

**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 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.

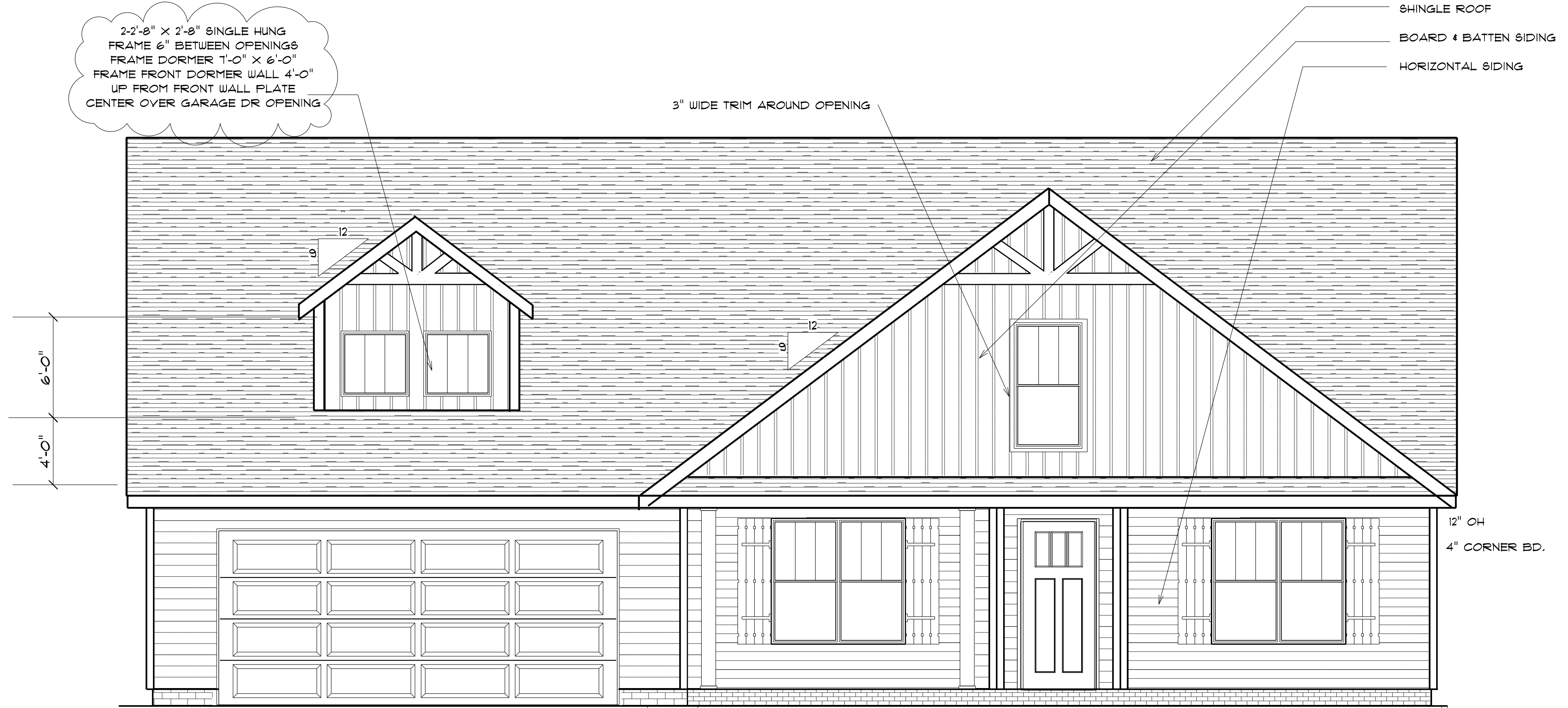
ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.  
 CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS.  
 ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

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 A5CE 1-9B
- 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<sub>w</sub> 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 building 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.

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

**NOTICE TO CONTRACTOR**  
 All construction must comply with current NC Building Codes and is subject to field inspection and verification.

