

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 LIGHT 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.

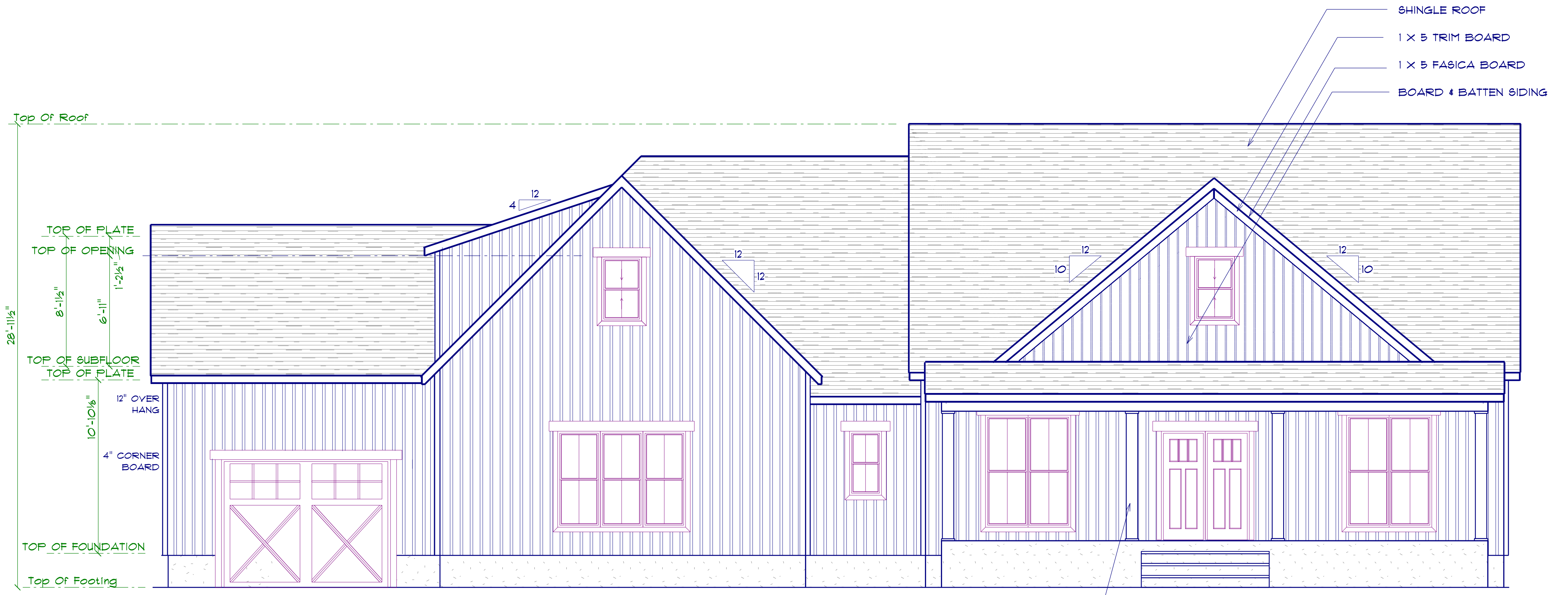
I ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION. CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS. ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

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

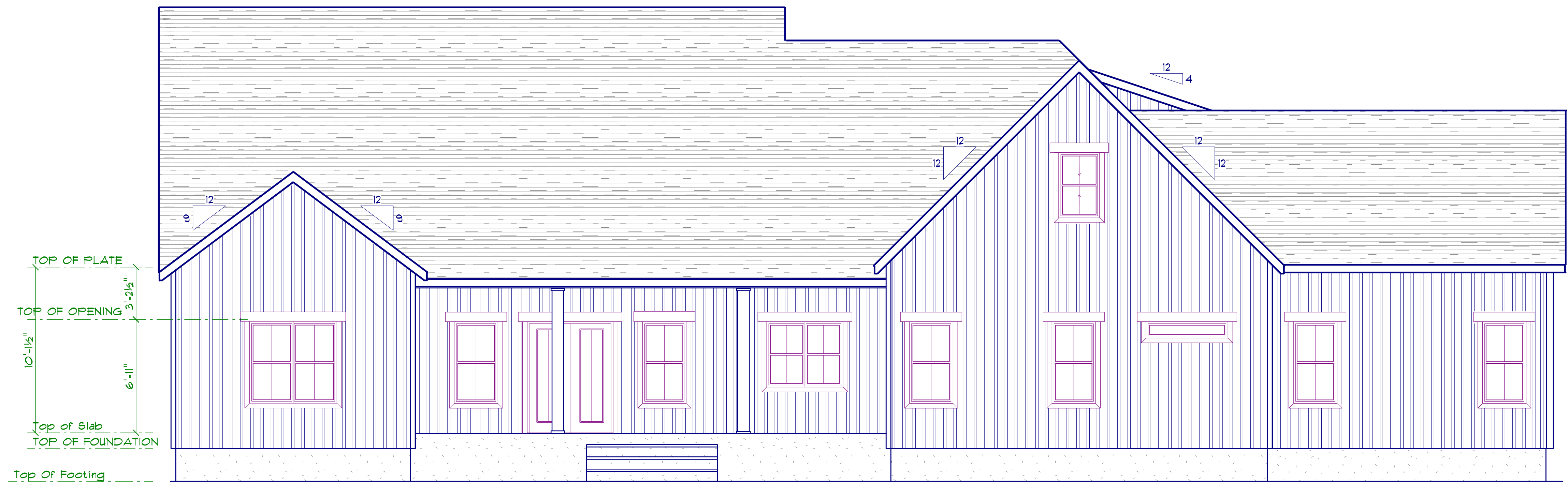
1.2 Minimum Design Loads for Building and Other Structures ASCE 7-98

- 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 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.



FRONT ELEVATION
SCALE: 1" = 1/4"

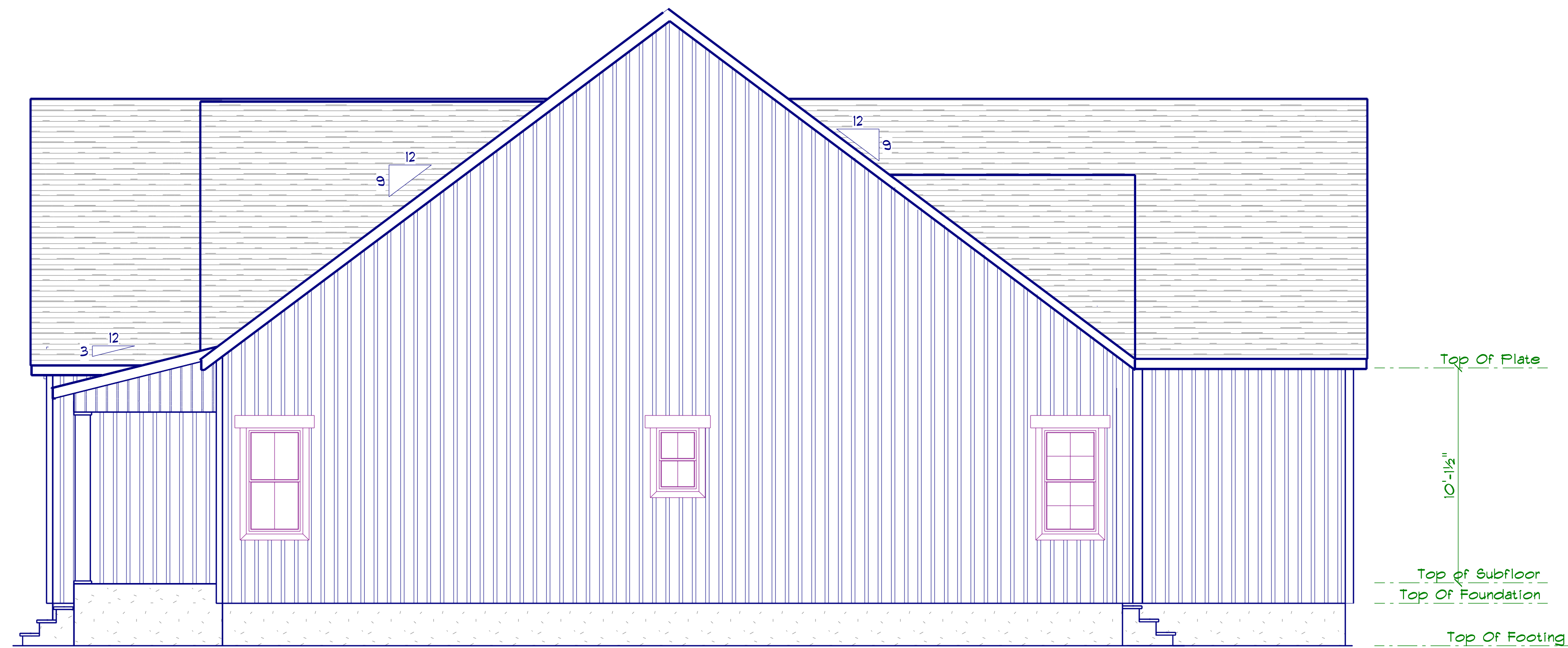


REAR ELEVATION
SCALE: 1" = 1/4"



LEFT ELEVATION

SCALE: 1" = 1/4"



RIGHT & LEFT ELEVATION

SCALE: 1" = 1/4"

GENERAL FRAMING NOTES:

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

FRAMING LUMBER SHALL BE 5YP #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" ON AN USE 3-16d NAILS 2" IN AT EACH END. DOUBLE ALL STUDS UNDER ROOF FOOTINGS UNO.

NAIL FLOOR JOISTS TO BILL 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.

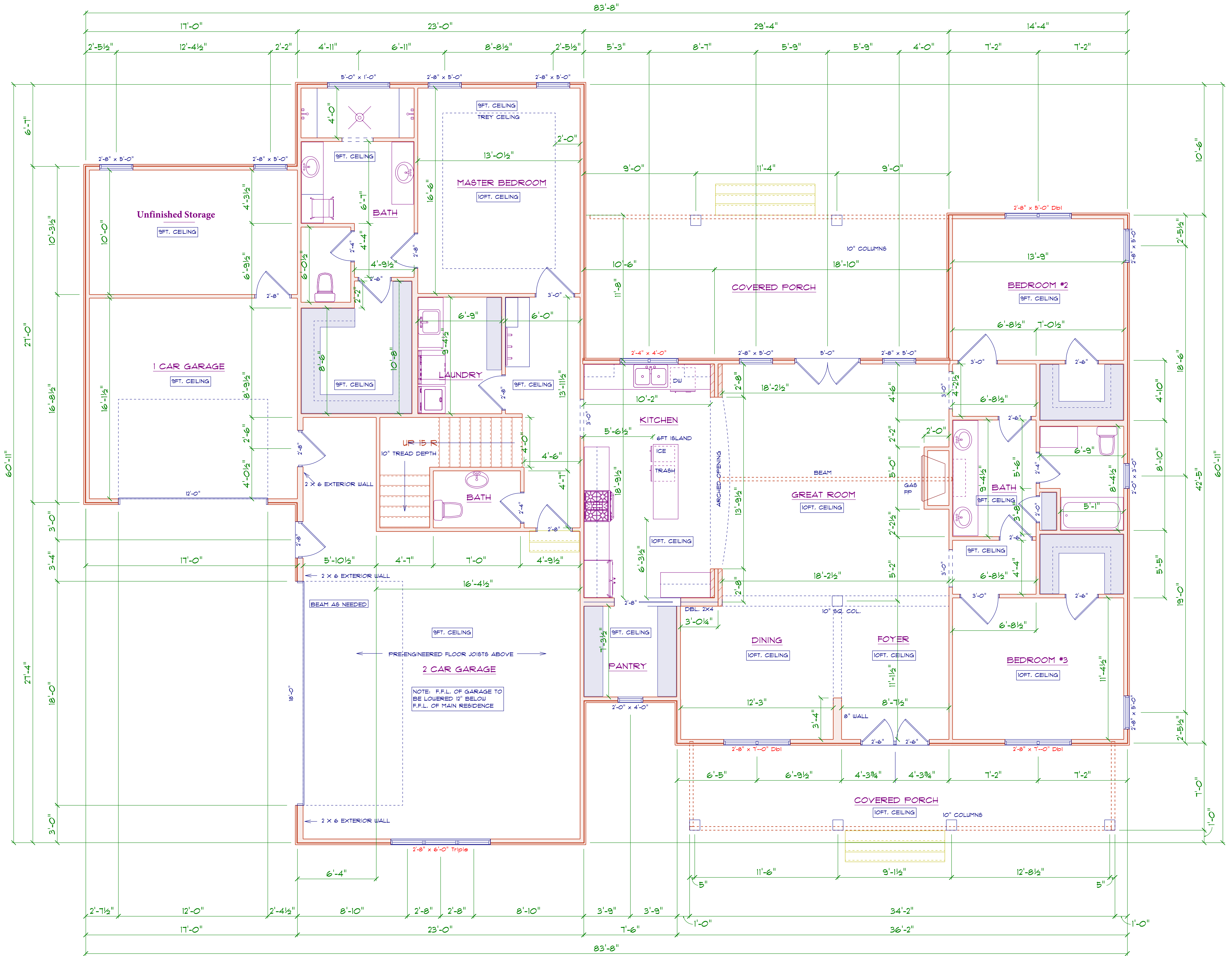
LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

WINDOW SCHEDULE		
SIZE	COUNT	LIBRARY NAME
2'-8" x 5'-0"	4	Window\Double Hung
2'-0" x 3'-0"	1	Window\Double Hung
2'-0" x 4'-0"	1	Window\Double Hung
2'-8" x 5'-0"	4	Window\Double Hung
2'-8" x 6'-0"	2	Window\Double Hung
2'-4" x 4'-0"	1	Window\Double Hung
2'-8" x 7'-0" Dbl	1	Window\Double Hung
2'-8" x 5'-0" Dbl	1	Window\Double Hung
2'-8" x 7'-0" Dbl	1	Window\Double Hung
5'-0" x 1'-0"	1	Window\Transom

DOOR SCHEDULE			
SIZE	HINGE	COUNT	LIBRARY NAME
2'-8"	L	2	Exterior Door\Colonial
2'-8"	R	2	Exterior Door\Colonial
5'-0"	LR	1	Exterior Door\French
18'-0"	U	1	Garage\Tall Garage
12'-0"	U	1	Garage\Tall Garage
2'-0"	L	1	Interior Door\Colonial
2'-4"	L	2	Interior Door\Colonial
2'-4"	R	1	Interior Door\Colonial
2'-6"	L	2	Interior Door\Colonial
2'-6"	R	3	Interior Door\Colonial
2'-8"	L	1	Interior Door\Colonial
2'-8"	R	1	Interior Door\Colonial
3'-0"	L	1	Interior Door\Colonial
3'-0"	R	2	Interior Door\Colonial
2'-8"	N	1	Interior Door\Pocket
2'-6"	L	1	Manufacturer\Therma-Tru\American Style Collection
2'-6"	R	1	Manufacturer\Therma-Tru\American Style Collection

AREA SCHEDULE	
NAME	AREA
Heated	2256.3 sq ft.
2 Car Garage	654.5 sq ft.
1 Car Garage	288.9 sq ft.
Covered Front Porch	225.3 sq ft.
Covered Rear Porch	342.2 sq ft.
Office	183 sq ft.



FLOOR PLAN
SCALE: 1" = 1/4"

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 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.

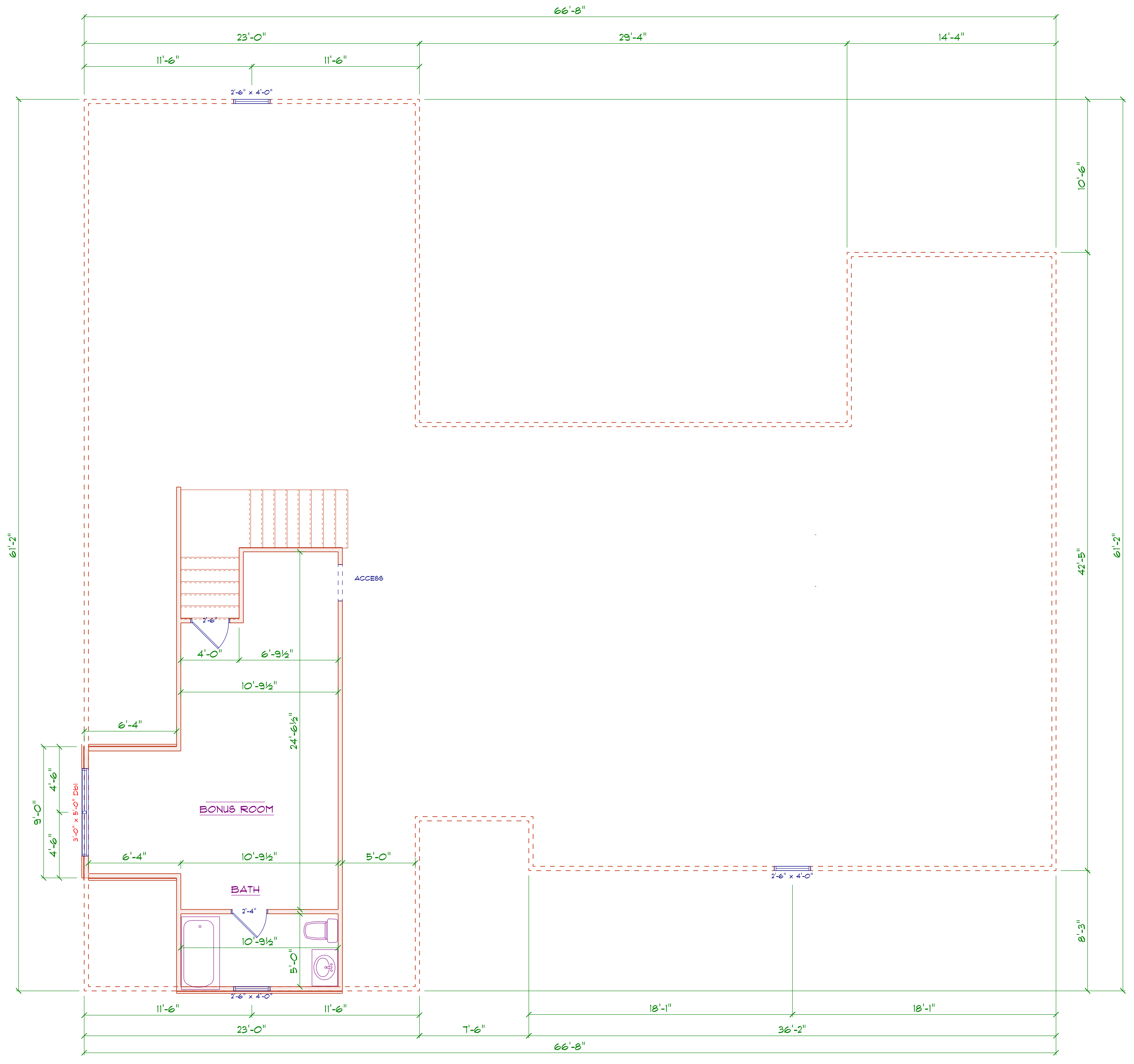
LVL'S AND TJI'S TO BE SIZED BY OTHERS

EXTERIOR WALLS IN LIVING AREAS ARE 2 X 4

WINDOW SCHEDULE		
SIZE	COUNT	LIBRARY NAME
2'-6" x 4'-0"	3	Window\Double Hung
3'-0" x 5'-0" Dbl	1	Window\Double Hung

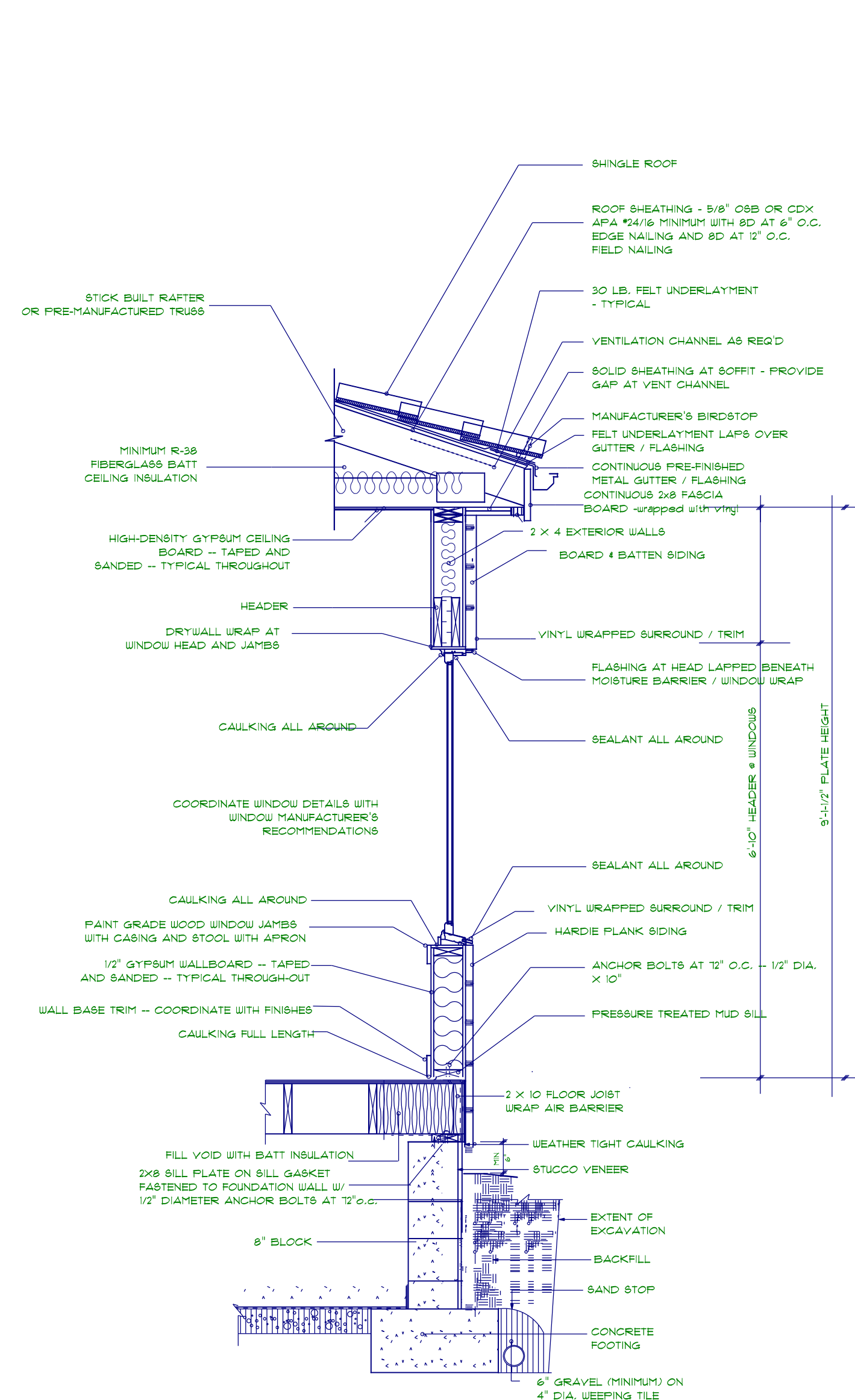
DOOR SCHEDULE			
SIZE	HINGE	COUNT	LIBRARY NAME
2'-4"	R	1	Interior Door\Colonial
2'-6"	R	1	Interior Door\Colonial

AREA SCHEDULE	
NAME	AREA
Heated	383.1 sq. ft.



UNFINISHED BONUS ROOM FLOOR PLAN

SCALE: 1" = 1/4"



2x4 BOARD & BATTEN SIDING W/8" BLOCK & STUCCO VENEER FOUNDATION
NOT TO SCALE

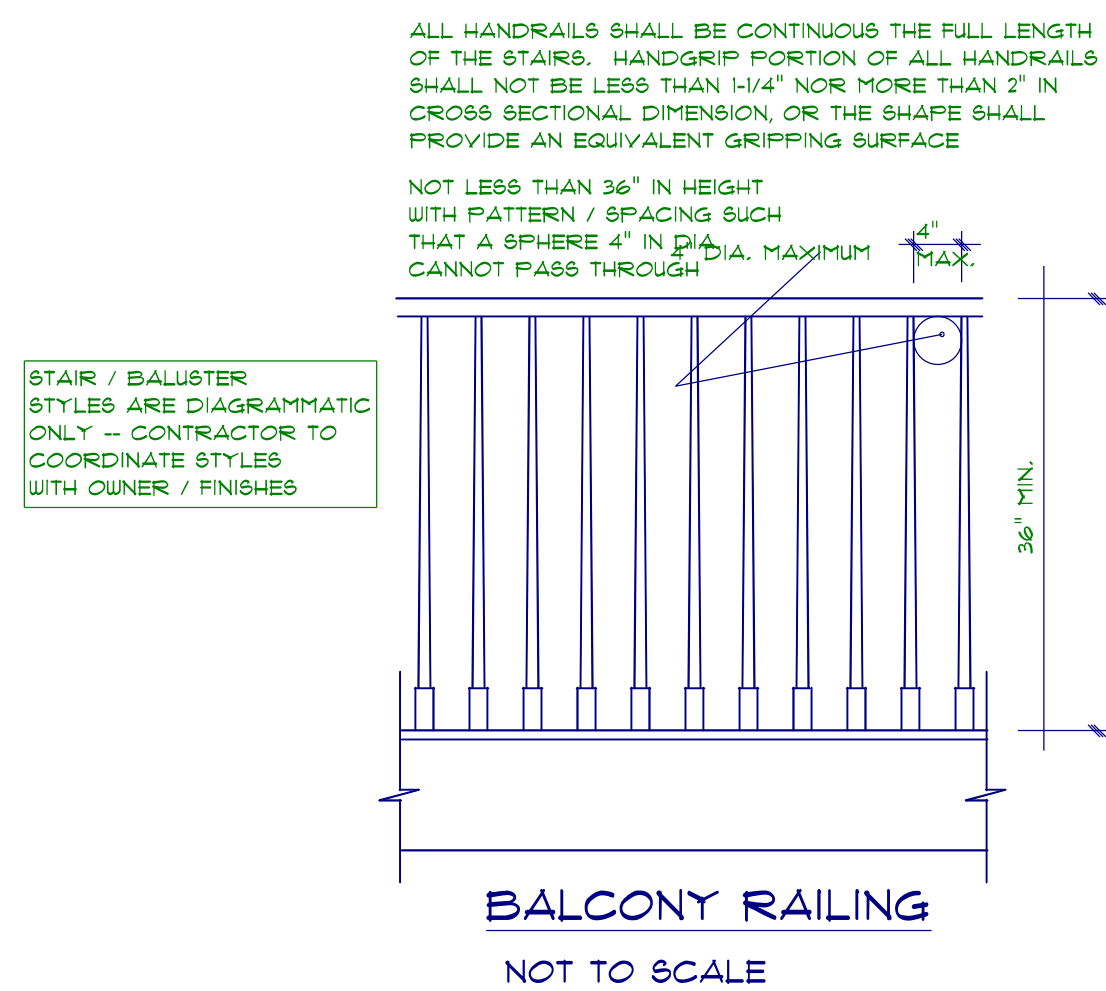


SECTION A
SCALE: 1" = 1/4"

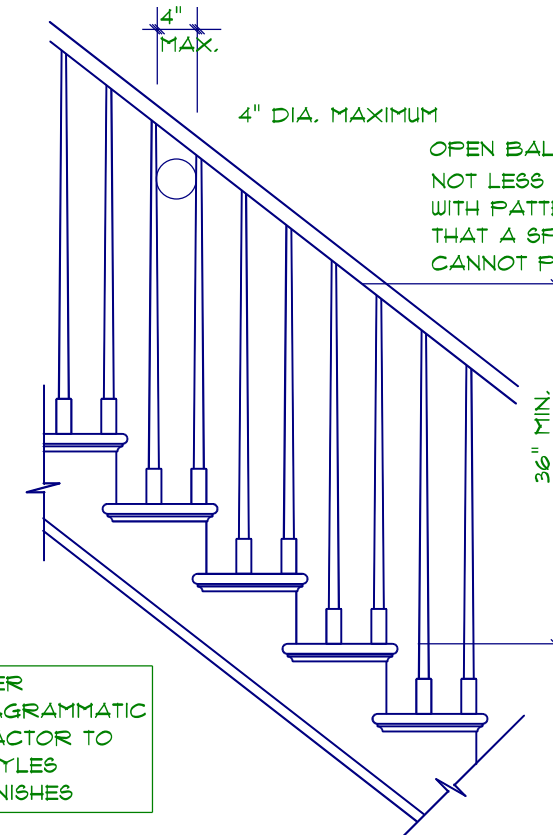
TYPICAL FRAME ROOF:
SHINGLE ROOF
5/8" ROOFING PLYWOOD o/w
1" CLIPS
2x10 RIDGEBOARD
2x8 RAFTERS @ 16" o.c.
2x4 COLLAR TIES @ 48" o.c.
2x6 CEILING JOISTS @ 16" o.c.
R38 BATT INSUL.
6 mil POLY V.B.
5/8" DRYWALL
TAPED & SANDED

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

TYPICAL 2x4 SIDING EXTERIOR WALL:
BOARD & BATTEN SIDING
7/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
R19 BATT INSULATION
6 mil POLY V.B.
1/2" DRYWALL
TAPED & SANDED



