

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.

This plan has been drawn to comply with the 2012 NC Building Code

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		

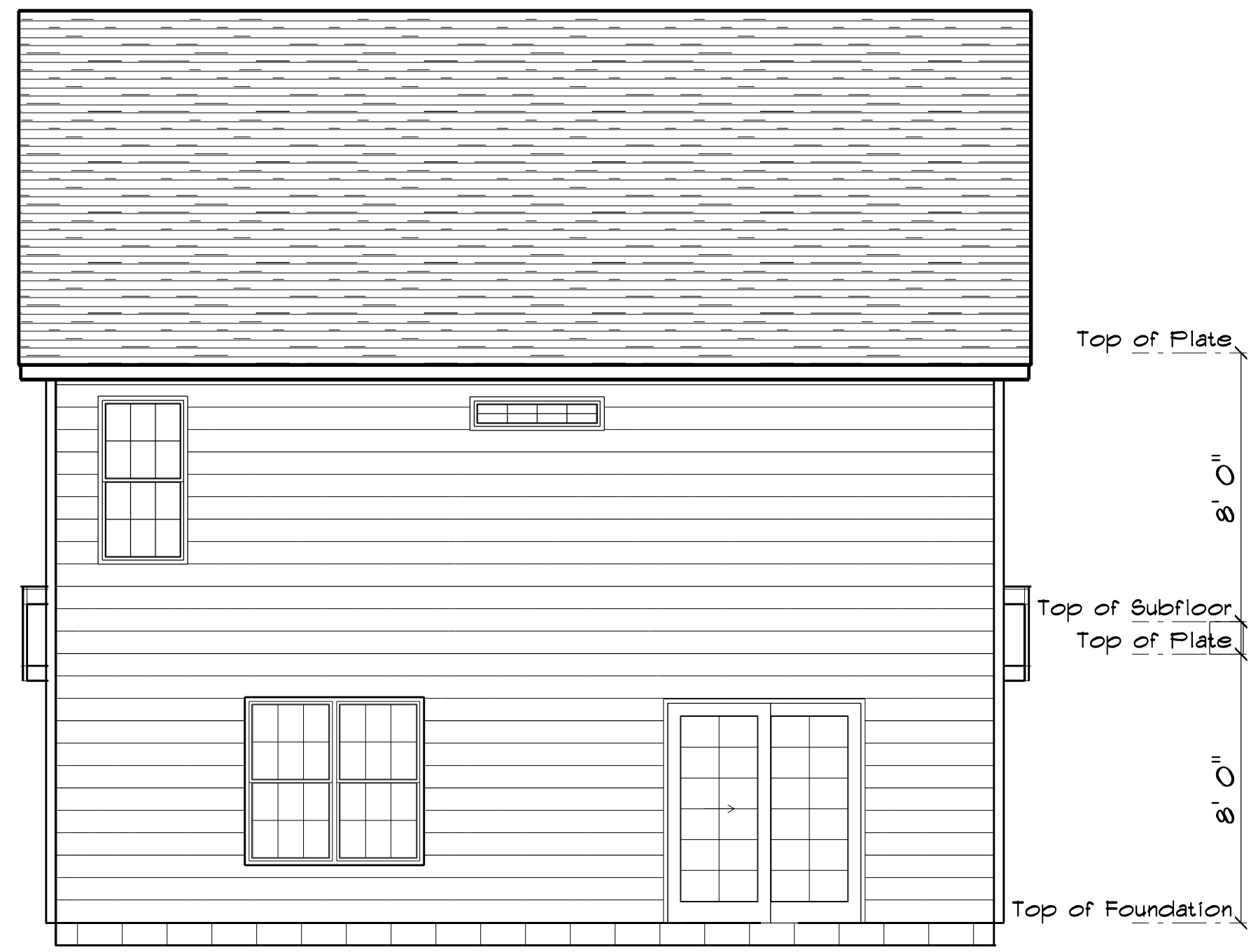
AREA SCHEDULE	
NAME	AREA
1st Floor Sq. Ft.	701.4 sq. ft.
2nd Floor Sq. Ft.	1087.4 sq. ft.
Garage	441 sq. ft.
Covered Porch	46 sq. ft.
Total Heated sq. ft.	1788.9 sq. ft.

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

Above Grade Walls Surrounding Heated Space



FRONT ELEVATION



REAR ELEVATION
 SCALE: 1/4" = 1'

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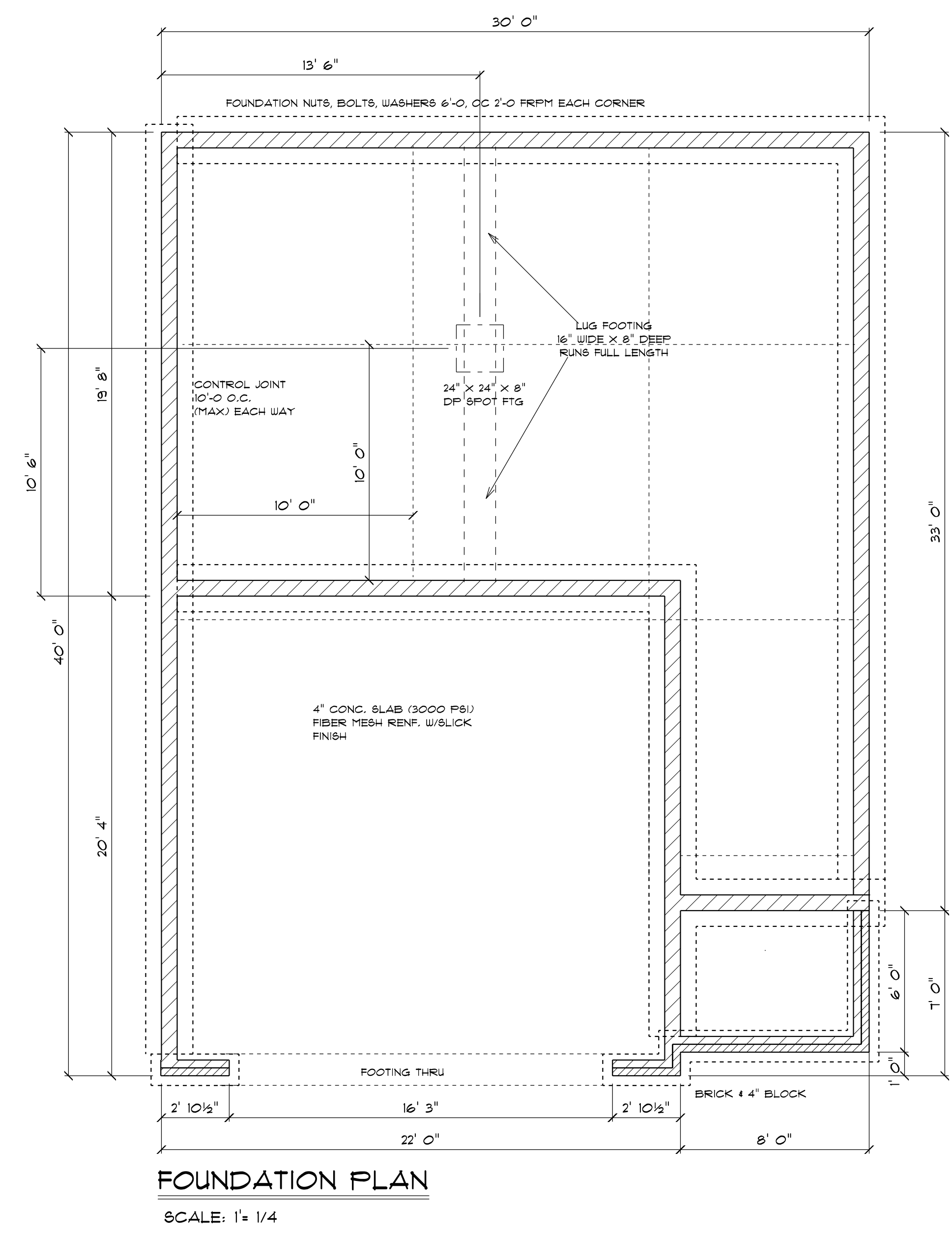
