

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 27". 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.

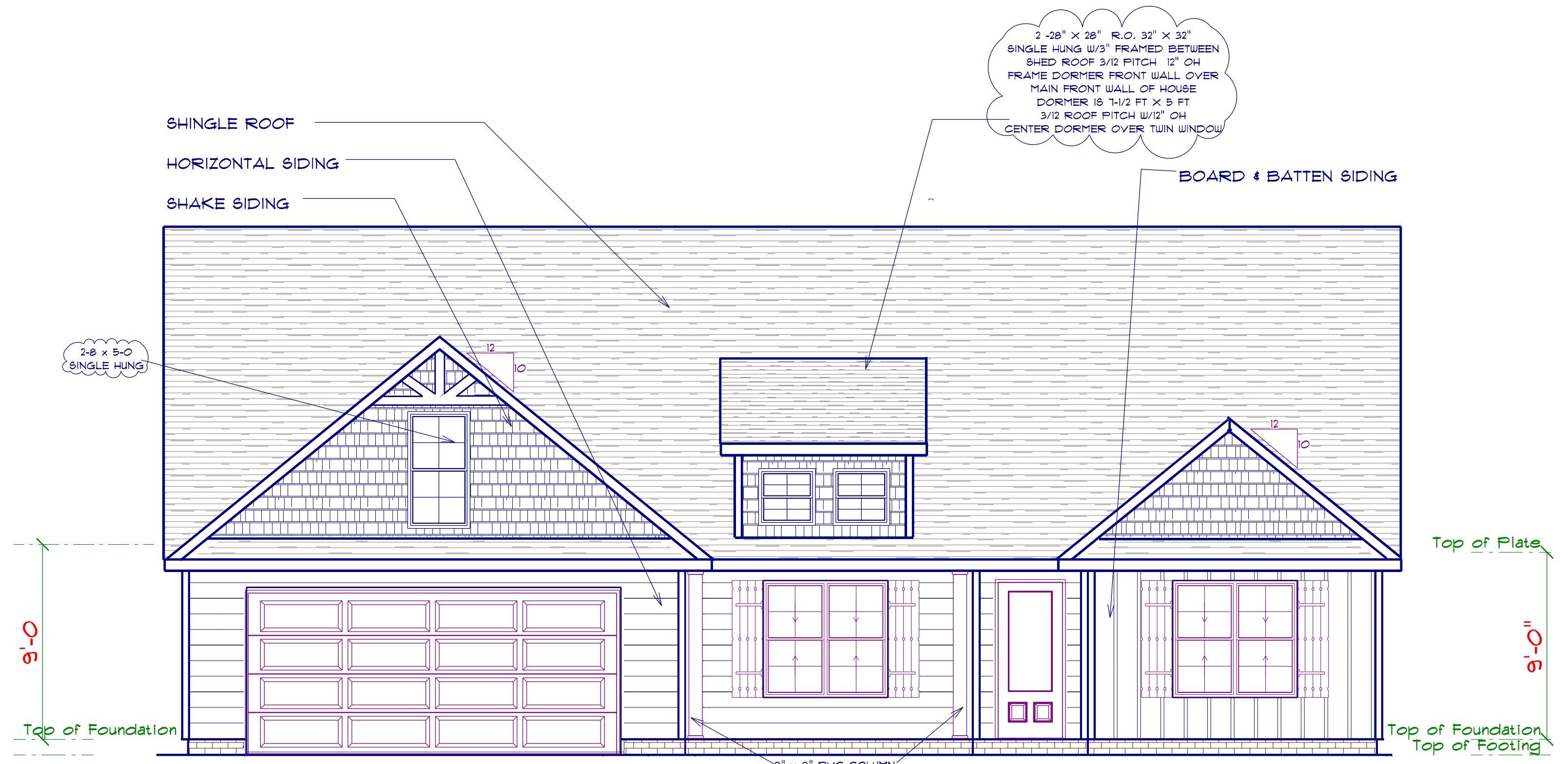
PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 37" IN HEIGHT.

I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.
 CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR 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 A6CE T-9B
- 2 Roof Dead Load 15 P8F
- 3 Roof Live Load 20 P8F
- 4 Typical Floor Dead Load 10 P8F
- 5 Floor Live Loads
 - 5.1 Rooms other than sleeping rooms 40 P8F
 - 5.2 Sleeping Rooms 30 P8F
 - 5.3 Stairs 40 P8F
 - 5.4 Decks 40 P8F
 - 5.5 Exterior Balconies 60 P8F
- 6 Wind Loads
 - 6.1 Ultimate Design Wind Speeds 15 MPH
 - 6.2 Wind Importance Factor, IW 1.00
 - 6.3 Exposure B
 - 6.4 Walls (Component and Cladding) 25 P8F
 - 6.5 Roofs (Component and Cladding)
 - 6.5.1 Roof Slopes 2.25/12 to 7/12 34.8 P8F
 - 6.5.2 Roof Slopes 7/12 to 12/12 21 P8F

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

| AREA SCHEDULE | |
|-------------------|----------------|
| NAME | AREA |
| Heated Floor Area | 1717.1 sq. ft. |
| Garage | 489 sq. ft. |
| Covered Porch | 199.2 sq. ft. |

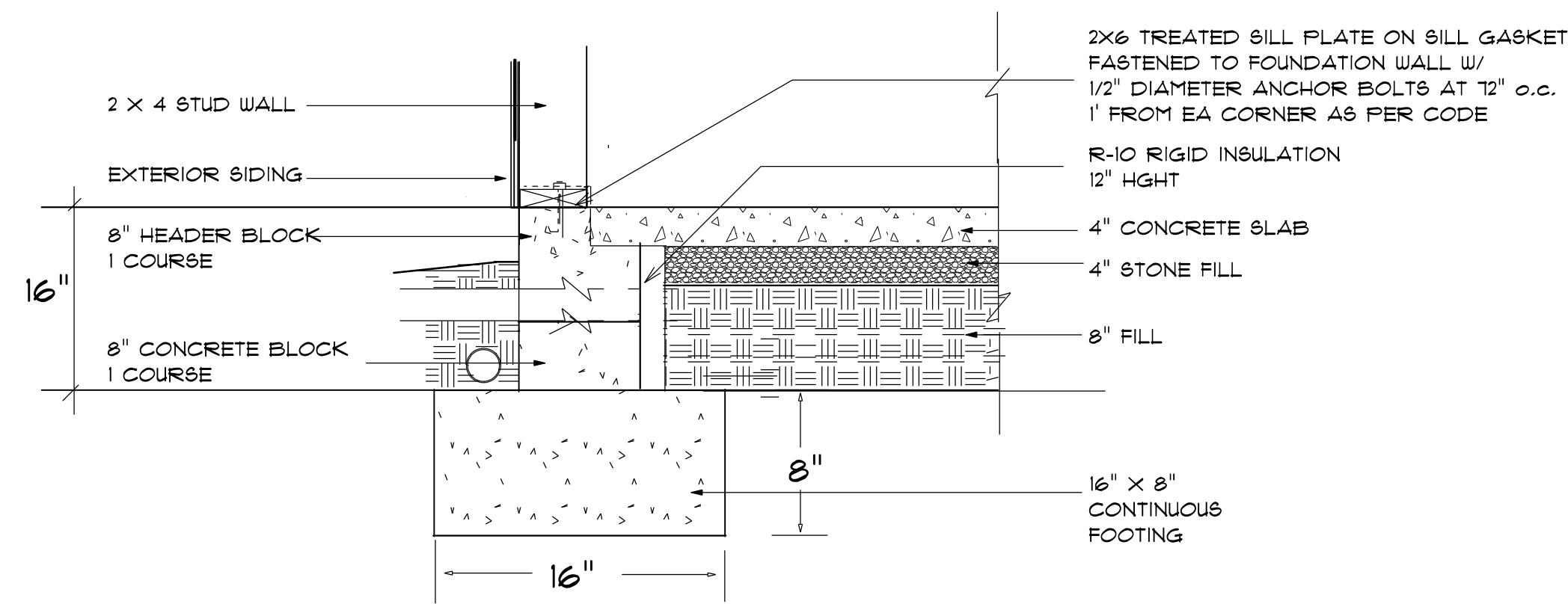
FENESTRATION CALCULATIONS

| Floor | Height Of Ext. Wall | Area Of Ext. Wall | Ext. Wall |
|-------|---------------------------------|-------------------|-----------|
| 1st | | | |
| 2nd | | | |
| other | 9' | 1752 | 1752 |
| 1752 | Total Sq. Ft. of Exterior Walls | | |

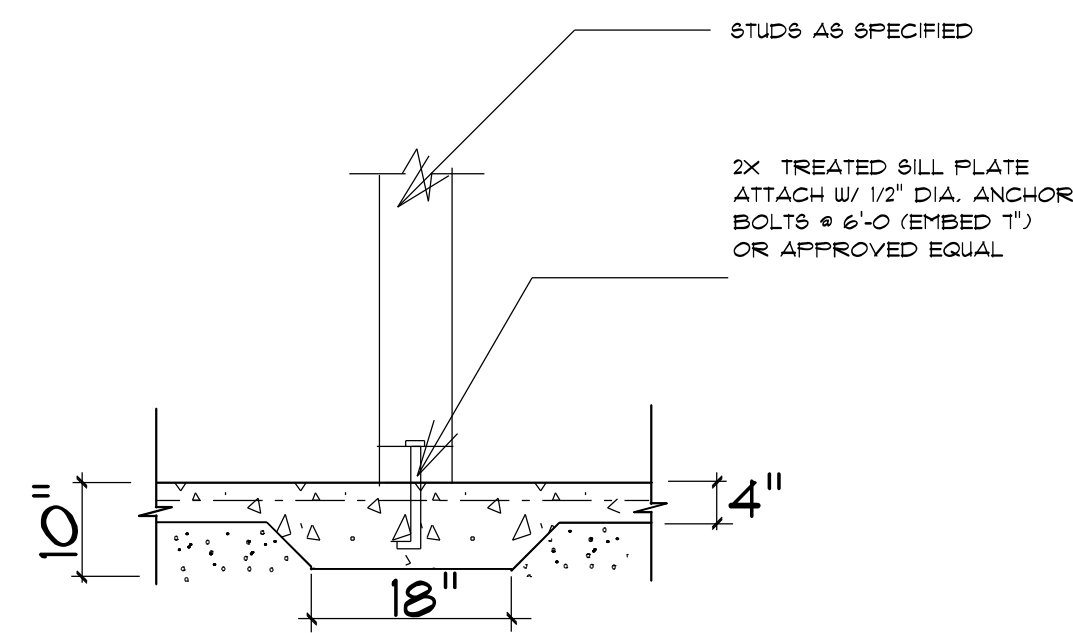
| Total Fenestration | Total Exterior Walls | Percentage of wall openings |
|--------------------|----------------------|-----------------------------|
| 246 sq. ft. | 1752 | 15% |

Above Grade Walls Surrounding Heated Space

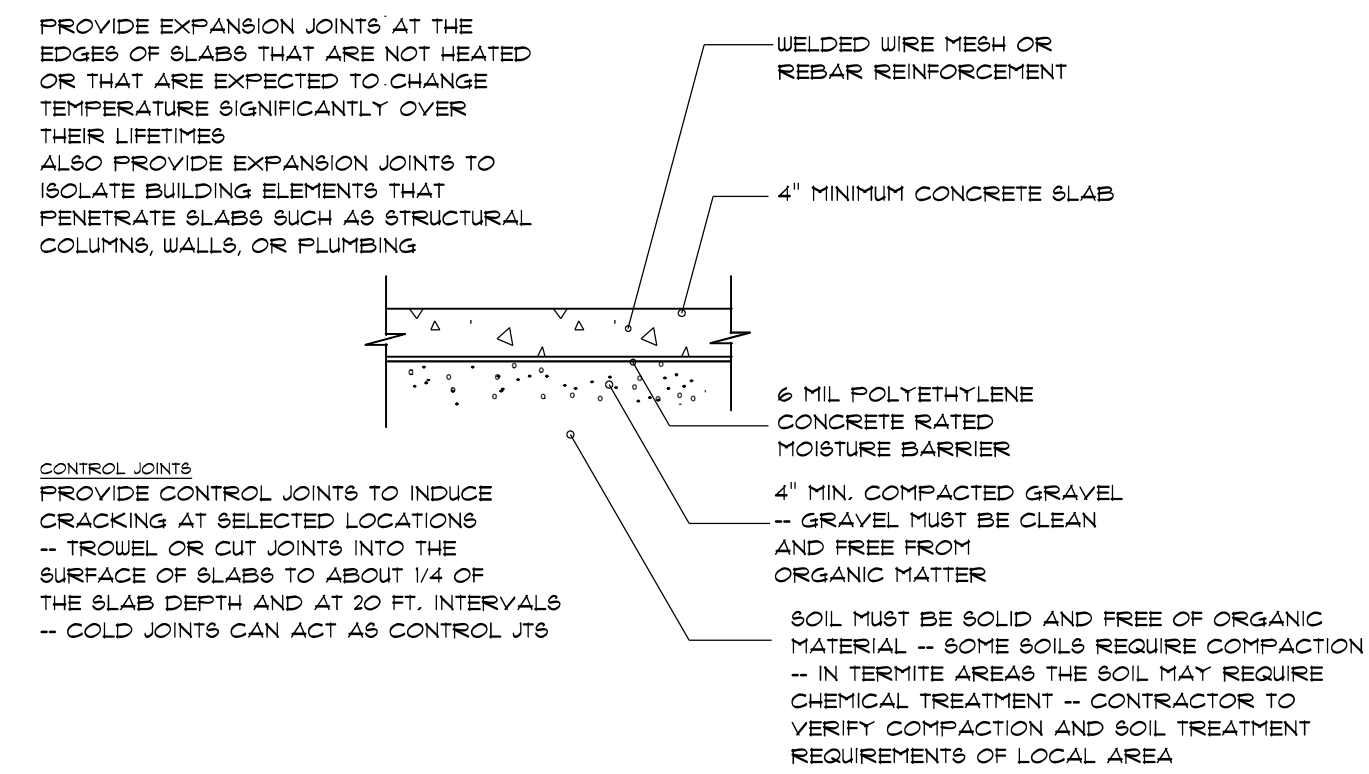




STEM WALL FOUNDATION Detail
not to scale



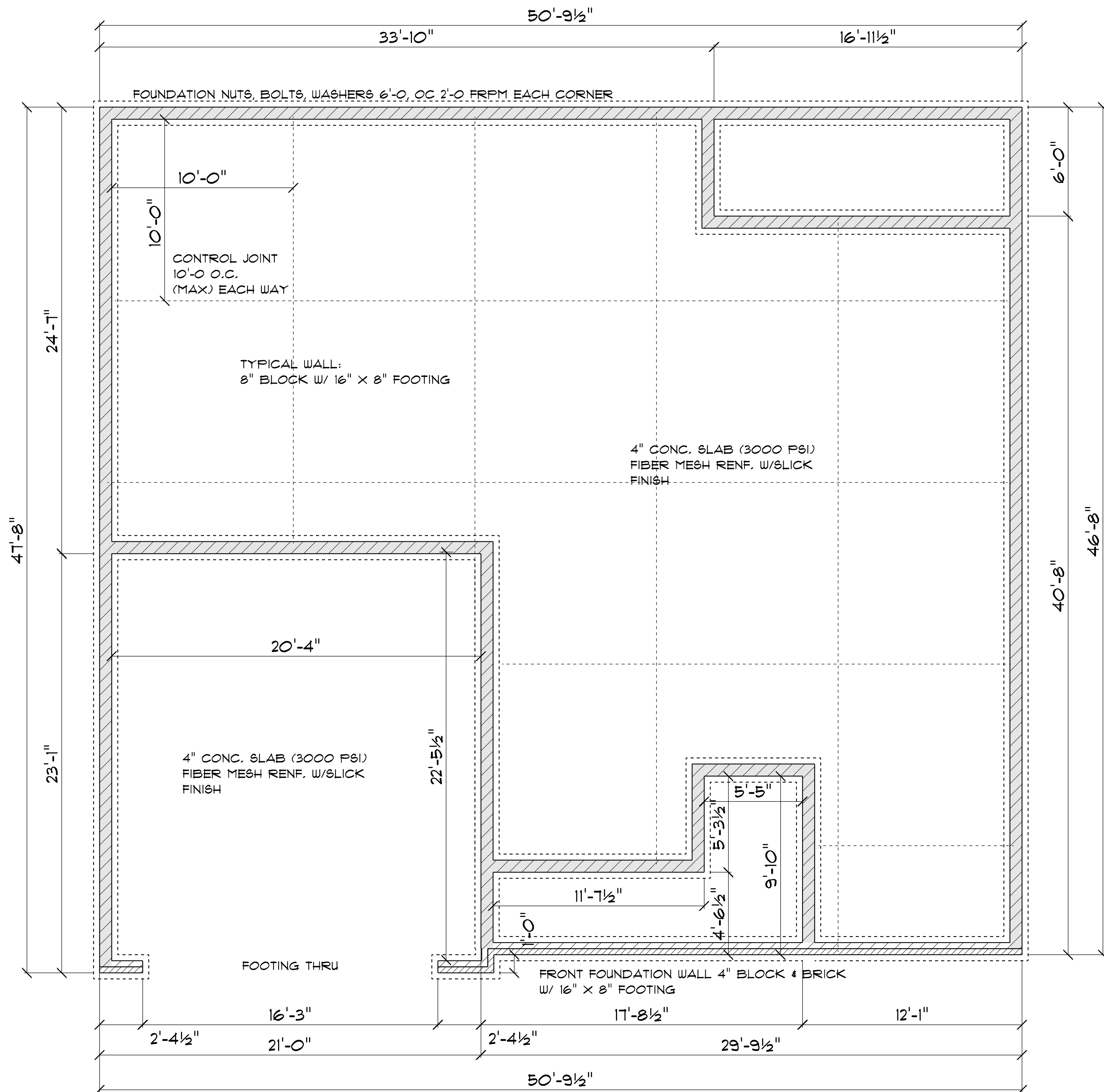
TYPICAL THICKENED SLAB
not to scale



CONCRETE SLAB DETAILS / NOTES
not to scale

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 1/2" 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: 1/4"

| OPENING SCHEDULE | | | | |
|-------------------|-------|--------------------|------------|-------------|
| SIZE | COUNT | LIBRARY NAME | R.O. WIDTH | R.O. HEIGHT |
| 2'-8" x 5'-0" | 3 | Window/Single Hung | 32" | 60-1/2" |
| 2'-8" x 5'-0" Dbl | 5 | Window/Single Hung | 64-1/2" | 60-1/2" |
| 2'-0" x 3'-0" | 2 | Window/Single Hung | 24" | 36" |
| 2'-4" x 3'-0" | 1 | Window/Single Hung | 28" | 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" ON USE 3-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF DOWNS UNO.

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

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

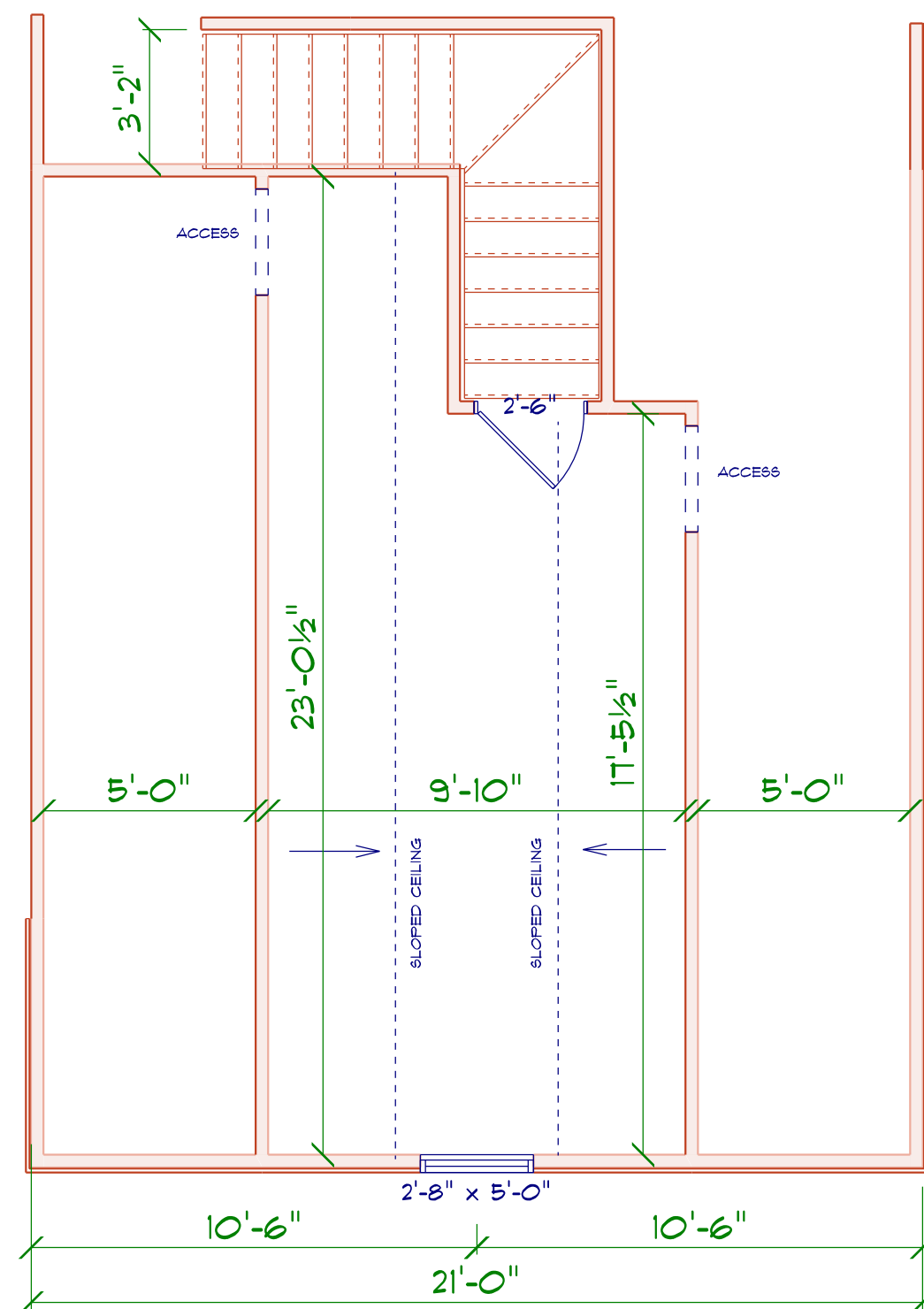
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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

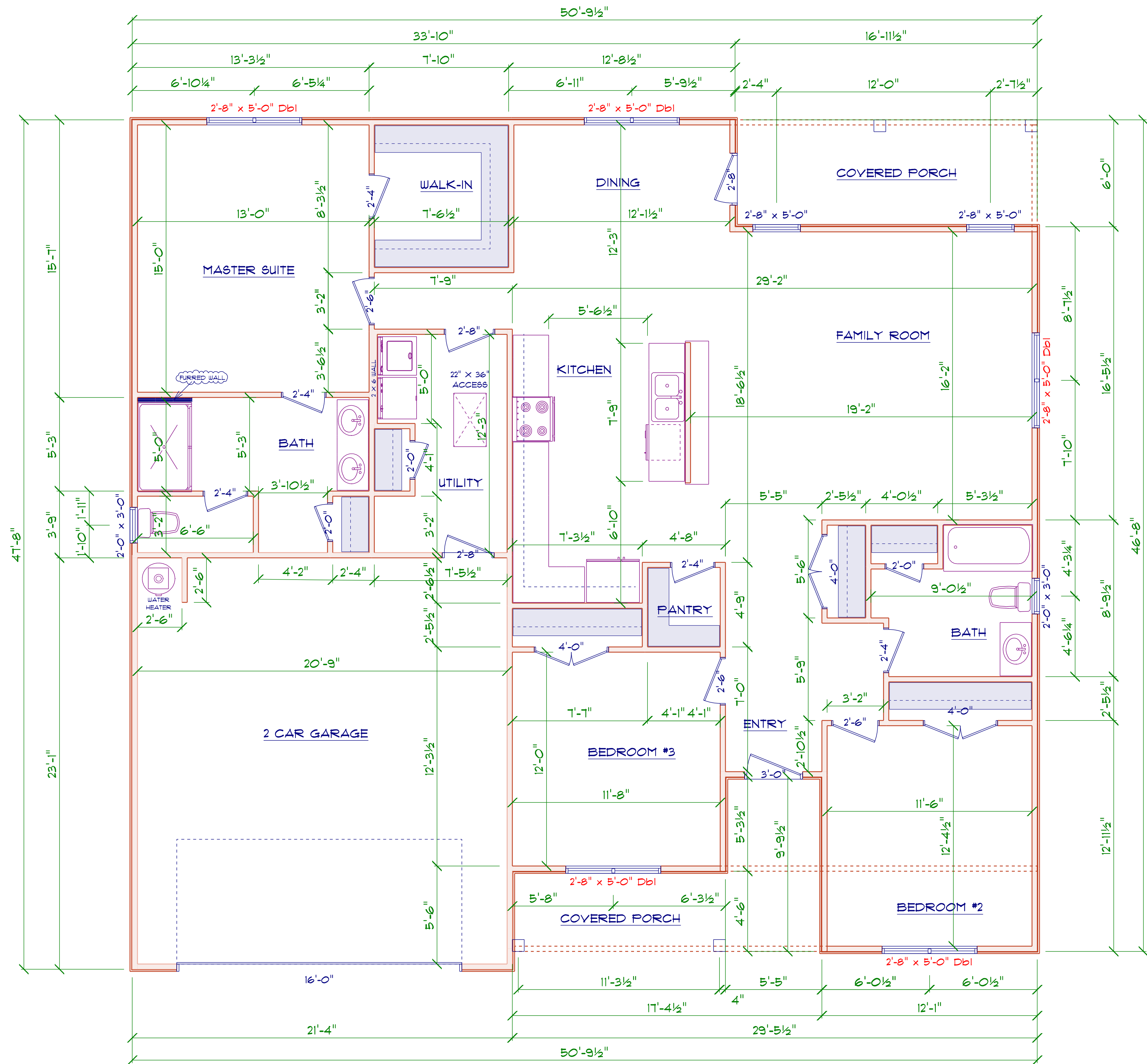
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BONUS ROOM FLOOR PLAN

SCALE: 1" = 1/4"

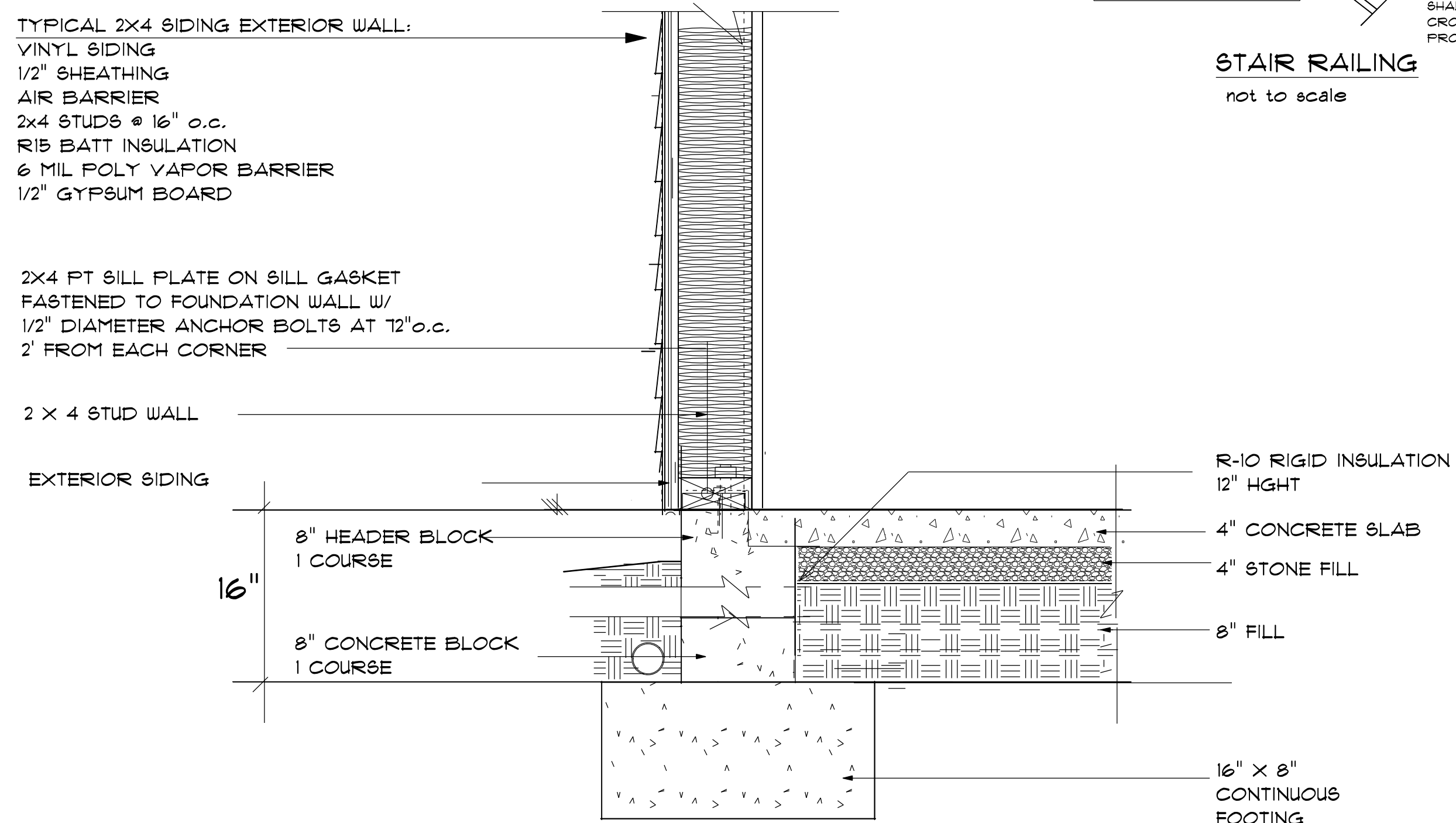
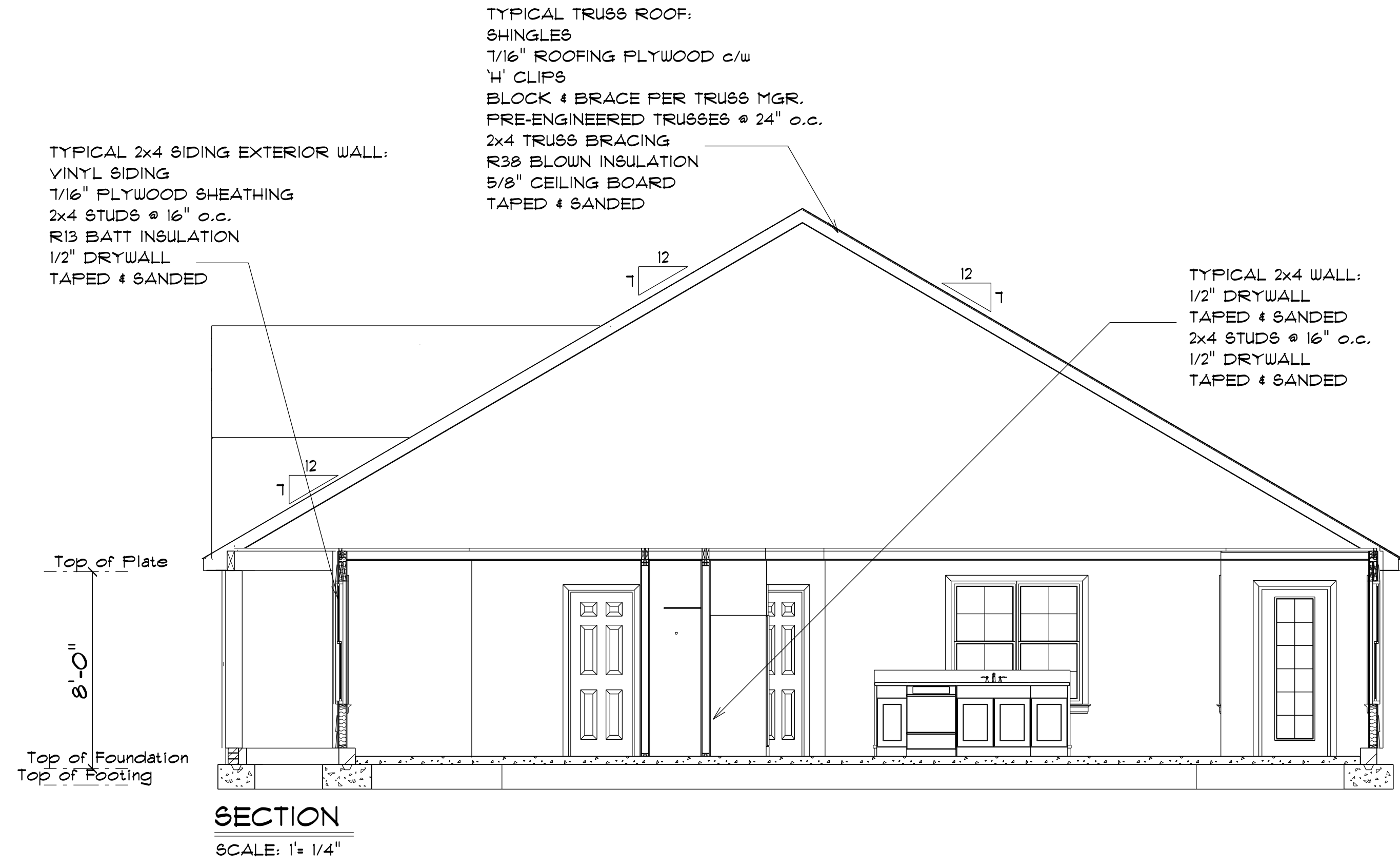
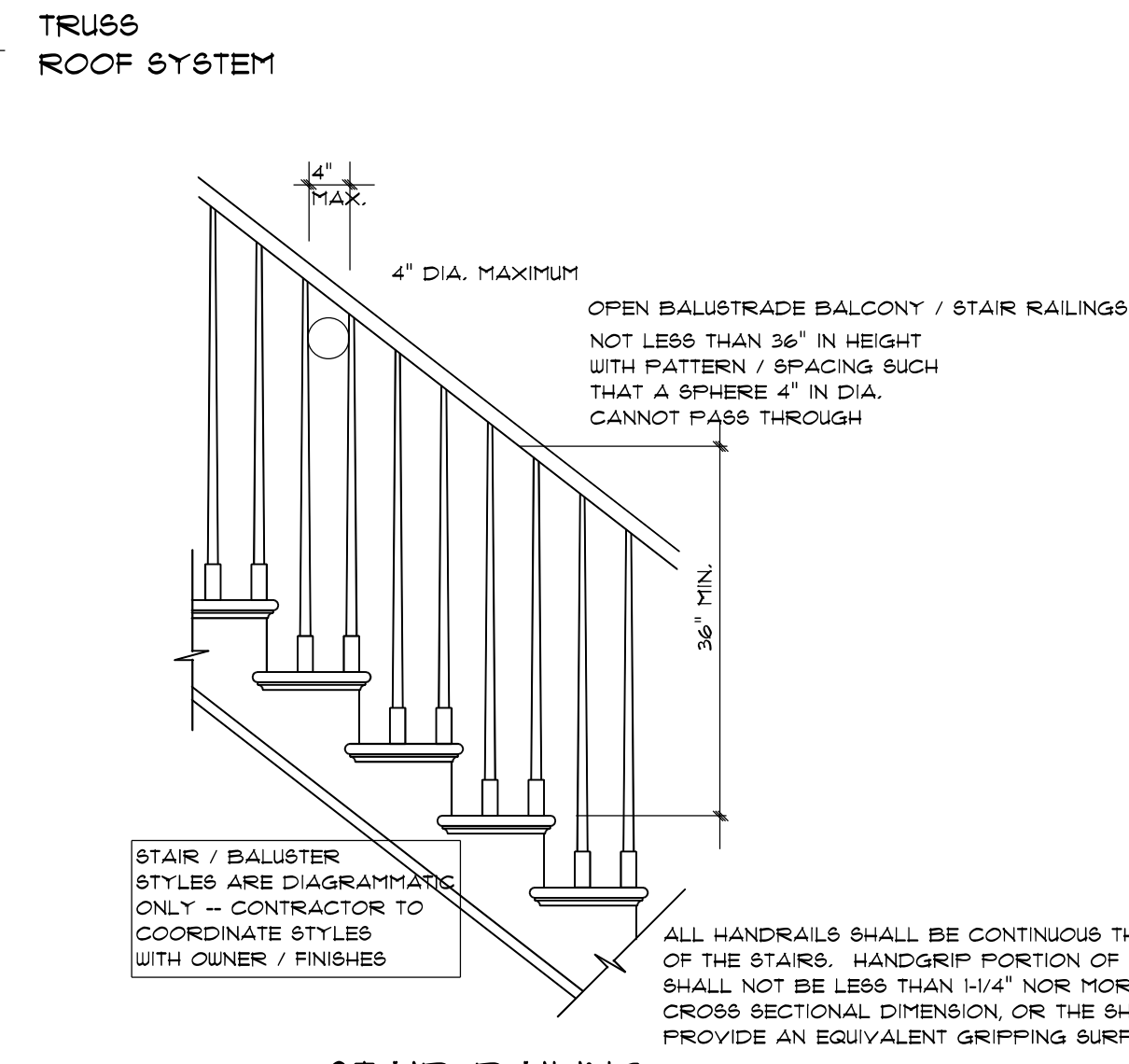
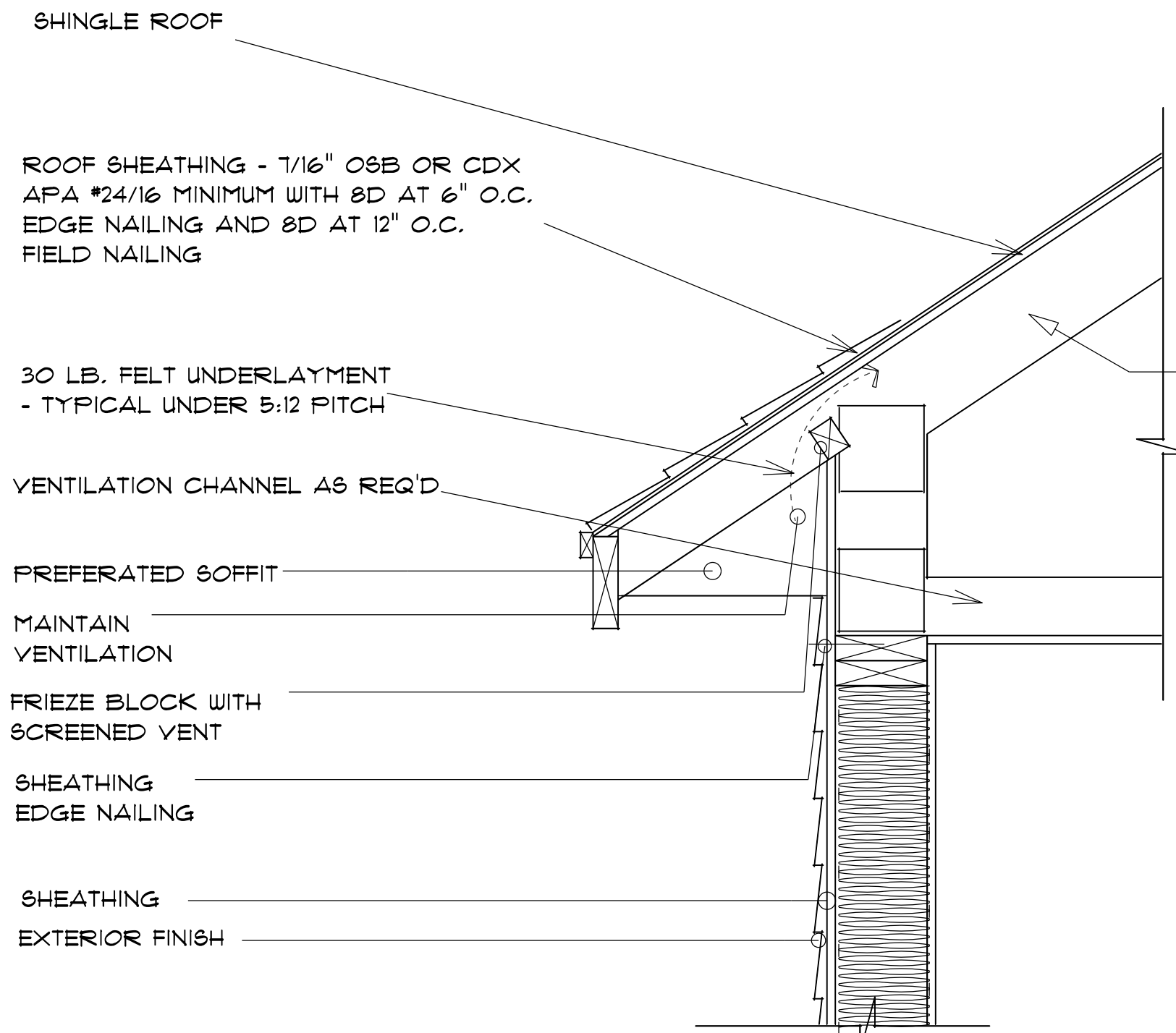
| AREA SCHEDULE | |
|---------------|---------------|
| NAME | AREA |
| Heated | 205.0 sq. ft. |



FLOOR PLAN

SCALE: 1" = 1/4"

| AREA SCHEDULE | |
|---------------------|----------------|
| NAME | AREA |
| Garage | 483.7 sq. ft. |
| Heated | 1722.3 sq. ft. |
| Rear Covered Porch | 98.9 sq. ft. |
| Front Covered Porch | 105.5 sq. ft. |



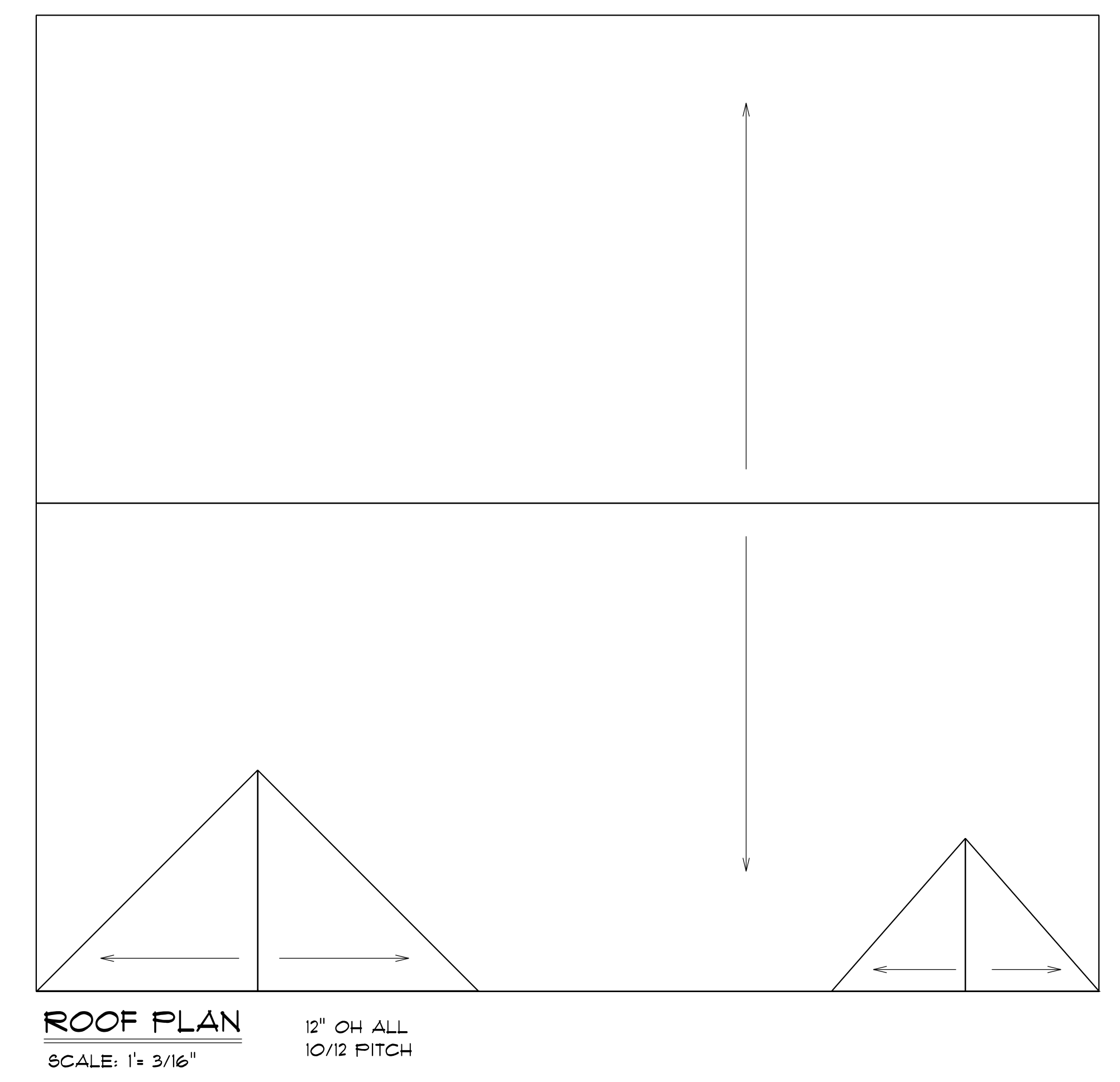
ROOF NOTES:

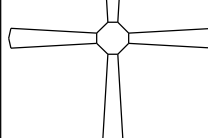





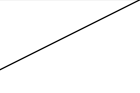



TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.

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 01 | 2 |  |
| foyer light | 1 |  |
| 10" led light | 4 |  |
| 7" led disc | 15 |  |
| out door over head | 4 |  |
| ceiling light 19 | 2 |  |
| 4' fluorescent light | 2 |  |
| outdoor carriage light | 2 |  |
| flood light | 2 |  |
| vanity light | 4 |  |

