

**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 HGT. 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.

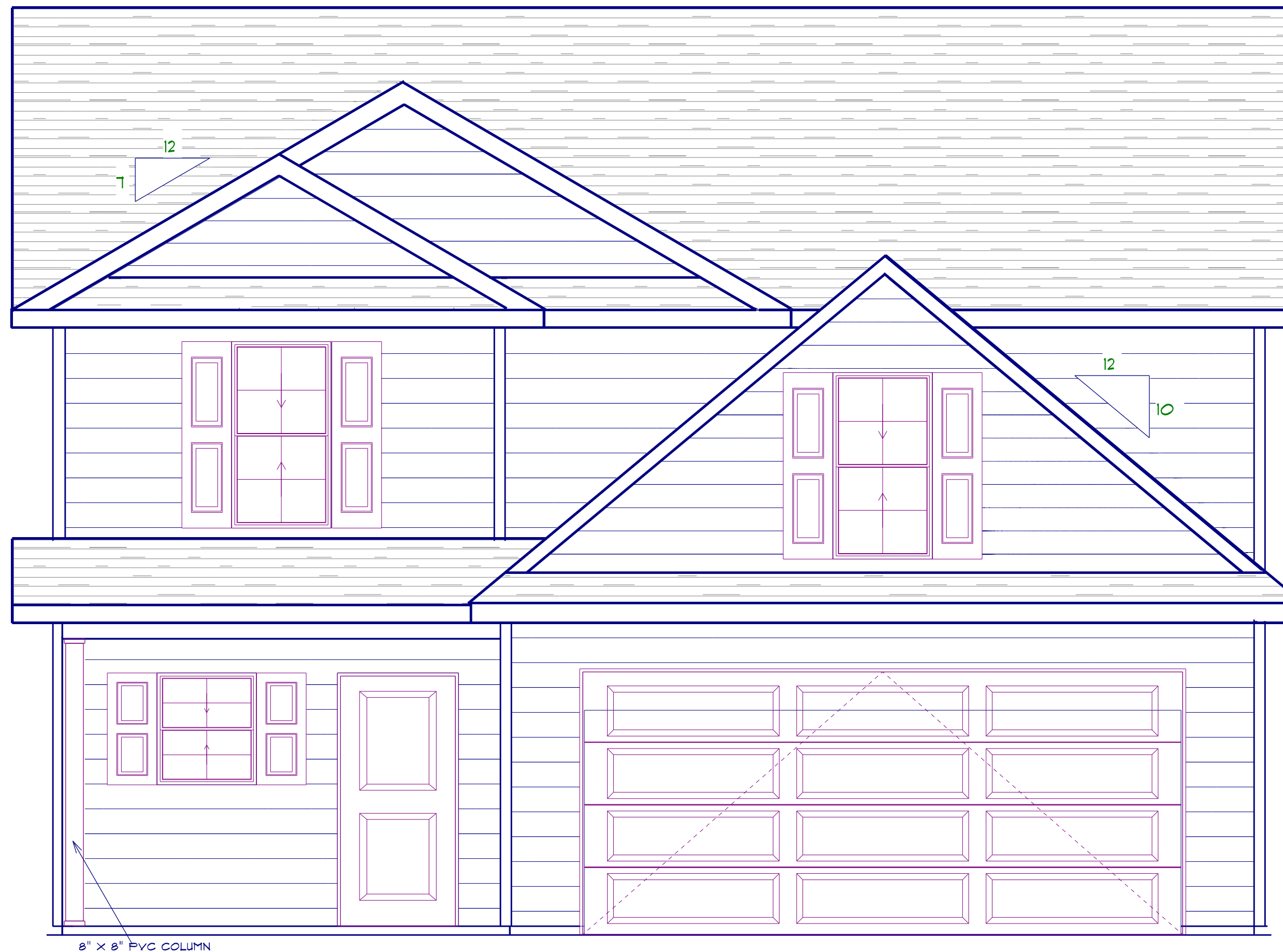
PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 32" IN HEIGHT.

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

I.1 This plan has been drawn to comply with the 2018 NC Building Code

- 1.2 Minimum Design Loads for Building and Other Structures A&CE 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 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.



