



MICHAEL MOORE DESIGNS Residential Design and Planning 13 THIRTEEN DESIGNS, INC.

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VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION!

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DOCUMENTS PREPARED FOR:

Tim Johnson Residence

T JOHNSON RESIDENCE

Design Documents & Construction Based on:

2018 NC Residential Building Code & 2018 NC Energy Conservation Code

GENERAL COMMENT

The notes, recommendation, and considerations included herein are offered in good faith for the contractor's reference. These notes are not all-inclusive and do not, by any means, include all of the information necessary to all aspects of the construction project.

CONCRETE

All material and workmanship shall conform to ACI 318. All detailing, fabrication, accessories and placement of reinforcing shall conform to the ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures.

STEEL

All material and workmanship shall conform to AISC specifications for the design, fabrication and erection of structural steel.

WOOD FRAMING

All wood framing and materials shall comply with National Design Specifications for Wood Construction published by the National Forest Products Association.

ELECTRICAL NOTES

Electrical receptacles shall be no more than 12 ft. apart including any wall 2 ft. or wider (Bathrooms, Kitchens and Utility Rooms excepted).

PLUMBING NOTES

Plumbing fixtures shall have water usage as stated. Toilet: 1.6 Gallons per flush max.; Showerhead: 2.5 GPM max.; Lavatory Faucets: 2.2 GPM max.; Sink Faucets: 2.2 GPM max.

DESIGN LOADS

Floor: 40 PSF Live Load and 15 PSF Dead Load
Roof: 30 PSF Live Load and 15 PSF Dead Load
Attic: 30 PSF in Storage Areas and 10 PSF where no storage.

SYMBOLS

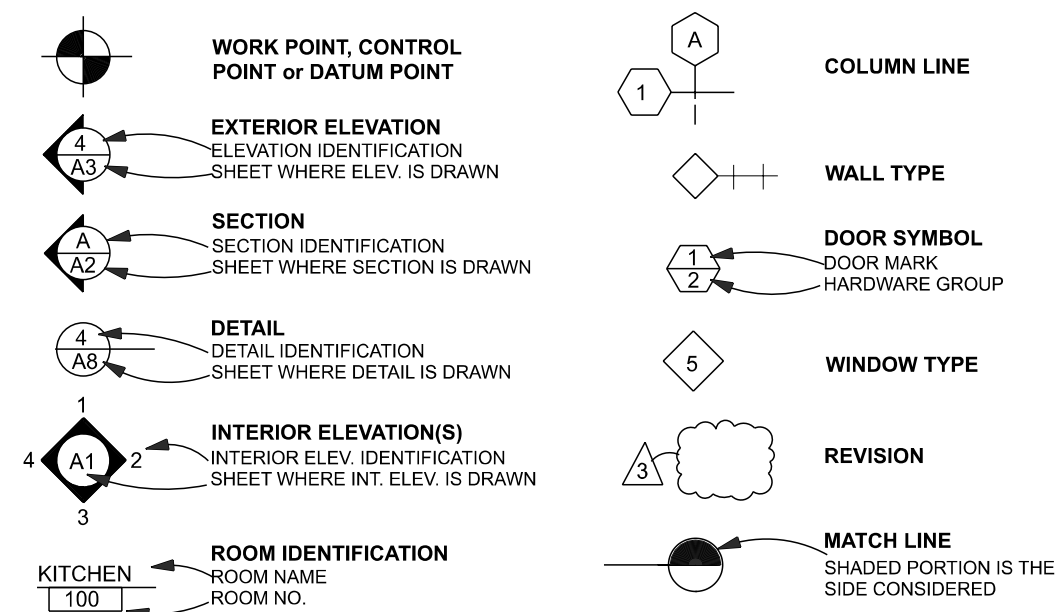


Table of abbreviations for construction documents, listing terms like AND ANGLE, FRAME, QUARRY TILE, etc., with their corresponding symbols and acronyms.

Plan No.:

AREA CALCULATIONS table showing Finished Area, Unfinished Area, Garage, Front Porch, Rear Porch, and Total Unheated Area.

NET AREA is calculated to outside of framing
GROSS AREA is calculated to outside of siding or veneer

CRAWL SPACE VENTILATION table showing Crawlspace Area, Square Feet Required, Square Inches Required, Size of Foundation Vent, Amount of foundation vents needed, and Vents Provided.

Ventilation openings shall be provided through foundation walls or exterior walls. The minimum net area of ventilation openings shall be at least 1 square foot (0.0929 m2) for each 150 square feet (14 m2) of under-floor area.

ATTIC VENTILATION table showing Heated Area, Unheated Area, Total Area under Roof, and Square Feet Required.

PROVIDED VENTILATION table showing Vent Type, Quantity, FVA per Unit, and Total FVA.

Provide roof / attic vents to make up for deficiency in calculations for using soffit and ridge vent only.

INDEX OF DRAWINGS table listing drawing sheets A1 through D1 and their corresponding titles.

Design Documents Prepared by: 13 Thirteen Design & Planning Michael L Moore

DATE PRINTED: Tuesday, August 13, 2024

SHEET CONTENTS: Cover Sheet

SHEET: A1



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.

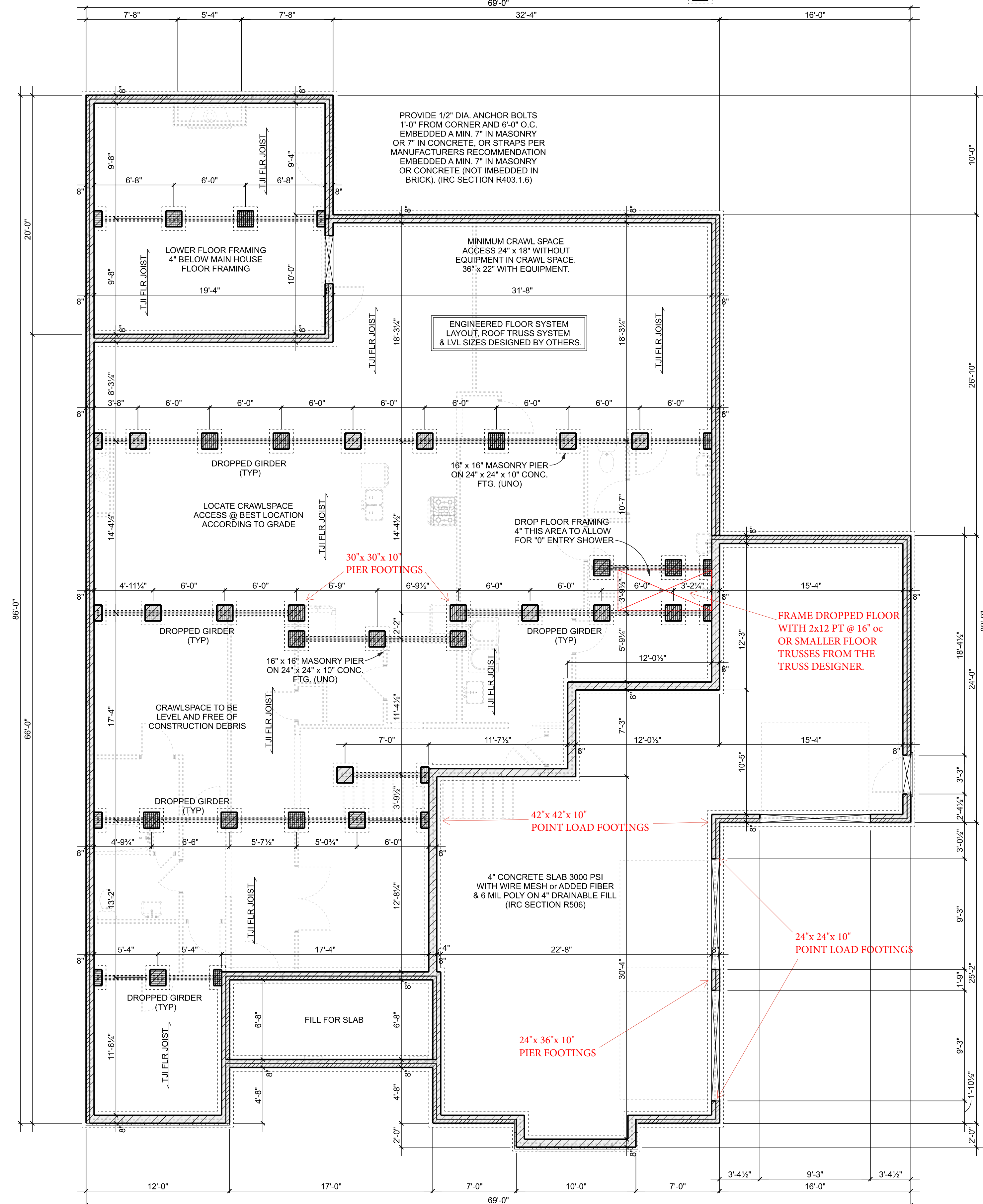


02 05 2025 EST

USE 4 - 2X10 FOR ALL DROPPED BEAMS IN THE CRAWLSPACE UNLESS OTHERWISE NOTED IN THE TRUSS LAYOUT

CONTINUOUS FOOTING PER TABLE	
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS	
CONVENTIONAL WOOD FRAME CONSTRUCTION (BASED ON DRAWINGS)	
1 STORY	16" (w) x 8" (t)
2 STORY	16" (w) x 8" (t)
3 STORY	17" (w) x 10" (t)
4" BRICK VENEER OVER WOOD FRAME CONSTRUCTION OR 8" HOLLOW CONCRETE MASONRY (BASED ON DRAWINGS)	
1 STORY	16" (w) x 8" (t)
2 STORY	19" (w) x 8" (t)
3 STORY	23" (w) x 10" (t)

- DROPPED PIER (DROP 9 1/4" OR A DISTANCE THAT IS EQUAL TO THE DEPTH OF FLOOR SYSTEM USED)
- STANDARD PIER (SAME HEIGHT AS FOUND. WALL)



FOUNDATION LAYOUT
 SCALE: 3/16" = 1'-0"



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SHEET CONTENTS:

Foundation Layout

SHEET:

A2

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AIBD Member
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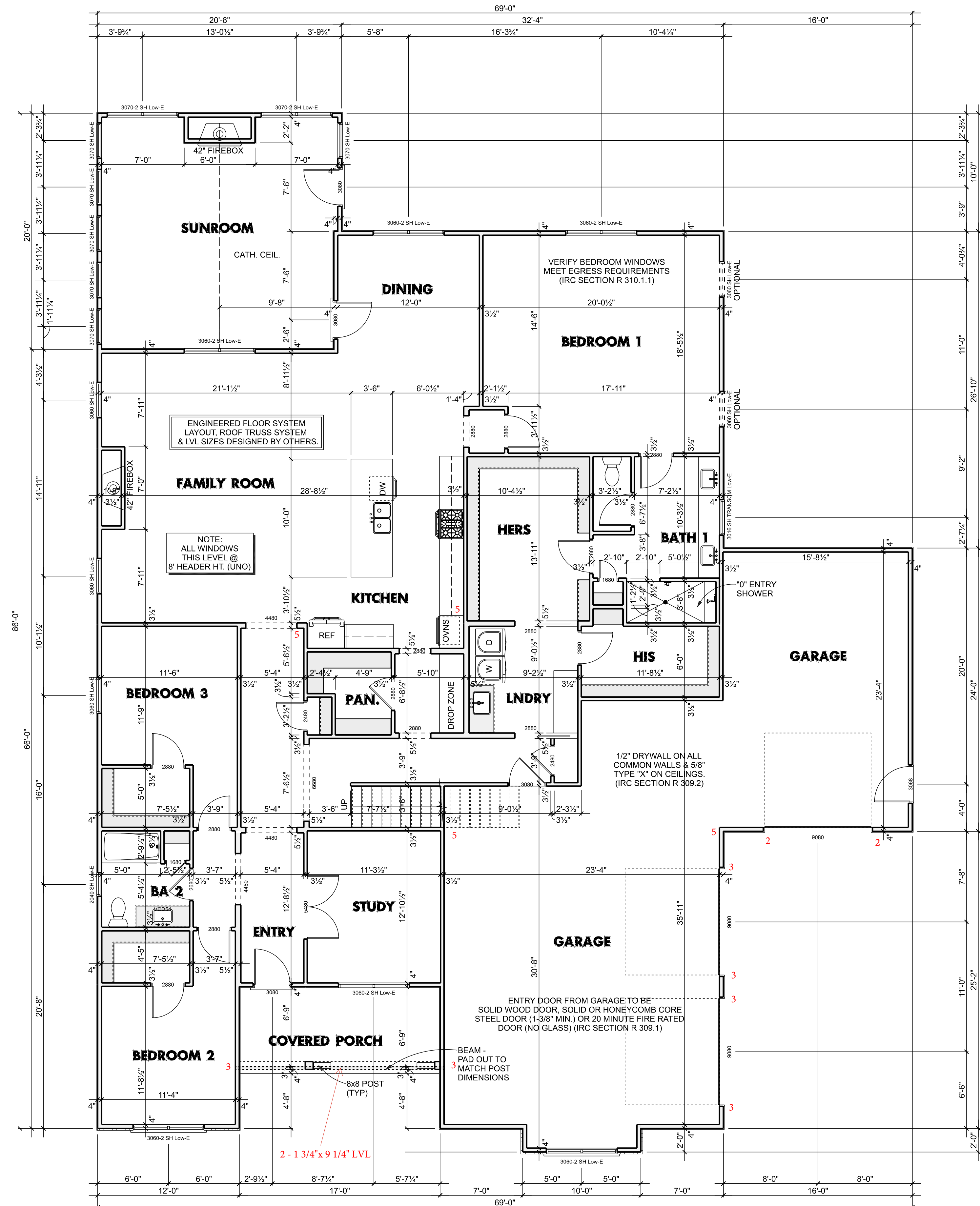
Tuesday, August 13, 2024

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1st Floor Layout

SHEET:

A3



1ST FLOOR LAYOUT

SCALE: 3/16" = 1'-0"

RED NUMBERS ARE THE NUMBER OF STUDS
IN A SUPPORT COLUMN FOR LVL BEAMS



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BRACED WALL NOTES

- BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2019 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.

LVL 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:

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 2X10 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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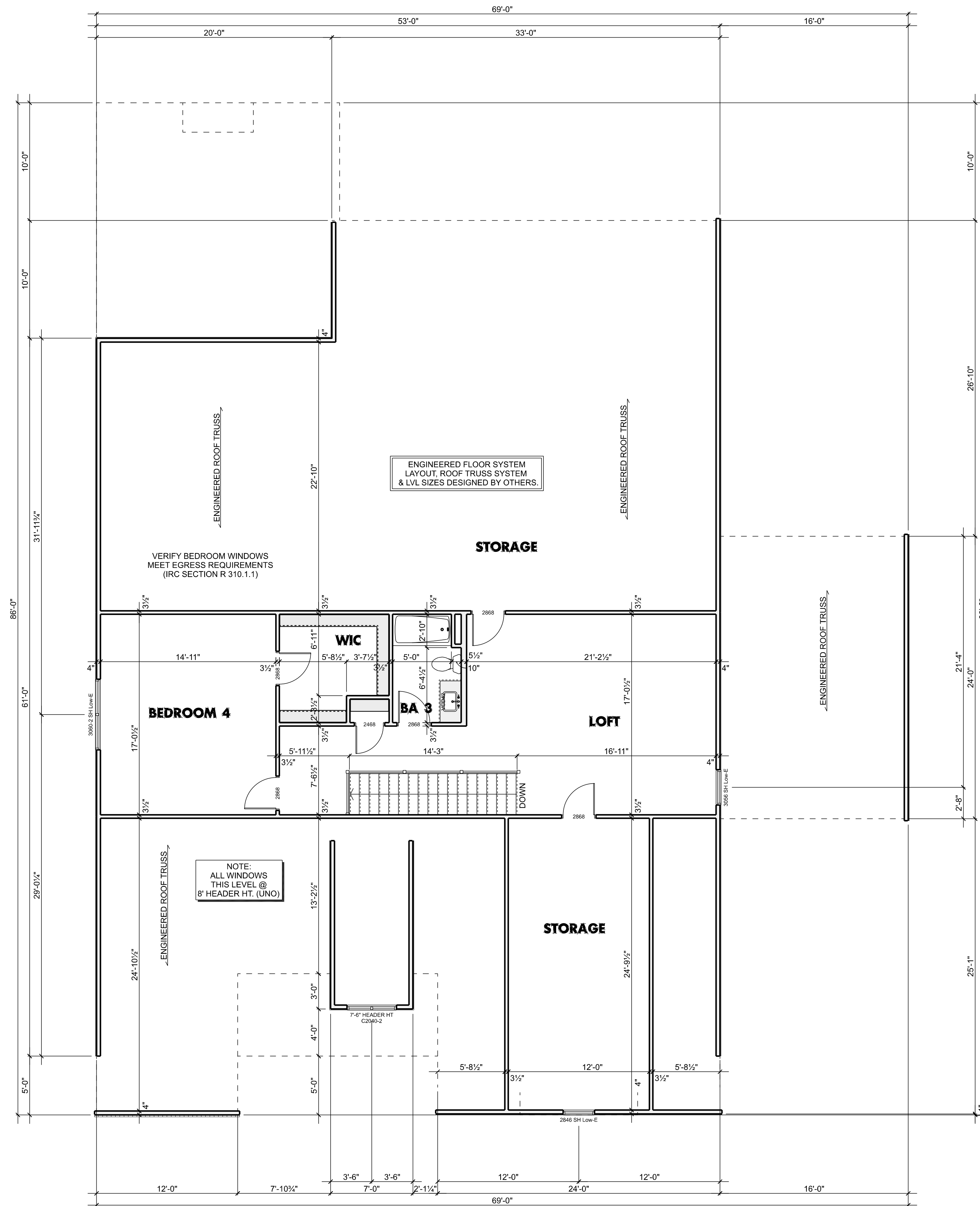
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2nd Floor Layout

SHEET:

A4



2ND FLOOR LAYOUT
SCALE: 3/16" = 1'-0"



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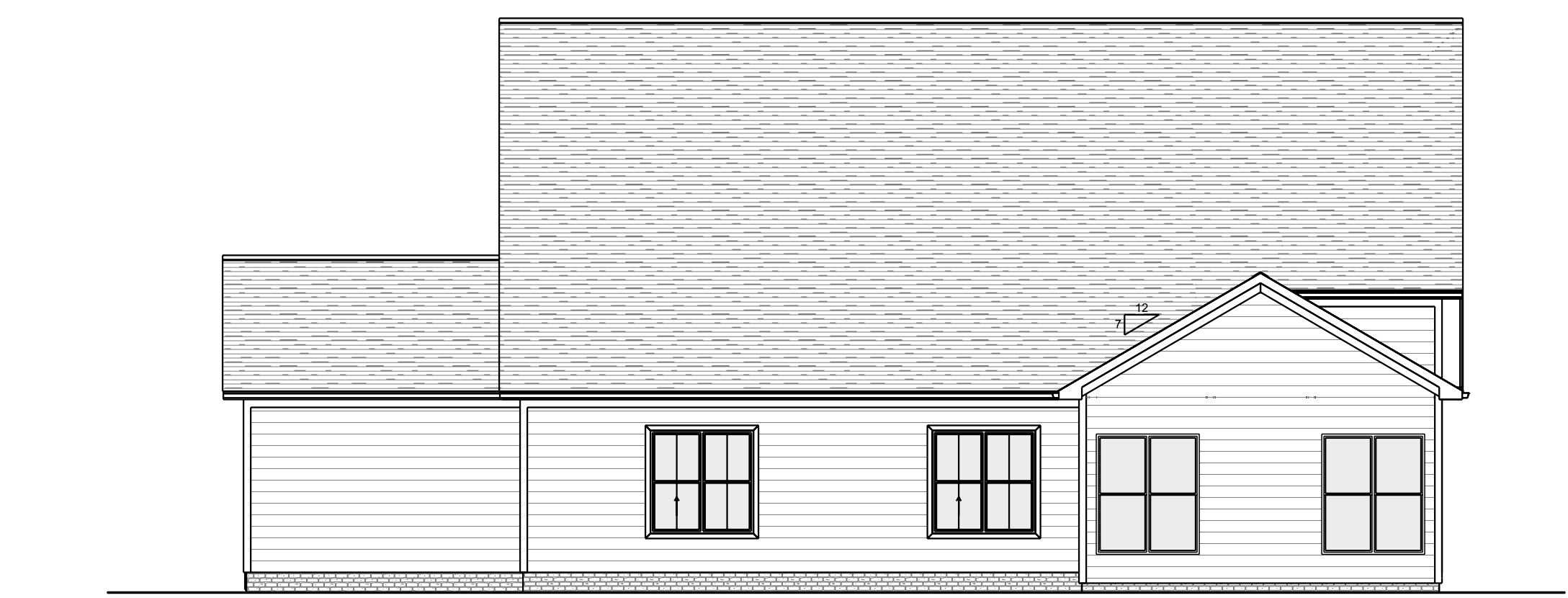




RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



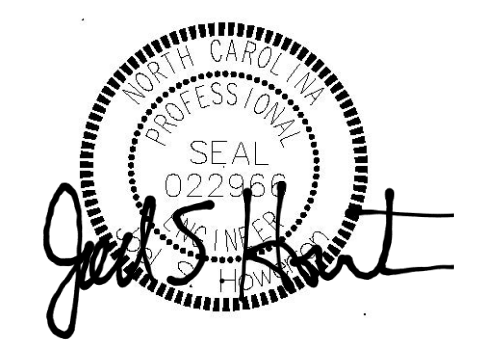
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



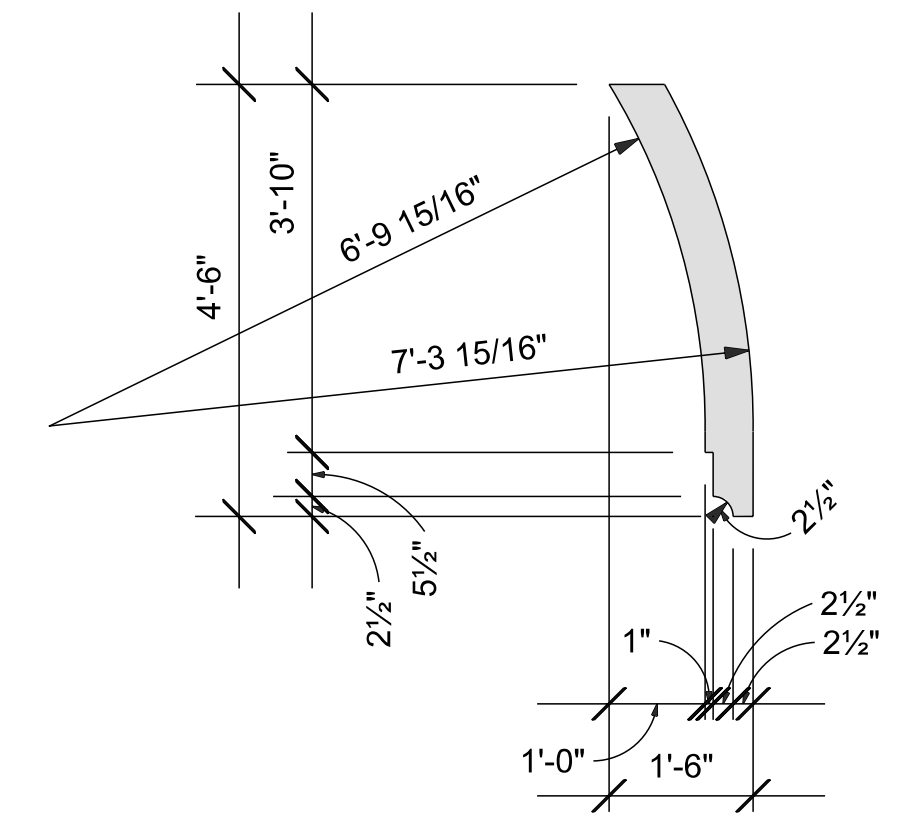
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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

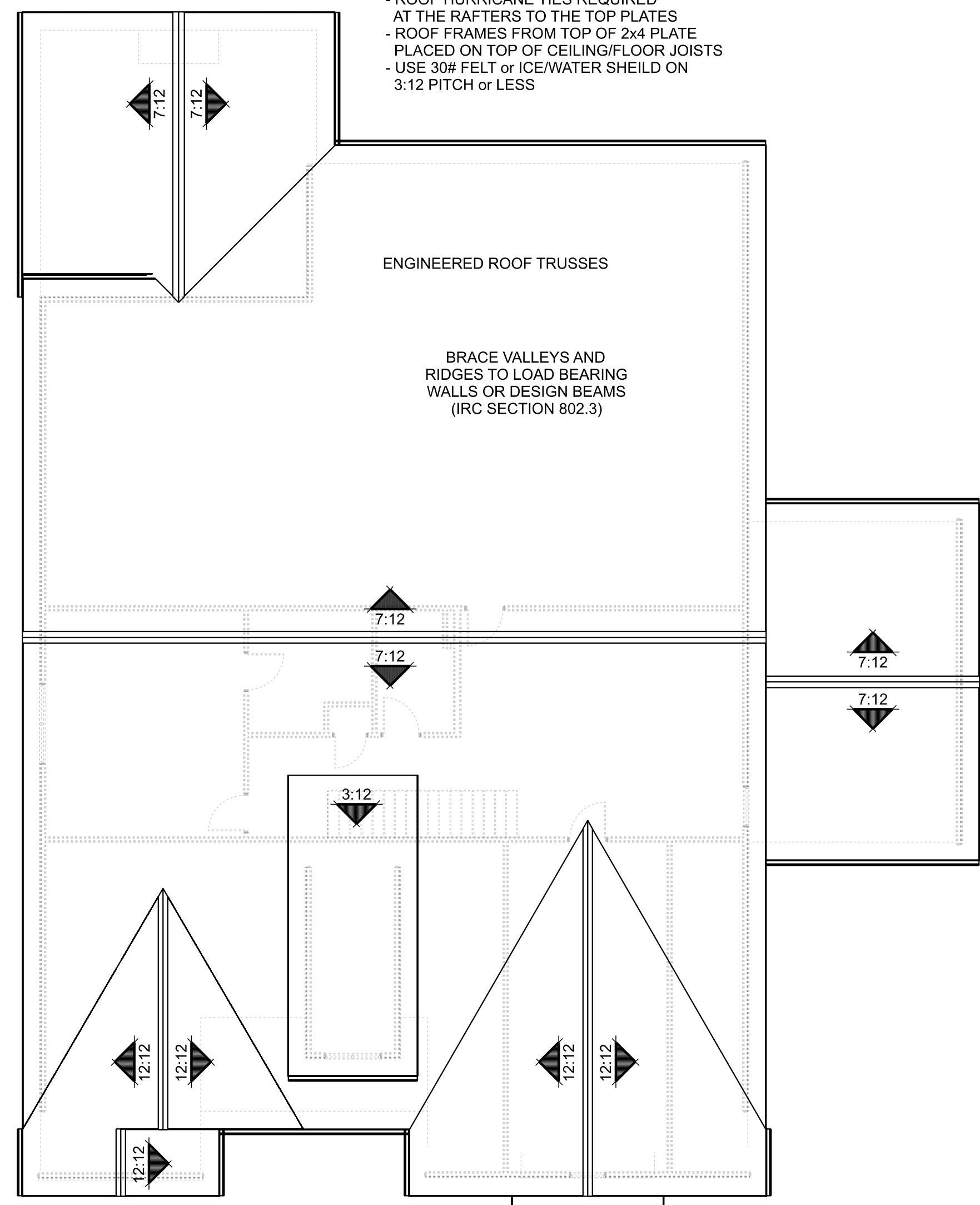


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18X54 KNEE BRACE
SCALE: 1/2" = 1'-0"

- NOTE:
- USE ENGINEERED ROOF TRUSSES WHERE NOTED.
 - EXTEND BOTTOM CHORD OF TRUSS TO CREATE OVERHANG SOFFIT.
 - 16" OVERHANG FROM OUTSIDE EDGE OF FRAMING (UNO)
 - ROOF HURRICANE TIES REQUIRED AT THE RAFTERS TO THE TOP PLATES
 - ROOF FRAMES FROM TOP OF 2x4 PLATE PLACED ON TOP OF CEILING/FLOOR JOISTS
 - USE 30# FELT or ICE/WATER SHIELD ON 3:12 PITCH or LESS



ROOF PLAN
SCALE: 1/8" = 1'-0"



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SHEET CONTENTS:
Front & Rear Elevations

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