

ATTIC VENTILATION

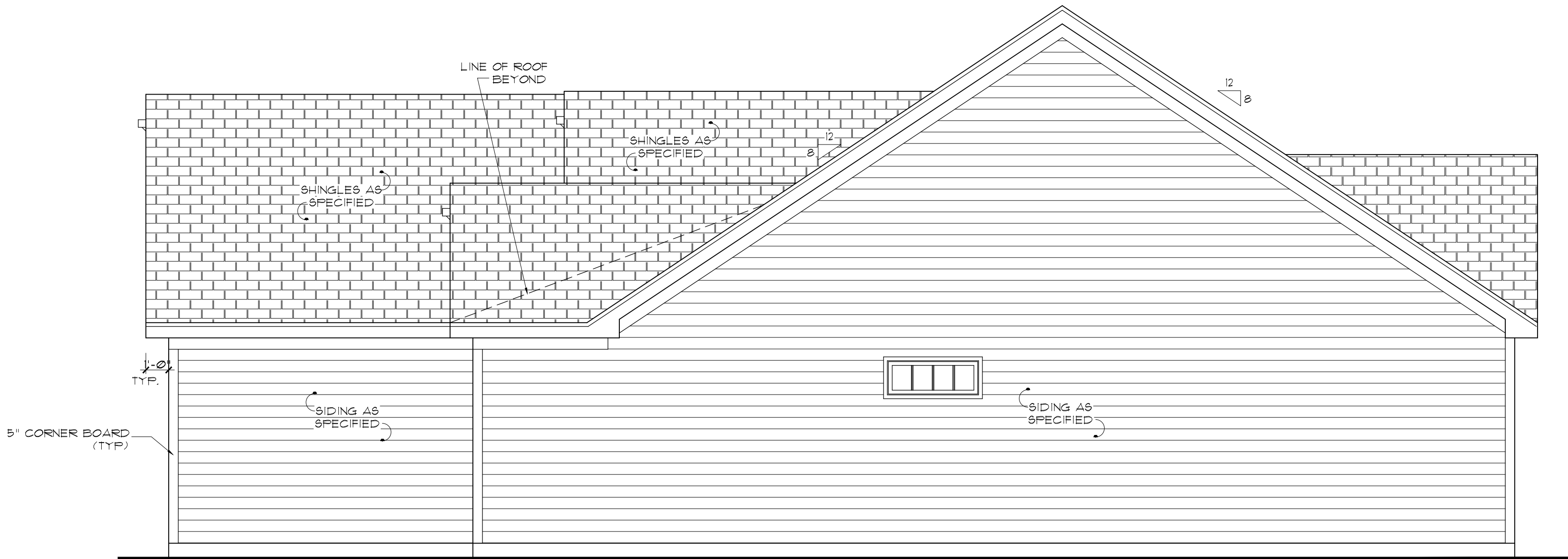
2311 SQ. FT. OF ATTIC / 300 = 7.70 SQ. FT. OF INLET AND OUTLET.

VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.



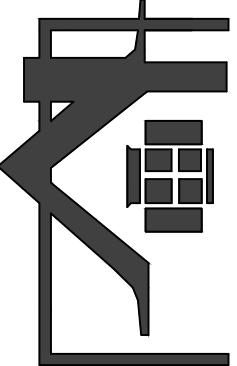
FRONT ELEVATION

SCALE: 1/4"=1'



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'



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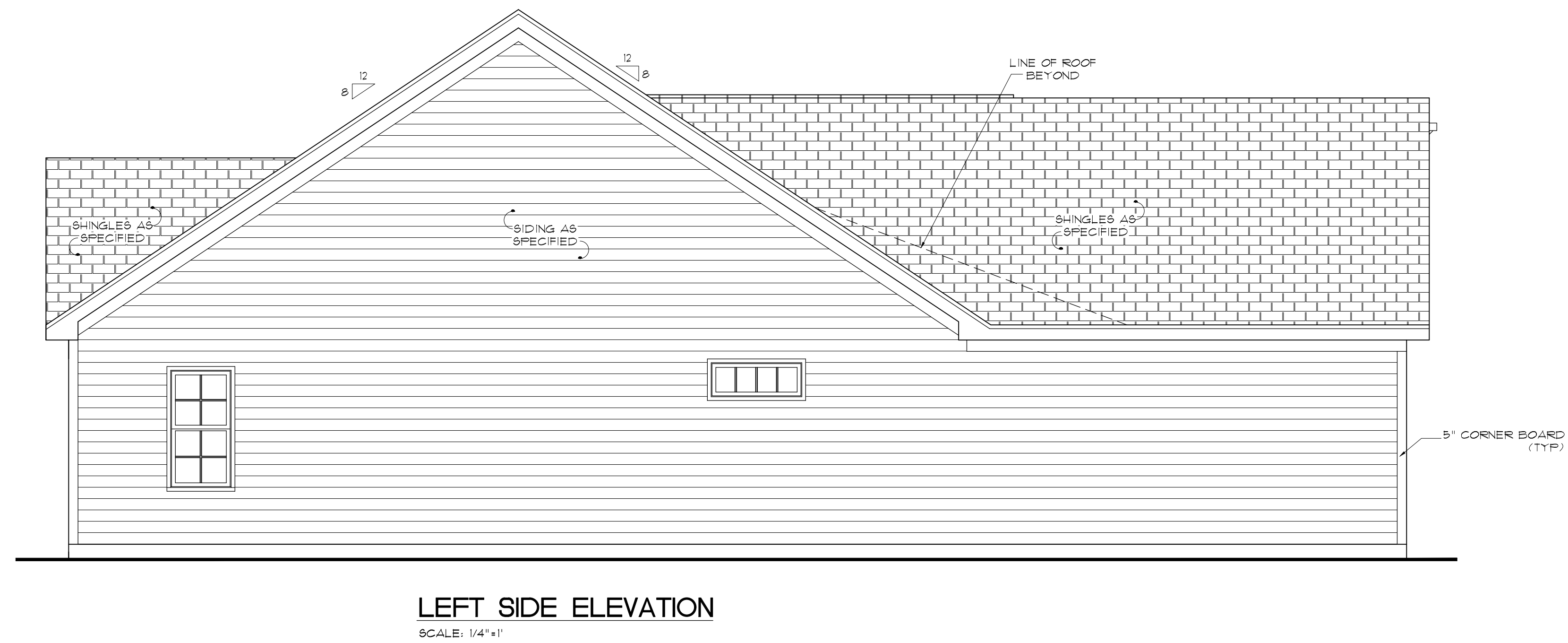
SUMNER CONSTRUCTION  
LOT 3 FOREST HILLS

DATE: 03/06/2026  
DRAWN BY: ML/JJ  
REVISION DATE:

ELEVATIONS

SHEET NO.

A1



# SUMNER CONSTRUCTION LOT 3 FOREST HILLS

|                |            |
|----------------|------------|
| DATE:          | 03/06/2026 |
| DRAWN BY:      | ML/JJ      |
| REVISION DATE: |            |

