

NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED
Limited building only review
Permit holder responsible for full compliance with the code

05/22/2020




ELEVATION NOTES:
GRADE ELEVATIONS SHOWN DO NOT NECESSARILY REFER TO THIS OR ANY OTHER LOT. THEY ARE FOR DIAGRAMMATIC PURPOSES ONLY AND MAY VARY. BUILDER IS RESPONSIBLE FOR ADAPTING THIS PLAN TO SUIT THE EXISTING TOPOGRAPHY OF THE SITE.

ROOF VENTILATION TO BE DETERMINED BY BUILDER AS PER CODE.

ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MIN. NET CLEAR OPENING OF 4.0 SQ. FT. THE MIN NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 20". THE MIN NET CLEAR OPENING WIDTH SHALL BE 20".

EACH EGRESS WINDOW FROM SLEEPING ROOMS MUST HAVE A SILL HIGHT OF NO MORE THAN 44" FROM THE FLOOR. ALL WINDOW SIZES ARE NOMINAL AND ARE TO BE VERIFIED WITH MANUFACTURER FOR AVAILABILITY AND CONFORMITY TO STATE AND LOCAL CODE REQUIREMENTS.

PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 32" IN HEIGHT.

I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.
CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS.
ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

1.1 This plan has been drawn to comply with the 2018 NC Building Code

- 1.2 Minimum Design Loads for Building and Other Structures ASCE 7-98
- 2 Roof Dead Load 15 P&F
 - 3 Roof Live Load 20 P&F
 - 4 Typical Floor Dead Load 10 P&F
 - 5 Floor Live Loads
 - 5.1 Rooms other than sleeping rooms 40 P&F
 - 5.2 Sleeping Rooms 30 P&F
 - 5.3 Stairs 40 P&F
 - 5.4 Decks 40 P&F
 - 5.5 Exterior Balconies 60 P&F
 - 6 Wind Loads
 - 6.1 Ultimate Design Wind Speeds 15 MPH
 - 6.2 Wind Importance Factor, I_w 1.00
 - 6.3 Exposure B
 - 6.4 Walls (Component and Cladding) 25 P&F
 - 6.5 Roofs (Component and Cladding)
 - 6.5.1 Roof Slopes 2.25/12 to 7/12 34.8 P&F
 - 6.5.2 Roof Slopes 7/12 to 12/12 21 P&F

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 NC Uniform Building Code, Local Agencies and in accordance with good engineering practices. Verify all dimensions prior to construction.



FRONT ELEVATION

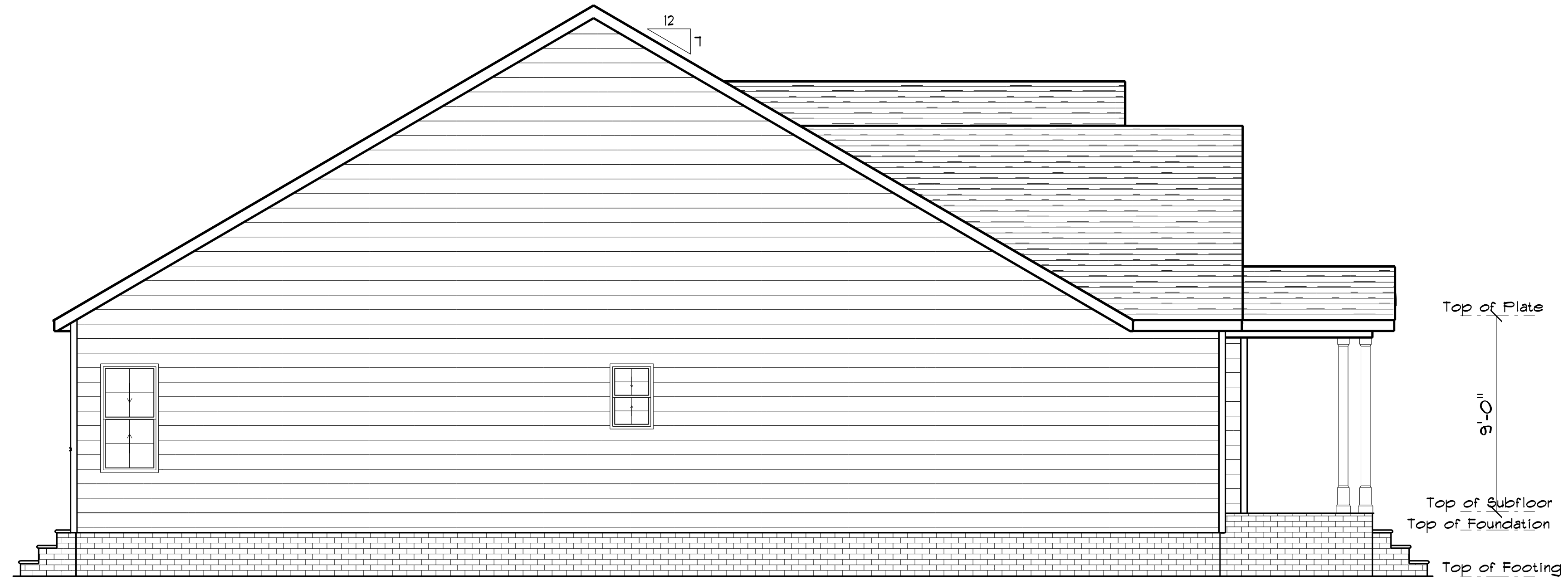
FENESTRATION CALCULATIONS

| Floor | Height Of Ext. Wall | Area Of Ext. Wall | Ext. Wall |
|-------|---------------------|-------------------|---------------------------------|
| 1st | | | |
| 2nd | 9' | 2270 | 2270 |
| other | | | |
| | | 2270 | Total Sq. Ft. of Exterior Walls |

| Total Fenestration | Total Exterior Walls | Percentage of wall openings |
|--------------------|----------------------|-----------------------------|
| 224 | 2270 | 10% |

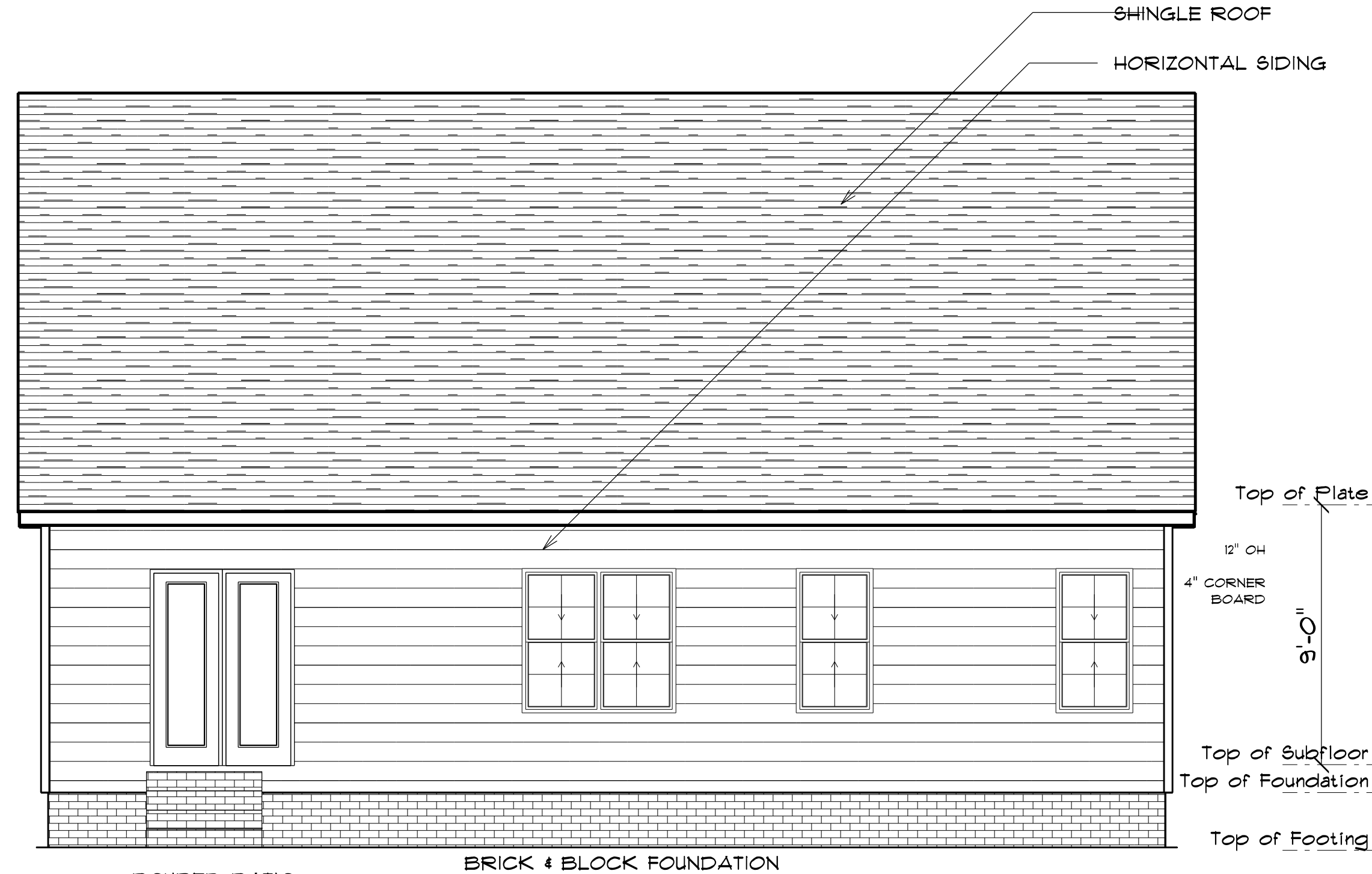
Above Grade Walls Surrounding Heated Space

NOTE:
 REAR & SIDE WINDOWS MATCH FRONT
 ALL WINDOWS ARE SINGLE HUNG



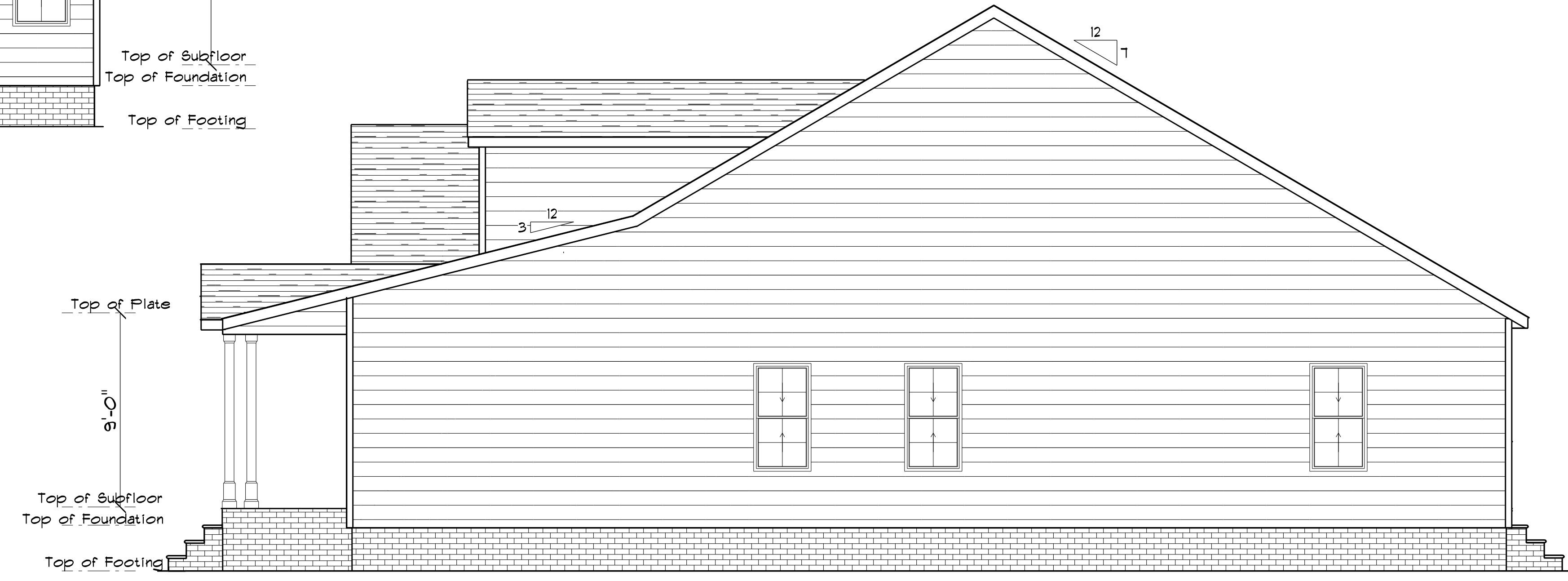
LEFT ELEVATION

SCALE: 1" = 1/4"



REAR ELEVATION

SCALE: 1" = 1/4"



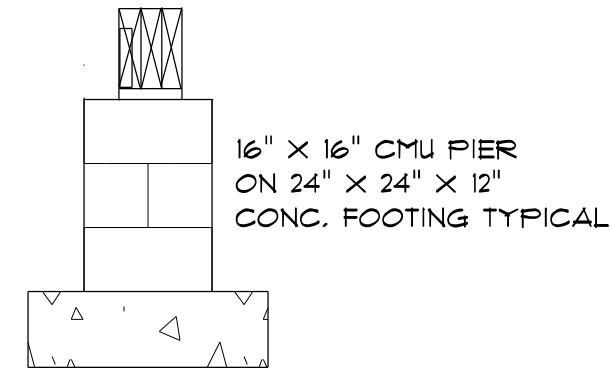
RIGHT ELEVATION

SCALE: 1" = 1/4"

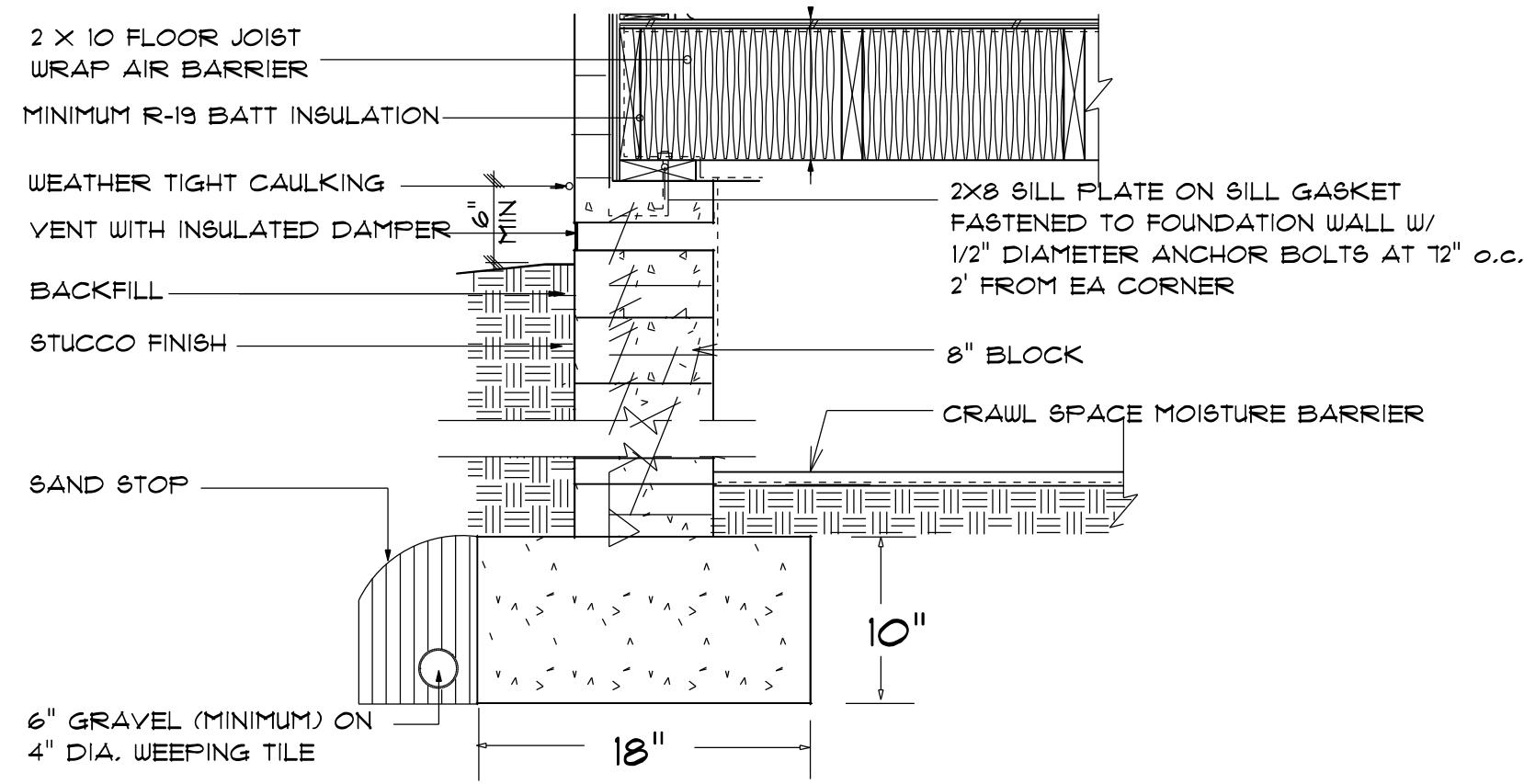
TYPICAL WALL: 8" BLOCK W/ 18" X 10" FOOTING
 3- 2 X 10'S GIRDER
 2 X 10'S 16" OC JOIST

FOUNDATION NOTES:
 ALL FOOTINGS SHALL BEAR ON ORIGINAL UNDISTURBED SOIL.
 THE 28 DAY COMPRESSIVE STRENGTH OF ALL FOOTINGS IS 3000 PSI
 PROVIDE WATER PROOFING AND PERIMETER DRAINS AS REQUIRED.
 FOUNDATION CONCRETE MIX TO HAVE 1-1/2" MAX AGGREGATE SIZE. CONCRETE FILL MIX TO HAVE 1/2" MAX AGGREGATE SIZE.
 FOOTING WIDTHS ARE BASED ON A LOAD-BEARING SOIL CAPACITY OF 2000 PSI.
 PROVIDE 6 MIL POLY VAPOR BARRIER TO COVER GROUND SURFACE IN CRAWL SPACE
 ALL ANCHOR BOLTS TO BE 12" LONG, 1/2" DIA. A36 UNO ANCHOR BOLTS SHALL BE SPACED AT A MAX OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

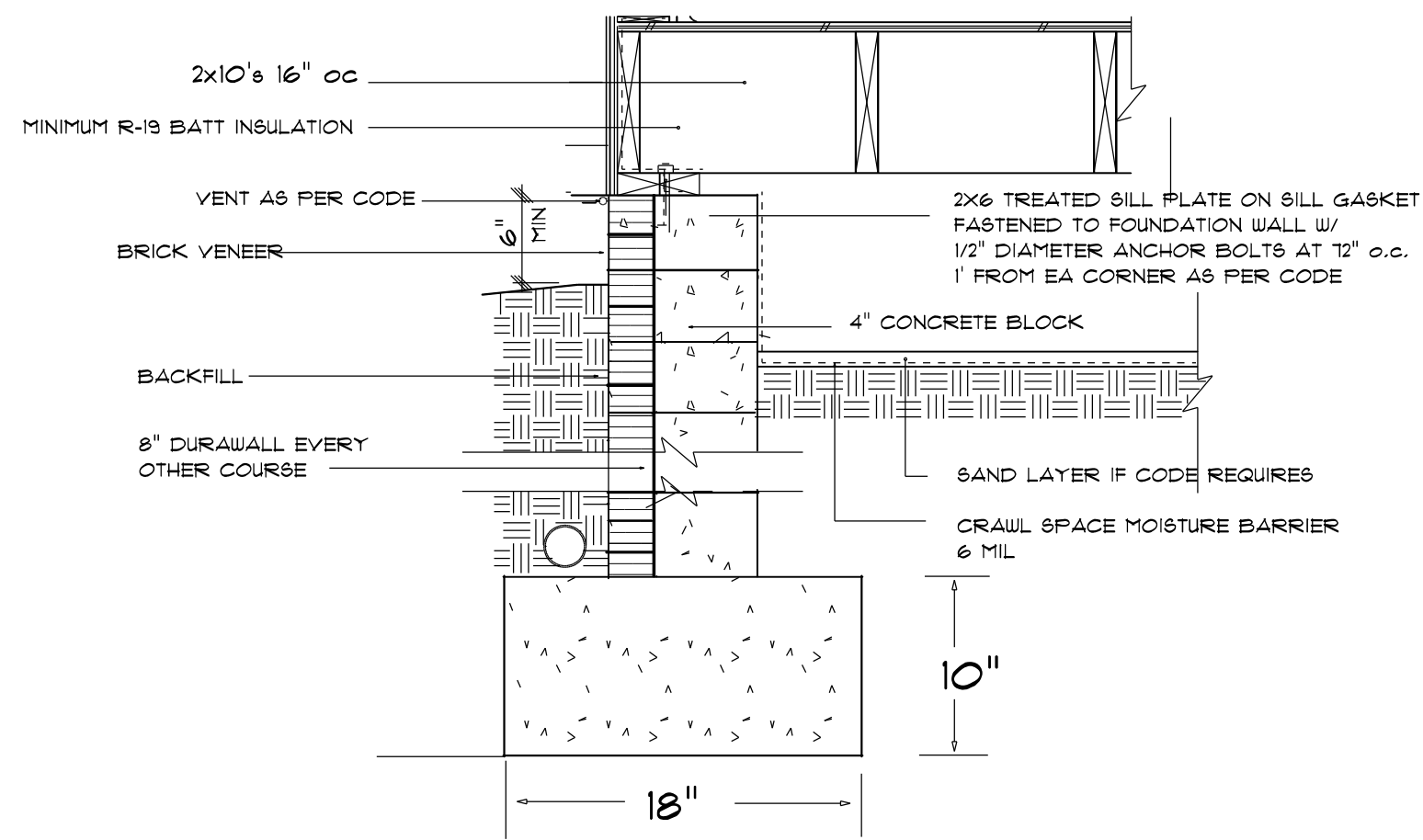
Termite Soil Treatment: Treat entire slab area soil or crawl space surface before vapor barrier is installed and slab is poured with a state approved termiticide. Termiticide should be applied by a licensed and certified pest control professional by the state of North Carolina.



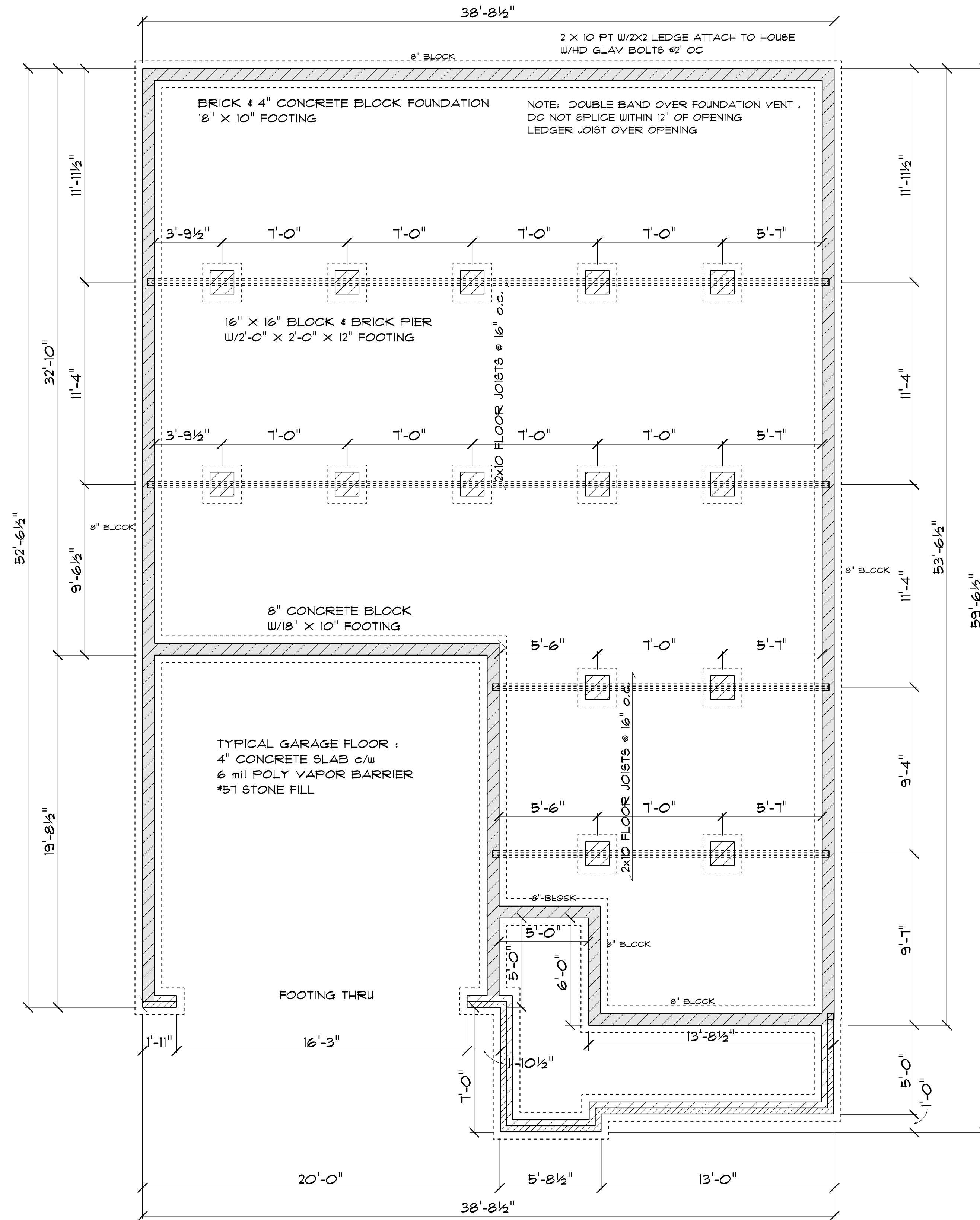
CONCRETE BLOCK PIER DETAIL
 not to scale



BLOCK FOUNDATION DETAIL
 not to scale



BRICK & BLOCK FOUNDATION DETAIL
 not to scale



| OPENING SCHEDULE | | | |
|-------------------|-------|--------------------|------------------------|
| SIZE | COUNT | LIBRARY NAME | R.O. SIZE |
| 2'-4" x 4'-0" | 2 | Window/Single Hung | R.O. 28" x 48" |
| 2'-8" x 5'-0" | 6 | Window/Single Hung | R.O. 32" x 60.1/2" |
| 2'-8" x 5'-0" Dbl | 2 | Window/Single Hung | R.O. 64.1/2" x 60.1/2" |
| 2'-0" x 3'-0" | 1 | Window/Single Hung | R.O. 24" x 36" |

GENERAL FRAMING NOTES:

ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED

FRAMING LUMBER SHALL BE SYP #2 GRADE AND/OR SPRUCE PINE FIR #1 AND/OR #2, KILN DRIED.

WHERE PRE-ENGINEERED JOISTS ARE USED, JOIST MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N.C. ENGINEER.

STUDS AND JOISTS SHALL NOT BE CUT TO INSTALL PLUMBING OR WIRING WITHOUT ADDING METAL OR WOOD SIDE PANELS TO STRENGTHEN THE MEMBER TO ITS ORIGINAL CAPACITY.

NAIL MULTIPLE MEMBERS WITH 2 ROWS OF 16d NAILS STAGGERED 32" OC AN USE 3-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF POST DOWNS UNO.

NAIL FLOOR JOISTS TO GILL PLATE WITH 8d TOE NAILS.

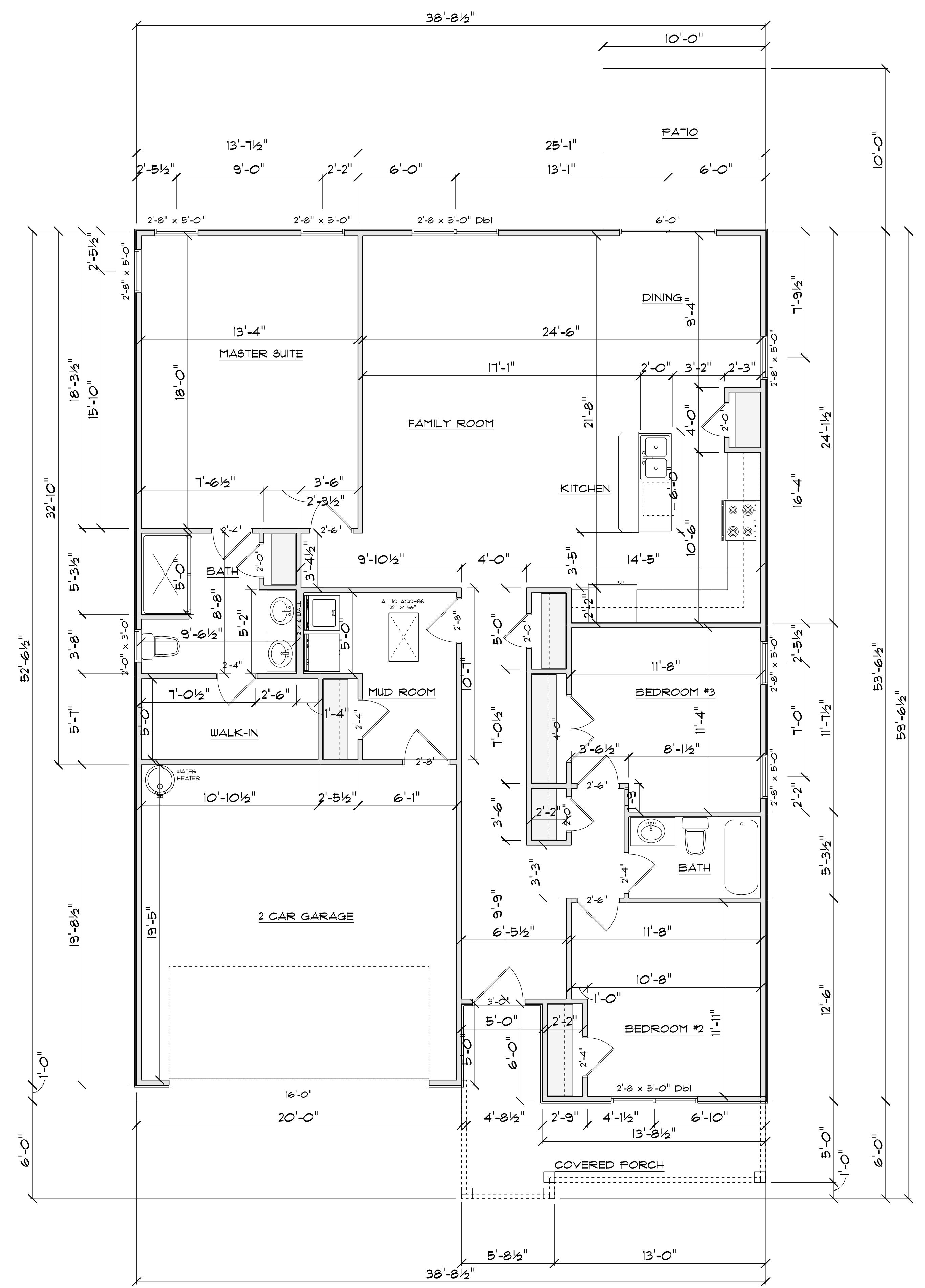
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

ALL FRAMING TO BE 16" OC UNO. WALL FRAMING DIMENSIONS ARE BASED ON 2 X 4 STUDS UNO. DOUBLE STUDS UNDER ALL HEADERS.

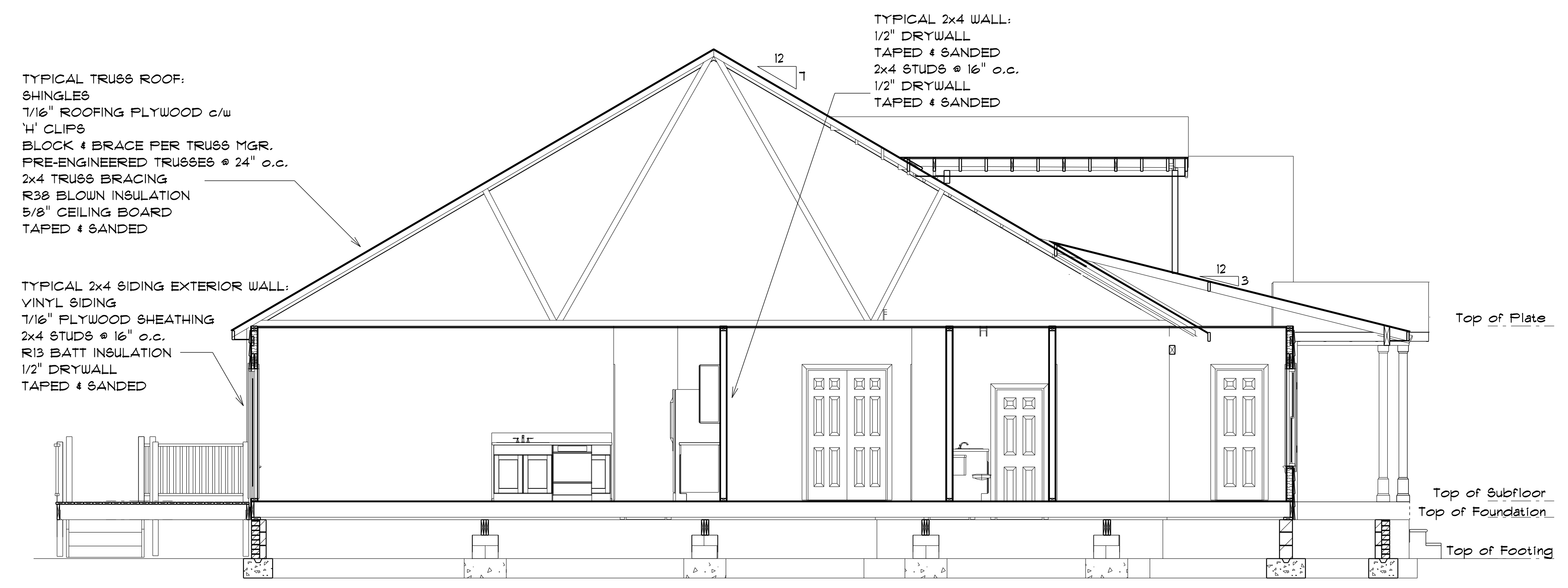
LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



FLOOR PLAN
SCALE: 1" = 1/4"

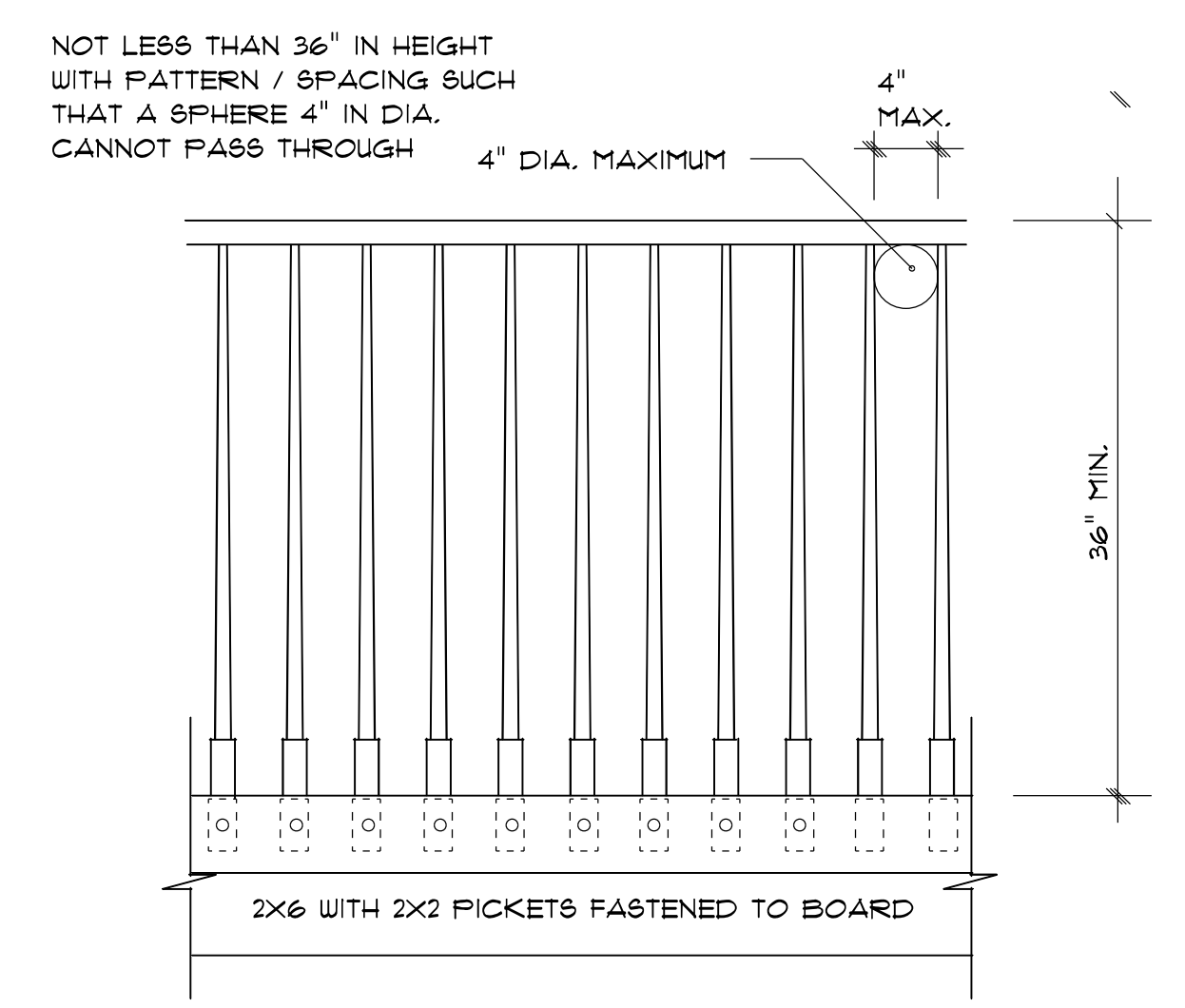
| AREA SCHEDULE | |
|-------------------|---------------|
| NAME | AREA |
| Heated Floor Area | 1651.4 sq ft. |
| Garage | 399.1 sq ft. |
| Covered Porch | 128.3 sq ft. |
| Deck | 101.0 sq ft. |



