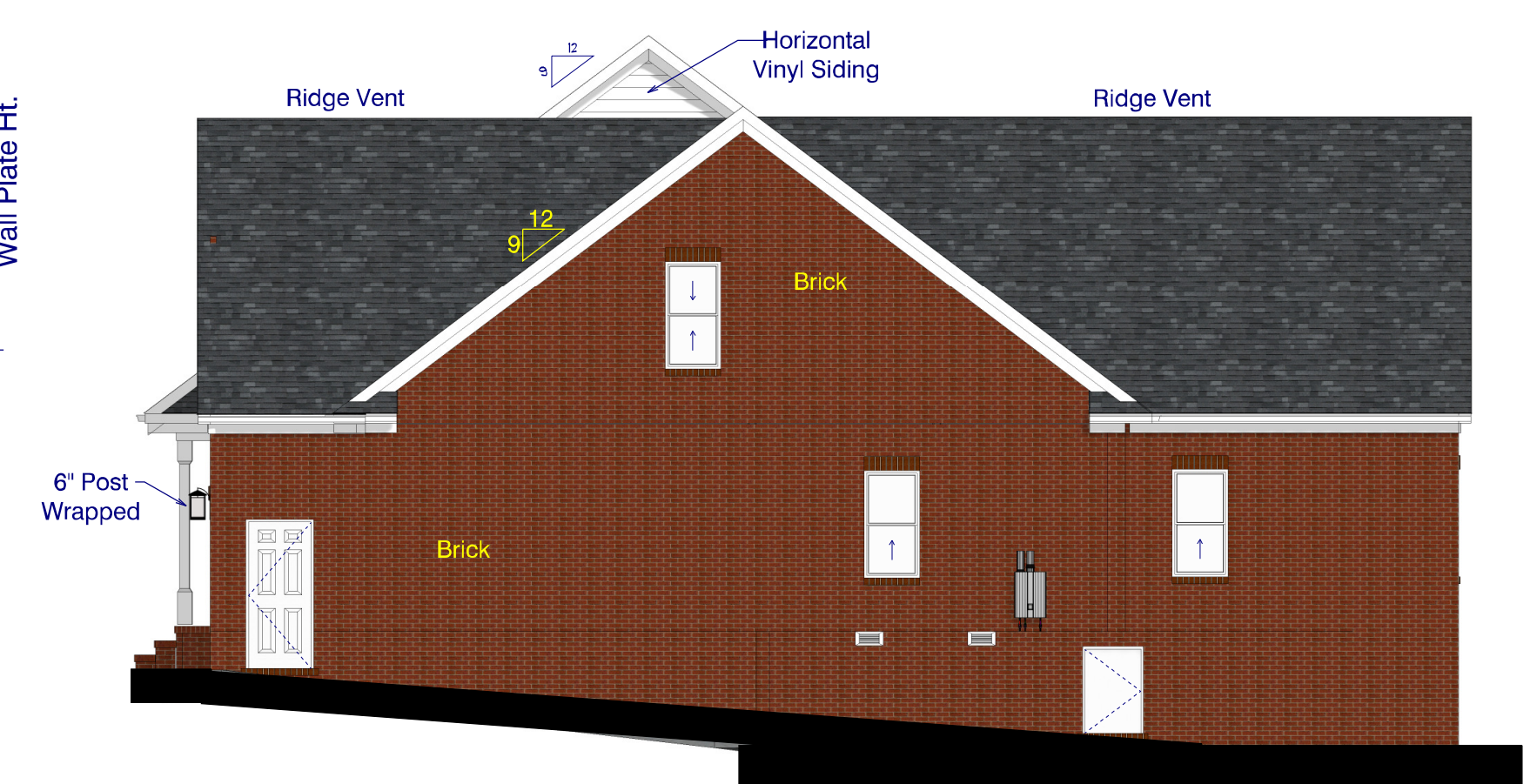




Entry Dr Style Drawn as Approximation  
See Builder for Exact Style Chosen

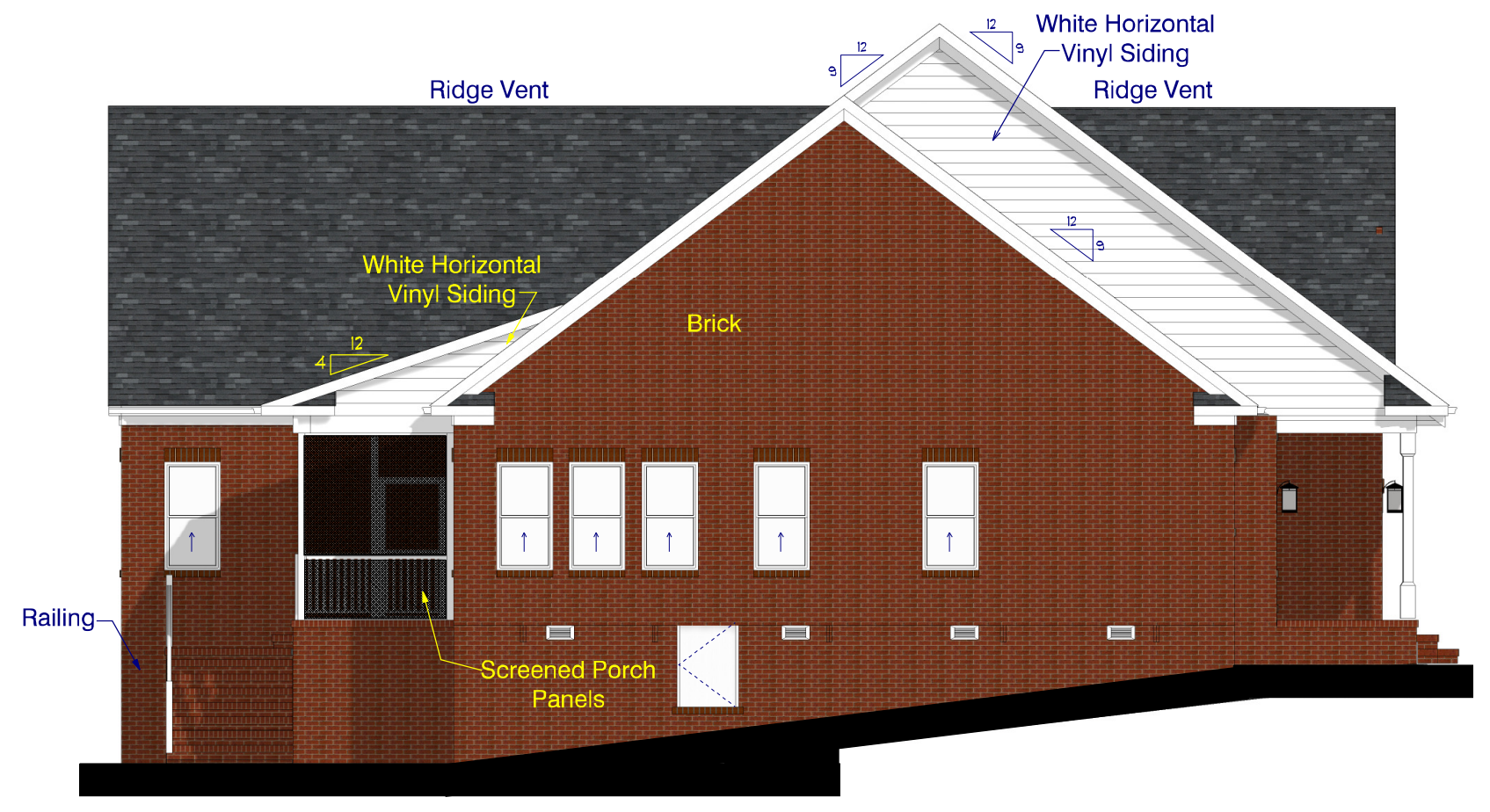
**Front Elevation**  
Scale: 1/4" = 1'0"



**Right Elevation**  
Scale: 1/8" = 1'0"



**Rear Elevation**  
Scale: 1/4" = 1'0"



**Left Elevation**  
Scale: 1/8" = 1'0"

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

**APPROVED**  
Limited building only review  
Permit holder responsible for full compliance with the code

01/07/2025




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MODEL: FD-2969  
BUILDER:                      

DATE PRINTED: Oct. 2024  
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**Elevations**

**SHEET**  
1



# Plans Designed to the 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

CLIMATE ZONE	ZONE 3	ZONE 4	ZONE 5
FENESTRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.65	0.65	0.60
GLAZED FENESTRATION SHGC	0.30	0.30	0.30
CEILING R-VALUE	30	38	38
WALL R-VALUE	13	15	19
FLOOR R-VALUE	19	19	30
*BASEMENT WALL R-VALUE	10/13	10/13	10/13
**SLAB R-VALUE	0	0	10
* CRAWLSPACE WALL R-VALUE	5/13	10/13	10/13

- \* "10/13" Means R-10 Sheathing Insulation or R-13 Cavity Insulation  
 \*\* Insulation Depth with Monolithic Slab 18" or From Inspection Gap to bottom of Footing; Insulation Depth with Stem Wall Slab 24" or to bottom of Foundation Wall

DESIGNED FOR WIND SPEED OF 120 MPH

DESIGN PRESSURES FOR DOORS AND WINDOWS POSITIVE AND NEGATIVE IN PSF			
VELOCITY (MPH)	MEAN ROOF HEIGHT (FT)		
		15	25
115	15	17	19
120	20	23	25
130	25	29	32

ASSUMED MEAN ROOF HEIGHT 11'10"

## Roof Truss Requirements

### TRUSS DESIGN.

Trusses, if used, to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Frazier Designs attention before construction begins.

