



HEATED SF:
 1ST FL: 1,075 (REALTOR: 1,150)
 2ND FL: 1,395 (REALTOR: 1,470)
 TOTAL: 2,470 (REALTOR: 2,620)

UNHEATED SF:
 GARAGE: 475
 FRONT PORCH: 120
 BACK DECK: 140

NOTE: XXX

*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.

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 0000.0' / 4 = 000.0'

GENERAL NOTES

1. ALL CONSTRUCTION TO CONFORM TO 2018 NC RESIDENTIAL BUILDING CODE (NCRC).
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.
5. WINDOW HEIGHT ON 2ND FLOOR IS 7'-4" AFF UNLESS OTHERWISE NOTED.
6. ALL DOORS TO BE SET 6" FROM ADJACENT PERPENDICULAR WALL UNLESS OTHERWISE NOTED.
7. INSTALL MOLD AND MILDEW RESISTANT GYPSUM WALLBOARD ON WALLS AND CEILINGS IN ALL BATHROOMS AND TOILET ROOMS.
8. ELECTRICAL LAYOUT BY GENERAL CONTRACTOR.

CRAWL SPACE

9. CRAWL SPACE SHALL BE SEALED AND CONDITIONED IN ACCORDANCE WITH NCRC SECTION R409.
10. PROVIDE ACCESS TO CRAWL SPACE PER NCRC 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

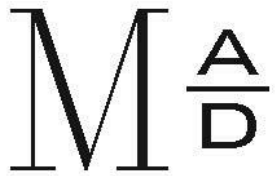
12. PROVIDE MINIMUM OF (1) WINDOW PER BEDROOM THAT MEETS EGRESS REQUIREMENTS PER NCRC SECTION 310.1.
13. CONSULT WINDOW MANUFACTURERS SPECIFICATIONS FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, AND ROUGH OPENINGS.

STAIRWAY

14. STAIRWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH NCRC 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 NCRC SECTION 308.4.



Lane Miller, AIA
 336.312.7199
 lane@millerarchdesign.com

Enter Address Here

PROJECT: **THE OAK**
 FOR: **Owner**

PROJECT NUMBER: 17-003
 DATE: 9-25-19
 PHASE: FOR REVIEW ONLY
 SCALE:

REVISIONS:
 NO. ISSUE DATE

COVER

A0-A



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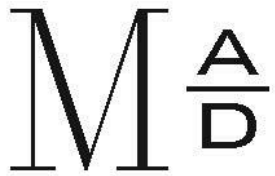
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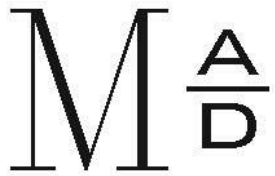
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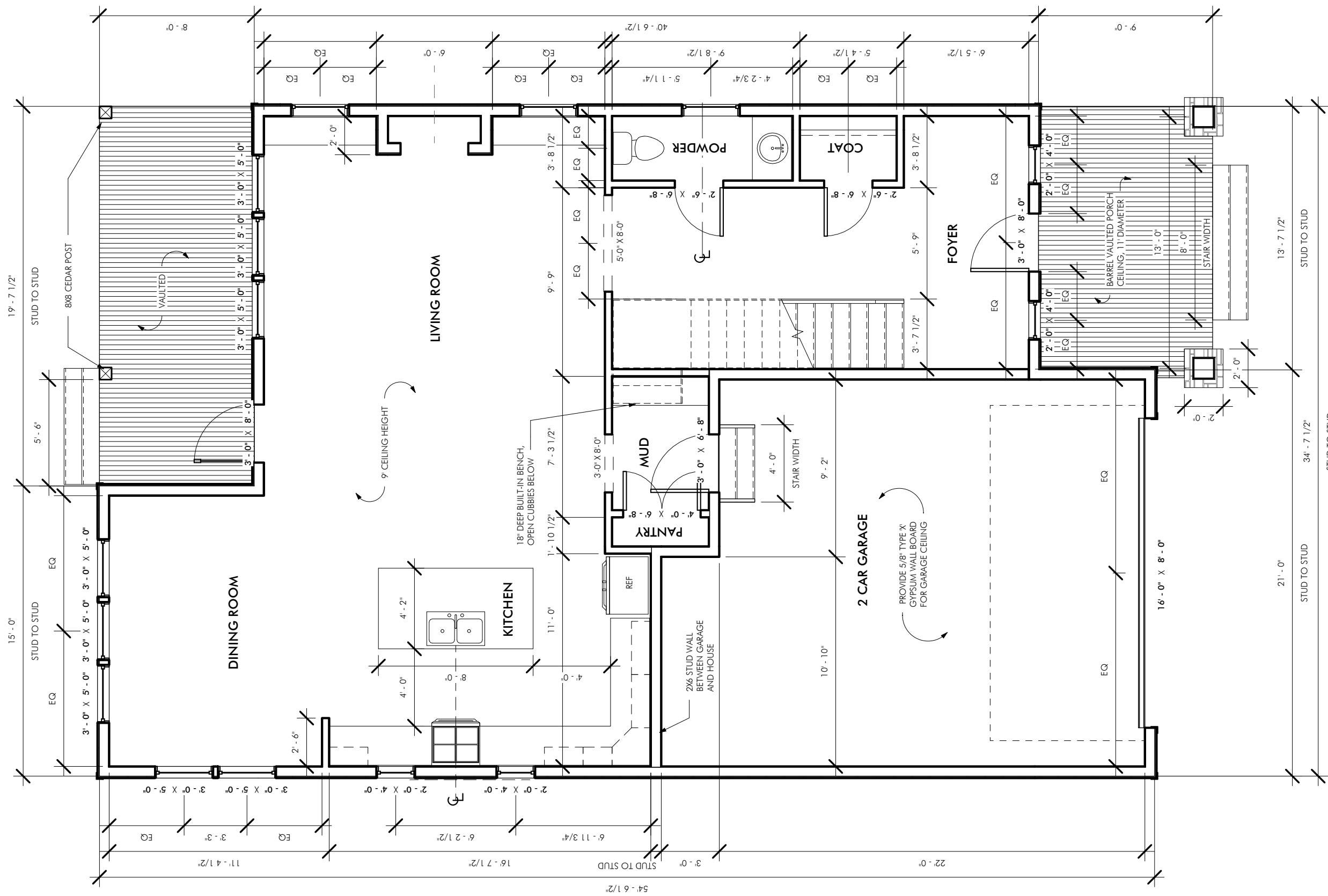
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COVER

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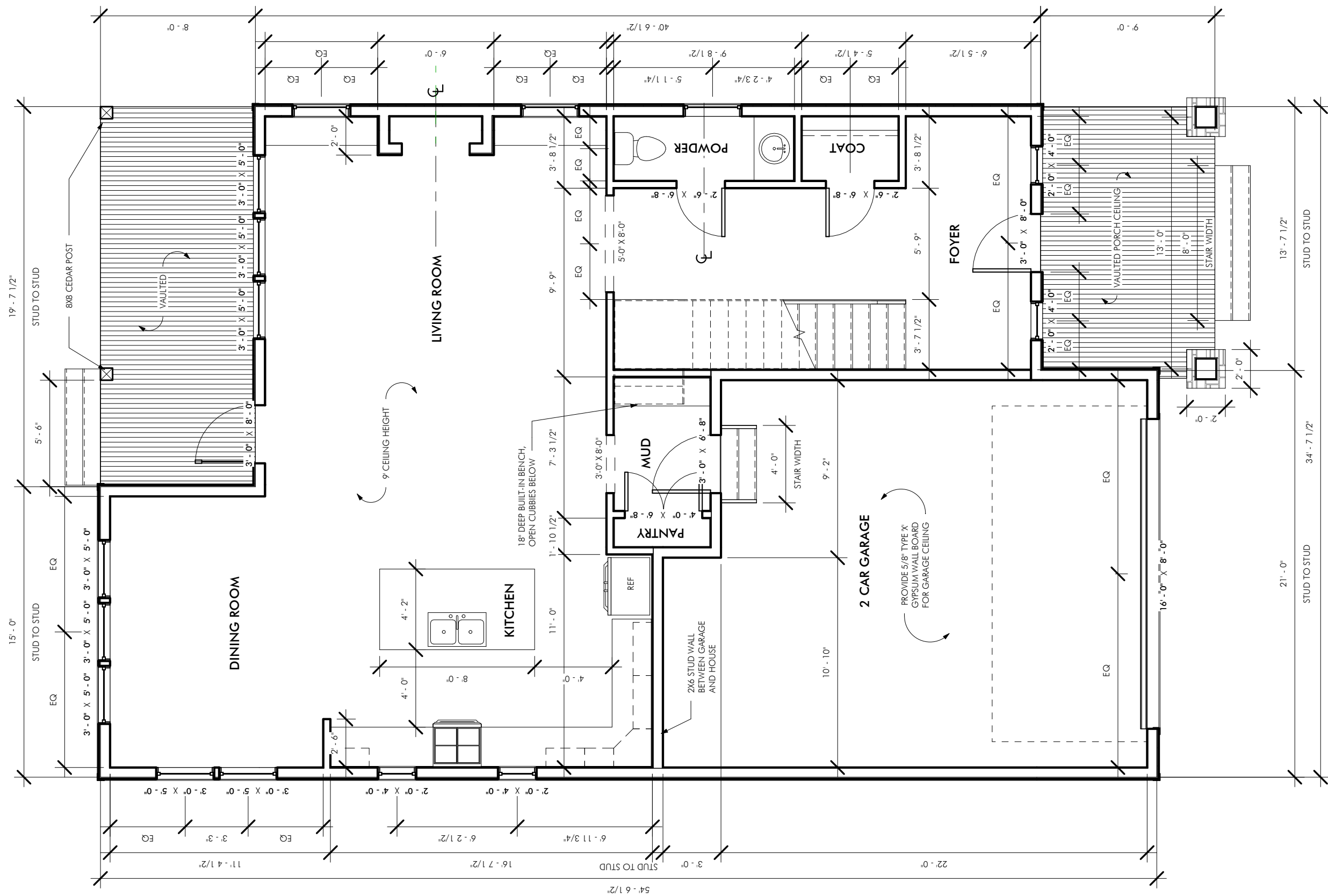
PROJECT NUMBER: 17-003
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SCALE: 3/16" = 1'-0"

REVISIONS:		
NO.	ISSUE	DATE

1st Floor -
Elevation A

A1-A

Enter Address Here



PROJECT: **THE OAK**
FOR: **Owner**

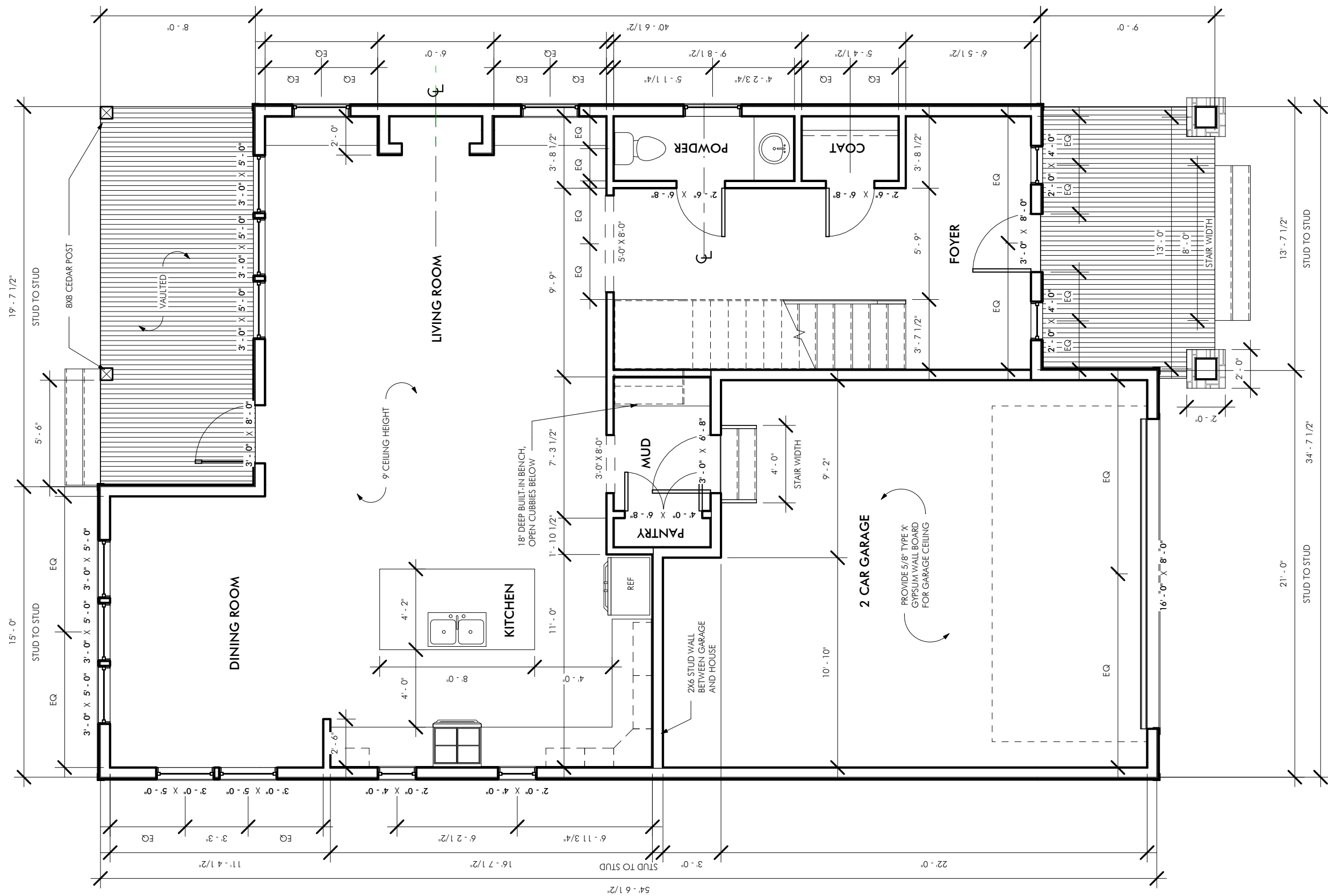
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1st Floor -
Elevation B

