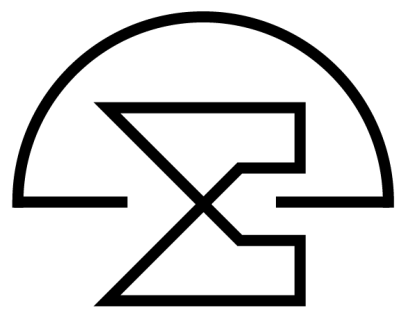




Sumner Construction
Forest Hill
Lot #2

Sheet Title:
Exterior Elevations

REVISIONS	
NUMBER	DATE

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Plan Number
M075-26
Sheet No. **A-1**
Drawn By: **TE**
Date: **4/10/2026**
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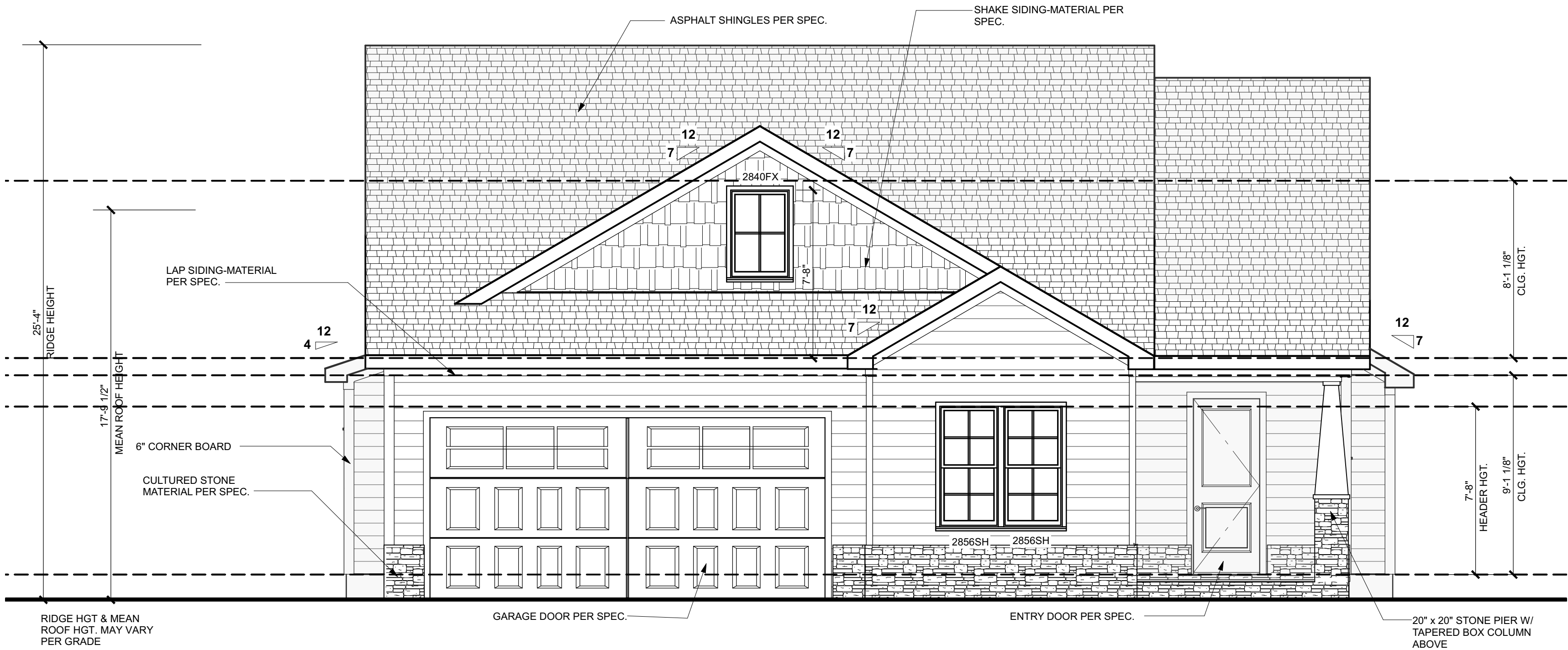
ELEVATION NOTES

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

ICE GUARDS:
ASPHALT SHINGLES SHALL BE USED ONLY 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 R905.1.1.

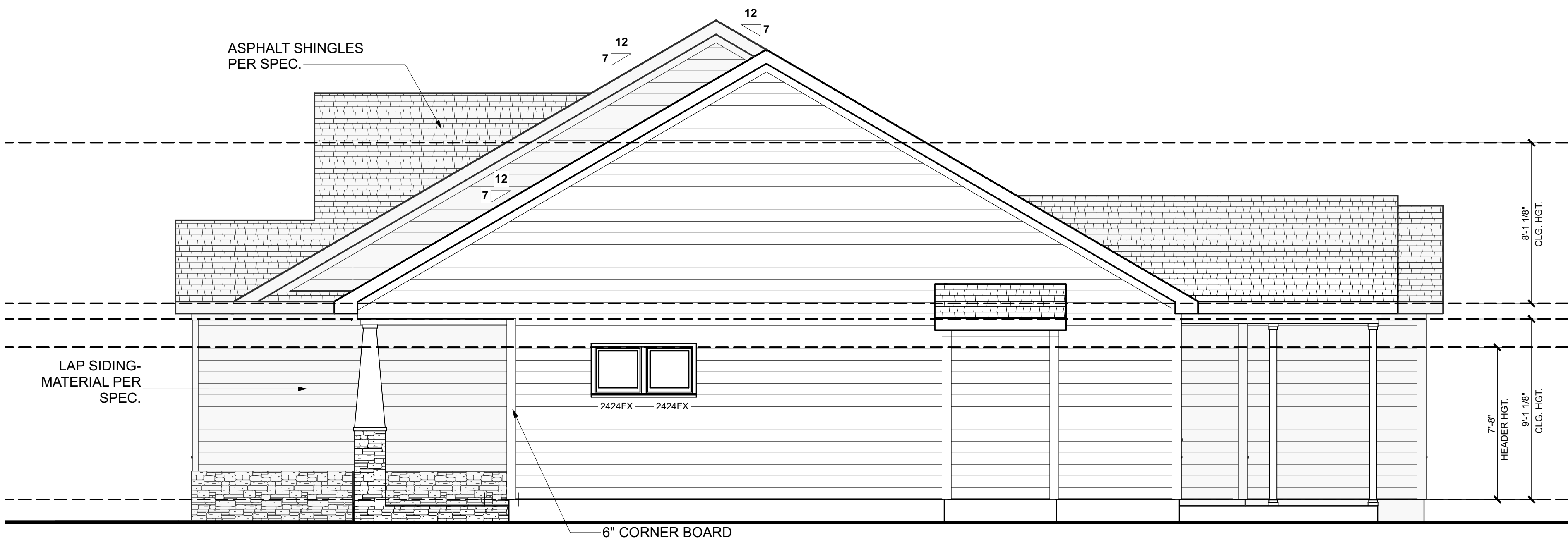
MATERIAL LEGEND

- ASPHALT SHINGLES
- STANDING SEAM METAL ROOF
- HORIZONTAL LAP SIDING
- BOARD & BATTEN SIDING @ 16"O.C.
- SHAKE SIDING
- BRICK VENEER
- SYNTHETIC STONE VENEER
- PARGED BLOCK FOUNDATION



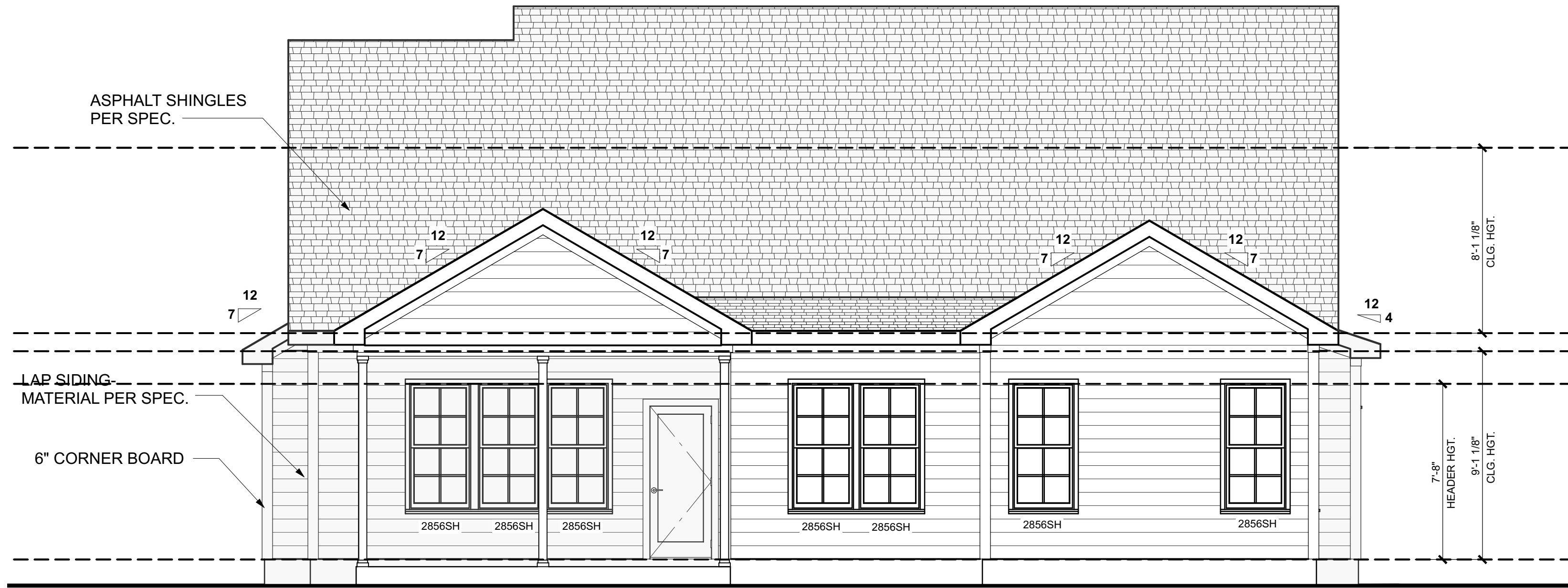
FRONT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

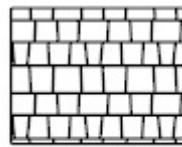
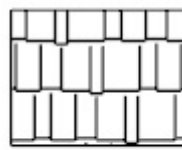
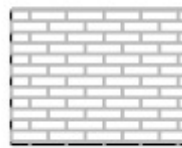
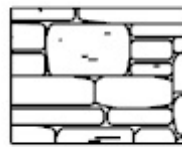
Scale: 1/4" = 1'-0"

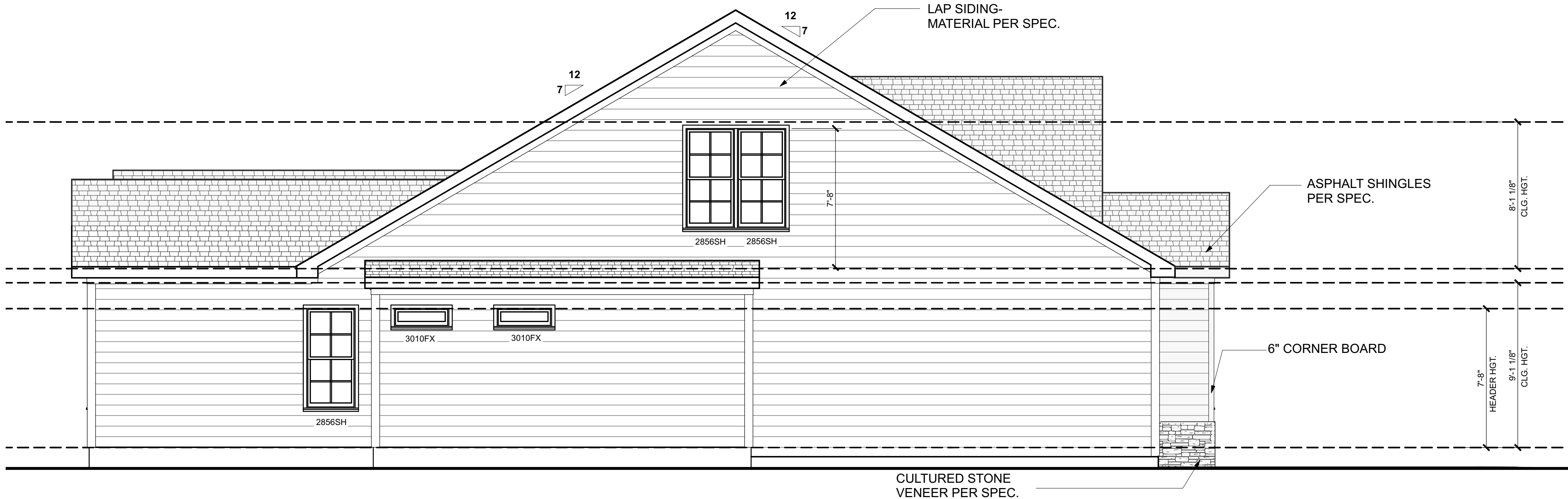
ELEVATION NOTES

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

ICE GUARDS:
ASPHALT SHINGLES SHALL BE USED ONLY 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 R905.1.1.

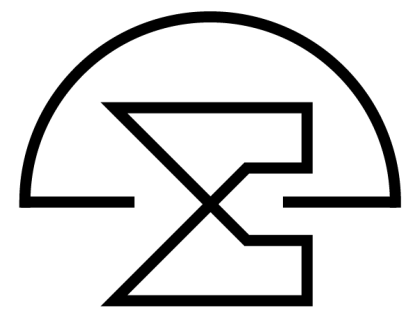
MATERIAL LEGEND

-  ASPHALT SHINGLES
-  STANDING SEAM METAL ROOF
-  HORIZONTAL LAP SIDING
-  BOARD & BATTEN SIDING @ 16"O.C.
-  SHAKE SIDING
-  BRICK VENEER
-  SYNTHETIC STONE VENEER
-  PARGED BLOCK FOUNDATION



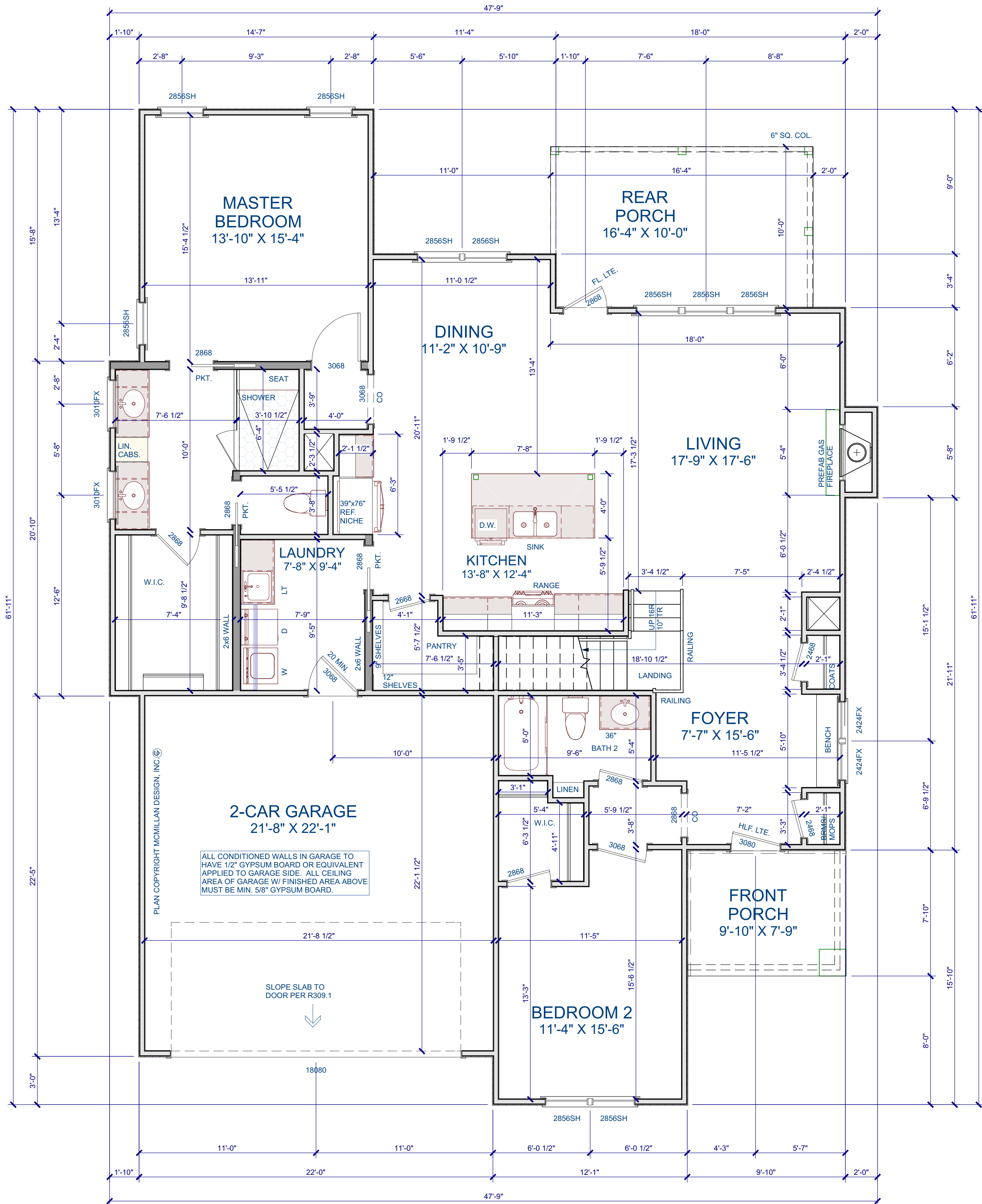
RIGHT ELEVATION

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



REVISIONS	
NUMBER	DATE

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FIRST FLOOR PLAN

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

GENERAL NOTES

WALLS
ALL WALLS ARE DRAWN 3/5" WIDE (2X4) OR 5/5" WIDE (2X6) U.N.O.
ANGLED WALL ARE DRAWN @45° U.N.O.
EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. INTERIOR DIMENSIONS ARE TO FACE OF STUD.

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.G. 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 HEIGHT
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.

WINDOW NOTE LEGEND

DH DOUBLE HUNG
SH SINGLE HUNG
FX FIXED
SC SINGLE CASEMENT
DC DOUBLE CASEMENT
TC TRIPLE CASEMENT

HEATED SQUARE FOOTAGE	
First Floor	1721
Second Floor	386
TOTAL HEATED:	2107

UNHEATED SQUARE FOOTAGE	
Front Porch	77
Rear Porch	163
Three Car Garage	493
TOTAL UNHEATED:	733

Sumner Construction
Forest Hill
Lot #2

Sheet Title:
First Floor Plan

REVISIONS	
NUMBER	DATE

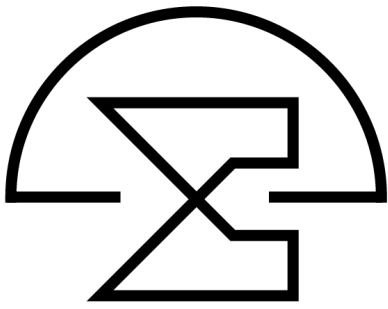
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Plan Number
M075-26
Sheet No. A-3

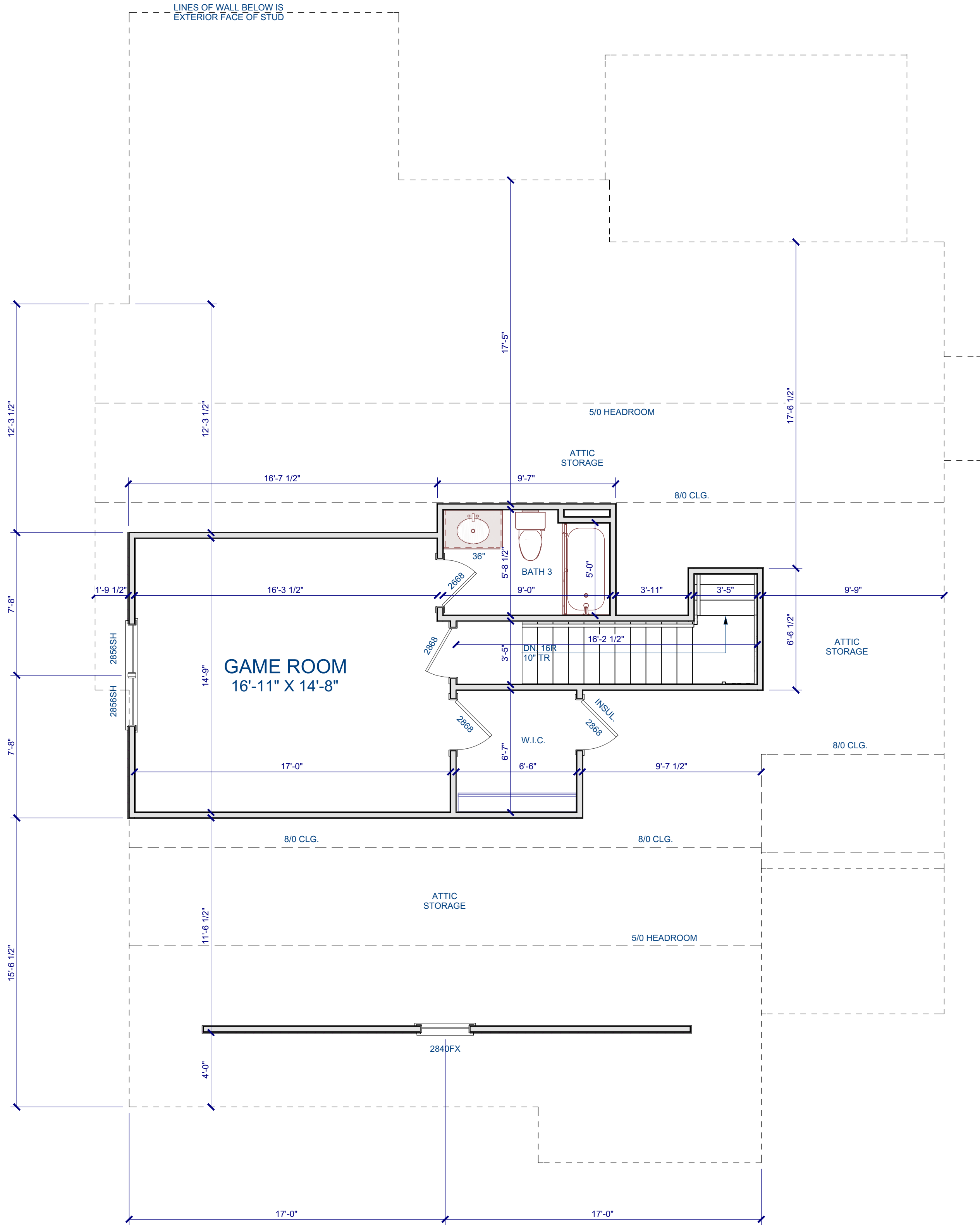
Drawn By: TE

Date: 4/10/2026

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Wake Forest, NC 27587
919.263.1509
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SECOND FLOOR PLAN

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

GENERAL NOTES

WALLS

ALL WALLS ARE DRAWN 3/5" WIDE (2X4) OR 5/5" WIDE (2X6) U.N.O.
ANGLED WALL ARE DRAWN @45° U.N.O.
EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. INTERIOR
DIMENSIONS ARE TO FACE OF STUD.

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.G. BLDG. CODE. IT IS THE
CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS
MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS

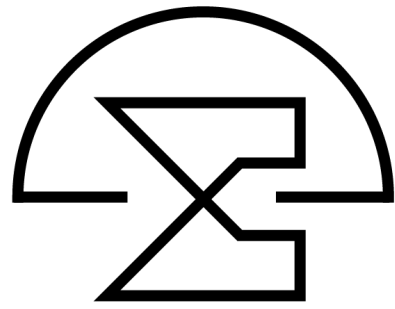
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED
ON SITE.

WALL/CEILING HEIGHT

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.

WINDOW NOTE LEGEND

DH	DOUBLE HUNG
SH	SINGLE HUNG
FX	FIXED
SC	SINGLE CASEMENT
DC	DOUBLE CASEMENT
TC	TRIPLE CASEMENT



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847 Wake Forest Business Park, Suite 102
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Sumner Construction Forest Hill Lot #2

Sheet Title:
Second Floor Plan

REVISIONS

NUMBER	DATE

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Plan Number
M075-26
A-4

Sheet No. _____

Drawn By: **TE**

Date: **4/10/2026**

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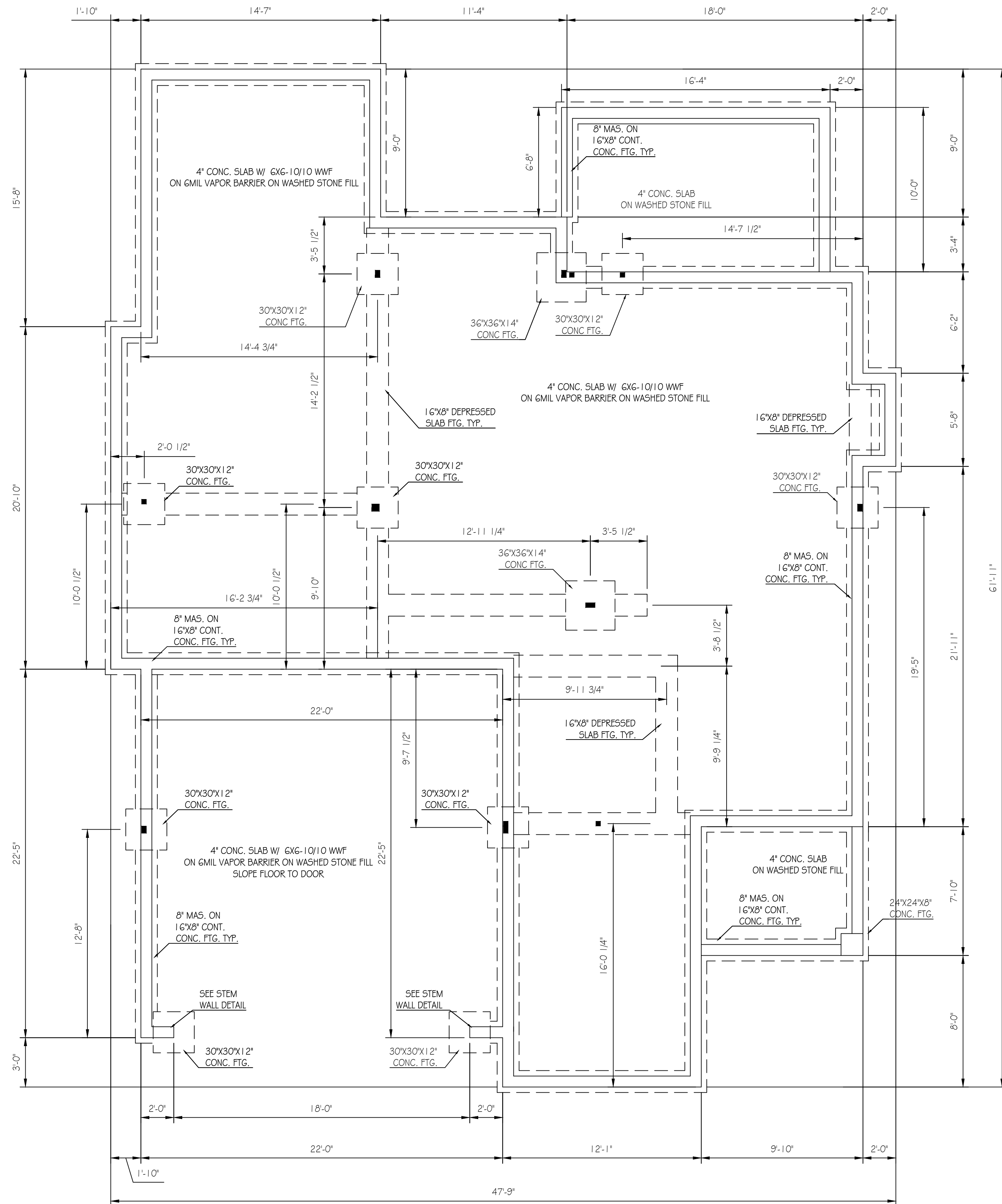
McMillanDesign
847 Wake Forest Business Park, Suite 102
Wake Forest, NC 27587
919.263.1509
www.mcmillan-design.com

Sheet Title:

Roof Plan

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Plan Number
M075-26
Sheet No. **A-5**
Drawn By: **TE**
Date: **4/10/2026**
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SLAB FOUNDATION PLAN
SCALE: 1/4" = 1'

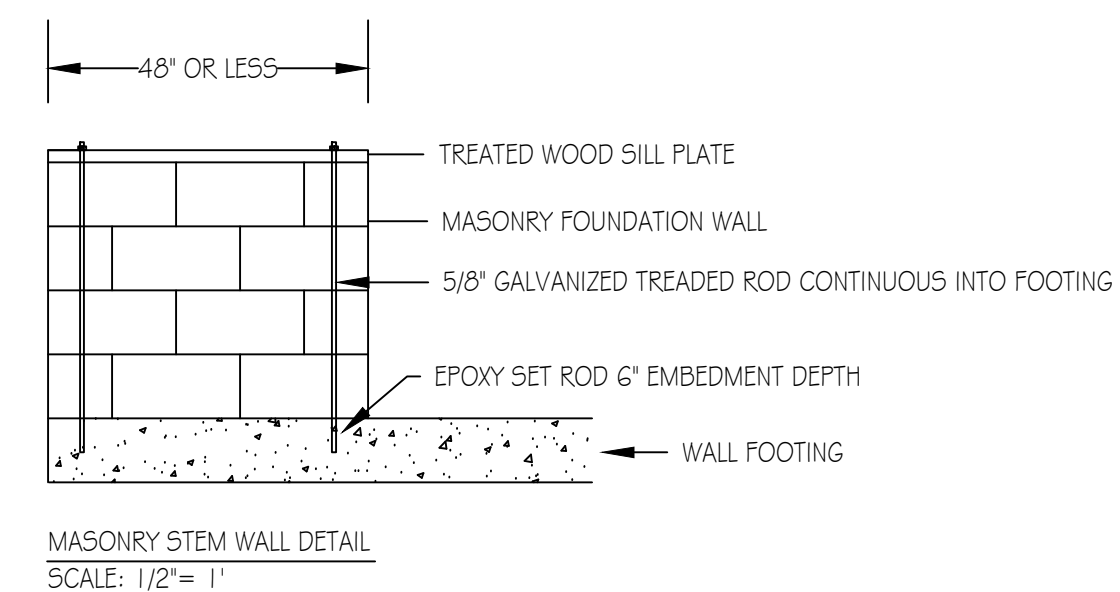
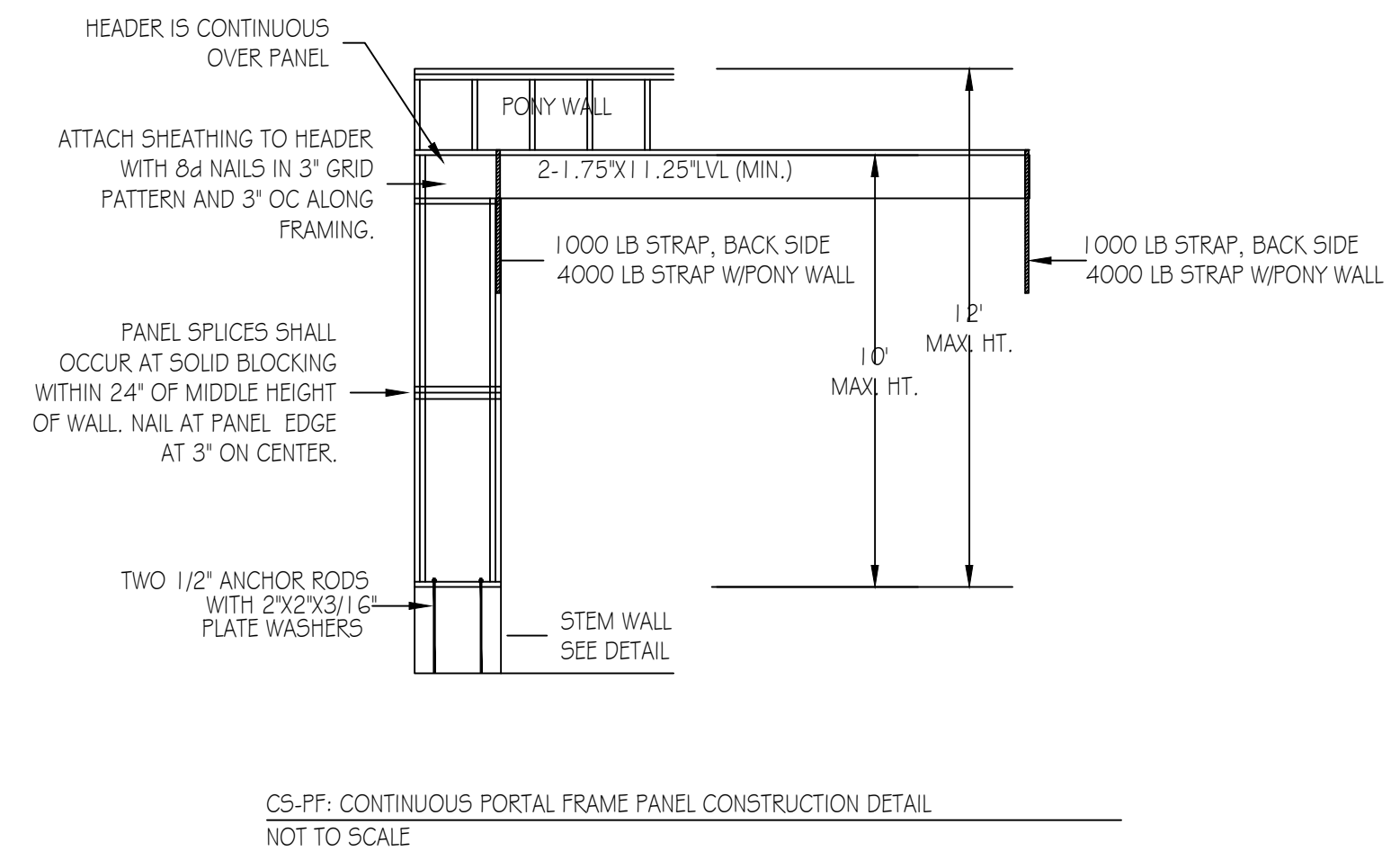
- STRUCTURAL NOTES:
1. DESIGN SOIL BEARING CAPACITY 2000PSF.
 2. CONCRETE SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 3000PSI.
 3. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 12" BELOW FINISHED GRADE.
 4. FOUNDATIONS WALLS ARE 8" MASONRY ON 16"X8" CONC. FTG. UNLESS NOTED OTHERWISE.
 5. INTERIOR FOOTINGS ARE 16"X8" DEPRESSED CONCRETE SLAB FTG. UNLESS NOTED OTHERWISE.
 6. FRAMING LUMBER SHALL BE #2SPF OR #25YP UNLESS SPECIFICALLY NOTED OTHERWISE FOR INDIVIDUAL MEMBERS.
 7. LAMINATED VENEER LUMBER BEAMS, LVL, SHALL HAVE THE FOLLOWING PROPERTIES, $F_b=2950PSI$, $F_v=285PSI$, $E=2.0X10^6$.
 8. INSTALL A DJ UNDER ALL WALLS PARALLEL TO FJ OR. INSTALL BLOCKING BETWEEN ADJACENT FLOOR JOISTS PERPENDICULAR TO WALL AT 16" OC.
 9. EXTERIOR WALL LINE OPENING HEADERS SHALL BE 2-2X10, AND INTERIOR LOAD BEARING WALL HEADERS SHALL BE 2-2X8, UNLESS NOTED OTHERWISE.
 10. DESIGN WIND SPEED 115 MPH.
 11. ALL WORK SHALL CONFORM TO NC RESIDENTIAL CODE, 2018 EDITION.
 12. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS.
 13. STRUCTURAL NOTES APPLY TO ALL SHEETS.
 14. 1-JOISTS PER MANUFACTURER'S DESIGN.

DESIGN LOADS:

ROOF: LL=20PSF, DL=10PSF
CEILING W/STORAGE: LL=20PSF, DL=10PSF
CEILING W/OUT STORAGE: LL=5PSF, DL=10PSF
FLOOR, LIVING SPACE: LL=40PSF, DL=10PSF
FLOOR, SLEEPING SPACE: LL=30PSF, DL=10PSF
WIND SPEED: 115 MPH
SOIL BEARING CAPACITY: 2000PSF

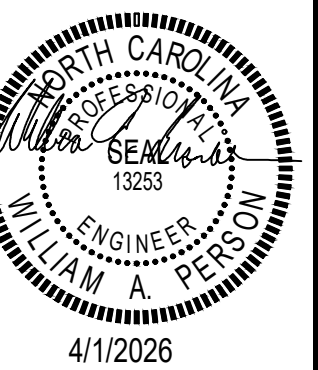
WALL BRACING:

1. BRACE WALL DESIGN PER SECTION 602.10.3.
2. EXTERIOR WALLS OF ALL STORIES SHALL BE SOLID SHEETED WITH 7/16" WOOD STRUCTURAL SHEATHING.
3. HORIZONTAL JOINTS OF ALL WALL PANELS SHALL BE BLOCKED AND NAILED AS SPECIFIED.
4. ALL BRACE WALL WSP PANELS SHALL BE FASTENED AT 3' OC ALONG EDGES AND AT 6' OC AT INTERMEDIATE SUPPORTS WITH 6d OR 8d NAILS.
5. ALL BRACE WALL GB PANELS SHALL BE FASTENED AT 7' OC ALONG EDGES AND AT 7' OC AT INTERMEDIATE SUPPORTS WITH 5d NAILS OR #6 SCREWS.



NOTES:

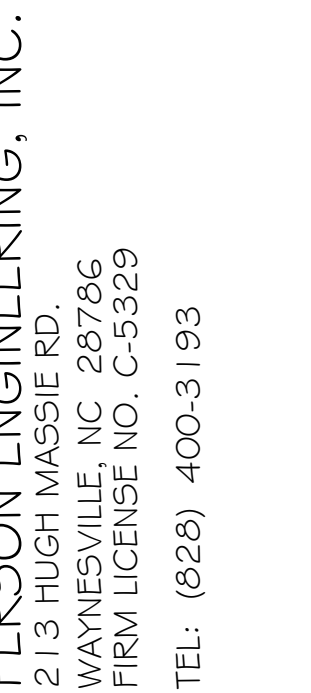
1. THIS DETAIL IS APPLICABLE TO ANY FOUNDATION WALL SECTION THAT IS 4' OR LESS IN LENGTH AND IS SUPPORTING A BRACE WALL PANEL.



PERSON ENGINEERING, INC.
213 HUGH MASSIE RD.
WAYNESVILLE, NC 28786
FIRM LICENSE NO. C-5329
TEL: (828) 400-3193

PROJECT: SUMNER CONSTRUCTION
LOT 2
FOREST HILLS
FRANKLIN CO., NC

JOB NO: M075-26-5TR
STRUCTURAL DESIGN BY: WVP
DATE: 3/30/2026
REVISIONS:

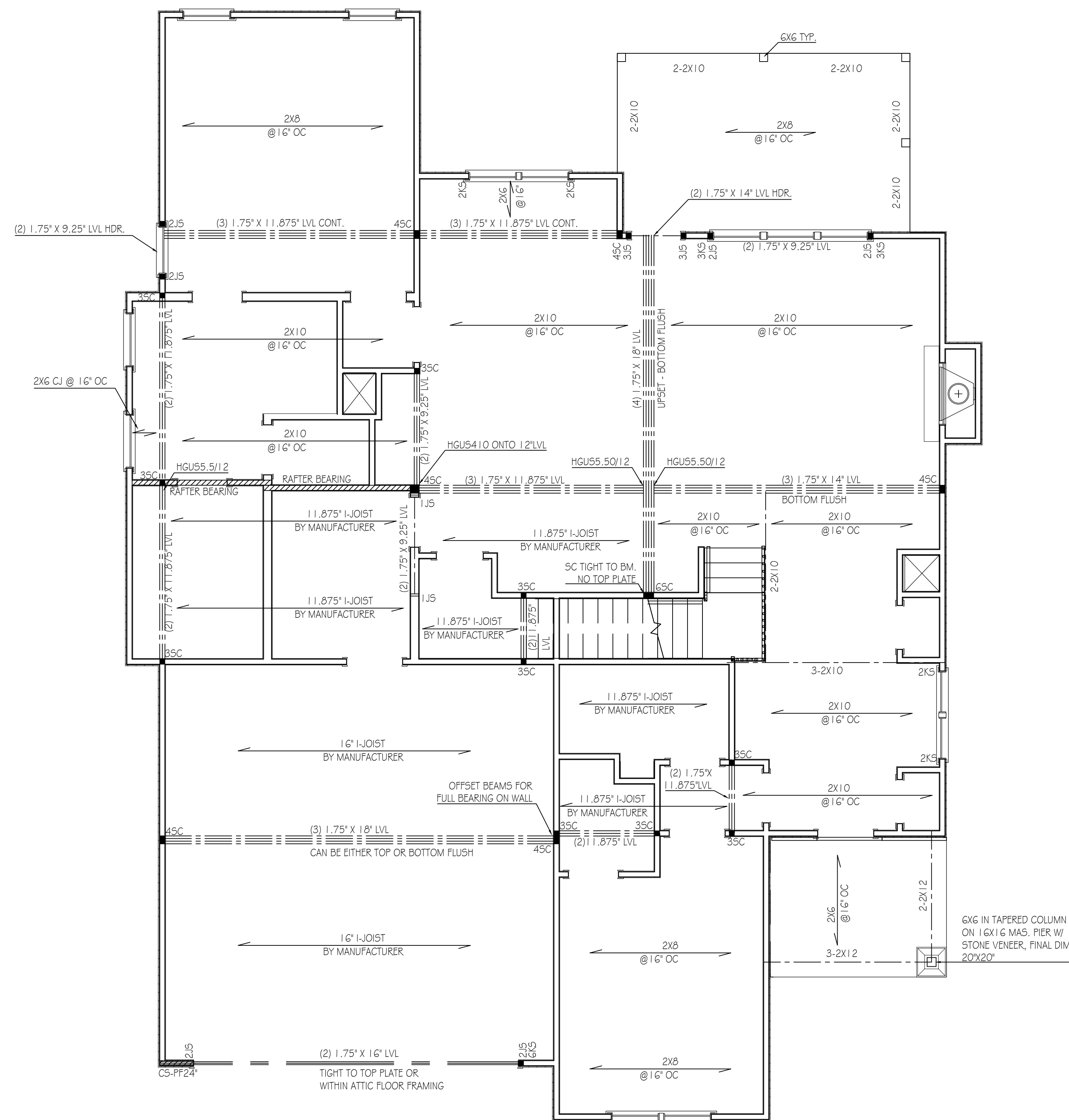


JOB NO:
M075-26-STR

STRUCTURAL DESIGN BY:
WP

DATE:
3/30/2026

REVISIONS:



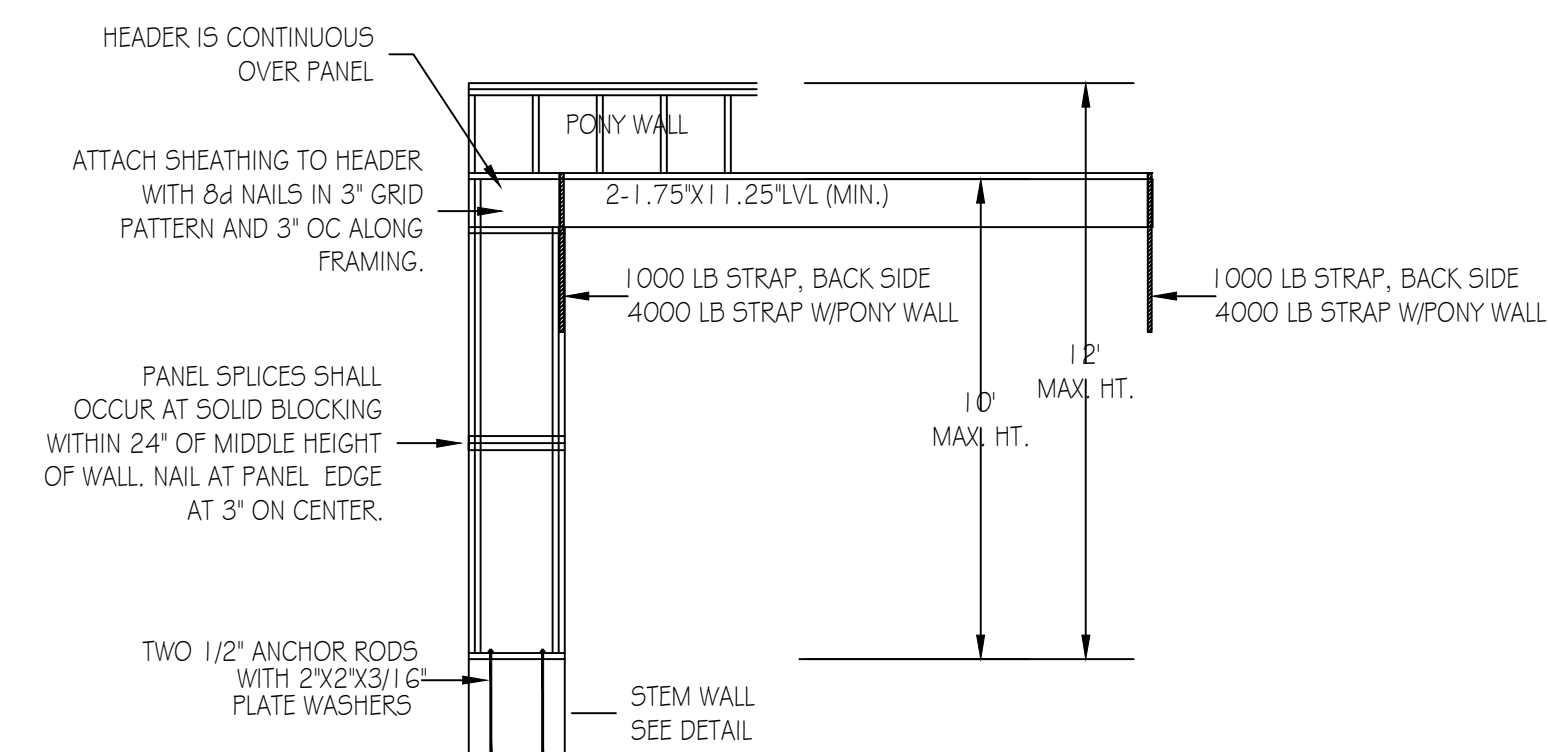
FIRST FLOOR STRUCTURAL PLAN
SCALE: 1/4" = 1'

1. DESIGN SOIL BEARING CAPACITY 2000PSF.
2. CONCRETE SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 3000PSI.
3. BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 12" BELOW FINISHED GRADE.
4. FOUNDATIONS WALLS ARE 8" MASONRY ON 16'x6" CONC. FTG. UNLESS NOTED OTHERWISE.
5. INTERIOR FOOTINGS ARE 16'x8" DERESSED CONCRETE SLAB
6. FRAMING FLOOR SHALL BE #25PF OR #25YP UNLESS SPECIFICALLY NOTED OTHERWISE FOR INDIVIDUAL MEMBERS.
7. LAMINATED VENEER FLOOR BEAMS, LVL, SHALL HAVE THE FOLLOWING PROPERTIES, $F_b=2950PSI$, $F_v=285PSI$, $E=2.0 \times 10^6$.
8. INSTALL A DJ UNDER ALL WALLS PARALLEL TO FJ OR *INSTALL BLOCKING BETWEEN ADJACENT FLOOR JOISTS PERPENDICULAR TO WALL AT 16' OC.
9. EXTERIOR WALL LINE OPENING HEADERS SHALL BE 2-X10, AND INTERIOR LOAD BEARING WALL HEADERS SHALL BE 2-2X8, UNLESS NOTED OTHERWISE.
10. DESIGN WIND SPEED 115 MPH.
11. ALL WORK SHALL CONFORM TO NC RESIDENTIAL CODE, 2018 EDITION.
12. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS.
13. STRUCTURAL NOTES APPLY TO ALL SHEETS.
14. I-JOISTS PER MANUFACTURER'S DESIGN.

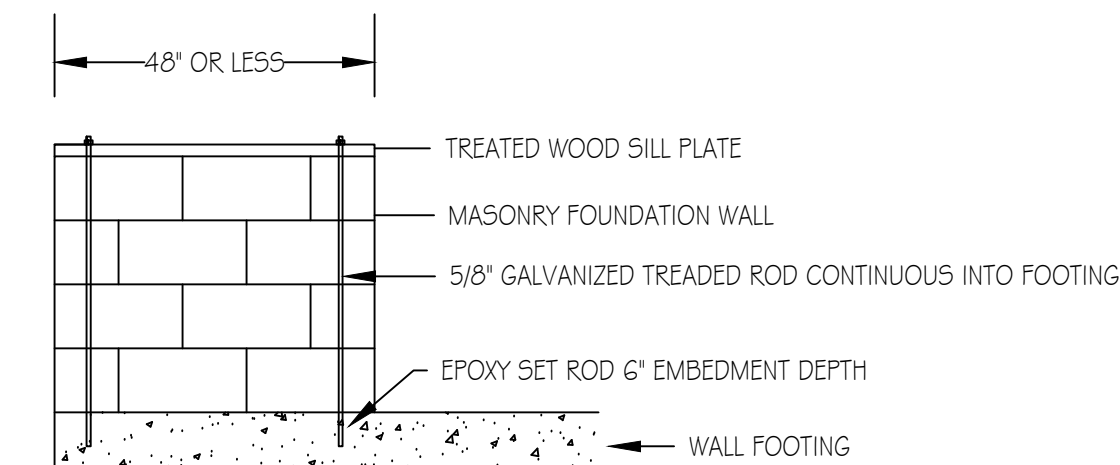
DESIGN LOADS:
 ROOF: LL=20PSF, DL=10PSF
 CEILING W/STORAGE: LL=20PSF, DL=10PSF
 CEILING W/OUT STORAGE: LL=5PSF, DL=10PSF
 FLOOR, LIVING SPACE: LL=40PSF, DL=10PSF
 FLOOR, SLEEPING SPACE: LL=30PSF, DL=10PSF
 WIND SPEED: 115 MPH
 SOIL BEARING CAPACITY: 2000PSF

WALL BRACING:

1. BRACE WALL DESIGN PER SECTION 602.10.3, EXTERIOR WALLS OF ALL STORIES SHALL BE SOLID SHEETED WITH 7/16" WOOD STRUCTURAL SHEATHING.
2. HORIZONTAL JOINTS OF ALL WALL PANELS SHALL BE BLOCKED AND NAILED AS SPECIFIED.
3. ALL BRACE WALL WSP PANELS SHALL BE FASTENED AT 3" OC ALONG EDGES AND AT 6" OC AT INTERMEDIATE SUPPORTS WITH 6d OR 8d NAILS.
4. ALL BRACE WALL GB PANELS SHALL BE FASTENED AT 7" OC ALONG EDGES AND AT 7" OC AT INTERMEDIATE SUPPORTS WITH 5d NAILS OR #6 SCREWS.



CS-PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION DETAIL
NOT TO SCALE



MASONRY STEM WALL DETAIL
SCALE: 1/2" = 1'

NOTES:
1. THIS DETAIL IS APPLICABLE TO ANY FOUNDATION WALL SECTION
THAT IS 4' OR LESS IN LENGTH AND IS SUPPORTING A BRACE WALL PANEL.

