



FRONT ELEVATION

SCALE: 1/4"=1'-0"

AREA CALCULATIONS			
HEATED (SQ. FT.)		UNHEATED (SQ. FT.)	
1ST FLOOR:	3327	GARAGE:	978
2ND FLOOR:	1759	COV. PORCH:	295
REC. ROOM:	466	PORCH:	61
		BRICK:	140
TOTAL:	5552	TOTAL:	1474
(HEATED)		(UNHEATED)	
OVERALL DIMENSION		UNFINISHED (SQ. FT.)	
WIDTH:	91'-10"	FUTURE:	479
DEPTH:	74'-10"	STORAGE:	161



REAR ELEVATION

SCALE: 1/4"=1'-0"



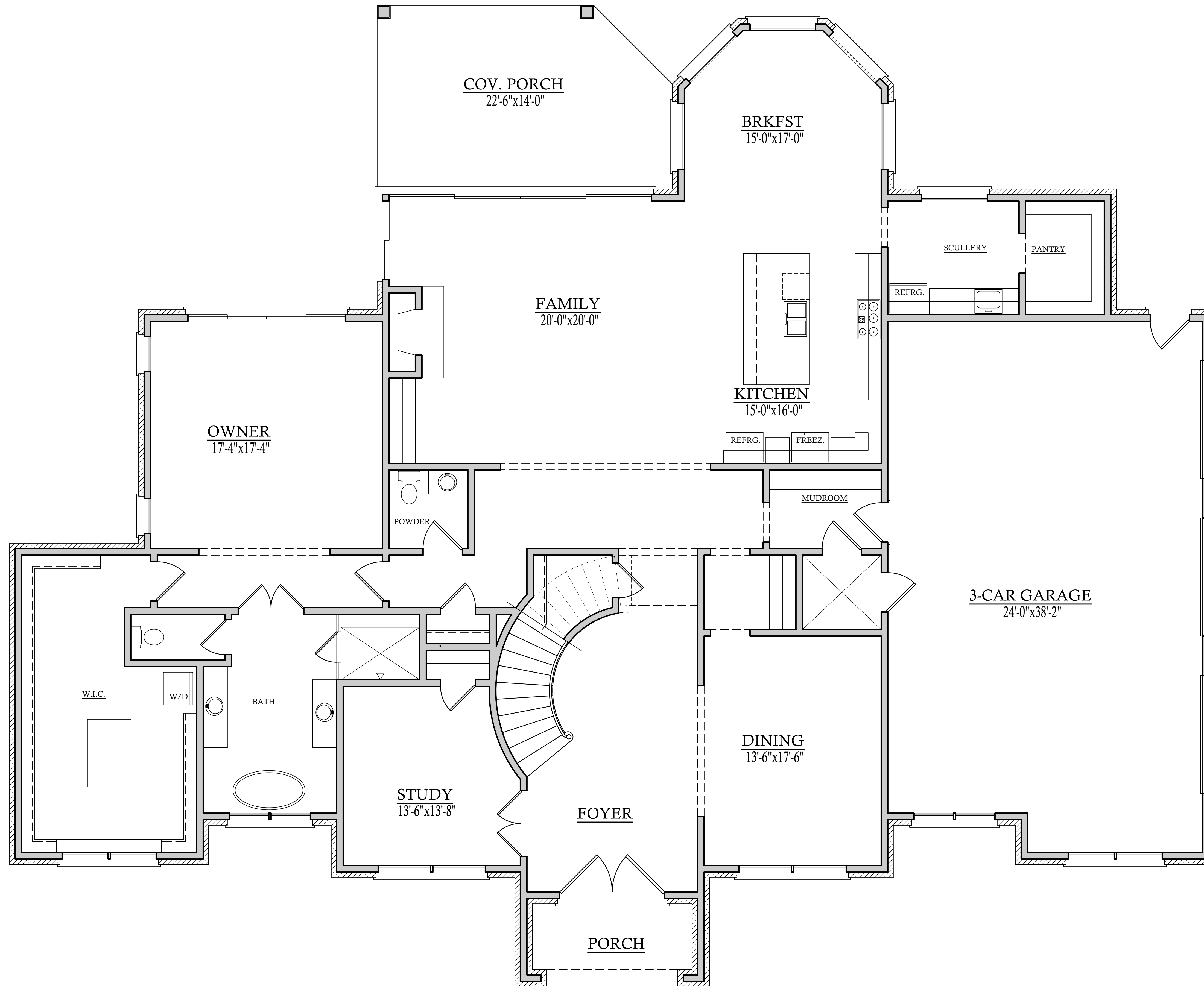
LEFT ELEVATION

SCALE: 1/4"=1'-0"

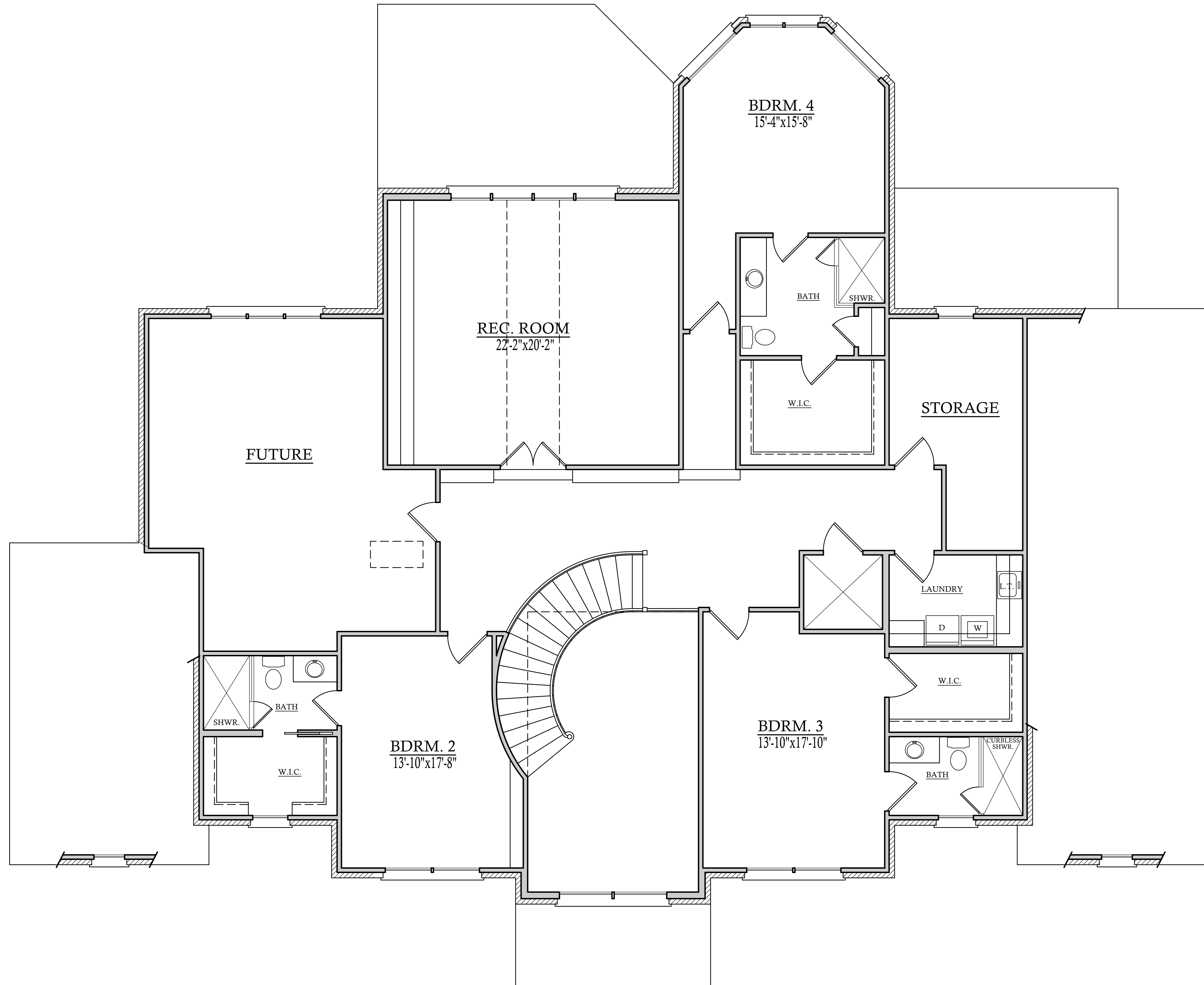


RIGHT ELEVATION

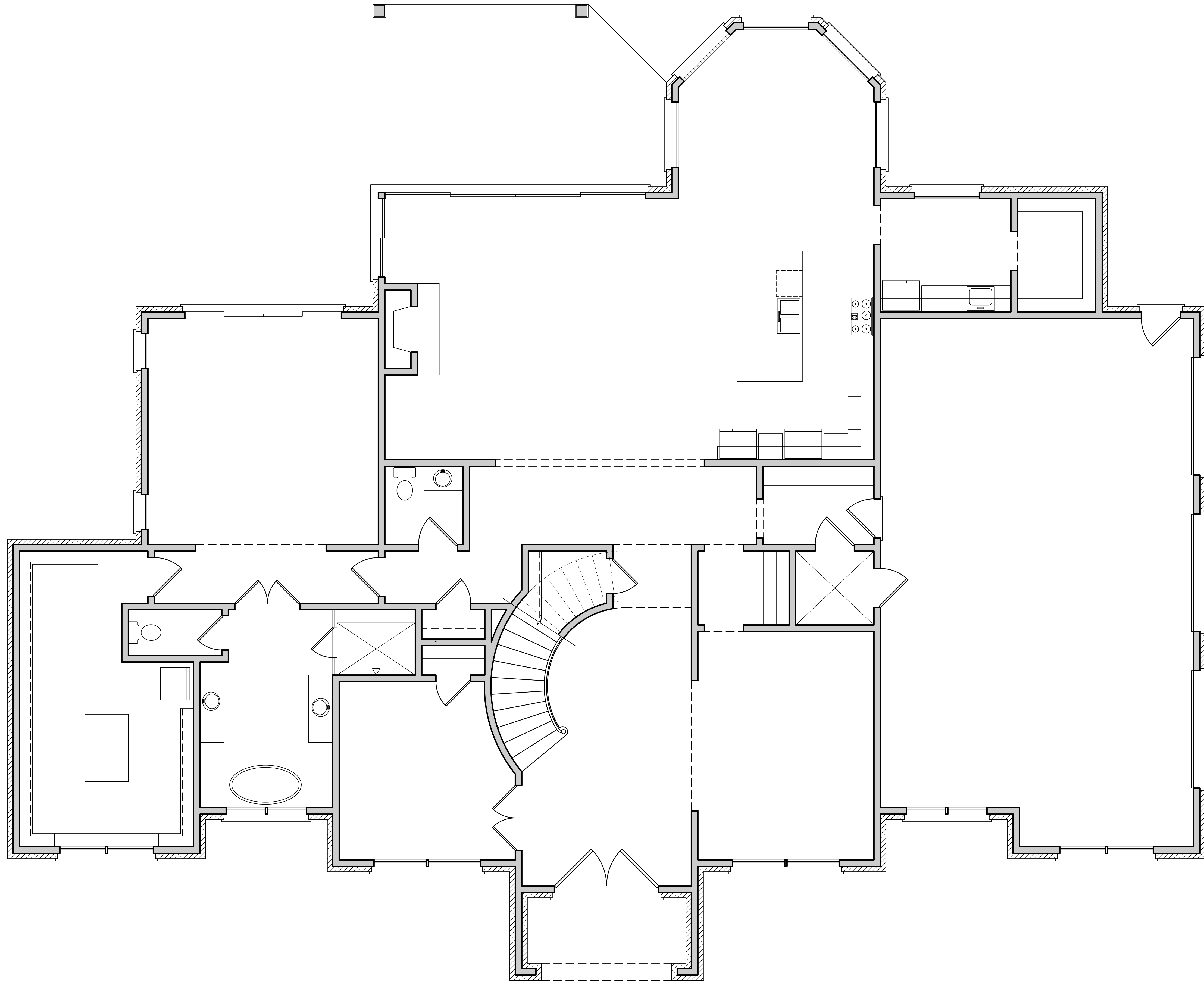
SCALE: 1/4"=1'-0"

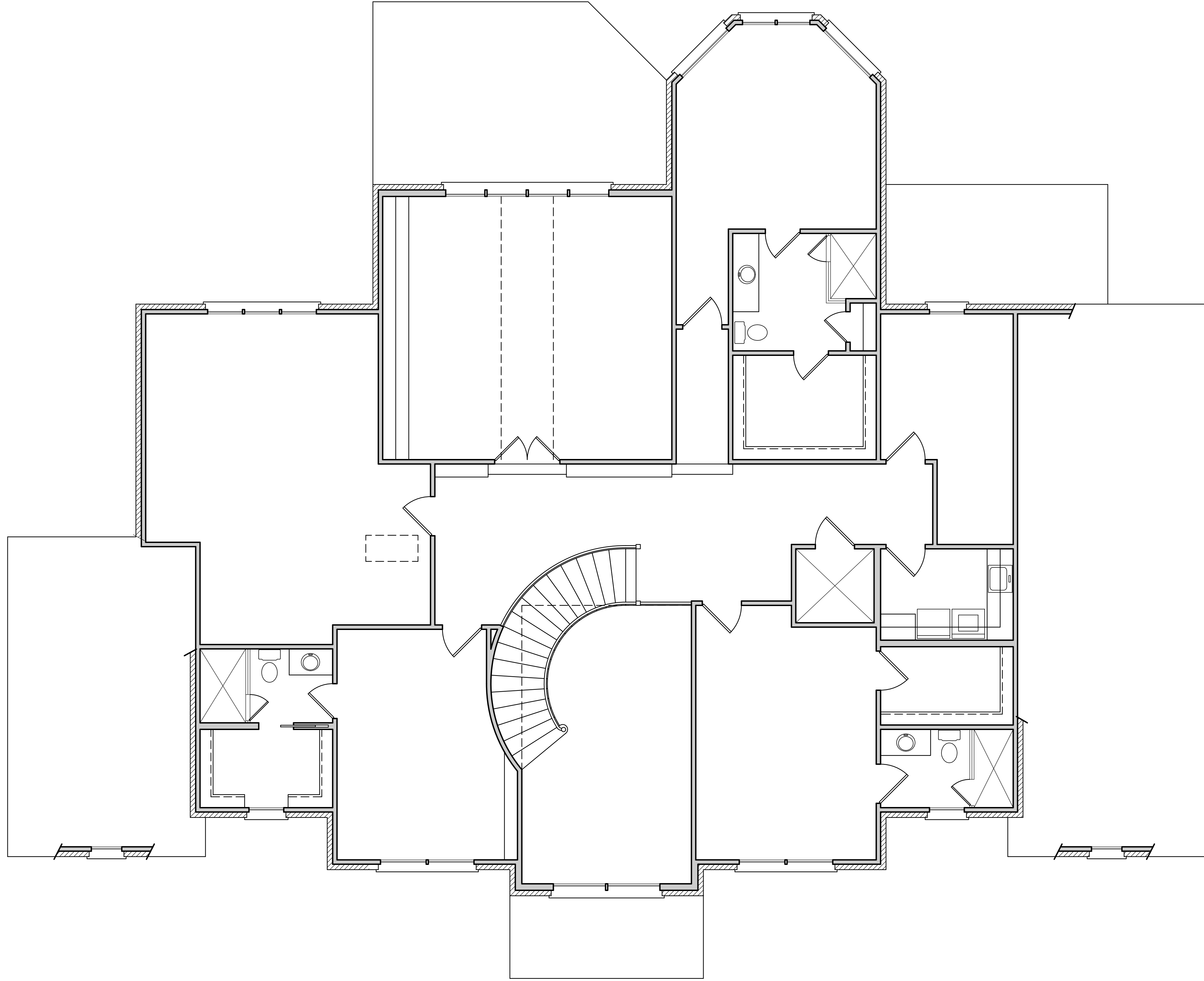


FIRST FLOOR PLAN SCALE: 1/4"=1'-0"
11'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 9'-0" U.N.O.

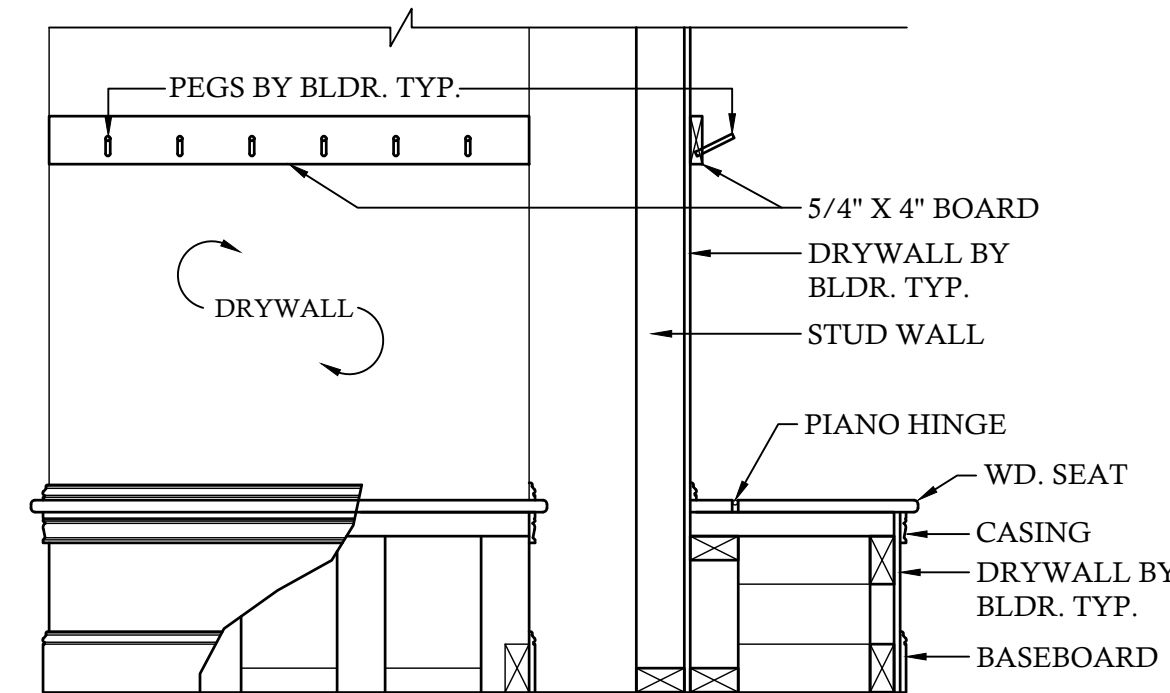
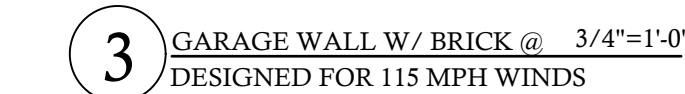


SECOND FLOOR PLAN SCALE: 1/4"=1'-0"
 10'-0" CLG. HGT. U.N.O.
 SET WINDOWS @ 8'-0" U.N.O.





1. CONT. POURED CONC. FOOTING	42. 1X FRIEZE BOARD
2. 4'X8'X 16 C.M.U.	43. NAILER
3. 6'X8'X 16 C.M.U.	44. LOOKOUT
5. 12'X8'X 16 C.M.U.	45. 3/8" EXT PLYWOOD SOFFIT
6. BRICK	46. SOFFIT VENT
7. SOLID MASONRY CAP	47. SUB FASCIA
8. 4" CONCRETE SLAB	48. 1X FASCIA
9. 6 MIL VAPOR BARRIER	49. METAL Drip STRIP
10. 4" STONE BASE	50. SHINGLES AS SPECIFIED
11. 6" X 6" 10-10 W.W.M.	51. 15 LB. FELT PAPER
12. 2 X 4 TREATED SILL PLATE	52. A.P.A. RATED SHEATHING
13. 2 X 6 TREATED SILL PLATE	53. 2 X 8 RAFTER
14. 2 X 6 TREATED SILL PLATE	54. 2 X 6 RAFTER
15. 2 X 4 JOIST	55. R-38 BATT INSULATION MIN.
16. 2 X 6 BAND	56. C.M.U. PIER
17. 2 X 8 JOIST	57. TREATED 2 X 6 SHIM PLATE
18. 2 X 8 BAND	58. GIRDER SIZE PER PLAN
19. 2 X 8 JOIST	59. 2 X 2 LEDGER BOARD
20. 2 X 18 BAND	60. 1/2" EXPANSION JOINT
20. A.P.A. RATED SUB-FLOOR	61. 1 1/2" RIGID INSULATION (R 5.0 MIN)
21. A.P.A. RATED UNDERLAYMENT	62. WATERPROOFING
22. 2 X 4 SOLE PLATE	63. 1" PERFORATED DRAIN TILE (SLOPE TO DRAIN)
23. 2 X 4 STUD WALL	64. CRUSHED STONE W/ INFILTRATION BARRIER ABOVE
24. DBL 2 X 4 TOP PLATE	65. CONC. WASH
25. 2 X 4 SOLE PLATE	66. 2 X 4 RAFTER TIE BACKS PER ENG SPECS. AT MIN EVERY THIRD RAFTER
26. 2 X 4 STUD WALL	67. SEE STRUCTURAL SHEETS FOR FOR JOIST DIRECTION & SIZES
28. EXTERIOR SHEATHING	68. R-19 BATT INSULATION (MIN.)
29. SHEATHING PAPER	
30. 1/2" DRY WALL	
31. R-15 BATT INSULATION MIN.	
	69. POURED CONC. FND. WALL
	70. OPT. TRIM SEE BLDR.
	71. STONE VENEER
	72. TRUSSES PER MANUFACTURER
	73. STUCCO DRIP CAP
	74. STUCCO ON CMU OR CONCRETE WALL
	75. BAND W/ DRIP CAP
	76. SOFFIT BLD MOLD TRIM
	77. 2 X 8 TREATED SILL PLATE
	78. 2 X 12 JOIST
	79. 2 X 12 BAND
	80. 66 MIL OPT. FIBRIL WALL FLASHING



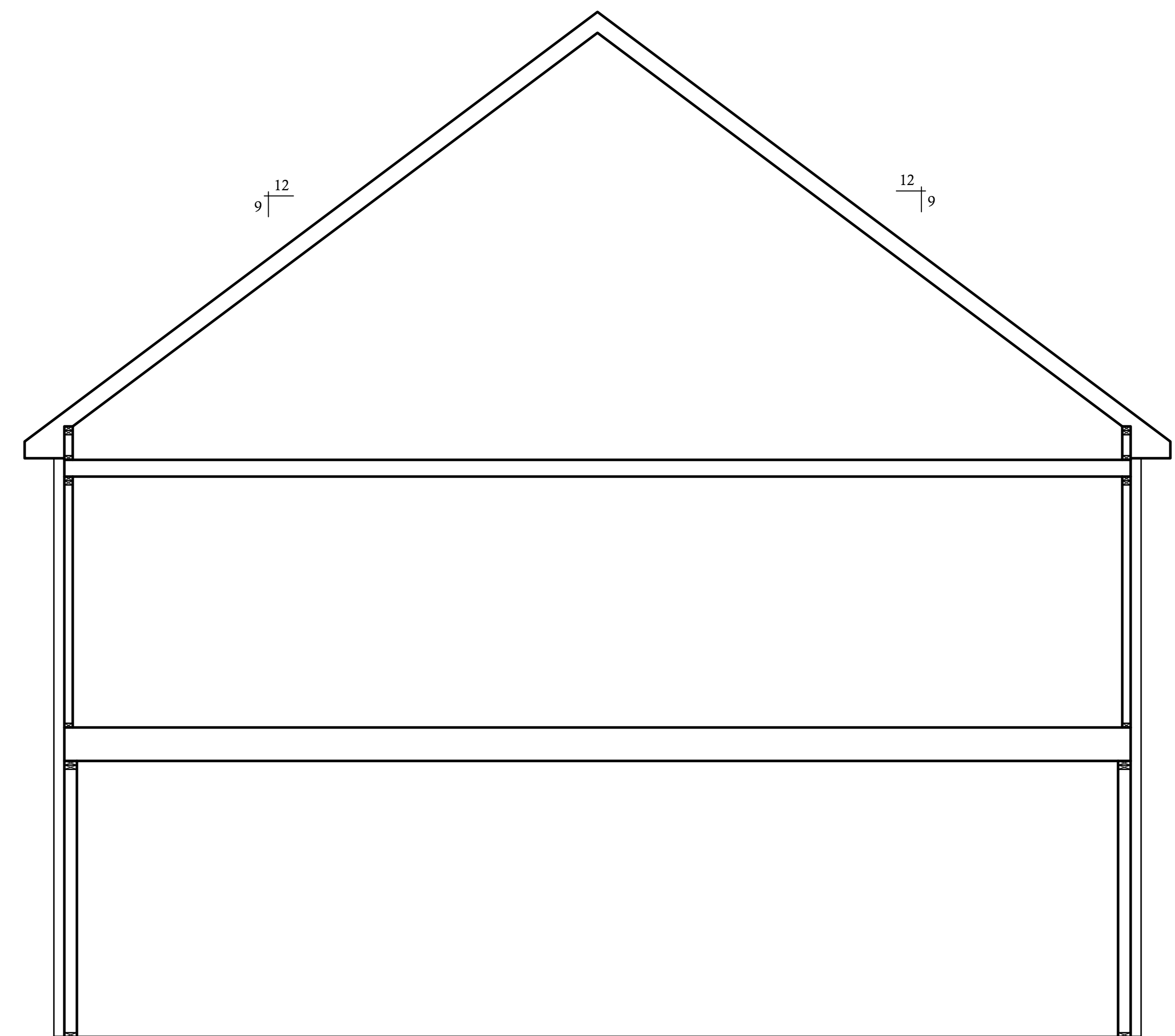
FOUNDATION VENT PLAN

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

-VENT LOCATIONS ARE TO BE VERIFIED PRIOR TO CONSTRUCTION W/ BUILDER
BASED ON SECTION R-408 IN THE 2018 NCRC.

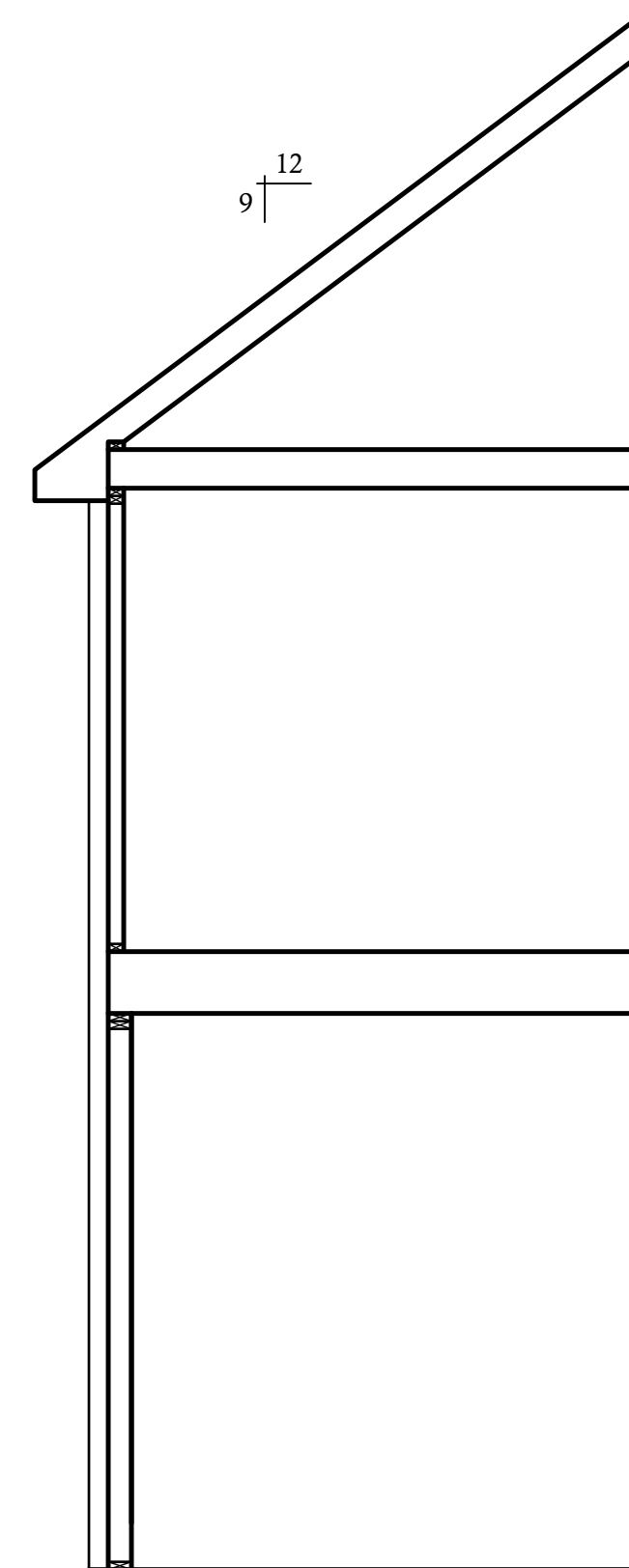
-CRAWL SPACE TO HAVE A MIN. OF 24" OF CLEAR SPACE ABOVE GRADE.

-A MIN. OF 36" OF CLEAR SPACE ABOVE GRADE IS NEEDED WHEN HVAC UNIT IS LOCATED IN CRAWL, PROVIDE A CLEAR PATH FROM ACCESS TO THE HVAC UNIT.

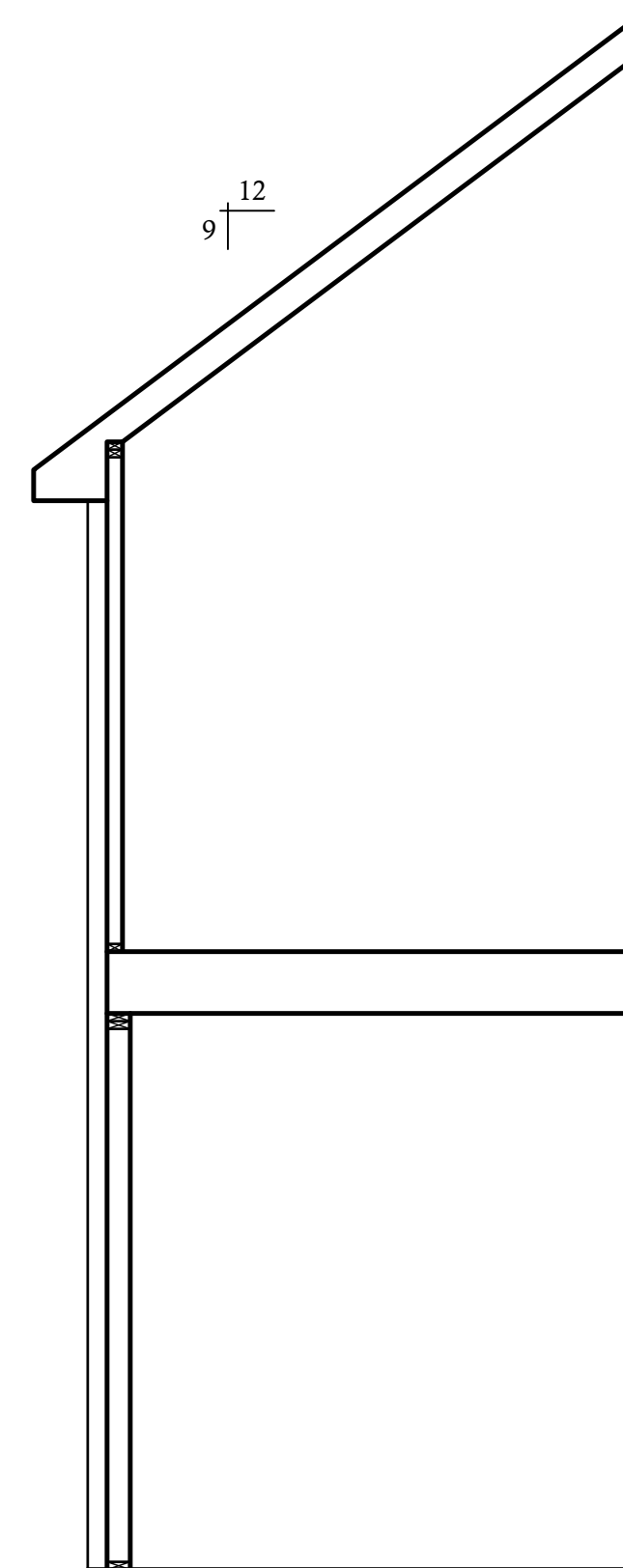


A BUILDING SECTION SCALE : 1/4"=1'-0"

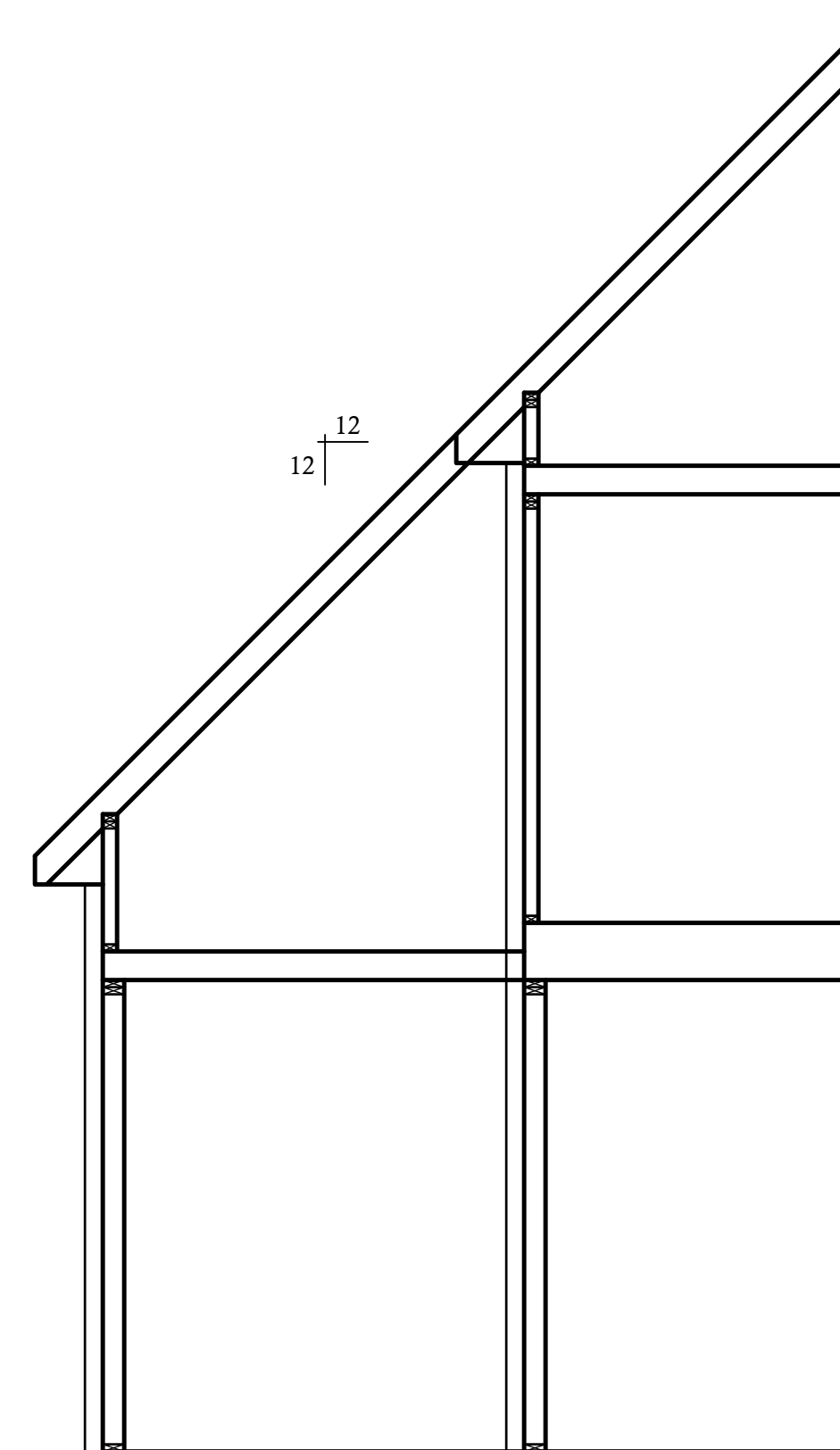
ROOF FRAMING PLAN



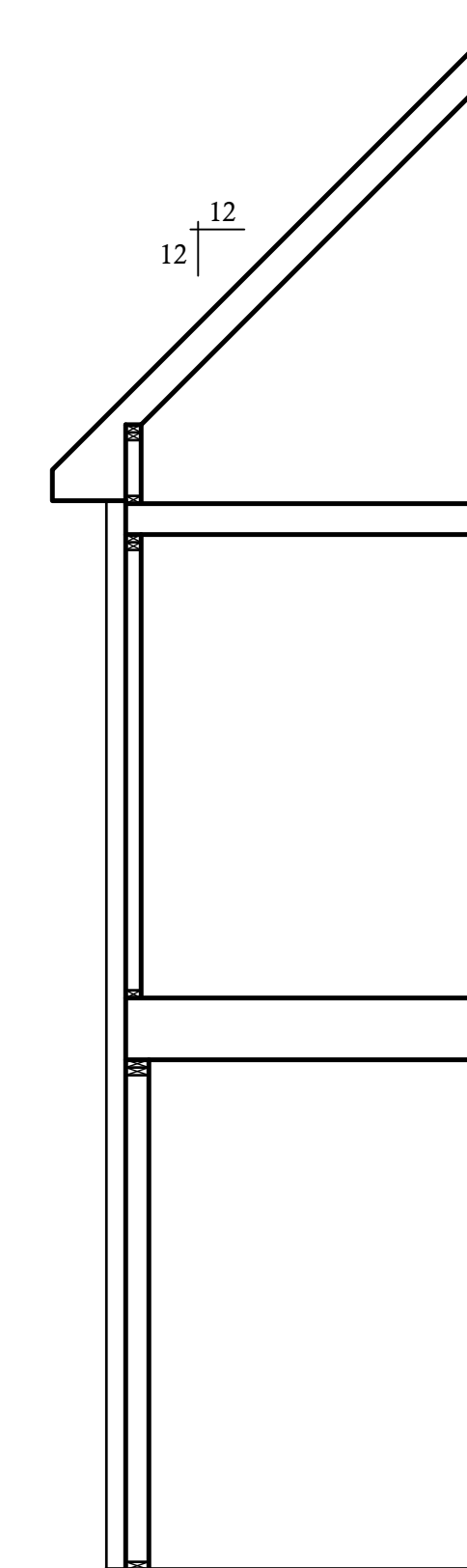
B BUILDING SECTION SCALE : 1/4"=1'-0"



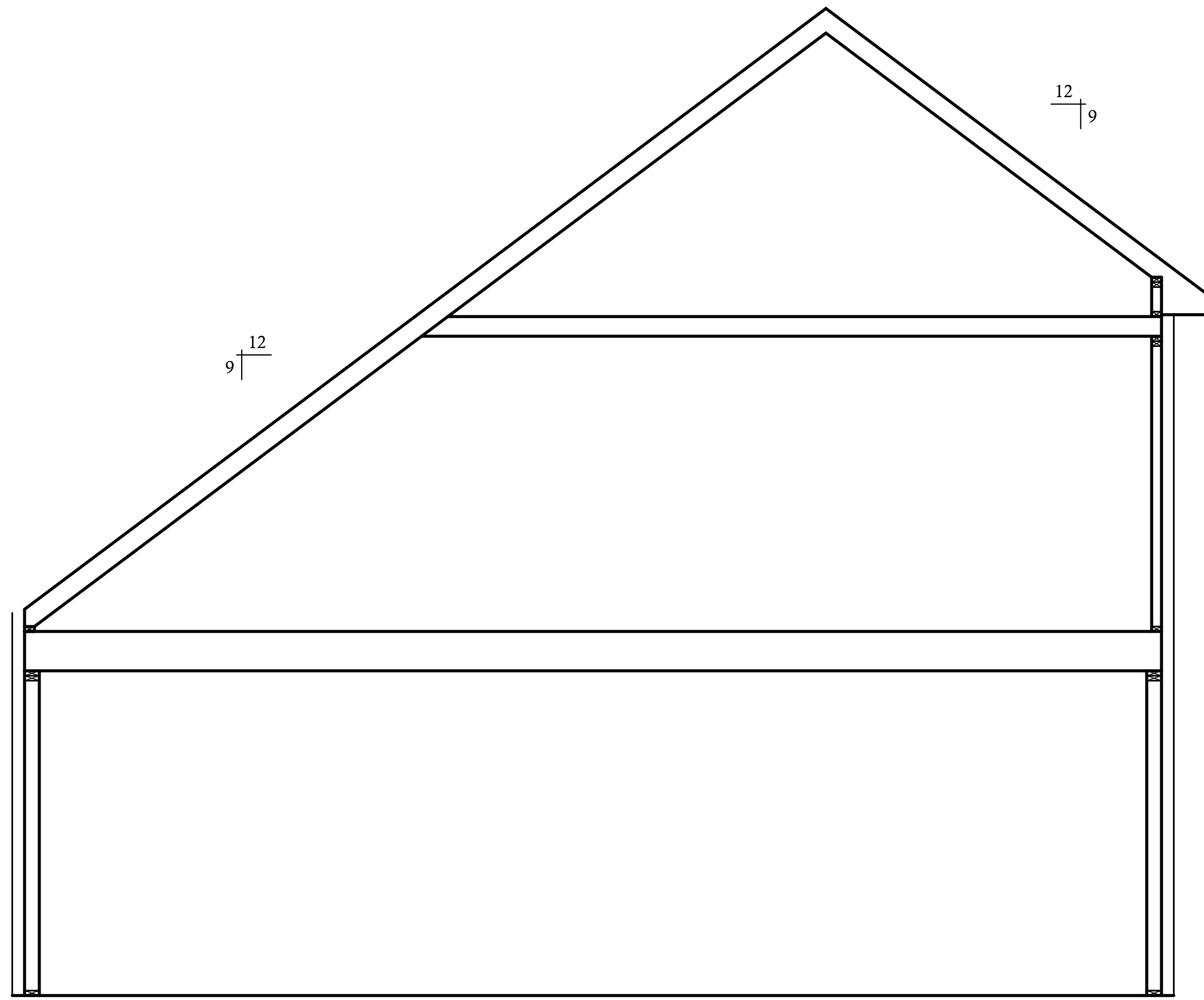
C BUILDING SECTION SCALE : 1/4"=1'-0"



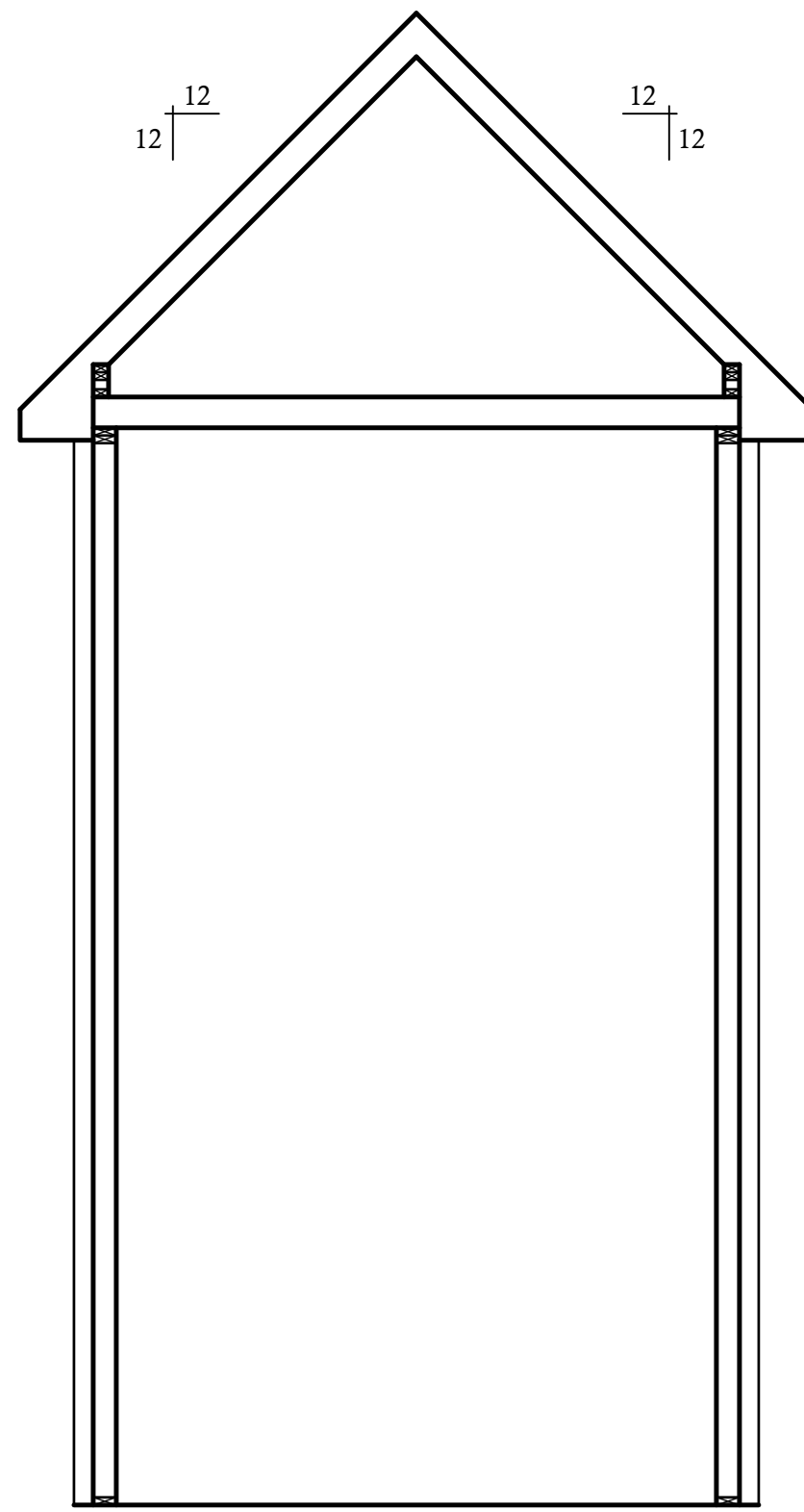
D BUILDING SECTION SCALE : 1/4"=1'-0"



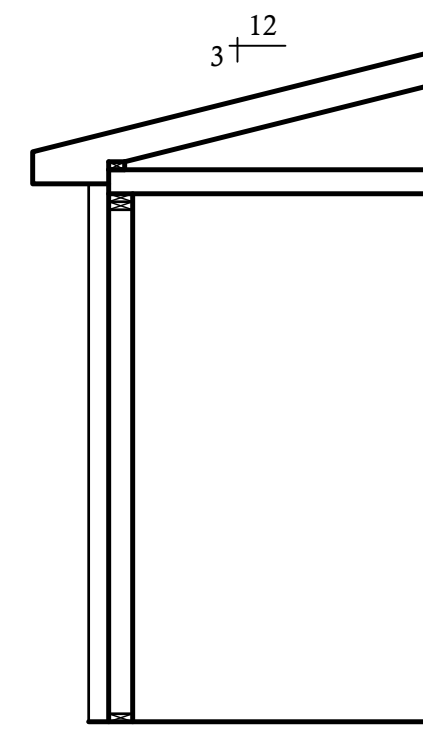
E BUILDING SECTION SCALE : 1/4"=1'-0"



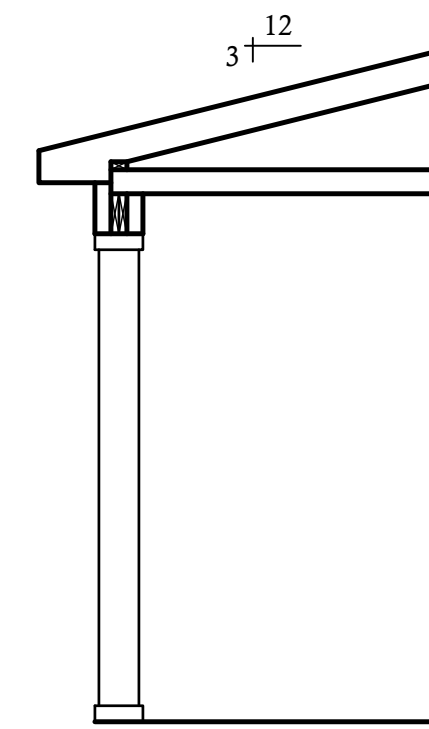
F BUILDING SECTION SCALE : 1/4"=1'-0"



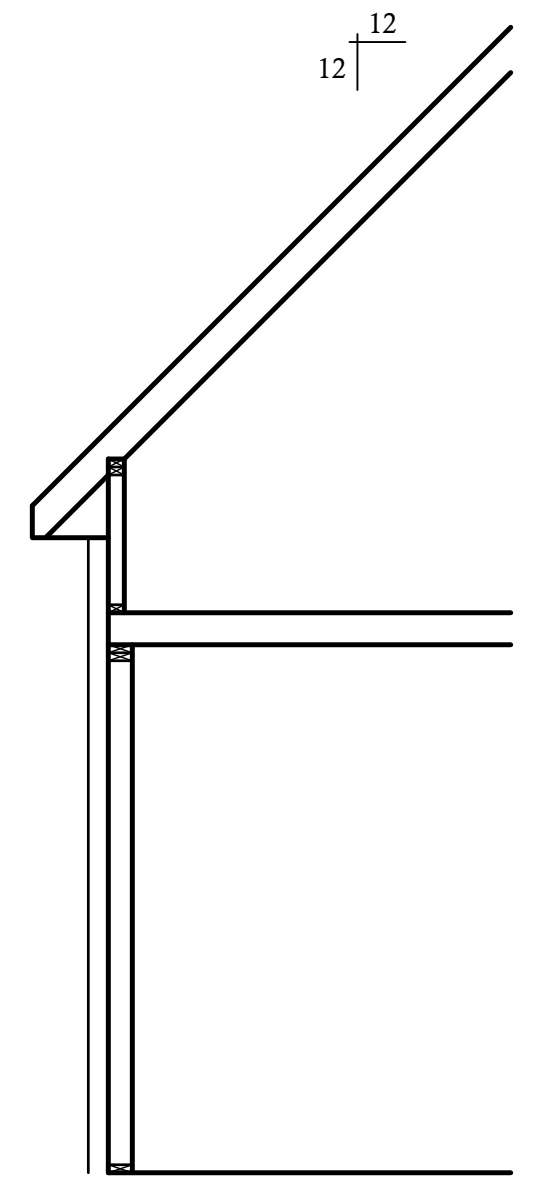
G BUILDING SECTION SCALE : 1/4"=1'-0"



H BUILDING SECTION SCALE : 1/4"=1'-0"



I BUILDING SECTION SCALE : 1/4"=1'-0"



J BUILDING SECTION SCALE : 1/4"=1'-0"