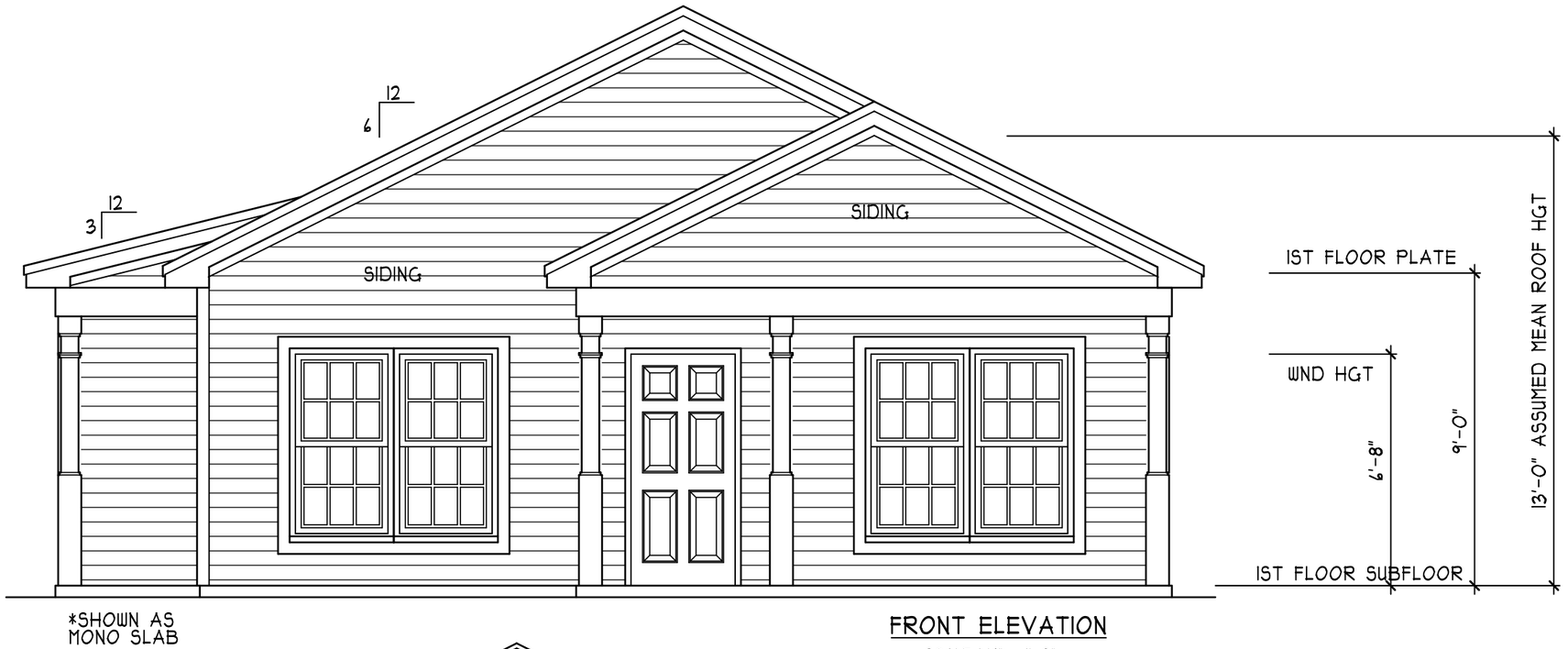
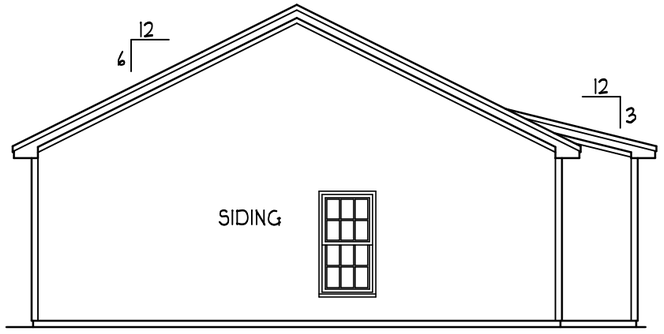


*SHOWN AS MONO SLAB

FRONT ELEVATION

SCALE 1/4" = 1'-0"



REAR ELEVATION

SCALE 1/8" = 1'-0"

ENERGY COMPLIANCE

ZONE 3 = MAX. GLAZING U-FACTOR .35
R-VALUE = CEILING R38, WALLS R15,
FLOORS R19 FOR JOHNSTON, WAYNE COUNTY

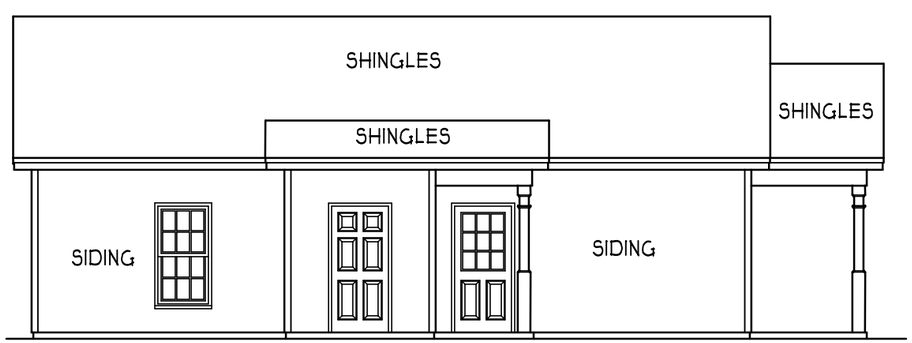
ZONE 4 = MAX. GLAZING U-FACTOR .35
R-VALUE = CEILING R38, WALLS R15,
FLOORS R19 FOR WAKE, ORANGE COUNTY

ATTIC VENTILATION:

THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300 , PROVIDED AT LEAST 50 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 ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION TO BE PROVIDED BY EAVE OR CORNICE VENTS.

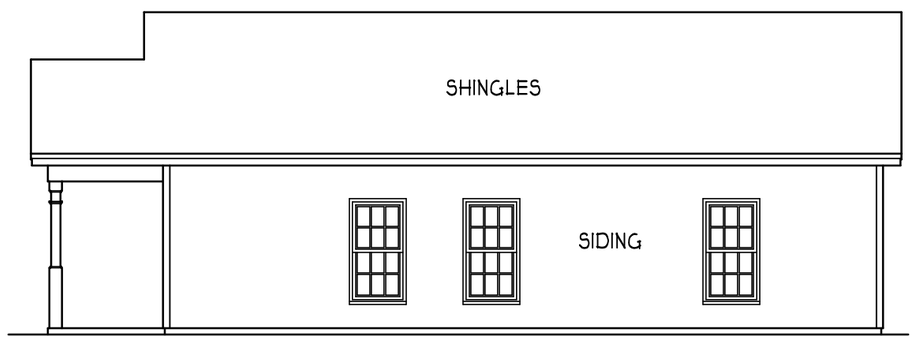
GROSS ATTIC AREA TO BE VENTILATED 1218 SQ.FT.

1218/150 = 8.12 SQ.FT. NET FREE AREA



LEFT ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"

THE NICHOLAS
BVA BUILDERS

HEATED FOOTAGE: #1064

SQUARE FOOTAGE:
FIRST FLOOR = 1064
FRONT PORCH = 102
SIDE PORCH = 20
STORAGE = 32

HEATHER HALL
165 HEATHERSTONE CT
BENSON NC 27504
(919) 207-1403

H SQUARED HOME DESIGN, INC.

ANY DEVIATION OF THE ARCHITECTURAL PLANS BY H SQUARED HOME DESIGN, INC'S LIABILITY.
THIS PLAN HAS BEEN DRAWN IN COMPLIANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODES 2018 EDITION.

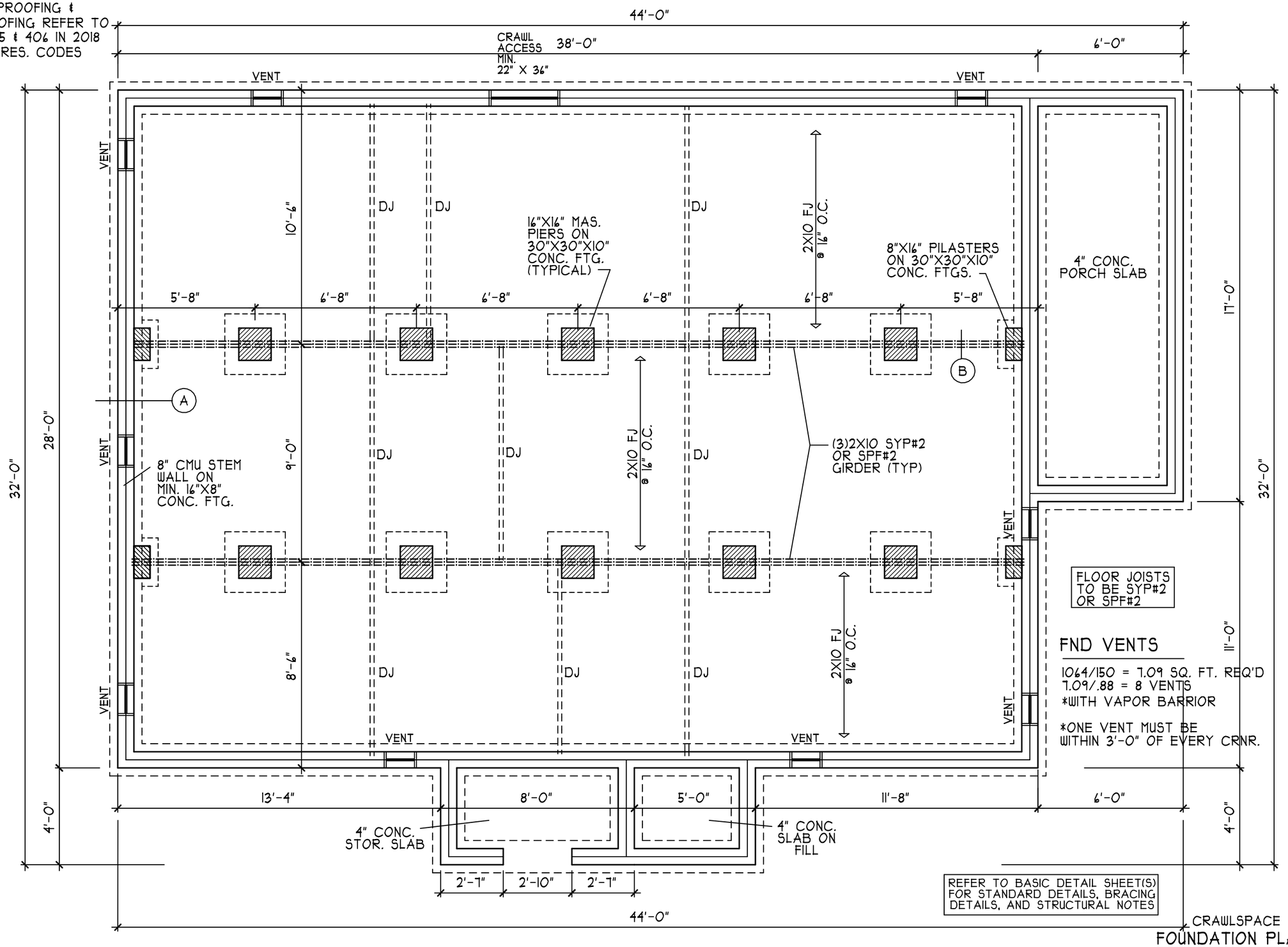
DATE: 09/19/22

1 STORY

FILE: 081422

DAMP PROOFING

FOR DAMP PROOFING & WATER PROOFING REFER TO SECTION 405 & 406 IN 2018 EDITION NC RES. CODES



FLOOR JOISTS TO BE SYP#2 OR SPF#2

FND VENTS

1064/150 = 7.09 SQ. FT. REQ'D
7.09/.88 = 8 VENTS
*WITH VAPOR BARRIOR

*ONE VENT MUST BE WITHIN 3'-0" OF EVERY CRNR.

REFER TO BASIC DETAIL SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS, AND STRUCTURAL NOTES

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

THE NICHOLAS
BVA BUILDERS

HEATED FOOTAGE: #1064

SQUARE FOOTAGE:
FIRST FLOOR = 1064
FRONT PORCH = 102
SIDE PORCH = 20
STORAGE = 32

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H SQUARED HOME DESIGN, INC.

ANY DEVIATION OF THE CONSTRUCTION PLANS OR DIMENSIONS VOIDS H SQUARED HOME DESIGN, INC.'S LIABILITY.

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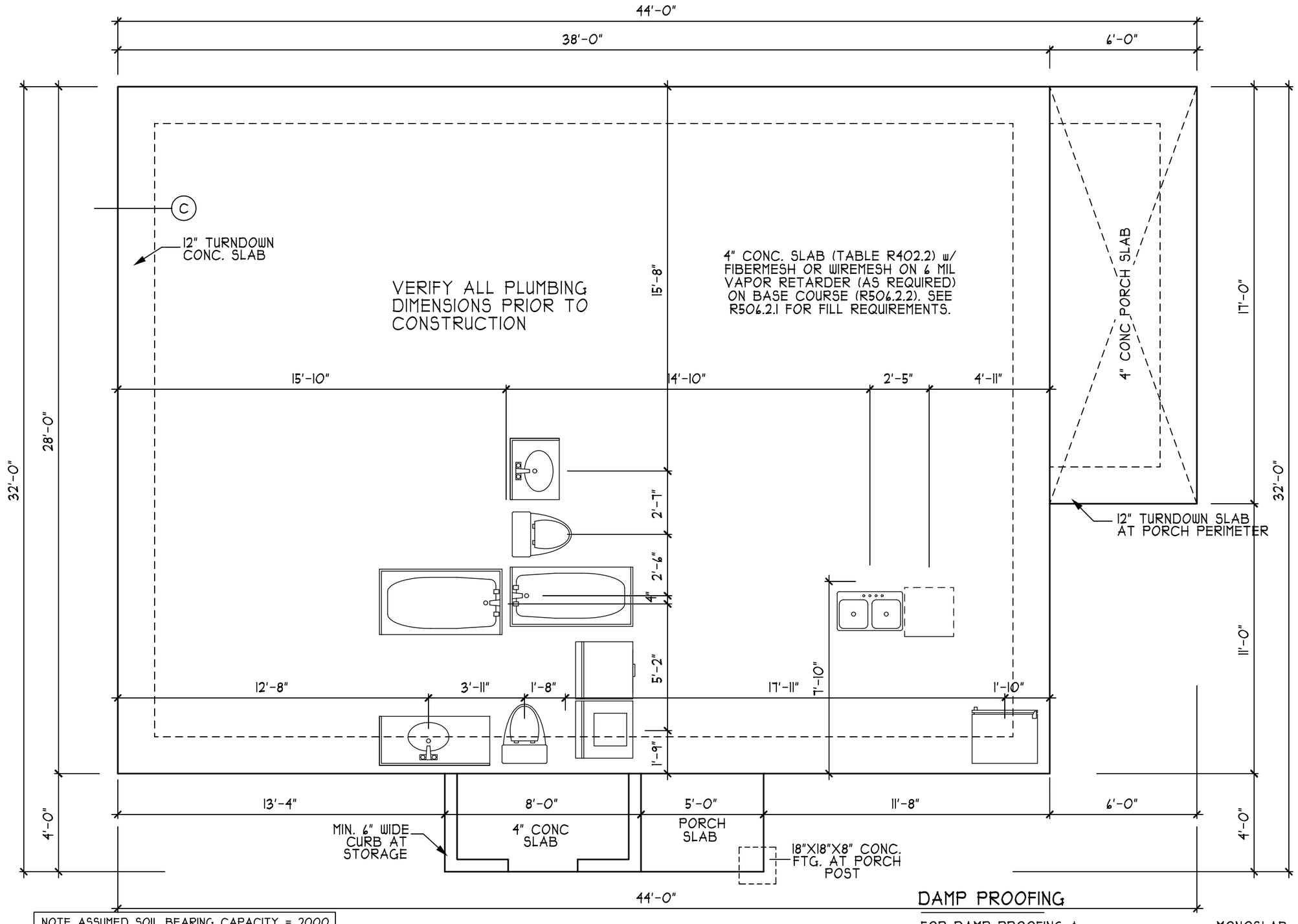
DATE: 09/19/22

1 STORY

FILE: 081422



NOTE ASSUMED SOIL BEARING CAPACITY = 2000 PSF CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED

REFER TO BASIC DETAIL SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS, AND STRUCTURAL NOTES

DAMP PROOFING

FOR DAMP PROOFING & WATER PROOFING REFER TO SECTION 405 & 406 IN 2018 EDITION NC RES. CODES

MONOSLAB

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

THE NICHOLAS

LEFT SIDE ENTRY

BVA BUILDERS

HEATED FOOTAGE: #1064

SQUARE FOOTAGE:
FIRST FLOOR = 1064
FRONT PORCH = 102
SIDE PORCH = 20
STORAGE = 32

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H SQUARED HOME DESIGN, INC.

ANY DEVIATION OF THE CONSTRUCTION METHODS OR DIMENSIONS VOIDS NC 2018 RESIDENTIAL CODE COMPLIANCE

THIS PLAN HAS BEEN DRAWN IN COMPLIANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODES 2018 EDITION

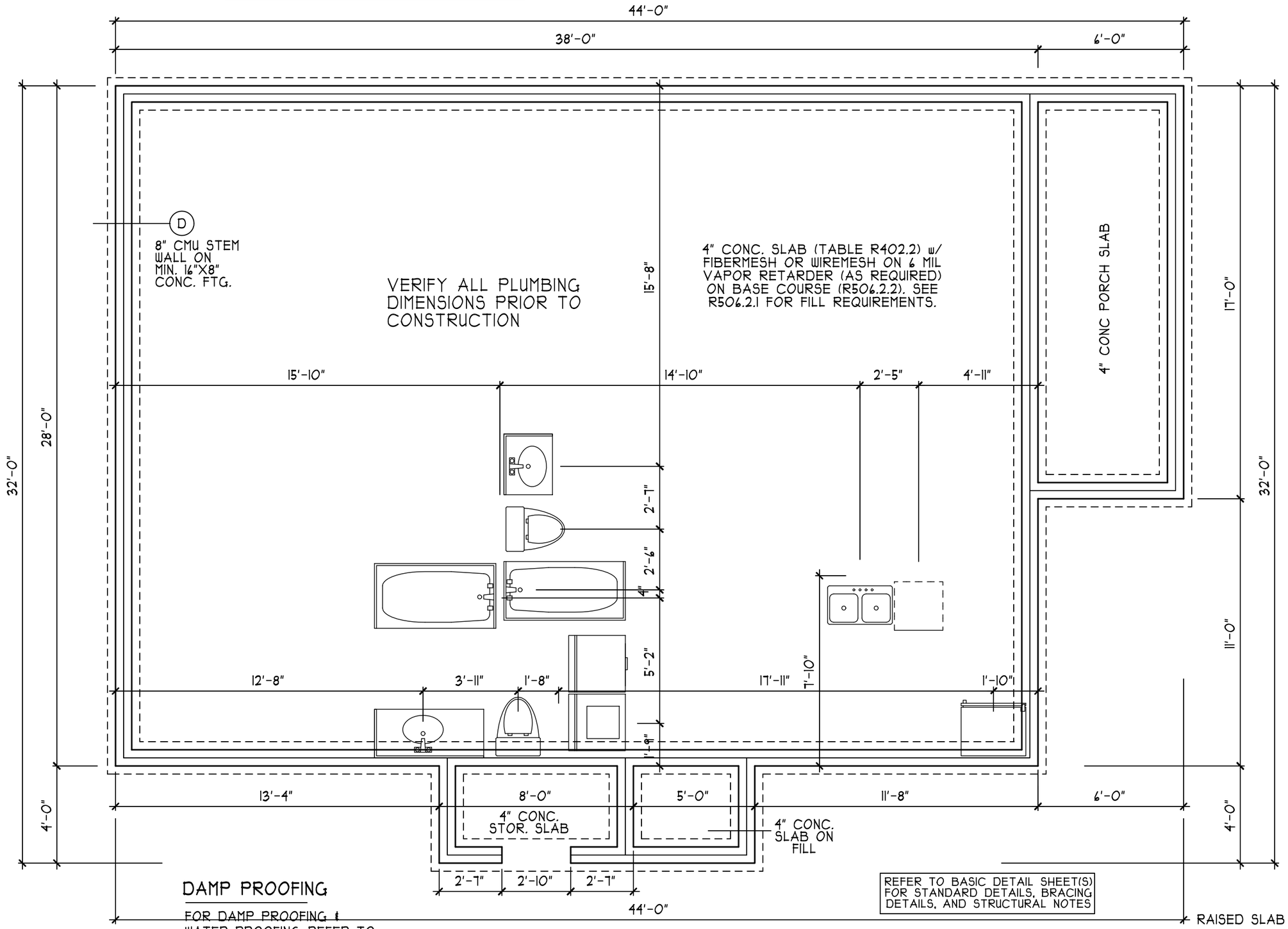
DATE: 10/09/2023

1 STORY

FILE: 081422

NOTE ASSUMED SOIL BEARING CAPACITY = 2000 PSF CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED

NOTE: FOR FOUNDATION WALL HEIGHT, THICKNESS, AND BACKFILL REQUIREMENTS, REFER TO TABLE R404.1.1 (1 THRU 4)



DAMP PROOFING

FOR DAMP PROOFING & WATER PROOFING REFER TO SECTION 405 & 406 IN 2018 EDITION NC RES. CODES

REFER TO BASIC DETAIL SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS, AND STRUCTURAL NOTES

RAISED SLAB

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

THE NICHOLAS
LEFT SIDE ENTRY

BVA BUILDERS

HEATED FOOTAGE: #1064

SQUARE FOOTAGE:

FIRST FLOOR	= 1064
FRONT PORCH	= 102
SIDE PORCH	= 20
STORAGE	= 32

HEATHER HALL
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H SQUARED HOME DESIGN, INC.

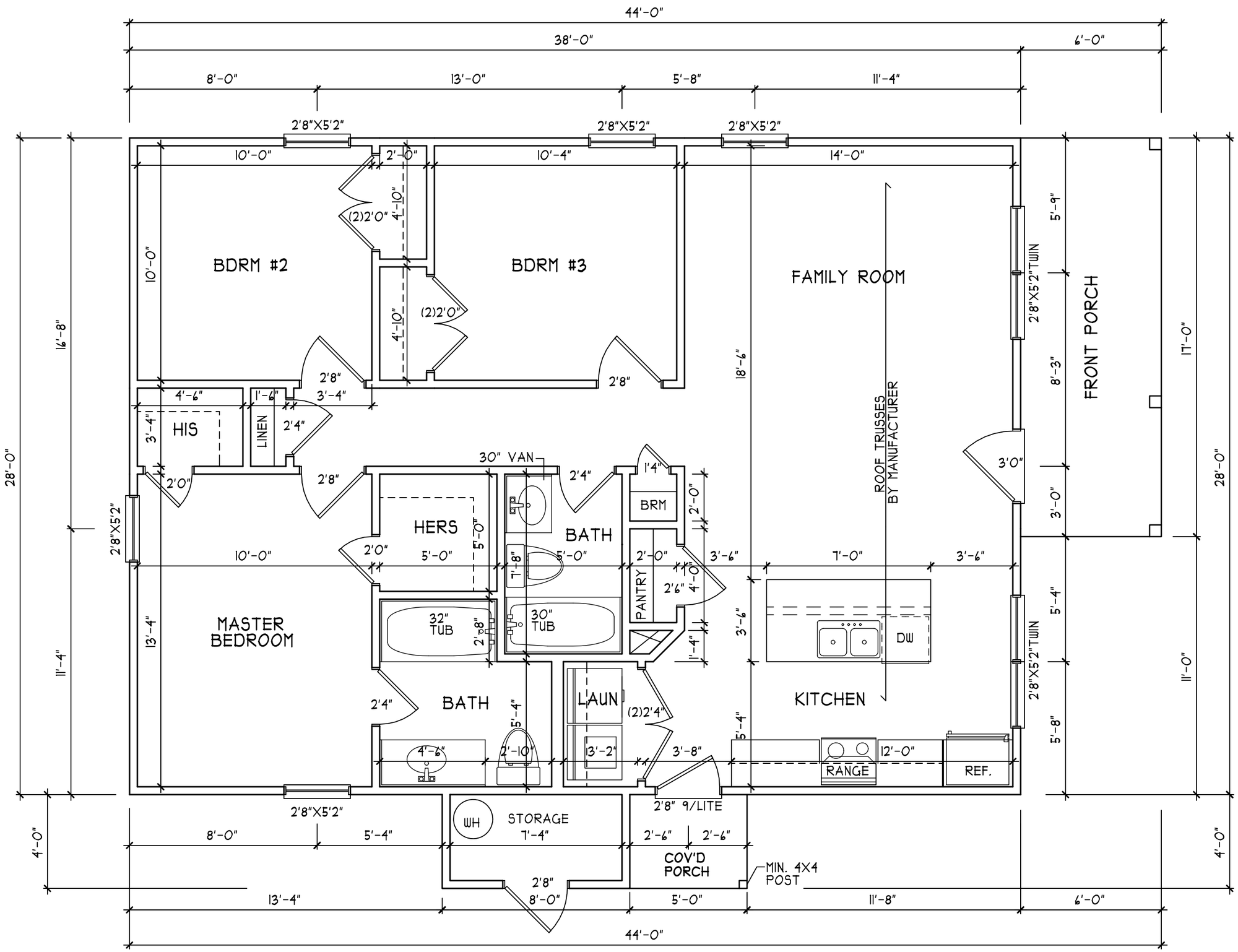
ANY DEVIATION OF THE SPECIFIED MEASUREMENTS OR MATERIALS VOIDS H SQUARED HOME DESIGN, INC.'S LIABILITY.

THIS PLAN HAS BEEN DRAWN IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL BUILDING CODES 2018 EDITION

DATE: 10/09/2023

1 STORY

FILE: 081422



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

THE NICHOLAS

LEFT SIDE ENTRY

BVA BUILDERS

HEATED FOOTAGE: #1064

SQUARE FOOTAGE:

FIRST FLOOR	= 1064
FRONT PORCH	= 102
SIDE PORCH	= 20
STORAGE	= 32

HEATHER HALL
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BENSON NC 27504
(919) 207-1403

H SQUARED HOME DESIGN, INC.

ANY DEVIATION OF THE SPECIFIED MEASUREMENTS OR STRUCTURAL WORK BY H SQUARED HOME DESIGN, INC.'S LIABILITY.

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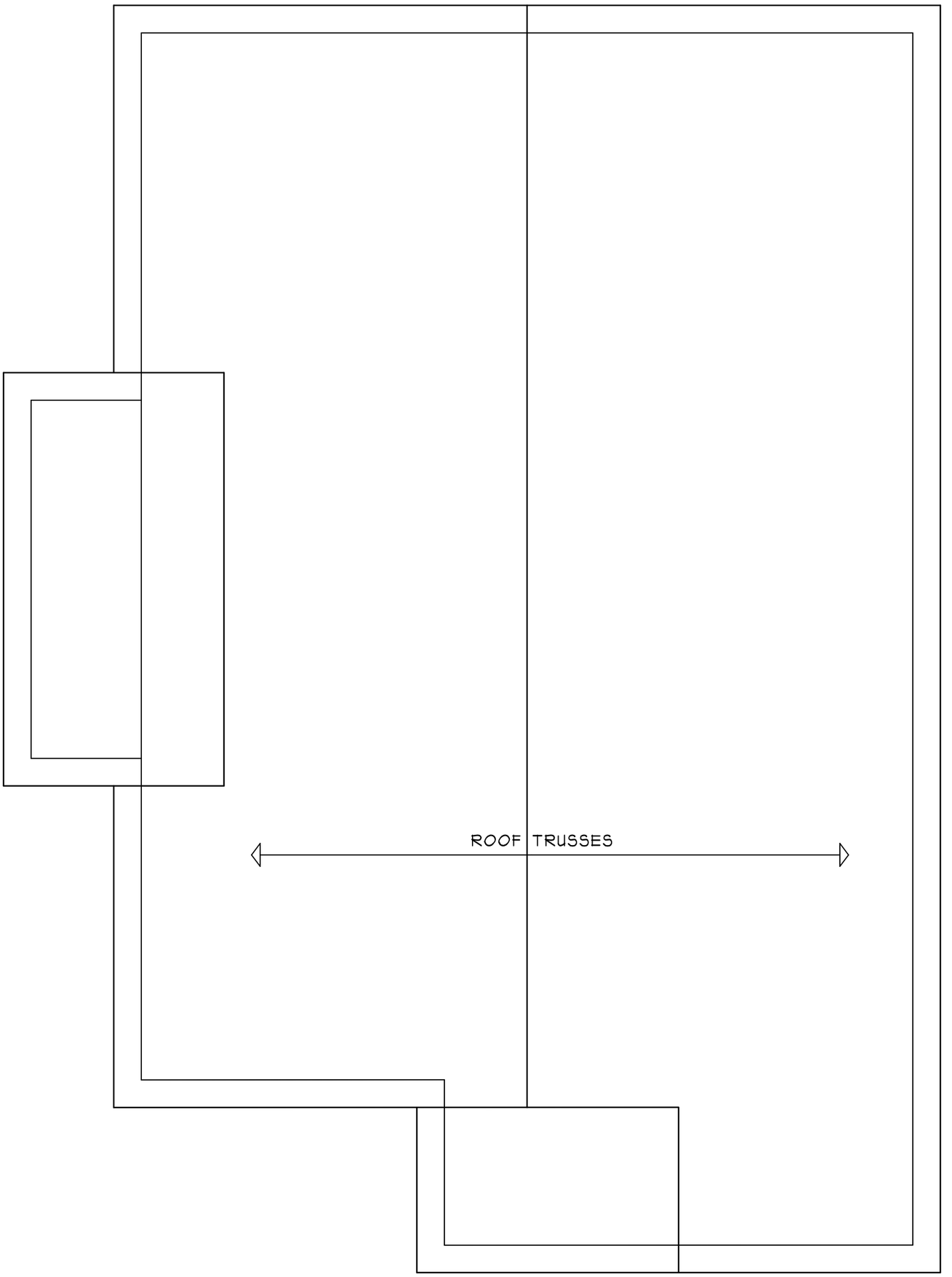
DATE: 10/09/2023

1 STORY

FILE: 081422



ROOF PLAN

SCALE 1/4" = 1'-0"

FILE: 081422	I STORY	DATE: 09/19/22	ANY DEVIATION OF THE SPECIFIED MEASUREMENTS OR DIMENSIONS VOIDS H SQUARED HOME DESIGN, INC.'S LIABILITY. THIS PLAN HAS BEEN DRAWN IN ACCORDANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODES 2018 EDITION.	H SQUARED HOME DESIGN, INC.	HEATHER HALL 165 HEATHERSTONE CT BENSON NC 27504 (919) 207-1403	SQUARE FOOTAGE: FIRST FLOOR = 1064 FRONT PORCH = 102 SIDE PORCH = 20 STORAGE = 32	HEATED FOOTAGE: #1064	THE NICHOLAS BVA BUILDERS

STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER OR DESIGNER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER OR DESIGNER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.

2) DESIGN LOADS (R301.4)

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
ROOMS OTHER THAN SLEEPING ROOMS	40	10	L/360
SLEEPING ROOMS	30	10	L/360
ATTIC WITH PERMANENT STAIR	40	10	L/360
ATTIC WITH OUT PERMANENT STAIR	20	10	L/360
ATTIC WITH OUT STORAGE	10	10	L/240
STAIRS	40	--	L/360
EXTERIOR BALCONIES	60	10	L/360
DECKS	40	10	L/360
GUARDRAILS AND HANDRAILS	200	--	----
PASSENGER VEHICLE GARAGES	50	10	L/360
FIRE ESCAPES	40	10	L/360
SNOW	20	--	----

WIND LOAD (BASED ON 115/120 MPH WIND VELOCITY & EXPOSURE B)

3) WALL BRACING: BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO SECTION R602.10.3.
THE AMOUNT AND LOCATION OF BRACING SHALL COMPLY WITH TABLE R602.10.1.
THE LENGTH OF BRACED PANELS SHALL BE DETERMINED BY SECTION R602.10.4.
LATERAL BRACING SHALL BE SATISFIED PER METHOD 3 BY CONTINUOUSLY SHEATHING WALLS WITH STRUCTURAL SHEATHING PER SECTION R602.10.3.
NOTE THAT ANY SPECIFIC BRACED WALL DETAIL SHALL BE INSTALLED AS SPECIFIED.

4) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP.

5) ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTUAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAINSURFACE WATER AWAY FROM FOUNDATION WALLS.

6) ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP # 2 (Fb=975 PSI). PLATE MATERIAL MAY BE SPF # 3 OR SYP #3 (Fc(perp) = 425 PSI - MIN).

7) ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2x4 STUD COLUMN FOR 4'-0" MAX. BEAM SPAN (UNO), (2) 2X4 STUDS FOR BEAM SPAN GREATER THAN 6'-0" (UNO).

8) L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10^6 PSI.
P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=290 PSI, E=2.0x10^6 PSI.
L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10^6 PSI.
INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

9) ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH ANY SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURE'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH DESIGNER OR ENGINEER.

10) ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. .
ALL STEEL TUBING SHALL BE ASTM A500.

11) REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60.

12) FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.

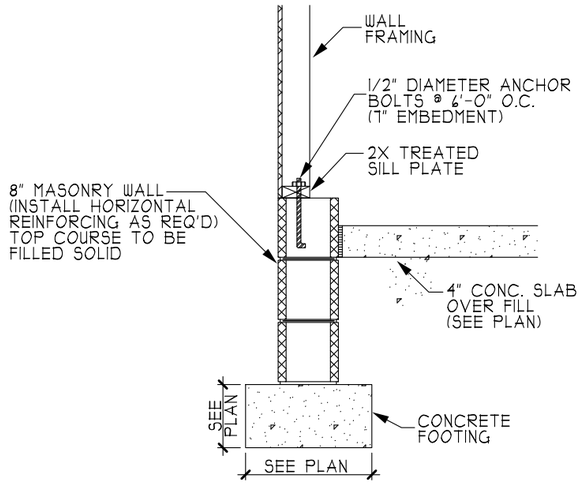
13) BRICK LINTELS SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0" (UNO).

14) THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF.

15) THE POSITIVE AND NEGATIVE DESIGN PRESSURES REQUIRED FOR ANY ROOF OR WALL CLADDING APPLICATION NOT SPECIFICALLY ADDRESSED IN THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION SHALL BE AS FOLLOWS:

ROOF:
45.4 PSF - 2.25:12 PITCH OR LESS
34.8 PSF - 2.25:12 TO 7:12 PITCH
21 PSF - 7:12 TO 12:12 PITCH

WALLS:
24.1 PSF - WALLS



A GARAGE WALL FOOTING
(SIDING)

HEADER/BEAM & COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2) 2x6 (4" WALL) OR (3) 2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.

2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:

- UP TO 4' SPAN: (1) KING STUD
- OVER 4' UP TO 8' SPAN: (2) KING STUDS
- OVER 8' UP TO 11' SPAN: (3) KINGS STUDS
- OVER 11' SPAN: (4) KING STUDS

TRUSS SYSTEM REQUIREMENTS

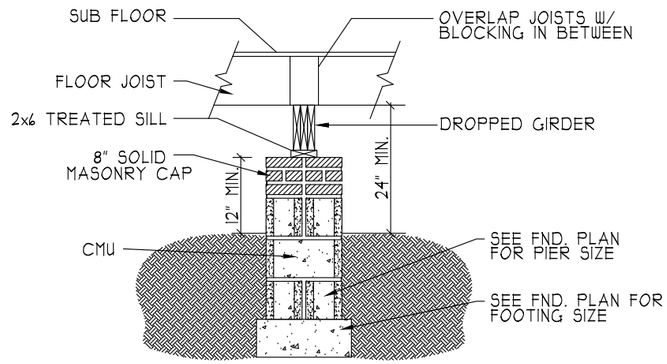
NC (2018 NCRC):

1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED TRUSS PROFILES. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH THE TRUSS MANUFACTURER.

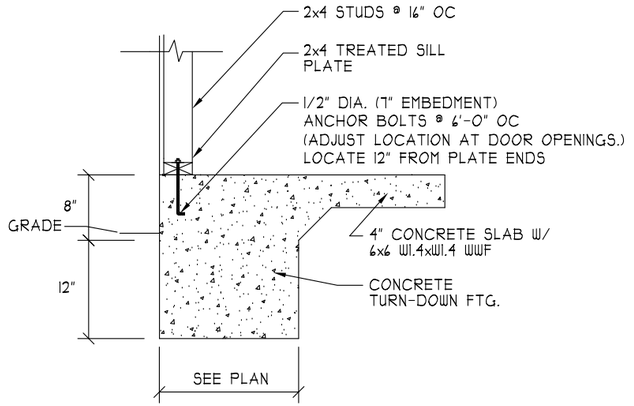
2. TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.

3. ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPF #2 OR #3 PLATES OR LEDGERS (UNO).

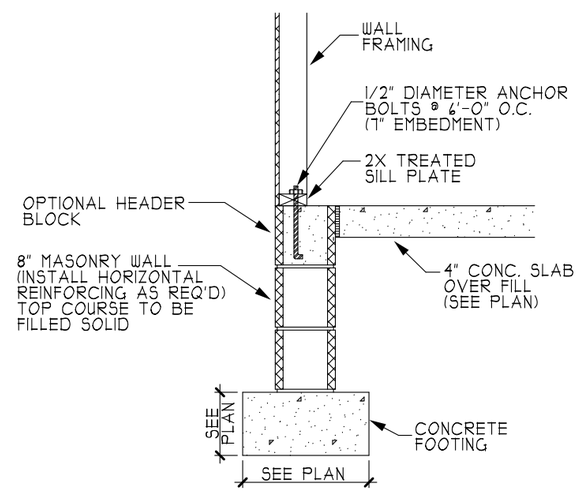
4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.



B DROPPED GIRDER



C TURN DOWN SLAB FOOTING
NTS



D STEM WALL FOOTING
(SIDING)

DETAIL SHEET
(115/120 MPH)

NOT ALL DETAILS MAY APPLY TO THIS PLAN

HEATHER HALL
165 HEATHERSTONE CT
BENSON NC 27504
(919) 207-1403

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DATE:

FILE: