

NOT FOR CONSTRUCTION

# A Small & Sustainable Home

Davidson, NC

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BUILT BY:

ENGINEER:

PROJECT NO.: 2232218

NO.	DATE	DESCRIPTION
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REVISIONS:

DRAWN BY: K. JACK

APPROVED BY: D. STRANGE,  
D. O'BRYAN

ISSUED FOR: DESIGN REVIEW

DATE: 07/17/2024

DRAWING NAME:

COVER SHEET

DRAWING NO.:

C-100

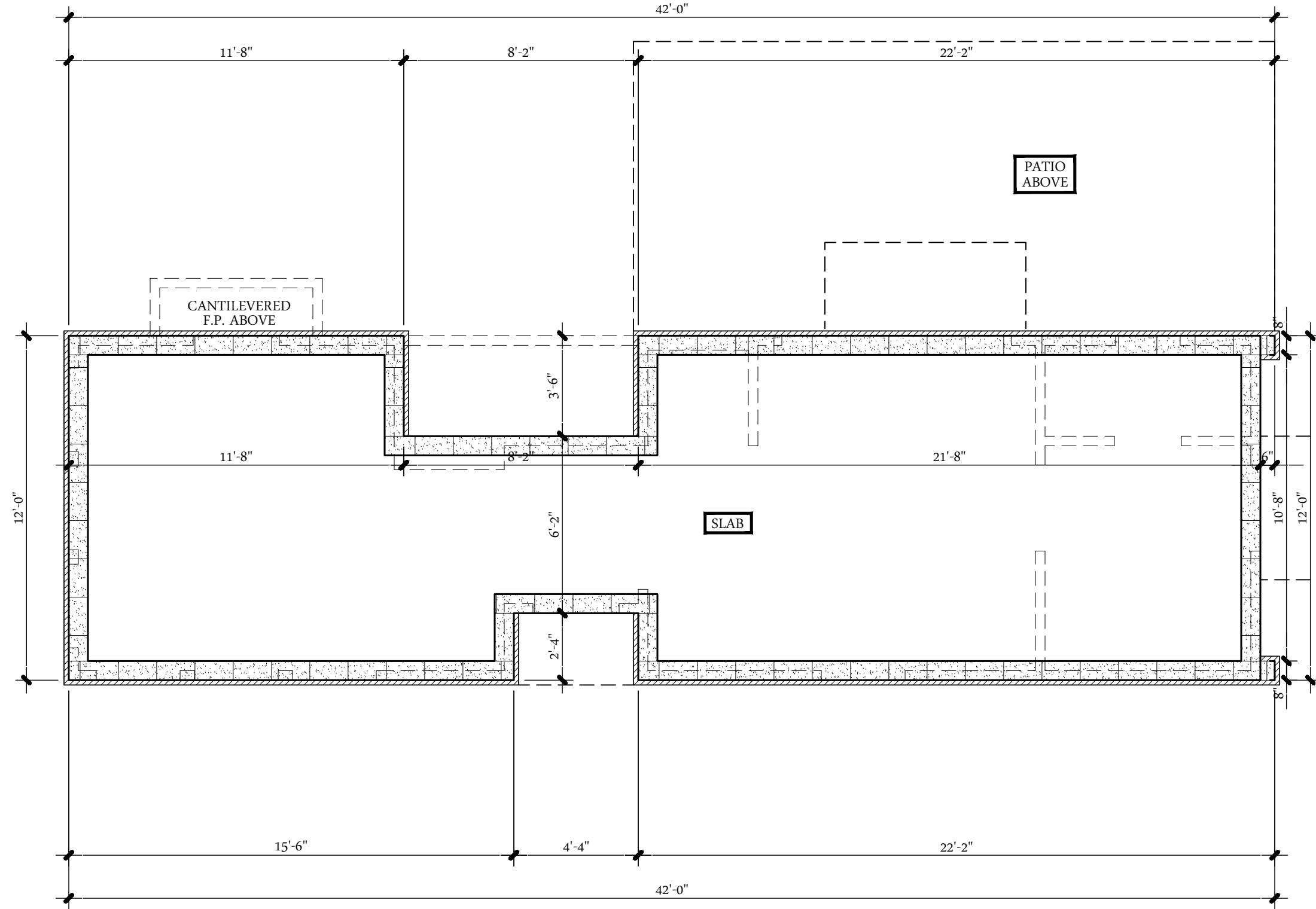
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UPPER LEVEL FLOOR PLAN & ROOF PLAN  
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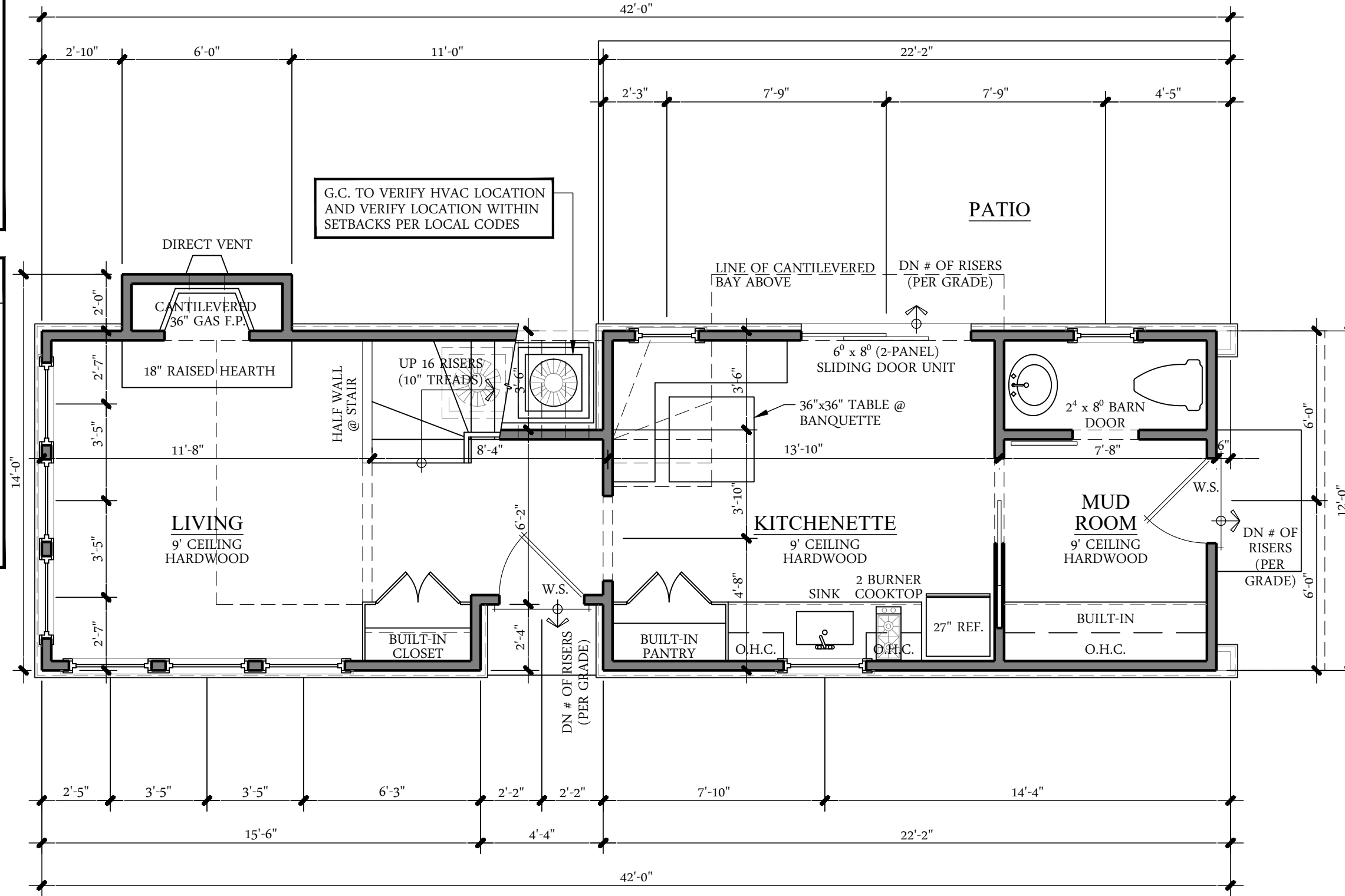


**FOUNDATION NOTES**

- \*REFER TO ALL STRUCTURAL SHEETS FOR ALL FOUNDATION WALL & FOOTING SIZES & DETAILS
- \*SLAB INSULATION TO BE R-10 MINIMUM 24" AT PERIMETER OF FOUNDATION WALL
- \*TERMITE CONTROL SHALL BE BY CHEMICAL SOIL TREATMENT OR OTHER METHODS APPROVED BY THE NORTH CAROLINA DEPT. OF AGRICULTURE
- \*CONTRACTOR TO LOCATE ALL HOSE BIBBS
- \*CONTRACTOR TO LOCATE HVAC UNITS
- \*PROVIDE WATERPROOFING AT ALL FOUNDATION WALLS AS REQUIRED
- \*PROVIDE CONCRETE FOOTING AT ALL MASONRY STAIR LOCATIONS PER STRUCTURAL DRAWINGS
- \*SLOPE ALL SLABS AWAY FROM HOUSE

**LEGEND**

- WALL ABOVE (2x4 OR 2x6 PER PLAN)
- 8" CMU FOUNDATION WALL
- 8" CMU FOUNDATION WALL W/ 2" STONE VENER
- 12" CMU FOUNDATION WALL W/ 4" SLAB LEDGE



**MAIN FLOOR NOTES**

- \*REFER TO ALL STRUCTURAL SHEETS FOR ALL WALL HEIGHT NOTES
- \*ALL DOORS TO BE 6" OFF CORNERS U.N.O.
- \*VERIFY ALL WINDOW SIZES WITH SUPPLIER FOR ACTUAL SIZE AND EGRESS PRIOR TO ORDERING
- \*OWNER TO VERIFY ALL FINISHES. G.C. TO COORD. W/ OWNER FOR FINISH AND STYLE SELECTIONS.
- \*ALL STAIRS AND RAILING TO BE INSTALLED IN ACCORDANCE WITH 2018 NC RESIDENTIAL CODE
- \*GC TO VERIFY GRADE AND COORDINATE NUMBER OF STEPS REQUIRED AT ENTRY AREAS PRIOR TO CONSTRUCTION.
- \*ALL WALLS ARE NOMINAL 2x4 STUD WALLS DIMENSIONED TO EITHER THE CENTER OF STUD (AT INTERIOR LOCATIONS) OR TO THE OUTSIDE FACE OF STUD (ALL EXTERIOR LOCATIONS)

**ABBREVIATIONS**

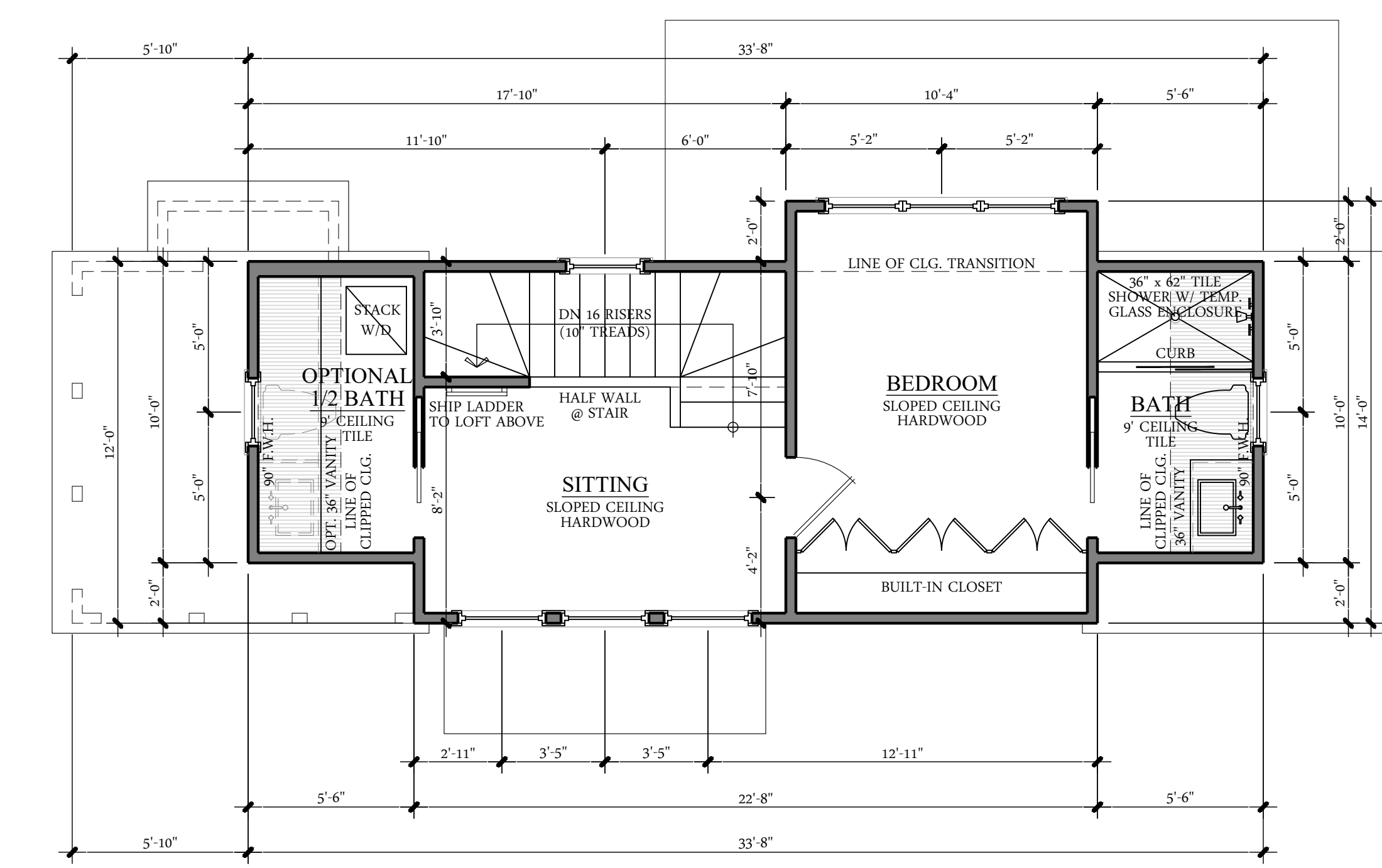
- O.H.C. - OVER HEAD CABINETS
- HGT. - HEIGHT
- O/- - OVER
- CLG. - CEILING
- SIM. - SIMILAR CONDITION
- DBL. - DOUBLE
- W/- - WITH
- T.D.S. - TURNED DOWN SLAB
- M.O. - MASONRY OPENING
- REF. - REFRIGERATOR
- CL. - CENTER LINE
- HDR. - HEADER
- K.W. - KNEEWALL
- PLT. - PLATE
- VER. - VERIFY
- F.W.H. - FINISH WALL HEIGHT
- W.S. - WEATHER STRIPPING

**LEGEND**

- WALL (2x4 OR 2x6 PER PLAN)
- WALL (2x4 OR 2x6 PER PLAN) W/ 2" STONE LEDGE BELOW
- CLIPPED CEILING ABOVE (BASED ON 12" FURR DOWN)

FOUNDATION PLAN  
1/4"=1'-0"

MAIN LEVEL FLOOR PLAN  
1/4"=1'-0"



**UPPER FLOOR NOTES**

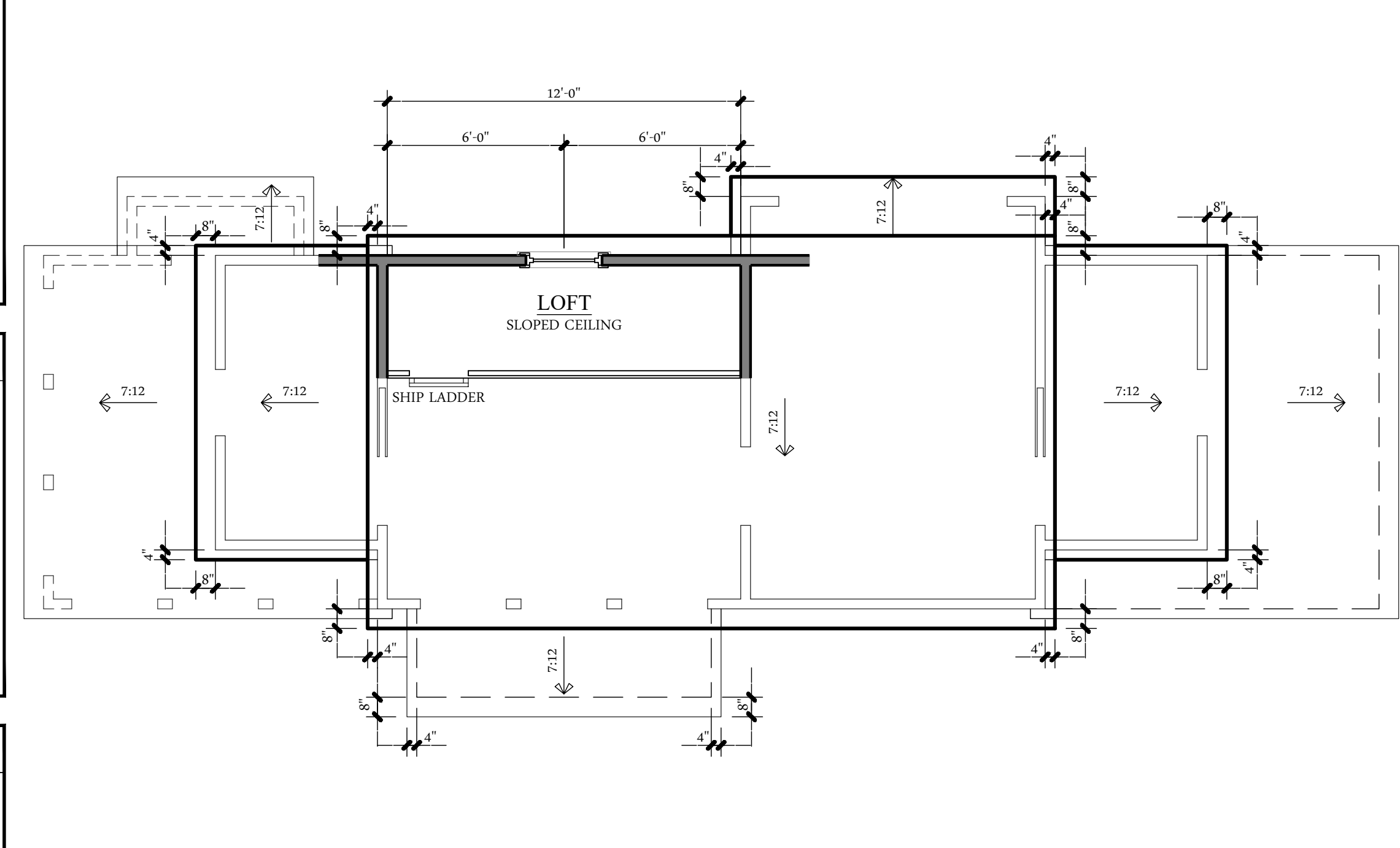
- \*REFER TO ALL STRUCTURAL SHEETS FOR ALL WALL HEIGHT NOTES
- \*ALL DOORS TO BE 6" OFF CORNERS U.N.O.
- \*VERIFY ALL WINDOW SIZES WITH SUPPLIER FOR ACTUAL SIZE AND EGRESS PRIOR TO ORDERING
- \*OWNER TO VERIFY ALL FINISHES. G.C. TO COORD. W/ OWNER FOR FINISH AND STYLE SELECTIONS.
- \*ALL STAIRS AND RAILING TO BE INSTALLED IN ACCORDANCE WITH 2018 NC RESIDENTIAL CODE
- \*PROVIDE MIN. 22"x30" ATTIC ACCESS TO ALL AREAS THAT EXCEED 30 SQUARE FEET AND A VERTICAL HEIGHT GREATER THAN 30"
- \*ALL CLIPS SHOWN ON PLAN ARE BASED ON A 12" FURR DOWN FROM EXTERIOR OF RAFTER TO INTERIOR OF FURR DOWN FRAMING TO ALLOW MINIMUM R-38 INSULATION OR AS REQUIRED BY LOCAL CODE
- \*ALL WALLS ARE NOMINAL 2x4 STUD WALLS DIMENSIONED TO EITHER THE CENTER OF STUD (AT INTERIOR LOCATIONS) OR TO THE OUTSIDE FACE OF STUD (ALL EXTERIOR LOCATIONS)

**ABBREVIATIONS**

- O.H.C. - OVER HEAD CABINETS
- HGT. - HEIGHT
- O/- - OVER
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- PLT. - PLATE
- VER. - VERIFY
- F.W.H. - FINISH WALL HEIGHT
- W.S. - WEATHER STRIPPING

**LEGEND**

- WALL (2x4 OR 2x6 PER PLAN)
- CLIPPED CEILING ABOVE (BASED ON 12" FURR DOWN)



**ROOF NOTES**

- \*REFER TO ALL STRUCTURAL SHEETS FOR ALL FRAMING SIZES
- \*PROVIDE RIDGE VENTS AT ALL RIDGE LOCATIONS WHERE REQUIRED
- \*ROOF VENT CALCULATIONS PER CONTRACTOR WHERE REQUIRED
- \*PROVIDE ICE & WATER SHIELD @ ALL VALLEY & EAVE LOCATION
- \*ALL CHIMNEYS TO EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF - NCRBC 2018 R1003.9
- \*PROVIDE CORROSION RESISTANT FLASHING AT ALL WALL TO ROOF INTERSECTIONS
- \*CONTRACTOR TO VERIFY GUTTER & DOWNSPOUT LOCATIONS WITH DRAINAGE ON LOT

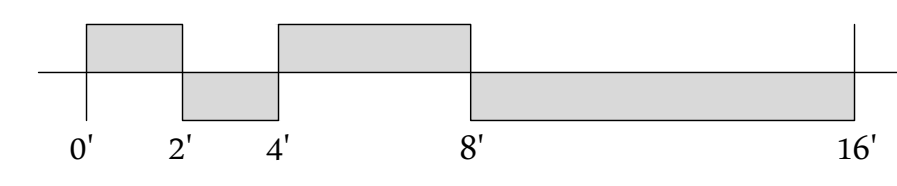
**SQUARE FOOTAGE**

EXTERIOR OF STUD - NEW	10.17.2023
MAIN LEVEL	503 SQ. FTG.
UPPER LEVEL	351 SQ. FTG.
LOFT	53 SQ. FTG.
TOTAL HEATED	907 SQ. FTG.
PATIO W/ TRELLIS	185 SQ. FTG.
TOTAL UNHEATED	185 SQ. FTG.
TOTAL UNDER ROOF	1,092 SQ. FTG.

NOTES:  
- THE MAIN, UPPER LEVEL & LOFT SQUARE FOOTAGE FIGURES ARE TAKEN FROM THE OUTSIDE FACE OF THE STUD.  
- STAIRS ARE NOT INCLUDED ON THE UPPER LEVEL SQUARE FOOTAGE FIGURES.

UPPER LEVEL FLOOR PLAN  
1/4"=1'-0"

ROOF PLAN  
1/4"=1'-0"



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DRAWING NAME:  
FOUNDATION PLAN,  
MAIN LEVEL FLOOR PLAN,  
UPPER LEVEL FLOOR  
PLAN & ROOF PLAN

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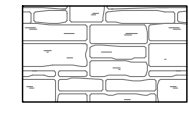


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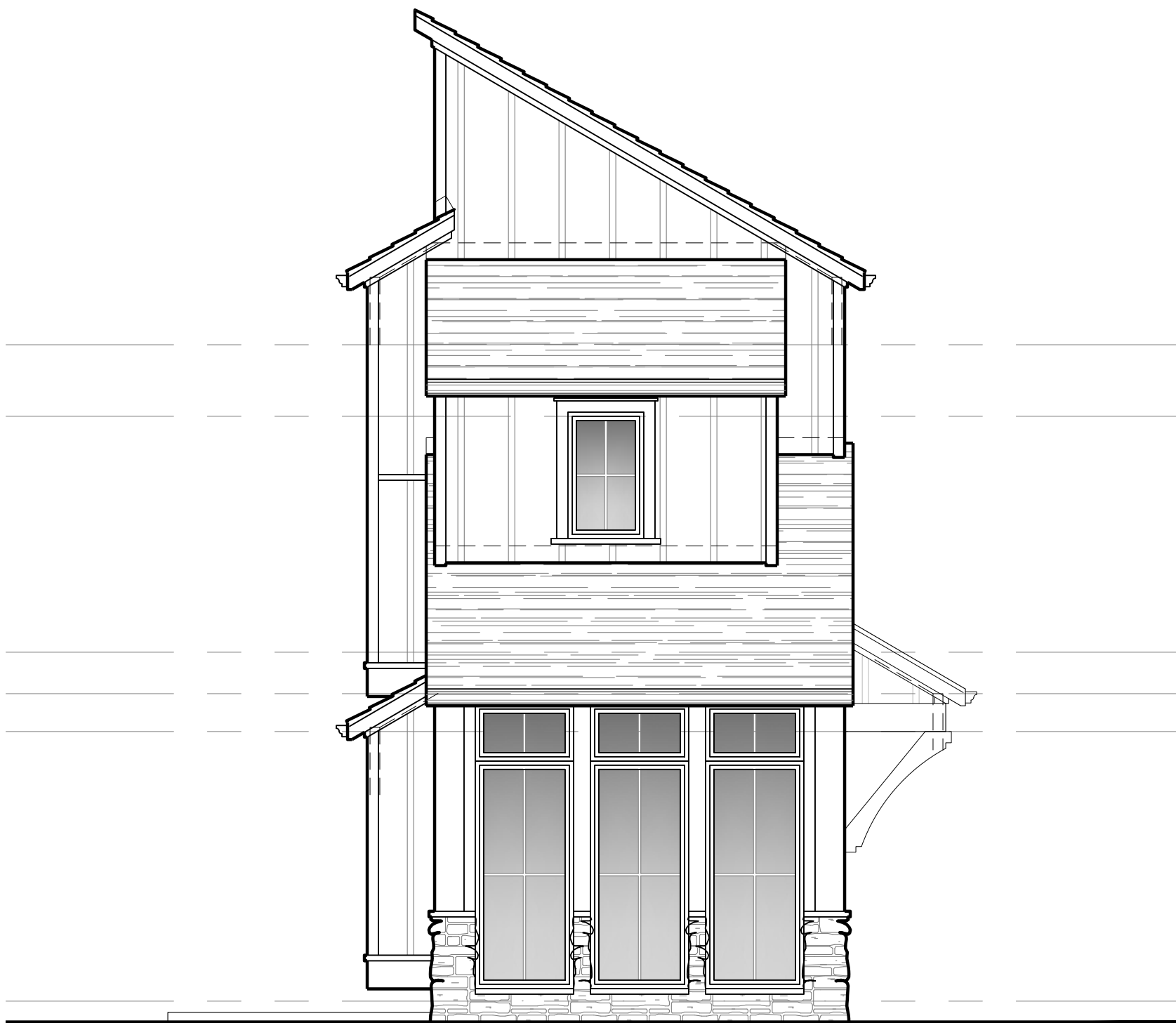
DRAWING NAME:

ELEVATIONS

DRAWING NO.:

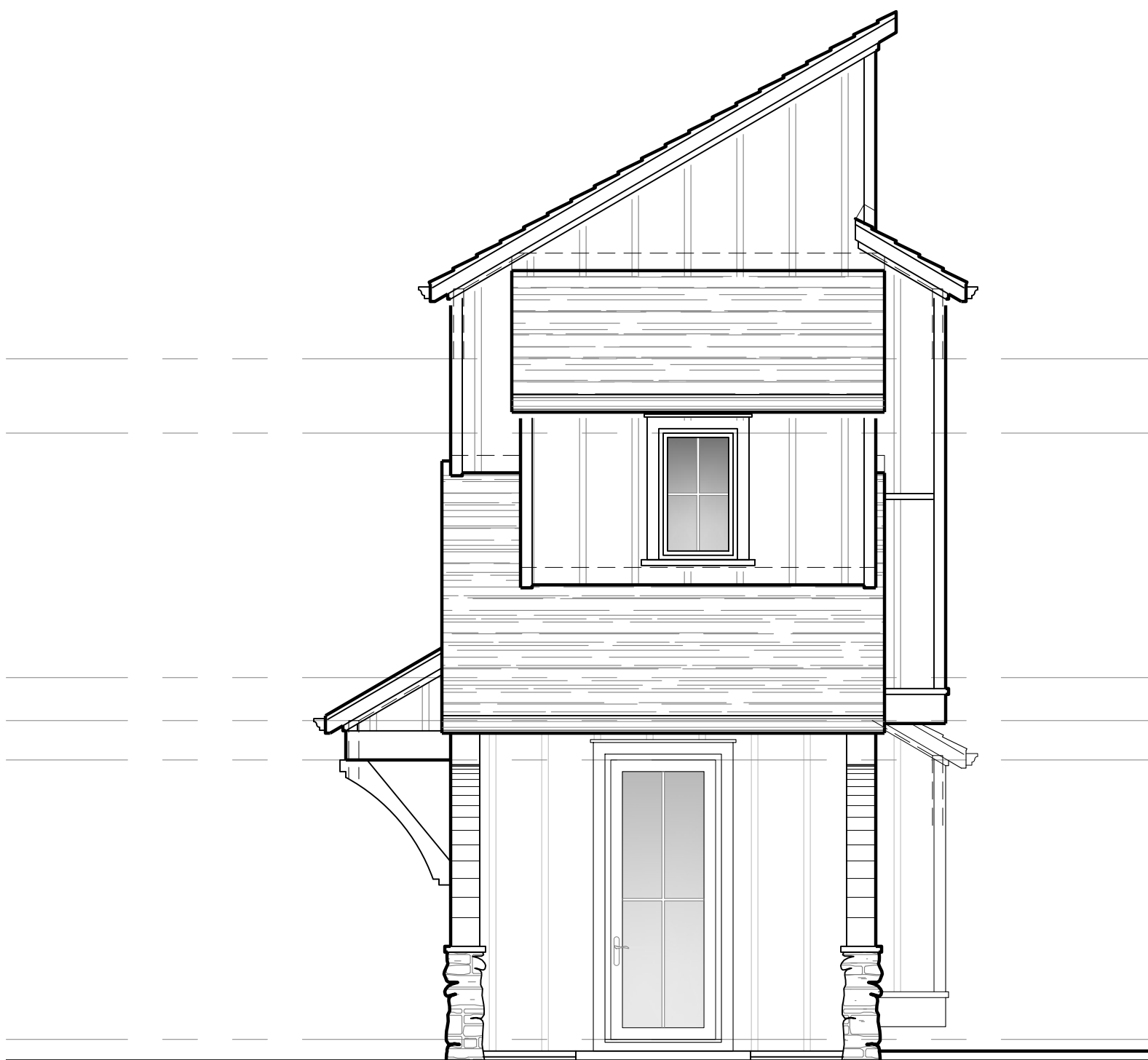
A-201

ELEVATION NOTES	
*ALL FLASHING TO BE INSTALLED PER R703.4-703.8	
*BUILDING WRAP TO BE INSTALLED PER 703.1	
*HVAC UNITS TO BE LOCATED IN FIELD	
*ALL CHIMNEYS TO EXTEND AT LEAST 2' HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10' BUT SHALL NOT BE LESS THAN 3' ABOVE THE HIGHEST POINT WHERE CHIMNEY PASSES THROUGH ROOF - NC 2018 R1003.9	
*PROVIDE SPARK ARRESTOR AT CHIMNEY AS REQUIRED	
*PROVIDE CORROSION RESISTANT FLASHING AT ALL WALL TO ROOF INTERSECTIONS	
ELEVATION FINISHES	
	BOARD & BATTEN SIDING (COLOR SELECTION BY OWNER)
	STONE VENEER (COLOR SELECTION PER OWNER)
	ARCHITECTURAL ASPHALT SHINGLE (COLOR SELECTION PER OWNER)
	STANDING SEAM METAL ROOFING (COLOR SELECTION PER OWNER)



LEFT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

G.C. TO VERIFY HVAC LOCATION AND VERIFY LOCATION WITHIN SETBACKS PER LOCAL CODES



FRONT ELEVATION

1/4"=1'-0"

