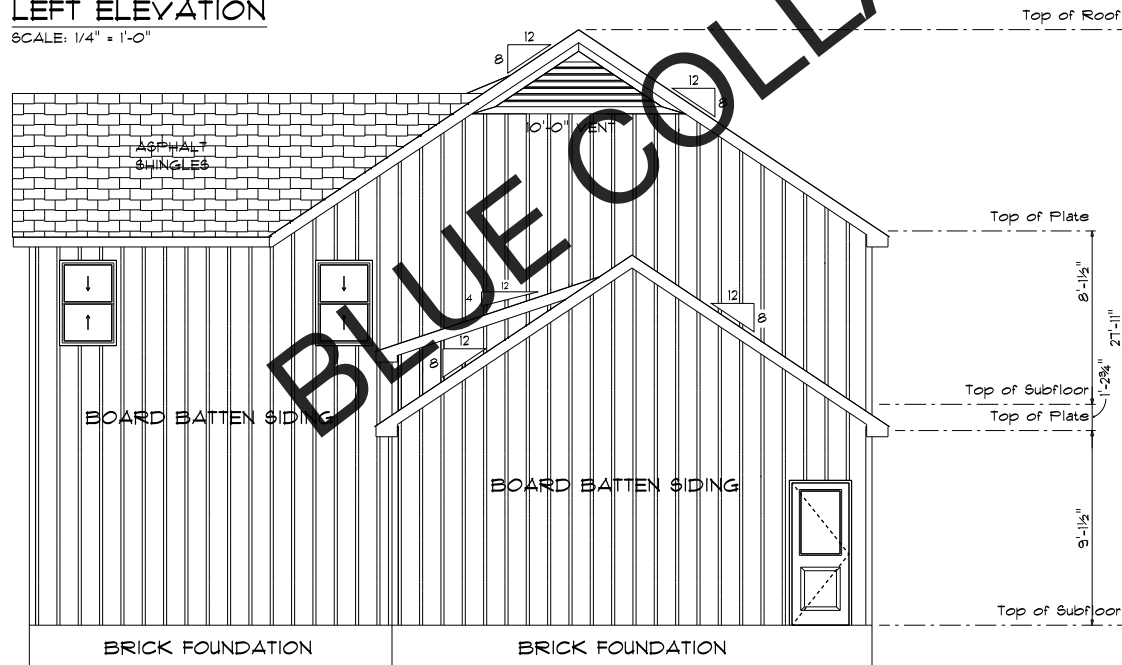


LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- PROVIDE CORROSION RESISTANT FLASHING AT ALL EXTERIOR LOCATIONS, i.e. WINDOW HEADS, SILLS, ROOF TO WALL INTERSECTIONS, CHIMNEY TOPS, WOOD DECKING TO HOUSE, BAND/CAP TO HOUSE, ETC.
- PROVIDE SOFFIT VENTS, RIDGE VENTS, GABLE LOUVERS, POWER VENTS, ETC. TO ALLOW FOR PROPER VENTILATION OF ATTIC SPACE AS REQUIRED BY CODE.
- DO NOT SCALE DIMENSIONS FROM PRINTS-PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE OR PRINTED TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
- GRADE ELEVATIONS DRAWN WILL VARY DUE TO FOUNDATION AND OTHER SITE CONSIDERATIONS.
- SHINGLED ROOF FITNESSES FOR 12:12 MUST HAVE 2 LAYERS OF UNDERLAYMENT APPLIED AND OVERLAPPED PER SECTION R 505.2.1.
- R-103.11.3 WHERE POWER VENTS ARE LESS THAN 10' FROM THE BUILDING FACE AND THE SOFFIT MATERIAL IS VINYL OR ALUMINUM, THE SOFFIT MATERIAL SHALL BE SECURELY ATTACHED TO THE FRAMING MEMBER AND SHALL USE UNDERLAYMENT MATERIAL OR EITHER FIRE RETARDANT WOOD 22/32 WOOD SHEATHING OR 5/8" TYPE X GYPSUM BOARD. VENTING REQUIREMENTS SHALL APPLY TO BOTH SOFFIT AND UNDERLAYMENT AS PER SECTION R 506.

NOTES FOR RAILING FLOOR PLANS

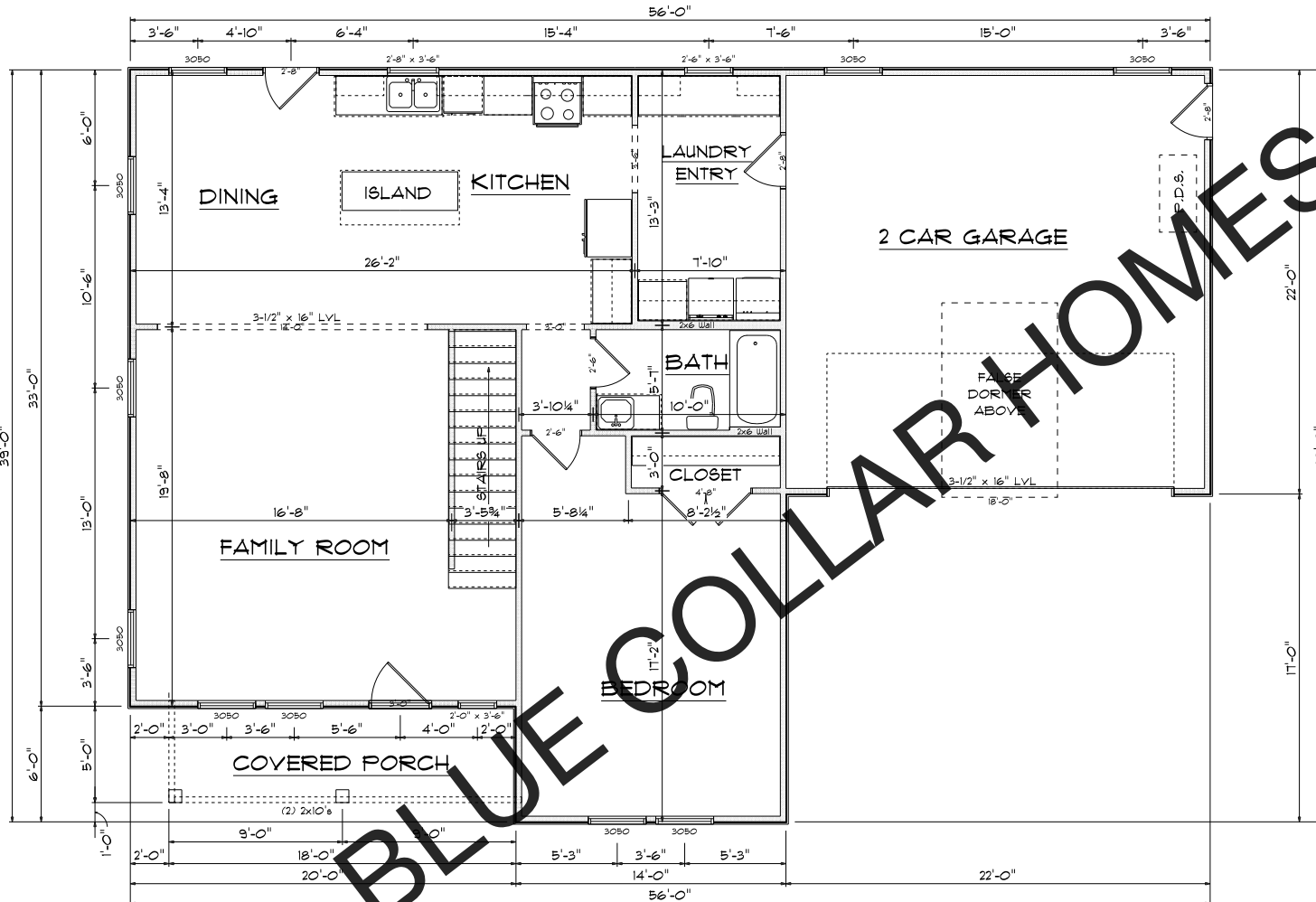
- R 311.7.1.1** HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38".
- R 312.2** GUARDRAIL HEIGHT NOT LESS THAN 36" MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE.
- R 312.3** REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT WHICH ALLOWS A PASSAGE OF A 4" SPHERE.
- R 302.6** PROVIDE MINIMUM 5/8" TYPE "X" GYPSUM ON THE CEILING BETWEEN THE GARAGE AND HABITABLE SPACE ABOVE, AND MINIMUM 1/2" GYPSUM BOARD ON ALL OF THE GARAGE WALLS.
- R 302.5** PROVIDE MINIMUM 20 MINUTE FIRE RATED DOOR.

PROVIDE 6 MIL. POLY VAPOR BARRIER ON 100% OF CRAWL AREA

WALL BRACING NOTE:

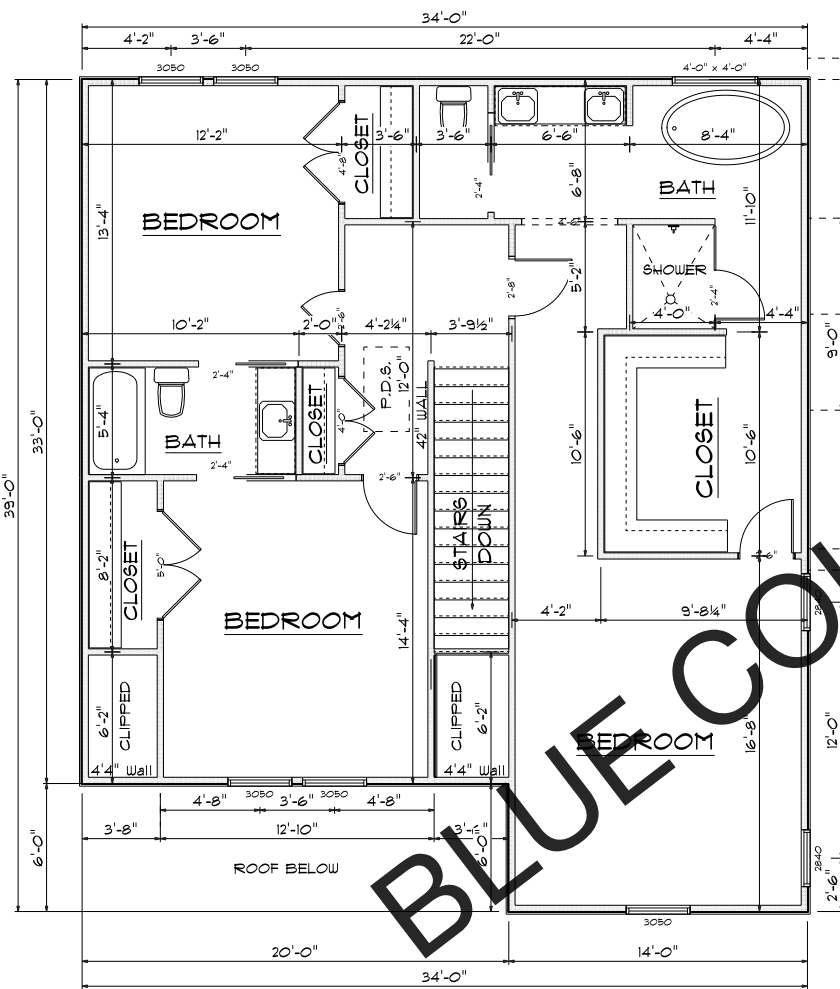
WALL BRACING IN ACCORDANCE WITH SECTION R 602.10.4. DESIGNED WITH WOOD STRUCTURAL PANELS OVER THE ENTIRE EXTERIOR. WSB THICKNESS TO BE MINIMUM 7/16" OSB OR PLYWOOD. PANELS MAY BE INSTALLED HORIZONTAL OR VERTICAL. NAIL PANELS WITH 6D COMMON NAILS (0.13" X 2 1/2" LONG) OR 8D COMMON NAILS (0.13" X 2 1/2" LONG) AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD. HORIZONTAL EDGES BETWEEN STUDS DO NOT REQUIRE BLOCKING OR NAILING UNLESS SPECIFICALLY ON THE FIELD OF THE DRAWING.

AT THE GARAGE PORTAL ADD BLOCKING AT ANY HORIZONTAL SHEETING JOINTS BETWEEN STUDS. REDUCE NAIL SPACING TO 4" O.C. AT ALL LOCATIONS. NO STRAPS REQUIRED.

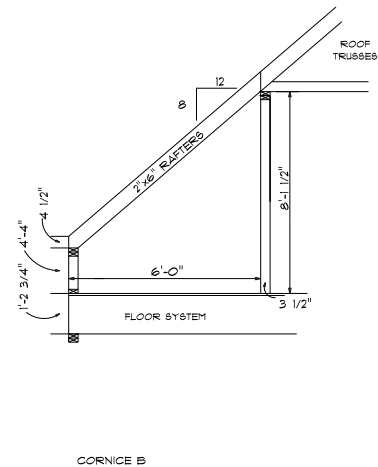
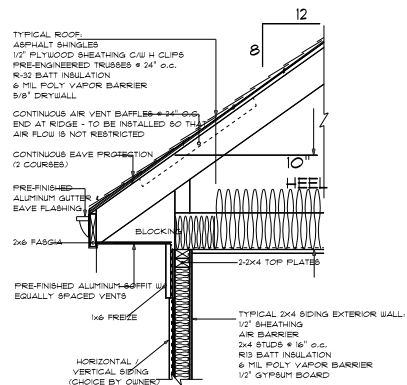


SQUARE FOOTAGES

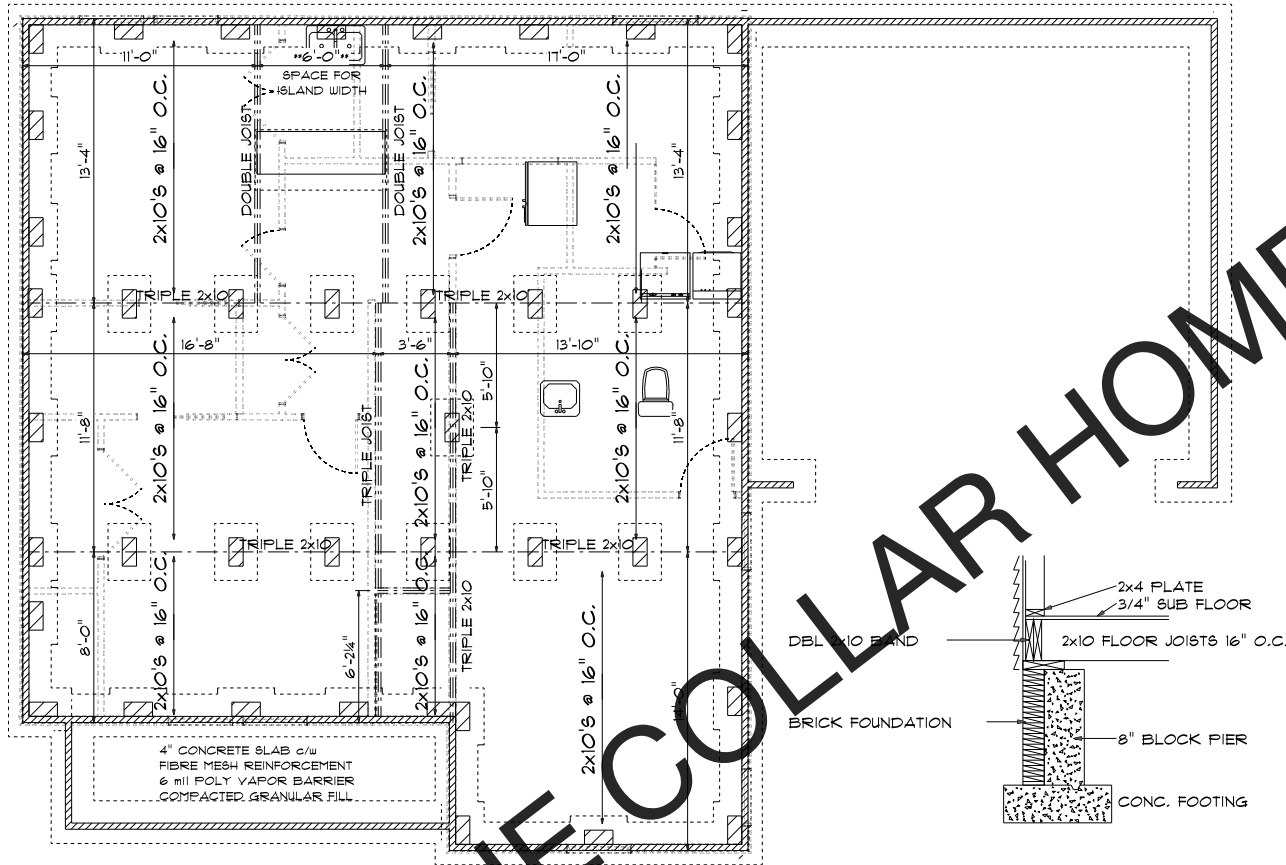
FIRST FLOOR HEATED	1215
SECOND FLOOR HEATED	1215
FRONT PORCH	90
GARAGE	484
TOTAL	3004



SECOND FLOOR 2
SCALE: 1/4" = 1'-0"



BLUE COLLAR HOMES



FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

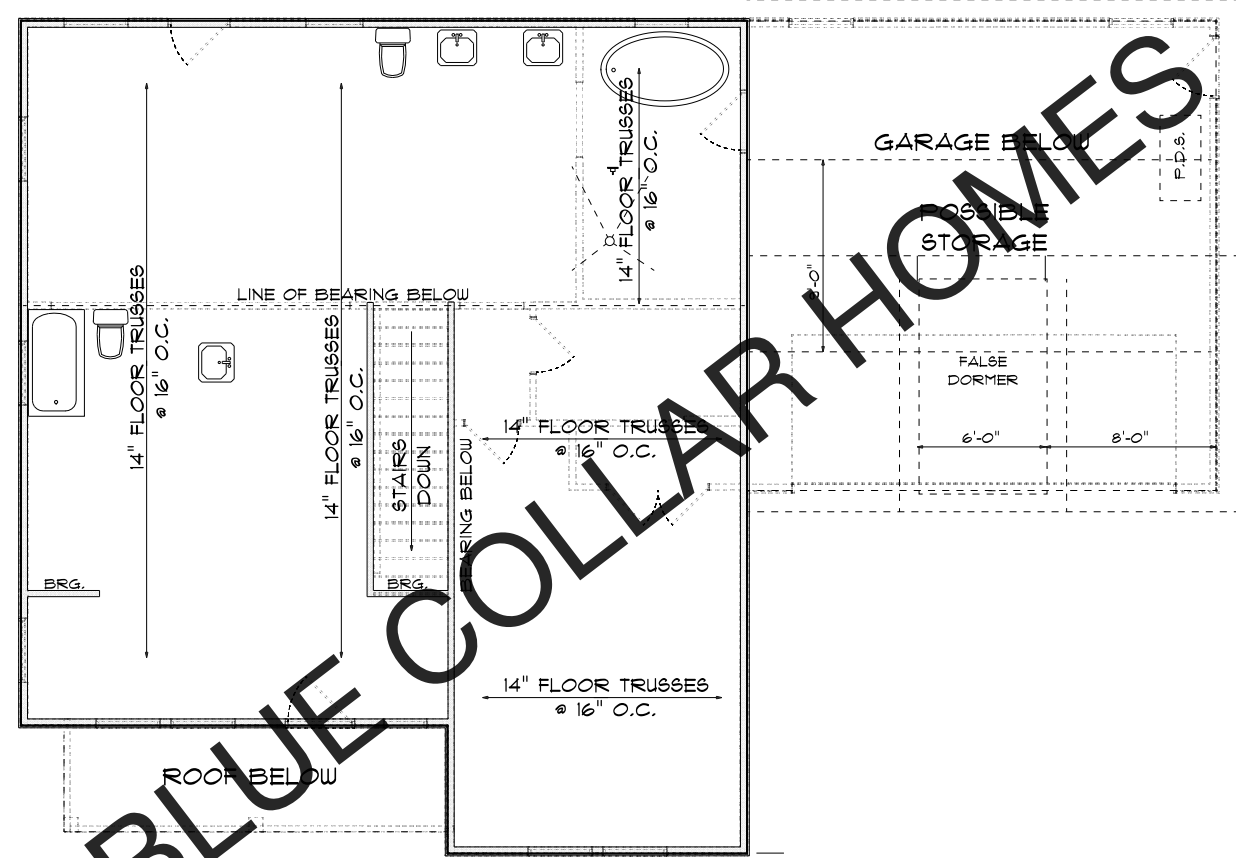
GENERAL NOTES FOR FIRST FLOOR PLAN:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 2018 NORTH CAROLINA RESIDENTIAL CODE AND LOCAL BUILDING CODES. CONSTRUCTION PROJECTS IN SC SHALL BE IN ACCORDANCE WITH THE (IRC) INTERNATIONAL RESIDENTIAL BUILDING CODE.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND REVIEW FOR CODE COMPLIANCE BEFORE CONSTRUCTION.
- REFERENCE STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL, LUMBER, HEADER AND GIRDER DETAILS. DO NOT SCALE DIMENSIONS FROM PROJECT DRAWINGS. PLANS AND DETAILS ARE NOT ALWAYS DRAWN TO SCALE. USE DIMENSIONS GIVEN OR CONSULT DESIGNER FOR FURTHER CLARIFICATION.
- BEAM, TRUSS, AND/OR JOIST LAYOUT OR SIZES SHALL NOT DEVIATE FROM THIS PLAN UNLESS APPROVED BY PLAN DESIGNER OR PROFESSIONAL ENGINEER.

HEADER NOTES FIRST FLOOR:

- ALL EXTERIOR HEADERS SHALL BE 2-2 X 10 #2 SOUTHERN YELLOW PINE OR BETTER, UNLESS OTHERWISE NOTED.
- ALL INTERIOR LOAD BEARING HEADERS SHALL BE 2-2 X 10 #2 SOUTHERN YELLOW PINE UNLESS OTHERWISE NOTED.
- ALL INTERIOR NON-LOAD BEARING HEADERS SHALL BE 2-2 X 4 #2 SOUTHERN YELLOW PINE OR BETTER, UNLESS OTHERWISE NOTED.
- ANY HEADER, BEAM, JOIST, COLUMN SIZES USING DIMENSIONAL LUMBER OR TIMBER NOTED ON THE DRAWING SHALL BE #2 SOUTHERN YELLOW PINE.

- IF NOT SPECIFIED ON DRAWING, A MINIMUM OF ONE JACK STUD SHOULD BE PLACED BENEATH ALL NON-LOAD BEARING EXTERIOR AND LOAD BEARING INTERIOR HEADERS. ALSO, A MINIMUM OF ONE JACK STUD SHOULD BE PLACED BENEATH NON-LOAD BEARING EXTERIOR AND INTERIOR HEADERS WITH SPANS EQUAL TO OR GREATER THAN 4'-0".
- ALL FLOOR JOIST AND BEAM SIZES ARE DETERMINED FOR THE USE OF #2 SOUTHERN YELLOW PINE. RAFTER AND CEILING JOIST SIZES ARE DETERMINED FOR THE USE OF #2 SPRUCE-PINE FIR. THE USE OF ANY OTHER SPECIES MUST BE VERIFIED.
- ALL INTERIOR LOAD BEARING AND ALL EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2 X 4 SPRUCE-PINE FIR #3 STANDARD STUD GRADE OR BETTER AT A MINIMUM SPACING OF 16" o/c, UNLESS OTHERWISE NOTED.
- ALL INTERIOR WALLS THAT ARE NON-LOAD BEARING AND/OR DO NOT SUPPORT FLOORS MAY BE 2 X 4 SPRUCE-PINE FIR UTILITY GRADE LUMBER OR BETTER, PROVIDED THE STUDS ARE SPACED A MAXIMUM OF 16" o/c AND DO NOT EXCEED A Laterally UNSUPPORTED STUD HEIGHT OF 10 FEET, UNLESS OTHERWISE NOTED.
- DESIGN LOADS
 - FIRST FLOOR TRUSS SPANS DETERMINED BY: 40 psf. LIVE, 10 psf. DEAD
 - RAFTERS: 20 psf. LIVE, 10 psf. DEAD
 - ROOF TRUSSES: TOP CHORD 20 psf. LIVE, 10 psf. DEAD
BOTTOM CHORD 0 psf. LIVE, 10 psf. DEAD
- MULTI-PLY LVL BEAMS (3 MEMBERS OR MORE) SHALL BE CONNECTED TOGETHER WITH 1/2" DIAMETER BOLTS IN 2 ROWS STAGGERED AND SPACED AT 12" o/c, IN ACCORDANCE WITH THE MFG. SPECIFICATIONS.
- BUILT-UP BEAMS AND WALL STUDS SHALL BE CONSTRUCTED WITH CONTINUOUS MEMBERS (NO BUTT JOINTS WITHIN BUILT-UP MEMBER)
- FLOOR JOIST DESIGN SHALL USE L/480 MAXIMUM DEFLECTION.
- VERIFY HANDRAILS WITH 4 RISERS OR MORE R311.7.8
- VERIFY DOORS MEET EGRESS REQUIREMENTS PER NCDO1 INTERPRETATION, VERIFY INSTALLATION IN ACCORDANCE WITH R303.1.1(2)
- 1/2" OSB EXTERIOR SHEATHING ON ENTIRE STRUCTURE.



SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

