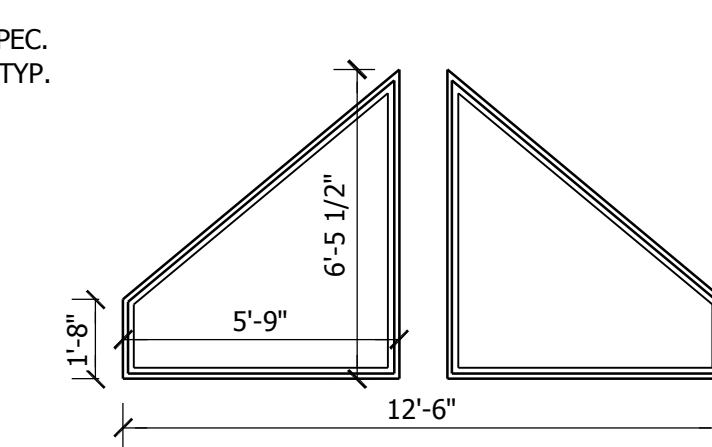
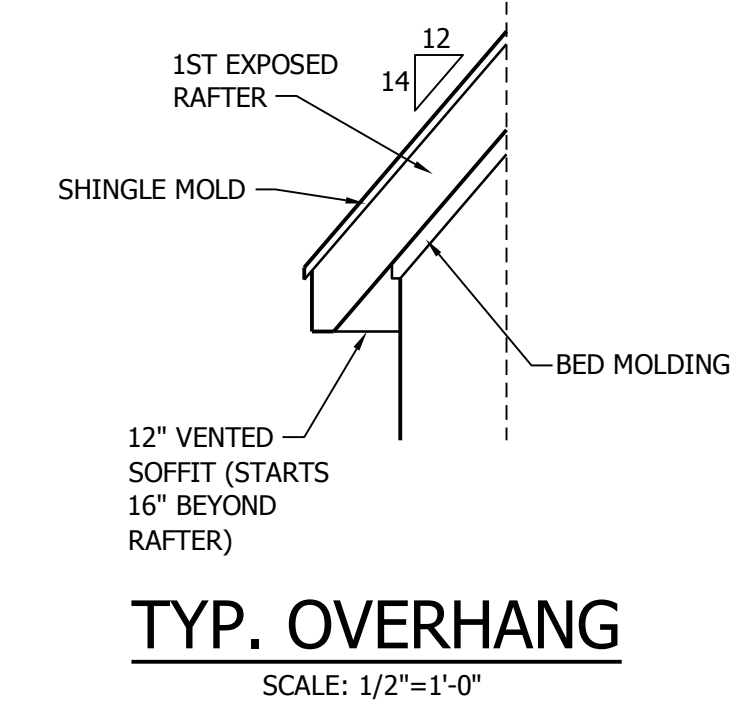




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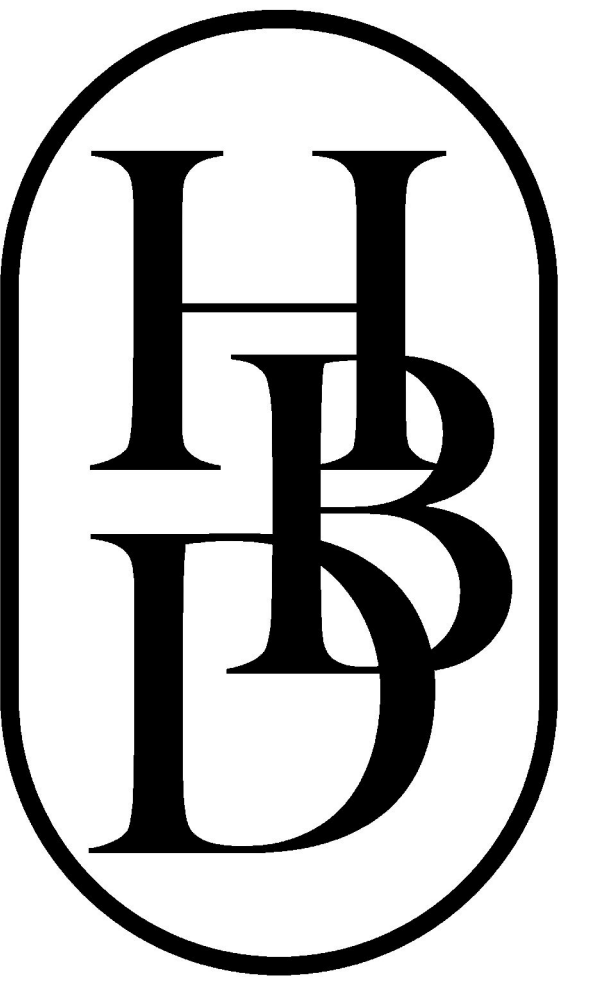
OF 1 5



REAR ELEVATION

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

PLANS DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.
SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.



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PROJECT: .

LOT 1 LOWERY ESTATES

BRIGHTON BASE PLAN

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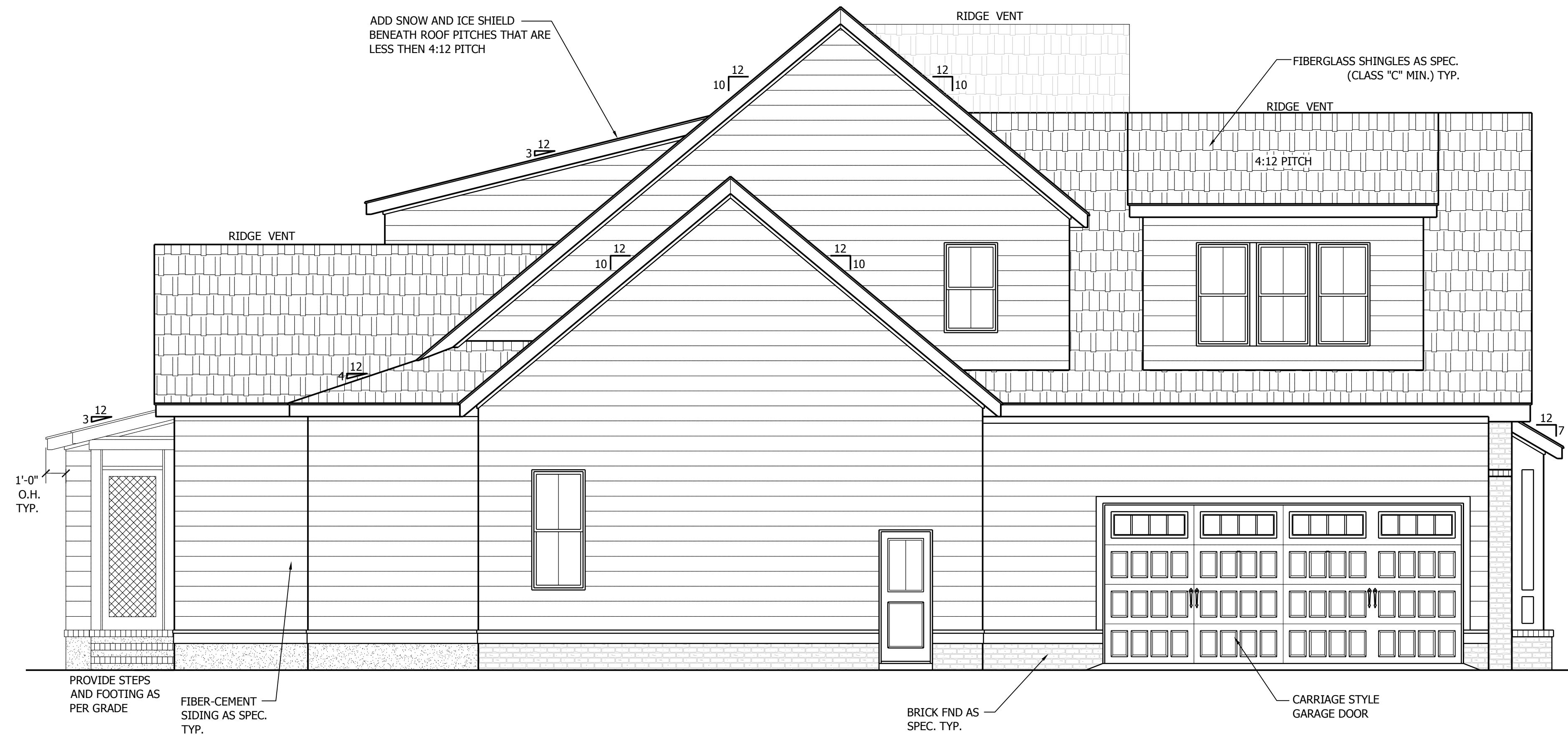
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2
OF 5



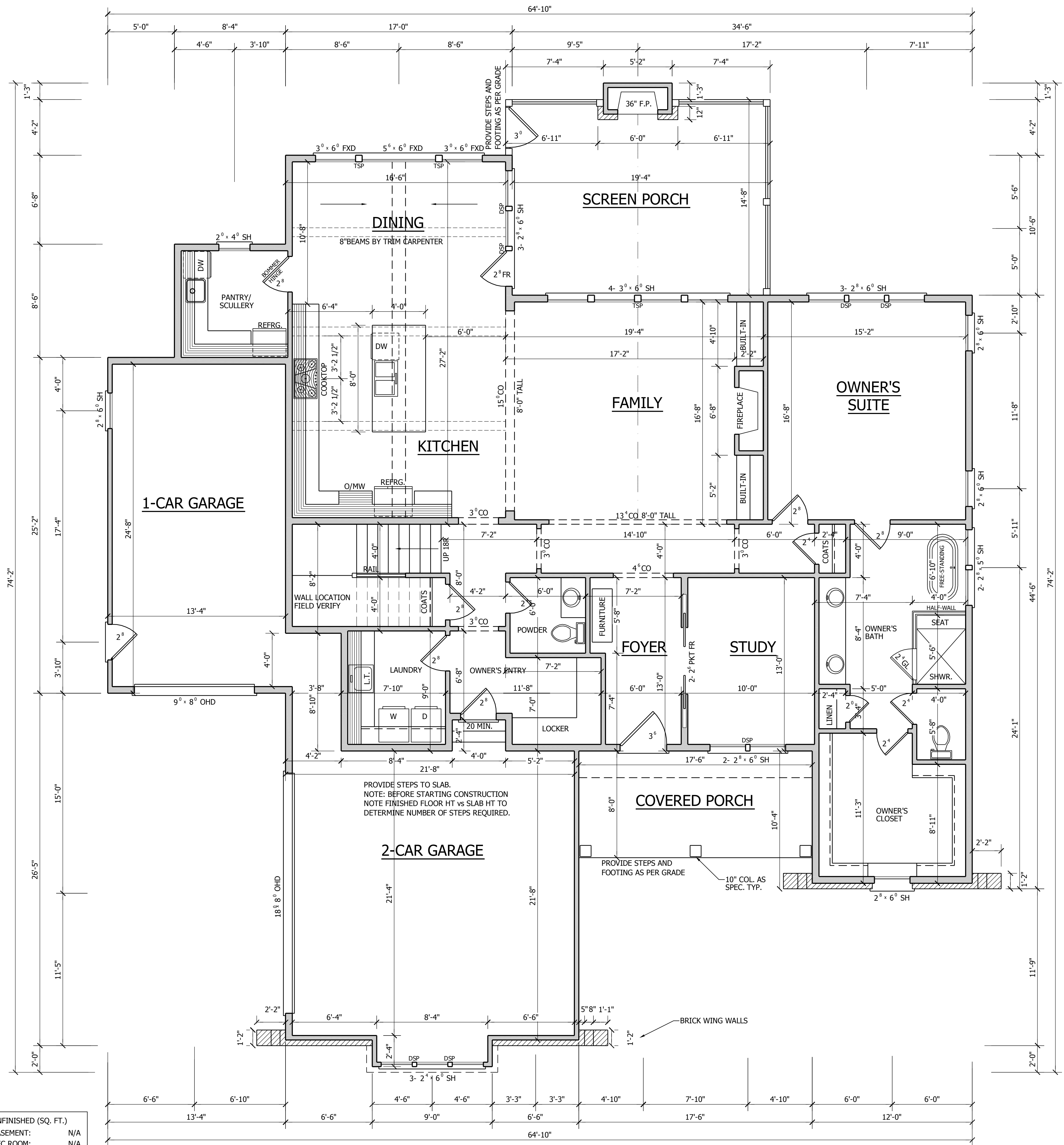
LEFT-SIDE ELEVATION

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



RIGHT-SIDE ELEVATION

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



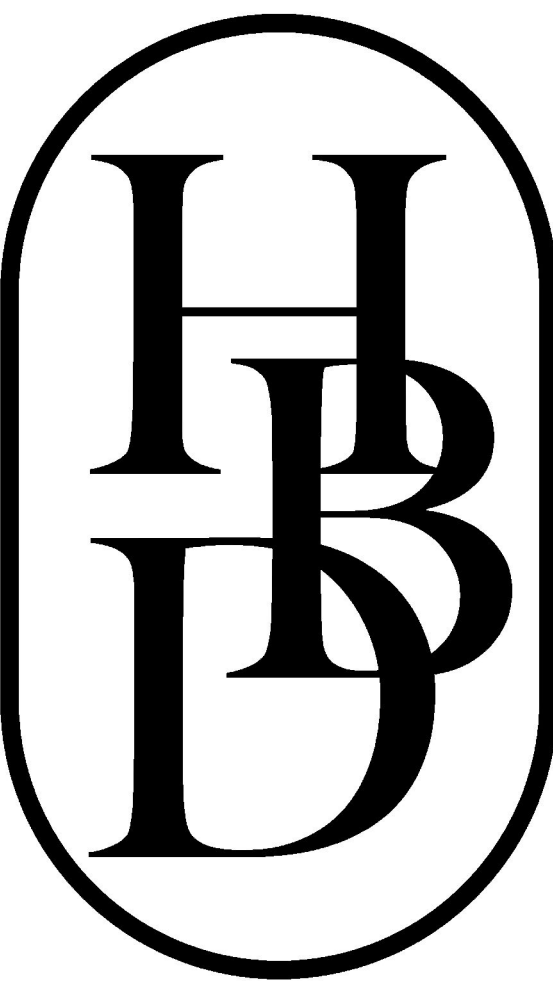
AREA CALCULATIONS

HEATED (SQ. FT.)	UNHEATED (SQ. FT.)	UNFINISHED (SQ. FT.)
BASEMENT:	N/A	876
1ST FLOOR:	2082	140
2ND FLOOR:	1669	286
	DECK:	N/A
		N/A
OVERALL DIMENSION		
WIDTH: 64'-10"		
DEPTH: 74'-2"		
TOTAL: (HEATED)	3751	1302
	TOTAL: (UNHEATED)	

FIRST FLOOR PLAN
10'-0" CEILING HGT.
SET WINDOWS @ 8'-0" A.F.F.
SCALE= 1/4" = 1'-0"

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 MANUFACTURER'S 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 MANUFACTURE.
- 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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PROJECT: .

LOT 1 LOWERY
ESTATES

BRIGHTON
BASE PLAN

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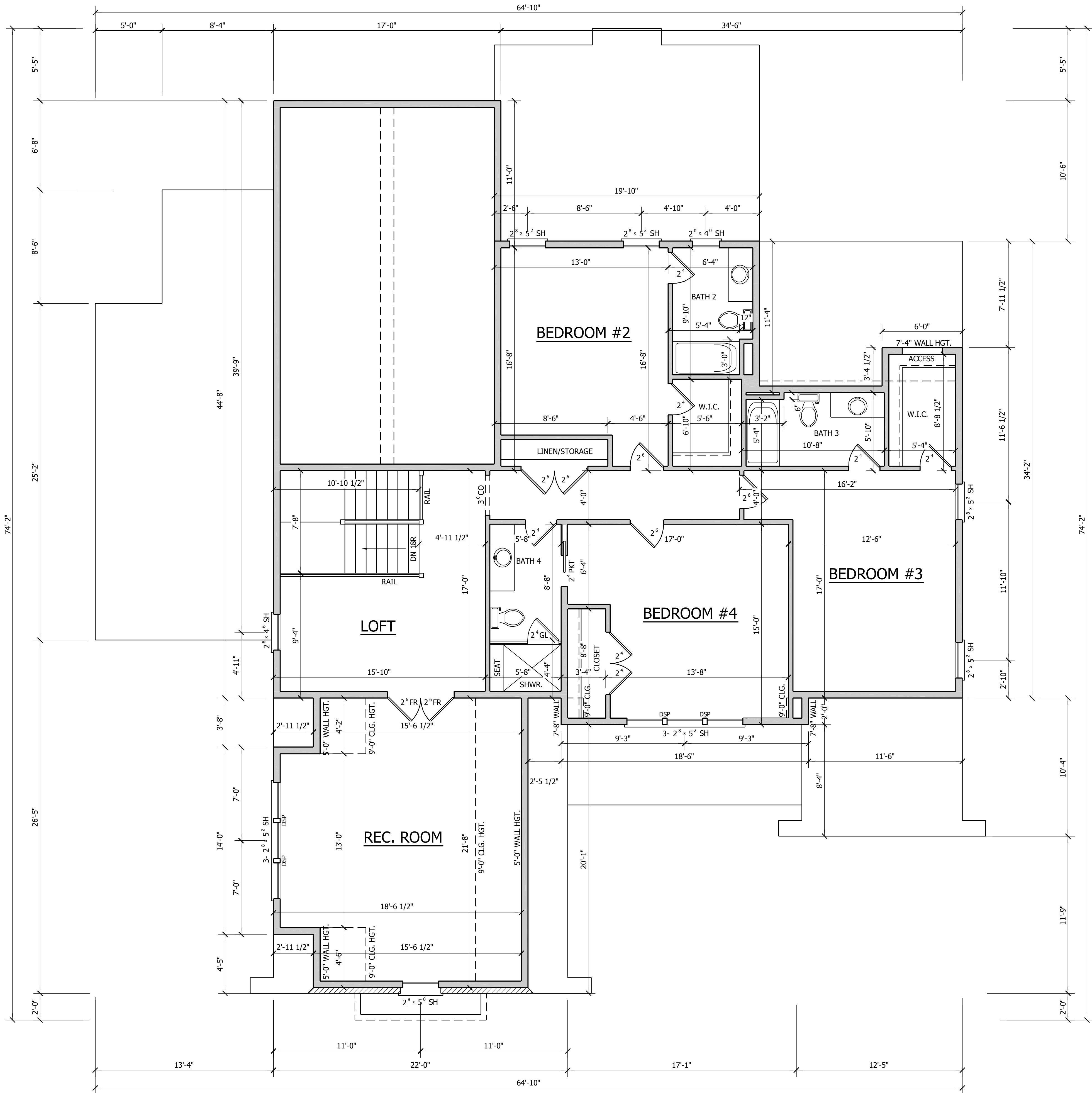
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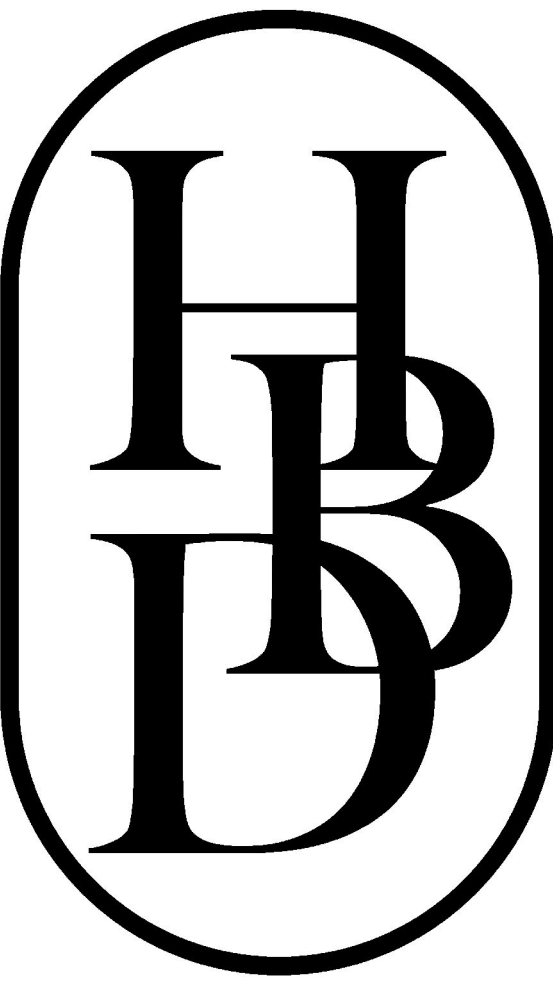
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SECOND FLOOR PLAN
9'-0" CEILING HGT.
SET WINDOWS @ 8'-0" A.F.F.
SCALE= 1/4" = 1'-0"

- 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 MANUFACTURER'S 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 MANUFACTURE.
 - 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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PROJECT: .

LOT 1 LOWERY
ESTATES
BRIGHTON
BASE PLAN

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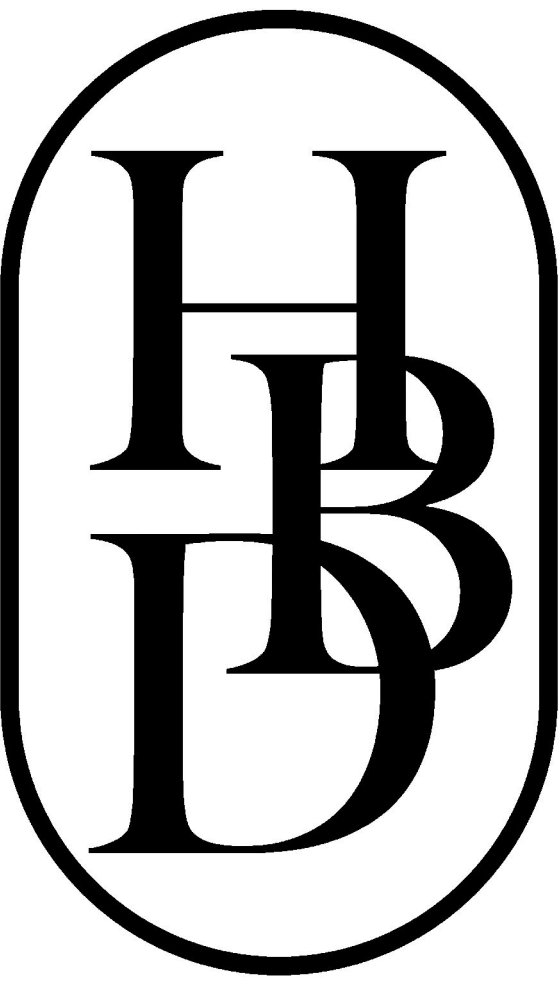
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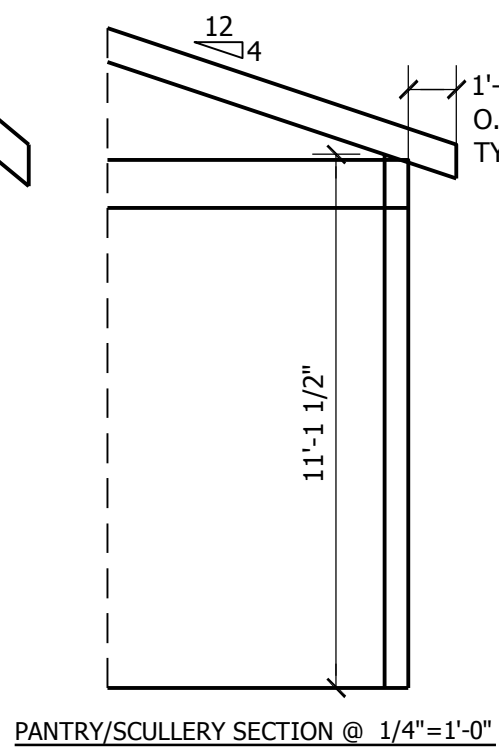
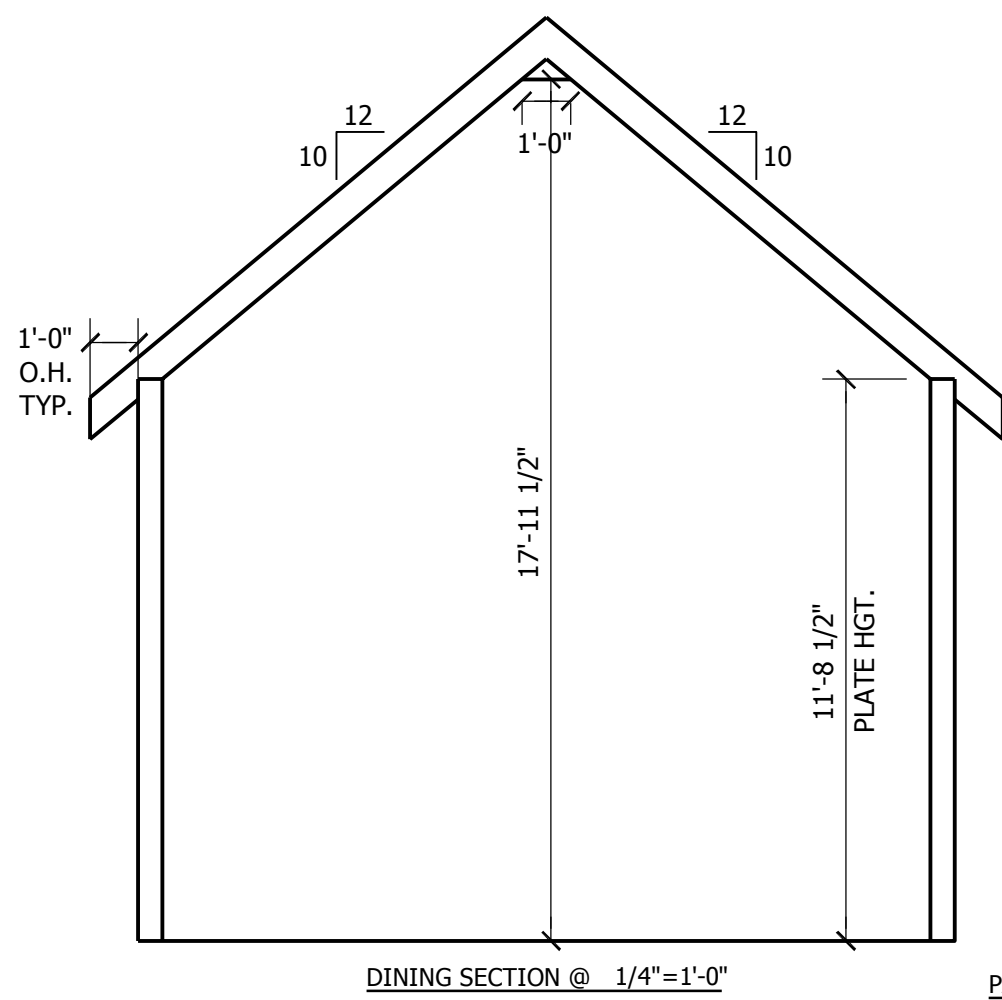
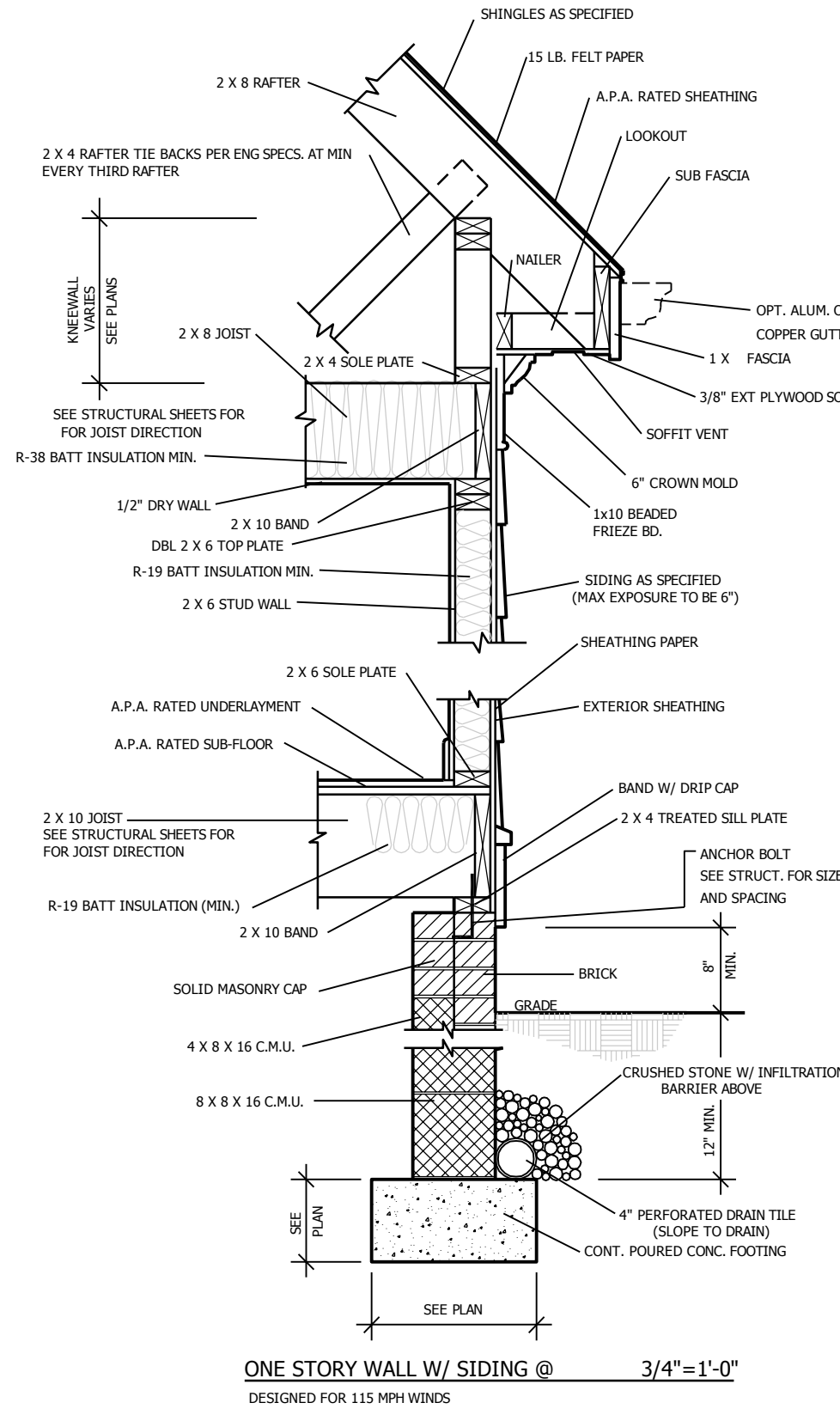
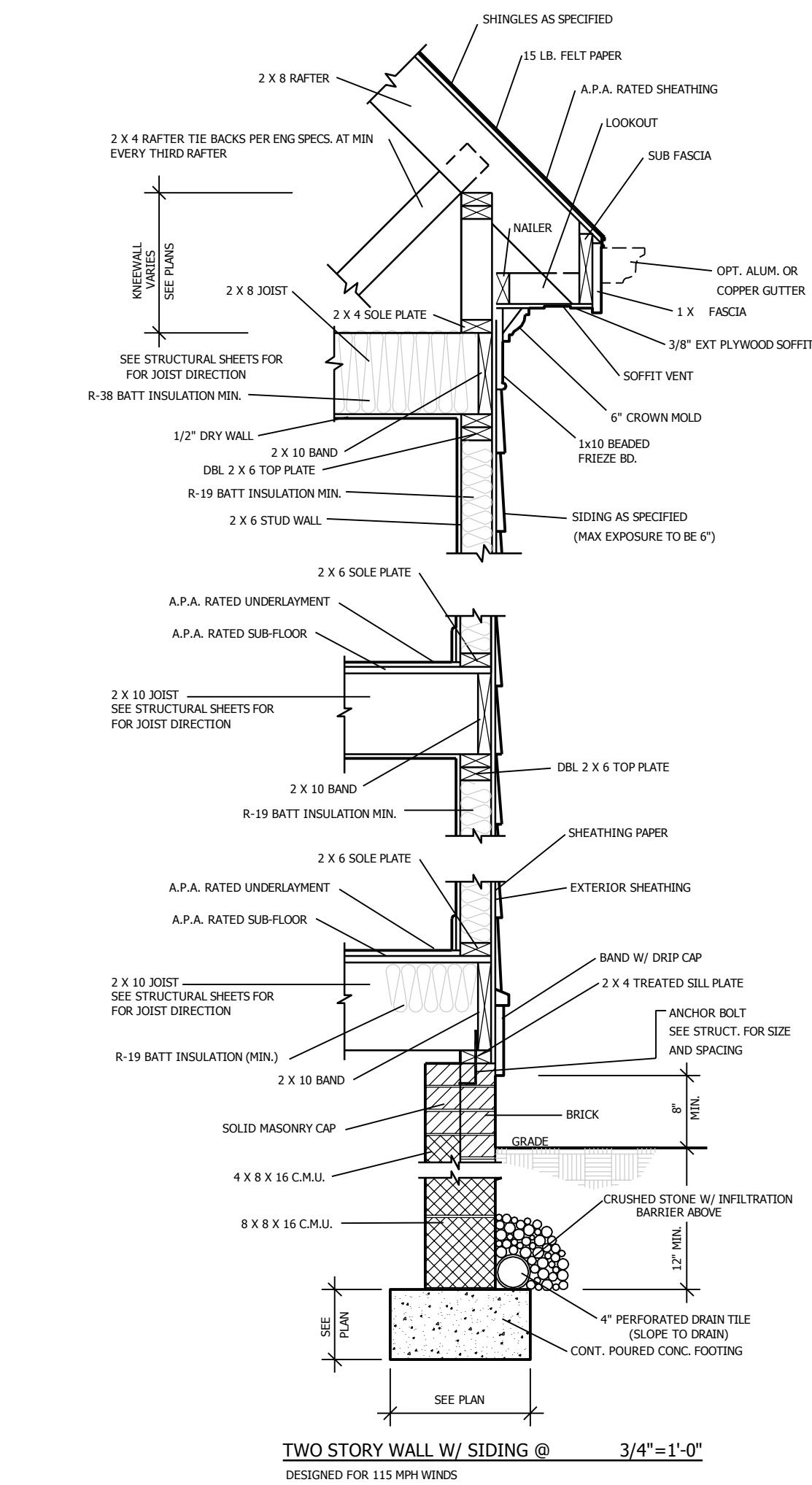
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PLANS DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE
HOUSE DESIGNED FOR 115 MPH 3 SECOND GUST, EXPOSURE B
ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF ALL PLATES SPLICES
ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE
MEAN ROOF HEIGHT = < 30'-0"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS				
MEAN ROOF HEIGHT	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

ROOF VENTILATING REQUIREMENTS

3383 SQ.FT. = 22.55 SQ. FT. OF TOTAL ROOF VENTILATION REQ'D
150
285'-0" (LINEAR FT. OF SOFFIT) X .035 (NET FREE AREA PER FT.) = 9.98 SQ. FT. OF AVAILABLE SOFFIT VENT
22.55 - 9.98 = 12.57 SQ.FT. REMAINING REQ'D ROOF VENTILATION
12.57 SQ.FT. .125 (NET FREE AREA PER FT.) = 100.56 LINEAR FT. OF RIDGE VENT REQ'D
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 SPECS BASED ON VENTURIVENT PLUS 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

FOUNDATION VENT CALCS.

2099 SQ. FT. = 13.99 SQ. FT. VENT REQ'D.
150
13.99 SQ. FT. = 25 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.
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.

