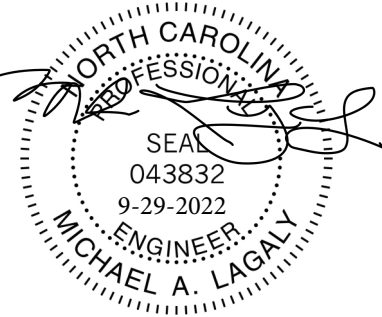
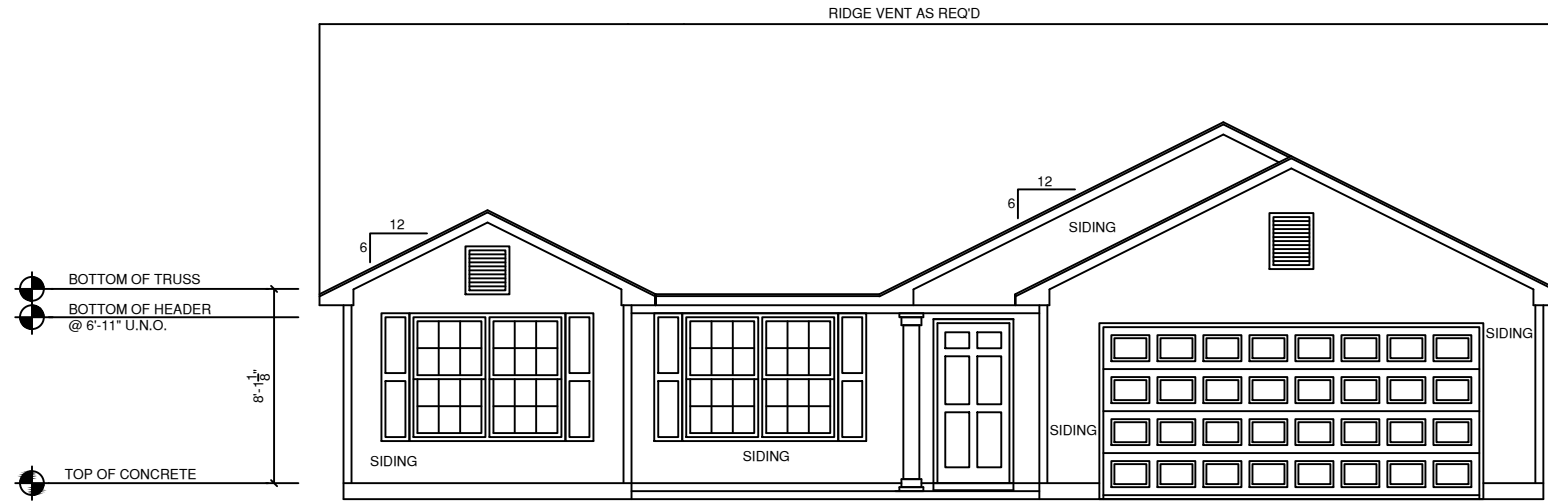


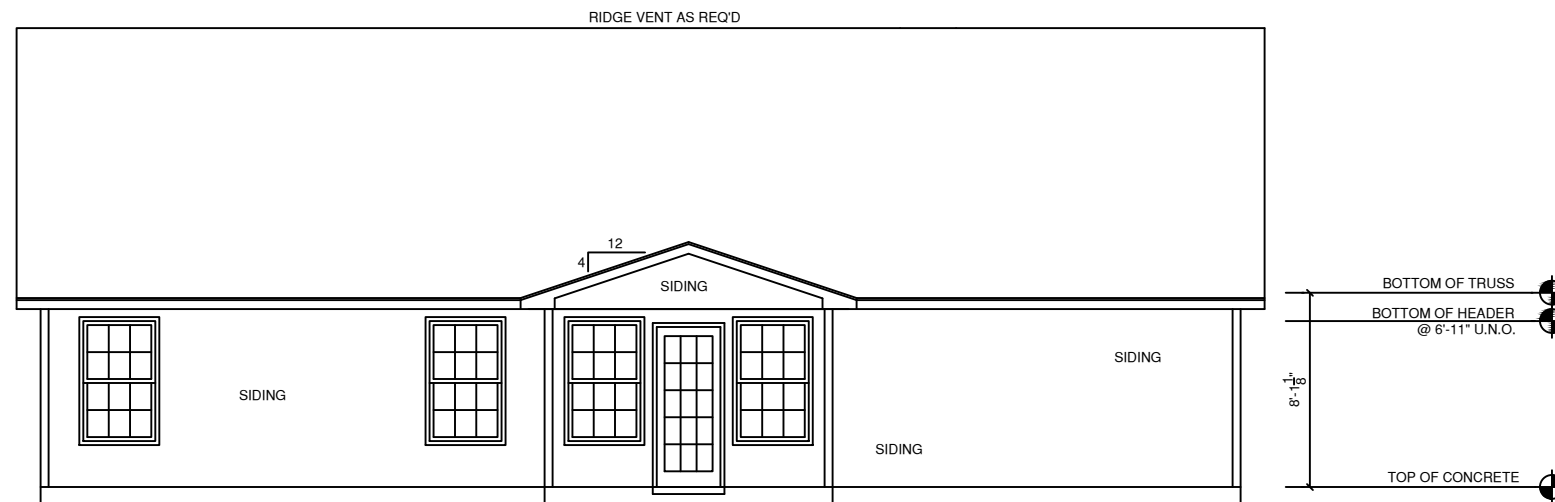
NOTE: THESE PLANS, NOTES AND DETAILS ARE DESIGNED TO MEET THE 2018 EDITION OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE



- GUTTERS AND DOWNSPOUTS



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



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

**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.
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OFFICE NAME



**SQUARE FOOTAGE CHART**

MAIN FLOOR AREA TO FRAMING:	1848
OPT'L BONUS AREA TO FRAMING:	N/A
TOTAL HEATED & COOLED TO FRAMING:	1848
GARAGE AREA TO FRAMING:	457
FRONT PORCH AREA:	85
REAR PORCH AREA:	N/A
TOTAL UNDER BEAM AREA	2390

SUBDIVISION NAME:  
XXXXXXXXXX

CITY:  
XXXXXXXXXX

PHASE:  
XXXXXXXXXX

BLOCK:  
XXXXXXXXXX

LOT:  
XXXXXXXXXX

DRAFTING DATES:

PRELIMINARY:  
PERM: 07/18/2022 PJM  
FINAL: 9/15/2022 JPH

Front & Rear Elevations

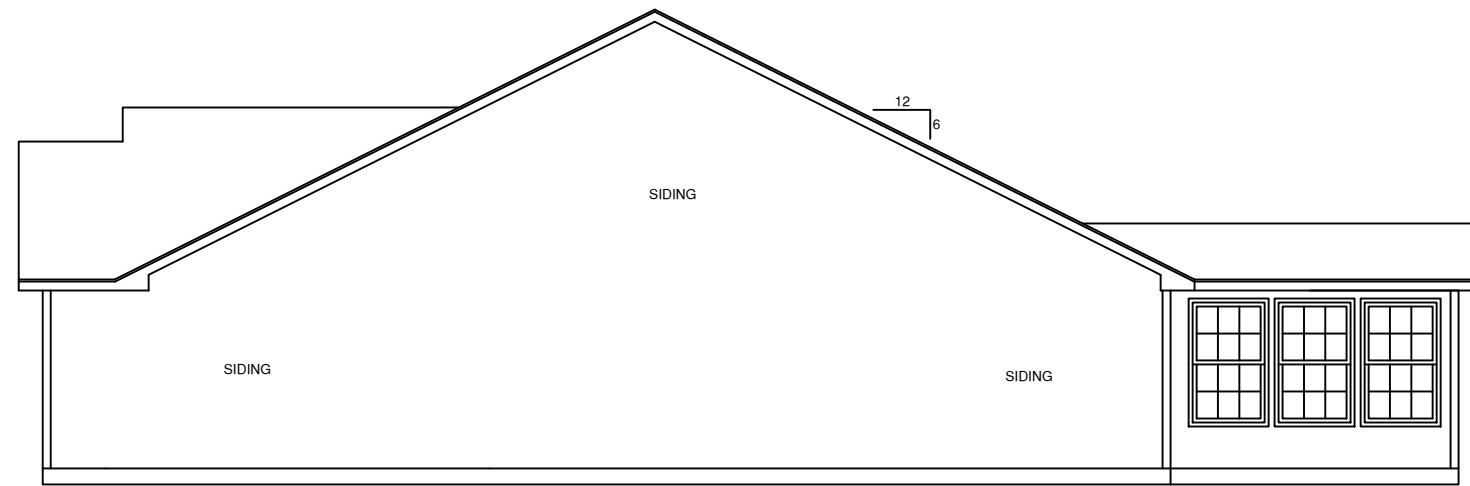
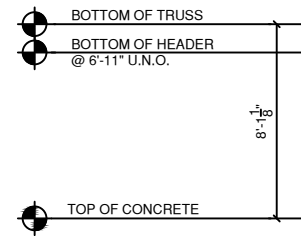
**LITCHFIELD**  
"Classic"  
"Optional Full Porch"

**FINAL**  
109-22-126 SANDERS

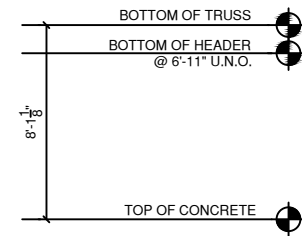
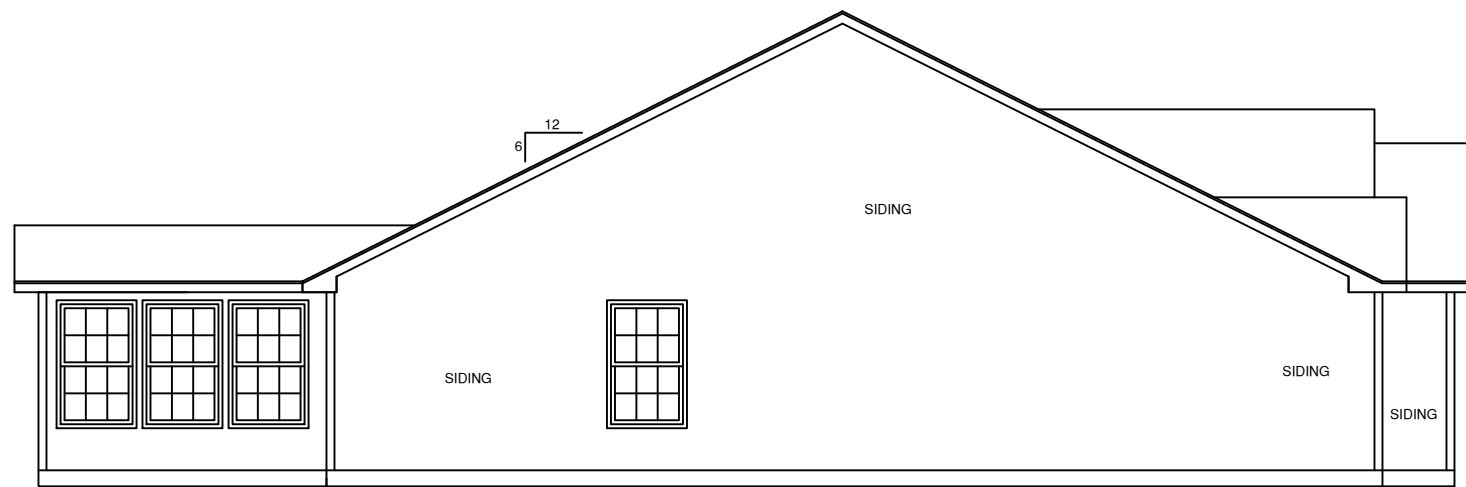
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

- GUTTERS AND DOWNSPOUTS



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



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

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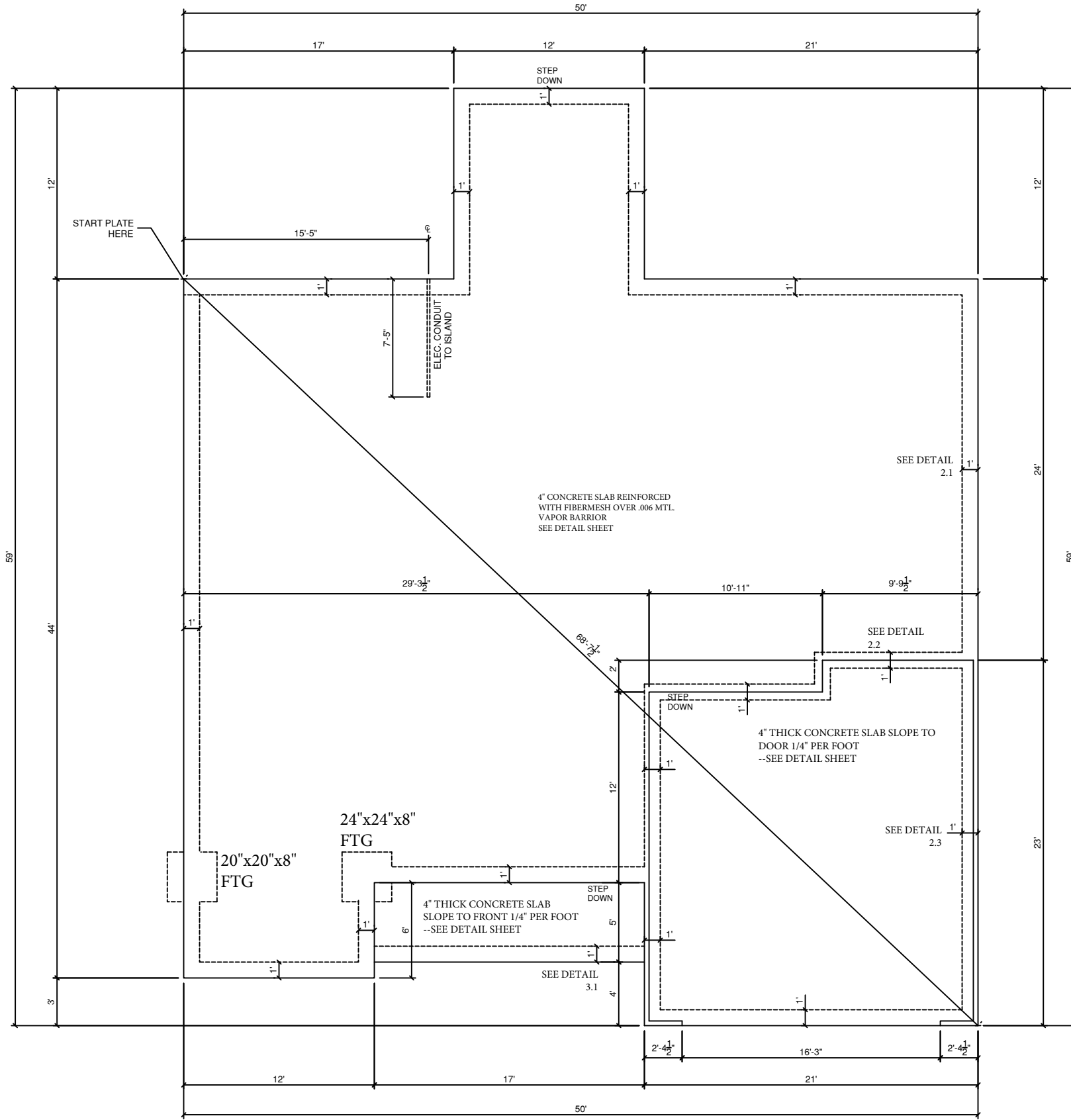
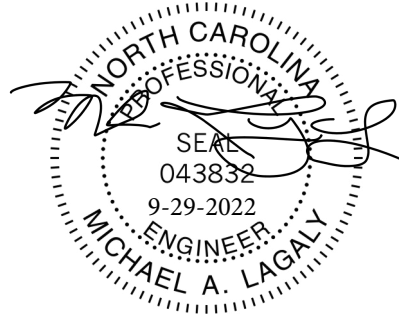
Right & Left Elevation

**LITCHFIELD**  
"Classic"  
"Optional Full Porch"

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**FINAL**  
109-22-126 SANDERS



BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**MONOLITHIC FOUNDATION PLAN**  
SCALE: 1/8" = 1'-0"

**FINAL**  
109-22-126 SANDERS

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**SQUARE FOOTAGE CHART**

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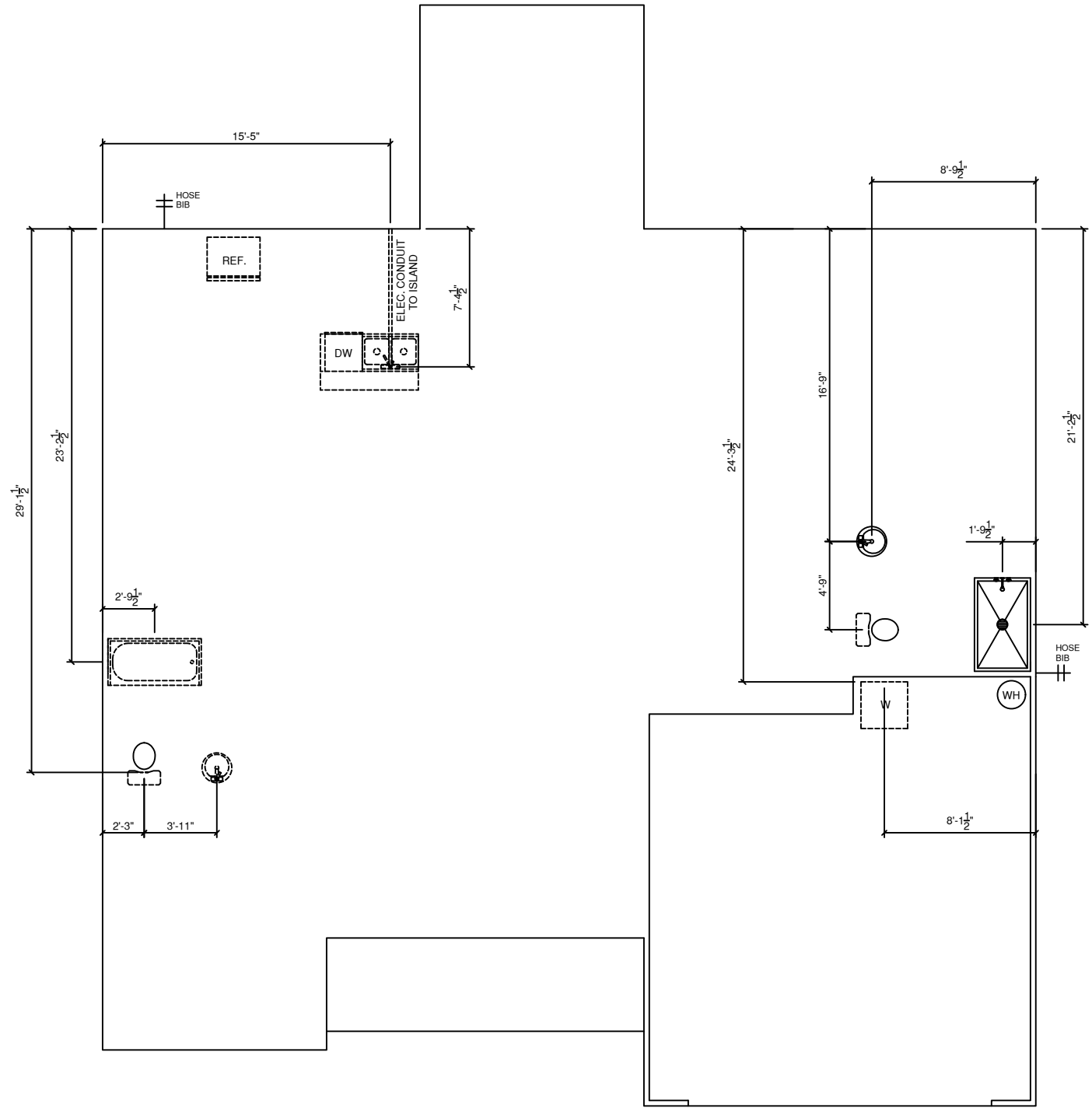
LOT:  
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DRAFTING DATES:

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Monolithic Foundation Plan

**LITCHFIELD**  
"Classic"  
"Optional Full Porch"



**PLUMBING PLAN**  
SCALE: 1/8" = 1'-0"

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**FINAL**  
109-22-126 SANDERS

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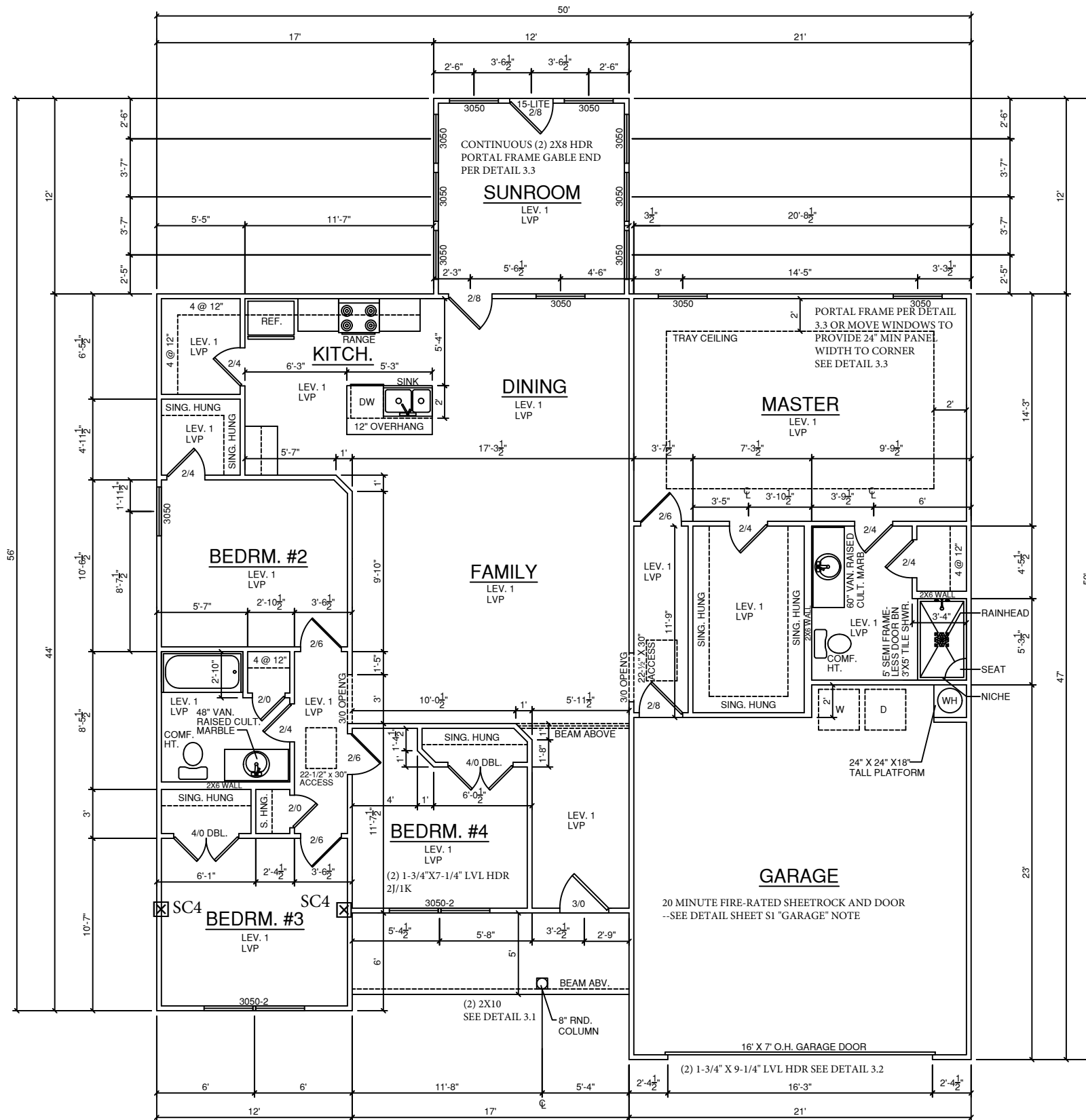
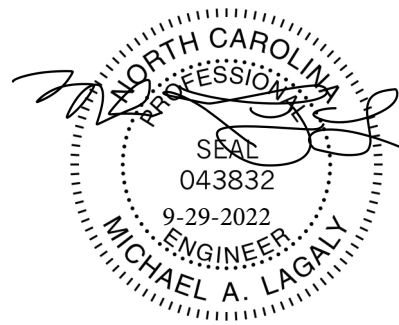
LOT:  
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Plumbing Plan

**LITCHFIELD**  
"Classic"  
"Optional Full Porch"



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

- GUTTERS & DOWNSPOUTS
- GARAGE DOOR OPENER WITH 2 REMOTES
- LEVEL 3 KITCHEN CABINETS
- LEV. 2 HARDWARE / HANDLES AT KITCHEN CABS.
- LEV. 2 GRANITE TOPS AT KITCHEN
- 4" TALL GRANITE BACKSPLASH AT KITCHEN TOPS
- ALIGN PULLOUT KITCHEN FAUCET - BN
- 60/40 UNDER-MOUNT KITCHEN SINK
- LEVEL 4 S.S. APPLIANCE PACKAGE
- LEVEL 3 VANITY CABINETS AT BOTH BATHS
- 18" COMFORT HEIGHT TOILETS AT BOTH BATHS
- MOEN - 90 DEGREE ECO-PERFORMANCE SHOWER HEAD
- LEV. 3 TILE IN MASTER SHOWER
- RIVER ROCK SHOWER PAN IN MASTER
- EVA FIXTURES & ACCESSORIES (BN) IN MASTER

**GENERAL NOTES**

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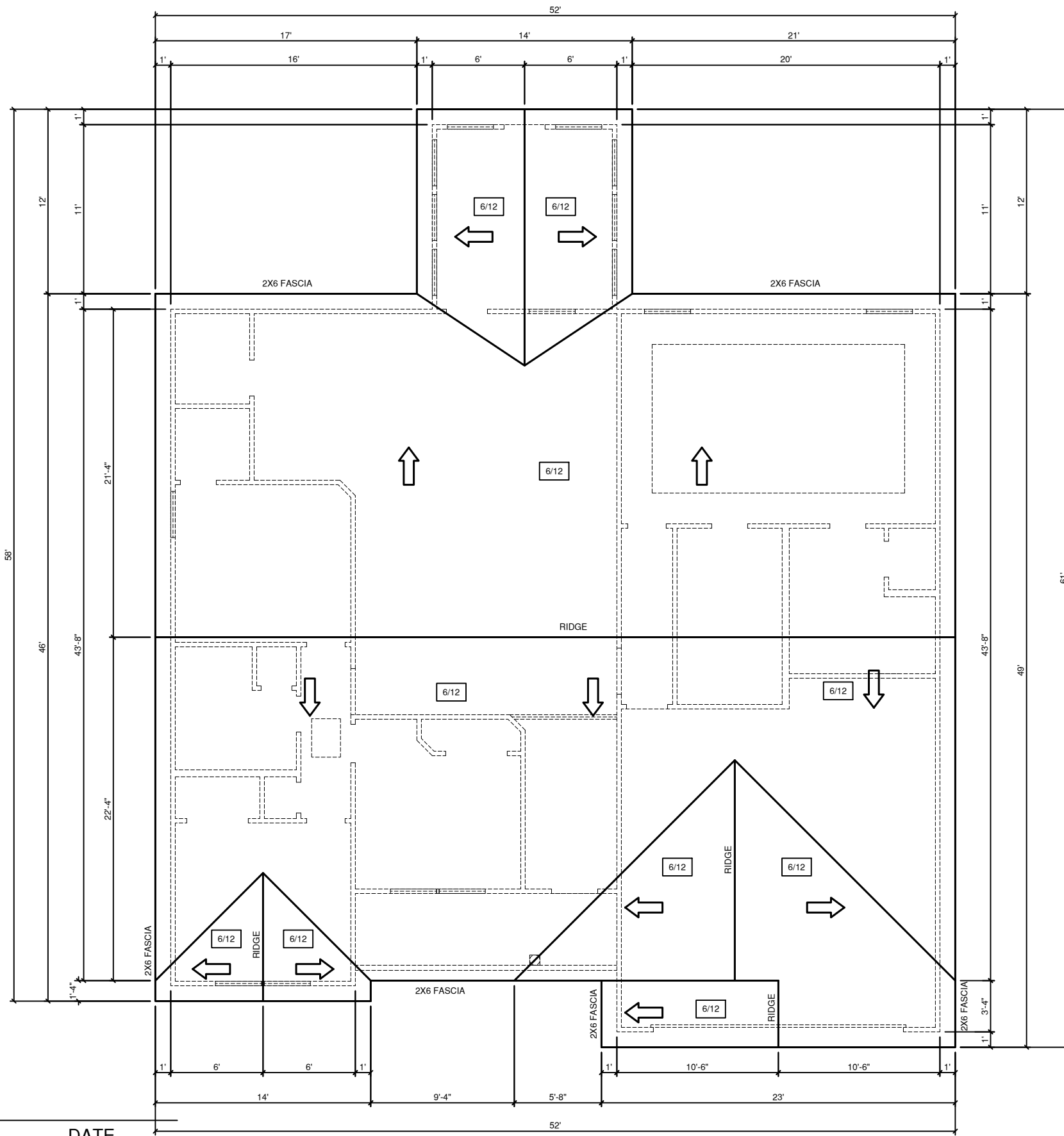
Floor Plan

**LITCHFIELD**  
"Classic"  
"Optional Full Porch"

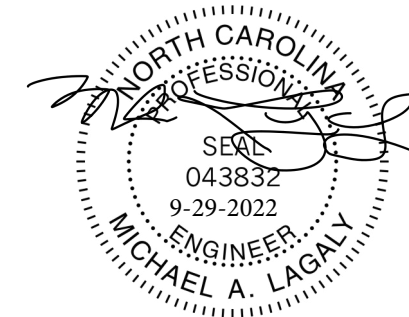
BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**FINAL**  
109-22-126 SANDERS



ROOF VENT AREA CALCULATION  
 ATTIC AREA: 2419 SQ. FT.  
 TOTAL VENT SPACE REQ'D: 16.2 SQ. FT.  
 SOFFIT NFA REQ'D: 8.1 SQ. FT.  
 RIDGE/GABLE NFA REQ'D: 8.1 SQ. FT.



**GENERAL NOTES**

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Roof Plan

**LITCHFIELD**  
 "Classic"  
 "Optional Full Porch"

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

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

**FINAL**  
 109-22-126 SANDERS

### ELECTRICAL LEGEND

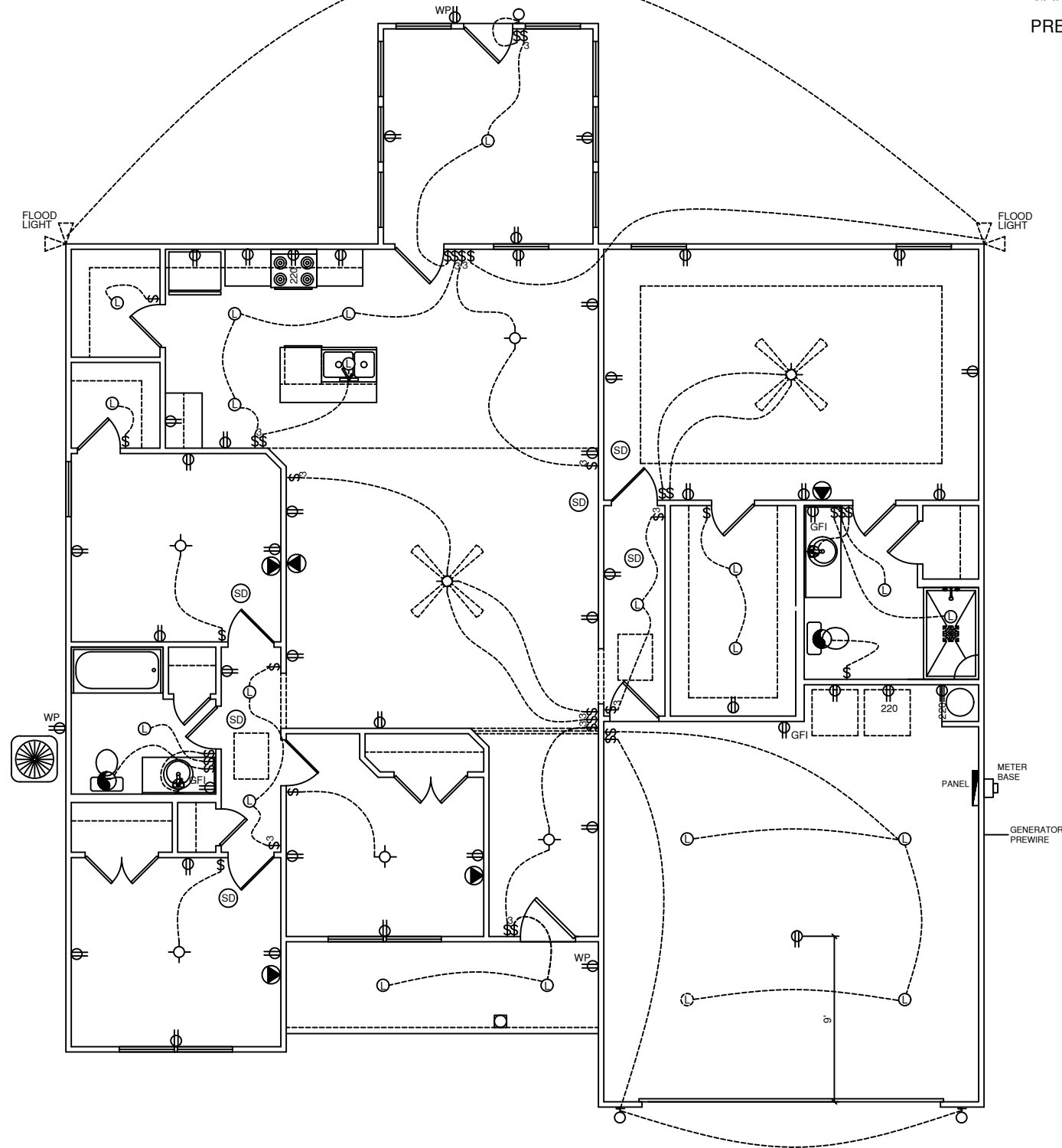
⊕	DUPLEX OUTLET
⊕GFI	GROUND FAULT INTERRUPTER OUTLET
⊕WP	WATER PROOF OUTLET
⊕220	220 VOLT OUTLET
\$	SINGLE POLE SWITCH
\$3	THREE-WAY SWITCH
\$4	FOUR-WAY SWITCH
○	LIGHT, SURFACE MOUNTED
⊙	LIGHT, L.E.D. RECESSED MOUNTED
⊙	LIGHT, PENDANT
⊙	LIGHT, COACH / VANITY
⊙	LIGHT, UNDER WALL CABINET
⊙	LIGHT, OUTDOOR FLOOD
⊙	EXHAUST FAN
⊙SD	SMOKE DETECTOR
T-STAT	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"

LOCATE 2 FLOOD LIGHTS AT C.E.M.



GARAGE DOOR OPENER WITH 2 REMOTES  
PRE-WIRE FOR FUTURE GENERATOR

### ELECTRICAL PLAN

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

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Electrical Plan

**LITCHFIELD**  
"Classic"  
"Optional Full Porch"

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

**FINAL**  
109-22-126 SANDERS

### CABINET LEGEND

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

GARAGE DOOR OPENER WITH 2 REMOTES

LEVEL 3 KITCHEN CABINETS

LEV. 2 HARDWARE / HANDLES AT KITCHEN CABS.

LEV. 2 GRANITE TOPS AT KITCHEN

4" TALL GRANITE BACKSPLASH AT KITCHEN TOPS

ALIGN PULLOUT KITCHEN FAUCET - BN

60/40 UNDER-MOUNT KITCHEN SINK

LEVEL 4 S.S. APPLIANCE PACKAGE

LEVEL 3 VANITY CABINETS AT BOTH BATHS

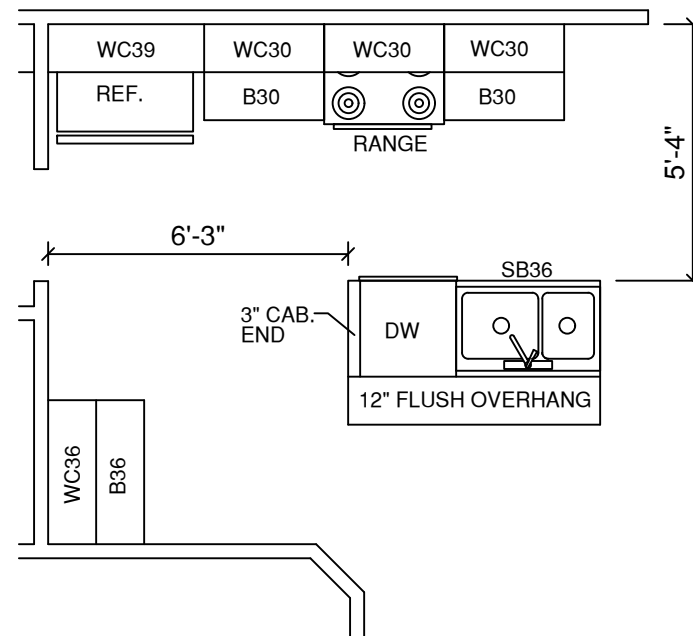
18" COMFORT HEIGHT TOILETS AT BOTH BATHS

MOEN - 90 DEGREE ECO-PERFORMANCE SHOWER HEAD

LEV. 3 TILE IN MASTER SHOWER

RIVER ROCK SHOWER PAN IN MASTER

EVA FIXTURES & ACCESSORIES (BN) IN MASTER



### STD. THYME KITCHEN

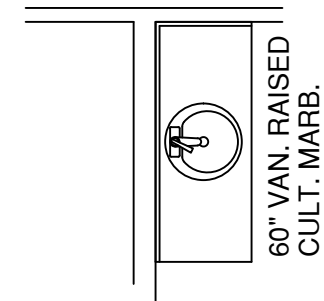
SCALE: 1/4" = 1'-0"

BUYER \_\_\_\_\_

DATE \_\_\_\_\_

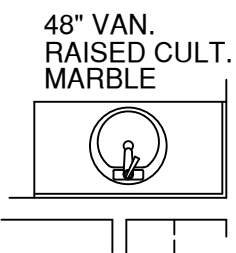
BUYER \_\_\_\_\_

DATE \_\_\_\_\_



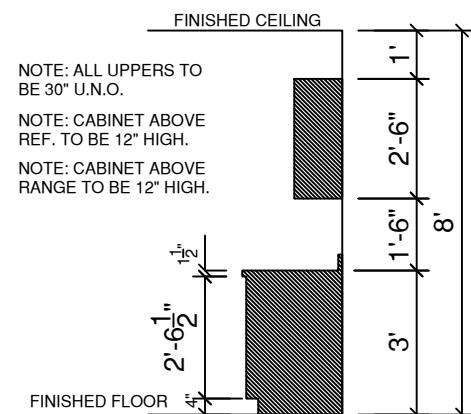
### MASTER VANITY

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



### HALL VANITY

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



### STANDARD 30" WALL CABS.

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

OPTIONAL SCRIBE TRIM MLD'G.

OPTIONAL CROWN MLD'G.

### 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'-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.
- 10.) BUILDER RESPONSIBLE FOR VERIFYING AND COMPLYING WITH ALL LOCAL, STATE & NATIONAL CODES.
- 11.) LOCAL, STATE AND NATIONAL CODES TAKE PRECEDENCE OVER DRAWINGS.
- 12.) BUILDER TO VERIFY ALL DIMENSIONS.

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### SQUARE FOOTAGE CHART

MAIN FLOOR AREA TO FRAMING:	1848
OPT'L BONUS AREA TO FRAMING:	N/A
TOTAL HEATED & COOLED TO FRAMING:	1848
GARAGE AREA TO FRAMING:	457
FRONT PORCH AREA:	85
REAR PORCH AREA:	N/A
TOTAL UNDER BEAM AREA	2390

### SUBDIVISION NAME:

XXXXXXXXXX

### CITY:

XXXXXXXXXX

### PHASE:

XXXXXXXXXX

### BLOCK:

XXXXXXXXXX

### LOT:

XXXXXXXXXX

### DRAFTING DATES:

PRELIMINARY: 5/31/2022 JPH  
 PERM: 07/18/2022 PJM  
 FINAL: 9/15/2022 JPH

Cabinet Layout

LITCHFIELD

"Classic"  
 "Optional Full Porch"

FINAL  
 109-22-126 SANDERS



**GENERAL NOTES**

1. 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.
2. 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.
3. 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.
4. SEALED ENGINEERING DRAWINGS TAKE PRECEDENCE OVER STANDARD DETAILS AND NOTES.

**CONSTRUCTION**

1. 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.
2. 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.
3. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR OTHER STRUCTURAL COMPONENTS.
4. ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
5. 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.
6. 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.
7. 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.
8. ALL METAL HANGERS, STRAPS AND HOLD-DOWNS TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
9. SEE TABLE R602.3 NCRBC 2018 FOR STRUCTURAL MEMBER FASTENING REQUIREMENTS.

**MATERIALS**

1. INTERIOR FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING PROPERTIES:  
Fb=875 PSI Fv=70 PSI E=1.4E6 PSI
2. 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
3. LVL (LAMINATED VENEER LUMBER) STRUCTURAL MEMBERS TO HAVE THE FOLLOWING PROPERTIES:  
Fb=2600 PSI Fv=285 PSI E=1.9E6 PSI
4. PSL (PARALLEL STRAND LUMBER) STRUCTURAL MEMBERS TO HAVE THE FOLLOWING PROPERTIES:  
Fb=2900 PSI Fv=290 PSI E=2.0E6 PSI
5. LSL (LAMINATED STRAND LUMBER) STRUCTURAL MEMBERS TO HAVE THE FOLLOWING PROPERTIES:  
Fb=2250 PSI Fv=400 PSI E=1.55E6 PSI
6. STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A36, Fy=36 KSI
7. REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60.
8. 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.
9. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2
10. MASONRY UNITS SHALL CONFORM TO ACI 530/ASCE 5/TMS 402 AND MORTAR SHALL COMPLY WITH ASTM C 270.

**FOUNDATION MATERIALS:**

1. PRESUMPTIVE LOAD-BEARING VALUES OF FOUNDATION MATERIALS TO BE PER TABLE R401.4.1
2. FOUNDATION MATERIALS MUST HAVE A MINIMUM LOAD-BEARING CAPACITY OF 2000 PSF
3. TOP OR SUBSOILS FOUND TO BE COMPRESSIBLE OR SHIFTING TO BE REMOVED TO A DEPTH OF 12" BELOW AND DOUBLE THE WIDTH OF THE FOOTING AND REPLACED WITH COMPACTED SCREENINGS, WASHED 57 STONE OR CONCRETE. REMOVED SOILS SHALL NOT BE USED AS STRUCTURAL FILL.

**DRAINAGE:**

1. INSTALL AROUND FOUNDATION, DRAIN TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFORATED PIPES OR OTHER APPROVED SYSTEMS REQUIRED BY GRADE.
2. FINISH GRADE OF LOT TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS AT A MINIMUM OF 6" WITHIN THE FIRST 10'.

**CAVITY ACCESS:**

1. ATTIC ACCESS TO BE 22" X 30" MINIMUM.
2. ACCESS SIZE MAY BE INCREASED IF MECHANICAL EQUIPMENT IS LOCATED IN CAVITY - SEE NC MECHANICAL CODE FOR SIZE REQUIREMENTS.

**STAIRWAYS:**

1. STAIRWAYS SHALL BE A MINIMUM OF 3' WIDE.
2. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE.
3. 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.
4. STAIRS NOT REQUIRED FOR EGRESS MAY BE AS NARROW AS 26"
5. MAXIMUM RISER HEIGHT SHALL BE 8-1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9".
6. NOSING SHALL BE 3/4" MINIMUM AND 1-1/4" MAXIMUM
7. MINIMUM HEADROOM IN ALL PARTS OF THE STAIR SHALL NOT BE LESS THAN 6'-8" PER R311.7.2
8. 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**

1. HANDRAILS SHALL HAVE A MINIMUM HEIGHT OF 34" AND A MAXIMUM HEIGHT OF 38"
2. PORCHES, BALCONIES OR RAISED FLOORS OVER 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDRAILS NO LESS THAN 36" HIGH.
3. STAIRS THAT HAVE A RISE OF 30" ABOVE THE FLOOR SHALL HAVE HANDRAILS OF 34" MIN. HEIGHT.
4. 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:**

1. OPENINGS PROVIDED FOR MEANS OF ESCAPE CANNOT HAVE A SILL HEIGHT OF MORE THAN 44" ABOVE FINISHED FLOOR.
2. ESCAPE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 4 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 20".
3. 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.
4. REQUIRED EXIT DOORS SHALL BE NO LESS THAN 30" X 6'-8".

**GARAGE**

1. 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.
2. 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.
3. SLOPE GARAGE SLAB TOWARDS DOOR AT 1/4" PER FOOT.

**ANCHORAGE:**

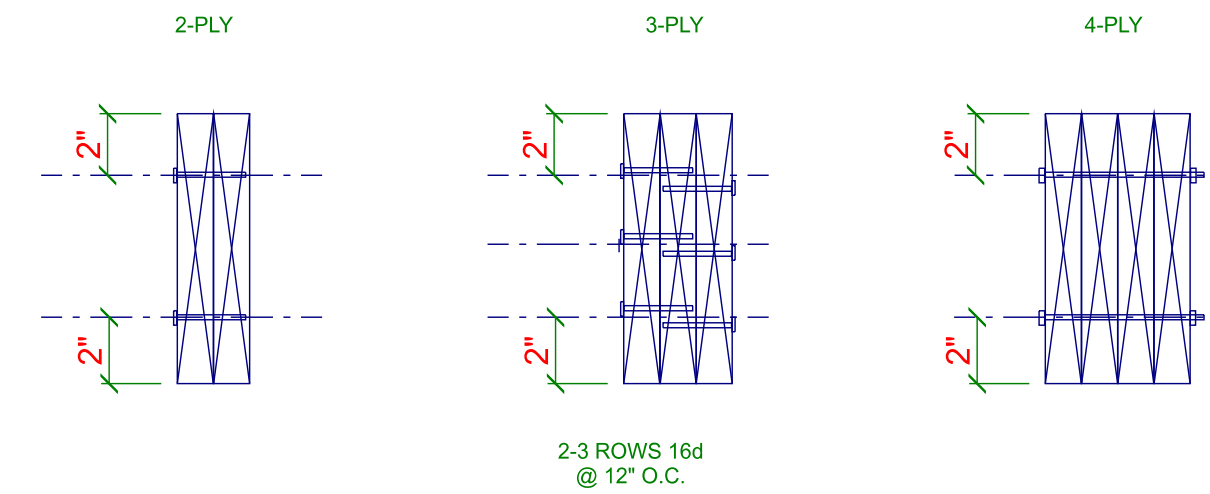
1. WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC SLAB FOUNDATIONS AND THE WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OD 6" O.C. AND LOCATED 12" FROM THE ENDS OF EACH PLATE SECTION. BOLTS SHALL BE AT LEAST 1/2" IN DIAMETER AND EMBEDDED A MINIMUM OF 7" INTO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

**BRACE WALL NOTES:**

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

**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 (TABLE R301.2(1))	20



GIRDER FASTENINGSCHEDULE  
N.T.S.

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)**  
**REFER TO N1102 FOR ALL OTHER**

IECC CLIMATE ZONE:	4	4
CEILINGS:	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	
FENESTRATION U-FACTOR:	0.35	
MAX. GLAZING U-FACTOR:	0.30	
SKYLIGHT U-FACTOR:	0.55	

**HEADER SCHEDULE U.N.O.**

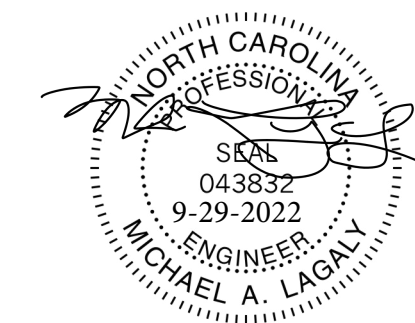
HDR SIZE	SPAN
(2) 2 X 8	0 TO 4'-8"
(2) 2 X 10	4'-8" TO 5'-6"
(2) 2 X 12	5'-6" TO 6'-5"

**SUPPORT COLUMN**

CALLOUT	USE
SC2	2 - 2 X 4
SC3	3 - 2 X 4
SC4	4 - 2 X 4
SC5	5 - 2 X 4

**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"



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: 109-22-126

DRAWN BY: ML  
DATE: Sept 29, 2022  
FILE: SD10858  
REV: A

SCALE: 1/4 INCH = 1 FOOT

**SHEET**

**S1**

# MDL ENGINEERING SERVICES

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Cary, NC 27513  
(919) 999-8153

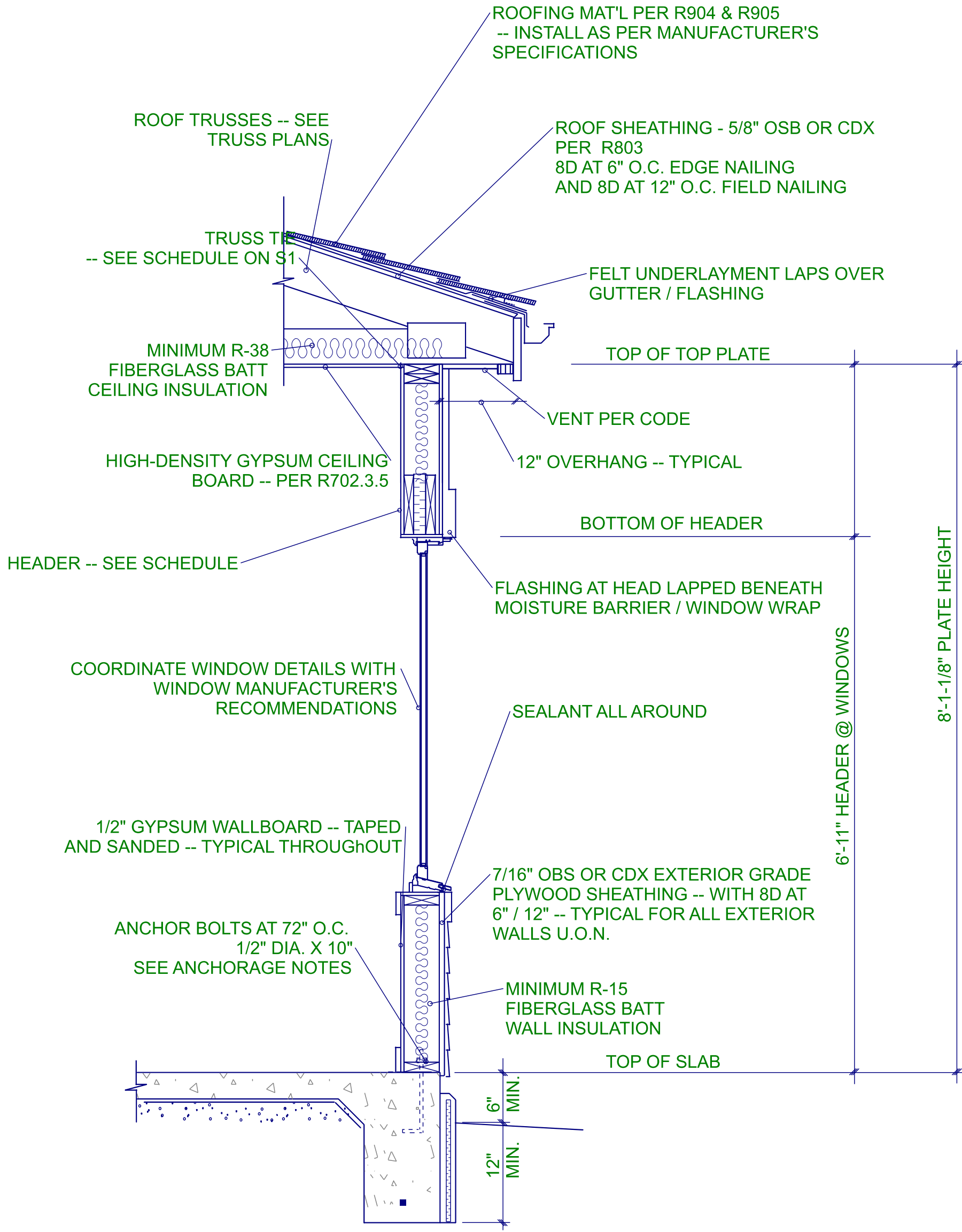
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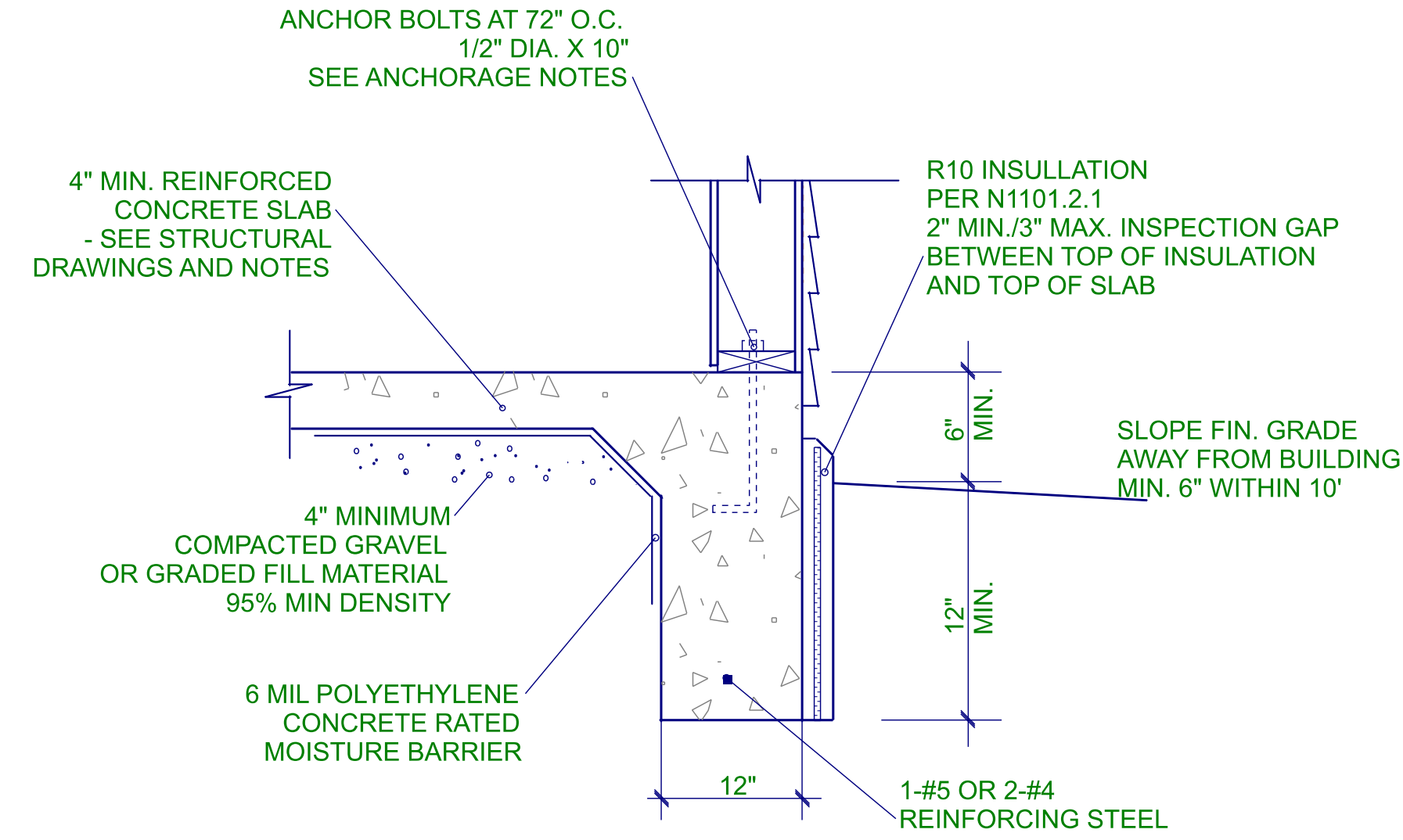
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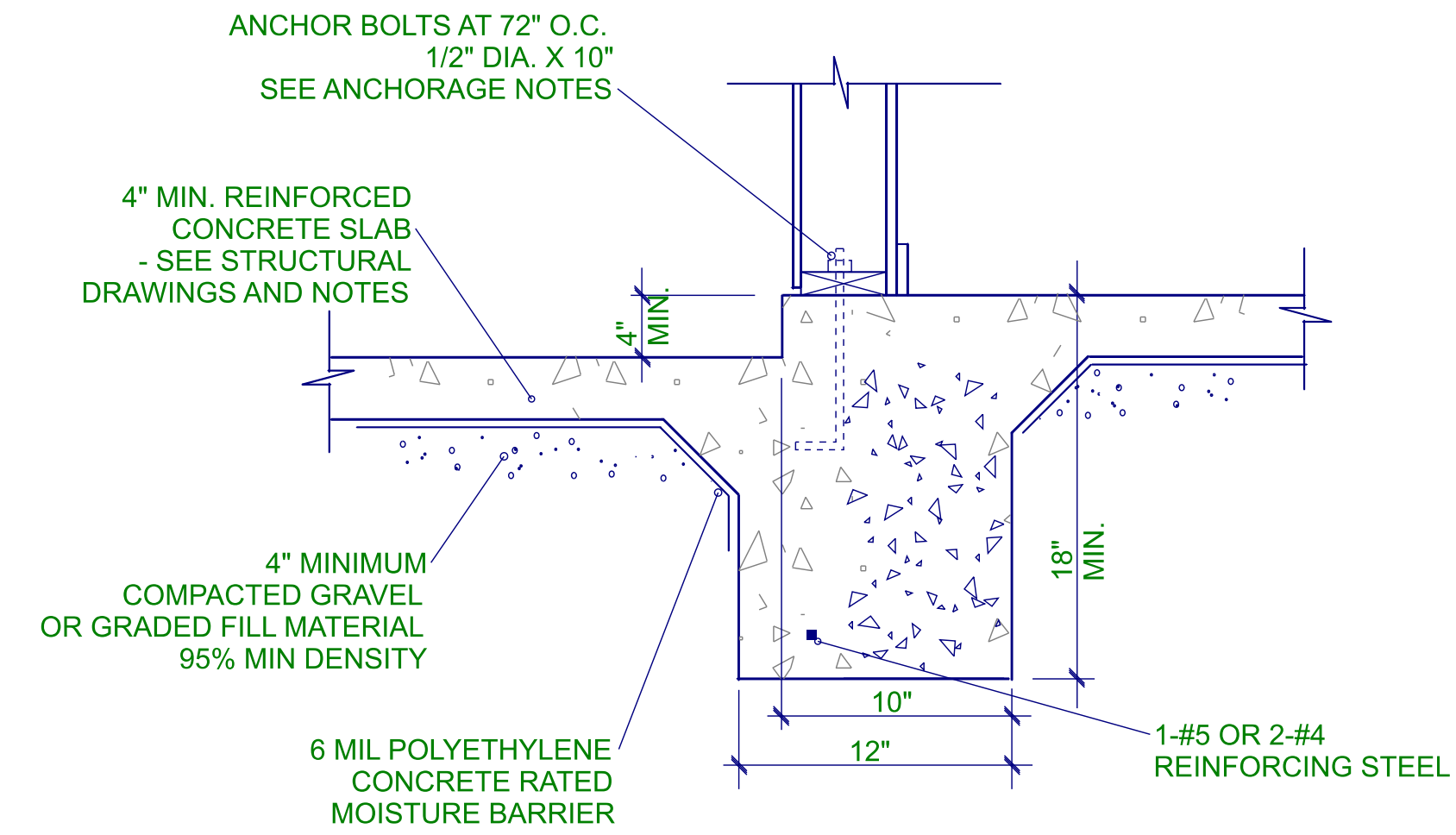
S2



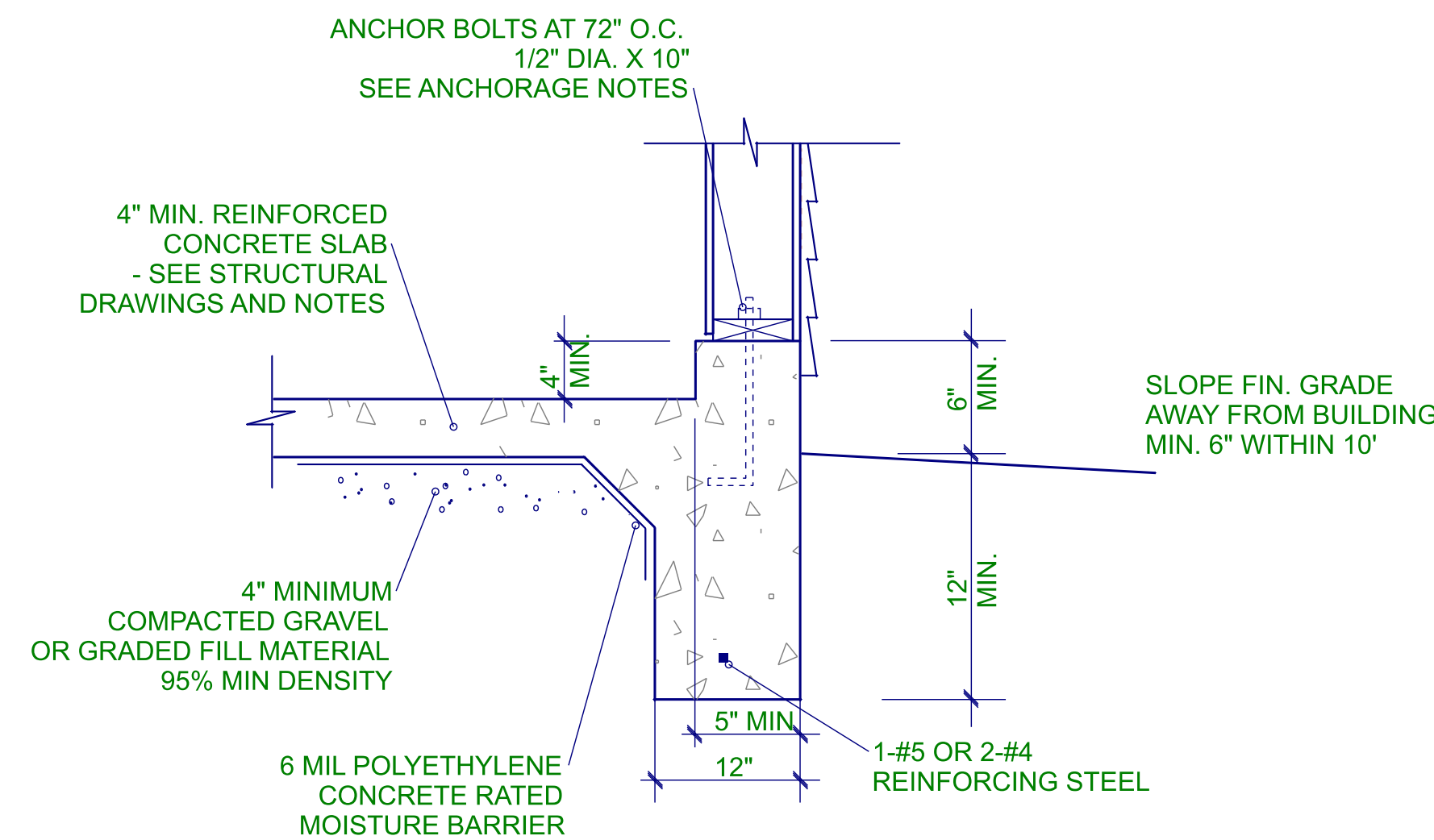
1 STOREY WALL SECTION  
ON MONOSLAB FOUNDATION  
N.T.S.



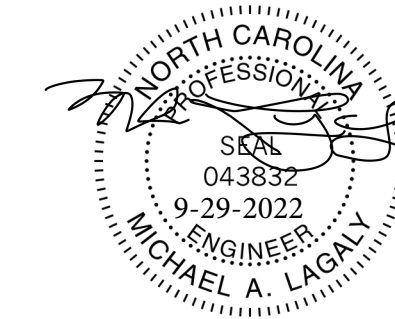
MONOLITHIC SLAB  
AT SIDING  
DETAIL 2.1  
N.T.S.



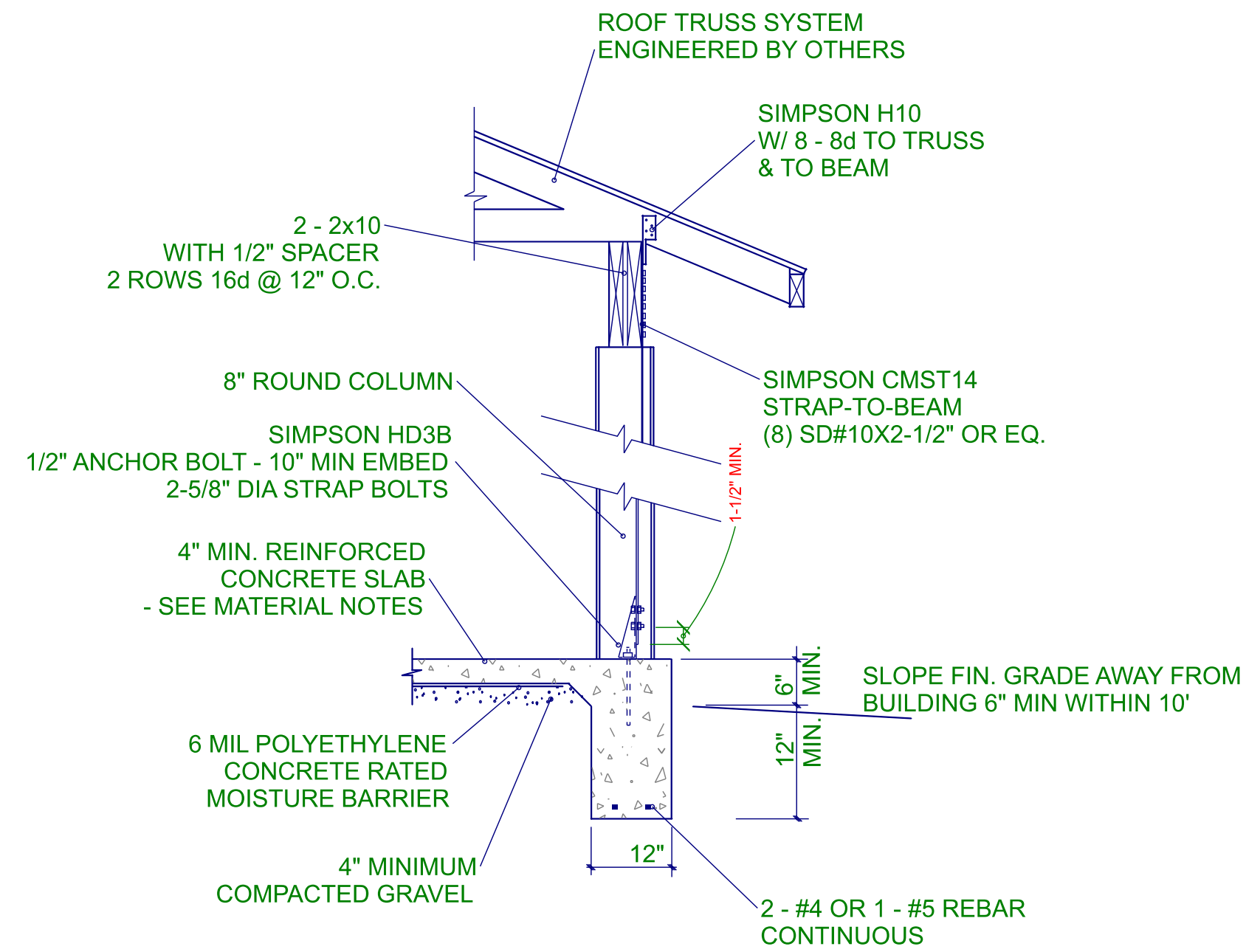
MONOLITHIC SLAB 5\"/>



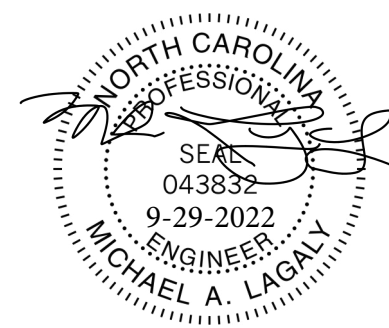
MONOLITHIC SLAB 5\"/>



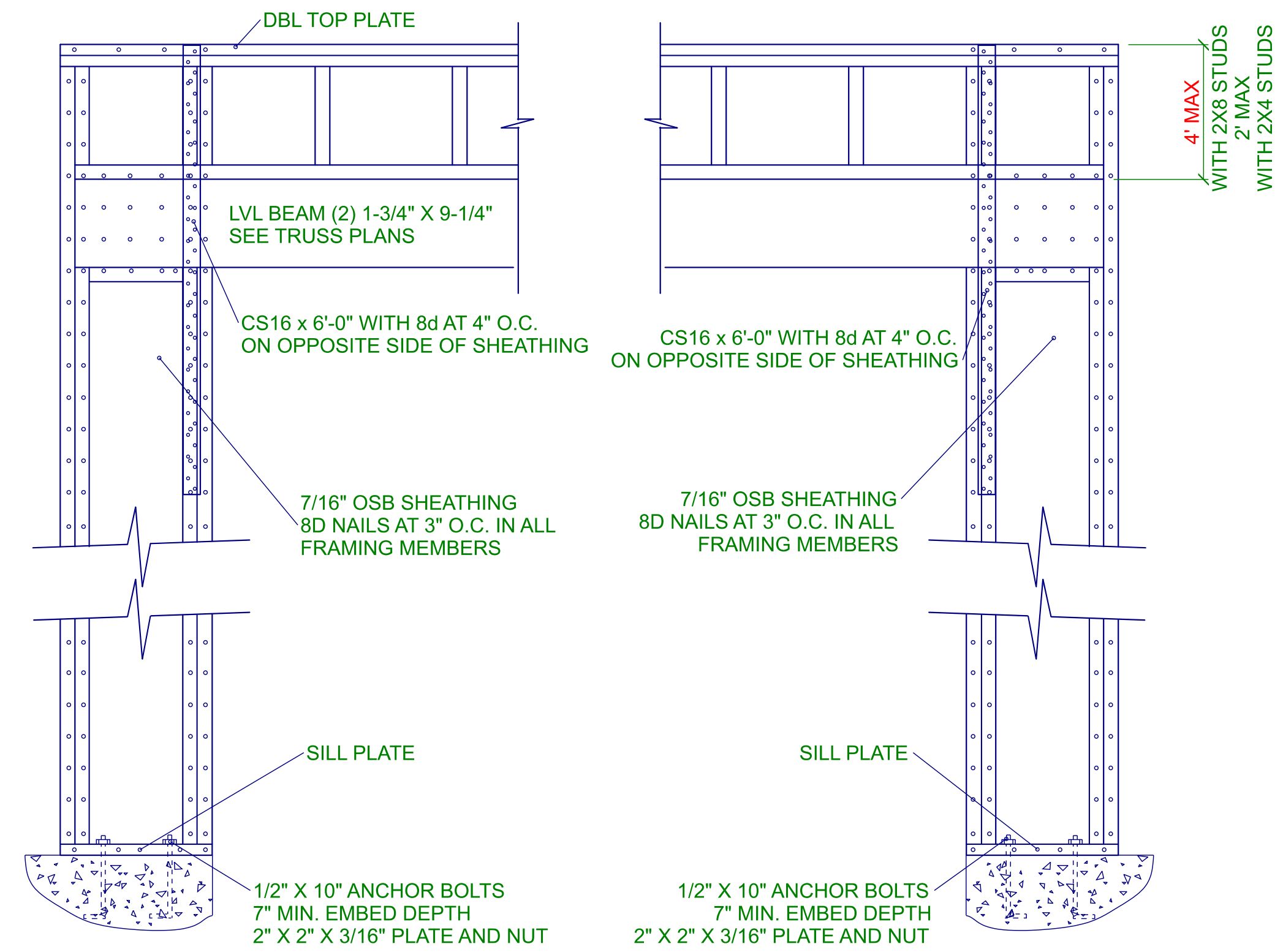
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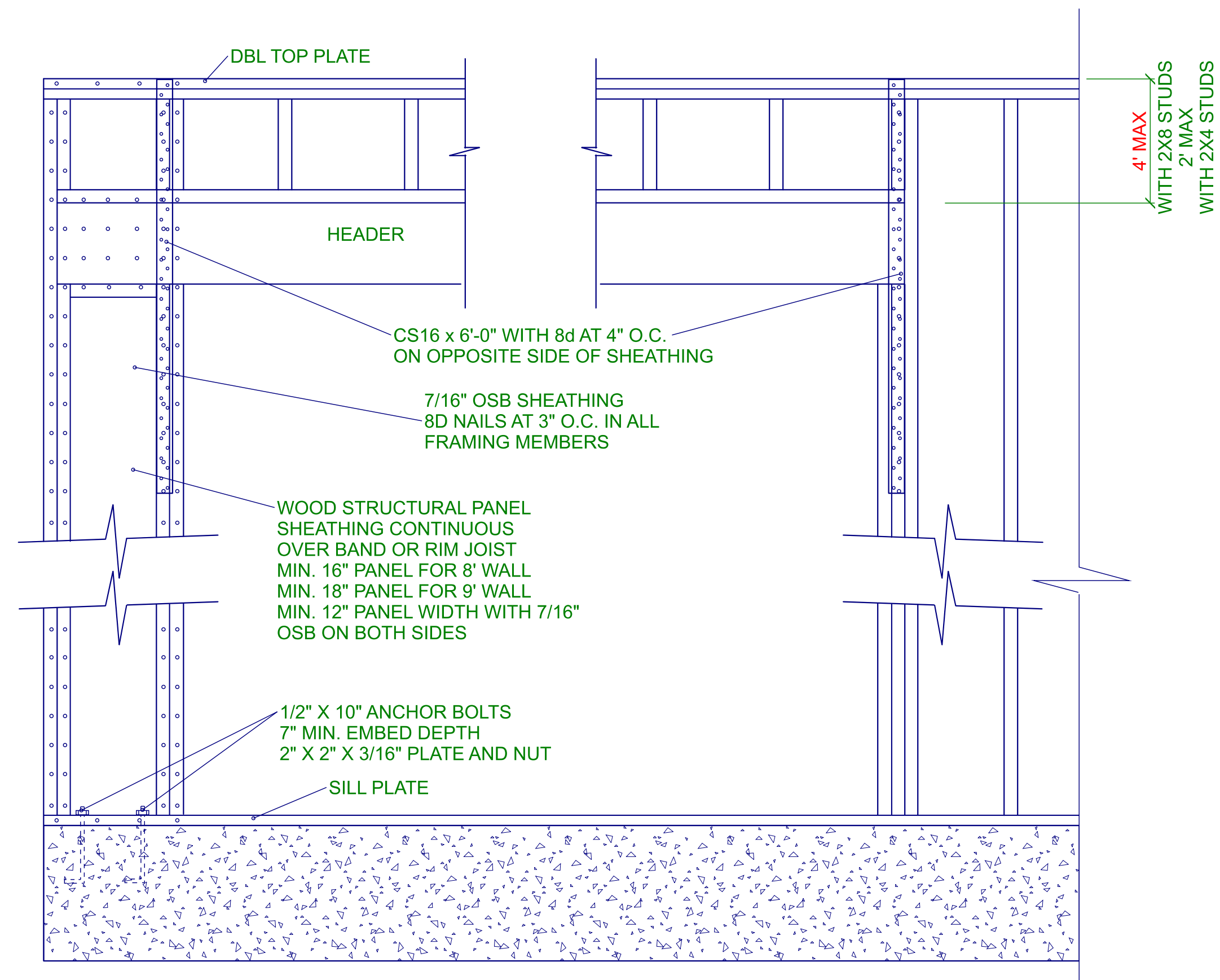
FRONT PORCH  
PORCH FOOTING  
POST AND BEAM CONNECTION  
DETAIL 3.1  
N.T.S.



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PORTAL FRAME AT 2-CAR GARAGE DOOR  
PER R602.10.1  
DETAIL 3.2  
N.T.S.



PORTAL FRAME AT WINDOW  
DETAIL 3.3  
PER R602.10.1  
N.T.S.

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RED DOOR HOMES  
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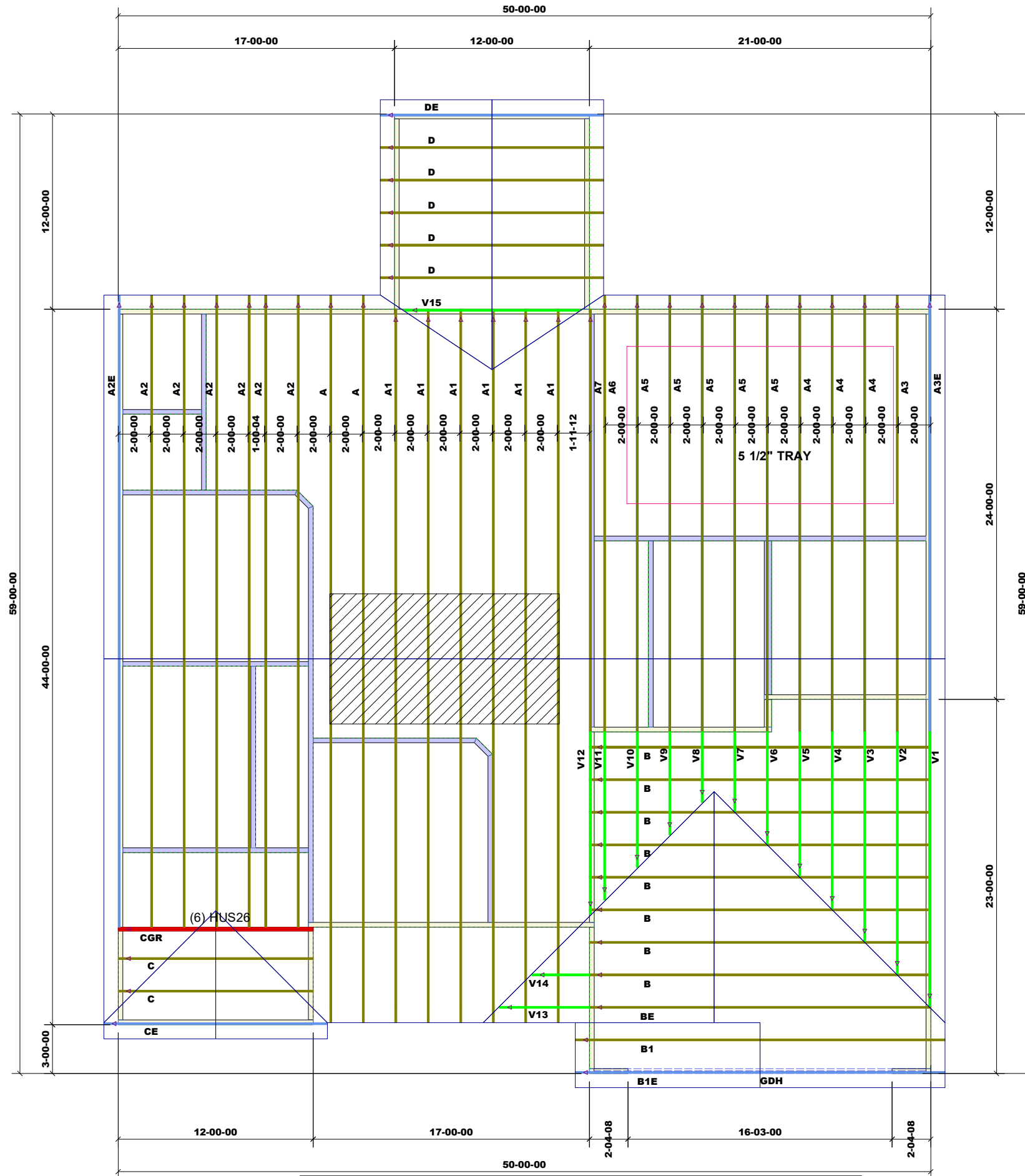
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DATE: Sept 29, 2022  
FILE: SD10858  
REV: A

SCALE: 1/4 INCH = 1 FOOT

SHEET

S3

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



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

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



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

PROJECT:	SANDERS 109-22-126		
CUSTOMER:	RED DOOR HOMES		
MODEL:	LITCHFIELD / CLASSIC / RH / FULL FP		
QUOTE #:	2200247	PRINT DATE:	7/21/2022
DRAWN BY:	Rodney Evans	SCALE:	N.T.S

TOP LIVE LOAD:	20.0 lb/ft²
TOP DEAD LOAD:	10.0 lb/ft²
BOTTOM DEAD LOAD:	10.0 lb/ft²
WIND SPEED:	130 mph

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.