

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

EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A SILL HIGHT 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.

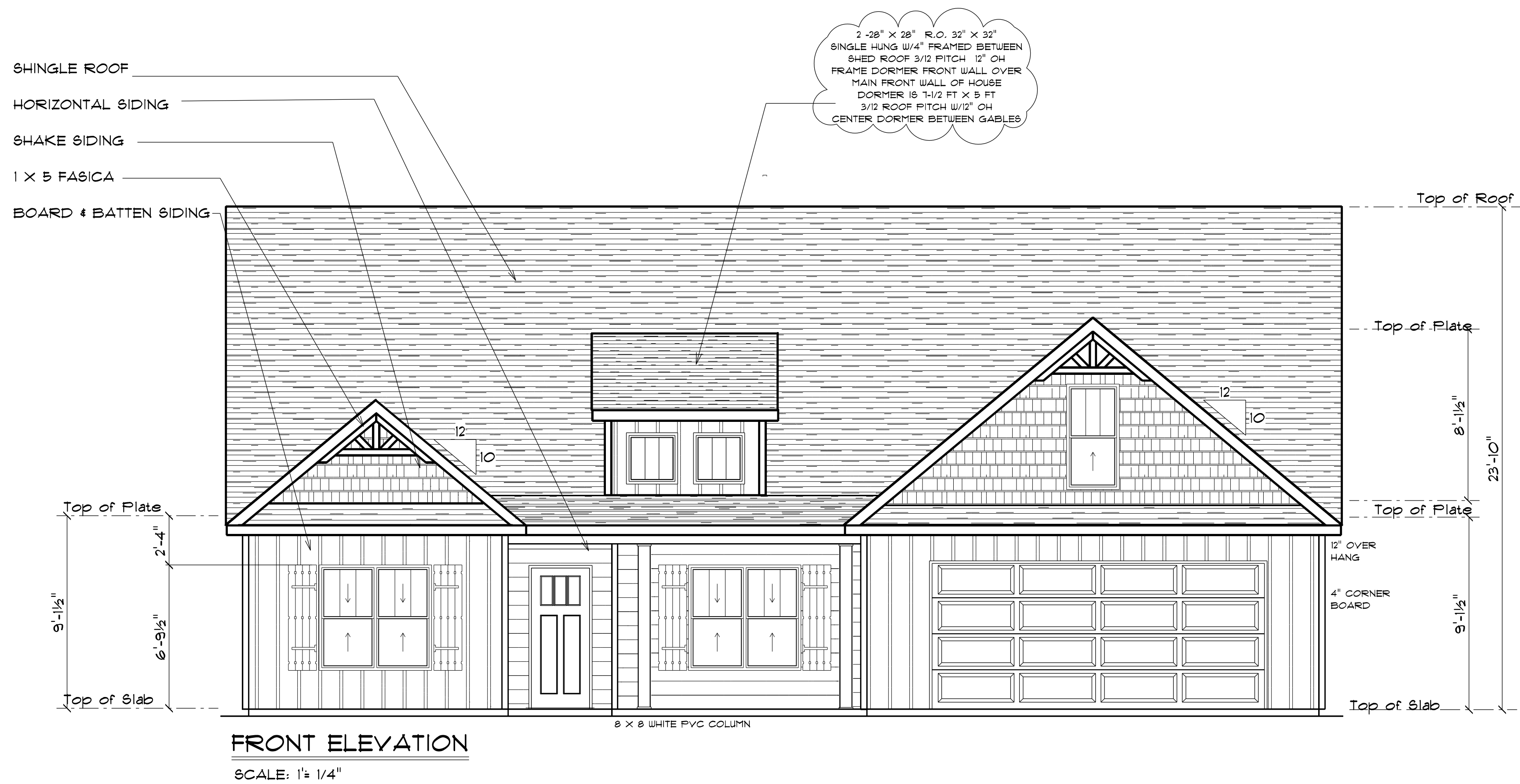
PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 32" IN HEIGHT.

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.

