

THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION

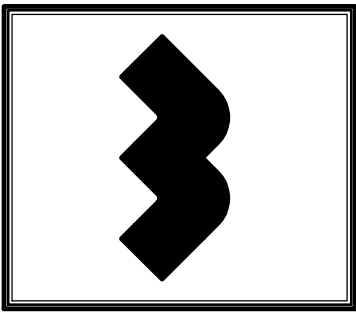
NOTICE TO CONTRACTOR:  
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

APPROVED  
United Building only review  
Permit holder responsible for full compliance with the code

07/24/2023

DATE:  
MAY 1, 2023

**WELLONS HOMES**  
P.O. BOX 730  
DUNN, N.C. - 28335  
O: (910) 892-3123 FAX: (910) 892-5032  
© 2023, WELLONS HOMES



**FARMHOUSE~II**  
( GARAGE LEFT )

PLAN:

SHEET NO.  
**1**



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

ALL EXTERIOR WALLS TO BE SHEATHED WITH CS-WSP (1/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.

WIND ZONES (PER TABLE R301.2(4))

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

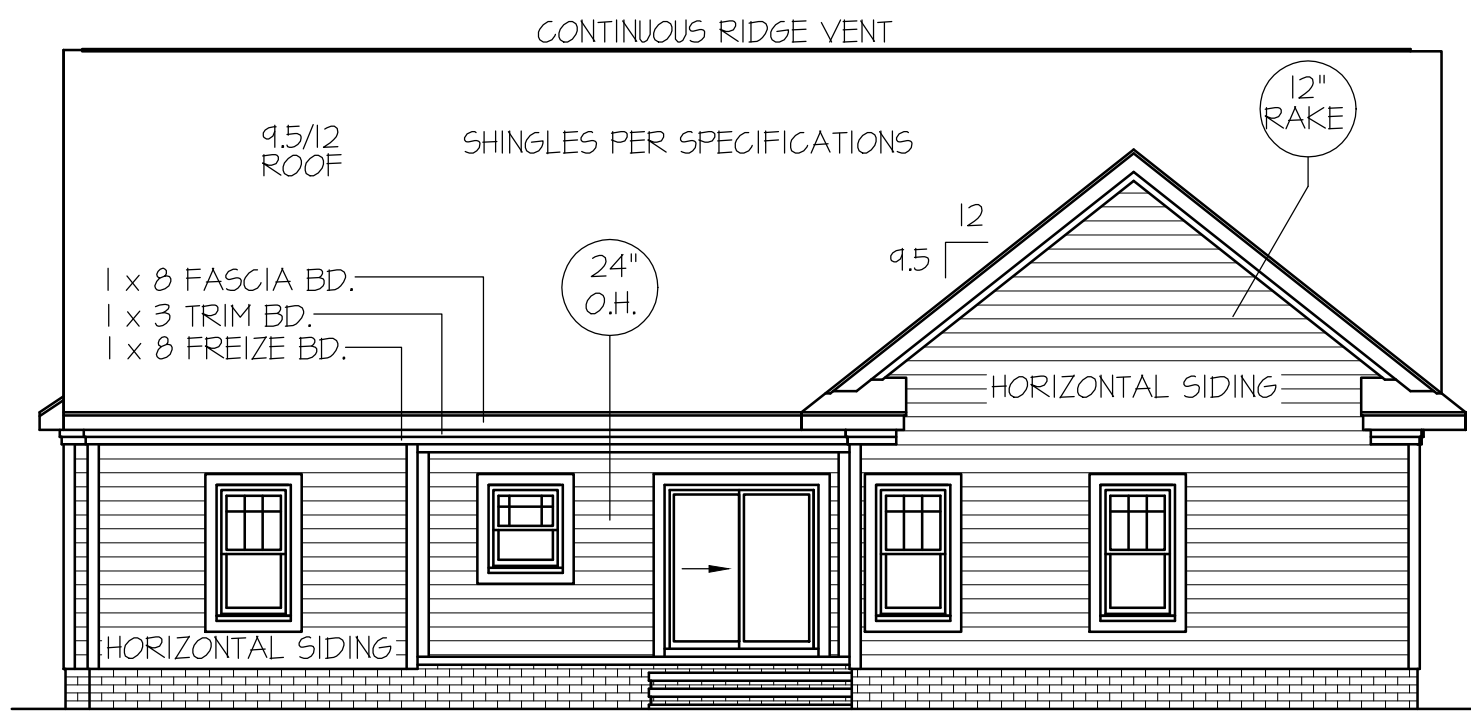
ROOF VENTILATION REQ'MTS.  
2217 ATTIC SQ. FT. / 300 = 7.39

PROVIDED ON PLAN  
93 L.F. RIDGE VENT = 17.43  
134 L.F. SOFFIT VENT = 8.37  
TOTAL = 25.8 S.F. FREE NET AREA

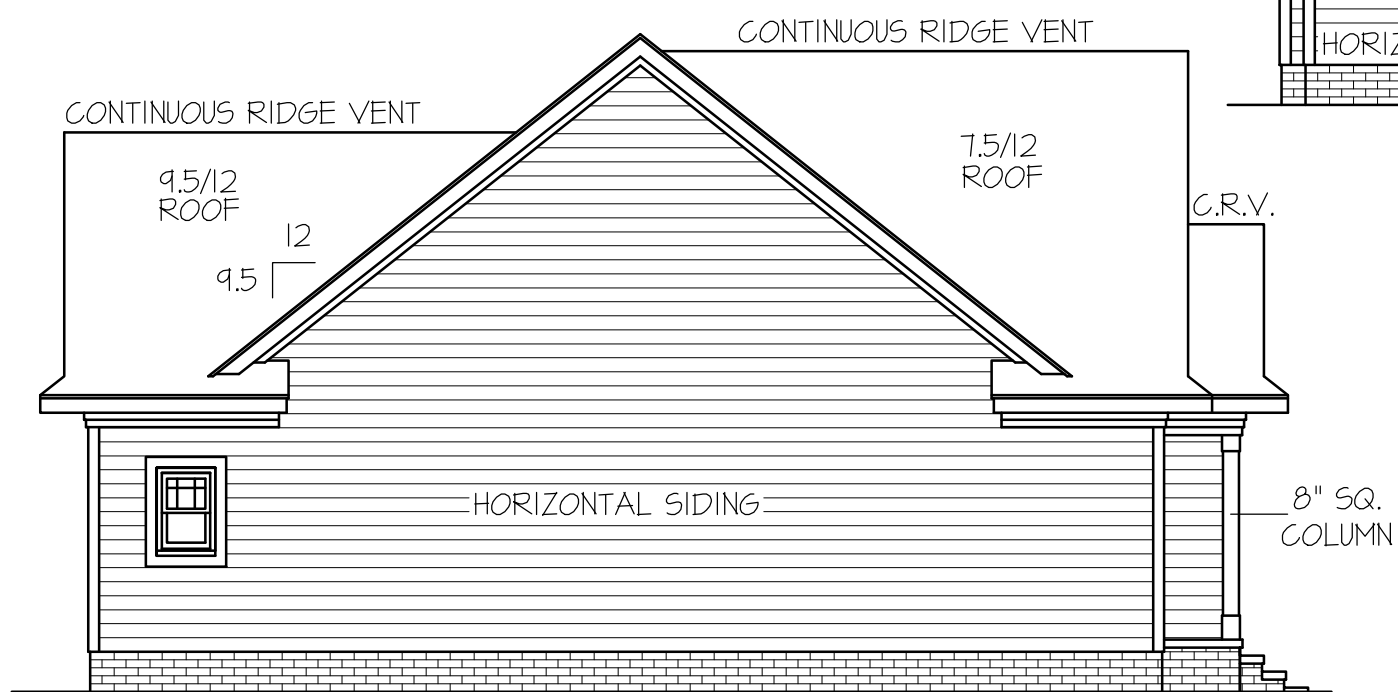
INSULATION and FENESTRATION REQUIREMENTS

