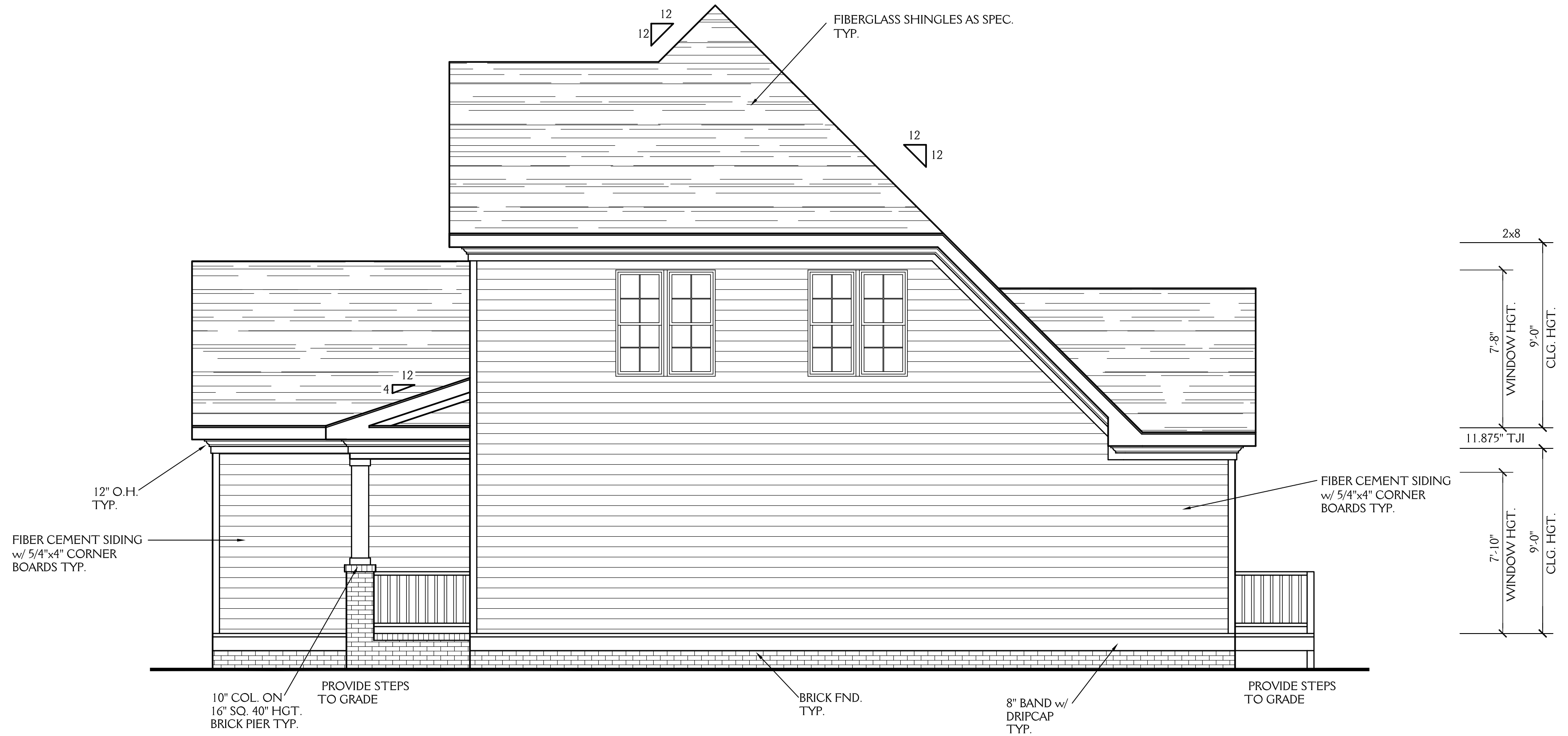




ALL DIMENSIONS ARE TO BE VERIFIED BY OWNER/BUILDER
BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN,
DESIGNER IS RELEASED FROM ANY AND ALL LIABILITY ASSOCIATED
WITH THE CONSTRUCTION OF THIS CUSTOM RESIDENCE.
THIS PLAN IS DESIGNED UNDER THE 2018 NORTH CAROLINA
RESIDENTIAL CODE

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



RIGHT ELEVATION

SCALE 1/4"=1'-0"

NOTE:

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New Light

Residential Design, L.L.C.