**APPROVED**  
 Limited building only review  
 Permit holder responsible for full compliance with the code

02/16/2022



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



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



**RIGHT ELEVATION**  
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 FINE 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 DOUGS UNO.

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

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

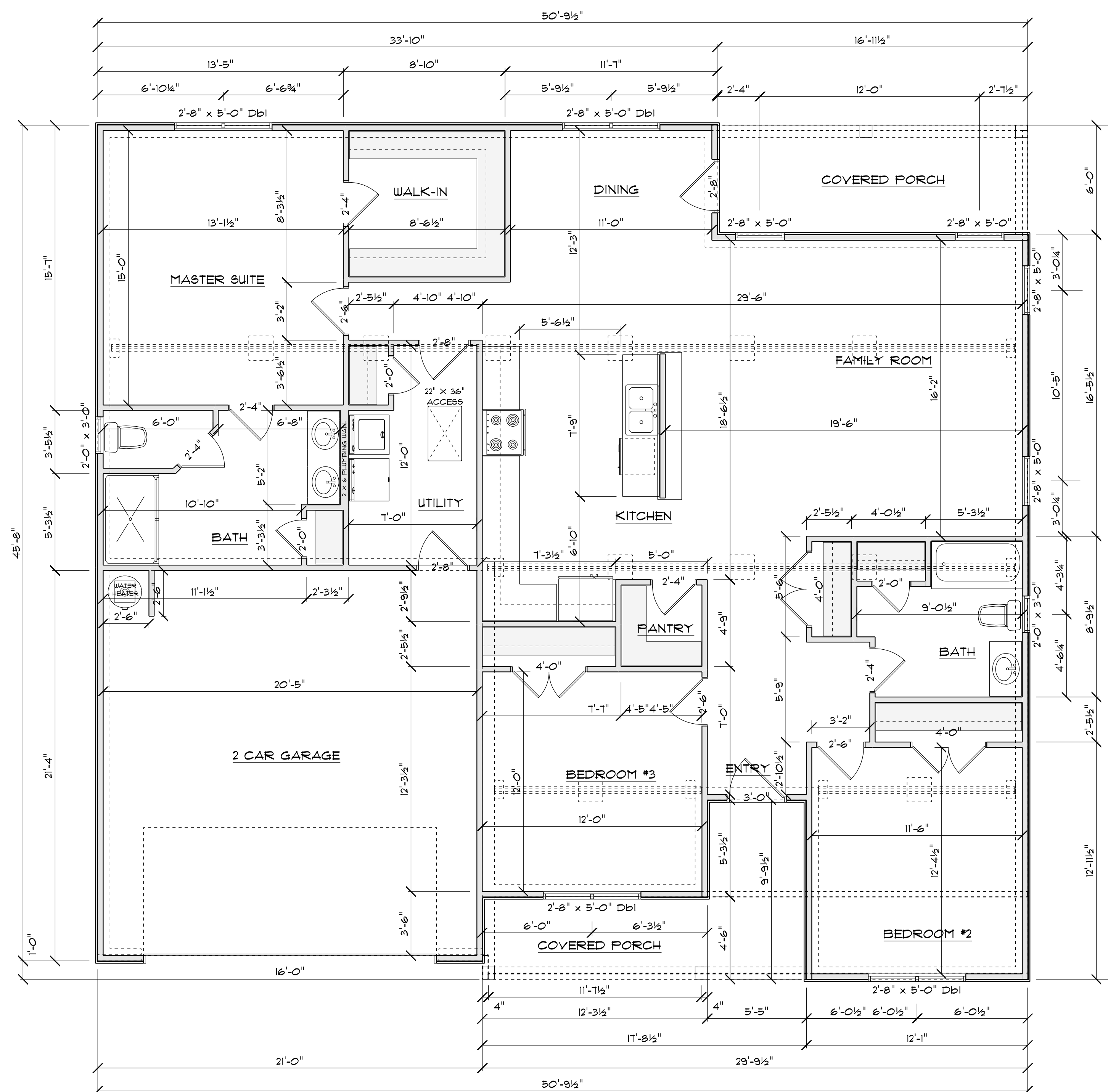
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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

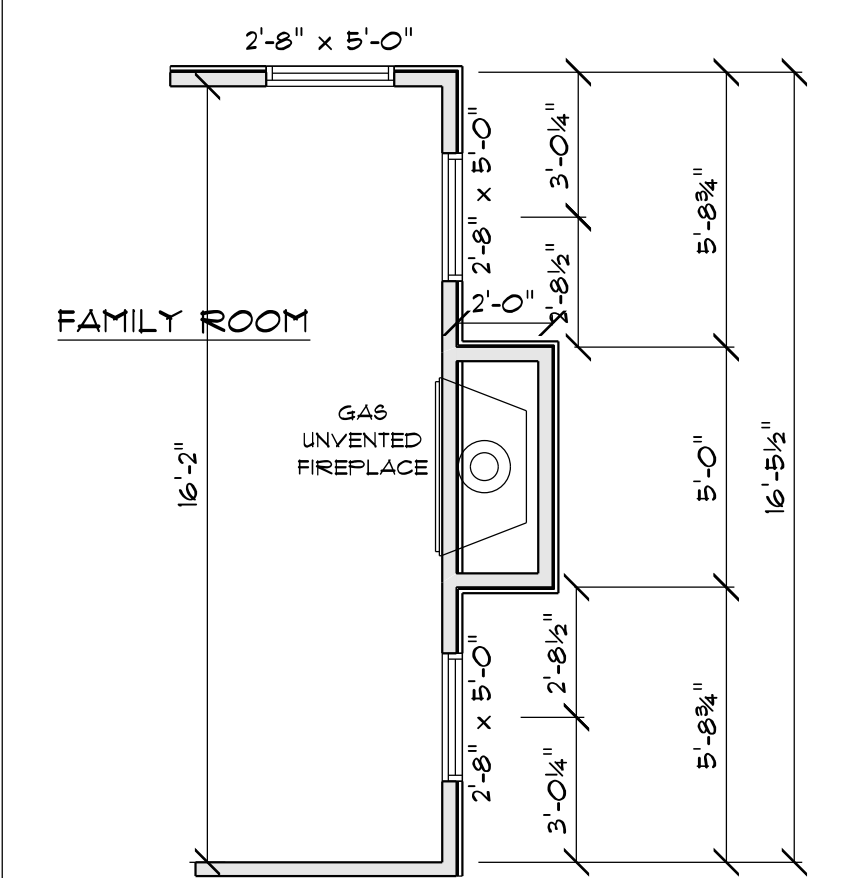
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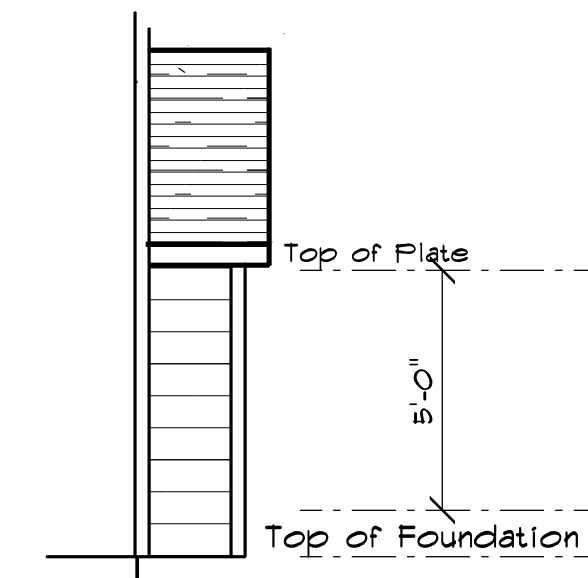
**FLOOR PLAN**

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.

