

- Notes: Siding, Windows, Doors and Roof**
- Siding and Veneer Materials shall be as per Owner/Builder Agreement
  - Windows and Doors Sizes and Types shall be as per Owner/Builder Agreement
  - Roof Shingle Materials shall be as per Owner/Builder Agreement
  - Other Exterior and/or Interior Details shall be as per Owner/Builder Agreement

**Area Chart**

Area	Heated	Unheated	Sq Ft
1 First Floor Area	1813		Sq Ft
2 Second Floor Area	407		Sq Ft
Total Heated Area	2220		Sq Ft
3 Front Porch Covered	188		Sq Ft
4 Garage	590		Sq Ft
5 Screen Porch	230		Sq Ft
Second Floor Bonus	250	574	Sq Ft

## Second Floor Architectural, Framing and Ceiling Plan

**NOTE: DUTY OF COOPERATION**  
 NELSON DESIGN GROUP, LLC, as Architect & Engineer assumes no liability for any damage sustained from this plan. The Owner/Builder shall be responsible for obtaining all necessary permits and approvals from the local authority having jurisdiction. The Architect & Engineer shall be responsible for providing all necessary information and documents to the Owner/Builder in a timely manner. The Owner/Builder shall be responsible for providing all necessary information and documents to the Architect & Engineer in a timely manner. The Architect & Engineer shall be responsible for providing all necessary information and documents to the Owner/Builder in a timely manner. The Owner/Builder shall be responsible for providing all necessary information and documents to the Architect & Engineer in a timely manner.

**Roof Loads**

Floor	40 psf	Live Load
Roof	10 psf	Dead Load
Bedroom	30 psf	Live Load
Bathroom	10 psf	Dead Load
Ceiling	20 psf	Live Load
Roof	10 psf	Dead Load
Roof	1 psf	Dead Load

- Construction Notes: Roof Framing Plan**
- All rafter, hip and valley are K2 SPP or LVL as indicated on roof plan.
  - Area of concentrated load indicated on roof plan shall be supported by minimum 2x4 studs unless otherwise shown on plan.
  - All rafters on roof plan are 2x4 K2 SPP unless otherwise shown on roof plan.
  - Install rafter bands, 2x4 to tie rafters to ceiling joists @ 32" O.C. where rafters and joists are running in the same direction. Where rafters and joists are running perpendicular to ceiling joists, connect minimum of 3 joists together with 2x4 continuous runners and install 2x4 stud bands @ 32" between runner and rafter.
  - Install 2x4 bracing to tie rafters to rafter at the hip @ 32" O.C. with minimum distance of 4' between bottom of rafter and top side of tie.
  - All inside roof supports shall be min. 2x6 and shall transfer support to bearing walls. Roof support load is 1/2 @ 1.
  - 1/4" AISI Access shall be provided as per Section R603.03 NCGC, Edition 2012.
  - Dimensions are as shown on the plan. (Do not scale dimensions).

- Details and Annotations of Walls**
- All exterior walls shall be constructed using NCGC 2012, R602 10.1.5. Continuous Sheathing, R-19 exterior insulation on studs.
  - All exterior wall panels on continuous framing shall be anchored as per Section R602 10.1.5.1, hurricane resistant building.
  - See details on plan for special wall framing, sheathing and anchoring.

- Plan Notes:**
- This Plan is designed to the 2013 North Carolina Residential Code.
  - House is designed for 100 MPH 3 second gust wind (50 MPH basic wind), Exposure B.
  - Anchor bolts shall be minimum "A" diameter and shall extend a minimum T into masonry or concrete. Anchor bolts are to be no more 8" O.C. and not more than 12" from the corners.
  - Minimum Roof Height: 8'6" Min. L.C.
  - Components and Loadings are designed for the following loads:

**Wind Load Details**

Zone	WZ 1a	WZ 1b	WZ 1c
Zone 1	16.3-18.0	17.3-18.4	18.0-19.6
Zone 2	16.3-21.0	17.3-22.1	18.0-22.4
Zone 3	16.3-21.0	17.3-22.1	18.0-22.4
Zone 4	16.3-15.0	16.4-20.9	16.4-21.3
Zone 5	16.3-24.1	16.4-28.9	16.4-28.3

**Zone 4A:** Minimum U-Factor is 0.09  
 Insulation for ceiling: R20 or R30 (See Table 1102.1, note 1)  
 Insulation for walls: R-19 (See Table 1102.1, note 1)  
 Insulation for floor: R-14

**Roof Loads**

Floor	40 psf	Live Load
Roof	10 psf	Dead Load
Bedroom	30 psf	Live Load
Bathroom	10 psf	Dead Load
Ceiling	20 psf	Live Load
Roof	10 psf	Dead Load
Roof	1 psf	Dead Load

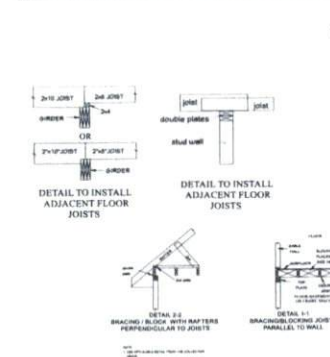
- Construction Notes: Roof Framing Plan**
- All rafter, hip and valley are K2 SPP or LVL as indicated on roof plan.
  - Area of concentrated load indicated on roof plan shall be supported by minimum 2x4 studs unless otherwise shown on plan.
  - All rafters on roof plan are 2x4 K2 SPP unless otherwise shown on roof plan.
  - Install rafter bands, 2x4 to tie rafters to ceiling joists @ 32" O.C. where rafters and joists are running in the same direction. Where rafters and joists are running perpendicular to ceiling joists, connect minimum of 3 joists together with 2x4 continuous runners and install 2x4 stud bands @ 32" between runner and rafter.
  - Install 2x4 bracing to tie rafters to rafter at the hip @ 32" O.C. with minimum distance of 4' between bottom of rafter and top side of tie.
  - All inside roof supports shall be min. 2x6 and shall transfer support to bearing walls. Roof support load is 1/2 @ 1.
  - 1/4" AISI Access shall be provided as per Section R603.03 NCGC, Edition 2012.
  - Dimensions are as shown on the plan. (Do not scale dimensions).

- Design Loads**
- | Floor    | 40 psf | Live Load |
|----------|--------|-----------|
| Roof     | 10 psf | Dead Load |
| Bedroom  | 30 psf | Live Load |
| Bathroom | 10 psf | Dead Load |
| Ceiling  | 20 psf | Live Load |
| Roof     | 10 psf | Dead Load |
| Roof     | 1 psf  | Dead Load |
- Construction Notes, First Floor Framing**
- All ceiling joists are 2x4 K2 SPP @ 16" O.C. unless otherwise indicated on the first floor plans.
  - Install double joists under walls running parallel to floor joists (typical).
  - For headers over windows, doors and other openings see Headers over Windows and Doors and Openings Notes.
  - Install beams in place as shown on first floor plan.
  - All walls shall be 2x4 stud walls at 16" O.C. unless otherwise shown on plan.
  - Install beam supports as specified on floor plan with 1/2 symbol. If not indicated on plan, install min. 2x4 @ 8' O.C.
  - Dimensions are as shown on the plan. (Do not scale dimensions).
- Headers over windows, doors and opening**
- For Headers over windows, doors and other openings up to 8'-0" use:
    - 2x6 unless otherwise as shown on plan.
    - Headers between 8'-11" and 10'-0" use 2x10
    - Over 10'-0" use 2x12 @ 4" LVL
    - Over 15'-0" shall be designed and specified on the plan.
- Back Lists:**
- Up to 8' opening use 3 1/2" x 3 1/2" x 1/4"
  - From 8'-11" to 10'-0" opening use 3 1/2" x 1 1/2" x 1/4"
  - Over 10' shall be designed and specified on plans with all at spacing

- BRACING NOTES:**
- See foundation plan for additional bracing.
  - Bracing of interior & exterior walls shall be continuous using wet method as per section R602 10.9 NCGC, Residential, Edition 2012 & its amendments.
  - Interior sheathing ceiling pattern shall be specified in table R602 X11.
  - Exterior sheathing ceiling pattern shall be specified in table R602 X11.
  - All interior walls shall have gypsum board, 1/2" thick, installed on both sides of walls.
  - Heating steam walls of 4" or less supporting braced walls shall be constructed in accordance with figure R602 10.1.6 as per section R602 10.7.6.
- Note:** For joists in a flush connection use joist hangers:  
 1 For 2x10 & 2x12 joists use L210 Simpson  
 2 Four double 2x10 & 2x12 joists use L410 Simpson  
 3 For 2x6 & 2x8 joists use L28 Simpson

**Wall Bracing Design-For BWL's see labels on plan**

2nd Floor	Required Bracing L	Proposed Bracing L	Bracing Method and Notes
WALL 1	12'	12'	WSP-Continuous, See Bracing Notes
WALL 2	12'	12'	WSP-Continuous, See Bracing Notes
WALL 3	12'	12'	WSP-Continuous, See Bracing Notes
WALL 4	12'	12'	WSP-Continuous, See Bracing Notes
WALL 5	12'	12'	WSP-Continuous, See Bracing Notes
WALL 6	12'	12'	WSP-Continuous, See Bracing Notes



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 for professional seal and signature after thorough review of  
 the drawings and specifications and compliance with the  
 Building Code, Residential 2012



LANSBERRY RESIDENCE  
 RIVER ROAD, LOT 2, F  
 FUQUAY-VARINA, NC 27526

**REVISIONS**

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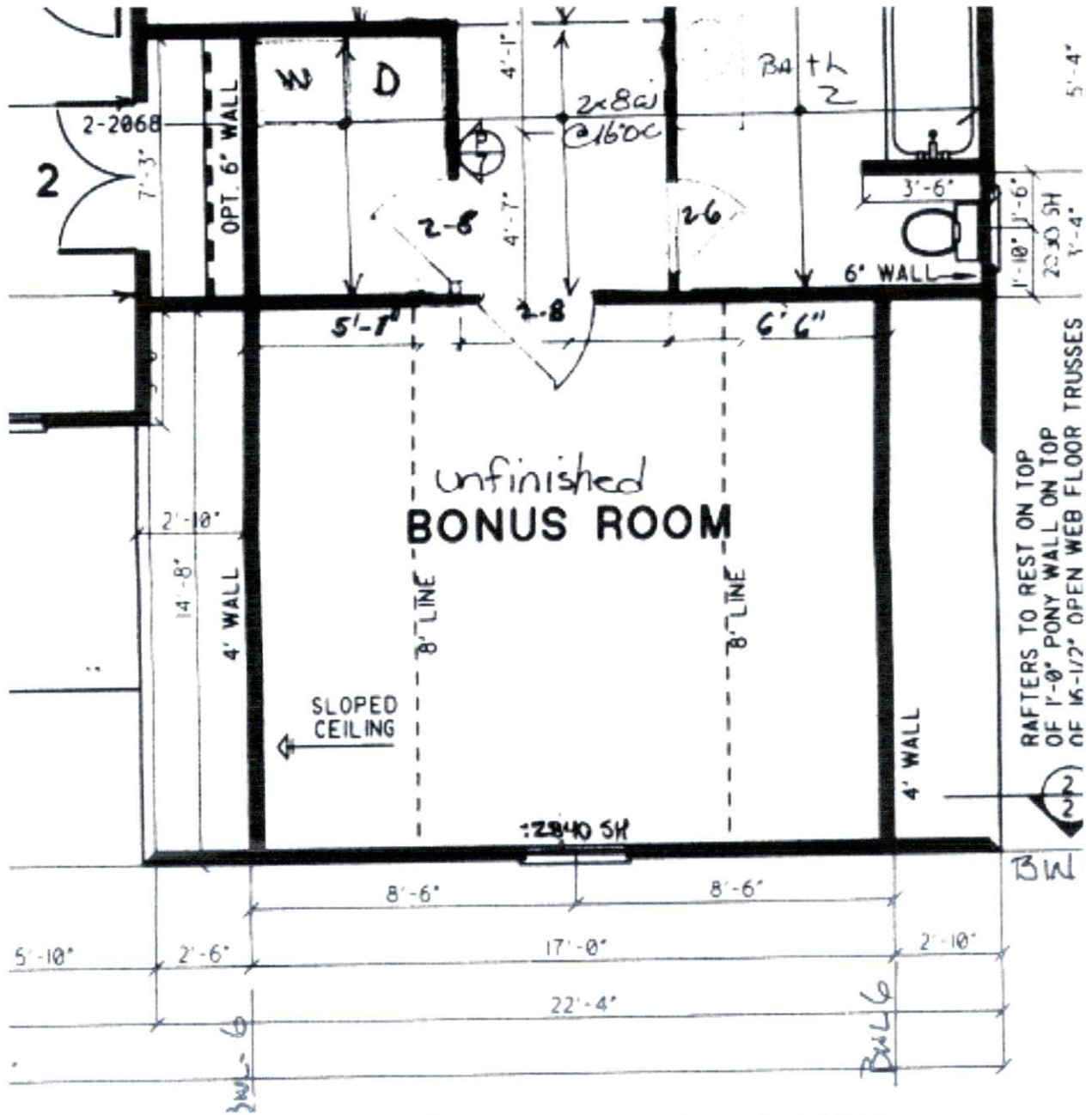


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UPPER FLOOR PLAN / NOTES  
**NDG1333**  
 "Where Traditional Values and Family Come Together"



DATE: 5-29-12  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: NDQ1333  
 5 of 6



SITE PLAN APPROVAL

DISTRICT RA-30 USE Bonus/Toy room

3 BEDROOMS

3-19-19 *K. J.*