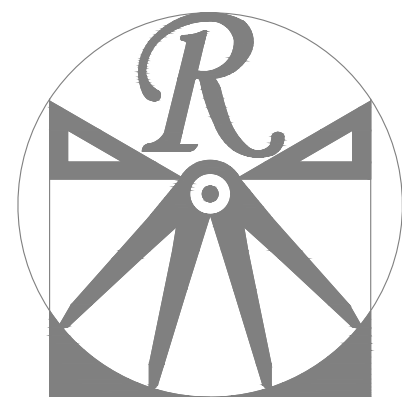


Lot 4
Phillips Lane



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RESIDENTIAL DESIGN, INC.

WILMINGTON, NC 28401

919 848-4128

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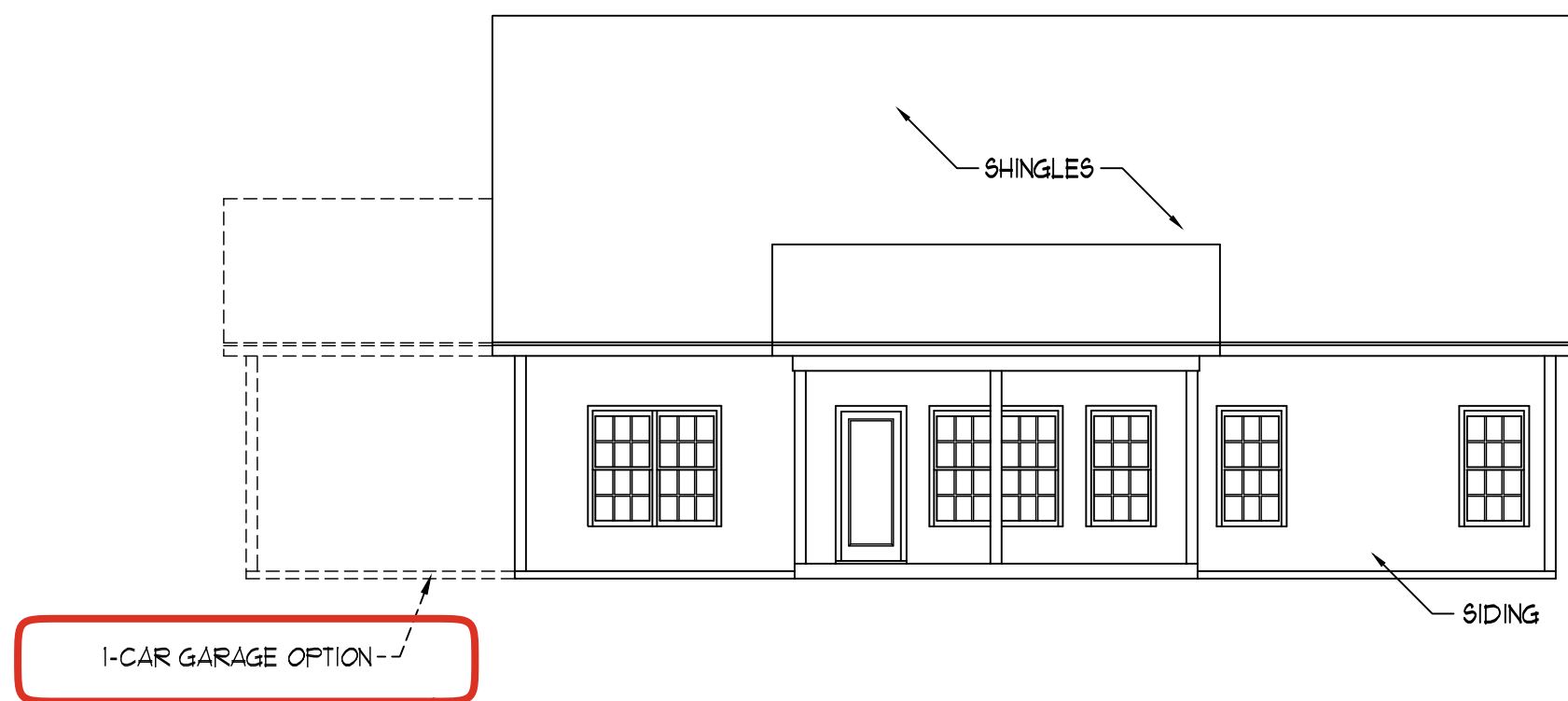
FRONT ELEVATION-A

