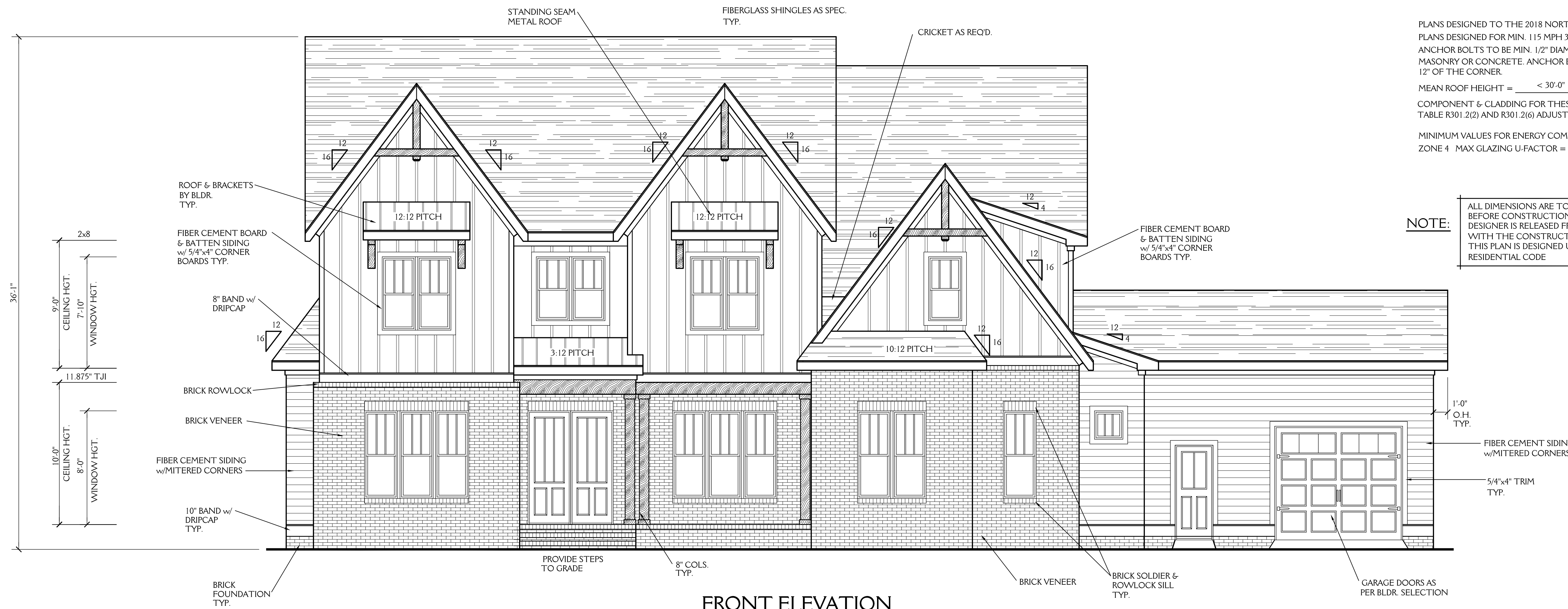


PLANS DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE
 PLANS DESIGNED FOR MIN. 115 MPH 3 SECOND GUST (89 MPH FASTEST WIND), EXPOSURE B
 ANCHOR BOLTS TO BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM OF 7" INTO
 MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6" O.C. AND WITHIN
 12" OF THE CORNER.
 MEAN ROOF HEIGHT = < 30'-0"
 COMPONENT & CLADDING FOR THESE PLANS SHALL BE DESIGNED TO MEET SECTION R301.2.1,
 TABLE R301.2(2) AND R301.2(6) ADJUSTED FOR MEAN ROOF HEIGHT AND EXPOSURE.
 MINIMUM VALUES FOR ENERGY COMPLIANCE:
 ZONE 4 MAX GLAZING U-FACTOR = 0.35 CEILING R-38 WALLS R-15 FLOORS R-19 SLABS R-10

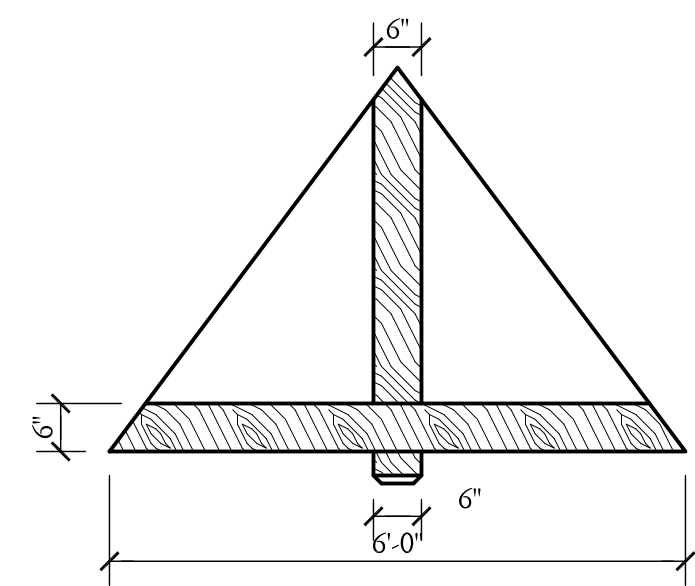
NOTE:

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 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 2018 NORTH CAROLINA
 RESIDENTIAL CODE



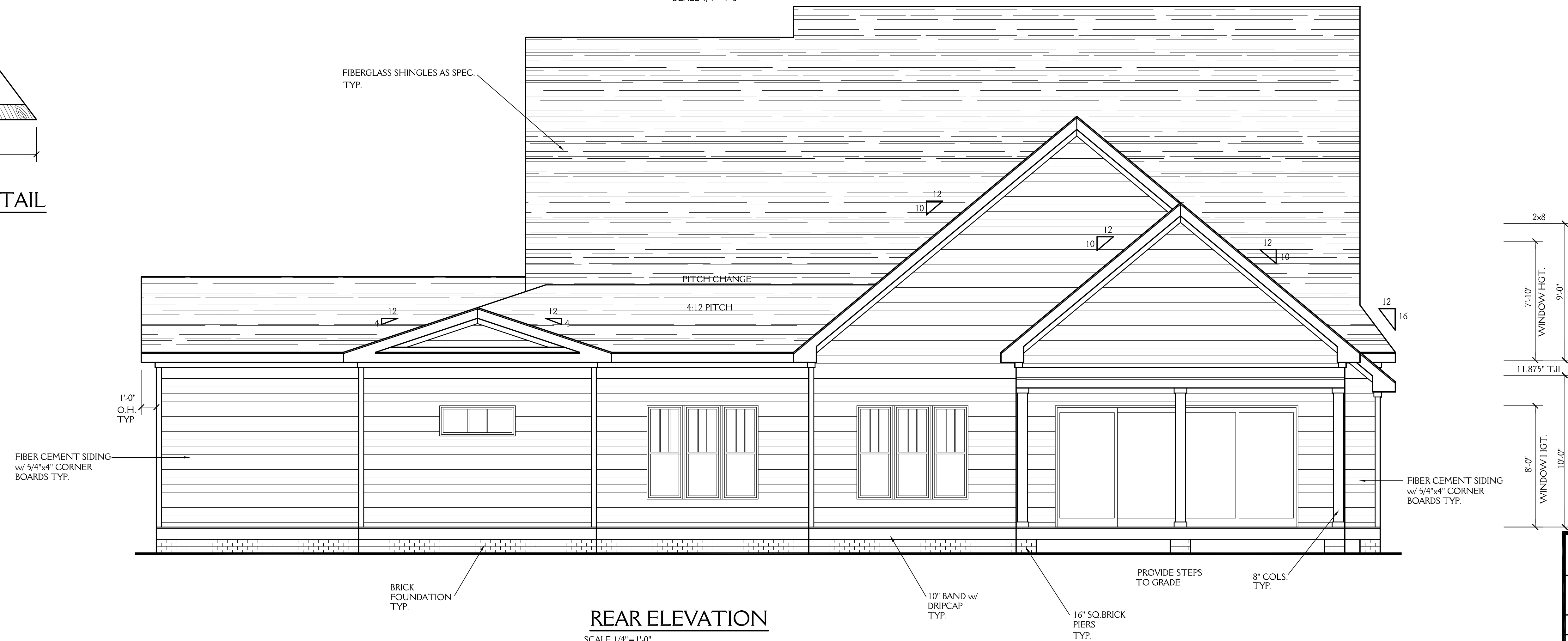
FRONT ELEVATION

SCALE 1/4"=1'-0"