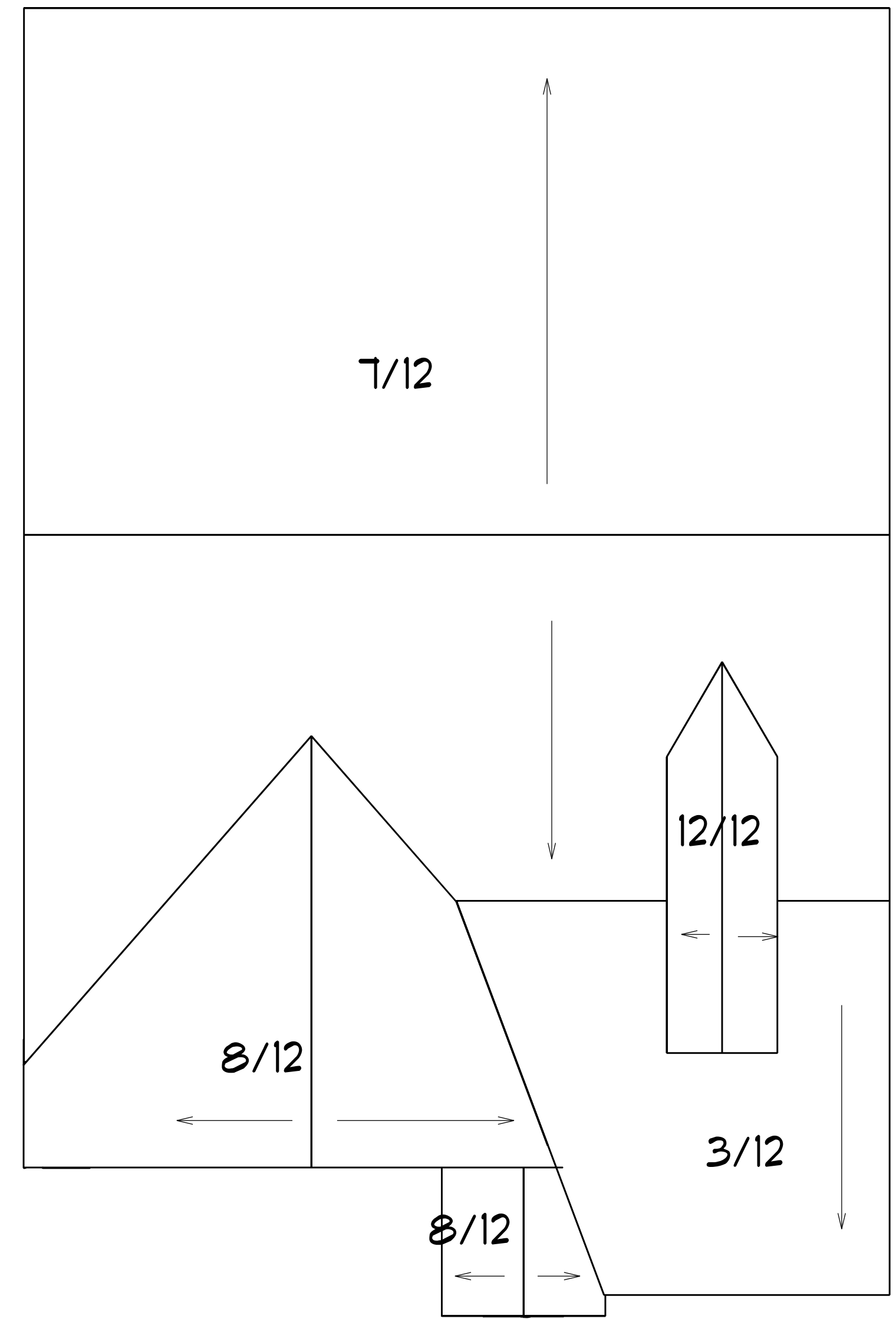
SECTION A
SCALE: 1" = 1/4"



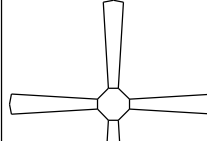










DORMER DETAIL PLAN
SCALE: 1" = 1/4"



DECK RAILING DETAIL
HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE



ROOF PLAN
SCALE: 1" = 1/8" 12" OVER HANG ALL

| ELECTRICAL LEGEND | | |
|-----------------------|-------|---|
| ELECTRICAL | COUNT | SYMBOL |
| ceiling fan | 2 |  |
| 7" led disk light | 12 |  |
| outdoor ceiling light | 2 |  |
| foyer light | 1 |  |
| dinning room light | 1 |  |
| 10" led disk light | 2 |  |
| fluorescent light | 2 |  |
| coach light | 2 |  |
| small coach light | 2 |  |
| flood light | 2 |  |
| vanity light | 3 |  |

