

NOTE:

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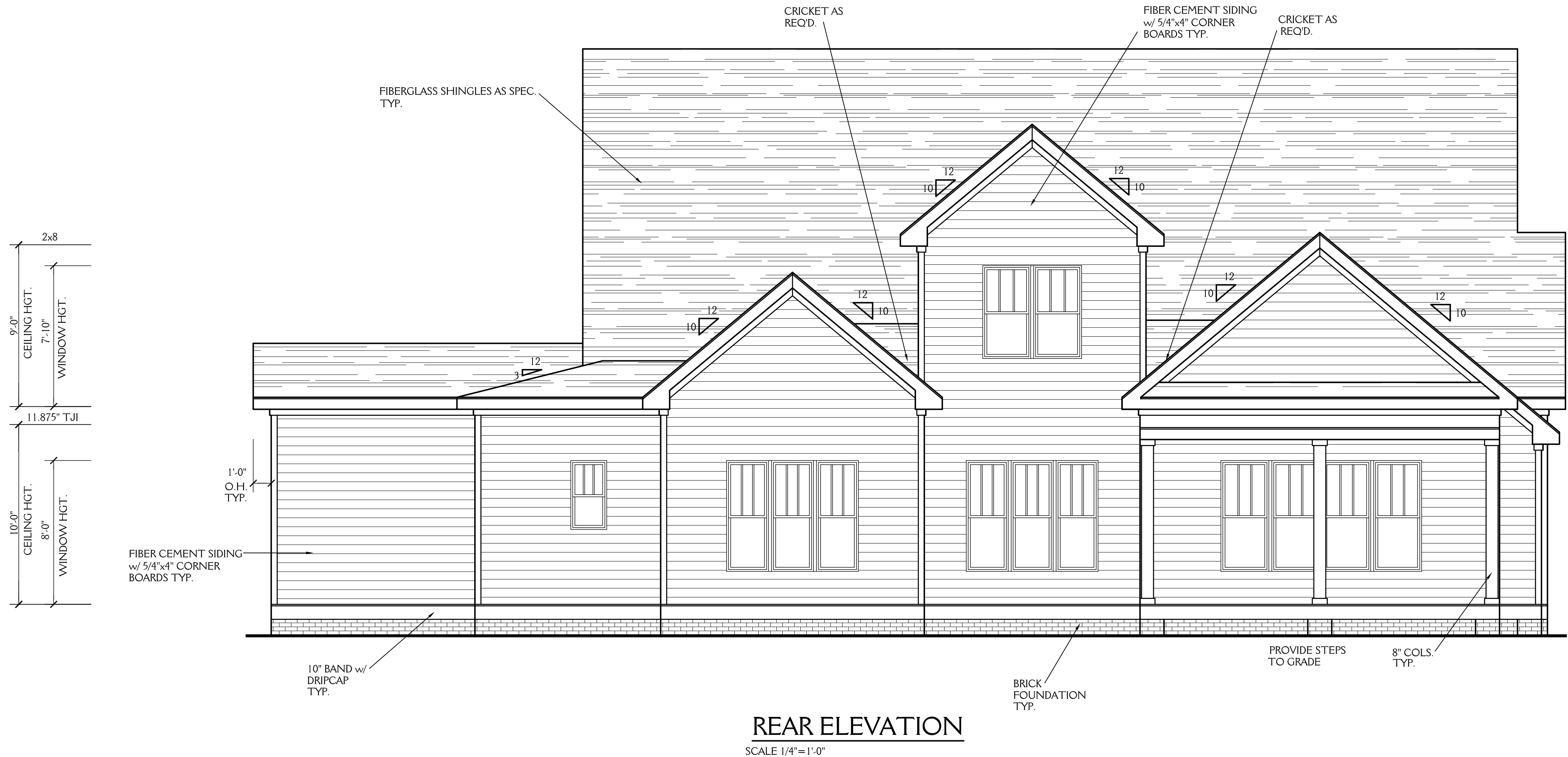
PLANS DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE  
PLANS DESIGNED FOR MIN. 115 MPH 3 SECOND GUST (89 MPH FASTEST WIND), EXPOSURE B  
ANCHOR BOLTS TO BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF THE CORNER.

MEAN ROOF HEIGHT =  $\frac{12}{16}$  < 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



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J&W CUSTOM HOMES  
LOT 11 AUBRIE PLACE

DRAWN BY: JD DATE: 8-3-24

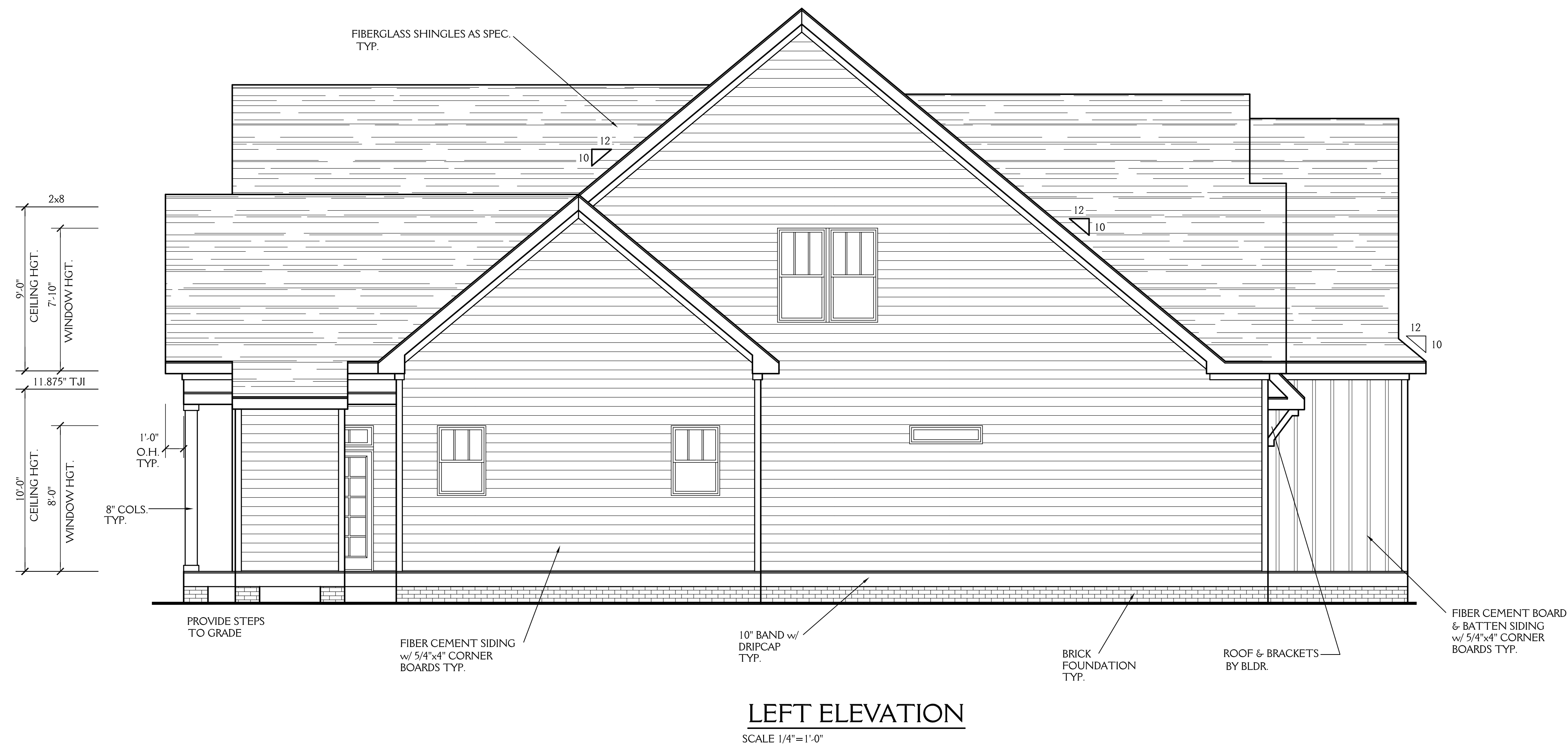
REVISIONS:

SHEET 1 OF 5

PROJECT NO. 2417

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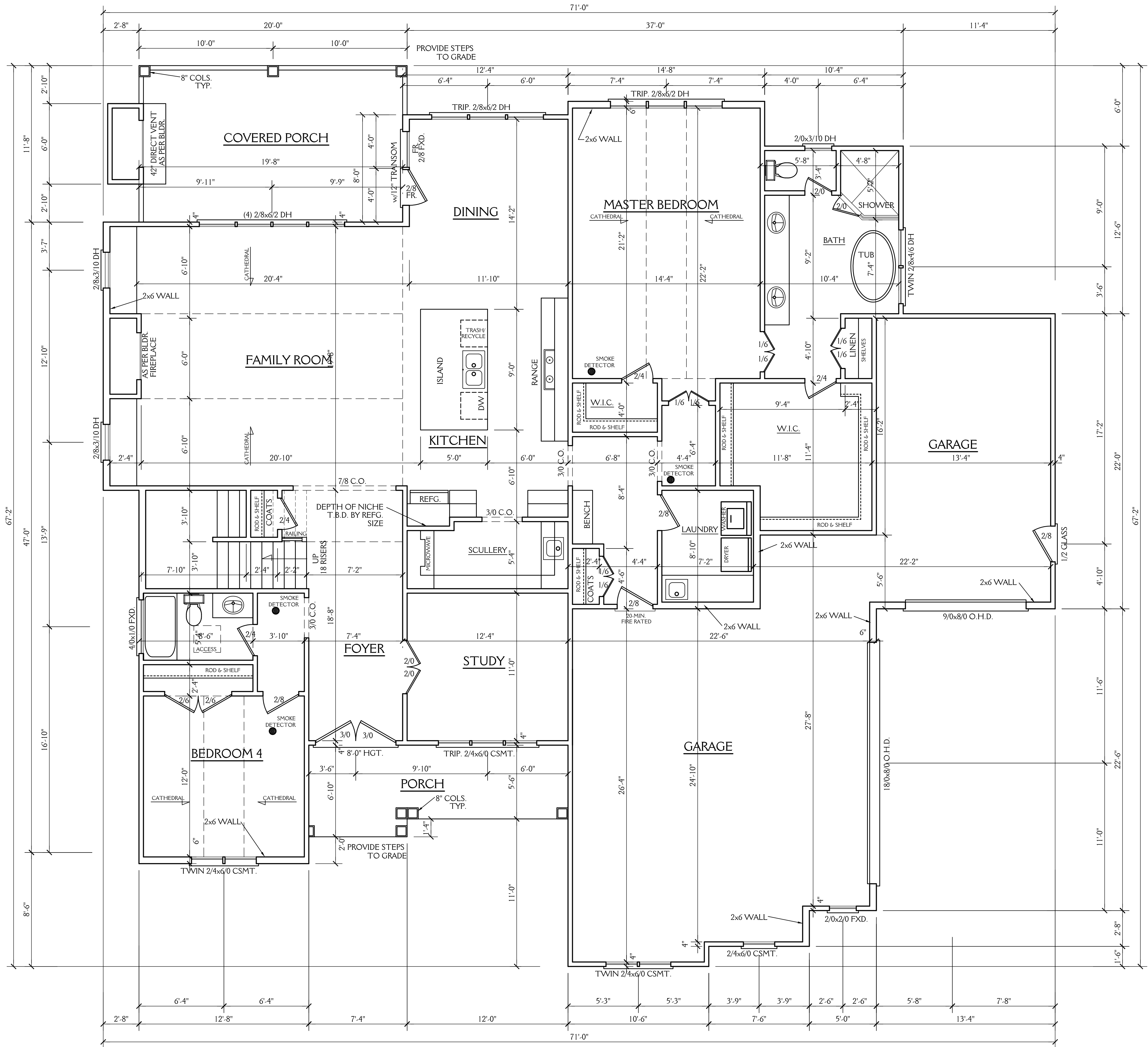
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NOTES:

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. : CASD 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

|                            |                        |
|----------------------------|------------------------|
| 2336 SQ FT HTD (1ST FLOOR) | 231 SQ FT (COV. PORCH) |
| 1122 SQ FT HTD (2ND FLOOR) | 116 SQ FT (PORCH)      |
| 3462 SQ FT HTD TOTAL       | 157 SQ FT (STORAGE)    |
|                            | 918 SQ FT (GARAGE)     |
|                            | 1422 UNHEATED TOTAL    |

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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.

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