

**SOUTH  
DESIGNS**  
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Drawn By: **RWB**

Checked By: **RWB**

Date: **5-24-2023**

Revision No.	Revision Date

Designer Signature

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Client:

Title:

**COVER  
SHEET**

Plan No.

**CS-1**

Sheet No. Of

# THE "Winston" PLAN NO. 1441

## SQUARE FOOTAGE

FIRST FLOOR	611 S.F.
SECOND FLOOR	810 S.F.
<b>TOTAL HEATED AREA</b>	<b>1441 S.F.</b>
OVERALL WIDTH	24'-0"
OVERALL DEPTH	37'-4"

### DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)
TABLE R301.4	40	10
DWELLING UNITS	30	10
SLEEPING ROOMS	20	10
ATTICS WITH STORAGE	20	10
ATTICS WITHOUT STORAGE	20	10
ROOF SNOW	20	10
STAIRS	40	10
DECKS	40	10
EXTERIOR BALCONIES	60	10
PASSENGER VEHICLE GARAGES	50	10
FIRE ESCAPES	40	10
GUARDRAILS AND HANDRAILS	200	10

### MATERIALS

- FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES:  
F<sub>b</sub> = 875 PSI F<sub>v</sub> = 70 PSI E = 1,466,000 PSI
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE #2 SOUTHERN YELLOW PINE (SYP) TREATED IN ACCORDANCE WITH AWPAC C22 WITH THE FOLLOWING DESIGN PROPERTIES:  
F<sub>b</sub> = 1050 PSI F<sub>v</sub> = 95 PSI E = 1,826,000 PSI
- ENGINEERED WOOD BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
F<sub>b</sub> = 2900 PSI F<sub>v</sub> = 285 PSI E = 1,965,000 PSI
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 MINIMUM GRADE.
- BOLTS SHALL CONFORM TO A307 MINIMUM GRADE.
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60.
- POURED CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI 318 OR ASTM C 1157.
- CONCRETE LOCATED PER TABLE R402.2 SHALL BE AIR ENTRAINED WITH THE TOTAL AIR CONTENT NOT LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT.
- MASONRY UNITS SHALL CONFORM TO ACI 530/ASCE 5/TMS 402 AND MORTAR SHALL COMPLY WITH ASTM C 270.
- ALLOWABLE SOIL BEARING PRESSURE 2000 PSF.

### GENERAL

ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY AND DOES NOT CERTIFY ARCHITECTURAL LAYOUT OR DIMENSIONAL ACCURACY. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS OR ANY DEVIATION FROM THE PLANS.

ALL CONSTRUCTION, WORKMANSHIP, MATERIAL QUALITY AND SELECTION SHALL BE IN ACCORDANCE WITH THE NORTH CAROLINA STATE BUILDING CODE - RESIDENTIAL CODE 2018 EDITION FROM THE INTERNATIONAL RESIDENTIAL CODE 2018 (IRC), AND LOCAL CODES AND REGULATIONS. DIMENSIONS SHALL GOVERN OVER SCALE AND CODE SHALL GOVERN OVER DIMENSIONS.

### ADDITIONAL LOADS

FIGURE R301.2(4) - ULTIMATE DESIGN WIND SPEEDS 115-120 MPH

FIGURE R301.2(2) - SEISMIC DESIGN CATEGORY B

TABLE R301.2(4) - DESIGN POSITIVE AND NEGATIVE PRESSURE FOR DOORS AND WINDOW FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF

TABLE R301.2(2) - COMPONENT AND CLADDING LOADS FOR A MEAN ROOF HEIGHT OF 30 FEET OR LESS LOCATED IN EXPOSURE B  
ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE DESIGNED BASED ON ROOF PITCHES AS FOLLOWS:  
45.4 PSF FOR 0:12 TO 2:25:12, 34.8 PSF FOR 2:25:12 TO 7:12 AND 21 PSF FOR 7:12 TO 12:12  
WALL CLADDING IS DESIGNED FOR A 24.1 PSF POSITIVE AND NEGATIVE PRESSURE

### ENERGY COMPLIANCE:

TABLE N1102.1 - REFER TO TABLE N1101.1 TO DETERMINE THE CLIMATE ZONE BY COUNTY AND REFER TO TABLE N1102.1 FOR R VALUE INSULATION REQUIREMENTS LISTED BY ZONE.

TABLE N1102.1 - ZONE 7 - MAX. GLAZING U FACTOR: 0.40, MIN. INSULATION R VALUES: CEILING R-30, WALLS R-13, FLOORS R-19, BASEMENT WALLS R-7, SLAB PERIMETER R-0, CRAWL SPACE WALLS R-7

TABLE N1102.1 - ZONE 8 - MAX. GLAZING U FACTOR: 0.40, MIN. INSULATION R VALUES: CEILING R-30, WALLS R-13, FLOORS R-19, BASEMENT WALLS R-8, SLAB PERIMETER R-5 (2 FT DEEP), CRAWL SPACE WALLS R-10

### CONSTRUCTION

1. STEEL FLITCH BEAMS SHALL BE FASTENED TOGETHER WITH 1/2" DIAMETER BOLTS WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS SHALL BE SPACED AT MAXIMUM 24" o.c. STAGGERED TOP AND BOTTOM OF BEAM WITH A MINIMUM 2" EDGE DISTANCE. TWO BOLTS SHALL BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.

2. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ANCHORED AT EACH END WITH A MINIMUM OF FOUR 1/4" LAG BOLTS OR TWO 1/2" x 4" LAG SCREWS.

3. ENGINEERED WOOD BEAMS SHALL BE INSTALLED WITH ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.

4. ALL BEAMS SHALL BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF THREE STUDS.

5. SOLID BLOCKING SHALL BE PROVIDED AT ALL POINT LOADS TO TRANSFER LOADS THROUGH FLOOR LEVELS. COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION OR TO OTHER STRUCTURAL ELEMENTS.

6. ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS SHALL BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

7. WALL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10 OF THE NORTH CAROLINA RESIDENTIAL CODE.

8. BRICK LINTELS SHALL BE 3 1/2 x 3 1/2 x 1/4 STEEL ANGLE FOR UP TO 60" MAXIMUM SPAN AND 6 x 4 x 5/16 FOR SPANS GREATER THAN 60".

9. BRICK LINTELS AT SLOPED AREAS SHALL BE 4 x 3 1/2 x 1/4 STEEL ANGLE WITH 1/4" HOLES IN 3/16" HOLES IN 4" ANGLE LEG AT 12" o.c. TO DOUBLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3 x 3/4 PLATES SHALL BE WELDED AT 24" o.c. ALONG THE STEEL ANGLE.

### MEAN ROOF HEIGHT

1 STORY = 11'-0"  
CLADDING POSITIVE & NEGATIVE PRESSURE = 21 PSF

1 1/2 STORY = 19'-0"  
CLADDING POSITIVE & NEGATIVE PRESSURE = 34.8 PSF

2 STORY = 19'-0"  
CLADDING POSITIVE & NEGATIVE PRESSURE = 34.8 PSF

### ANCHOR BOLTS

INSTALL ANCHOR BOLTS, NUTS, AND WASHERS PER CODE AT ALL EXTERIOR WALL TREATED PLATES AND AT INTERIOR BEARING WALL TREATED PLATES ON SLAB FOUNDATIONS, TO BE A MINIMUM OF 6" O.C. AND WITHIN 12" FROM THE ENDS OF EACH PLATE.

### DESIGN PRESSURES

MINIMUM RATING: 25 PSF

### MI WINDOWS 3500 SERIES

LOW E-GLASS WINDOWS

### ABBREVIATIONS

CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DJ	DOUBLE JOIST
DSP	DOUBLE STUD POCKET
EA	EACH
FL PT	FLAT PLATE
FTG	FOOTING
HSR	HANGER
LVL	LAMINATED VENEER LUMBER
NTS	NOT TO SCALE
OC	ON CENTER
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
SC	STUD COLUMN
SP	STUD POCKET
TJ	TRIPLE JOIST
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

## REVISION LOG

Rev	Description	Drawn By	Date	Sheets Affected	Brochure Required	Engineering Required
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						

### TABLE N1102.1 CLIMATE ZONES 3-5

CLIMATE ZONE	FENESTRATION U-FACTOR <sup>a</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>c</sup>	CEILING R-VALUE <sup>d</sup>	WOOD FRAME WALL R-VALUE <sup>e</sup>	MASS WALL R-VALUE <sup>f</sup>	FLOOR R-VALUE <sup>g</sup>	BASEMENT <sup>h</sup> WALL R-VALUE	SLAB R-VALUE & DEPTH <sup>i</sup>	CRAWL SPACE <sup>j</sup> WALL R-VALUE
3	0.35	0.55	0.30	30 or 20	15 or 13 + 2"	5/13 or 5/16	19	5/17	0	5/13
4	0.35	0.55	0.30	30 or 20	15 or 13 + 2"	5/13 or 5/16	19	10/15	10	10/15
5	0.35	0.55	NR	30 or 20	15 or 13 + 2" or 15 + 3"	13/17 or 13/18	30	10/15	10	10/15

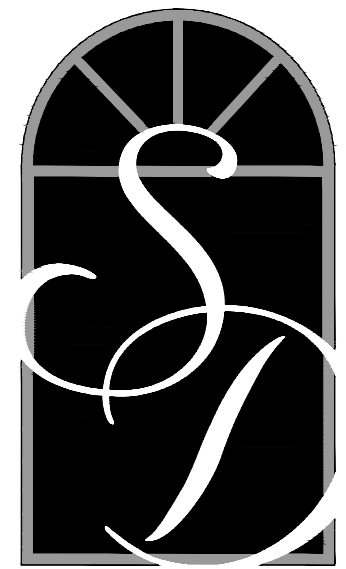
- For 3-1: Refer to 3-1.
- U-Values are minimum. U-Values and SHGC are maximum. When insulation is installed in a cavity which is less than the total or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
  - The fenestration U-value is the U-value of the fenestration. The SHGC is the solar heat gain coefficient.
  - SHGC values are for double-pane fenestration. For single-pane fenestration, SHGC values shall be multiplied by 1.25. SHGC values shall be multiplied by 1.25 for fenestration with a solar heat gain coefficient of 0.75 or greater.
  - SHGC values are for double-pane fenestration. For single-pane fenestration, SHGC values shall be multiplied by 1.25. SHGC values shall be multiplied by 1.25 for fenestration with a solar heat gain coefficient of 0.75 or greater.
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## ATTIC VENT SCHEDULE

### ELEVATION

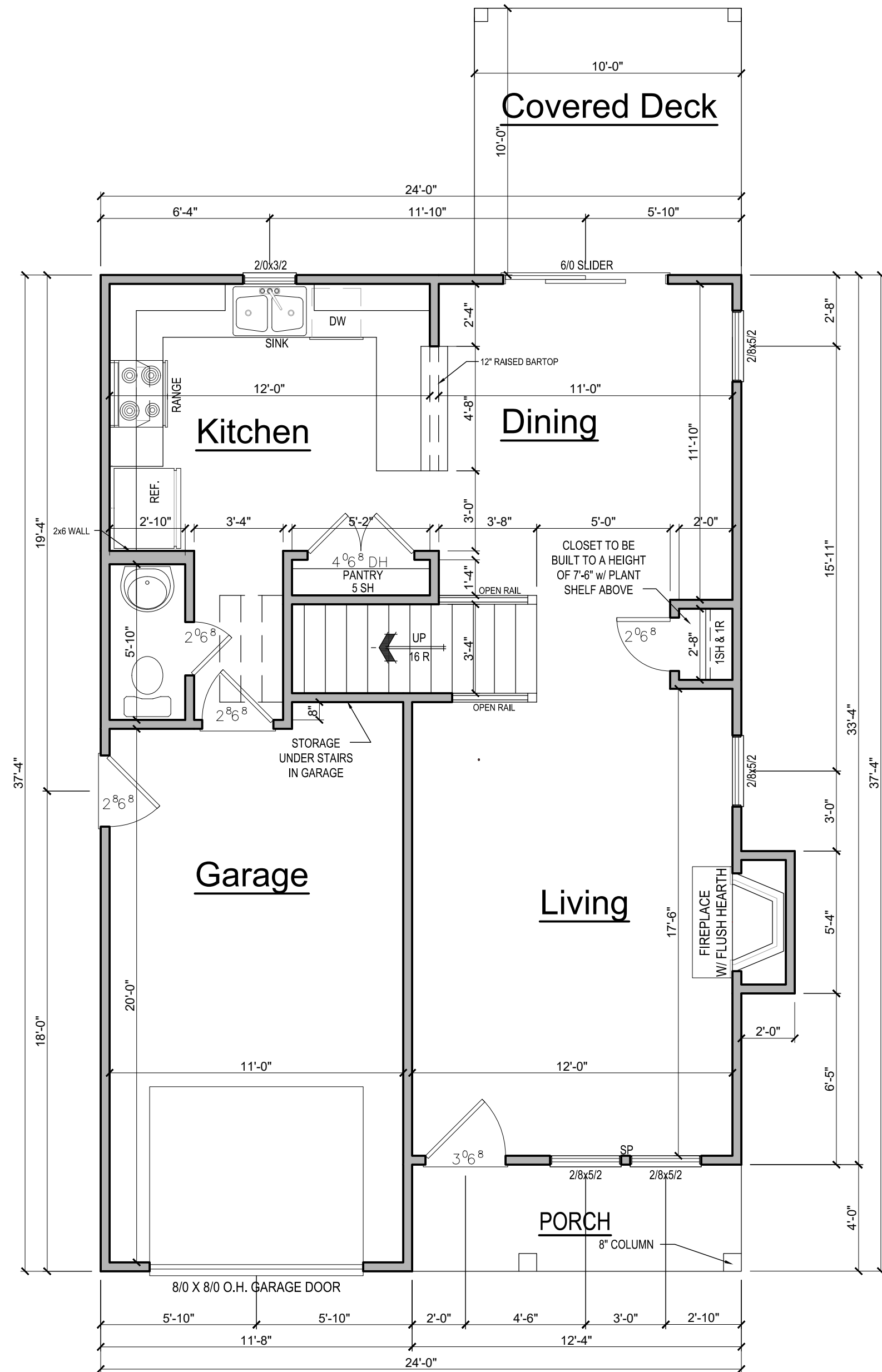
		MAIN HOUSE		SQ FTG 3093		AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. FT. EACH)	POT SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)		
RIDGE VENT	4.12 - 5.16	6.63	39.85	0	0	53.00				
SOFFIT VENTS	6.19 - 5.16	10.00	60.15				0	160.00		
TOTAL (MIN)	10.31	10.31	16.63	100.00						

\* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

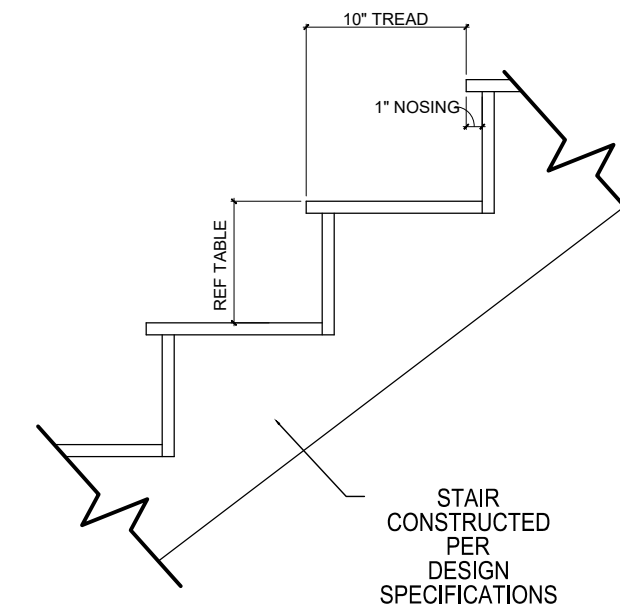


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**1 FIRST FLOOR PLAN**  
SCALE: 3/4" = 1'-0"



RISER HEIGHTS PER STAIR CONFIGURATION			
PLATE HEIGHT	10" FLOOR SYSTEM	14" FLOOR SYSTEM	16" FLOOR SYSTEM
8'-1 1/2"	14 RISERS @ 7 11/16"	15 RISERS @ 7 1/2"	15 RISERS @ 7 5/8"
9'-1 1/2"	16 RISERS @ 7 1/2"	16 RISERS @ 7 3/4"	17 RISERS @ 7 7/16"
10'-1 1/2"	17 RISERS @ 7 3/4"	18 RISERS @ 7 9/16"	18 RISERS @ 7 11/16"

**2 TYPICAL STAIR DETAIL**  
SCALE: 3/8" = 1'-0"

**GENERAL NOTES**

**WALLS:**  
ALL WALLS ARE DRAWN 4" THICK U.N.O.  
ANGLED WALL ARE DRAWN @45° U.N.O.

**SMOKE DETECTORS:**  
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

**EGRESS:**  
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

**ATTIC ACCESS:**  
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

**WALL/CEILING HGT.**  
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE.  
KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

**NOTE:**  
HANDRAILS SHALL BE PROVIDE ON AT LEAST ONE SIDE OF STAIR TREADS WITH 4, OR MORE RISERS. VERTICAL HT. OF HANDRAILS SHALL BE NOT LESS THAN 34" AND NO MORE THAN 38" PER NC 2018 RESIDENTIAL CODE SEC. R311.7.8

GUARDS ON ALL HANDRAILS SHALL BE PLACED SO THAT A SPHERE OF 4" CANNOT PASS THROUGH PER NC 2018 RESIDENTIAL CODE SEC. R312.1

SQUARE FOOTAGE	
FIRST FLOOR	611 S.F.
SECOND FLOOR	810 S.F.
<b>TOTAL HEATED AREA</b>	<b>1441 S.F.</b>
OVERALL WIDTH	24'-0"
OVERALL DEPTH	37'-4"

Drawn By:	RWB
Checked By:	RWB
Date:	5-24-2023
Revision No.	Revision Date

Designer Signature

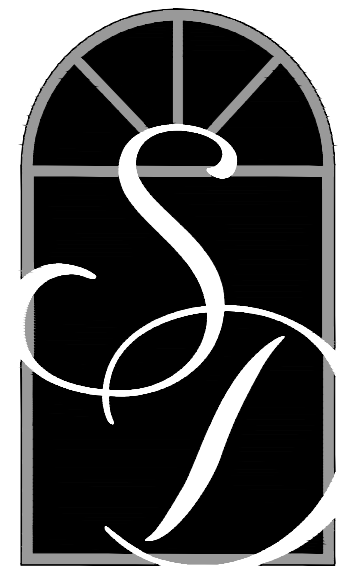
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Client:

Title:  
**FIRST FLOOR  
PLAN**

Plan No.  
**A-1**  
Sheet No.      Of



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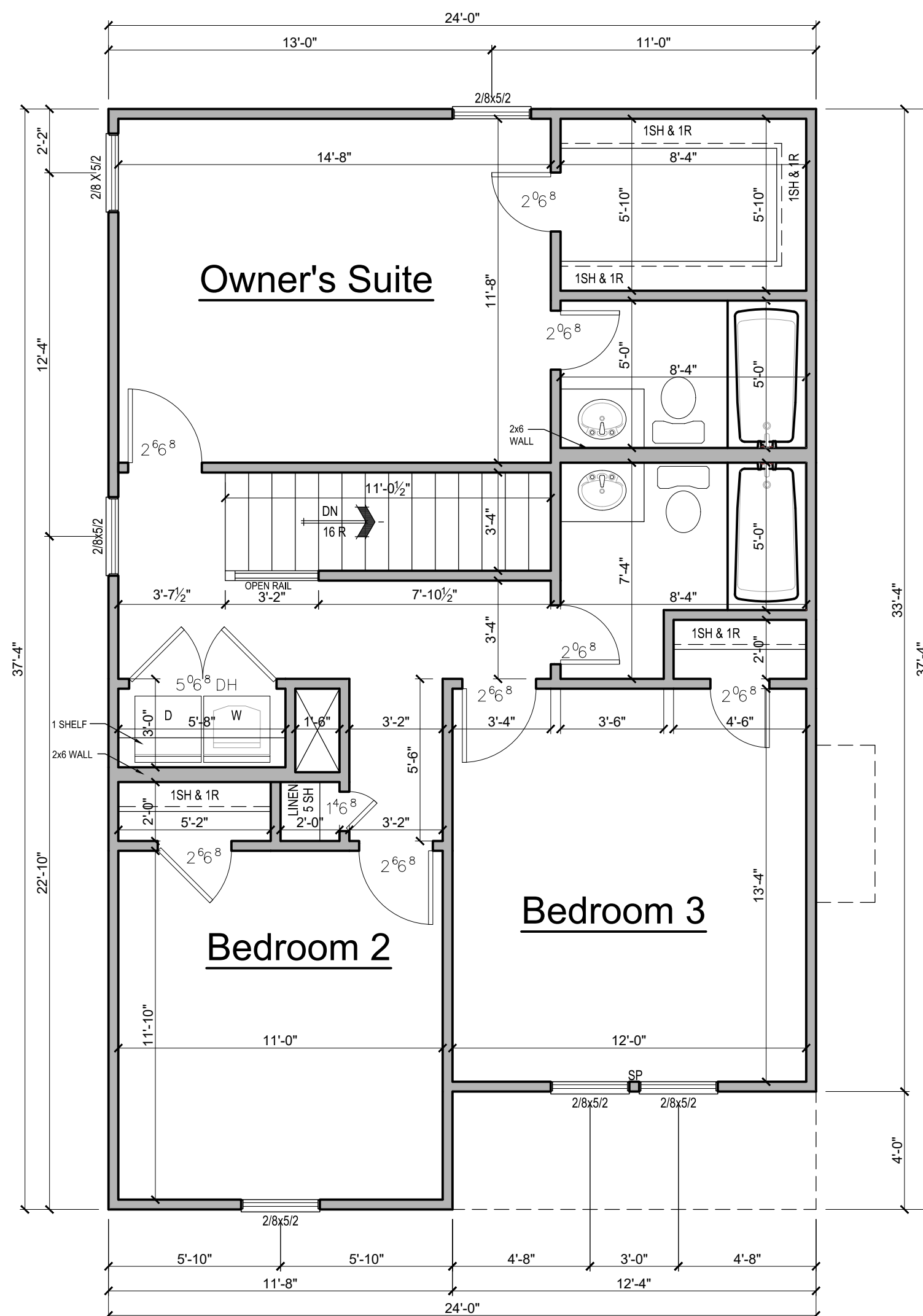
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**SECOND FLOOR  
PLAN**

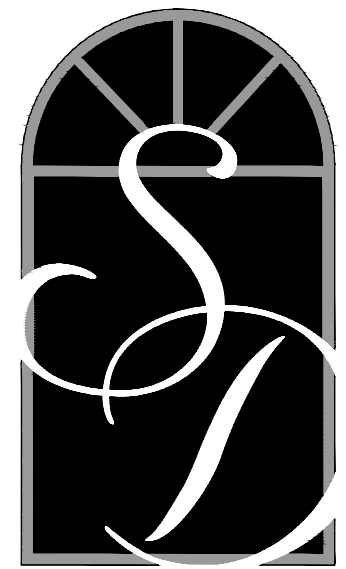
Plan No.

**A-2**

Sheet No.      Of



**1 SECOND FLOOR PLAN**  
SCALE: 3/4"=1'-0"



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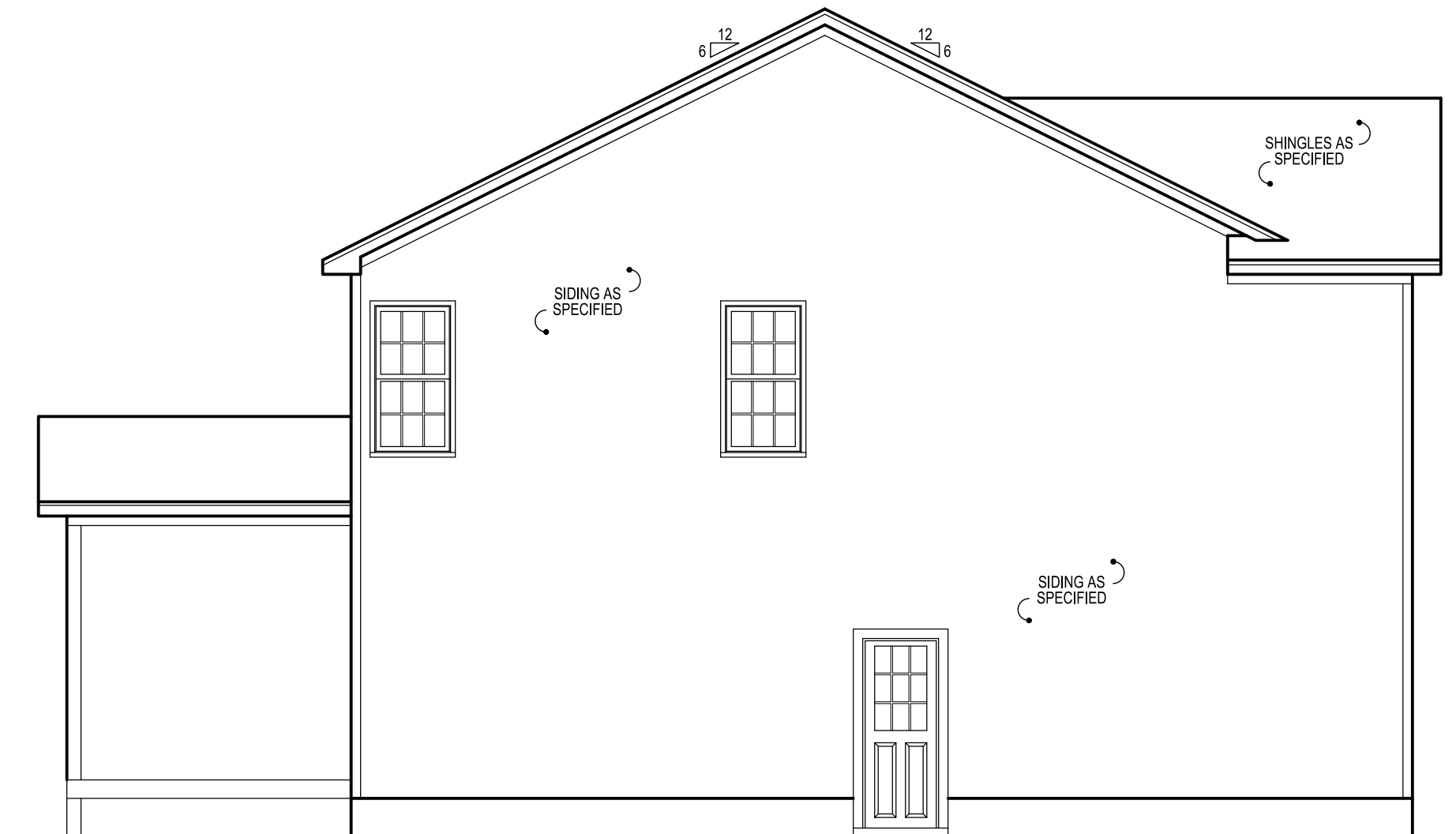
Title:  
**ELEVATIONS 'A'**

Plan No.  
**A-3**  
Sheet No.      Of

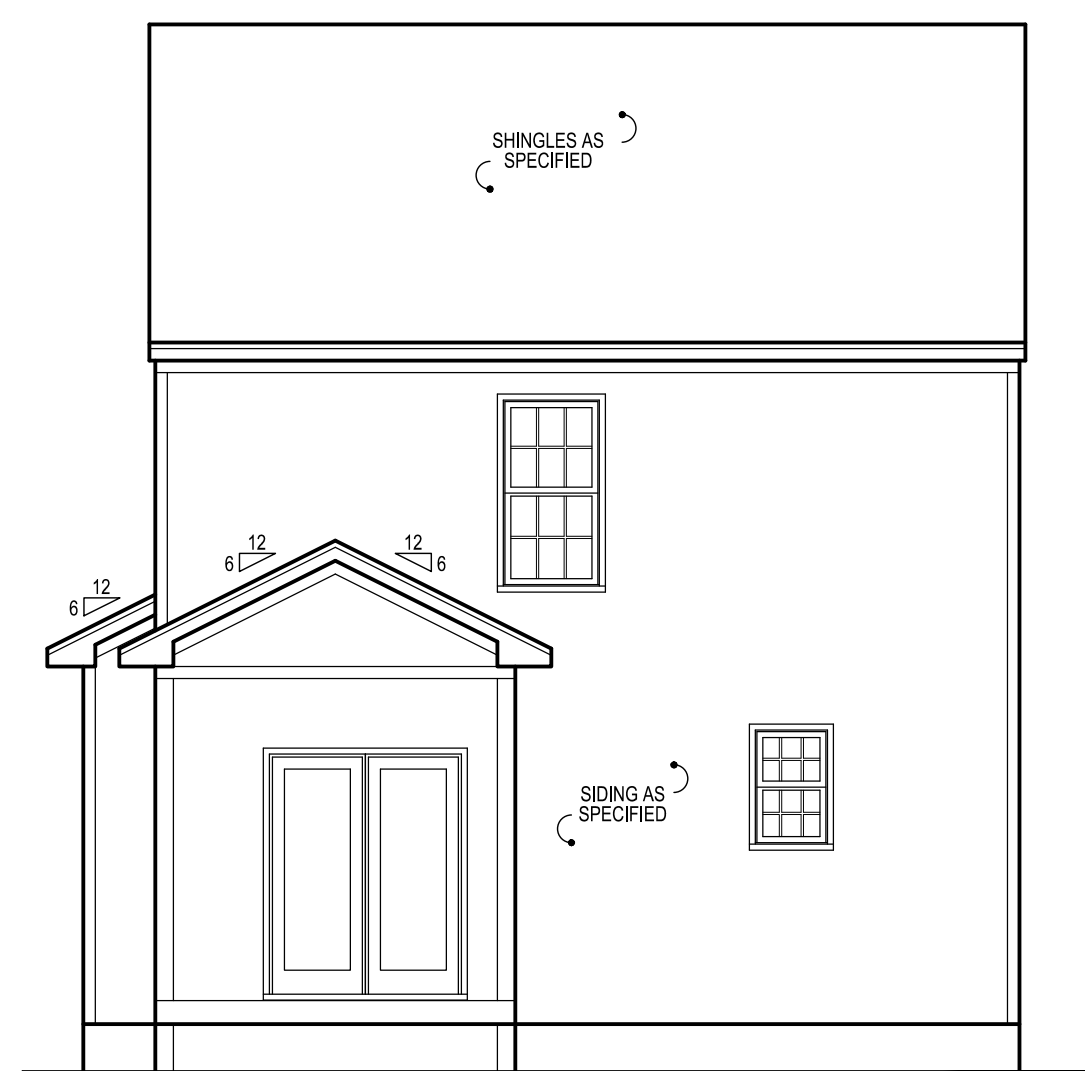


**1 FRONT ELEVATION "A"**  
SCALE: 3/16" 1'-0"

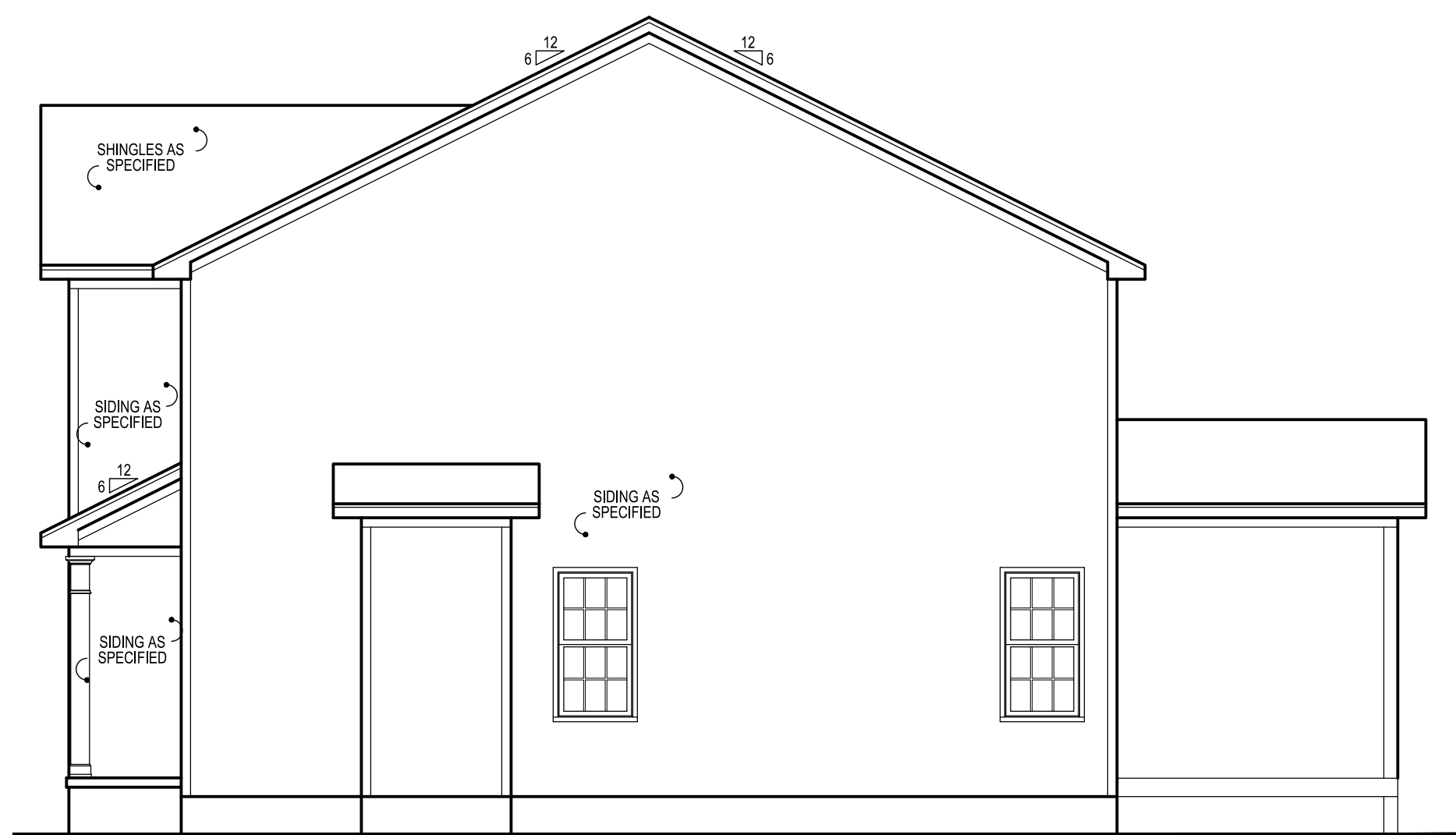
NOTE:  
MEAN HEIGHT VARIES PER GARDE



**2 LEFT SIDE ELEVATION "A"**  
SCALE: 1/8" 1'-0"



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



**3 RIGHT SIDE ELEVATION "A"**  
SCALE: 1/8" 1'-0"



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Title:

**FOUNDATION**

Plan No.

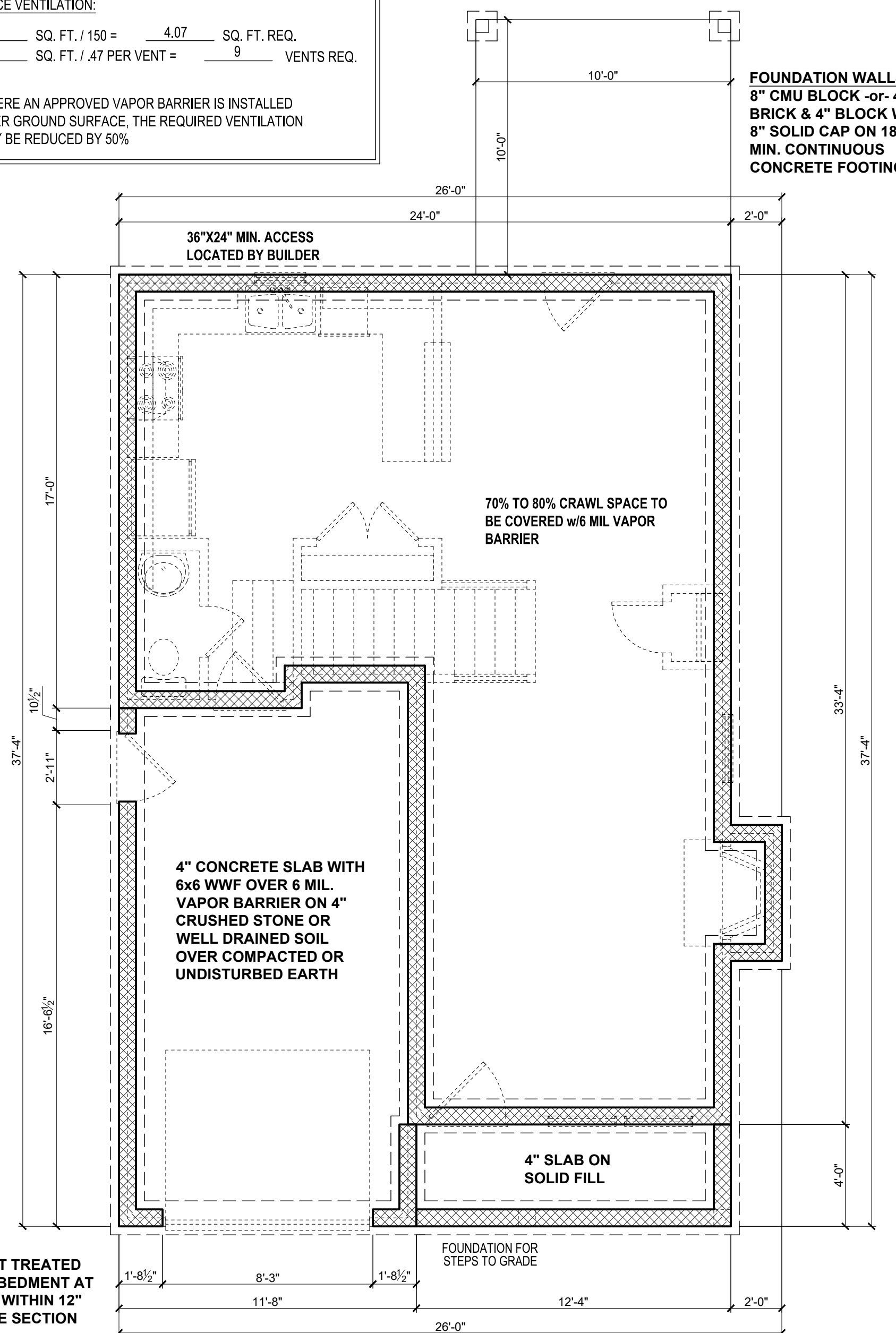
**A-4**

Sheet No. Of

CRAWL SPACE VENTILATION:

$\frac{611 \text{ SQ. FT.}}{150} = \frac{4.07 \text{ SQ. FT. REQ.}}{4.07 \text{ SQ. FT.} / .47 \text{ PER VENT}} = 9 \text{ VENTS REQ.}$

NOTE: WHERE AN APPROVED VAPOR BARRIER IS INSTALLED OVER GROUND SURFACE, THE REQUIRED VENTILATION MAY BE REDUCED BY 50%



PROVIDE 1/2" ANCHOR BOLTS AT TREATED WOOD SILL PLATES WITH 7" EMBEDMENT AT MAXIMUM 6'-0" ON CENTER AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION

**1 CRAWL SPACE FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



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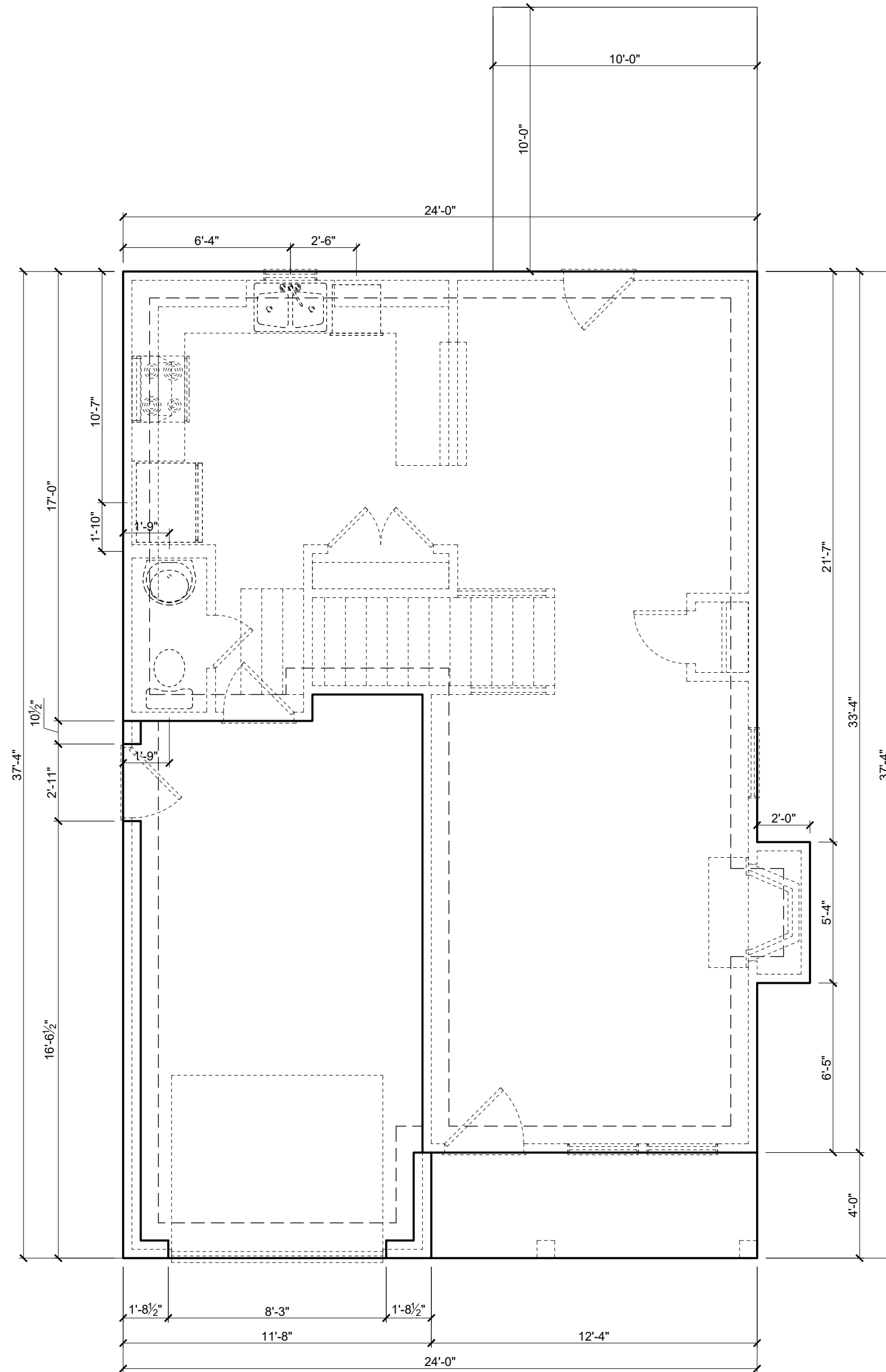
Title:

**FOUNDATION**

Plan No.

**A-4.1**

Sheet No. Of

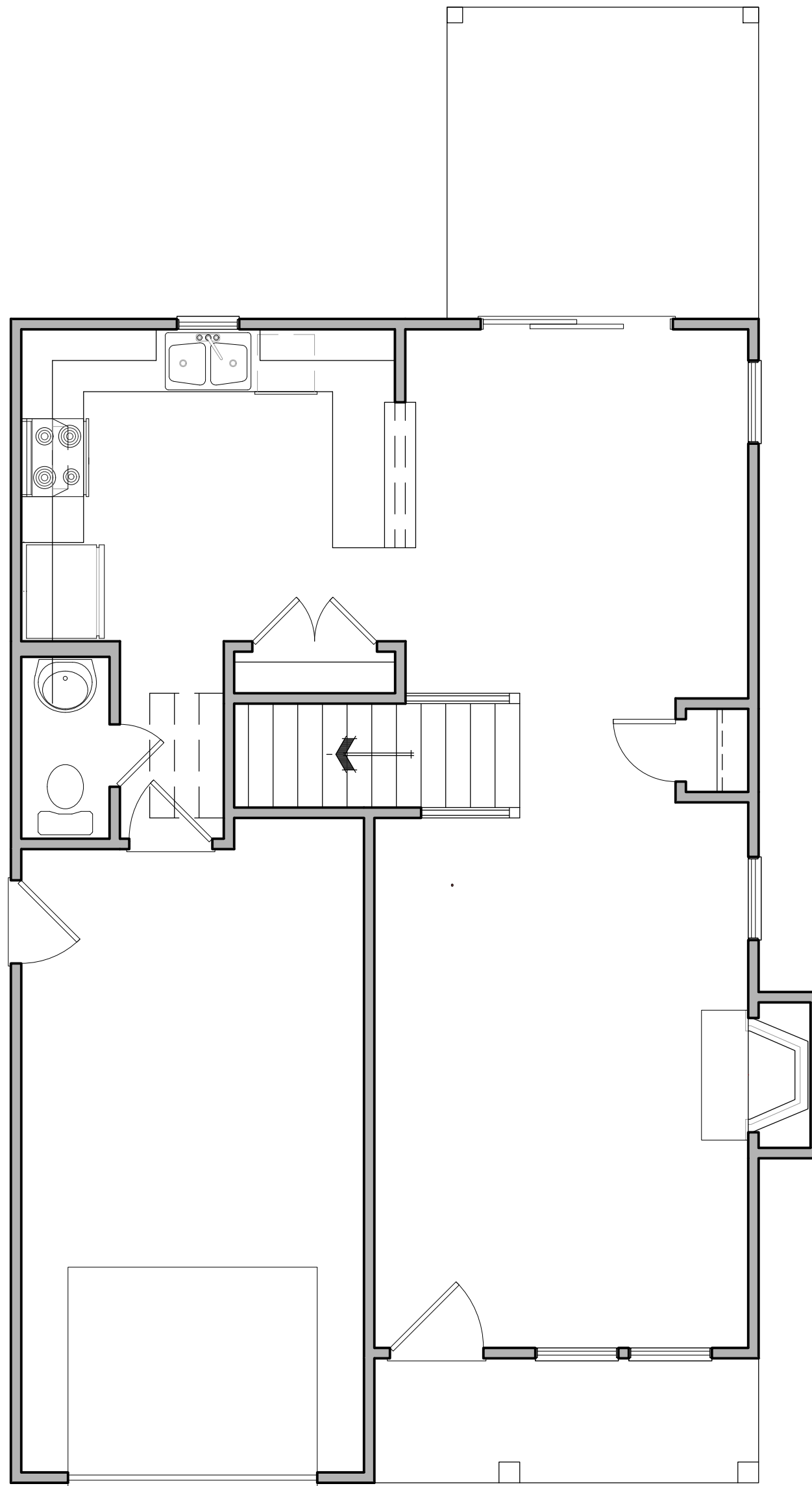


**1 MONOLYTHIC FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"



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**1 SECOND FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

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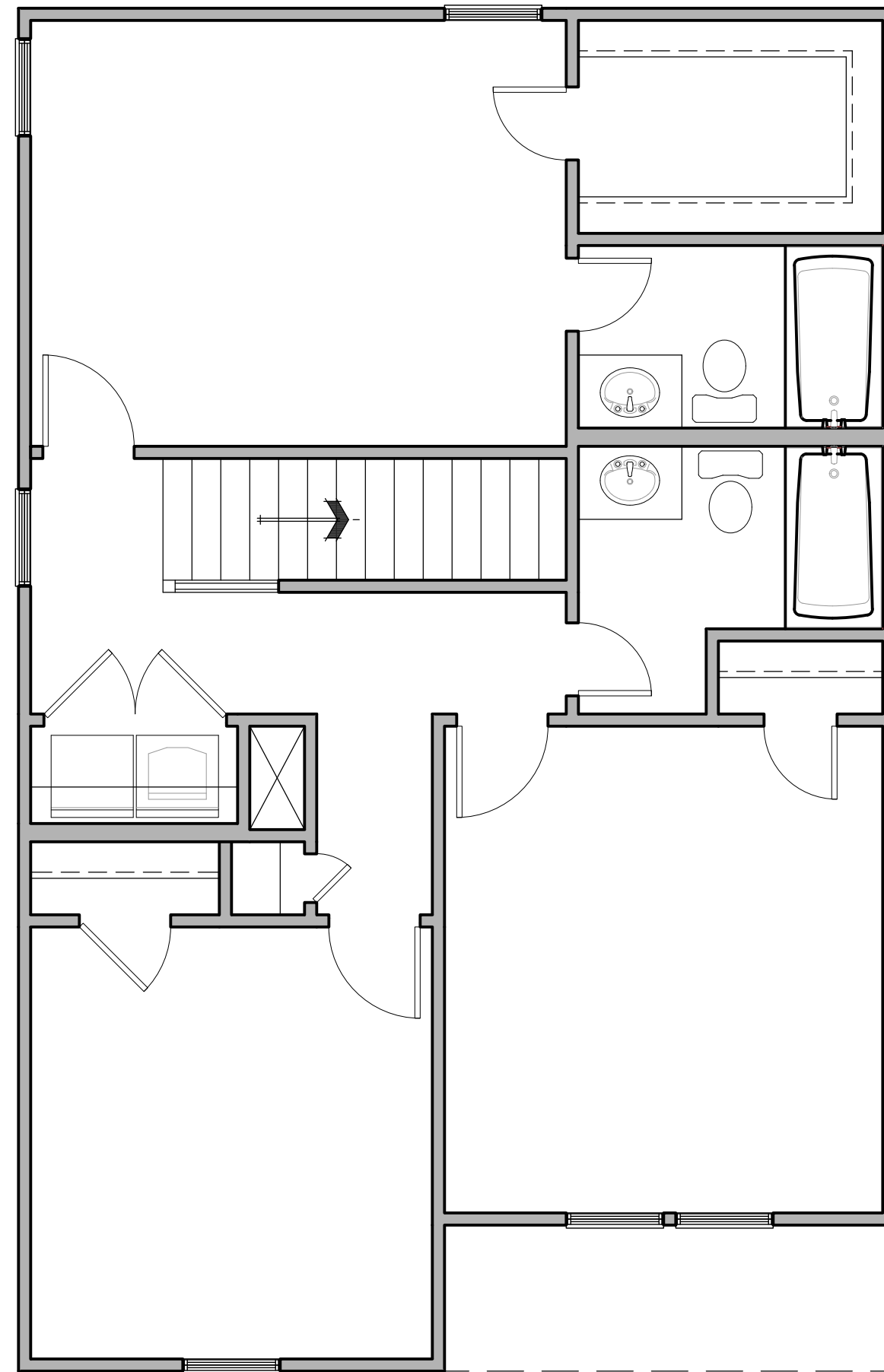
Title:  
**ELEVATIONS 'B'**

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Sheet No.      Of



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**1** **CEILING FRAMING PLAN**  
SCALE: 1/4" = 1'-0"

Drawn By: RWB

Checked By: RWB

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Revision No.	Revision Date

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**Designer Signature**

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Client:

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Title:

**CEILING FRAMING**

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Plan No.

**A-6**

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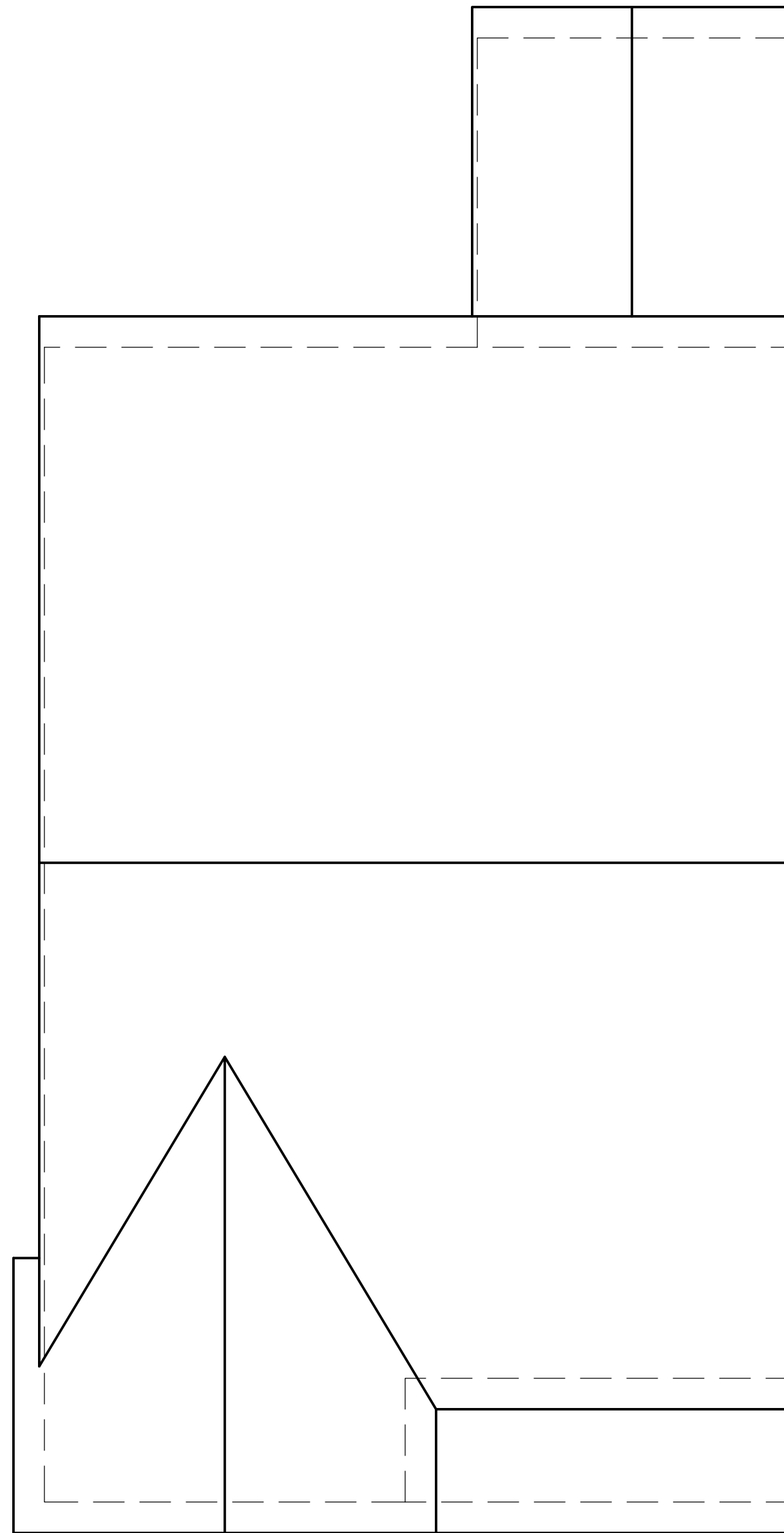
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**SOUTH  
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**1** **ROOF FRAMING PLAN "A"**  
SCALE: 1/4" = 1'-0"

Drawn By: RWB

Checked By: RWB

Date: 5-24-2023

Revision No.	Revision Date

**Designer Signature**

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**ROOF PLANS**

Plan No.

**A-7**

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