

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

07/06/2023

*Boyle*



\*SHOWN AS  
MONO SLAB

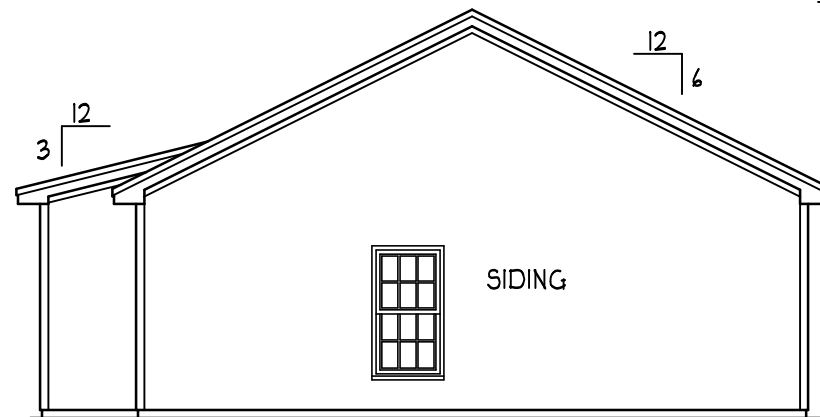
FRONT ELEVATION

SCALE 1/4" = 1'-0"

**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 1218 SQ.FT.  
1218/150 = 8.12 SQ.FT. NET FREE AREA



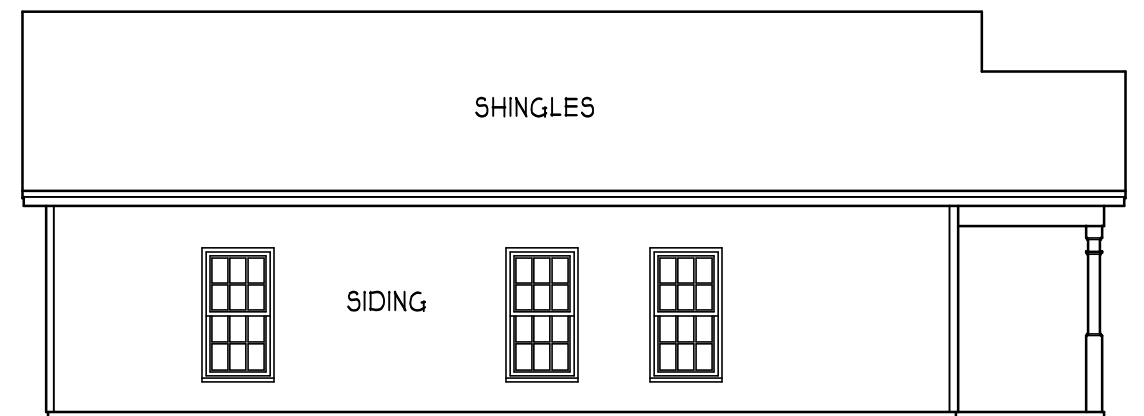
REAR ELEVATION

SCALE 1/8" = 1'-0"

**ENERGY COMPLIANCE**

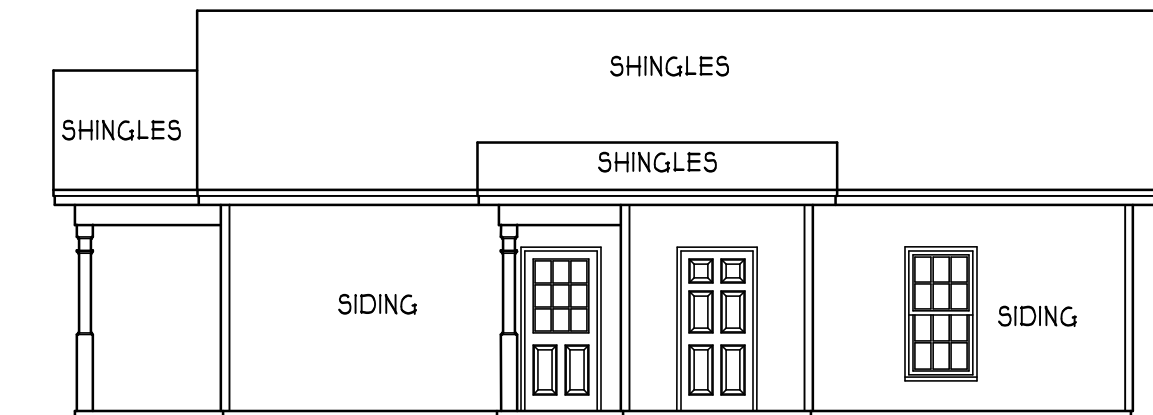
ZONE 3 = MAX. GLAZING U-FACTOR .35  
R-VALUE = CEILING R38, WALLS R15,  
FLOORS R19 FOR JOHNSTON, WAYNE COUNTY

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"

THE NICHOLAS  
RIGHT SIDE ENTRY

BVA BUILDERS

HEATED FOOTAGE:  
#1064

SQUARE FOOTAGE:  
FIRST FLOOR = 1064  
FRONT PORCH = 102  
SIDE PORCH = 20  
STORAGE = 32

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

H SQUARED  
HOME  
DESIGN, INC.



ANY DEVIATION OF THE SPECIFIED MEASUREMENTS OR DIMENSIONS VOTES INC IS UNACCEPTABLE.  
THIS PLAN HAS BEEN DRAWN IN ACCORDANCE WITH THE CAROLINA STATE RESIDENTIAL BUILDING CODES 2018 EDITION.

DATE: 09/19/22

1 STORY

FILE: 081422





THE NICHOLAS  
RIGHT SIDE ENTRY

BVA BUILDERS

HEATED FOOTAGE:

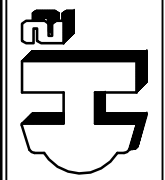
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SQUARE FOOTAGE:

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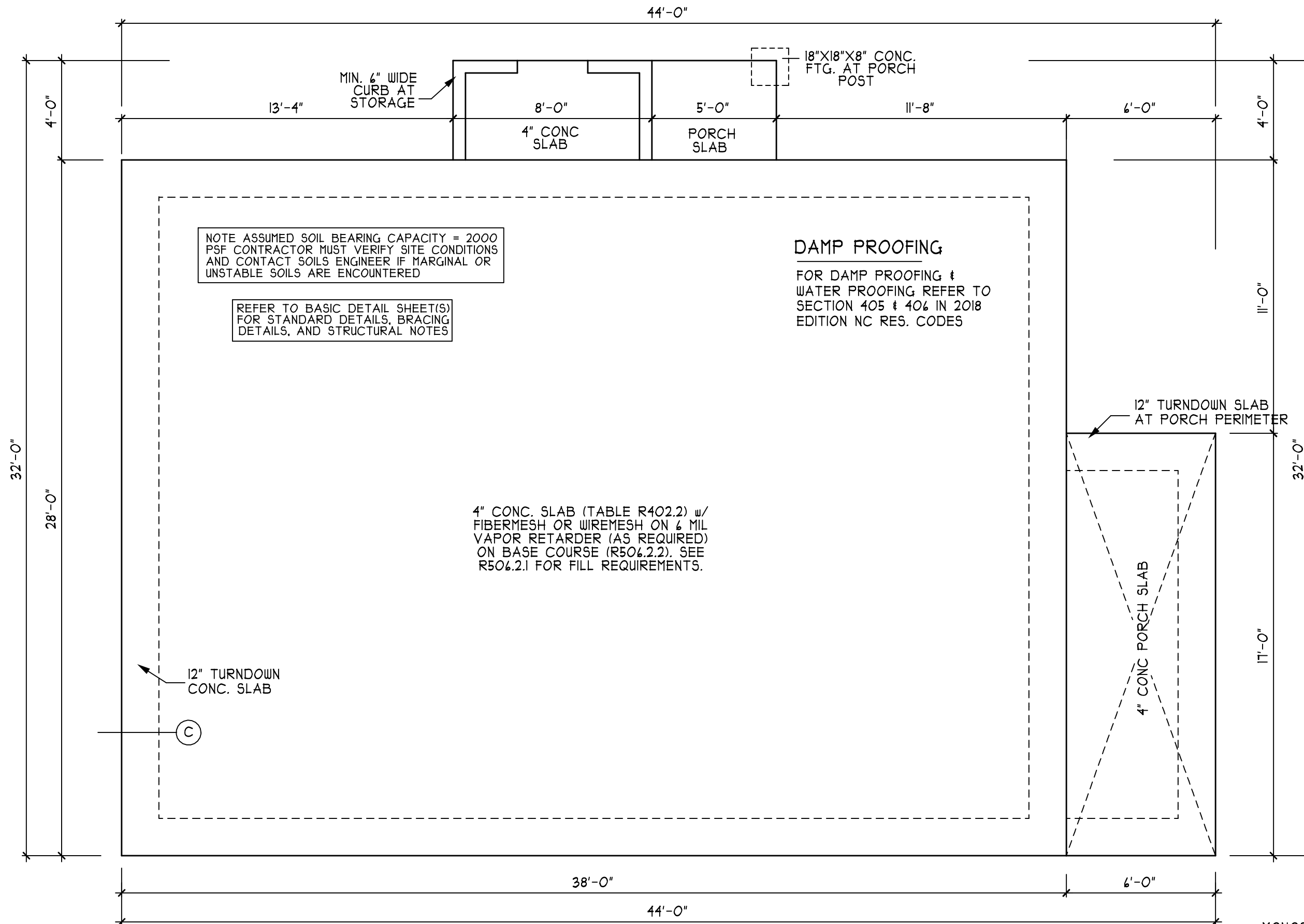


ANY DEVIATION OF THE  
SPECIFIED MEASUREMENTS  
OR DIMENSIONS VOID  
THIS PLAN HAS BEEN DRAWN  
IN ACCORDANCE WITH THE  
CALIFORNIA STATE RESIDENTIAL  
BUILDING CODES 2016 EDITION.

DATE:  
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081422



NOTE ASSUMED SOIL BEARING CAPACITY = 2000  
PSF CONTRACTOR MUST VERIFY SITE CONDITIONS  
AND CONTACT SOILS ENGINEER IF MARGINAL OR  
UNSTABLE SOILS ARE ENCOUNTERED

REFER TO BASIC DETAIL SHEET(S)  
FOR STANDARD DETAILS, BRACING  
DETAILS, AND STRUCTURAL NOTES

DAMP PROOFING  
FOR DAMP PROOFING &  
WATER PROOFING REFER TO  
SECTION 405 & 406 IN 2018  
EDITION NC RES. CODES

4" CONC. SLAB (TABLE R402.2) w/  
FIBERMESH OR WIREMESH ON 1/8 MIL  
VAPOR RETARDER (AS REQUIRED)  
ON BASE COURSE (R506.2.2). SEE  
R506.2.1 FOR FILL REQUIREMENTS.

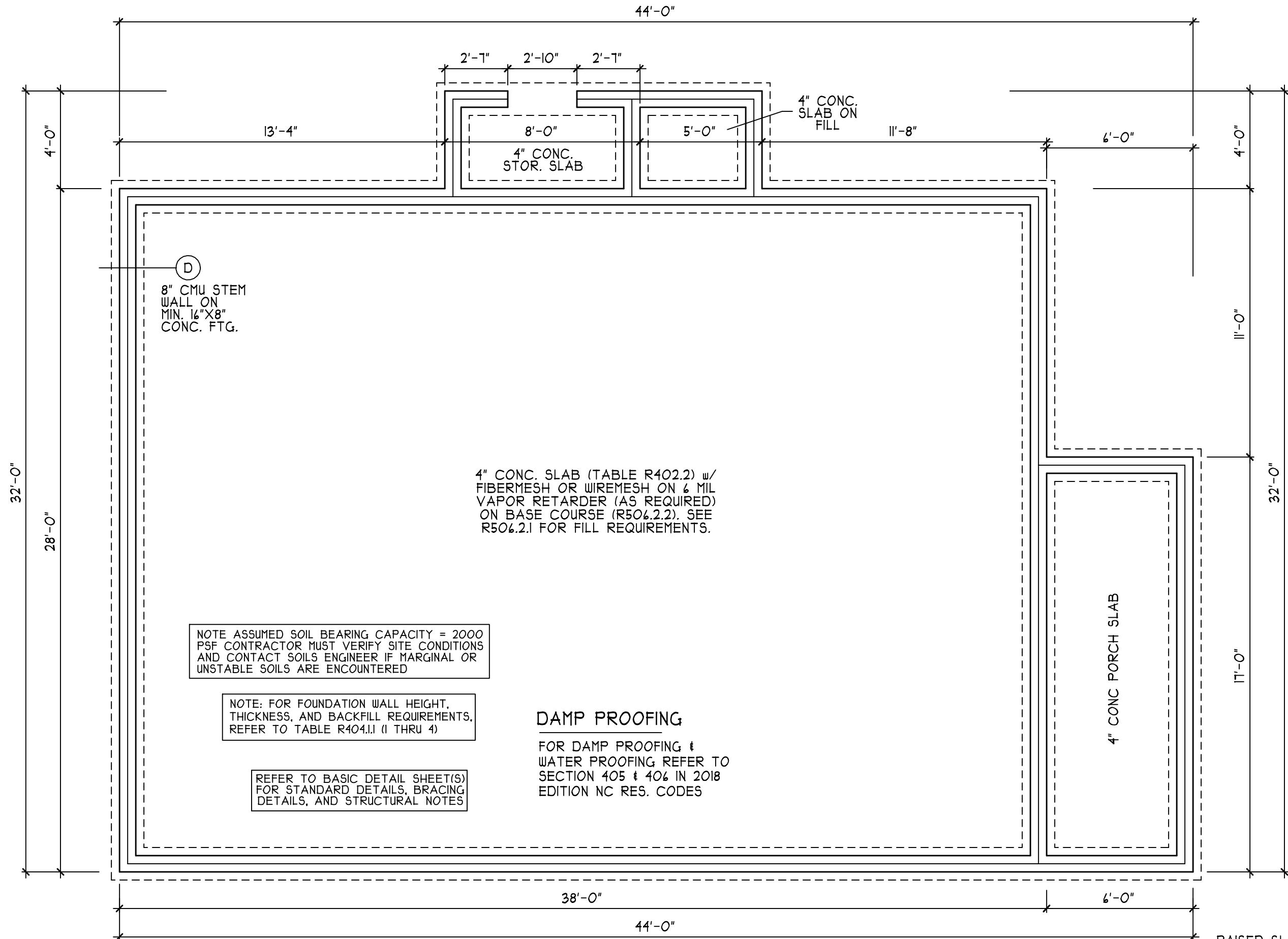
12" TURNDOWN SLAB  
AT PORCH PERIMETER

4" CONC PORCH SLAB

12" TURNDOWN  
CONC. SLAB

C

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



(D)  
8" CMU STEM  
WALL ON  
MIN. 1/6" X 8"  
CONC. FTG.

4" CONC. SLAB (TABLE R402.2) w/  
FIBERMESH OR WIREMESH ON 6 MIL  
VAPOR RETARDER (AS REQUIRED)  
ON BASE COURSE (R506.2.2). SEE  
R506.2.1 FOR FILL REQUIREMENTS.

NOTE ASSUMED SOIL BEARING CAPACITY = 2000  
PSF CONTRACTOR MUST VERIFY SITE CONDITIONS  
AND CONTACT SOILS ENGINEER IF MARGINAL OR  
UNSTABLE SOILS ARE ENCOUNTERED


NOTE: FOR FOUNDATION WALL HEIGHT,  
THICKNESS, AND BACKFILL REQUIREMENTS,  
REFER TO TABLE R404.1.1 (1 THRU 4)

REFER TO BASIC DETAIL SHEET(S)  
FOR STANDARD DETAILS, BRACING  
DETAILS, AND STRUCTURAL NOTES

**DAMP PROOFING**

FOR DAMP PROOFING &  
WATER PROOFING REFER TO  
SECTION 405 & 406 IN 2018  
EDITION NC RES. CODES

RAISED SLAB  
FOUNDATION PLAN  
SCALE 1/4" = 1'-0"



**THE NICHOLAS**  
RIGHT SIDE ENTRY  
**BVA BUILDERS**

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HEATED FOOTAGE: **#1064**

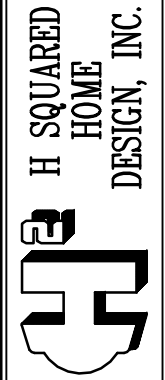
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SQUARE FOOTAGE:	= 1064
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SIDE PORCH	= 32
STORAGE	= 32

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**H SQUARED**  
HOME  
DESIGN, INC.

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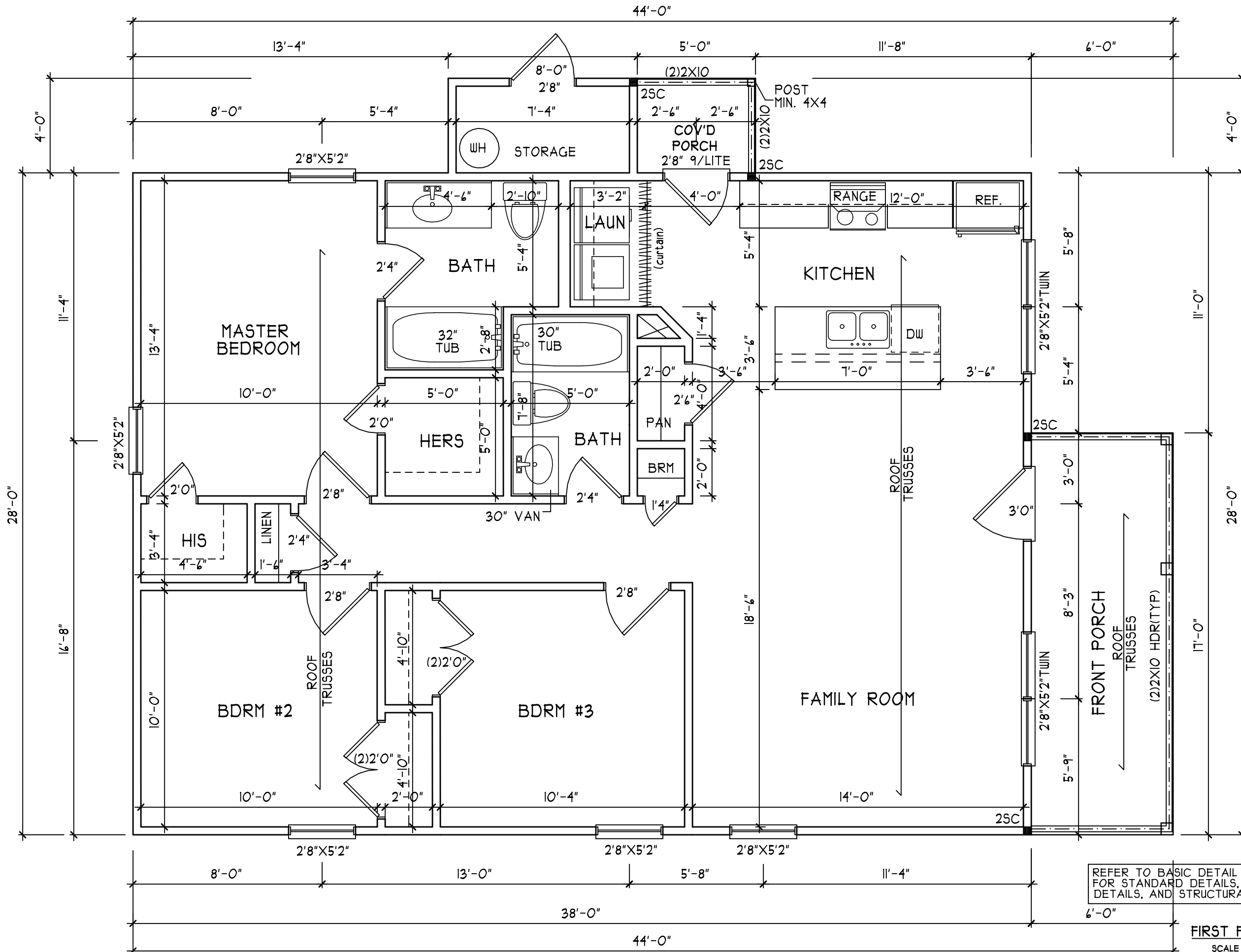
ANY DEVIATION OF THE  
SPECIFIED MEASUREMENTS  
OR DIMENSIONS VOID  
OF CONTRACT. THE DESIGN  
INC. IS LIABLE FOR:  
THIS PLAN HAS BEEN DRAWN  
IN ACCORDANCE WITH THE  
CAROLINA STATE RESIDENTIAL  
BUILDING CODES 2018 EDITION.

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DATE: 09/19/22

1 STORY

FILE: 081422



REFER TO BASIC DETAIL SHEET(S)  
FOR STANDARD DETAILS, BRACING  
DETAILS, AND STRUCTURAL NOTES

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

**H SQUARED HOME DESIGN, INC.**

HEATHER HALL  
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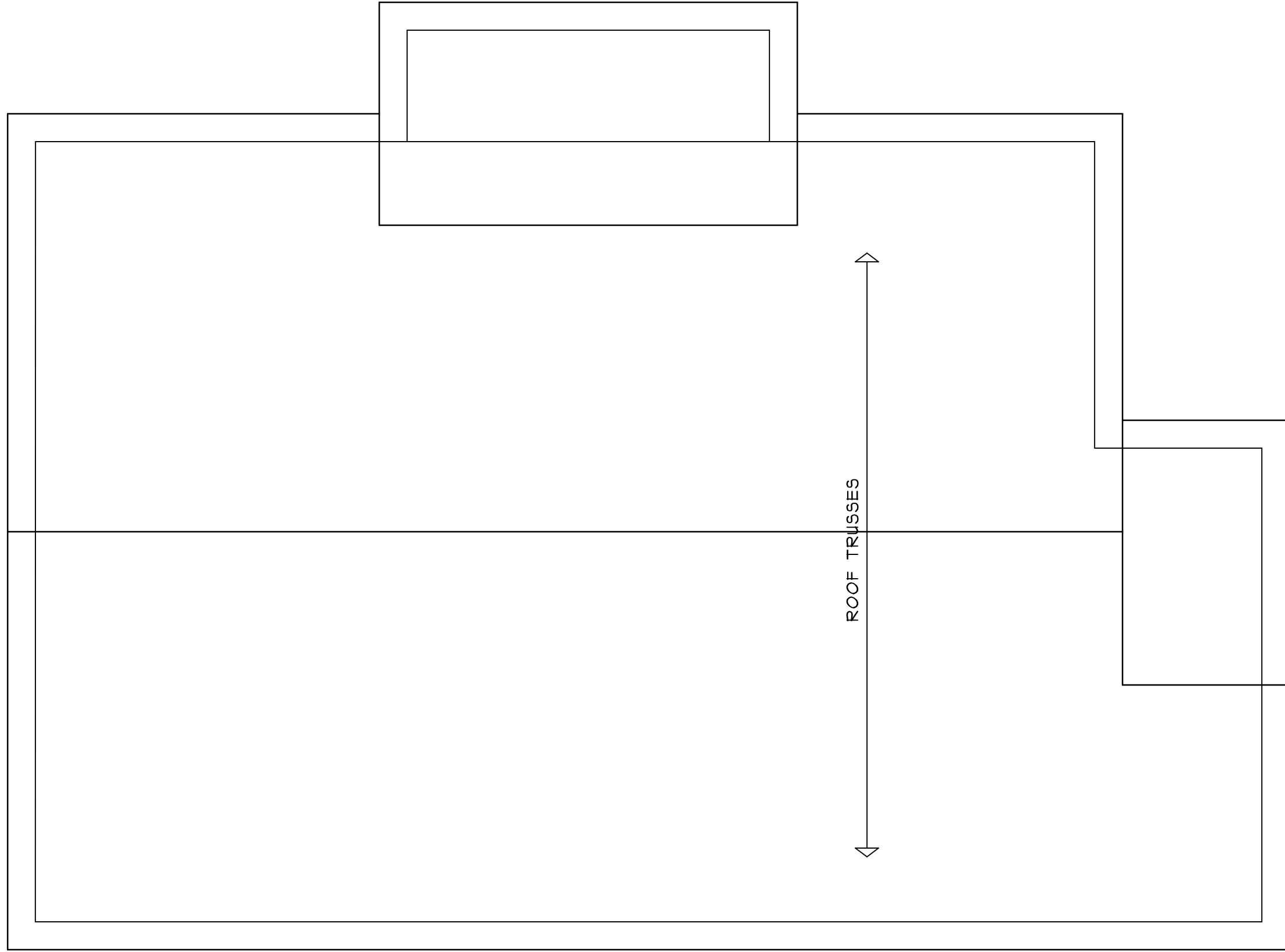
THE NICHOLAS  
RIGHT SIDE ENTRY  
BVA BUILDERS

HEATED FOOTAGE:  
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DATE: 09/19/22  
I STORY  
FILE: 081422

ANY REVISION OF THE SPECIFIED MEASUREMENTS OR DIMENSIONS MUST BE APPROVED BY THE DESIGNER'S SEAL AND LICENSE. THIS PLAN HAS BEEN DRAWN IN ACCORDANCE WITH CALIFORNIA STATE RESIDENTIAL BUILDING CODES 2016 EDITION.



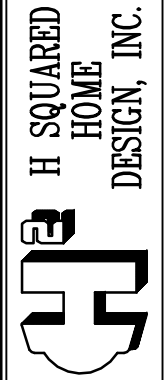
**ROOF PLAN**  
SCALE 1/4" = 1'-0"

ANY DEVIATION OF THE SPECIFIED MEASUREMENTS OR DIMENSIONS Voids THE CONTRACTOR'S LIABILITY.  
THIS PLAN HAS BEEN DRAWN IN ACCORDANCE WITH THE CALIFORNIA STATE RESIDENTIAL BUILDING CODES 2016 EDITION.

DATE: 09/19/22

1 STORY

FILE: 081422

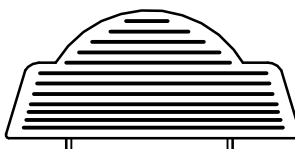


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**SQUARE FOOTAGE:**  
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**HEATED FOOTAGE:**  
**#1064**

**THE NICHOLAS**  
RIGHT SIDE ENTRY  
**BVA BUILDERS**



# STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 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 FRAMED, 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)
ROOMS 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/240
STAIRS	40	---	L/360
EXTERIOR BALCONIES	60	10	L/360
DECKS	40	10	L/360
GUARDRAILS AND HANDRAILS	200	---	---
PASSENGER VEHICLE GARAGES	50	10	L/360
FIRE ESCAPES	40	10	L/360
SNOW	20	---	---
WIND LOAD (BASED ON 115/120 MPH WIND VELOCITY & EXPOSURE B)			

3) WALL BRACING: BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO SECTION R602.10.3. THE AMOUNT AND LOCATION OF BRACING SHALL COMPLY WITH TABLE R602.10.1. THE LENGTH OF BRACED PANELS SHALL BE DETERMINED BY SECTION R602.10.4. LATERAL BRACING SHALL BE SATISFIED PER METHOD 3 BY CONTINUOUSLY SHEATHING WALLS WITH STRUCTURAL SHEATHING PER SECTION R602.10.3. 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). AIR ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING 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 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP #2 (Fb=975 PSI). PLATE MATERIAL MAY BE SPF #3 OR SYP #3 (Fcp(perm) = 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: Fb=2400 PSI, Fv=285 PSI, E=1.9x10<sup>6</sup> PSI. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=290 PSI, E=2.0x10<sup>6</sup> PSI. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10<sup>6</sup> PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS 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 MANUFACTURE'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" LONG). 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 @ 48" O.C. . ALL STEEL TUBING SHALL BE ASTM A500.

11) REBAR SHALL BE DEFORMED STEEL, ASTM#65, GRADE 60.

12) FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM 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.

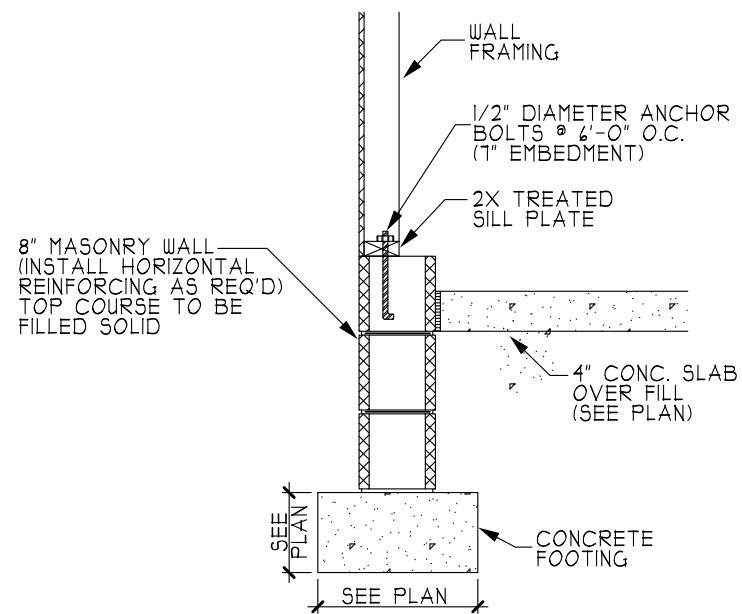
13) BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 4'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 4" LEG VERTICAL FOR SPANS UP TO 9'-0" (UNO).

14) THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF.

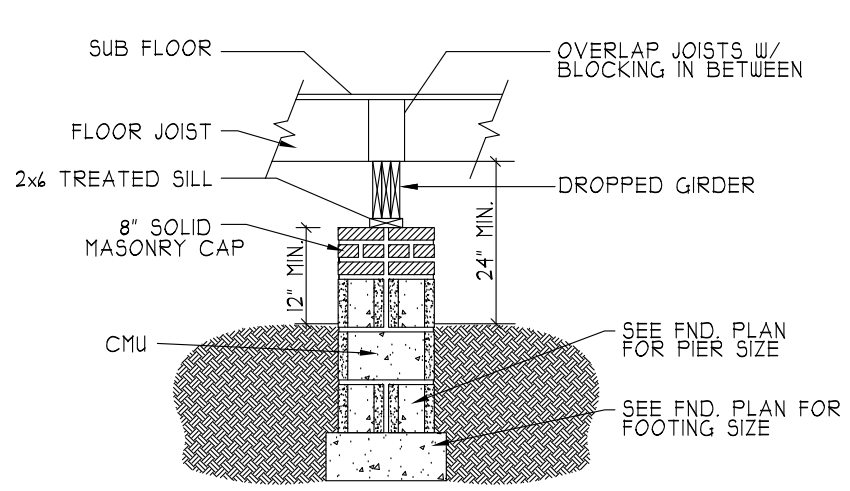
15) THE POSITIVE AND NEGATIVE DESIGN PRESSURES REQUIRED FOR ANY ROOF OR WALL CLADDING APPLICATION NOT SPECIFICALLY ADDRESSED IN THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION SHALL BE AS FOLLOWS:

ROOF:  
 45.4 PSF - 2.25:12 PITCH OR LESS  
 34.8 PSF - 2.25:12 TO 1:12 PITCH  
 21 PSF - 1:12 TO 12:12 PITCH

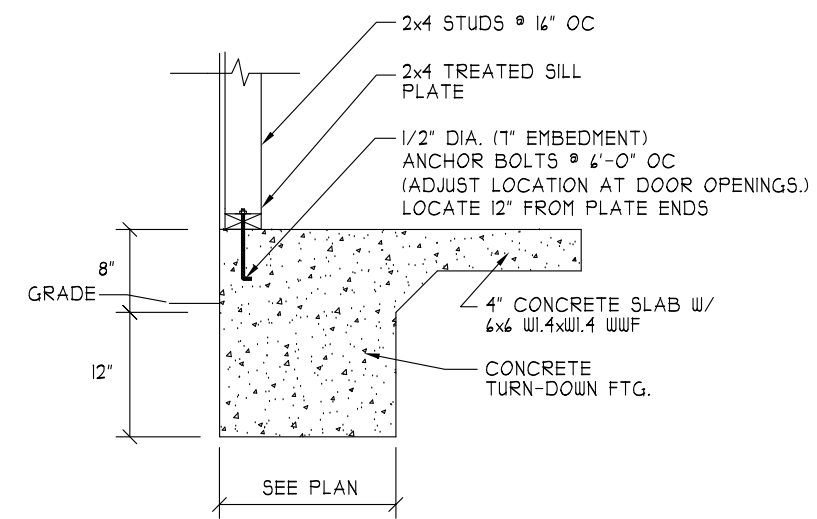
WALLS:  
 24.1 PSF - WALLS



**(A) GARAGE WALL FOOTING (SIDING)**



**(B) DROPPED GIRDER**



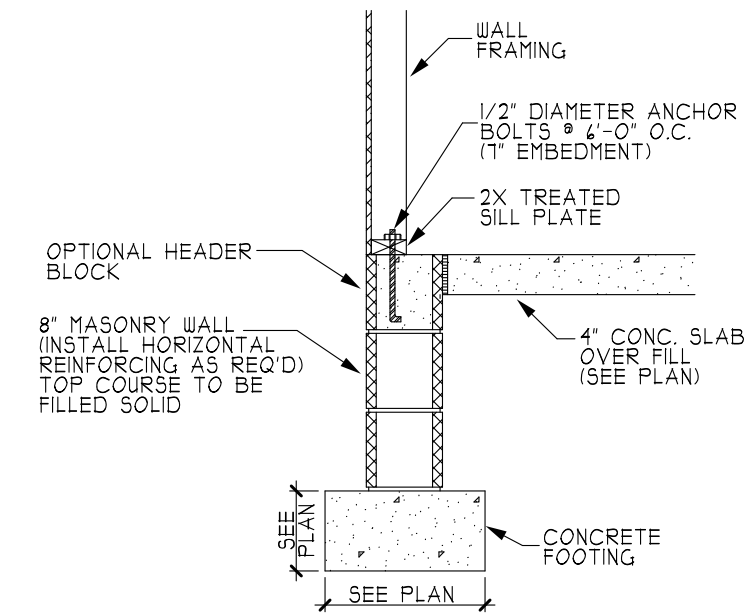
**(C) TURN DOWN SLAB FOOTING**

**HEADER/BEAM & COLUMN NOTES**

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2) 2x6 (4" WALL) OR (3) 2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:
  - UP TO 4' SPAN: (1) KING STUD
  - OVER 4' UP TO 8' SPAN: (2) KING STUDS
  - OVER 8' UP TO 11' SPAN: (3) KINGS STUDS
  - OVER 11' SPAN: (4) KING STUDS

**TRUSS SYSTEM REQUIREMENTS**  
 NC (2018 NCRC):

- TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED TRUSS PROFILES. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH THE TRUSS MANUFACTURER.
- TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
- ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPF #2 OR #3 PLATES OR LEDGERS (UNO).
- ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.



**(D) STEM WALL FOOTING (SIDING)**

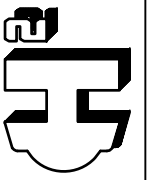


DETAIL SHEET  
 (115/120 MPH)

NOT ALL DETAILS MAY APPLY TO THIS PLAN

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

H SQUARED HOME DESIGN, INC.



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