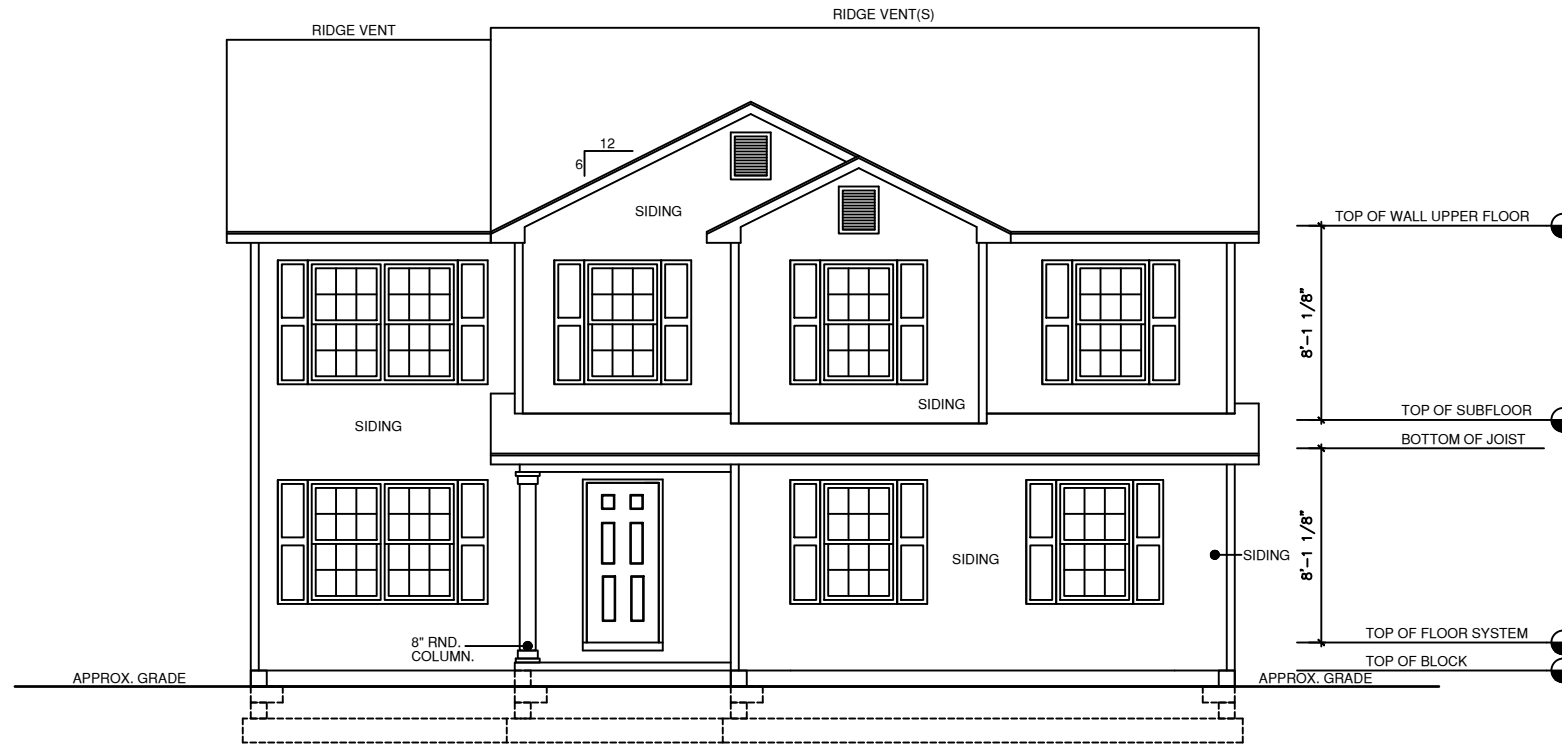
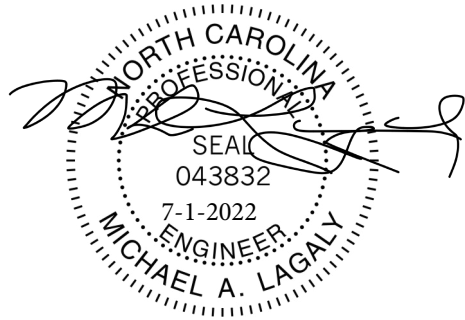
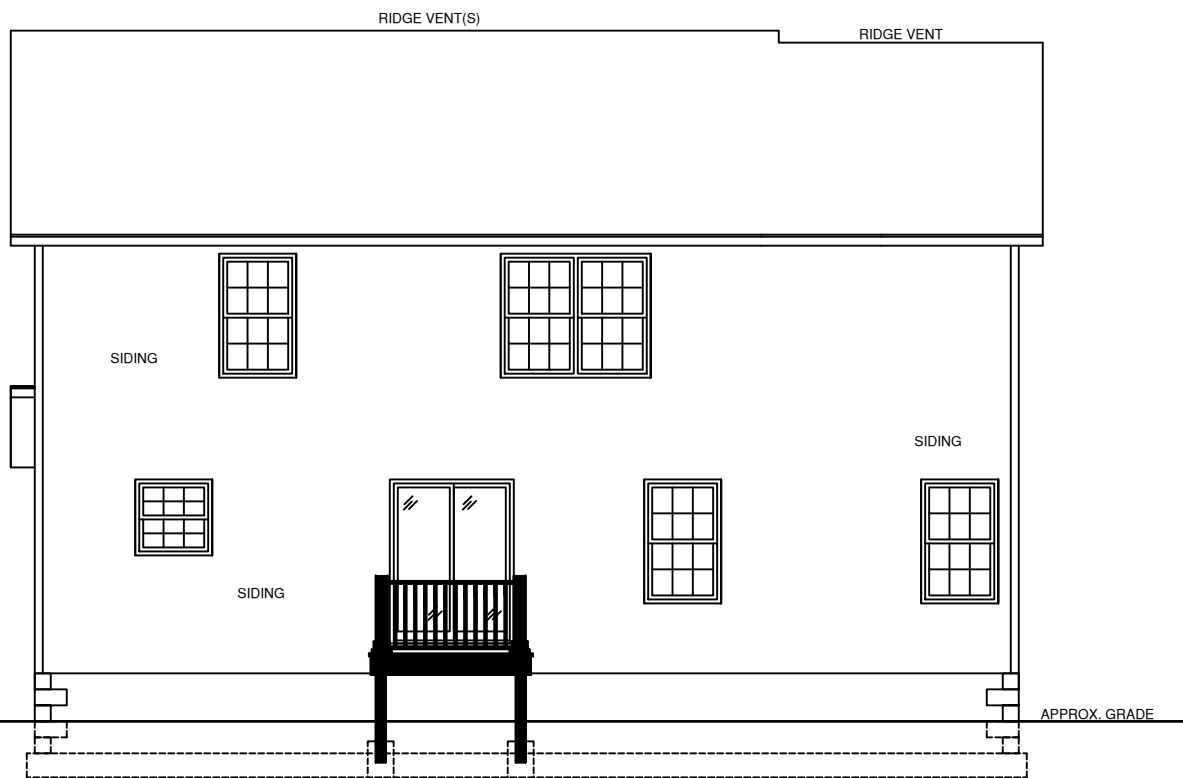


THESE PLANS, NOTES AND DETAILS ARE DESIGNED TO MEET THE 2018 EDITION OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE



FRONT ELEVATION "A"
SCALE: 1/8" = 1'-0"



REAR ELEVATION "A"
SCALE: 1/8" = 1'-0"

GUTTERS AND DOWNSPOUTS

30 YEAR ARCHITECTURAL SHINGLES

GENERAL NOTES

- 1.) MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE.
- 2.) OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE.
- 3.) INTERIOR & EXTERIOR WALLS TO BE DRAWN @ 3 1/2" UNLESS NOTED OTHERWISE.
- 4.) ALL ANGLES TO BE DRAWN AT 45° OR 90° UNLESS NOTED OTHERWISE.
- 5.) WINDOW HEADER HEIGHT TO BE SET @ 6'-1 1/8" UNLESS NOTED OTHERWISE. HEADER SIZE AND MATERIAL TO BE DETERMINED & VERIFIED BY FRAMER, BUILDER, TRUSS SHOP OR BY A LICENSED ENGINEER.
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SQUARE FOOTAGE CHART

MAIN FLOOR AREA TO FRAMING:	893
SECOND FLOOR TO FRAMING:	1265
TOTAL HEATED & COOLED TO FRAMING:	2158
GARAGE AREA TO FRAMING:	442
FRONT PORCH AREA:	45
REAR PORCH AREA:	N/A
TOTAL UNDER BEAM AREA	2645
MAIN FLOOR AREA TO BRICK:	N/A
OPT'L BONUS AREA TO BRICK:	N/A
TOTAL AREA TO BRICK:	N/A

SUBDIVISION NAME:

XXXXXXXXXX

CITY:

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PHASE:

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BLOCK:

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LOT:

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DRAFTING DATES:

PRELIMINARY: 3/29/2022 JPH
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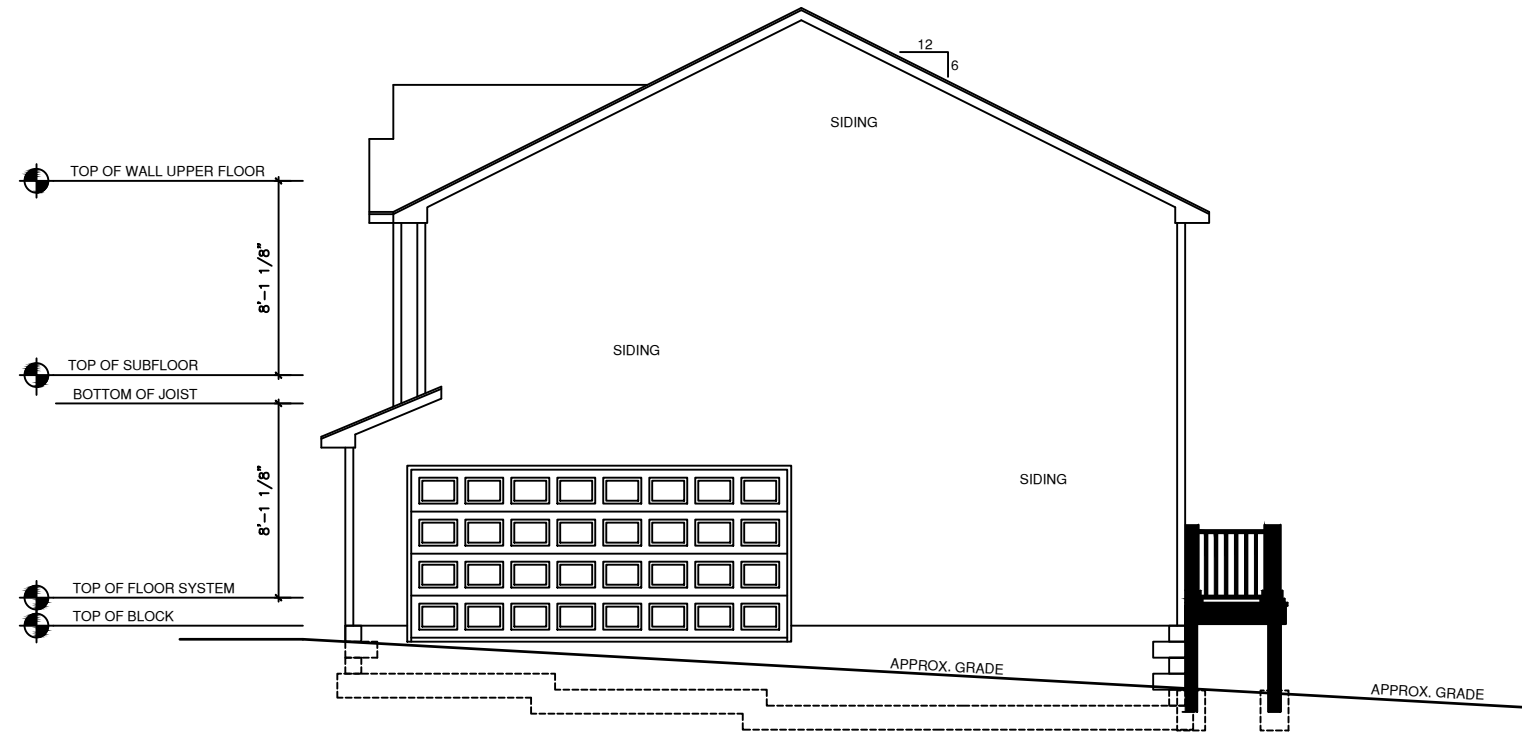
Front & Rear Elevations

WESTOVER
"Classic"

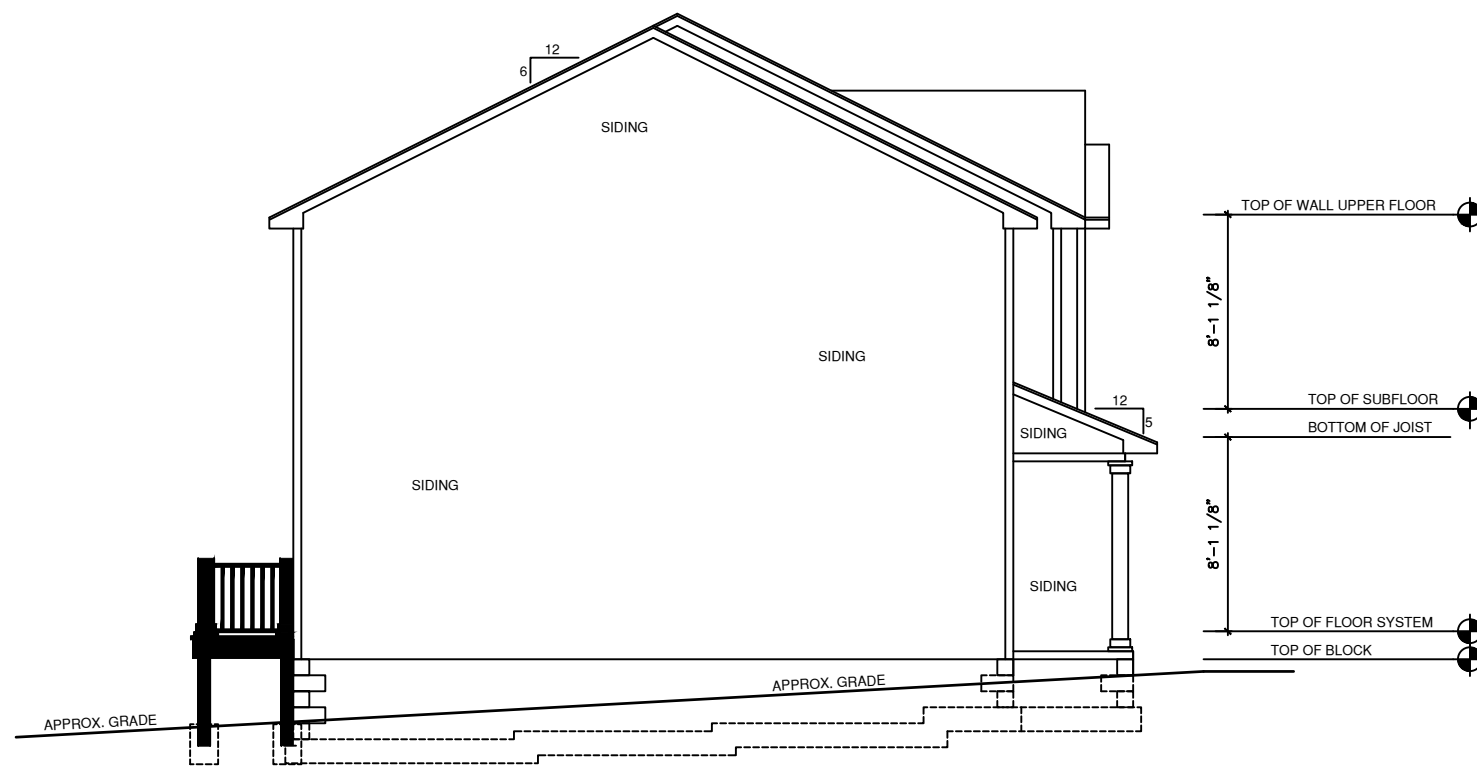
FINAL
109-22-112 LOUDENSLAGER

GUTTERS AND DOWNSPOUTS

30 YEAR ARCHITECTURAL SHINGLES



RIGHT ELEVATION "A"
SCALE: 1/8" = 1'-0"



