



FRONT ELEVATION
1/4" = 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.

02/03/2025



REAR ELEVATION
1/4" = 1'-0"

AREA CALCULATIONS	
1ST FLOOR HEATED	2,255 S.F.
2ND FLOOR HEATED	500 S.F.
TOTAL HEATED	2,755 S.F.
GARAGE - UNHEATED	775 S.F.
FRONT PORCH	438 S.F.
REAR PORCH	535 S.F.
SIDE PORCH	188 S.F.

Sabin's Drafting Company

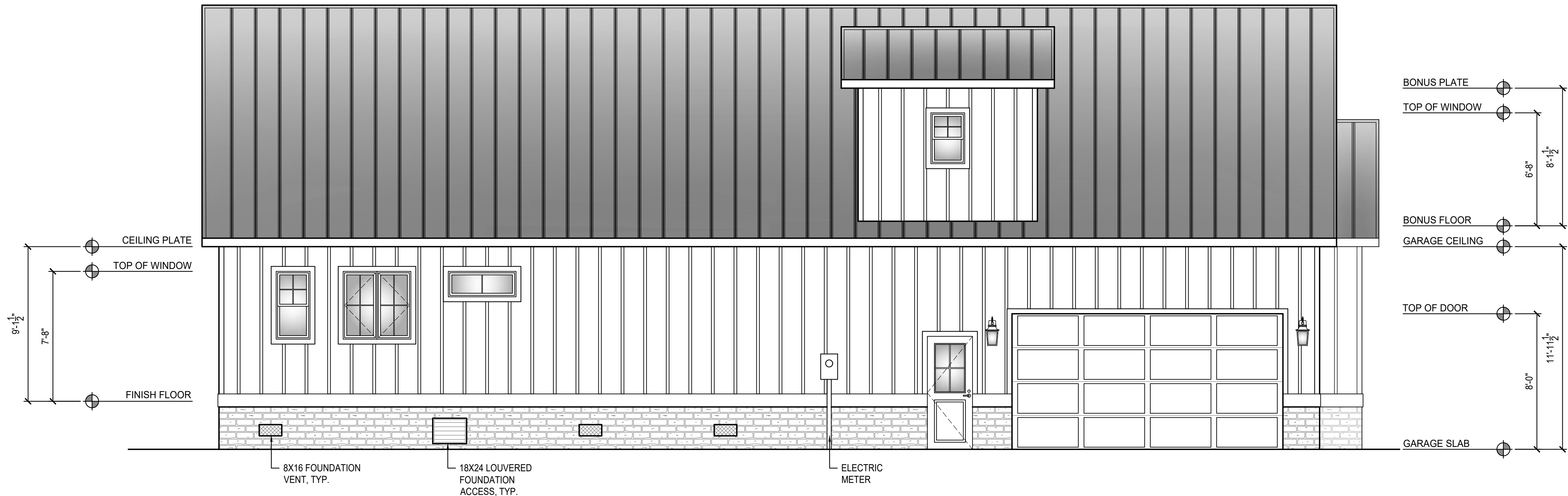
KEITH A. SABIN, JR.
ARCHITECT
NEW HOUSE PLANS
WWW.SABINSDRAFTING.COM
720 RAVAGE PROMENADE
WILMINGTON NC 28412
phone 910.512.1709

N.C.B.D.C.
NATIONAL COUNCIL OF BUILDING DESIGNERS
MEMBER
AIBD
AMERICAN INSTITUTE OF BUILDING DESIGN

NEW HOUSE PLANS FOR DANIEL LANE
4667 NC HWY 55 E
ERWIN, N.C. 28339

ELEVATION VIEWS

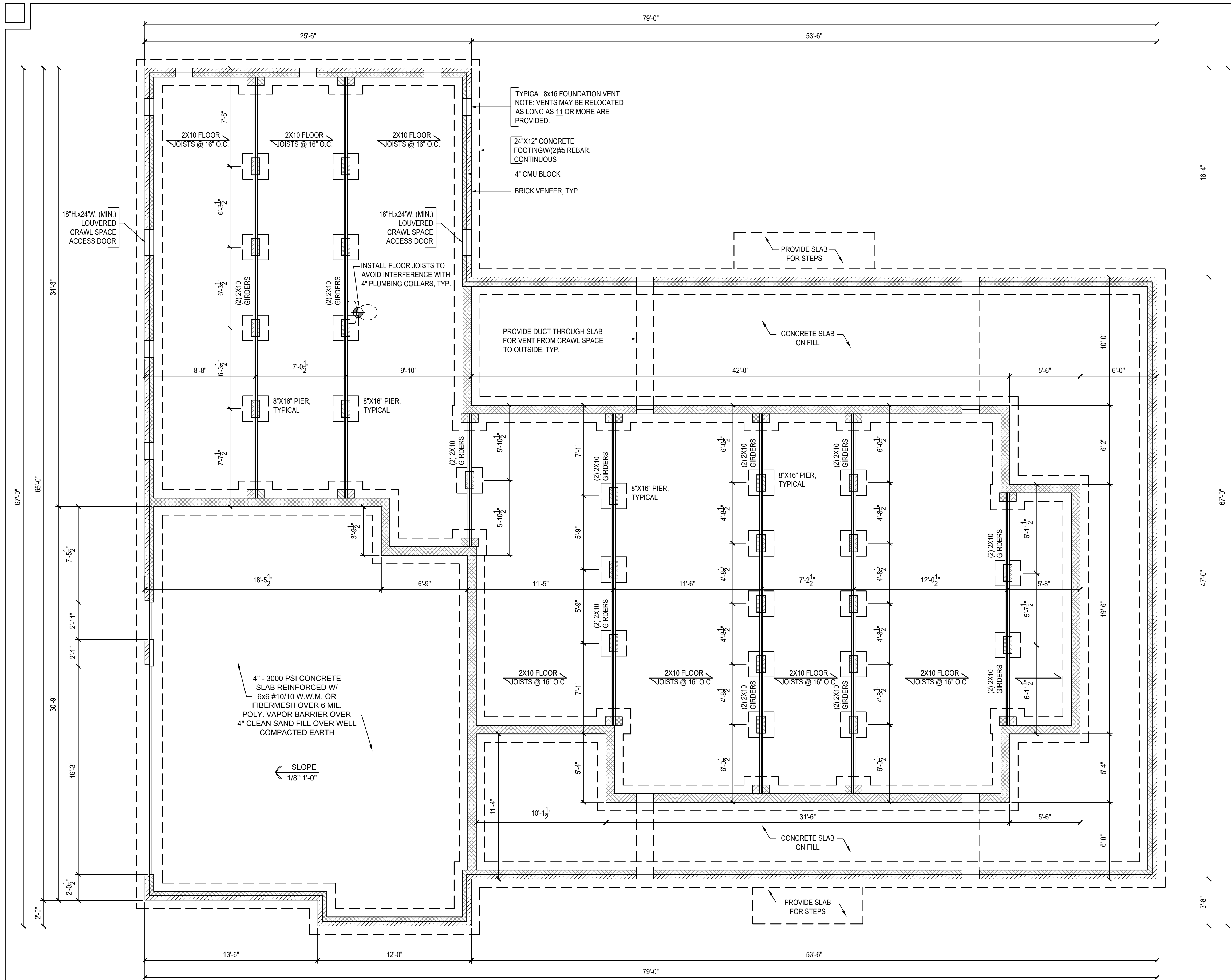
DATE:
10/10/24
SHEET:
1 OF 6



LEFT ELEVATION
1/4" = 1'-0"



