

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

06/22/2022




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

EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A SILL HEIGHT 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 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 15 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, IW 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 use 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. |

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

Above Grade Walls Surrounding Heated Space

| 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 | | |



REAR ELEVATION

SCALE: 1/4" = 1'



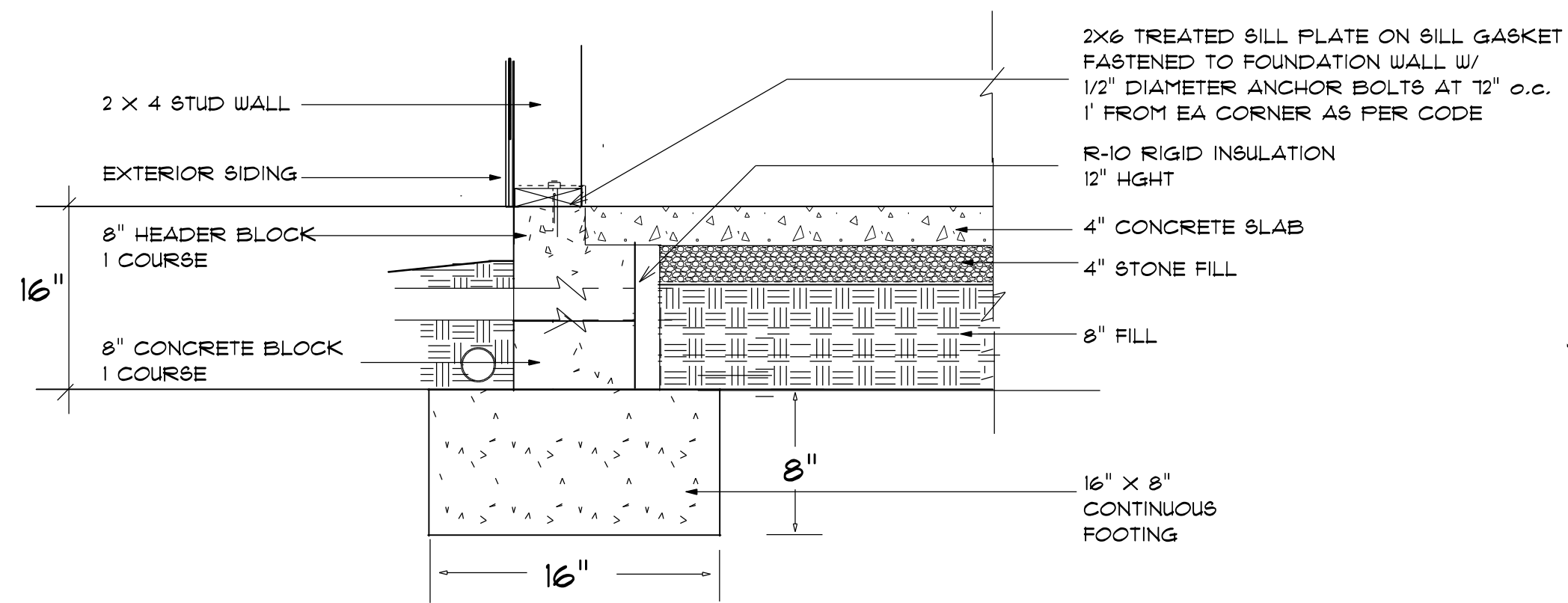
RIGHT ELEVATION

SCALE: 1/4" = 1'

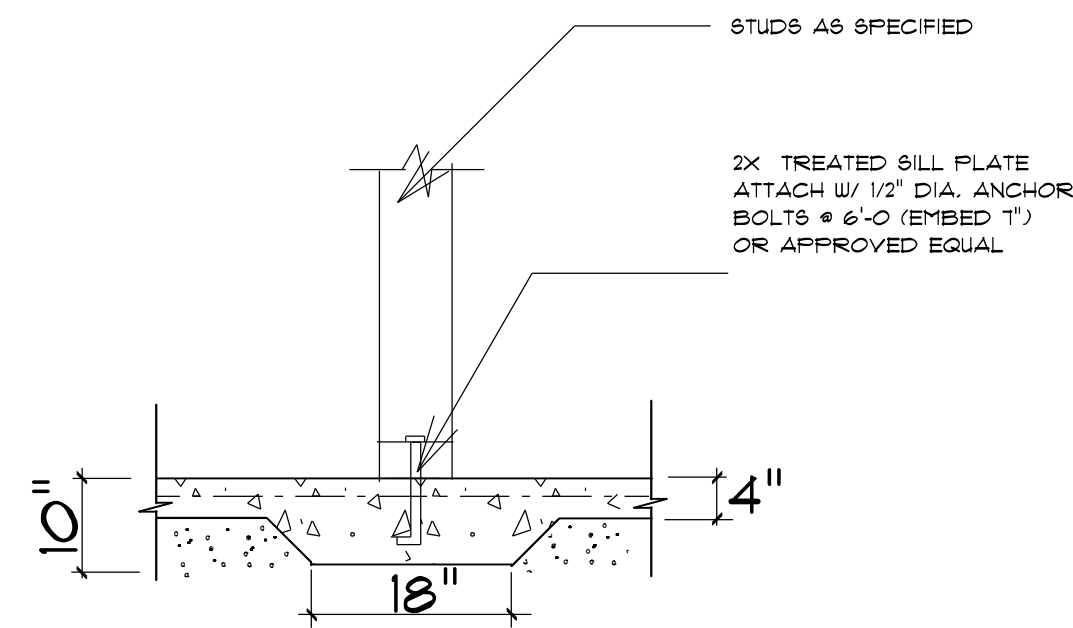


LEFT ELEVATION

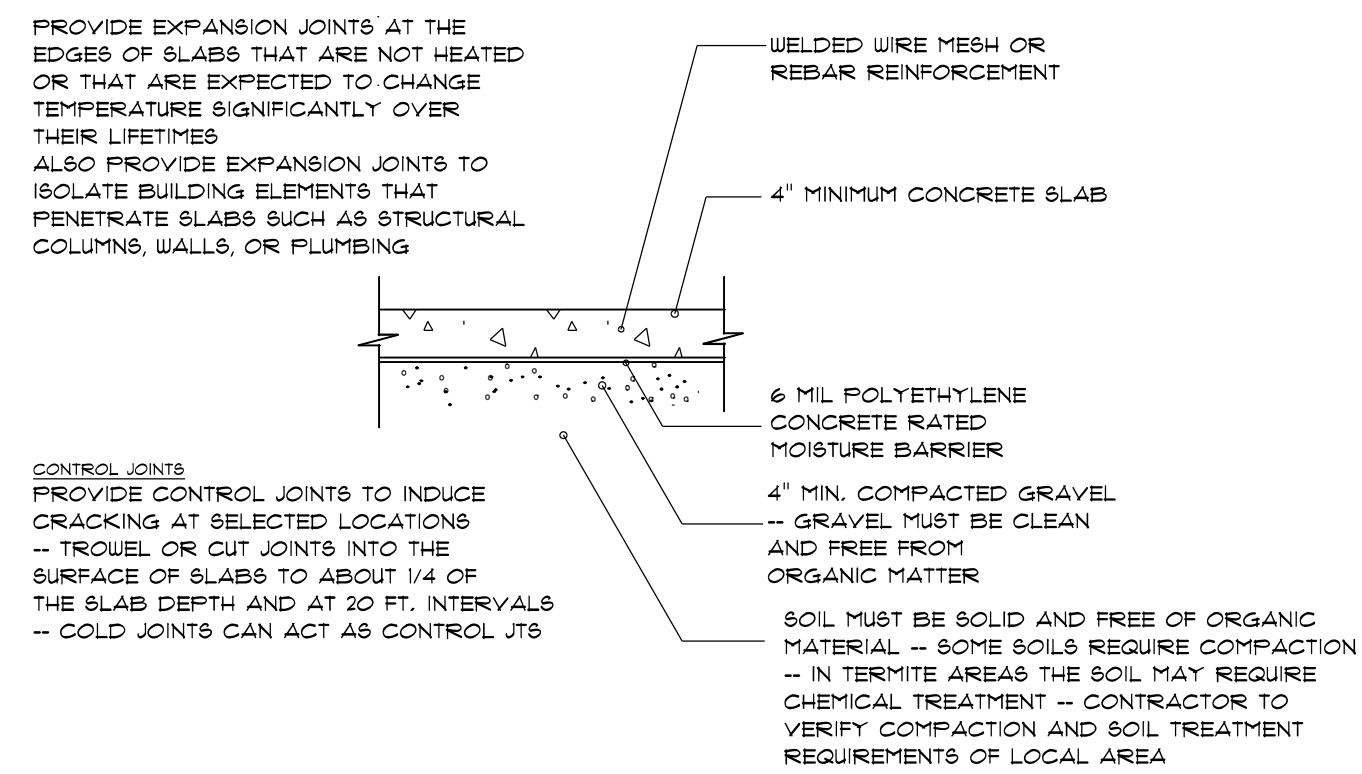
SCALE: 1/4" = 1'



STEM WALL FOUNDATION Detail
not to scale



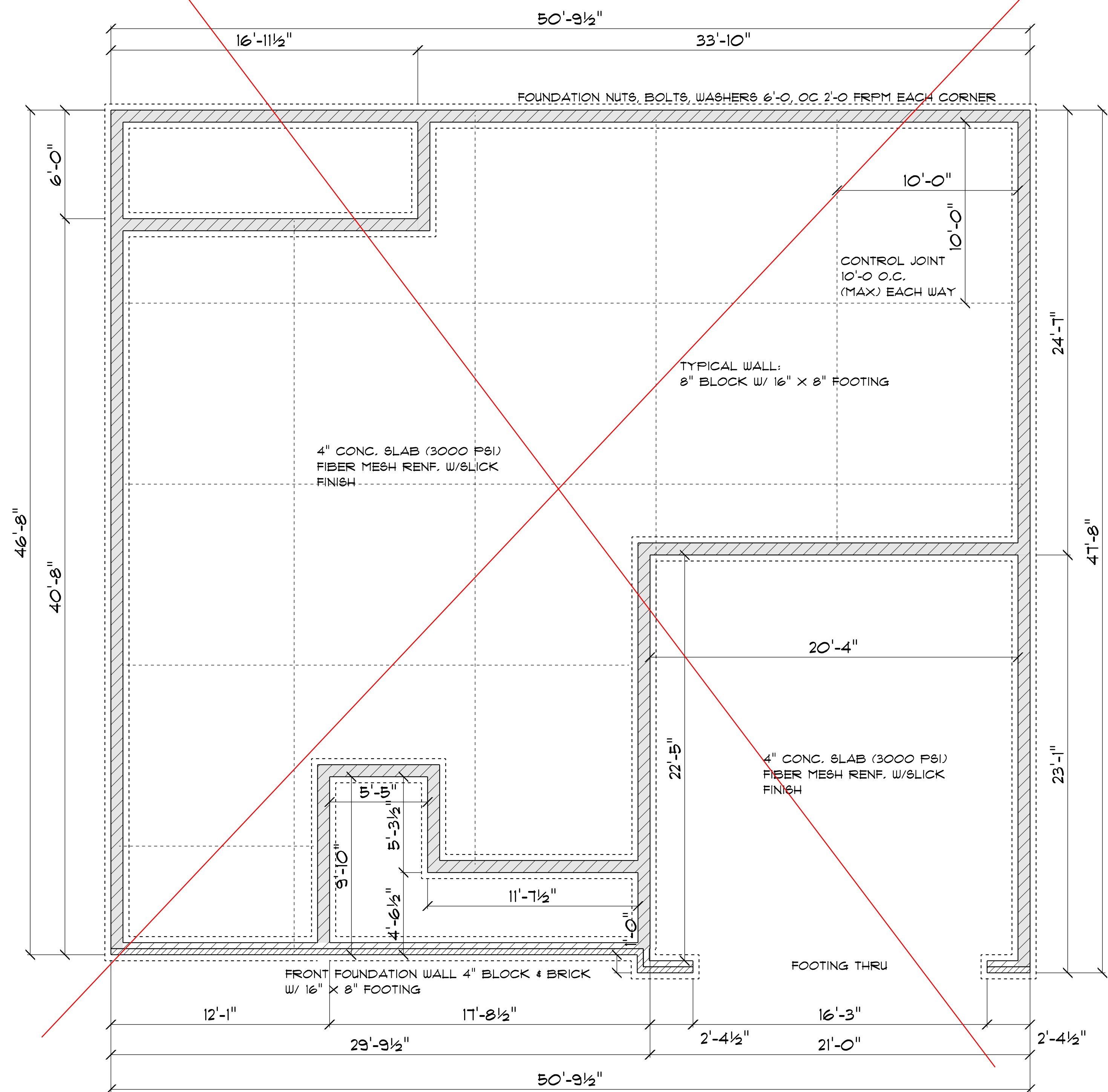
TYPICAL THICKENED SLAB
not to scale



**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 1/2" 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 SPACED 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" = 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" OC AN USE 3-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOWNS UNO.

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

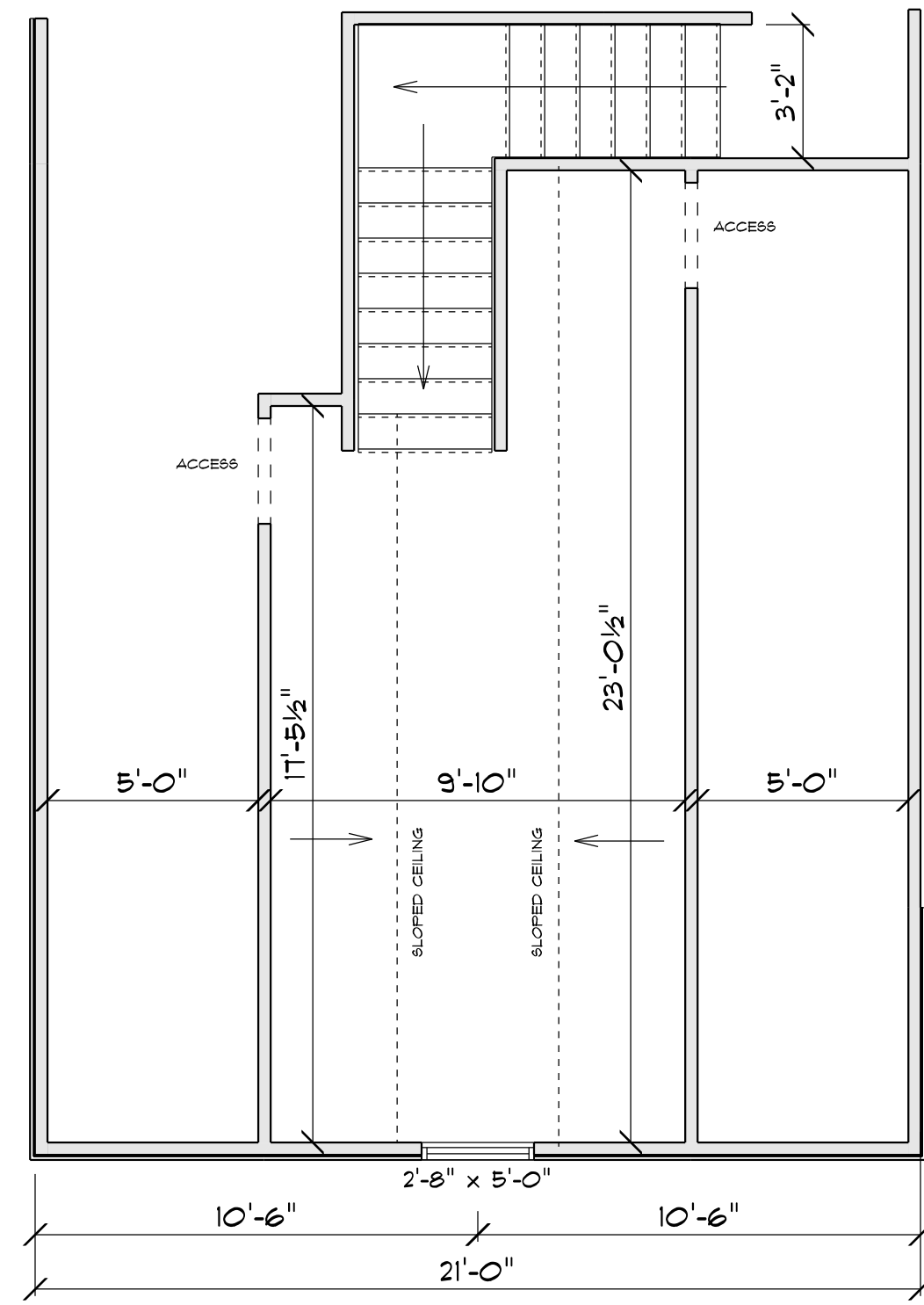
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

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

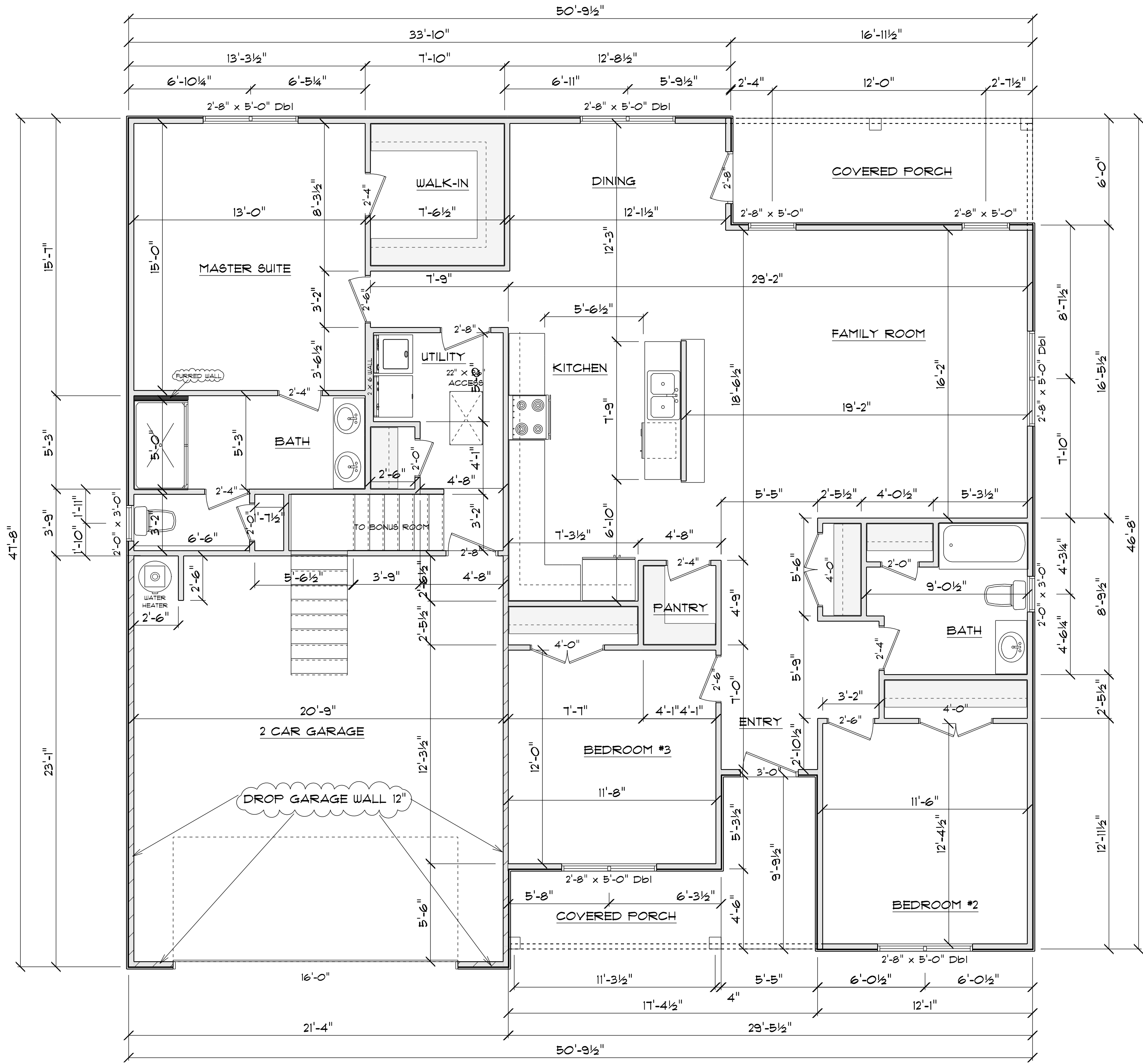
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



BONUS ROOM FLOOR PLAN

SCALE: 1" = 1/4"

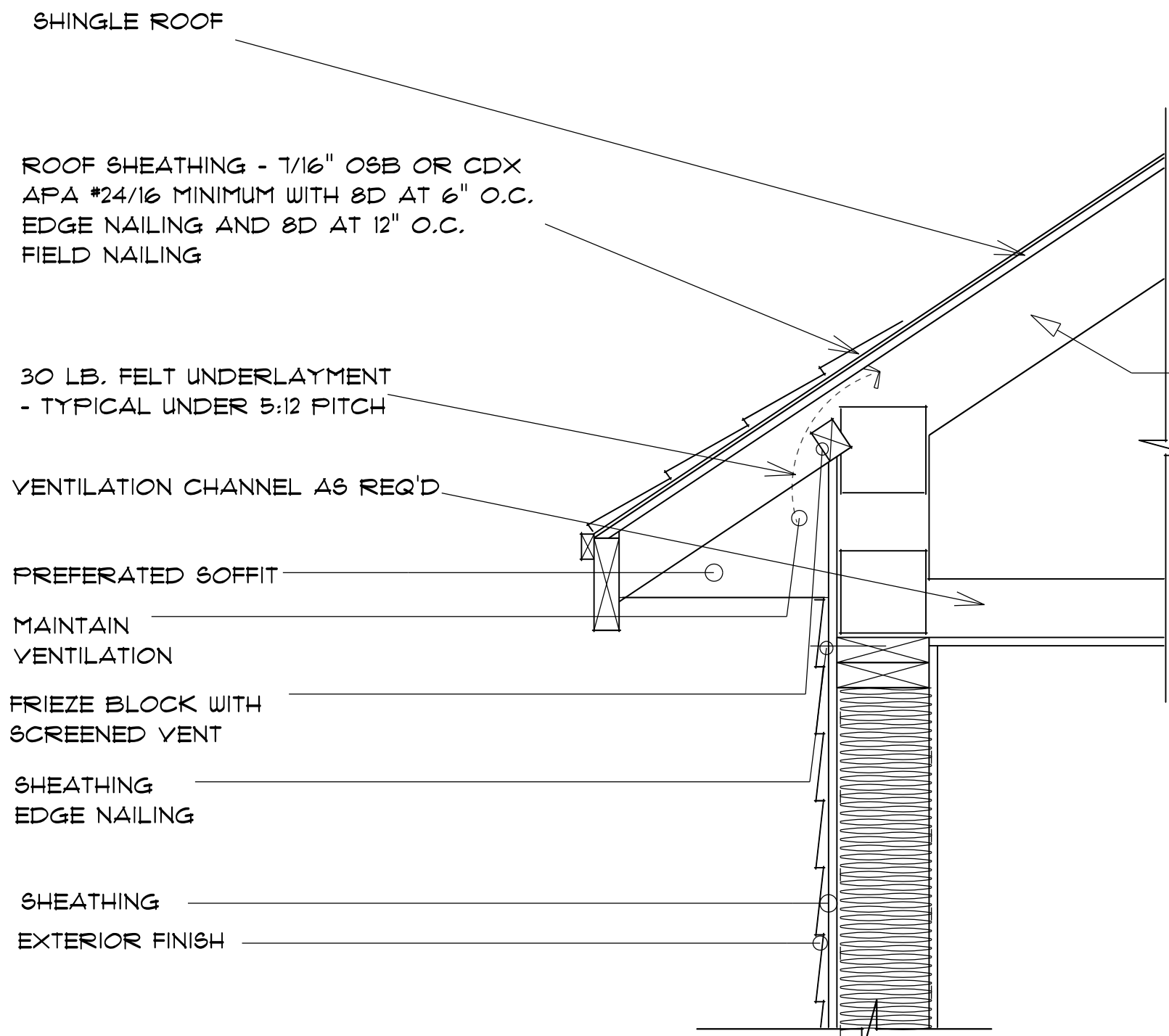
| AREA SCHEDULE | |
|---------------|--------|
| AREA | NAME |
| 205.0 sq. ft. | Heated |



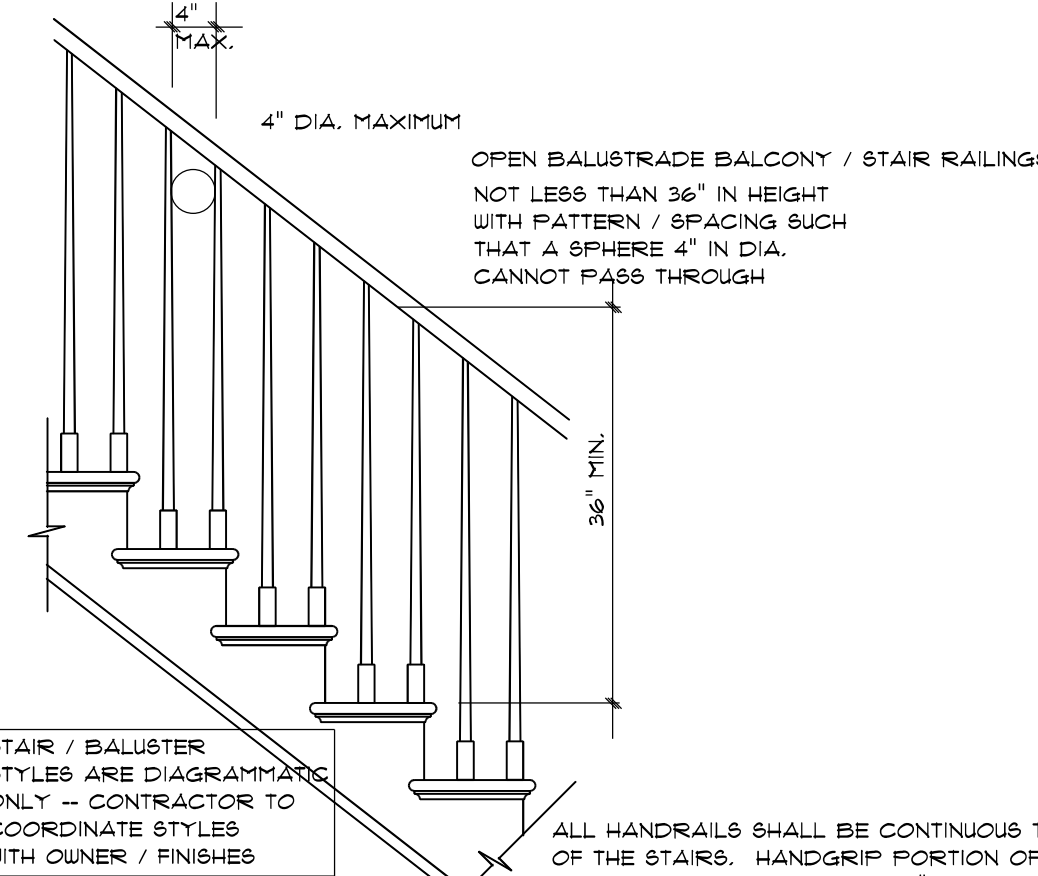
FLOOR PLAN

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. |

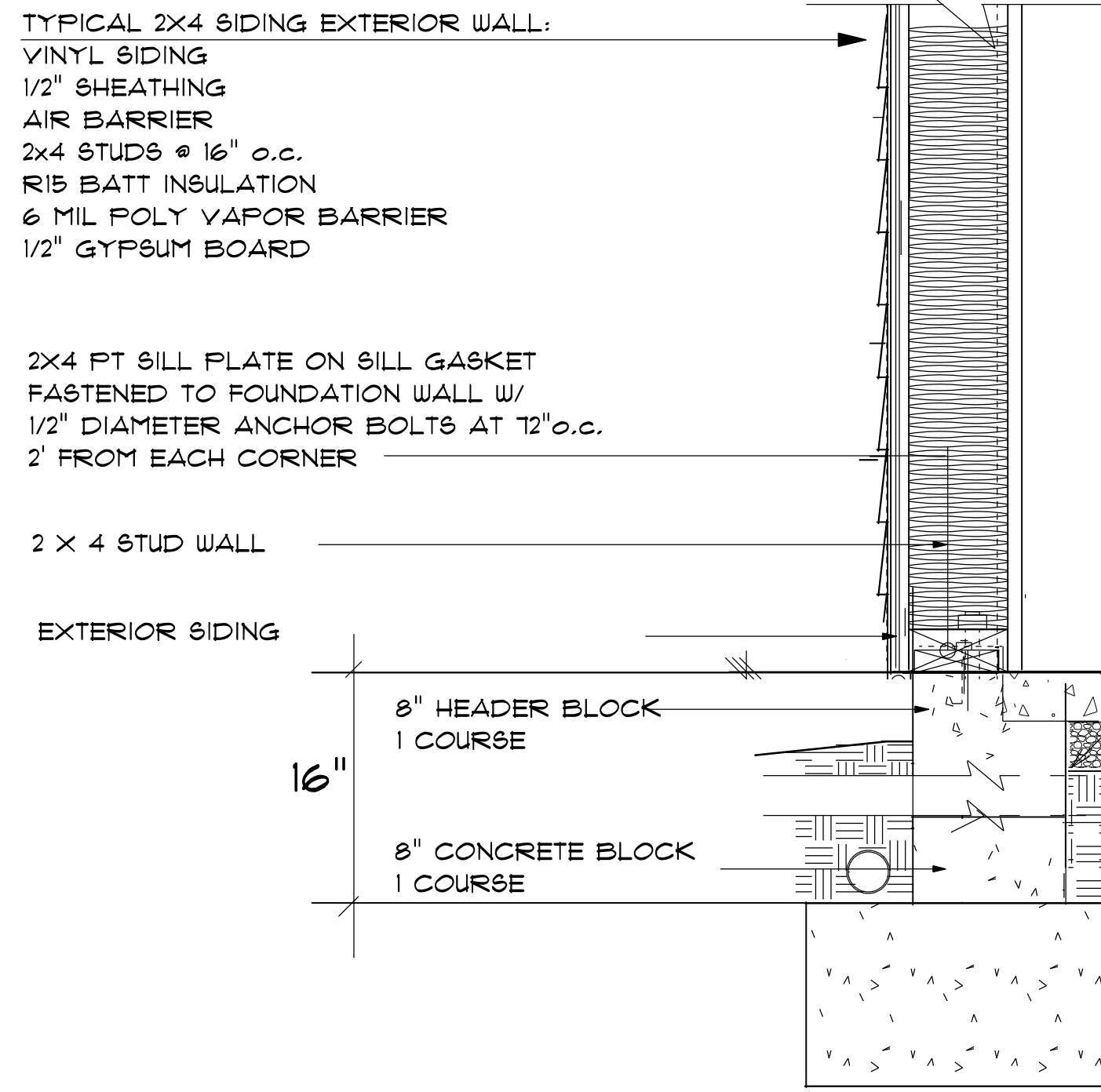
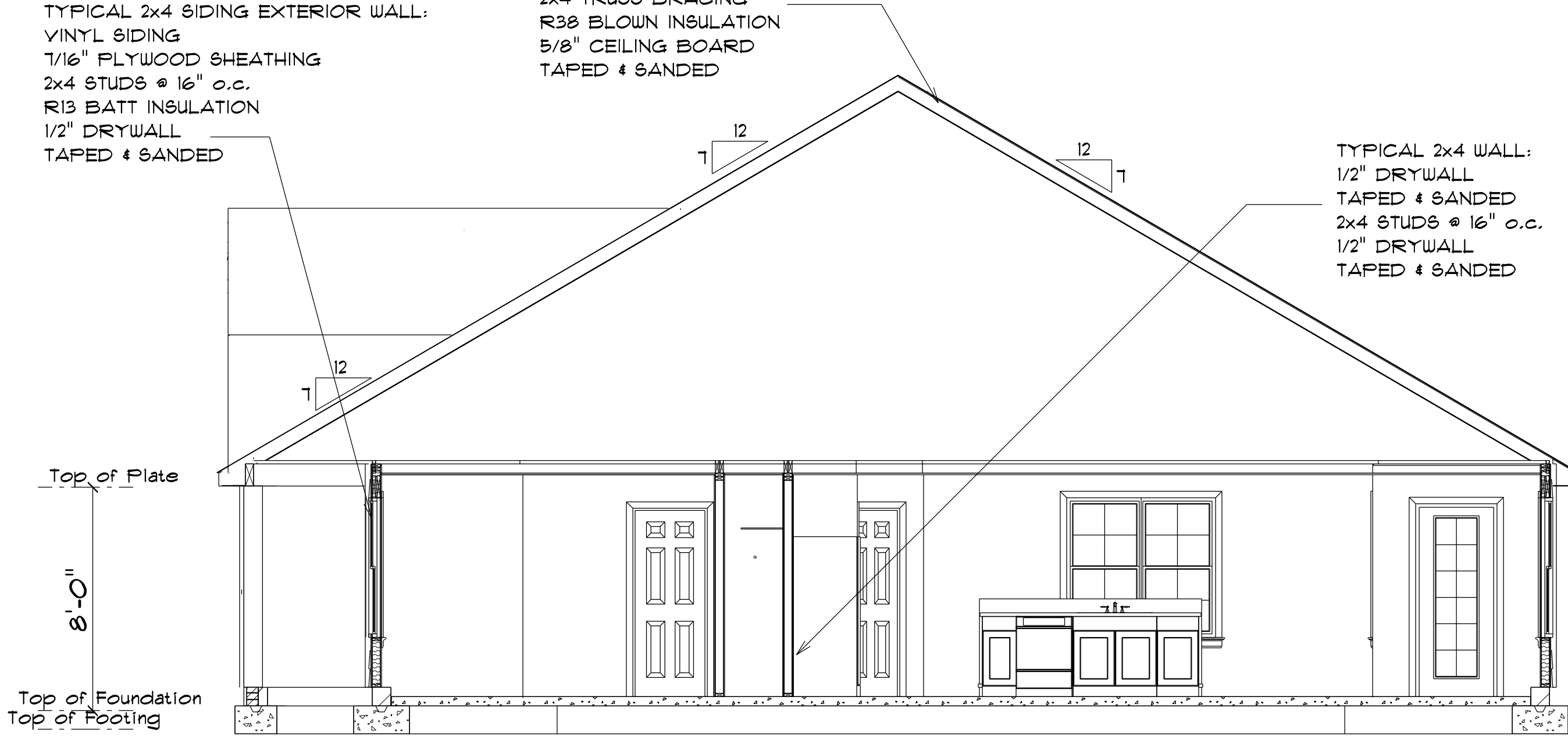


TRUSS ROOF SYSTEM



STAIR RAILING
not to scale

TYPICAL TRUSS ROOF:
SHINGLES
7/16" ROOFING PLYWOOD c/w
1" CLIPS
BLOCK & BRACE PER TRUSS MGR.
PRE-ENGINEERED TRUSSES @ 24" o.c.
2x4 TRUSS BRACING
R38 BLOW INSULATION
5/8" CEILING BOARD
TAPED & SANDED



2x4/SIDING STEM WALL FOUNDATION
not to scale

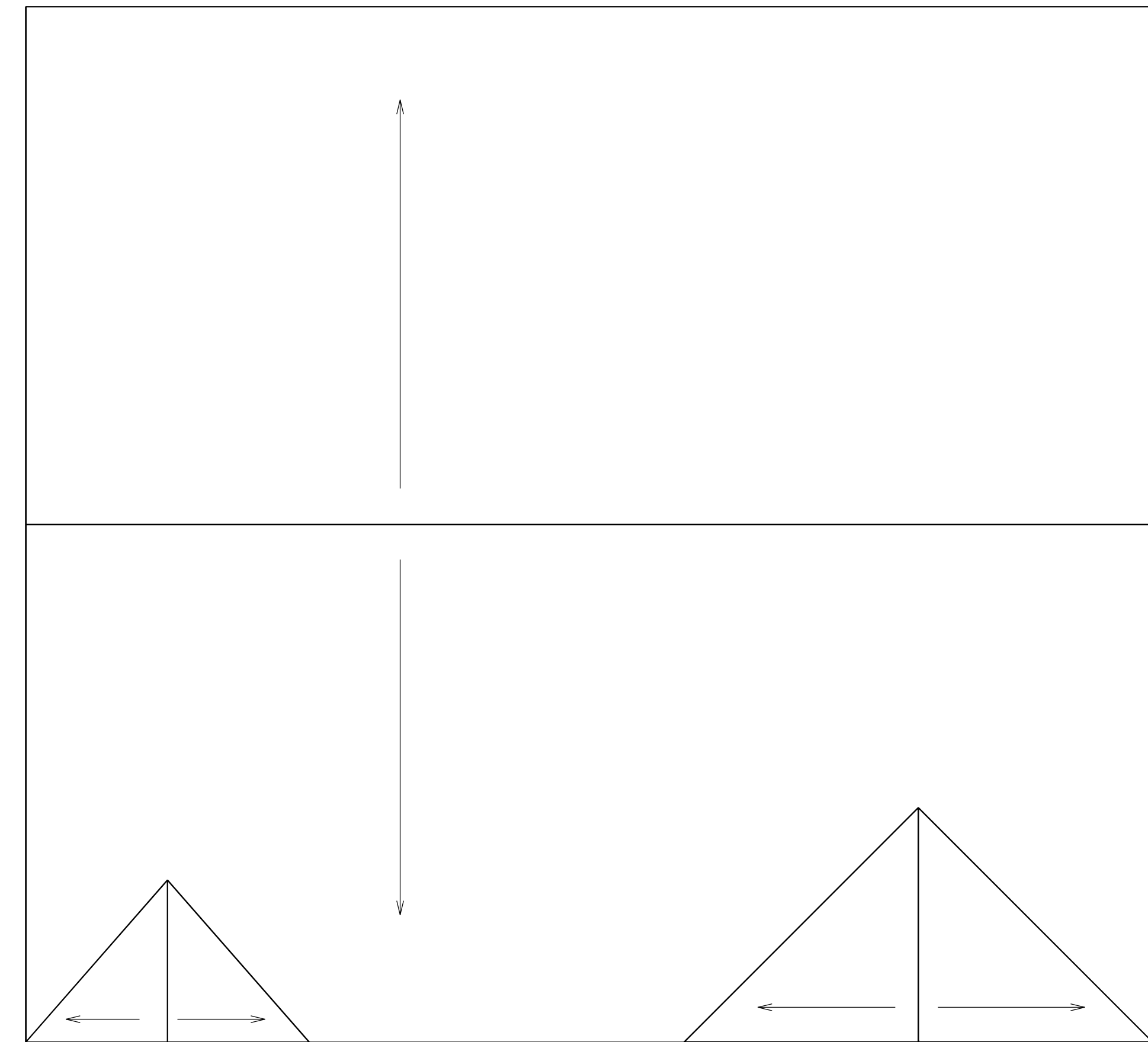
ROOF NOTES:

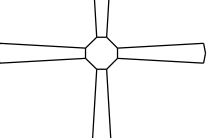





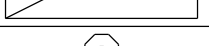



TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE
DESIGNED BY THE TRUSS MANUFACTURER.

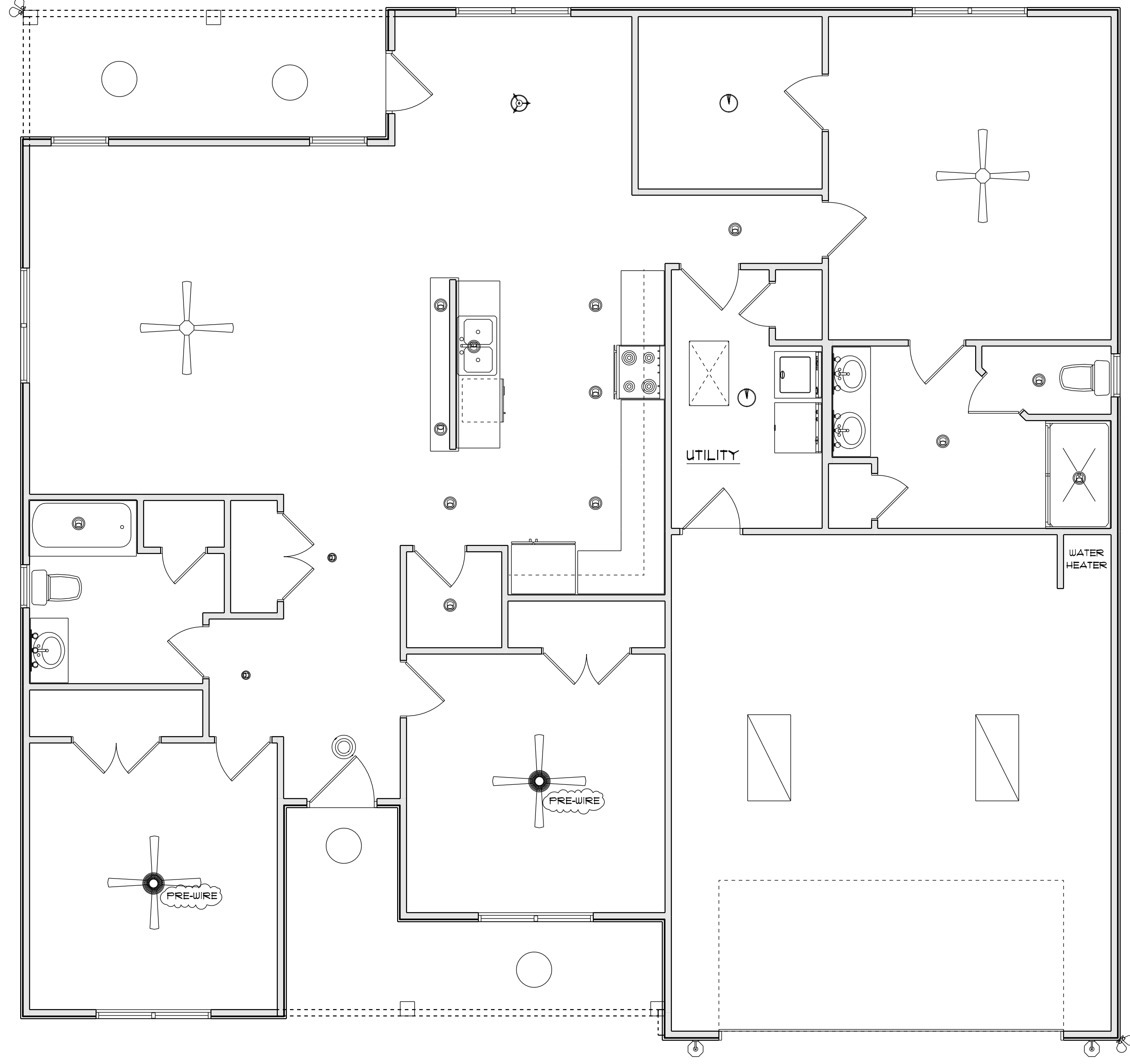
IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

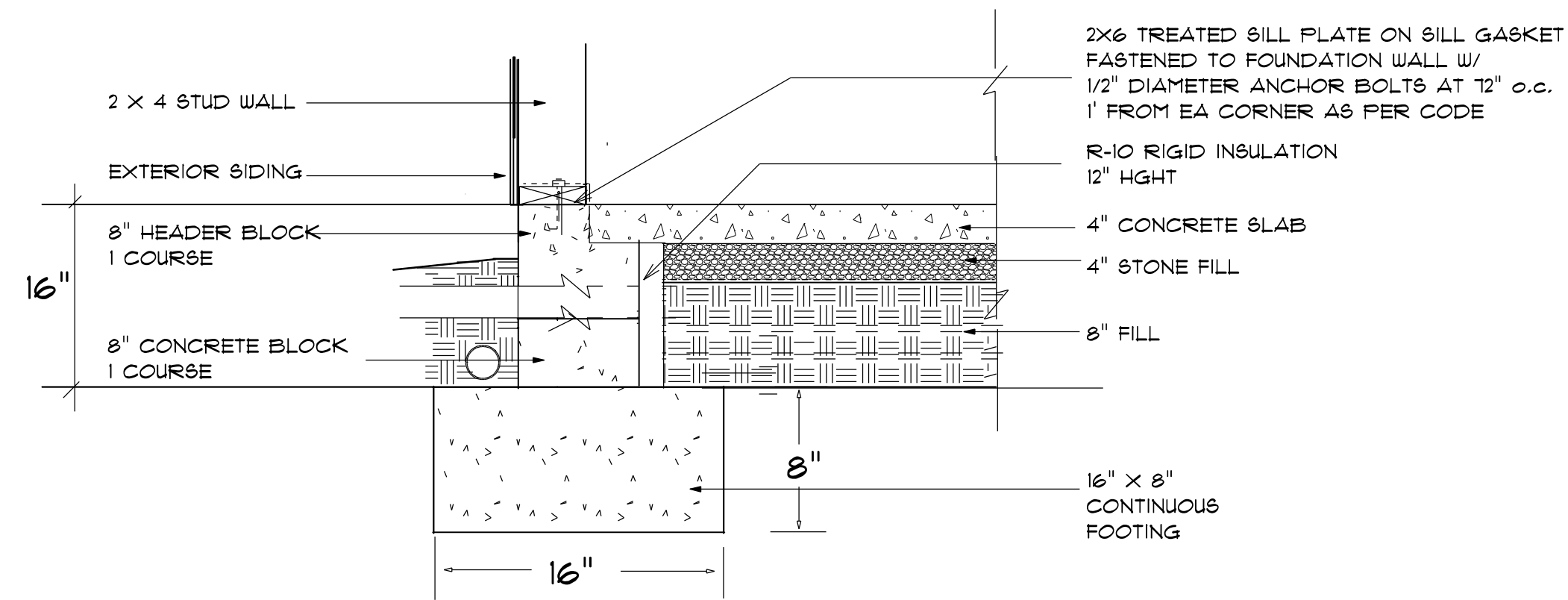
DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS.
DO NOT NOTCH OR DRILL TRUSS MEMBERS.

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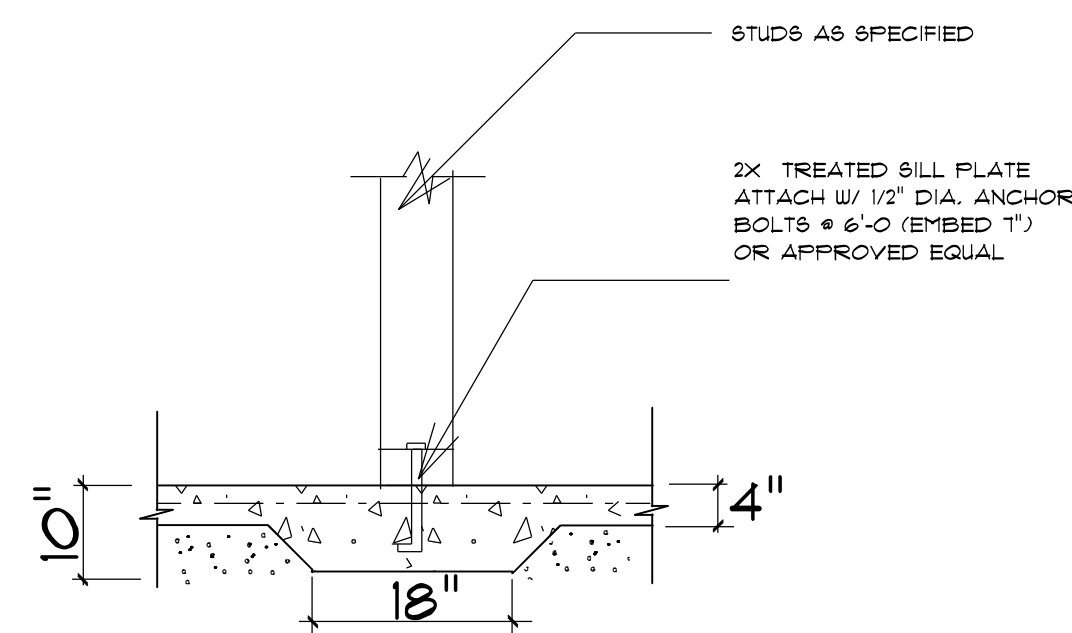


| ELECTRICAL LEGEND | | |
|-------------------------|-------|---|
| ELECTRICAL | COUNT | SYMBOL |
| ceiling fan 4 bladed 01 | 2 |  |
| foyer light | 1 |  |
| 10" led light | 4 |  |
| 7" led disc | 15 |  |
| out door over head | 4 |  |
| ceiling light 19 | 2 |  |
| 4' fluorescent light | 2 |  |
| outdoor carriage light | 2 |  |
| flood light | 2 |  |
| vanity light | 4 |  |

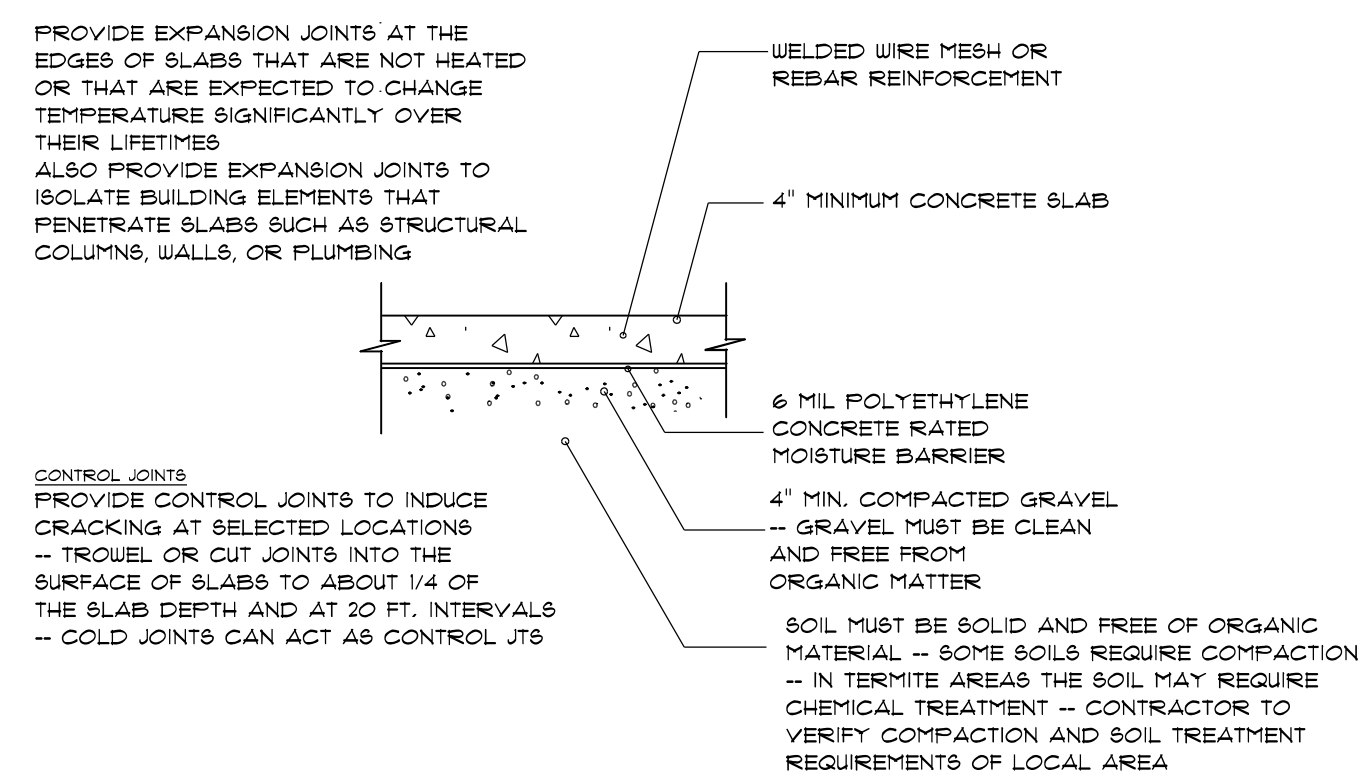




STEM WALL FOUNDATION Detail
not to scale



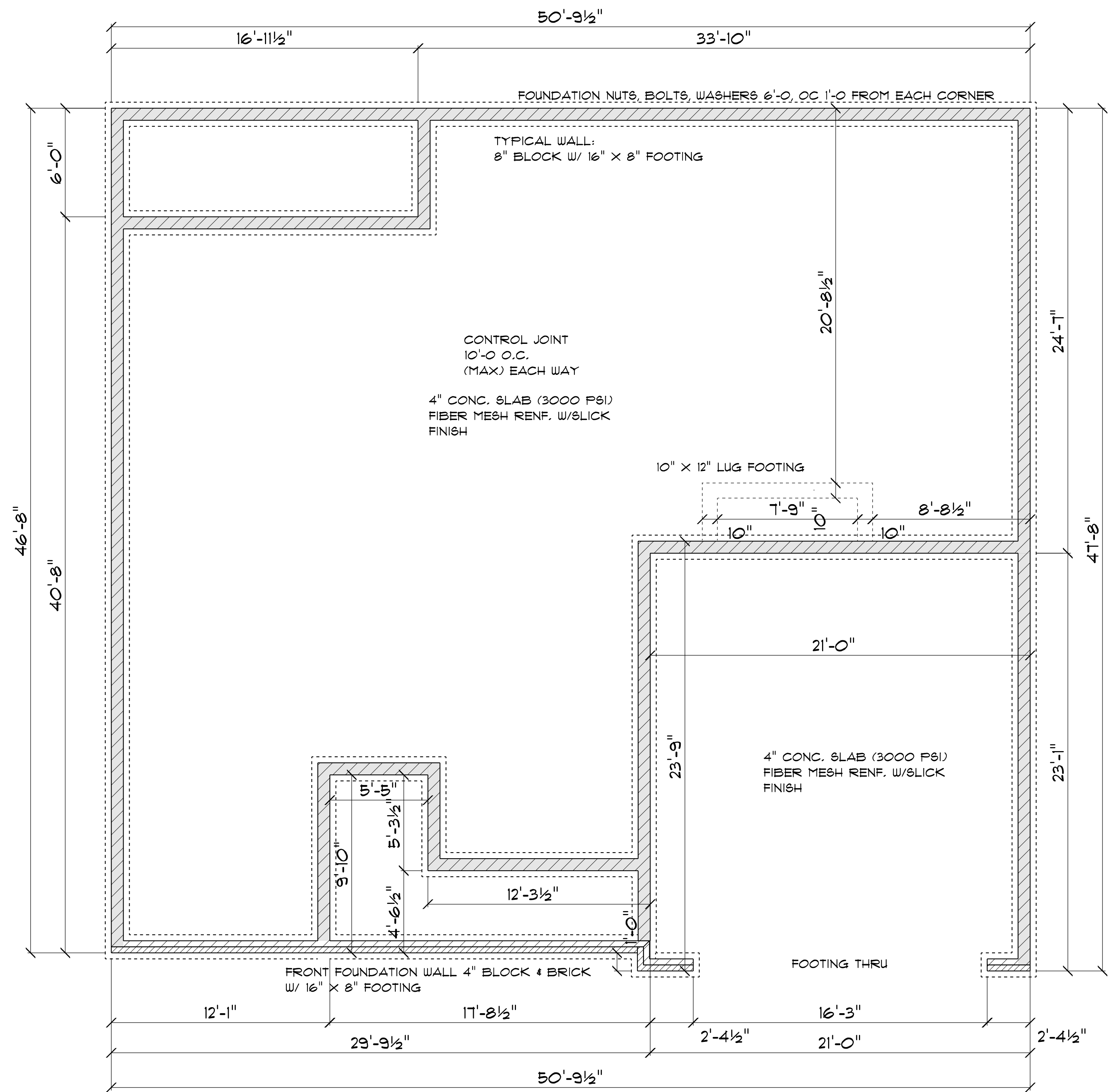
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