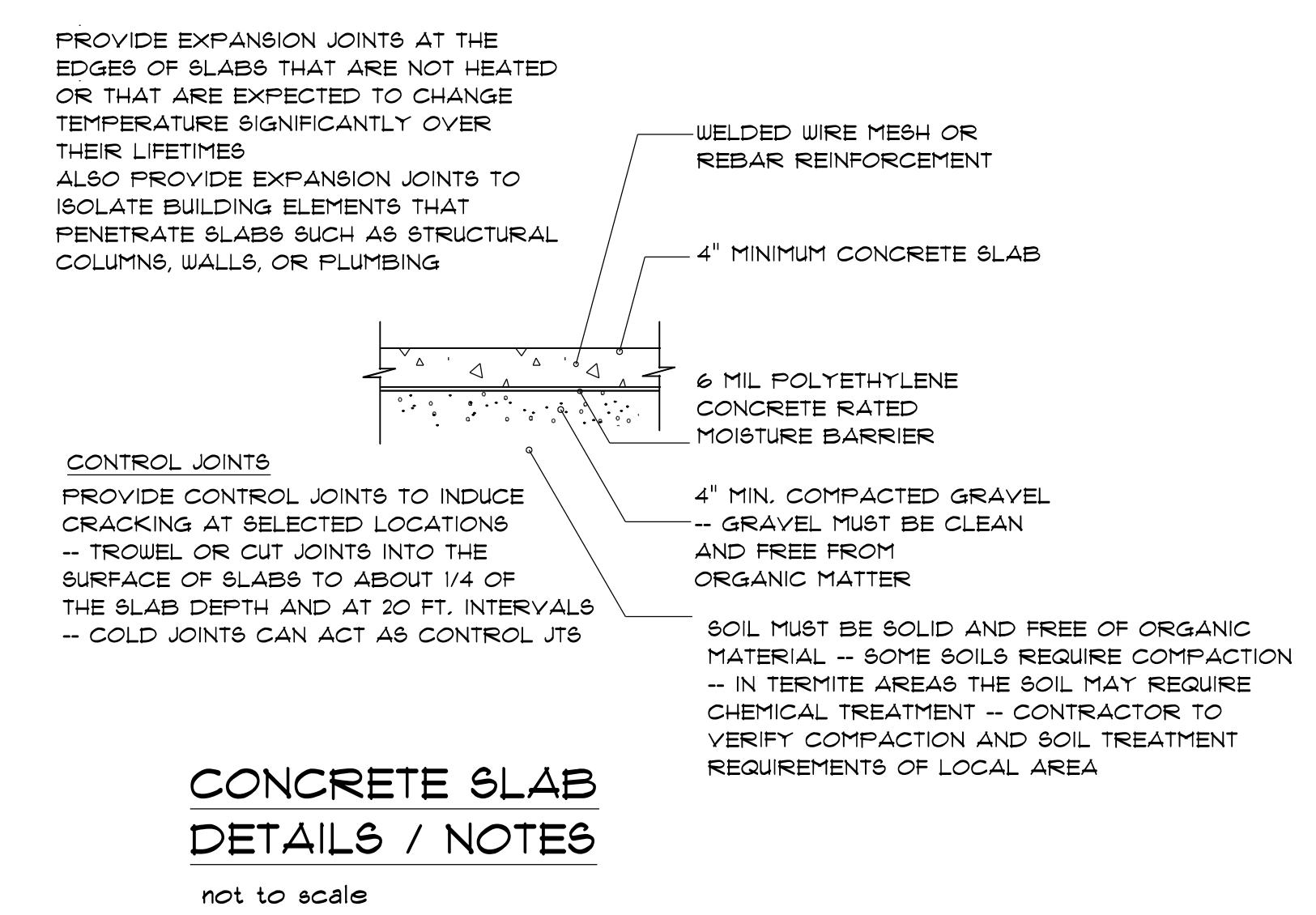
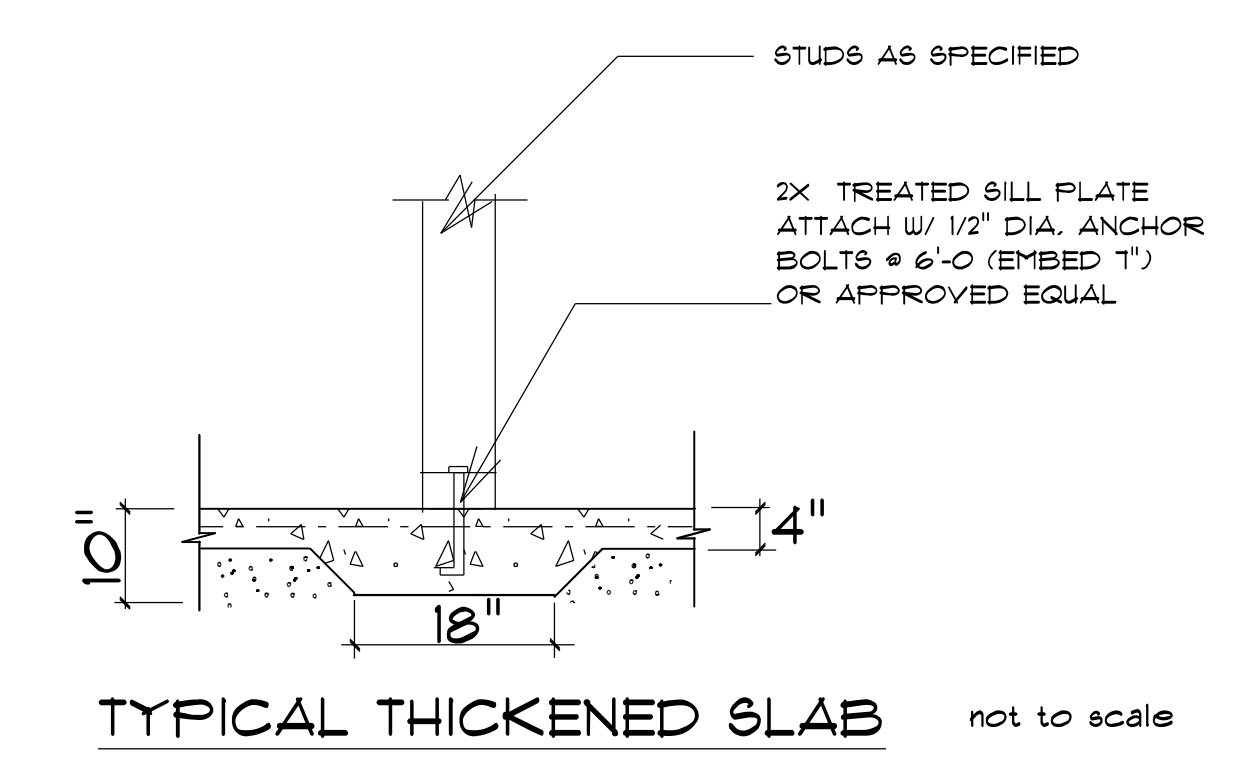
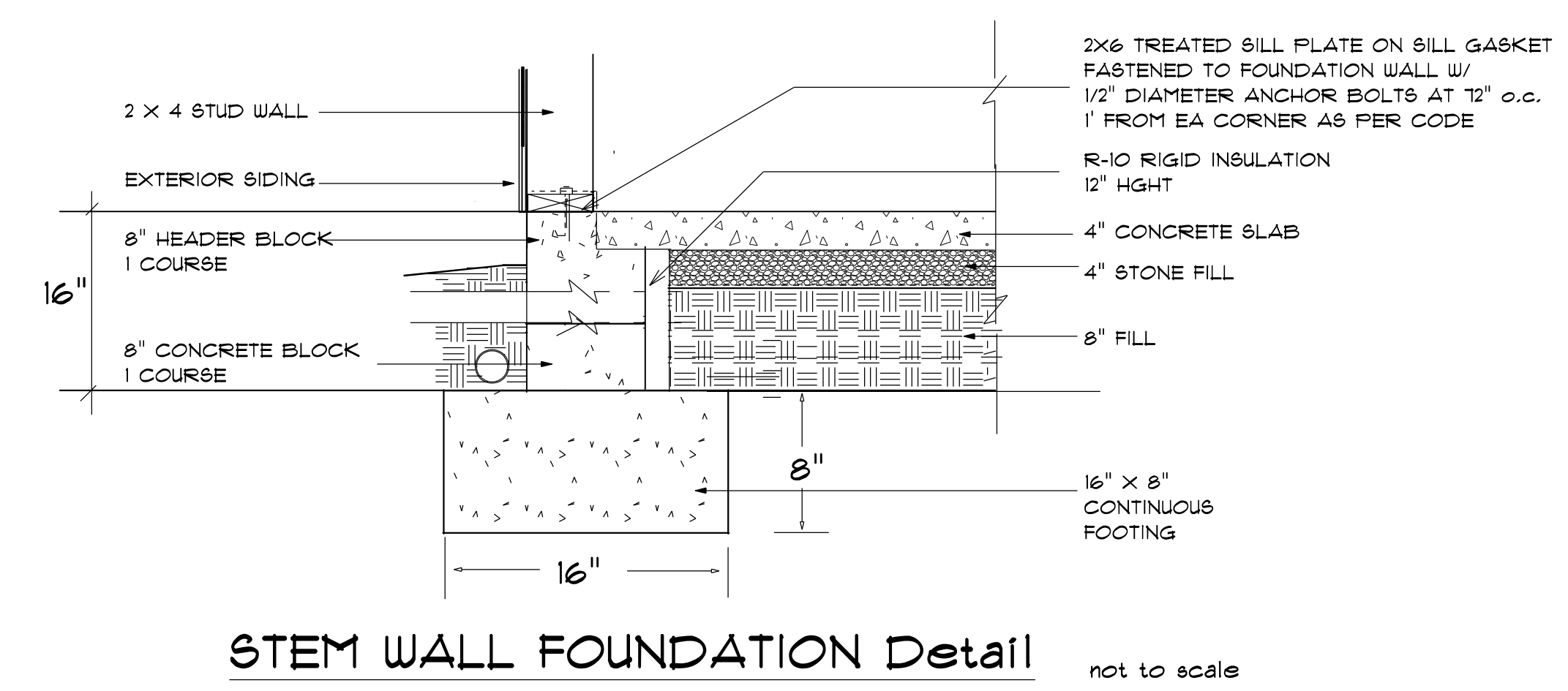
It is the sole responsibility of the Contractor and/or Builder to conform to all standards, provisions, requirements, methods of construction and uses of materials provided in buildings and/or structures as required by NC Uniform Building Code, Local Agencies and in accordance with good engineering practices. Verify all dimensions prior to construction.



LEFT ELEVATION
 SCALE: 1/4" = 1'



RIGHT ELEVATION
 SCALE: 1/4" = 1'



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	HINGE	COUNT	LIBRARY NAME	TYPE
6'-0"	RN	1	Exterior Door\Patio	SLIDING DOOR
16'-0"	U	1	Garage	GARAGE
1'-6"	R	1	Interior Door\Colonial	DOOR
2'-4"	R	1	Interior Door\Colonial	DOOR
2'-8"	L	1	Interior Door\Colonial	DOOR
2'-8" x 5'-0"	N	1	Window\Double Hung	WINDOW
5'-4" x 5'-0"	UU	2	Window\Double Hung	WINDOW

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 DOUBLS UNO.

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

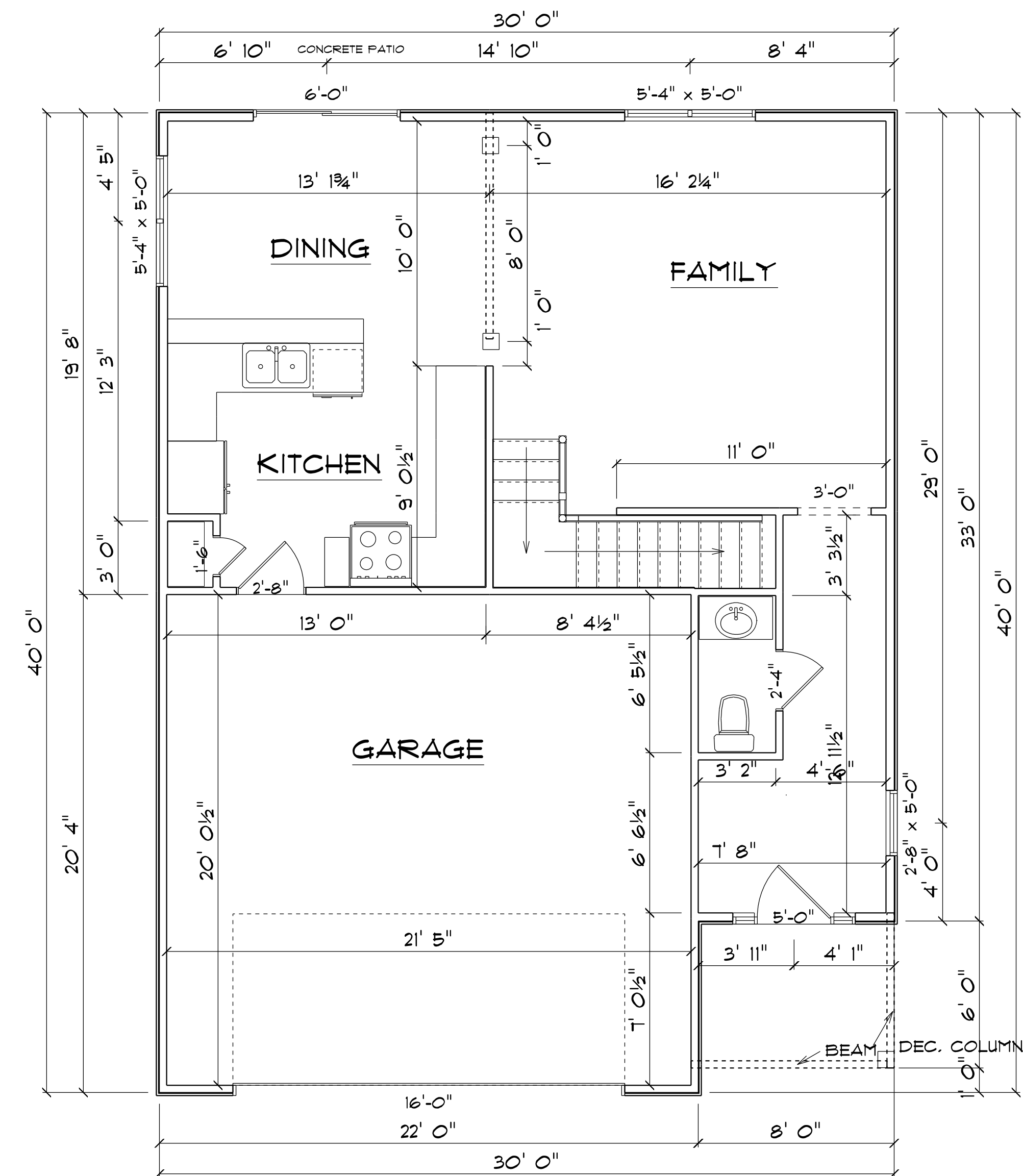
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

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 TJ'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



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.

OPENING SCHEDULE				
SIZE	HINGE	COUNT	LIBRARY NAME	TYPE
2'-0"	R	2	Interior Door\Colonial	DOOR
2'-4"	L	2	Interior Door\Colonial	DOOR
2'-4"	R	2	Interior Door\Colonial	DOOR
2'-6"	L	2	Interior Door\Colonial	DOOR
2'-6"	R	2	Interior Door\Colonial	DOOR
2'-8"	R	1	Interior Door\Colonial	DOOR
4'-0"	LR	2	Interior Door\Colonial	DOOR
2'-8" x 5'-0"	U	5	Window\Double Hung	WINDOW
2'-0" x 3'-0"	U	1	Window\Double Hung	WINDOW
2'-8" x 5'-0" TWIN	NN	2	Window\Double Hung	WINDOW
4'-0" x 1'-0"	N	1	Window\Transom	WINDOW

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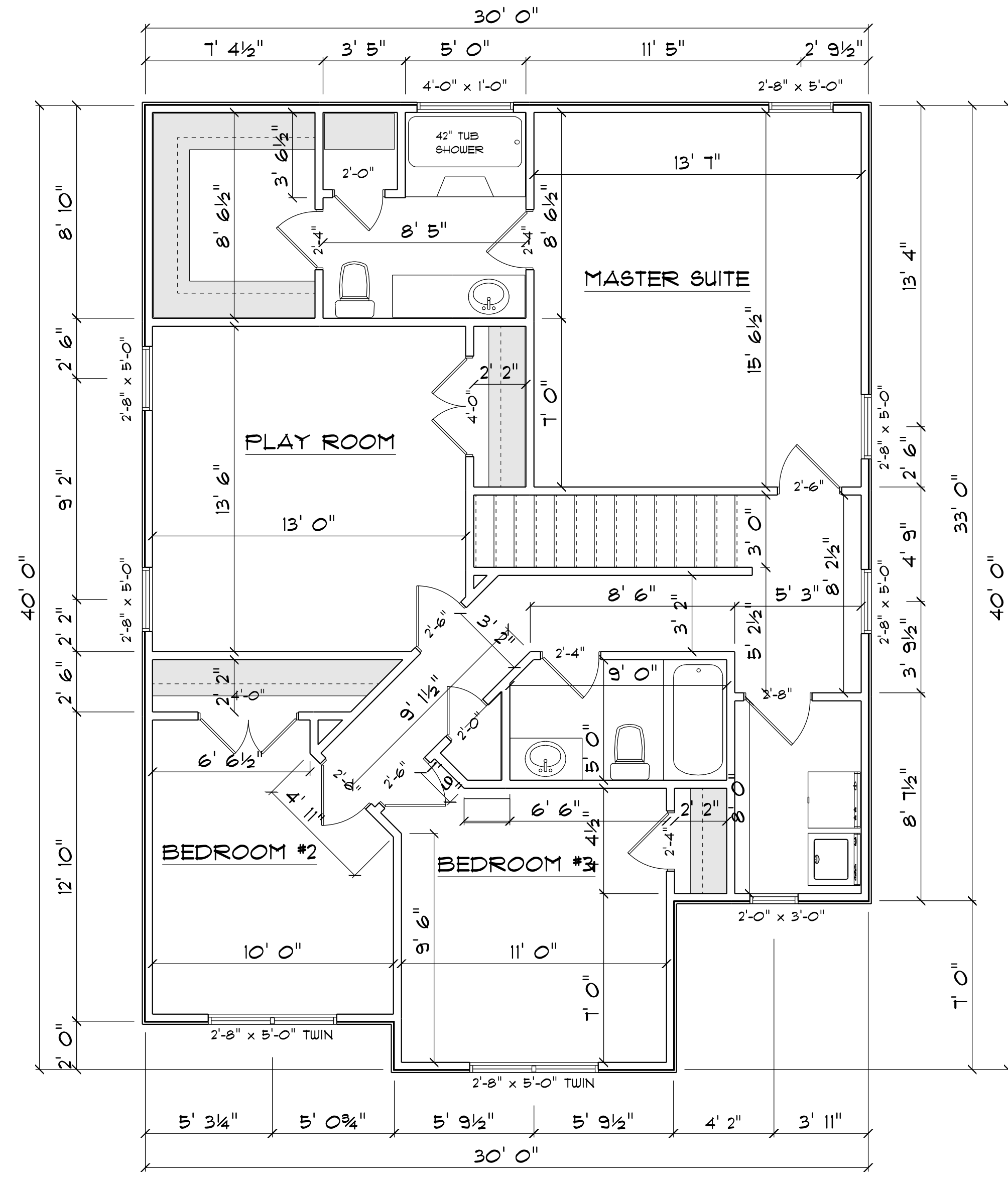
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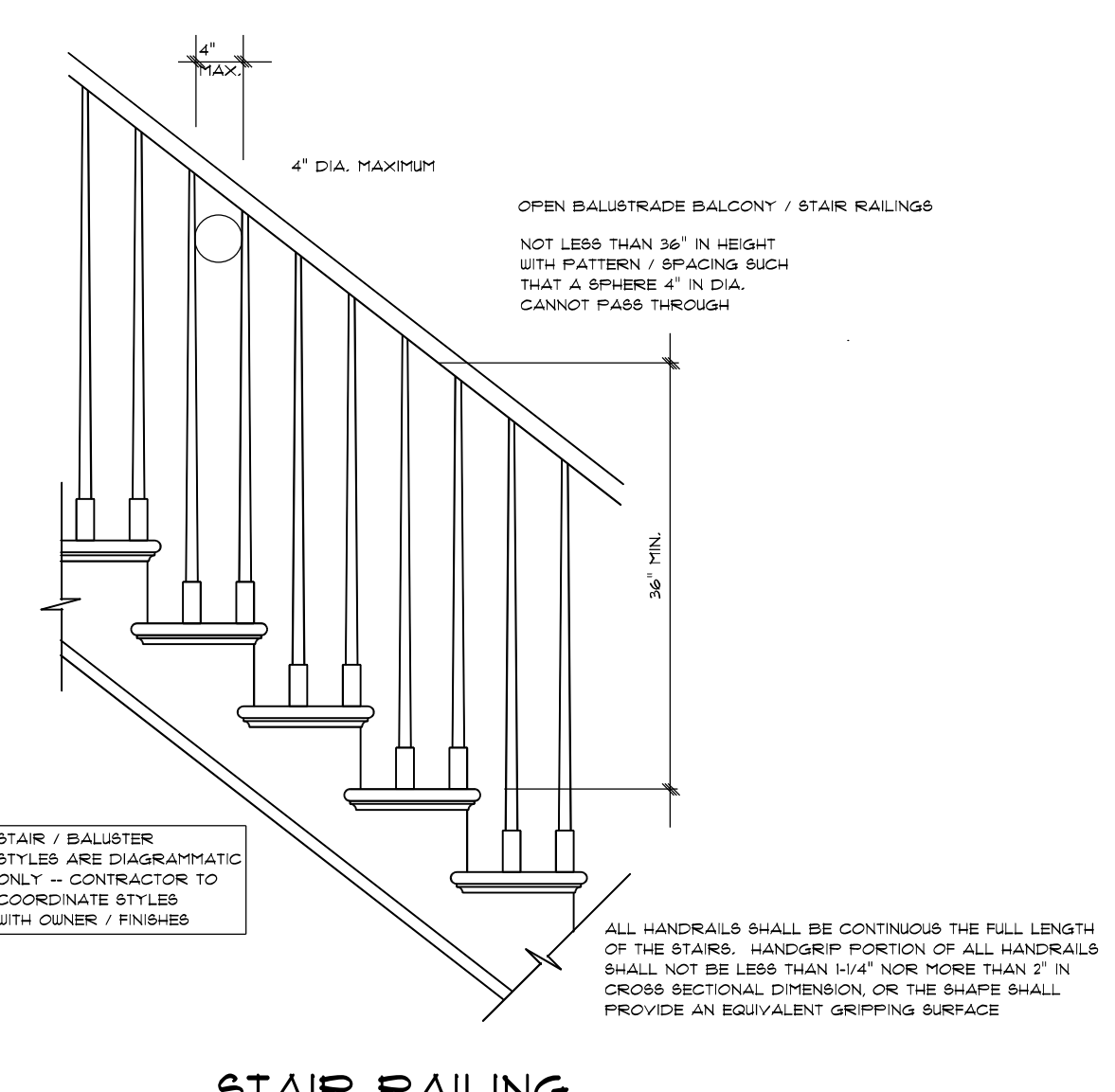
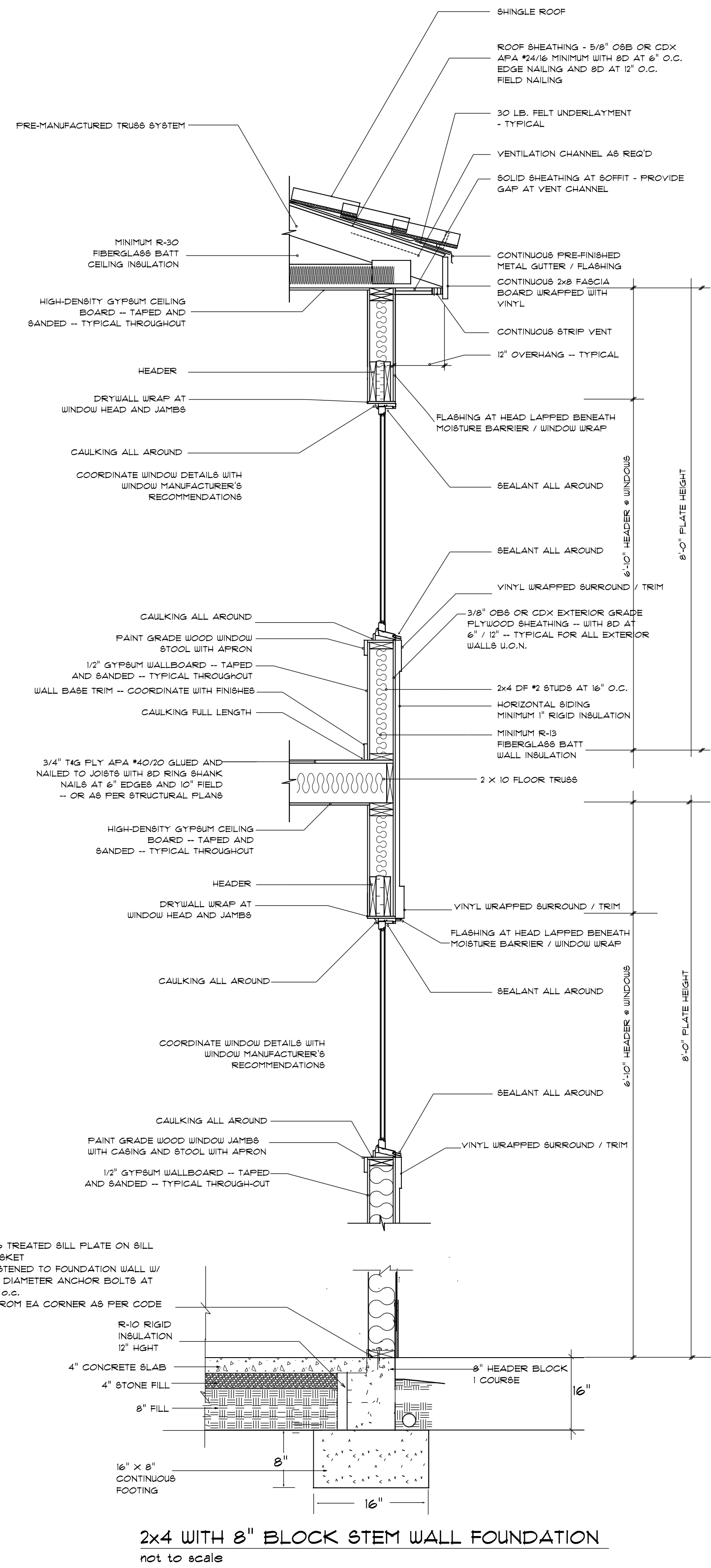
EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4



2ND FLOOR PLAN

SCALE: 1" = 1/4"

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



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

