

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 ASCE 7-98
- 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, I_w 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

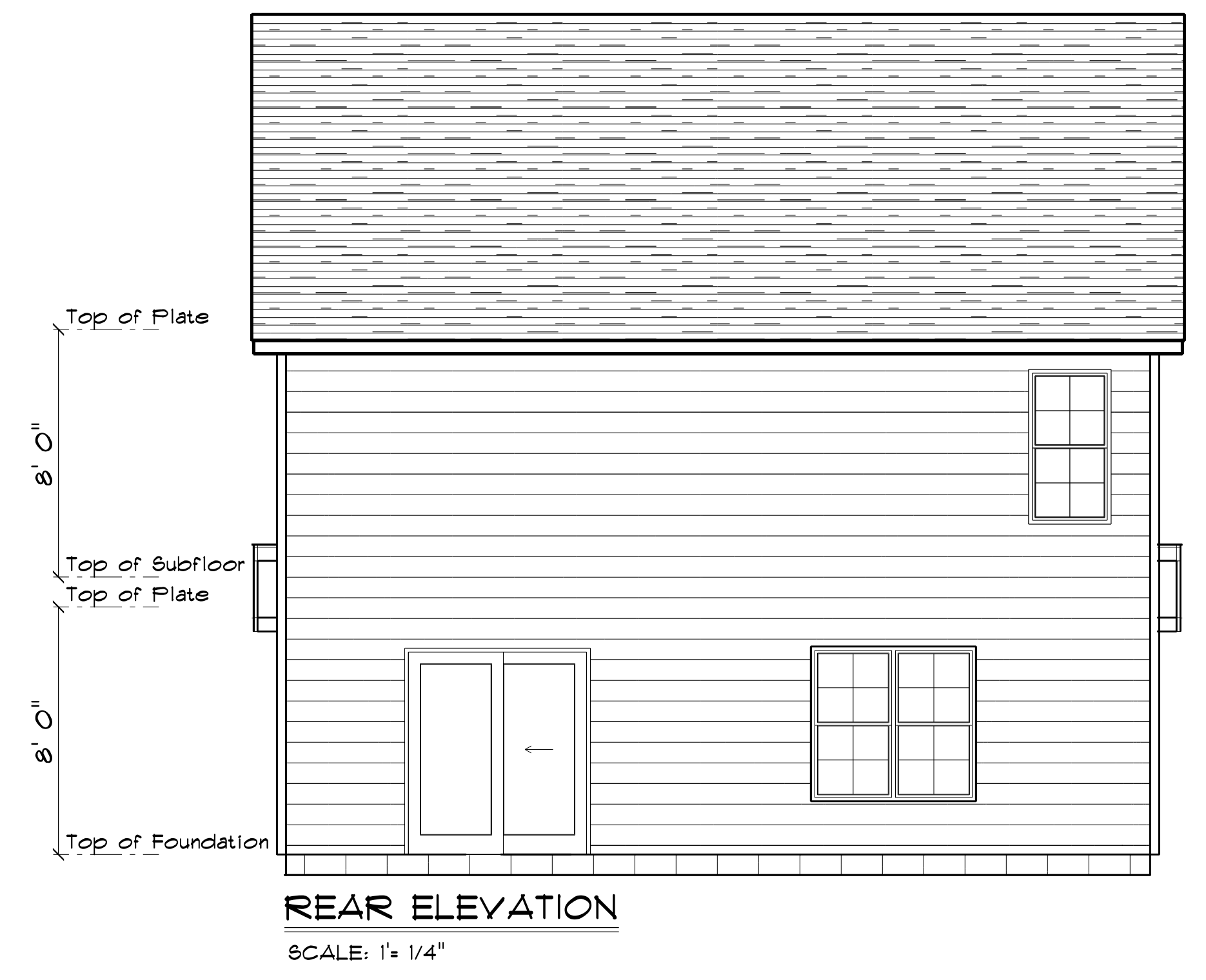
It is the sole responsibility of the Contractor and/or Builder to conform to all standards, provisions, requirements, methods of construction and uses of materials provided in buildings and/or structures as required by NC Uniform Building Code, Local Agencies and in accordance with good engineering practices. Verify all dimensions prior to construction.



