

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

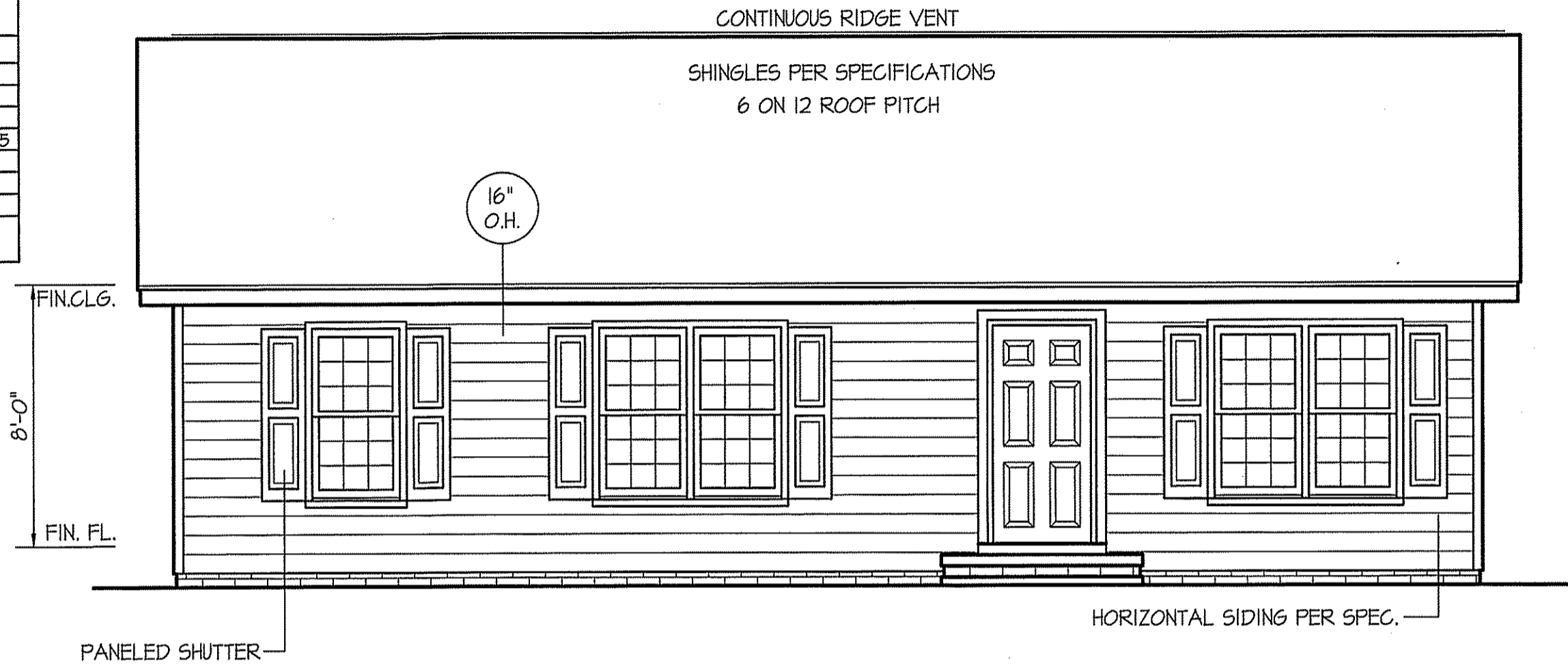
DATE:
OCT. 19, 2023

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

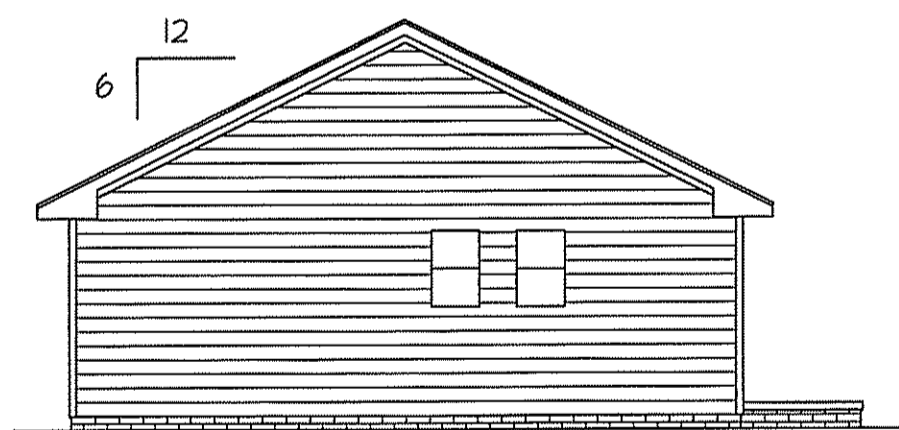
PROVIDE STEPS AS REQUIRED
GRADE MAY VARY - BUILDER TO VERIFY

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

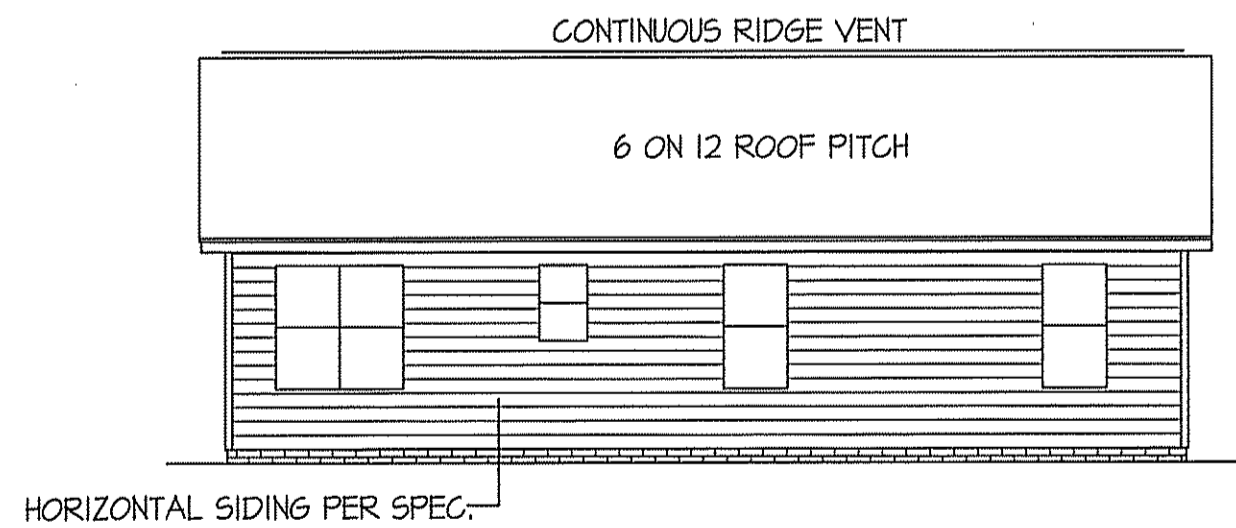
ALL EXTERIOR WALLS TO BE SHEATHED WITH OS-WSP (1/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.



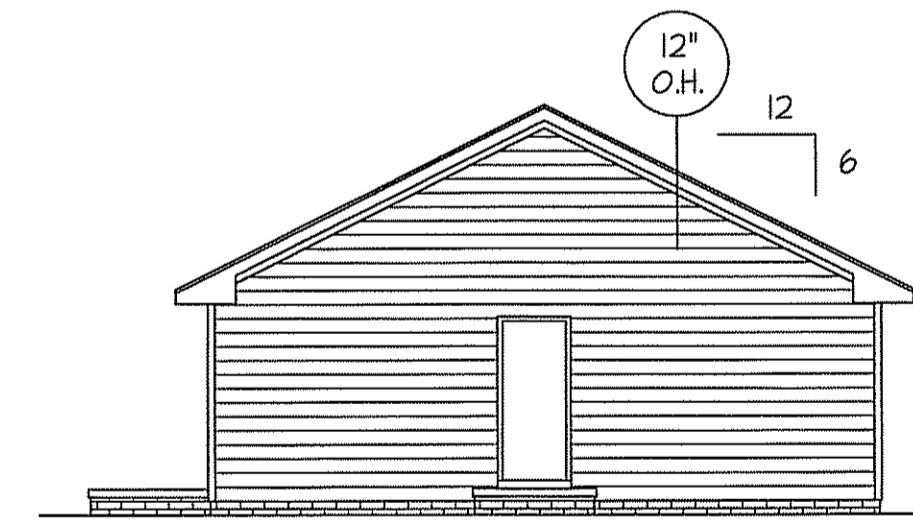
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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

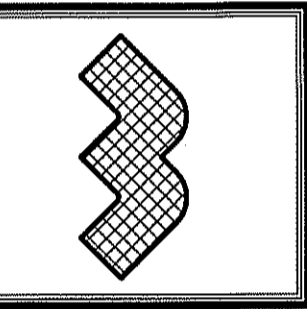


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

PROVIDE STEPS AS REQUIRED
BUILDER TO VERIFY GRADE

ROOF VENTILATION REQ'MTS.
1120 ATTIC SQ. FT. / 300 = 3.73
PROVIDED ON PLAN
40 L.F. RIDGE VENT = 7.5
80 L.F. SOFFIT VENT = 5.00
TOTAL = 12.50 S.F. FREE NET AREA

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EXCLUSIVE PLAN FOR
WELLONS HOMES
Freedom -III (Crystal)

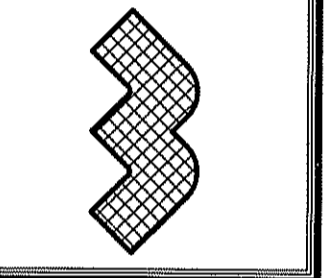
PLAN:

SHEET NO.

1

DATE:
OCT. 19, 2023

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**EXCLUSIVE PLAN FOR
WELLONS HOMES**
Freedom -II (Crystal)

PLAN:
SHEET NO.
2

HIGH WIND ZONES

TABLE R450.5(a)
Requirements for Wood Stud in Exterior Walls Supporting One Floor, Roof and Ceiling or Less/Exterior Nonloadbearing Walls in Two Story Structure or Less/Interior Walls Supporting One Floor, Roof and Ceiling or Less

STUD LENGTH	STUD SPACING	120 MPH		130 MPH		140 MPH		150 MPH	
		2x4	2x6	2x4	2x6	2x4	2x6	2x4	2x6
8	16	#2	Stud	#2	Stud	#2	Stud	#2	Stud
8	24	#2	Stud	#2	Stud	#2	Stud	#2	Stud
10	16	#2	Stud	#2	Stud	#2	Stud	#2	Stud
10	24	Design	#2	Design	#2	Design	#2	Design	#2
8	16	Stud	Stud	Stud	Stud	#3	Stud	#3	Stud
8	24	#2	Stud	#3	Stud	#2	Stud	#2	Stud
10	16	#2	Stud	#2	Stud	#2	Stud	#2	Stud
10	24	Design	#2	Design	#2	Design	Stud	Design	Stud

For SI: 1 inch = 25.4 mm, 1 mile per hour = 0.447 m/s.
Explanation of Table Entries:
Design - Studs with this entry shall be in accordance with accepted engineering practice.
#2 - #2 Grade connection
#3 - #3 Grade
Stud - Stud grade
Standard - Standard grade
Utility - Utility grade
1/2" wood structural sheathing shall be attached with 8d nails at 6" at perimeter and 12" at intermediate supports. When a grade is specified in the table any grade above it in this list may be used.

TABLE R602.7.5
EXTERIOR BEARING WALLS FOR FIRST FLOOR OF THREE STORY
Spruce Pine Fir

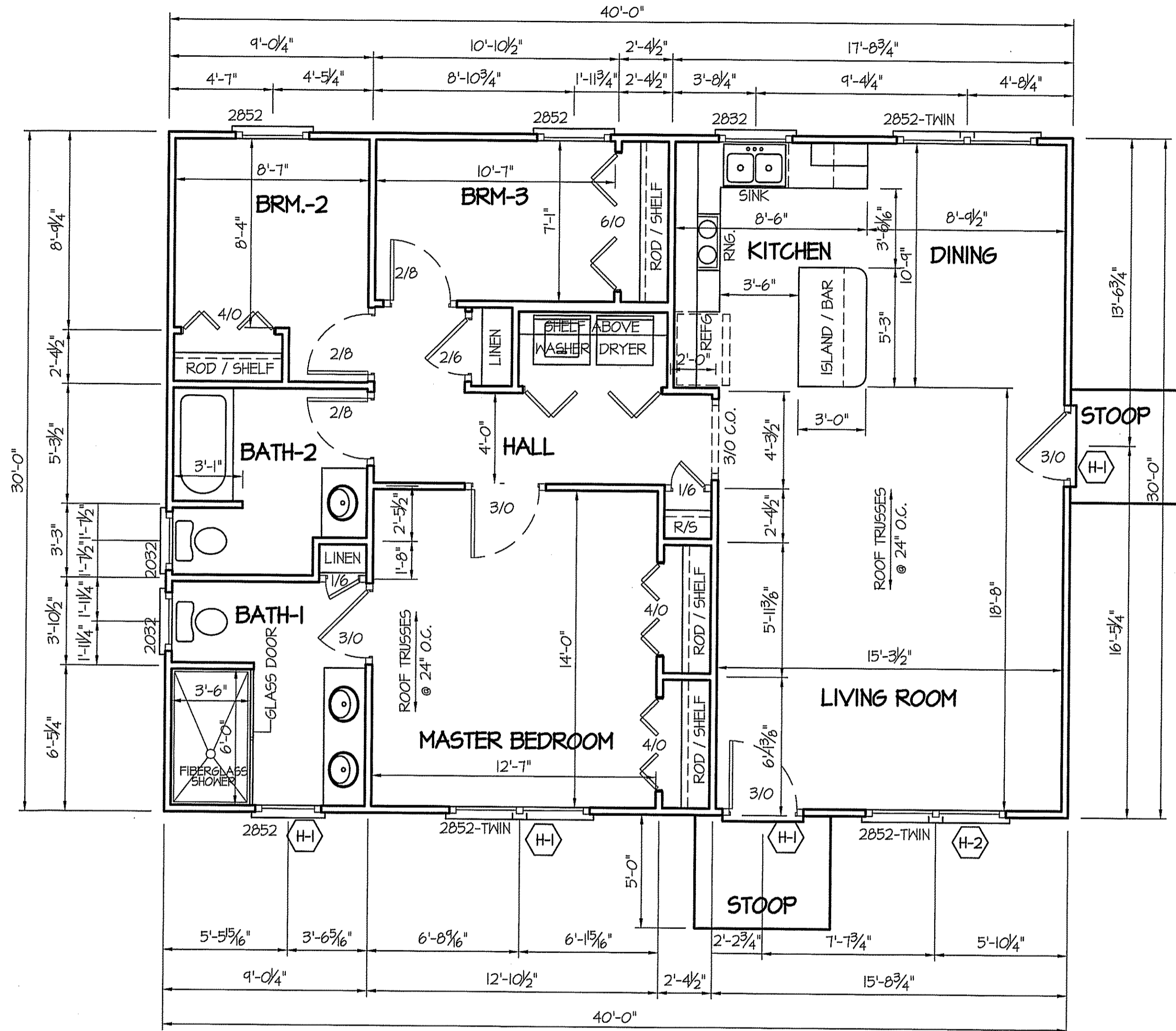
WIND ZONE (mph)	2x4 @ 12" o.c. Structural Sheathing	2x4 @ 16" o.c. Blocking	3x4 @ 2x8 @ 16" o.c. Structural Sheathing
130	#2	Any grade	Any grade
140	#2	Any grade	Any grade
150	#2	Any grade	Any grade

TABLE R602.7.5
EXTERIOR NONBEARING WALLS FOR FIRST FLOOR OF THREE STORY
Spruce Pine Fir

WIND ZONE (mph)	2x4 @ 12" o.c. Blocking	2x4 @ 16" o.c. Blocking	3x4 @ 2x8 @ 16" o.c. Structural Sheathing
130	#2, Stud	#2	Any grade
140	#2, Stud	NP	Any grade
150	#2	NP	Any grade

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.
a. Any grade = any grade except standard, utility and economy.
b. Corner blocking is required where blocking is specified.
c. 2-2x4s at 16 inches o.c. - 2x4 @ 8 inches may be used where 3x4 @ 16 inches is specified.
d. Refer to Sections R450.6 and R450.4 for sheathing requirements.
e. Beading stud height is limited to 10 feet.
f. No full depth blocking at mid-height.

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

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).

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.

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

8' CEILING (UNLESS OTHERWISE NOTED)
FLOOR PLAN
SCALE: 1/4" = 1'-0"
1200 S.F. (FRAME-HEATED)
55 S.F. (STOOP)

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

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

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

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

HIGH WIND ZONES

R4503.1.3 Interior piers and pier footings. The dimensions for the interior piers and pier footings shall comply with Table R403.1(2).

R4503.1.4 Interior thickened slabs. Monolithic slabs with integral footings resting uplift shall be reinforced in accordance with Section R4503.1.2.

R4503.1.5 Interior foundation walls. Interior foundation walls resisting uplift shall be reinforced in accordance with Section R4503.1.2.

R4503.2 Pier and curtain wall footings. Pier and curtain walls in the 140 and 150 mph (63 m/s and 67 m/s) wind zones shall be constructed in accordance with Sections R4503.2.1 and R4503.2.2 and Figures R4503.2(a) through R4503.2(d).

R4503.2.1 Enlarged footings at piers. The curtain wall footing must meet the minimum projection requirements in Figure R403.1(1) and footing dimensions for the pier footings shall comply with Table R4503.2.1.

R4503.2.2 Continuous width footings. Uniform continuous width footings for pier and curtain wall foundations shall be a minimum of 8 inches (203 mm) thick and 24 inches (60 mm) wide. Footings shall be reinforced with three #4 bars (or two #5 bars) at 3 inches (76 mm) above the bottom of the footing. The bars shall be continuous or lapped 25 inches (635 mm) at all splices.

R4503.3 Footing dowels. All footings shall have reinforcing dowel bars to match the vertical reinforcing bars in the foundation wall above. Dowels or threaded rods shall have a standard hook length of 12 times the bar diameter embedded in

the footing and shall lap the wall or pier reinforcing at least 25 inches (635 mm).

R4503.4 Footing anchor bolts. All anchor bolts shall have a standard hook length of 12 times the bolt diameter embedded in the footing or foundation wall. They shall not be permitted to be lapped.

Exceptions:

1. Anchor bolts in bond beams as permitted by Section R4504.2.1.1.
2. Anchor bolts in slabs on grade as permitted by Section R4504.2.2.

SECTION R4504

WALL AND FOUNDATION ANCHORAGE

R4504.1 Anchorage in the 130 mph wind zone. Exterior walls of structures in the 130 mph (58 m/s) wind zone shall be anchored to the foundation wall or slab on grade with 1/2-inch (13 mm) anchor bolts, 4 feet (1219 mm) on center, extended 15 inches (381 mm) into masonry and 7 inches (178 mm) into concrete and so exempt from the other requirements of this section.

R4504.2 Anchorage in the 140 and 150 mph wind zones. Exterior walls of structures in the 140 and 150 mph (63 m/s and 67 m/s) wind zones shall be anchored to the footing to resist the forces specified in Section R4508.2, by the prescriptive requirements of this section and Figures R4504.2(a) through R4504.2(f), or as allowed by Section R4508.4.

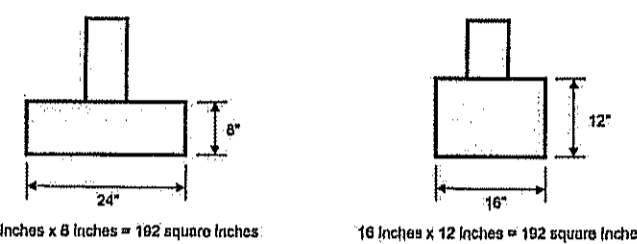


FIGURE R4503.1.1 ALTERNATIVE FOOTING SIZE

TABLE R4503.2.1 FOOTINGS TO RESIST UPLIFT FROM PIERS IN 140 AND 150 MPH WIND ZONES SUPPORTING GIRDER IN EXTERIOR WALLS

VELOCITY (mph)	4'-0"	6'-0"	8'-0"
140	2'-0" x 2'-0" x 10"	2'-4" x 2'-4" x 10"	2'-8" x 2'-8" x 10"
150	3'-0" x 3'-0" x 10"	3'-4" x 3'-4" x 12"	3'-8" x 3'-8" x 12"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s. Note: See Table R403.1(2) for 130 mph wind zone.

HIGH WIND ZONES

R4504.2.1 Exterior foundation walls. Vertical reinforcement bars shall be installed not more than 2 feet (51 mm) from each corner and at intervals not to exceed Table R4504.2.1 with all reinforced cells grouted solid. The reinforcement bars shall terminate in a bond beam in accordance with Section R4504.2.1.1 or continuous anchorage bolts shall terminate at the sill plate or exterior wall framing in accordance with Section R4504.2.1.2.

R4504.2.2 Exterior concrete slab-on-grade footings. Anchorage shall be installed at intervals not to exceed Table R4504.2.1 and shall terminate in a minimum 2 x 4 double sole plate. See Figure 4504.2(d).

Exceptions:

1. Where the bolts terminate in a single sole plate, anchorage shall be installed at intervals not to exceed Table R4504.2.1.1. See Figure R4504.2(e).
2. Foundation anchorage spaced and installed in accordance with the manufacturer's installation instructions that provides equivalent anchorage to resist the forces in Table R4508.2 shall be installed to provide continuous load path from the single sole plate to the wall.

R4504.2.3 Ground supported slab with masonry stem wall. A minimum of two 2x4 sill plates shall be anchored with 1/2-inch (13 mm) continuous anchor bolts with 2 x 2 x 1/4 inch (51 x 51 x 3 mm) washers at intervals not to exceed Table R4504.2.1.1. An approved anchor from the sill plate to the wall framing shall be installed to resist the forces specified in Table R4508.2 or sheathing shall be fastened in accordance with Figure R4508.4(b). See Figure R4504.2(f).

SECTION R4505

WALL CONSTRUCTION

R4505.1 Construction. Exterior walls of wood frame construction shall be in accordance with Figures R602.3(1) and R602.3(2). Components of exterior walls shall be fastened in accordance with Table R602.3(1). Walls of wood frame construction shall be designed and constructed in accordance with ANSI AWC *National Design Specification for Wood Construction*, listed in Chapter 44.

Exterior walls subject to wind speeds of 130 mph (58 m/s) or greater as established in Table R301.2(1) shall be designed in accordance with accepted engineering practice. See Tables R4505(a) and R4505(b).

In bearing walls, studs which are not more than 10 feet (3048 mm) in length shall be spaced not more than is specified in Tables R4505(a) and R4505(b) for the corresponding stud size.

SECTION R4506

STRUCTURAL BRACING

R4506.1 Structural bracing in 130 mph wind zone. Structural bracing in the 130 mph (58 m/s) wind zone shall comply with Section R602.10.3.

R4506.2 Structural bracing in 140 and 150 mph wind zones. All stories shall be continuously sheathed with wood structural panels. All panels shall be fastened in accordance with Table R4506.2. Where sheathing is used to resist uplift, see Section R4508.4 for blocking requirements. Otherwise, blocking shall be installed if less than 50 percent of the wall length is sheathed. If a wall is sheathed less than 25 percent of its length, then that wall shall be designed in accordance with approved engineering practice.

TABLE R4504.2.1 WALL REINFORCEMENT BARS OR CONTINUOUS ANCHORAGE BOLTS

BAR/ANCHOR SIZE (inches)	5/8	1/2	3/8
MAXIMUM SPACING (inches)	96	72	42

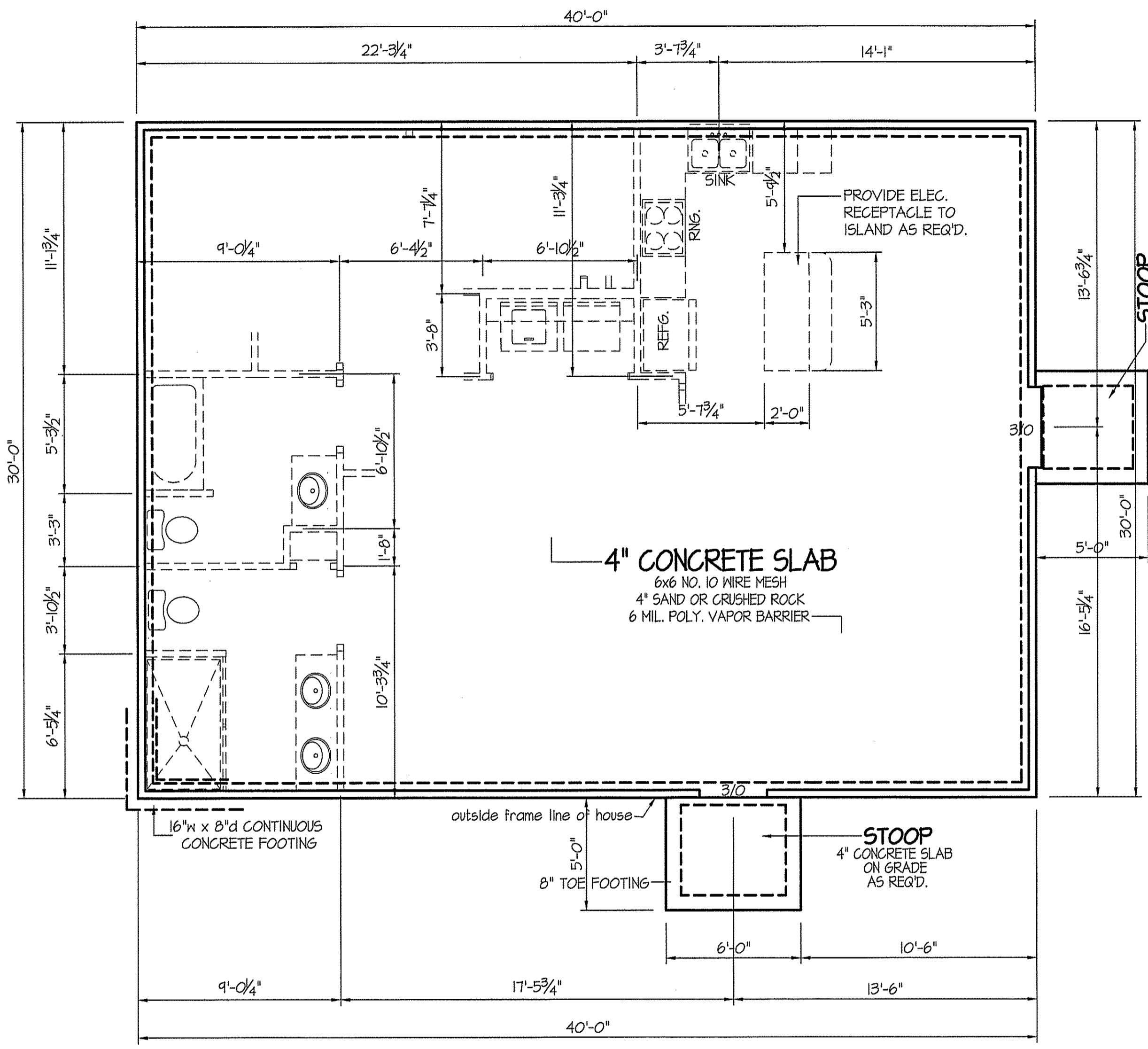
For SI: 1 inch = 25.4 mm.
 a. Applies to 140 and 150 mph wind zones.
 b. Continuous anchorage from footing to girder or wall framing.
 c. Applies to footing dowel bars, vertical reinforcement and anchor bolts.
 d. Spacing may exceed the tabulated values by up to 8 inches provided the total number of required bars is installed.

R4504.2.1.1 Bond beams. The top of a concrete or masonry foundation wall shall have a bond beam in accordance with Figure R4504.2(a). The bond beam shall be reinforced with one #5 bar. The bar shall be continuous or lapped 25 inches (635 mm) at all splices.

R4504.2.1.1.1 Bond beam plate anchorage. A minimum of two 2 x 6 sill plates shall be anchored with 1/2-inch (13 mm) anchor bolts with 2 x 2 x 1/4 inch (51 x 51 x 3 mm) washers at intervals not to exceed Table R4504.2.1.1. An approved anchor from the sill plate to the wall framing shall be installed to resist the forces specified in Table R4508.2 or sheathing shall be fastened in accordance with Figure R4508.4(b). See Figure R4504.2(a).

R4504.2.1.2 Continuous anchorage bolts. A minimum of two 2 x 6 sill plates shall be anchored with continuous anchor bolts in accordance with Table R4504.2.1 with 2 x 2 x 1/4 inch (51 x 51 x 3 mm) washers. Where the vertical anchorage bolts terminate at the sill plate, an approved anchor from the sill plate to the wall framing shall be installed to resist the forces specified in Table R4508.2 or sheathing shall be fastened in accordance with Figure R4508.4(b). See Figure R4504.2(b).

Exceptions: Where the uplift anchorage bolts from Table R4504.2.1 are continuous from the footing to the exterior wall framing, a single 2 x 6 sill plate is permitted. See Figure R4504.2(c).

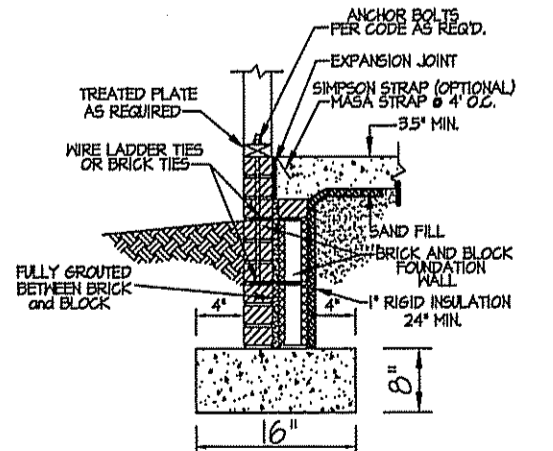


STEM WALL SLAB FOUNDATION PLAN SCALE: 1/4" = 1'-0"

PROVIDE HOSE BIBBS AS PER SPECIFICATIONS

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

COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

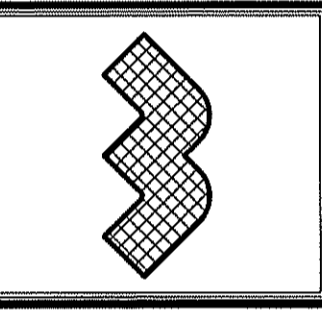


TYP. FND. DETAIL

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:
OCT. 19, 2023

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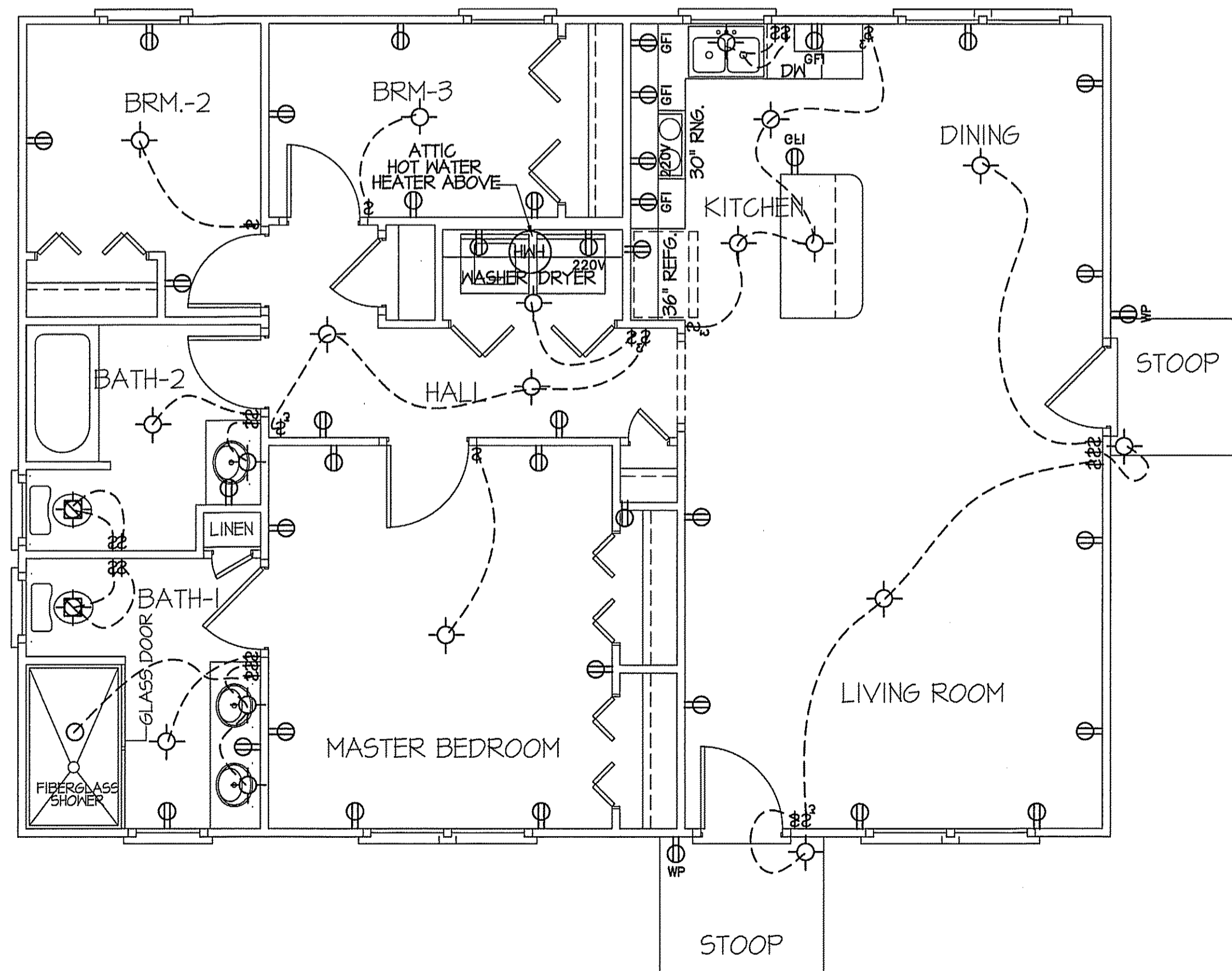


EXCLUSIVE PLAN FOR WELLONS HOMES
Freedom -II (Crystal)

PLAN:
SHEET NO.
3

C.F.~ "WELLONS HOME" FILE NAME "FREEDOM I, II, & III" AUGUST-2023

ELECTRICAL LEGEND		
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 RECEP.	⌘ 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 RECEP.	⊖ ELEC. PANEL BOX
□ FLUOR. LIGHT FIXTURE	⊖ GROUND FAULT	⊖ T.V. CABLE RECEP.
⊖ EXHAUST FAN	⊖ DISPOSAL UNIT	⊖ TELEPHONE JACK
⊖ CL'G. FAN	⊖ 220V 220 VOLT RECEPTACLE	⊖ COMPUTER JACK
⊕ FLOOD LIGHT		



8' CEILING (UNLESS OTHERWISE NOTED)

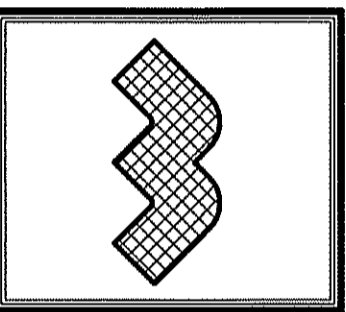
ELECTRICAL FLOOR PLAN

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

1200 S.F. (FRAME-HEATED)
55 S.F. (STOOPS)

DATE:
OCT. 19, 2023

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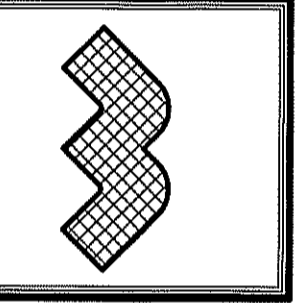


EXCLUSIVE PLAN FOR
WELLONS HOMES
Freedom -III (Crystal)

PLAN:
SHEET NO.
4

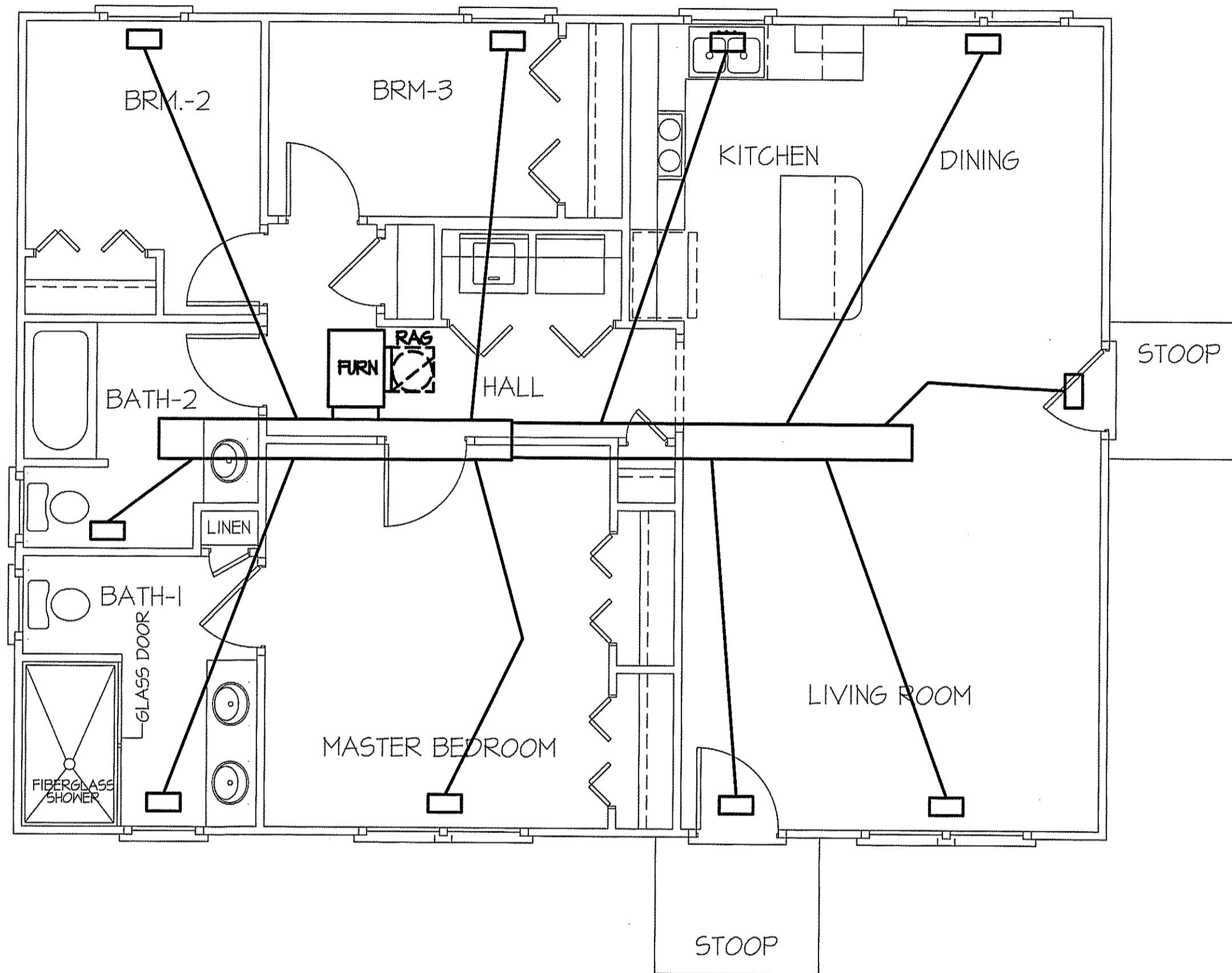
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EXCLUSIVE PLAN FOR
WELLONS HOMES
Freedom -III (Crystal)

SHEET NO.
5



TOTAL HEAT GAIN = 19,320 B.T.U.H.
TOTAL HEAT LOSS = 30,540 B.T.U.H.

8' CEILING (UNLESS OTHERWISE NOTED)

**HVAC
FLOOR PLAN**

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

1200 S.F. (FRAME-HEATED)
55 S.F. (STOOP)

NOTE:
HVAC CONTRACTOR TO PROVIDE OWNERS AND BUILDERS
UNIT INFORMATION, DUCT LAYOUTS, AND VERIFY B.T.U.H.
REQUIREMENTS BEFORE CONSTRUCTION BEGINS.

**CHAPTER 45
HIGH WIND ZONES**

This chapter is a North Carolina addition and not part of the 2015 International Residential Code. There will be no underlined text.

**SECTION R4501
GENERAL**

R4501.1 General. The provisions of this chapter shall be applicable to buildings constructed in high wind zones as noted by the text. These provisions shall be in addition to or in lieu of previous chapters.

R4501.2 Alternate construction. In lieu of specific code requirements for structures in the 130, 140, and 150 miles per hour (58 m/s, 63 m/s and 67 m/s) wind zones, compliance with International Code Council ICC 600 Standard for Residential Construction in High-Wind Regions or AF&PA Wood Frame Construction Manual for One- and Two-Family Dwellings is acceptable.

**SECTION R4502
DESIGN PRESSURE FOR DOORS AND WINDOWS**

**TABLE R4502(a)
DESIGN PRESSURES FOR DOORS AND WINDOWS^{a, b, c, d}
POSITIVE AND NEGATIVE IN PBF**

VELOCITY (mph)	MEAN ROOF HEIGHT (feet)		
	16	25	35
130	25	29	32
140	31	35	39
150	37	43	47

For SI: 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 degree = 0.01745 rad.

- Alternative pressures may be determined by using the North Carolina Building Code, ASCE-7, or the International Building Code.
- If window or door is more than 4 feet from a corner, the pressure from this table shall be permitted to be multiplied by 0.87. This adjustment does not apply to garage doors.
- For windows or doors in structures with a roof slope of 10 degrees (2:12) or less from the horizontal, the pressure from this table may be multiplied by 0.90.
- Design pressure ratings based on the standards listed in Section R609 are adequate demonstration of capacity to resist pressures from this table.
- Where the mean roof height exceeds this table, values shall be determined by a design professional.

**TABLE R4502(b)
DESIGN PRESSURES (IN PBF) GARAGE DOORS^{a, b, c, d, e}**

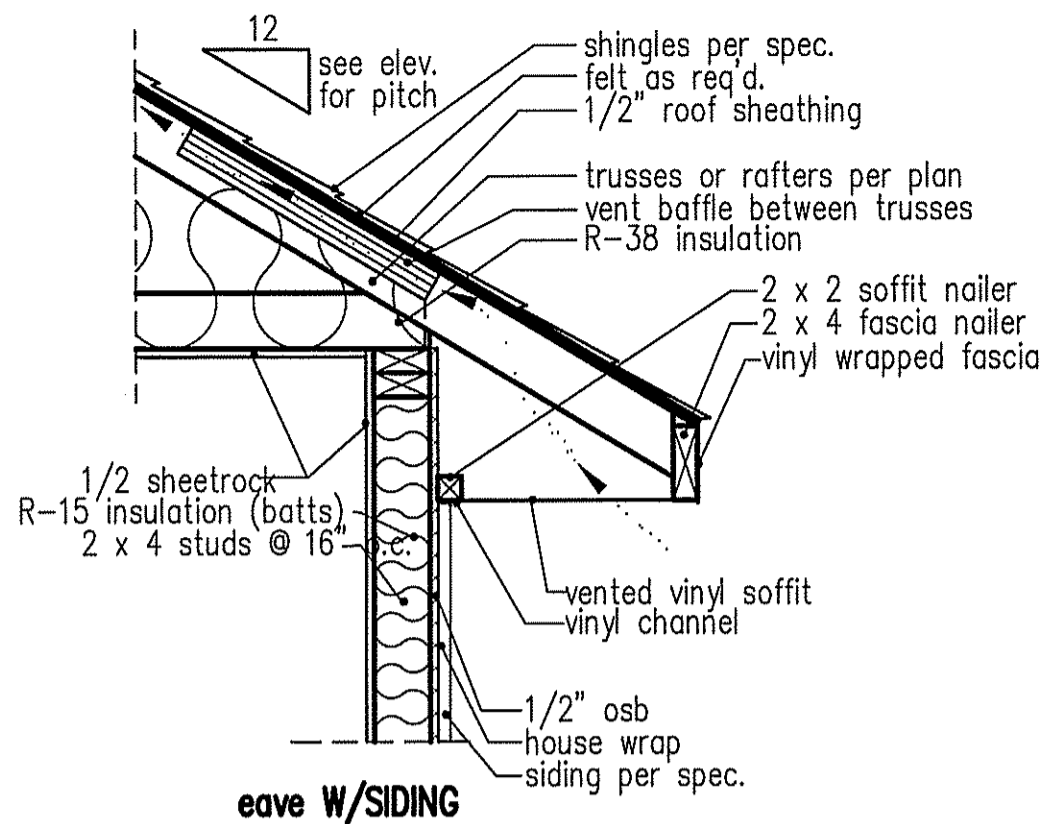
VELOCITY (mph)	MEAN ROOF HEIGHT (feet)		
	16	25	35
130	20	23	26
140	25	29	32
150	30	35	39

For SI: 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s, 1 degree = 0.01745 rad.

(continued)

2018 NORTH CAROLINA RESIDENTIAL CODE

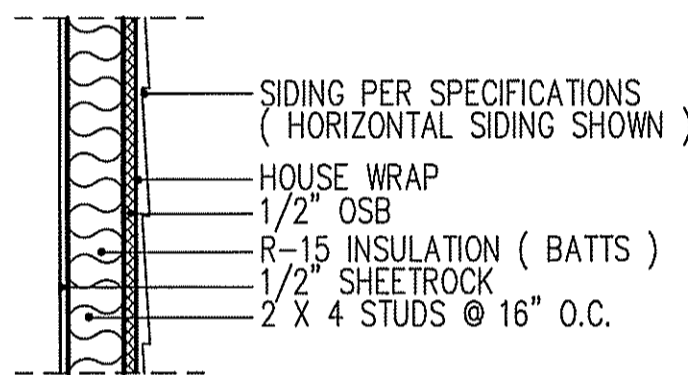
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eave W/SIDING

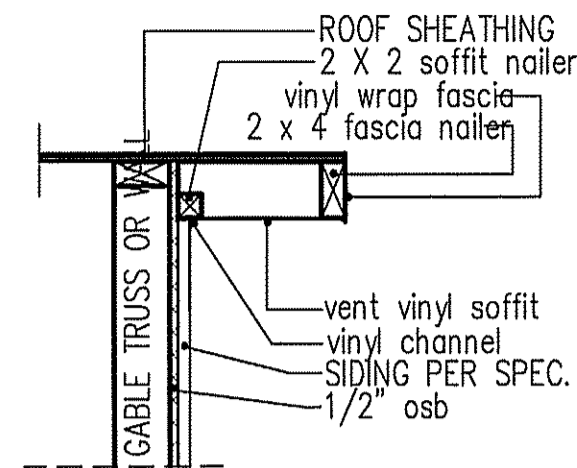
NOTE: OVERHANG DISTANCE NOTED ON ELEVATION SHEET IS ALWAYS MEASURED FROM FRAME LINE

standard eave details



WALL W/siding

intermediate wall details



RAKE w/SIDING

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

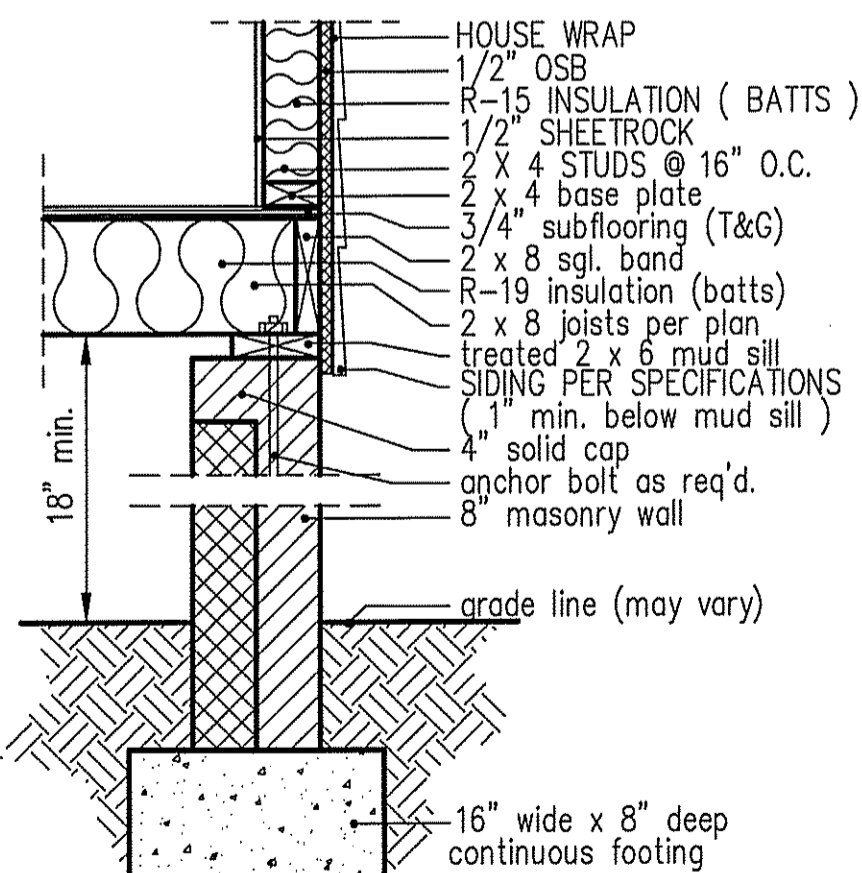
**TABLE R602.7.5
MINIMUM NUMBER OF FULL HEIGHT STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS**

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

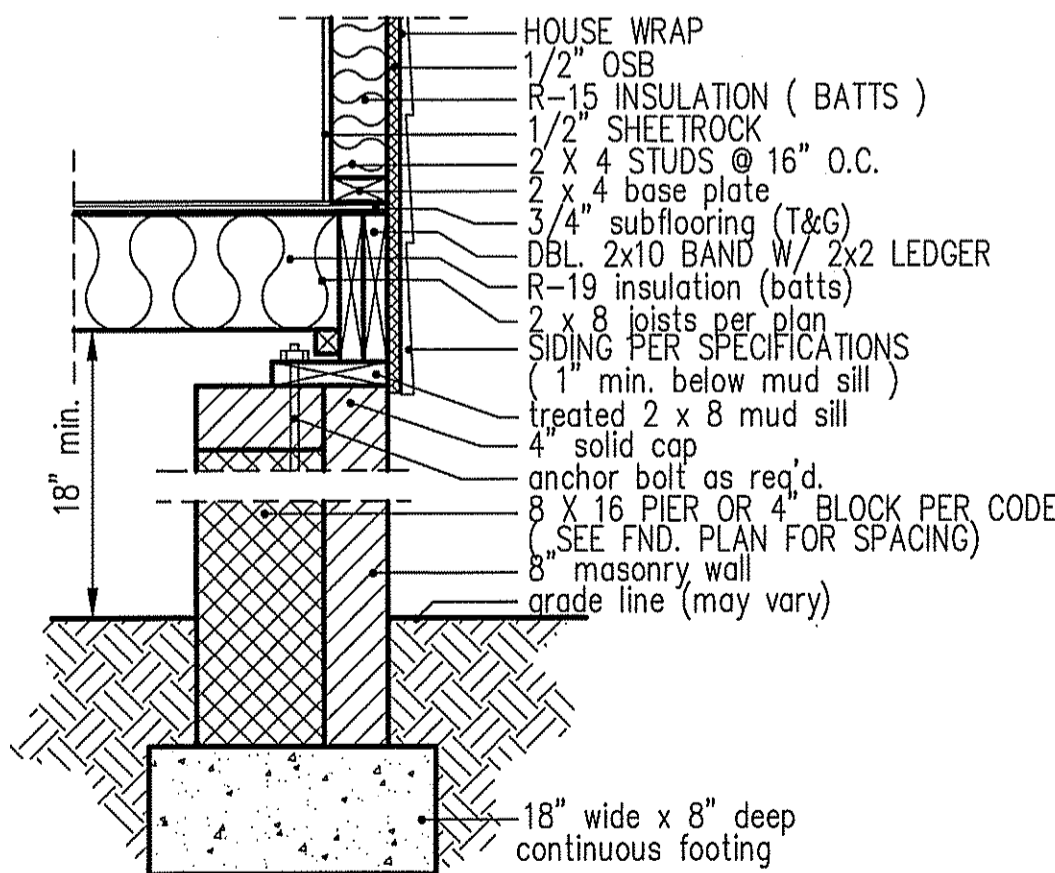
GIRDER AND HEADER SIZES AND JACK STUD REQUIREMENTS ON EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE TO COINCIDE WITH TABLE EXT.-R602.7 (1) AND INT.-R602.7 (2).

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

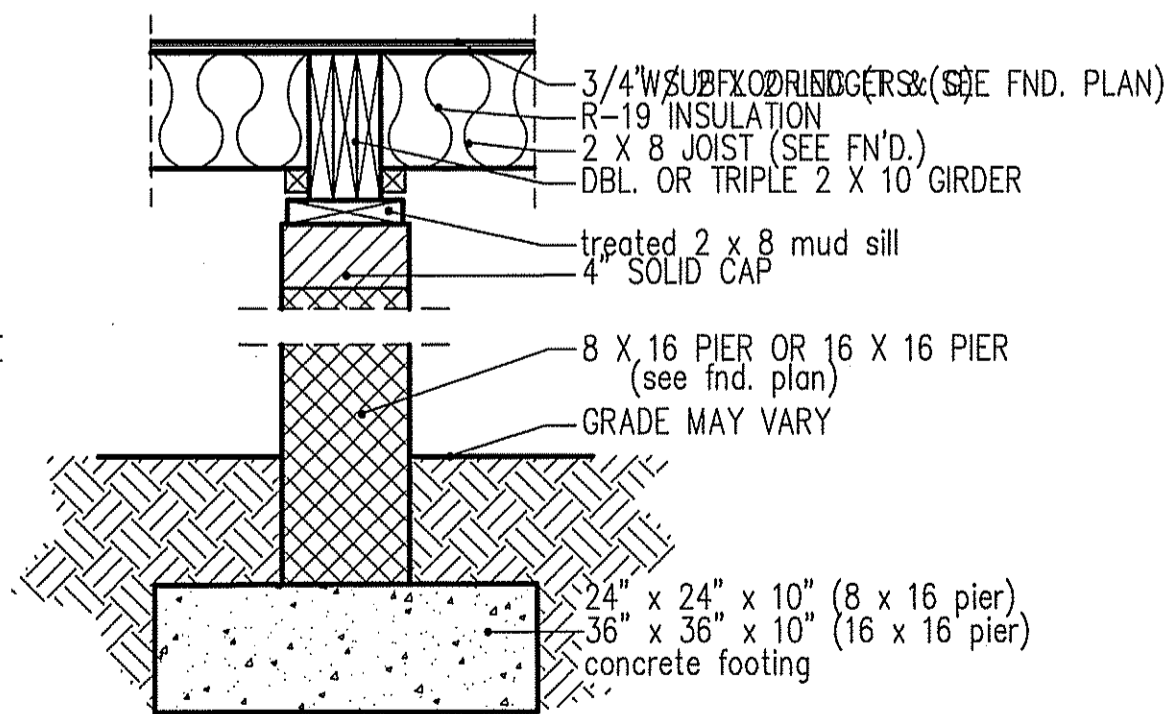
COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115



**8" BOX SILL
FOUNDATION WALL**



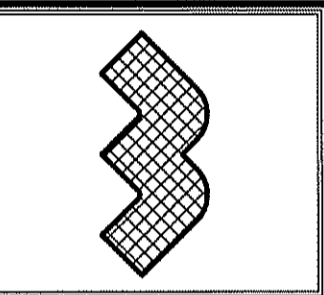
**PIER and CURTAIN
FOUNDATION WALL**



**PIER and GIRDER
DETAIL**

DATE:
OCT. 19, 2023

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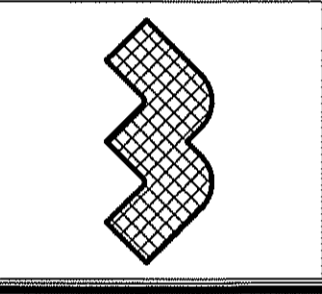


EXCLUSIVE PLAN FOR
WELLONS HOMES
Freedom -III (Crystal)

