

ELEVATION NOTES:
 GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGNOSTIC 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 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.

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.

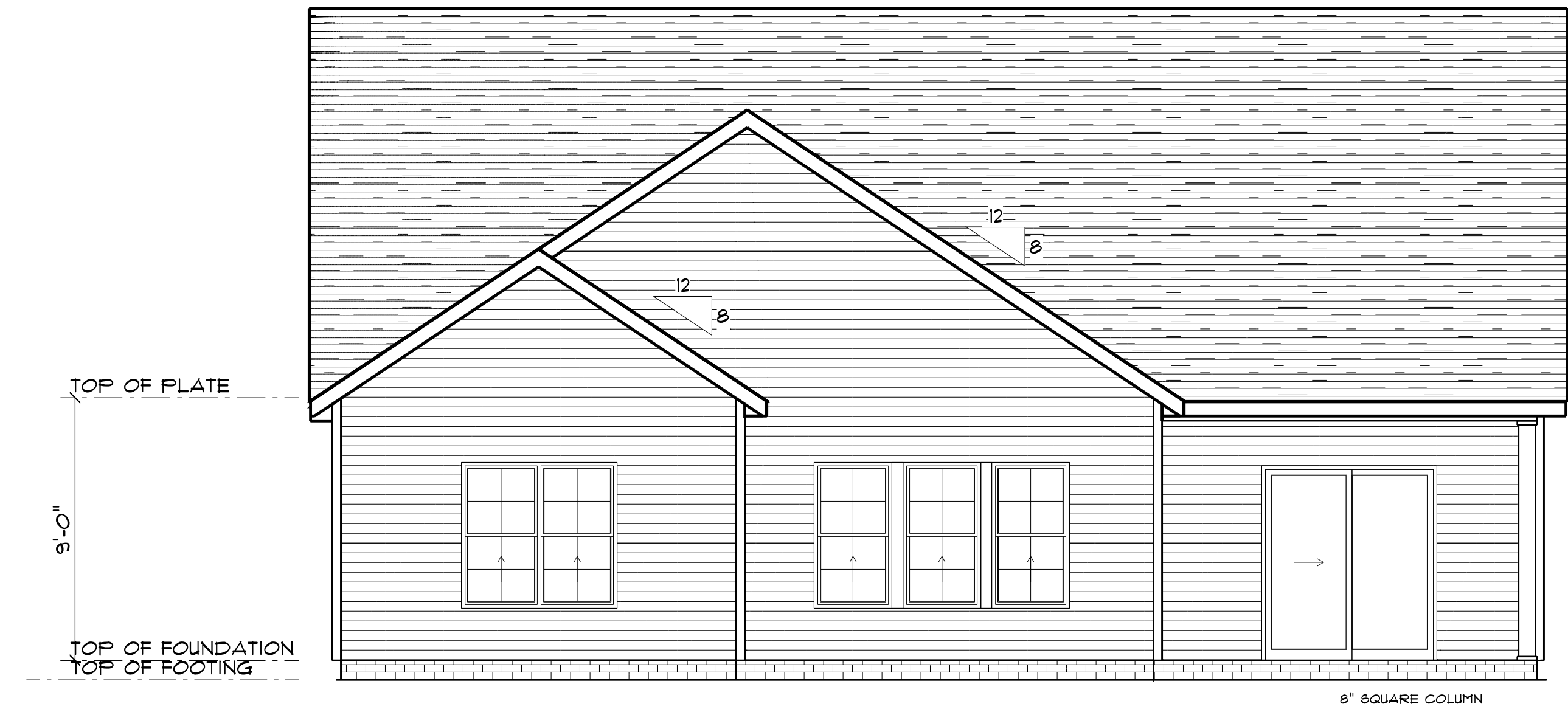
1.1 This plan has been drawn to comply with the 2018 NC Building Code

- 1.2 Minimum Design Loads for Building and Other Structures ASCE 7-98
- 2 Roof Dead Load 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_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 7/12 34.8 P&F
 - 6.5.2 Roof Slopes 7/12 to 12/12 21 P&F

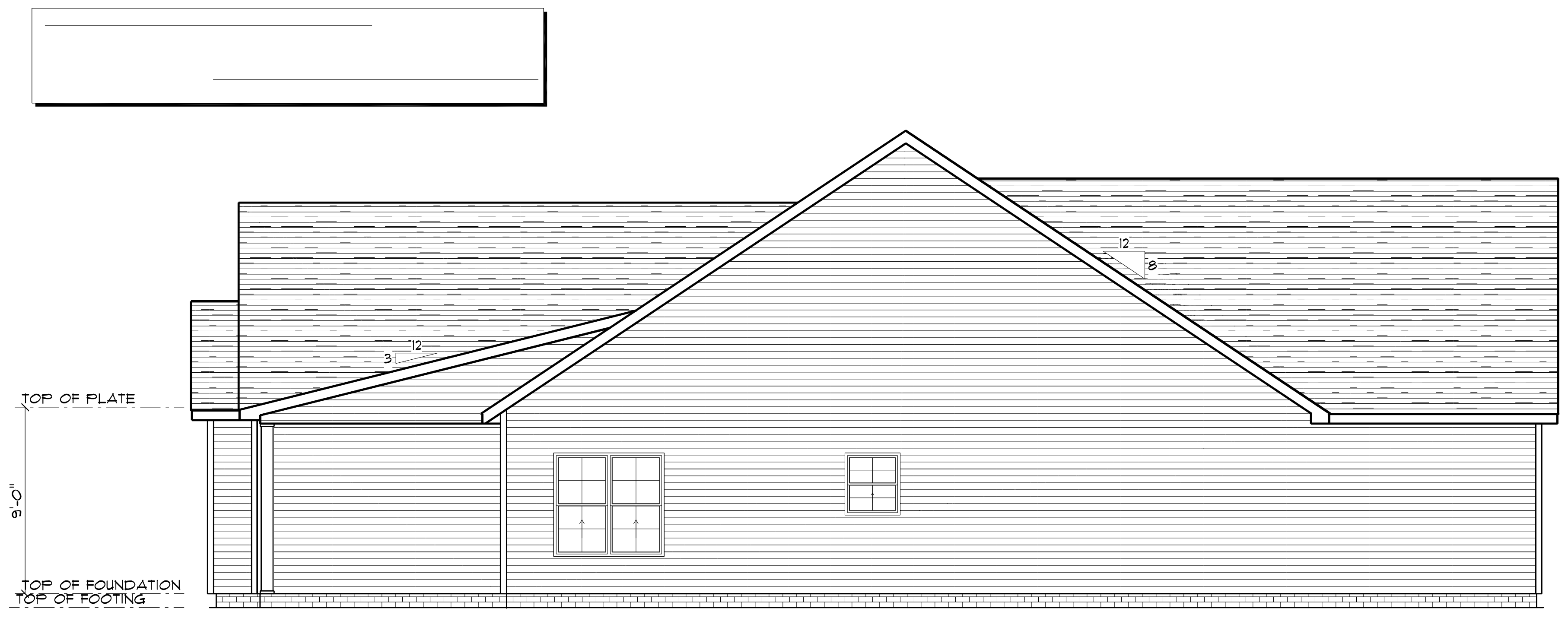
It is the sole responsibility of the Contractor and/or Builder to conform to all standards, provisions, requirements, methods of construction and uses of materials provided in buildings and/or structures as required by NC Uniform Building Code, Local Agencies and in accordance with good engineering practices.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



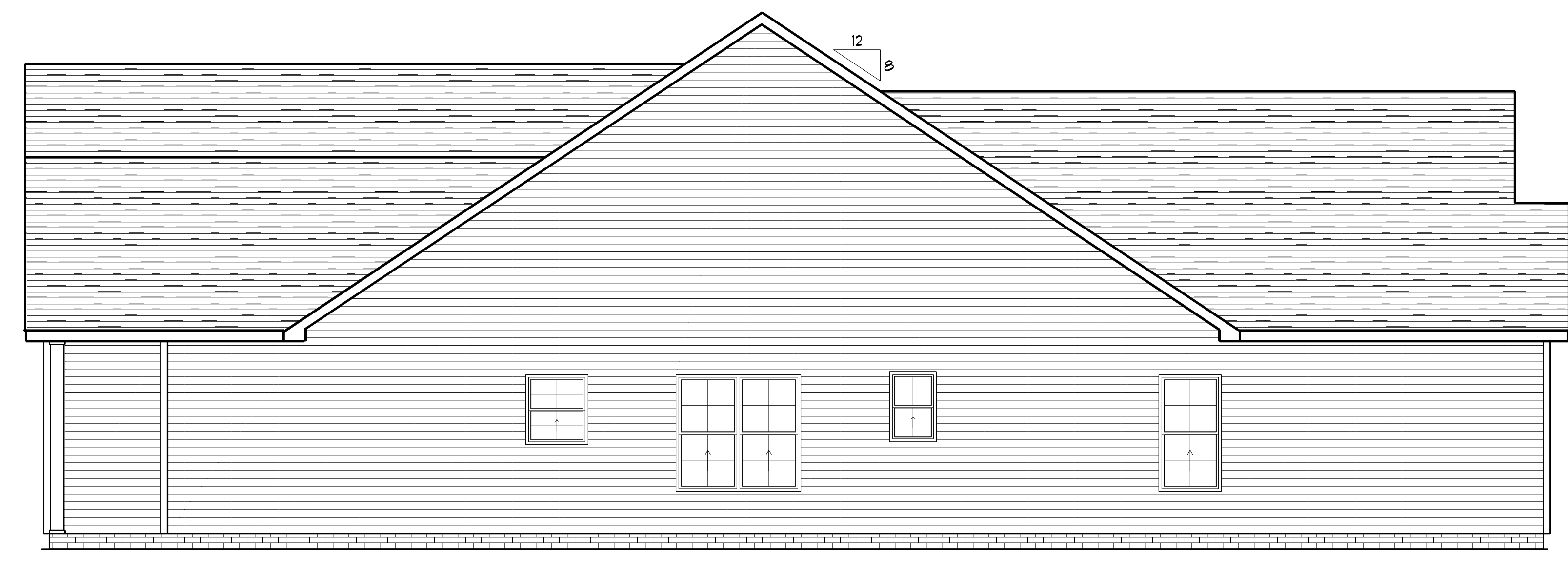
FRONT ELEVATION
 SCALE: 1" = 1/4"



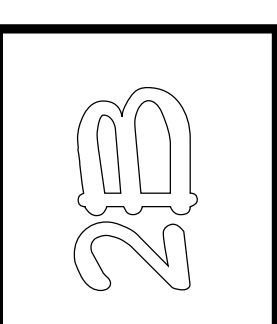
REAR ELEVATION
 SCALE: 1" = 1/4"



LEFT ELEVATION
SCALE: 1" = 1/4"



RIGHT ELEVATION
SCALE: 1" = 1/4"



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SCALE: 1" = 1/4"

DRAWN BY:

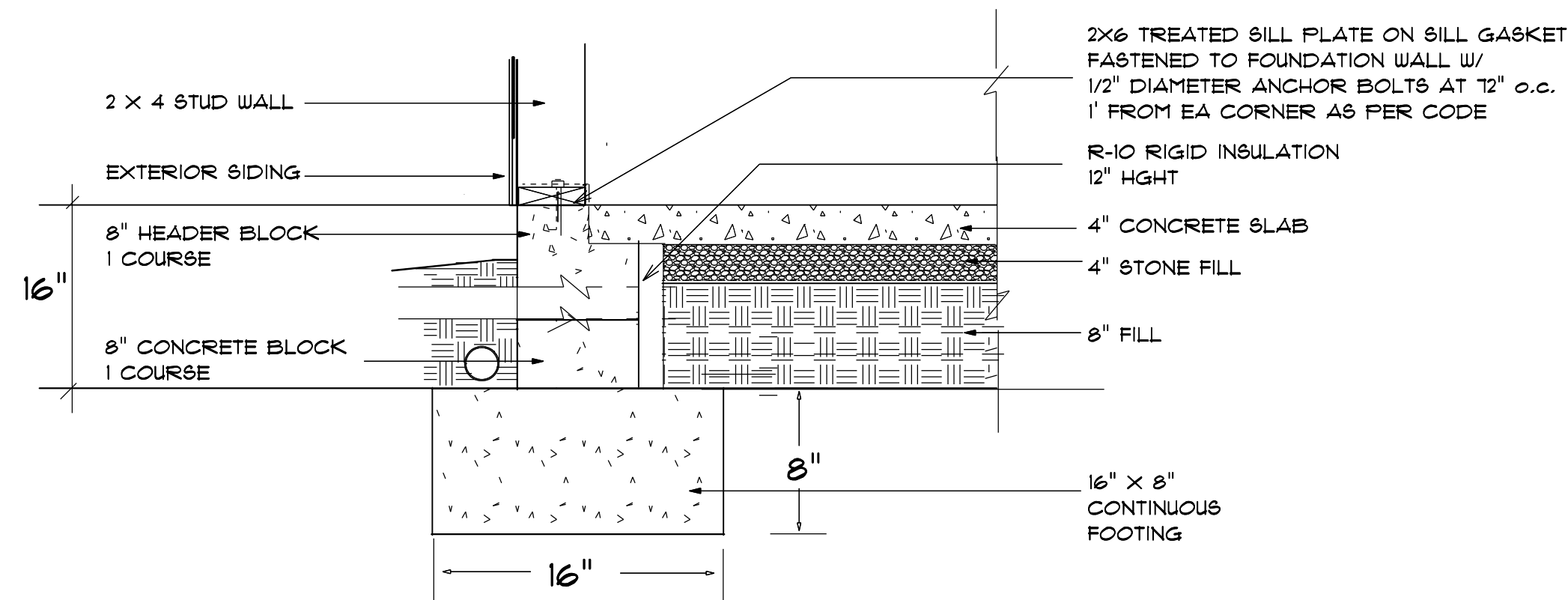
DATE: 6/9/2023

THE BLAKELY
LEFT FRONT LOAD

RIGHT &
LEFT ELEVATIONS

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. #36 UNO ANCHOR BOLTS SHALL BE 8" 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.



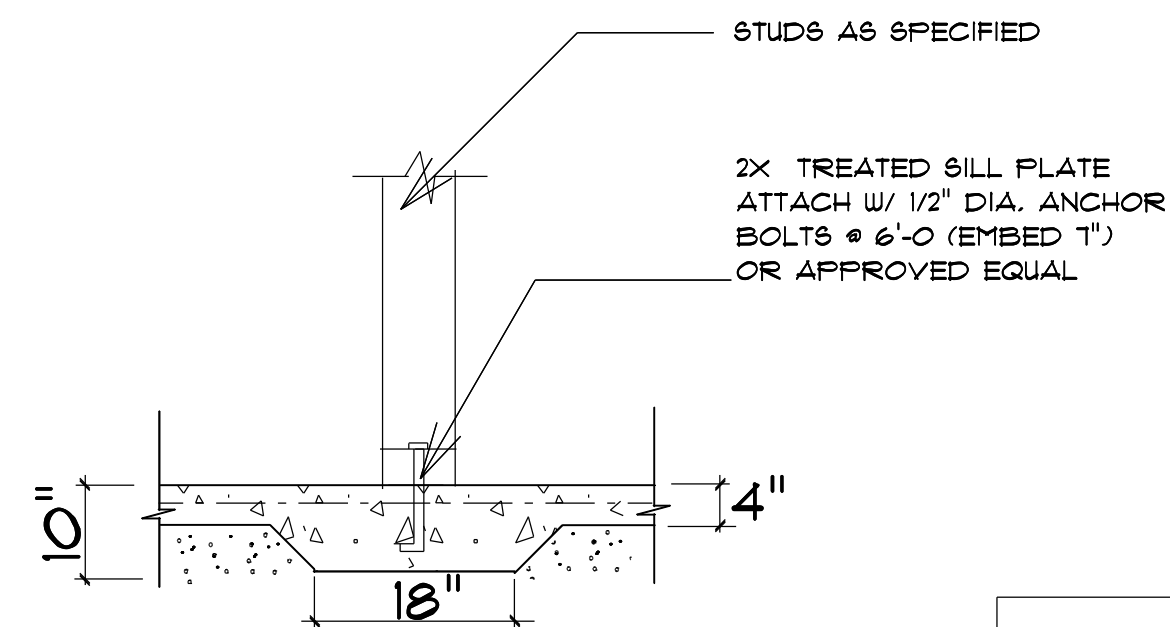
STEM WALL FOUNDATION Detail
 not to scale

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

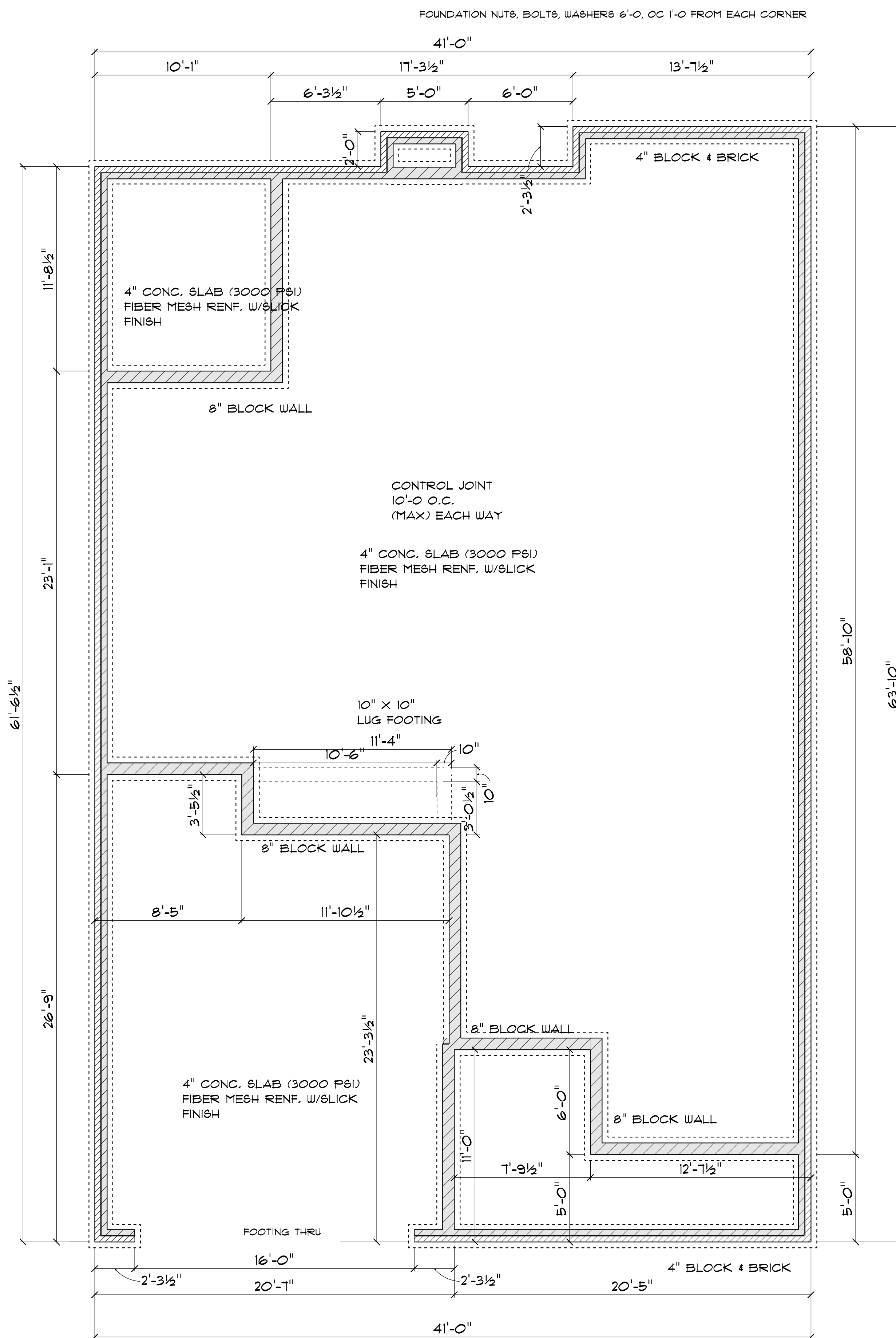
CONTROL JOINTS
 PROVIDE CONTROL JOINTS TO INDUCE CRACKING AT SELECTED LOCATIONS -- TROUCEL OR CUT JOINTS INTO THE SURFACE OF SLABS TO ABOUT 1/4 OF THE SLAB DEPTH AND AT 20 FT. INTERVALS -- COLD JOINTS CAN ACT AS CONTROL JTS

CONCRETE SLAB DETAILS / NOTES

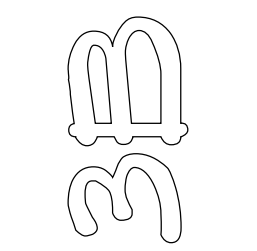
not to scale



TYPICAL THICKENED SLAB
 not to scale



FOUNDATION PLAN
 SCALE: 1" = 1/4"



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SCALE: 1" = 1/4"
 DRAWN BY:
 DATE: 6/9/2023

THE BLAKELY W/BONUS ROOM
 LEFT FRONT LOAD

STEM WALL
 FOUNDATION

GENERAL FRAMING NOTES:

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

FRAMING LUMBER SHALL BE 6YP #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 3-1/4d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOWNS UNO.

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

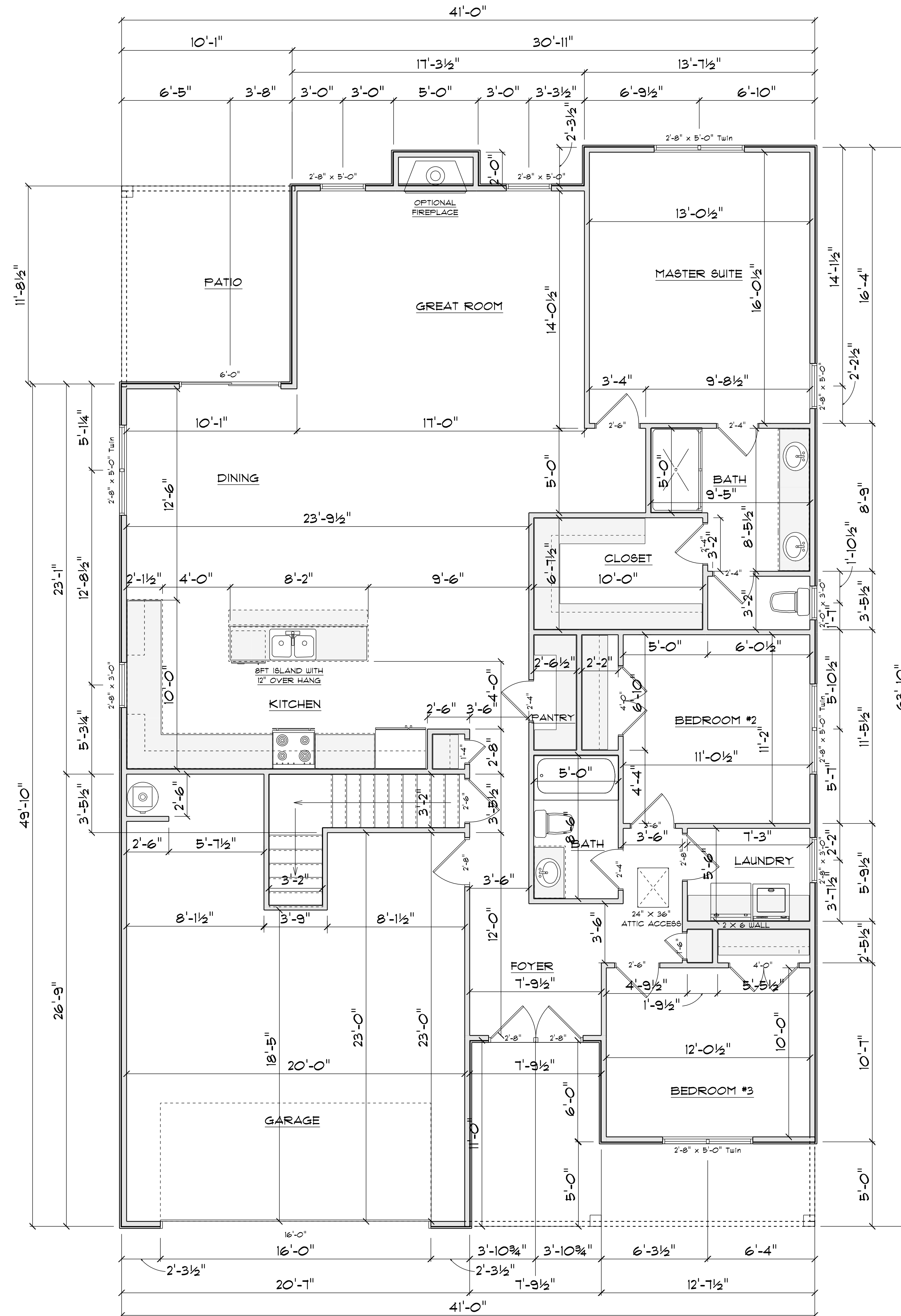
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED. PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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.

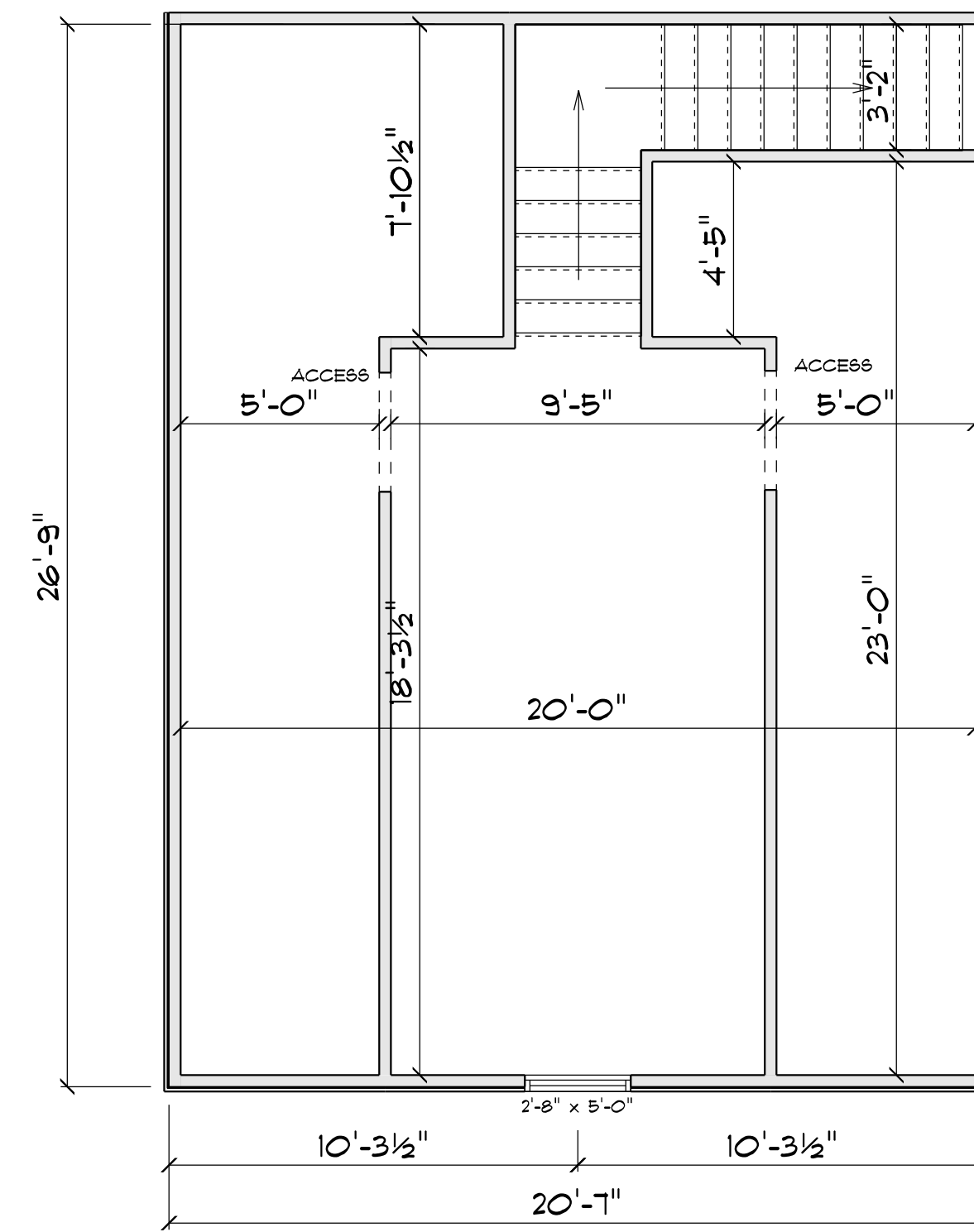
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

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



FLOOR PLAN
SCALE: 1" = 1/4"

AREA SCHEDULE	
AREA	NAME
1736 sq. ft.	Heated
539 sq. ft.	Garage
153 sq. ft.	Covered Rear Porch
151 sq. ft.	Covered Front Porch



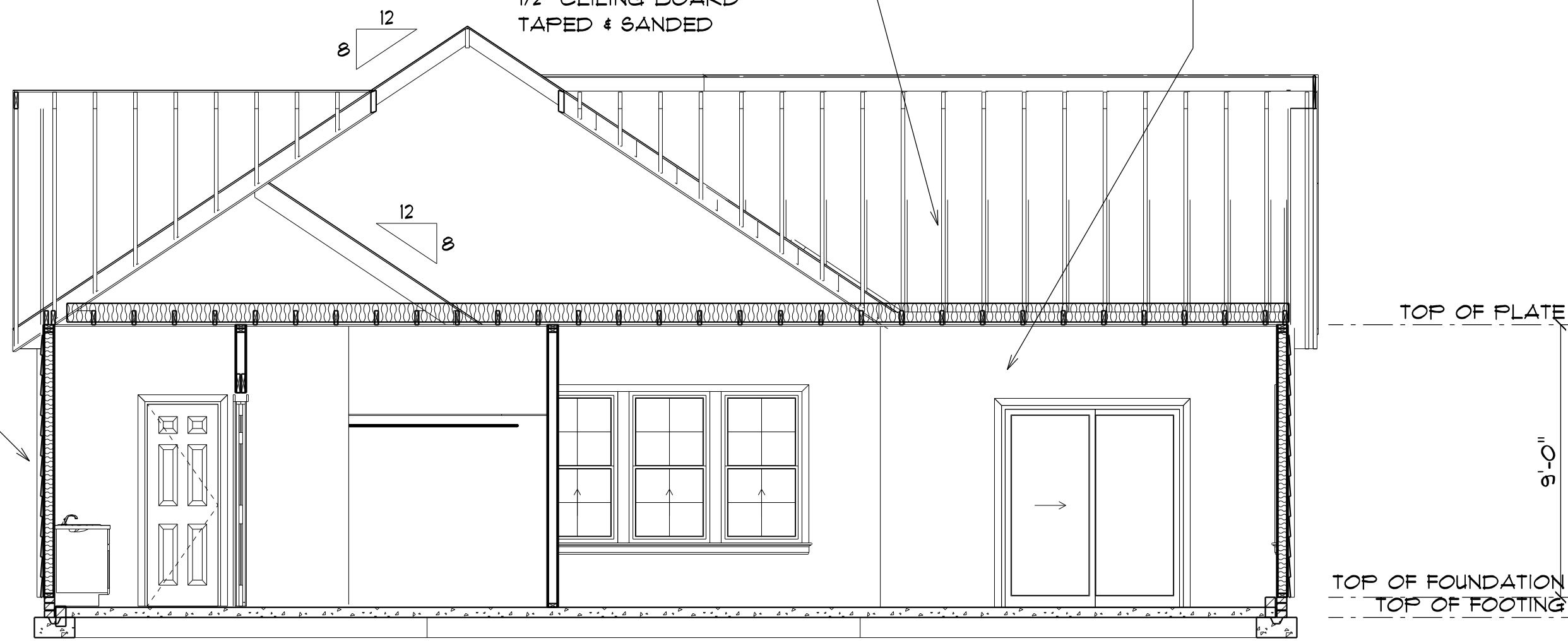
BONUS ROOM
SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Bonus Room	256 sq. ft.

TYPICAL 2x4 SIDING EXTERIOR WALL:
 HORIZONTAL OR BOARD & BATTEN SIDING
 7/16" PLYWOOD SHEATHING
 2x4 STUDS @ 16" o.c.
 R15 BATT INSULATION
 1/2" DRYWALL
 TAPED & SANDED

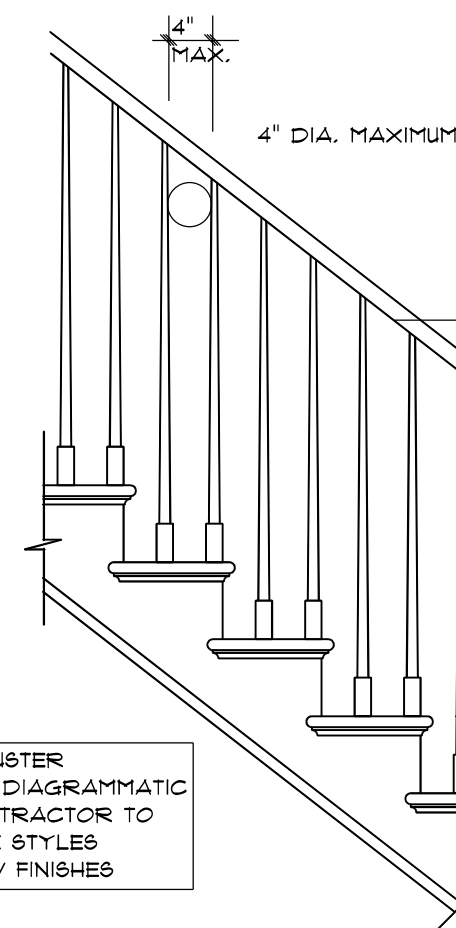
TYPICAL TRUSS ROOF:
 SHINGLES
 7/16" ROOFING PLYWOOD c/w
 4" CLIPS
 BLOCK & BRACE PER TRUSS MGR.
 PRE-ENGINEERED TRUSSES @ 24" o.c.
 2x4 TRUSS BRACING
 R38 BLOWN INSULATION
 1/2" CEILING BOARD
 TAPED & SANDED

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



SECTION A

SCALE: 1" = 1/4"



STAIR RAILING

NOT TO SCALE

OPEN BALUSTRADE BALCONY / STAIR RAILINGS
 NOT LESS THAN 36" IN HEIGHT
 WITH PATTERN / SPACING SUCH
 THAT A SPHERE 4" IN DIA.
 CANNOT PASS THROUGH

ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH
 OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS
 SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN
 CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL
 PROVIDE AN EQUIVALENT GRIPPING SURFACE

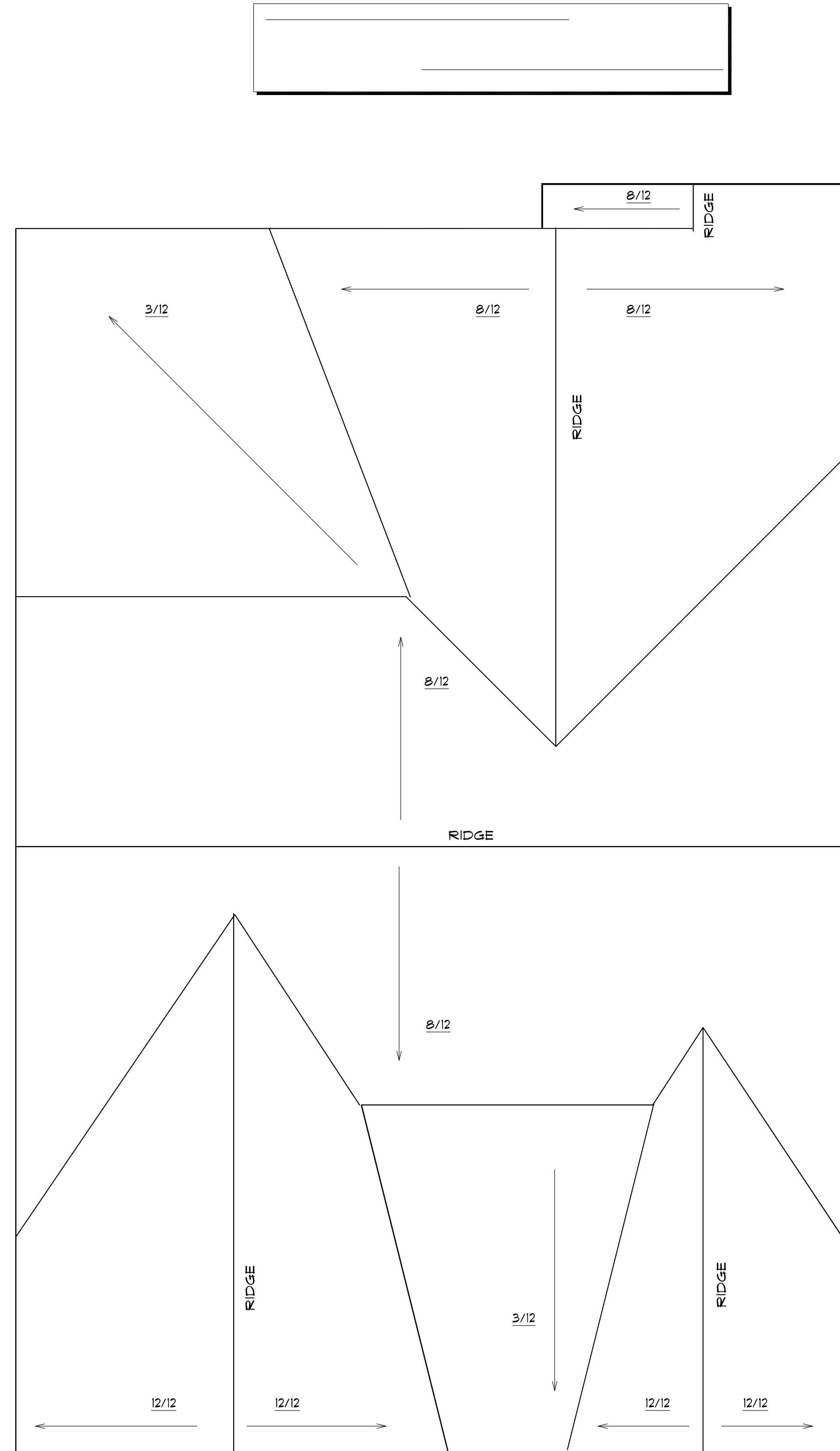
ROOF NOTES:

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.

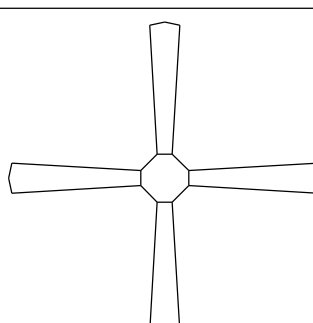
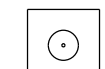

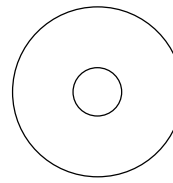
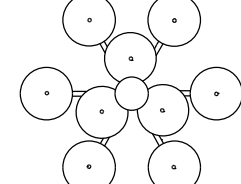



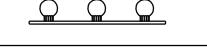

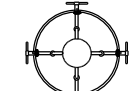
WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS
 MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL
 OF A N. C. REGISTERED ENGINEER.

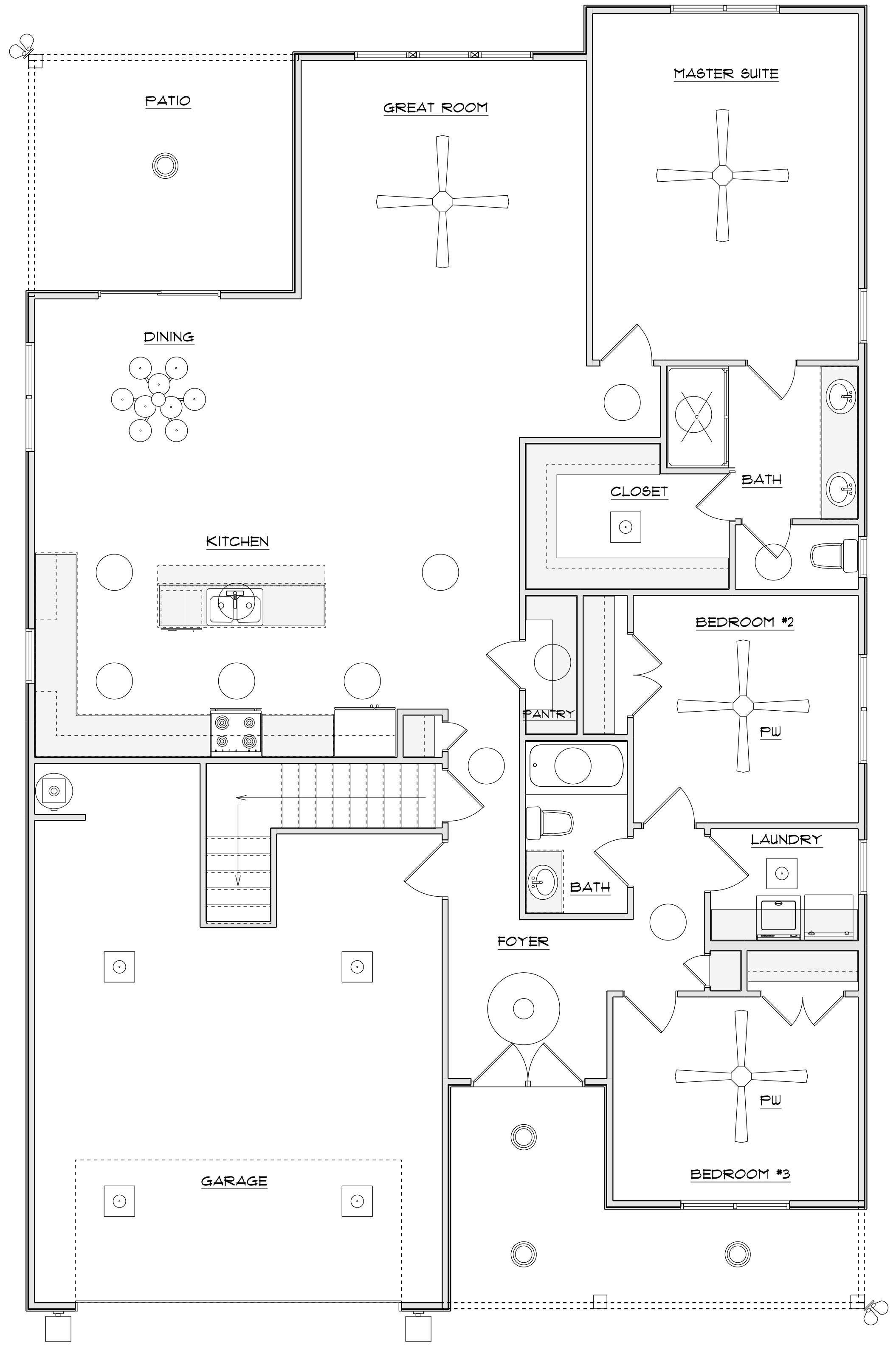


ROOF PLAN

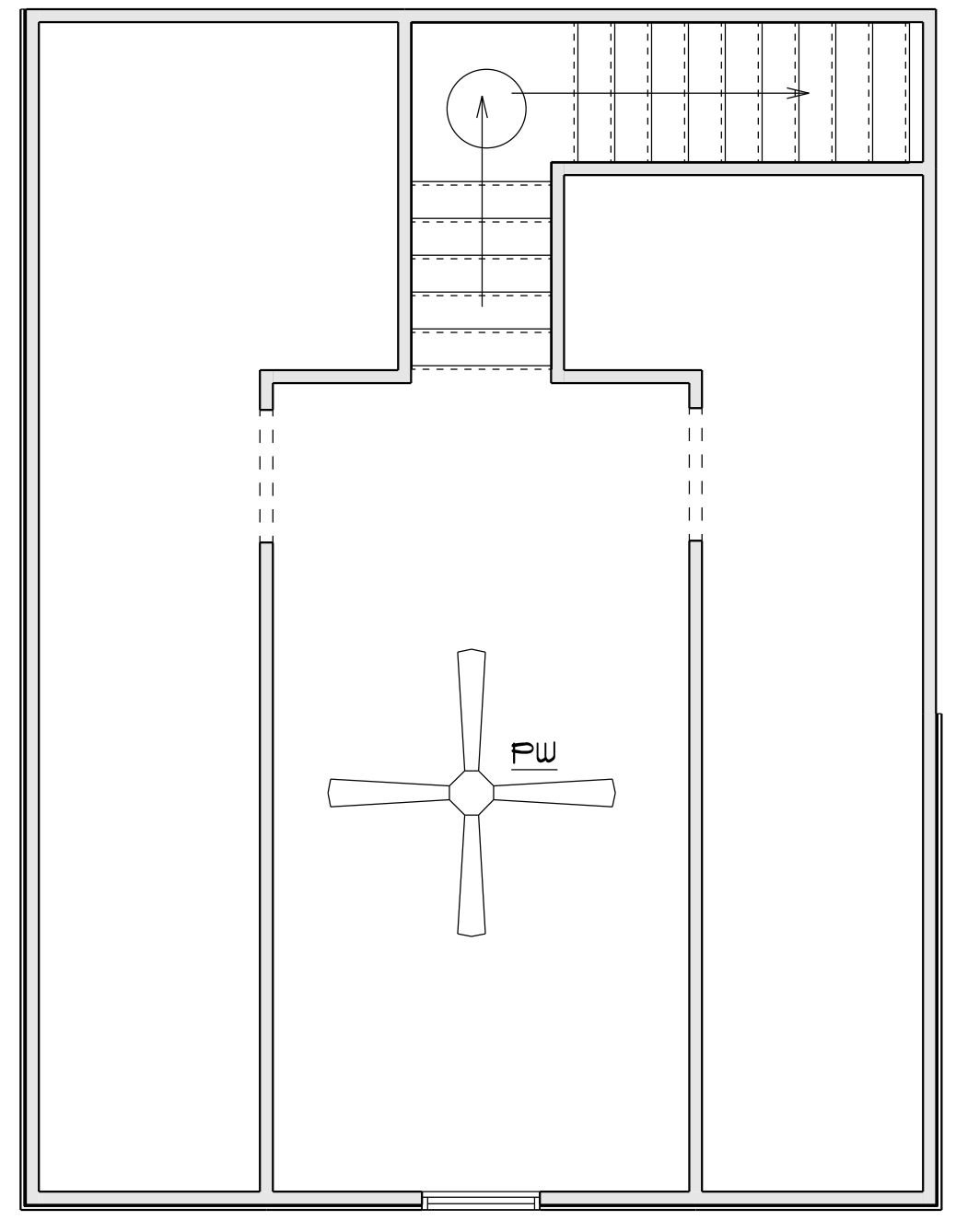
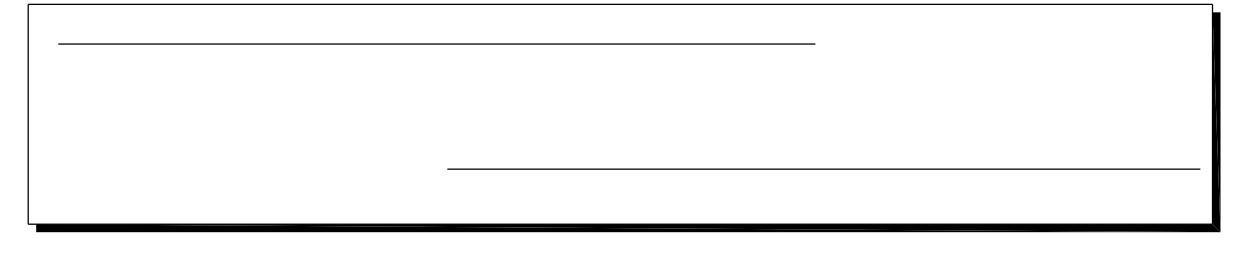
SCALE: 1" = 1/4"

12" OVER HANG ALL

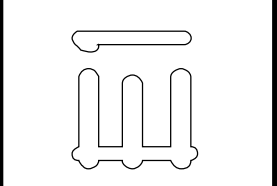
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan	3	
10" led	6	
7" led	14	
foyer light	1	
dinning room light	1	
coach light	2	
exterior over head light	4	
flood light	2	
vanity bar light	4	
wall sconce		
pendant light		



FLOOR PLAN



BONUS ROOM



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SCALE: 1" = 1/4"
 DRAWN BY:
 DATE: 6/9/2023

THE BLAKELY W/BONUS ROOM
 LEFT FRONT LOAD

ELECTRICAL
 LAYOUT