

NOTICE TO CONTRACTOR  
All construction must comply with current NC Building Codes  
and is subject to field inspection and verification.

**APPROVED**  
Limited building only review  
Permit holder responsible for  
full compliance with the code

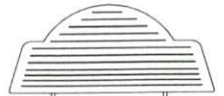
*Bob Baker*



05/27/2020



**FRONT ELEVATION**  
SCALE 1/4" = 1'-0"



"THE DAKOTA II"  
(LEFT HAND GARAGE)  
JRT MANG. PROP.

HEATED FOOTAGE:  
**#1240**

SQUARE FOOTAGE:  
= 240  
= 86  
= 144  
= 572  
FIRST FLOOR  
FRONT PORCH  
WOOD DECK  
GARAGE

HEATHER HALL  
165 HEATHERSTONE CT  
BEASON, NC 27504  
(819) 207-4603

H SQUARED HOME DESIGN, INC.



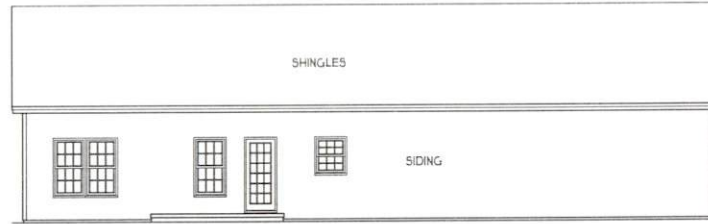
ANY DEVIATION OF THE  
OFFERED DIMENSIONS  
MUST BE APPROVED BY THE DESIGNER.  
THIS PLAN HAS BEEN DRAWN  
IN ACCORDANCE WITH NORTH  
CAROLINA BUILDING CODES FOR  
RECORDING PURPOSES.

DATE:  
02/25/2020

1 STORY

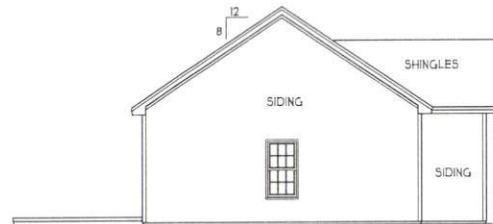
FILE:  
020320

**ATTIC VENTILATION:**  
THE NET FREE VENTILATING AREA SHALL BE NOT LESS  
THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED  
EXCEPT THAT THE AREA MAY BE 1 TO 300 PROVIDED  
AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING  
AREA IS PROVIDED BY VENTILATORS LOCATED IN THE  
UPPER PORTION OF THE SPACE TO BE VENTILATED  
AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS  
WITH THE BALANCE OF THE REQUIRED VENTILATION TO  
BE PROVIDED BY EAVE OR CORNICE VENTS.  
GROSS ATTIC AREA TO BE VENTILATED 1899 SQ.FT.  
1899/150 = 12.66 SQ.FT. NET FREE AREA

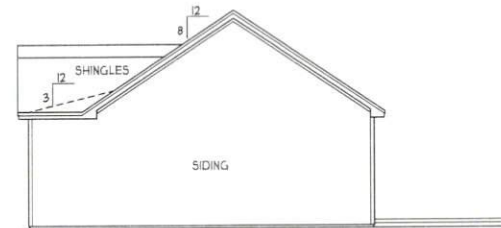


**REAR ELEVATION**  
SCALE 1/8" = 1'-0"

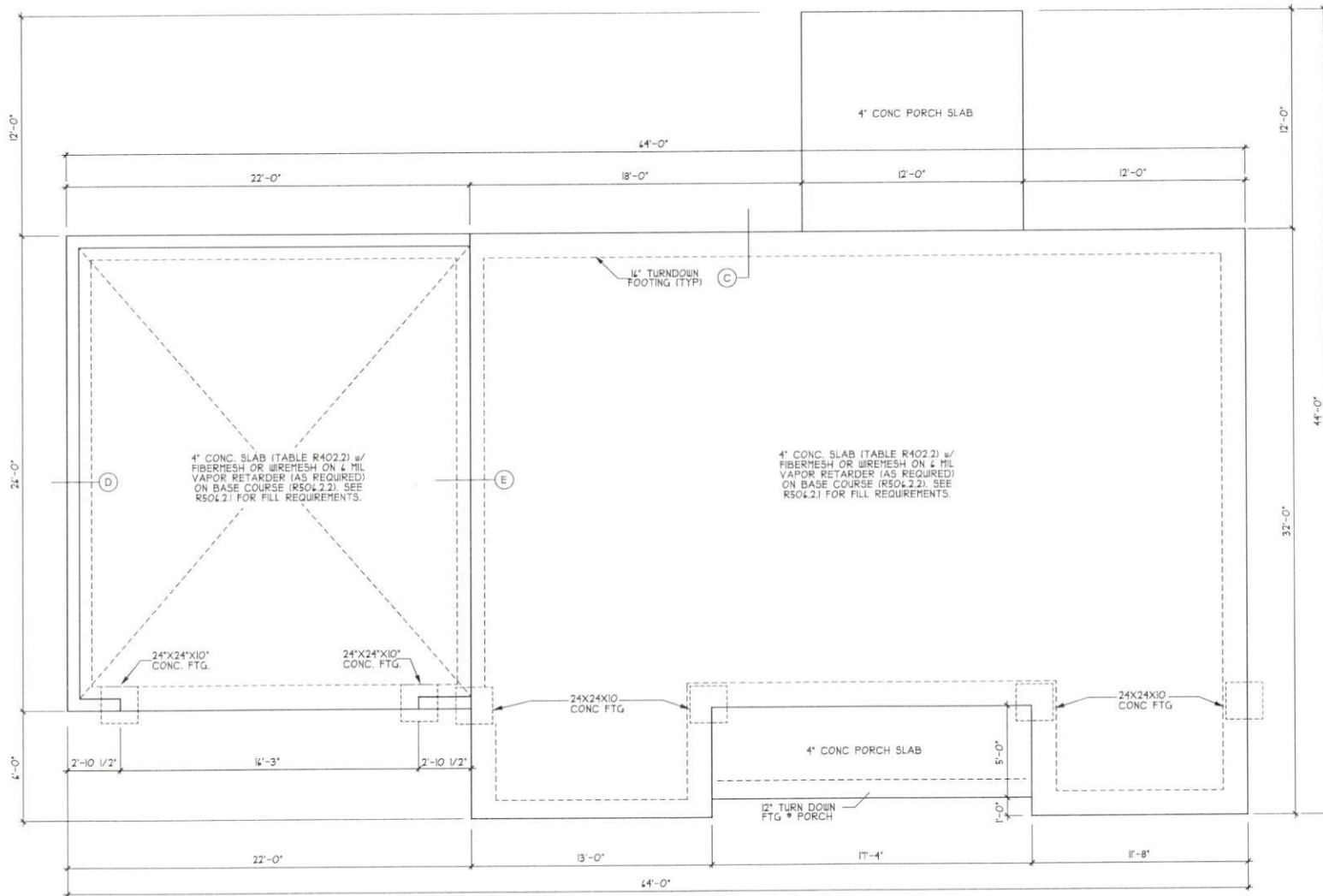
**ENERGY COMPLIANCE**  
ZONE 3 = MAX. GLAZING U-FACTOR .35  
R-VALUE = CEILING R38, WALLS R15,  
FLOORS R19 FOR JOHNSTON, WAYNE COUNTY  
ZONE 4 = MAX. GLAZING U-FACTOR .35  
R-VALUE = CEILING R38, WALLS R15,  
FLOORS R19 FOR WAKE, ORANGE COUNTY



**LEFT ELEVATION**  
SCALE 1/8" = 1'-0"



**RIGHT ELEVATION**  
SCALE 1/8" = 1'-0"



**ANCHOR BOLTS**

ANCHOR BOLTS TO BE PLACED WITHIN 12" OF EVERY CORNER AND FROM EVERY SPLICE AND AT 4'-0" O.C. WITH 1" MIN. IN CONC.

**DAMP PROOFING**

FOR DAMP PROOFING & WATER PROOFING REFER TO SECTION 405 & 404 IN 2018 EDITION NC RES. CODES

REFER TO '50' SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS, AND STRUCTURAL NOTES

**FOUNDATION PLAN**

SCALE 1/4" = 1'-0"



"THE DAKOTA II"  
(LEFT HAND GARAGE)

JRT MANG. PROP.

HEATED FOOTAGE:

# 1240

= 240

= 86

= 84

= 572

SQUARE FOOTAGE:

FIRST FLOOR

FRONT PORCH

WOOD DECK

GARAGE

HEATHER HALL  
165 HEATHERSTONE CT  
BENSON NC 27504  
1989/2017/1403

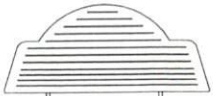
H SQUARED HOME DESIGN, INC.

NOT TO SCALE UNLESS SPECIFICALLY NOTED OTHERWISE. THIS PLAN HAS BEEN DRAWN IN ACCORDANCE WITH NORTH CAROLINA BUILDING CODES 2018 EDITION.

DATE: 02/25/2020

1 STORY

FILE: 020320



"THE DAKOTA II"  
(LEFT HAND GARAGE)  
JRT MANG. PROP.

HEATED FOOTAGE:  
# 1240

SQUARE FOOTAGE:  
= 1240  
= 86  
= 84  
= 572

HEATHER HALL  
165 HEATHERSTONE CT  
BENSON, NC 27504  
(919) 207-1403

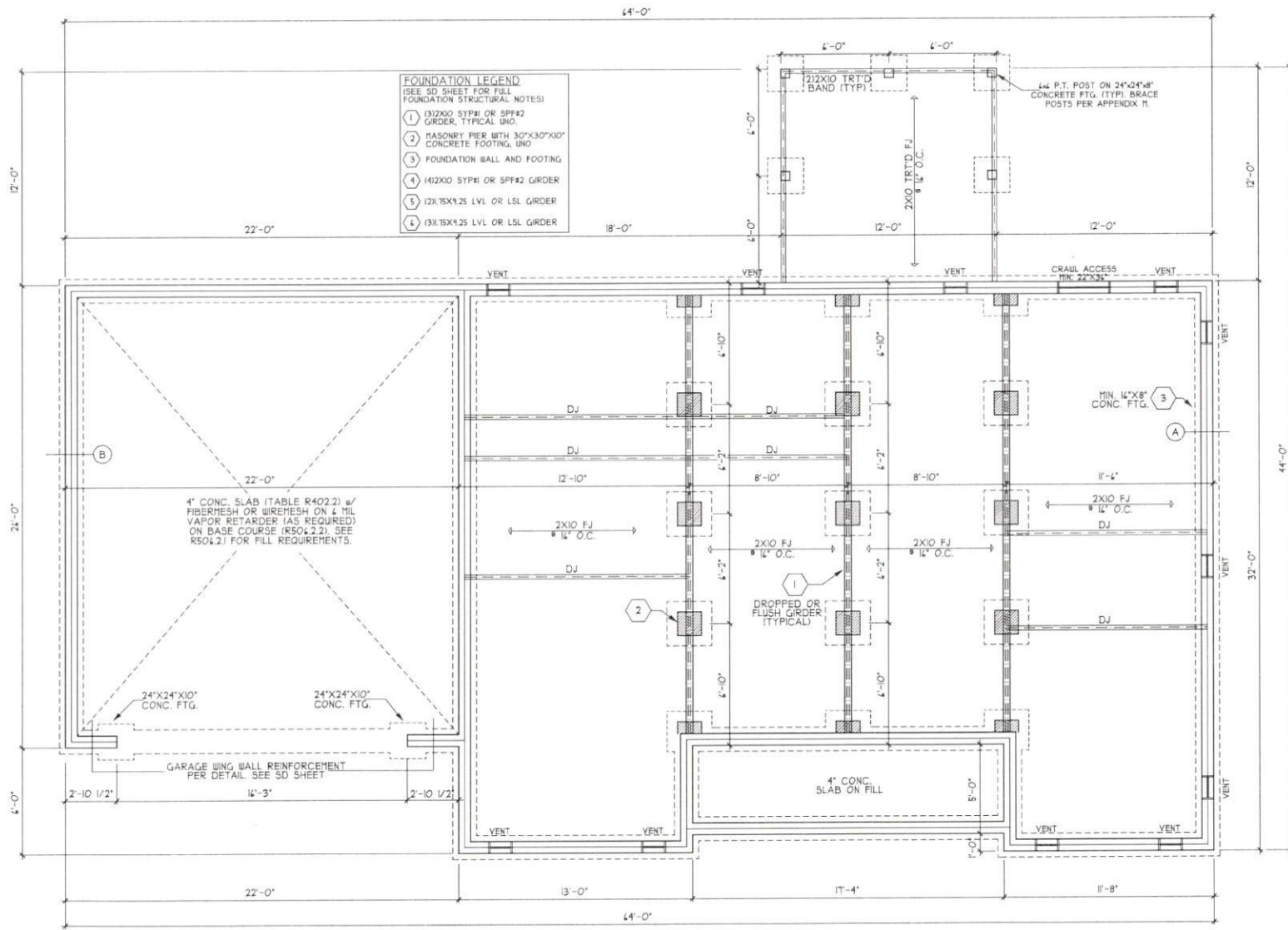
H SQUARED HOME DESIGN, INC.

ANY MODIFICATION OF THE  
FOUNDATION OR OTHER ELEMENTS  
MUST BE MADE IN ACCORDANCE  
WITH THE ORIGINAL DRAWING.  
THE PLAN HAS BEEN DRAWN  
IN ACCORDANCE WITH NORTH  
CAROLINA FOUNDATION  
BUILDING CODES 2008 EDITION.

DATE:  
02/25/2020

1 STORY

FILE:  
020320

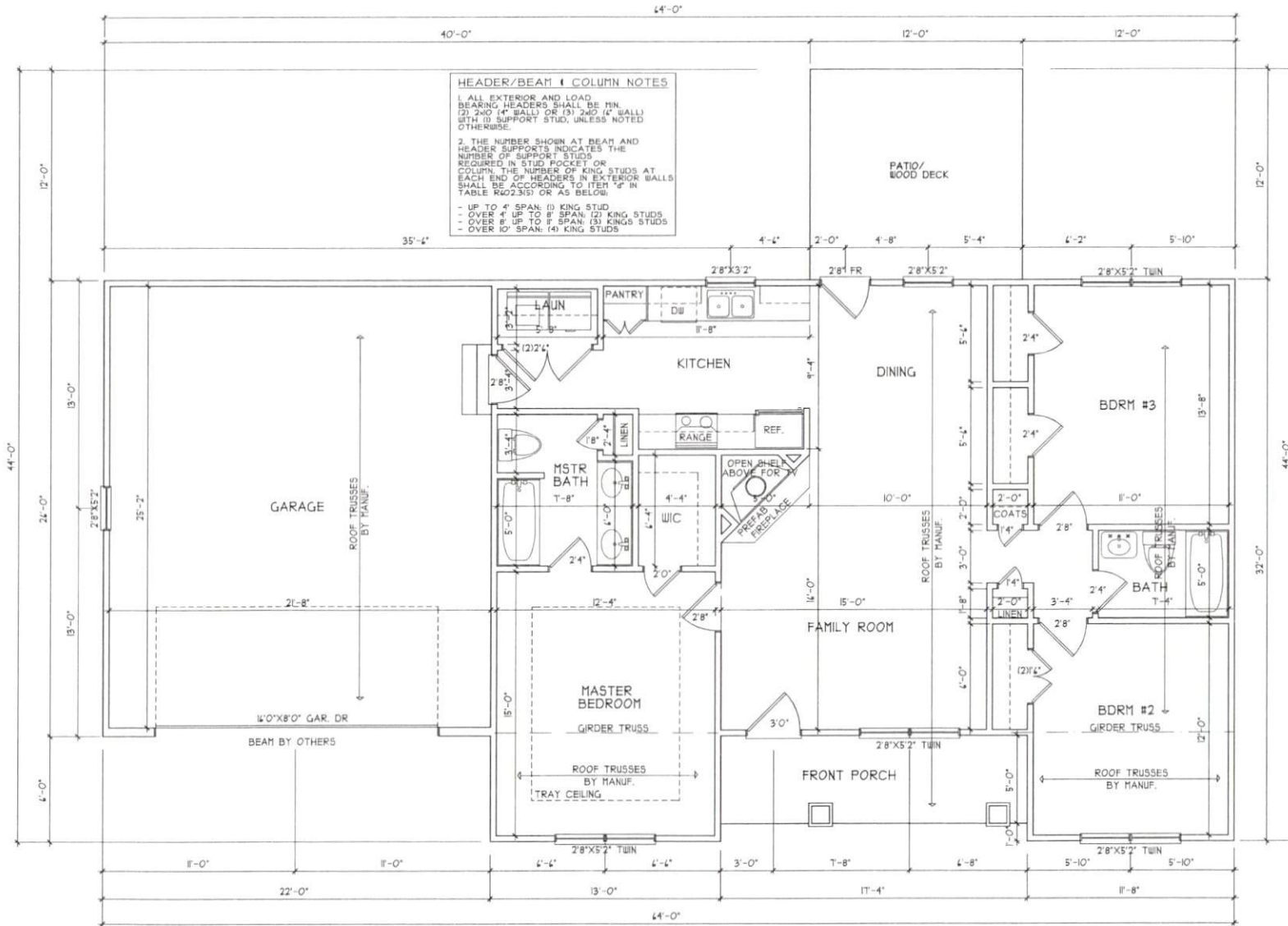


**DAMP PROOFING**  
FOR DAMP PROOFING &  
WATER PROOFING REFER TO  
SECTION 405.1.404 IN 2018  
EDITION NC RES. CODES

**VENT FENDS**  
1240/150 = 8.3 SQ. FT. REQ'D  
8.3/.88 = 9 VENTS  
\*WITH VAPOR BARRIER  
\*ONE VENT MUST BE  
WITHIN 3'-0" OF EVERY CRNR.

REFER TO "50" SHEET(S) FOR  
STANDARD DETAILS, BRACING  
DETAILS, AND STRUCTURAL NOTES

**FOUNDATION PLAN**  
SCALE 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



"THE DAKOTA II"  
(LEFT HAND GARAGE)  
JRT MANG. PROP.

HEATED FOOTAGE:  
#1240

SQUARE FOOTAGE:  
FIRST FLOOR = 1240  
FRONT PORCH = 86  
WOOD DECK = 144  
GARAGE = 572

HEATHER HALL  
185 HEATHERSTONE CT  
BENSON NC 27504  
(919) 207-1403

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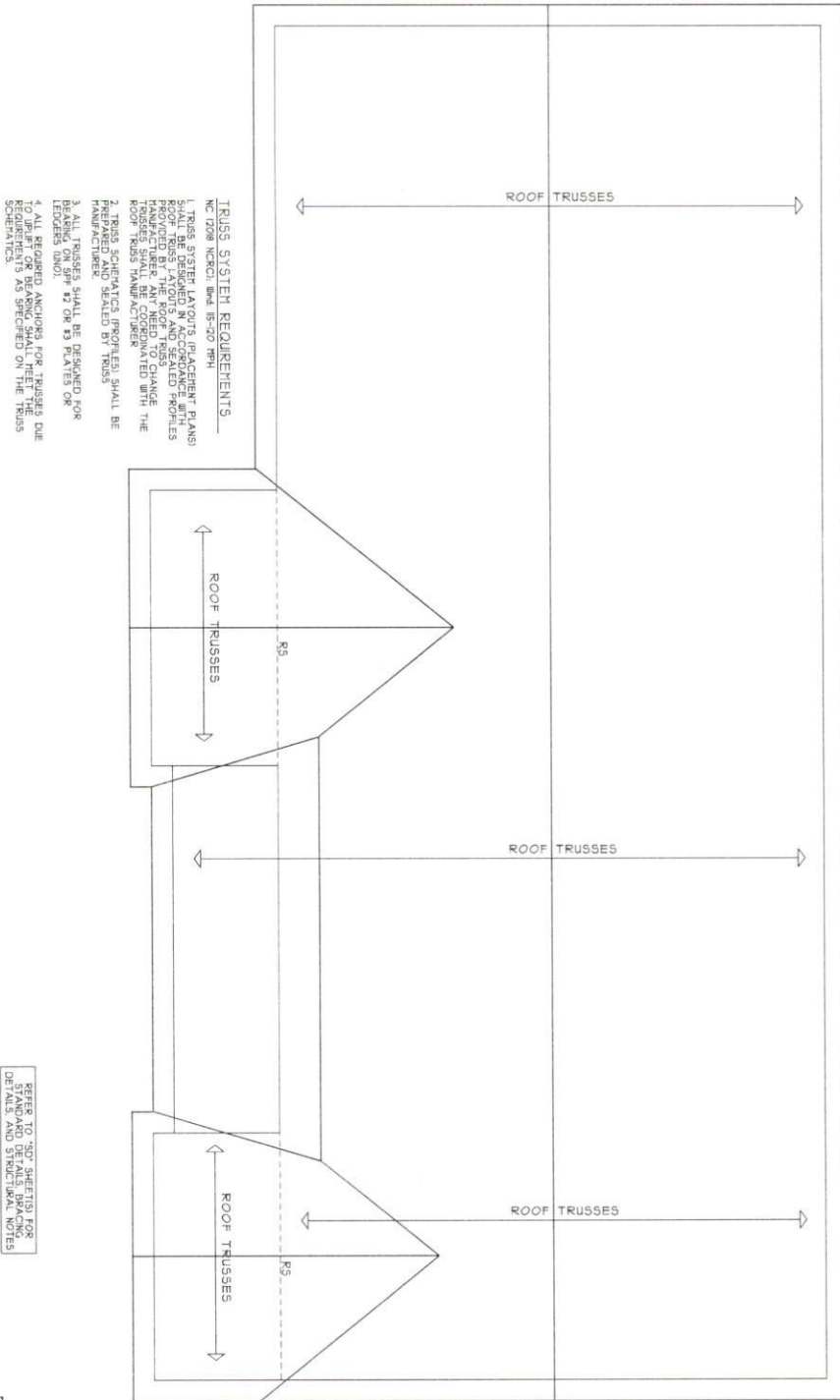


ALL CREATION OF THIS PLAN HAS BEEN MADE IN ACCORDANCE WITH THE NORTH CAROLINA STATE RESIDENTIAL BUILDING CODES 2008 EDITION.

DATE: 02/25/2020

1 STORY

FILE: 020320



TRUSS SYSTEM REQUIREMENTS —  
 NC 2008 NCCRC: DWG 18-20 TYP  
 1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE PROVIDED BY THE ROOF TRUSS MANUFACTURER. THE ROOF TRUSS LAYOUTS AND SEALED PROFILES PROVIDED BY THE ROOF TRUSS MANUFACTURER SHALL BE COORDINATED WITH THE ARCHITECT'S ROOF TRUSS LAYOUTS.  
 2. TRUSS SCHEDULES (PROFILES) SHALL BE PROVIDED BY THE ROOF TRUSS MANUFACTURER.  
 3. ALL TRUSSES SHALL BE DESIGNED FOR A WIND SPEED OF 140 MPH.  
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 100. ALL TRUSSES SHALL BE DESIGNED FOR A WIND SPEED OF 140 MPH.

REFER TO '30' SHEETS FOR STANDARD DETAILS BRACING DETAILS AND STRUCTURAL NOTES

ROOF PLAN  
 SCALE 1/4" = 1'-0"

FILE 020320	DATE 07/25/2020	ANY DEVIATION OF THE SPECIFIED MEASUREMENTS OR DIMENSIONS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THIS PLAN HAS BEEN DRAWN IN ACCORDANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODES 2008 EDITION.	 <b>H SQUARED HOME DESIGN, INC.</b>	HEATHER HALL 165 HEATHERSTONE CT BENSON NC 27504 (919) 207-1403	SQUARE FOOTAGE:	HEATED FOOTAGE: <b>#1240</b>	"THE DAKOTA II" (LEFT HAND GARAGE) JRT MANG. PROP.
					FIRST FLOOR = 1240 FRONT PORCH = 86 WOOD DECK = 144 GARAGE = 572		



**STRUCTURAL NOTES**

- D ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2008 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER OR DESIGNER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER OR DESIGNER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE TRACED, ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
- 2) DESIGN LOADS (R301.4)
- |                                 | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (LL) |
|---------------------------------|-----------------|-----------------|-----------------|
| ROOTS OTHER THAN SLEEPING ROOMS | 40              | 10              | L/360           |
| SLEEPING ROOMS                  | 30              | 10              | L/360           |
| ATTIC WITH PERMANENT STAIR      | 40              | 10              | L/360           |
| ATTIC WITH OUT PERMANENT STAIR  | 20              | 10              | L/360           |
| ATTIC WITH OUT STORAGE          | 10              | 10              | L/360           |
| STAIRS                          | 40              | ---             | L/360           |
| EXTERIOR BALCONIES              | 40              | 10              | L/360           |
| DECKS                           | 40              | 10              | L/360           |
| GUARDRAILS AND HANDRAILS        | 200             | ---             | ---             |
| PASSENGER VEHICLE GARAGES       | 80              | 10              | L/360           |
| FIRE ESCAPES                    | 40              | 10              | L/360           |
| SNOW                            | 20              | ---             | ---             |
- WIND LOAD (BASED ON 15/20 MPH WIND VELOCITY & EXPOSURE B)
- 3) WALL BRACING: BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO SECTION R402.3. THE AMOUNT AND LOCATION OF BRACING SHALL COMPLY WITH TABLE R402.3.1. THE LENGTH OF BRACED PANELS SHALL BE DETERMINED BY SECTION R402.3.4. LATERAL BRACING SHALL BE SATISFIED PER METHOD 3 BY CONTINUOUSLY SHEATHING WALLS WITH STRUCTURAL SHEATHING PER SECTION R402.3.3. NOTE THAT ANY SPECIFIC BRACED WALL DETAIL SHALL BE INSTALLED AS SPECIFIED.
- 4) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AN ENTRAINED AIR TABLE 402.2, ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPS SHALL BE TAKEN FROM THE EXIT END OF THE PUMP.
- 5) ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
- 6) ALL FRAMING LUMBER SHALL BE SPF #2 (F<sub>b</sub> = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP #2 (F<sub>b</sub> = 715 PSI). PLATE MATERIAL MAY BE SPF #3 OR SYP #3 (F<sub>c</sub> = 425 PSI = MIN).
- 7) ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2x4 STUD COLUMN FOR 4'-0" MAX. BEAM SPAN (UNO); (2) 2x4 STUDS FOR BEAM SPAN GREATER THAN 4'-0" (UNO).
- 8) L.V.L. SHALL BE LAMINATED VENEER LUMBER. F<sub>b</sub>=2400 PSI, F<sub>v</sub>=285 PSI, E=1,740,000 PSI. P.S.L. SHALL BE PARALLEL STRAND LUMBER. F<sub>b</sub>=2700 PSI, F<sub>v</sub>=270 PSI, E=2,040,000 PSI. L.S.L. SHALL BE LAMINATED STRAND LUMBER. F<sub>b</sub>=2250 PSI, F<sub>v</sub>=400 PSI, E=1,550,000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
- 9) ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH ANY SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH DESIGNER OR ENGINEER.
- 10) ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS 1/2" DIAMETER x 4" LENGTH. LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOIST ARE TOE NAILED TO THE SOLE PLATE AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE x 4" O.C. AND ALL STEEL TUBING SHALL BE ASTM A500.
- 11) REBAR SHALL BE DEFORMED STEEL ASTH36, GRADE 60.
- 12) FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTH A307) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX) AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE). WITH 2 BOLTS LOCATED AT 4" FROM EACH END.
- 13) BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x4" STEEL ANGLE FOR UP TO 4'-0" SPAN AND 4"x4"x4" STEEL ANGLE WITH 1" LEG VERTICAL FOR SPANS UP TO 4'-0" (UNO).
- 14) THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS FOR A PEAK ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF.
- 15) THE POSITIVE AND NEGATIVE DESIGN PRESSURES REQUIRED FOR ANY ROOF OR WALL CLADDING APPLICATION NOT SPECIFICALLY ADDRESSED IN THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2008 EDITION SHALL BE AS FOLLOWS:
- ROOF:  
45.4 PSF - 2/12 PITCH OR LESS  
34.8 PSF - 2/12 TO 1/12 PITCH  
21 PSF - 1/12 TO 0/12 PITCH
- WALLS:  
24 PSF - WALLS

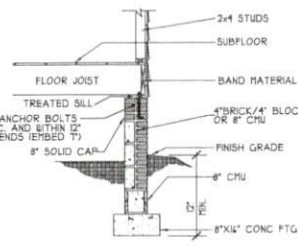
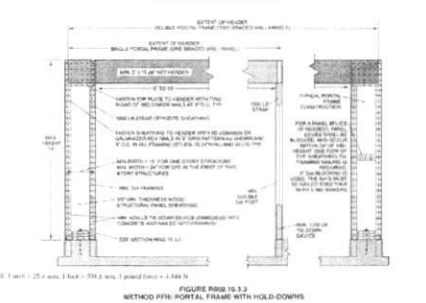
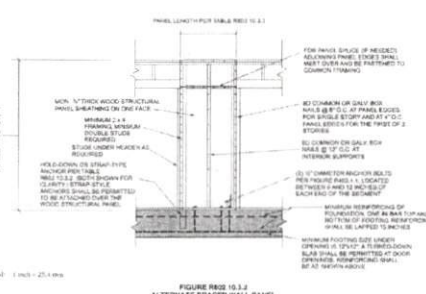
**HEADER/BEAM & COLUMN NOTES**

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2) 2x10 (4" WALL) OR (3) 2x10 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD ROCKS OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM 4 OF TABLE R402.3(5) OR AS BELOW:
- UP TO 4' SPAN; (1) KING STUD
  - OVER 4' UP TO 8' SPAN; (2) KING STUDS
  - OVER 8' UP TO 12' SPAN; (3) KING STUDS
  - OVER 12' SPAN; (4) KING STUDS

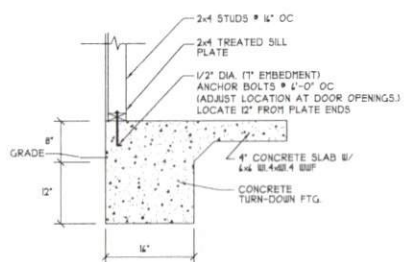
**FOUNDATION STRUCTURAL NOTES:**

- NC (2008 NCRCS) Wind 15-20 MPH
- (1) 2x10 SYP #2 OR SPF#2 GIRDER, TYPICAL UNO.
- (2) CONCRETE BLOCK PIER SIZE SHALL BE:  
SIZE: HOLLOW MASONRY SOLID MASONRY  
8" x 16" UP TO 32" HIGH UP TO 5'-0" HIGH  
12" x 16" UP TO 48" HIGH UP TO 9'-0" HIGH  
16" x 16" UP TO 64" HIGH UP TO 12'-0" HIGH  
24" x 24" UP TO 96" HIGH  
WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.
- (3) WALL FOOTING AS FOLLOWS:  
DEPTH: 8" - UP TO 2 1/2 STORY  
10" - 3 STORY  
WIDTH: SIDING OR EQUAL  
- 12" - UP TO 2 1/2 STORY  
- 20" - 3 STORY  
BRICK VENEER  
- 12" - 1 STORY  
- 20" - 2 STORY  
- 24" - 3 STORY
- FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO NORTH CAROLINA RESIDENTIAL CODE TABLE R404.1 (I THRU G). NOTE: ASSUMED SOIL BEARING CAPACITY - 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.

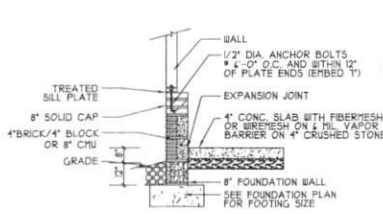
- (4) 2x10 SYP#2 OR SPF#2 GIRDER.  
(5) 15X19.25 LVL OR LSL GIRDER  
(6) 15X19.25 LVL OR LSL GIRDER
1. ■ DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO BEAR. SOLID BLOCK ALL BEAR BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO END, TYPICAL.
8. ABBREVIATIONS:  
"S" = SINGLE JOIST  
"D" = DOUBLE JOIST  
"T" = TRIPLE JOIST



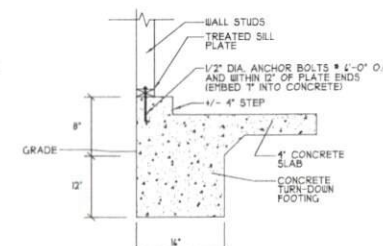
(A) CRAWL SECTION NTS



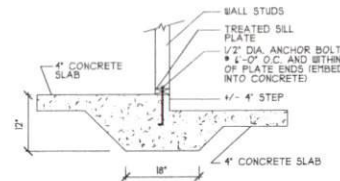
(C) TURN DOWN SLAB FOOTING NTS



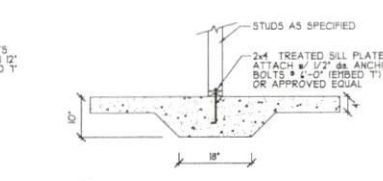
(B) GARAGE SLAB NTS



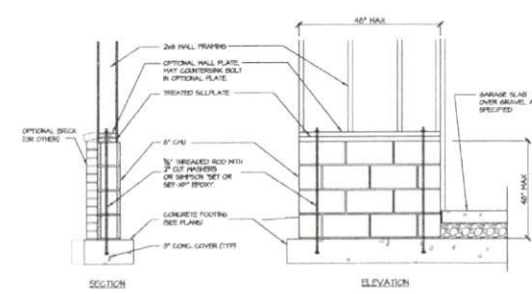
(D) TURN DOWN SLAB @ GARAGE NTS



(E) THICKENED SLAB @ GARAGE NTS



(F) TYPICAL THICKENED SLAB NTS



GARAGE WING WALL REINFORCING PER IBC FIGURE R602.10.4.3

**BASIC BUILDING  
DETAIL SHEET**

PLEASE NOTE THAT NOT ALL DETAILS APPLY TO EVERY PLAN.

HEATHER HALL  
185 HEATHERSTONE CT  
BENSON NC 27504  
(919) 207-1403

**H SQUARED HOME DESIGN, INC.**



DATE: \_\_\_\_\_

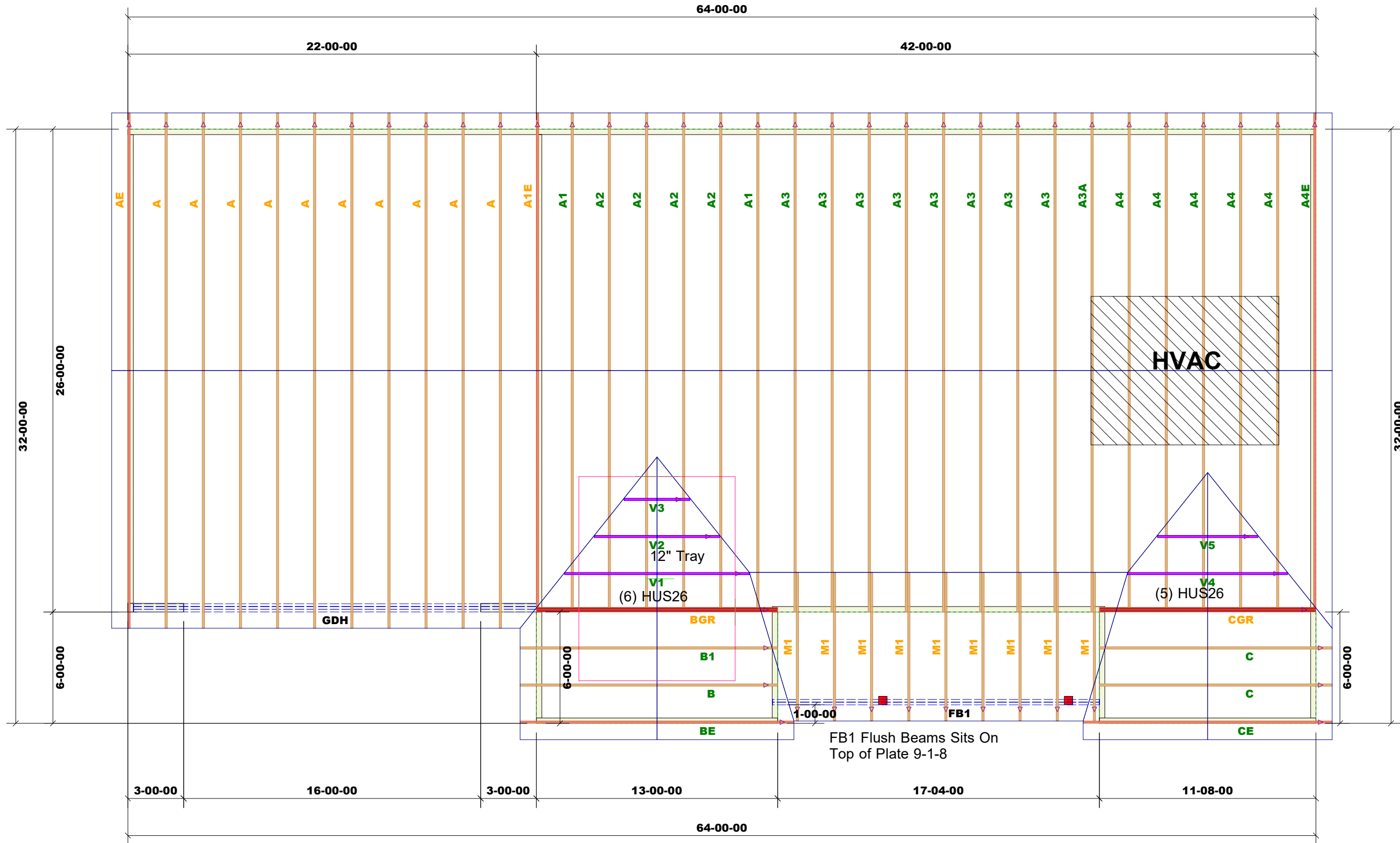
FILE: \_\_\_\_\_

NOT VALID FOR THE STATE OF NORTH CAROLINA UNLESS THE PROJECT IS REGISTERED WITH THE STATE BOARD OF EXAMINERS. CONTACT THE BOARD FOR MORE INFORMATION.

THIS LAYOUT IS INTENDED FOR THE PURPOSE OF TRUSS LOCATION AND PLACEMENT ONLY. REFER TO THE BUILDING PLANS FOR ACTUAL BUILDING CONSTRUCTION.



DEDICATED TO QUALITY AND EXCELLENCE  
200 EMMETT ROAD  
DUNN, NORTH CAROLINA 28334  
PHONE: 910-892-8400



PROJECT: 2307- FAY - JRT -DAKOTA II  
CUSTOMER: 2307- 84 Fayetteville  
MODEL: THE DAKOTA II  
QUOTE #: 2000367  
PRINT DATE: 5/20/2020  
DRAWN BY: Rodney Evans  
SCALE: N.T.S

TOP LIVE LOAD: 20.0 lb/ft<sup>2</sup>  
TOP DEAD LOAD: 10.0 lb/ft<sup>2</sup>  
BOTTOM DEAD LOAD: 10.0 lb/ft<sup>2</sup>  
WIND SPEED: 130 mph

Products					
Fab Type	Net Qty	Plies	Product	Length	PlotID
MFD	2	2	1-3/4" x 9-1/4" VERSA-LAM® 2.0 3100 SP	18-00-00	FB1
MFD	3	3	1-3/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP	22-00-00	GDH

GENERAL NOTES:  
- DO NOT CUT OR MODIFY TRUSSES  
- TRUSSES ARE SPACED 24" ON CENTER UNLESS OTHERWISE NOTED  
- REFER TO THE INDIVIDUAL TRUSS DESIGN DRAWINGS FOR THE LOCATION OF LATERAL BRACING AND MULTI-PLY CONNECTION REQUIREMENTS.  
- PER ANSI TPI 1-2002 THE TRUSS ENGINEER IS RESPONSIBLE FOR TRUSS TO TRUSS CONNECTIONS AND TRUSS PLY TO PLY CONNECTIONS. THIS TRUSS PLAN RECOMMENDS TRUSS TO BEARING CONNECTIONS AND TRUSS TO BEAM CONNECTIONS WHICH SHALL BE REVIEWED BY THE BUILDING DESIGNER. IT IS THE RESPONSIBILITY OF THE BUILDING DESIGNER TO RESOLVE ALL ROOF FORCES ADEQUATELY TO THE FOUNDATION.

1st Level Roof Area 0  
2nd Level Roof Area 0