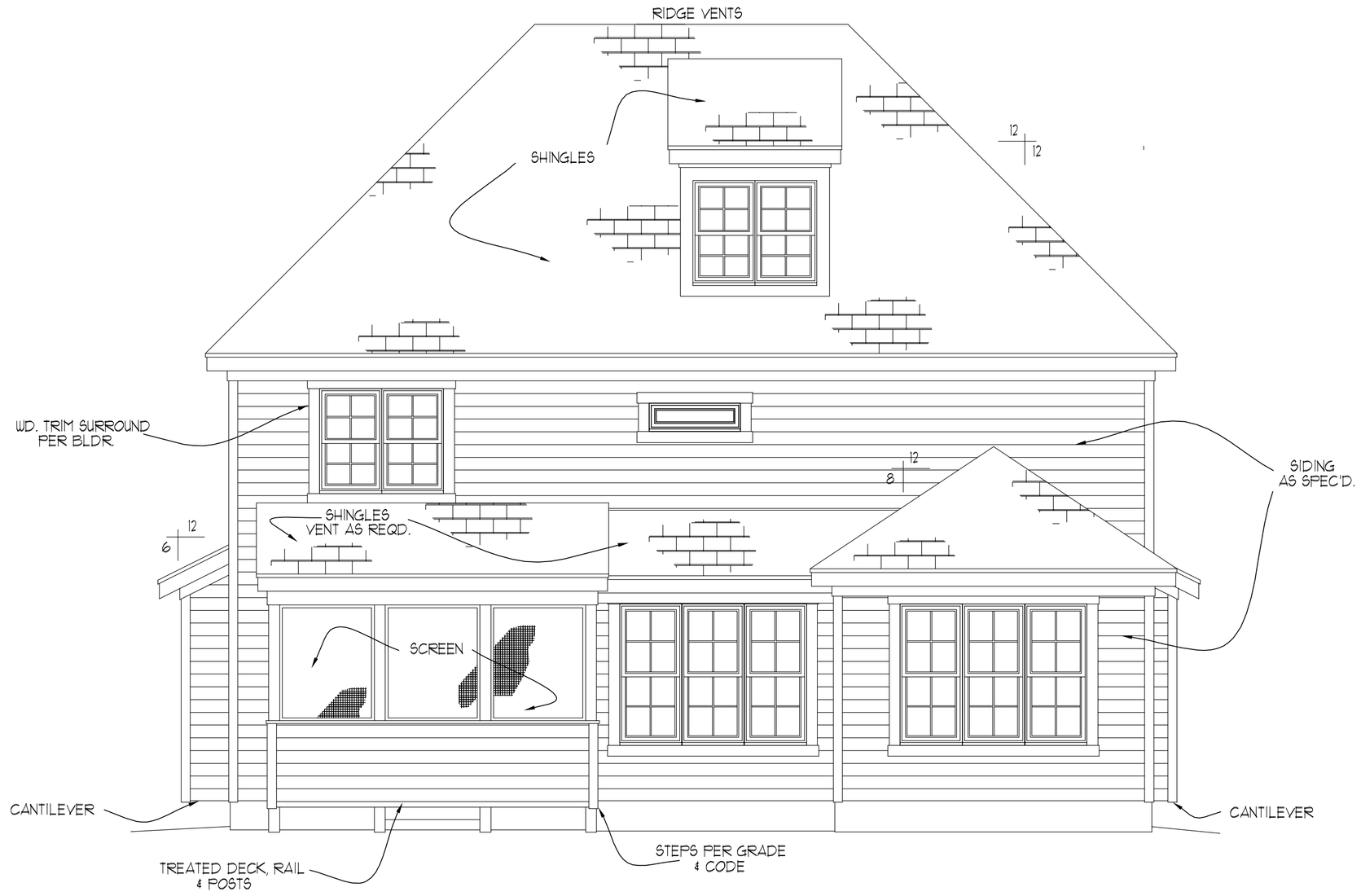
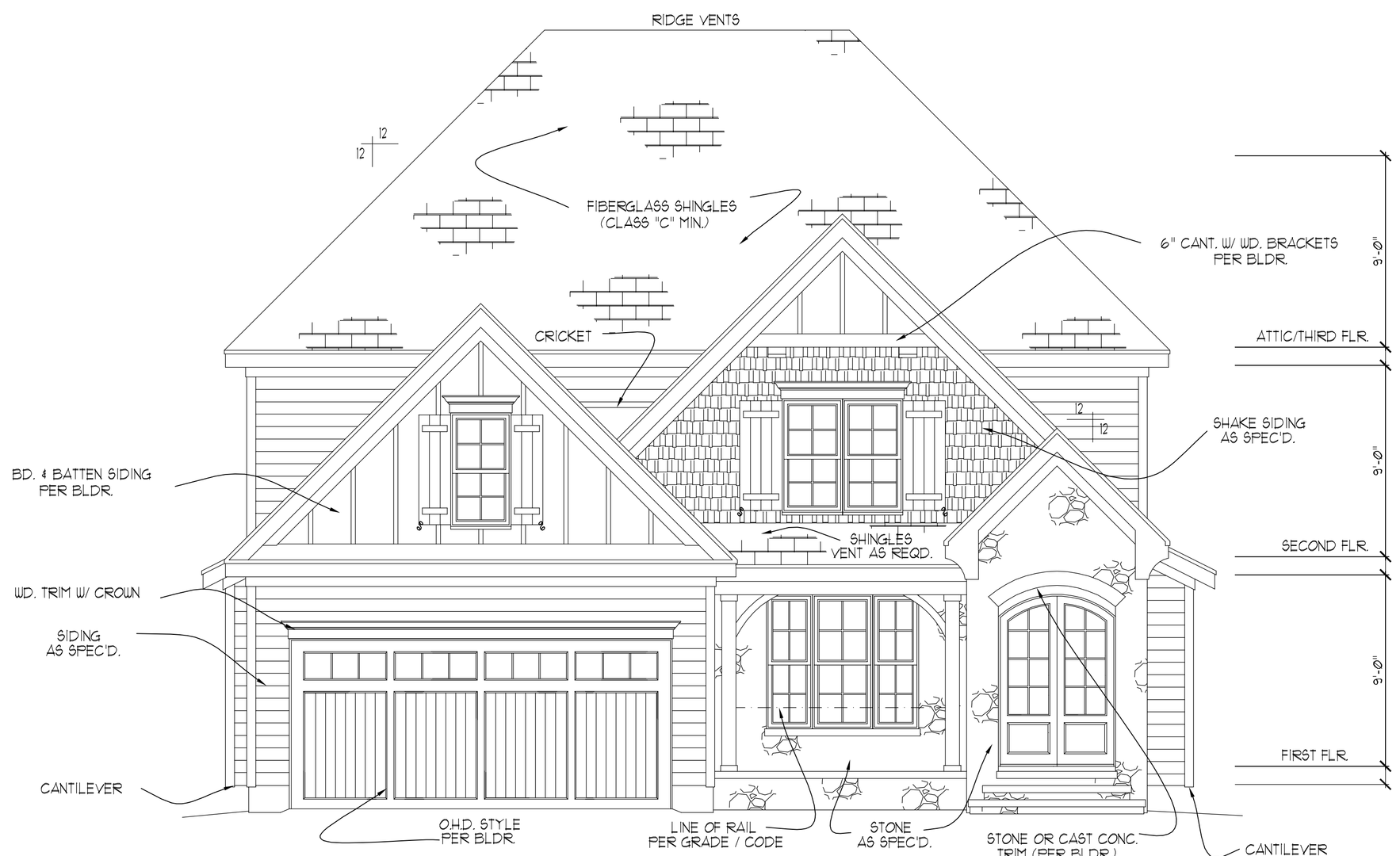


REAR ELEVATION

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



FRONT ELEVATION

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

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ATTIC VENTILATION

2290 ÷ 763 sq. ft. REQD.
300

- ( ) - BASE, / VENTS =
- ( ) - BASE, / VENTS =
- =
- =
- =
- (68') - RIDGE VENT @ 9 sq.in./ft. = 425 SQ. FT.
  TOTAL = 425 SQ. FT.

** PROVIDE CONTINUOUS SOFFIT VENT SURROUND TO EQUAL OR EXCEED 381 SQ. FT.

*** (OPT.) PROVIDE THEMOSTATICALLY CONTROLLED POWER VENT TO EQUAL OR EXCEED 381 SQ. FT.

CODE INFORMATION

- ZONE: (CHECK ONE)
  - ZONE 7
  - ZONE 8
  - ZONE
- GLAZING U-FACTOR
- R-VALUES
  - CEILING R-38
  - WALL R-15
  - FLOOR R-19
  - BSMNT. WALL
  - SLAB PERIMETER
  - CRAWL SPACE WALL
- MEAN ROOF HEIGHT 29'-2"
- WALL AND ROOF CLADDING DESIGN VALUE: (MEAN ROOF HGT. 30 ft. OR LESS)
  - CRAWL SPACE WALL
  - WALLS +18.0, -24.1
  - ROOF PITCH 0/12 TO 2.25/12 +10.0, -45.4
  - ROOF PITCH 2.25/12 TO 7/12 +10.4,-34.8
  - ROOF PITCH 7/12 TO 12/12 +16.5,-21.0
  - EXPOSURE ADJUSTMENT x

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1140-300 KILDAIRE FARM ROAD
CARY, NORTH CAROLINA 27511
(919) 481-9115 FAX: (919) 481-6970
www.murphygarnowdesign.com

WALKER DESIGN BUILD

KINGS GLEN
LOT #56

DRAWN BY: TWG
DATE: 12-9-14
FILE NAME: WDB-2-3018

REVISIONS		
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MILES

HOUSE NUMBER:
WDB-2-3018

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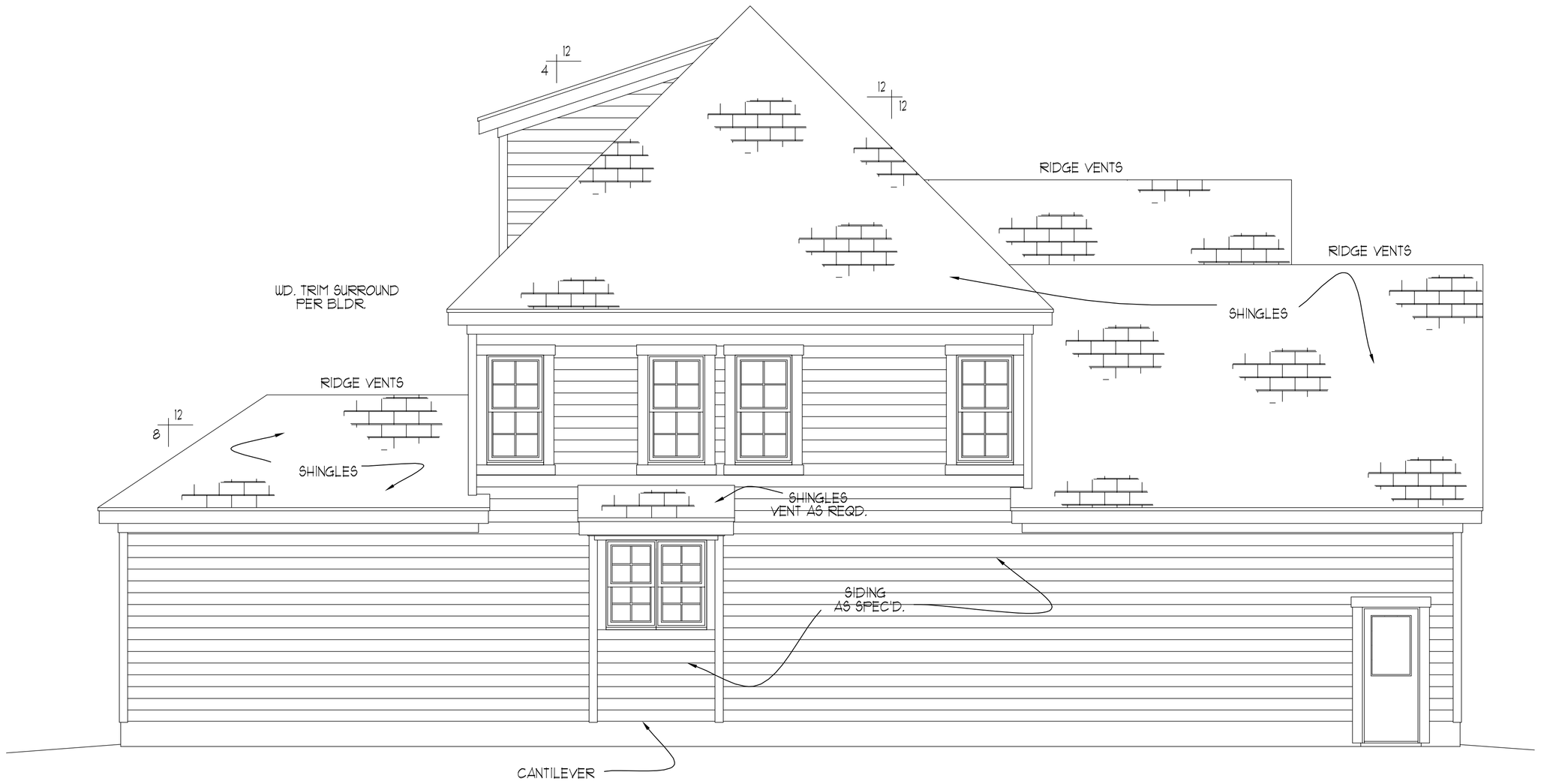
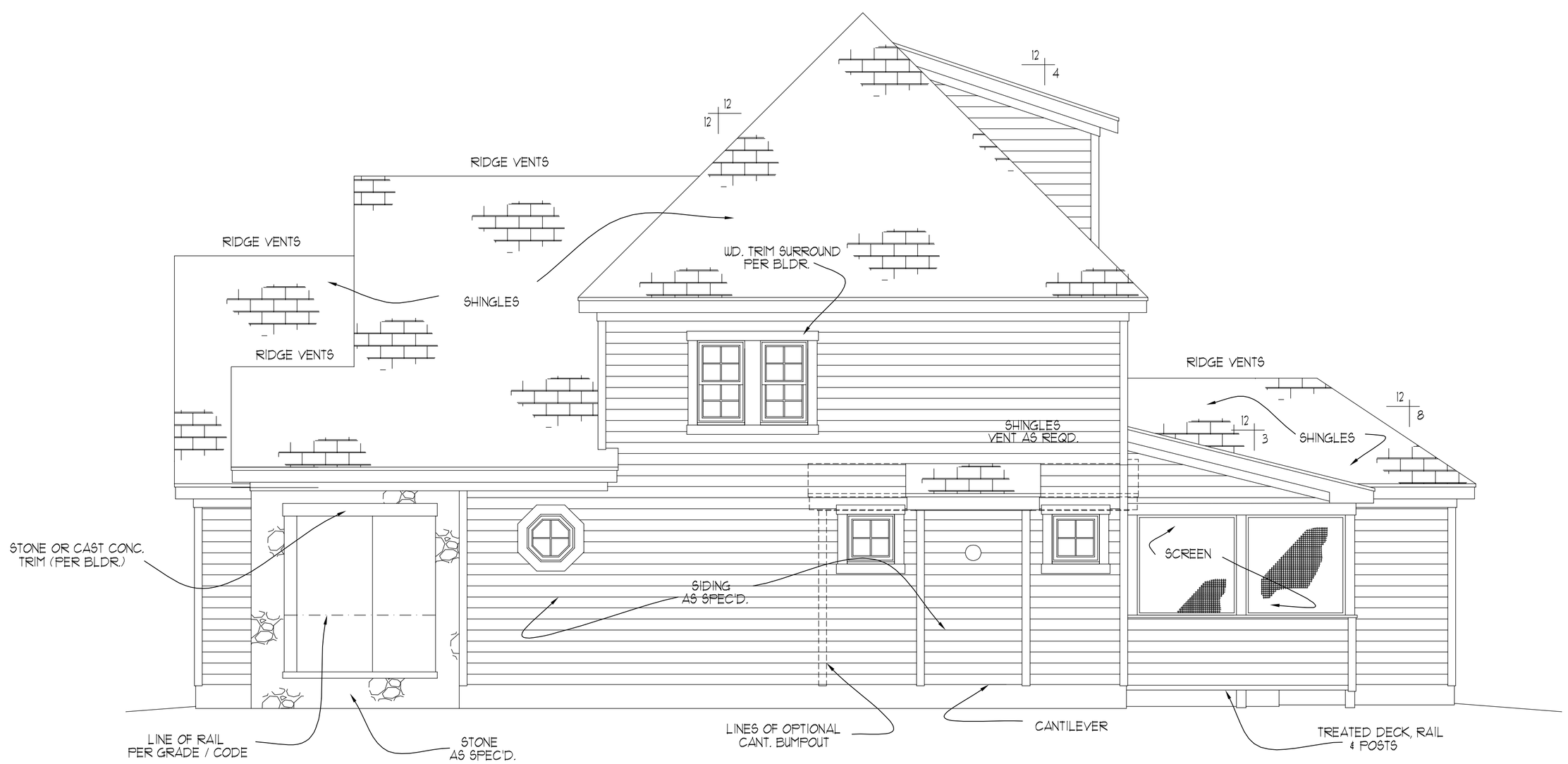


LEFT ELEVATION

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



RIGHT ELEVATION

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

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ATTIC VENTILATION

00000 ÷00000 sq. ft. REQD.
300
• ( ) - BASE, / VENTS =
• ( ) - BASE, / VENTS =
• =
• =
• =
• ( ) - RIDGE VENT @ 9 sq.in/ft. =
TOTAL =

** PROVIDE CONTINUOUS SOFFIT VENT SURROUND TO EQUAL OR EXCEED _____
*** (OPT.) PROVIDE THEMOSTATICALLY CONTROLLED POWER VENT TO EQUAL OR EXCEED 1/3/3/3/3/3 SQ. FT.

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THESE PLANS MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE '2012' EDITION.

DESIGN TO IRC 2009 NCBC 2012

IRC 2009 NCBC 2012 REQUIRES VAPOR BARRIER OVER 100 PERCENT OF CRAWL AREA

ALL FLOOR JOISTS
2 x 10 @ 16 #2 SPF or Better
ORIENTED FRONT TO REAR

DENOTES 12"x16" -or- 16"x16" CMU PIER WITH 8" SOLID CAP ON 30"x30"x10" CONC. FTR.

CONCRETE PIER SIZES

Size	Hollow Masonry	Solid Masonry
12"x16"	Up to 48" High	Up to 9'-0" High
16"x16"	Up to 64" High	Up to 12'-0" High

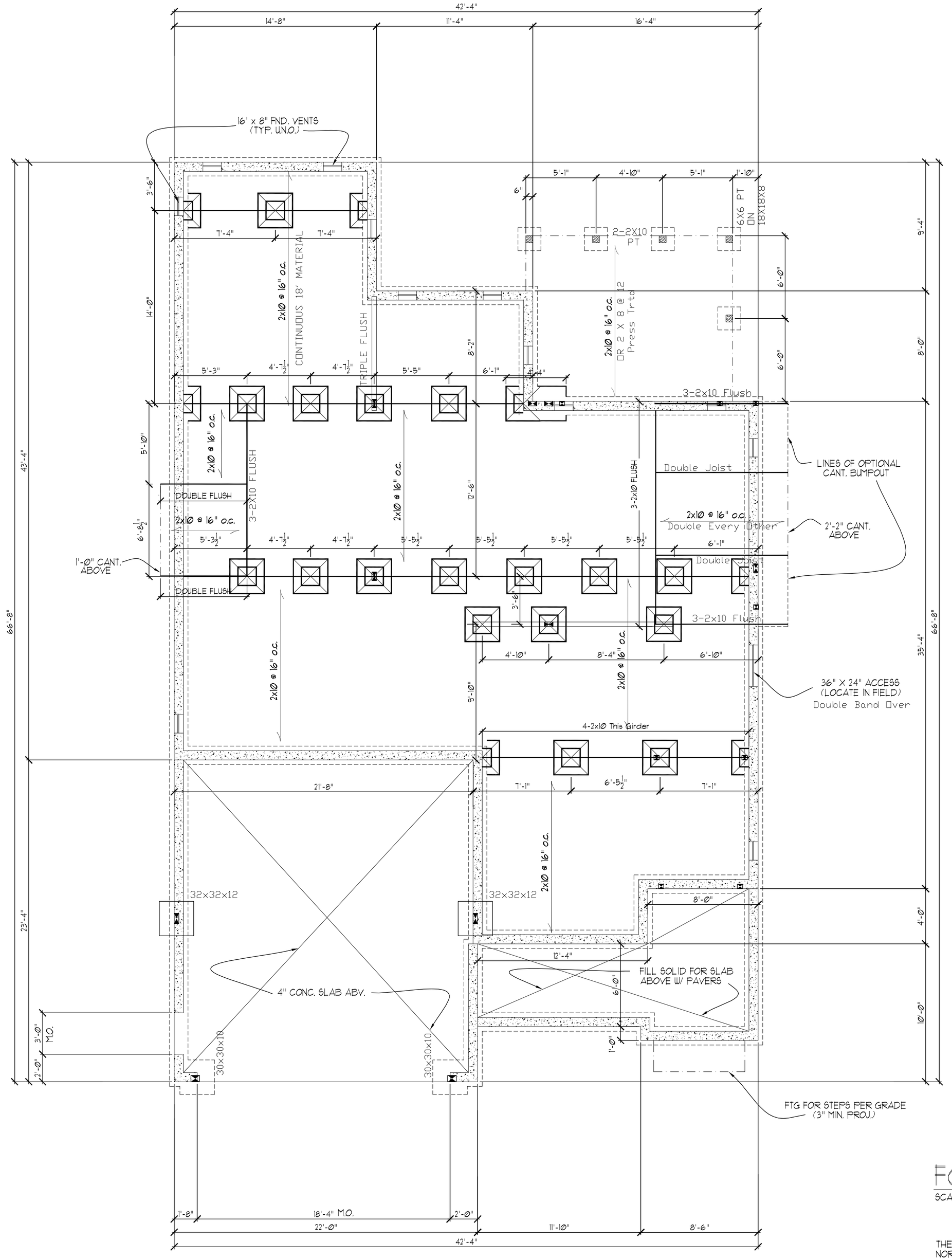
FOUNDATION WALLS
ALL FOUNDATION WALLS 8" BLOCK
PARGED -or- 4" BRICK w/ 4" BLOCK
w/ 8" SOLID CAP ON 18"x10" CONTINUOUS
CONCRETE FOOTER

20" x 10" in areas of brick veneer

GIRDERS
(3) 2"x10" #2 SYP -or-
(4) 2 x 10 # 2 SPF

Anchor bolts required ALL foundation walls provide 1/2" x 10" with 7 inch embedment 6' on center and 12 inches from ends / corners

Structural Design By:
John Alexander McRae, PE, Inc
8517 Wanstraw Way Apex, NC 27539
(919) 662-5531 Fax 662-8599
Report deficiencies immediately
1412-11



FOUNDATION PLAN

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

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FOUNDATION NOTES

1) PROVIDE DBL. BAND @ EXTERIOR WALLS PARALLEL TO FLOOR JOISTS
2) ALL 1/2 PIERS TO BE TIED INTO FND. WALL (BONDED)
3) PROVIDE 1/2" ANCHOR BOLTS @ EXT. WALLS W/ 7" EMBEDMENT @ 6'-0" CNTRS. AND 12" FROM CORNERS

FND. VENTILATION

1683 = 1126 SQ. FT. REQUIRED*
150
OR
1683 = 112 SQ. FT. REQUIRED*
1500
WITH APPROVED VAPOR RETARDER MATERIAL AND OPENINGS PLACED FOR CROSS VENTILATION

* ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

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WALKER DESIGN BUILD

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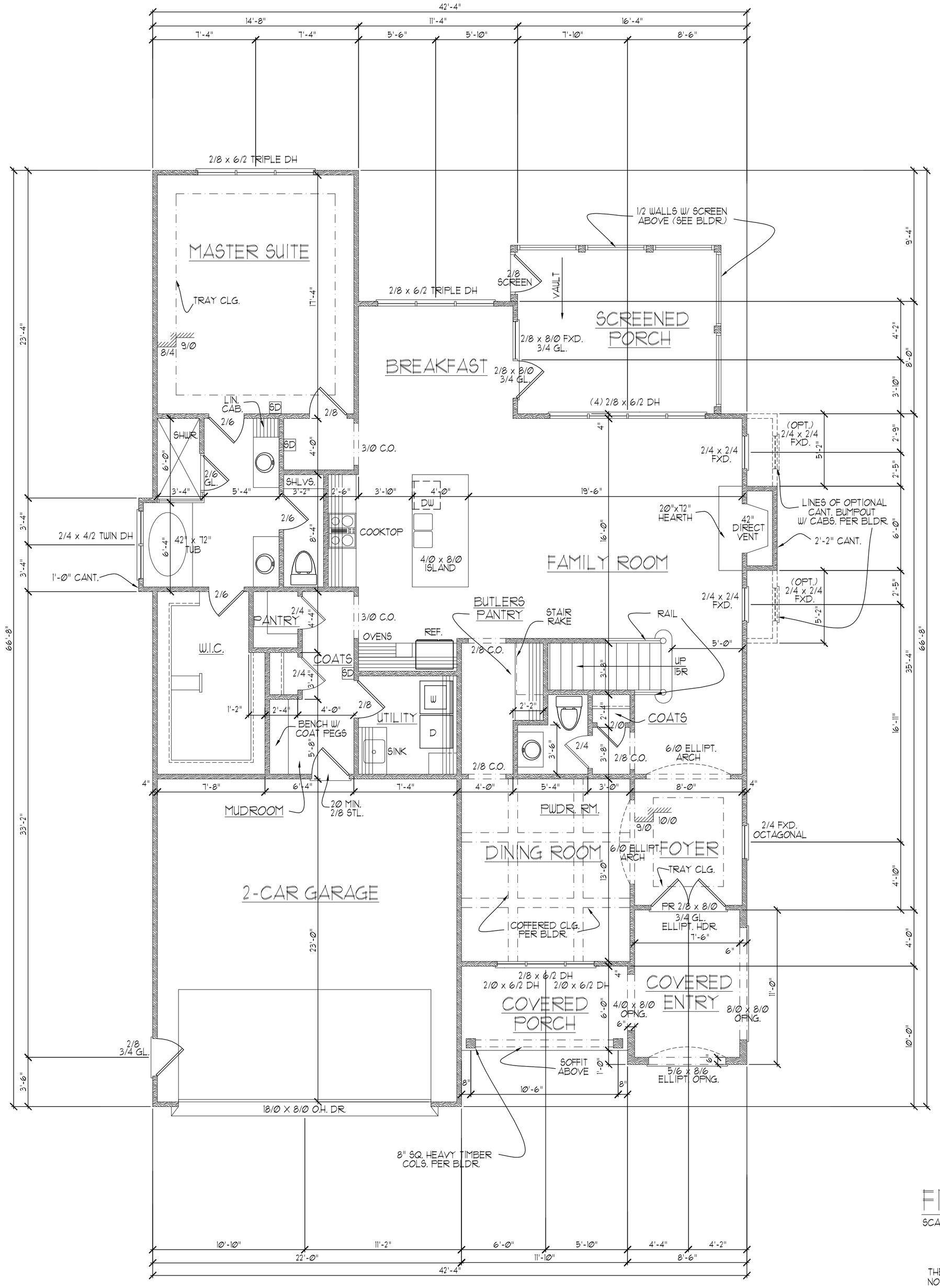

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FIRST FLOOR NOTES:

1) 9'-0" CLG. HGT. (TYP.) U.N.O.
2) SET WINDOWS @ 8'-00" A.F.F. (TYP.) U.N.O.
3) STAIRS: UP 15 RISERS @ 8" (+ -) (TYP.) U.N.O. (VERIFY W/ FLR. SYSTEM)
4) PROVIDE 5/8" TYPE 'X' GYPSUM @ GARAGE CEILING ADJACENT TO HTD. SPACES PROVIDE 1/2" GYPSUM @ GARAGE WALLS ADJACENT TO HTD. SPACES
5) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) U.N.O.
6) VERIFY ROUGH OPNG'S, SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
7) SD = SMOKE DETECTOR

SQUARE FOOTAGE

	HTD.	UNHTD.
• BSMNT.		
• FIRST FLR.	1688	508
• SECOND FLR.	1329	298
• ATTIC (3rd. FLR.)		607
TOTAL	3018	1415
MISC.		
• ENTRY PORCH		92
• COVERED PORCH		71
• SCREENED PORCH		176
• MSTR. BATH CANT.	7	
• OPT. FP CAB. BUMPOUT	35	

WNDW. FALL PROTECTION NOTES:

SEE CODE SECTIONS R612 THRU R612.4 FOR WINDOW FALL PROTECTION DEVICE REQUIREMENTS IF WINDOW SILL IS LESS THAN 24" ABV. FLR. WITH A 6'-0" OR GREATER DISTANCE TO A SURFACE OUTSIDE AND BELOW THE WINDOW.

