



HEATED SF:
1ST FL: 2,200
2ND FL: 1,106

UNHEATED SF:
FRONT PORCH: 625
BACK DECK: 455
GARAGE: 817

*AVERAGE GRADE DETERMINED AS THE AVERAGE OF THE (4) BUILDING CORNER ELEVATIONS SINCE THESE REPRESENT THE HIGH AND LOW GRADES ALONG EACH ELEVATION, IN ACCORDANCE WITH TC-17-16.

471' - 0"
470' - 0"
468' - 0"
+ 468' - 0'
1877' - 0" / 4 = 469' - 3"
(or 469.25')

GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO 2012 NC RESIDENTIAL BUILDING CODE (NCR).C).
2. CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
3. DIMENSIONS ARE TO FINISHED SURFACE UNLESS OTHERWISE NOTED.
4. WINDOW HEIGHT ON 1ST FLOOR IS 8'-0" AFF UNLESS OTHERWISE NOTED.
4. WINDOW HEIGHT ON 2ND FLOOR IS 7'-6" AFF UNLESS OTHERWISE NOTED.
5. ALL DOORS TO BE SET 6" FROM ADJACENT PERPENDICULAR WALL UNLESS OTHERWISE NOTED.
6. INSTALL MOLD AND MILDEW RESISTANT GYPSUM WALLBOARD ON WALLS AND CEILINGS IN ALL BATHROOMS AND TOILET ROOMS.
7. STRUCTURAL ELEMENTS SHOWN ARE FOR REPRESENTATIONAL PURPOSES ONLY. SEE SIGNED AND SEALED STRUCTURAL DRAWINGS FOR ACTUAL SIZES AND ADDITIONAL INFORMATION.
8. ELECTRICAL LAYOUT BY GENERAL CONTRACTOR.

CRAWL SPACE

9. CRAWL SPACE SHALL BE SEALED AND CONDITIONED IN ACCORDANCE WITH NCR SECTION R409.
10. PROVIDE ACCESS TO CRAWL SPACE PER NCR SECTION R409.1.2.
11. THE FLOOR OF THE CRAWL SPACE SHALL BE GRADED SO THAT IT DRAINS TO ONE OR MORE LOW SPOTS. INSTALL A DRAIN TO DAYLIGHT OR SUMP PUMP AT EACH LOW SPOT. CRAWL SPACE DRAINS SHALL BE KEPT SEPARATE FROM ROOF GUTTER DRAIN SYSTEMS AND FOUNDATION PERIMETER DRAINS.

EGRESS

12. PROVIDE MINIMUM OF (1) WINDOW PER BEDROOM THAT MEETS EGRESS REQUIREMENTS PER NCR SECTION 310.1.
13. CONSULT WINDOW MANUFACTURER'S SPECIFICATIONS FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, AND ROUGH OPENINGS.

STAIRWAY

14. STAIRWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCR SECTION R311.7:
 - INTERIOR STAIR WIDTH: MINIMUM OF 36" ABOVE HANDRAIL. MINIMUM OF 31.5" BELOW HANDRAIL WHERE HANDRAIL IS INSTALLED ON ONE SIDE AND MINIMUM OF 27" WHEN HANDRAIL IS INSTALLED ON BOTH SIDES.
 - RISER HEIGHT: MAXIMUM RISER HEIGHT OF 8 1/4". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE TOP AND BOTTOM RISER OF INTERIOR STAIRS SHALL NOT EXCEED THE SMALLEST RISER BY MORE THAN 3/4".
 - TREAD DEPTH: MINIMUM TREAD DEPTH OF 11". THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".

GLAZING

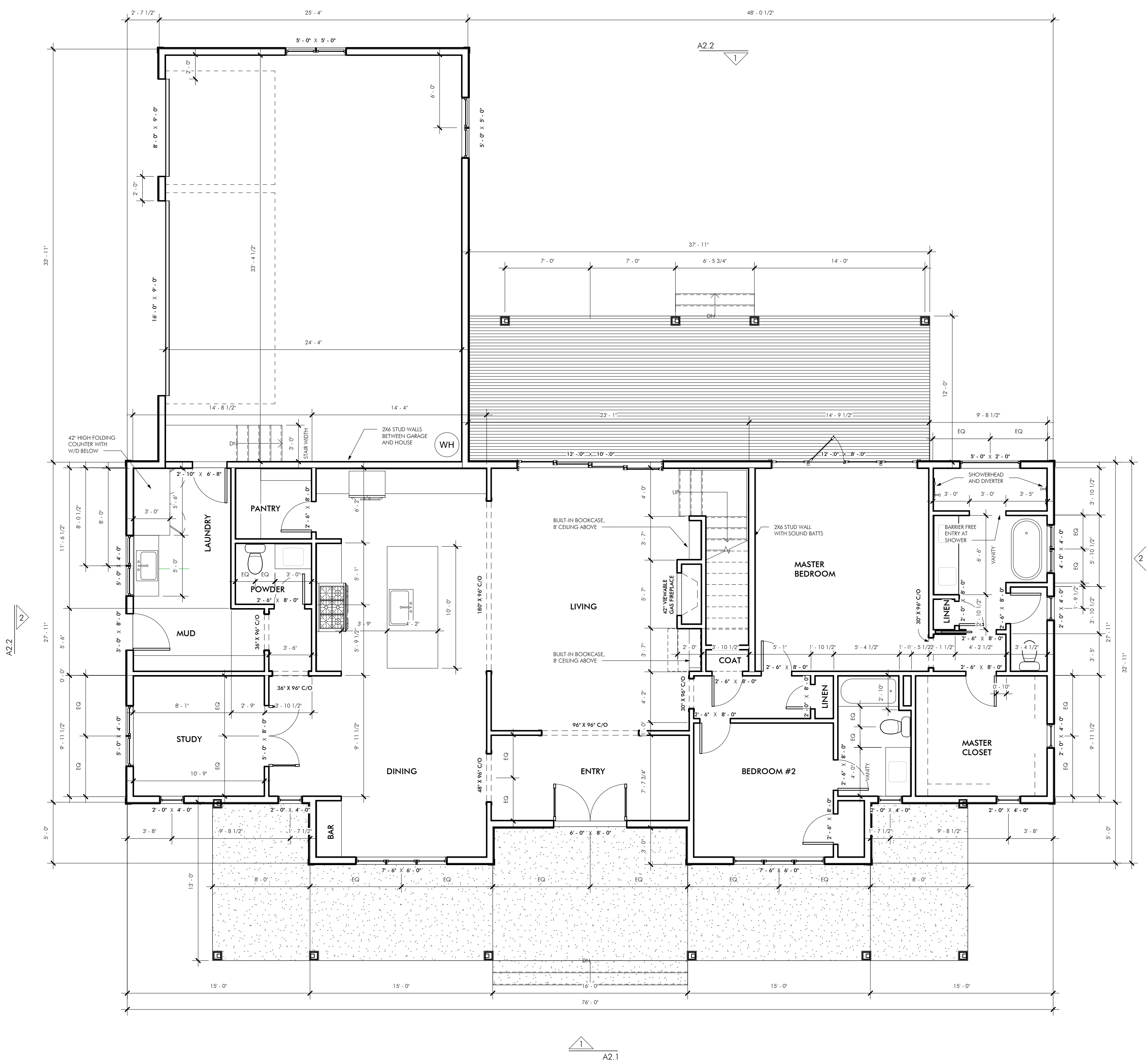
15. PROVIDE TEMPERED GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN NCR SECTION 308.4.

PROJECT: **The Morning Glory**
FOR: **A Squared**

PROJECT NUMBER: 19-005
DATE: 09-13-19
PHASE: FOR ENGINEERING
SCALE:

REVISIONS:

NO.	ISSUE	DATE

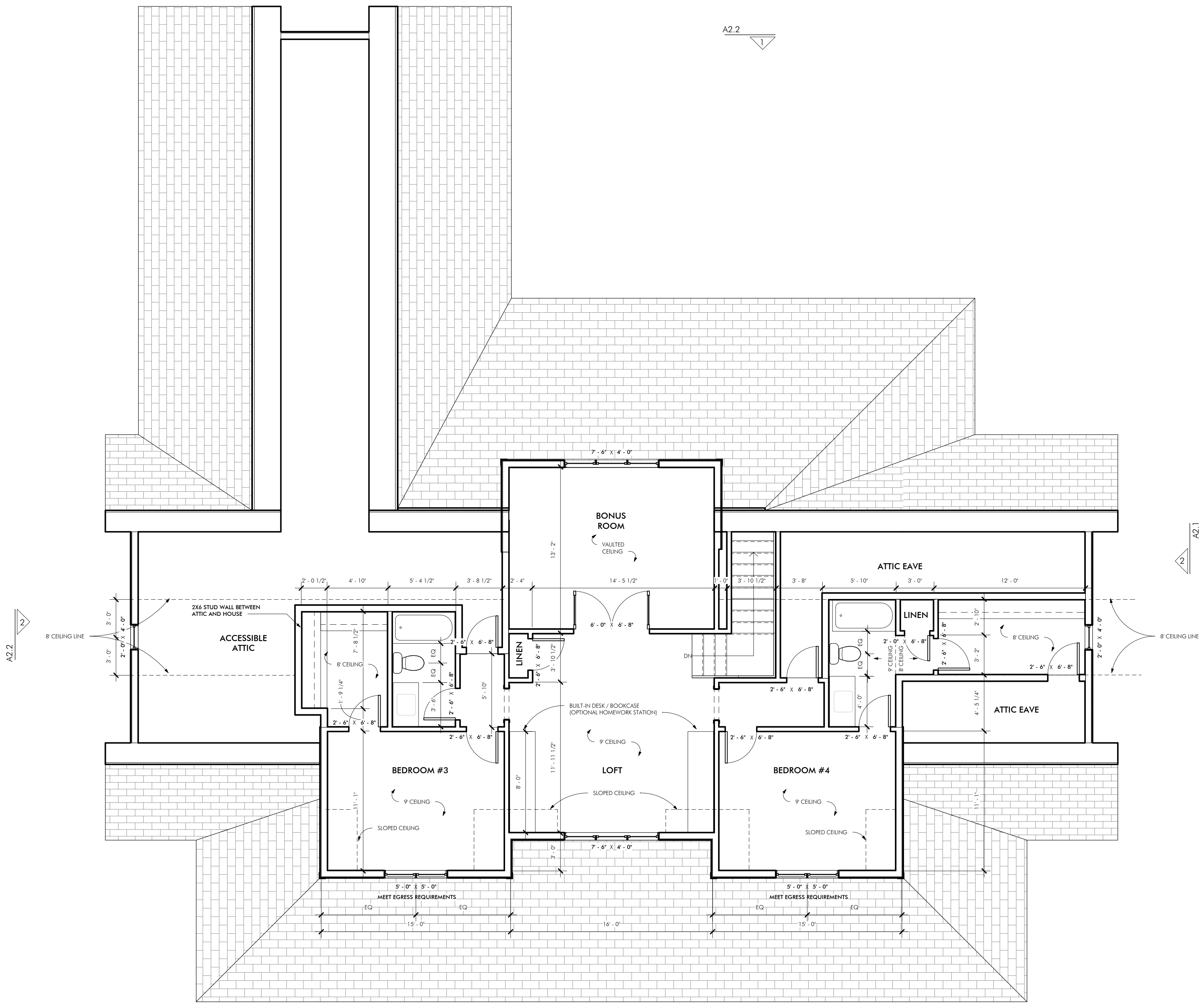


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PROJECT NUMBER: 19-005
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SCALE: 3/16" = 1'-0"

REVISIONS:		
NO.	ISSUE	DATE

First Floor Plan



A2.2

A2.2

A2.1

A2.1

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 NO. ISSUE DATE

Second Floor
 Plan

A1.2