NOTE:
PROVIDE FIRE BLOCKING AND DRAFTSTOPPING AT ALL CONCEALED FLOOR & WALL SPACES TO COMPLY w/2012 N.C.R.C. R302.11 & R302.12

GENERAL NOTES:
1. ALL FRAMED WALLS THAT FORM THE THERMAL BARRIER OF A HOUSE SHALL HAVE INSULATION INSTALLED FREE FROM GAPS, VOIDS, OR COMPRESSION AND SHALL BE ENCLOSED ON ALL SIDES WITH A RIGID MATERIAL OR AN APPROVED AIR BARRIER MATERIAL. THESE AREAS SHALL INCLUDE BUT NOT LIMITED TO TUBS, SHOWERS, STAIRS, FIREPLACE UNITS, AND THE UNHEATED SIDE OF ALL KNEE WALLS.

2. ALL SILLS OF OPERABLE WINDOWS GREATER THAN 72" ABOVE GRADE OR WALKING SURFACE BELOW MUST HAVE A SILL HT. OF 24" MINIMUM ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. IF THE SILL HT. IS LESS THAN 24" THE WINDOW MUST MEET THE REQUIREMENTS OF SECTION R612.3 OR R312.4.

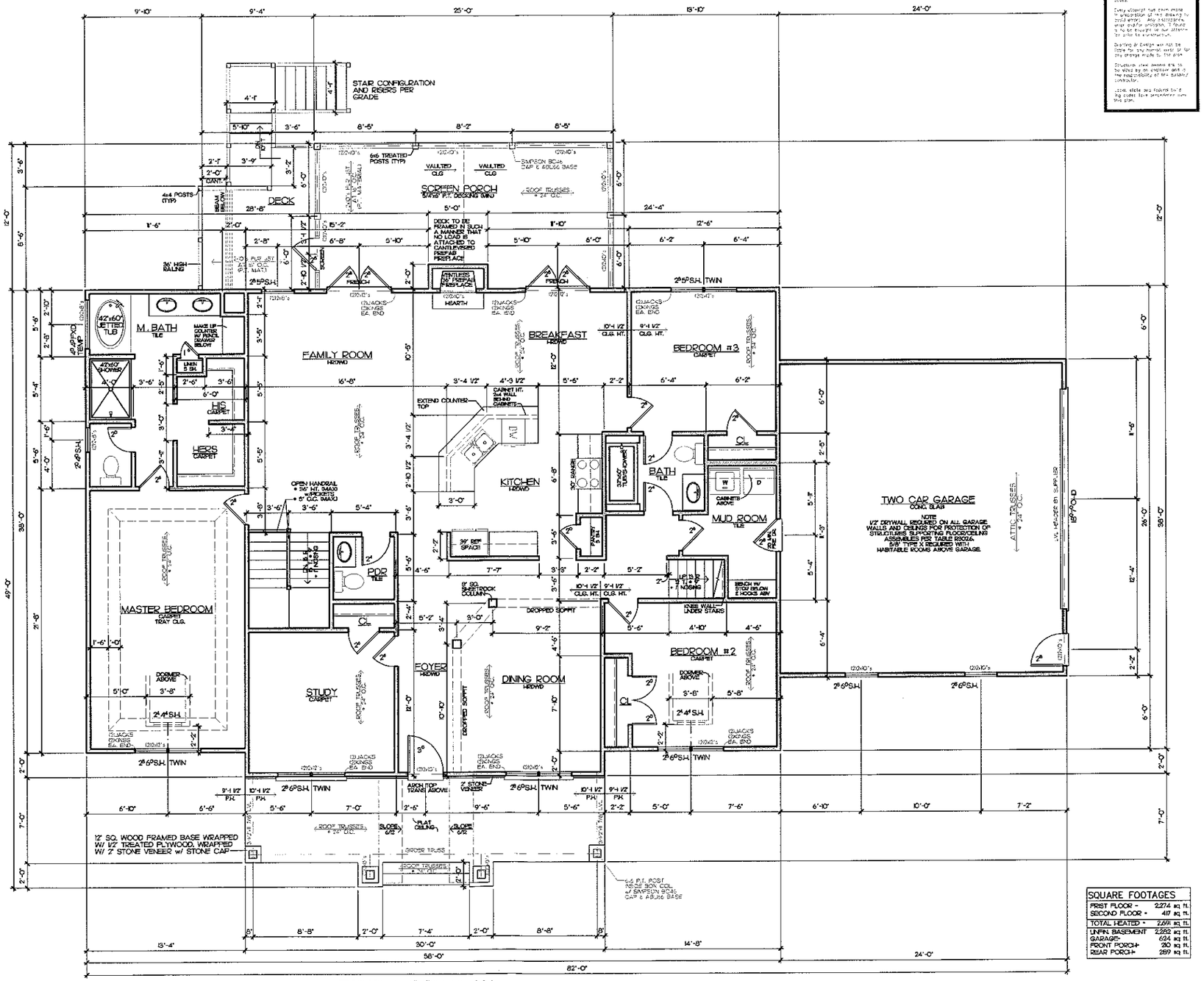
BRACED WALL SHEATHING NOTES:
1. THE LATERAL BRACING REQUIREMENTS FOR BRACED WALLS OF THIS PLAN HAVE BEEN DESIGNED PER SECTION R602D-EXEMPTION #2 OF THE 2012 NCRC AS AN ALTERNATIVE METHOD.

2. ALL PERIMETER WALLS ARE TO BE FULLY SHEATED WITH A MINIMUM 7/16" OSB, AND ATTACHED TO THE WALL FRAMING STUDS WITH 8d (0.25"X2.5") NAILS AT 6" O.C. SPACING AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.

3. INSTALL BLOCKING ALONG O.S.B. PANEL EDGES. FASTEN PANEL EDGES TO BLOCKING AT 3" O.C. AND 6" O.C. AT INTERMEDIATE FRAMING WHEN LESS THAN 50% BUT GREATER THAN 25% OF WALL IS SHEATHED.

4. SHEATH ALL GABLE END WALLS WITH 7/16" O.S.B.

5. FOR GARAGE WALL LUGS, METHOD PFG IS TO BE USED IN ACCORDANCE WITH THE SECTION R602D3.4 AS SHOWN IN FIGURE R602D3.4.



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

NOTE: ALL WINDOWS TO BE LOW "E" GLASS
NOTE: DESIGNED AND ENGINEERED FOR THE 2012 N.C.R.C.

SQUARE FOOTAGES	
FRIST FLOOR =	2,274 sq ft.
SECOND FLOOR =	417 sq ft.
TOTAL HEATED =	2,691 sq ft.
UNFIN. BASEMENT	2,282 sq ft.
GARAGE=	624 sq ft.
FRONT PORCH=	210 sq ft.
REAR PORCH=	289 sq ft.

Acknowledgement Of Plans Submittal ONLY!
Date 05-20-13
Date 5-20-13

NOTICE
Drafting & Design Services, Inc. accepts no responsibility, liability or guilt of any kind for any errors or omissions in documentation supplied by the owner/contractor for preparing the drawing that may be interpreted by another party. All materials used to produce this drawing are considered to have been approved by the owner/contractor if any copyright work, as required by law, has not been submitted/noted has received approval from any existing copyright owner(s) known or unknown by Drafting & Design, Inc.

Drafting & Design, Inc.
Charlotte, N.C.
704-542-8658

COPYRIGHT STATEMENT
DRAFTING & DESIGN, Inc. accepts no responsibility, liability or guilt of any kind for any errors or omissions in documentation supplied by the owner/contractor for preparing the drawing that may be interpreted by another party. All materials used to produce this drawing are considered to have been approved by the owner/contractor if any copyright work, as required by law, has not been submitted/noted has received approval from any existing copyright owner(s) known or unknown by Drafting & Design, Inc.

Project: Sellers Family
Sheet Title: FIRST FLOOR PLAN

Drawn By: J. BOONAR
Date: 4-26-13
REV:
Site:

SELLERS1F
Sheet: 3

NOT FOR CONSTRUCTION