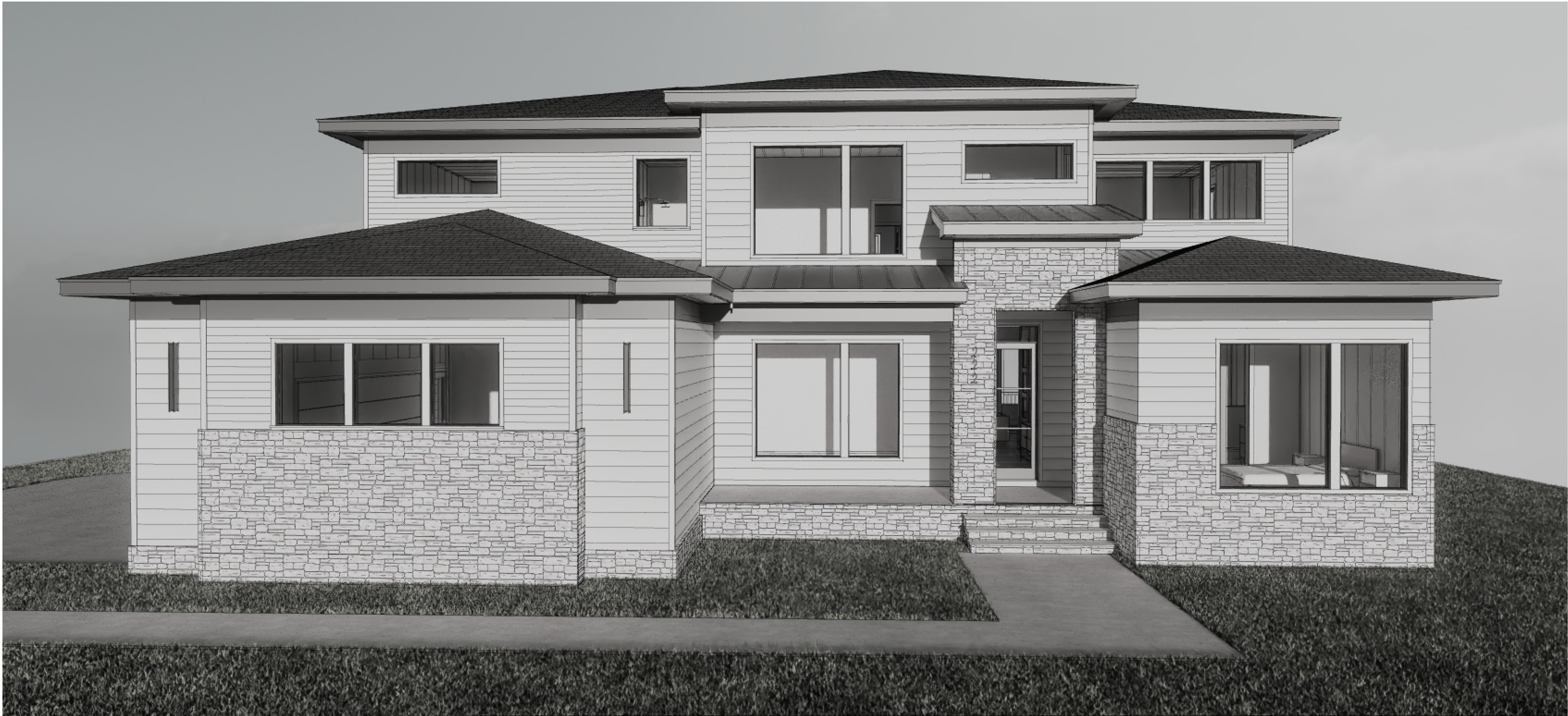




DESIGNER:

TE

VENTING CALCULATIONS

CRAWL SPACE VENTILATION

THE MIN. NET FREE AREA OF CRAWL VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA.
2,368 SQ. FT. CRAWL SPACE AREA / 150
15.8 SQ. FT. NET FREE AREA REQUIRED
*MAY BE REDUCED BY 50% W. VAPOR BARRIER

ATTIC VENTILATION

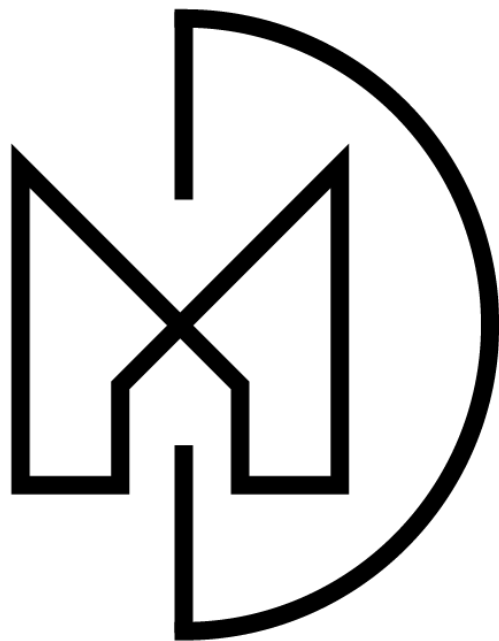
3,702 SQ. FT. OF ATTIC / 300 = 12.34 SQ. FT. OF INLET AND OUTLET VENTILATION
MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.

PORTER BUILT HOMES

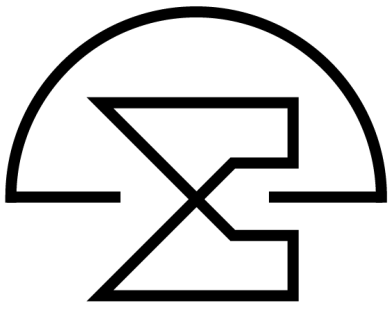
CARRIAGE FARMS

LOT 12

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"THE RENDERINGS PRESENTED ON THIS SHEET ARE TO REPRESENT THE INTENT OF THE DESIGN. ALL SITE CONDITIONS ARE APPROXIMATE AND SHALL BE CONFIRMED ON SITE, UNLESS NOTED OTHERWISE. ALL RENDERINGS SHOWN ARE NOT FOR THE PURPOSE OF CONSTRUCTION, AND SHALL NOT BE USED IN ANY SUCH WAY. ACTUAL RESULTS MAY VARY. "



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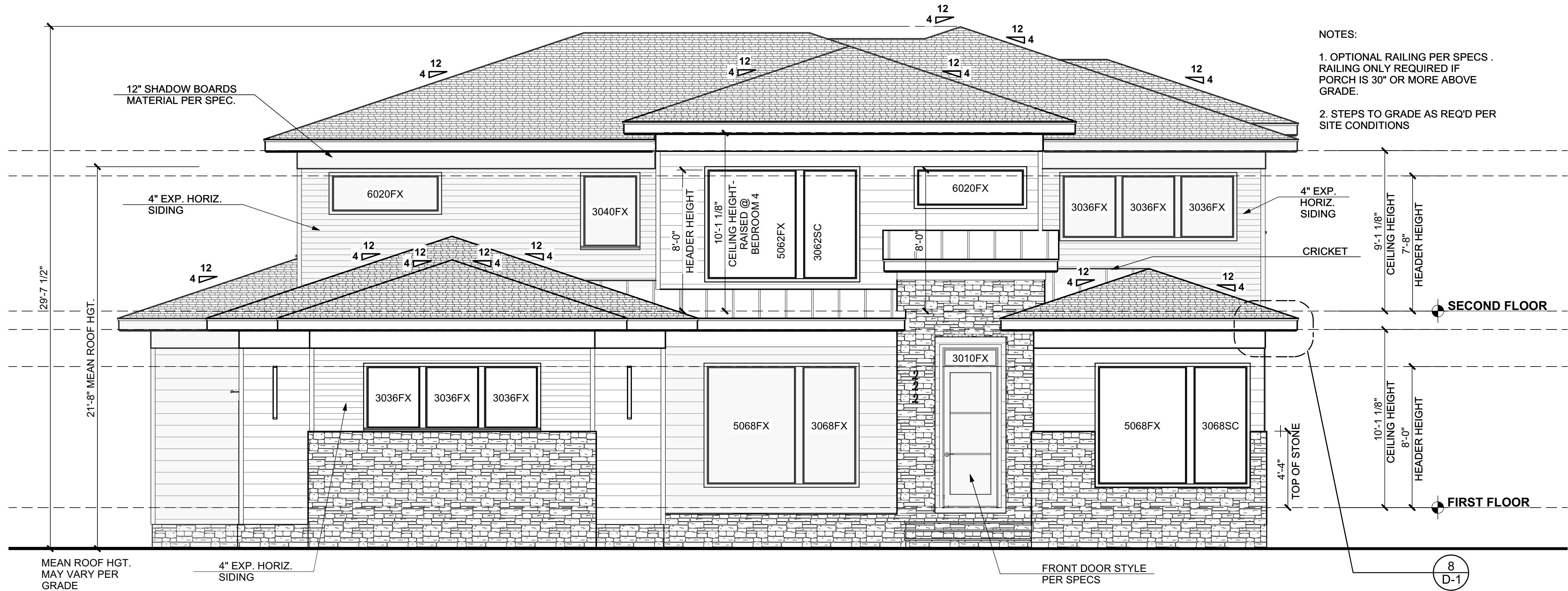
Porter Built Homes
Carriage Farms
Lot 12

Sheet Title:
Cover Plan

REVISIONS	
NUMBER	DATE

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Plan Number
M322-24
Sheet No. CP-1
Drawn By: TE
Date: 4/4/2025
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FRONT ELEVATION

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

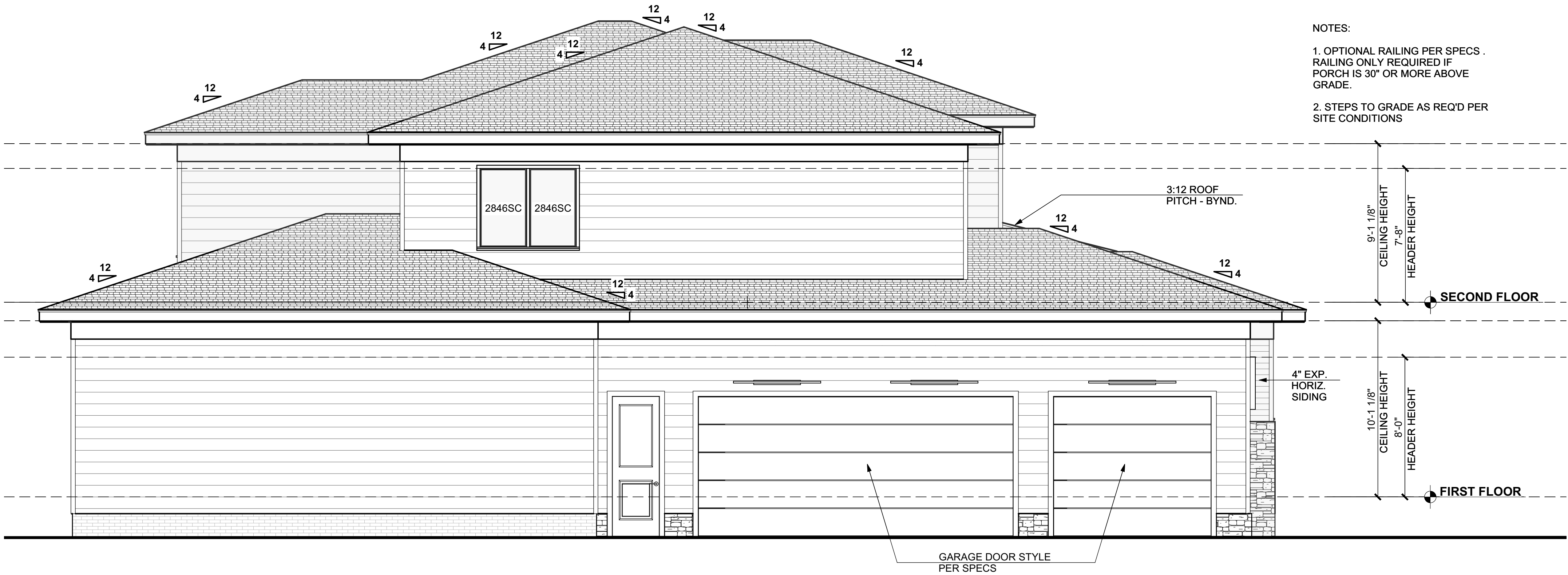
ELEVATION NOTES

BUILDING CODES
THIS PLAN HAS BEEN DESIGNED UNDER THE NC BUILDING CODES, 2018 RESIDENTIAL EDITION.

ICE GUARDS:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

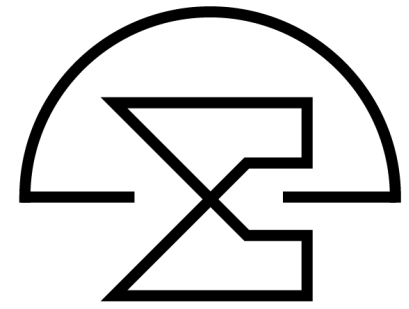
MATERIAL LEGEND

- ASPHALT SHINGLES
- STANDING SEAM METAL ROOF
- HORIZONTAL LAP SIDING
- BOARD & BATTEN SIDING @ 16" O.C.
- SHAKE SIDING
- BRICK VENEER
- SYNTHETIC STONE VENEER
- PARGED BLOCK FOUNDATION
- VERTICAL SIDING



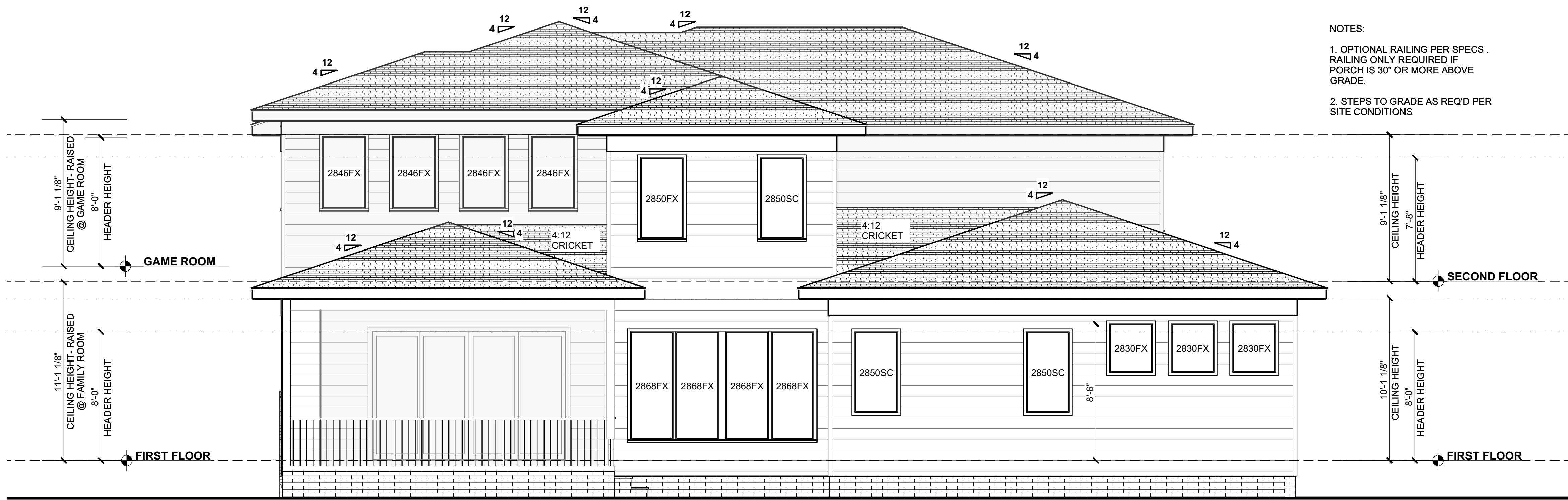
LEFT ELEVATION

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



REVISIONS	
NUMBER	DATE

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REAR ELEVATION

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

- NOTES:
1. OPTIONAL RAILING PER SPECS .
RAILING ONLY REQUIRED IF
PORCH IS 30" OR MORE ABOVE
GRADE.
 2. STEPS TO GRADE AS REQ'D PER
SITE CONDITIONS

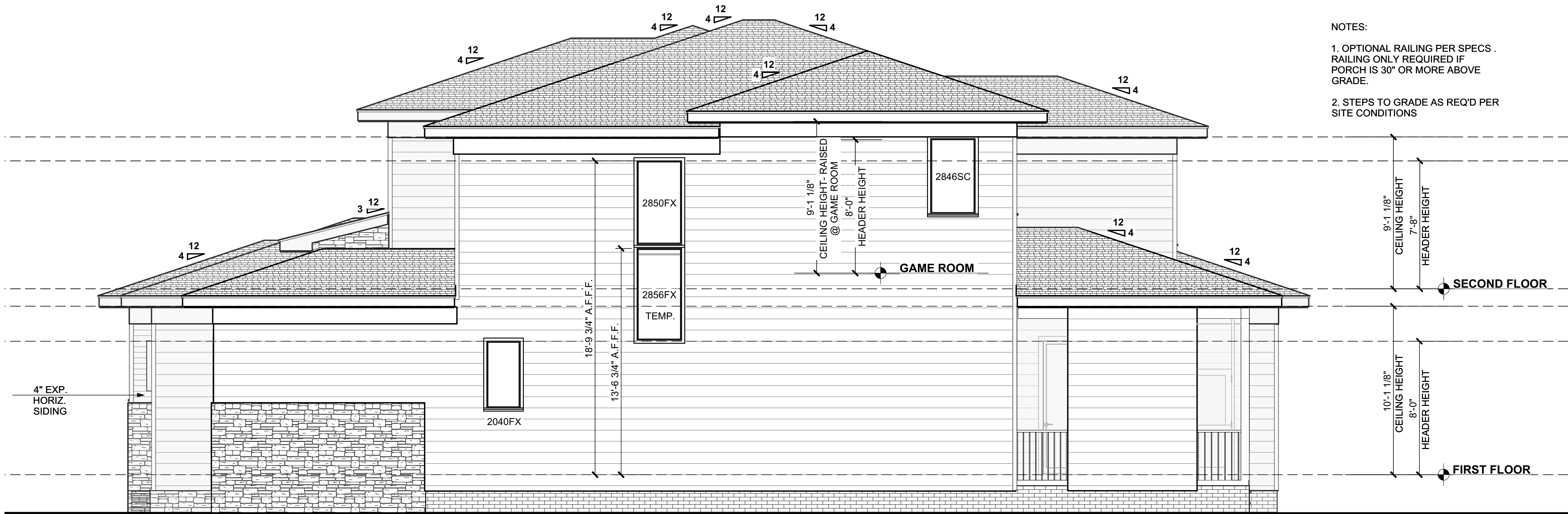
ELEVATION NOTES

BUILDING CODES
THIS PLAN HAS BEEN DESIGNED UNDER THE NC BUILDING CODES, 2018
RESIDENTIAL EDITION.

ICE GUARDS:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS
VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM
TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS
VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION
IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

MATERIAL LEGEND

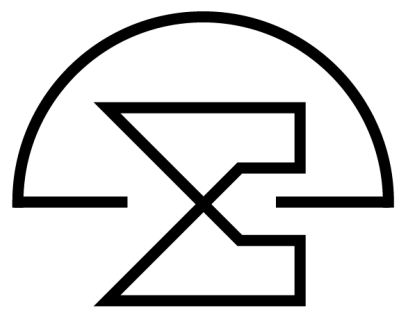
- ASPHALT SHINGLES
- STANDING SEAM METAL ROOF
- HORIZONTAL LAP SIDING
- BOARD & BATTEN SIDING @ 16" O.C.
- SHAKE SIDING
- BRICK VENEER
- SYNTHETIC STONE VENEER
- PARGED BLOCK FOUNDATION
- VERTICAL SIDING



RIGHT ELEVATION

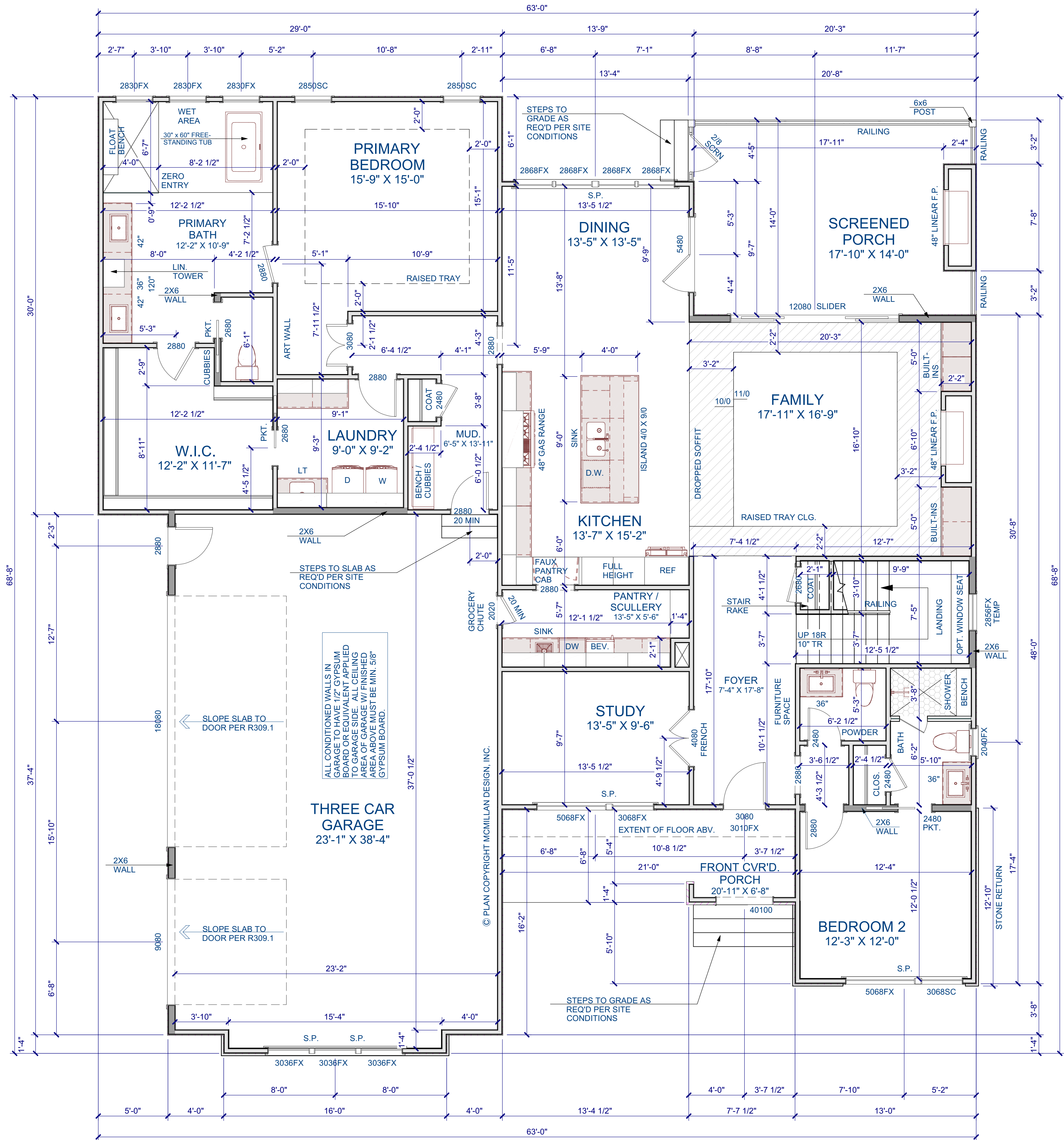
Scale: 1/4" = 1'-0"

- NOTES:
1. OPTIONAL RAILING PER SPECS .
RAILING ONLY REQUIRED IF
PORCH IS 30" OR MORE ABOVE
GRADE.
 2. STEPS TO GRADE AS REQ'D PER
SITE CONDITIONS



REVISIONS	
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FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

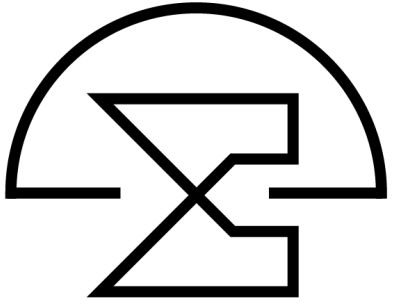
GENERAL NOTES

- WALLS**
ALL WALLS ARE DRAWN 3/5" WIDE (2X4) OR 5/5" WIDE (2X6) U.N.O.
ANGLED WALL ARE DRAWN @45° U.N.O.
EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. INTERIOR DIMENSIONS ARE TO FACE OF STUD.
- SMOKE DETECTORS**
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.
- EGRESS**
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.G. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.
- ATTIC ACCESS**
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.
- WALL/CEILING HEIGHT**
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

WINDOW NOTE LEGEND

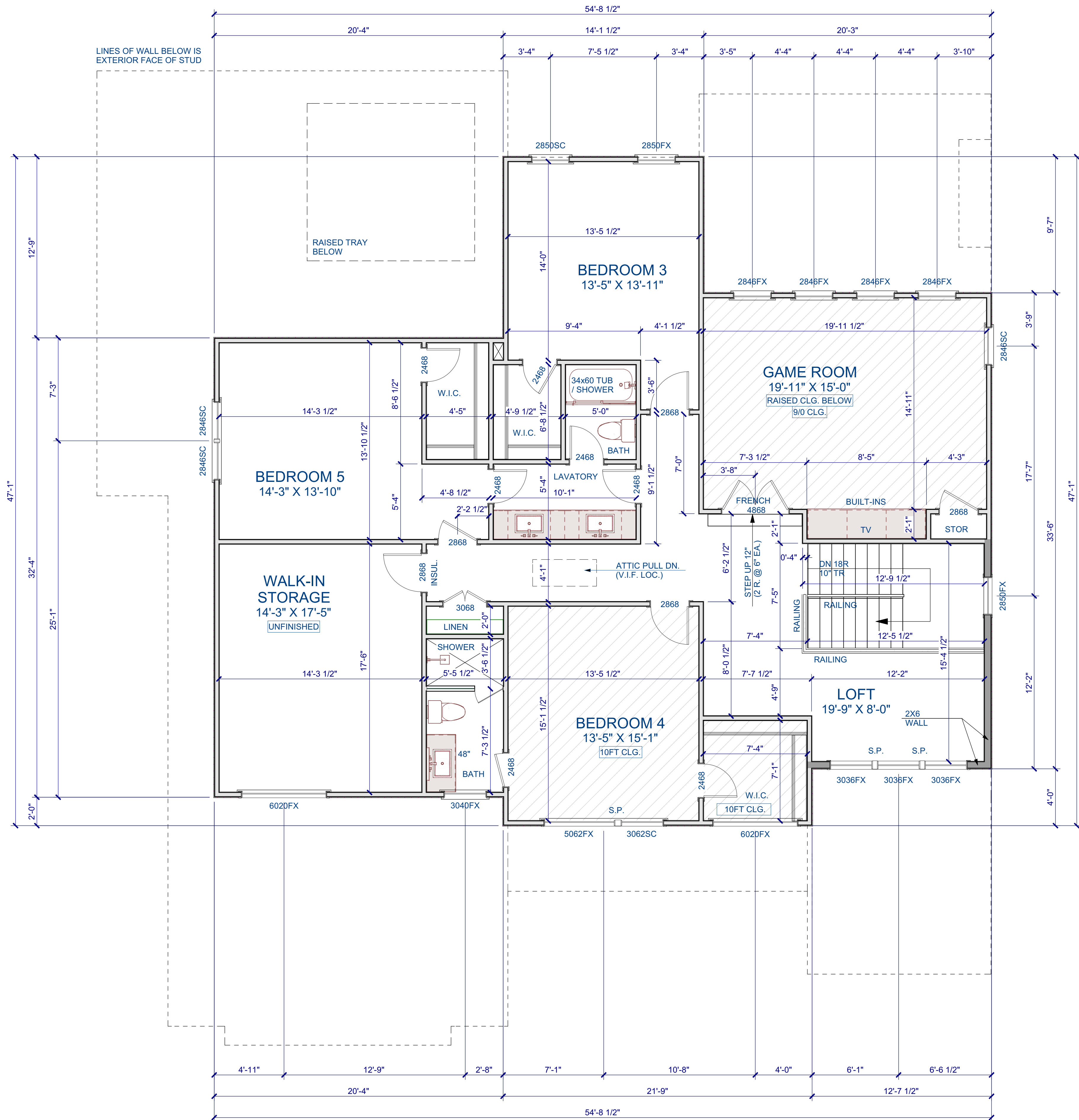
- DH DOUBLE HUNG
SH SINGLE HUNG
FX FIXED
SC SINGLE CASEMENT
DC DOUBLE CASEMENT
TC TRIPLE CASEMENT

Square Footage	
Heated Square Footage	
First Floor	2368
Second Floor	1667
Total Heated	4035
Unfinished Square Footage	
Front Cvr'd. Porch	141
Screened Porch	285
Walk-in Sotrage	259
Three Car Garage	908
Total Unfinished	1593



REVISIONS	
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SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

GENERAL NOTES

WALLS
ALL WALLS ARE DRAWN 3/5" WIDE (2X4) OR 5/5" WIDE (2X6) U.N.O.
ANGLED WALL ARE DRAWN @45° U.N.O.
EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. INTERIOR DIMENSIONS ARE TO FACE OF STUD.

SMOKE DETECTORS
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.G. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HEIGHT
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

WINDOW NOTE LEGEND

DH DOUBLE HUNG
SH SINGLE HUNG
FX FIXED
SC SINGLE CASEMENT
DC DOUBLE CASEMENT
TC TRIPLE CASEMENT

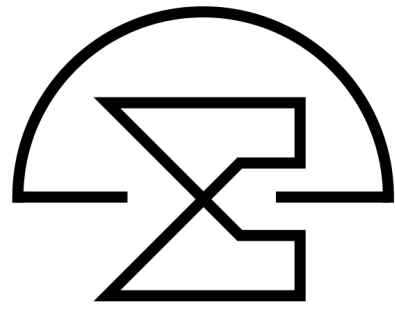
Porter Built Homes
Carriage Farms
Lot 12

Sheet Title:
Second Floor Plan

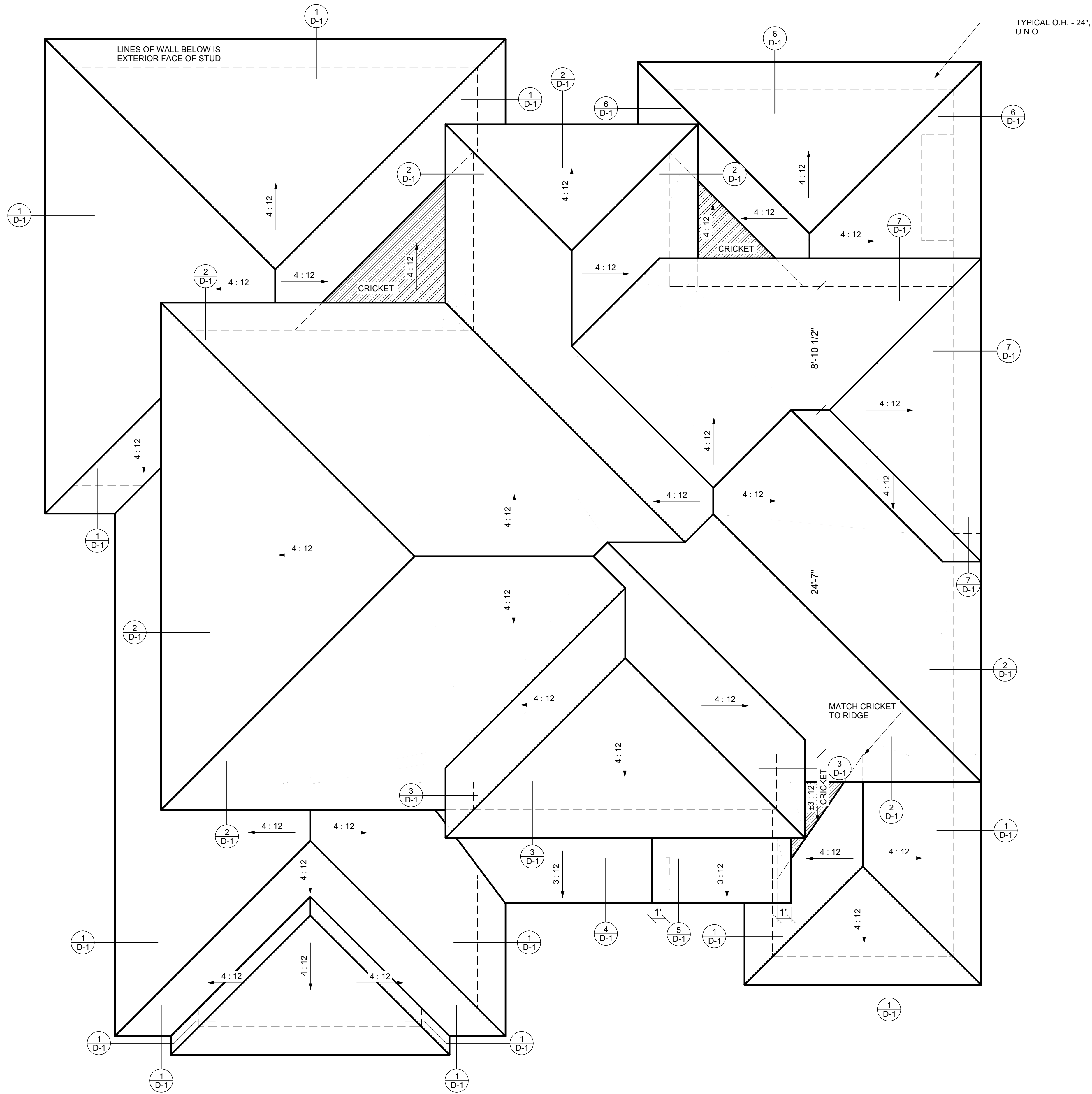
REVISIONS	
NUMBER	DATE

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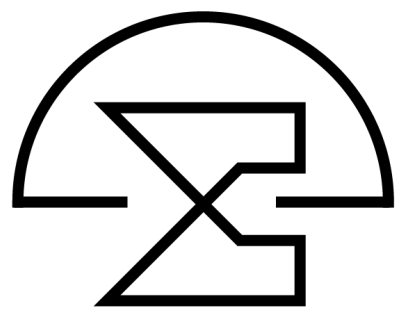
Plan Number
M322-24
A-4
Sheet No.
Drawn By: TE
Date: 4/4/2025
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ROOF PLAN
Scale: 1/4" = 1'-0"



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Porter Built Homes Carriage Farms Lot 12

Sheet Title:
Roof Plan

REVISIONS	
NUMBER	DATE

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Plan Number
M322-24
A-5
Sheet No.
Drawn By: **TE**
Date: **4/4/2025**
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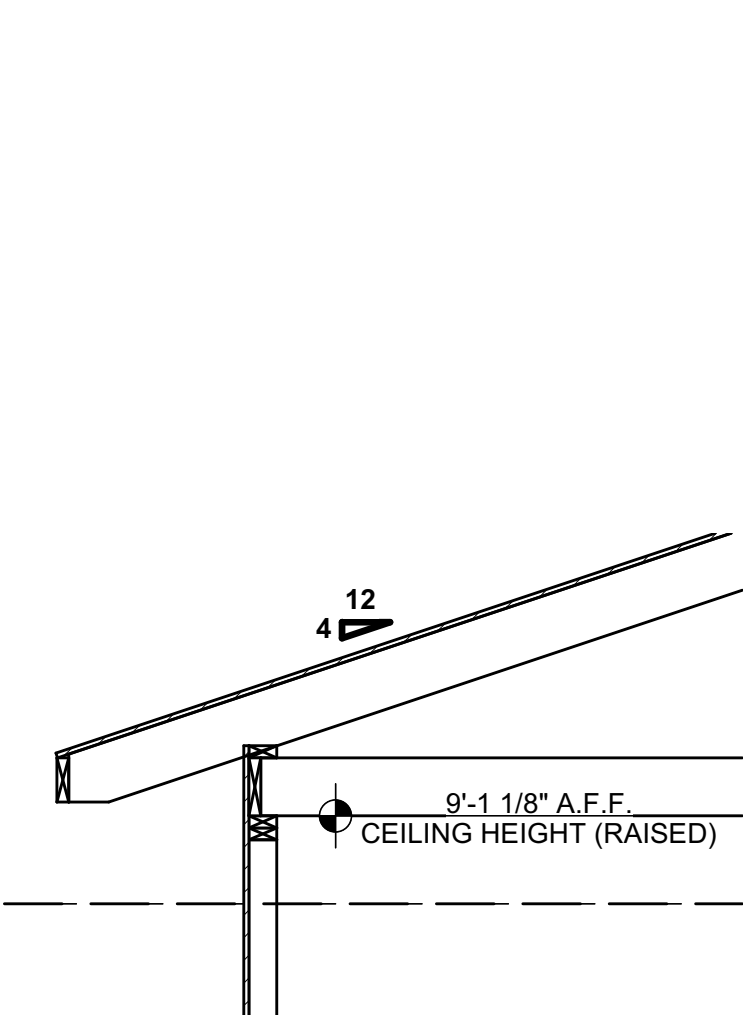
NOTES:

1. REFER TO CORNICE DETAILS AND ELEVATIONS FOR CORNICE AND SOFFIT INFORMATION.
2. REFER TO ROOF PLAN FOR ALL ROOF OVERHANG AND PITCH SPECIFICATIONS.
3. SEE STRUCTURAL DRAWINGS FOR EXACT STRUCTURAL FRAMING DESIGN.

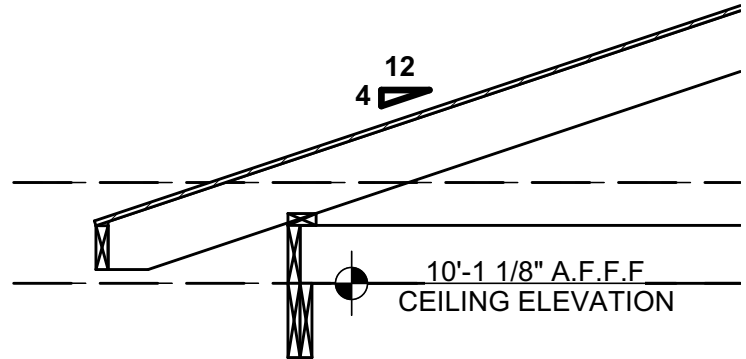
AFF = ABOVE FINISH FLOOR
AFFF = ABOVE FINISH FIRST FLOOR
AFSF = ABOVE FINISH SECOND FLOOR
VIF = VERIFY IN FIELD
BRG. = BEARING
COORD. = COORDINATE
CONT. = CONTINUOUS

4. REFER TO STRUCTURAL PLANS FOR ALL RAFTER, BEAM, JOIST SIZES AND CONNECTION INFORMATION.

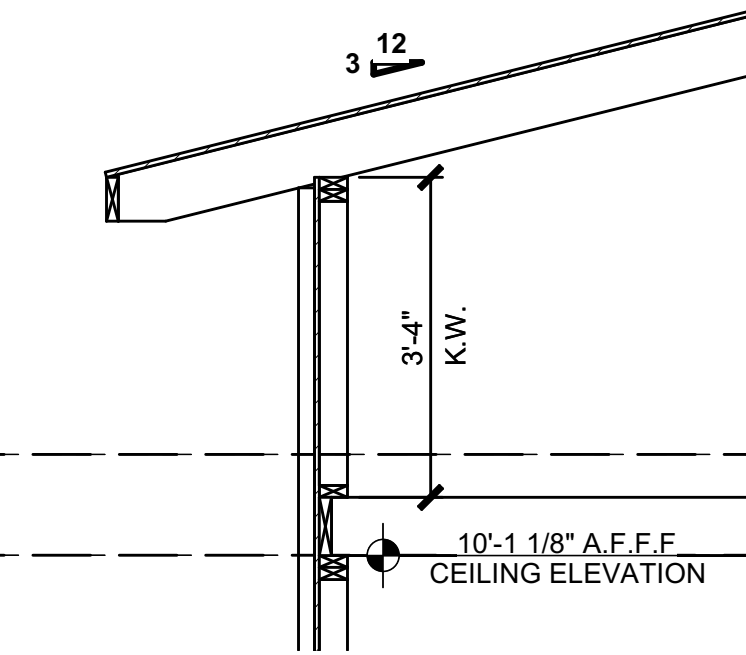
5. VERIFY ALL DIMENSIONS IN THE FIELD. CONTACT MCMILLAN DESIGN FOR CLARIFICATION OF ANY DISCREPANCIES.



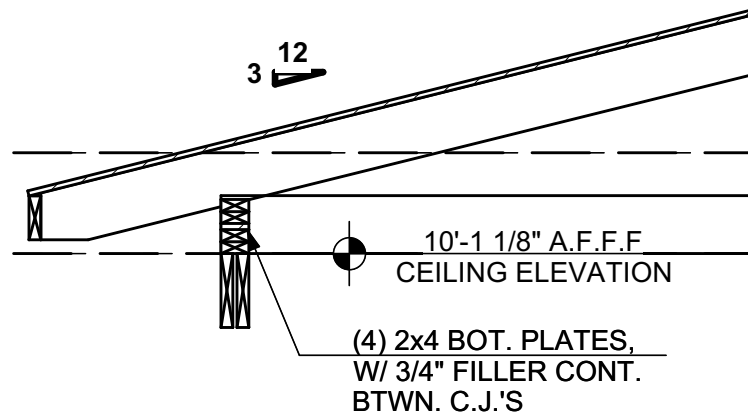
7
D-1
FRAMING DETAIL
Scale: 1/2" = 1'-0"



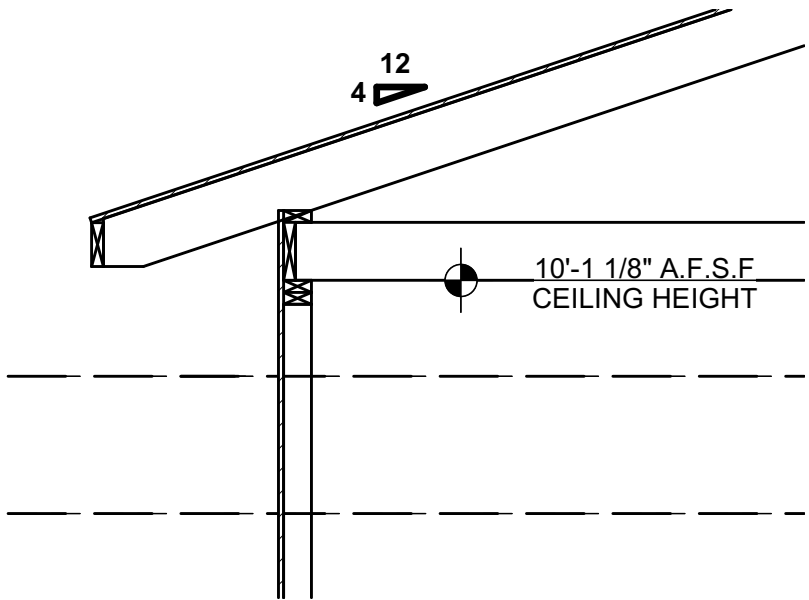
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D-1
FRAMING DETAIL
Scale: 1/2" = 1'-0"



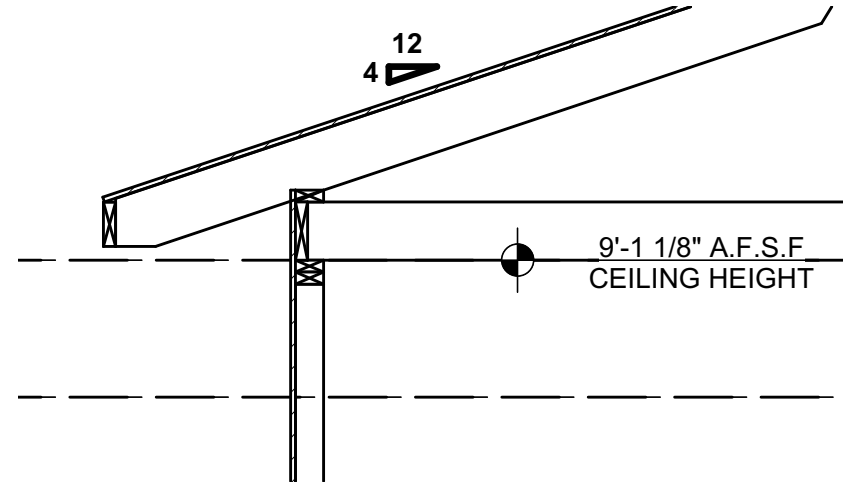
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D-1
FRAMING DETAIL
Scale: 1/2" = 1'-0"



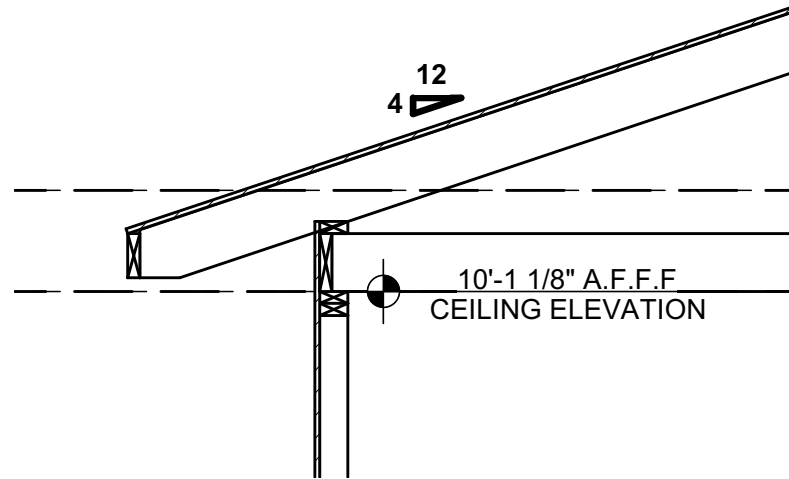
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D-1
FRAMING DETAIL
Scale: 1/2" = 1'-0"



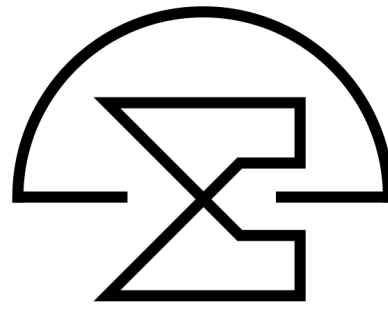
3
D-1
FRAMING DETAIL
Scale: 1/2" = 1'-0"



2
D-1
FRAMING DETAIL
Scale: 1/2" = 1'-0"



1
D-1
FRAMING DETAIL
Scale: 1/2" = 1'-0"



Porter Built Homes
Carriage Farms
Lot 12

Sheet Title:
Details

REVISIONS	
NUMBER	DATE

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Plan Number
M322-24
D-1

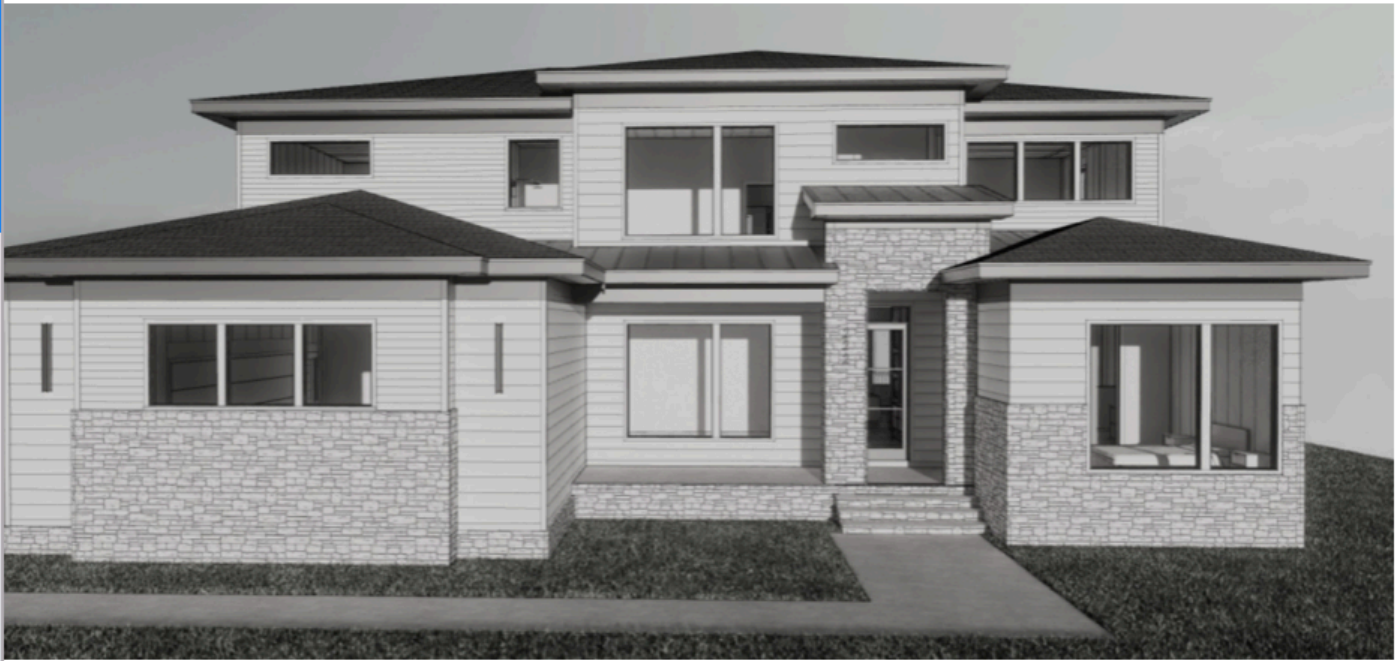
Sheet No.

Drawn By: TE

Date: 4/4/2025

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Exterior:



Landmark- Moire Black

Black metal Roof

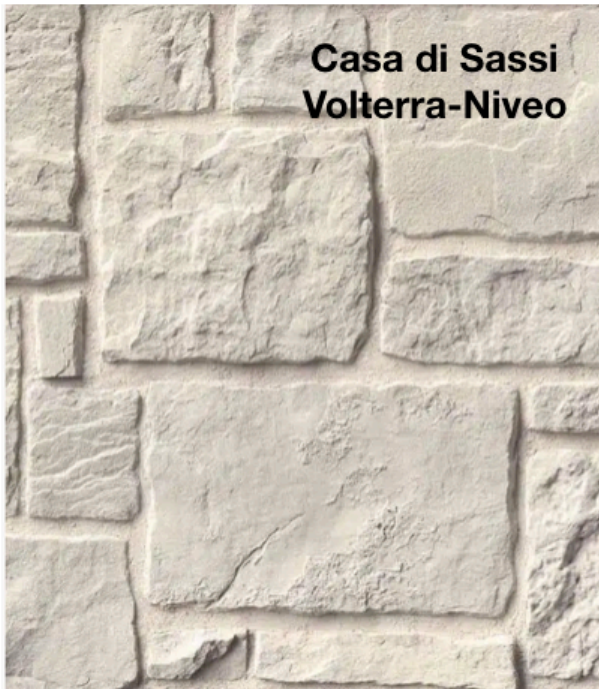
White Gutters



**SW 7005
Pure White**



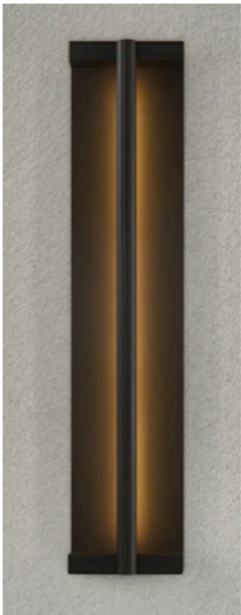
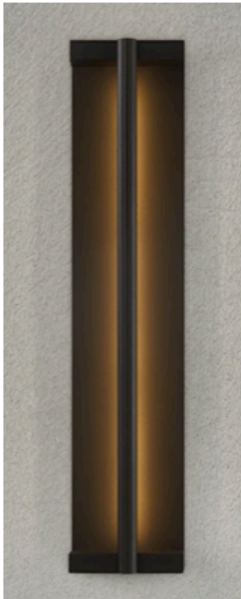
**Casa di Sassi
Volterra-Niveo**



Whole House

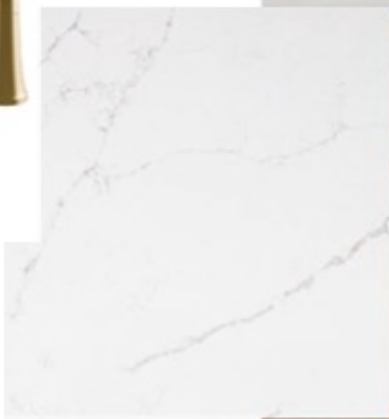
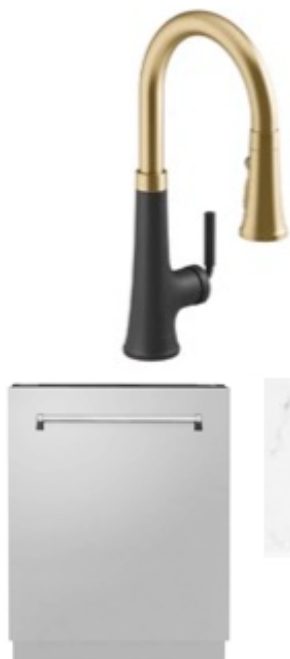
**SW 7030
Anew Gray**

Garage Doors



Black Windows

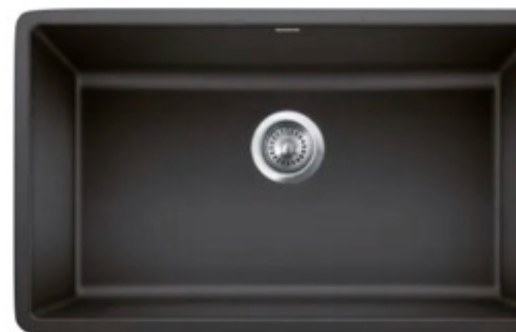
Kitchen:



Cloud Cover

OC-25

Scullery:

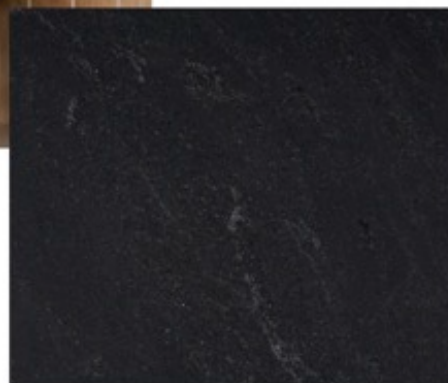


SW 6258

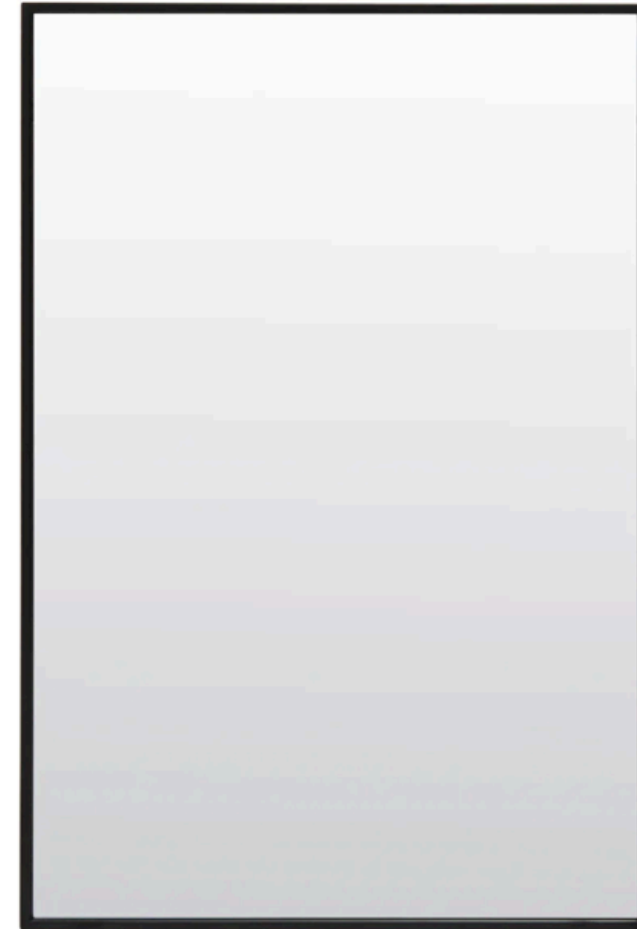
Tricorn Black

SW 9569

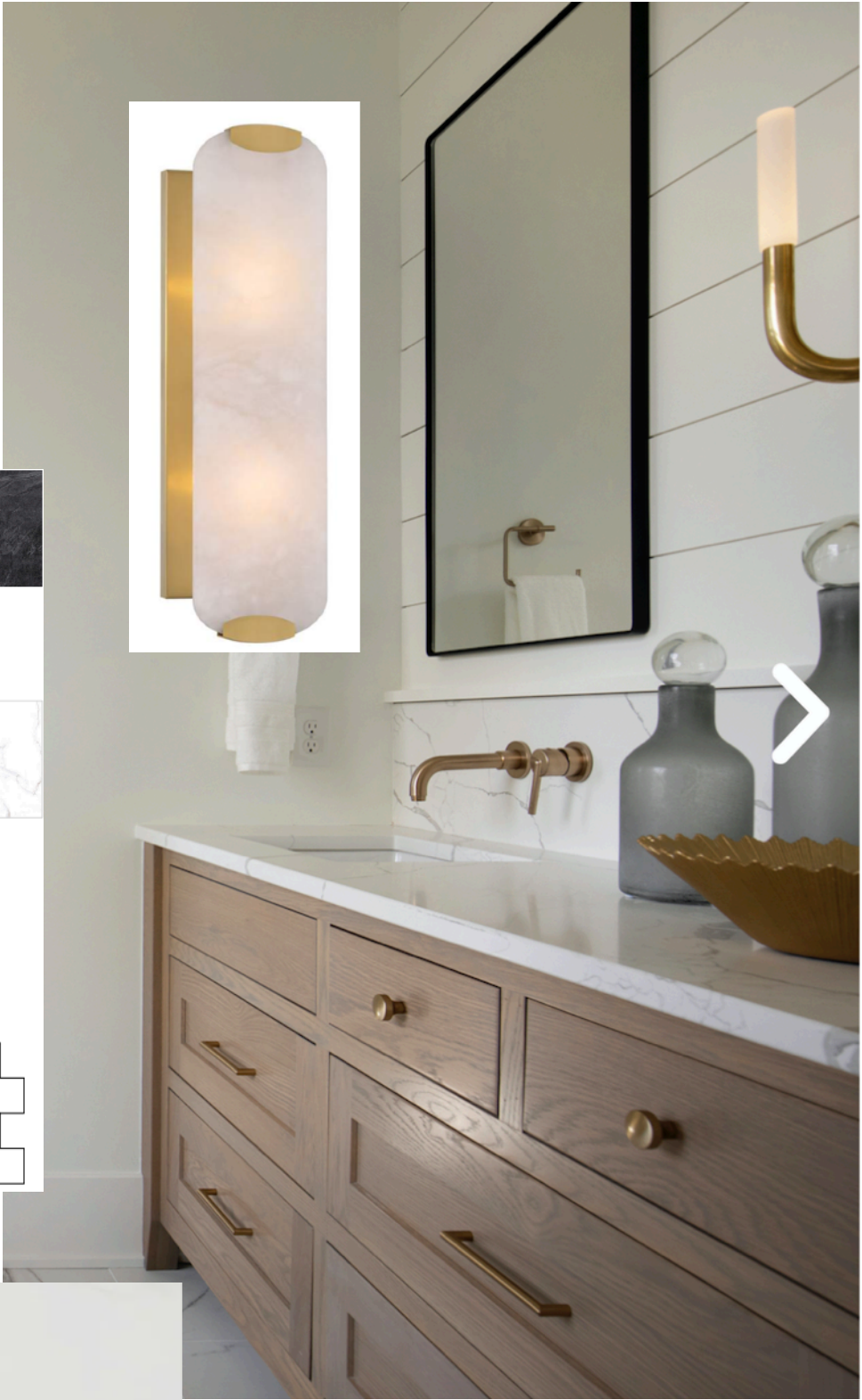
Alloy



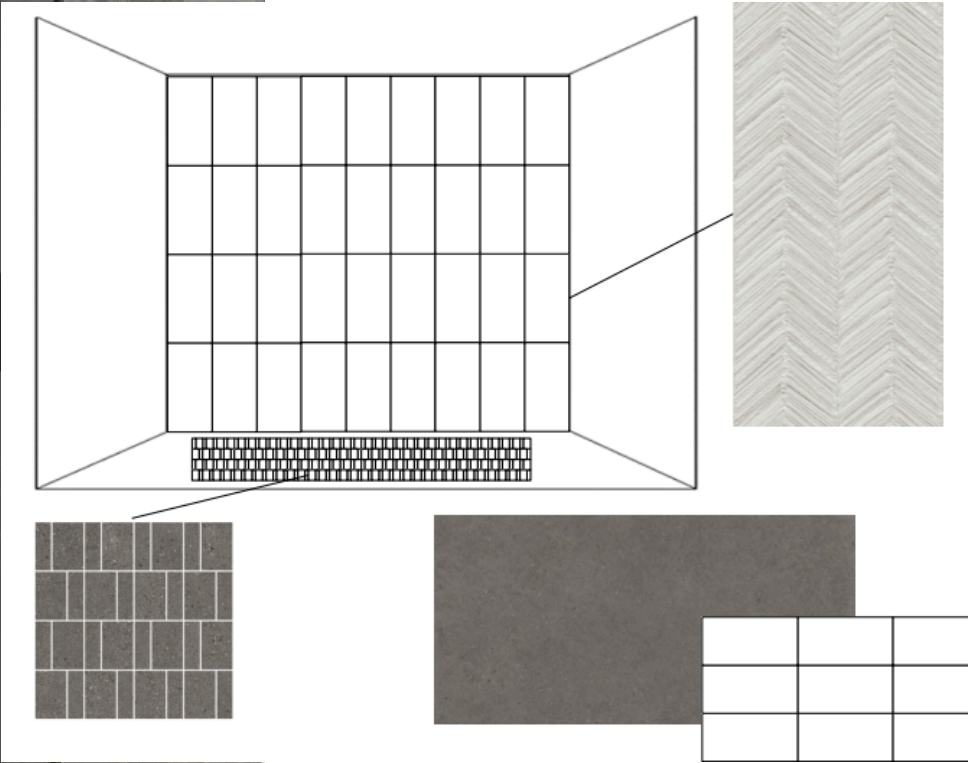
Powder Bath:



Master Bath:



BR#2 Bath:

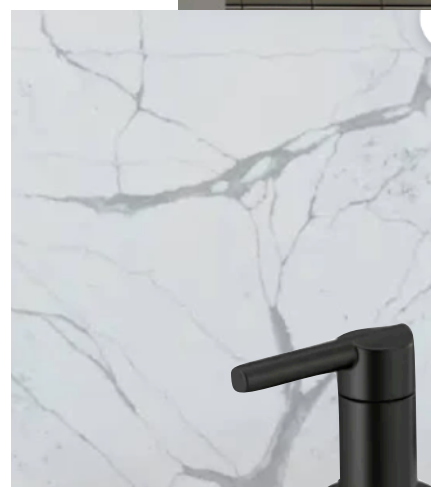
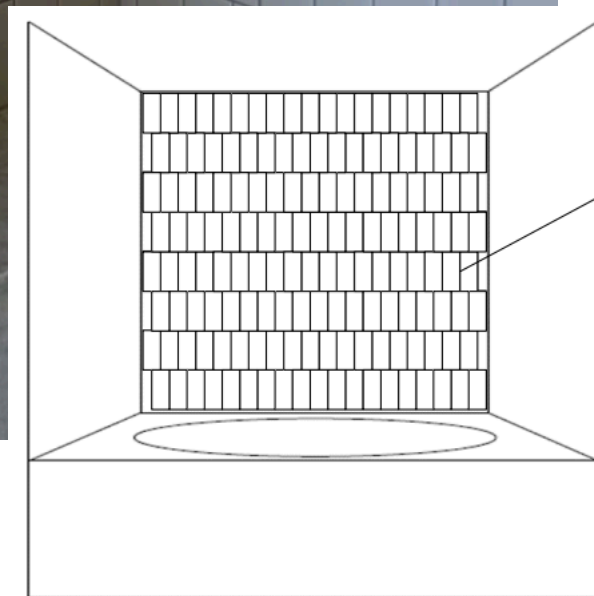
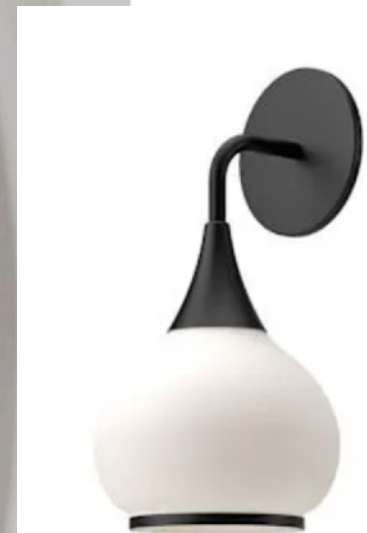
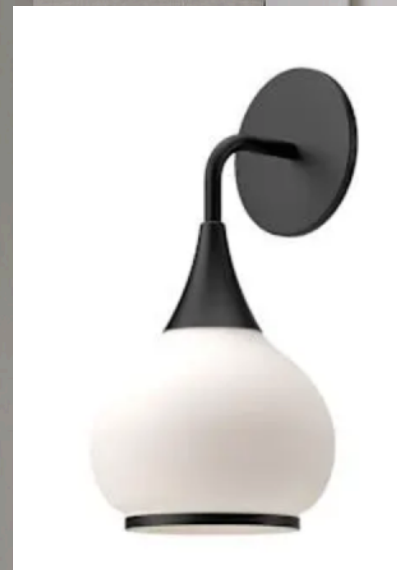
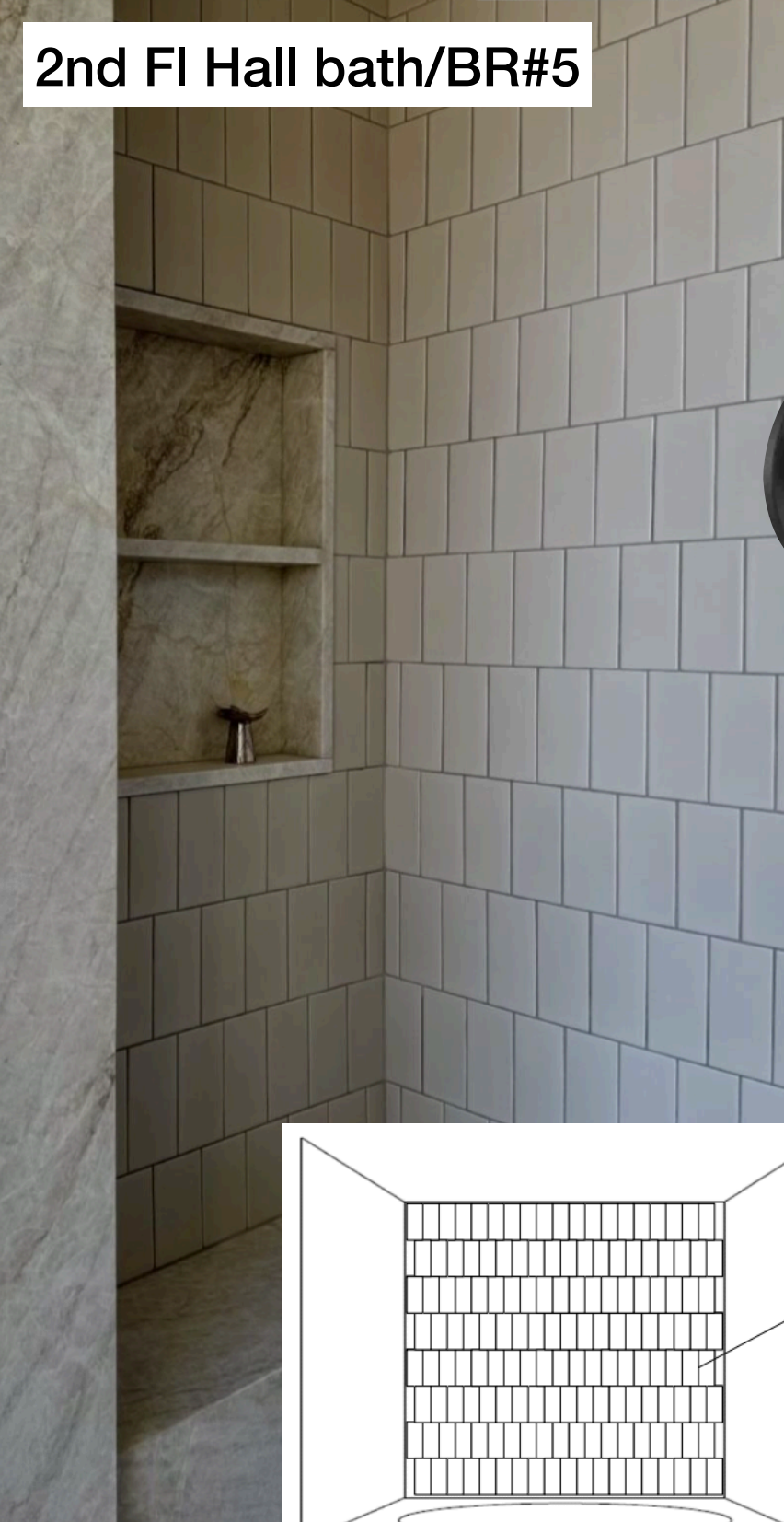


Balboa Mist

OC-27

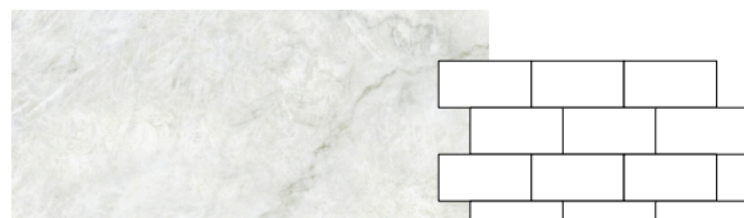


2nd Fl Hall bath/BR#5

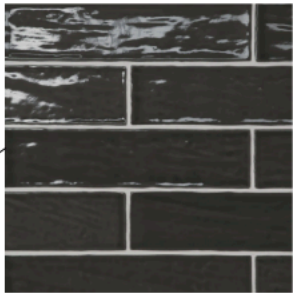
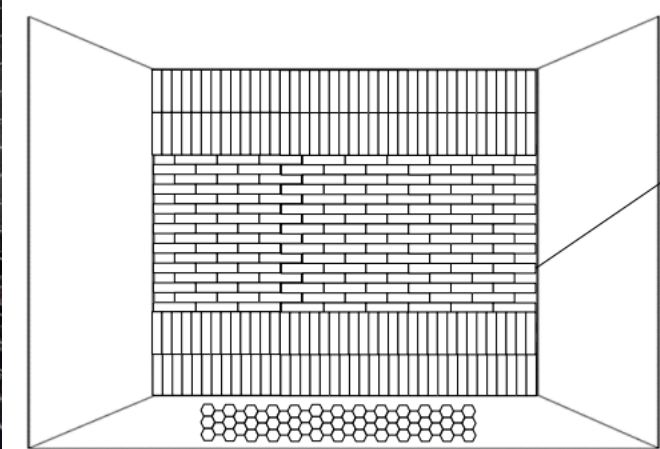
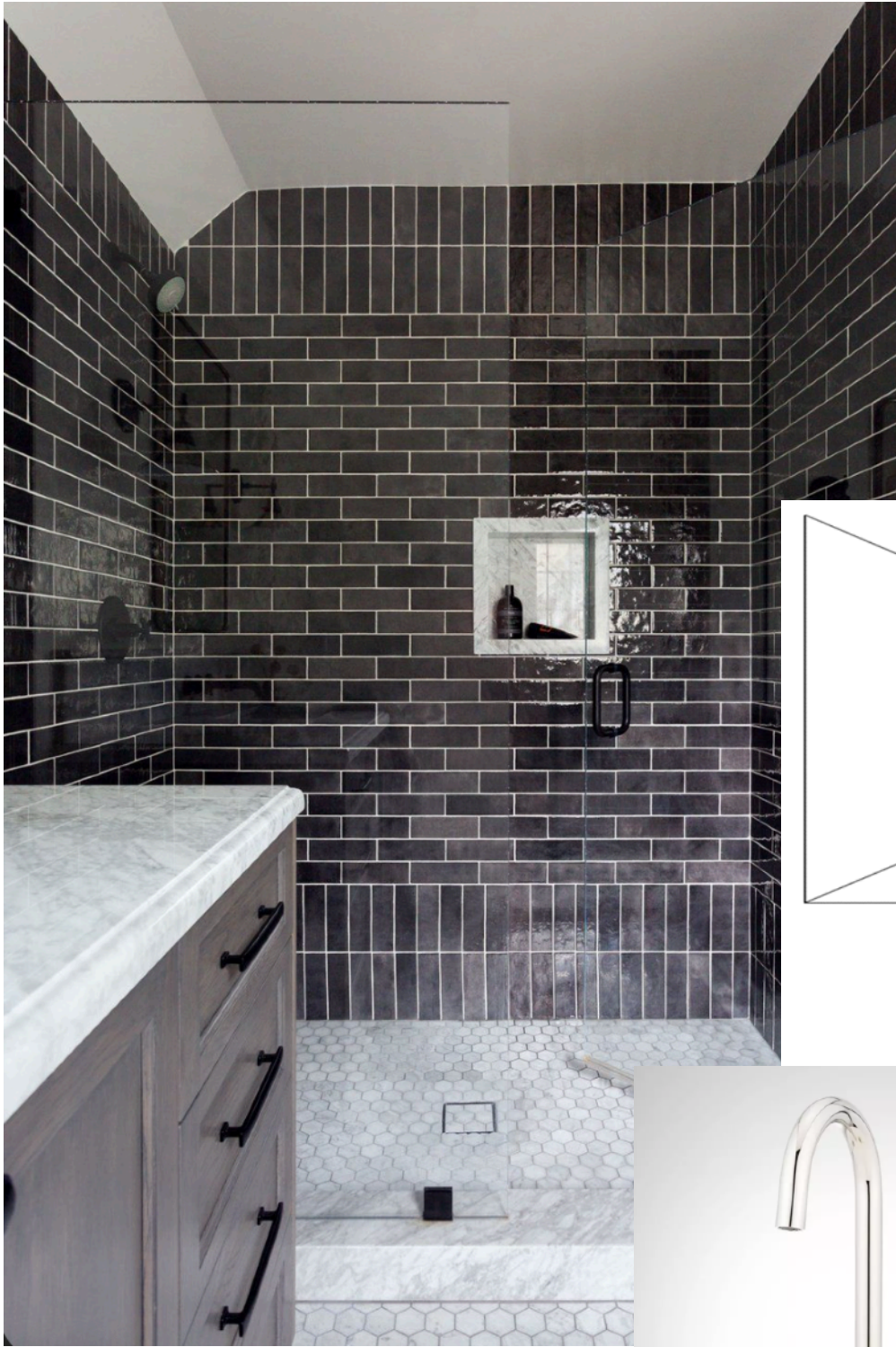


SW 9126

Honed Soapstone



BR#4 Bath:

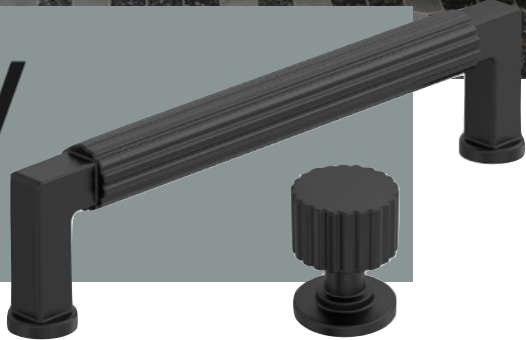


MAIN FLOOR & SHOWER FLOOR



Brewster Gray

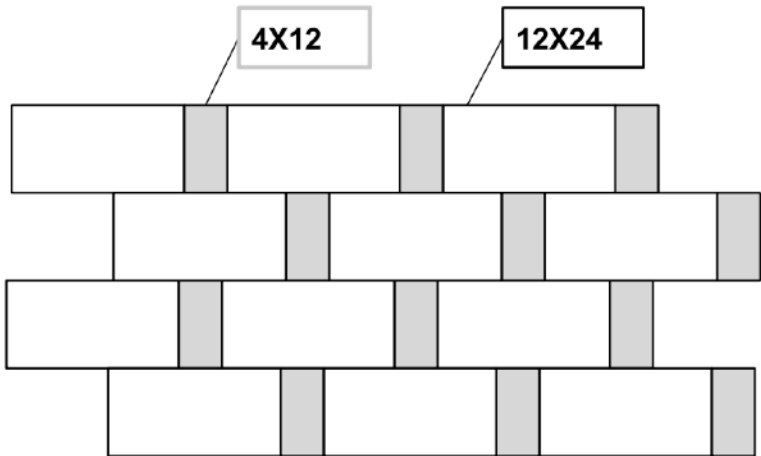
HC-162



Laundry Room:



No. 275
Purbeck Stone



Entry/Foyer:



Fireplace:



Porch:

Stone Fireplace
Stained Tongue & Groove Ceiling