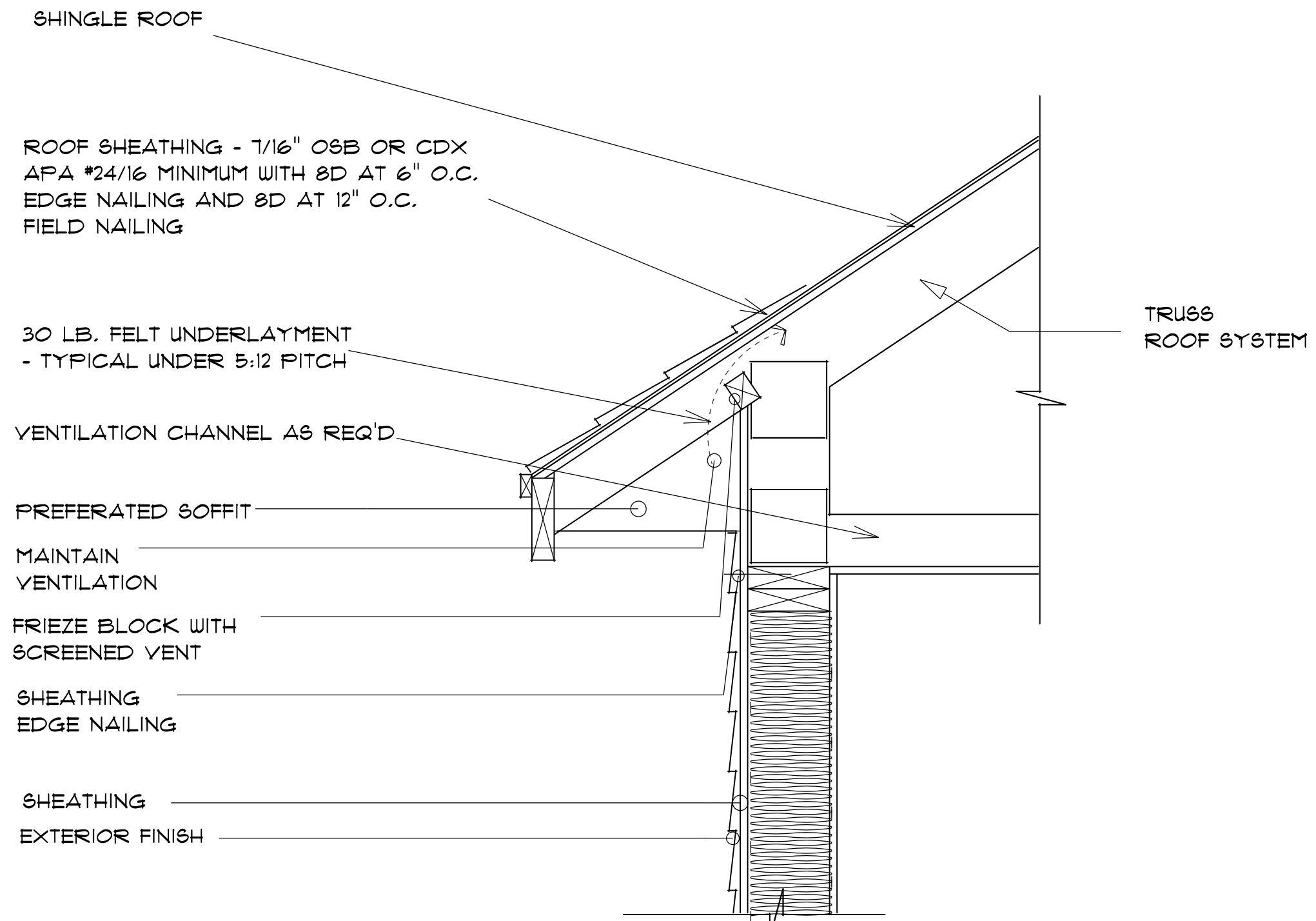


**OPTIONAL GAS FIREPLACE**  
SCALE: 1" = 1/4"



**FIREPLACE CHIMNEY**  
SCALE: 1" = 1/4"

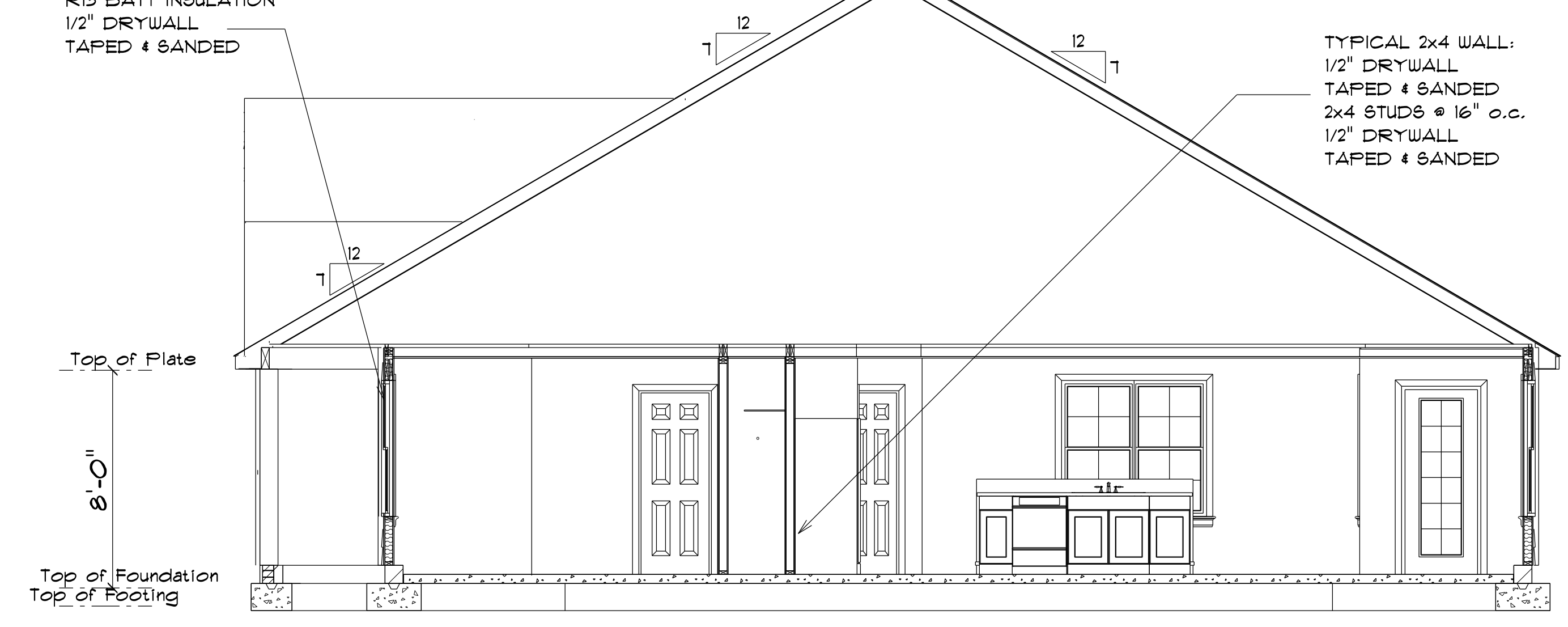
NOTE: IF USING A CRALL SPACE FOUNDATION THE FIREPLACE IS CANTILEVERED OUT 2'-0"



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

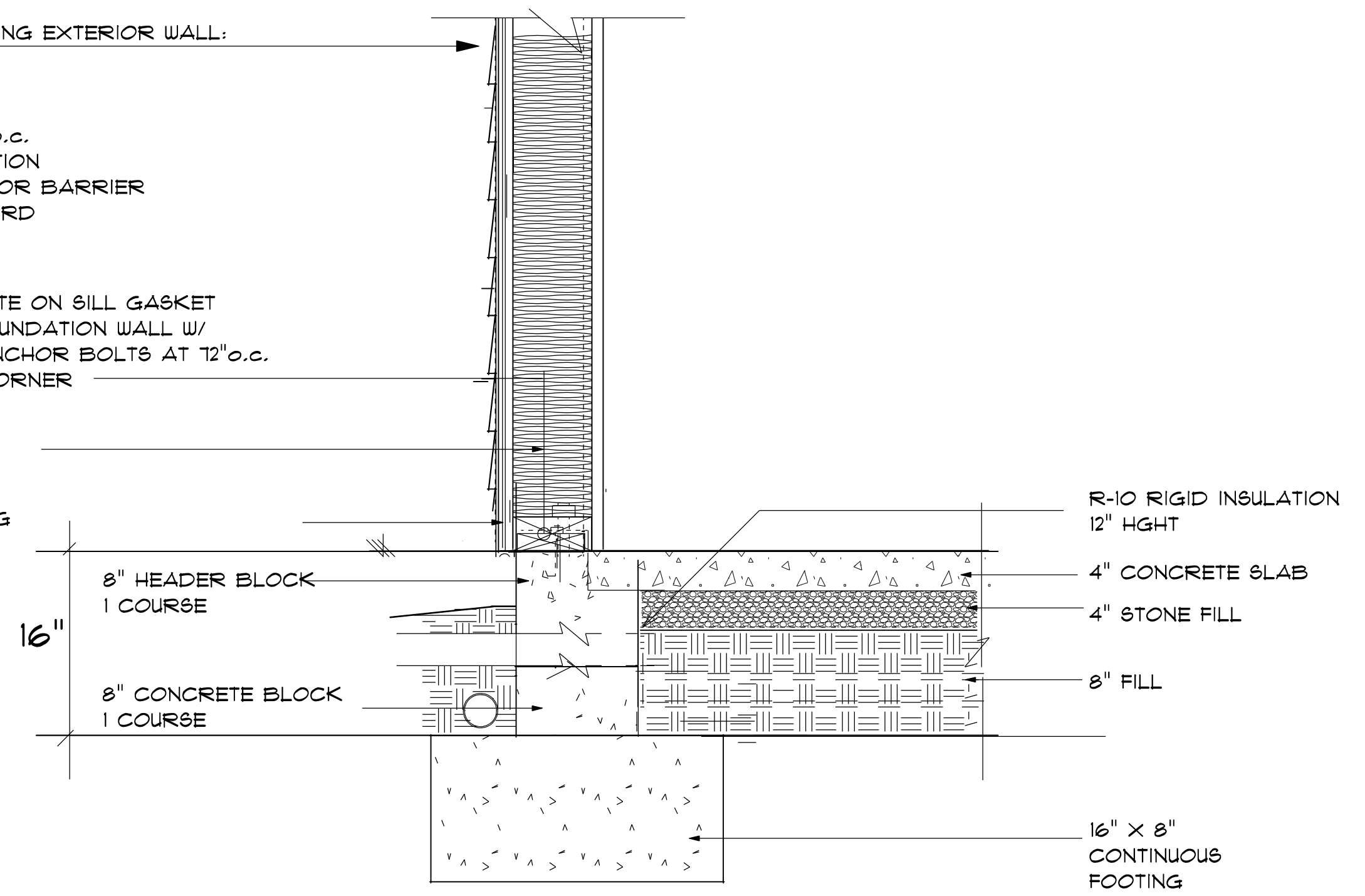


TYPICAL 2x4 SIDING EXTERIOR WALL:  
VINYL SIDING  
1/2" SHEATHING  
AIR BARRIER  
2x4 STUDS @ 16" o.c.  
R15 BATT INSULATION  
6 MIL POLY VAPOR BARRIER  
1/2" GYPSUM BOARD

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

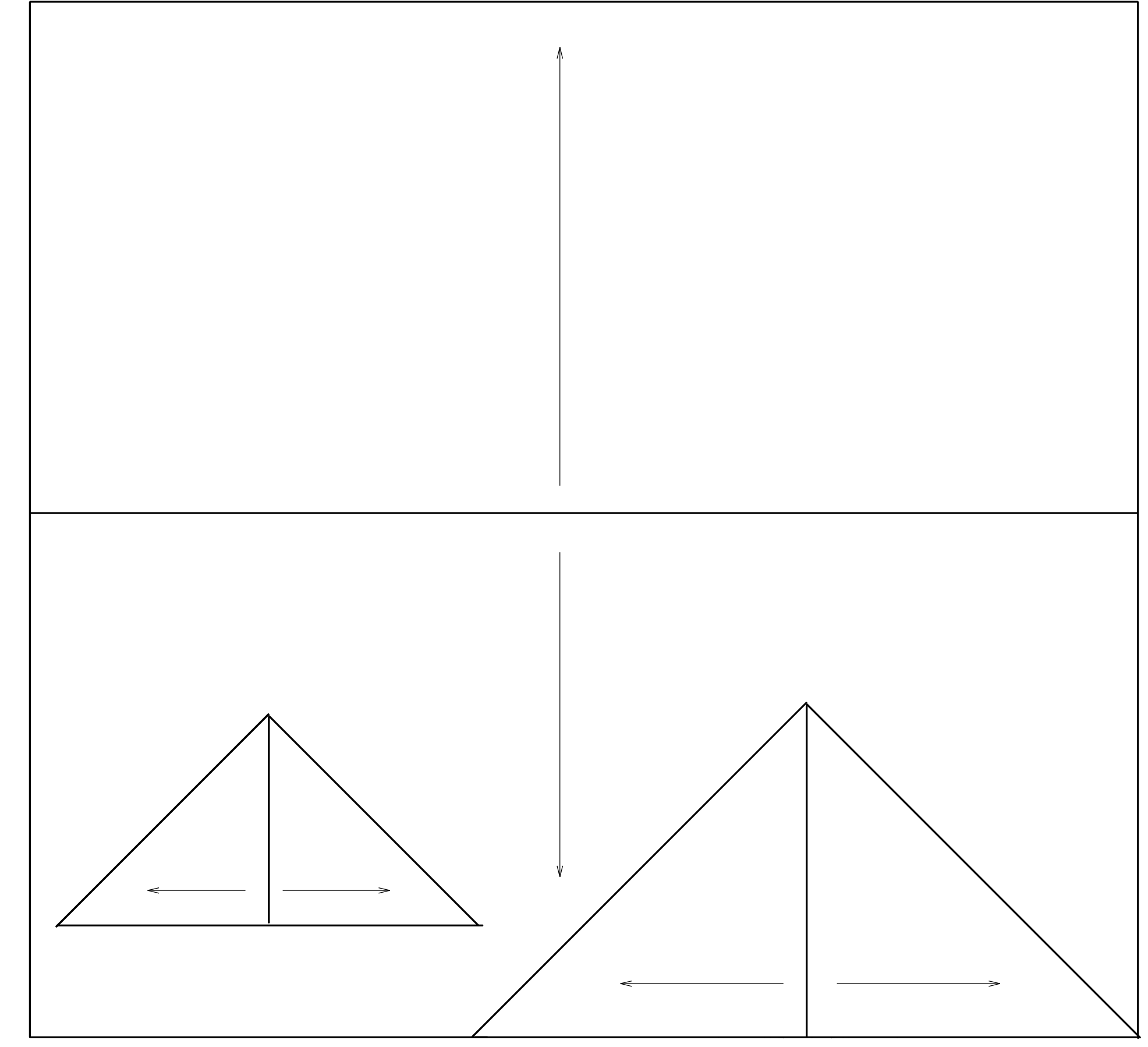
ROOF NOTES:

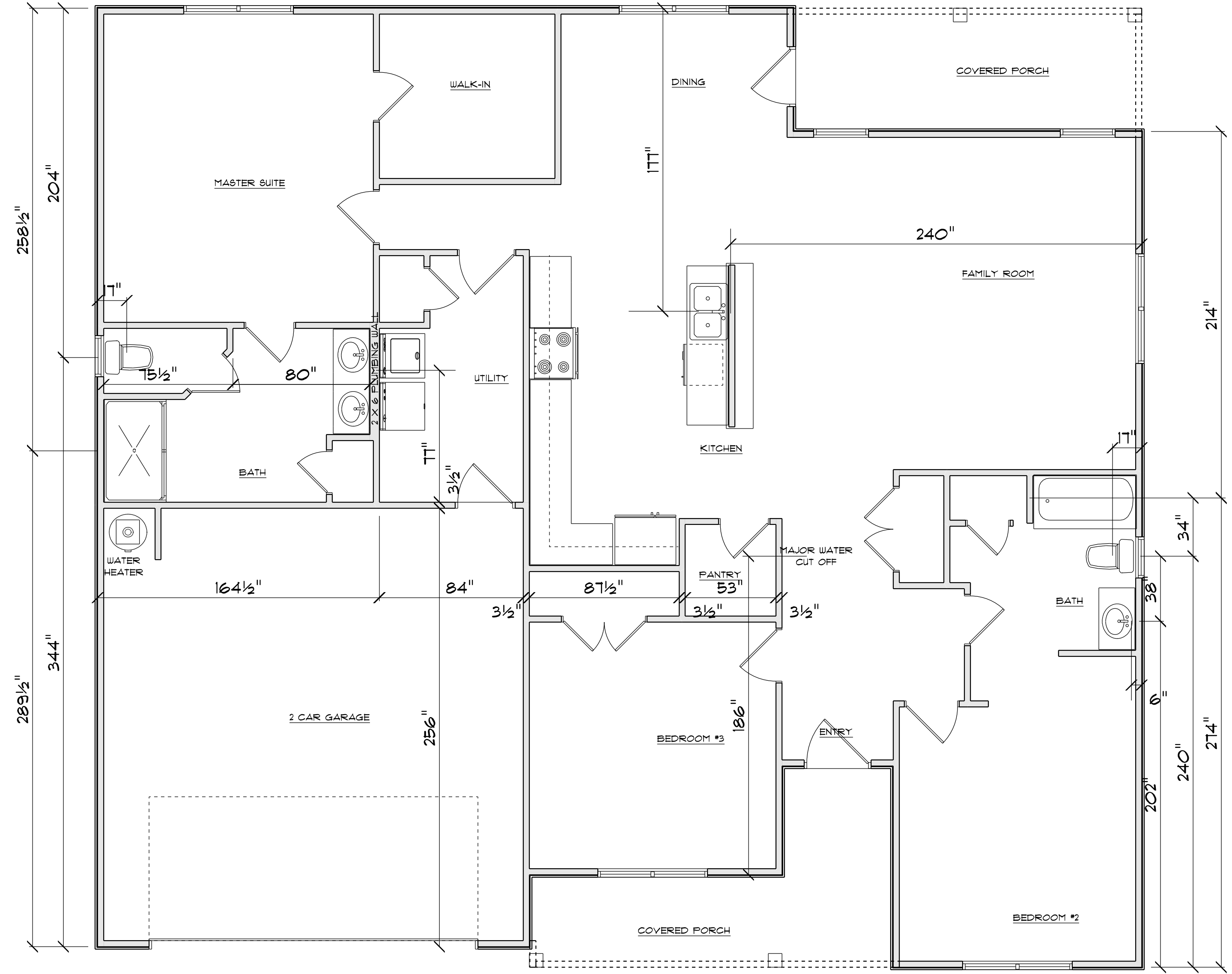
TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.

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.





**PLUMBING DROP PLAN**

SCALE: 1" = 1/4"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed 01	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	

