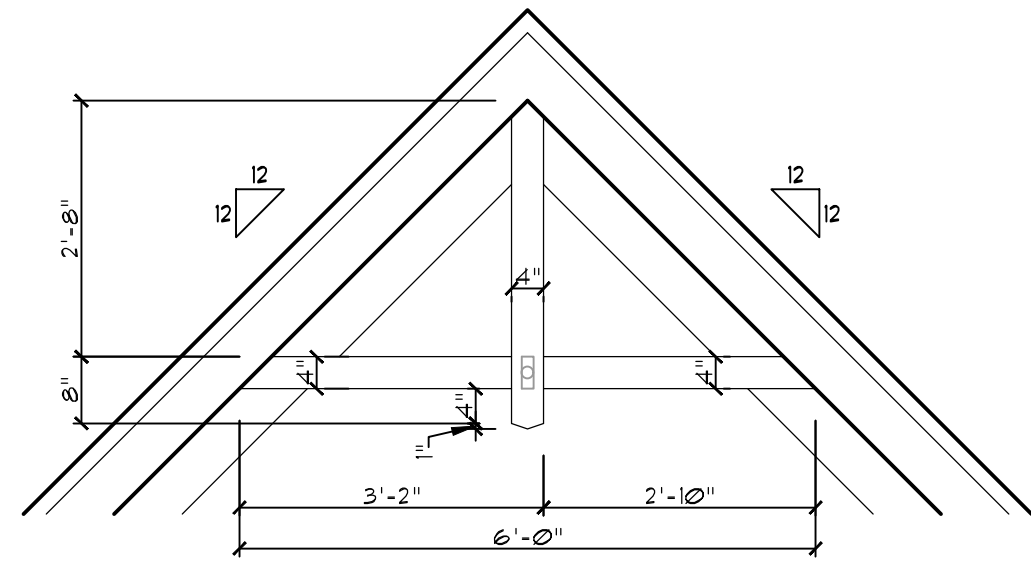


BUILDING CODES:
THIS PLAN HAS BEEN DESIGNED
UNDER THE NCG BUILDING CODES,
2018 RESIDENTIAL EDITION.

ROOFING
ASPHALT SHINGLES SHALL BE
USED ON ROOF SLOPES OF
TWO UNITS VERTICAL IN 12 UNITS
HORIZONTAL (2:12) OR GREATER.
FOR ROOF SLOPES FROM TWO
UNITS VERTICAL IN 12 UNITS
HORIZONTAL (2:12) UP TO FOUR
UNITS VERTICAL IN 12 UNITS
HORIZONTAL (4:12), DOUBLE
UNDERLAYMENT APPLICATION IS
REQUIRED IN ACCORDANCE WITH
SECTION R905.11.

CRAWLSPACE:
THE MIN. NET FREE AREA OF CRAWL
VENTILATION OPENINGS SHALL NOT BE
LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT.
OF CRAWL SPACE AREA.
1386 SQ. FT. CRAWL SPACE AREA
/ 150
= 9.24 SQ. FT. NET FREE AREA REQUIRED
MAY BE REDUCED BY 50% W. VAPOR BARRIER

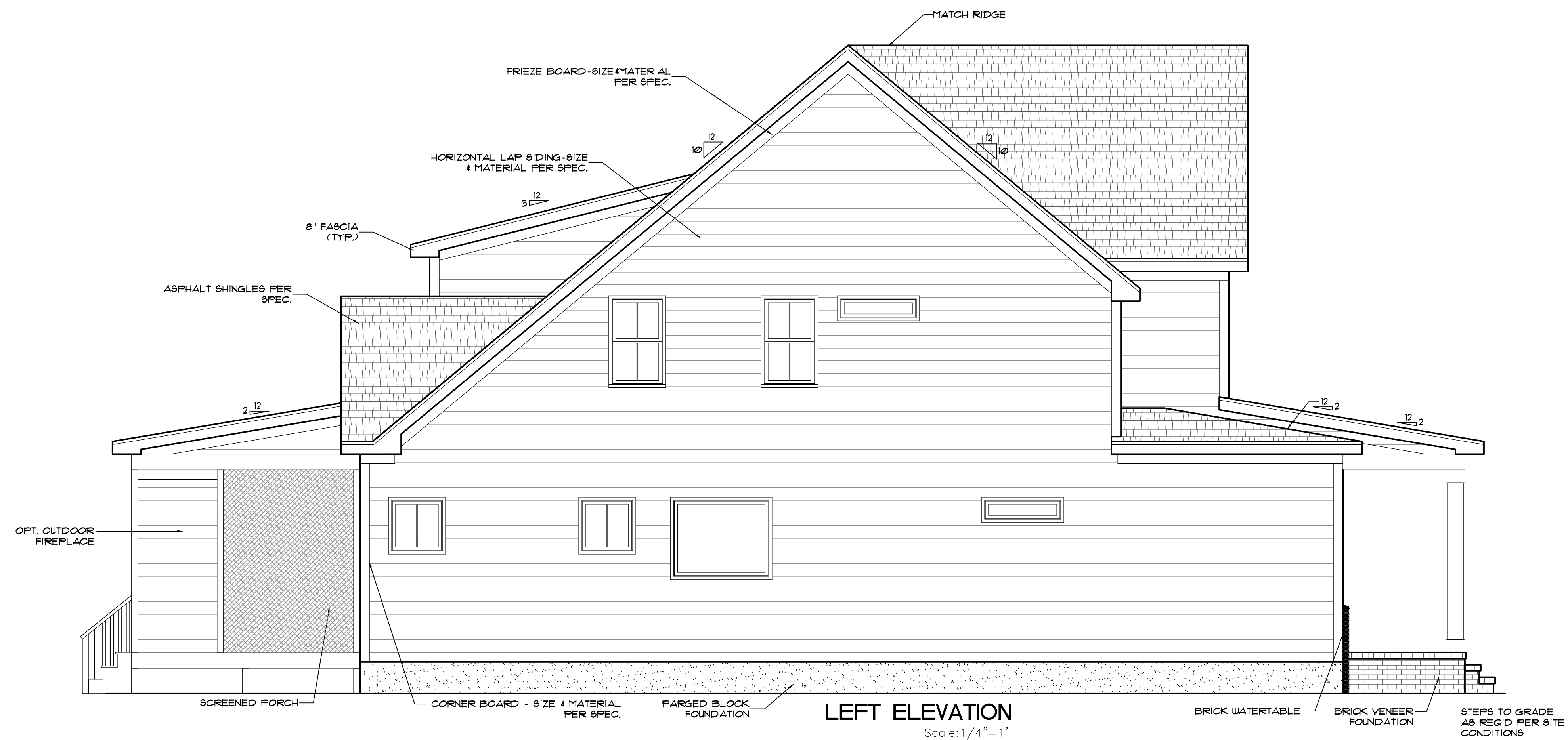
ATTIC:
2971 SQ. FT. OF ATTIC / 300 = 9.2 SQ. FT.
OF INLET AND OUTLET.
VENTILATION MAY BE REDUCED 50% WHEN
VENTILATORS ARE USED AT LEAST 3'-0"
ABOVE THE CORNICE VENTS.



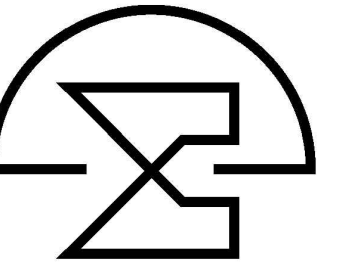
SCALE: $1/2"=1'$



Scale: $1/4" = 1'$

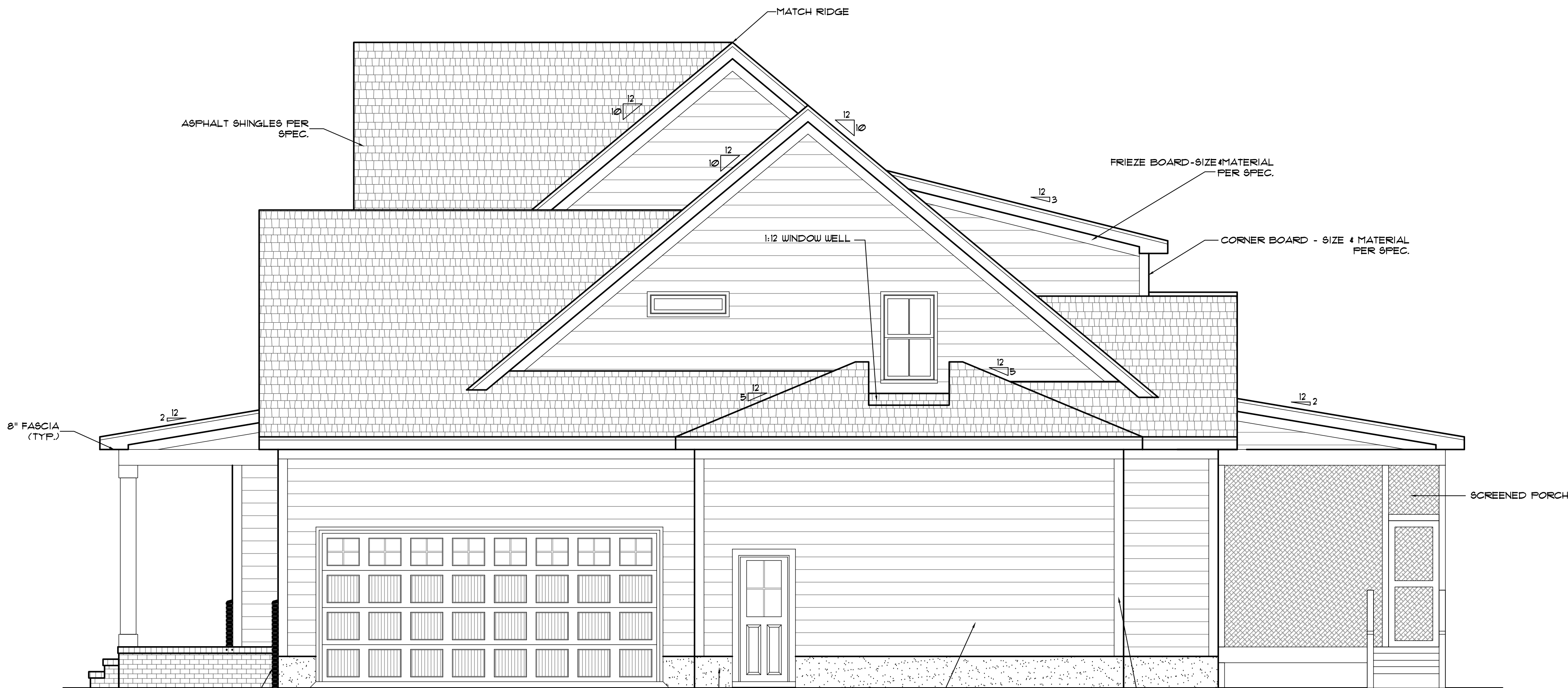


Scale: $1/4" = 1'$

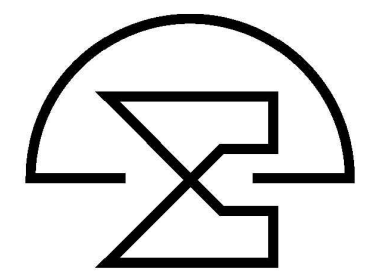




REAR ELEVATION
Scale: 1/4"=1'

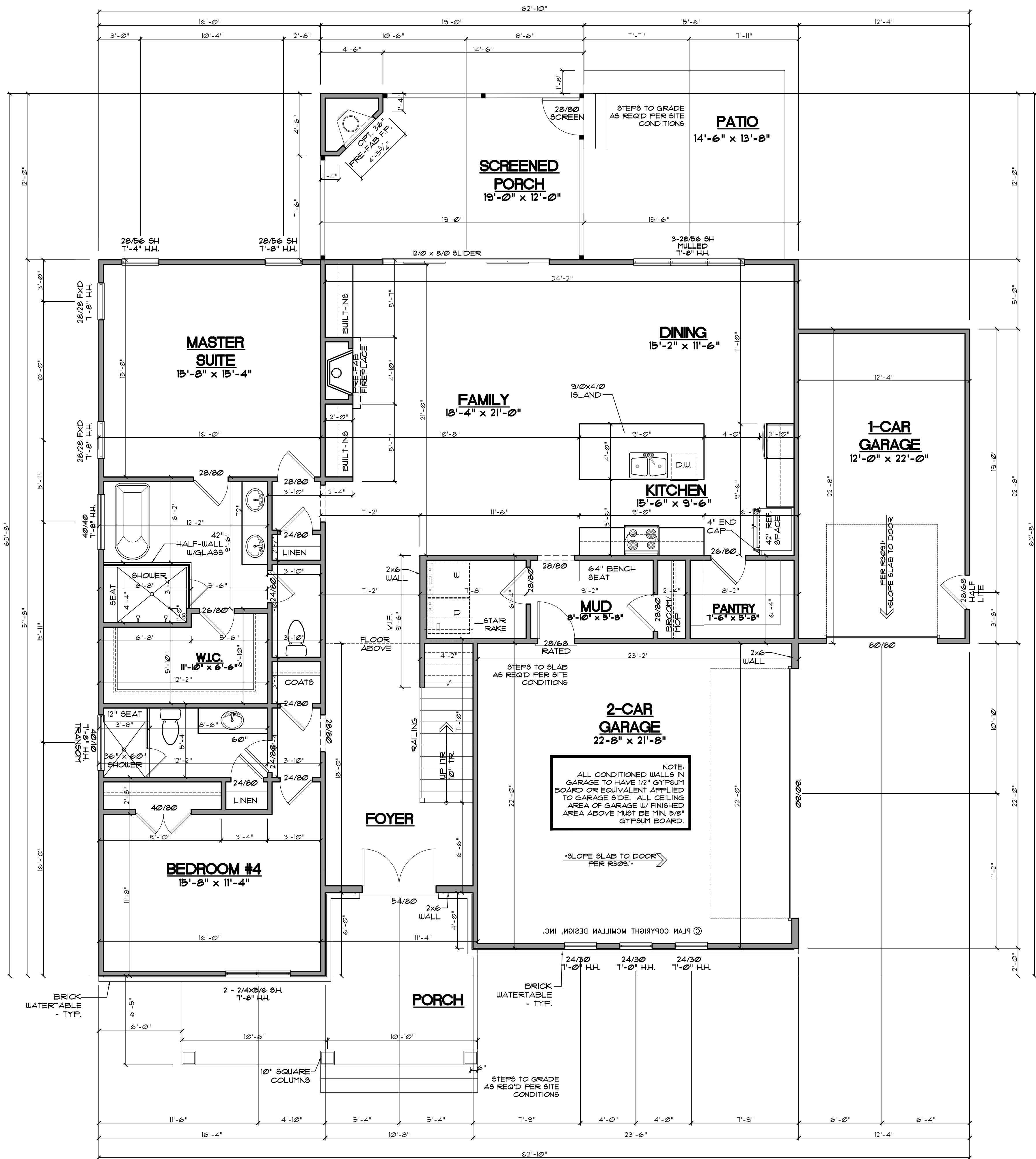


RIGHT ELEVATION
Scale: 1/4"=1'



REVISIONS	
NUMBER	DATE

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GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN 4" THICK UNO. ANGLED WALL ARE DRAWN #45° UNO.

SMOKE DETECTORS:
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS:
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

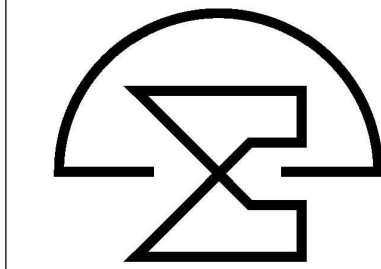
ATTIC ACCESS:
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HGT.
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

Heated Square Footage	
First Floor	1,986.5
Second Floor	1,350.0
	3,336.5

Unheated Square Footage	
1 Car-Garage	277.7
2-Garage	511.0
Front Porch	201.6
Patio	133.4
Screened Porch	212.0

FIRST FLOOR
SCALE: 1/4"=1'



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ICG Homes
318 Serenity

Sheet Title:
FIRST FLOORPLAN

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NUMBER	DATE

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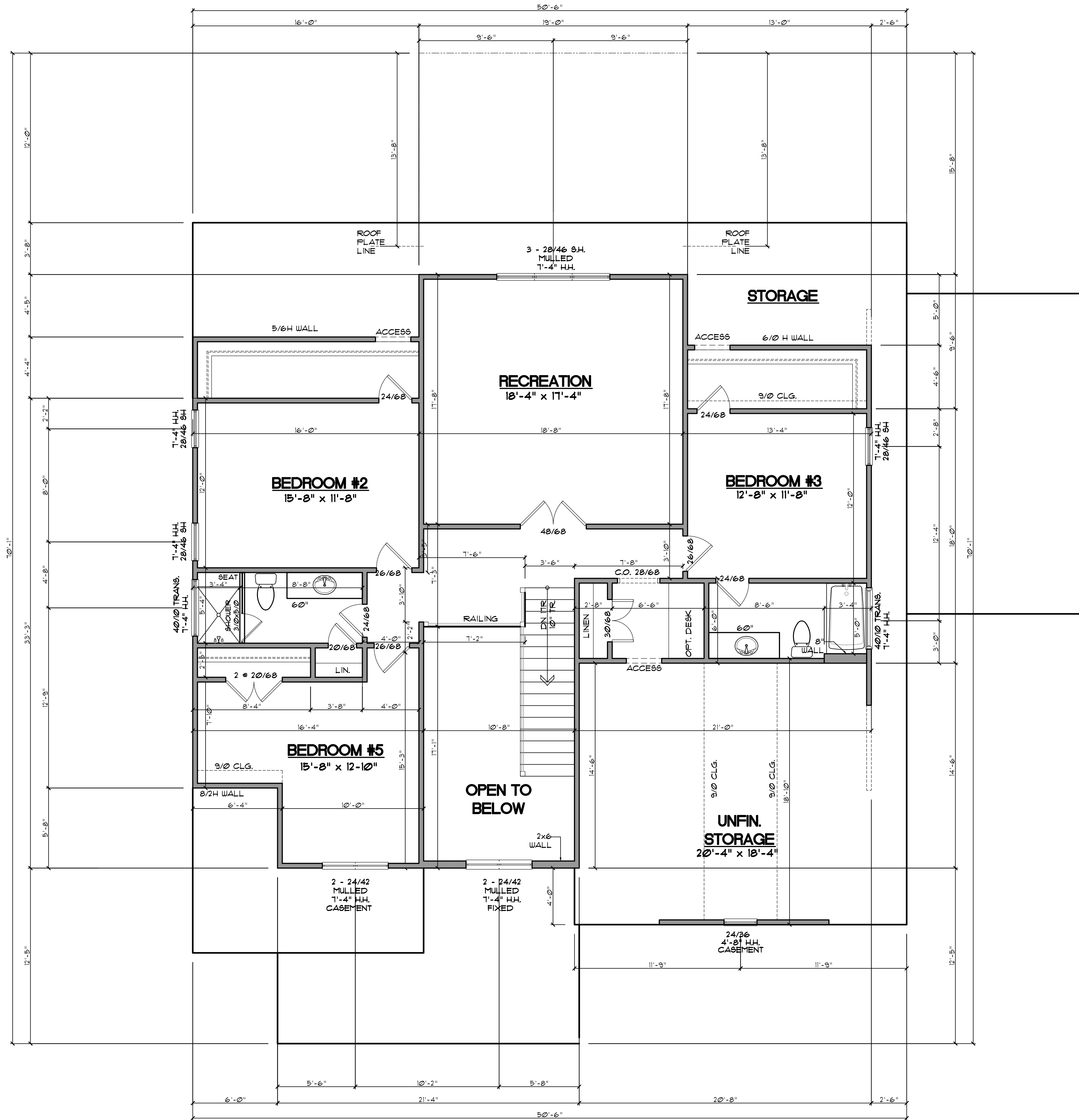
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Plan Number
M336-24

