



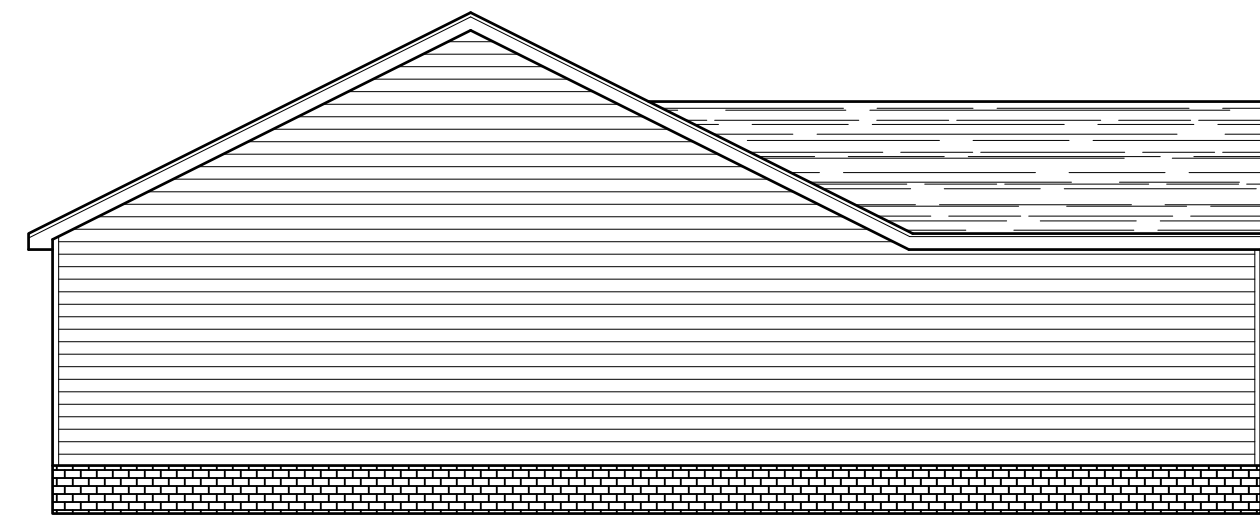
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



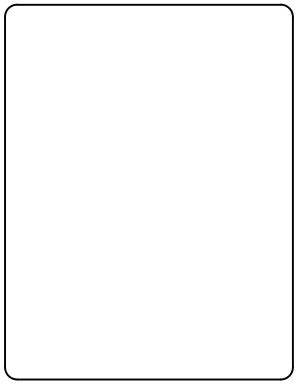
**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**  
SCALE: 1/8" = 1'-0"



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2018 RESIDENTIAL BUILDING CODE

ELEVATIONS

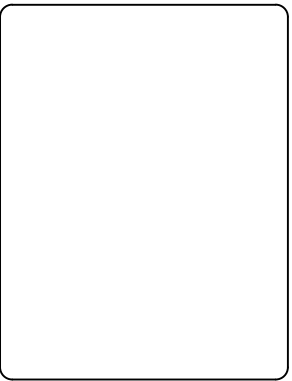
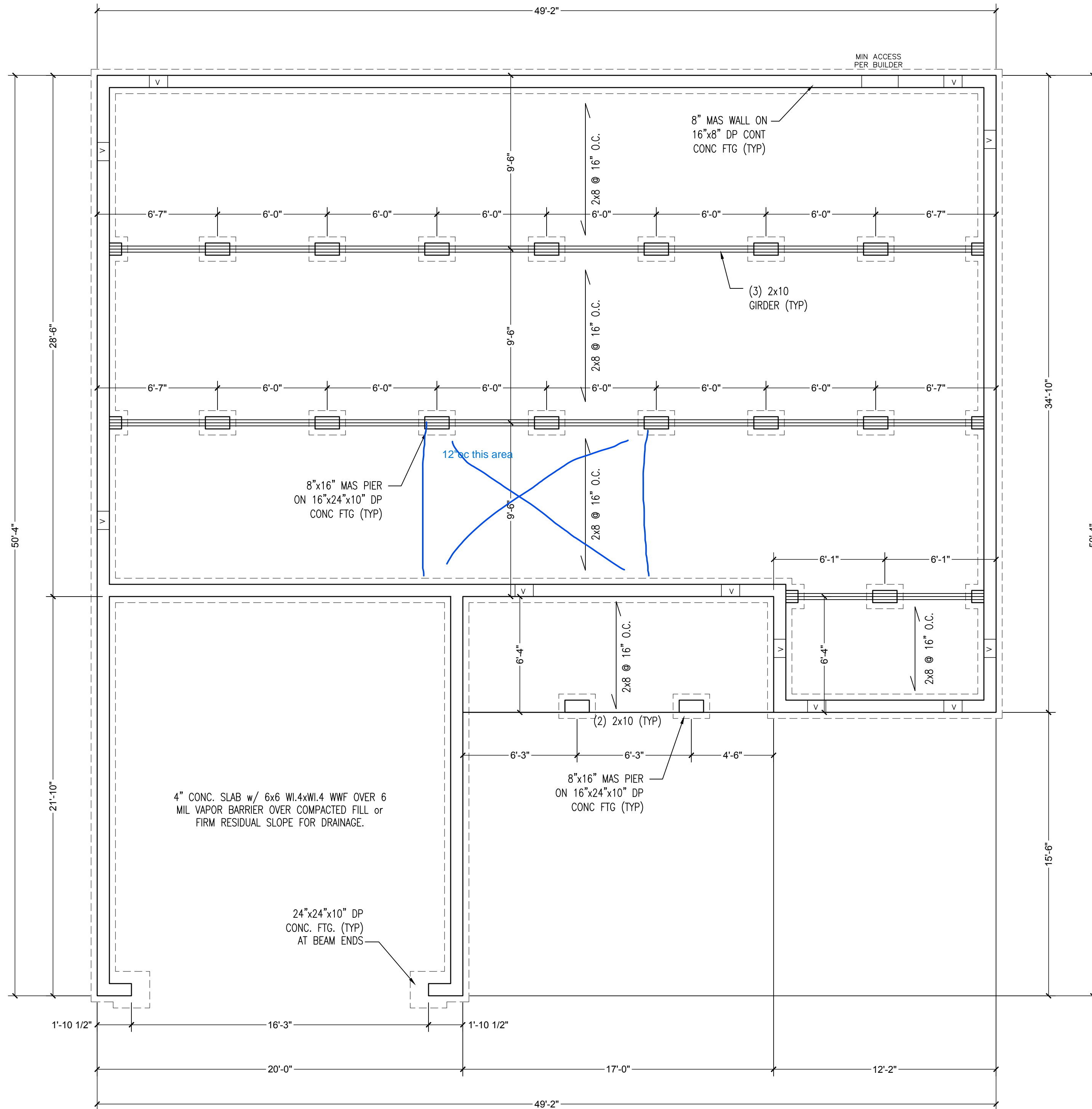
1466SC - GARAGE LEFT

