

FENESTRATION CALCULATIONS

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Opening Area
1st	8'	1002	160
2nd	8'	1128	131
other			
2130		Total Sq. Ft. of Exterior Walls	

AREA SCHEDULE	
NAME	AREA
1st Floor Sq. Ft.	101.4 sq. ft.
2nd Floor Sq. Ft.	1087.4 sq. ft.
Garage	441 sq. ft.
Covered Porch	46 sq. ft.
Total Heated sq ft	1788.9 sq ft

Total Fenestration	Total Exterior Walls	Percentage of wall openings
291 sq. ft.	2130 sq. ft.	14%

Above Grade Walls Surrounding Heated Space

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 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 HOLDINGS, 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

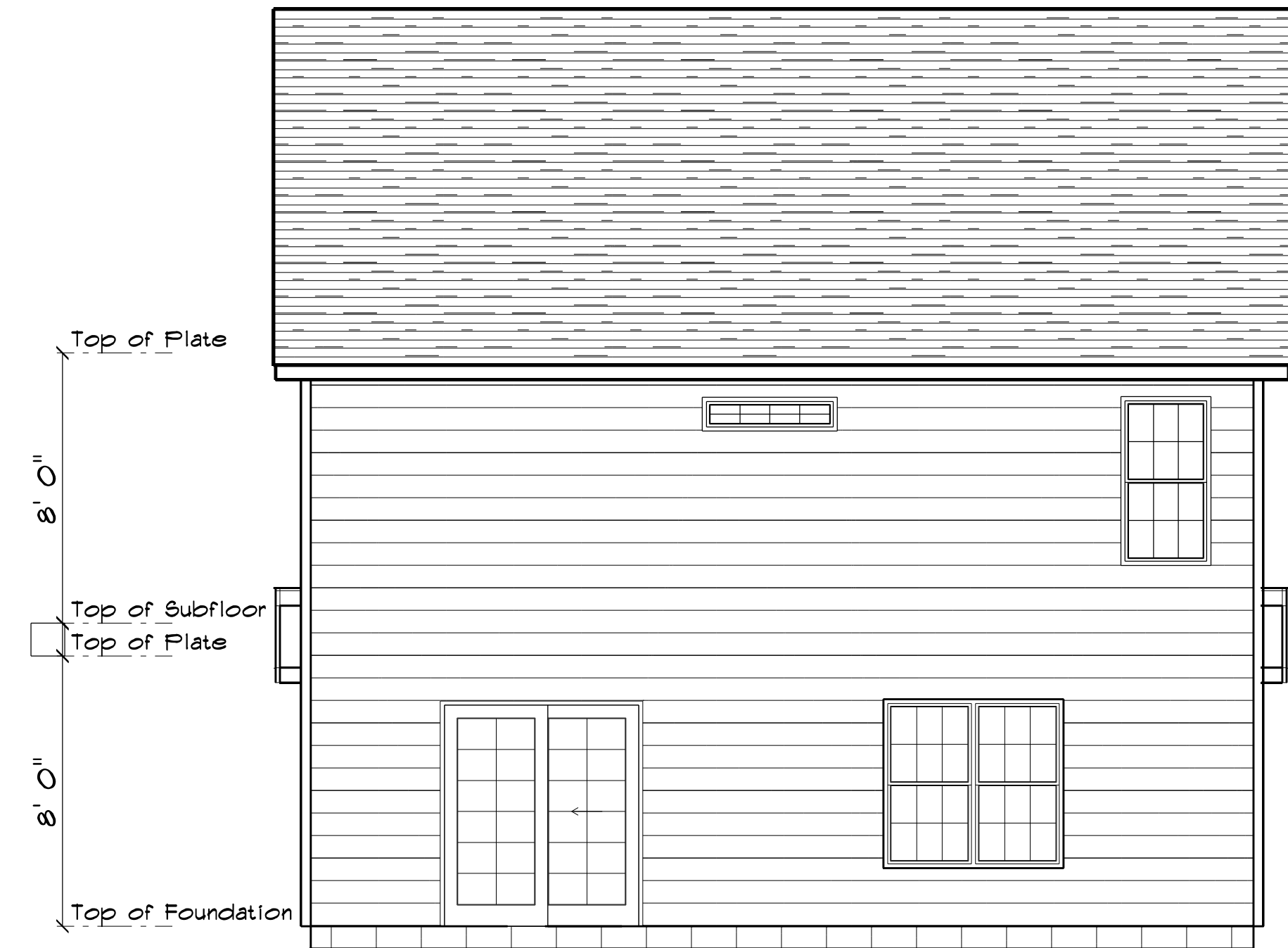
- 1.2 Minimum Design Loads for Building and Other Structures ASCE 7-95
- 2 Roof Dead Load 15 P&F
 - 3 Roof Live Load 20 P&F
 - 4 Typical Floor Dead Load 10 P&F
 - 5 Floor Live Loads
 - 5.1 Rooms other than sleeping rooms 40 P&F
 - 5.2 Sleeping Rooms 30 P&F
 - 5.3 Stairs 40 P&F
 - 5.4 Decks 40 P&F
 - 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.

SHINGLE ROOF
BOARD & BATTEN SIDING
HORIZONTAL SIDING



FRONT ELEVATION



REAR ELEVATION

SCALE: 1" = 1/4"

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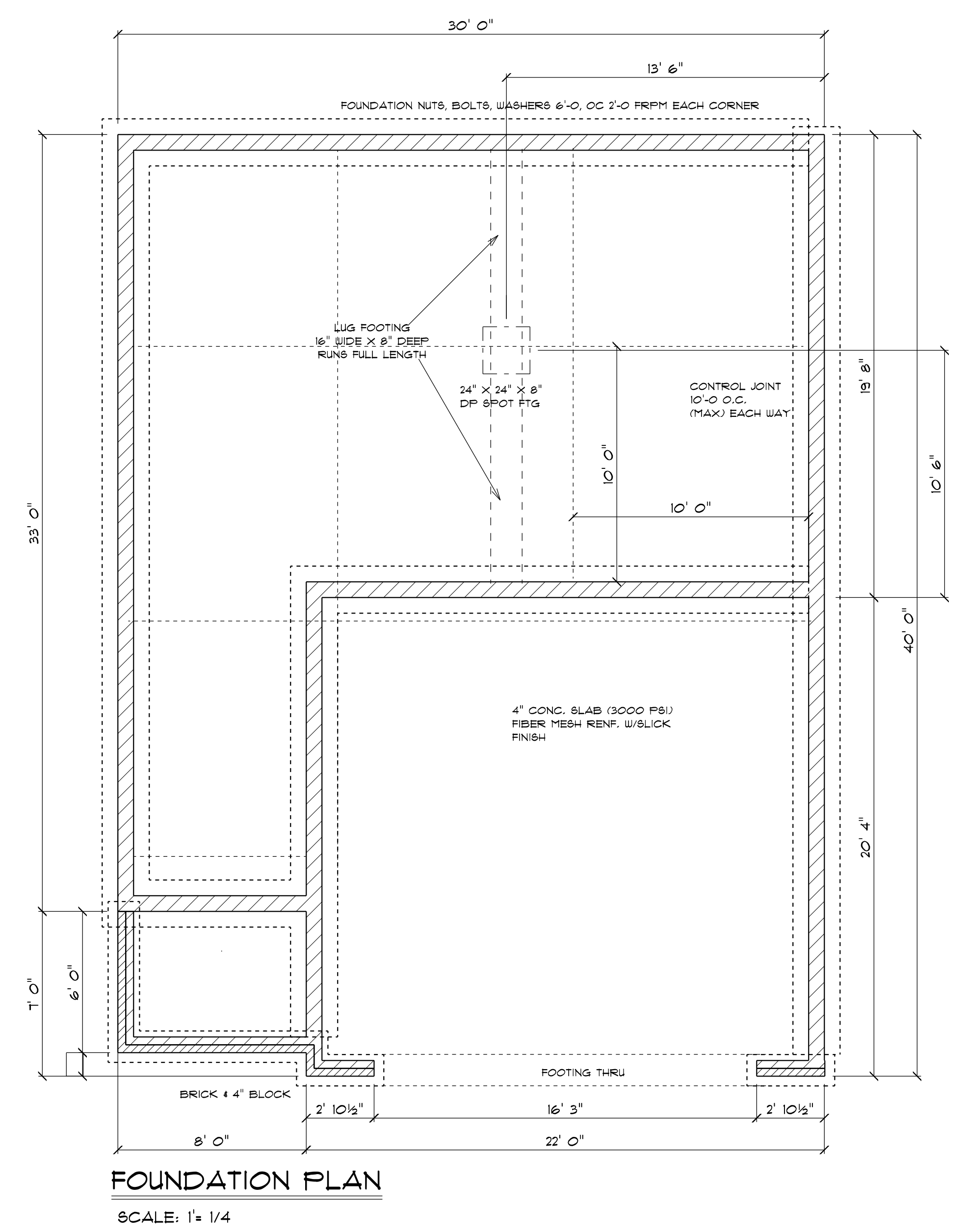
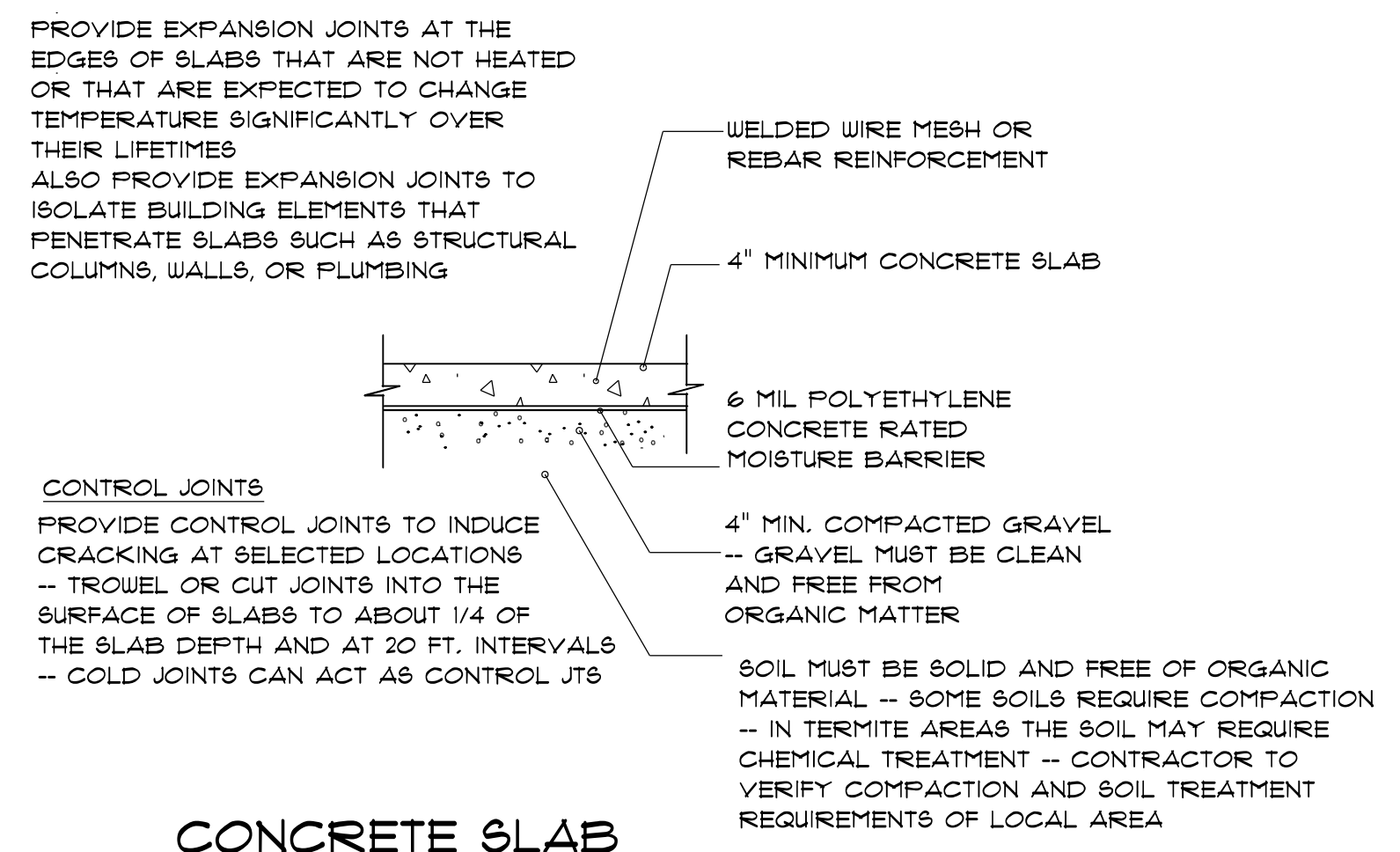
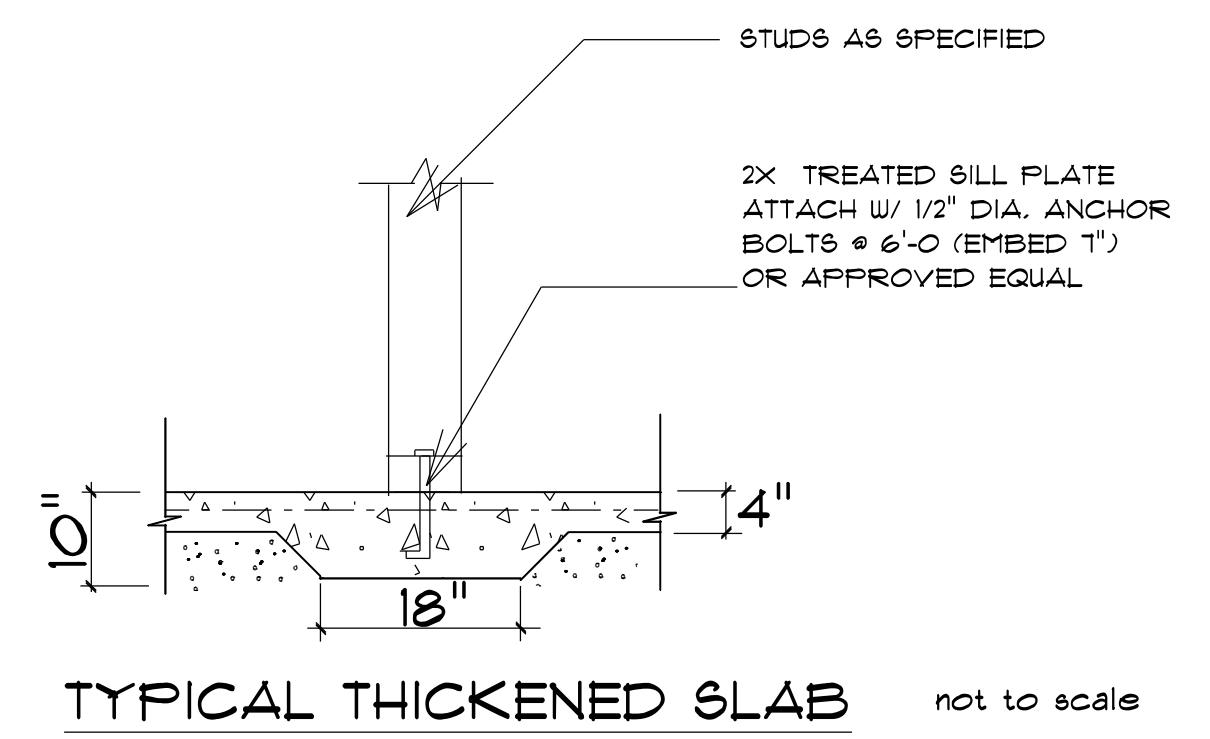
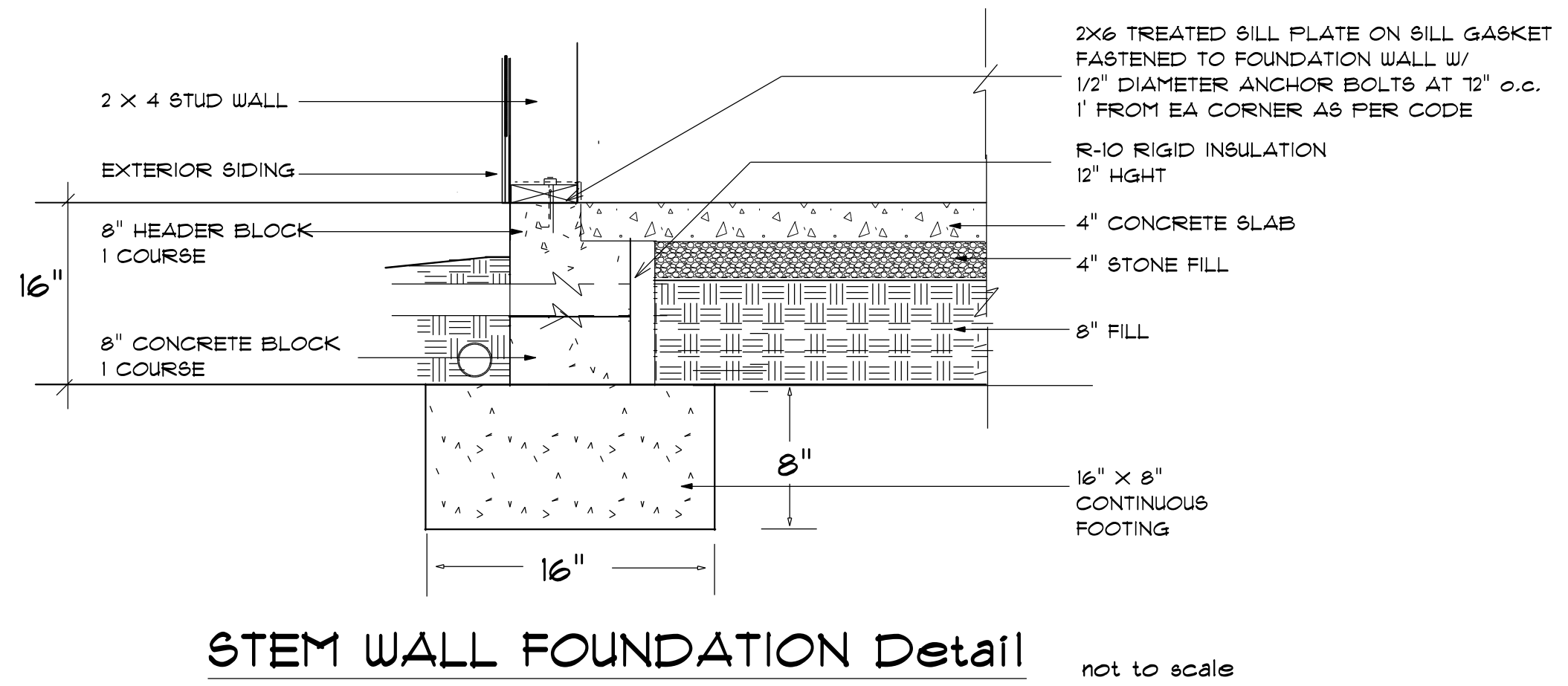
LEFT ELEVATION

SCALE: 1" = 1/4"



RIGHT ELEVATION

SCALE: 1" = 1/4"



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.

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. 3/8" UNO ANCHOR BOLTS SHALL BE SPACE AT A MAX OF 6' OC AND NO MORE THAN 1' FROM EA CORNER.

OPENING SCHEDULE				
SIZE	COUNT	LIBRARY NAME	R.O. WIDTH	R.O. HEIGHT
2'-8" x 5'-0"	5	Window\Double Hung	32"	60-1/2"
2'-0" x 3'-0"	1	Window\Double Hung	24"	36"
2'-8" x 5'-0" Twin	2	Window\Double Hung	64-1/2"	60-1/2"
4'-0" x 1'-0"	1	Window\Transom	48"	12"

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 FINE 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 BILL FLATE 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
6'-0"	1	Exterior Door\Patio	72"	80-1/2"
2'-8" x 5'-0"	1	Window\Double Hung	32"	60-1/2"
2'-8" x 5'-0" Twin	2	Window\Double Hung	64-1/2"	60-1/2"

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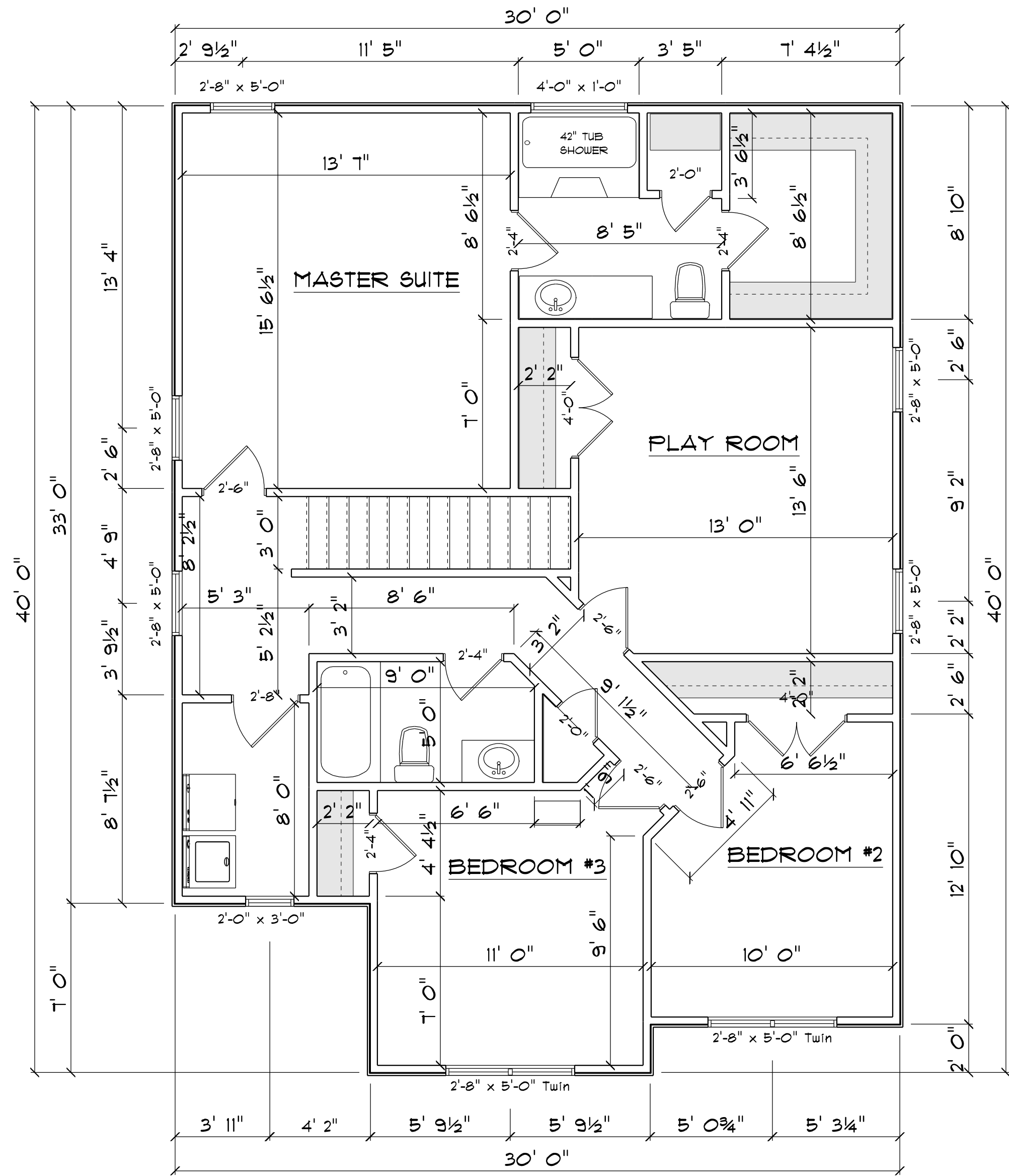
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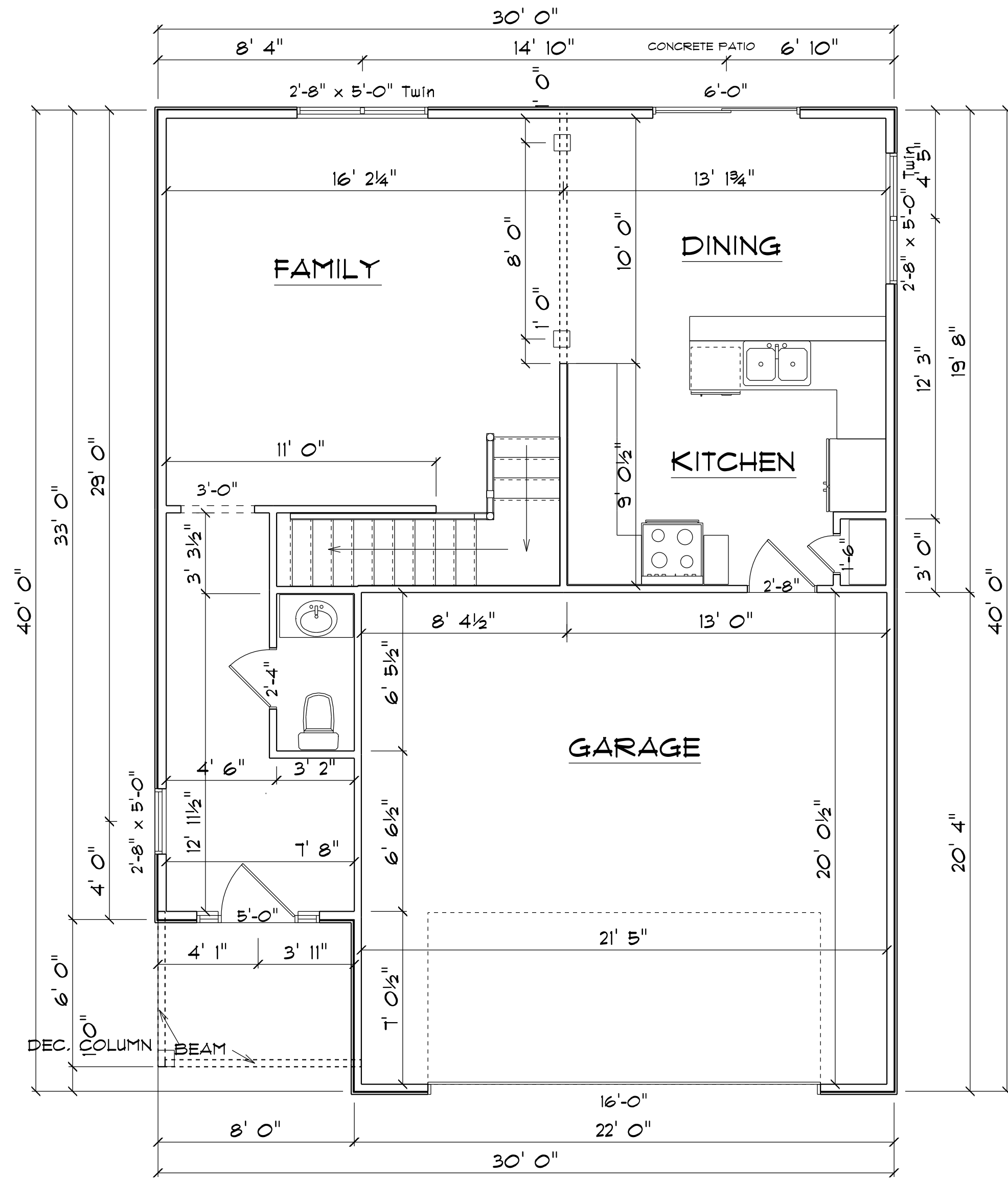
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2ND FLOOR PLAN

SCALE: 1" = 1/4"

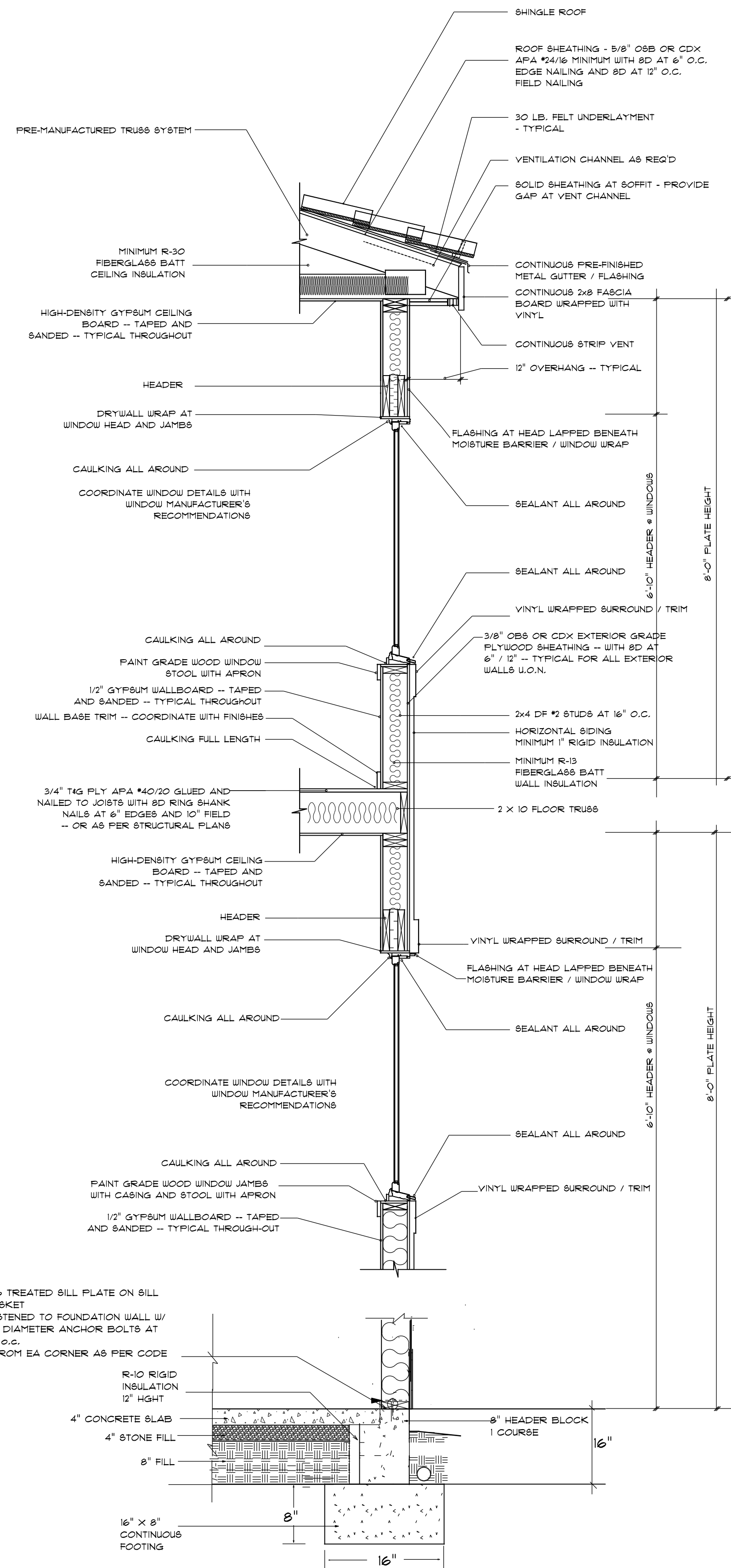
AREA SCHEDULE	
NAME	AREA
Heated Floor Area	1087.4 sq. ft.



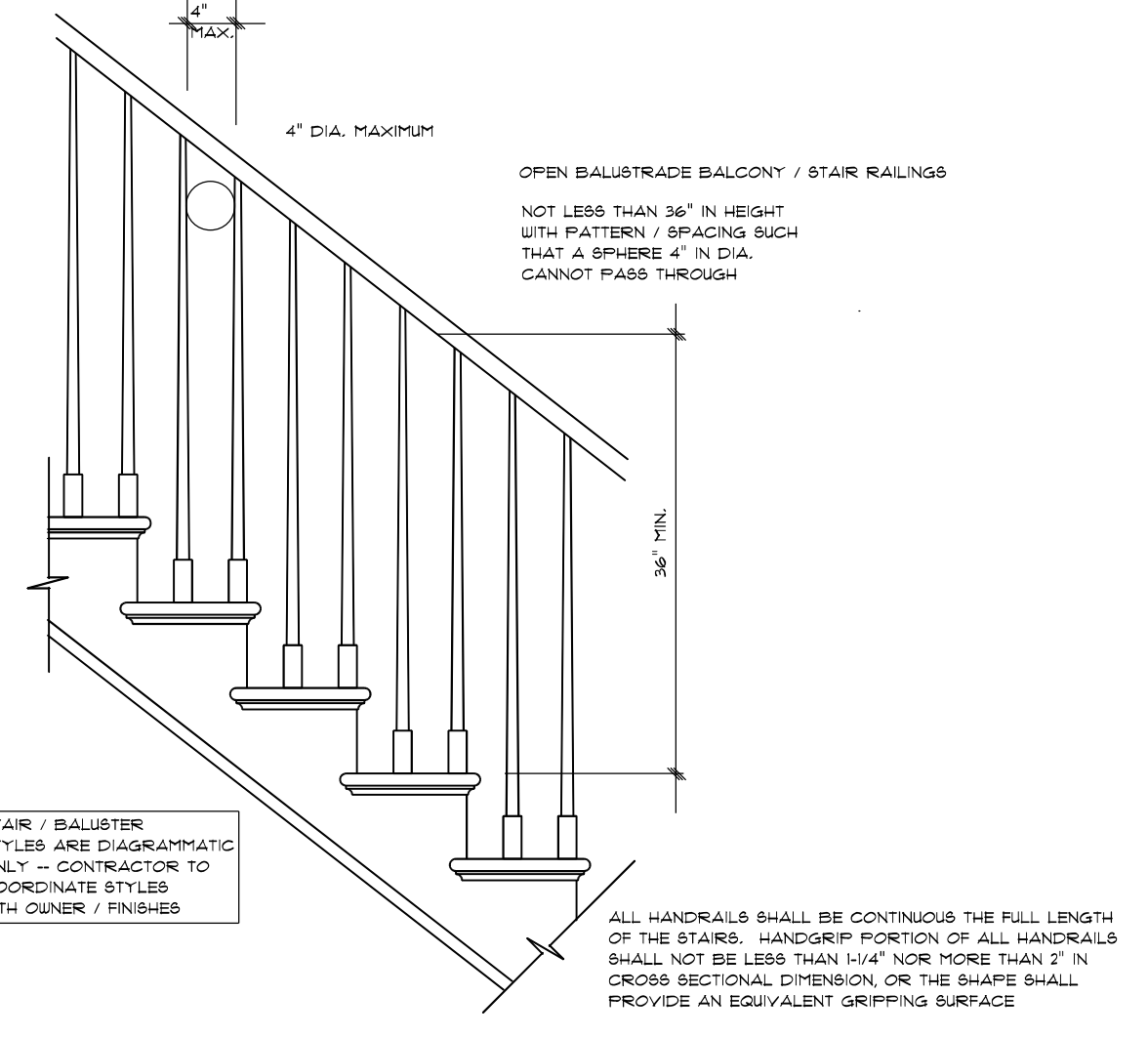
1ST FLOOR PLAN

SCALE: 1" = 1/4"

AREA SCHEDULE	
NAME	AREA
Heated Floor Area	701.6 sq. ft.
Garage	441.4 sq. ft.
Covered Porch	46.3 sq. ft.



2x4 WITH 8" BLOCK STEM WALL FOUNDATION
not to scale



STAIR RAILING

ROOF NOTES:

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

IDENTIFY LUMBER BY OFFICIAL GRADE MARKINGS.

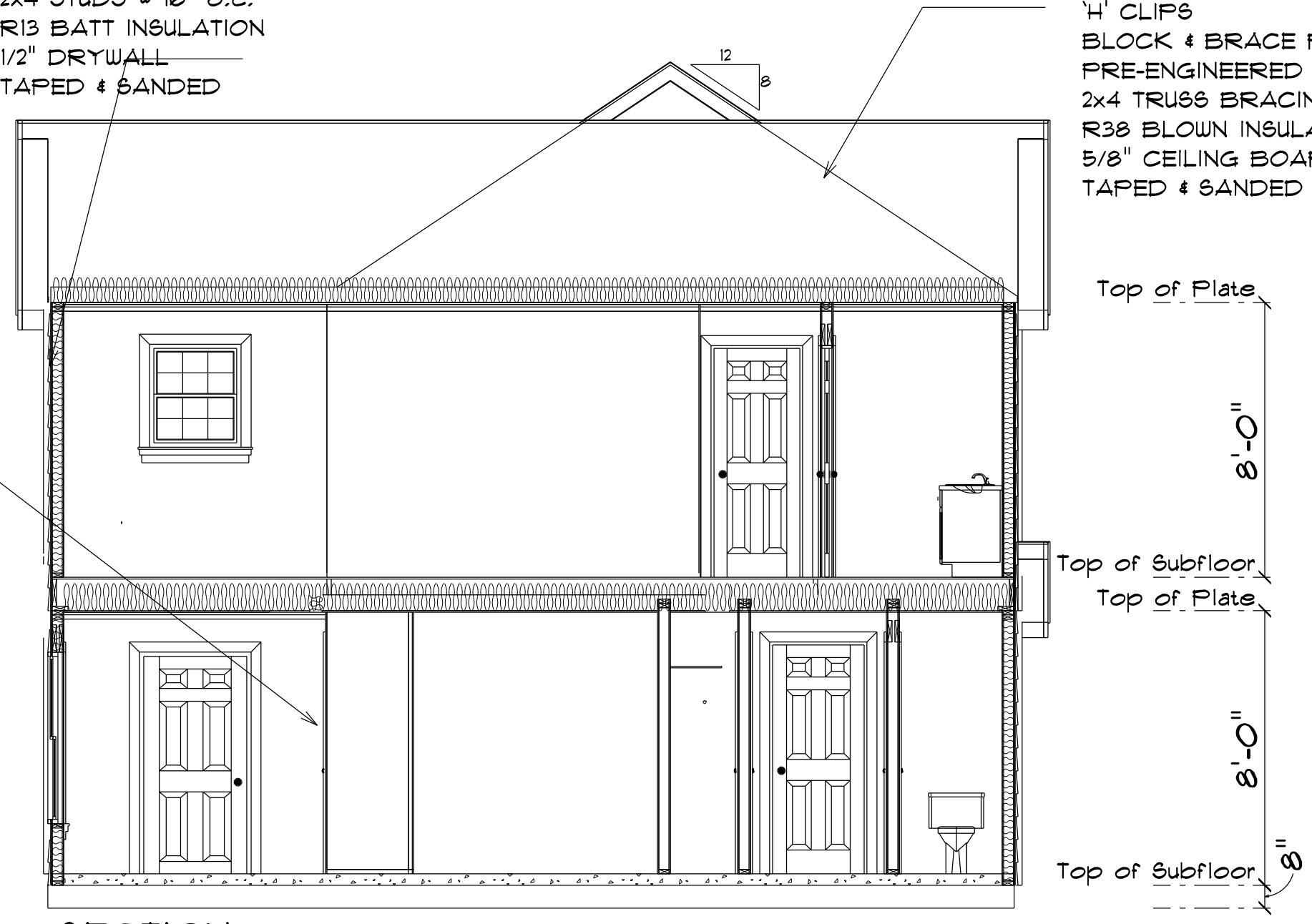
DO NOT CUT OR REMOVE CHORDS OR OTHER TRUSS MEMBERS. DO NOT NOTCH OR DRILL TRUSS MEMBERS.

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

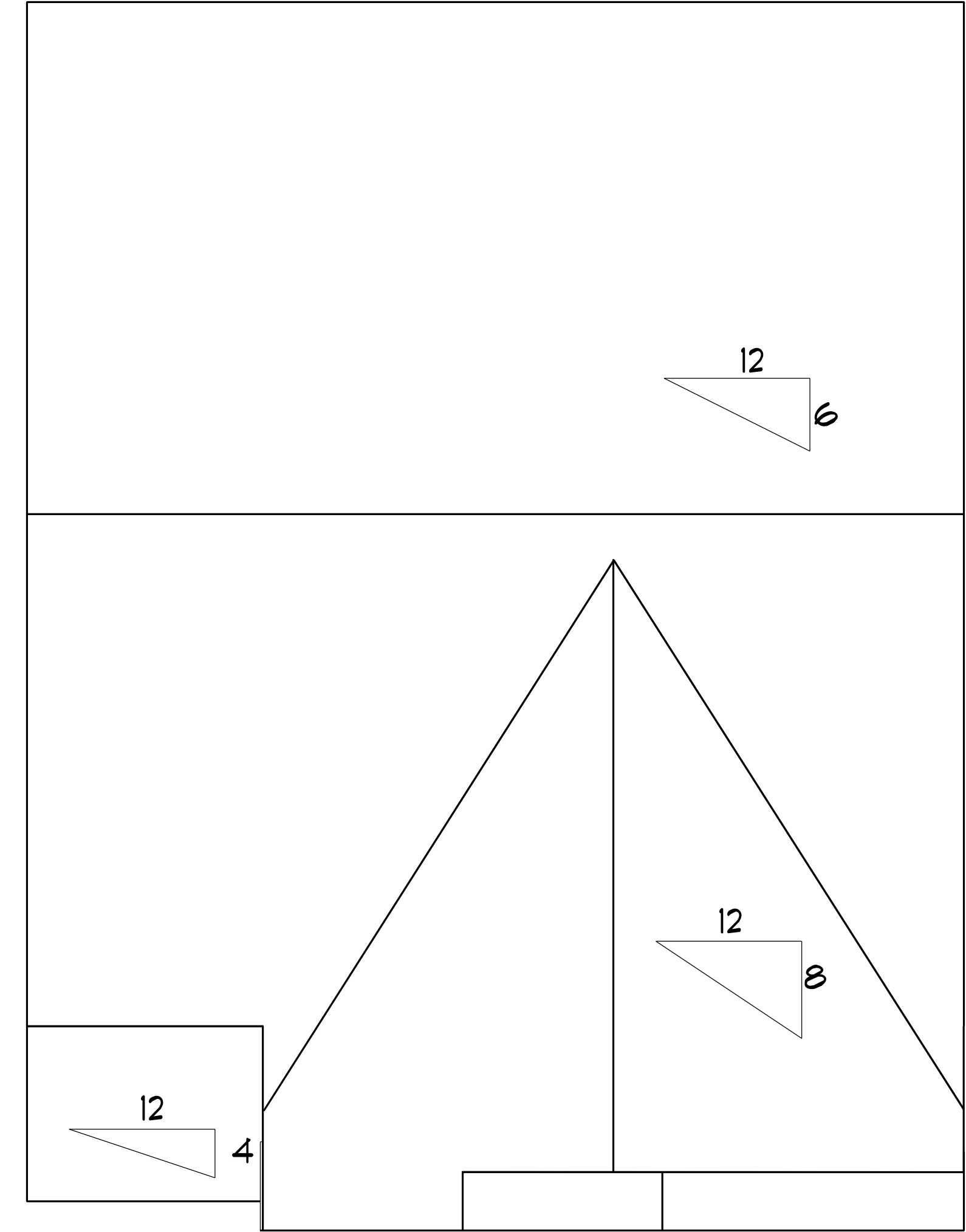
TYPICAL 2x4 SIDING EXTERIOR WALL:
VINYL SIDING
1/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
R13 BATT INSULATION
1/2" DRYWALL
TAPED & SANDED

TYPICAL TRUSS ROOF:
SHINGLES
1/16" ROOFING PLYWOOD c/w
1" CLIPS
BLOCK & BRACE PER TRUSS MGR
PRE-ENGINEERED TRUSSES @ 24" o.c.
2x4 TRUSS BRACING
R38 BLOWN INSULATION
5/8" CEILING BOARD
TAPED & SANDED

TYPICAL 2x4 WALL:
1/2" DRYWALL
TAPED & SANDED
2x4 STUDS @ 16" o.c.
1/2" DRYWALL
TAPED & SANDED



SECTION
SCALE: 1" = 1/4"



ROOF PLAN
SCALE: 1" = 1/4"

6/12 PITCH MAIN ROOF
8/12 PITCH FRONT GABLES
4/12 PITCH SHED ROOFS
12" OH ALL

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DRD

SCALE: DRAWN BY: DATE: 8/20/2020

LAMCO CUSTOM BUILDERS

**THE JACKSON
RIGHT SIDE GARAGE**

DETAIL SHEET