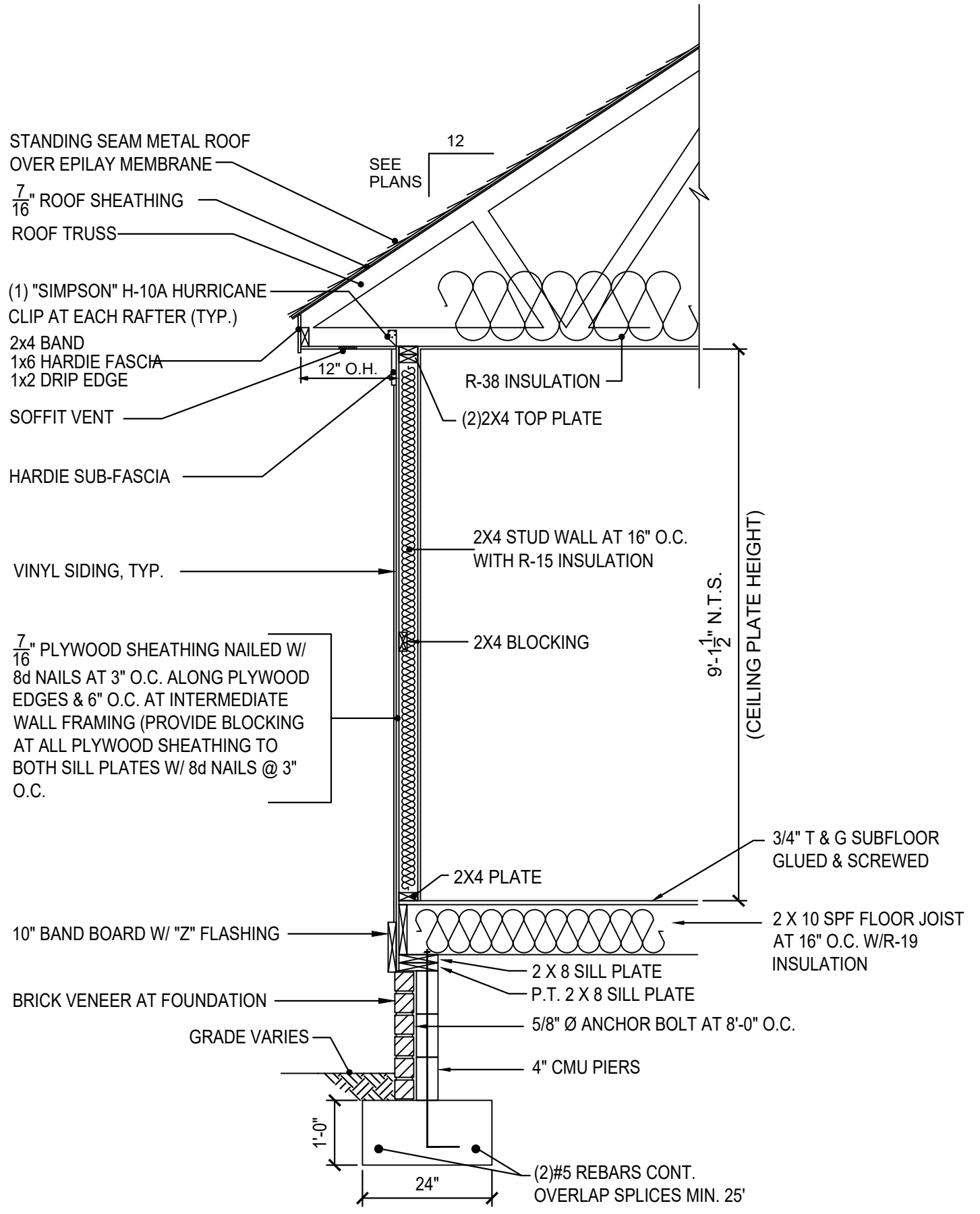
RIGHT ELEVATION
1/4" = 1'-0"



FOUNDATION PLAN
1/4" = 1'-0"

HEADER SPECIFICATIONS

HEADER TYPE	HEADER SIZE	NUMBER OF JACK STUDS	NUMBER OF KING STUDS	STR1 EACH SIDE	STR2 EACH SIDE
(2) 2 X 10 SYP BOX HEADER	0'-0" TO 3'-0"	1	1	SIMPSON CS	LTP4 OR TP35
(2) 2 X 10 SYP BOX HEADER	>3'-0" TO 6'-0"	2	2	SIMPSON CS	LTP4 OR TP35
(2) 2 X 10 SYP BOX HEADER	>6'-0" TO 10'	2	3	SIMPSON CS	LTP4 OR TP35
LVL (SIZED BY ENGINEER)	>10'-0" TO 16'-0"	4	3	N / A	N / A



WALL SECTION
1/2" = 1'-0"

INT. PIER DETAIL
(8x16) 1/2" = 1'-0"

FOUNDATION VENT CALCULATION:
HOUSE CRAWL SPACE AREA = 2255
REQUIRED VENTILATION OPENING = 2255 / 150 = 15 SQ. FT.
15 SQ. FT. X 144 SQ. INCHES PER SQ. FT. = 2160 SQ. INCHES
(2) 18X24 LOUVERED ACCESS DOORS = 864 SQ. INCHES
(11) 8X16 FOUNDATION VENT = 1408 SQ. INCHES
864 SQ. INCHES + 1408 SQ. INCHES = 2272 SQ. INCHES
PROVIDED (2160 SQ. INCHES REQUIRED)

