Highland Ridge Lot 24

* PLAN WILL BE "REVERSED" or GARAGE Right.

Residence for

Adams Homes AEC, LLC
Builder Plan #2169 "B" FE (L) H624
Raleigh, North Carolina

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN STRICT ACCORDANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE, 2012 EDITION (HEREWITH SHOWN AS N.C.S.R.B.C.).
2. DIMENSIONS SHOWN ON DRAWINGS GOVERN OVER SCALE.
3. STUD WALL DESIGN SHALL CONFORM TO ALL N.C.S.R.B.C. REQUIREMENTS.
4. CONTRACTOR SHALL USE TEMPERED SAFETY GLASS IN ALL LOCATIONS AS REQUIRED BY N.C.S.R.B.C., 2012 EDITION, SECTION R308.4
5. ANY HABITABLE ROOM SHALL MEET ALL LIGHT/VENTILATION AND EGRESS AS REQUIRED BY N.C.S.R.B.C., 2012 EDITION, SECTIONS R-303 AND R-310.1
6. ALL WALLS SHOWN ON FLOOR PLANS ARE 2x4 FRAME UNLESS NOTED OTHERWISE.
7. ALL ANGLED WALLS SHOWN ON FLOOR PLANS ARE 45° UNLESS NOTED OTHERWISE.
8. ALL WINDOWS SHALL HAVE A MINIMUM DP1 RATING OF 25. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT UNITS INSTALLED MEET THESE REQUIREMENTS AS PER N.C.S.R.B.C., 2012 EDITION, TABLE 301.2(4).
9. ENERGY EFFICIENCY REQUIREMENTS FOR THE SPECIFIC CLIMATE ZONE WHERE STRUCTURE IS BEING BUILT SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2012 EDITION, AS SHOWN IN TABLES N1102 AND N1022.
10. TERMITE TREATMENT – BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" AFT.

NORTH CAROLINA PROFESSIONAL SEAL 025866 ENGINEER MARK W. HOOPER

MATERIALS LEGEND

EARTH/COMPACT FILL · CONCRETE · BRICK · CONCRETE BLOCK/STONE · STEEL · ALUMINUM · FINISH WOOD · ROUGH WOOD · BLOCKING · PLYWOOD · BATT INSULATION · RIGID INSULATION

TOILET ACCESSORIES LEGEND

PROVIDE 2x4 BLOCKING IN THE WALL FOR THE FOLLOWING:

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

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. ANY ERRORS AND/OR OMISSIONS FOUND IN THIS SET SHOULD IMMEDIATELY BE REPORTED TO ADAMS HOMES FOR CLARIFICATION OR CORRECTION. THE CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.

PROJECT NO. 1421

INDEX TO DRAWINGS

	COVER SHEET
1	FRONT AND RIGHT SIDE ELEVATIONS
2	REAR AND LEFT SIDE ELEVATIONS
3	FLOOR PLAN
4	ELECTRICAL PLAN
ADD	PORCH OPTION ADDENDUM SHEET
OPT	PLAN OPTIONS SHEET
D1	CONSTRUCTION DETAILS
D2	BRACED WALL DETAILS
D3	BRACED WALL DETAILS
S1	FOUNDATION PLAN (STEM WALLS)
S1a	FOUNDATION PLAN (MONO SLAB)
S2	CEILING FRAMING PLAN
S3	ROOF FRAMING PLAN

RESIDENTIAL BUILDING CODE SUMMARY

1. PLANS ARE DESIGNED TO THE 2012 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
2. HOUSE IS DESIGNED FOR 100 MPH, 3 SECOND GUST (90 MPH FASTEST MILE), EXPOSURE B.
3. ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER WITH STANDARD WASHER AND NUT AND SHALL EXTEND 7" MIN. INTO MASONRY OR CONCRETE. BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF CORNERS. ALTERNATE ANCHOR STRAPS CAN BE USED INSTEAD OF ANCHOR BOLTS SPACED AT THE EQUIVALENT SPACING AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS EXCEPT AT GARAGE LUG PTS.
4. MEAN ROOF HEIGHT: 15'-4"
5. COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:

MEAN ROOF HGT.	UP TO 30'	30'-1" TO 35'	35'-1" TO 40'	40'-1" TO 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, -26.2	20.2, -27.0

6. MINIMUM VALUES FOR ENERGY COMPLIANCE: ZONE 3:
7. MAXIMUM GLAZING U-FACTOR: 0.55
8. INSULATING VALUES: CEILING: R-30 / WALLS: R-13 / FLOOR: R-19 CODE REFERENCE: TABLE N1102.1
9. FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.8 OF THE N.C.R.B.C.
10. FIREBLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R602.8 OF THE N.C.R.B.C.
11. DRAFTSTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R302.12 OF THE N.C.R.B.C.

AREA CALCULATIONS

HEATED (SQ. FT.)		UNHEATED (SQ. FT.)		UNFINISHED (SQ. FT.)	
BASEMENT:	N/A	GARAGE:	398	BASEMENT:	N/A
1ST FLOOR:	2091	DECK/PATIO:	N/A	REAR PORCH OPT.:	175
2ND FLOOR:	N/A	PORCH:	150/209	ATTIC:	N/A
REC. ROOM:	N/A	SCREEN PORCH:	N/A	STORAGE:	N/A
ATTIC:	N/A	STORAGE:	N/A		
TOTAL:	2091	BRICK:	104	OVERALL DIMENSIONS	
		TOTAL:	661	WIDTH:	56'-10"
				DEPTH:	50'-10"

FOUNDATION VENTING CALCULATIONS

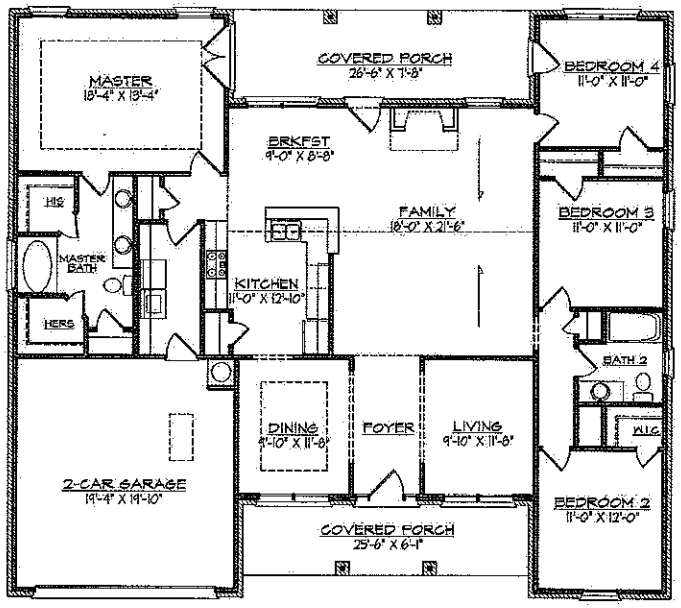
NOT NEEDED WITH SLAB FOUNDATION

ATTIC VENTILATION REQUIREMENTS

NATURAL ROOF VENTILATION CALCULATIONS: 2442.59 SQ. FT. / 150 = N/A SQ. FT. VENT REQ'D.
BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE

POWER ROOF VENTILATOR CALCULATIONS: 2442.59 SQ. FT. / 300 = 8.14 SQ. FT. VENT REQ'D.
BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE





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RALEIGH, NC
1421

ADAMS HOMES

BL.#CBC043518

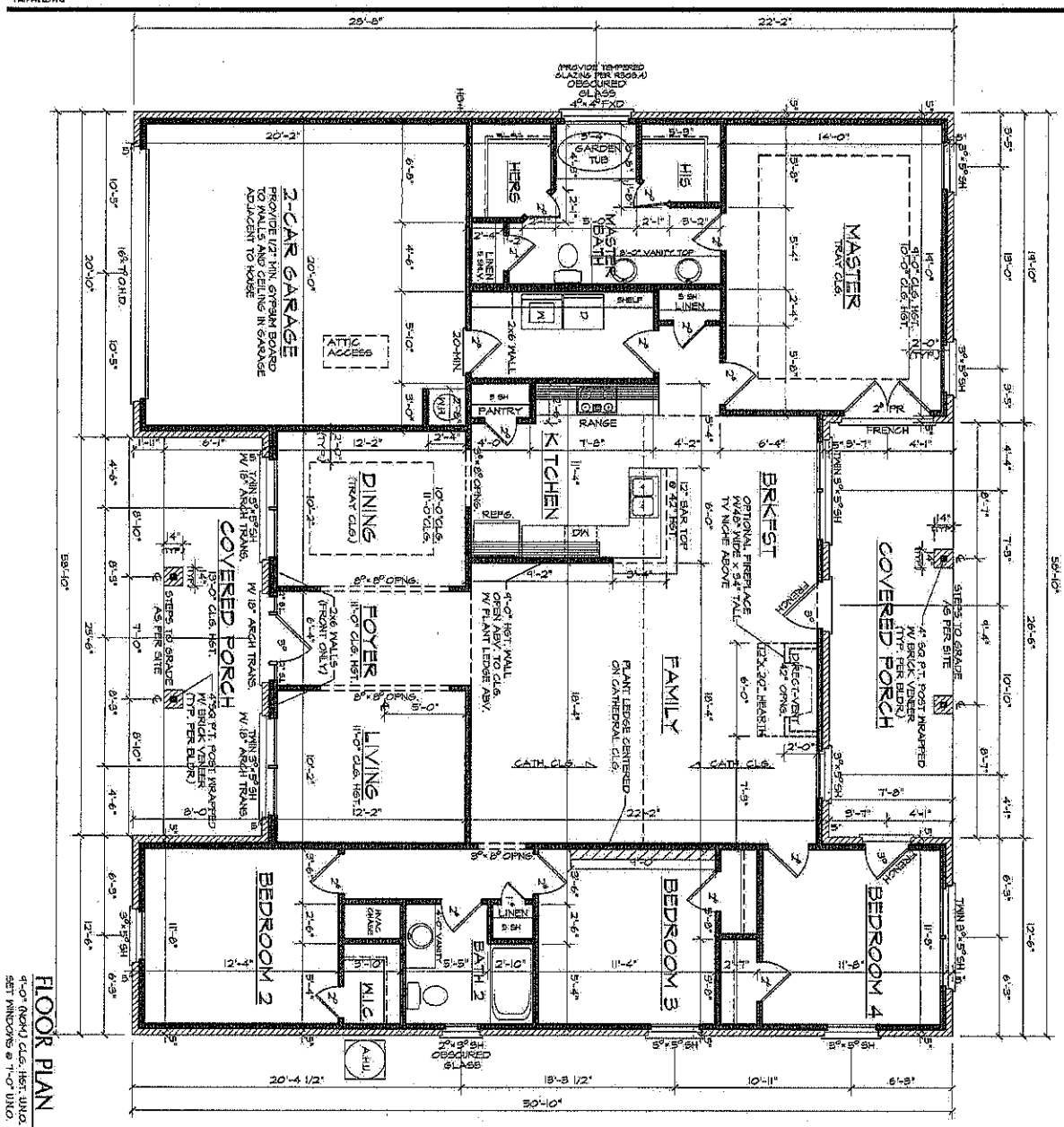
1401 SUNDAY DRIVE, SUITE 115
RALEIGH, NC 27607
919-233-6747 (office) 919-233-6780 (fax)

Acknowledgment Of Plans ONLY!

APPROVED NOV 19 2014

Date 11/20

Plan1421DWG



FLOOR PLAN

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

4'-0" (NOM.) CLG. HGT. U.N.O.
SET WINDOWS @ 7'-0" U.N.O.

SHEET 3 OF 4

DATE DRAWN 6-5-2014
REVISIONS

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RALEIGH, NC
1421

AUTOCAD 2004

ADAMS HOMES

Acknowledgment Of Plans Submittal ONLY!

APPROVED NOV 19 2014

Date

Date