

ENERGY COMPLIANCE
ZONE 3 = MAX. GLAZING U-FACTOR .35
R-VALUE = CEILING R30, WALLS R19,
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:

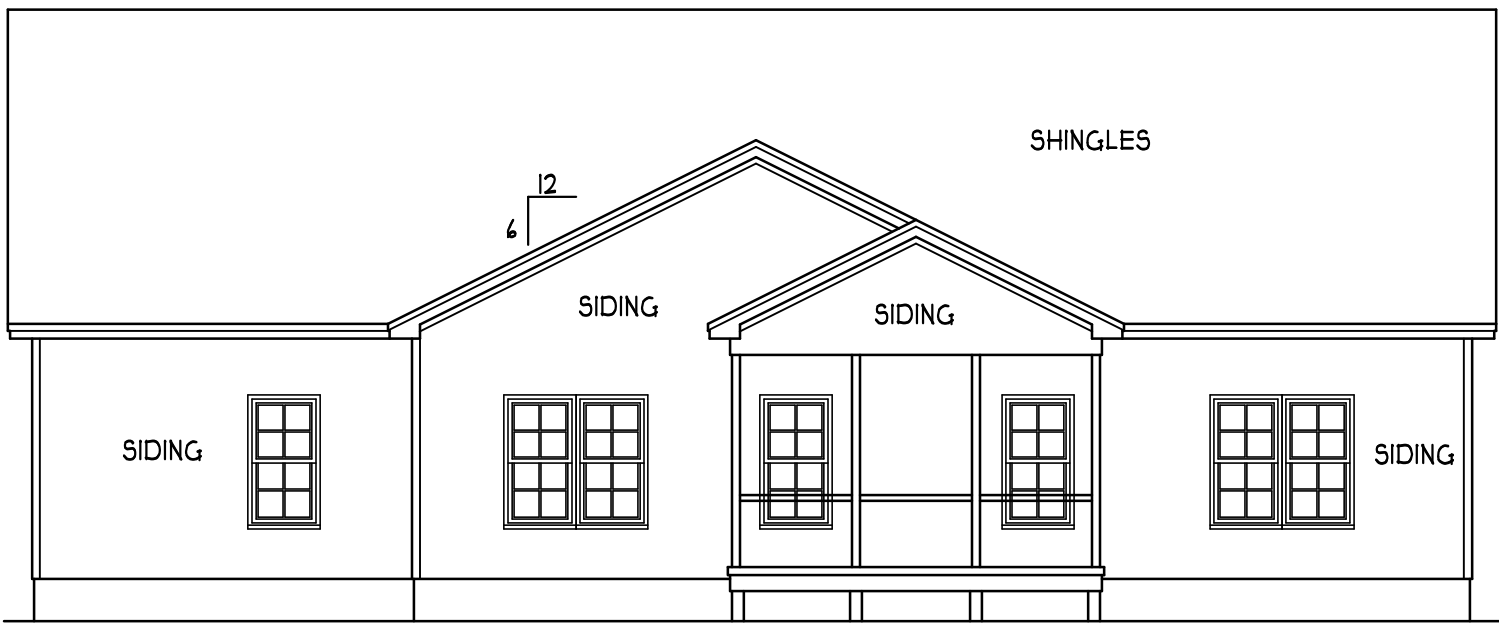
THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300 , PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET 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 3002 SQ.FT.
3002/150 = 20.0 SQ.FT. NET FREE AREA



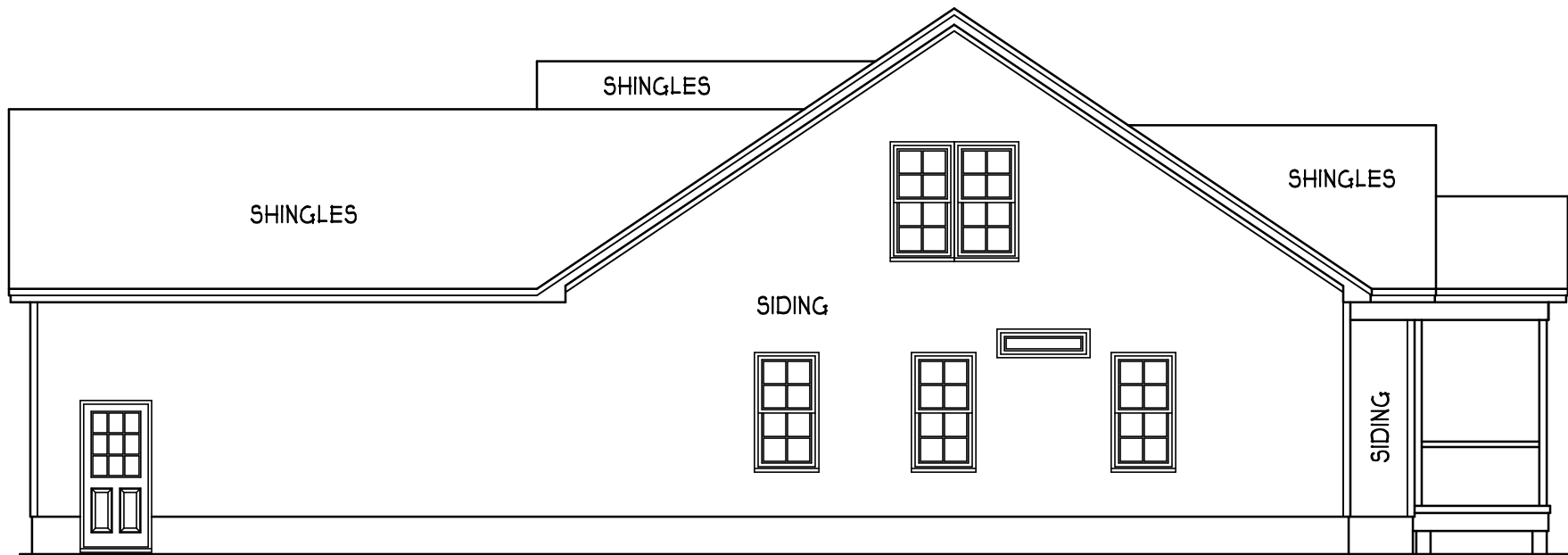
FRONT ELEVATION

SCALE 1/4" = 1'-0"



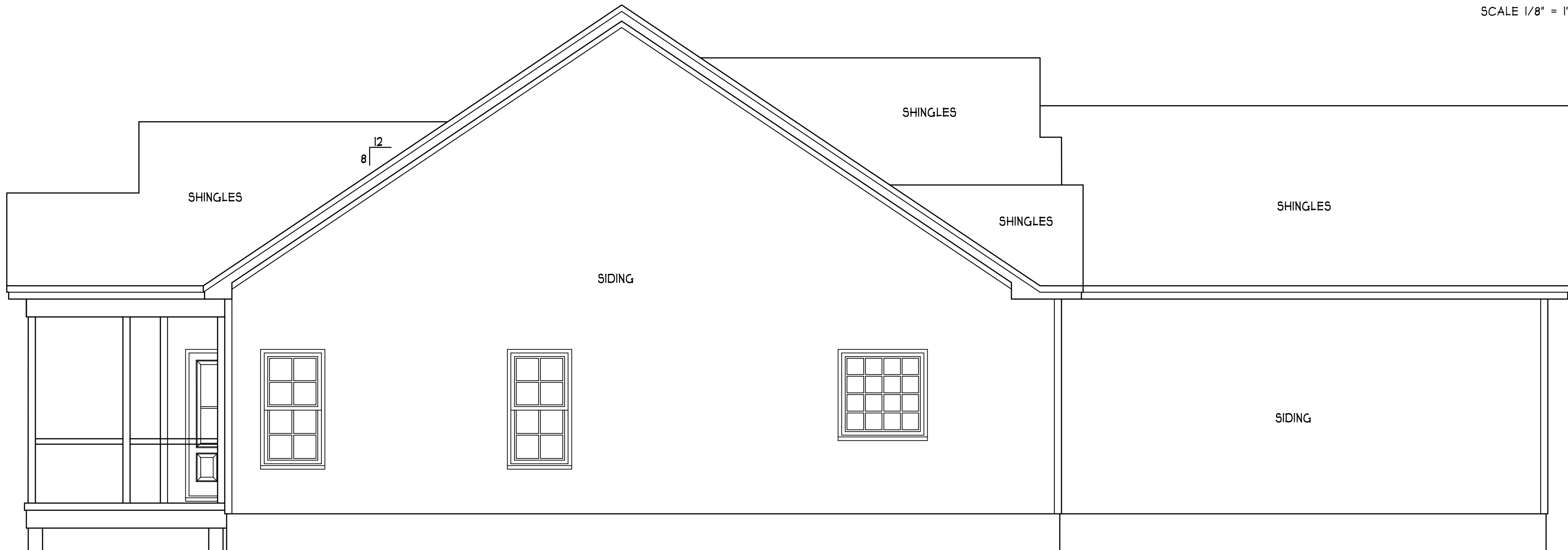
REAR ELEVATION

SCALE 1/8" = 1'-0"



RIGHT ELEVATION

SCALE 1/8" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

”THE DEWEY”

TRIMSTERS

#2563

HEATED FOOTAGE:

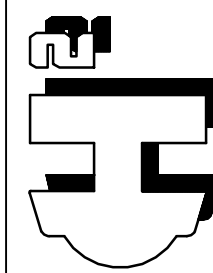
= 2189
= 374
= 249
= 564

SQUARE FOOTAGE:

FIRST FLOOR
REC ROOM
COVERED PORCHES
GARAGE

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

H SQUARED
HOME
DESIGN, INC.

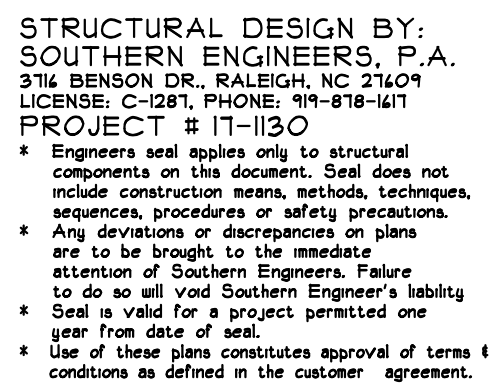


ANY DEVIATION OF THIS PLAN, DIMENSIONS OR OTHERWISE, H SQUARED HOME DESIGN, INC. IS NOT LIABLE.
THIS PLAN HAS BEEN DRAWN IN ACCORDANCE WITH THE CAROLINA STATE RESIDENTIAL BUILDING CODES 2006 EDITION.

DATE:
02/23/17

1 STORY

FILE:
021317



FOUNDATION STRUCTURAL NOTES:
(100 MPH WIND ZONE)

- ① (3) 2 x 10 SPF #2 GIRDER, TYPICAL, UNO.
- ② CONCRETE BLOCK PER SIZE SHALL BE:
- | SIZE | HOLLOW MAISON | SOLID MAISON |
|---------|----------------|-------------------|
| 8 x 14 | UP TO 32" HIGH | UP TO 5'-0" HIGH |
| 12 x 14 | UP TO 48" HIGH | UP TO 9'-0" HIGH |
| 16 x 14 | UP TO 64" HIGH | UP TO 12'-0" HIGH |
| 24 x 24 | UP TO 96" HIGH | |
- WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.
- ③ WALL FOOTING AS FOLLOWS:
- | | |
|--------------|---------------------------|
| DEPTH: | 8" - UP TO 2-1/2 STORY |
| | 10" - 3 STORY |
| WIDTH: | SIDING (OR EQUAL) |
| | - 14" - UP TO 2-1/2 STORY |
| | - 18" - 3 STORY |
| BRICK VENEER | |
| | - 12" - 1 STORY |
| | - 20" - 2 STORY |
| | - 24" - 3 STORY |

FOR FOUNDATION WALL HEIGHT AND BACKFILL
REQUIREMENTS, REFER TO NORTH CAROLINA
RESIDENTIAL CODE TABLE R404.1.1 (1 THRU 4)
NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF.
CONTRACTOR MUST VERIFY SITE CONDITIONS
AND CONTACT SOILS ENGINEER IF MARGINAL OR
UNSTABLE SOILS ARE ENCOUNTERED.

ATTACH SILL PLATE WITH 1/2" dia. ANCHOR BOLTS
AT 6'-0" CENTERS (1" EMBEDMENT) AND 12" FROM
EACH PLATE END. (SECTION R 403.1.6)

- 4 "■" DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.

5 ABBREVIATIONS:

"SJ" = SINGLE JOIST
 "DJ" = DOUBLE JOIST
 "TJ" = TRIPLE JOIST

⑥ (4) 2 x 10 SPF #2 GIRDER.



FOR DAMP PROOFING &
WATER PROOFING REFER TO
SECTION 405 & 406 IN 2012
EDITION NC RES. CODES

FND VENTS

2189/150 = 14.59 SQ. FT. REQ'D
14.59/.88 = 17 VENTS
*WITH VAPOR BARRIOR

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

4" CONC. SLAB (TABLE R402.2)
WITH FIBERMESH OR WIREMESH
ON 6 MIL VAPOR RETARDER
(AS REQ'D) ON BASE COURSE
(R504.2.2). SEE R504.2.1 FOR
FILL REQUIREMENTS.

CONTINUOUS FOOTING

24"X24"X10
CONC. FTG

X24"X10"
NC. FTG.

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

”THE DEWEY”

TRIMSTERS

HEATED FOOTAGE:

#2563

SQUARE FOOTAGE:

FIRST FLOOR

FLOOR
ROOM
$$= 2189$$

$$= 374$$
$$= 2189$$

$$= 374$$
$$= 2189$$

$$= 374$$

HEATHER HALL

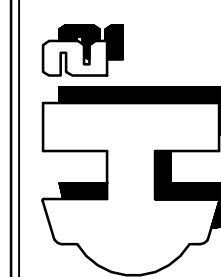
HEATHERSTONE CT

HEATHERSTONE CT

H. COLLAPSED

HOME

DESIGN, INC.



U OF THIS PLAN, DIMENSIONS
H SQUARED HOME DESIGN,
BLE.

THIS PLAN HAS BEEN DRAWN
IN ACCORDANCE WITH NORTH
CAROLINA STATE RESIDENTIAL
BUILDING CODES 2012 EDITION.

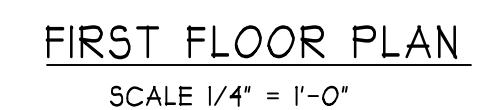
DATE _____

02/23/17

1 STORY

FILE:

02|3|7



FILE:
02/3/7

TRUSS SYSTEM REQUIREMENTS

1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
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.

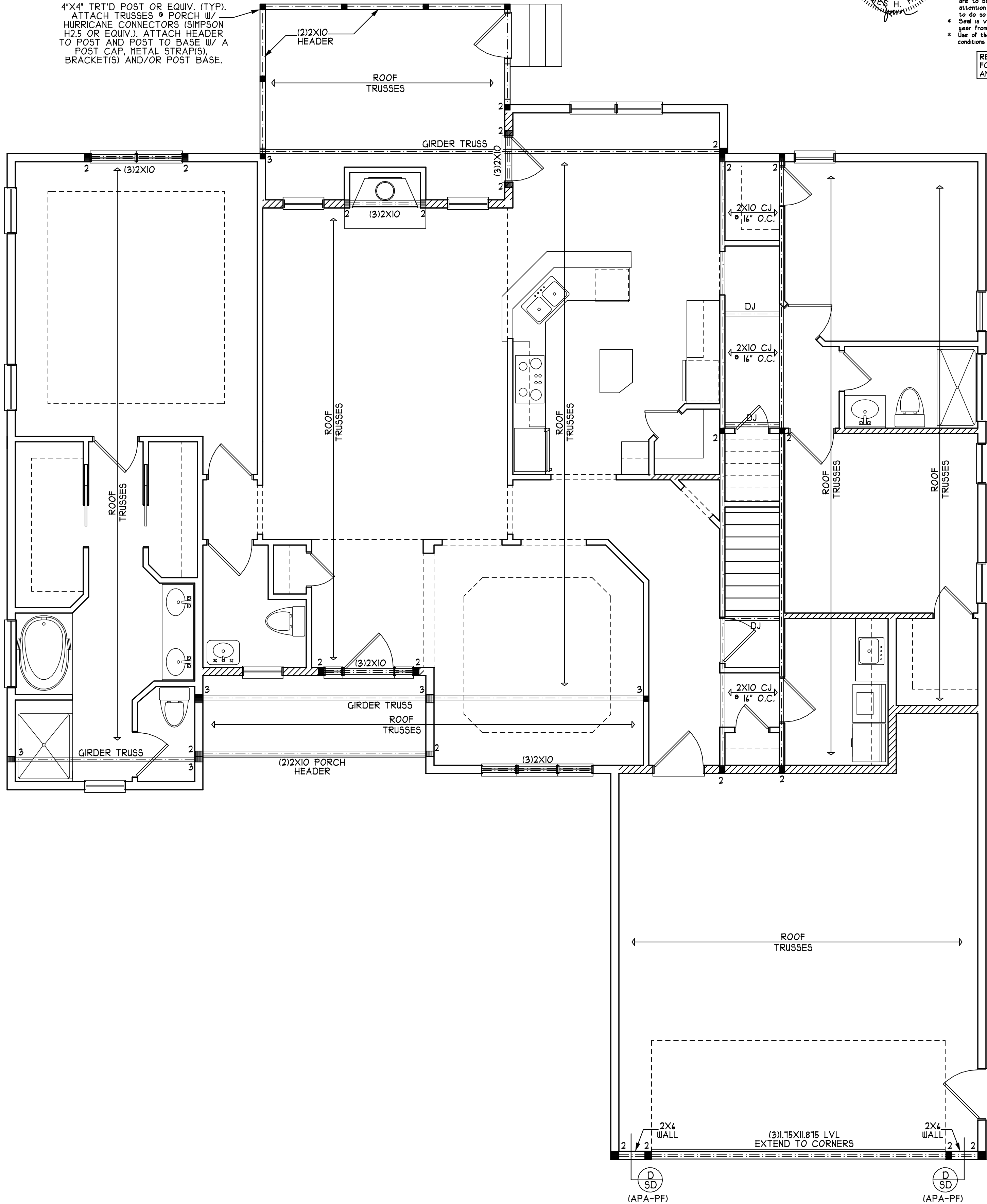
HEADER AND COLUMN NOTES

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN (2) 2X8 OR (3) 2X8 WITH (1) SUPPORT STUD (1) KING STUD, UNLESS NOTED OTHERWISE.
2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORT INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN.

WALL BRACING NOTES: (100 MPH)

1. WALL BRACING ANALYSIS BASED ON R602.10 - CODE AND COMMENTARY FOR 2012 NC RESIDENTIAL CODE (FINAL 03-06-2013; EFFECTIVE DATE SEPTEMBER 1, 2013).
2. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING.
3. BRACING METHOD AND TYPE: CONTINUOUS SHEATHING PER SECTN R602.10.3 USING WSP (WOOD STRUCTURAL PANEL SHEATHING).
4. EXTERIOR WALL SHEATHING: SHEATH EXTERIOR WALLS WITH 7/8" WSP (WOOD STRUCTURAL PANEL) SHEATHING AND ATTACH WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT FRAME EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. WSP SHEATHING SHALL EXTEND TO UPPERMOST DOUBLE BEARING PLATE/ BLOCK AT ROOF PER R602.10.3.5.
5. MINIMUM WALL LENGTHS ARE BASED ON TABLE R602.10.1 AND ARE TO BE LOCATED AS SPECIFIED IN SECTION R602.10.3.2.
6. HD - HOLD DOWN DEVICE (NOTED AS 'HD' ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY.
 - 1ST FLOOR: (2) SIMPSON SSP (SEE 'HD' - HOLD-DOWN DETAIL).
 - 2ND FLOOR: ATTACH BASE OF KING STUD WITH A SIMPSON C822 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAIL.
7. INTERIOR BRACED WALL: (NOTED AS 'IBW' ON PLANS) ATTACH 1/2" GYPSUM BOARD ON EACH SIDE OF WALL WITH A MIN OF 5d COOLER NAILS OR 1 1/2" SCREWS @ 12" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- 7.1. INTERIOR BRACED WALL - WOOD STRUCTURAL PANELS: (NOTED AS 'IBWSP' ON PLANS) ATTACH 3/8" (MIN) WOOD STRUCTURAL PANEL SHEATHING ON ONE SIDE OF WALL. ATTACH WITH 6d COMMON NAILS AT 6"/12" NAILING PATTERN (6" AT EDGES AND 12" AT INTERMEDIATE SUPPORTS).
- INTERIOR BRACED WALLS SHALL BE CONNECTED AS DESCRIBED IN R602.10.3.4 AND FIGURES CR602.10.3.4(1) AND CR602.10.3.4(2).

4"X4" TRTD POST OR EQUIV. (TYP).
ATTACH TRUSSES @ PORCH W/ HURRICANE CONNECTORS (SIMPSON H2.5 OR EQUIV.). ATTACH HEADER TO POST AND POST TO BASE W/ A POST CAP, METAL STRAP(S), BRACKET(S) AND/OR POST BASE.



STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3714 BENSON DR., RALEIGH, NC 27609
LICENSE: C-1281, PHONE: 919-818-1471
PROJECT # 11-1130

- * Engineer's seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
- * Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineers's liability.
- * Seal is valid for a project permitted one year from date of seal.
- * Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

REFER TO 'SD' SHEET(S)
FOR STANDARD DETAILS
AND STRUCTURAL NOTES.

”THE DEWEY”

TRIMSTERS

HEATED FOOTAGE:

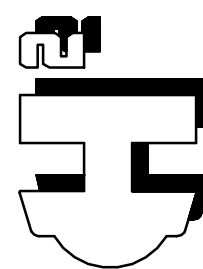
#2563

SQUARE FOOTAGE:

FIRST FLOOR = 2189
REC ROOM = 374
COVERED PORCHES = 249
GARAGE = 564

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

H SQUARED
HOME
DESIGN, INC.



ANY DEVIATION OF THIS PLAN, DIMENSIONS OR OTHERWISE, H SQUARED HOME DESIGN, INC. IS NOT LIABLE.
THIS PLAN HAS BEEN DRAWN IN ACCORDANCE WITH THE CAROLINA STATE RESIDENTIAL BUILDING CODES 2006 EDITION.

DATE:
02/23/11

1 STORY

FILE:
021311

FIRST FLOOR
STRUCTURAL PLAN
SCALE 1/4" = 1'-0"

1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
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 LEDGER (UNO).
4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. 2X8 OR (3)2X8 WITH (1) SUPPORT STUD (1) KING STUD, UNLESS NOTED OTHERWISE.

2. THE NUMBER SHOWN AT BEAM AN HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN

WALL BRACING ANALYSIS BASED ON CR62.10.2 - CODE AND COMMENTARY FOR 2018 NC RESIDENTIAL CODE (FINAL 03-06-2019; EFFECTIVE DATE SEPTEMBER 1, 2019).

2. NOTE THAT THE WALL BRACING ANNOTATION PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING.

3. BRACING METHOD AND TYPE: CONTINUOUS SHEATHING PER SECTION CR62.10.2.3 USING WSP (WOOD STRUCTURAL PANEL SHEATHING).

4. EXTERIOR WALL SHEATHING: SHEATH EXTERIOR WALLS WITH $\frac{1}{2}$ " (WOOD STRUCTURAL PANEL) SHEATHING AND ATTACH WITH 8d NAILS AT 12" ON CENTER (EDGES AND CORNERS) AND 24" ON CENTER (INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PLANE EDGES. (WSP SHEATHING SHALL BE EXTENDED TO UPONNERS (DOUBLE BEARING PLATE). BLOCK AT ROOF PER CR62.10.5.5.

5. MINIMUM WALL LENGTHS ARE BASED ON TABLE CR62.10.10.1 ARE TO BE LOCATED AS SPECIFIED IN SECTION CR62.10.2.3.2.

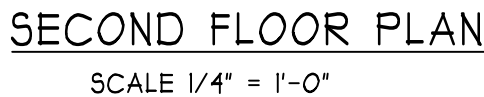
6. HD - HOLD DOWN DEVICE: (NOTED AS "HD" ON WALLS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY.

- 1ST FLOOR: (2) SIMPSON SSF (SEE "HD" - HOLD-DOWNDETAIL).
- 2ND FLOOR: ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1' MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACHEND W/ (1") 8d NAILS.

7. INTERIOR BRACED WALL: (NOTED AS "IBW" ON WALLS) ATTACH 1/2" GYPSUM BOARD ON EACH SIDE OF WALL WITH A MIN. OF 8d CORNER NAILS OR 16d END NAIL AT 4" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

7.1. INTERIOR BRACED WALL - WOOD STRUCTURAL PANELS: (NOTED AS "IBWSP" ON PLANS) ATTACH 5/8" MIN WOOD STRUCTURAL PANEL SHEATHING ON ONE SIDE OF WALL WITH 6d COMMON NAILS AT 6" 1/2" NAILING PATTERN (6" AT EDGES AND 12" AT INTERMEDIATE SUPPORTS).

8. INTERIOR BRACED WALL - STUDS: (NOTED AS "IBWS" ON PLANS) DESCRIBED IN CR62.10.5.3.4 AND FIGURES CR62.10.5.4(1) AND CR62.10.5.4(2).



STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3116 BENSON DR., RALEIGH, NC 27609
LICENSE: C-1287, PHONE: 919-878-1471
PROJECT # IT-1130

- * Engineers seal applies only to structural calculations on the drawings. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
- * Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void the Engineer's liability.
- * Seal is valid for a project permitted one year from date of seal.
- * Use of these plans constitutes approval of terms and conditions as defined in the customer agreement.

REFER TO "SD" SHEET(S)
FOR STANDARD DETAILS
AND STRUCTURAL NOTES.

”THE DEWEY”

TRIMSTERS

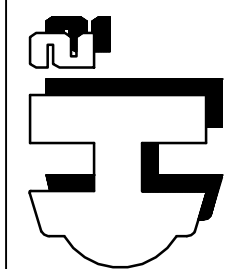
HEATED FOOTAGE:

#2563

FOOTAGE:	
FIRST FLOOR	= 2189
REC ROOM	= 374
COVERED PORCHES	= 249
GARAGE	= 564

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

H SQUARED
HOME
DESIGN, INC.



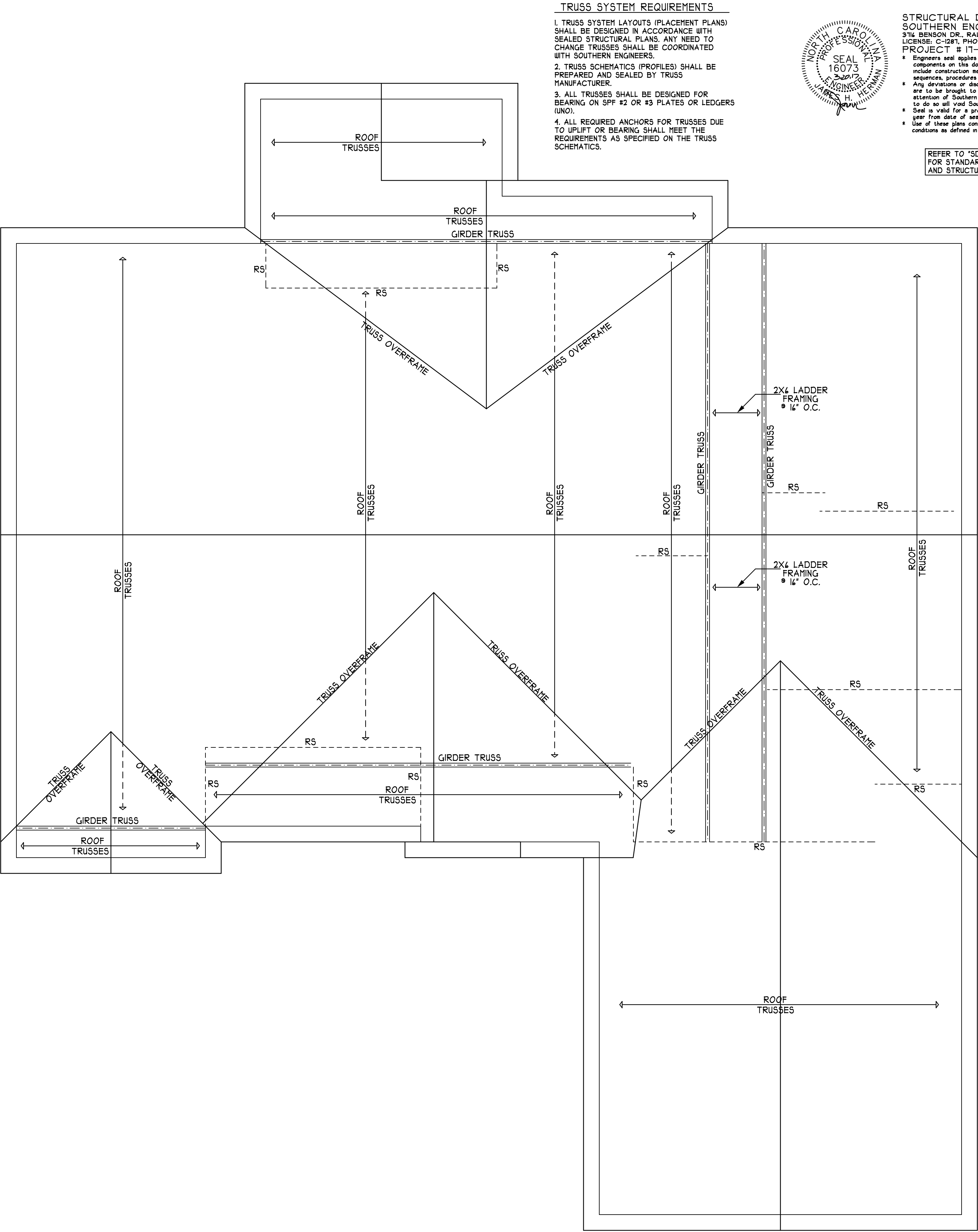
ANY DEVIATION OF THIS PLAN, DIMENSIONS OR OTHERWISE, H SQUARED HOME DESIGN, INC. IS NOT LIABLE.

THIS PLAN HAS BEEN DRAWN
IN ACCORDANCE WITH NORTH
CAROLINA STATE RESIDENTIAL
BUILDING CODES 2012 EDITION.

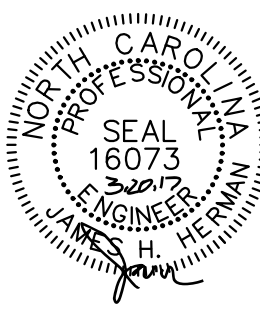
DATE: 02/23/17

1 STORY

FILE:
021317



- TRUSS SYSTEM REQUIREMENTS**
1. TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
 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.



STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3711 BENSON DR., RALEIGH, NC 27604
LICENSE: C-1281, PHONE: 919-818-1411
PROJECT # 17-1130

- * Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
- * Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.
- * Seal is valid for a project permitted one year from date of seal.
- * Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

REFER TO "SD" SHEET(S)
FOR STANDARD DETAILS
AND STRUCTURAL NOTES.

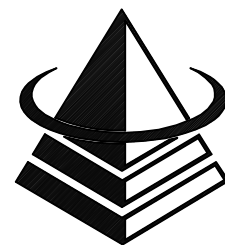
ROOF PLAN
SCALE 1/4" = 1'-0"

	H SQUARED HOME DESIGN, INC.	HEATHER HALL 165 HEATHERSTONE CT BENSON, NC 27504 (919) 207-1403	SQUARE FOOTAGE: FIRST FLOOR = 2189 REC ROOM = 374 COVERED PORCHES = 249 GARAGE = 564	HEATED FOOTAGE: #2563	”THE DEWEY” TRIMSTERS
ANY DEVIATION OF THIS PLAN, DIMENSIONS OR OTHERWISE, H SQUARED HOME DESIGN, INC. IS NOT LIABLE. <small>THIS PLAN HAS BEEN DRAWN IN ACCORDANCE WITH THE CAROLINA STATE RESIDENTIAL BUILDING CODES 2006 EDITION.</small>	DATE: 02/23/17	1 STORY	FILE: 021317		

100 mph ZONE

WIND LOAD: (BASED ON 100 MPH WIND VELOCITY)

24.1 PSF - WALLS



www.southernengineers.com

THE DEWEY
TRIMSTERS, INC.

SD