SCOTT'S CUSTOMS, LLC.  
2767 GOVERNMENT ROAD  
CLAYTON, NC 27520  
SCOTT LOWE (919) 235-7200

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

DATE: 12-16-19

SHEET:  
**1**



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CRAWL SPACE

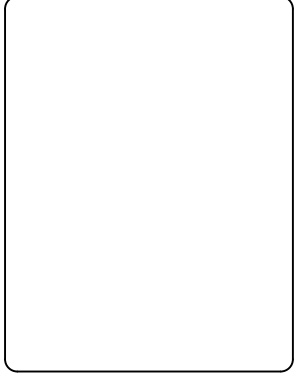
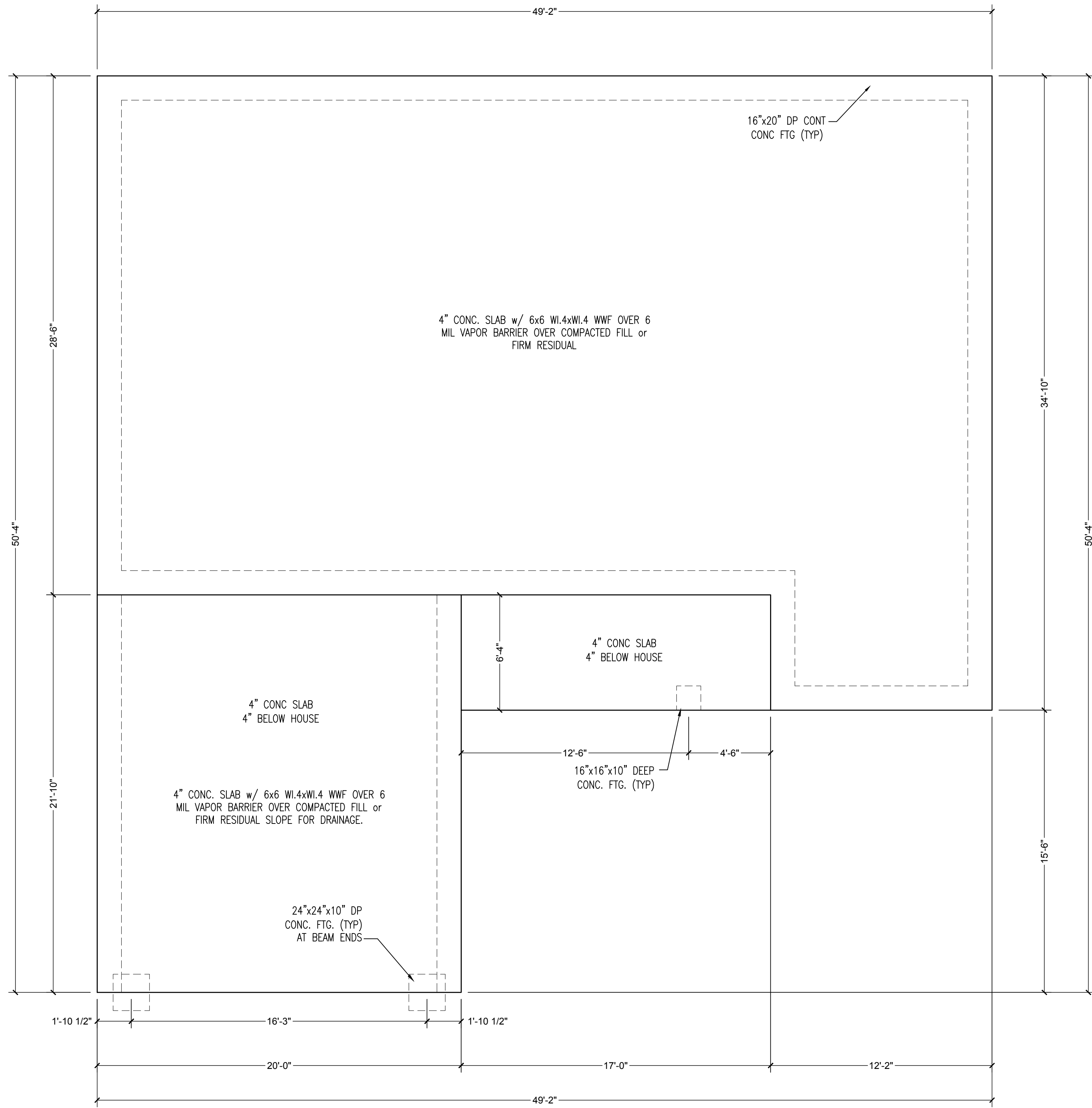
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SHEET:  
**2**



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MONOLITHIC SLAB

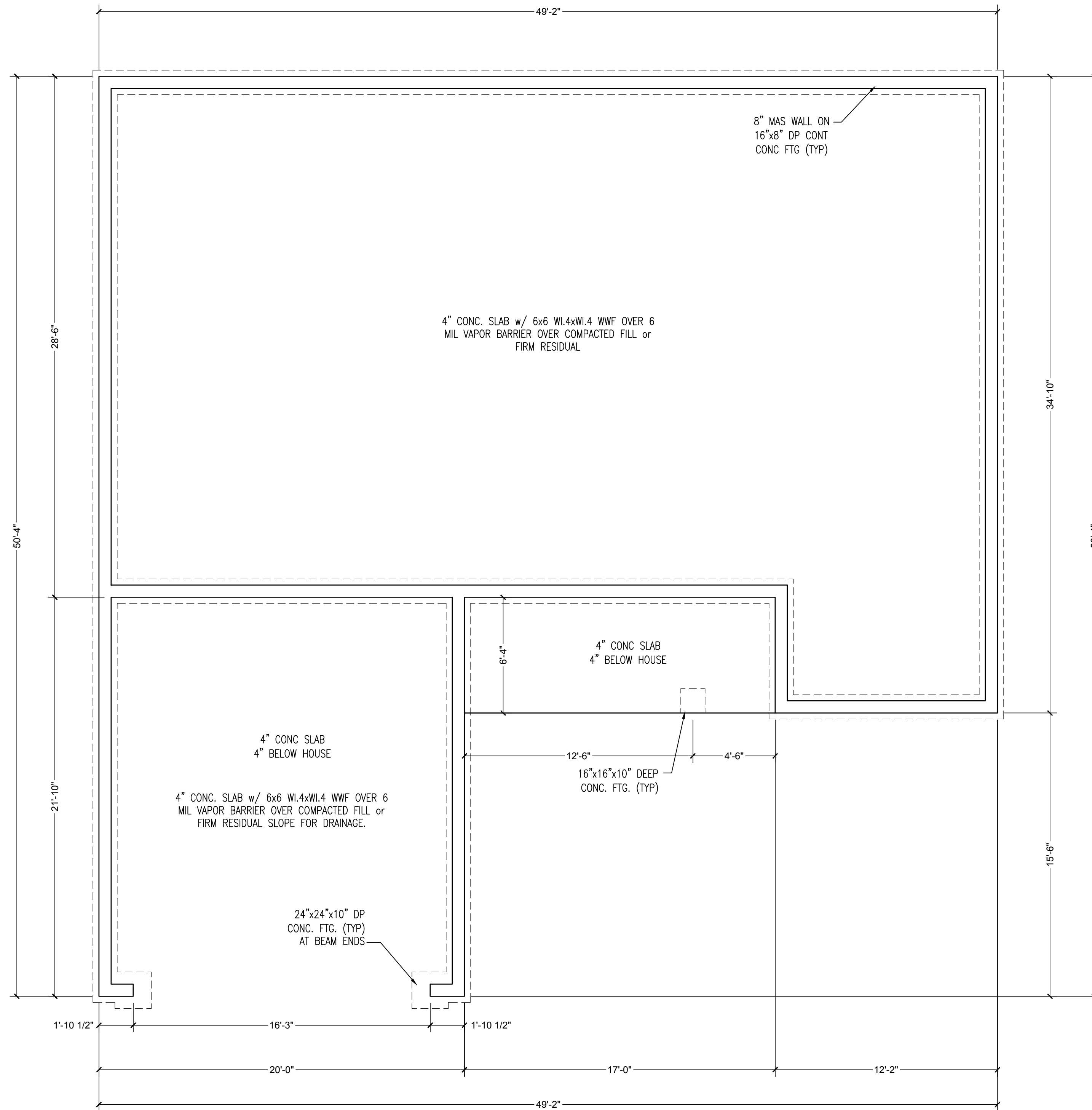
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DATE: 12-16-19

SHEET:  
**2A**



8" MAS WALL ON  
16"x8" DP CONT  
CONC FTG (TYP)

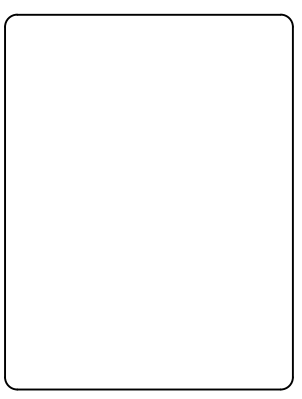
4" CONC. SLAB w/ 6x6 W4xW4 WWF OVER 6  
MIL VAPOR BARRIER OVER COMPACTED FILL or  
FIRM RESIDUAL

4" CONC SLAB  
4" BELOW HOUSE

4" CONC SLAB  
4" BELOW HOUSE  
4" CONC. SLAB w/ 6x6 W4xW4 WWF OVER 6  
MIL VAPOR BARRIER OVER COMPACTED FILL or  
FIRM RESIDUAL SLOPE FOR DRAINAGE.

16"x16"x10" DEEP  
CONC. FTG. (TYP)

24"x24"x10" DP  
CONC. FTG. (TYP)  
AT BEAM ENDS



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STEM WALL

1466SC - GARAGE LEFT

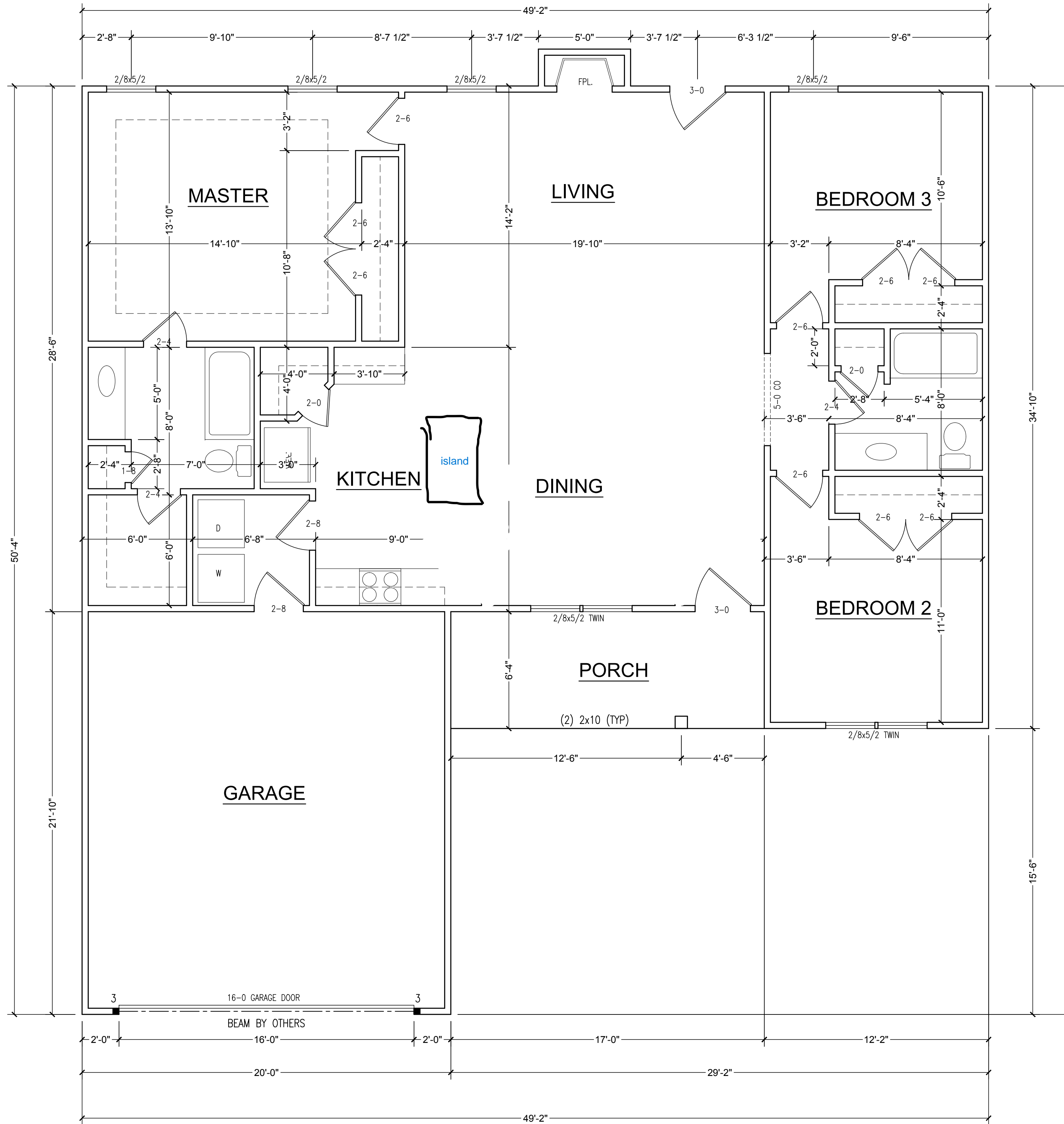
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SCALE: 1/4" = 1'-0"

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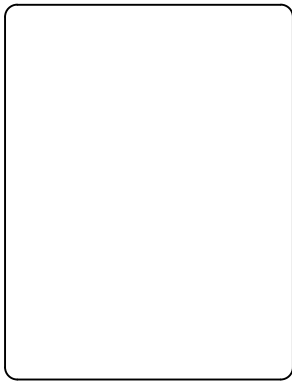
SHEET:

**2B**



**FIRST FLOOR PLAN**  
9'-0" CEILING HT.

SQUARE FOOTAGE	
FIRST FLOOR	1466 SQ. FT.
TOTAL HTD	1466 SQ. FT.
GARAGE	443 SQ. FT.
FRONT PORCH	113 SQ. FT.
REAR PORCH	144 SQ. FT.
TOTAL	2166 SQ. FT.



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FLOOR PLAN

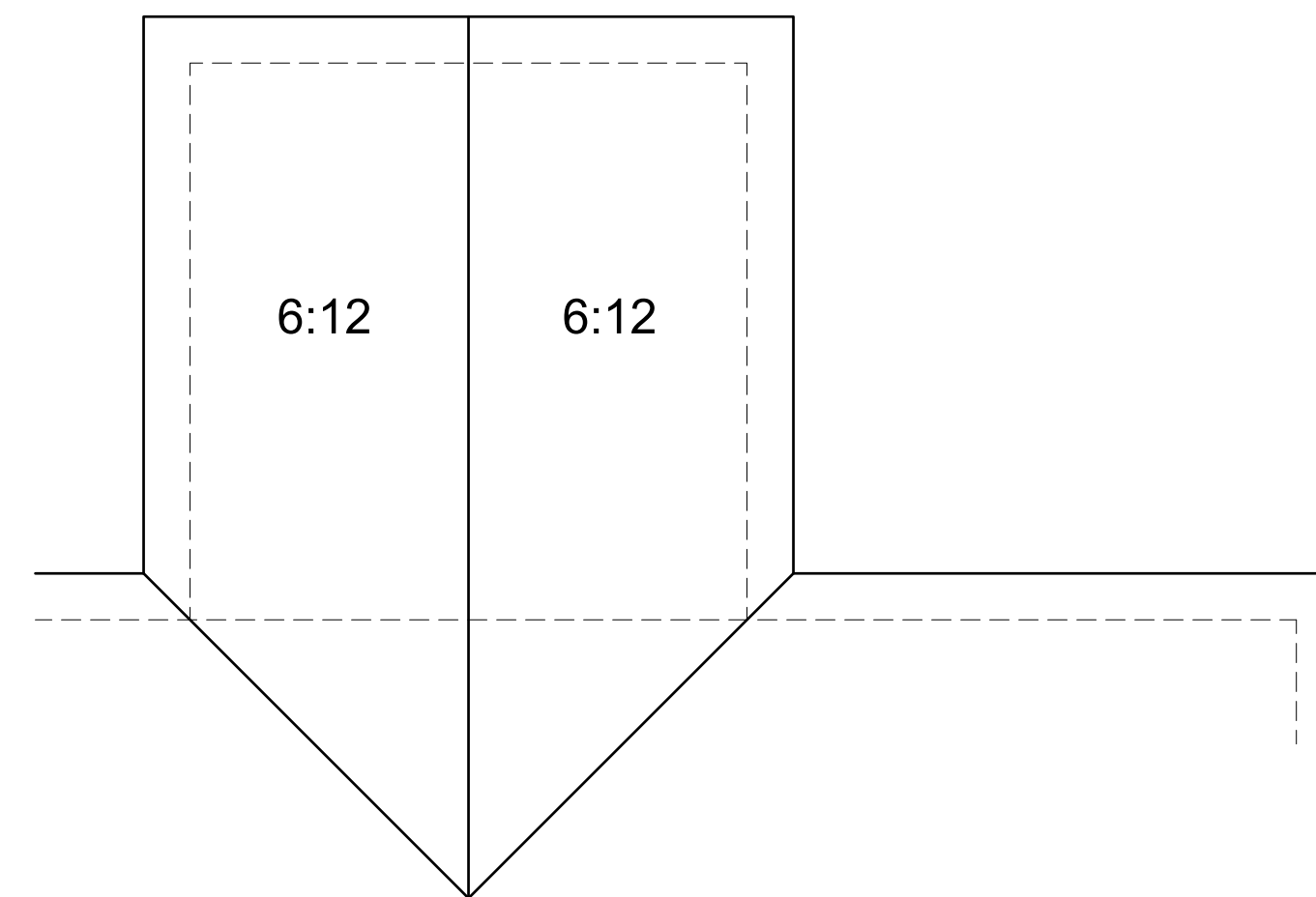
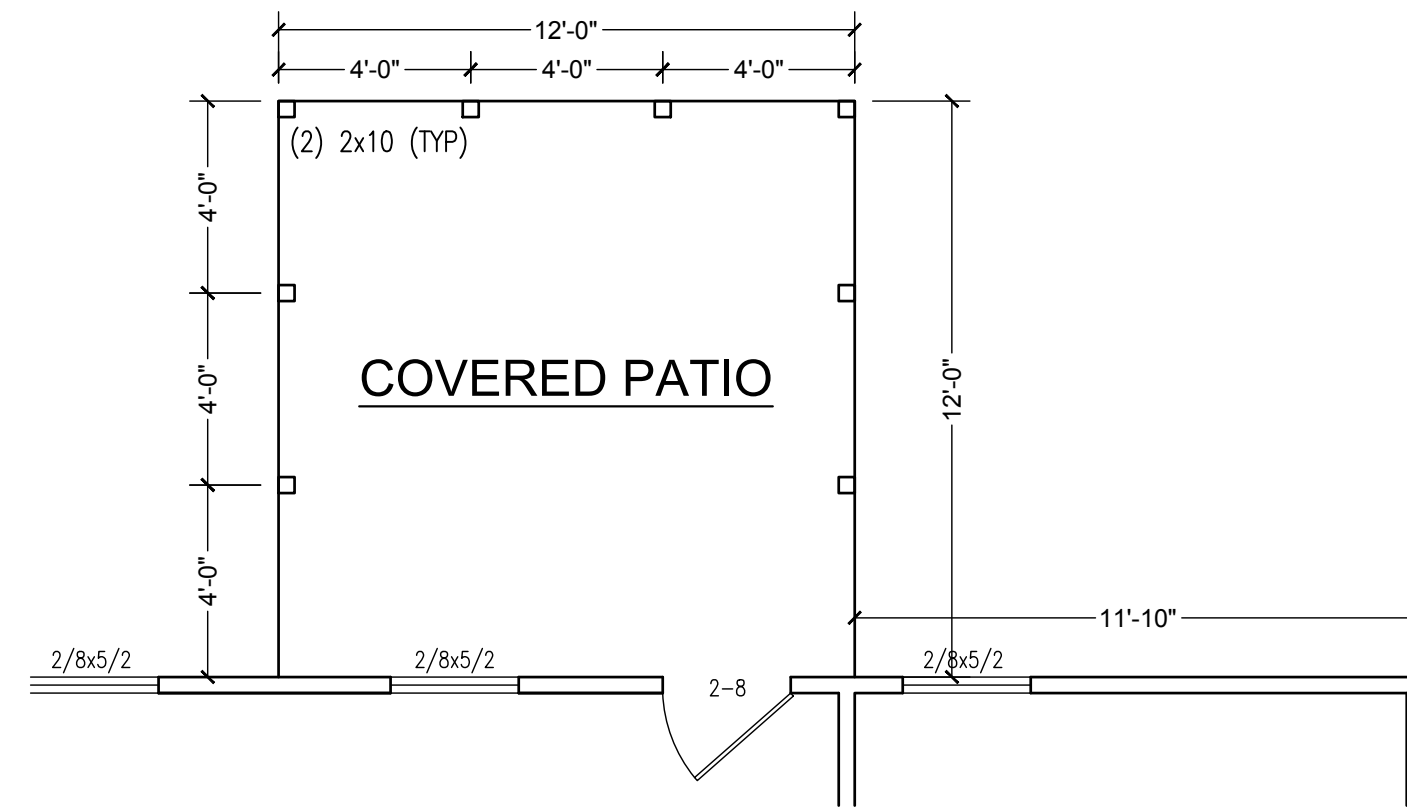
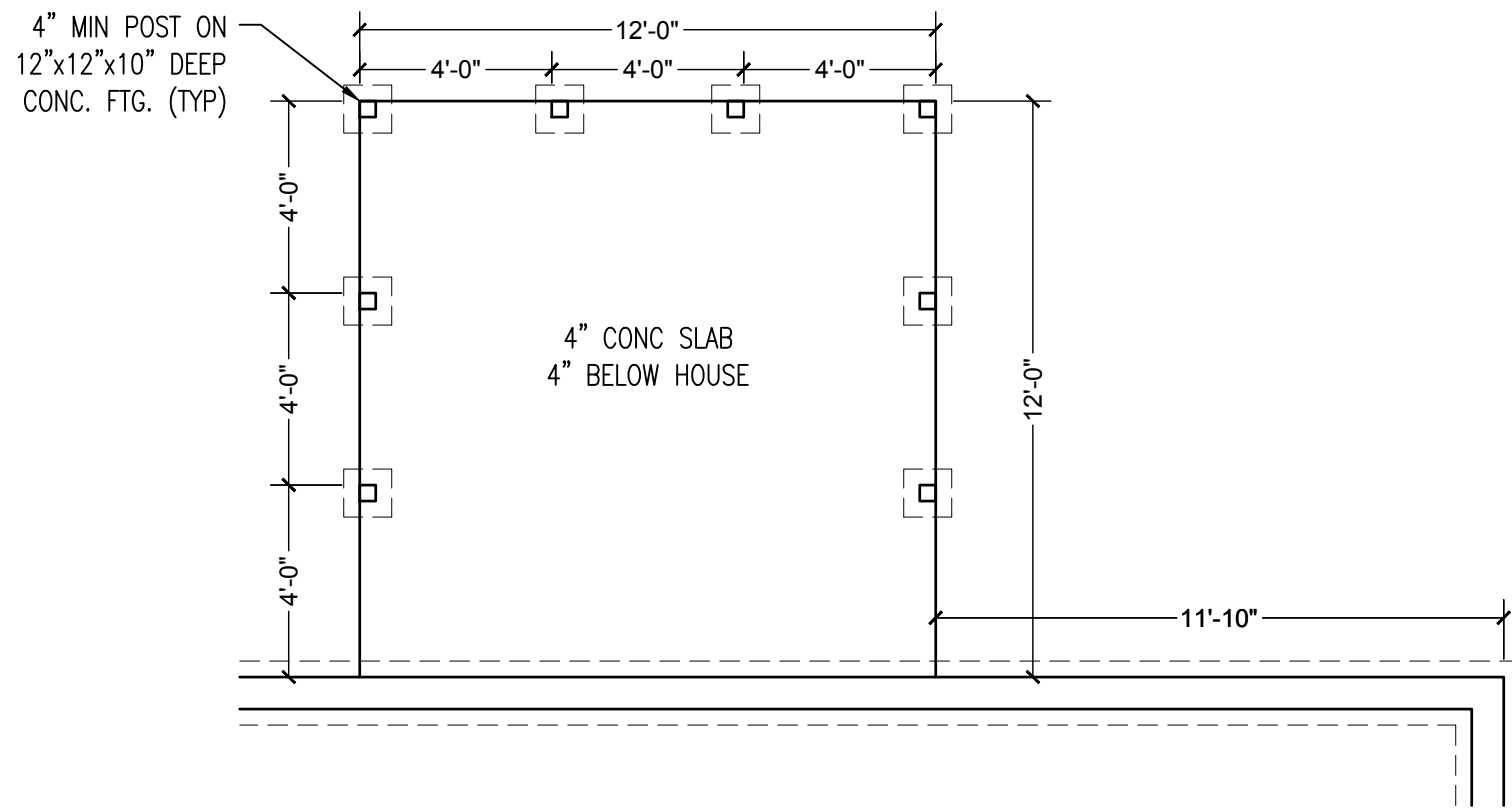
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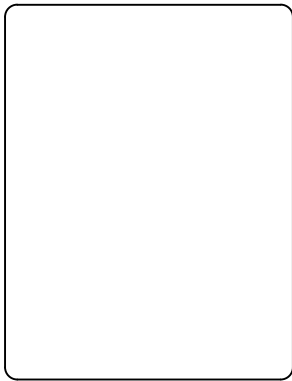
SCALE: 1/4" = 1'-0"

DATE: 12-16-19

SHEET:  
**3**



REAR COVERED PATIO OPTION



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COVERED PORCH OPTION

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SHEET:

4

## PRESCRIPTIVE BUILDING ENVELOPE REQUIREMENTS

U-FACTOR = 0.35  
 CEILING = R-38  
 WALLS = R-15  
 FLOORS = R-19  
 BASEMENT WALL = R-10/13  
 CRAWL SPACE = R-5/13

## DESIGN PRESSURES FOR DOORS AND WINDOWS

(POSITIVE AND NEGATIVE IN PSF) TABLE R301.2(6)

VELOCITY (MPH)	MEAN ROOF HEIGHT (FT)		
15	25	35	
120	20	23	25

## NON-LOAD BEARING HEADER SUMMARY

SPANS	SIZES
3'-11" OR LESS	(2) 2 X 6
4'-0" TO 5'-0"	(2) 2 X 8
5'-0" TO 5'-6"	(2) 2 X 10

ANY HEADER SHOWN AT LOCATION OVERRIDES CHART

## STRUCTURAL NOTES

- ALL FRAMING LUMBER TO BE #2 SPF UNO
- FRAMING LUMBER EXPOSED TO WEATHER, EARTH, CONCRETE OR MASONRY SHALL BE SYP #2
- ENGINEERING WOOD BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
 $F_b=2600$  PSI  $F_v=285$  PSI  $E=1.9E6$  PSI
- ALL LOAD BEARING EXTERIOR HEADERS SHALL BE (2) 2x10 w/ (1) 2x4 KING AND (1) 2x4 JACK AT A MAXIMUM SPAN OF 5'-6" PROVIDED THE MAXIMUM HEIGHT OF HEADER IS 6'-8". OTHERWISE, REFER TO TABLE R502.5.
- ALL LOAD BEARING INTERIOR HEADERS SHALL BE (2) 2x10 w/ (1) 2x4 KING AND (1) 2x4 JACK AT A MAXIMUM SPAN OF 5'-6" PROVIDED THE MAXIMUM HEIGHT OF HEADER IS 6'-8". OTHERWISE, REFER TO TABLE R502.5.
- WALL BRACING SHALL BE IN ACCORDANCE WITH R602.10
- BEARING CAPACITY TO BE A MINIMUM OF 2000 PSF
- ALL CONCRETE TO BE  $F_c=3000$  PSI MINIMUM
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10
- PROVIDE 1/2" ANCHOR BOLTS AT 6'-0" O.C. w/ MIN EMBEDMENT 7" PLACE ANCHOR BOLTS 12" FROM EACH PLATE END SECTION
- BRICK LINTELS SHALL BE 3-1/2"x3-1/2"x1/4" FOR A MAXIMUM SPAN UP TO 6'-0" AND A 5x3-1/2"x5/16" FOR A MAXIMUM SPAN OF 10'-0"

## DESIGN LOADS

	LIVE LOAD	DEAD LOAD
DWELLING UNITS	40 PSF	10 PSF
SLEEPING ROOMS	30 PSF	10 PSF
ATTICS w/ STORAGE	20 PSF	10 PSF
ATTICS w/o STORAGE	10 PSF	10 PSF
ROOF (SNOW)	20 PSF	10 PSF
STAIRS	40 PSF	10 PSF
DECKS	40 PSF	10 PSF
EXTERIOR BALCONIES	60 PSF	10 PSF
PASSENGER VEHICLE GARAGES	50 PSF	----
FIRE ESCAPES	40 PSF	10 PSF
GUARDRAILS AND HANDRAILS	200 LB	----

## CRAWL SPACE VENTILATION

REQUIRED  
 1466 SQ. FT. / 150 = 9.77 SQ. FT. OF VENTILATION  
 PROVIDED BY: 22 VENTS AT 0.45 SQ. FT NET FREE VENTILATION  
 EACH = 9.90 SQ. FT. OF VENTILATION

TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 OF THE UNDER-FLOOR AREA WHERE THE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR RETARDER MATERIAL AND THE REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED.

1466 SQ. FT. / 1500 = 0.98 SQ. FT. OF VENTILATION WITH 100% VAPOR BARRIER  
 PROVIDED BY: 3 VENTS AT 0.45 SQ. FT NET FREE VENTILATION  
 EACH = 1.35 SQ. FT. OF VENTILATION

- PROVIDE VENTS WITHIN 3 FEET OF CORNERS.
- 100% GROUND VAPOR COVER RETARDER PER R408.2 OR CLOSED CRAWL SPACES PER R409.
- CRAWL SPACE TO BE SEPARATED FROM PORCHES PER R408 OF NC RESIDENTIAL CODE

## ATTIC VENTILATION

REQUIRED  
 1466 SQ. FT. OF ATTIC / \*300 = 4.89 SQ. FT. OF INLET & OUTLET

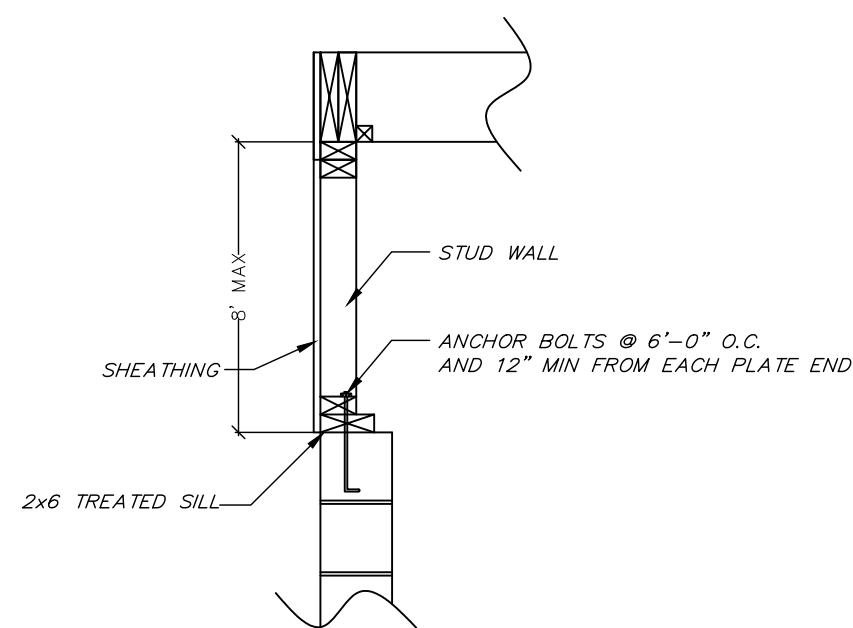
\* PROVIDE AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA, BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE, TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR COR-NICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

\* ALTERNATIVE METHOD:  
 INSTALL VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM (57.4 MG/S\*M \*Pa) ON THE WARM SIDE OF THE CEILING.

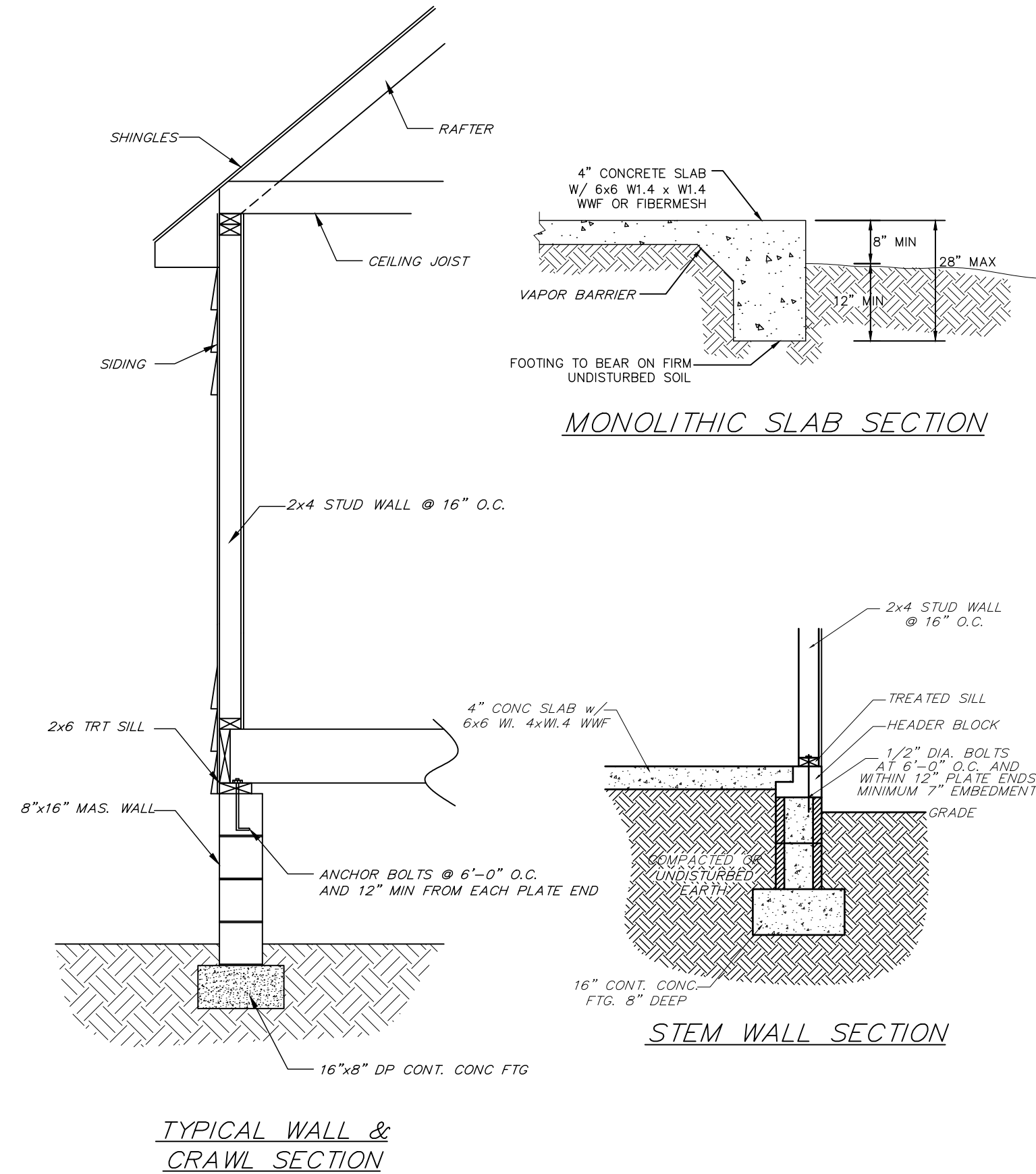
CATHEDRAL CEILINGS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

## CLADDING DESIGN

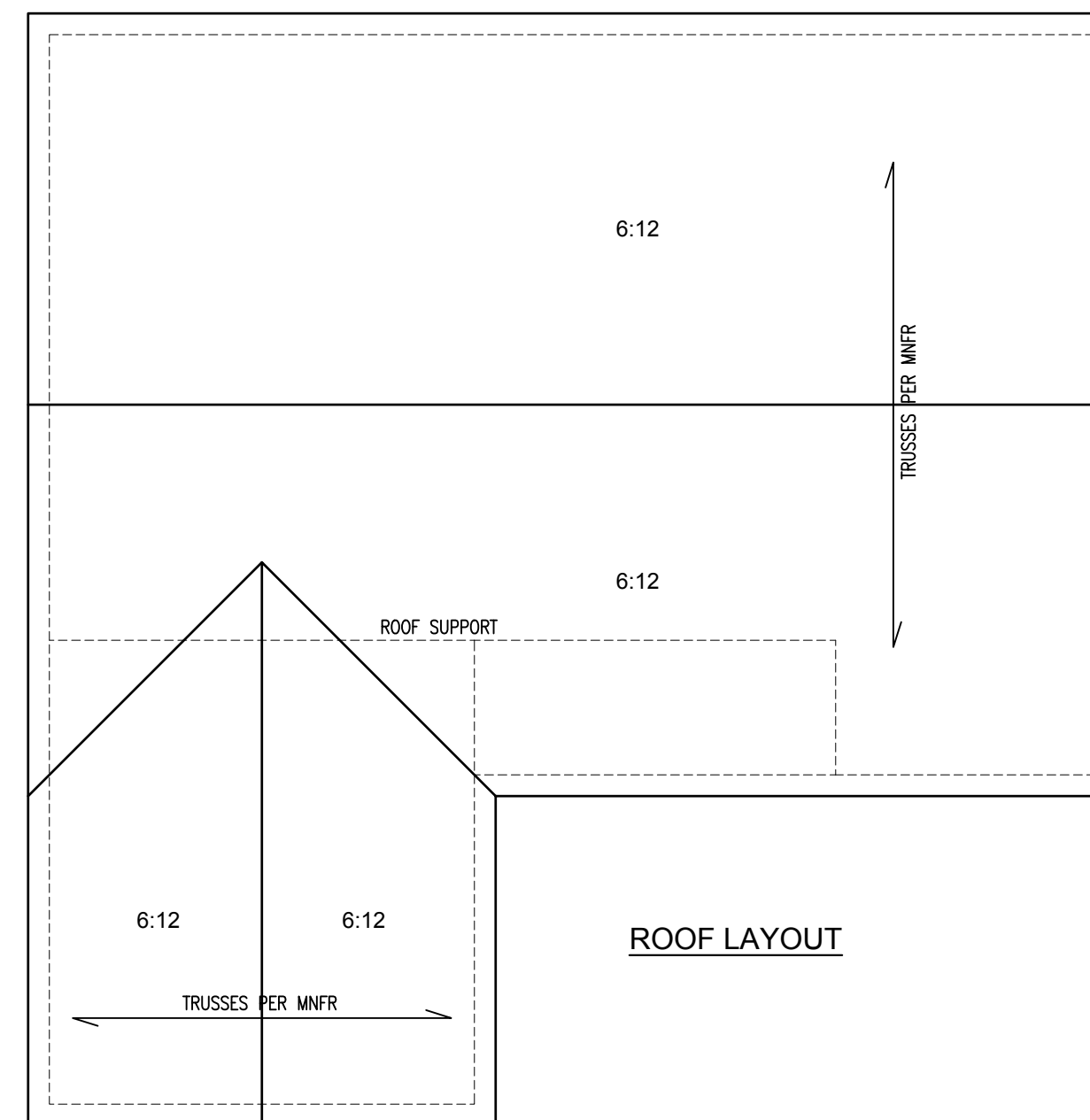
WALL CLADDING DESIGNED FOR A 25 PSF OR GREATER POSITIVE OR NEGATIVE PRESSURE FOR HOUSES WITH MEAN ROOF HEIGHT LESS THAN 35'-0"



CRIPPLE WALL SECTION



TYPICAL WALL & CRAWL SECTION



ROOF LAYOUT

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DETAILS / ROOF

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SHEET:

5