LEGEND

- 4" OR 8" CMU BLOCK WALL
- MASONRY VENEER FINISH
- EXTERIOR CONTINUOUS FOOTING

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A.I.B.D. AMERICAN INSTITUTE OF BUILDING DESIGN

NEW HOUSE PLANS FOR DANIEL LANE
4667 NC HWY 55 E
ERWIN, N.C. 28339

FOUNDATION PLAN

DATE: 10/10/24
SHEET: 3 OF 6

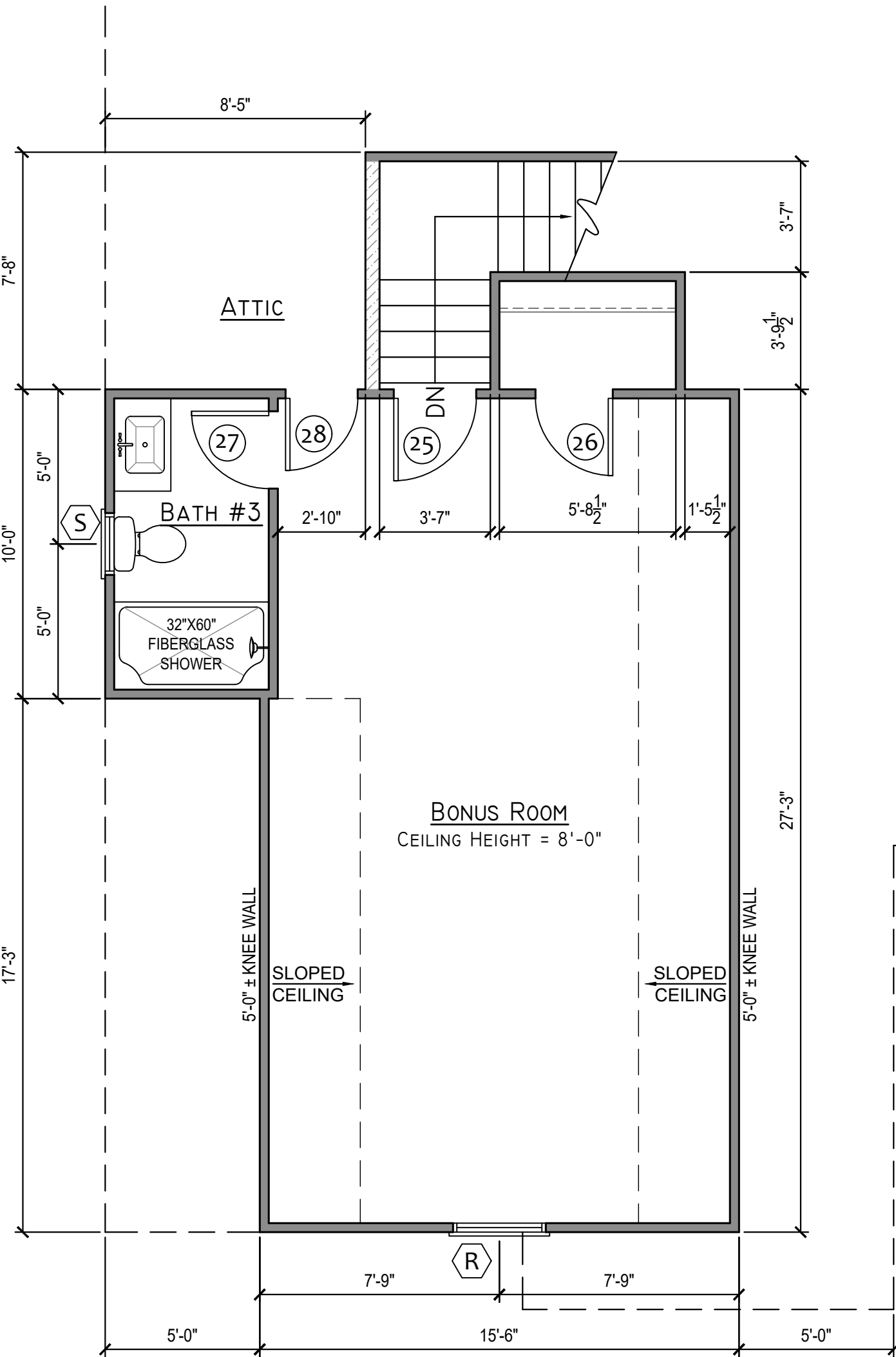
FLOOR PLAN NOTES:

- 1 - ALL EXTERIOR WALLS TO BE 2X4 STUDS @ 16" O.C.
2 - ALL INTERIOR LOAD BEARING WALLS BE 2X4 S.Y.P. @ 16" O.C. OR 2X4 S.P.F. @ 12" O.C.
3 - ALL OTHER INTERIOR WALLS BE 2X4'S @ 16" O.C. U.N.O. - DRAWN AT 3 1/2" THICK
4 - ALL INTERIOR DIMENSIONS ARE TO FACE OF STUD.
5 - ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF EXT. PLYWOOD SHEATHING.
6 - ALL WORK ON THIS PROJECT SHALL BE IN STRICT COMPLIANCE WITH N.C. STATE & LOCAL BUILDING CODES & ORDINANCES.
7 - THE GENERAL CONTRACTOR OF THIS PROJECT IS TOTALLY RESPONSIBLE FOR ALL CONSTRUCTION METHODS AND MATERIALS.
8 - ALL ANGLES SHOWN TO BE 45°, U.N.O.
9 - CEILING HEIGHTS:

FIRST FLOOR = 9' - 1 1/2"
SECOND FLOOR = 8' - 1 1/2"

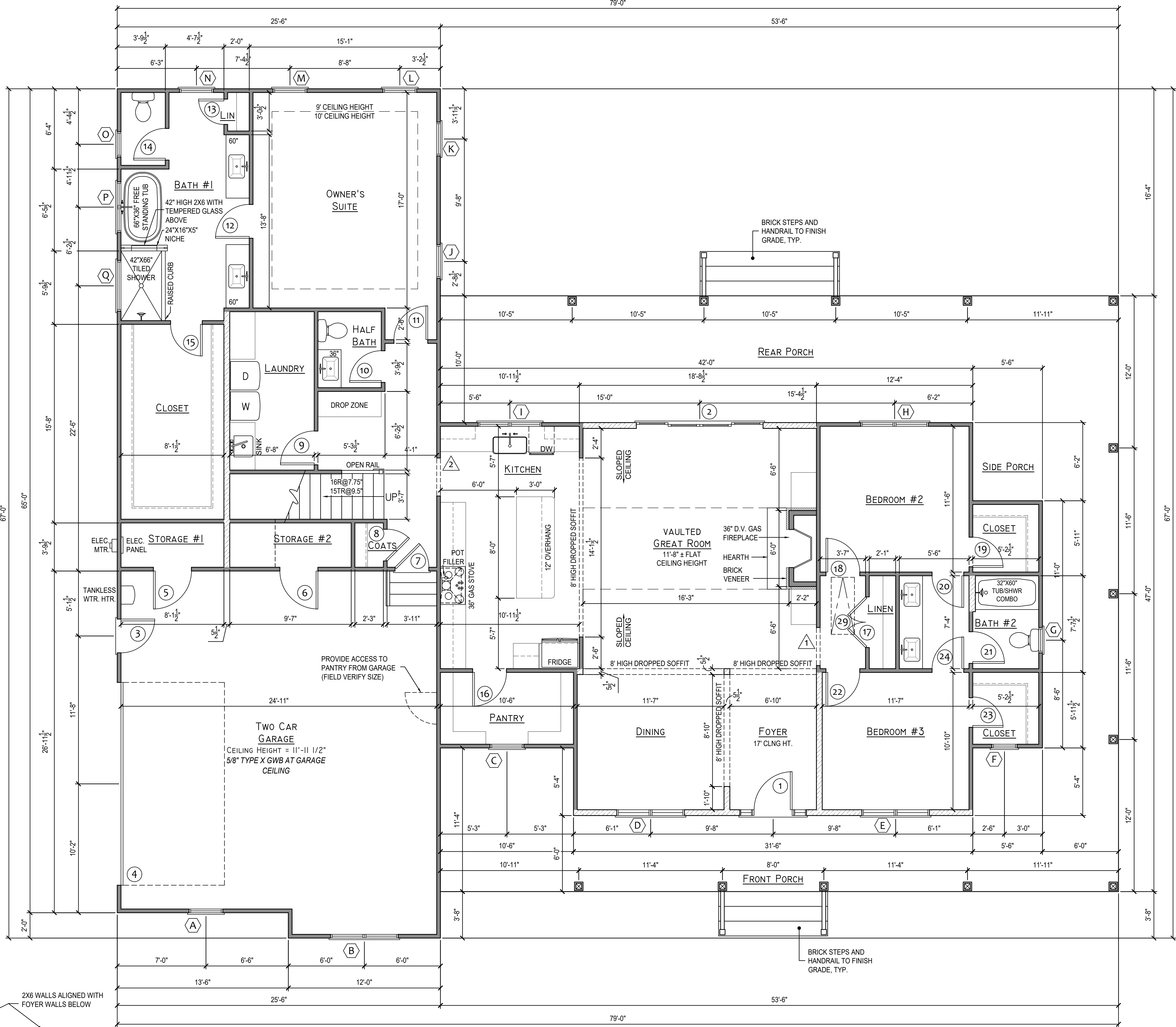
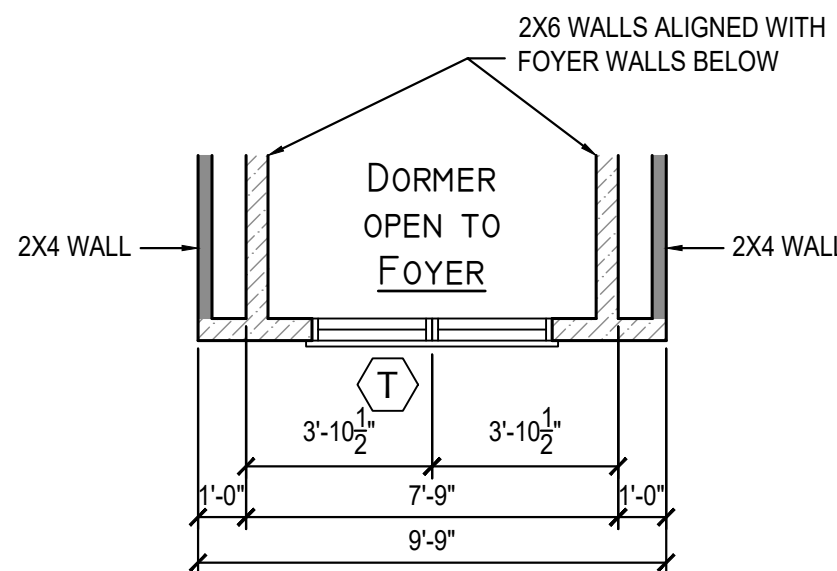
- 10 - TRUSSES (WHERE SUPPLIED) SHALL BE DESIGNED BY MANUFACTURER. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION.
11 - NOTE: FINAL TRUSS DESIGN WILL SUPERSEDE ALL KNEE WALL, HVAC LOCATIONS, POTENTIAL CHASES AND STORAGE ON PLANS.

LEGEND		AREA CALCULATIONS	
	2"X4" STUD WALL	1ST FLOOR HEATED	2,255 S.F.
	2"X6" STUD WALL	2ND FLOOR HEATED	500 S.F.
SEE SCHEDULES - SHEET 5		TOTAL HEATED	2,755 S.F.
	DOOR LABEL	GARAGE - UNHEATED	775 S.F.
	WINDOW LABEL	FRONT PORCH	438 S.F.
	CASED OPENING LABEL	REAR PORCH	535 S.F.
		SIDE PORCH	188 S.F.



SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

NEW HOUSE PLANS FOR DANIEL LANE

4667 NC HWY 55 E
ERWIN, N.C. 28339

FLOOR PLANS

DATE: 10/10/24
SHEET:

40F
6

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N.C.B.D.C.
NATIONAL SOURCE OF
ELECTRICITY
WILLIAM D. DICKSON
KEITH A. SABIN, JR.
ARCHITECT

MEMBER
A.I.B.D.
AMERICAN INSTITUTE OF
BUILDING DESIGN



ROOF PLAN NOTES:

- 1 - TYPICAL ROOF TO BE 5v STANDING SEAM METAL OVER EPILAY UNDERLAYMENT.
- 2 - ROOF TO BE TRUSSED AND CERTIFIED BY THE MANUFACTURER.
- 3 - TYPICAL ROOF OVERHANG TO BE 12"
- 4 - PROVIDE ADEQUATE VENTILATION (FIELD VERIFY)

ROOF PLAN
1/4" = 1'-0"

WINDOW SCHEDULE

NOTE: VERIFY ROUGH OPENING WITH MANUFACTURER

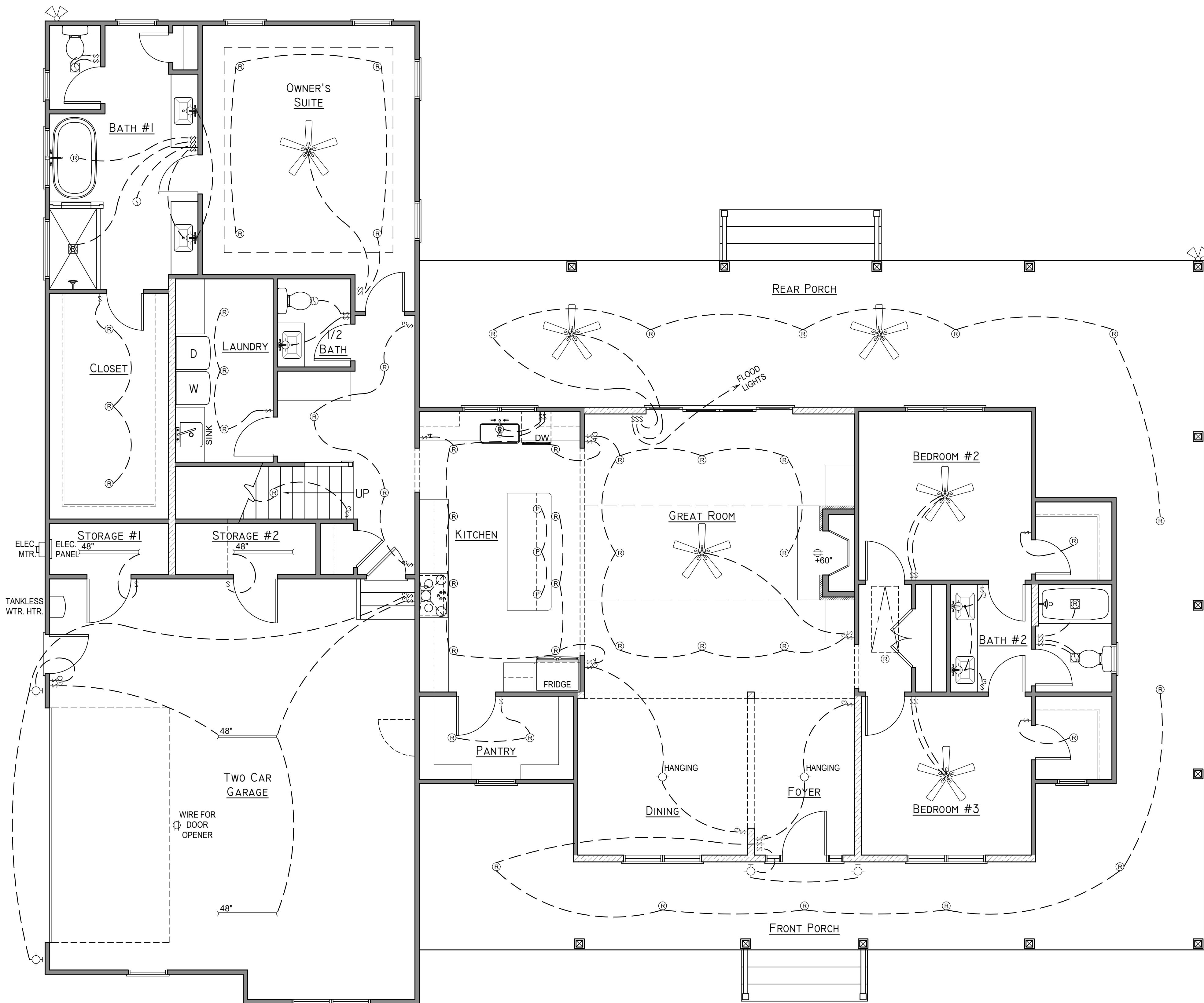
MARK	SIZE	DESCRIPTION	LOCATION
FIRST FLOOR			
A	2'-8" X 6'-0"	SINGLE HUNG	GARAGE
B	2'-8" X 6'-0" TWIN	SINGLE HUNG	GARAGE
C	2'-8" X 5'-0"	SINGLE HUNG	PANTRY
D	2'-8" X 6'-0" TWIN	SINGLE HUNG	DINING
E	2'-8" X 6'-0" TWIN	SINGLE HUNG	BEDROOM #3
F	2'-0" X 4'-0"	SINGLE HUNG - TEMPERED	BEDROOM #3 CLOSET
G	2'-0" X 4'-0"	SINGLE HUNG - TEMPERED	BATHROOM #2
H	2'-8" X 6'-0" TWIN	SINGLE HUNG	BEDROOM #2
I	2'-6" X 4'-0"	SINGLE HUNG	KITCHEN
J	2'-8" X 6'-0"	SINGLE HUNG	OWNER'S SUITE
K	2'-8" X 6'-0"	SINGLE HUNG	OWNER'S SUITE
L	2'-8" X 6'-0"	SINGLE HUNG	OWNER'S SUITE
M	2'-8" X 6'-0"	SINGLE HUNG	OWNER'S SUITE
N	2'-6" X 4'-0"	SINGLE HUNG - TEMPERED	BATHROOM #1
O	2'-0" X 4'-0"	SINGLE HUNG - TEMPERED	BATHROOM #1 TOILET
P	4'-0" X 4'-0"	TWIN CASEMENT - TEMPERED	BATHROOM #1 TUB
Q	4'-0" X 1'-6"	FIXED	BATHROOM #1 SHOWER
SECOND FLOOR			
R	2'-8" X 5'-0"	SINGLE HUNG - (DRYWALL ACCESS)	BONUS ROOM
S	2'-0" X 3'-0"	SINGLE HUNG - TEMPERED	BATHROOM #3
T	2'-6" X 4'-0" TWIN	FIXED	OPEN TO FOYER

CASED OPENINGS

MARK	SIZE	LOCATION
1	3'-0" X 8'-0"	GREAT ROOM TO BEDROOM HALL
2	3'-0" X 8'-0"	GREAT ROOM TO GARAGE HALL

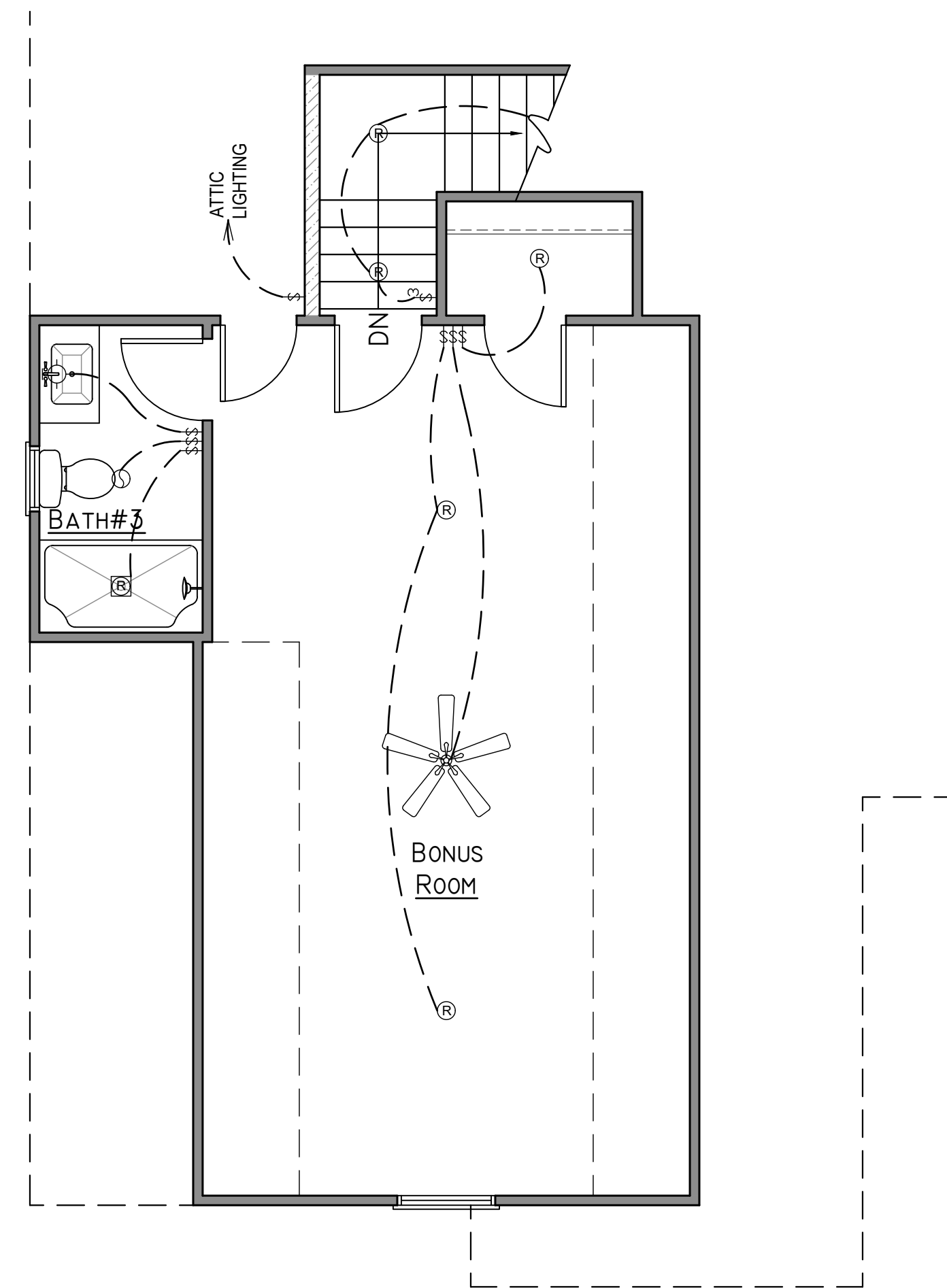
DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	LOCATION
EXTERIOR DOORS			
1	3'-0" X 8'-0"	R.H. 3/4 LITE DOOR WITH (2) 12" SIDELITES	FOYER
2	10'-0" X 8'-0"	4 - PANEL PATIO SLIDER W/ CENTER PANELS OPERABLE	GREAT ROOM
3	2'-8" X 6'-8"	L.H. HALF-LITE 1 PANEL	GARAGE
4	16'-0" X 8'-0"	O.H. paneled door	GARAGE
INTERIOR DOORS - FIRST FLOOR			
5	3'-0" X 6'-8"	R.H. paneled	STORAGE #1
6	3'-0" X 6'-8"	L.H. paneled	STORAGE #2
7	2'-8" X 6'-8"	L.H. paneled - 20 MIN. FIRE RATED	TO GARAGE
8	2'-6" X 6'-8"	R.H. paneled	COATS
9	2'-8" X 6'-8"	L.H. paneled	LAUNDRY
10	2'-6" X 6'-8"	L.H. paneled	HALF BATH
11	2'-8" X 6'-8"	R.H. paneled	OWNER'S SUITE
12	2'-8" X 6'-8"	L.H. paneled	BATHROOM #1
13	2'-0" X 6'-8"	R.H. paneled	BATHROOM #1 LINEN
14	2'-6" X 6'-8"	L.H. paneled	BATHROOM #1 TOILET
15	2'-6" X 6'-8"	L.H. paneled	OWNER'S CLOSET
16	2'-8" X 6'-8"	R.H. paneled	PANTRY
17	4'-0" X 6'-8"	BI-HINGED paneled	LINEN
18	2'-8" X 6'-8"	L.H. paneled	BEDROOM #2
19	2'-4" X 6'-8"	R.H. paneled	BEDROOM #2 CLOSET
20	2'-6" X 6'-8"	L.H. paneled	BED #2 TO BATH #2
21	2'-6" X 6'-8"	R.H. paneled	BATH #2 TOILET / TUB
22	2'-8" X 6'-8"	R.H. paneled	BEDROOM #3
23	2'-4" X 6'-8"	R.H. paneled	BEDROOM #3 CLOSET
24	2'-6" X 6'-8"	R.H. paneled	BED #3 TO BATH #2
INTERIOR DOORS - SECOND FLOOR			
25	2'-8" X 6'-8"	R.H. paneled	BONUS ROOM
26	2'-6" X 6'-8"	L.H. paneled	BONUS CLOSET
27	2'-6" X 6'-8"	R.H. paneled	BATHROOM #3
ATTIC ACCESS			
28	2'-4" X 6'-8"	R.H. paneled - INSULATE	BONUS ROOM
29	22" X 54"	PULL DOWN STAIRS	BEDROOM HALL



FIRST FLOOR
ELECTRICAL PLAN
1/4" = 1'-0"

- ELECTRICAL NOTES:**
- 200 AMP SERVICE - ELECTRICAL PANEL TO BE INSTALLED IN GARAGE.
 - LOCATE OUTLETS & FIXTURES TO MEET CODE.
 - ALL WORK, WIRING & EQUIPMENT TO MEET STATE & LOCAL CODES.
 - HVAC EQUIPMENT TO BE LOCATED ON SITE - PROVIDE WIRING.
 - GFI LOCATIONS:
 - OUTSIDE
 - WITHIN 6'-0" OF ANY WATER SOURCE
 - SMOKE DETECTORS TO BE INSTALLED PER CODE REQUIREMENTS.



SECOND FLOOR
ELECTRICAL PLAN
1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND			
	DUPLEX RECEPTACLE		PENDANT LIGHT FIXTURE
	GROUND FAULT INTERRUPTING RECEPTACLE (GFI)		"EYE BALL" LIGHT FIXTURE
	220V RECEPTACLE		RECESSED CAN SHOWER FIXTURE
	DUPLEX RECEPTACLE WITH MOUNTING HEIGHT INDICATED		EXHAUST FAN
	SINGLE POLE SWITCH		LIGHT/EXHAUST FAN COMBO
	THREE-WAY SWITCH		CEILING FAN
	FOUR-WAY SWITCH		CEILING MOUNTED LIGHT FIXTURE
	WALL SCONCE		FLUORESCENT FIXTURE W/SIZE
	WALL MOUNTED LIGHT FIXTURE		FLOOD LIGHT (FIELD LOCATE)
	RECESSED LIGHT FIXTURE		TV OUTLET
	USB OUTLET		

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 engineering 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 ICC-ES E-1000 and E-1001 provided with the truss delivery package or online @ secondary.com

Bearing reactions less than or equal to 2000# 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 2000# 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: *Anthony Williams*
Anthony Williams

BEAM SCHEDULE					
PlotID	Length	Product	Plies	Net Qty	Fab Type
GDH	20' 0"	1-3/4"x 18" LVL Kerto-S	2	2	FF

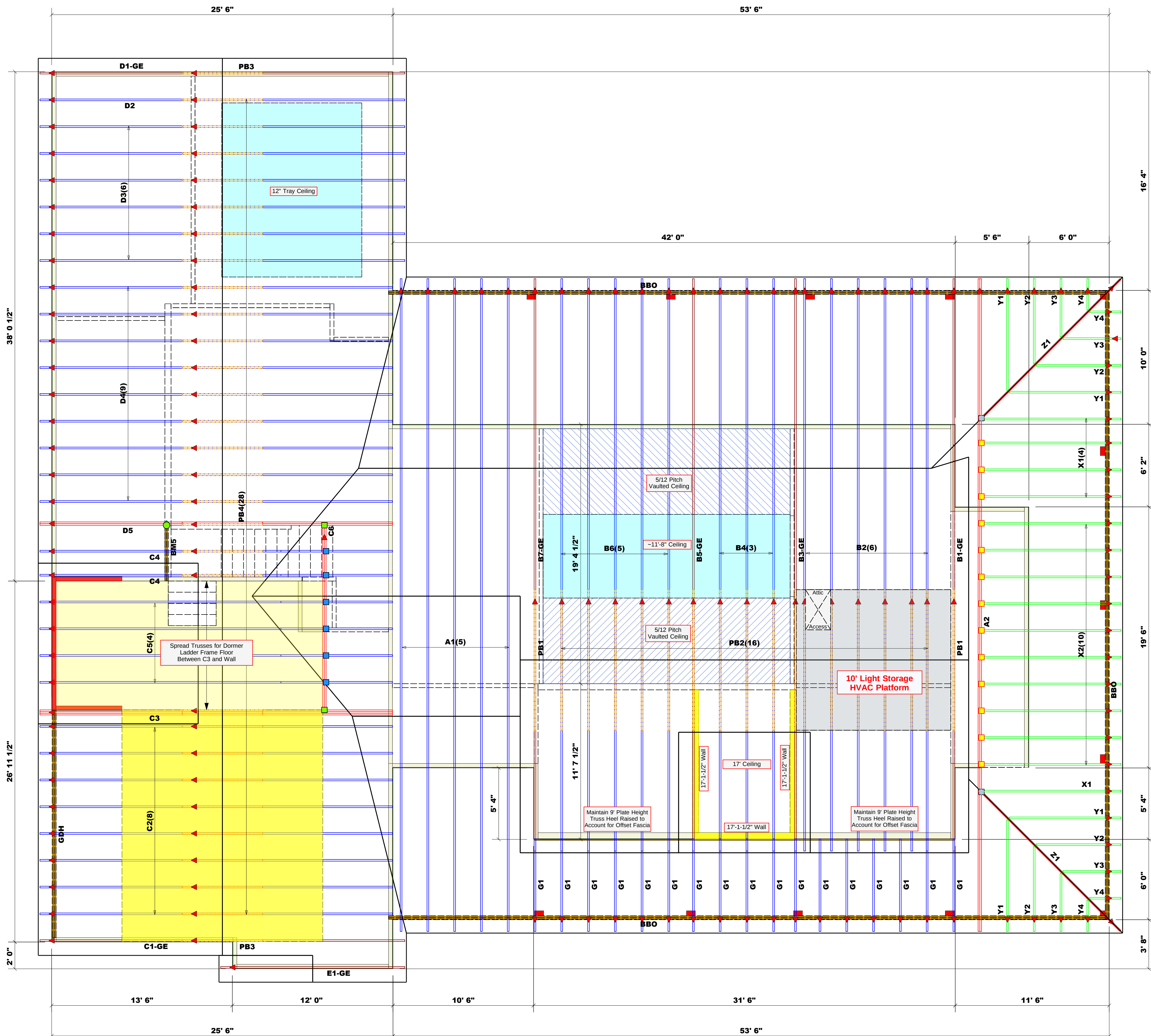
Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
	HJC26	USP	2	Varies	16d/3-1/2"	10d/3"
	HUS26	USP	6	NA	16d/3-1/2"	16d/3-1/2"
	JUS24	USP	13	NA	10d/3"	10d/3"
	THD26-2	USP	2	NA	16d/3-1/2"	10d/3"
	THD410	USP	1	NA	16d/3-1/2"	10d/3"

All Walls Shown Are
Considered Load Bearing

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

WALL SCHEDULE	
	First Floor Walls
	2nd Floor Walls
	17" Foyer Walls
	Non-Bearing Walls

Roof Area = 5535.87 sq.ft.
Ridge Line = 122.53 ft.
Hip Line = 37.03 ft.
Horiz. OH = 389.58 ft.
Raked OH = 289.65 ft.
Decking = 190 sheets



Truss Placement Plan
SCALE: 1/4" = 1'-0"

Erwin / Harnett	4667 NC Hwy 55 E	Roof	11/11/24	Anthony Williams	Anthony Williams
CITY / CO.	ADDRESS	MODEL	DATE REV.	DRAWN BY	SALES REP.

Elmore Builders	Lane Residence	Custom	Seal Date	B1124-6094	J1124-6094
BUILDER	JOB NAME	PLAN	SEAL DATE	QUOTE #	JOB #

LOAD CHART FOR JACK STUDS					
BASED ON TABLES ENEC 201 & 202					
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADERS/BEAM					
REQ. 1" STUDS FOR 12" (3" MIN) SPACING	REQ. 1" STUDS FOR 18" (3" MIN) SPACING	REQ. 1" STUDS FOR 24" (3" MIN) SPACING	REQ. 1" STUDS FOR 30" (3" MIN) SPACING	REQ. 1" STUDS FOR 36" (3" MIN) SPACING	REQ. 1" STUDS FOR 42" (3" MIN) SPACING
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					



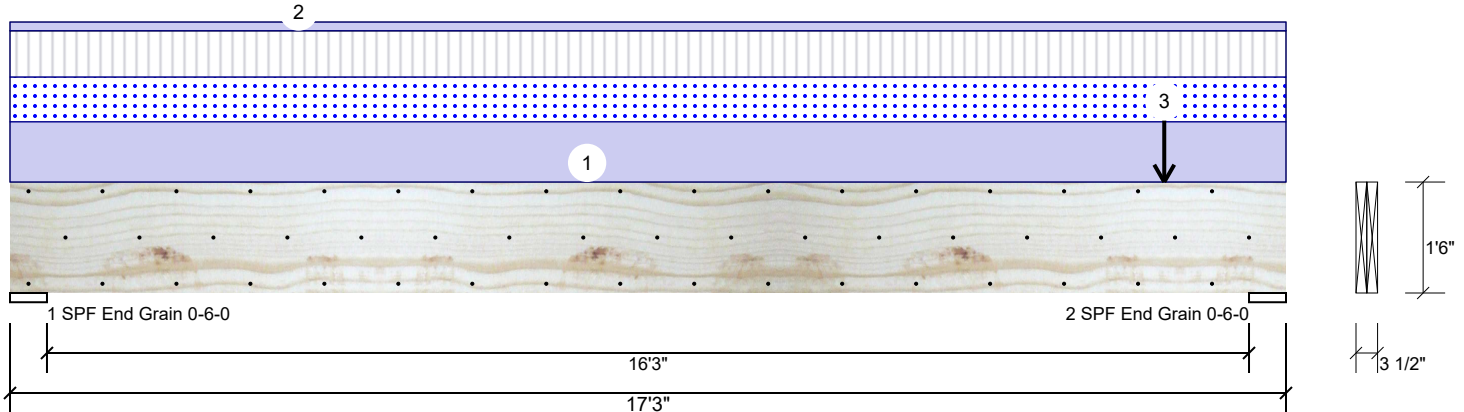
Client: Elmore Builders
Project:
Address:

Date: 11/11/2024
Input by: Anthony Williams
Job Name: Lane Residence
Project #: J1124-6094

Page 1 of 2

GDH Kerto-S LVL 1.750" X 18.000" 2-Ply - PASSED

Level: Level



Member Information

Type: Girder
Plies: 2
Moisture Condition: Dry
Deflection LL: 480
Deflection TL: 360
Importance: Normal - II
Temperature: Temp <= 100°F

Application: Floor
Design Method: ASD
Building Code: IRC 2018
Load Sharing: No
Deck: Not Checked

Reactions UNPATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	2401	3618	2263	0	0
2	Vertical	3628	4557	2793	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	6.000"	Vert	40%	3618 / 3498	7116	L	D+0.75(L+S)
2 - SPF End Grain	6.000"	Vert	53%	4557 / 4816	9373	L	D+0.75(L+S)

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	28598 ft-lb	8'10 7/16"	49428 ft-lb	0.579 (58%)	D+0.75(L+S)	L
Unbraced	28598 ft-lb	8'10 7/16"	28695 ft-lb	0.997 (100%)	D+0.75(L+S)	L
Shear	6254 lb	15'3"	13440 lb	0.465 (47%)	D+L	L
LL Defl inch	0.229 (L/858)	8'8 3/4"	0.410 (L/480)	0.559 (56%)	0.75(L+S)	L
TL Defl inch	0.463 (L/425)	8'8 5/8"	0.547 (L/360)	0.847 (85%)	D+0.75(L+S)	L

Design Notes

- Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
- Fasten all plies using 3 rows of 10d Box nails (.128x3") at 12" o.c. Maximum end distance not to exceed 6".
- Refer to last page of calculations for fasteners required for specified loads.
- Girders are designed to be supported on the bottom edge only.
- Top loads must be supported equally by all plies.
- Top must be laterally braced at a maximum of 4'6 3/16" o.c.
- Bottom must be laterally braced at end bearings.
- Lateral slenderness ratio based on single ply width.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	346 PLF	266 PLF	257 PLF	0 PLF	0 PLF	ROOF
2	Uniform			Top	50 PLF	0 PLF	0 PLF	0 PLF	0 PLF	WALL
3	Point	15-7-4		Top	1103 lb	1441 lb	623 lb	0 lb	0 lb	
	Bearing Length	0-3-8								
	Self Weight				14 PLF					

Notes

Calculated Structural Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

Lumber

- Dry service conditions, unless noted otherwise
- LVL not to be treated with fire retardant or corrosive

chemicals

Handling & Installation

- LVL beams must not be cut or drilled
- Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
- Damaged Beams must not be used
- Design assumes top edge is laterally restrained
- Provide lateral support at bearing points to avoid lateral displacement and rotation

- For flat roofs provide proper drainage to prevent ponding

This design is valid until 6/28/2026

Manufacturer Info

Metsä Wood
301 Merritt 7 Building, 2nd Floor
Norwalk, CT 06851
(800) 622-5850
www.metsawood.com/us



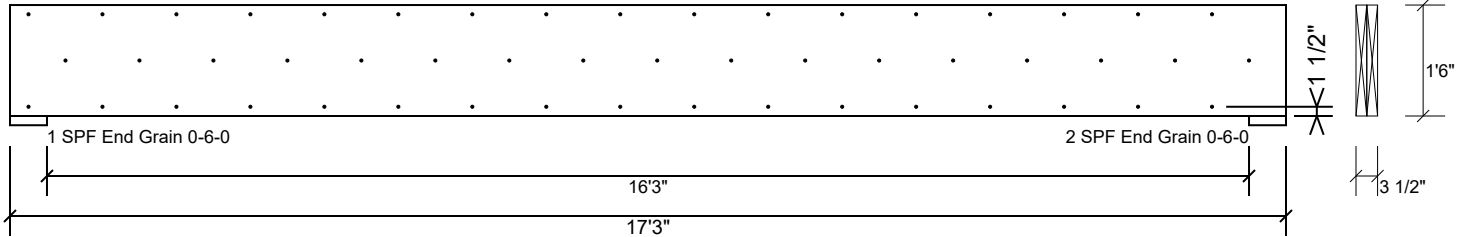
Client: Elmore Builders
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Input by: Anthony Williams
Job Name: Lane Residence
Project #: J1124-6094

Page 2 of 2

GDH Kerto-S LVL 1.750" X 18.000" 2-Ply - PASSED

Level: Level



Multi-Ply Analysis

Fasten all plies using 3 rows of 10d Box nails (.128x3") at 12" o.c.. Maximum end distance not to exceed 6".

Capacity	0.0 %
Load	0.0 PLF
Yield Limit per Foot	245.6 PLF
Yield Limit per Fastener	81.9 lb.
C _m	1
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	
Duration Factor	1.00

Notes

Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

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chemicals

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