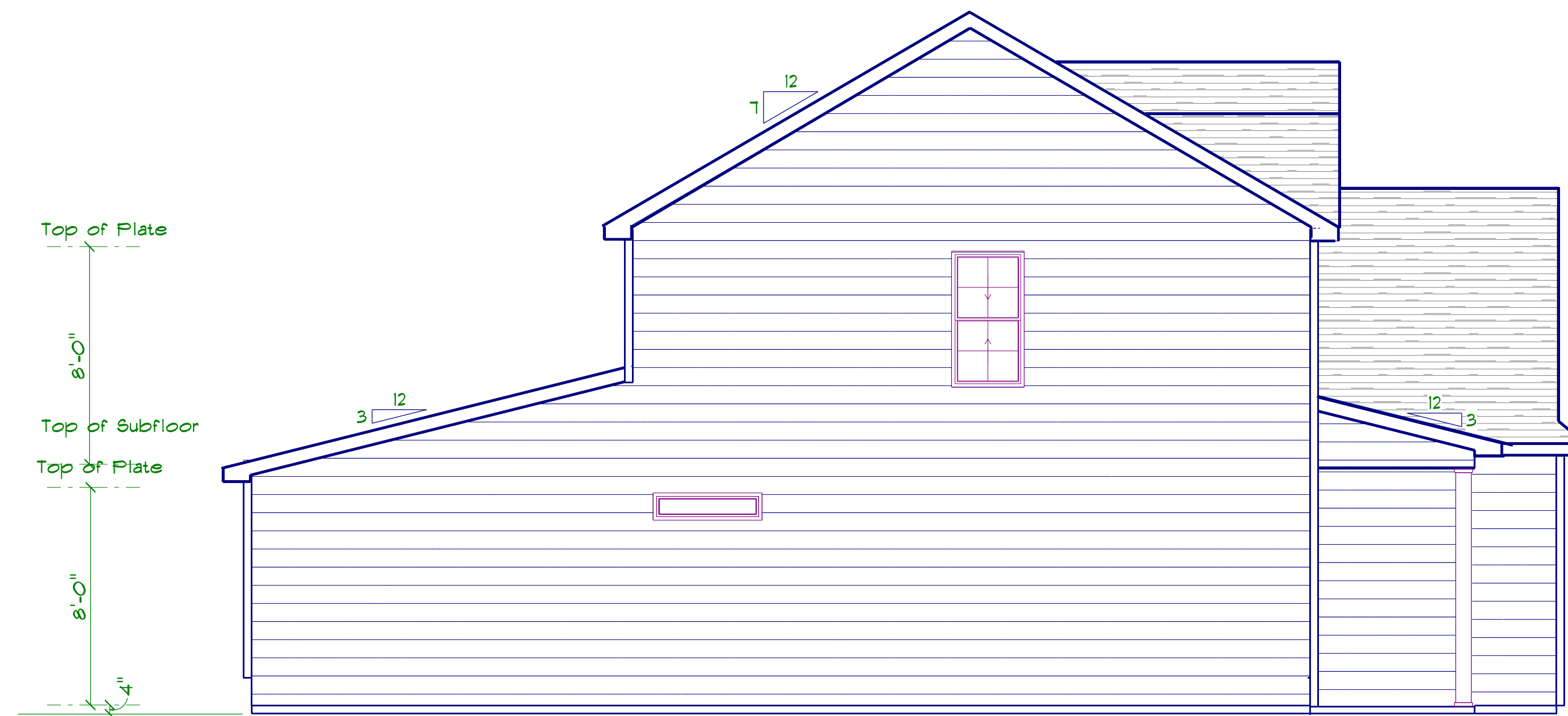
**FRONT ELEVATION**

1ST. FLOOR HEATED SQ. FT. 1169  
 2ND FLOOR HEATED SQ. FT. 810  
 GARAGE SQ. FT. 443  
 COVERED PORCH SQ. FT. 70

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Ext. Wall
1st	8'-0	1363	1363
2nd	8'-0	849	849
other			
2212	Total Sq. Ft. of Exterior Walls		

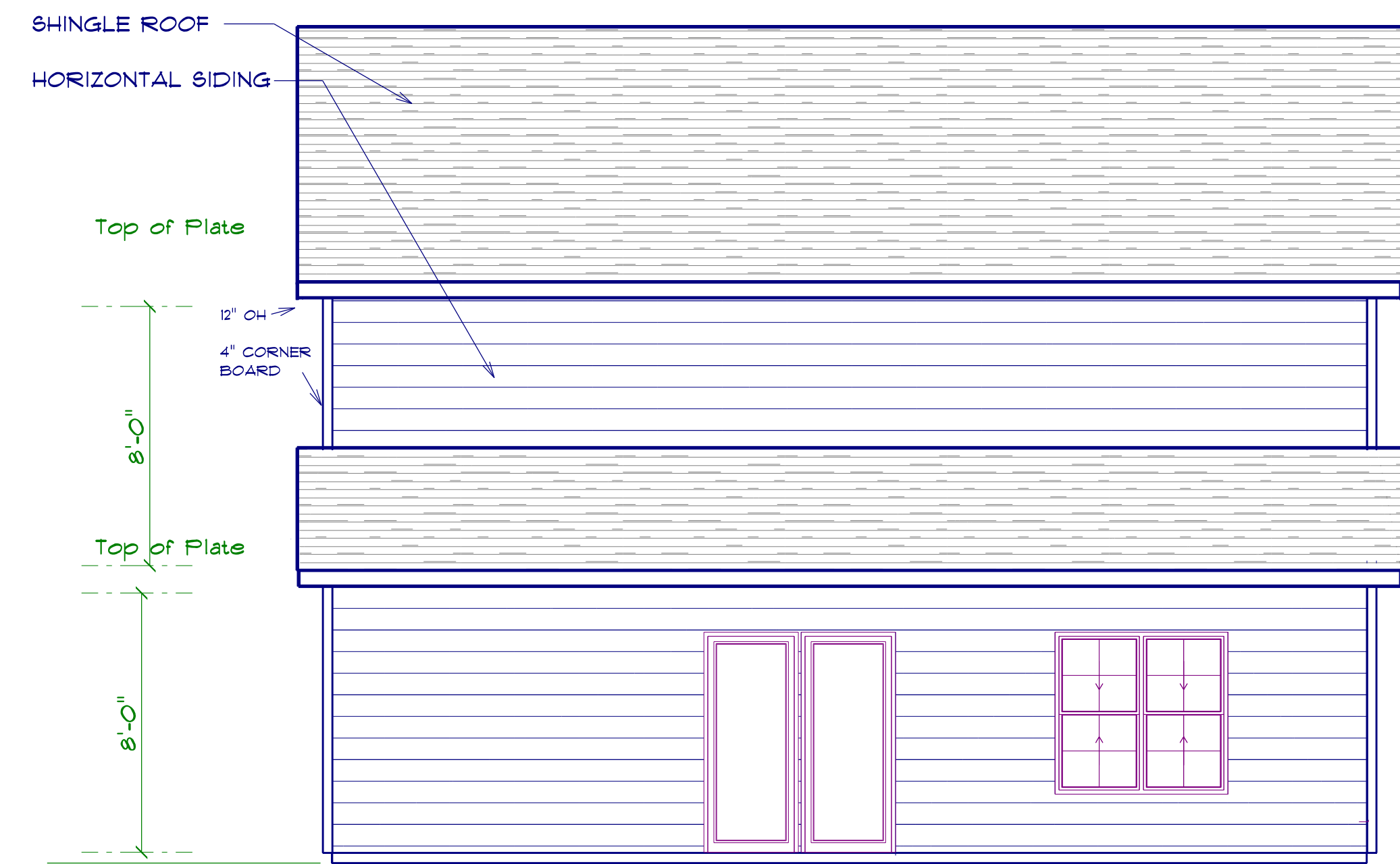
Total Fenestration	Total Exterior Walls	Percentage of wall openings
188	2212	14%

Above Grade Walls Surrounding Heated Space



**LEFT ELEVATION**

SCALE: 1" = 1/4"



**REAR ELEVATION**

SCALE: 1" = 1/4"



**RIGHT ELEVATION**

SCALE: 1" = 1/4"

