














ABBREVIATIONS

- ACC. = ACCESS
- BWL. = BRACED WALL LINE
- BWP. = BRACED WALL PANEL
- C.O. = CASSED OPENING
- C.J. = CEILING JOIST
- CLOS. = CLOSET
- COL. = COLUMN
- COMP. = COMPOSITION
- CONC. = CONCRETE
- CONT. = CONTINUOUS
- C.M.A. = CARBON MONOXIDE ALARM
- C.M.U. = CONCRETE MASONRY UNIT
- D.H. = DOUBLE HUNG
- DIA. = DIAMETER
- D.J. = DOUBLE JOIST
- DN. = DOWN
- EXH. = EXHAUST
- EXT. = EXTERIOR
- FL.J. = FLOOR JOIST
- FTG. = FOOTING
- G.F.I. = GROUND FAULT INTERRUPTER
- H.B. = HOSE BIB
- LVL. = LAMINATED VENEER LUMBER
- M.O. = MASONRY OPENING
- MAS. = MASONRY
- MAX. = MAXIMUM
- M.C. = MEDICINE CABINET
- MTL. = METAL
- MIN. = MINIMUM
- O.C. = ON CENTER
- OSB = ORIENTED STRAND BOARD
- PERF. = PERFORATED
- REC. = RECESSED
- REINF. = REINFORCED
- SCR. = SCREENED
- S.D. = SMOKE DETECTOR
- SEC. = SECOND
- SHWR. = SHOWER
- S.Y.P. = SOUTHERN YELLOW PINE
- S.P.F. = SPRUCE/PINE/FIR
- SUSP. = SUSPENDED
- TYP. = TYPICAL
- U.O.N. = UNLESS OTHERWISE NOTED
- WASH. = WASHER
- W.H. = WATER HEATER
- W.P. = WEATHER PROOF
- W.W.M. = WELDED WIRE MESH
- WDW. HT. = WINDOW HEIGHT
- WD. = WOOD

SYMBOLS

-  = HOSE BIB
-  = SWITCH
-  = 3-WAY SWITCH
-  = LIGHT FIXTURE
-  = EXHAUST FAN & LIGHT
-  = SMOKE DETECTOR
-  = SHOWER HEAD
-  = TELEPHONE JACK
-  = CONVENIENCE OUTLET
-  = 220 VOLT OUTLET
-  = GROUND FAULT INTERRUPTER
-  = CEILING FAN
-  = CARBON MONOXIDE ALARM

GENERAL NOTES AND SPECIFICATIONS

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ORIGINAL PURCHASE AGREEMENT

SEE ATTACHED CONSTRUCTION LICENSE FOR INVOICE NUMBER 12904.

BUILDING CODE INFORMATION

THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION (2015 INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS, CURRENT EDITION) WITH AMENDMENTS UNLESS OTHERWISE NOTED. (SEE ATTACHMENTS)

PRIOR TO CONSTRUCTION

THE CONTRACTOR SHALL REVIEW THE PLAN(S) FOR THIS PARTICULAR BUILDING PROJECT TO ENSURE COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL CODES, CLIMATIC GEOGRAPHIC DESIGN CRITERIA, AND ANY OTHER PROVISIONS THAT MAY BE REQUIRED BY VA/FHA/RD.

THE CONTRACTOR SHALL VERIFY PLAN DIMENSIONS, STRUCTURAL COMPONENTS, AND GENERAL SPECIFICATIONS CONTAINED IN THIS SET OF PLANS AND REPORT ANY DISCREPANCIES TO STANDARD HOMES PLAN SERVICE, INC. FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH WORK ON HOUSE.

THE CONTRACTOR SHALL DETERMINE ROUGH OPENING SIZES FOR ALL BUILT-IN EQUIPMENT AND/OR FACILITIES AND ADJUST PLAN DIMENSIONS AS REQUIRED.

DO NOT SCALE FROM BLUEPRINTS. REFER TO THE LABELED DIMENSIONS FOR ACTUAL MEASUREMENTS.

IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO PROVIDE FOR THE SERVICES OF A PROFESSIONAL ENGINEER IF REQUIRED BY THE BUILDING CODE OFFICIAL.

SHIPPING DATE : _____

STAMP MUST APPEAR IN RED. PLANS FOR WHICH A BUILDING PERMIT HAS NOT BEEN OBTAINED ONE YEAR FROM THE ABOVE DATE IS SUBJECT TO REVIEW BY STANDARD HOMES PLAN SERVICE, INC. A FEE MAY BE CHARGED FOR THIS SERVICE.

EXCAVATION

EXCAVATE TO UNDISTURBED SOIL. BOTTOM OF FOOTING SHALL EXTEND BELOW LOCAL FROST LINE AND TO A MINIMUM DEPTH OF 12" BELOW ADJACENT GRADE. (PRESUMED 2000 PSF SOIL BEARING CAPACITY).

EXPANSIVE, COMPRESSIVE OR SHIFTING SOILS SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ASSUME A STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE.

FOUNDATION

PROVIDE 1/2" DIA. STEEL ANCHOR BOLTS 6'-0" O.C., 1'-0" MAX. FROM CORNERS AND 1'-0" MAX. FROM ENDS OF EACH PLATE SECTION, WITH 7" MIN. EMBEDMENT.

PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.

SLOPE GRADE AWAY FROM FOUNDATION WALLS 6" MINIMUM WITHIN THE FIRST 10 FEET.

PROVIDE PRESSURE TREATED LUMBER FOR SILLS, PLATES, BANDS AND ANY LUMBER IN CONTACT WITH MASONRY.

PROVIDE APPROVED AND BONDED CHEMICAL SOIL TREATMENT AGAINST FUNGUS, TERMITES AND OTHER HARMFUL INSECTS.

CRAWL SPACE

ALL GIRDER JOINTS AND ENDS OF GIRDERS SHALL REST ON SOLID BEARINGS. FILL CORES OF HOLLOW MASONRY TO FOOTING WITH CONCRETE. FILL TOP COURSE CORES OF EXTERIOR FOUNDATION WALL WITH CONCRETE.

FOOTINGS SHALL EXTEND 6" AND SHALL BE 12" THICK UNDER GIRDER PIERS.

CHIMNEY FOOTING SHALL EXTEND 12" MINIMUM BEYOND EACH SIDE AND SHALL BE AT LEAST 12" THICK.

FRAMING

ALL FLOOR JOISTS, CEILING JOISTS, RAFTERS, GIRDERS, HEADERS, SILLS AND BEAMS SHALL BE NO. 2 SPRUCE/PINE/FIR (S.P.F.) UNLESS OTHERWISE INDICATED.

ALL LOAD BEARING WALLS SHALL BE STUD GRADE SPRUCE/PINE/FIR (S.P.F.) UNLESS OTHERWISE INDICATED.

DESIGN SPECIFICATIONS FOR LAMINATED VENEER LUMBER (LVL)

BEAMS AND HEADERS :
 GRADE : 2950Fb-2.0E
 BENDING Fb : 2950
 MOE : 2.0 X 10⁶
 SHEAR Fv : 290

SUPPORT FOR HEADERS:

HEADERS SHALL BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS IN ACCORDANCE WITH BUILDING CODE (SEE PLAN). THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER SHALL BE END NAILED TO EACH END OF THE HEADER WITH FOUR-16D NAILS. SEE TABLE BELOW.

MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS:

HEADER SPAN (FEET)	MAXIMUM STUD SPACING (INCHES)	
	16	24
3 FEET OR LESS	1	1
4 FT.	2	1
8 FT.	3	2
12 FT.	5	3
16 FT.	6	4

CLIMATIC AND GEOGRAPHICAL DESIGN CRITERIA

ROOF LIVE LOAD (POUNDS PER SQUARE FOOT) : 20 PSF
 ULTIMATE DESIGN WIND SPEED (MILES PER HOUR) : 120 MPH
 NOMINAL DESIGN WIND SPEED : 93 MPH
 EXPOSURE CATEGORY "B" UNLESS OTHERWISE NOTED
 WINDOW DESIGN PRESSURE RATING : DP 25
 COMPONENT AND CLADDING LOADS FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 30 FEET OR LESS:

PRESSURE ZONE	ULTIMATE DESIGN WIND SPEED (MPH)			
	115	120	130	140
ZONE 1	13.1, -14.0	14.2, -15.0	16.7, -18.0	19.4, -21.0
ZONE 2	13.1, -16.0	14.2, -18.0	16.7, -21.0	19.4, -24.0
ZONE 3	13.1, -16.0	14.2, -18.0	16.7, -21.0	19.4, -24.0
ZONE 4	14.3, -15.0	15.5, -16.0	18.2, -19.0	21.2, -22.0
ZONE 5	14.3, -19.0	15.5, -20.0	18.2, -24.0	21.2, -28.0

ASSUMED MEAN ROOF HEIGHT: 17'-9"

SEISMIC CONDITION BY ZONE : ZONES A AND B
 SUBJECT TO DAMAGE FROM WEATHERING : MODERATE
 CLIMATE ZONES (UNLESS OTHERWISE NOTED): ZONES 3 AND 4
 MINIMUM VALUES FOR ENERGY COMPLIANCE:
 CEILING R-38; EXTERIOR WALLS R-15; SLAB R-10
 WINDOW U-FACTOR ≤ 0.35; RECOMMENDED SHGC ≤ 0.30

MISCELLANEOUS

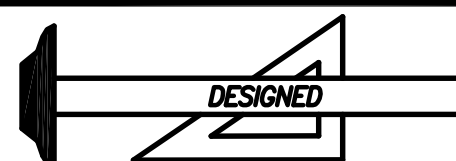
LOCATE ALL CONVENIENCE OUTLETS ABOVE KITCHEN BASE CABINETS 42" ABOVE FINISHED FLOOR.

EMERGENCY EGRESS REQUIREMENTS

IT SHALL BE THE RESPONSIBILITY OF THE OWNER/BUILDER TO VERIFY CONFORMITY WITH EGRESS REQUIREMENTS BASED ON SPECIFICATIONS PROVIDED BY WINDOW MANUFACTURER.

2018 NORTH CAROLINA RESIDENTIAL CODE
 THE REQUIRED EGRESS WINDOW FROM EVERY SLEEPING ROOM SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE FINISHED FLOOR. THE NET CLEAR OPENING SHALL NOT BE LESS THAN 4.0 SQUARE FEET WHERE THE NET CLEAR OPENING HEIGHT SHALL BE AT LEAST 22 INCHES AND THE NET CLEAR OPENING WIDTH SHALL BE AT LEAST 20 INCHES. IN ADDITION THE MINIMUM TOTAL GLASS AREA SHALL NOT BE LESS THAN 5.0 SQUARE FEET IN THE CASE OF A GROUND STORY WINDOW AND NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF A SECOND STORY WINDOW.

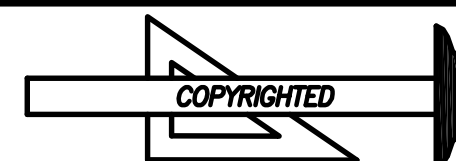
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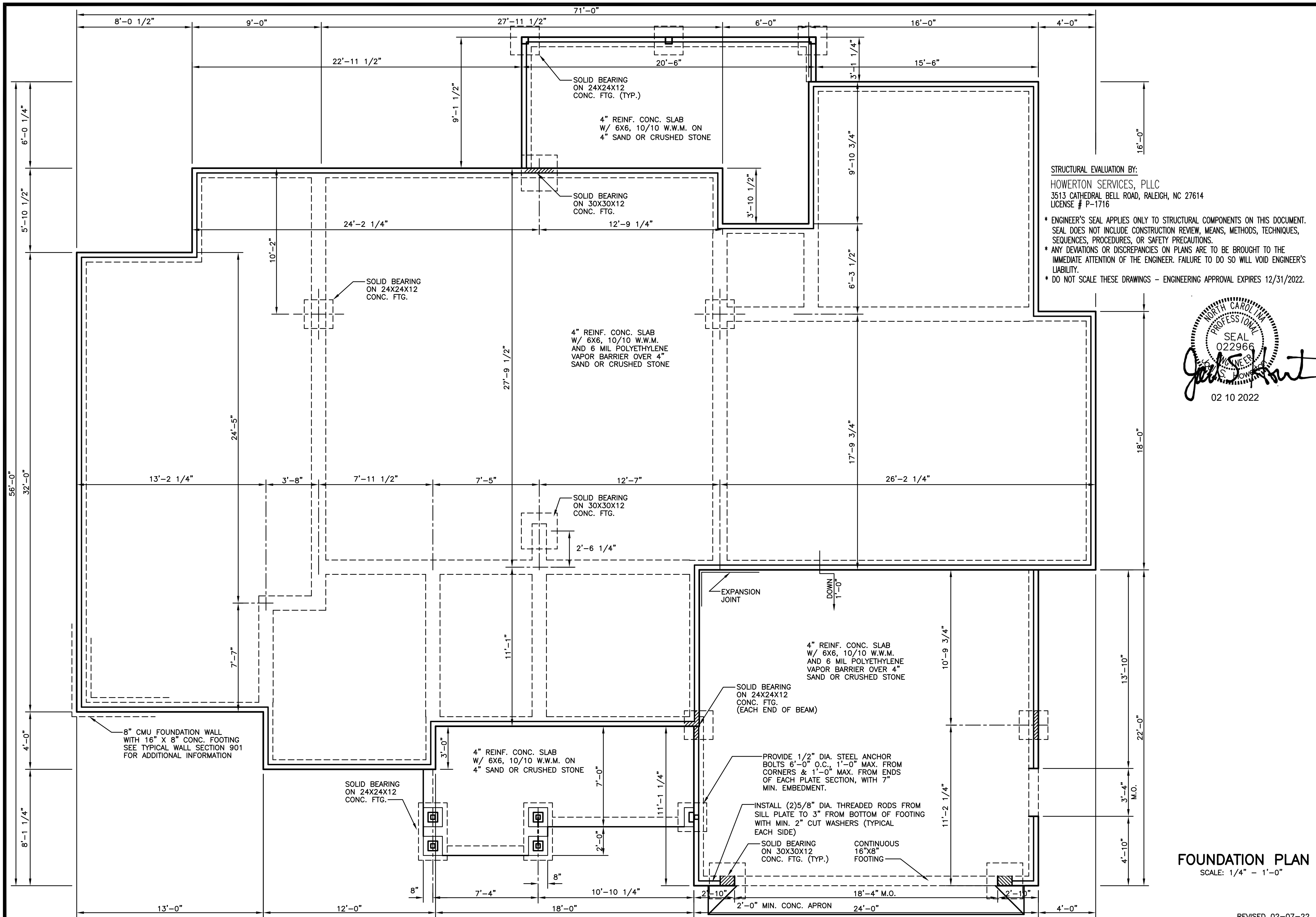
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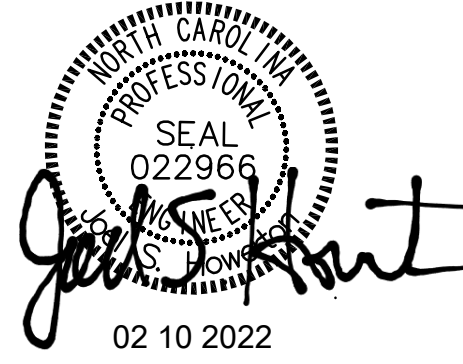


DESIGNED FOR	PLAN	NO.	MAT'L	SHOWN	SHEET
BRIAN VO	OXFORD	2	SID.		1 OF 9



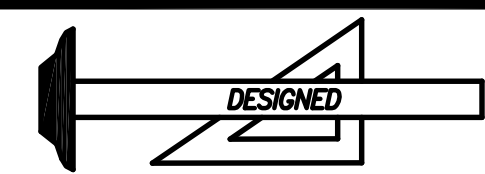
STRUCTURAL EVALUATION BY:
 HOWERTON SERVICES, PLLC
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 LICENSE # P-1716

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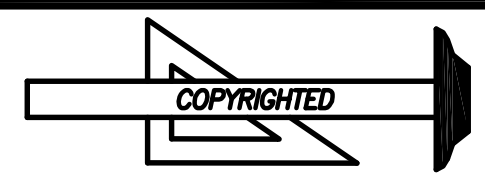


FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

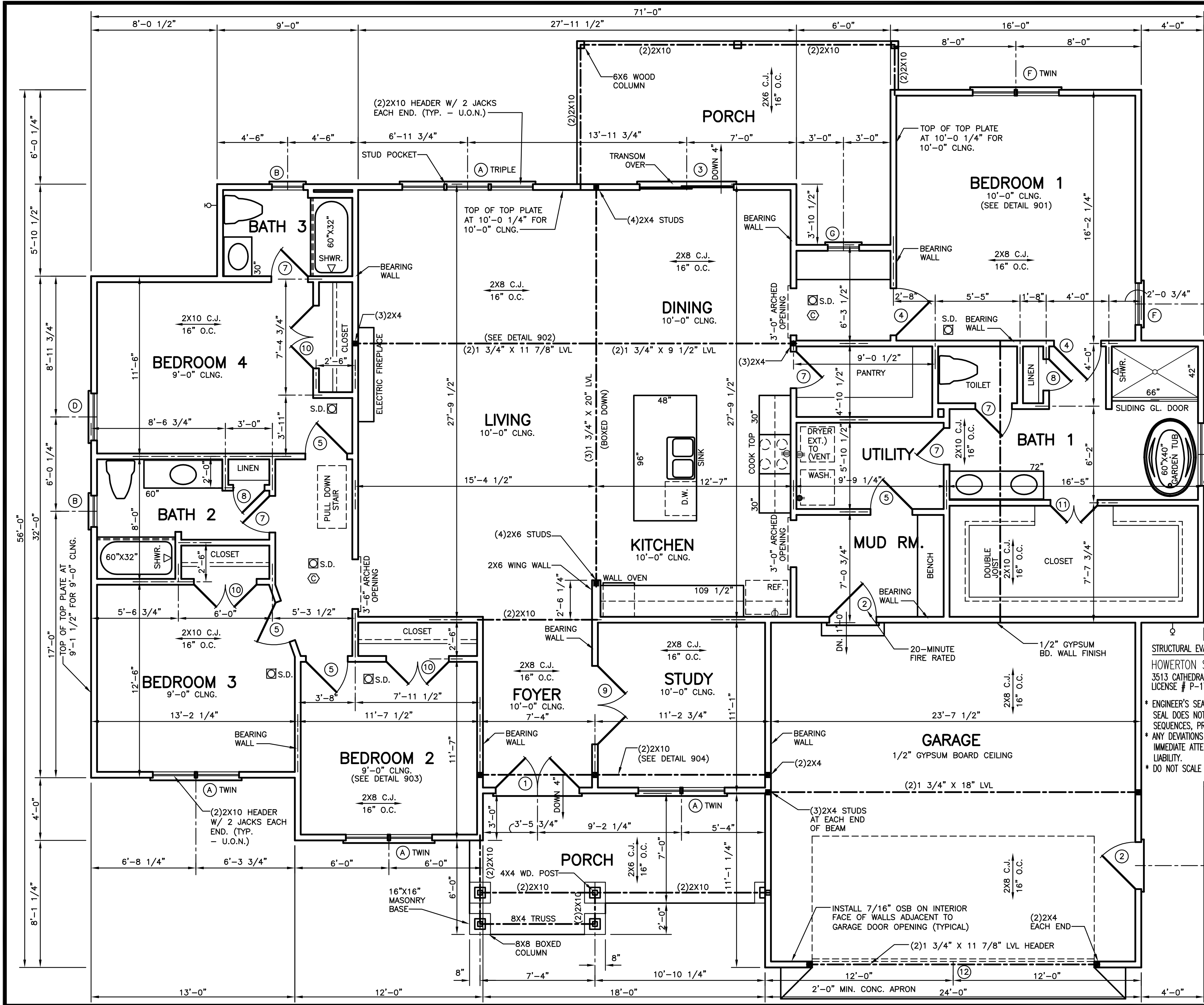
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DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
BRIAN VO	OXFORD	2	SID.		2 OF 9

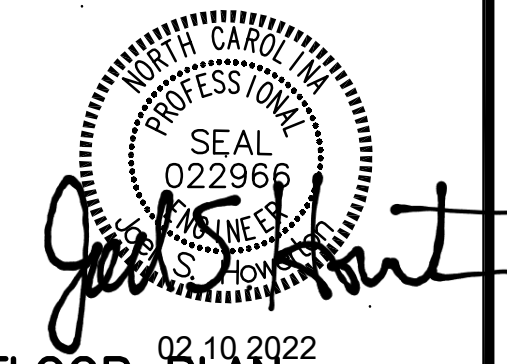


WINDOW SCHEDULE	
A	2'-8" X 6'-2" WD. D.H.
B	2'-0" X 4'-2" WD. D.H.
C	4'-0" X 4'-0" WD. FIXED
D	3'-0" X 5'-2" WD. D.H.
E	2'-0" X 2'-0" WD. FIXED
F	2'-8" X 5'-2" WD. D.H.
G	2'-0" X 3'-10" WD. D.H.
H	

