

FRONT ELEVATION



REAR ELEVATION

N1102.1.2 OF 2018 NCRC
 INSULATION REQUIREMENTS
 FLOOR R-19
 WALL R-15
 ROOF R-38

2018 NC Residential Code

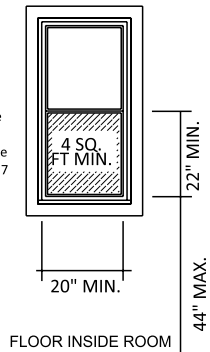
R308.4.2 Glazing adjacent to doors.
 Glazing in an individual fixed or operable panel adjacent to a in the same plane as the door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
 1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.

Emergency Escape And Rescue Openings

NCRC 2018 R310 Emergency escape and rescue opening required.
 Basements, habitable attics and every sleeping room shall have not less than one emergency escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way, or yard or court that opens too a public way.

R310.1 Operational constraints and opening control devices.
 Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

R310.2.1 Minimum opening area.
 Emergency and escape rescue openings shall have a minimum net clear openable area of 4 square feet (0.372 m²). The minimum net clear opening height shall be 22 inches (558 mm). The minimum net clear opening width shall be 20 inches (508 mm). Emergency escape and rescue openings must have a minimum total glazing area of not less than 5 square feet (0.465 m²) in the case of a ground floor level window and not less than 5.7 square feet (0.530 m²) in the case of an upper story window.



NOTE:
 WINDOWS WITHIN 18" OF FLOOR SHALL BE TEMPERED. 1ST. FLOOR WINDOWS ABOVE 6' FROM GRADE AND ALL 2ND. FLOOR WINDOWS SHALL HAVE SAFTY LATCHES.

R311.1 Means of egress.
 All dwelling shall be provided with a means of egress as provided in this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required exterior egress door without requiring travel through a garage.

R311.2 Egress door.
 Not less than one exterioregress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other exterior doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

R311.6 Hallways.
 The width of a hallway shall be not less than 3 feet (914 mm) measured from the finished surface of the walls.

R311.6.1 Interior egress doors.
 All doors providing egress from habitable rooms shall have nominal minimum dimensions of 2 feet 6 inches (782 mm) width by 6 feet 8 inches (2032 mm) height. Interior egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.

- ATTENTION
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 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE STARTING CONSTRUCTION.
 3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, DO NOT SCALE.
 4. DESIGNER IS NOT RESPONSIBLE FOR ERRORS DISCOVERED AFTER CONSTRUCTION HAS STARTED.

SCALE: 3/16" = 1'-0"

Every Effort has been made in the preparation of these plans to avoid errors. There is no guarantee by the designer against error. The Contractor and/or Owner shall assume responsibility for any error or omissions that may occur during the construction process. Any error or omissions should be reported to the designer for correction before beginning construction. The Contractor and/or Owner shall assume responsibility for errors that are not reported.

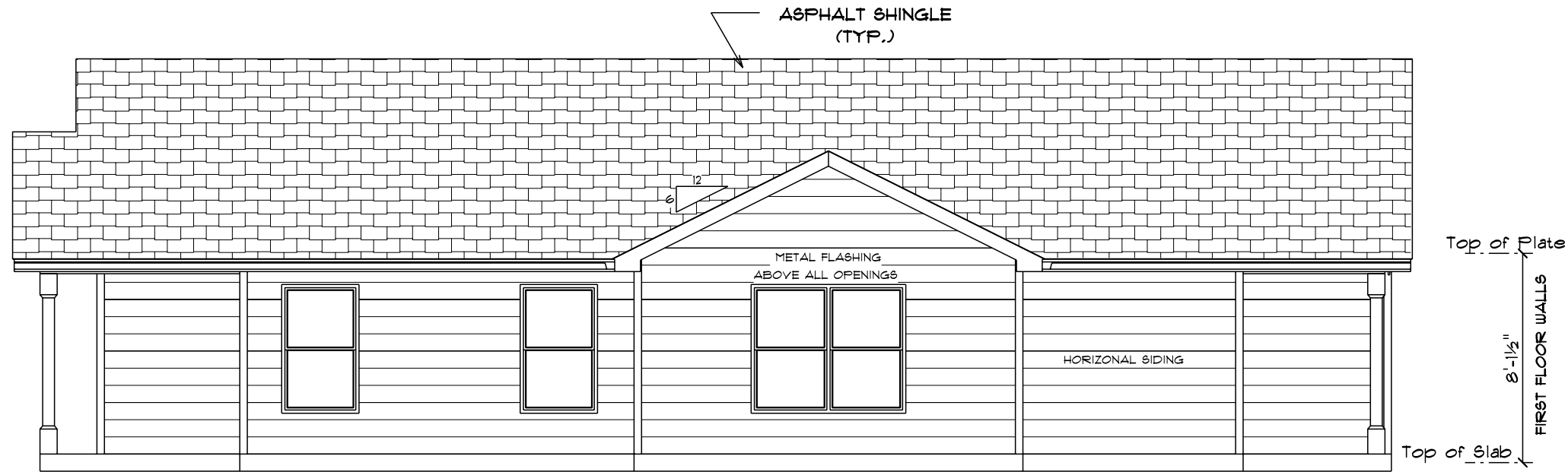
The Oakwood
 1331 PLAN

REVISIONS:
 06/13/2023

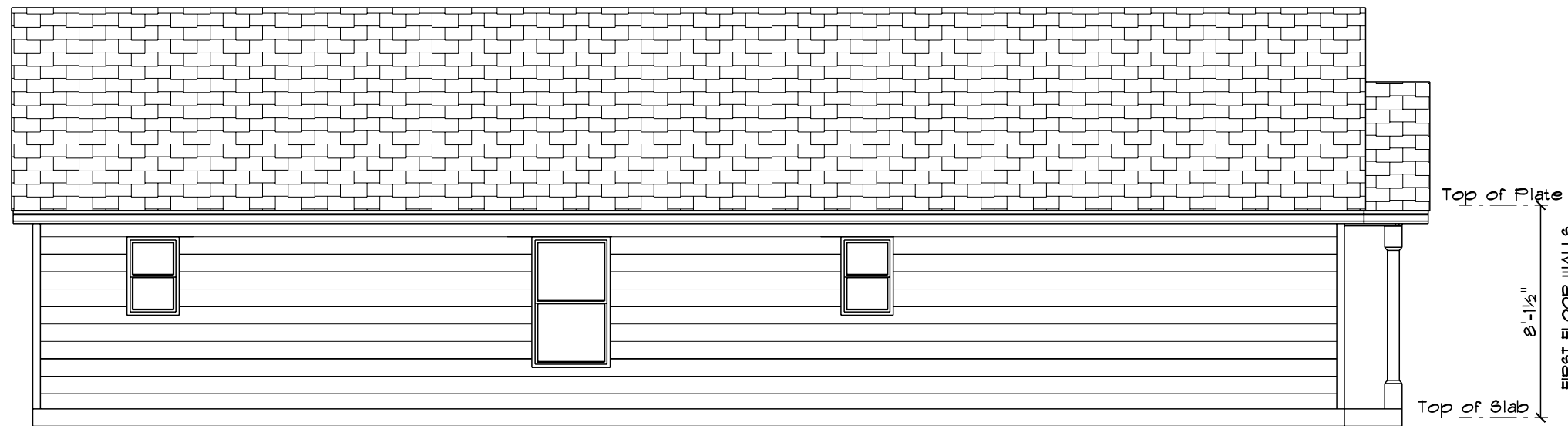
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A-1



RIGHT ELEVATION



LEFT ELEVATION

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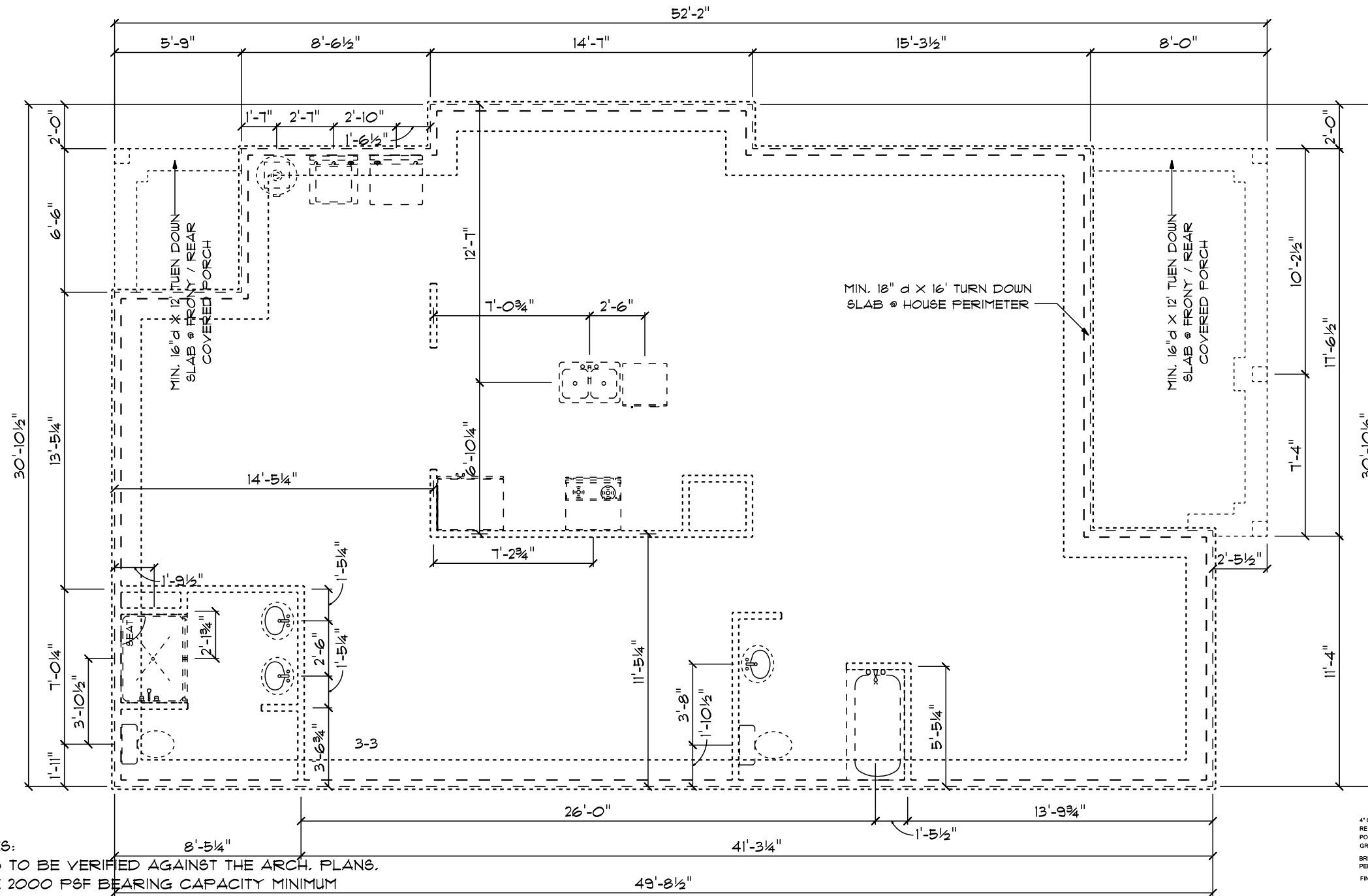
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 1331 PLAN

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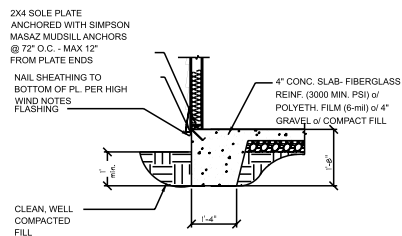
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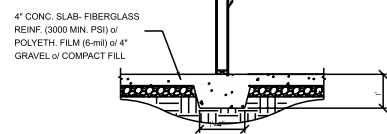
FOUNDATION NOTES:

1. ALL DIMENSIONS TO BE VERIFIED AGAINST THE ARCH. PLANS.
2. ALL SOIL TO BE 2000 PSF BEARING CAPACITY MINIMUM
3. ALL CONCRETE TO BE 3000 PSI MINIMUM
4. SEE DETAILS FOR FOUNDATION SIZE & REINFORCING
5. ALL FOOTINGS TO BEAR MINIMUM 12" BELOW GRADE

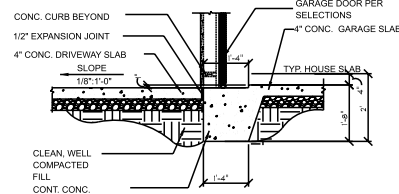
FOUNDATION PLAN



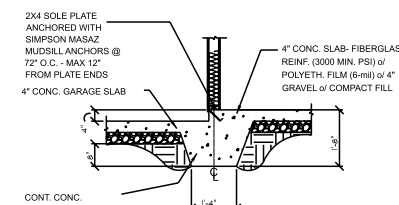
TYP. SLAB HOUSE TO GRADE
SCALE: 1/4" = 1'-0"



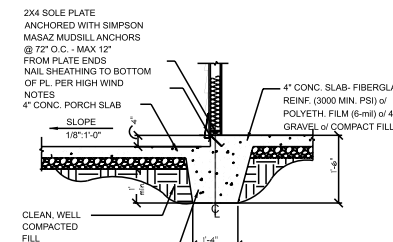
TYP. THICKENED SLAB DETAIL
SCALE: 1/4" = 1'-0"



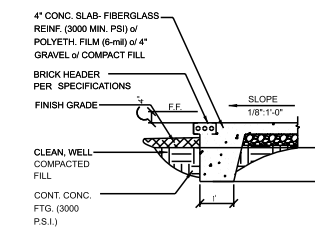
TYP. GARAGE TO DRIVE @ THICKENED SLAB
SCALE: 1/4" = 1'-0"



TYP. SLAB - HOUSE TO GARAGE
SCALE: 1/4" = 1'-0"



TYP. SLAB - HOUSE TO PORCH
SCALE: 1/4" = 1'-0"



TYP. PORCH END DETAIL
SCALE: 1/4" = 1'-0"

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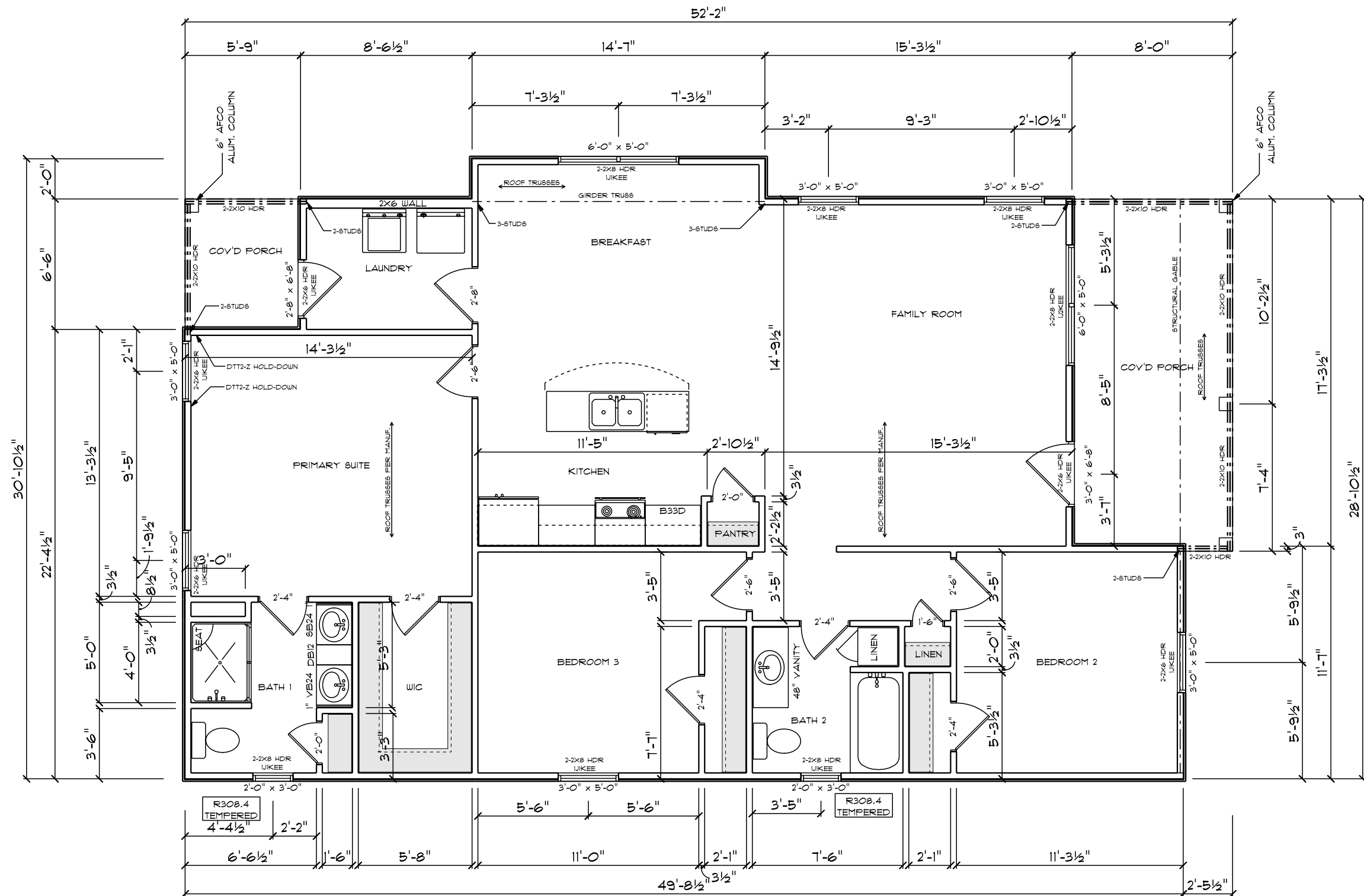
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1331 PLAN

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A-3



1ST FLOOR WALLS & CEILING NOTES:

1. ALL EXTERIOR LOAD BEARING HEADERS PER PLAN
 2. ALL INTERIOR LOAD BEARING HEADERS PER PLAN
 3. *J*KEE = NUMBER OF JACK STUDS & NUMBER OF KING STUDS AT EACH END OF A HEADER
 4. ROOF TRUSSES = ROOF TRUSSES PER MANUF. 24" O.C. MAX
 5. ALL WALL BRACING FOR THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE INTENT OF THE 2018 NCRC.
- 5.1 CS-W&P TYP UNO
5.2 R602.10.5 TYP UNO

1ST FLOOR PLAN

SQUARE FOOTAGE
1ST. 1331 SQFT.
TOTAL HEATED 1331 SQFT.
FRONT PORCH 138 SQFT. REAR PORCH 37 SQFT.
TOTAL UNDER ROOF 1506 SQFT.

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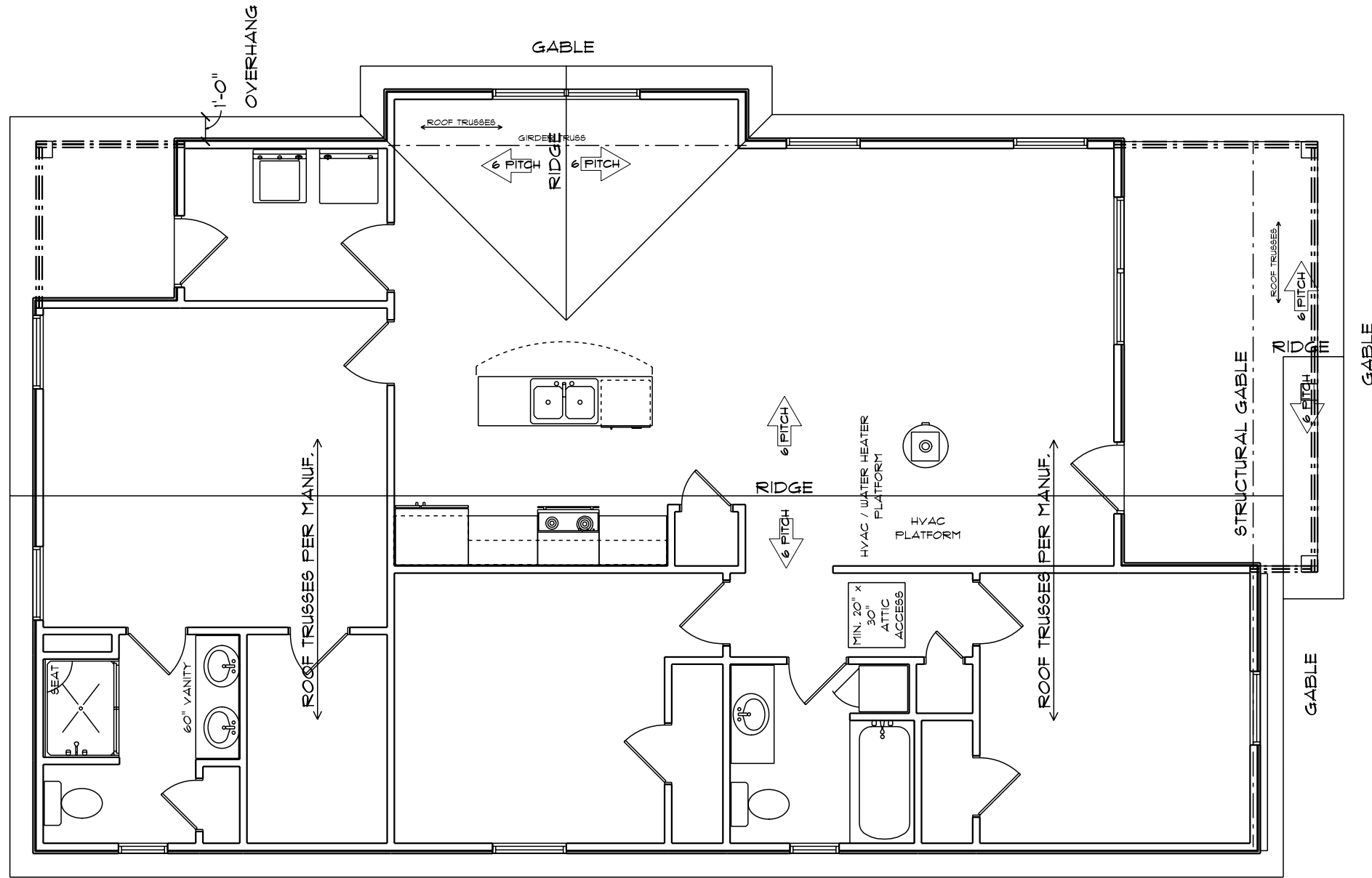
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1331 PLAN

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A-4



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The Oakwood 1331 PLAN

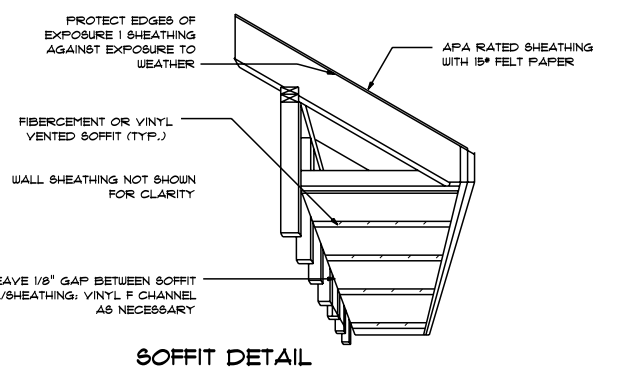
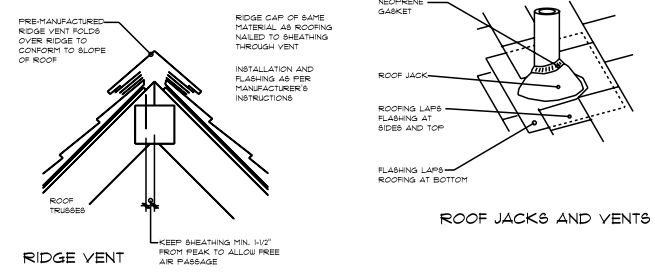
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ROOF PLAN

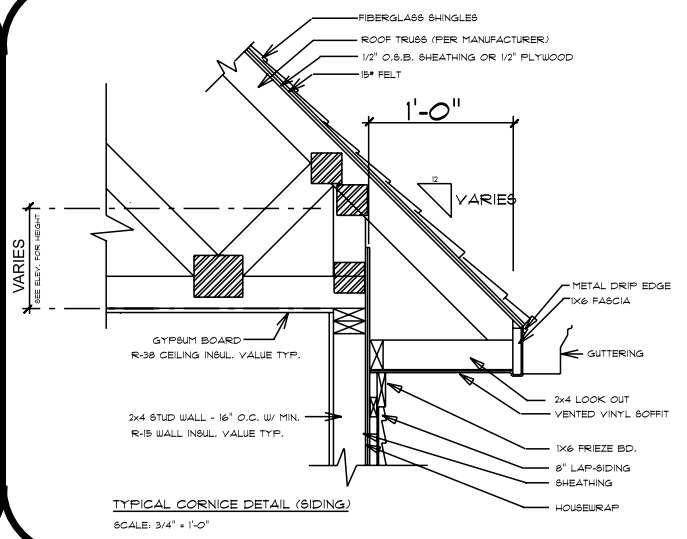
ROOF VENTILATION CALCULATIONS

2" CONT. ALUM. SOFFIT VENT = 8 SQ. IN./FT. OF VENT AREA RIDGE VENT - 12.5 SQ. IN./FT. OF VENT AREA
 MAIN BUILDING (AS PER SECTION R806.2 OF 2018 NCRC):
 ATTIC VENTILATED AREA: 144 SQ. IN. x 1/300 = SQ. IN. VENT

NOTE THAT "DORMER" STYLE THROUGH-ROOF EXHAUST VENTS MAY BE PROVIDED IN ADDITION TO OR IN LIEU OF RIDGE VENTS INDICATED.
 MIN. 36 SQ. FT. (3600/180 + 28.33) VENTILATION AREA REQ'D



VENTILATION NOTE:
 BUILDER TO CONFIRM THE SQ. IN./FT. VENTED AREA W/ THEIR MANUF. OF VENTING PRODUCTS USED FOR THIS CONSTRUCTION SO THEY WILL COMPLY W/ THE CALCULATED SQ. IN./FT. OF VENTED AREA REQUIRED. PROVIDE 12" OVERHANG THROUGHOUT U.N.O.

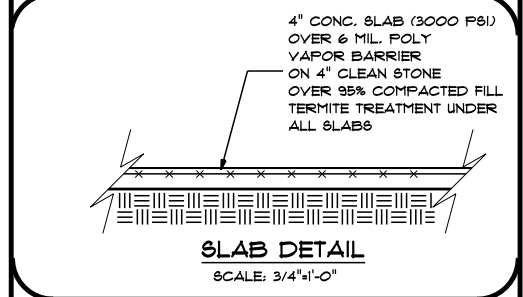
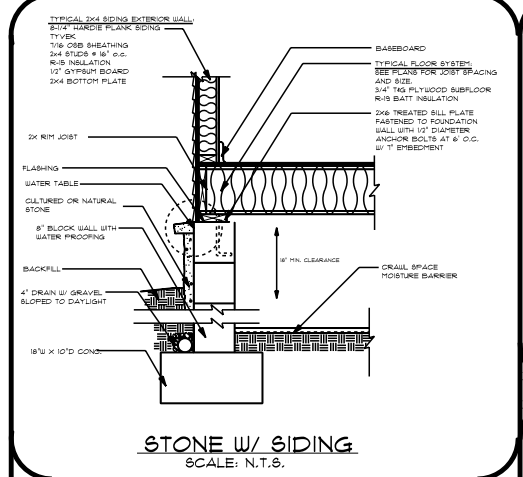
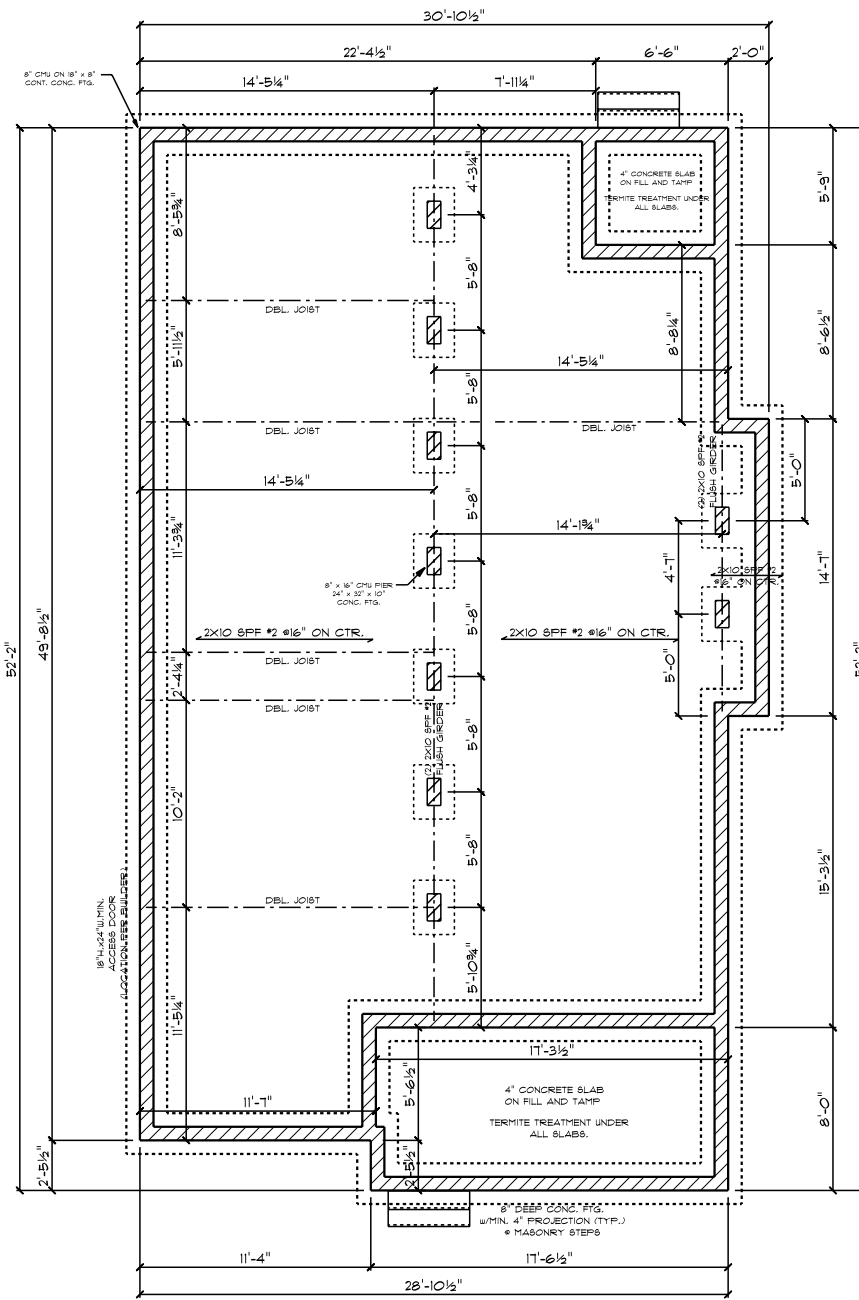


- STRUCTURAL NOTES:
1. R.T. = ROOF TRUSS PER MANUFACTURER @ 24" O.C. MAX.
 2. G.T. = GIRDER TRUSS PER MANUFACTURER
 3. DESIGN AND LAYOUT OF ROOF TRUSSES SHALL BE PROVIDED BY MANUFACTURER. INSTALLATION SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
 4. ROOF TRUSS STRUCTURAL DESIGN FOR EXTERIOR WALL BEARING ONLY. CONSULT WITH ENGINEER OF RECORD SHOULD INTERIOR SUPPORT BE NECESSARY

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2024
 A-5



- GENERAL NOTES:**
1. FLOOR JOIST SHALL BE 2X10 SPF #2 @ 16" O.C. U.N.O.
 2. DOUBLE JOIST UNDER ALL PARALLEL PARTITION WALLS GREATER THAN 5'-0" IN LENGTH.
 3. 8" X 16" C.M.U. PIER ON 24" X 32" X 10" CONC. FOOTING (TYP.)
 4. CONCRETE TO HAVE 3000 P.S.I. MIX (MIN.)
 5. ALL SOIL TO HAVE 2000 P.S.F. BEARING CAPACITY

VENTILATION NOTE:
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ.FT. OF UNDER FLOOR AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3' OF EACH CORNER OF SAID BUILDING

ATTENTION

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- 3 - ALL DIMENSIONS SHOULD BE READ OR CALCULATED, NOT SCALED.
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FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

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The Designer accepts no responsibility, liability or part of any legal action related to the information supplied by The Contractor and/or Owner in preparing this drawing. The Designer shall not be held responsible for any errors or omissions. The Designer is to be considered to be researched by The Contractor and/or Owner for any copyright or trademarked information. The Designer shall not be held responsible for any errors or omissions.

THE OAKWOOD

REVISONS:
05-13-2018

DATE DRAWN:
05-13-2018

A-2