SHEET NO.
6

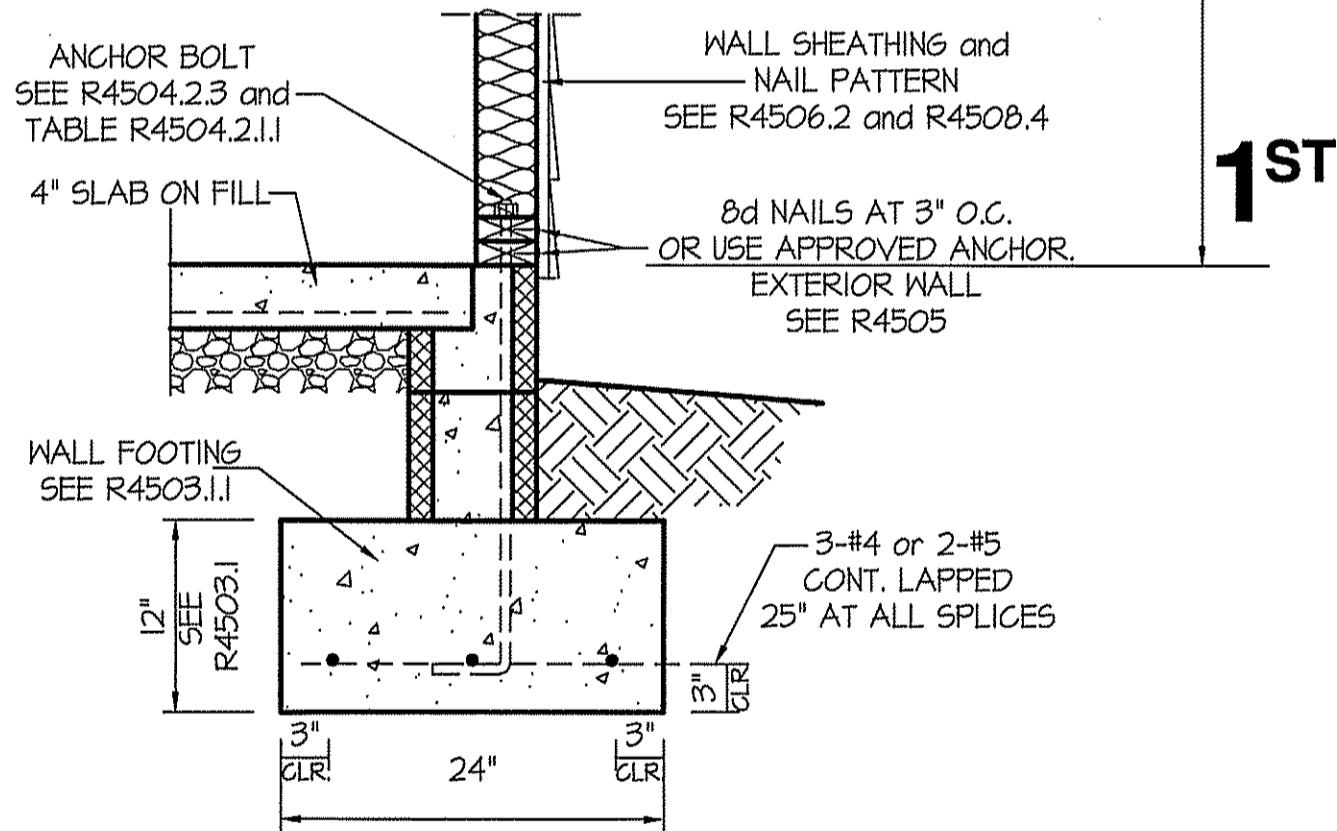
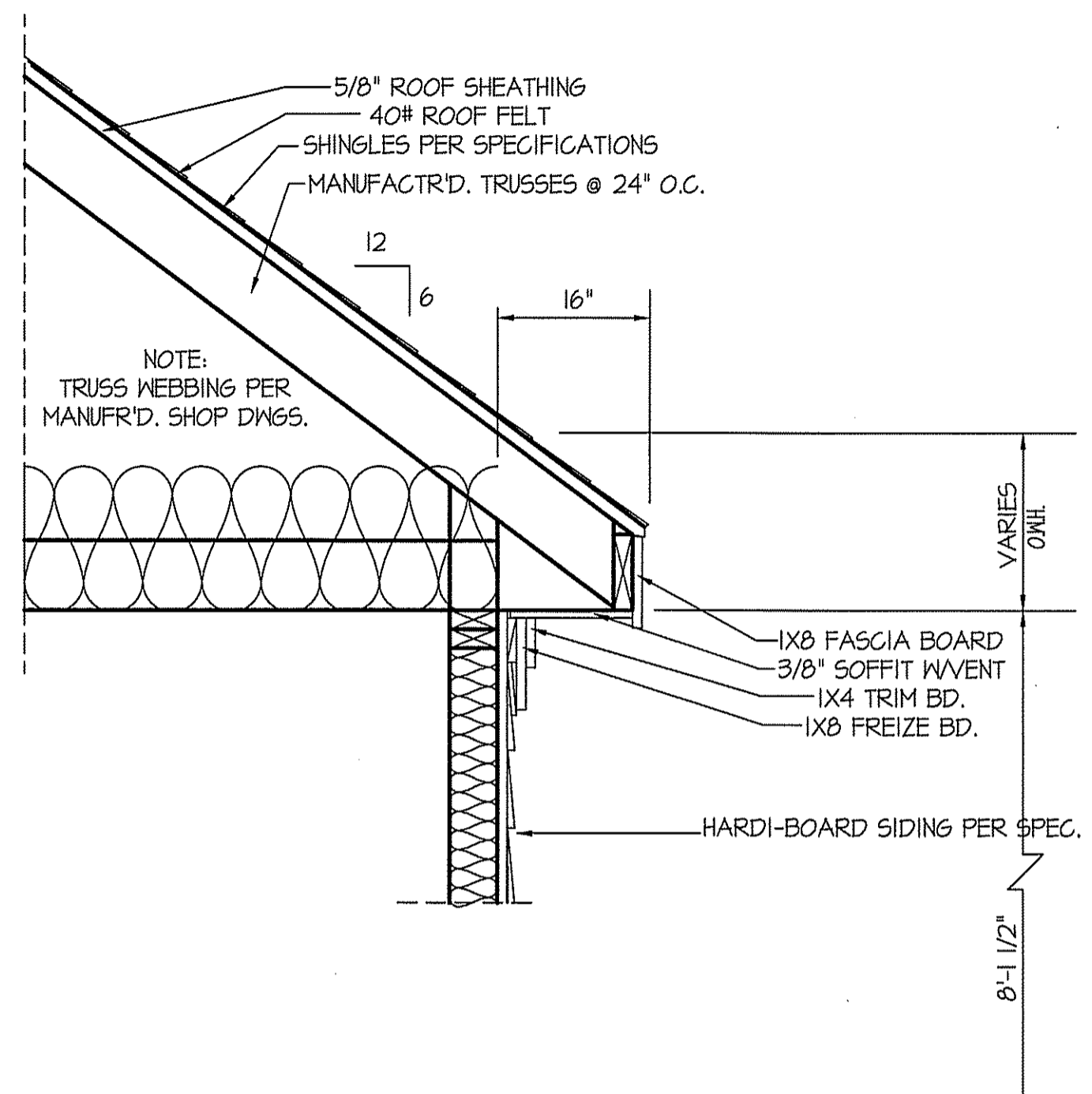
DATE:
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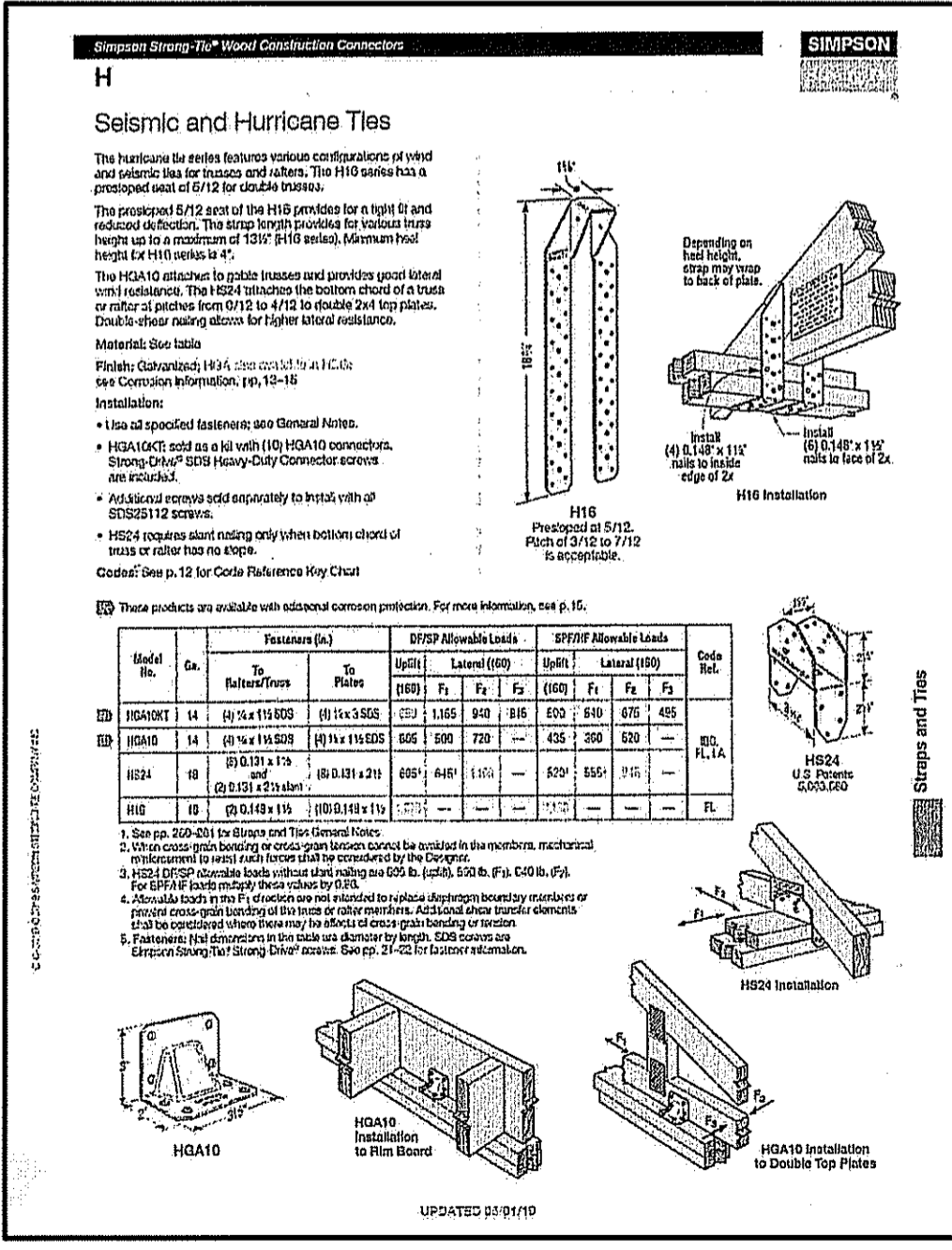
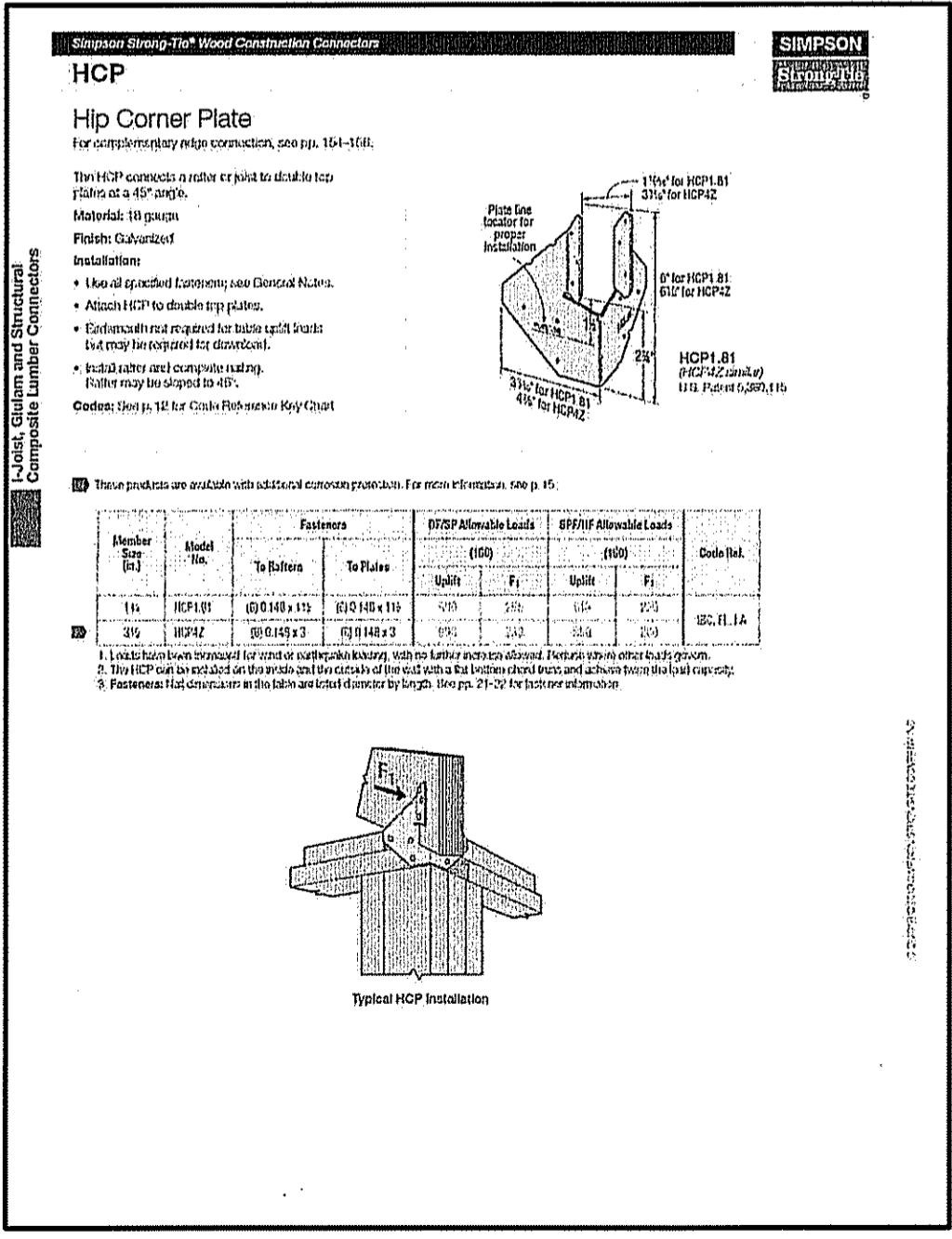
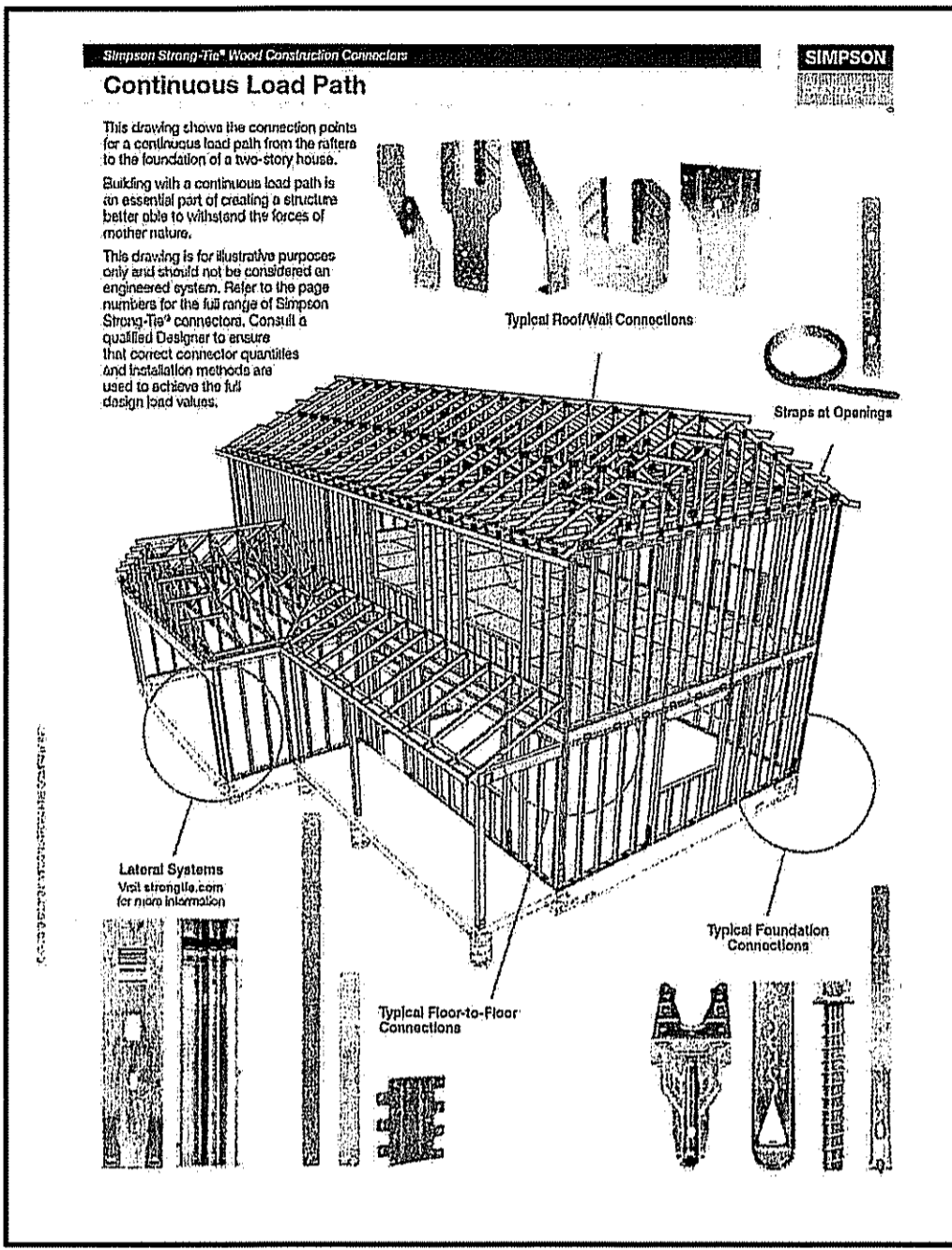
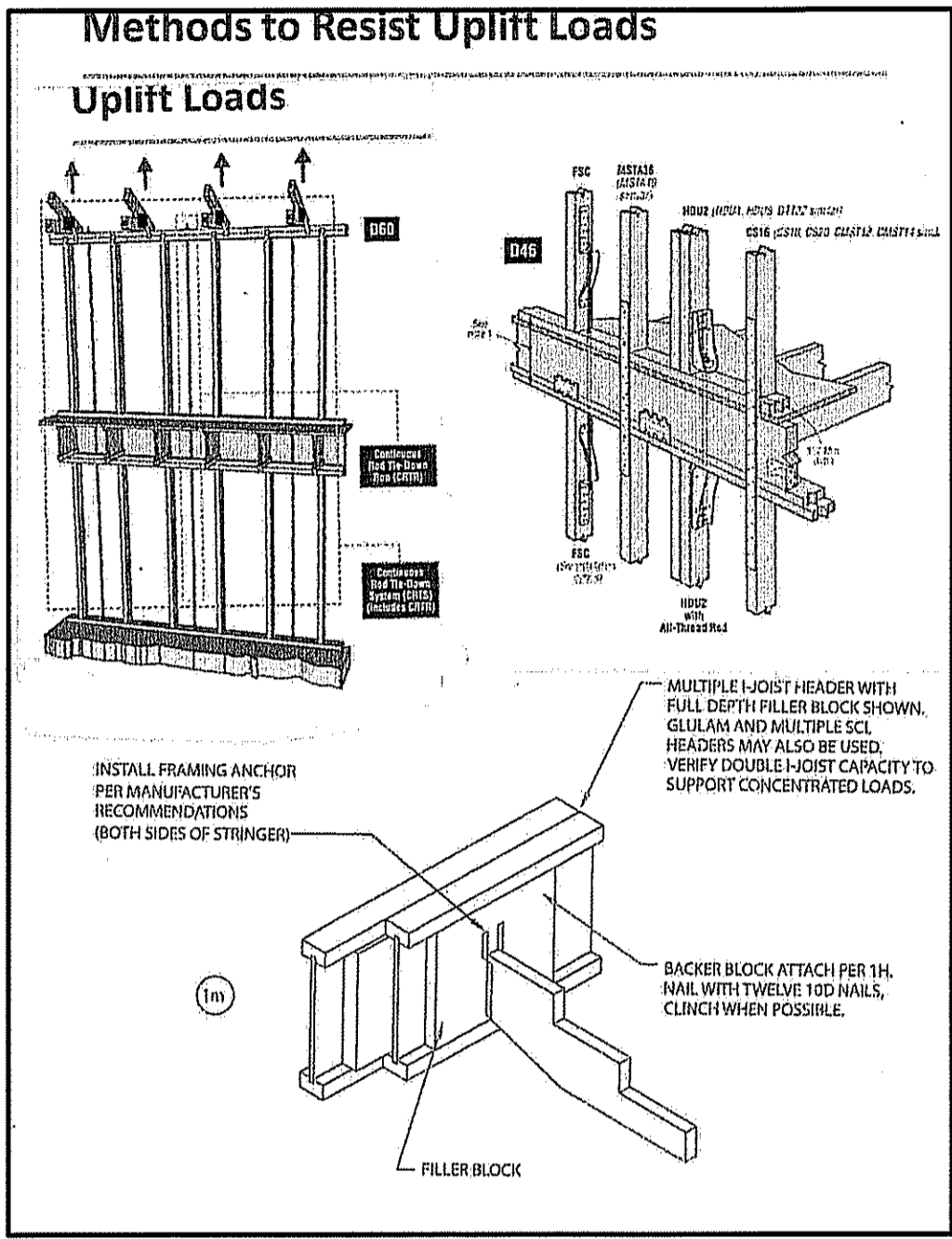
SHEET NO.
7



TYPICAL WALL SECTION

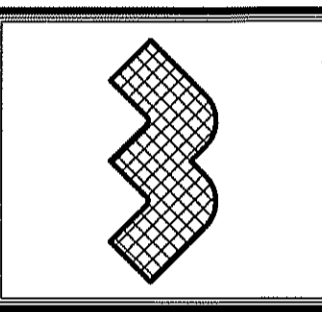
SCALE: 1" = 1'-0"

ALL EXTERIOR WALLS TO BE
SHEATHED WITH CS-WSP (7/16" OSB)
IN ACCORDANCE WITH SECTION
R602.10.3 UNLESS OTHERWISE NOTED.



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OCT. 19, 2023

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PLAN:
SHEET NO.
8

