

NOTE: BLDR./OWNER SHALL VERIFY THAT WINDOWS USED MEET EGRESS, AND LIGHT & VENTILATION REQUIREMENTS AS PER BUILDING CODE.

NOTE:

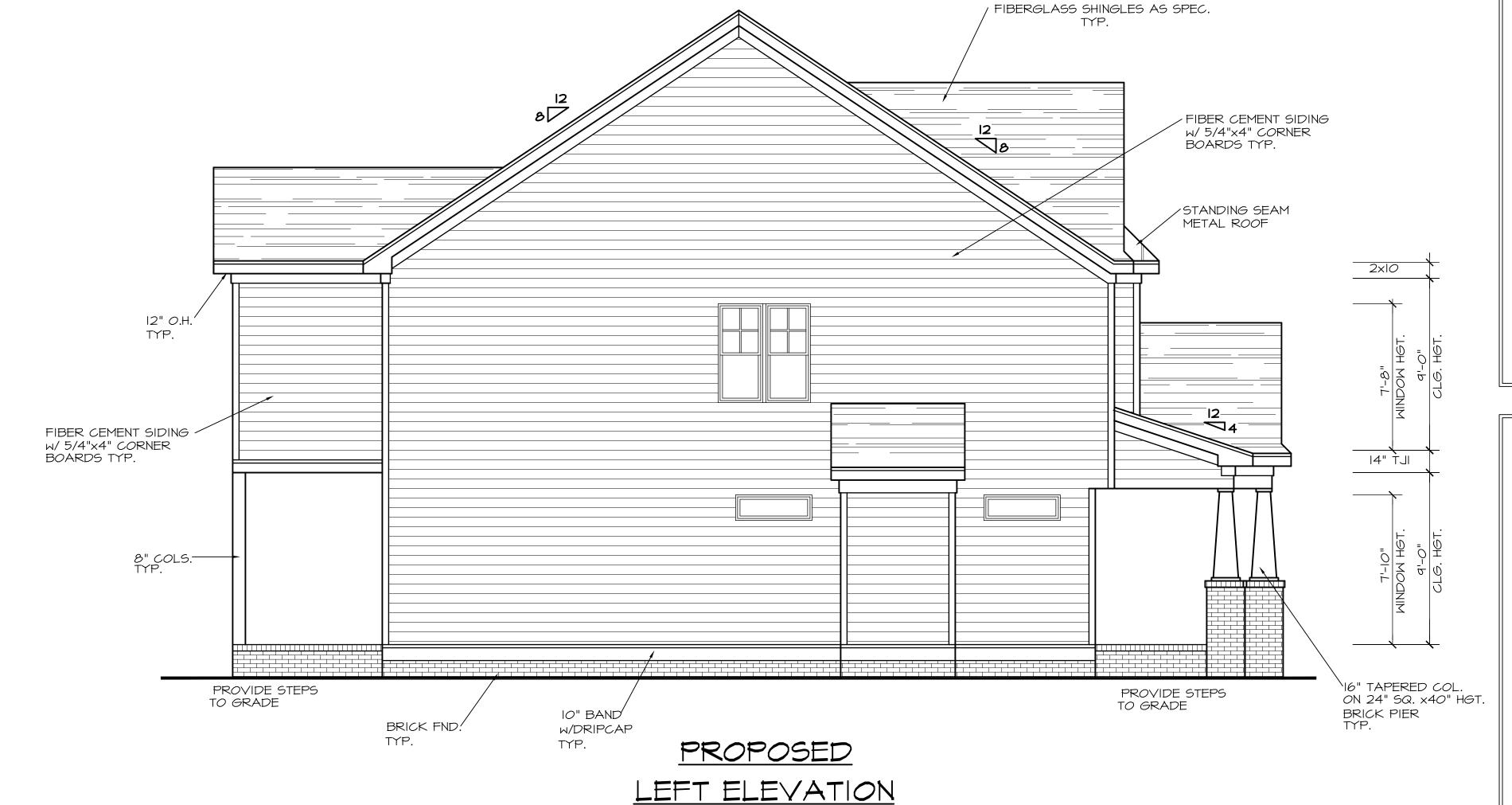
ALL DIMENSIONS ARE TO BE VERIFIED BY OWNER/BUILDER BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN, DESIGNER IS RELEASED FROM ANY AND ALL LIABILITY ASSOCIATED WITH THE CONSTRUCTION OF THIS CUSTOM RESIDENCE. THIS PLAN IS DESIGNED UNDER THE 2012 INTERNATIONAL RESIDENTIAL CODE

SHEET I OF 8

SHEET

OF 8





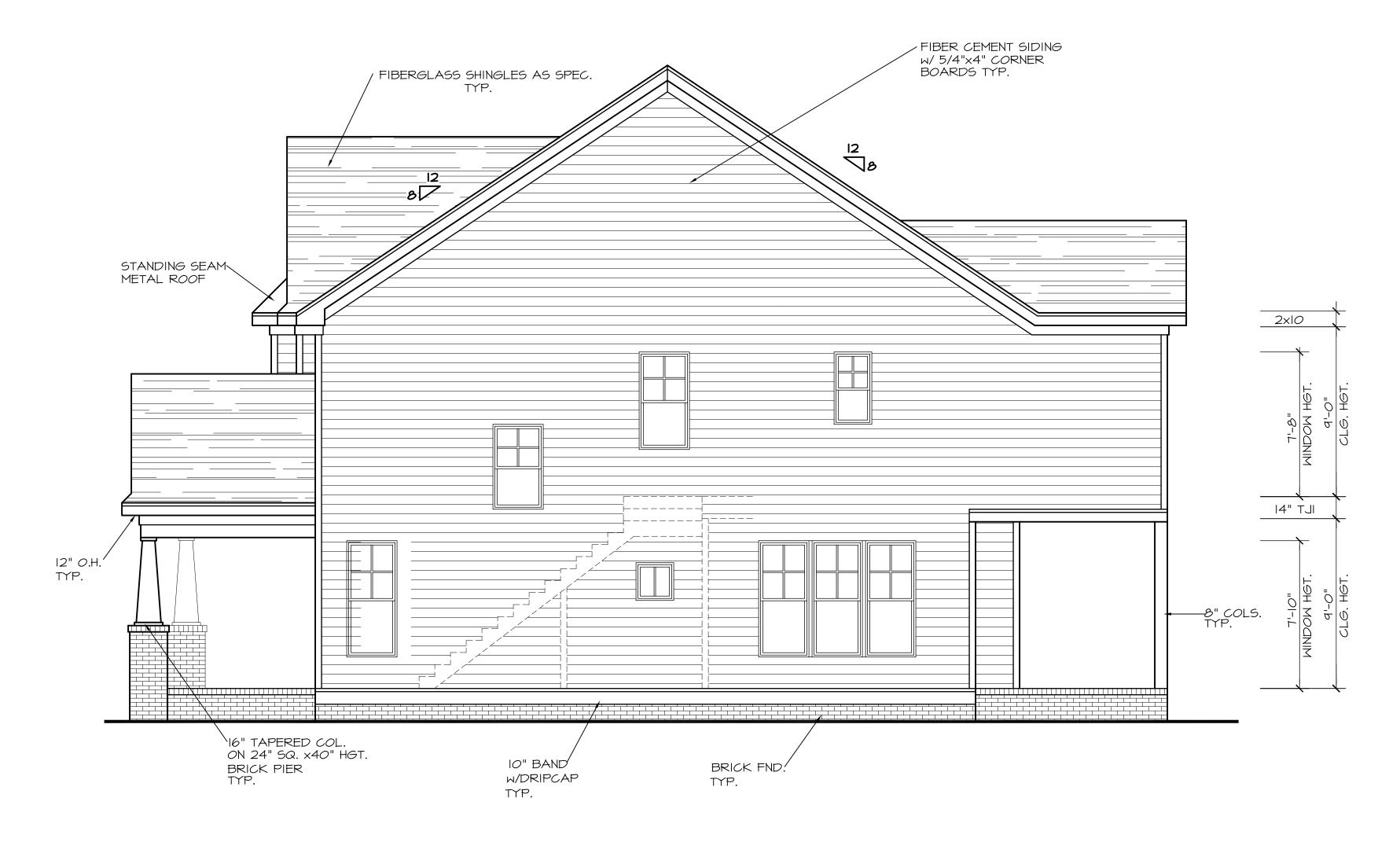
SCALE: 1/4"=1'-0"

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PROPOSED RIGHT ELEVATION SCALE: 1/4"=1'-0"

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SHEET 4 OF 8

29'-10" 998 SQ FT HTD (IST FLOOR) 128 SQ FT (COV. PORCH) 2'-4" 14'-10" 12'-8" 1088 SQ FT HTD (2ND FLOOR) 343 UNHEATED TOTAL 2086 SQ FT HTD TOTAL 8" COLS.— TYP. **PATIO** COV. PORCH PROVIDE STEPS TO GRADE 15'-2" 12'-4" 4'-2 1/2" 7'-9" 13'-2 1/2 6'-0" 6'-4" NOTE: PROVIDE CARBON MONOXIDE DETECTORS AS REQ'D. BY CODE NOTE: BLDR./OWNER SHALL VERIFY THAT WINDOWS USED MEET EGRESS, AND LIGHT & VENTILATION REQUIREMENTS 2/0x3/10 DH 2/0x3/10 DH AS PER BUILDING CODE. ALL DIMENSIONS ARE TO BE VERIFIED BY OWNER/BUILDER BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN, NOTE: \odot 4 W/12" TRANS. DESIGNER IS RELEASED FROM ANY AND ALL LIABILITY ASSOCIATED RANGE WITH THE CONSTRUCTION OF THIS CUSTOM RESIDENCE. KITCHEN FR. FR. THIS PLAN IS DESIGNED UNDER THE 2012 INTERNATIONAL RESIDENTIAL CODE 14'-4" 5'-10" 7'-0" DINING 20'-6" BARTOP 24'-10" 2/0x2/0 FXD. 3/0 C.O. 12/6 C.O. UP 16 RISERS 7-5/8" RISERS 10" TREADS <u>POWDER</u> 3/0 C.O. 7'-0" SMOKE 🌑 SECTION AT STAIR DETECTOR 4'-4" SCALE 1/4"=1'-0" **FAMILY** @@ FOYER 0/8 4'-0" 6" 16'-0" 6'-8" 3-10 и/12" TRANS. (3)2/8×6/2 DH <u> 13'-7" | |</u> 5'-7" PORCH 10 PROVIDE STEPS <u>_</u> _ TO GRADE 16" TAPERED COL.

11'-2"

ON 24" SQ. x40" HGT.

BRICK PIER TYP.

16'-4"

29'-10"

,2'-4"

FIRST FLOOR PLAN SCALE 1/4"=1'-0"

9'-0" CLG. HGT. SET WINDOWS AT 7'-10" AFF

SHEET 5 OF 8

NOTE: PROVIDE CARBON MONOXIDE DETECTORS AS REQ'D. BY CODE NOTE: BLDR./OWNER SHALL VERIFY THAT WINDOWS USED MEET EGRESS, AND LIGHT & VENTILATION REQUIREMENTS 29'-10" AS PER BUILDING CODE. 12'-8" , 2'-4" 14'-10" NOTE: 6'-4" 6'-4" 6'-4" 8'-6" $(2)2/8 \times 5/2$ DH RESIDENTIAL CODE BEDROOM 3 $(2)2/8 \times 5/2 DH$ 12'-4" SMOKE 🌑 DETECTOR BEDROOM 2 5'-2" ROD & SHELF 6'-2" 3'-10",1 3'-8" 3'-0" 4'-8" 2/4 ⁴-PKT.m SMOKE 🌑 → DETECTOR 20. M.I.C. 5'-8" WASHER DRYER L2x6 WALL LAUNDRY (2/8 [P.D.\$. ____ 2/4 PKT. 9'-10" 6'-6" 0 10'-8" SMOKE 🌑 DETECTOR SMOKE 🌑 DETECTOR ROD&SHELF MASTER 4'-10" W.I.¢ 2x6 |MALL 16'-0" 6'-8" M 4'-0" ROD & SHELF 2/0×2/0 FXP. 2/0x2/q FXD. (2)2/8_x5/2 DH 4'-0" 4'-0" 2'-0", 2'-4" 8'<u>-</u>'0" 10'-10" 10" 16'-4" ,2'-4" 11'-2"

29'-10"

SECOND FLOOR PLAN

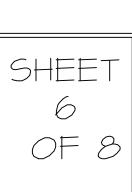
SCALE 1/4"=1'-0" 9'-0" CLG. HGT. SET WINDOWS AT 7'-8" AFF

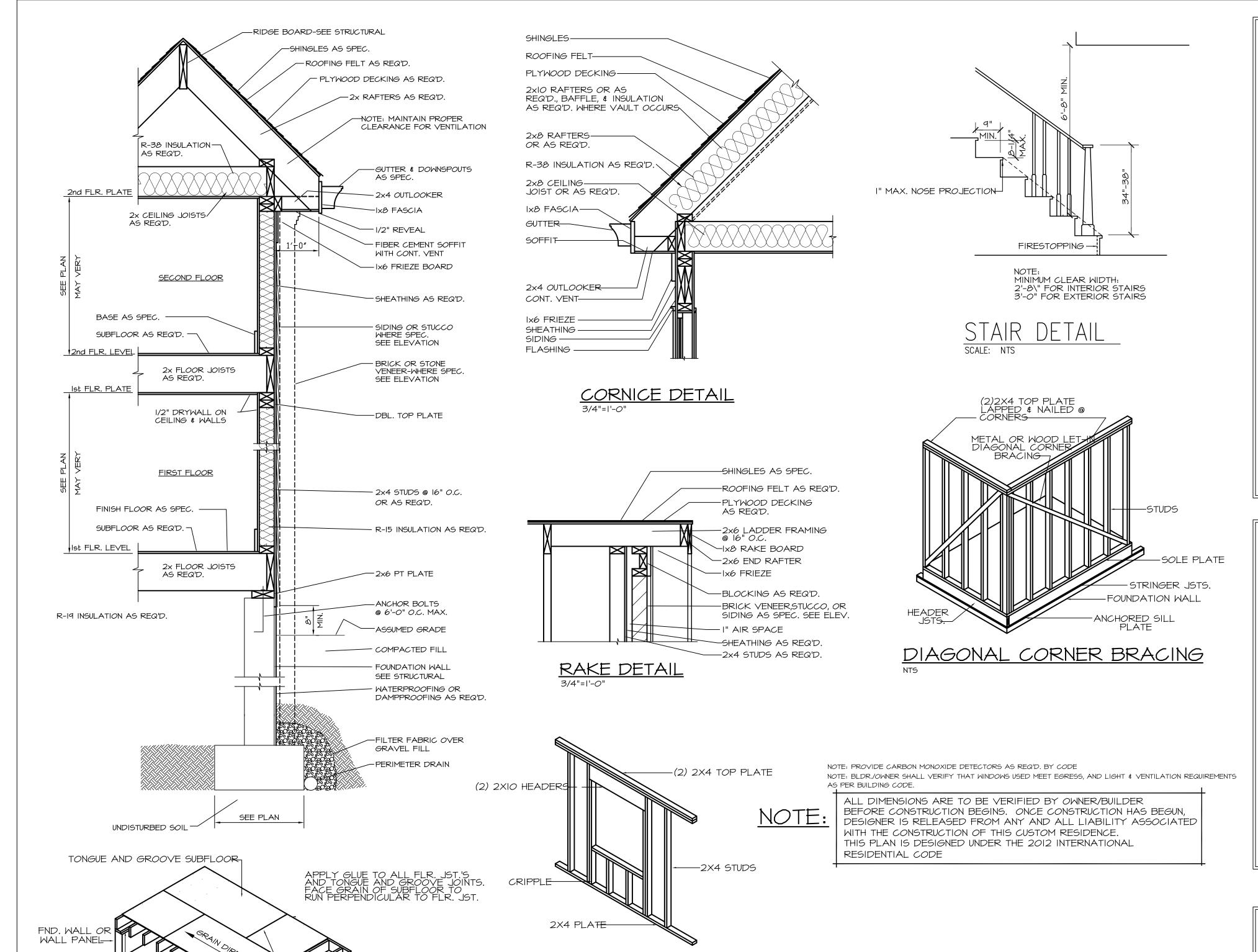
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EXTERIOR WALL OPENINGS

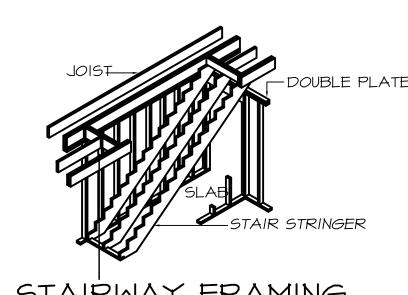
STAGGER END JOINTS 4'-0"

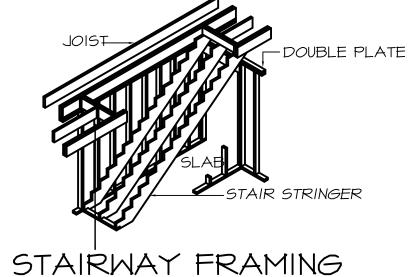
TREATED SILL, SILL SEALER & ANCHORS OR TOP PLATE

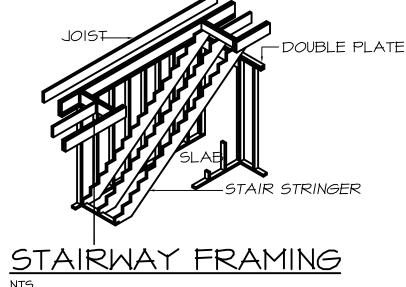
JOISTS AS SPECIFIED

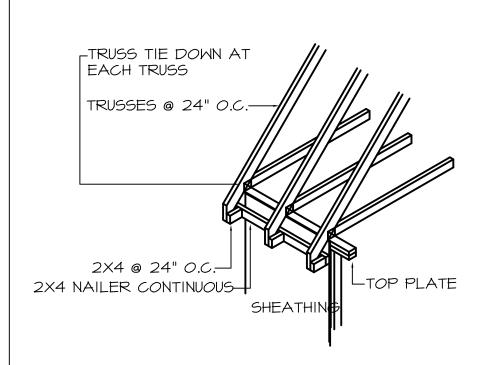
SUBFLOOR

SHEET









ROOF SHEATHING LAYOUT

TRUSSES @ 24" O.C.

RECOMMENDED

SPACING OF NAILS 12" O.C. IN FIELD 6" O.C. @ JOINTS

-WALL STUDS @ 16" O.C.

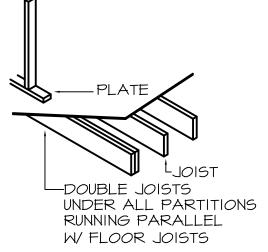
SHEATH NG BOX SILŁ -GRADE NAIL TO JOISTS TOENAIL TO PLATE FOUNDATION WALL OR WALL PLATE

TREATED SILL, SILL,
SEALER & ANCHORS
OR TOP PLATE

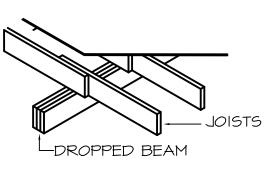
FLOOR FRAMING
NTS

TRUSS FRM'G @ OVERHANG

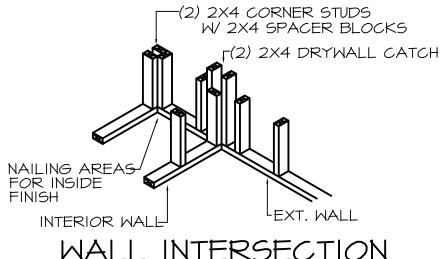




PARALLEL PARTITION



DROPPED BEAM



WALL INTERSECTION

1341 SQ.FT. /150 = 8.94 SQ.FT. REQ'D

ROOF VENT CALCS

BUILDER TO PROVIDE APPROPRIATE VENTILATION AS REQUIRED BY CODE

FND VENT CALCS

924 SQ.FT. / 150 = 6.16 SQ.FT. REQ'D

BUILDER TO PROVIDE APPROPRIATE VENTILATION AS REQUIRED BY CODE

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NOTE:

-JST. AS SPECIFIED

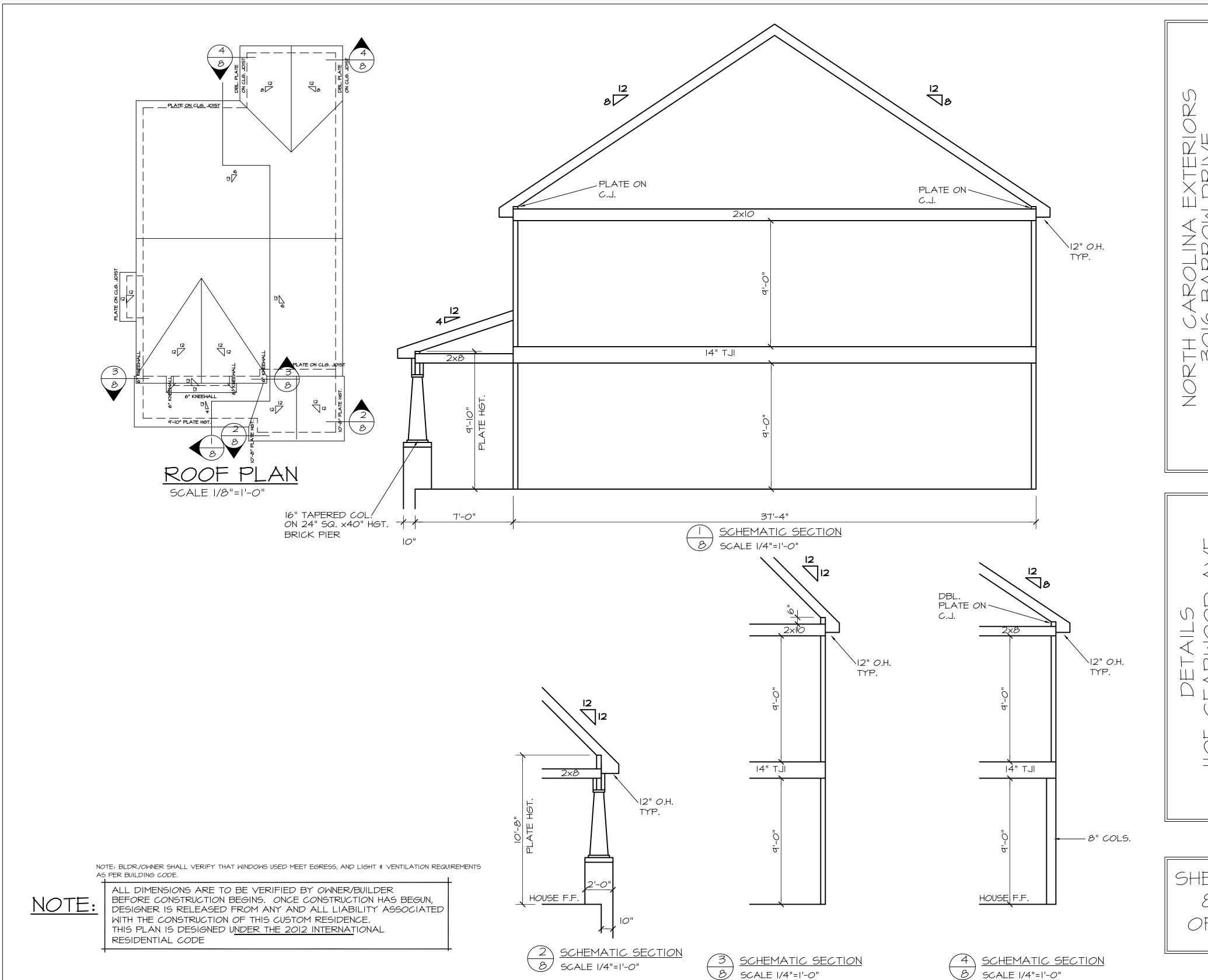
FLUSH BEAM

W/ JOIST HANGERS

LBUILT UP FLUSH BEAM

-METAL JST. HANGER INSTALLED AS PER MANUFACTURER RECOMMENDATIONS.

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NOKTH CAKOLINA EXTER 3016 BARRON DRIV RALEIGH NC 27616

DETAILS 1105 GEARMOOD AV DIRHAM N.C.

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