FIRST FLOOR PLAN

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

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CARY, NORTH CAROLINA 27511
(919) 481-9115 FAX: (919) 481-6970
www.murphygarnowdesign.com

WALKER DESIGN BUILD

KINGS GLEN
LOT #56

DRAWN BY: TWG
DATE: 12-9-14
FILE NAME: WDB-2-3018

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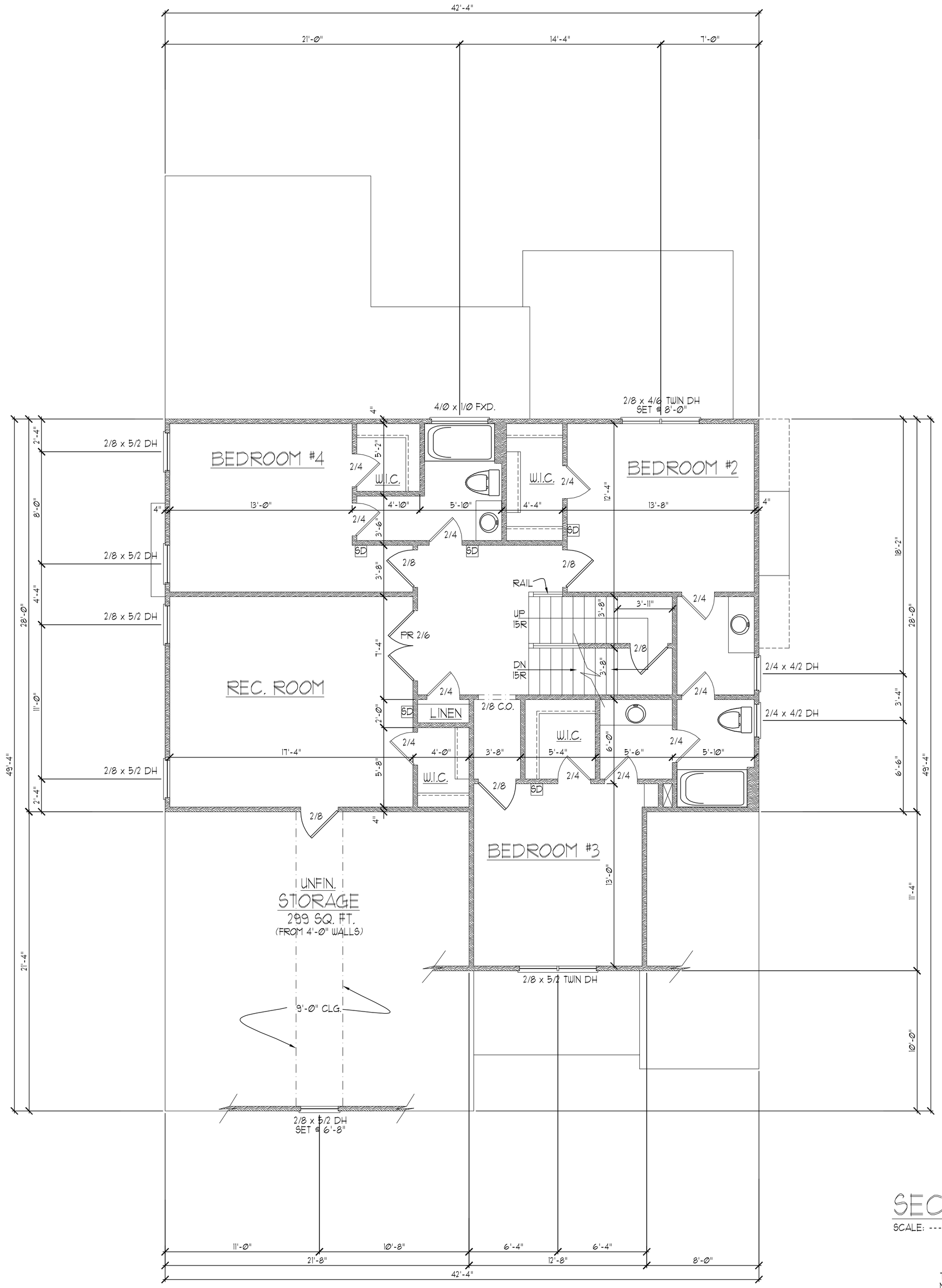

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SECOND FLOOR NOTES:

1) 9'-0" CLG. HGT. (TYP.) U.N.O.
2) SET WINDOWS @ 7'-4" A.F.F. (TYP.) U.N.O.
3) STAIRS: UP 15 RISERS @ 8" (+ -) (TYP.) U.N.O.
4) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) U.N.O.
5) VERIFY ROUGH OPNG'S,&SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
6) SD = SMOKE DETECTOR

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PAGE NUMBER:
5 of 9

SECOND FLOOR PLAN

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

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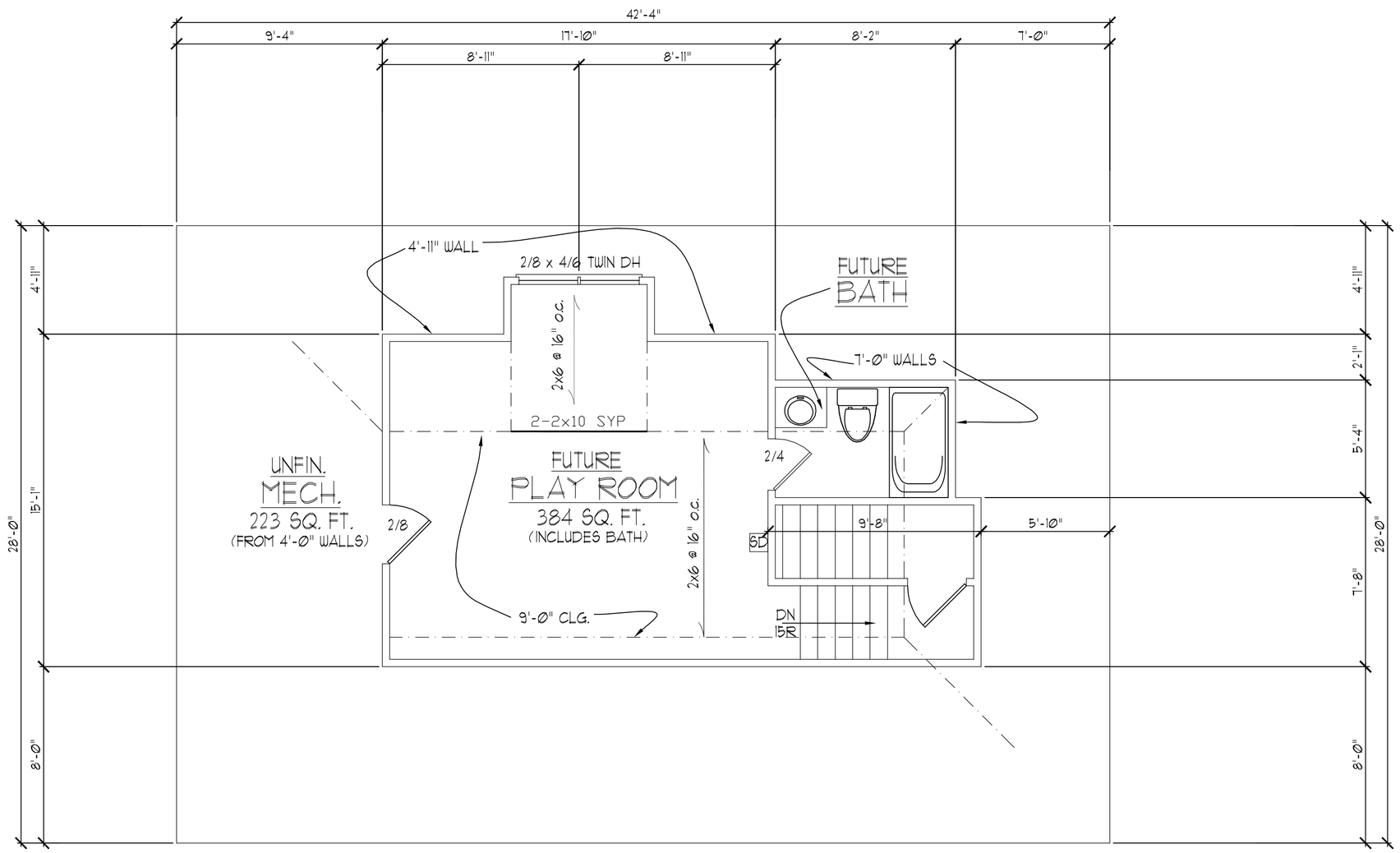

IRC 2009 / NCBC 2012 Increases
Attic / Ceiling Insulation to R-38

Structural Design By:
John Alexander McRae PE
2629 Coopers Mountain Road
Martinsville Virginia 24112
jampe@nc.rr.com

1412-11

THIRD FLR./ ATTIC PLAN

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

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ATTIC FLOOR PLAN

1) 9'-0" CLG. HGT. (TYP.) U.N.O.
2) SET WINDOWS @ 7'-4" A.F.F. (TYP.) U.N.O.
3) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) U.N.O.
4) VERIFY ROUGH OPNG'S,SPECS, FOR CODE REQUIREMENTS WITH WINDOW MANUF.
5) SD = SMOKE DETECTOR

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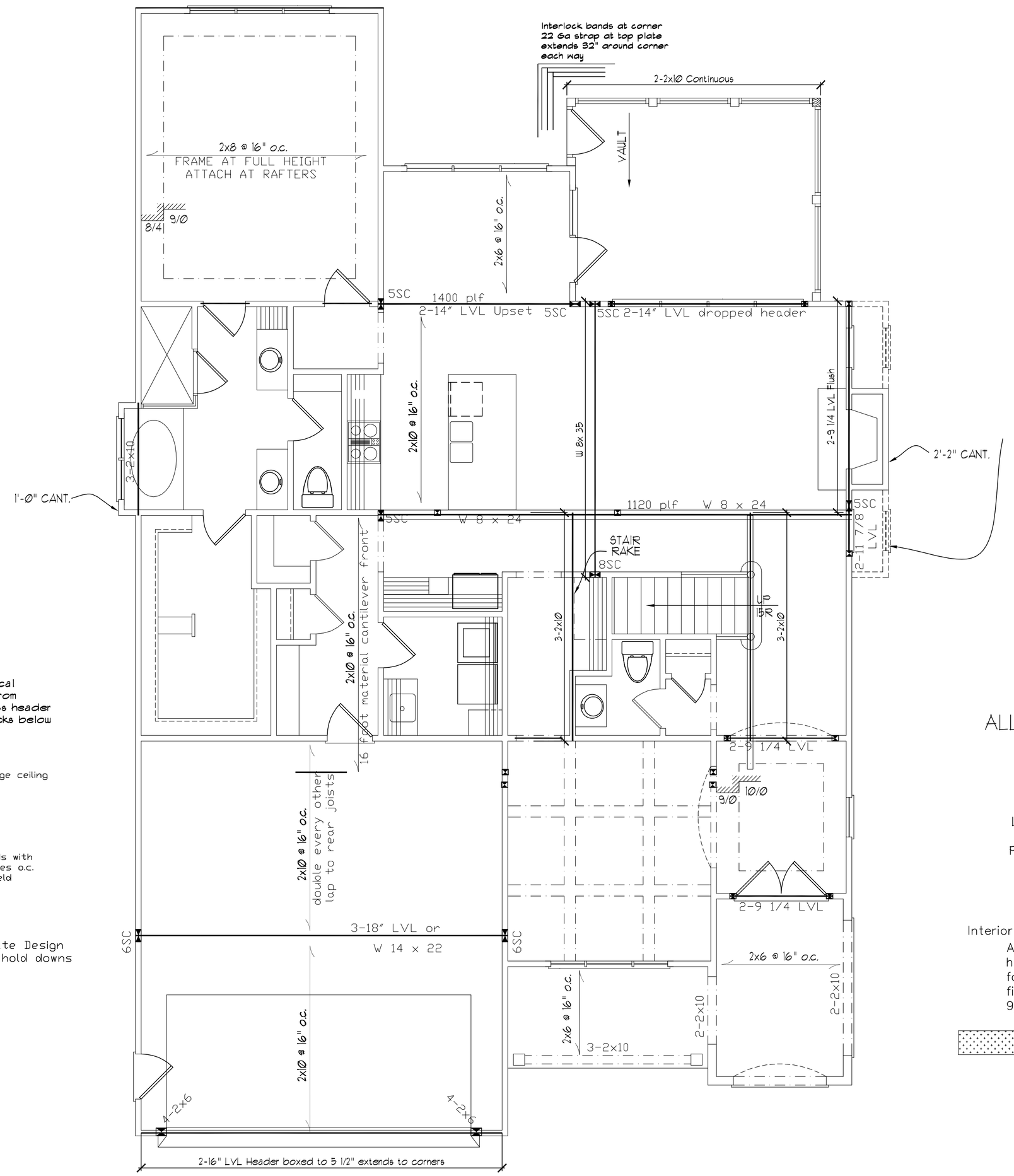

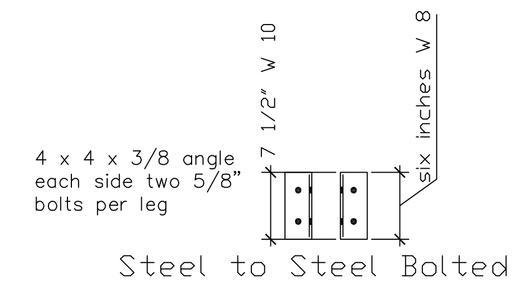

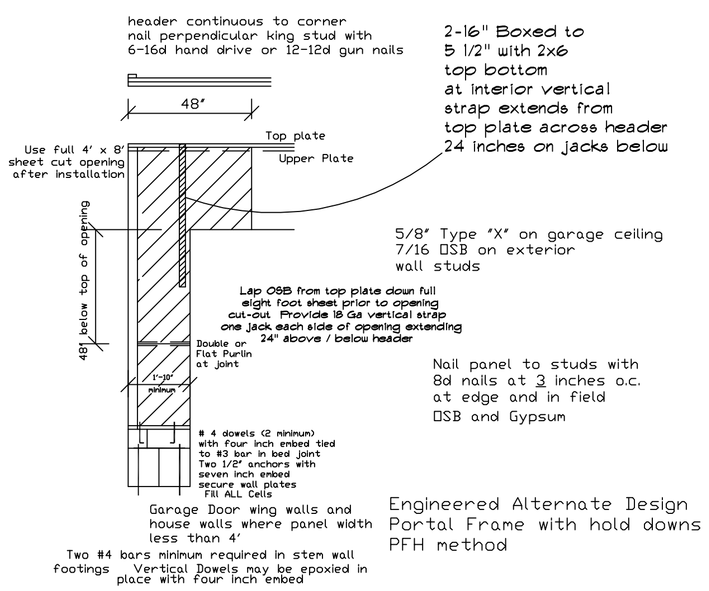

Engineered Alternate Design
Portal Frame with hold downs
PFH method

ALL FLOOR JOISTS 2 X 10 @16
#2 SPF OR BETTER
ALL CEILING JOIST 2 X 8 @ 16 Up To 15'
2 X 6 @ 16 Up To 11'

ALL EXTERIOR AND BEARING HEADER (2) 2"x10" u.n.o.
ALL LVL BEAMS/HEADERS 3 STUD COLUMNS EACH END u.n.o.
ALL FRAMING #2 SPF OR BETTER u.n.o.

LIMITED LENGTH OF WING WALLS WILL REQUIRE 7/16 osb SHEATHING BOTH SIDES OF WALL LAP osb FROM TOP PLATE DOWN FULL EIGHT FOOT SHEET PRIOR TO OPENING CUT-OUT

Interior Bracing Gypsum Board GB
Applied horizontal or verticql
horizontal may require edge purlins
fastened seven inches on center edges and
field with 0.09 diamater 1 7/8" length and
9/32" head nails or equivalent screws

Wall Bracing 7/16" OSB Lap OSB
from top plate down full eight foot sheet
prior to opening cut-out. Nail with 8d
nails at THREE inches on center edges/ends
six inches in field. Purlins at panel

Minimum Panel
Width 48" u.n.o.

Structural Design By:
John Alexander McRae PE
2629 Coopers Mountain Road
Martinsville Virginia 24112
jampe@nc.rr.com
1412-11

FIRST FLOOR CEILING STRUCTURAL PLAN

SCALE: ---------- 1/4" = 1'-0" 9'-0" CLG. HGT.

THESE PLANS MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE '2012' EDITION.

WALKER DESIGN BUILD

KINGS GLEN
LOT #56

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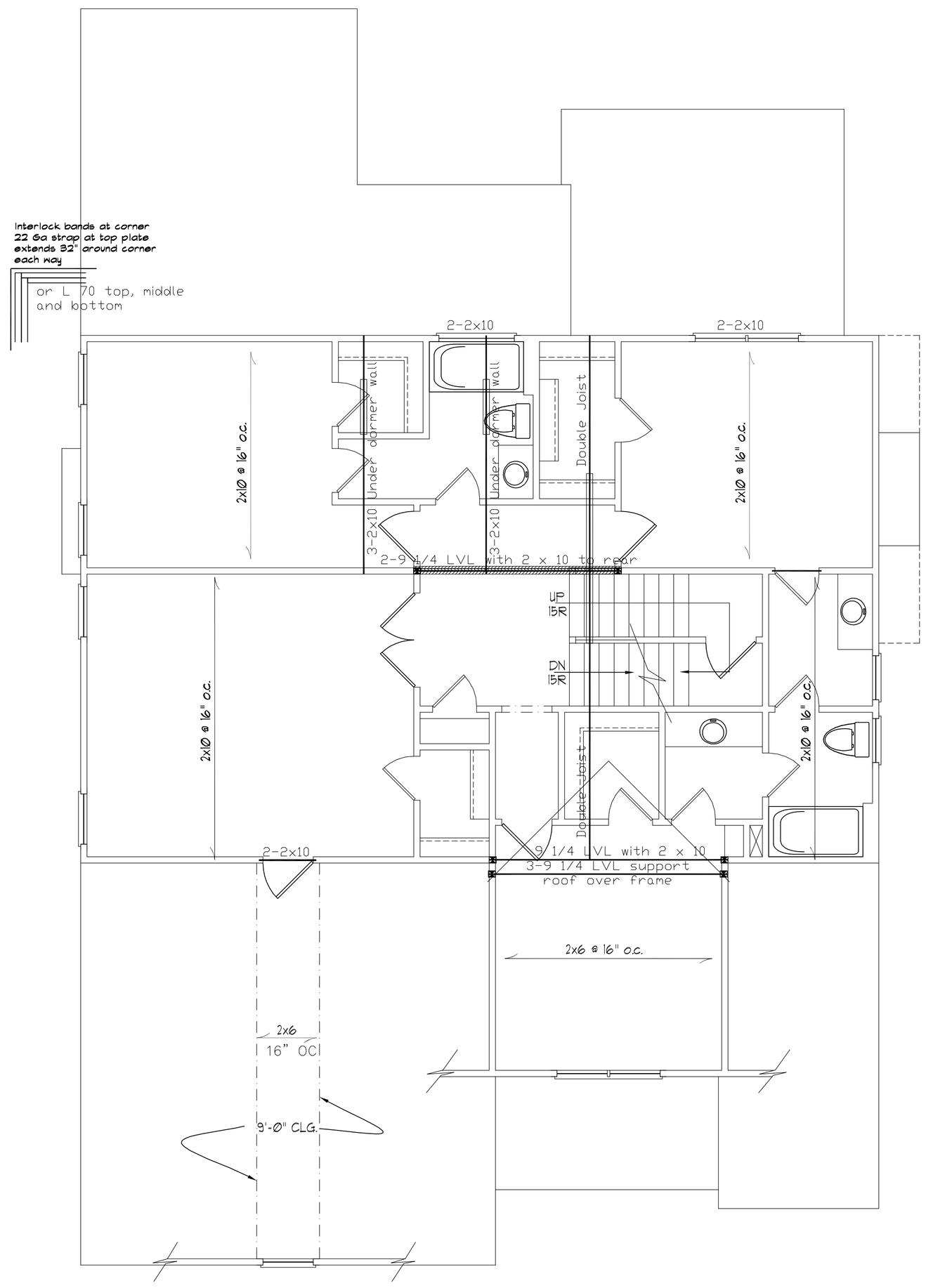

ALL FLOOR JOISTS 2 X 10 @16
#2 SPF OR BETTER
ALL CEILING JOIST 2 X 8 @ 16 Up To 15'
2 X 6 @ 16 Up To 11'

ALL EXTERIOR AND BEARING HEADER (2) 2"x10" u.n.o.
ALL LVL BEAMS/HEADERS 3 STUD COLUMNS EACH END u.n.o.
ALL FRAMING #2 SPF OR BETTER u.n.o.

LIMITED LENGTH OF WING WALLS WILL REQUIRE 7/16 osb SHEATHING BOTH SIDES OF WALL LAP osb FROM TOP PLATE DOWN FULL EIGHT FOOT SHEET PRIOR TO OPENING CUT-OUT

Interior Bracing Gypsum Board GB
Applied horizontal or verticql horizontal may require edge purlins fastened seven inches on center edges and field with 0.09 diamater 1 7/8" length and 9/32" head nails or equivalent screws

Wall Bracing 7/16" OSB Lap OSB from top plate down full eight foot sheet prior to opening cut-out. Nail with 8d nails at THREE inches on center edges/ends six inches in field. Purlins at panel

Minimum Panel Width 48" u.n.o.

Structural Design By:
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2629 Coopers Mountain Road
Martinsville Virginia 24112
jampe@nc.rr.com
1412-11

SECOND FLOOR CEILING STRUCTURAL PLAN

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

9'-0" CLG. HGT.

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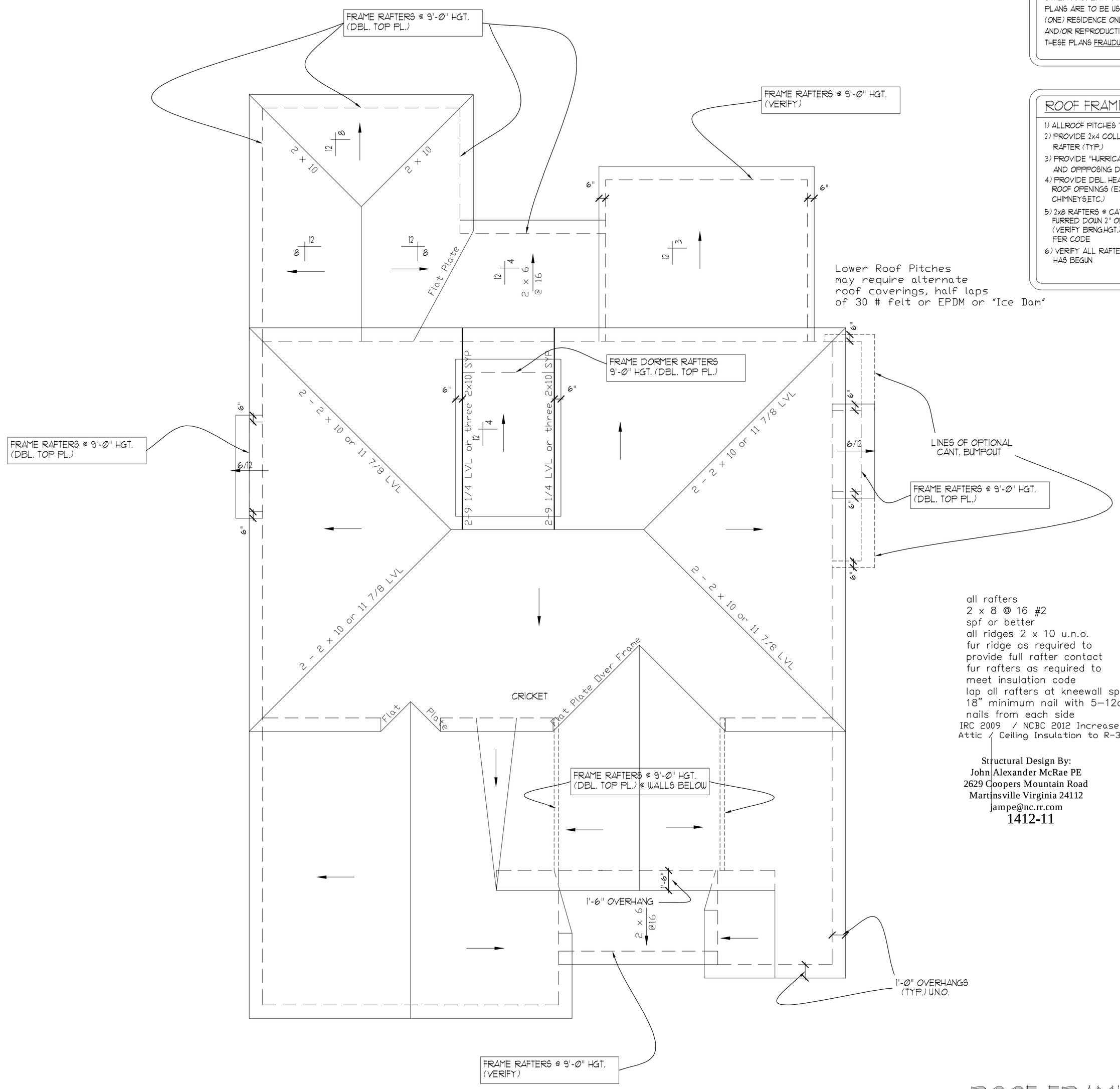

all rafters
2 x 8 @ 16 #2
spf or better
all ridges 2 x 10 u.n.o.
fur ridge as required to
provide full rafter contact
fur rafters as required to
meet insulation code
lap all rafters at kneewall splices
18" minimum nail with 5–12d
nails from each side
IRC 2009 / NCBC 2012 Increases
Attic / Ceiling Insulation to R-38

Structural Design By:
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1412-11

NOTE!!

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ROOF FRAMING NOTES:

1) ALL ROOF PITCHES TO BE 12/12 (TYP.) U.N.O.
2) PROVIDE 2x4 COLLAR BEAMS EVERY OTHER RAFTER (TYP.)
3) PROVIDE "HURRICANE CLIPS" AT ALL VALLEYS AND OFFPOSING DBL. RAFTERS
4) PROVIDE DBL. HEADERS ABD TRIMMERS AT ALL ROOF OPENINGS (EX: DORMERS, SKYLIGHTS, CHIMNEYS ETC.)
5) 2x8 RAFTERS @ CATH. OR VAULTED CLGS. TO BE FURRED DOWN 2" OR USE 2x10 RAFTERS (VERIFY BRNG.HGT.) FOR PROPER INSULATION PER CODE
6) VERIFY ALL RAFTER BRNG. HGTS. BEFORE CONSTR. HAS BEGUN

ALL DIMENSIONS, SITE CONDITIONS & CODES ARE TO BE VERIFIED BEFORE CONSTR. BEGINS. ONCE CONSTR. HAS BEGUN MURPHY GARNOW DESIGN GROUP, INC. WILL NOT ASSUME ANY LIABILITY FOR ANY EXPENSES ASSOCIATED WITH ERRORS & OMMISIONS.

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WALKER DESIGN BUILD

KINGS GLEN
LOT #56

DRAWN BY: TWG
DATE: 12-9-14
FILE NAME: WDB-2-3018

REVISIONS		
00-00-00	TWG	PLAN

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HOUSE NAME: MILES

HOUSE NUMBER: WDB-2-3018

ROOF FRAMING PLAN

SCALE: ----------1/4" = 1'-Ø"

THESE PLANS MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE '2012' EDITION.