

# DREAM

HOMES BY DESIGN, LLC  
CREATIVE. FUNCTIONAL. AFFORDABLE.

919.602.3986  
dreamhomesbydesign@gmail.com

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HUNGERFORD

PLAN / PROJECT NAME:

PROJECT FOR:  
CHAMBERLAIN HOMES, LLC

PROJECT ADDRESS:  
250 FIELDSTONE DRIVE  
HOLLY SPRINGS, NC  
27540

COUNTY:  
HARNETT

AUGUST 3, 2021

DHBD-B3099-GL

ELEVATIONS

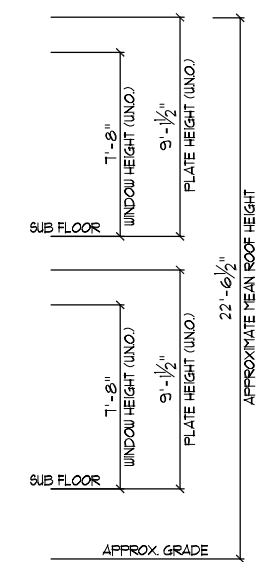
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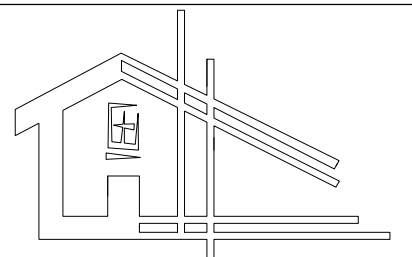


**FRONT ELEVATION**  
SCALE: 1/8" = 1'-0"

THIS PLAN CONFORMS TO THE 2018 VERSION  
OF THE I.R.C.NC RESIDENTIAL CODE.



**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



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ELEVATIONS

PAGE  
A-1B

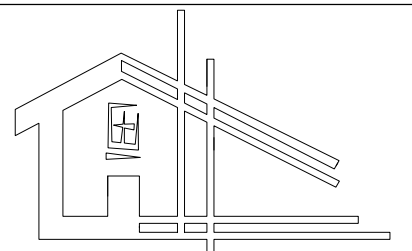
ATTIC VENTILATION	
REQUIRED	4101 SQ FT OF ATTIC / 300 = 13.67 SQ FT OF INLET 4 OUTLET
PROVIDED	11 SQ FT PER 120 LINEAR FT. OF VENT. (TOTAL OF 1320 SQ FT. OF VENT. OUTLET)
ROOF	11 SQ FT PER 120 LINEAR FT. OF VENT. (TOTAL OF 1320 SQ FT. OF VENT. INLET)
OUTLET	11 SQ FT PER 120 LINEAR FT. OF VENT. (TOTAL OF 1320 SQ FT. OF VENT. INLET)
RIDGE	11 SQ FT PER 120 LINEAR FT. OF VENT. (TOTAL OF 1320 SQ FT. OF VENT. INLET)
TOTAL	11 SQ FT PER 120 LINEAR FT. OF VENT. (TOTAL OF 1320 SQ FT. OF VENT. INLET)
<p>• PROVIDE AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.</p> <p>• ALTERNATIVE METHOD: INSTALL VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM (574 MG/54" H<sup>2</sup>O) ON THE WARM SIDE OF THE CEILING. CATHEDRAL CEILINGS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.</p>	
<p>CRACK SPACE VENTILATION (NON-ENCAPSULATION)</p> <p>2349 SQ FT / 50 = 47 VENTS REQ.</p> <p>1366 SQ FT / 41 PER VENT = 33 VENTS REQ.</p> <p>NOTE: WHERE AN APPROVED VAPOR BARRIER IS INSTALLED OVER GROUND SURFACE, THE REQUIRED VENTILATION MAY BE REDUCED BY 50%.</p> <p>MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER OR EQUIVALENT SHALL BE INSTALLED TO NOMINALLY COVER ALL EXPOSED EARTH IN THE CRACK SPACE. JOINTS SHALL LAP A MINIMUM OF 12" REFER TO SECTION R4083 OF THE 2018 VERSION OF THE IBC/IRC RESIDENTIAL CODE FOR MORE INFORMATION.</p>	



REAR ELEVATION  
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



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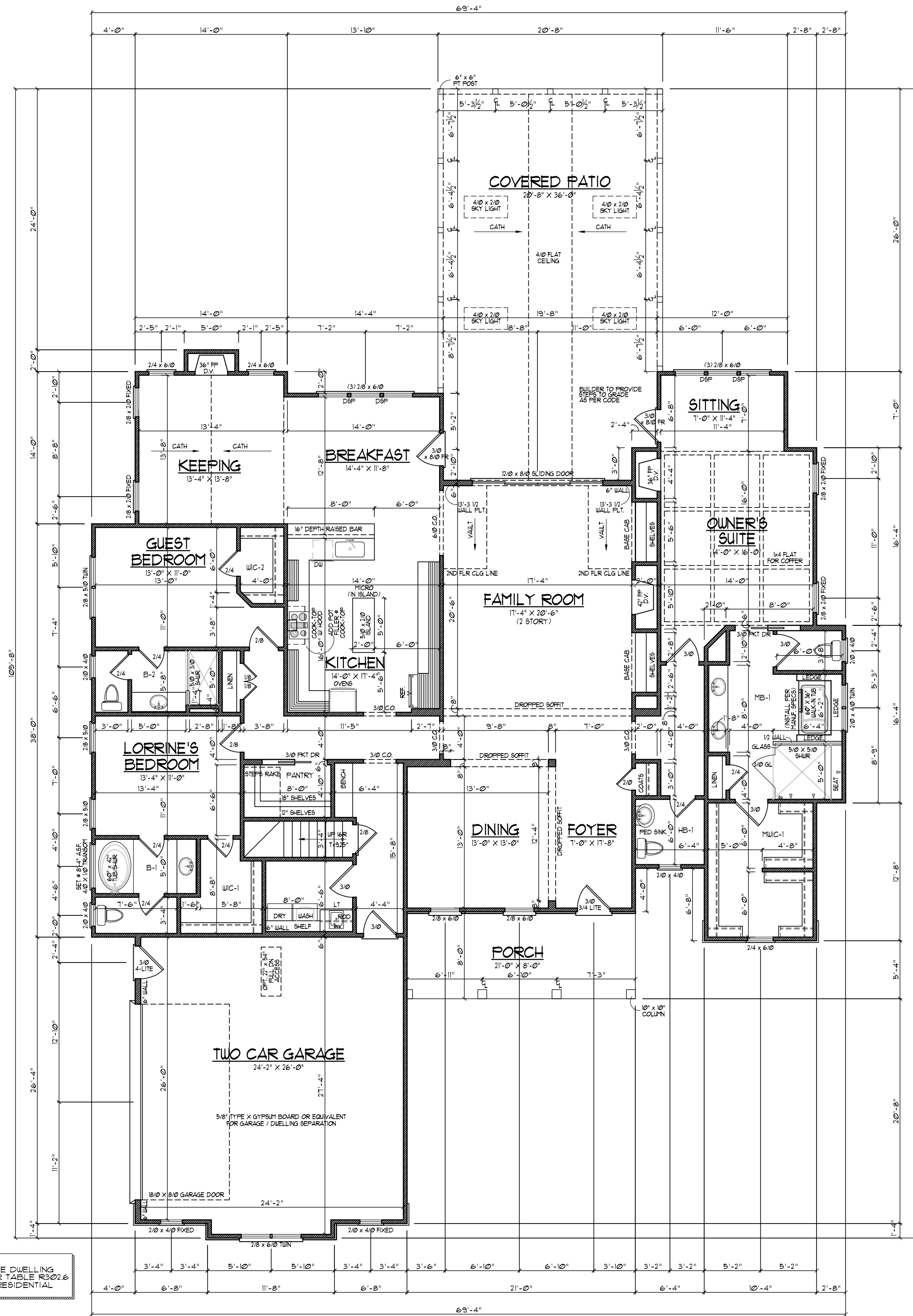
COUNTY:  
HARNETT

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DHBD-B3099-GL

FIRST FLOOR

PAGE  
A-2



FIRST FLOOR  
SCALE: 1/8" = 1'-0"

NOTE:  
PROVIDE GARAGE DWELLING SEPARATION PER TABLE R302.6 OF THE 2018 NC RESIDENTIAL CODE

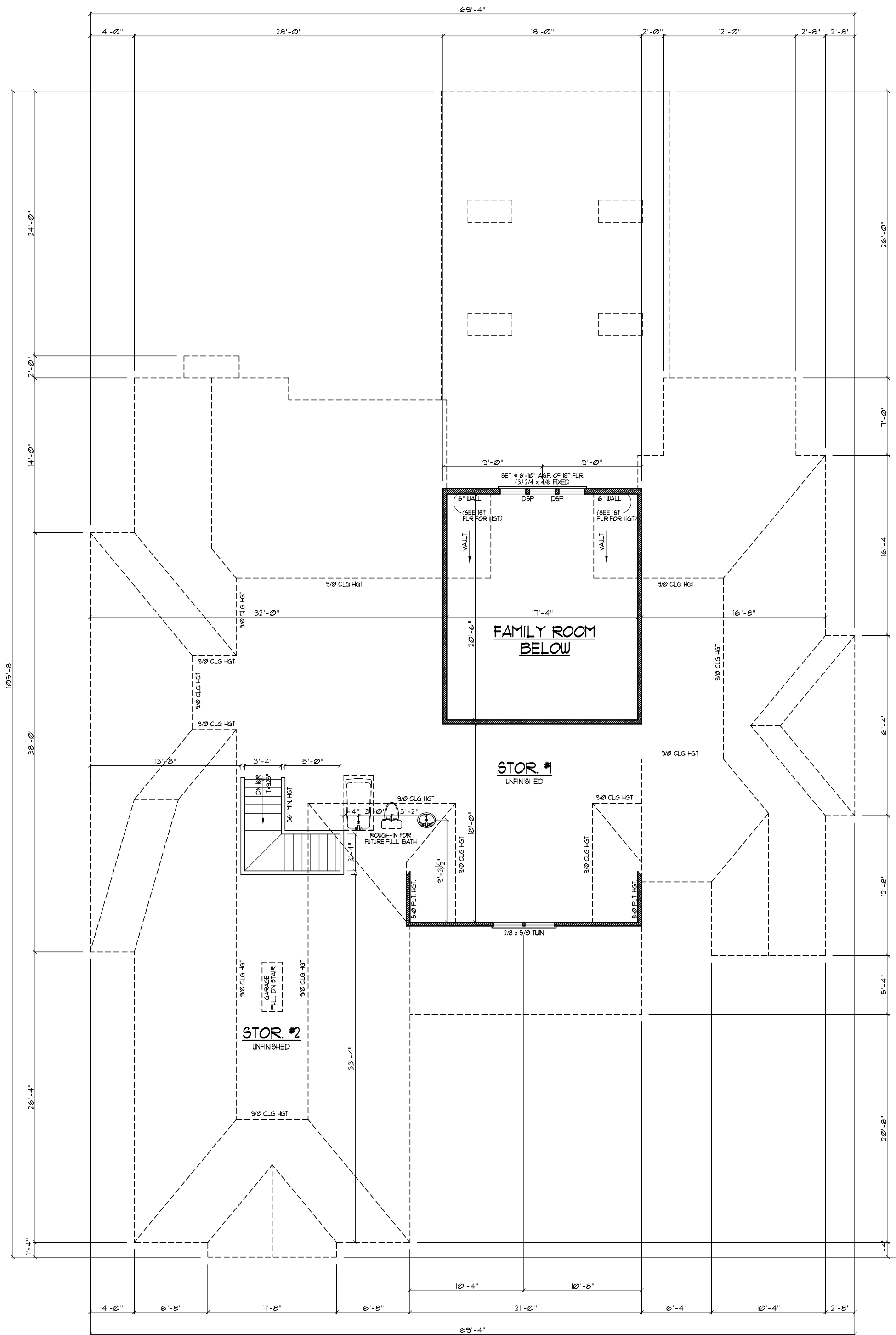
INSULATION AND FENESTRATION REQUIREMENTS				
CLIMATE ZONE	3	4	5	
FENESTRATION U-FACTOR	0.35	0.35	0.35	
SKYLIGHT U-FACTOR	0.55	0.55	0.55	
GLAZED FENESTRATION SHGC	0.30	0.30	NR	
CEILING R-VALUE	38 OR 30c1	38 OR 30c1	38 OR 30c1	
WOOD FRAME WALL R-VALUE	15 OR 13/4.5	15 OR 13/4.5	15 OR 13/4.5	
MASS WALL R-VALUE	5/13 OR 5/10c1	5/13 OR 5/10c1	13/17 OR 13/12.5c1	
FLOOR R-VALUE	19	19	30	
BASEMENT WALL R-VALUE	5/13	10/15	10/15	
SLAB R-VALUE	0	10	10	
CRAWL SPACE WALL R-VALUE	5/13	10/15	10/15	

PER TABLE N102.1.2 (R402.1.2)

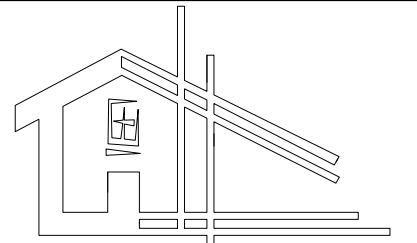
**GENERAL NOTES**

**WALLS:**  
ALL WALLS ARE DRAWN 4" THICK UNLESS NOTED OTHERWISE.  
ALL DIMENSIONS ARE TO FRAMING UNLESS NOTED OTHERWISE.  
**PLATE/CEILING HGT:**  
REFER TO ELEVATION PAGE(S) FOR PLATE/CEILING HEIGHTS FOR EACH FLOOR.  
**WINDOW HGT:**  
REFER TO ELEVATION PAGE(S) FOR WINDOW HEADER HEIGHTS FOR EACH FLOOR.  
**NOTE:**  
WINDOW HEADER HEIGHTS, IF NOTED ON FLOOR PLANS TAKE PRECEDENCE OVER HEIGHTS NOTED ON ELEVATION PAGE(S).  
**SMOKE DETECTORS:**  
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC 720.51(S) AND 720.52(S).  
**EGRESS:**  
ALL SLEEPING ROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO SECTION 1025 OF THE IBC BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS, PROVIDES PRESSURE RATINGS 4 ROUGH OPENING DIMENSIONS AS MANUFACTURERS VARY.  
**ATTIC ACCESS:**  
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE. (IF WALK-UP ATTIC IS NOT INCLUDED.)

FLOOR AREA:	
1ST FLOOR HTD.	2099#
TOTAL HTD. SQ. FT.	3099#
2ND FLR STOR. # SQ. FT.	1453#
2ND FLR STOR. #2 SQ. FT.	406#
GARAGE SQ. FT.	674#
COVERED PATIO SQ. FT.	128#
FRONT PORCH	168#



**SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



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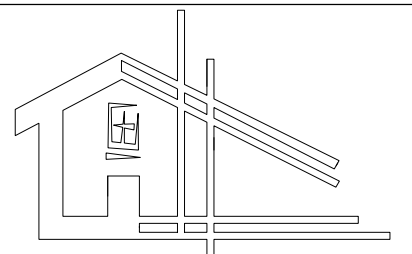
COUNTY:  
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SECOND FLOOR

PAGE  
A = 3



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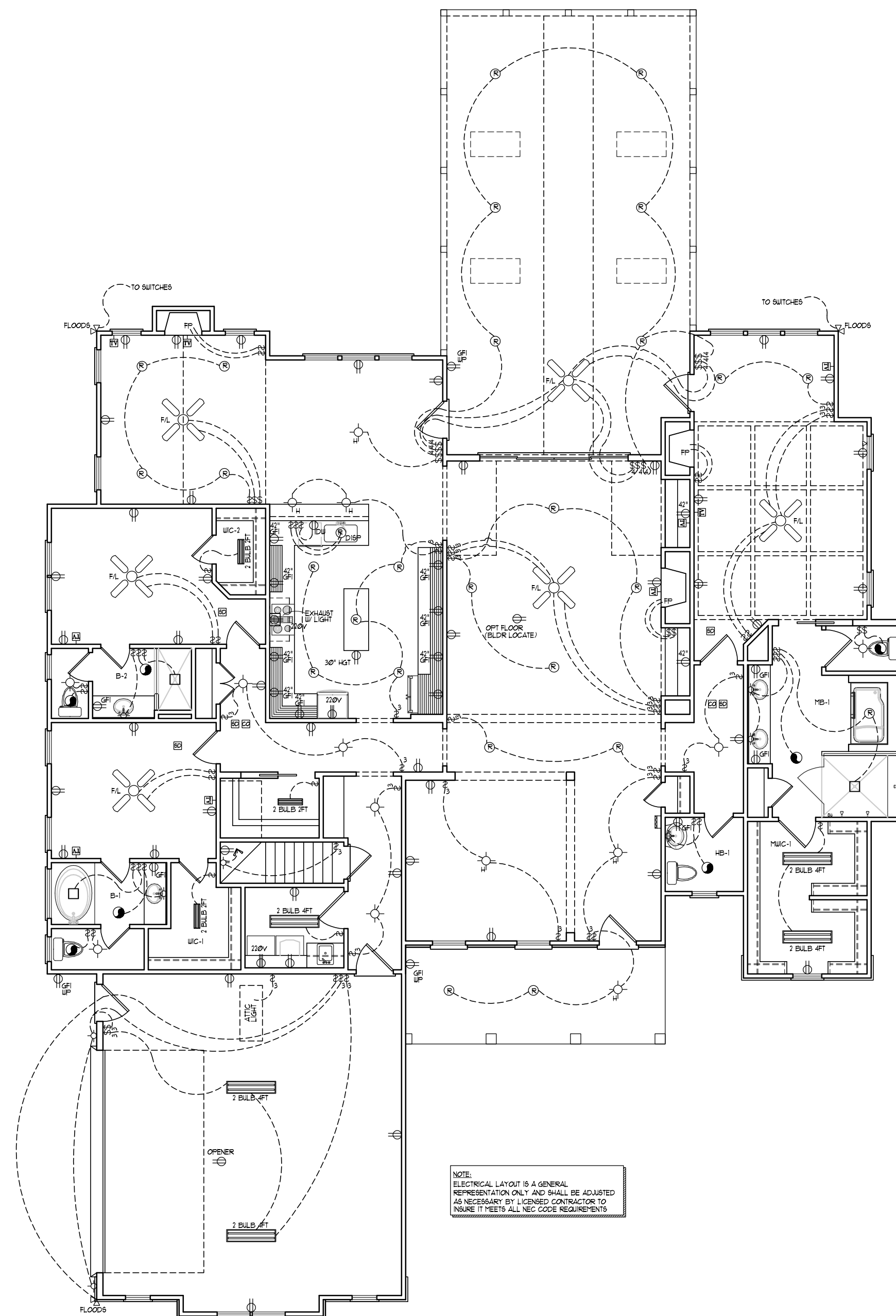
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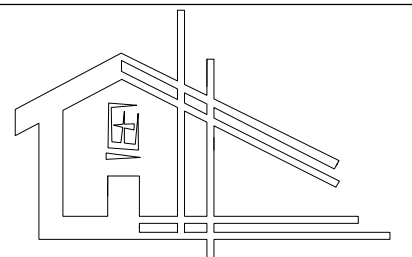
1ST FLR ELECTRICAL

PAGE  
**E - 1**



FIRST FLOOR ELECTRICAL

ELECTRICAL LEGEND			
§	4-WAY SWITCH	⊕	DUPLEX OUTLET
§	SINGLE POLE SWITCH	⊕CH	COUNTER HEIGHT OUTLET RECEPTABLE
§	3-WAY SWITCH	⊕	DUPLEX OUTLET-SPLIT WIRED
☉	SURFACE MOUNTED LIGHT	⊙	EXHAUST FAN
⊙	CABLE JACK	⊙	EYEBALL LIGHT
—	1 BULB FLUORESCENT	▽	SPOT LIGHT
—	2 BULB FLUORESCENT	⊕	RECESSED REGULAR 1" MINI LIGHT
▽	PHONE JACK	⊕	CEILING FAN (NO LIGHT)
⊕GFI	GROUND FAULT INTERRUPT RECEPTABLE	⊕	CARBON MONOXIDE DETECTOR
⊕220V	220 VOLT RECEPTABLE	⊕	WATER PROOF BATH LT
☉	WALL MOUNTED LIGHT	☉	KEYLESS LIGHT FIXTURE
☉	SMOKE DETECTOR	☉	HANGING LIGHT FIXTURE
☉	DOOR CHIME	☉	CEILING FAN W/ LIGHT FIXTURE
☉	WALL MOUNT INCANDESCENT BAR LIGHT		