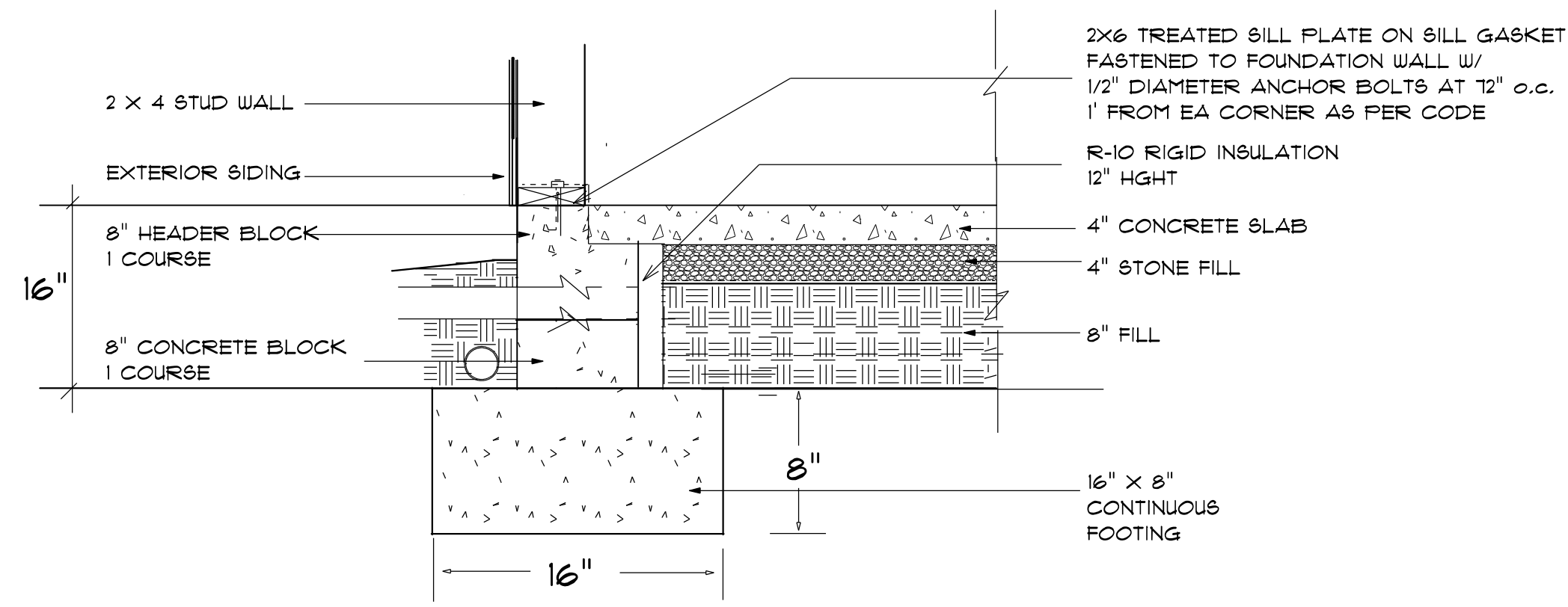
FRONT ELEVATION



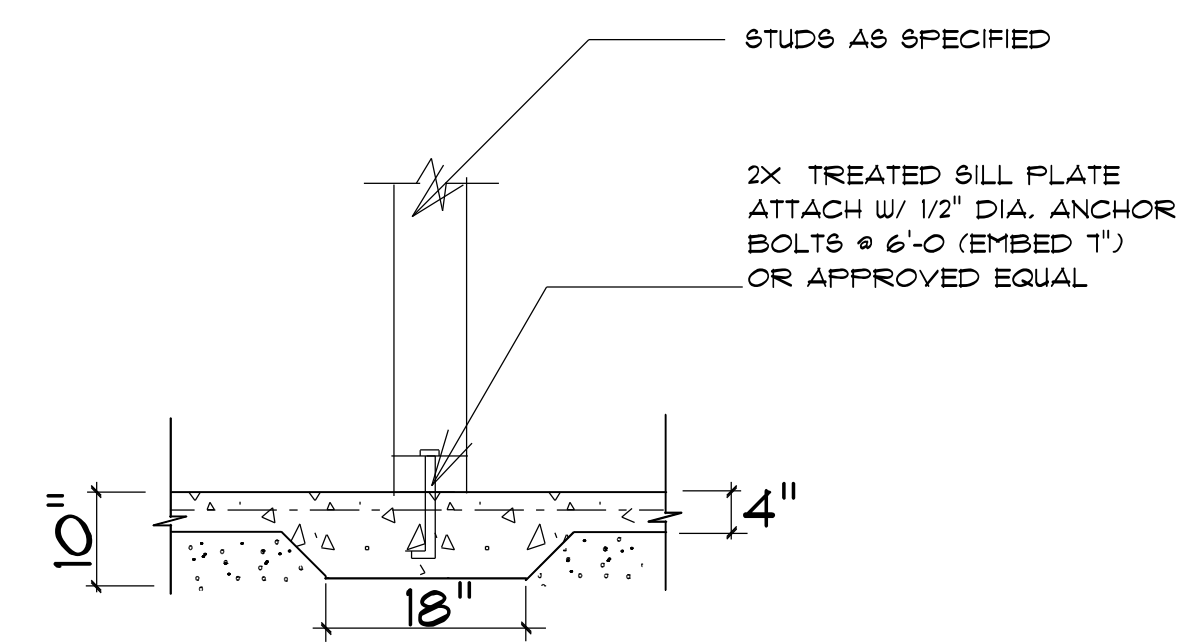
FRONT ELEVATION WITH OPTIONAL 1 CAR GARAGE



8" CONCRETE BLOCK W/STUCCO FINISH



STEM WALL FOUNDATION Detail not to scale



TYPICAL THICKENED SLAB not to scale

PROVIDE EXPANSION JOINTS AT THE EDGES OF SLABS THAT ARE NOT HEATED OR THAT ARE EXPECTED TO CHANGE TEMPERATURE SIGNIFICANTLY OVER THEIR LIFETIMES
ALSO PROVIDE EXPANSION JOINTS TO ISOLATE BUILDING ELEMENTS THAT PENETRATE SLABS SUCH AS STRUCTURAL COLUMNS, WALLS, OR PLUMBING

CONTROL JOINTS
PROVIDE CONTROL JOINTS TO INDUCE CRACKING AT SELECTED LOCATIONS
-- TROWEL OR CUT JOINTS INTO THE SURFACE OF SLABS TO ABOUT 1/4 OF THE SLAB DEPTH AND AT 20 FT. INTERVALS
-- COLD JOINTS CAN ACT AS CONTROL JTS

WELDED WIRE MESH OR REBAR REINFORCEMENT

4" MINIMUM CONCRETE SLAB

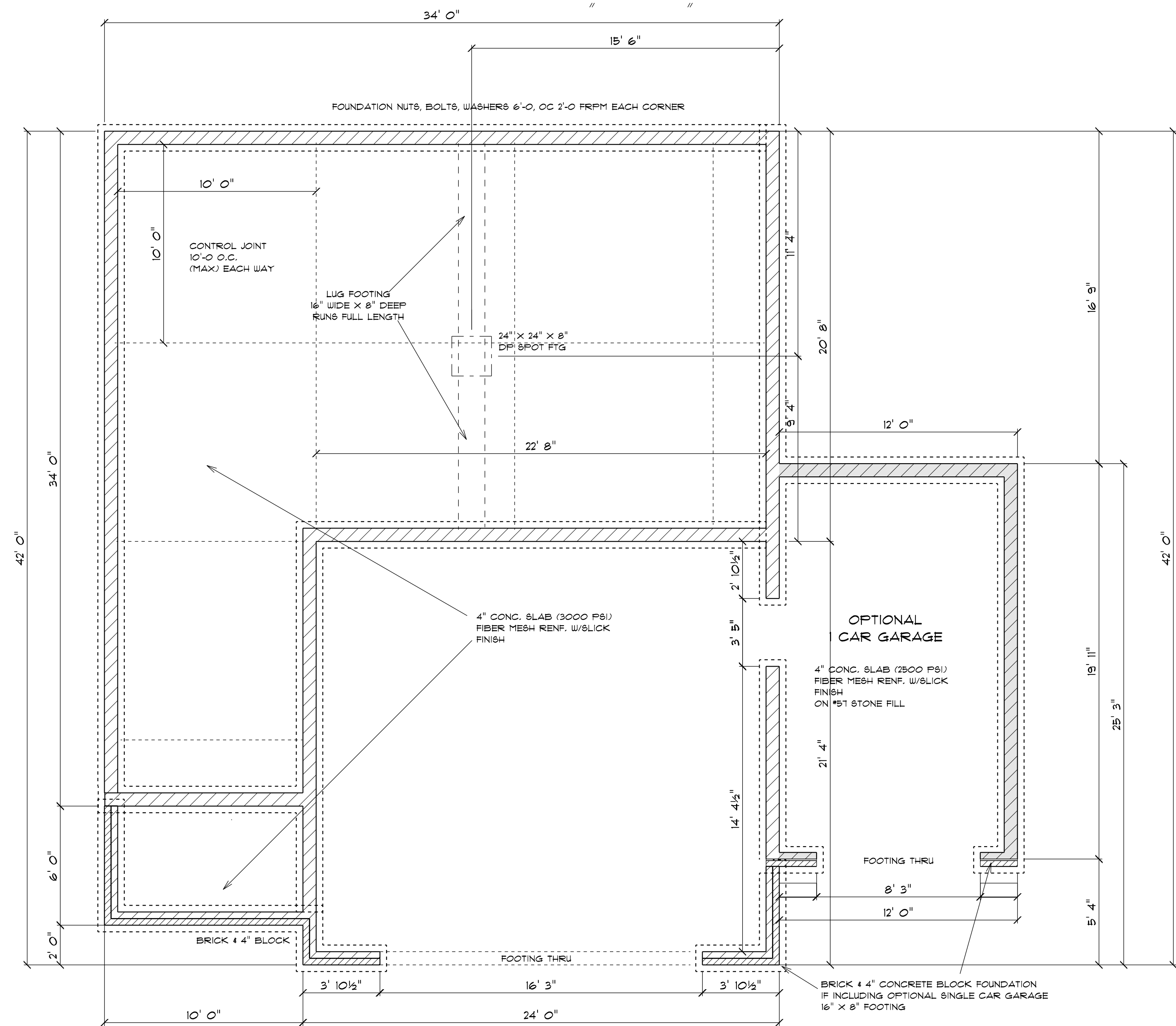
6 MIL POLYETHYLENE CONCRETE RATED MOISTURE BARRIER