LEFT ELEVATION "A"
SCALE: 1/8" = 1'-0"

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Right & Left Elevations

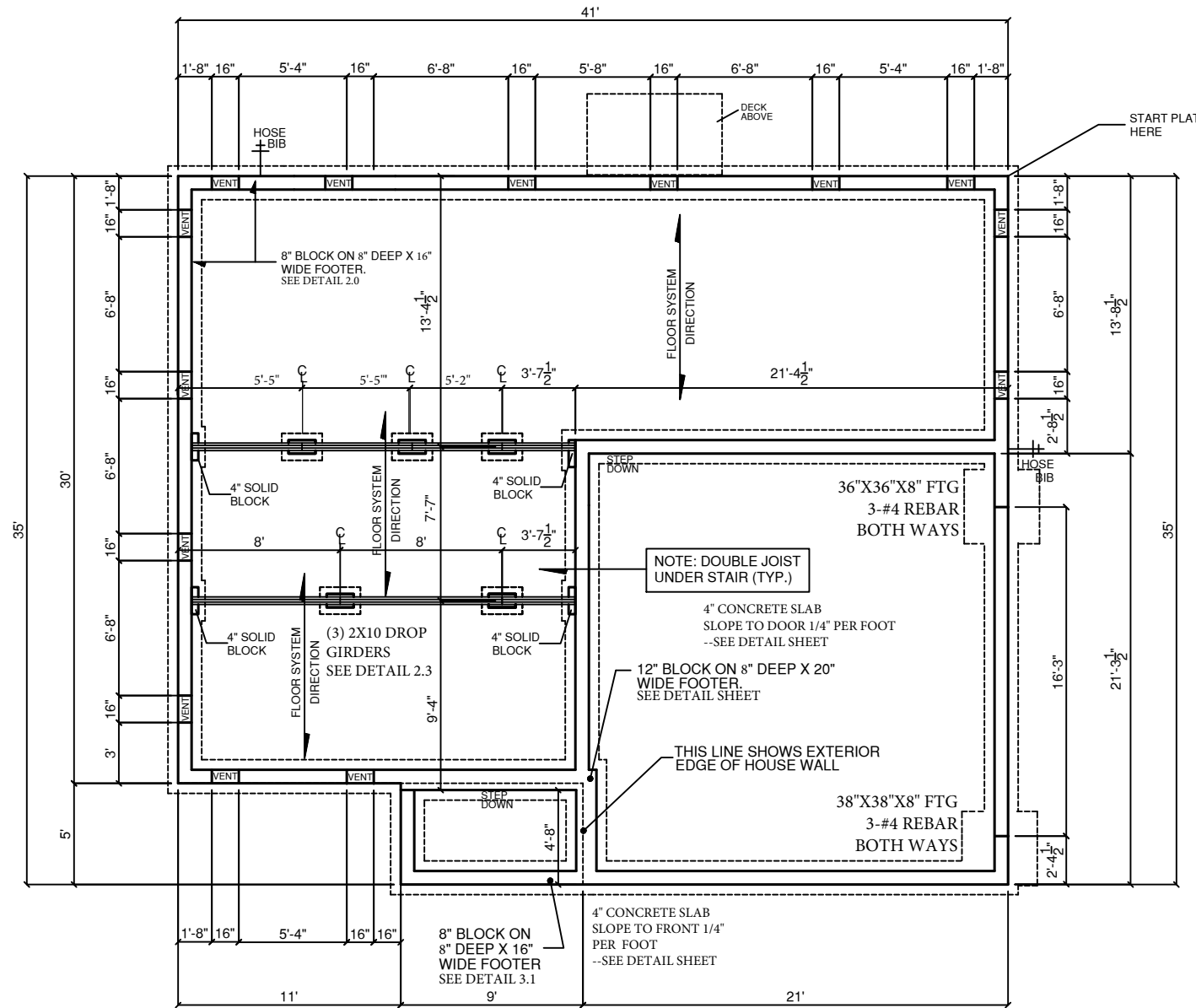
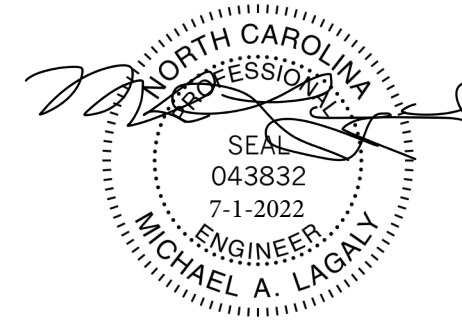
WESTOVER
"Classic"

FINAL
109-22-112 LOUDENSLAGER

NOTE: LOCATION AND SIZE OF CRAWL ACCESS DOOR T.B.D. AT PRECONSTRUCTION / LOT INSPECTION

NOTE: LOCATION AND NUMBER OF CRAWL VENTS TO BE VERIFIED PRIOR TO CONST.

NOTE: FLOOR SYSTEM TYPE, SIZE AND SPACING T.B.D. BY BUILDER & TRUSS SHOP.



CRAWL SPACE FOUNDATION
SCALE 1/8" = 1'-0"

CRAWLSPACE VENT AREA: 787.5 SQ. FT.
FOUNDATION VENT NFA: 756 SQ. IN.
VENT NFAW/6 MIL VAPOR BARRIER PER R408.2: 75.6 SQ. IN.

GENERAL NOTES

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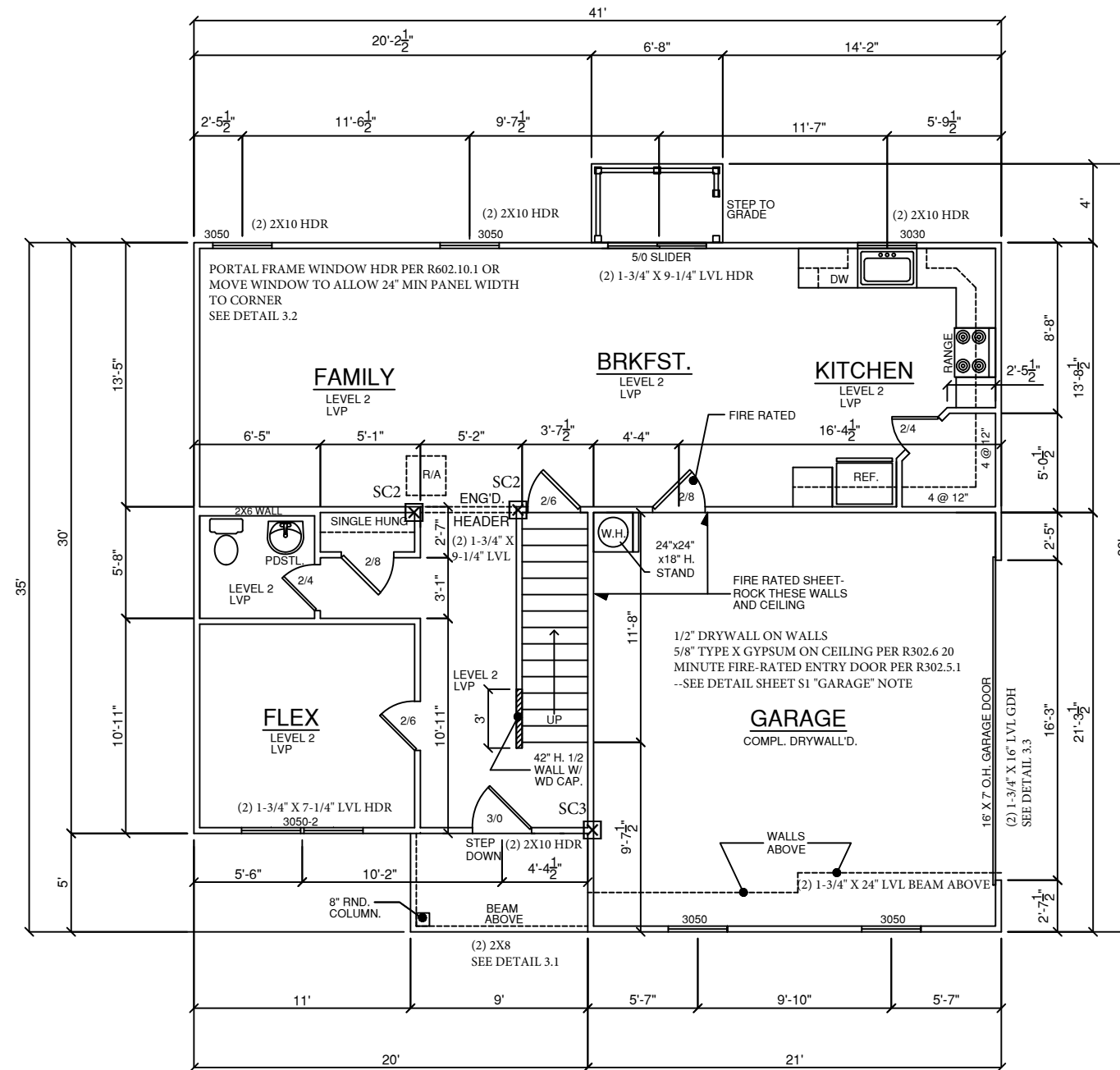
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Crawl Foundation

WESTOVER
"Classic"

FINAL
109-22-112 LOUDENSLAGER



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEVEL 3 KITCHEN CABINETS

LARGER CROWN AT KITCHEN CABINETS

LEVEL 1 GRANITE TOPS AT KITCHEN

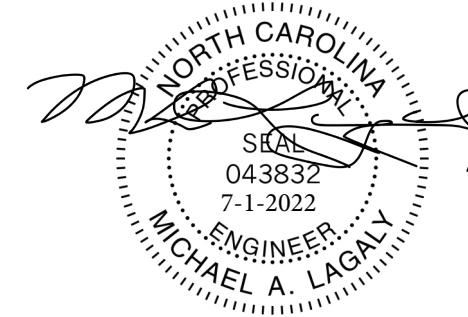
CAMERIST PULL-OUT KITCHEN FAUCET - B.N.

S.S. FARMHOUSE KITCHEN SINK

LEVEL 4 S.S. APPLIANCE PACKAGE

42" UPPER CABINETS

LEVEL 2 PULLS IN KITCHEN



GENERAL NOTES

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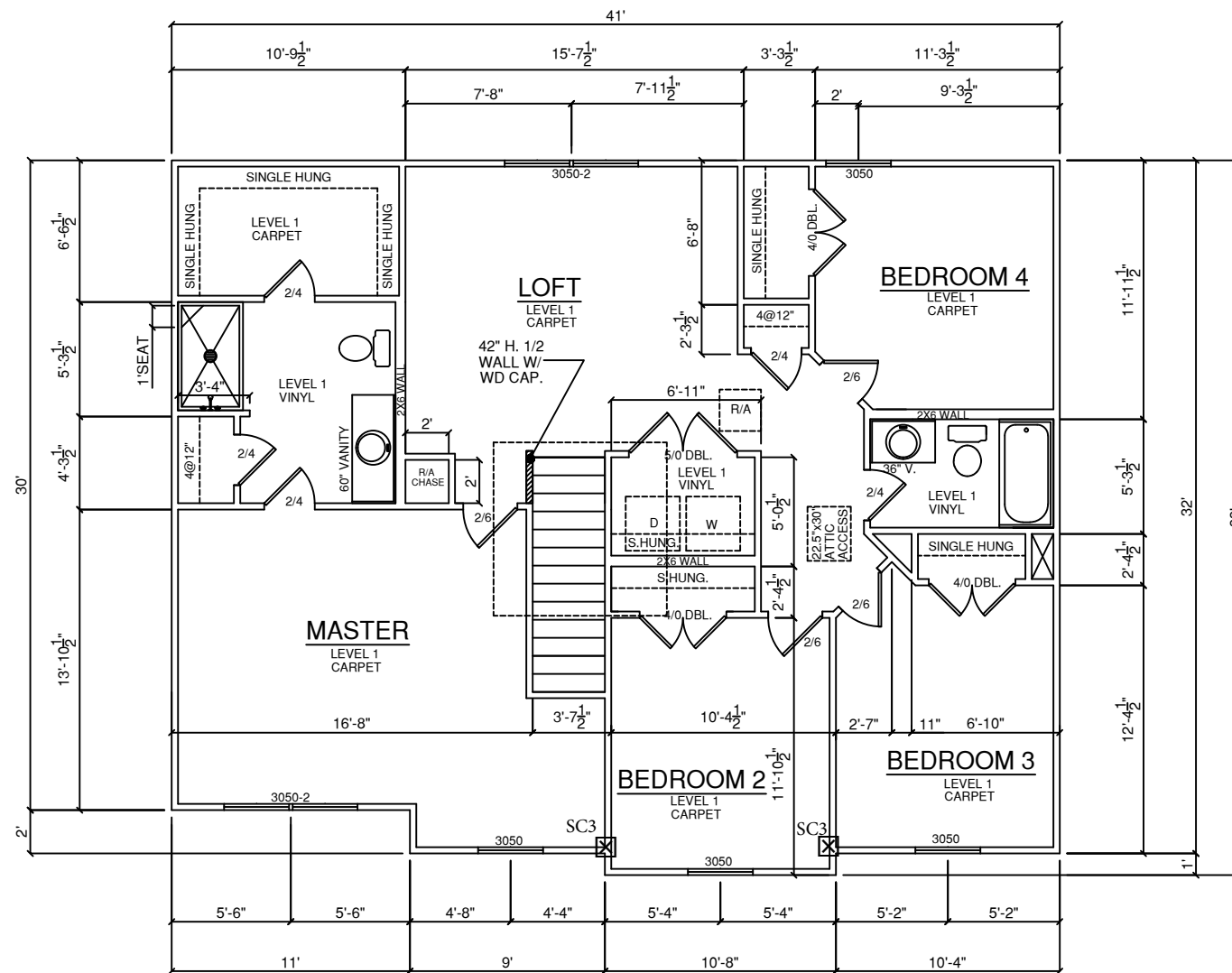
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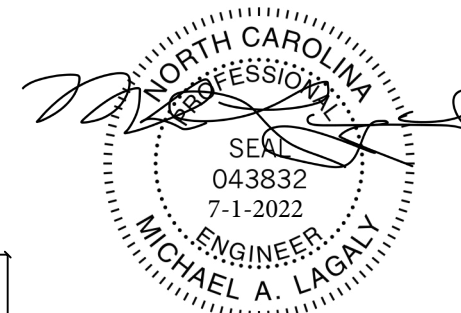
First Floor Plan

