

HOUSE SECTION
Scale: 1/4" = 1'-0"

These Plans Designed to the 2018 NC Residential Building Code

Mean Roof Height= 20'-6" Height to Roof Ridge= 28'-2"

Climate Zone	Zone 3A	Zone 4A	Zone 5A
Fenestration U-Factor	0.35	0.35	0.35
Skylight U-Factor	0.55	0.55	0.55
Glaze Fenestration SHGC	0.30	0.30	0.30
Ceiling R Value	38 or 30 ci	38 or 30 ci	38 or 30 ci
Wall R Value	15	15	15
Floor R Value	19	19	19
Slab R Value	0	10	10
Foundation Wall R Value	5/13	10/15	10/19

Designed for Wind Speed of 115 MPH (3 Second Gust) Exposure B

Components/Cladding Designed for the Following:

Zone	MRH less than 30'-0"	MRH less than 30'-0"	MRH less than 30'-0"
Zone 1	13.1	-14.0	
Zone 2	13.0	-13.0	
Zone 3	13.1	-16.0	
Zone 4	14.3	-15.0	
Zone 5	14.3	-19.0	

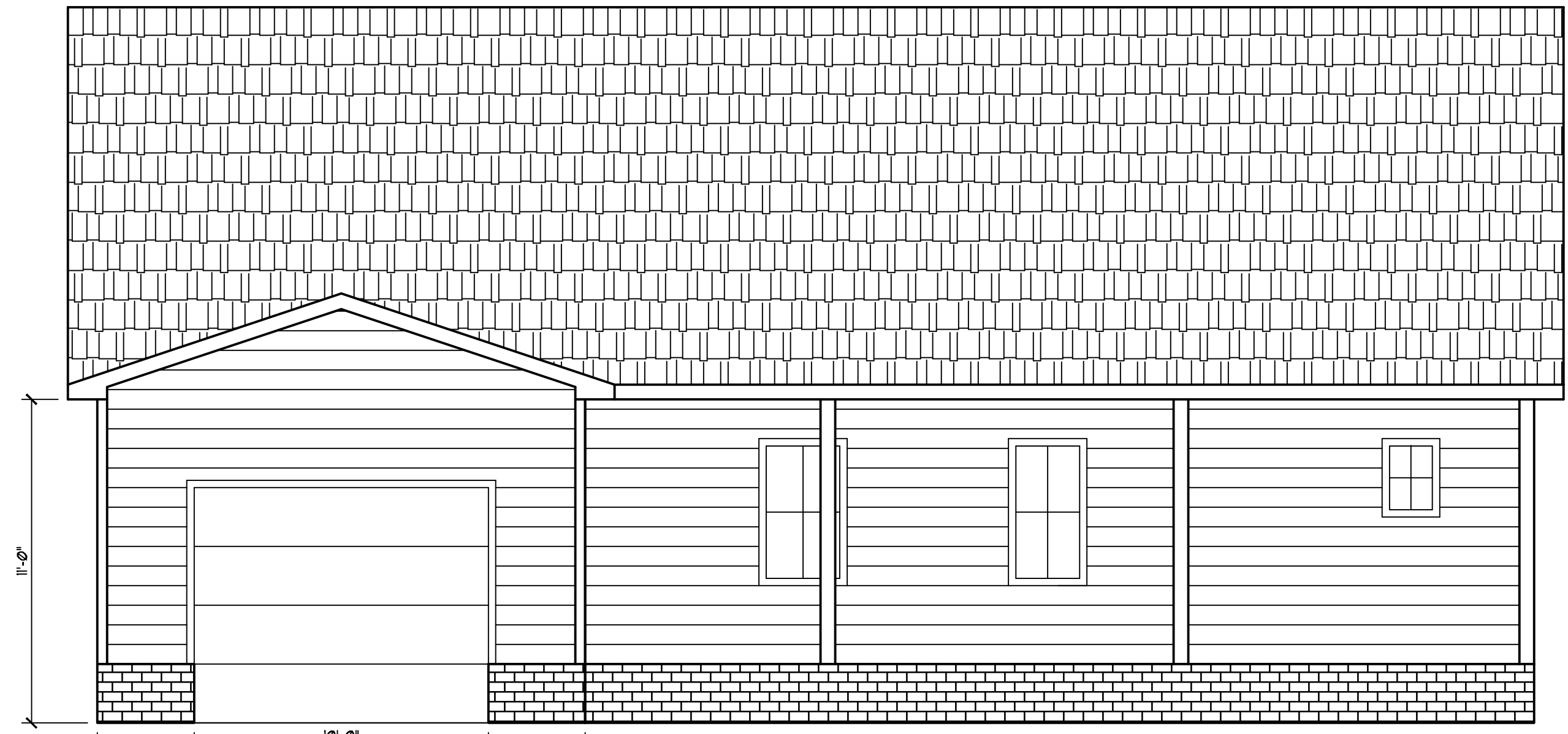
Roof Ventilation: See Roof Plan
Foundation Ventilation: See Foundation Plan

Guard Rail Requirements: See subsections R312.1, R312.2, and R312.3 of 2018 NC Residential Code

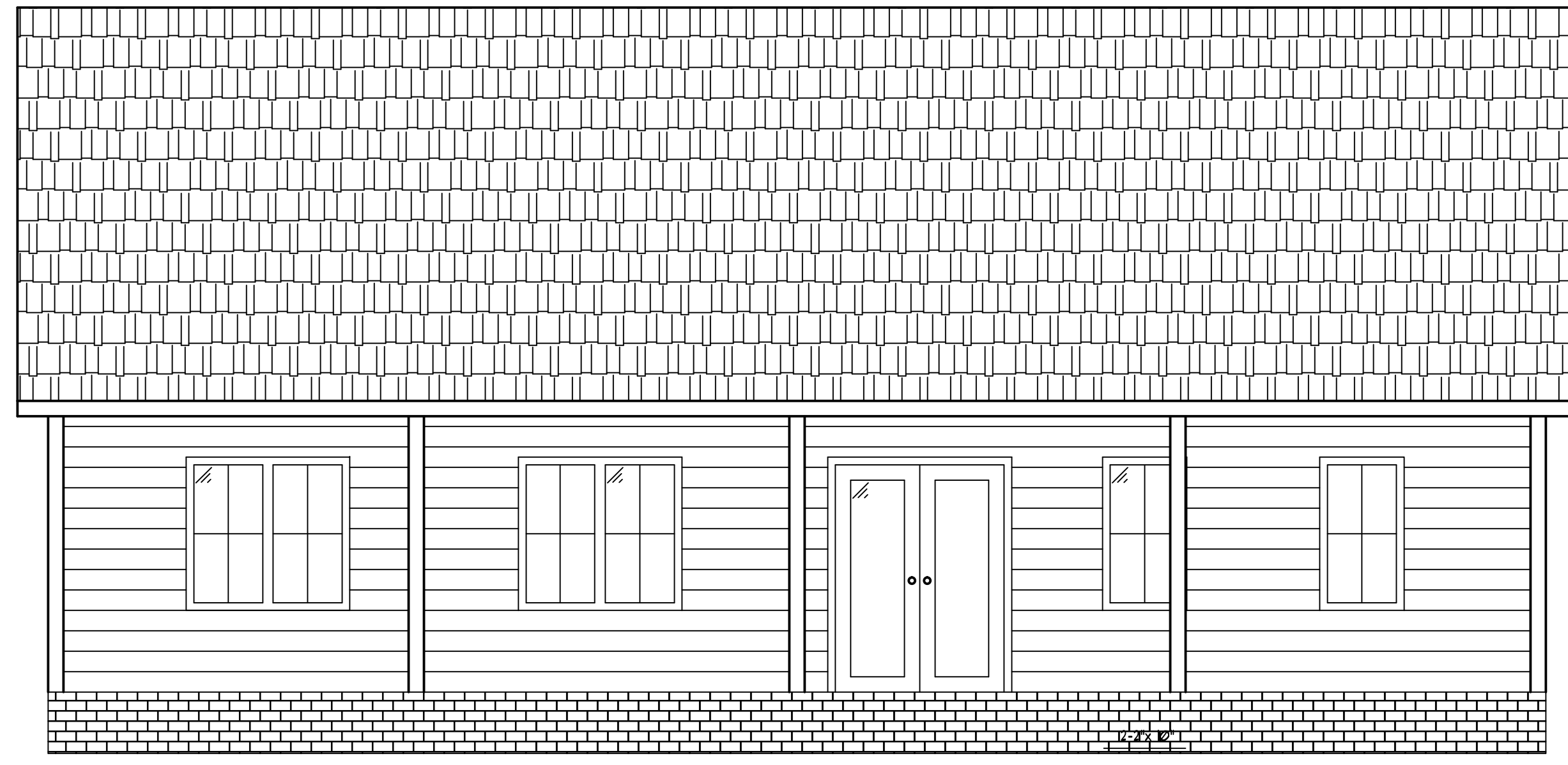
Air Leakage: See N1104.2.1 Building Thermal Envelope

Square Footage:
First Floor Heated= 2013 Sq. Ft.
Second Floor Heated= 502 Sq. Ft.
Total Heated= 2515 Sq. Ft.

Unheated Garage= 282 Sq. Ft.
Unheated Porch= 248 Sq. Ft.
Total Unheated= 530 Sq. Ft.



ELEVATION-REAR
Scale: 1/4" = 1'-0"



ELEVATION-FRONT
Scale: 1/4" = 1'-0"

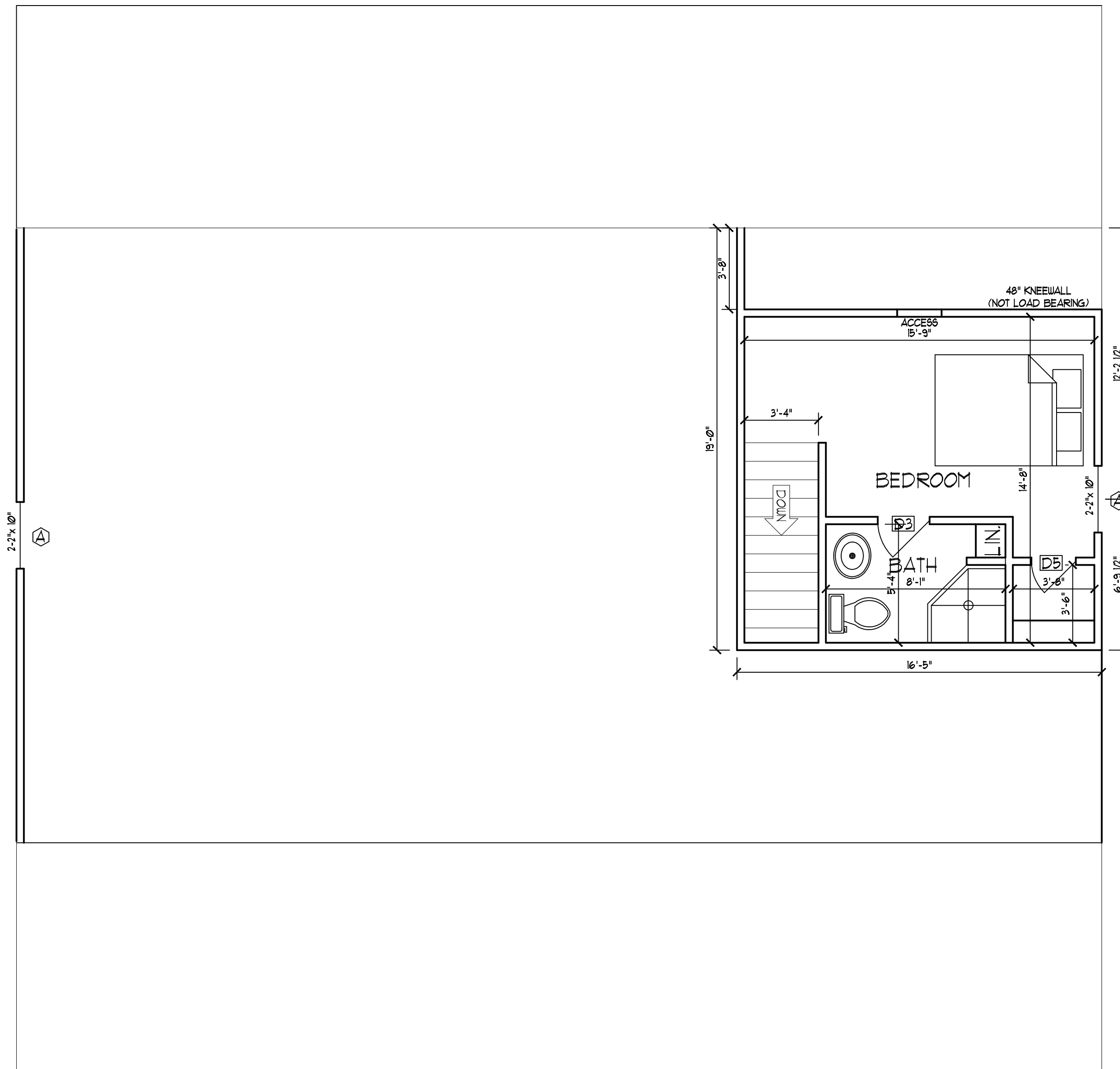


ELEVATION-LEFT
Scale: 1/4" = 1'-0"



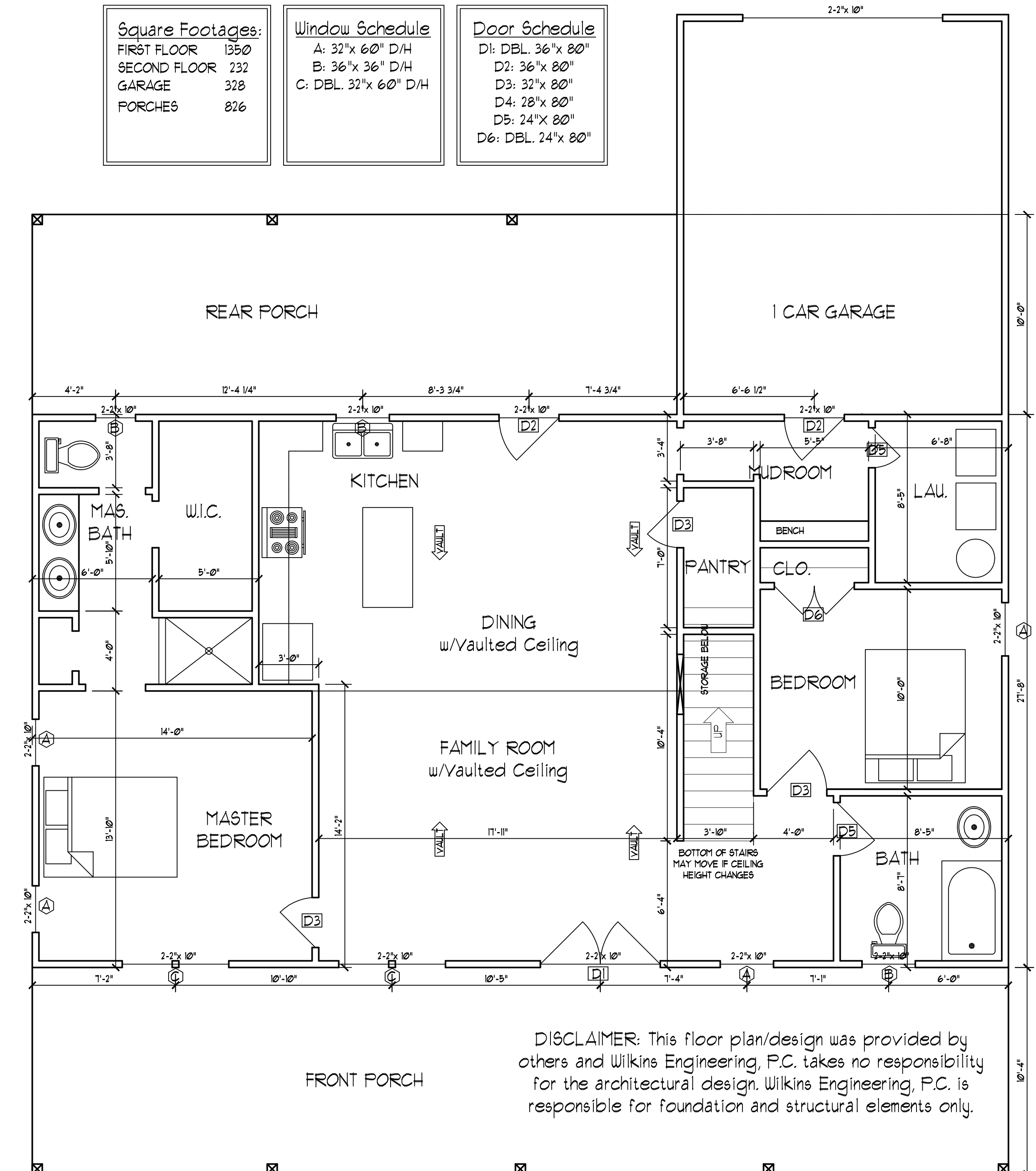
ELEVATION-RIGHT
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SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

Square Footages: FIRST FLOOR 1350 SECOND FLOOR 232 GARAGE 328 PORCHES 826	Window Schedule A: 32" x 60" D/H B: 36" x 36" D/H C: DBL. 32" x 60" D/H	Door Schedule D1: DBL. 36" x 80" D2: 36" x 80" D3: 32" x 80" D4: 28" x 80" D5: 24" x 80" D6: DBL. 24" x 80"
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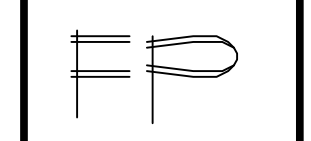


FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

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GENERAL FOUNDATION NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
2. EXTERIOR WALL FOOTING TO BE A MINIMUM OF 16" WIDE AND CONSTRUCTED WITH 3000 PSI CONCRETE. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS REFER TO STATE AND LOCAL BUILDING CODES. THE ASSUMED SOIL BEARING CAPACITY FOR THIS PROJECT IS 2000 PSF. THE CONTRACTOR MUST VERIFY THE SITE CONDITIONS AND CONTACT A SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SUB-GRADE A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE OR AS OTHERWISE DIRECTED BY THE LOCAL INSPECTOR.

GENERAL NOTES:

1. THIS PLAN IS DESIGNED IN ACCORDANCE WITH THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION.
2. WALL CLADDING IS DESIGNED FOR A POSITIVE/NEGATIVE PRESSURE OF NOT LESS THAN 241 PSF.
3. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 PSF FOR ROOF PITCHES FROM 0/12 TO 225/12
34.5 PSF FOR ROOF PITCHES FROM 225/12 TO 1/12
21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 12/12
MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 21'
4. ALL WALLS, CEILINGS, AND FLOORS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER II, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4I (TABLE A100.2.1).
5. DESIGN CRITERIA IS AS FOLLOWS:

	DEAD LOAD (PSF)	LIVE LOAD (PSF)
PRIMARY FLOOR	10	40
ROOF	10	20

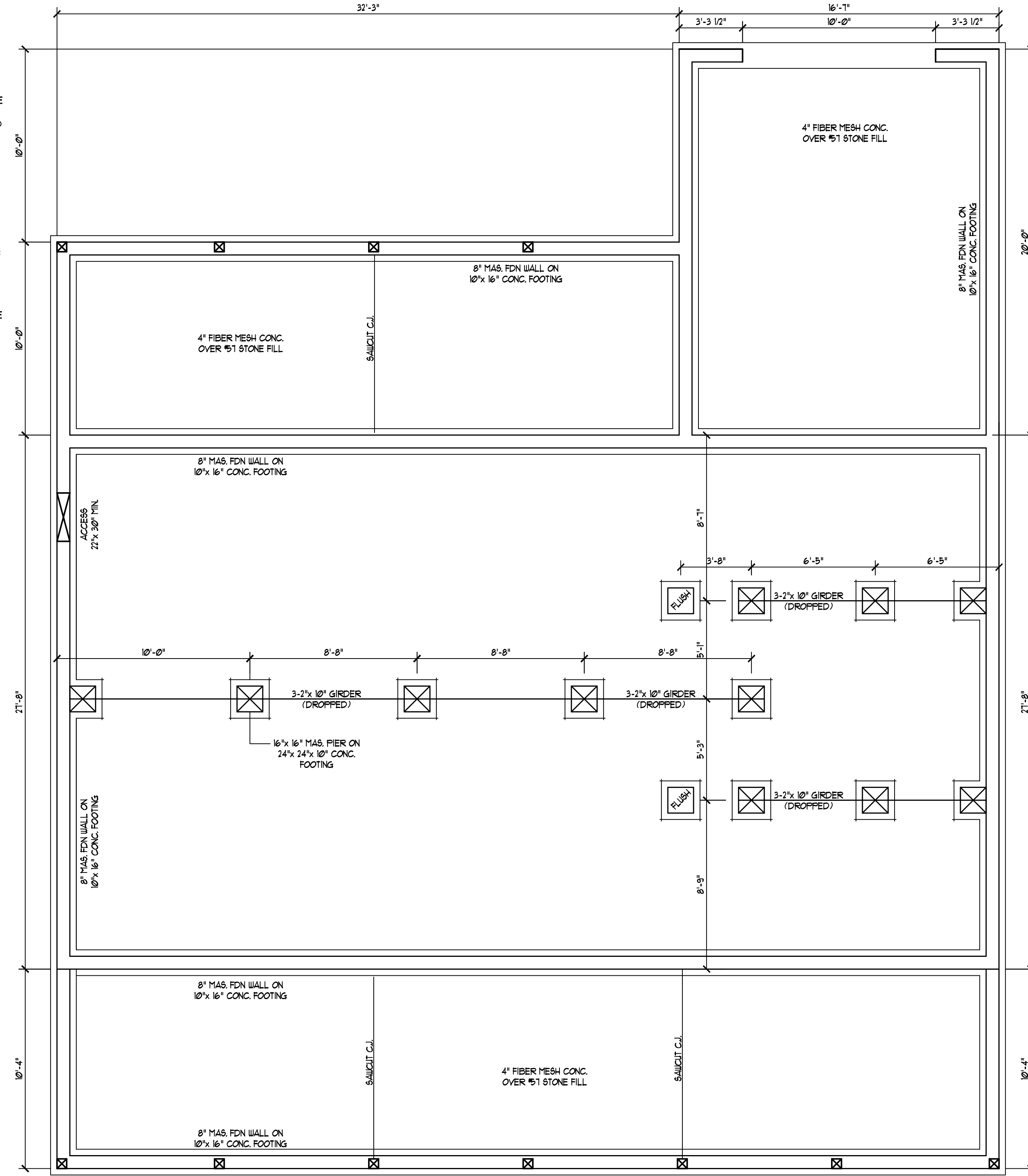
- WIND LOADING IS BASED ON 3 SECOND GUST OF 15 MPH PER HOUR
LIVE LOAD DEFLECTION LIMITS (LIVE LOAD) ARE L/240 FOR FLOORS, L/240 FOR ROOF
1. ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE #2 SFF OR BETTER. LUMBER USED FOR STUD WALL SHALL BE #3 SFF OR BETTER. LUMBER THAT WILL BE IN CONTACT WITH THE GROUND OR FOUNDATION SHALL BE PRESSURE TREATED SYP.
2. LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: Fv-2300 PSI, Fv-225 PSI, E-1,000,000 PSI. MULTIPLE LVL PLIES CAN BE USED TO ACHIEVE THE SPECIFIED SIZE SHOWN ON THESE PLANS AND IS CONSIDERED TO BE STRUCTURALLY EQUIVALENT.

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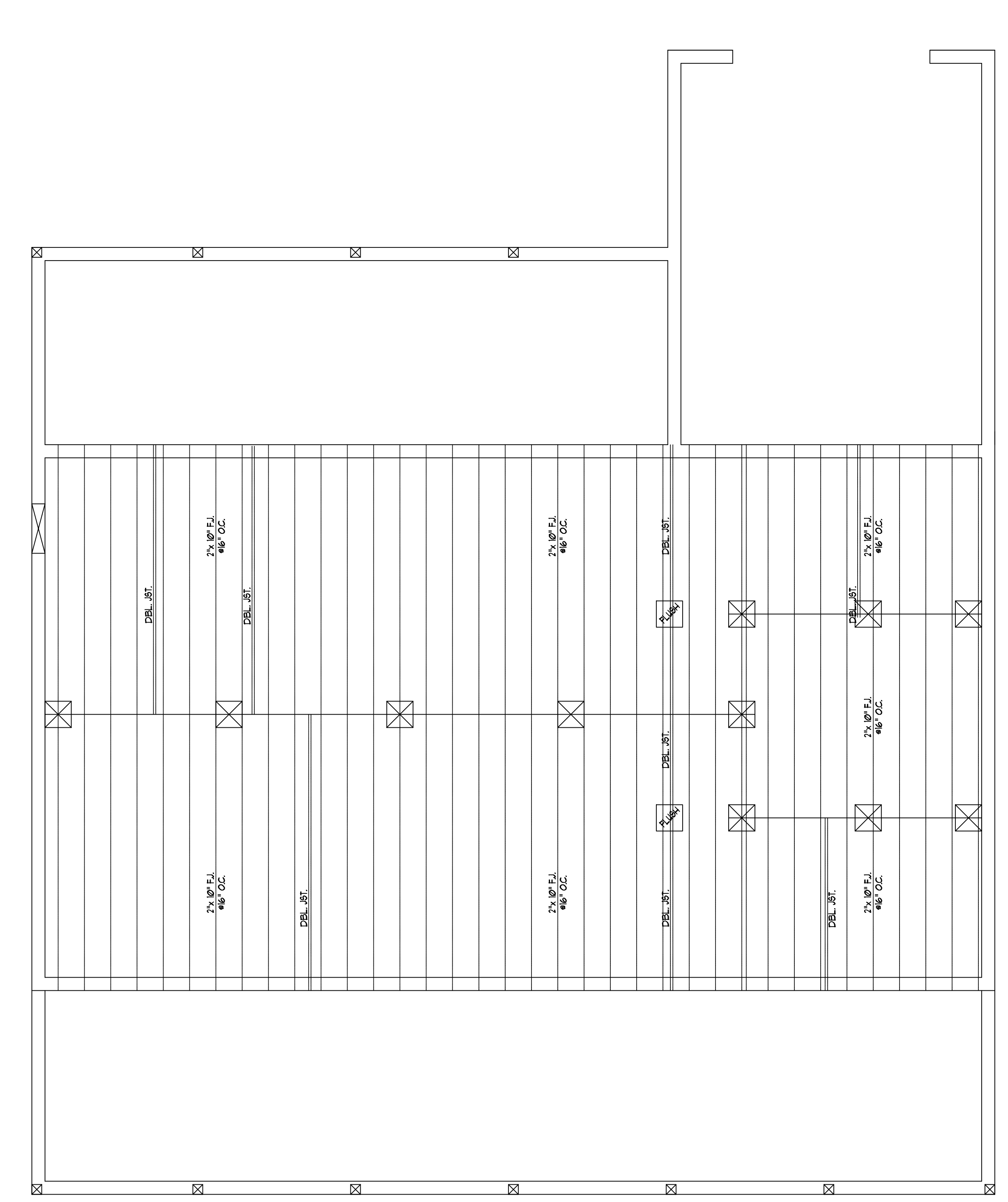
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FOUNDATION PLAN
Scale: 1/4" = 1'-0"



FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

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- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 PSF FOR ROOF PITCHES FROM 0/12 TO 225/12
34.5 PSF FOR ROOF PITCHES FROM 225/12 TO 1/2
21.0 PSF FOR ROOF PITCHES FROM 1/2 TO 12/12
MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 21'
- ALL WALLS, CEILINGS, AND FLOORS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER II, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4I (TABLE A102.1).
- DESIGN CRITERIA IS AS FOLLOWS:

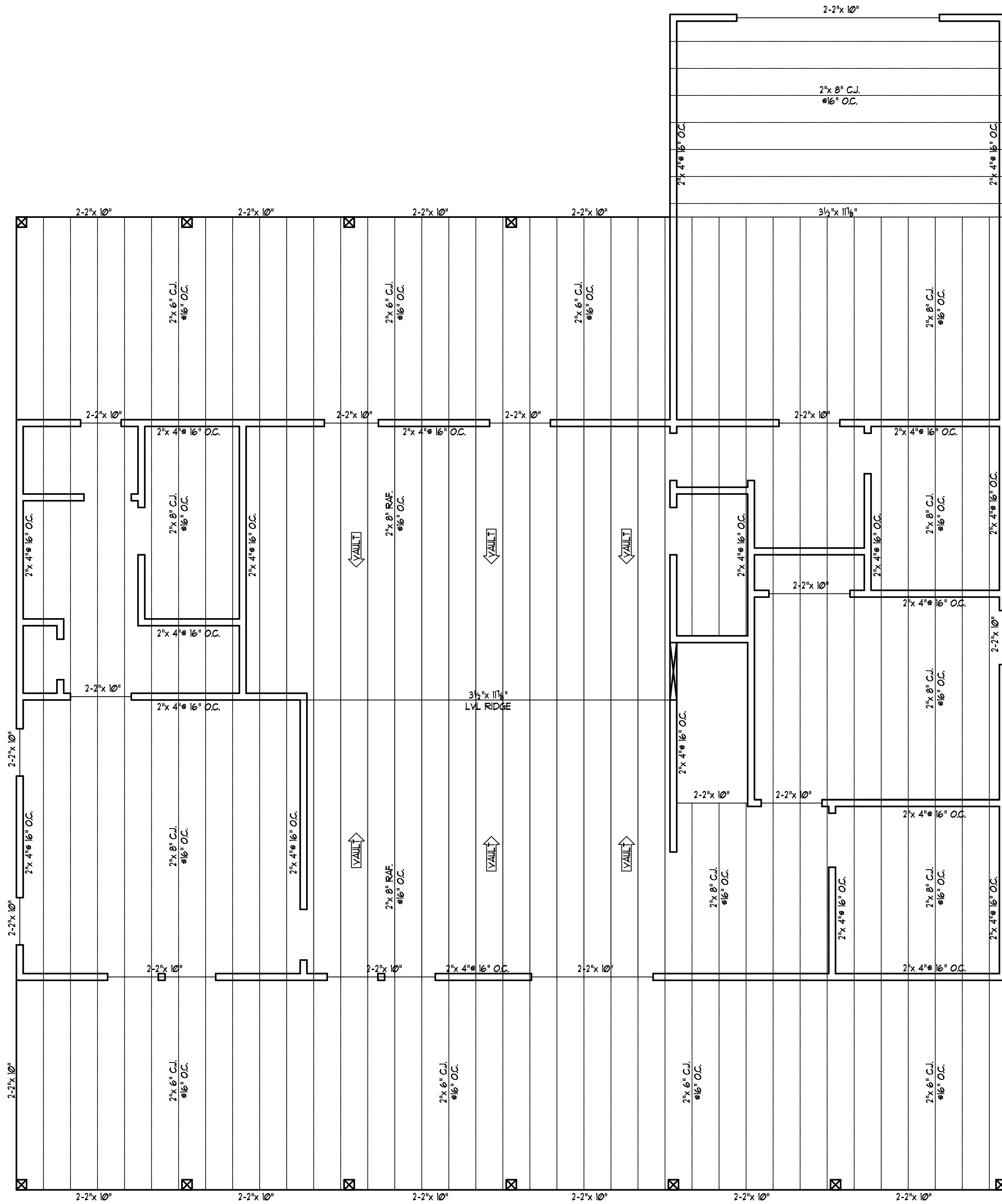
	DEAD LOAD (PSF)	LIVE LOAD (PSF)
PRIMARY FLOOR	10	40
ROOF	10	40

- WIND LOADING IS BASED ON 3 SECOND GUST OF 115 MILES PER HOUR.
- LIVE LOAD DEFLECTION LIMITS (LIVE LOAD) ARE L/360 FOR FLOORS, L/240 FOR ROOF.
- ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE #2 OR BETTER LUMBER USED FOR STUD WALL SHALL BE #3 OR BETTER LUMBER THAT WILL BE IN CONTACT WITH THE GROUND OR FOUNDATION SHALL BE PRESSURE TREATED SYP.
- LVL SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: F_x=13800 PSI, F_y=285 PSI, E=1,000,000 PSI. MULTIPLE LVL PLIES CAN BE USED TO ACHIEVE THE SPECIFIED SIZE SHOWN ON THESE PLANS AND IS CONSIDERED TO BE STRUCTURALLY EQUIVALENT.

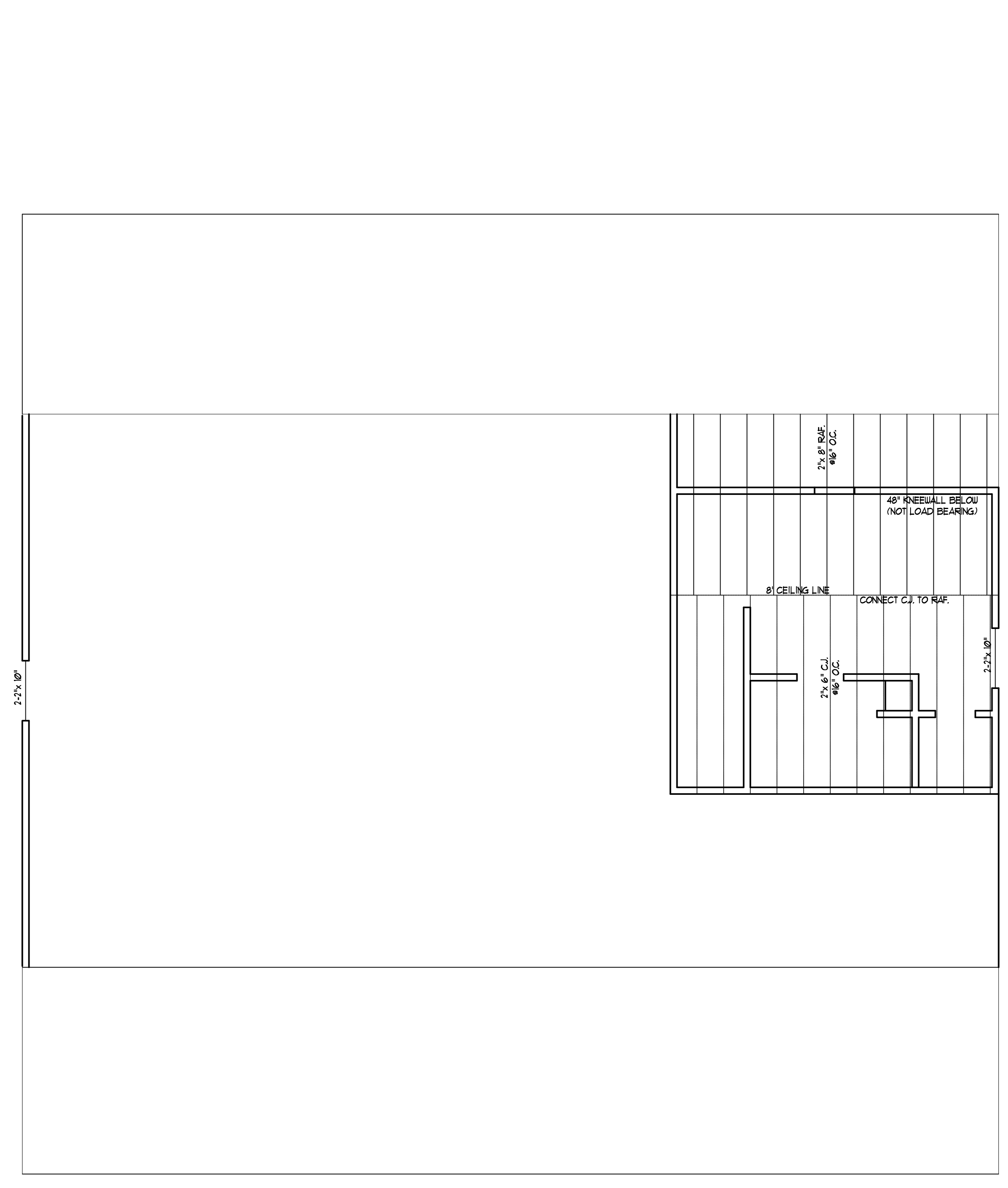
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1ST CEILING PLAN
Scale: 1/4" = 1'-0"



2ND CEILING PLAN
Scale: 1/4" = 1'-0"

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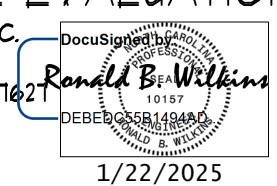
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GENERAL ROOF NOTES:

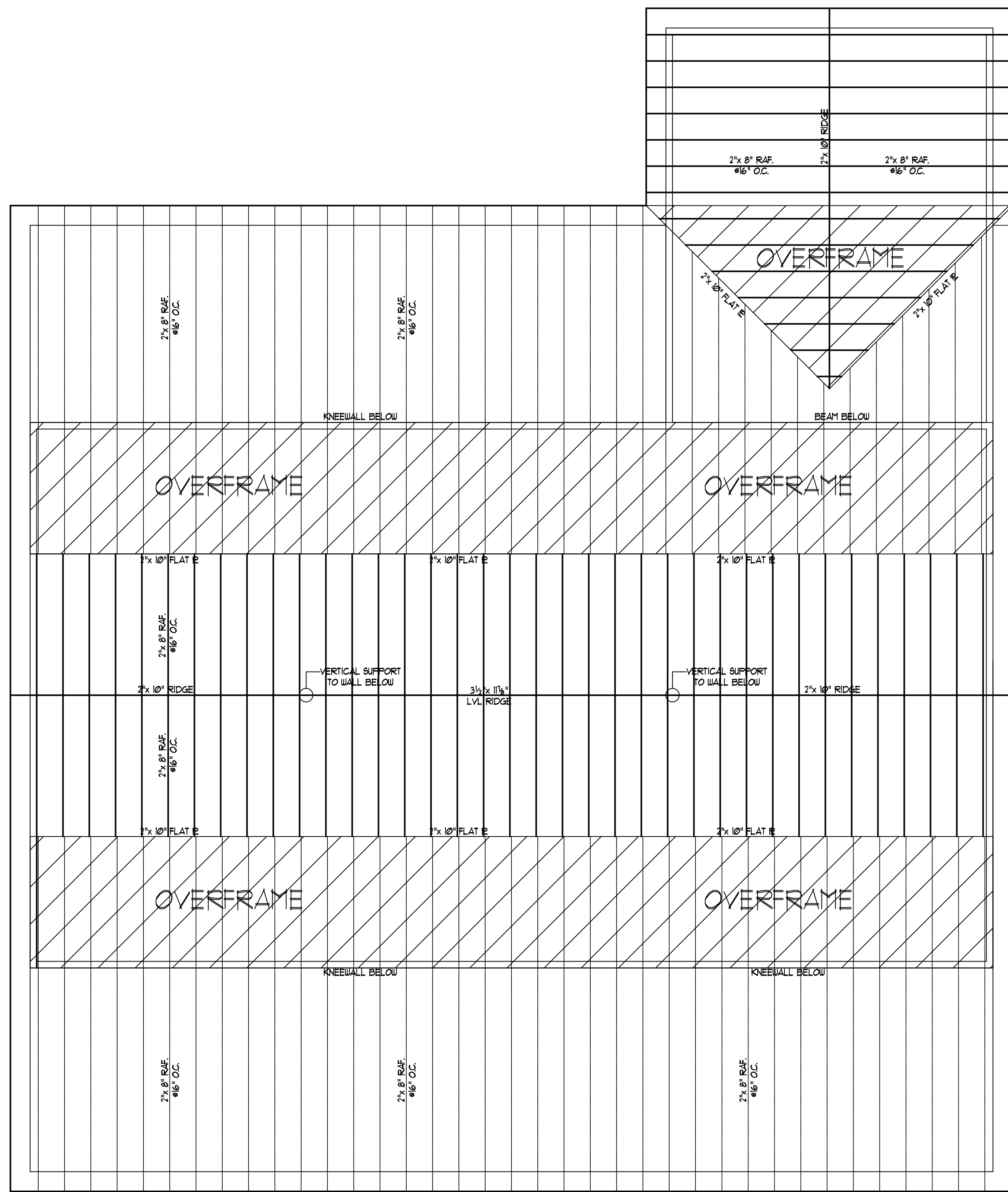
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45.9 PSF FOR ROOF PITCHES FROM 0/12 TO 1/12
34.5 PSF FOR ROOF PITCHES FROM 1/12 TO 1/12
21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 12/12
MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 18'
- 3. ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE BUILDING CODE.
- 4. ALL LUMBER SHALL BE #1 SPF SYP, OR BETTER.
- 5. THIS ROOF AND STRUCTURE ARE DESIGNED FOR A DESIGN WIND SPEED OF 115 MPH (THREE SECOND GUST).
- 6. ROOF TRUSSES (IF USED) SHALL BE DESIGNED BY THE MANUFACTURER AND THE ANALYSIS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

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1/22/2025



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ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"

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 34.5 PSF FOR ROOF PITCHES FROM 2.25/12 TO 1/12
 21.0 PSF FOR ROOF PITCHES FROM 1/12 TO 12/12
 MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 18'
- ALL WALLS, CEILINGS, AND FLOORS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER II, ENERGY EFFICIENCY OF THE CODE FOR ZONE 4A (TABLE N10(2)).
- DESIGN CRITERIA IS AS FOLLOWS:

	DEAD LOAD (PSF)	LIVE LOAD (PSF)
PRIMARY FLOOR	10	40
SECONDARY FLOOR	10	40
SLEEPING AREAS	10	40
ATTIC (W/ STAIRS)	10	30
ATTIC (W/O STAIRS)	10	20
ROOF	10	20

- WIND LOADING IS BASED ON 3 SECOND GUST OF 115 MILES PER HOUR.
- LIVE LOAD DEFLECTION LIMITS (LIVE LOAD) ARE L/360 FOR FLOORS, L/240 FOR ROOF.
- ALL HEADERS IN LOAD BEARING WALL SHALL BE 2"x 10" UNLESS NOTED OTHERWISE.
- FULL HEIGHT KING STUDS SHALL BE INSTALLED ON EACH SIDE OF EXTERIOR WALL HEADERS AND BEAMS AS FOLLOWS:

HEADER SPAN	STUDS @ 16" O.C.	STUDS @ 24" O.C.
3'-0"	1	1
4'-0"	2	1
8'-0"	3	2
12'-0"	5	3
16'-0"	6	4

- ALL LUMBER USED FOR JOISTS AND RAFTERS SHALL BE #2 OR BETTER LUMBER. USED FOR STUD WALL SHALL BE #3 OR BETTER. DOUBLE FLOOR JOISTS SHALL BE INSTALLED UNDER INTERIOR WALLS RUNNING PARALLEL WITH THE FLOOR JOISTS.
- L.V.L. SHALL BE LAMINATED VENEER LUMBER OR PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM PROPERTIES: F_b=2800 PSI, F_v=285 PSI, E=2,000,000 PSI. MULTIPLE L.V.L. PLIES CAN BE USED TO ACHIEVE THE SPECIFIED SIZE SHOWN ON THESE PLANS AND IS CONSIDERED TO BE STRUCTURALLY EQUIVALENT.
- THE FOLLOWING SHALL APPLY TO ALL BRACED WALL LINES:
 ALL EXTERIOR WALLS SHALL BE CONTINUOUSLY SHEATHED WITH 1/2" OSB OR CDX. USP SHALL BE IN ACCORDANCE WITH R-602.10.3 AND SHALL BE COVERED WITH 1/2" GYPSUM BOARD ON THE INTERIOR FACE. ALL USP PANELS SHALL BE FASTENED WITH 8d NAILS AT 12" ON CENTER (FIELD) AND 6" ON CENTER (EDGES). ALL EXTERIOR WALLS SHALL BE 2"x 4" AT 16" ON CENTER AS A MINIMUM (EXCEPT FOR BALLOON FRAMED WALL SECTIONS AS NOTED) AND CONTINUOUSLY SHEATHED.

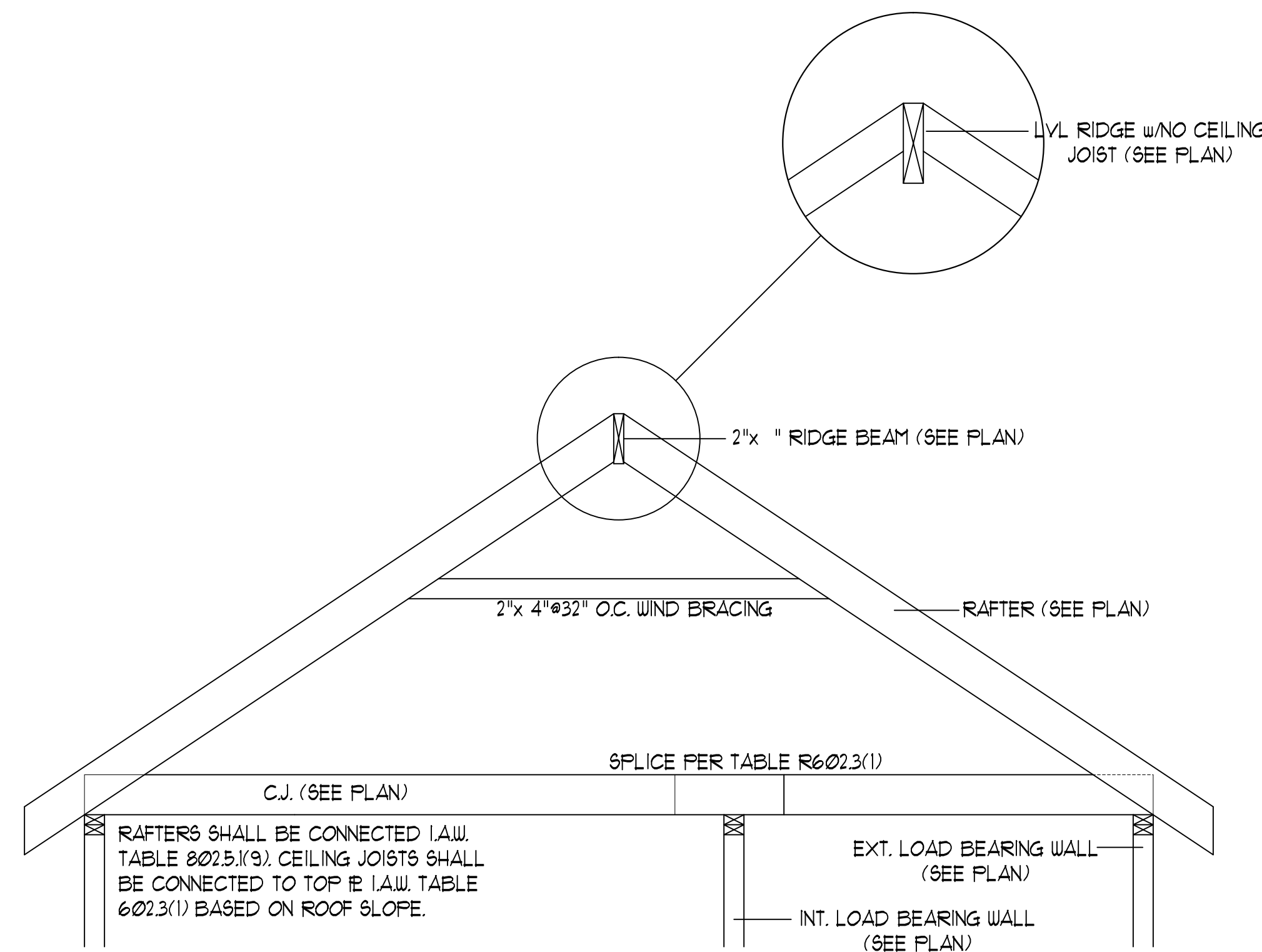
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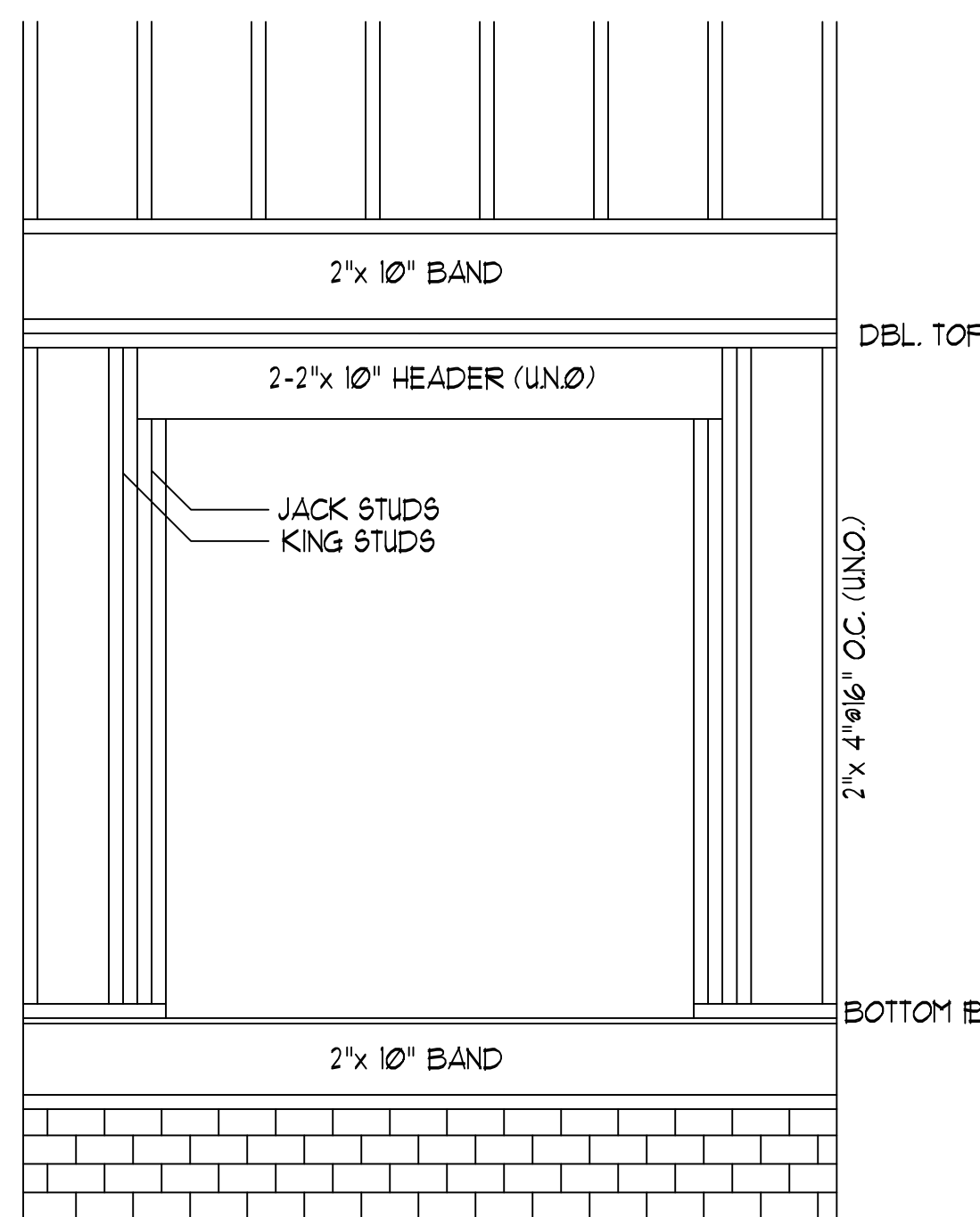


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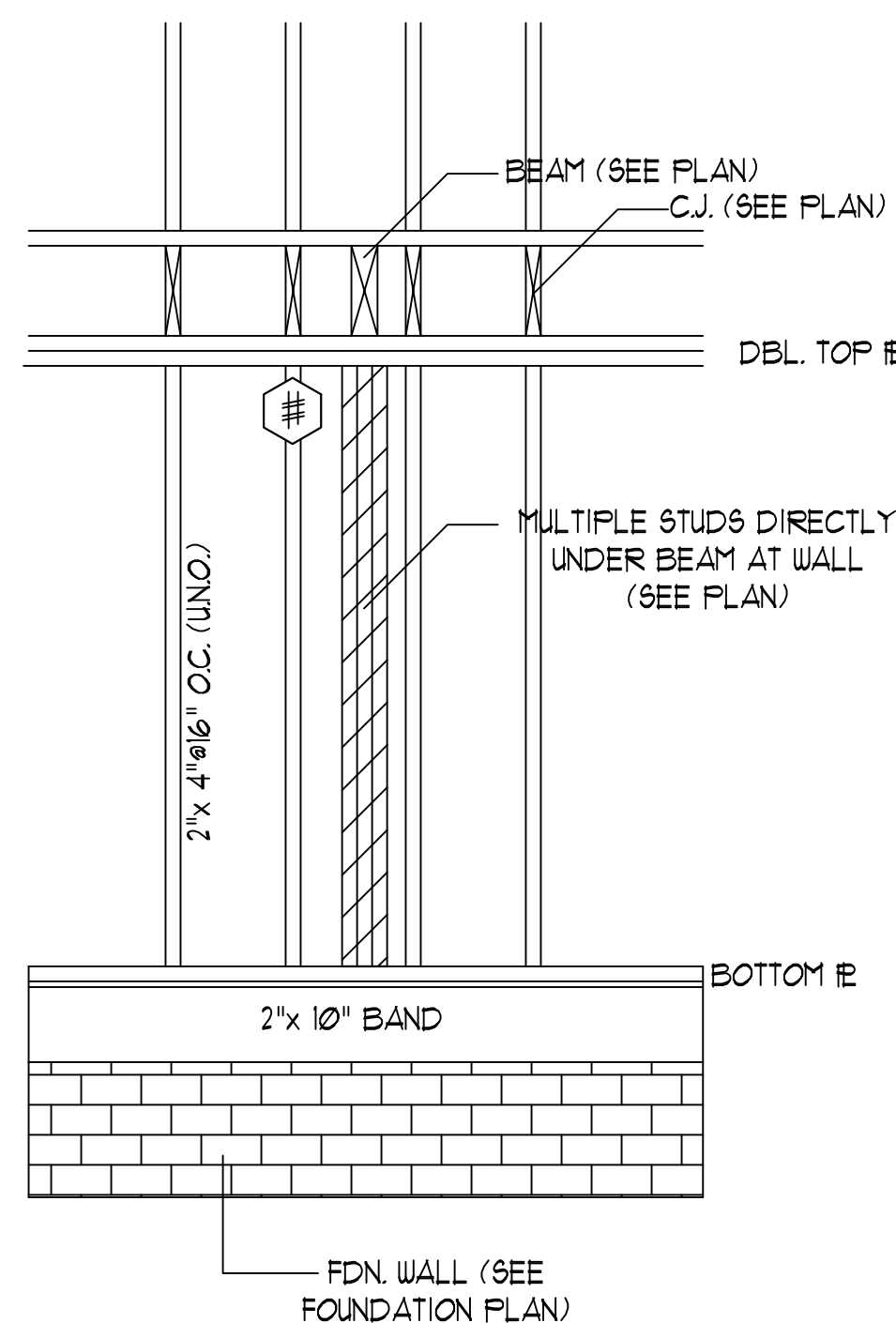
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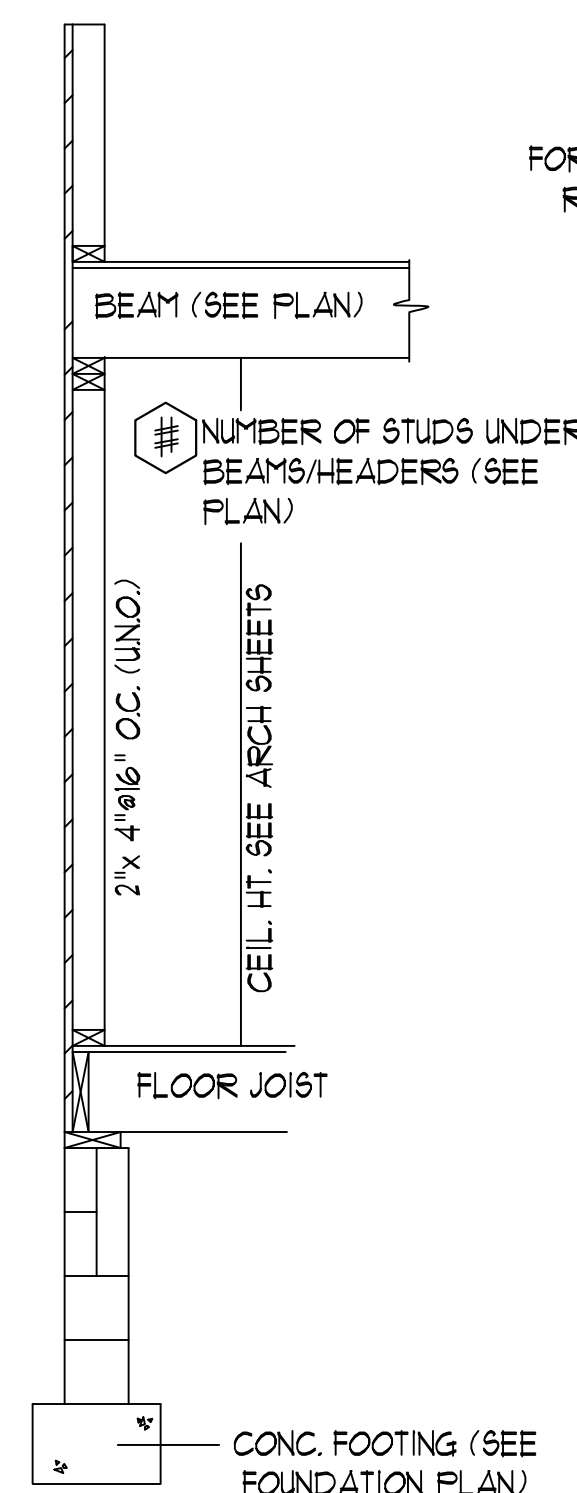
RIDGE BEAM/RAFTER
 DETAIL (N.T.S.)



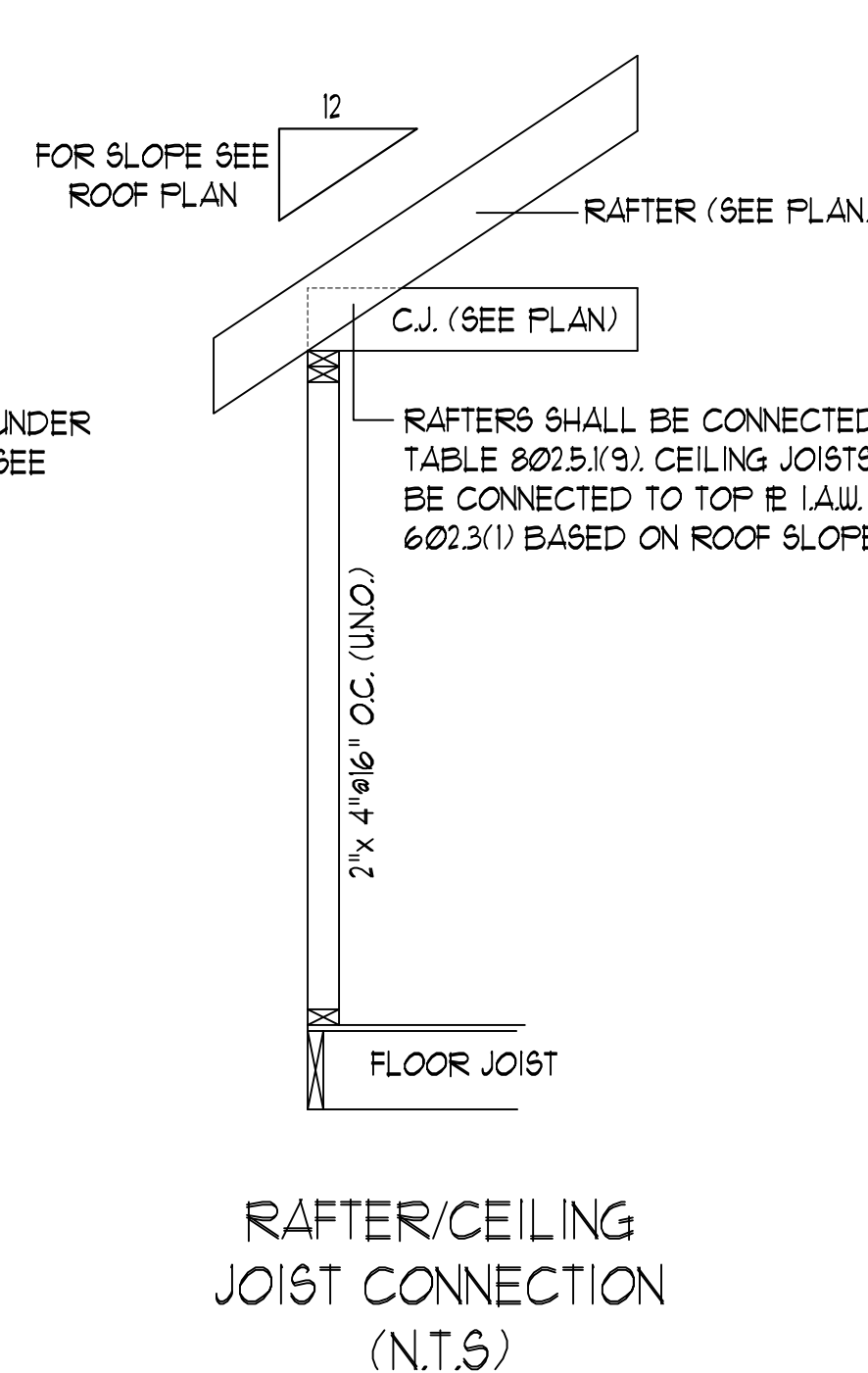
HEADER DETAIL AT EXT.
 WALL OPENINGS (N.T.S.)



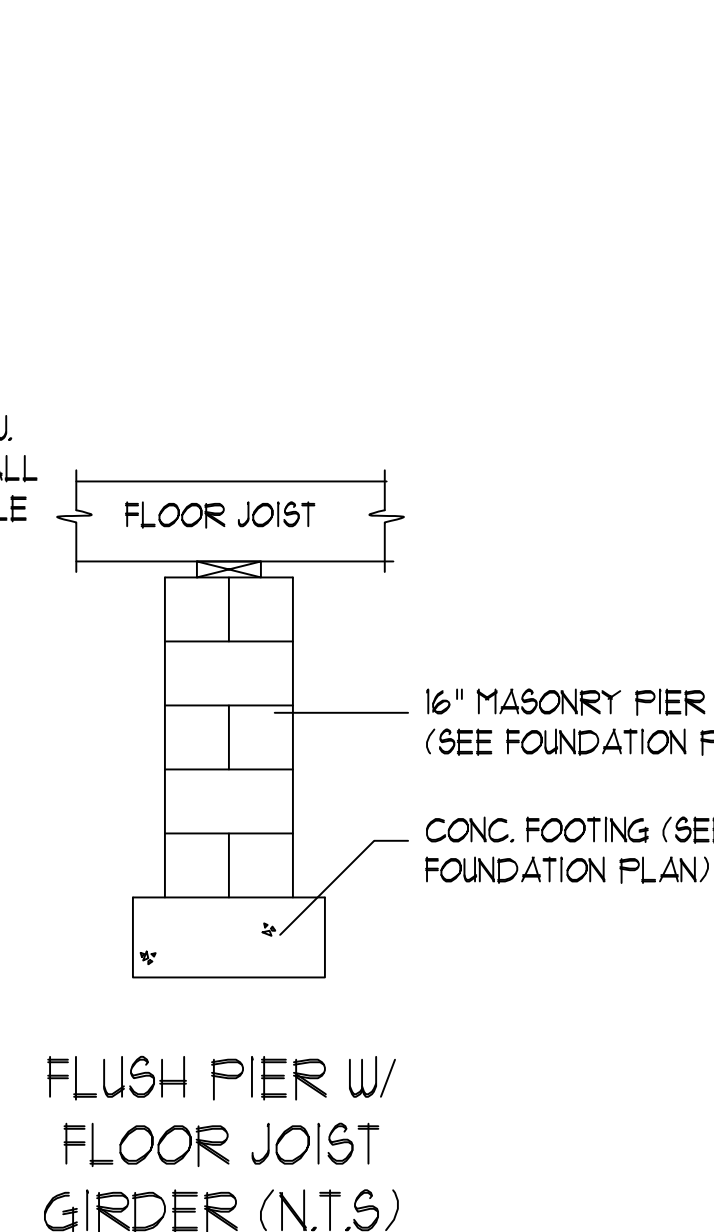
STUD SUPPORT FOR
 BEAMS/HEADERS
 (ELEV. N.T.S.)



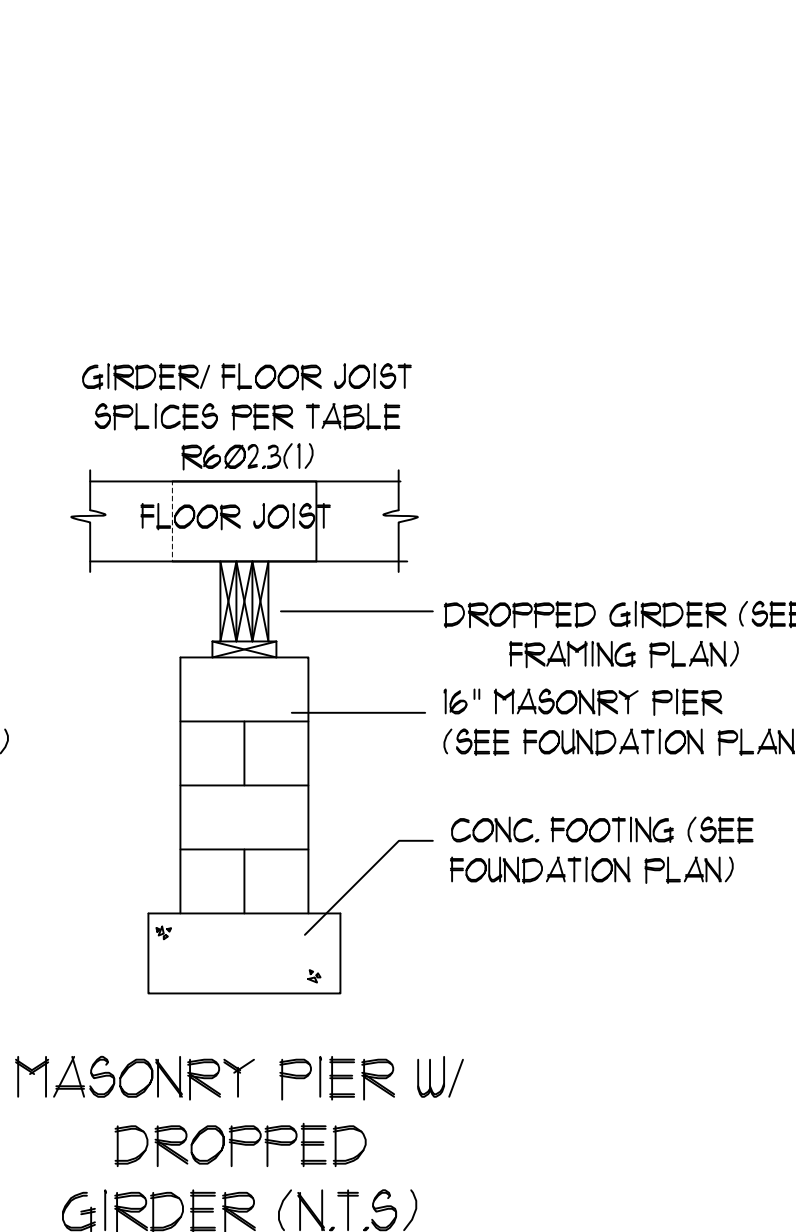
STUD SUPPORT FOR
 BEAMS/HEADERS
 (SECT. N.T.S.)



RAFTER/CEILING
 JOIST CONNECTION
 (N.T.S.)



FLASH PIER W/
 FLOOR JOIST
 GIRDER (N.T.S.)



MASONRY PIER W/
 DROPPED
 GIRDER (N.T.S.)

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