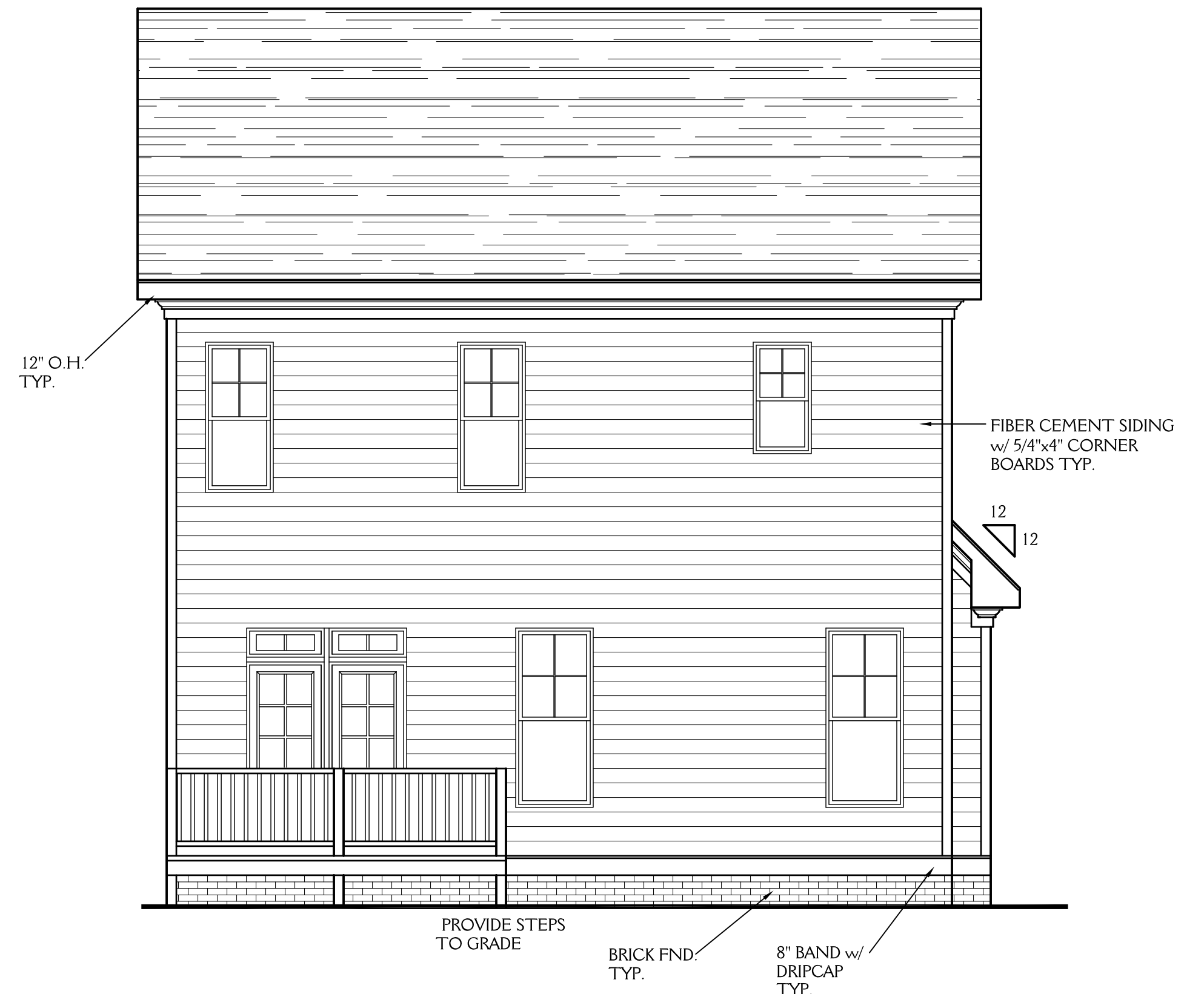


**FRONT ELEVATION**

SCALE 1/4"=1'-0"



**REAR ELEVATION**

SCALE 1/4"=1'-0"

**NOTE:**

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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

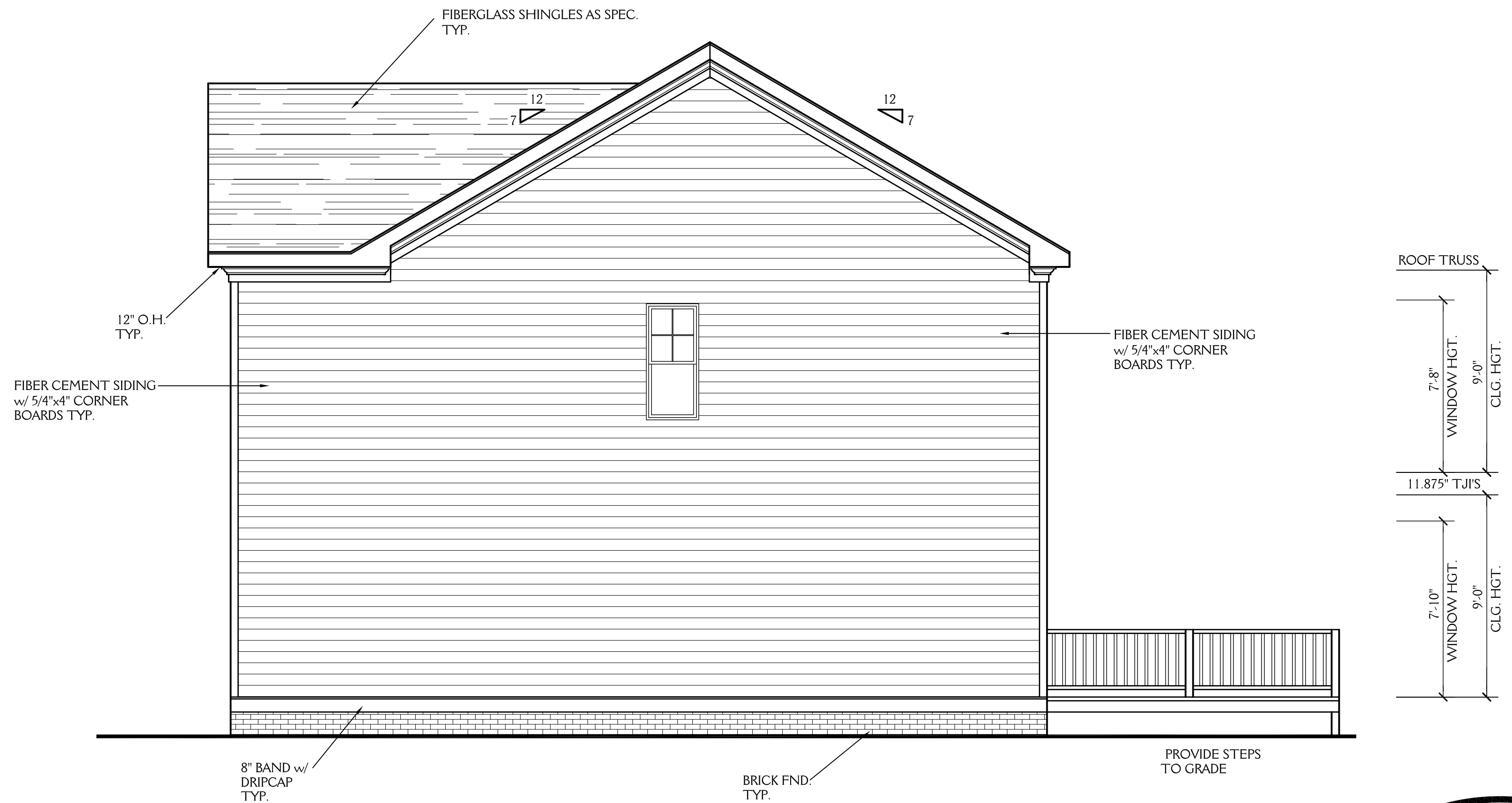
New Light

**Residential Design, L.L.C.**  
 919-880-1287

J&W CUSTOM HOMES LOT 5 MAIN STREET FRANKLINTON NC		SHEET <b>1</b> OF 6
DRAWN BY: JD	DATE: 3-13-23	PROJECT NO. 2309
REVISIONS:		

**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



**RIGHT ELEVATION**

SCALE 1/4"=1'-0"

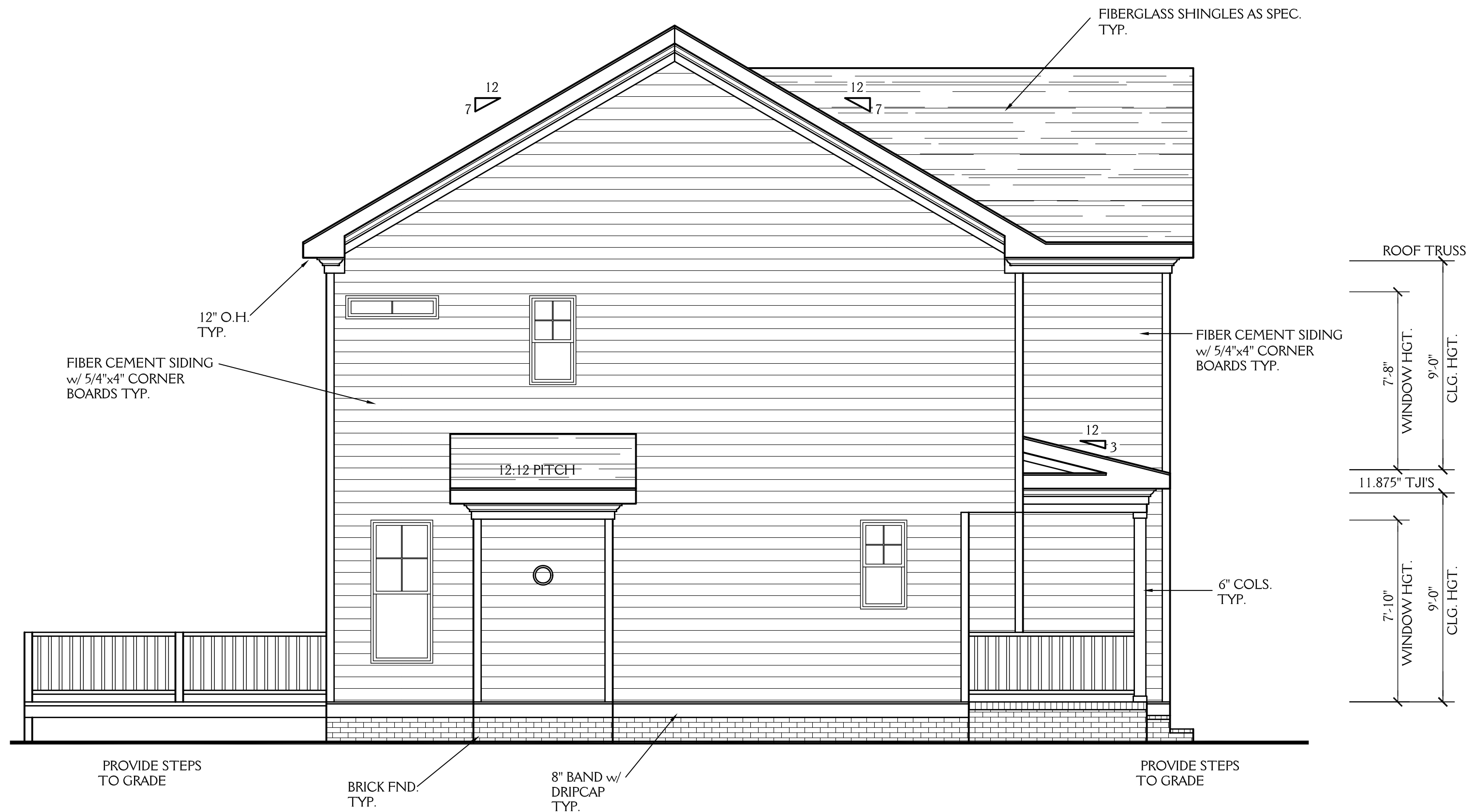


**New Light**  
Residential Design, L.L.C.  
919-880-1287

J&W CUSTOM HOMES LOT 5 MAIN STREET FRANKLINTON NC		SHEET <b>2</b> OF 6
DRAWN BY: JD	DATE: 3-31-23	PROJECT NO. 2309
REVISIONS:		

**NOTE:**

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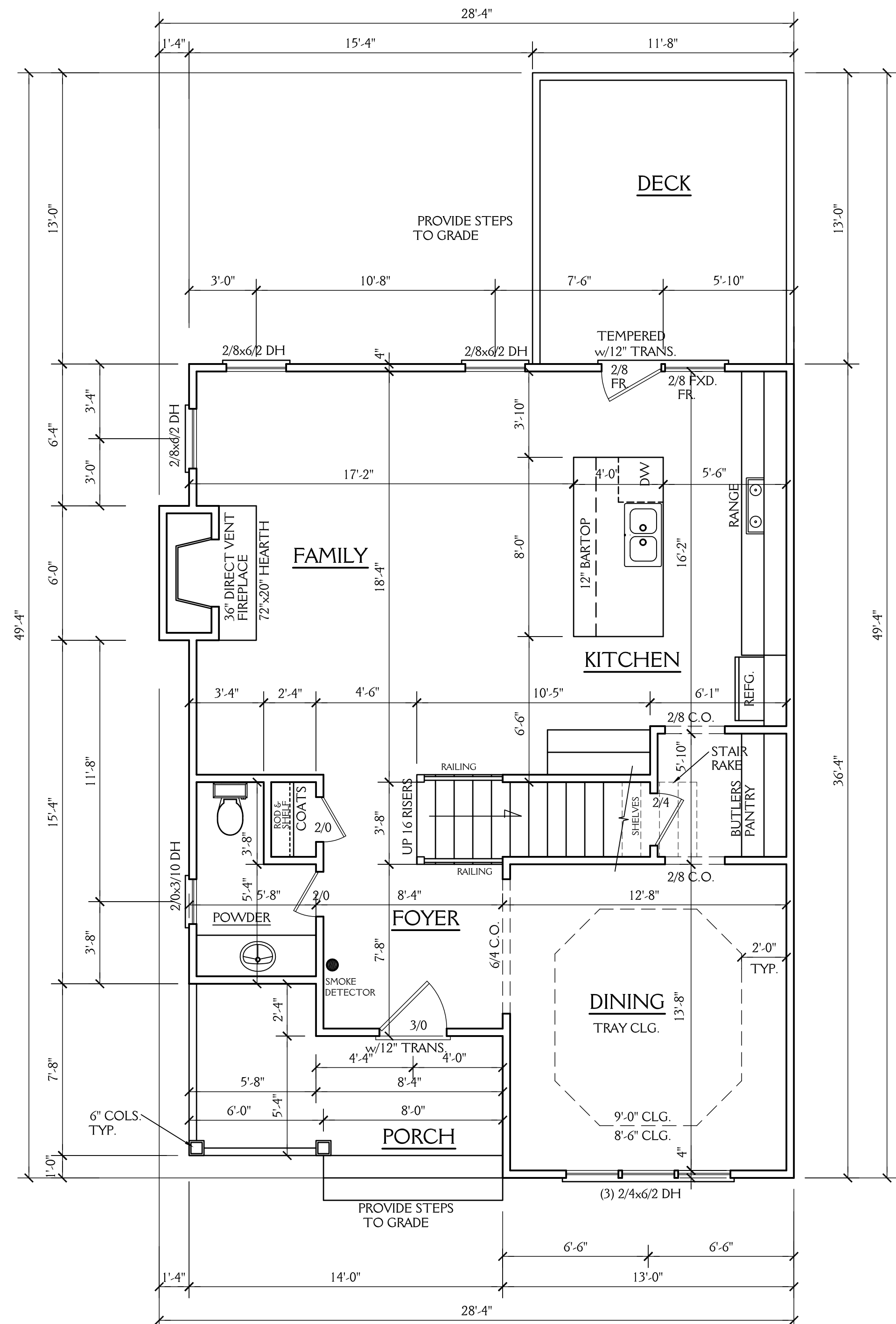


**LEFT ELEVATION**

SCALE 1/4"=1'-0"

**New Light**  
Residential Design, L.L.C.  
919-880-1287

J&W CUSTOM HOMES LOT 5 MAIN STREET FRANKLINTON NC		SHEET <b>3</b> OF 6
DRAWN BY: JD	DATE: 3-31-23	PROJECT NO. 2309
REVISIONS:		



SEE SECTION R312 OR AM111 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL GUARD RAIL & HAND RAIL REQUIREMENTS.

**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

879 SQ FT HTD (1ST FLOOR)	88 SQ FT (PORCH)
856 SQ FT HTD (2ND FLOOR)	152 SQ FT (DECK)
1735 SQ FT HTD TOTAL	240 UNHEATED TOTAL

**FIRST FLOOR PLAN**

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

**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. 22"x30" MINIMUM ACCESS AS PER 2018 NC MECHANICAL CODE.
- 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 OR AM111 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.

**ABBREVIATIONS**

C.O. : CASED 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

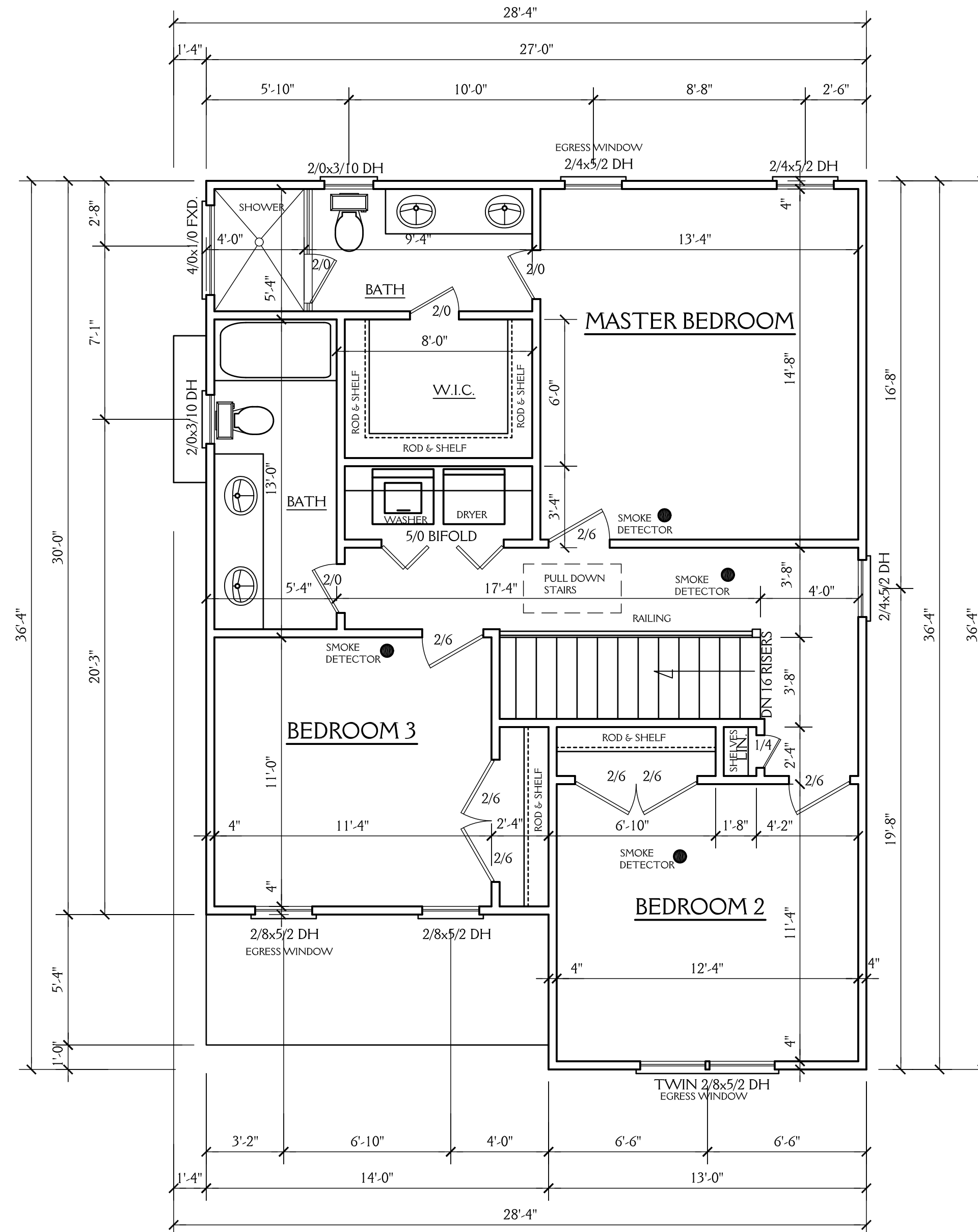
**New Light**

**Residential Design, L.L.C.**  
919-880-1287

J&W CUSTOM HOMES LOT 5 MAIN STREET FRANKLINTON NC		SHEET <b>4</b> OF 6
DRAWN BY: JD	DATE: 3-31-23	PROJECT NO. 2309
REVISIONS:		

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**SECOND FLOOR PLAN**

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

**New Light**  
Residential Design, L.L.C.  
919-880-1287

J&W CUSTOM HOMES LOT 5 MAIN STREET FRANKLINTON NC		SHEET <b>5</b> OF 6
DRAWN BY: JD	DATE: 3-31-23	PROJECT NO. 2309
REVISIONS:		