GABLE TRUSS DETAIL

SCALE 1/2"=1'-0"



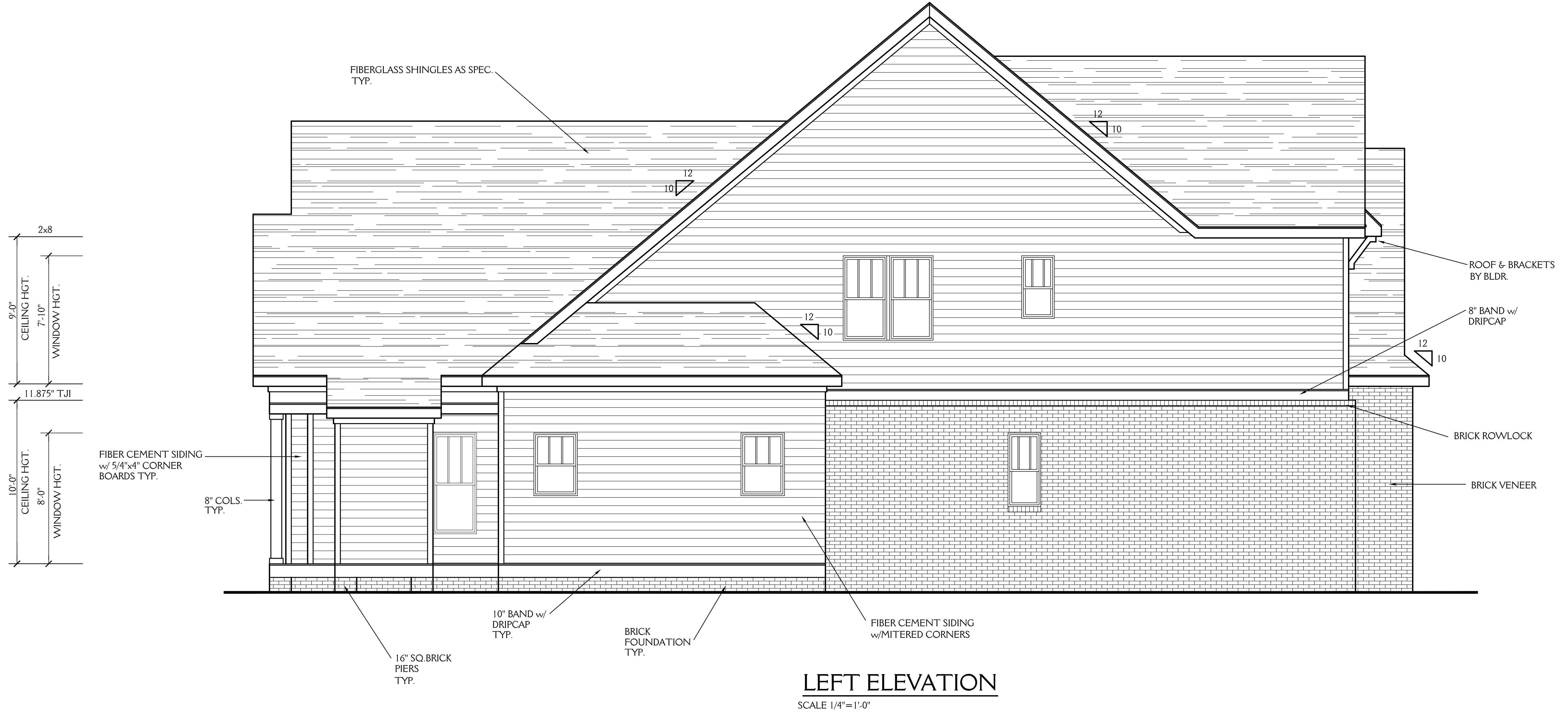
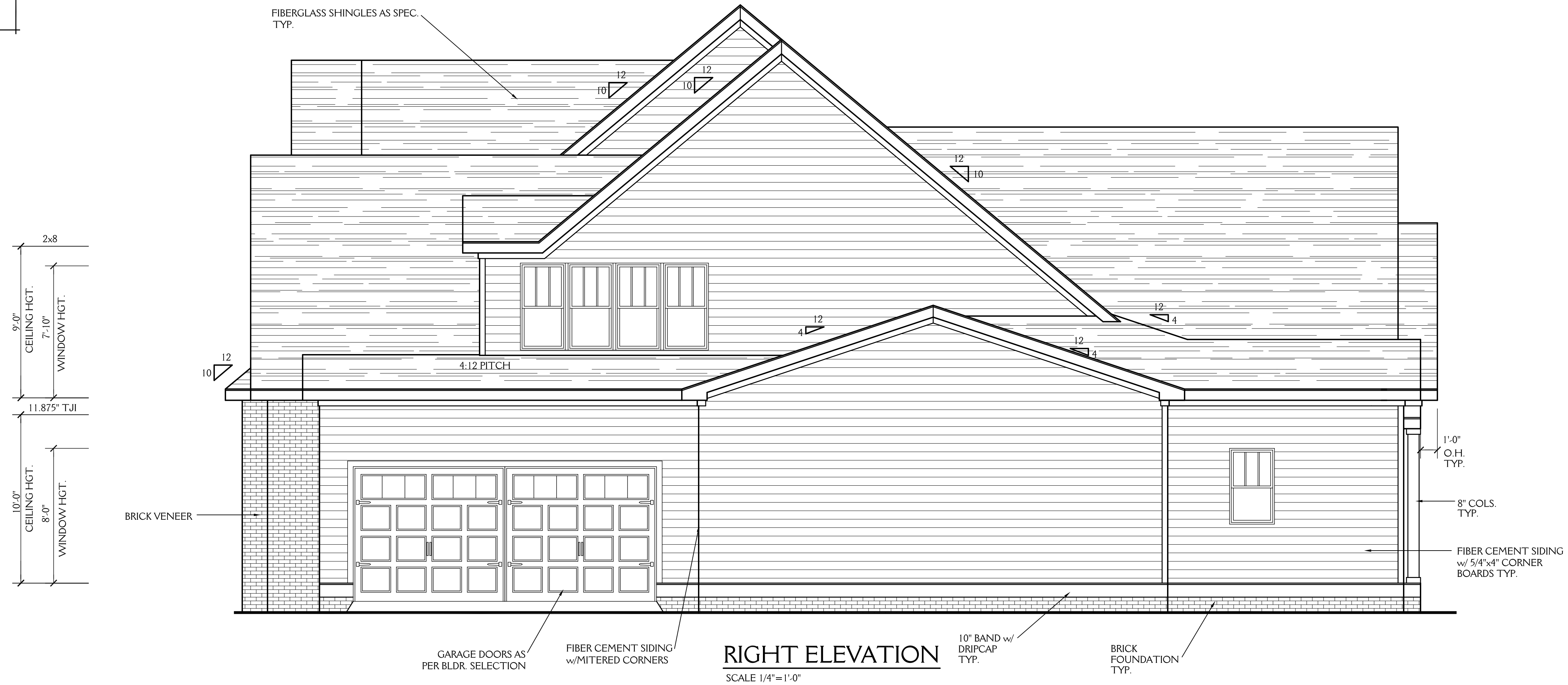
REAR ELEVATION

SCALE 1/4"=1'-0"

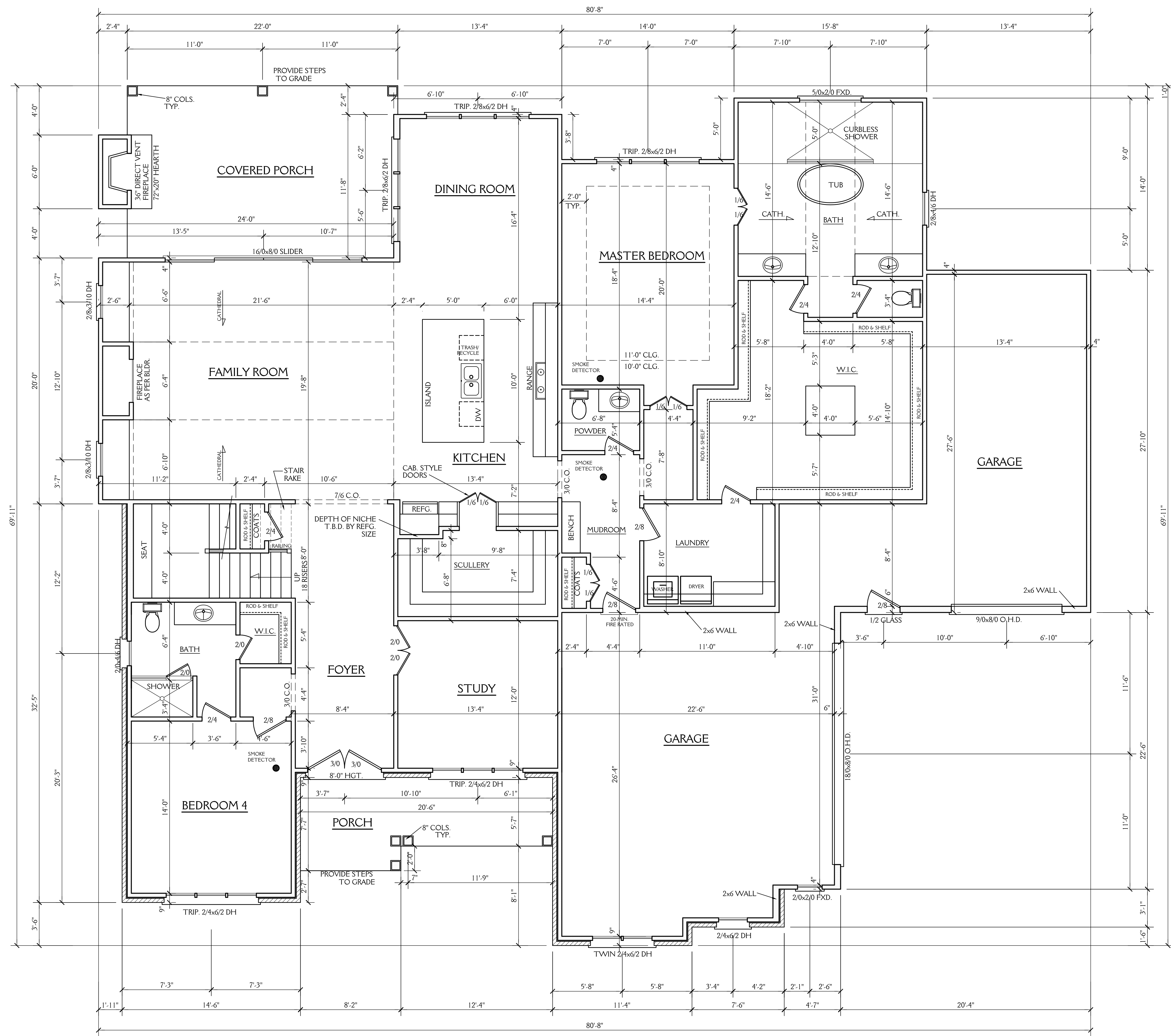
J&W CUSTOM HOMES		SHEET 1 OF 6
LOT 27 WATERSTONE		
DRAWN BY: JD	DATE: 7-2-21	PROJECT NO. 2110
REVISIONS:		

NOTE:

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J&W CUSTOM HOMES		SHEET 2 OF 6
LOT 27 WATERSTONE		PROJECT NO. 2110
DRAWN BY: JD	DATE: 7-2-21	
REVISIONS:		



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- NOTES:**
CONSTRUCTION TO MEET OR EXCEED ALL REQUIREMENTS OF THE 2018 NC RESIDENTIAL BUILDING CODE
- SEE SECTION R310 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL EMERGENCY ESCAPE & RESCUE OPENING REQUIREMENTS. SEE SECTION R303 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR LIGHT & VENTILATION REQUIREMENTS. SEE SECTION R310.1 & R311 OF THE 2018 NC RESIDENTIAL BUILDING CODE EGRESS REQUIREMENTS.
 - BUILDER & WINDOW SALESMAN TO CONFIRM THAT WINDOWS CHOSEN MEET ALL REQUIREMENTS OF SECTION R310 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
 - SEE SECTION R308.4 OF THE 2018 NC RESIDENTIAL BLDG. CODE FOR GLAZING REQUIREMENTS IN HAZARDOUS LOCATIONS
 - PROVIDE FALL PROTECTION AT WINDOWS AS REQUIRED BY 2018 NC RESIDENTIAL BUILDING CODE
 - ALL GLASS TO HAVE A U FACTOR OF 0.32 OR BETTER AND SHGC OF .30 OR BETTER
 - SEE CHAPTER 11 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL ENERGY CONSERVATION REQUIREMENTS
 - SEE SECTION R302.5 & R302.6 OF THE 2018 NC RESIDENTIAL BLDG. CODE FOR DWELLING/GARAGE FIRE SEPARATION REQUIREMENTS
 - SEE APPENDIX M OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL DECK CONSTRUCTION REQUIREMENTS
 - PROVIDE CARBON MONOXIDE DETECTORS AS PER SECTION R315 OF THE 2018 NC RESIDENTIAL BUILDING CODE
 - PROVIDE CRAWLSPACE ACCESS AS PER SECTION 408.8 OF THE 2018 NC RESIDENTIAL BUILDING CODE LOCATION T.B.D. IN FIELD BY BUILDER
 - PROVIDE FOUNDATION DRAINAGE AS PER CODE. SEE SECTIONS 405, 801.3 & 401.3 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
 - SEE SECTION R311.7 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL STAIRWAY REQUIREMENTS. SEE SECTION R312 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL GUARD RAIL & HAND RAIL REQUIREMENTS.
 - SEE SECTION R307 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL BATH FIXTURE CLEARANCES.
 - SEE CHAPTER 10 OF THE NC RESIDENTIAL BUILDING CODE FOR ALL FIREPLACE & CHIMNEY CLEARANCES & REQUIREMENTS.
 - ALL ANGLES WALLS ARE 45° U.N.O.
- ABBREVIATIONS**
- | | |
|-------------------------|--------------------|
| C.O. : CASIED OPENING | CANT. : CANTILEVER |
| D.W. : DISHWASHER | TYP. : TYPICAL |
| W.I.C. : WALK IN CLOSET | CLG. : CEILING |
| SHWR. : SHOWER | HGT. : HEIGHT |
| DN. : DOWN | COL. : COLUMN |
| | TRANS. : TRANSOM |

FIRST FLOOR PLAN
SCALE 1/4"=1'-0"
10'-0" CLG. HGT.
SET WINDOWS AT 8'-0" AFF

2888 SQ FT HTD (1ST FLOOR)	304 SQ FT (COV. PORCH)
1276 SQ FT HTD (2ND FLOOR)	131 SQ FT (PORCH)
4164 SQ FT HTD TOTAL	140 SQ FT (STORAGE)
	1054 SQ FT (GARAGE)
	1629 UNHEATED TOTAL

J&W CUSTOM HOMES

LOT 27 WATERSTONE

SHEET **3** OF 6

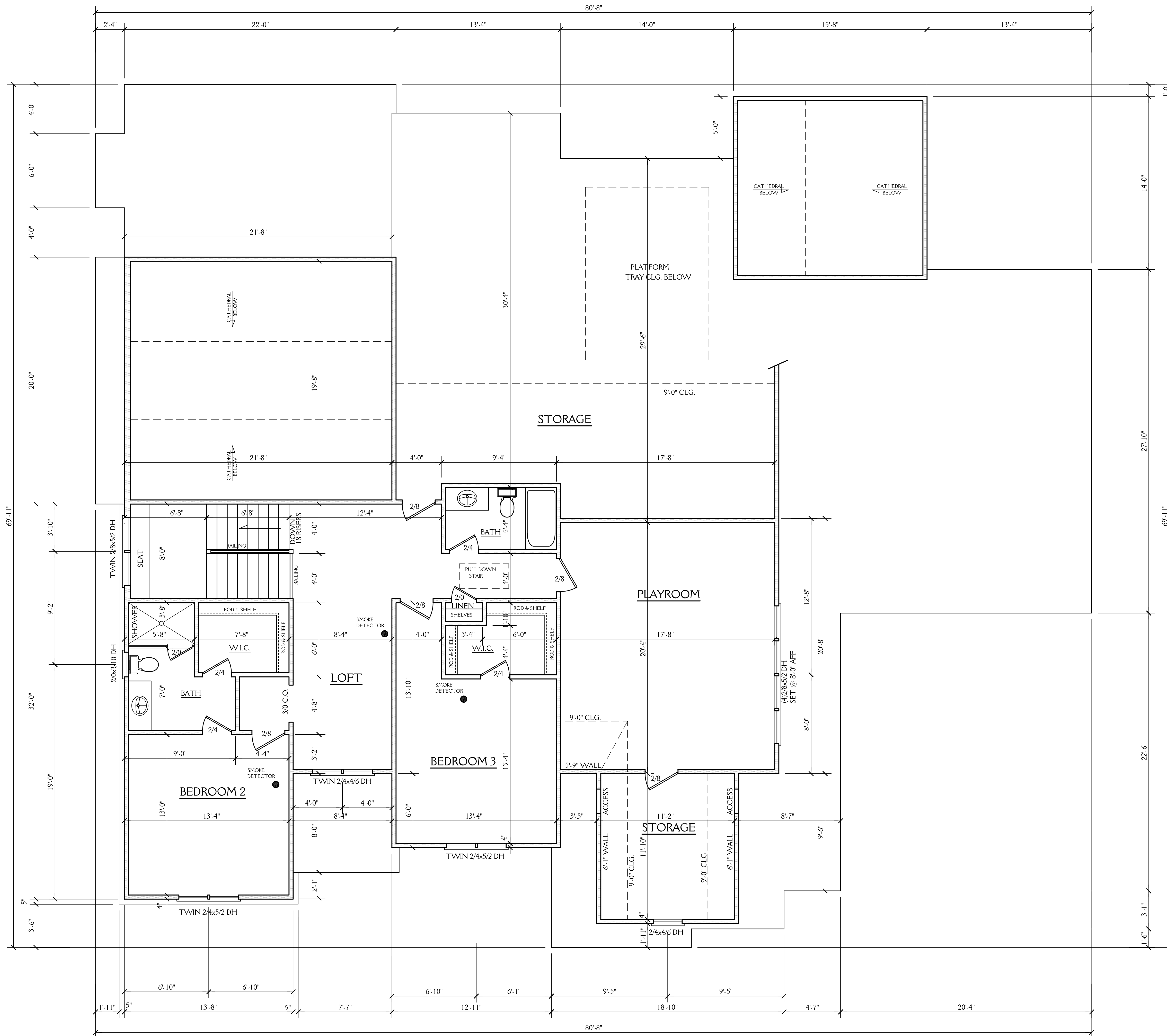
DRAWN BY: JD DATE: 7-2-21

REVISIONS:

PROJECT NO. 2110

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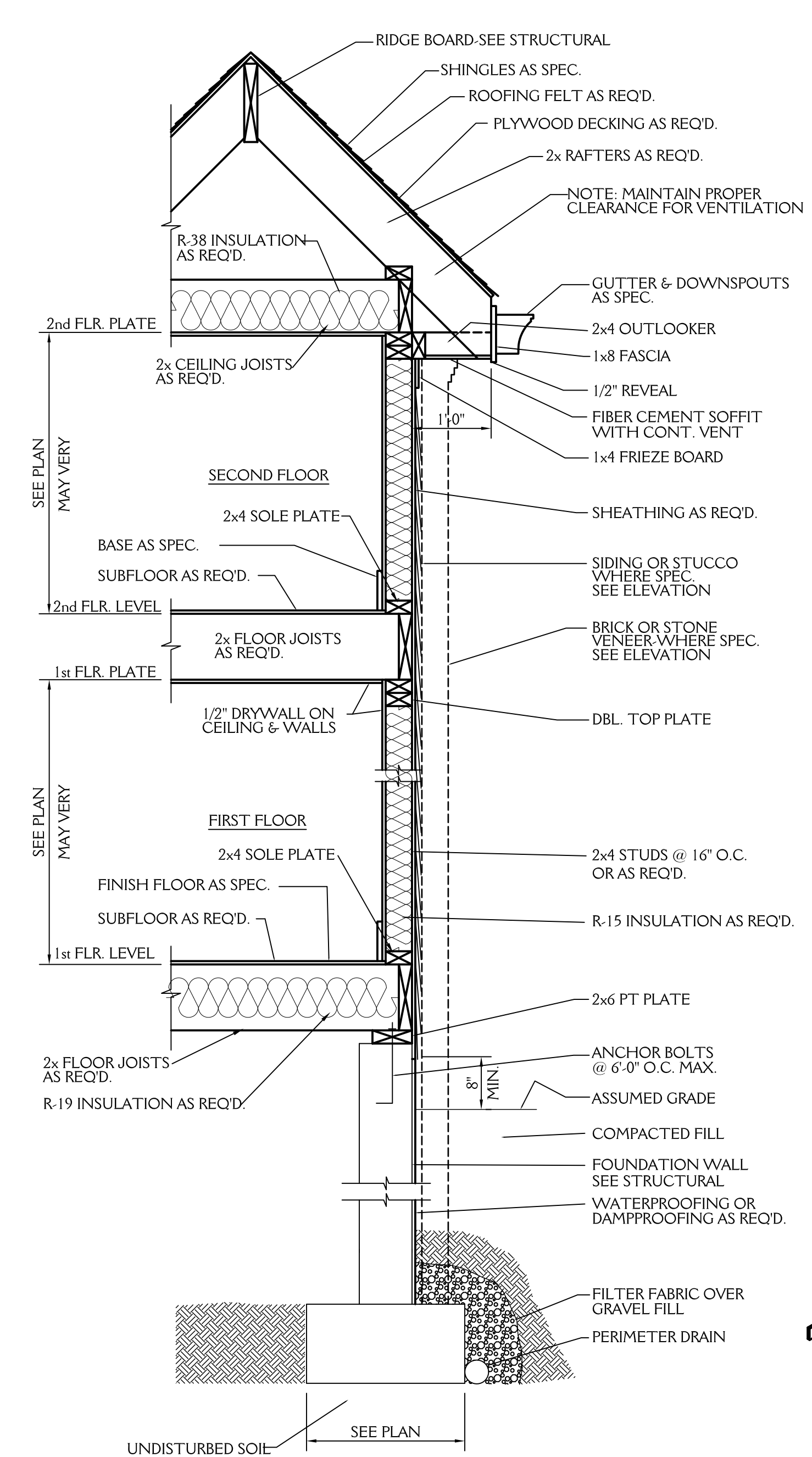


SECOND FLOOR PLAN

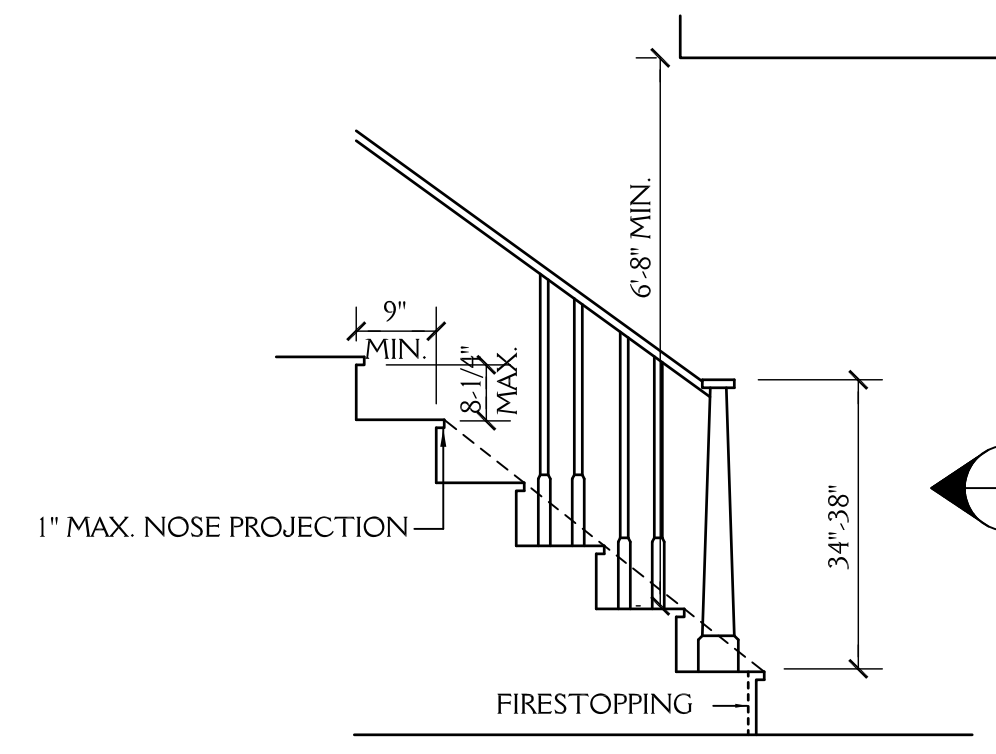
SCALE 1/4"=1'-0"
9'-0" CLG. HGT.
SET WINDOWS AT 7'-10" AFF U.N.O.

J&W CUSTOM HOMES		SHEET 4 OF 6
LOT 27 WATERSTONE		
DRAWN BY: JD	DATE: 7-2-21	PROJECT NO. 2110
REVISIONS:		

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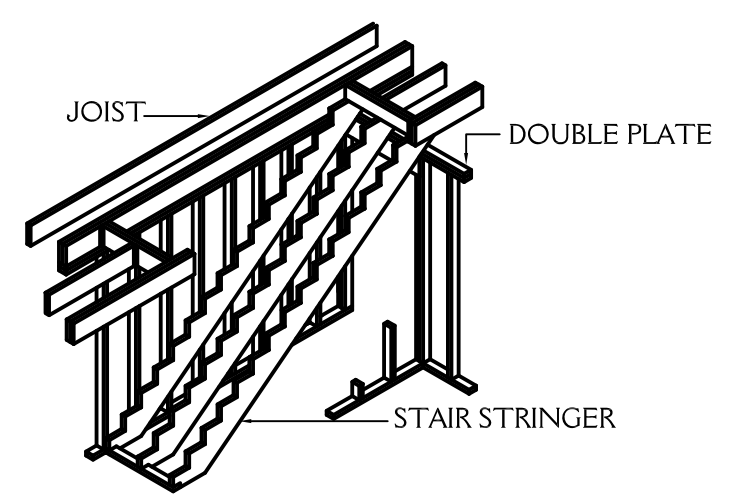
TYPICAL WALL SECTION
3/4"=1'-0"



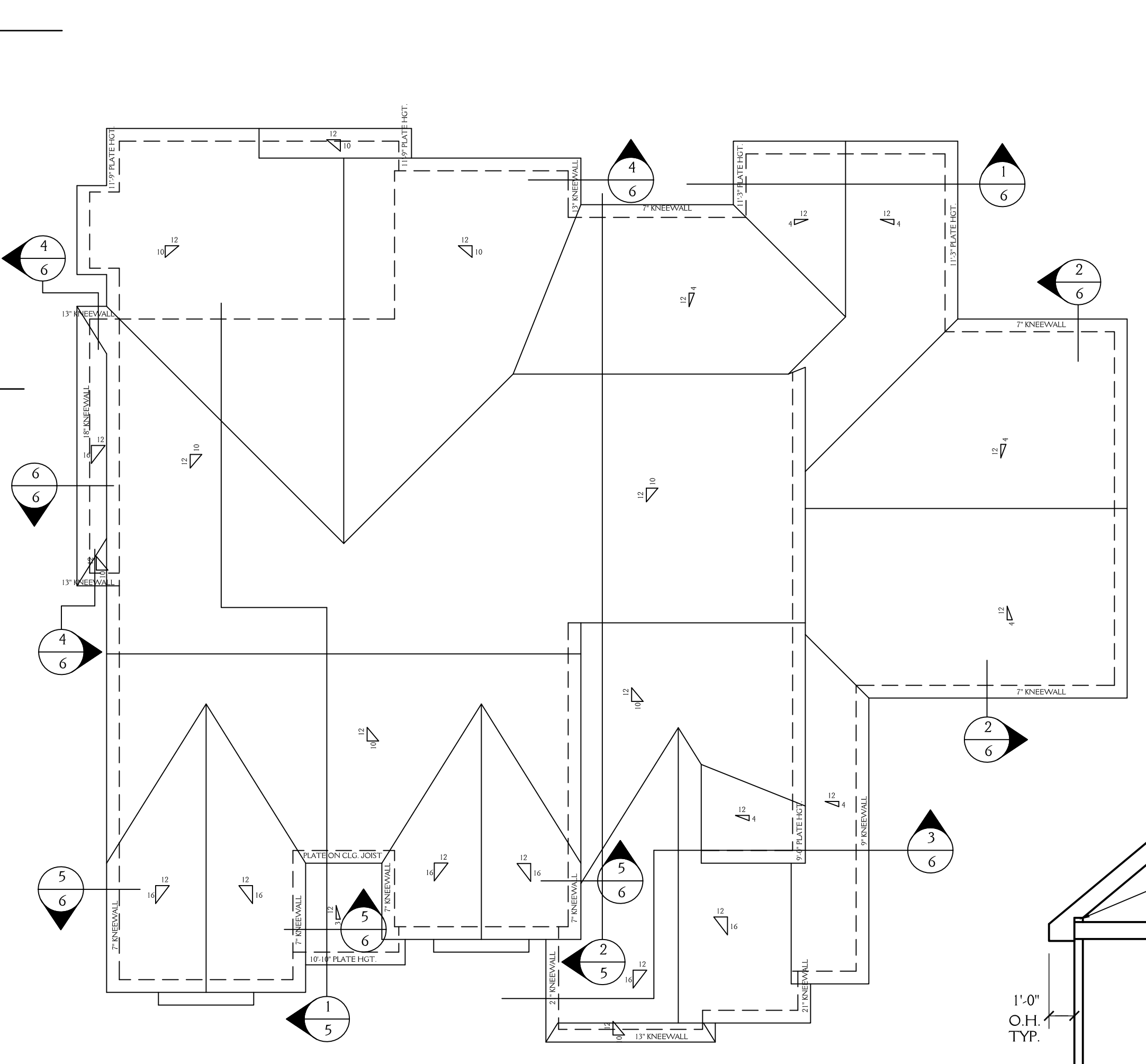
STAIR DETAIL
SCALE: NTS

ROOF VENT CALCS
4404 SQ.FT. / 150 = 29.36 SQ.FT. REQ'D
BUILDER TO PROVIDE APPROPRIATE VENTILATION AS REQUIRED BY CODE
SEE SECTION R806 OF THE 2018 NC RESIDENTIAL BLDG. CODE

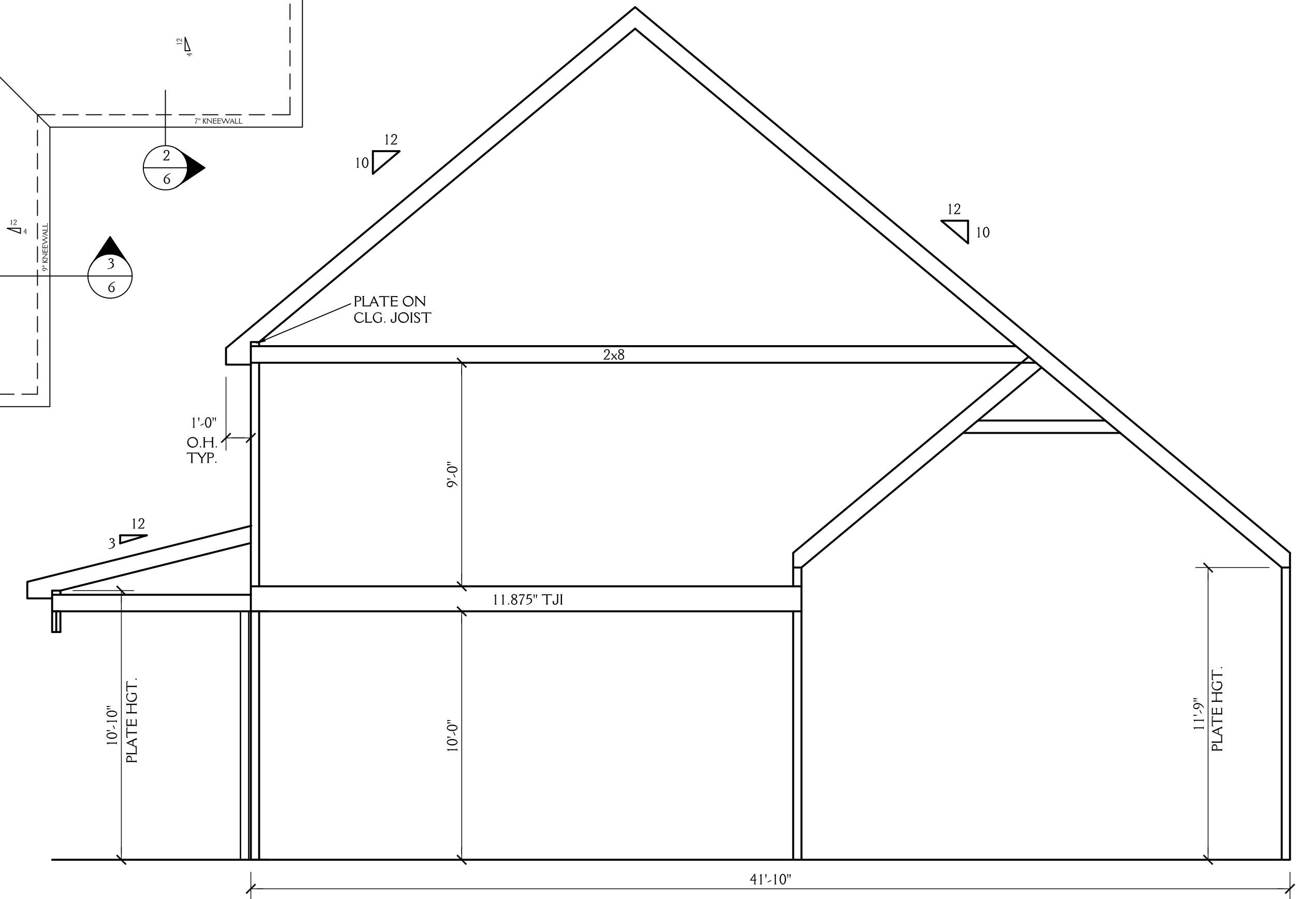
FND VENT CALCS
2715 SQ.FT. / 150 = 18.1 SQ.FT. REQ'D
BUILDER TO PROVIDE APPROPRIATE VENTILATION AS REQUIRED BY CODE
SEE SECTION R408 OF THE 2018 NC RESIDENTIAL BLDG. CODE



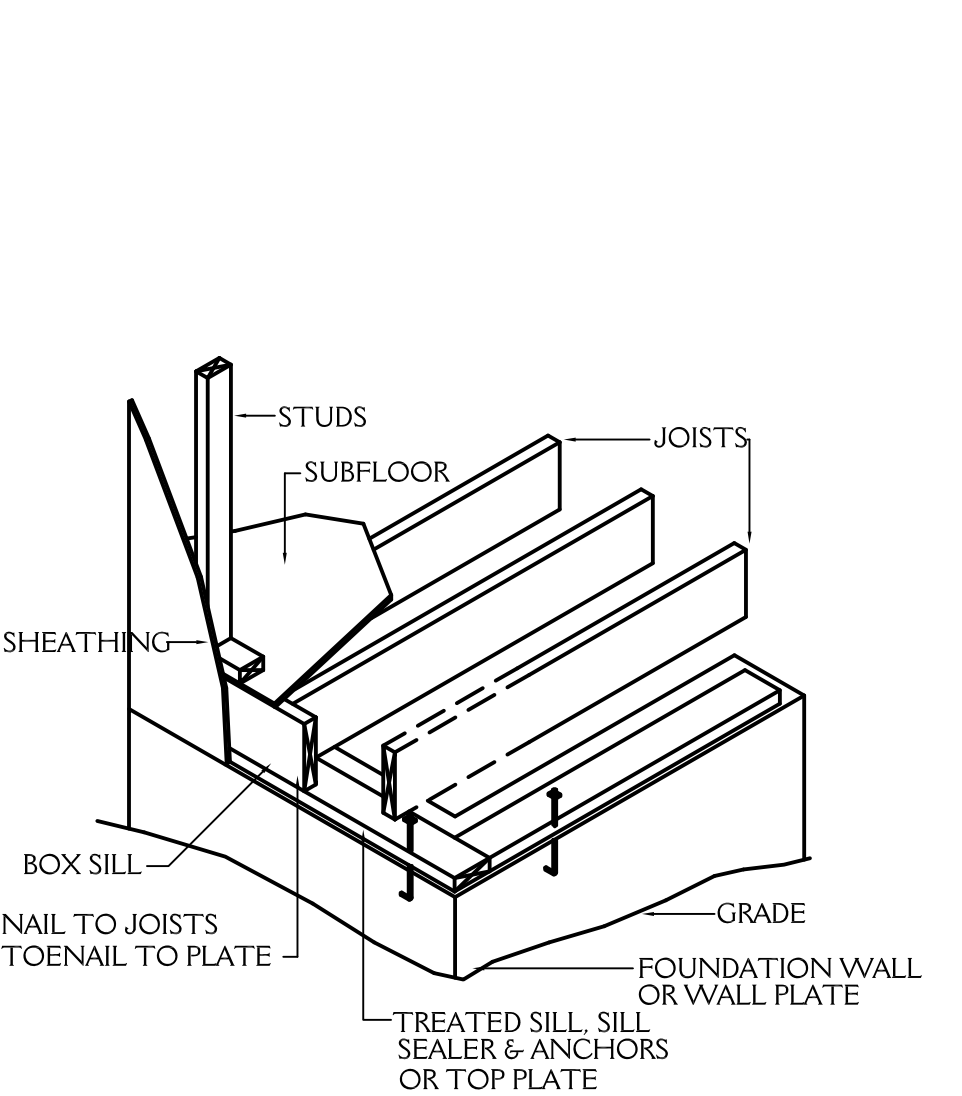
STAIRWAY FRAMING
NTS



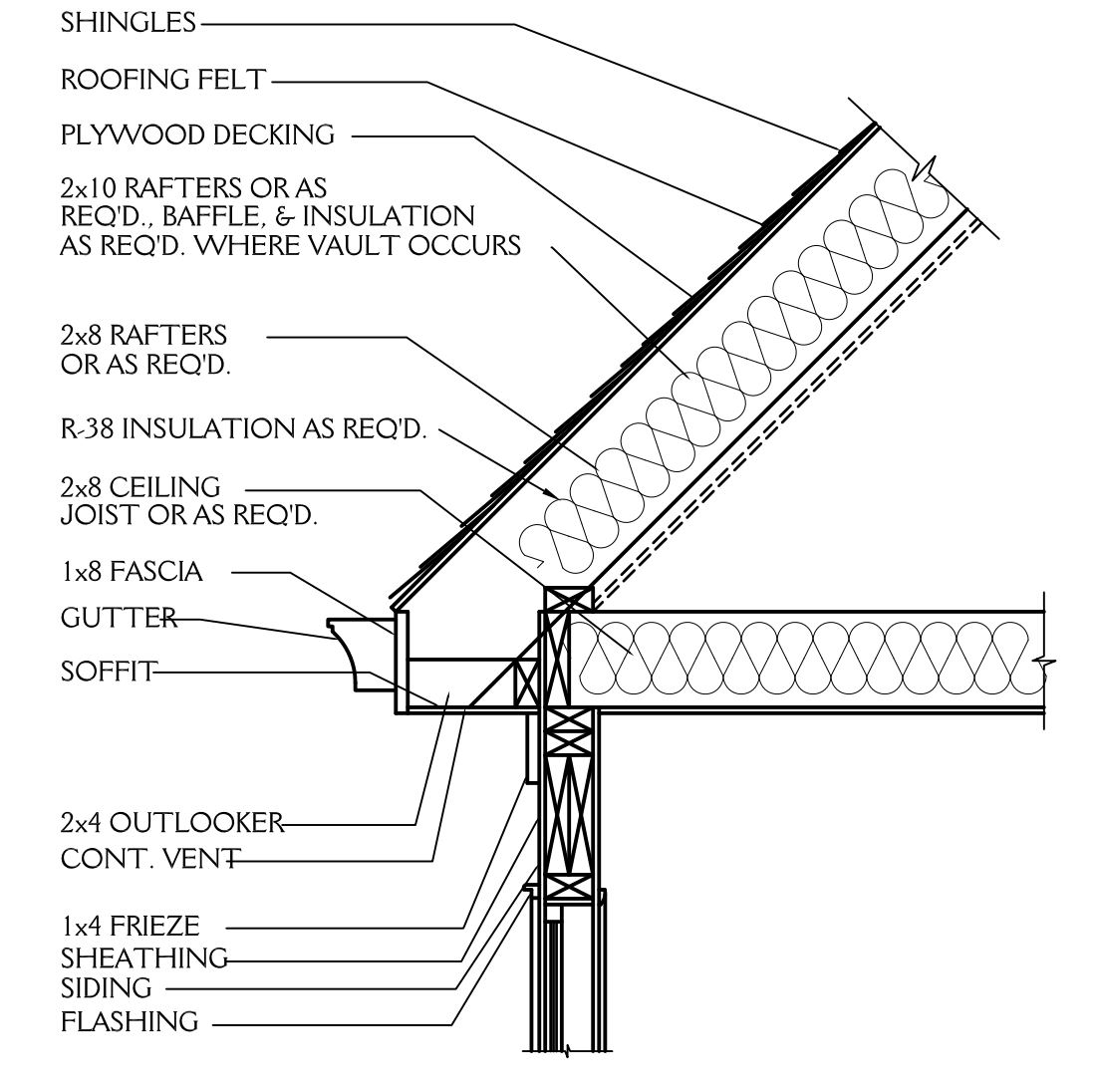
ROOF PLAN
SCALE 1/8"=1'-0"



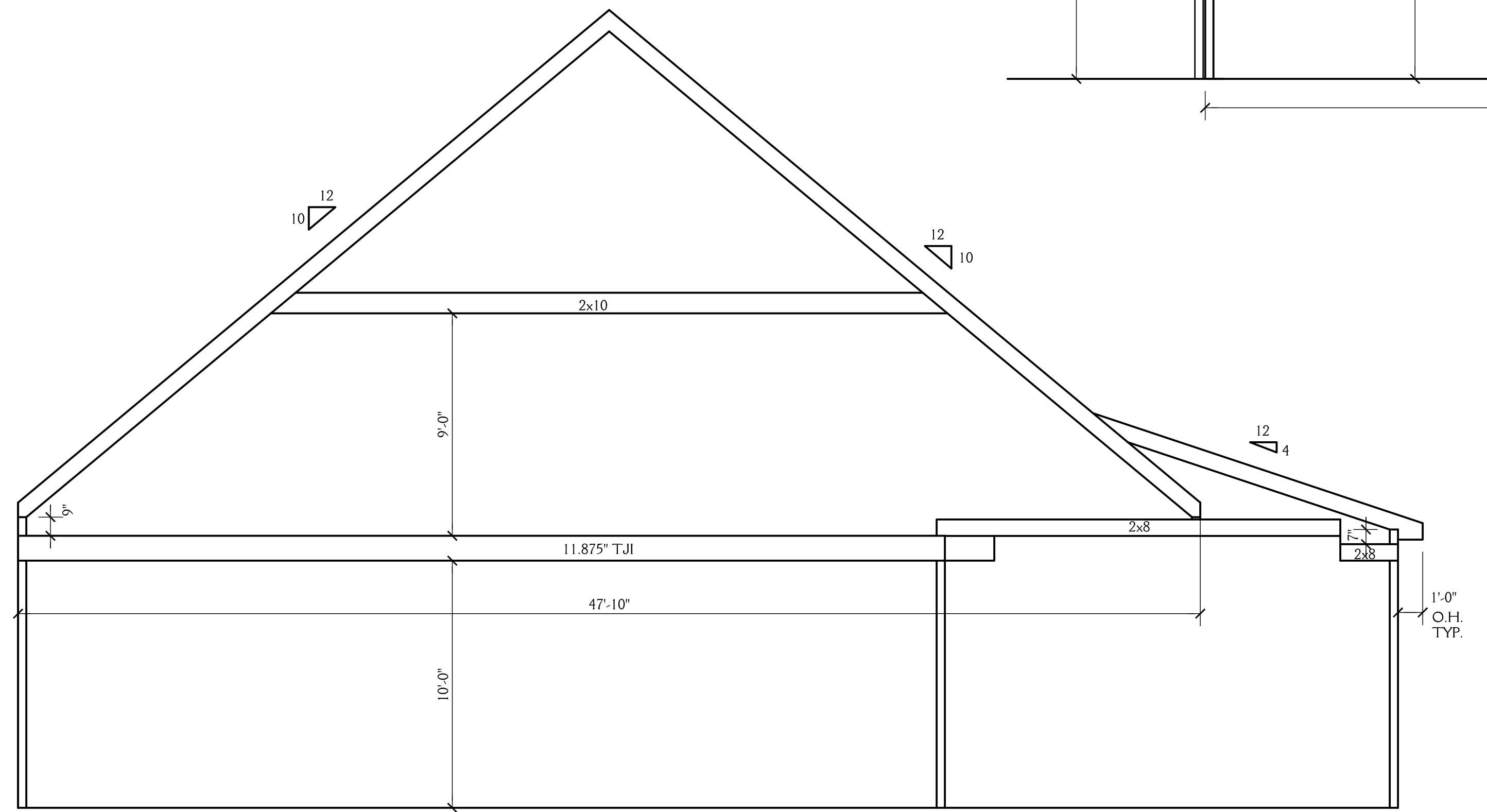
1
5 SCHEMATIC SECTION
SCALE 1/4"=1'-0"



FLOOR FRAMING
NTS



CORNICE DETAIL
3/4"=1'-0"

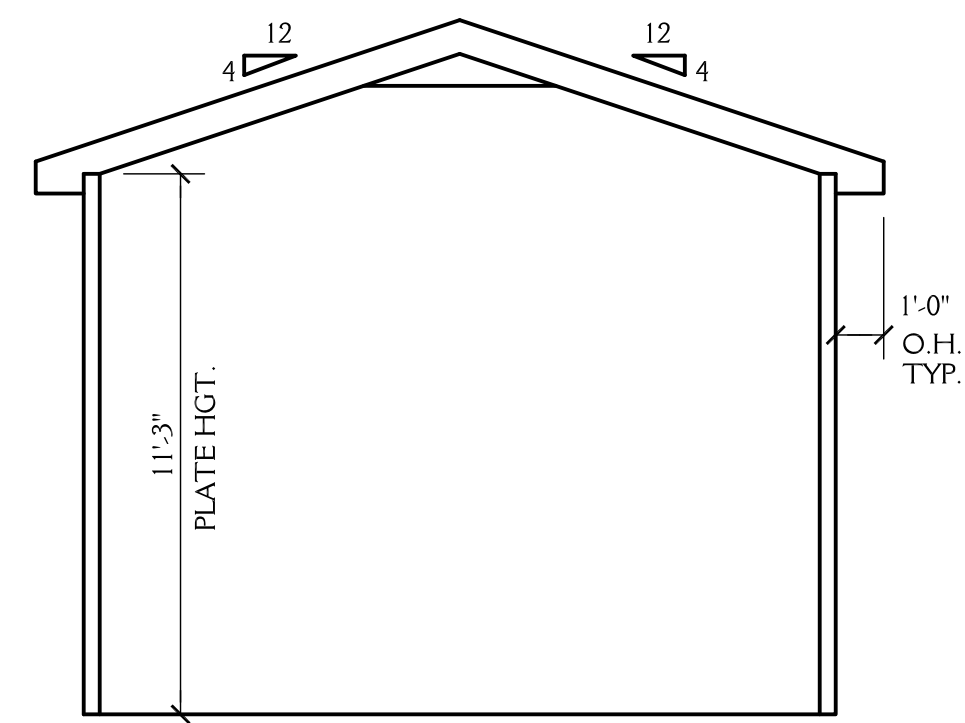


2
5 SCHEMATIC SECTION
SCALE 1/4"=1'-0"

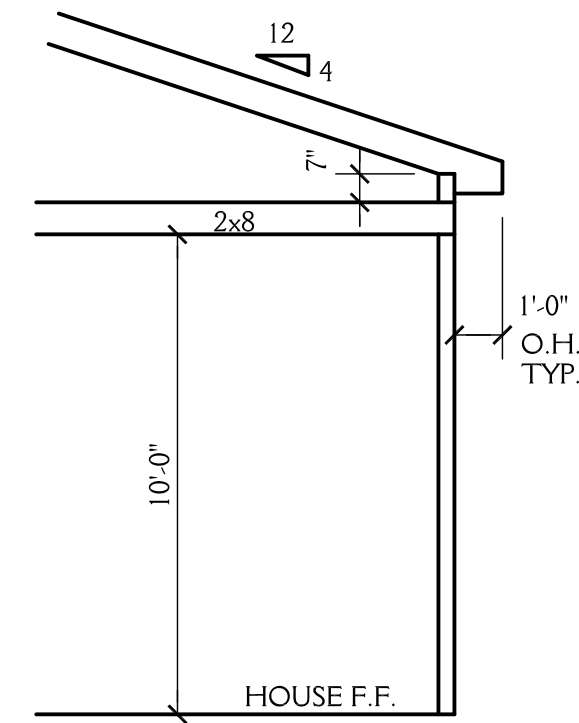
J&W CUSTOM HOMES		SHEET 5 OF 6
LOT 27 WATERSTONE		
DRAWN BY: JD	DATE: 7-2-21	PROJECT NO. 2110
REVISIONS:		

NOTE:

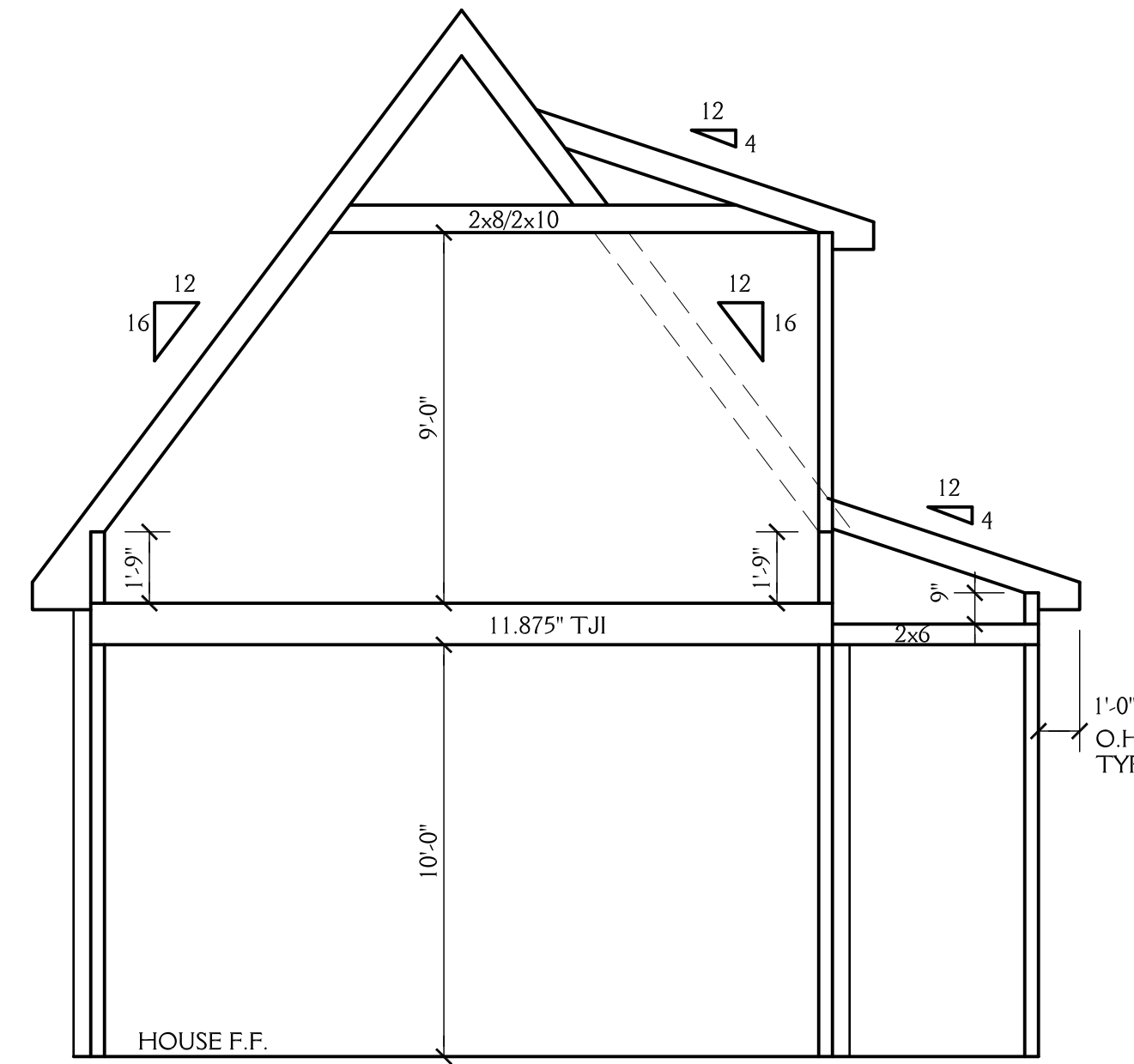
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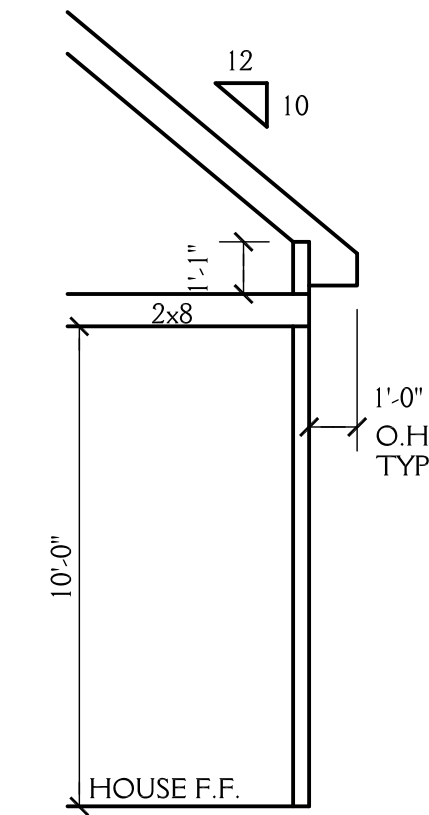
1/6 SCHEMATIC SECTION
SCALE 1/4"=1'-0"



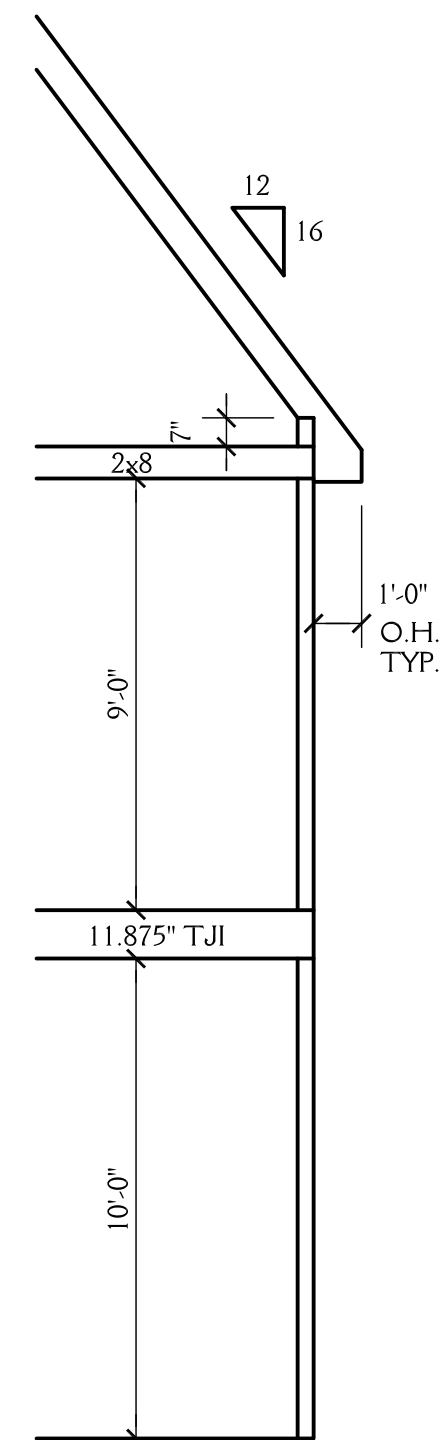
2/6 SCHEMATIC SECTION
SCALE 1/4"=1'-0"



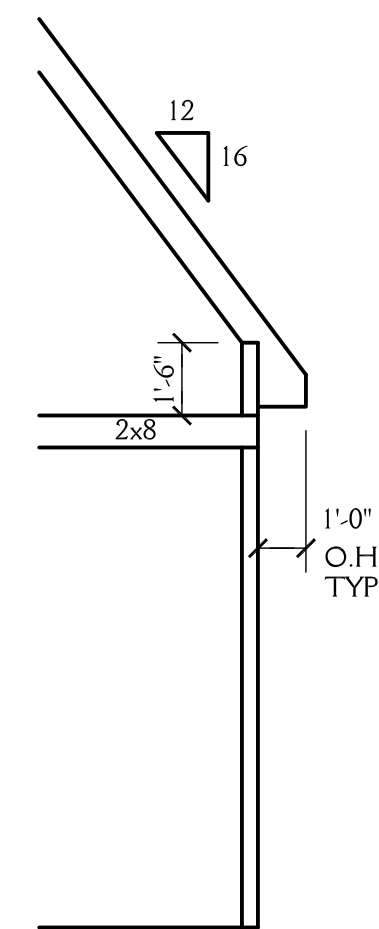
3/6 SCHEMATIC SECTION
SCALE 1/4"=1'-0"



4/6 SCHEMATIC SECTION
SCALE 1/4"=1'-0"



5/6 SCHEMATIC SECTION
SCALE 1/4"=1'-0"



6/6 SCHEMATIC SECTION
SCALE 1/4"=1'-0"