

Roof Section

-Framing design based on the following loading conditions R301.4)

- Attic with Storage -20psf
 - Rooms other than sleeping -40psf
 - Sleeping Rooms -30psf
 - Passenger Vehicle Garages -50psf
 - Maximum wind speed -100mph
 - Verify seismic requirements for your area.
- All ceiling joist, rafters, girders, headers, sills, and beams shall be No.2 S.P.F. unless otherwise noted.

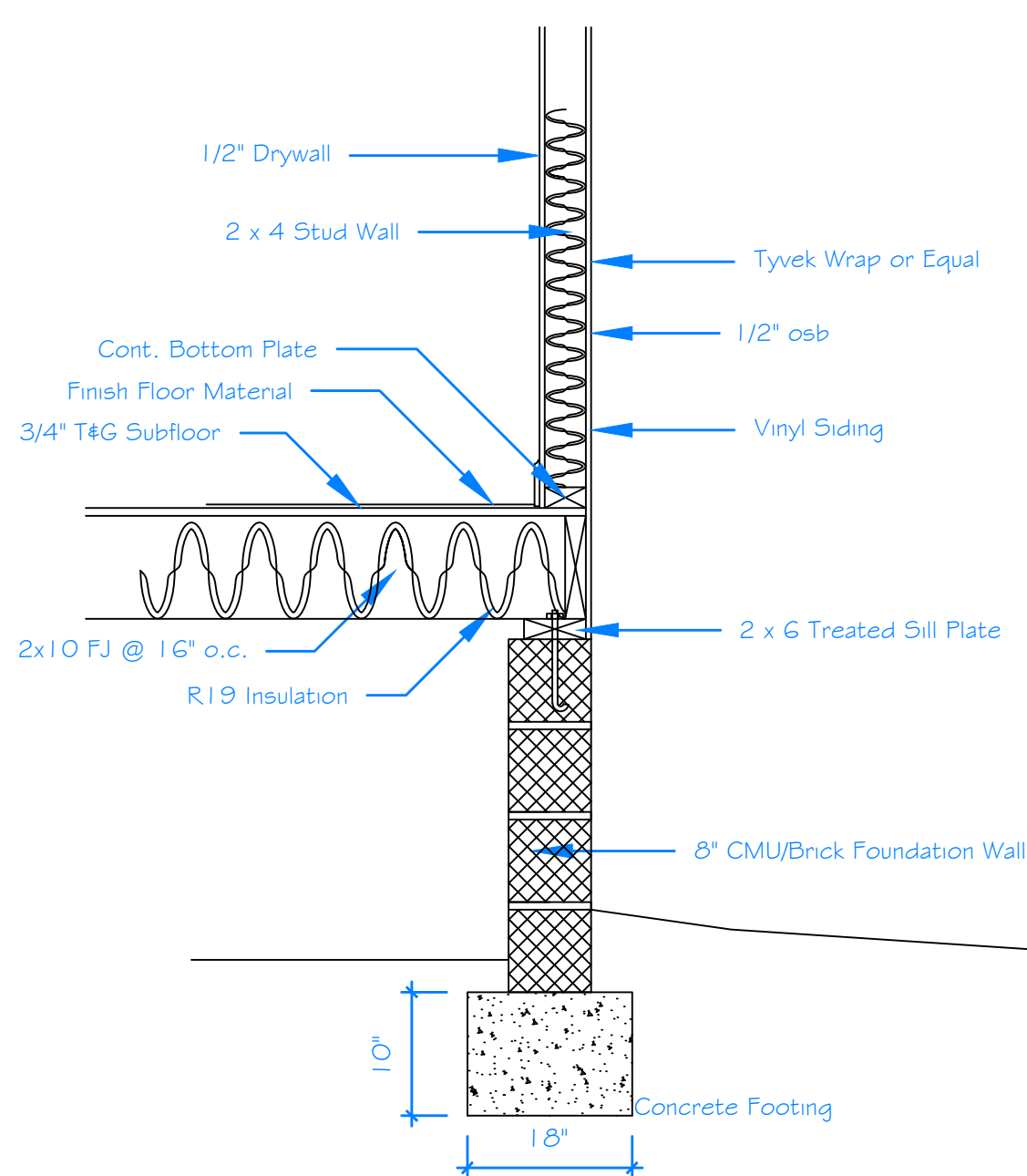
-All load bearing walls shall be No. 2 S.P.F. unless otherwise noted.

-Average dead loads shall not exceed 15 psf for roof/ceiling assemblies or 10 psf for floor assemblies.

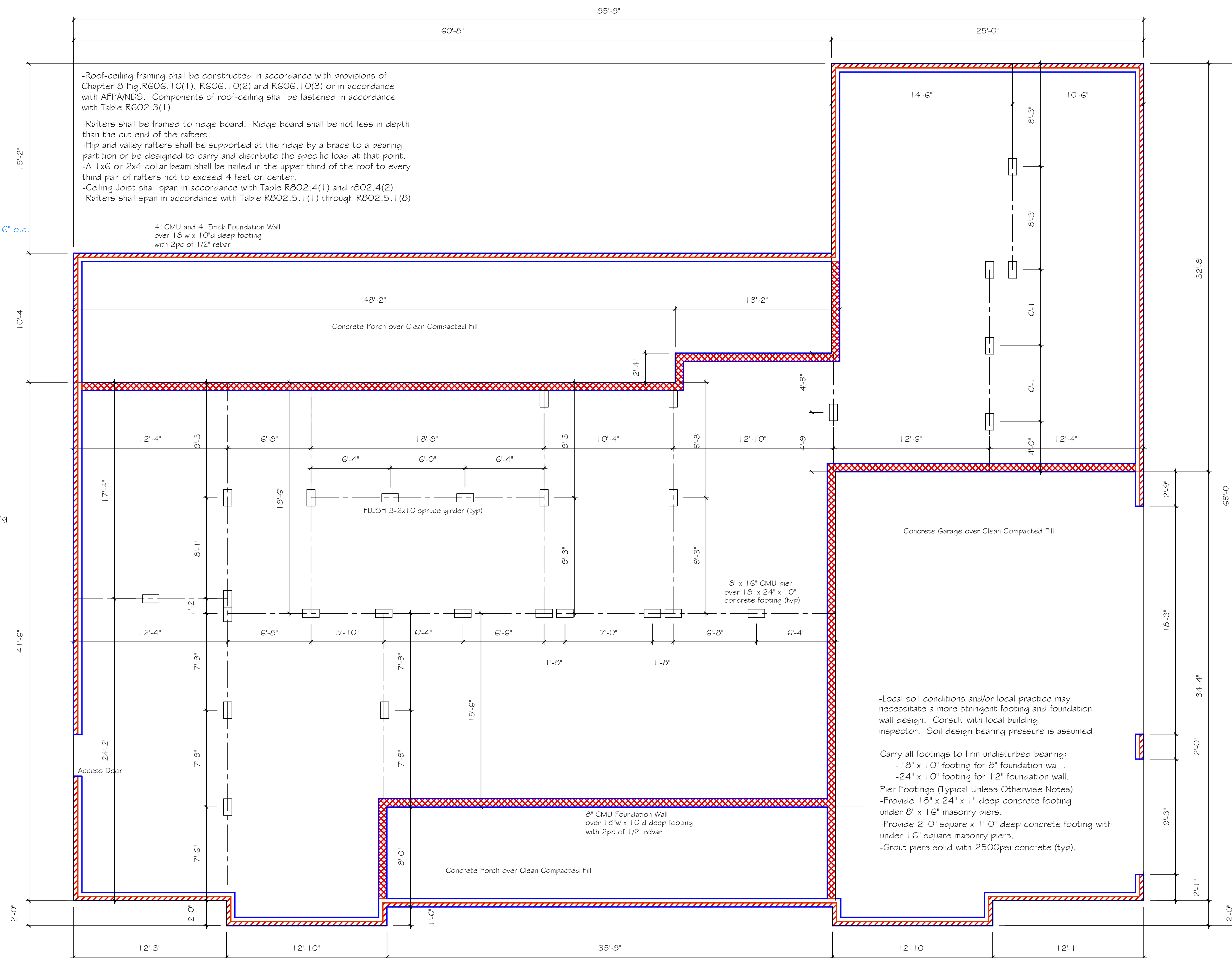
- Exterior light-frame wood walls -15psf
- Interior light-frame wood walls -14psf
- 8-inch thick masonry walls -80psf
- Attics without storage -10psf

-All girder joist and ends of girders shall rest on solid bearing. Fill cores to footing with concrete.

-Provide pressure treated lumber for sills, plates, bands, and any lumber in contact with masonry.



Foundation Section



-Roof-ceiling framing shall be constructed in accordance with provisions of Chapter 8 Fig.R606.10(1), R606.10(2) and R606.10(3) or in accordance with AFFANDS. Components of roof-ceiling shall be fastened in accordance with Table R602.3(1).

-Rafters shall be framed to ridge board. Ridge board shall be not less in depth than the cut end of the rafters.

-Hip and valley rafters shall be supported at the ridge by a brace to a bearing partition or be designed to carry and distribute the specific load at that point.

-A 1x6 or 2x4 collar beam shall be nailed in the upper third of the roof to every third pair of rafters not to exceed 4 feet on center.

-Ceiling Joist shall span in accordance with Table R802.4(1) and R802.4(2)

-Rafters shall span in accordance with Table R802.5.1(1) through R802.5.1(8)

4" CMU and 4" Brck Foundation Wall over 18" w x 10" d deep footing with 2pc of 1/2" rebar

Concrete Porch over Clean Compacted Fill

FLUSH 3-2x10 spruce girder (typ)

8" x 16" CMU pier over 18" x 24" x 10" concrete footing (typ)

8" CMU Foundation Wall over 18" w x 10" d deep footing with 2pc of 1/2" rebar

Concrete Porch over Clean Compacted Fill

-Local soil conditions and/or local practice may necessitate a more stringent footing and foundation wall design. Consult with local building inspector. Soil design bearing pressure is assumed

Carry all footings to firm undisturbed bearing:

- 18" x 10" footing for 8" foundation wall
- 24" x 10" footing for 12" foundation wall.

Pier Footings (Typical Unless Otherwise Notes)

- Provide 18" x 24" x 1" deep concrete footing under 8" x 16" masonry piers.
- Provide 2'-0" square x 1'-0" deep concrete footing with under 16" square masonry piers.
- Grout piers solid with 2500psi concrete (typ).

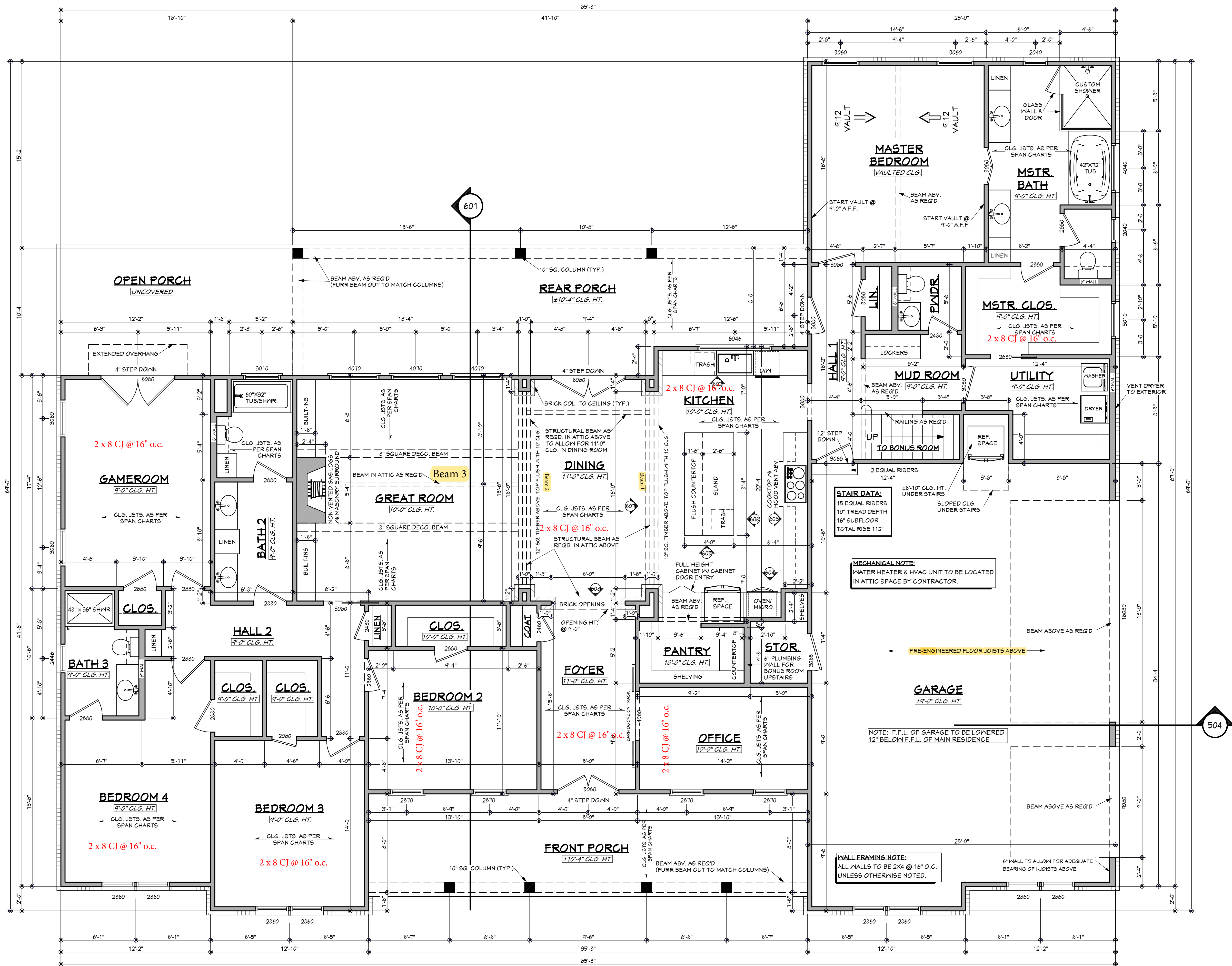
Span Table for Joist and Rafters.

-Floors shall be constructed in accordance with the provisions of Chapter 5 of the NC State Building Code, Sect. R502.2 and Sects R319 and R320.

-Spans for floor joist shall be in accordance with Tables R502.3.1(1) and R502.3.1(2). For other grades and species and for other loading conditions, refer to the AF&PA

-The allowable span of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).

Foundation Plan

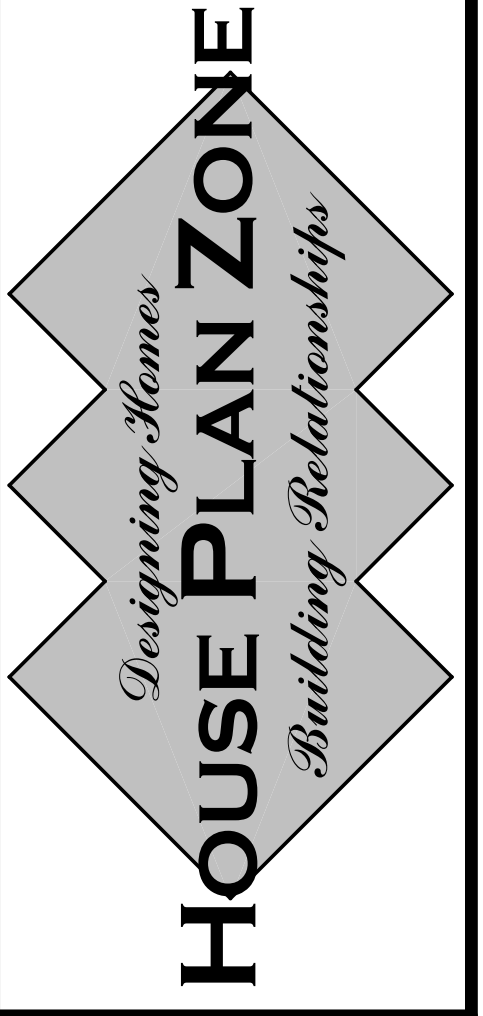


MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREAS:	DESCRIPTION
3086	S.F. HEATED - NOT INCLUDING MASONRY
525	S.F. UNHEATED - BONUS ROOM
285	S.F. UNHEATED - FRONT PORCH
890	S.F. UNHEATED - GARAGE
403	S.F. UNHEATED - REAR PORCH
30	S.F. UNHEATED - STORAGE
2133	S.F. UNHEATED - TOTAL
5219	S.F. TOTAL UNDER ROOF

- NOTES:**
- ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
 - VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
 - CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
 - ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
 - PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2018, R312.1.1 & R312.1.2
 - M1505.1.2 APPLIANCES IN ATTICS: ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE A MINIMUM CLEARANCE OF 30 INCHES FROM THE APPLIANCE TO THE OPENING. THE PASSAGEWAY SHALL HAVE A MINIMUM CLEARANCE OF 30 INCHES FROM THE APPLIANCE TO THE OPENING. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
 - EXCEPTIONS:
 - THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
 - WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
 - APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCE BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. M1305.1.1
 - EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2018 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
 - ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2018.
 - ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
 - FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2018 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
 - ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2



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JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
BB-3086

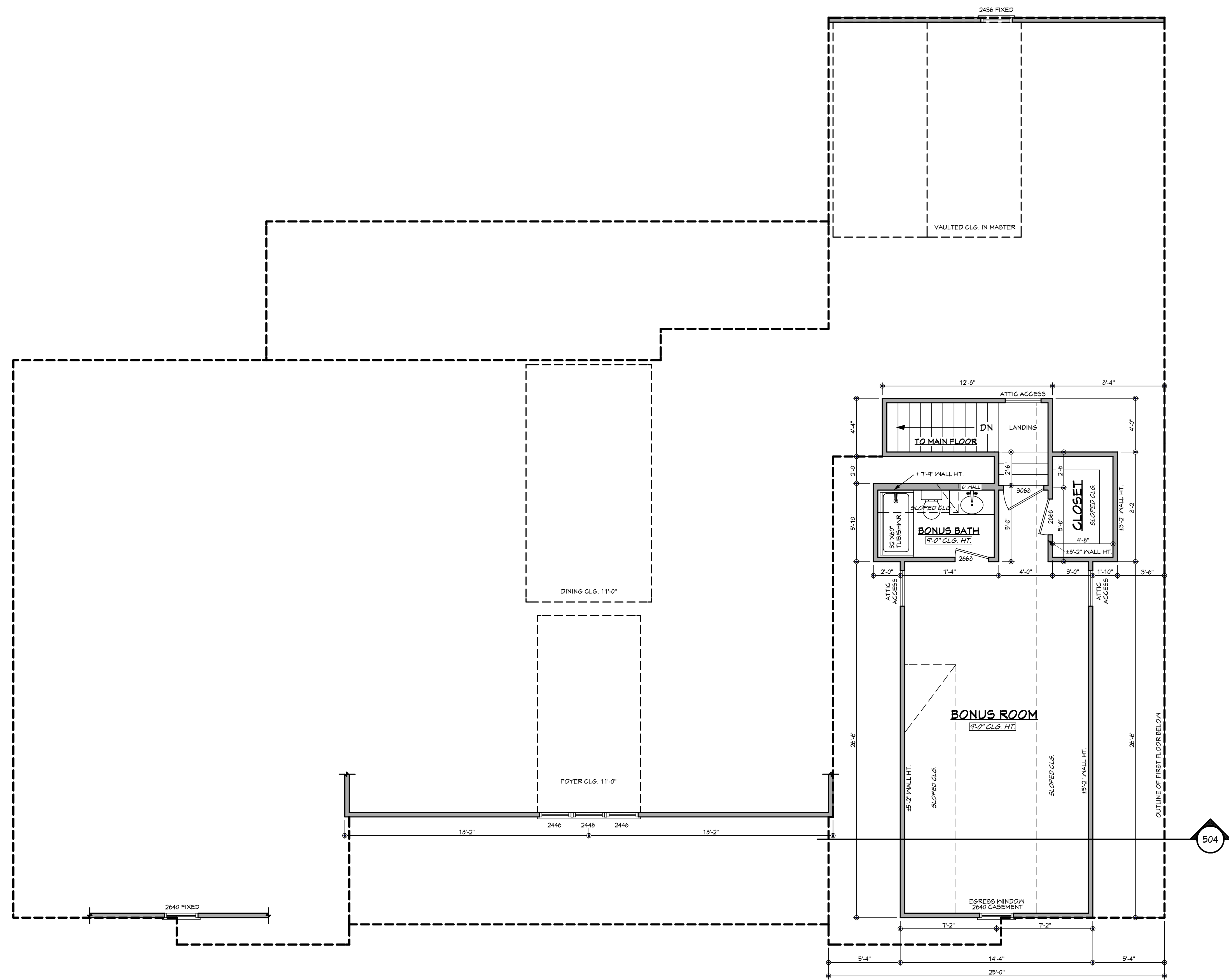
Date: 09/24/19

Drawn By: R.B.W.

Project Name:

SHEET NUMBER
3A

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BONUS ROOM FLOOR PLAN

SCALE: 1/4" ===== 1'-0"

NOTES:

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14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2018, M1505.2

Date: 09/24/19

Drawn By: R.B.W.

Project Name:

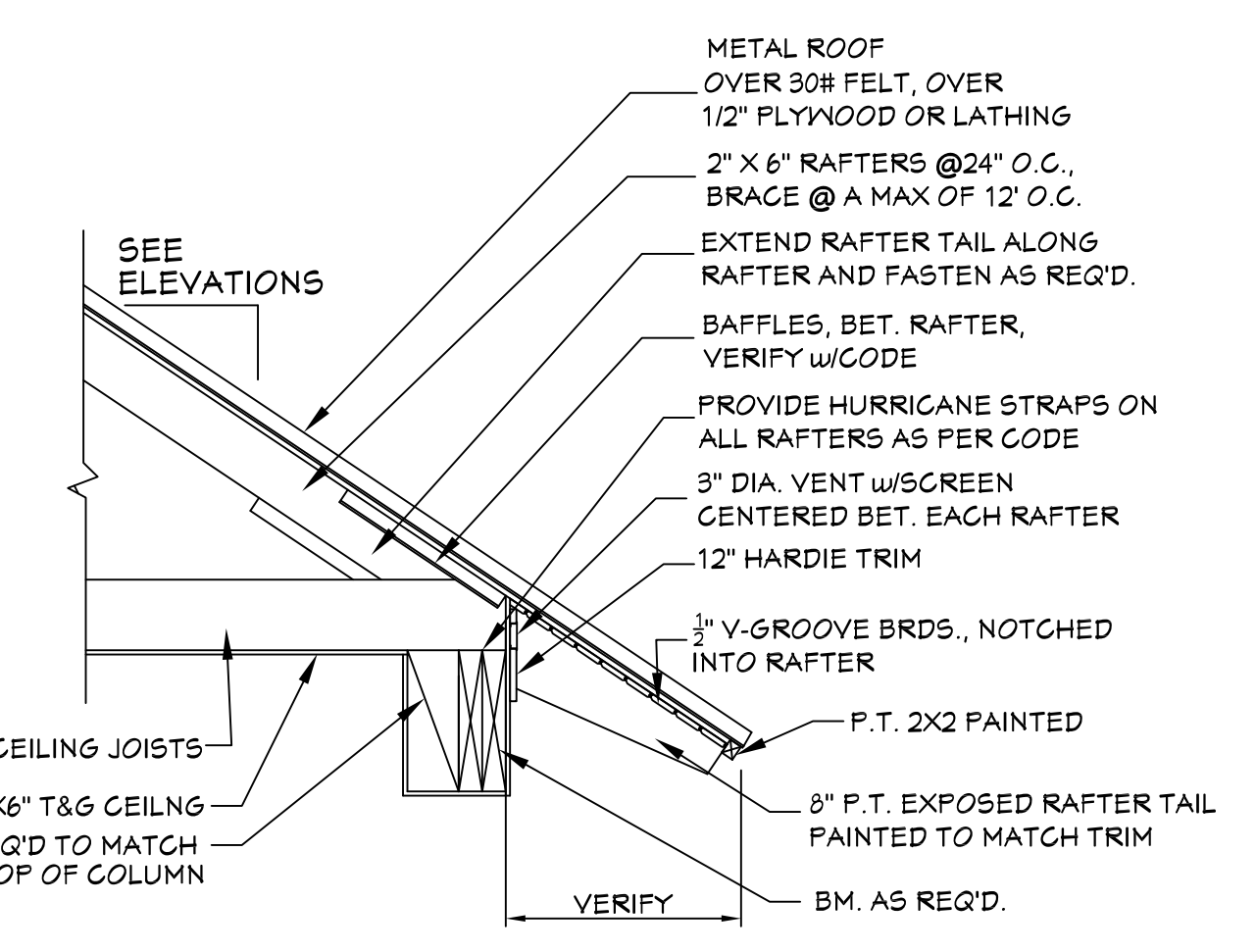
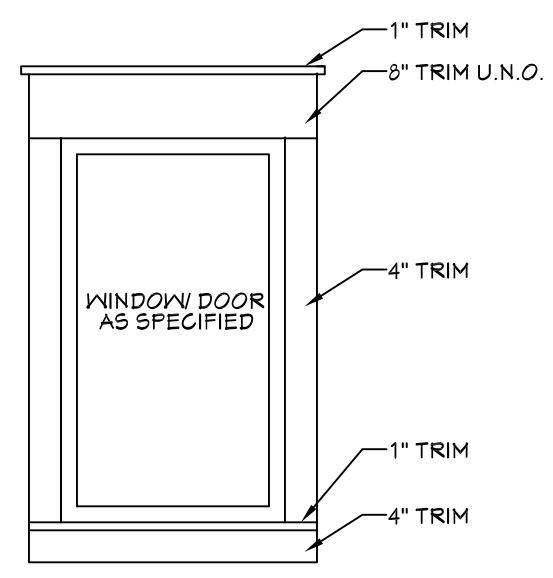
SHEET NUMBER

3B



401 FRONT VIEW
SCALE..... 1/4" = 1'-0"

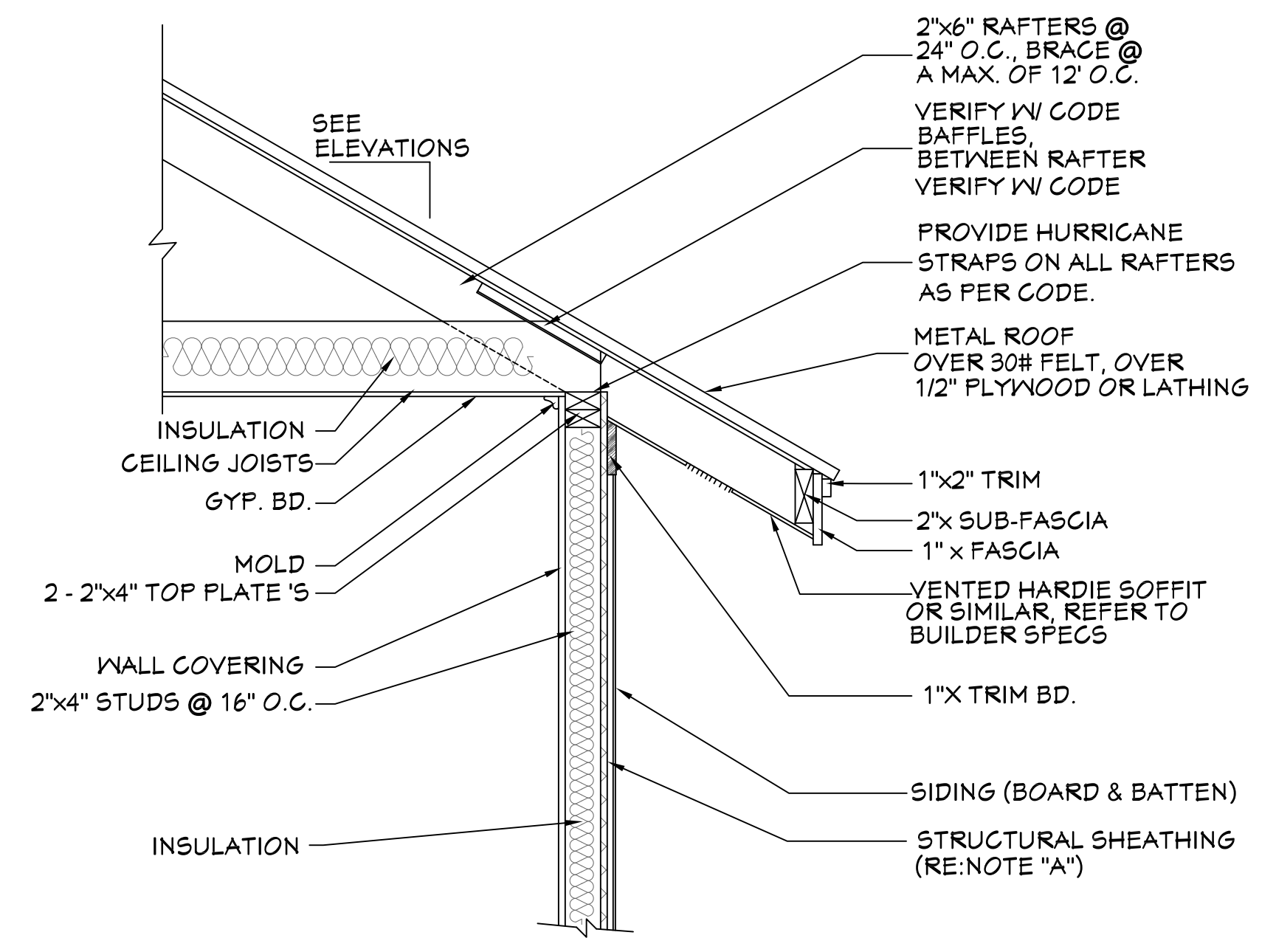
404 TYPICAL TRIM DETAIL
SCALE..... 1/2" = 1'-0"



403 EXPOSED RAFTER DETAIL
SCALE..... 3/4" = 1'-0"

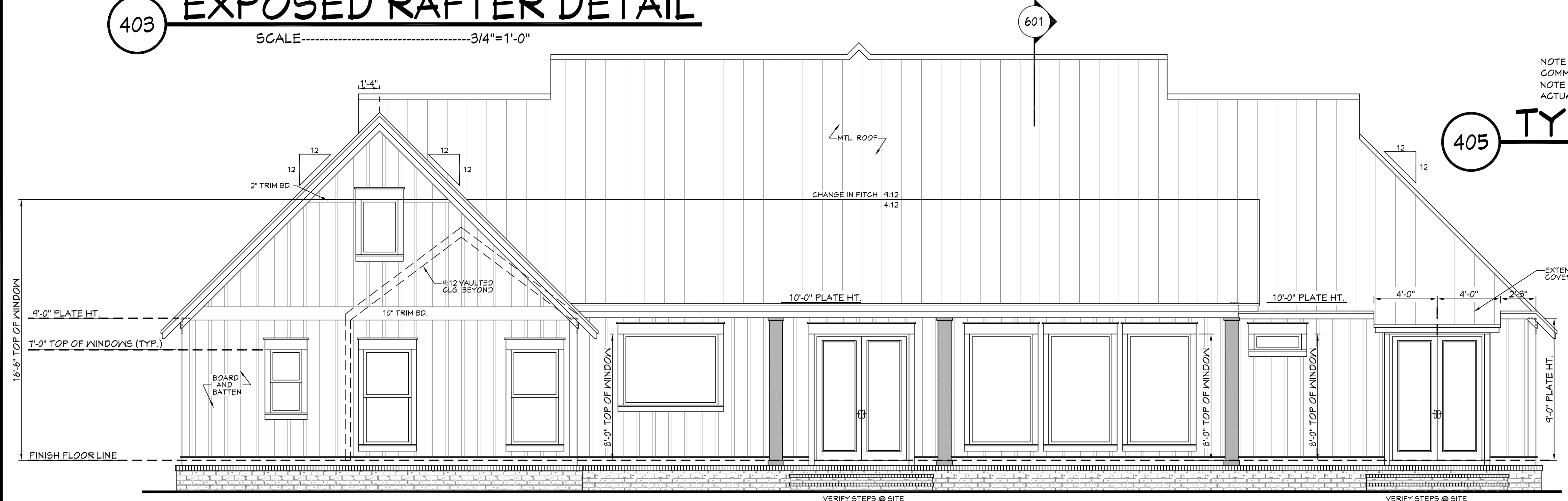
EXTERIOR ELEVATION NOTES:

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2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
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5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

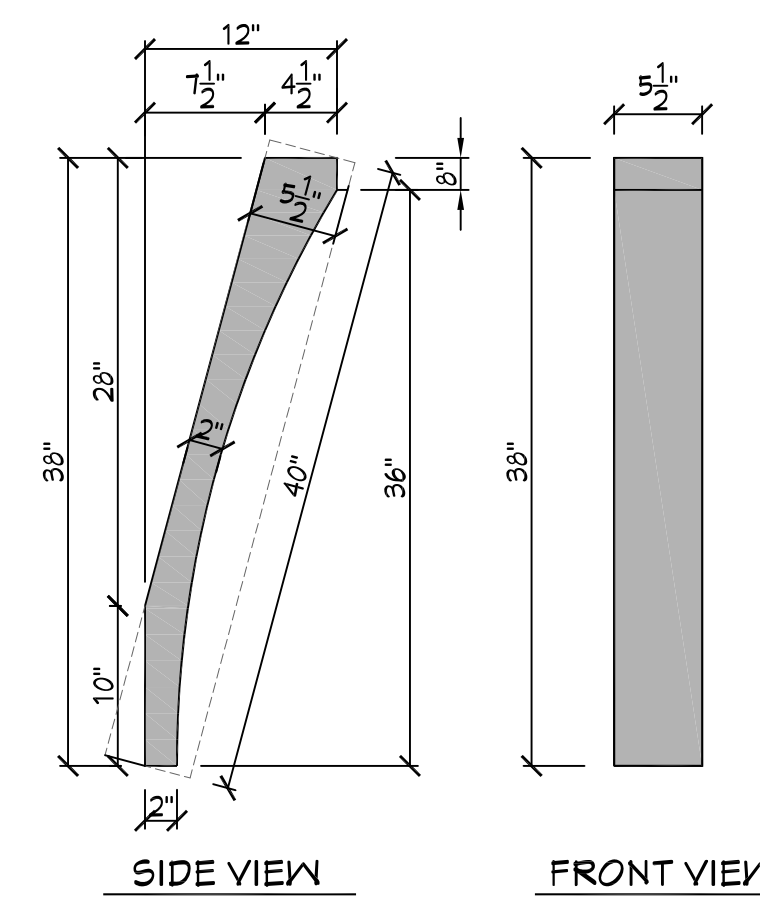


405 TYP. CORNICE DETAIL
SCALE..... 3/4" = 1'-0"

NOTE "A": PROVIDE A MINIMUM OF 1/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.
NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

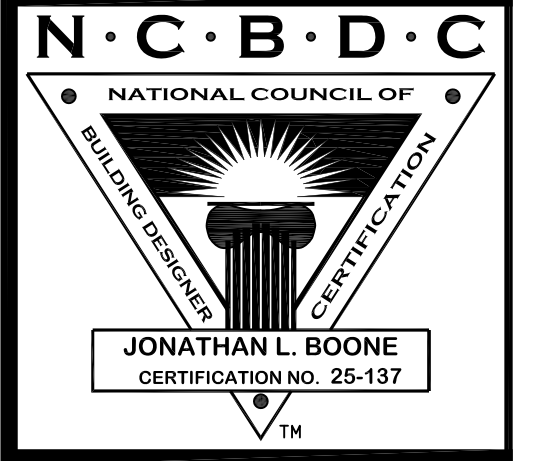


402 REAR VIEW
SCALE..... 1/4" = 1'-0"



406 DEC. WOOD BRACKET DTL.
SCALE..... 1" = 1'-0"

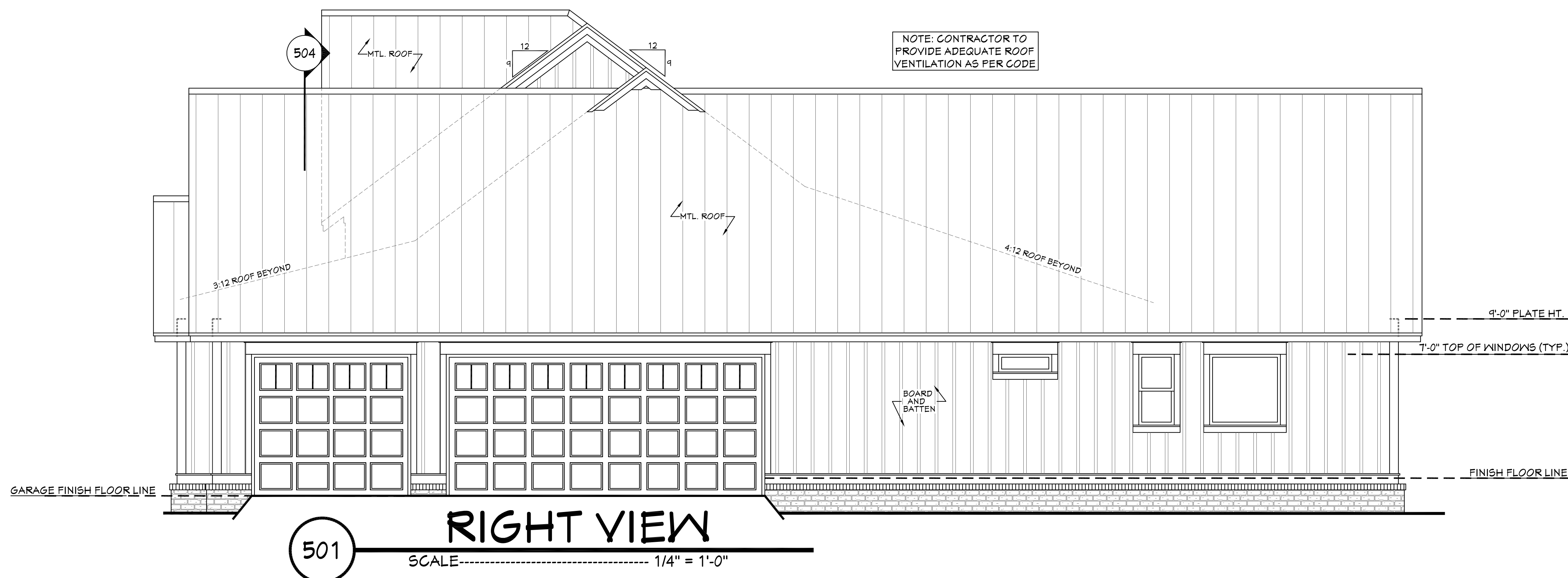
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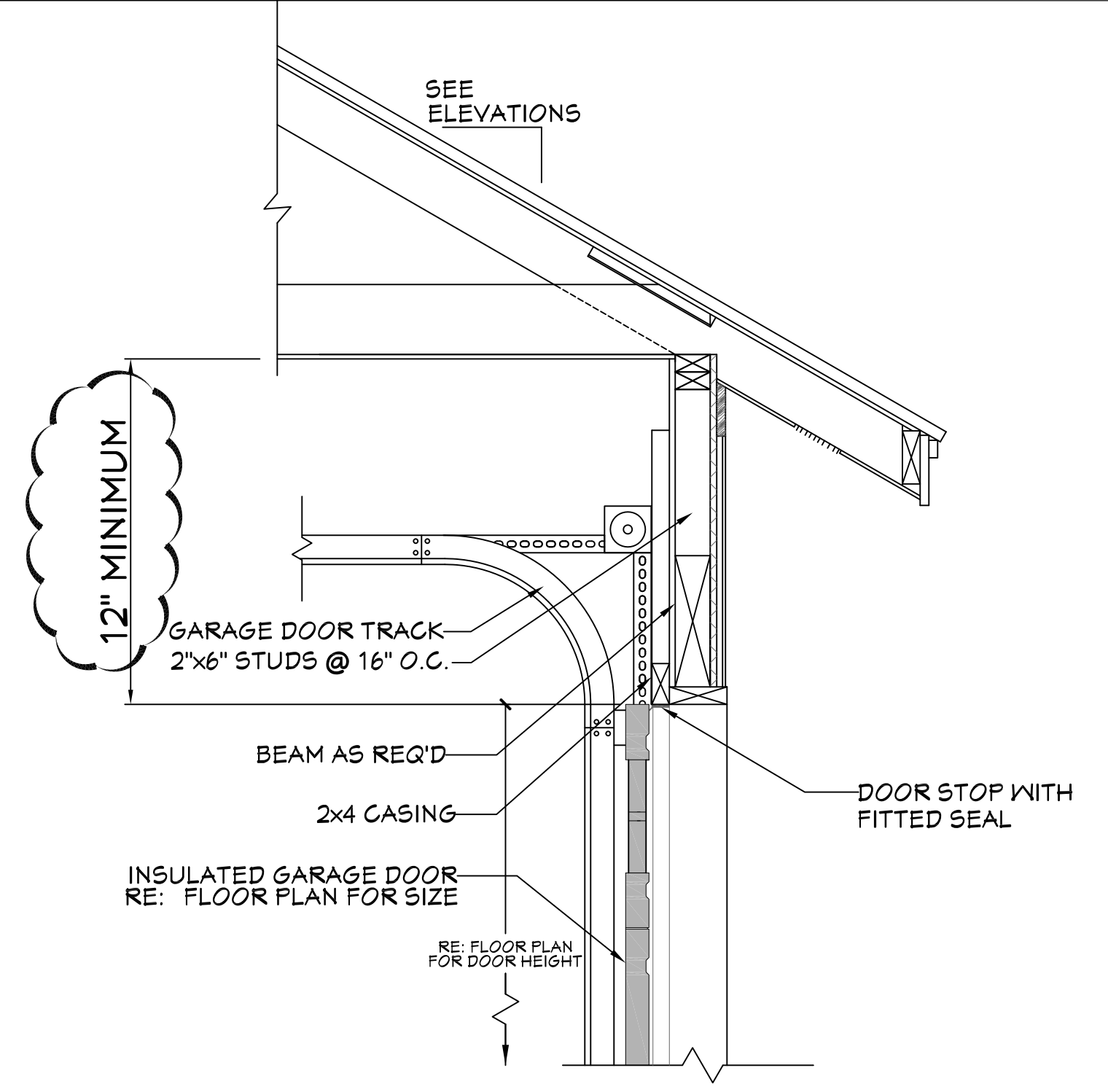
Pre-Drawn Plan ID:
BB-3086

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Date:
09/24/19
Drawn By:
J.A.B.



501 RIGHT VIEW
SCALE----- 1/4" = 1'-0"



503 GARAGE DOOR CLEARANCE
SCALE----- N.T.S.
THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED DISTANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE.

3068 (DOOR LABEL ON FLOOR PLAN) IS A DOOR THAT IS 3 FT 0 INCHES WIDE BY 6 FEET 8 INCHES TALL. TO FURTHER CLARIFY, THE 3068 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT)

THE DOOR LABEL IS THE ACTUAL SIZE OF THE DOOR ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE DOOR MANUFACTURER CHOSEN AT SITE.

3050 (WINDOW LABEL ON FLOOR PLAN) IS A WINDOW THAT IS 3 FT 0 INCHES WIDE BY 5 FEET 0 INCHES TALL. TO FURTHER CLARIFY, THE 3050 LABEL IS TO BE READ AS FEET AND INCHES (WIDTH) AND FEET AND INCHES (HEIGHT)

THE WINDOW LABEL IS THE ACTUAL SIZE OF THE WINDOW ITSELF, NOT THE ROUGH OPENING SIZE. VERIFY THE ROUGH OPENING SIZE WITH THE WINDOW MANUFACTURER CHOSEN AT SITE.

DOOR SIZE
3'-0" x 6'-8"

WINDOW SIZE
3'-0" x 5'-0"

EGRESS
20" MIN. NET CLEAR WIDTH
MIN. OF 5.7 SQUARE FEET, GRADE OR BELOW GRADE SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET

R310.2.1 Minimum opening area. Emergency and escape rescue openings shall have a net clear opening of not less than 5.7 square feet (0.530 m²). The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. The net clear height opening shall be not less than 24 inches (610 mm) and the net clear width shall be not less than 20 inches (505 mm).
Exception: Grade floor or below grade openings shall have a net clear opening of not less than 5 square feet (0.465 m²).

R310.2.2 Window egress height. Where a window is provided as the emergency escape and rescue opening, it shall have a sill height of not more than 44 inches (1118 mm) above the floor; where the sill height is below grade, it shall be provided with a window well in accordance with Section R310.2.3.

R310.2.3 Window wells. The horizontal area of the window well shall be not less than 4 square feet (0.4 m²), with a horizontal projection and width of not less than 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.
Exception: The ladder or steps required by Section R310.2.3.1 shall be permitted to encroach not more than 6 inches (152 mm) into the required dimensions of the window well.

R310.2.3.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.1 and R311.8. Ladders or rungs shall have an inside width of not less than 12 inches (305 mm), shall project not less than 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

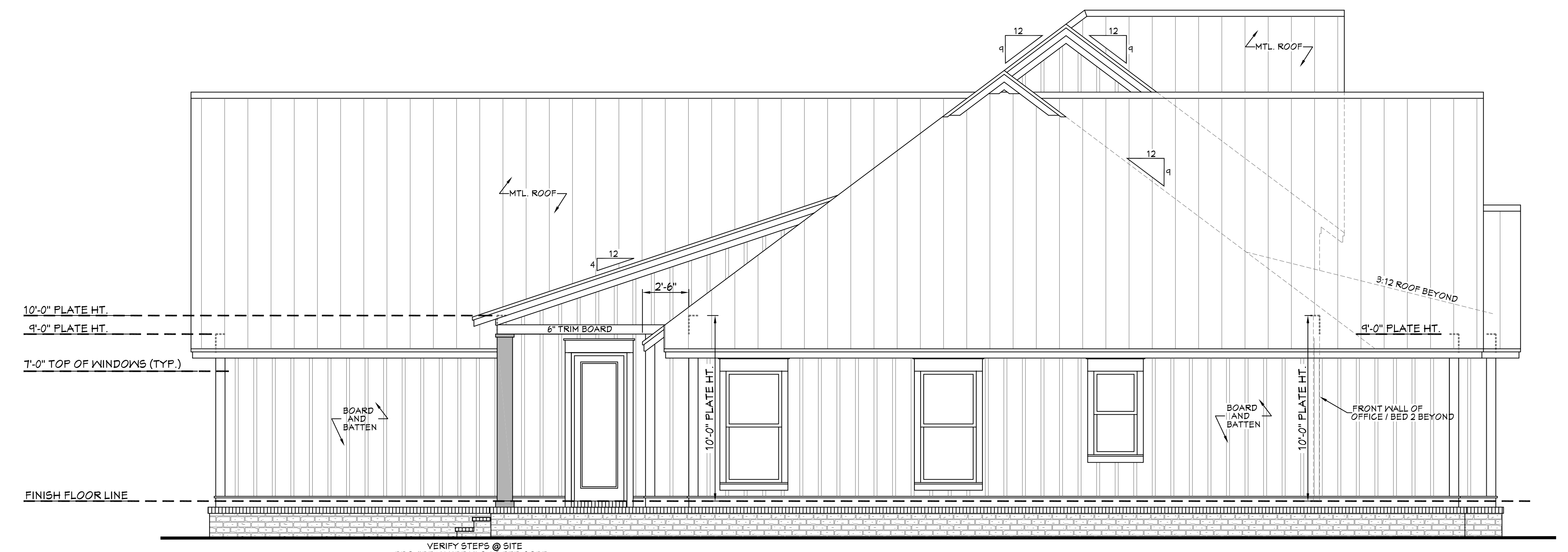
R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished grade or other surface below on the exterior of the building, the operable window shall comply with one of the following:
1. Operable windows with openings that will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening where the opening is in its largest opened position.
2. Operable windows that are provided with window fall prevention devices that comply with ASTM F 2040.
3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2040. The window opening control device, after operation to release the control device allowing the window to fully open, shall not reduce the net clear opening area of the window unit to less than the area required by Section R310.2.1.

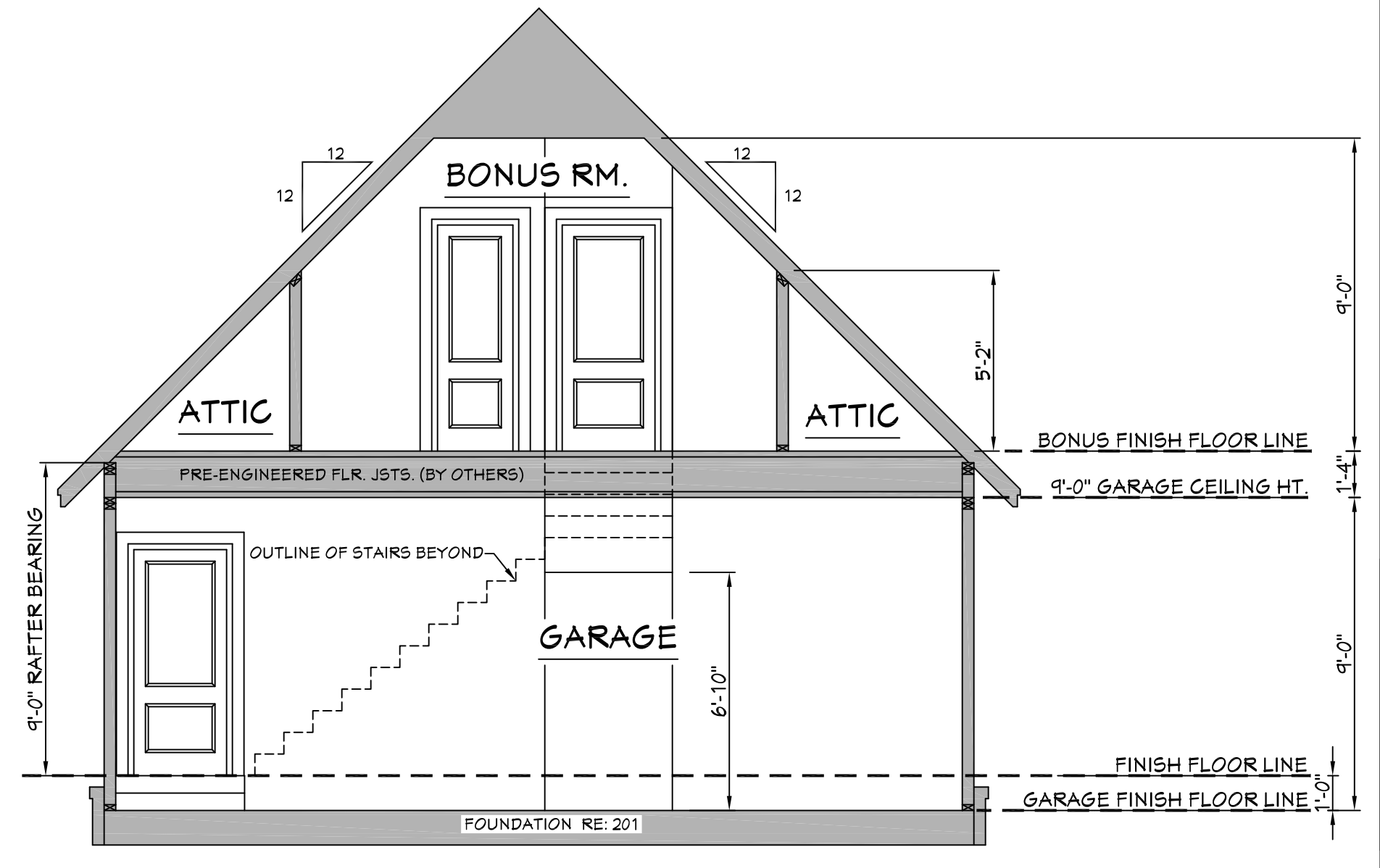
OPENING SIZES/ EGRESS
SCALE----- N.T.S.

EXTERIOR ELEVATION NOTES:

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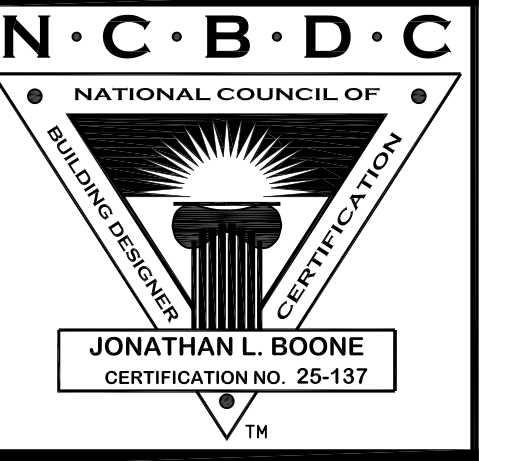
502 LEFT VIEW
SCALE----- 1/4" = 1'-0"



504 GARAGE SECTION
SCALE----- 1/4" = 1'-0"

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Pre-Drawn Plan ID:
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Date: 09/24/19
Drawn By: J.A.B.

SHEET NUMBER
5

CEILING JOIST SPANS

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTICS WITH LIMITED STORAGE, LIVE LOAD = 20psf, L_Δ=240) DEAD LOAD = 10psf)

IF HABITABLE ATTIC SPACE IS DESIRED, REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES.

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2 x 4	12.0	9-3
	16.0	9-0
	19.2	7-4
	24.0	6-7
2 x 6	12.0	13-11
	16.0	12-0
	24.0	9-10
2 x 8	12.0	17-7
	16.0	15-3
	24.0	12-6
2 x 10	12.0	20-11
	16.0	18-1
	24.0	14-9

NOTES:
The above tables are based on the IRC 2018 TABLE R802.5.1(2)

RAFTER SPANS

RAFTER SPANS FOR SOUTHERN PINE SPECIES (LIVE LOAD=30psf, L_Δ=180) DEAD LOAD = 10psf)

SIZE	SPACING (INCHES)	SPANS (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2 x 6	12.0	12-11
	16.0	11-2
	19.2	10-2
	24.0	9-2
2 x 8	12.0	16-4
	16.0	14-2
	19.2	12-11
	24.0	11-7
2 x 10	12.0	19-5
	16.0	16-10
	19.2	15-4
	24.0	13-9
2 x 12	12.0	22-10
	16.0	19-10
	19.2	18-1
	24.0	16-2

NOTES:
The above tables are based on the IRC 2018 TABLE R802.4.1(3)

HIP/VALLEY CONVERSION

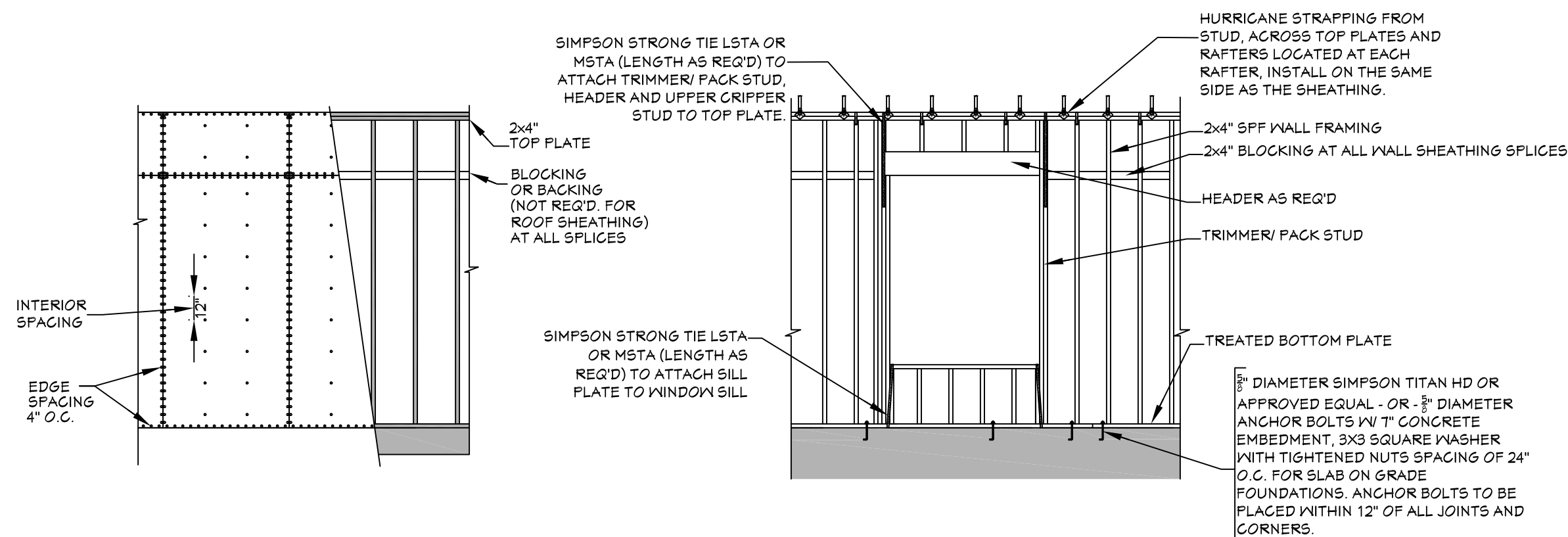
IF COMMON RAFTER ROOF PITCH IS...	THEN HIP/VALLEY RAFTER ROOF PITCH BECOMES...		
RISE/RUN	SLOPE	RISE/RUN	SLOPE
1/12	5°	1/11	5°
2/12	10°	2/11	7°
3/12	14°	3/11	10°
4/12	18°	4/11	13°
5/12	23°	5/11	16°
6/12	27°	6/11	19°
7/12	30°	7/11	22°
8/12	34°	8/11	25°
9/12	37°	9/11	28°
10/12	40°	10/11	30°
11/12	42°	11/11	33°
12/12	45°	12/11	35°

CONVERSION CHART FOR SIMPLE ROOFS ONLY. CHART DOES NOT APPLY FOR DUAL PITCH ROOFS.

RAFTER LENGTH CHART

ROOF PITCH	FACTOR
3/12	1.05
4/12	1.07
5/12	1.10
6/12	1.14
7/12	1.17
8/12	1.20
9/12	1.25
10/12	1.30
11/12	1.35
12/12	1.40
14/12	1.54
16/12	1.70

MULTIPLY HORIZONTAL SPAN OF MEMBER BY FACTOR. CHOOSE APPROPRIATE FACTOR BY ROOF PITCH.



702 WALL/ROOF FASTENING DETAILS

SCALE: 1/4" = 1'-0"

LEGEND:

- INT./EXT. LOAD BEARING WALLS
- INTERIOR NON-LOAD BEARING WALLS

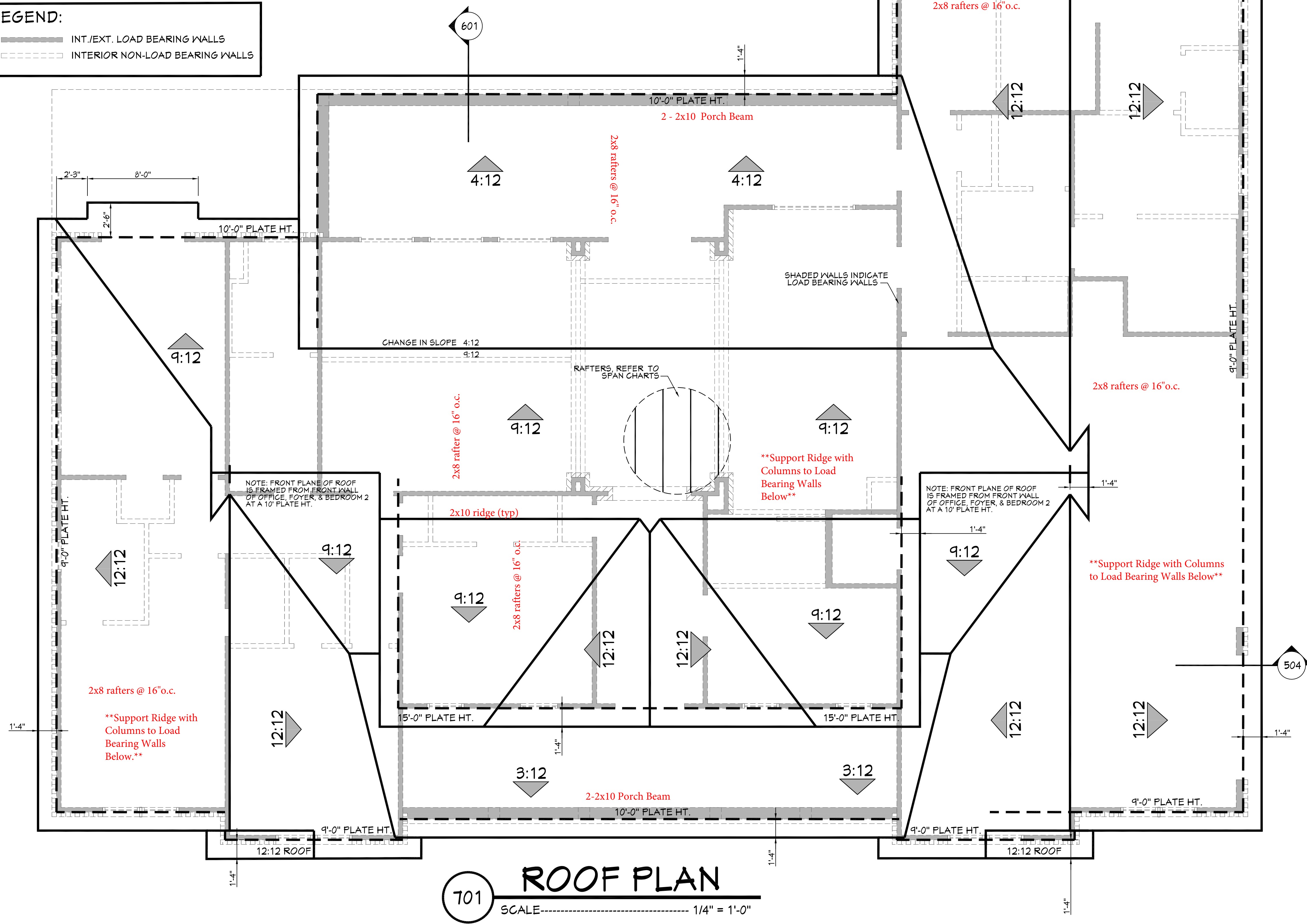
NAIL SIZE SPACING FOR WALL SHEATHING
8d NAILS
MIN. OF 7/16" O.S.B.
EDGE SPACING = 4" O.C.
INTERIOR SPACING = 12" O.C.

NAIL SIZE SPACING FOR ROOF SHEATHING
8d NAILS
MIN. OF 7/16" O.S.B.
EDGE SPACING = 4" O.C.
INTERIOR SPACING = 4" O.C.

- NOTES:
- ALL EXTERIOR SHEATHING TO EXTEND FROM BOTTOM OF BOTTOM PLATE TO THE TOP OF THE TOP PLATES.
 - PROVIDE 2X4 OR GREATER COLLAR TIES ON EACH RAFTER IN THE UPPER THIRD OF ATTIC AND ATTACHED TO RAFTERS WITH 5 - 10d NAILS ON EACH SIDE.
 - SHINGLES OR OTHER ROOF MATERIALS TO BE FASTENED AS PER MANUFACTURERS INSTRUCTIONS FOR HIGH WIND APPLICATIONS.
 - EXTERIOR WALL FINISHES TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS BASED ON HIGH WIND APPLICATIONS.

ROOF PLAN NOTES:

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
- ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No.2 S.Y.P. OR AS REQ'D BY ENGINEER.
- ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
- CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
- CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



701 ROOF PLAN

SCALE: 1/4" = 1'-0"

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HOUSE PLAN ZONE
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N.C.B.D.C.
NATIONAL COUNCIL OF
BUILDING DESIGNERS
JONATHAN L. BOONE
CERTIFICATION NO. 25-137

Pre-Drawn Plan ID:
BB-3086

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user assumes full responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. If a foundation plan has been included in these plans, it is general in nature and shall be verified by a licensed engineer prior to construction.

Date:
09/24/19

Drawn By:
J.A.B.

SHEET NUMBER
7