

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.

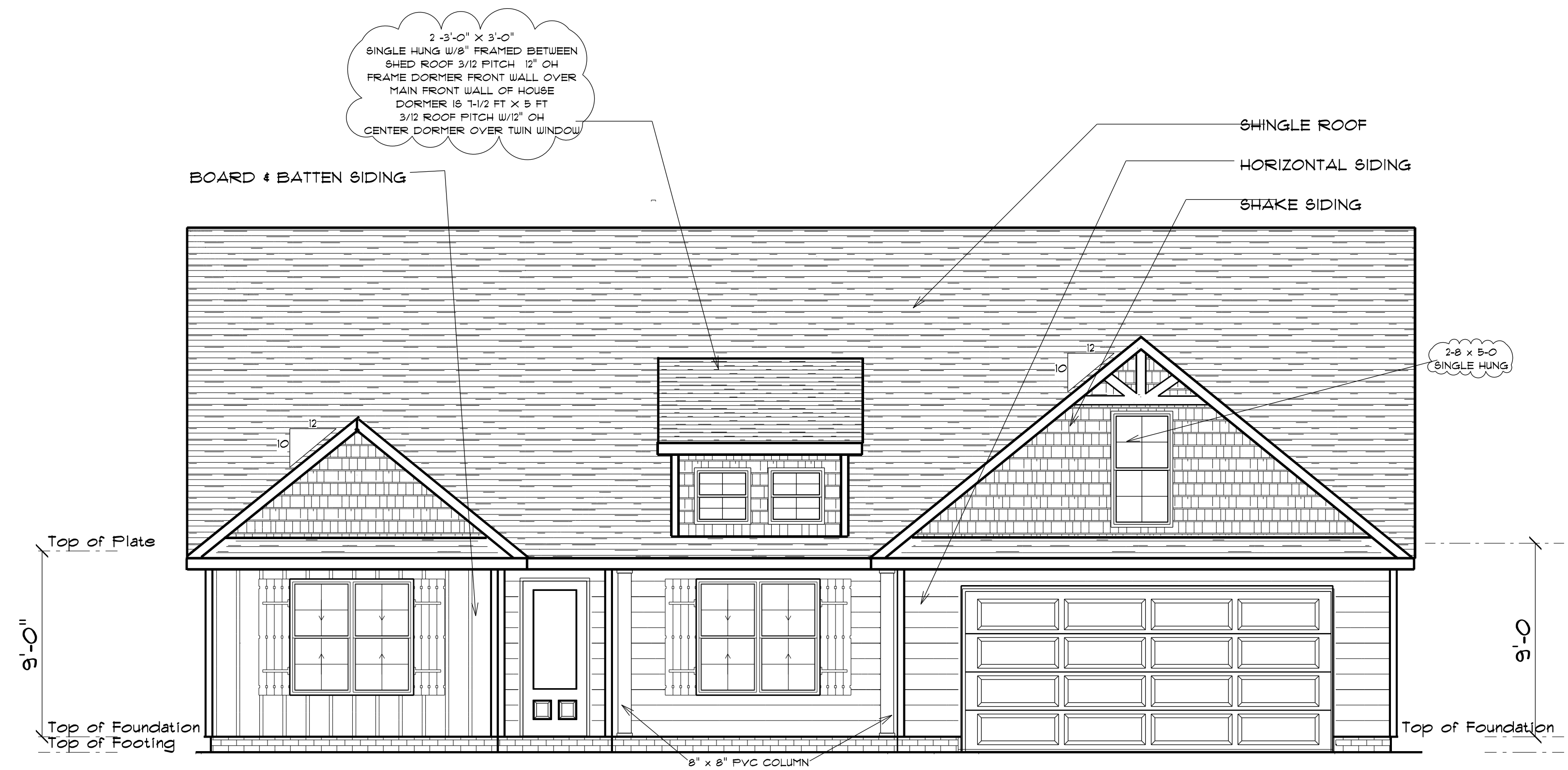
1. ASSUME NO RESPONSIBILITY FOR ANY DISTANCES AFTER START OF CONSTRUCTION.
CONTRACTOR/BUILDER SHALL CONSULT WITH HOME OWNER ON ALL INTERIOR AND EXTERIOR MOLDINGS, TRIMS, COLORS, FINISHES, CABINET LAYOUTS, AND MANUFACTURERS BEFORE CONSTRUCTION BEGINS.
ALL BEAMS AND FRAMING MEMBERS ARE SIZED BY OTHERS.

