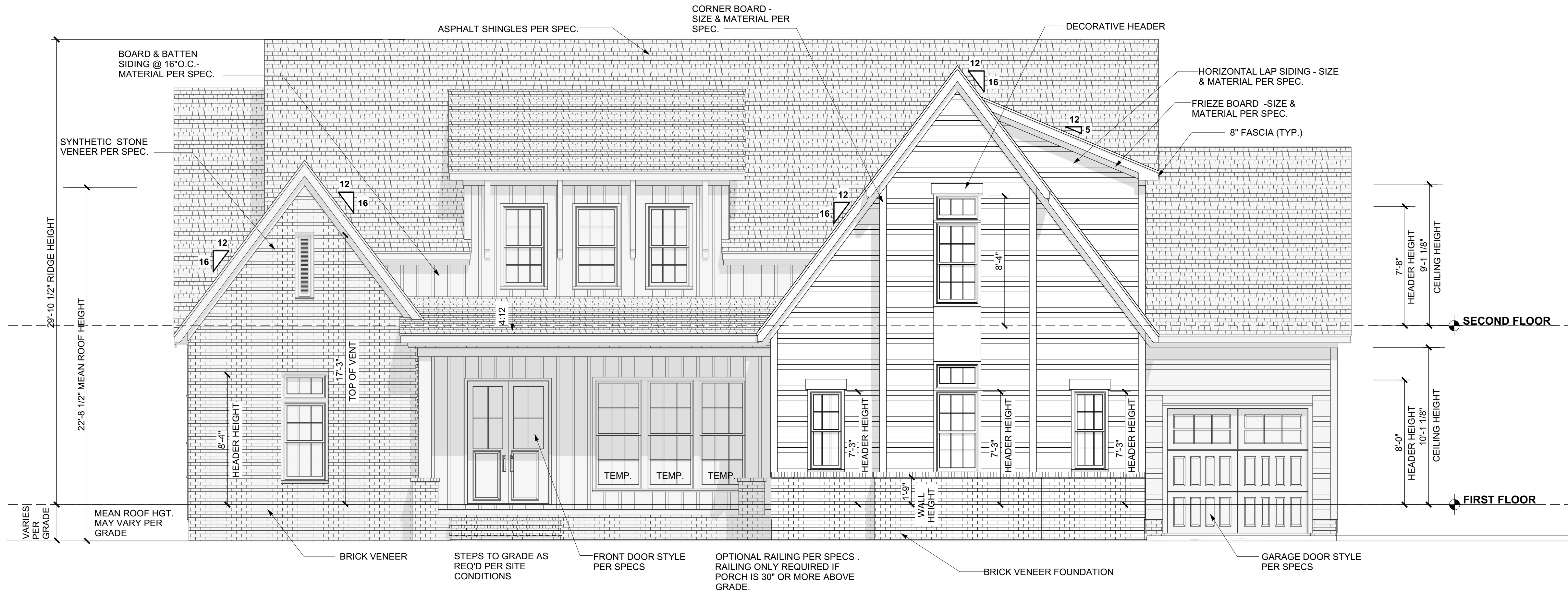
