

9'-1 1/2" CEILING HEIGHT
8'-0" WINDOW HEIGHT
8'-0" WINDOW HEIGHT
8'-1 1/2" CEILING HEIGHT
8'-0" WINDOW HEIGHT
8'-1 1/2" CEILING HEIGHT
7'-4" WINDOW HEIGHT



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

9'-1 1/2" CEILING HEIGHT
8'-0" WINDOW HEIGHT
8'-1 1/2" CEILING HEIGHT
8'-0" WINDOW HEIGHT
8'-1 1/2" CEILING HEIGHT
7'-4" WINDOW HEIGHT

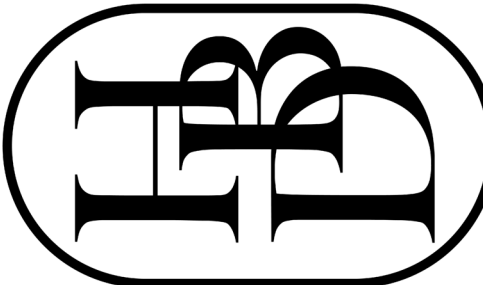


REAR ELEVATION
SCALE = $\frac{1}{4}" = 1'-0"$



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

8'-0" WINDOW HEIGHT
9'-1 1/2" CEILING HEIGHT
8'-0" WINDOW HEIGHT
9'-1 1/2" CEILING HEIGHT
7'-4" WINDOW HEIGHT
8'-1 1/2" CEILING HEIGHT



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

ORIGINAL CONCEPT
BY
JOHN SMYTH

401 BROOKS AVENUE
CUSTOM PLAN

DRAWN BY **CM**
8/23/2024
REVISION DATE
6/18/2026

SHEET NO.

1

ELEVATIONS



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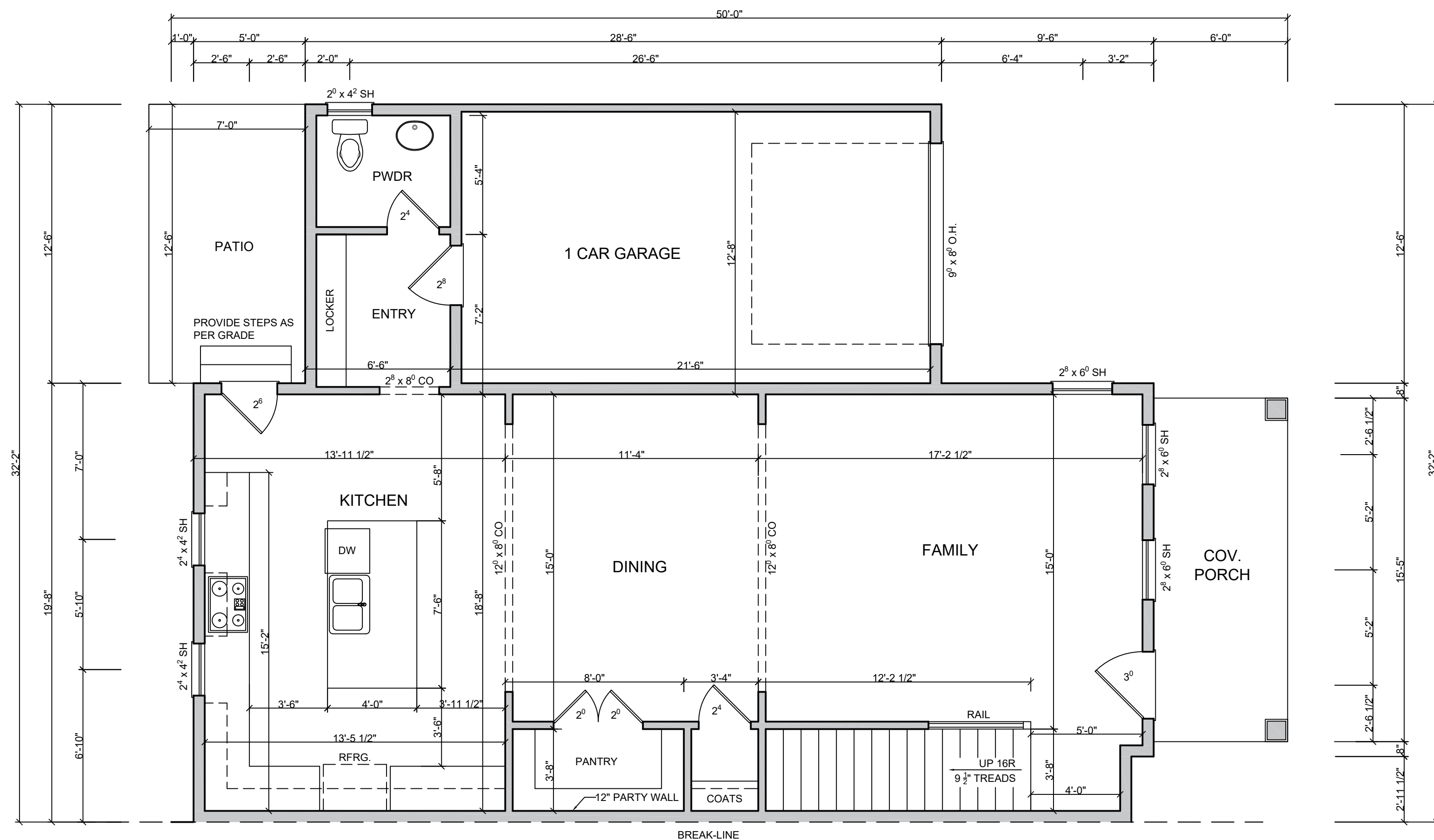
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FLOOR PLAN



AREA CALCULATIONS - RIGHT UNIT

HEATED (SQ.FT.)		UNHEATED (SQ.FT.)	
1ST FLOOR	930	GARAGE	269
SECOND FLOOR	1171	PORCH	92
THIRD FLOOR	380	PATIO	88
TOTAL	2481	TOTAL	457

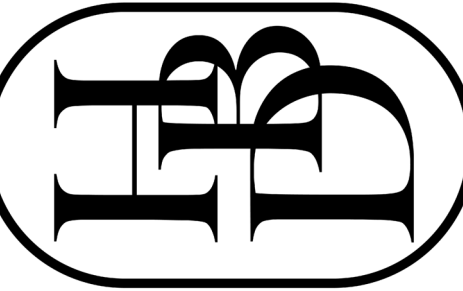
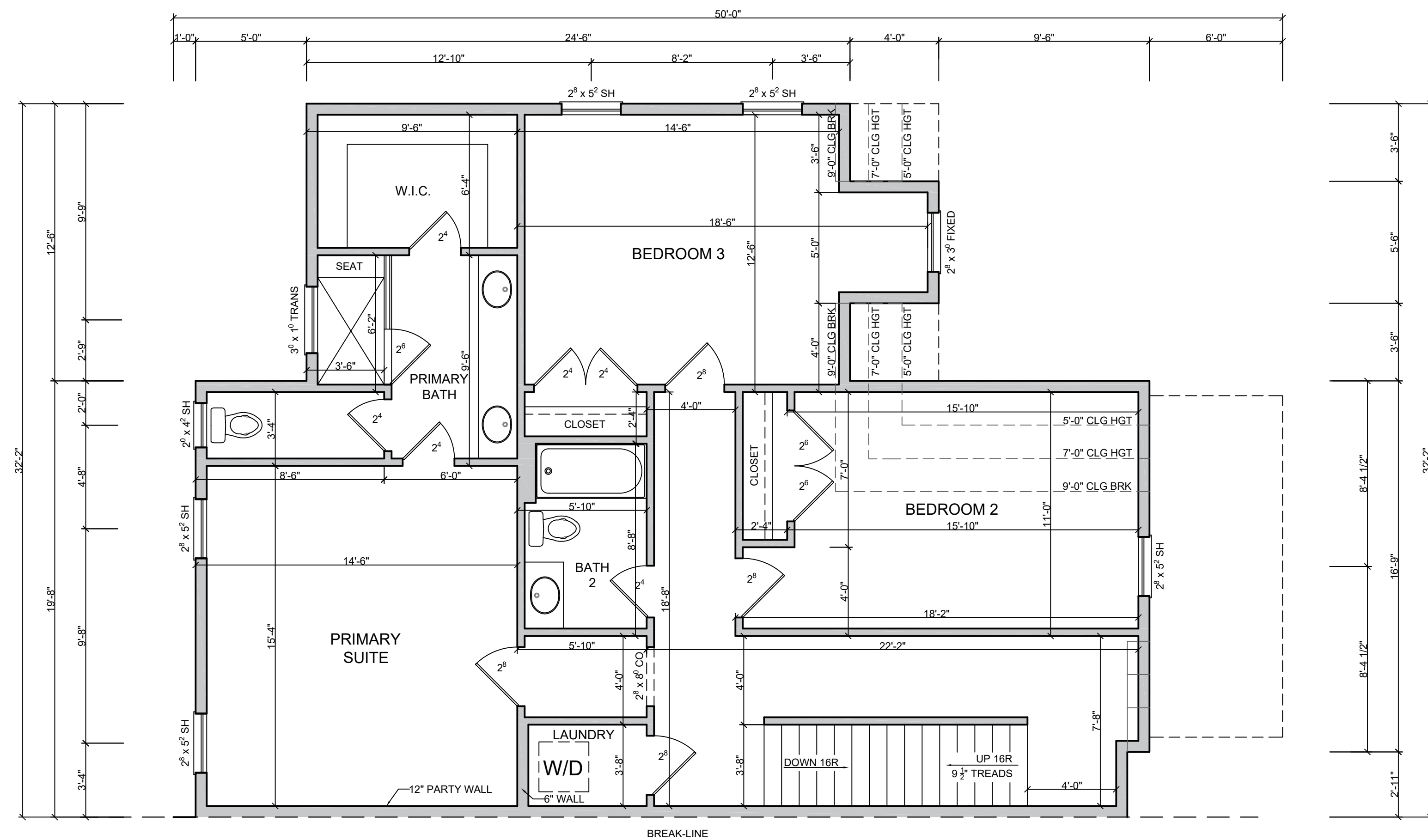
NOTES

- 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 $\frac{5}{8}$ " TYPE "X".

FIRST FLOOR PLAN

9'-0" CEILING HGT.
SET WINDOWS @ 8'-0" A.F.F.
SCALE = $\frac{1}{4}" = 1'-0"$

SECOND FLOOR PLAN
9'-0" CEILING HGT.
SET WINDOWS @ 7'-8" A.F.F.
SCALE = $\frac{1}{4}" = 1'-0"$



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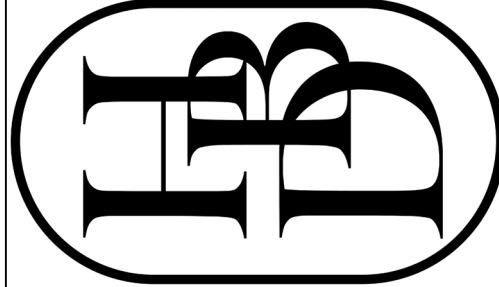
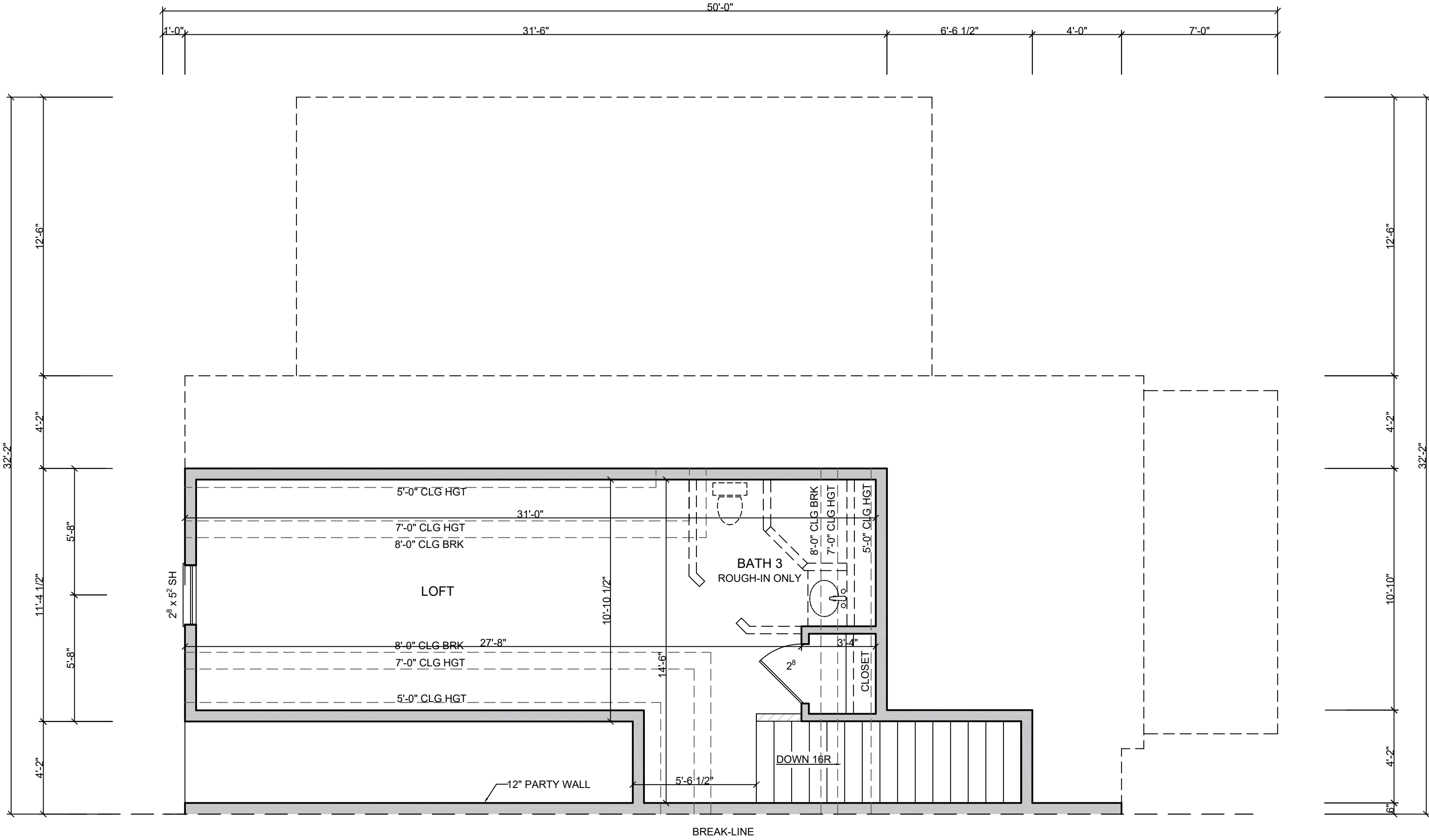
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FLOOR PLAN

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



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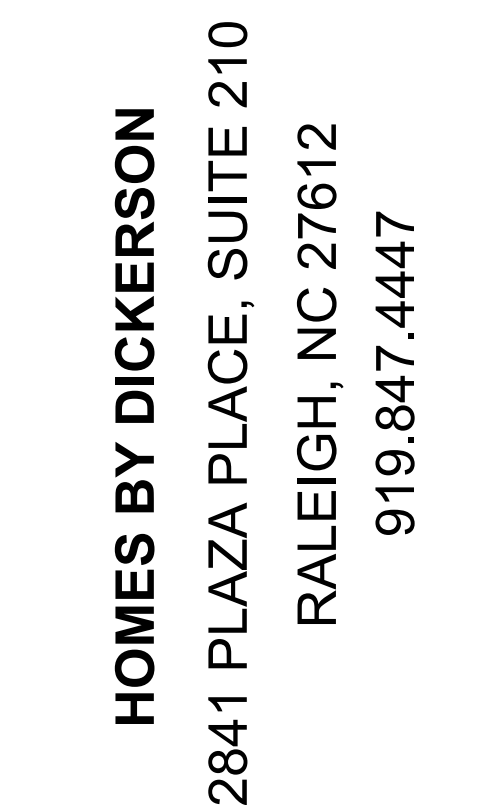
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FLOOR PLAN



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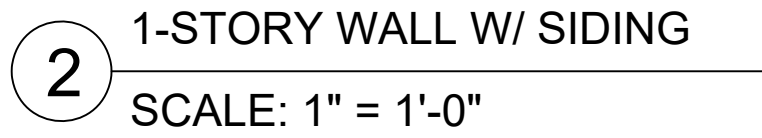
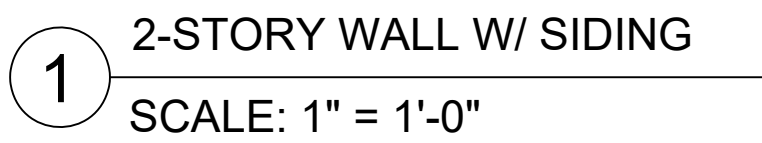
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DETAILS



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
SPICES
ANCHOR BOLTS SHALL BE MIN. $\frac{1}{2}$ " DIAMETER & SHALL EXTEND A MINIMUM 7" INTO
MASONRY OR CONCRETE
MEAN ROOF HEIGHT = <30'-0"

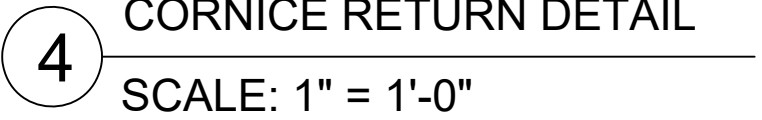
COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS



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

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



ROOF VENTILATING REQUIREMENTS

$\frac{7272}{159}$ SQ. FT. = 18.15 SQ.FT OF TOTAL ROOF VENTILATION REQ'D

162'-0" (LINEAR FT. OF SOFFIT) X .035 (NET FREE AREA PER FT.) = 5.67 SQ. FT.
OF AVAILABLE SOFFIT VENT

158'-4" (LINEAR FT. OF RIDGE VENT) X .125 = 19.78

5.67 + 19.78 = 25.45, WHICH MUST BE > OR = 18.15

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 VENTURIVER 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:

1. 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.
2. WHEN AN APPROVED VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING