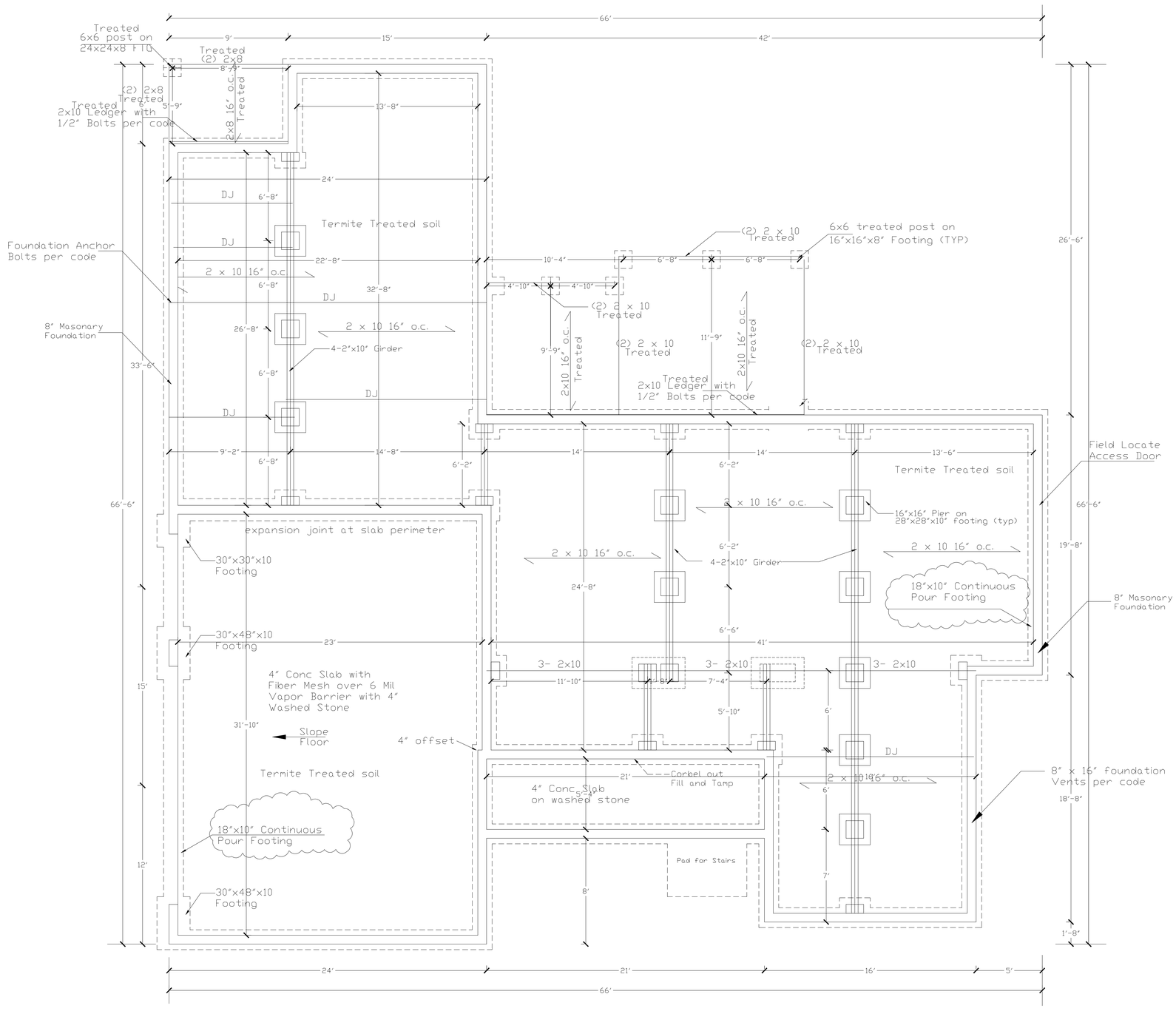
Sheet	
1/6	Jeff Payne Home Plan Rev. No. 1



Scale: 1/4" / 1'

Notes

Every effort has been made to make sure these plans are accurate and complete

The Owner/Builder must verify all dimensions, construction methods, specifications, site conditions, and assume responsibility for the same.

STRUCTURAL EVALUATION BY:
HOWERTON SERVICES, PLLC
3513 CATHEDRAL BELL ROAD
RALEIGH, NC 27614
LICENSE P-1716

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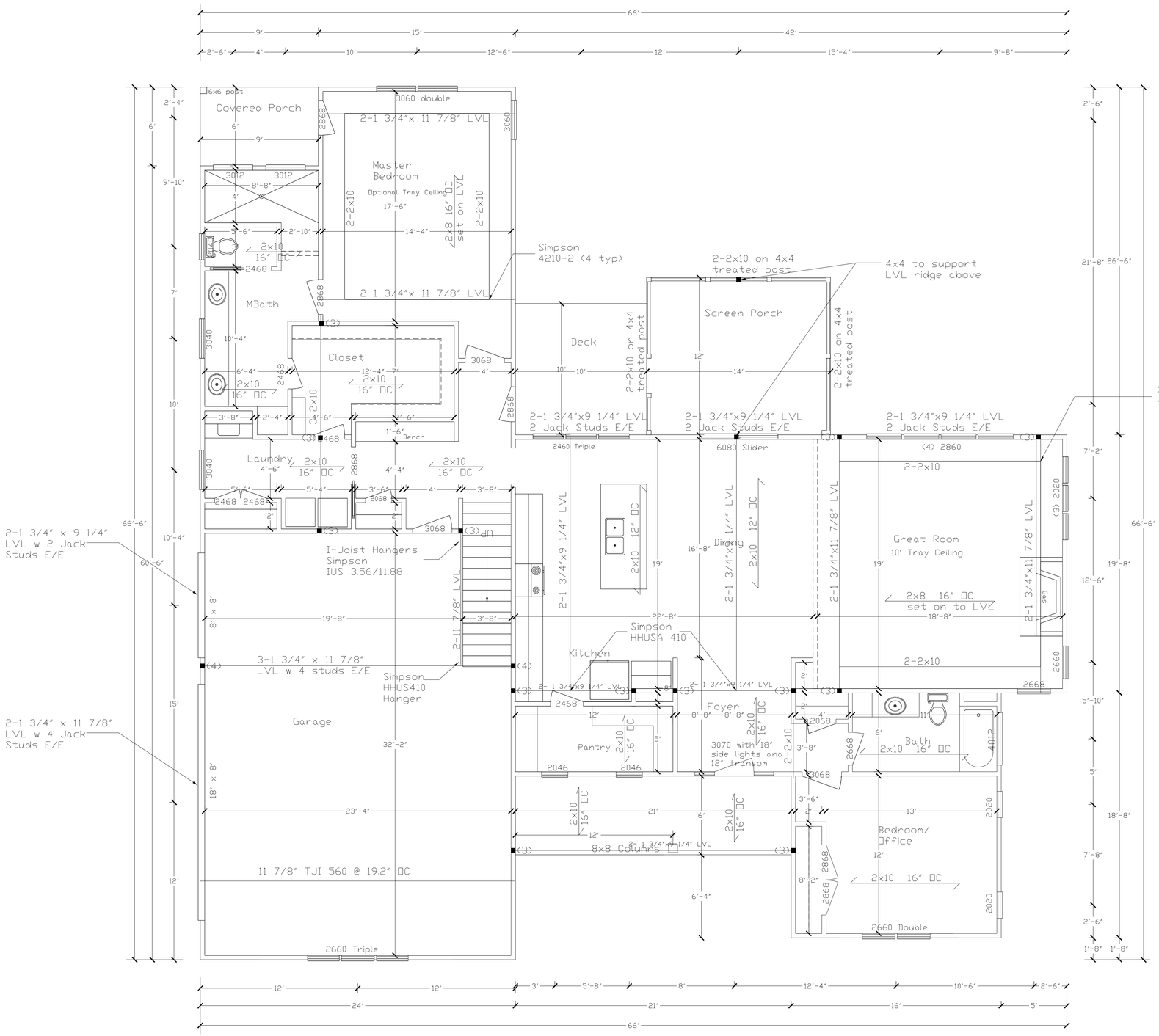
Sheet	
2/6	Jeff Payne Home Plan Foundation Rev. No. 1



First Floor	1982
Second Floor	**688**
Total (heated)	2670
Garage	780
Porches	
Front Covered	126
Rear Covered	**168**
Rear deck	**100**
Overall Dimensions	
Width	66' 0"
Depth	66' 6"

NOTES:

All Walls Drawn at 4" unless Noted otherwise

First Floor 9' Ceiling unless Noted Otherwise

Second Floor 8' Ceiling

Set First Floor Windows at 96"

Set Second Floor Windows at 84"

Windows To Have U-Factor .35 or less

Windows To Have SHGC .30

Windows to have fall protection per Code

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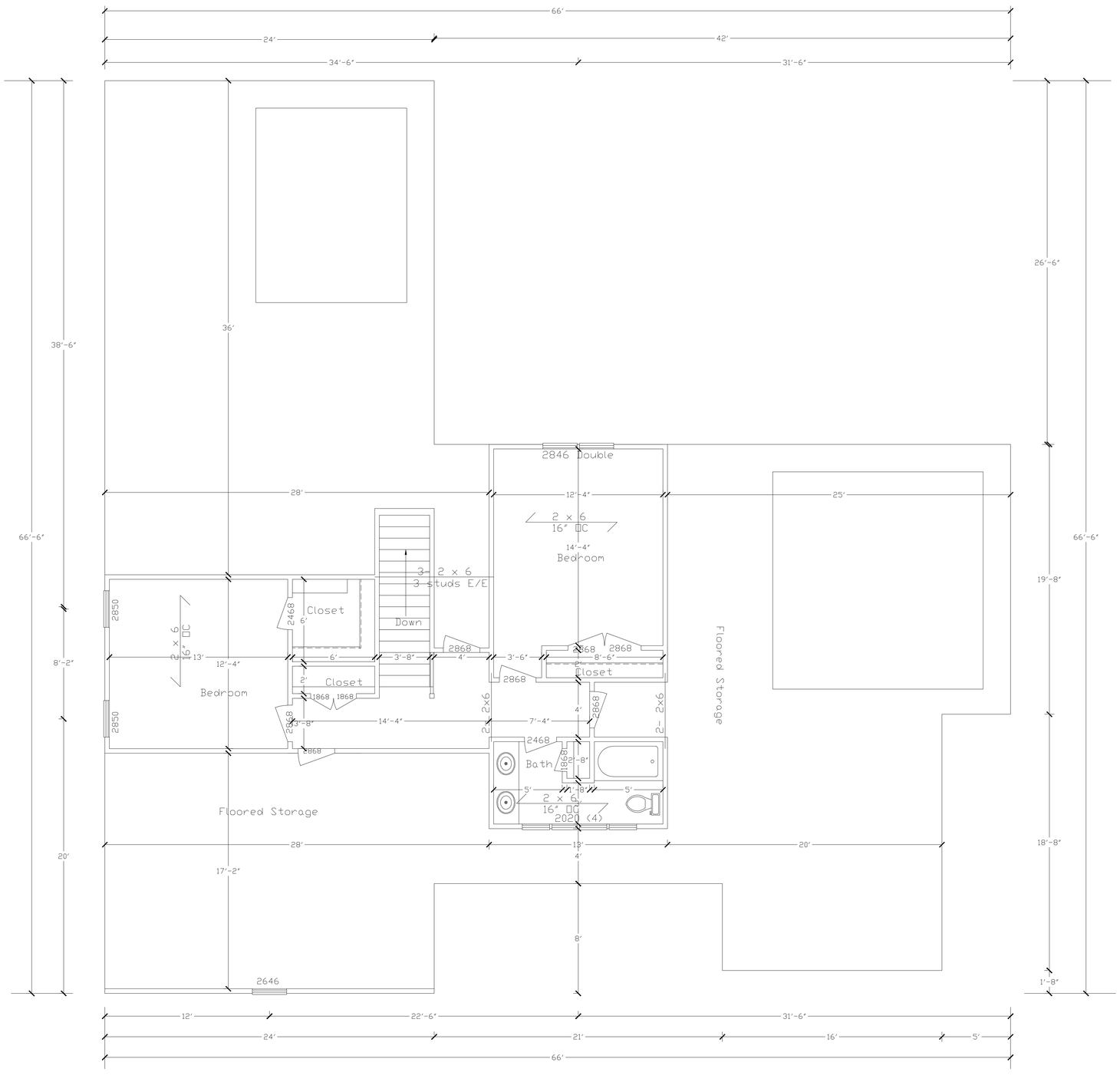
See Structural Notes sheet for Framing and Braced Wall Notes.

Scale: 1/4" / 1'

Sheet	Jeff Payne Home Plan
3/6	First Floor
	Rev. No. 1



Scale: 1/4" / 1'

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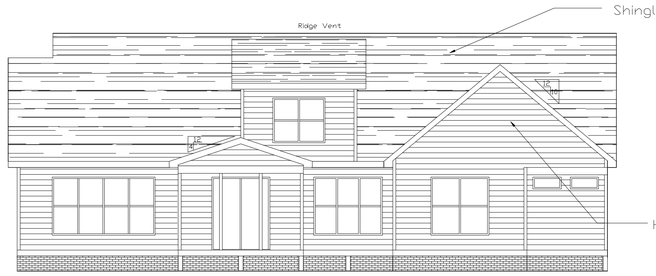
See Structural Notes sheet for Framing and Braced Wall Notes.

Sheet	Jeff Payne Home Plan
4/6	Second Floor
	Rev. No. 1

Left Side Elevation Scale: 1/8" = 1'

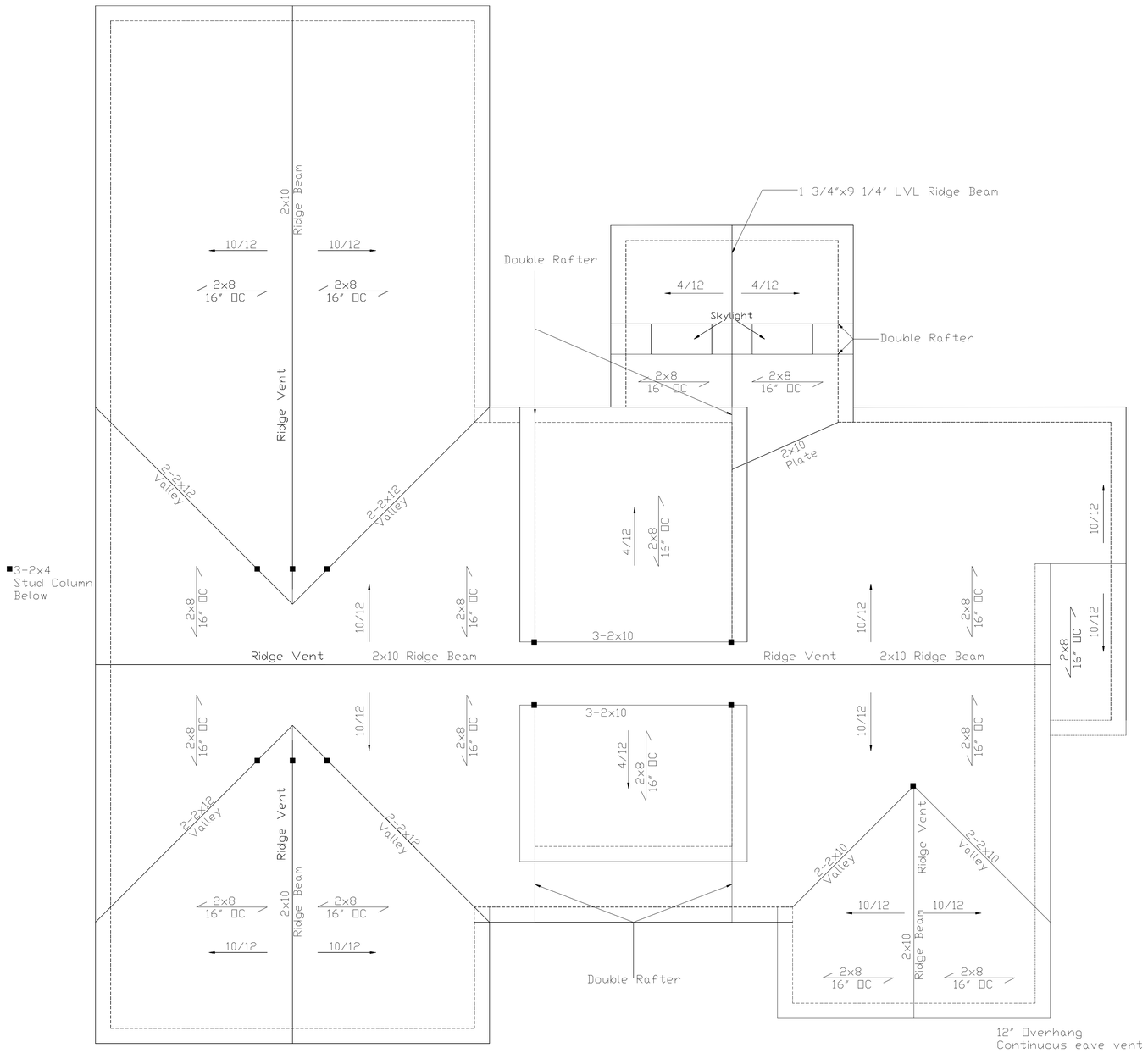


Rear Elevation Scale: 1/8" = 1'

Right Side Elevation Scale: 1/8" = 1'

Front Elevation Scale: 1/4" to 1"

Sheet	Jeff Payne Home Plan
5/6	Elevations
	Rev. No. 1



See Structural Notes sheet for Roof Framing Notes.

Scale: 1/4" / 1'

Sheet	
6/6	Jeff Payne Home Plan Roof Rev. No. 1

GENERAL FOUNDATION NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. EXTERIOR WALL FOOTING WHERE NOTED TO BE 16" X 10" 3000 PSI STRUCTURAL CONCRETE UNLESS OTHERWISE NOTED. CONCRETE TO BE PREPARED AND PLACED IN ACCORDANCE WITH ACI 318. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY=2000 PSF. CONTRACTOR MUST VERIFY CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
3. FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
4. FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 OF THE CODE "FOUNDATION DRAINAGE".
5. THE FOUNDATION SHALL BE TREATED IN ACCORDANCE W/SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
6. THIS FOUNDATION DESIGN IS VALID FOR 100 MPH WIND ZONES ONLY.
7. FOUNDATION WALLS SHALL BE 8" BLOCK UNLESS NOTED OTHERWISE.
8. (2) #4 BARS IN FOOTINGS RUN CONTINUOUSLY.

⊕ INDICATES POINT LOAD ABOVE

GENERAL FRAMING NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N1101.2.1, RESIDENTIAL BUILDING, TYPE A-1.
3. WALL CLADDING IS DESIGNED FOR A 24.1 #/SF OR GREATER POSITIVE/NEGATIVE PRESSURE.
4. ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH PART IV, ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY OF THE CODE FOR ZONE 7 (TABLE N1101.2).
5. DESIGN CRITERIA

	DEAD	LIVE
PRIMARY FLOOR	10 PSF	40 PSF
SECONDARY FLOOR	10 PSF	40 PSF
SLEEPING AREAS	10 PSF	30 PSF
ATTIC	10 PSF	20 PSF
ROOF	10 PSF	20 PSF
WIND	100 MPH	
DEFLECTION LIMITS (LIVE LOAD ONLY)	FLOOR - L/360 ROOF - L/240	

6. ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10.
7. ALL WALLS ARE 2X4 @ 16" O.C. UNLESS OTHERWISE NOTED.
8. FLOOR INSULATION = R-19, EXTERIOR =R-15 AND CEILING = R-38.
9. PROVIDE DOUBLE FLOOR JOISTS OR TRUSS UNDER WALLS ABOVE.

GENERAL ROOF NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
   45.5 #/SF FOR ROOF PITCHES FROM 0 /12 TO 2.25 /12
   34.5 #/SF FOR ROOF PITCHES FROM 2.25 /12 TO 7 /12
   21 #/SF FOR ROOF PITCHES FROM 7 /12 TO 12 /12
3. ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
4. ALL LUMBER SHALL BE #2 SPF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
5. RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING:

SIZE	2X6	2X8	2X10
SPACING 12" O.C.	14'-9"	19'-6"	24'-10"
SPACING 16" O.C.	13'-5"	17'-9"	22'-3"

6. ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SPF UNLESS NOTED OTHERWISE.
7. 2-2X10 HIPS MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP.
8. PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
9. ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "H-5" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
10. 2X8 RAFTERS @ CATHEDRAL OR VAULTED CEILINGS TO BE FURRED DOWN 2" OR USE 2X10 RAFTERS FOR INSULATION PER CODE.
11. PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL)
12. PROVIDE 2X4 RAFTER TIES @ 32" O.C. (TYPICAL)
13. FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED OTHERWISE.
14. SHINGLES ASSUMED TO BE 240 LB. FIBERGLASS, OR EQUAL. MINIMUM ROOF PITCH TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS.
15. PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4 /12.
16. THESE DESIGN DRAWINGS WERE PRODUCED BY HOWERTON CONSULTING ENGINEERING, INC ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES, DIMENSIONS OR FIXTURES.
17. ALL HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2X10 UNLESS NOTED OTHERWISE.
18. CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTABILITY PRIOR TO BEGINNING CONSTRUCTION.
19. VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE LVLs SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL ALL SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
20. DO NOT SCALE THESE DRAWINGS. IF DESCREPANCIES ARE NOTED, CONTACT THE ENGINEER.
21. DESIGN BASES PROVIDED BY S&S CONTRACTING INC., FUQUAY VARINA, NC AND THEY ARE RESPONSIBLE FOR ALL ARCHITECTURAL FEATURES, DIMENSIONS, COMPLIANCE WITH ALL ACCESS/EGRESS REQUIREMENTS, FIRE CODE AND LIFE SAFETY DESIGN ISSUES.

R602.7.5 SUPPORTS FOR HEADERS:

HEADERS SHALL BE SUPPORTED ON EACH END WITH ONE OR MORE JACK STUDS OR WITH APPROVED FRAMING ANCHORS IN ACCORDANCE WITH TABLE R602.7(1) OR R602.7(2). THE FULL-HEIGHT STUD ADJACENT TO EACH END OF THE HEADER SHALL BE END NAILED TO EACH END OF THE HEADER WITH FOUR-16D NAILS (3.5 INCHES X 0.135 INCHES). THE MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF A HEADER SHALL BE IN ACCORDANCE WITH TABLE R602.7.5.

TABLE R602.7.5
MINIMUM NUMBER OF FULL-HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN	MAXIMUM STUD SPACING (INCHES) PER TABLE R602.3(5)	
	16	24
LESS THAN/EQUAL TO 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

BRACED WALL NOTES:

1. BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE.
2. THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED, FULL HEIGHT WITH MIN. THICKNESS 7/16" OSB. THESE WALLS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE CS-WSP DETAILS.
3. BASIS OF DESIGN FOR INTERIOR BRACE WALLS IS LIB (LET IN BRACING) METHOD AS DETAILED PER CODE TABLE R602.10.2.
4. SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT. REFER TO GARAGE OPENING, PORTAL FRAMING DETAILS.

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27614

BUILDING DESIGN BY:

DESCRIPTION: GENERAL NOTES
REVISION:
DATE: //2020

DRAWING: S1