

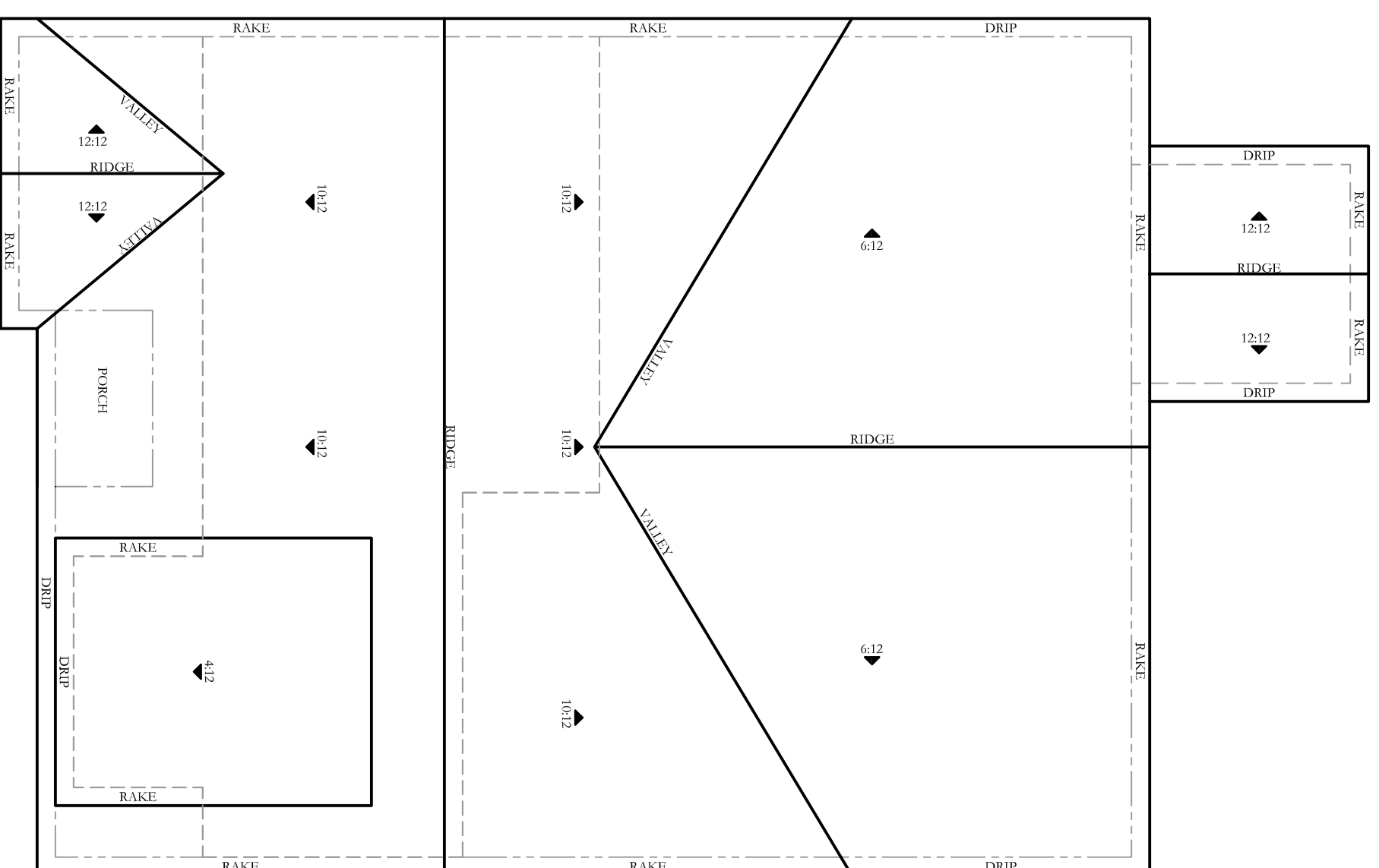
PROJECT FOR:

# HORIZONS EAST, LLC

104 GARNETT LN  
JACKSONVILLE, NC 28546

## SHEET INDEX:

TITLE SHEET  
PG. 1 - ELEVATIONS  
PG. 2 - FLOOR PLAN  
PG. 3 - FOUNDATION  
PG. 4 - DETAILS & NOTES



## ROOF PLAN

SCALE: 1/8"=1'-0"

TYPICAL 1'-0" OVERHANG, 1'-6" OVERHANG WHERE BRICK VENEER IS USED. VERIFY BRICK LOCATIONS WITH CONTRACTOR PRIOR TO TRUSS CONSTRUCTION.

VERIFY LOCATION OF MECHANICAL UNIT AND LIGHT ATTIC STORAGE SPACE WITH CONTRACTOR PRIOR TO TRUSS CONSTRUCTION.

CATHEDRAL CEILINGS, VAULTED CEILINGS AND/OR CEILING TREYS AS NOTED ON FLOOR PLAN.

IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR BUILDER TO CONFORM TO ALL STANDARDS, PROVISIONS, REQUIREMENTS, METHODS OF CONSTRUCTION AND USES OF MATERIALS PROVIDED IN BUILDINGS AND/OR STRUCTURES AS REQUIRED BY N.C. UNIFORM BUILDING CODE, LOCAL AGENCIES AND IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES.

NEITHER CONNER DRAFTING & DESIGN NOR ANY OF ITS SUB-CONTRACTORS ARE RESPONSIBLE FOR ANY PROBLEMS DUE TO HUMAN ERROR AND/OR OMISSIONS ON THESE DOCUMENTS. IT IS THE OWNER AND/OR CONTRACTORS RESPONSIBILITY TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS PRIOR TO CONSTRUCTION. IF ANY PROBLEMS ARE FOUND IN THE REVIEW PLEASE NOTIFY CONNER DRAFTING AND DESIGN PRIOR TO BEGINNING CONSTRUCTION SO ANY REVISIONS CAN BE MADE.



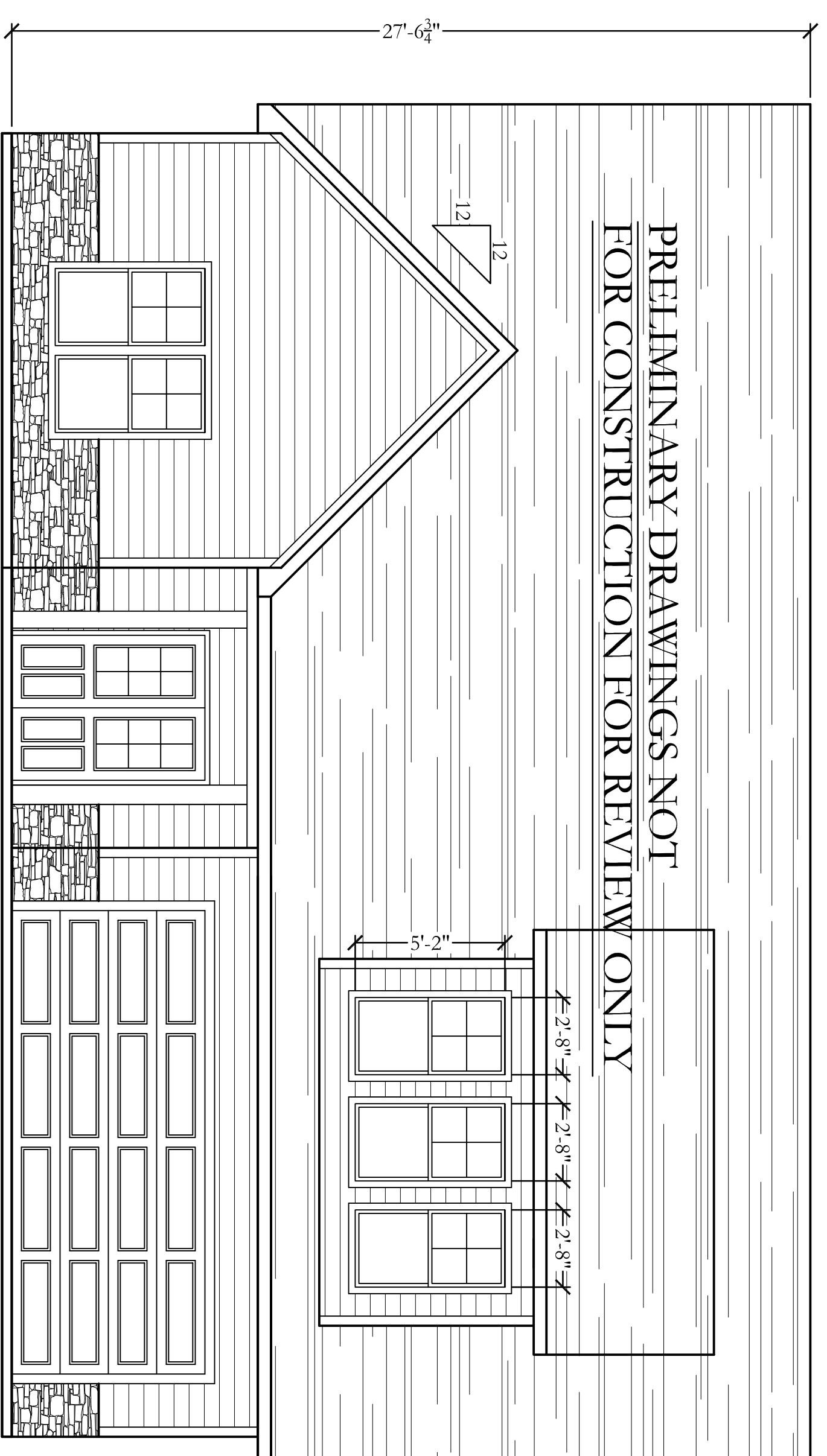
## FRONT ELEVATION

## THE CARTWRIGHT

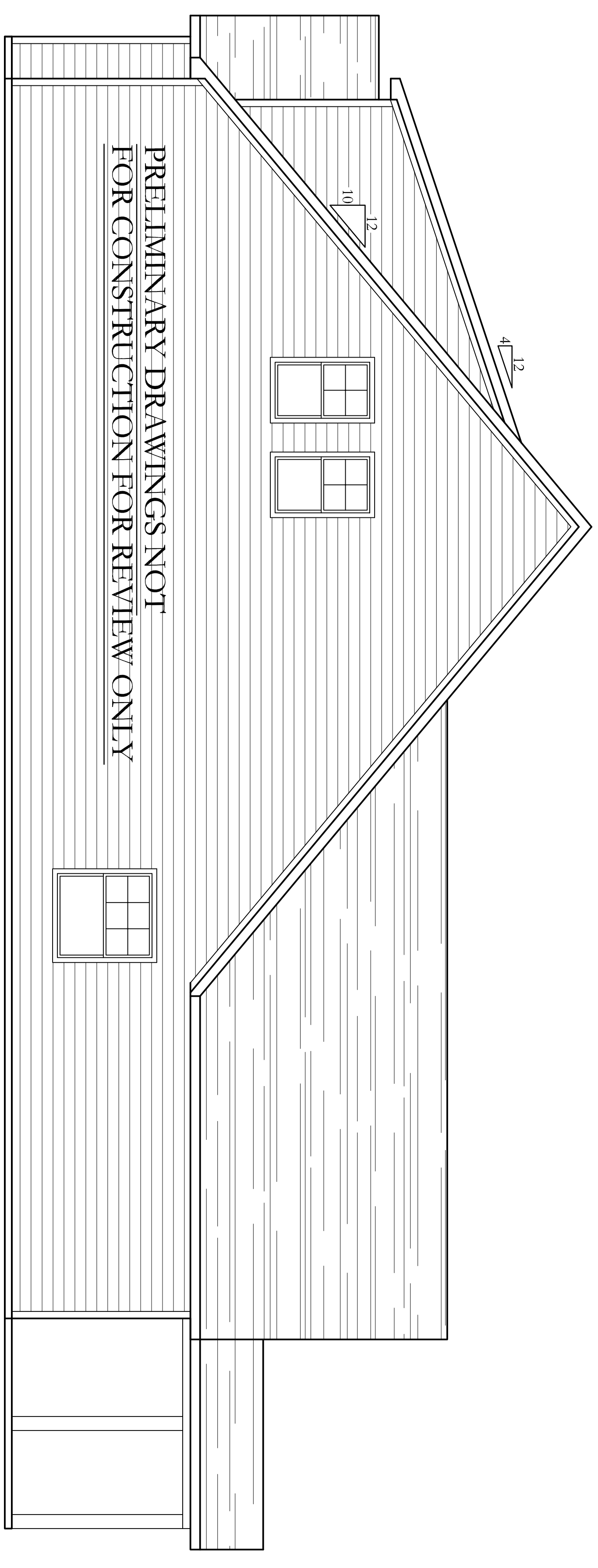
2,967 HEATED SQ. FT.

## CONNER DRAFTING & DESIGN

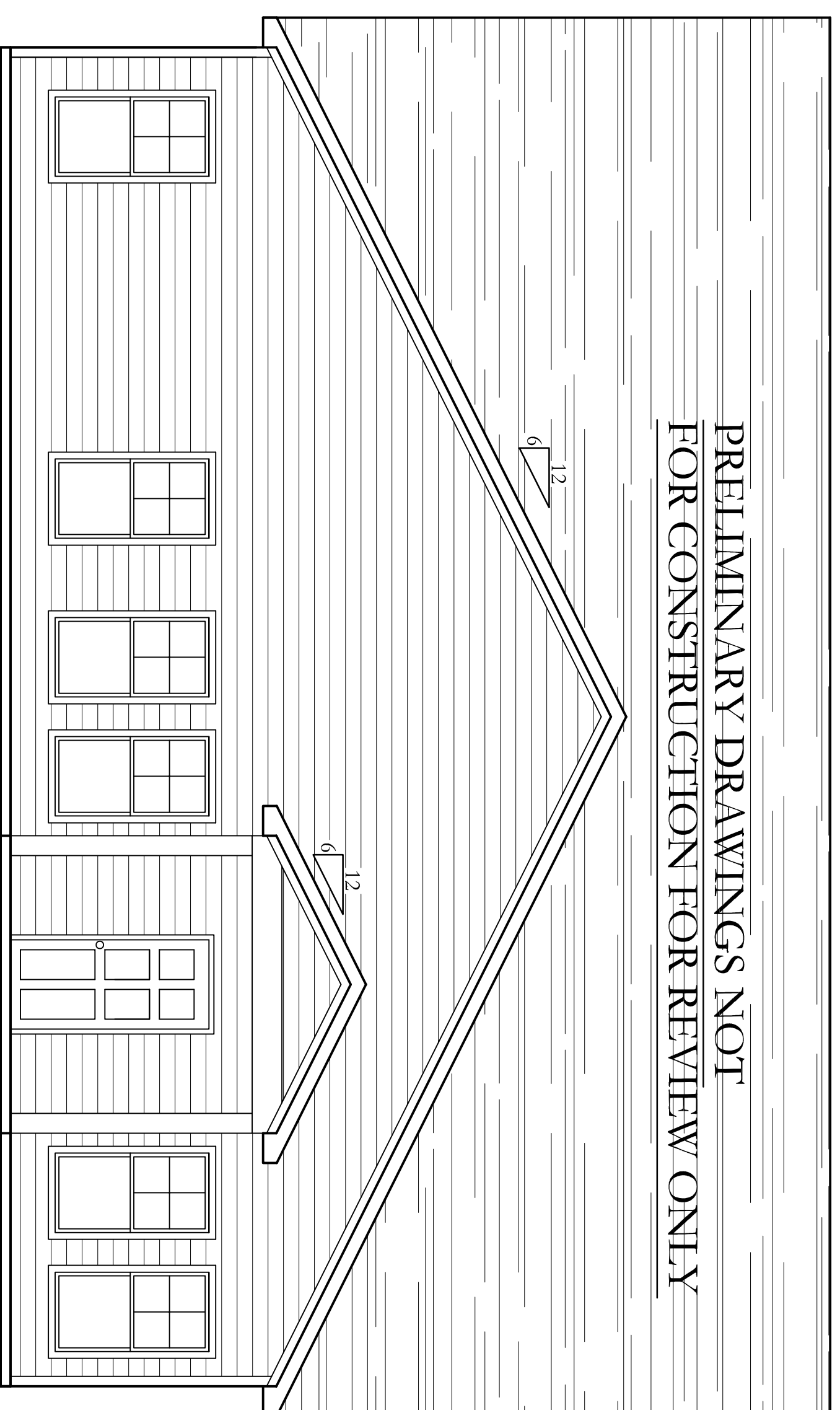
101 N. WILMINGTON, ST.  
RICHMOND, NC 28874  
PH: 910.324.2879 FAX: 910.324.3180  
EMAIL: CONNER\_DRAFTING@YAHOO.COM



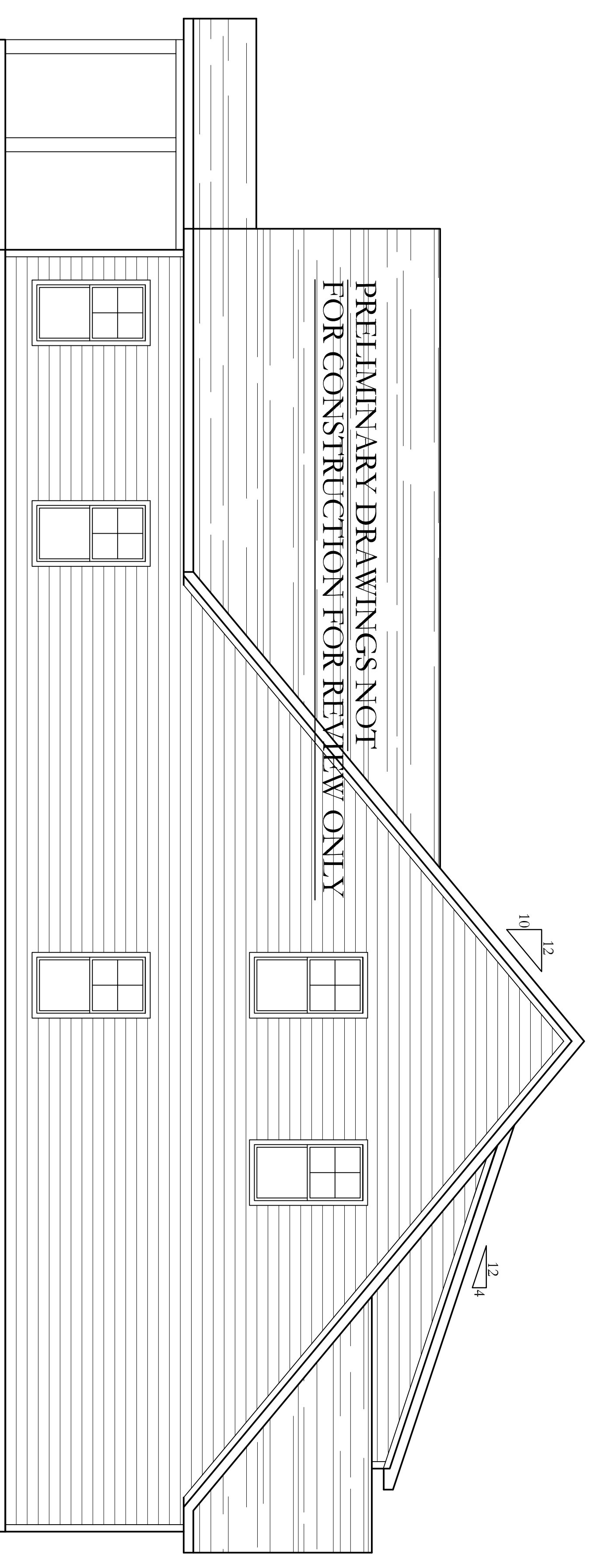
FRONT ELEVATION  
SCALE=1/4"=1'-0"



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



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



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

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**FRONT & RIGHT ELEVATIONS**

PLAN:  
**THE CARTWRIGHT**

HORIZONS EAST LLC  
104 GARFIELD LN  
JACKSONVILLE, NC 28546

DATE: 09.13.2020 SCALE: 1/4" = 1'

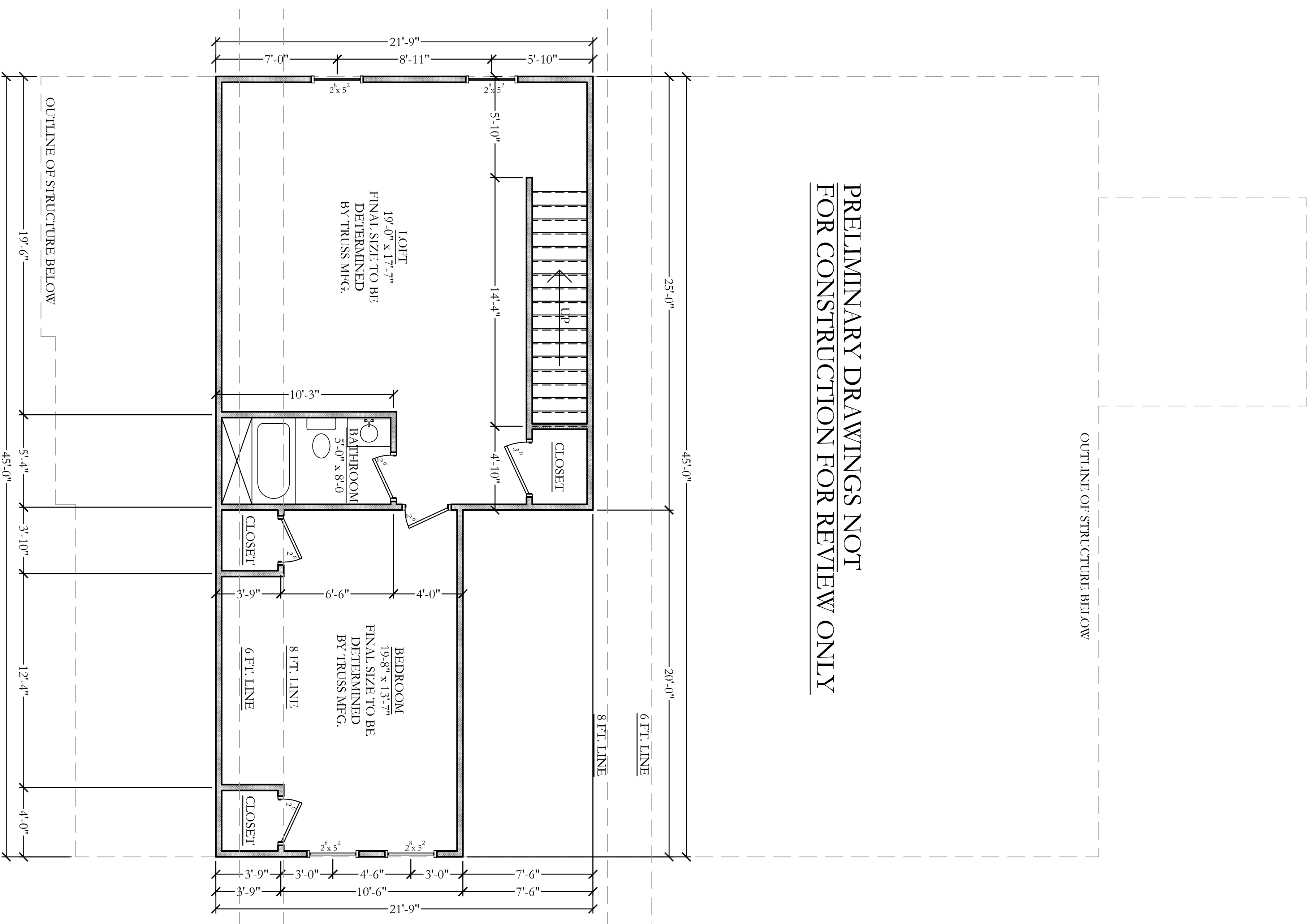
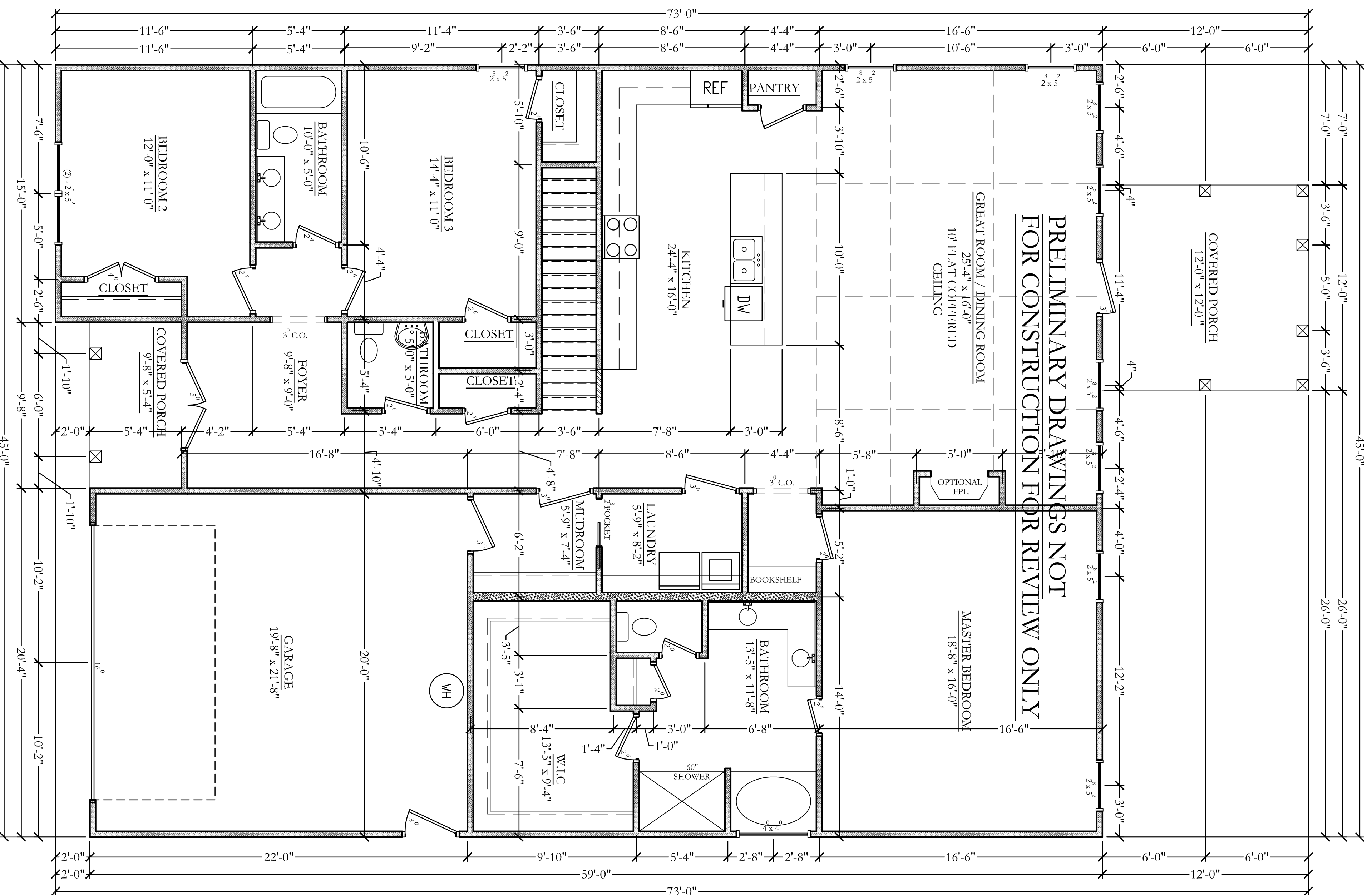
**CONNER DRAFTING & DESIGN**

PO BOX 617  
RICHMOND, NC 28574  
PHONE: 910.343.1810  
EMAIL: CONNER.DRAFTING@YAHOO.COM

DRAWN BY: CDJ

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SHEET: 1 OF 1

FILE NAME: P:\04\_LINNETH\_MORTON\_THE\_CARTWRIGHT.DWG



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION FOR REVIEW ONLY

<p><b>SQUARE FOOTAGE CALCULATIONS</b></p> <p>FIRST FLOOR:          • HEATED..... 2191 SQ. FT.          • COVERED PORCHES..... 195 SQ. FT.          • GARAGE..... 441 SQ. FT.</p> <p>SECOND FLOOR:          • HEATED..... 776 SQ. FT.</p> <p>TOTAL HEATED..... 2967 SQ. FT.</p>	
<p><b>FRAMING LEGEND</b></p> <p>4" WALL          6" WALL          BRICK          KNEEWALL          RAILING          EDGE OF BUILDING BELOW</p>	
<p>ALL DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR WALLS AND EXTERIOR LINE OF EXTERIOR WALLS. ALL EXTERIOR DOOR AND WINDOWS ARE LOCATED BY THEIR APPROXIMATE CENTER. ALL DOOR AND WINDOW SIZES ARE LABELED BY THEIR NOMINAL SIZE. VERIFY ALL DIMENSIONS AND CONTACT CONNOR DRAFTING &amp; DESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.</p> <p>TYPICAL CEILING HEIGHT OF 9'-0" ON FIRST FLOOR AND 8'-0" ON ADDITIONAL FLOORS UNLESS OTHERWISE NOTED.</p> <p>CATHEDRAL CEILINGS, VAULTED CEILINGS AND/OR CEILING TREYS AS NOTED ON FLOOR PLAN.</p> <p>CONTRACTOR TO VERIFY THAT WINDOWS MEET EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS IN EACH SLEEPING ROOM AND LIGHT/VENTILATION REQUIREMENTS (R303) IN EACH HABITABLE ROOM.</p>	

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**FIRST AND SECOND FLOOR PLAN**

PLAN: THE CARTWRIGHT

DESIGN: HORIZONS EAST LLC  
 104 GARFIELD ST.  
 JACKSONVILLE, NC 28546

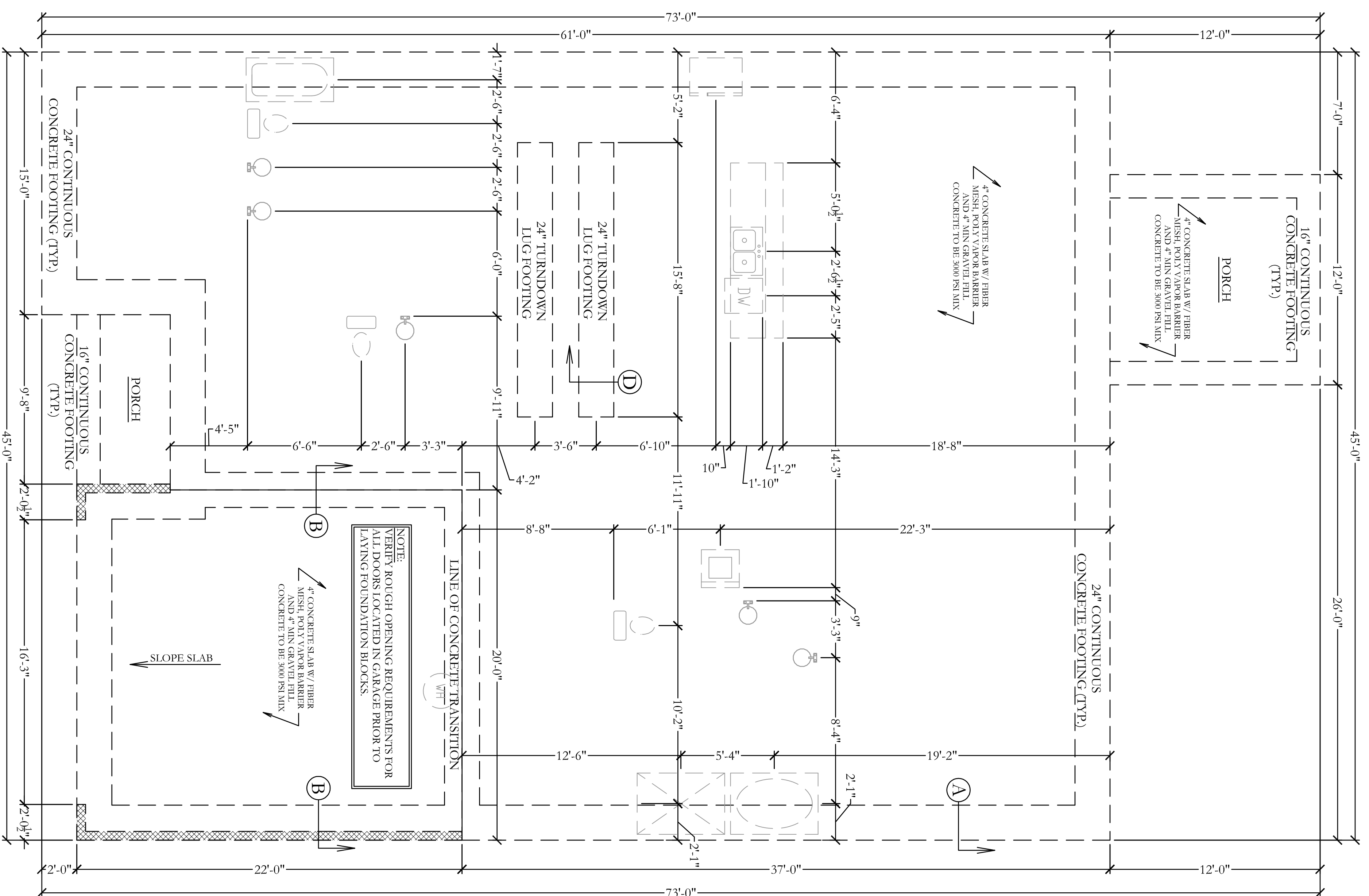
DATE: 09.13.2020 SCALE: 1/4"=1'

DRAWN BY: [Signature]

CDP  
 CONNOR DRAFTING & DESIGN  
 1506 JENNIFER WATSON, THE CARTWRIGHTS

© 2020 CDD

2 OF 2



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

\*ADDITIONAL LUG FOOTINGS MAY BE REQUIRED PER TRUSS MANUFACTURER, OTHER THAN THOSE SHOWN ON THIS FOUNDATION PLAN, VERIFY WITH TRUSS DESIGN DRAWING PRIOR TO CONSTRUCTION OF SLAB

NOTE:  
VERIFY ROUGH OPENING REQUIREMENTS FOR ALL DOORS LOCATED IN GARAGE PRIOR TO LAYING FOUNDATION BLOCKS.

**FOUNDATION LEGEND**

6" CONCRETE LEDGE
8" CMU
BRICK
EDGE OF FOOTING

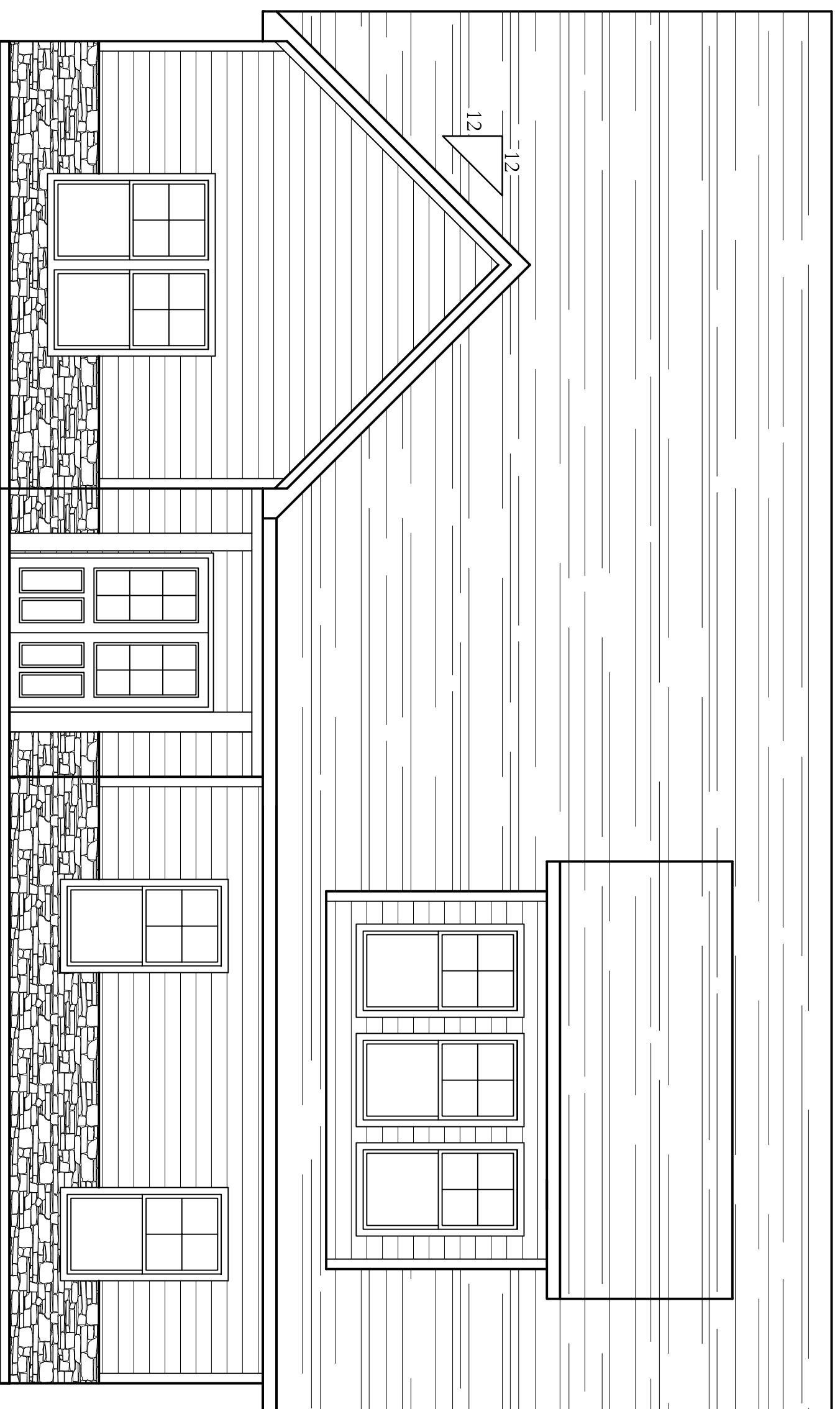
VERIFY ROUGH OPENING REQUIREMENTS FOR ALL DOORS LOCATED IN GARAGE PRIOR TO LAYING FOUNDATION BLOCKS. PLUMBING DIMENSIONS SHOWN ARE TO APPROX. CENTERLINE OF FIXTURE. PLUMBER TO VERIFY DIMENSIONS PRIOR TO INSTALLATION. DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR WALLS TO CENTER LINE OF GIRDER VENEERS OF ANY KIND ARE NOT DIMENSIONED UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS AND CONTACT CONNER DRAFTING & DESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

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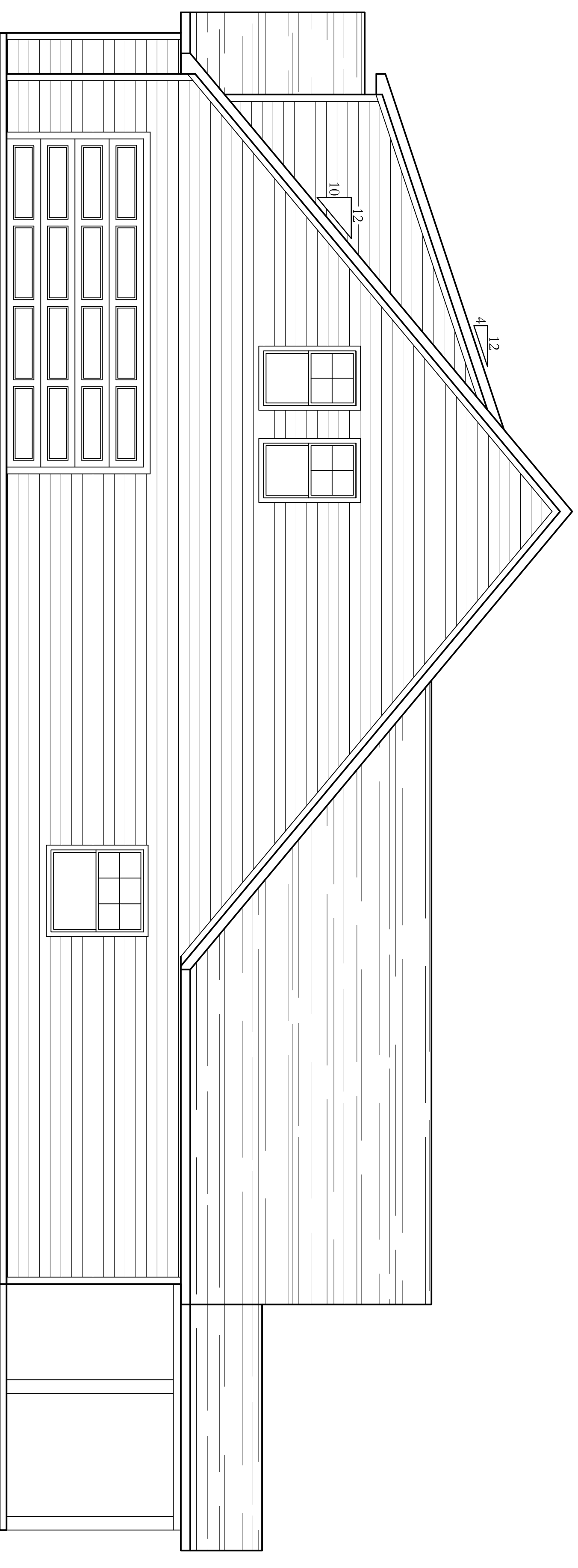
**FOUNDATION PLAN**  
THE CARTWRIGHT  
HORIZONS EAST LLC  
104 GARFIELD LN  
JACKSONVILLE, NC 28546  
DATE: 09.13.2020 SCALE: 1/4" = 1'

**CDP**  
CONNER DRAFTING & DESIGN  
P.O. BOX 617  
REHOBOTH BEACH, NC 28574  
PHONE: 910.324.1380  
EMAIL: CONNER.DRAFTING@YAHOO.COM  
SHEET: 3 OF 4  
DRAWN BY: JLM  
DATE: 09.13.2020  
FILENAME: HORIZONS\_EAST\_FNDG.DWG

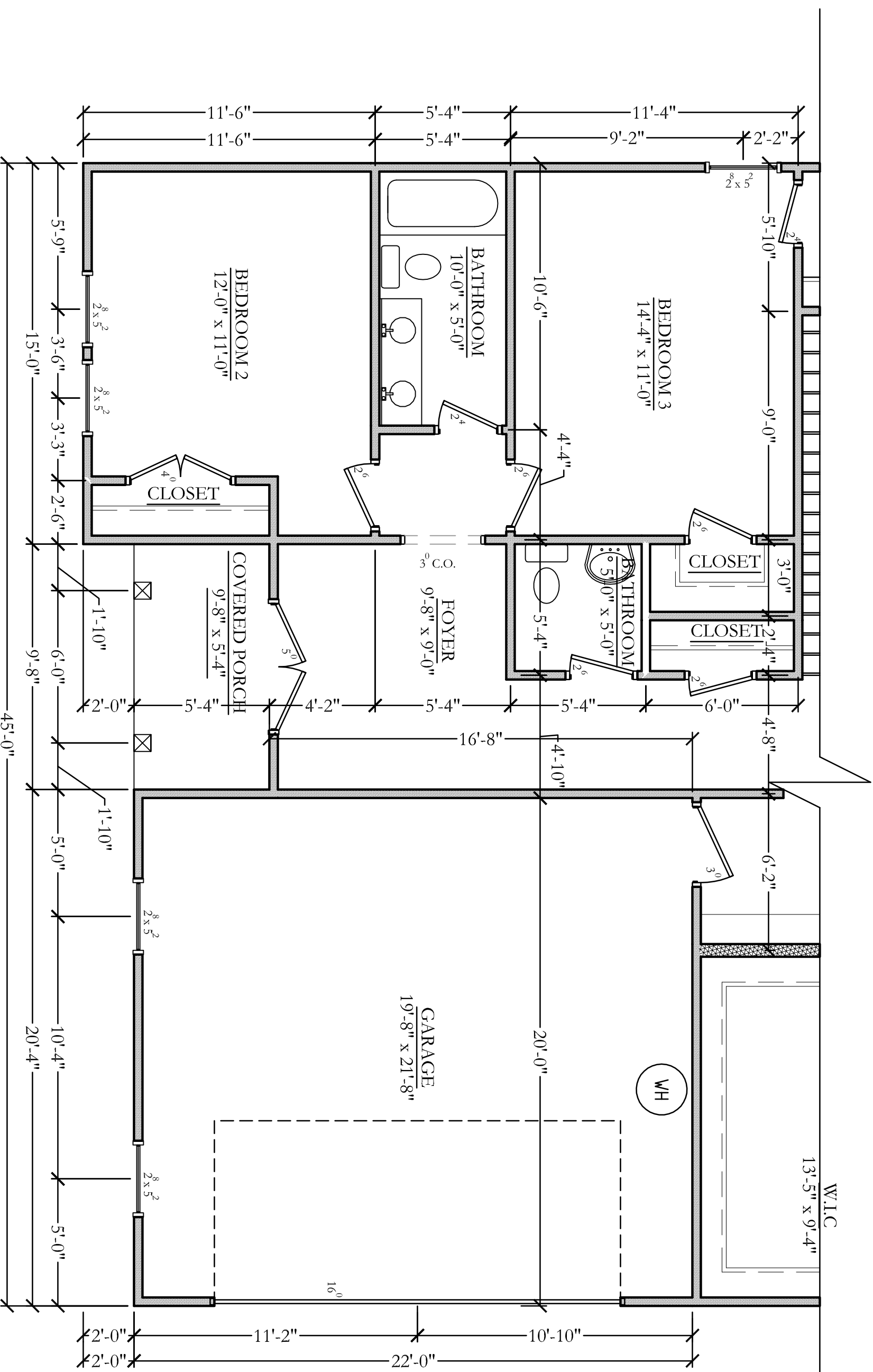
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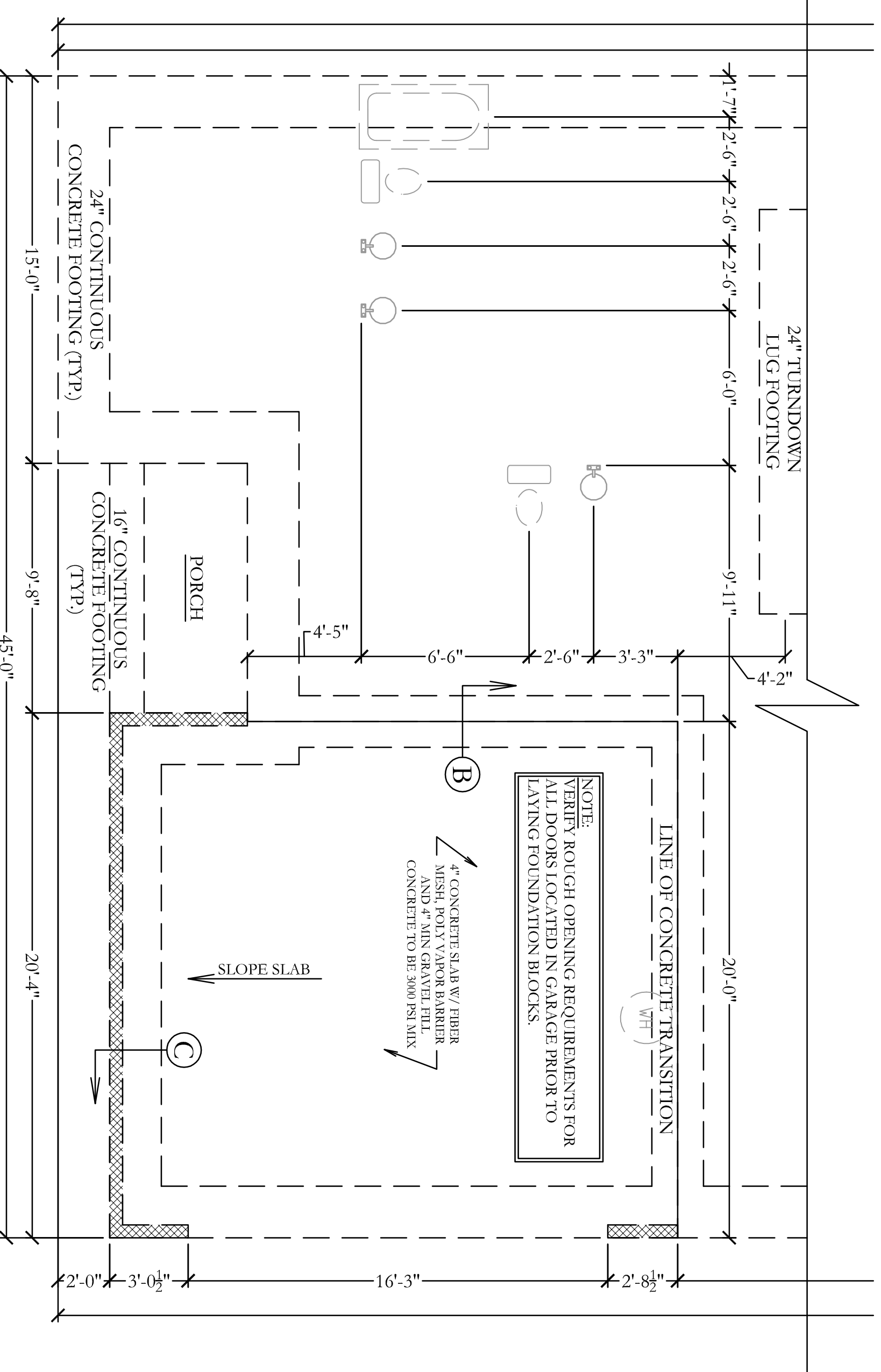
**FRONT ELEVATION**  
SCALE=1/4"=1'-0"



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



**FIRST FLOOR PLAN**  
(9' CEILING HEIGHT)  
SCALE=1/4"=1'-0"



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

**SQUARE FOOTAGE CALCULATIONS**

FIRST FLOOR:	2,191 SQ. FT.
• HEATED.....	195 SQ. FT.
• COVERED PORCHES.....	441 SQ. FT.
• GARAGE.....	766 SQ. FT.
SECOND FLOOR:	776 SQ. FT.
• HEATED.....	776 SQ. FT.
TOTAL HEATED.....	2,967 SQ. FT.

**FRAMING LEGEND**

	4" WALL
	6" WALL
	BRICK
	KNEEWALL
	RAILING
	EDGE OF BUILDING BELOW

ALL DIMENSIONS ARE FROM OUTSIDE FACE OF EXTERIOR WALLS AND CENTER LINE OF INTERIOR WALLS. ALL EXTERIOR DOOR AND WINDOWS ARE LOCATED BY THEIR APPROXIMATE CENTER. ALL DOOR AND WINDOW SIZES ARE LABELED BY THEIR NOMINAL SIZE. VERIFY ALL DIMENSIONS AND CONTACT CONNOR DRAFTING & DESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

TYPICAL CEILING HEIGHT (OE 9'-0" ON FIRST FLOOR AND 8'-0" ON ADDITIONAL FLOORS UNLESS OTHERWISE NOTED.

CATHEDRAL CEILINGS, VAULTED CEILINGS AND/OR CEILING TREYS AS NOTED ON FLOOR PLAN.

CONTRACTOR TO VERIFY THAT WINDOWS MEET EMERGENCY ESCAPE AND RESCUE OPENING REQUIREMENTS IN EACH SLEEPING ROOM AND LIGHT/VENTILATION REQUIREMENTS (R303) IN EACH HABITABLE ROOM.

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**SIDE ENTRY PLAN**

PLAN:	THE CARTWRIGHT
DATE:	09.13.2020
SCALE:	1/4"=1'
DRAWN BY:	JLH/ENR/AMT/CON/TH/CE/RT/BR/HT/DOG
CDD:	

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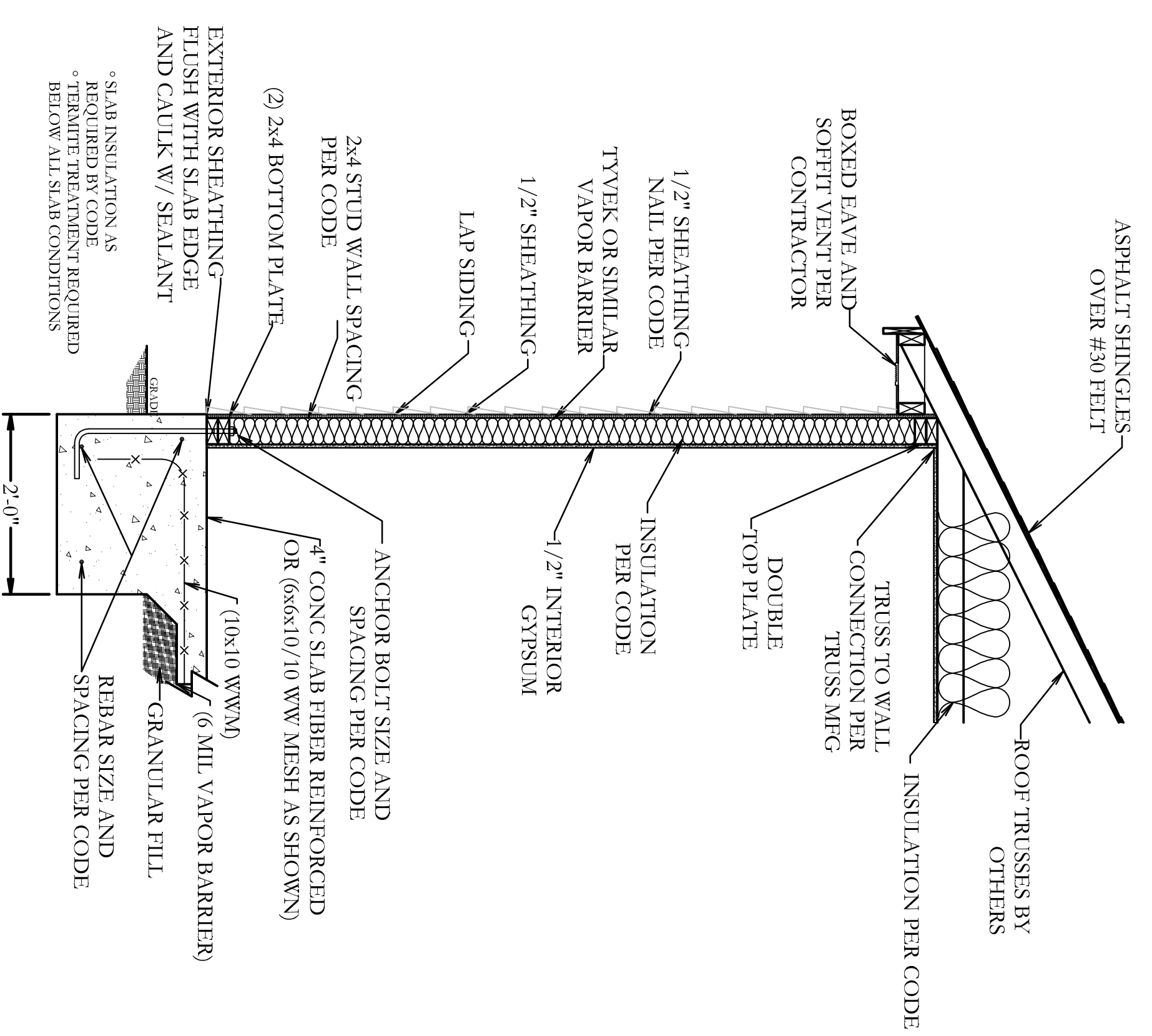
**STRUCTURAL NOTES**

**GENERAL**

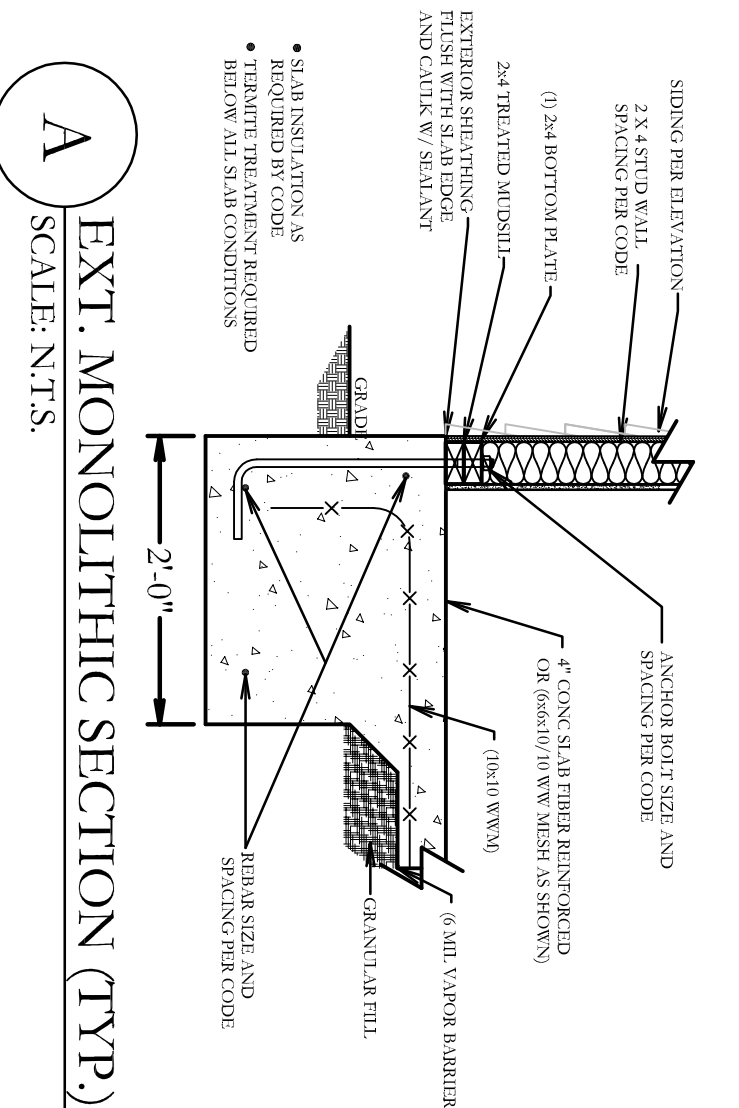
- IF ANY CONFLICTS OR DISCREPANCIES ARE DISCOVERED BETWEEN THESE DRAWINGS AND THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION (HEREIN REFERRED TO AS CODE), THE CODE SHALL PREVAIL. ANY DISCREPANCIES SHALL BE CLARIFIED BY THE ARCHITECT.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS.
- STRUCTURE LOCATED IN ANY FLOOD ZONE, HIGH HAZARD AREA, OR CLEAN HAZARD AREA MAY REQUIRE CERTIFICATION BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA.
- METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING ALL STAGES OF CONSTRUCTION.
- CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED.
- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY EXISTING UTILITIES PRIOR TO BEGINNING WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, AND SHALL MEET THE REQUIREMENTS OF CHAPTER 65 HIGH WIND ZONES (AND CHAPTER 66 WHERE APPLICABLE) IN ADDITION TO ANY LOCAL CODES AND REGULATIONS REFER TO CODE FOR DETAILS AND/OR REQUIREMENTS NOT SHOWN ON THESE DRAWINGS.
- ALL WINDOWS AND DOORS SHALL MEET OR EXCEED THE DISKON PRESSURE REQUIREMENTS SPECIFIED IN CODE.
- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ALL UTILITIES SHALL BE PROTECTED AND REPAIRS SHALL BE MADE AT CONTRACTOR'S RISK.
- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ALL UTILITIES SHALL BE PROTECTED AND REPAIRS SHALL BE MADE AT CONTRACTOR'S RISK.
- LOCAL OR STATE LAWS MAY REQUIRE THAT THIS PLAN BE CERTIFIED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE WHERE THIS PLAN IS BEING CONSTRUCTED. IF BUILDING OUTSIDE OF NORTH CAROLINA.

**FRAMING NOTES**

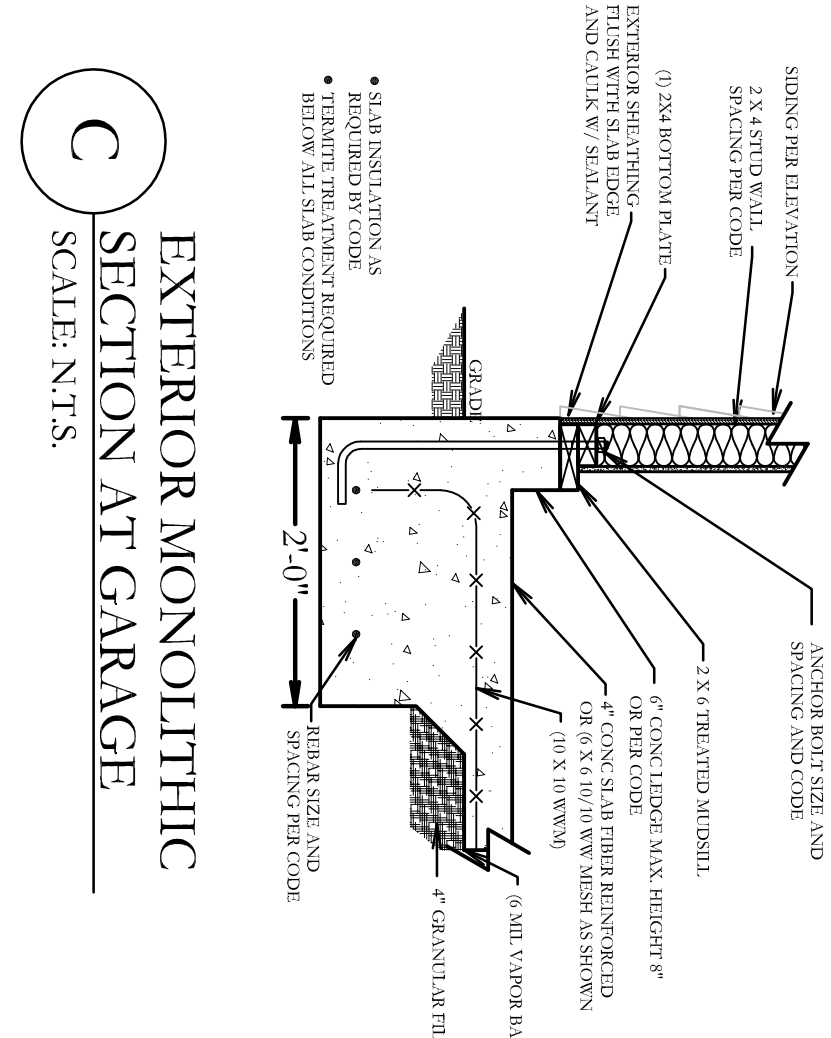
- UNLESS ALL WOOD MEMBERS (OTHER THAN LVL'S) SHALL BE SPRUCE-PINE-FIR #2 OR BETTER. IF ANY WOOD MEMBER IS EXPOSED TO THE ELEMENTS, THEN IT SHALL BE TREATED.
- ALL TREATED WOOD MEMBERS SHALL BE TREATED IN ACCORDANCE WITH CODE.
- ALL WORK IS TO BE IN STRICT ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION, (CODE) INCLUDING WOOD CONNECTIONS AND DETAILS NOT SHOWN.
- ALL HARDWARE/FASTENERS EXPOSED TO THE WEATHER SHALL BE HOT-DIPPED GALVANIZED. INSTALL CONNECTIONS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ALL MEMBERS SHALL BE FASTENED PER CODE.
- ALL TRUSSES SHALL BE FASTENED PER CODE.
- ALL BEAMS BY OTHERS SHOWN ON THIS PLAN ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER OR A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA, OR THE STATE IN WHICH THE PLAN IS BEING CONSTRUCTED. PROVIDE WALL BRACING AND BLOCKING FOR HIGH WIND ZONAS IN ACCORDANCE WITH CODE.
- ALL SHEATHING SHALL BE APA RATED STRUCTURAL PANELS (USE TREATED CDX PLYWOOD FOR AREAS WITH POSSIBLE EXPOSURE TO INCREASED MOISTURE SUCH AS DECK AREAS, PORCH AREAS AND AREAS ADJACENT TO GRADE).
- ALL POINT LOADS FROM BEAM GIRDERS, COLUMNS, ETC. ARE TO BE BLOCKED FROM THE POINT LOAD THROUGH THE FLOOR CAVITIES AND THROUGH WALL CAVITIES BELOW TO THE FOUNDATION. A CONTINUOUS LOAD PATH (SING, JACK STUDS, BLOCKING, ETC. MUST BE BUILT INTO THE STRUCTURE).
- EVERY TRUSS RAFTER SHALL BE CONNECTED TO THE DOUBLE TOP PLATE (OR BAND) WITH THE SPECIFIED HERRICANE-TIE STRUCTURAL SHEATHING SHALL RUN CONTINUOUSLY OVER THE DOUBLE TOP PLATE (OR BAND). ALL THE WAY DOWN TO THE FOUNDATION AS SHOWN, SO THAT THERE IS CONTINUOUS LOAD PATH FROM THE ROOF TO THE FOUNDATION CAPABLE OF RESISTING TRUSS FORCES.
- UNLESS ALL HEADERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CODE.
- CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK. ALL UTILITIES SHALL BE PROTECTED AND REPAIRS SHALL BE MADE AT CONTRACTOR'S RISK.
- RECOMMENDATIONS, SPECIAL TREATMENTS IS DIRECTED TO THE MANUFACTURERS AND/OR LISTING OF MEMBERS, CONNECTION REQUIREMENTS AND MINIMUM BEARING REQUIREMENTS.
- PRE-ENGINEERED TRUSSES SHALL BE DISASSEMBLED, FABRICATED, AND ERECTED IN ACCORDANCE WITH TRUSS PLATE INSTITUTE (TPI) STANDARDS. TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS THAT CLEARLY INDICATE BRACING SIZES AND LOCATIONS. SHOULD TRUSS MANUFACTURER HAVE ANY QUESTIONS REGARDING LOAD POINTS, REACTONS, ETC., THEN TRUSS DESIGNER SHALL CONTACT A PROFESSIONAL ENGINEER REGISTERED IN NORTH CAROLINA FOR CLARIFICATION.
- TRUSSES SHALL BE DESIGNED TO BEAR ON EXTERIOR WALLS ONLY (UNLESS BEARING WALL IS SUPPORTED BY A THICKENED LIG FOOTING). THERE SHALL BE NO SIGNIFICANT LOADING POINTS ON INTERIOR NON-LOAD BEARING WALLS.



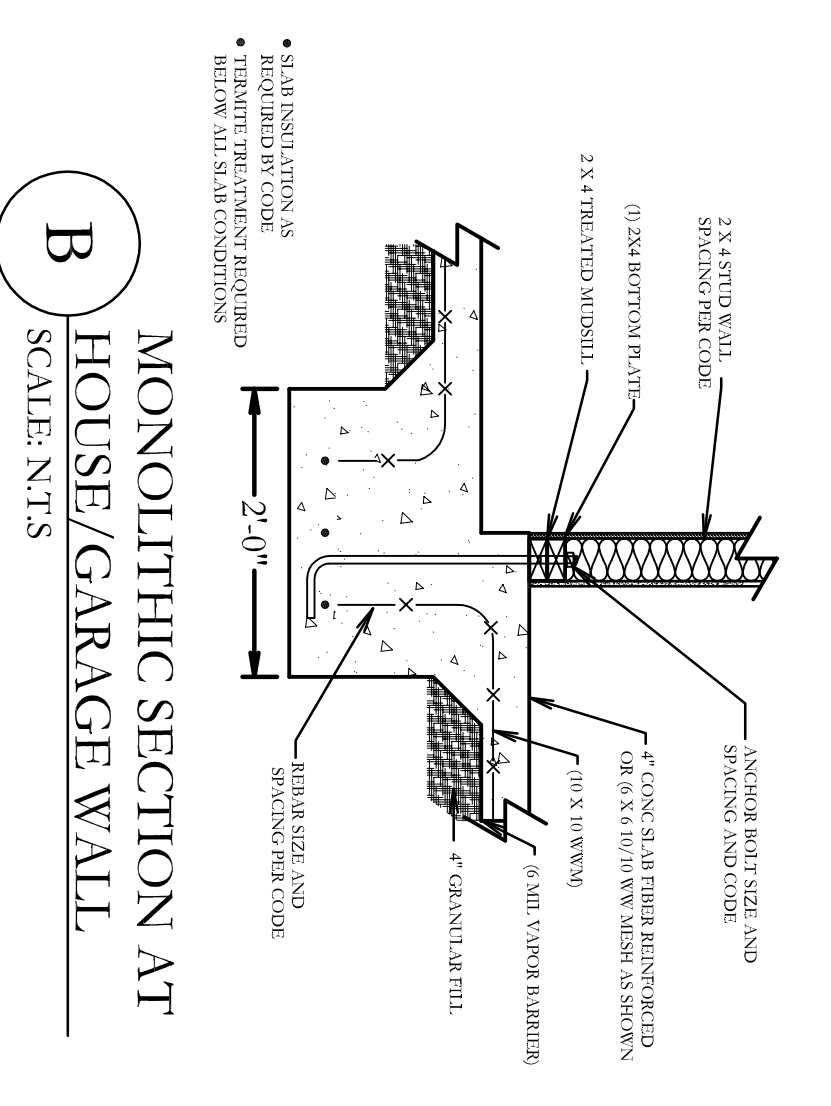
**SINGLE STORY WALL SECTION**  
SCALE: NOT TO SCALE



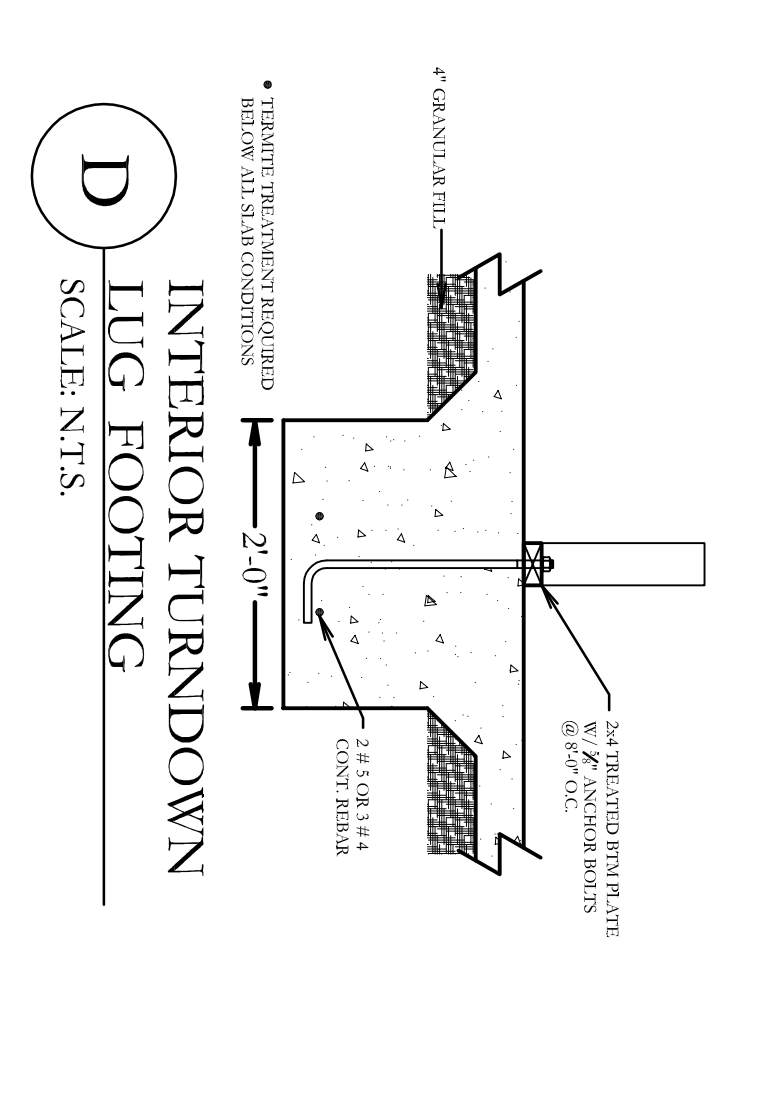
**A EXT. MONOLITHIC SECTION (TYP)**  
SCALE: N.T.S.



**C EXTERIOR MONOLITHIC SECTION AT GARAGE**  
SCALE: N.T.S.



**B MONOLITHIC SECTION AT HOUSE/GARAGE WALL**  
SCALE: N.T.S.



**D INTERIOR TURNDOWN LUG FOOTING**  
SCALE: N.T.S.

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DATE: 09/12/20	SCALE: AS NOTED	DRAWN BY: _____	<p>FILE NAME: 1406_JENNIFER_MERTON_THE_CARTWRIGHT.DWG</p> <p>CDD</p>