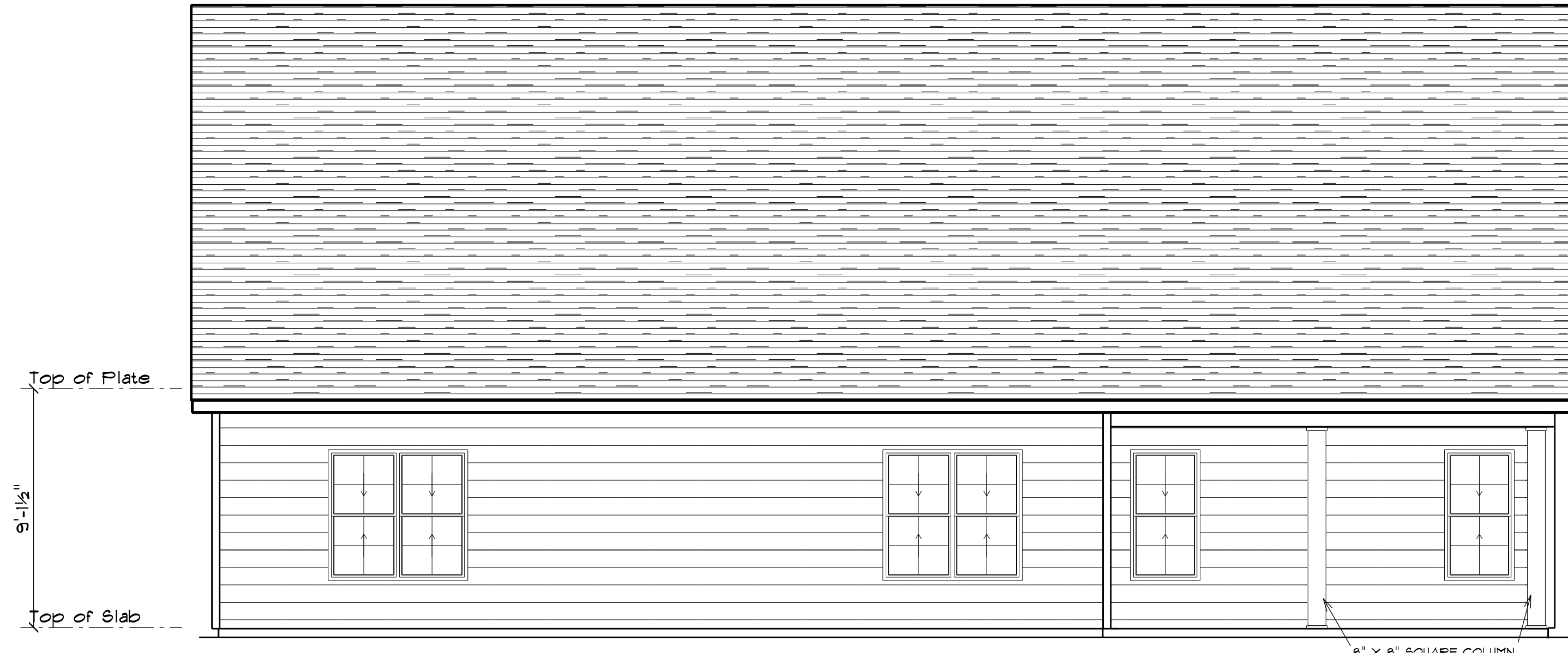
1.1 This plan has been drawn to comply with the 2018 NC Building Code

- 1.2 Minimum Design Loads for Building and Other Structures ASCE 7-95
- 2 Roof Dead Load 115 P&F
  - 3 Roof Live Load 20 P&F
  - 4 Typical Floor Dead Load 10 P&F
  - 5 Floor Live Loads
    - 5.1 Rooms other than sleeping rooms 40 P&F
    - 5.2 Sleeping Rooms 30 P&F
    - 5.3 Stairs 40 P&F
    - 5.4 Decks 40 P&F
    - 5.5 Exterior Balconies 60 P&F
  - 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 P&F
    - 6.5 Roofs (Component and Cladding)
      - 6.5.1 Roof Slopes 2.25/12 to 1/12 34.8 P&F
      - 6.5.2 Roof Slopes 1/12 to 12/12 21 P&F

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.



**FRONT ELEVATION**  
 SCALE: 1" = 1/4"



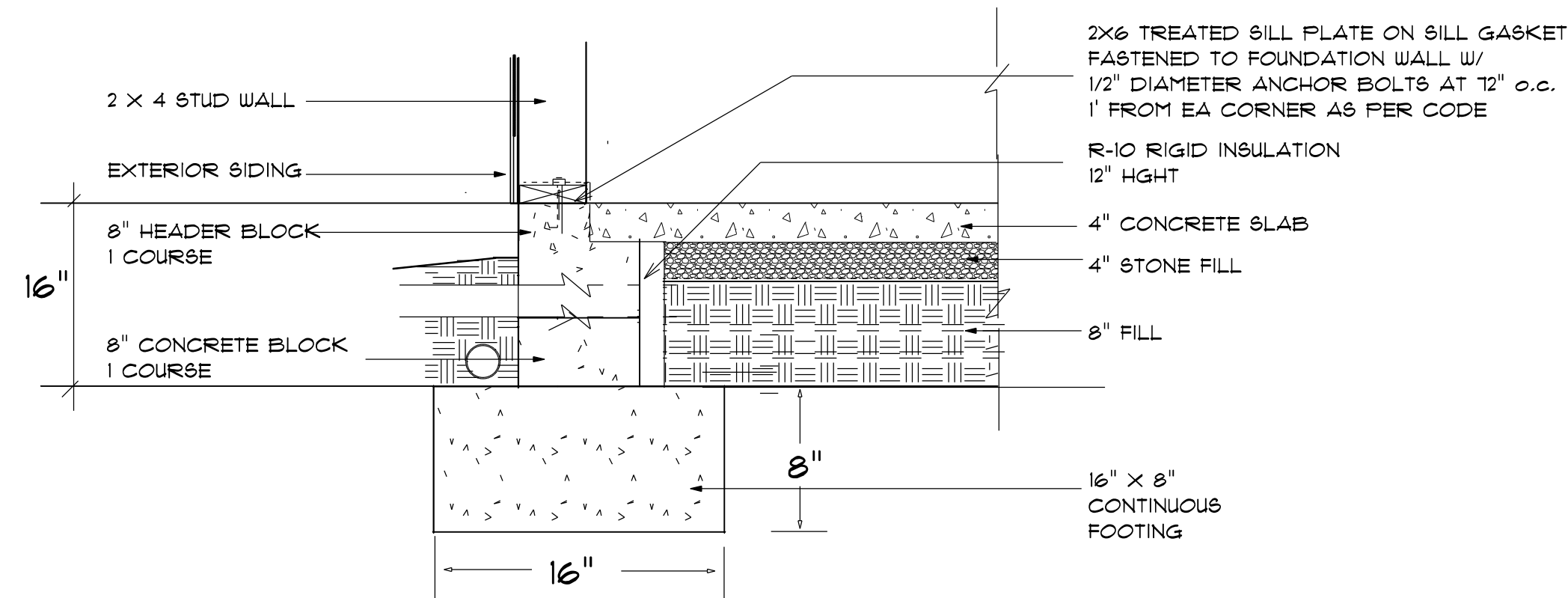
**REAR ELEVATION**  
SCALE: 1" = 1/4"



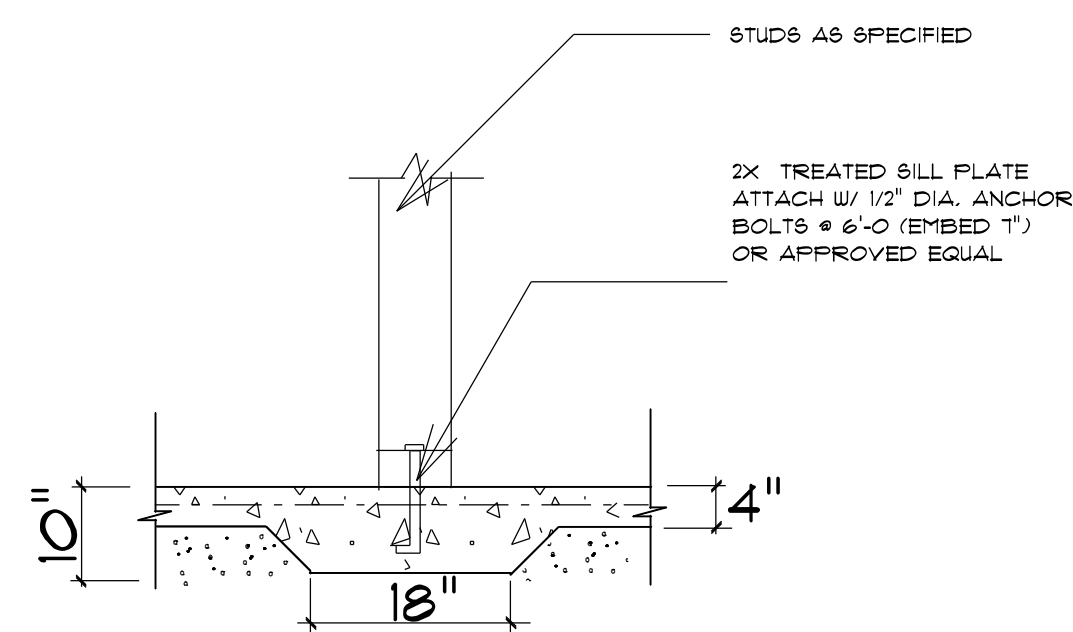
**RIGHT ELEVATION**  
SCALE: 1" = 1/4"



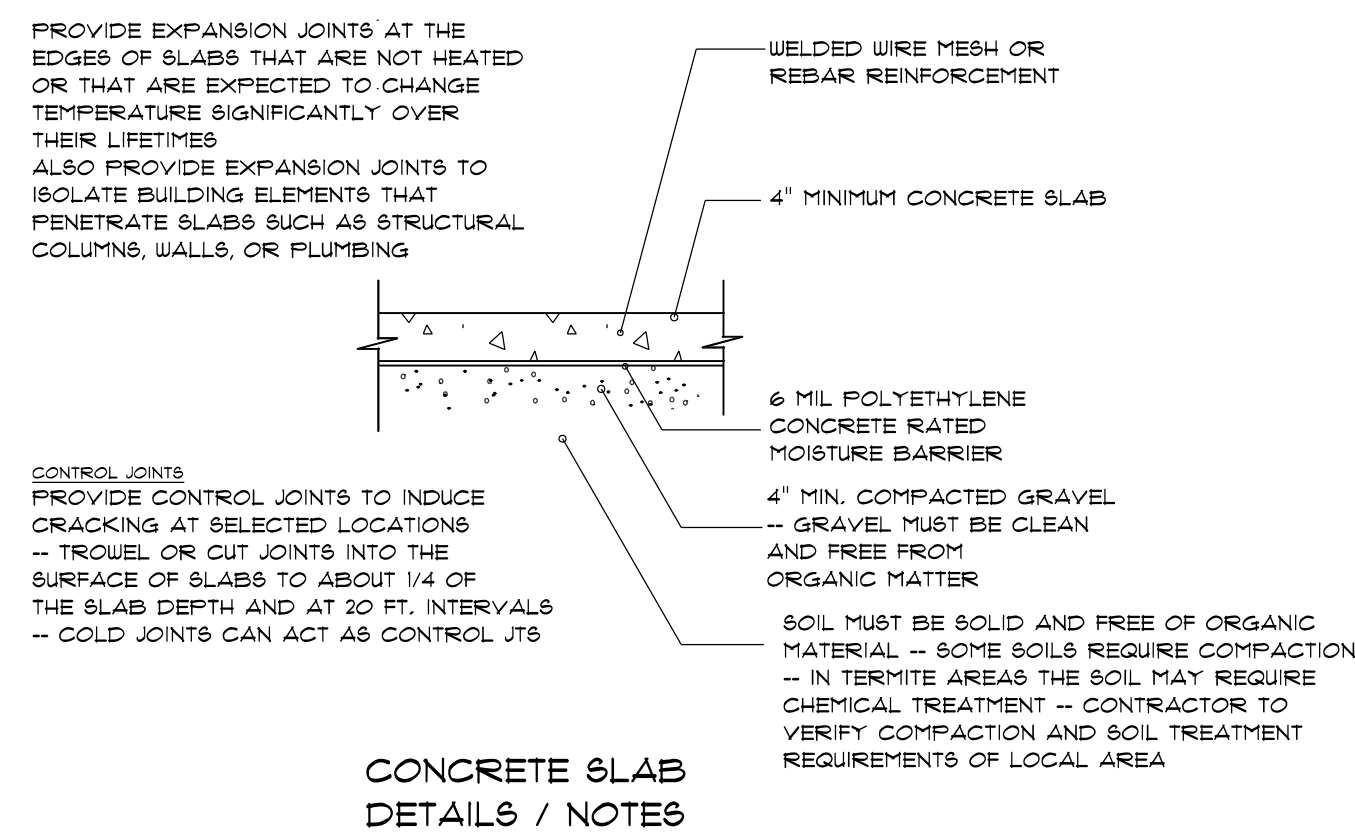
**LEFT ELEVATION**  
SCALE: 1" = 1/4"



STEM WALL FOUNDATION Detail not to scale



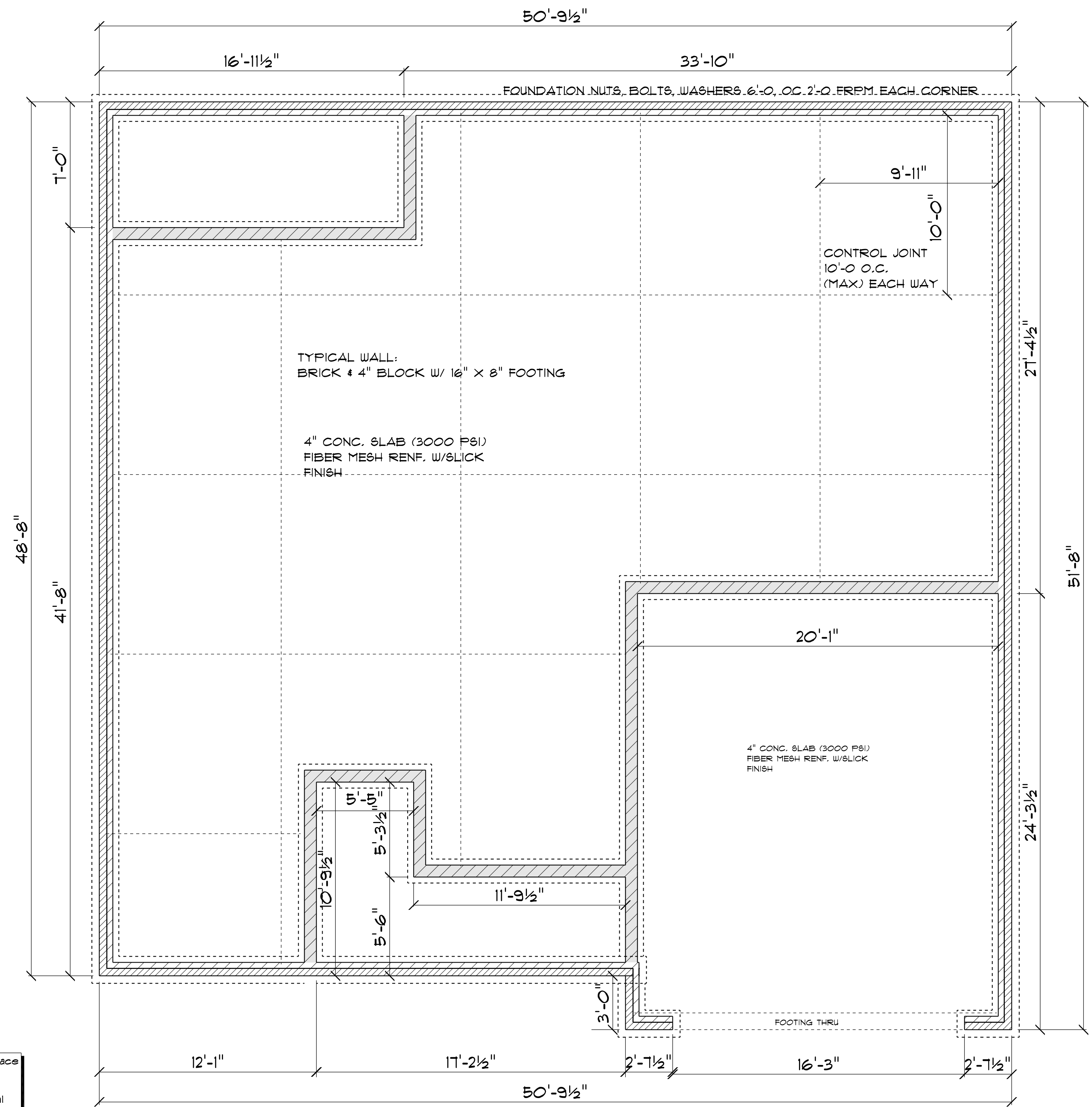
TYPICAL THICKENED SLAB



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 8" SPACE AT A MAX  
OF 6" O.C. 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: 1/4" = 1'

OPENING SCHEDULE				
SIZE	HINGE	COUNT	LIBRARY NAME	R.O. WIDTH R.O. HEIGHT
2'-8" x 5'-0"	U	5	Window\Double Hung	32" 60-1/2"
2'-8" x 5'-0" Twin	UU	4	Window\Double Hung	64-1/2" 60-1/2"
2'-0" x 3'-0"	U	2	Window\Double Hung	24" 36"
4'-0" x 1'-0"	N	1	Window\Transom	48" 12-1/2"

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 FOOT DOUGS UNO.

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

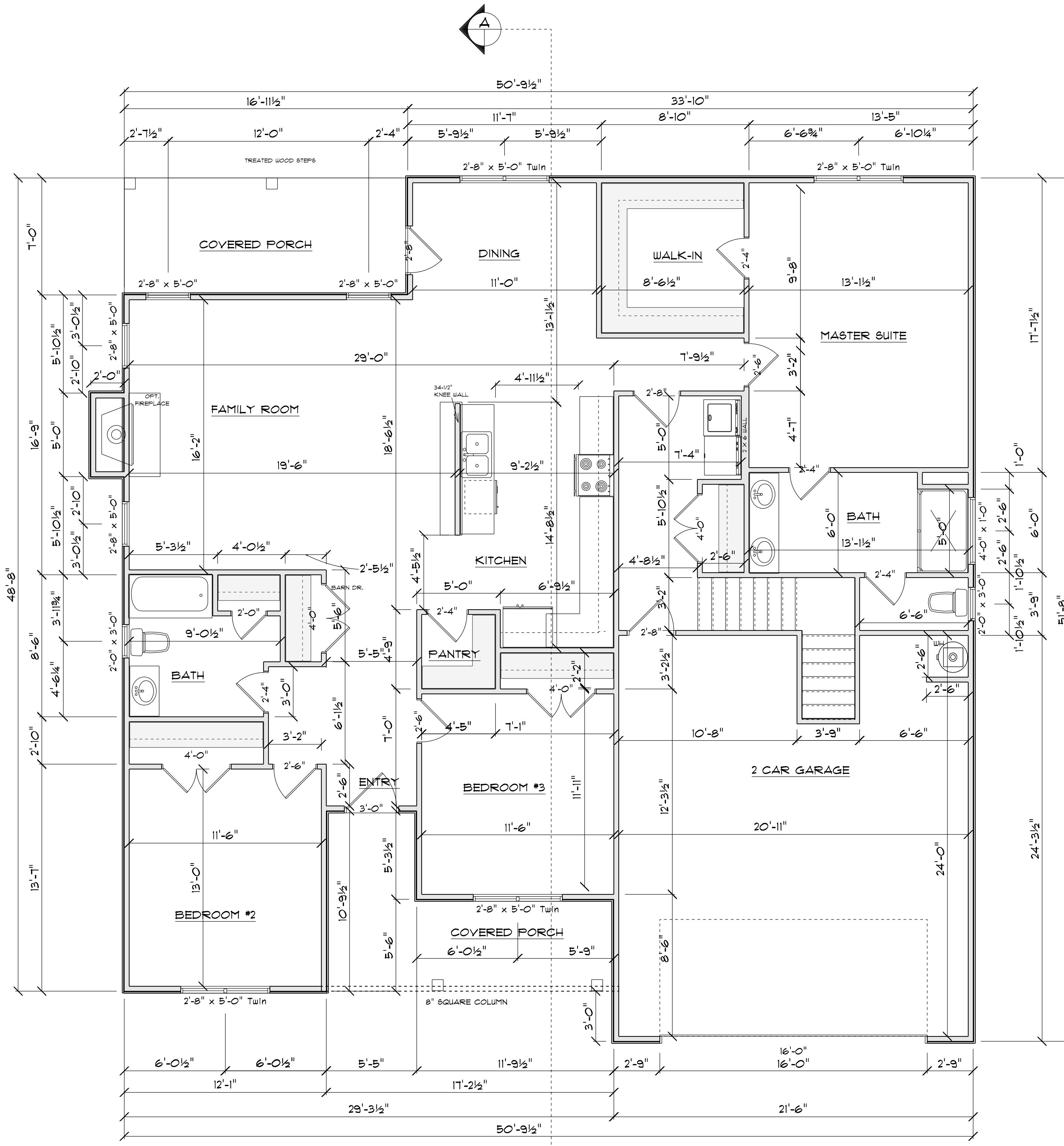
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

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.

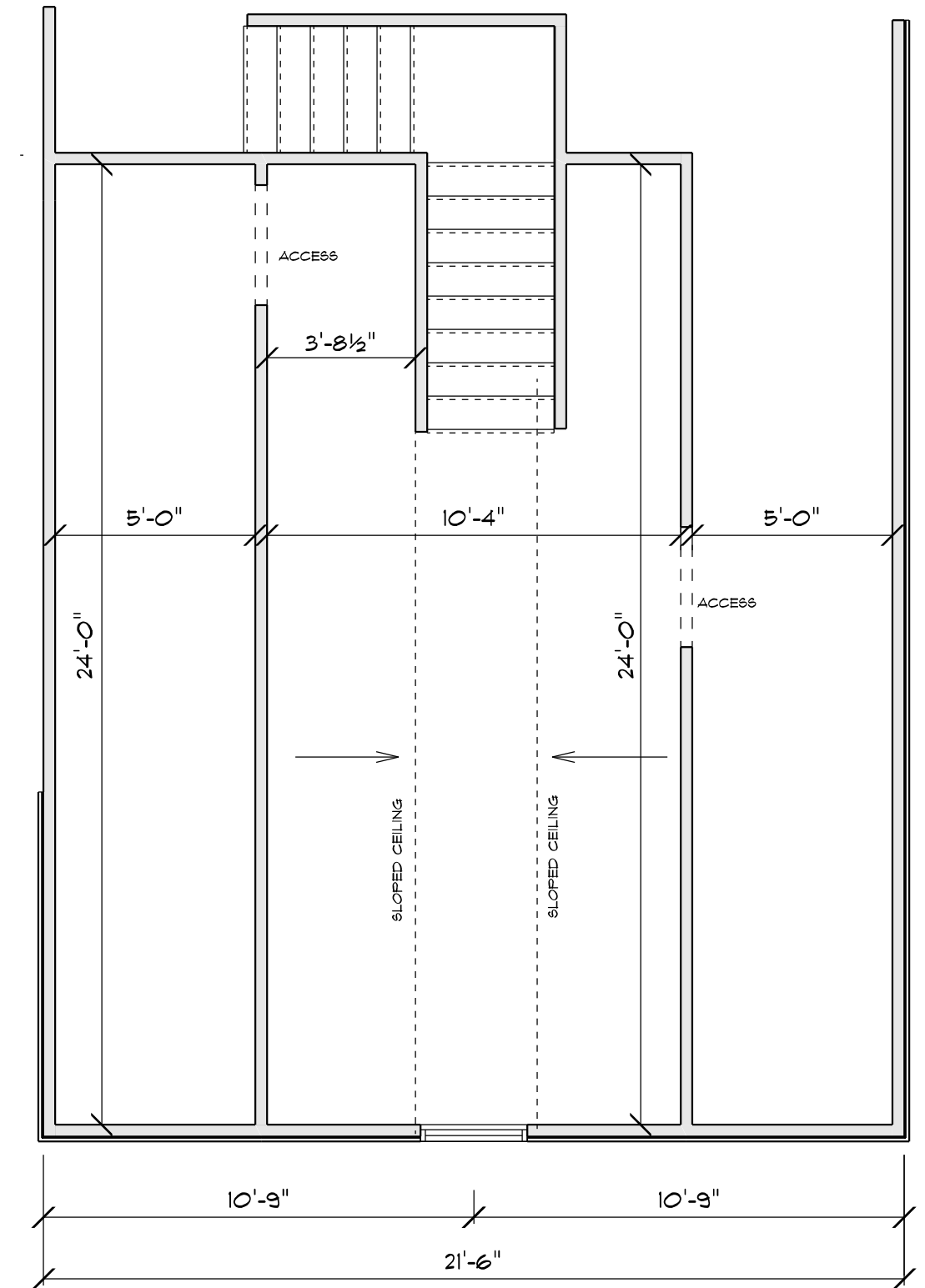
LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



**FLOOR PLAN**  
SCALE: 1" = 1/4"

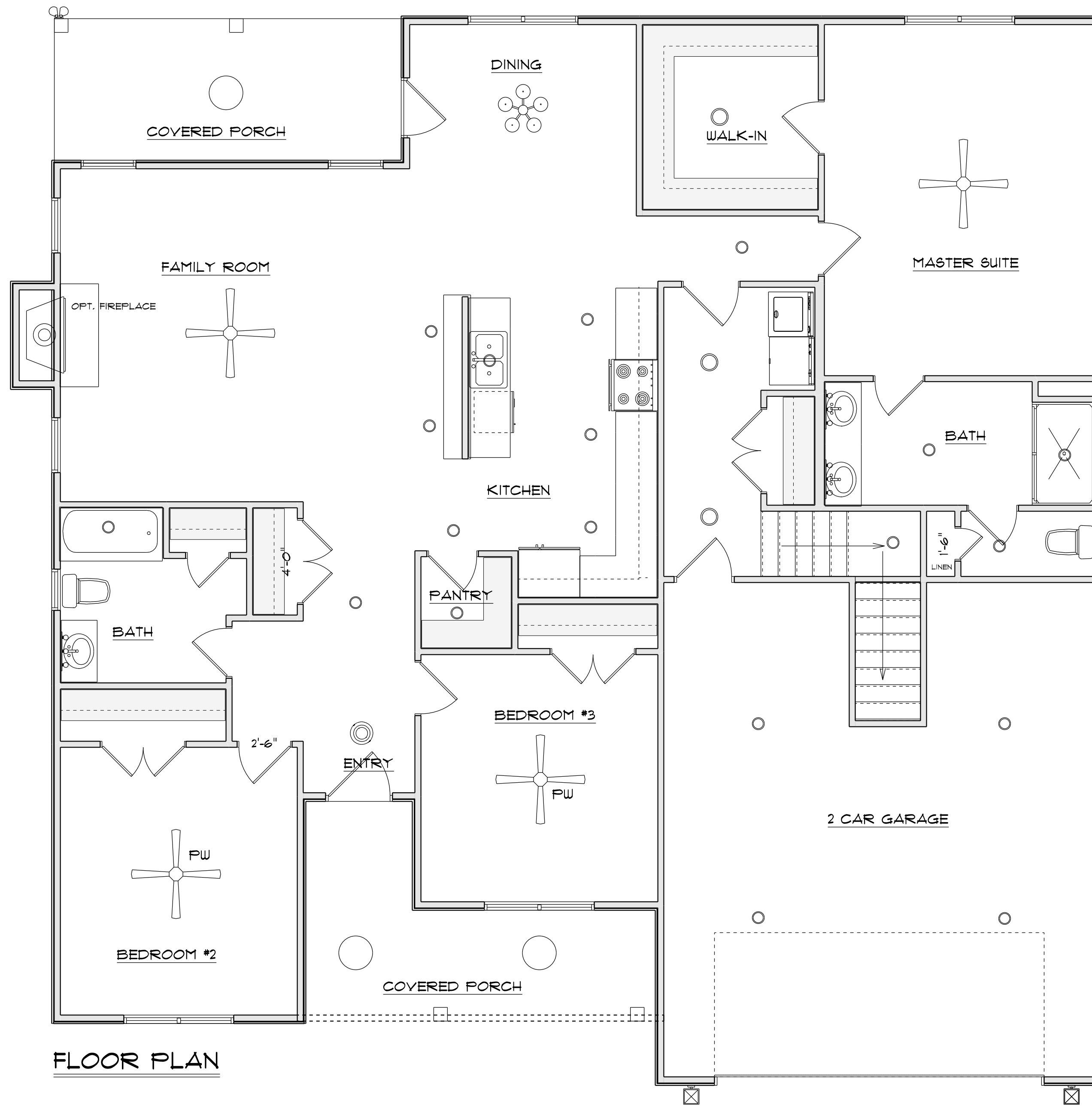
AREA SCHEDULE	
NAME	AREA
Heated Sq Ft	1897.2 sq ft.
Garage Sq Ft	528.0 sq ft.
Rear Covered Porch Sq Ft	115.7 sq ft.
Covered Front Porch Sq Ft	119.2 sq ft.



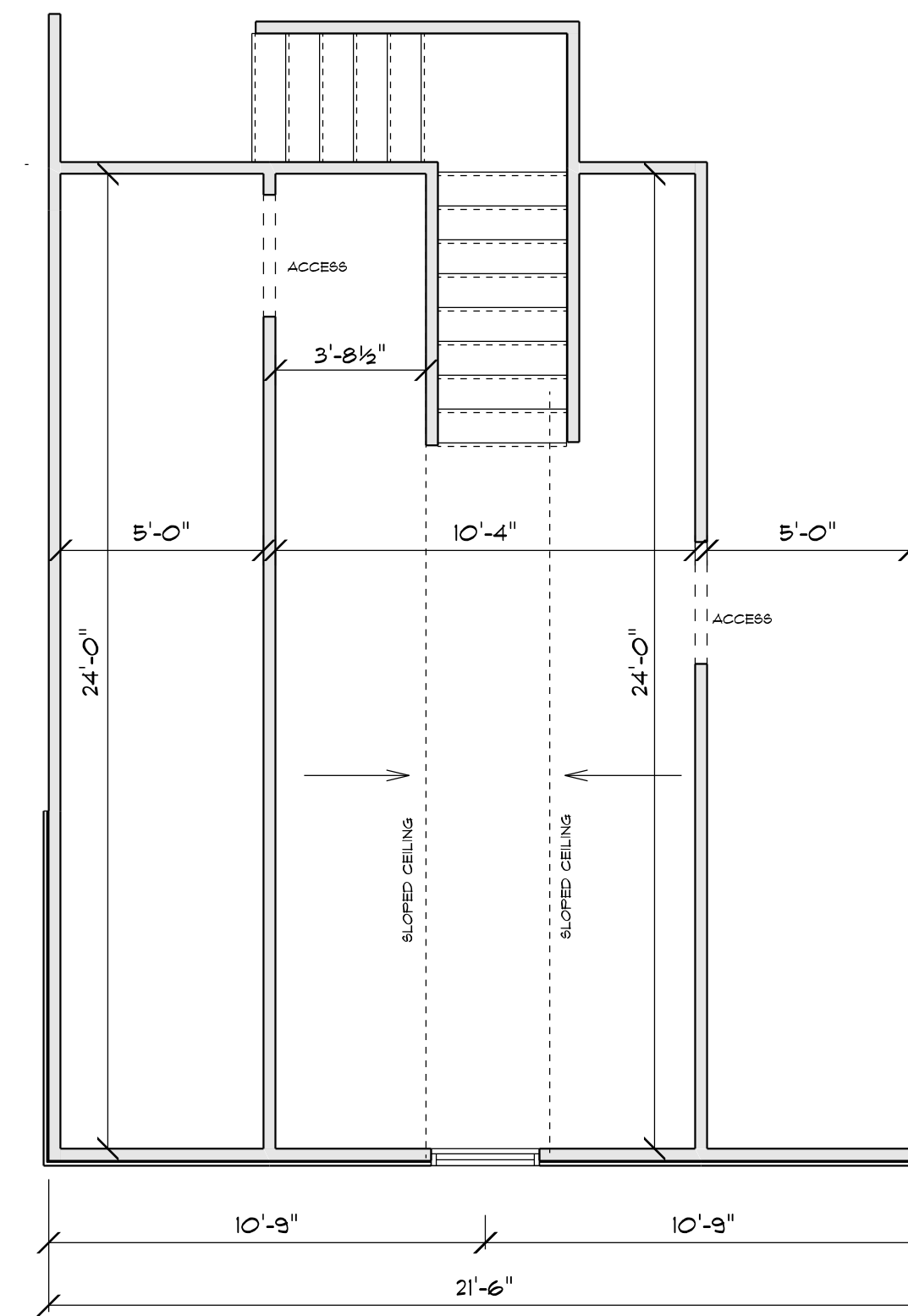
**BONUS ROOM PLAN**  
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated Sq Ft	247.2 sq ft.

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	3	
ceiling light foyer	1	
ceiling light exterior	3	
ceiling light dining	1	
7" led disk	19	
exterior light coach	4	
flood light	2	
vanity bar light	3	
10" led disk	3	



**FLOOR PLAN**



**BONUS ROOM PLAN**  
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated Sq Ft	247.2 sq ft.