**DREAM**

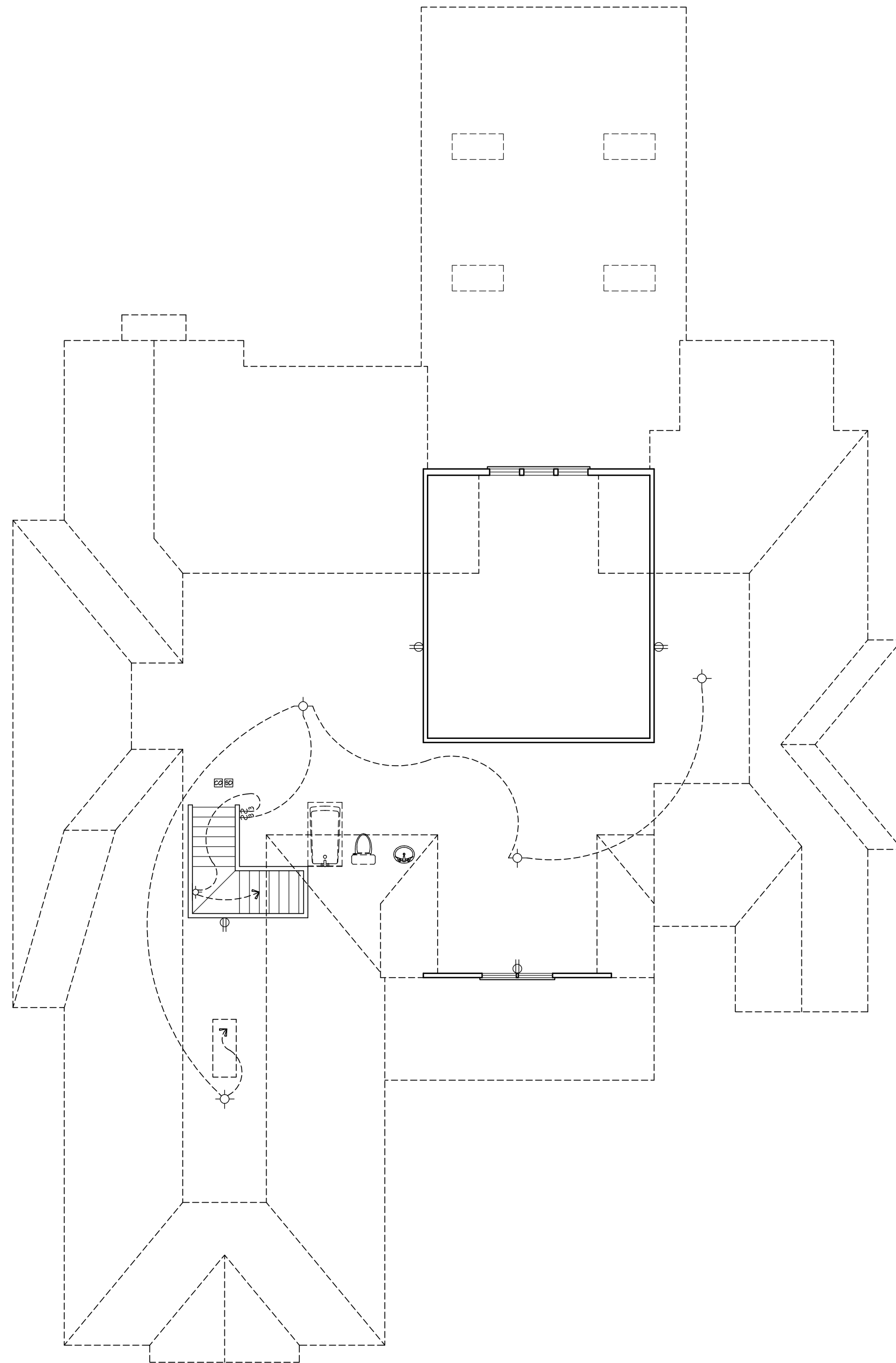
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ELECTRICAL LEGEND			
⊕	4-WAY SWITCH	⊕	DUPLEX OUTLET
⊕	SINGLE POLE SWITCH	⊕ CH	COUNTER HEIGHT OUTLET RECEPTABLE
⊕	3-WAY SWITCH	⊕	DUPLEX OUTLET - SPLIT WIRED
⊕	SURFACE MOUNTED LIGHT	⊕	EXHAUST FAN
⊕	CABLE JACK	⊕	EYEBALL LIGHT
⊕	1 BULB FLUORESCENT	⊕	SPOT LIGHT
⊕	2 BULB FLUORESCENT	⊕	RECESSED REGULAR / MINI LIGHT
⊕	PHONE JACK	⊕	CEILING FAN (NO LIGHT)
⊕	GROUND FAULT INTERRUPT RECEPTABLE	⊕	CARBON MONOXIDE DETECTOR
⊕ 220V	220 VOLT RECEPTABLE	⊕	WATER PROOF BATH LT
⊕	WALL MOUNTED LIGHT	⊕	KEYLESS LIGHT FIXTURE
⊕	SMOKE DETECTOR	⊕	HANGING LIGHT FIXTURE
⊕	DOOR CHIME	⊕	CEILING FAN W/ LIGHT FIXTURE
⊕	WALL MOUNT INCANDESCENT BAR LIGHT		

SECOND FLOOR ELECTRICAL

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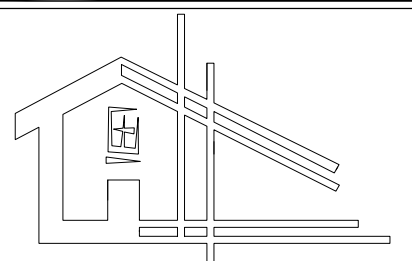
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2ND FLR ELECTRICAL

PAGE  
E - 2



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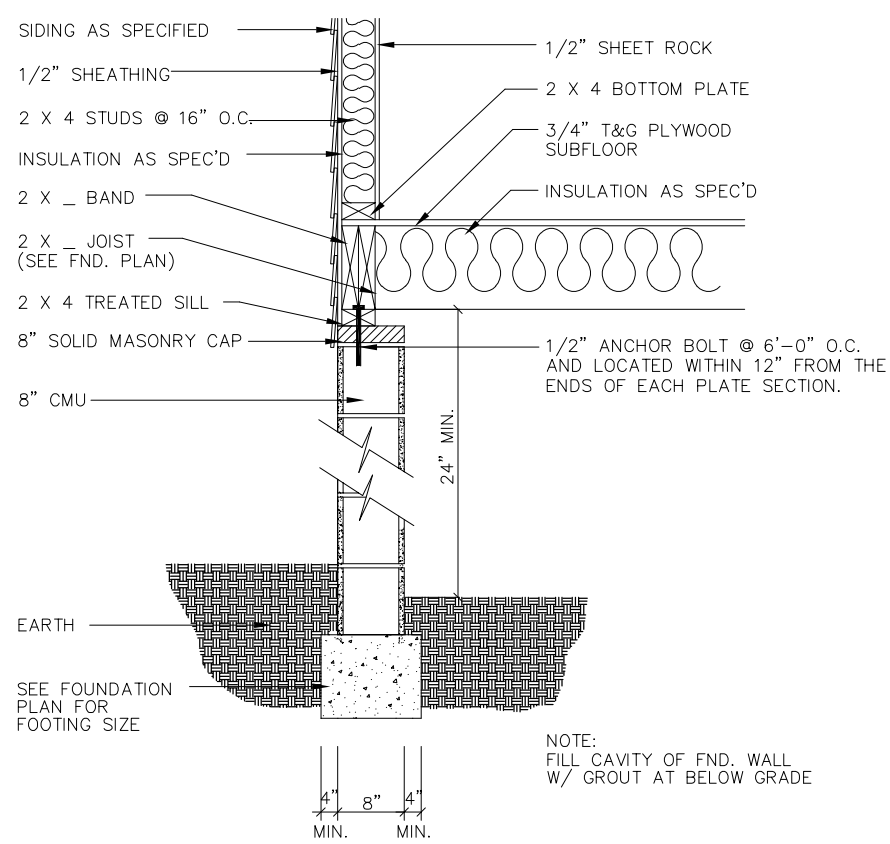
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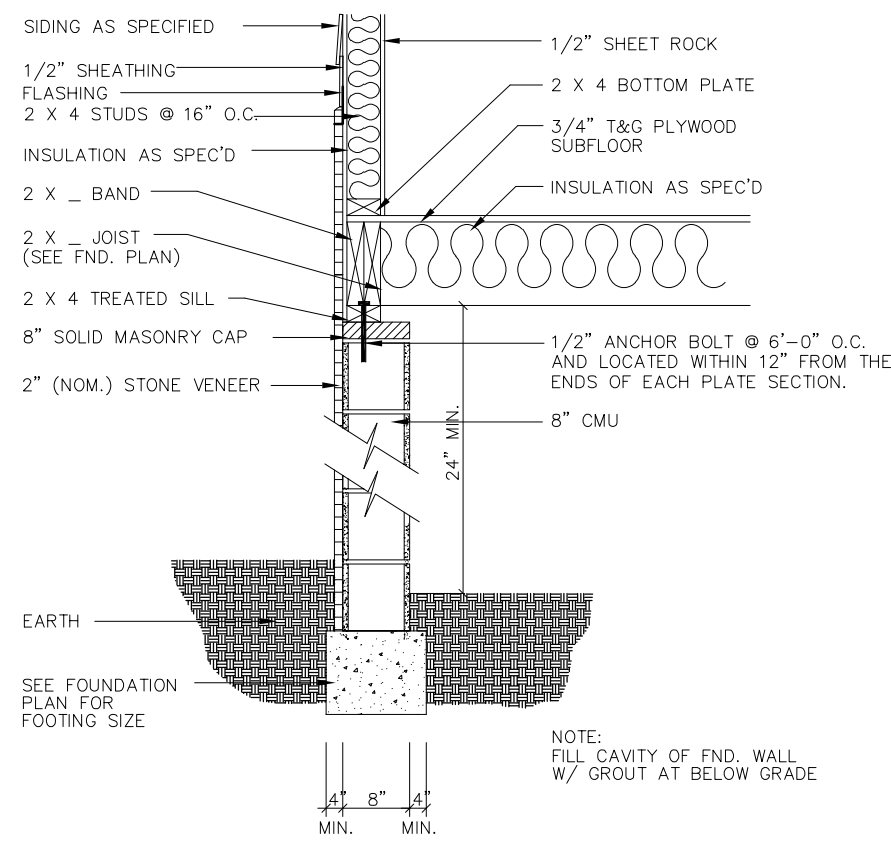
FOUNDATION DETAILS

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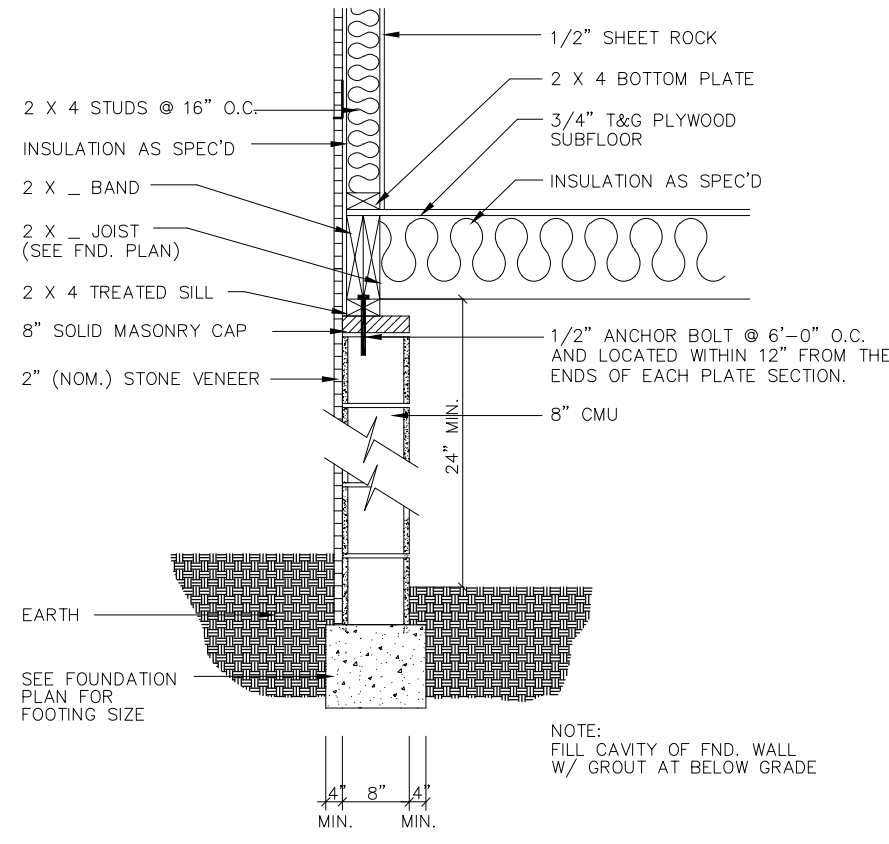
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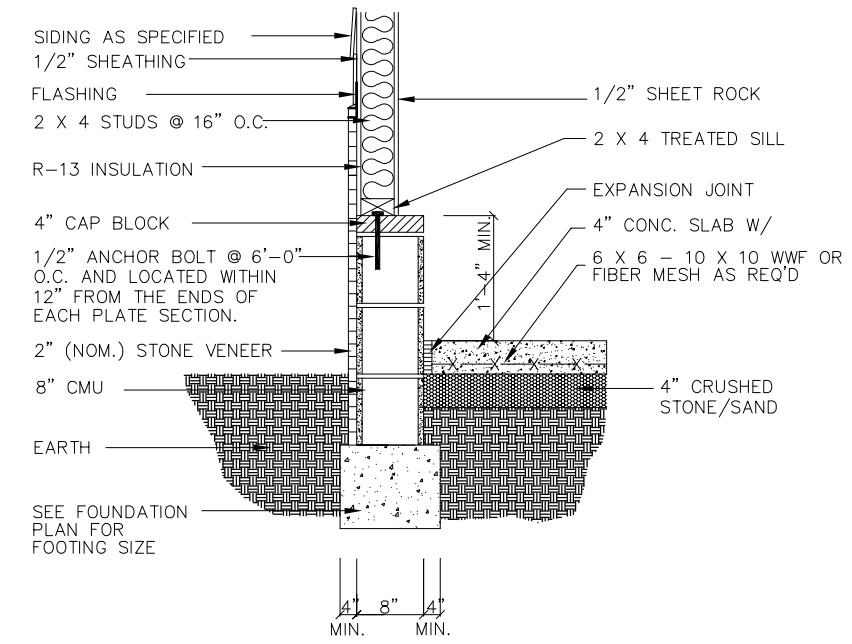
CRAWLSPACE (8" BLOCK PARGED)  
FND. DETAIL (NTS)



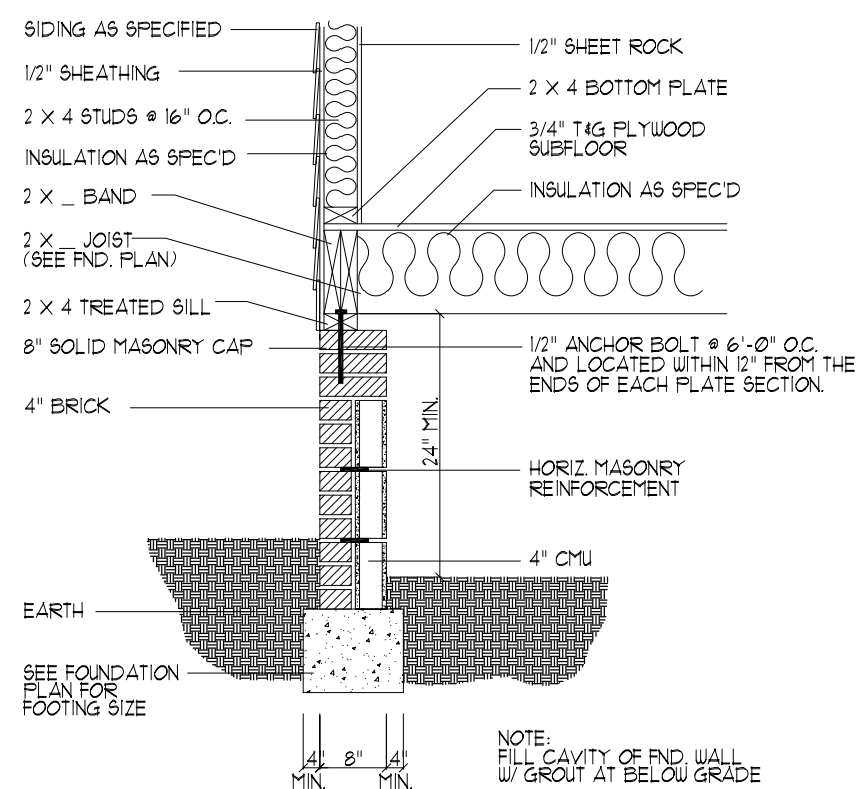
CRAWLSPACE (2" NOM. STONE TO SIDING TRANSITION)  
FND. DETAIL (NTS)