CLIMATE ZONE	ZONE-3	ZONE-4
FENESTRATION U-FACTOR	0.35	0.35
GLAZED FENESTRATION SHGC	0.30	0.30
MINIMUM CEILING R-VALUE	R-38	R-38
MINIMUM WALL R-VALUE	R-15, 13+2.5	R-15, 13+2.5
MINIMUM FLOOR R-VALUE	R-19	R-19
MIN. CRAWL SPACE WALL R-VALUE	5/13	10/15
MIN. SLAB R-VALUE	0	R-10

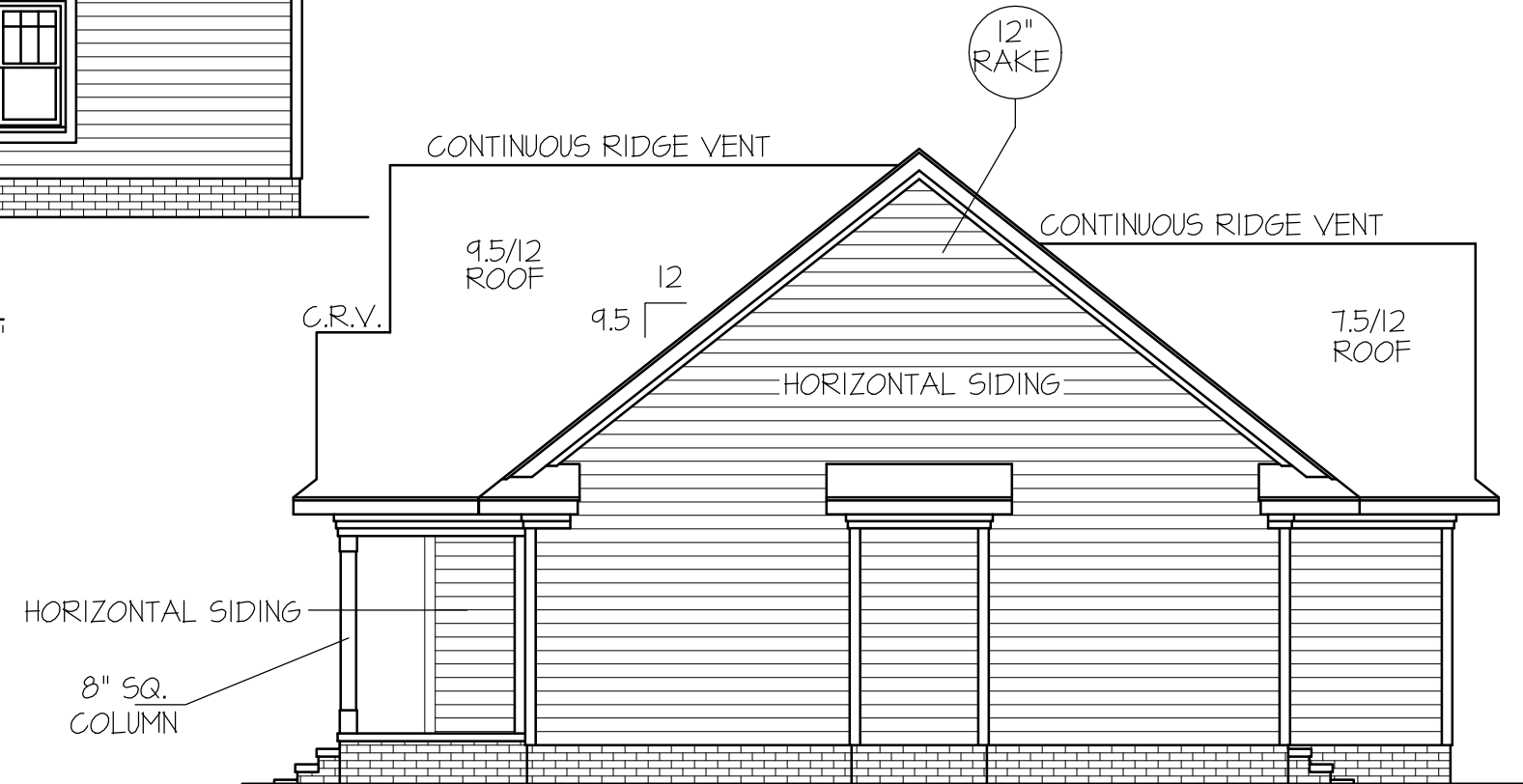
PROVIDE STEPS AS REQUIRED  
GRADE MAY VARY - BUILDER TO VERIFY



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



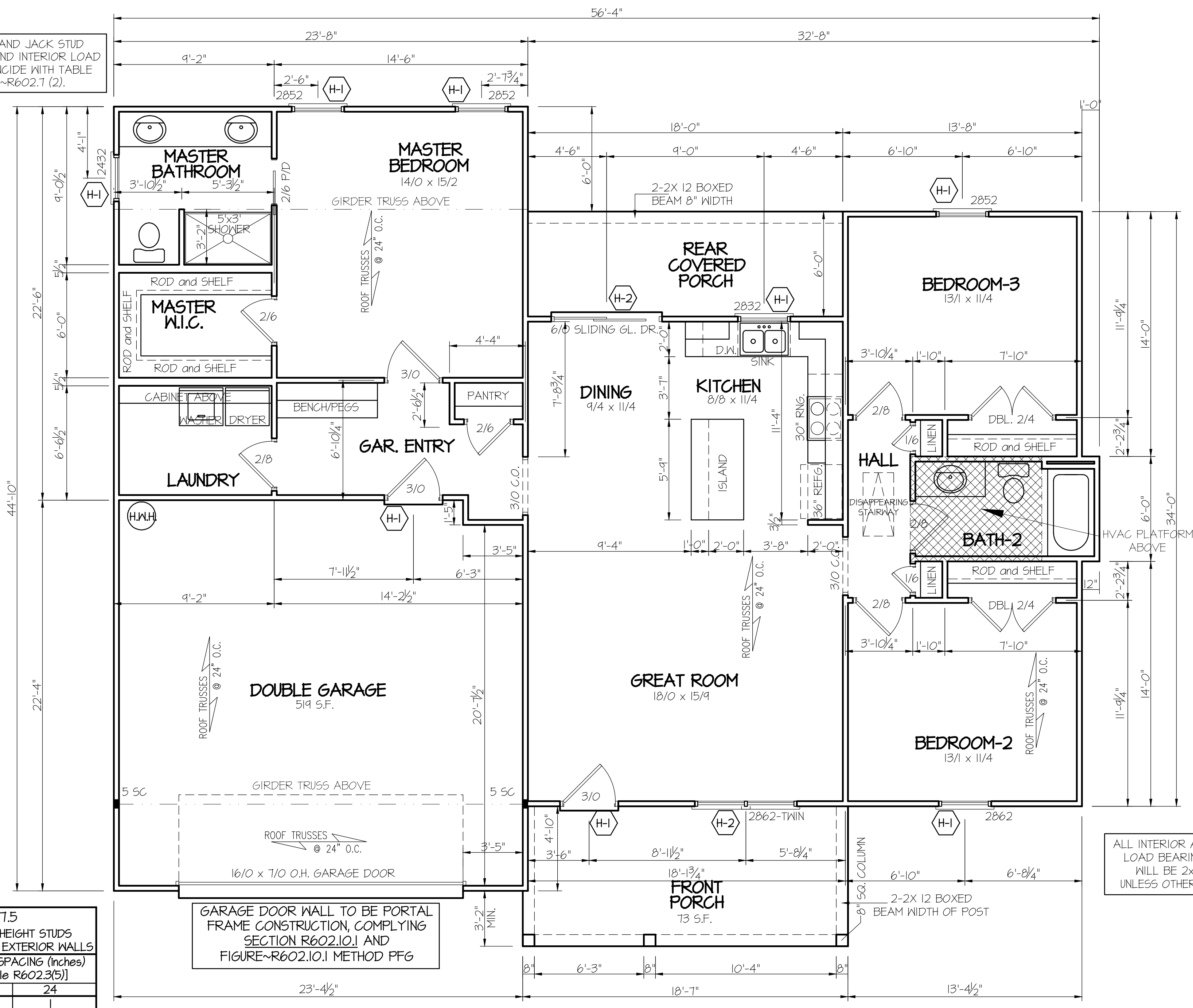
**LEFT ELEVATION**  
SCALE: 1/8" = 1'-0"



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

DISK FILE NO. CF FILE NAME "FARMHOUSE-I" APRIL~ 2023

GIRDER AND HEADER SIZES AND JACK STUD REQUIREMENTS ON EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE TO COINCIDE WITH TABLE EXT.~R602.1 (1) AND INT.~R602.1 (2).



**TABLE R602.1.5**  
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAX. STUD SPACING (Inches) [per Table R602.3(5)]	
	16	24
< 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

GARAGE DOOR WALL TO BE PORTAL FRAME CONSTRUCTION, COMPLYING SECTION R602.10.1 AND FIGURE~R602.10.1 METHOD PFG

**HEADER SCHEDULE**

SYMBOL #	SIZE	JACKS
H-1	(2) 2x10	1
H-2	(2) 2x10	2
H-3	(2) 2x8	2
H-4	(2) 2x12	2
H-5	(2) 1.75 x 9.25 LVL	3

**SECTION R401-COLUMNS**  
R401.3 STRUCTURAL REQUIREMENTS:  
THE COLUMNS SHALL BE RESTRAINED TO PREVENT LATERAL DISPLACEMENT AT THE TOP AND BOTTOM END. WOOD COLUMNS SHALL BE NOT LESS IN NOMINAL SIZE THAN 4 INCHES BY 4 INCHES (102 mm BY 102 mm). STEEL COLUMNS SHALL BE NOT LESS THAN 3-INCH-DIAMETER (76 mm) SCHEDULE 40 PIPE MANUFACTURED IN ACCORDANCE WITH ASTM A53 GRADE B OR APPROVED EQUIVALENT.

**WIND ZONES (PER TABLE R301.2(4))**

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

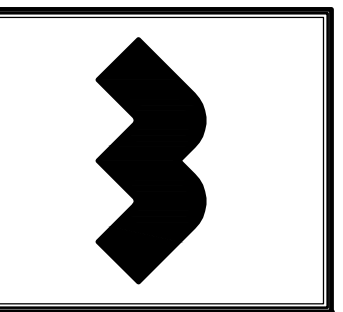
FLOOR-FRAME HEATED S.F. = 1517 s.f.  
DOUBLE GARAGE = 519 s.f.  
FRONT PORCH = 73 s.f.  
REAR PORCH = 108 s.f.

9' CEILINGS (UNLESS OTHERWISE NOTED)  
**FIRST FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

ALL INTERIOR AND EXTERIOR LOAD BEARING HEADERS WILL BE 2x10 #2 SFP UNLESS OTHERWISE NOTED.

DATE:  
MAY 1, 2023

**WELLONS HOMES**  
P.O. BOX 730  
DUNN, N.C. - 28335  
O: (910) 892-3123 FAX: (910) 892-5032  
© 2023, WELLONS HOMES

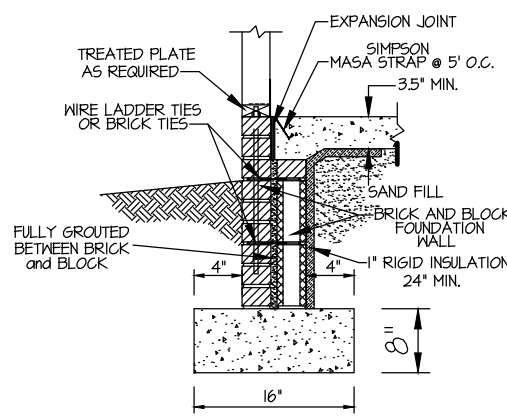


**FARMHOUSE~II**  
( GARAGE LEFT )

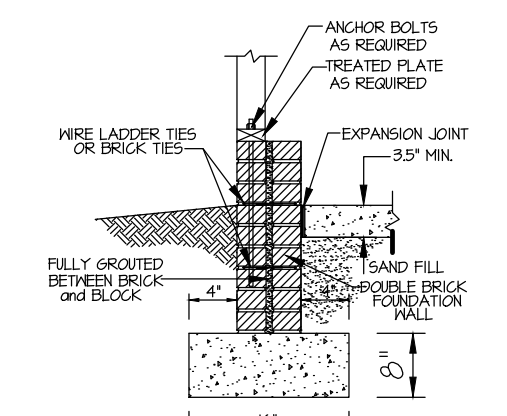
PLAN:  
SHEET NO.  
**2**

N.C. SPECIFIC  
COMcheck or ASHRAE 90.1  
2013 COMcheck SHALL BE PERMITTED  
TO DEMONSTRATE COMPLIANCE  
WITH THE N.C. 2018 ENERGY  
CONSERVATION CODES.  
(SECTION C401.2 (3))

WIND ZONES (PER TABLE R301.2(4))	
COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

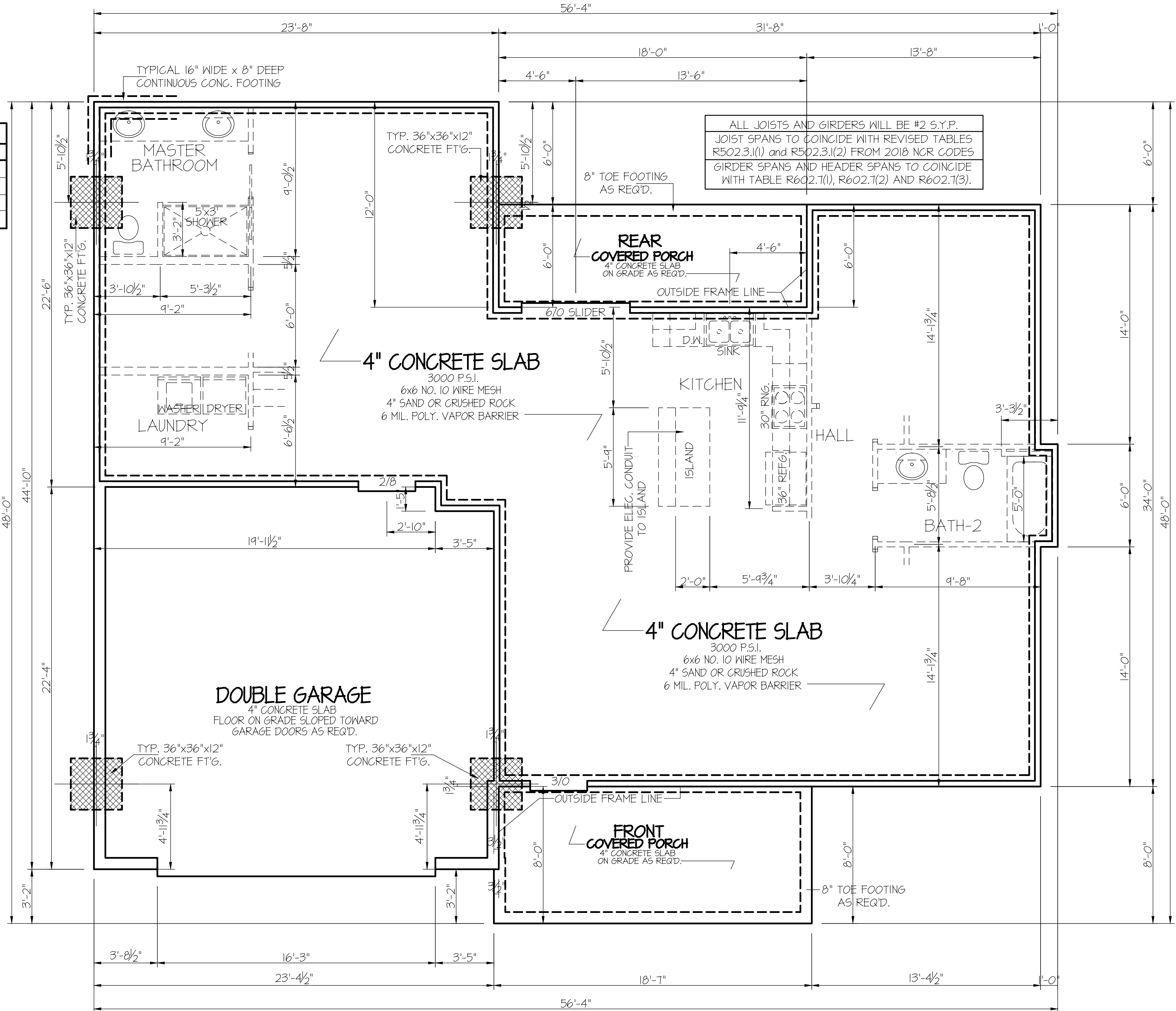


**FIGURE B402(1)**  
GROUND SUPPORT SLAB  
WITH MASONRY WALL  
AND SPREAD FOOTING  
**HOUSE CONCRETE SLAB ON GRADE  
FOOTING AND WALL SECTION**  
1/2" = 1'-0"



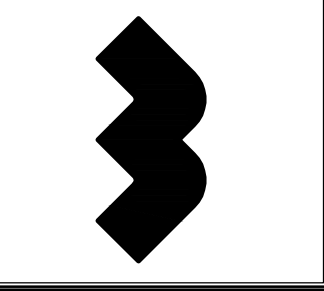
**FIGURE B402(1)**  
GROUND SUPPORT SLAB  
WITH MASONRY WALL  
AND SPREAD FOOTING  
**GARAGE CONCRETE SLAB ON GRADE  
FOOTING AND WALL SECTION**  
1/2" = 1'-0"

N.C. SPECIFIC  
COMcheck or ASHRAE 90.1  
2013 COMcheck SHALL BE PERMITTED  
TO DEMONSTRATE COMPLIANCE  
WITH THE N.C. 2018 ENERGY  
CONSERVATION CODES.  
(SECTION C401.2 (3))



DATE:  
MAY 1, 2023

**WELLONS HOMES**  
P.O. BOX 730  
DUNN, N.C. - 28335  
O: (910) 892-3123 FAX: (910) 892-5032  
© 2023, WELLONS HOMES



PLAN: **FARMHOUSE II**  
( GARAGE LEFT )

SHEET NO.  
**3** SLAB

DISK FILE NO. CF FILE NAME "FARMHOUSE-II" APRIL~ 2023

**SLAB NOTES:**  
USE 4" CONCRETE SLAB ON FILL AS REQ'D.  
PROVIDE ANCHOR BOLTS AROUND PERIMETER OF HOUSE  
TREAT SOIL FOR TERMITES AS REQ'D. BY LOCAL/STATE CODES.  
HOLD GARAGE SLAB 4" MIN. BELOW HOUSE SLAB  
PROVIDE STEPS AS REQ'D.

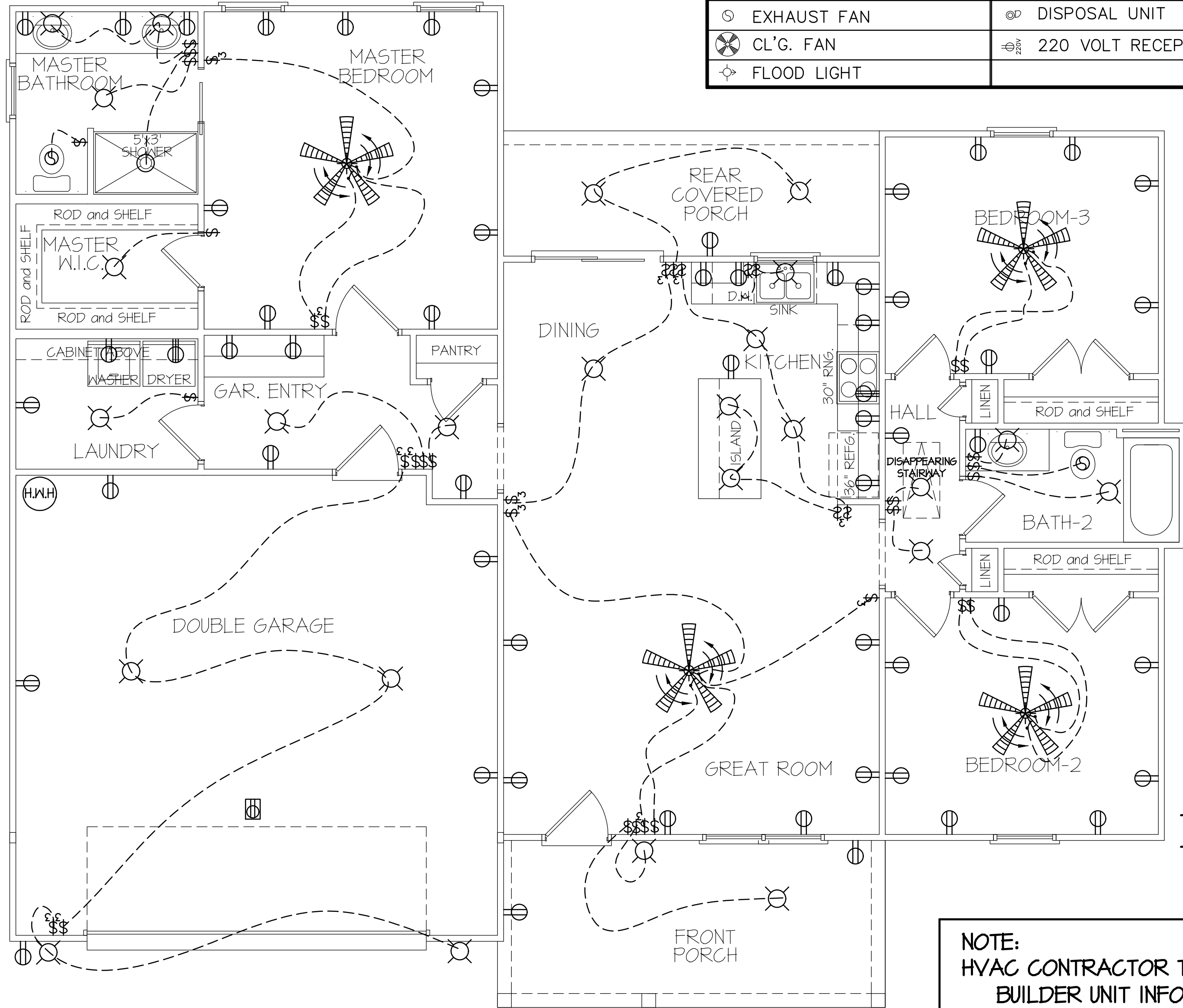
**FOUNDATION ANCHORAGE**  
THE WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC  
SLABS AND WOOD SILL PLATE SHALL BE ANCHORED TO  
THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM  
OF 4 FEET (1229 mm) ON CENTER (VERIFY ZONE) AND NOT MORE  
THAN 12 INCHES (305 mm) FROM THE CORNER.  
BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 mm) IN DIAMETER  
AND SHALL EXTEND A MINIMUM OF 15 INCHES (178 mm)  
INTO MASONRY OR CONCRETE.

FLOOR-FRAME HEATED S.F. = 1517 s.f.  
DOUBLE GARAGE = 519 s.f.  
FRONT PORCH = 73 s.f.  
REAR PORCH = 108 s.f.

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

**WHEN SLAB FOUNDATION PLAN IS USED  
BUILDERS ARE TO ADJUST HEATING AND COOLING SYSTEM  
USE UNIT LOCATED IN ATTIC AREA AND FEED  
DUCTS AND RETURNS THRU ATTIC AREAS AND FLOOR SYSTEM AREAS**

<b>ELECTRICAL LEGEND</b>		
PROVIDE BURGLAR/SMOKE AND FIRE DETECTORS AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE CENTRAL VACUUM SYSTEM AS PER MANUFACTURER'S SPECIFICATIONS. ALL FANS ARE TO BE CONTROLLED BY VAR/SPEED AND DIRECTIONAL SWITCHES		
⊕ SURF. MOUNTED LIGHT	⊖ TYPICAL WALL RECEPT.	Ⓢ TYPICAL SWITCH
○ RECESSED LIGHT	⊖ TOP 1/2 HOT W/SWITCH	Ⓢ 3-WAY SWITCH
⊙ EYEBALL LIGHT	⊖ CEILING RECEPTACLE	Ⓢ 4-WAY SWITCH
⊕ FAN/LIGHT COMB.	⊖ FLOOR RECEPTACLE	Ⓢ DIMMER SWITCH
— FLUORESCENT TUBE	⊖ WATERPROOF RECEPT.	Ⓢ ELEC. PANEL BOX
□ FLUOR. LIGHT FIXTURE	⊖ GROUND FAULT	Ⓢ T.V. CABLE RECEPT.
⊖ EXHAUST FAN	⊖ DISPOSAL UNIT	⊖ TELEPHONE JACK
⊖ CL'G. FAN	⊖ 220V 220 VOLT RECEPTACLE	⊖ COMPUTER JACK
⊖ FLOOD LIGHT		



**ELECTRICAL & HVAC  
FLOOR PLAN**

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

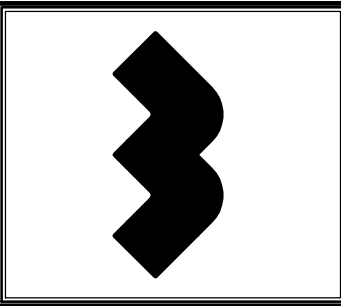
FLOOR-FRAME HEATED S.F. = 1517 s.f.  
DOUBLE GARAGE = 519 s.f.  
FRONT PORCH = 73 s.f.  
REAR PORCH = 108 s.f.

TOTAL HEAT GAIN = 24,424 B.T.U.H.  
TOTAL HEAT LOSS = 38,608 B.T.U.H.

**NOTE:**  
HVAC CONTRACTOR TO VERIFY and PROVIDE OWNERS and  
BUILDER UNIT INFORMATION, BTUH REQUIREMENTS, and  
DUCT LAYOUTS BEFORE CONSTRUCTION BEGINS.

DATE:  
MAY 1, 2023

**WELLONS HOMES**  
P.O. BOX 730  
DUNN, N.C. - 28335  
O: (910) 892-3123 FAX: (910) 892-5032  
© 2023, WELLONS HOMES



**FARMHOUSE~II**  
( GARAGE LEFT )

PLAN:  
SHEET NO.  
**4**

DATE:

MAY 1, 2023

**WELLONS HOMES**

P.O. BOX 730  
DUNN, N.C. - 28335  
O: (910) 892-3123 FAX: (910) 892-5032  
© 2023, WELLONS HOMES

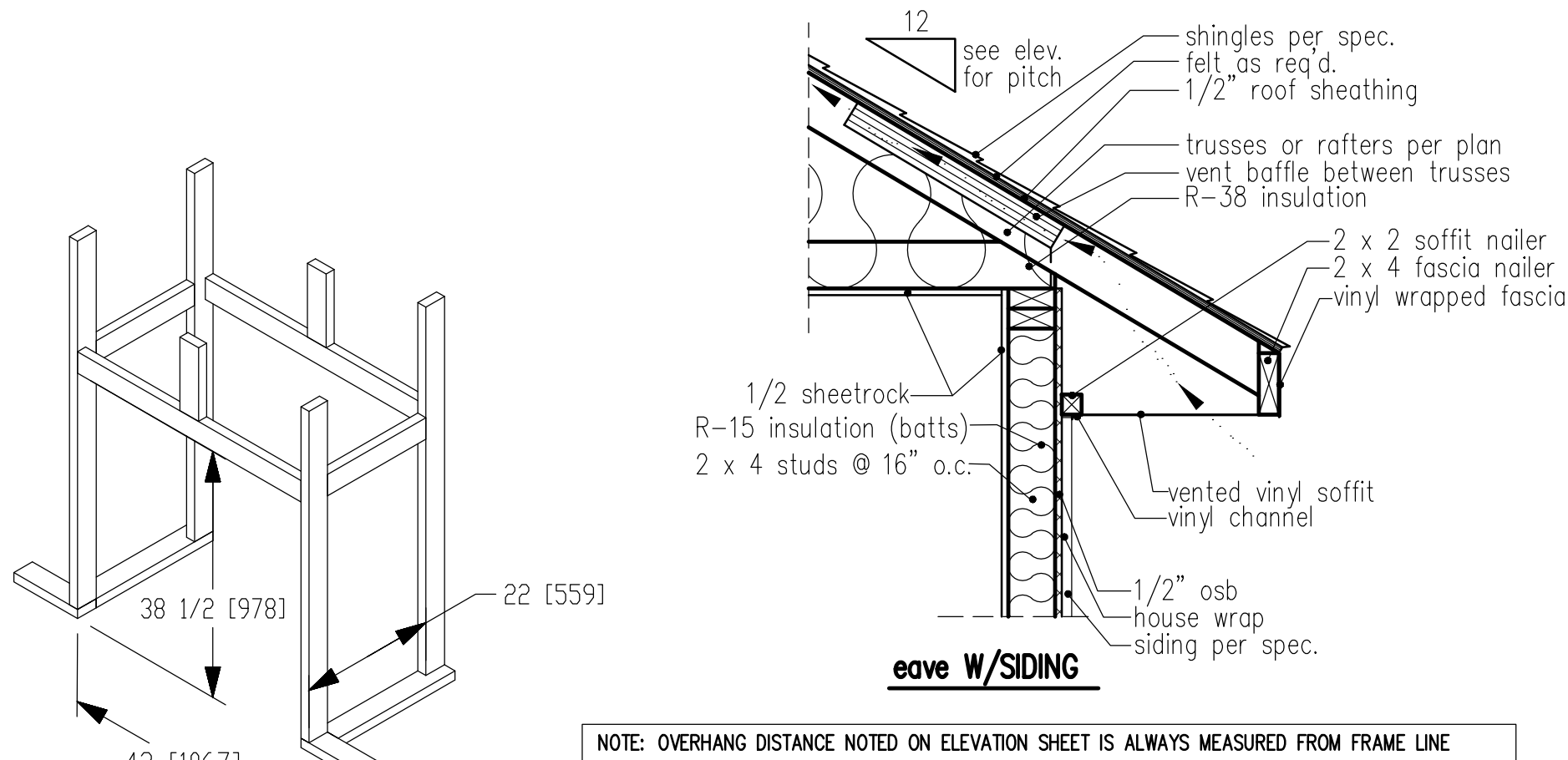


**FARMHOUSE ~ II**  
( GARAGE LEFT )

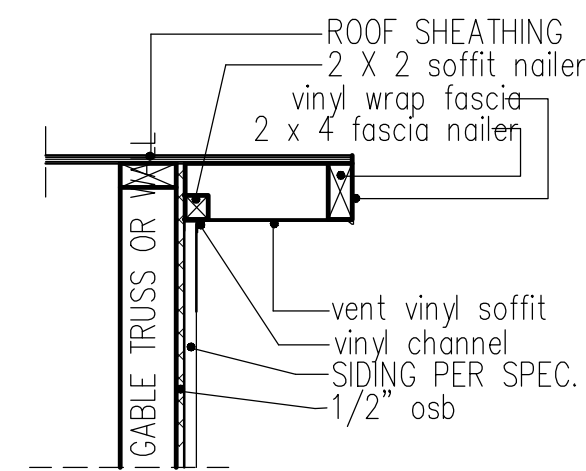
PLAN:

SHEET NO.

**5**

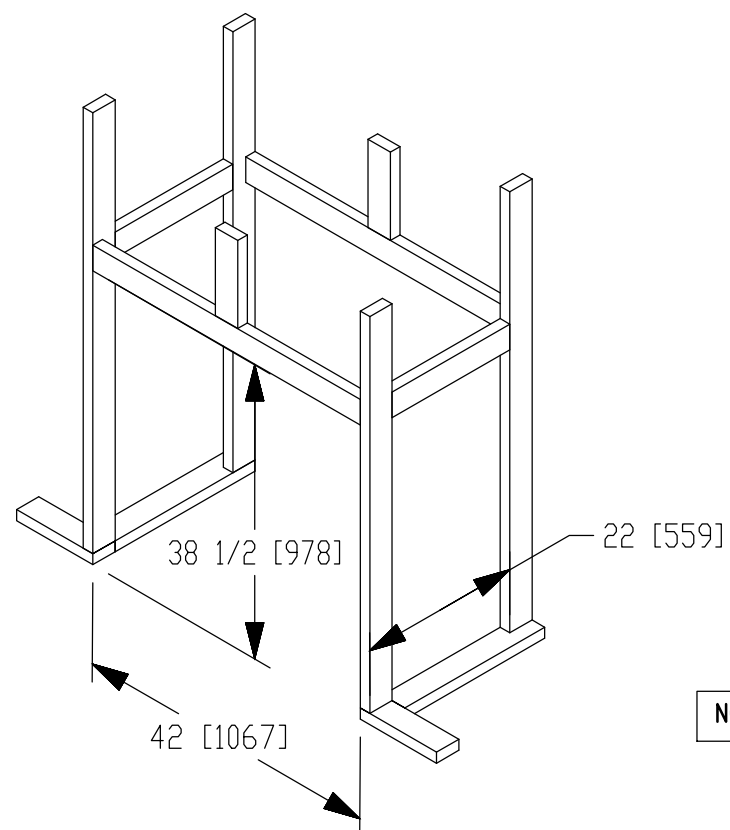


**standard eave details**



**RAKE w/SIDING**

NOTE: OVERHANG DISTANCE NOTED ON ELEVATION SHEET IS ALWAYS MEASURED FROM FRAME LINE

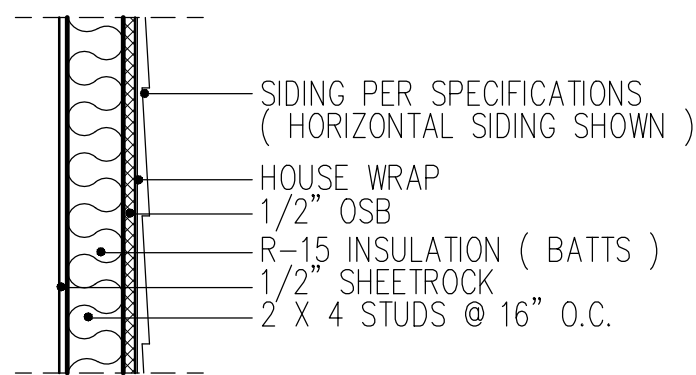


DIMENSIONS IN [ ] ARE MM

**SPECIFICATIONS**

Model 6000-TR	Height		Front Width		Back Width		Depth		Glass Size	BTU Input
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing		
Inches	38	38-1/2	41	42	28-1/2	42	21-1/2	22		

Reference dimensions only. We recommend measuring individual units at installation.



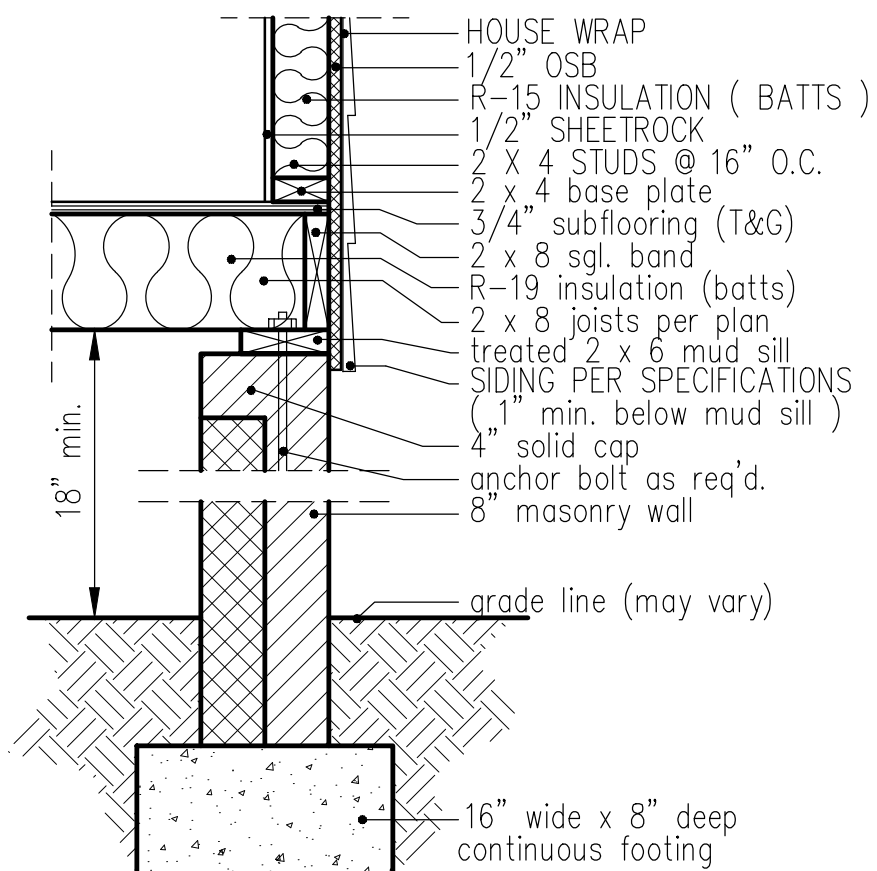
**WALL W/siding**

**intermediate wall details**

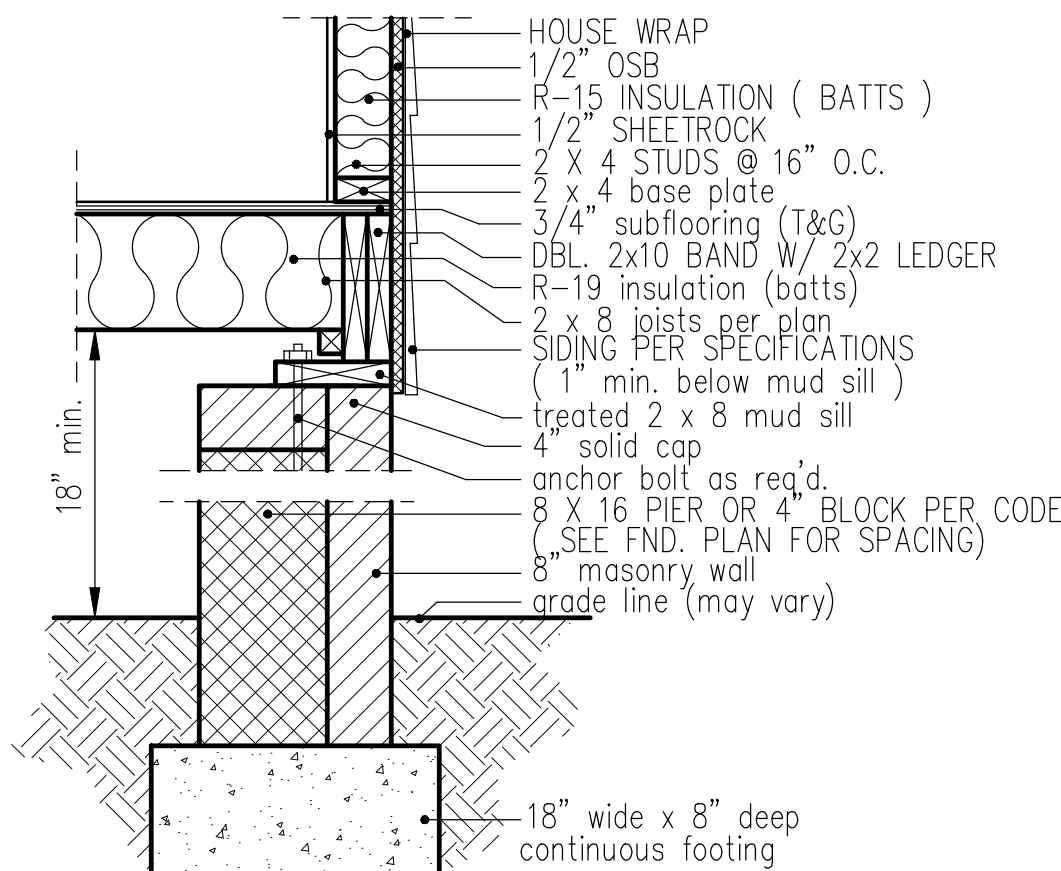
TABLE R602.7.5  
MINIMUM NUMBER OF FULL HEIGHT STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (feet)	MAX. STUD SPACING (Inches) [per Table R602.3(5)]	
	16	24
< 3'	1	1
4'	2	1
8'	3	2
12'	5	3
16'	6	4

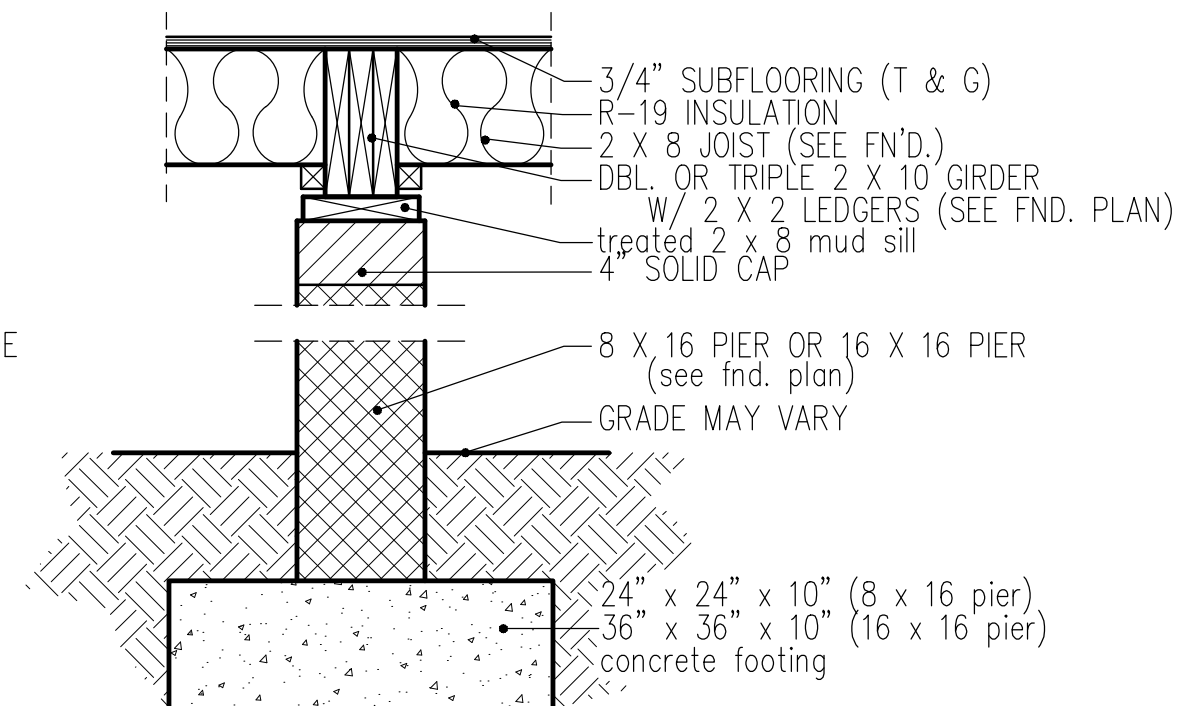
GIRDER AND HEADER SIZES AND JACK STUD REQUIREMENTS ON EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE TO COINCIDE WITH TABLE EXT.~R602.7 (1) AND INT.~R602.7 (2).



**8" BOX SILL FOUNDATION WALL**



**PIER and CURTAIN FOUNDATION WALL**



**PIER and GIRDER DETAIL**

Comment 1  
 Freedom Const  
 Wellons  
 Job#27453  
 Farm House II

