

Dylan Nichols

DESIGN CONCEPT
DRAWING, REFERENCE
ENGINEERING FOR
FULL SPECIFICATIONS

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oke nichols
engineering

Structural Engineering and Consulting
2301 Stonehenge Drive, Suite 202, Raleigh, NC 27615
(919) 916-3200 License No. C-4754

BRAELYNN HOMES
NEW CONSTRUCTION
1027 JOHNSON TOWN ROAD

DISCLAIMER
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL WORK IS DONE IN ACCORDANCE WITH THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE (2018 NCRC)

AREAS
-HEATED AREA: 2794 SQUARE FEET
-GARAGE: 706 SQUARE FEET
-PORCHES: 616 SQUARE FEET
-TOTAL AREA: 4116 SQUARE FEET

NOTE: ROOF VENTILATION SHALL HAVE A MINIMUM TOTAL NET AREA OF 28 SQUARE FEET, INSTALL PER SECTION R806 OF THE 2018 NCRC

NOTE: CRAWLSPACE VENTILATION OPENINGS SHALL HAVE A MINIMUM TOTAL NET AREA OF 19 SQUARE FEET, INSTALL PER SECTION R408 OF THE 2018 NCRC

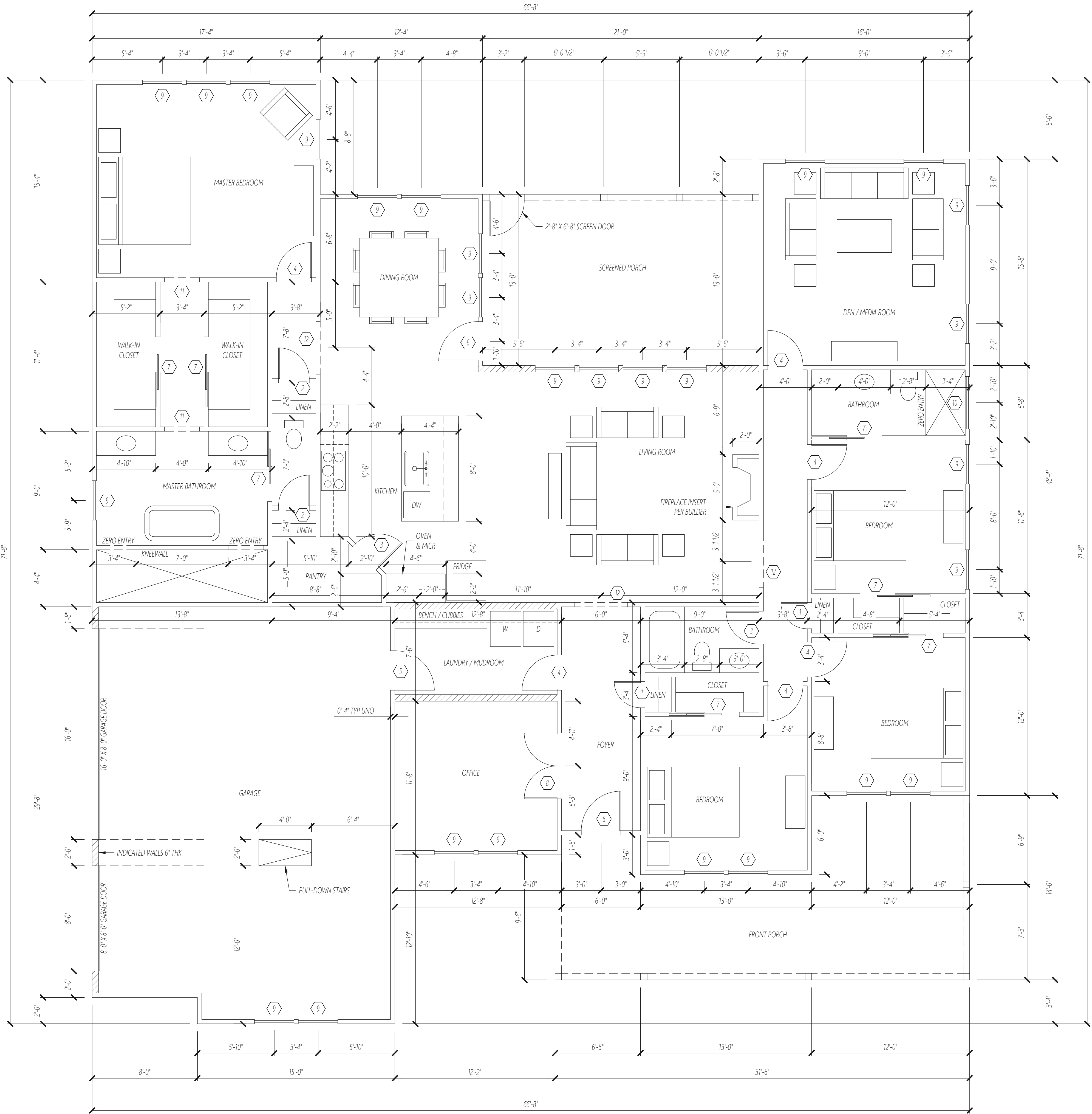
DOOR / WINDOW SCHEDULE

- 2'-0" X 6'-8" DOOR
- 2'-4" X 6'-8" DOOR
- 2'-6" X 6'-8" DOOR
- 2'-8" X 6'-8" DOOR
- 3'-0" X 6'-8" DOOR
- 3'-0" X 8'-0" DOOR
- 2'-8" X 6'-8" POCKET DOOR
- 5'-0" X 6'-8" FRENCH DOOR
- 3'-0" X 6'-0" WINDOW
- 4'-0" X 1'-0" TRANSOM WINDOW
- 2'-8" X 8'-0" CASED OPENING
- 4'-0" X 8'-0" CASED OPENING

NOTES:
-ALL GLASS IN HAZARDOUS LOCATIONS SHALL BE TEMPERED PER SECTION R308.4 OF THE 2018 NCRC

1ST FLOOR PLAN

1/4" = 1'-0"



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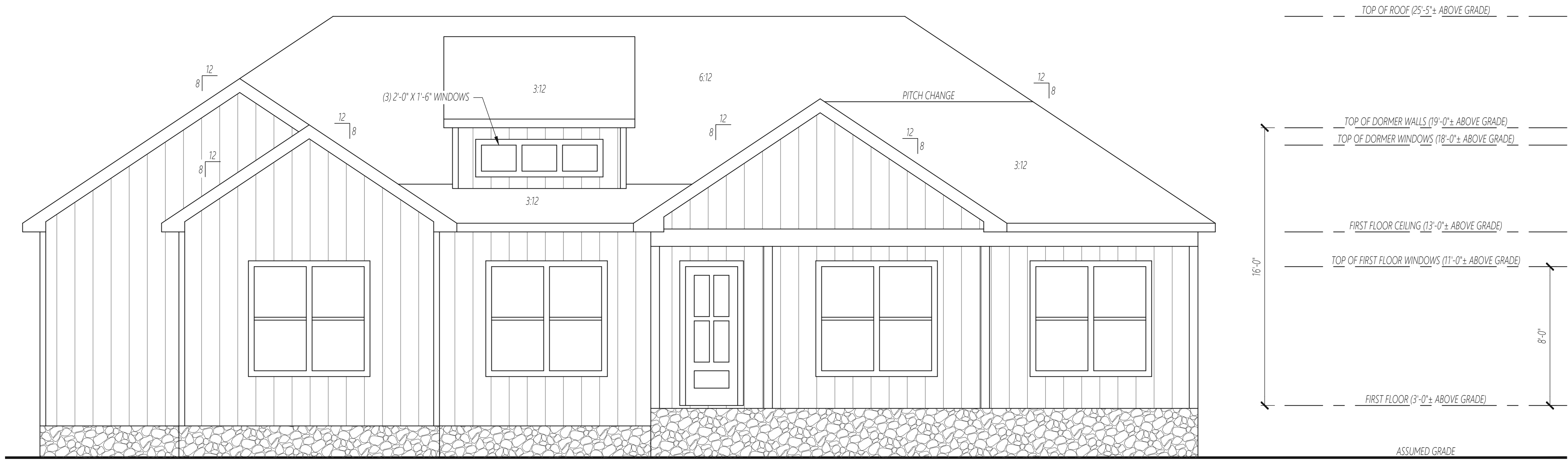
BRAELYNN HOMES
NEW CONSTRUCTION
1027 JOHNSON TOWN ROAD

ENG: DTN
DATE: 5-27-2025
REV:

PROJECT NO.
25.24.003

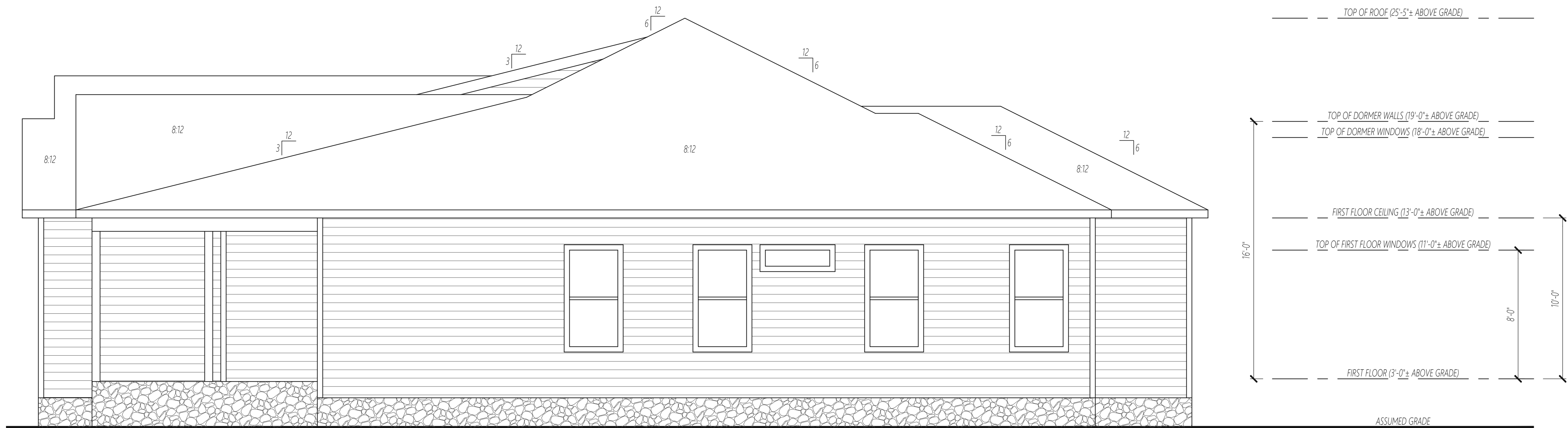
SHEET NO.
ELEV1

2 of 3



STAIRS / HANDRAILS / LANDINGS PER BUILDER,
INSTALL PER 2018 NCRC AS REQUIRED FOR
FINAL GRADING CONDITIONS

ALL EXTERIOR FINISHES PER BUILDER



STAIRS / HANDRAILS / LANDINGS PER BUILDER,
INSTALL PER 2018 NCRC AS REQUIRED FOR
FINAL GRADING CONDITIONS

ALL EXTERIOR FINISHES PER BUILDER

Insulation and Fenestration Requirements by Component

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value and Depth	Crawl Space Wall R-Value
3	0.35	0.55	0.3	38 or 30ci	15 or 13+2.5	5/13 or 5/10ci	19	5/13	0	5/13
4	0.35	0.55	0.3	38 or 30ci	15 or 13+2.5	5/13 or 5/10ci	19	10/15	10, 2 feet	10/15
5	0.35	0.55	NR	38 or 30ci	19 or 13+5 or 15+3	13/17 or 13/12.5ci	30	10/15	10, 2 feet	10/19

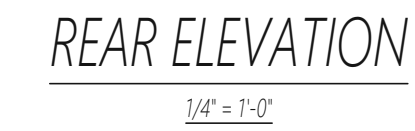
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ENG:	DTN
DATE:	5-27-2025
REV:	

SHEET NO.
ELEV2
3 of 3



ALL EXTERIOR FINISHES PER BUILDER



ALL EXTERIOR FINISHES PER BUILDER

Insulation and Fenestration Requirements by Component										
Climate Zone	Fenestration U-Factor	Skylight U-Factor	Glazed Fenestration SHGC	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value and Depth	Crawl Space Wall R-Value
3	0.35	0.55	0.3	38 or 30ci	15 or 13+2.5	5/13 or 5/30ci	19	5/13	0	5/13
4	0.35	0.55	0.3	38 or 30ci	15 or 13+2.5	5/13 or 5/30ci	19	10/15	10, 2 feet	10/15
5	0.35	0.55	NR	38 or 30ci	19 or 13+5 or 15+3	13/17 or 13/12.5ci	30	10/15	10, 2 feet	10/19