

HOMES BY DICKERSON
 2841 PLAZA PLACE, SUITE 210
 RALEIGH, NC 27612
 919.847.4447

ORIGINAL CONCEPT BY
 JEFF WILLIAMS
 REGISTERED
 ARCHITECT

ADDRESS:
 3908 DELINGER DR
TMS #
 596-15-00-854

LOT 2450
 THE HOBCAW
 CAROLINA PARK

DRAWN BY **CM**
 3/19/2024
 REVISION DATE

SHEET NO.

1

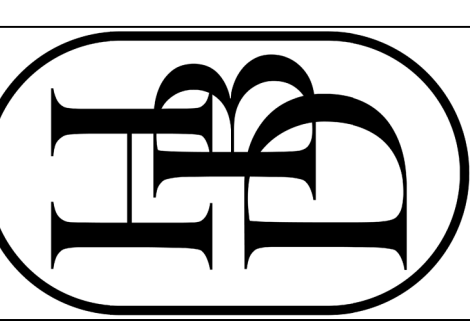
ELEVATIONS



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



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



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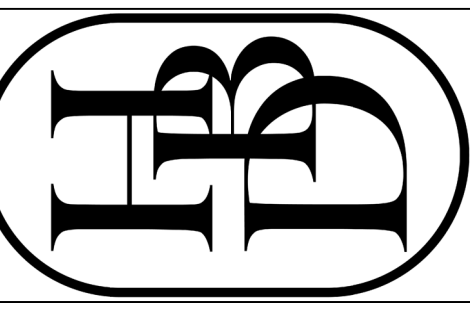
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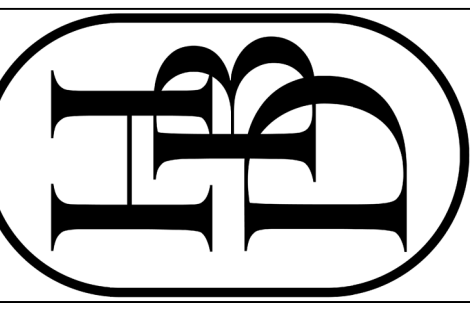
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3

ELEVATIONS



LEFT ELEVATION
 SCALE = 3/8" = 1'-0"



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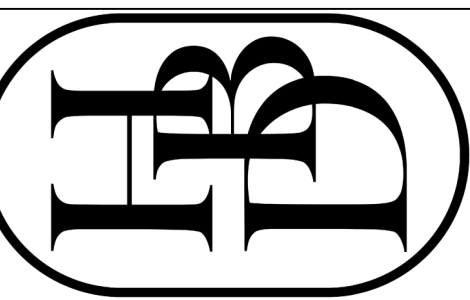
4

ELEVATIONS



REAR ELEVATION

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



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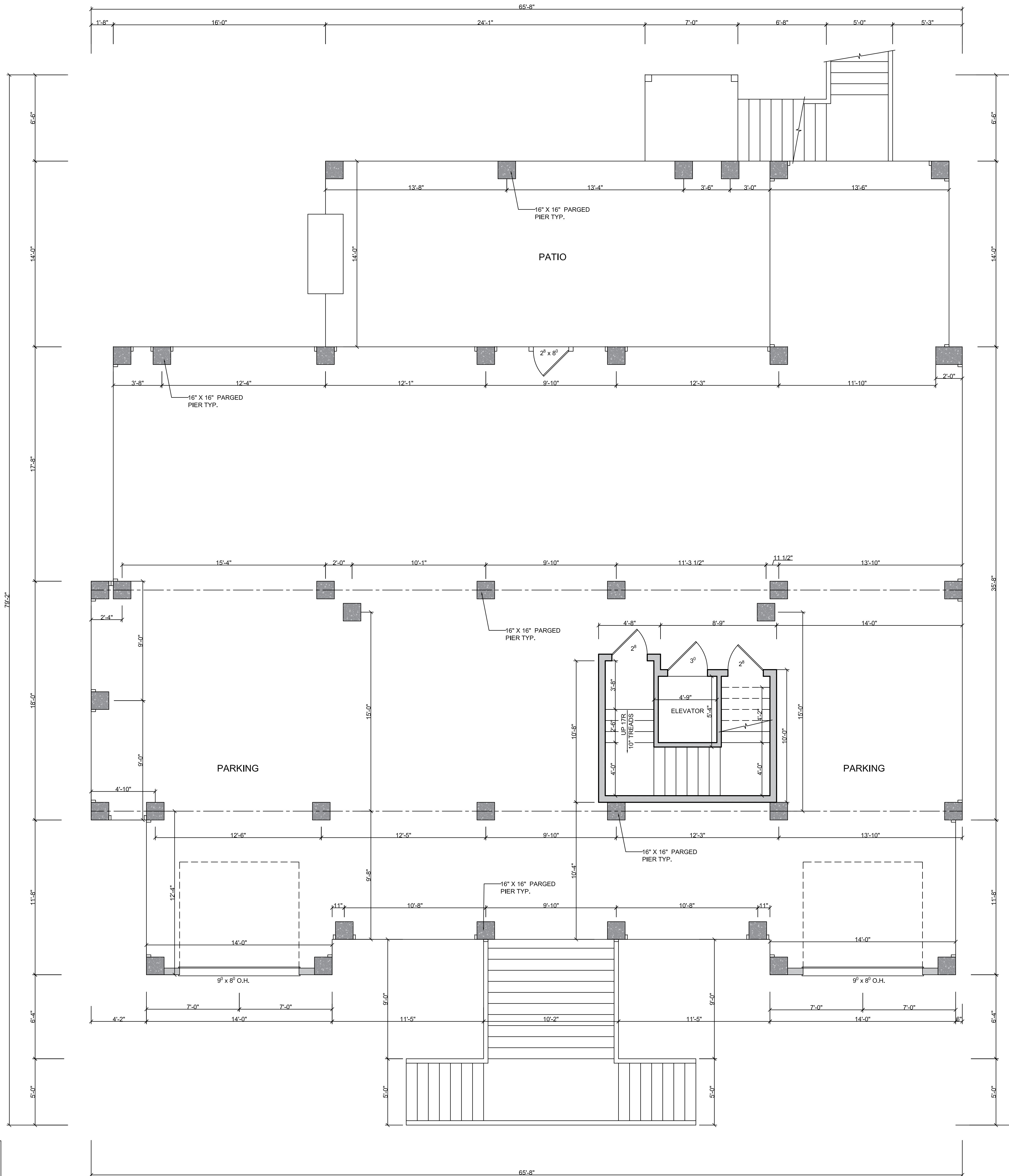
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5

FLOOR PLAN



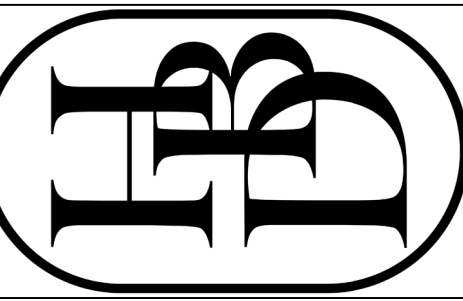
LOWER LEVEL
 9'-0" CEILING HGT.
 SET WINDOWS @ 8'-0" A.F.F.
 SCALE= 1/4" = 1'-0"

NOTES

- ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
- FINISH DOOR AND WINDOW HEADS SHALL ALIGN EXCEPT AS NOTED.
- ALL MATERIALS AND COMPONENTS MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- GRADES SHOWN ARE ILLUSTRATIVE, NATURAL GRADE WILL DETERMINE FINISH GRADE.
- FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.
- VERIFY ALL WINDOW SIZES, RADIUS AND DETAILS WITH CHOSEN MANUFACTURER.
- ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS REQUIREMENTS.
- TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS.
- ALL WINDOW GLAZING TO HAVE 0.35 U-FACTOR MIN.
- ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH SHOP DRAWINGS FROM CABINET MANUFACTURER.

AREA CALCULATIONS

HEATED (SQ.FT.)		UNHEATED (SQ.FT.)	
LOWER LEVEL	136	PORCH	297
1ST FLOOR	2855	SCREEN	469
SECOND FLOOR	1872	GRILL	45
TOTAL	4863	TOTAL	811



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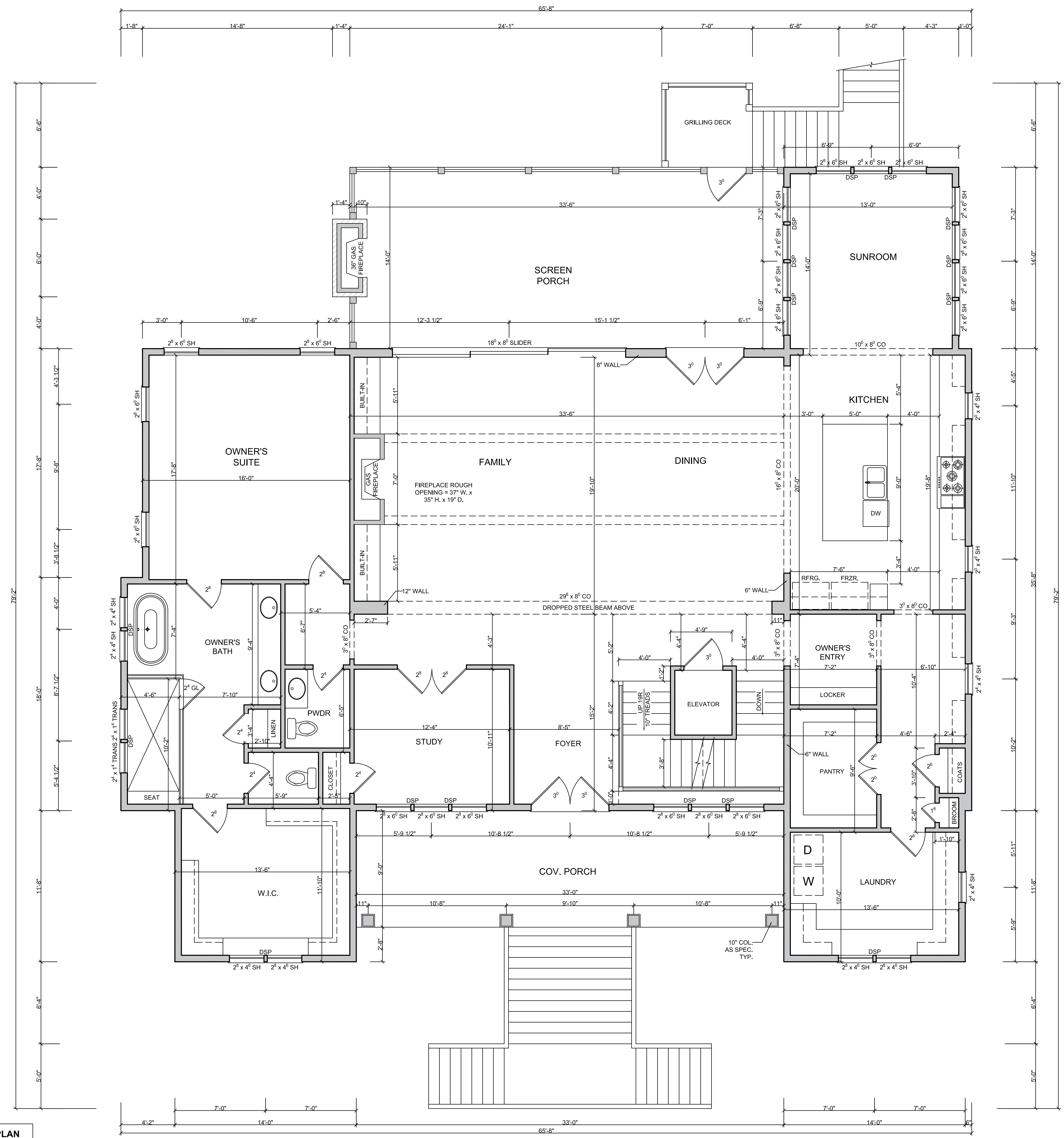
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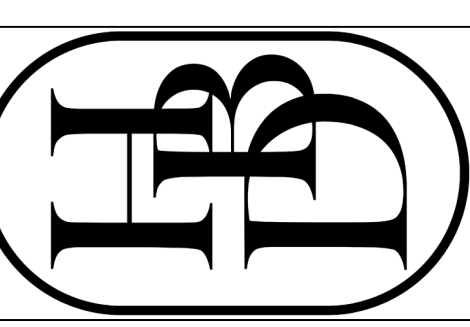
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FLOOR PLAN

FIRST FLOOR PLAN
 10'-0" CEILING HGT.
 SET WINDOWS @ 8'-0" A.F.F.
 SCALE= 1/4" = 1'-0"





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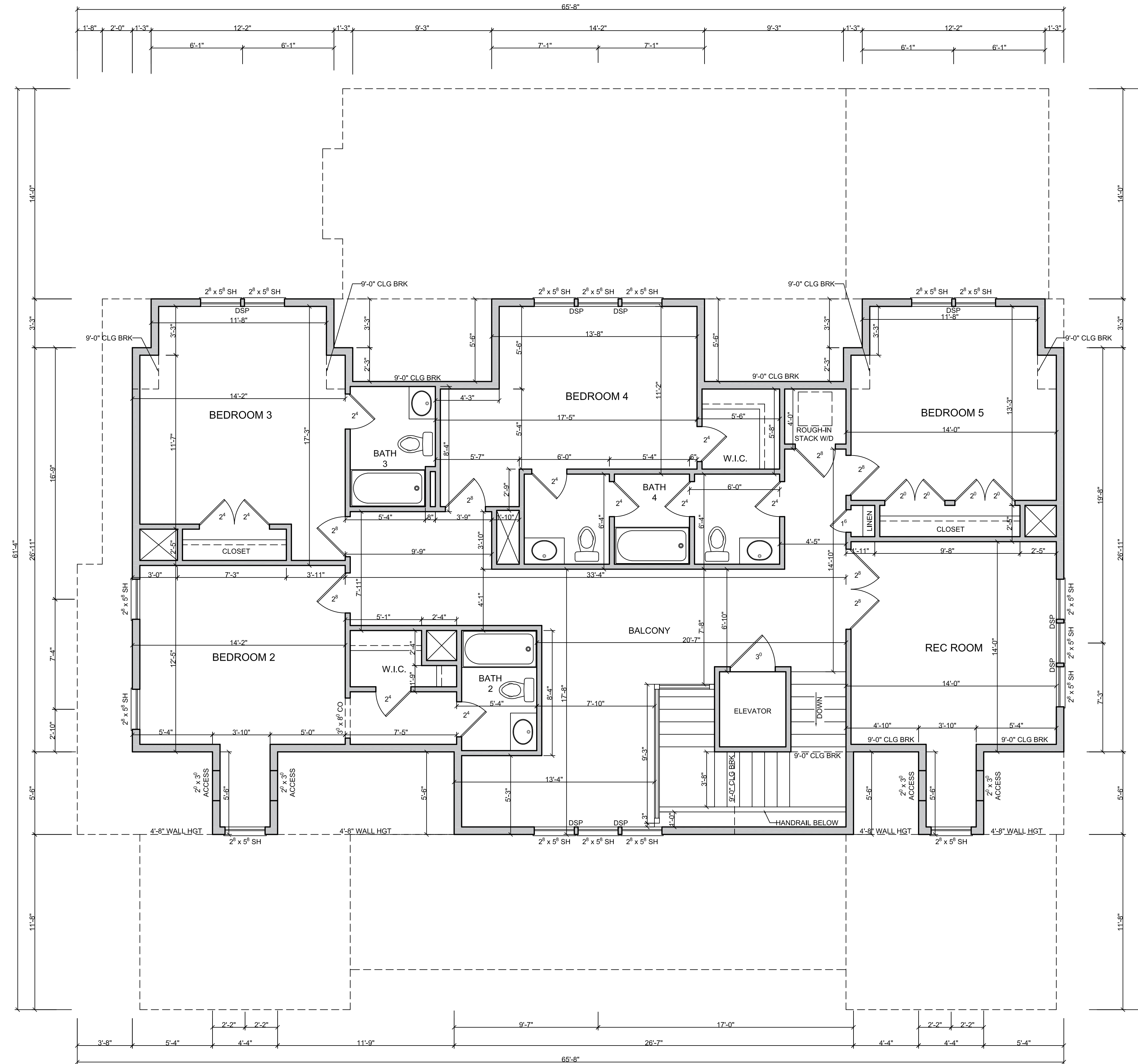
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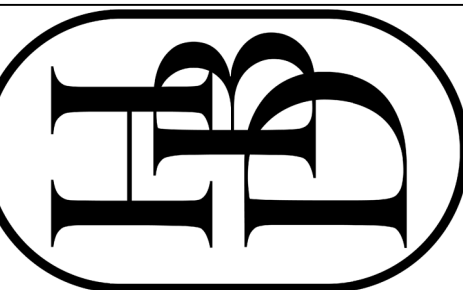
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FLOOR PLAN



SECOND FLOOR PLAN
 9'-0" CEILING HGT.
 SET WINDOWS @ 8'-0" A.F.F.
 SCALE=1/4" = 1'-0"



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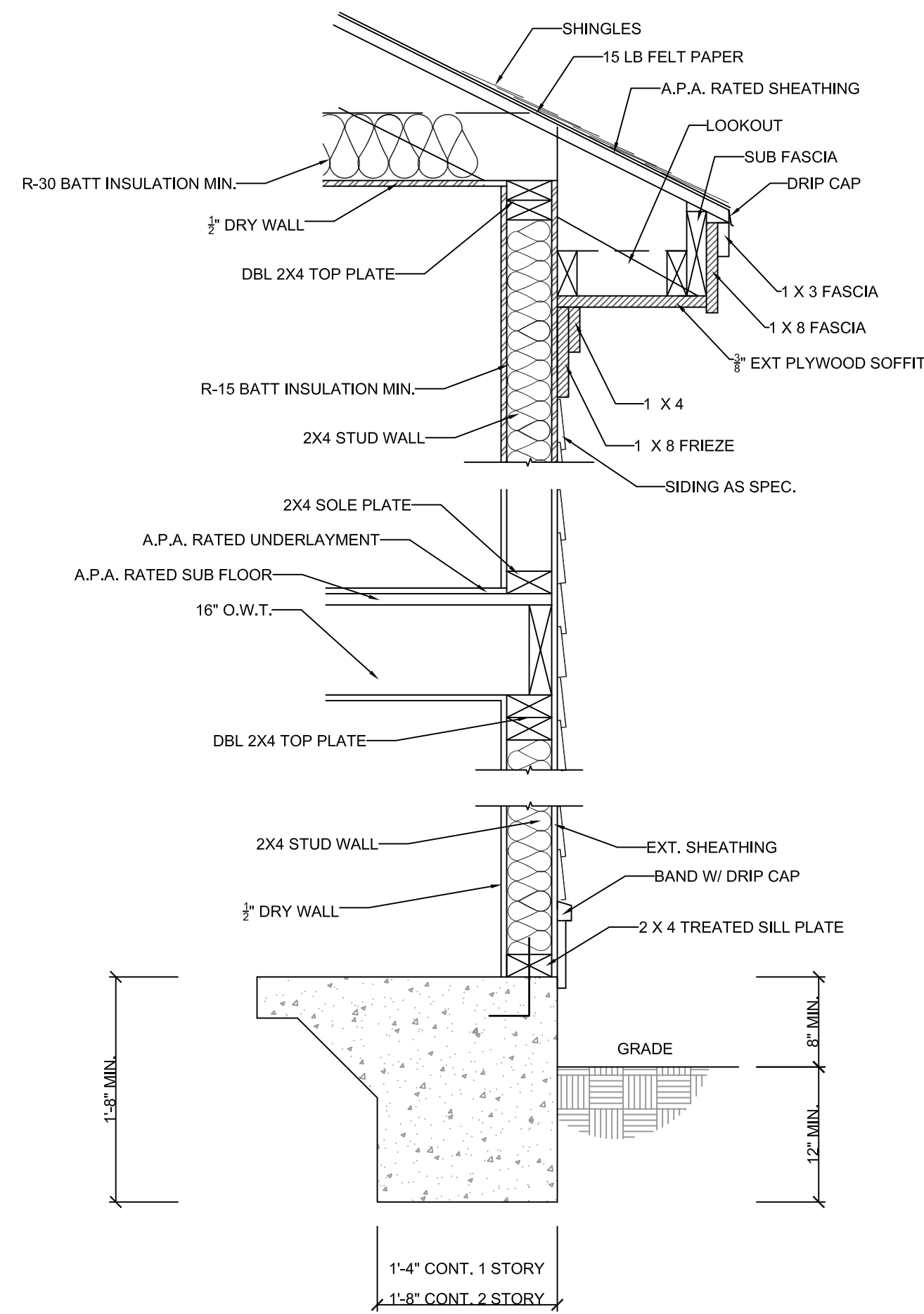
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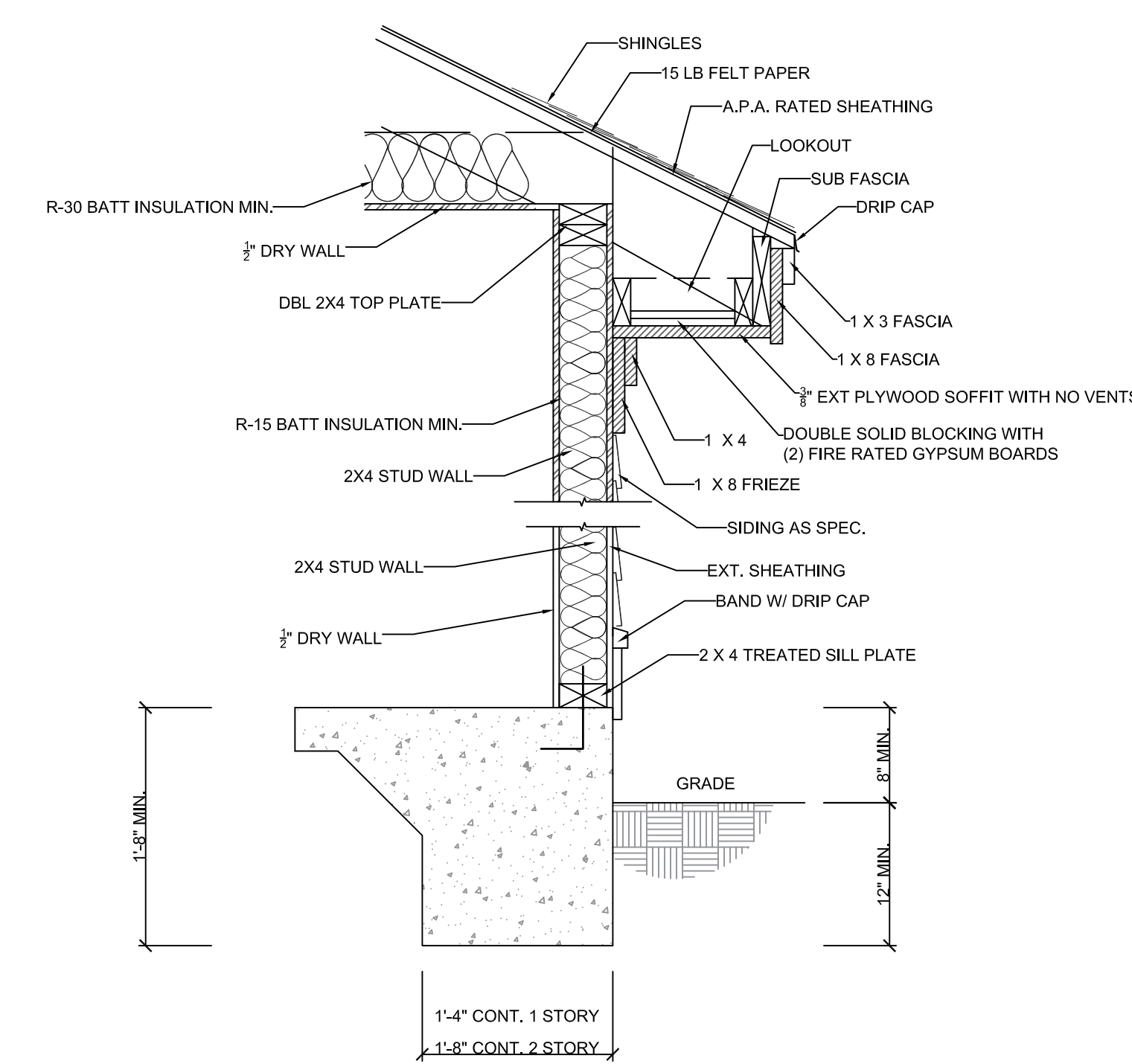
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8

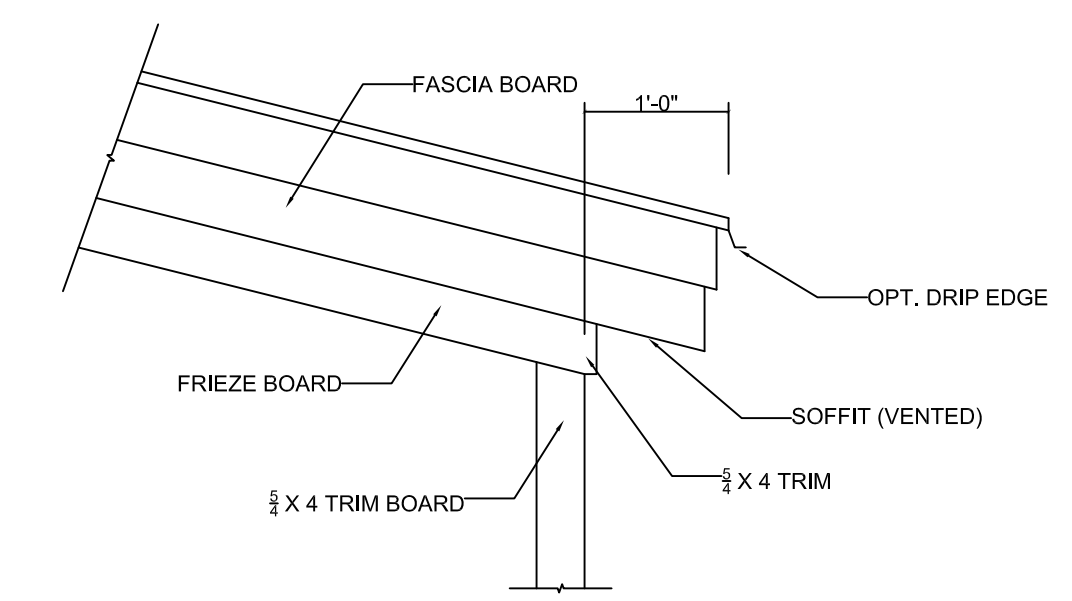
DETAILS



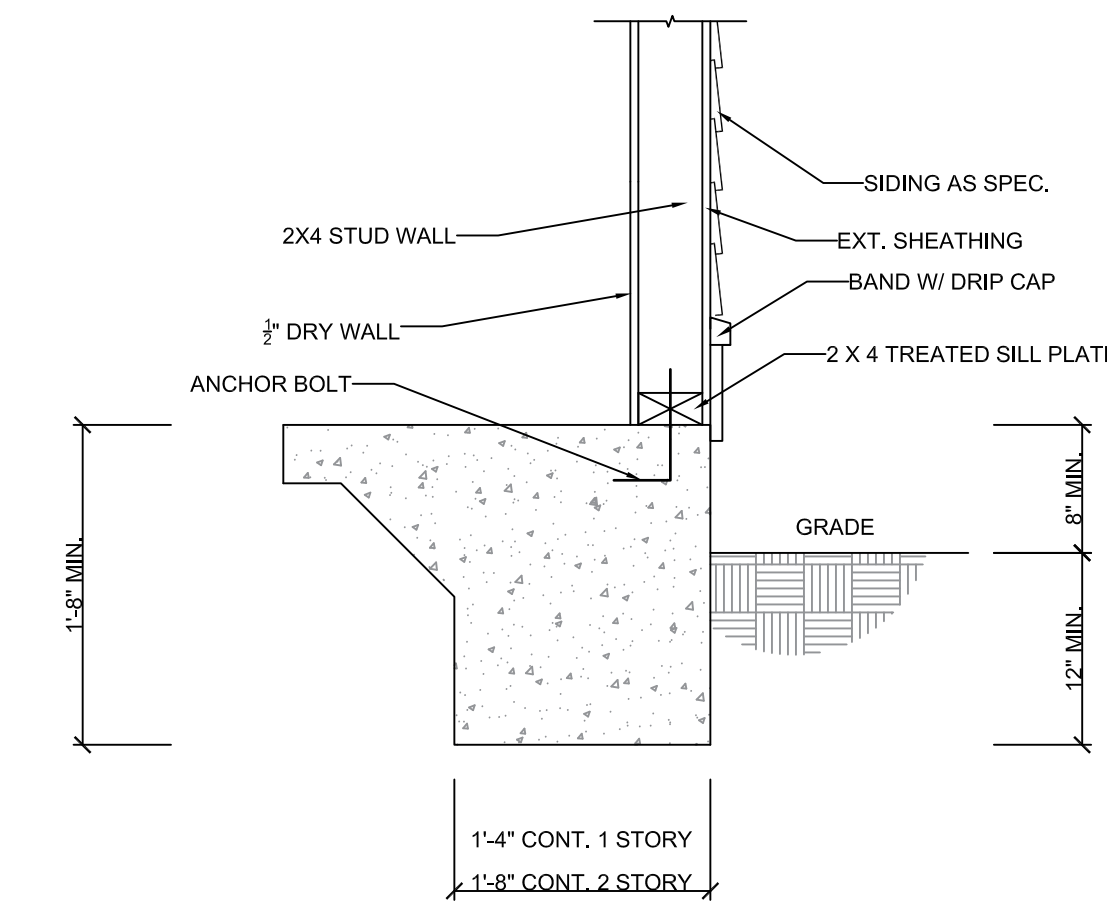
1 2-STORY WALL W/ SIDING @ 1" = 1'-0"



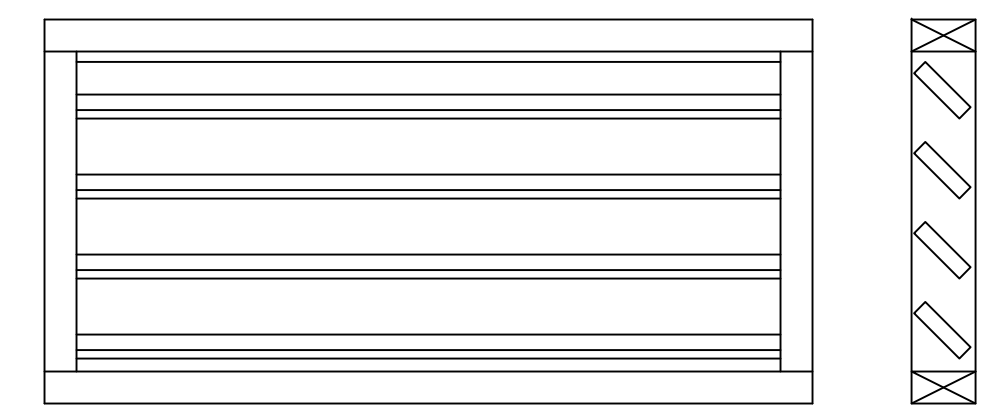
2 1-STORY WALL W/ SIDING @ 1" = 1'-0"



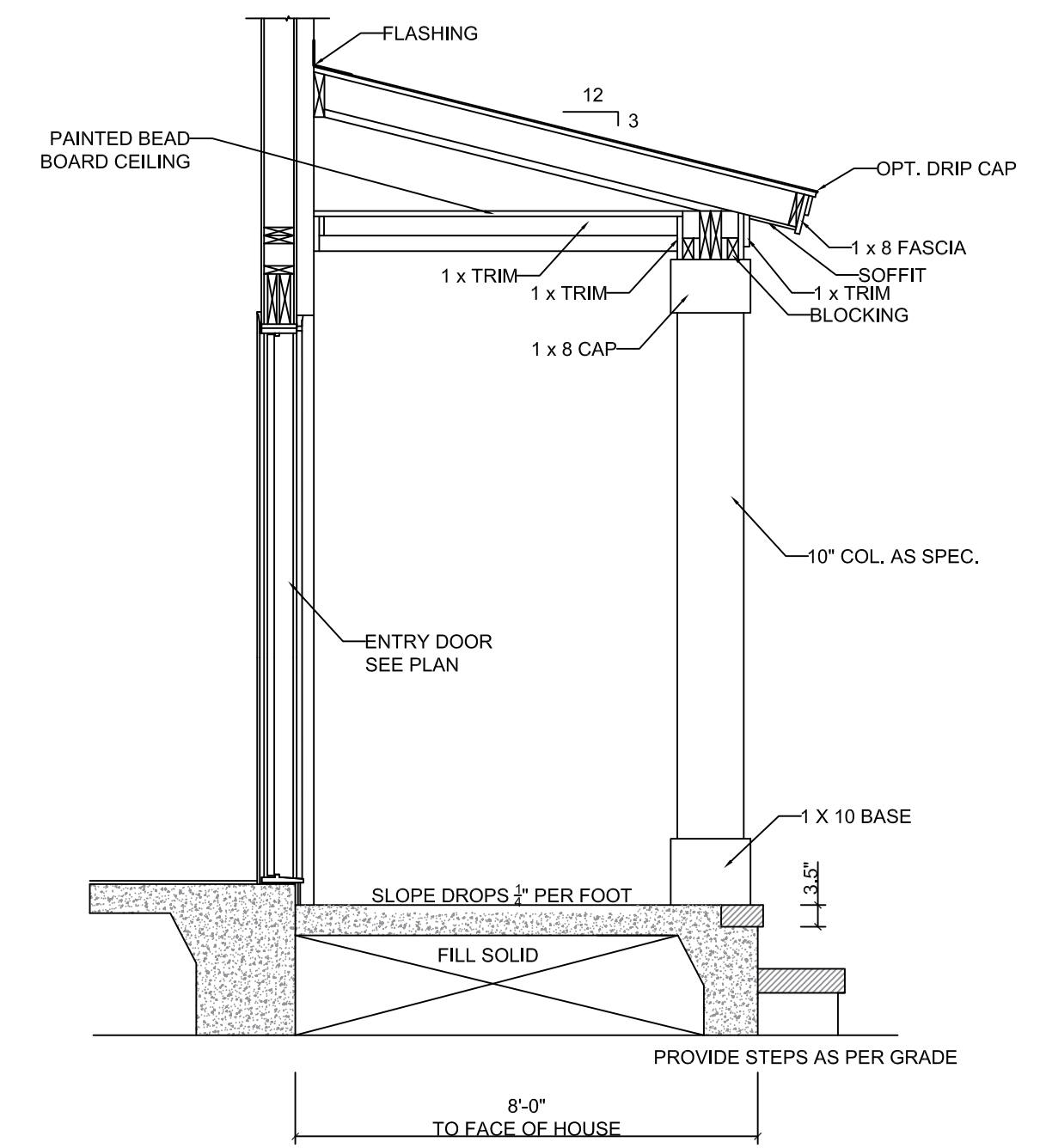
5 TYPICAL PORCH BOXING DETAIL @ 3/4" = 1'-0"



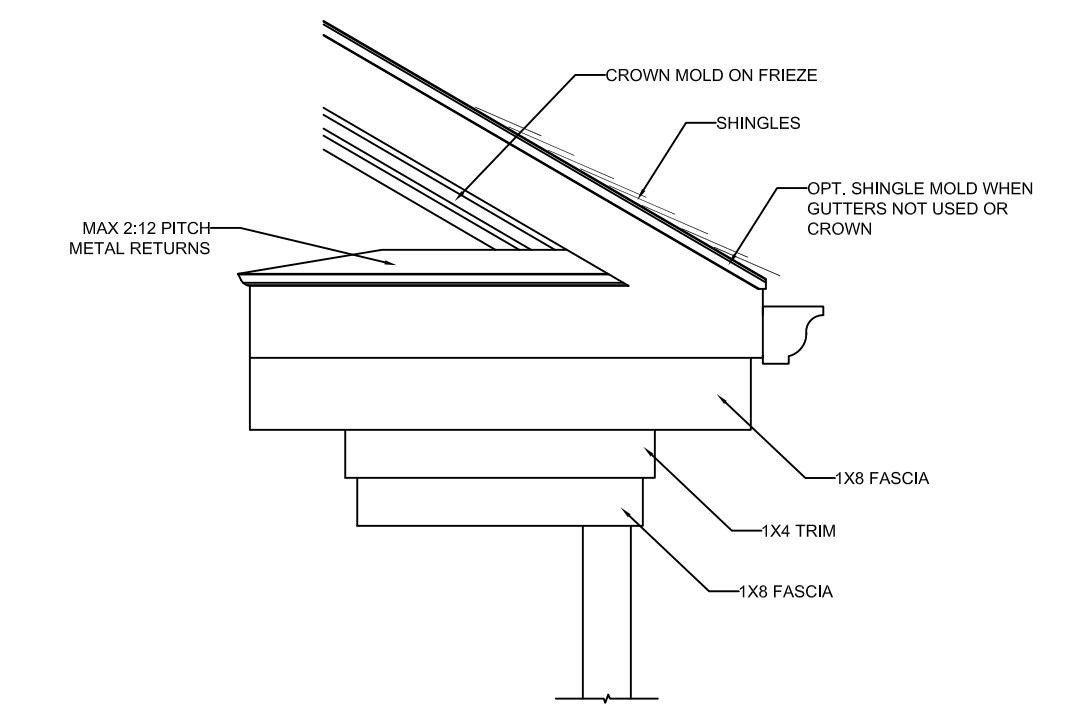
3 GARAGE WALL W/ SIDING @ 1" = 1'-0"
 FOR GARAGES WITH SHEETROCK



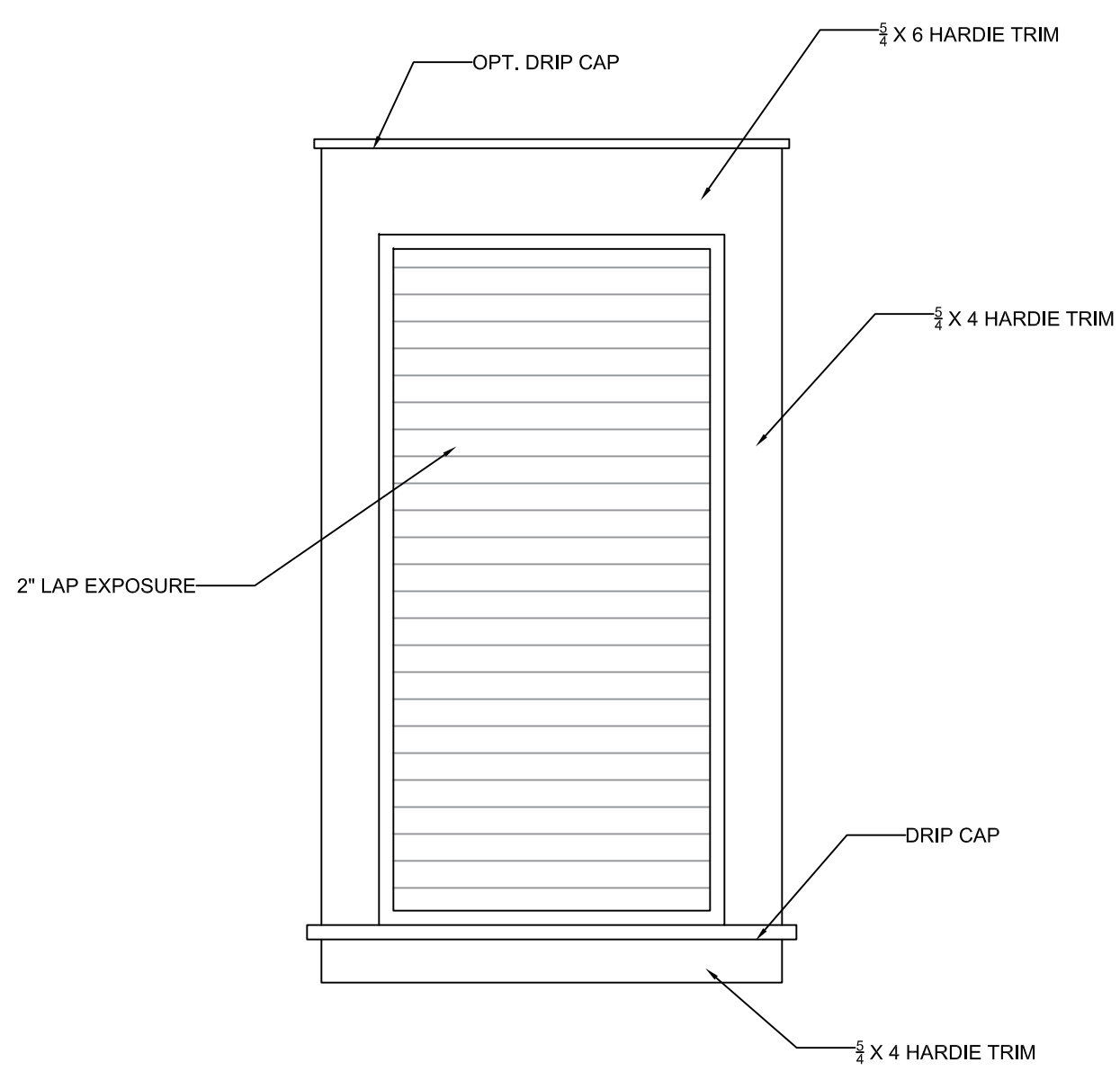
6 PORCH LOUVER DETAIL @ 1" = 1'-0"



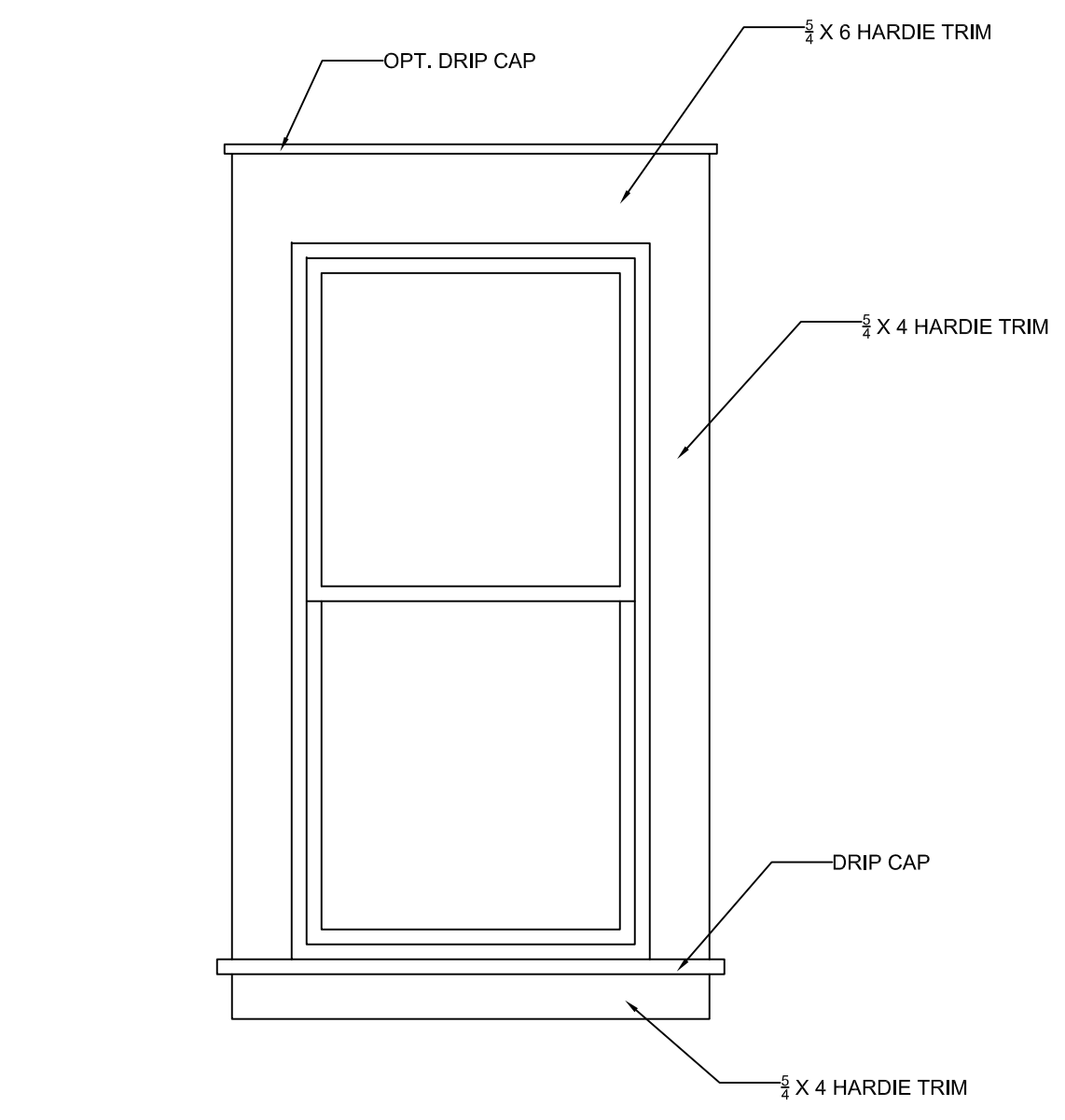
4 COVERED PORCH SECTION
 N.T.S.



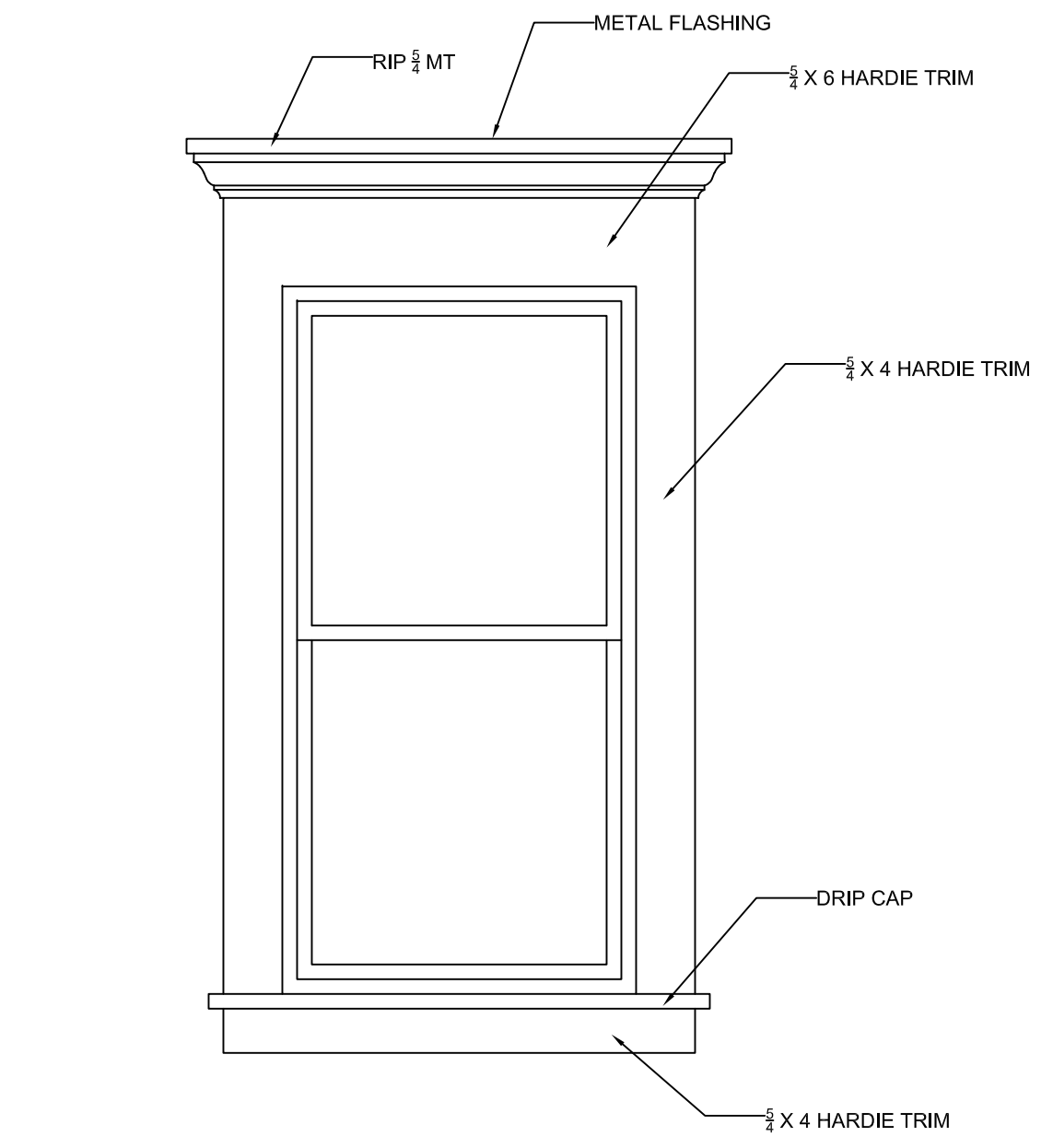
7 HIP BOXING RETURN DETAIL



8 TYPICAL FALSE WINDOW DETAIL @ 1" = 1'-0"



9 TYPICAL WINDOW DETAIL @ 1" = 1'-0"



10 TYPICAL WINDOW DETAIL W/ CROWN @ 1" = 1'-0"

ROOF VENTILATING REQUIREMENTS

209/125 SQ.FT. = 13.58 SQ.FT OF TOTAL ROOF VENTILATION REQ'D

209'-2" (LINEAR FT. OF SOFFIT) X .035 (NET FREE AREA PER FT.) = 7.32 SQ. FT. OF AVAILABLE SOFFIT VENT

13.58 - 7.32 = 6.26 SQ.FT. REMAINING REQ'D ROOF VENTILATION

6.26/125 = 50.08 LINEAR FT. OF RIDGE VENT REQ'D

NOTE: FIGURE BASED ON SECTION R-806 OF THE 2018 IRC.
 NOTE: - SOFFIT VENT SPECS BASED ON HARDISOFFIT PANELS THAT ALLOWS 5 SQ. IN. OF NET FREE AREA PER LINEAR FT.
 - RIDGE VENT SPEC BASED ON VENTURIVENT PLES THAT ALLOWS 18 SQ. IN. OF NET FREE AREA PER LINEAR FT

TOTAL NET FREE VENTILATING AREA IS PERMITTED TO BE REDUCED TO 1 TO 300:

- PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQ'D VENTILATING AREA IS PROVIDED BY VENTILATORS. REFERENCE R806.2 OF THE 2018 IRC. FOR PROPER LOCATION.
- WHEN AN APPROVED VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING