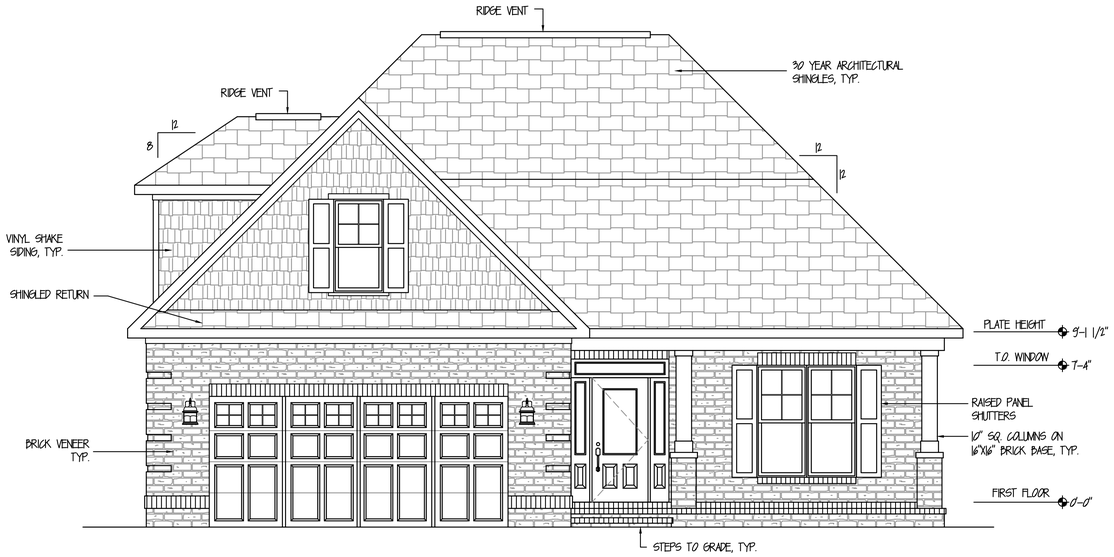
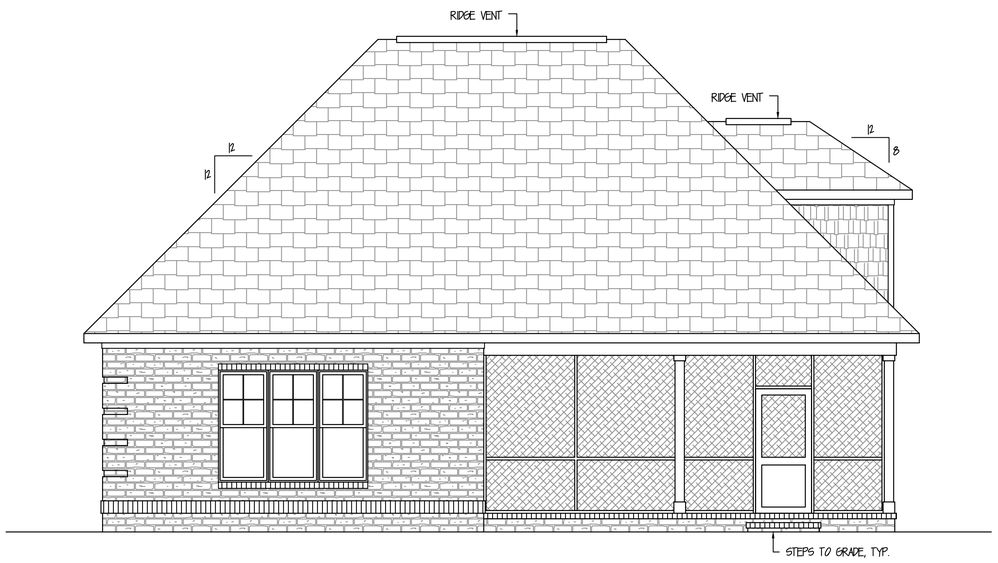
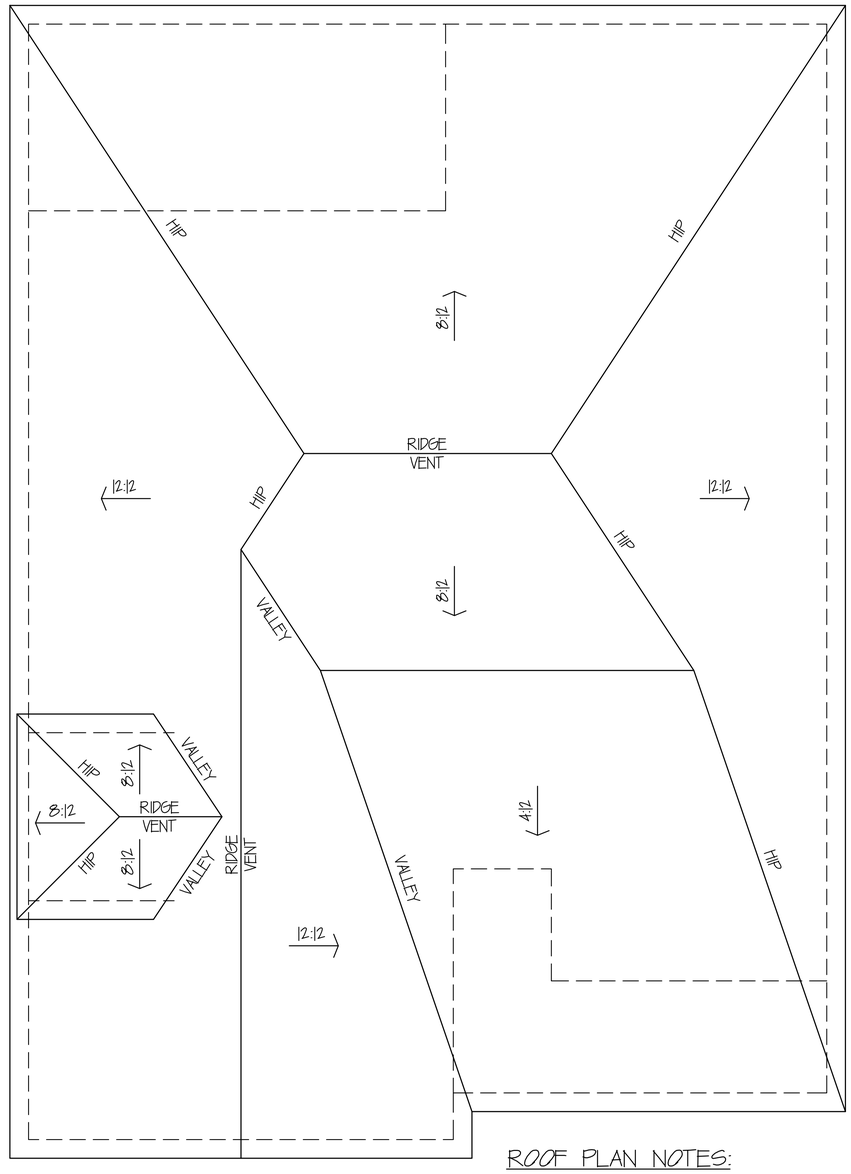


FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"



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

ROOF PLAN NOTES:

1 - TYPICAL ROOF TO BE ASPHALT SHINGLES OVER ROOF FELT (TYP.) U.N.O.
2 - ROOF CONSTRUCTION TO BE TRUSSED AND CERTIFIED BY MANUFACTURER U.N.O.
3 - FLASH AS REQUIRED WHERE ROOF MEETS VERTICAL WALL.
4 - INSTALL RAIN DIVERTERS AT ROOF OVER ALL DOORWAYS AS NECESSARY.
5 - FLASH ALL WINDOWS & DOORS, VALLEYS, DECK/HOUSE JUNCTURES, ROOF/WALL JUNCTURES, CHIMNEY STEP FLASHING, DRIP CAP ABOVE WINDOWS & DOORS.
6 - CONTRACTOR TO INSTALL PVC RIDGE VENTS AT ALL ROOF RIDGES.

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BRUNSWICK COUNTY NORTH CAROLINA

AREA CALCULATIONS

1st FLOOR HEATED	1,637 S.F.
2nd FLOOR HEATED	307 S.F.
TOTAL HEATED	1,944 S.F.
TWO CAR GARAGE	492 S.F.
FRONT PORCH	152 S.F.
SCREENED LANAI	223 S.F.

Sabin's Drafting Company
KEITH A. SABIN, Jr.
NEW HOME & RENOVATION PLANS
PHONE: 910-512-1709

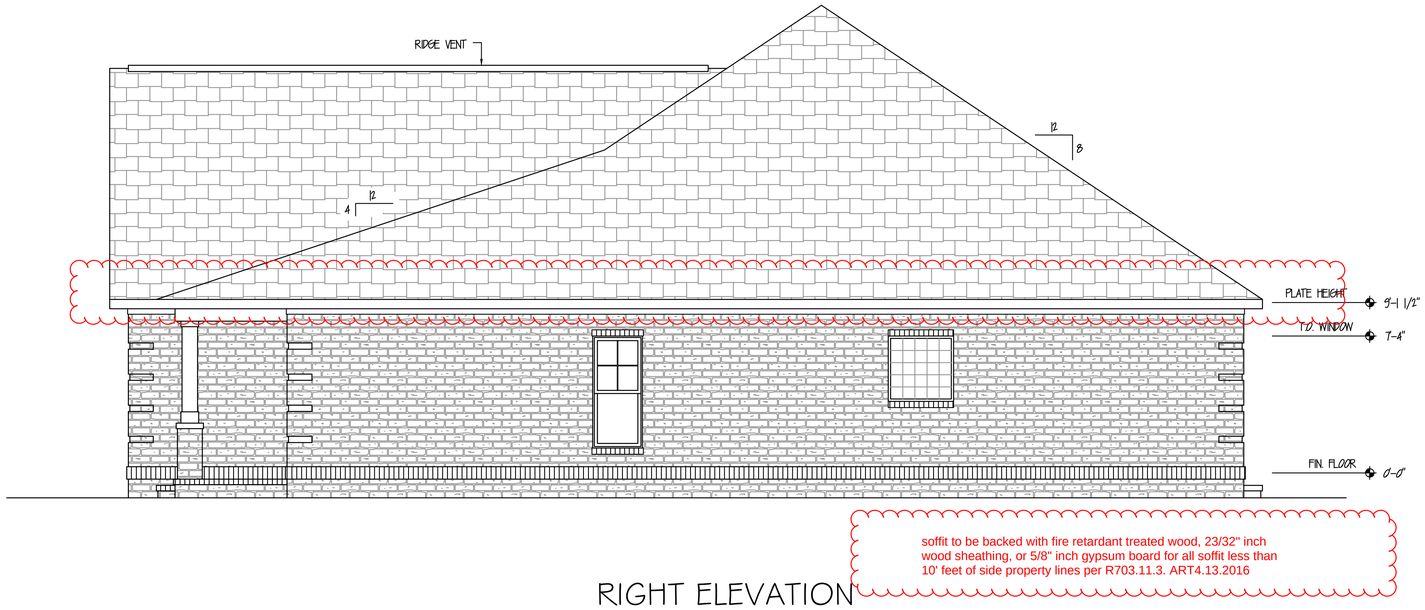
Harrison Homes

HOUSE PLANS FOR:
Lot 17 The Gardens at Palmetto Creek

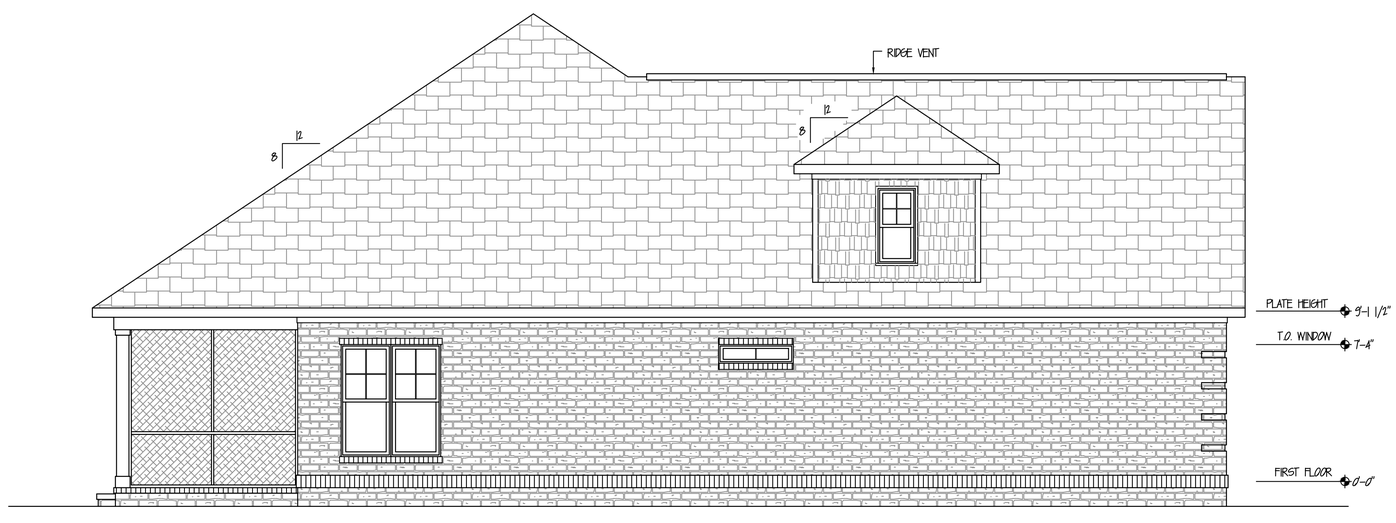
ELEVATION VIEWS
ROOF PLAN

DATE:
03/10/16

SHEET:
1 of 4



RIGHT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"

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Sabin's Drafting Company
KEITH A. SABIN, Jr.
NEW HOME and RENOVATION PLANS
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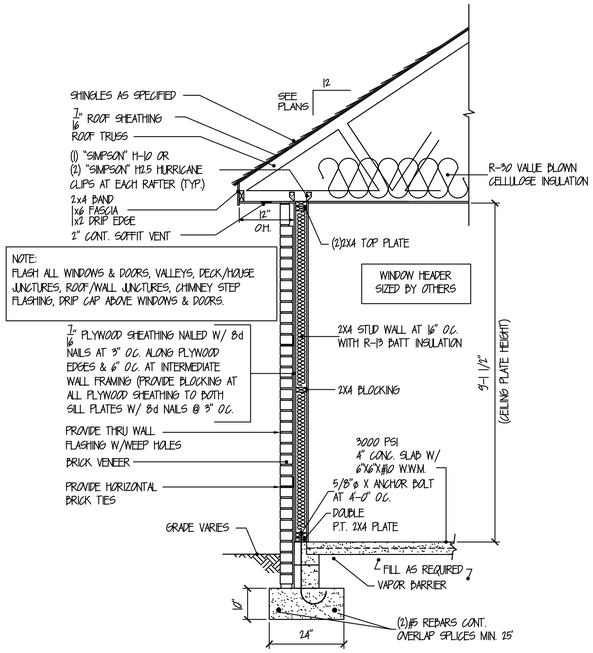
HOUSE PLANS FOR:
Lot 17 The Gardens at Palmetto Creek

ELEVATION VIEWS

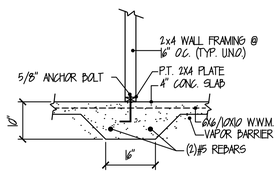
DATE:
03/10/16

SHEET:
2 of 4



WALL SECTION

1/2" = 1'-0"



LUG FOOTING DETAIL

1/2"= 1'-0"

GENERAL NOTES:

1) DESIGN LOAD	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (DL + LL)
DWELLING (EXCEPT SLEEPING)	40	10	L/360
SLEEPING ROOMS	30	10	L/360
ATTIC (LIMITED STORAGE)	20	10	L/240
ATTIC (NO ACCESS)	10	10	L/240
CATHERAL CEILING	20	5	L/240
EXTERIOR BALCONIES	60	15	L/360
ROOF	20	7	L/180
ROOF TRUSS	25	15	L/240

2) ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF

3) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH ON 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO).

4) MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS SHALL BE AS FOLLOWS: 6'-0" FOR 12" CONCRETE MASONRY UNIT (CMU) WALL, 4'-0" FOR 8" CMU WALL, 1'-6" FOR PIER AND CURTAIN WALL.

5) ALL FRAMING LUMBER SHALL BE SPF #2, UNO.

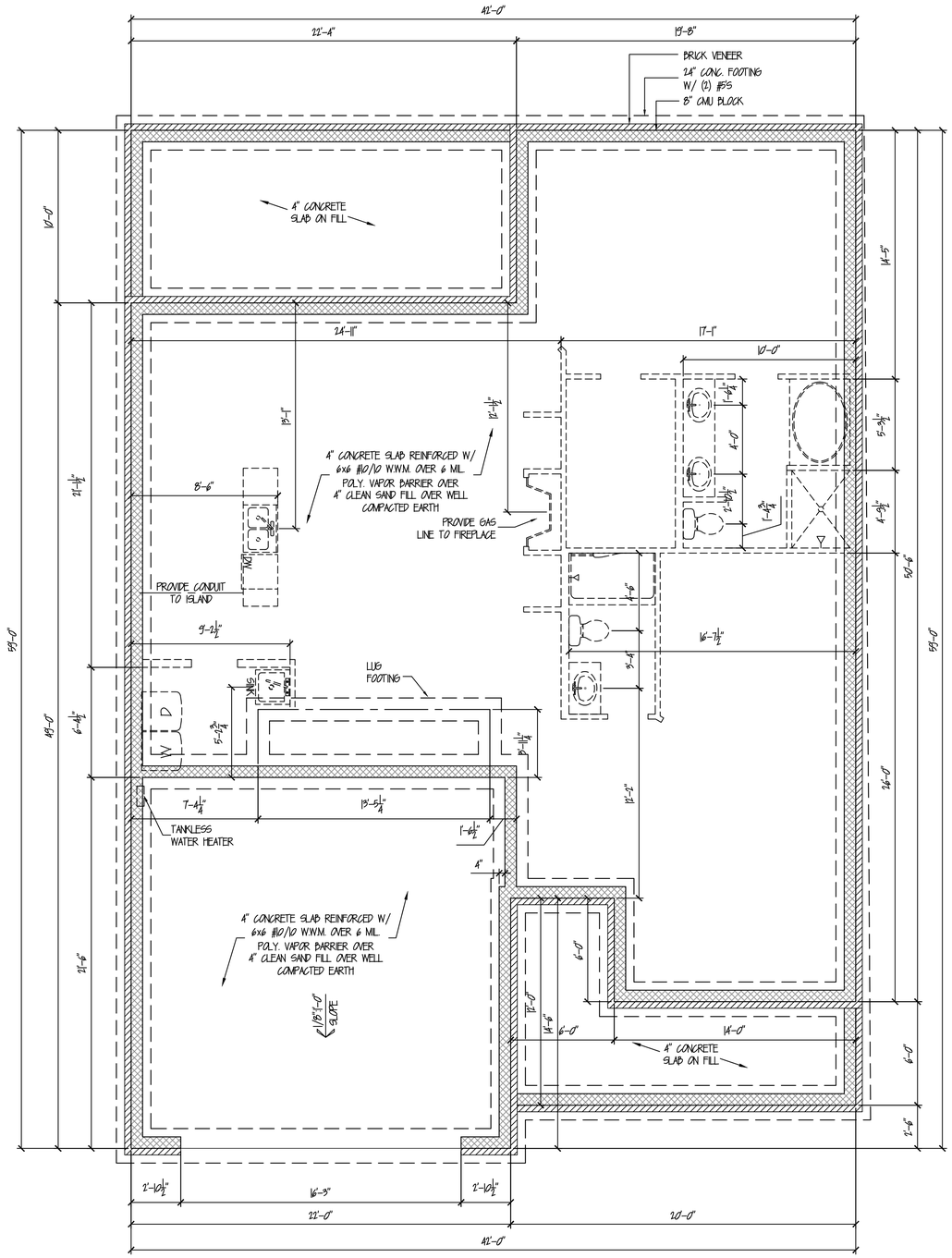
6) ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2x4 STUD COLUMN FOR 6'-0" MAX. BEAM SPAN, (2) STUDS FOR BEAM SPAN GREATER THAN 6'-0" (UNO). ALL BEARING HEADERS AND HEADERS OVER 6'-0" IN LENGTH SHALL BE (2) 2x12'S (UNO). UP TO (3) 3/4" DIAMETER ELECTRICAL HOLES ALLOWED PER HEADER.

7) LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 2,000,000 PSI.

8) DOOR FROM HOUSE TO GARAGE MUST BE A 20 MINUTE DOOR, AND THE WALL SEPARATING THE GARAGE FROM THE HOUSE MUST HAVE A MINIMUM OF 1/2" SHEET ROCK APPLIED ON GARAGE SIDE.

9) SLOPE GARAGE / CARPORT FLOOR TO FACILITATE MOVEMENT OF LIQUIDS TOWARDS THE MAIN VEHICLE ENTRY DOOR.

10) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF VOLUME VII "NORTH CAROLINA STATE BUILDING CODE" INCLUDING "CABO" AND/OR ALL LOCAL CODES AND REGULATIONS.



FOUNDATION PLAN

1/4" = 1'-0"

Sabin's Drafting Company

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Horizon Homes

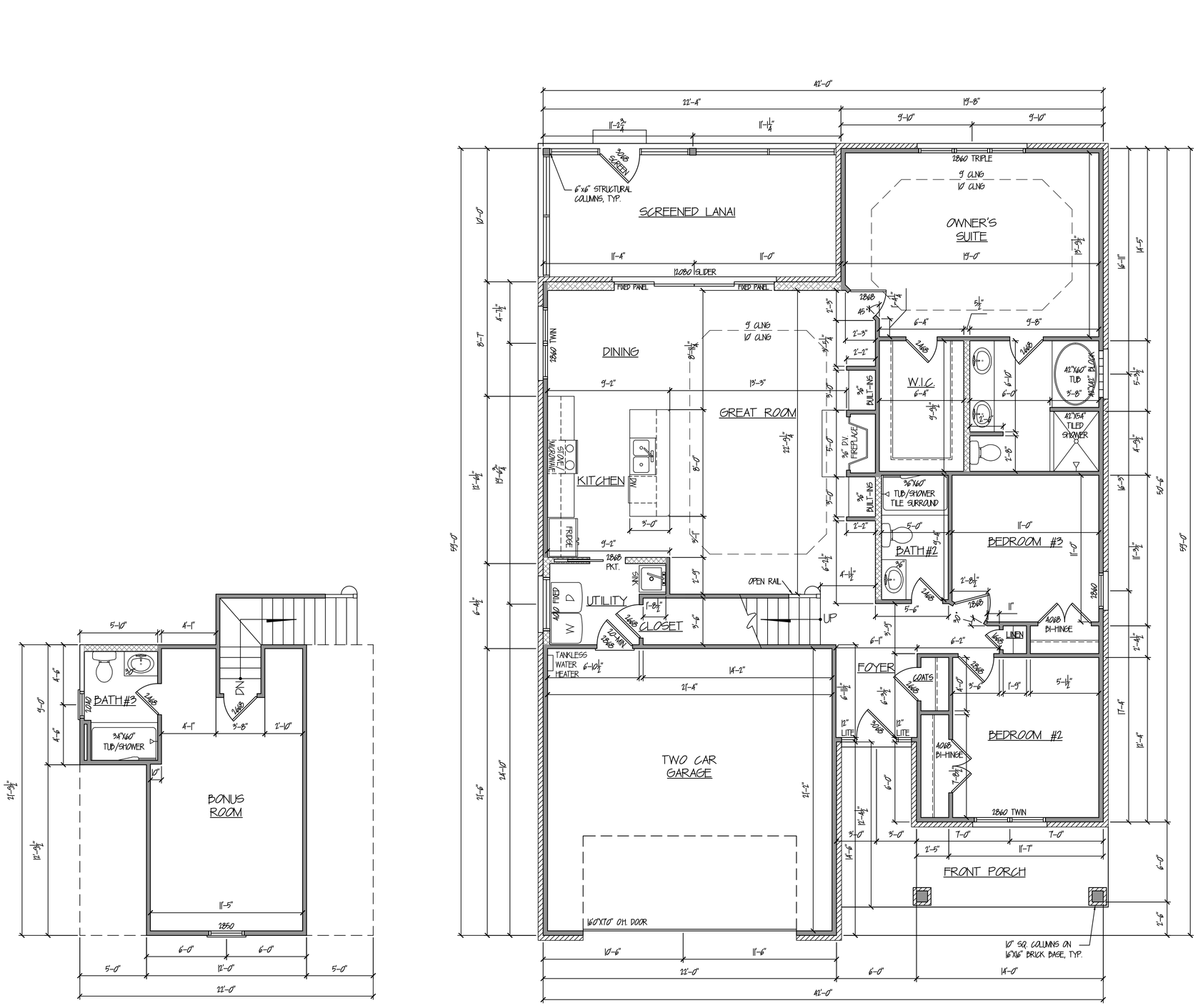
HOUSE PLANS FOR:
Lot 17 The Gardens at Palmetto Creek

RAISED SLAB FOUNDATION PLAN

DATE: 03/10/16

SHEET: 3 of 4

Reviewed For Code Compliance
BRUNSWICK COUNTY NORTH CAROLINA



FIRST FLOOR PLAN
1/4" = 1'-0"

BONUS FLOOR PLAN
1/4" = 1'-0"

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FLOOR PLAN NOTES:

-9'-1 1/2" CEILING PLATE HEIGHT (1st FLOOR)

-8'-1 1/2" CEILING HEIGHT (2nd FLOOR)

-DIMENSIONS ARE TO FRAMING

-FLOOR, CEILING, ROOF AND WALL FRAMING SHALL BE SYP OR SPF, GRADE 2 OR BETTER.

-EXTERIOR WALLS SHALL BE 2X4 STUD WALLS AT 16" O.C. UNLESS NOTED OTHERWISE.

-TRUSSES (WHERE SUPPLIED) SHALL BE DESIGNED BY MANUFACTURER. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.

-NOTE: FINAL TRUSS DESIGN WILL SUPERSEDE ALL KNEE-WALL, HVAC LOCATIONS, POTENTIAL CHASES AND STORAGE SHOWN ON PLANS.

WALL LEGEND

- 2"X4" STUD WALL
- 2"X6" STUD WALL
- 2"X8" STUD WALL

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HOUSE PLANS FOR:
Lot 17 The Gardens at Palmetto Creek

FLOOR PLANS

DATE:
03/10/16

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