WESTOVER
"Classic"

FINAL
109-22-112 LOUDENSLAGER



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



GENERAL NOTES

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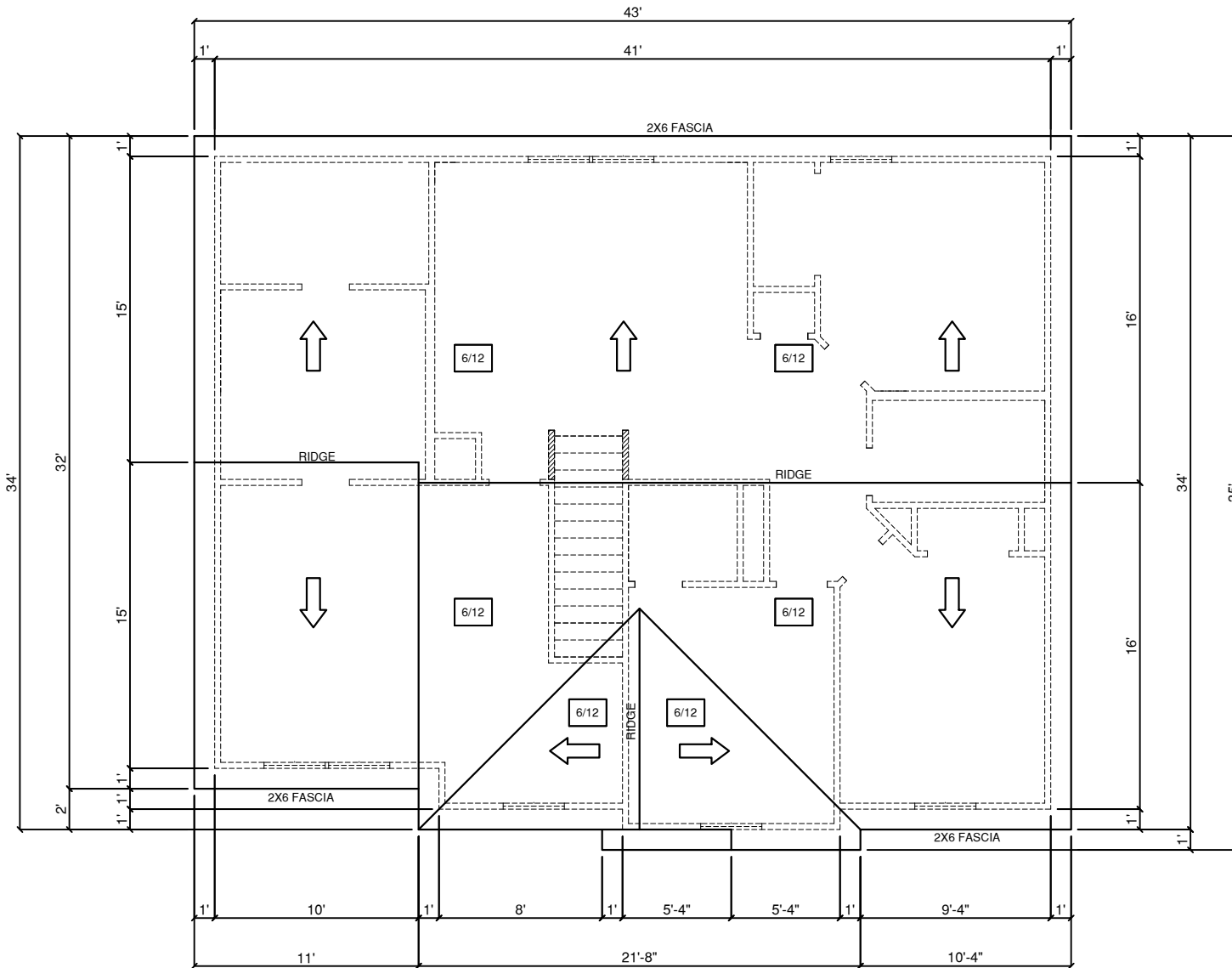
Second Floor Plan

WESTOVER
"Classic"

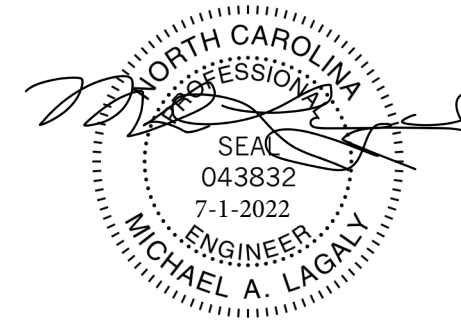
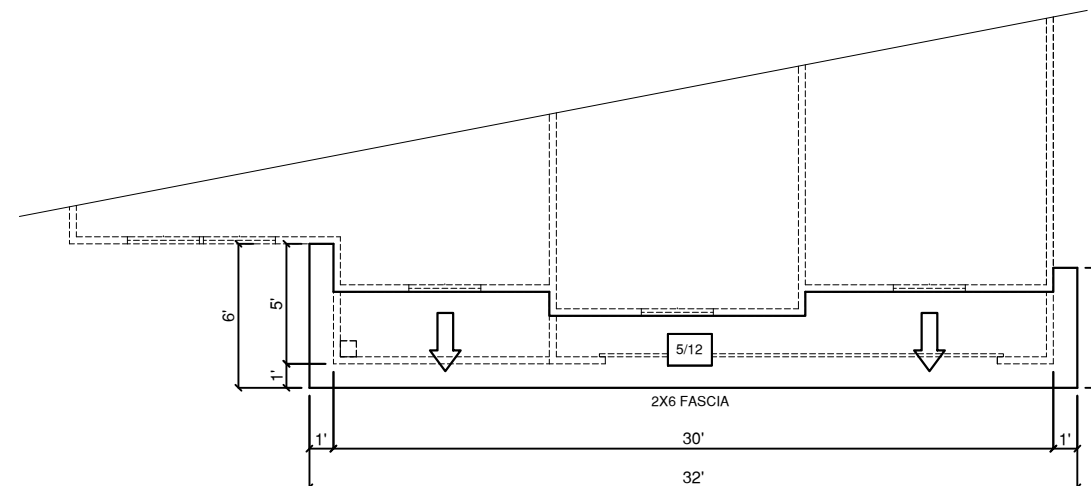
GUTTERS AND DOWNSPOUTS

30 YEAR ARCHITECTURAL SHINGLES

ROOF VENT AREA CALCULATION
 ATTIC AREA: 1300.7 SQ. FT.
 TOTAL VENT SPACE REQ'D: 8.7 SQ. FT.
 SOFFIT NFA REQ'D: 4.35 SQ. FT.
 RIDGE/GABLE NFA REQ'D: 4.35 SQ. FT.



ROOF PLAN
 SCALE 1/8" = 1'-0"



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Roof Plan

WESTOVER
 "Classic"

FINAL
 109-22-112 LOUDENSLAGER

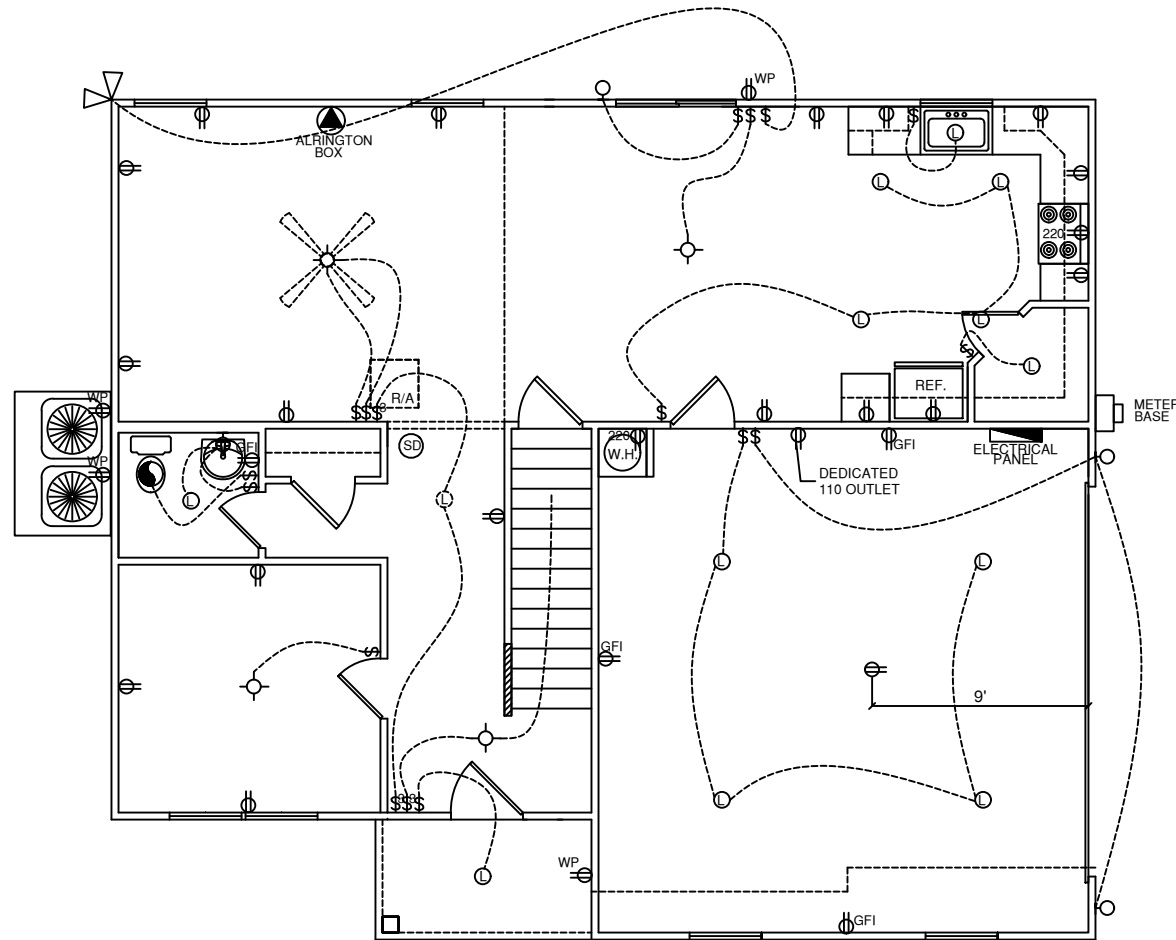
ELECTRICAL LEGEND

	DUPLEX OUTLET
	GROUND FAULT INTERRUPTER OUTLET
	WATER PROOF OUTLET
	220 VOLT OUTLET
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	LIGHT, SURFACE MOUNTED
	LIGHT, L.E.D. RECESSED MOUNTED
	LIGHT, PENDANT
	LIGHT, COACH / VANITY
	LIGHT, UNDER WALL CABINET
	LIGHT, OUTDOOR FLOOD
	EXHAUST FAN
	SMOKE DETECTOR
	THERMOSTAT
	CEILING FAN WITH LIGHT
	CEILING FAN PRE-WIRE AT LIGHT
	RECEPTACLE, PHONE
	RECEPTACLE, CAT CABLE
	RECEPTACLE, T.V. CABLE
	ELECTRICAL PANEL
	METER BASE
	CHIME BELL, DOOR
	EAVE LIGHT

ELECTRICAL NOTES

- ALL ELECTRICAL TO MEET N.E.C.
- PROVIDE 200 AMP SINGLE PHASE SERVICE
- PROVIDE ALL COPPER WIRING
- CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES
- CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
- PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT- INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE THE FINISHED FLOOR:

SWITCHES	42"
OUTLETS	14"
TELEPHONE	14"
TELEVISION	14"



FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

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First Floor Electrical Plan

WESTOVER
"Classic"

FINAL
109-22-112 LOUDENSLAGER

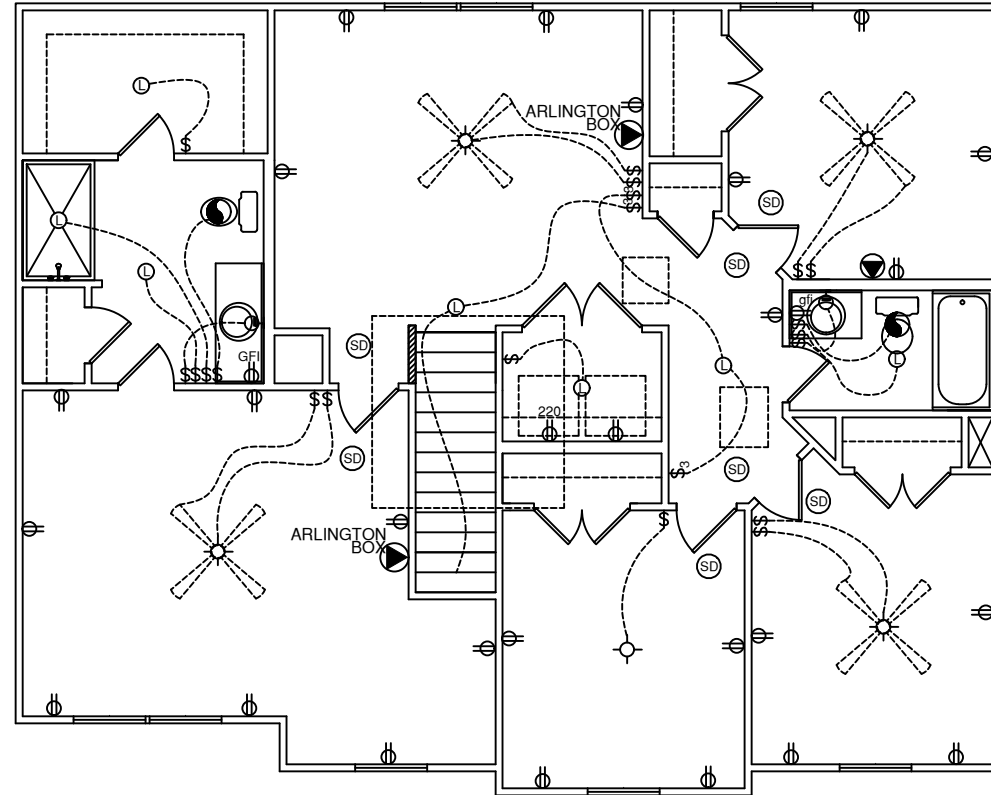
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⊕220	220 VOLT OUTLET
\$	SINGLE POLE SWITCH
\$3	THREE-WAY SWITCH
\$4	FOUR-WAY SWITCH
○	LIGHT, SURFACE MOUNTED
⊙	LIGHT, L.E.D. RECESSED MOUNTED
⊙	LIGHT, PENDANT
⊙	LIGHT, COACH / VANITY
⊙	LIGHT, UNDER WALL CABINET
⊙	LIGHT, OUTDOOR FLOOD
⊙	EXHAUST FAN
SD	SMOKE DETECTOR
STA	THERMOSTAT
⊗	CEILING FAN WITH LIGHT
⊗	CEILING FAN PRE-WIRE AT LIGHT
⊙	RECEPTACLE, PHONE
⊙CAT	RECEPTACLE, CAT CABLE
⊙	RECEPTACLE, T.V. CABLE
⊙	ELECTRICAL PANEL
⊙	METER BASE
⊙	CHIME BELL, DOOR
⊙	EAVE LIGHT

ELECTRICAL NOTES

- ALL ELECTRICAL TO MEET N.E.C.
- PROVIDE 200 AMP SINGLE PHASE SERVICE
- PROVIDE ALL COPPER WIRING
- CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES
- CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
- PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL
- PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT- INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
- UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE THE FINISHED FLOOR:

SWITCHES	42"
OUTLETS	14"
TELEPHONE	14"
TELEVISION	14"



SECOND FLOOR ELECTRICAL PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

- MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE.
- OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE.
- INTERIOR & EXTERIOR WALLS TO BE DRAWN @ 3 1/2" UNLESS NOTED OTHERWISE.
- ALL ANGLES TO BE DRAWN AT 45° OR 90° UNLESS NOTED OTHERWISE.
- WINDOW HEADER HEIGHT TO BE SET @ 6'-11" UNLESS NOTED OTHERWISE. HEADER SIZE AND MATERIAL TO BE DETERMINED & VERIFIED BY FRAMER, BUILDER, TRUSS SHOP OR BY A LICENSED ENGINEER.
- SIZE, LOCATION AND MATERIALS OF BEAMS TRUSSES, GIRDERS AND HEADERS TO BE DETERMINED & VERIFIED BY BUILDER, FRAMER TRUSS SHOP OR LICENSED ENGINEER.
- FOOTER SIZE, MATERIAL & LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR OR LICENSED ENGINEER.
- ROOF VENTELLATION TO BE DETERMINED & VERIFIED BUILDER, ROOFING CONTRACTOR OR LICENSED ENGINEER.
- ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED & VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR AND OR LICENSED ENGINEER.
- BUILDER RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE & NATIONAL CODES.
- LOCAL, STATE AND NATIONAL CODES TAKE PRECEDENCE OVER DRAWINGS.
- BUILDER TO VERIFY ALL DIMENSIONS.

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LICENSED TO RED DOOR HOMES OF:
OFFICE NAME



SQUARE FOOTAGE CHART

MAIN FLOOR AREA TO FRAMING:	893
SECOND FLOOR TO FRAMING:	1265
TOTAL HEATED & COOLED TO FRAMING:	2158
GARAGE AREA TO FRAMING:	442
FRONT PORCH AREA:	45
REAR PORCH AREA:	N/A
TOTAL UNDER BEAM AREA	2645
MAIN FLOOR AREA TO BRICK:	N/A
OPT'L BONUS AREA TO BRICK:	N/A
TOTAL AREA TO BRICK:	N/A

SUBDIVISION NAME:

XXXXXXXXXX

CITY:

XXXXXXXXXX

PHASE:

XXXXXXXXXX

BLOCK:

XXXXXXXXXX

LOT:

XXXXXXXXXX

DRAFTING DATES:

PRELIMINARY: 3/29/2022 JPH
PERM: 05/09/2022 BES
FINAL: 06/13/2022 PJM

Second Floor Electrical Plan

WESTOVER
"Classic"

FINAL
109-22-112 LOUDENSLAGER

CABINET LEGEND

WC: WALL CABINET
 WCC: WALL CORNER CABINET
 B: BASE CABINET
 SB: SINK BASE
 CB: CORNER BASE

LEVEL 3 KITCHEN CABINETS

LEVEL 2 PULLS IN KITCHEN

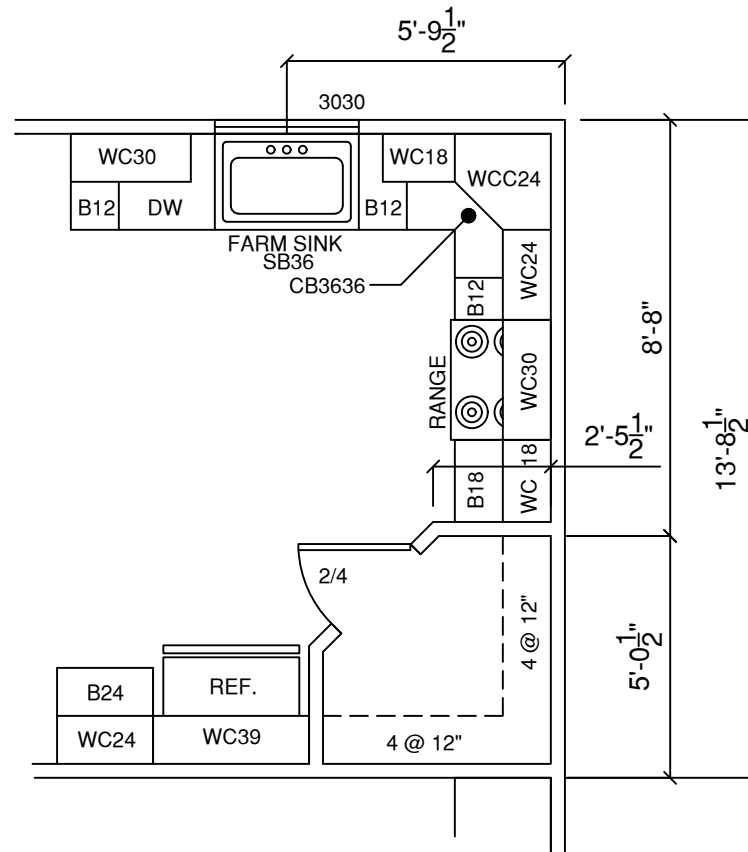
LEVEL 1 GRANITE TOPS AT KITCHEN

CAMERIST PULL-OUT KITCHEN FAUCET - B.N.

S.S. FARMHOUSE KITCHEN SINK

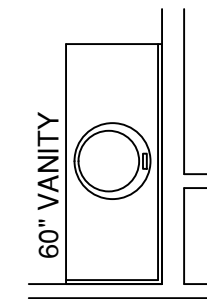
LEVEL 4 S.S. APPLIANCE PACKAGE

42" UPPER CABINETS



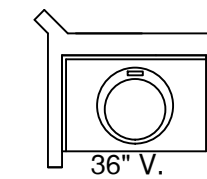
SAGE KITCHEN PLAN

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



MASTER VANITY

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



HALL VANITY

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

GENERAL NOTES

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- 2.) OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE.
- 3.) INTERIOR & EXTERIOR WALLS TO BE DRAWN @ 3 1/2" UNLESS NOTED OTHERWISE.
- 4.) ALL ANGLES TO BE DRAWN AT 45° OR 90° UNLESS NOTED OTHERWISE.
- 5.) WINDOW HEADER HEIGHT TO BE SET @ 6'-11" UNLESS NOTED OTHERWISE. HEADER SIZE AND MATERIAL TO BE DETERMINED & VERIFIED BY FRAMER, BUILDER, TRUSS SHOP OR BY A LICENSED ENGINEER.
- 6.) SIZE, LOCATION AND MATERIALS OF BEAMS TRUSSES, GIRDERS AND HEADERS TO BE DETERMINED & VERIFIED BY BUILDER, FRAMER TRUSS SHOP OR LICENSED ENGINEER.
- 7.) FOOTER SIZE, MATERIAL & LOCATIONS TO BE VERIFIED AND DETERMINED BY BUILDER, FOOTER CONTRACTOR OR LICENSED ENGINEER.
- 8.) ROOF VENTELLATION TO BE DETERMINED & VERIFIED BUILDER, ROOFING CONTRACTOR OR LICENSED ENGINEER.
- 9.) ALL MECHANICAL SYSTEMS DESIGNS, LOCATIONS AND SIZING TO BE DETERMINED & VERIFIED BY BUILDER, APPROPRIATE TRADE CONTRACTOR AND OR LICENSED ENGINEER.
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SUBDIVISION NAME:

XXXXXXXXXX

CITY:

XXXXXXXXXX

PHASE:

XXXXXXXXXX

BLOCK:

XXXXXXXXXX

LOT:

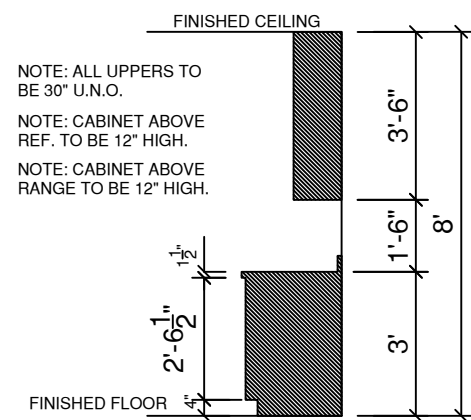
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DRAFTING DATES:

PRELIMINARY: 3/29/2022 JPH
 PERM: 05/09/2022 BES
 FINAL: 06/13/2022 PJM

Cabinet Layout

WESTOVER
 "Classic"



OPTIONAL 42" WALL CABS.

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

- OPTIONAL SCRIBE TRIM MLD'G.
- OPTIONAL CROWN MLD'G.

FINAL

109-22-112 LOUDENSLAGER

GENERAL NOTES

- PLANS ARE ISSUED FOR THE CONDITIONAL USE TO BUILD THE STRUCTURE ON THE LOT OR ADDRESS SPECIFIED IN THE TITLE BLOCK. PLANS MUST HAVE SIGNED SEAL AND BE CONSTRUCTED ON THE SPECIFIED LOT OR ADDRESS TO BE VALID.
- ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. MDL ENGINEERING SERVICES ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER OF RECORD TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
- ALL CONSTRUCTION WORKMANSHIP, MATERIAL QUALITY AND SELECTION SHALL BE IN ACCORDANCE WITH THE 2018 EDITION OF THE NORTH CAROLINA STATE BUILDING CODE. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE AND CODE SHALL TAKE PRECEDENCE OVER DIMENSIONS.
- SEALED ENGINEERING DRAWINGS TAKE PRECEDENCE OVER STANDARD DETAILS AND NOTES.

CONSTRUCTION

- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS AND SAFETY ON-SITE. NOTIFY MDL ENGINEERING IMMEDIATELY IF DISCREPANCIES ON PLANS ARE DISCOVERED.
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF THREE STUDS U.N.O.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR OTHER STRUCTURAL COMPONENTS.
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- ENGINEERED FLOOR SYSTEMS, WALL SYSTEMS AND ROOF TRUSS SYSTEMS TO BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION. INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3-1/2" AND FULL FLANGE WIDTH U.N.O. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 12" X 4" LAG SCREWS U.N.O.
- STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING TWO ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS AT BOTH ENDS. BOLTS TO BE SPACED AT 24" O.C. AND STAGGERED TOP AND BOTTOM OF THE BEAM (2" MIN. EDGE DISTANCE), WITH TWO BOLTS LOCATED AT 6" FROM EACH END.
- ALL METAL HANGERS, STRAPS AND HOLD-DOWNS TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- SEE TABLE R602.3 NCRBC 2018 FOR STRUCTURAL MEMBER FASTENING REQUIREMENTS.

MATERIALS

- INTERIOR FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING PROPERTIES:
Fb=875 PSI Fv=70 PSI E=1.4E6 PSI
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING PROPERTIES:
Fb=975 PSI Fv=95 PSI E=1.6E6 PSI
- LVL (LAMINATED VENEER LUMBER) STRUCTURAL MEMBERS TO HAVE THE FOLLOWING PROPERTIES:
Fb=2800 PSI Fv=285 PSI E=1.9E6 PSI
- PSL (PARALLEL STRAND LUMBER) STRUCTURAL MEMBERS TO HAVE THE FOLLOWING PROPERTIES:
Fb=2900 PSI Fv=290 PSI E=2.0E6 PSI
- LSL (LAMINATED STRAND LUMBER) STRUCTURAL MEMBERS TO HAVE THE FOLLOWING PROPERTIES:
Fb=2250 PSI Fv=400 PSI E=1.55E6 PSI
- STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A36, Fy=36 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60.
- POURED CONCRETE TO BE MINIMUM 3000 PSI @ 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI 318 OR ASTM C 1157.
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2
- MASONRY UNITS SHALL CONFORM TO ACI 530/ASCE 5/TMS 402 AND MORTAR SHALL COMPLY WITH ASTM C 270.

FOUNDATION NOTES:

- CRAWL SPACE TO BE LEVEL AND FREE OF CONSTRUCTION DEBRIS, VEGETATION AND ANY ORGANIC MATERIAL
- ONE VENT MUST BE WITHIN 3' OF EACH CORNER OF THE BUILDING. ALL OTHER VENTS TO BE LOCATED PER R408.
- OPTIONAL UNVENTED CRAWL SPACE TO MEET R409 REQUIREMENTS
- A MINIMUM OPENING OF 18" BY 24" SHALL BE PROVIDED FOR ACCESS UNLESS MECHANICAL EQUIPMENT IS PRESENT.

FOOTINGS:

- FOOTING PROJECTIONS SHALL BE A MINIMUM OF 2" AND SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
- THE TOP LEVEL OF THE FOOTING SHALL BE LEVEL WITH THE MASONARY UNITS WITH FULL MORTAR JOINTS.
- BOTTOM SURFACE OF FOOTING MAY SLOPE NO MORE THAN 10%. FOOTING SHALL BE STEPPED TO PROVIDE CHANGE IN ELEVATION OR WHERE THE BOTTOM IS SLOPED MORE THAN 10%
- FINISHED GRADE OF THE UNDER FLOOR SURFACE MAY BE LOCATED AT THE BOTTOM OF THE FOOTINGS
- MINIMUM CONCRETE FOOTING STRENGTH TO BE 3000 PSI.

DRAINAGE:

- INSTALL AROUND FOUNDATION, DRAIN TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFERATED PIPES OR OTHER APPROVED SYSTEM AS REQUIRED BY GRADE.
- FOUNDATION DRAIN MAY BE OMITTED WHEN THE INTERIOR GRADE IS LESS THAN 12" BELOW THE EXTERIOR GRADE.
- FINISH GRADE OF LOT TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS AT A MINIMUM OF 6" WITHIN THE FIRST 10'.

WATERPROOFING:

- FOUNDATION WALLS, WHERE THE INTERIOR GRADE IS LOWER THAN THE EXTERIOR GRADE, SHALL BE DAMP-PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE USING CODE APPROVED METHOD.

ANCHORAGE:

- WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC SLAB FOUNDATIONS AND THE WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OD 6" O.C. AND LOCATED 12" FROM THE ENDS OF EACH PLATE SECTION. BOLTS SHALL BE AT LEAST 1/2" IN DIAMETER AND EMBEDDED A MINIMUM OF 7" INTO MASONRY OR CONCRETE.
- BOLTS MAY BE REPLACED BY ANCHOR STRAPS, SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE.
- INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLABS SHALL BE ANCHORED WITH APPROVED FASTENERS.

FOUNDATION WALLS:

- VERTICAL REINFORCEMENT OF THE MASONRY WALLS TO BE TIED TO THE HORIZONTAL REINFORCEMENT OF THE FOOTING
- FOUNDATION WALL IS TO BE 8" CMU OR 8" BRICK AND BLOCK ON CONTINUOUS FOOTINGS.
- FOUNDATION WALL IS TO HAVE SOLID 8" MASONRY CAP.
- WALL HEIGHT ABOVE FINISHED GRADE SHALL BE 6"
- WALL SUPPORTING OVER 4' OF UNBALANCED FILL MUST BE BRACED TO PREVENT DAMAGE DURING BACKFILL.
- VENTS ARE 16"X8"

PIERS:

- MASONRY PIER HEIGHT SHALL NOT EXCEED 10 TIMES THEIR LEAST DIMENSION.
- WHEN STRUCTURAL CLAY OR HOLLOW CONCRETE MASONRY UNITS ARE USED TO SUPPORT BEAMS AND GIRDERS, THE CELLULAR SPACES MUST BE FILLED SOLIDLY WITH CONCRETE, TYPE 'M' OR TYPE 'S' MORTAR.
- UNFILLED UNITS MAY BE USED IF THE HEIGHT IS NOT MORE THAN 4 TIMES THE LEAST DIMENSION.
- HOLLOW PIERS SHALL BE CAPPED WITH 4" OF SOLID MASONRY OR CONCRETE OR SHALL HAVE THE CAVITIES OF THE TOP COURSE FILLED WITH CONCRETE.
- PIERS INDICATED ON PLAN ARE TYPICALLY 16"X16" ON 24"X24"X8" FOOTING.
- ALL HALF PIERS TO BE TIED TO FOUNDATION WALLS.

CAVITY ACCESS:

- MIN. CRAWL SPACE ACCESS SHALL BE 18"(W) X 24" (H) WITH DOUBLE BAND ABOVE. PLACE AT BEST LOCATION WITH REFERENCE TO GRADE.
- ATTIC ACCESS TO BE 22" X 30" MINIMUM.
- ACCESS SIZE MAY BE INCREASED IF MECHANICAL EQUIPMENT IS LOCATED IN CAVITY - SEE NC MECHANICAL CODE FOR SIZE REQUIREMENTS.

STAIRWAYS:

- STAIRWAYS SHALL BE A MINIMUM OF 3' WIDE.
- HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE.
- MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL SHALL NOT BE LESS THAN 31 1/2" WHERE THE HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE ON BOTH SIDES.
- STAIRS NOT REQUIRED FOR EGRESS MAY BE AS NARROW AS 26"
- MAXIMUM RISER HEIGHT SHALL BE 8-1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9".
- NOSING SHALL BE 3/4" MINIMUM AND 1-1/4" MAXIMUM
- MINIMUM HEADROOM IN ALL PARTS OF THE STAIR SHALL NOT BE LESS THAN 6'-8" PER R311.7.2
- WINDERS MUST, AT A POINT NOT MORE THAN 12" FROM THE SIDE WHERE THE TREAD IS NARROWEST BE GREATER THAN 9" AND THE MINIMUM WIDTH OF ANY TREAD AT ANY POINT MUST BE GREATER THAN 4".

HANDRAIL AND GUARD

- HANDRAILS SHALL HAVE A MINIMUM HEIGHT OF 34" AND A MAXIMUM HEIGHT OF 38"
- PORCHES, BALCONIES OR RAISED FLOORS OVER 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDRAILS NO LESS THAN 36" HIGH.
- STAIRS THAT HAVE A RISE OF 30" ABOVE THE FLOOR SHALL HAVE HANDRAILS OF 34" MIN. HEIGHT.
- GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOORS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSERS THAT DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER ON VERTICAL MEMBERS OR 6" ON HORIZONTAL MEMBERS.

EMERGENCY EGRESS:

- OPENINGS PROVIDED FOR MEANS OF ESCAPE CANNOT HAVE A SILL HEIGHT OF MORE THAN 44" ABOVE FINISHED FLOOR.
- ESCAPE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 4 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 20".
- ESCAPE OPENING SHALL HAVE A MINIMUM TOTAL GLASS AREA OF 5 SQ. FT. FOR A GROUND WINDOW AND 5.7 SQ. FT. FOR AN UPPER STORY WINDOW.
- REQUIRED EXIT DOORS SHALL BE NO LESS THAN 3'0" X 6'-8".

GARAGE

- DOOR FROM GARAGE TO HOUSE MUST BE 1-3/8" THICK SOLID WOOD, HONEYCOMBED CORE STEEL OR 20 MINUTE FIRE RATED PER R302.5.1.
- GARAGE TO BE SEPARATED FROM THE RESIDENCE AS REQUIRED BY TABLE R302.6. 1/2" GYPSUM OR EQUIVALENT APPLIED TO GARAGE SIDE FOR WALLS AND ATTICS. 5/8" TYPE X GYPSUM OR EQUIVALENT APPLIED TO CEILINGS BELOW HABITABLE ROOMS.
- SLOPE GARAGE SLAB TOWARDS DOOR AT 1/4" PER FOOT.

DESIGN LOADS

TABLE R301.5	LIVE LOAD (PSF)
ATTICS W/O STORAGE	10
ATTICS WITH STORAGE	20
ATTICS W/ FIXED STAIRS	30
DECKS & EXTERIOR BALCONIES	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARG IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40
SNOW R301.2(1)	20

ULTIMATE DESIGN WIND SPEED: 115 MPH

DESIGN POSITIVE AND NEGATIVE PRESSURE FOR DOORS AND WINDOWS SHALL BE 25 PSF

DESIGN POSITIVE AND NEGATIVE PRESSURE FOR WALL CLADDING SHALL BE 24.1 PSF

DESIGN POSITIVE AND NEGATIVE PRESSURE FOR ROOF COMPONENT AND CLADDING SHALL BE:
34.8 PSF FOR MEAN ROOF HEIGHT TO 30'
36.5 PSF FOR MEAN ROOF HEIGHT TO 35'
37.9 PSF FOR MEAN ROOF HEIGHT TO 40'

VALUES FOR ENERGY COMPLIANCE

R-VALUES ARE MINIMUM (N1102.1.2)

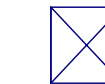
U-VALUES ARE MAXIMUM (N1102.1.4)

IECC CLIMATE ZONE:	4	4
CEILING:	R-38	U-0.030
WOOD FRAME WALLS:	R-15	U-0.077
MASS WALLS:	R-5	U-0.070
MASS WALL (INS. ON INTERIOR):	R-13	U-0.141
FLOORS:	R-19	U-0.047
BASEMENT WALLS (CONTINUOUS):	R-10	U-0.059
BASEMENT WALLS (CAVITY):	R-15	U-0.059
MAX. GLAZING U-FACTOR:	0.30	
SKYLIGHT U-FACTOR:	0.55	

HEADER SCHEDULE U.N.O.

HDR SIZE	SPAN
(2) 2 X 8	0 TO 4'-8"
(2) 2 X 10	4'-8" TO 5'-6"
(2) 2 X 12	5'-6" TO 6'-5"

SUPPORT COLUMN



CALLOUT	USE
SC2	2 - 2 X 4
SC3	3 - 2 X 4
SC4	4 - 2 X 4
SC5	5 - 2 X 4
SCX - Round A500 steel column	3" diameter by 1/4" thick with 3-1/2"x3-1/2"x1/4" plates welded top and bottom.

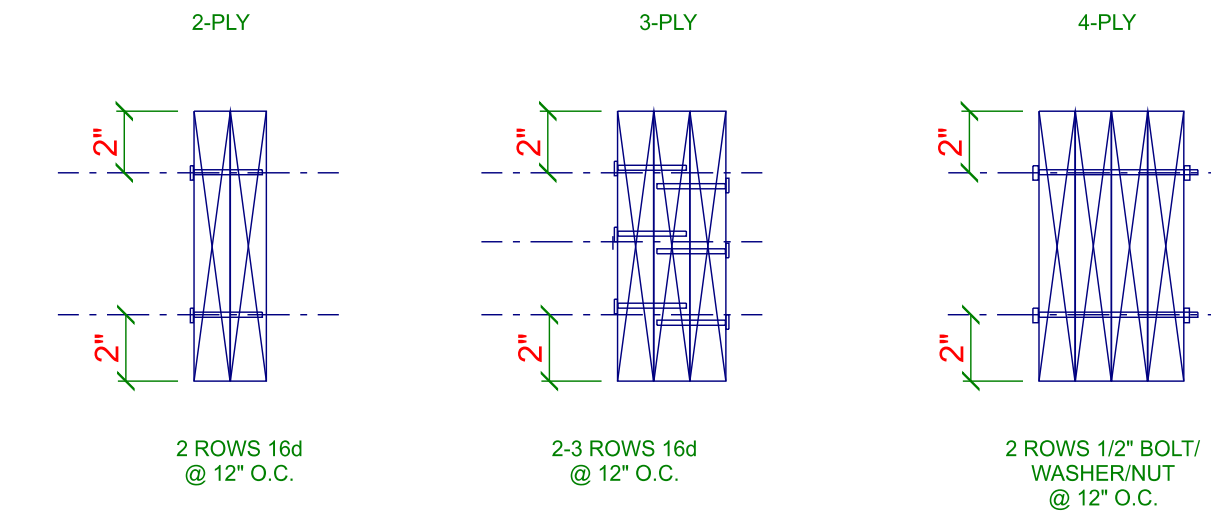
PSL3 - 3-1/2 X 7 1.8e PSL
PSL5 - 5-1/4 X -1/4 1.8e PSL

BRACE WALL NOTES:

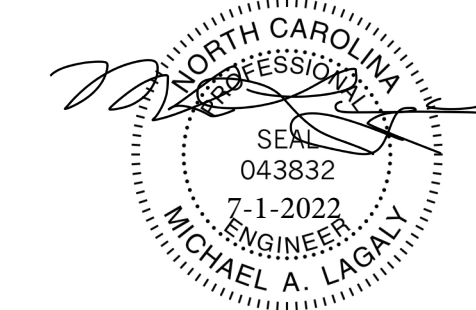
- ALL EXTERIOR WALLS CONTINUOUSLY SHEATHED WITH 7/16" OSB EXTERIOR AND 1/2" GYPSUM INSIDE UNO.
- OSB TO BE NAILED USING 8d @ 6" O.C. ON EDGE AND 12" O.C. ON ALL INTERMEDIATE STUDS.
- GYPSUM FASTENED USING 1-1/8" MINIMUM SCREWS SPACED @ 7" O.C. ALONG ALL EDGES AND ALL INTERMEDIATE STUDS.

ROOF TRUSS TIE SCHEDULE

UPLIFT (MAX. LBS.)	SIMPSON (OR EQUIV.)	FASTENER TO TRUSS	FASTENER TO TOP PLATE
400	H1	(6) 8d X 1 1/2"	(4) 8d
545	H2.5T	(5) 8d	(5) 8d
1015	H10A	(9) 10d X 1 1/2"	(9) 10d X 1 1/2"
1450	H10A +HGA10	(4) 1/4" X 1 1/2" SDS	(4) 1/4" X 1 1/2" SDS
1885	H10A +HGA10 X2	(8) 1/4" X 1 1/2" SDS	(8) 1/4" X 1 1/2" SDS
3830	HTT4	(18) SD #10 X 1 1/2"	TITEN 5/8" X 5" ON STUD
4845	HTT4 +H10A	(9) 10d X 1 1/2"	(9) 10d X 1 1/2"



GIRDER FASTENINGSCHEDULE
N.T.S.



THESE PLANS, NOTES AND DETAILS ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE. THIS DETAIL SHEET IS TO BE USED ONLY IN CONJUNCTION WITH PLANS CREATED BY RED DOOR HOMES.

MDL ENGINEERING SERVICES

213 Linton Banks Pl.
Cary, NC 27513
(919) 999-8153

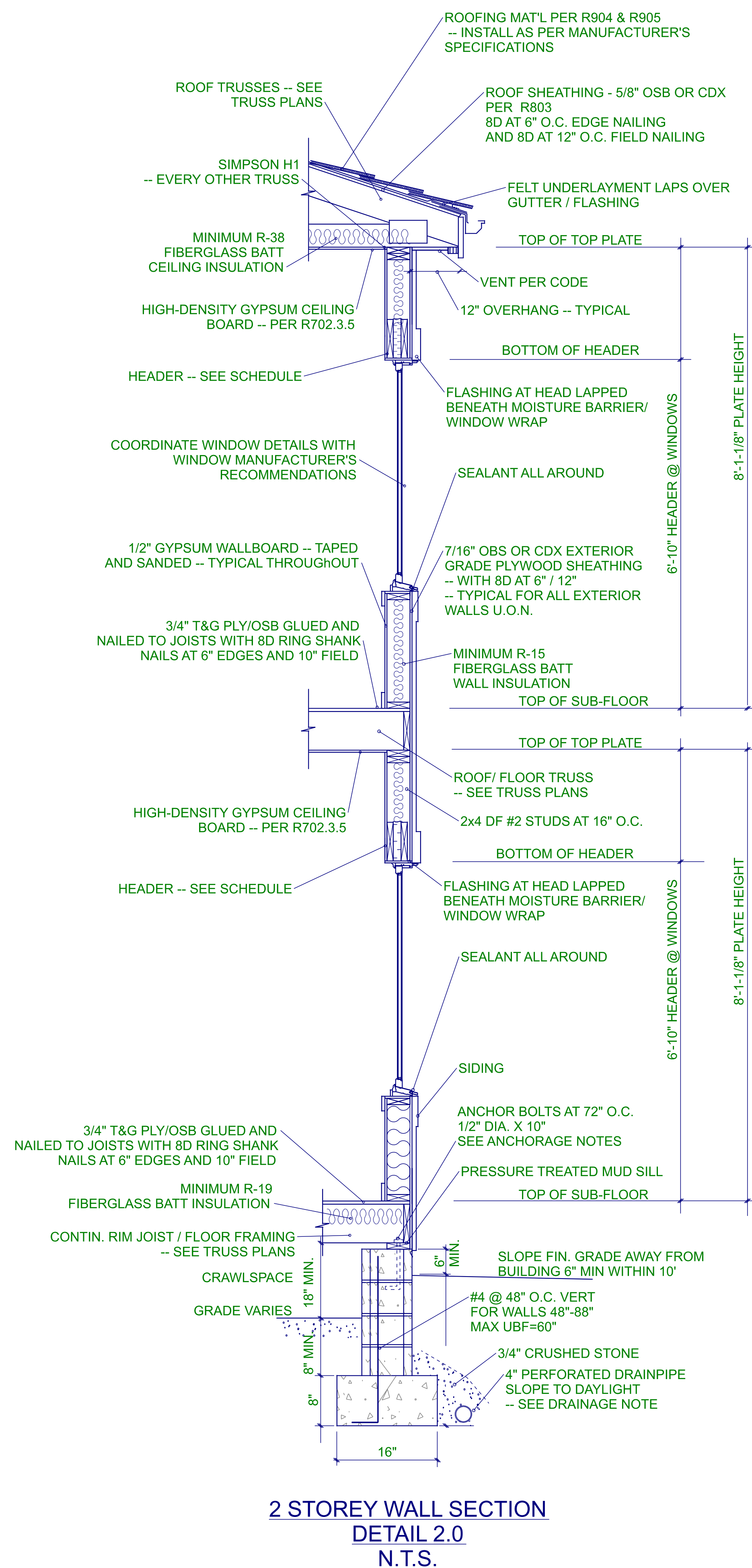
RED DOOR HOMES
1209 US Business 70 West
Clayton, NC 27520
PROJECT: 109-22-112

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DATE: JUNE 30, 2022
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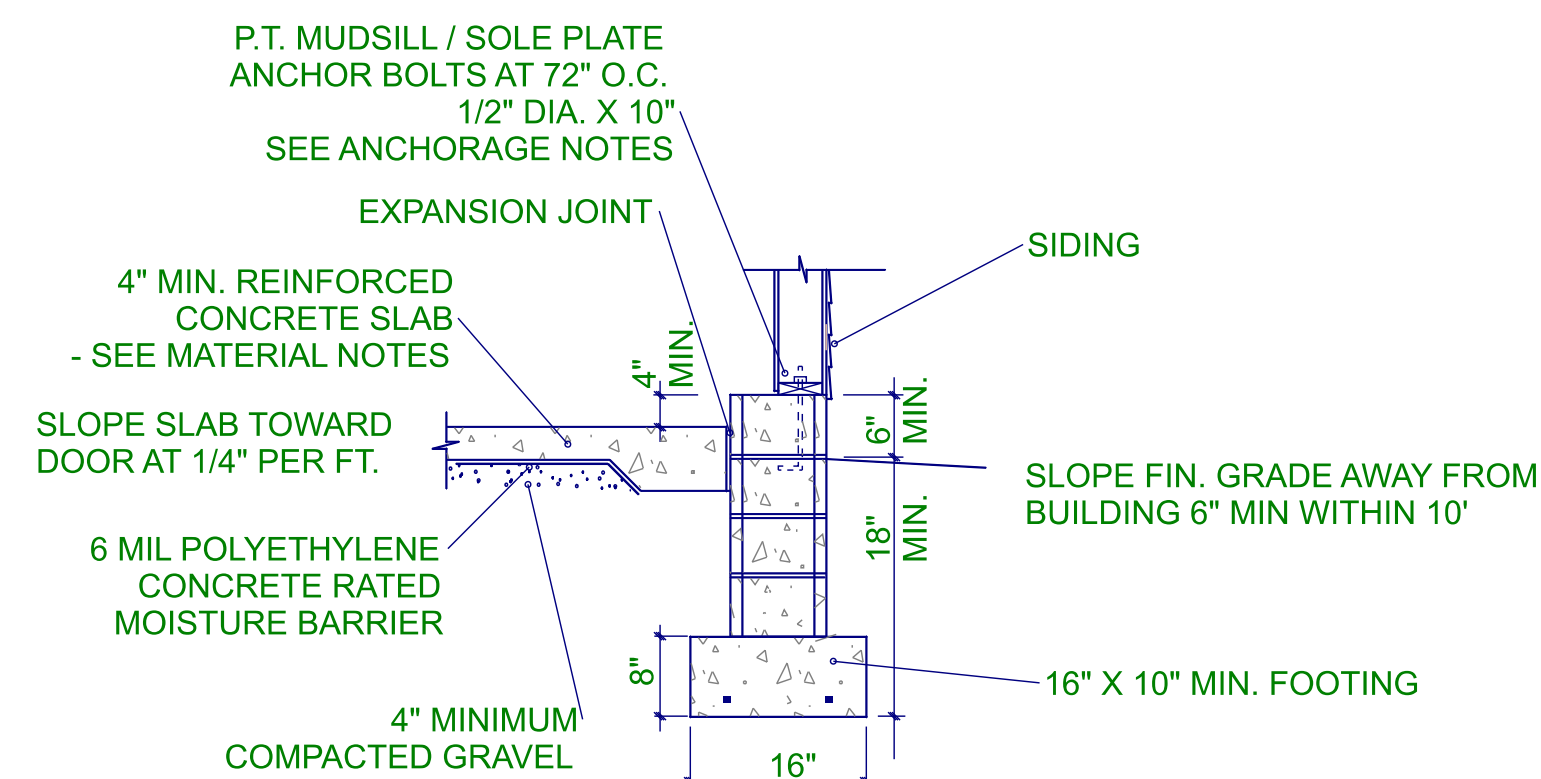
SCALE: 1/4 INCH = 1 FOOT

SHEET

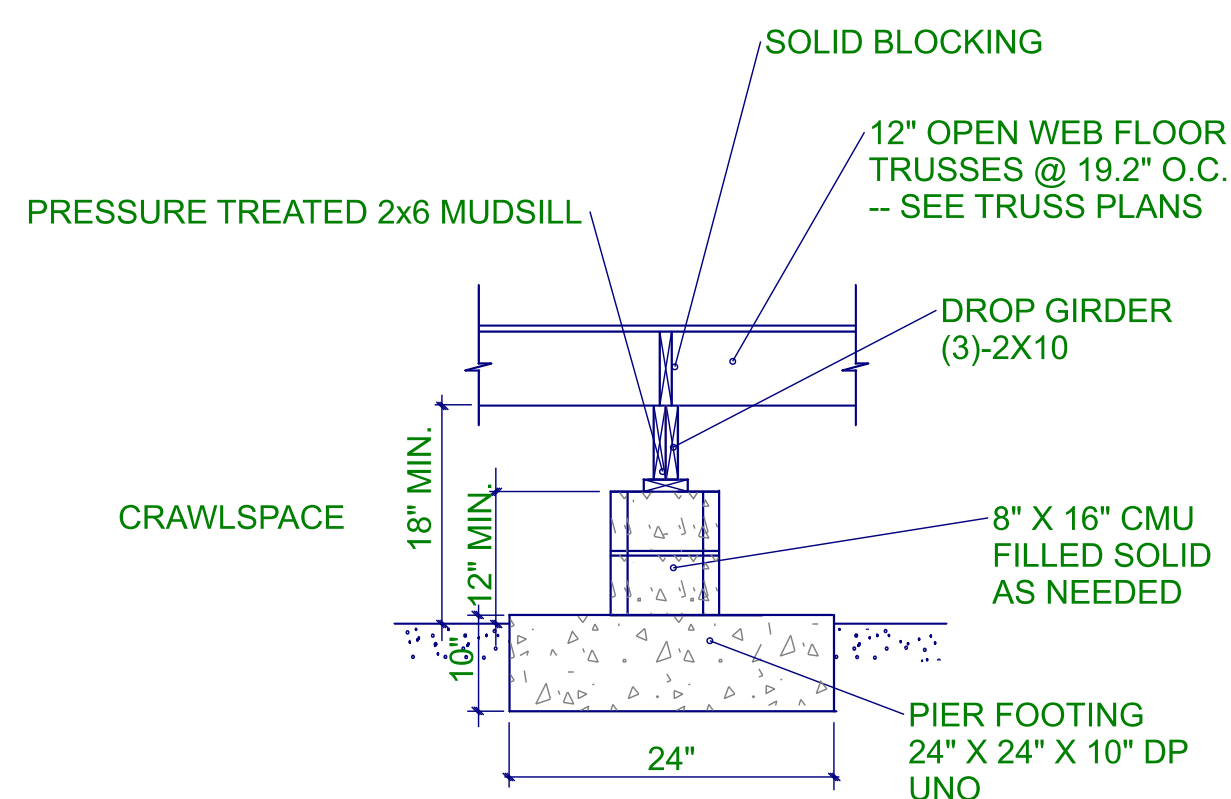
S1



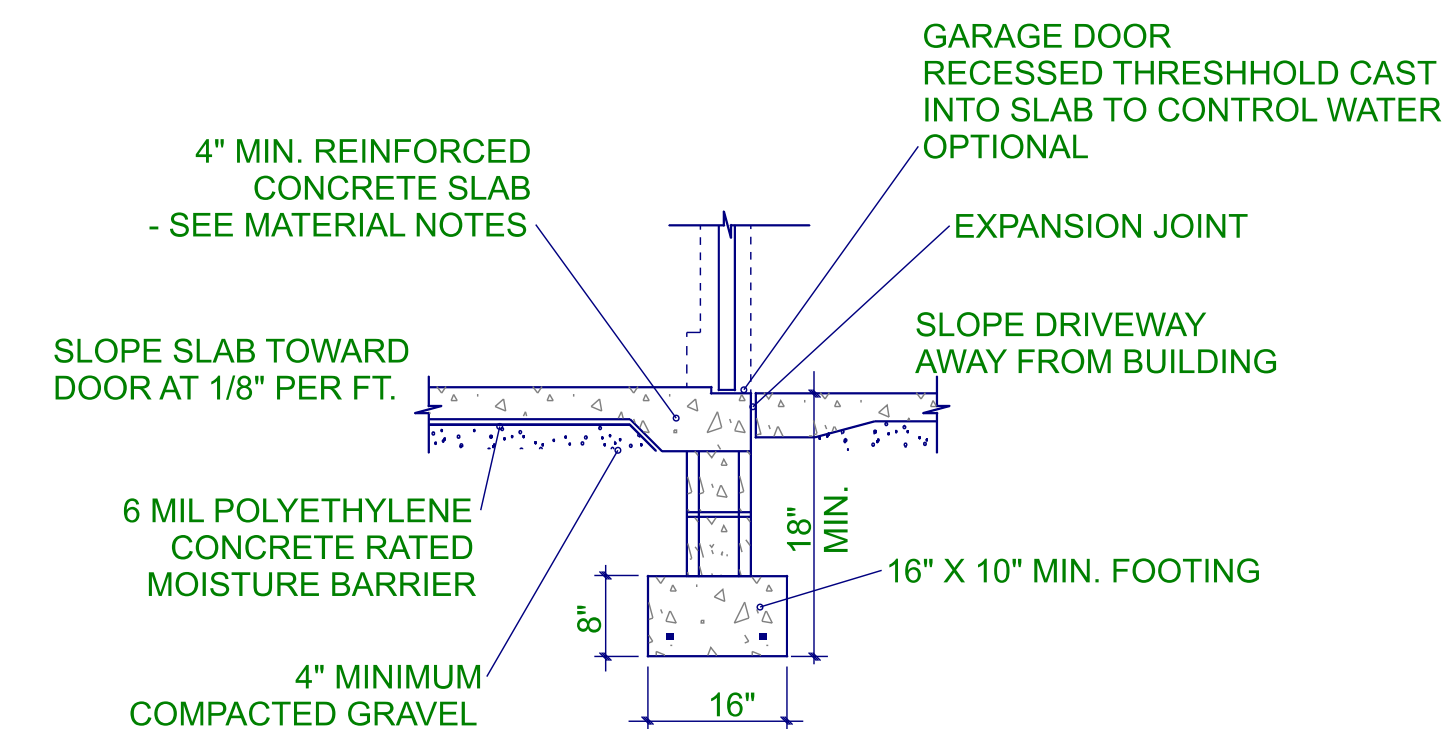
2 STOREY WALL SECTION
DETAIL 2.0
N.T.S.



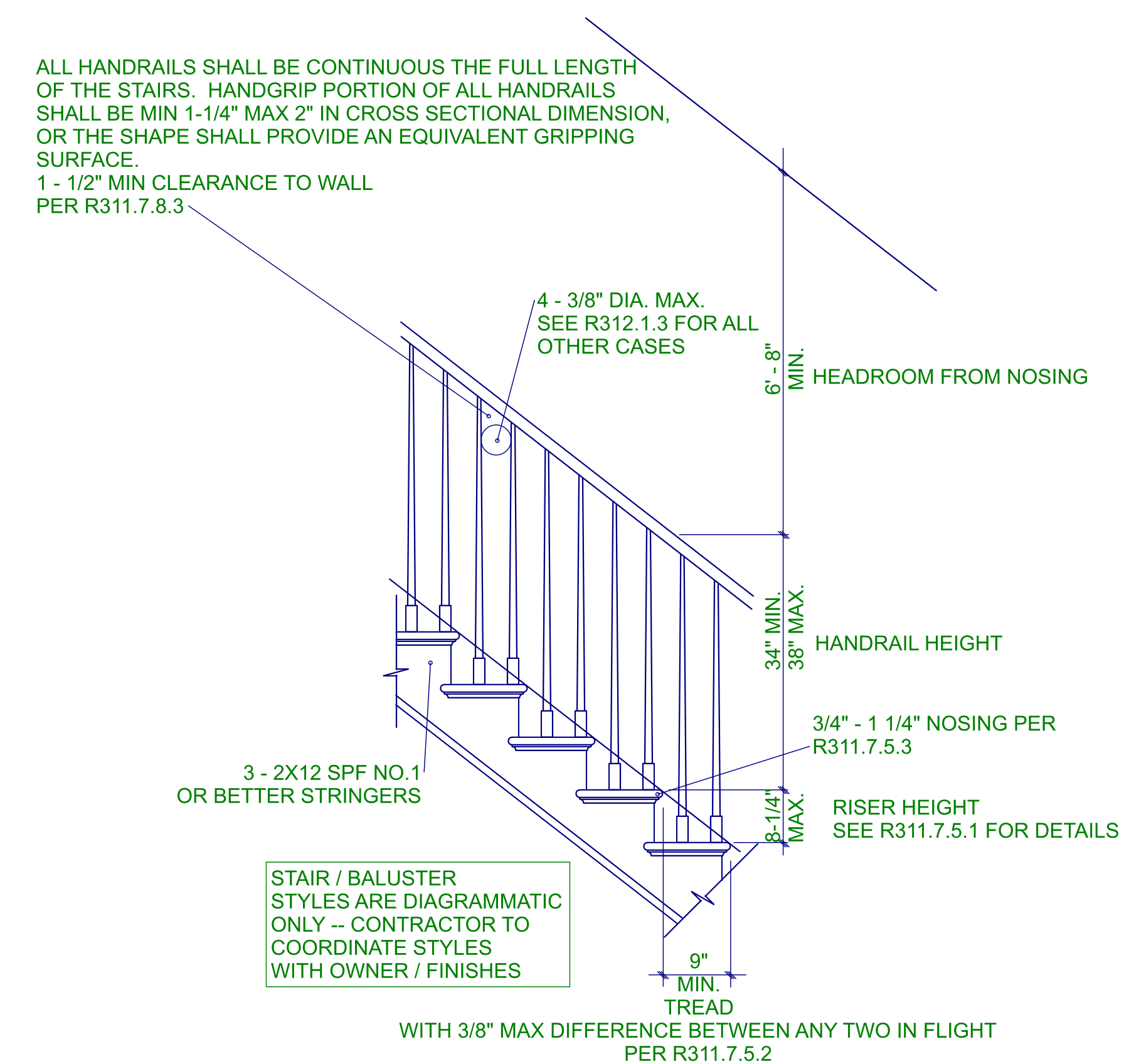
CMU FOOTING AT GARAGE
DETAIL 2.1
N.T.S.



CMU PIER/FTG
DROP GIRDER
DETAIL 2.3
N.T.S.



CMU FOOTING DETAIL @ GARAGE DOOR
DETAIL 2.2
N.T.S.



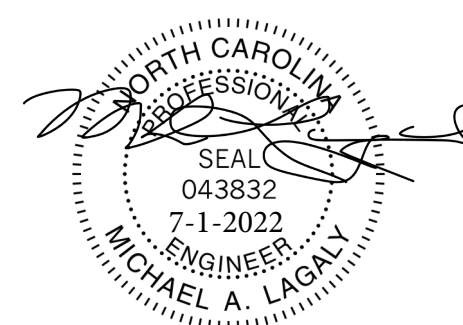
STAIR / BALUSTER
STYLES ARE DIAGRAMMATIC
ONLY -- CONTRACTOR TO
COORDINATE STYLES
WITH OWNER / FINISHES

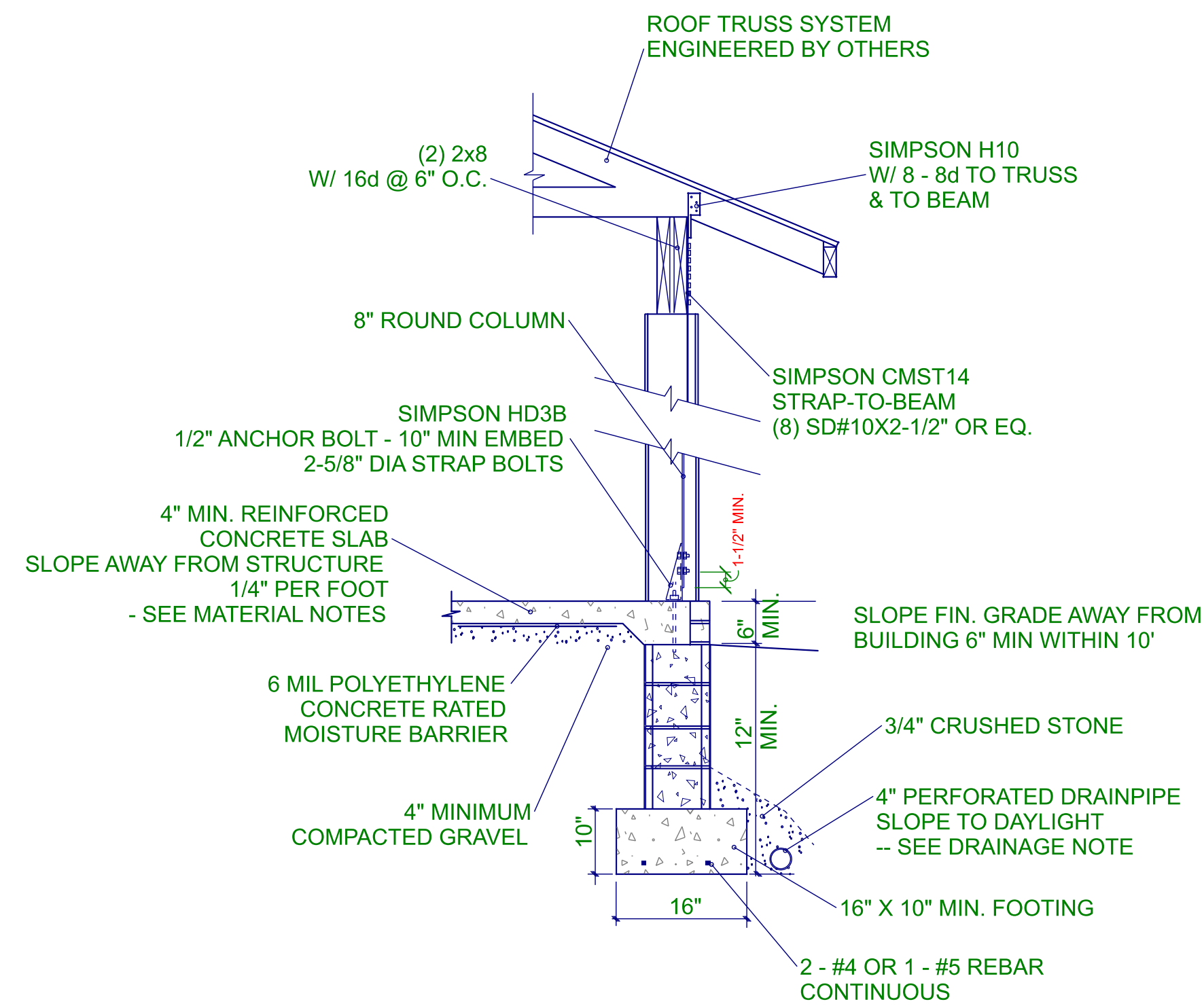
WITH 3/8\"/>

UNO HANDRAILS TO CONFORM TO R311.7.8
UNO STAIRS TO CONFORM TO R311.7

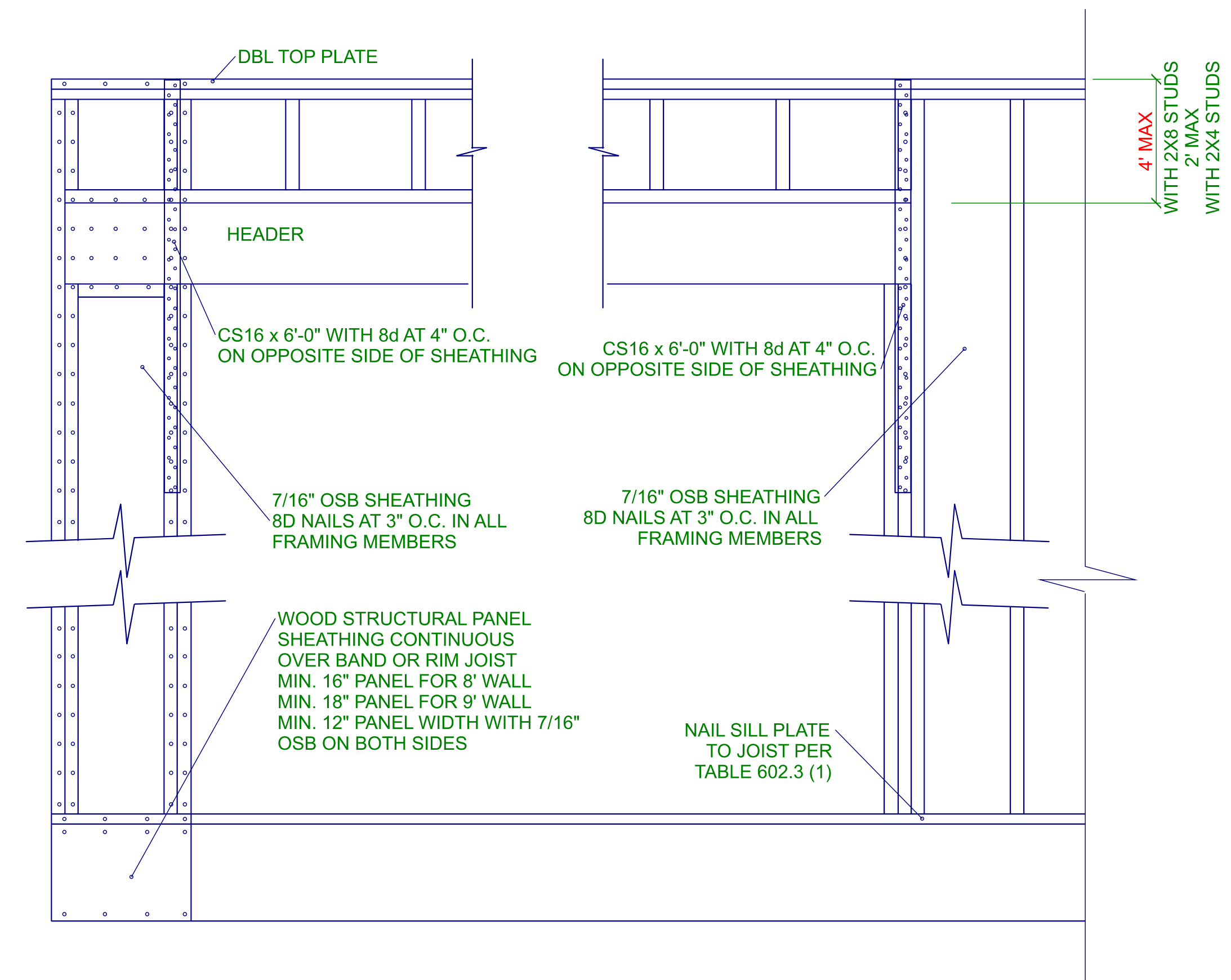
STAIR/RAILING DETAILS
N.T.S.

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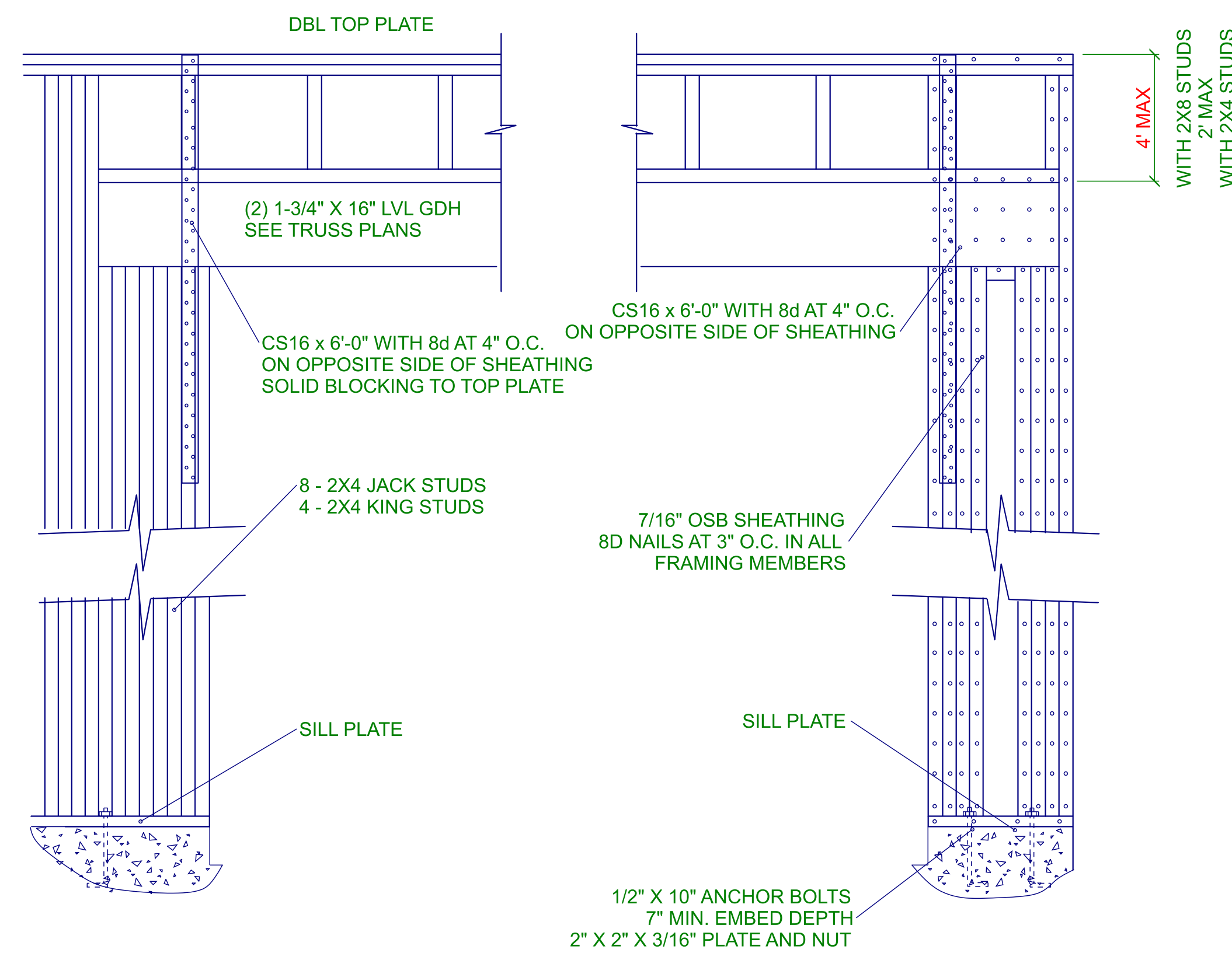




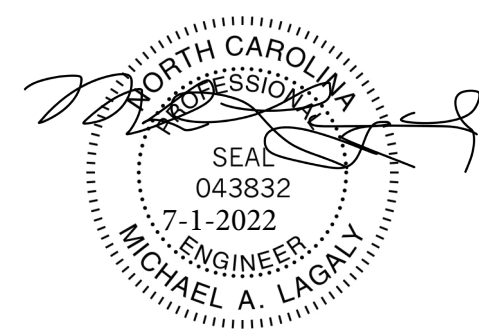
**FRONT PORCH
CMU FOOTING
POST AND BEAM CONNECTION
DETAIL 3.1
N.T.S.**



**PORTAL FRAME AT WINDOW
PER R602.10.1
DETAIL 3.2
N.T.S.**



**PORTAL FRAME AT GARAGE DOOR
PER R602.10.1
DETAIL 3.3
N.T.S.**



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**MDL
ENGINEERING
SERVICES**

213 Linton Banks Pl.
Cary, NC 27513
(919) 999-8153

RED DOOR HOMES
1209 US Business 70 West
Clayton, NC 27520
PROJECT: 109-22-112

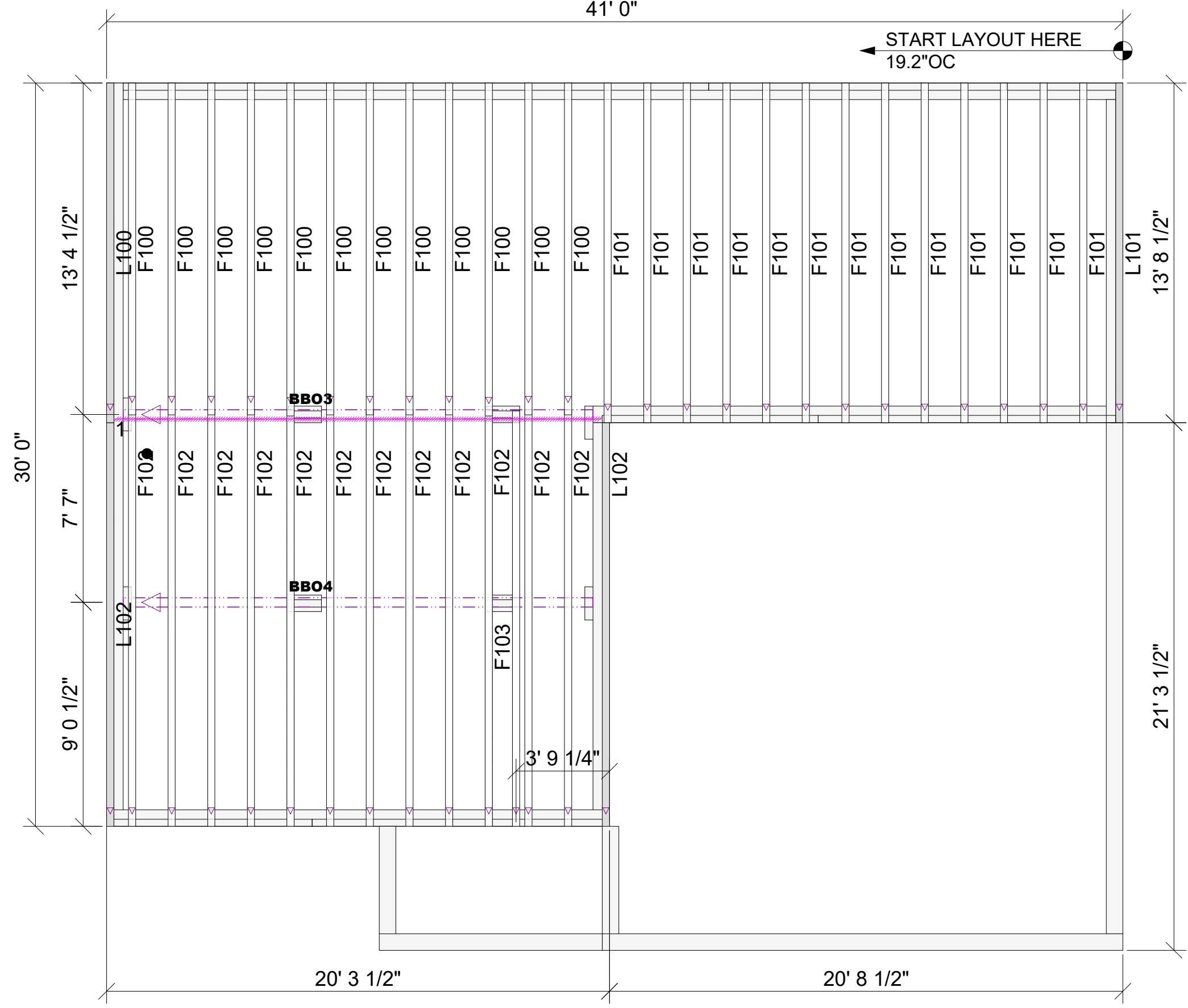
DRAWN BY: ML
DATE: JUNE 30, 2022
FILE: SD10800
REV: A

SCALE: 1/4 INCH = 1 FOOT

SHEET

S3

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ROOF AREA: 1896.55 RIDGE LINE: 0 VALLEY LINES: 0 HIP LINES: 0 Indicates Left End of Truss

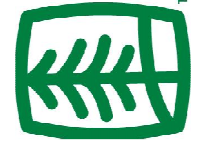
Customer
RED DOOR HOMES

Job Name
WESTOVER 1ST FLOW

Date: 3/18/22
Scale: NTS
Revision Date 1:
Revision Date 2:

Quality Products for Quality Builders

Drawn By: DBM
Checked By: ***
Drawing Number
22030244F1



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OOLTEWAH, TN	PHONE (641) 497-0056
PEARISBURG, VA	PHONE (800) 397-9571

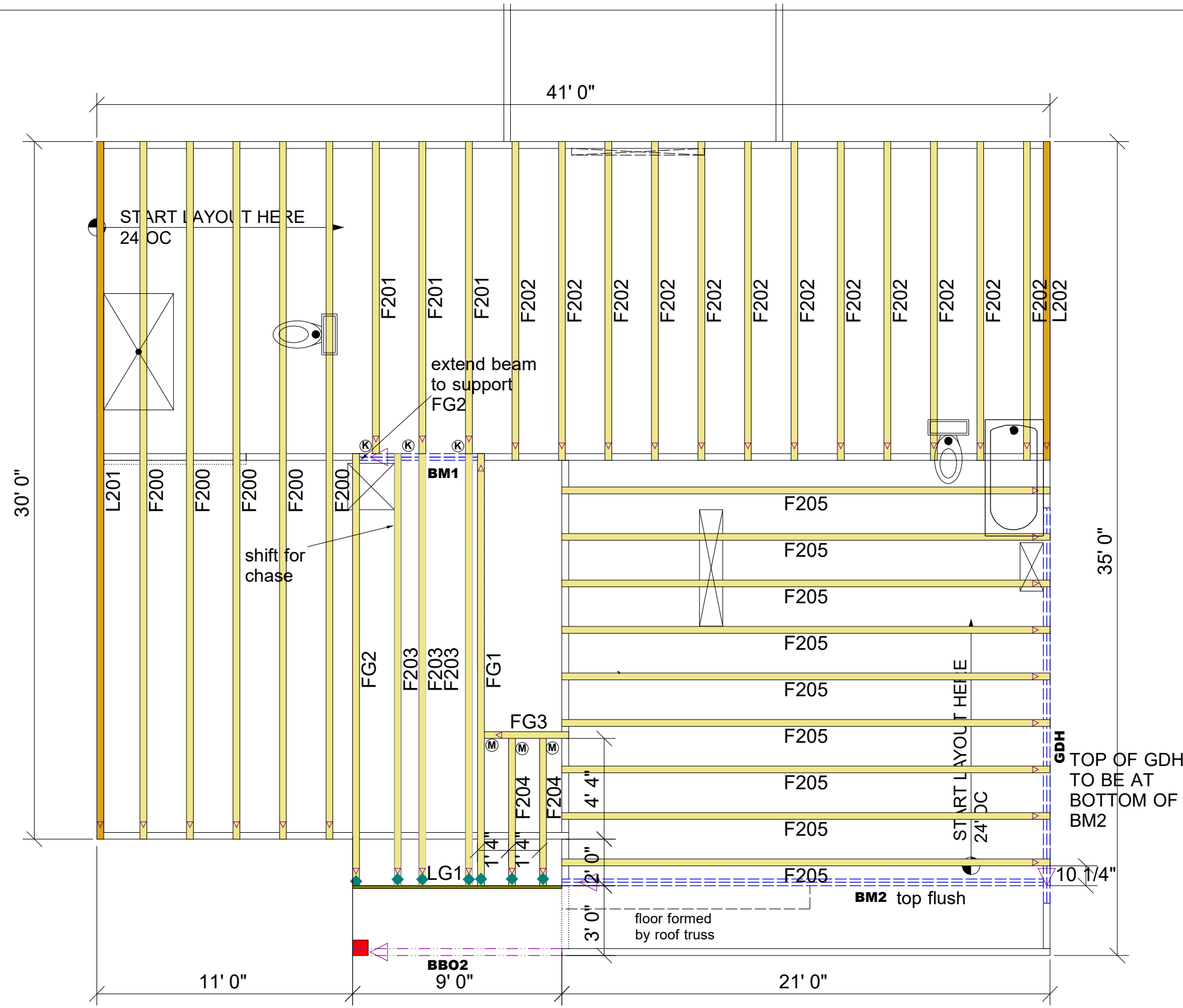
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1. TEMPORARY BRACING TO BE INSTALLED W/ P.I. STANDARD BCS-B1.
2. SEE ENGINEERED DRAWING FOR PERMANENT BRACING MINIMUM REQUIREMENTS.
3. FRAMER TO VERIFY ALL DIMENSIONS, DROP, & RISE LOCATIONS PRIOR TO TRUSS PLACEMENT.
4. BLDRFRAMER RESPONSIBLE FOR ADJUSTMENT OF TRUSS SPACING TO MISS PLUMBING DROPS, UNLESS NOTED OTHERWISE.
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Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
BM1	6' 0"	1 3/4" x 9 1/4" 2.0E Microllam® LVL	2	2	MFD
GDH	18' 0"	1 3/4" x 16" 2.0E Microllam® LVL	2	2	MFD
BM2	22' 0"	1 3/4" x 24" 2.0E Microllam® LVL	2	2	MFD

(K)	JUS48	FACE MOUNT HANGER	3
(M)	MSH422	TOP MOUNT HANGER	3



ROOF AREA: 1896.55_RIDGE LINE: 69.83 _ VALLEY LINES: 32.31 _ HIP LINES: 0 _ Indicates Left End of Truss

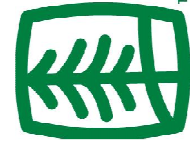
Customer
RED DOOR HOMES

Job Name
WESTOVER 2ND FL SIDE

Date: 4/27/22
Scale: NTS
Revision Date 1:
Revision Date 2:

Quality Products for Quality Builders

Drawn By: DBM
Checked By: ***
Drawing Number
21122002F2



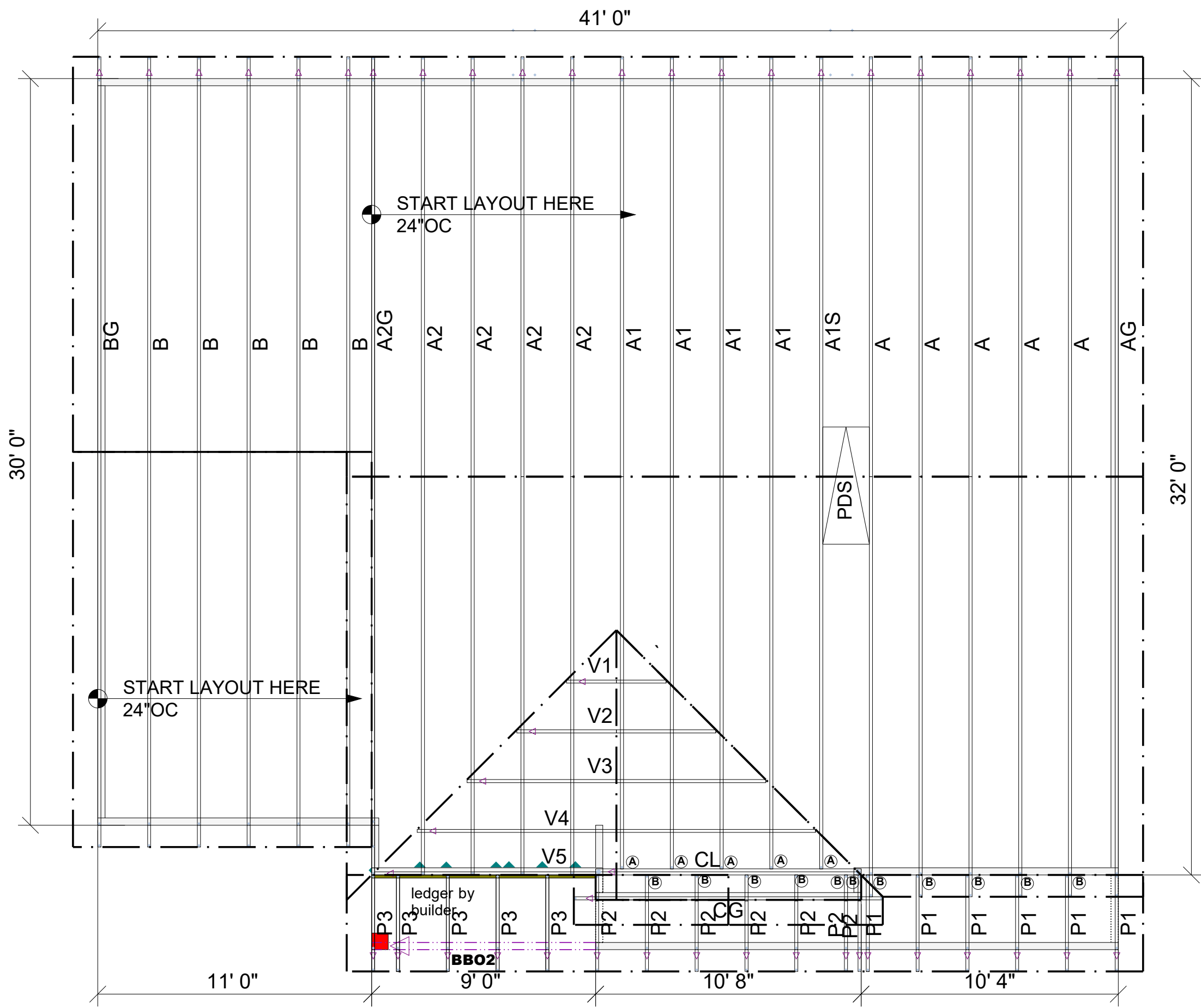
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LOCUST, NC	PHONE (704) 888-0920
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(A)	HUS26	FACE MOUNT HANGER	5
(B)	JUS26	FACE MOUNT HANGER	11

ROOF AREA: 1896.55 RIDGE LINE: 69.83 VALLEY LINES: 32.31 HIP LINES: 0 — **△ Indicates Left End of Truss**

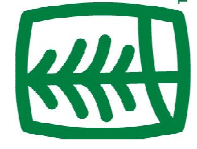
Customer
RED DOOR HOMES

Job Name
WESTOVER CLASSIC

Date: 9/20/21
Scale: NTS
Revision Date 1:
Revision Date 2:

Quality Products for Quality Builders

Drawn By: DBM
Checked By: ***
Drawing Number
21070402



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