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 7-9B

- 2 Roof Dead Load 15 PSF
- 3 Roof Live Load 20 PSF
- 4 Typical Floor Dead Load 10 PSF
- 5 Floor Live Loads
 - 5.1 Rooms other than sleeping rooms 40 PSF
 - 5.2 Sleeping Rooms 30 PSF
 - 5.3 Stairs 40 PSF
 - 5.4 Decks 40 PSF
 - 5.5 Exterior Balconies 60 PSF
- 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 PSF
 - 6.5 Roofs (Component and Cladding)
 - 6.5.1 Roof Slopes 2.25/12 to 1/12 34.8 PSF
 - 6.5.2 Roof Slopes 7/12 to 12/12 21 PSF

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

AREA SCHEDULE	
NAME	AREA
Heated Floor Area	1717.1 sq ft.
Garage	489 sq ft.
Covered Porch	199.2 sq ft.

Total Fenestration	Total Exterior Walls	Percentage of wall openings
246 sq. ft.	1752	15%

Above Grade Walls
Surrounding Heated Space

FENESTRATION CALCULATIONS

Floor	Height Of Ext. Wall	Area Of Ext. Wall	Ext. Wall
1st			
2nd			
other	9'	1752	1752
1752	Total Sq. Ft. of Exterior Walls		



REAR ELEVATION
SCALE: 1"= 1/4"



RIGHT ELEVATION
SCALE: 1"= 1/4"



LEFT 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.



SCALE: 1" = 1/4"

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

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 FOST DOINGS UNO.

NAIL FLOOR JOISTS TO BILL PLATE WITH 8d TOE NAIL6.

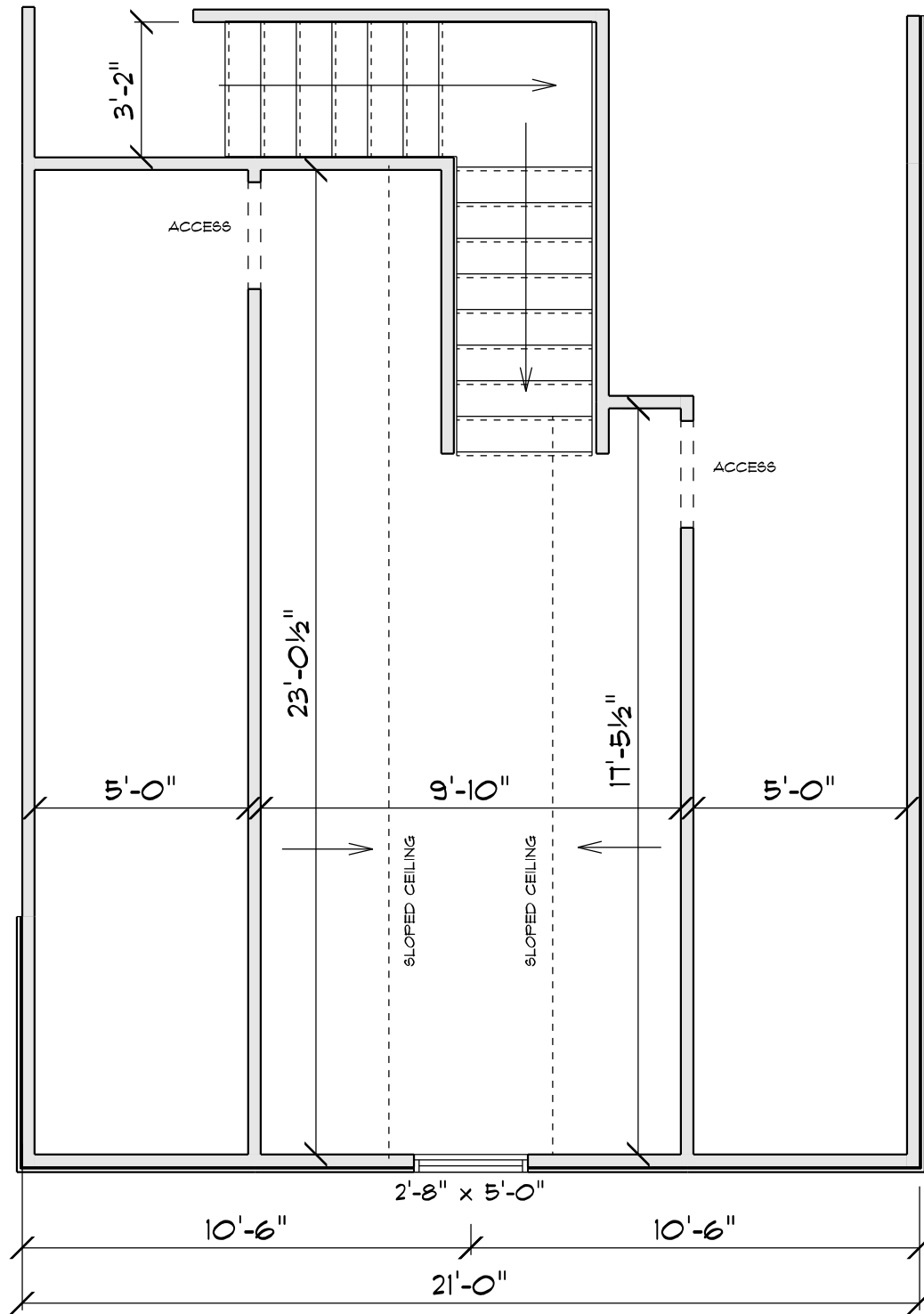
ALL EXPOSED FRAMING ON PORCHES AND DECKS SHALL BE PRESSURE TREATED.

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 OTHER6

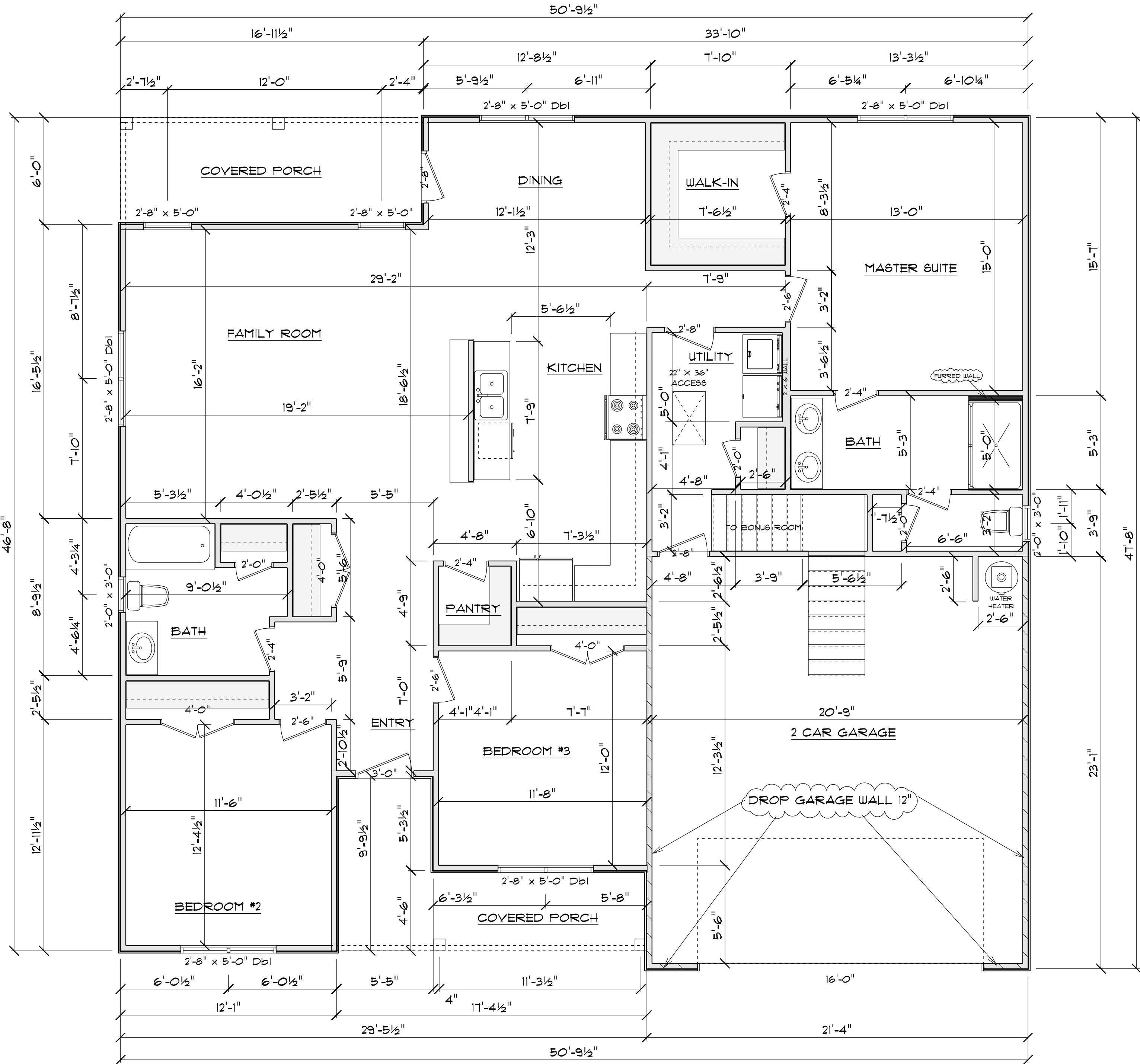
EXTERIOR WALL6 IN LIVING AREA6 ARE 2 X 4



BONUS ROOM FLOOR PLAN

SCALE: 1"= 1/4"

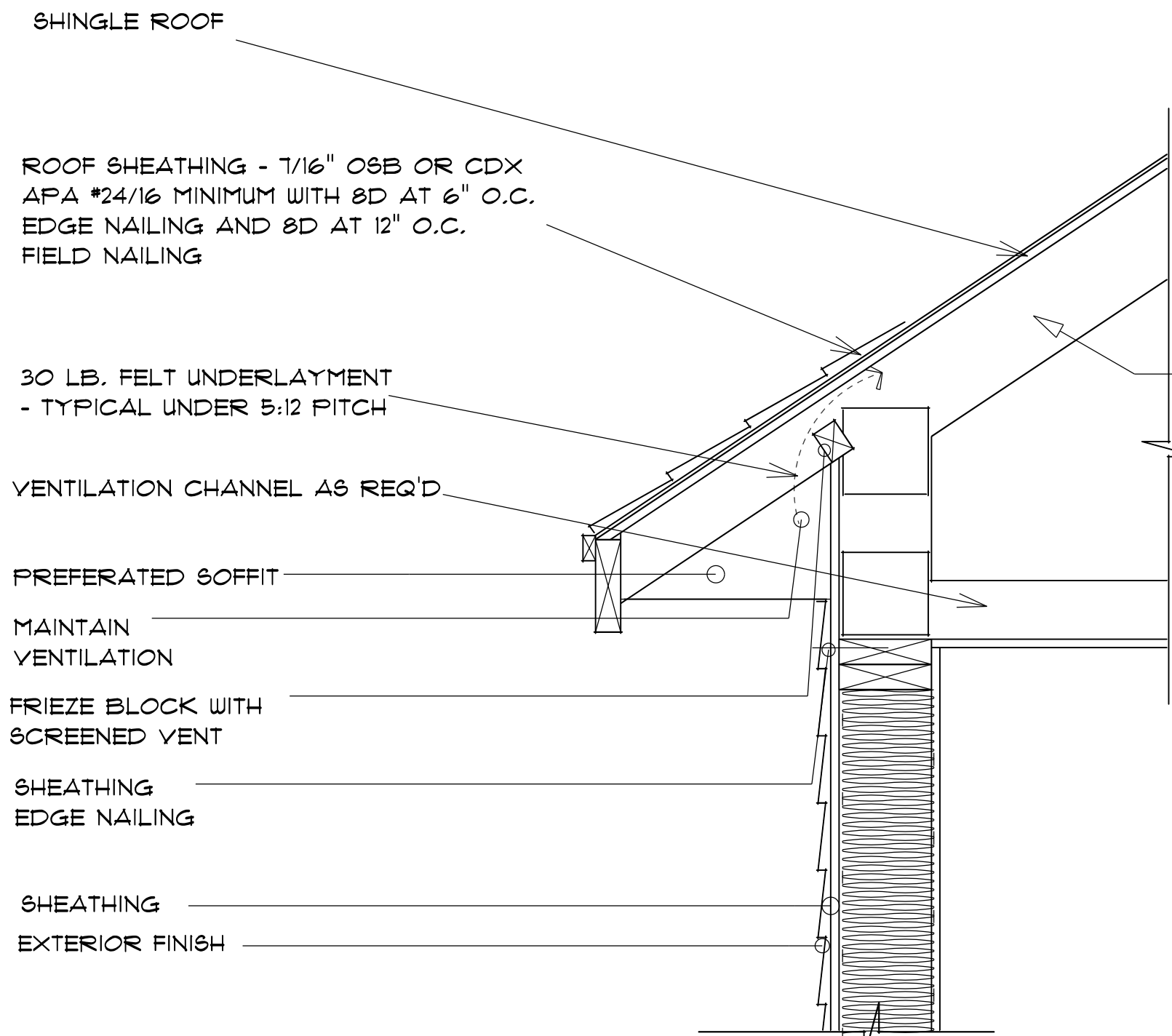
AREA SCHEDULE	
NAME	AREA
Heated	205.0 sq ft.



FLOOR PLAN

SCALE: 1"= 1/4"

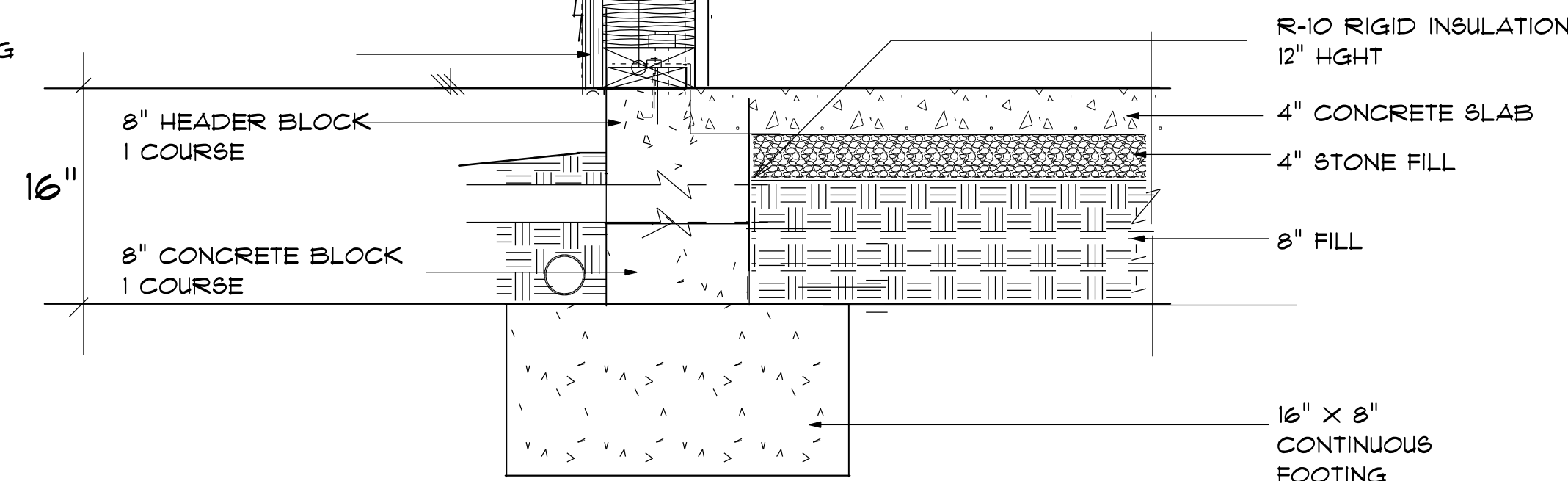
AREA SCHEDULE	
NAME	AREA
Garage	483.7 sq ft.
Heated	1722.3 sq ft.
Rear Covered Porch	98.9 sq ft.
Front Covered Porch	105.5 sq ft.



TYPICAL 2x4 SIDING EXTERIOR WALL:
VINYL SIDING
1/2" SHEATHING
AIR BARRIER
2x4 STUDS @ 16" o.c.
R15 BATT INSULATION
6 MIL POLY VAPOR BARRIER
1/2" GYPSUM BOARD

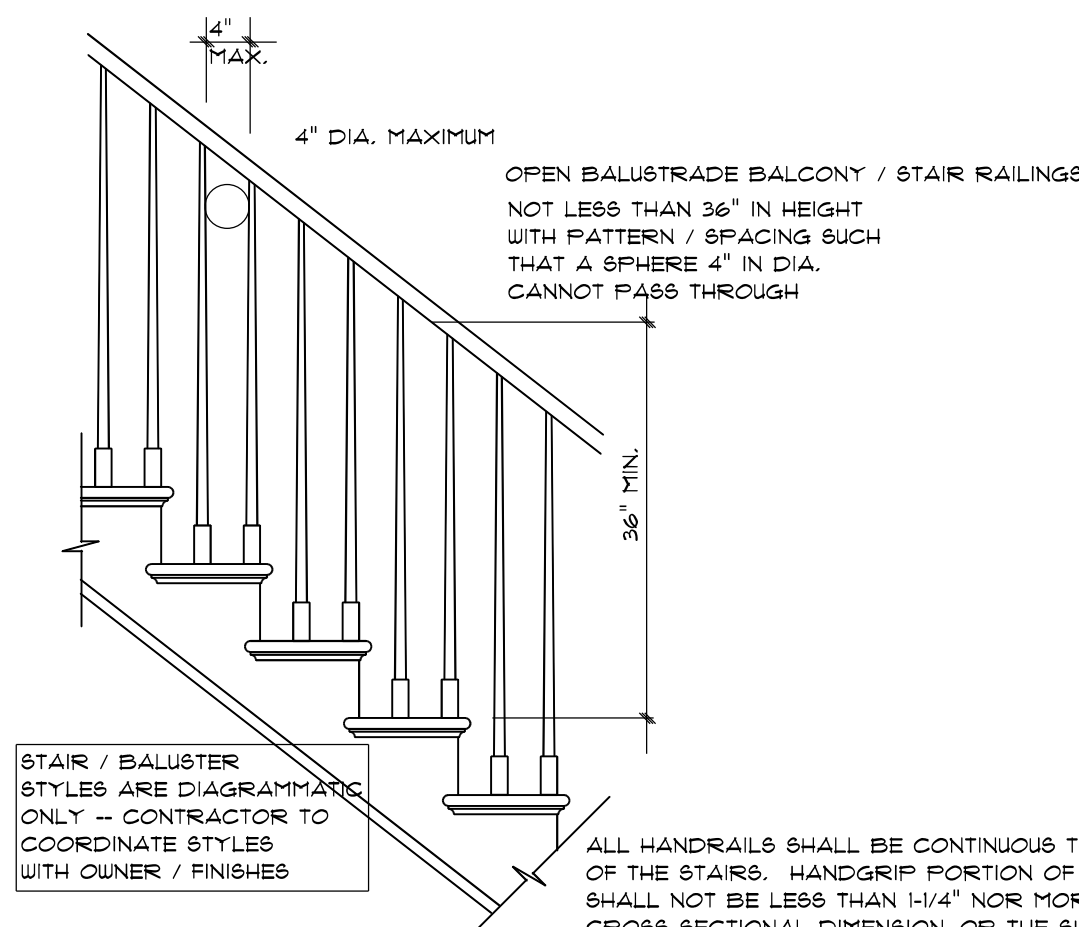
2x4 FT SILL PLATE ON SILL GASKET
FASTENED TO FOUNDATION WALL W/
1/2" DIAMETER ANCHOR BOLTS AT 12" o.c.
2" FROM EACH CORNER

2 X 4 STUD WALL
EXTERIOR SIDING



2x4/SIDING STEM WALL FOUNDATION
not to scale

TRUSS
ROOF SYSTEM



STAIR RAILING
not to scale

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

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.

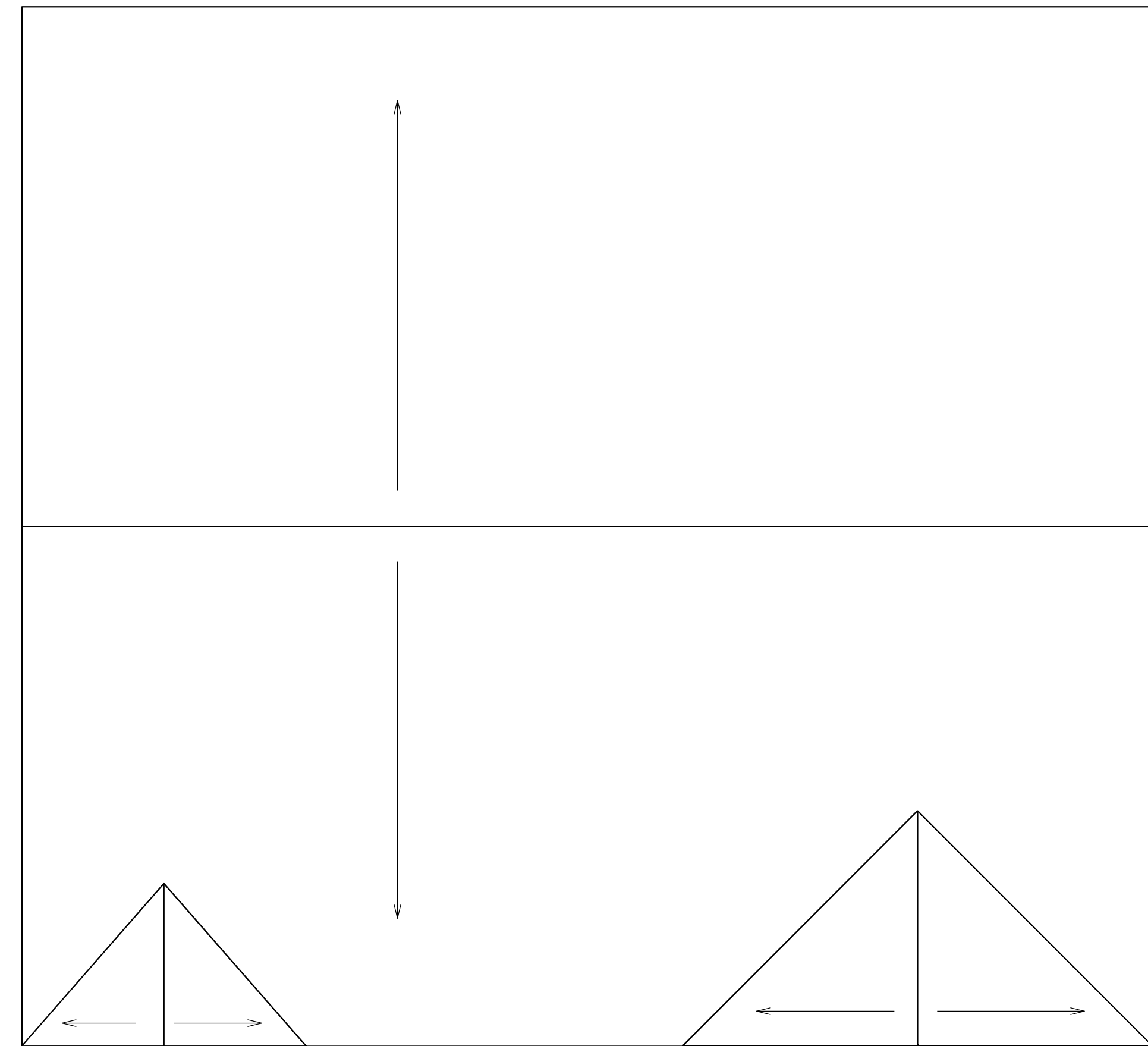
TYPICAL 2x4 SIDING EXTERIOR WALL:
VINYL SIDING
1/16" PLYWOOD SHEATHING
2x4 STUDS @ 16" o.c.
R13 BATT INSULATION
1/2" DRYWALL
TAPED & SANDED

TYPICAL TRUSS ROOF:
SHINGLES
7/16" 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

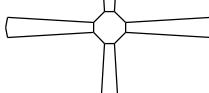





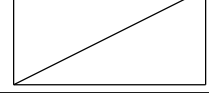


TYPICAL 2x4 WALL:
1/2" DRYWALL
TAPED & SANDED
2x4 STUDS @ 16" o.c.
1/2" DRYWALL
TAPED & SANDED

Top of Plate
8'-0"
Top of Foundation
Top of Footing

SECTION
SCALE: 1" = 1/4"



ROOF PLAN
SCALE: 1" = 3/16"

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan 4 bladed 01	2	
foyer light	1	
10" led light	8	
7" led disc	15	
out door over head	4	
ceiling light 19	2	
4" fluorescent light		
outdoor carriage light	2	
flood light	2	
vanity light	4	