- PLANS TO BE DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.
- HOUSE DESIGNED FOR 115 MPH 3 SECOND GUST (89 FASTEST WIND) , EXPOSURE B
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE
- ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF THE CORNER
- WALL BRACING IS REQUIRED . DESIGNER MUST SPECIFY METHOD OF BRACING PER SECTION R602 (NC 2018 RESIDENTIAL BUILDING CODE) AND PROVIDE DETAIL

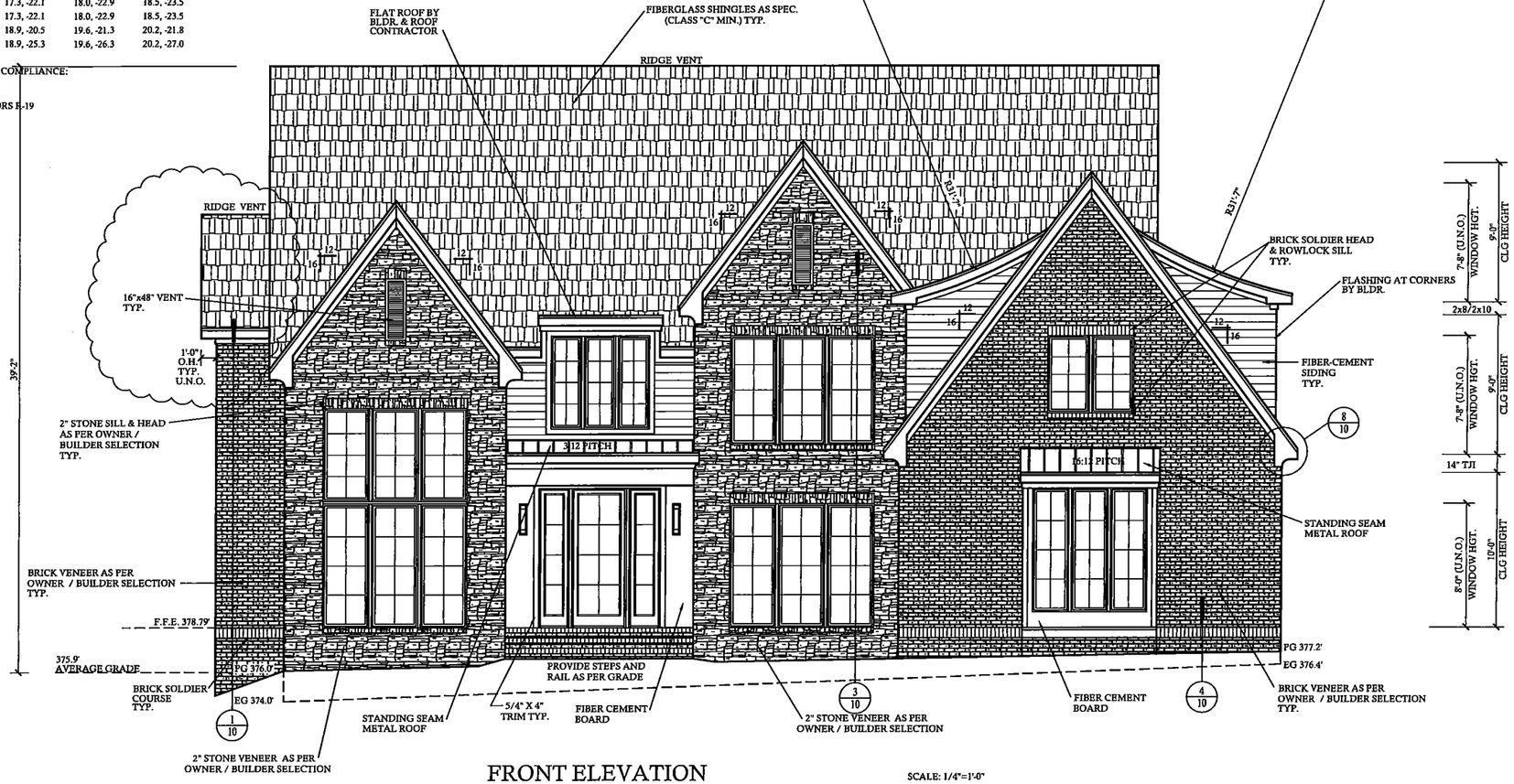
MEAN ROOF HEIGHT = < 30'-0"

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

MINIMUM VALUES FOR ENERGY COMPLIANCE:
ZONE 4
MAX GLAZING U-FACTOR = 0.35
CEILING R-38 WALLS R-15 FLOORS R-19

NOTE: PLANS DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.



FRONT ELEVATION

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

LIST OF ABBREVIATIONS

CLG. : CEILING	ABV. : ABOVE
HGT. : HEIGHT	C.O. : CASED OPENING
D.O. : DOUBLE OVEN	REFG. : REFRIGERATOR
WD. : WOOD	D.W. : DISHWASHER
CONT.:CONTINUOUS	T.B.D.: TO BE DETERMINED
CONC. : CONCRETE	W.I.C. : WALK IN CLOSET
COL. : COLUMN	W : WASHER
ELLIP. : ELLIPSE	D : DRYER
W/ : WITH	SHWR. : SHOWER
TRANS. : TRANSOM	DN. : DOWN
CANT. : CANTILEVER	K.S. : KNEE SPACE
M.O. : MASONRY OPENING	TYP. : TYPICAL
5S= 5 SHELVES	
1R/1S = 1 ROD AND 1 SHELF	
2R/2S =2 RODS AND 2 SHELVES	
SD= SMOKE DETECTOR	
CMD= CARBON MONOXIDE DETECTOR	

GENERAL PLAN NOTES

1.) SEE CHAPTER 6 OF 2018 NCRC FOR WALL CONSTRUCTION.

2.) TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS ACCORDING TO 2018 NCRC SECTION R308.4.

3.) DWELLING/GARAGE FIRE SEPARATION SHALL PER TABLE 302.6 OF 2018 NCRC.

4.) ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS AS REQUIRED IN 2018 NCRC SECTIONS R303.1 AND R310

5.) ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.

6.) VERIFY ALL WINDOW SIZES, RADIUS, AND DETAILS WITH CHOSEN MANUFACTURE.

7.) LOCATE DORMER FACE TO ALLOW 4" MIN. BELOW WINDOW FRAME.

8.) FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.

9.) ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH OWNER VIA SHOP DRAWINGS FROM CABINET MANUF.

10.) ALL FLOOR COVERINGS AND FINISHES BY OWNER/ BLDR. COORDINATE HEIGHTS DUE TO THICKNESS CHANGES.

11.) ALL WINDOW GLAZING TO HAVE 0.32 U-FACTOR MIN. SEE TABLE E-4A, E-4B

12.) FINISHES OF SCREEN PORCH COLUMNS,RAILS, FLOORS , CEILINGS ;SCREEN DOOR SYSTEM,AND DOOR TO PORCH BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS

13.) FINISHES FOR CLOSET SHELVING AND ROD BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS

14.) FINISHES OF ALL INTERIOR BASE BOARD , CLG. DETAIL / MOLDING ,OPENING DETAILS ,PASS-THRUS ,WAINSCOTTING DETAILS BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS

ACCESSORIES LEGEND

PROVIDE BLOCKING FOR:

TB = TOWEL BAR	MR = MAGAZINE RACK
TP = TOILET PAPER	MC = MEDICINE CABINET
TR = TOWEL RING	

NOTE:
SELECTION BY OWNER PER BUILDER CONTRACT SPECIFICATIONS

NOTE:
-SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.

-GRADE LINES ARE ASSUMED. VERIFY WITH FINAL GRADING PLAN.

AREA CALCULATIONS

HEATED (SQ. FT.)		UNHEATED (SQ. FT.)	
1ST FLOOR:	3145	GARAGE:	642
2ND FLOOR:	2002	COV. PORCH:	326
REC. ROOM:	679	PORCH:	49
		STOOP:	50
		BRICK:	117
TOTAL: (HEATED)	5826	TOTAL: (UNHEATED)	1184
OVERALL DIMENSION		UNFINISHED (SQ. FT.)	
WIDTH:	69'-0"	ATTIC:	947
DEPTH:	94'-6"		

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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO DESIGN TECH, INC. FOR CORRECTIONS OR CLARIFICATION PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL BUILDING CODES WHERE APPLICABLE. ONLY THE PLANS AND DRAWINGS ARE PROVIDED. CONTRACTOR MUST SUPPLY ALL ENGINEERING FOR FOUNDATION, STRUCTURAL FRAMING, ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY.
PLAN HAS BEEN DESIGNED TO COMPLY WITH 2018 IRC.

REVISIONS:

DATE:	NAME:
8-8-23	JCD
3-18-24	JCD

DRAWN BY: RKR
CHECKED BY: GES/JCD
DATE: 4-18-23
PLAN NO. 20-5832-DT

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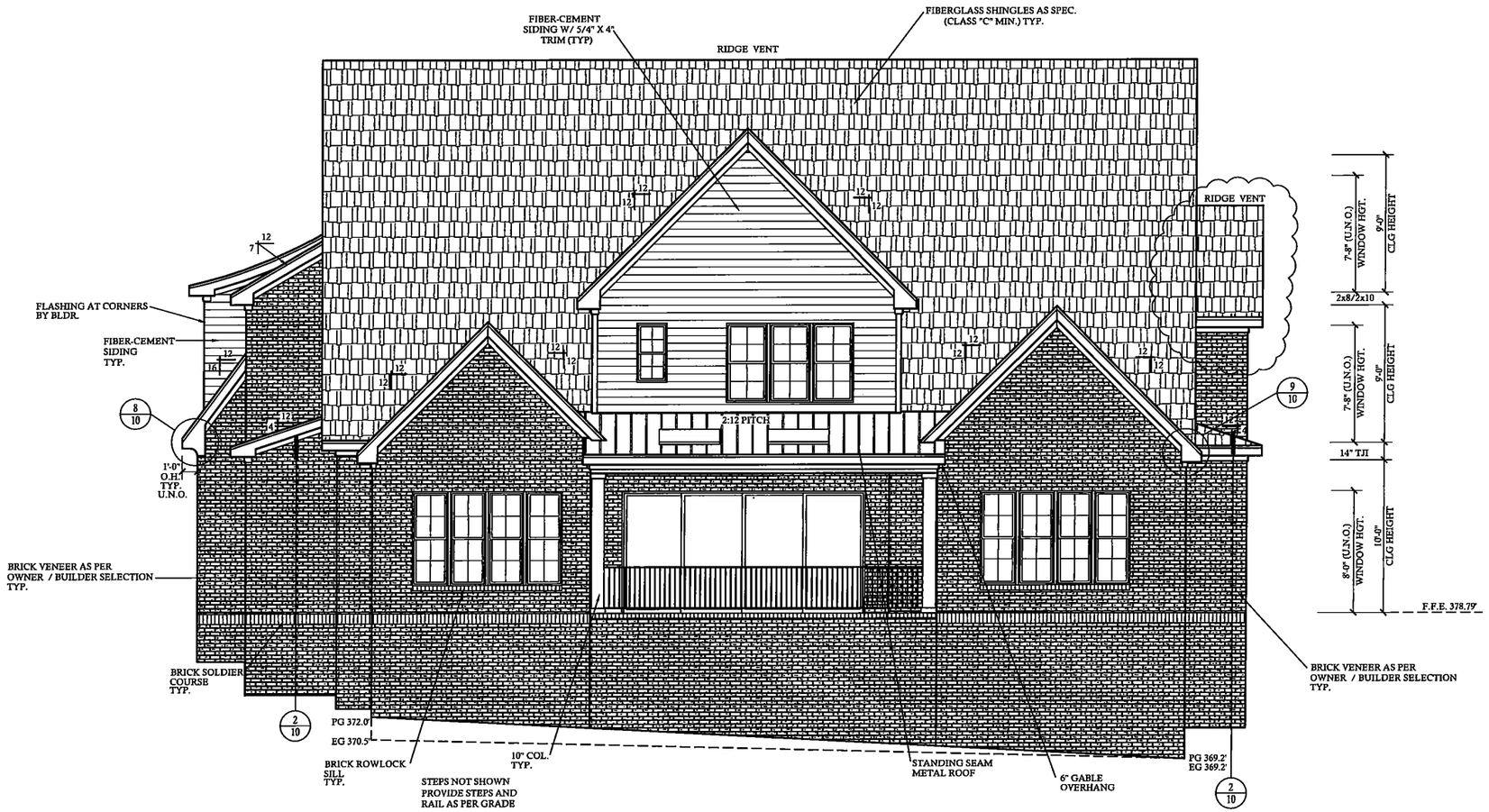
A1 BD. SHEET NO. 1 OF 12

NOTE:
SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.

NOTE:
GRADE LINES ARE ASSUMED. VERIFY WITH FINAL GRADING PLAN.



REAR ELEVATION

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

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. NOTIFY DESIGN TECH, INC. FOR CORRECTIONS OR OMISSIONS SHALL BE PERFORMED AND ALL CONSTRUCTION CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE HIGHER THAN THE BUILT IN NO ENGINEERING DRAWINGS ARE PROVIDED. CONTRACTOR MUST CONTACT WITH LOCAL ENGINEER OR STRUCTURAL DESIGN ONCE CONSTRUCTION HAS BEGUN. CONTRACTOR WILL ASSUME ALL RESPONSIBILITY. PLAN HAS BEEN DESIGNED TO COMPLY WITH 2018 NCRC.

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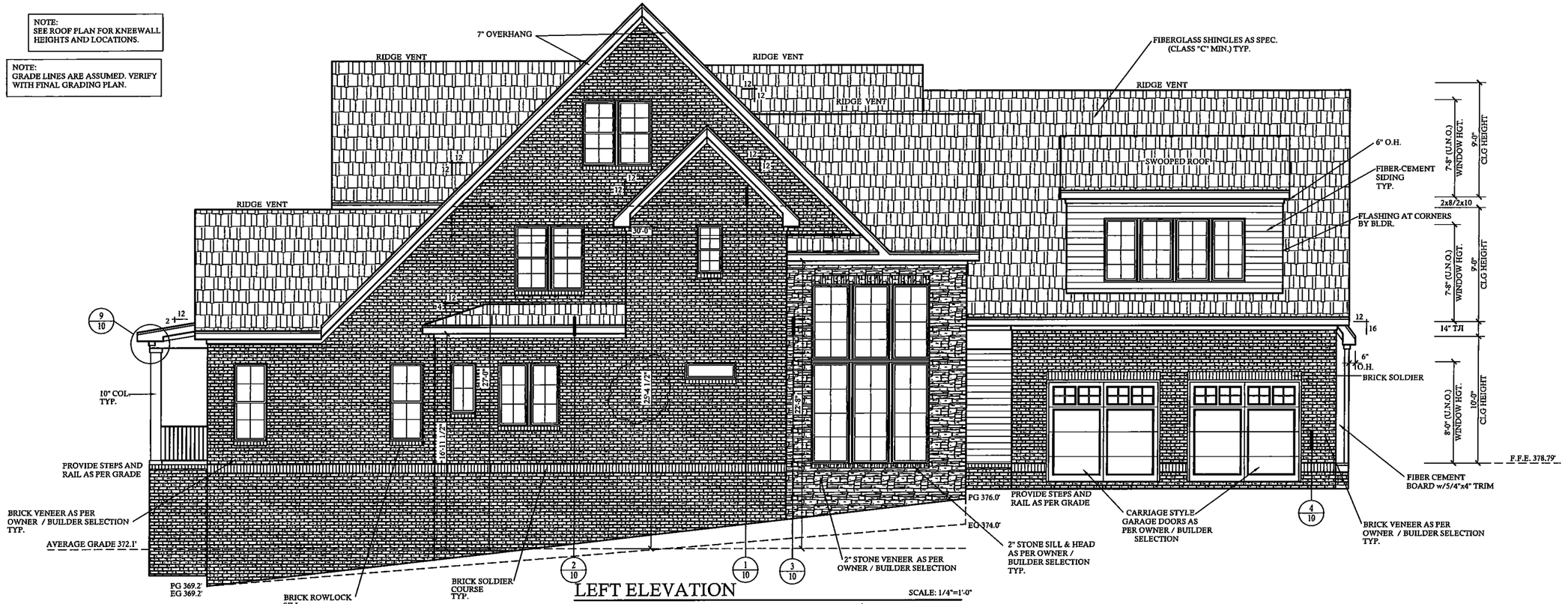
A/I BD.

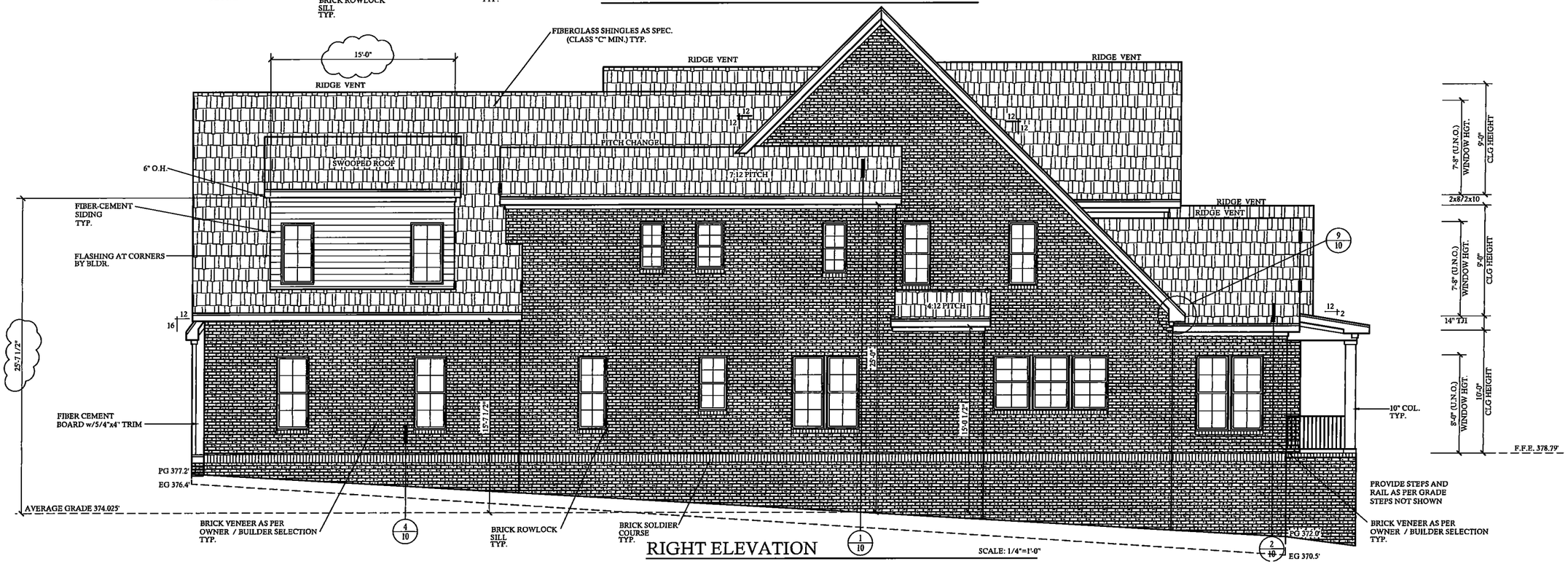
NOTE:
SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.

NOTE:
GRADE LINES ARE ASSUMED. VERIFY WITH FINAL GRADING PLAN.



LEFT ELEVATION

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



RIGHT ELEVATION

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

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSIONS SHALL BE REPORTED TO DESIGN TECH, INC. FOR CORRECTIONS OR JUSTIFICATION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE HOMES IS TO BE BUILT. IF NO ENGINEERS DRAWINGS ARE PROVIDED, CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY. PLAN HAS BEEN DESIGNED TO COMPLY WITH 2018 NCRC.

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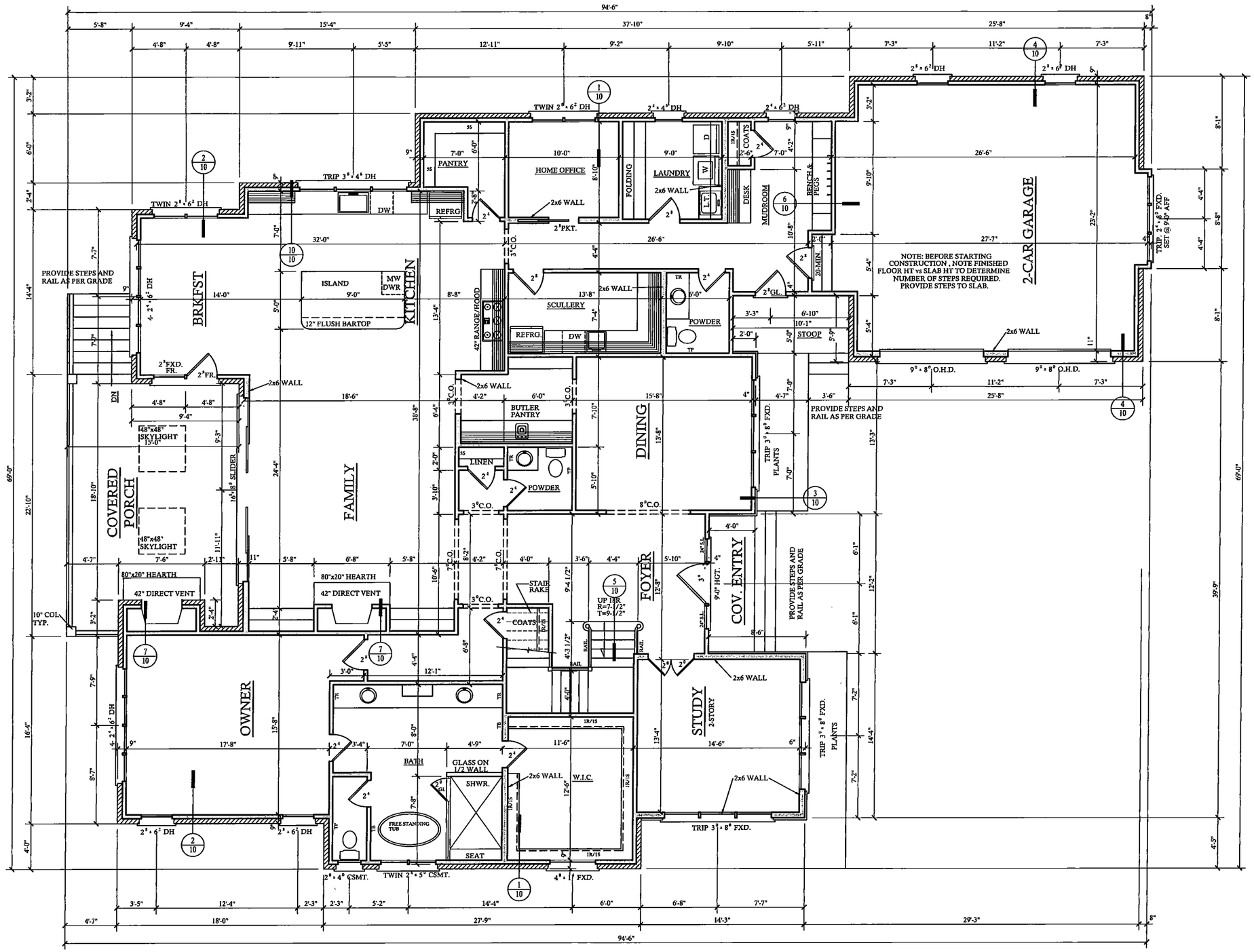

NOTE: BLDR. TO CONFIRM ALL WINDOWS & DOORS (SIZE,STYLE) PRIOR TO ORDERING

NOTE:
ALL DOOR , CASED OPENING , AND WINDOW HEADERS AT THE FIRST FLOOR LEVEL TO BE SET @ 8'-0" A.F.F. U.N.O.

FIRST FLOOR PLAN

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

10'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 8'-0" U.N.O.
PROD. NICHE' IN WALL AT ALL SHOWERS/ TUBS

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSION SHALL BE REPORTED TO DESIGN TECH, INC. FOR CORRECTIONS OR JUSTIFICATION. CONSTRUCTION MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE APPLICABLE. IF NO ENGINEERING DRAWINGS ARE PROVIDED, CONTRACTOR MUST HIRE A LOCAL ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH 2018 NCRC.

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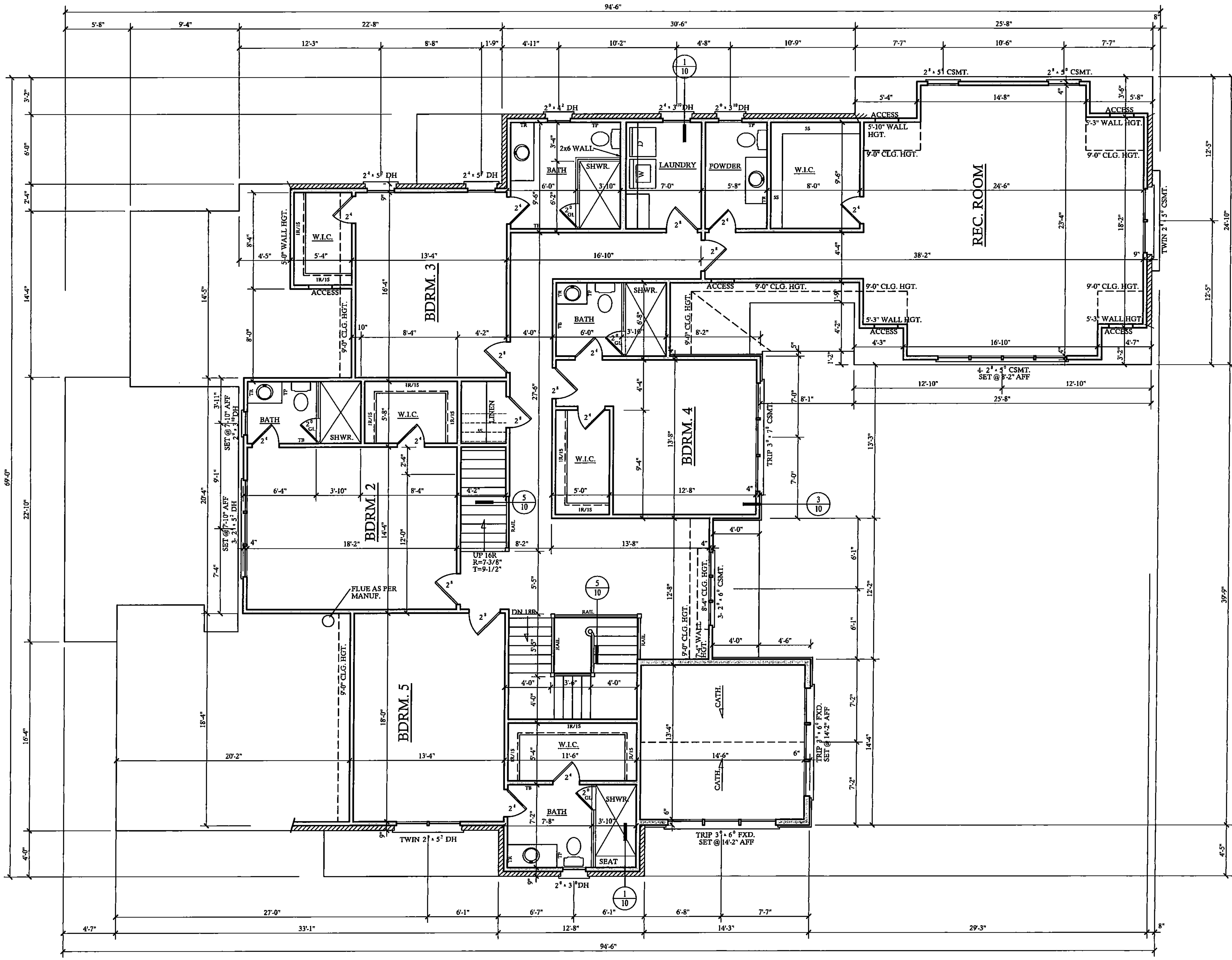

NOTE: BLDR. TO CONFIRM ALL WINDOWS & DOORS (SIZE,STYLE) PRIOR TO ORDERING

SECOND FLOOR PLAN

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

9'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 7'-8" U.N.O.

PROD. NICHE' IN WALL AT ALL SHOWERS/ TUBS

SHEET NO. 5 OF 12

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSIONS SHALL BE REPORTED TO DESIGN TECH, INC. FOR CORRECTIONS OR JUSTIFICATION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE HOME IS TO BE BUILT. IF NO ENGINEERING DRAWINGS ARE PROVIDED, CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY. PLAN HAS BEEN DESIGNED TO COMPLY WITH 2018 NCRC.

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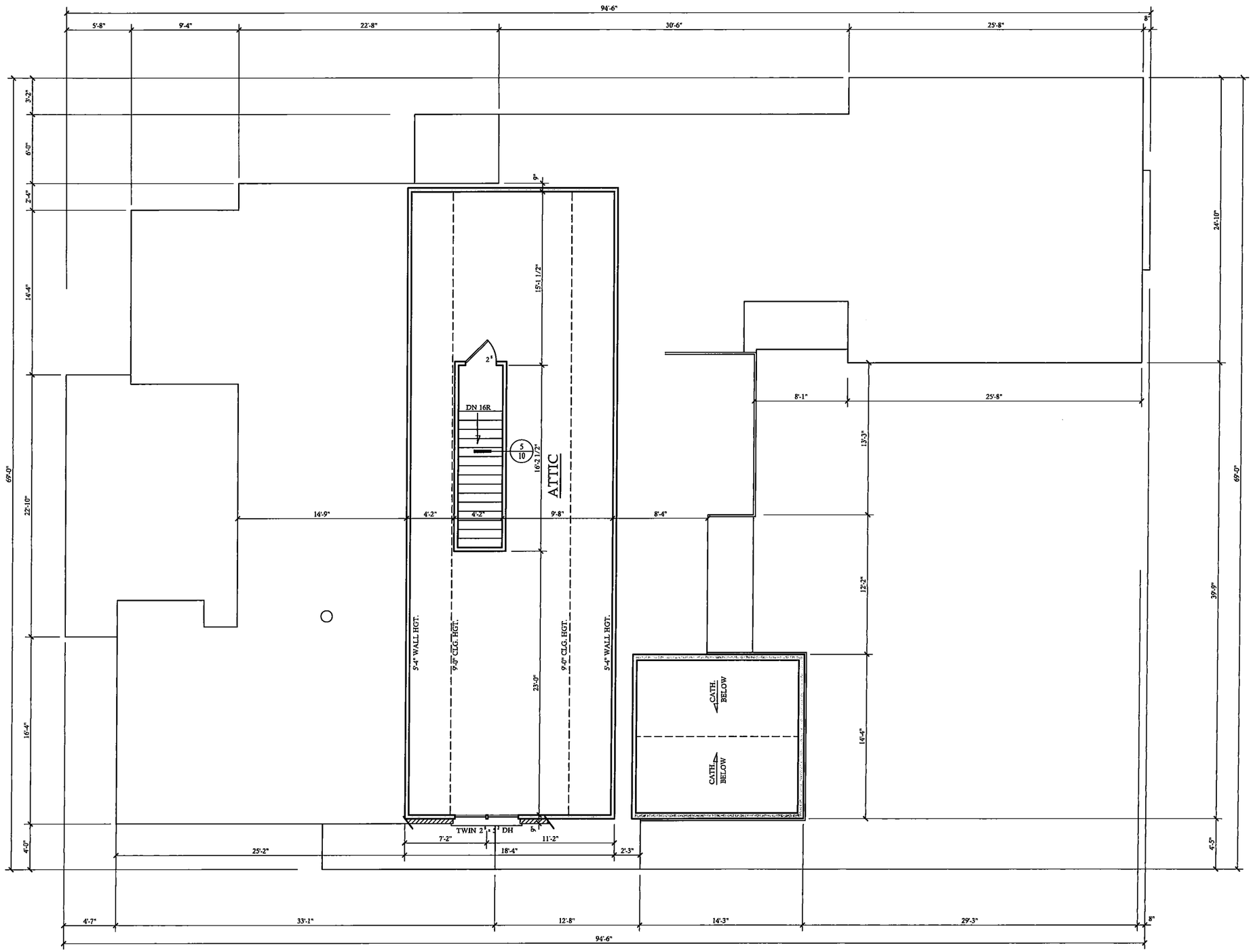

NOTE: BLDR. TO CONFIRM ALL WINDOWS & DOORS (SIZE,STYLE) PRIOR TO ORDERING

THIRD FLOOR PLAN

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

9'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 7'-8" U.N.O.

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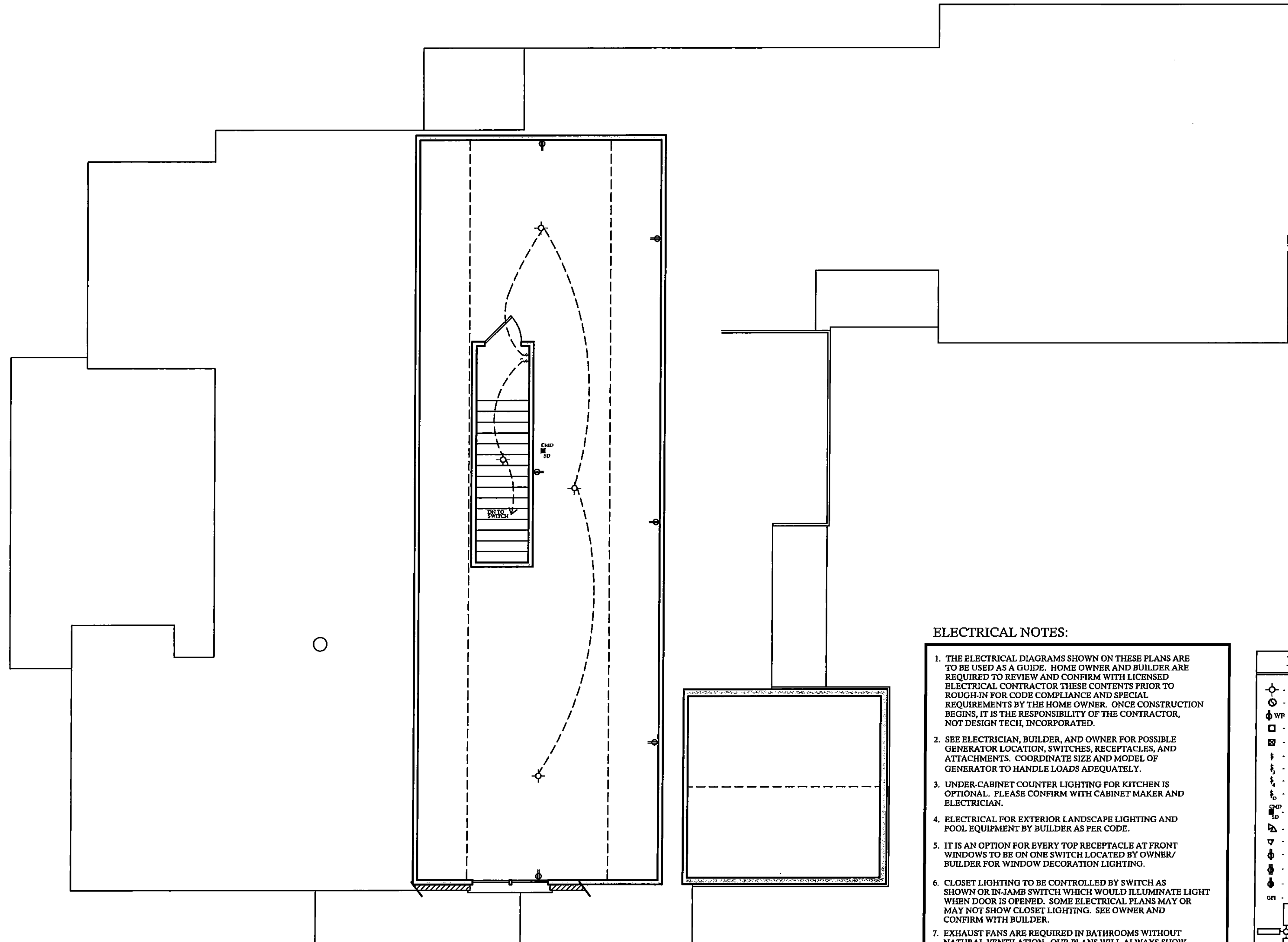

THIRD FLOOR ELECTRICAL PLAN

ELECTRICAL NOTES:

1. THE ELECTRICAL DIAGRAMS SHOWN ON THESE PLANS ARE TO BE USED AS A GUIDE. HOME OWNER AND BUILDER ARE REQUIRED TO REVIEW AND CONFIRM WITH LICENSED ELECTRICAL CONTRACTOR THESE CONTENTS PRIOR TO ROUGH-IN FOR CODE COMPLIANCE AND SPECIAL REQUIREMENTS BY THE HOME OWNER. ONCE CONSTRUCTION BEGINS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR, NOT DESIGN TECH, INCORPORATED.
2. SEE ELECTRICIAN, BUILDER, AND OWNER FOR POSSIBLE GENERATOR LOCATION, SWITCHES, RECEPTACLES, AND ATTACHMENTS. COORDINATE SIZE AND MODEL OF GENERATOR TO HANDLE LOADS ADEQUATELY.
3. UNDER-CABINET COUNTER LIGHTING FOR KITCHEN IS OPTIONAL. PLEASE CONFIRM WITH CABINET MAKER AND ELECTRICIAN.
4. ELECTRICAL FOR EXTERIOR LANDSCAPE LIGHTING AND POOL EQUIPMENT BY BUILDER AS PER CODE.
5. IT IS AN OPTION FOR EVERY TOP RECEPTACLE AT FRONT WINDOWS TO BE ON ONE SWITCH LOCATED BY OWNER/ BUILDER FOR WINDOW DECORATION LIGHTING.
6. CLOSET LIGHTING TO BE CONTROLLED BY SWITCH AS SHOWN OR IN-JAMB SWITCH WHICH WOULD ILLUMINATE LIGHT WHEN DOOR IS OPENED. SOME ELECTRICAL PLANS MAY OR MAY NOT SHOW CLOSET LIGHTING. SEE OWNER AND CONFIRM WITH BUILDER.
7. EXHAUST FANS ARE REQUIRED IN BATHROOMS WITHOUT NATURAL VENTILATION. OUR PLANS WILL ALWAYS SHOW EXHAUST FAN.
8. NO HEAT LAMPS OR HEATERS MAY BE SHOWN IN THIS DRAWING. PLEASE CONFIRM WITH BUILDER FOR PRESENCE AND LOCATION.
9. ALL SLEEPING AREAS/BEDROOMS SHOULD CONTAIN SMOKE DETECTORS. SOME CORRIDORS ALSO REQUIRE SMOKE DETECTORS. PLEASE SEE LOCAL, STATE, AND FEDERAL BUILDING CODES TO CONFIRM THESE REQUIREMENTS.
10. PANEL BOX LOCATION BY ELECTRICIAN/BUILDER AS PER CODE.

ELECTRICAL LEGEND

- LIGHT FIXTURE
- FAN/LIGHT
- WP WATERPROOF OUTLET
- RECESSED LIGHTING
- CAN LIGHT W/ FAN
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- CMD SD - CARBON MONOXIDE DETECTOR SMOKE DETECTOR
- FLOOD LIGHTS
- EYEBALL SPOTS
- DUPLEX RECEPTACLE (110V)
- 220 VOLT RECEPTACLE
- SWITCHED RECEPTACLE (TOP WIRE ONLY)
- GFI - GROUND FAULT CIRCUIT INTERRUPTOR
- CLG FAN/LIGHTS
- TRACK LIGHTS
- FLUORESCENT/LED LIGHTING
- CABLE OUTLET
- TELEPHONE OUTLET
- COMPUTER DATA OUTLET
- INTERCOM

NOTE:
ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NEC.

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PLAN HAS BEEN DESIGNED TO COMPLY WITH 2018 NCRC.

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