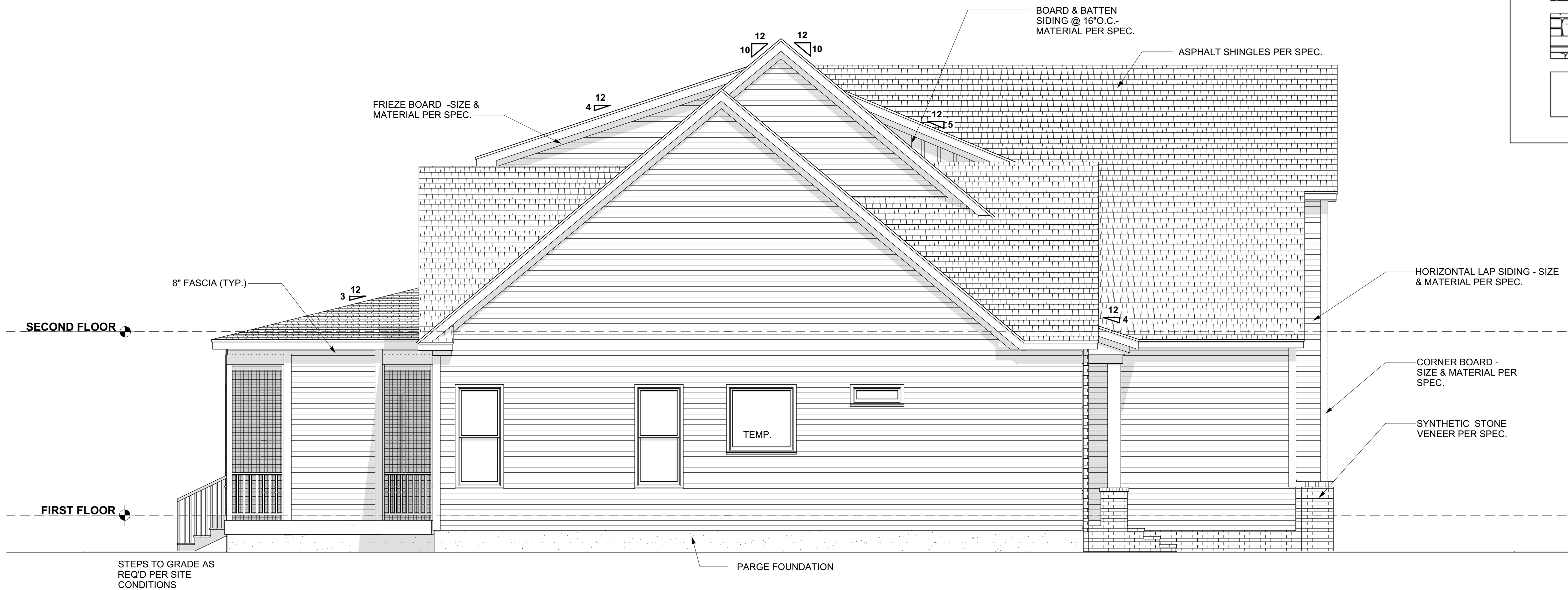




102
A-1
FRONT ELEVATION
Scale: 1/4" = 1'-0"



101
A-1
LEFT 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.

VENTING CALCULATIONS

CRAWL SPACE VENTILATION

THE MIN. NET FREE AREA OF CRAWL VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA.
2,287 SQ. FT. CRAWL SPACE AREA / 150
15.2 SQ. FT. NET FREE AREA REQUIRED
*MAY BE REDUCED BY 50% W/ VAPOR BARRIER

ATTIC VENTILATION

3,619 SQ. FT. OF ATTIC / 300 = 12.1 SQ. FT. OF INLET AND OUTLET VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.

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

Rock Creek Builders Lot 21
Lowery Estates
The Magnolia House

Sheet Title:
Exterior Elevations

REVISIONS	
NUMBER	DATE

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Plan Number
M332-23
Sheet No. **A-1**
Drawn By: **TE**
Date: **7/17/2026**
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202
A-2
REAR ELEVATION
Scale: 1/4" = 1'-0"

ELEVATION NOTES

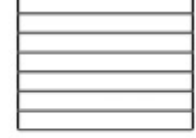
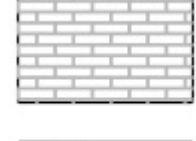
BUILDING CODES

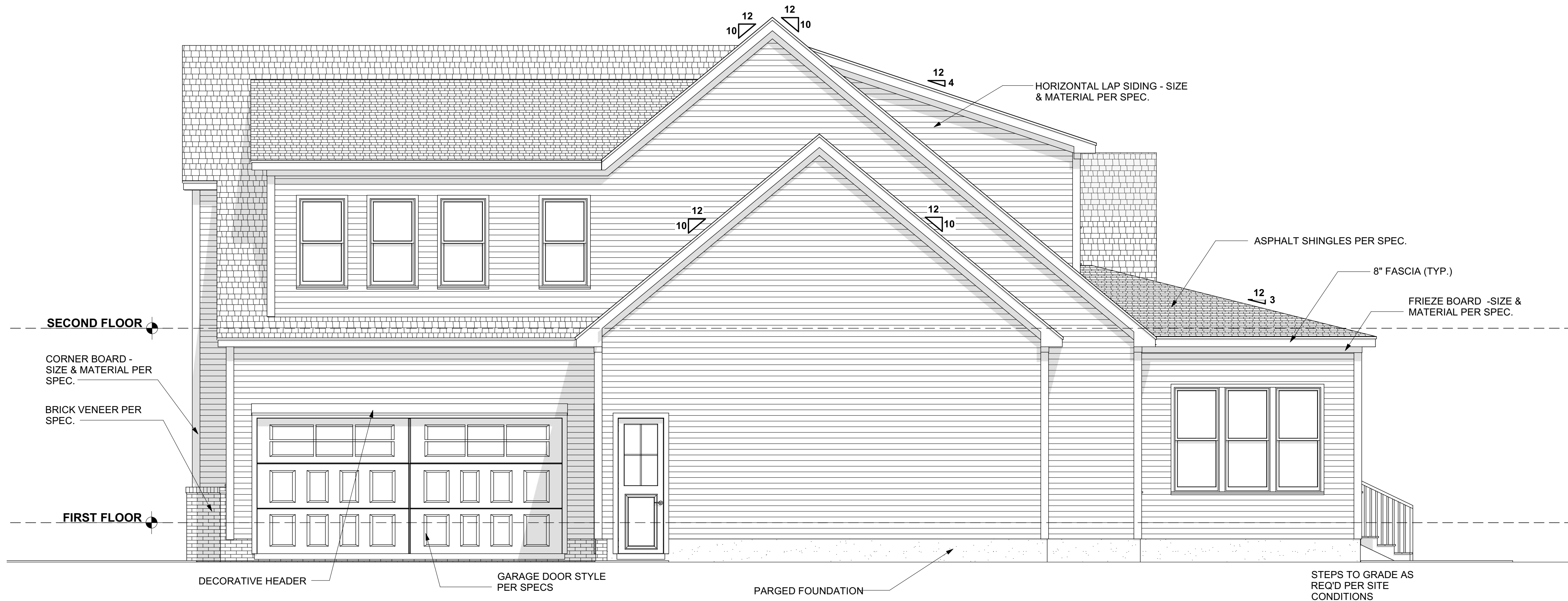
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ICE GUARDS:

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.

