

LIST OF ABBREVIATIONS

CLG. : CEILING	ABV. : ABOVE
HGT. : HEIGHT	C.O. : CASSED OPENING
D.O. : DOUBLE OVEN	REFG. : REFRIGERATOR
WD. : WOOD	D.W. : DISHWASHER
CONT.:CONTINUOUS	T.B.D.: TO BE DETERMINED
CONC. : CONCRETE	W.I.C. : WALK IN CLOSET
COL. : COLUMN	W : WASHER
ELLIP. : ELLIPSE	D : DRYER
W/ : WITH	SHWR. : SHOWER
TRANS. : TRANSOM	DN. : DOWN
	K.S. : KNEE SPACE

NOTE: PLANS DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.

NOTE: SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.

NOTE: GRADE LINES ARE ASSUMED. VERIFY WITH FINAL GRADING PLAN.

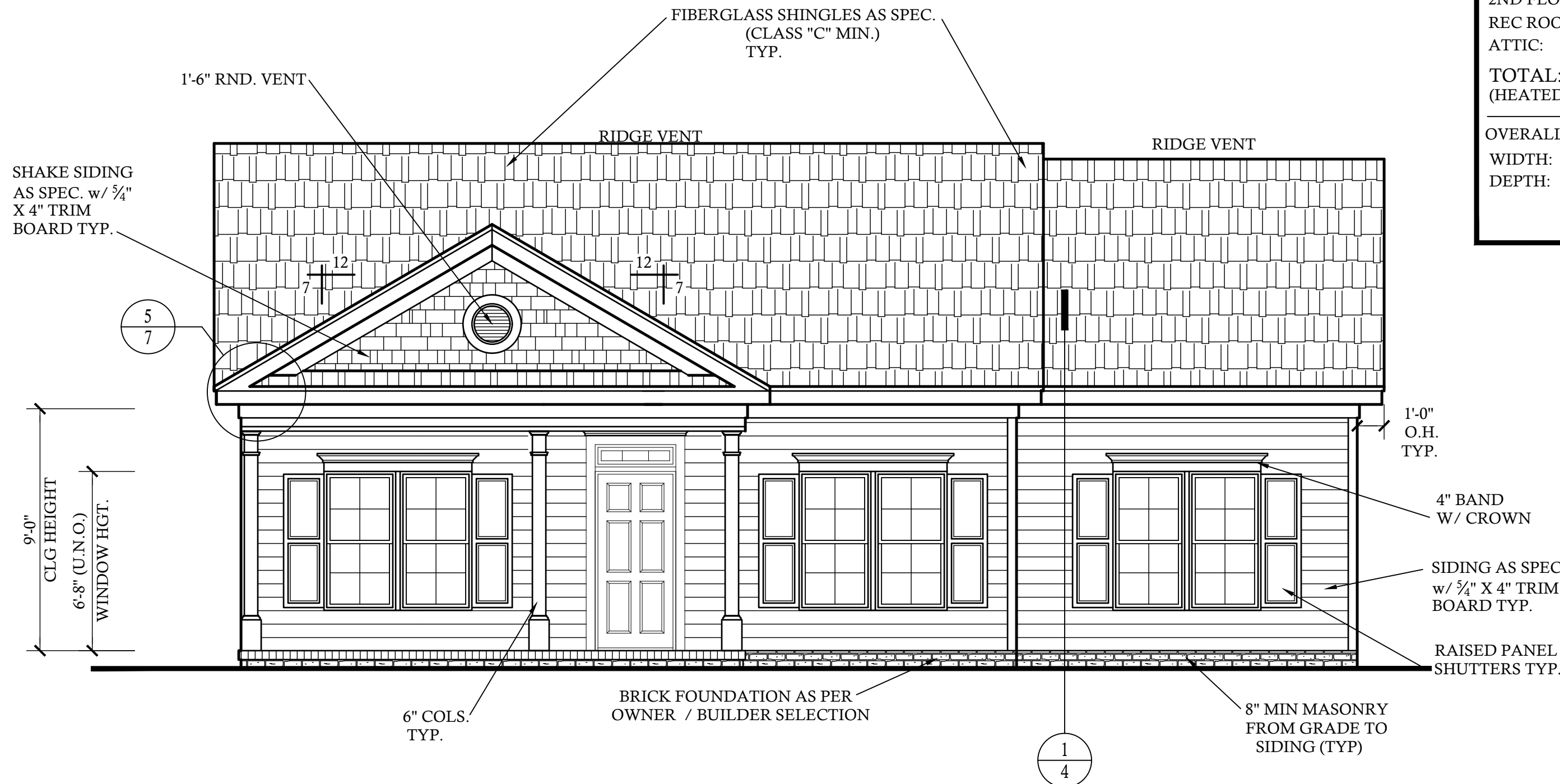
AREA CALCULATIONS

HEATED (SQ. FT.)	UNHEATED (SQ. FT.)
BASEMENT: N/A	GARAGE: N/A
1ST FLOOR: 1215	PATIO: 132
2ND FLOOR: N/A	PORCH: 92
REC ROOM: N/A	STORAGE: N/A
ATTIC: N/A	BRICK: N/A
TOTAL: 1215 (HEATED)	TOTAL: 224 (UNHEATED)
OVERALL DIMENSION	UNFINISHED (SQ. FT.)
WIDTH: 41'-2"	BASEMENT: N/A
DEPTH: 37'-8"	REC ROOM: N/A
	ATTIC: N/A
	STORAGE: N/A

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FRONT ELEVATION

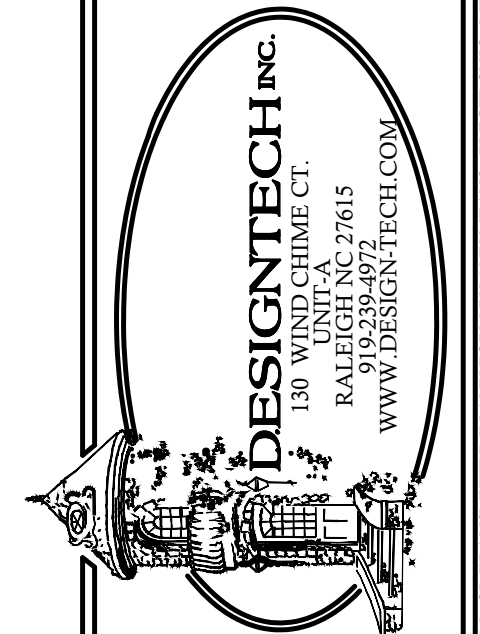
SCALE: 1/4"=1'-0"

ACCESSORIES LEGEND

PROVIDE BLOCKING FOR:
TB = TOWEL BAR MR = MAGAZINE RACK
TP = TOILET PAPER MC = MEDICINE CABINET
TR = TOWEL RING

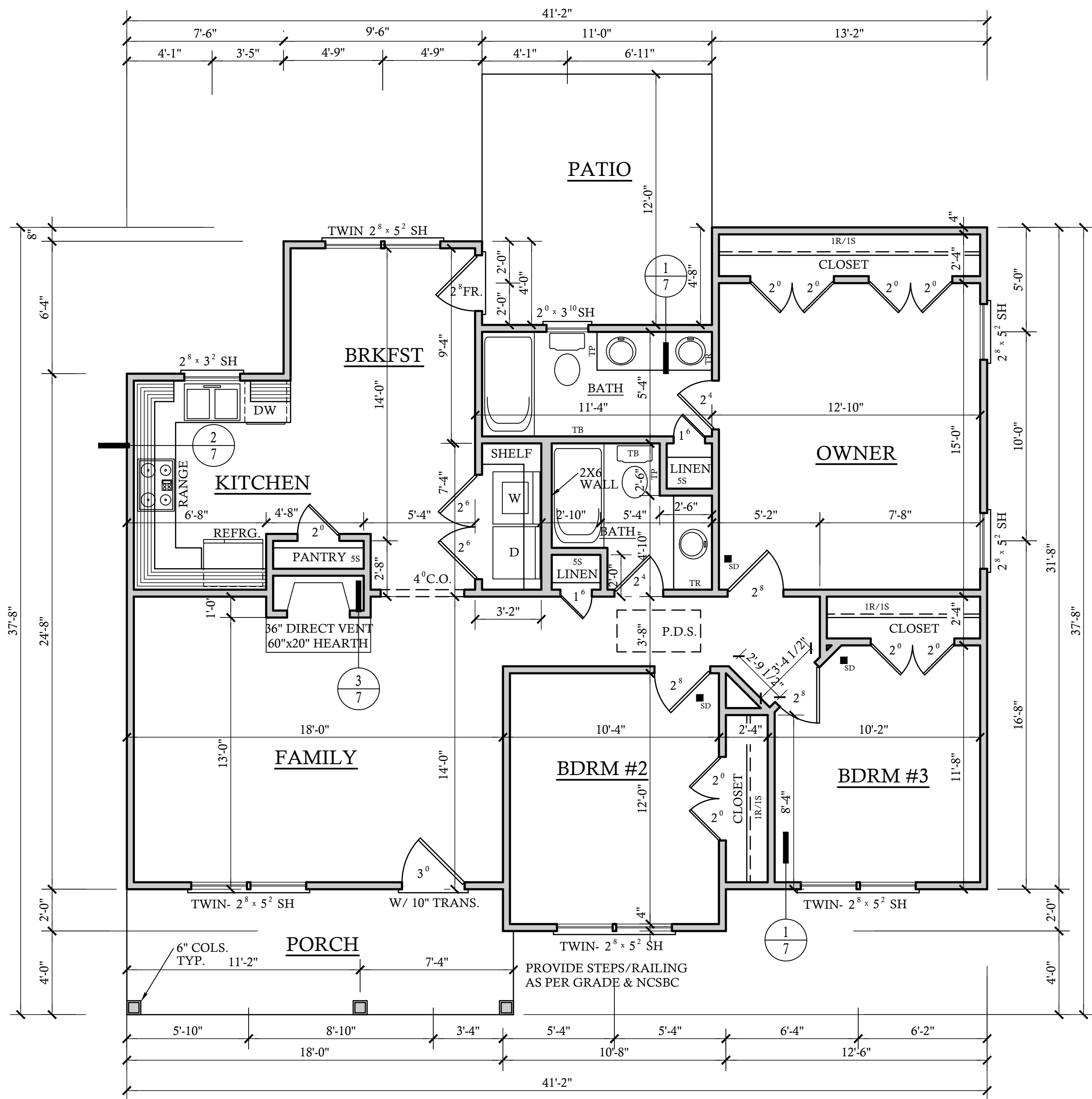
GENERAL PLAN NOTES

- SEE CHAPTER 6 OF 2018 NCRC FOR WALL CONSTRUCTION.
- TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS ACCORDING TO 2018 NCRC SECTION R308.4.
- DWELLING/GARAGE FIRE SEPARATION SHALL PER TABLE 302.6 OF 2018 NCRC.
- ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS AS REQUIRED IN 2018 NCRC SECTIONS R303.1 AND R310
- ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
- VERIFY ALL WINDOW SIZES, RADIUS, AND DETAILS WITH CHOSEN MANUFACTURE.
- LOCATE DORMER FACE TO ALLOW 4" MIN. BELOW WINDOW FRAME.
- FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.
- ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH OWNER VIA SHOP DRAWINGS FROM CABINET MANUF.
- ALL FLOOR COVERINGS AND FINISHES BY OWNER/ BLDR. COORDINATE HEIGHTS DUE TO THICKNESS CHANGES.
- ALL WINDOW GLAZING TO HAVE 0.32 U-FACTOR MIN. SEE TABLE E-4A, E-4B
- FINISHES OF SCREEN PORCH COLUMNS,RAILS, FLOORS , CEILINGS ;SCREEN DOOR SYSTEM,AND DOOR TO PORCH BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS
- FINISHES FOR CLOSET SHELVING AND ROD BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS
- FINISHES OF ALL INTERIOR BASE BOARD , CLG. DETAIL / MOLDING ,OPENING DETAILS ,PASS-THRUS ,WAINSCOTTING DETAILS BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS



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SHEET NO.
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OF 7



CEILING JOISTS PER TRUSS MANUF.

FIRST FLOOR PLAN	SCALE: 1/4"=1'-0"
9'-0" CLG. HGT. U.N.O.	
SET WINDOWS @ 6'-8" U.N.O.	

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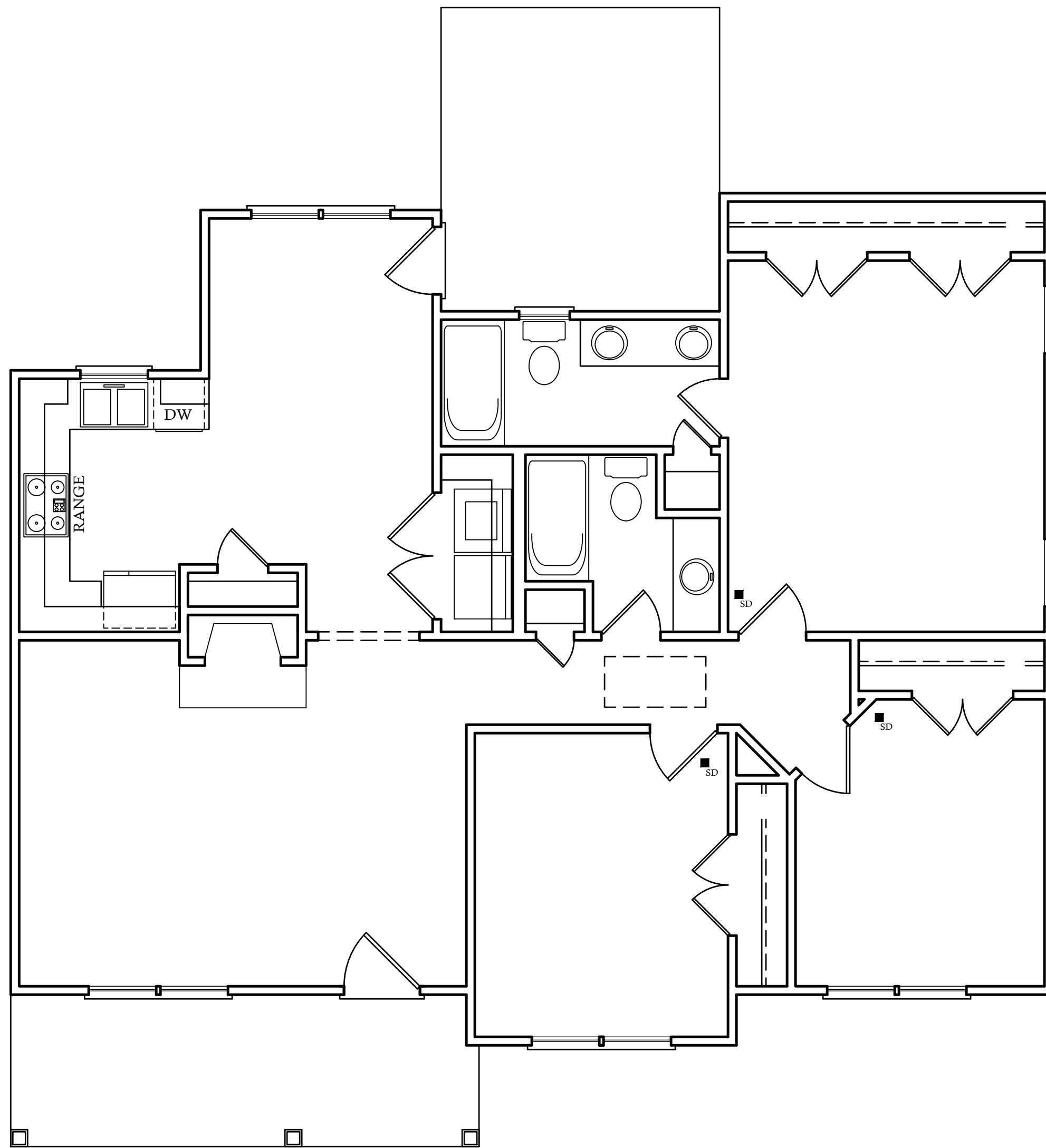
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A BD	SHEET NO. 3
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STRUCTURAL EVALUATION BY:
 HOWERTON SERVICES, PLLC
 3513 CATHEDRAL BELL ROAD
 RALEIGH, NC 27614
 LICENSE P-1716

* ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.
 * ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID ENGINEER'S LIABILITY.



08 25 2023

BRACED WALL NOTES:

- BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE
- THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED, FULL HEIGHT WITH MIN. THICKNESS 7/16" OSB. THESE WALLS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE CS-WSP DETAILS. REFER TO PLAN FOR LOCATION OF REQUIRED BRACING LABELED "CS BRACING" AND LENGTH OF WALL BRACING LABELED IN LINEAR FEET.
- INTERIOR WALLS WHERE NOTED SHALL BE BRACED PER INDICATED METHOD IN REFERENCE TO NCBC-RESIDENTIAL CODE, TABLE R602.10.2.

LIB METHOD:

INSTALL 1X4 WOOD OR CONTINUOUS METAL STRAPPING AT 45 DEGREES TO 60 DEGREES FROM TOP PLATE TO BOTTOM PLATE ACROSS STUDS WITH MAXIMUM STUD SPACING OF 16" ON CENTER. CONNECT AS INDICATED IN CODE SECTION.

GB METHOD:

MINIMUM 1/2" GYPSUM BOARD TURNED VERTICALLY AND CONTINUOUS FROM TOP PLATE TO BOTTOM PLATE. SCREW CONNECTION TO FRAMING USING SPACING CRITERIA AS INDICATED IN CODE TABLES.

- SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT.
- SEE TABLE R602.7.5 FOR CORRECT NUMBER OF KING STUDS PER HEADER.

GENERAL FRAMING NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N101.2.1, RESIDENTIAL BUILDING, TYPE A-1.
- WALL CLADDING IS DESIGNED FOR A 24.1 #/SF OR GREATER POSITIVE/NEGATIVE PRESSURE.
- ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH CODE SUMMARY.
- DESIGN CRITERIA:

	DEAD	LIVE
PRIMARY FLOOR	10 PSF	40 PSF
SECONDARY FLOOR	10 PSF	40 PSF
SLEEPING AREAS	10 PSF	30 PSF
ATTIC	10 PSF	20 PSF
ROOF	10 PSF	20 PSF

 DEFLECTION LIMITS:
 FLOOR L/360(LIVE LOAD ONLY)
 ROOF L/240
- ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X4 U.O.N.
- ALL WALLS ARE 2X4 @ 16" O.C. U.O.N.
- PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.
- PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER.
- ALL JOISTS TO BE SPF.

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ROOF VENTILATING REQUIREMENTS

SQ. FT. OF AREA VENTILATED $\frac{1325}{150}$ (144) = $\frac{1272}{150}$ TOTAL SQ. IN. OF ATTIC VENTILATION REQ'D

NOTE: FIGURE BASED ON SECTION R-806.2 OF THE 2018 NCRC .

MINIMUM NET FREE VENTILATING AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 WHEN CONDITIONS ARE MET AS PER SECTION R806.2 OF THE 2018 NCRC

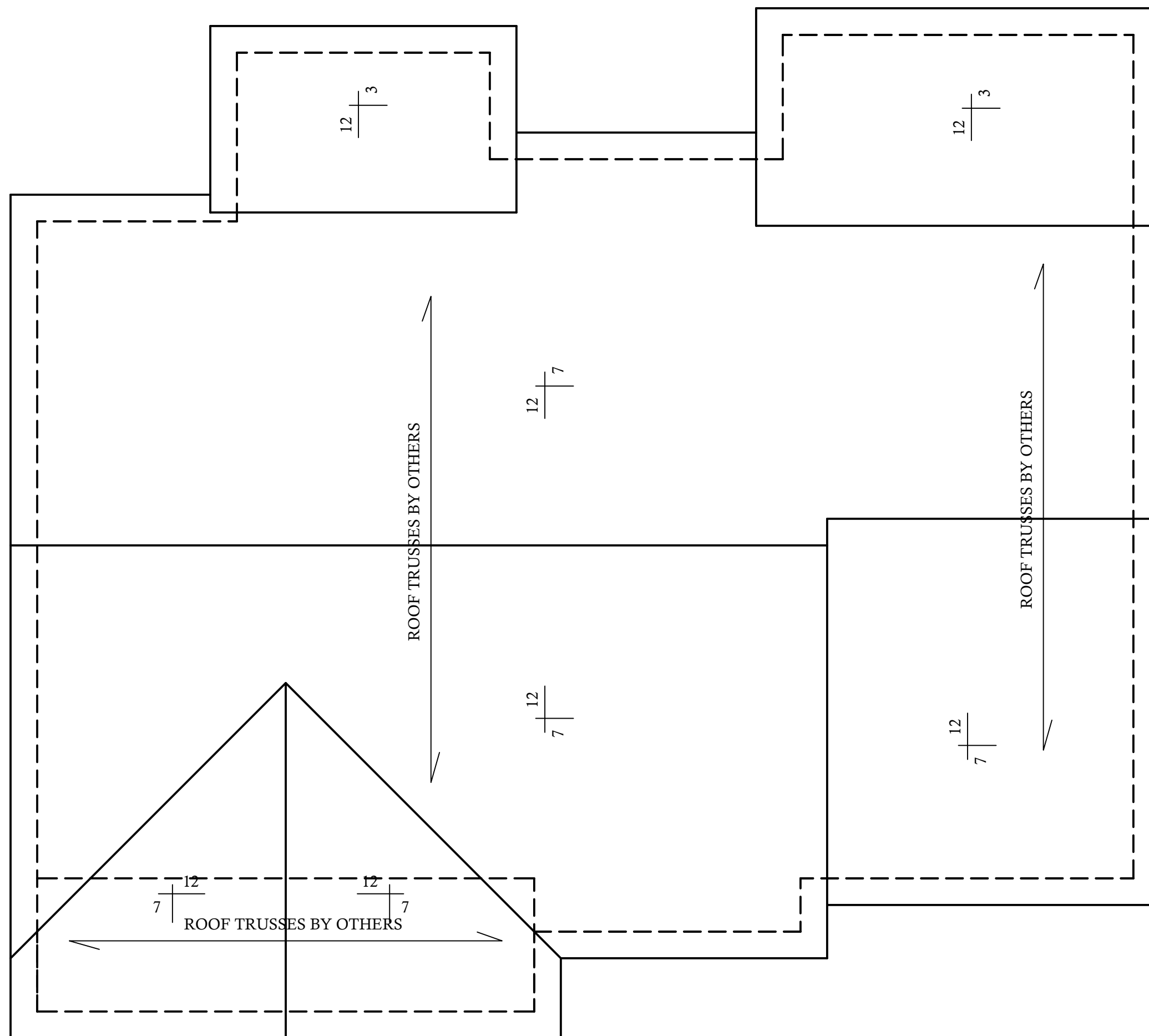
INLET:

$\frac{1272}{150}$ (.5) = $\frac{636}{150}$ SQ. IN. OF INLET VENTING REQ'D

OUTLET:

$\frac{1272}{150}$ (.5) = $\frac{636}{150}$ SQ. IN. OF OUTLET VENTING REQ'D

All Roof Members to be Trusses by Others



ROOF FRAMING PLAN

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



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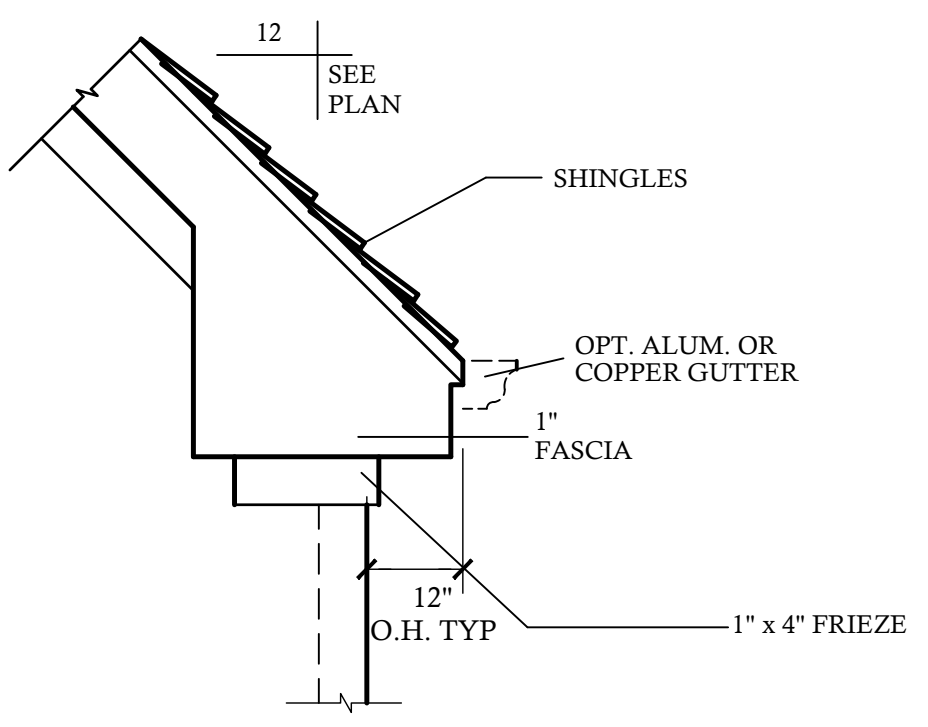
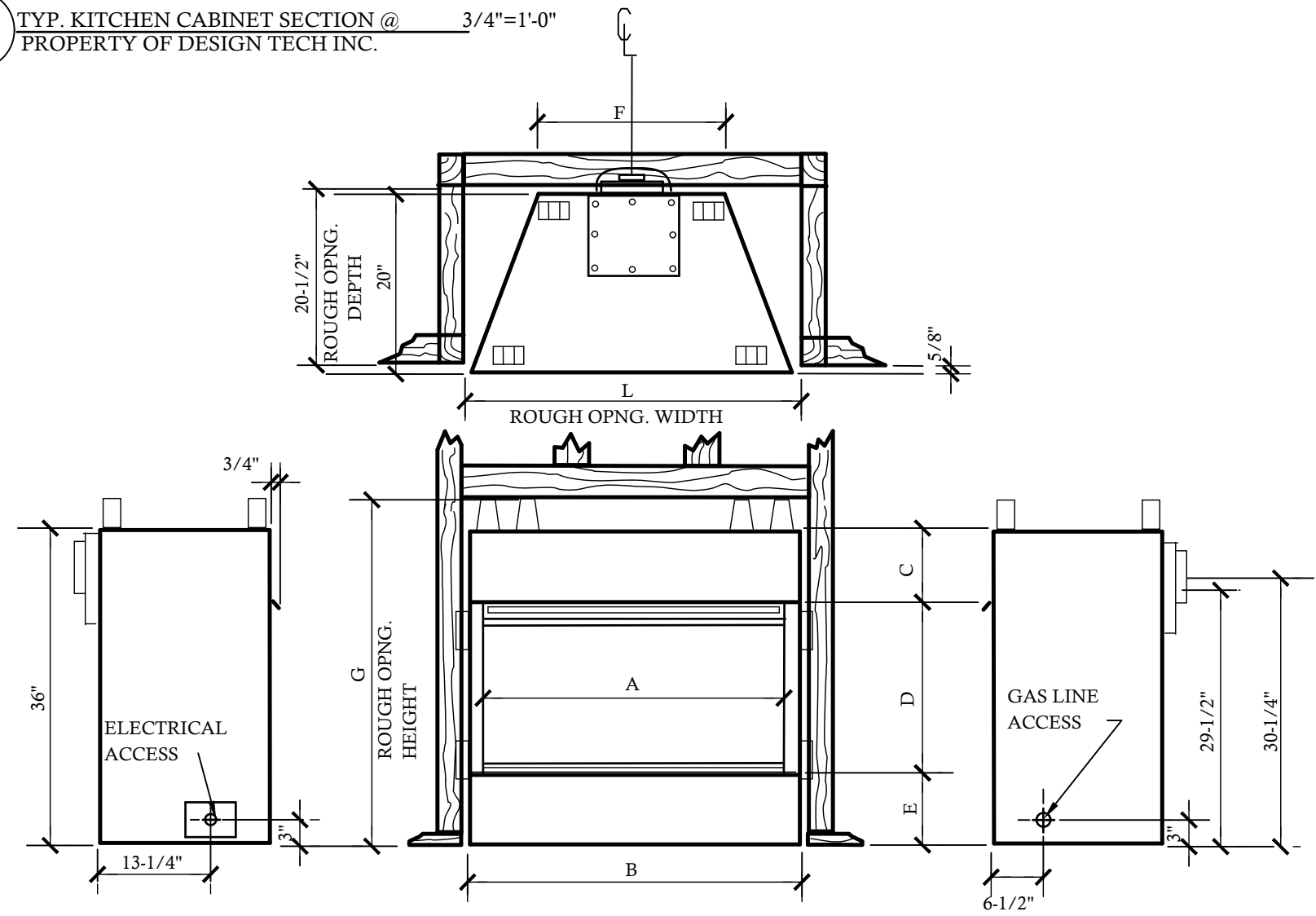
