

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 22". 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 MANUFACTURERS 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.

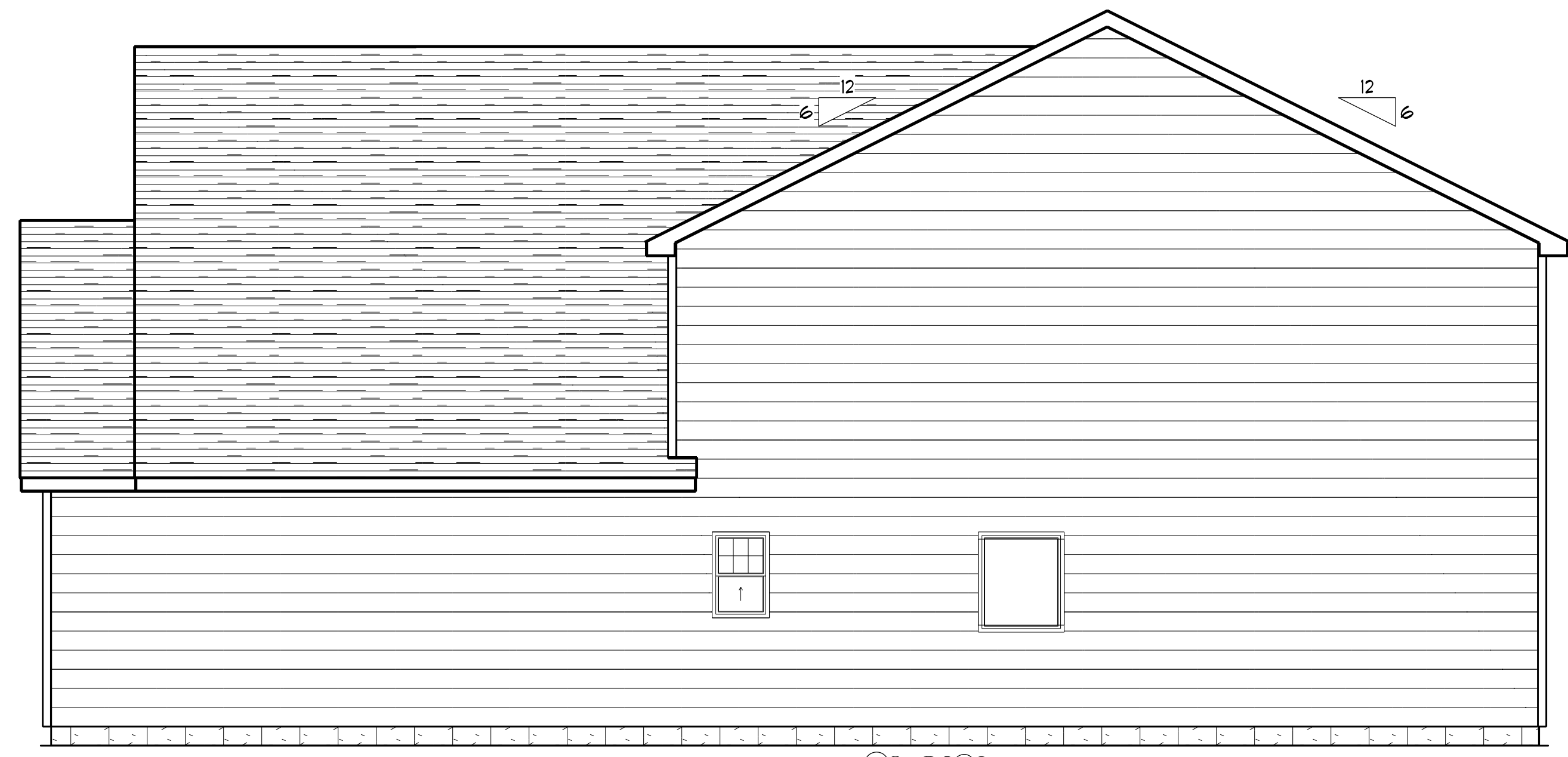
1.1 This plan has been drawn to comply with the 2018 NC Building Code

- 1.2 Minimum Design Loads for Building and Other Structures ASCE 7-95
- 2 Roof Dead Load 115 P5F
 - 3 Roof Live Load 20 P5F
 - 4 Typical Floor Dead Load 10 P5F
 - 5 Floor Live Loads
 - 5.1 Rooms other than sleeping rooms 40 P5F
 - 5.2 Sleeping Rooms 30 P5F
 - 5.3 Stairs 40 P5F
 - 5.4 Decks 40 P5F
 - 5.5 Exterior Balconies 60 P5F
 - 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 P5F
 - 6.5 Roofs (Component and Cladding)
 - 6.5.1 Roof Slopes 2.25/12 to 7/12 34.8 P5F
 - 6.5.2 Roof Slopes 7/12 to 12/12 21 P5F

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.

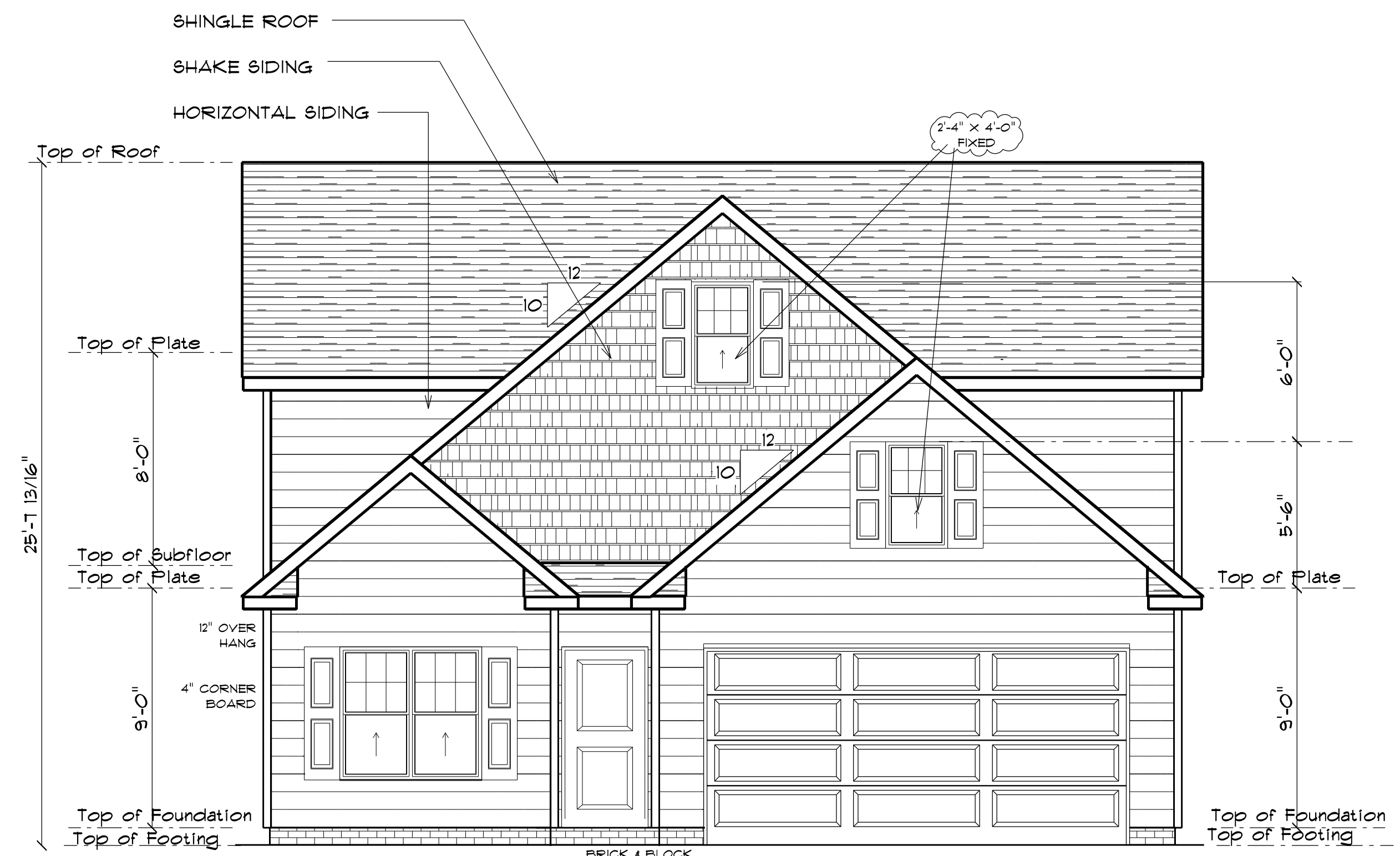
FENESTRATION CALCULATIONS

Total Fenestration	Total Exterior Walls	Percentage of wall openings
208 sq ft	2538	9%



RIGHT ELEVATION
 SCALE: 1" = 1/4"

BLOCK W/STUCCO FINISH



FRONT ELEVATION
 SCALE: 1" = 1/4"

BRICK + BLOCK



LEFT ELEVATION
 SCALE: 1" = 1/4"

