

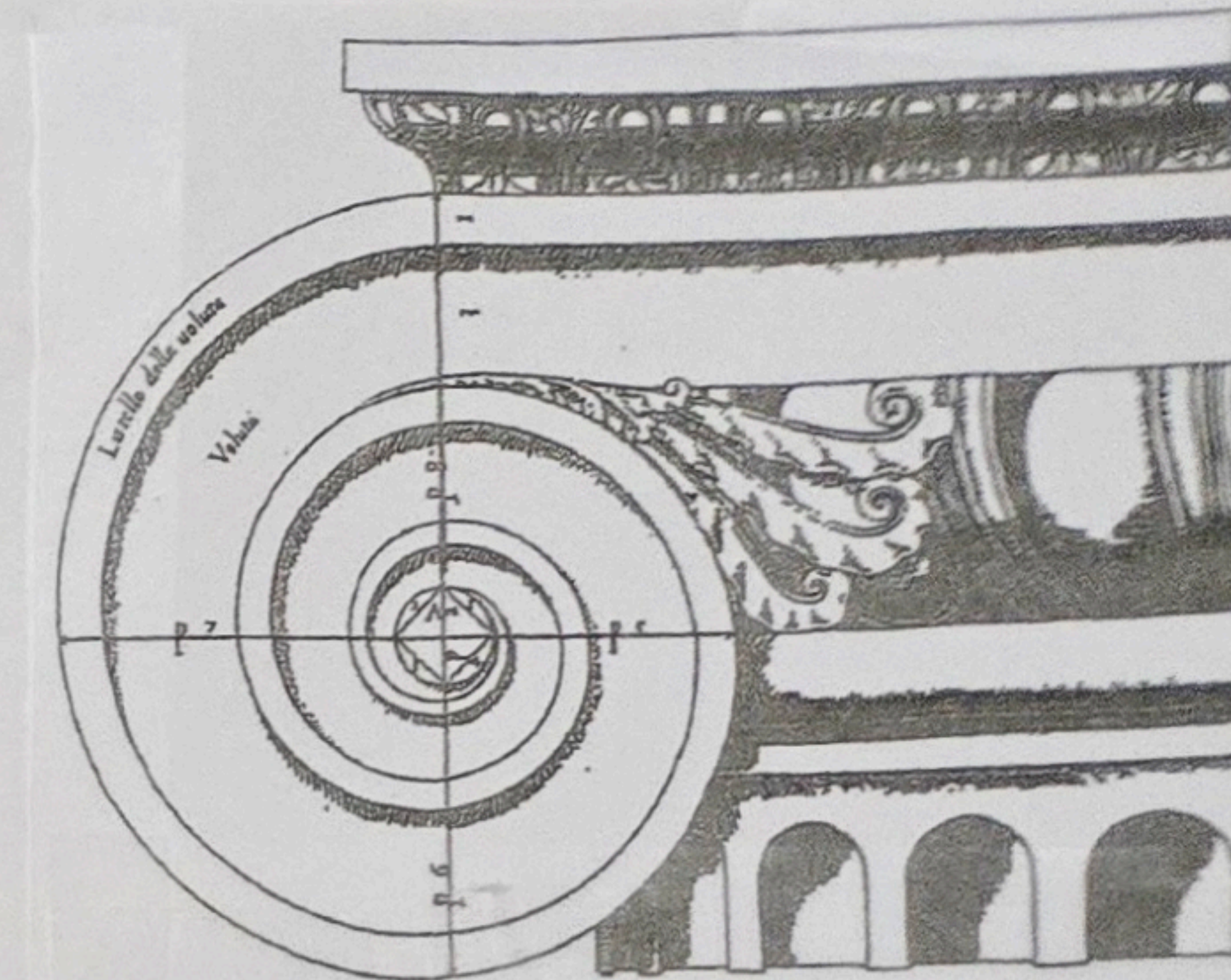


UNIT 'A'

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

UNIT 'B'

2'-0"
2'-0"
2'-0"



UNIT 'A' SQUARE FOOTAGE SUMMARY (FLOORED - UNDER ROOF)			
HEATED		UNHEATED	
BASEMENT FLOOR	N/A	BASEMENT FLOOR	N/A
FIRST FLOOR	682	FIRST FLOOR	70
SECOND FLOOR	640	SECOND FLOOR	N/A
ATTIC FLOOR/3RD	385	ATTIC FLOOR/3RD	N/A

UNIT 'B' SQUARE FOOTAGE SUMMARY (FLOORED - UNDER ROOF)			
HEATED		UNHEATED	
BASEMENT FLOOR	N/A	BASEMENT FLOOR	N/A
FIRST FLOOR	682	FIRST FLOOR	70
SECOND FLOOR	640	SECOND FLOOR	N/A
ATTIC FLOOR/3RD	364	ATTIC FLOOR/3RD	N/A

STRUCTURAL NOTES

All construction shall conform to the latest regulations of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document is no way shall be construed to supersede this code.
THIS SET OF DRAWINGS AND SPECIFICATIONS, including all details, are prepared by the Designer, Home Place, Inc. and are not to be used for any other project without the written consent of Home Place, Inc. The Designer assumes no responsibility for the contractor's failure to carry out the construction work in accordance with the contract documents. All members shall be framed, anchored, and braced in accordance with good construction practices and the building code.

DESIGN LOADS	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
Attics without storage	10	10	1/240
Attics with limited storage	20	10	1/240
Attics with full storage	40	10	1/240
Balconies and decks	40	10	1/360
Fire escapes	40	10	1/360
Guardrails and handrails	200	10	1/360
Guardrail in-fill components	50	10	1/360
Passenger vehicle garages	30	10	1/360
Rooms other than sleeping	40	10	1/360
Sleeping rooms	30	10	1/360
Stairs	40	10	1/360
Roofs	20	10	1/360

FRAMING LUMBER: All can treated framing lumber shall be SPF #2 (Fb = 875 PSI) or SYP #2 (Fb = 750 PSI) and all treated lumber shall be SYP #2 (Fb = 750 PSI) unless noted otherwise.

ENGINEERED WOOD PRODUCTS:
Laminated veneer lumber (LVL) = Fb = 2800 PSI, E = 1.8x10⁶ PSI
Parallel strand lumber (PSL) = Fb = 2800 PSI, E = 1.8x10⁶ PSI
Laminated strand lumber (LSL) = Fb = 2250 PSI, E = 1.8x10⁶ PSI
Install all connections per manufacturer's instructions.

TRUSS AND JOIST MEMBERS: All roof trusses and joist layouts shall be prepared in accordance with this document. Trusses and joists shall be installed according to the manufacturer's specifications. Any change to truss or joist layout shall be coordinated with the Designer, Home Place, Inc.

ROOFING: Thick batts shall be 3 1/2" x 3 1/2" x 1/2" steel angle for up to 6'-0" span, 6" x 4" x 5/16" steel angle with 6" lag vertical for spans up to 9'-0" unless noted otherwise. 3 1/2" x 3 1/2" x 1/2" steel angle with 1/2" bolts at 2'-0" on center for spans up to 18'-0". When noted otherwise, 1/2" on center joist spacing, minimum 5/8" thick for 18'-0" on center joist spacing, and minimum 3/4" thick for 24" on center joist spacing.

FLOOR SHEATHING: OSB or CDX floor sheathing minimum 1/2" thick for 10' on center joist spacing, minimum 5/8" thick for 18'-0" on center joist spacing, and minimum 3/4" thick for 24" on center joist spacing.

ROOF SHEATHING: OSB or CDX roof sheathing minimum 3/8" thick.

CONCRETE AND SOILS: See foundation notes.

PLANS DESIGNED TO THE 2025 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

MEAN ROOF HEIGHT: 23'-9 1/4" HEIGHT TO RIDGE: 35'-8 1/4"

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

* 10"13" MEANS R-13 SHEATHING INSULATION OR R-13 CAVITY INSULATION
** INSULATION DEPTH WITH MONOLITHIC SLAB 2" OR FROM INSPECTION GAP TO BOTTOM OF FOOTING; INSULATION DEPTH WITH STEEL WALL SLAB 24" OR TO BOTTOM OF FOUNDATION WALL

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (30 FASTEST HOUR EXPOSURE "B")
COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

MEAN ROOF: UP TO 30' 30'-1" TO 35' 35'-1" TO 40' 40'-1" TO 45'	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8
14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8
14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8
14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8	14.2 -15.0 14.9 -15.8 15.5 -16.4 15.9 -16.8

DESIGNED FOR WIND SPEED OF 120 MPH, 3 SECOND GUST (30 FASTEST HOUR EXPOSURE "B")
COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

MEAN ROOF: UP TO 30' 30'-1" TO 35' 35'-1" TO 40' 40'-1" TO 45'	ZONE 1	ZONE 2	ZONE 3	ZONE 4	ZONE 5
16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2
16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2
16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2
16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2	16.7 -18.0 17.5 -18.9 18.2 -19.6 18.7 -20.2

NOTE:
ALL STRUCTURAL SYSTEMS AND COMPONENTS, UNLESS OTHERWISE NOTED, INCLUDING ROOF SYSTEMS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, AND OFF-SET LOAD BEARING WALLS TO BE SIZED AND SEALED BY A STRUCTURAL

David A. Hughes Designer
900 E. Horton St.
Zebulon, NC
27597-9701
1919-817-3058
davidahughes63.dh@gmail.com

The Bryson II Duplex

©Copyright 2025
David A. Hughes, Designer

Plan No: C-3393-DH DUPLEX
Sheet No: 1 OF 1
Date: 3-23-25
Drawn By: D.A.H.

Project For: _____
Address: _____

Project Location: _____
Physical Address: _____
County & State: _____

The drawings and/or specifications (plans) contained on these pages are the property of David A. Hughes, Designer and are offered to the named client for a one time conditional use. The conditional use is limited to the project location and physical address specified herein. Contractors/Owners shall verify conditions, including existing, along with dimensions prior to construction. Any errors and/or omissions shall be reported for justification and/or correction. Once construction commences the contractor/homeowner assumes responsibility. Dimensions govern over scale. Code governs over dimensions.

