

**CREATIVE RESIDENTIAL
DESIGNS, LLC**
5000 NEIMAN COVE
RALEIGH, N.C. 27612
919.260.6393
www.creativeresidentialdesigns.com

PROJECT:

**LOT 1
MORGAN
FARM**

**STEPHENSON
BUILDERS
INC.**
1187 NORTH RALEIGH STREET
ANGIER, NC 27501

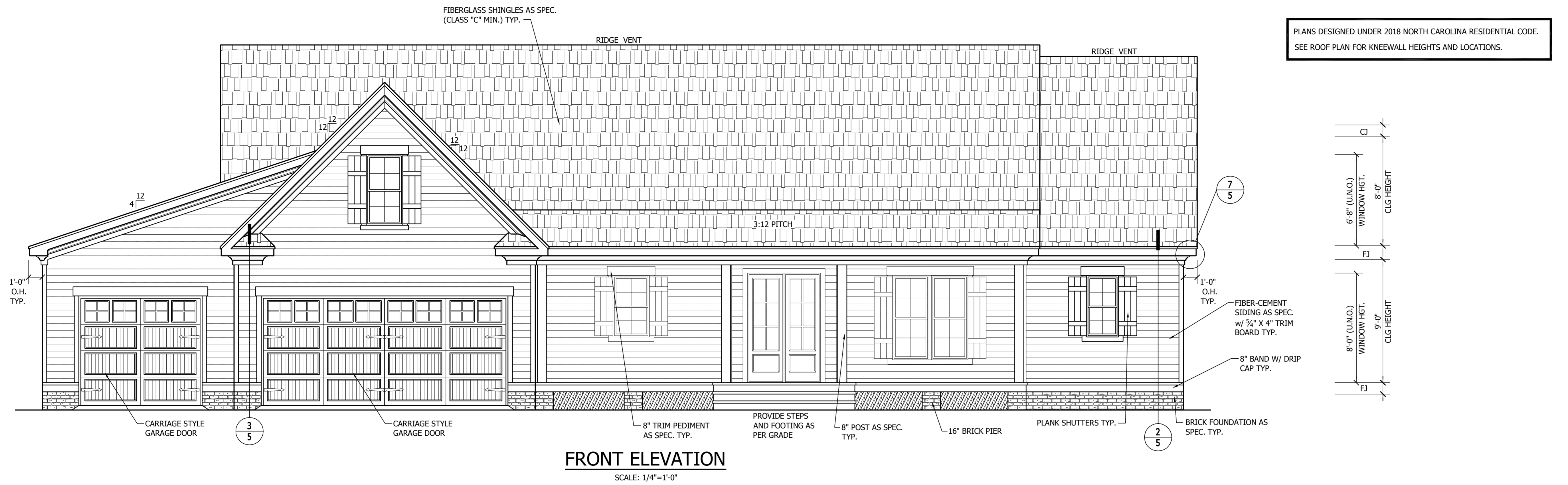
DATE:
08-23-22 BCR

REVISIONS:

SHEET NO.

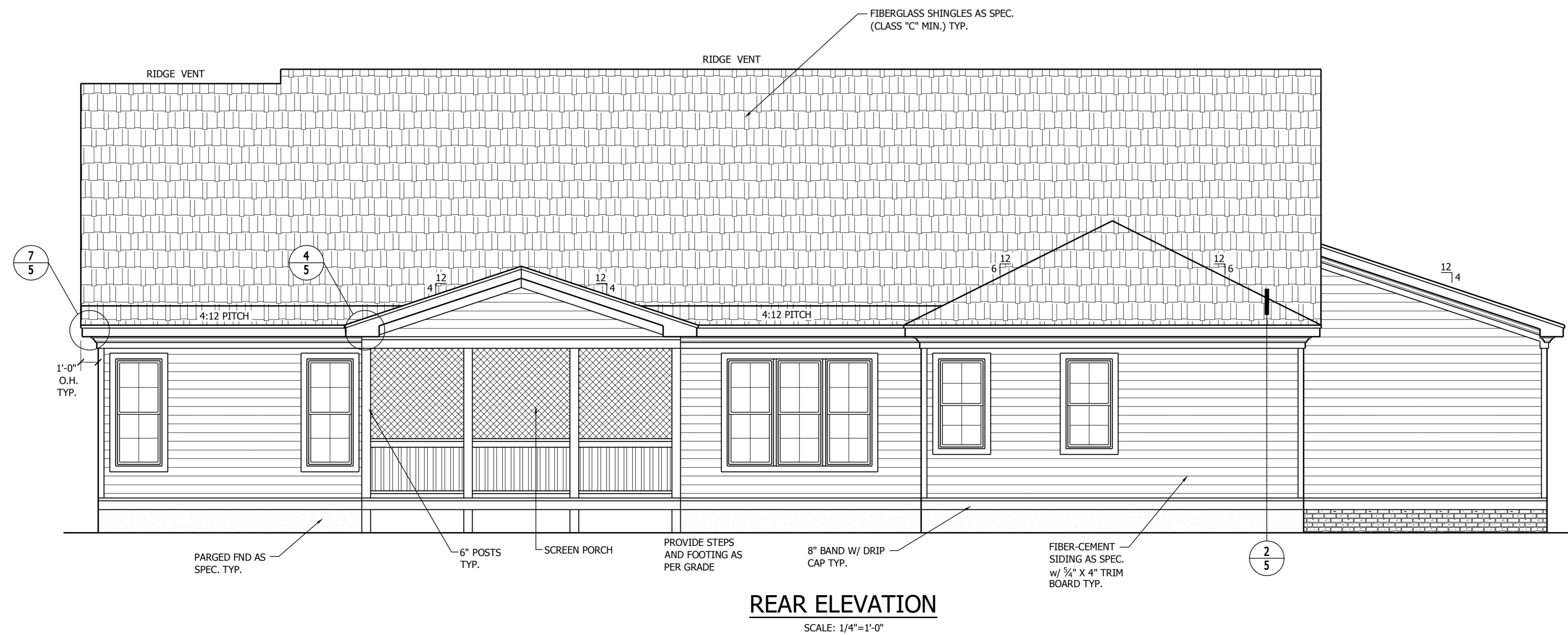
1
OF **5**

PLANS DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.
SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.



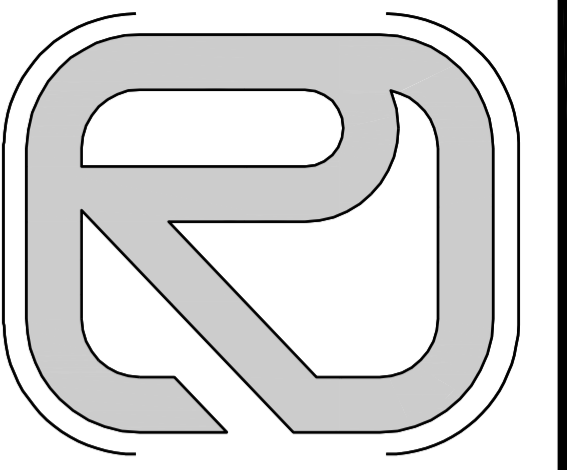
FRONT ELEVATION

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

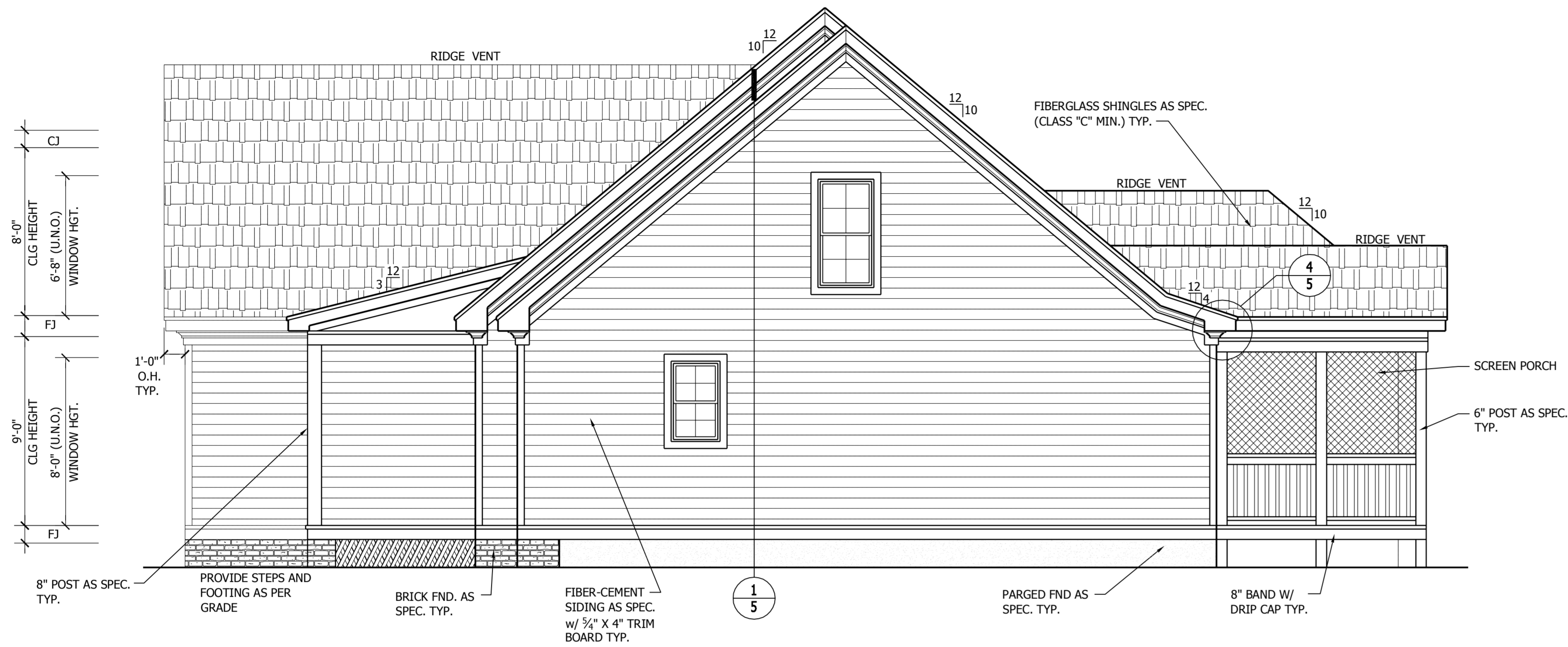


REAR ELEVATION

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

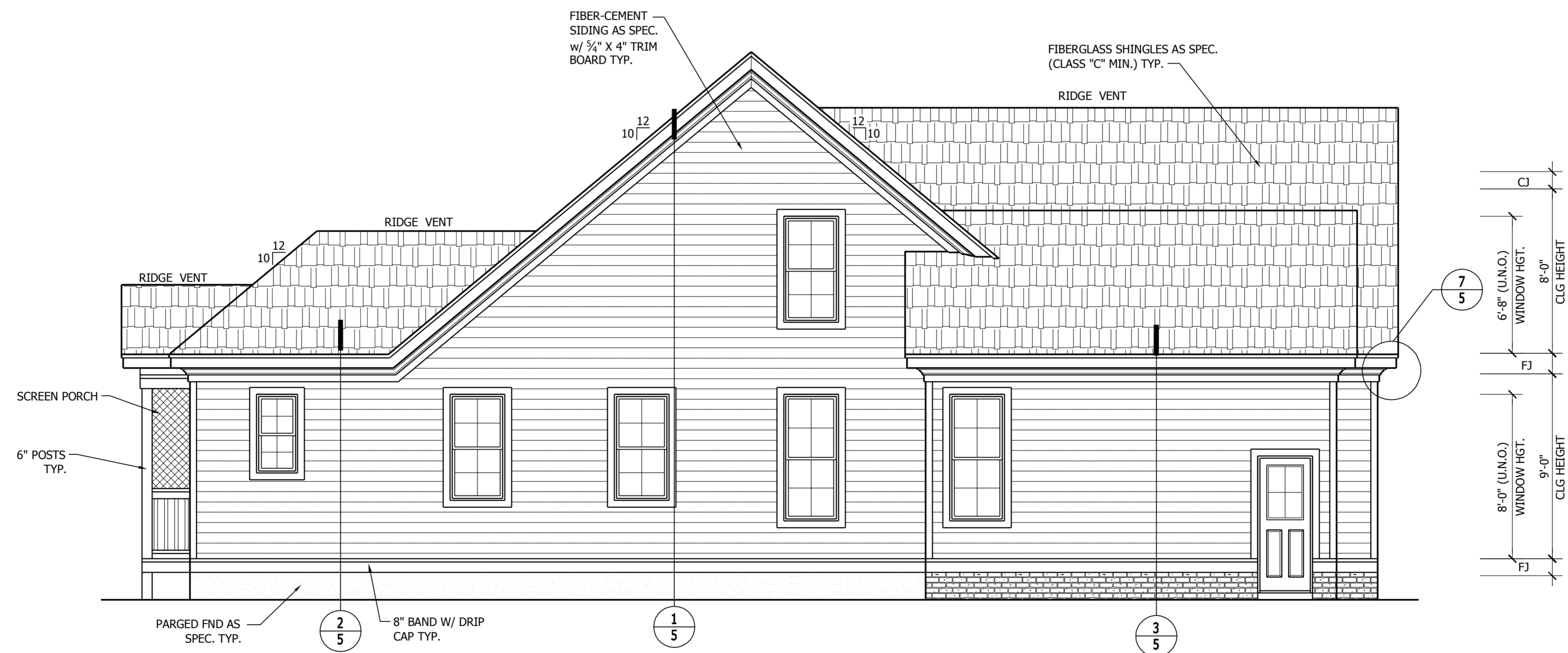


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RIGHT-SIDE ELEVATION

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



LEFT-SIDE ELEVATION

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

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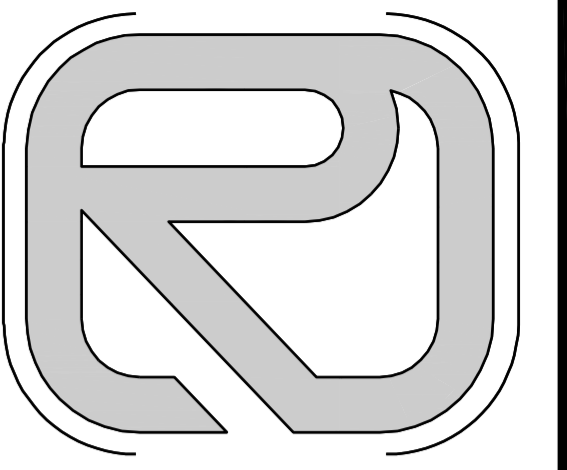
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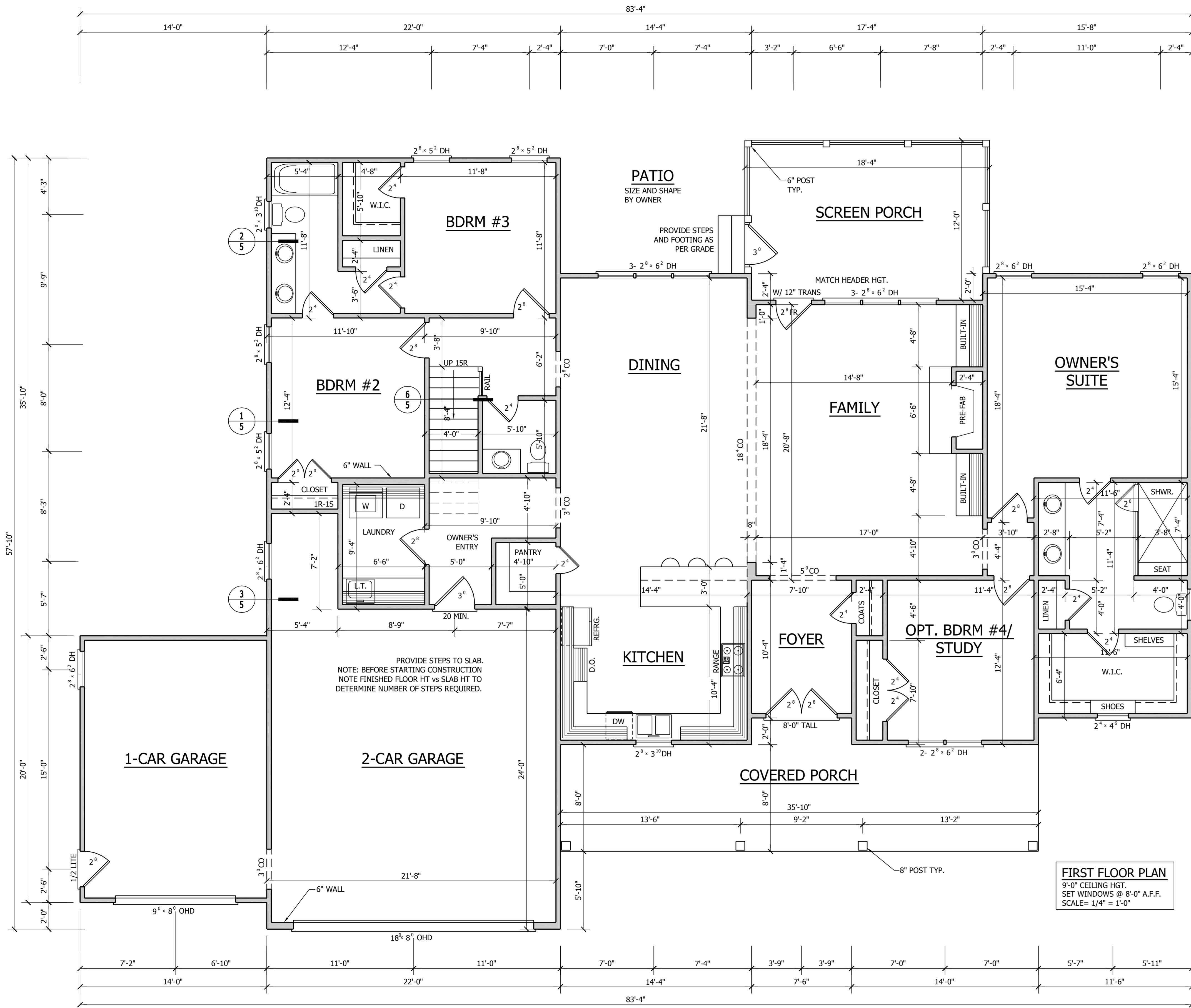
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OF

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AREA CALCULATIONS

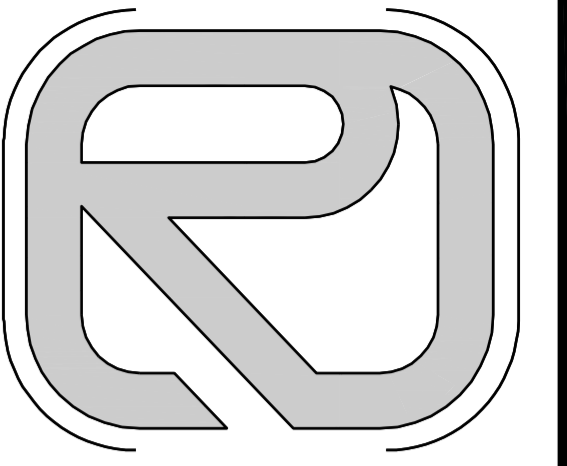
HEATED (SQ. FT.)		UNHEATED (SQ. FT.)		UNFINISHED (SQ. FT.)	
BASEMENT:	N/A	GARAGE:	843	BASEMENT:	N/A
1ST FLOOR:	2309	SCREEN:	218	REC ROOM:	N/A
2ND FLOOR:	535	PORCH:	302	ATTIC:	N/A
		STOOP:	N/A	STORAGE:	1131
		BRICK:	N/A		
TOTAL:	2844	TOTAL:	1363	OVERALL DIMENSION	
(HEATED)		(UNHEATED)		WIDTH:	83'-4"
				DEPTH:	57'-10"



FIRST FLOOR PLAN
9'-0" CEILING HGT.
SET WINDOWS @ 8'-0" A.F.F.
SCALE = 1/4" = 1'-0"

NOTES:

- PLANS DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.
- ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
- FINISH DOOR AND WINDOW HEADS SHALL ALIGN EXCEPT AS NOTED.
- ALL MATERIALS AND COMPONENTS MUST BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- GRADES SHOWN ARE ILLUSTRATIVE. NATURAL GRADE WILL DETERMINE FINISH GRADE.
- FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.
- VERIFY ALL WINDOW SIZES, RADIUS, AND DETAILS WITH CHOSEN MANUFACTURE.
- ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS REQUIREMENTS.
- TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS.
- ALL WINDOW GLAZING TO HAVE 0.35 U-FACTOR MIN.
- ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH SHOP DRAWINGS FROM CABINET MANUFACTURER.
- PER 2018 N.C. RESIDENTIAL BUILDING CODE TABLE R302.6: SHEETROCK ON GARAGE CEILING TO BE 5/8" TYPE "X".



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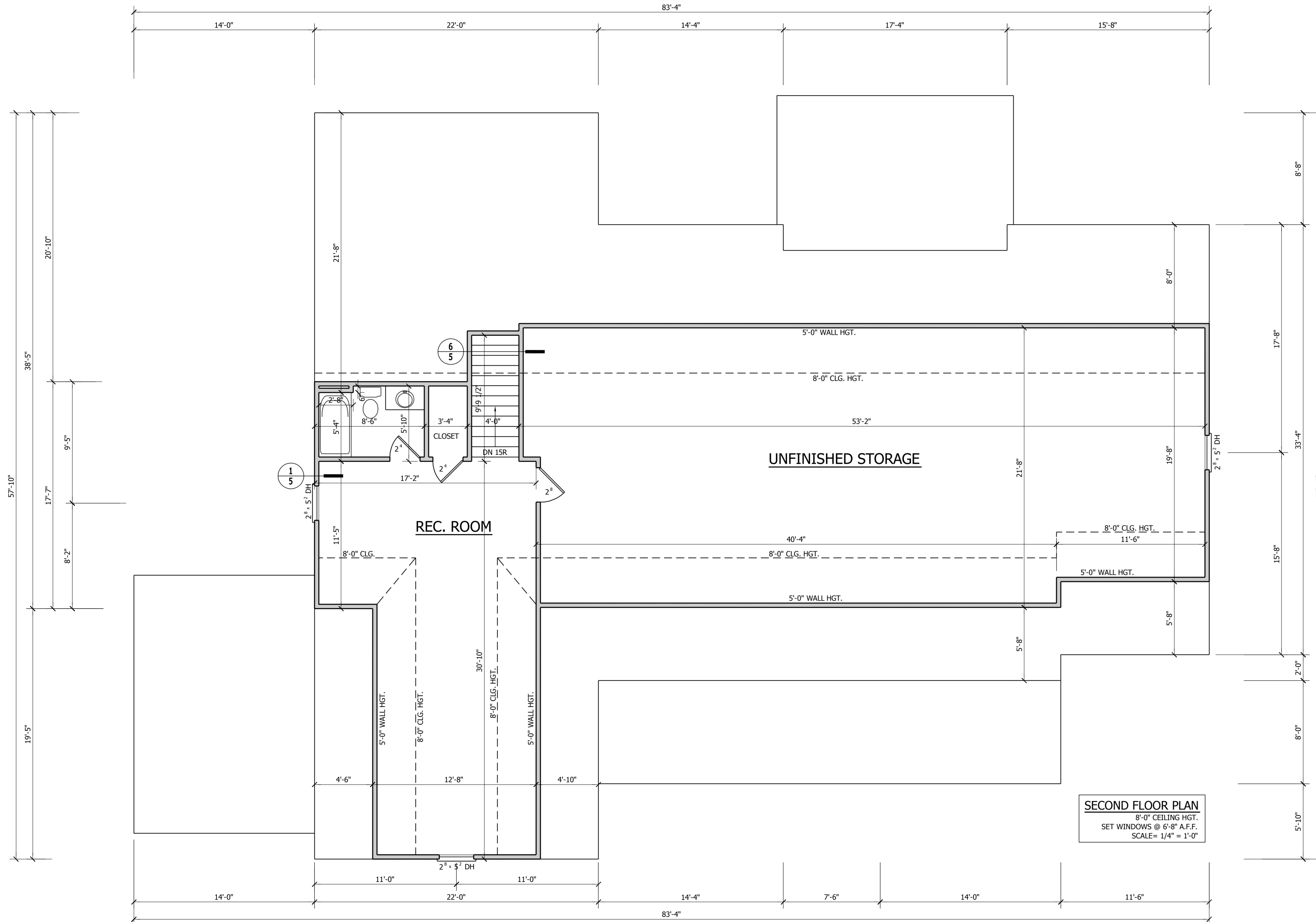
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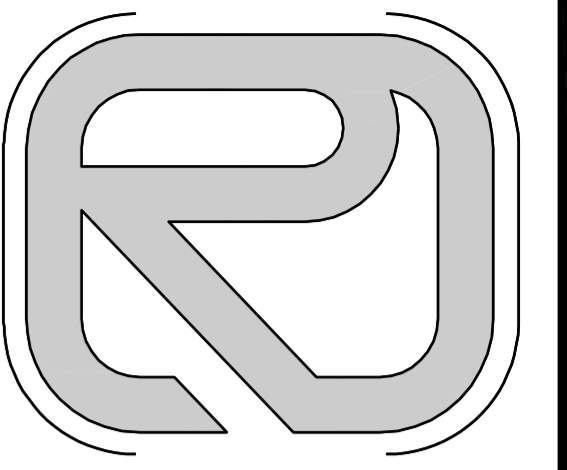
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- PER 2018 N.C. RESIDENTIAL BUILDING CODE TABLE R302.6: SHEETROCK ON GARAGE CEILING TO BE 5/8" TYPE "X".



SECOND FLOOR PLAN
8'-0" CEILING HGT.
SET WINDOWS @ 6'-8" A.F.F.
SCALE = 1/4" = 1'-0"



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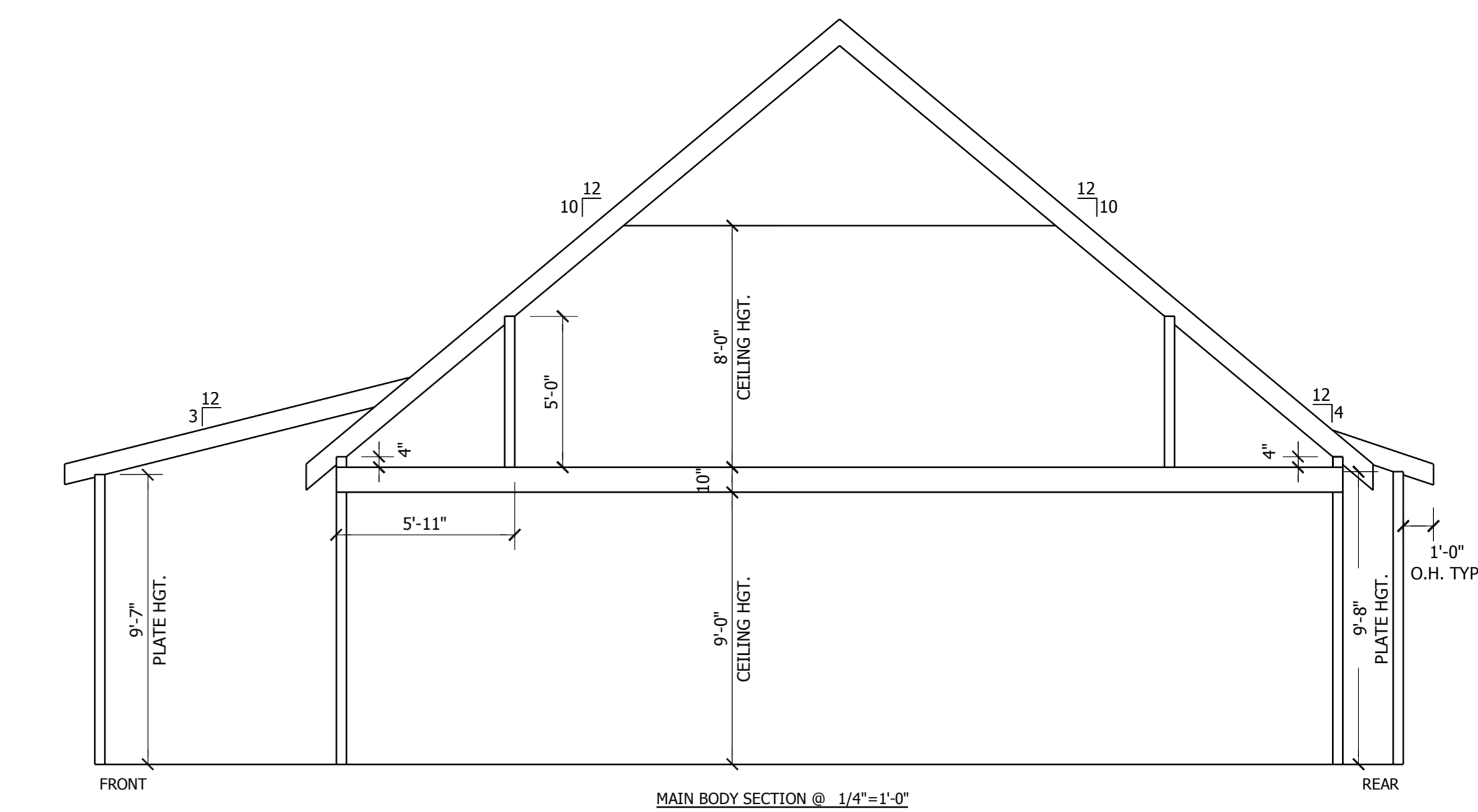
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AREA CALCULATIONS

HEATED (SQ. FT.)	UNHEATED (SQ. FT.)	UNFINISHED (SQ. FT.)
BASEMENT: N/A	GARAGE: 843	BASEMENT: N/A
1ST FLOOR: 2309	SCREEN: 218	REC ROOM: N/A
2ND FLOOR: 535	PORCH: 302	ATTIC: N/A
	STOOP: N/A	STORAGE: 1131
	BRICK: N/A	
TOTAL: 2844	TOTAL: 1363	OVERALL DIMENSION
(HEATED)	(UNHEATED)	WIDTH: 83'-4"
		DEPTH: 57'-10"

FOUNDATION VENT CALCS.

$\frac{2429 \text{ SQ. FT.}}{150} = 16.19 \text{ SQ. FT. VENT REQ'D.}$
 $\frac{16.19 \text{ SQ. FT.}}{.56} = 29 \text{ VENTS TO BE PROVIDED}$

NOTE: FIGURE BASED ON SECTION R-409 OF THE 2018 IRC.
 NOTE: FND VENT SPECS BASED ON PUSH/PULL POLYPROPYLENE FND. VENT THAT ALLOWS 72 SQ. IN. OF NET FREE AREA PER VENT.

- WHERE CONTINUOUS OPERATED MECHANICAL VENTILATION IS PROVIDED AT A RATE OF 1.0 CFM FOR EACH 50 SQ. FT. OF CRAWL SPACE.
- THE CRAWL SPACE IS SUPPLIED WITH CONDITIONED AIR AND THE PERIMETER WALLS ARE INSULATED IN ACCORDANCE WITH SECTION R409 OF THE 2018 IRC.
- BUILDER/OWNER TO VERIFY VENT SIZE AND REQUIREMENTS PRIOR TO CONSTRUCTION. SEE SECTION R409 OF THE 2018 IRC.

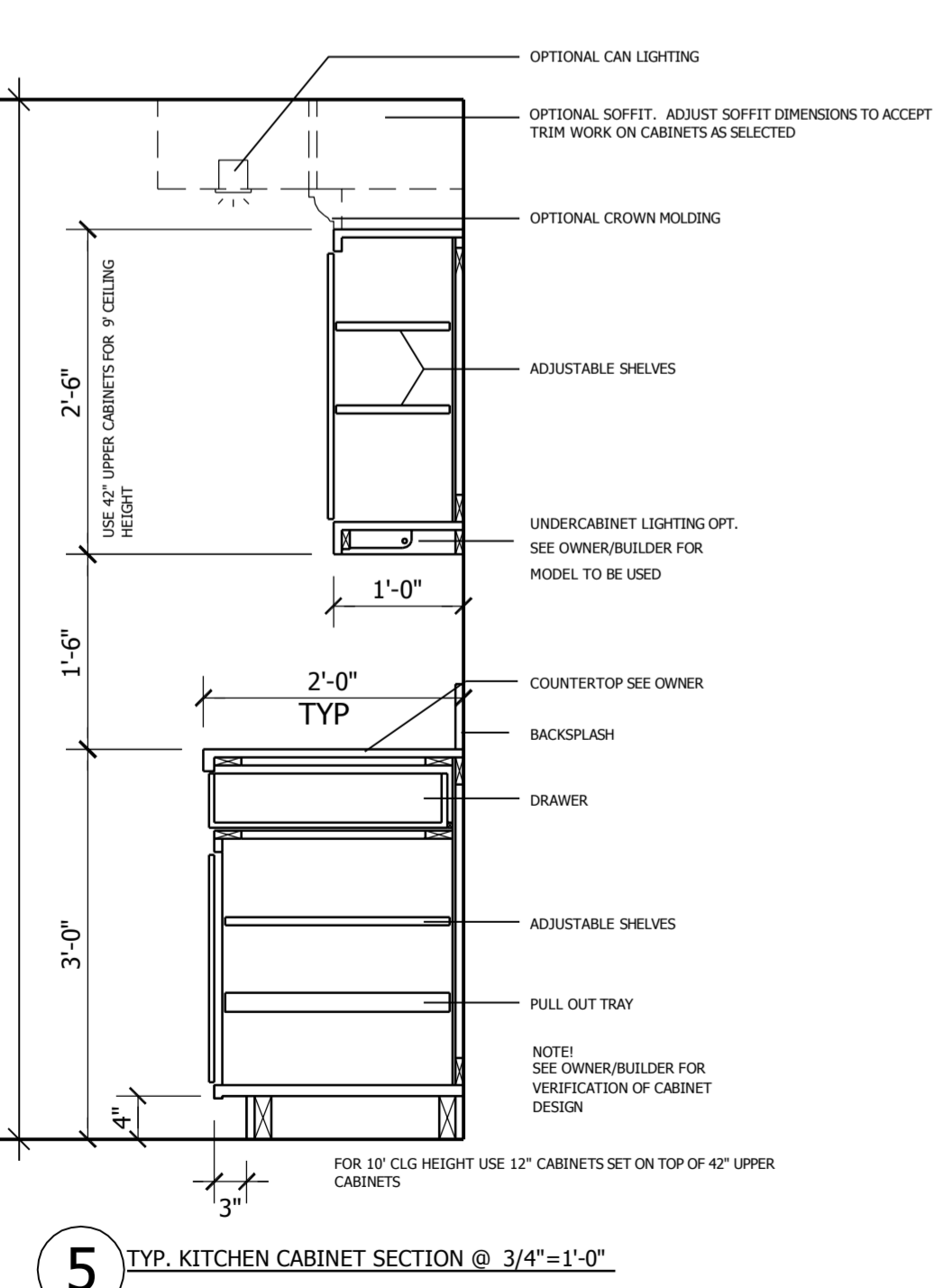
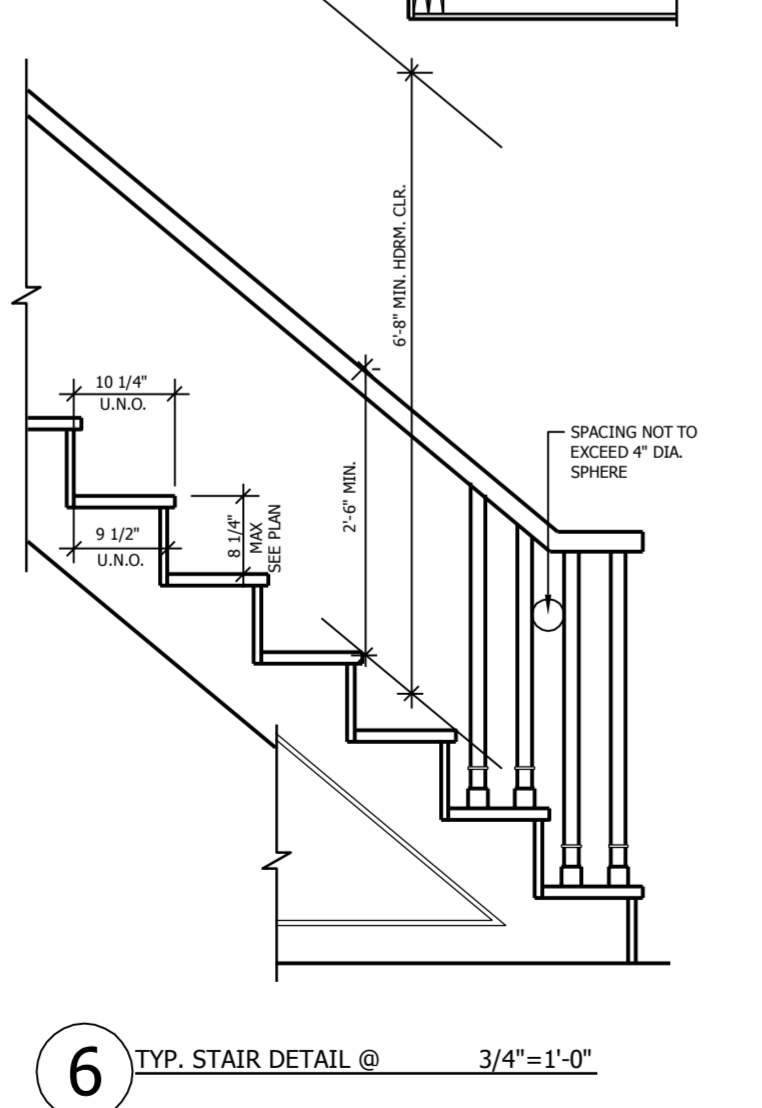
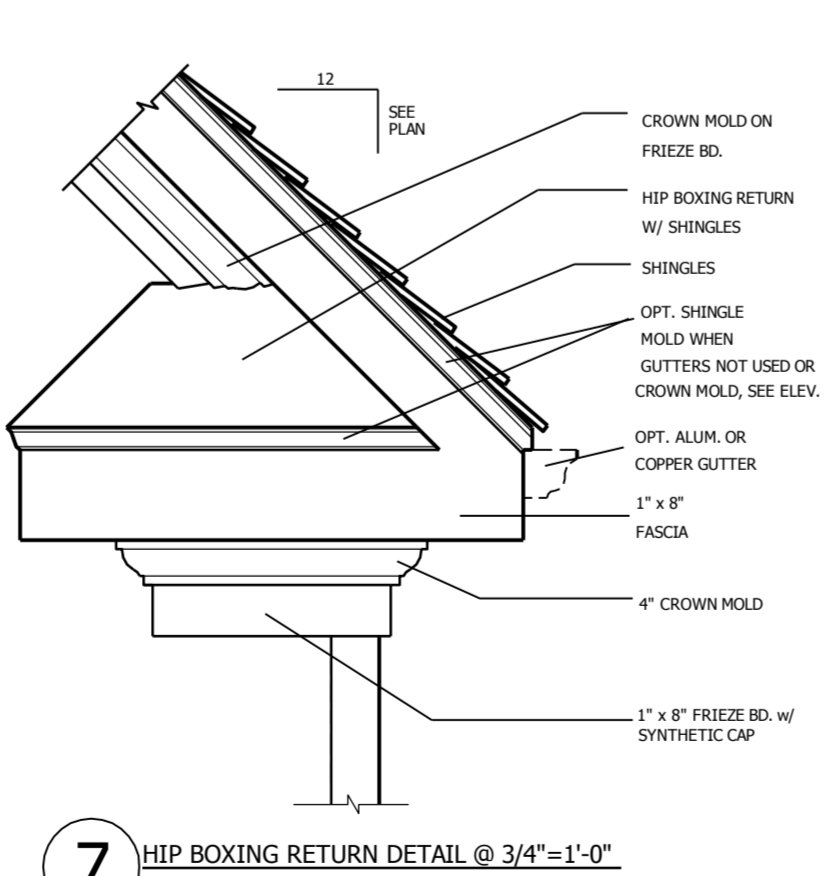
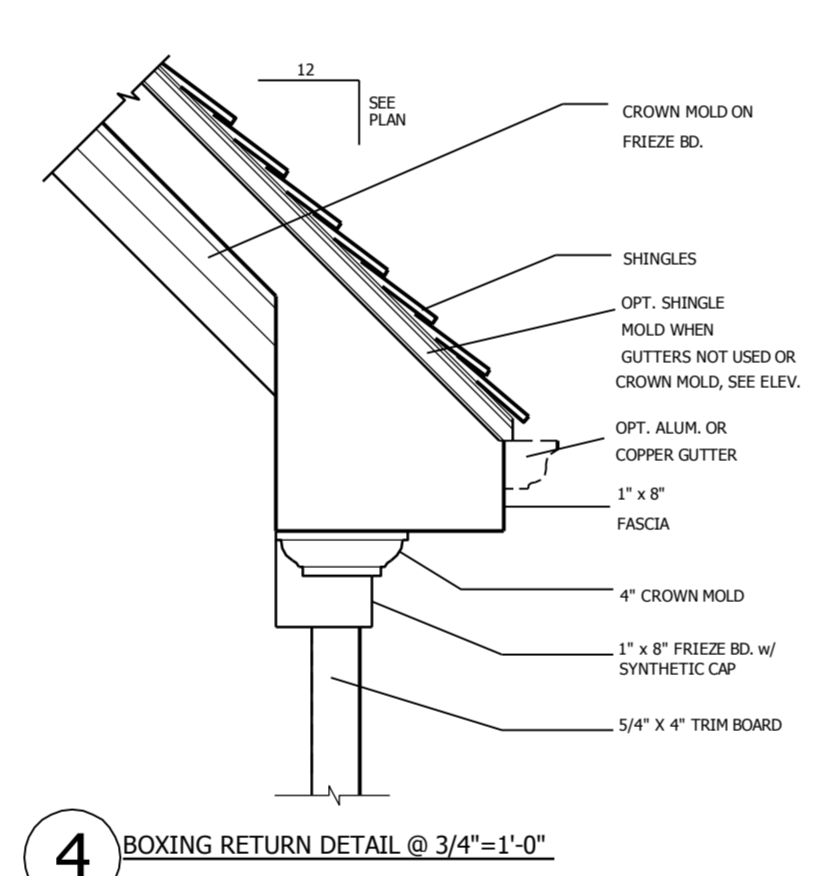
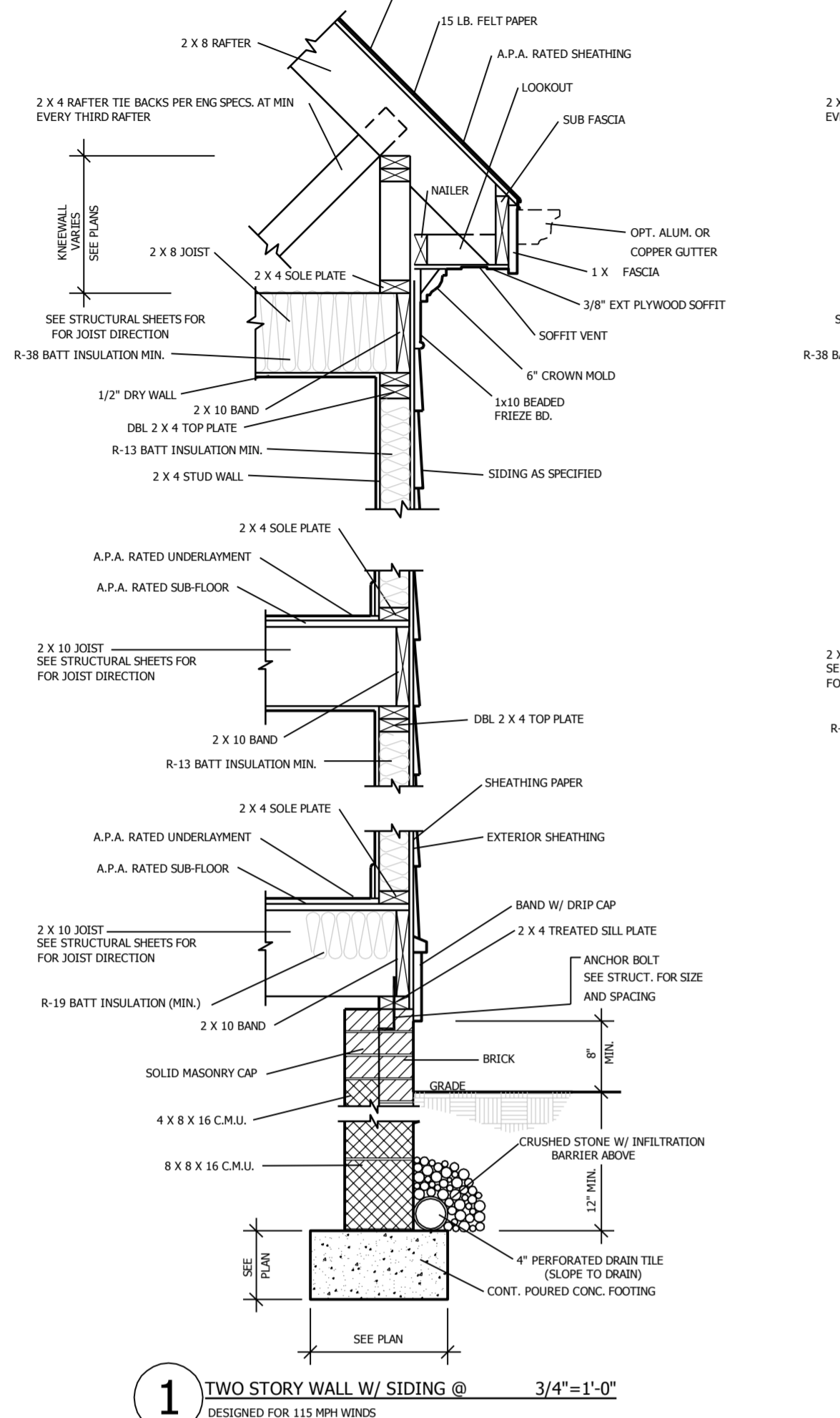
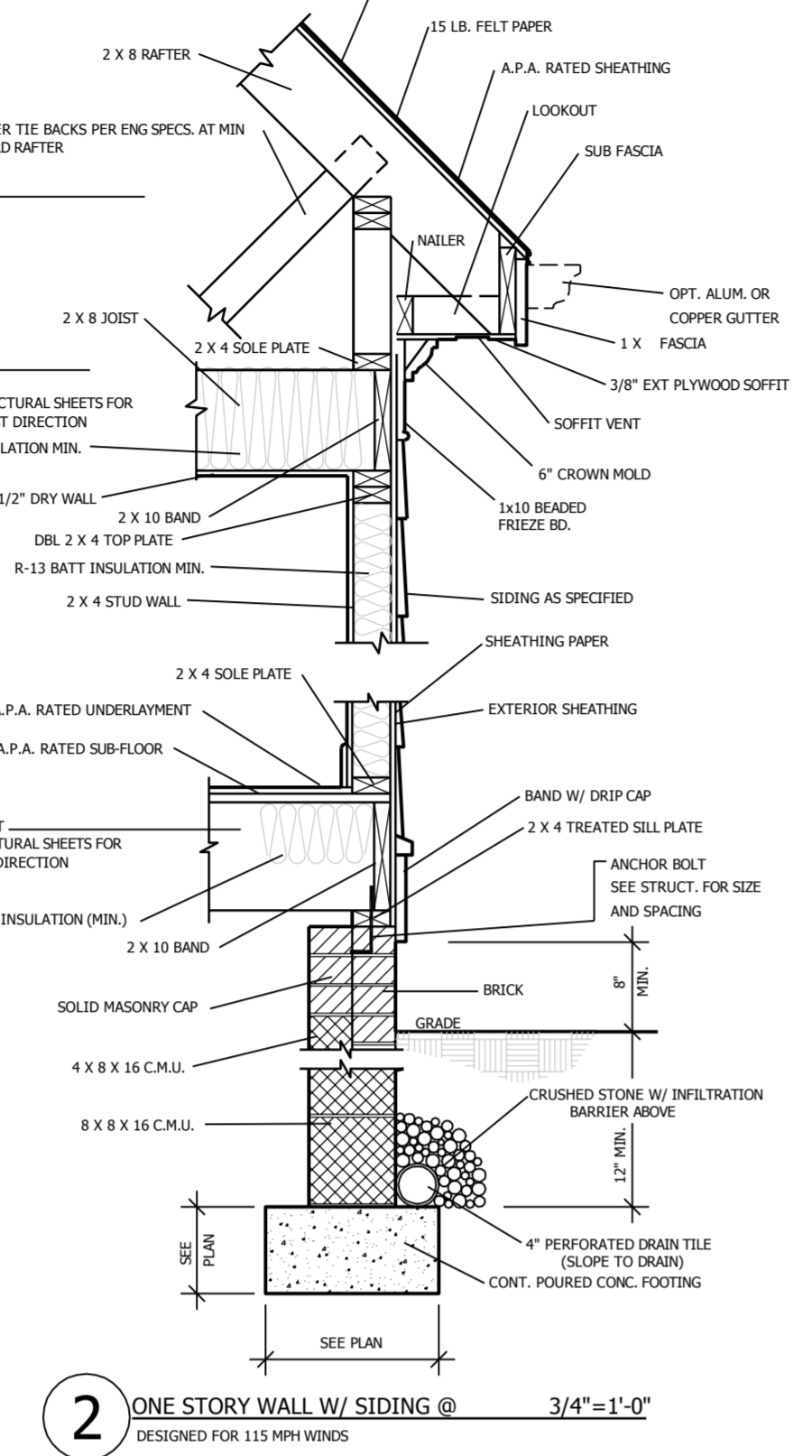
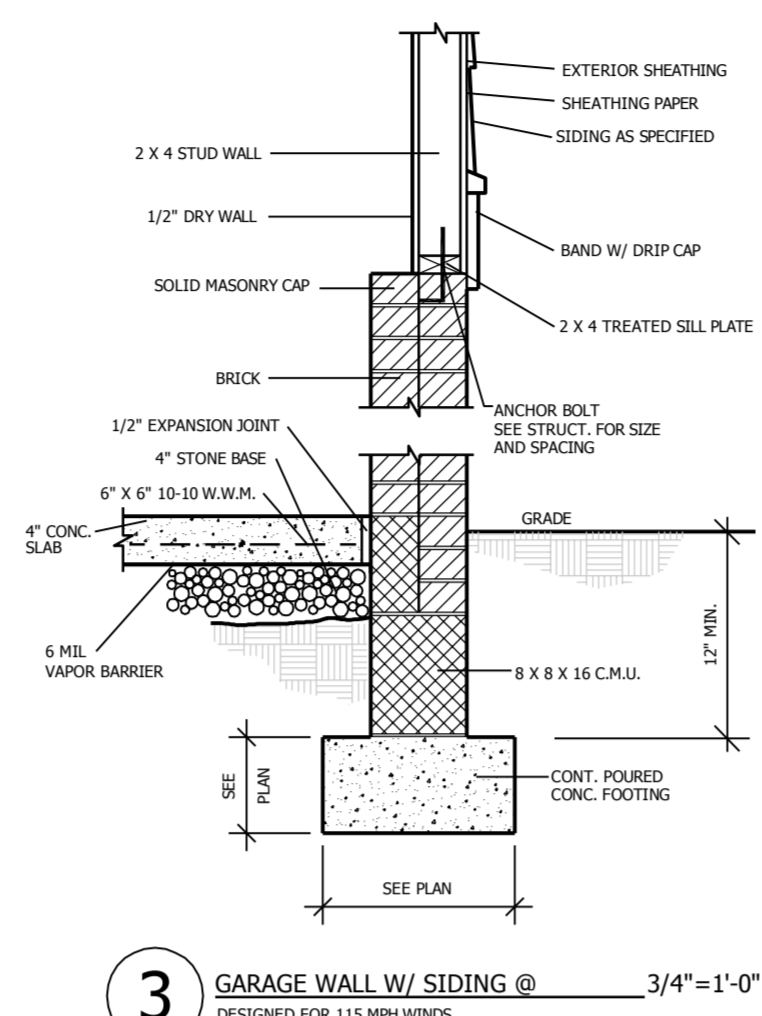
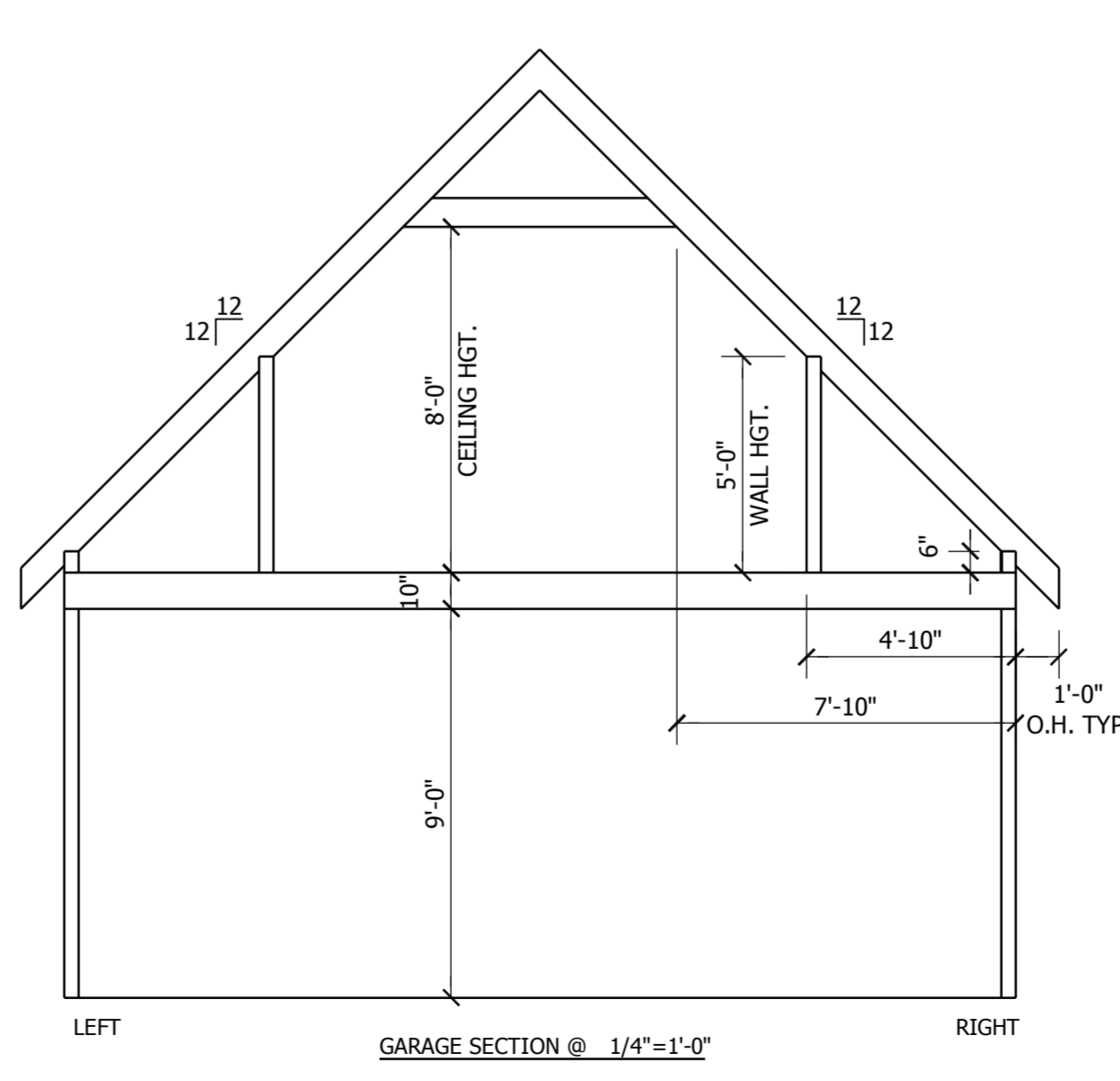
ROOF VENTILATING REQUIREMENTS

$\frac{3383 \text{ SQ.FT.}}{150} = 22.55 \text{ SQ. FT. OF TOTAL ROOF VENTILATION REQ'D}$
 $280'-4" \text{ (LINEAR FT. OF SOFFIT) } \times .035 \text{ (NET FREE AREA PER FT.)} = 9.81 \text{ SQ. FT. OF AVAILABLE SOFFIT VENT}$
 $22.55 - 9.81 = 12.74 \text{ SQ.FT. REMAINING REQ'D ROOF VENTILATION}$
 $\frac{12.74 \text{ SQ.FT.}}{.125 \text{ (NET FREE AREA PER FT.)}} = 101.92 \text{ LINEAR FT. OF RIDGE VENT REQ'D}$

NOTE: FIGURE BASED ON SECTION R-806 OF THE 2018 IRC.
 NOTE: - SOFFIT VENT SPECS BASED ON HARDSOFFIT PANELS THAT ALLOWS 5 SQ. IN. OF NET FREE AREA PER LINEAR FT.
 - RIDGE VENT SPECS BASED ON VENTURIVENT PLUS THAT ALLOWS 18 SQ. IN. OF NET FREE AREA PER LINEAR FT.

TOTAL NET FREE VENTILATING AREA IS PERMITTED TO BE REDUCED TO 1 TO 300:

- PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQ'D VENTILATING AREA IS PROVIDED BY VENTILATORS. REFERENCE R806.2 OF THE 2018 IRC. FOR PROPER LOCATION.
- WHEN AN APPROVED VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING



PLANS DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE HOUSE DESIGNED FOR 115 MPH 3 SECOND GUST, EXPOSURE B ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF ALL PLATES SPLICES ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE

MEAN ROOF HEIGHT = $< 30'-0"$

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

MEAN ROOF HEIGHT	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0