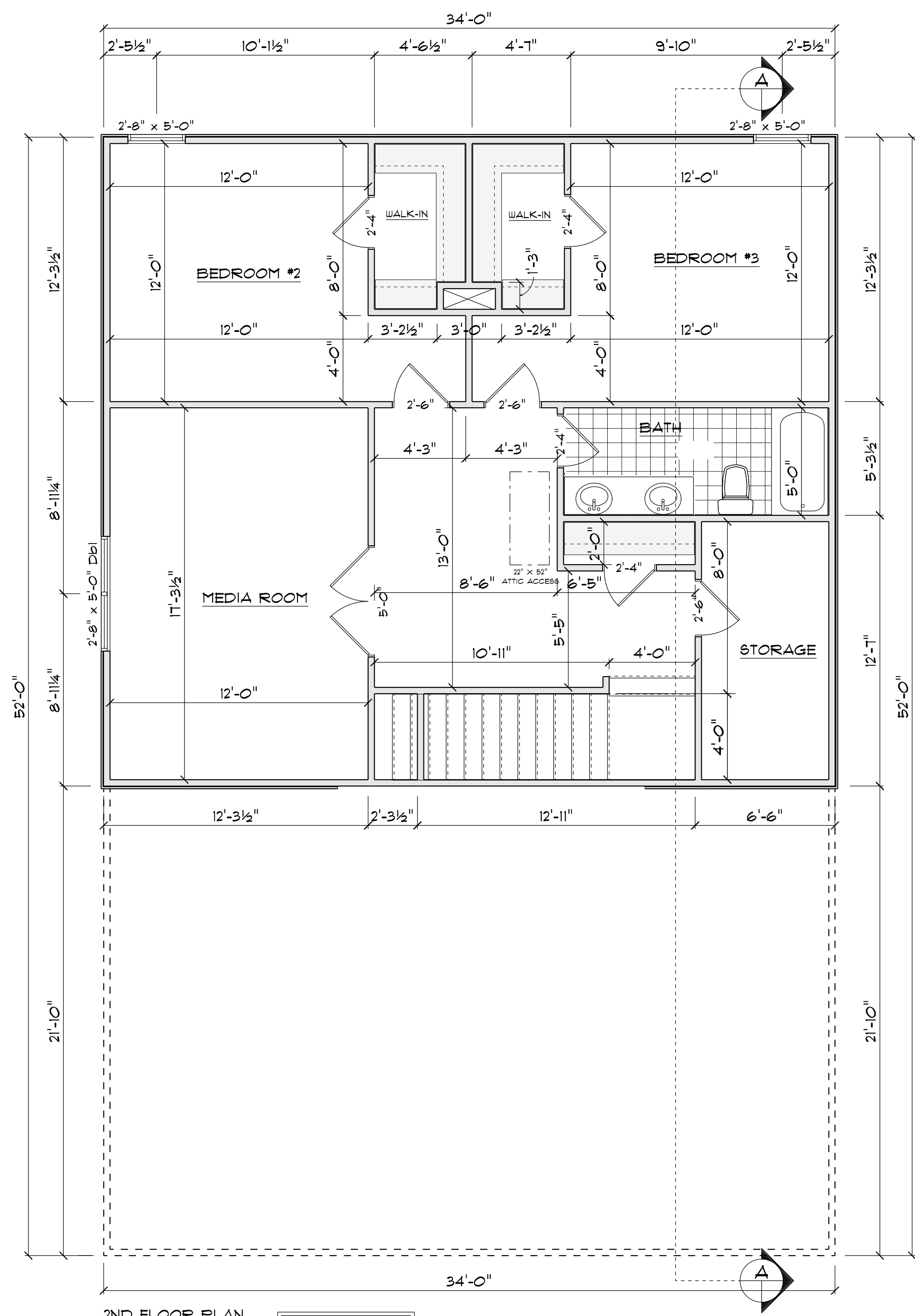
BLOCK W/STUCCO FINISH



REAR ELEVATION
 SCALE: 1" = 1/4"

BLOCK W/STUCCO FINISH

8" x 8" PVC COLUMN



AREA SCHEDULE	
NAME	AREA
Heated Sq Ft	896.0 sq ft.
Storage Sq Ft	80.5 sq ft.

GENERAL FRAMING NOTES:

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

FRAMING LUMBER SHALL BE 6YP #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 SILL PLATE WITH 8d TOE NAILS.

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

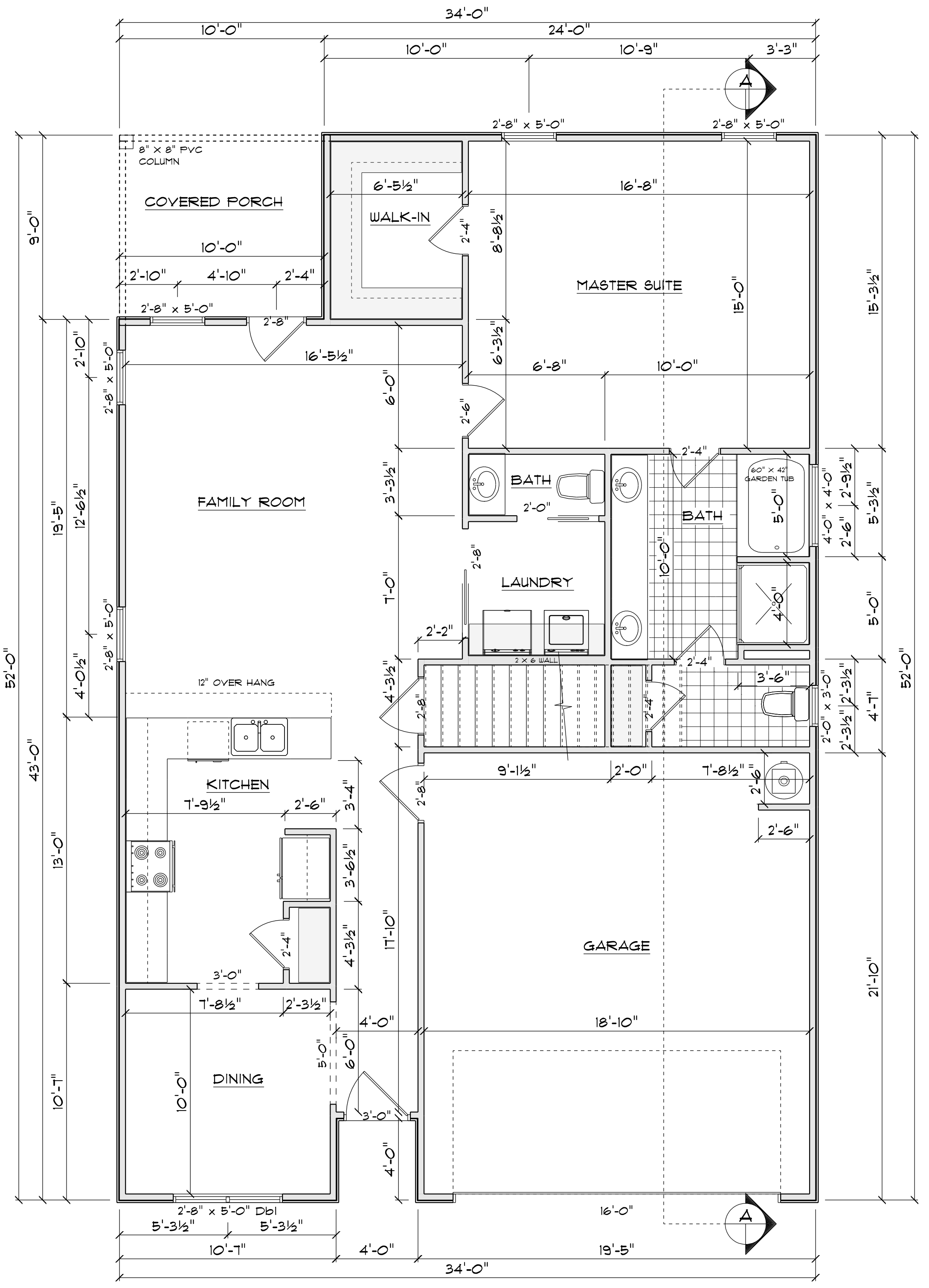
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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

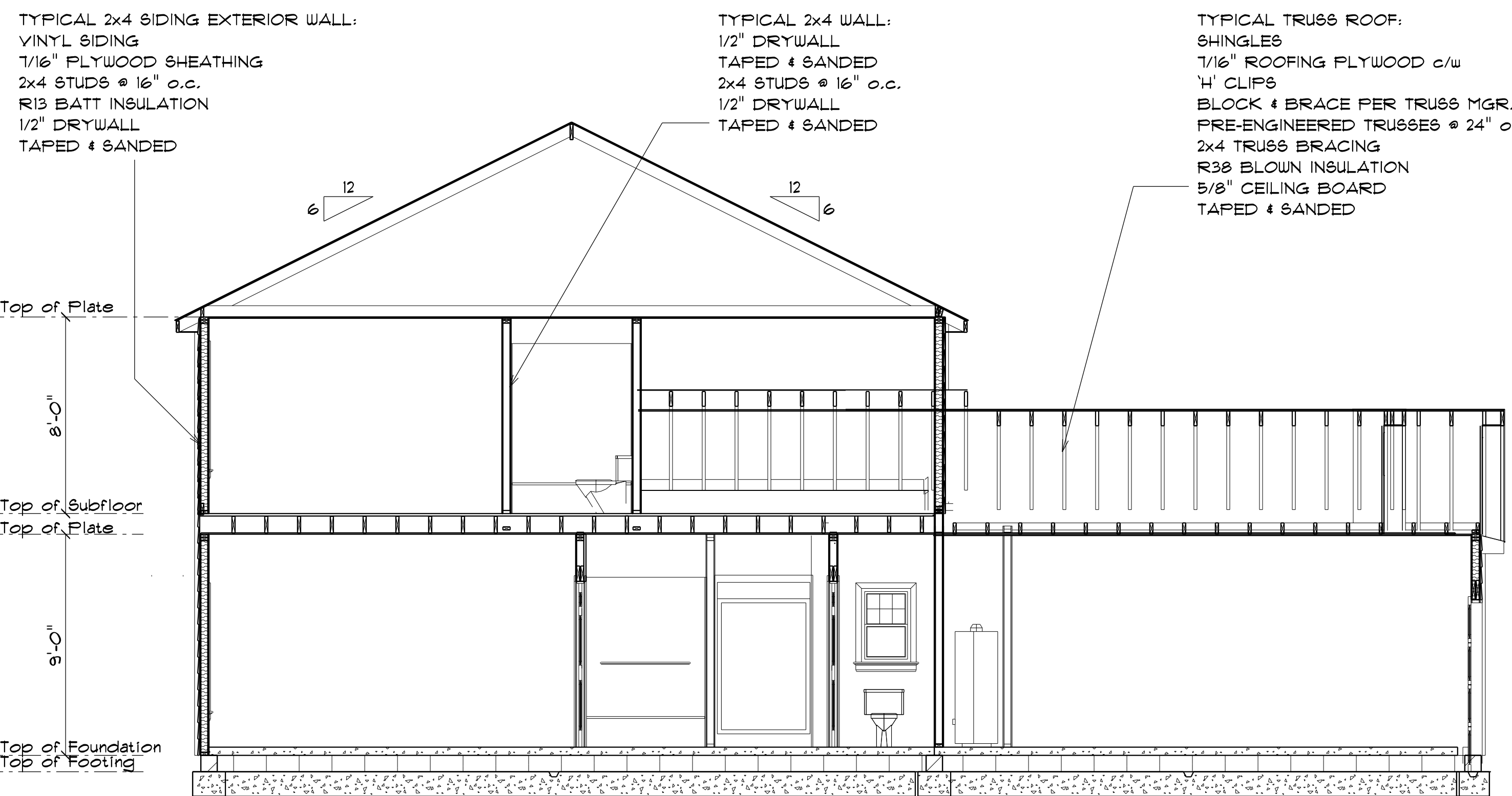
LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

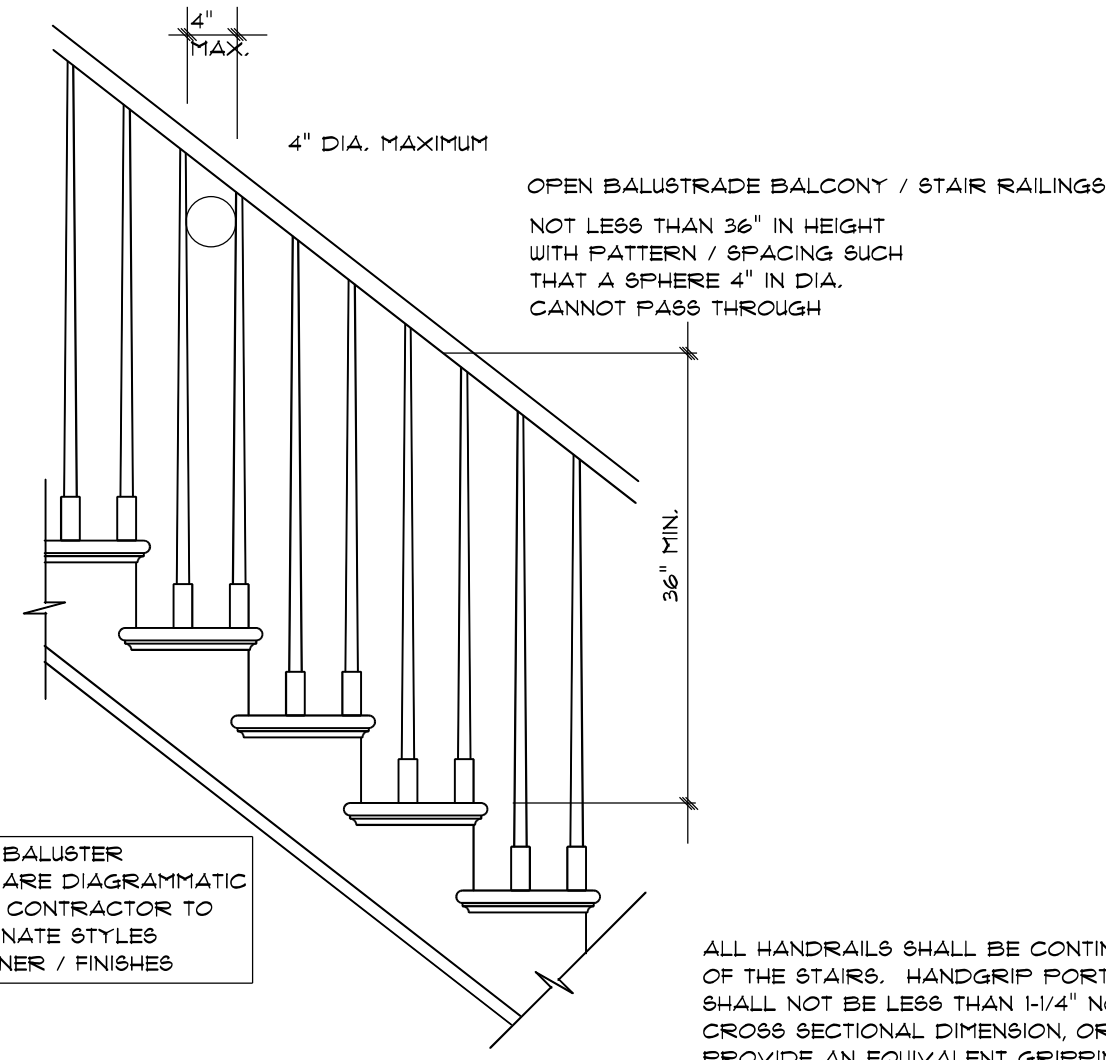
OPENING SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
4'-0" x 4'-0"	1	Window/Casement	48-1/2"	48-1/2"
2'-0" x 3'-0"	1	Window/Single Hung	24"	36"
2'-4" x 4'-0"	2	Window/Single Hung	28"	48"
2'-8" x 5'-0"	7	Window/Single Hung	32"	60-1/2"
2'-8" x 5'-0" Dbl	2	Window/Single Hung	64-1/2"	60-1/2"



AREA SCHEDULE	
NAME	AREA
Heated Sq Ft	1260.2 sq ft.
Covered Porch Sq Ft	87.6 sq ft.
Garage Sq Ft	422.7 sq ft.



SECTION A
SCALE: 1" = 1/4"



STAIR RAILING
NOT TO SCALE

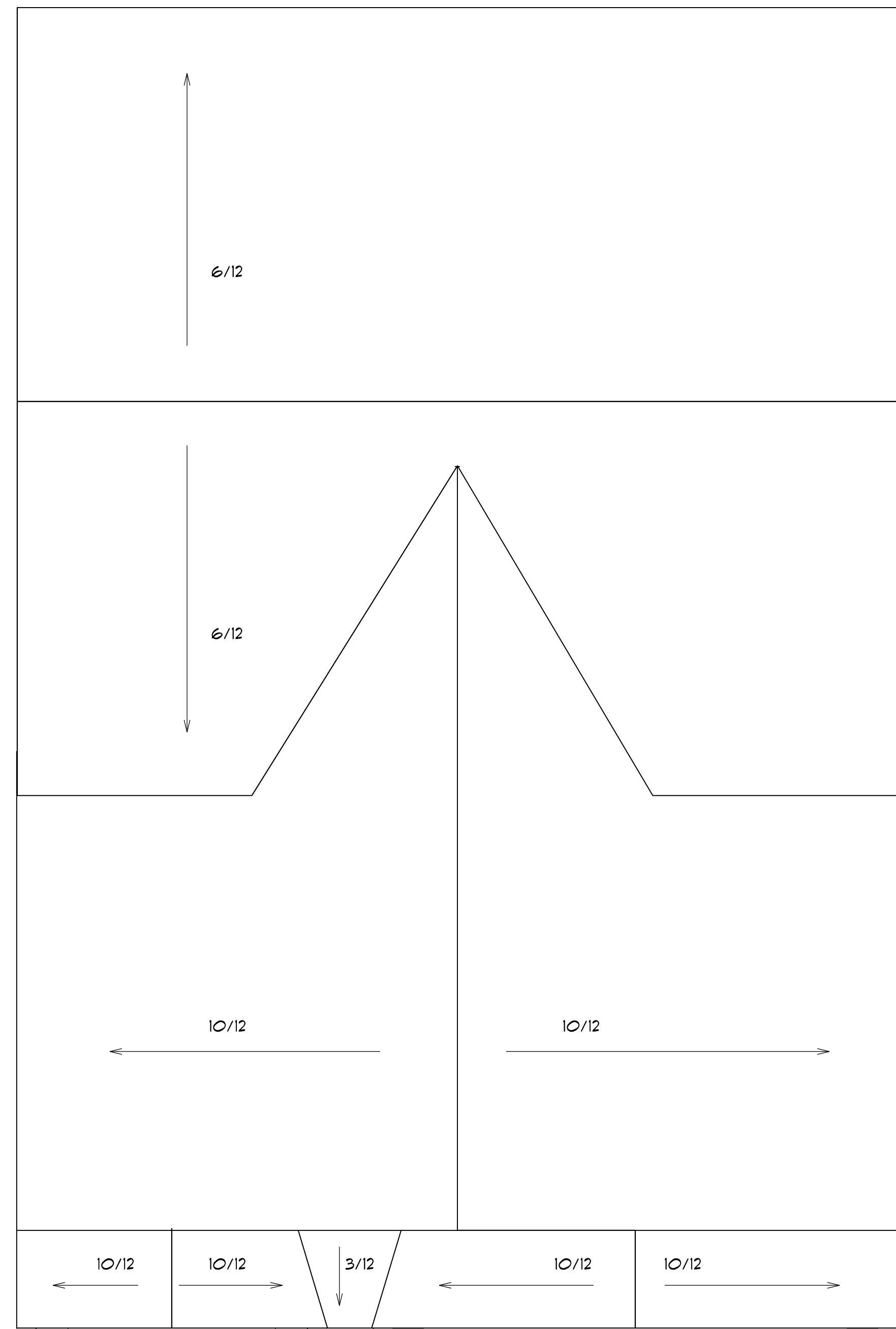
ROOF NOTES:

TRUSSES, BRACINGS, BRIDGING AND CONNECTORS ARE TO BE DESIGNED BY THE TRUSS MANUFACTURER.

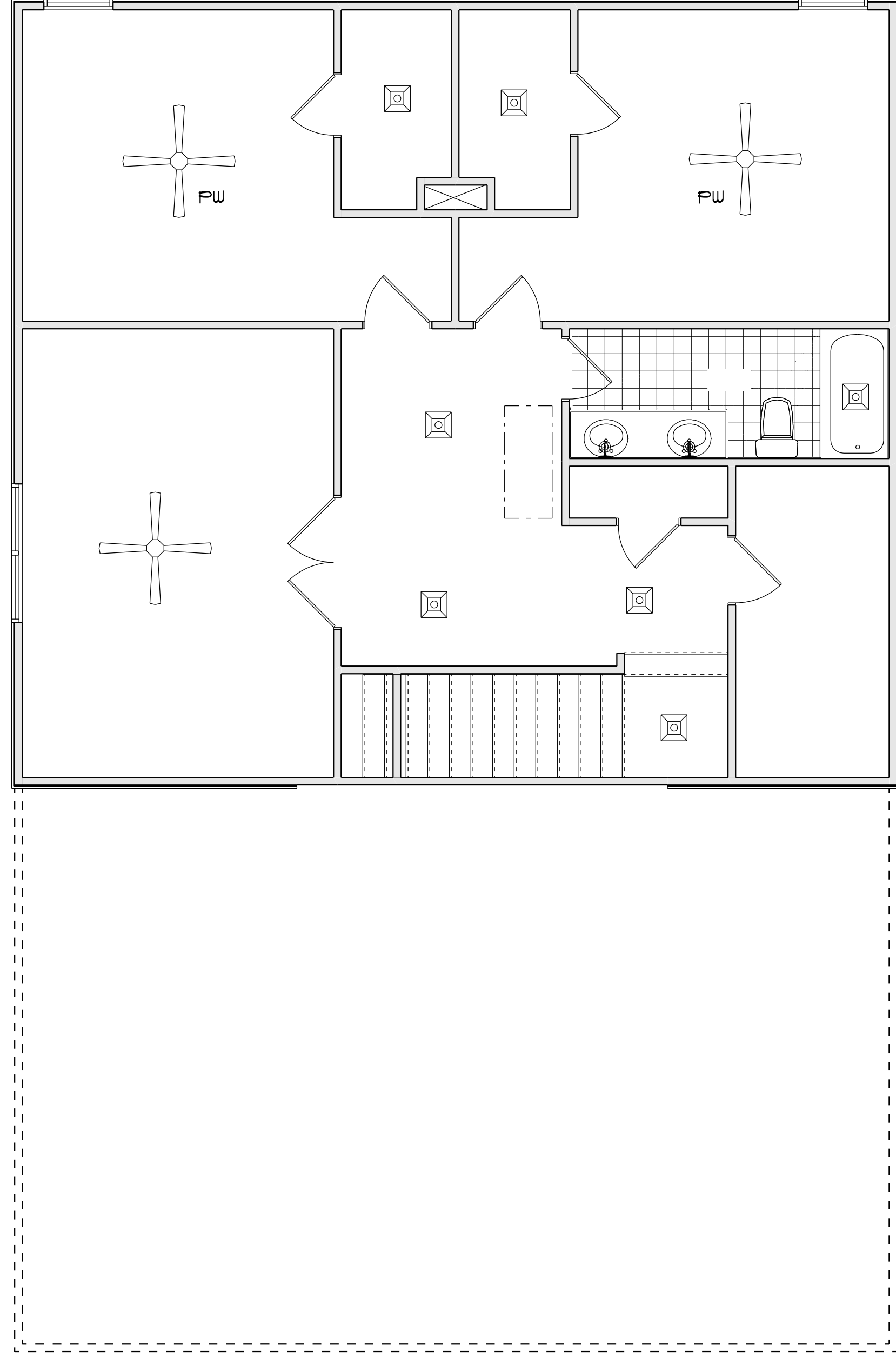
IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS. DO NOT NOTCH OR DRILL TRUSS MEMBERS.

WHERE PRE-ENGINEERED ROOF TRUSSES ARE USED, TRUSS MANUFACTURER SHALL PROVIDE SHOP DRAWINGS, WHICH BEAR SEAL OF A N. C. REGISTERED ENGINEER.

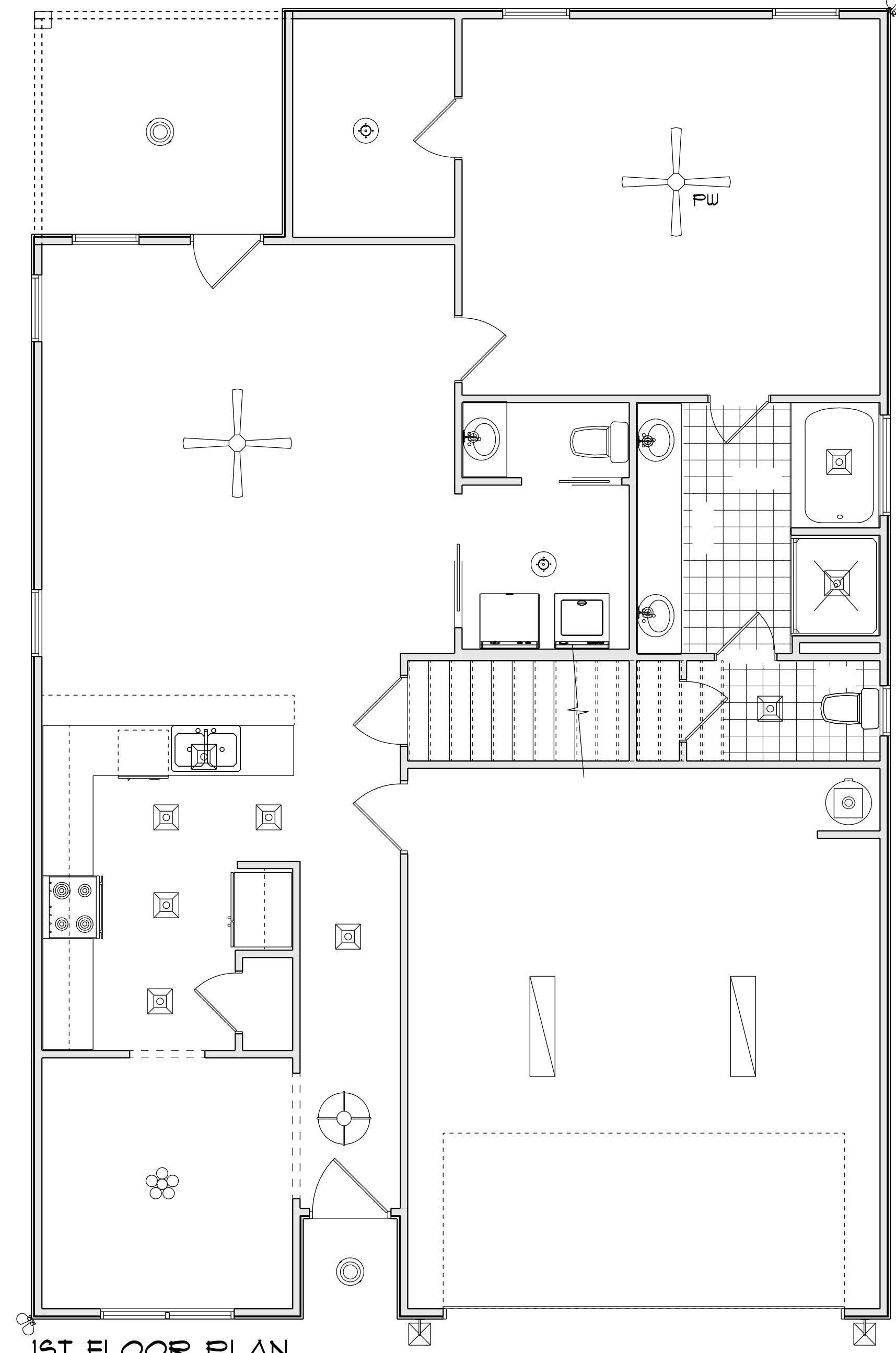


ROOF PLAN
SCALE: 1" = 1/4"
12" OVER HANG ALL



2ND FLOOR PLAN

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed O1	3	
OUT DOOR CEILING LIGHT	2	
FOYER LIGHT	1	
10" LED CEILING LIGHT	2	
7" LED LIGHT	16	
DINNING ROOM LIGHT	1	
FLUORESCENT LIGHT 1 x 4	2	
EXTERIOR COACH LIGHT	2	
FLOOD LIGHTS	4	
VANITY LIGHT	7	



1ST FLOOR PLAN