## ELEVATIONS

SHEET NO. **A2**

PLANS ARE DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION

**GENERAL NOTES**

**WALLS:**  
ALL WALLS ARE DRAWN 4" THICK UNO.  
ANGLED WALL ARE DRAWN 60° UNO.

**SMOKE DETECTORS:**  
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

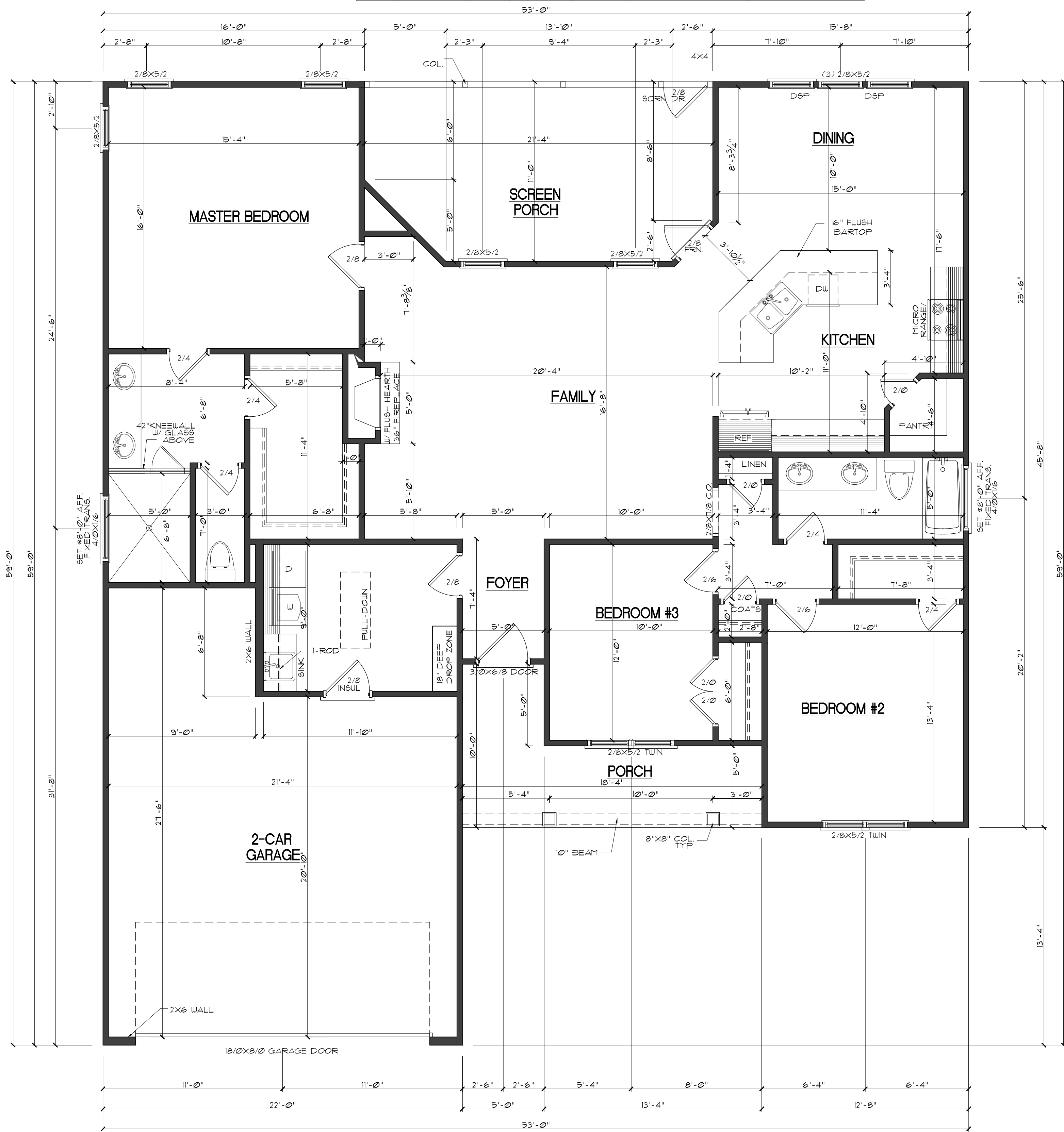
**EGRESS:**  
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

**ATTIC ACCESS:**  
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

**WALL/CEILING HGT.**  
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE.  
KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

**FLOOR AREA:**  
FIRST FLOOR HTD. = 1846#  
TOTAL HTD. SQ. FT. = 1846#  
FRONT PORCH = 117#  
SCREEN PORCH = 219#  
2 CAR GARAGE = 531#

| CLIMATE ZONE | PENETRATION U-FACTOR | CEILING R-VALUE | WOOD FRAME WALL R-VALUE | MASS WALL R-VALUE | FLOOR R-VALUE | BASEMENT WALL R-VALUE | SLAB R-VALUE & DEPTH | CRAWL SPACE WALL R-VALUE |
|--------------|----------------------|-----------------|-------------------------|-------------------|---------------|-----------------------|----------------------|--------------------------|
| 3            | U-0.35/<br>SHGC-0.30 | 28 or<br>20ci   | 15 or 13+<br>2.5"       | 5/13 or<br>5/10ci | 19            | 5/13                  | 0                    | 5/13                     |
| 4            | U-0.35/<br>SHGC-0.30 | 28 or<br>30ci   | 15 or 13+<br>2.5"       | 5/13 or<br>5/10ci | 19            | 10/15                 | 10                   | 10/15                    |



FIRST FLOOR  
SCALE: 1/4" = 1"

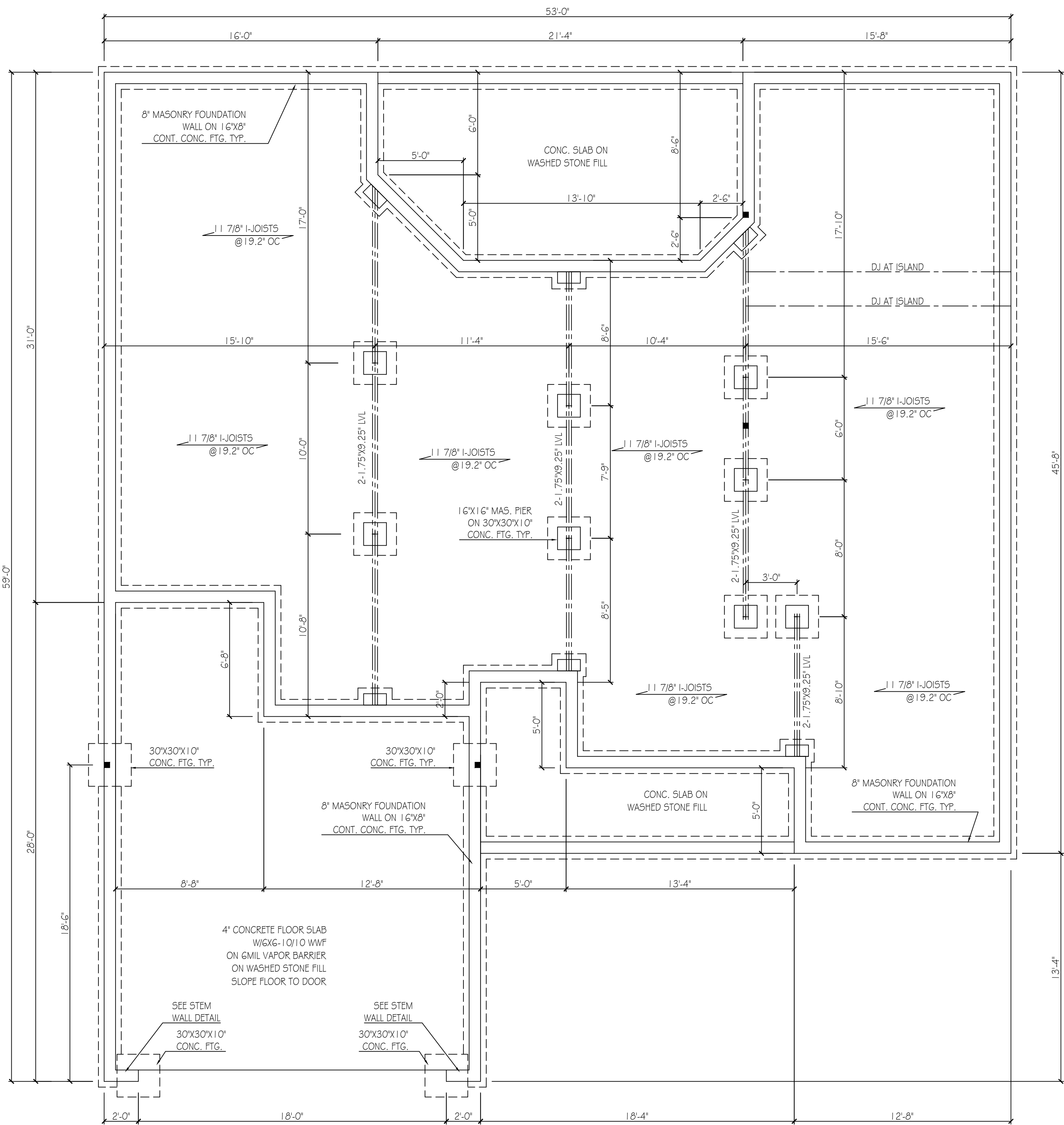
**SUMNER CONSTRUCTION**  
**LOT 3 FOREST HILLS**

DATE: 03/06/2026  
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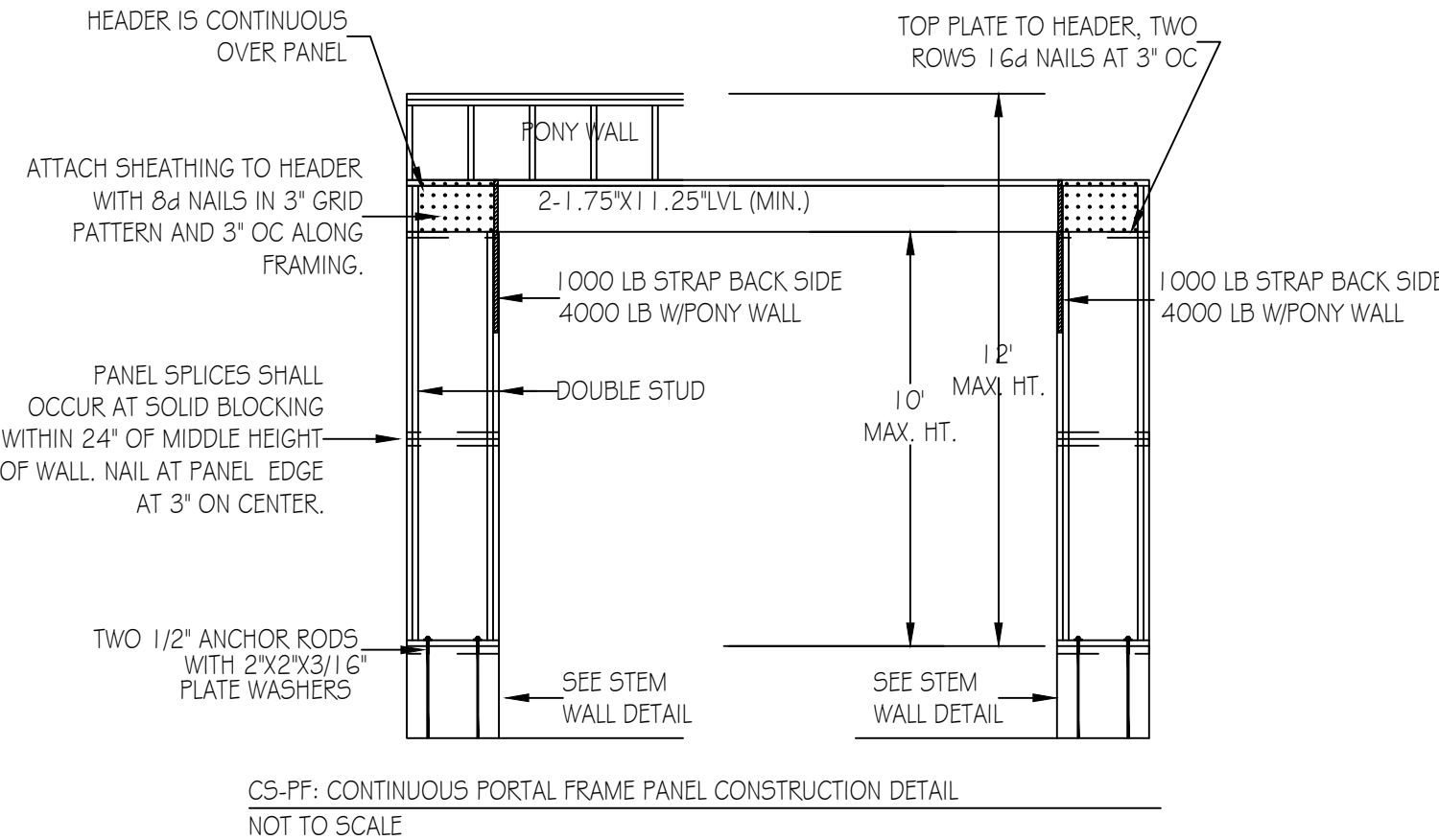
FIRST FLOOR

SHEET NO.

A3



FOUNDATION PLAN  
SCALE: 1/4" = 1'



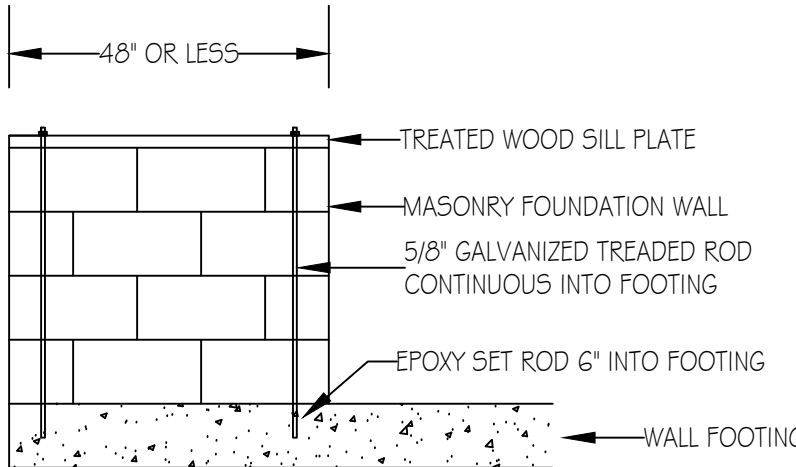
- LVL ATTACHMENT SCHEDULE:
- 2-PLY, TWO ROWS 0.195X3.5" SD5, ONE SIDE, 2" FROM TOP AND BOTTOM AT 16" OC.
  - 3-PLY, TWO ROWS 0.195X3.5" SD5, BOTH SIDES, 2" FROM TOP AND BOTTOM, AT 16" OC.
  - 4-PLY, LESS THAN 12" TALL, TWO ROWS 0.195X6" SD5, BOTH SIDES, 2" FROM TOP AND BOTTOM, AT 16" OC.
  - 4-PLY, 12" OR LARGER, TWO ROWS 1/2" BOLTS STAGGERED @ 24" OC, 3" FROM TOP AND BOTTOM.