919-880-1287

J&W CUSTOM HOMES
LOT 4 MAIN STREET
FRANKLINTON NC

DRAWN BY: JD DATE: 3-31-23

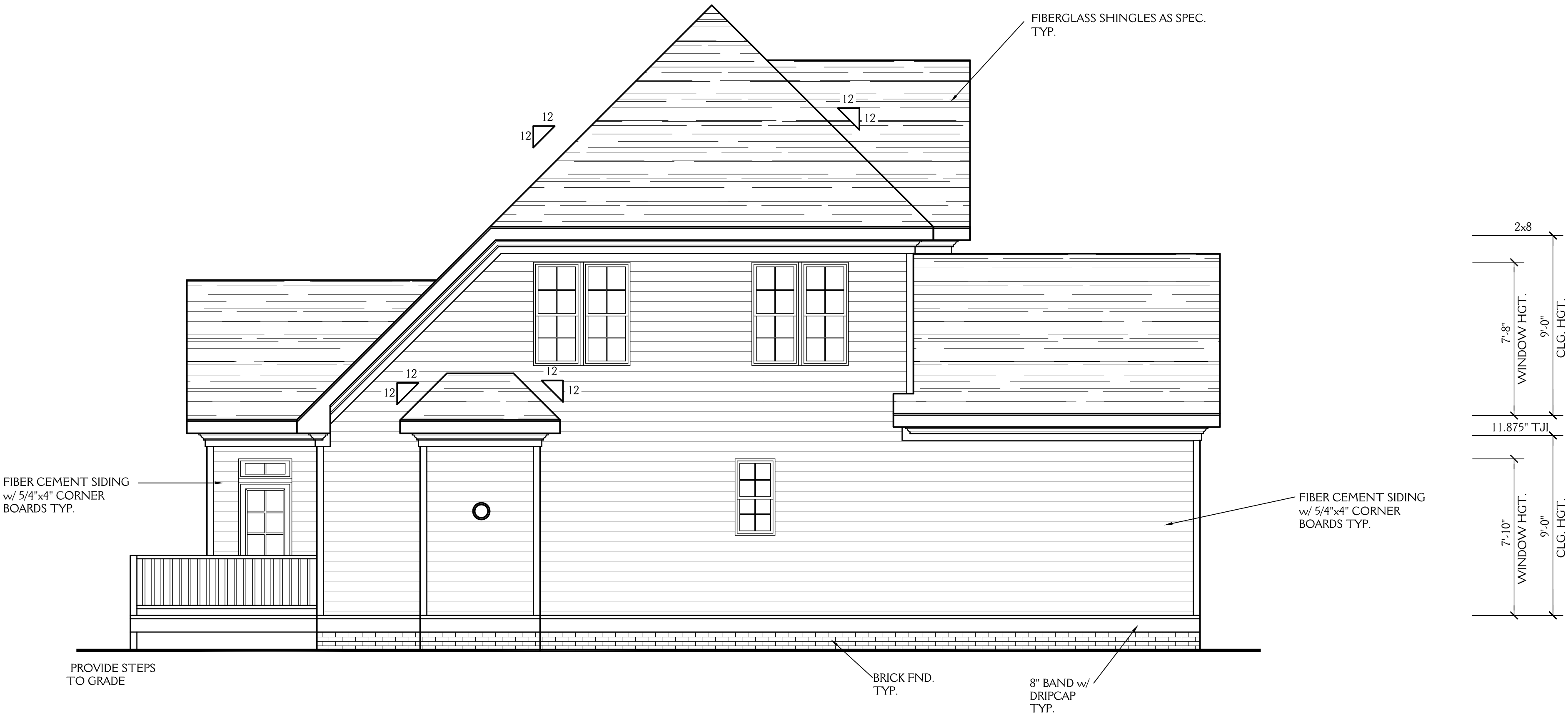
REVISIONS:

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2
OF 6

PROJECT NO.
2306

NOTE:

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LEFT ELEVATION

SCALE 1/4"=1'-0"

New Light

Residential Design, L.L.C.
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J&W CUSTOM HOMES
LOT 4 MAIN STREET
FRANKLINTON NC

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OF 6

PROJECT NO.
2306

NOTE:

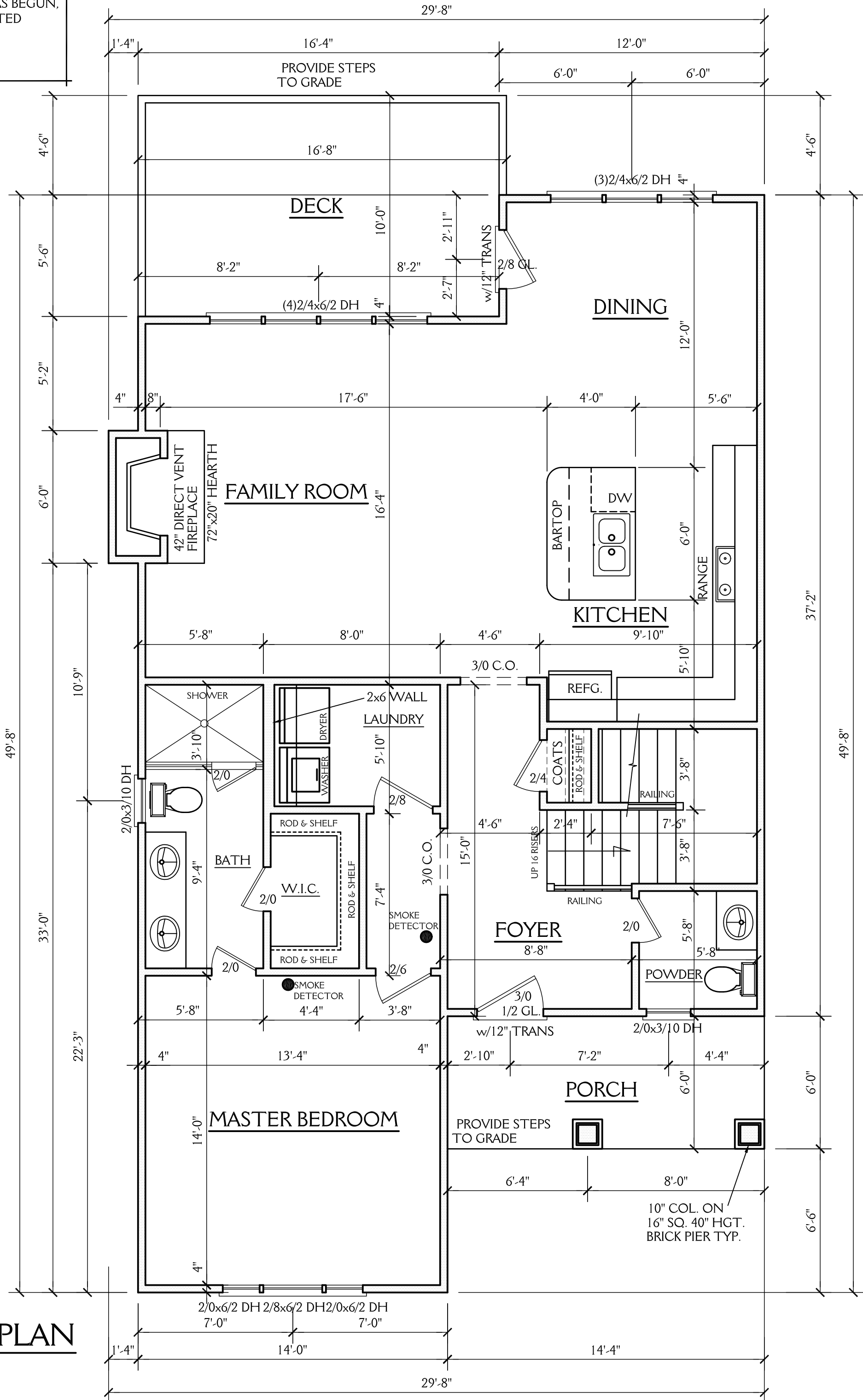
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1138 SQ FT HTD (1ST FLOOR)
605 SQ FT HTD (2ND FLOOR)
1743 SQ FT HTD TOTAL

86 SQ FT (PORCH)
165 SQ FT (DECK)
251 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.
- 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.

ABBREVIATIONS

C.O. : CASIED OPENING
D.W. : DISHWASHER
W.I.C. : WALK IN CLOSET
SHWR. : SHOWER
DN. : DOWN

CANT. : CANTILEVER
TYP. : TYPICAL
CLG. : CEILING
HGT. : HEIGHT
COL. : COLUMN
TRANS. : TRANSOM

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J&W CUSTOM HOMES
LOT 4 MAIN STREET
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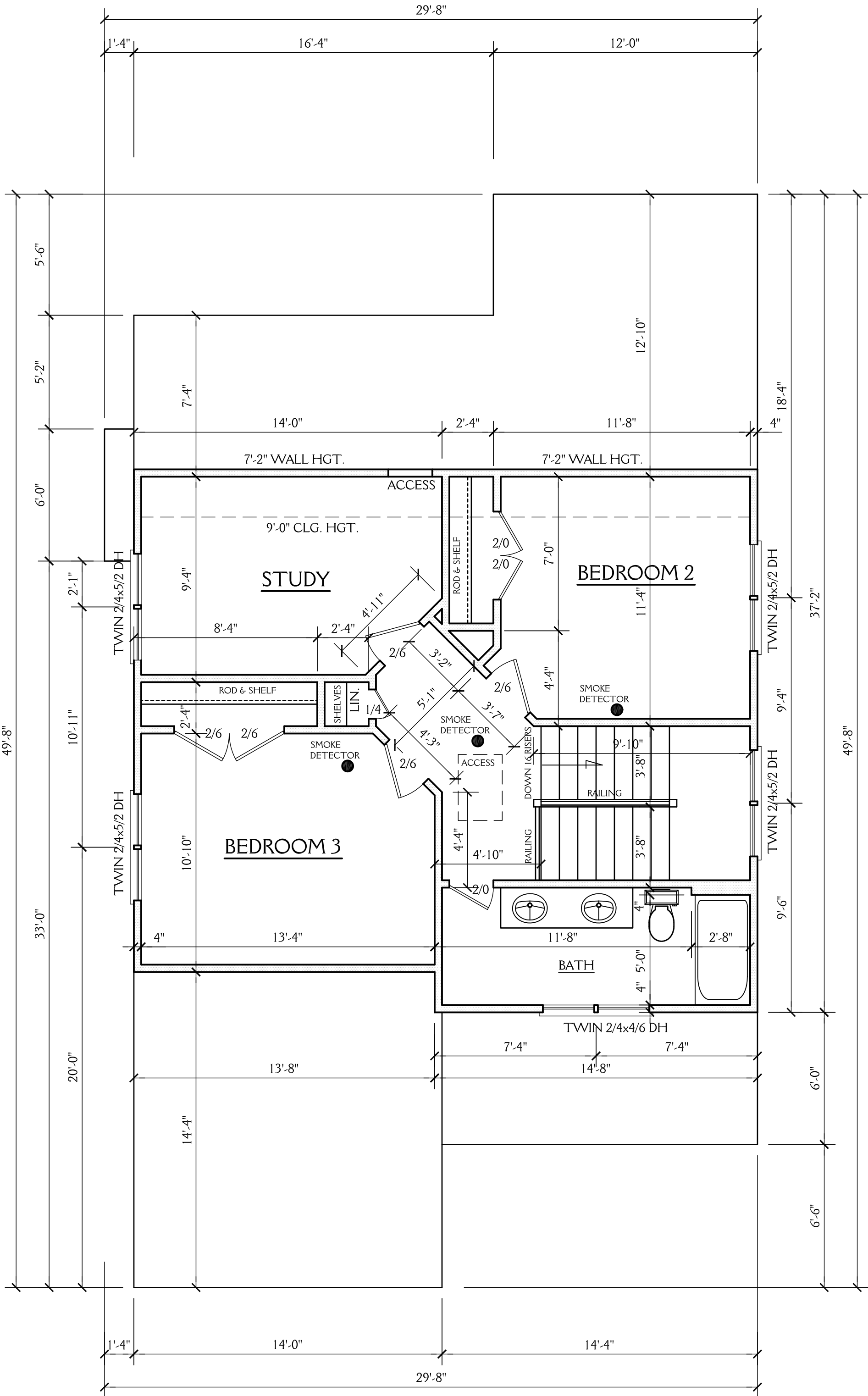
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SECOND FLOOR PLAN

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

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J&W CUSTOM HOMES
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