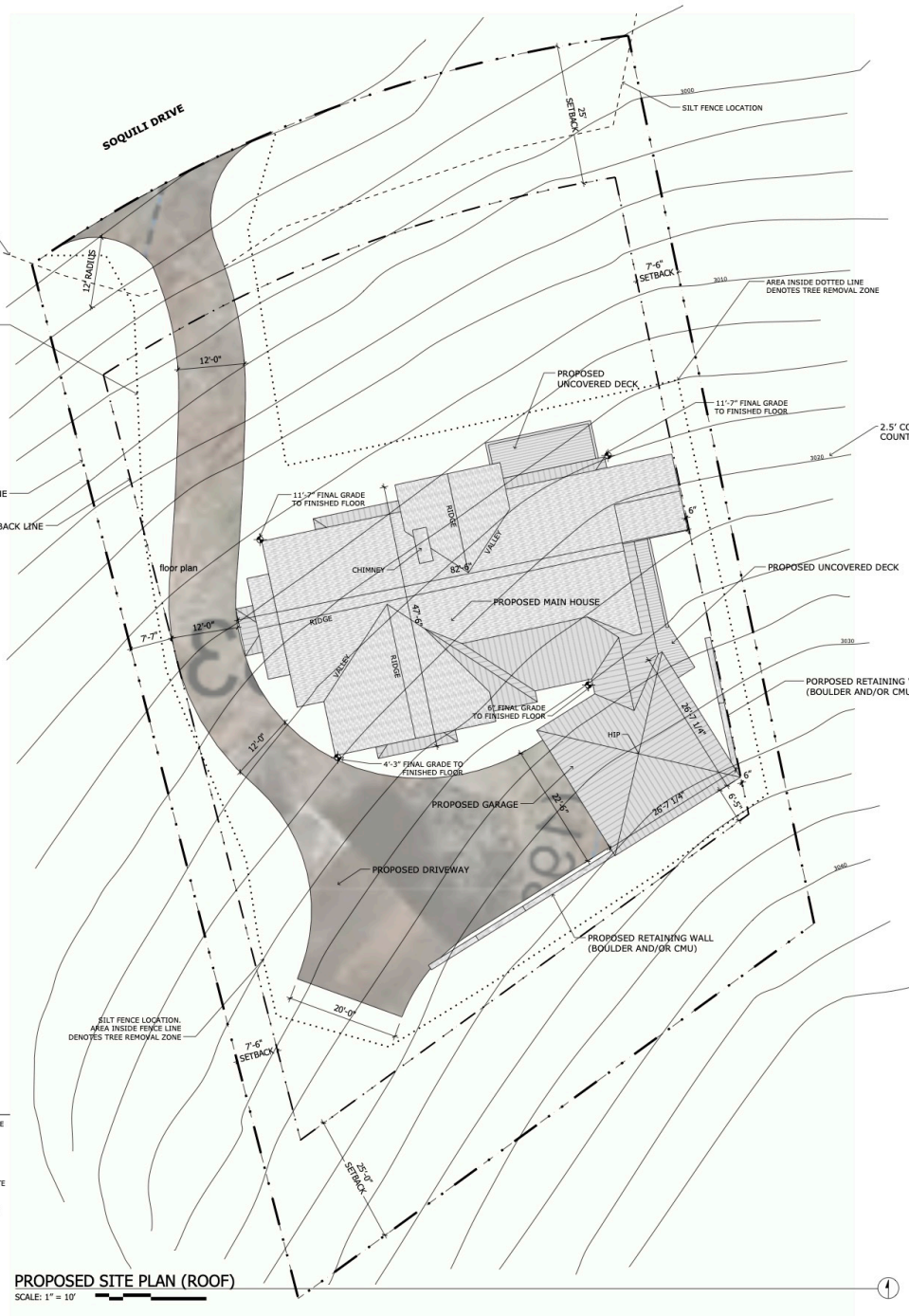

PROPOSED SITE PLAN (ROOF)

SCALE: 1" = 10'

NOTES:

1. THE PURPOSE OF THESE DRAWINGS IS TO ILLUSTRATE DESIGN INTENT IN CONJUNCTION WITH THE WRITTEN REPORT. THESE ARE NOT ARCHITECTURAL CONSTRUCTION DOCUMENTS.
2. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE FIELD VERIFIED
3. SITE INFORMATION GATHERED FROM THE TRANSYLVANIA COUNTY WEB G.I.S. AND IS APPROXIMATE
4. ALL ROOF SLOPES TO BE 9:12 OR 6:12 (NONE TO BE BELOW 5.5:12). ROOF OVERHANGS TO BE 12"-18".
5. ALL ROOF MATERIALS TO COMPLY WITH CONNESTEE FALLS ARCHITECTURAL GUIDELINES.
6. ALL GUTTERS, DOWNSPOUTS, AND TRIM TO BE INSTALLED WITHIN SETBACK LINES.

GENERAL NOTES:

1. THE PURPOSE OF THESE DRAWINGS IS TO ILLUSTRATED DESIGN INTENT IN CONJUNCTION WITH ANY WRITTEN REPORT. THESE ARE NOT ARCHITECTURAL CONSTRUCTION DOCUMENTS.
2. DO NOT SCALE DRAWINGS. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE FIELD VERIFIED.
3. CLARIFICATIONS, INTERPRETATIONS, OR SUPPLEMENTAL INFORMATION SHALL BE PROVIDED BY THE DESIGN CONSULTANT UPON REQUEST OF THE CONTRACTOR.
4. VERIFY BUILDING LAYOUT IN FIELD PRIOR TO EXCAVATION & REVIEW WITH DESIGN CONSULTANT PRIOR TO PROCEEDING.
5. DRAWINGS AND ANY SPECIFICATIONS OR WRITTEN REPORT ARE COMPLEMENTARY. WHAT IS REQUIRED BY ONE PART OF THE DOCUMENTS SHALL BE CONSTRUED TO BE REQUIRE BY ALL ASSOCIATED OR RELATED ITEMS OF WORK.
6. ALL WORK SHALL BE PERFORMED IN FULL ACCORDANCE WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND ORDINANCES.
7. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF ALL NECESSARY PERMITS, INSPECTIONS, TESTS, APPROVALS, AND SCHEDULES AND SECURE NECESSARY INSPECTIONS.
8. CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN, WORKMANLIKE ORDER. MATERIALS, TOOLS, AND EQUIPMENT SHALL BE STORED IN A SAFE AND SECURE FASHION. DEBRIS SHALL NOT BE LEFT TO INCUMBER THE SITE OR CREATE UNSAFE CONDITIONS. DEBRIS SHALL BE REMOVED FROM THE SITE ON A REGULAR BASIS. CONTRACTOR IS TO PROTECT ANY CONSTRUCTED WORK AT ALL TIMES.
9. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO EDGE OF FRAMING, INSIDE FACE OF MASONRY, OR CENTERLINE OF WINDOW OR DOOR UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL COORDINATE WITH OWNER, DESIGN CONSULTANT, AND SEPARATE CONTRACTORS FOR ITEMS FURNISHED AND/OR INSTALLED BY OTHERS FOR EXACT LOCATIONS AND PROPER FIT, AND SCHEDULE THEM FOR WORK.
11. LIMITS OF WORK, CONSTRUCTION BARRIERS, AND SEDIMENT CONTROL FENCES SHALL BE ESTABLISHED AS REQUIRED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. CONTRACTOR SHALL REVIEW LIMITS WITH OWNER AND ESTABLISH POLICIES AND PROCEDURES TO ASSURE CONTINUOUS SAFE USE AND ACCESS TO EXISTING FACILITIES TO REMAIN IN USE THROUGH CONSTRUCTION. CONTROL SHALL INCLUDE CONSTRUCTION ACTIVITIES, MATERIAL AND DEBRIS STORAGE EQUIPMENT STORAGE, AND PARKING.
12. SITE INFORMATION GATHERED FROM WEB GIS AND IS APPROXIMATE - FIELD VERIFY.
13. A PROFESSIONAL ENGINEER SHALL REVIEW ALL PLANS AND DESIGN ALL STRUCTURAL COMPONENTS IN COORDINATION WITH THE CONTRACTOR.

AREA CALCULATIONS:

MAIN LEVEL	
HEATED LIVING SPACE:	2,364 SQ. FT.
ATTACHED GARAGE:	631 SQ. FT.
SCREENED PORCH:	180 SQ. FT.
COVERED PORCH/DECK:	97 SQ. FT.
SUBTOTAL:	3,272 SQ. FT.
OPEN DECK:	300 SQ. FT.

LOWER LEVEL	
HEATED LIVING SPACE:	1,210 SQ. FT.
UNHEATED BASEMENT:	374 SQ. FT.
CRAWL SPACE:	675 SQ. FT.
SUBTOTAL:	2,258 SQ. FT.
OPEN PATIO:	189 SQ. FT.

TOTALS	
TOTAL HEATED LIVING SPACE:	**3,574 SQ. FT.**
TOTAL UNDER ROOF:	**5,530 SQ. FT.**

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MOUNTAIN CRAFT HOMES
U18 LOT 21 SOQUILI DRIVE, CONNESTEE FALLS
BREVARD, NC

2019.11.06 DESIGN DEVELOPMENT SET (PRELIMINARY)

Site Plan

A1.01