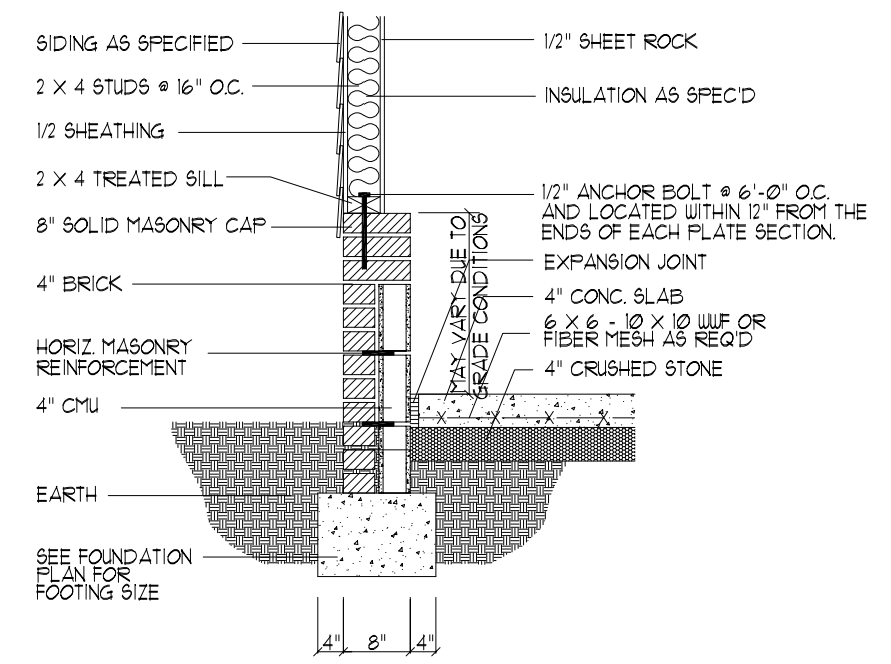
CRAWLSPACE (2" NOM. STONE)  
FND. DETAIL (NTS)



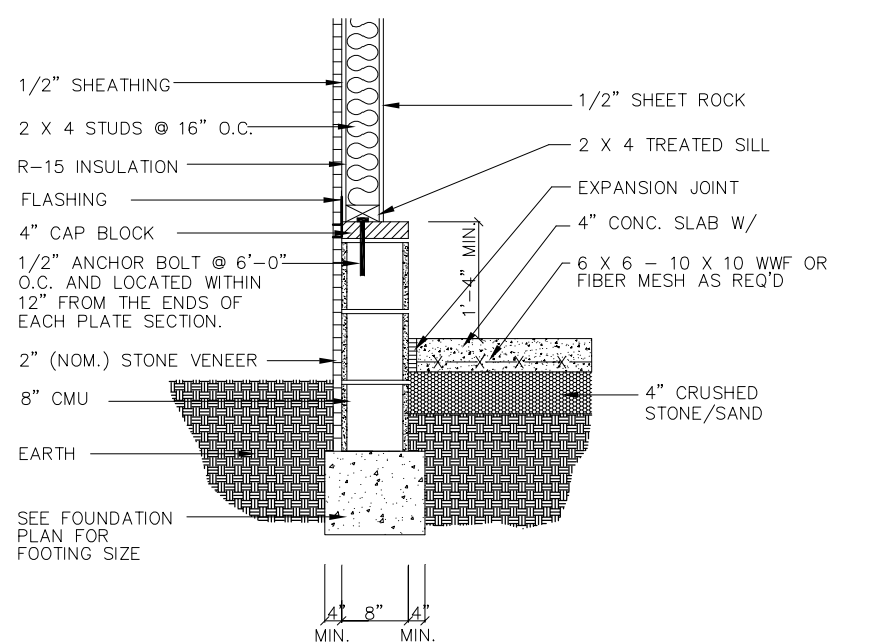
EXT. GARAGE WALL (2" NOM. STONE TO SIDING TRANSITION)  
FND. DETAIL (WITH CRAWLSPACE) (NTS)



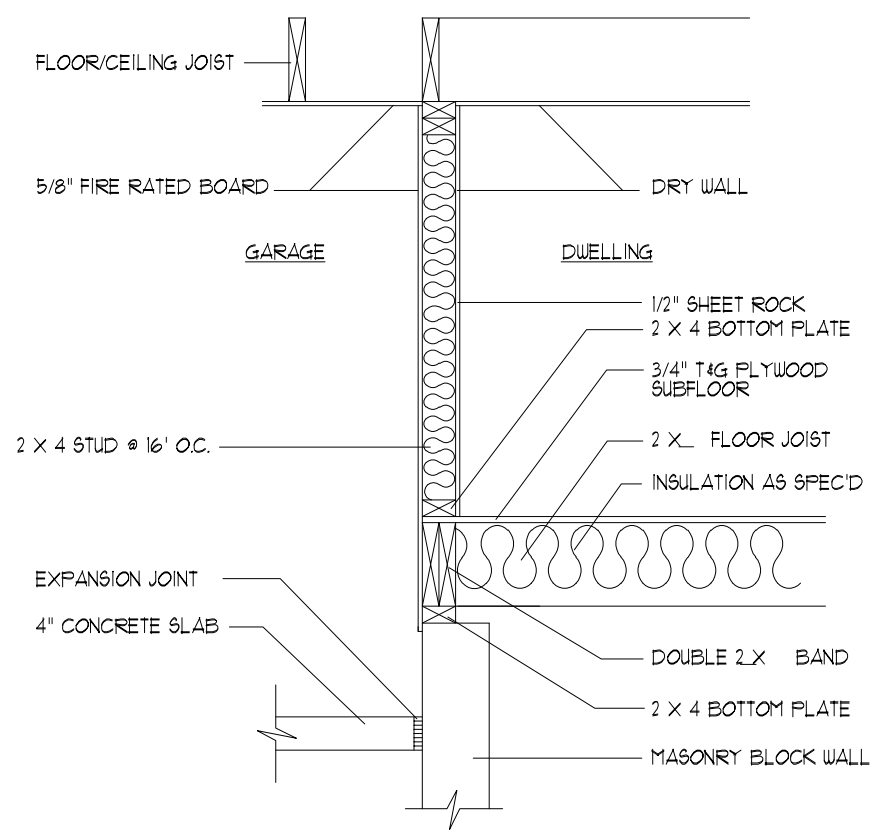
CRAWLSPACE (W/ BRICK)  
FND. DETAIL (NTS)



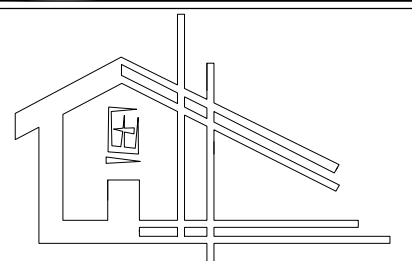
EXT. GARAGE WALL (W/ SIDING)  
FND. DETAIL (NTS)



EXT. GARAGE WALL (2" NOM. STONE)  
FND. DETAIL (WITH CRAWLSPACE) (NTS)



GARAGE (CRAWLSPACE)  
INT. GARAGE WALL (NTS)



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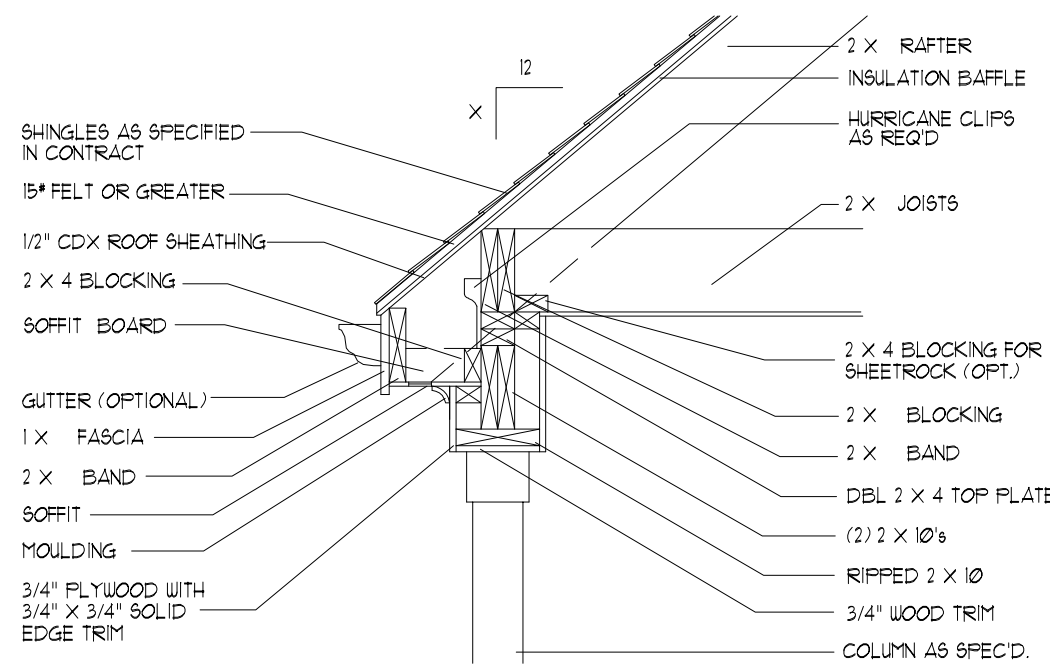
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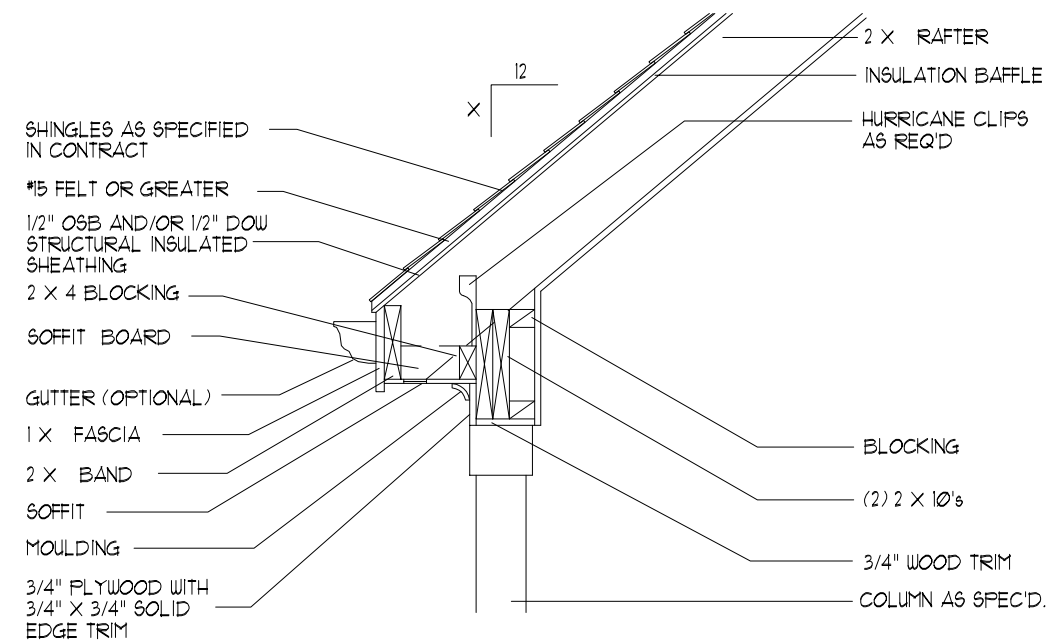
ROOF FRAMING DETAILS

