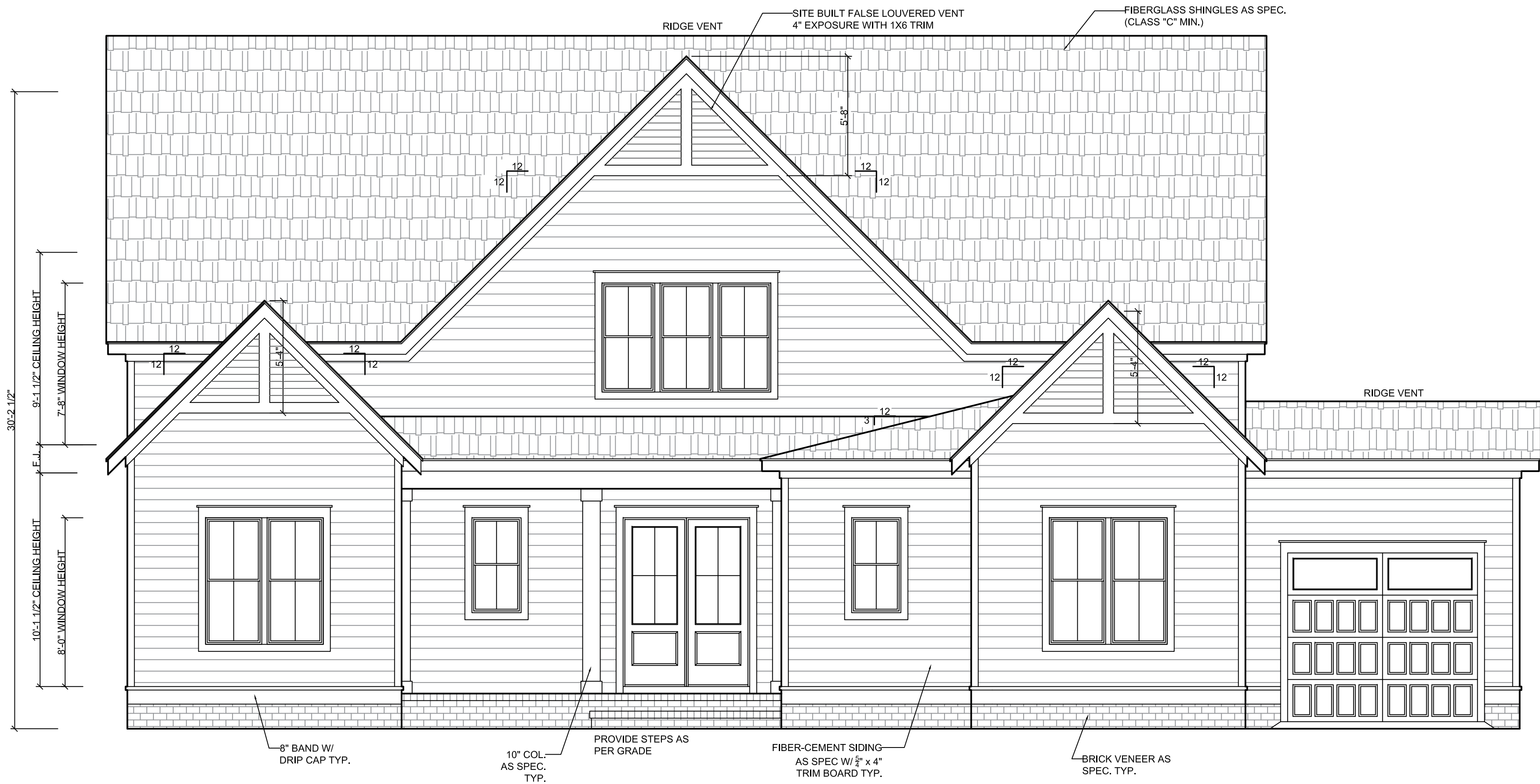
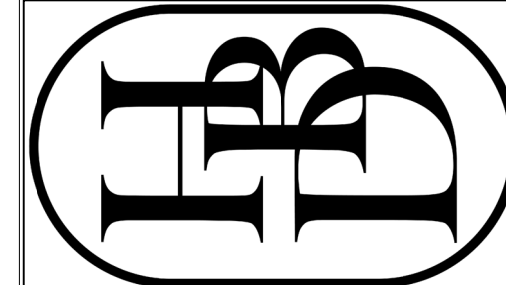




FRONT ELEVATION
SCALE = $\frac{1}{4}'' = 1'-0''$



RIGHT ELEVATION
SCALE = $\frac{1}{4}'' = 1'-0''$



HOMES BY DICKERSON
2841 PLAZA PLACE, SUITE 210
RALEIGH, NC 27612
919.847.4447

INSPIRED BY THE
BRODIE
BY DONALD GARNER

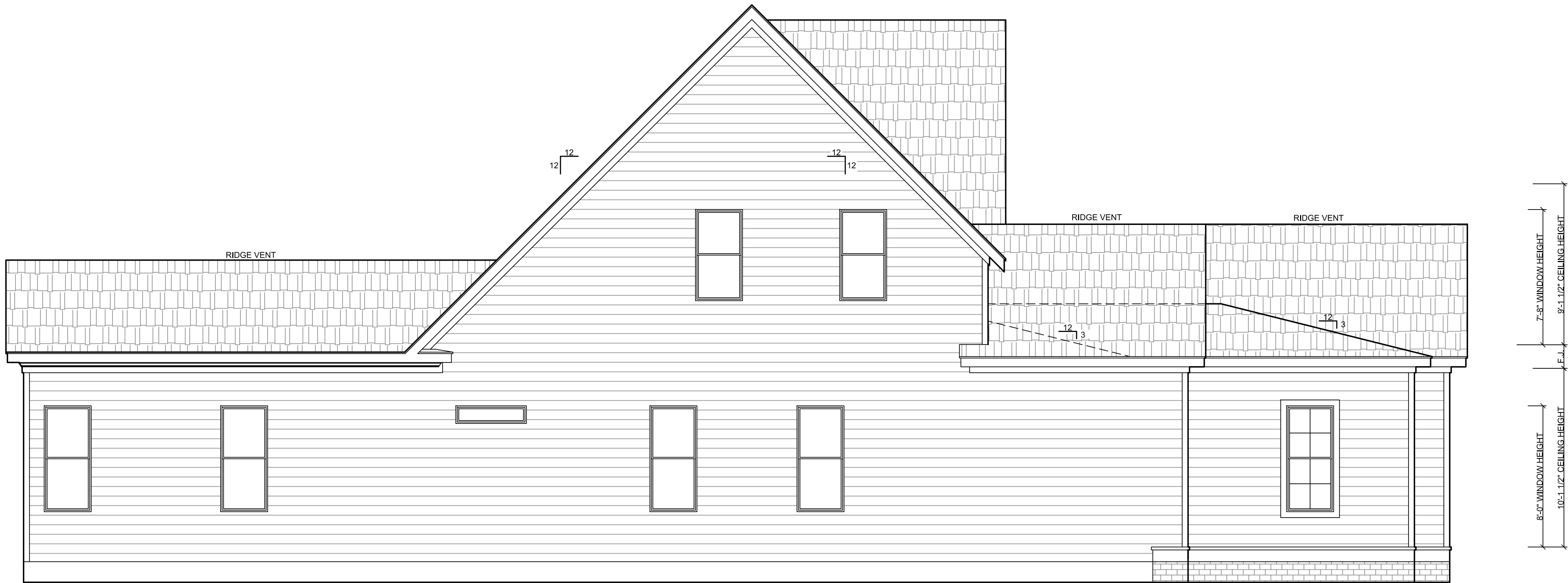
8912 THOMPSON MILL
THE COVINGTON

DRAWN BY **CM**
01/24/2025
REVISION DATE

SHEET NO.

1

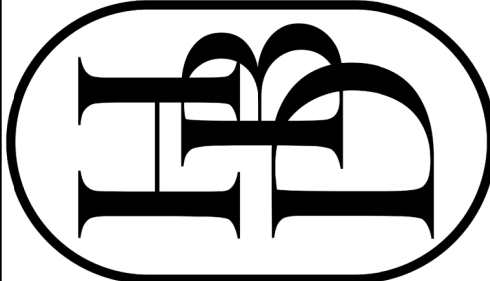
ELEVATIONS



LEFT ELEVATION
SCALE = $\frac{1}{4}"$ = 1'-0"



REAR ELEVATION
SCALE = $\frac{1}{4}"$ = 1'-0"



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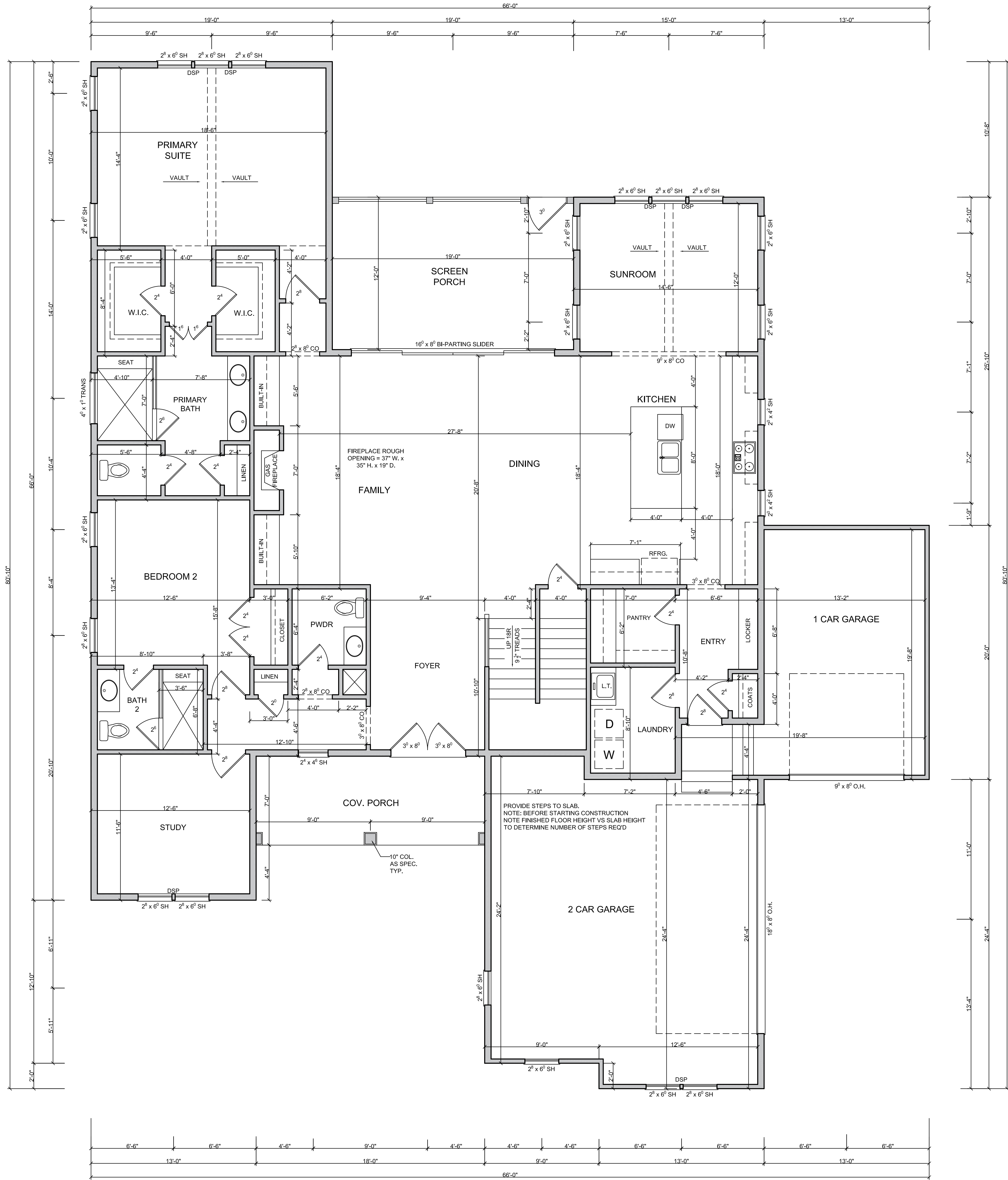
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THE COVINGTON

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ELEVATIONS

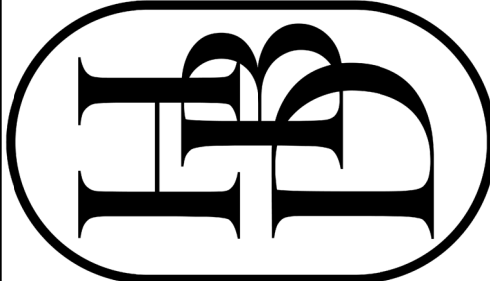


AREA CALCULATIONS

HEATED (SQ.FT.)		UNHEATED (SQ.FT.)	
BASEMENT	N/A	GARAGE	819
1ST FLOOR	2452	PORCH	126
SECOND FLOOR	1086	SCREEN	228
		STOR	222
TOTAL	3538	TOTAL	1395

NOTES

- PLANS DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.
- ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
- FINISH DOOR AND WINDOW HEADS SHALL ALIGN EXCEPT AS NOTED.
- ALL MATERIALS AND COMPONENTS MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- GRADES SHOWN ARE ILLUSTRATIVE, NATURAL GRADE WILL DETERMINE FINISH GRADE.
- FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.
- VERIFY ALL WINDOW SIZES, RADIUS AND DETAILS WITH CHOSEN MANUFACTURER.
- ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS REQUIREMENTS.
- TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS.
- ALL WINDOW GLAZING TO HAVE 0.35 U-FACTOR MIN.
- ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH SHOP DRAWINGS FROM CABINET MANUFACTURER.
- PER 2018 N.C. RESIDENTIAL BUILDING CODE TABLE R302.6: SHEETROCK ON GARAGE CEILING TO BE 5/8" TYPE "X".



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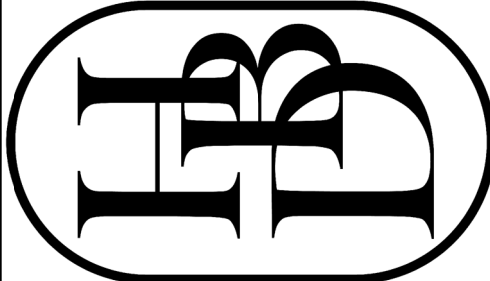
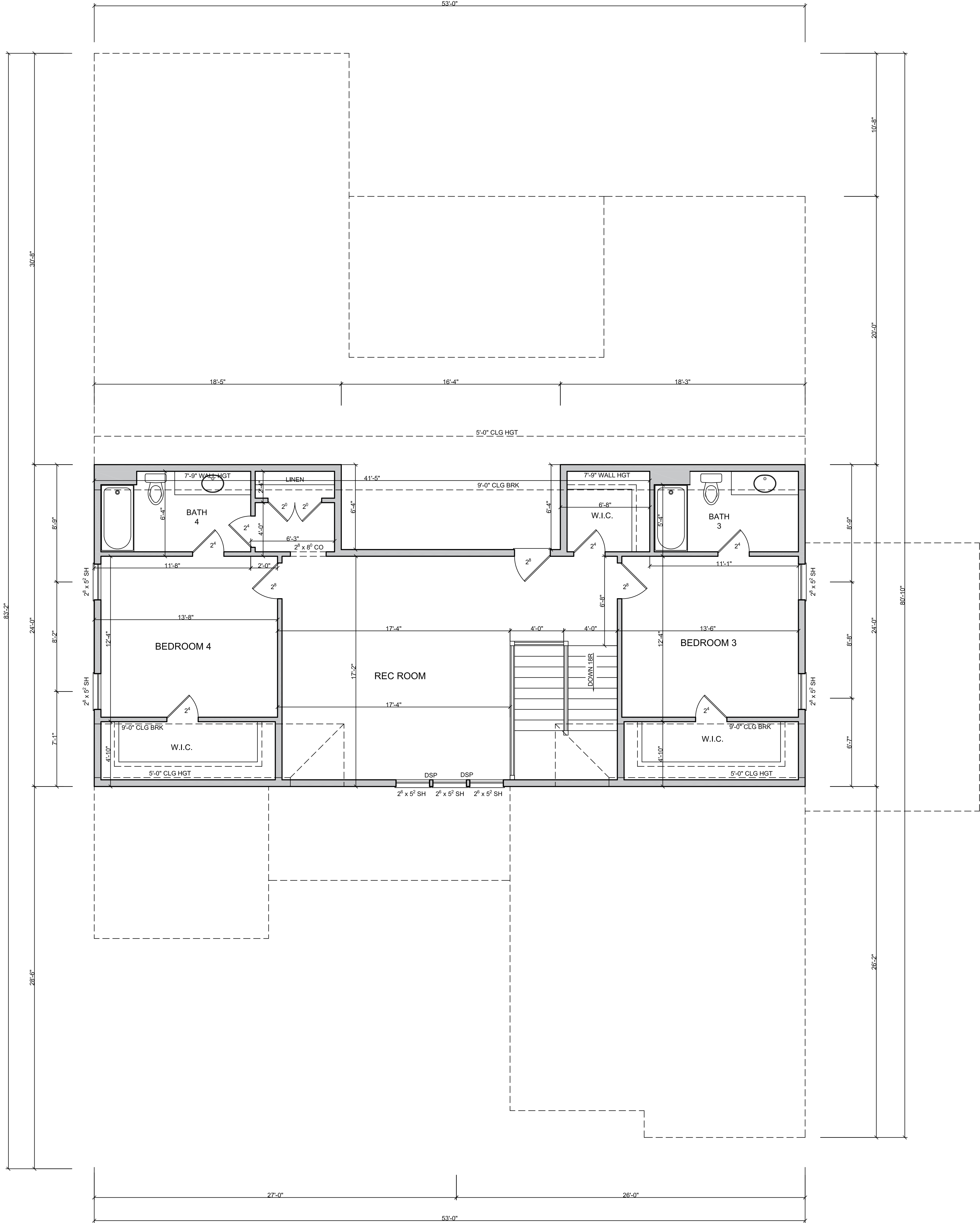
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FLOOR PLAN

SECOND FLOOR PLAN
9'-0" CEILING HGT.
SET WINDOWS @ 7'-8" A.F.F.
SCALE= 1/4" = 1'-0"



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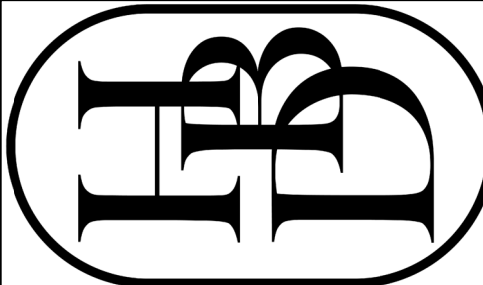
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FLOOR PLAN



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5

DETAILS

FOUNDATION VENT CALCS.

$$\frac{3398 \text{ SQ. FT.}}{150} = 22.7 \text{ SQ. FT. VENT REQ'D.}$$
$$\frac{22.7 \text{ SQ. FT.}}{.56} = 40 \text{ VENTS TO BE PROVIDED}$$

NOTE: FIGURE BASED ON SECTION R-409 OF THE 2018 IRC.
NOTE: FND VENT SPECS BASED ON PUSH/PULL POLYPROPYLENE FND.

VENT THAT ALLOWS 72 SQ.IN. OF NET FREE AREA PER VENT

- WHERE CONTINUOUS OPERATED MECHANICAL VENTILATION IS PROVIDED AT A RATE OF 1.0 CFM FOR EACH 50 SQ.FT. OF CRAWL SPACE.
- THE CRAWL SPACE IS SUPPLIED WITH CONDITIONED AIR AND THE PERIMETER WALLS ARE INSULATED IN ACCORDANCE WITH SECTION R409 OF THE 2018 IRC.
- BUILDER/OWNER TO VERIFY VENT SIZE AND REQUIREMENTS PRIOR TO CONSTRUCTION. SEE SECTION R409 OF THE 2018 IRC.

ROOF VENTILATING REQUIREMENTS - MAIN

$$\frac{3364}{150} \text{ SQ.FT.} = 22.43 \text{ SQ.FT OF TOTAL ROOF VENTILATION REQ'D}$$

173'-0" (LINEAR FT. OF SOFFIT) X .035 (NET FREE AREA PER FT.) = 6.05 SQ. FT. OF AVAILABLE SOFFIT VENT

$$153'-4" \text{ (LINEAR FT. OF RIDGE VENT)} \times .125 = 19.15$$

$$6.05 + 19.15 = 25.2, \text{ WHICH MUST BE } > \text{ OR } = 22.43$$

NOTE: FIGURE BASED ON SECTION R-806 OF THE 2018 IRC.
NOTE: - SOFFIT VENT SPECS BASED ON HARDISOFFIT PANELS THAT ALLOWS 5 SQ. IN. OF NET FREE AREA PER LINEAR FT.
- RIDGE VENT SPEC BASED ON VENTURIVENT PLES THAT ALLOWS 18 SQ. IN. OF NET FREE AREA PER LINEAR FT

TOTAL NET FREE VENTILATING AREA IS PERMITTED TO BE REDUCED TO 1 TO 300:

- PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQ'D VENTILATING AREA IS PROVIDED BY VENTILATORS. REFERENCE R806.2 OF THE 2018 IRC. FOR PROPER LOCATION.
- WHEN AN APPROVED VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING

ROOF VENTILATING REQUIREMENTS - 1 CAR GARAGE

$$\frac{660}{300} \text{ SQ.FT.} = 1.9 \text{ SQ.FT OF TOTAL ROOF VENTILATION REQ'D}$$

28'-0" (LINEAR FT. OF SOFFIT) X .035 (NET FREE AREA PER FT.) = 0.98 SQ. FT. OF AVAILABLE SOFFIT VENT

$$60'-0" \text{ (LINEAR FT. OF RIDGE VENT)} \times .125 = 1.75$$

$$.98 + 1.75 = 2.73, \text{ WHICH MUST BE } > \text{ OR } = 1.9$$

NOTE: FIGURE BASED ON SECTION R-806 OF THE 2018 IRC.
NOTE: - SOFFIT VENT SPECS BASED ON HARDISOFFIT PANELS THAT ALLOWS 5 SQ. IN. OF NET FREE AREA PER LINEAR FT.
- RIDGE VENT SPEC BASED ON VENTURIVENT PLES THAT ALLOWS 18 SQ. IN. OF NET FREE AREA PER LINEAR FT

TOTAL NET FREE VENTILATING AREA IS PERMITTED TO BE REDUCED TO 1 TO 300:

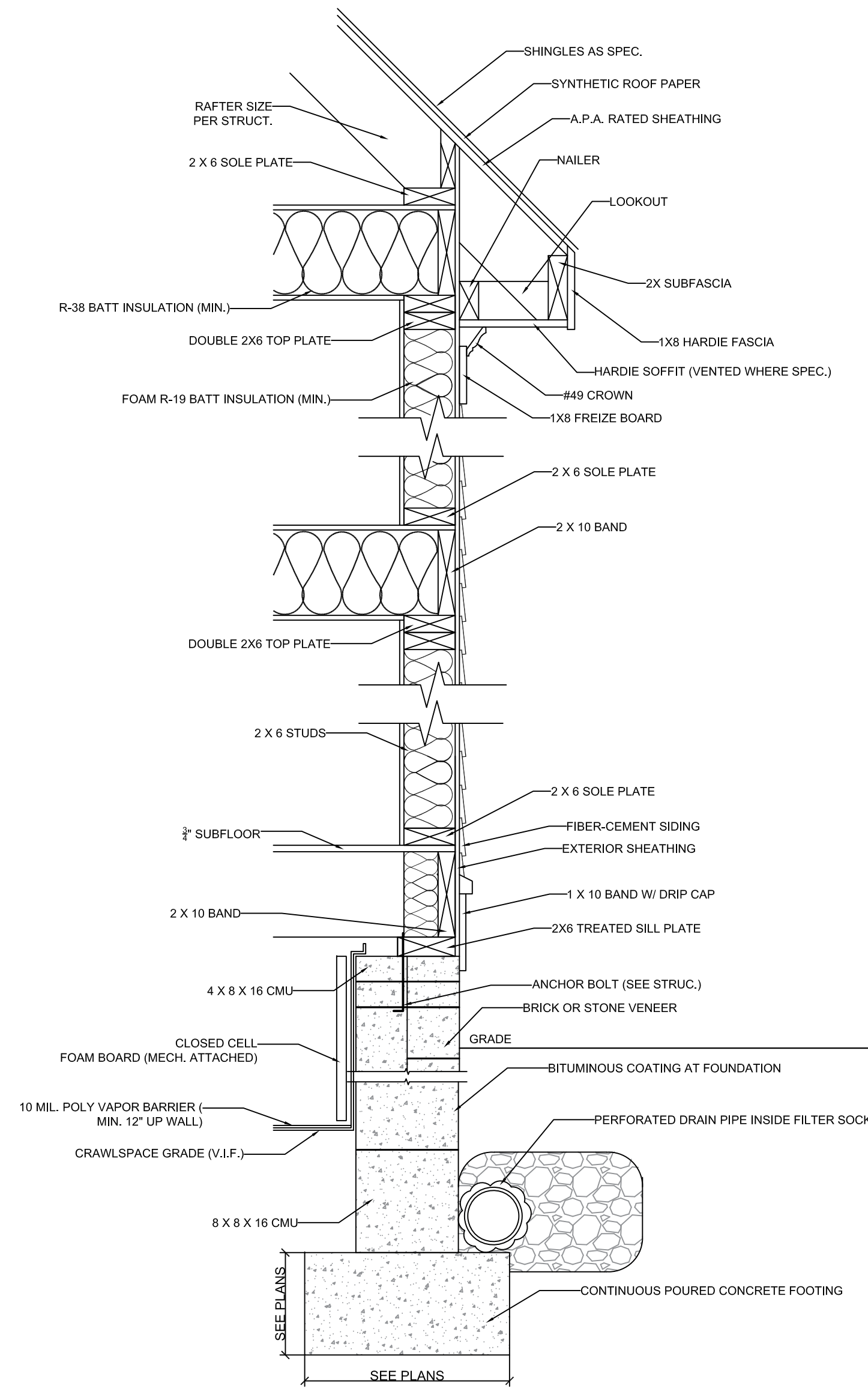
- PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQ'D VENTILATING AREA IS PROVIDED BY VENTILATORS. REFERENCE R806.2 OF THE 2018 IRC. FOR PROPER LOCATION.
- WHEN AN APPROVED VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING

MEAN ROOF	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0

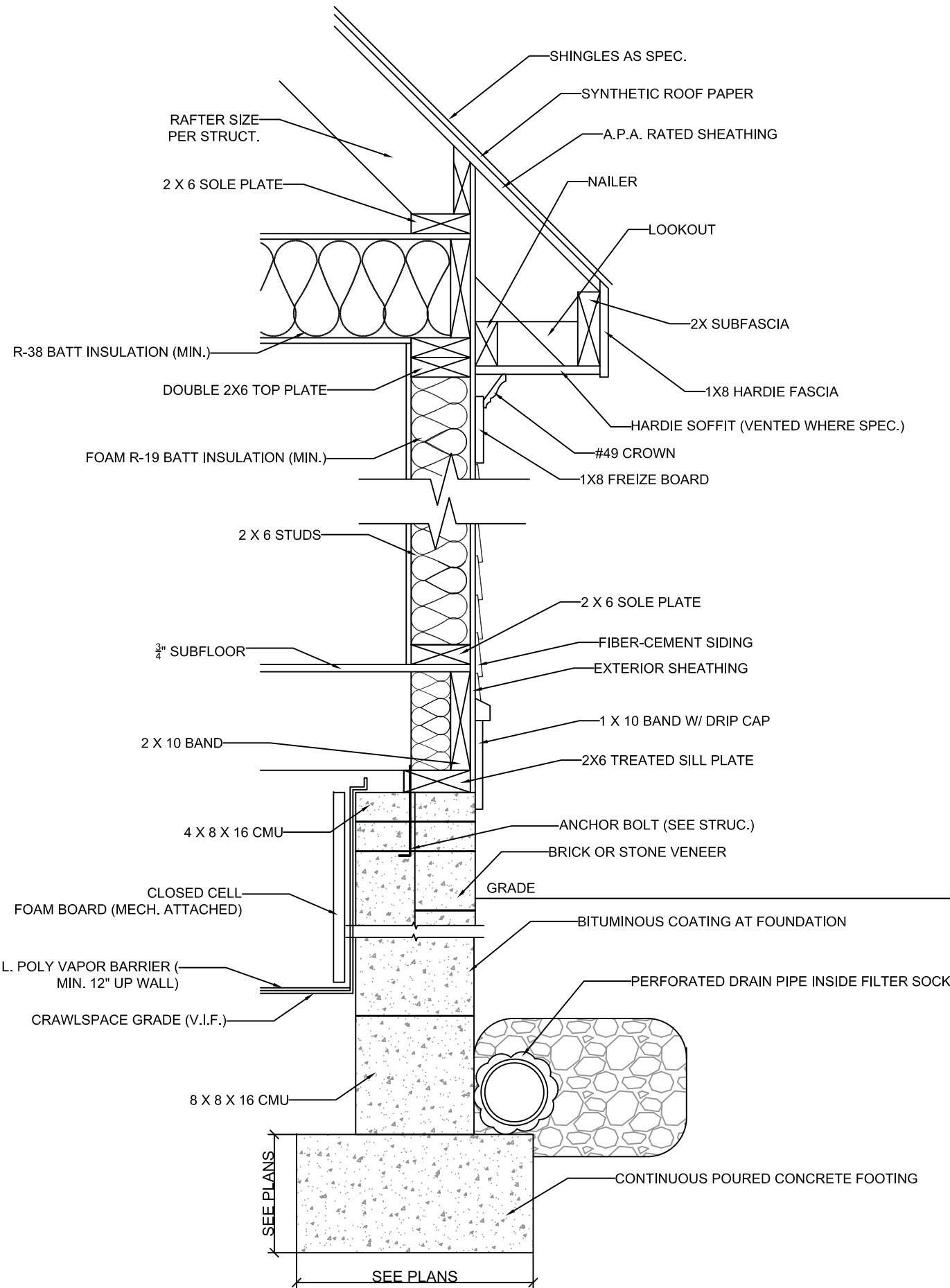
PLANS DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE
HOUSE DESIGNED FOR 145.MPH-3 SECOND GUST, EXPOSURE B
ANCHOR BOLTS TO BE NO MORE THAN 6" O.C. AND WITHIN 12" OF ALL PLATES SPLICES
ANCHOR BOLTS SHALL BE MIN. $\frac{1}{2}$ " DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE

MEAN ROOF HEIGHT = <30'-0"

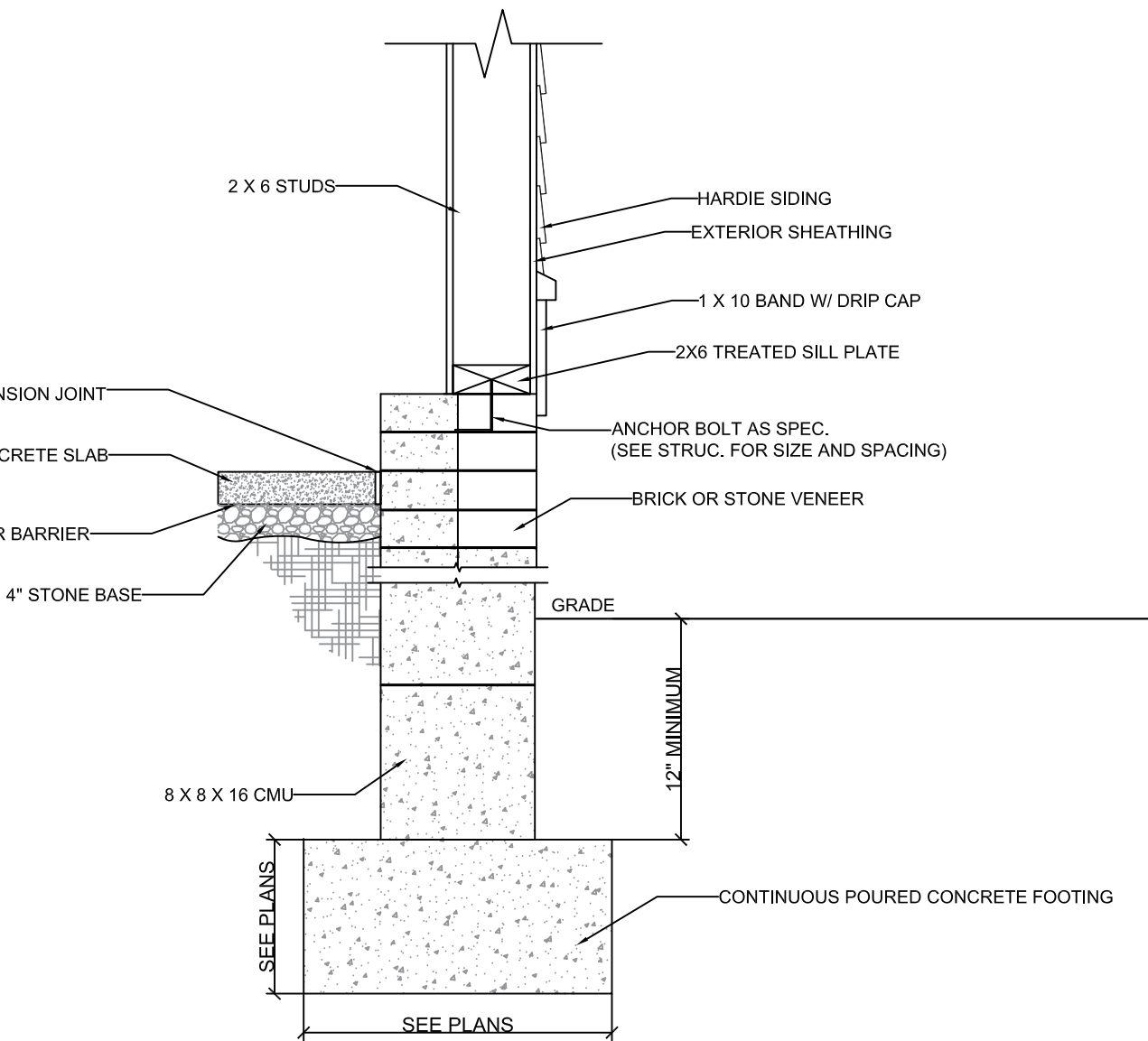
COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS



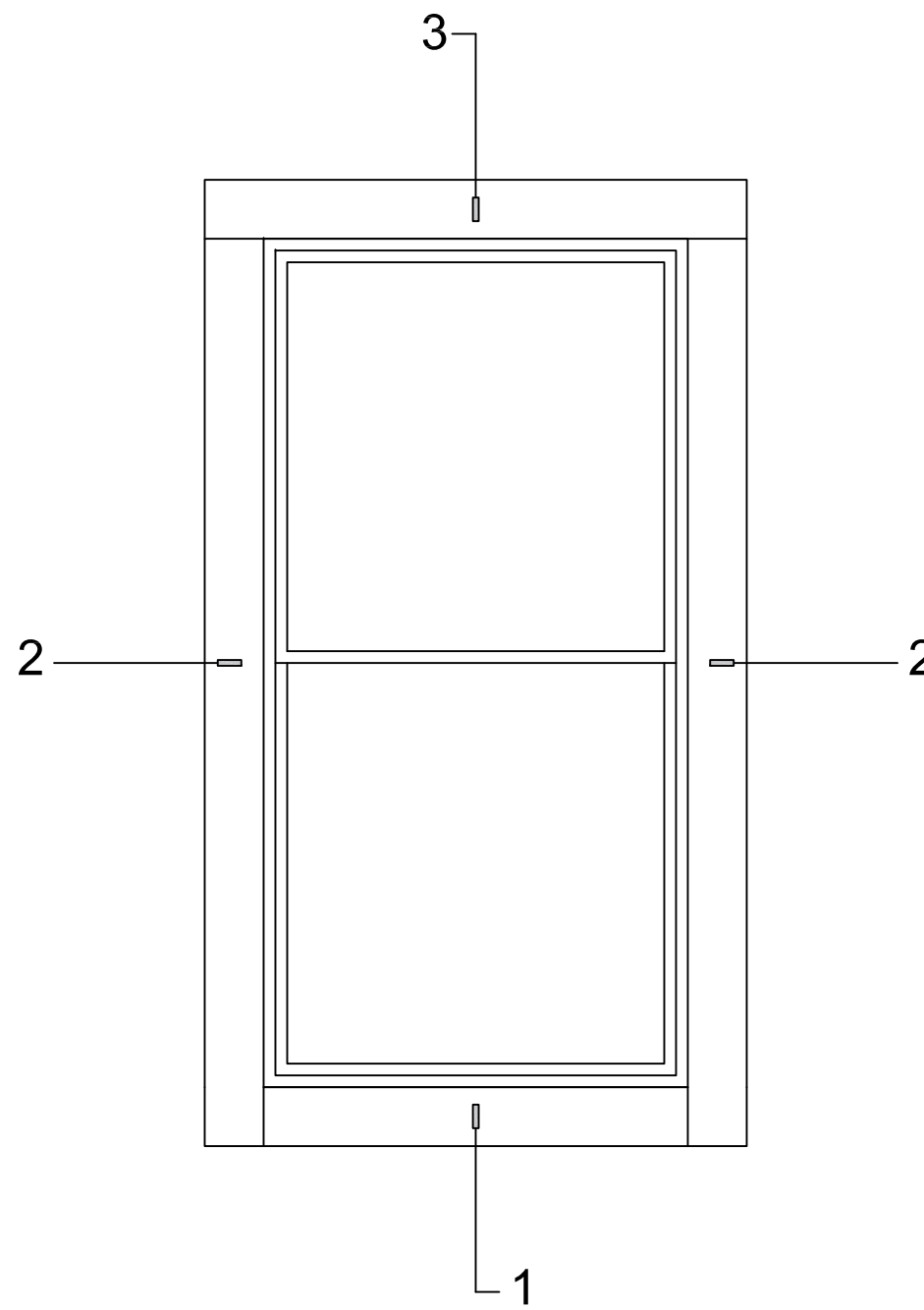
1 2-STORY WALL W/ SIDING
SCALE: 1" = 1'-0"



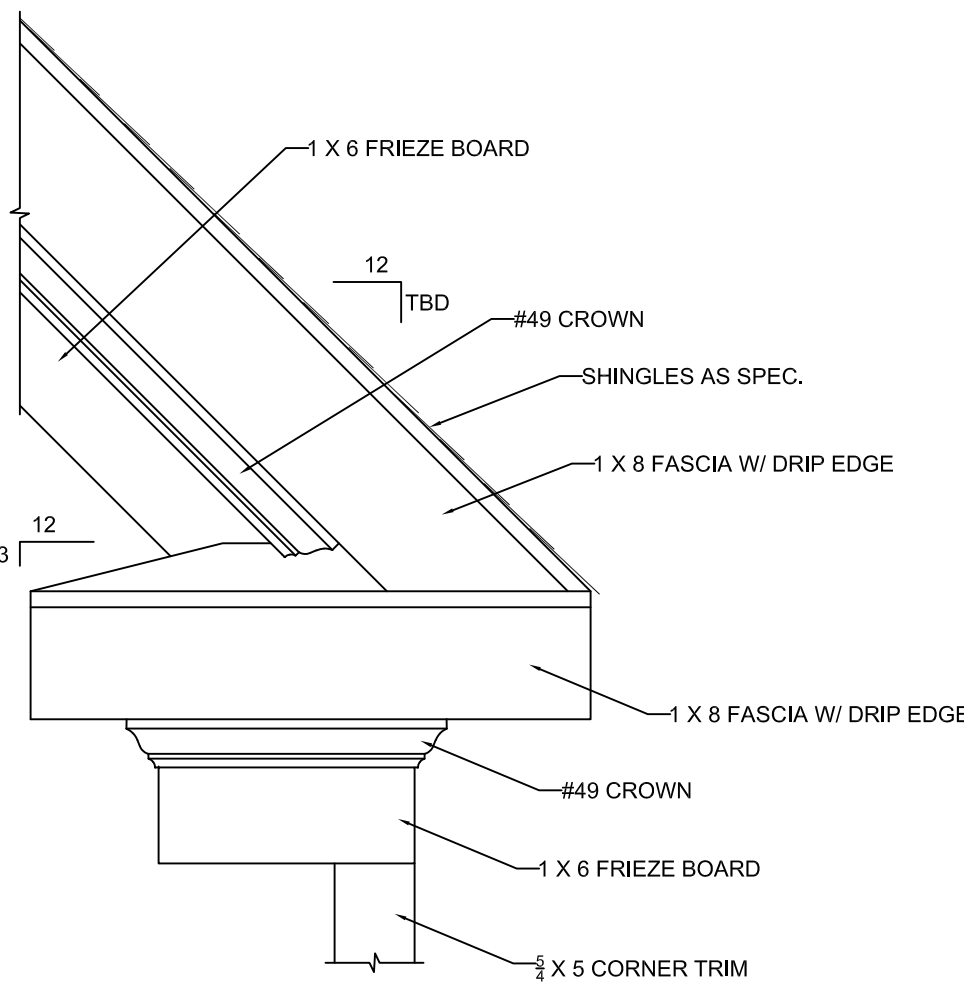
2 1-STORY WALL W/ SIDING
SCALE: 1" = 1'-0"



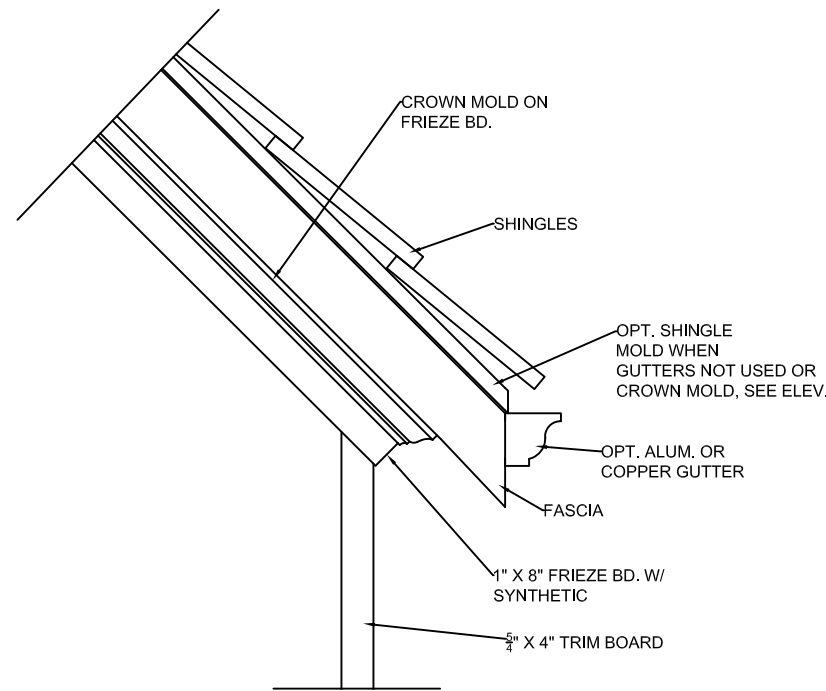
3 GARAGE WALL W/ SIDING
DESIGNED FOR 115MPH WINDS



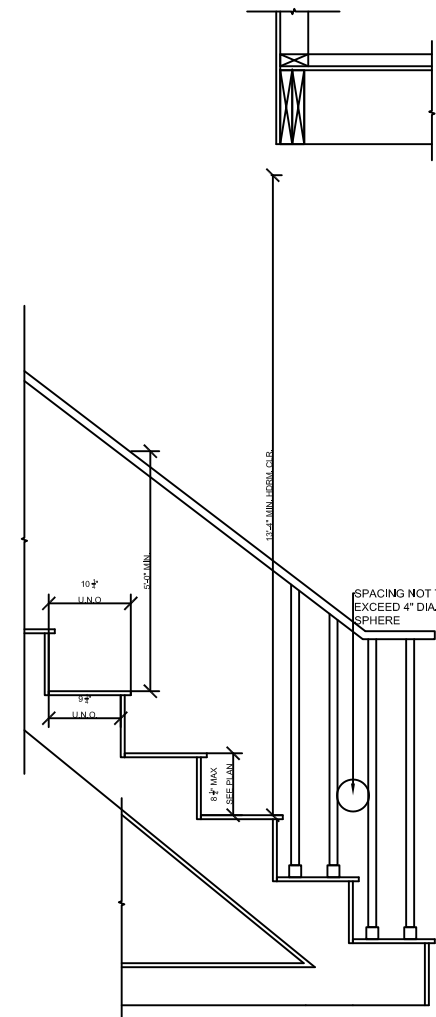
7 WINDOW TAPE DETAIL
NO SCALE



4 CORNICE RETURN DETAIL
SCALE: 1" = 1'-0"



5 OPEN EAVE RETURN DETAIL
SCALE: $\frac{3}{4}$ " = 1'-0"



6 TYP. STAIR DETAIL @ $\frac{3}{4}$ " = 1'-0"

