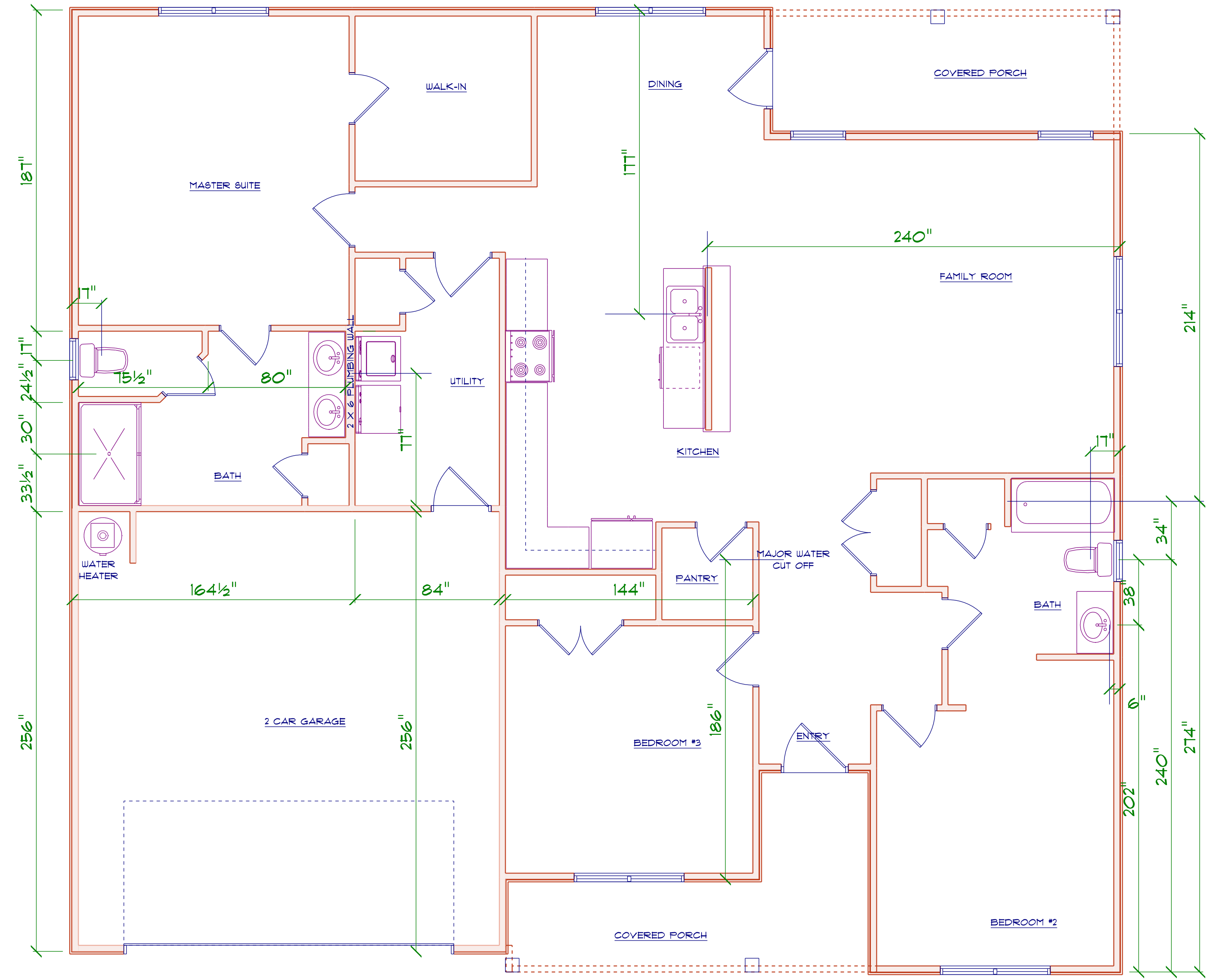
SHINGLE ROOF
 ROOF SHEATHING - 1/16" OSB OR CDX
 APA #24/16 MINIMUM WITH 8D AT 6" O.C.
 EDGE NAILING AND 8D AT 12" O.C.
 FIELD NAILING
 30 LB. FELT UNDERLAYMENT
 - TYPICAL UNDER 5:12 PITCH
 VENTILATION CHANNEL AS REQ'D
 PREFERATED SOFFIT
 MAINTAIN VENTILATION
 FRIEZE BLOCK WITH SCREENED VENT
 SHEATHING
 EDGE NAILING
 SHEATHING
 EXTERIOR FINISH

TYPICAL 2x4 SIDING EXTERIOR WALL:
 VINYL SIDING
 1/2" SHEATHING
 AIR BARRIER
 2x4 STUDS @ 16" o.c.
 R13 BATT INSULATION
 6 MIL POLY VAPOR BARRIER
 1/2" GYPSUM BOARD
 2x4 FT SILL PLATE ON SILL GASKET
 FASTENED TO FOUNDATION WALL W/
 1/2" DIAMETER ANCHOR BOLTS AT 12" o.c.
 2' FROM EACH CORNER
 2 X 4 STUD WALL
 EXTERIOR SIDING

R-10 RIGID INSULATION
 12" HGT
 4" CONCRETE SLAB
 4" STONE FILL
 8" FILL
 16" X 8" CONTINUOUS FOOTING

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed O1	2	
foyer light	1	
10" led light	2	
7" led disc	13	
out door over head	4	
ceiling light 19	1	
4' fluorescent light	2	
outdoor carriage light	2	
flood light	2	
vanity light	4	
over head light	2	





PLUMBING DROP PLAN

SCALE: 1" = 1/4"