### KNEE WALL AND CEILING HEIGHTS.

All Finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meet or exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Frazier Designs Attention, so that a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the responsibility of the truss manufacturer.

### ANCHORAGE.

All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics. Anchorage in the 120 and 130 MPH Wind Zones shall be Continuous from the Roof to the footing.

### Bearing.

All trusses shall be designed for bearing on SPF # 2 Plates or Ledgers unless noted otherwise.

### Plate Heights and Floor Systems.

See Elevation page(s) for plate heights and floor system thicknesses.

## ROOF VENTILATION

### Section R806

#### R806.1 Ventilation required.

Enclosed Attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have a cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4" inch (6.4mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6mm) minimum and 1/4 inch (6.4mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

#### R806.2 Minimum Area.

The Total net free ventilating area shall not be less than 1/150 of the area of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet (914mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

#### Exceptions:

- Enclosed attic/rafter spaces requiring less than 1 square foot (0.0929 m2) of ventilation may be vented with continuous soffit ventilation only.
- Enclosed attic/rafter spaces over unconditioned space may be vented with continuous soffit vent only.

*Square footage of roof to be vented = 5847 Sq. Ft.*

*Net-Free Cross Ventilation Needed:*

*Without 50% to 80% of Venting 30" above Eave = 38.98 Sq.Ft.*

*With 50% to 80% of Venting 30" above eave; or with Class I or II Vapor Retarder on Warm-In-Winter Side of Ceiling: 19.49 Sq.Ft.*

## STRUCTURAL NOTES

All construction shall conform to the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supercede the code.

### Job Site Practices And Safety:

Frazier Designs assumes no liability for contractor practices and procedures or safety program. Frazier Designs takes no responsibility for the contractor's failure to carry out the construction work in accordance with the contract documents. All members shall be framed, anchored, and braced in accordance with good construction practice and the building code.

Design Loads	Live Load	Dead Load	Deflection
USE	(PSF)	(PSF)	(LL)
Attics without storage	10	10	L/240
Attics with Limited storage	20	10	L/360
Attics with fixed stairs	40	10	L/360
Balconies and Decks	40	10	L/360
Fire Escapes	40	10	L/360
Guardrails and Handrails	200	--	--
Guardrail in-fill components	50	--	--
Passenger vehicle garages	50	10	L/360
Rooms other than sleeping	40	10	L/360
Sleeping rooms	30	10	L/360
Stairs	40	--	L/360
Snow	20	--	--

### Framing Lumber:

All non treated framing lumber shall be SPF # 2 (Fb=875 PSI) or SYP # 2 (Fb= 750 PSI) and all treated lumber shall be SYP # 2 ( Fb= 750 PSI) unless noted otherwise.

### Engineered Wood Beams:

Laminated veneer lumber (LVL) = Fb= 2600 PSI, Fv=285 PSI, E=1.9x106 PSI  
 Parallel strand lumber (PSL) = Fb= 2900 PSI, Fv= 290 PSI, E= 2.0x106 PSI  
 Laminated Strand Lumber (LSL) = Fb= 2250 PSI, Fv= 400 PSI, E = 1.55 x 106 PSI  
 Install All connections per Manufacturers Instructions

### Truss And I-Joist Members:

All Roof Truss and I-Joist Layouts shall be prepared in accordance with this document. Trusses and I-Joists shall be installed according to the Manufacturers specifications. Any Change in Truss or I-Joist Layout shall be coordinated with Frazier Designs.

### Lintels:

Brick Lintels Shall be 3 1/2" x 3 1/2" x 1/4" Steel angle for up to 6'0" Span and 6" x 4" x 5/16" Steel angle with 6" leg vertical for spans up to 9'0" unless noted otherwise.

### Concrete and Soils:

See Foundation Notes.

## Foundation Structural Notes

120 MPH wind zone (1 1/2 to 2 1/2 story)

### Continuous Footing:

24" wide and 8" thick minimum. 28" wide minimum at brick veneer. Must extend 2" Min. to either side of supported wall.


### Girders:

(2) 2x8 girder unless noted otherwise.

### Piers:

8" x 16" piers with 8" solid masonry cap on 16" x 24" x 8" concrete footing with maximum pier height of 64" with hollow masonry and 160" with solid masonry unless otherwise noted.

### Point Loads:

 designates significant point load and should have solid blocking to pier, girder or foundation wall.

### Anchor Bolts:

5/8" diameter anchor bolts embedded minimum 7" maximum 4'0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

### Concrete:

Concrete shall have a minimum 28 day strength of 3000 psi and maximum 5" slump. Air entrained in Table 402.2. All concrete shall be in accordance with ACI standards. All samples for pumping shall be taken from the exit end of the pump.

### Lug Footings:

Lug Footings shall be 2'0" wide x 1'0" depth and shall run continuously underneath any wall that is deemed to be load bearing. See Detail for specs.

### Soils:

Allowable soil bearing pressure assumed to be 2000 PSF. The Contractor must contact a geotechnical engineer and a structural engineer if unsatisfactory subsurface conditions are encountered. The surface area adjacent to be foundation wall shall be provided with adequate drainage, and shall be graded so as to drain surface water away from foundation walls.

## AIR LEAKAGE

### Section N1102.4

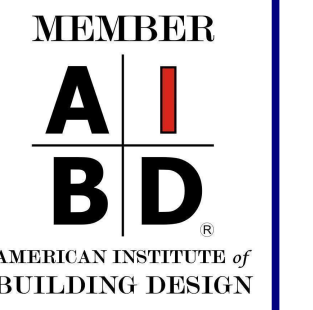
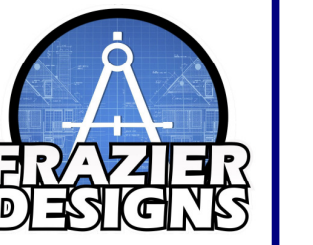
#### N1102.4.1 Building Thermal Envelope.

The Building Thermal Envelope shall be durably sealed with an Air Barrier System to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. For all homes, where present, the following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material or solid material consistent with Appendix E-2.4 of this code:

- Blocking and sealing floor/ceiling systems and under knee walls open to unconditioned or exterior space.
- Capping and sealing shafts or chases, including flue shafts.
- Capping and sealing soffit or dropped ceiling areas.

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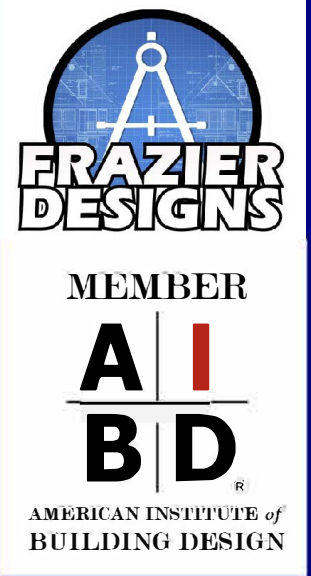
Notes

SHEET  
2



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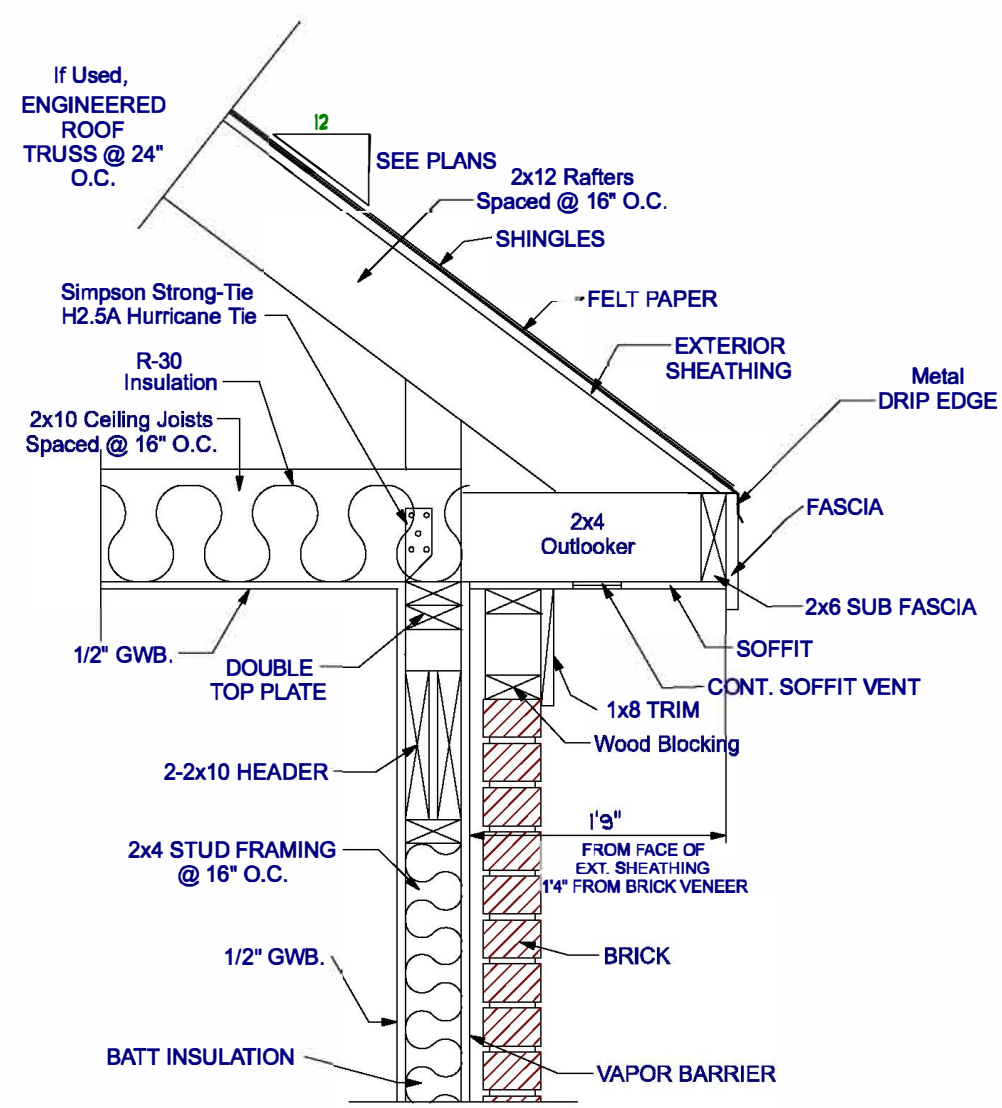
Project: Wilder Residence  
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Details

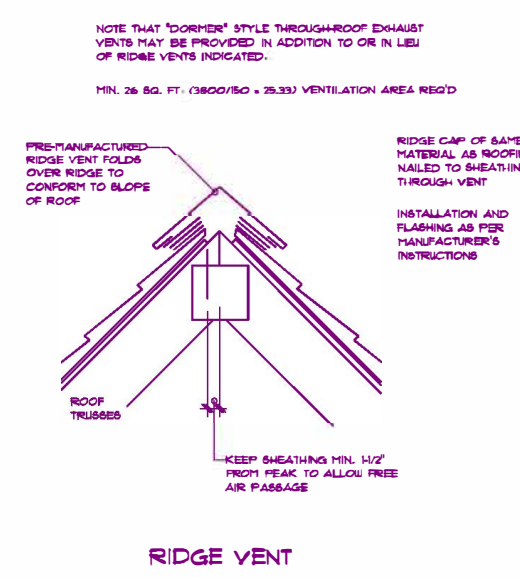
SHEET

3

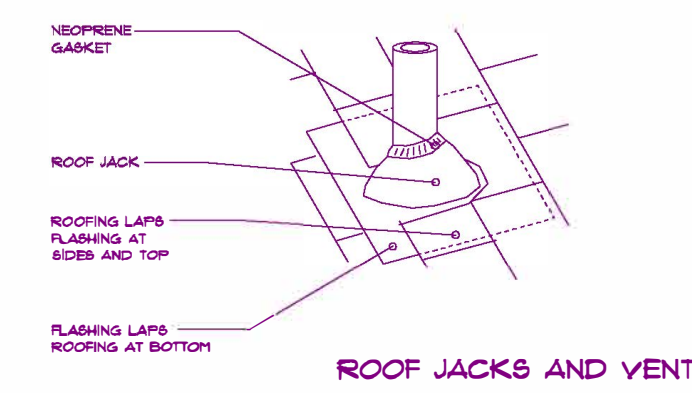


**Overhang Detail - Brick**

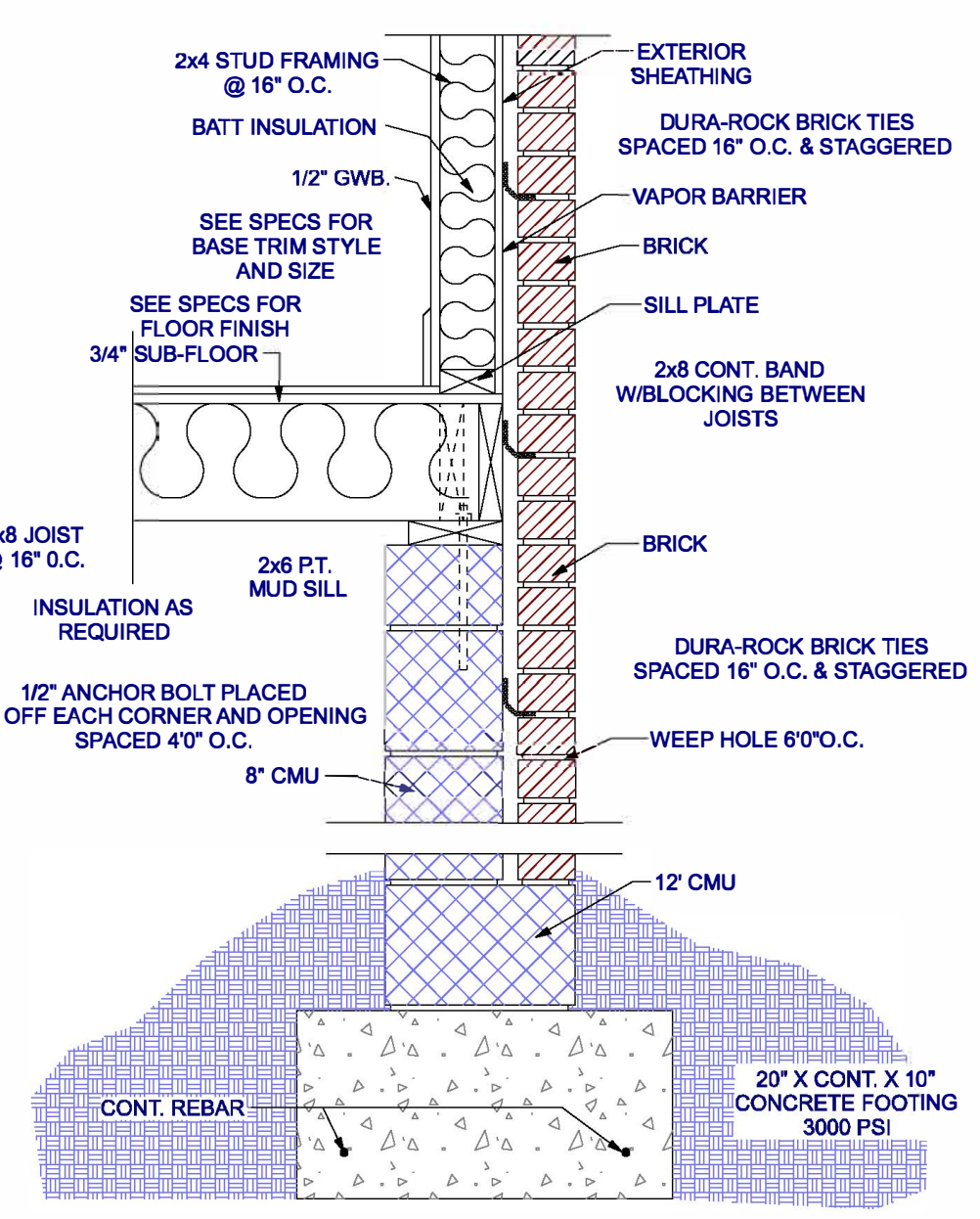
SCALE: 1" = 10"



