

NOTE:

ALL DIMENSIONS ARE TO BE VERIFIED BY OWNER/BUILDER BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN, DESIGNER IS RELEASED FROM ANY AND ALL LIABILITY ASSOCIATED WITH THE CONSTRUCTION OF THIS CUSTOM RESIDENCE. THIS PLAN IS DESIGNED UNDER THE 2018 NORTH CAROLINA RESIDENTIAL CODE

PLANS DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE  
PLANS DESIGNED FOR MIN. 115 MPH 3 SECOND GUST (89 MPH FASTEST WIND), EXPOSURE B  
ANCHOR BOLTS TO BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6" O.C. AND WITHIN 12" OF THE CORNER.

MEAN ROOF HEIGHT =  $\frac{9'-0" + 10'-0"}{2} = 9'-5"$

COMPONENT & CLADDING FOR THESE PLANS SHALL BE DESIGNED TO MEET SECTION R301.2.1, TABLE R301.2(2) AND R301.2(6) ADJUSTED FOR MEAN ROOF HEIGHT AND EXPOSURE.

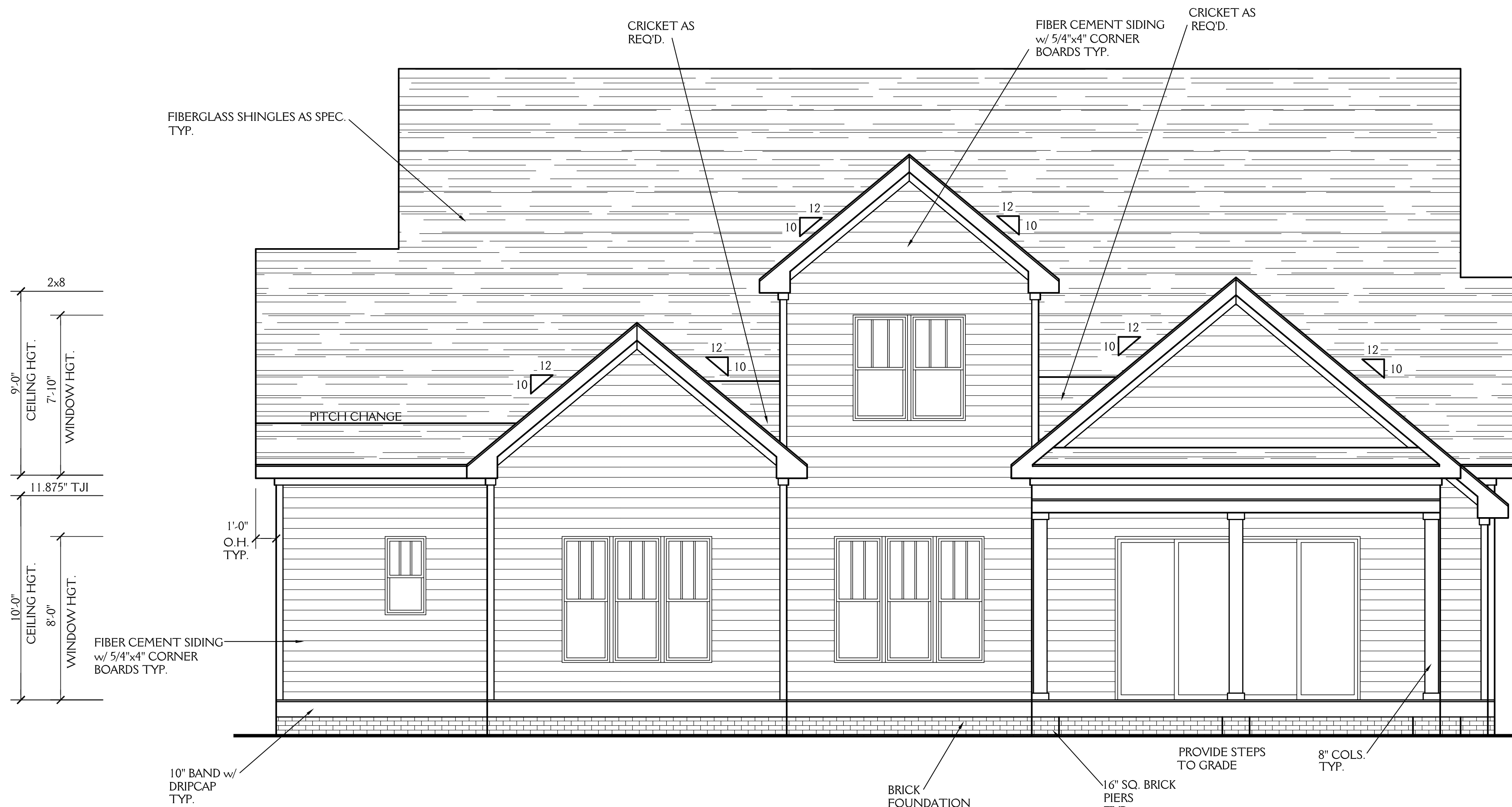
MINIMUM VALUES FOR ENERGY COMPLIANCE:

ZONE 4 MAX GLAZING U-FACTOR = 0.35 CEILING R-38 WALLS R-15 FLOORS R-19 SLABS R-10



FRONT ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

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J&W CUSTOM HOMES  
8021 BUD MORRIS RD.

DRAWN BY: JD DATE: 3-31-25

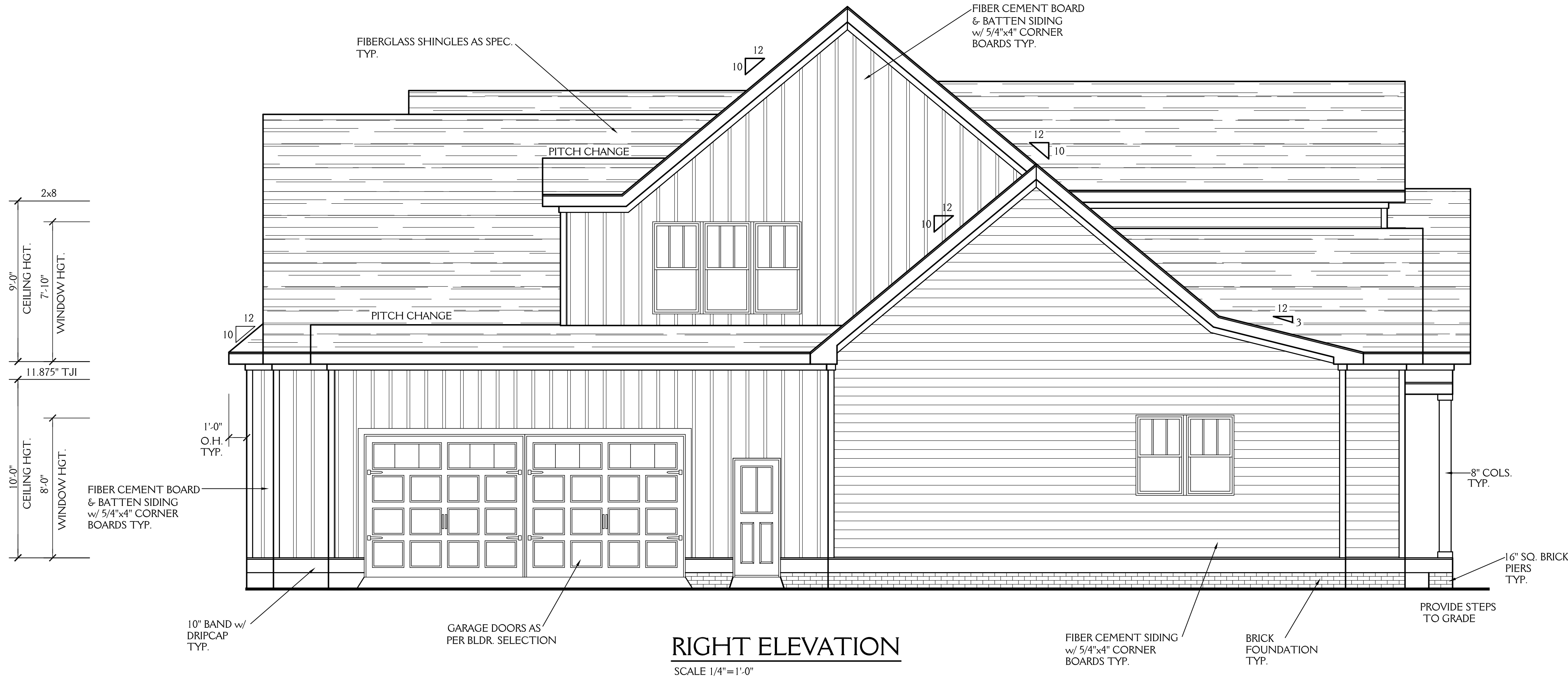
REVISIONS:

SHEET 1 OF 5

PROJECT NO. 2507

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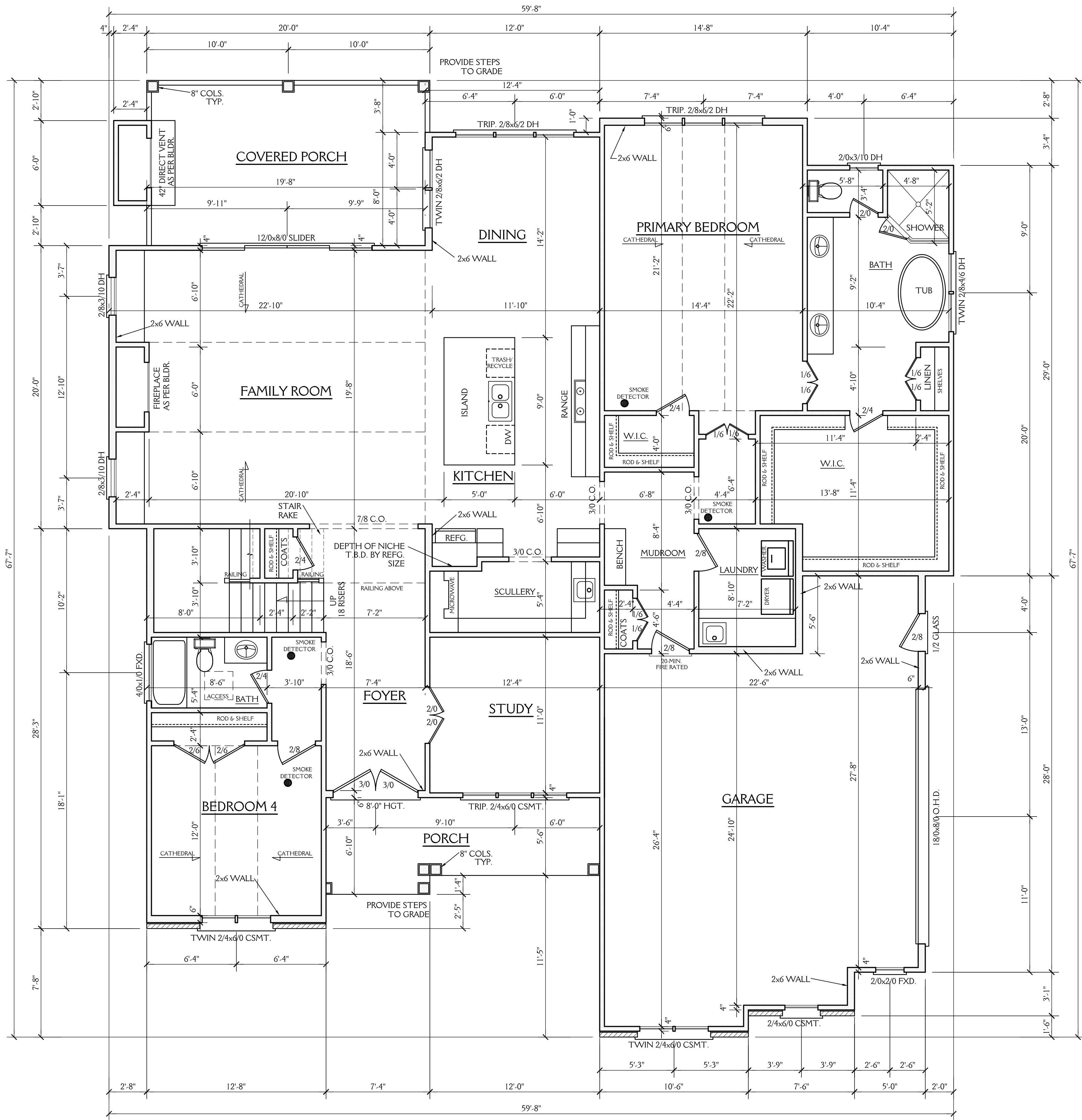
REVISIONS:

SHEET 2 OF 5

PROJECT NO. 2507

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NOTES:

CONSTRUCTION TO MEET OR EXCEED ALL REQUIREMENTS OF THE 2018 NC RESIDENTIAL BUILDING CODE

- SEE SECTION R310 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL EMERGENCY ESCAPE & RESCUE OPENING REQUIREMENTS. SEE SECTION R303 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR LIGHT & VENTILATION REQUIREMENTS. SEE SECTION R310.1 & R311 OF THE 2018 NC RESIDENTIAL BUILDING CODE EGRESS REQUIREMENTS.
- BUILDER & WINDOW SALESMAN TO CONFIRM THAT WINDOWS CHOSEN MEET ALL REQUIREMENTS OF SECTION R310 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
- SEE SECTION R308.4 OF THE 2018 NC RESIDENTIAL BLDG. CODE FOR GLAZING REQUIREMENTS IN HAZARDOUS LOCATIONS
- PROVIDE FALL PROTECTION AT WINDOWS AS REQUIRED BY 2018 NC RESIDENTIAL BUILDING CODE
- ALL GLASS TO HAVE A U FACTOR OF 0.32 OR BETTER AND SHGC OF .30 OR BETTER.
- SEE CHAPTER 11 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL ENERGY CONSERVATION REQUIREMENTS
- SEE SECTION R302.5 & R302.6 OF THE 2018 NC RESIDENTIAL BLDG. CODE FOR DWELLING/ GARAGE FIRE SEPARATION REQUIREMENTS
- SEE APPENDIX M OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL DECK CONSTRUCTION REQUIREMENTS
- PROVIDE CARBON MONOXIDE DETECTORS AS PER SECTION R315 OF THE 2018 NC RESIDENTIAL BUILDING CODE
- PROVIDE CRAWLSPACE ACCESS AS PER SECTION 408.8 OF THE 2018 NC RESIDENTIAL BUILDING CODE LOCATION T.B.D. IN FIELD BY BUILDER.
- PROVIDE FOUNDATION DRAINAGE AS PER CODE. SEE SECTIONS 405, 801.3 & 401.3 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
- SEE SECTION R311.7 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL STAIRWAY REQUIREMENTS. SEE SECTION R312 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL GUARD RAIL & HAND RAIL REQUIREMENTS.
- SEE SECTION R307 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL BATH FIXTURE CLEARANCES.
- SEE CHAPTER 10 OF THE NC RESIDENTIAL BUILDING CODE FOR ALL FIREPLACE & CHIMNEY CLEARANCES & REQUIREMENTS.
- ALL ANGLES WALLS ARE 45° U.N.O.

ABBREVIATIONS

|                         |                    |
|-------------------------|--------------------|
| C.O. : CASSED OPENING   | CANT. : CANTILEVER |
| D.W. : DISHWASHER       | TYP. : TYPICAL     |
| W.I.C. : WALK IN CLOSET | CLG. : CEILING     |
| SHWR. : SHOWER          | HGT. : HEIGHT      |
| DN. : DOWN              | COL. : COLUMN      |
|                         | TRANS. : TRANSOM   |

FIRST FLOOR PLAN

SCALE 1/4"=1'-0"  
10'-0" CLG. HGT.  
SET WINDOWS AT 8'-0" AFF

|                            |                        |
|----------------------------|------------------------|
| 2368 SQ FT HTD (1ST FLOOR) | 231 SQ FT (COV. PORCH) |
| 1149 SQ FT HTD (2ND FLOOR) | 116 SQ FT (PORCH)      |
| 3517 SQ FT HTD TOTAL       | 157 SQ FT (STORAGE)    |
|                            | 626 SQ FT (GARAGE)     |
|                            | 1136 UNHEATED TOTAL    |

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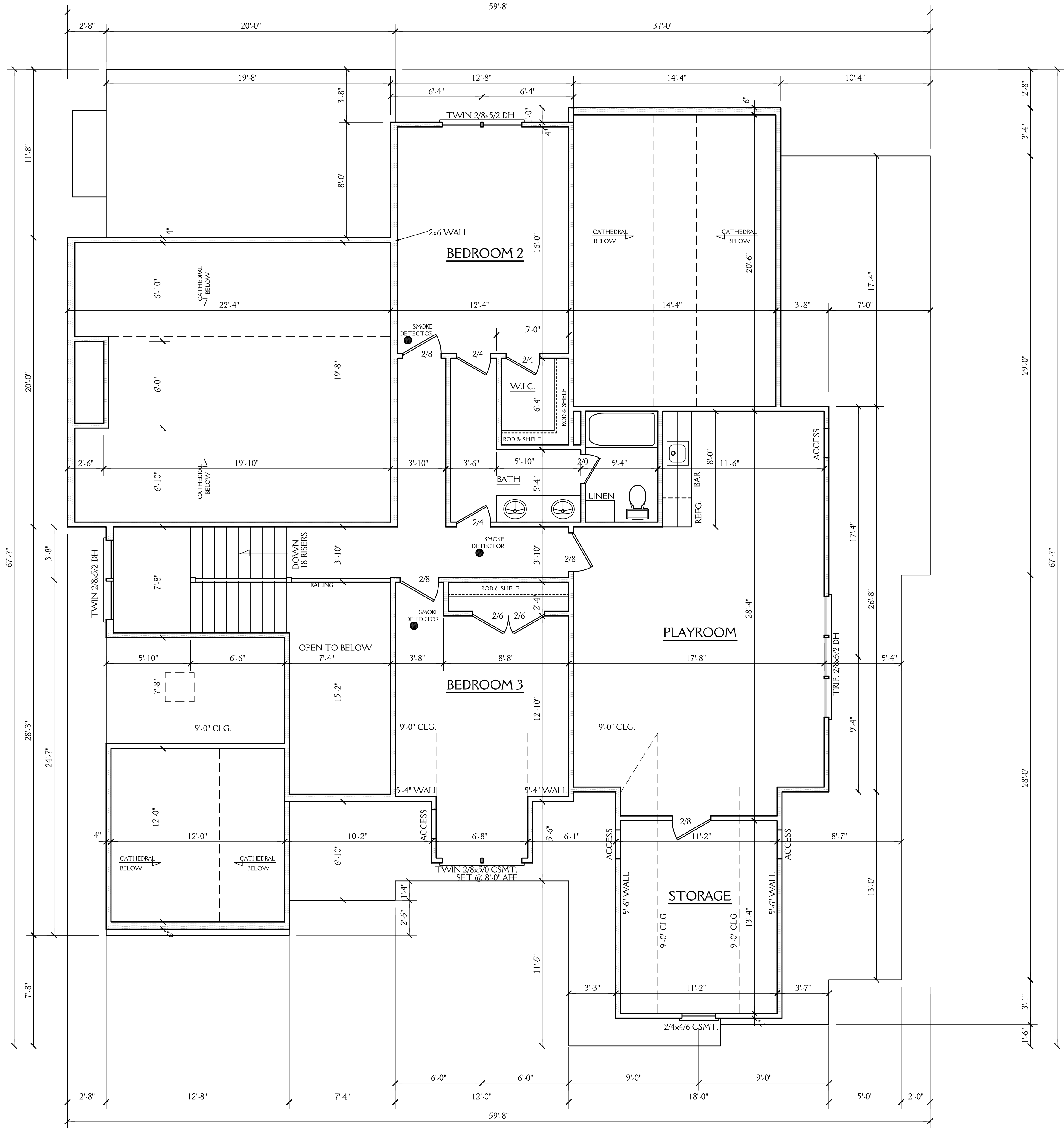
REVISIONS:

SHEET  
3  
OF 5

PROJECT NO.  
2507

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SECOND FLOOR PLAN

SCALE 1/4"=1'-0"  
9'-0" CLG. HGT.  
SET WINDOWS AT 7'-10" AFF U.N.O.

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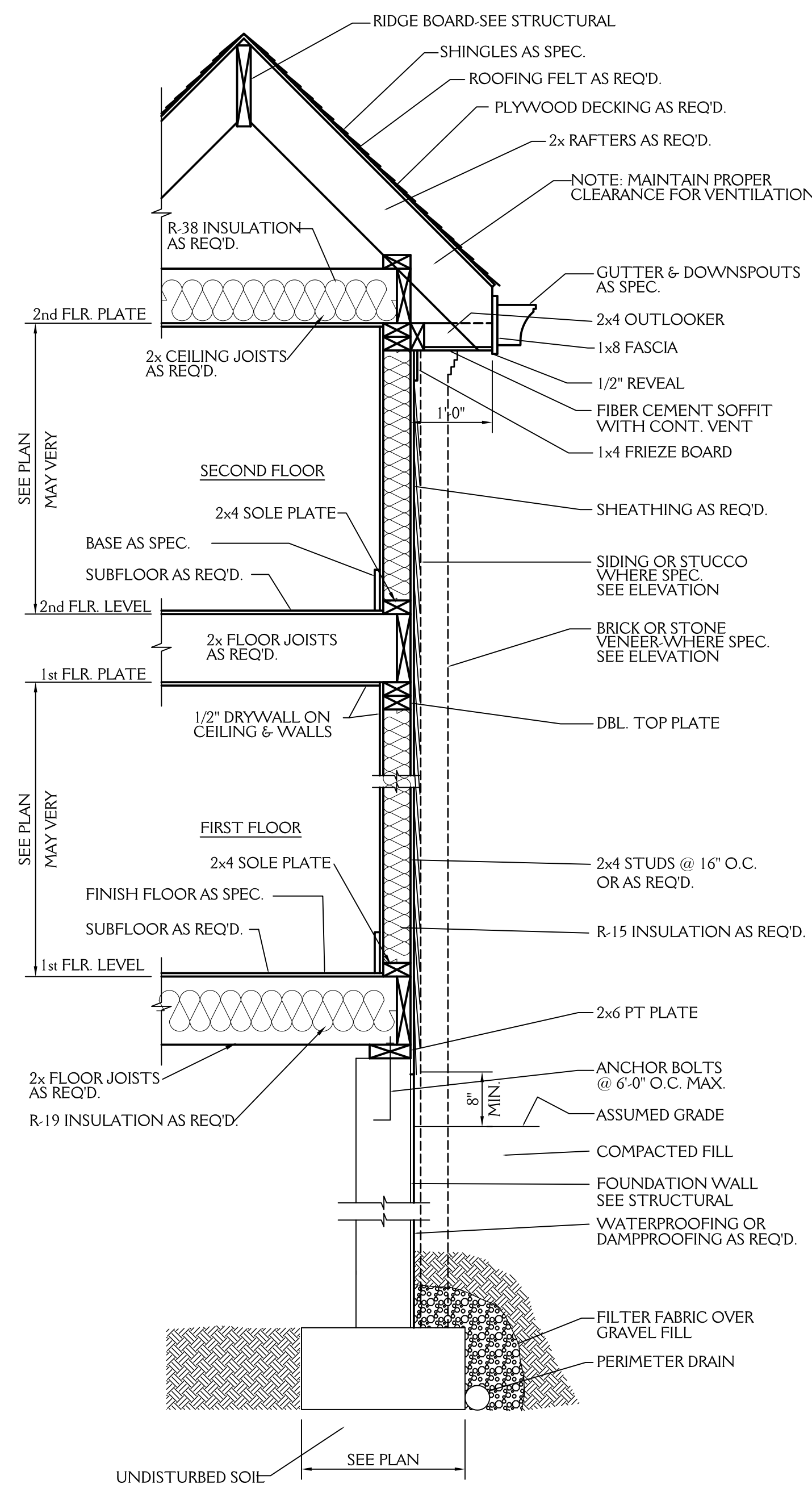
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8021 BUD MORRIS RD.

DRAWN BY: JD      DATE: 3-31-25

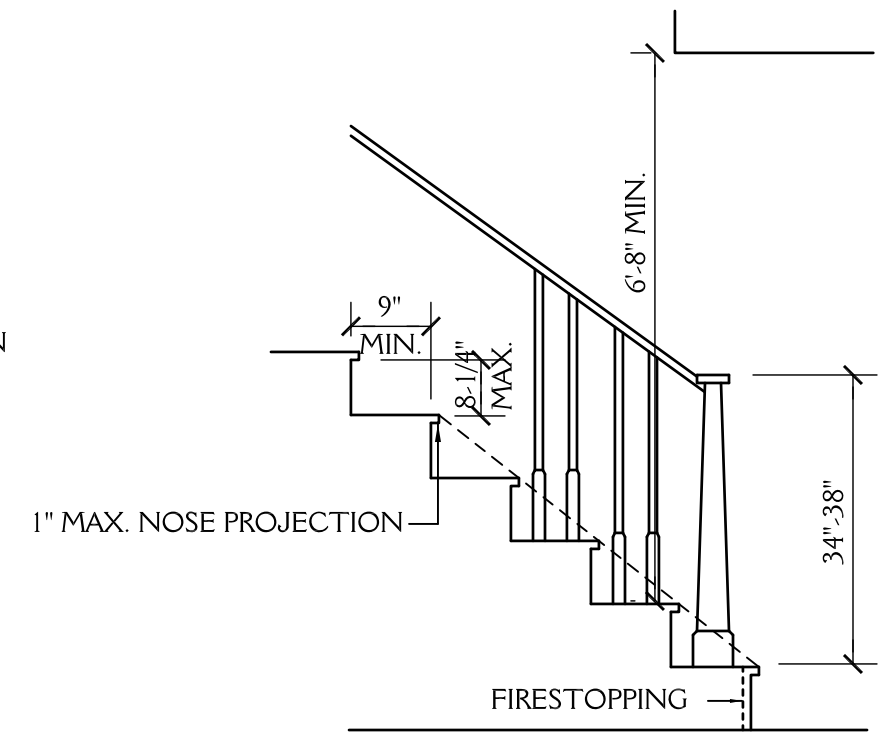
REVISIONS:

SHEET  
4  
OF 5

PROJECT NO.  
2507



**TYPICAL WALL SECTION**  
3/4" = 1'-0"



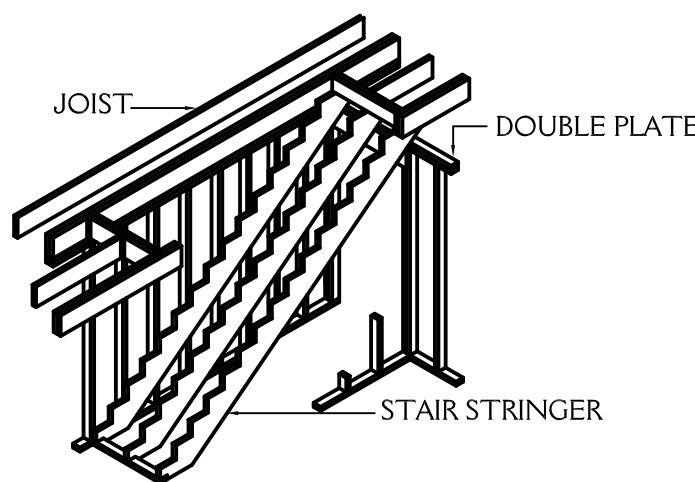
**STAIR DETAIL**  
SCALE: NTS

**ROOF VENT CALCS**

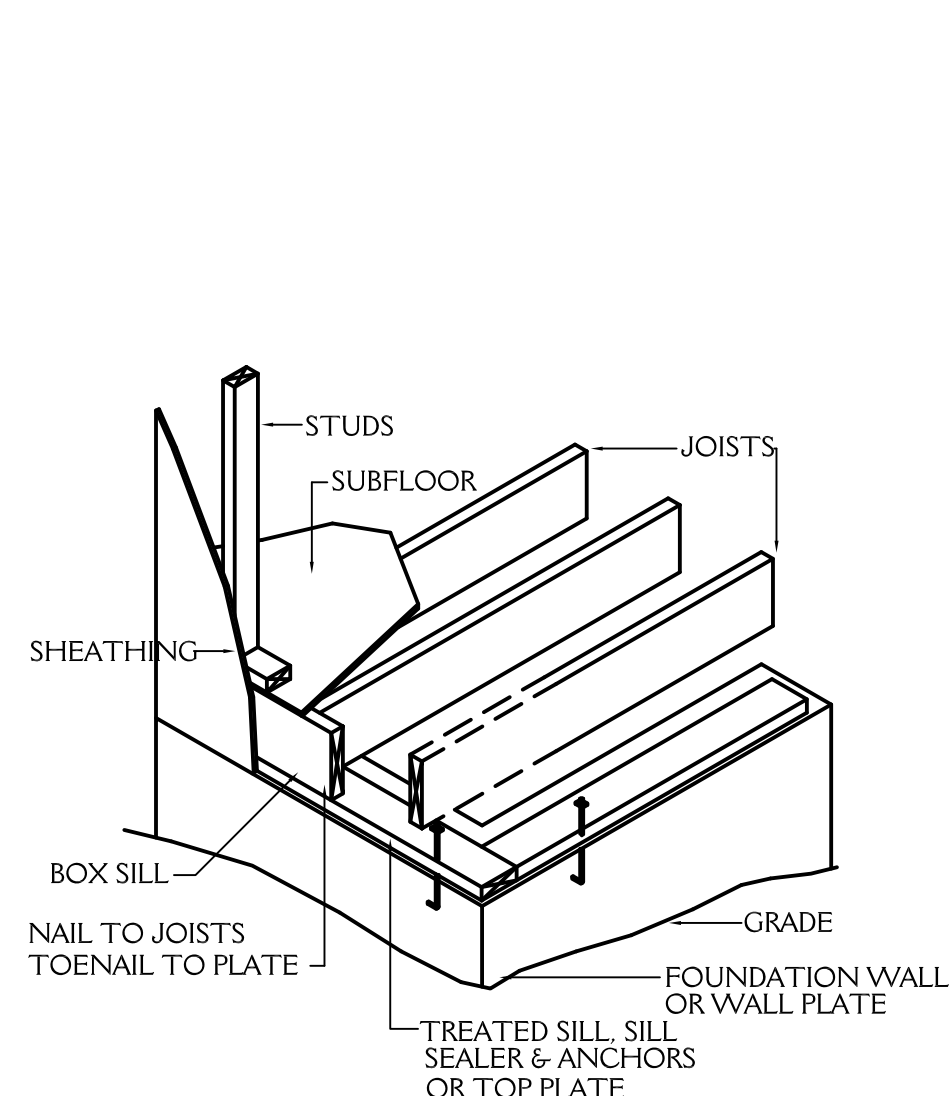
3340 SQ.FT. / 150 = 22.27 SQ.FT. REQ'D  
BUILDER TO PROVIDE APPROPRIATE  
VENTILATION AS REQUIRED BY CODE  
SEE SECTION R806 OF  
THE 2018 NC RESIDENTIAL BLDG. CODE

**FND VENT CALCS**

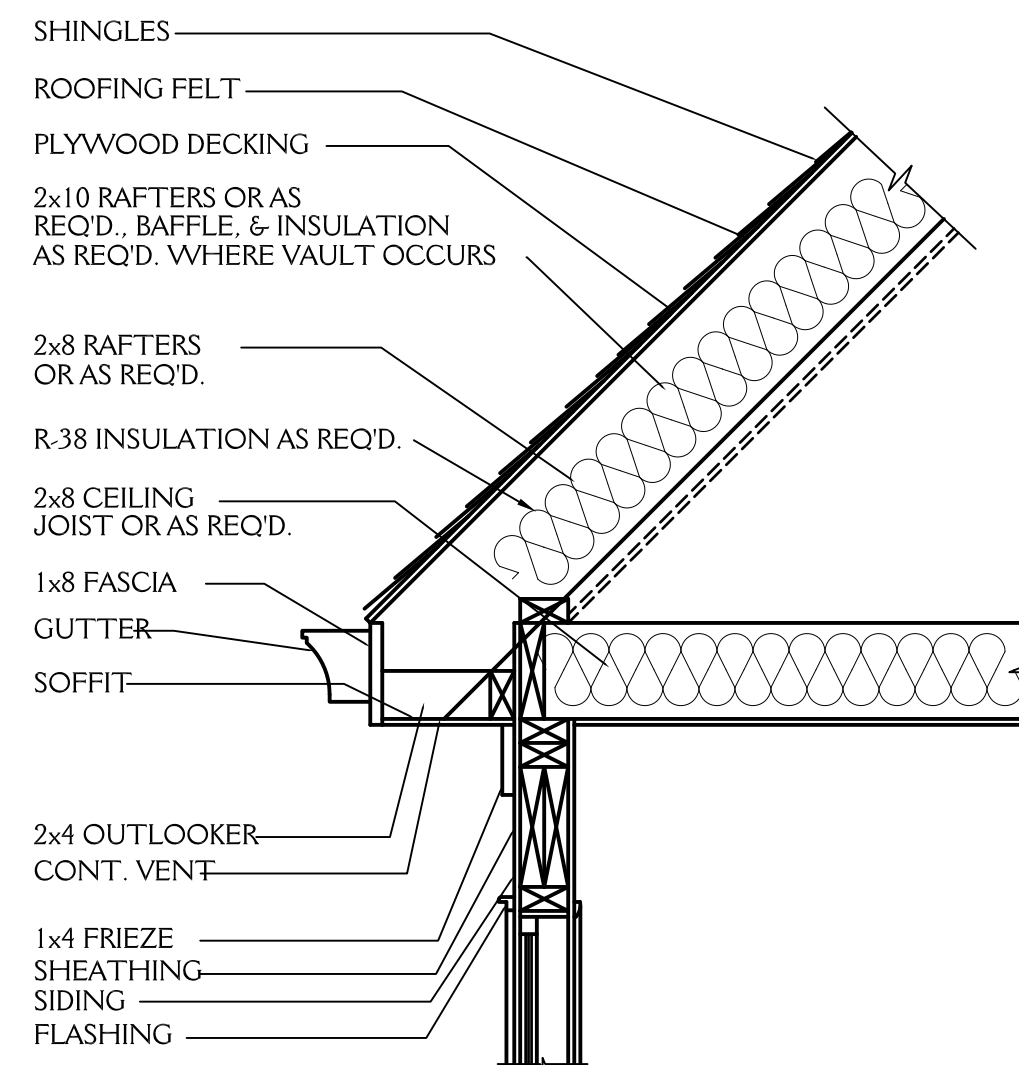
2215 SQ.FT. / 150 = 14.77 SQ.FT. REQ'D  
BUILDER TO PROVIDE APPROPRIATE  
VENTILATION AS REQUIRED BY CODE  
SEE SECTION R408 OF  
THE 2018 NC RESIDENTIAL BLDG. CODE



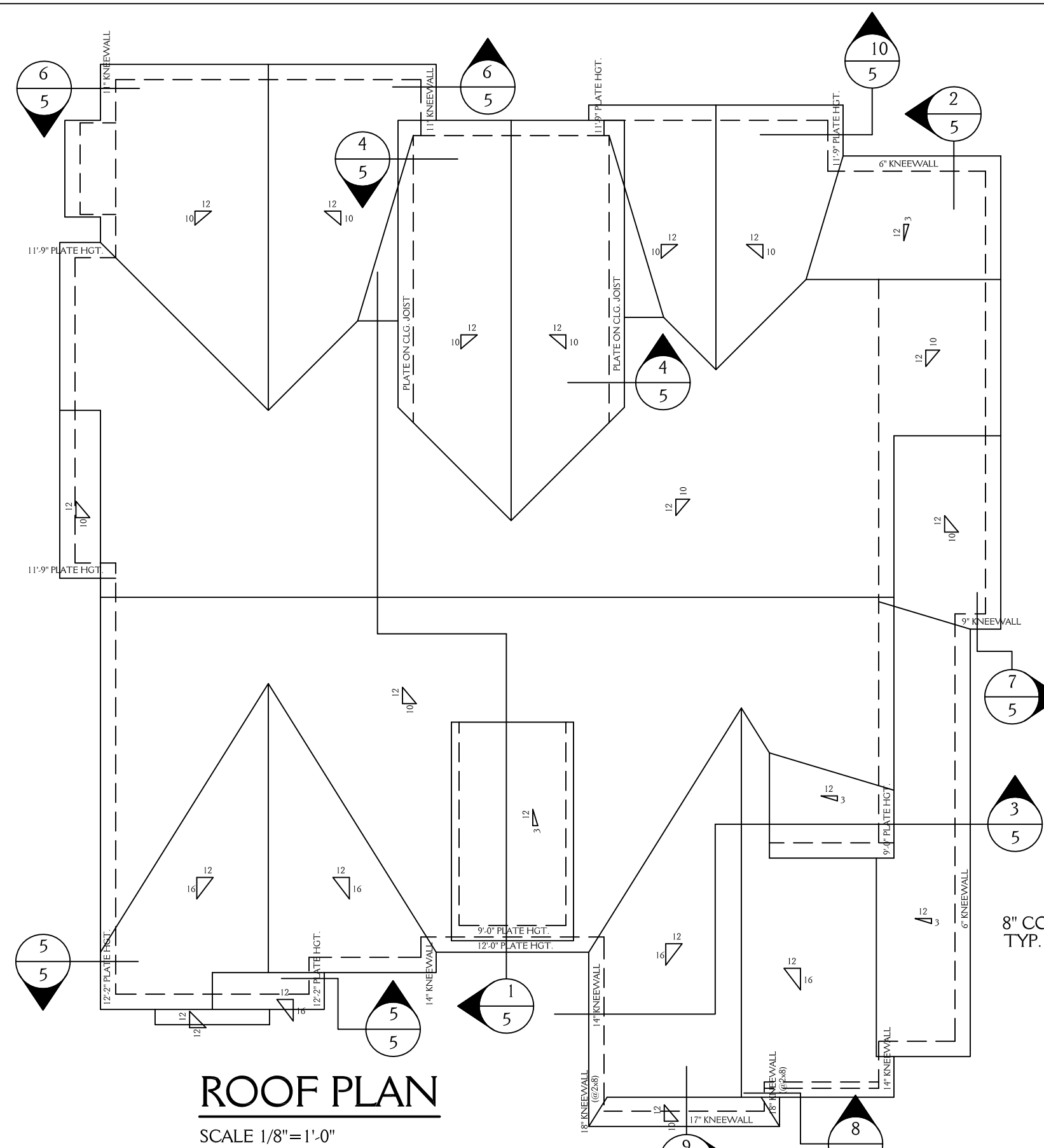
**STAIRWAY FRAMING**  
NTS



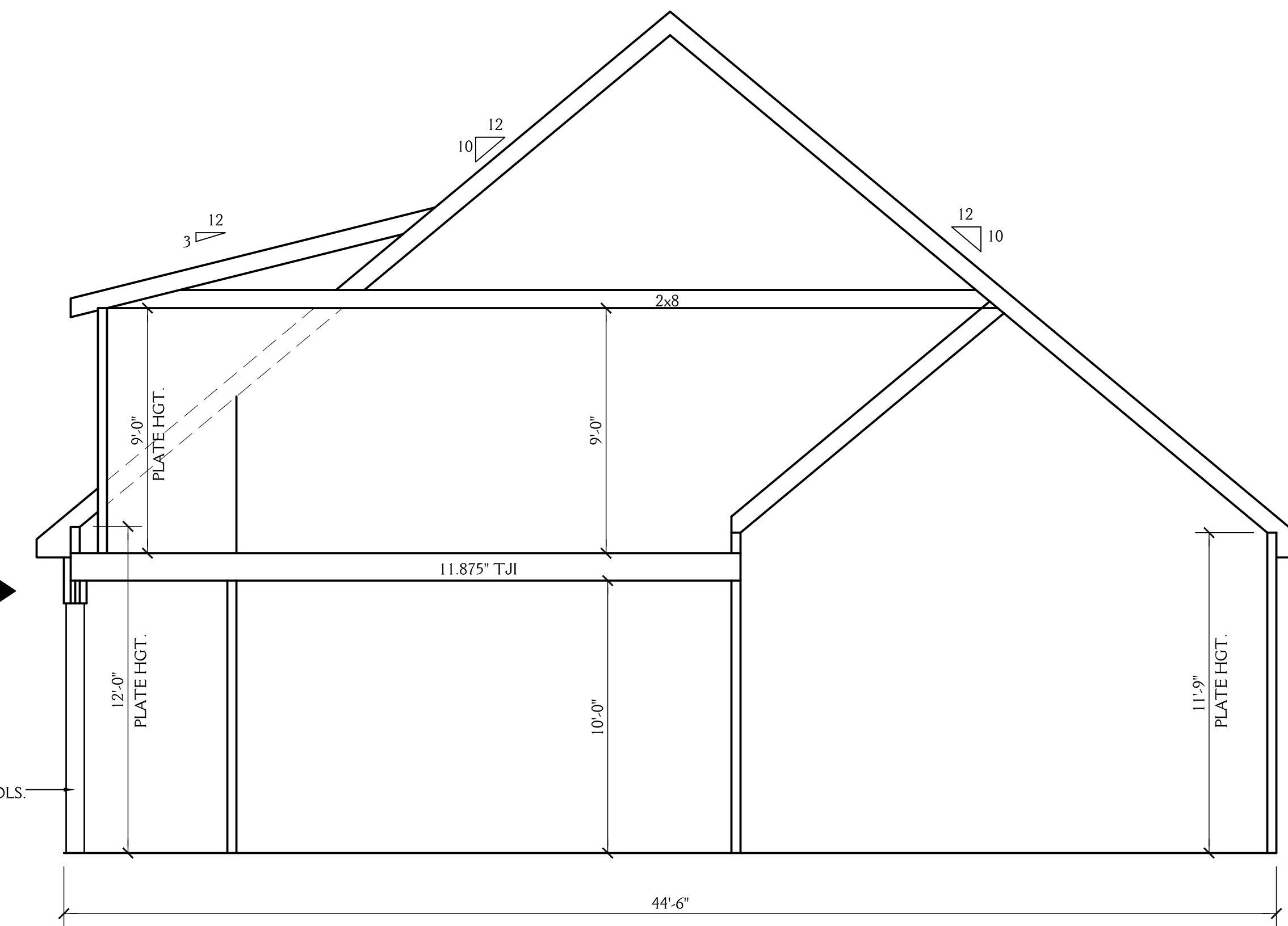
**FLOOR FRAMING**  
NTS



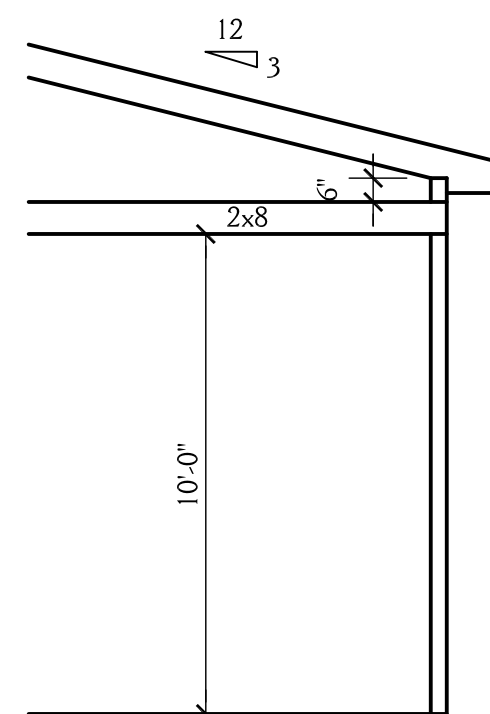
**CORNICE DETAIL**  
3/4" = 1'-0"



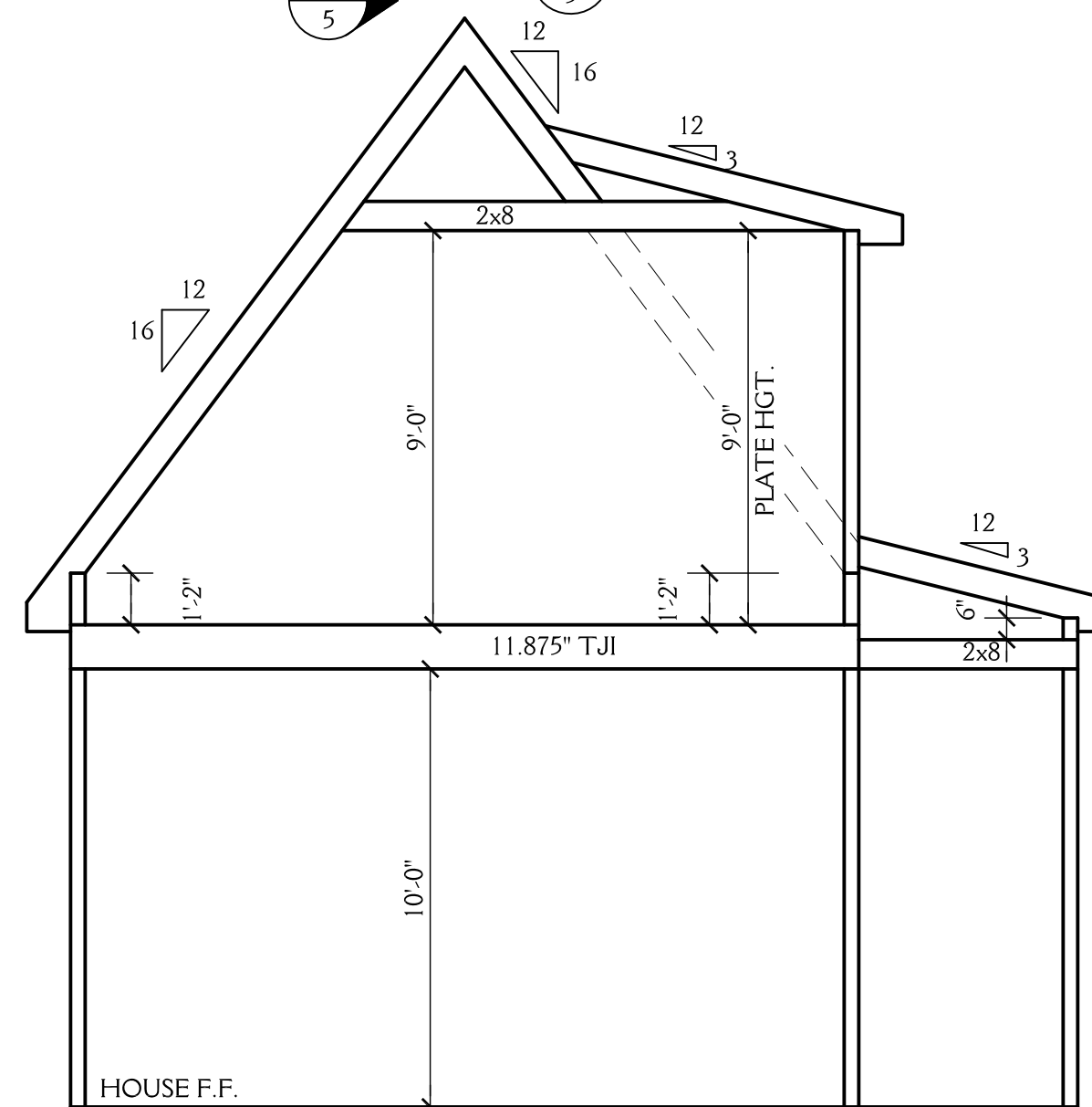
**ROOF PLAN**  
SCALE 1/8" = 1'-0"



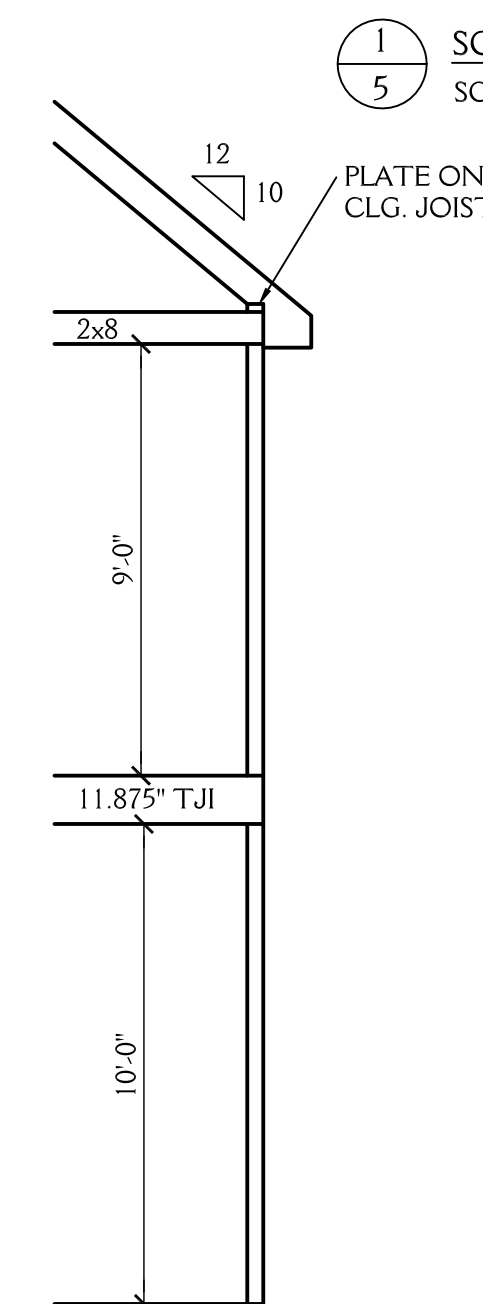
**SCHEMATIC SECTION**  
SCALE 1/4" = 1'-0"



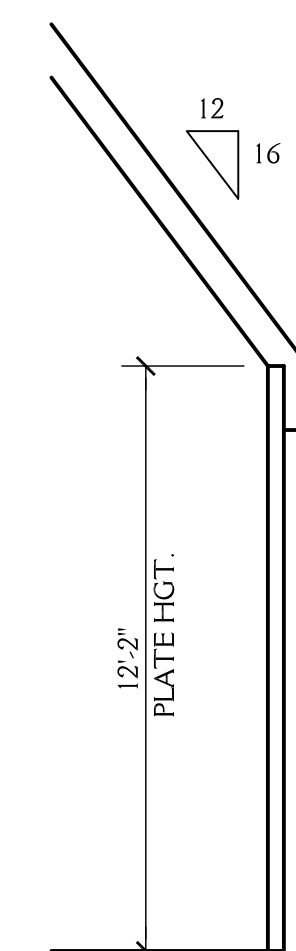
**SCHEMATIC SECTION**  
SCALE 1/4" = 1'-0"



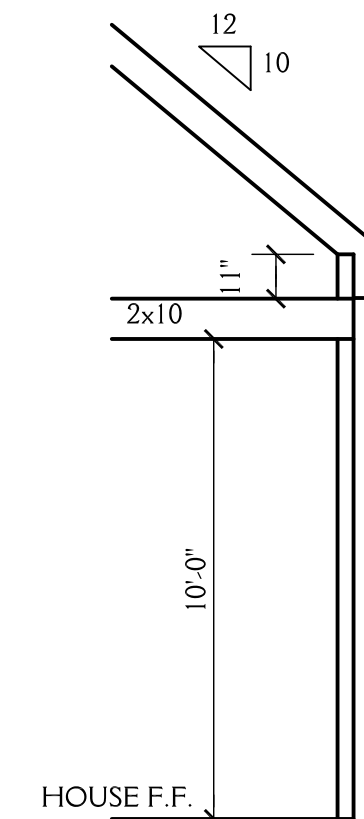
**SCHEMATIC SECTION**  
SCALE 1/4" = 1'-0"



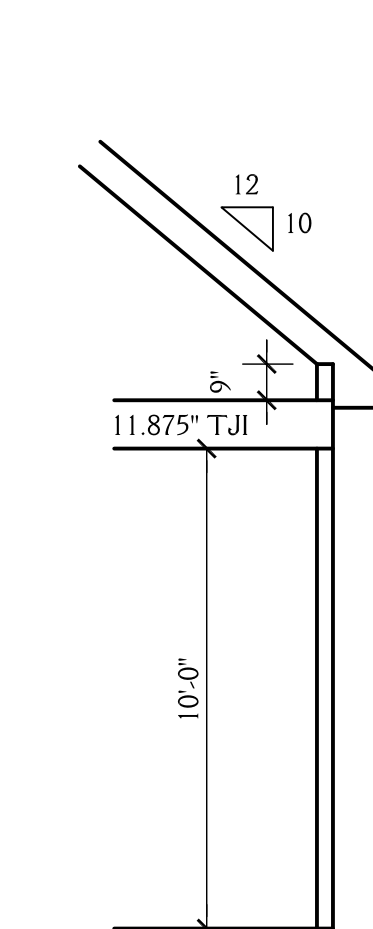
**SCHEMATIC SECTION**  
SCALE 1/4" = 1'-0"



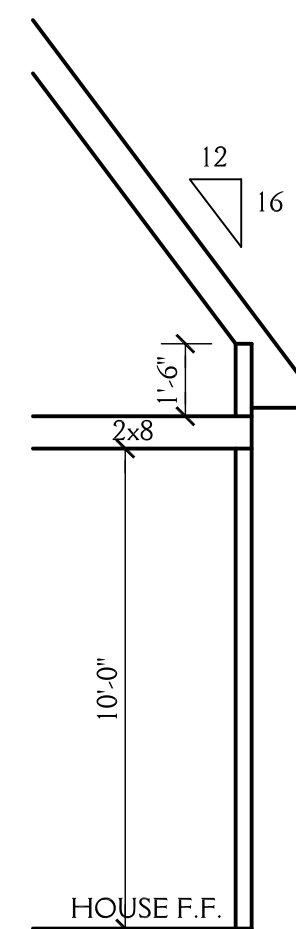
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SCALE 1/4" = 1'-0"



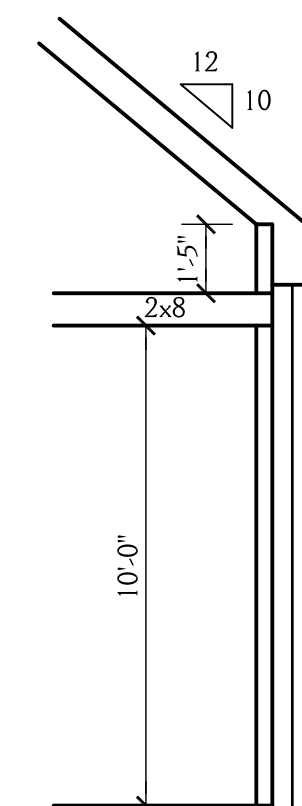
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SCALE 1/4" = 1'-0"



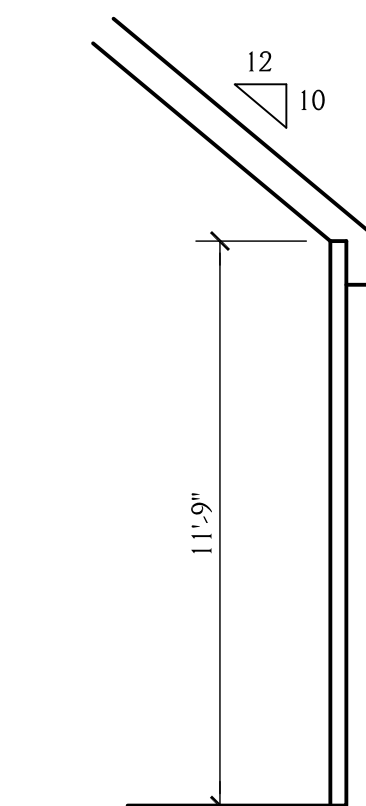
**SCHEMATIC SECTION**  
SCALE 1/4" = 1'-0"



**SCHEMATIC SECTION**  
SCALE 1/4" = 1'-0"



**SCHEMATIC SECTION**  
SCALE 1/4" = 1'-0"



**SCHEMATIC SECTION**  
SCALE 1/4" = 1'-0"

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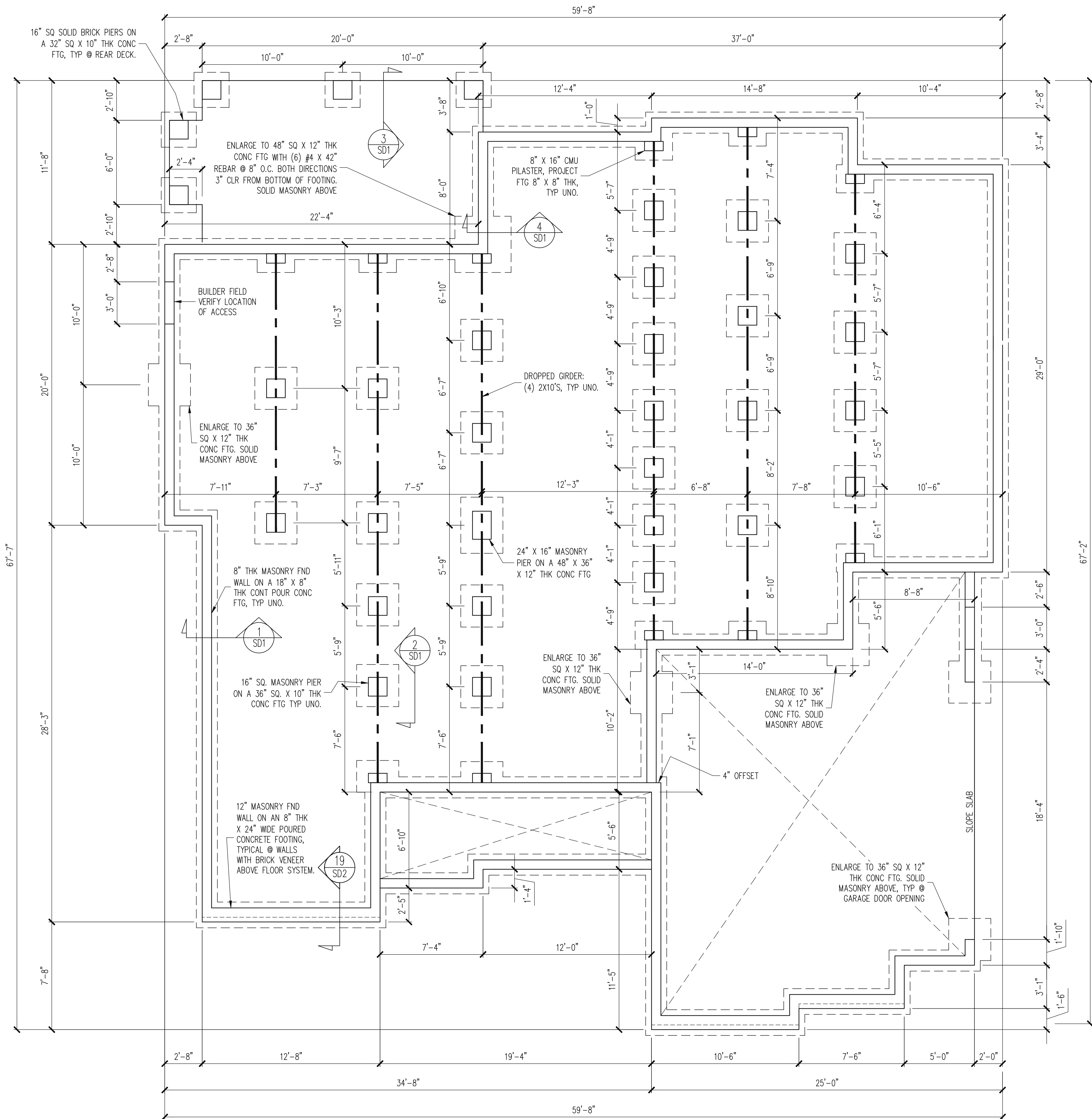
J&W CUSTOM HOMES  
8021 BUD MORRIS RD.

DRAWN BY: JD    DATE: 3-31-25

REVISIONS:

SHEET  
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OF 5

PROJECT NO.  
2507



CONSTRUCTION SPECIFICATIONS

INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

NOTES:

- HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION. REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.
- BUILDER TO FIELD LOCATE CRAWLSPACE ACCESS OPENING WITH MINIMUM DIMENSIONS OF 18X24. DO NOT LOCATE ACCESS OPENING BELOW POINT LOADS FROM ABOVE WITHOUT ENGINEER APPROVAL.

FOUNDATION PLAN

1/4" = 1'-0"

Engineering

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License No. C3870

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Phone (919) 844-1661

ASSOCIATES, P.A.

Seal

Professional Engineer

State of North Carolina

License No. 035020

Ralph J. Tech

J&W CUSTOM HOMES

STRUCTURAL ADDENDUM

SCOPE: 8021 BUD MORRIS RD

LOC:

ENG: RJS

DATE: 03/18/2025

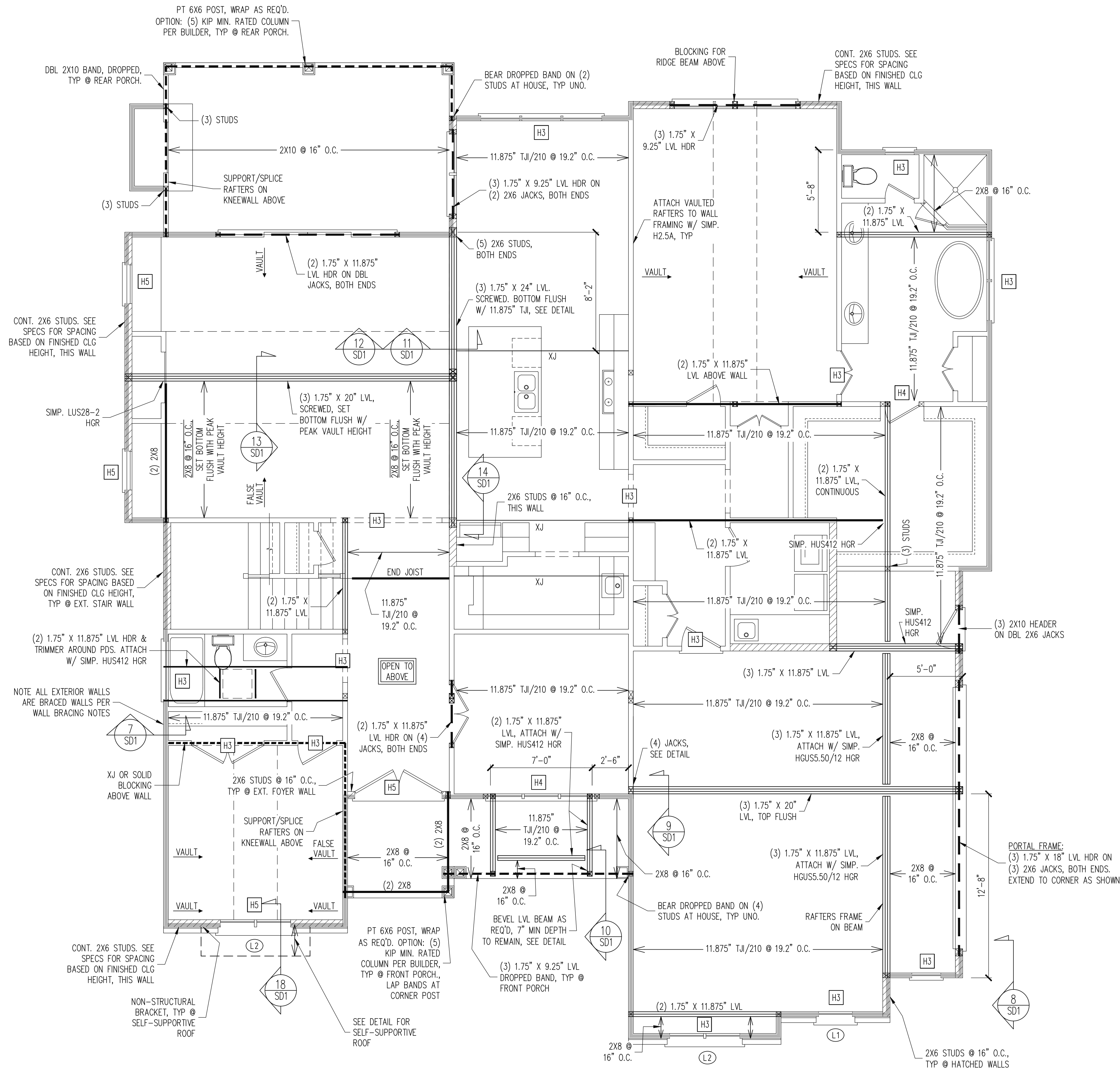
PROJECT NO. 25-17-006

SHEET NO. S1

1 of 7



|           |
|-----------|
| SHEET NO. |
| S2        |
| 2 of 7    |



| LINTEL SCHEDULE |                                                                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| L1              | L 3 1/2 X 3 1/2 X 1/4                                                                                                                                      |
| L2              | L 5 X 3 1/2 X 5/16                                                                                                                                         |
| L3              | L 6 X 4 X 5/16 ATTACHED TO HEADER<br>(2)- 1/2" DIA. X 3" LONG LAG SCREWS<br>AT 16" O.C. (ONE LAG SCREW @ 16" O.C.<br>PERMITTED FOR 5' OR LESS BRICK ABOVE) |
| L4              | 16 GAUGE FLEX LINTEL PER BUILDER                                                                                                                           |

| HEADER SCHEDULE |                                      |
|-----------------|--------------------------------------|
| H1              | SINGLE 2X4 TURNED FLAT (A)           |
| H2              | (2) 2X4'S ON SINGLE JACKS (B)        |
| H3              | (2) 2X10'S ON SINGLE JACKS (C)       |
| H4              | (2) 1.75" X 9.25" LVL'S ON DBL JACKS |
| H5              | (3) 2X10'S ON SINGLE JACKS           |

|     |                                                                              |
|-----|------------------------------------------------------------------------------|
| (A) | TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.     |
| (B) | TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX. |
| (C) | TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.                     |

NOTES:  
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

| WALL BRACING                                                                                                                                                                                                                              |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| SHADED WALLS:                                                                                                                                                                                                                             |  |
| ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.                                                          |  |
| WSP - ONE SIDE OF INTERIOR WALL OR INSIDE OF EXTERIOR WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.                                    |  |
| GB - INTERIOR BRACED WALL. 1/2" GB SECURED PER TABLE R602.10.2 OF THE 2018 NCRBC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS (BUILDER PERMITTED TO SUBSTITUTE "WSP" FOR ANY "GB" WALL) |  |

NOTES:  
PROVIDED CONTINUOUS SHEATHING = 280' MIN.

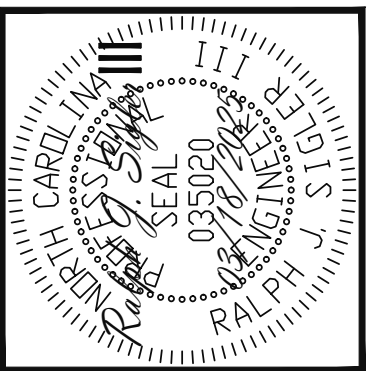
  

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

## 1ST FLOOR FRAMING PLAN

WALLS AND CEILING  
1/4" = 1'-0"

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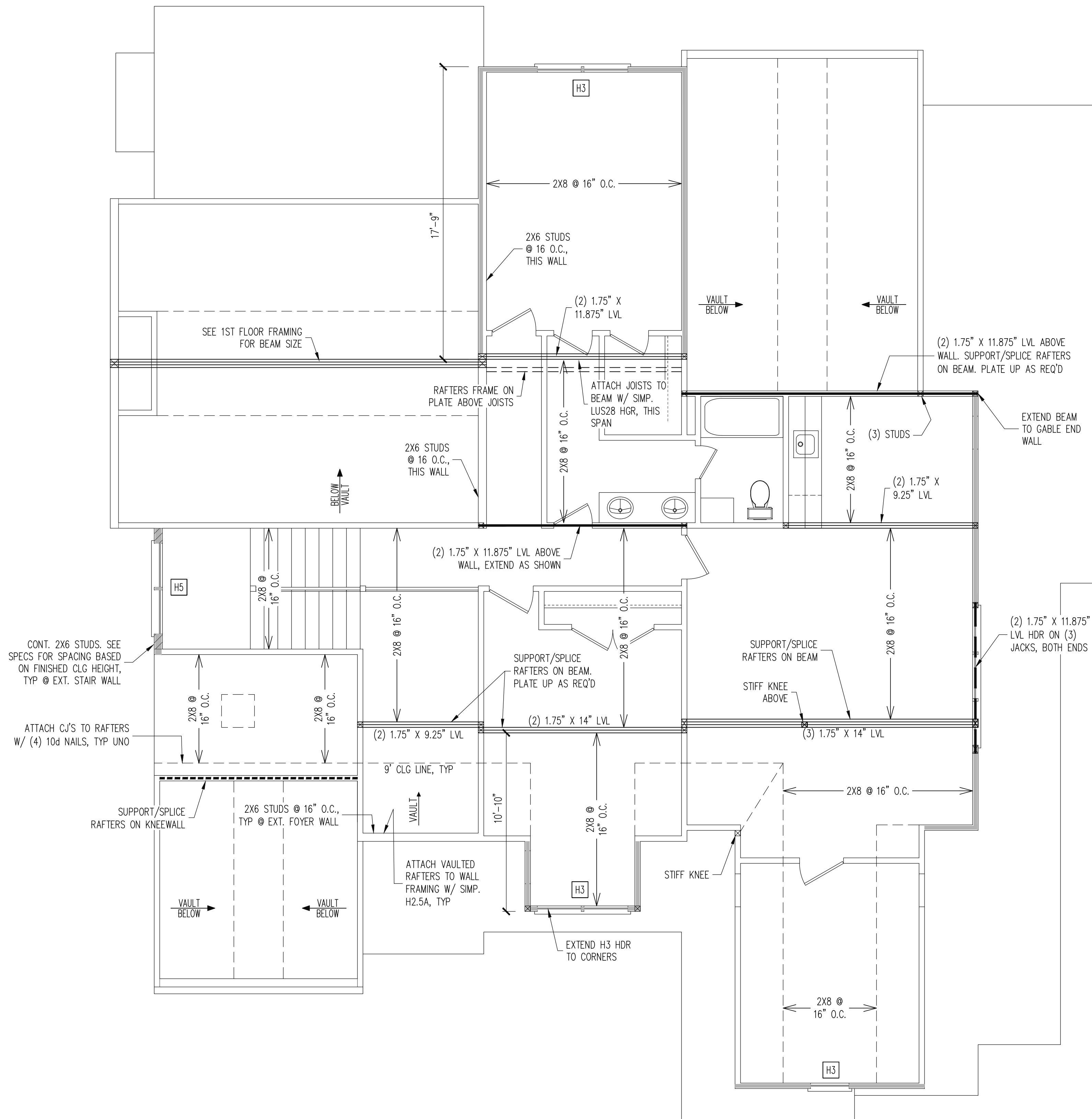
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Phone (919) 844-1661  
**Engineering Tech Associates, P.A.**

|                             |                    |
|-----------------------------|--------------------|
| <b>J&amp;W CUSTOM HOMES</b> |                    |
| <b>STRUCTURAL ADDENDUM</b>  |                    |
| <b>SCOPE:</b>               | 8021 BUD MORRIS RD |
| <b>LOC:</b>                 |                    |

**ENG:** RJS  
**DATE:** 03/18/2025

**PROJECT NO.**  
25-17-006

**SHEET NO.**  
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3 of 7



| HEADER SCHEDULE                                                        |                                                                              |
|------------------------------------------------------------------------|------------------------------------------------------------------------------|
| H1                                                                     | SINGLE 2X4 TURNED FLAT (A)                                                   |
| H2                                                                     | (2) 2X4'S ON SINGLE JACKS (B)                                                |
| H3                                                                     | (2) 2X10'S ON SINGLE JACKS (C)                                               |
| H4                                                                     | (2) 1.75" X 9.25" LVL'S ON DBL JACKS                                         |
| ----- WALL BRACING -----                                               |                                                                              |
| (A)                                                                    | TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.     |
| (B)                                                                    | TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX. |
| (C)                                                                    | TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.                     |
| NOTES:<br>-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED. |                                                                              |

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

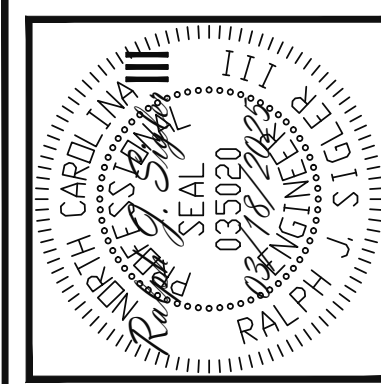
NOTES:  
PROVIDED CONTINUOUS SHEATHING = 111' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

## 2ND FLOOR FRAMING PLAN

WALLS AND CEILING  
1/4" = 1'-0"

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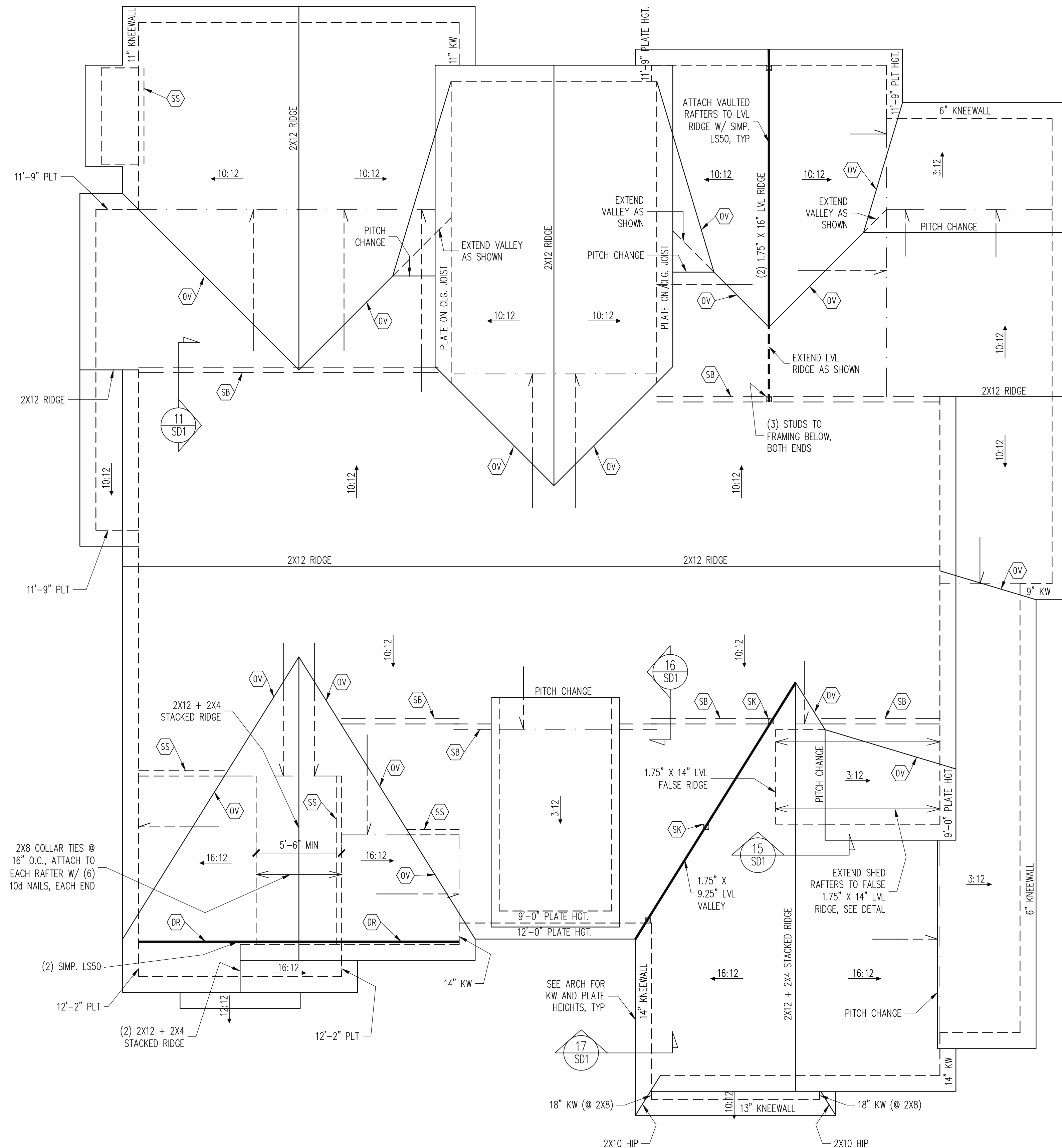
|                     |                    |
|---------------------|--------------------|
| J&W CUSTOM HOMES    |                    |
| STRUCTURAL ADDENDUM |                    |
| SCOPE:              | 8021 BUD MORRIS RD |
| LOC:                |                    |

ENG: RJS  
DATE: 03/18/2025

PROJECT NO.  
25-17-006

SHEET NO.  
S4

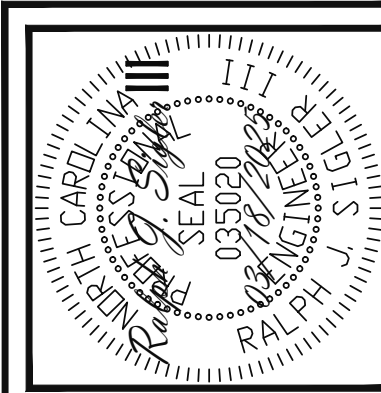
4 of 7



| FRAMING NOTES                                                                                          |                                          |
|--------------------------------------------------------------------------------------------------------|------------------------------------------|
| ROOF ONLY                                                                                              |                                          |
| -COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.                                                              |                                          |
| -COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.                                                   |                                          |
| -VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HTS WITH ARCHITECTURAL DRAWINGS, TYPICAL. |                                          |
| FRAMING SCHEDULE                                                                                       |                                          |
| ROOF ONLY                                                                                              |                                          |
| OV                                                                                                     | OVERFRAME VALLEY ( 2X10 SLEEPER )        |
| SB                                                                                                     | SUPPORT/SPLICE RAFTERS ON BEAM BELOW     |
| SK                                                                                                     | DBL 2X4 STIFF KNEE                       |
| SS                                                                                                     | SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW |
| DR                                                                                                     | DOUBLE RAFTER                            |

ROOF FRAMING PLAN  
1/4" = 1'-0"

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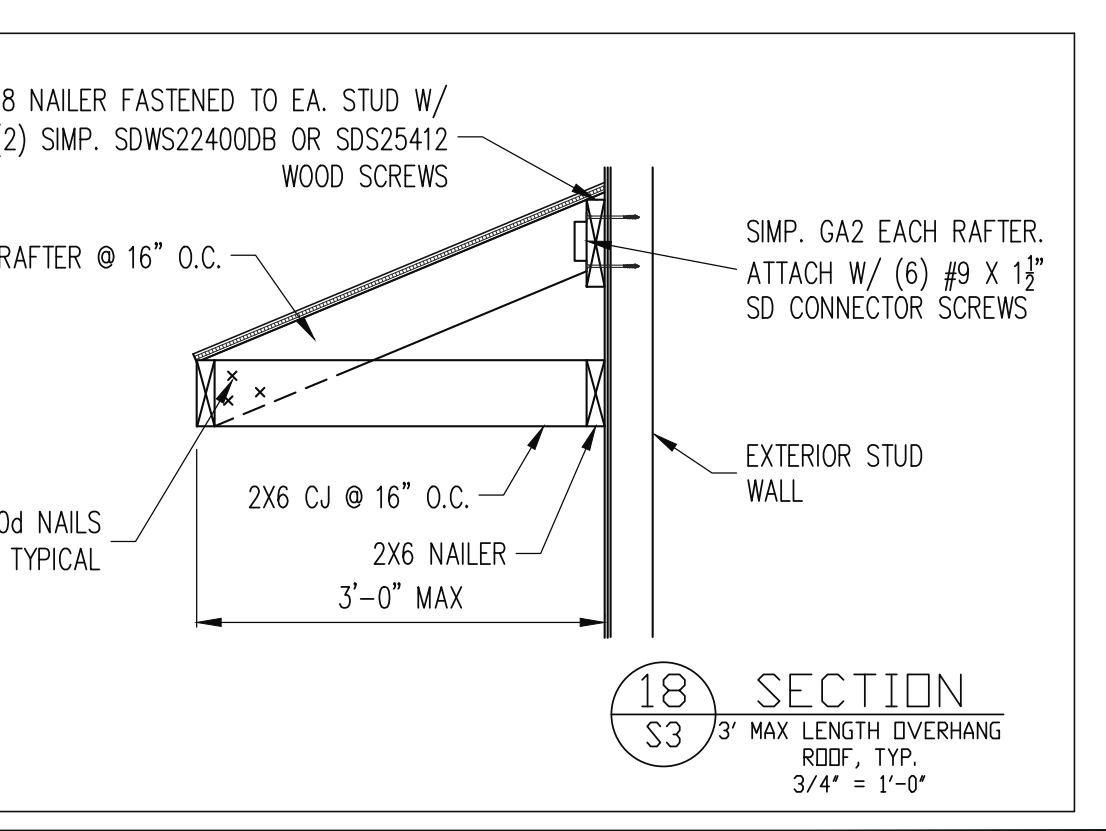
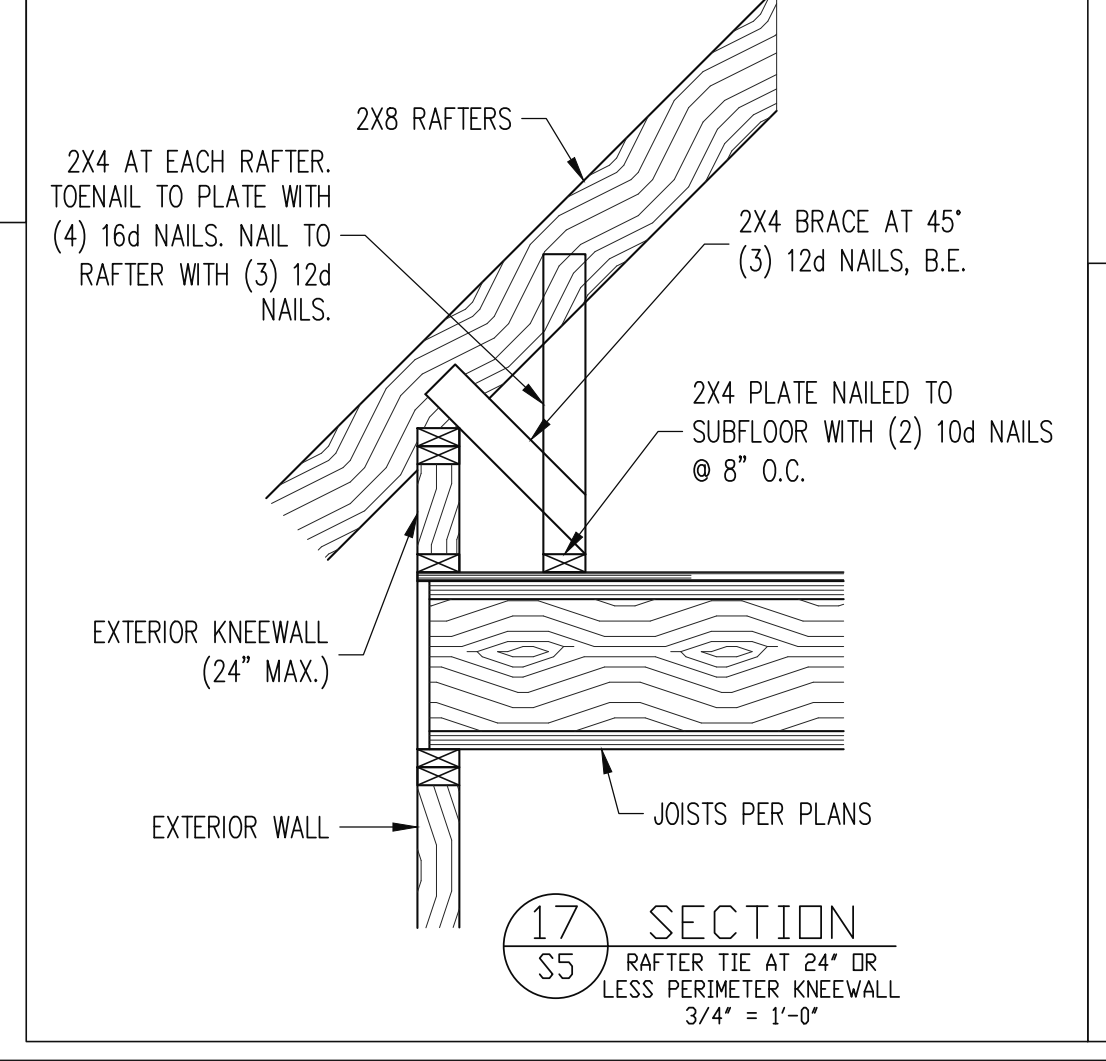
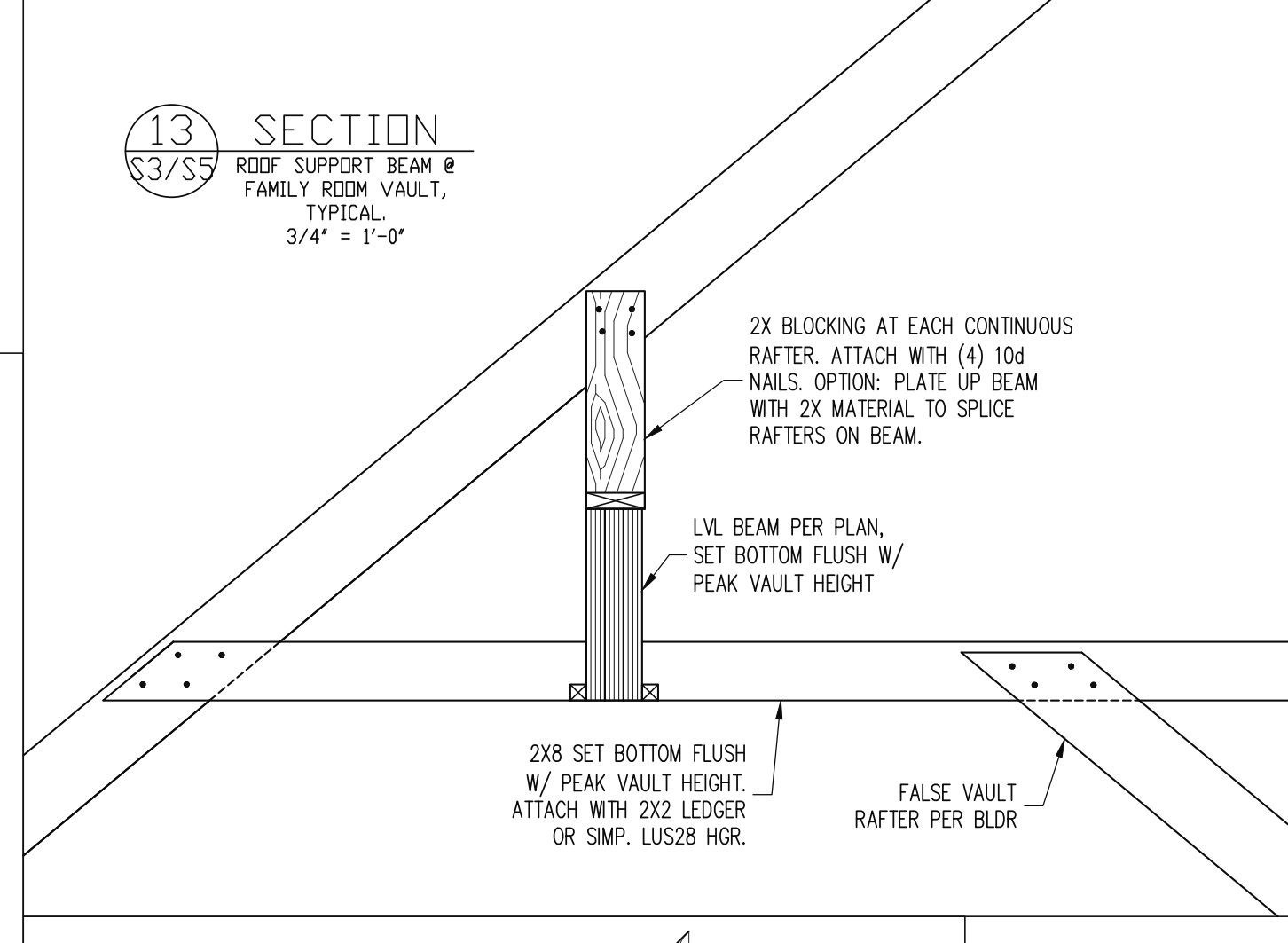
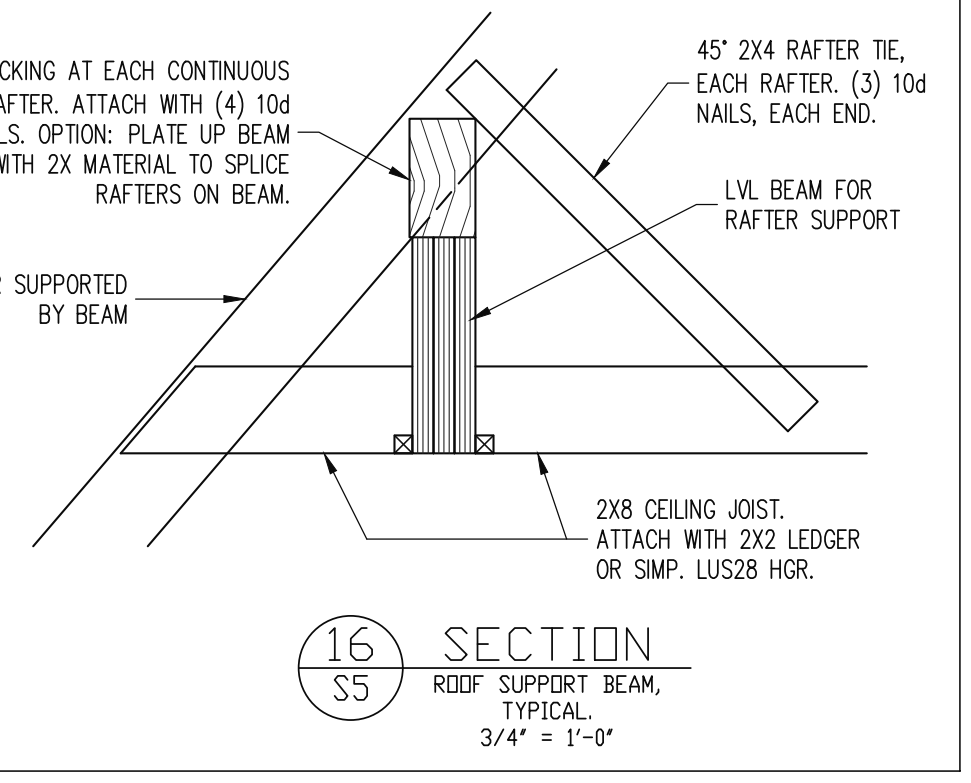
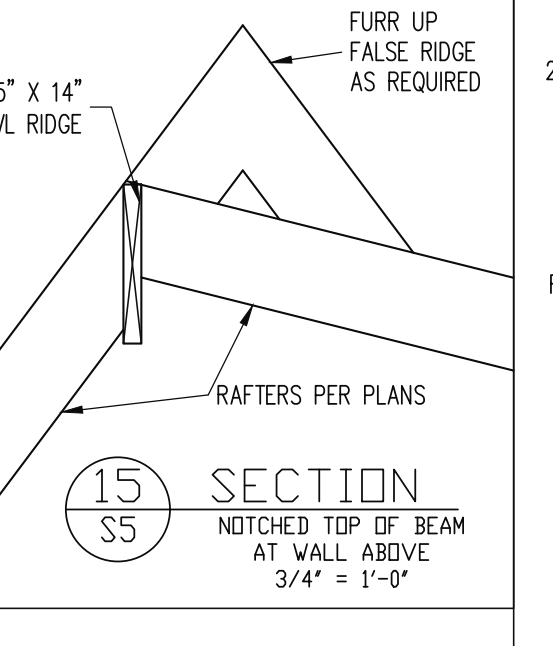
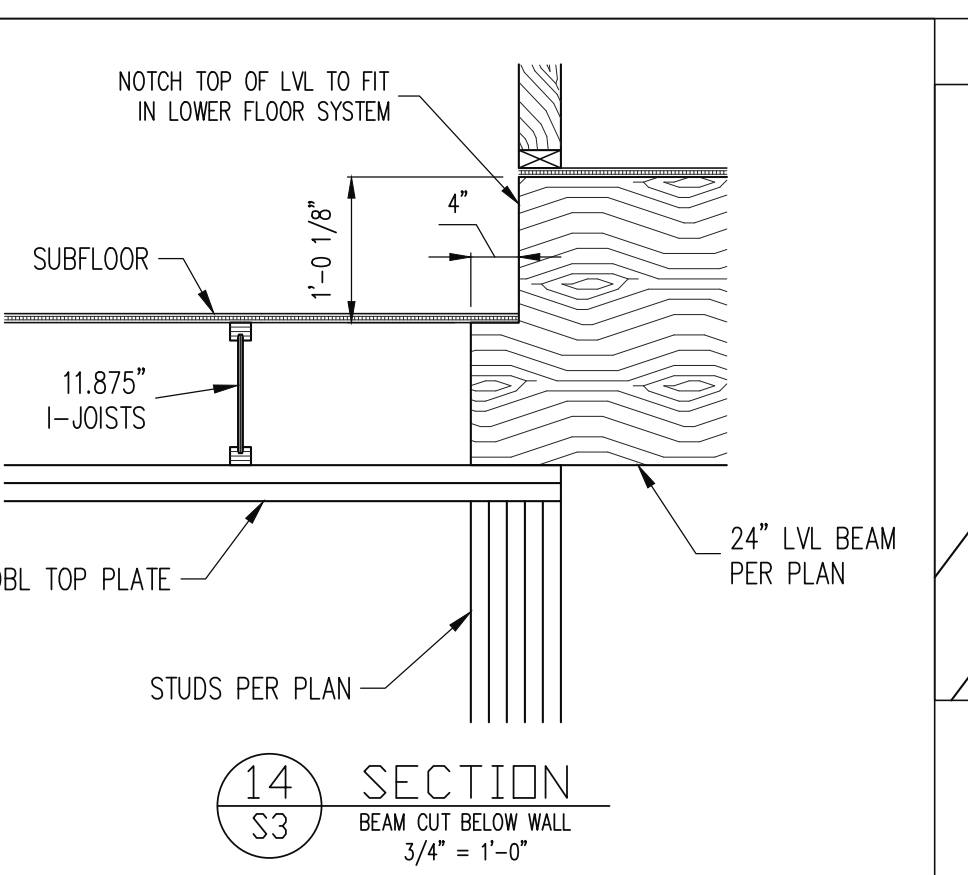
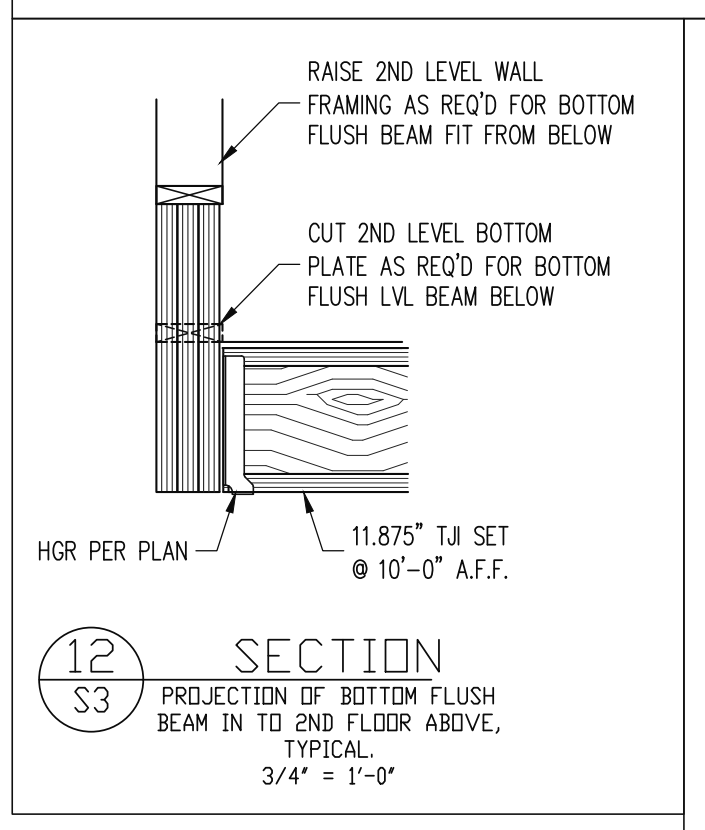
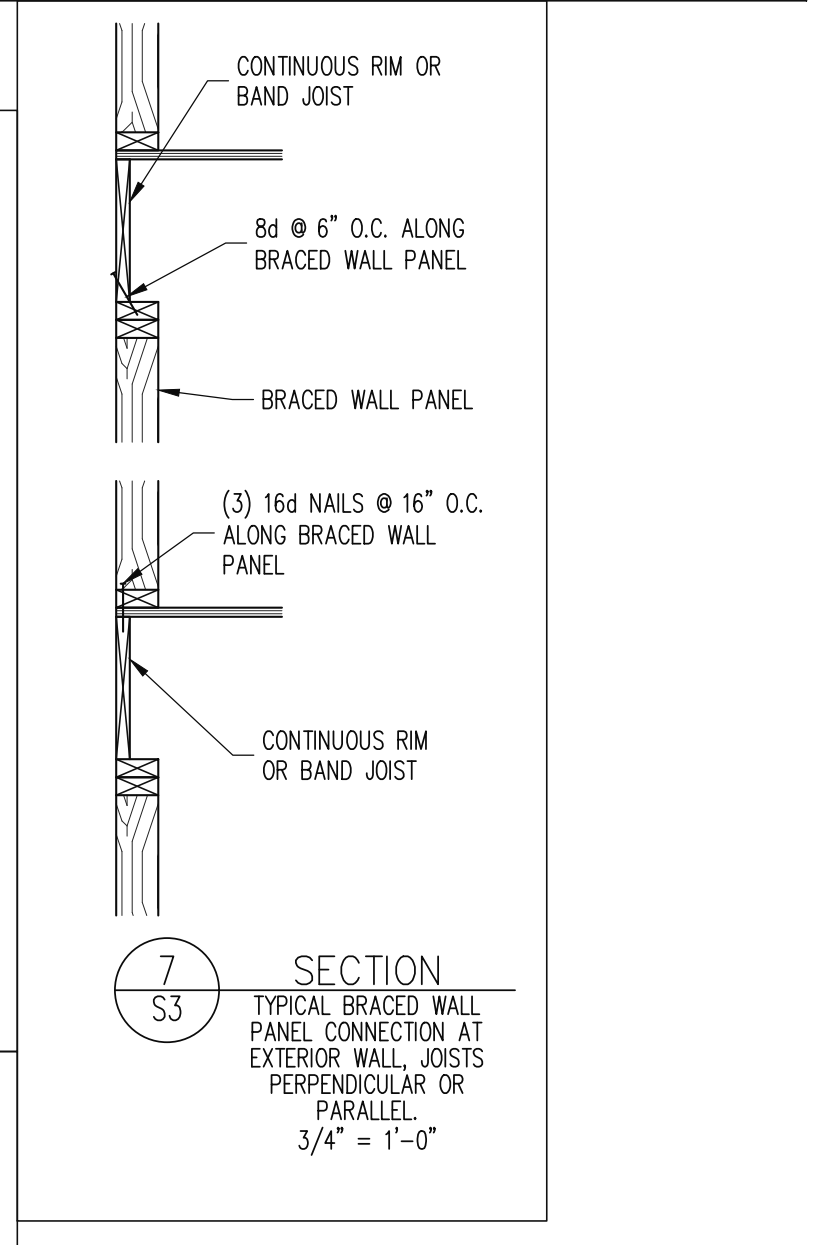
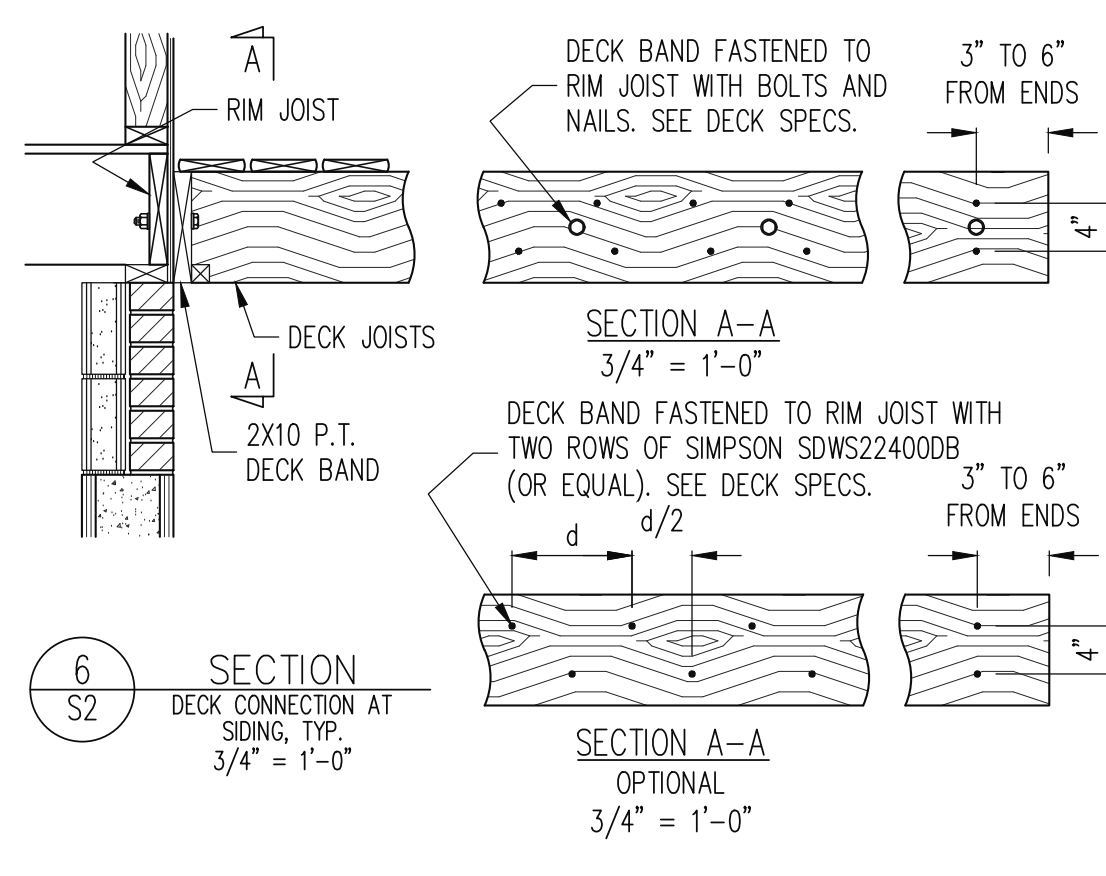
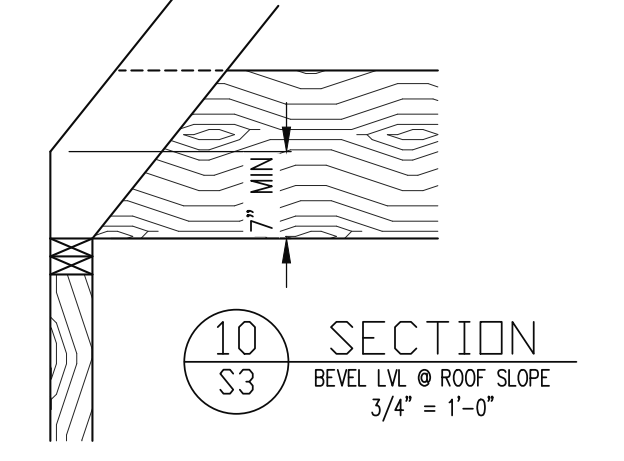
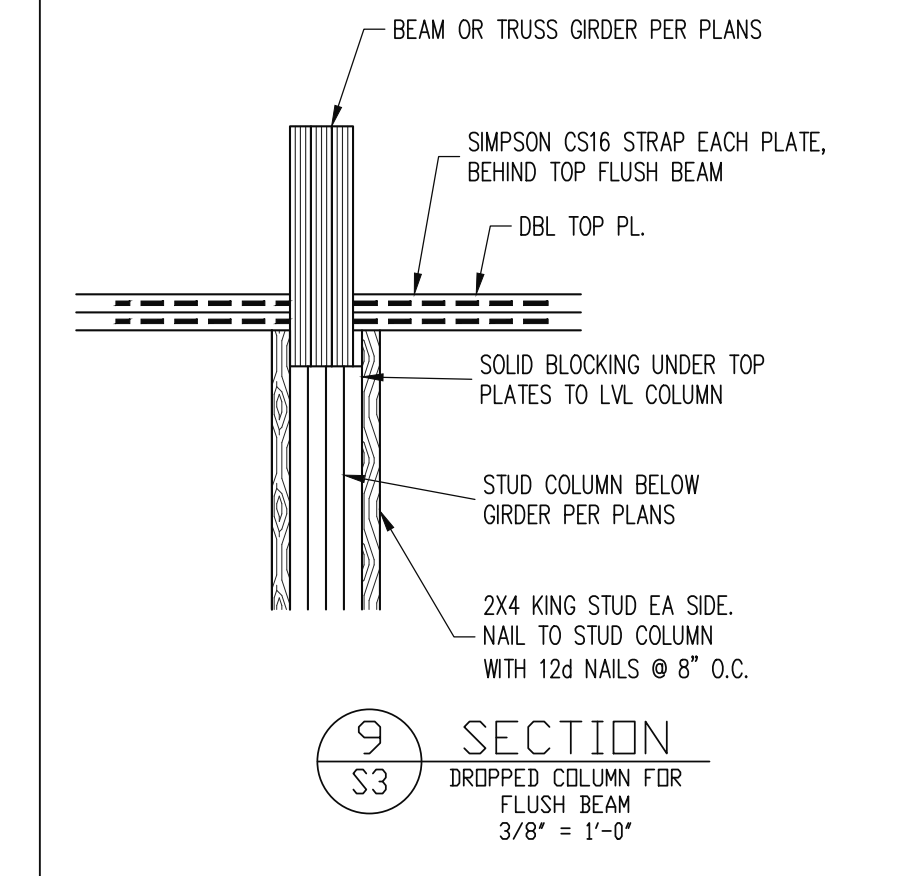
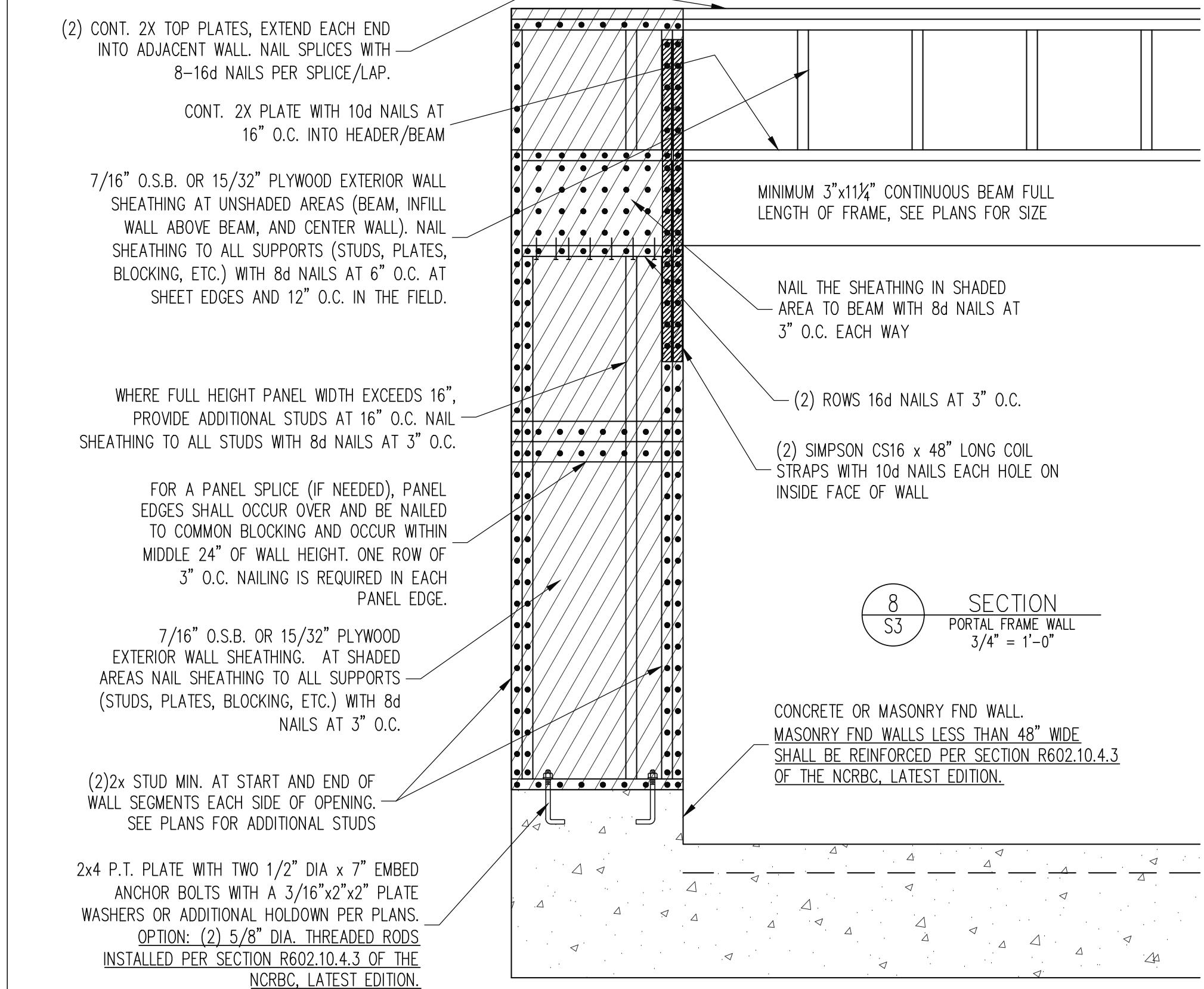
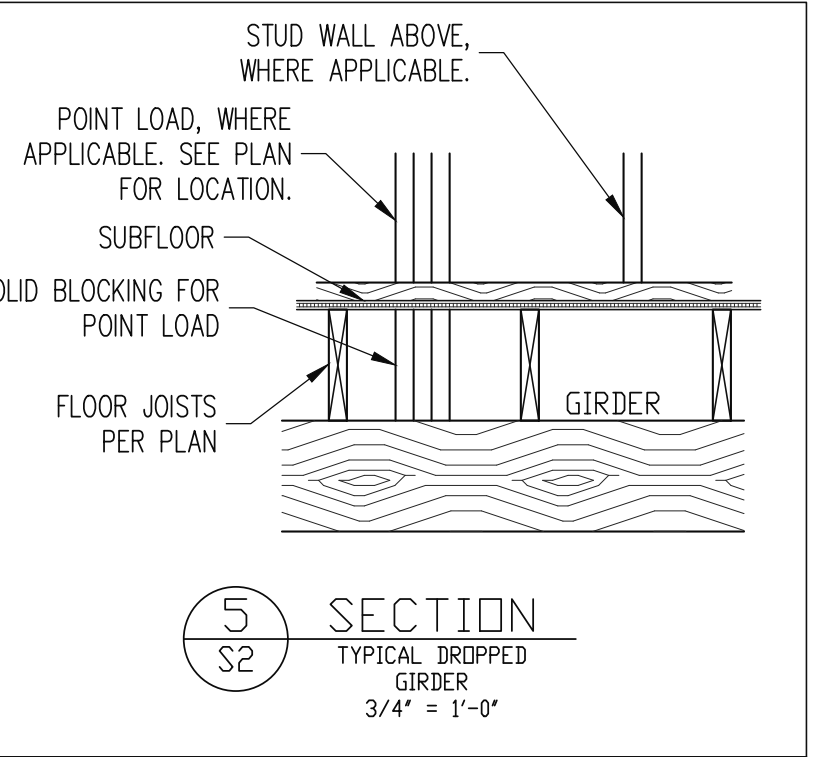
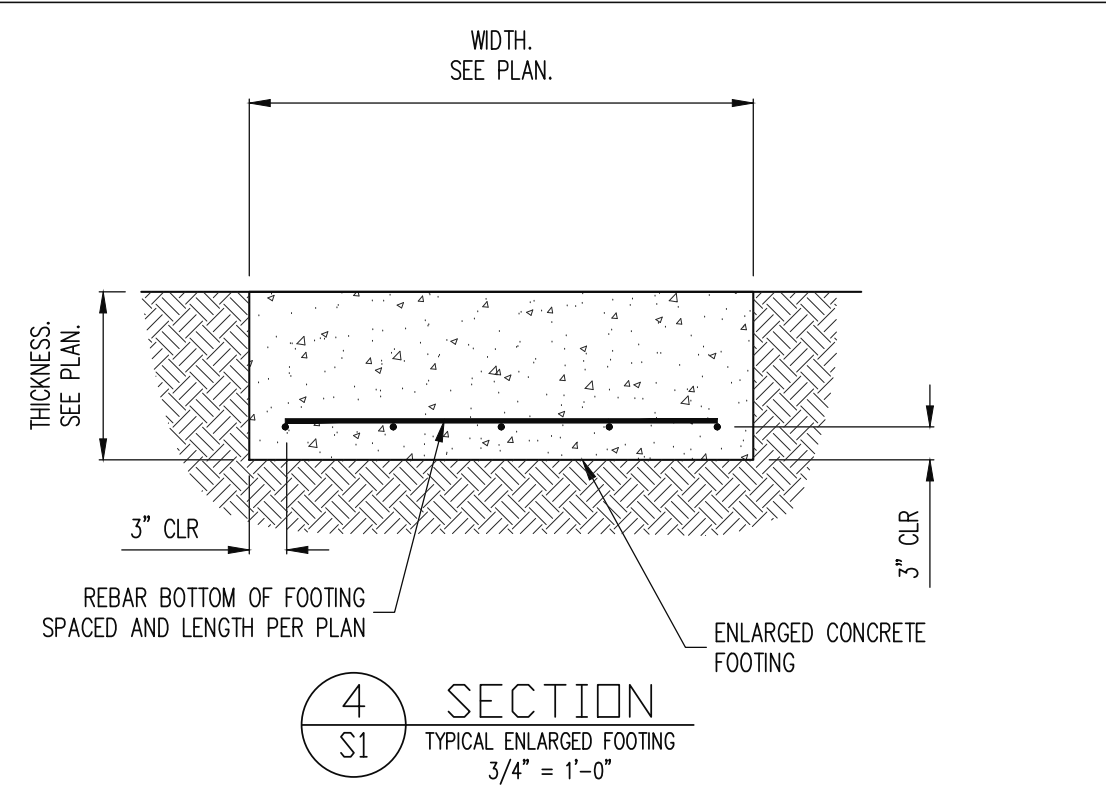
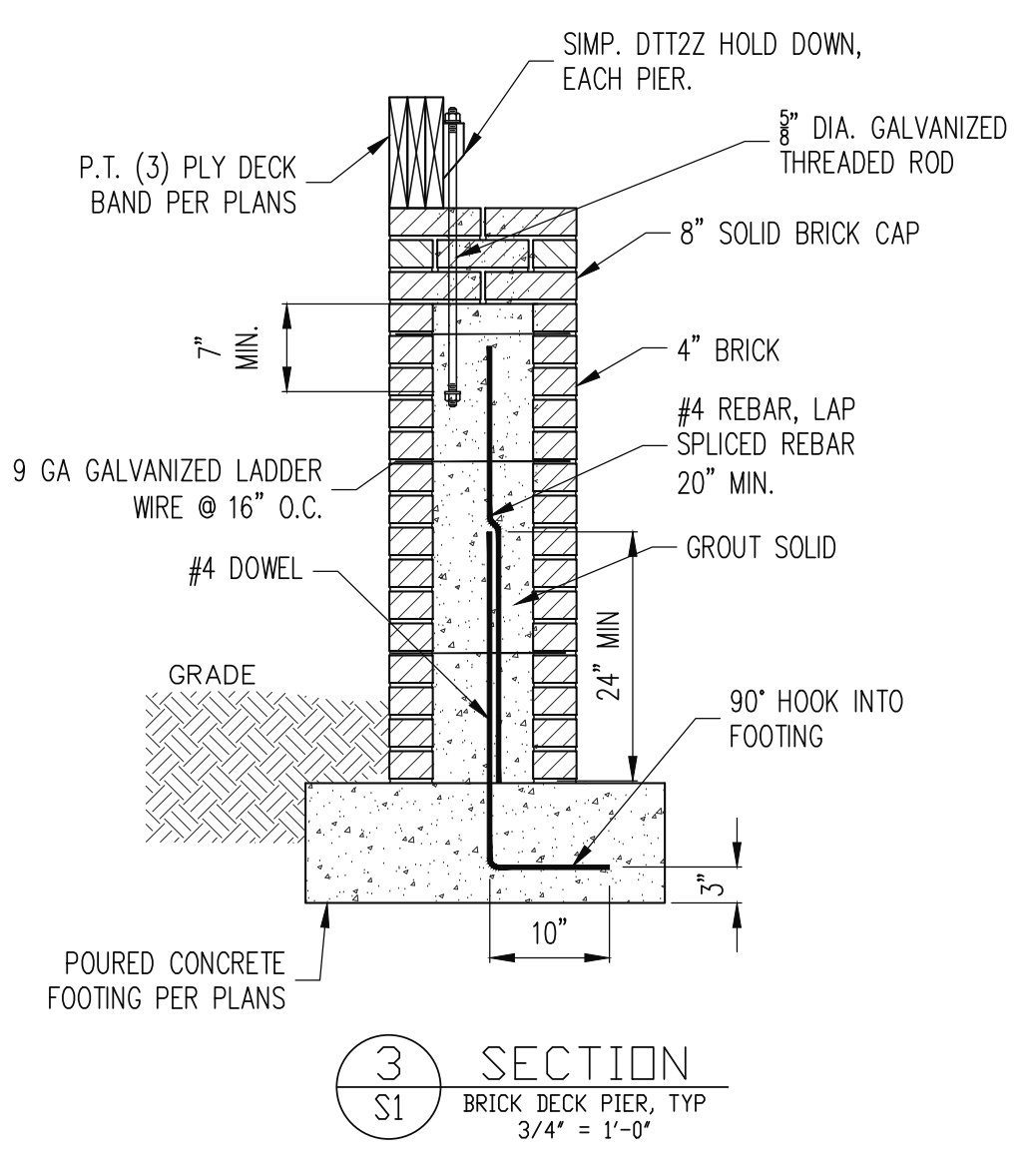
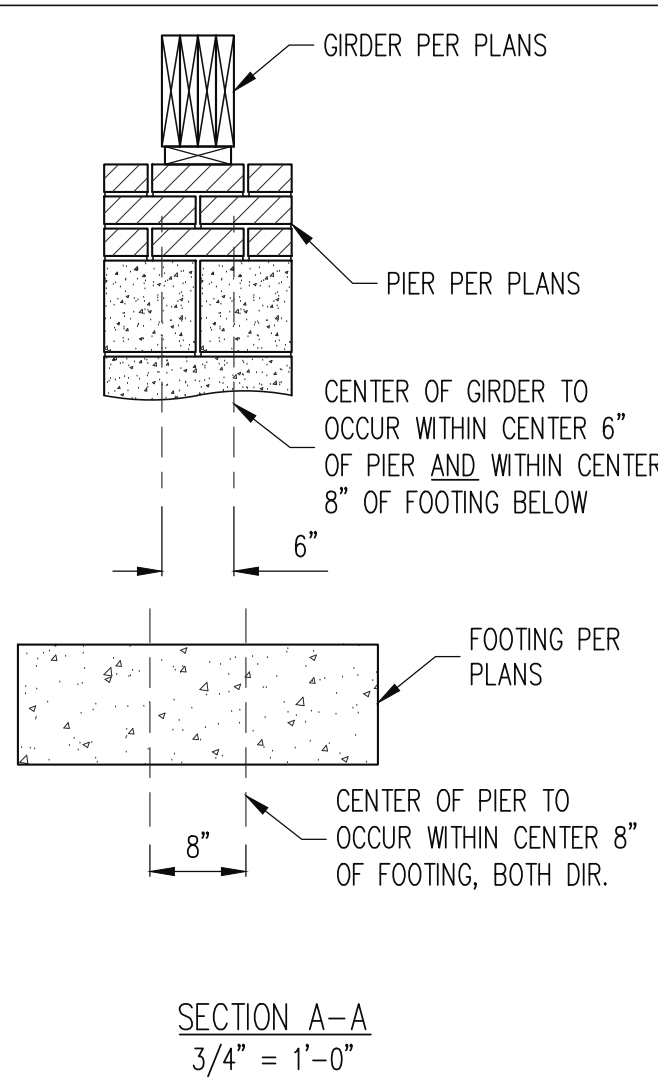
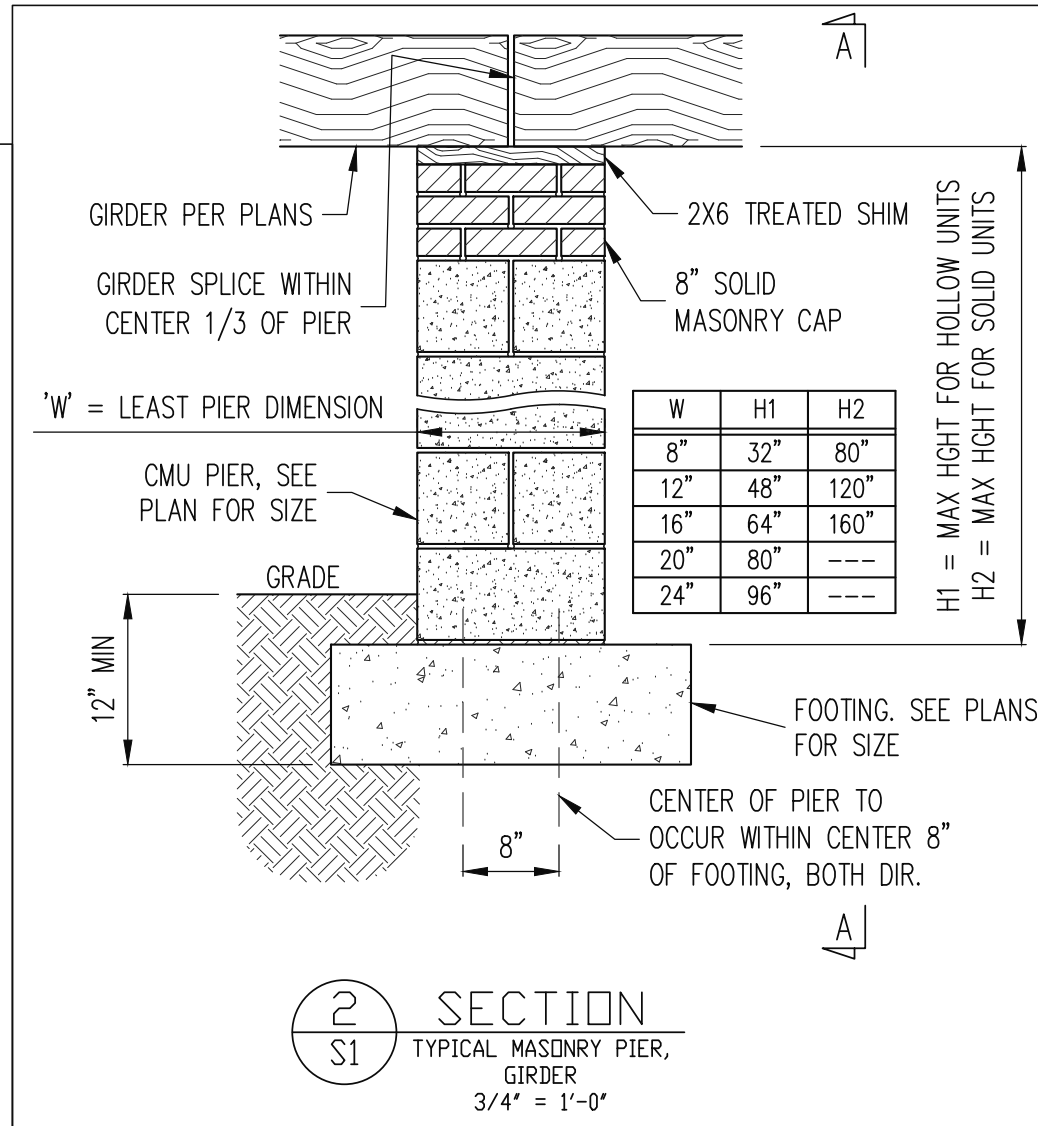
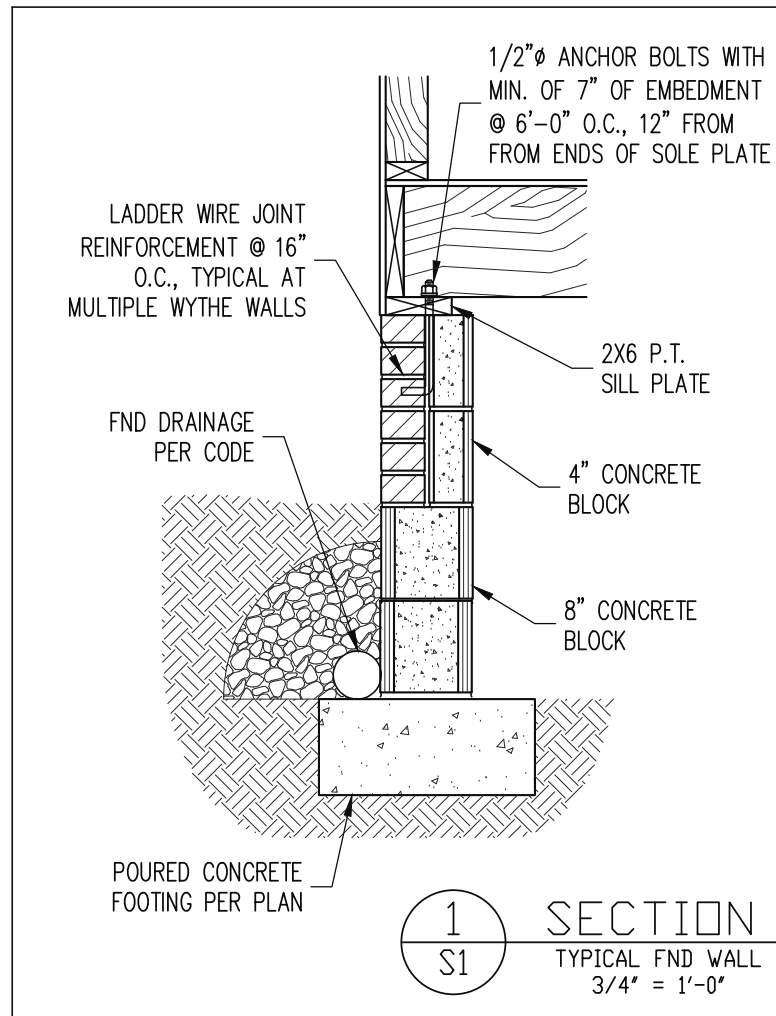
| J&W CUSTOM HOMES    |                    |
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| STRUCTURAL ADDENDUM |                    |
| SCOPE:              | 8021 BUD MORRIS RD |
| LOC:                |                    |
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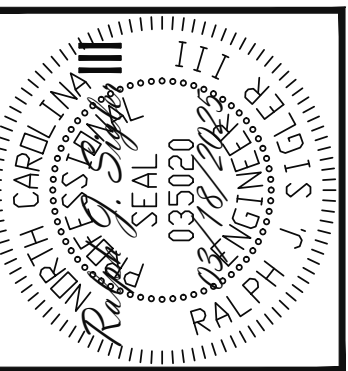
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S5  
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| LOC:                |                    |

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DATE: 03/18/2025

PROJECT NO.  
25-17-006

SHEET NO.  
SD1  
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