A1-B

Enter Address Here



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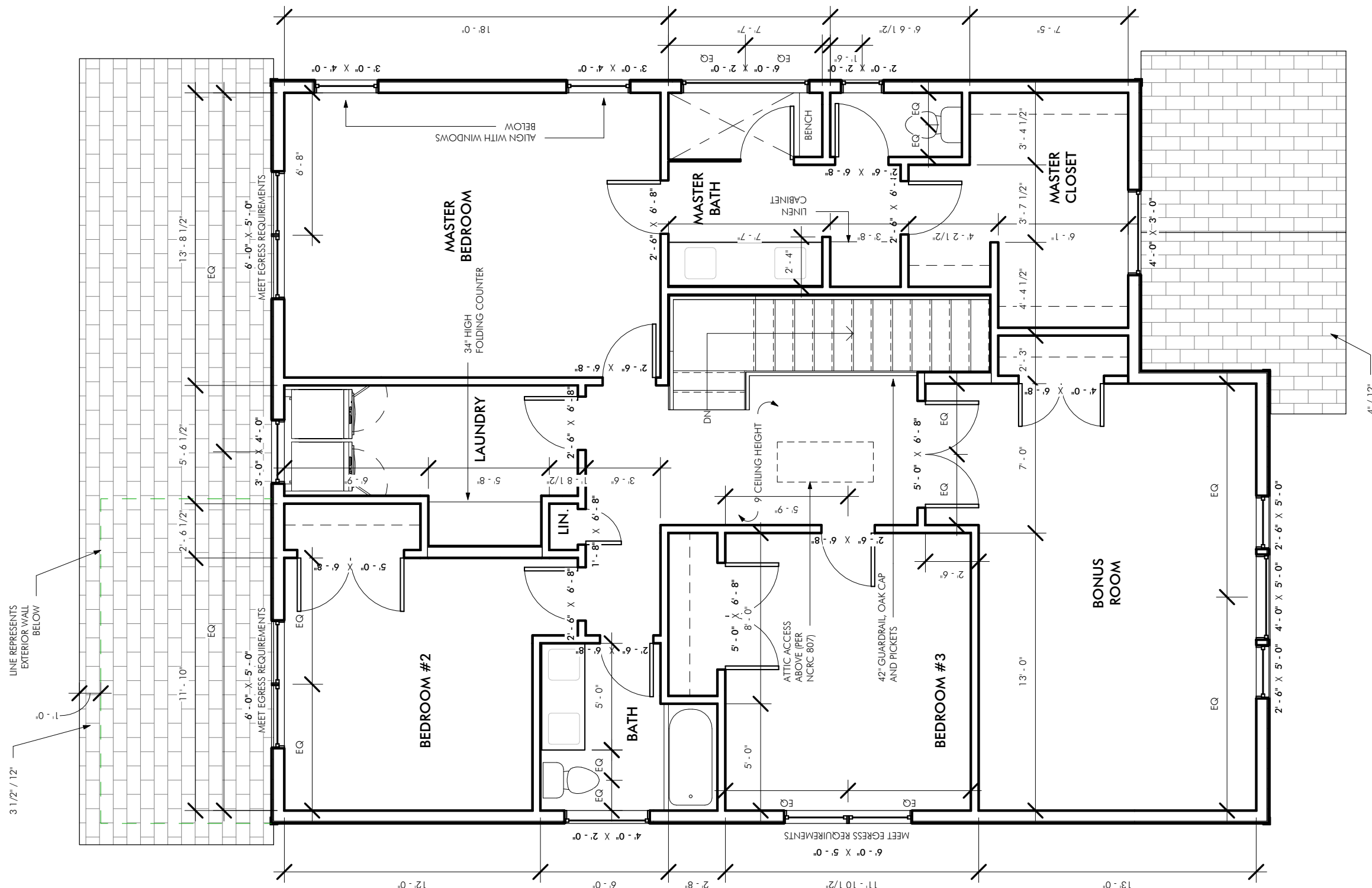
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**1st Floor -
Elevation C**

A1-C



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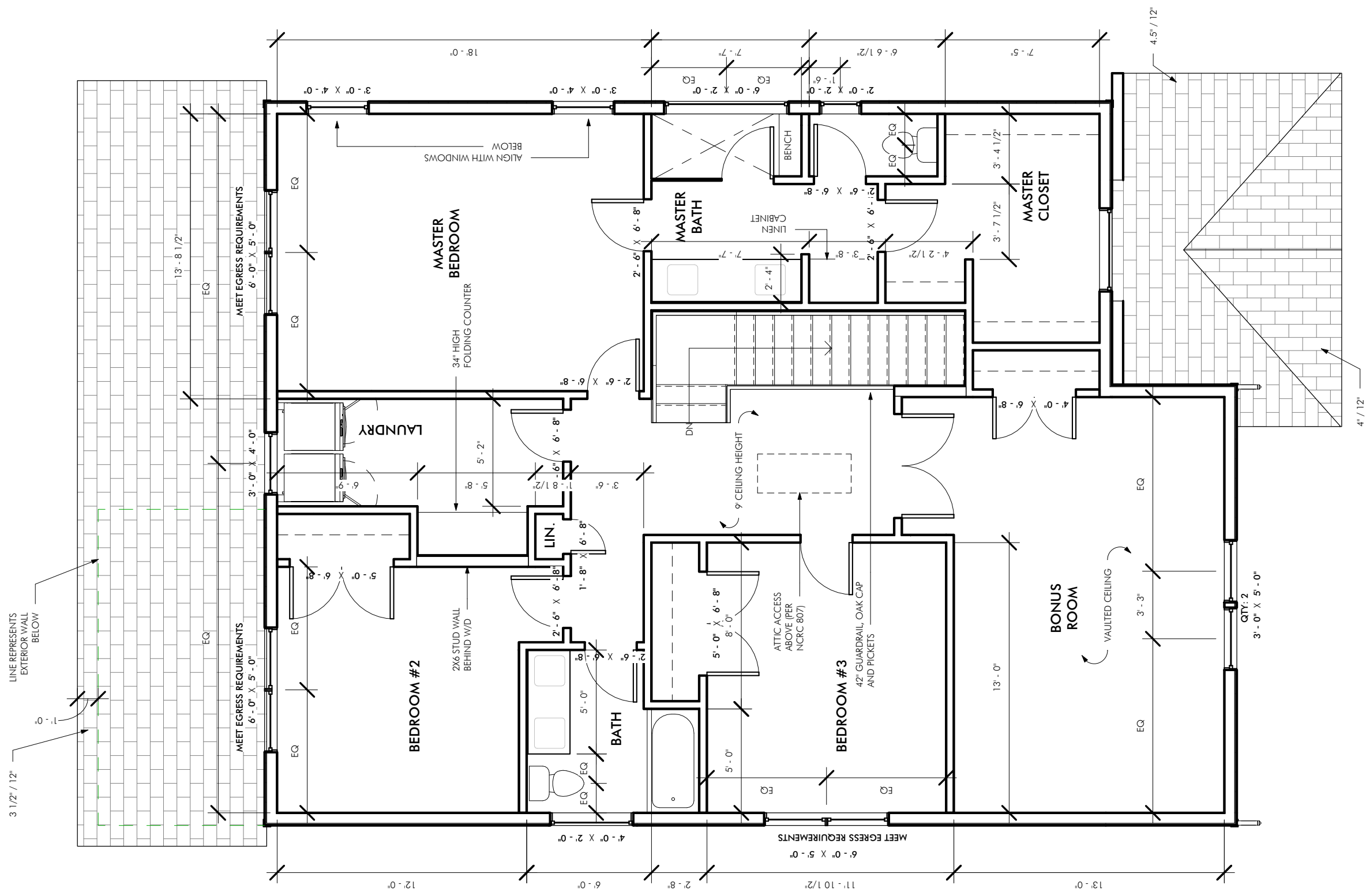
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2nd Floor - Elevation A

A2-A



Enter Address Here

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2nd Floor -
Elevation B

A2-B