MINIMUM NUMBER OF FULL HEIGHT KING STUDS  
AT EACH END OF HEADERS IN EXTERIOR WALLS

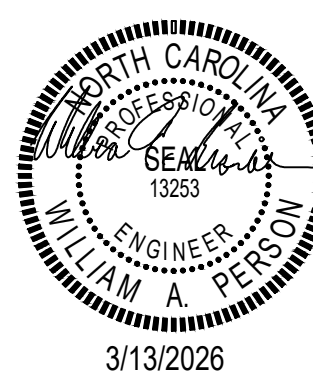
| HEADER SPAN (FEET) | MINIMUM NUMBER OF FULL<br>HEIGHT KING STUDS (KING) |
|--------------------|----------------------------------------------------|
| UP TO 3'           | 1                                                  |
| >3' TO 6'          | 2                                                  |
| >6' TO 9'          | 3                                                  |
| >9' TO 12'         | 4                                                  |
| >12' TO 15'        | 5                                                  |

- STRUCTURAL NOTES:
- DESIGN SOIL BEARING CAPACITY 2000PSF.
  - CONCRETE SHALL HAVE A 28 DAY DESIGN COMPRESSIVE STRENGTH OF 3000PSI.
  - BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 12" BELOW FINISHED GRADE.
  - FOUNDATIONS WALLS ARE 8" MASONRY ON 16"X8" CONC. FTG. UNLESS NOTED OTHERWISE.
  - PIERS ARE 16"X16" HOLLOW MASONRY WITHIN HEIGHT LIMITATIONS, ON 30"X30"X10" CONC. FOOTINGS, UNLESS NOTED OTHERWISE.
  - FRAMING LUMBER SHALL BE #2SPF OR #25YP UNLESS SPECIFICALLY NOTED OTHERWISE FOR INDIVIDUAL MEMBERS.
  - LAMINATED VENEER LUMBER BEAMS, LVL, SHALL HAVE THE FOLLOWING PROPERTIES,  $F_b=2950PSI$ ,  $F_v=285PSI$ ,  $E=2.0X10^6$ .
  - INSTALL A DJ UNDER ALL WALLS PARALLEL TO FJ OR INSTALL BLOCKING BETWEEN ADJACENT FLOOR JOISTS PERPENDICULAR TO WALL AT 16" OC.
  - EXTERIOR WALL LINE OPENING HEADERS SHALL BE 2-2X10, AND INTERIOR LOAD BEARING WALL HEADERS SHALL BE 2-2X8, WITH ONE KING STUD, UNLESS NOTED OTHERWISE.
  - DESIGN WIND SPEED 115 MPH.
  - ALL WORK SHALL CONFORM TO NC RESIDENTIAL CODE, 2018 EDITION.
  - ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS.
  - STRUCTURAL NOTES APPLY TO ALL SHEETS.
  - ALL LVLS SHALL HAVE A NOT LESS THAN 3' OF END BEARING ACROSS THE WIDTH OF THE BEAM BEING SUPPORTED.

DESIGN LOADS:  
ROOF:  $LL=20PSF$ ,  $DL=10PSF$   
CEILING W/STORAGE:  $LL=20PSF$ ,  $DL=10PSF$   
CEILING W/OUT STORAGE:  $LL=10PSF$ ,  $DL=5PSF$   
FLOOR, LIVING SPACE:  $LL=40PSF$ ,  $DL=10PSF$   
FLOOR, SLEEPING SPACE:  $LL=30PSF$ ,  $DL=10PSF$   
WIND SPEED: 115 MPH  
SOIL BEARING CAPACITY: 2000PSF



NOTES:  
1. THIS DETAIL IS APPLICABLE TO ANY FOUNDATION WALL SECTION THAT IS 4' OR LESS IN LENGTH AND IS SUPPORTING A BRACE WALL PANEL.

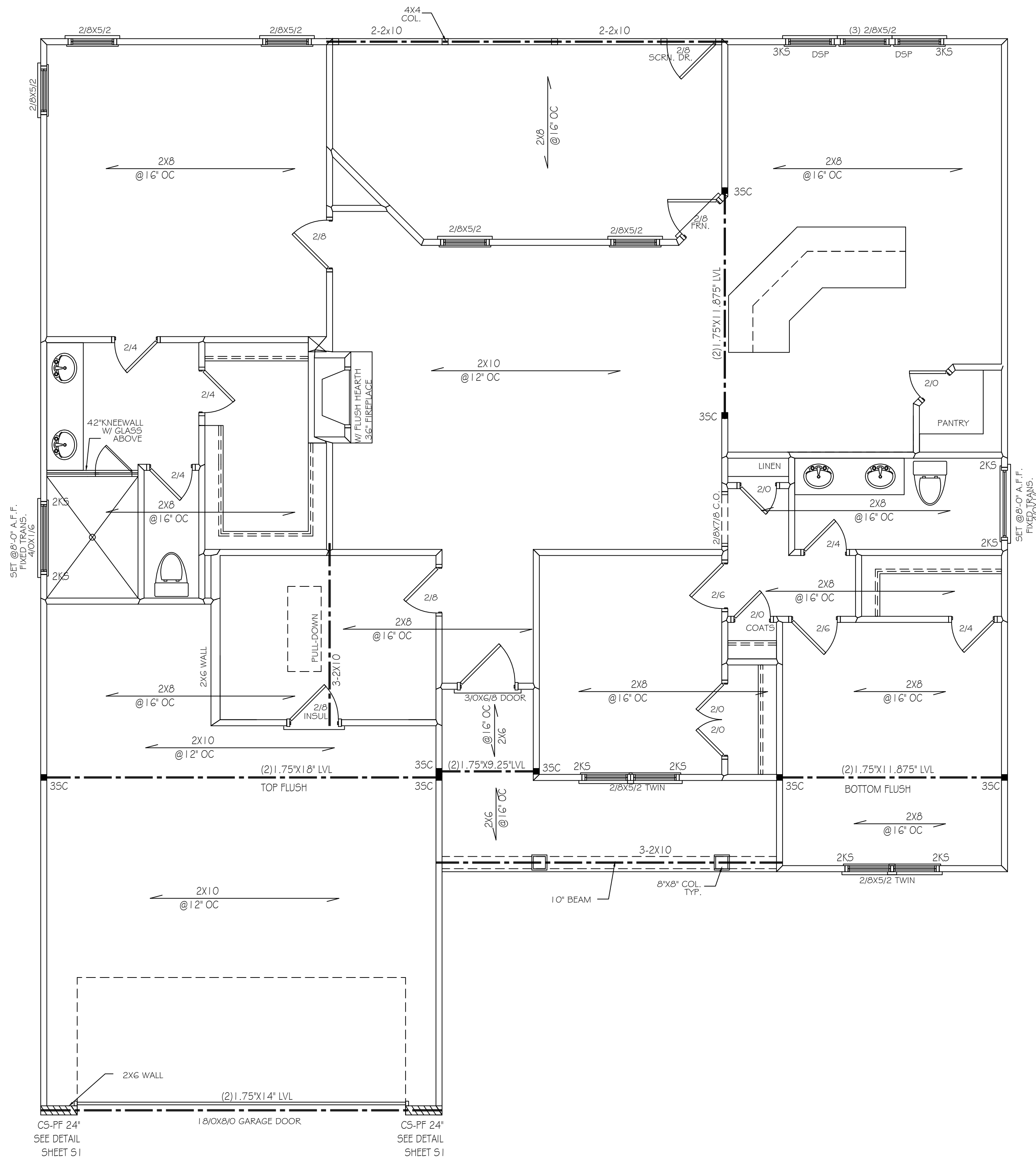


PERSON ENGINEERING, INC.  
2133 HIGH MASSIE RD.  
WAYNESVILLE, NC 28786  
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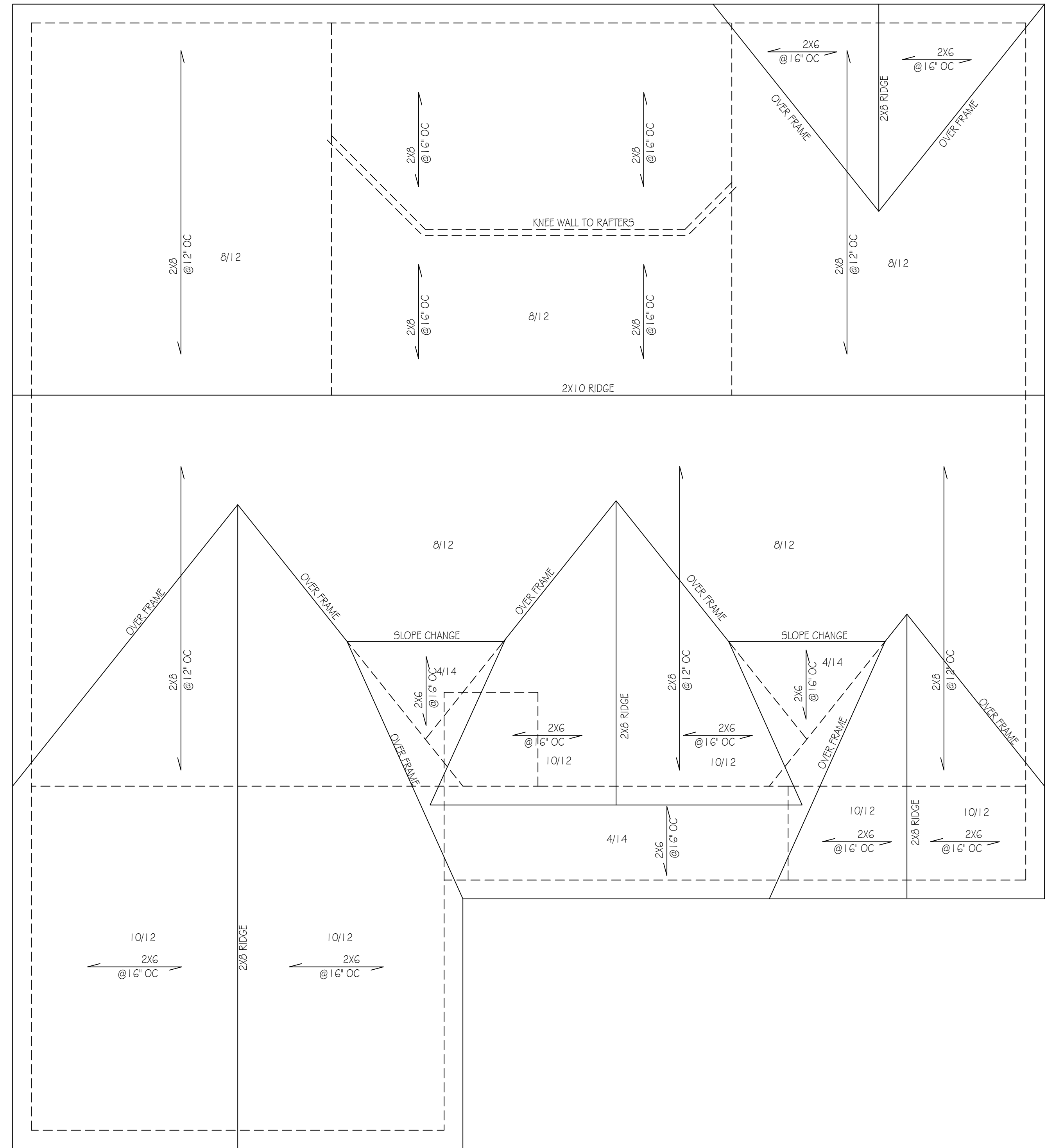
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DRAWN BY: WP  
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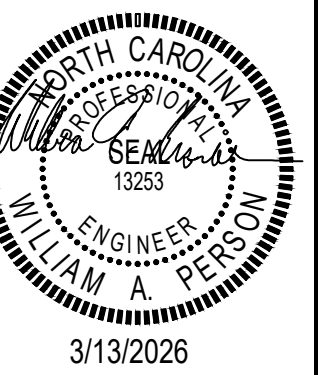
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FIRST FLOOR STRUCTURAL PLAN  
SCALE: 1/4" = 1'



ROOF PLAN  
SCALE: 1/4" = 1'



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LOT 3  
FOREST HILLS  
FRANKLIN CO., NC

JOB NO.  
3 FOREST HILLS

DRAWN BY:  
WP

DATE  
3/13/26

REVISIONS: