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 22". 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
32" IN HEIGHT.

I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.

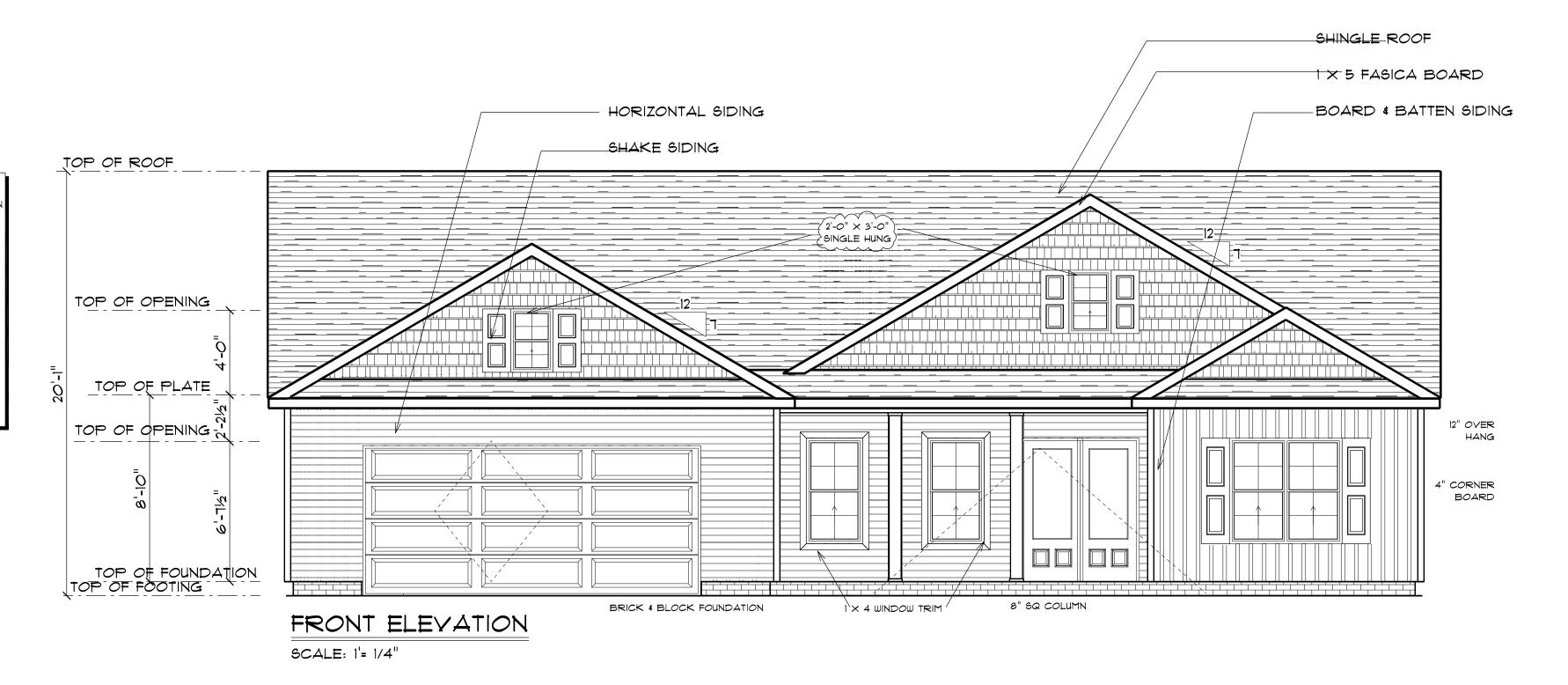
CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTORS BEFORE CONSTRUCTION BEGINS.

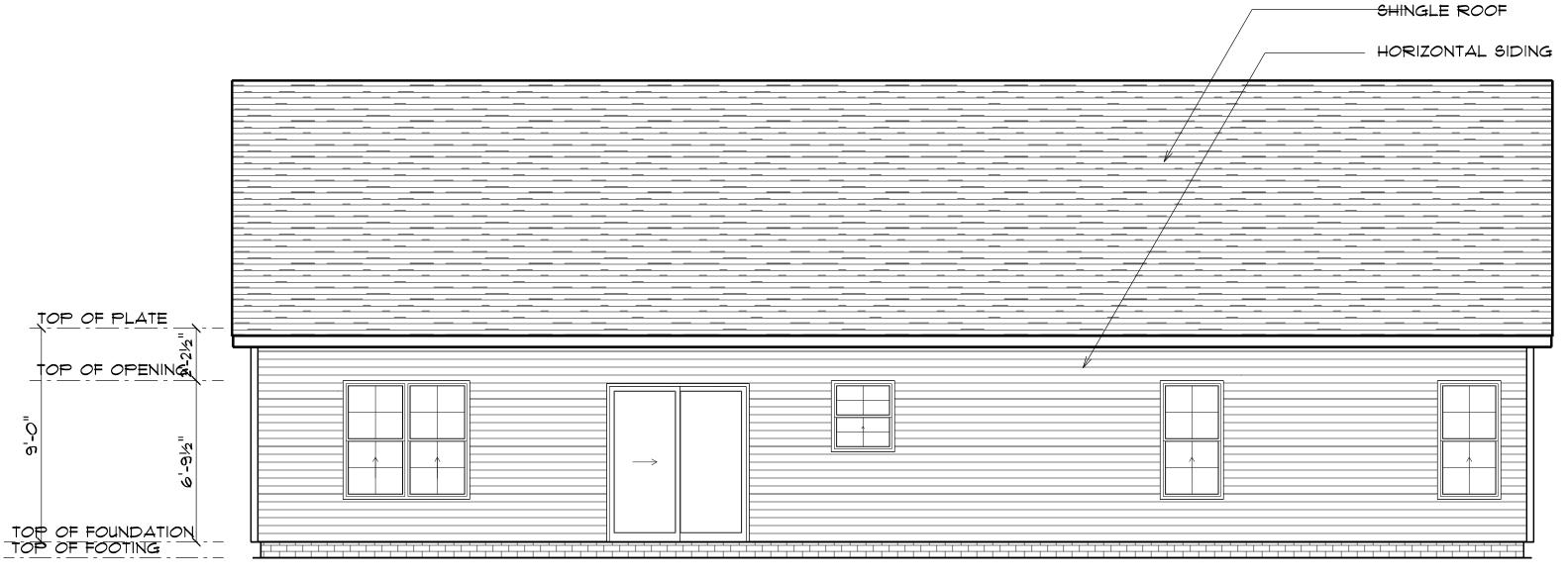
ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

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 7-9B
2 Roof Dead Load 115 PSF
3 Roof Live Load 20 PSF
4 Typical Floor Dead Load 10 PSF
5 Floor Live Loads
5.1 Rooms other than sleeping rooms 40 PSF
5.2 Sleeping Rooms 30 PSF
5.3 Stairs 40 PSF
5.4 Decks 40 PSF
5.5 Exterior Balconies 60 PSF
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 PSF
6.5 Roofs (Component and Cladding)
6.5.1 Roof Slopes 2.25/12 to 7/12 34.8 PSF
6.5.2 Roof Slopes 7/12 to 12/12 21 PSF

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.

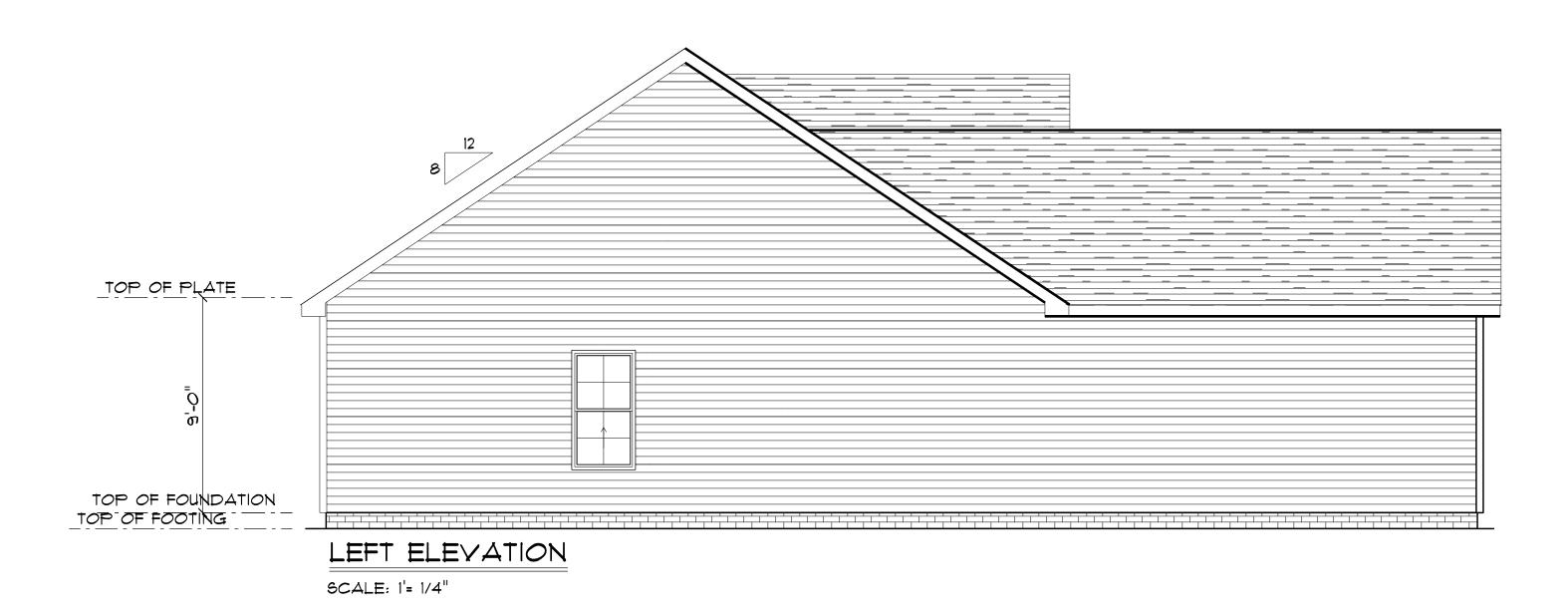


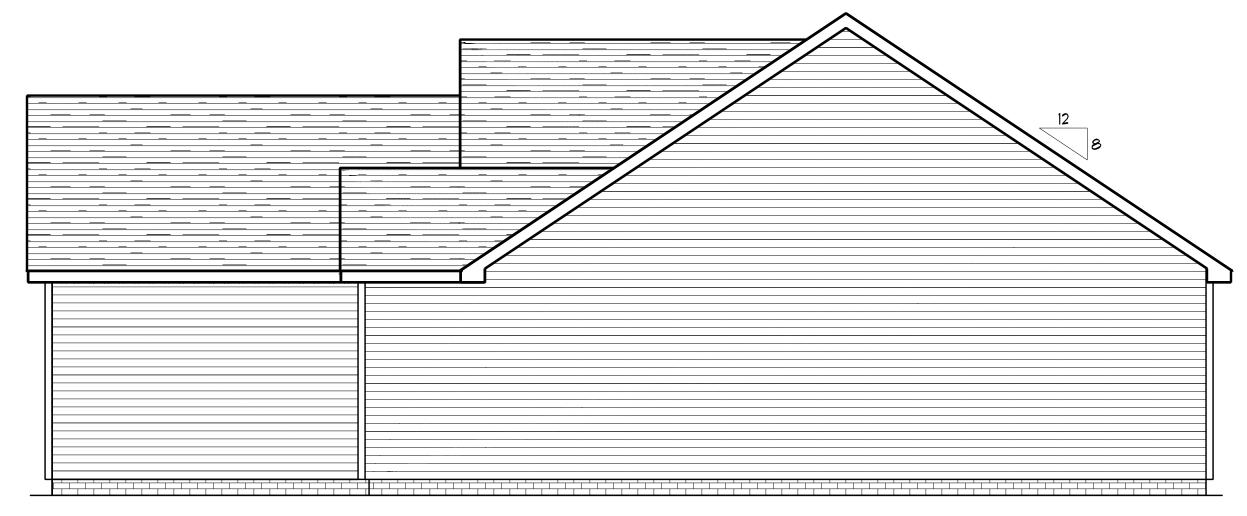


REAR ELEVATION

SCALE: 1'= 1/4"

FRONT EVATION C





RIGHT ELEVATION
SCALE: 1'= 1/4"

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.

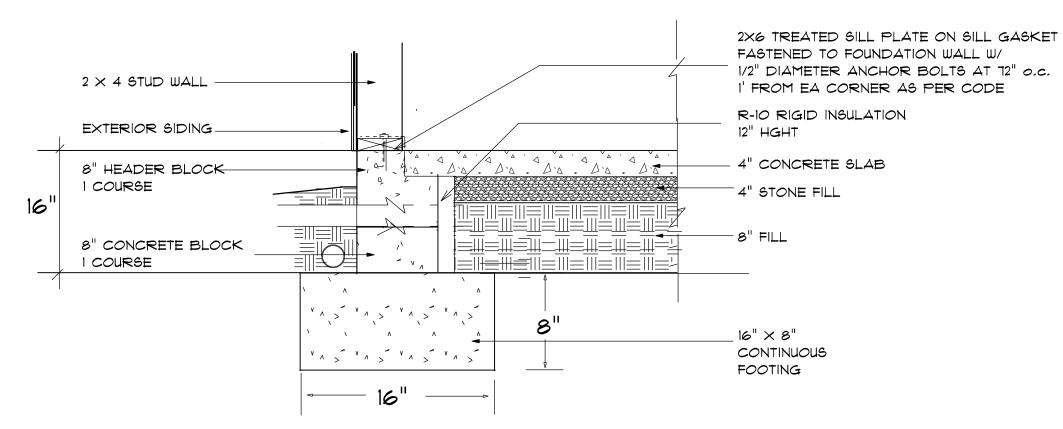
FOUNDATION CONCRETE MIX TO HAVE 1-1/2" MAX AGGREGATE SIZE. CONCRETE
FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.

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

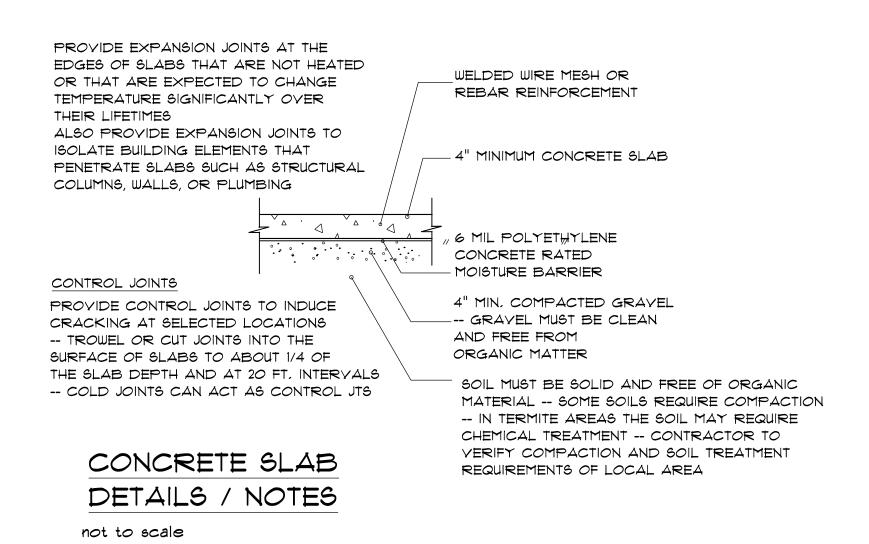
ALL ANCHOR BOLTS TO BE 12" LONG, 1/2" DIA. A36 UNO ANCHOR BOLTS SHALL BE SPACE AT A MAX OF 6' OC AND NO MORE THAN I' FROM EA CORNER.

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



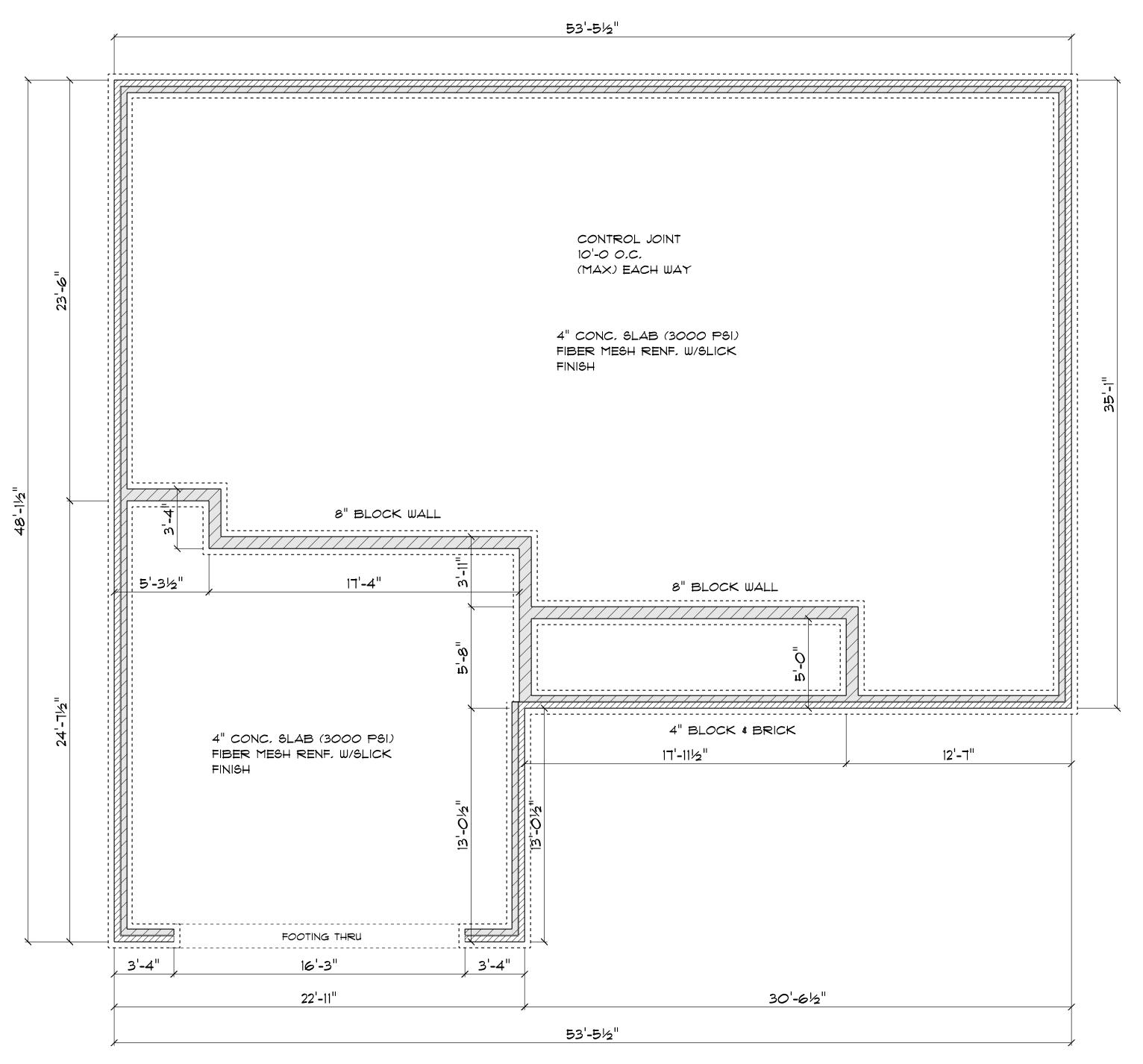
STUDS AS SPECIFIED

2X TREATED SILL PLATE
ATTACH W/ 1/2" DIA, ANCHOR
BOLTS @ 6'-0 (EMBED T")
OR APPROVED EQUAL

TYPICAL THICKENED SLAB

not to scale

FOUNDATION NUTS, BOLTS, WASHERS 6'-0, OC 1'-0 FROM EACH CORNER



FOUNDATION PLAN

SCALE: 1'= 1/4"

EIT WALL
UNDATION
PLAN

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 SILL PLATE WITH 8d TOE NAILS.

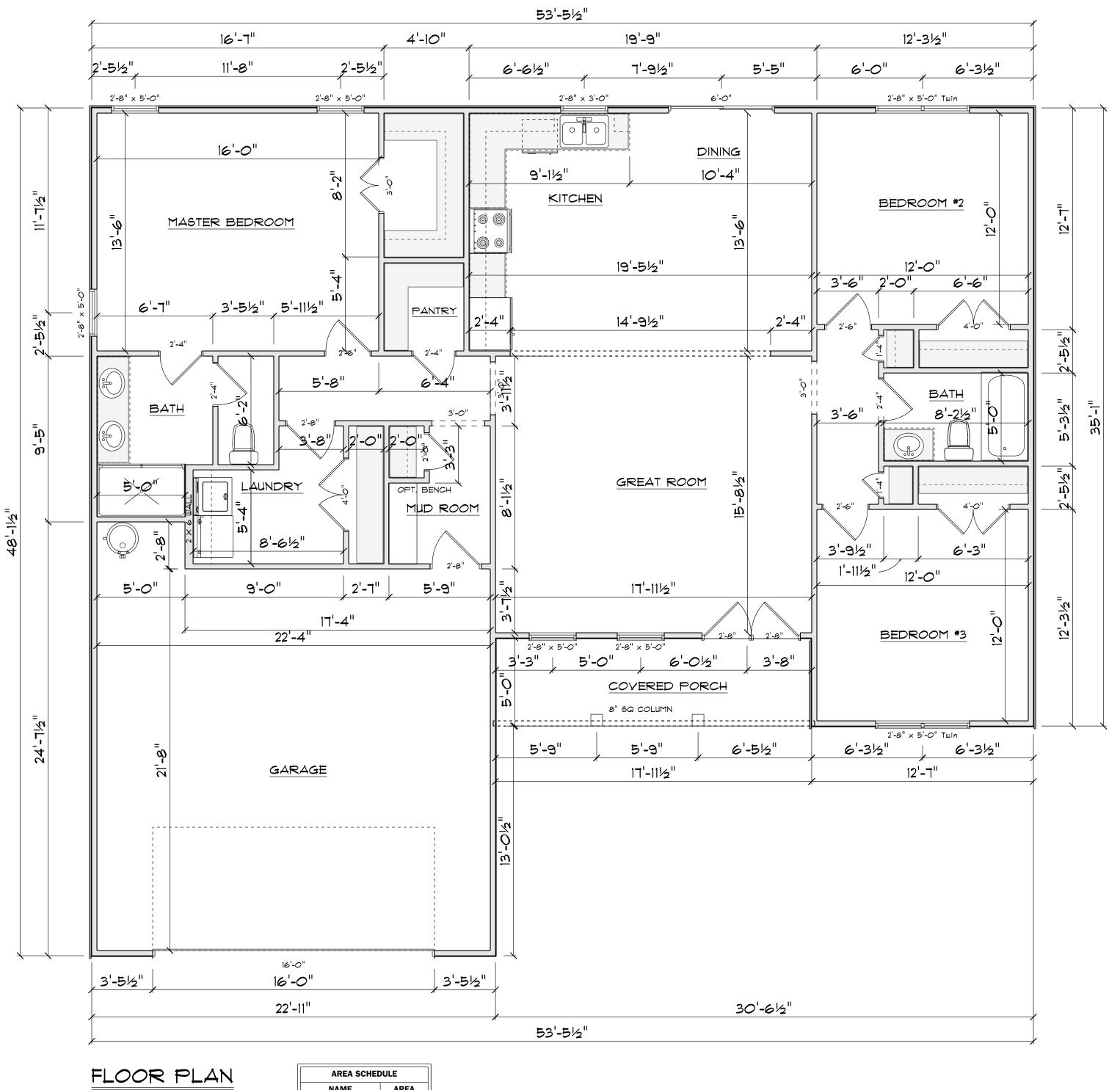
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED. PROVIDE WATERPROOFING AND DRAING AS REQUIRED.

ALL FRAMING TO BE 16" OC UNO. WALL FRAMING DIMENSIONS ARE BASED ON 2 imes 4STUDS UNO. DOUBLE STUDS UNDER ALL HEADERS.

LYL'S AND TJI'S TO BE SIZED BY OTHERS

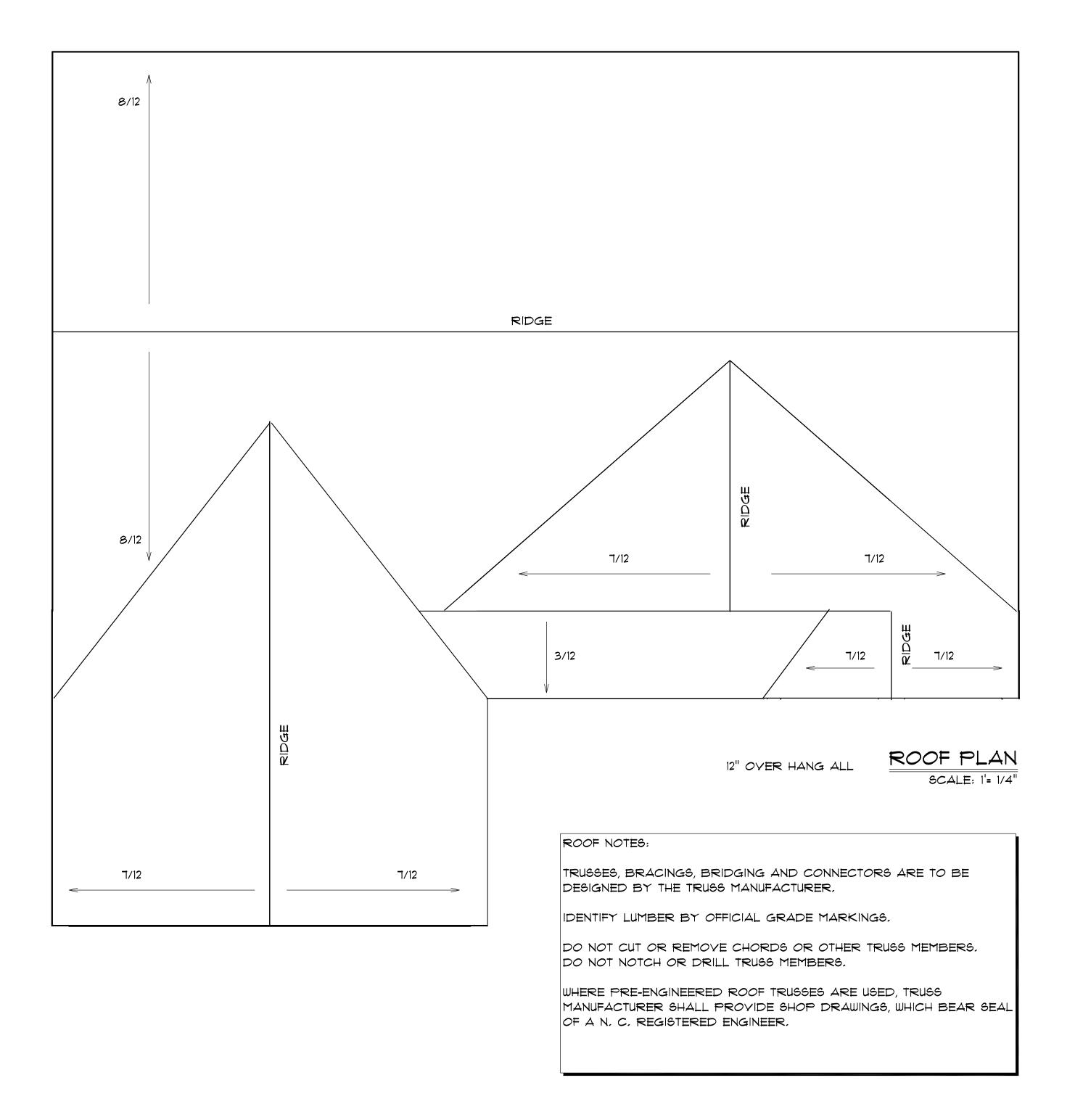
EXTERIOR WALLS IN LIVING AREAS ARE 2 × 4

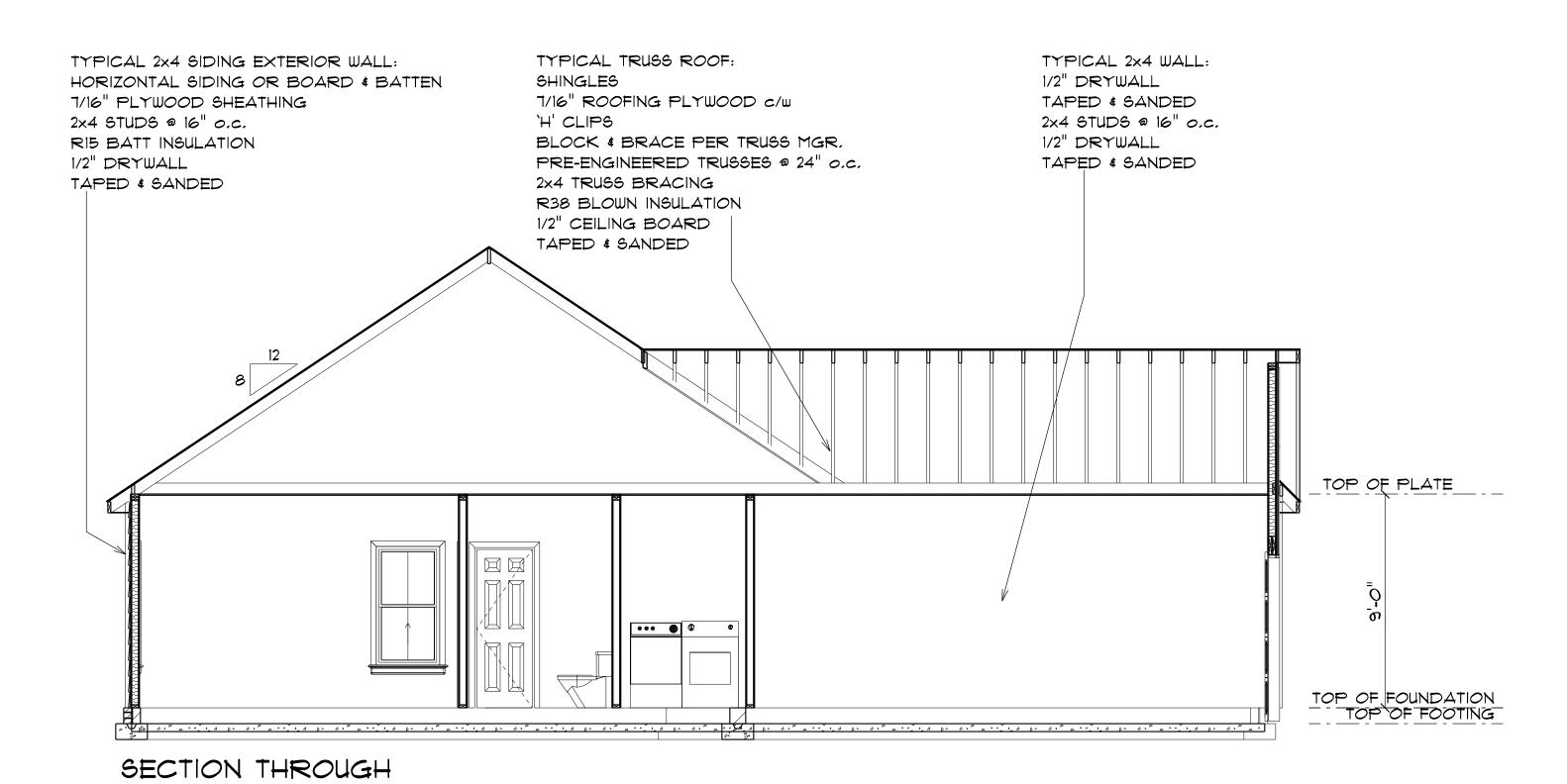
WINDOW SCHEDULE						
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT		
2'-0" x 3'-0"	2	Window\Single Hung	24"	36"		
2'-8" x 3'-0"	1	Window\Single Hung	32"	36"		
2'-8" x 5'-0"	5	Window\Single Hung	32"	60-1/2"		
2'-8" x 5'-0" Twin	2	Window\Single Hung	64"	60-1/2"		



SCALE: 1'= 1/4"

AREA SCHEDULE				
NAME	AREA			
Heated	1588 sq ft.			
Covered Front Porch	87 sq ft.			
Garage	515 sq ft.			



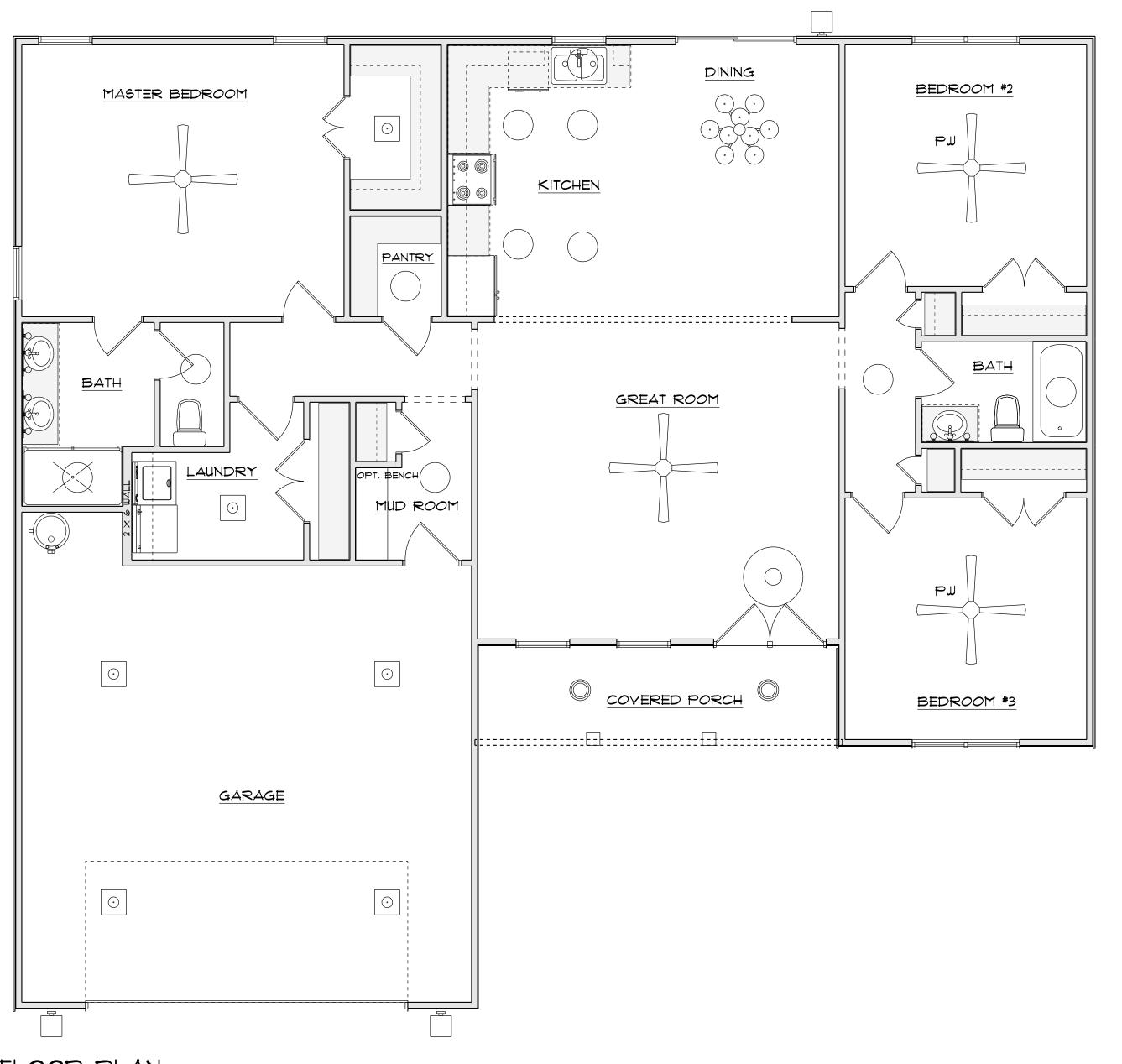


SCALE: 1'= 1/4"

E CAROLINE FT GARAGE

STAIL SHEET

ELECTRICAL LEGEND					
ELECTRICAL	COUNT	SYMBOL			
ceiling fan	2				
10" led	6	\odot			
7" led	11				
foyer light	1				
dinning room light	1	0.0			
coach light	3				
exterior over head light	2				
vanity bar light	3	000			



FLOOR PLAN