

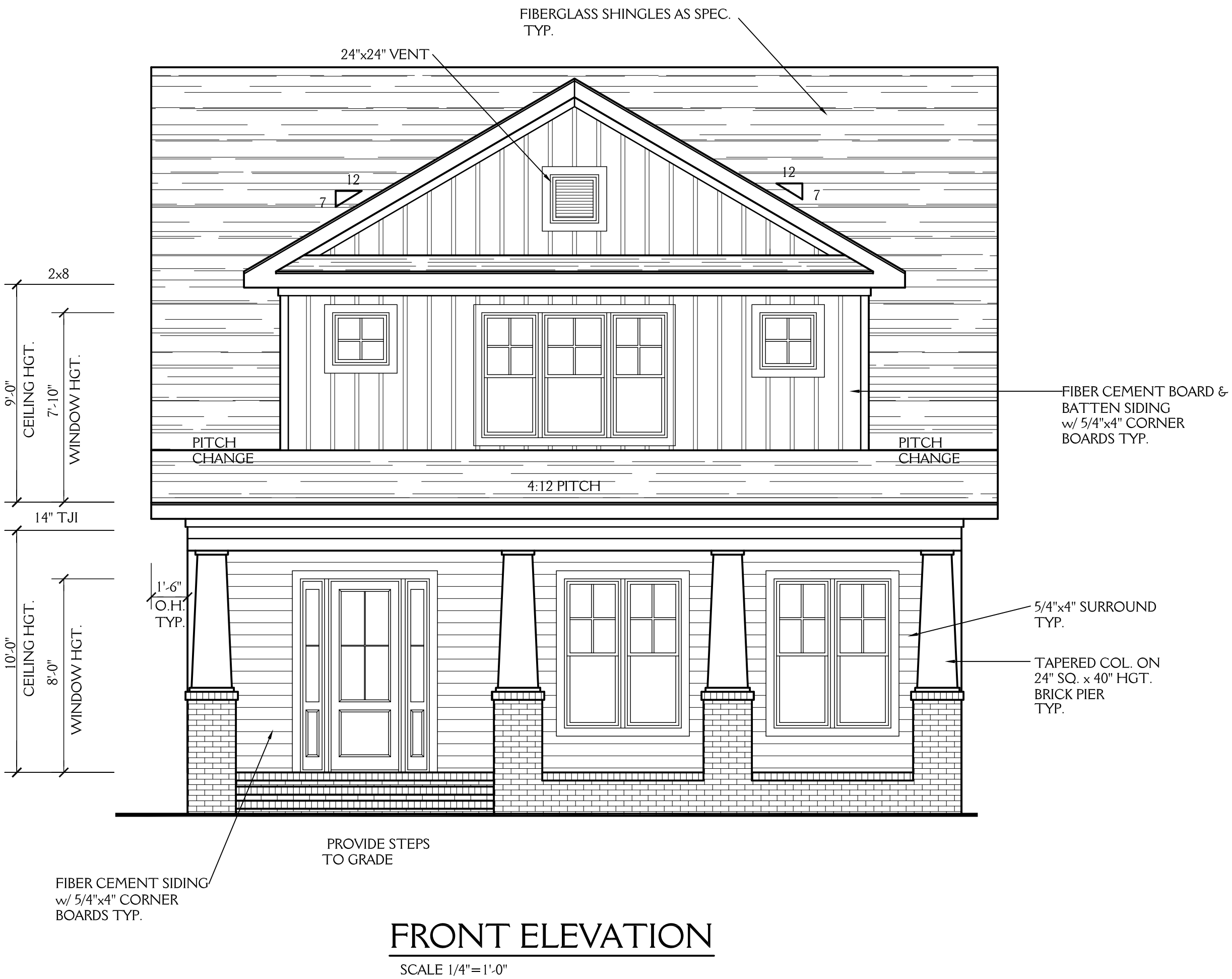
NOTES:
CONSTRUCTION TO MEET OR EXCEED ALL REQUIREMENTS
OF THE 2018 NC RESIDENTIAL BUILDING CODE

1. 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.
2. BUILDER & WINDOW SALESMAN TO CONFIRM THAT WINDOWS CHOSEN MEET ALL REQUIREMENTS OF SECTION R310 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
3. SEE SECTION R308.4 OF THE 2018 NC RESIDENTIAL BLDG. CODE FOR GLAZING REQUIREMENTS IN HAZARDOUS LOCATIONS
4. PROVIDE FALL PROTECTION AT WINDOWS AS REQUIRED BY 2018 NC RESIDENTIAL BUILDING CODE
5. ALL GLASS TO HAVE A U FACTOR OF 0.32 OR BETTER AND SHGC OF .30 OR BETTER.
6. SEE CHAPTER 11 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL ENERGY CONSERVATION REQUIREMENTS
7. SEE SECTION R302.5 & R302.6 OF THE 2018 NC RESIDENTIAL BLDG. CODE FOR DWELLING/ GARAGE FIRE SEPARATION REQUIREMENTS
8. SEE APPENDIX M OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL DECK CONSTRUCTION REQUIREMENTS
9. PROVIDE CARBON MONOXIDE DETECTORS AS PER SECTION R315 OF THE 2018 NC RESIDENTIAL BUILDING CODE
10. PROVIDE CRAWLSPACE ACCESS AS PER SECTION 408.8 OF THE 2018 NC RESIDENTIAL BUILDING CODE LOCATION T.B.D. IN FIELD BY BUILDER.
11. PROVIDE FOUNDATION DRAINAGE AS PER CODE. SEE SECTIONS 405, 801.3 & 401.3 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
12. 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.
13. SEE SECTION R307 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL BATH FIXTURE CLEARANCES.
14. SEE CHAPTER 10 OF THE NC RESIDENTIAL BUILDING CODE FOR ALL FIREPLACE & CHIMNEY CLEARANCES & REQUIREMENTS.

ABBREVIATIONS	
C.O. : CASSED 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

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 2018 NORTH CAROLINA RESIDENTIAL CODE



FRONT ELEVATION

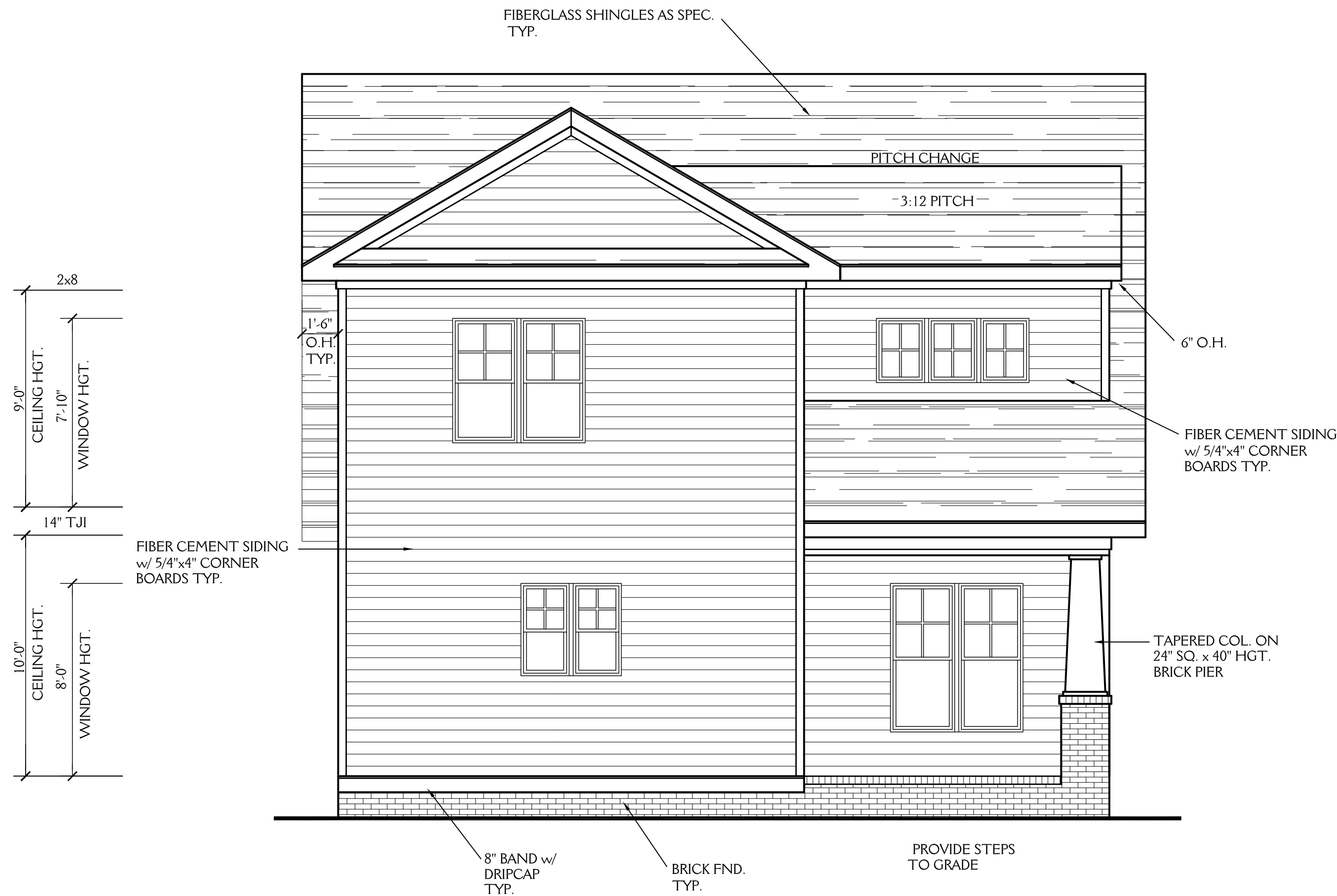
SCALE 1/4"=1'-0"

NOTE: PROVIDE GUARDRAIL/RAILING AS PER FIGURE AM111 OF THE 2018 NC RESIDENTIAL BUILDING CODE AT PORCHES & DECKS IF DROP IS 30" OR GREATER

J&W CUSTOM HOMES		SHEET 1 OF8
LOT 4 ALABAMA AVE. DURHAM NC		
DATE:	12-18-21	
REVISIONS:		

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REAR ELEVATION

SCALE 1/4"=1'-0"

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J&W CUSTOM HOMES
LOT 4 ALABAMA AVE. DURHAM NC

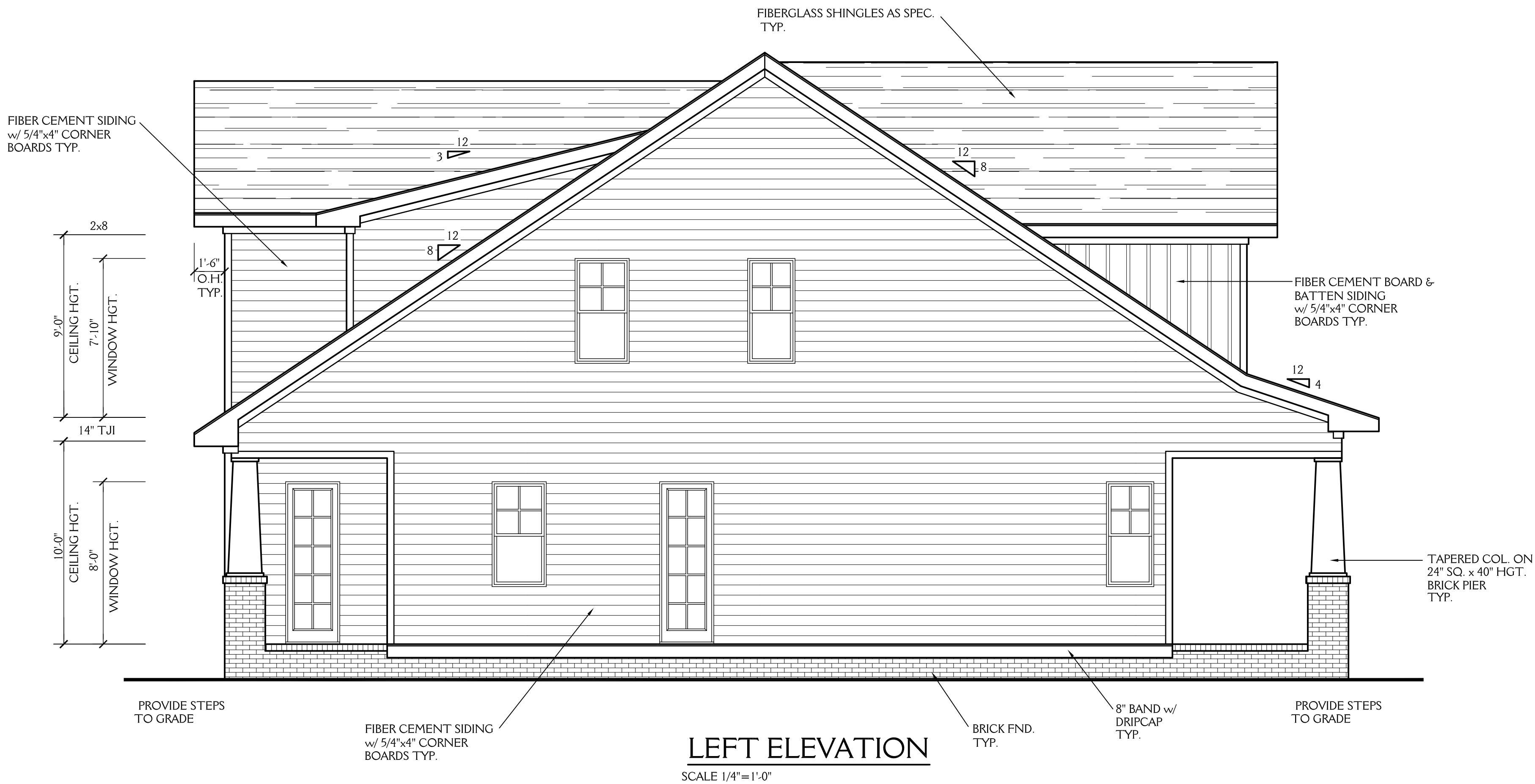
DATE: 12-18-21

REVISIONS:

SHEET
2
OF 8

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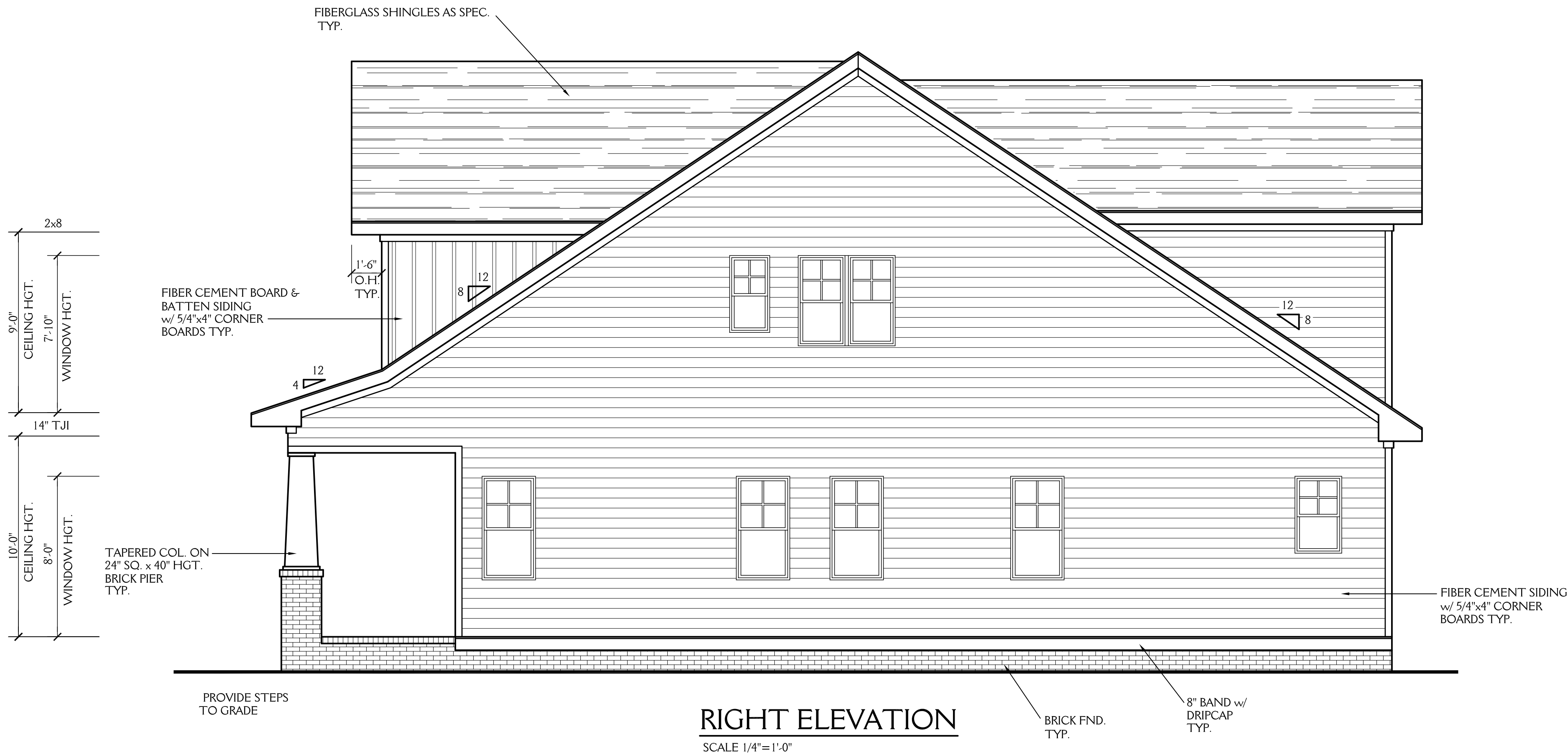


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LOT 4 ALABAMA AVE. DURHAM NC		
DATE:	12-18-21	
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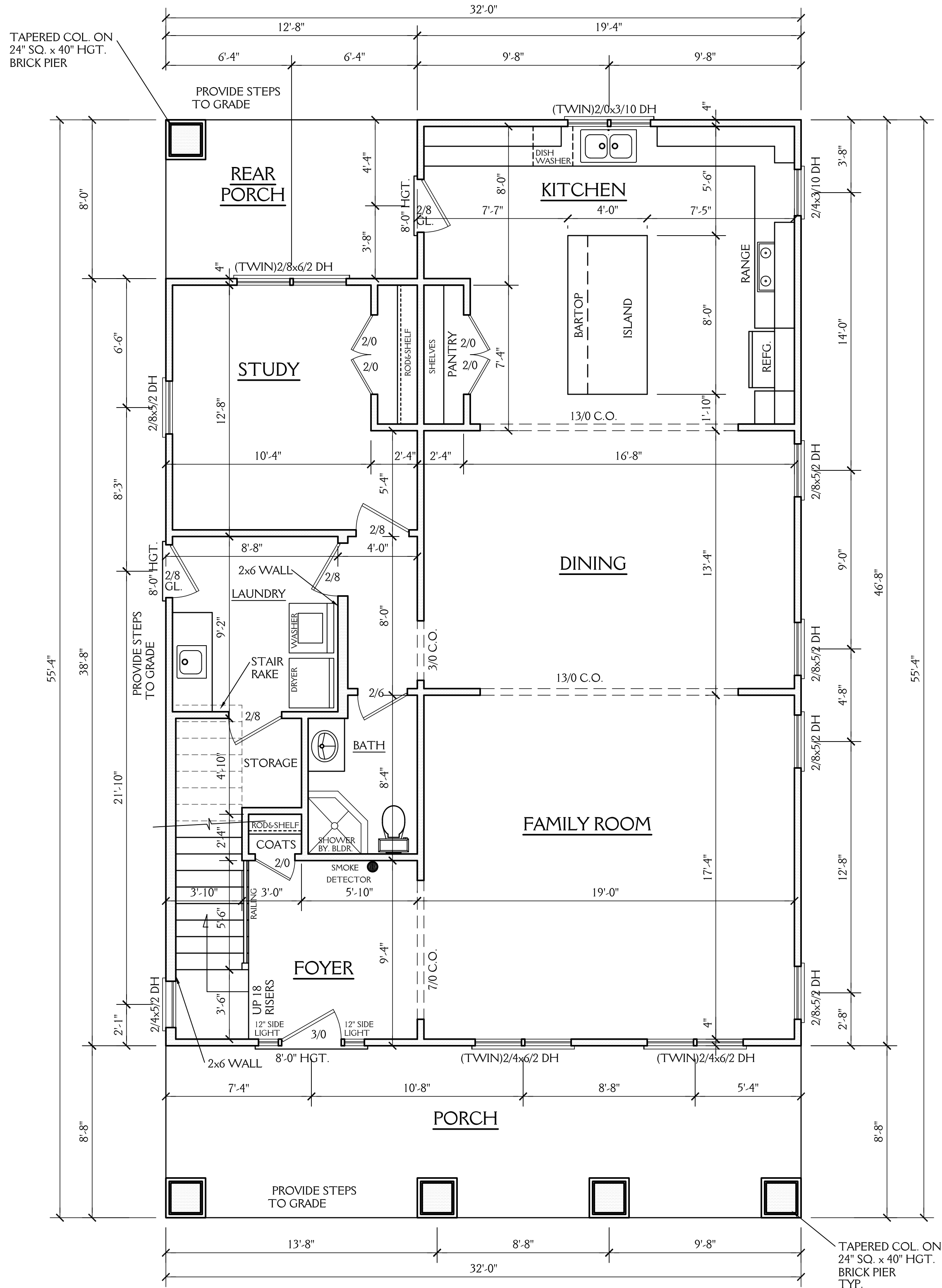
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J&W CUSTOM HOMES		SHEET 4 OF 8
LOT 4 ALABAMA AVE. DURHAM NC		
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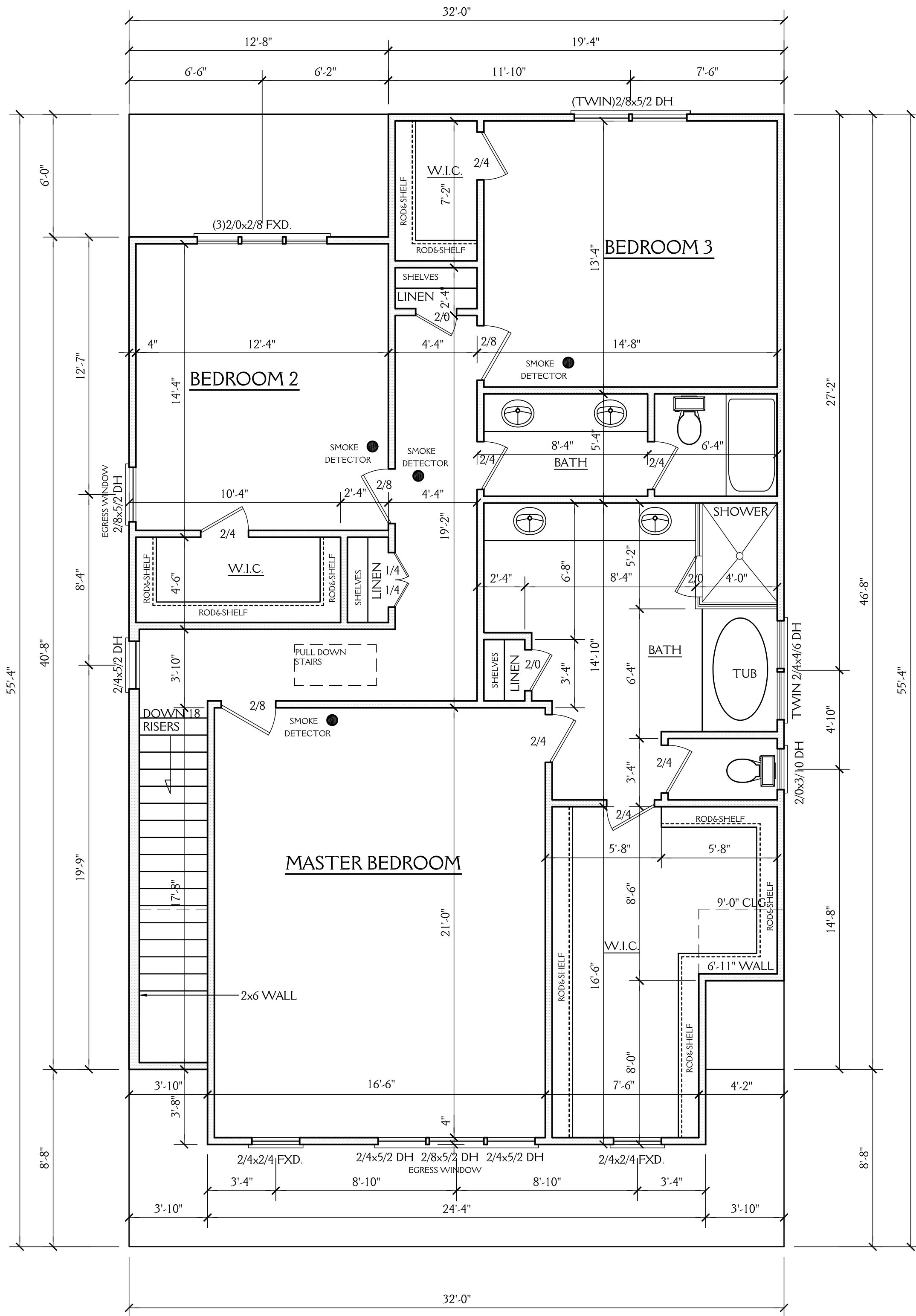
1392 SQ FT HTD (1ST FLOOR)	277 SQ FT (PORCH)
1424 SQ FT HTD (2ND FLOOR)	101 SQ FT (REAR PORCH)
2816 SQ FT HTD TOTAL	378 UNHEATED TOTAL

NOTE: PROVIDE GUARDRAIL/RAILING AS PER FIGURE AM111 OF THE 2018 NC RESIDENTIAL BUILDING CODE AT PORCHES & DECKS IF DROP IS 30" OR GREATER

FIRST FLOOR PLAN

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

J&W CUSTOM HOMES	SHEET 5 OF 8
LOT 4 ALABAMA AVE. DURHAM NC	
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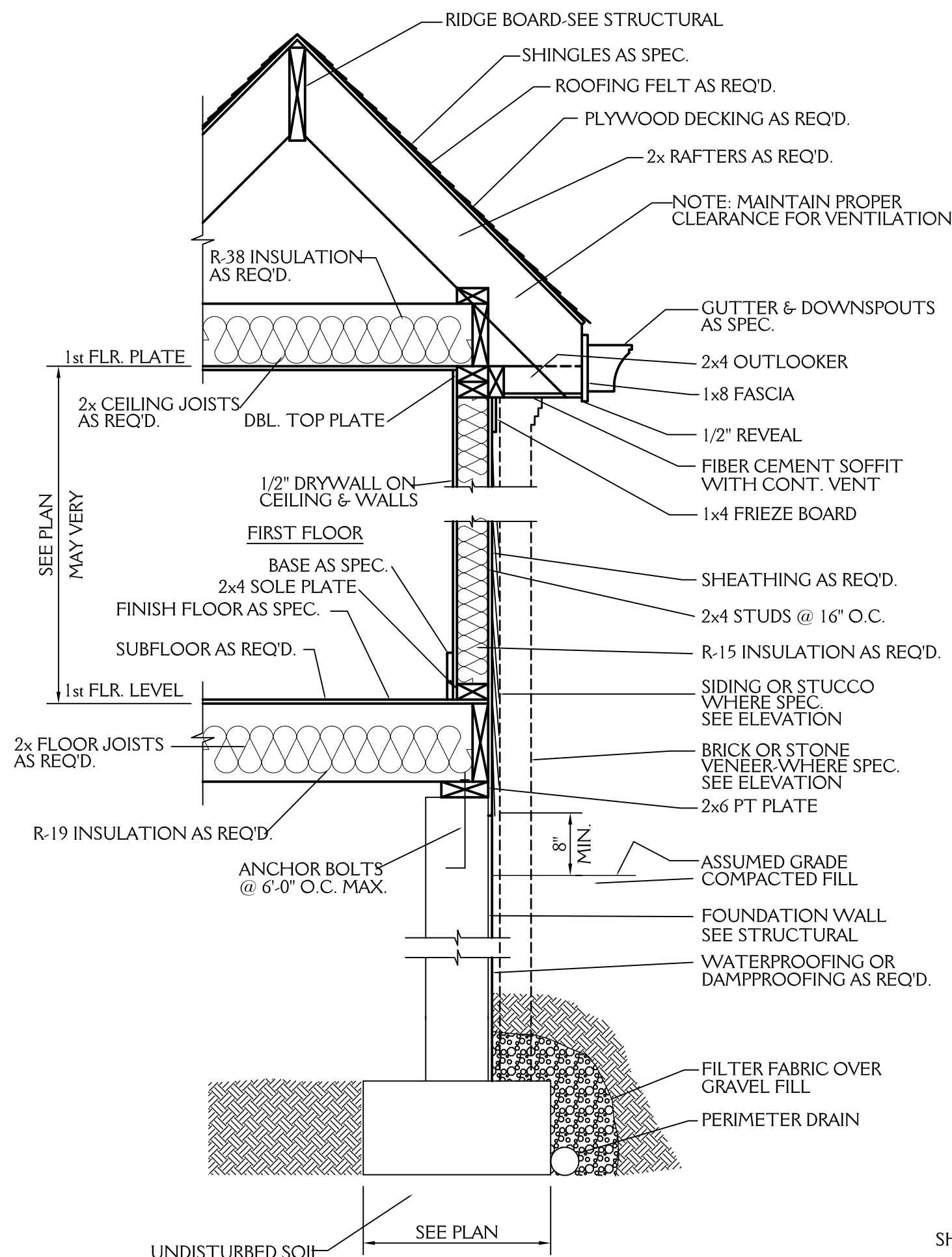
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SECOND FLOOR PLAN

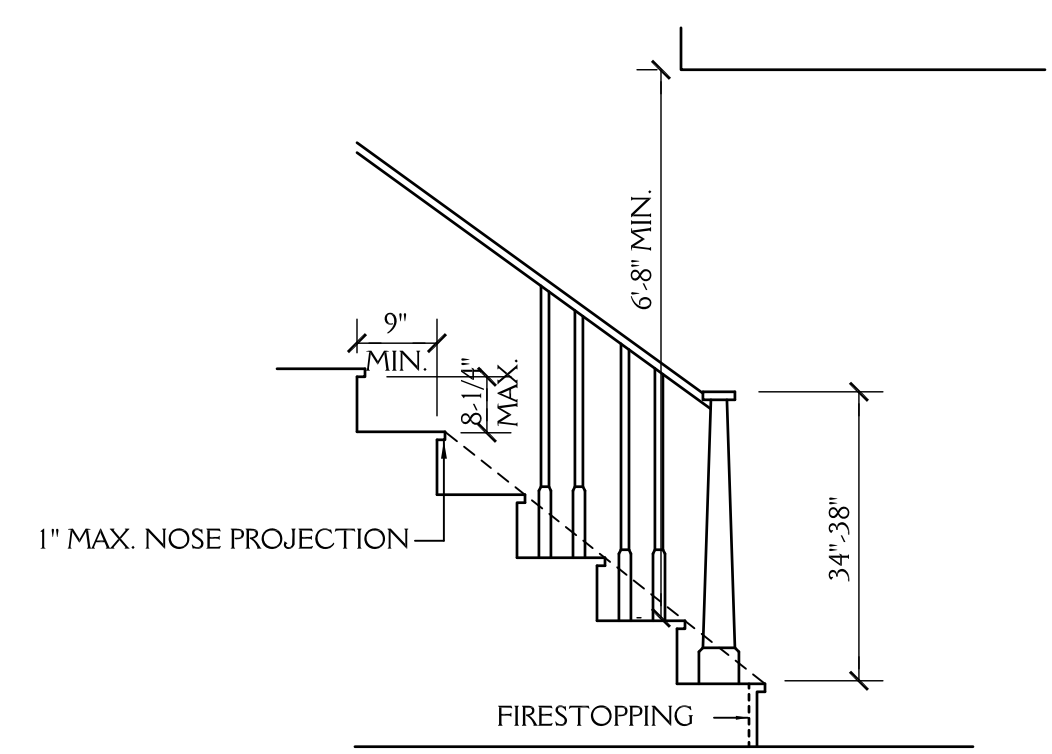
SCALE 1/4"=1'-0"
9'-0" CLG. HGT.
SET WINDOWS AT 7'-10" AFF

J&W CUSTOM HOMES		SHEET 6 OF 8
LOT 4 ALABAMA AVE. DURHAM NC		
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TYPICAL WALL SECTION

3/4"=1'-0"
 PROVIDE FOUNDATION DRAINAGE AS PER CODE.
 SEE SECTIONS 405, 801.3 & 401.3 OF THE
 2018 NC RESIDENTIAL BUILDING CODE.



STAIR DETAIL

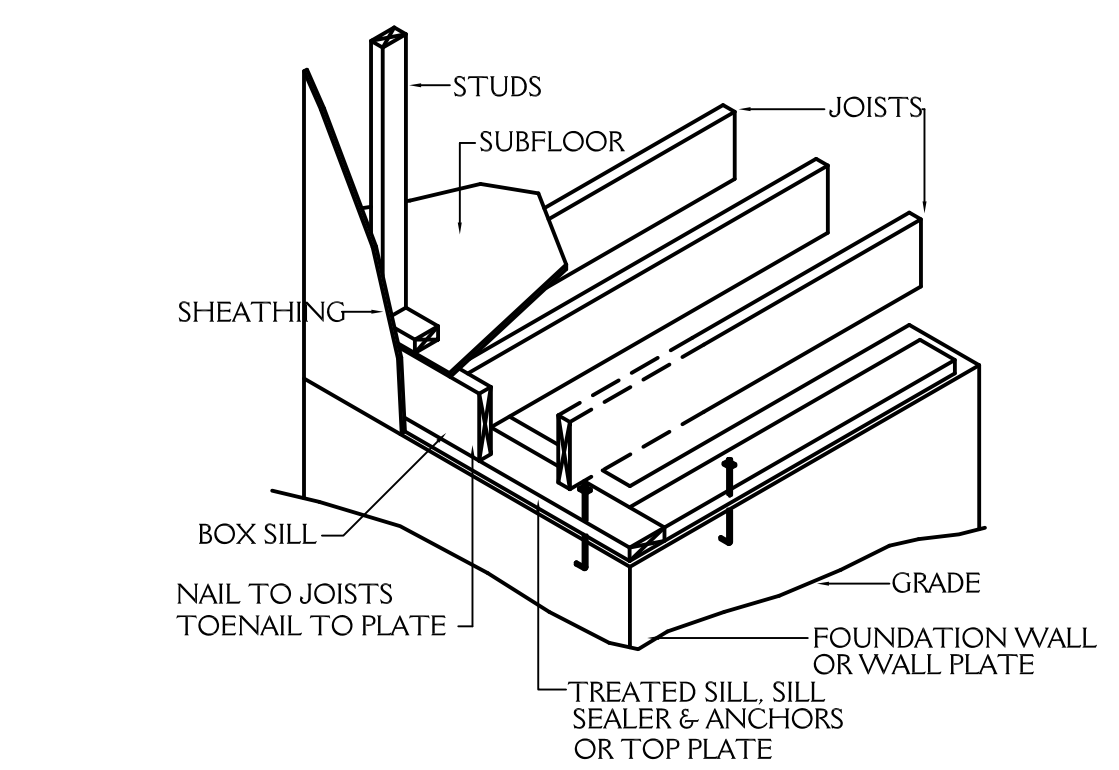
SCALE: NTS

ROOF VENT CALCS

1771 SQ.FT. /150 =11.81 SQ.FT. REQ'D
 BUILDER TO PROVIDE APPROPRIATE
 VENTILATION AS REQUIRED BY CODE
 SEE SECTION R806 OF
 THE 2018 NC RESIDENTIAL BLDG. CODE

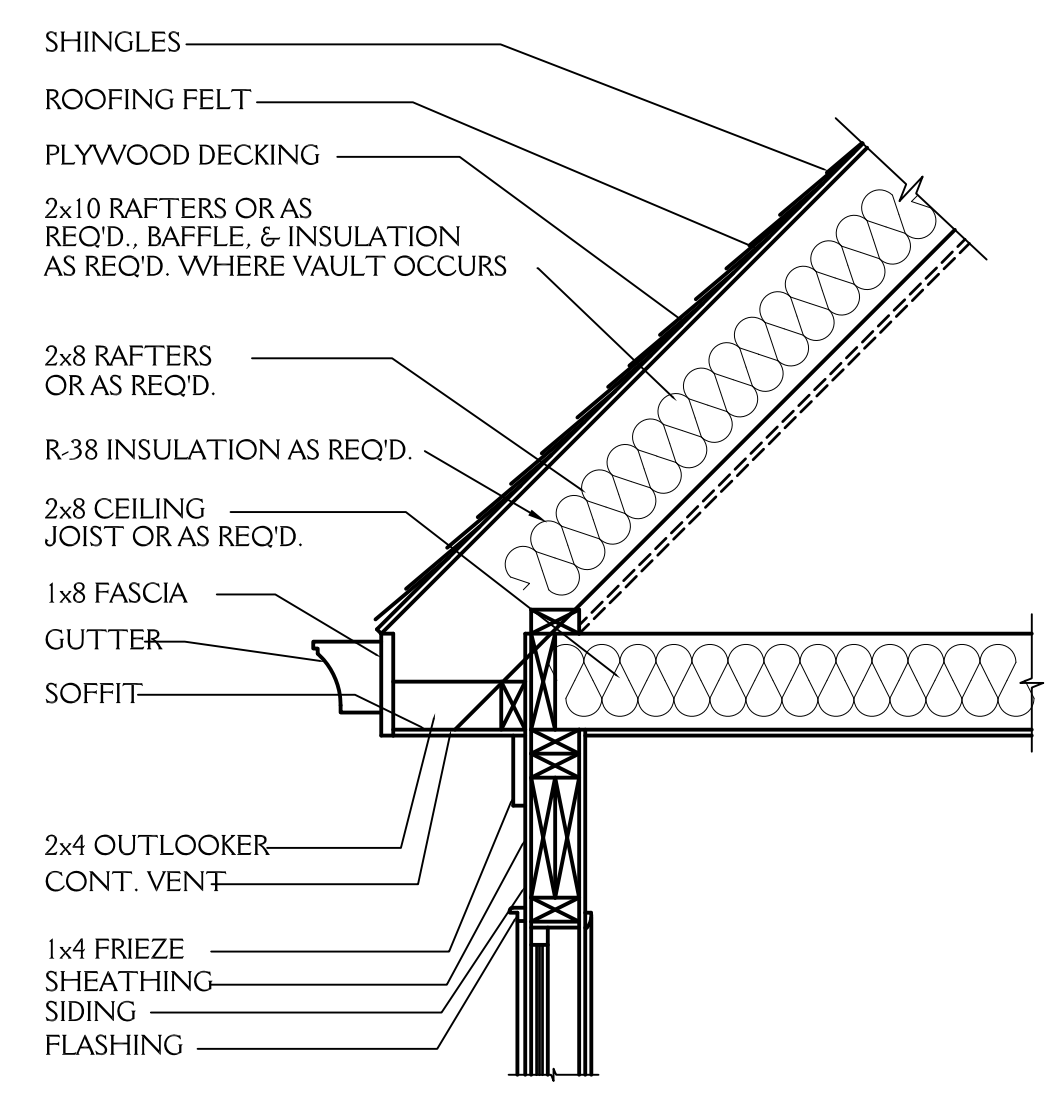
FND VENT CALCS

1289 SQ.FT. / 150 =8.59 SQ.FT. REQ'D
 BUILDER TO PROVIDE APPROPRIATE
 VENTILATION AS REQUIRED BY CODE
 SEE SECTION R408 OF
 THE 2018 NC RESIDENTIAL BLDG. CODE



FLOOR FRAMING

NTS

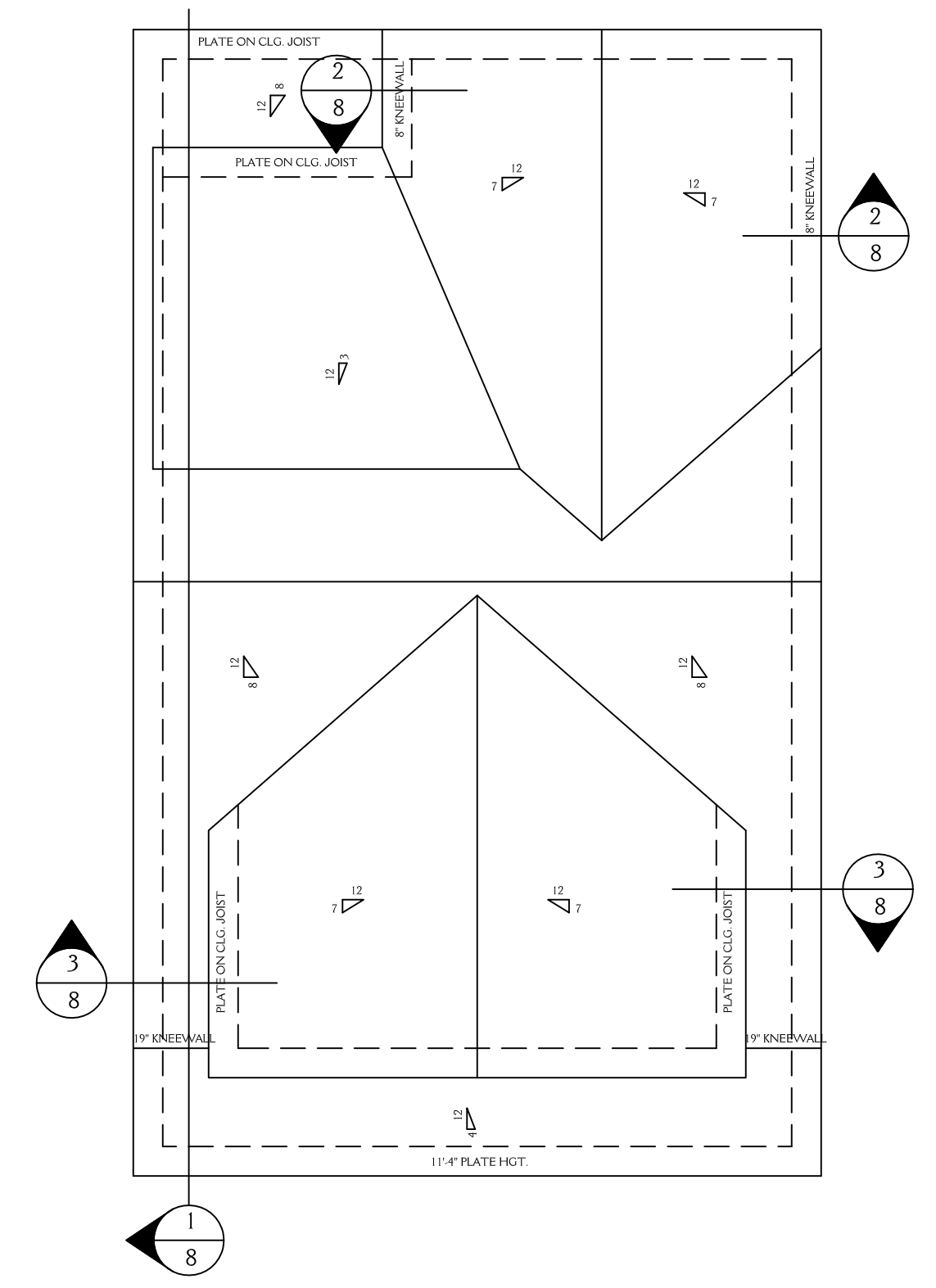


CORNICE DETAIL

3/4"=1'-0"

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ROOF PLAN

SCALE 1/8"=1'-0"

J&W CUSTOM HOMES

LOT 4 ALABAMA AVE. DURHAM NC

DATE: 12-18-21

REVISIONS:

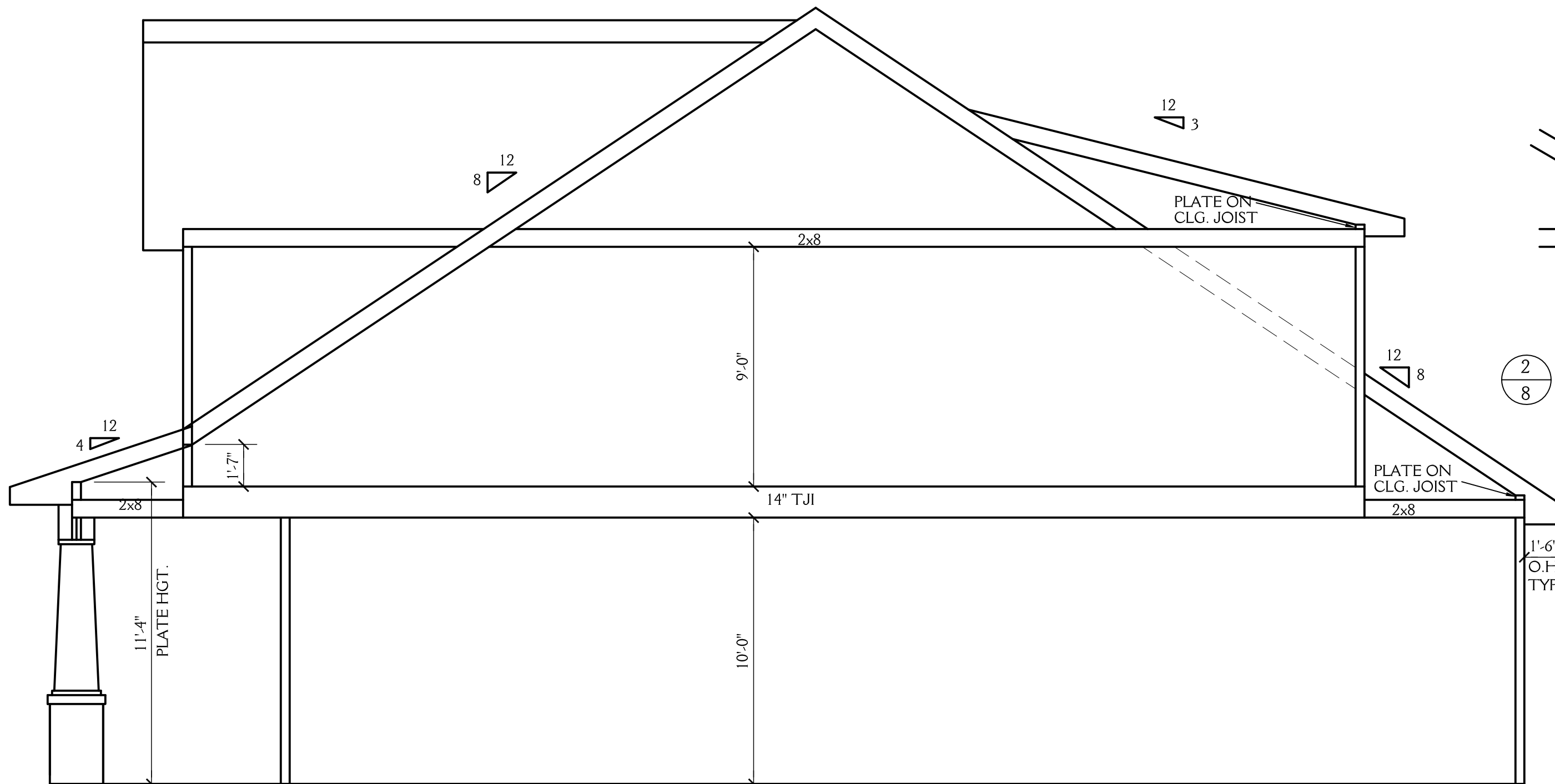
SHEET

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

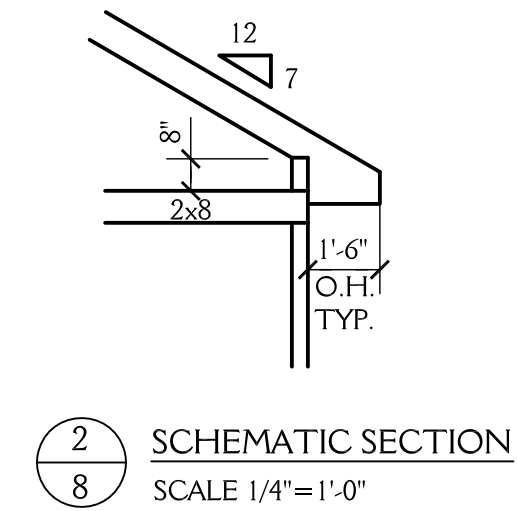


Diagram illustrating the elevation view of a window assembly, showing structural details and dimensions:

- Roof Slope:** Indicated by a triangle with a vertical side of 12 and a horizontal side of 7.
- Window Frame:** The main vertical frame is labeled **1'-6" O.H. TYP.** (On Hand Typical).
- Header:** The horizontal member above the window is labeled **2x8**.
- Plate:** A **PLATE ON CLG. JOIST** is shown connecting the header to the structural wall.
- Base:** The window is supported by a **14" TJI** (Timber Joist) beam.
- Dimensions:**
 - The height from the top of the window frame to the top of the header is **9'-0"**.
 - The height from the top of the window frame to the top of the base beam is **10'-0"**.

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