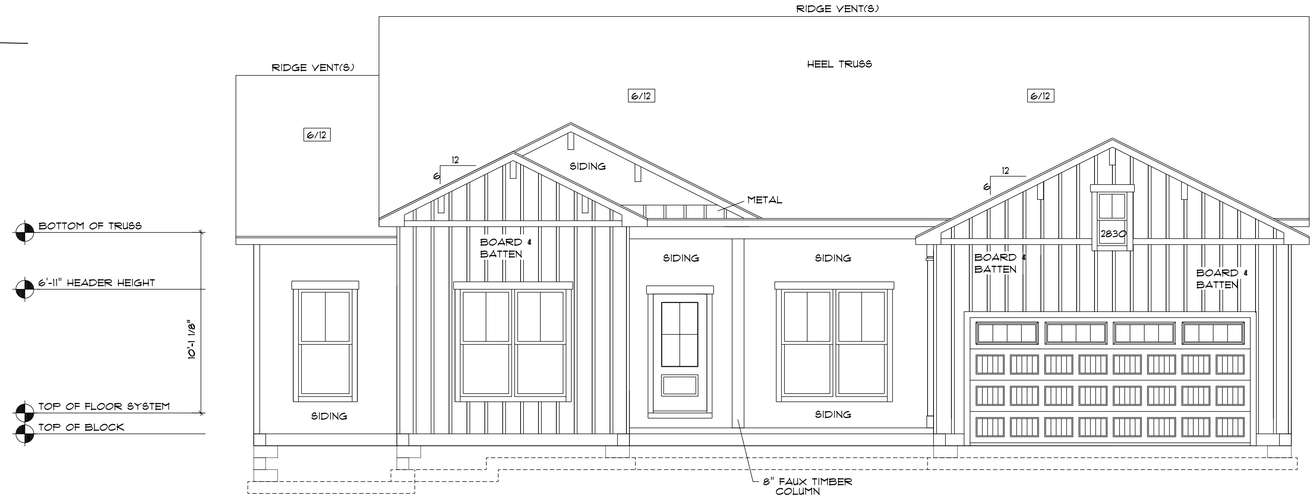
THESE PLANS, NOTES AND DETAILS ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.S.

NORTH CAROLINA PROFESSIONAL SEAL 043832 ENGINEER MICHAEL A. LAGALY 9-24-2024



FRONT ELEVATION

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

REAR ELEVATION

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

PERMANENT
109-24-120 PARRISH

GENERAL NOTES

1.) MAIN FLOOR PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE.

2.) OPTIONAL BONUS PLATE HEIGHT TO BE 8'-0" UNLESS NOTED OTHERWISE.

3.) INTERIOR & EXTERIOR WALLS TO BE DRAWN @ 3 1/2" UNLESS NOTED OTHERWISE.

4.) ALL ANGLES TO BE DRAWN AT 45° OR 90° UNLESS NOTED OTHERWISE.

5.) WINDOW HEADER HEIGHT TO BE SET @ 6'-11" UNLESS NOTED OTHERWISE. HEADER SIZE AND MATERIAL TO BE DETERMINED & VERIFIED BY FRAMER, BUILDER, TRUSS SHOP OR BY A LICENSED ENGINEER.

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11.) LOCAL, STATE AND NATIONAL CODES TAKE FRECIDENCE OVER DRAWINGS.

12.) BUILDER TO VERIFY ALL DIMENSIONS.

SQUARE FOOTAGE CHART

MAIN FLOOR AREA TO FRAME	2054
COVERED FRONT ENTRY	85
COVERED REAR PATIO	88
GARAGE AREA TO FRAME	397
TOTAL UNDER BEAM AREA	2624

JOB NUMBER & CLIENT NAME:
XXXXXXXXXX

ELEVATION:
FARMHOUSE

TOWN/CITY:
XXXXXXXXXX

COUNTY:
XXXXXXXXXX

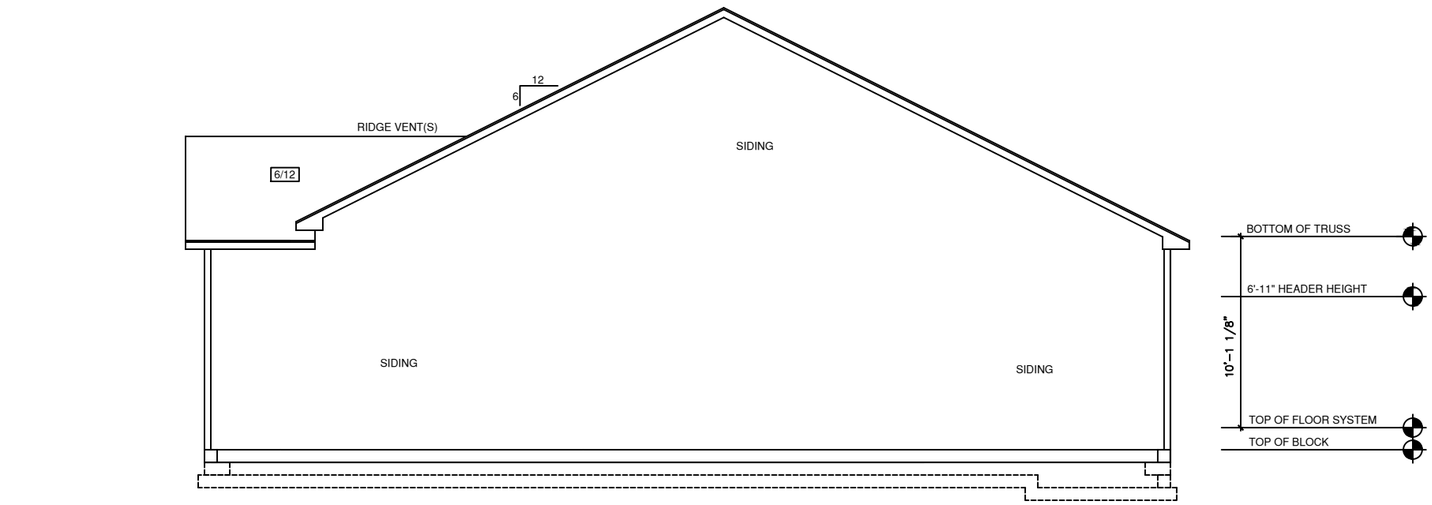
AUTHORED DATE:
2023

DRAFTING UPDATES:

PRELIMINARY:5/21/2024 JPH
PERM:9/6/2024 JPH
FINAL:

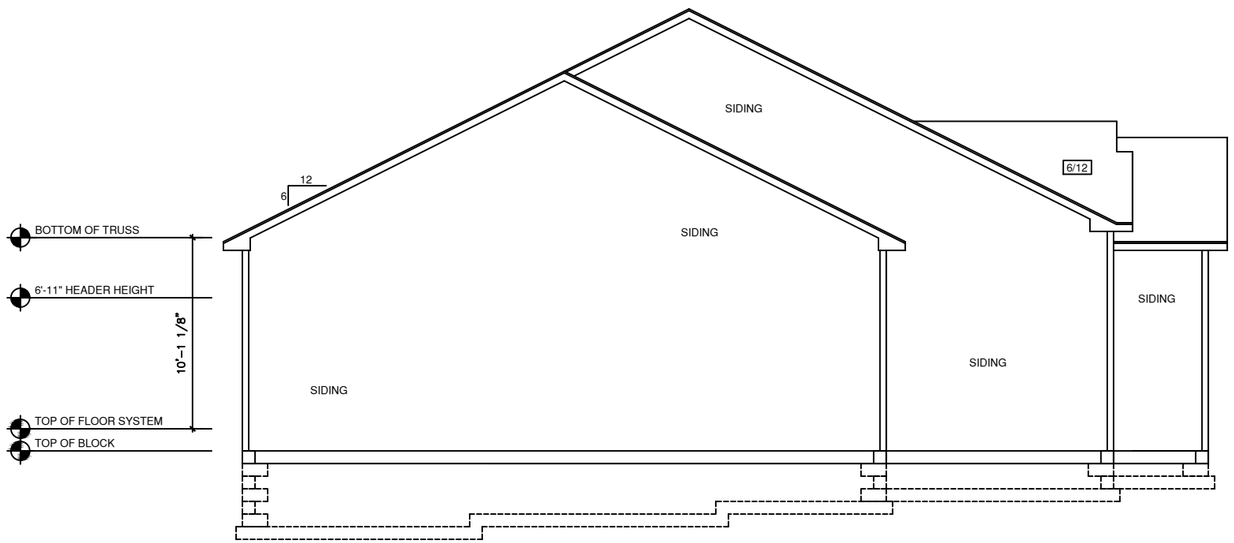
Front & Rear Elevation

LEXINGTON



RIGHT ELEVATION

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



LEFT ELEVATION

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

PERMANENT
109-24-120 PARRISH

GENERAL NOTES

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RED DOOR homes

RedDoorHomesCarolinas.com

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PRELIMINARY: 5/21/2024 JPH
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FINAL:

Right & Left Elevations

LEXINGTON

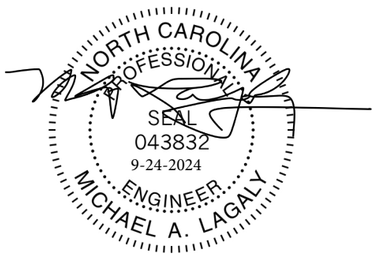
NOTE: BEAM (S) TO BE SIZED TO LOCAL & STATE CODES BY BUILDER (TYP).

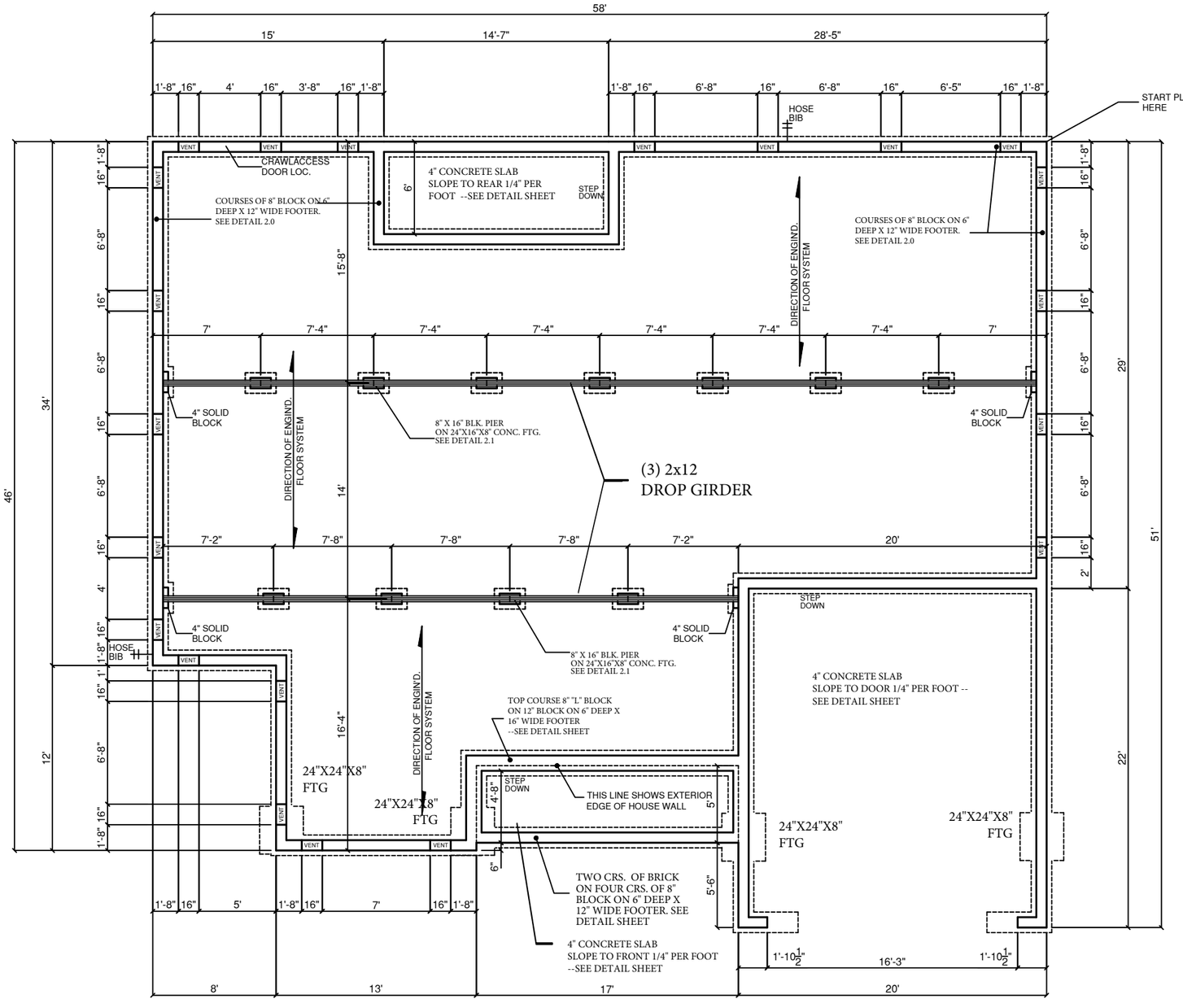
NOTE: LOCATION AND SIZE OF CRAWL ACCESS DOOR T.B.D. AT PRE-CONSTRUCTION / LOT INSPECTION

NOTE: PIER SIZE AND LOCATION T.B.D. BY CODE, TRUSS SHOP & BY BUILDER (TYP).

NOTE: LOCATION AND NUMBER OF CRAWL VENTS TO BE VERIFIED PRIOR TO CONST.

NOTE: FLOOR SYSTEM TYPE, SIZE AND SPACING T.B.D. BY BUILDER & TRUSS SHOP.





CRAWL SPACE FOUNDATION PLAN

SCALE 1/8" = 1'-0"

CRAWLSPACE VENT AREA: 1905.2 SQ. FT.
FOUNDATION VENT NFA: 1829 SQ. IN.
VENT NFAW/6 MIL VAPOR BARRIER PER R408.2: 182.9 SQ. IN.

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109-24-120 PARRISH

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RED DOOR homes
RedDoorHomesCarolinas.com

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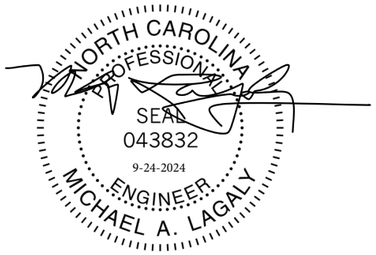
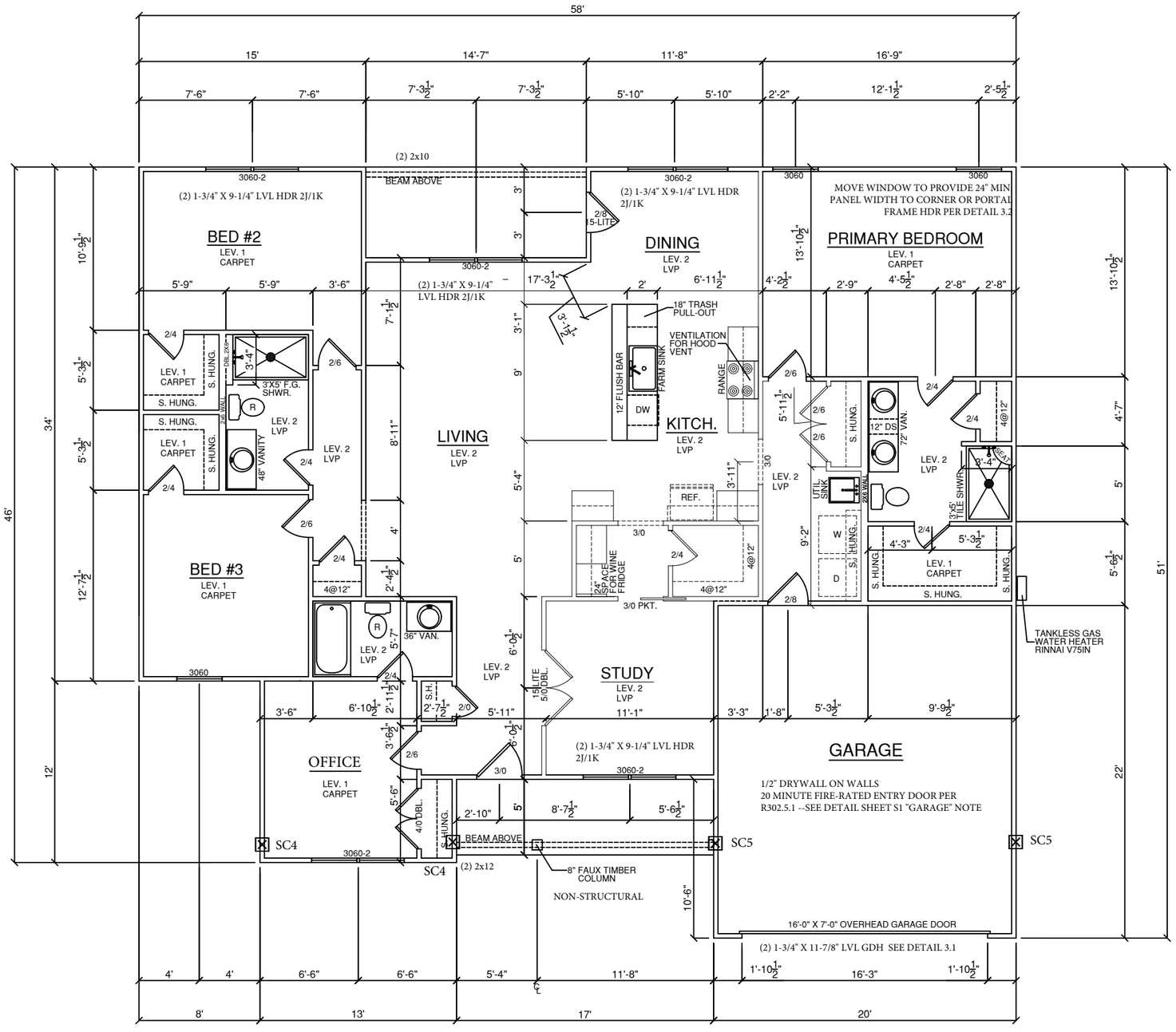
Crawl Space Foundation

LEXINGTON





FLOOR PLAN
SCALE 1/8" = 1'-0"

PERMANENT
109-24-120 PARRISH

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RED DOOR homes

RedDoorHomesCarolinas.com

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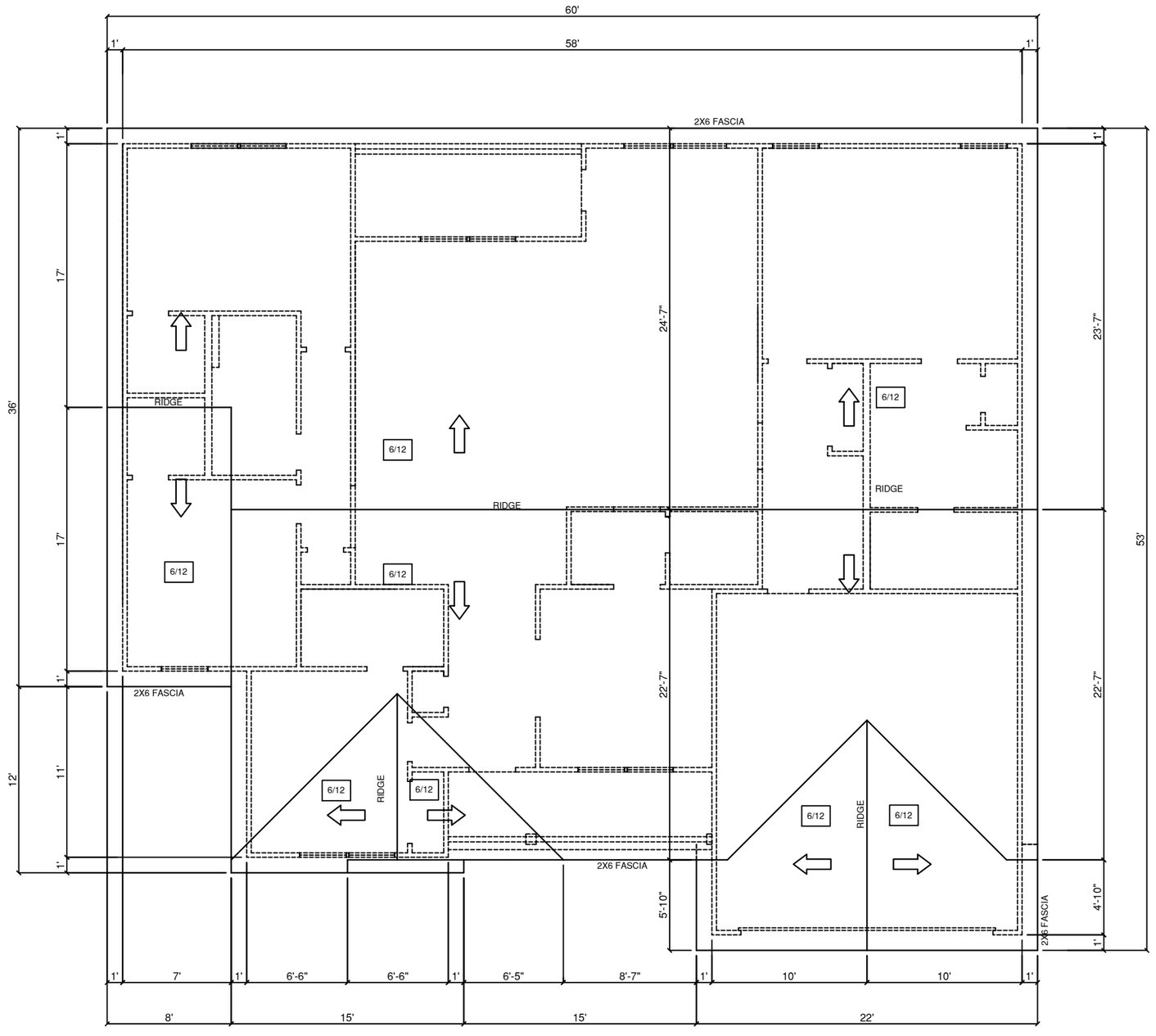
FINAL:

Floor Plan

LEXINGTON



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

ROOF VENT AREA CALCULATION
ATTIC AREA: 2655 SQ. FT.
TOTAL VENT SPACE REQ'D: 17.7 SQ. FT.
SOFFIT NFA REQ'D: 8.9 SQ. FT.
RIDGE/GABLE NFA REQ'D: 8.9 SQ. FT.

NOTE:
TOTAL NET FREE VENT AREA CAN BE REDUCED BY HALF IF 50-80 PERCENT OF VENT SPACE IS LOCATED 3' OR MORE ABOVE THE EAVE VENTS -OR- WHEN CLASS I OR II VAPOR RETARDER IS INSATALLED PER R806.2

NORTH CAROLINA PROFESSIONAL SEAL 043832 9-24-2024 ENGINEER MICHAEL A. LAGALY

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PERM: 9/6/2024 JPH
FINAL:

Roof Plan

LEXINGTON

PERMANENT
109-24-120 PARRISH

ELECTRICAL LEGEND

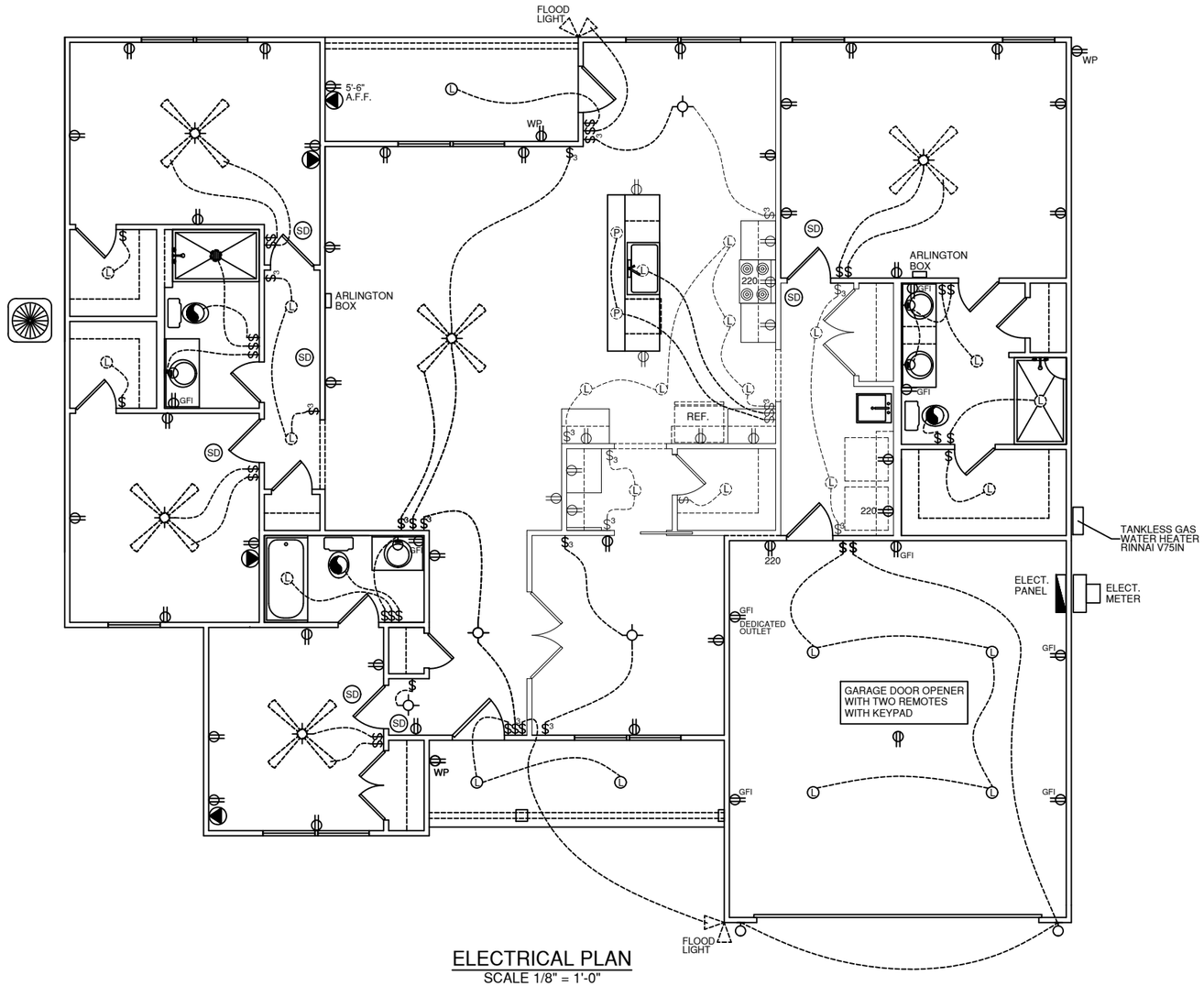
	DUPLEX OUTLET
GFI	GROUND FAULT INTERRUPTER OUTLET
WP	WATER PROOF OUTLET
220	220 VOLT OUTLET
$	SINGLE POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
	LIGHT, SURFACE MOUNTED
L	LIGHT, L.E.D. RECESSED MOUNTED
P	LIGHT, PENDANT
	LIGHT, COACH / VANITY
	LIGHT, UNDER WALL CABINET
	LIGHT, OUTDOOR FLOOD
	EXHAUST FAN
SD	SMOKE DETECTOR
T-STAT	THERMOSTAT
	CEILING FAN WITH LIGHT
	CEILING FAN PRE-WIRE AT LIGHT
	RECEPTACLE, PHONE
CAT	RECEPTACLE, CAT CABLE
	RECEPTACLE, T.V. CABLE
	ELECTRICAL PANEL
	METER BASE
	CHIME BELL, DOOR
	EAVE LIGHT

ELECTRICAL NOTES

1. ALL ELECTRICAL TO MEET N.E.C.
2. PROVIDE 200 AMP SINGLE PHASE SERVICE
3. PROVIDE ALL COPPER WIRING
4. CONTRACTOR TO CONNECT ALL FIXTURES AND APPLIANCES
5. CONTRACTOR TO HAVE VALID LICENSE TO DO ELECTRICAL WORK
6. PROVIDE #5 REBAR ELECTRICAL GROUND TO FOUNDATION STEEL
7. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
8. PROVIDE AND INSTALL GROUND FAULT CIRCUIT- INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
9. UNLESS OTHERWISE INDICATED, INSTALL SWITCHES & RECEPTACLES AT THE FOLLOWING HEIGHTS ABOVE THE FINISHED FLOOR:

SWITCHES	42"
OUTLETS	14"
TELEPHONE	14"
TELEVISION	14"

LOCATE FLOOR OUTLET @ PLAN REVIEW MTG.



ELECTRICAL PLAN
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RED DOOR homes
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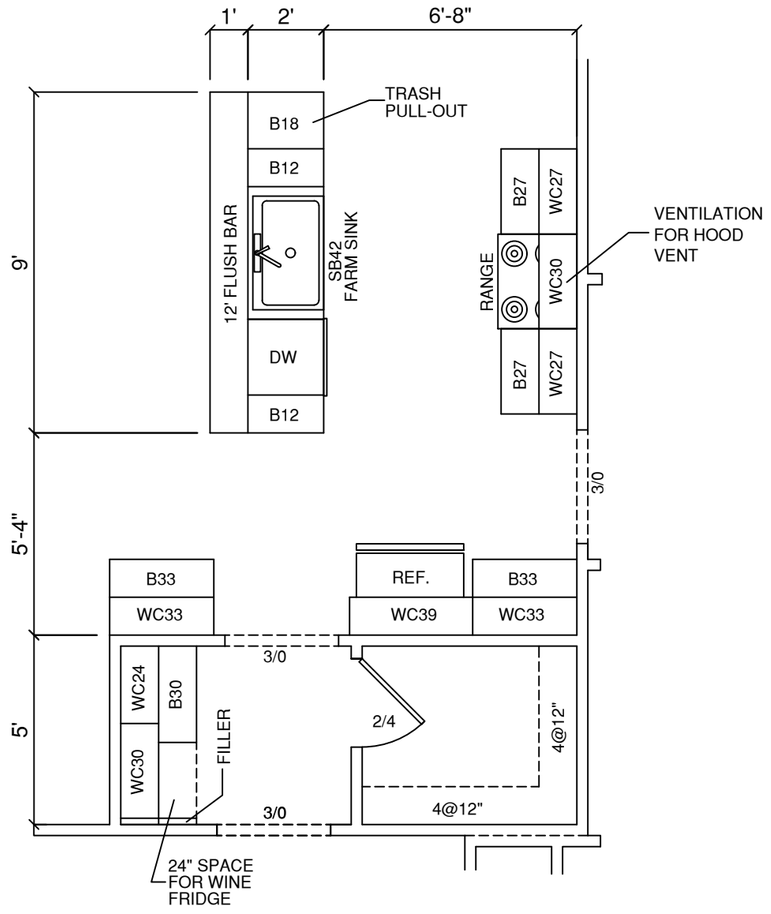
Main Floor Electric Plan

LEXINGTON

CABINET LEGEND

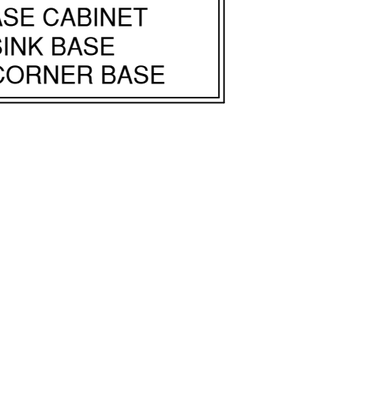
WC: WALL CABINET
WCC: WALL CORNER CABINET
B: BASE CABINET
SB: SINK BASE
CB: CORNER BASE

NOTE: ALL DIMENSIONS TO ROUGH FRAMING



CHOICE KITCHEN II

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

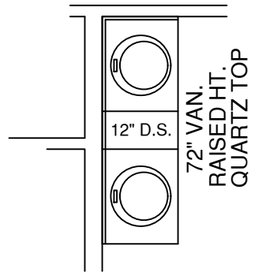


CHOICE 42" WALL CABS.

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

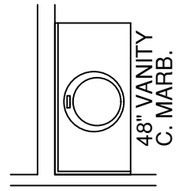
☐ OPTIONAL SCRIBE TRIM MLD'G.

☐ OPTIONAL CROWN MLD'G.



CHOICE PRIMARY VANITY

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



HALL BATH VANITY

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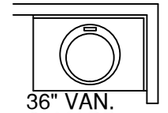

GUEST BATH VANITY

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PERMANENT
109-24-120 PARRISH

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Cabinet Plan

LEXINGTON

GENERAL NOTES

1. PLANS ARE ISSUED FOR THE CONDITIONAL USE TO BUILD THE STRUCTURE ON THE LOT OR ADDRESS SPECIFIED IN THE TITLE BLOCK. PLANS MUST HAVE SIGNED SEAL AND BE CONSTRUCTED ON THE SPECIFIED LOT OR ADDRESS TO BE VALID.
2. ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF GEOMETRY. MDL ENGINEERING SE3RVICES ASSUMES NO LIABILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER OF RECORD TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
3. ALL CONSTRTUCTION WORKMANSHIP, MATERIAL QUALITY AND SELECTION SHALL BE IN ACCORDANCE WITH THE 2018 EDITION OF THE NORTH CAROLINA STATE BUILDING CODE. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE AND CODE SHALL TAKE PRECEDENCE OVER DIMENSIONS.
4. SEALED ENGINEERING DRAWINGS TAKE PRECEDENCE OVER STANDARD DETAILS AND NOTES.

CONSTRUCTION

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS AND SAFETY ON-SITE. NOTIFY MDL ENGINEERING IMMEDIATELY IF DISCREPANCIES ON PLANS ARE DISCOVERED.
2. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF THREE STUDS U.N.O.
3. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR OTHER STRUCTURAL COMPONENTS.
4. ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
5. ENGINEERED FLOOR SYSTEMS, WALL SYSTEMS AND ROOF TRUSS SYSTEMS TO BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION. INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
6. ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3-1/2" AND FULL FLANGE WIDTH U.N.O. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 12" X 4" LAG SCREWS U.N.O.
7. STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING TWO ROWS OF 1/2" DIAMETER BOLTS (ASTM 307) WITH WASHERS AT BOTH ENDS. BOLTS TO BE SPACED AT 24" O.C. AND STAGGERED TOP AND BOTTOM OF THE BEAM (2" MIN. EDGE DISTANCE), WITH TWO BOLTS LOCATED AT 6" FROM EACH END.
8. ALL METAL HANGERS, STRAPS AND HOLD-DOWNS TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
9. SEE TABLE R602.3 NCRBC 2018 FOR STRUCTURAL MEMBER FASTENING REQUIREMENTS.

MATERIALS

1. INTERIOR FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING PROPERTIES:
   Fb=875 PSI Fv=70 PSI E=1.4E6 PSI
2. FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING PROPERTIES:
   Fb=975 PSI Fv=95 PSI E=1.6E6 PSI
3. LVL (LAMINATED VENEER LUMBER) STRUCTURAL MEMBERS TO HAVE THE FOLLOWING PROPERTIES:
   Fb=2600 PSI Fv=285 PSI E=1.9E6 PSI
4. PSL (PARALLEL STRAND LUMBER) STRUCTURAL MEMBERS TO HAVE THE FOLLOWING PROPERTIES:
   Fb=2900 PSI Fv=290 PSI E=2.0E6 PSI
5. LSL (LAMINATED STRAND LUMBER) STRUCTURAL MEMBERS TO HAVE THE FOLLOWING PROPERTIES:
   Fb=2250 PSI Fv=400 PSI E=1.55E6 PSI
6. STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A36, Fy=36 KSI
7. REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60.
8. POURED CONCRETE TO BE MINIMUM 3000 PSI @ 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI 318 OR ASTM C 1157.
9. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING AS INDICATED IN TABLE R301.2(1) SHALL BE AIR ENTRAINED AS SPECIFIED IN TABLE R402.2
10. MASONRY UNITS SHALL CONFORM TO ACI 530/ASCE 5/TMS 402 AND MORTAR SHALL COMPLY WITH ASTM C 270.

FOUNDATION NOTES:

1. CRAWL SPACE TO BE LEVEL AND FREE OF CONSTRUCTION DEBRIS, VEGETATION AND ANY ORGANIC MATERIAL
2. ONE VENT MUST BE WITHIN 3' OF EACH CORNER OF THE BUILDING. ALL OTHER VENTS TO BE LOCATED PER R408.
3. OPTIONAL UNVENTED CRAWL SPACE TO MEET R409 REQUIREMENTS
4. A MINIMUM OPENING OF 18" BY 24" SHALL BE PROVIDED FOR ACCESS UNLESS MECHANICAL EQUIPMENT IS PRESENT.

FOOTINGS:

1. FOOTING PROJECTIONS SHALL BE A MINIMUM OF 2" AND SHALL NOT EXCEED THE THICKNESS OF THE FOOTING.
2. THE TOP LEVEL OF THE FOOTING SHALL BE LEVEL WITH THE MASONARY UNITS WITH FULL MORTAR JOINTS.
3. BOTTOM SURFACE OF FOOTING MAY SLOPE NO MORE THAN 10%, FOOTING SHALL BE STEPPED TO PROVIDE CHANGE IN ELEVATION OR WHERE THE BOTTOM IS SLOPED MORE THAN 10%
4. FINISHED GRADE OF THE UNDER FLOOR SURFACE MAY BE LOCATED AT THE BOTTOM OF THE FOOTINGS.
5. MINIMUM CONCRETE FOOTING STRENGTH TO BE 3000 PSI.

DRAINAGE:

1. INSTALL AROUND FOUDATION, DRAIN TILES, GRAVEL OR CRUSHED STONE DRAINS, PERFERATED PIPES OR OTHER APPROVED SYSTEM AWS REQUIRED BY GRADE.
2. FOUNDATION DRAIN MAY BE OMITTED WHEN THE INTERIOR GRADE IS LESS THAN 12" BELOW THE EXTERIOR GRADE.
3. FINISH GRADE OF LOT TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS AT A MINIMUM OF 6" WITHIN THE FIRST 10'.

WATERPROOFING:

1. FOUNDATION WALLS, WHERE THE INTERIOR GRADE IS LOWER THAN THE EXTERIOR GRADE, SHALL BE DAMP-PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE USING CODE APPROVED METHOD.

ANCHORAGE:

1. WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC SLAB FOUNDATIONS AND THE WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OD 6' O.C. AND LOCATED 12" FROM THE ENDS OF EACH PLATE SECTION. BOLTS SHALL BE AT LEAST 1/2" IN DIAMETER AND EMBEDED A MIONIMUM OF 7" INTO MASONRY OR CONCRETE.
2. BOLTS MAY BE REPLACED BY ANCHOR STRAPS, SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE.
3. INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLABS SHALL BE ANCHORED WITH APPROVED FASTENERS.

FOUNDATION WALLS:

1. VERTICAL REINFORCEMENT OF THE MASONRY WALLS TO BE TIED TO THE HORIZONTAL REINFORCEMENT OF THE FOOTING
2. FOUNDATION WALL IS TO BE 8" CMU OR 8" BRICK AND BLOCK ON CONTINUOUS FOOTINGS.
3. FOUNDATION WALL IS TO HAVE SOLID 8" MASONRY CAP.
4. WALL HEIGHT ABOVE FINISHED GRADE SHALL BE 6"
5. WALL SUPPORTING OVER 4' OF UNBALANCED FILL MUST BE BRACED TO PREVENT DAMAGE DURING BACKFILL.
6. VENTS ARE 16"X8"

PIERS:

1. MASONRY PIER HEIGHT SHALL NOT EXCEED 10 TIMES THEIR LEAST DIMENSION.
2. WHEN STRUCTURAL CLAY OR HOLLOW CONCRETE MASONRY UNITS ARE USED TO SUPPORT BEAMS AND GIRDERS, THE CELLULAR SPACES MUST BE FILLED SOLIDLY WITH CONCRETE, TYPE 'M' OR TYPE 'S' MORTAR.
3. UNFILLED UNITS MAY BE USED IF THE HEIGHT IS NOT MORE THAN 4 TIMES THE LEAST DIMENSION.
4. HOLLOW PIERS SHALL BE CAPPED WITH 4" OF SOLID MASONRY OR CONCRETE OR SHALL HAVE THE CAVITIES OF THE TOP COURSE FILLED WITH CONCRETE.
5. PIERS INDICATED ON PLAN ARE TYPICALLY 16"X16" ON 24"X24"X8" FOOTING.
6. ALL HALF PIERS TO BE TIED TO FOUNDATION WALLS.

CAVITY ACCESS:

1. MIN. CRAWL SPACE ACCESS SHALL BE 18"(W) X 24" (H) WITH DOUBLE BAND ABOVE. PLACE AT BEST LOCATION WITH REFERENCE TO GRADE.
2. ATTIC ACCESS TO BE 22" X 30" MINIMUM.
3. ACCES SIZE MAY BE INCEASED IF MECHANICAL EQUIPMENT IS LOCATED IN CAVITY - SEE NC MECHANICAL CODE FOR SIZE REQUIREMENTS.

STAIRWAYS:

1. STAIRWAYS SHALL BE A MINIMUM OF 3' WIDE.
2. HANDRAILS SHALL NOT PROJECT MORE THAN 4-1/2" ON EITHER SIDE.
3. MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL SHALL NOT BE LESS THAN 31 1/2" WHERE THE HANDRAIL IS INSTALLED ON ONE SIDE AND 27" WHERE HANDRAILS ARE ON BOTH SIDES.
4. STAIRS NOT REQUIRED FOR EGRESS MAY BE AS NARROW AS 26"
5. MAXIMUM RISER HEIGHT SHALL BE 8-1/4" AND THE MINIMUM TREAD DEPTH SHALL BE 9".
6. NOSING SHALL BE 3/4" MINIMUM AND 1-1/4" MAXIMUM
7. MINIMUM HEADROOM IN ALL PARTS OF THE STAIR SHALL NOT BE LESS THAN 6'-8" PER R311.7.2
8. WINDERS MUST, AT A POINT NOT MORE THAN 12" FROM THE SIDE WHERE THE TREAD IS NARROWEST BE GREATER THAN 9" AND THE MINIMUM WIDTH OF ANY TREAD AT ANY POINT MUST BE GREATER THAN 4".

HANDRAIL AND GUARD

1. HANDRAILS SHALL HAVE A MINIMUM HEIGHT OF 34" AND A MAXIMUM HEIGHT OF 38"
2. PORCHES, BALCONIES OR RAISED FLOORS OVER 30" ABOVE FLOOR OR GRADE SHALL HAVE GUARDRAILS NO LESS THAN 36" HIGH.
3. STAIRS THAT HAVE A RISE OF 30" ABOVE THE FLOOR SHALL HAVE HANDRAILS OF 34" MIN. HEIGHT.
4. GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOORS, BALCONIES AND PORCHES SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSERS THAT DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER ON VERTICAL MEMBERS OR 6" ON HORIZONTAL MEMBERS.

EMERGENCY EGRESS:

1. OPENINGS PROVIDED FOR MEANS OF ESCAPE CANNOT HAVE A SILL HEIGHT OF MORE THAN 44" ABOVE FINISHED FLOOR.
2. ESCAPE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 4 SQ. FT. WITH A MINIMUM CLEAR OPENING HEIGHT OF 20".
3. ESCAPE OPENING SHALL HAVE A MINIMUM TOTAL GLASS AREA OF 5 SQ. FT. FOR A GROUND WINDOW AND 5.7 SQ. FT. FOR AN UPPER STORY WINDOW.
4. REQUIRED EXIT DOORS SHALL BE NO LESS THAN 3'0" X 6'-8".

GARAGE

1. DOOR FROM GARAGE TO HOUSE MUST BE 1-3/8" THICK SOLID WOOD, HONEYCOMBED CORE STEEL OR 20 MINUTE FIRE RATED PER R302.5.1.
2. GARAGE TO BE SEPARATED FROM THE RESIDENCE AS REQUIRED BY TABLE R302.6. 1/2" GYPSUM OR EQUIVALENT APPLIED TO GARAGE SIDE FOR WALLS AND ATTICS. 5/8" TYPE X GYPSUM OR EQUIVALENT APPLIED TO CEILINGS BELOW HABITABLE ROOMS.
3. SLOPE GARAGE SLAB TOWARDS DOOR AT 1/4" PER FOOT.

DESIGN LOADS

TABLE R301.5	LIVE LOAD (PSF)
ATTICS W/O STORAGE	10
ATTICS WITH STORAGE	20
ATTICS W/ FIXED STAIRS	30
DECKS & EXTERIOR BALCONIES	40
FIRE ESCAPES	40
GUARDRAILS AND HANDRAILS	200
GUARG IN-FILL COMPONENTS	50
PASSENGER VEHICLE GARAGES	50
ROOMS OTHER THAN SLEEPING ROOMS	40
SLEEPING ROOMS	30
STAIRS	40
SNOW R301.2(1)	20

ULTIMATE DESIGN WIND SPEED: 120 MPH

DESIGN POSITIVE AND NEGATIVE PRESSURE FOR DOORS AND WINDOWS SHALL BE 25 PSF

DESIGN POSITIVE AND NEGATIVE PRESSURE FOR WALL CLADDING SHALL BE 24.1 PSF

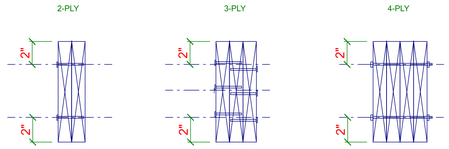
DESIGN POSITIVE AND NEGATIVE PRESSURE FOR ROOF COMPONENT AND CLADDING SHALL BE:
34.8 PSF FOR MEAN ROOF HEIGHT TO 30'
36.5 PSF FOR MEAN ROOF HEIGHT TO 35'
37.9 PSF FOR MEAN ROOF HEIGHT TO 40'

VALUES FOR ENERGY COMPLIANCE
R-VALUES ARE MINIMUM (N1102.1.2)
U-VALUES ARE MAXIMUM (N1102.1.4)

IECC CLIMATE ZONE:	4	4
CEILINGS:	R-38	U-0.030
WOOD FRAME WALLS:	R-15	U-0.077
MASS WALLS:	R-5	U-0.070
MASS WALL (INS. ON INTERIOR):	R-13	U-0.141
FLOORS:	R-19	U-0.047
BASEMENT WALLS (CONTINUOUS):	R-10	U-0.059
BASEMENT WALLS (CAVITY):	R-15	
MAX. GLAZING U-FACTOR:	0.30	
SKYLIGHT U-FACTOR:	0.55	

HEADER SCHEDULE

HDR SIZE	SPAN
(2) 2 X 8	0 TO 4'-8"
(2) 2 X 10	4'-8" TO 5'-6"
(2) 2 X 12	5'-6" TO 6'-5"



GIRDER FASTENINGSCHEDULE
N.T.S.

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SUPPORT COLUMN ☒

CALLOUT	USE
SC2	2 - 2 X 4
SC3	3 - 2 X 4
SC4	4 - 2 X 4
SC5	5 - 2 X 4

SCX - Round A500 steel steel column
3" diameter by 1/4" thick with
3-½"x3-½"x¼" plates
welded top and bottom.
PSL3 - 3-1/2 X 7 1.8e PSL
PSL5 - 5-1/4 X -1/4 1.8e PSL

BRACE WALL NOTES:

1. ALL EXTERIOR WALLS CONTINUOUSLY SHEATHED WITH 7/16" OSB EXTERIOR AND 1/2" GYPSUM INSIDE UNO.
2. OSB TO BE NAILED USING 8d @ 6" O.C. ON EDGE AND 12" O.C. ON ALL INTERMEDIATE STUDS.
3. GYPSUM FASTENED USING 1-1/8" MINIMUM SCREWS SPACED @ 7" O.C. ALONG ALL EDGES AND ALL INTERMEDIATE STUDS.

ROOF TRUSS TIE SCHEDULE

UPLIFT (MAX. LBS.)	SIMPSON (OR EQUIV.)	FASTENER TO TRUSS	FASTENER TO TOP PLATE
400	H1	(6) 8d X 1 1/2"	(4) 8d
545	H2.5T	(5) 8d	(5) 8d
1015	H10A	(9) 10d X 1 1/2"	(9) 10d X 1 1/2"
1450	H10A +HGA10	(4) 1/4" X 1 1/2" SDS	(4) 1/4" X 1 1/2" SDS
1885	H10A +HGA10 X2	(8) 1/4" X 1 1/2" SDS	(8) 1/4" X 1 1/2" SDS
3830	HTT4	(18) SD #10 X 1 1/2"	TITEN 5/8" X 5" ON STUD
4845	HTT4 +H10A	(9) 10d X 1 1/2"	(9) 10d X 1 1/2"

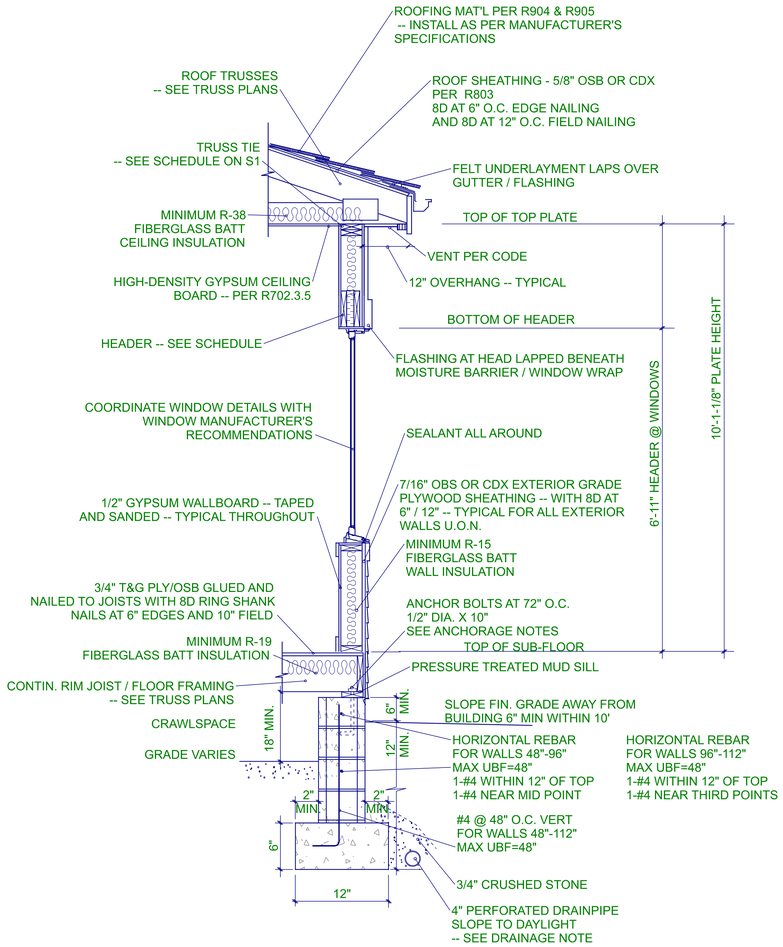
MDL
ENGINEERING SERVICES
213 Linton Banks Pl.
Cary, NC 27513
(919) 999-8153

RED DOOR HOMES
1209 US Business 70 West
Clayton, NC 27520
PROJECT: 109-24-120

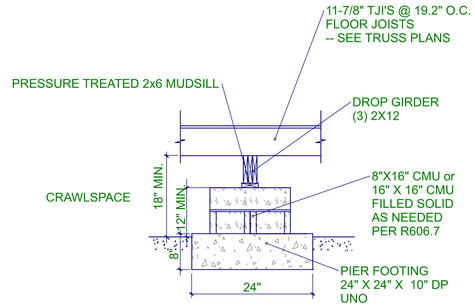
DRAWN BY: ML
DATE: Sept 24, 2024
FILE: SD11281
REV: A

SCALE: 1/4 INCH = 1 FOOT

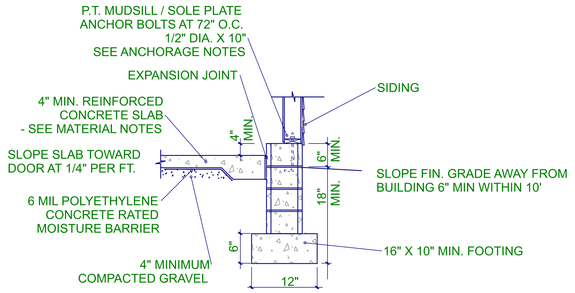
SHEET
S1



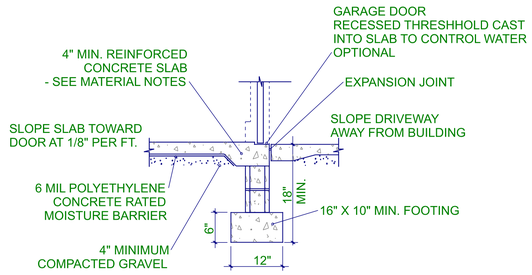
1 STOREY WALL SECTION
DETAIL 2.0
N.T.S.



CMU PIER/FTG
DROP GIRDER
DETAIL 2.1
N.T.S.



CMU FOOTING AT GARAGE
DETAIL 2.2
N.T.S.



CMU FOOTING DETAIL @ GARAGE DOOR
DETAIL 2.3
N.T.S.

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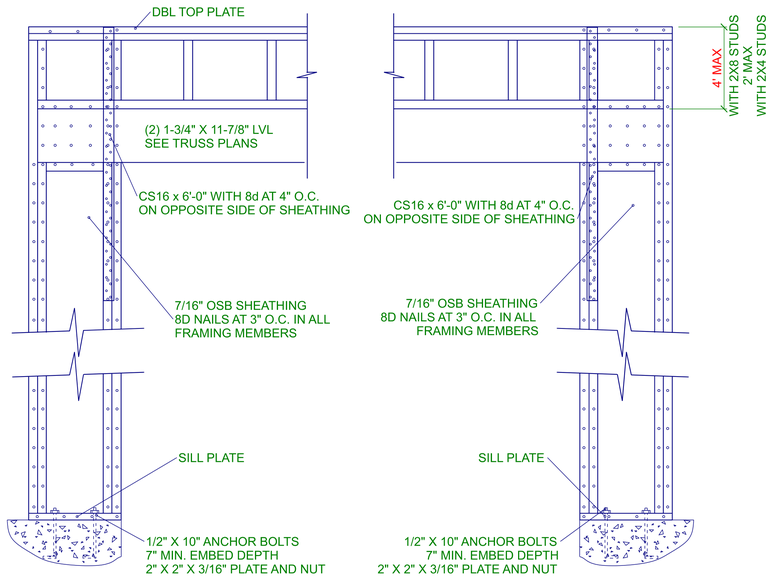
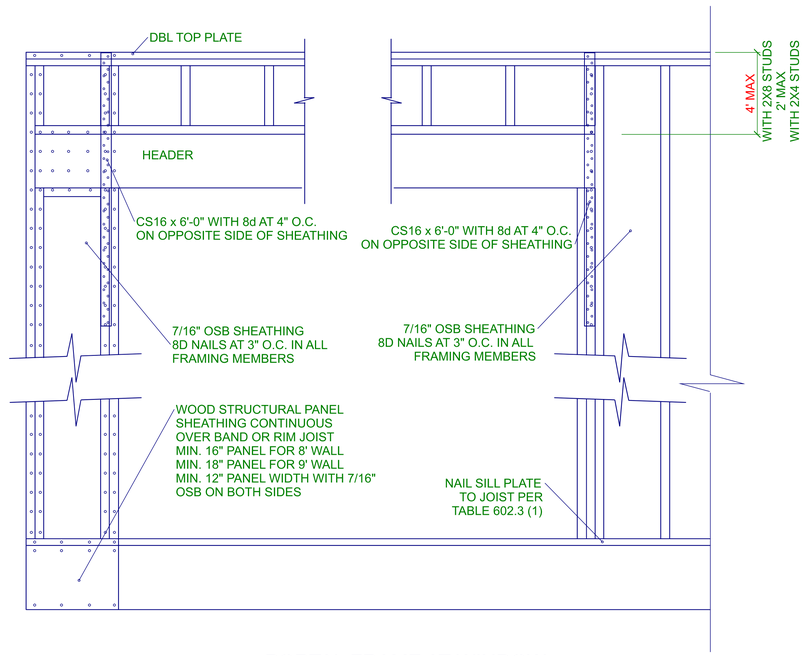
SHEET
S2



PORTAL FRAME AT GARAGE DOOR
PER R602.10.1
DETAIL 3.1
N.T.S.



PORTAL FRAME AT WINDOW
PER R602.10.1
DETAIL 3.2
N.T.S.

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NORTH CAROLINA PROFESSIONAL SEAL 043832 ENGINEER MICHAEL A. LAGALY 9-24-2024

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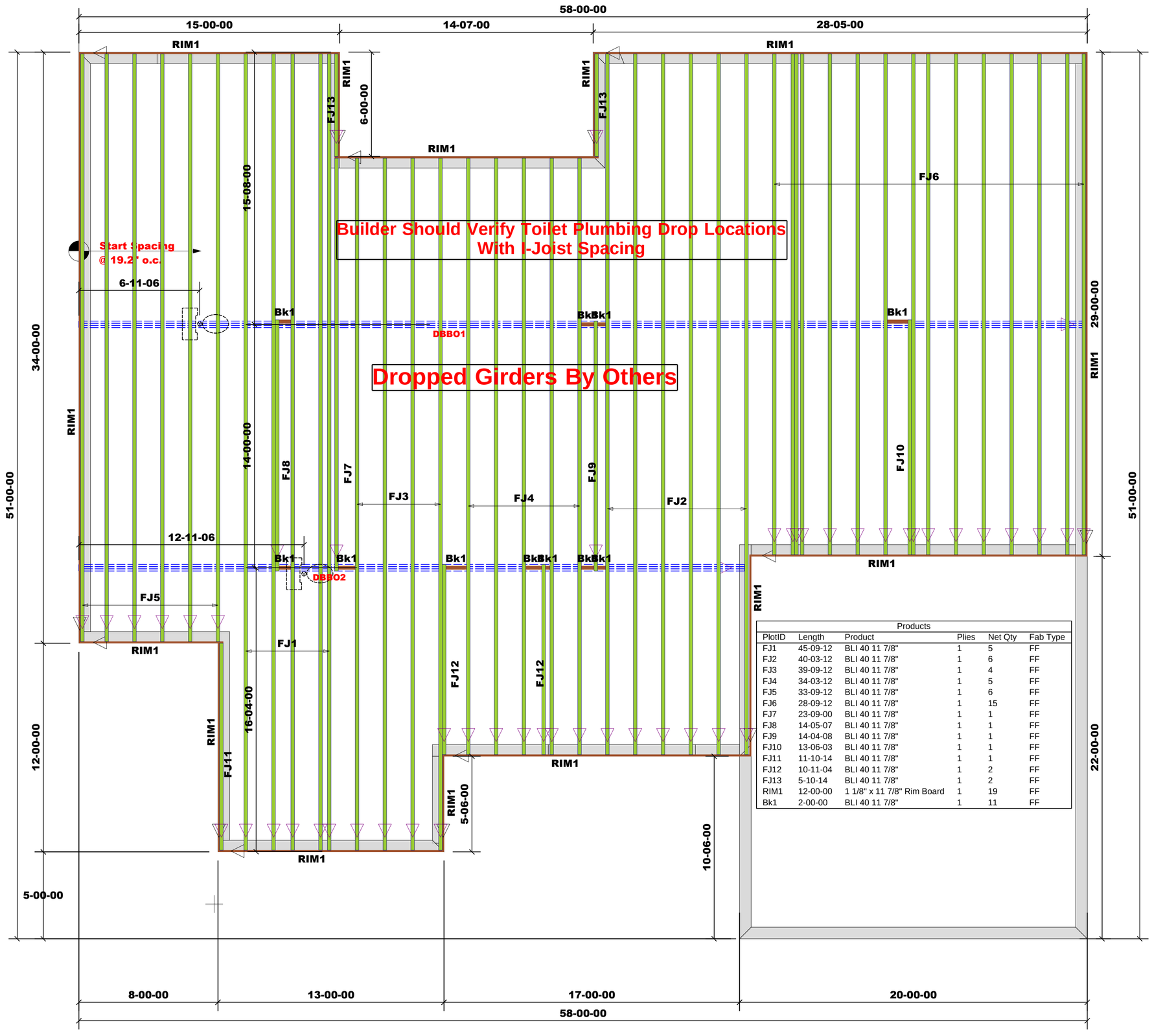
SHEET
S3



Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
FJ1	45-09-12	BLI 40 11 7/8"	1	5	FF
FJ2	40-03-12	BLI 40 11 7/8"	1	6	FF
FJ3	39-09-12	BLI 40 11 7/8"	1	4	FF
FJ4	34-03-12	BLI 40 11 7/8"	1	5	FF
FJ5	33-09-12	BLI 40 11 7/8"	1	6	FF
FJ6	28-09-12	BLI 40 11 7/8"	1	15	FF
FJ7	23-09-00	BLI 40 11 7/8"	1	1	FF
FJ8	14-05-07	BLI 40 11 7/8"	1	1	FF
FJ9	14-04-08	BLI 40 11 7/8"	1	1	FF
FJ10	13-06-03	BLI 40 11 7/8"	1	1	FF
FJ11	11-10-14	BLI 40 11 7/8"	1	1	FF
FJ12	10-11-04	BLI 40 11 7/8"	1	2	FF
FJ13	5-10-14	BLI 40 11 7/8"	1	2	FF
RIM1	12-00-00	1 1/8" x 11 7/8" Rim Board	1	19	FF
Bk1	2-00-00	BLI 40 11 7/8"	1	11	FF

Truss Placement Plan
SCALE: 1/4"=1'

▲ = Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do NOT Erect Trusses Backwards

COMTECH
ROOF & FLOOR TRUSSES & BEAMS
Reilly Road Industrial Park
Fayetteville, N.C. 28309
Phone: (910) 864-8787
Fax: (910) 864-4444

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature Marshall Naylor

Marshall Naylor

LOAD CHART FOR JACK STUDS

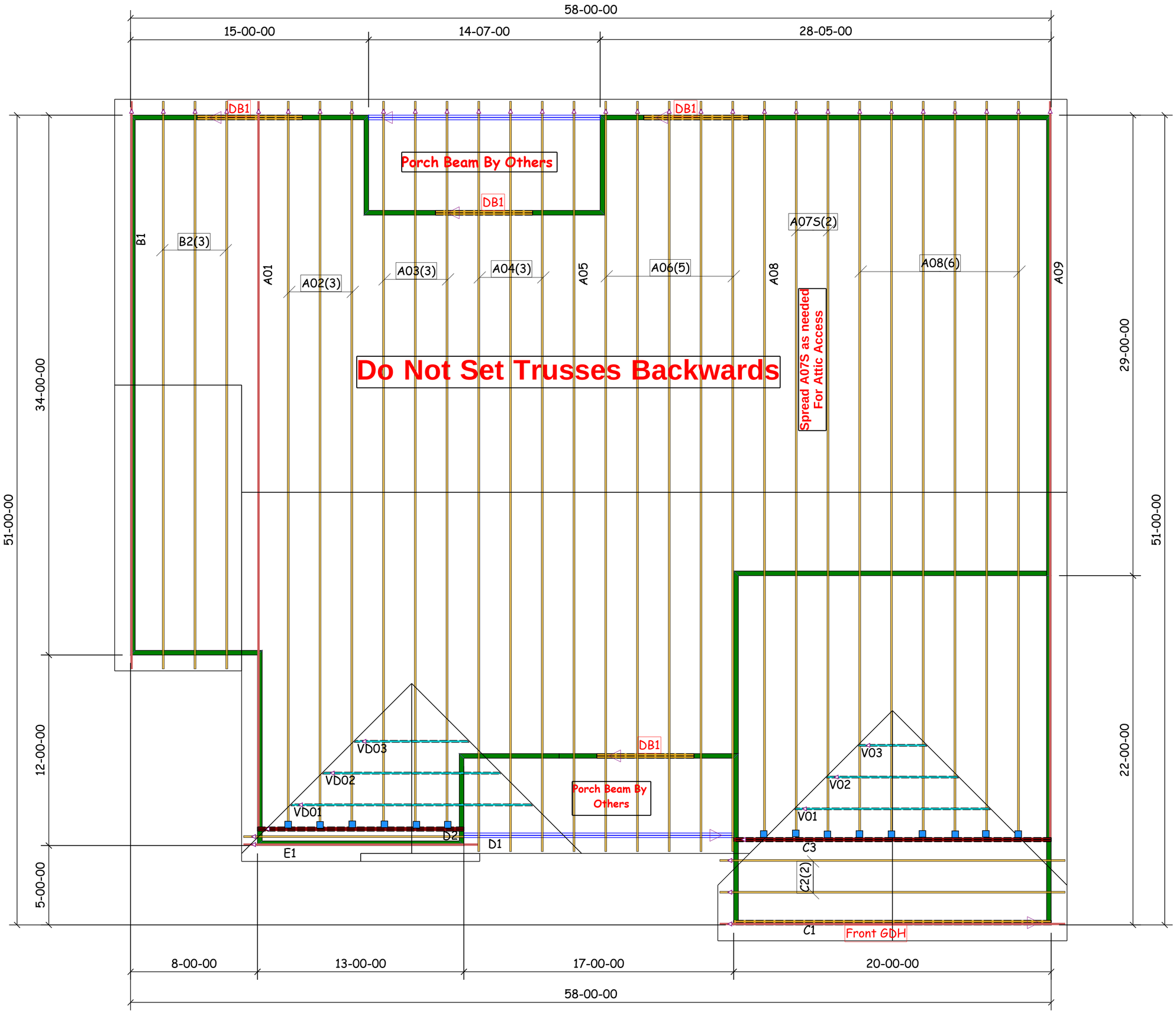
(BASED ON TABLES R502.5(1) & (b))

NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (3# TO)	REQ'D STUDS FOR (2) PLY HEADER	END REACTION (4# TO)	REQ'D STUDS FOR (3) PLY HEADER	END REACTION (5# TO)	REQ'D STUDS FOR (4) PLY HEADER
1700	1	2550	1	3400	1
3400	2	5100	2	6800	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				

BUILDER	Red Door Homes
JOB NAME	109-24-120 Parrish
PLAN	Lexington I-Joist Crawl
SEAL DATE	N/A
QUOTE #	
JOB #	J0624-3460
CITY / CO.	Fuquay Varina / Harnett
ADDRESS	2055 Chalybeate Springs Rd
MODEL	Crawl
DATE REV.	09/23/24
DRAWN BY	Marshall Naylor
SALES REP.	Marshall Naylor

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSI-B1 and BCSI-B3 provided with the truss delivery package or online @ sbcindustry.com



Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
DB1	7-00-00	1-3/4"x 9-1/4" LVL Kerto-S	2	8	FF
Front GDH	20-00-00	1-3/4"x 11-7/8" LVL Kerto-S	2	2	FF

	HUS26	USP	15	NA	16d/3-1/2"	16d/3-1/2"

Truss Placement Plan
SCALE: 1/4"=1'

= Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do NOT Erect Truss Backwards

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Phone: (910) 864-8787
Fax: (910) 864-4444

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature Marshall Naylor
Marshall Naylor

LOAD CHART FOR JACK STUDS

(BASED ON TABLES R502.5(1) & (b))

NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (#'S TO)	REQ'D # STUDS FOR (2) PLY HEADER	END REACTION (#'S TO)	REQ'D # STUDS FOR (3) PLY HEADER	END REACTION (#'S TO)	REQ'D # STUDS FOR (4) PLY HEADER
1700	1	2550	1	3400	1
3400	2	5100	2	6800	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				

BUILDER	Red Door Homes of Fayetteville
JOB NAME	109-24-120 Parrish
PLAN	Lexington/Gable/FP Full Raised Heel
SEAL DATE	N/A
QUOTE #	
JOB #	J0624-3459
CITY / CO.	Fuquay Varina / Harnett
ADDRESS	2055 Chalybeate Springs Rd.
MODEL	Roof
DATE REV.	09/23/24
DRAWN BY	Marshall Naylor
SALES REP.	Marshall Naylor