

# Residence for Triple A Homes The Grimme Residence - Private Land Harnett County, North Carolina



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PROJECT INFO:  
**TRIPLE A HOMES**  
The Grimme Residence  
Private Land  
Harnett County, North Carolina

TITLE:  
**Cover Sheet**

PROJECT NUMBER:  
**6195**

DRAWN BY:  
**J.A.D.**

CHECKED BY:  
**J.T.S.**

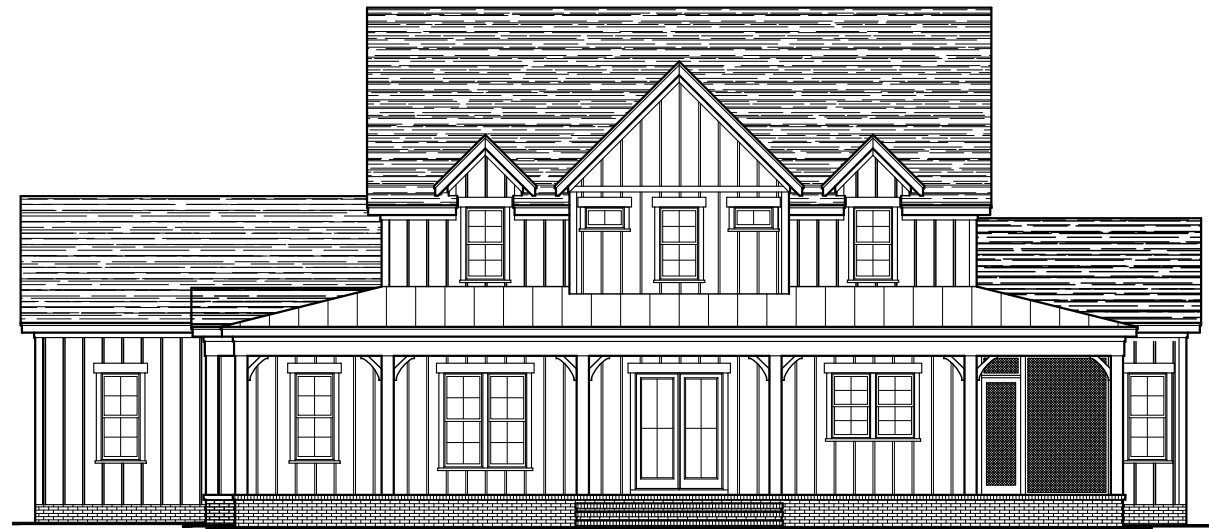
REVISIONS:

DATE:  
**11/11/2023**

SHEET:  
**C**

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## GENERAL NOTES:

- ALL WORK IS TO BE DONE IN STRICT ACCORDANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE, 2018 EDITION (HEREWITH SHOWN AS N.C.S.R.B.C.).
- DIMENSIONS SHOWN ON DRAWINGS GOVERN OVER SCALE.
- STUD WALL DESIGN SHALL CONFORM TO ALL N.C.S.R.B.C. REQUIREMENTS.
- CONTRACTOR SHALL USE TEMPERED SAFETY GLASS IN ALL LOCATIONS AS REQUIRED BY N.C.S.R.B.C., SECTION R308.4
- ANY HABITABLE ROOM SHALL MEET ALL LIGHT/VENTILATION AND EGRESS AS REQUIRED BY N.C.S.R.B.C., SECTIONS R-303.1 AND R-310.1
- ALL WALLS SHOWN ON FLOOR PLANS ARE 2x4 FRAME UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS SHOWN ON FLOOR PLANS ARE 45° UNLESS NOTED OTHERWISE.
- ALL WINDOWS SHALL HAVE A MINIMUM DPI RATING OF 25. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT UNITS INSTALLED MEET THESE REQUIREMENTS AS PER N.C.S.R.B.C., TABLE 301.2(6).
- ENERGY EFFICIENCY REQUIREMENTS FOR THE SPECIFIC CLIMATE ZONE WHERE STRUCTURE IS BEING BUILT SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, AS SHOWN IN TABLES N1101.2 AND N1102.1.
- TERMITE TREATMENT - BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" AFF.

## RESIDENTIAL BUILDING CODE SUMMARY

- PLANS ARE DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- HOUSE IS DESIGNED FOR 115 MPH, 3 SECOND GUST (89 MPH FASTEST WIND), EXPOSURE B.
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER WITH STANDARD WASHER AND NUT AND SHALL EXTEND 7" MIN. INTO MASONRY OR CONCRETE. BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF CORNERS. ALTERNATE ANCHOR STRAPS CAN BE USED INSTEAD OF ANCHOR BOLTS SPACED AT THE EQUIVALENT SPACING AND INSTALLED PER MANUFACTURER'S SPECIFICATION'S EXCEPT AT GARAGE LUG FTG.
- MEAN ROOF HEIGHT: 24'-0"
- COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:  
MEAN ROOF HGT: UP TO 30'-1" TO 35'-1" TO 40'-1" TO 45'  

ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0
- MINIMUM VALUES FOR ENERGY COMPLIANCE: ZONE 4
- MAXIMUM GLAZING U-FACTOR: 0.35
- INSULATING VALUES: CEILING: R-30\* / WALLS: R-15 / FLOOR: R-19 / SLABS: R-10. CODE REFERENCE: TABLE N1102.1 (\*R-30 ONLY IF UNCOMPRESSED, R-38 REQUIRED IF COMPRESSED)
- FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.8 OF THE N.C.R.B.C.
- FIREBLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R602.8 OF THE N.C.R.B.C.
- DRAFTSTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R302.12 OF THE N.C.R.B.C.

## MATERIALS LEGEND

	EARTH/COMPACT FILL		FINISH WOOD
	CONCRETE		ROUGH WOOD
	BRICK		BLOCKING
	CONCRETE BLOCK/STONE		PLYWOOD
	STEEL		BATT INSULATION
	ALUMINUM		RIGID INSULATION

## TOILET ACCESSORIES LEGEND

PROVIDE 2x4 BLOCKING IN THE WALL FOR THE FOLLOWING:

TB	TOILET BAR
TP	TOILET PAPER HOLDER
TR	TOILET RING
MC	MEDICINE CABINET
MR	MAGAZINE RACK

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. ANY ERRORS AND/OR OMISSIONS FOUND IN THIS SET SHOULD IMMEDIATELY BE REPORTED TO HOMES UNIQUE FOR CLARIFICATION OR CORRECTION. THE CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ONCE A PERMIT HAS BEEN ISSUED FOR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AS TO THE ACCURACY OF THE PLANS AND TO ANY CHANGES MADE BY THE CONTRACTOR AND/OR THE OWNER.

DUE TO VARYING LOCAL AND STATE CODES, HOMES UNIQUE CANNOT BE HELD RESPONSIBLE FOR ANY REQUIREMENTS THAT EXISTING SITE CONDITIONS MAY CREATE.

## AREA CALCULATIONS

	HEATED:	UNHEATED:
1ST FLOOR:	2023	GARAGE: 743
2ND FLOOR:	1737	FRONT PORCH: 1014
TOTAL:	3760	SCREEN PORCH: 203
		TOTAL: 1960

WIDTH: 78'-8"  
DEPTH: 73'-0"

## FOUNDATION VENTING CALCULATIONS

(REFERENCE: N.C.S.R.B.C., 2018 EDITION, SECTION R408)  
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN ONE (1) SQUARE FOOT FOR EACH 150 SQUARE FEET OF CRAWL SPACE GROUND AREA AND ONE FOUNDATION VENT SHALL BE WITHIN THREE (3) FEET OF EACH CORNER OF THE BUILDING.

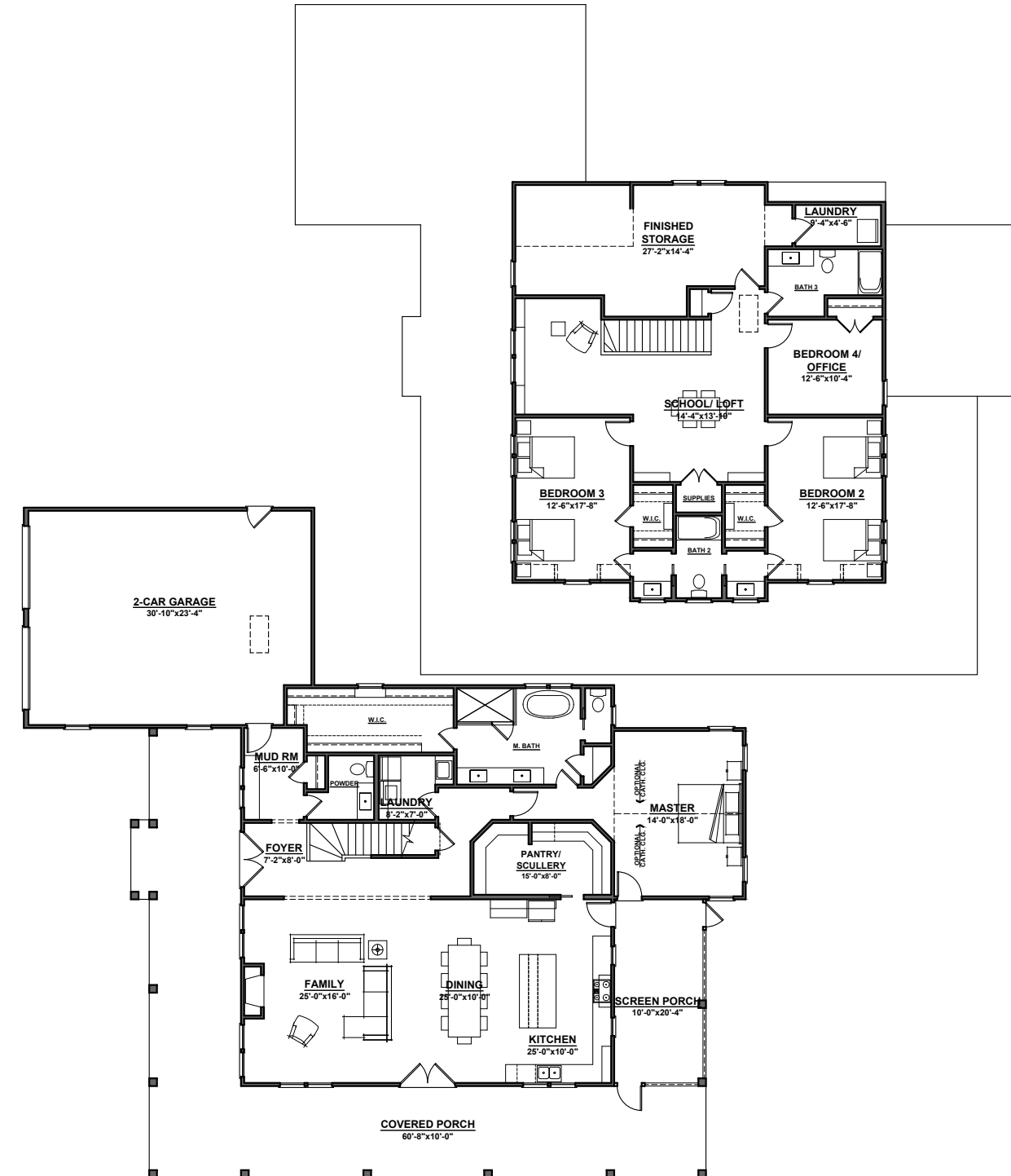
EXCEPTION: THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION.

2023 SQUARE FEET OF CRAWL SPACE AREA / 150 =  
13.49 SQUARE FEET OF NET FREE AREA REQUIRED

## ATTIC VENTILATION REQUIREMENTS

NATURAL ROOF VENTILATION	MECHANICAL ROOF VENTILATOR
3983 SQ. FT.	3983 SQ. FT.
150 = 26.55 SQ. FT. VENT REQ'D.	300 = 13.28 SQ. FT. VENT REQ'D.

BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE



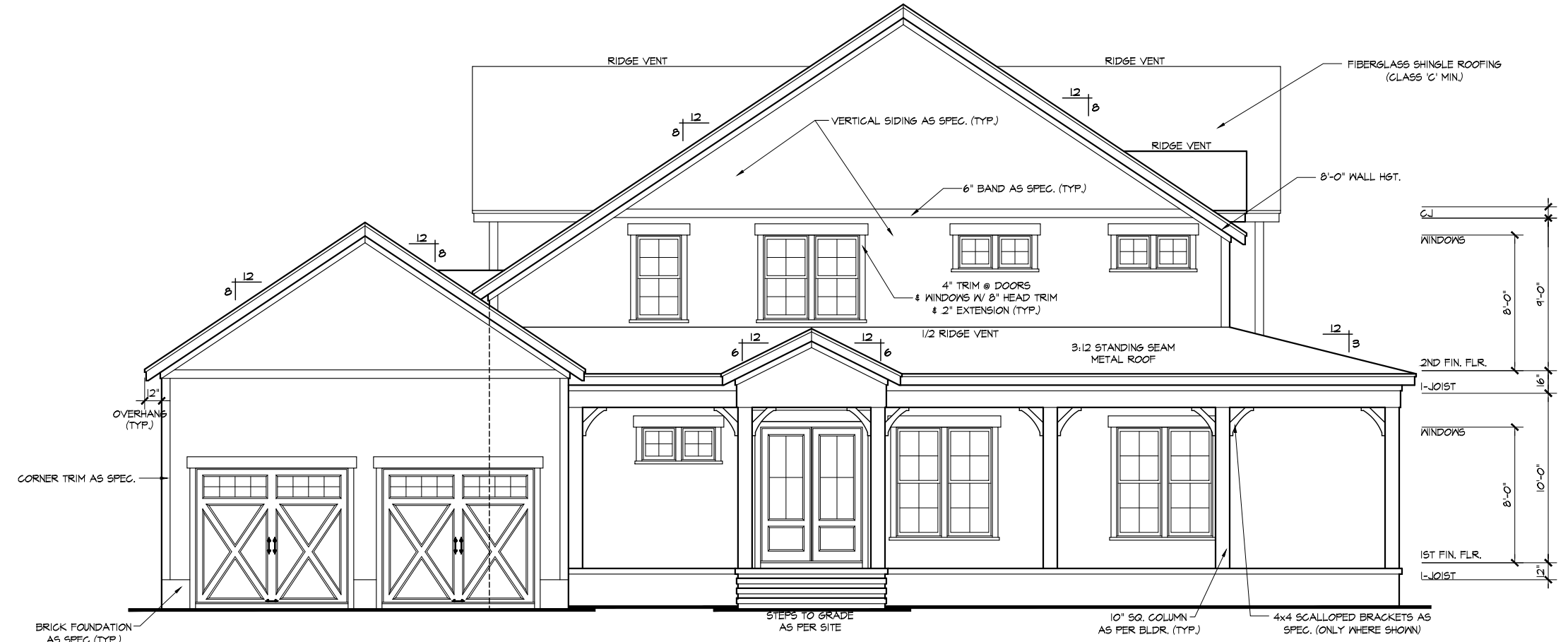


**FRONT ELEVATION**

SCALE: 1/8"=1'-0"

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE

NOTE - PROVIDE RAILS AT PORCH ONLY IF REQUIRED BY CODE

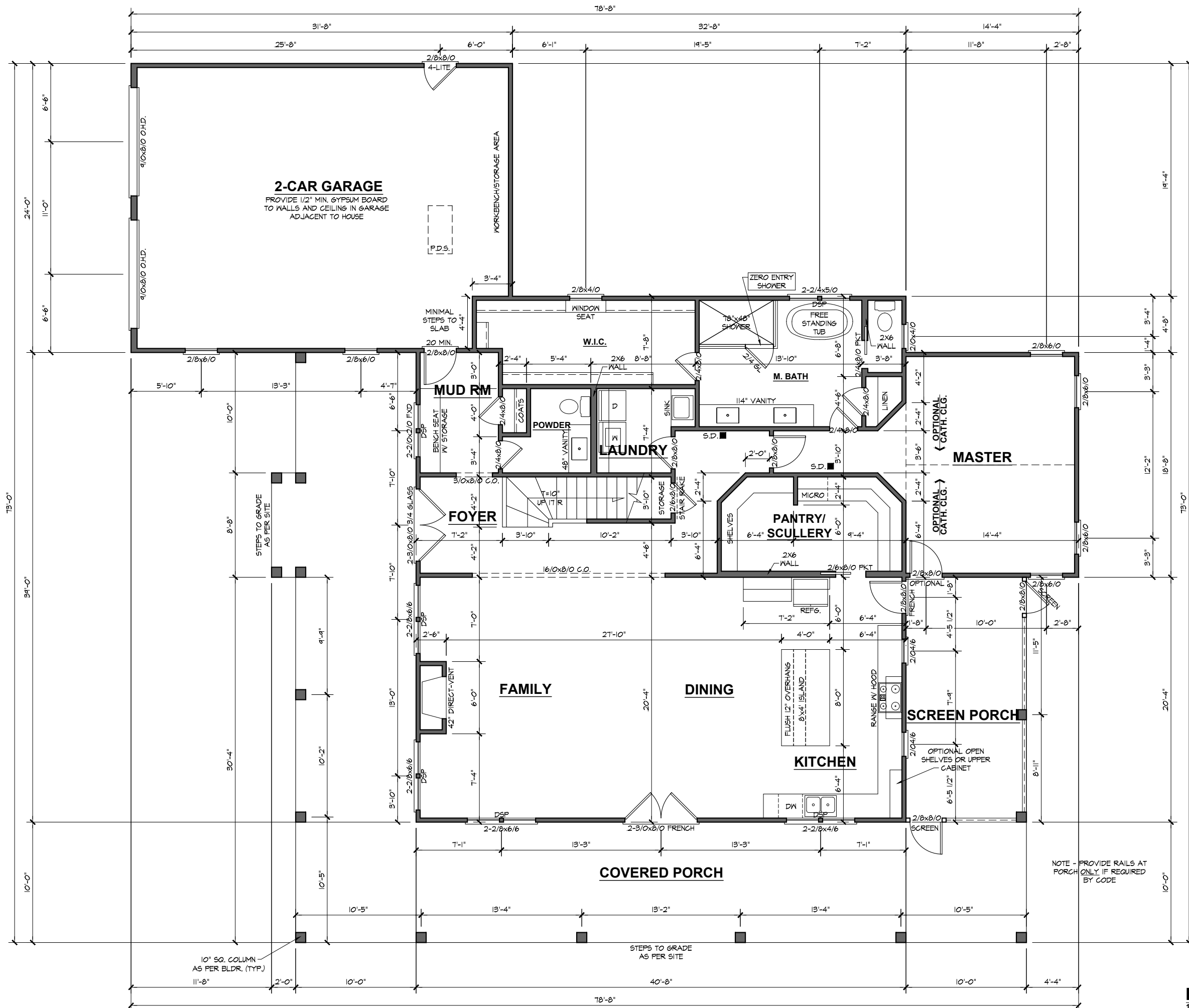


**LEFT SIDE ELEVATION**

SCALE: 1/8"=1'-0"

NOTE - PROVIDE RAILS AT PORCH ONLY IF REQUIRED BY CODE





**NOTES:**  
 ALL DOORS AND CASSED OPENINGS TO BE 8'-0" TALL UNLESS NOTED OTHERWISE.  
 ROUGH FRAME ALL CASSED OPENINGS 2" BIGGER THAN FINISHED OPENING CALL FOR  
 PROVIDE 2x4 BLOCKING FOR: TOILET PAPER HOLDER, TOWEL BARS, MEDICINE CABINETS  
 BOTTOM OF WINDOW CLEAR OPENINGS SHALL BE MORE THAN 24" ABOVE FINISH FLOOR OR A FALL PREVENTION DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R312.3 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.



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PROJECT INFO:

Floor Plan

TITLE:

PROJECT NUMBER:  
 6195

DRAWN BY:  
 J.A.D.

CHECKED BY:  
 J.T.S.

REVISIONS:

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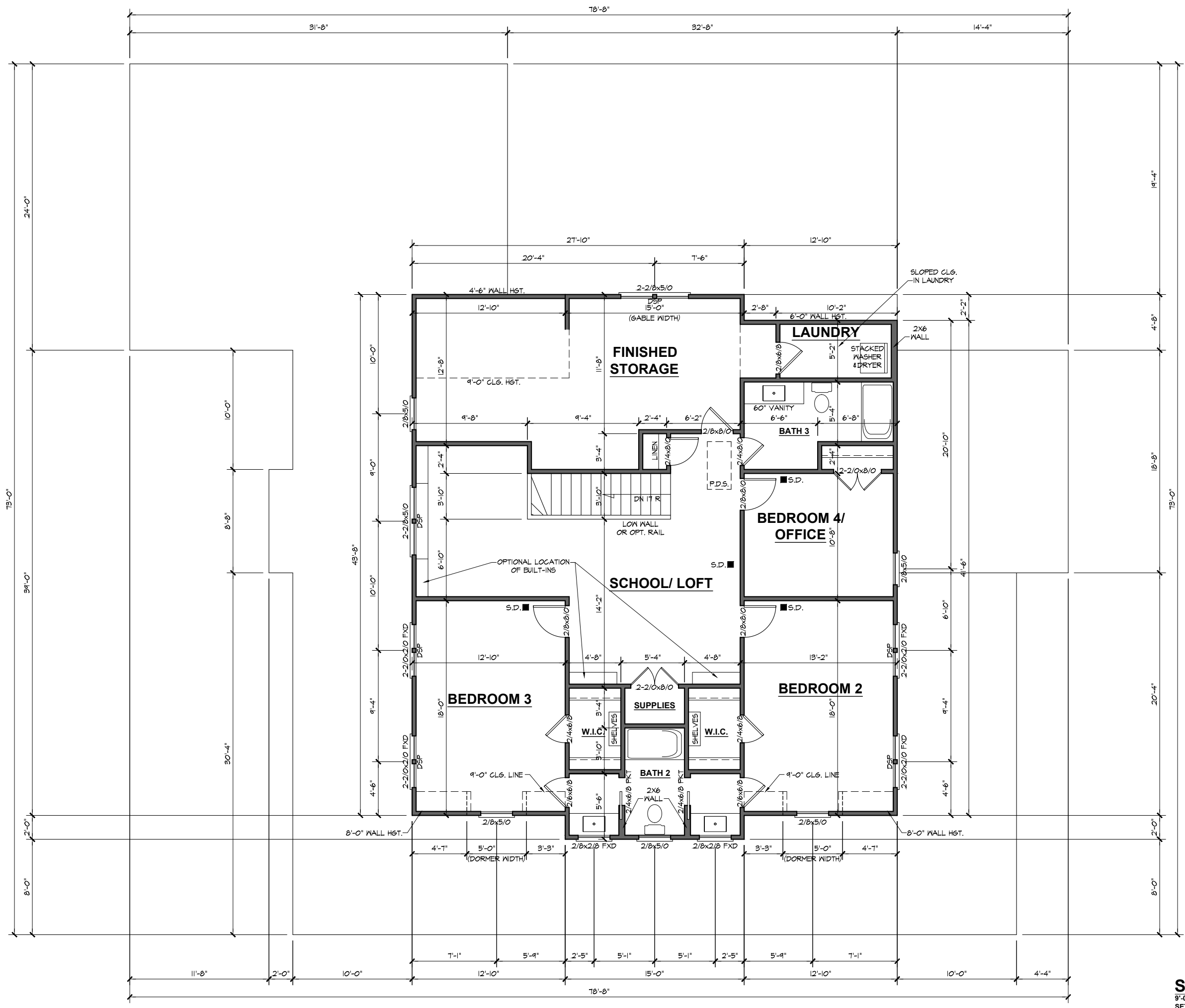
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**FIRST FLOOR PLAN**

10'-0" (NOM.) CLG. HGT. U.N.O.  
 SET WINDOWS @ 8'-0" U.N.O.

SCALE: 1/8"=1'-0"





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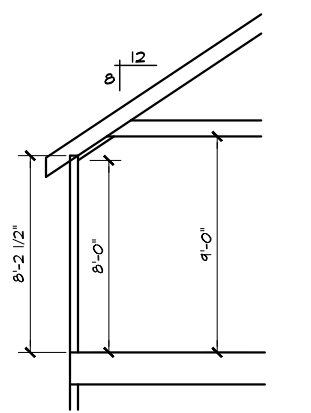


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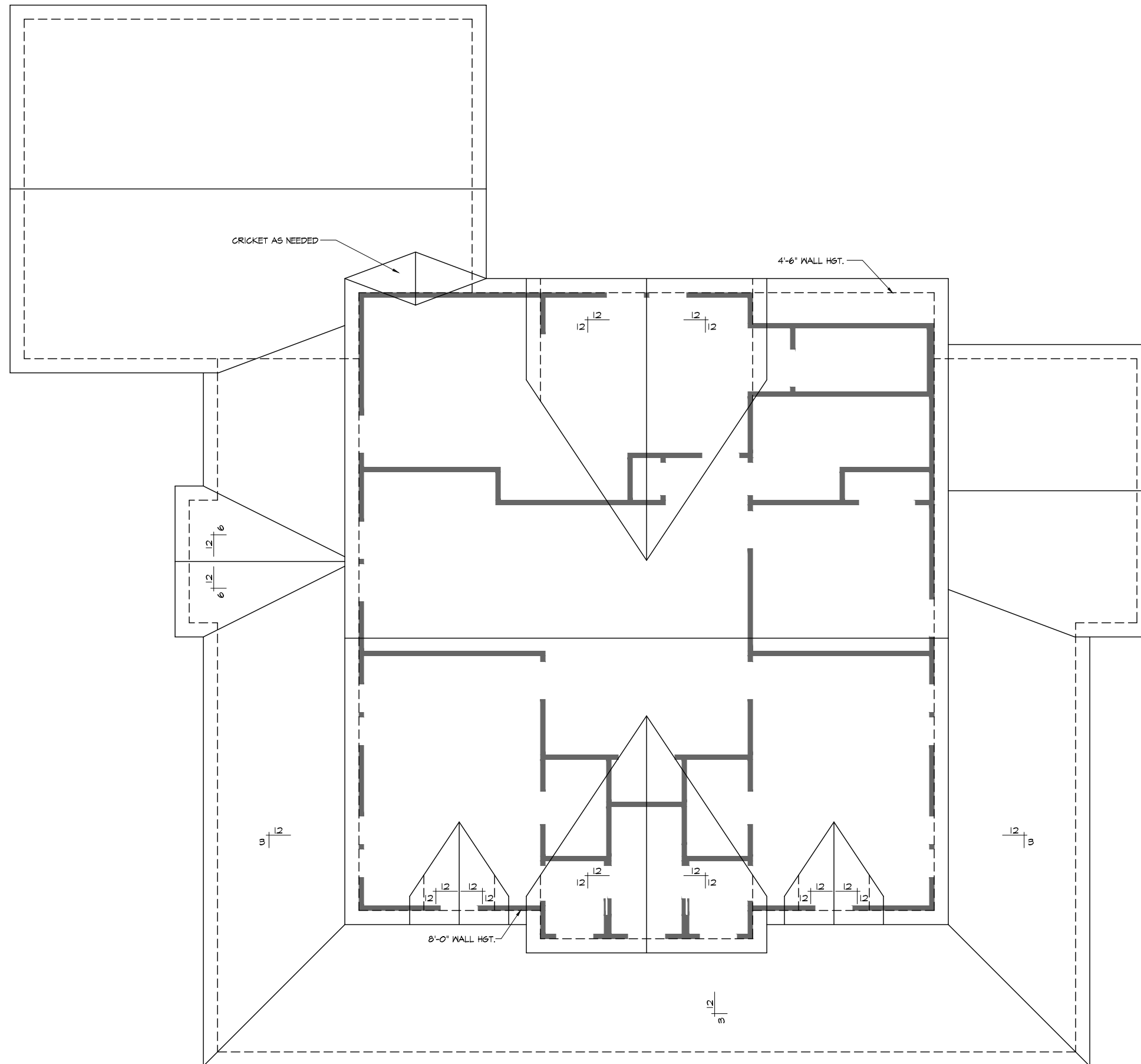
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SECTION AT FRONT WALL

**SECOND FLOOR PLAN**  
 9'-0" (NOM.) CLG. HGT. U.N.O. SCALE: 1/8"=1'-0"  
 SET WINDOWS @ 8'-0" U.N.O.

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 6195  
**DRAWN BY:**  
 J.A.D.  
**CHECKED BY:**  
 J.T.S.  
**REVISIONS:**  
**DATE:**  
 11/11/2023  
**SHEET:**



## ROOF PLAN

NOTE 1 - ALL ROOF PITCHES TO BE 8/12 U.N.O.  
NOTE 2 - ALL ROOF OVERHANGS TO BE 12" U.N.O.

SCALE: 1/8"=1'-0"

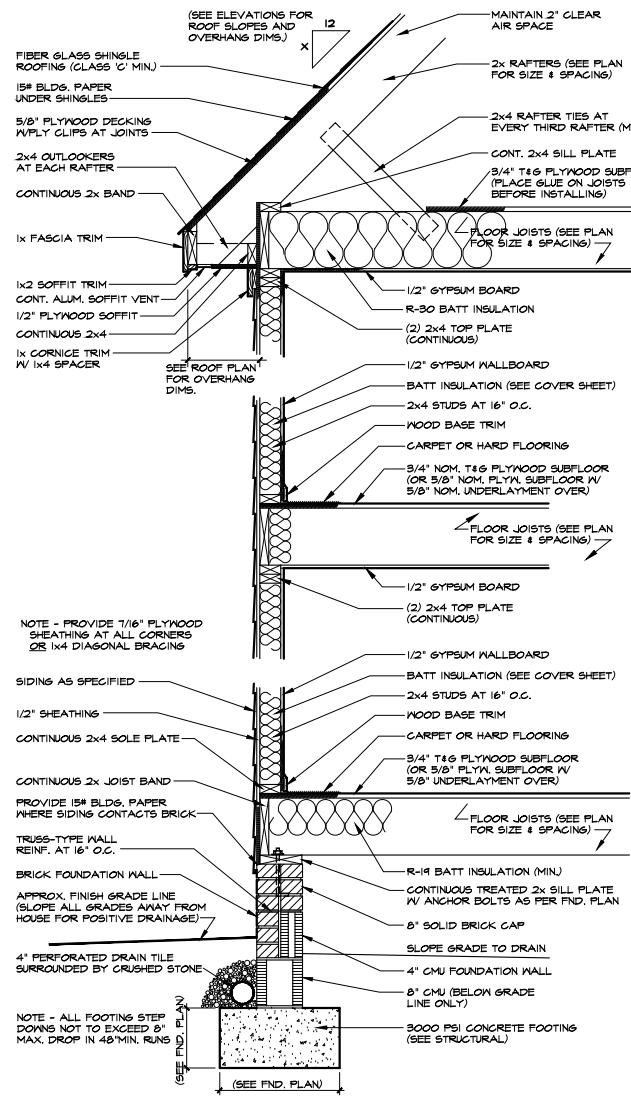
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### Roof Plan

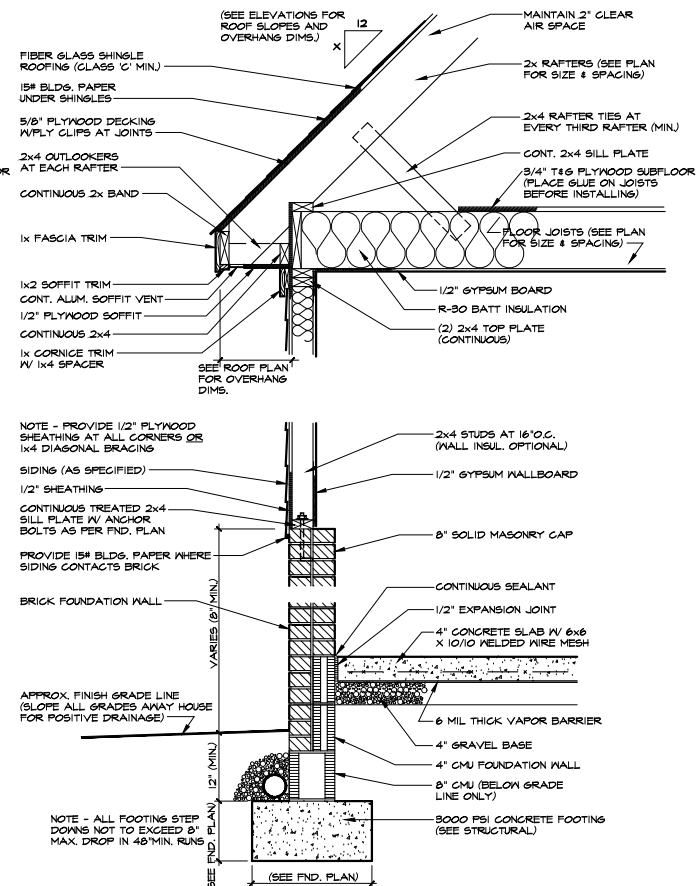
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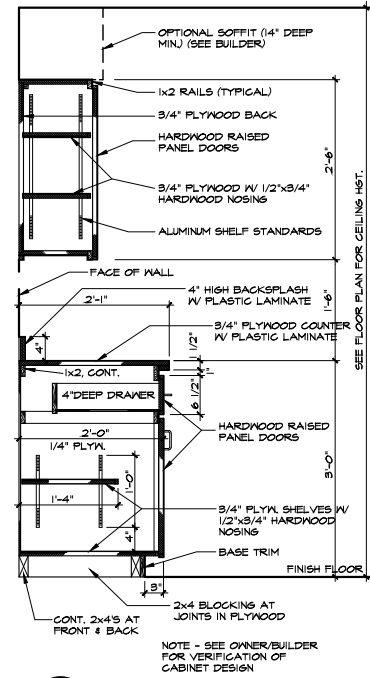
SHEET:  
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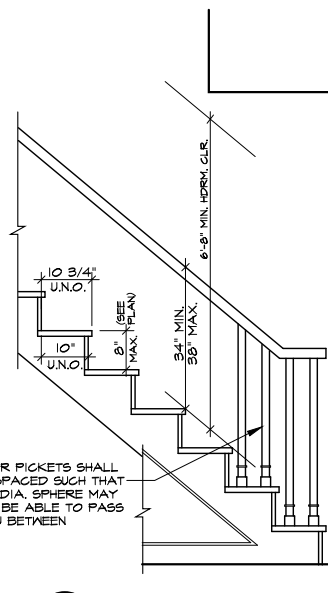
**1 ONE STORY WALL SECTION**  
SCALE: 3/8"=1'-0"  
(PARTSED MASONRY FOUNDATION)



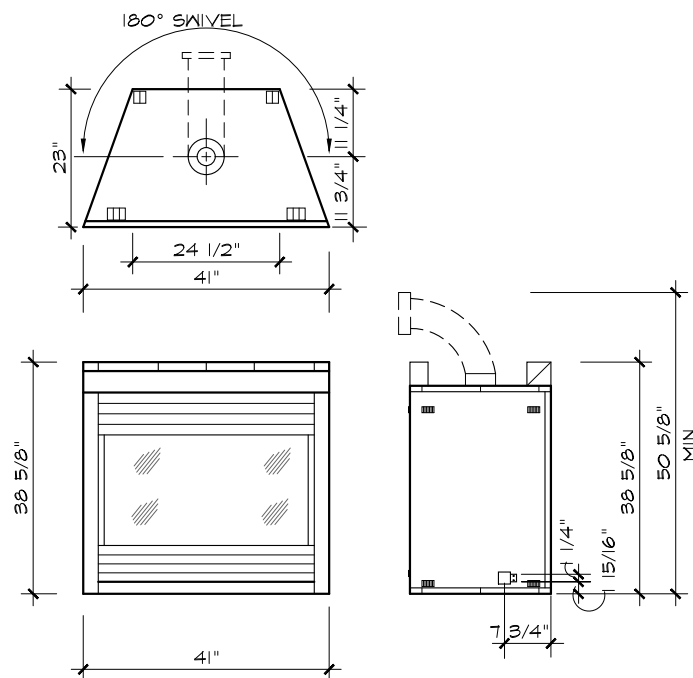
**2 GARAGE WALL SECTION**  
SCALE: 3/8"=1'-0"  
(PARTSED MASONRY FOUNDATION)



**3 CABINET DETAIL**  
SCALE: 3/8"=1'-0"



**4 TYPICAL STAIR DETAIL**  
SCALE: 3/8"=1'-0"



**5 DIRECT VENT FIREPLACE DETAIL**  
SCALE: NONE