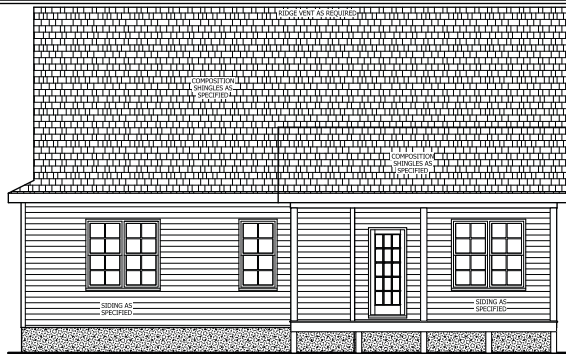




REAR ELEVATION
SCALE 3/16" = 1'-0"



FRONT ELEVATION - B
SCALE 3/16" = 1'-0"

PLANS DESIGNED TO THE
2018 NORTH CAROLINA STATE
RESIDENTIAL BUILDING CODE

CLIMATE ZONE	ZONE 3A	ZONE 4A	ZONE 5A
CEILING PENETRATION U-FACTOR	0.35	0.35	0.35
CEILING PENETRATION U-FACTOR	0.55	0.55	0.55
CEILING PENETRATION U-FACTOR	0.30	0.30	0.30
CEILING U-FACTOR	38 or 30c	38 or 30c	38 or 30c
WALL U-FACTOR	15	15	15
FLOOR U-FACTOR	19	19	30
** BASEMENT WALL U-FACTOR	5/13	10/15	10/15
** SLAB U-FACTOR	0	10	10
** CRAWL SPACE WALL U-FACTOR	5/13	10/15	10/15

** WIND SPEED MEANS 10-MIN SHEATHING INFLUENCE OF 0.352 CAVITY INFLUENCE
 ** INFLUENCE DEPTH WITH MODULATED SLAB 2" OF PROTECTION GAP TO BOTTOM OF
 FOOTING. INFLUENCE DEPTH WITH STEEL WELD SLAB 2" OR TO BOTTOM OF FOUNDATION
 DESIGNED FOR WIND SPEED OF 115 MPH, 3 SECOND GUST, 90 FASTEST WIND EXPOSURE "B"
 COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:

DEGRADE ROCK	1P TO 3P	3P TO 5P	5P TO 7P	7P TO 9P	9P TO 11P	11P TO 13P	13P TO 15P
ZONE 1	13.1	-14.0	13.8	-14.7	14.3	-15.3	14.7
ZONE 2	13.2	-14.0	13.7	-14.7	14.2	-14.7	14.6
ZONE 3	13.1	-14.0	13.8	-14.8	14.3	-15.4	14.7
ZONE 4	14.3	-15.0	15.0	-15.8	15.6	-16.4	16.0
ZONE 5	14.3	-15.0	15.0	-16.0	15.6	-16.7	16.0

ROOF VENTILATION

SECTION R906
R906.1 Ventilation required. Protected attics and enclosed rafter spaces for which cross cockles are applied directly to the underside of roof rafters shall have cross ventilation. Each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R902.7.

TABLE 2 Minimum area. The total net free ventilation area shall not be less than that required by the following table. The minimum area shall be based on the space to 1/300 as permitted provided that at least 50 percent and not more than 80 percent of the required ventilation area is provided by ventilators located in the upper portion of the space to be ventilated at least 10 feet above the floor. The remaining area may be provided by any of the required ventilation provided by eave or cornice airties. As an alternative, the net free cross-ventilation area may be reduced to 1/300 when Class I or II roof ventilation is installed on the warm-weather side of the ceiling.

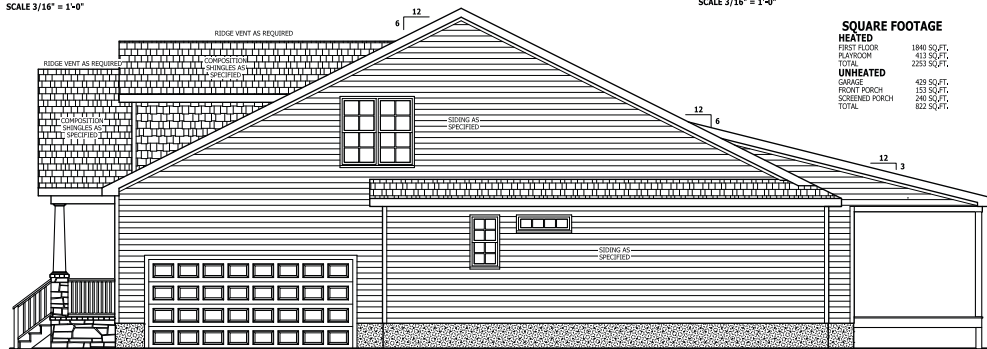
Exception:

- 1. Extended attic/slope spaces requiring less than 1 square foot (0.0929 m²) of ventilation may be vented with continuous soffit ventilation only.
- 2. Eave or cornice airties over unconditioned space may be vented with continuous soffit vent only.

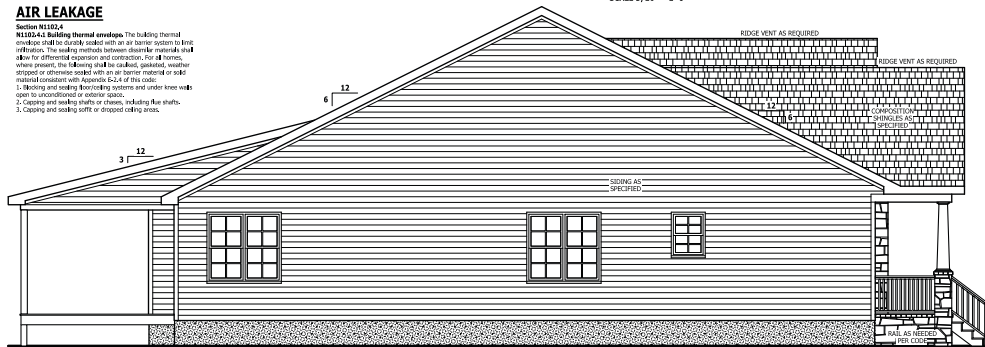
SPACE FOOTAGE OF ROOF TO BE VENTED = 2,236 SQ.FT.
NET FREE CROSS VENTILATION NEEDED =

WITHOUT 50% TO 80% OF VENTING 3/4" ABOVE EAVE = 14.9 SQ.FT.
WITH 50% TO 80% OF VENTING 3/4" ABOVE EAVE OR WITH CLASS I OR II ROOF VENTILATORS ON WARM-WEATHER SIDE OF CEILING = 7.47 SQ.FT.

GUARD RAIL NOTES

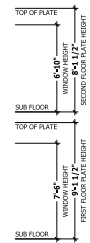
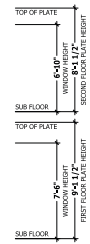
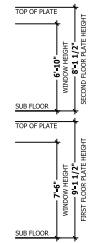
[illegible]

RIGHT SIDE ELEVATION
SCALE 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE 3/16" = 1'-0"

SQUARE FOOTAGE	
HEATED	
FIRST FLOOR	1840 SQ.FT.
PLAYROOM	413 SQ.FT.
TOTAL	2253 SQ.FT.
UNHEATED	
GARAGE	429 SQ.FT.
FRONT PORCH	153 SQ.FT.
SCREENED PORCH	240 SQ.FT.
TOTAL	822 SQ.FT.



PURCHASER MUST VERIFY ALL
DIMENSIONS AND CONDITIONS
BEFORE CONSTRUCTION BEGINS.
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CONTRACTOR'S PRACTICES AND
OMISSIONS.

CODES AND CONDITIONS MAY VARY WITH LOCATION. A LOCAL DESIGNER, ARCHITECT OR ENGINEER SHOULD BE CONSULTED BEFORE CONSTRUCTION. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH SHALL REMAIN PROPERTY OF THE DESIGNER.

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NS
Farm Road

LEVATION

Dublin 3

Builders, Inc.
Jordan Circle
Raleigh, NC 27525

Blackwell ■ **Franklinton**
3651 Jon



FAVORITE ME PLANS



HOFSTRA
UNIVERSITY



SQUARE FOOTAGE
HEATED

FRONT PORCH	5000 95.00
SLAYROOM	48.1 95.00
TOTAL	2252 95.00
UNHEATED	
GRANITE	428 95.00
FRONT PORCH	152 95.00
SCREENED PORCH	148 95.00
TOTAL	622 95.00

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