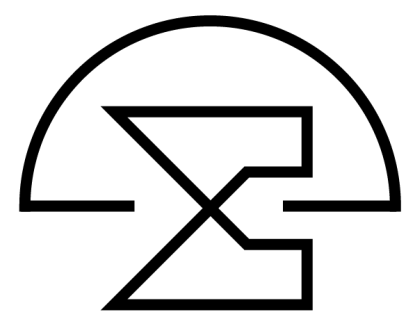
MATERIAL LEGEND

-  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



201
A-2
RIGHT ELEVATION
Scale: 1/4" = 1'-0"

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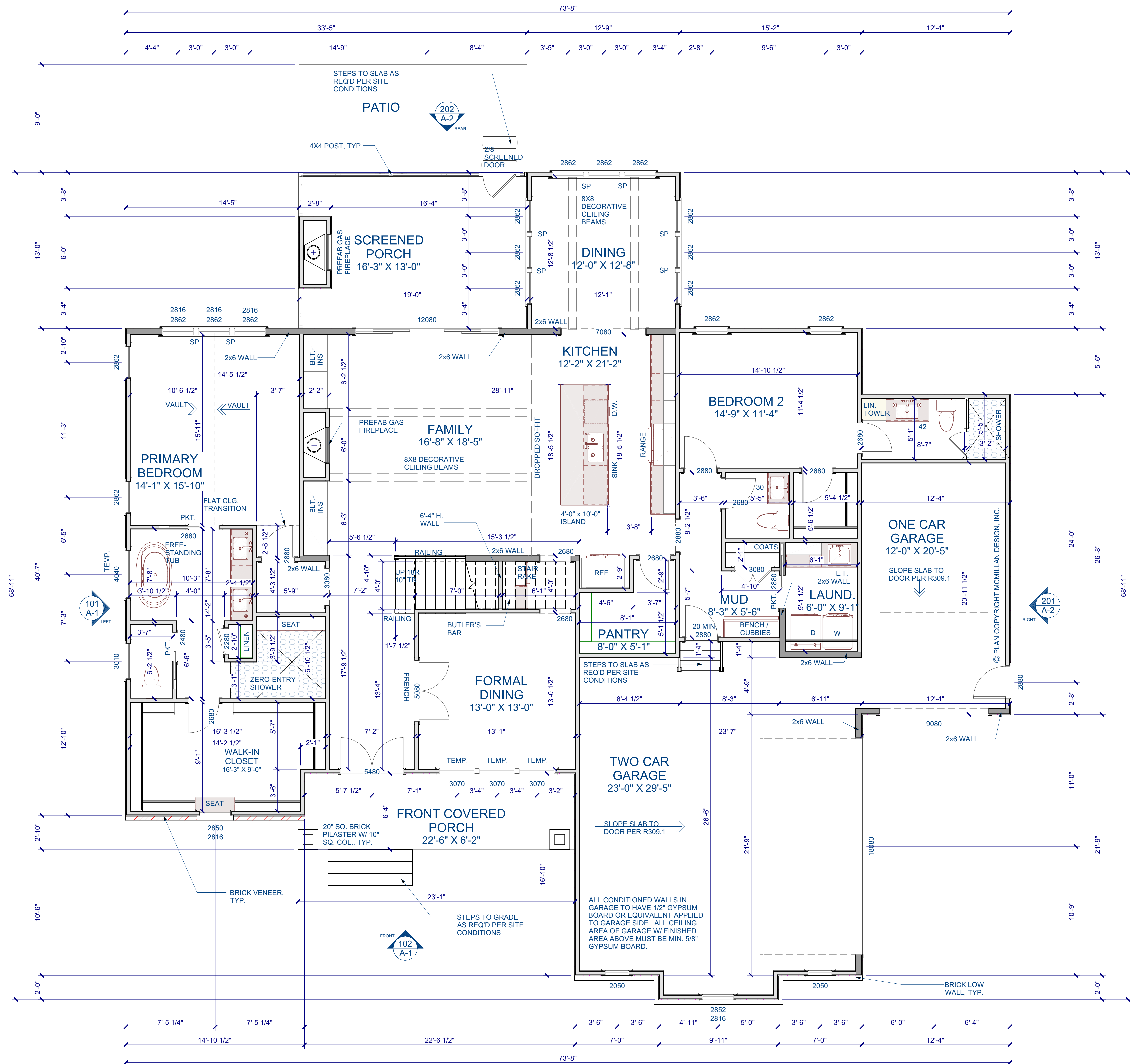
Rock Creek Builders Lot 21
Lowery Estates
The Magnolia House

Sheet Title:
Exterior Elevations

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	2,315
Second Floor	1,460
Total Heated	3775
Unfinished	
Front Porch	142
Screened Porch	247
Patio	172
Three Car Garage	915
Walk-in Storage #1	408
Total Unfinished	1884

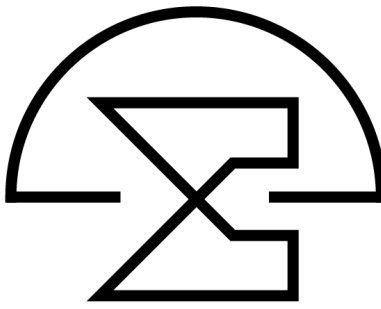
Rock Creek Builders Lot 21
Lowery Estates
The Magnolia House

Sheet Title:
First Floor Plan

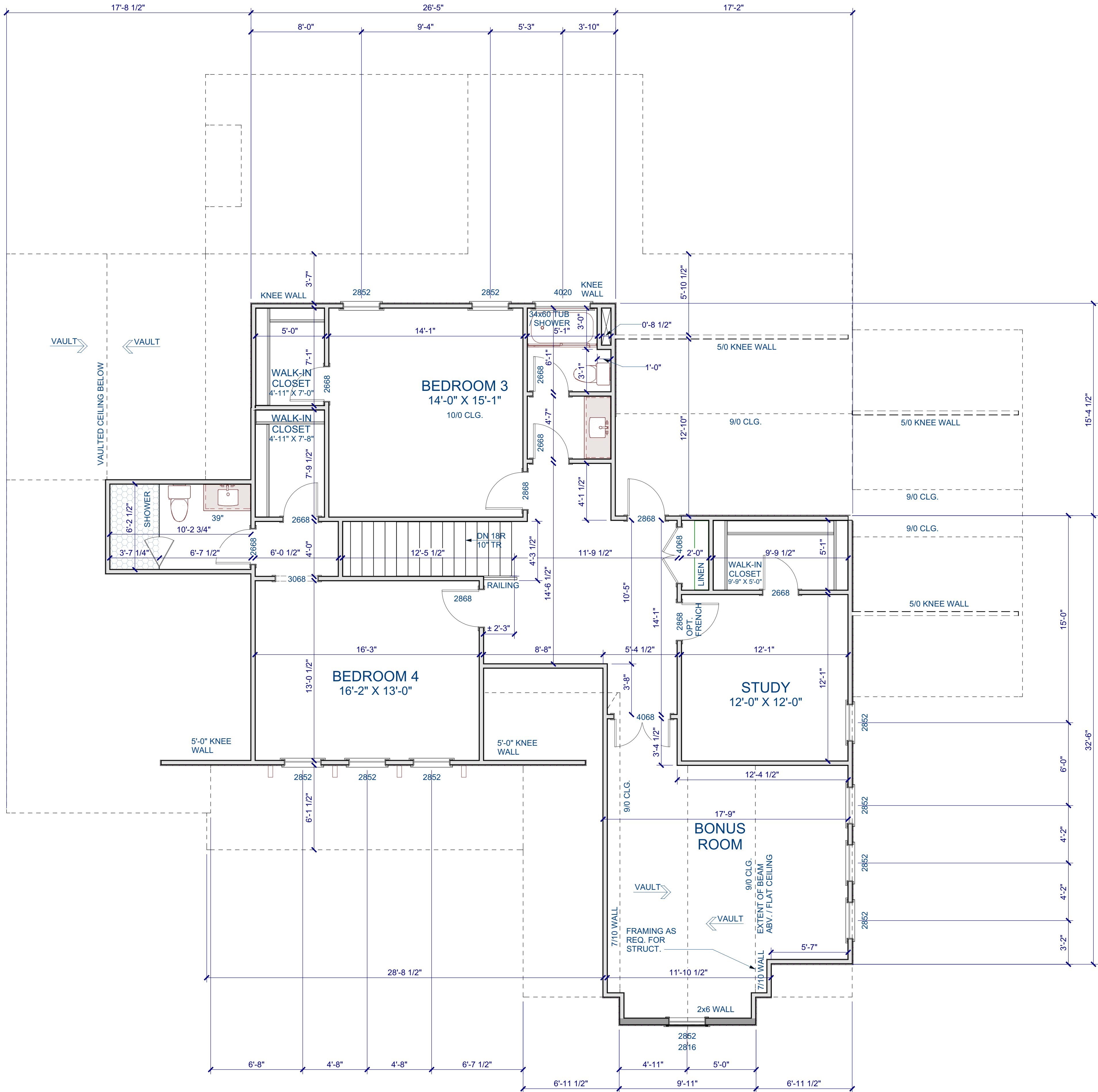
REVISIONS	
NUMBER	DATE

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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.

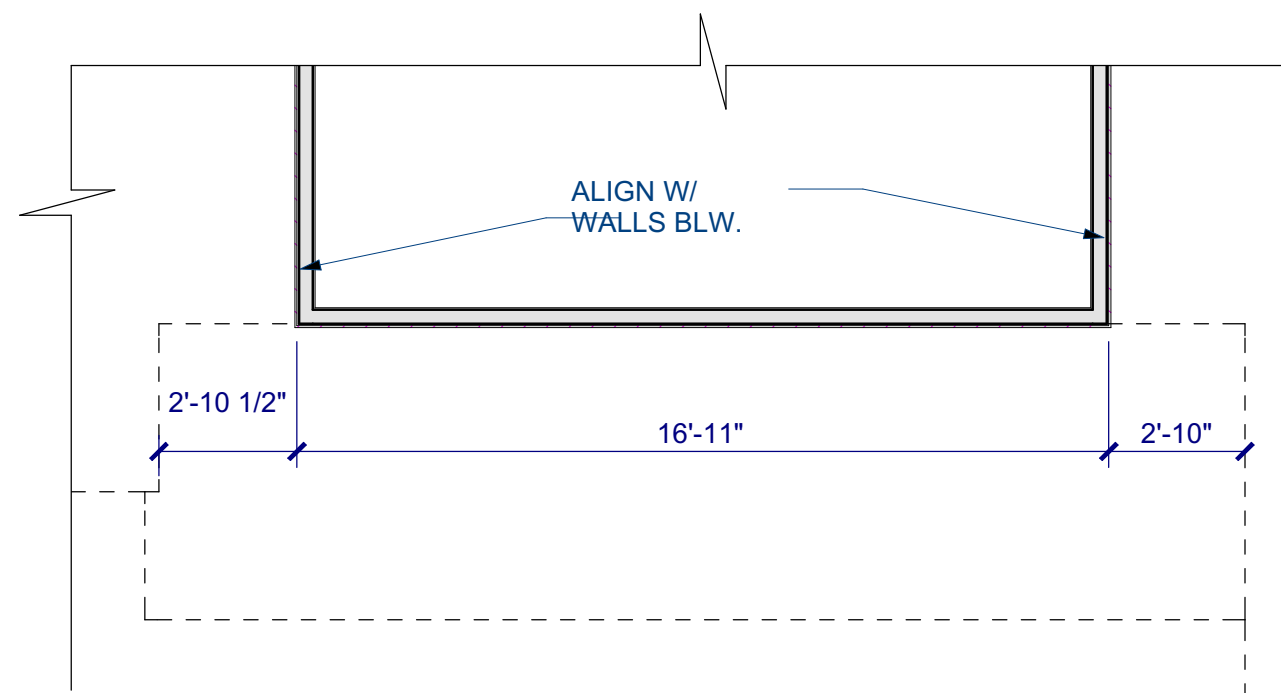
EGRESS
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.G. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

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

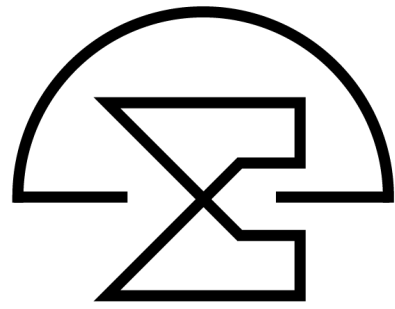
WALL/CEILING HEIGHT
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

WINDOW NOTE LEGEND

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



PARTIAL ATTIC FLOOR PLAN
Scale: 1/4" = 1'-0"



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**Rock Creek Builders Lot 21
Lowery Estates
The Magnolia House**

Sheet Title:
Second Floor Plan

REVISIONS	
NUMBER	DATE

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A-4
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