

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

EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A BILL 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 36" IN HEIGHT.

1. 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.

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 A&CE 1-9B
- 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 7/12 34.8 PSF
 - 6.5.2 Roof Slopes 7/12 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.

SHINGLE ROOF
SHAKE SIDING
HORIZONTAL SIDING

2'-2'-8" X 2'-8" SINGLE HUNG FRAME 6" BETWEEN OPENINGS
FRAME DORMER 1'-0" X 6'-0"
FRAME FRONT DORMER WALL 4'-0" UP FROM FRONT WALL PLATE
CENTER OVER GARAGE DR OPENING



FRONT ELEVATION

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

FENESTRATION CALCULATIONS

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Ext. Wall
1st			
2nd			
other	8'	1752	1752
1752	Total Sq. Ft. of Exterior Walls		

Total Fenestration	Total Exterior Walls	Percentage of wall openings
246 sq. ft.	1752	15%

Above Grade Walls Surrounding Heated Space



REAR ELEVATION

SCALE: 1/4" = 1'



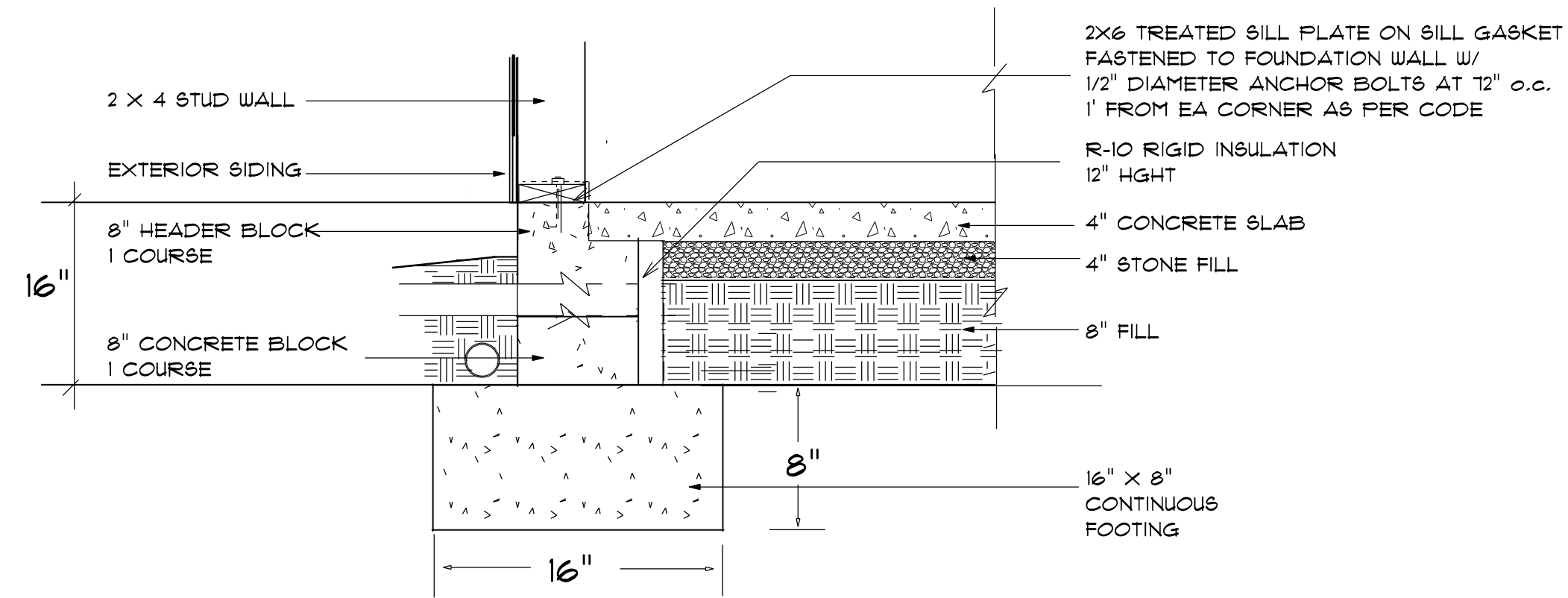
RIGHT ELEVATION

SCALE: 1/4" = 1'

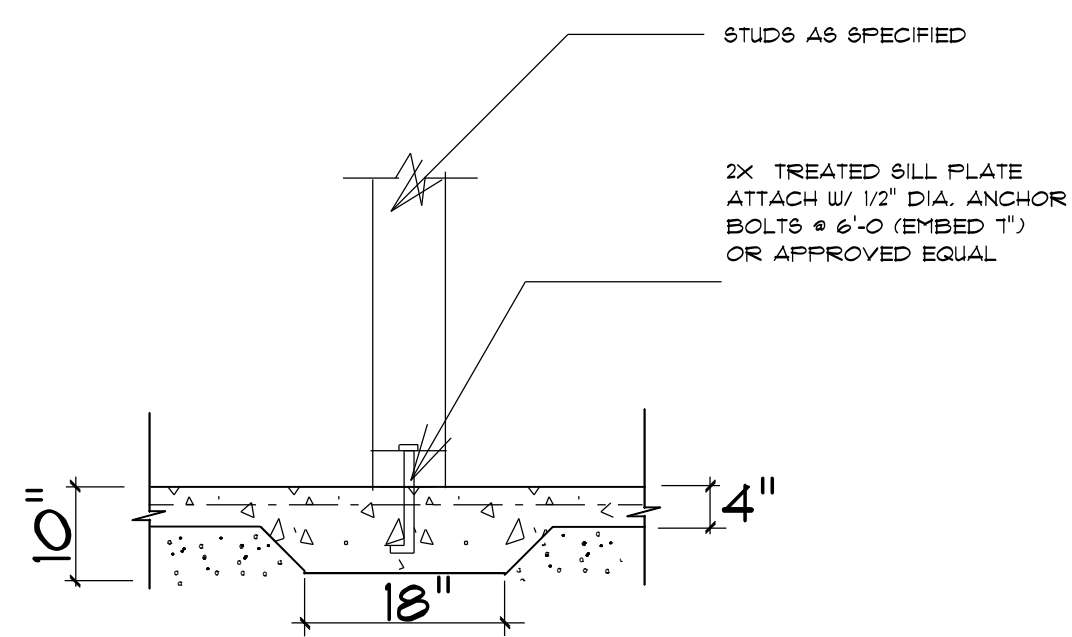


LEFT ELEVATION

SCALE: 1/4" = 1'



STEM WALL FOUNDATION Detail not to scale



TYPICAL THICKENED SLAB

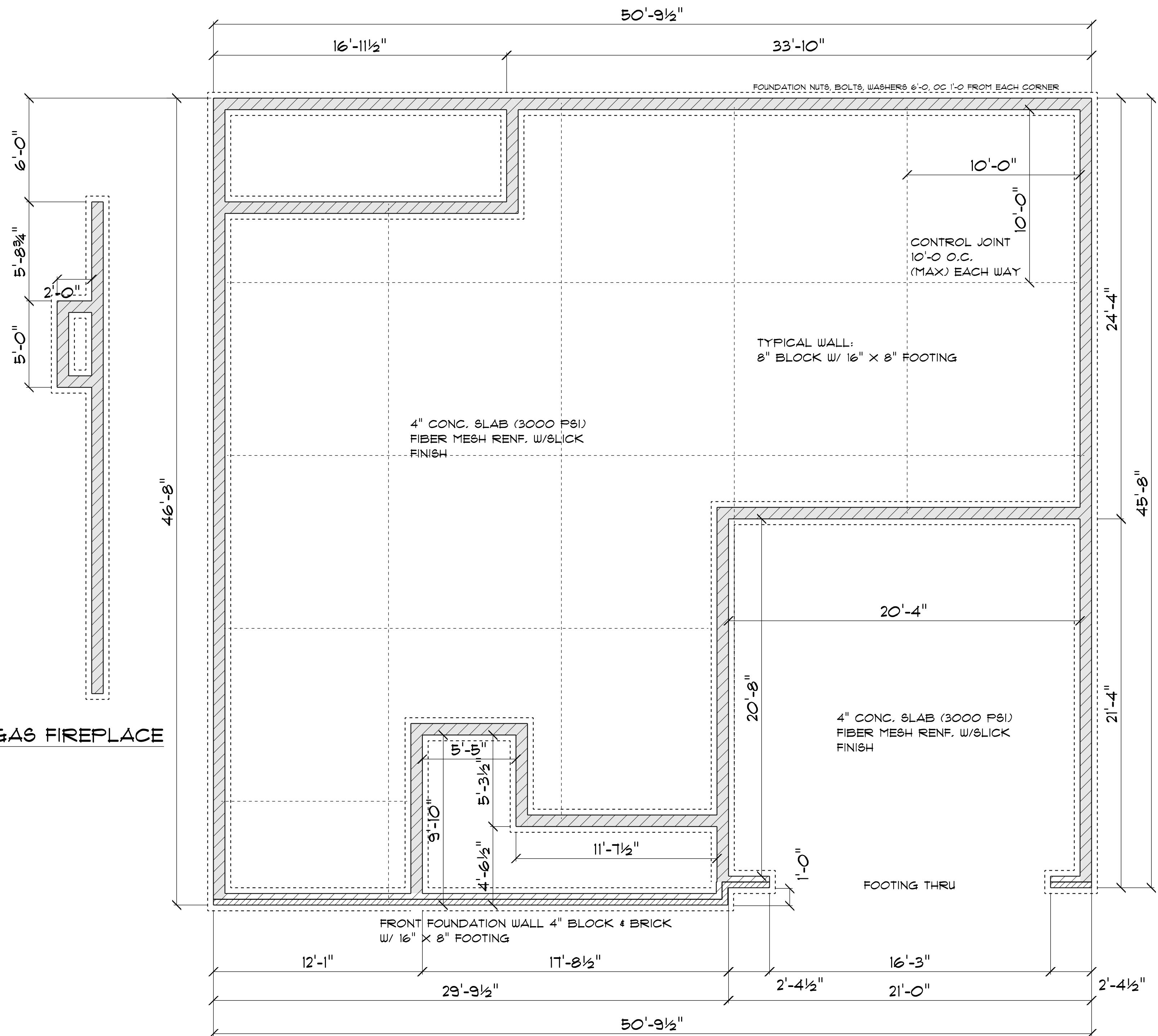
PROVIDE EXPANSION JOINTS AT THE EDGES OF SLABS THAT ARE NOT HEATED OR THAT ARE EXPECTED TO CHANGE TEMPERATURE SIGNIFICANTLY OVER THEIR LIFETIMES. ALSO PROVIDE EXPANSION JOINTS TO ISOLATE BUILDING ELEMENTS THAT PENETRATE SLABS SUCH AS STRUCTURAL COLUMNS, WALLS, OR PLUMBING.

CONTROL JOINTS
PROVIDE CONTROL JOINTS TO INDUCE CRACKING AT SELECTED LOCATIONS -- TROWEL OR CUT JOINTS INTO THE SURFACE OF SLABS TO ABOUT 1/4 OF THE SLAB DEPTH AND AT 20 FT. INTERVALS -- COLD JOINTS CAN ACT AS CONTROL JTS

CONCRETE SLAB DETAILS / NOTES

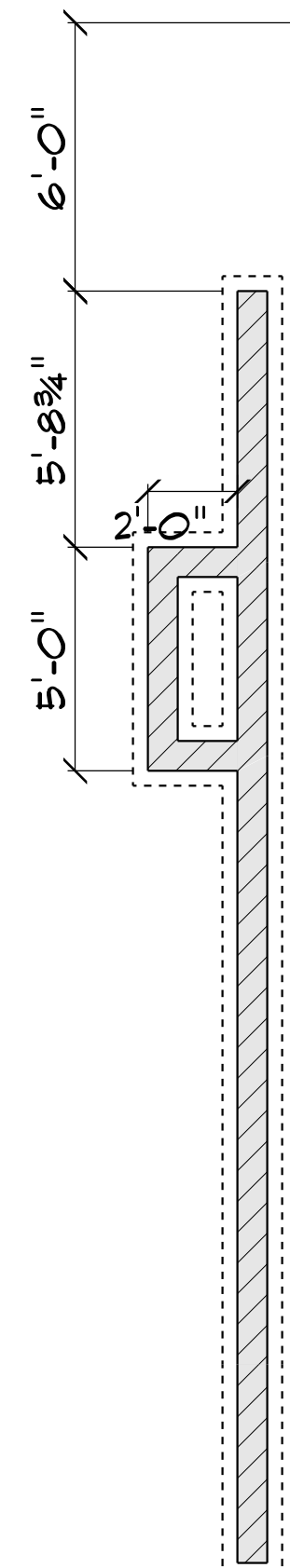
FOUNDATION NOTES:
ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL. THE 28 DAY COMPRESSIVE STRENGTH OF ALL FOOTINGS IS 3000 PSI.
PROVIDE WATER PROOFING AND PERIMETER DRAINS AS REQUIRED.
FOUNDATION CONCRETE MIX TO HAVE 1/2" MAX AGGREGATE SIZE. CONCRETE FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.
FOOTING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



FOUNDATION PLAN

SCALE: 1" = 1/4"



OPENING SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0"	4	Window/Double Hung	32"	60-1/2"
2'-8" x 5'-0" Dbl	4	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 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 SILL PLATE WITH 8d TOE NAILS.

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

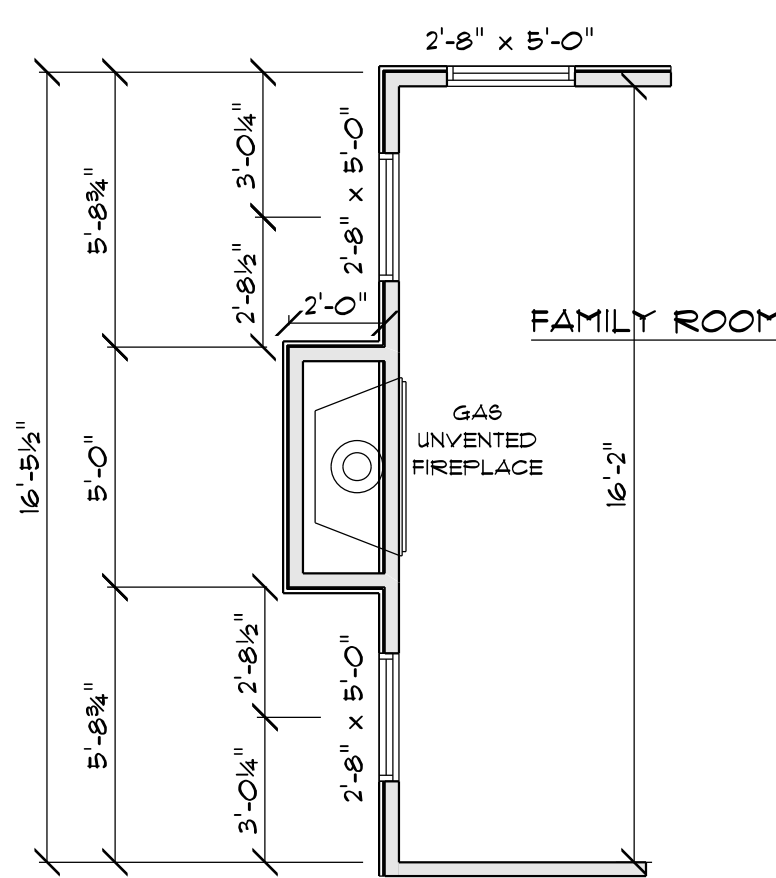
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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

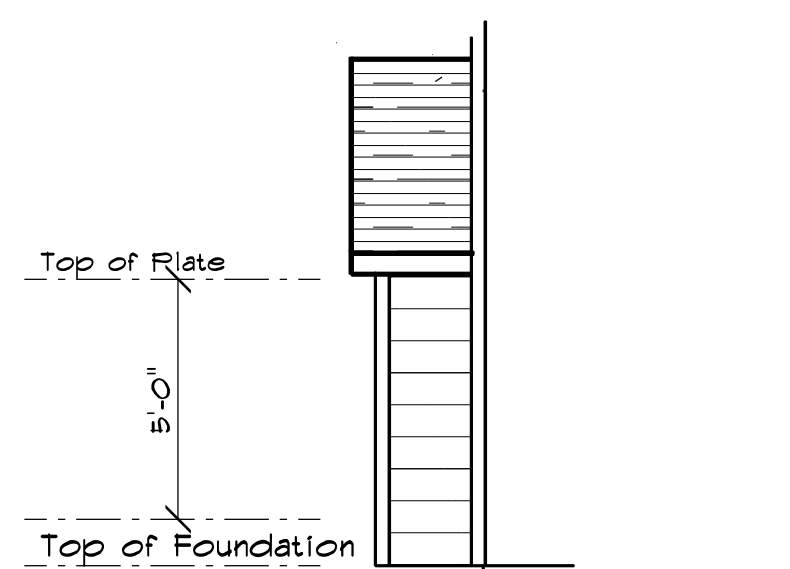
LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

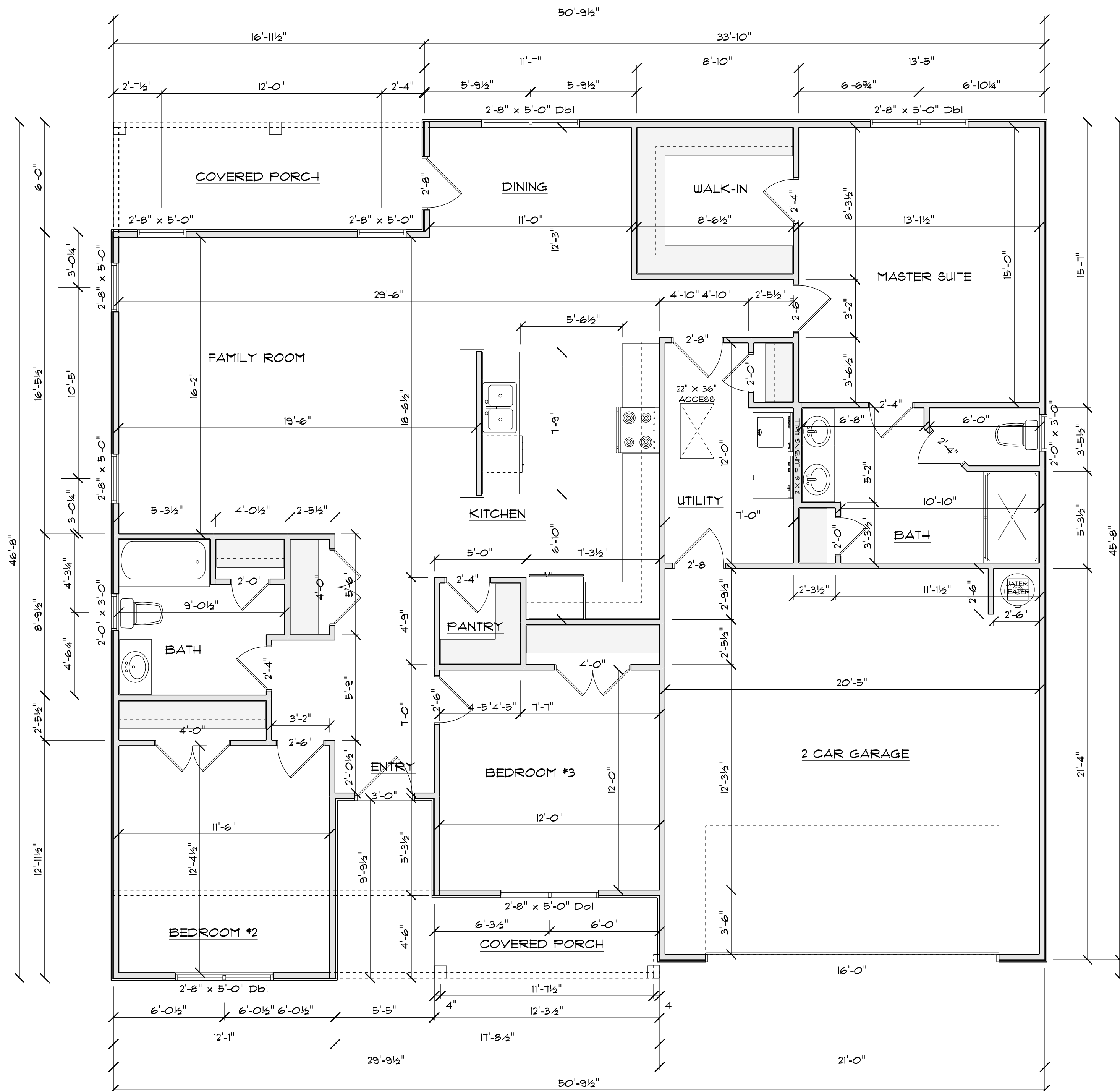
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OPTIONAL GAS FIREPLACE
SCALE: 1" = 1/4"

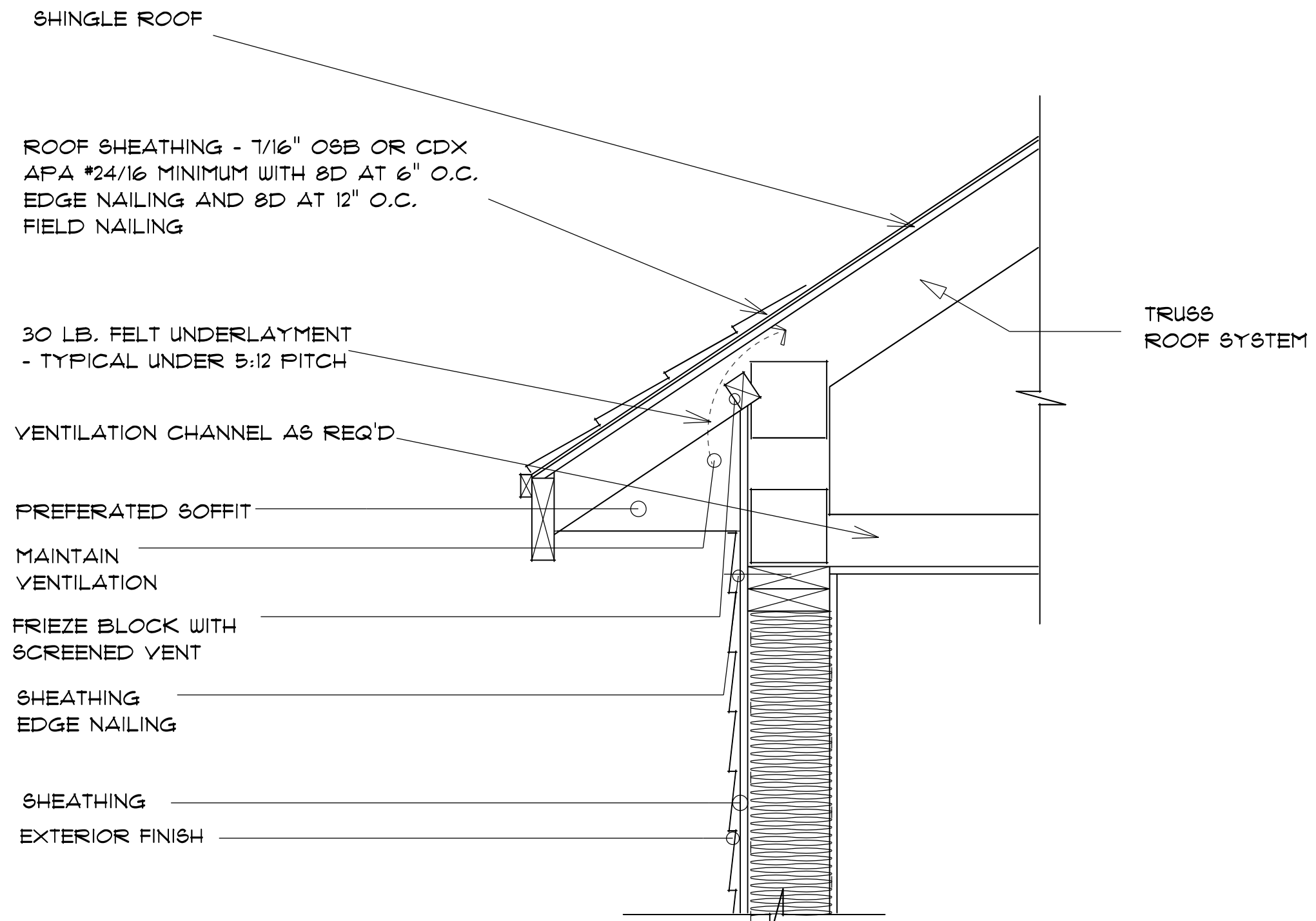


FIREPLACE CHIMNEY
SCALE: 1" = 1/4"
NOTE: IF USING A CRAIL SPACE FOUNDATION THE FIREPLACE IS CANTILEVERED OUT 2'-0"



FLOOR PLAN
SCALE: 1" = 1/4"

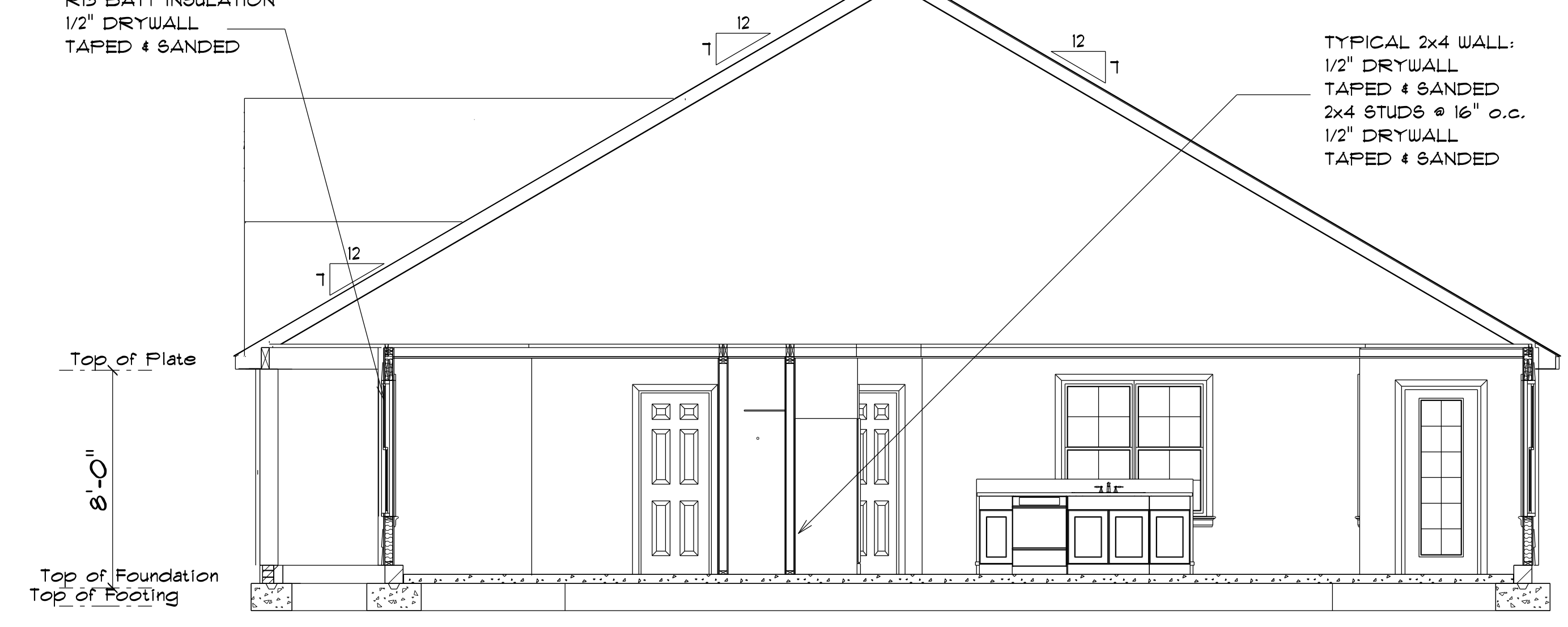
AREA SCHEDULE	
NAME	AREA
Heated	1717.3 sq. ft.
Garage	447.0 sq. ft.
Front Covered Porch	109.6 sq. ft.
Rear Covered Porch	98.9 sq. ft.



TYPICAL 2x4 SIDING EXTERIOR WALL:
VINYL SIDING
7/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
R13 BATT INSULATION
1/2" DRYWALL
TAPED & SANDED

TYPICAL TRUSS ROOF:
SHINGLES
7/16" ROOFING PLYWOOD c/w
4" 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

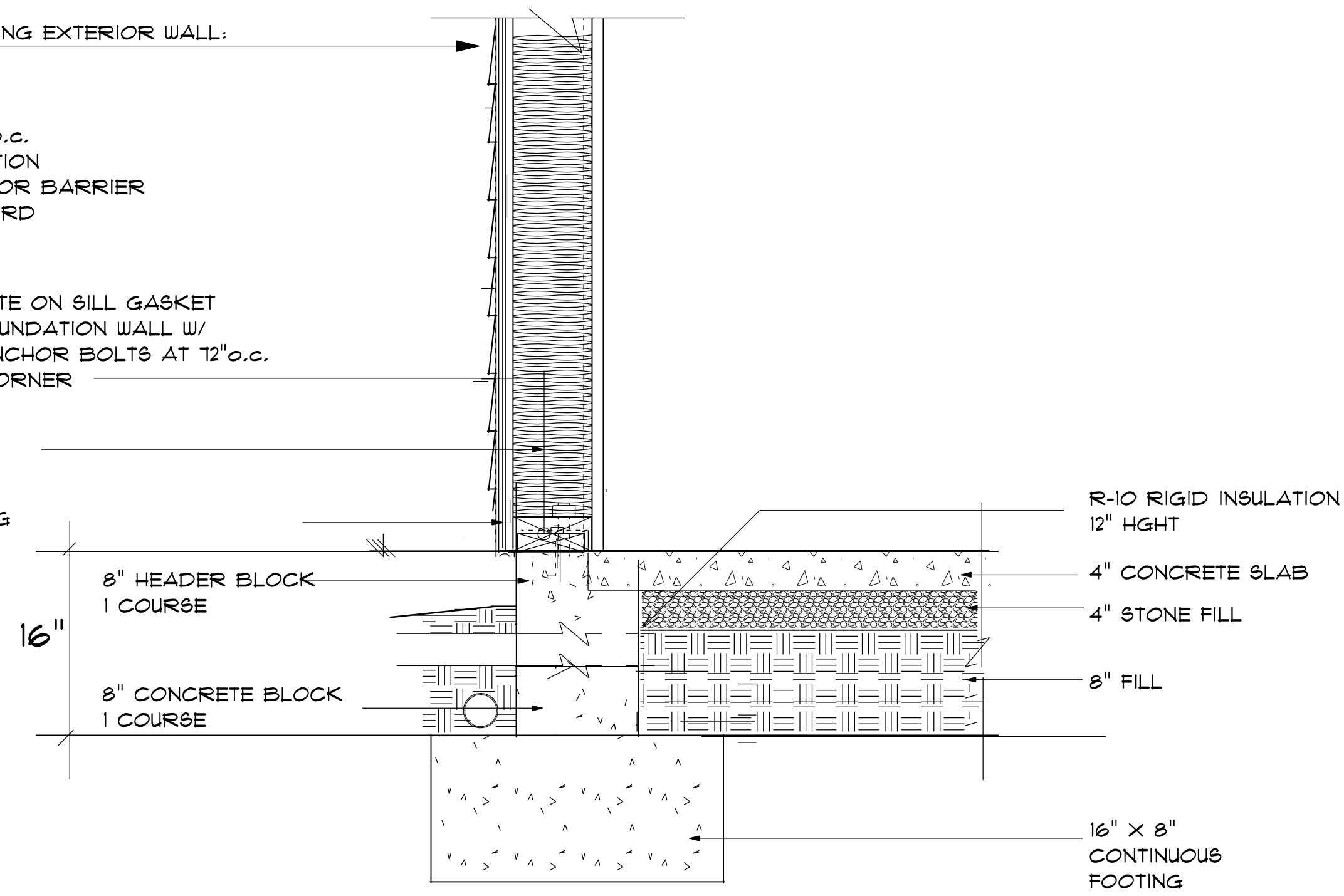


TYPICAL 2x4 SIDING EXTERIOR WALL:
VINYL SIDING
1/2" SHEATHING
AIR BARRIER
2x4 STUDS @ 16" o.c.
R15 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD

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



2x4/SIDING STEM WALL FOUNDATION
not to scale

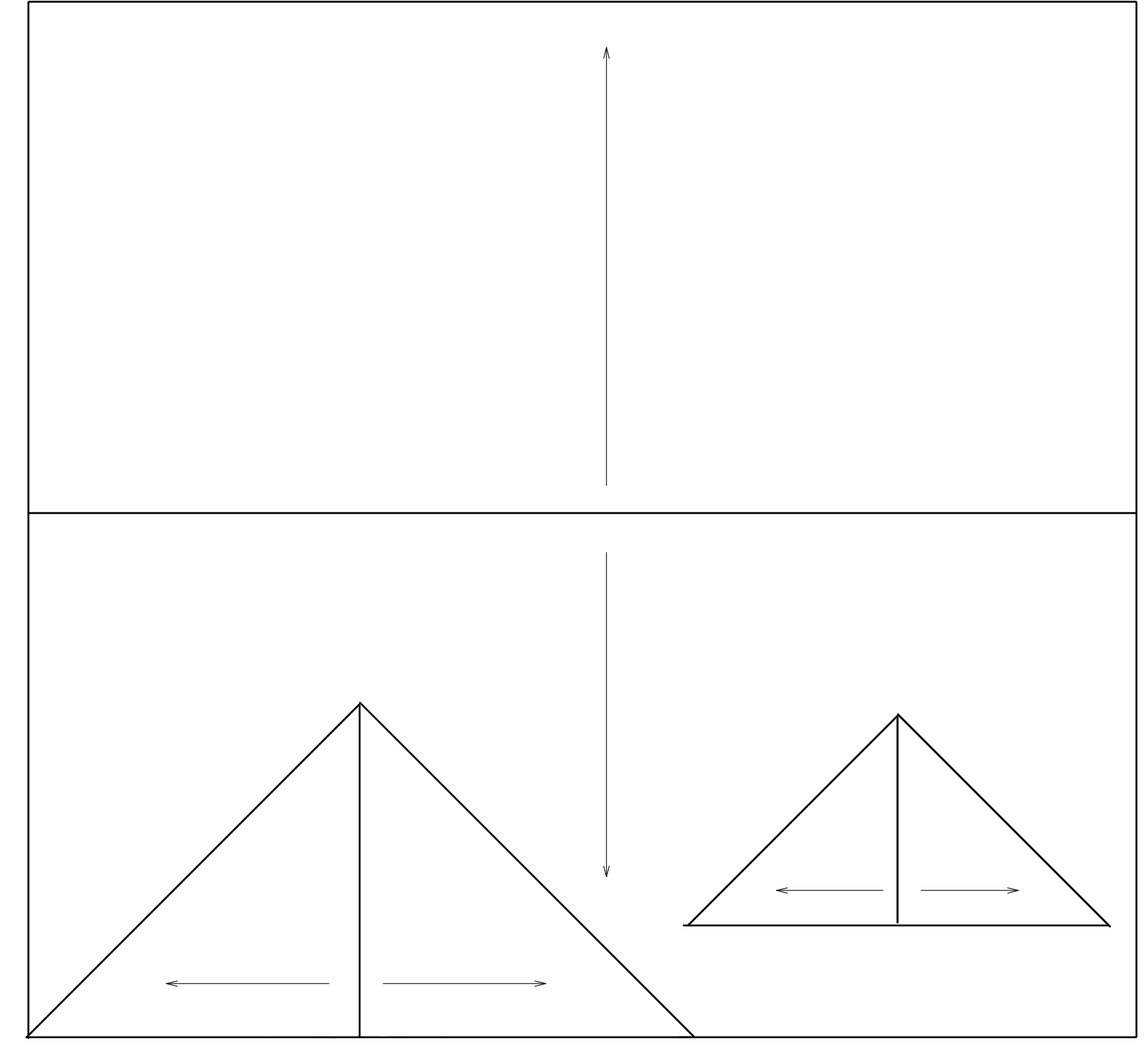
ROOF NOTES:

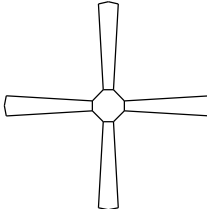








TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.

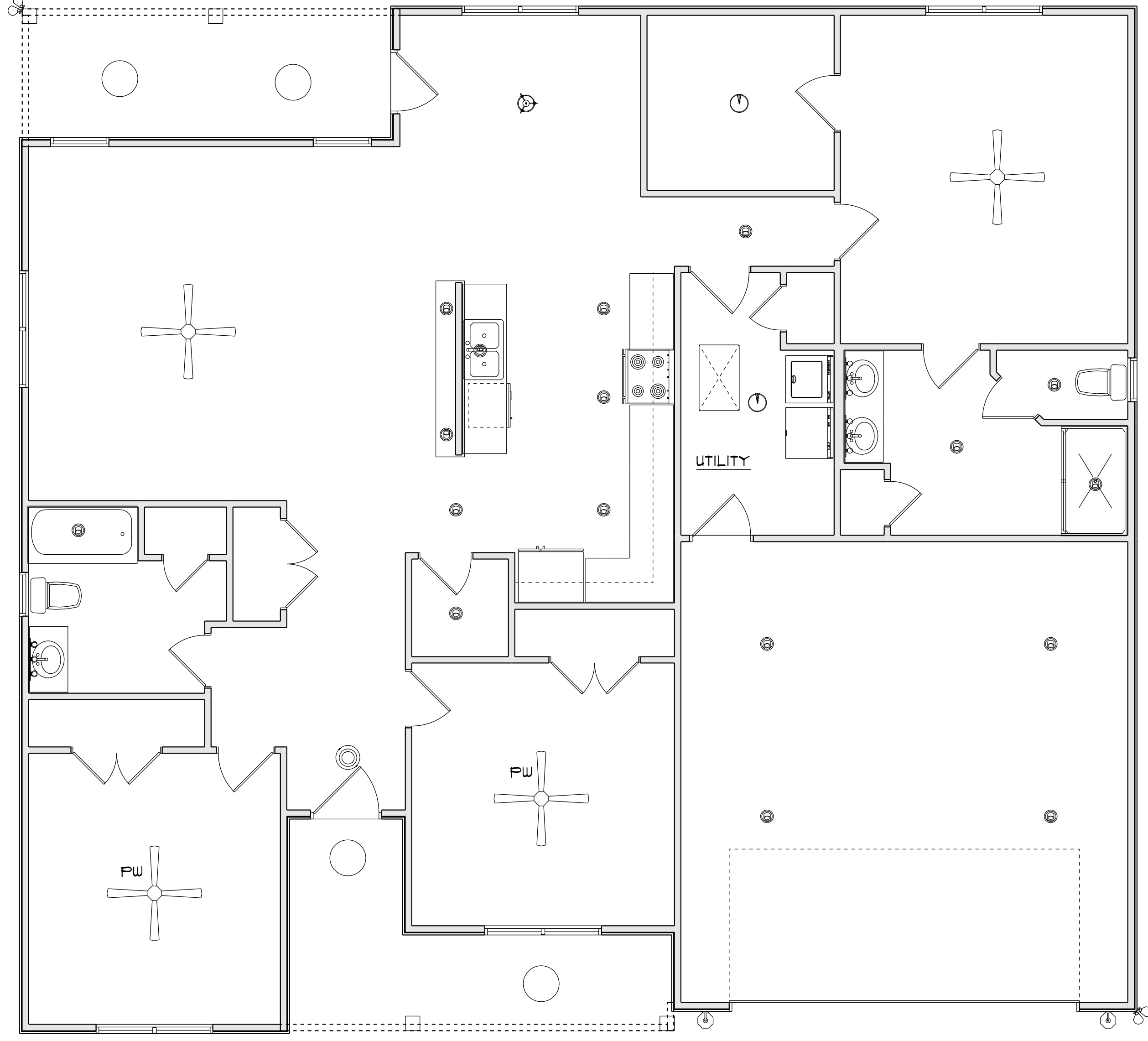
IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

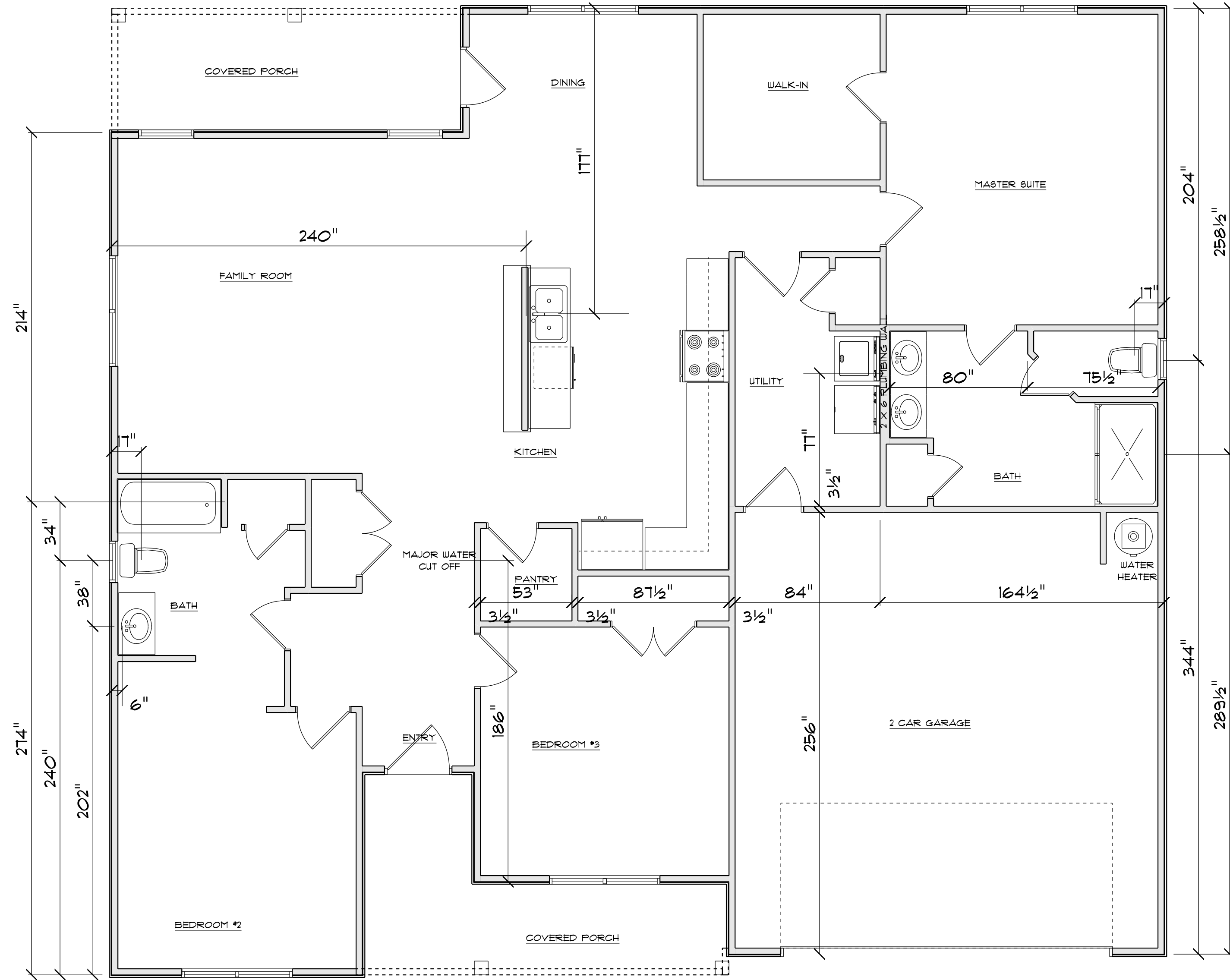
DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS. DO NOT NOTCH OR DRILL TRUSS MEMBERS.

WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N. C. REGISTERED ENGINEER.



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed D1	2	
foyer light	1	
10" led light	2	
7" led disc	17	
out door over head	4	
ceiling light 19	1	
outdoor carriage light	2	
flood light	2	
vanity light	4	





PLUMBING DROP PLAN

SCALE: 1" = 1/4"