PAGE

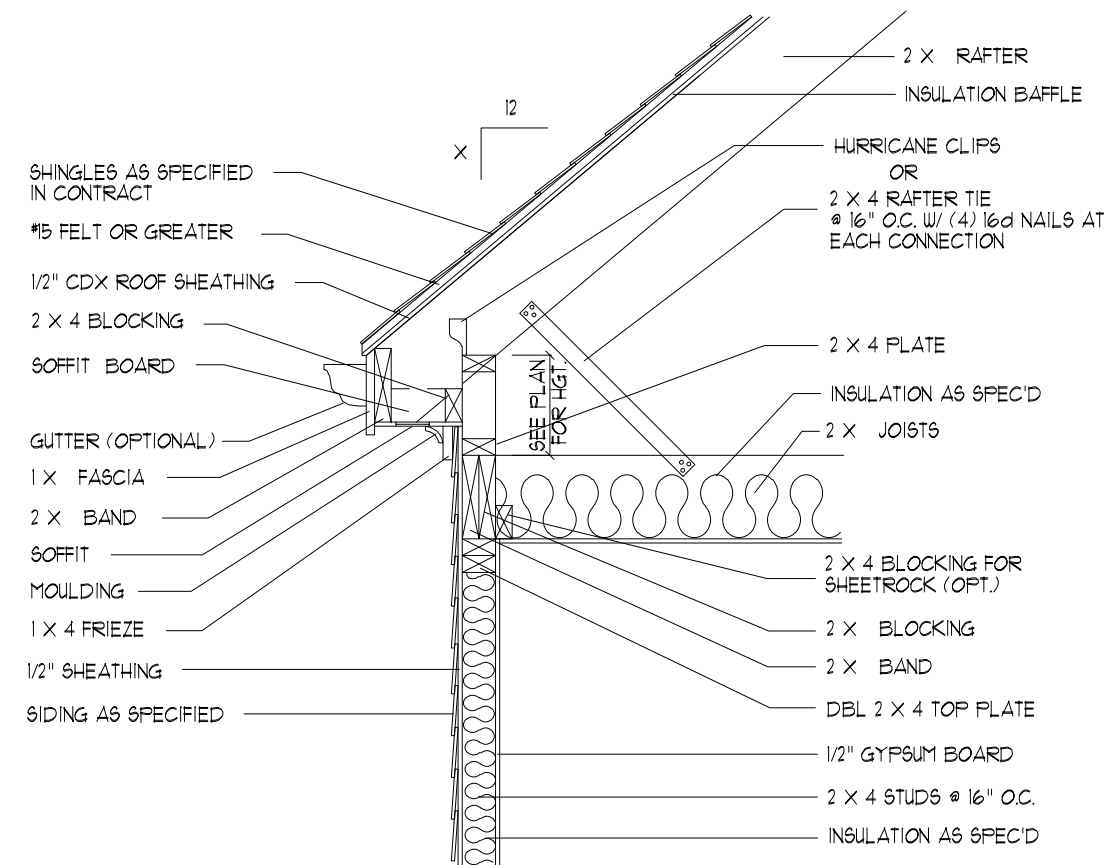
D-2



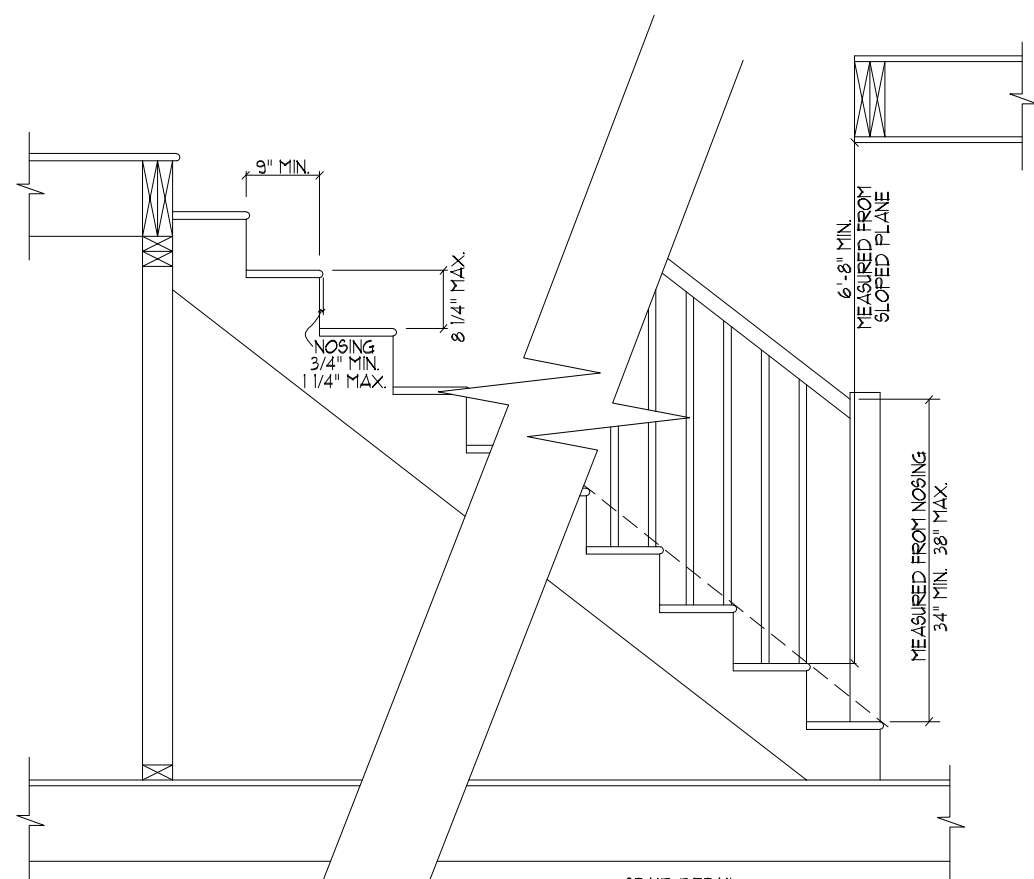
RAFTER DETAIL  
TOP PLATE ON BEAM (NTS)  
PORCH ATTACHMENT



RAFTER DETAIL  
VAULTED CEILING (NTS)  
PORCH ATTACHMENT



RAFTER DETAIL  
KNEE-WALL ON (NTS)  
CEILING JOIST



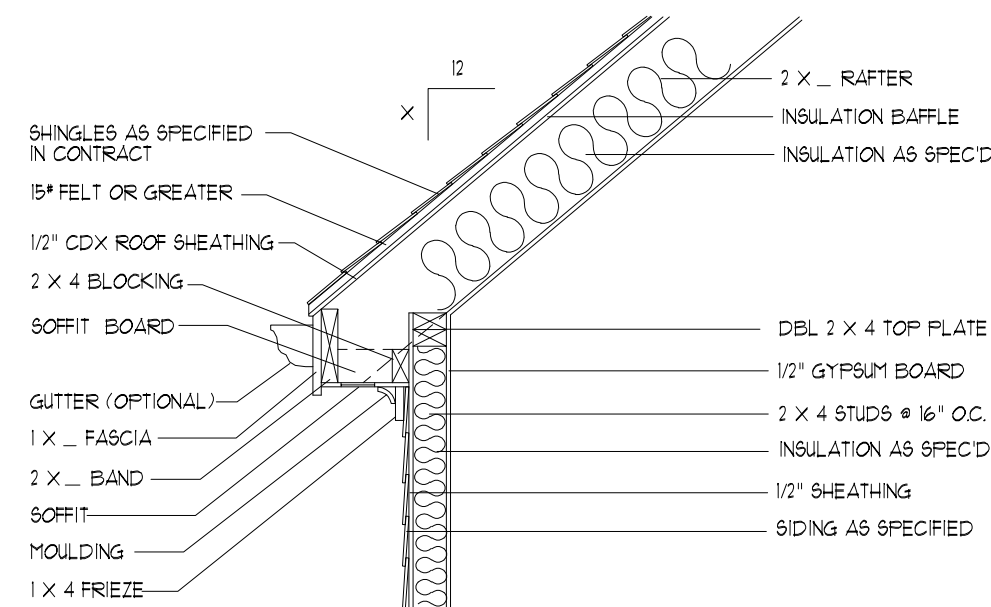
STAIR DETAIL  
(NTS)

R312.13 OPENING LIMITATIONS (GUARDRAILS)  
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4\"/>

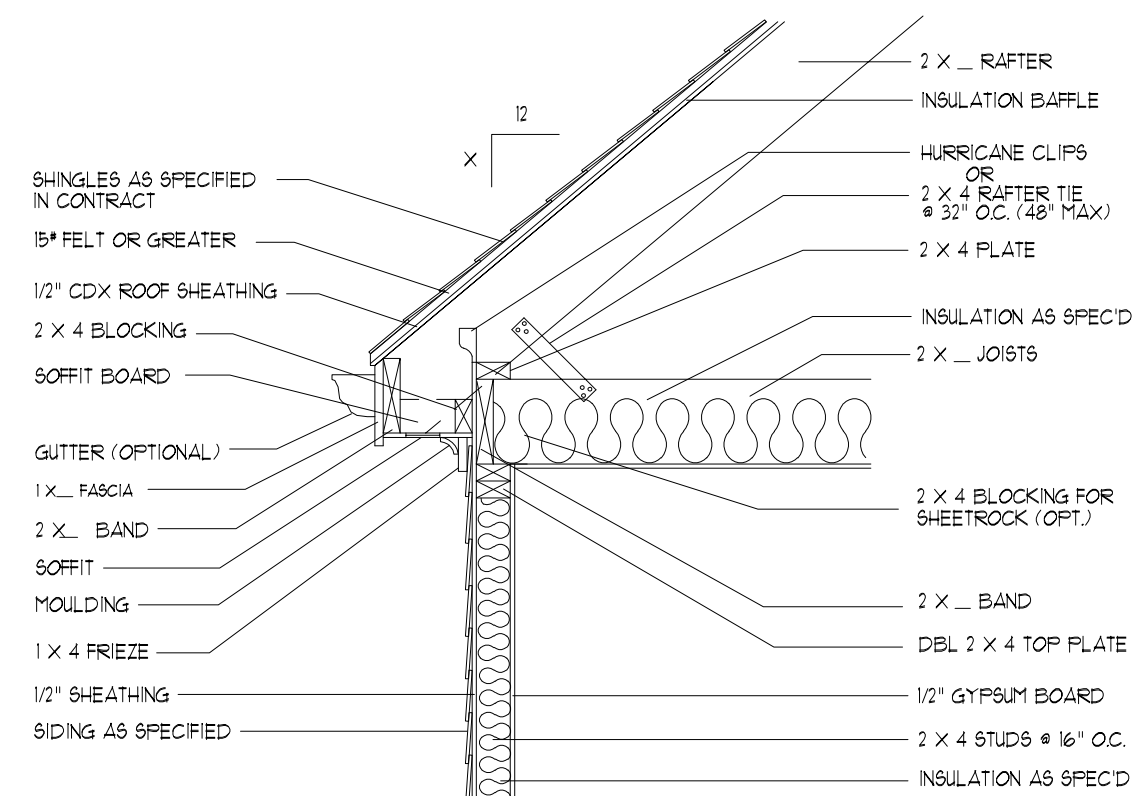
EACH TREAD AND RISER MUST BE UNIFORM. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8\"/>

EXCEPTIONS:

1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR FORMED BY THE RISER TREAD AND BOTTOM RAIL OF A GUARD SHALL NOT ALLOW PASSAGE OF A SPHERE 6\"/>
2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 3/8\"/>



RAFTER DETAIL  
VAULTED CEILING (NTS)



RAFTER DETAIL  
PLATE ON (NTS)  
CEILING JOIST