

THIS PLAN HAS BEEN DRAWN TO CONFORM TO THE NORTH CAROLINA RESIDENTIAL CODE (2015 INTERNATIONAL RESIDENTIAL CODE) WITH AMENDMENTS UNLESS OTHERWISE NOTED. CURRENT EDITION WITH AMENDMENTS UNLESS OTHERWISE NOTED.

MANUFACTURERS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ORDINANCES. THE HOME PAGE ASSUMES NO LIABILITY FOR SITE CONDITIONS, CONFLICTS OR ANY DEVIATION OF THESE PLANS.

STRUCTURAL HEADERS U.N.O.
 2-2x8 HEADER
 NON-STRUCTURAL HEADERS U.N.O.
 2-2x6 HEADER
 ALL STRUCTURAL BEAMS OR LVL'S TO BE VERIFIED BY OTHERS.

HEATED SQ FT: 2506
 PORCHES SQ FT: 310
 GARAGE SQ FT: 394

JOSE MORENO
 MINGO

THE HOME PAGE
 DRAFTING AND DESIGN
 05-03-20

MATERIALS

- FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPP) WITH THE FOLLOWING DESIGN PROPERTIES:
 F_b = 875 PSI E = 1,488 PSI
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE #2 SOUTHWEST LUMBER (SPL) CREATED IN ACCORDANCE WITH THE FOLLOWING DESIGN PROPERTIES:
 F_b = 1060 PSI E = 1,888 PSI
- ENGINEERED WOOD BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
 F_b = 2900 PSI E = 1,989 PSI
- STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992 OR A572, GRADE 50. ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36.
- BOLTS SHALL CONFORM TO A325 MINIMUM GRADE.
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60.
- POURED CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 4000 PSI. ALL CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH THE APPLICABLE STANDARDS LISTED IN ACT 318 OR ASTM C 1187.
- CONCRETE LOCATED PER TABLE R602.2 SHALL BE AIR ENTRAINMENT WITH THE TOTAL AIR CONTENT NOT LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT.
- MASONRY UNITS SHALL CONFORM TO AC 530/ASCE 5/FMS 405 AND MORTAR SHALL COMPLY WITH ASTM C 270.
- ALLOWABLE SOIL BEARING PRESSURE 2000 PSF.

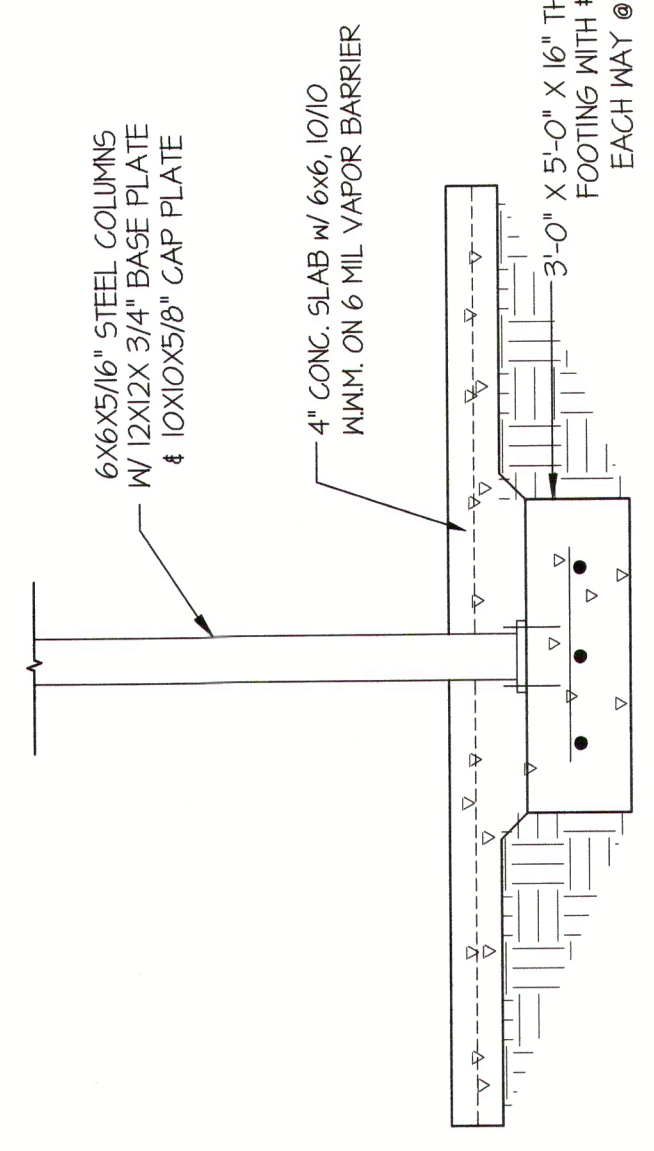
PLANS DESIGNED TO THE 2012 NORTH CAROLINA RESIDENTIAL CODE
 HOUSE DESIGNED FOR 100 MPH 3 SECOND GUST (95 FASTEST WIND). EXPOSURE B
 ANCHOR BOLTS TO BE NO MORE THAN 6" O.C. AND WITHIN 12" OF THE CORNER
 ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO
 MASONRY OR CONCRETE

MEAN ROOF HEIGHT = 530'-0"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
MEAN ROOF HEIGHT	16.0, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 1	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 4	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0
ZONE 5				

MINIMUM VALUES FOR ENERGY COMPLIANCE:
 ZONE 4 MAX GLAZING U-FACTOR = 0.35 CEILING R-15 FLOORS R-19

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THICKENED SLAB
 SIMILAR

CONSTRUCTION

- STEEL FLITCH BEAMS SHALL BE FASTENED TOGETHER WITH 1/2" DIAMETER BOLTS WITH WASHERS PLACED UNDER THE HEADS AND BOTTOM OF BEAM WITH A MINIMUM 2" EDGE DISTANCE. TWO BOLTS SHALL BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ANCHORED AT EACH END WITH A MINIMUM OF FOUR 1/4" NAILS OR TWO 1/2" x 4" LAG SCREWS.
- ENGINEERED WOOD BEAMS SHALL BE INSTALLED WITH ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
- ALL BEAMS SHALL BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF THREE STUDS.
- SOLID BLOCKING SHALL BE PROVIDED AT ALL POINT LOADS TO TRANSFER LOADS THROUGH FLOOR LEVELS. COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION OR OTHER STRUCTURAL ELEMENTS.
- ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS SHALL BE PROVIDED FOR REVIEW AND COORDINATED WITH THE MANUFACTURER'S INSTRUCTIONS.
- WALL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE.
- BRICK LINTELS SHALL BE 3 1/2" x 3 1/2" x 1/4" STEEL ANGLE FOR UP TO 6" MAXIMUM SPAN AND 8" x 4" x 5/16" FOR SPANS GREATER THAN 6".
- BRICK LINTELS OF SLOPED AREAS SHALL BE 4" x 3 1/2" x 1/4" STEEL ANGLE WITH 1/4" NAILS IN 2/4" HOLES IN 4" ANGLE LEG AT 12" O.C. TO DOUBLE RAFTERS. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3" x 3" x 1/4" PLATES SHALL BE WELDED AT 24" O.C. ALONG THE STEEL ANGLE.

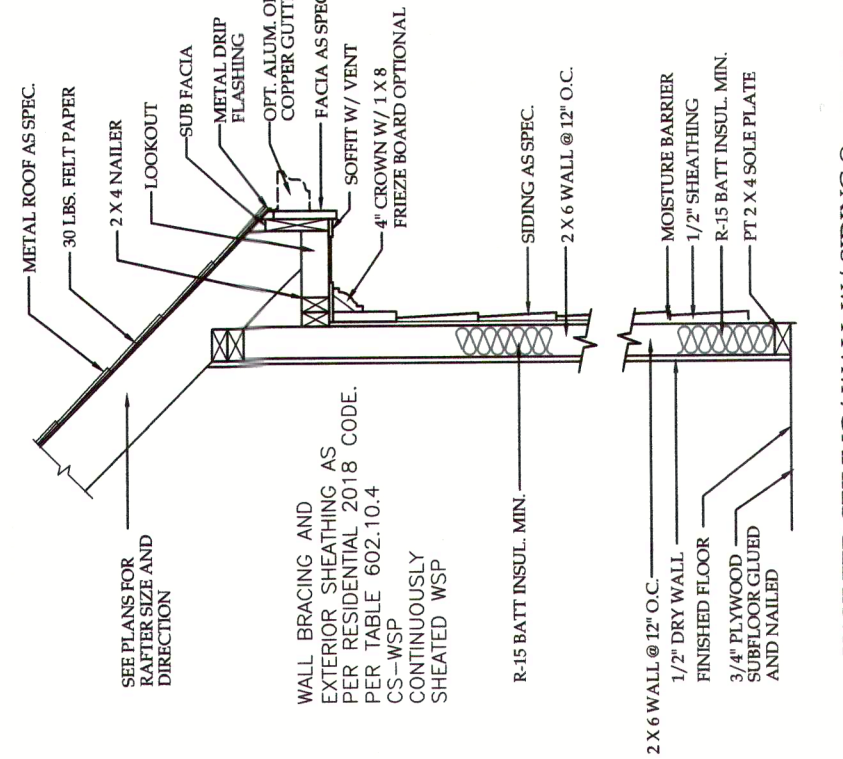
FOUNDATION

- CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE SELECTED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R601 OR IN ACCORDANCE WITH ACT 318, NCM 1168-A, OR ACT 530/ASCE 5/FMS 405.
- MASONRY AND POURED CONCRETE WALL REINFORCEMENT SHALL BE IN ACCORDANCE WITH TABLES R604.1.1 (I THROUGH 4) OF THE NORTH CAROLINA RESIDENTIAL CODE.
- WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT SPACED A MAXIMUM OF 6" O.C. AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION.
- THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION. UNFILLED HOLLOW PIERS MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.
- CENTERS OF PIERS SHALL BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.

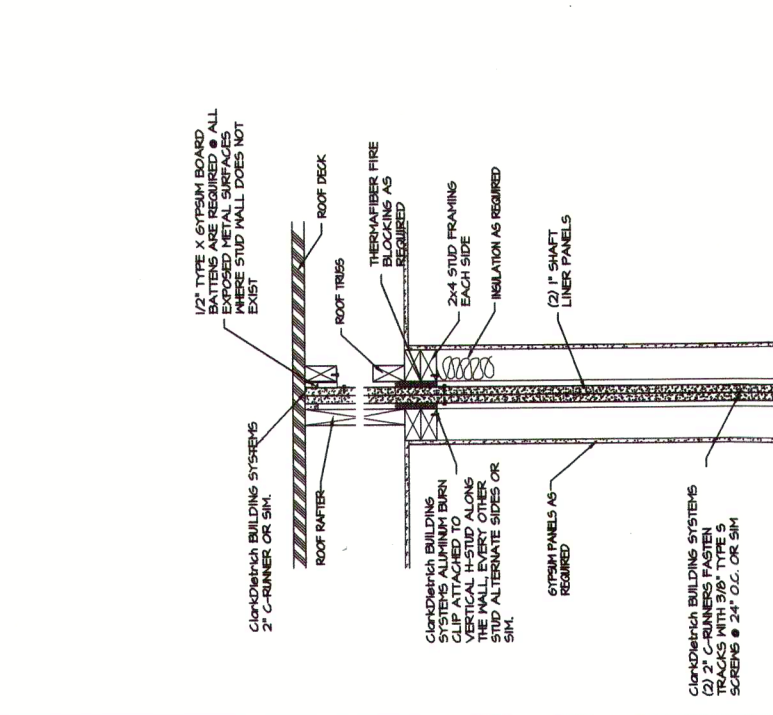
ADDITIONAL NOTES

FIGURE R301.2(4) - BASIC DESIGN WIND SPEED 120 MPH
 FIGURE R301.2(2) - SEISMIC DESIGN CATEGORY B
 TABLE R301.2(4) - DESIGN POSITIVE AND NEGATIVE PRESSURE FOR DOORS AND WINDOW FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 20 PSF
 TABLE R301.2(2) - COMPONENT AND CLADDING LOADS FOR A MEAN ROOF HEIGHT OF 30 FEET OR LESS LOCATED IN EXPOSURE B
 ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE DESIGNED BASED ON ROOF HEIGHT AS FOLLOWS: 45.4 PSF FOR 0:12 TO 2:25:12, 34.8 PSF FOR 2:25:12 TO 7:12 AND 21 PSF WALL CLADDING SHALL BE DESIGNED FOR A 24.1 PSF POSITIVE AND NEGATIVE PRESSURE

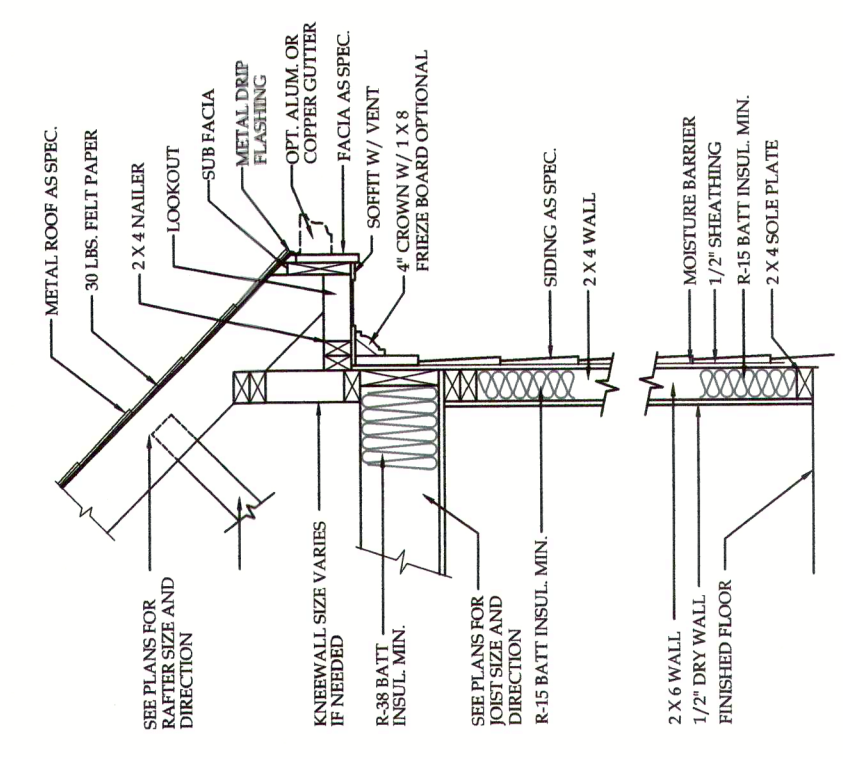
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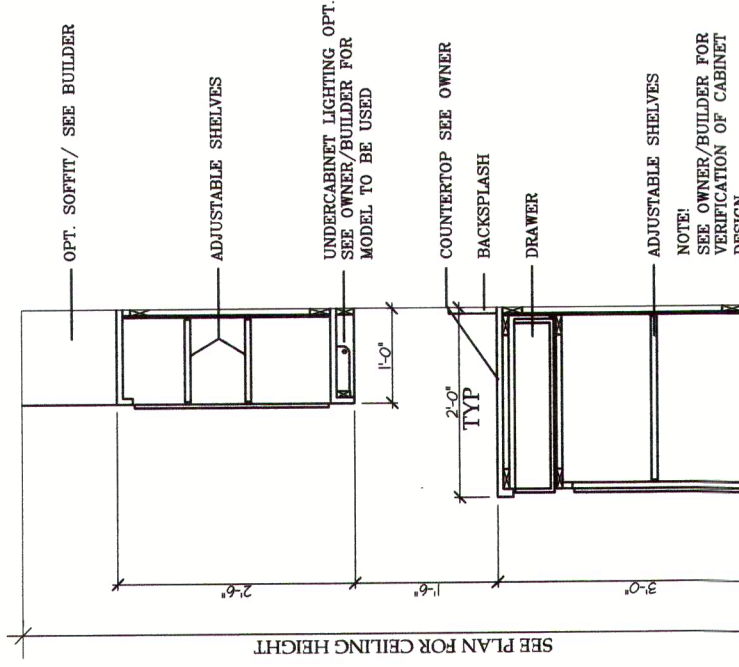
VAULTED CEILING/ WALL W/ SIDING @ 3/4"=1'-0"



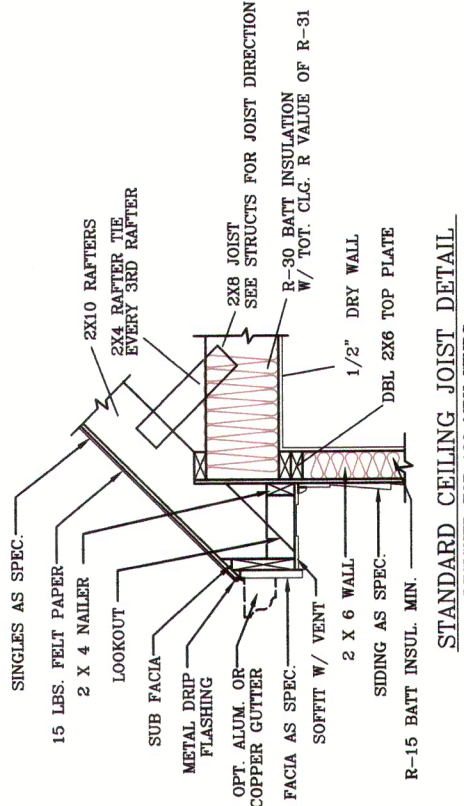
TYP. PARTY WALL SECTION



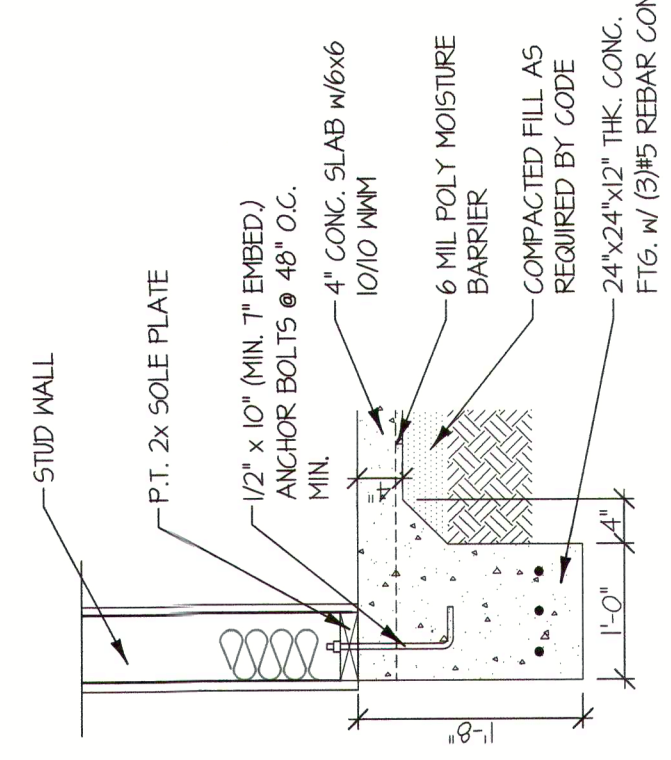
ONE STORY WALL W/ SIDING @ 3/4"=1'-0"



TYP. KITCHEN CABINET SECTION



STANDARD CEILING JOIST DETAIL
 DESIGNED FOR 100 MPH WINDS
 SEE I JOIST MANUFACTURE DETAILS FOR I-JOIST RAFTER CONNECTIONS



SLAB DETAIL