**RIDGE VENT**

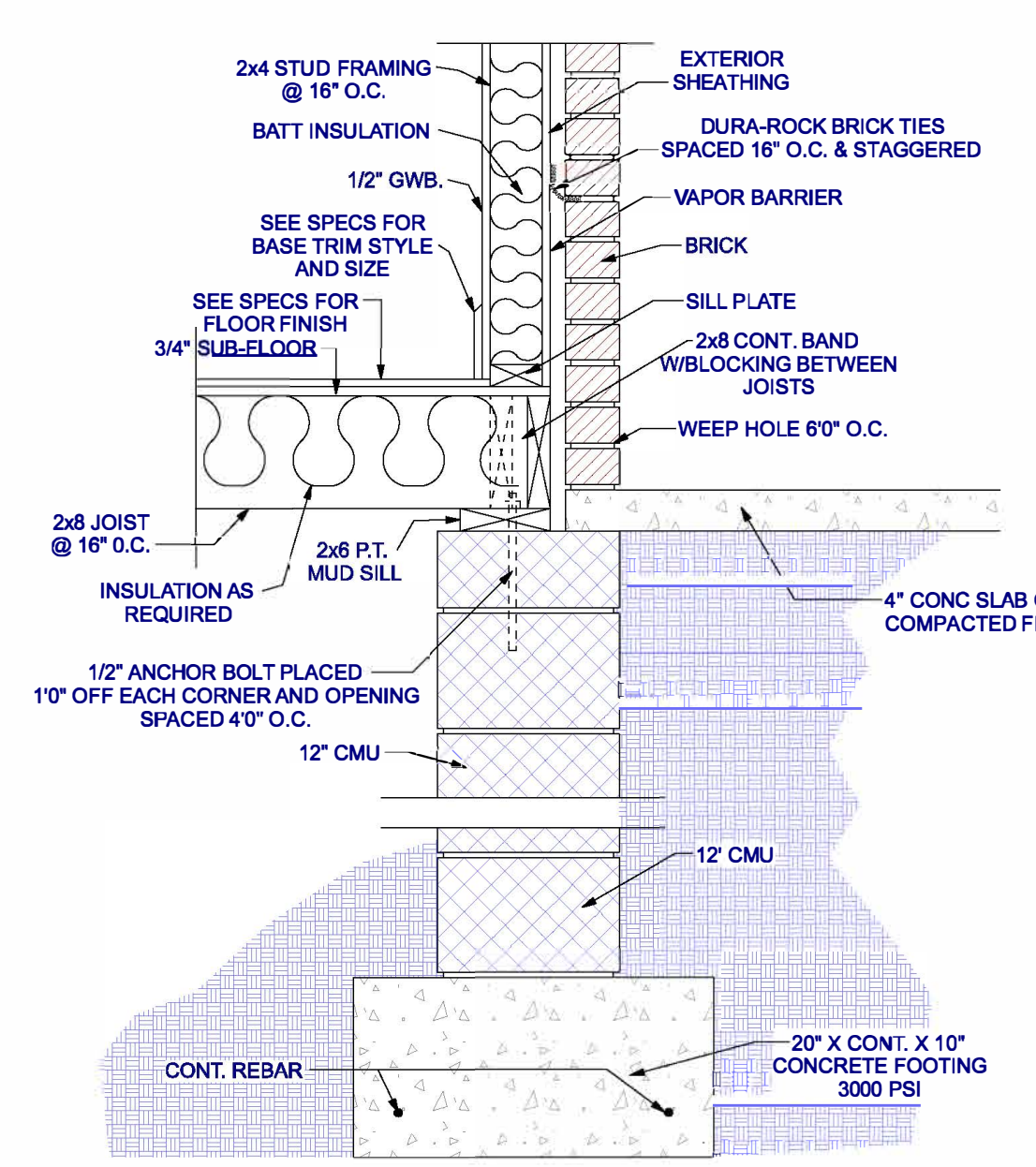


**ROOF JACKS AND VENTS**



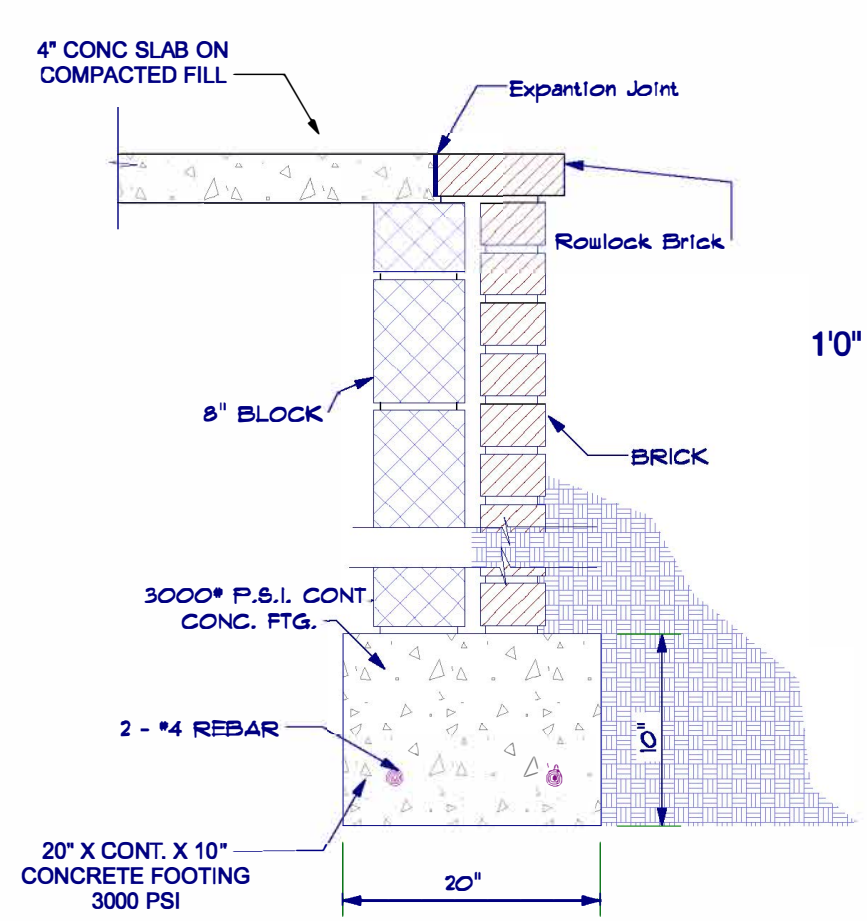
**Exterior Wall Detail - Brick**

SCALE: 1" = 10"



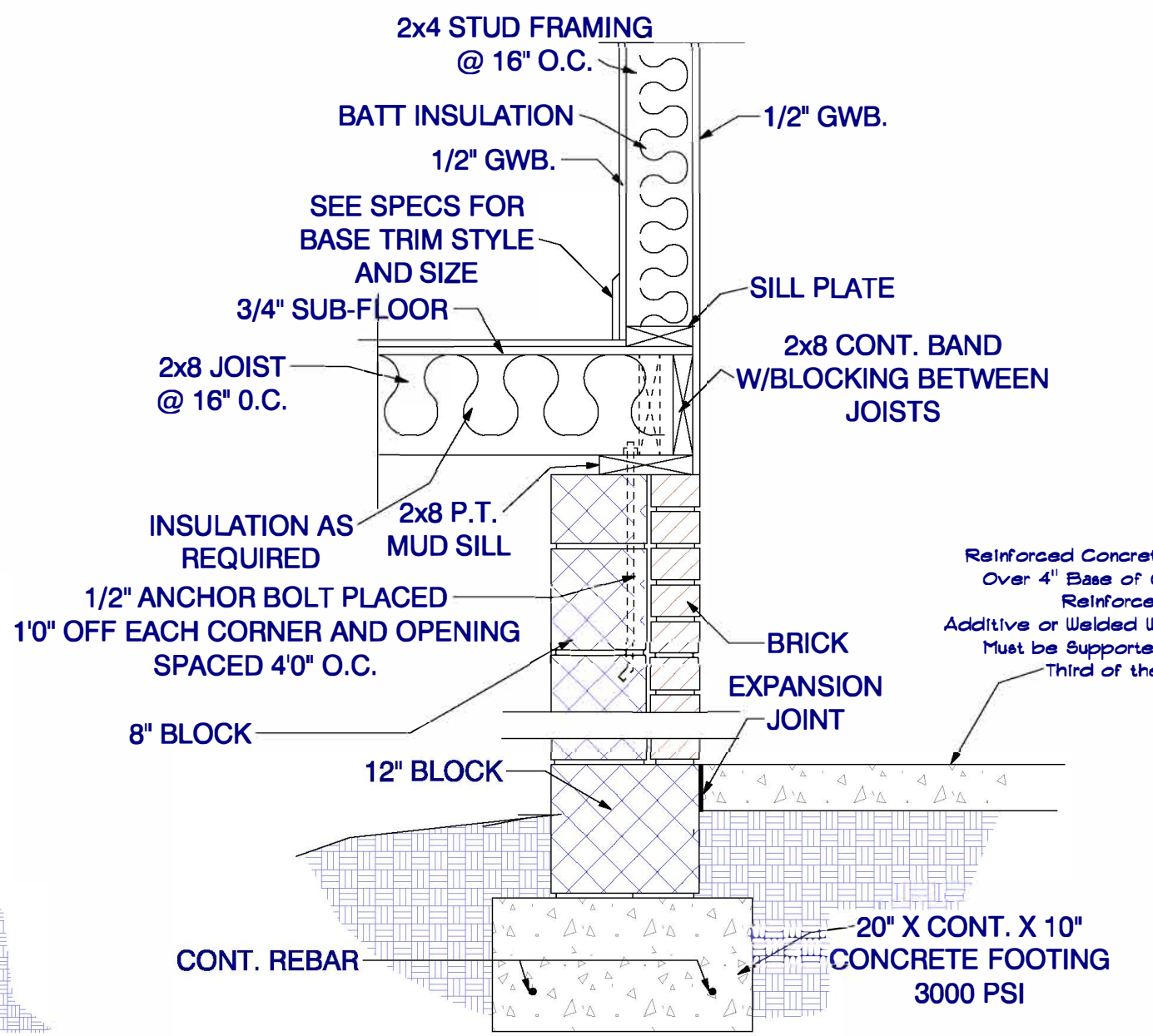
**Exterior Wall Detail - Porch**

SCALE: 1" = 10"



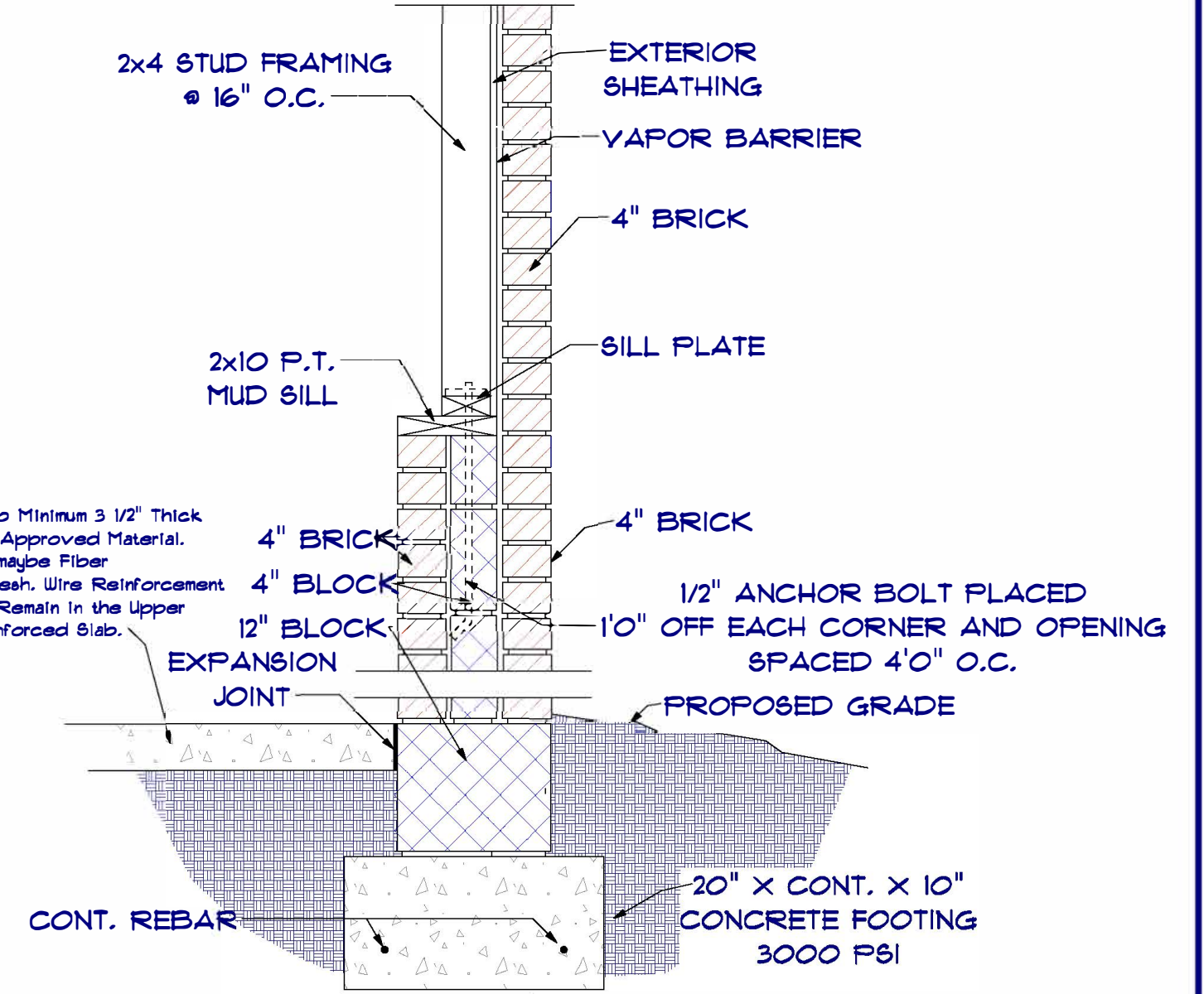
**Foundation Wall & Porch**

SCALE: 1" = 10"



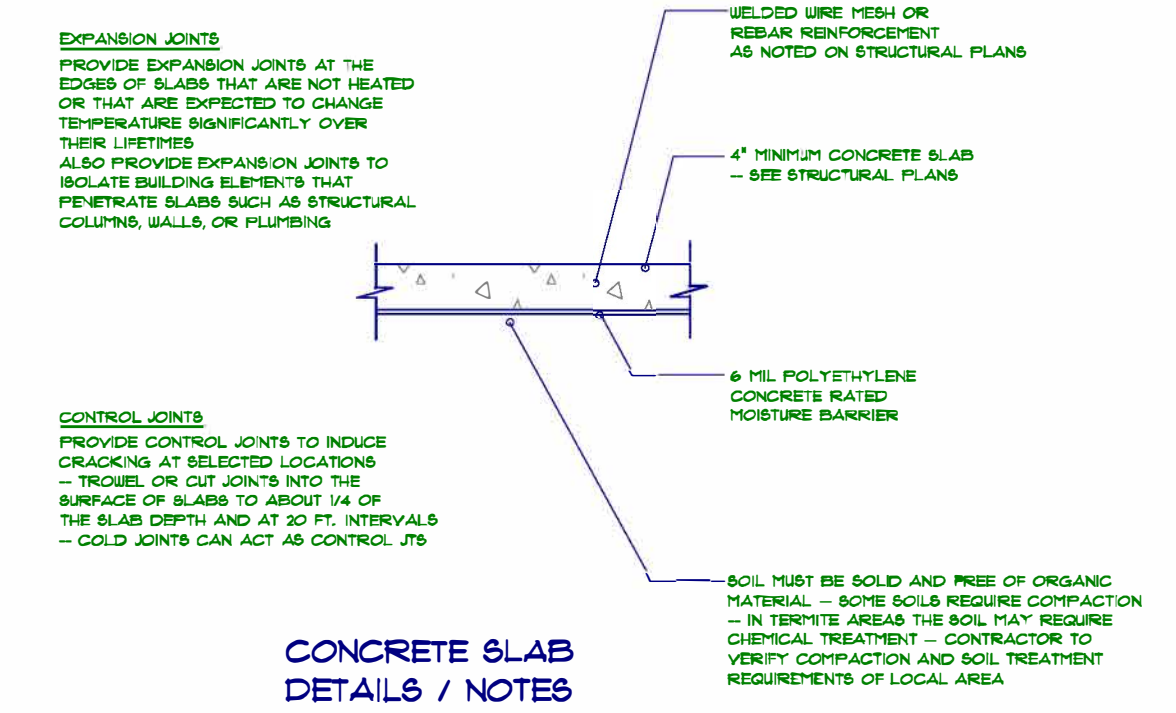
**Wall Detail Between Heated Space & Garage**

SCALE: 1" = 10"



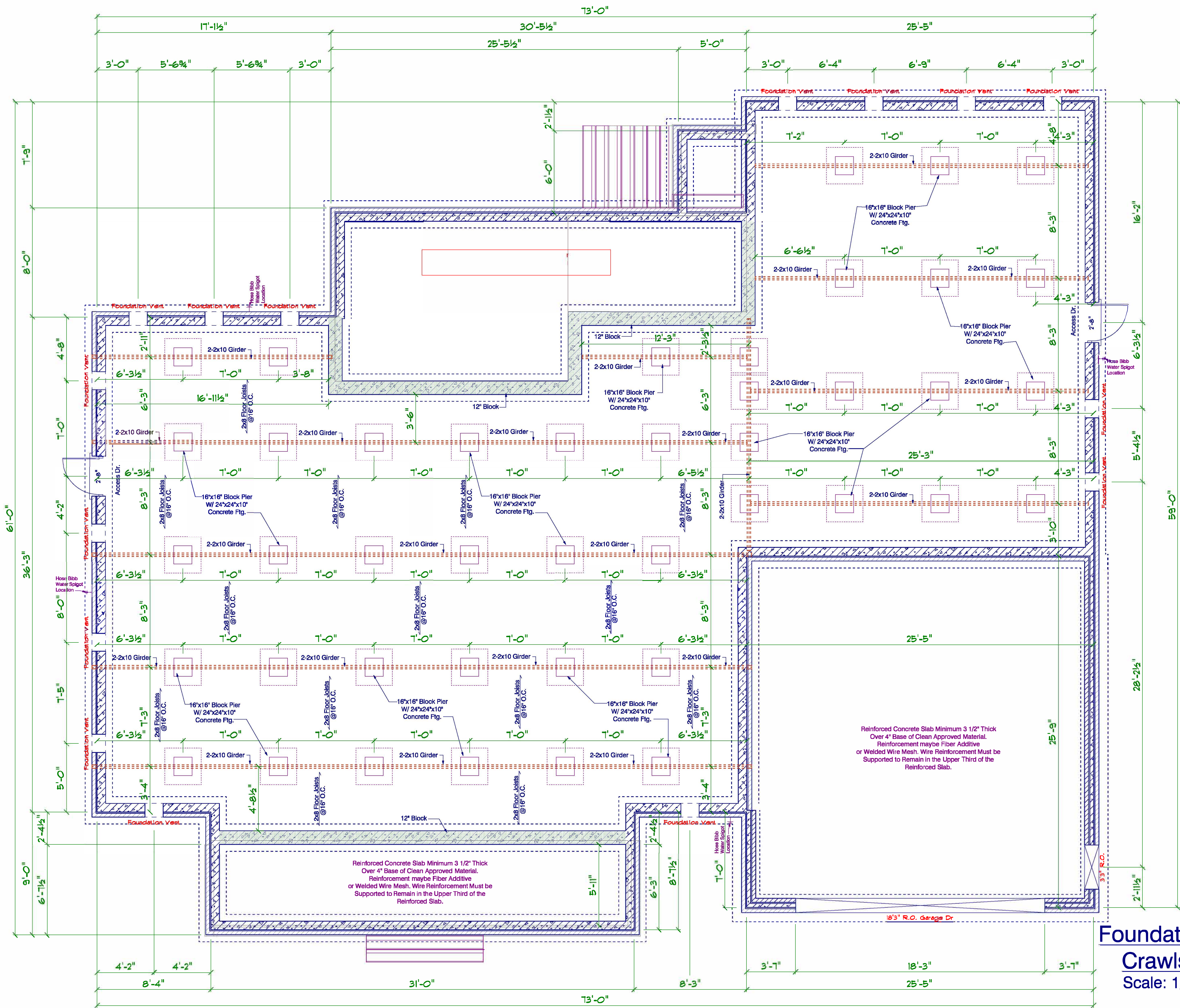
**Exterior Wall Detail Siding - Garage Exterior**

SCALE: 1" = 10"



**CONCRETE SLAB DETAILS / NOTES**





**Foundation Plan**  
**Crawspace**  
 Scale: 1/4" = 1'0"

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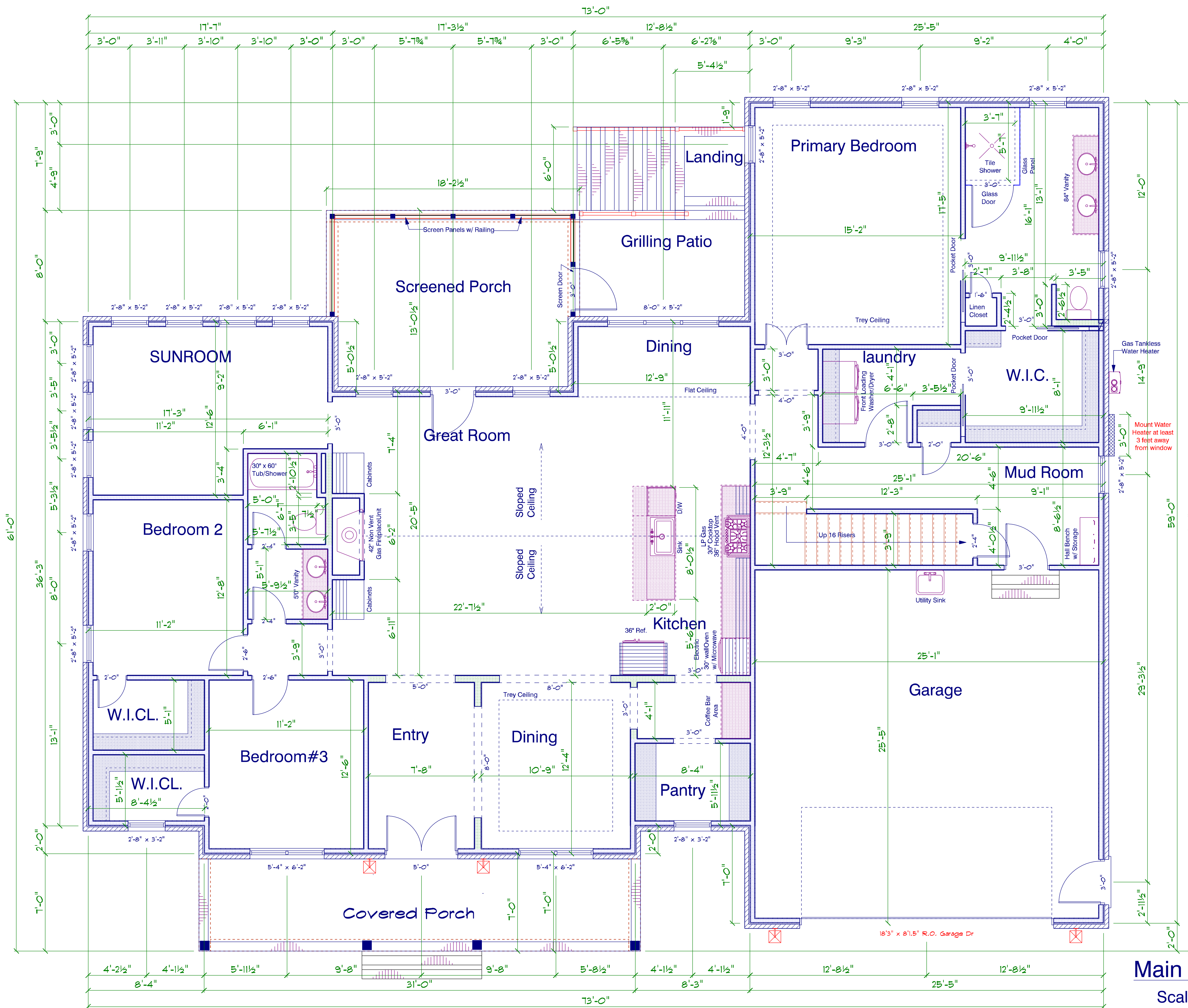
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Foundation Crawl Space





**Main Level Layout**

Scale: 1/4" = 1'0"

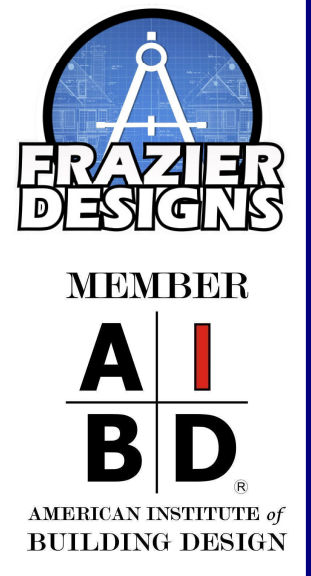
9'0" Finished Ceiling Ht.  
(Unless otherwise Noted)

2551 S.F. Heated Main Floor  
410 S.F. Heated Bonus Room  
2961 S.F. Total Heated

650 S.F. Garage  
234 S.F. Screened Porch  
187 S.F. Covered Porch(Front)  
90 S.F. Grilling Porch

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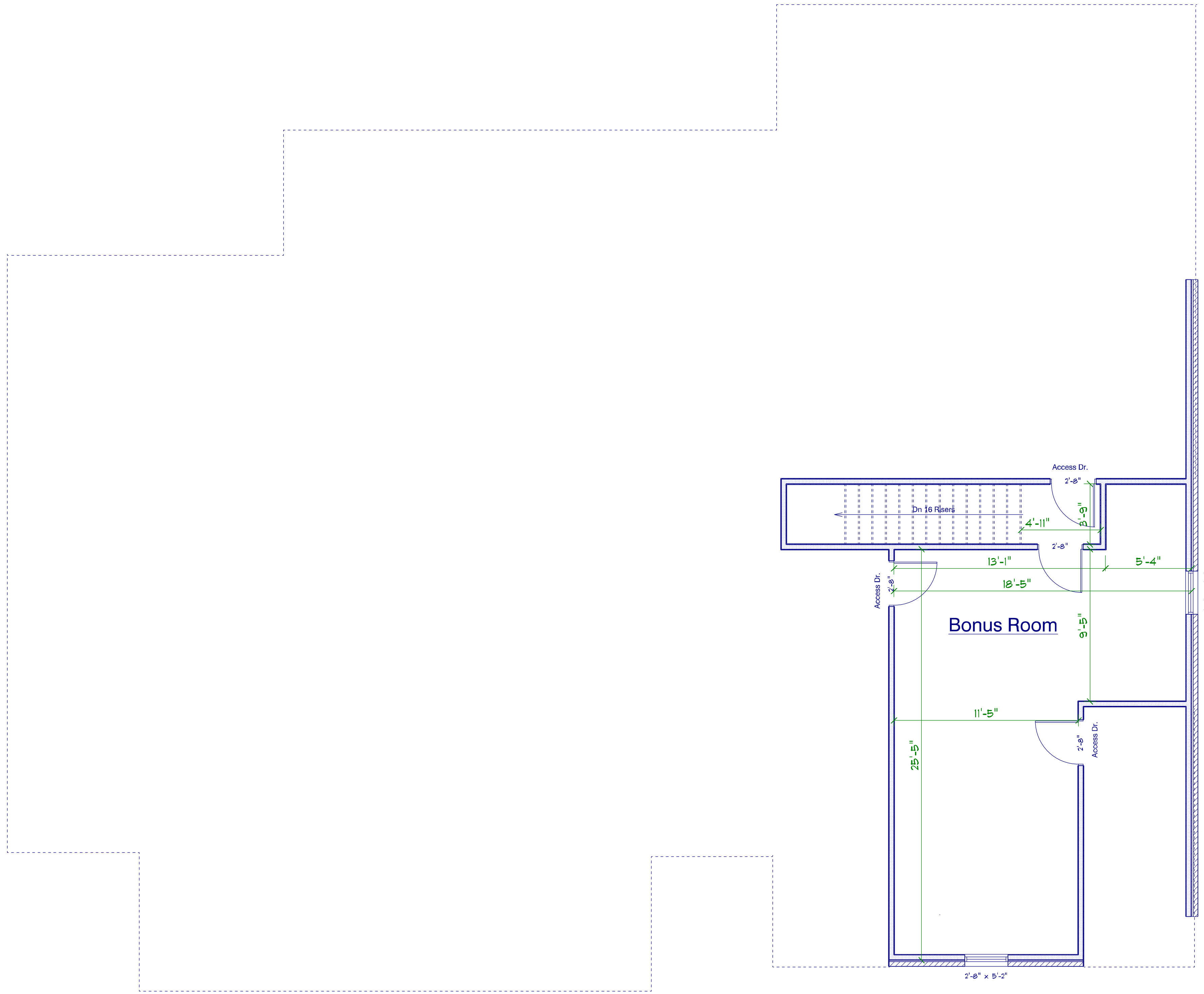
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Main Level  
Layout

SHEET





**Bonus Room Layout**

Scale: 1/4" = 1'0"

8'0" Ceiling Ht.  
410 S.F. Heated  
(Does Not Include Stairs)

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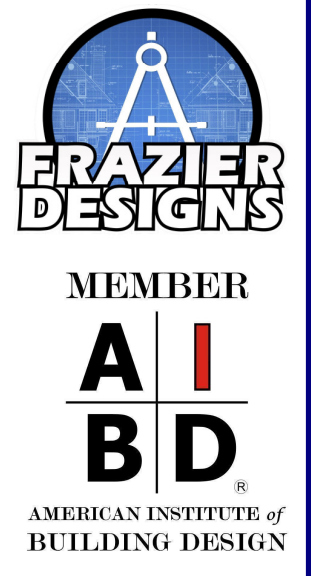
Bonus Room  
Layout

SHEET  
6

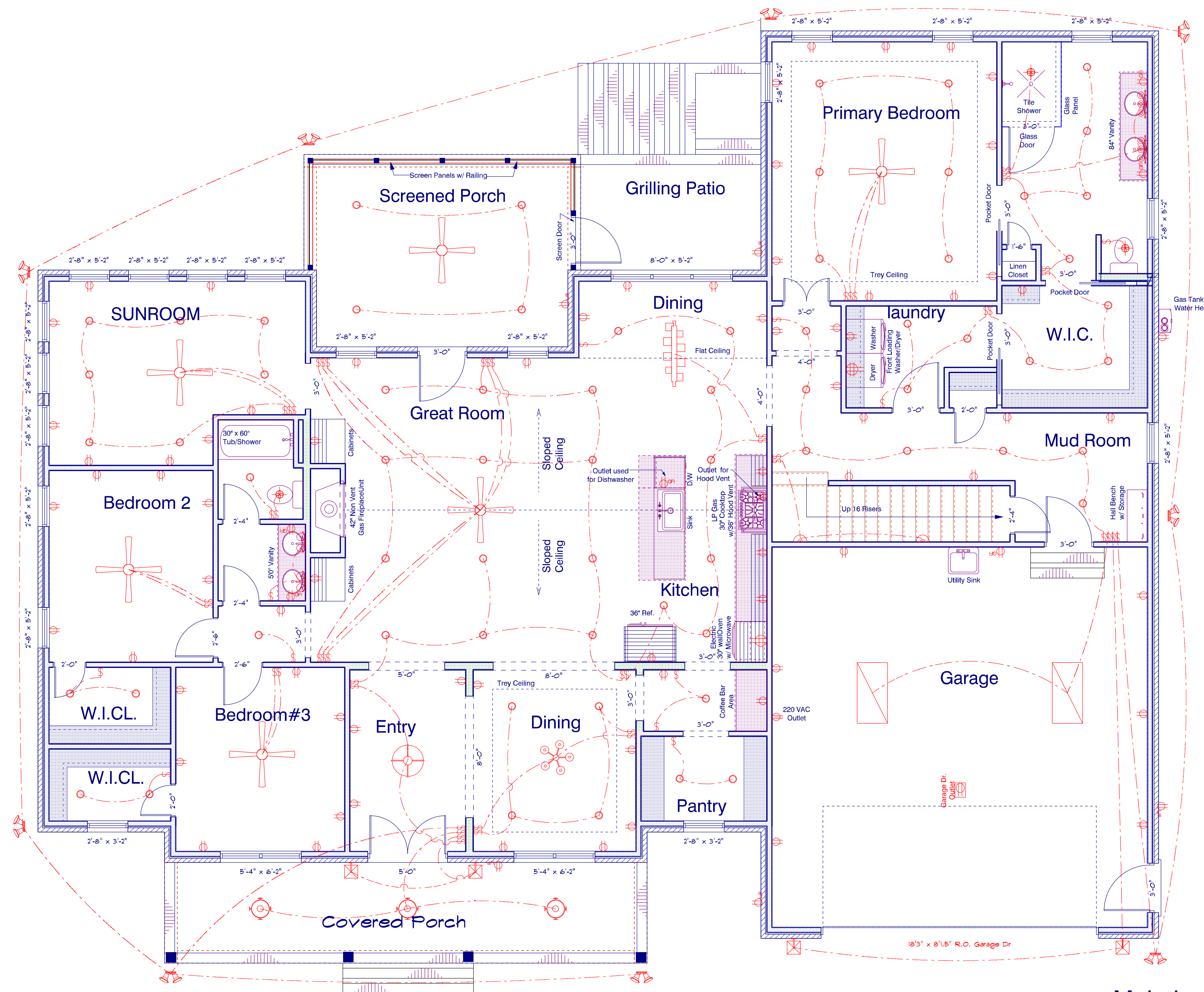


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Electrical Draw as Approximation  
 See Electrical Contractor for Exact Layout and Specs

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan globe 01	6	
can light 6inch	67	
ceiling light 27	1	
ceiling light 29	1	
ceiling siena 2	3	
fluorescent light 2 x 4	2	
exterior craftsman light fixture	4	
spotlight double with motion detector	9	
resin box chandelier	1	
Exhaust Fan w light	3	
Garage Dr Outlet	1	
Outdoor Outlet	5	
outlet	74	
outlet 220v	1	
outlet gfi	6	
switch	11	
switch double	11	
switch quad	2	
switch triple	6	
wall mounted 02 2 lights	2	
wall mounted 03 3 lights	2	
wall sconce 01	2	
4 prong 240V Outlet	2	

**Main Level Layout Electrical**

Scale: 1/4" = 10"  
 90" Finished Ceiling Ht.  
 (Unless otherwise Noted)

2559 S.F. Heated Main Floor  
 410 S.F. Heated Bonus Room  
 2969 S.F. Total Heated

650 S.F. Garage  
 234 S.F. Screened Porch  
 187 S.F. Covered Porch(Front)  
 90 S.F. Grilling Porch

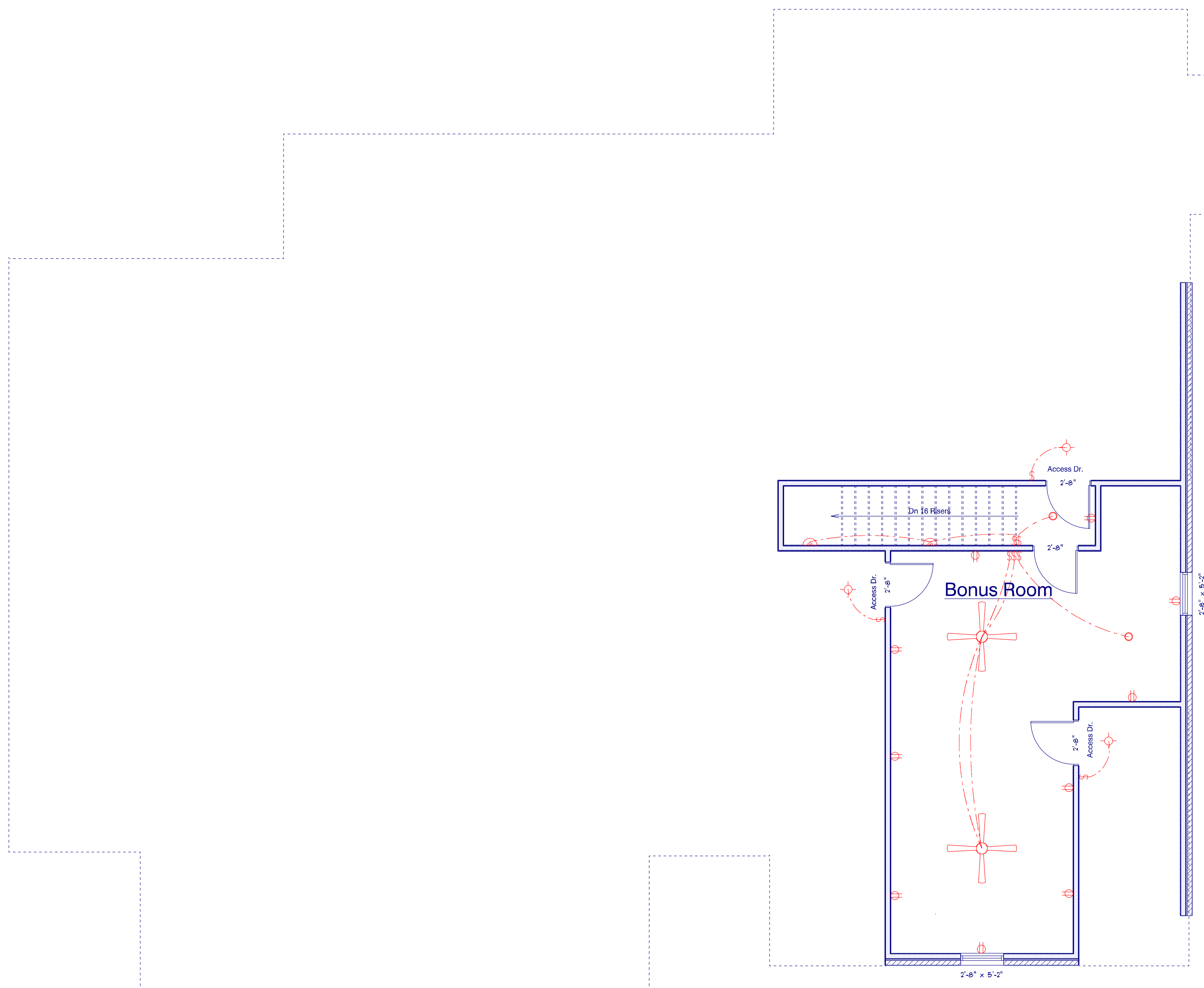
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 MODEL:  
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 BUILDER:

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Main Level  
 Electrical

SHEET  
 1





Electrical Layout Drawn as Approximation  
See Electrical Contractor for Exact Layout and Specs

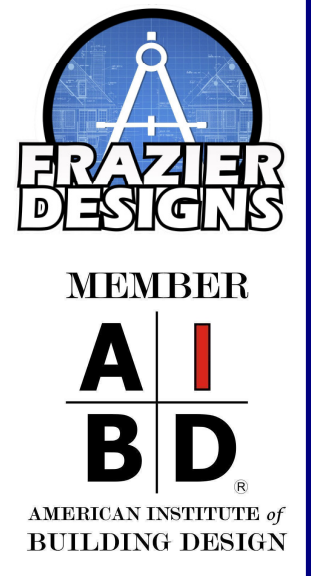
ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan globe 01	2	
can light 6inch	2	
light	3	
outlet	10	
switch	3	
switch double	1	
switch triple	1	
wall sconce 01	2	

### Bonus Room Layout Electrical

Scale: 1/4" = 1'0"  
8'0" Ceiling Ht.  
410 S.F. Heated  
(Does Not Include Stairs)

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Bonus Room  
Electrical

SHEET  
8



**ROOF TRUSS NOTES:**

DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representative for assistance PRIOR TO modifying any truss.

Espanol - (NO CORTE, PERFORE, HAGA MUESCAS O DANE DE CUALQUIER OTRA MANERA LAS TRUSSES (CERCHAS DE MADERA). Contacte a su representante de BFS para asistencia ANTES de realizar cualquier modificación.)

- This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.
- The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined by the TPI 1 National Standard.
- The wood components shown on this diagram are to be used in dry service (moisture content <19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.
- Refer to the Truss Design Drawings for specific information about each individual truss design. Set trusses as required to correctly align chases and bear correctly on load bearing walls shown.
- The Truss Technician shall provide Truss-to-Truss Connection Requirements. Any special or other connection shall be the responsibility of the Building Designer.
- The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written authorization.
- In some cases, field framing may be required to achieve the final appearance shown on the Construction Documents.
- Field framing, including valley rafters, installed over roof trusses shall have a knee brace from the rafter to the truss top chord at intervals of 48" on center (O.C.) or less. Stagger knee braces from adjacent rafters such that the load is distributed uniformly over multiple truss locations and not concentrated at one location or along one truss.
- Truss Top Chords shall be fully sheathed or have lateral bracing (purlins) spaced at 24" O.C. or less. Truss Bottom Chord Bracing shall not exceed the maximum shown on the Truss Design Drawing. Field framed bottom chord floor or ceiling attachments shall be spaced at 24" O.C. or less. Proper Bracing prevents buckling of individual truss members due to design loads.
- This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation design, structural member sizing, load transfer, bearing conditions, and the structure's compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor.
- If Piggyback Trusses are included in this project, refer to the Mitek Piggyback Connection Detail applicable for the project details and wind load category.
- The Contractor shall follow the SBCA TTB Partition Separation Prevention and Solutions for truss attachment to non-load bearing walls and carefully complete these details to avoid gypsum wall board related issues.

**WARNING:**

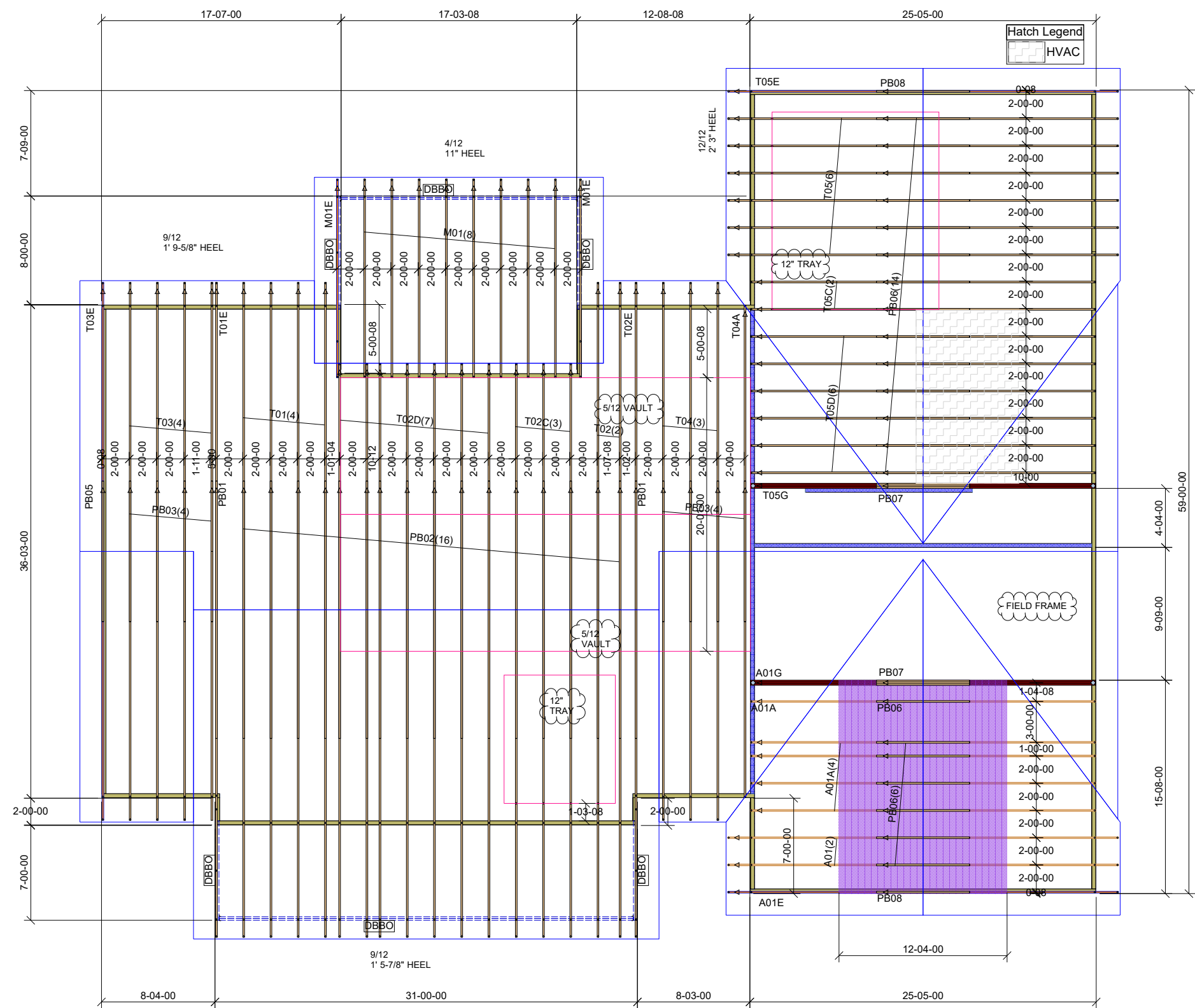
TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH.

Espanol - (TRUSSES (CERCHAS) DEBERAN TENER UN SOPORTE DURANTE LA INSTALACION. NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)

- Trusses shall be installed in a safe manner meeting all code, local, OSHA, TPI, and BCSI Specifications. Failure to follow these specifications may result in injury or death.
- Buildings under construction are vulnerable to high winds and present a possible safety hazard. The Contractor is responsible for recognizing adverse weather conditions and shall take appropriate action to prevent injury or death.
- BCSI INSTRUCTIONS SHALL BE FOLLOWED:**  
BCSI-B1 = Safe Truss Handling and Installation  
BCSI-B2 = Installation and Temporary Restraint  
BCSI-B3 = Permanent Restraint  
BCSI-B4 = Safe Construction Loading  
BCSI-B5 = Truss Damage and Modification Guidelines  
BCSI-B7 = Floor Truss Installation  
BCSI-B8 = Toe-Nailed Connections  
BCSI-B9 = Multi-Ply Girders  
BCSI-B10 = Post Frame Truss Installation  
BCSI-B11 = Fall Protection
- Follow TPI Requirements for Long Span Trusses (>60').

**ADDITIONAL ROOF TRUSS NOTES:**

- SMALL TRIANGLE ON END OF TRUSS ON THIS PLACEMENT PLAN INDICATES LEFT END OF TRUSS ON TRUSS DESIGN DRAWING. DO NOT REVERSE TRUSS
- ROOF TRUSSES ARE SPACED AT 24" O.C. UNLESS NOTED OTHERWISE.
- DIMENSION ARE IN FEET-INCHES-SIXTEENTHS
- USE TOE NAIL CONNECTION FOR SMALL TRUSSES WHERE HANGER CONNECTION IS NOT SHOWN ON THE LAYOUT
- DIMENSIONS ARE TO SHEATHING
- FIELD FRAME WHERE STATED
- SPACING AS SHOWN



THE CALCULATIONS BELOW ARE TO BE VALIDATED WITH THE CONSTRUCTION DOCUMENTS OR FIELD MEASUREMENTS. BFS HOLDS NO LIABILITY ON MATERIAL QUANTITY ERRORS

<b>TOTAL ROOF AREA</b> 5303.74 SQ FT	<b>RIDGE LINES</b> 137.14 FEET	<b>HIP LINES</b> 0 FEET	<b>OVERHANG LINES</b> 139.67 FEET	<b>RAKE OVERHANG LINES</b> 345.38 FEET	<b>VALLEY LINES</b> 112.41 FEET	<b>4X8 ROOF DECKING SHEETS</b> HIP ROOF 191 GABLE ROOF 182	<b>HVAC/ STORAGE</b> 0 ft <sup>2</sup> SQ FT
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Until the building is completely erected in accordance with plans, the trusses may be unstable and present a safety hazard. Truss instability may increase with building width, height, and length. Buildings under construction are vulnerable to high winds and present a possible safety hazard. It is the responsibility of the contractor and framer to recognize adverse weather conditions and take prompt and appropriate action to protect life and prevent injury. Prior to setting trusses, refer to Building Component Safety Information (BCSI) document produced by SBCA and TPI. Follow BCSI Specifications for Erection and Bracing.

Customer Name: BRAD CUMMINGS  
Street 2: .  
Lot#: .  
Plan Name: WILDER  
MISC NOTES: .  
File Name

**Builders FirstSource**

Revisions:

Customer 4293514  
Drawn By: JBH  
DATE: 12/20/2024  
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No Scale