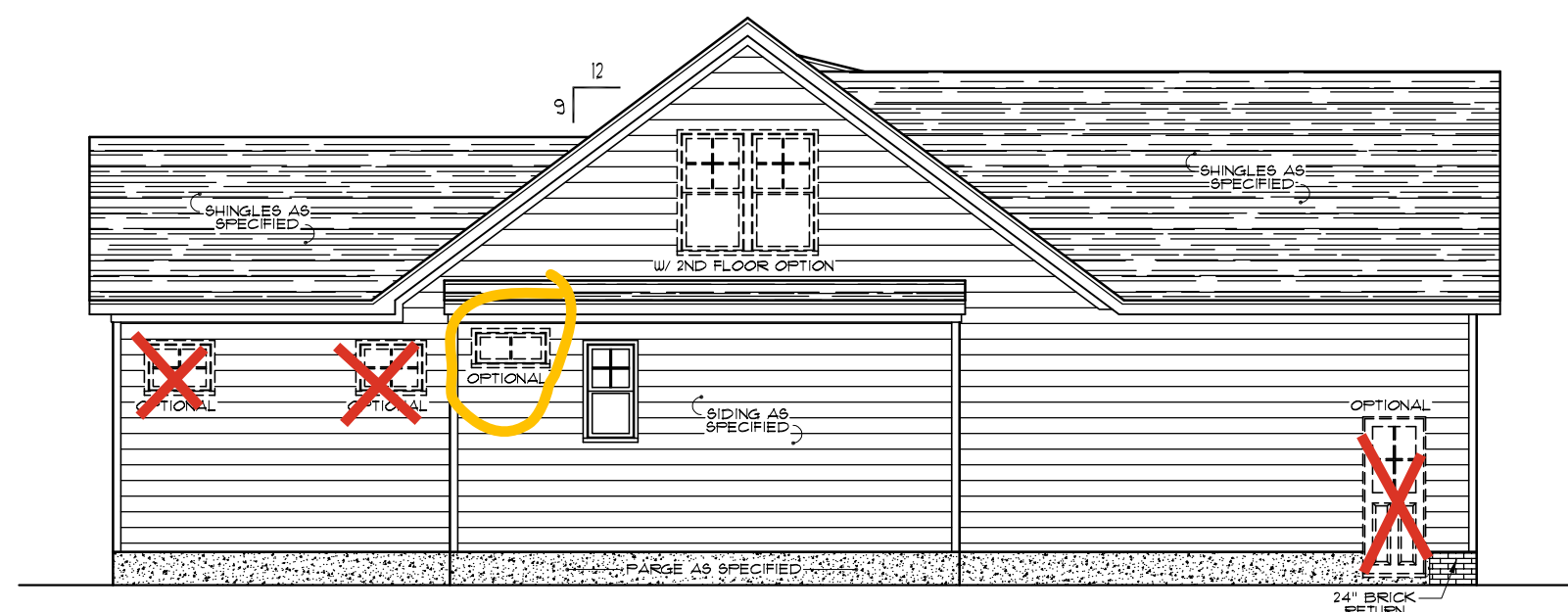




THIS PLAN CONFORMS TO THE 2018 VERSION OF THE I.R.C./NC RESIDENTIAL CODE.

FRONT ELEVATION "A" SCALE: 1/8" = 1'-0" W/ FRONT LOAD GARAGE



STANDARD LEFT SIDE ELEVATION "A" SCALE: 1/8" = 1'-0"

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ATTIC VENTILATION			
REQUIRED	2642	SQ. FT. OF ATTIC / 300 =	8.81 SQ. FT. OF INLET & OUTLET
PROVIDED			
(INLET) SOFFIT	07	SQ. FT. PER LINEAR FT. OF VENT.	88 LINEAR FT. = 616 SQ. FT. 47% (TOTAL OF INLET)
(OUTLET) RIDGE	11	SQ. FT. PER LINEAR FT. OF VENT.	64 LINEAR FT. = 704 SQ. FT. 53% (TOTAL OF OUTLET)
		TOTAL SQ. FT. OF VENT.	1320
* PROVIDE AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA, BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.			
* ALTERNATIVE METHOD: INSTALL VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM (51.4 MG/9.4M ² HPa) ON THE WARM SIDE OF THE CEILING.			
CATHEDRAL CEILINGS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.			
COVERED REAR PORCH OPTION IS INCLUDED			

CRAWL SPACE VENTILATION:	
1854	SQ. FT. / 150 = 12.36 SQ. FT. REQ.
12.36	SQ. FT. / .41 PER VENT = 26 VENTS REQ.
NOTE: WHERE AN APPROVED VAPOR BARRIER IS INSTALLED OVER GROUND SURFACE, THE REQUIRED VENTILATION MAY BE REDUCED BY 50%	
MINIMUM 6 MIL POLYETHYLENE VAPOR RETARDER OR EQUIVALENT SHALL BE INSTALLED TO NOMINALLY COVER ALL EXPOSED EARTH IN THE CRAWLSPACE. JOINTS SHALL LAP A MINIMUM OF 12". REFER TO SECTION R408.2 OF THE 2018 VERSION OF THE I.R.C./NC RESIDENTIAL CODE FOR MORE INFORMATION.	

CLOSED CRAWL SPACE VENTILATION METHODS	
(SEE REFERENCED SECTIONS IN CODE BOOK FOR DETAILED INSTRUCTIONS)	
(R409.5.1) DEHUMIDIFIER	A PERMANENTLY INSTALLED DEHUMIDIFIER SHALL BE PROVIDED IN THE CRAWL SPACE WITH THE MINIMUM RATED CAPACITY OF 15 PINTS PER DAY.
(R409.5.2) SUPPLY AIR	1854 SQ. FT. / 30 = 62 CFM
(R409.5.3) HOUSE AIR	1854 SQ. FT. / 50 = 38 CFM
(R409.5.4) EXHAUST FAN	1854 SQ. FT. / 50 = 38 CFM
(R409.5.5) CONDITIONED SPACE	THE CRAWL SPACE SHALL BE DESIGNED AS A HEATED AND COOLED, CONDITIONED SPACE WITH WALL INSULATION INSTALLED AS PER THE REQUIREMENTS OF SECTION R409.2.

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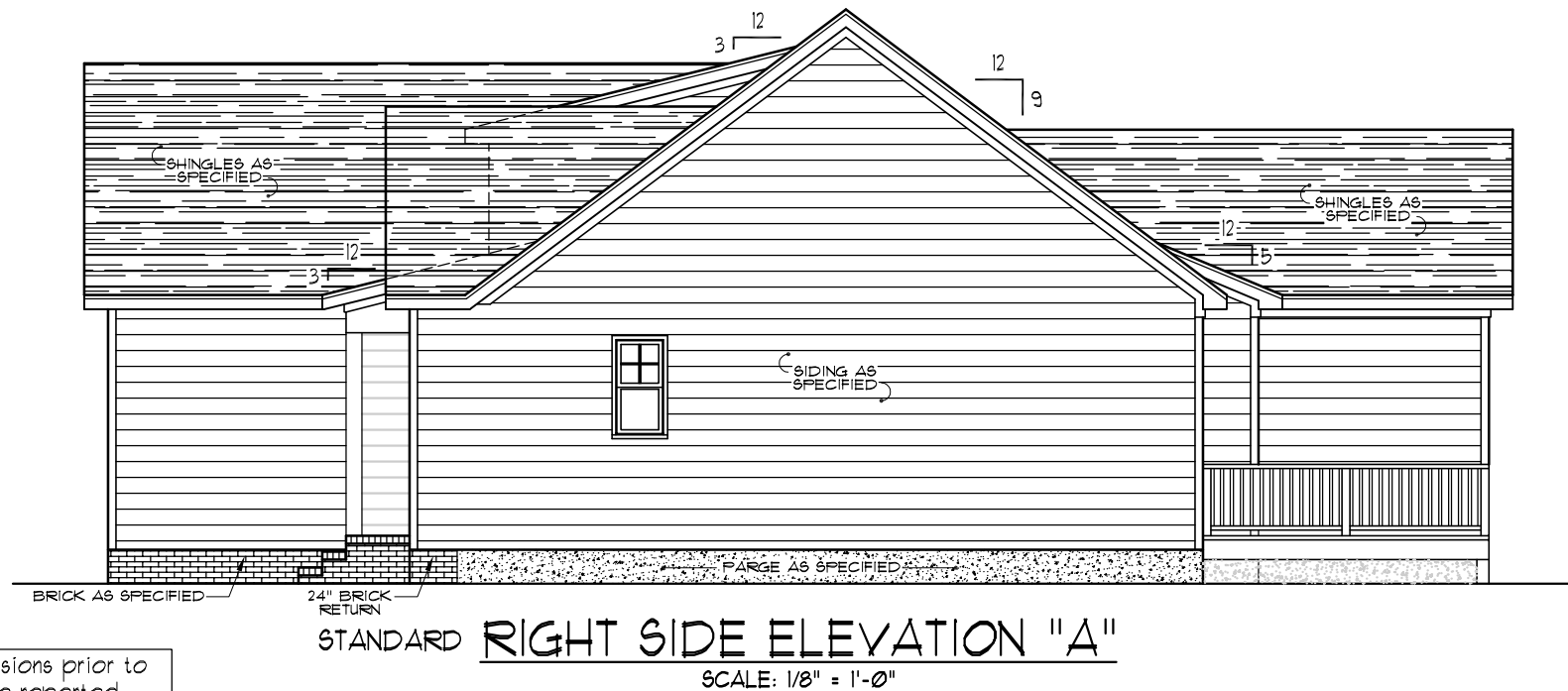
COUNTY:
MULTI

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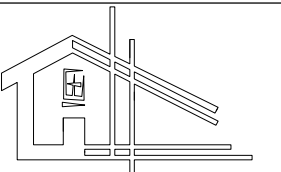
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ELEVATIONS "A"

PAGE
A = A1.1



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ELEVATIONS "A"

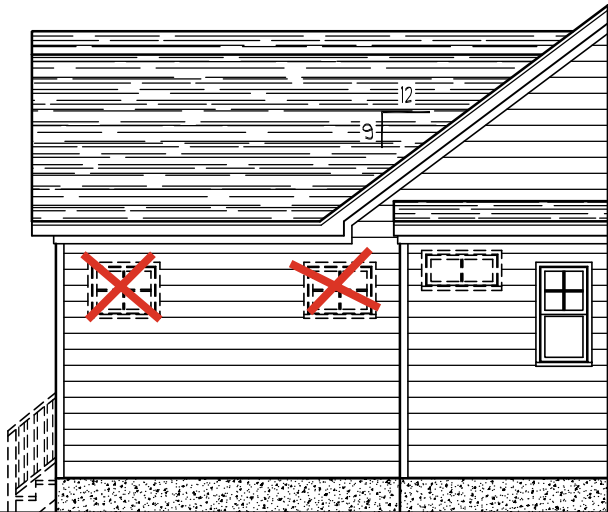
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A = A1.2

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REAR ELEVATION

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



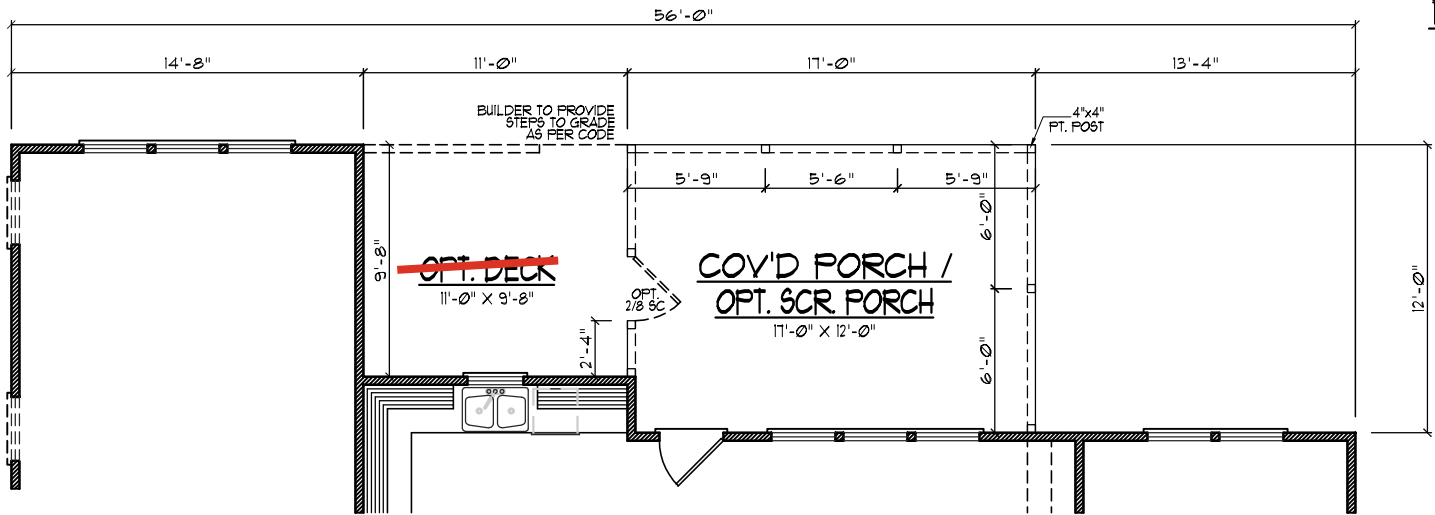
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

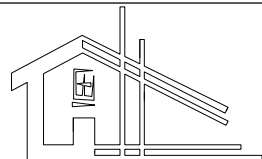
SCALE: 1/8" = 1'-0"



COVERED PORCH / DECK OPTIONS

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

OPTIONAL COV'D. PORCH = 203#
OPTIONAL DECK = 106#



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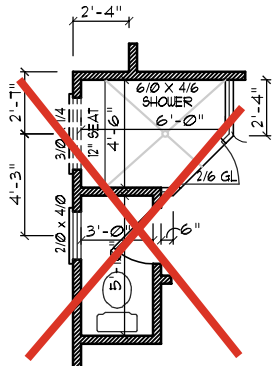
COVERED PORCH / DECK

PAGE

A-2.4

INSULATION AND FENESTRATION REQUIREMENTS			
CLIMATE ZONE	3A	4A	5A
FENESTRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED FENESTRATION SHGC	0.30	0.30	NR
CEILING R-VALUE	38 OR 30c1	38 OR 30c1	38 OR 30c1
WOOD FRAME WALL R-VALUE	15 OR 13+2.5	15 OR 13+2.5	19 OR 13+5 OR 15+3
MASS WALL R-VALUE	5/13 OR 5/10c1	5/13 OR 5/10c1	13/17 OR 13/12.5c1
FLOOR R-VALUE	19	19	30
BASEMENT WALL R-VALUE	5/13	10/15	10/15
SLAB R-VALUE & DEPTH	0	10	10
CRAWL SPACE WALL R-VALUE	5/13	10/15	10/19

PER TABLE N1102.12 (R402.12)
R-VALUES SHOWN ARE MINIMUMS
U-FACTORS & SHGC SHOWN ARE MAXIMUMS

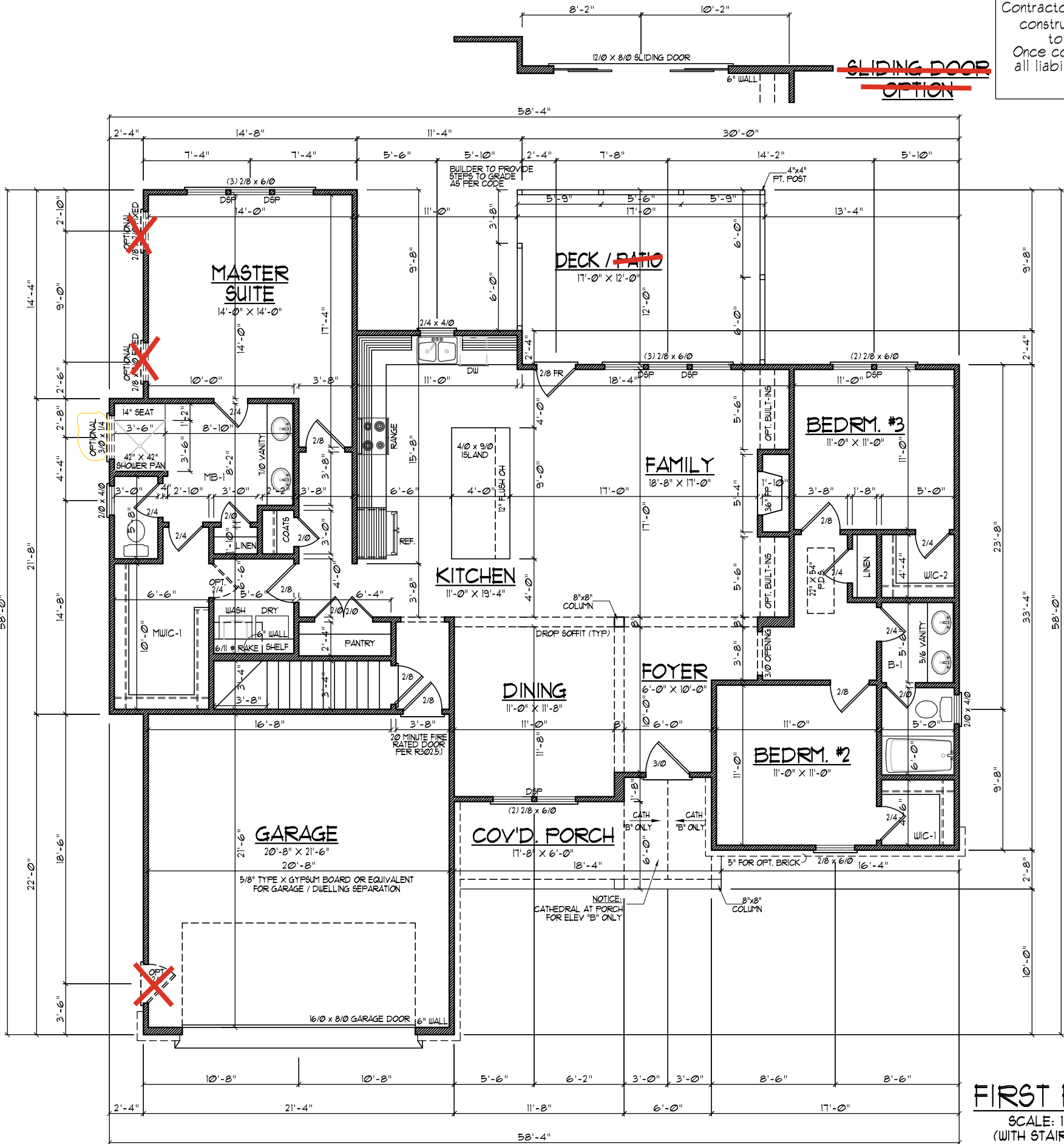


CUSTOM SHOWER
OPTION

NOTE:
PROVIDE REQUIRED FALL
PROTECTION WHEN BOTTOM OF
CLEAR WINDOW OPENING IS
GREATER THAN 12" ABOVE
EXTERIOR GRADE AND LESS
THAN 24" ABOVE FIN. FLOOR
PER SECTION R312.2.2. OF 2018
I.R.C. / N.C. RESIDENTIAL CODE

NOTE:
DECK /PORCH CONSTRUCTION
AND BRACING REQUIREMENTS
PER APPENDIX M OF THE 2018
I.R.C. / N.C. RESIDENTIAL CODE

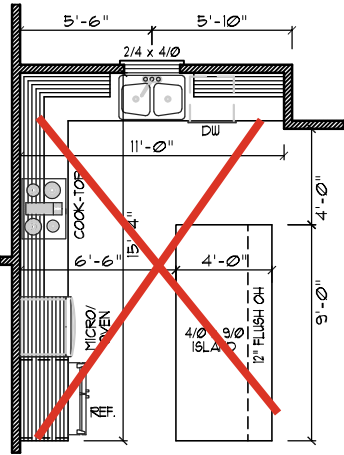
NOTE:
PROVIDE GARAGE DWELLING
SEPARATION PER TABLE R302.6
OF THE 2018 NC RESIDENTIAL
CODE



FIRST FLOOR
SCALE: 1/8" = 1'-0"
(WITH STAIR OPTION TO
OPTIONAL 2ND FLOOR)

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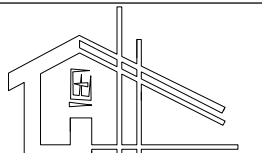
GOURMET KITCHEN
OPTION



GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN 4" THICK UNO.
ALL DIMENSIONS ARE TO FRAMING UNO.
PLATE/CEILING HGT.
REFER TO ELEVATION PAGE(S) FOR PLATE/CEILING HEIGHTS FOR EACH FLOOR.
WINDOW HGT.
REFER TO ELEVATION PAGE(S) FOR WINDOW HEADER HEIGHTS FOR EACH FLOOR.
NOTE:
WINDOW HEADER HEIGHTS, IF NOTED ON FLOOR PLANS TAKE PRECEDENCE OVER HEIGHTS NOTED ON ELEVATION PAGE(S).
SMOKE DETECTORS:
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC. SD=SMOKE DETECTOR
EGRESS:
ALL SLEEPING ROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO SECTION 1029 OF THE I.B.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS, PROVIDES PRESSURE RATINGS & ROUGH OPENING DIMENSIONS AS MANUFACTURERS VARY.
ATTIC ACCESS:
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE. (IF WALK-UP ATTIC IS NOT INCLUDED)

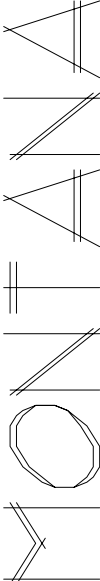
FLOOR AREA:(W/ 2ND FLR OPT.)	
HTD. SQ. FT. =	1854#
TOTAL HTD. SQ. FT. =	1854#
UNFIN. STOR. / OPT. FIN. REC. RM. =	384#
GARAGE =	467#
COVERED FRONT PORCH =	118#
DECK / PATIO =	203#



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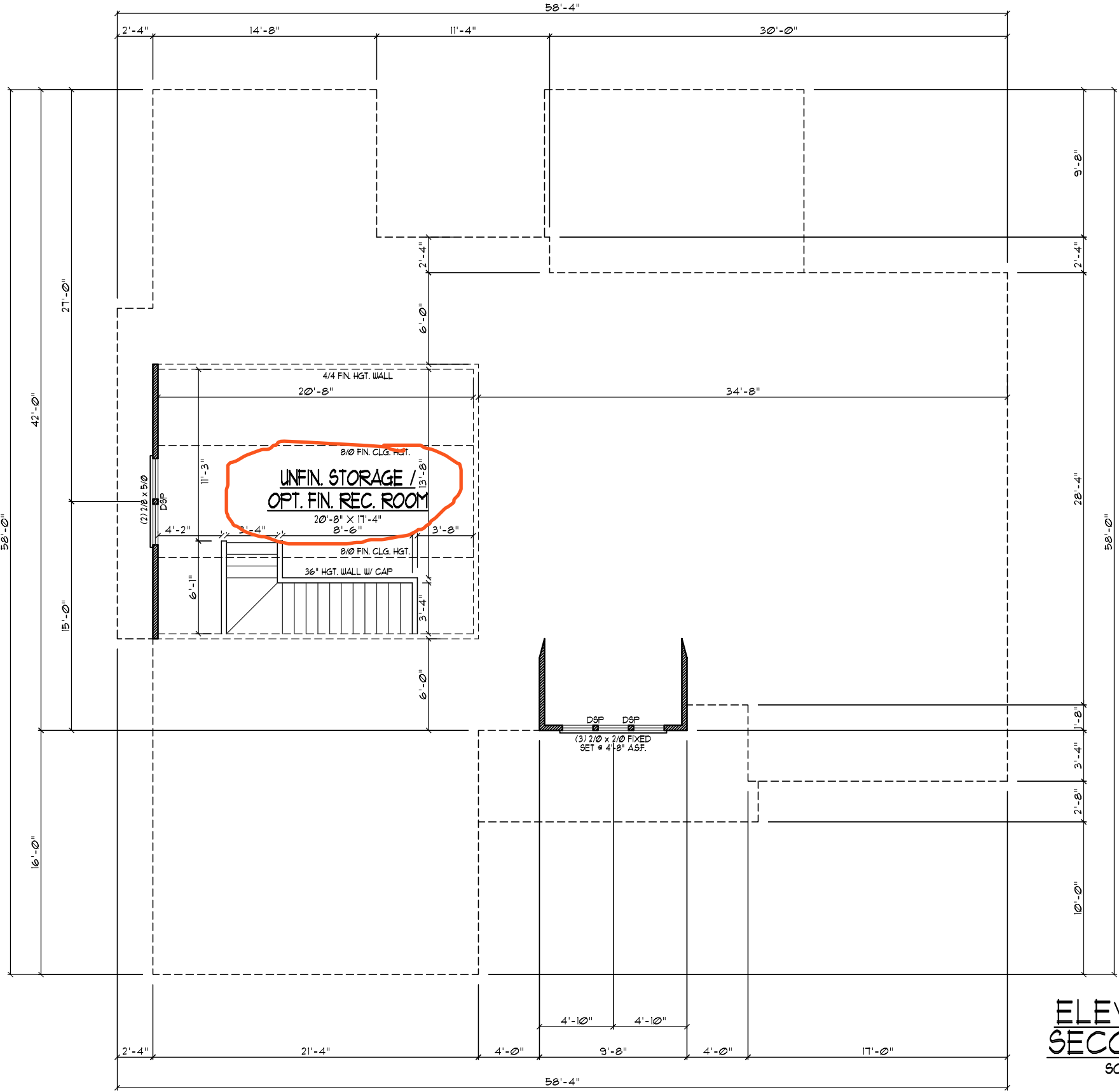
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FIRST FLOOR (STAIR OPTION)

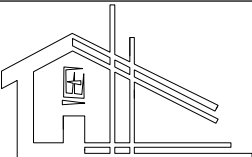
PAGE

A-2.2

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ELEVATION "A"
SECOND FLOOR
SCALE: 1/8" = 1'-0"



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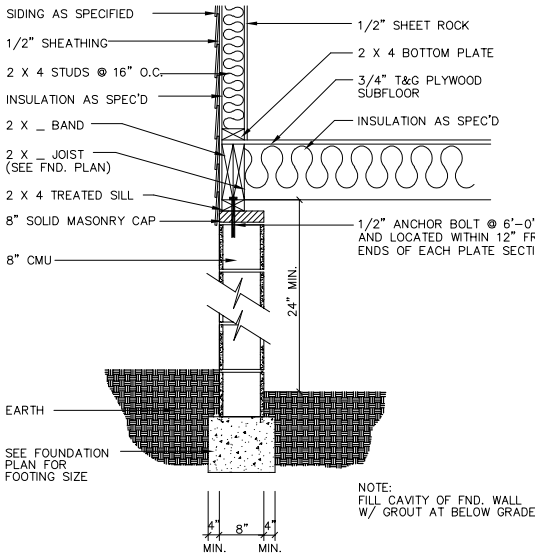
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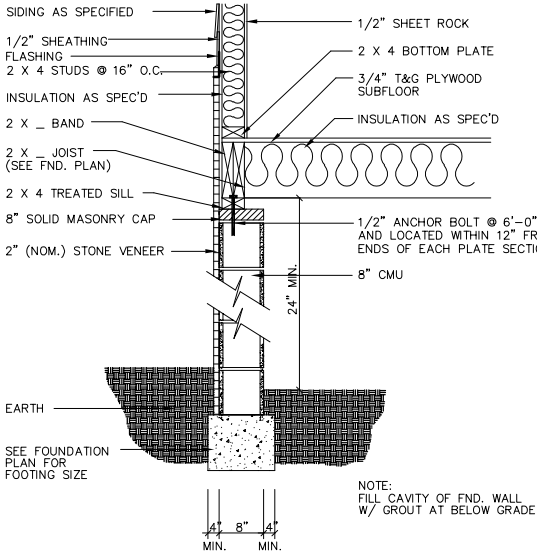
SECOND FLOOR "A"

PAGE
A-3.1

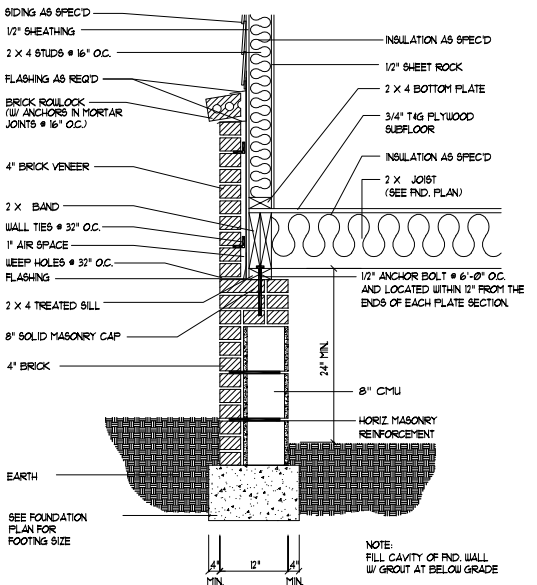
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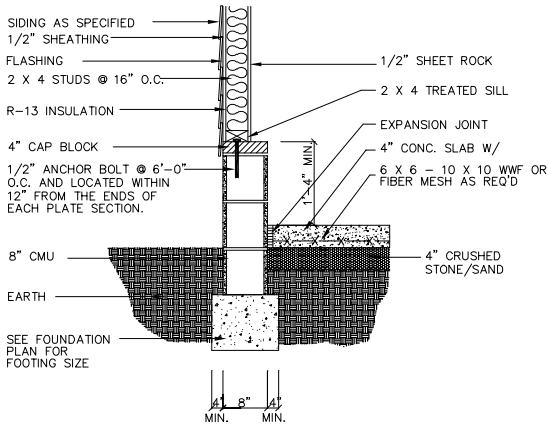
CRAWLSPACE (8" BLOCK PARGED)
FND. DETAIL (NTS)



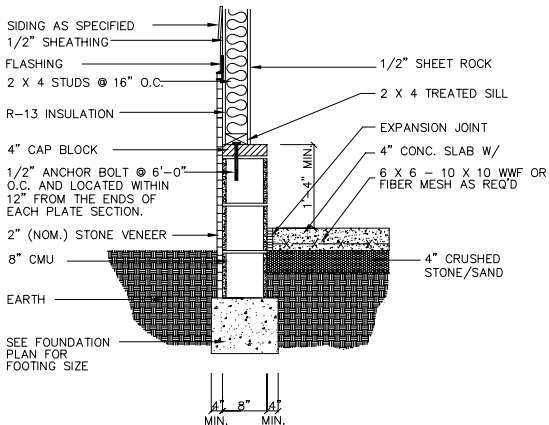
CRAWLSPACE (2" NOM. STONE TO SIDING TRANSITION)
FND. DETAIL (NTS)



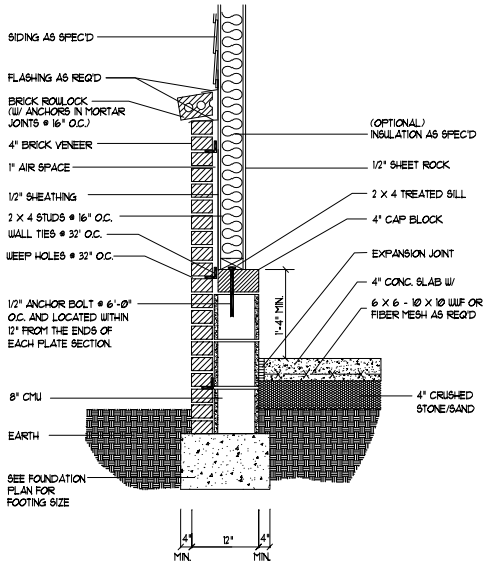
CRAWLSPACE (BRICK TO SIDING TRANSITION)
FND. DETAIL (NTS)



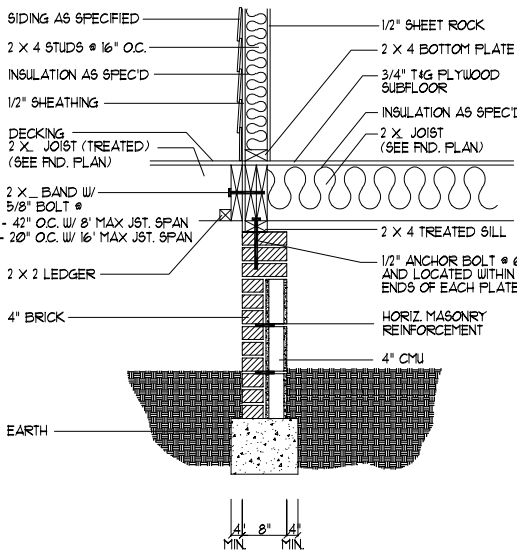
EXT. GARAGE WALL (8" BLOCK PARGED)
FND. DETAIL (WITH CRAWLSPACE) (NTS)



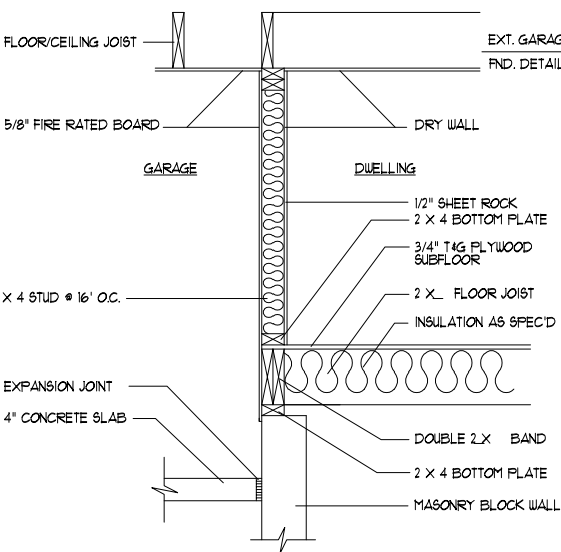
EXT. GARAGE WALL (2" NOM. STONE TO SIDING TRANSITION)
FND. DETAIL (WITH CRAWLSPACE) (NTS)



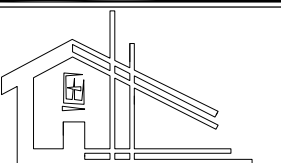
EXT. GARAGE WALL (BRICK TO SIDING TRANSITION)
FND. DETAIL (WITH CRAWLSPACE) (NTS)



DECK
ATTACH DETAIL (NTS)



GARAGE (CRAWLSPACE)
INT. GARAGE WALL (NTS)



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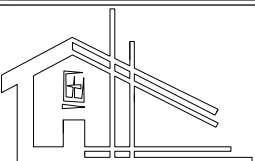
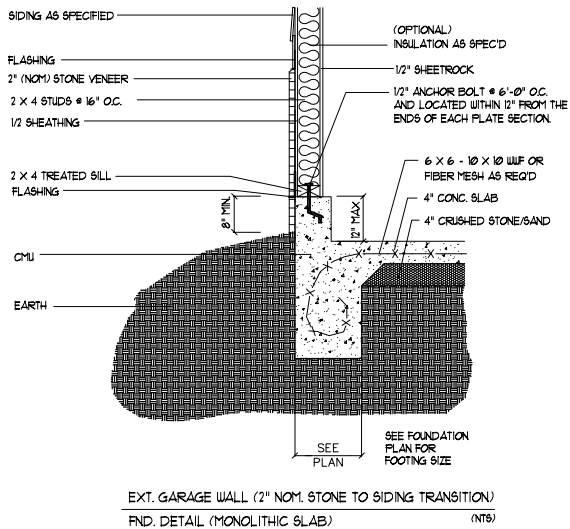
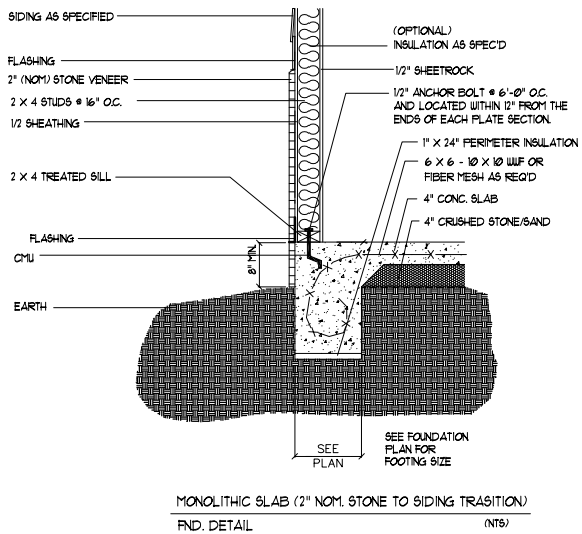
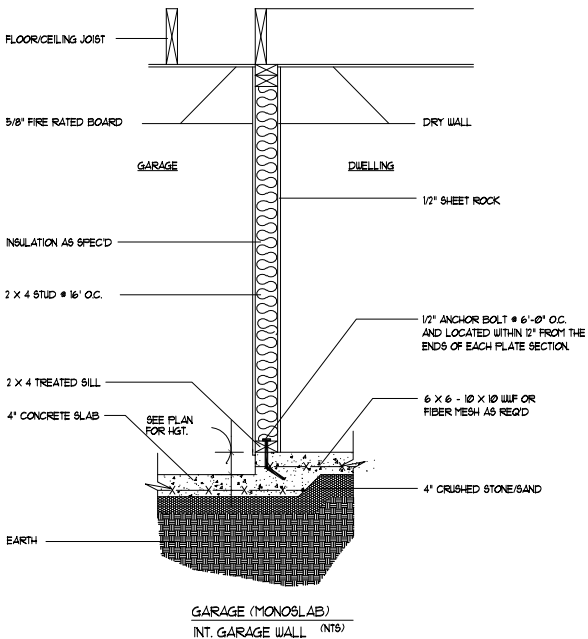
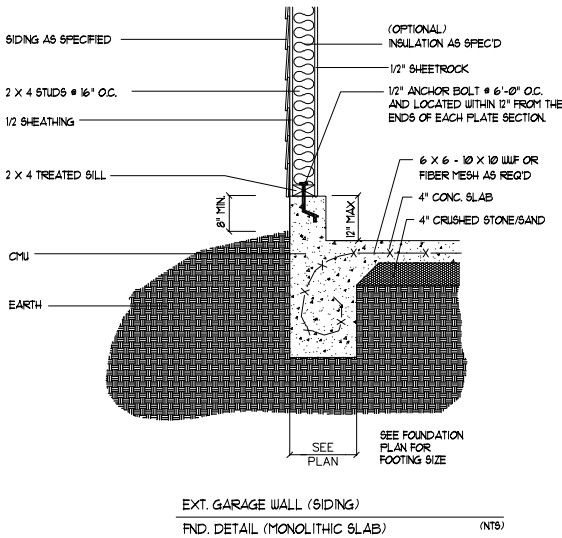
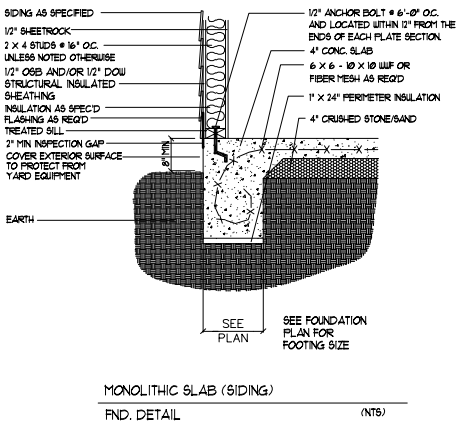
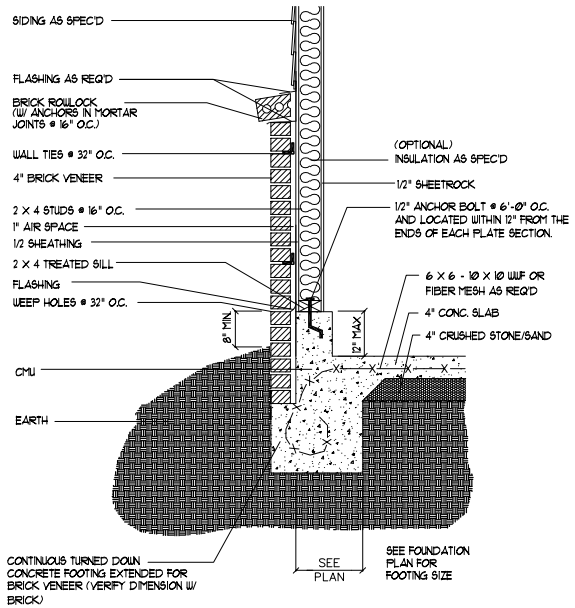
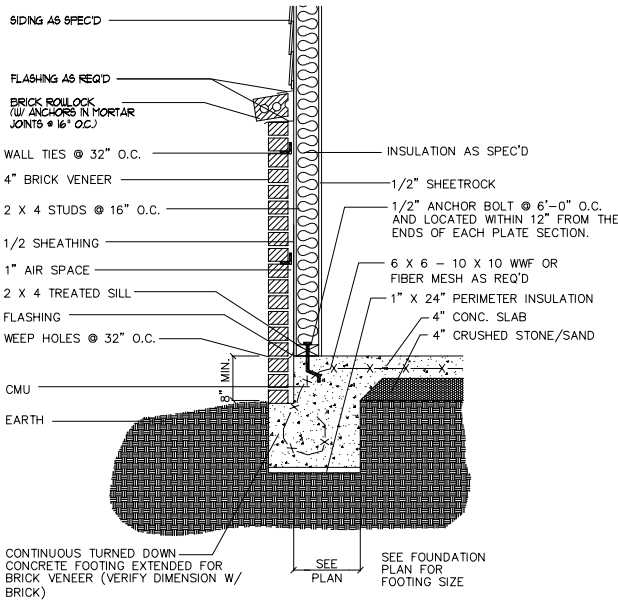
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DETAILS

PAGE
D = 1

$$0 = 2$$

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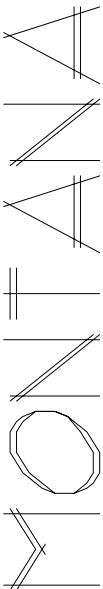
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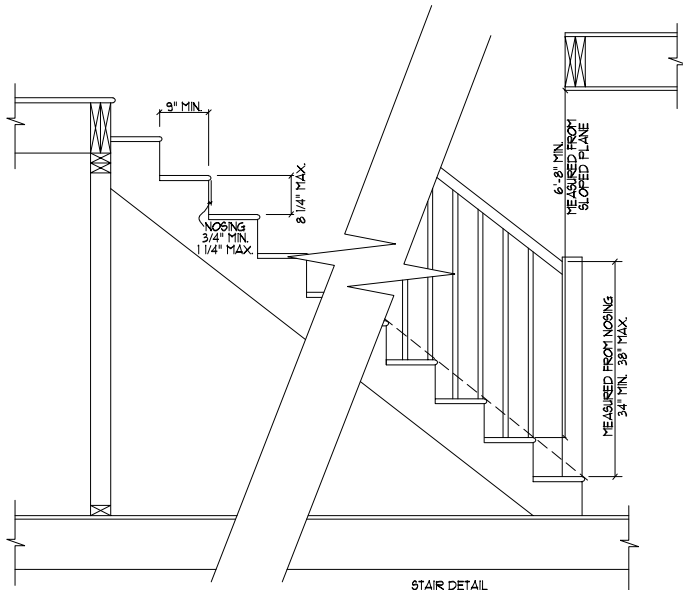
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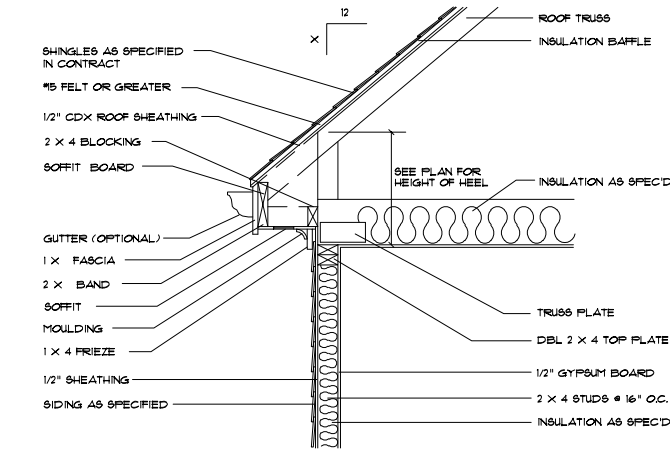
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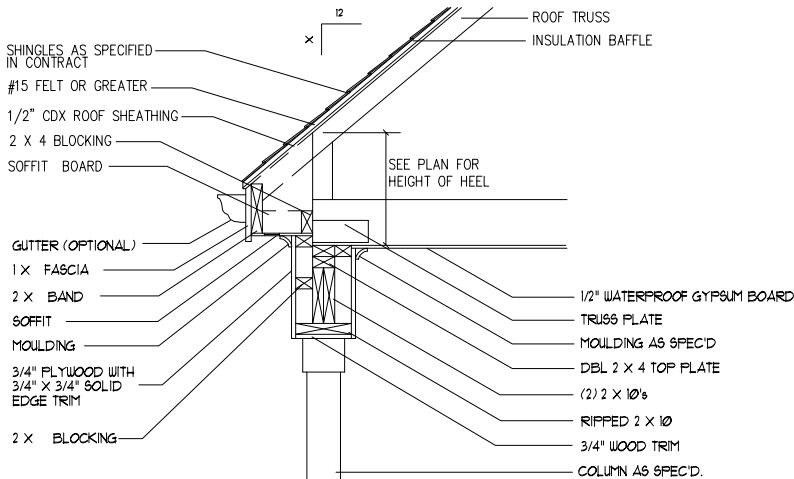


R312.13 OPENING LIMITATIONS (GUARDRAILS)
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4\"/>

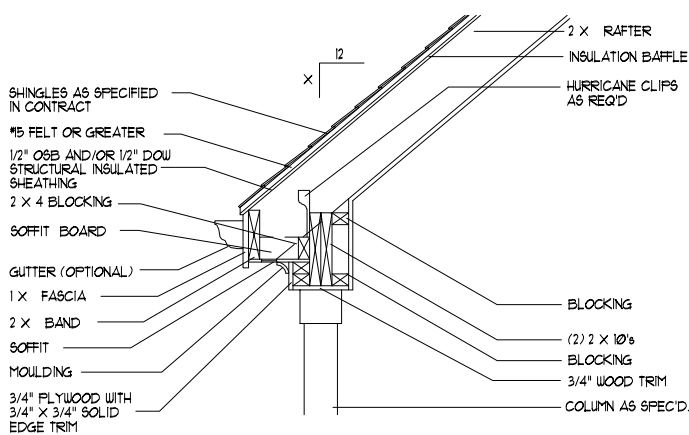
EACH TREAD AND RISER MUST BE UNIFORM. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8\"/>



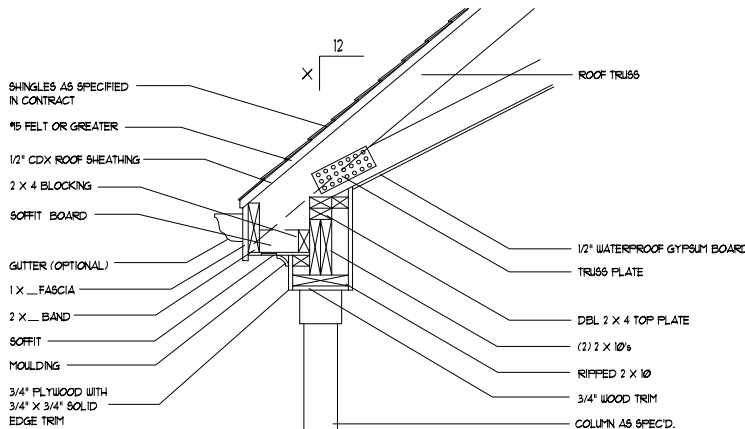
ROOF TRUSS DETAIL
RAISED HEEL (NTS)



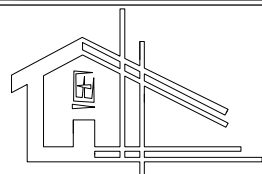
ROOF TRUSS DETAIL
PORCH CEILING (FLAT) (NTS)
WITH RAISED HEEL



RAFTER DETAIL
VAULTED CEILING (NTS)
PORCH ATTACHMENT



ROOF TRUSS DETAIL
PORCH CEILING (VAULTED) (NTS)



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D = 4