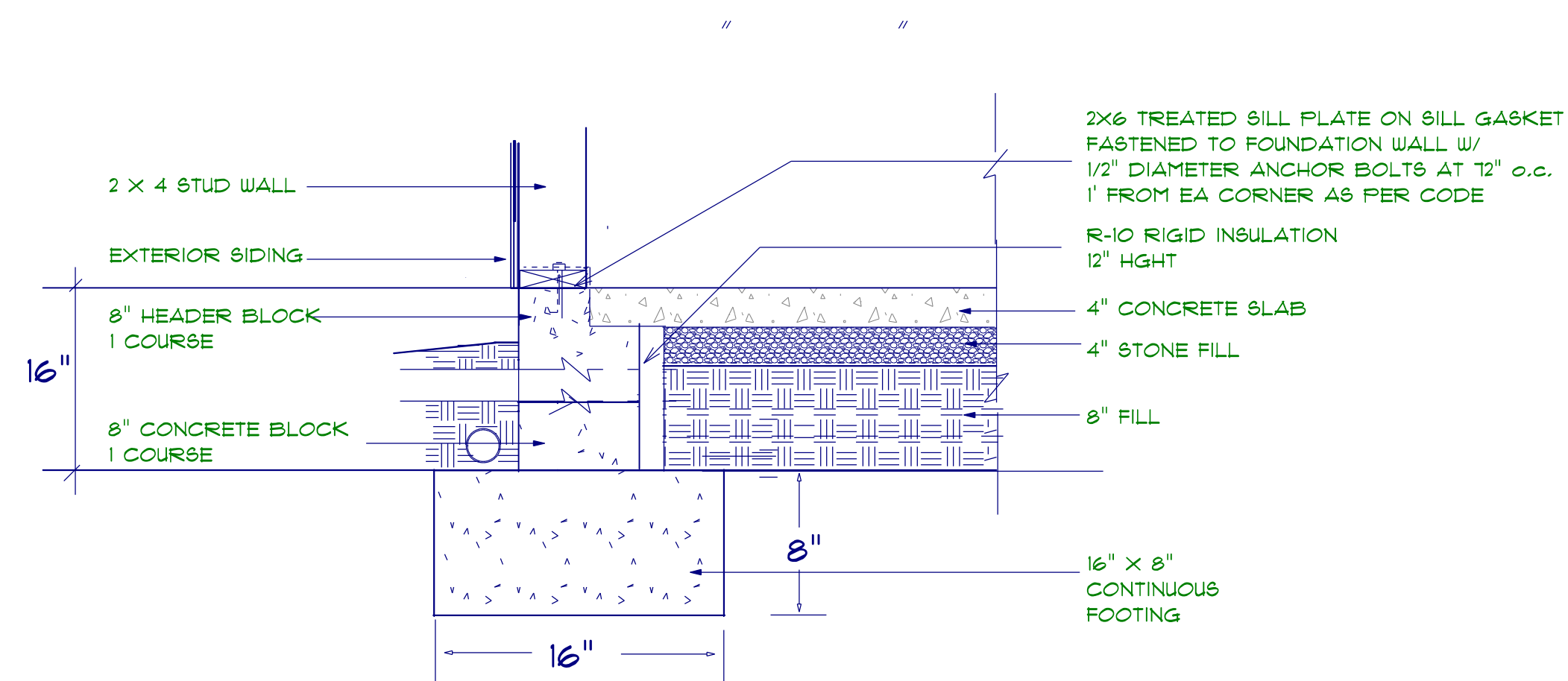
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ROOF VENTILATION TO BE DETERMINED BY BUILDER AS PER CODE.

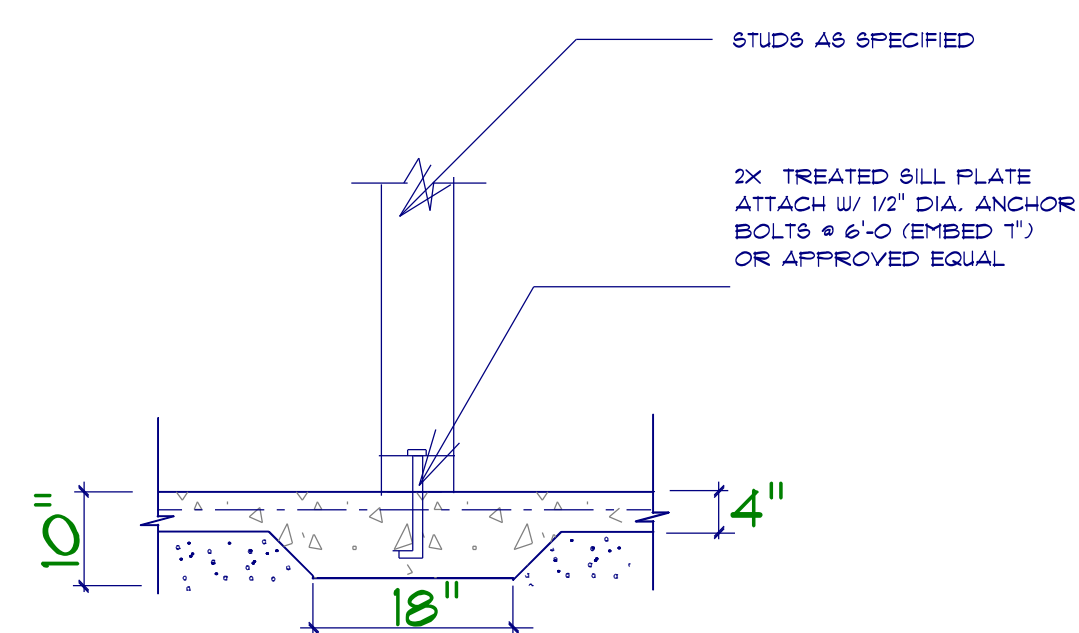
ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 4.0 SQ FT. THE MIN NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 22". THE MIN NET CLEAR OPENING WIDTH SHALL BE 20".

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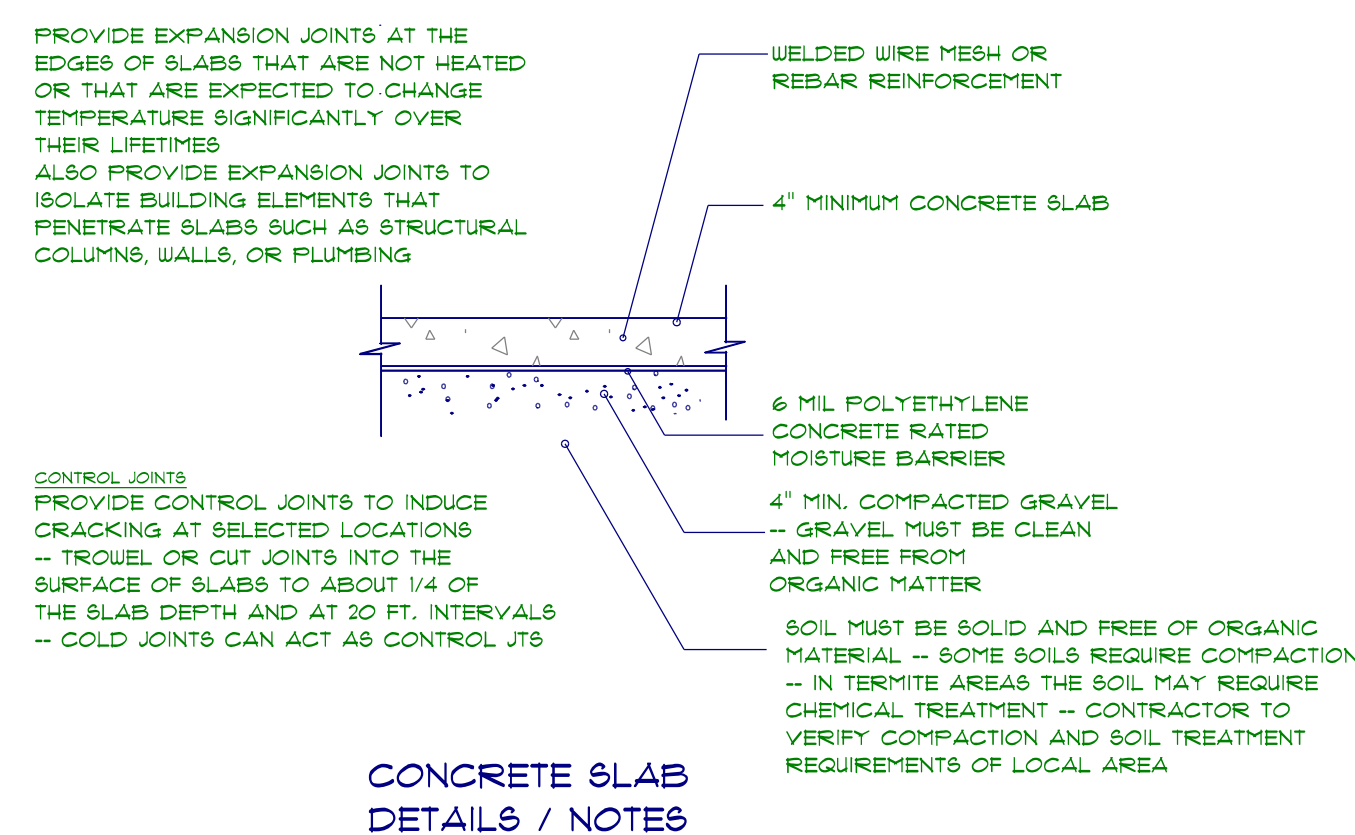
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STEM WALL FOUNDATION Detail not to scale



TYPICAL THICKENED SLAB



CONCRETE SLAB DETAILS / NOTES

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.

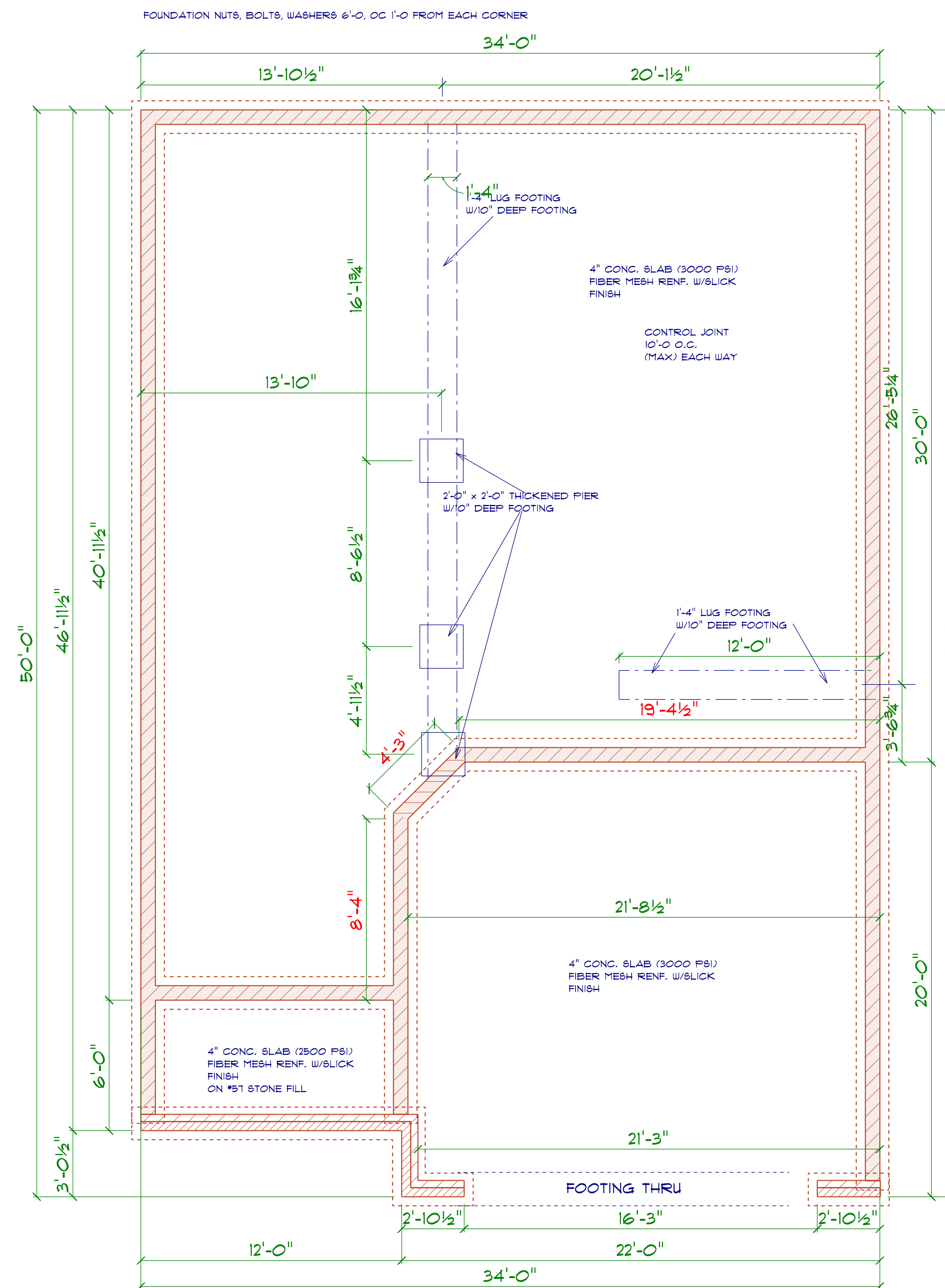
FOUNDATION CONCRETE MIX TO HAVE 1/2" MAX AGGREGATE SIZE. CONCRETE FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.

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

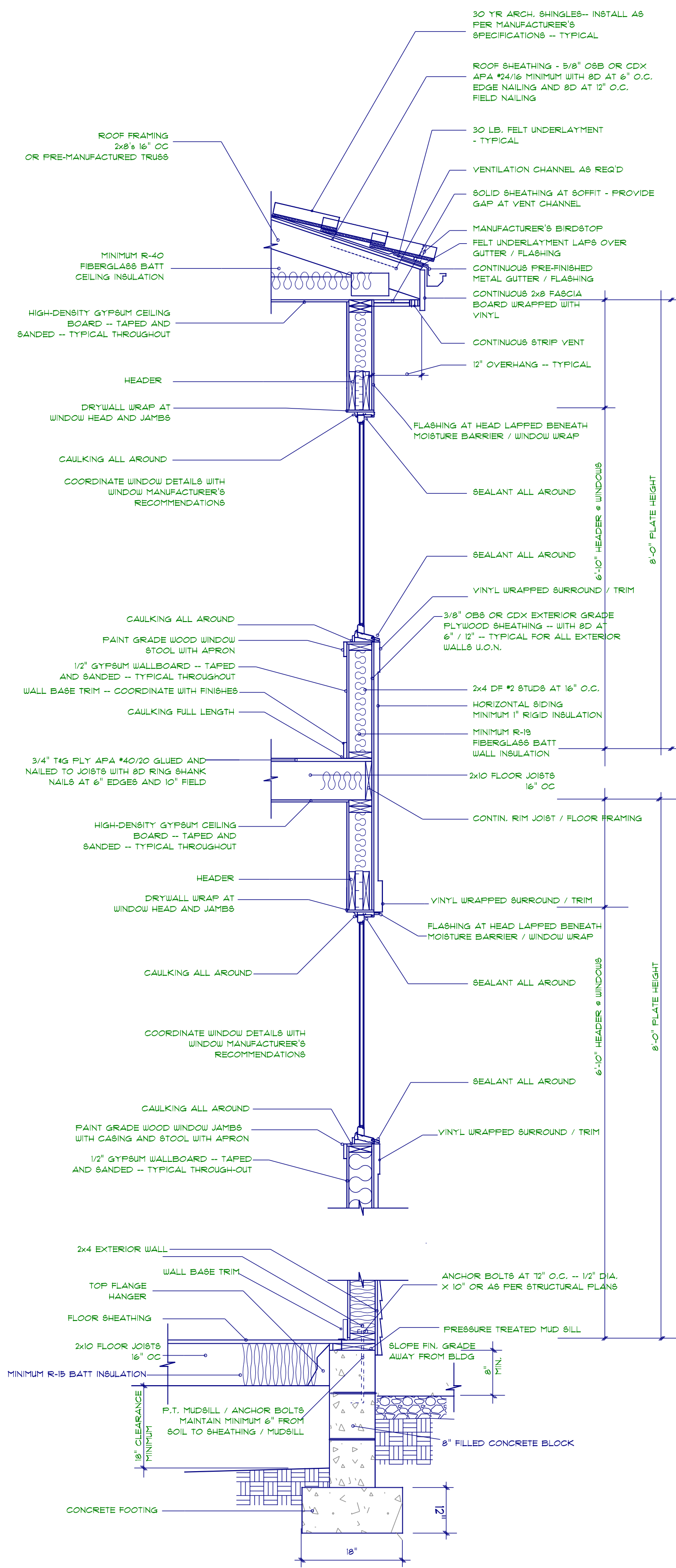
Termite Soil Treatment: Treat entire slab area soil or crawl space surface before vapor barrier is installed and slab is poured with a state approved termiticide. Termiticide should be applied by a licensed and certified pest control professional by the state of North Carolina.



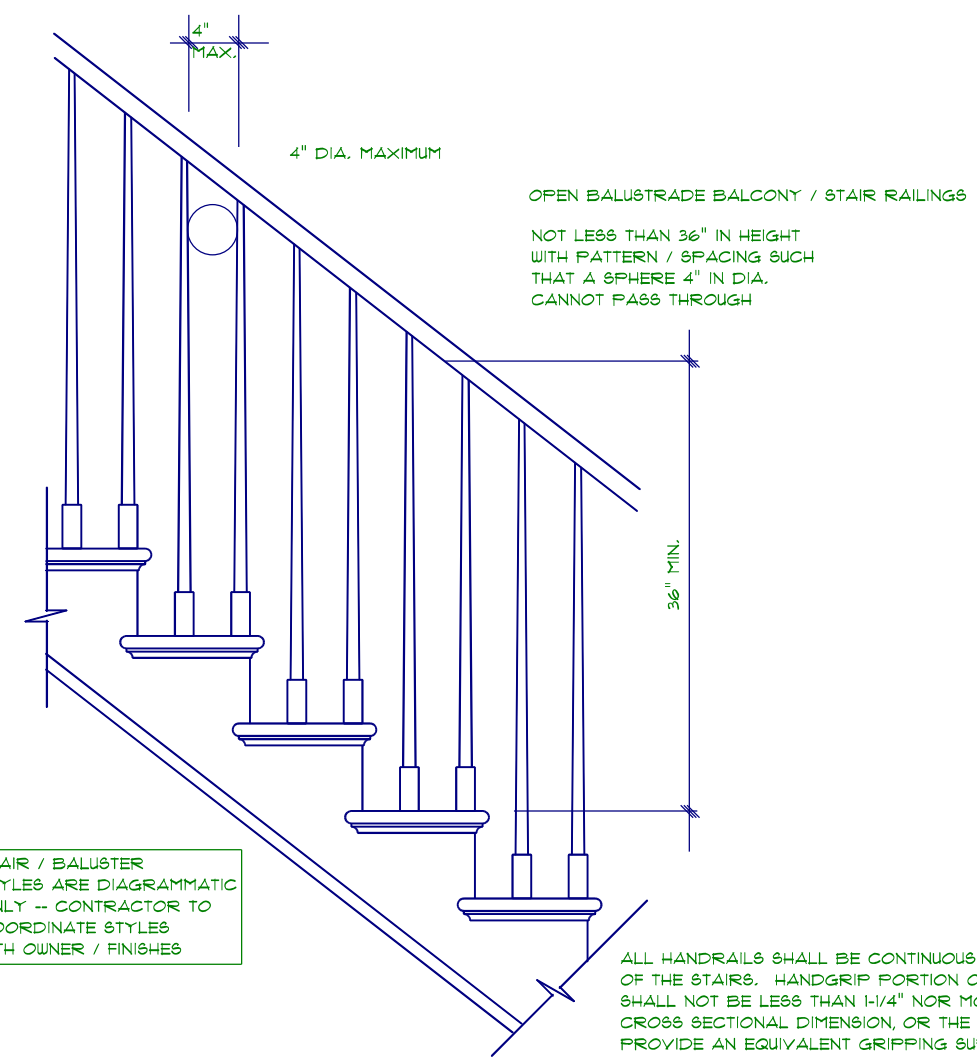
FOUNDATION PLAN

SCALE: 1/4"





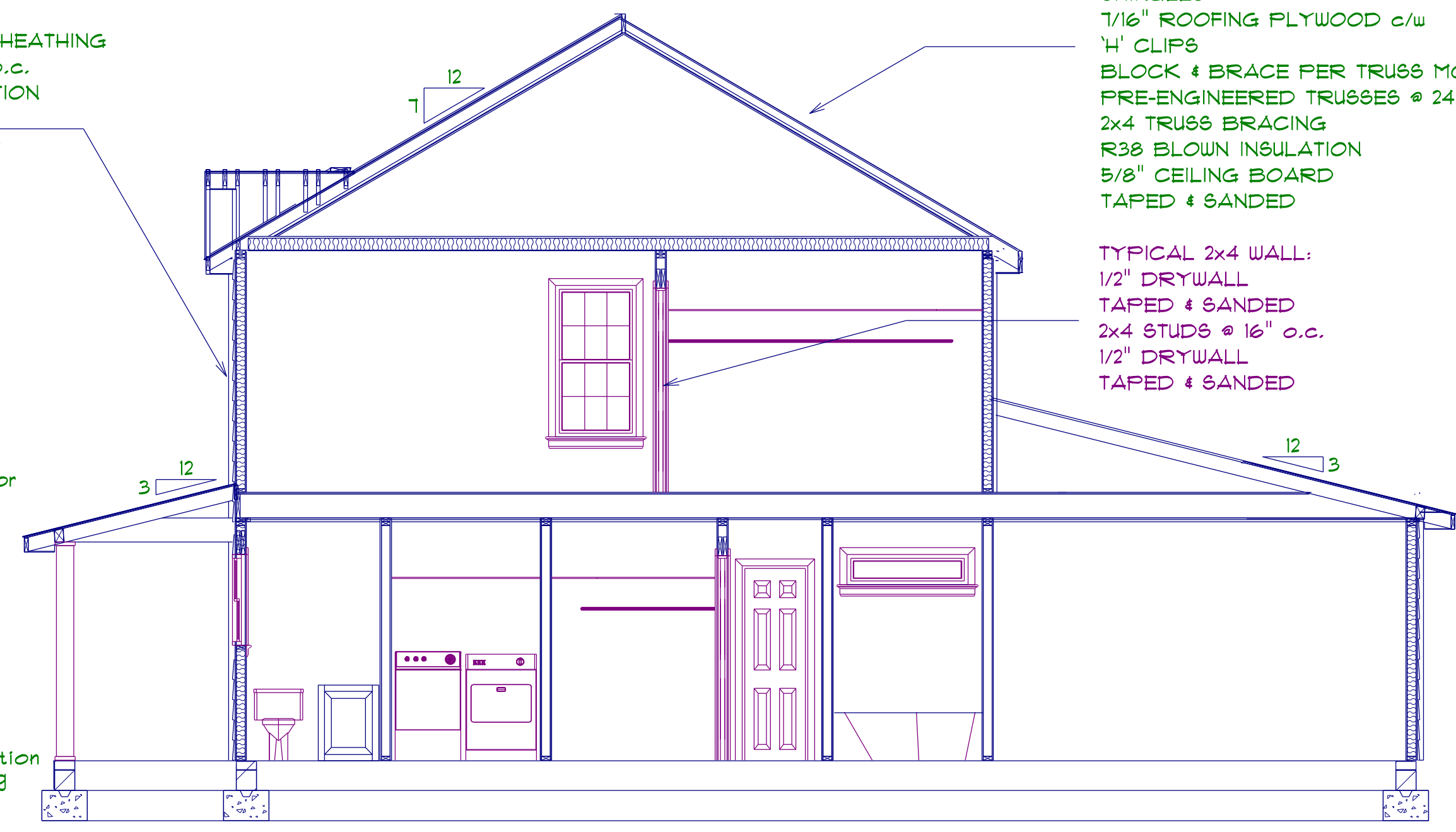
TWO STORY DETAIL WITH CRAWL SPACE



STAIR RAILING

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

Top of Plate  
 8'-0"  
 Top of Subfloor  
 Top of Plate  
 8'-0"  
 Top of Foundation  
 Top of Footing



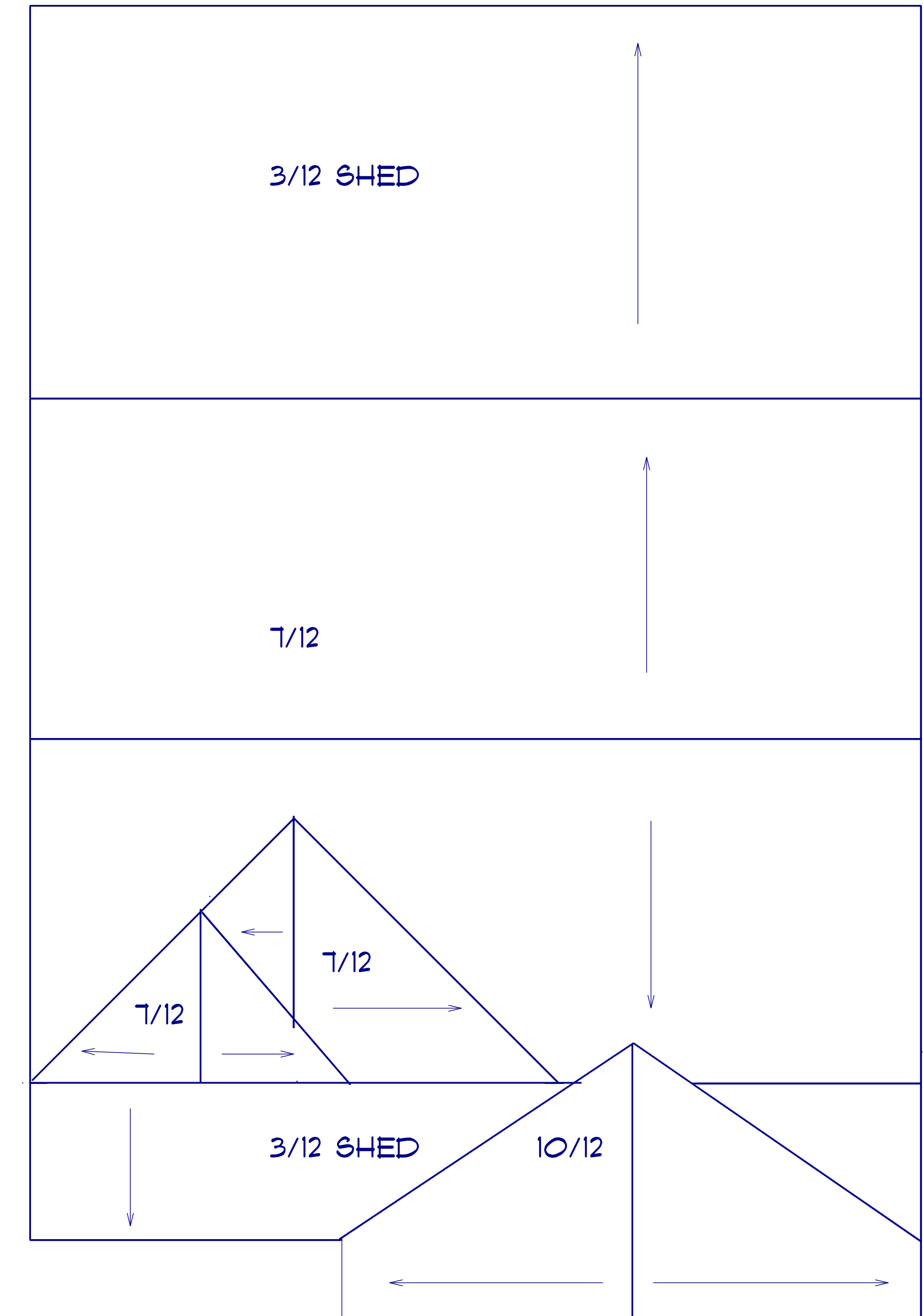
SECTION  
 SCALE: 1" = 1/4"

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

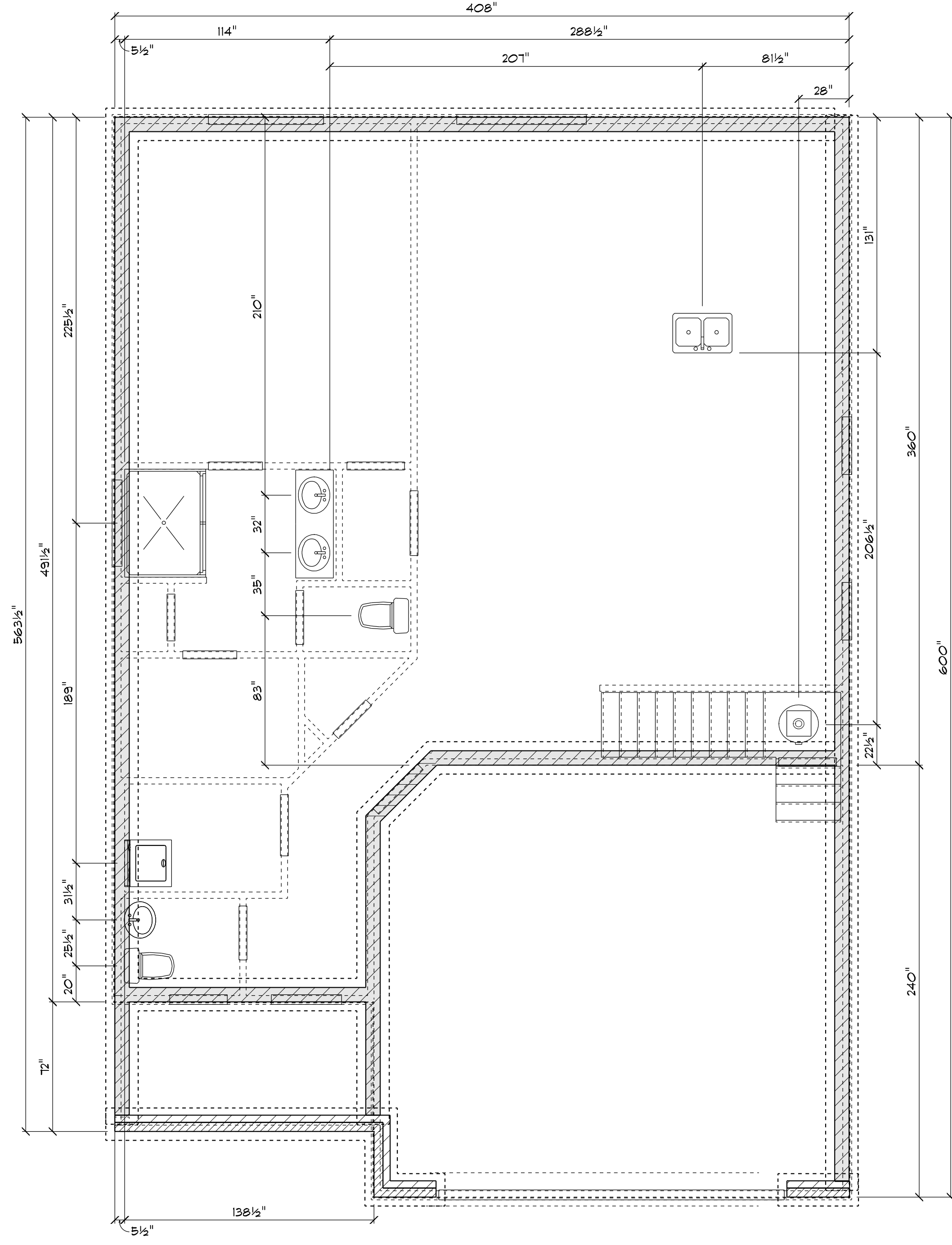
TYPICAL 2x4 WALL:  
 1/2" DRYWALL  
 TAPED & SANDED  
 2x4 STUDS @ 16" o.c.  
 1/2" DRYWALL  
 TAPED & SANDED

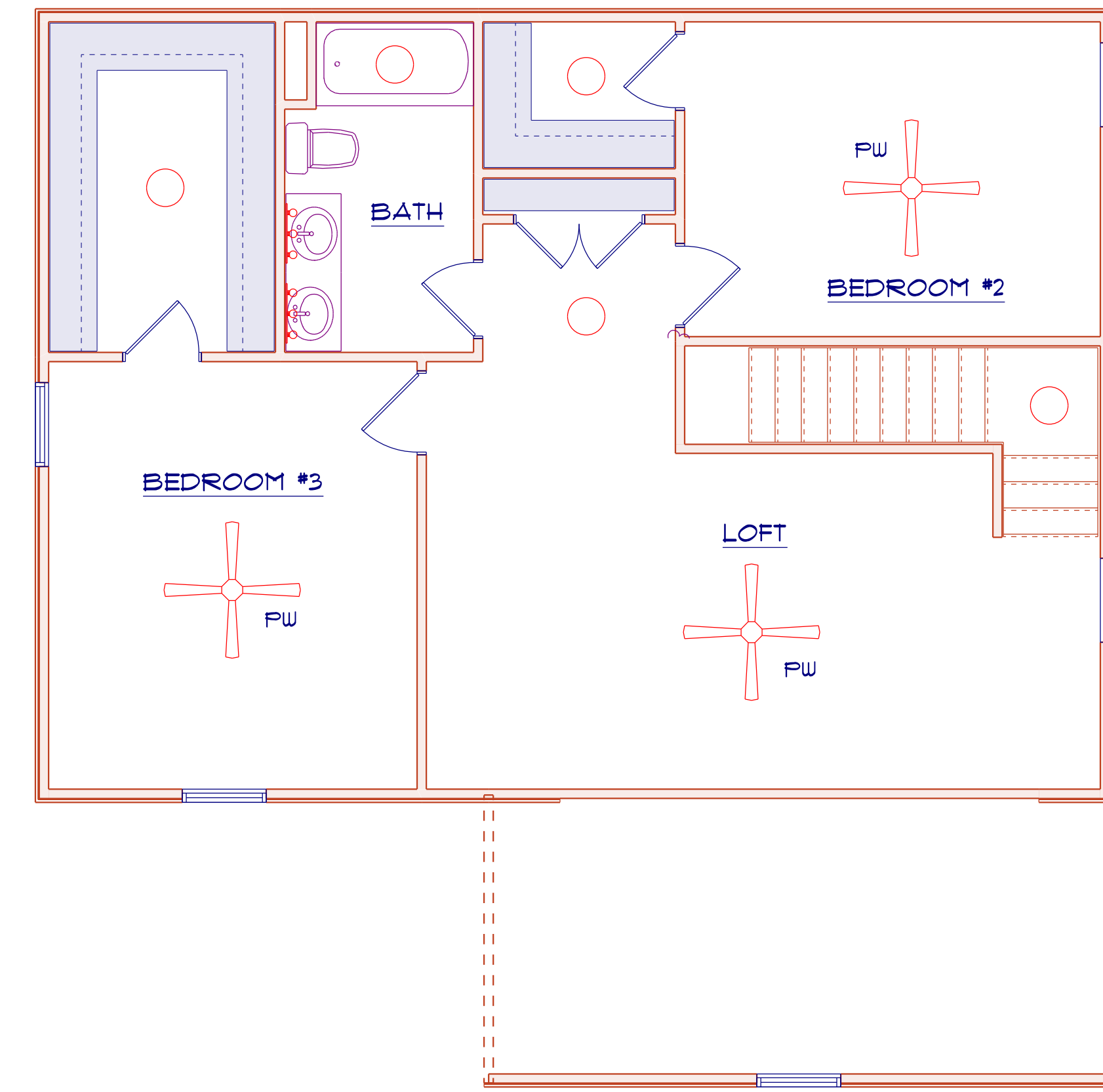
ROOF NOTES:  
 TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.  
 IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.  
 DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS. DO NOT NOTCH OR DRILL TRUSS MEMBERS.  
 WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N. C. REGISTERED ENGINEER.

7/12 PITCH MAIN ROOF  
 10/12 PITCH GARAGE ROOF  
 3/12 PITCH SHED  
 12" OVERHANG



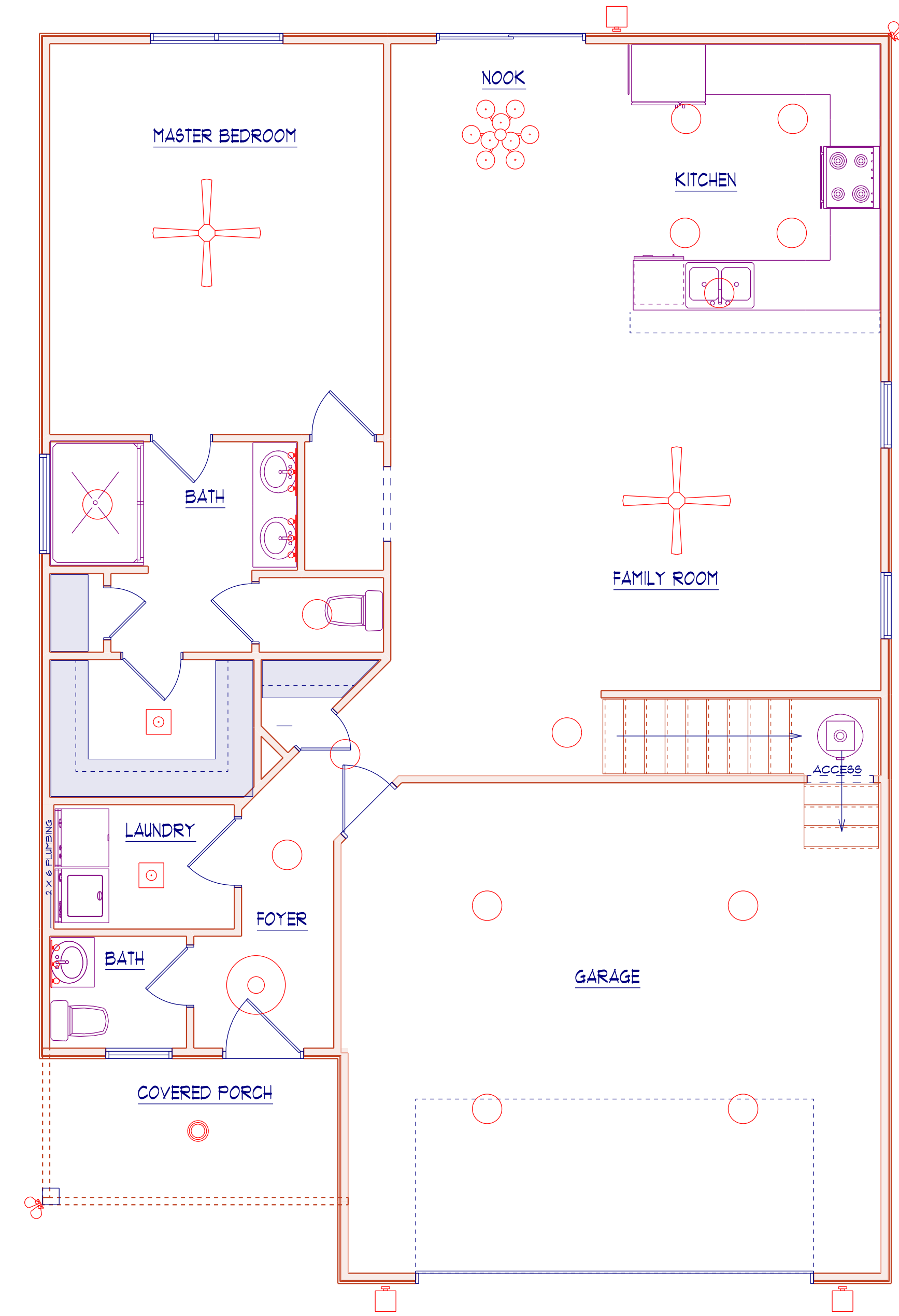
ROOF PLAN  
 SCALE: 1" = 1/4"





2ND FLOOR PLAN

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	2	
10" led	2	
7" led	19	
foyer light	1	
dinning room light	1	
coach light	3	
exterior over head light	1	
flood light	2	
vanity bar light	5	



1ST FLOOR PLAN