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

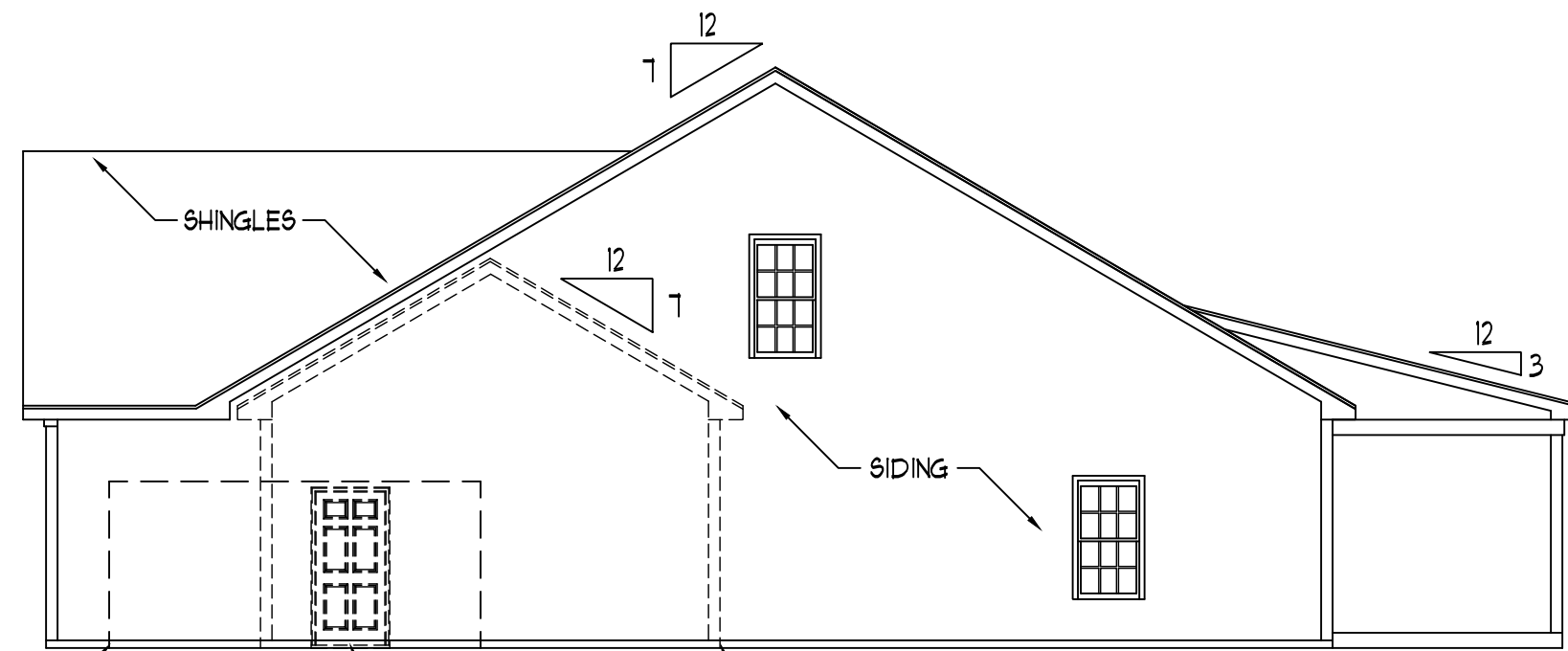
3 car garage
4 bedroom
rec w/full bath
master shower only
rear covered porch
fireplace grouted stone up
to rough hewn mantle
Vanity cabinet in rec bath



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



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



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



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ON SITE HOMES
MADELINE-II
DRIVE RIGHT

DATE: MAY 5, 2025

REV.:

SCALE: AS NOTED

DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

A - ELEVATIONS

A-1



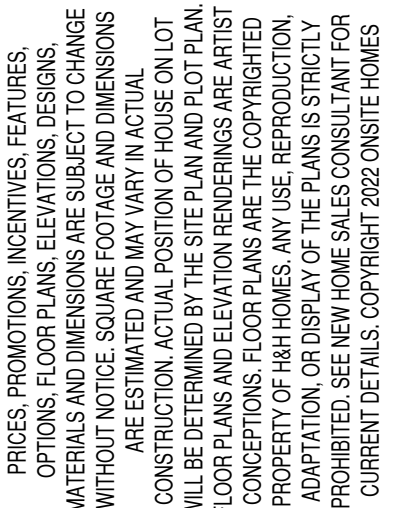
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ON SITE HOMES
MADELINE-II
DRIVE RIGHT

DATE: MAY 5, 2025

REV.:

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

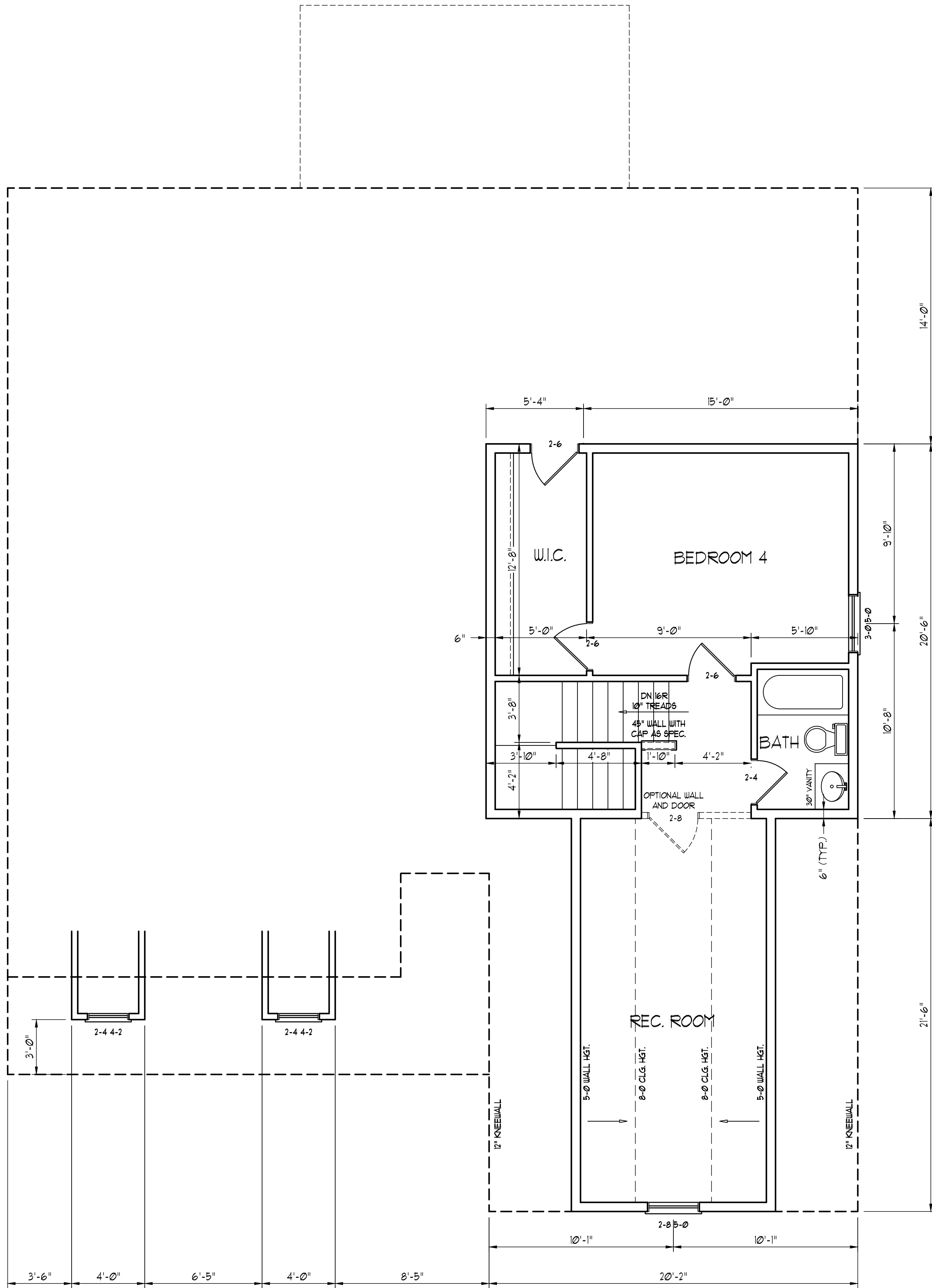
DRAWN BY: WG

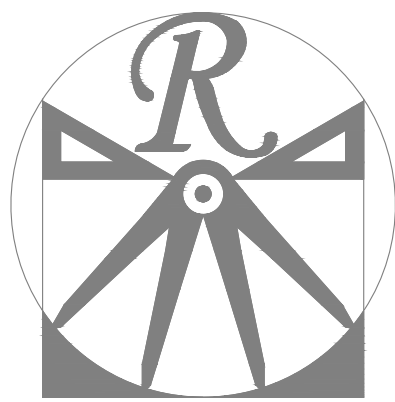
ENGINEERED BY: _____

REVIEWED BY: _____

SECOND FLOOR PLAN

A-5





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DATE: MAY 5, 2025

REV.:

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

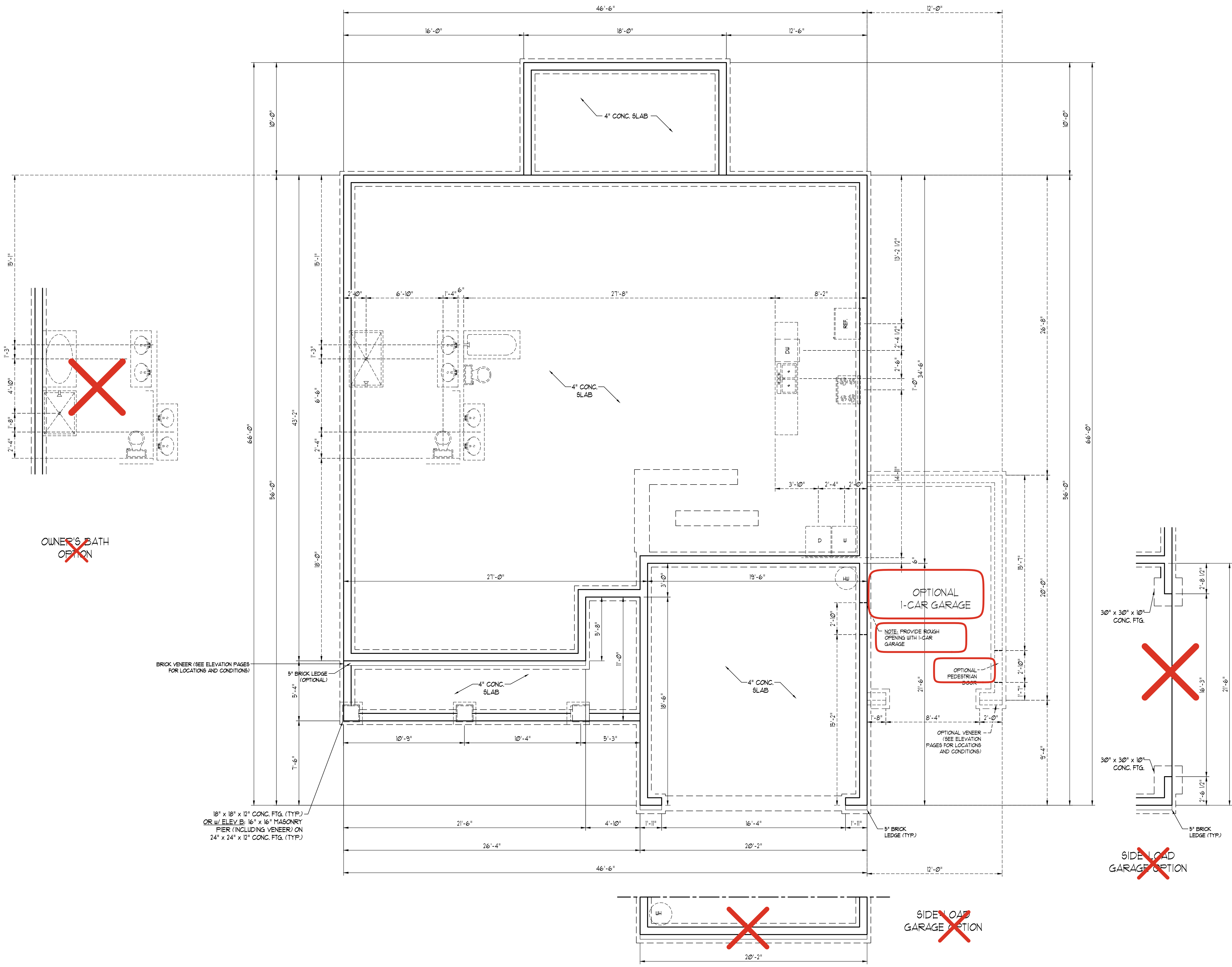
DRAWN BY: WG

ENGINEERED BY:

REVIEWED BY:

STEMWALL SLAB
FOUNDATION
PLAN

S-1





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 Sales Area

Sales Area

LOAD CHART FOR JACK STUDS

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

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

END REACTION (UP TO)	REQ'D STUDS FOR (1) PLY HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (3) PLY HEADER	END REACTION (UP 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				

Dimension Notes
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise.
2. All interior wall dimensions are to face of frame wall unless noted otherwise.
3. All exterior wall to truss dimensions are to face of frame wall unless noted otherwise.

Roof Area = 3668.56 sq.ft.
Ridge Line = 90.21 ft.
Hip Line = 0 ft.
Horiz. OH = 169.8 ft.
Raked OH = 257.09 ft.
Decking = 126 sheets

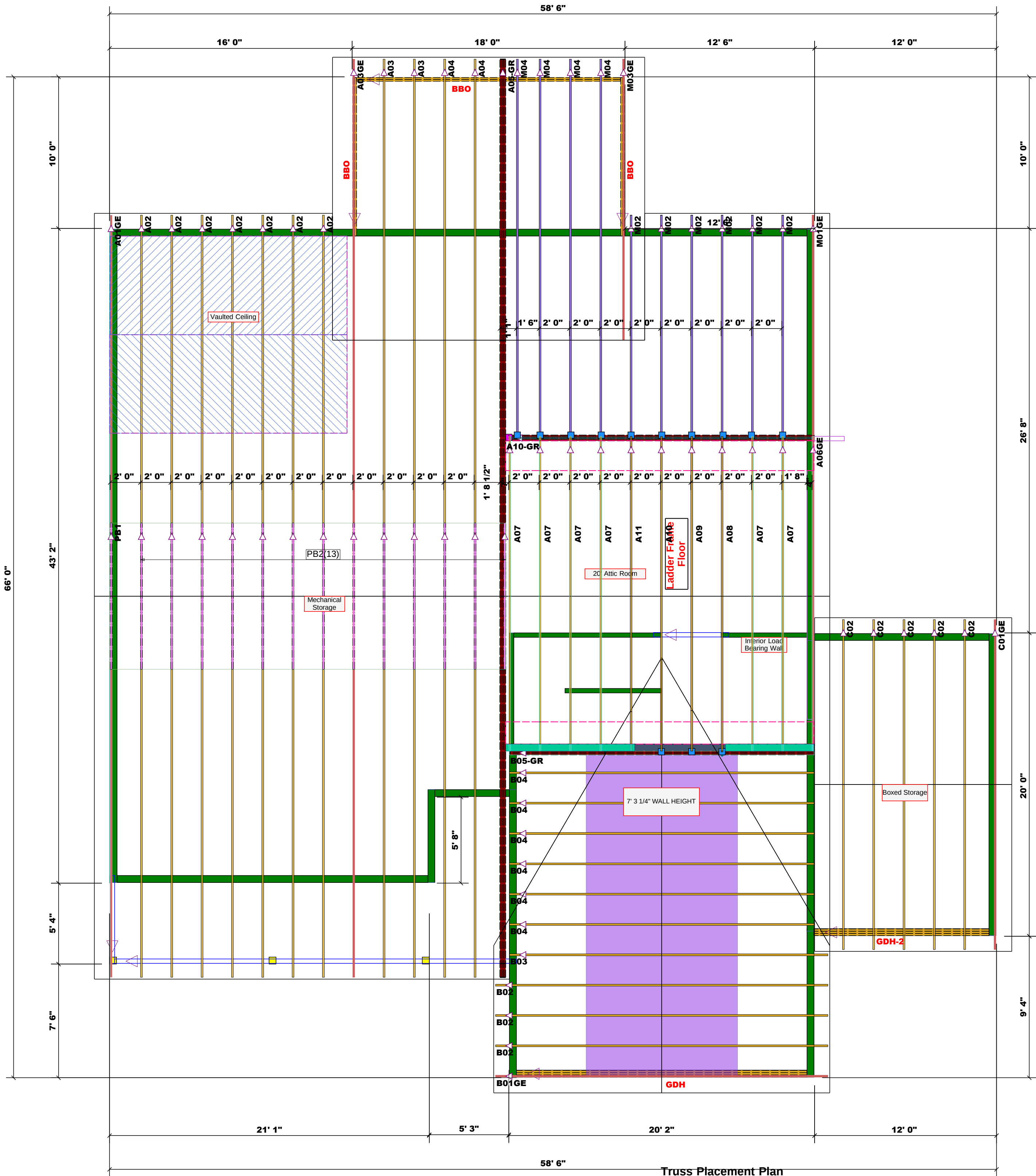
All Walls Shown Are Considered Load Bearing

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

WALL SCHEDULE			
	1st Floor Brg. Wall		
	2nd Floor Brg. Wall		
	Gar. Walls Dropped		
	Non-Bearing Walls		

Products				
PlotID	Length	Product	Plies	Net Qty
GDH	19' 2"	1-3/4"x 11-7/8" LVL Kerto-S	3	3
GDH-2	11' 6 1/2"	1-3/4"x 11-7/8" LVL Kerto-S	3	3

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
	HUS26	USP	13	NA	16d/3-1/2"	16d/3-1/2"
3	THDH210-3	USP	1	Varies	16d/3-1/2"	16d/3-1/2"

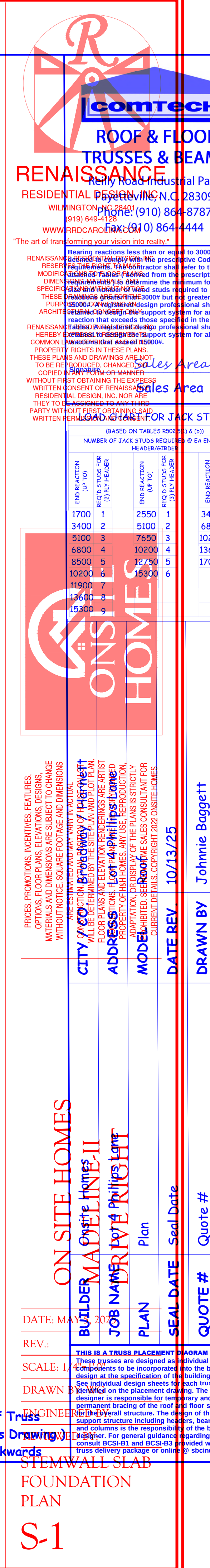


Truss Placement Plan
SCALE: NTS

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

BUILDER	CITY / CO.	ADDRESS	MODEL	DATE REV.	DRAWN BY	SALES REP.
Onsite Homes	Broadway / Harnett	Lot 4 Phillips Lane	Roof	10/13/25	Johnnie Baggett	Marshall Naylor
JOB NAME	PLAN	SEAL DATE	QUOTE #	JOB #		
Lot 4 Phillips Lane	Plan	Seal Date	Quote #	251739 - A		

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



North Carolina 2018 - R402.1.5 Total UA



Property 270 DL Phillips Lane
, NC 27506 Broadway, NC 27505
Model: Madeline

Organization
Southern Energy Management
Justin Smith

Inspection Status
Results are projected

Template - OnSite Homes - Madeline II 24
Madeline II slab

Builder
OnSite Homes

This report is based on a proposed design and does not confirm field enforcement of design elements.

Building UA

Elements	NC Reference	As Designed
Ceilings	61.3	53.3
Above-Grade Walls	178.4	140.6
Windows, Doors and Skylights	100.3	92.3
Slab Floor:	115.3	124.3
Framed Floors	11.0	12.9
Foundation Walls	0.0	0.0
Rim Joists	2.3	1.8
Overall UA (Design must be equal or lower):	468.6	425.2

Requirements

✓	R402.1.5	Total UA alternative compliance passes by 9.3%.	The proposed home meets the UA requirement by 9.3%
✓	R402.3.2	Average SHGC: 0.27 Max SHGC: 0.30	Average SHGC of 0.27 is greater than the maximum of 0.30.
✓	R402.4.2.2	Air Leakage Testing	Air sealing is 0.26 CFM50 / ft ² Shell Area. It must not exceed 0.30 CFM50 / ft ² Shell Area.
✓	R402.5	Area-weighted average fenestration SHGC	Area-weighted average fenestration SHGC is 0.27. The maximum allowed value is [No Limit].
✓	R402.5	Area-weighted average fenestration U-Factor	
✓	R404.1	Lighting Equipment	
✓	Mandatory Checklist	Mandatory code requirements that are not checked by Ekotrope must be met.	2015 IECC Mandatory Checklist must be checked as complete.
✓	R403.3.1	Duct Insulation	Duct insulation meets the requirements specified in North Carolina 2018 Code Section 403.3.1.
✓	403.3.3	Duct Testing	

Design exceeds requirements for North Carolina 2018 Prescriptive compliance by 9.3%.

Name:	Justin Smith	Signature:	<i>Justin Smith</i>
Organization:	Southern Energy Management	Digitally signed:	10/14/25 at 9:34 AM

Ekotrope RATER - Version 5.2.1.3729

North Carolina 2018 Prescriptive compliance results calculated using Ekotrope RATER's energy and code compliance algorithm, including appropriate amendments.
Ekotrope RATER is a RESNET Accredited HERS Rating Tool. All results are based on data entered by Ekotrope users.
Ekotrope disclaims all liability for the information shown on this report.

Building Summary

Property
NC 27506
Model: Madeline

Organization
Southern Energy Management
Justin Smith

Inspection Status
Results are projected



Template - OnSite Homes - Madeline II 2464 plan slab -
Madeline II slab

Builder
OnSite Homes

General Building Information

Number Of Bedrooms: 4	Number Of Floors: 2
Conditioned Floor Area [sq. ft.]: 2,464	Has Electric Vehicle Ready Space: No
Unconditioned, attached garage? Yes	Conditioned Volume [cu. ft.]: 21,519
Total Units in Building: 1	Residence Type: Single family detached
Number of Floors in Building: N/A	Floor Number: N/A
Model: Madeline	Community:
RESNET/IECC 2006-2018 Climate Zone: 4A	IECC 2021 Climate Zone: 3A

Envelope Components

Slab

Name	Library Type	Perimeter	Floor Grade	Carpet R	Exposed Masonry Area	Surface Area	Location	Enclosing
slab	Uninsulated	179	On Grade	1	0	1,807.0 ft²	Exposed Exterior	Conditioned Space

Slab Library List

Name	Wall Construction Type	Slab Completely Insulated?	Underslab Insulation Width [ft]	Perimeter Insulation Depth [ft]	Perimeter Insulation R Value	Perimeter Insulation Is Exterior	Thermal Break	Effective R-value
Uninsulated	Wood Frame / Other	No	0	0	0	No	No	0.00

Framed Floor

Name	Library Type	Carpet R	Floor Grade	Surface Area	Location	Effective R-value
over garage	R 19, 16"OC G1 Hardwood	0	Above Grade	235.0 ft²	Unconditioned, attached garage	18.155

Rim Joist

Name	Library Type	Surface Area	Location	Effective Insulation R-value
1st floor ambient	R 19 G1, 16"OC	21.0 ft²	Exposed Exterior	17.30
1st floor garage	R 19 G1, 16"OC	20.0 ft²	Unconditioned, attached garage	17.30

Wall

Name	Library Type	Orientation	Surface Color	Solar Absorptance	Surface Area	Location	Effective R-value
1st floor ambient	R 19 FG G1 16" O.C	Unspecified	Medium	0.75	1,408.0 ft²	Exposed Exterior	16.472
1st floor garage	R 19 FG G1 16" O.C	Unspecified	Medium	0.75	203.0 ft²	Unconditioned, attached garage	16.472
2nd floor ambient	R 19 FG G1 16" O.C	Unspecified	Medium	0.75	252.0 ft²	Exposed Exterior	16.472
2nd floor attic	R 19 FG G1 16" O.C	Unspecified	Medium	0.75	740.0 ft²	Vented Attic	16.472

Glazing

Name	Library Type	Wall Assignment	Foundation Wall Assignment	Is Operable	Overhang Depth	Overhang Ft To Top	Overhang Ft To Bottom	Orientation	Surface Area
front 2nd unshaded	35/27	2nd floor ambient		Yes	0	0	0	Southeast	13.5 ft²
front shaded	35/27	1st floor ambient		Yes	5	1	6	Southeast	33.0 ft²

Building Summary

Property NC 27506 Model: Madeline	Project & Plan Template - OnSite Homes - Madeline II 2464 plan slab - C Madeline II slab	Organization Southern Energy Management Justin Smith	Inspection Status Results are projected Builder OnSite Homes
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Name	Library Type	Wall Assignment	Foundation Wall Assignment	Is Operable	Overhang Depth	Overhang Ft To Top	Overhang Ft To Bottom	Orientation	Surface Area
front unshaded	35/27	1st floor ambient		Yes	0	0	0	Southeast	30.0 ft²
left unshaded	35/27	1st floor ambient		Yes	0	0	0	Southwest	4.0 ft²
rear shaded	35/27	1st floor ambient		Yes	10	2	9	Northwest	63.0 ft²
rear unshaded	35/27	1st floor ambient		Yes	0	0	0	Northwest	60.0 ft²
right 2nd unshaded	35/27	2nd floor ambient		Yes	0	0	0	Northeast	15.0 ft²
right unshaded	35/27	1st floor ambient		Yes	0	0	0	Northeast	15.0 ft²

Glazing Library List

Name	Shgc	U-factor
35/27	0.27	0.350

Opaque Door

Name	Library Type	Wall Assignment	Foundation Wall Assignment	Emittance	Solar Absorptance	Surface Color	Surface Area	Location	Effective U-factor
attic door	Fiberglass R-5	2nd floor attic		0.9	0.75	Medium	15.0 ft²	Vented Attic	0.200
front entry	Fiberglass R-5	1st floor ambient		0.9	0.75	Medium	20.0 ft²	Exposed Exterior	0.200
garage entry	Fiberglass R-5	1st floor garage		0.9	0.75	Medium	18.0 ft²	Unconditioned, attached garage	0.200

Roof Insulation

Name	Library Type	Attic Exterior Area [ft²]	Clay or Concrete Roof Tiles	Does the Roof have Eaves?	Effective R-Value after eaves	Surface Color	Solar Absorptance	Surface Area	Location
ceiling	R 38 Attic BLOWN FG G1 2x6 16"OC NO Radiant Barrier	3,001.74	No	No	-	Dark	0.9	2,042.0 ft²	Vented Attic

Roof Insulation Library List

Name	Has Radiant Barrier	Effective R-value
R 38 Attic BLOWN FG G1 2x6 16"OC NO Radiant Barrier	No	38.286

Whole House Infiltration

Infiltration	Measurement Type	Shelter Class
1721 CFM at 50 Pa	Blower-door tested	4

Mechanicals, Lights & Water

Lighting

% Interior Fluorescent Lighting	% Interior LED Lighting	% Exterior Fluorescent Lighting	% Exterior LED Lighting	% Garage Fluorescent Lighting	% Garage LED Lighting
0	100	0	0	0	0

Conditioning Equipment

Name	Library Type	Serial Number	Heating Percent Load	Cooling Percent Load	Hot Water Percent Load	Location
water heater	z 50 gal. 0.92 EF Elec		0%	0%	100%	Unspecified
whole house heat pump	z 36k 14.3 SEER2 7.5 HSPF2		100%	100%	0%	Unspecified

Building Summary

Property
 , NC 27506
 Model: Madeline

Project & Plan
 Template - OnSite Homes - Madeline II 2464 plan slab - (Madeline II slab

Organization
 Southern Energy Management
 Justin Smith

Inspection Status
 Results are projected
Builder
 OnSite Homes

Equipment Type: z 36k 14.3 SEER2 7.5 HSPF2

Equipment Type	Air Source Heat Pump
Fuel Type	Electric
Distribution Type	Forced Air
Motor Type	ECM (Variable Speed)
Heat Pump System Type	Ducted Split System
Heating Efficiency	7.5 HSPF2
Heating Capacity [kBtu/h]	36
Backup Fuel Type	Electric
Switchover Temperature [°F]	0
Backup Heating Efficiency	1 COP
Use default Supplemental Heat	Yes
Cooling Efficiency	14.3 SEER2
Cooling Capacity [kBtu/h]	36

Equipment Type: z 50 gal. 0.92 EF Elec

Equipment Type	Residential Water Heater
Fuel Type	Electric
Distribution Type	Hydronic Delivery (Radiant)
Hot Water Efficiency	0.92 Energy Factor
Tank Capacity (gal.)	50
Hot Water Capacity [kBtu/h]	40
Recovery Efficiency	0.98

Distribution System

Distribution Type	Forced Air
Heating Equipment	whole house heat pump
Cooling Equipment	whole house heat pump
Sq. Feet Served	2,464
# Return Grilles	4
Supply Duct R Value	8
Return Duct R Value	8
Supply Duct Area [ft²]	665.28
Return Duct Area [ft²]	492.8
Leakage to Outdoors	98 CFM @ 25Pa (3.98 / 100 ft²)
Total Leakage	98 CFM25
Total Leakage Duct Test Conditions	Post-Construction
Use Default Flow Rate	Yes
Duct 1	
Duct Location	Attic (well vented)
Percent Supply Area	100
Percent Return Area	100

Water Distribution

Water Fixture Type	Standard
Use Default Hot Water Pipe Length	No
Hot Water Pipe Length [ft]	90
At Least R3 Pipe Insulation?	No
Hot Water Recirculation System?	No
Drain Water Heat Recovery?	No

Appliances & Notes

Clothes Dryer

Cef	3.01
Fuel Type	Electric
Field Utilization	Timer Controls
Is Outside Conditioned Space	No
Defaults Type	HERS Reference
Is Ventless	No
Is Heat Pump	No
Clothes Dryer Available	Yes

Clothes Washer

Label Energy Rating	153 kWh/Year
Annual Gas Cost	\$12.00
Electric Rate	\$0.11/kWh
Gas Rate	\$1.22/Therm
Capacity	3.31
Imef	2.1547
Defaults Type	Custom
Load Type	Front-load
Loads Per Week	6
Is Outside Conditioned Space	No
Clothes Washer Available	Yes

Building Summary

Property NC 27506 Model: Madeline	Project & Plan Template - OnSite Homes - Madeline II 2464 plan slab - C Madeline II slab	Organization Southern Energy Management Justin Smith	Inspection Status Results are projected Builder OnSite Homes
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Dishwasher		Appliances and Controls	
Dishwasher Defaults Type	Custom	Thermostat Cooling Setpoint	*** 75.0
Dishwasher Size	Standard	Thermostat Heating Setpoint	*** 70.0
Dishwasher Efficiency	270 kWh	Range/Oven Fuel	Electric
Annual Gas Cost	\$22.23	Convection Oven?	No
Electric Rate	\$0.12/kWh	Induction Range?	No
Gas Rate	\$1.09/Therm	Range/Oven Outside Conditioned Space?	No
Is Outside Conditioned Space	No	Refrigerator Consumption	538 kWh/Year
Dishwasher Available	Yes	Refrigerator Outside Conditioned Space?	No

Notes
-initial inputs - JS 06/25/2025 updated JSm 10/14/25 -confirm attic insulation and HVAC specs -confirm ventilation, modeled as air cycler -confirm cfl lighting % -modeled to worst case orientation

Components Not Found: Foundation Wall, Foundation Wall Library List, Skylight, Mechanical Ventilation, Onsite Generation, Solar Generation, Dehumidifier, Whole House Fan, Whole House Fan Library List, HVAC Grading (Not Conducted), Ceiling Fan