DOOR SCHEDULE	
1	3/4 GLASS DBL. OPENING 5'-4" X 8'-0" X 1 3/4"
2	3'-0" X 6'-8" X 1 3/4"
3	SLIDING DOOR 6'-0" X 6'-8" X 1 3/4"
4	3'-0" X 6'-8" X 1 3/8"
5	2'-8" X 6'-8" X 1 3/8"
6	2'-6" X 6'-8" X 1 3/8"
7	2'-4" X 6'-8" X 1 3/8"
8	2'-0" X 6'-8" X 1 3/8"
9	FRENCH DOOR 5'-0" X 6'-8" X 1 3/8"
10	DOUBLE OPENING 4'-0" X 6'-8" X 1 3/8"
11	DOUBLE OPENING 3'-0" X 6'-8" X 1 3/8"
12	OVERHEAD GARAGE DOOR 18'-0" X 8'-0"

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02.10.2022
FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 HEATED AREA: 2468 SQ. FT. IN SIDING
 GARAGE: 524 SQ. FT.
 FRONT PORCH: 147 SQ. FT.
 REAR PORCH: 207 SQ. FT.
 CEILING HEIGHT: 9 FT. THROUGHOUT (U.O.N.)

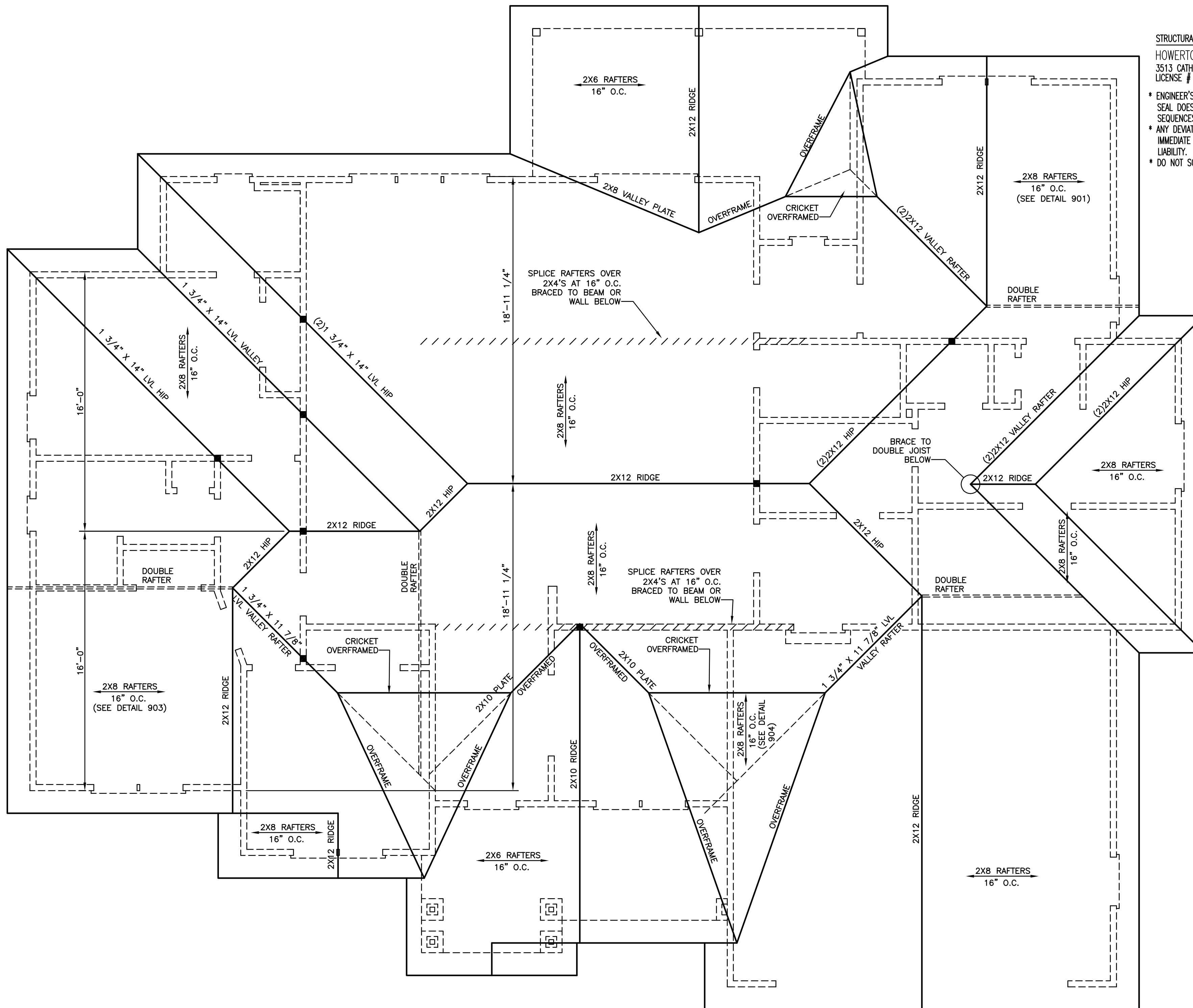
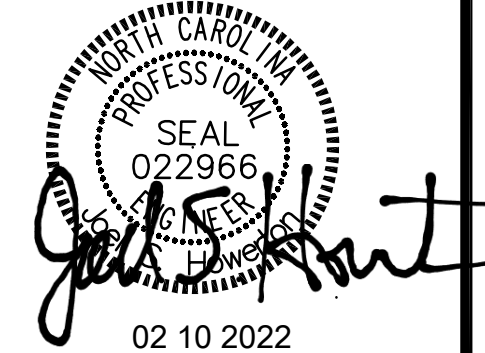
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DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
BRIAN VO	OXFORD	2	SID.		3 OF 9

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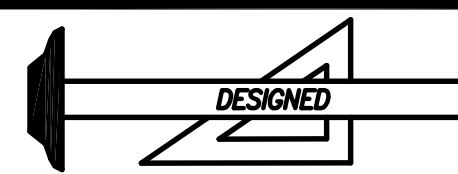


■ INDICATES (2)2X4 STUD COLUMN (U.O.N.)

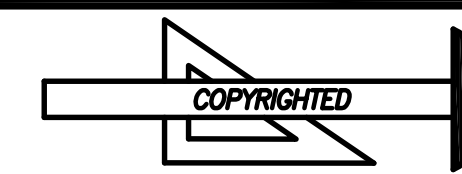
ATTIC VENTILATION REQUIREMENTS :
 3346 SQ. FT. → 150 = 22.3 SQ. FT. NET
 FREE AREA REQUIRED

ROOF PLAN
 SCALE: 1/4" = 1'-0"

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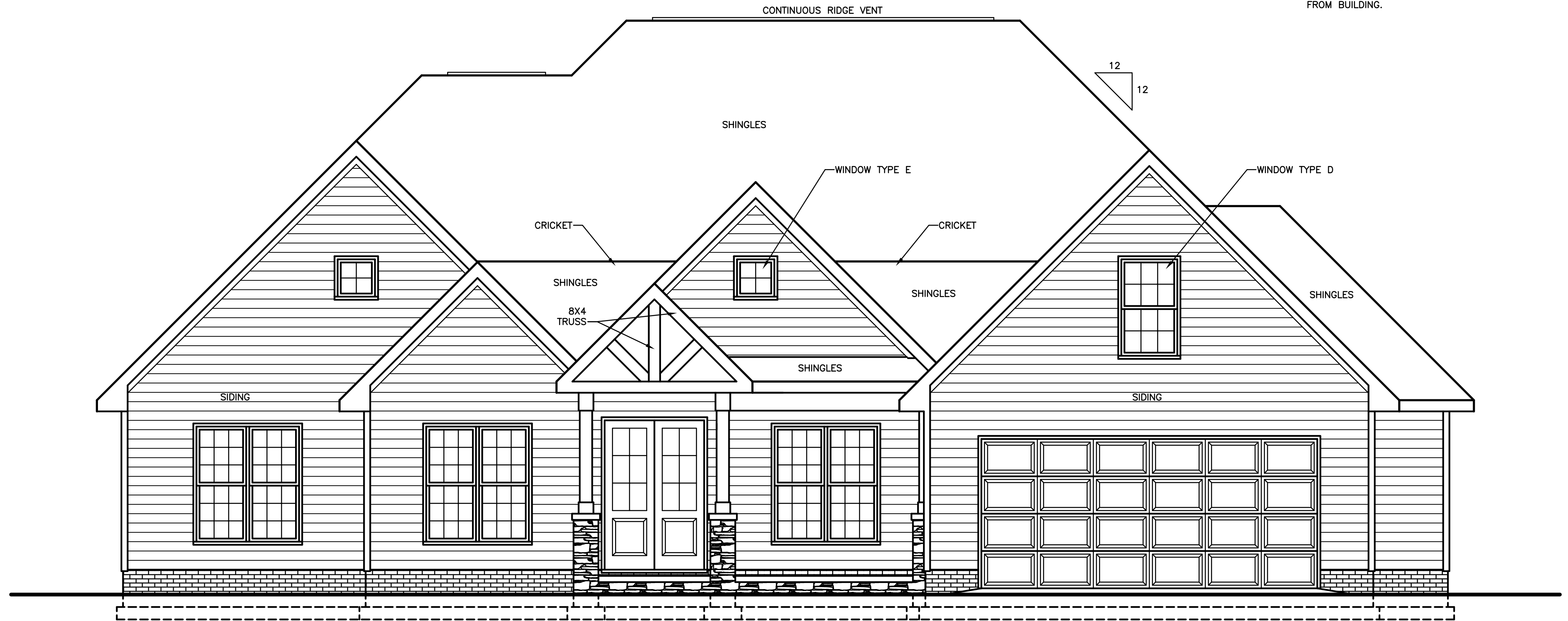


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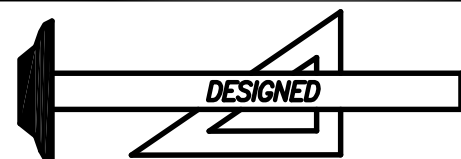
DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
BRIAN VO	OXFORD	2	SID.		4 OF 9

PROVIDE GUTTERS, DOWNSPOUTS AND SPLASHPADS
 ACCORDING TO LOCAL CODE AND RAINFALL CONDITIONS.
 ALL SPLASHPADS SHALL CARRY WATER 60"
 FROM BUILDING.



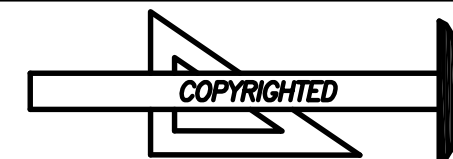
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

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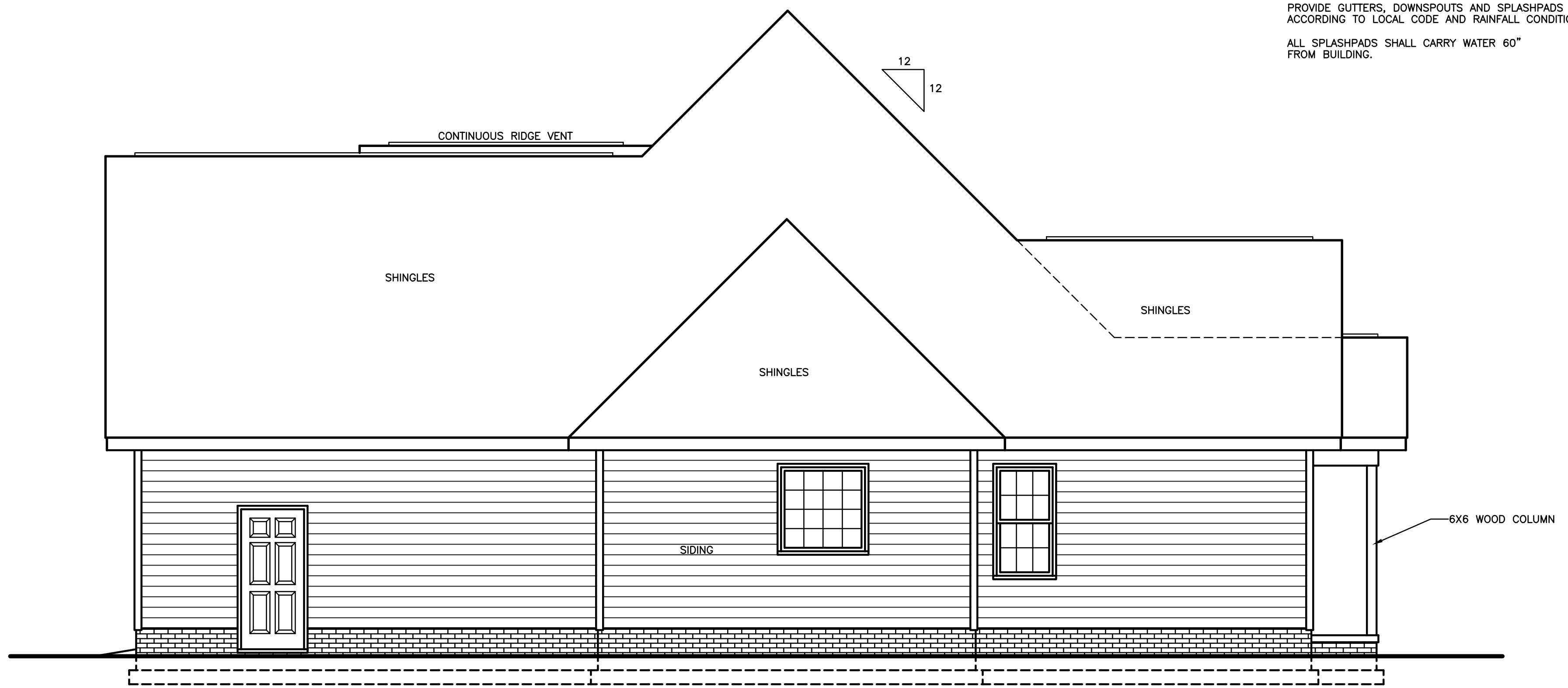


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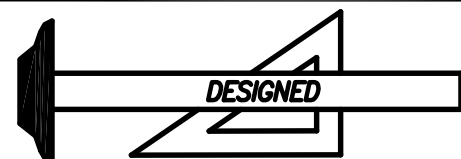


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BRIAN VO	OXFORD	2	SID.		5 OF 9

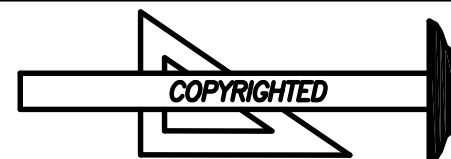


RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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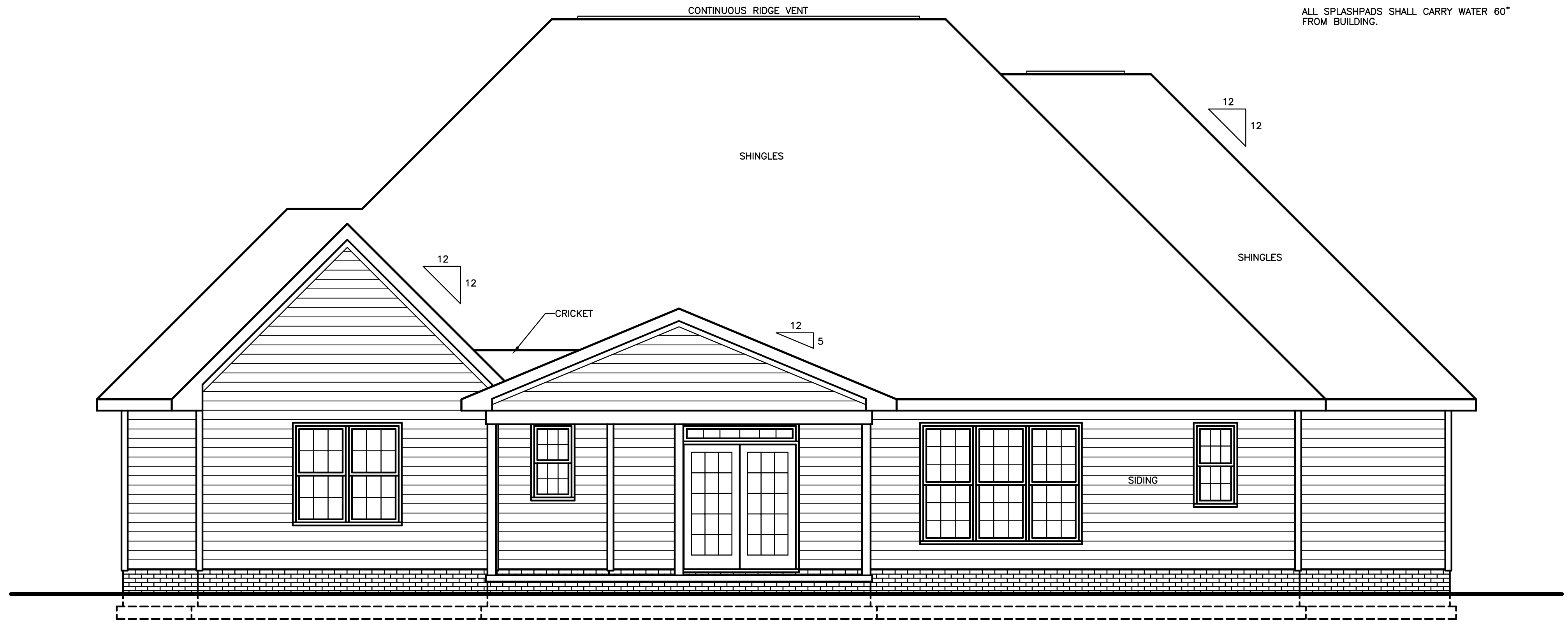


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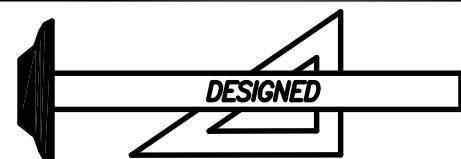
DESIGNED FOR	PLAN	NO.	MAT'L.	SHOWN	SHEET
BRIAN VO	OXFORD	2	SID.		6 OF 9

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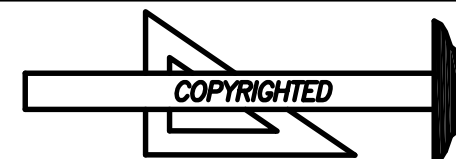


REAR ELEVATION
 SCALE: 1/4" = 1'-0"

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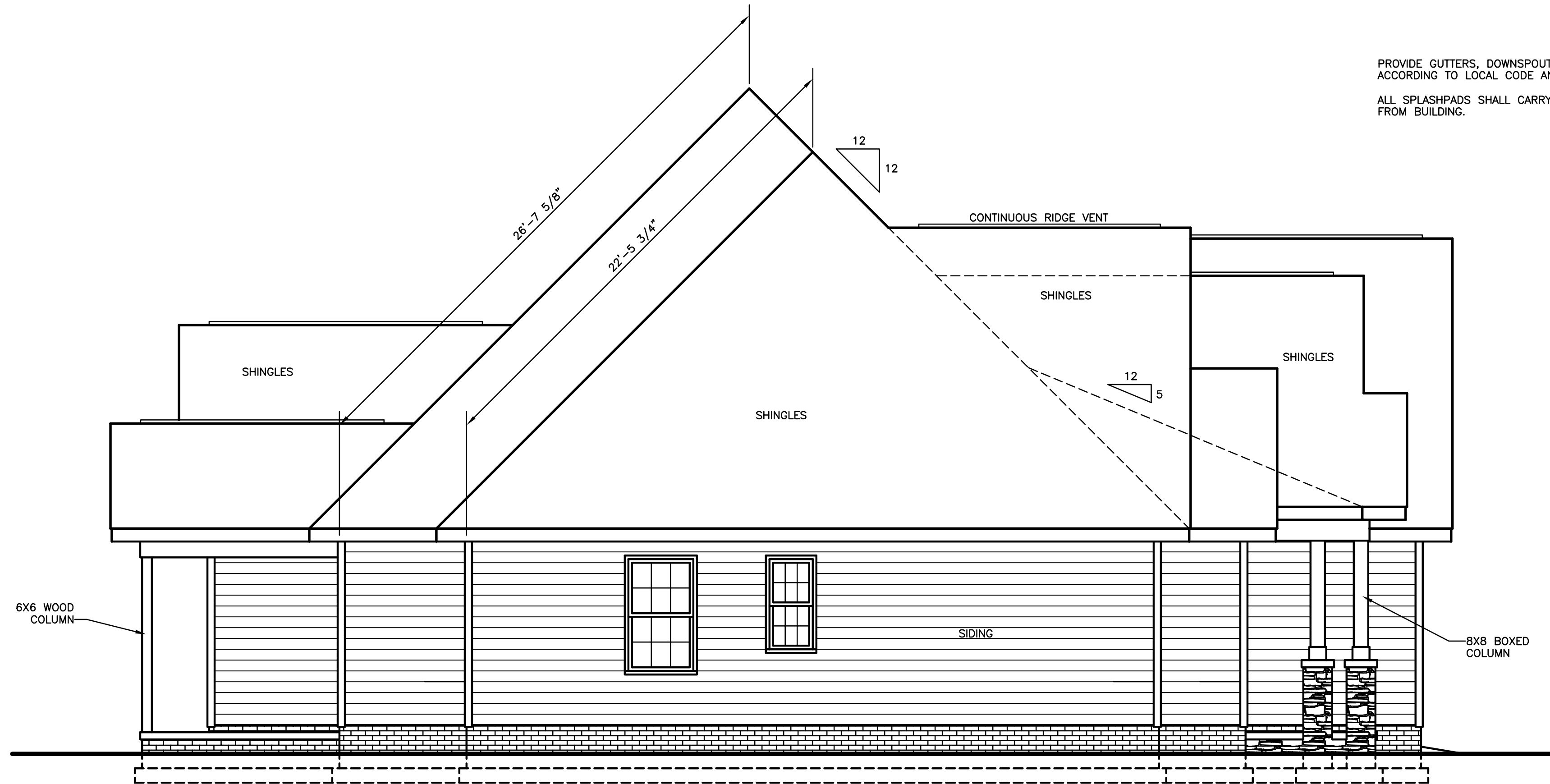


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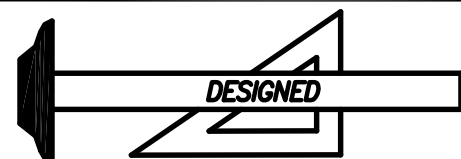
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BRIAN VO	OXFORD	2	SID.		7 OF 9

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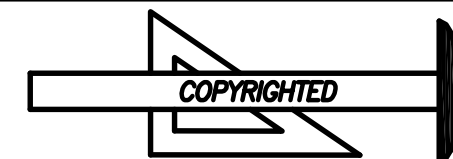
LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

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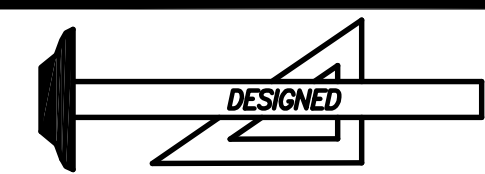
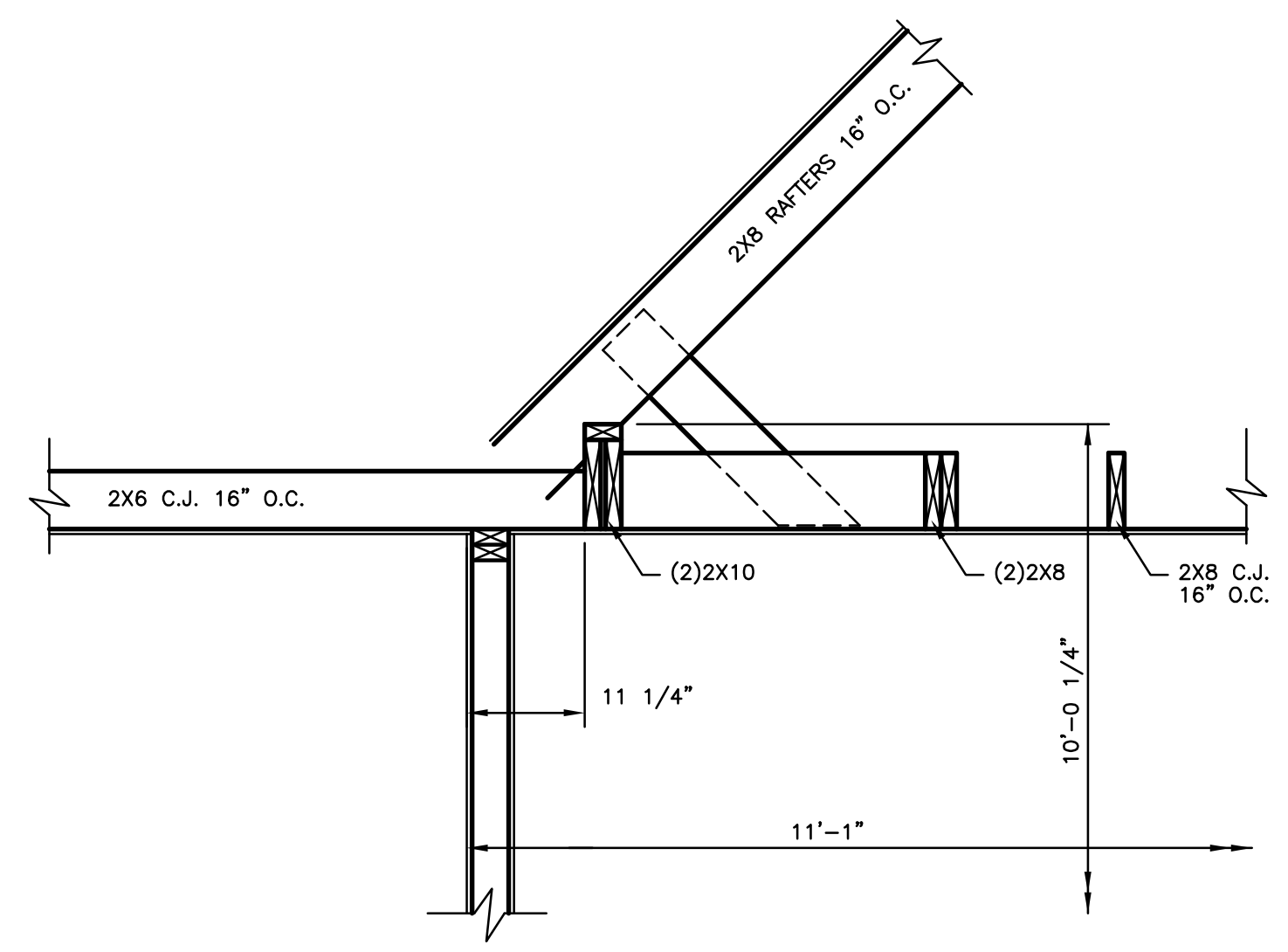
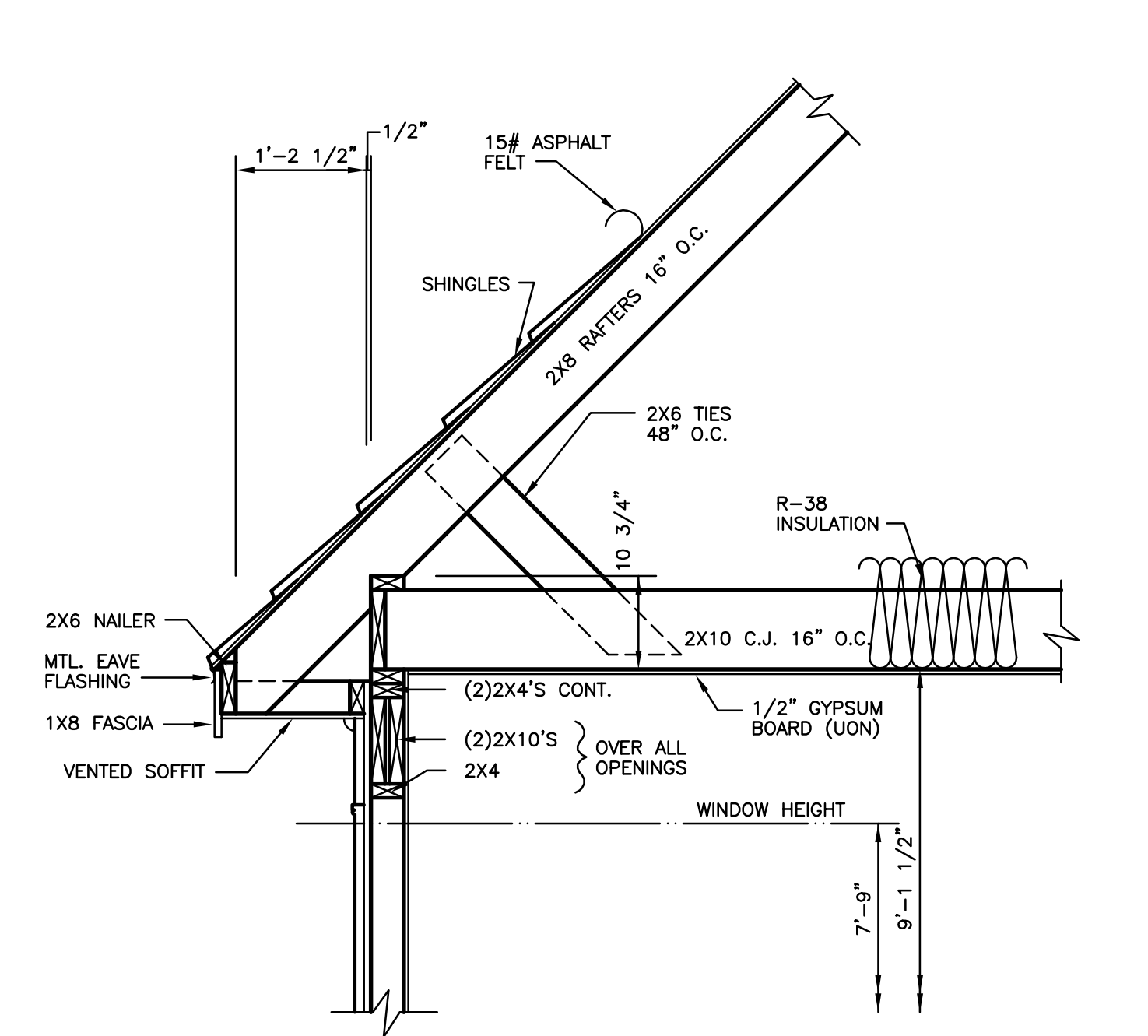
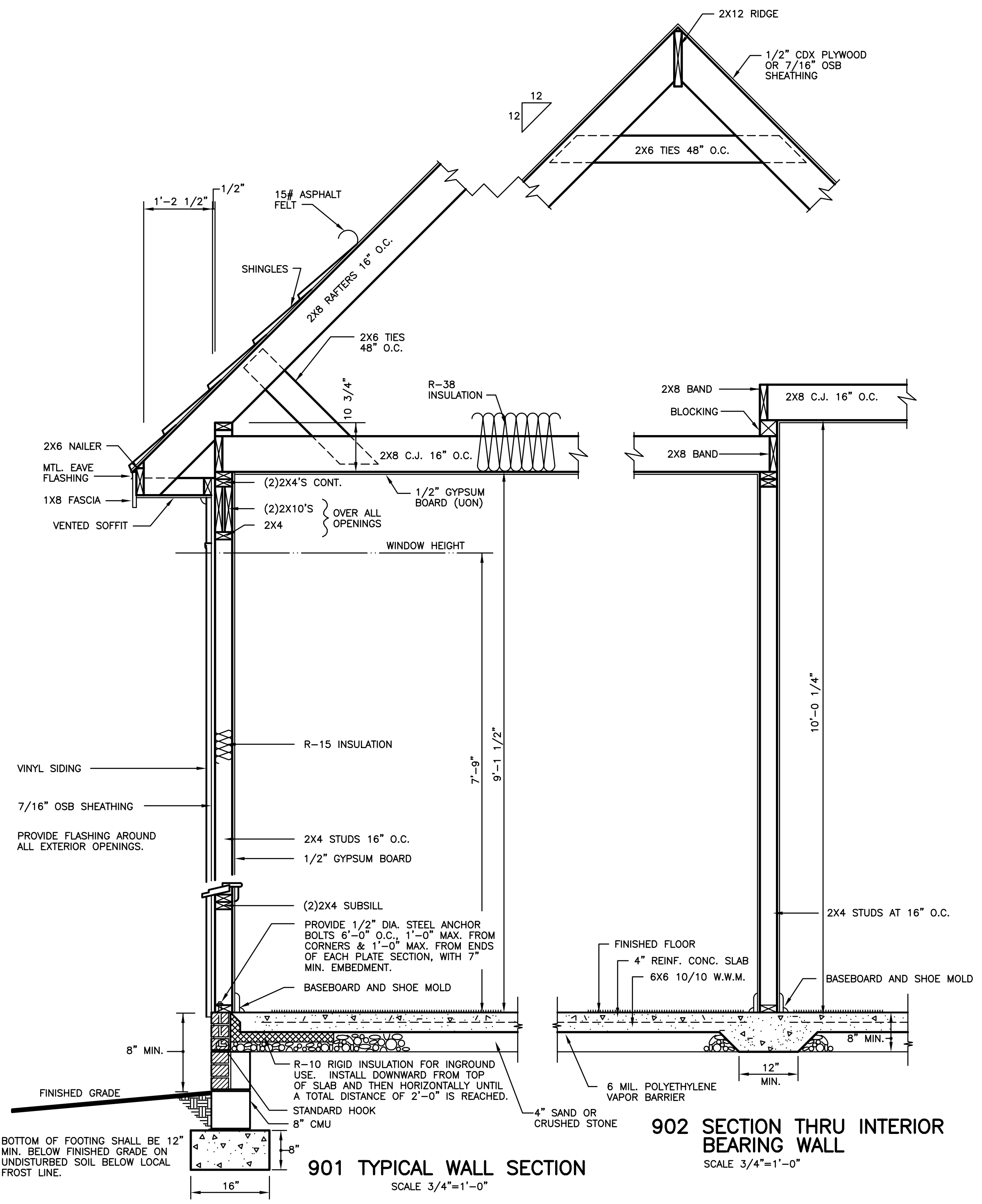


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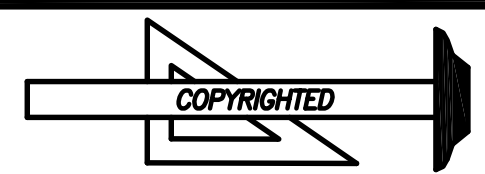
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