4" MIN. COMPACTED GRAVEL -- GRAVEL MUST BE CLEAN AND FREE FROM ORGANIC MATTER

SOIL MUST BE SOLID AND FREE OF ORGANIC MATERIAL -- SOME SOILS REQUIRE COMPACTION -- IN TERMITE AREAS THE SOIL MAY REQUIRE CHEMICAL TREATMENT -- CONTRACTOR TO VERIFY COMPACTION AND SOIL TREATMENT REQUIREMENTS OF LOCAL AREA

CONCRETE SLAB DETAILS / NOTES

not to scale



FOUNDATION PLAN

SCALE: 1" = 1/4"

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 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 12" LONG, 1/2" DIA. A36 UNO ANCHOR BOLTS SHALL BE SPACED AT A MAX OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

OPENING SCHEDULE				
R.O. HEIGHT	R.O. WIDTH	LIBRARY NAME	COUNT	SIZE
80-1/2"	72"	Exterior Door\Patio	1	6'-0"
60-1/2"	32"	Window\Double Hung	1	2'-8" x 5'-0"
60-1/2"	64-1/2"	Window\Double Hung	2	2'-8" x 5'-0" Twin

GENERAL FRAMING NOTES:

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

FRAMING LUMBER SHALL BE 8YP #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 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 TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

OPENING SCHEDULE				
R.O. HEIGHT	R.O. WIDTH	LIBRARY NAME	COUNT	SIZE
60-1/2"	32"	Window\Double Hung	5	2'-8" x 5'-0"
36"	24"	Window\Double Hung	1	2'-0" x 3'-0"
60-1/2"	64-1/2"	Window\Double Hung	2	2'-8" x 5'-0" Twin
12"	48"	Window\Transom	1	4'-0" x 1'-0"

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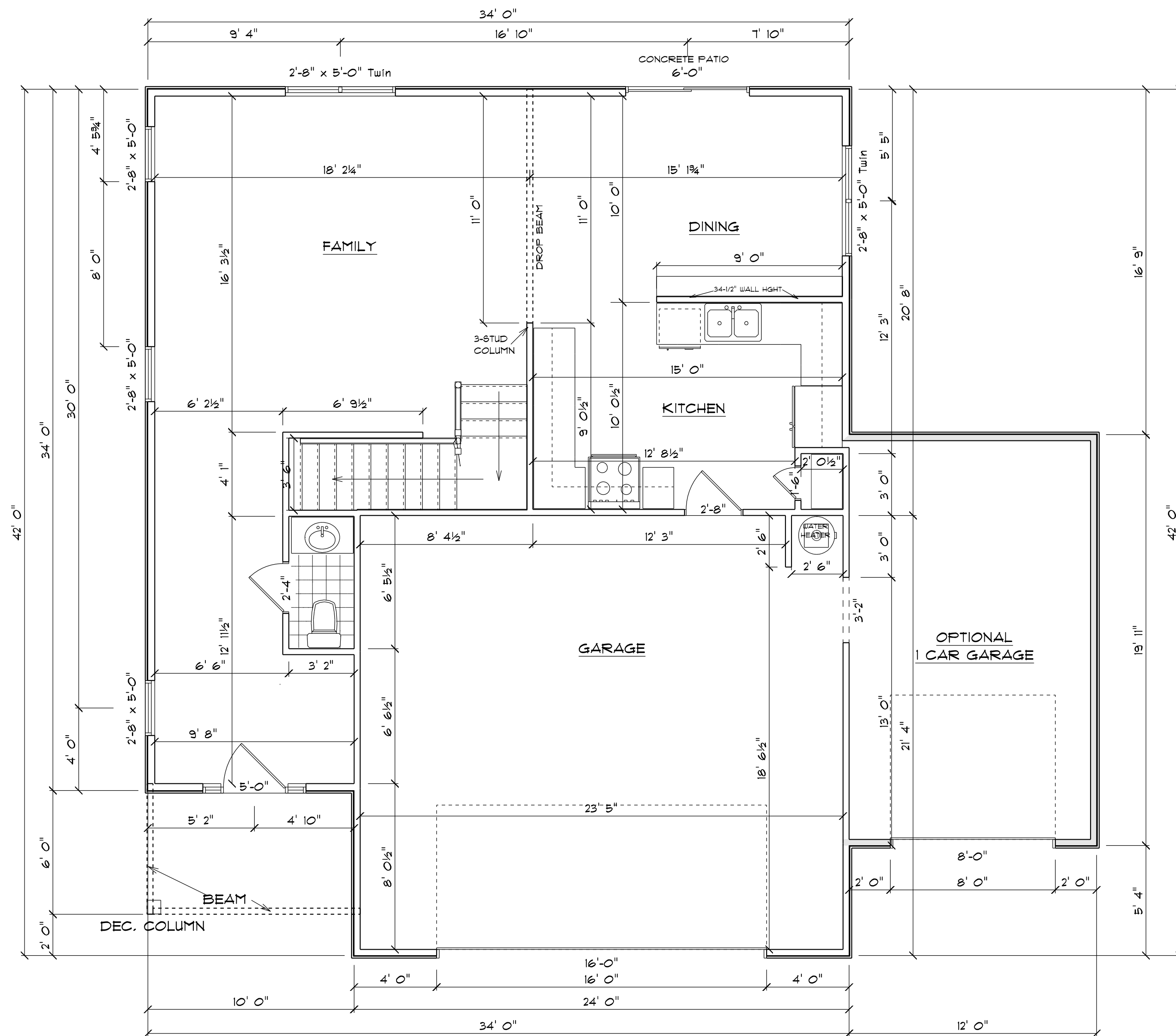
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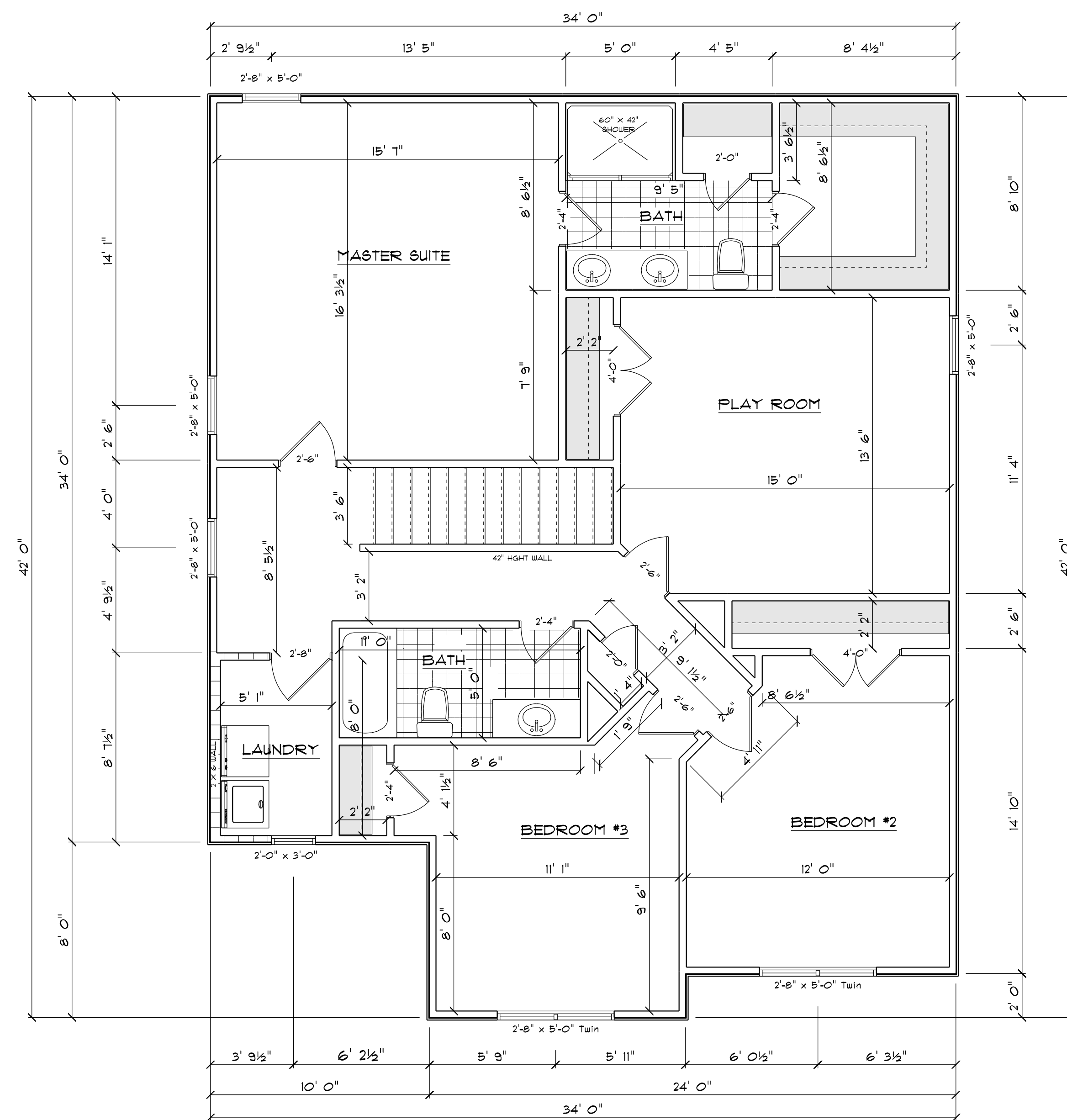
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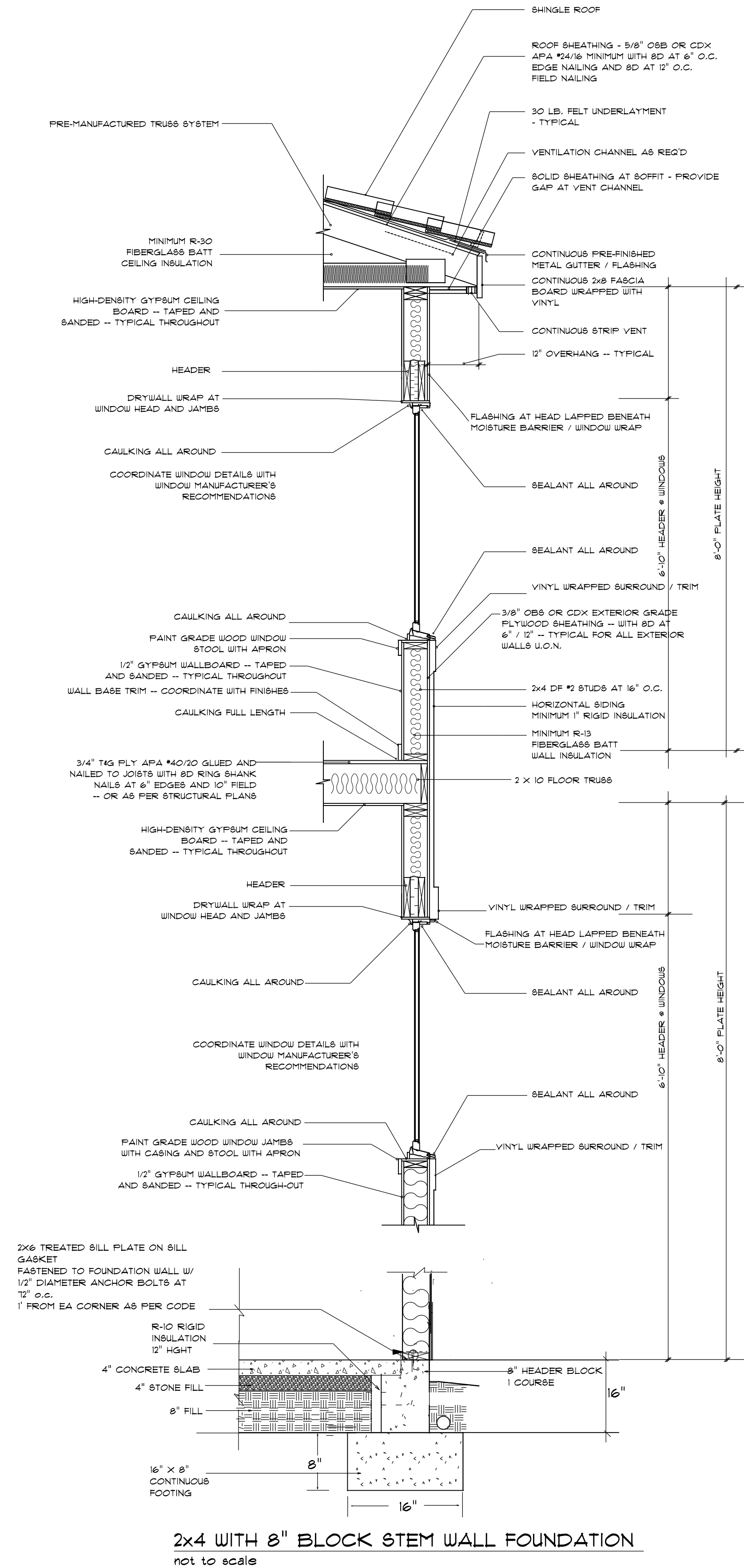
1ST FLOOR PLAN
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	841.2 sq. ft.
Garage	505.8 sq. ft.
Optional 1 Car Garage	244.5 sq. ft.
Covered Porch	58.3 sq. ft.

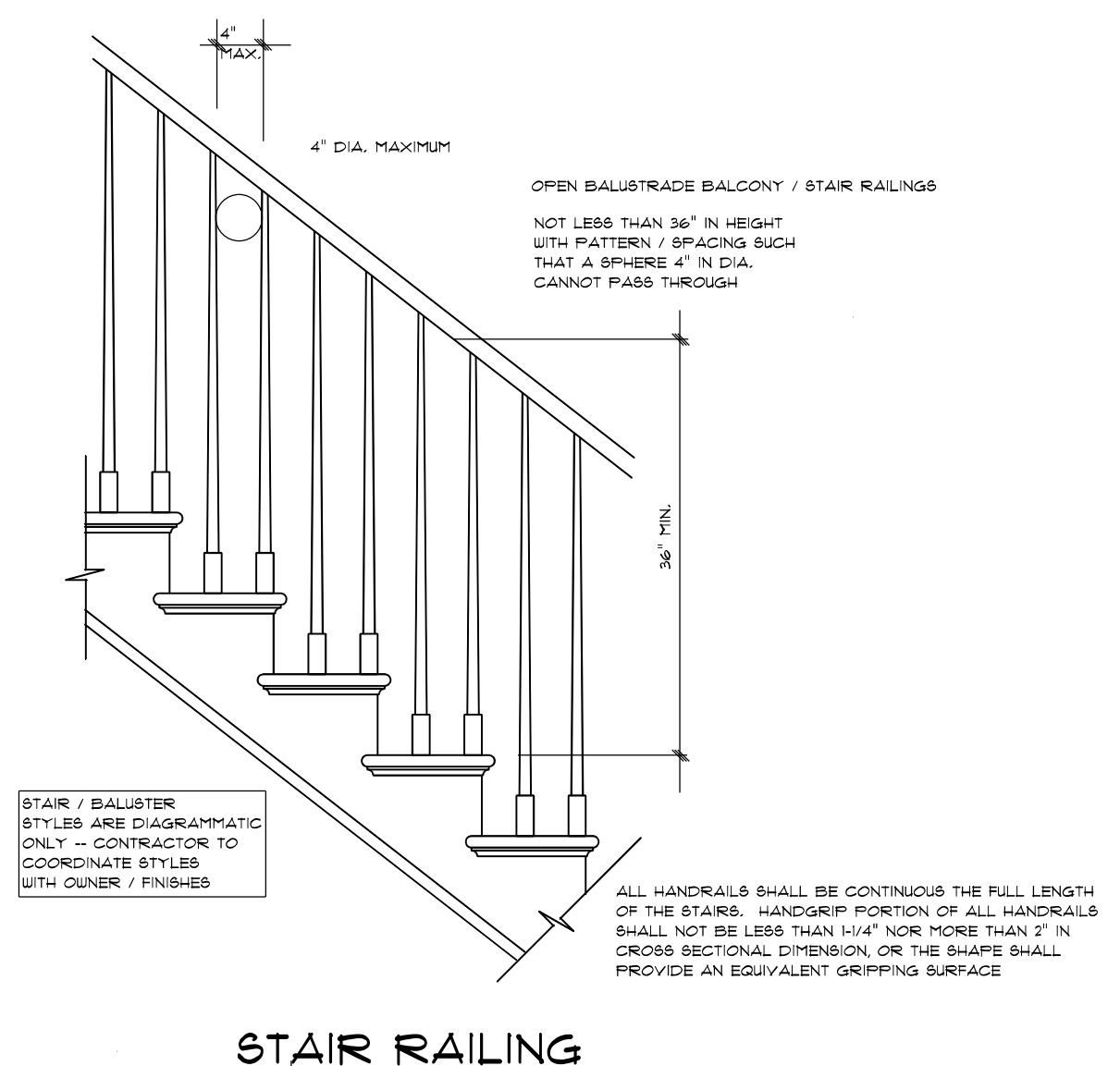


2ND FLOOR PLAN
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated	1302.4 sq. ft.



2x4 WITH 8" BLOCK STEM WALL FOUNDATION
not to scale



STAIR RAILING

ROOF NOTES:

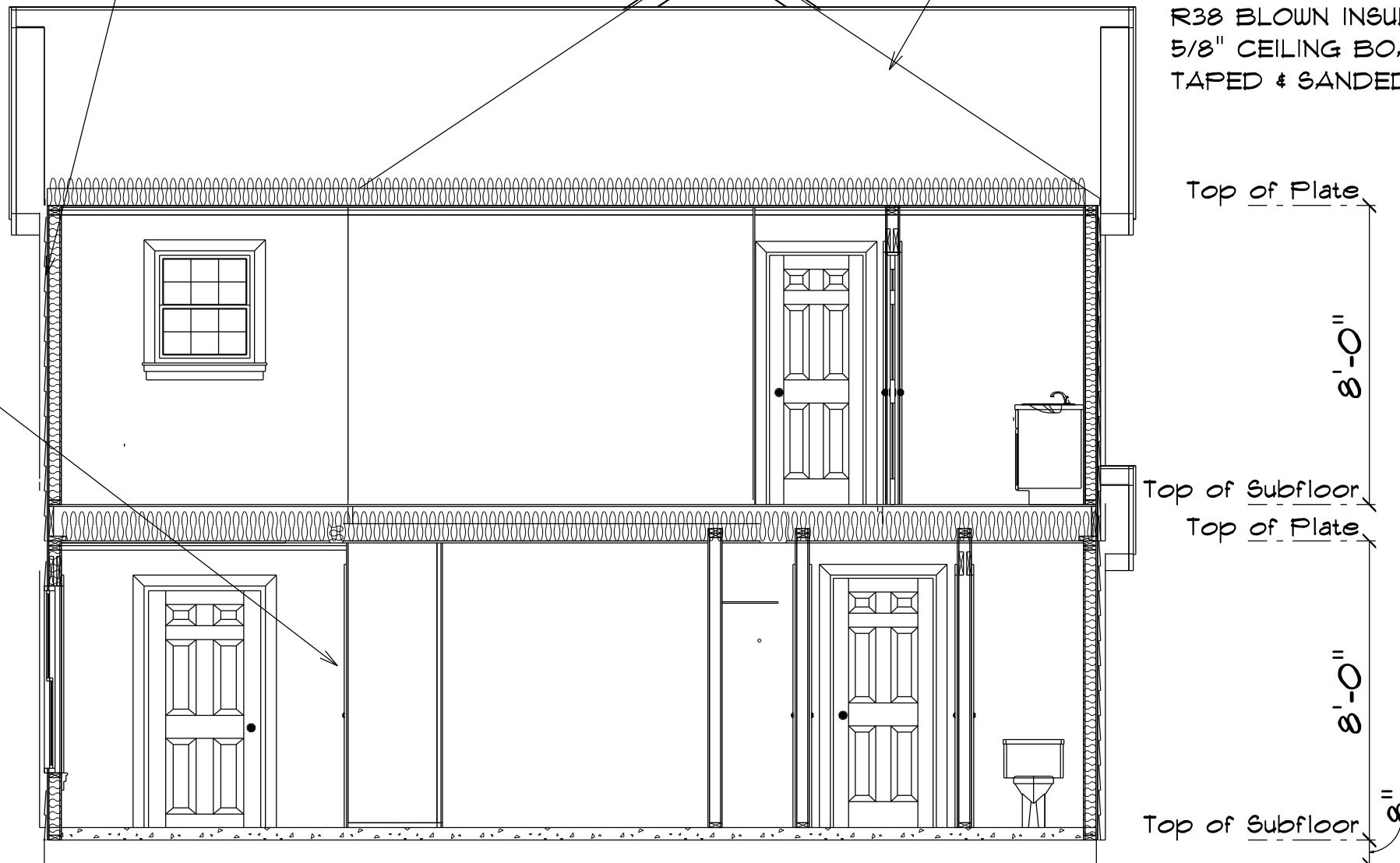
TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.

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.

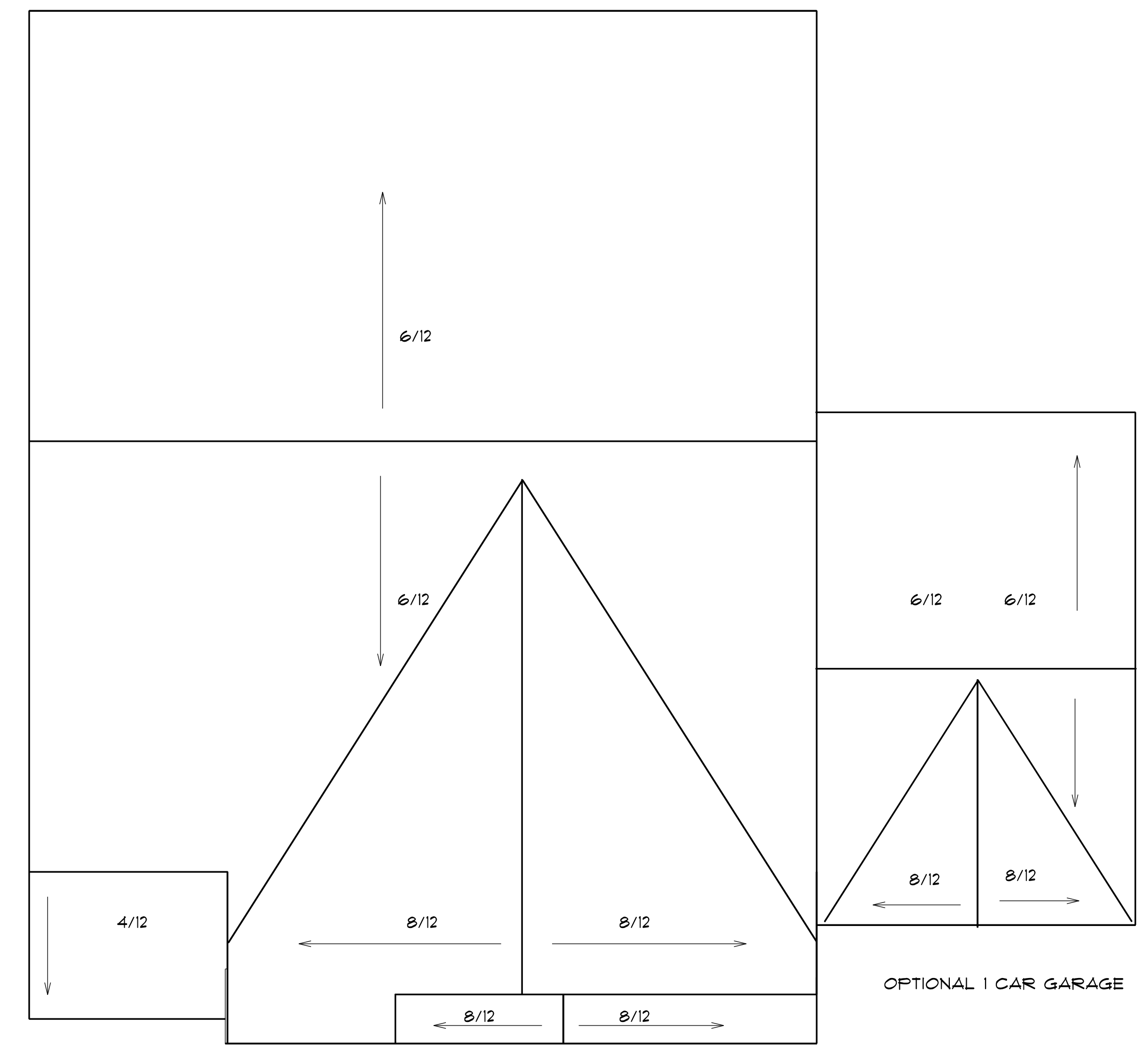
TYPICAL 2x4 SIDING EXTERIOR WALL:
VINYL SIDING
1/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
R13 BATT INSULATION
1/2" DRYWALL
TAPED & SANDED



TYPICAL 2x4 WALL:
1/2" DRYWALL
TAPED & SANDED
2x4 STUDS @ 16" o.c.
1/2" DRYWALL
TAPED & SANDED

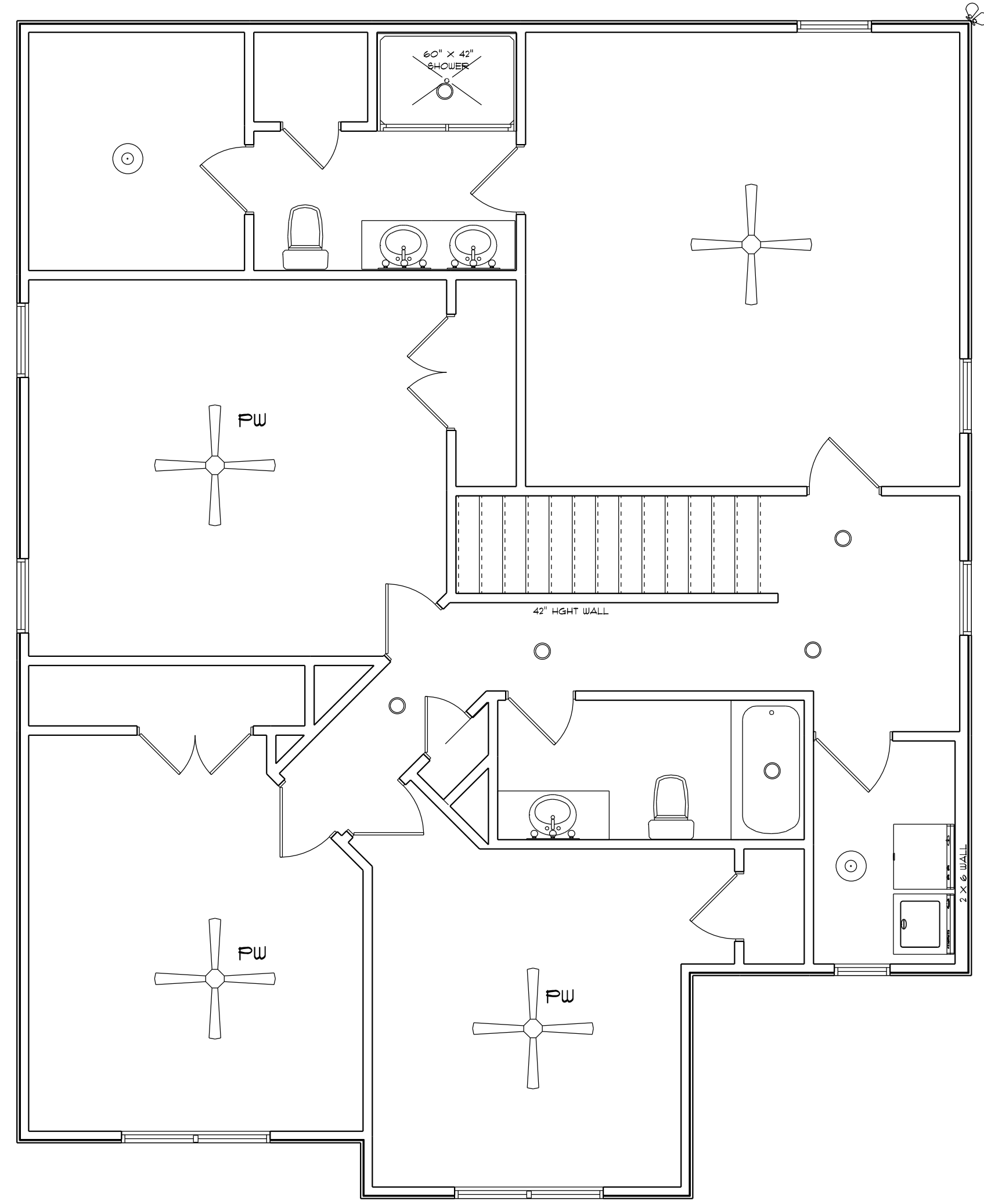
TYPICAL TRUSS ROOF:
SHINGLES
1/16" ROOFING PLYWOOD c/w
4" CLIPS
BLOCK & BRACE PER TRUSS MGR.
PRE-ENGINEERED TRUSSES @ 24" o.c.
2x4 TRUSS BRACING
R38 BLOWN INSULATION
5/8" CEILING BOARD
TAPED & SANDED

SECTION
SCALE: 1" = 1/4"

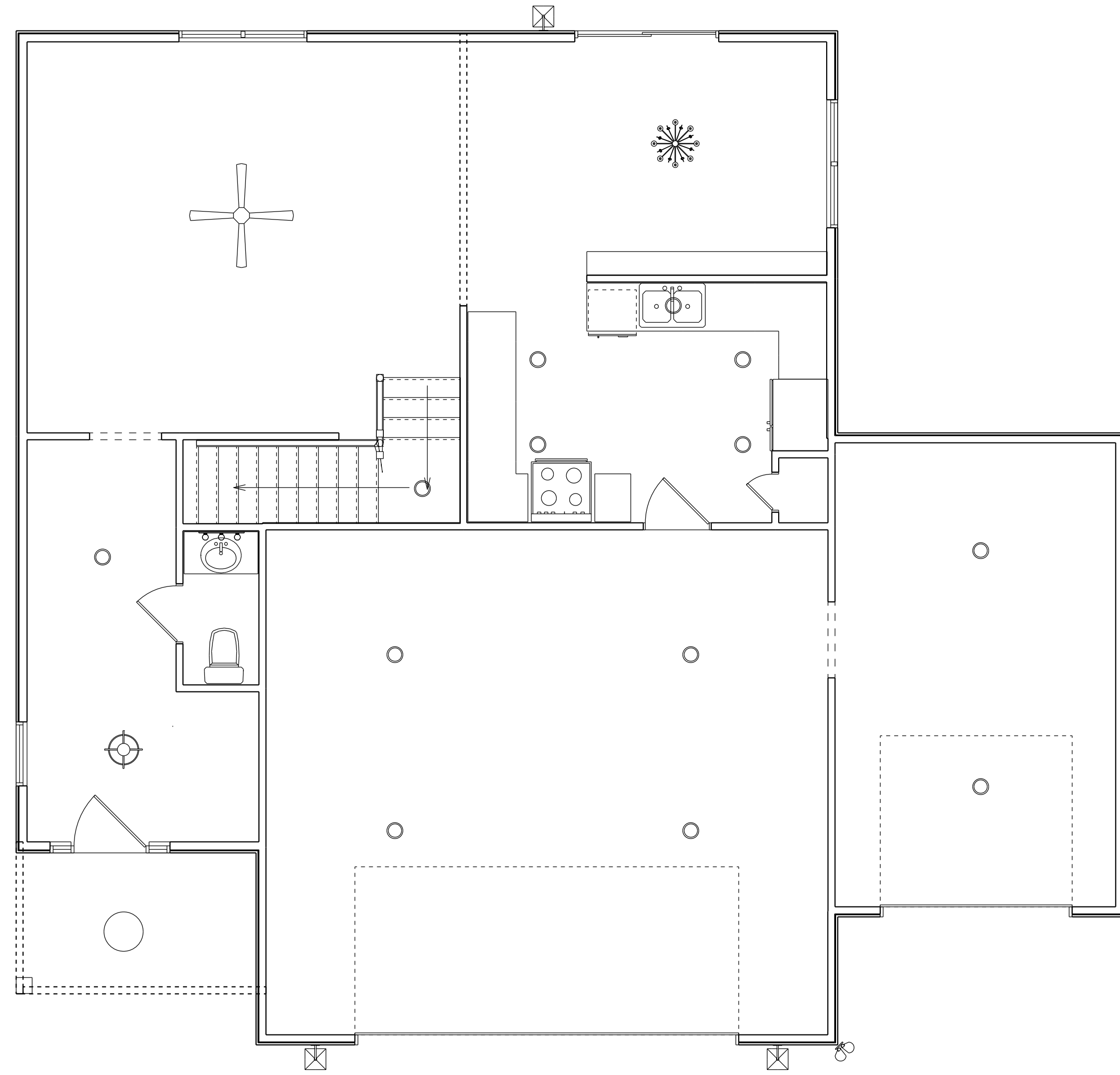


ROOF PLAN
SCALE: 1" = 1/4"

6/12 PITCH MAIN ROOF
8/12 PITCH FRONT GABLES
4/12 PITCH SHED ROOFS
12" OH ALL

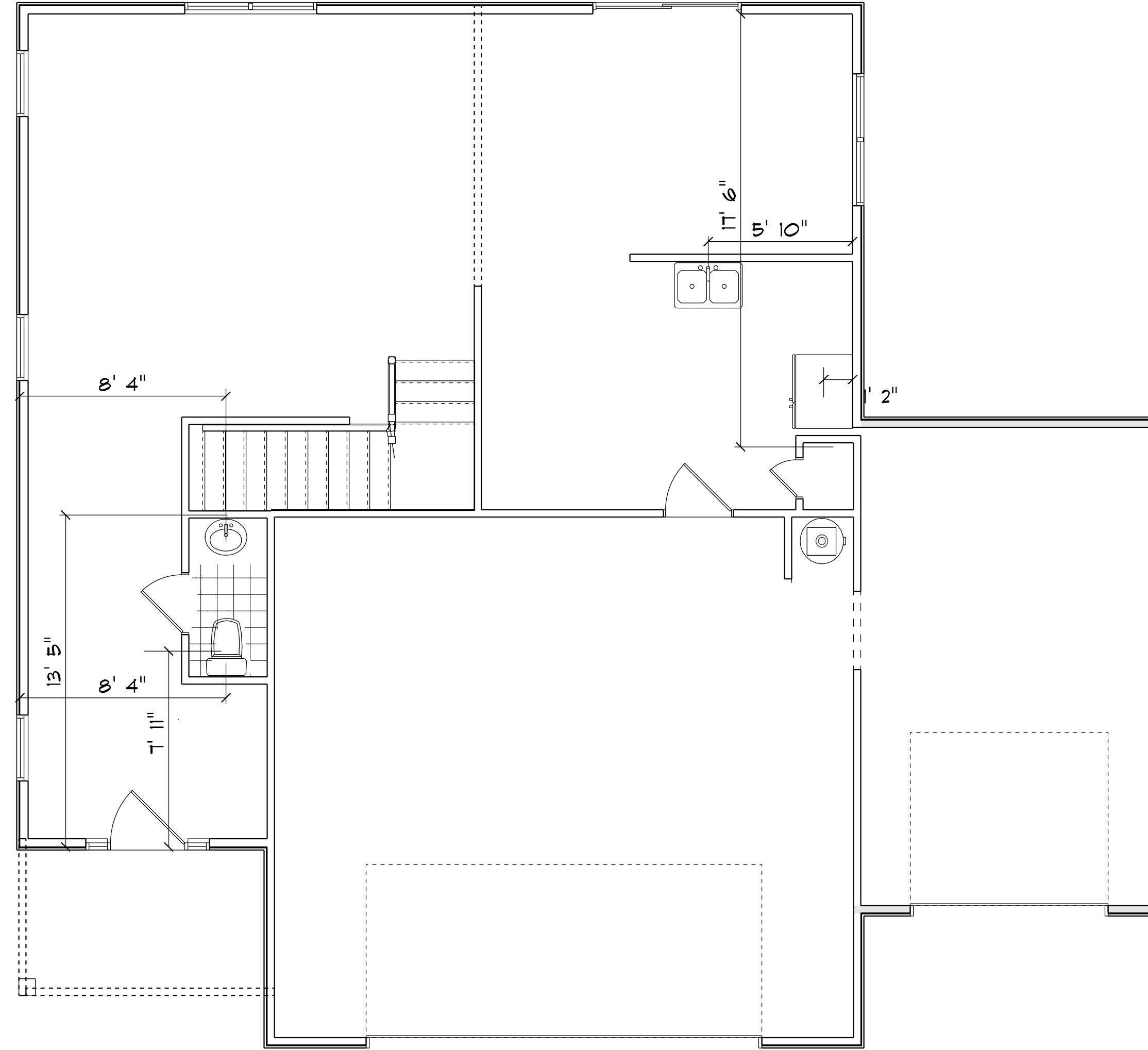


ELECTRICAL LEGEND		
SYMBOL	COUNT	ELECTRICAL
	1	ceiling fan
	6	7 inch led light
	2	10 inch led light
	1	flood light
	3	vanity light



ELECTRICAL LEGEND		
SYMBOL	COUNT	ELECTRICAL
	1	ceiling fan
	13	7 inch led light
	1	dinning room light
	1	out door ceiling light
	1	foyer light
	3	coach light
	1	flood light
	1	vanity light

KITCHEN	SINK	5'-10" SIDE
		10'-3" BACK
MAIN		1'-2" SIDE
		17'-6" BACK
POWDER ROOM	VANITY	8'-4" SIDE
		13'-5" FRONT
	TOILET	8'-4" SIDE
		1'-11" FRONT



1ST FLOOR PLAN
SCALE: 1" = 1/4"