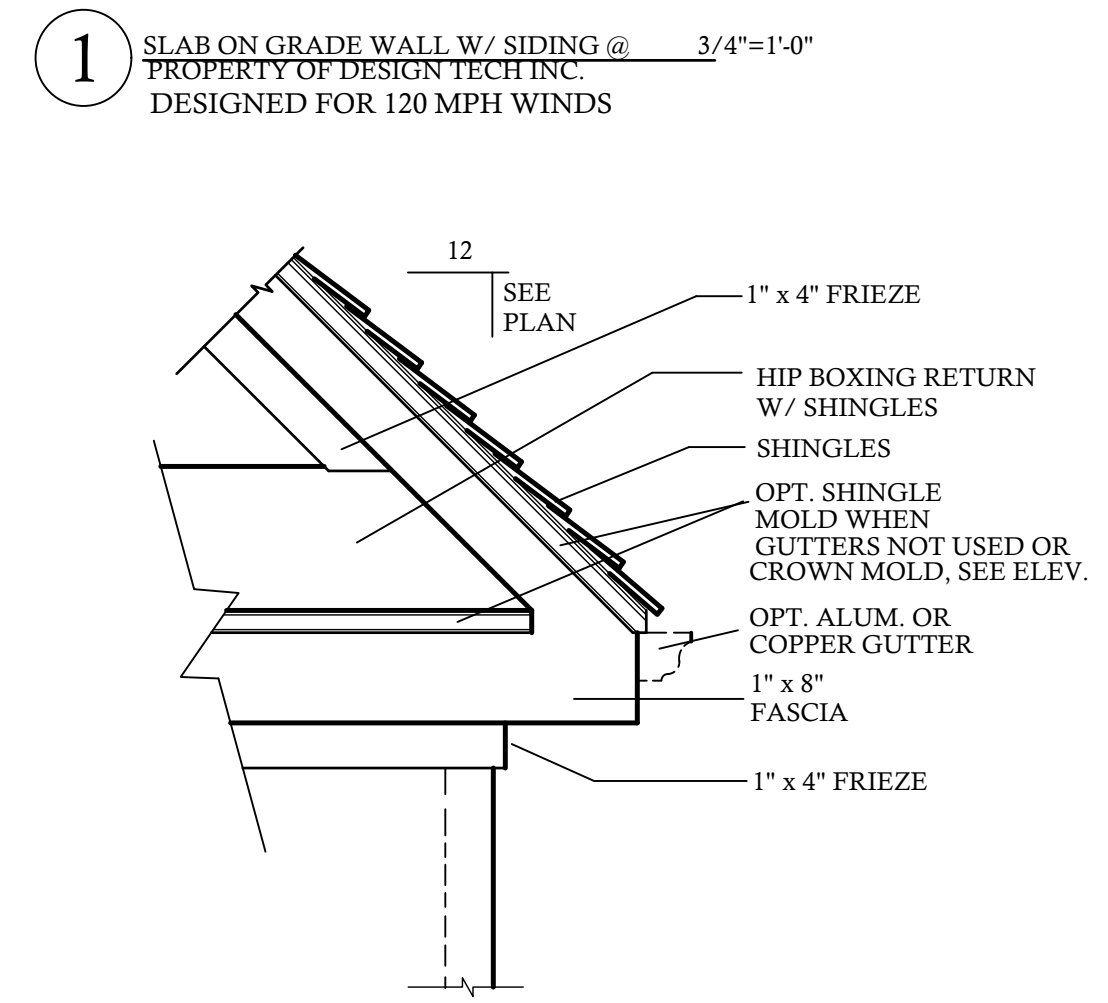
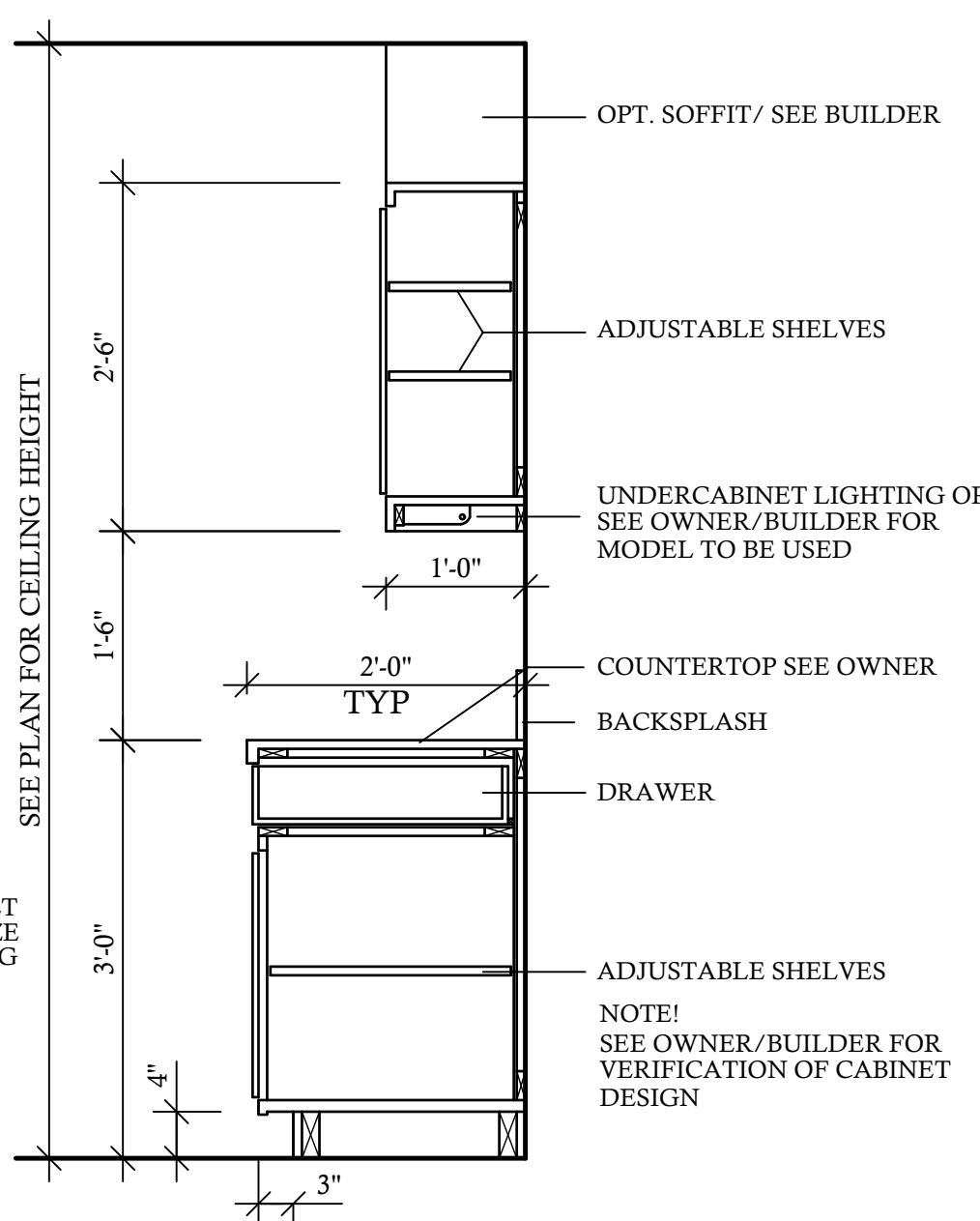
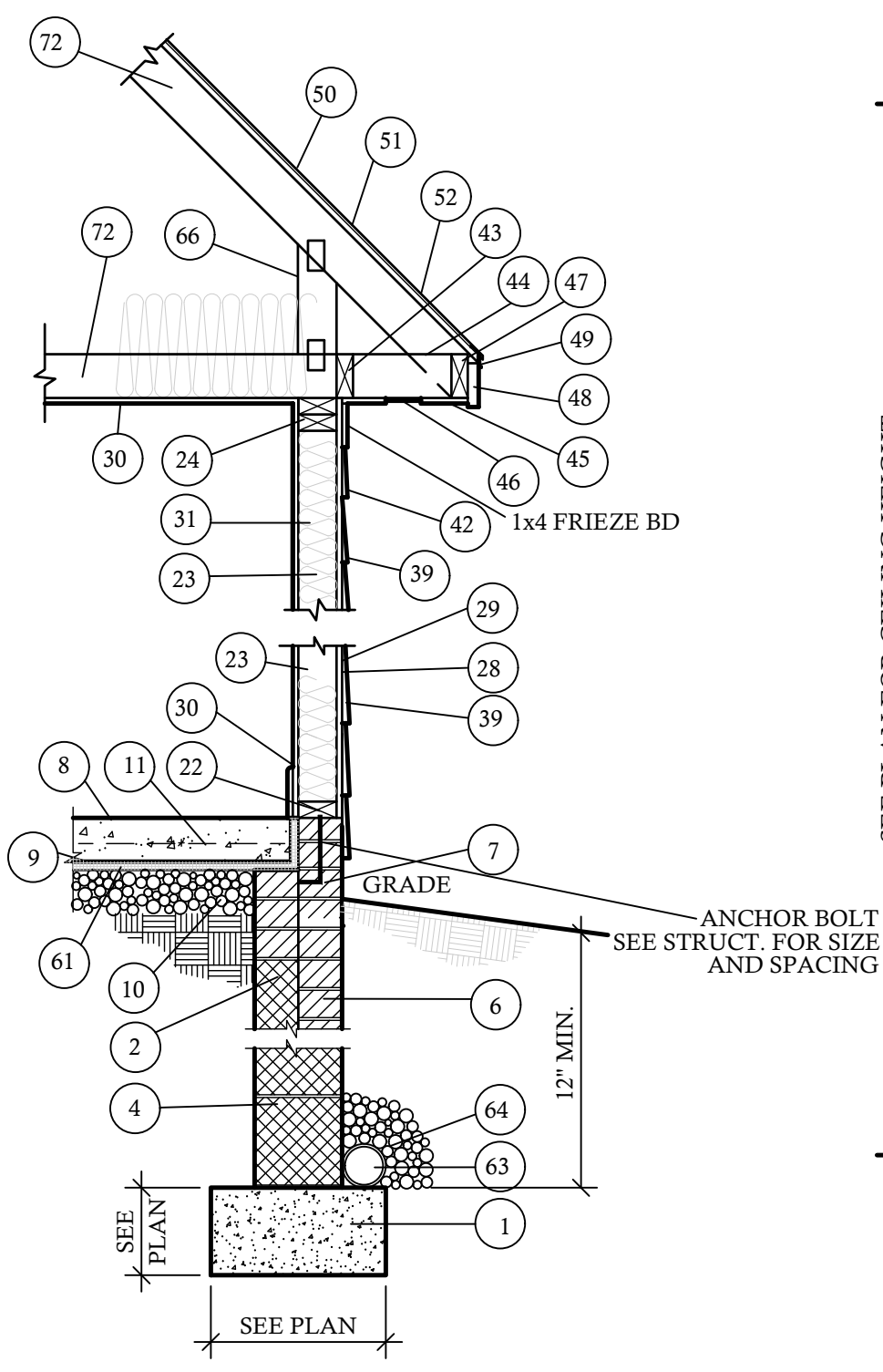
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MATERIAL REFERENCE

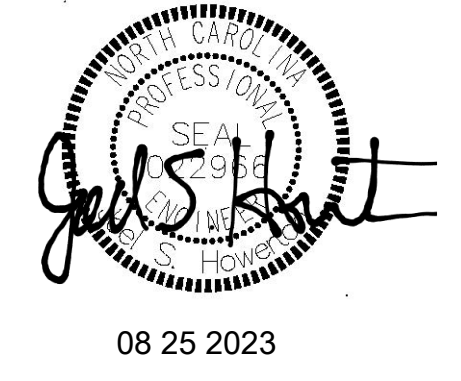
- | | |
|----------------------------------|---|
| 1. CONT. POURED CONC. FOOTING | 42. 1 X FRIEZE BOARD |
| 2. 4 X 8 X 16 C.M.U. | 43. NAILER |
| 3. 6 X 8 X 16 C.M.U. | 44. LOOKOUT |
| 4. 8 X 8 X 16 C.M.U. | 45. 3/8" EXT PLYWOOD SOFFIT |
| 5. 12 X 8 X 16 C.M.U. | 46. SOFFIT VENT |
| 6. BRICK | 47. SUB FASCIA |
| 7. SOLID MASONRY CAP | 48. 1 X FASCIA |
| 8. 4" CONCRETE SLAB | 49. METAL DRIP STRIP |
| 9. 6 MIL VAPOR BARRIER | 50. SHINGLES AS SPECIFIED |
| 10. 4" STONE BASE | 51. 15 LB. FELT PAPER |
| 11. 6" X 6" 10-10 W.W.M. | 52. A.P.A. RATED SHEATHING |
| 12. 2 X 4 TREATED SILL PLATE | 53. 2 X 8 RAFTER |
| 13. 2 X 6 TREATED SILL PLATE | 54. 2 X 6 RAFTER |
| 14. 2 X 6 JOIST | 55. R-38 BATT INSULATION MIN. |
| 15. 2 X 6 BAND | 56. C.M.U. PIER |
| 16. 2 X 8 JOIST | 57. TREATED 2 X 6 SHIM PLATE |
| 17. 2 X 8 BAND | 58. GIRDER SIZE PER PLAN |
| 18. 2 X 10 JOIST | 59. 2 X 2 LEDGER BOARD |
| 19. 2 X 10 BAND | 60. 1/2" EXPANSION JOINT |
| 20. A.P.A. RATED SUB-FLOOR | 61. 1 1/2" RIGID INSULATION (R 5.0 MIN) |
| 21. A.P.A. RATED UNDERLAYMENT | 62. WATERPROOFING |
| 22. 2 X 4 SOLE PLATE | 63. 4" PERFORATED DRAIN TILE (SLOPE TO DRAIN) |
| 23. 2 X 4 STUD WALL | 64. CRUSHED STONE W/ INFILTRATION BARRIER ABOVE |
| 24. DBL 2 X 4 TOP PLATE | 65. CONC. WASH |
| 25. 2 X 6 SOLE PLATE | 66. 2 X 4 RAFTER TIE BACKS PER ENG SPECS. AT MIN EVERY THIRD RAFTER |
| 26. 2 X 6 STUD WALL | 67. SEE STRUCTURAL SHEETS FOR JOIST DIRECTION |
| 27. DBL 2 X 6 TOP PLATE | 68. R-19 BATT INSULATION (MIN.) |
| 28. EXTERIOR SHEATHING | 69. POURED CONC. FND. WALL |
| 29. SHEATHING PAPER | 70. OPT. TRIM SEE BLDR. |
| 30. 1/2" DRY WALL | 71. STONE VENEER |
| 31. R-15 BATT INSULATION MIN. | 72. TRUSSES PER MANUFACTURER |
| 32. BRICK VENEER | 73. STUCCO DRIP CAP |
| 33. WALL TIE | 74. STUCCO ON CMU OR CONCRETE WALL |
| 34. WEEP HOLES @ 16" O.C. HORZ. | 75. BAND W/ DRIP CAP |
| 35. FLASHING AS REQ. PER CODE | 76. SOFFIT BED MOLD TRIM |
| 36. SELF FURRING GALV METAL LATH | 77. 2 X 8 TREATED SILL PLATE |
| 37. METAL BEAD | 78. 2 X 12 JOIST |
| 38. STUCCO PLASTER | 79. 2 X 12 BAND |
| 39. SIDING AS SPECIFIED | 80. 66 MIL. OF THRU WALL FLASHING |
| 40. TPL 2 X BLOCKING | |
| 41. WOOD FILLER | |

	BRICK		GRAVEL BED
	CONC. MASONRY UNIT		WELDED WIRE MESH
	CONCRETE		DETAIL NUMBER
	STEEL		SHEET NUMBER
	EARTH		INT ELEV LETTER
	BATT INSULATION		INT ELEV NUMBER
	RIGID INSULATION		SECTION NUMBER
	STUCCO		SHEET NUMBER
	WOOD		ROOF PITCH RATIO
	STONE		ROOM NUMBER



	A	B	C	D	E	F	G	H	J	K	L	M
DVBR36	36"	40"	6-3/8"	23-1/4"	6-3/8"	22"	40-1/2"	45-3/4"	45-3/4"	64-3/4"	41"	32-3/8"
DVBR42	42"	46"	6-3/8"	23-1/4"	5-3/8"	28"	40-1/2"	49"	49"	69-1/2"	47"	35-1/4"

NOTE - VERIFY W/ MANUF. UNIT MODEL NO. & DIMENSIONS REQUIRED FOR FRAMING AROUND FIREPLACE UNIT PRIOR TO CONSTRUCTION



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