Sheet No. **A3**

Drawn By: **MMC.**

Date: **2/25/25**



GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN 4" THICK UNO. ANGLED WALL ARE DRAWN @45° UNO.

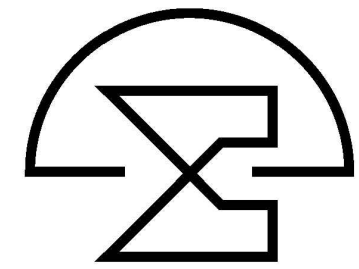
SMOKE DETECTORS:
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS:
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE NC BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS:
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HGT:
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE 1ST FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

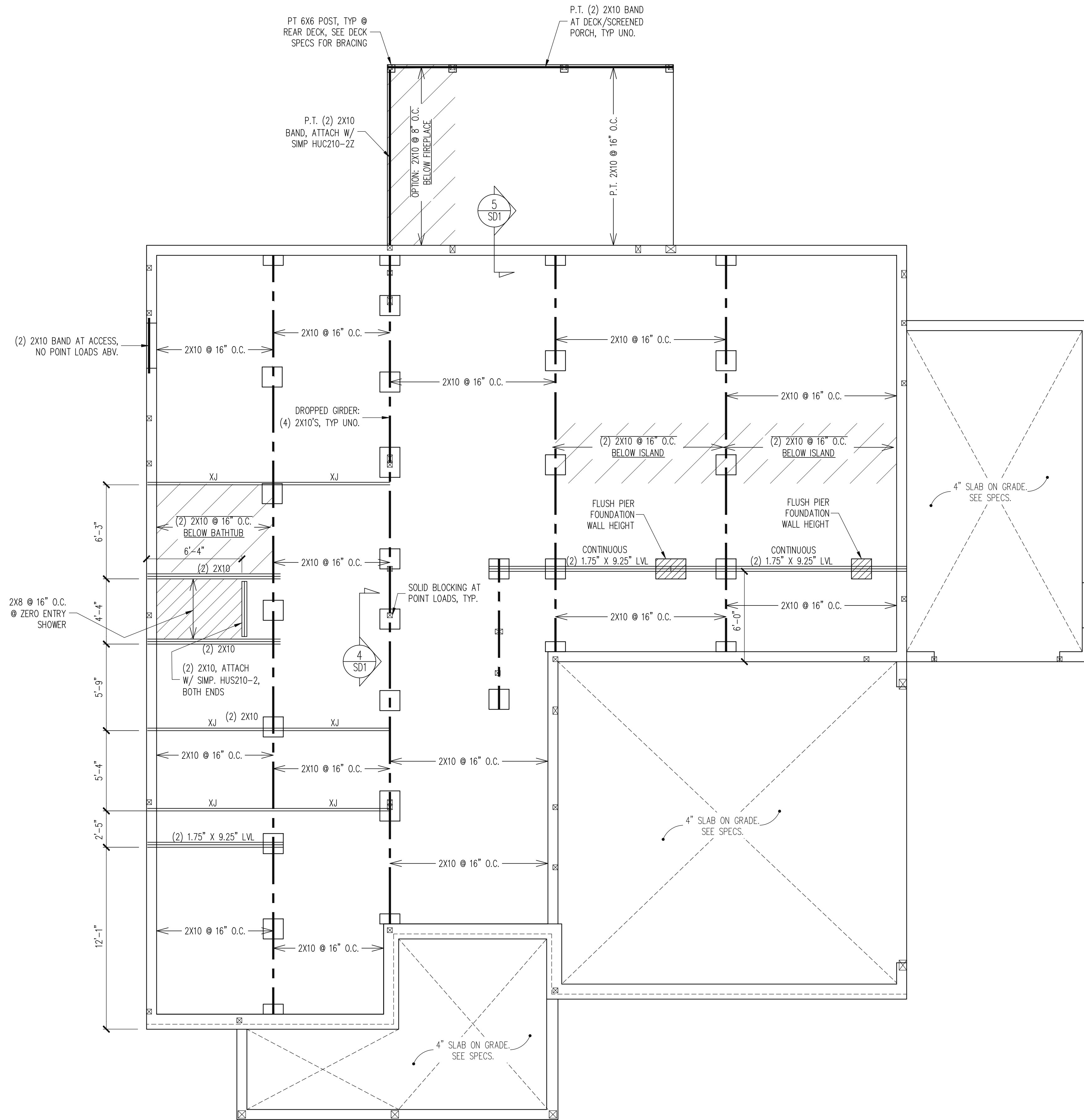
SECOND FLOOR
SCALE: 1/4" = 1'



REVISIONS	
NUMBER	DATE

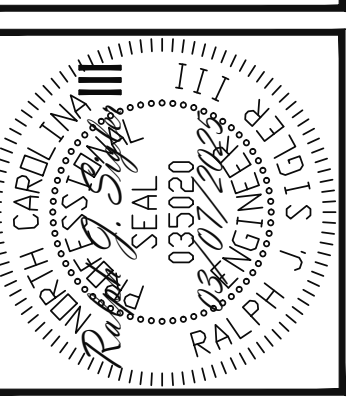
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CRAWL SPACE FRAMING PLAN
1/4" = 1'-0"

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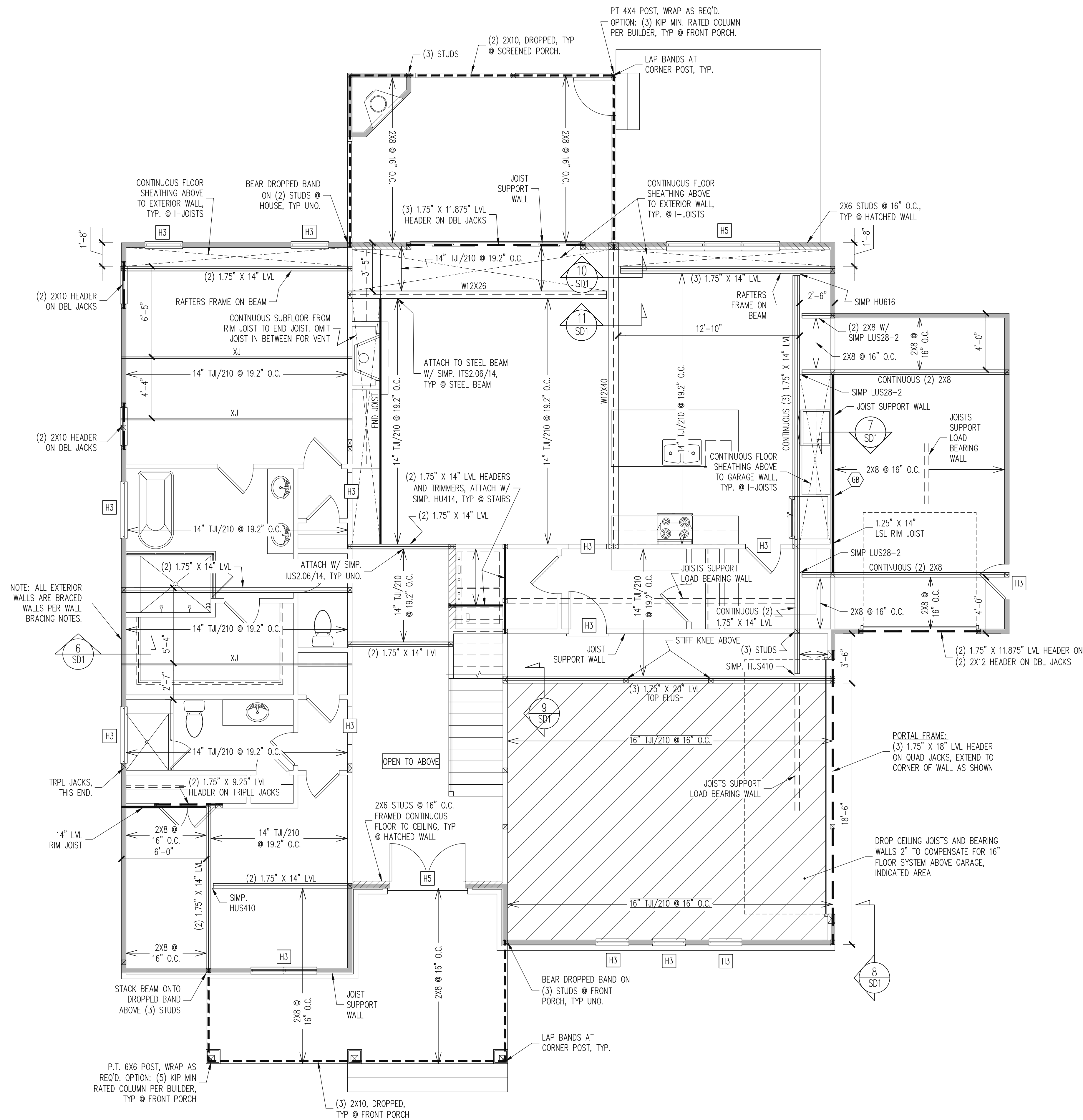
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STRUCTURAL ADDENDUM	
SCOPE:	318 SERENITY
LOC:	

ENG: PAL/RJS
DATE: 03/07/2025

PLAN #:
M336-24

PROJECT NO.
25-21-050

SHEET NO.
S2
2 of 7

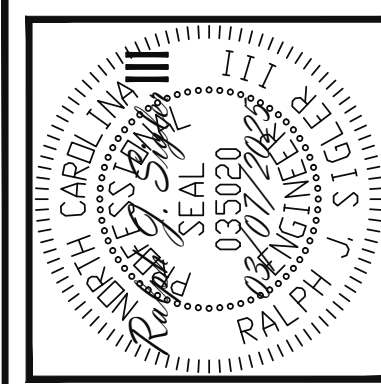


WALL BRACING	
SHADED WALLS:	
ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.	
NOTES: PROVIDED CONTINUOUS SHEATHING = 250' MIN.	
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.	
HEADER SCHEDULE	
H1	SINGLE 2X4 TURNED FLAT (A)
H2	(2) 2X4'S ON SINGLE JACKS (B)
H3	(2) 2X10'S ON SINGLE JACKS (C)
H4	(2) 1.75" X 9.25" LVL'S ON DBL JACKS
H5	(3) 2X10'S ON SINGLE JACKS
(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.	
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.	
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.	
NOTES: -HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.	

1ST FLOOR FRAMING PLAN

WALLS AND CEILING
1/4" = 1'-0"

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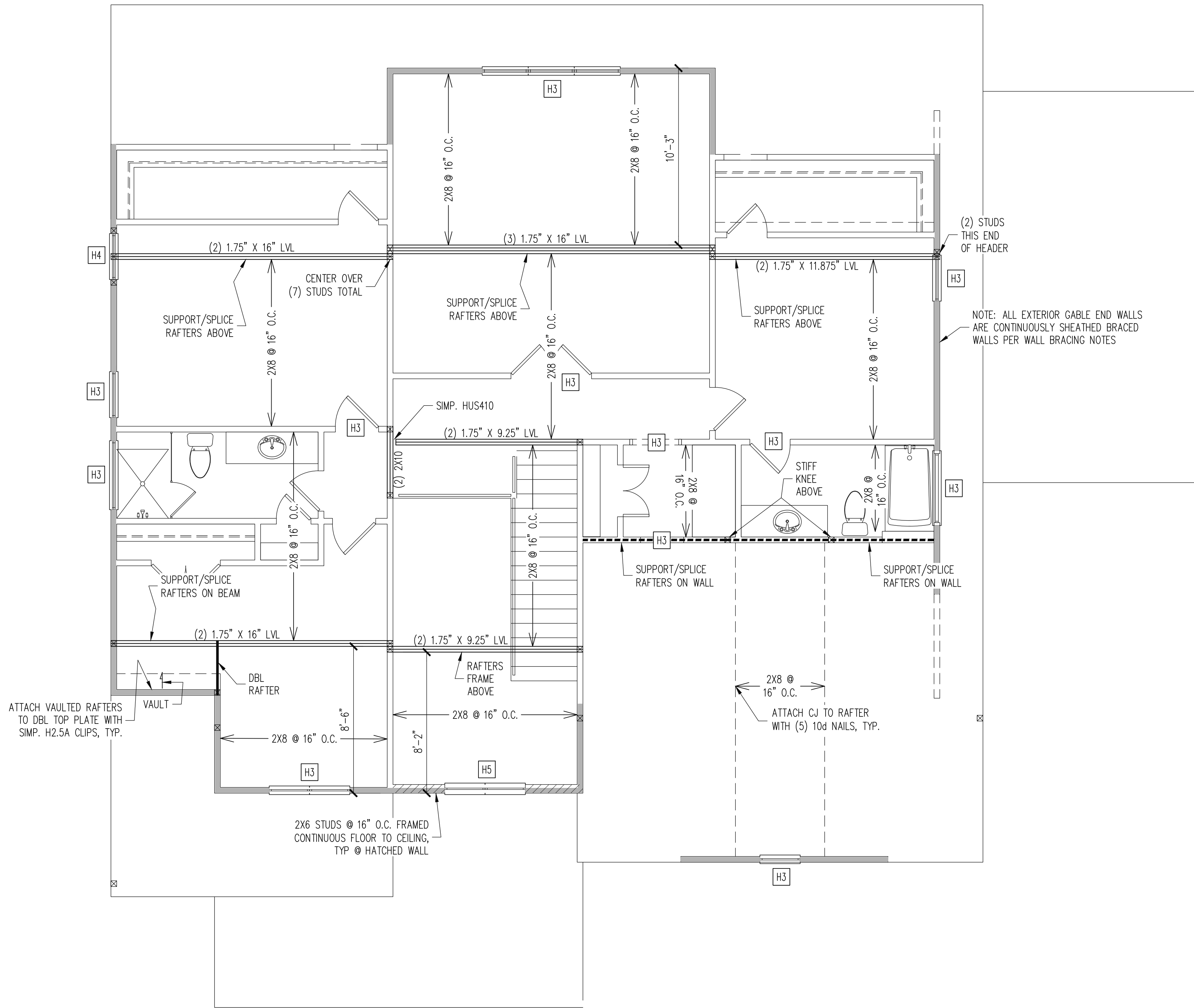
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STRUCTURAL ADDENDUM	
SCOPE:	318 SERENITY
LOC:	

ENG: PAL/RJS
DATE: 03/07/2025

PLAN #:
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SHEET NO.
S3
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WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 134' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

H1	SINGLE 2X4 TURNED FLAT	(A)
H2	(2) 2X4'S ON SINGLE JACKS	(B)
H3	(2) 2X10'S ON SINGLE JACKS	(C)
H4	(2) 1.75" X 9.25" LVL'S ON DBL JACKS	
H5	(3) 2X10'S ON SINGLE JACKS	

NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

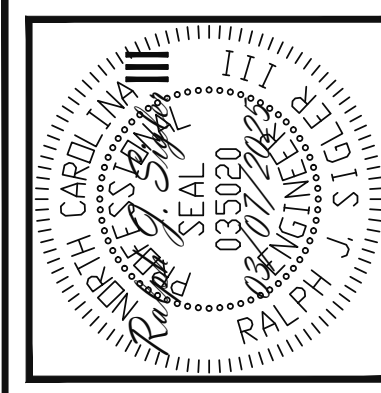
(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

2ND FLOOR FRAMING PLAN

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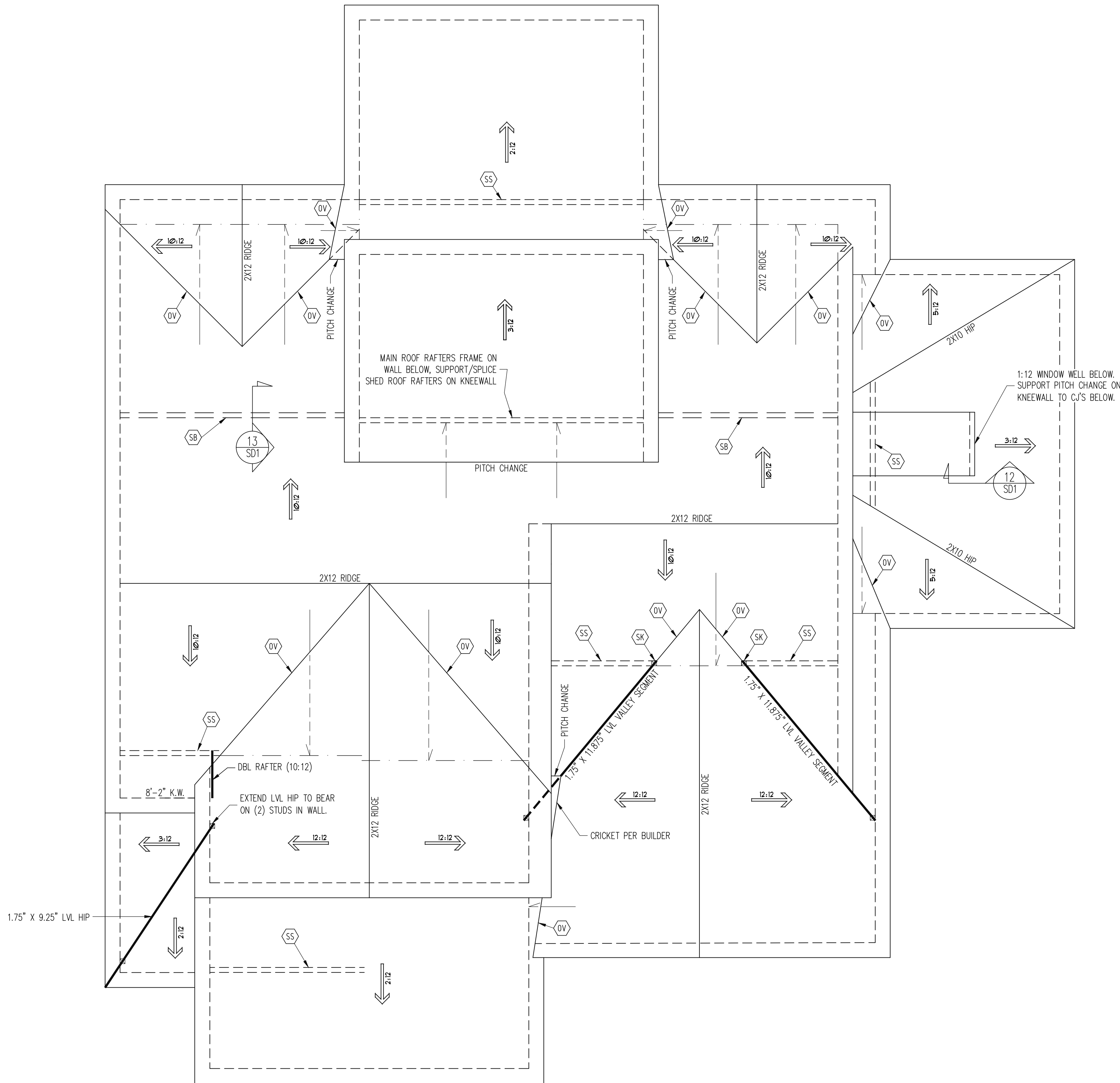
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STRUCTURAL ADDENDUM	
SCOPE:	318 SERENITY
LOC:	

ENG: PAL/RJS
DATE: 03/07/2025

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FRAMING NOTES
ROOF ONLY
-COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.
-COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.
-ROOF PITCHES 12:12 TYP U.N.O.
-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING SCHEDULE	
ROOF ONLY	
OV	OVERFRAME VALLEY (2X10 SLEEPER)
SB	SUPPORT/SPLICE RAFTERS ON BEAM BELOW
SS	SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW

ROOF FRAMING PLAN

1/4" = 1'-0"

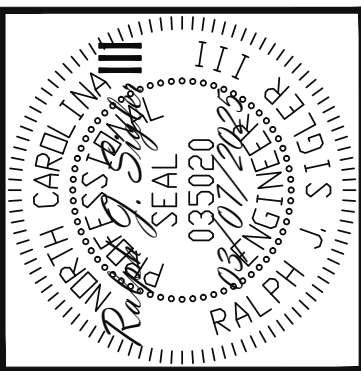
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STRUCTURAL ADDENDUM	
SCOPE:	318 SERENITY
LOC:	

ENG: PAL/RJS
DATE: 03/07/2025

PLAN #:
M336-24

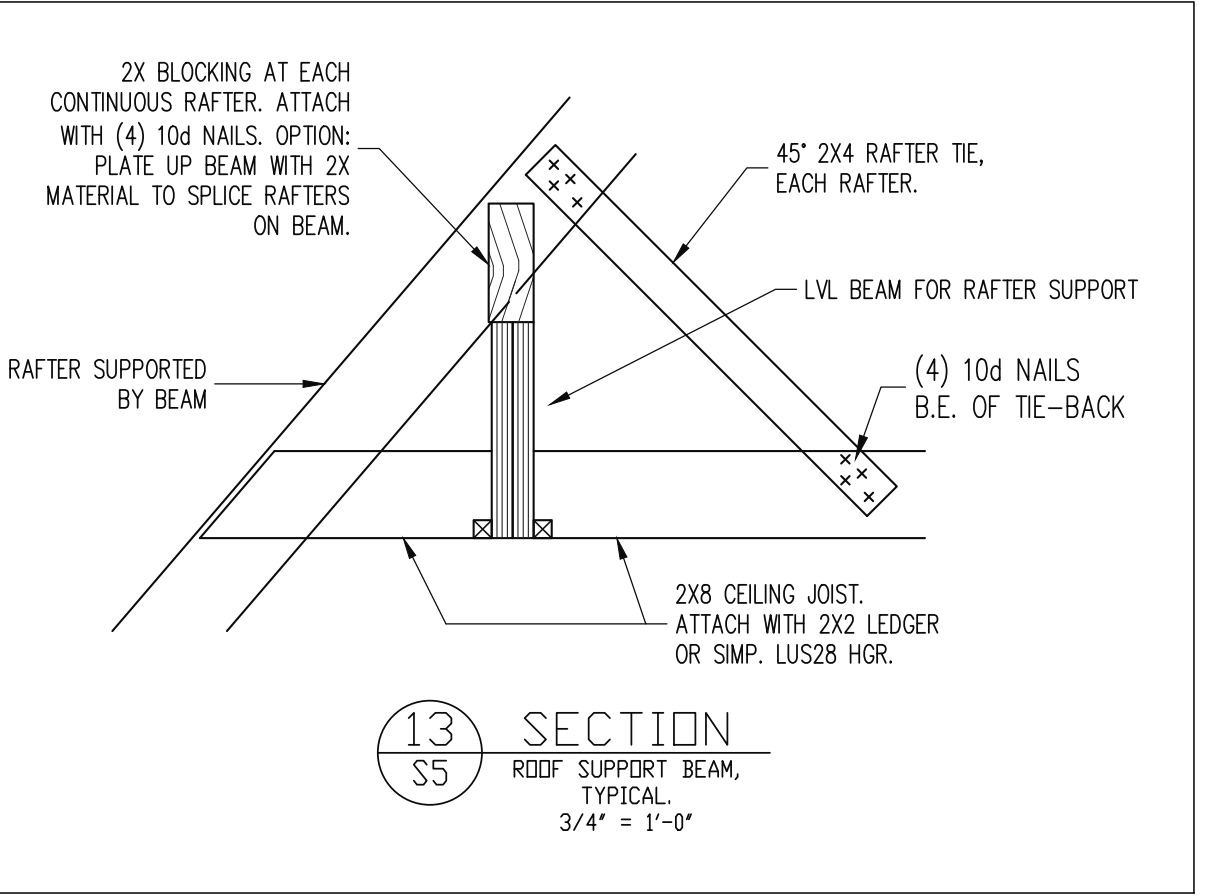
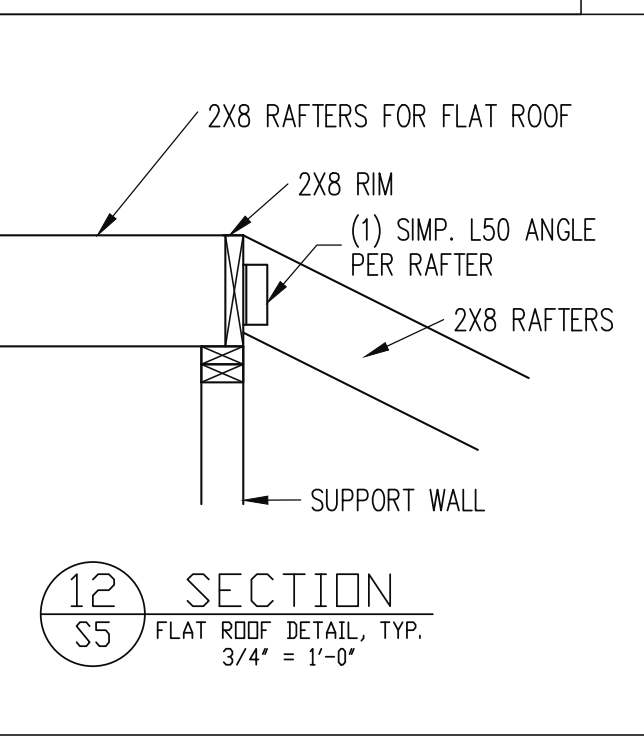
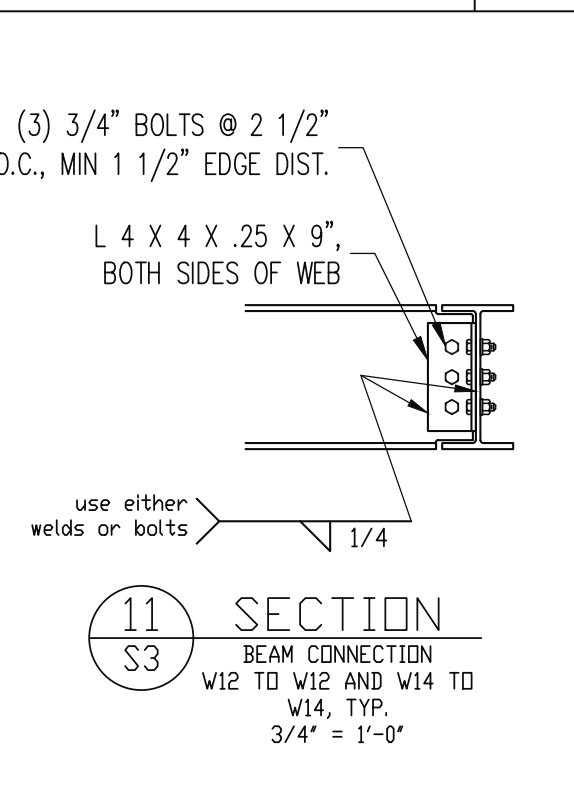
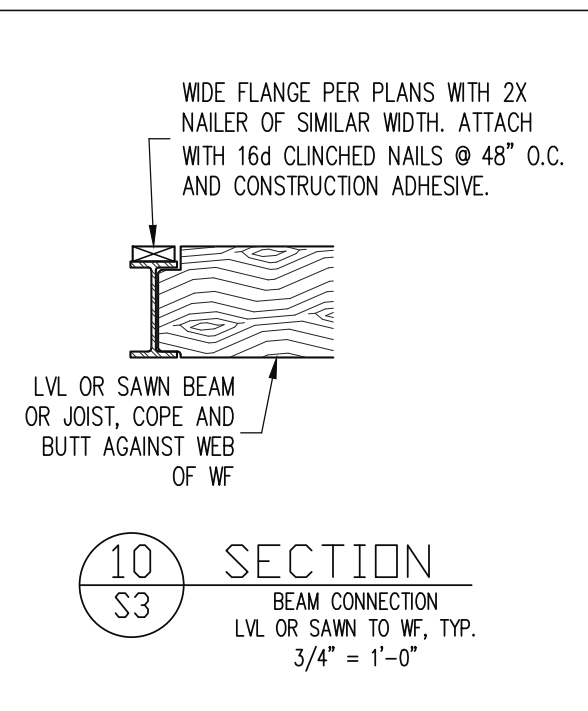
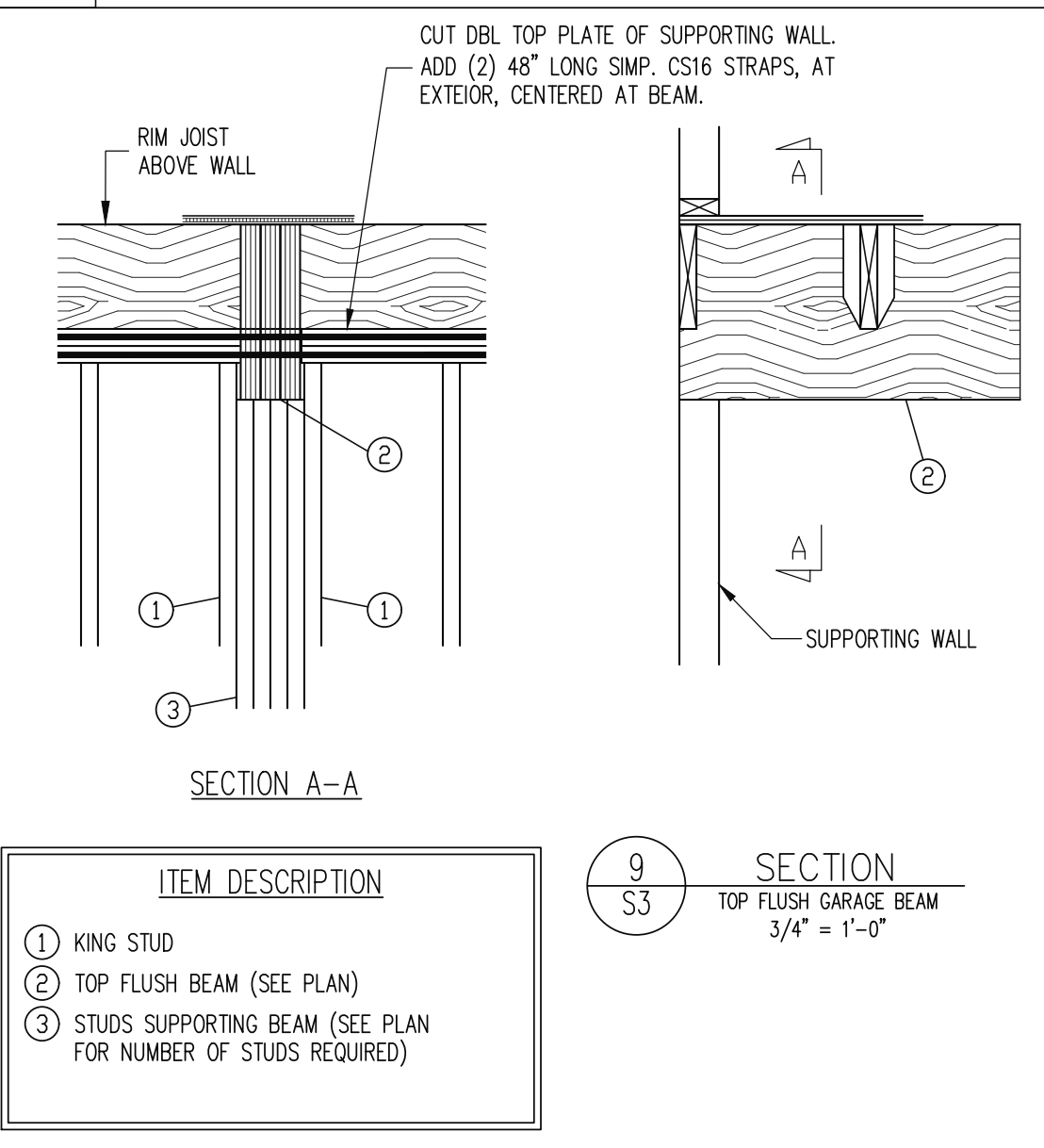
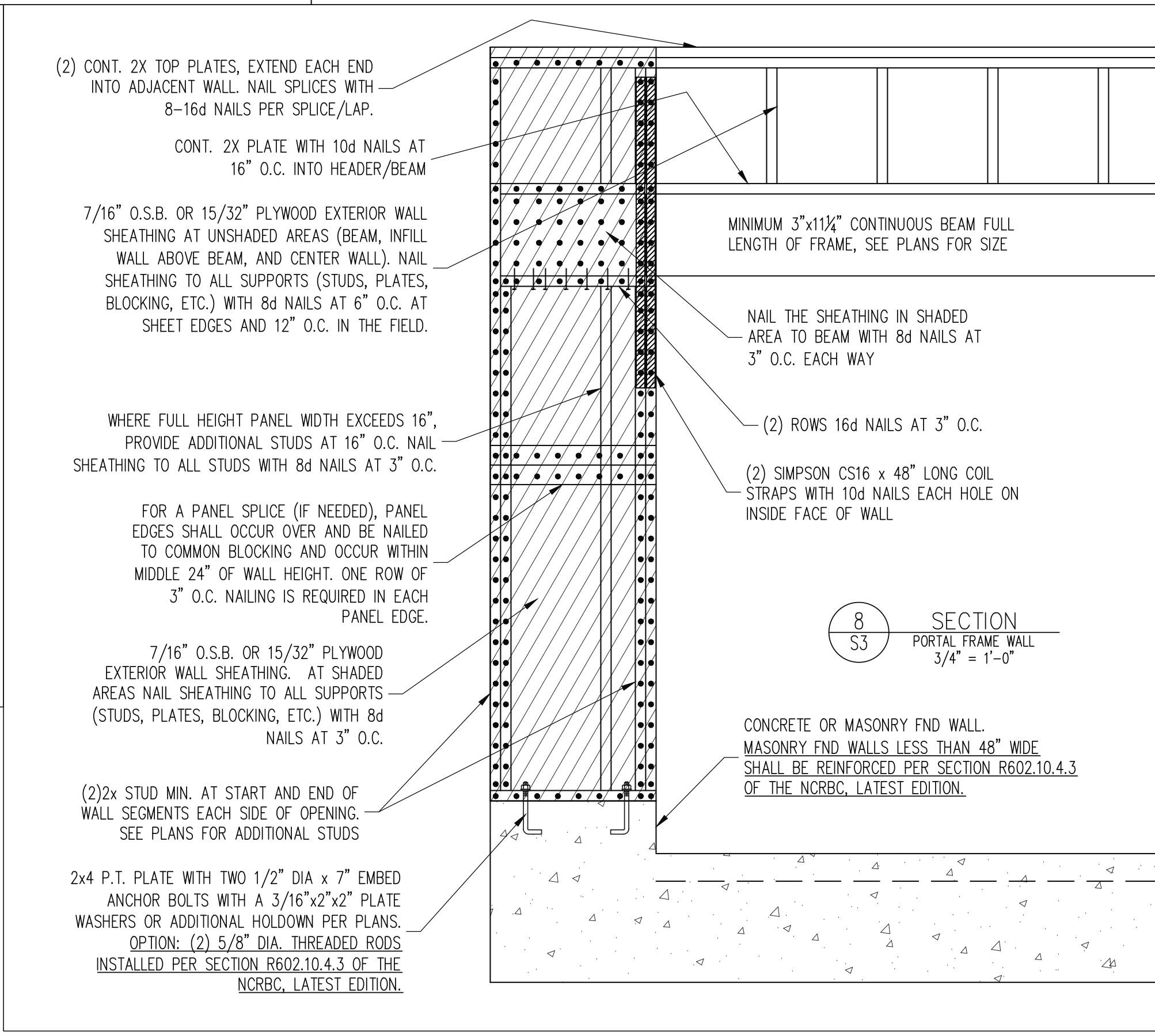
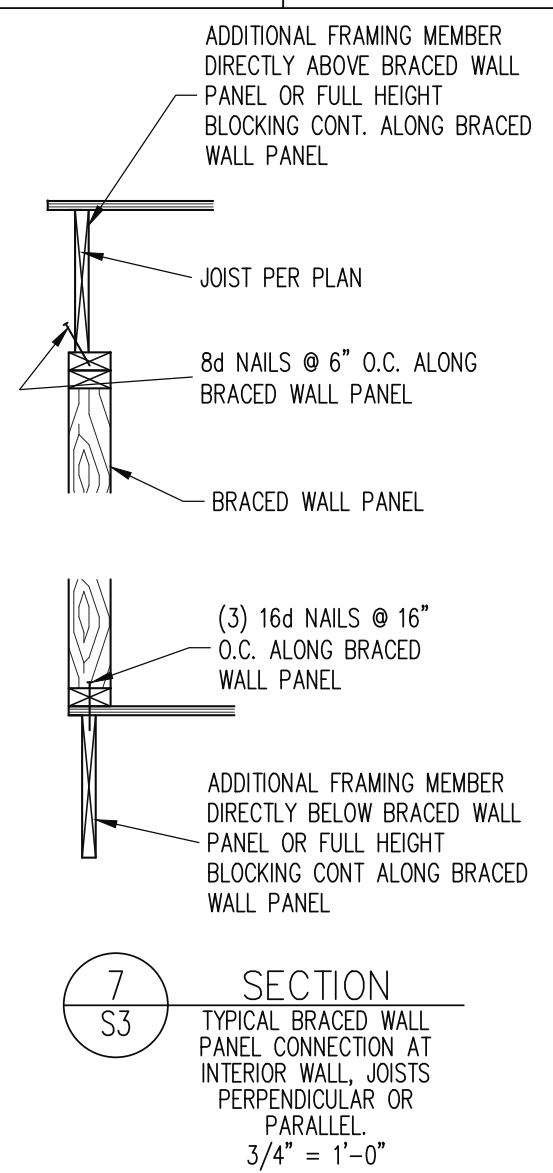
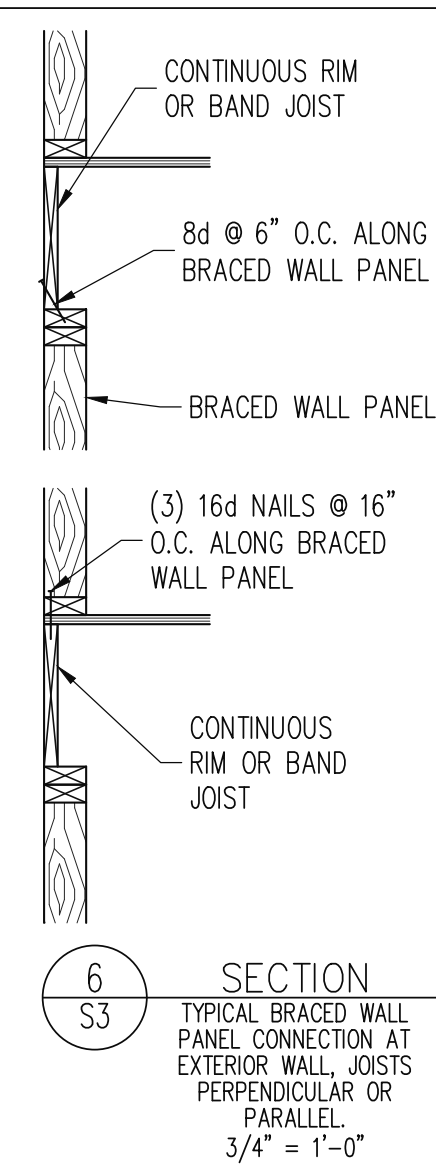
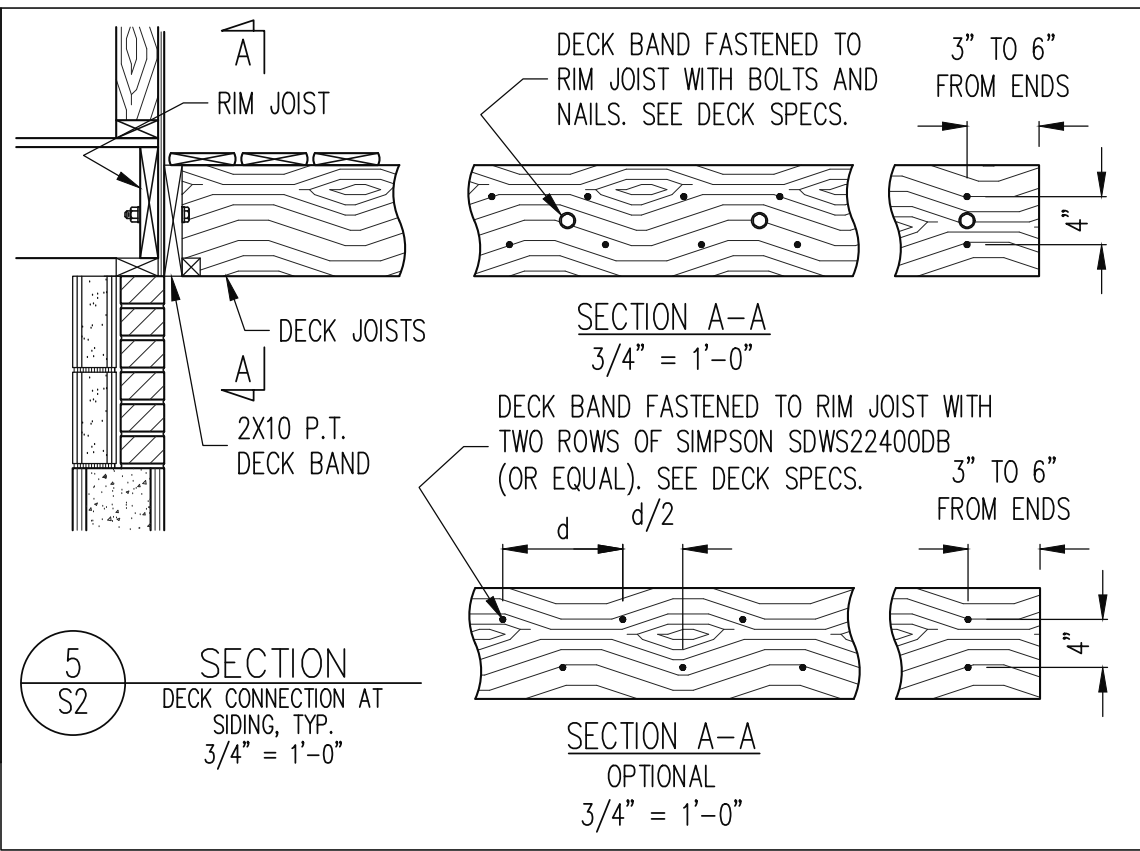
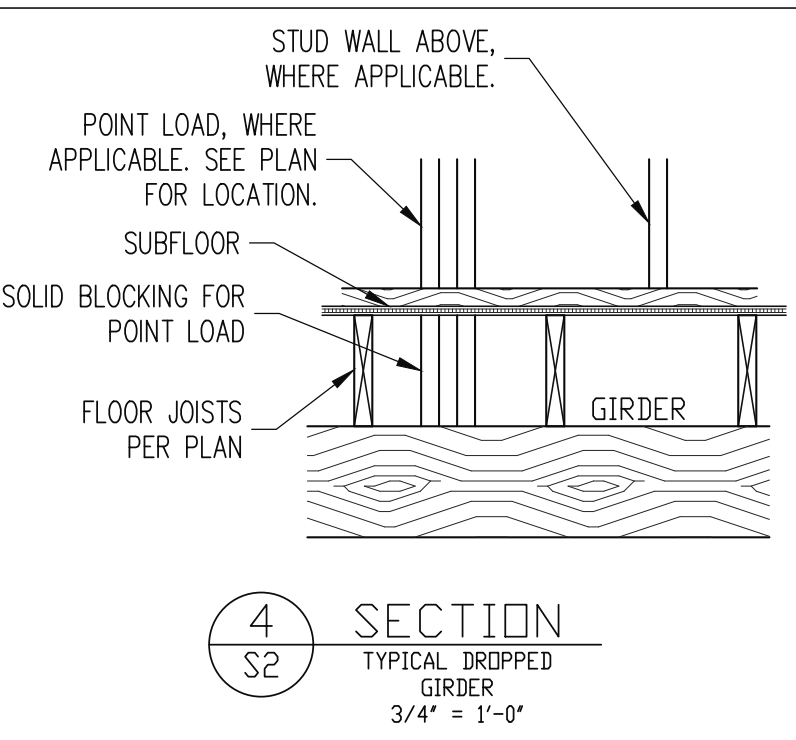
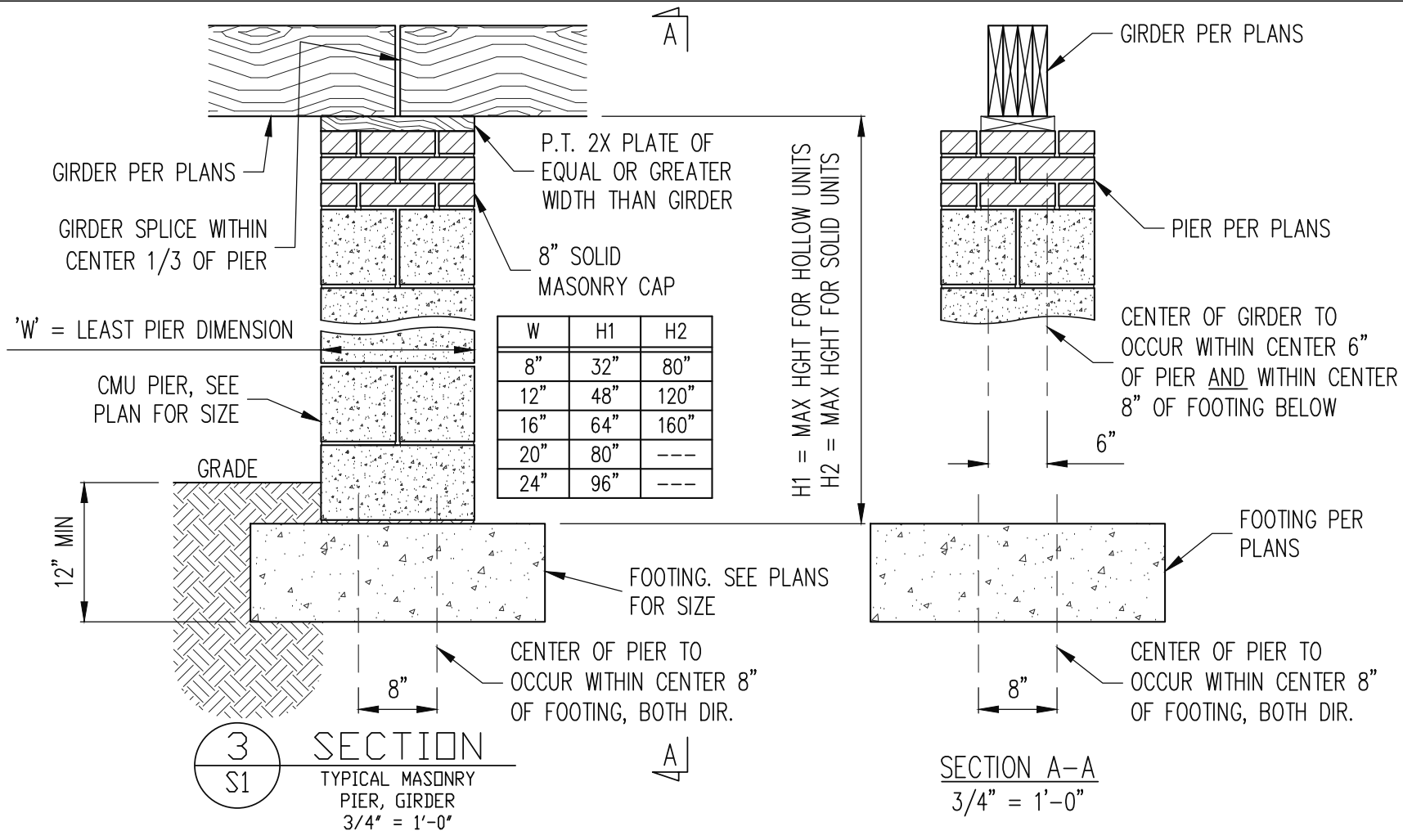
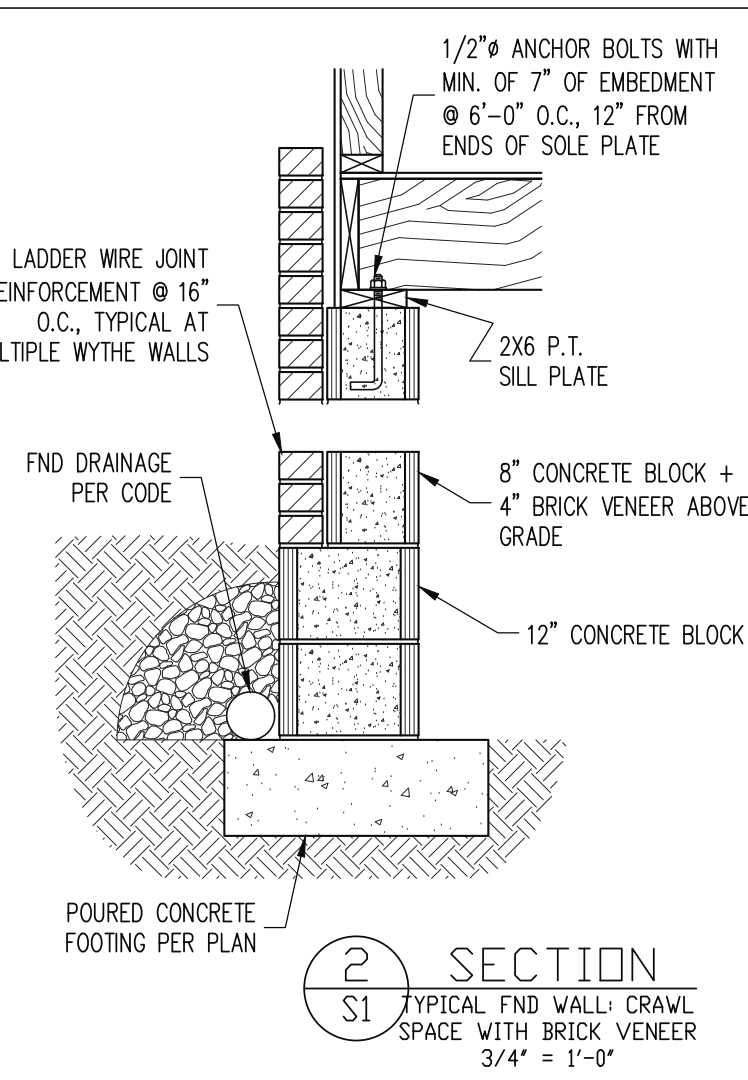
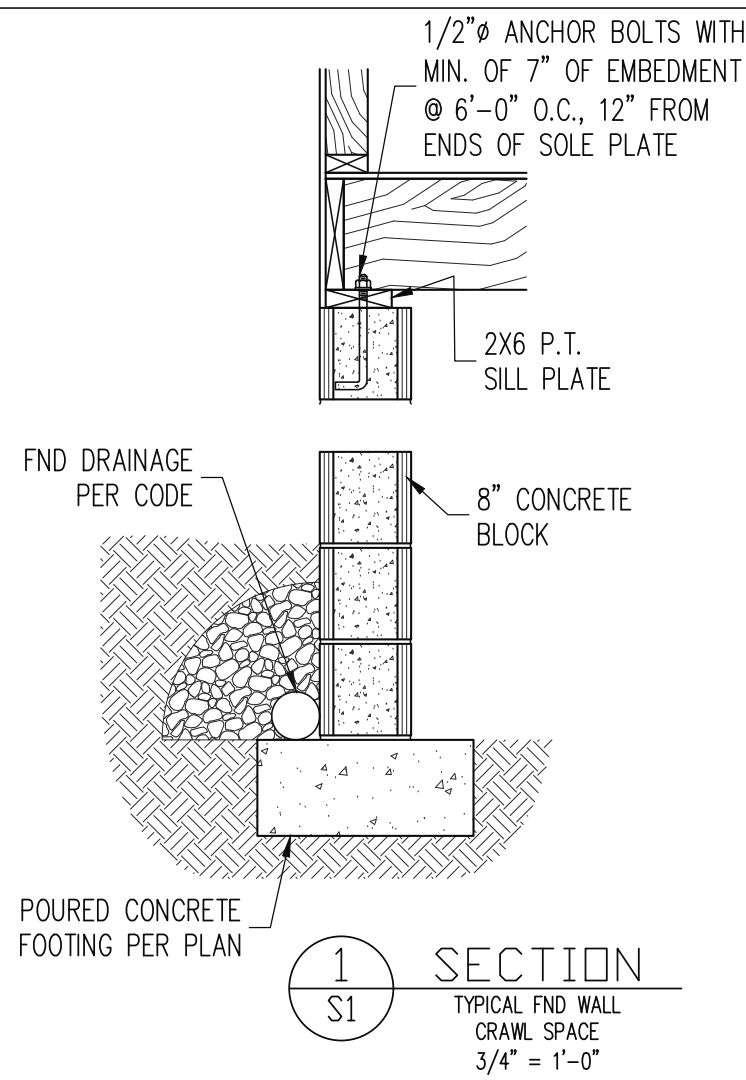
PROJECT NO.
25-21-050

SHEET NO.
S5
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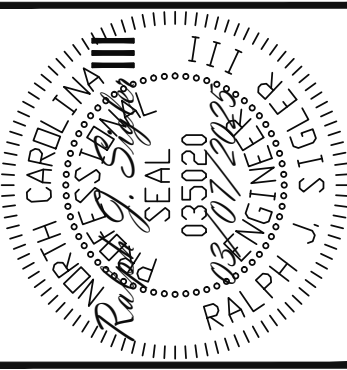


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STRUCTURAL ADDENDUM	
SCOPE:	318 SERENITY
LOC:	

ENG: PAL/RJS
DATE: 03/07/2025

PLAN #:
M336-24

PROJECT NO.
25-21-050

SHEET NO.
SD1
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