AREA CALCULATIONS

FIRST FLOOR HEATED AREA	2,350 SQ.FT.
SECOND FLOOR HEATED AREA	
MAIN SECOND FLOOR	1,235 SQ.FT.
OPTIONAL FLEX ROOM	235 SQ.FT.
BONUS ROOM (3-CAR GARAGE)	440 SQ.FT.
TOTAL HEATED AREA	4,260 SQ.FT.
BONUS ROOM (2-CAR GARAGE)	275 SQ.FT.
TOTAL HEATED AREA W/ 2-CAR BONUS ROOM	4,095 SQ.FT.
UNHEATED AREA	
3-CAR GARAGE	730 SQ.FT.
FRONT PORCH	160 SQ.FT.
REAR PORCH	250 SQ.FT.
TOTAL UNHEATED AREA	1,140 SQ.FT.
OPTIONAL 2-CAR GARAGE	495 SQ.FT.
TOTAL UNHEATED AREA W/ 2-CAR GARAGE	905 SQ.FT.

GENERAL NOTES

1. GLAZING REQUIREMENTS - GLAZING IN HAZARDOUS LOCATIONS PER R308.4 NCSRBC SHALL HAVE TEMPERED SAFETY GLASS. LOCATIONS INCLUDE, BUT NOT LIMITED TO:
   1. GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS (EXCEPT DECORATIVE GLASS).
   2. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR.
   3. GLAZING IN FIXED OR OPERABLE PANELS LARGER THAN 9 SQ.FT. WHERE BOTTOM EDGE IS LESS THAN 18" A.F.F. AND THE TOP EDGE IS OVER 36" A.F.F.

2. STAIR REQUIREMENTS:
   1. STAIR WIDTH SHALL NOT BE LESS THAN 36"
   2. HEADROOM SHALL NOT BE LESS THAN 6'-8"
   3. MAX. RISER HT. = 8½"
   4. MIN. TREAD DEPTH = 9"
   5. PROVIDE NOSINGS NOT LESS THAN ¾" OR MORE THAN 1½" W/ MAX. 9/16" RADIUS

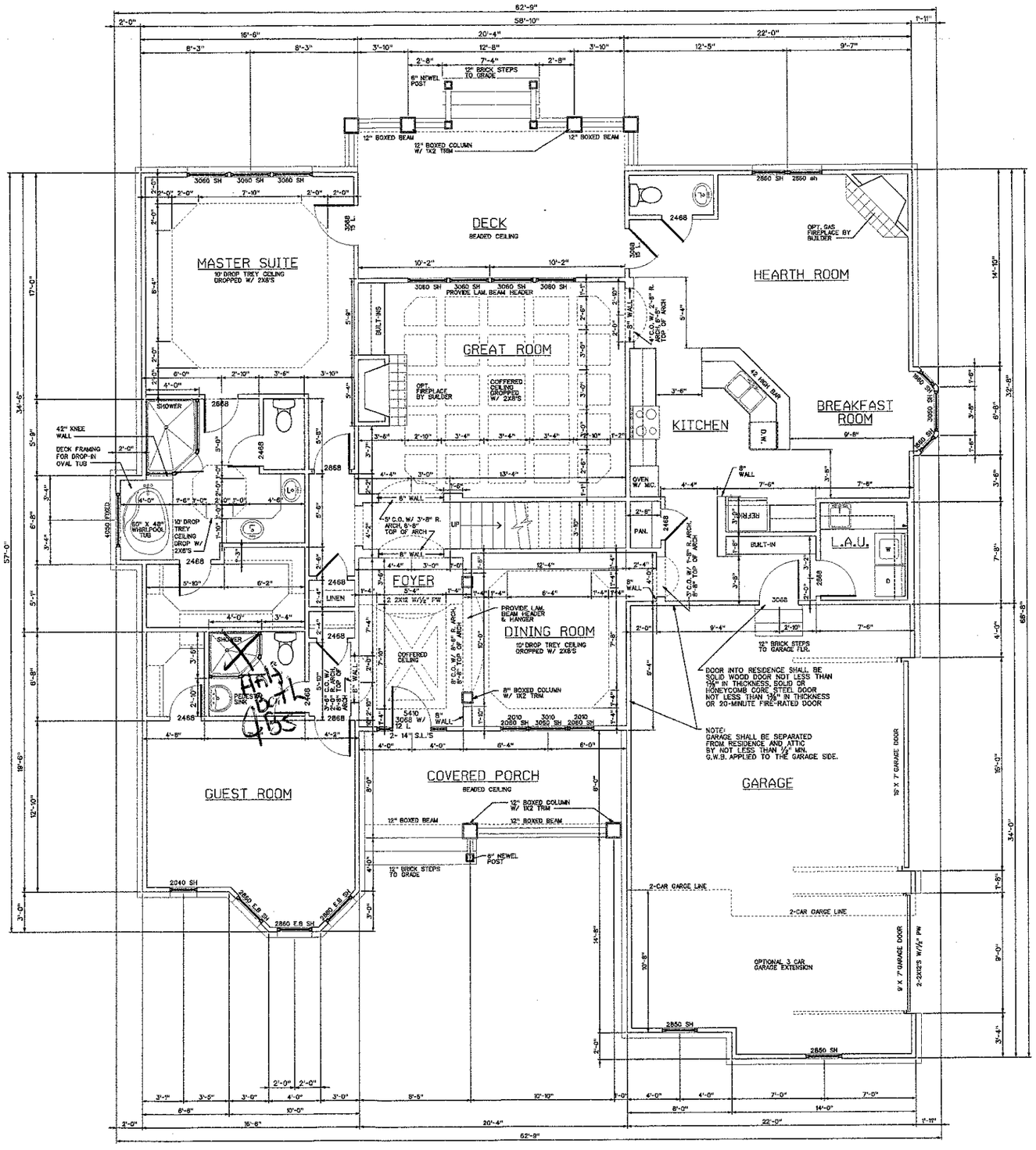
3. PROVIDE LANDING AT TOP AND BOTTOM OF STAIRS. WIDTH OF LANDING SHALL NOT BE LESS THAN WIDTH OF STAIR

4. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF STAIR WITH FOUR OR MORE RISERS. HANDRAIL HT. SHALL BE NOT LESS THAN 30" AND NOT MORE THAN 38". HANDRAILS SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF STAIR. HANDRAIL ENDS SHALL RETURN OR TERMINATE IN A NEWEL POST OR SAFETY TERMINALS. HANDRAILS SHALL HAVE AT LEAST 1½" BETWEEN THE WALL AND THE HANDRAIL

5. PORCHES, BALCONIES, RAMPS OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 36" IN HT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 30" IN HT. MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. GUARDS SHALL HAVE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 6" OR MORE IN DIAMTER. HORIZONTAL SPACING BETWEEN VERTICAL MEMBERS IN GUARDS SHALL BE A MAXIMUM OF 4" TO THE NEAREST POINT BETWEEN MEMBERS

6. PROVIDE CORROSION RESISTANT FLASHING PER R703.8, NCSRBC. AT ALL EXTERIOR WINDOWS & DOORS, INTERSECTION OF MASONRY CONSTRUCTION WITH FRAME WALLS, UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS OR SILLS, CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, AT WALL AND ROOF INTERSECTIONS AND AT BUILT-IN GUTTERS.

7. INSULATION SHALL BE AS FOLLOWS:
   CLIMATE ZONE 3
   EXTERIOR WALLS R-13
   CEILINGS R-30
   CLIMATE ZONE 4
   EXTERIOR WALLS R-15 OR R-13+R2.5ci
   CEILINGS R-38 OR R-30ci
   CLIMATE ZONE 5
   EXTERIOR WALLS R-15, R-13+R-5ci OR R-15+R-3ci
   CEILINGS R-38 OR R-30ci



FIRST FLOOR PLAN
1/4"=1'-0"

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Acknowledgement Of Plans Submittal ONLY
Date 4-23-13
Date

PLANS FOR
THE TUSKARORA

COMM. NO.	1240
DATE	4/12/13
REVISIONS	

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