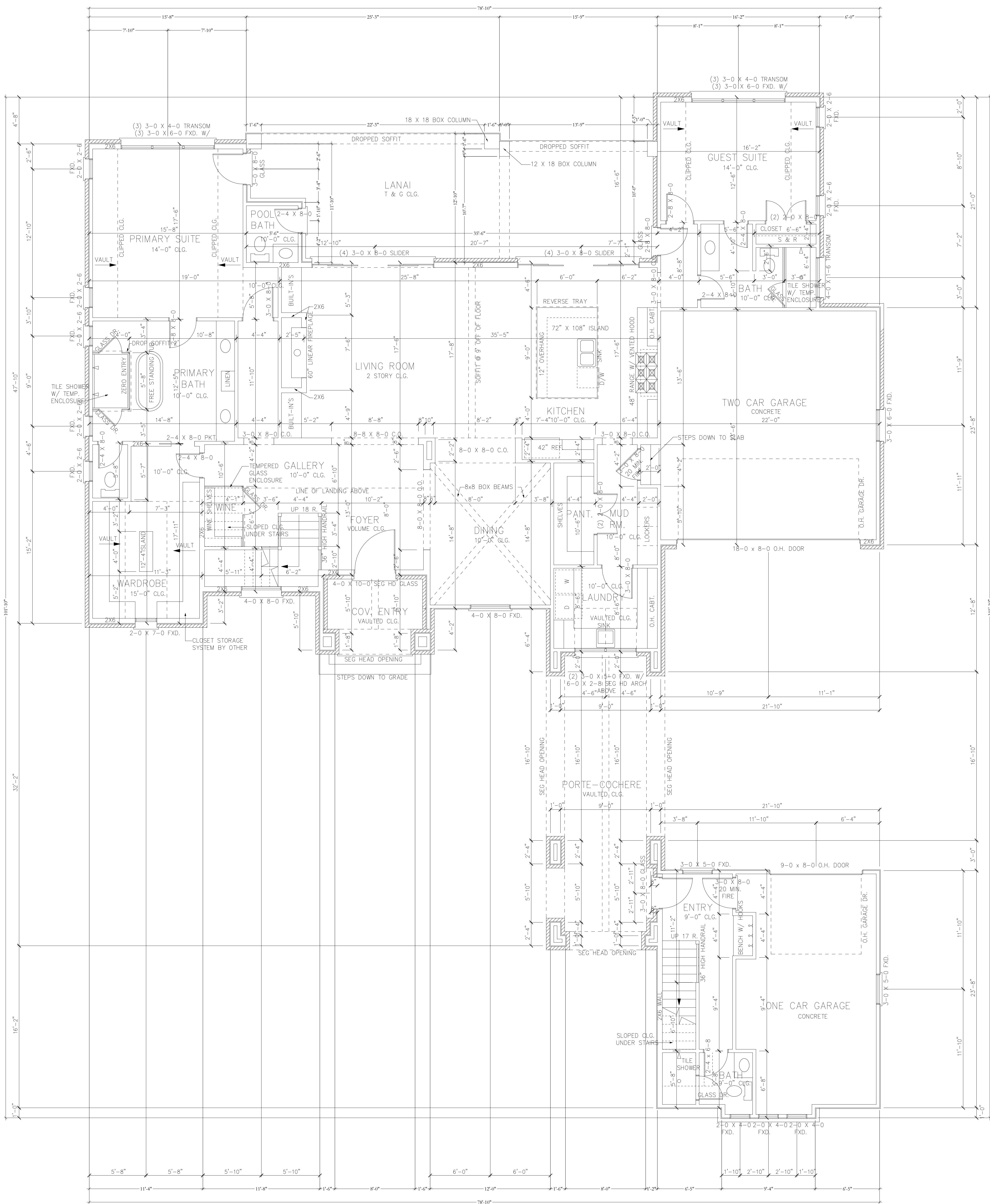


COVER SHEET	1
FIRST FLOOR PLAN	2
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PLAN 4358 — STRAFFORD MANOR



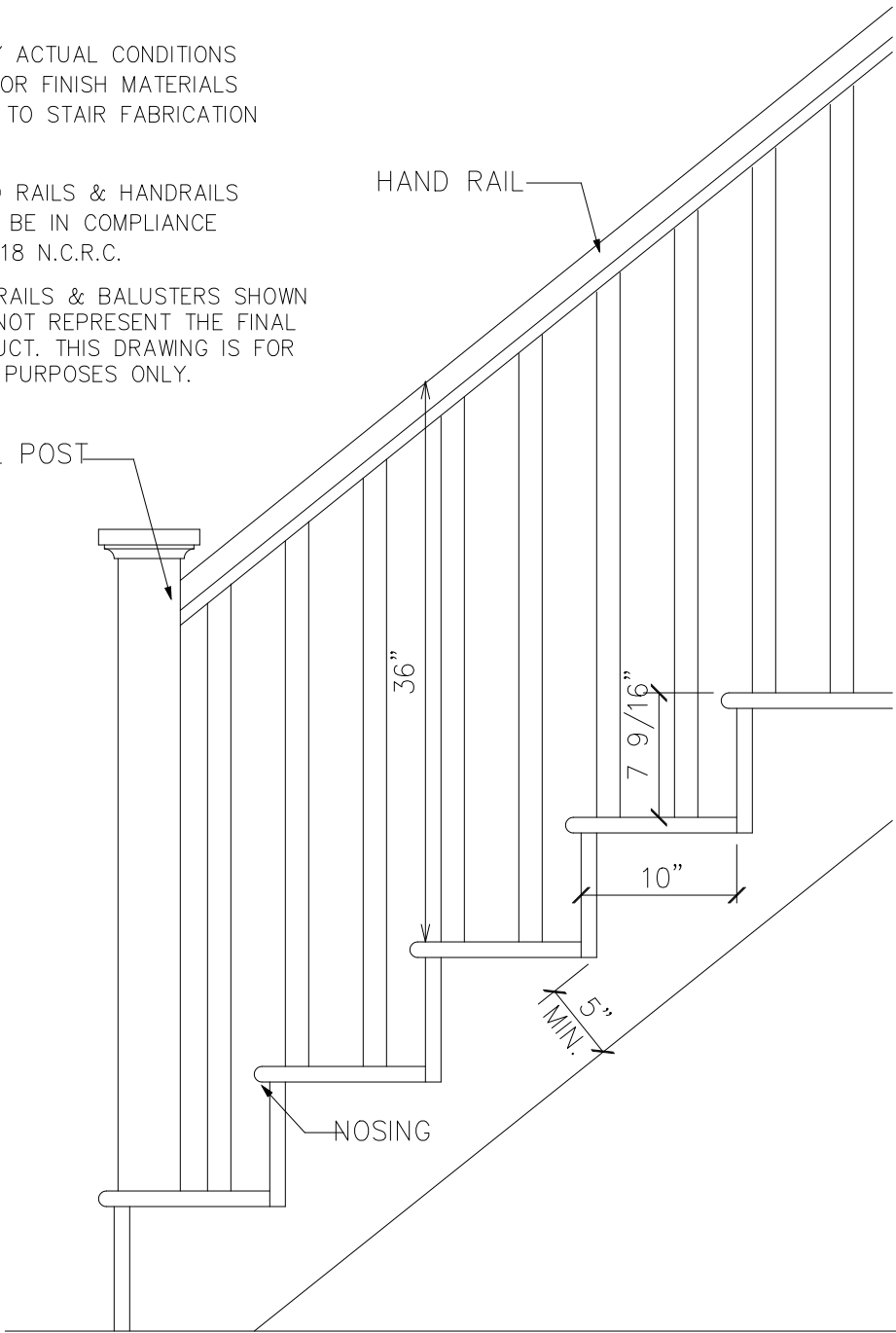
STAIR NOTES

NOTE:
VERIFY ACTUAL CONDITIONS
& FLOOR FINISH MATERIALS
PRIOR TO STAIR FABRICATION

NOTE:
GUARD RAILS & HANDRAILS
SHALL BE IN COMPLIANCE
w/ 2018 N.C.R.C.
HANDRAILS & BALUSTERS SHOWN
MAY NOT REPRESENT THE FINAL
PRODUCT. THIS DRAWING IS FOR
CODE PURPOSES ONLY.

NEWEL POST.

HAND RAIL



TYPICAL STAIR SECTION

MAIN HOUSE

SCALE 1" = 1'-0"

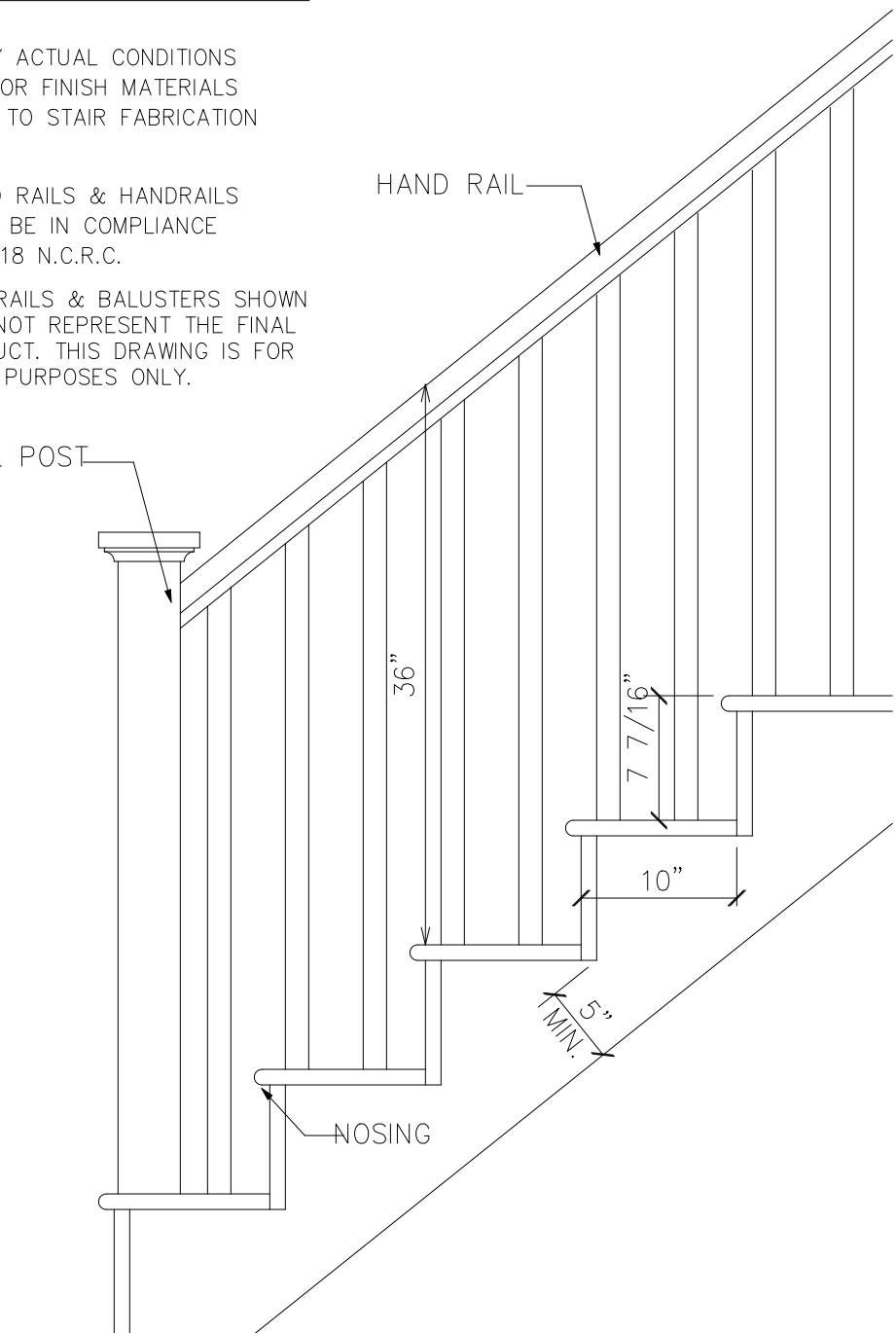
STAIR NOTES

NOTE:
VERIFY ACTUAL CONDITIONS
& FLOOR FINISH MATERIALS
PRIOR TO STAIR FABRICATION

NOTE:
GUARD RAILS & HANDRAILS
SHALL BE IN COMPLIANCE
w/ 2018 N.C.R.C.
HANDRAILS & BALUSTERS SHOWN
MAY NOT REPRESENT THE FINAL
PRODUCT. THIS DRAWING IS FOR
CODE PURPOSES ONLY.

NEWEL POST.

HAND RAIL



TYPICAL STAIR SECTION

ONE CAR GARAGE

SCALE 1" = 1'-0"

DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL
BUILDER TO VERIFY ALL EGRESS & NON-EGRESS
CONDITIONS, FALL PROTECTION CODE & GLAZING
REQUIREMENTS PER CODE w/ WINDOW & DOOR
MANUFACTURER. SELECTED ALL DOORS & WINDOWS TO
COMPLY w/ ALL OF 2018 NORTH CAROLINA RESIDENTIAL
CODES.

FIRST FLOOR NOTES

- 10' CEILING HEIGHT TYP. UNLESS NOTED OTHERWISE
- 8' DOOR AND WINDOW HEIGHT TYP. UNLESS
NOTED OTHERWISE
- IN DWELLING UNITS, WHERE THE OPENING OF AN
OPERABLE WINDOW IS LOCATED MORE THAN 72"
ABOVE THE FINISHED GRADE OR SURFACE BELOW,
THE LOWEST PART OF THE CLEAR OPENING OF THE
WINDOW SHALL BE A MINIMUM OF 24" ABOVE
THE FINISHED FLOOR OF THE ROOM IN WHICH THE
WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS
SHALL NOT PERMIT THE OPENINGS THAT ALLOW PASSAGE
OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS
ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
- ALL FRAMING DIMENSIONS FOR FIREPLACES
SHOULD BE CHECKED PER MFG.

SQUARE FOOTAGE

FIRST FLOOR	2,538
SECOND FLOOR	1,938
DETACHED FIRST FL. HTD.	210
OFFICE	338
TOTAL HEATED	4,124
TWO CAR GARAGE	511
ONE CAR GARAGE	324
PORTICO COCHERE	320
COVERED ENTRY	81
LANAI	485
TOTAL UNDER ROOF	5,845

NOTE: SQUARE FOOTAGE IS FIGURED TO
OUTSIDE OF EXTERIOR FRAME WALL

FIRST FLOOR PLAN

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

PLAN 3960 – STRAFFORD TWO

PROJECT:

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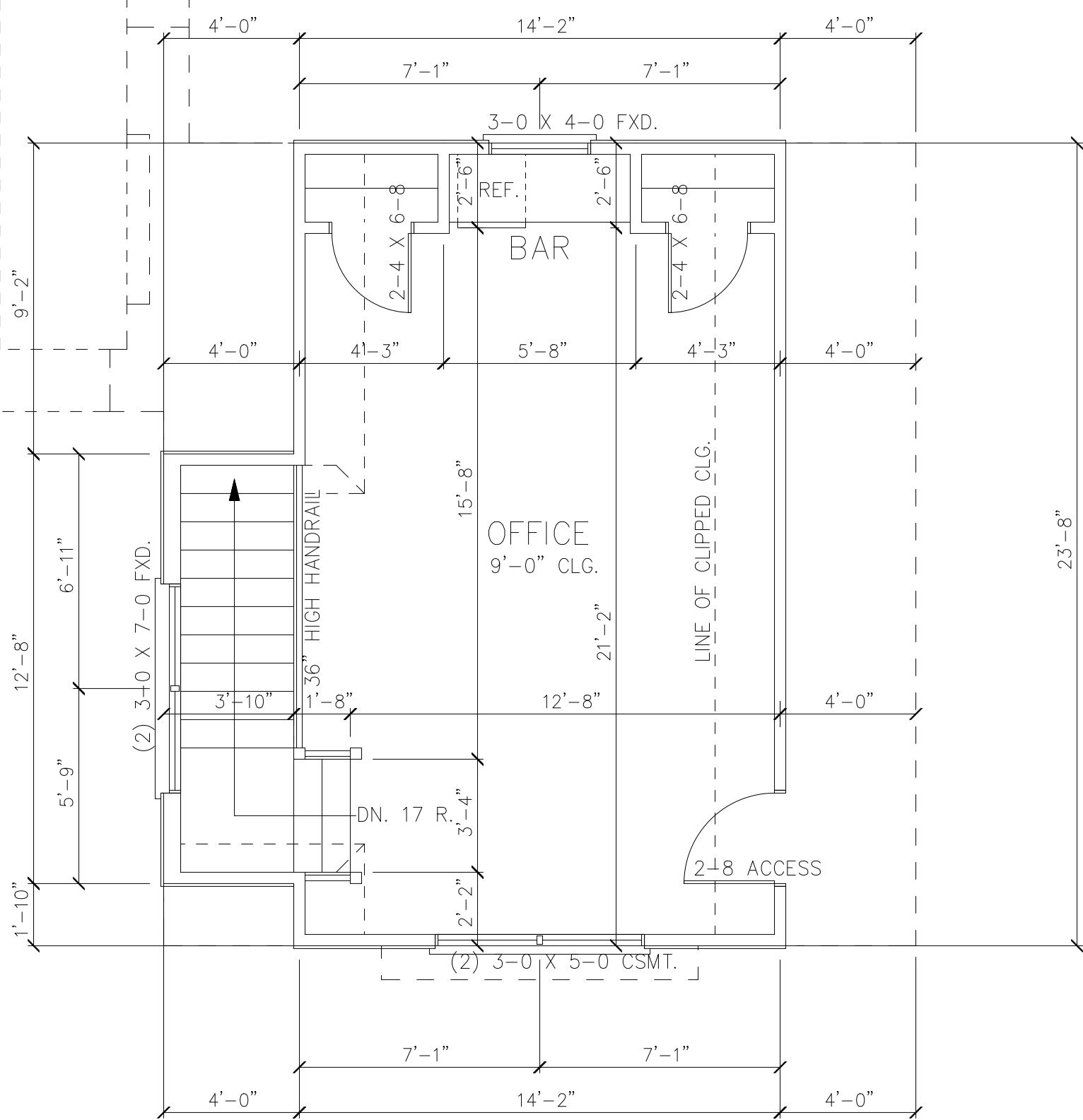
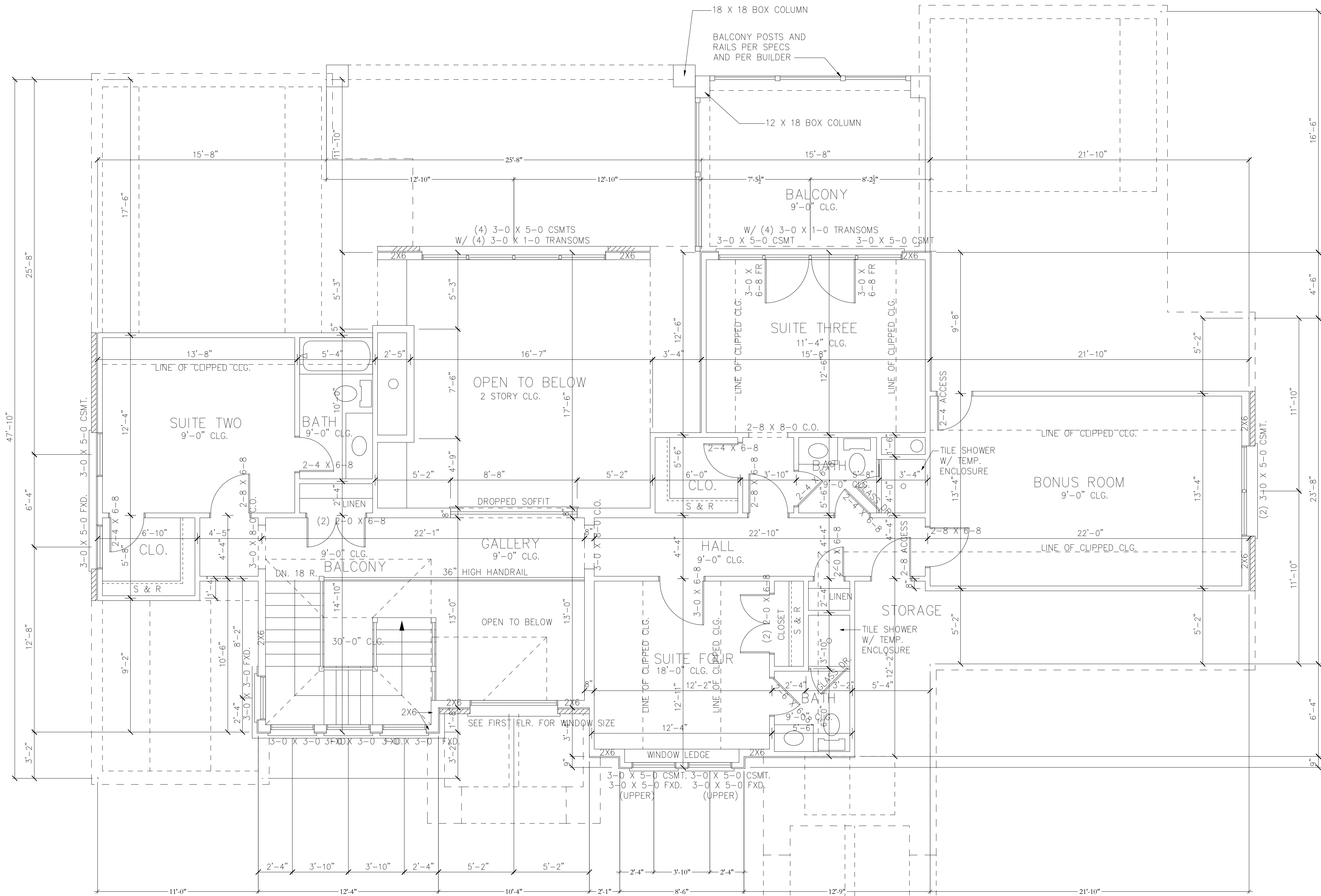
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NECESSARY TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL LOCAL
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2



DOOR & WINDOW NOTE

ALL WINDOW & DOOR SIZES ARE NOMINAL. BUILDER TO VERIFY ALL EGRESS & NON-EGRESS CONDITIONS. FOLLOW PROTECTION CODE & GLAZING REQUIREMENTS PER CODE #/ WINDOW & DOOR MANUFACTURE SELECTED. ALL DOORS & WINDOWS TO COMPLY #/ ALL OF 2018 NORTH CAROLINA RESIDENTIAL CODES.

FIRST FLOOR NOTES

- 9' CEILING HEIGHT TYP. UNLESS NOTED OTHERWISE
- WINDOW HEIGHT NOTED ON ELEVATIONS
- 6'-8" INTERIOR DOOR HEIGHT TYP.
- IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24" ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT THE OPENINGS THAT ALLOW PASSAGE OF A 4" DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24" OF THE FINISHED FLOOR.
- ALL FRAMING DIMENSIONS FOR FIREPLACES SHOULD BE CHECKED PER MFG.

SECOND FLOOR PLAN

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

PROJECT:

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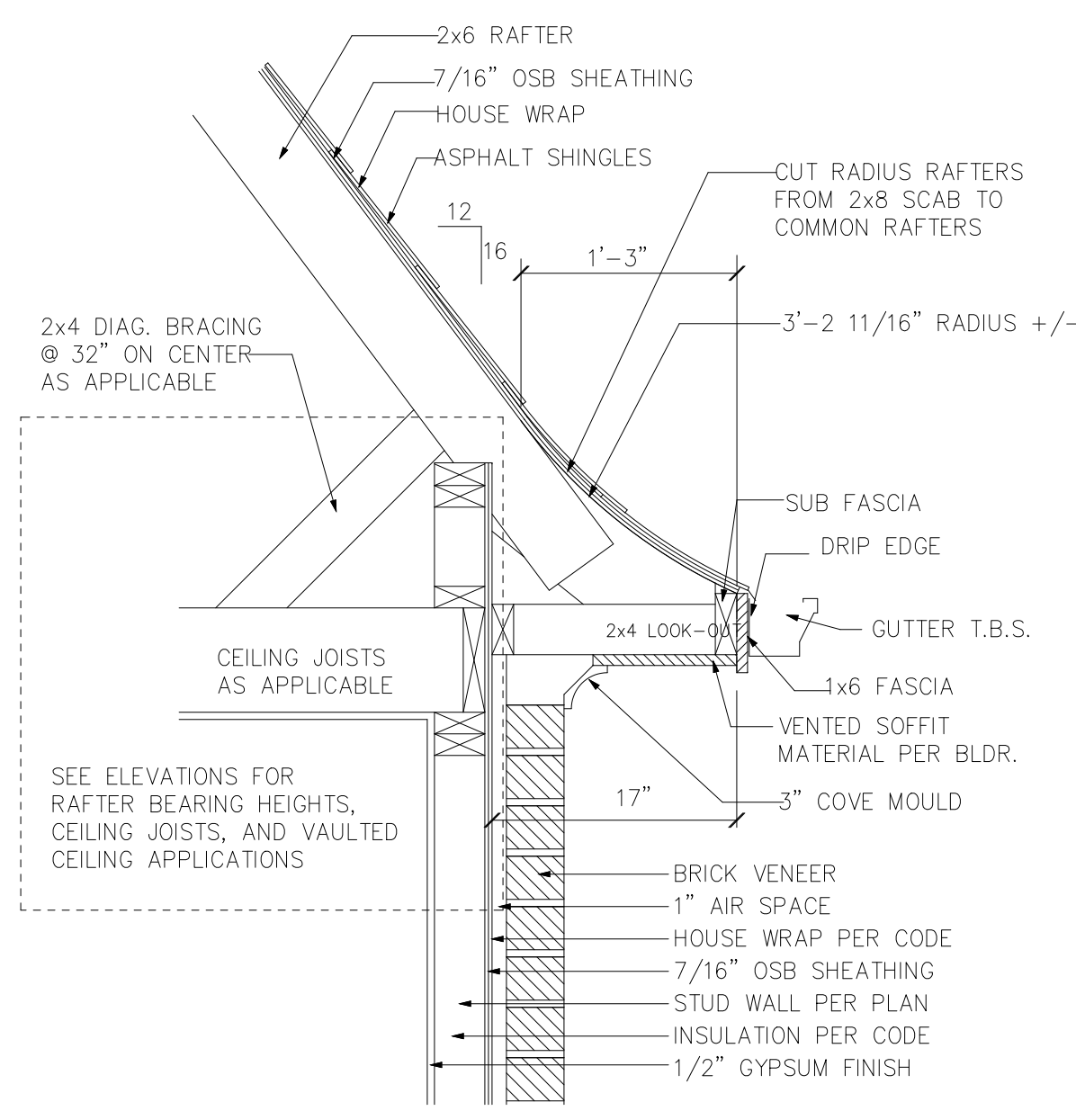
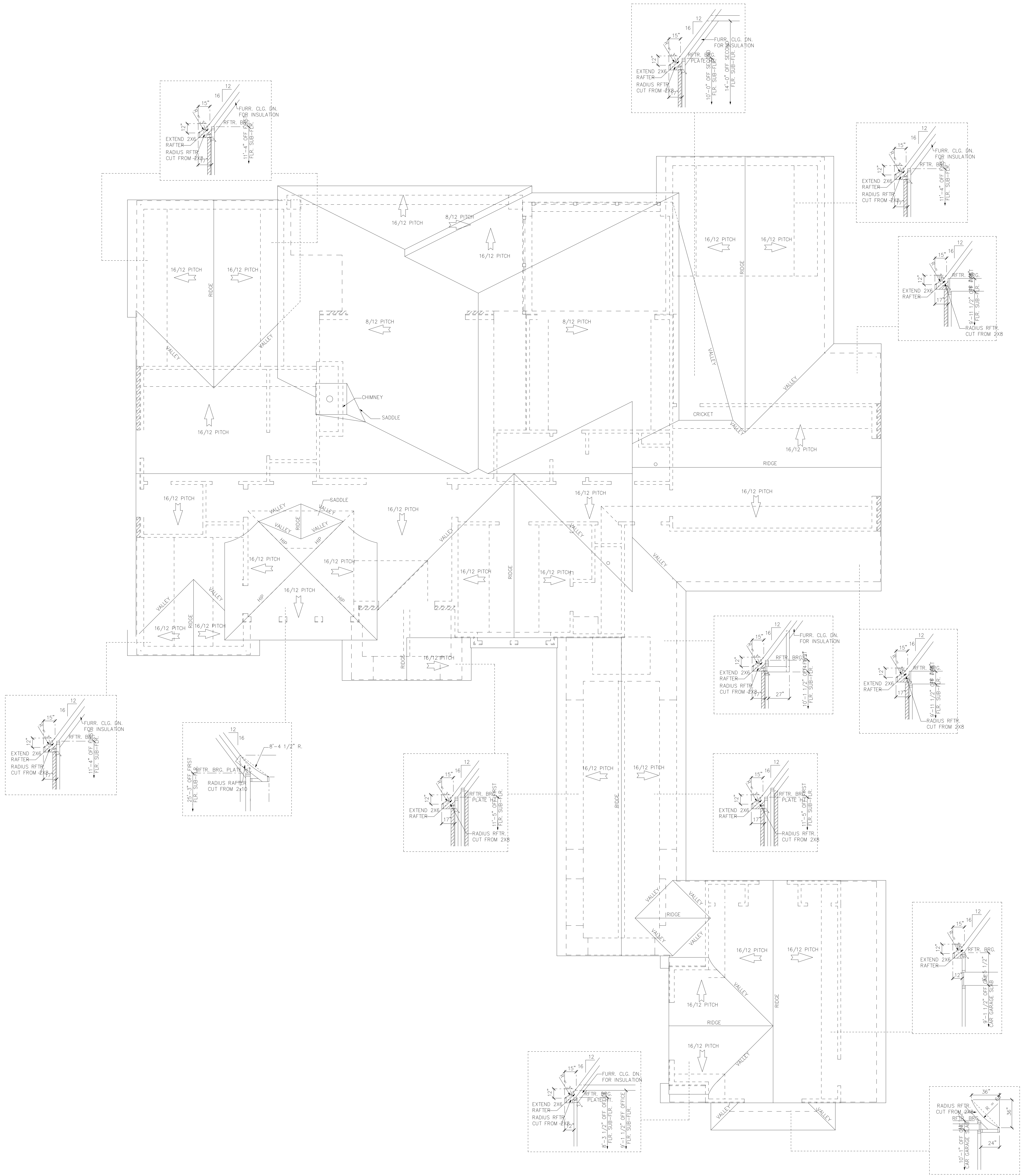
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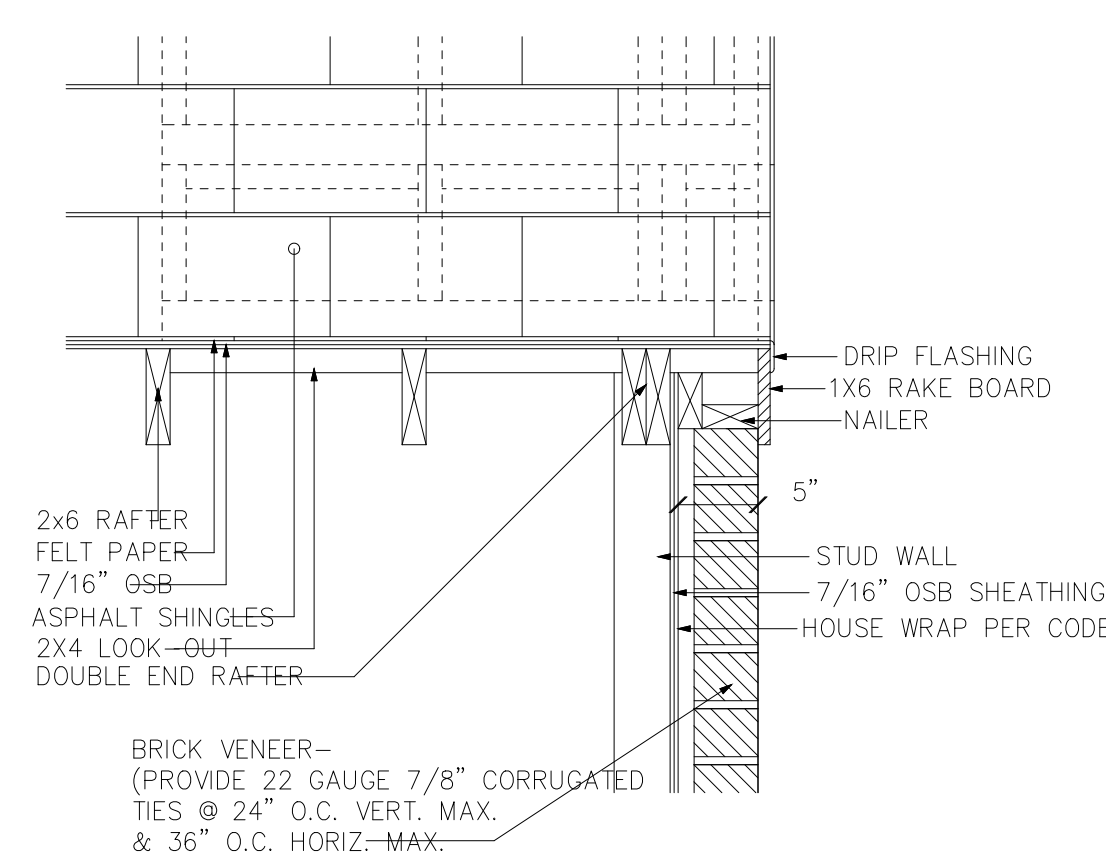
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TYPICAL CORNICE DETAIL
SCALE 1" = 1'-0"



RAKE DETAIL
SCALE 1" = 1'-0"

NOTE:
WHERE CEILING JOISTS OR RAFTERS MEET VERTICAL WALL SURFACE, ATTACH AS FOLLOWS:
1. FOR CEILING JOISTS, USE A LEDGER THE SAME SIZE AS THE CEILING JOISTS. ATTACH THE LEDGER TO THE WALL W/ CONSTRUCTION ADHESIVE & (3) ROWS OF 16d (0.162" x 3 1/2") COMMON NAILS @ 16" ON CENTER INTO EACH WALL STUD. 10d NAILS ARE NOT ACCEPTABLE. CONNECT CEILING JOISTS TO LEDGER W/ LUS28 HANDERS.
2. FOR RAFTERS, USE A LEDGER ONE SIZE LARGER THAN THE RAFTER. ATTACH THE LEDGER TO THE WALL W/ CONSTRUCTION ADHESIVE & (3) ROWS OF 16d (0.162" x 3 1/2") COMMON NAILS AT 16" ON CENTER INTO EACH WALL STUD. 10d NAILS ARE NOT ACCEPTABLE. CONNECT THE RAFTERS TO THE LEDGER W/ (4) 10d (0.131" x 3") NAILS, TOE NAILED THROUGH RAFTER INTO LEDGER (2 AT EACH SIDE).
3. AS AN ALTERNATIVE TO 16d NAILS, THE CEILING JOIST AND RAFTER LEDGERS CAN BE ATTACHED TO THE WALL W/ CONSTRUCTION ADHESIVE & (2) ROWS OF 1/4" x 4" SCREWS AT 16" ON CENTER INTO EACH WALL STUD.

VENT ROOF
TO COMPLY WITH & STATE
RESIDENTIAL CODE

ROOF FRAMING NOTES

- ALL HIPs, RIDGES, & PITCH CHANGES ARE 2x10 (UNLESS NOTED OTHERWISE)
- ALL VALLEYS ARE TO BE 2x10 (UNLESS NOTED OTHERWISE)
- ALL RAFTERS ARE TO BE 2x6'S @ 16" ON CENTER (UNLESS NOTED OTHERWISE)
- PROVIDE ADEQUATE SOFFIT & RIDGE VENTILATION AS REQUIRED BY STATE CODE
- ALL SHADED AREA ON ROOF PLAN INDICATES A ROOF OVERBUILD (UNLESS NOTED OTHERWISE)
- INSTALL A MINIMUM OF (2) 2x4 STUDS UNDER ALL ROOF BRACES THAT BEAR ON WALLS, (UNLESS NOTED OTHERWISE)
- 2x6 COLLAR TIES @ 48" ON CENTER MIN. OF 3 TIES PER RIDGE
- DENOTES RAFTER DIRECTION
- UNDERLAYMENT FOR ROOF SLOPES 4/12 PITCH & LESS WILL NEED TO MEET THE REQUIREMENTS OF SECTION R905.2.7

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

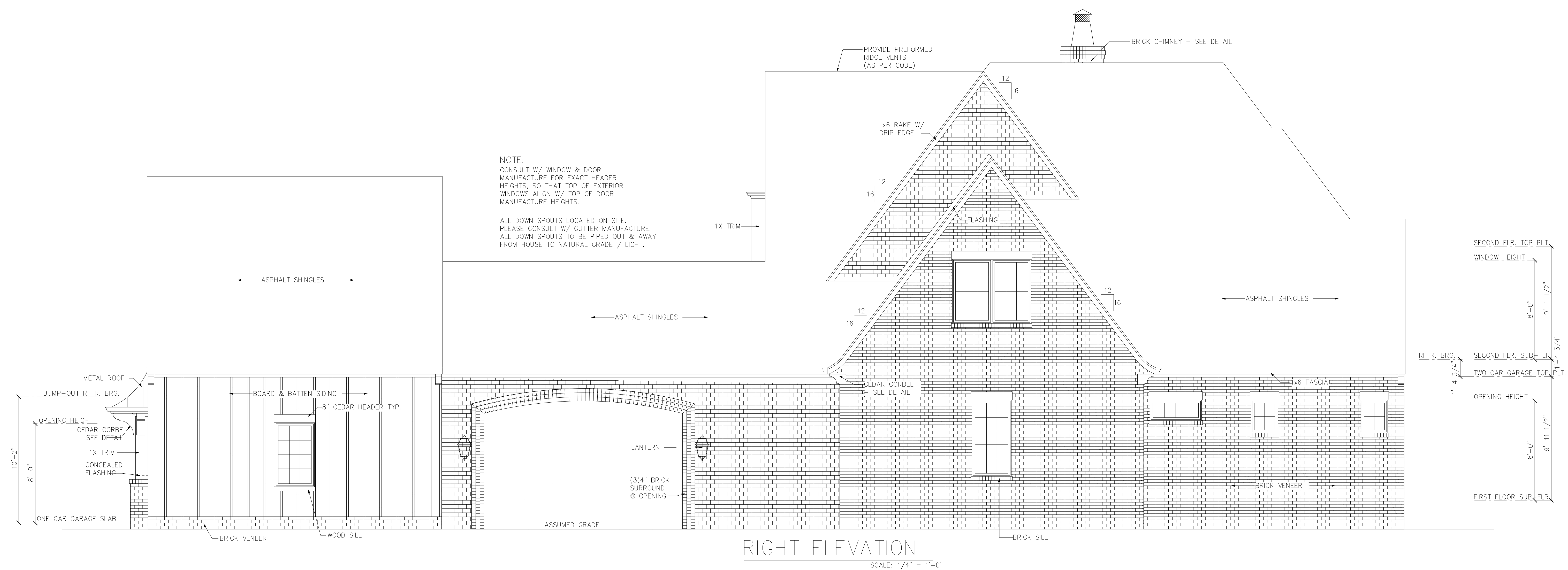
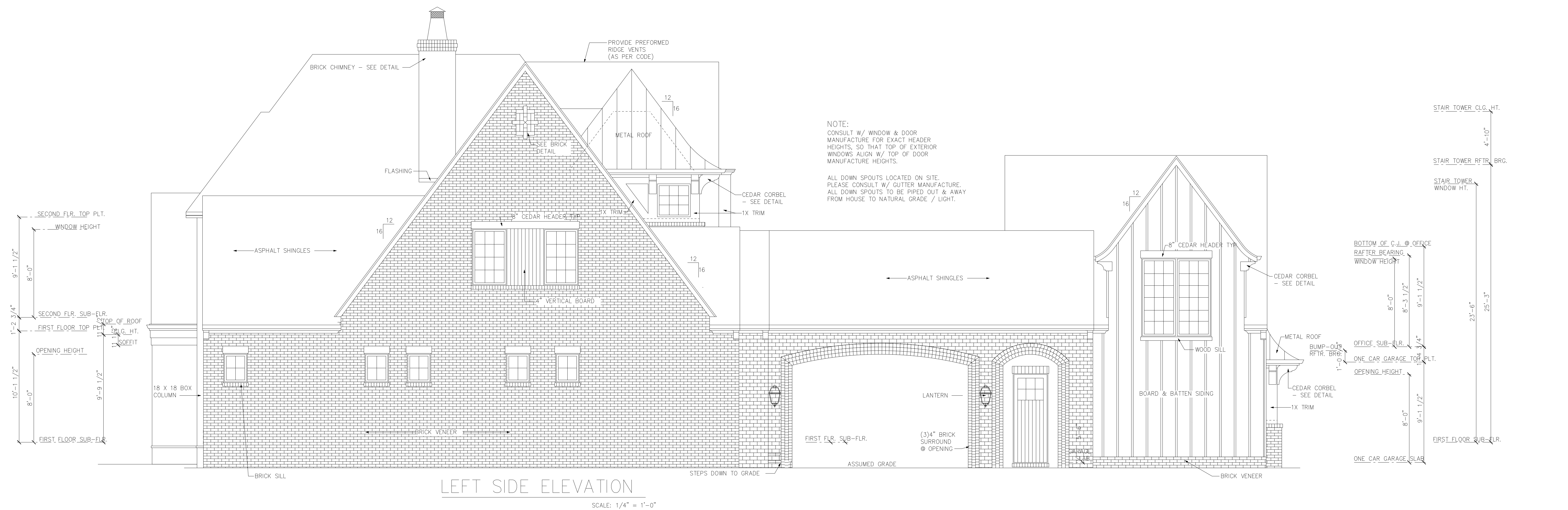
PROJECT:
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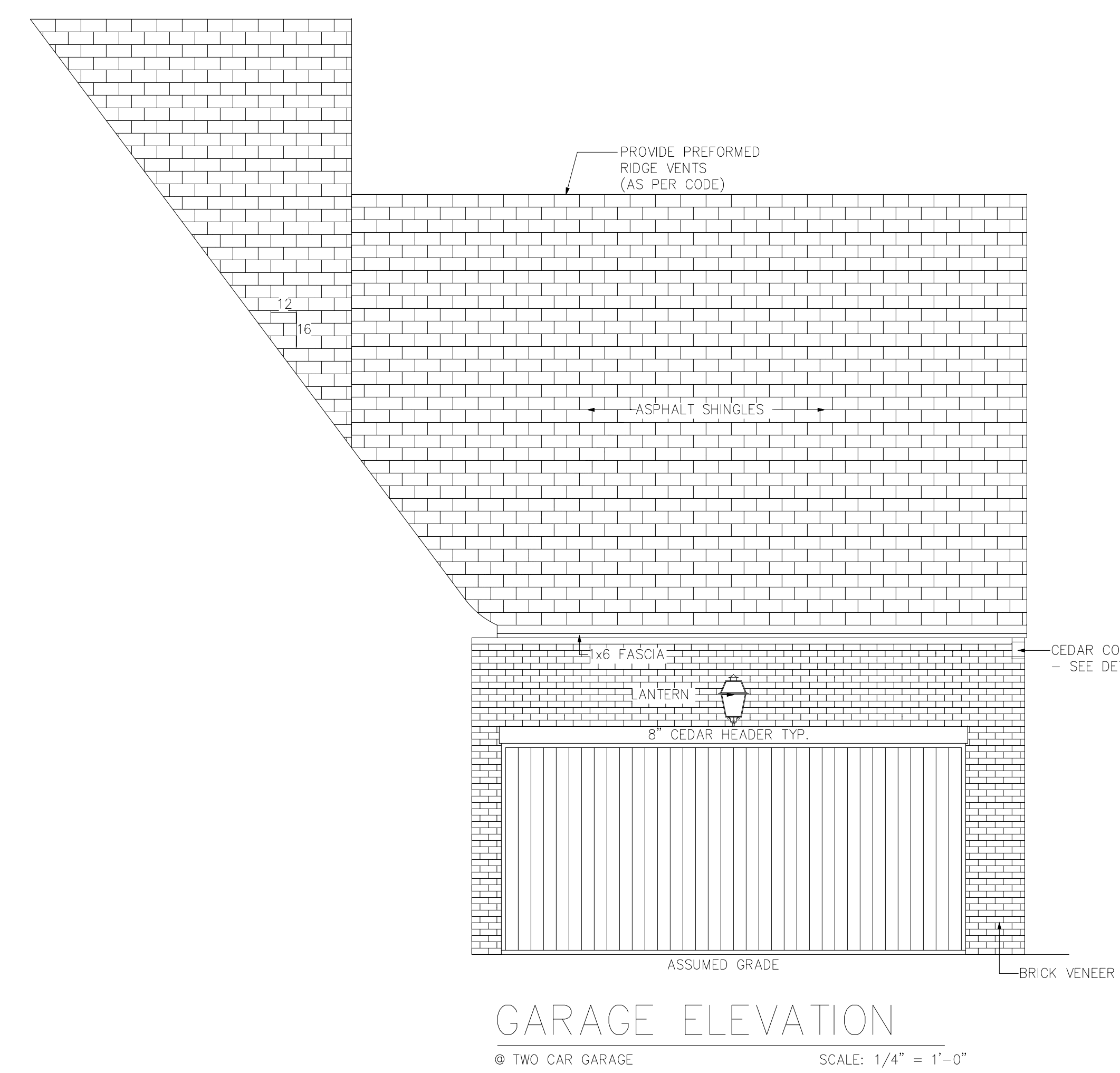
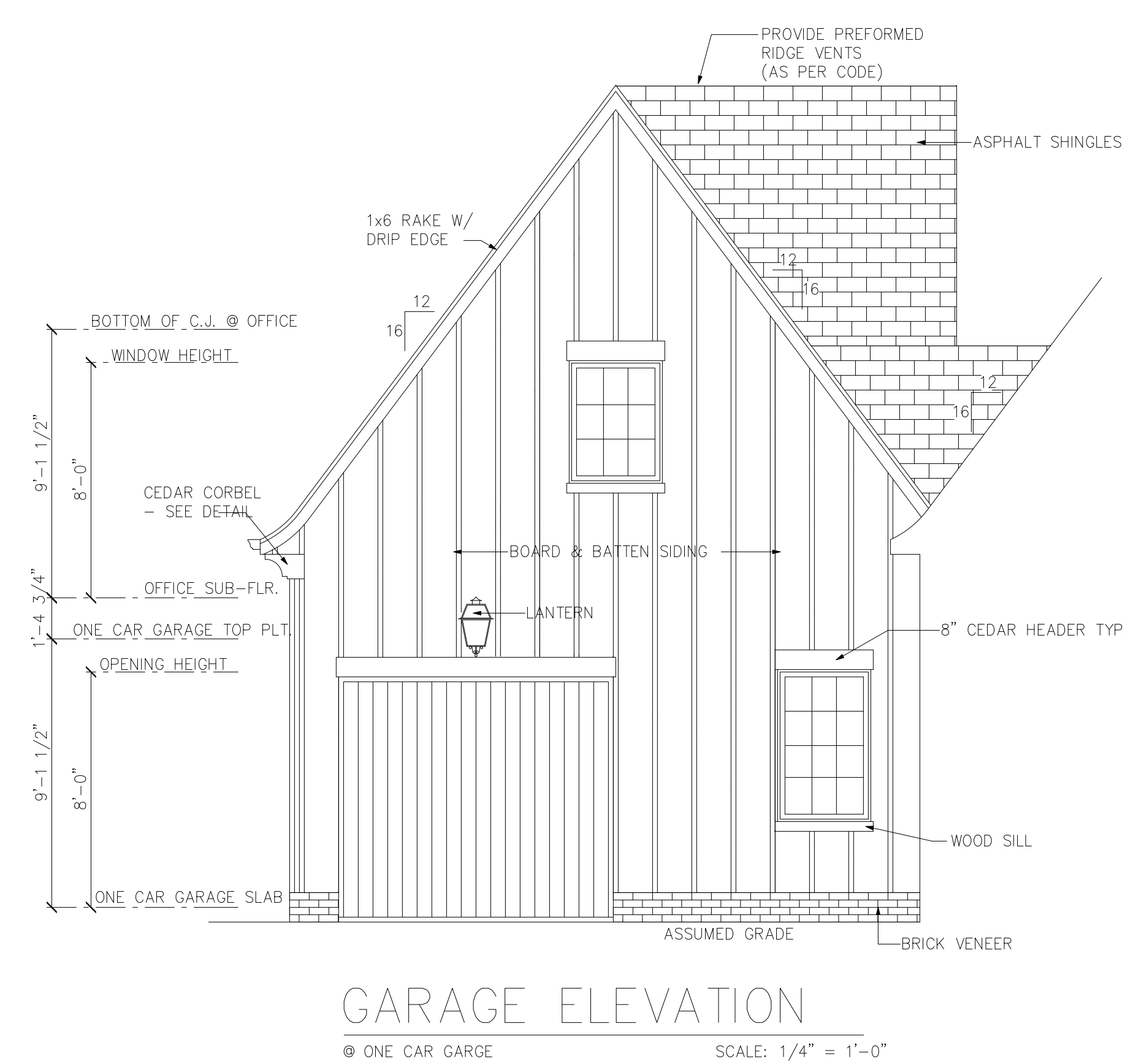
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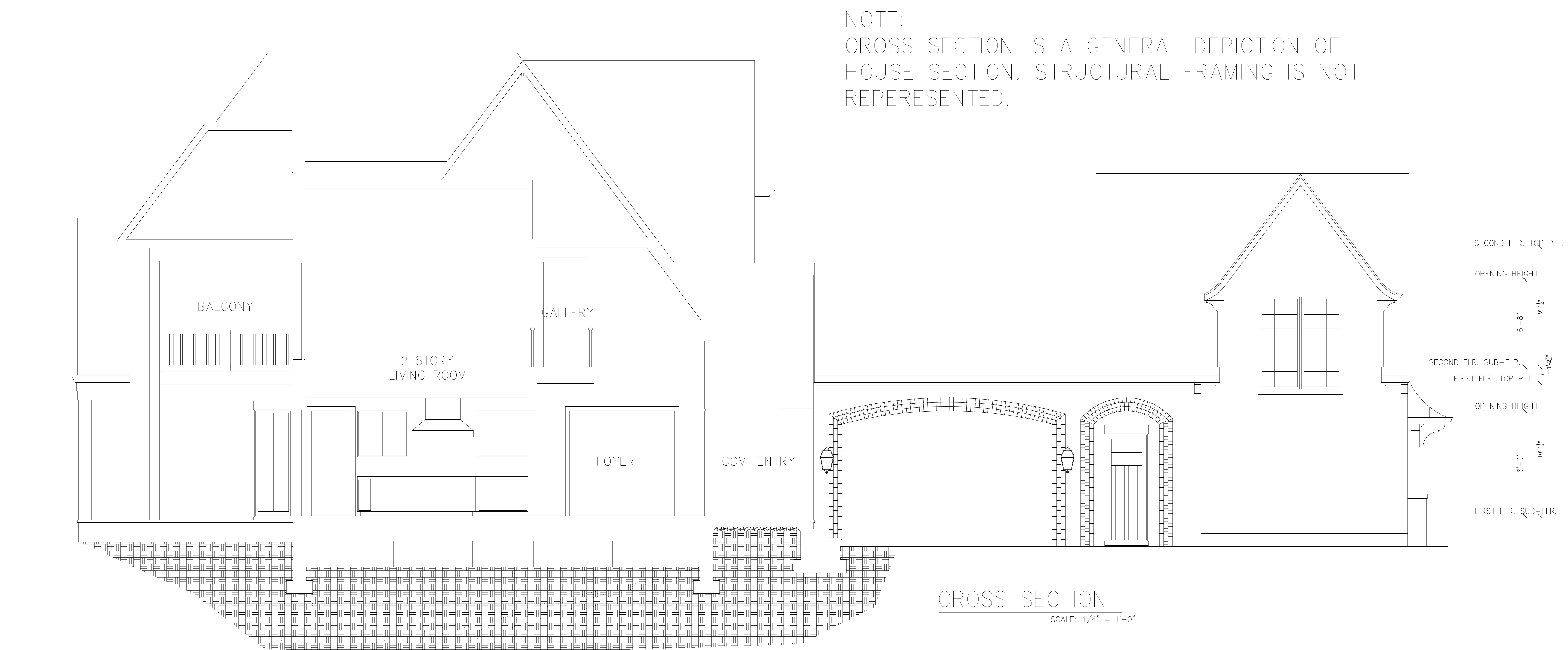
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PLAN 3960 – STRAFFORD TWO

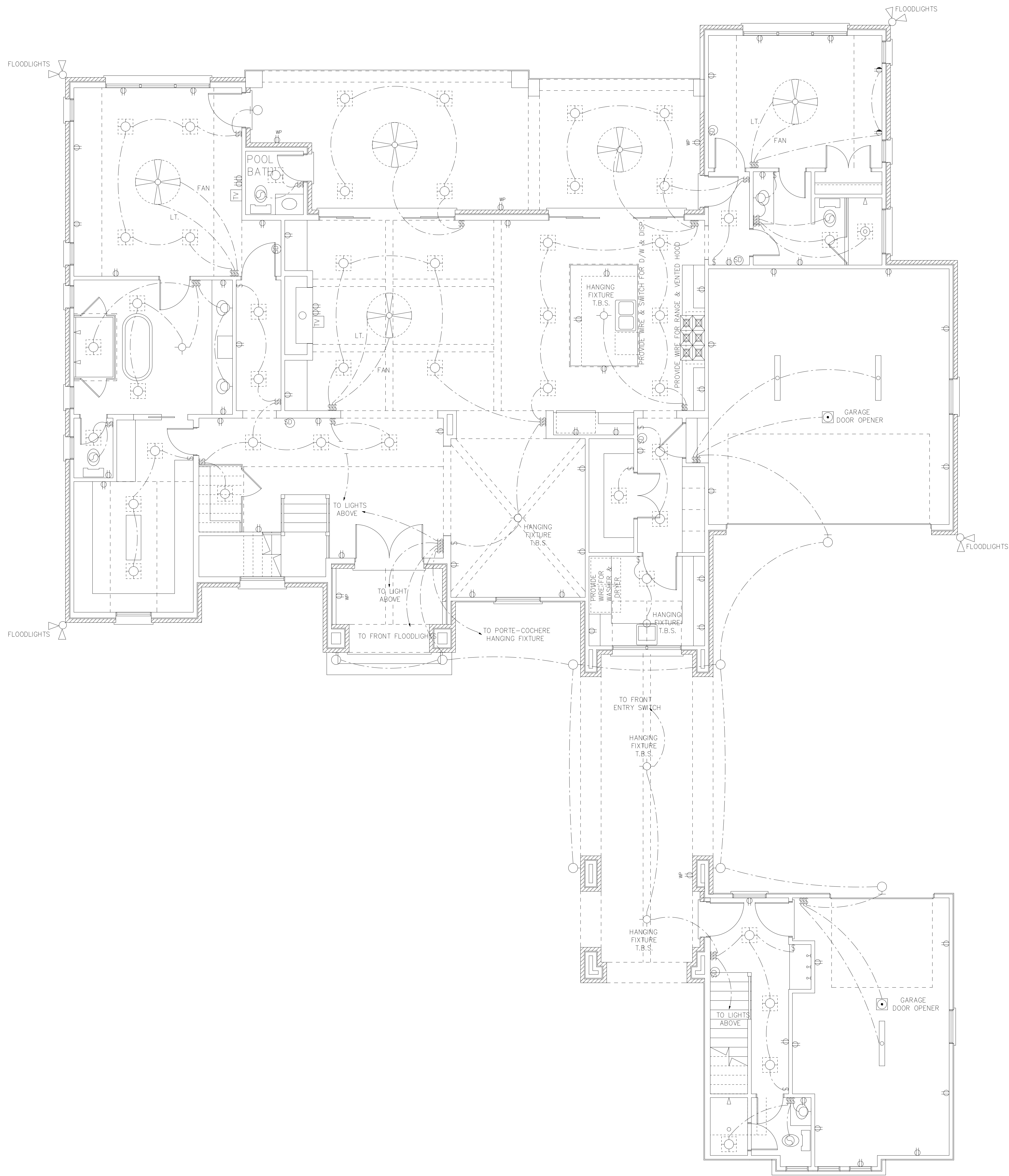
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8



ELECTRICAL LEGEND

SWITCHES:

- SINGLE-POLE SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DIMMER SWITCH

RECEPTACLE OUTLETS:

- SINGLE RECEPTACLE OUTLET
- DOUBLE RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET, SPLIT-CIRCUIT
- WEATHERPROOF RECEPTACLE OUTLET
- RANGE OUTLET
- CLOTHES DRYER OUTLET
- FLOOR OUTLET (LOCATE PER OWNER)
- CEILING RECEPTACLE OUTLET

FIXTURES:

- SURFACE-MOUNTED LIGHTING FIXTURE
- RECESSED LIGHTING FIXTURE
- WALL-MOUNTED LIGHTING FIXTURE
- LAMPHOLDER
- 24" FLUORESCENT FIXTURE
- 48" FLUORESCENT FIXTURE
- PIN LIGHTING FIXTURE
- EXHAUST FAN
- EXHAUST FAN & LIGHT FIXTURE COMBINATION
- SMOKE DETECTOR
- TELEVISION OUTLET
- TELEPHONE
- CEILING SUSPENDED PADDLE FAN W/ LIGHT

NOTE:
FINAL FIXTURES TO BE SELECTED BY OWNER

PLAN 3960 – STRAFFORD TWO

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SUFFERED BY YOU OR ANY OTHER PARTY, INCLUDING BUT
NOT LIMITED TO, ATTORNEY'S FEES, COURT COSTS, AND
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THESE PLANS, WHETHER SUCH DAMAGES, LOSSES, AND
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ELITE DESIGN GROUP'S NEGLIGENCE OR OTHERWISE.
THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF
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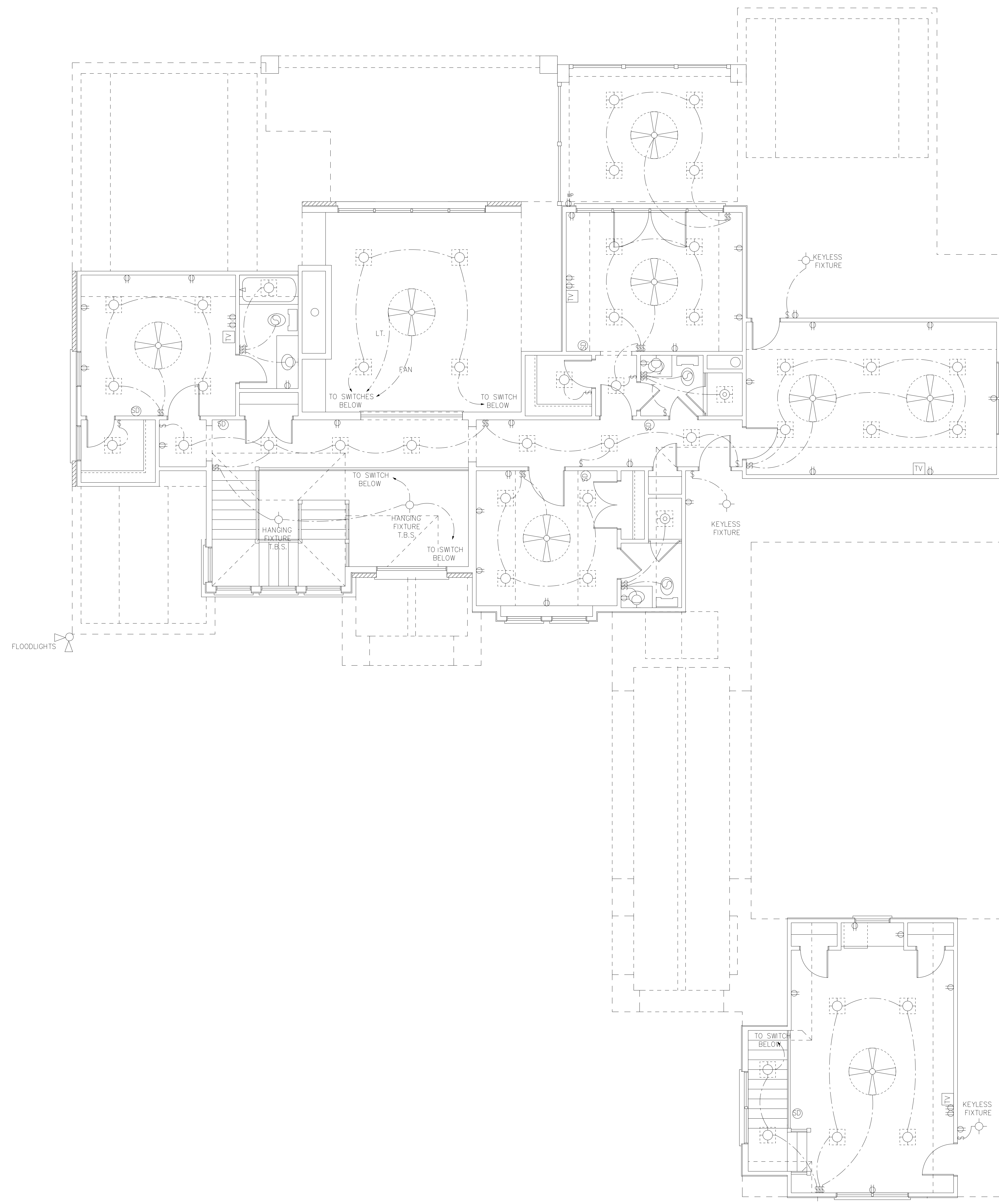
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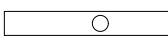
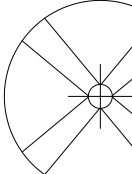
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FIRST FLOOR ELECTRICAL PLAN

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

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ELECTRICAL LEGEND	
SWITCHES:	
	SINGLE-POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
RECEPTACLE OUTLETS:	
	SINGLE RECEPTACLE OUTLET
	DOUBLE RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET, SPLIT-CIRCUIT
	WEATHERPROOF RECEPTACLE OUTLET
	RANGE OUTLET
	CLOTHES DRYER OUTLET
	FLOOR OUTLET (LOCATE PER OWNER)
	CEILING RECEPTACLE OUTLET
FIXTURES:	
	SURFACE-MOUNTED LIGHTING FIXTURE
	RECESSED LIGHTING FIXTURE
	WALL-MOUNTED LIGHTING FIXTURE
	LAMPHOLDER
	24" FLUORESCENT FIXTURE
	48" FLUORESCENT FIXTURE
	PIN LIGHTING FIXTURE
	EXHAUST FAN
	EXHAUST FAN & LIGHT FIXTURE COMBINATION
	SMOKE DETECTOR
	TELEVISION OUTLET
	TELEPHONE
	CEILING SUSPENDED PADDLE FAN W/ LIGHT
NOTE: FINAL FIXTURES TO BE SELECTED BY OWNER	

SECOND FLOOR ELECTRICAL PLAN

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MAKE PLANS AVAILABLE WITH A 50 MILE RADIUS OF DOWNTOWN
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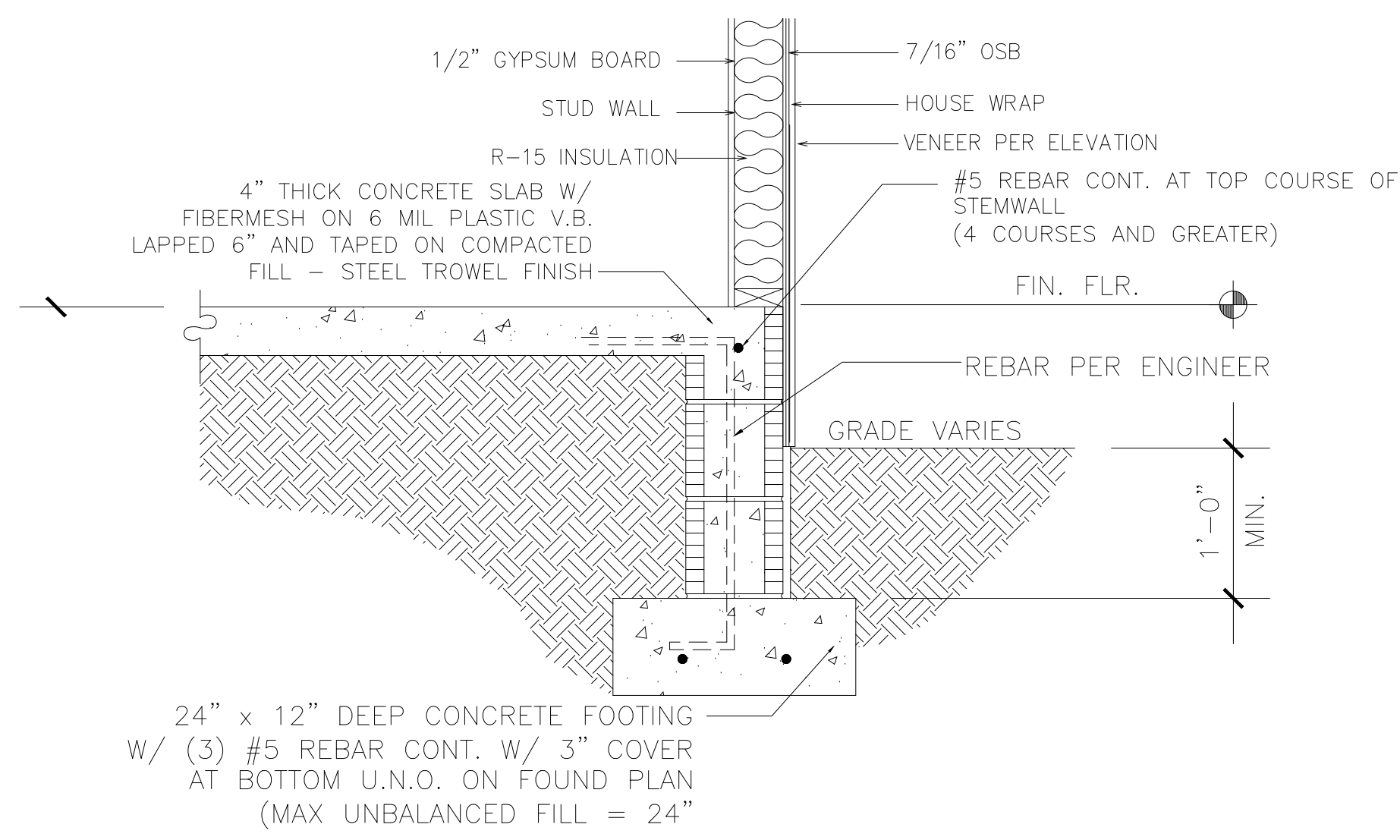
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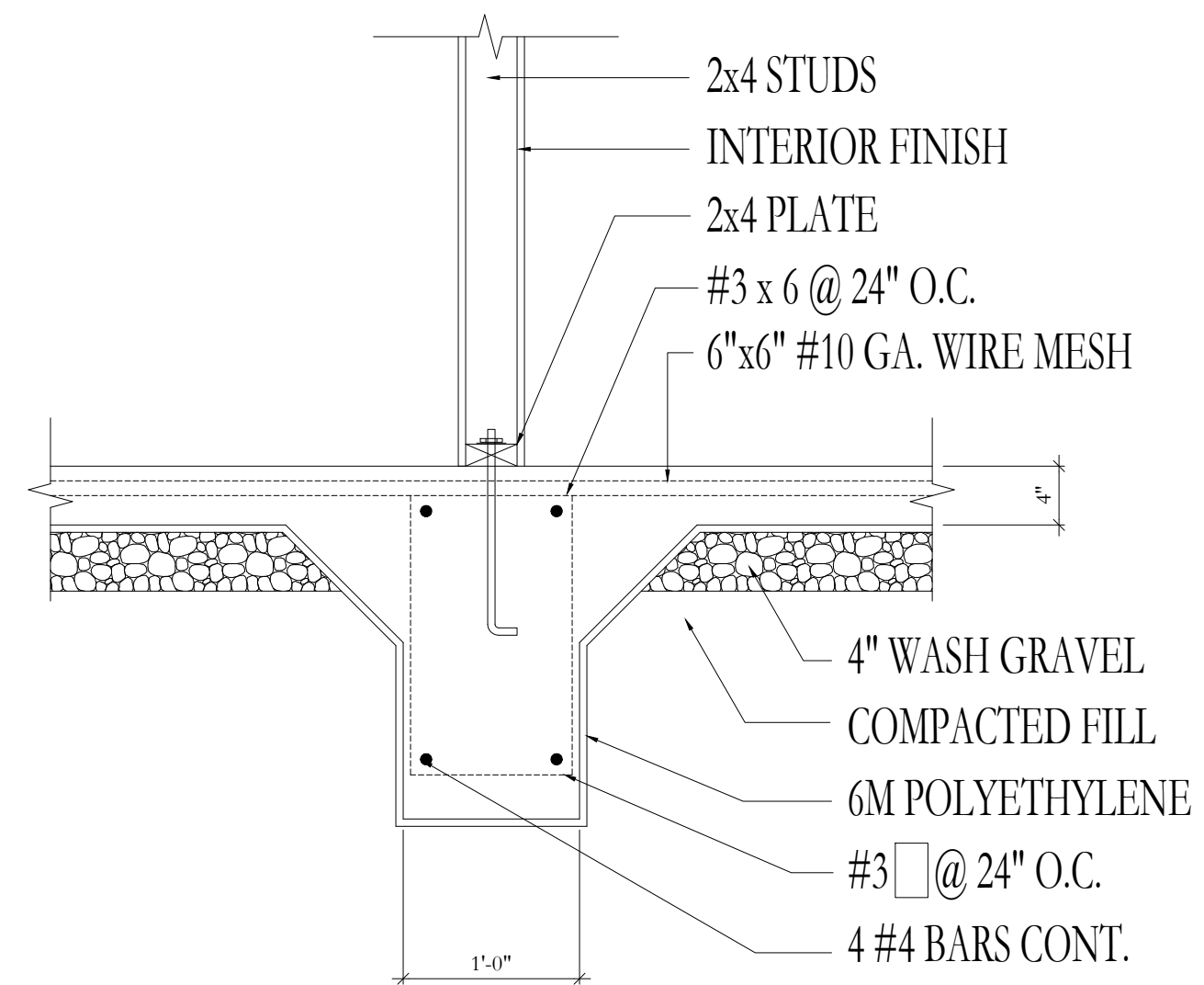
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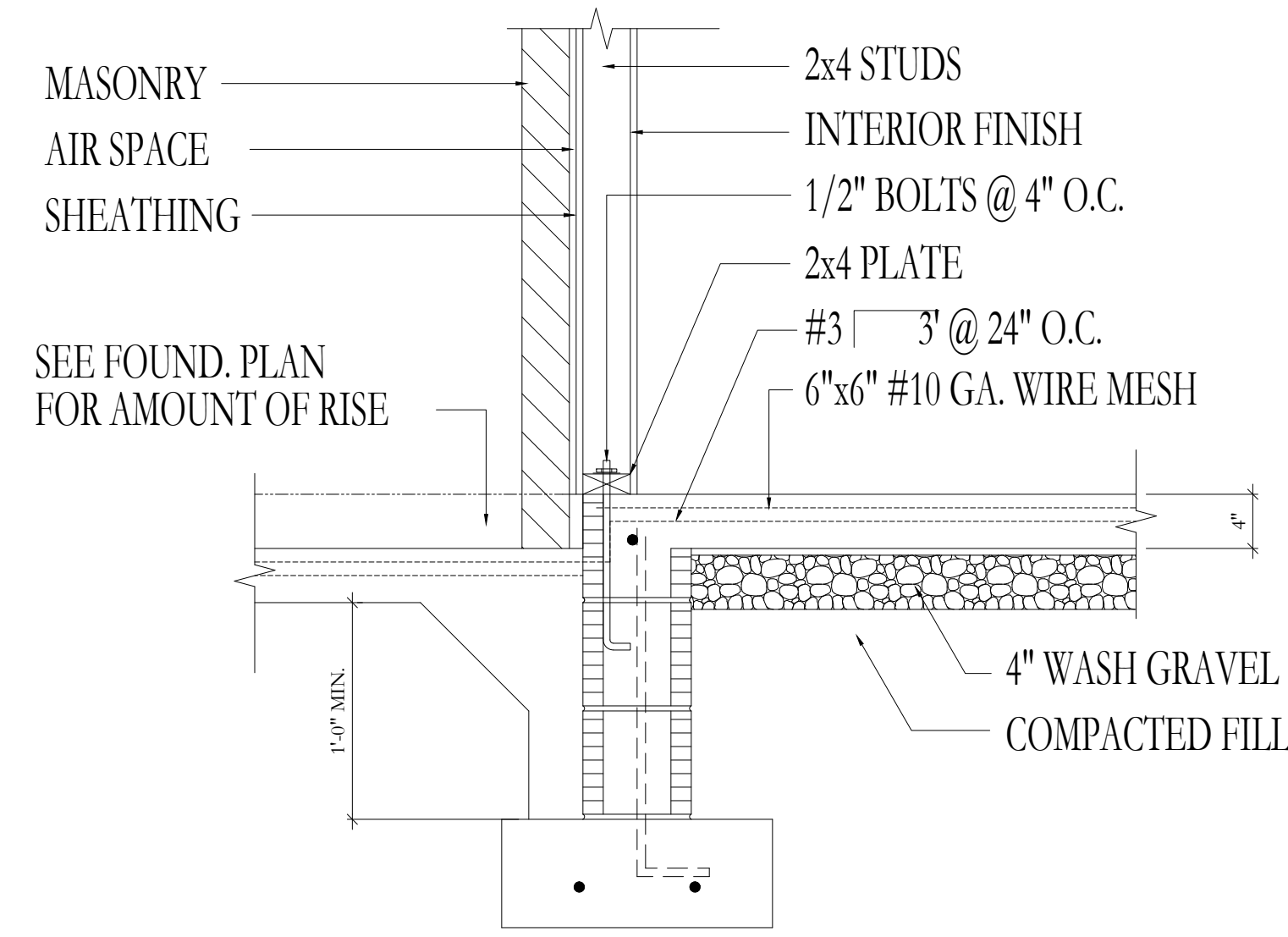
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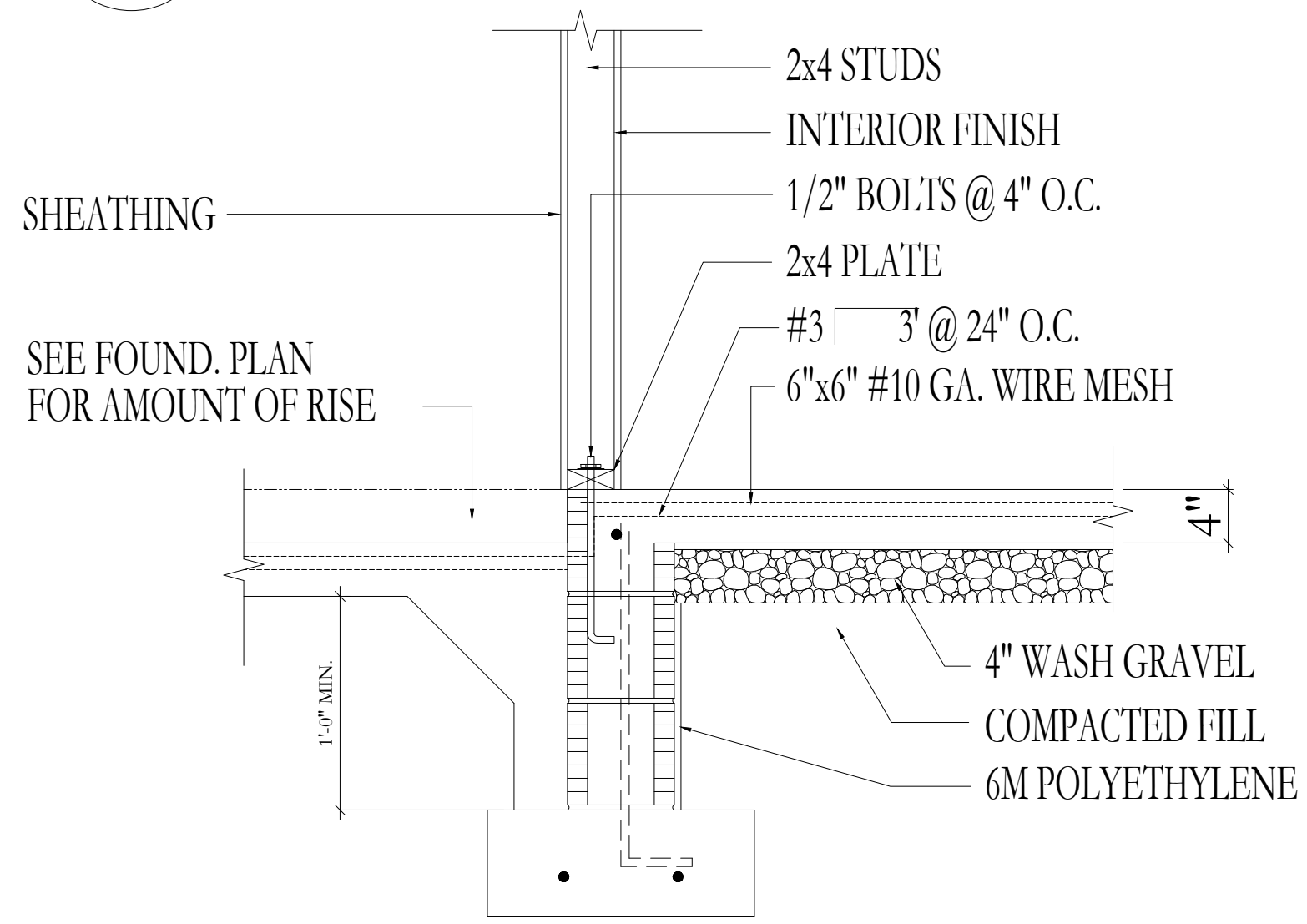
1
11
TYPICAL SLAB AT PERIMETER
SCALE: 1/2" = 1'-0"



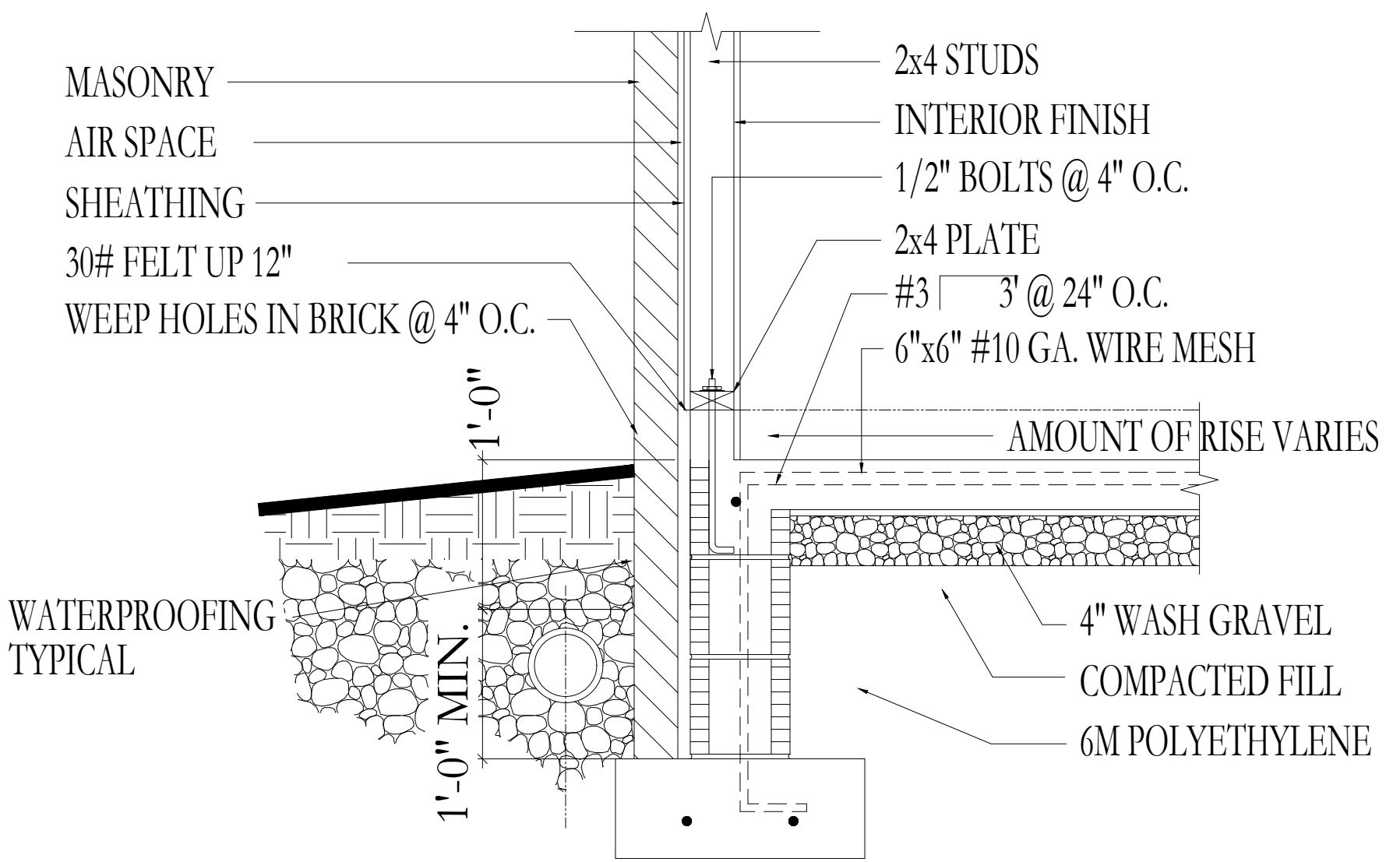
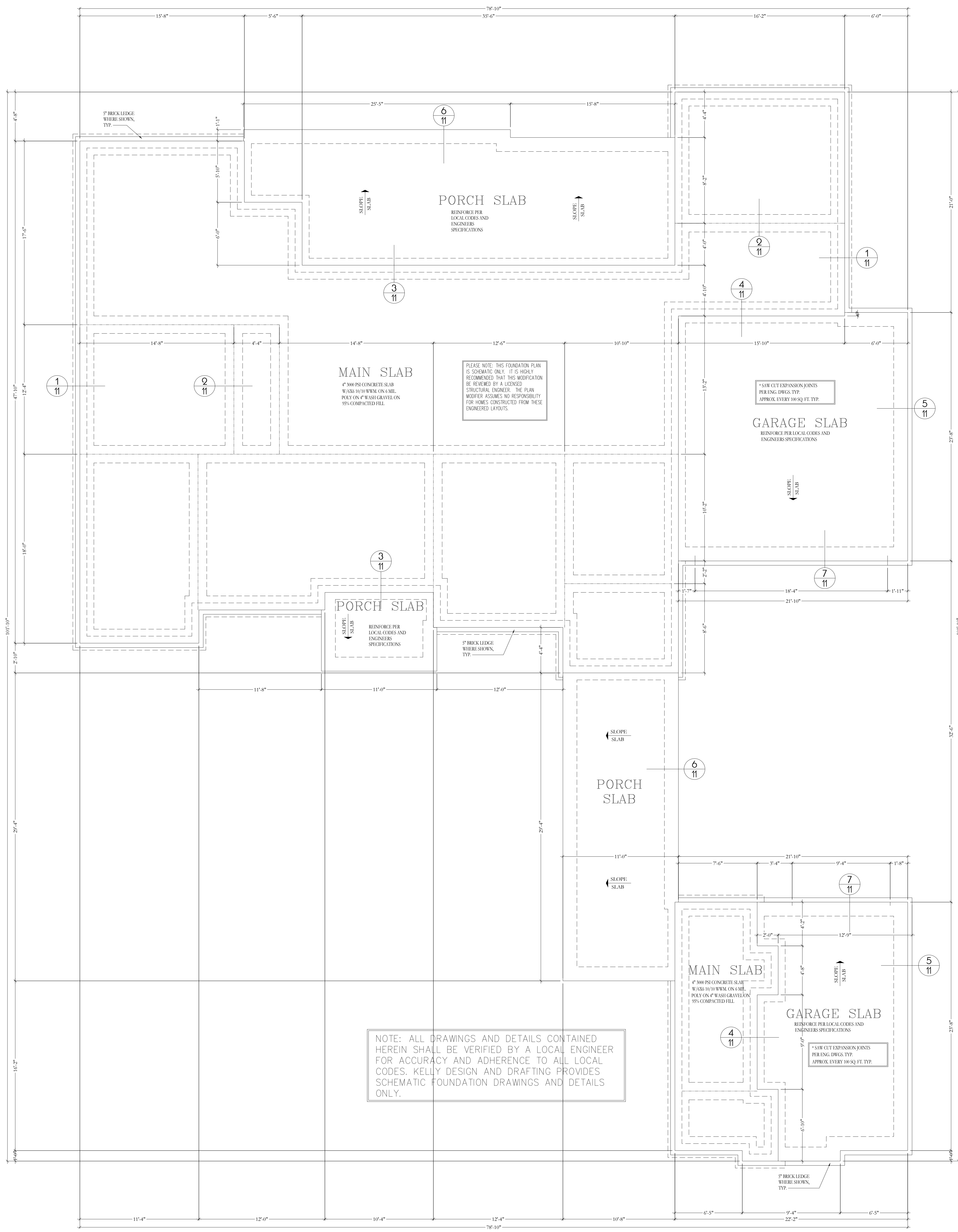
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11
INTERNAL GRADE BEAM
SCALE: 1/2" = 1'-0"



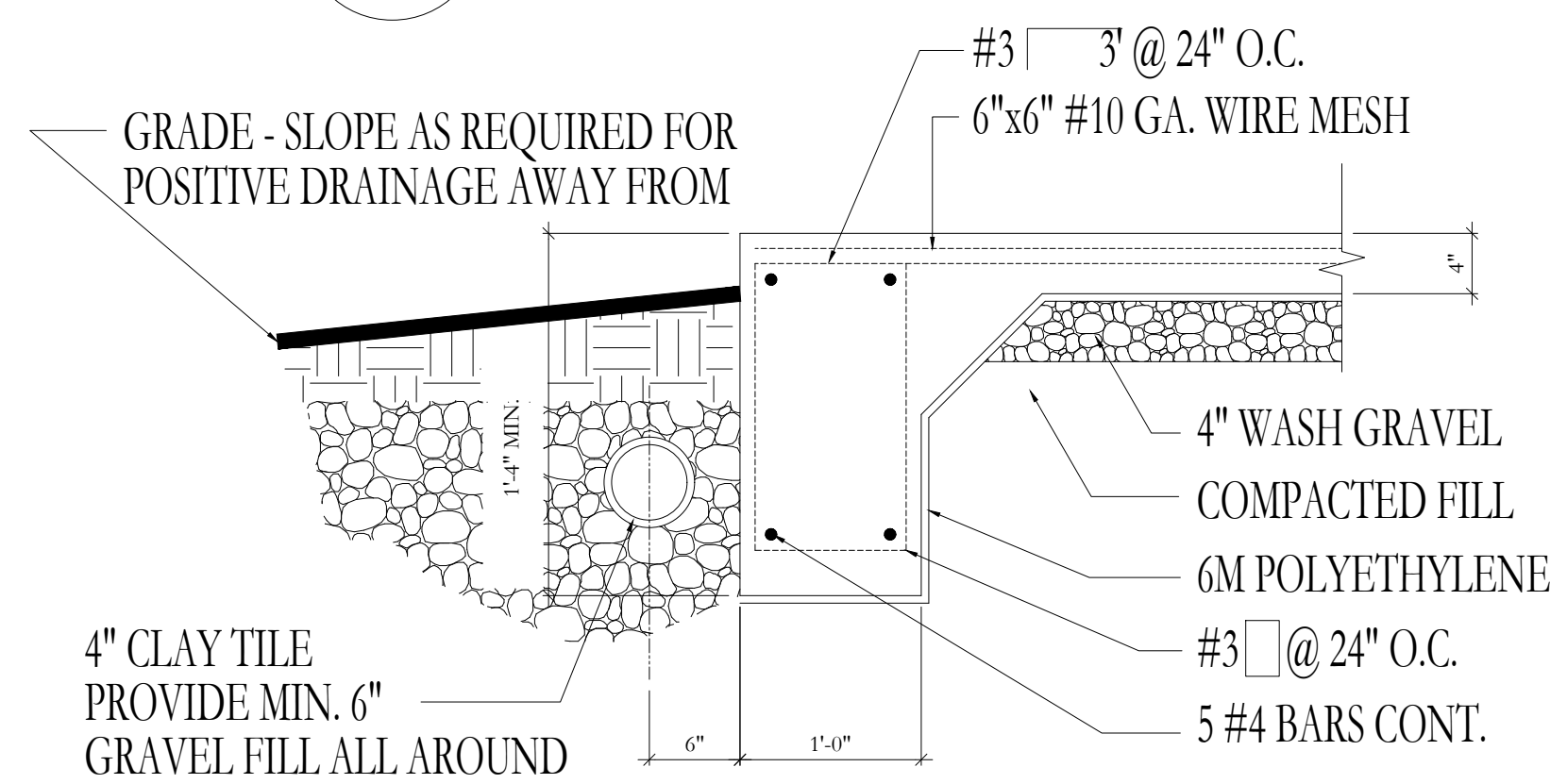
3
11
STEPPED DOWN SLAB W/MASONRY
SCALE: 1/2" = 1'-0"



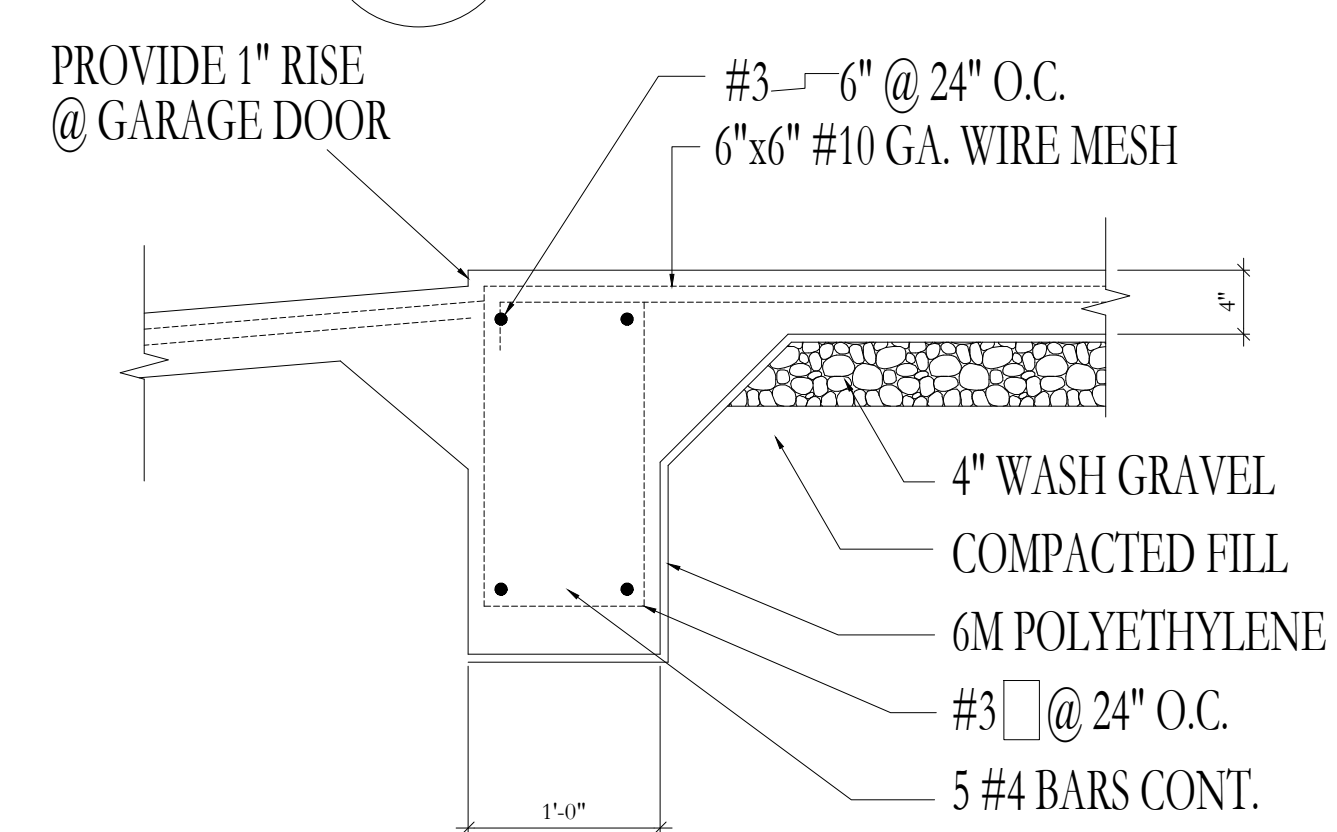
4
11
STEPPED DOWN SLAB @ GARAGE
SCALE: 1/2" = 1'-0"



5
11
EXTERNAL TURN-DOWN SLAB W/MASONRY (@ GARAGE WALL)
SCALE: 1/2" = 1'-0"



6
11
MONOLITHIC SLAB
SCALE: 1/2" = 1'-0"



7
11
MONOLITHIC GARAGE SLAB (@ GARAGE DOOR)
SCALE: 1/2" = 1'-0"

FOUNDATION NOTES

- ALL PIERS GREATER THAN 6'-6" TALL MUST BE 16 x 16 PIERS FILLED SOLID W/ TYPE "S" MORTAR OVER 30" x 30" x 10" CONCRETE FOOTING
- ALL POINT LOADS TO HAVE 2x8 SQUASH BLOCKING CONCRETE (3000 PSI MIN.) W/ 6X6 10/10 W.W.M.
- IN CONCRETE USE 1/2" DIA. BOLTS @ 6' O.C. & 12" FROM EACH CORNER W/ 7" MIN. EMBEDMENT (2 BOLTS MIN. PER PLATE) OR IN MASONRY PERFORATED STEEL 18 GAUGE SIMPSON MAB15 TIE DOWN STRAPPING @ 4' O.C. EMBEDMENT 16" MIN. IN MASONRY FILLED SOLID W/ 3000 PSI PEA GRAVEL CONCRETE W/ (4) 10d x 1 1/2" NAILS IN TOP OF PLATE & (2) 10d x 1 1/2" NAILS IN SIDE OF PLATE, BOLTS CAN BE USED IN BLOCK FOUNDATION FILLED W/ CONCRETE.
- GROUTED MASONRY CELLS & BOND BEAM FILL SHALL HAVE A MIN. COMPRESSIVE STRENGTH (FC) OF 3000 PSI.
- ALL FTC'S SHALL BE CAST FROM NORMAL WEIGHT CONC. HAVING A 28 DAY COMPRESSIVE STRENGTH (FC) = 10 or GREATER THAN 3000 psi