

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 BILL HEIGHT 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.

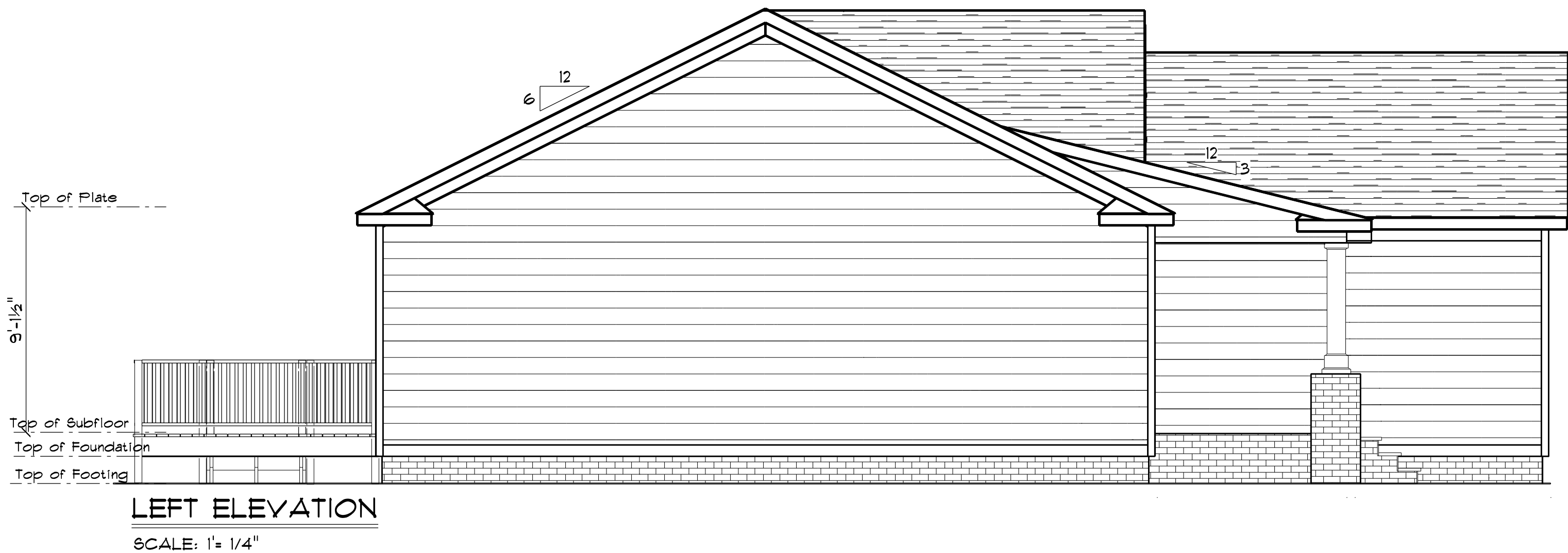
PORCHES, BALCONIES, OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 36" IN HEIGHT.

1. 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 1/12 34.8 P&F
 - 6.5.2 Roof Slopes 1/12 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.



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 SILL PLATE WITH 8d TOE NAILS.

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

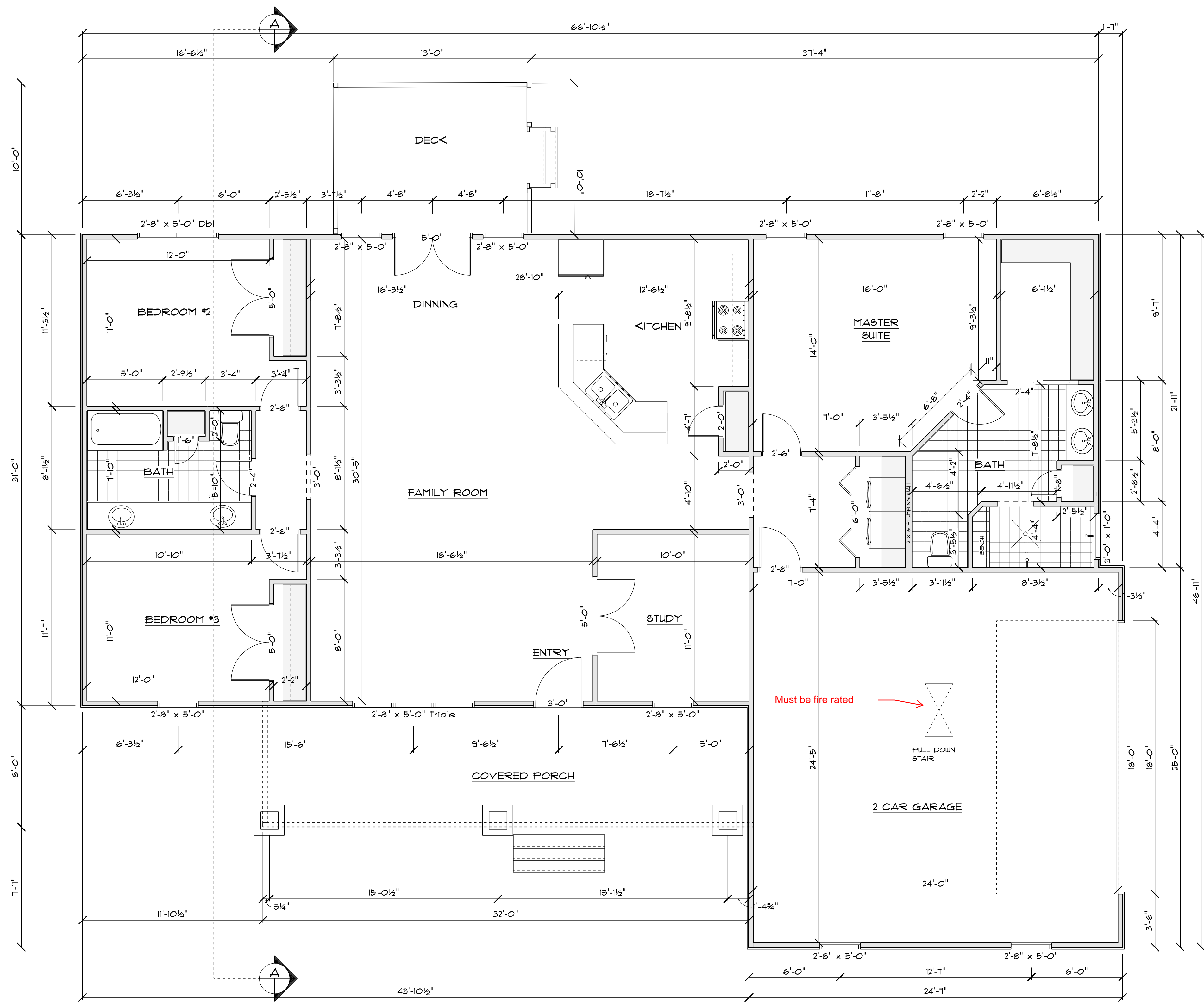
PROVIDE WATERPROOFING AND DRAINS AS REQUIRED.

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

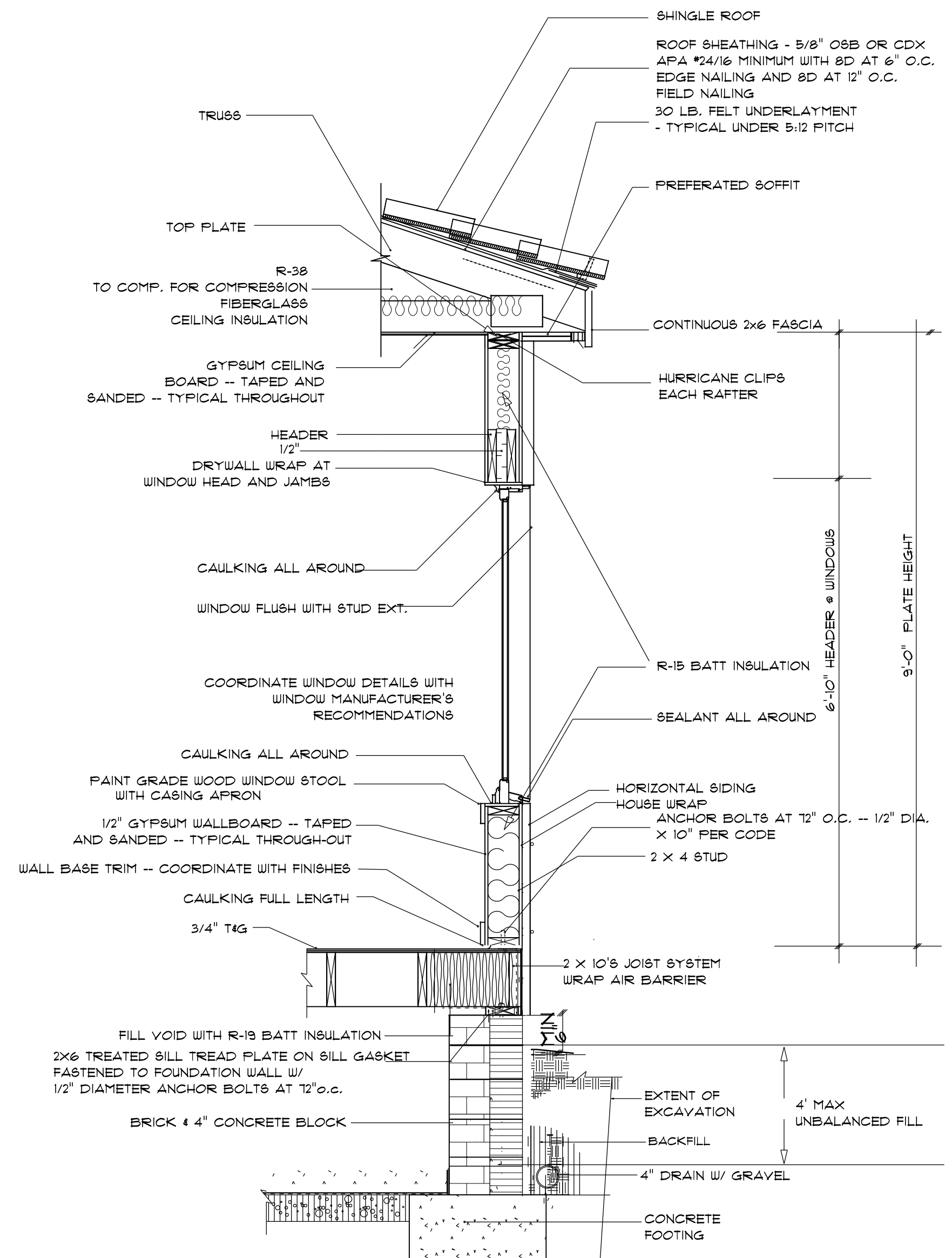
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

SIZE	HINGE	COUNT	LIBRARY NAME
2'-8"	L	1	Exterior Door-Colonial
5'-0"	LR	1	Exterior Door-French
18'-0"	U	1	Garage
6'-0"	LR	1	Interior Door-Bifold
1'-6"	R	1	Interior Door-Colonial
1'-8"	L	1	Interior Door-Colonial
2'-0"	L	1	Interior Door-Colonial
2'-4"	L	1	Interior Door-Colonial
2'-4"	R	1	Interior Door-Colonial
2'-6"	L	2	Interior Door-Colonial
2'-6"	R	1	Interior Door-Colonial
5'-0"	LR	2	Interior Door-Colonial
5'-0"	LR	1	Interior Door-French
2'-4"	N	1	Interior Door-Pocket
3'-0"	R	1	Manufacturer-Jeld-Wen\Wood Entry\Classic\Oak
2'-8" x 5'-0"	Triple	U	Window-Double Hung
2'-8" x 5'-0"	U	10	Window-Double Hung
2'-8" x 5'-0"	DbI	1	Window-Double Hung
2'-6" x 2'-6"	UU	1	Window-Double Hung
3'-0" x 3'-0"	UU	1	Window-Double Hung
3'-0" x 1'-0"	N	1	Window-Transom

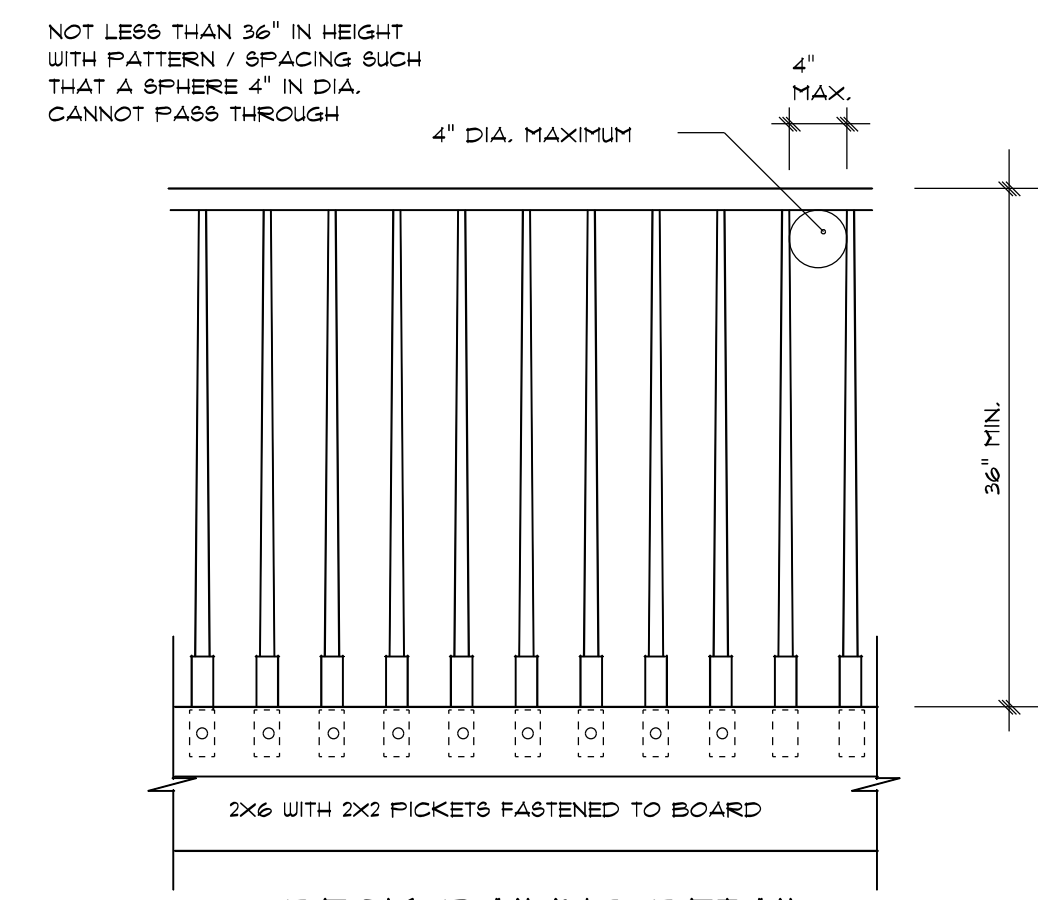


FLOOR PLAN
SCALE: 1" = 1/4"

NAME	AREA
Heated Sq Ft	1894.1 sq ft.
Garage Sq Ft	616.7 sq ft.
Covered Porch Sq Ft	251.0 sq ft.
Treated Deck Sq Ft	193.7 sq ft.

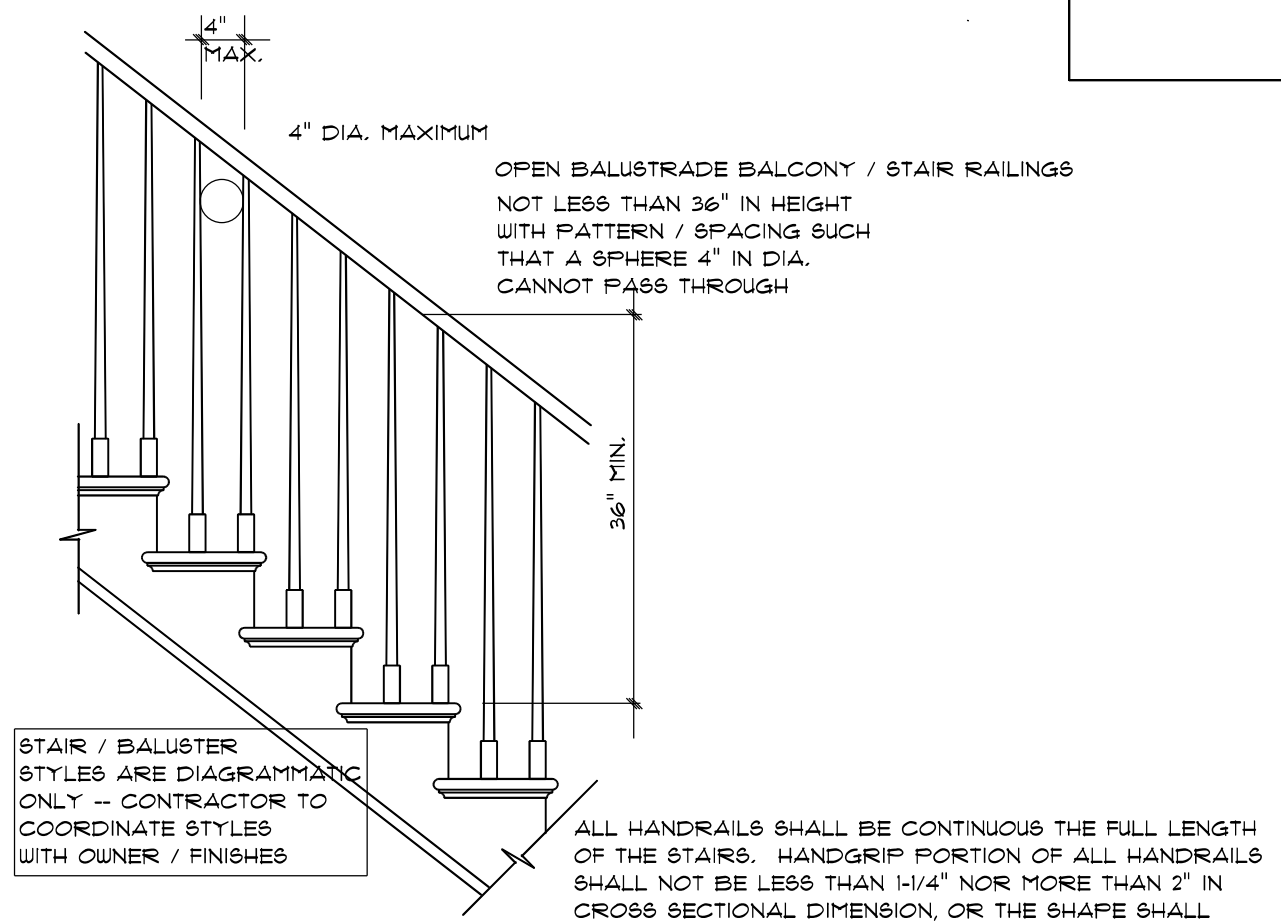


CRAWL SPACE FOUNDATION DETAIL
 not to scale

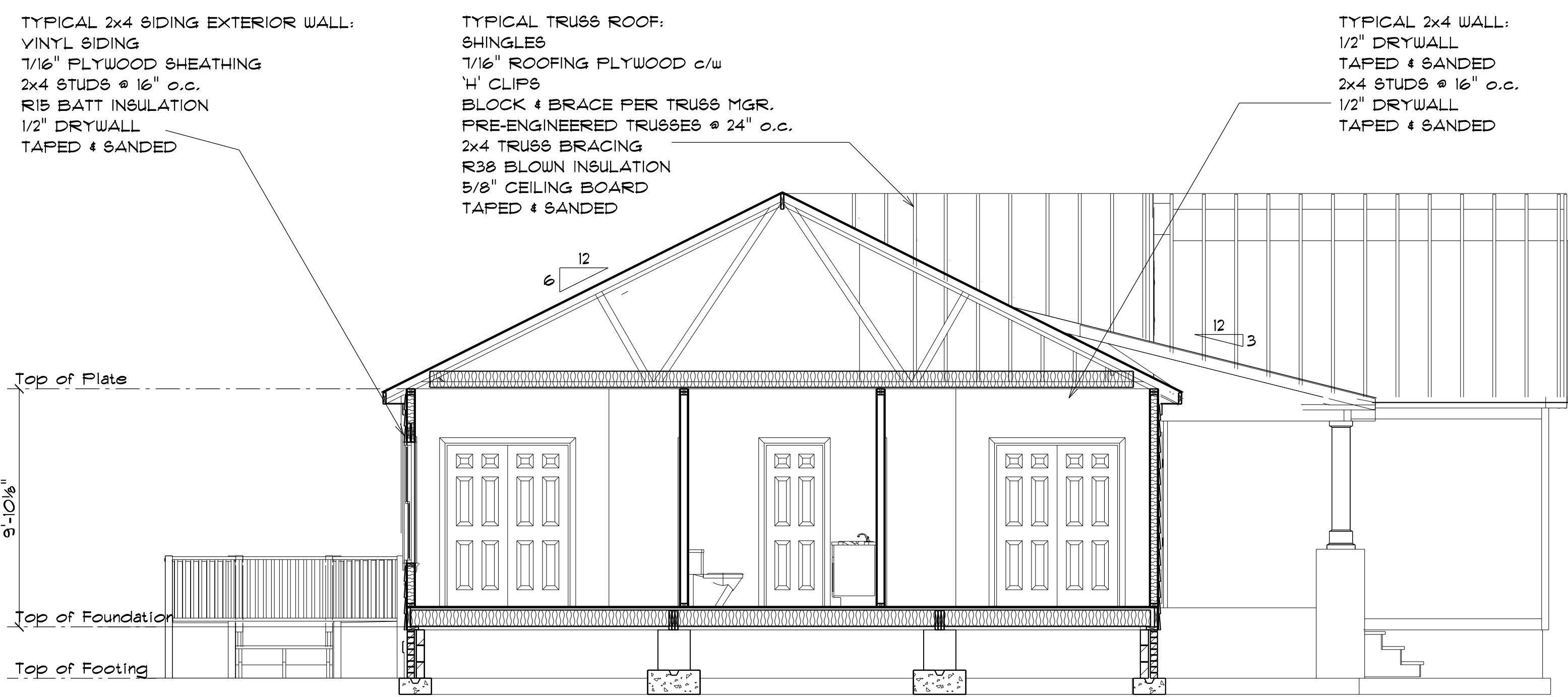


DECK RAILING DETAIL
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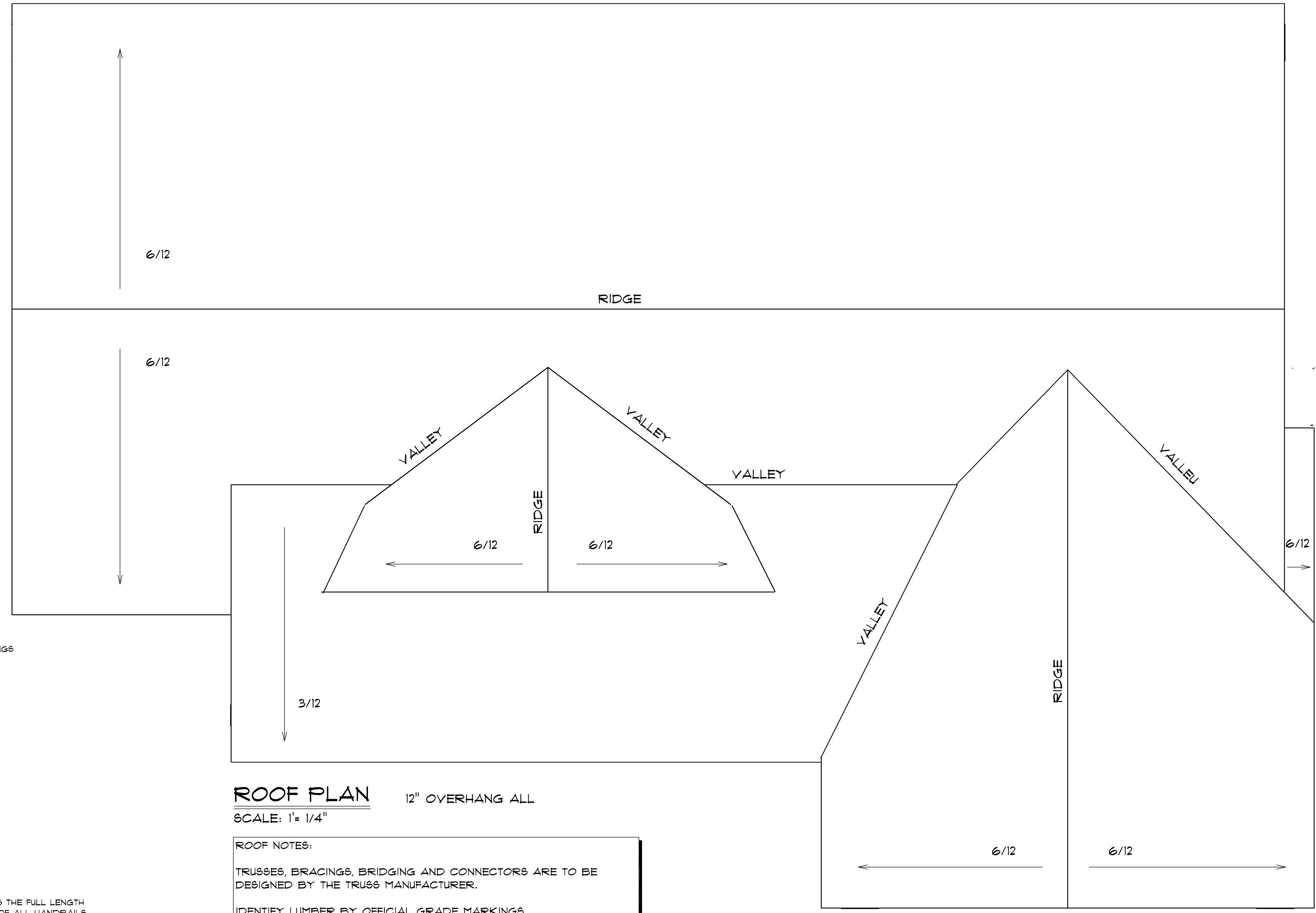
HANDGRIP PORTION OF ALL HANDRAILS
 SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN
 CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL
 PROVIDE AN EQUIVALENT GRIPPING SURFACE



STAIR RAILING
 not to scale



SECTION A
 SCALE: 1" = 1/4"



ROOF PLAN
 SCALE: 1" = 1/4"
 12" OVERHANG ALL

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.