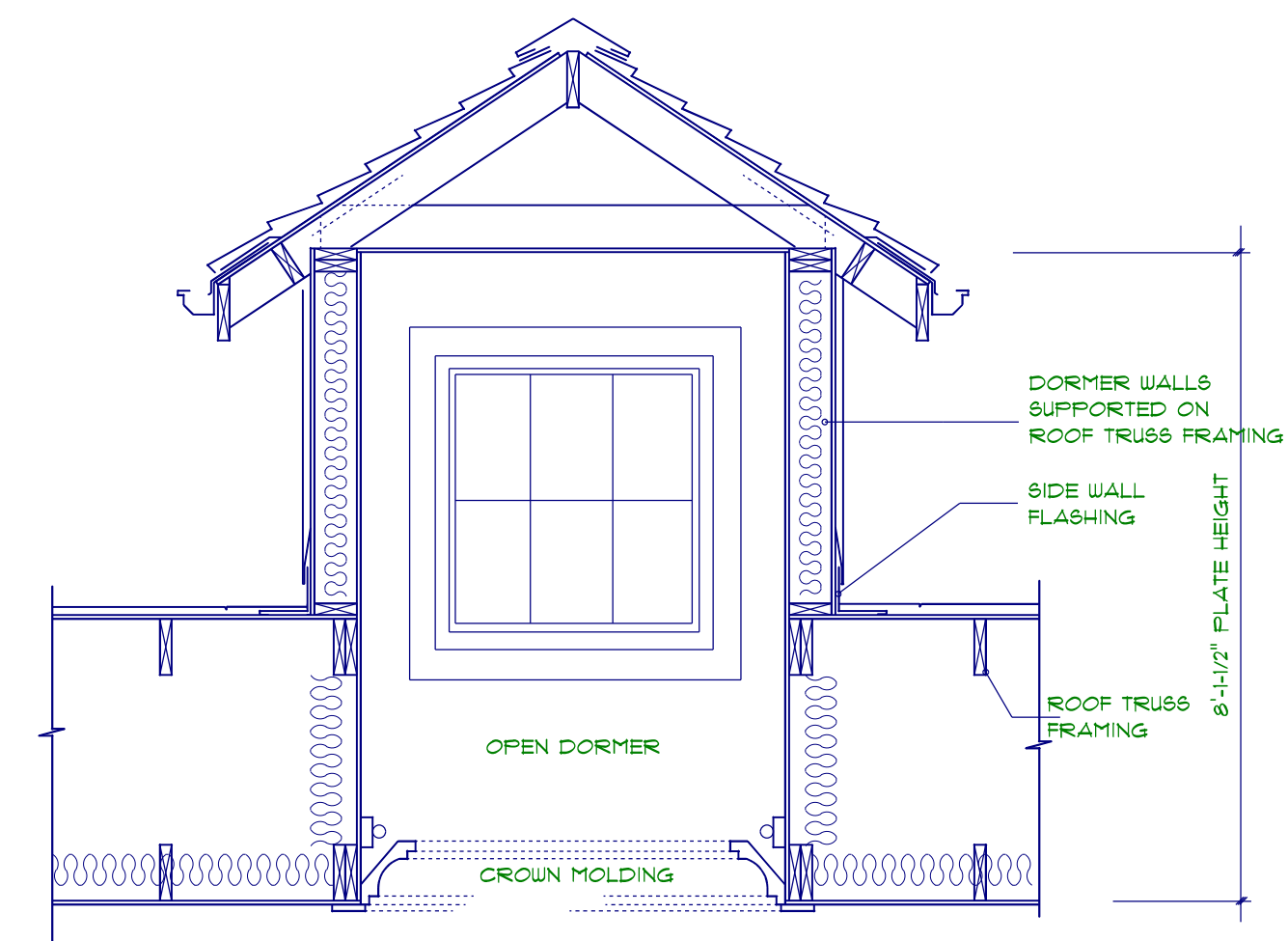
BALCONY RAILING
NOT TO SCALE



STAIR RAILING
NOT TO SCALE

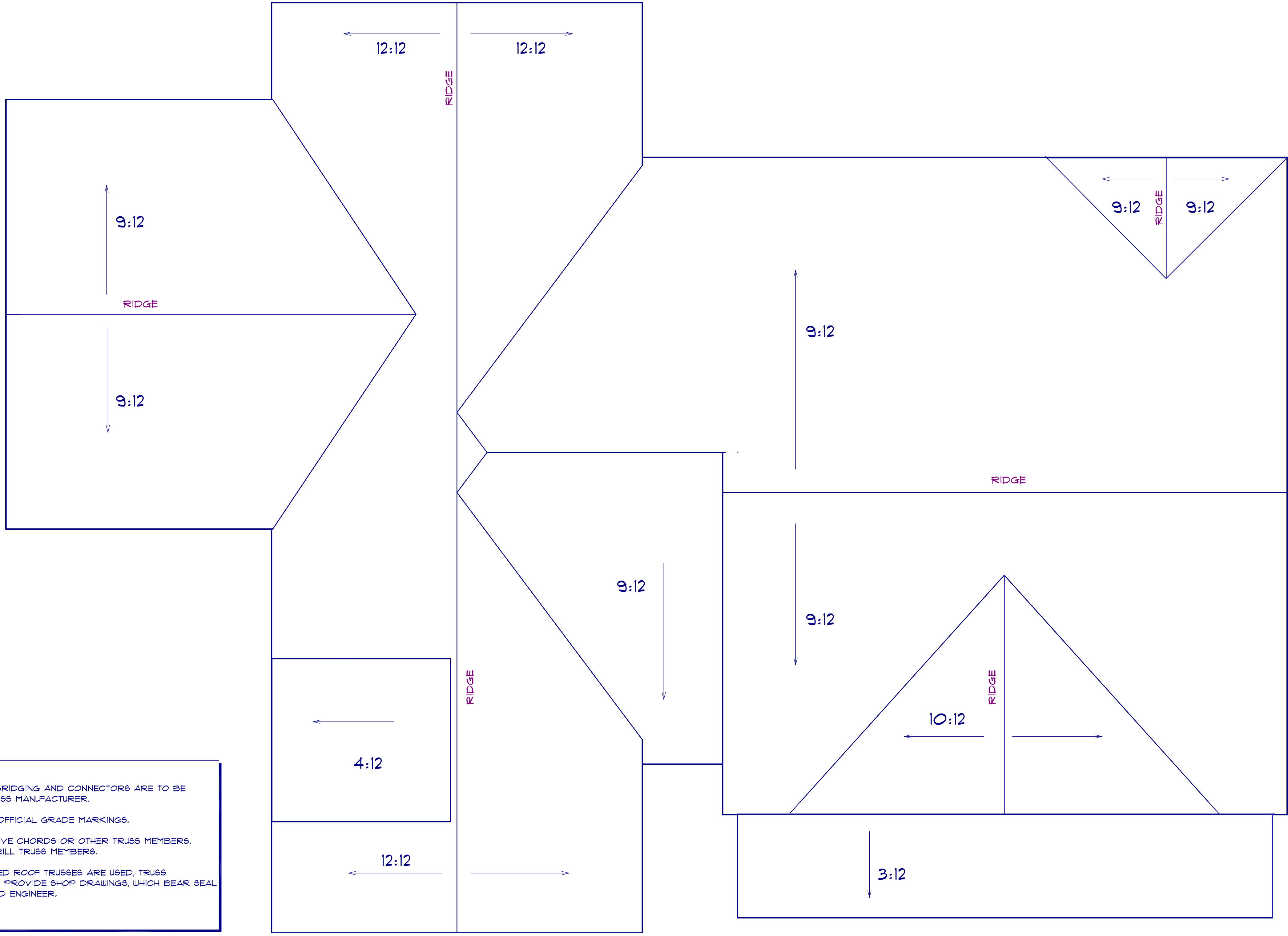
4" DIA. MAXIMUM
NOT LESS THAN 36" IN HEIGHT
WITH PATTERN / SPACING SUCH
THAT A SPHERE 4" IN DIA.
CANNOT PASS THROUGH

ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH
OF THE STAIRS. 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



DORMER SECTION
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