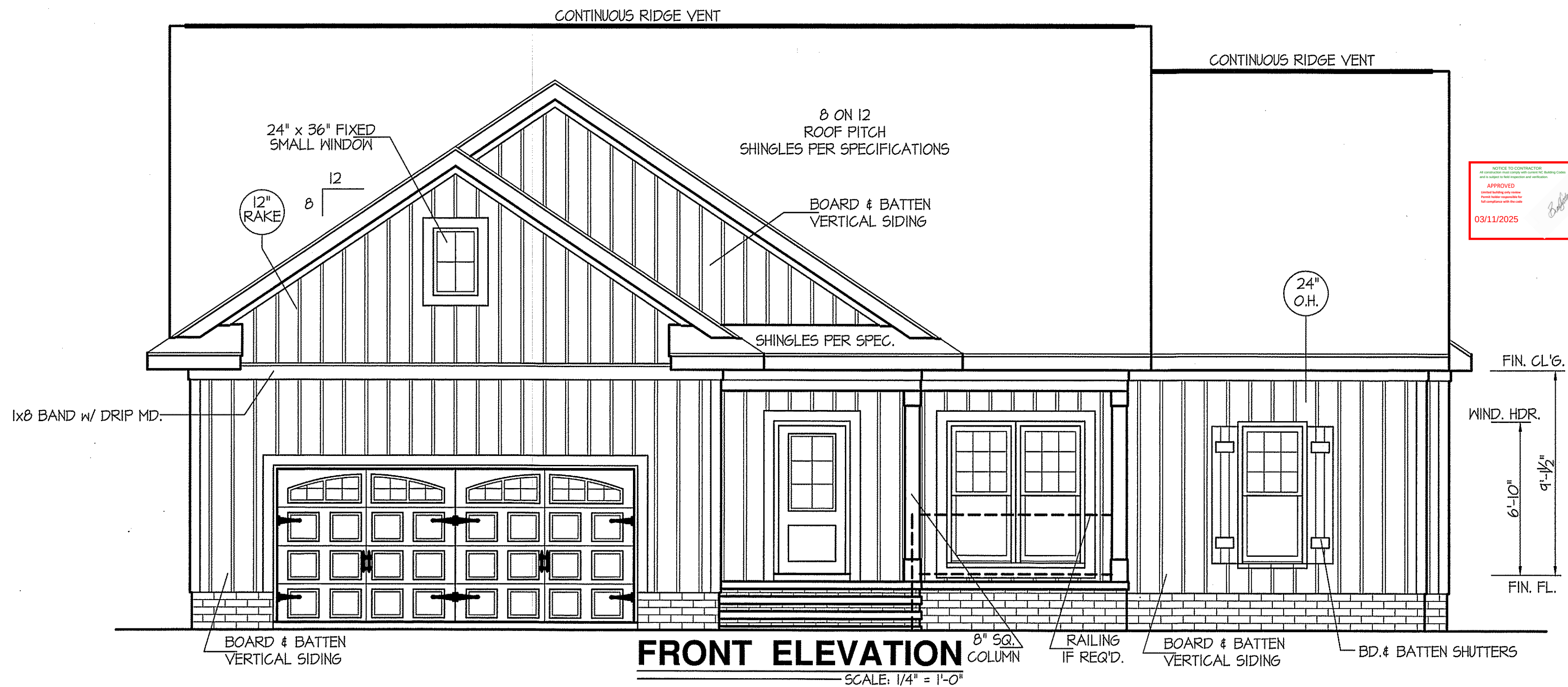
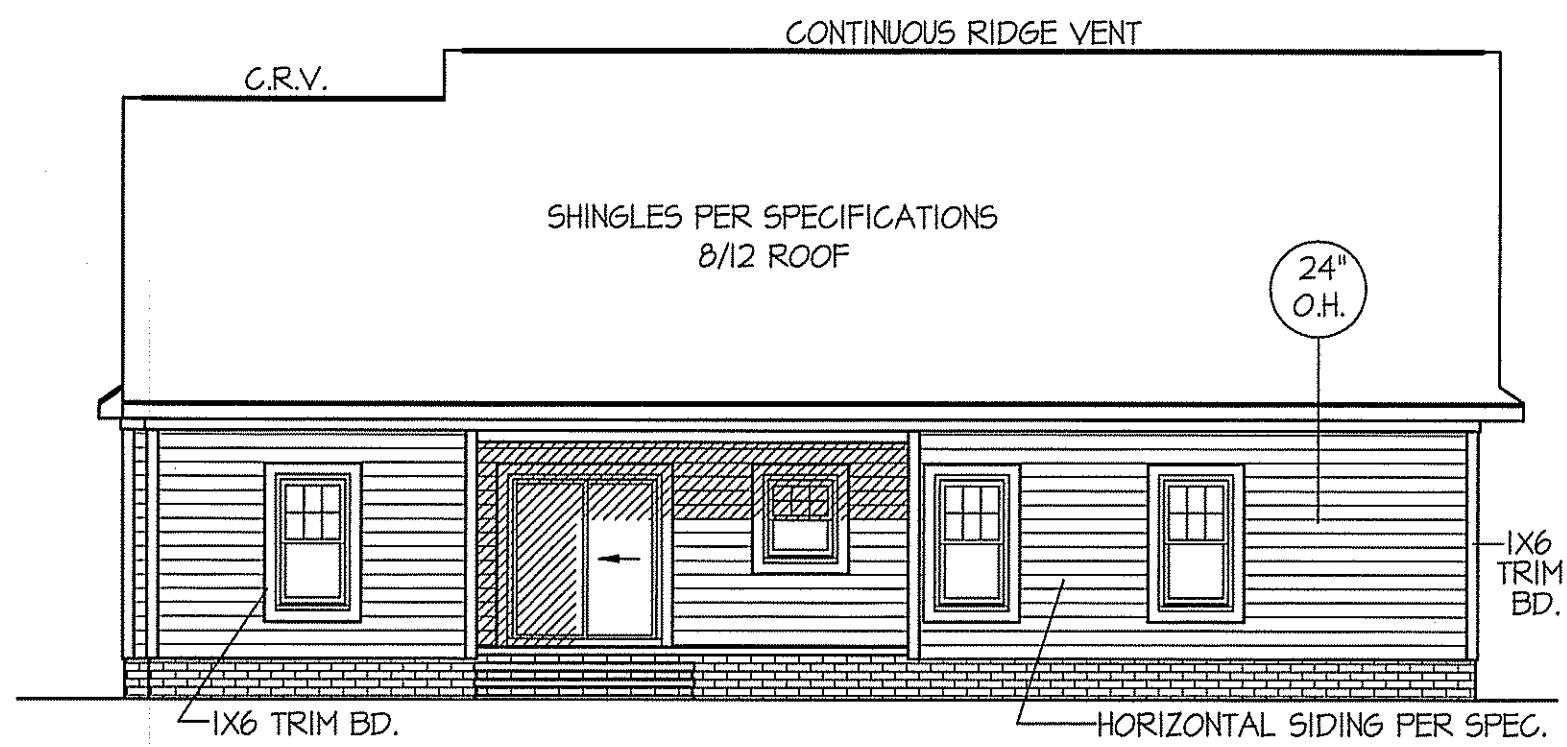


THIS PLAN IS DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION



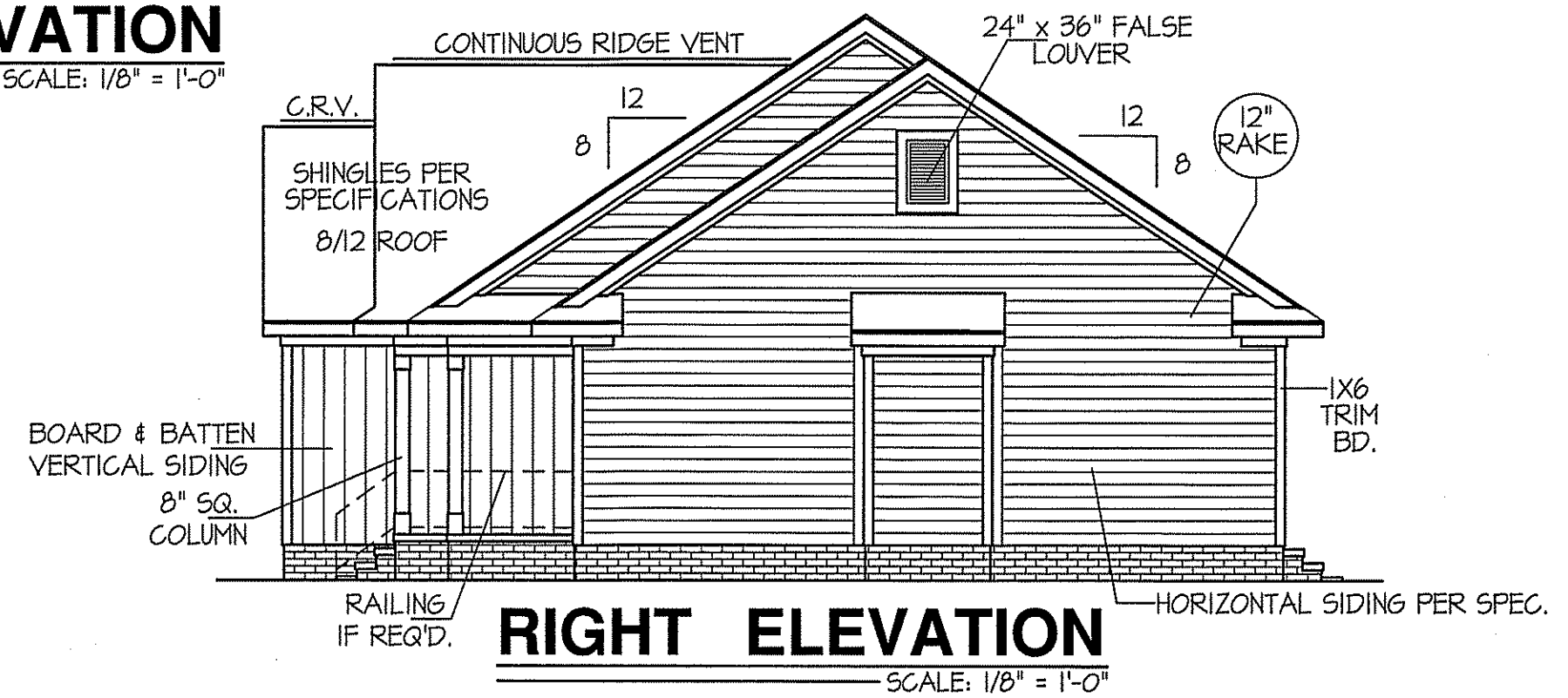
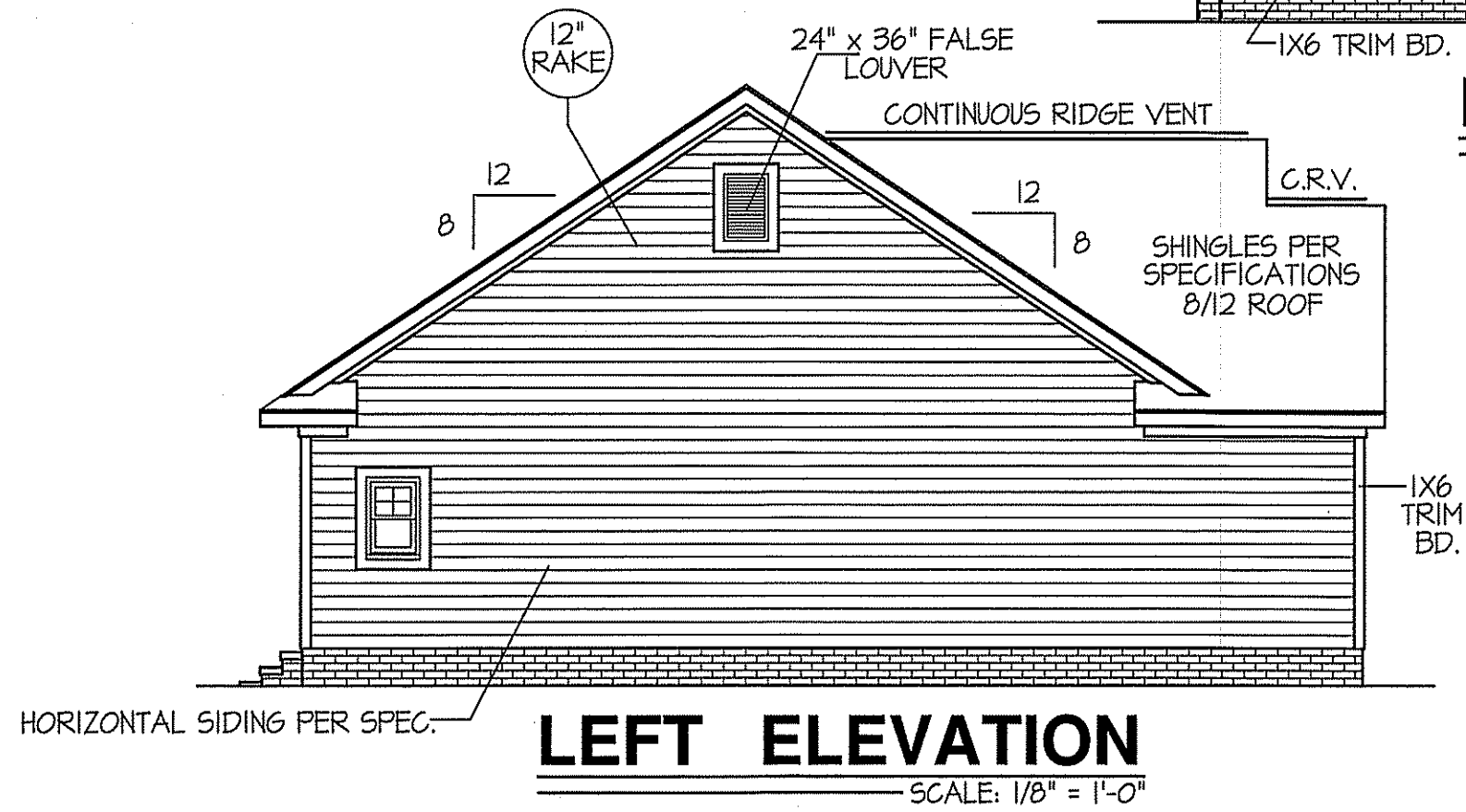
ALL EXTERIOR WALLS TO BE SHEATHED WITH OSB (1/16" OSB) IN ACCORDANCE WITH SECTION R602.10.3 UNLESS OTHERWISE NOTED.

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-30	R-30
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		



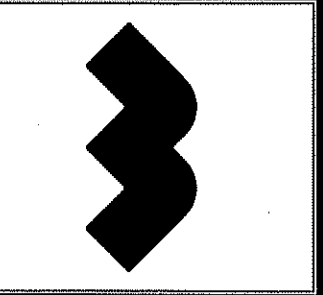
WIND ZONES (PER TABLE R301.2(4))	
COUNTY	MPH
HARNETT	120
JOHNSTON	120
SAMPSON	130
WAKE	115

ROOF VENTILATION REQ'MTS.
2347 ATTIC SQ. FT. / 300 = 7.82
PROVIDED ON PLAN
77 L.F. RIDGE VENT = 14.43
117 L.F. SOFFIT VENT = 7.31
TOTAL = 21.74 S.F. FREE NET AREA



DATE:
MAY 14, 2021

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PLAN:
FARMHOUSE

SHEET NO.
1

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

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.

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

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

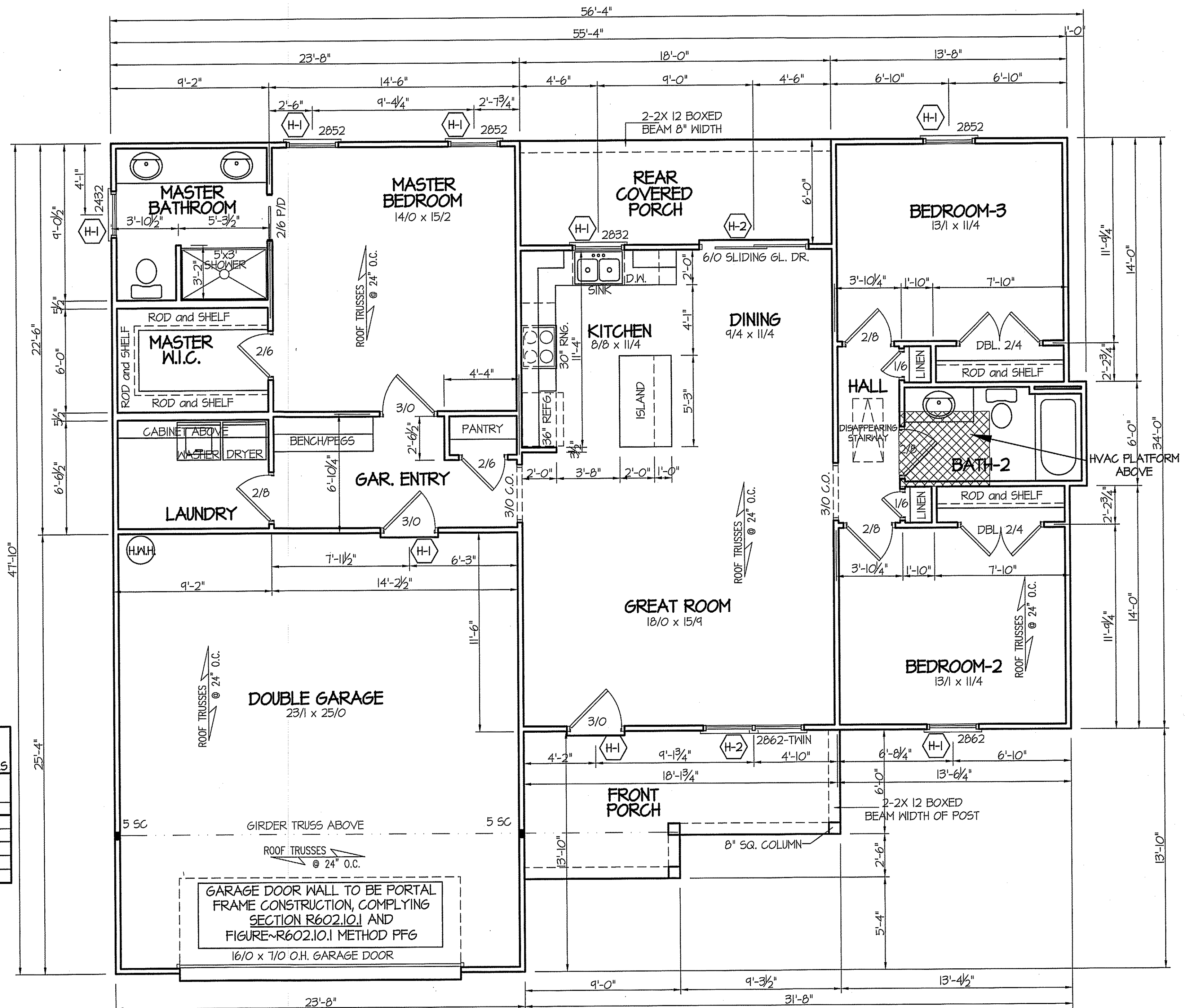
ALL INTERIOR AND EXTERIOR
LOAD BEARING HEADERS
WILL BE 2x10 #2 SPF
UNLESS OTHERWISE NOTED.

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

FLOOR-FRAME HEATED S.F. = 1511 s.f.
DOUBLE GARAGE = 546 s.f.
FRONT PORCH = 132 s.f.
REAR PORCH = 108 s.f.

9' CEILINGS (UNLESS OTHERWISE NOTED)
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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FARMHOUSE

PLAN:

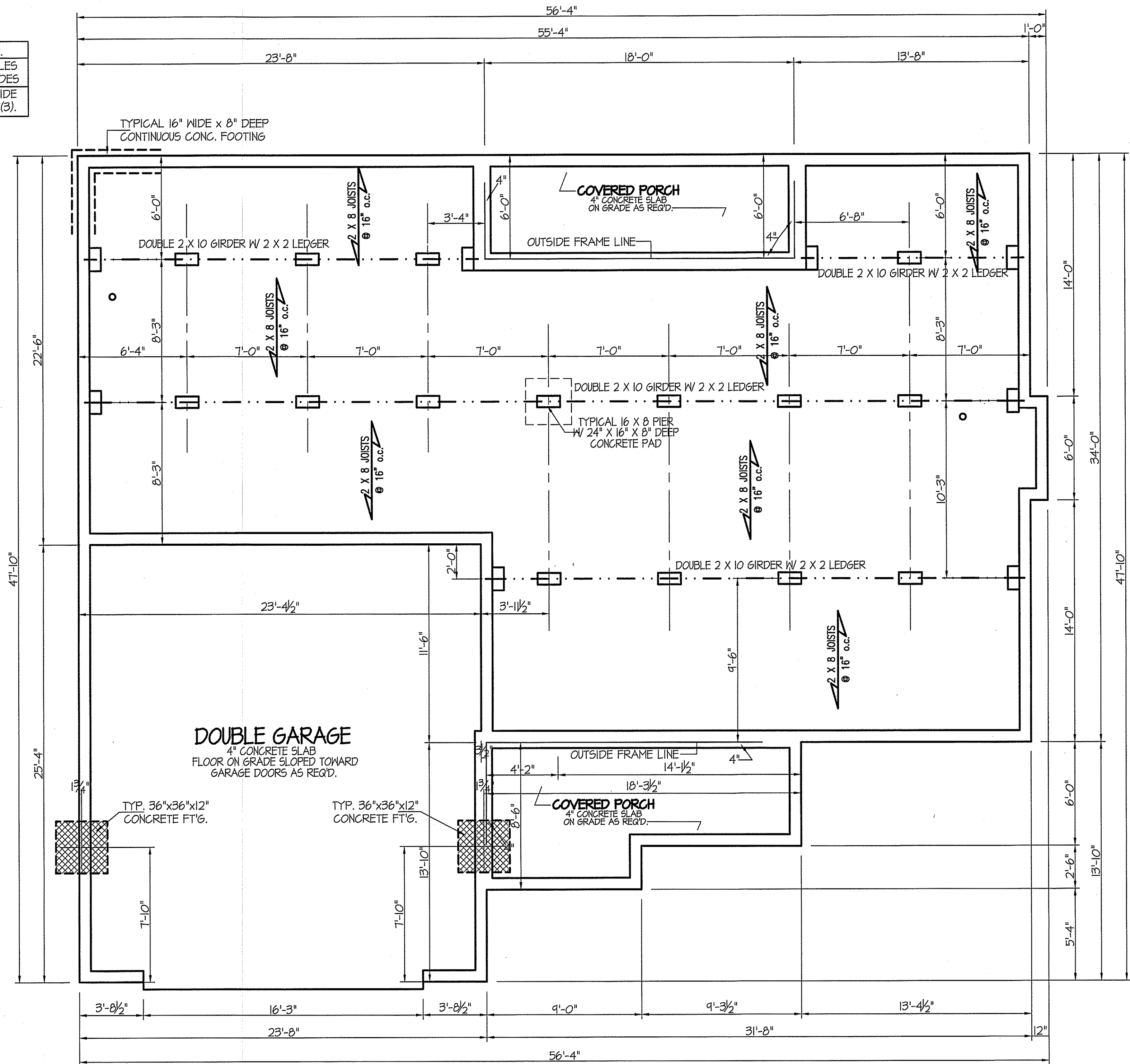
SHEET NO.

2

ALL JOISTS AND GIRDERS WILL BE #2 S.Y.P.
JOIST SPANS TO COINCIDE WITH REVISED TABLES
R502.3.1(1) AND R502.3.1(2) FROM 2018 NGR CODES
GIRDER SPANS AND HEADER SPANS TO COINCIDE
WITH TABLE R602.7(1), R602.7(2) AND R602.7(3).

FOUNDATION VENTILATION INFORMATION
(MIN. NET AREA OF VENT. REQ'D. = 1/150)
1151 S.F. (CRAWL) x .96 = 1104.96 S.I.
USE 17 "WITTEN AUTO. VENT" FND. VENTS
@ 65 S.I. FREE NET AREA OR EQUIVALENT.
(MIN. NET AREA CAN BE REDUCED TO 1/1500
1151 S.F. (CRAWL) x .096 = 110.50 S.I.
USE 2 " WITTEN AUTO. VENT" FND. VENTS
@ 65 S.I. FREE NET AREA OR EQUIVALENT.
W/ APPROVED 6-mil POLYETHYLENE VAPOR RETARDER
OR EQUIVALENT IN CRAWL SPACE.
REQUIRED VENTS ARE TO BE PLACED SO AS TO
PROVIDE CROSS-VENTILATION OF THE CRAWL SPACE.

NOTES:
USE 2 X 6 MUD SILL W/ SGL. 2X8 BANDS ON 8" WALLS
PROVIDE ANCHOR BOLTS PER NC STATE CODE
USE DOUBLE 2X10 GIRDERS W/ 2X2 LEDGERS
USE 2X8 JOISTS AT 16" O.C., ADD SGL. JOIST
UNDER PARALLEL INTERIOR WALLS AS REQ'D.
PROVIDE 24 X 36 ACCESS OPENING IN FND. WALL.
PROVIDE STEPS TO GRADE (MAX. 8")
HOLD ALL PIERS 1/2" BELOW FND. WALLS.



BOX SILL
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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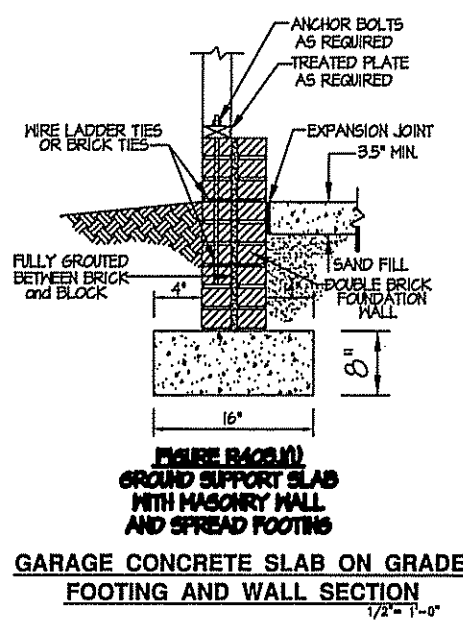
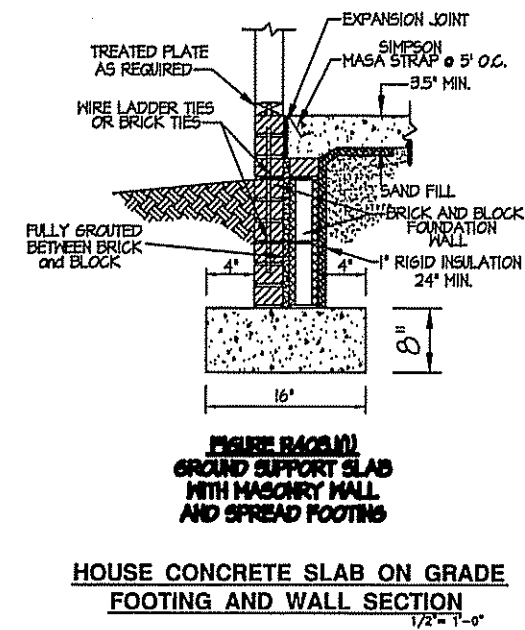
FARMHOUSE

PLAN:

SHEET NO.

3

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

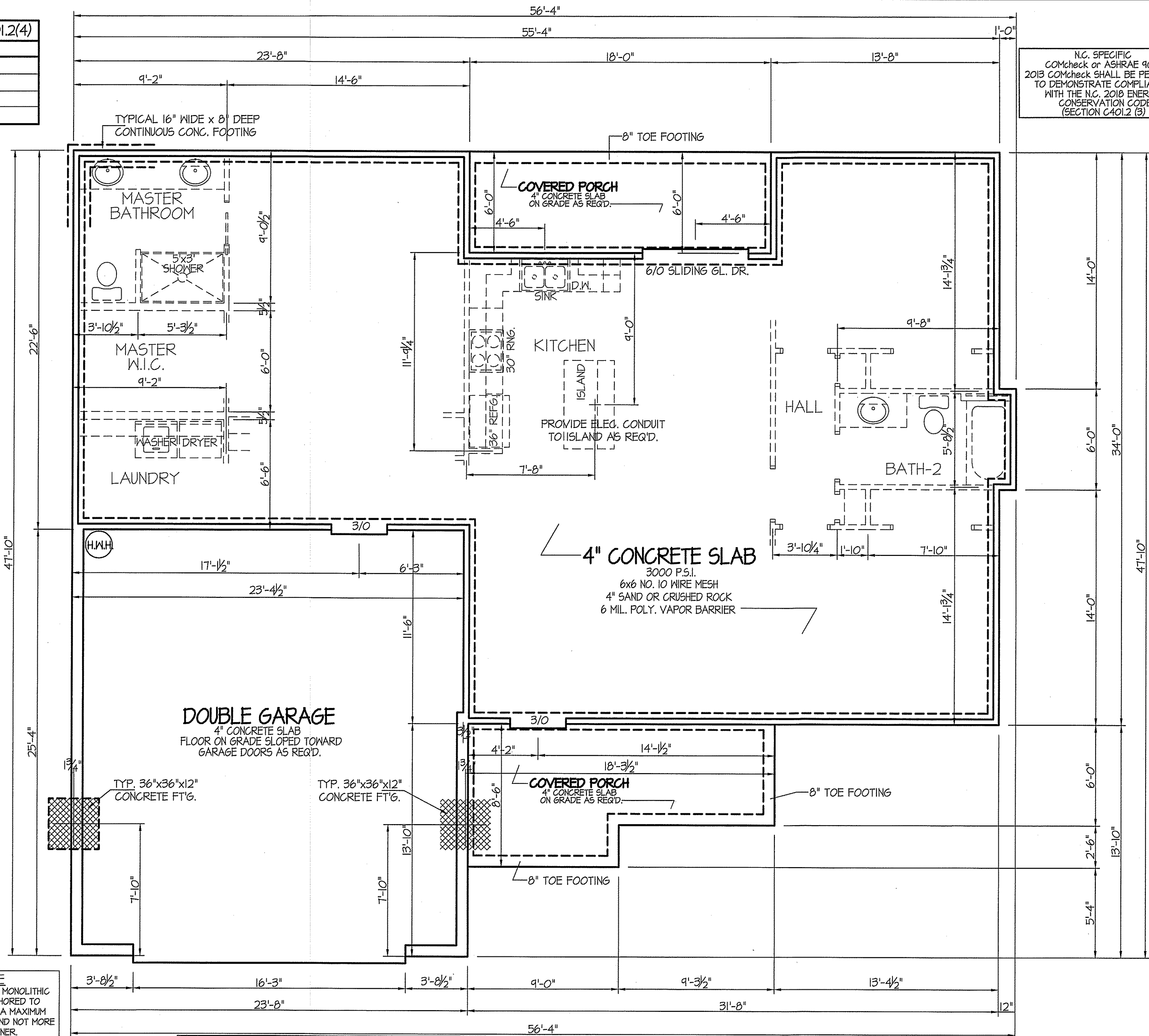


FOUNDATION ANCHORAGE
THE WOOD SOLE PLATE AT EXTERIOR WALLS ON MONOLITHIC SLABS AND WOOD SILL PLATE SHALL BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 4 FEET (1029 mm) ON CENTER (VERIFY ZONE) AND NOT MORE THAN 12 INCHES (305 mm) FROM THE CORNER. BOLTS SHALL BE AT LEAST 1/2 INCH (12.7 mm) IN DIAMETER AND SHALL EXTEND A MINIMUM OF 15 INCHES (178 mm) INTO MASONRY OR CONCRETE.

SLAB NOTES:
USE 4" CONCRETE SLAB ON FILL AS REQ'D.
PROVIDE ANCHOR BOLTS AROUND PERIMETER OF HOUSE
TREAT SOIL FOR TERMITES AS REQ'D. BY LOCAL/STATE CODES.
HOLD GARAGE SLAB 4" MIN. BELOW HOUSE SLAB
PROVIDE STEPS AS REQ'D.

FOUNDATION DRAINAGE
A DRAINAGE SYSTEM IS NOT REQUIRED WHEN THE FOUNDATION IS INSTALLED ON WELL-DRAINED GROUND OR SAND-GRAVEL MIXTURE SOILS ACCORDING TO THE UNIFIED SOIL CLASSIFICATION SYSTEM, GROUP 1 SOILS, AS DETAILED IN TABLE R405.1

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



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:
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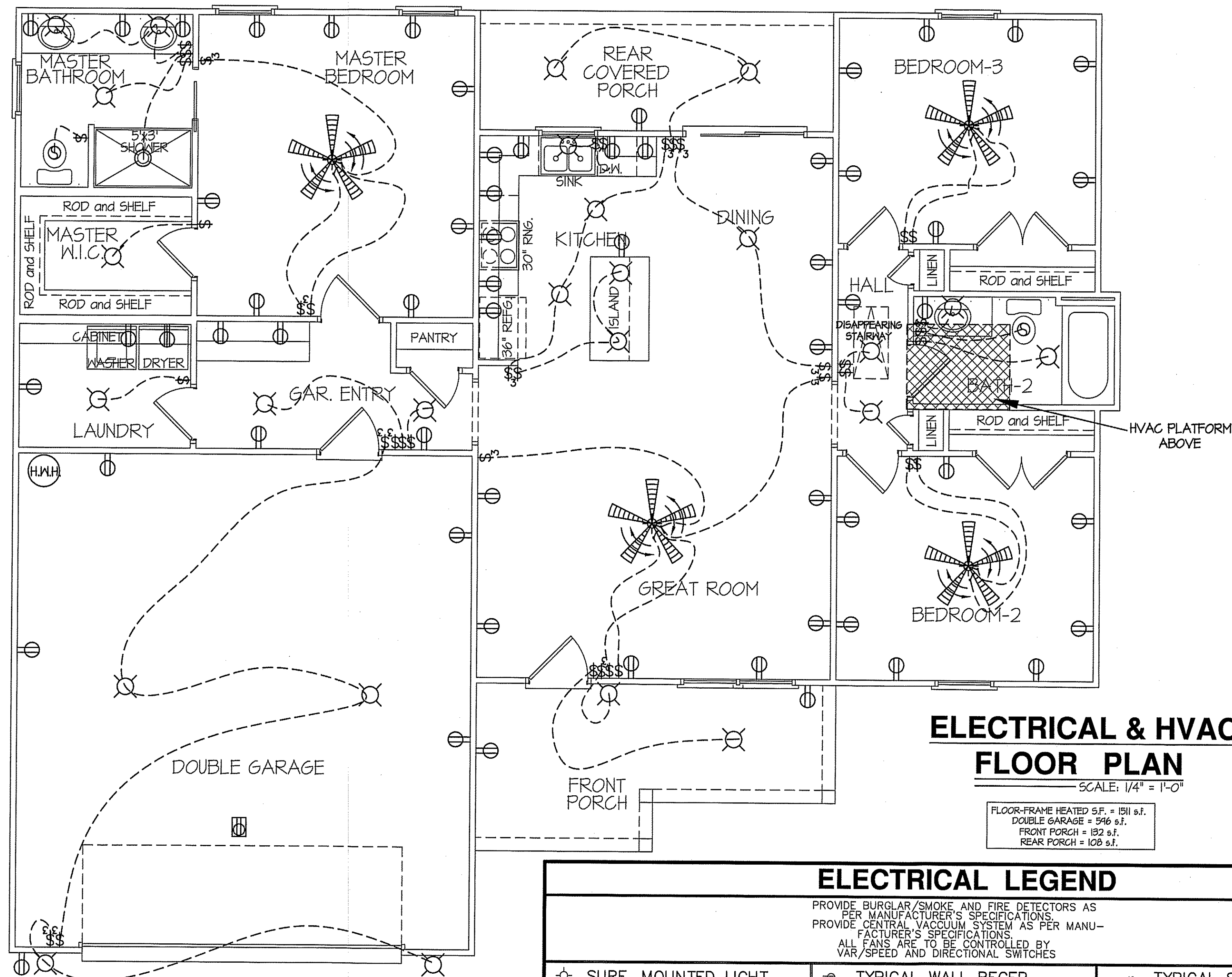
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FARMHOUSE

PLAN:

SHEET NO.
3s



ELECTRICAL & HVAC FLOOR PLAN

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

FLOOR-FRAME HEATED S.F. = 1511 s.f.
DOUBLE GARAGE = 546 s.f.
FRONT PORCH = 132 s.f.
REAR PORCH = 108 s.f.

NOTE:
HVAC CONTRACTOR TO VERIFY and PROVIDE OWNERS and BUILDER UNIT INFORMATION, BTUH REQUIREMENTS, and DUCT LAYOUTS BEFORE CONSTRUCTION BEGINS.

TOTAL HEAT GAIN = 24,327 B.T.U.H.
TOTAL HEAT LOSS = 38,455 B.T.U.H.

WHEN SLAB FOUNDATION PLAN IS USED
BUILDERS ARE TO ADJUST HEATING AND COOLING SYSTEM
USE UNIT LOCATED IN ATTIC AREA AND FEED
DUCTS AND RETURNS THRU ATTIC AREAS AND FLOOR SYSTEM AREAS

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	⊖ 220 VOLT RECEPTACLE	⊖ COMPUTER JACK
⊖ FLOOD LIGHT		

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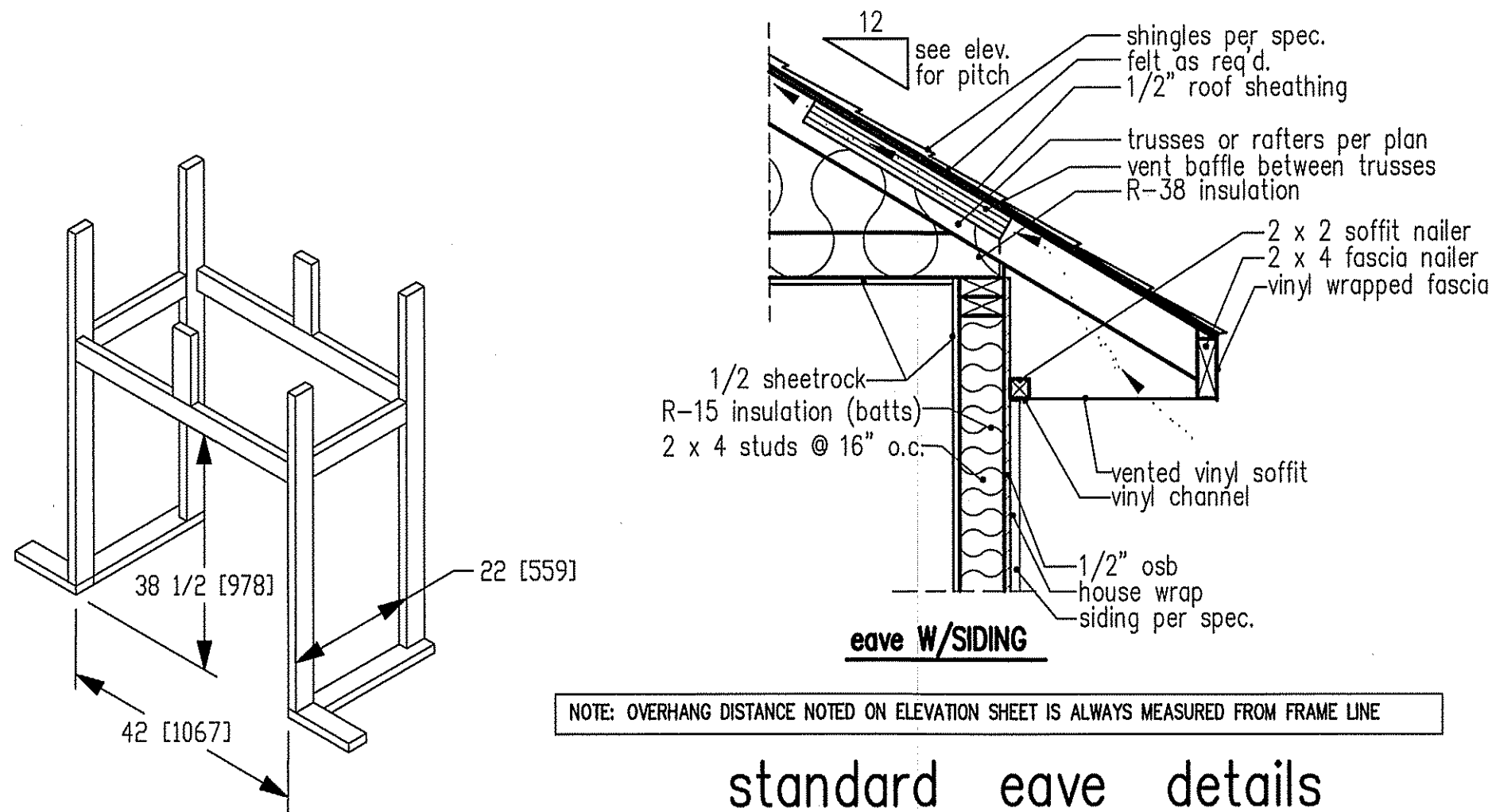


FARMHOUSE

PLAN:

SHEET NO.

4

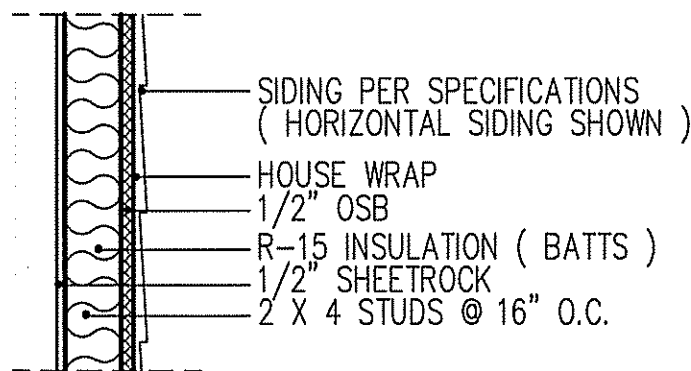


standard eave details

DIMENSIONS IN [] ARE MM

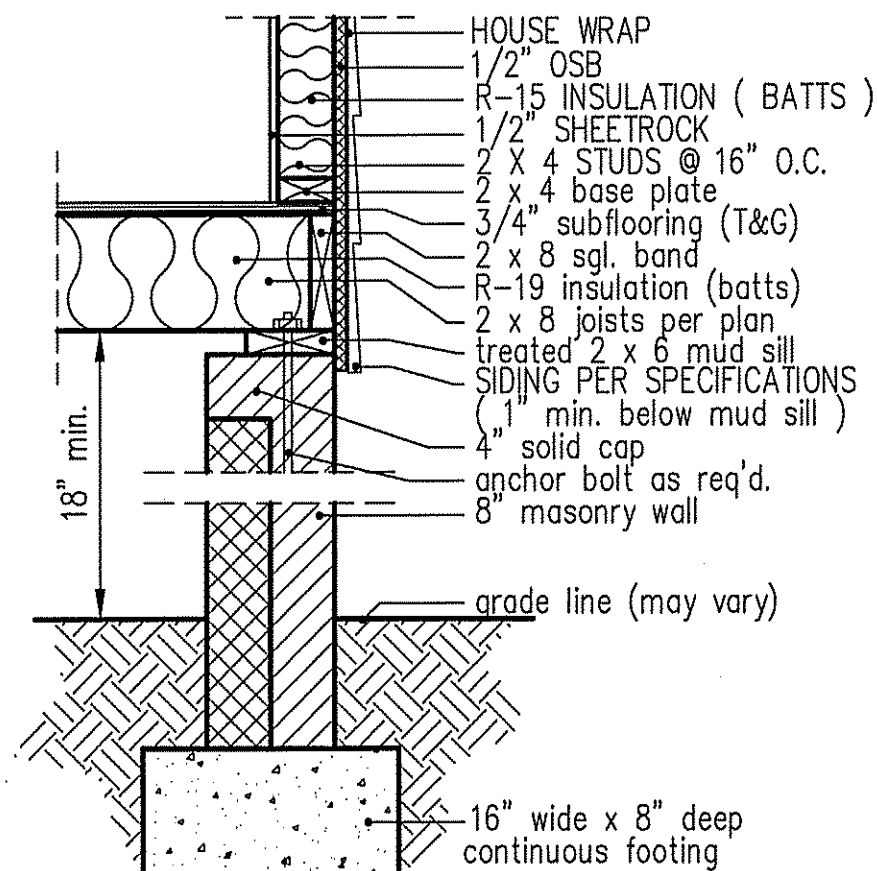
SPECIFICATIONS									
Model 6000-TR	Height		Front Width		Back Width		Depth		BTU Input
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
Inches	38	38-1/2	41	42	28-1/2	42	21-1/2	22	

Reference dimensions only. We recommend measuring individual units at installation.

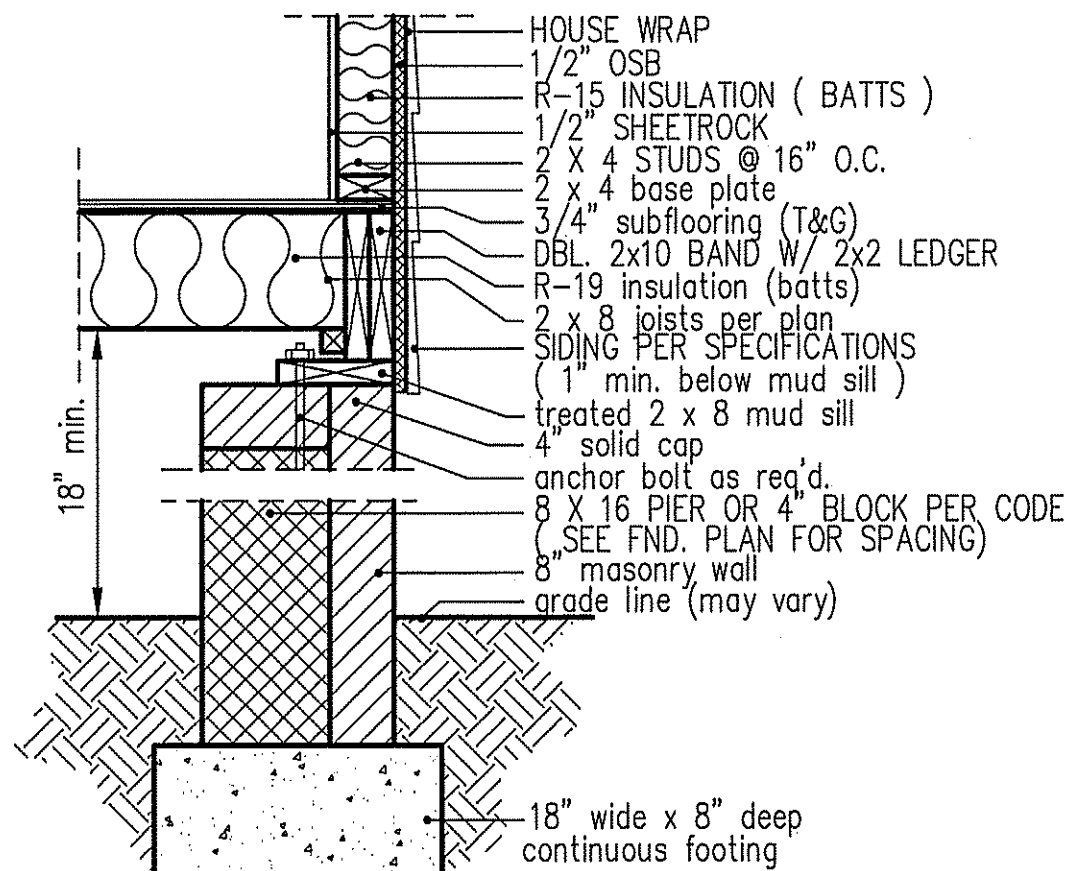


WALL W/siding

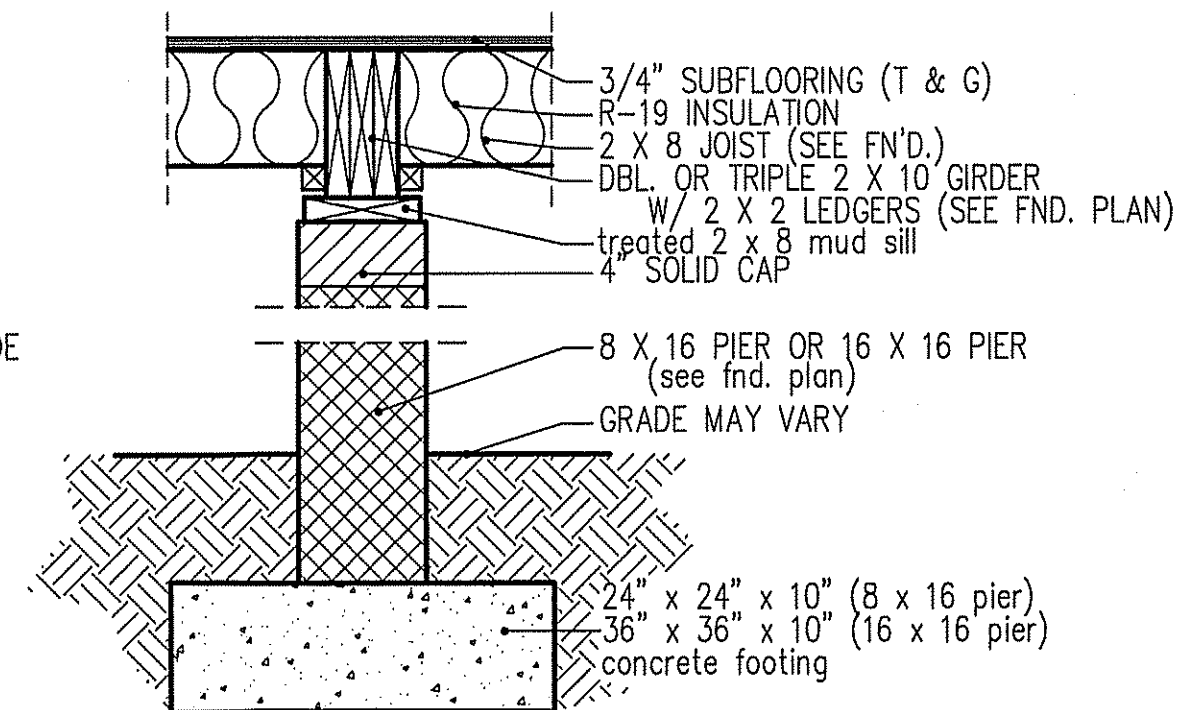
intermediate
wall details



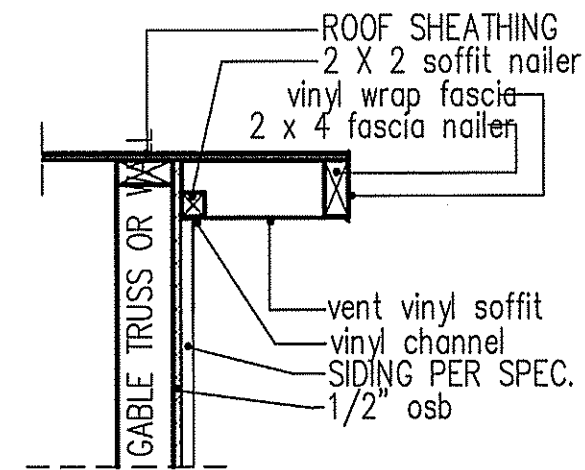
8" BOX SILL
FOUNDATION WALL



PIER and CURTAIN
FOUNDATION WALL



PIER and GIRDER
DETAIL



RAKE w/siding

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

TABLE R602.1.5
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.-R602.1 (1) AND INT.-R602.1 (2).

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FARMHOUSE

PLAN:

SHEET NO.

5

