



**SOUTH  
DESIGNS**

P.O. Box 688  
Wake Forest, NC 27588  
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www.southdesigns.com

Drawn By: **RWB**

Checked By: **RWB**

03-18-2022

Revision No. Revision Date

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Client:

Title:

**COVER  
SHEET**

Plan No.

**2579**

**CS-1**

Sheet No.

# Lot 31 Prince Place

## DESIGN LOADS

TABLE R301.4	LIVE LOAD (PSF)	DEAD LOAD (PSF)
DWELLING UNITS	40	10
SLEEPING ROOMS	30	10
ATTICS WITH STORAGE	20	10
ATTICS WITHOUT STORAGE	10	10
ROOF SNOW	20	10
STAIRS	40	10
DECKS	40	10
EXTERIOR BALCONIES	60	10
PASSENGER VEHICLE GARAGES	50	10
FIRE ESCAPES	40	10
GUARDRAILS AND HANDRAILS	200	--

## MATERIALS

- FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES:  
F<sub>b</sub> = 875 PSI F<sub>v</sub> = 70 PSI E = 1.4E6 PSI
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE #2 SOUTHERN YELLOW PINE (SYP) TREATED IN ACCORDANCE WITH AWPA C22 WITH THE FOLLOWING DESIGN PROPERTIES:  
F<sub>b</sub> = 1050 PSI F<sub>v</sub> = 95 PSI E = 1.6E6 PSI
- ENGINEERED WOOD BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:  
F<sub>b</sub> = 2900 PSI F<sub>v</sub> = 285 PSI E = 1.9E6 PSI
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 MINIMUM GRADE.
- BOLTS SHALL CONFORM TO A307 MINIMUM GRADE.
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60.
- POURED CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI 318 OR ASTM C 1157.
- CONCRETE LOCATED PER **TABLE R402.2** SHALL BE AIR ENTRAINED WITH THE TOTAL AIR CONTENT NOT LESS THAN 5 PERCENT OR MORE THAN 7 PERCENT.
- MASONRY UNITS SHALL CONFORM TO ACI 530/ASCE 5/TMS 402 AND MORTAR SHALL COMPLY WITH ASTM C 270.
- ALLOWABLE SOIL BEARING PRESSURE 2000 PSF.

## GENERAL

ENGINEER'S SEAL APPLIES TO STRUCTURAL COMPONENTS ONLY AND DOES NOT CERTIFY ARCHITECTURAL LAYOUT OR DIMENSIONAL ACCURACY. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS OR ANY DEVIATION FROM THE PLANS.

ALL CONSTRUCTION, WORKMANSHIP, MATERIAL QUALITY AND SELECTION SHALL BE IN ACCORDANCE WITH THE **NORTH CAROLINA STATE BUILDING CODE - RESIDENTIAL CODE 2018 EDITION** FROM THE INTERNATIONAL RESIDENTIAL CODE 2018 (IRC), AND LOCAL CODES AND REGULATIONS. DIMENSIONS SHALL GOVERN OVER SCALE AND CODE SHALL GOVERN OVER DIMENSIONS.

## ADDITIONAL LOADS

**FIGURE R301.2(4)** - BASIC DESIGN WIND SPEED 100 MPH

**FIGURE R301.2(2)** - SEISMIC DESIGN CATEGORY B

**TABLE R301.2(4)** - DESIGN POSITIVE AND NEGATIVE PRESSURE FOR DOORS AND WINDOW FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF

**TABLE R301.2(2)** - COMPONENT AND CLADDING LOADS FOR A MEAN ROOF HEIGHT OF 30 FEET OR LESS LOCATED IN EXPOSURE B  
ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE DESIGNED BASED ON ROOF PITCHES AS FOLLOWS:  
45.4 PSF FOR 0:12 TO 2:25:12, 34.8 PSF FOR 2:25:12 TO 7:12 AND 21 PSF FOR 7:12 TO 12:12  
WALL CLADDING IS DESIGNED FOR A 24.1 PSF POSITIVE AND NEGATIVE PRESSURE

## ENERGY COMPLIANCE:

**TABLE N1102.1** - REFER TO TABLE N1101.1 TO DETERMINE THE CLIMATE ZONE BY COUNTY AND REFER TO TABLE N1102.1 FOR R VALUE INSULATION REQUIREMENTS LISTED BY ZONE.

**TABLE N1102.1 - ZONE 7** - MAX. GLAZING U FACTOR: **0.40**. MIN. INSULATION R VALUES: CEILING **R-30**, WALLS **R-13**, FLOORS **R-19**, BASEMENT WALLS **R-7**, SLAB PERIMETER **R-0**, CRAWL SPACE WALLS **R-7**.

**TABLE N1102.1 - ZONE 8** - MAX. GLAZING U FACTOR: **0.40**. MIN. INSULATION R VALUES: CEILING **R-30**, WALLS **R-13**, FLOORS **R-19**, BASEMENT WALLS **R-8**, SLAB PERIMETER **R-6 (2 FT DEEP)**, CRAWL SPACE WALLS **R-10**.

## CONSTRUCTION

- STEEL FLITCH BEAMS SHALL BE FASTENED TOGETHER WITH 1/2" DIAMETER BOLTS WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS SHALL BE SPACED AT MAXIMUM 24" o.c. STAGGERED TOP AND BOTTOM OF BEAM WITH A MINIMUM 2" EDGE DISTANCE. TWO BOLTS SHALL BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ANCHORED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS.
- ENGINEERED WOOD BEAMS SHALL BE INSTALLED WITH ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
- ALL BEAMS SHALL BE CONTINUOUSLY SUPPORTED Laterally AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF THREE STUDS.
- SOLID BLOCKING SHALL BE PROVIDED AT ALL POINT LOADS TO TRANSFER LOADS THROUGH FLOOR LEVELS. COLUMNS SHALL BE CONTINUOUS TO THE FOUNDATION OR TO OTHER STRUCTURAL ELEMENTS.
- ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS SHALL BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- WALL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH **SECTION R602.10** OF THE NORTH CAROLINA RESIDENTIAL CODE.
- BRICK LINTELS SHALL BE 3 1/2 x 3 1/2 x 1/4 STEEL ANGLE FOR UP TO 60" MAXIMUM SPAN AND 6 x 4 x 5/16 FOR SPANS GREATER THAN 60".
- BRICK LINTELS AT SLOPED AREAS SHALL BE 4 x 3 1/2 x 1/4 STEEL ANGLE WITH 16d NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" o.c. TO DOUBLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3 x 3 x 1/4 PLATES SHALL BE WELDED AT 24" o.c. ALONG THE STEEL ANGLE.

## ABBREVIATIONS

CONC	CONCRETE
CONT	CONTINUOUS
DBL	DOUBLE
DJ	DOUBLE JOIST
DSP	DOUBLE STUD POCKET
EA	EACH
FLPT	FLAT PLATE
FTG	FOOTING
HGR	HANGER
LVL	LAMINATED VENEER LUMBER
NTS	NOT TO SCALE
OC	ON CENTER
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
SC	STUD COLUMN
SP	STUD POCKET
TJ	TRIPLE JOIST
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

## ATTIC VENT SCHEDULE

MAIN HOUSE		SQ FTG	2608	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. FT. EACH)	POT SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER FT)	EAVE VENT (SQ. IN. PER FT)	CONT. VENT (SQ. IN. PER FT)
RIDGE VENT	3.48	4.35	55.26	0	0	42.00		
SOFFIT VENTS	5.22	4.35	44.74				0	68.00
<b>TOTAL (MIN)</b>	<b>8.69</b>	<b>8.69</b>	<b>9.50</b>	<b>100.00</b>	POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE			

\* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

## REVISION LOG

Rev	Description	Drawn By	Date	Sheets Affected	Brochure Required	Engineering Required
1						
2						
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						

TABLE N1102.1 CLIMATE ZONES 3-5

CLIMATE ZONES	FENESTRATION U-FACTOR <sup>b</sup>	SKYLIGHT <sup>b</sup> U-FACTOR	GLAZED FENESTRATION SHGC <sup>b,c</sup>	CEILING <sup>k</sup> R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE <sup>l</sup>	FLOOR R-VALUE	BASEMENT <sup>c</sup> WALL R-VALUE	SLAB <sup>d</sup> R-VALUE AND DEPTH	CRAWL SPACE <sup>e</sup> WALL R-VALUE
3	0.35	0.65	0.30	30	13	9/10	19	10/13 <sup>f</sup>	0	5/13
4	0.35	0.60	0.30	38 OR 30 CONT <sup>g</sup>	15 OR 13+2.5 <sup>h</sup>	9/10	19	10/13	10 <sup>d</sup>	10/13
5	0.35	0.60	NR	38 OR 30 CONT <sup>g</sup>	19 OR 15+5 <sup>h</sup> OR 15+3 <sup>h</sup>	13/17	30 <sup>g</sup>	10/13	10 <sup>d</sup>	10/13

- R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS.
- THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- "10/13" MEANS R-10 CONT. INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- FOR MONOLITHIC SLABS, INSULATION SHALL BE APPLIED FROM THE INSPECTION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR A MAXIMUM OF 18 INCHES BELOW GRADE, WHICHEVER IS LESS. FOR FLOATING SLABS, INSULATION SHALL EXTEND TO THE BOTTOM OF THE FOUNDATION WALL OR 24 INCHES, WHICHEVER IS LESS. R-6 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUE FOR HEATED SLABS.
- R-19 FIBERGLASS BATTS COMPRESSED AND INSTALLED IN A NOMINAL 2x6 CAVITY IS DEEMED TO COMPLY. FIBERGLASS BATTS RATED R-19 OR HIGHER COMPRESSED AND INSTALLED IN A 2x4 WALL IS NOT DEEMED TO COMPLY.
- BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.2 (1) AND (2) AND TABLE N1101.2.
- OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
- "15+5" MEANS R-15 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. 15+3 MEANS R-15 CAVITY INSULATION PLUS R-3 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED UNLESS STRUCTURAL SHEATHING IS USED. IF THE STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF THE EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2. 13+2.5 MEANS R-13 CAVITY INSULATION PLUS R-2.5 SHEATHING.
- FOR MASS WALLS, THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- R-30 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF THE UNCOMPRESSED R-30 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-30 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION BAFFLE OR WITHIN 1" OF THE ATTIC ROOF DECK.
- TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OR THE ROOF, THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BAFFLE.

## SQUARE FOOTAGE

	HEATED S.F.	UNHEATED S.F.
FIRST FLOOR	1571	
SECOND FLOOR	1008	
HVAC /STORAGE		177
SCREEN PORCH		144
FRONT PORCH		129
GARAGE		764
<b>TOTAL</b>	<b>2579</b>	<b>1214</b>
<b>OPTIONS</b>		
	HEATED S.F.	UNHEATED S.F.
OPT. PATIO		118



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Checked By: **RWB**

03-18-2022

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Client:

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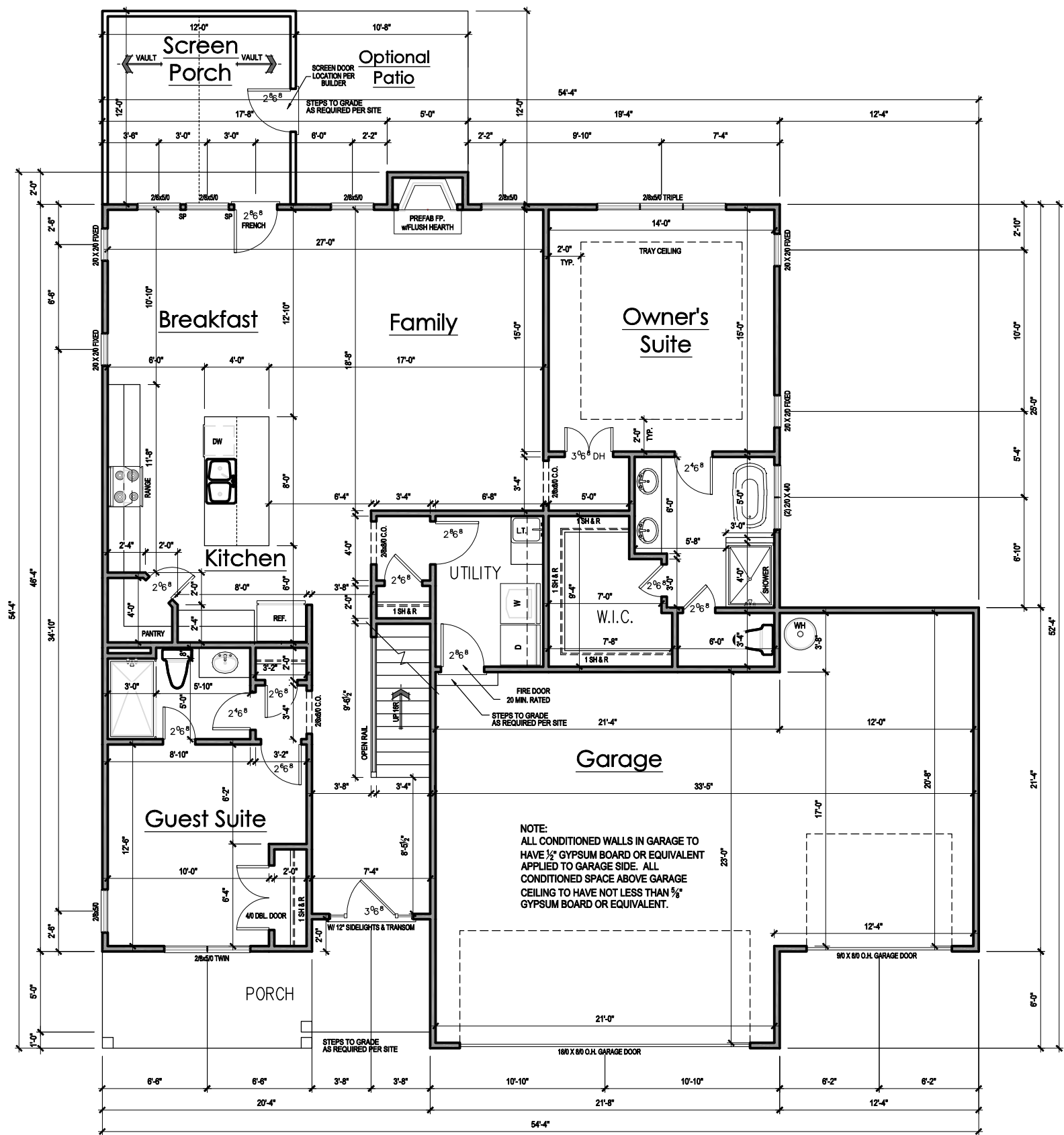
**FIRST  
FLOOR  
PLAN**

Plan No.

**2579**

**A-1**

Sheet No.



**GENERAL NOTES**

**WALLS:**  
ALL WALLS ARE DRAWN 4" THICK U.N.O.  
ANGLED WALL ARE DRAWN @45° U.N.O.

**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.

**FIRST FLOOR PLAN**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



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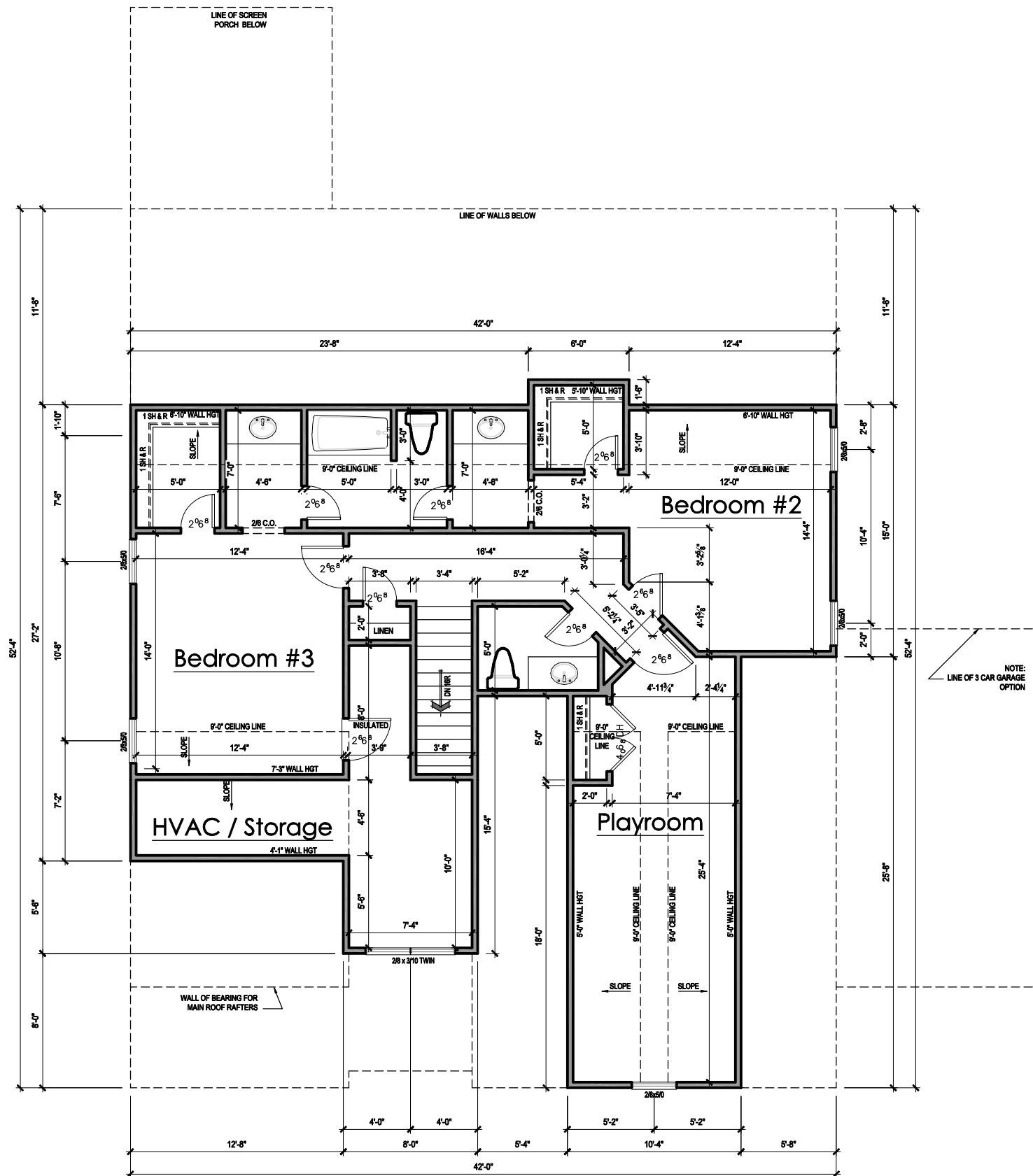
**SECOND  
FLOOR  
PLAN**

Plan No.

**2579**

**A-2**

Sheet No.



**GENERAL NOTES**  
**WALLS:**  
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ANGLED WALL ARE DRAWN @45° U.N.O.  
**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:**  
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**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.

**SECOND FLOOR PLAN**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

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Client:

Title:  
**ELEVATIONS**

Plan No.  
**2579**  
**EL-1**



**FRONT ELEVATION – 3 CAR GARAGE**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



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**ELEVATIONS**

Plan No.

**2579**

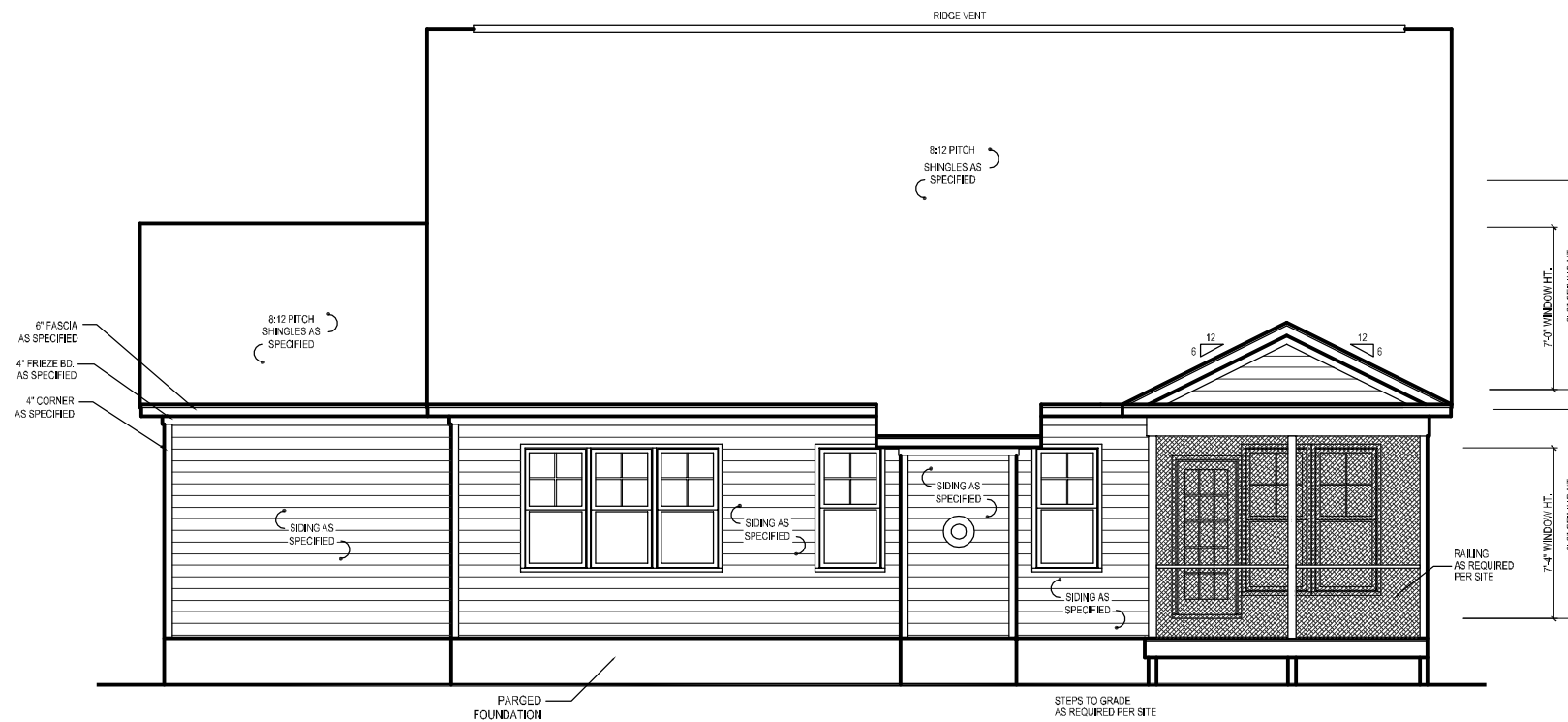
**EL-2**

Sheet No.



**LEFT SIDE ELEVATION**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



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**FIRST  
FLOOR PLAN  
OPTION**

Plan No.

**2579**

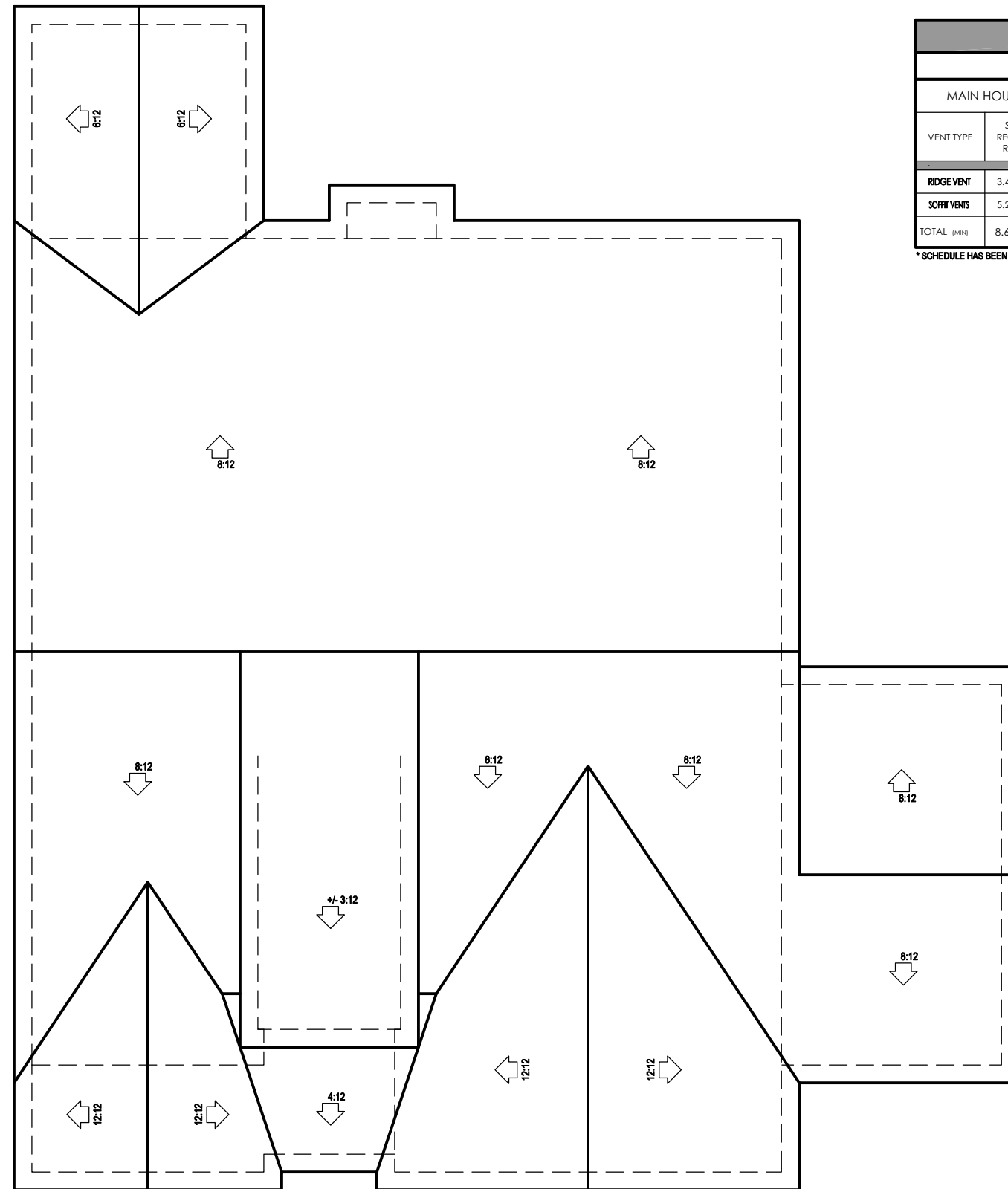
**A-1**

Sheet No.

**ATTIC VENT SCHEDULE**

MAIN HOUSE		SQ FTG	2608	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE	SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT. LARGE (SQ. FT. EACH)	POT. SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
				0.4236	0.2778	0.125	0.1944	0.0625
<b>RIDGE VENT</b>	3.48	4.35	5.25	55.26	0	0	42.00	
<b>SOFFIT VENTS</b>	5.22	4.35	4.25	44.74			0	68.00
<b>TOTAL (MIN)</b>	8.69	8.69	9.50	100.00	POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE			

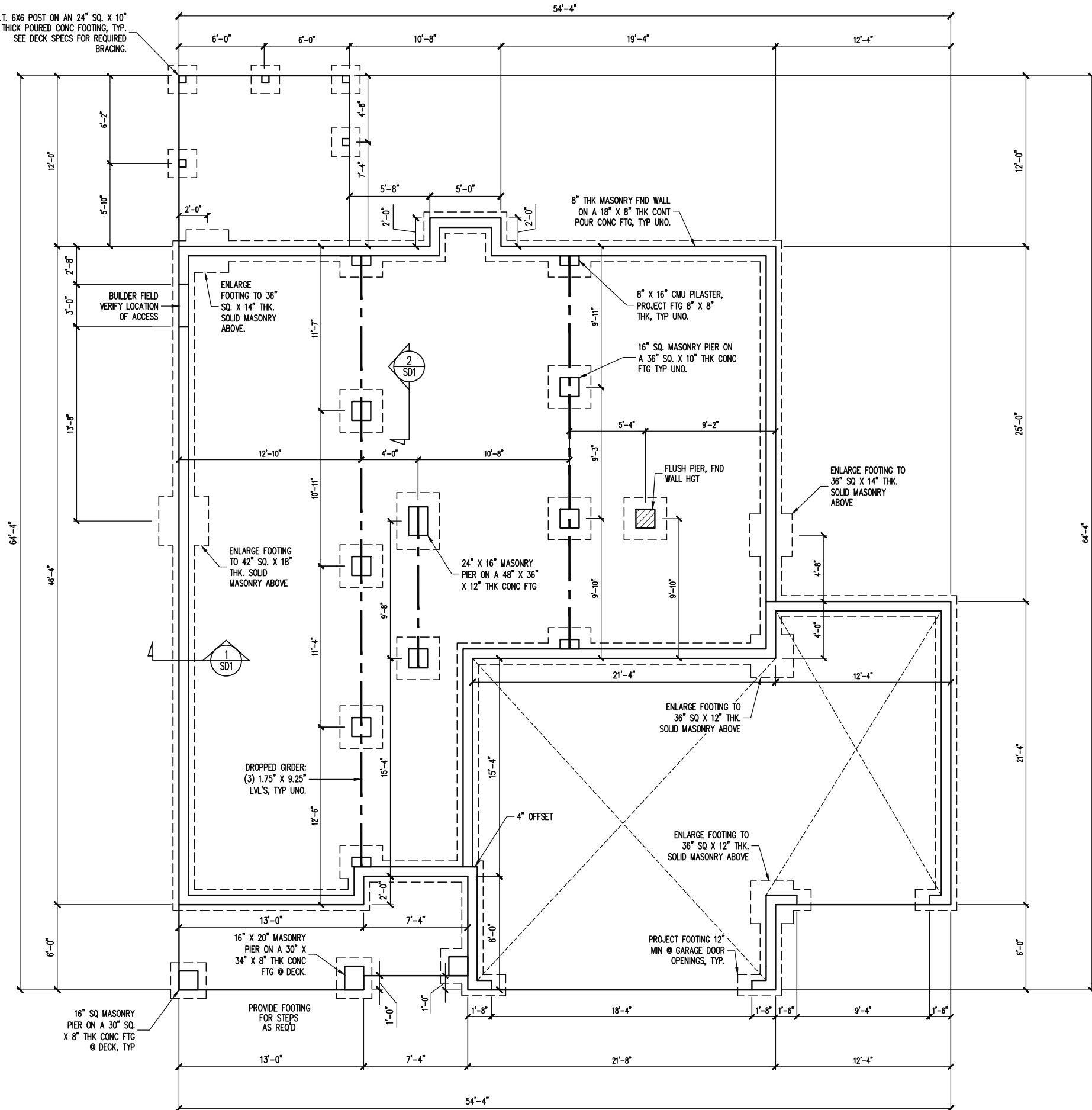
\* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-80% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION



**ROOF FRAMING PLAN**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

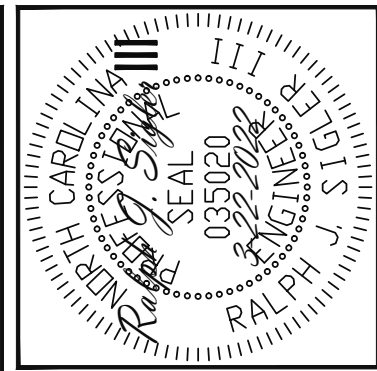
P.T. 6X6 POST ON AN 24" SQ. X 10" THICK POURED CONC FOOTING, TYP. SEE DECK SPECS FOR REQUIRED BRACING.



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

1/8" = 1'-0"



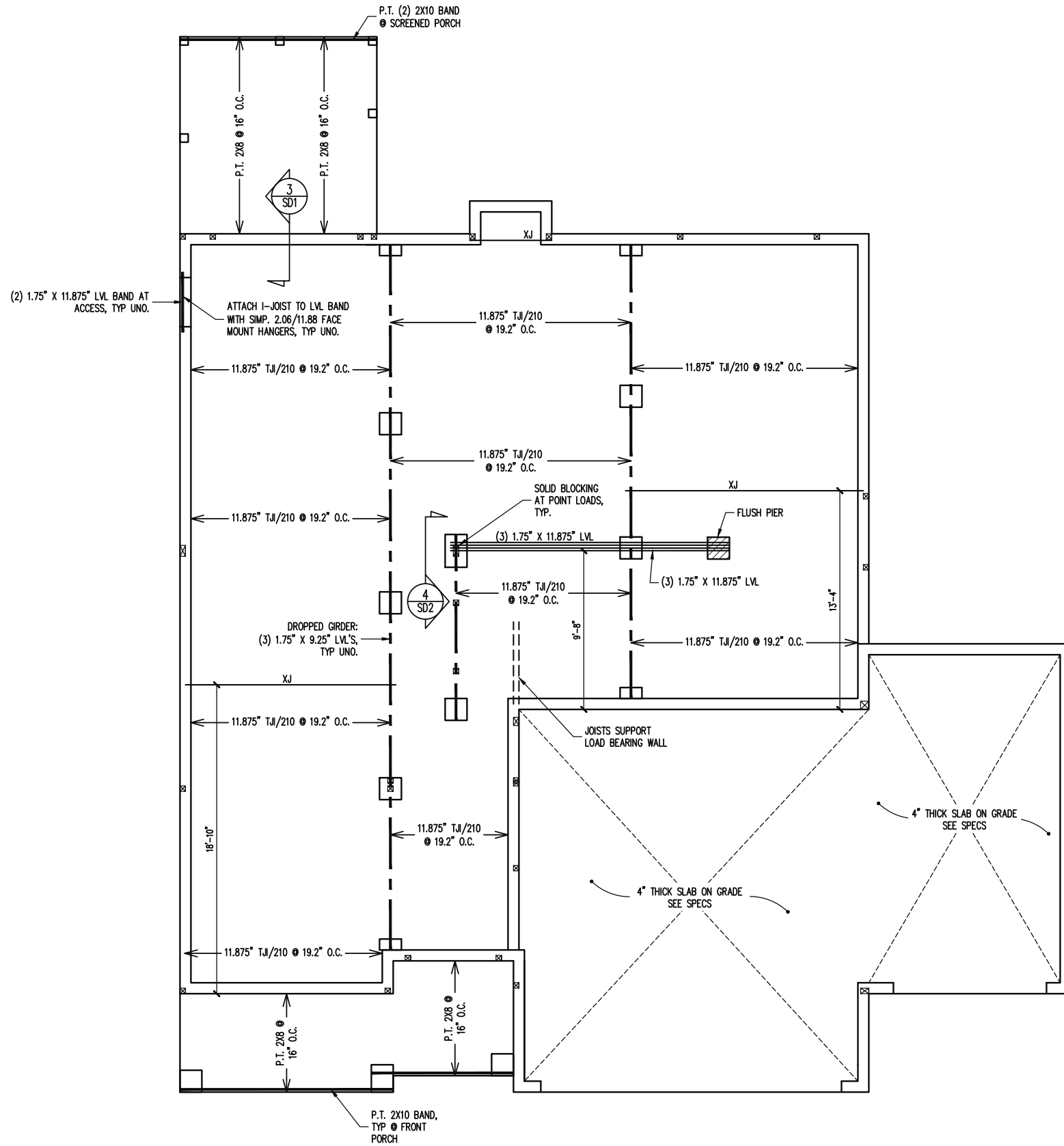
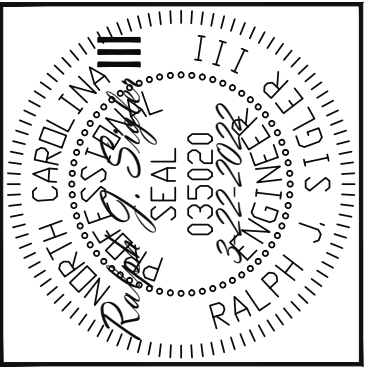
**Engineering Lech**  
 STRUCTURAL ENGINEERS  
 License No. C-3870  
 318 W Millbrook Rd, Suite 201  
 Raleigh, North Carolina 27609  
 Phone (919) 844-1661  
 ASSOCIATES, P.A.

TRIPLE A HOMES	SCOPE	LOC
STRUCTURAL ADDENDUM	31 PRINCE PLACE	

ENG: RJS  
 DATE: 3-22-2022

PROJECT NO.  
 22-28-015

SHEET NO.  
 S1  
 1 of 9



# CRAWL SPACE FRAMING PLAN

1/8" = 1'-0"

**STRUCTURAL ENGINEERS**  
 License No. C-3870  
 318 W Millbrook Rd, Suite 201  
 Raleigh, North Carolina 27609  
 Phone (919) 844-1661

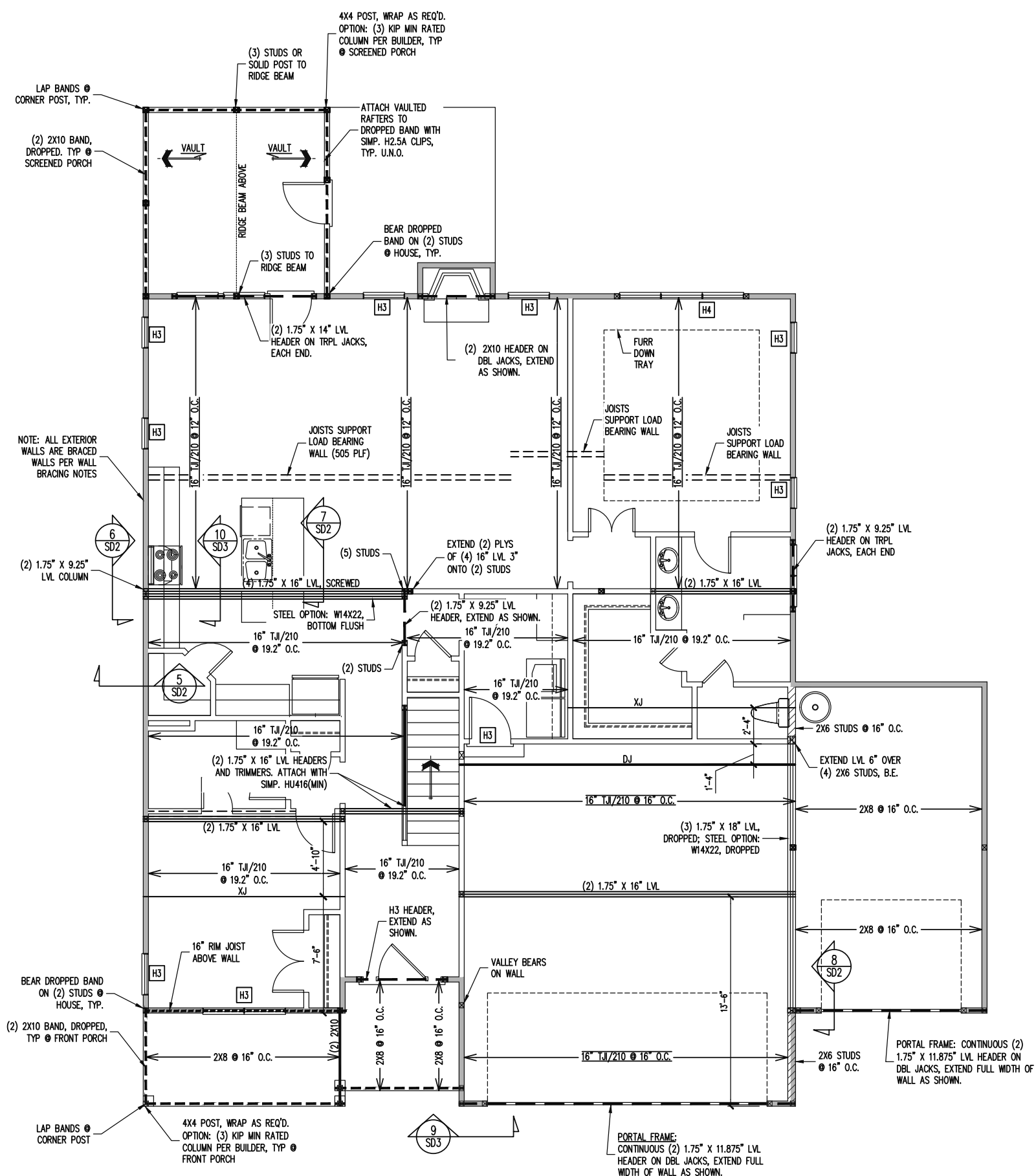
TRIPLE A HOMES	
STRUCTURAL ADDENDUM	
SCOPE	31 PRINCE PLACE
LOC	

ENG: RJS  
 DATE: 3-22-2022

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### ALLOWABLE I-JOIST SUBSTITUTION

NOTE: MAINTAIN JOIST DEPTH, DIRECTION, AND SPACING SPECIFIED ON PLANS.

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BLUELINX	16"	BLI 40	IUS2.56/16	ITS2.56/16
BLUELINX	16"	BLI 60	IUS2.56/16	ITS2.56/16
BOISE CASCADE	16"	BCI 5000s	IUS2.06/16	ITS2.06/16
BOISE CASCADE	16"	BCI 6000s	IUS2.37/16	ITS2.37/16
INTERNATIONAL BEAMS	16"	IB 600	IUS2.56/16	ITS2.56/16
LP CORP	16"	LPI 20+	IUS2.56/16	ITS2.56/16
NORDIC	16"	NI 40X	IUS2.56/16	ITS2.56/16
ROSEBURG	16"	RFPI 60S	IUS2.56/16	ITS2.56/16
WEYERHAEUSER	16"	TJI 210	IUS2.06/16	ITS2.06/16

JOISTS NOT LISTED IN THE ABOVE TABLE MAY BE USED PROVIDED THEY MEET OR EXCEED THE PROPERTIES OF THOSE LISTED. SUBSTITUTE USP BRAND HANGERS WITH EQUIVALENT VALUES AS DESIRED.

### TRUSS SUBSTITUTION

16" I-JOISTS PERMITTED TO BE SUBSTITUTED WITH 16" FLOOR TRUSSES. MAINTAIN MINIMUM SPACING AS CALLED OUT ON PLANS. CONNECTIONS PER TRUSS MANU.

### 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

### 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 @ 4" O.C. AT PANEL EDGES, 8" 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

2X - SHEATH BOTH SIDES OF STUD WALL 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 = 222' MIN.

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

### HEADER SCHEDULE

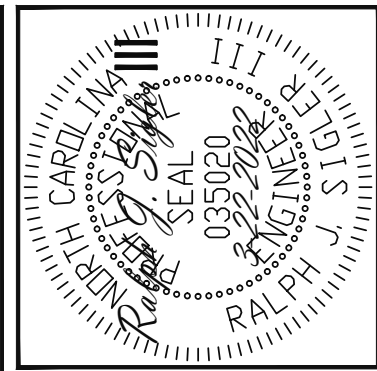
H1	SINGLE 2X4 TURNED FLAT (A)
H2	(2) 2X4'S ON SINGLE JACKS (B)
H3	(2) 2X10'S ON SINGLE JACKS (C)
H4	(2) 1.75" X 9.25" LVL'S ON DBL JACKS
H5	(3) 2X10'S ON SINGLE JACKS

(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.



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**Lech**  
ASSOCIATES, P.A.

TRIPLE A HOMES	STRUCTURAL ADDENDUM
SCOPE	31 PRINCE PLACE
LOC	

ENG: RJS  
DATE: 3-22-2022

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22-28-015

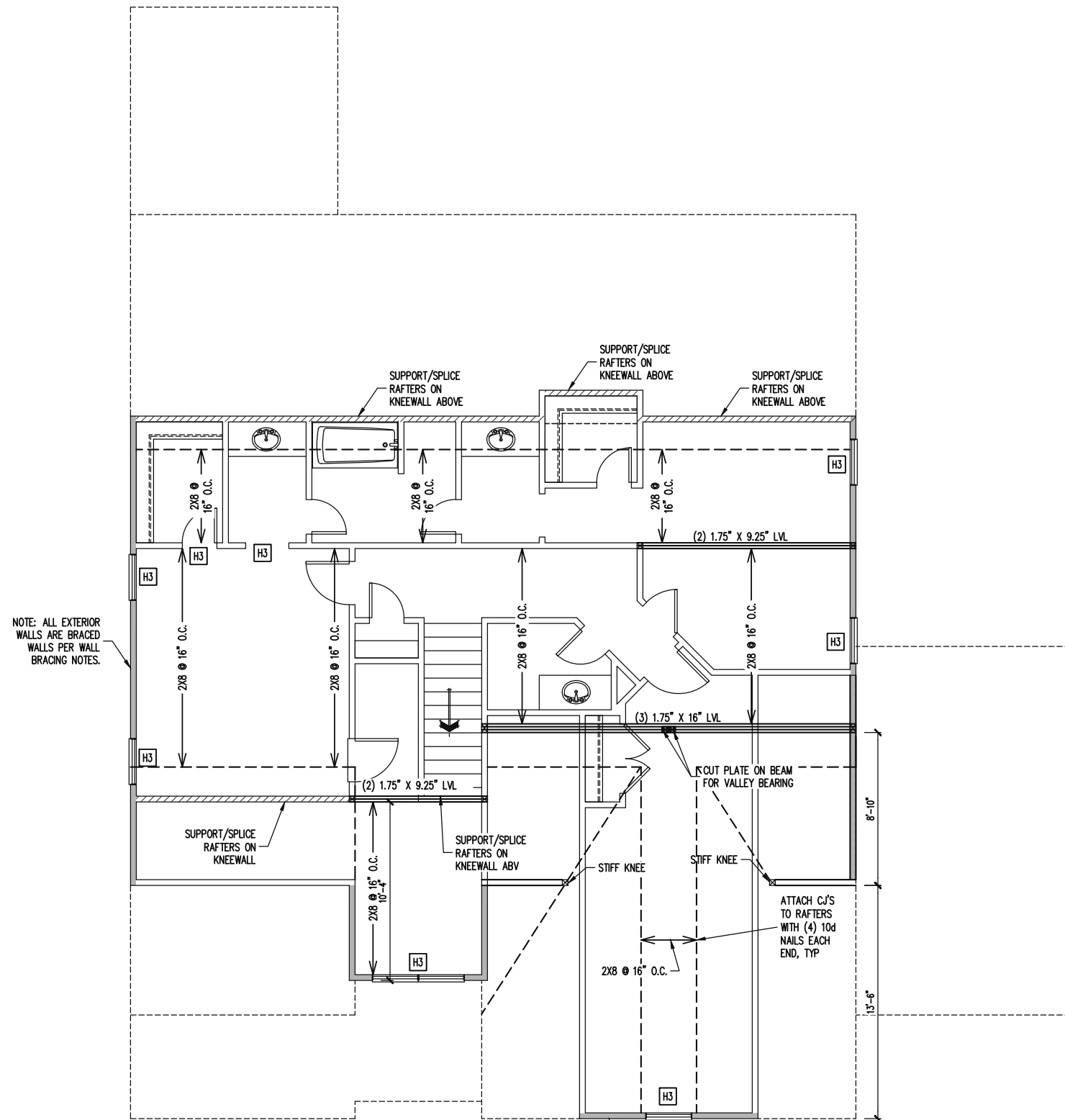
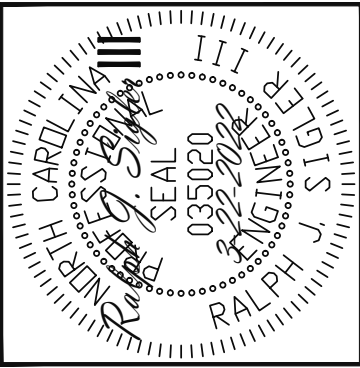
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# 1ST FLOOR FRAMING PLAN

WALLS AND CEILING

1/8" = 1'-0"



NOTE: ALL EXTERIOR WALLS ARE BRACED WALLS PER WALL BRACING NOTES.

NOTE: ALL EXTERIOR GABLE END WALLS ARE CONTINUOUSLY SHEATHED BRACED WALLS PER WALL BRACING NOTES

**CONSTRUCTION SPECIFICATIONS**  
INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

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

**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.

NOTES:  
PROVIDED CONTINUOUS SHEATHING = 7" MIN.

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

**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.

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**Engineering Tech**  
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TRIPLE A HOMES	
STRUCTURAL ADDENDUM	
SCOPE	31 PRINCE PLACE
LOC	

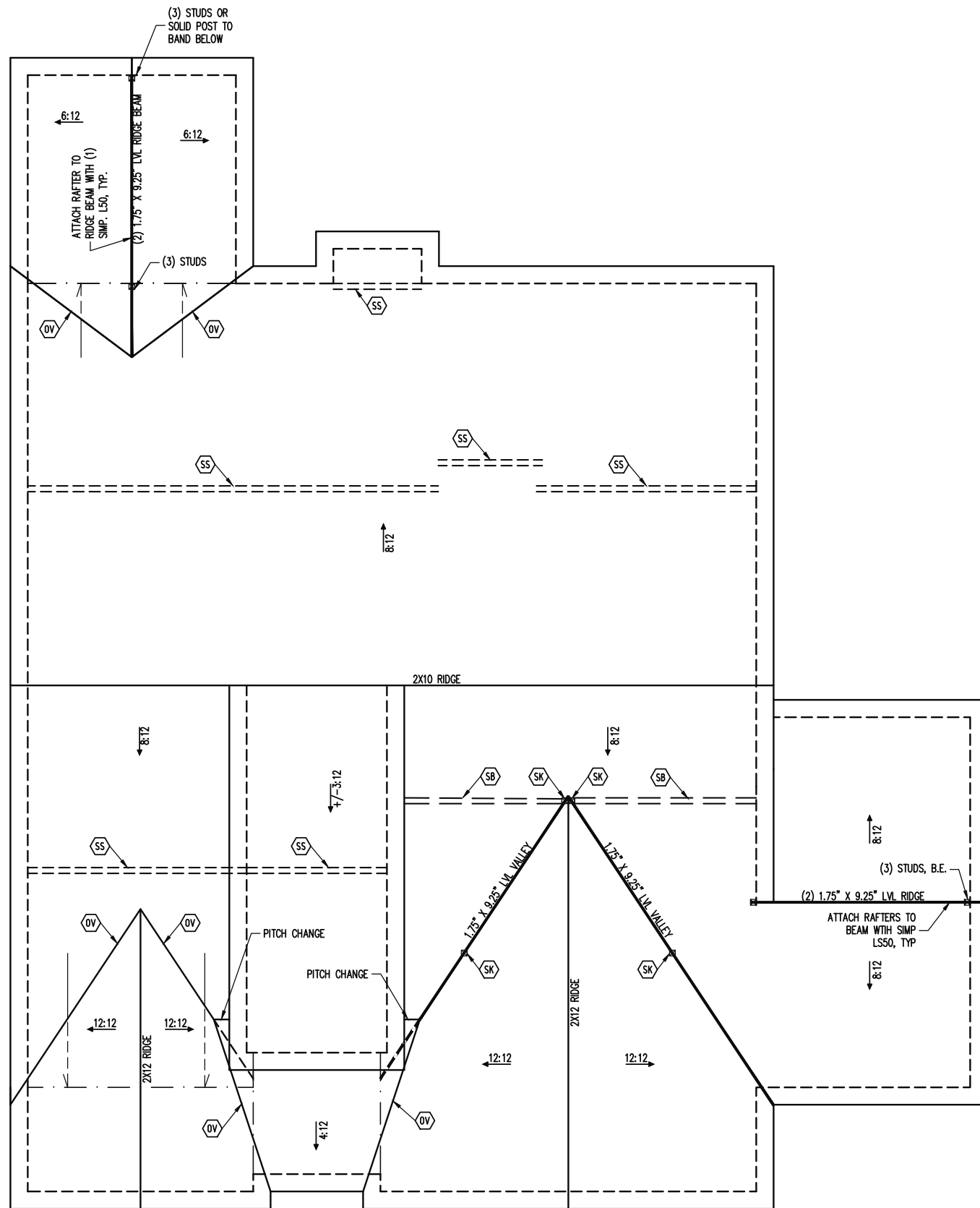
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# 2ND FLOOR FRAMING PLAN

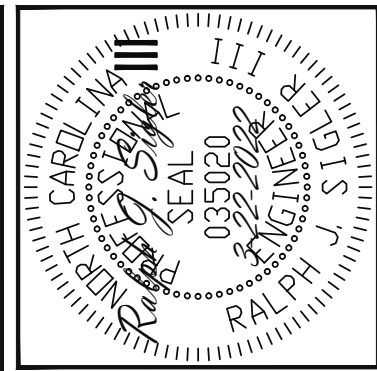
WALLS AND CEILING  
1/8" = 1'-0"



**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 ALL KNEEWALL HEIGHTS, ARCHITECTURAL OVERHANGS, AND ROOF PITCHES PRIOR TO CONSTRUCTION

**FRAMING SCHEDULE**  
 ROOF ONLY  
 OV OVERFRAME VALLEY ( 2X10 SLEEPER )  
 SK DBL 2X4 STIFF KNEE  
 SS SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW  
 SB SUPPORT/SPLICE RAFTERS ON BEAM BELOW

ROOF FRAMING PLAN  
 1/8" = 1'-0"



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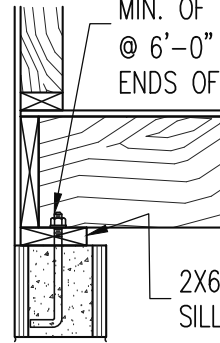
TRIPLE A HOMES	
SCOPE	STRUCTURAL ADDENDUM
LOC	31 PRINCE PLACE

ENG: RJS  
 DATE: 3-22-2022

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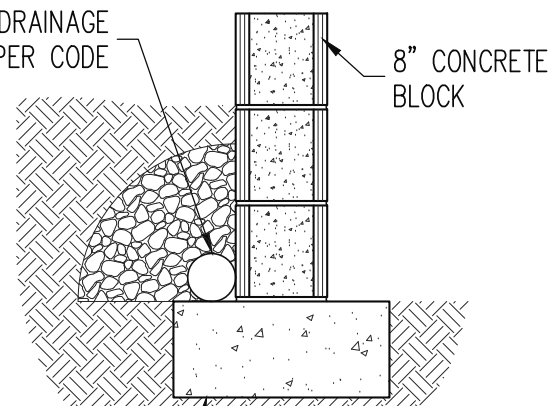
SHEET NO.  
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1/2"Ø ANCHOR BOLTS WITH MIN. OF 7" OF EMBEDMENT @ 6'-0" O.C., 12" FROM ENDS OF SOLE PLATE



2X6 P.T. SILL PLATE

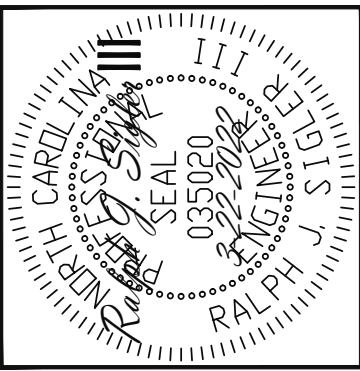
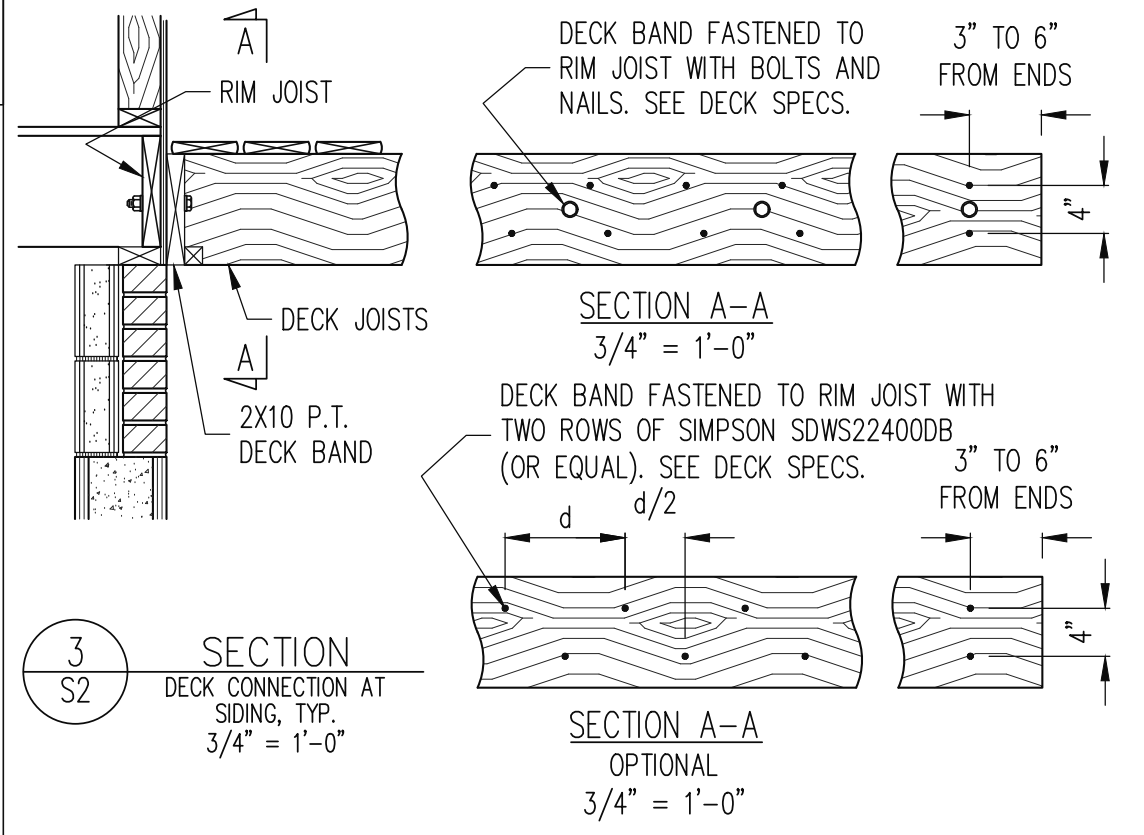
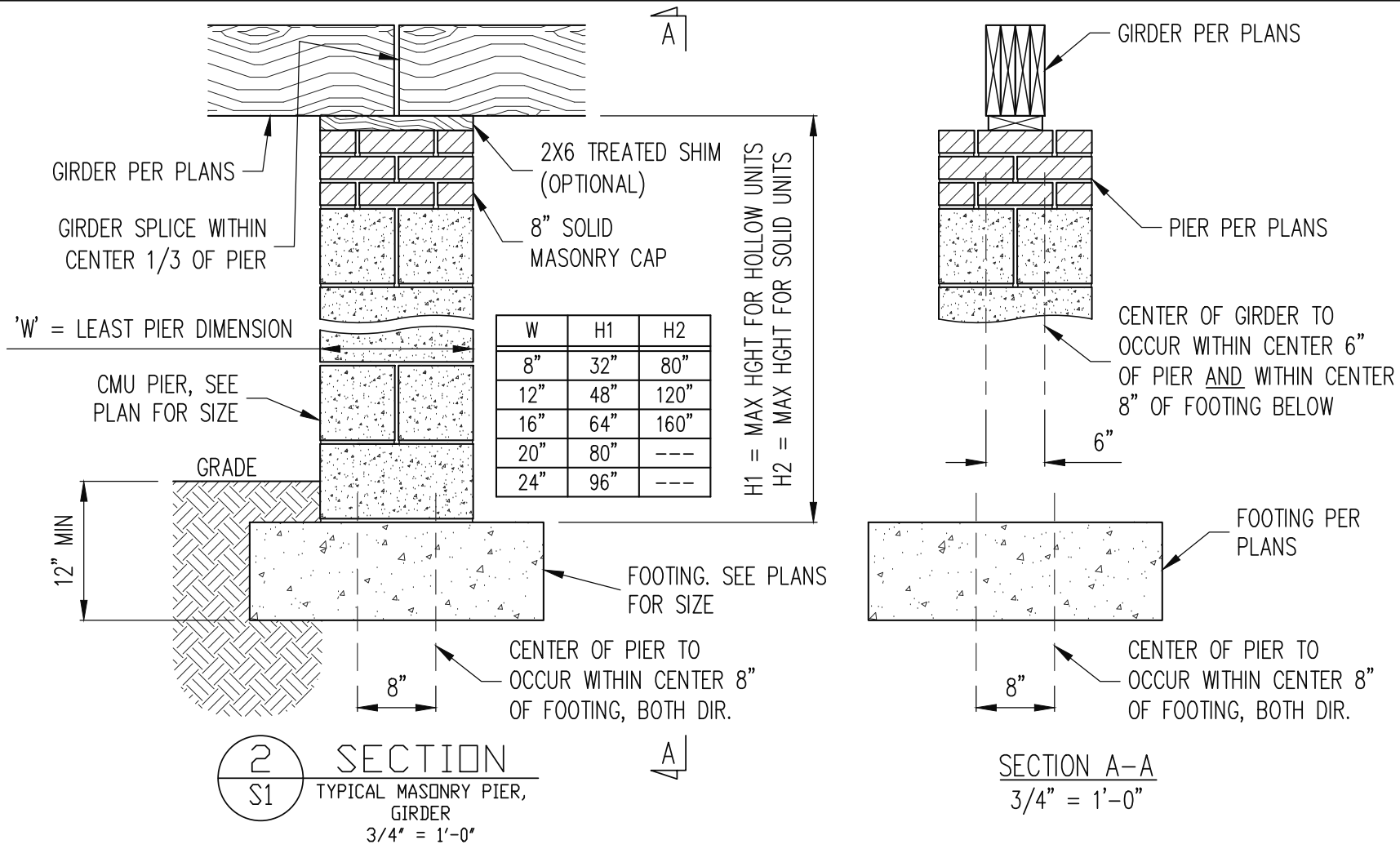
FND DRAINAGE PER CODE



8" CONCRETE BLOCK

POURED CONCRETE FOOTING PER PLAN

**1**  
S1 SECTION  
TYPICAL FND WALL  
CRAWL SPACE  
3/4" = 1'-0"



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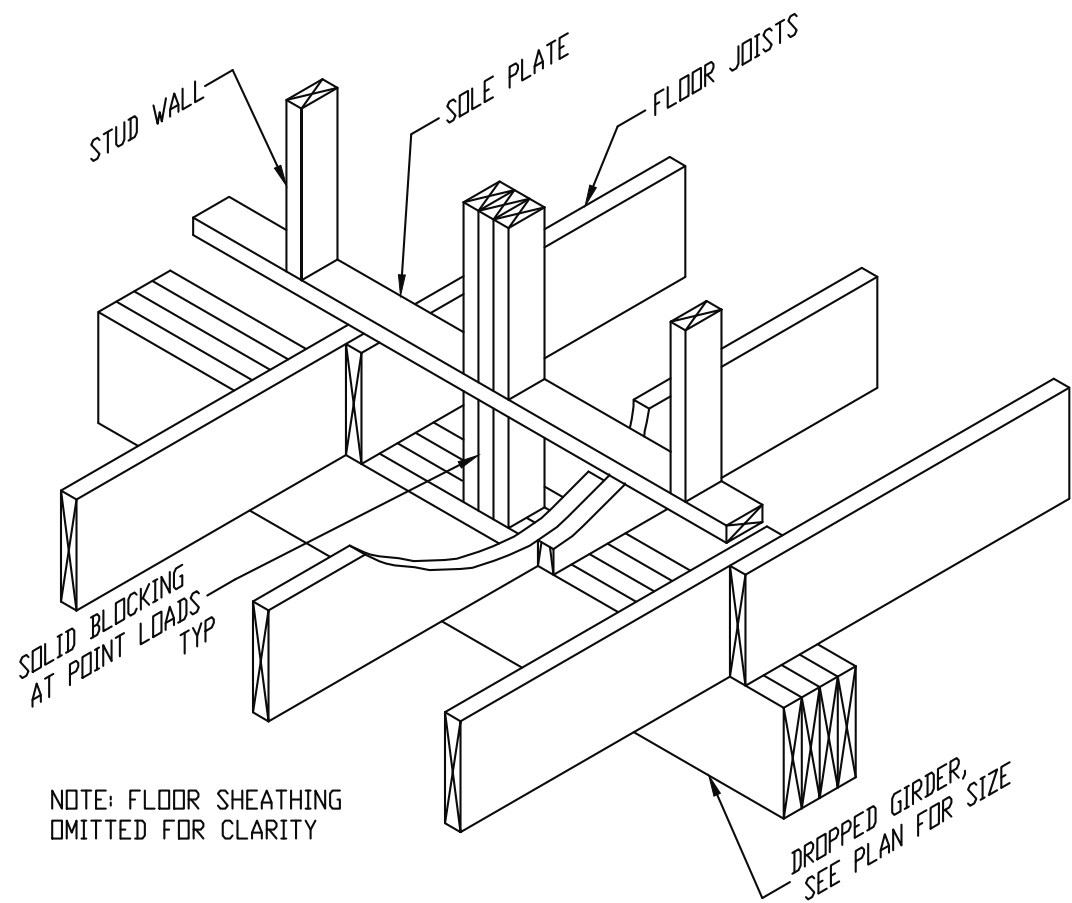
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TRIPLE A HOMES	
STRUCTURAL ADDENDUM	
SCOPE	
LOC	31 PRINCE PLACE

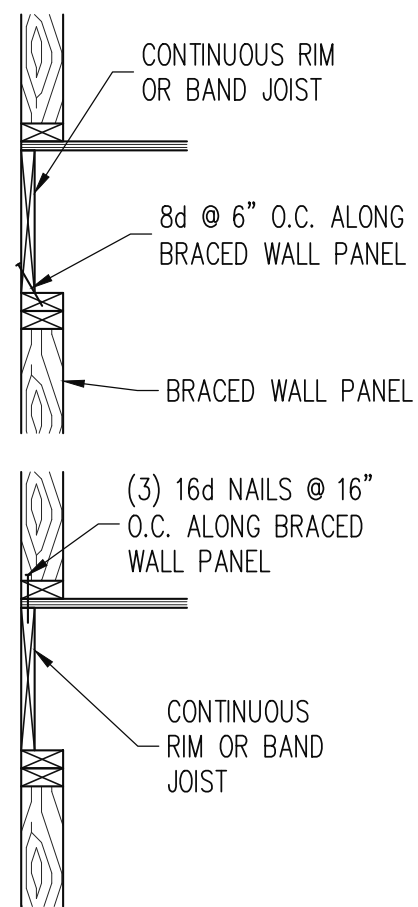
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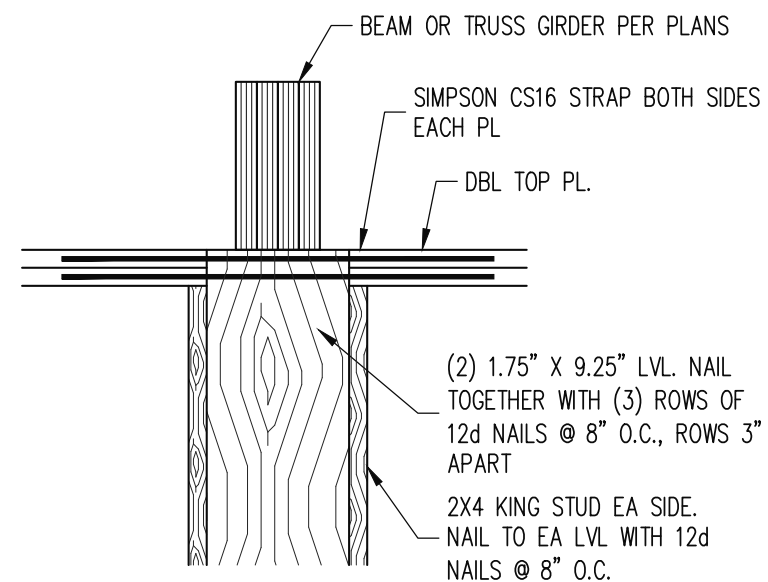
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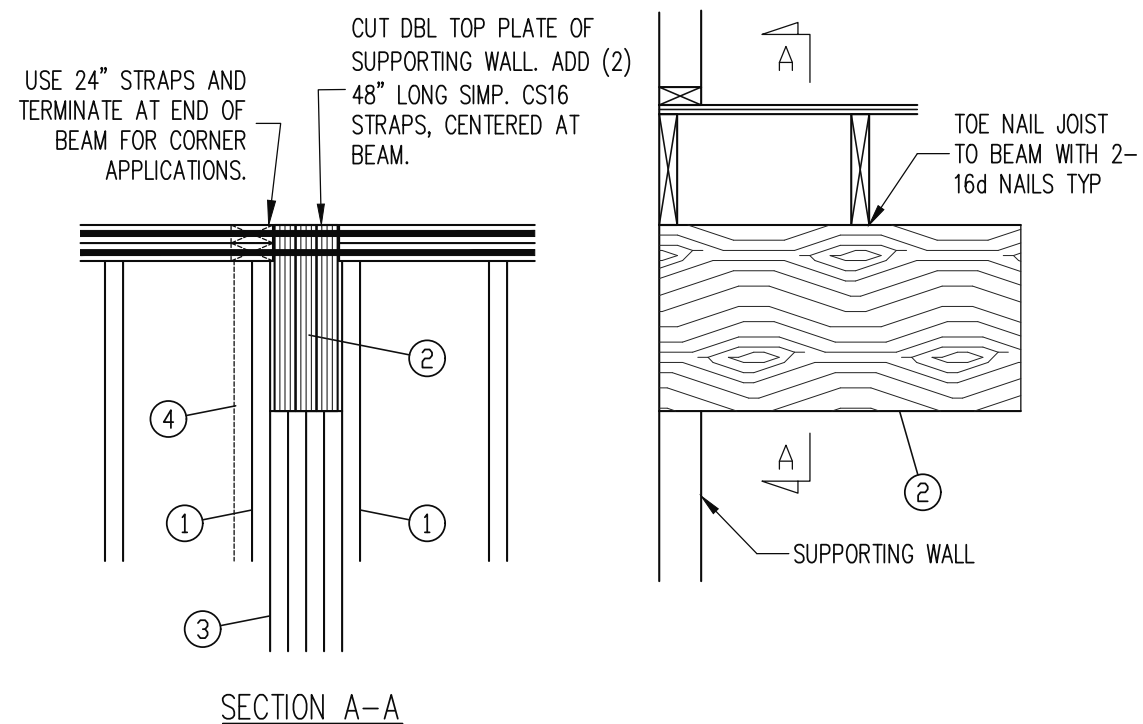
4 SECTION  
S2 TYPICAL DROPPED GIRDER  
3/4" = 1'-0"



5 SECTION  
S3 TYPICAL BRACED WALL PANEL CONNECTION AT EXTERIOR WALL, JOISTS PERPENDICULAR OR PARALLEL.  
3/4" = 1'-0"

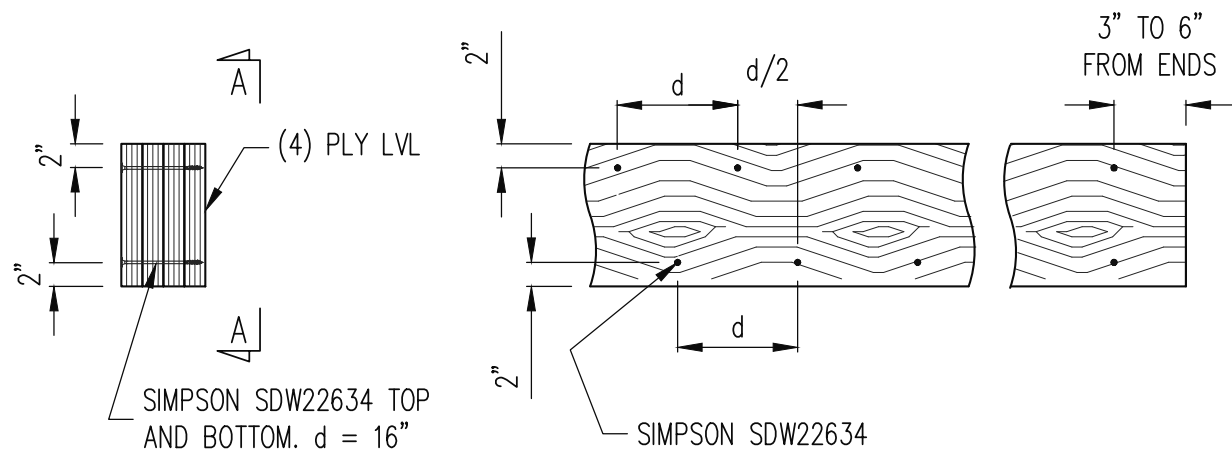


6 SECTION  
S3 LVL COLUMN FOR FLUSH BEAM  
3/4" = 1'-0"



- ITEM DESCRIPTION
- ① KING STUD
  - ② DROPPED BEAM (SEE PLAN)
  - ③ STUDS SUPPORTING BEAM (SEE PLAN FOR NUMBER OF STUDS REQUIRED)
  - ④ CORNER STUDS, IF APPLICABLE

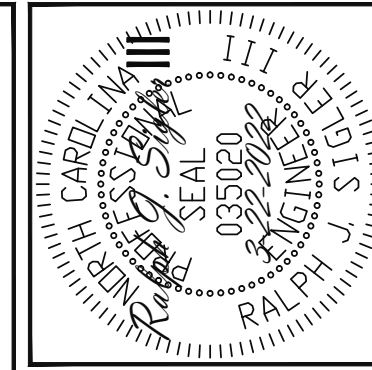
8 SECTION  
S3 DROPPED BEAM  
3/4" = 1'-0"



SECTION A-A  
3/4" = 1'-0"

\*BUILDER PERMITTED TO SUBSTITUTE 1/2"Ø THROUGH BOLTS FOR SIMP. SDW SCREWS @ EQUAL SPACING.

7 SECTION  
S3 TYPICAL FASTENING (4) PLY LVL  
3/4" = 1'-0"



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TRIPLE A HOMES	SCOPE
STRUCTURAL ADDENDUM	LOC
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(2) CONT. 2X TOP PLATES, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES WITH 8-16d NAILS PER SPLICE/LAP.

CONT. 2X PLATE WITH 10d NAILS AT 16" O.C. INTO HEADER/BREAM

7/16" O.S.B. OR 15/32" PLYWOOD EXTERIOR WALL SHEATHING AT UNSHADED AREAS (BEAM, INFILL WALL ABOVE BEAM, AND CENTER WALL). NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. IN THE FIELD.

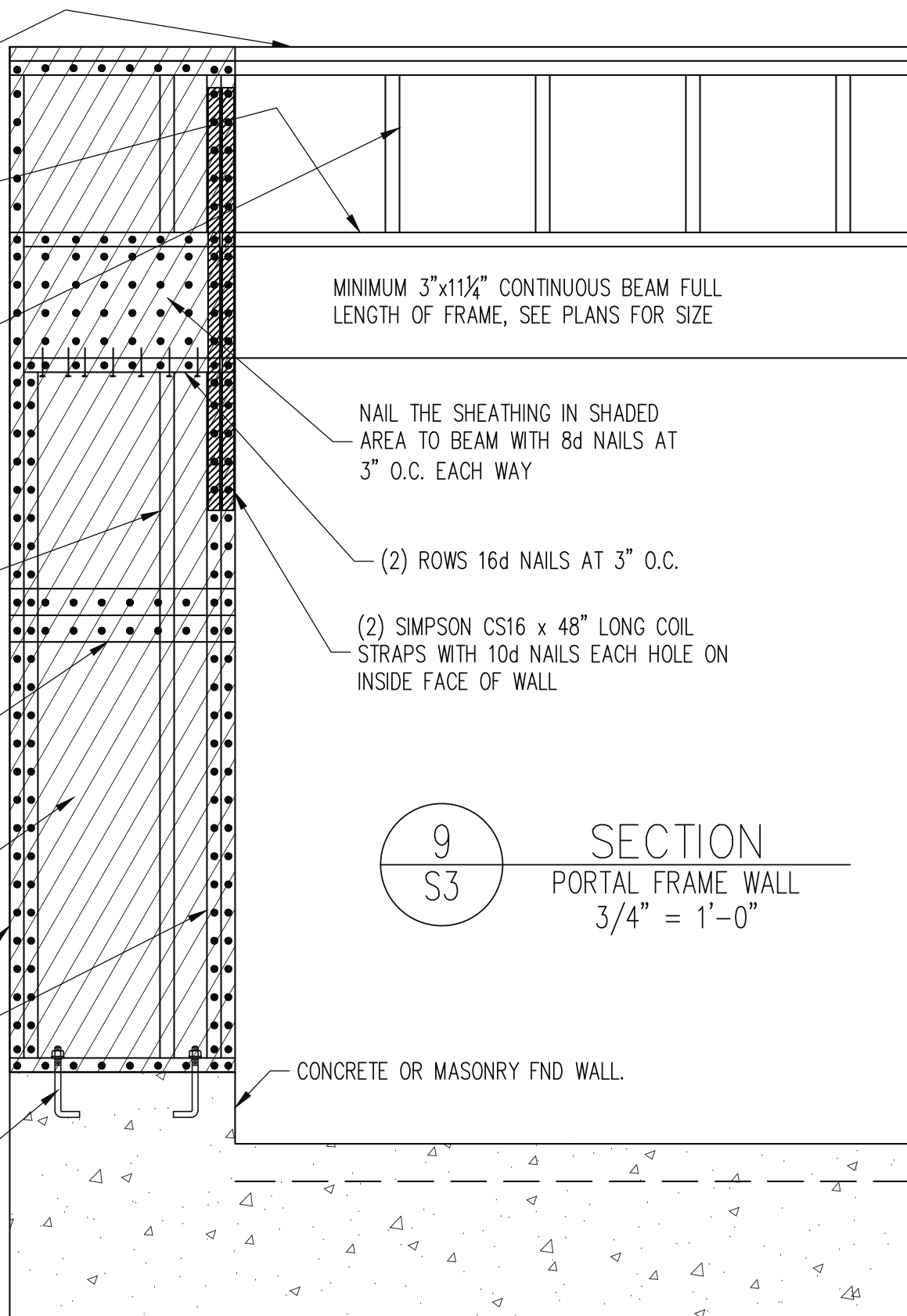
WHERE FULL HEIGHT PANEL WIDTH EXCEEDS 16", PROVIDE ADDITIONAL STUDS AT 16" O.C. NAIL SHEATHING TO ALL STUDS WITH 8d NAILS AT 3" O.C.

FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON BLOCKING AND OCCUR WITHIN MIDDLE 24" OF WALL HEIGHT. ONE ROW OF 3" O.C. NAILING IS REQUIRED IN EACH PANEL EDGE.

7/16" O.S.B. OR 15/32" PLYWOOD EXTERIOR WALL SHEATHING. AT SHADED AREAS NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 3" O.C.

(2)2x STUD MIN. AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. SEE PLANS FOR ADDITIONAL STUDS

2x4 P.T. PLATE WITH TWO 1/2" DIA x 7" EMBED ANCHOR BOLTS WITH A 3/16"x2"x2" PLATE WASHERS OR ADDITIONAL HOLDOWN PER PLANS



MINIMUM 3"x11 1/4" CONTINUOUS BEAM FULL LENGTH OF FRAME, SEE PLANS FOR SIZE

NAIL THE SHEATHING IN SHADED AREA TO BEAM WITH 8d NAILS AT 3" O.C. EACH WAY

(2) ROWS 16d NAILS AT 3" O.C.

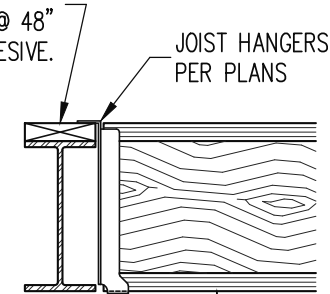
(2) SIMPSON CS16 x 48" LONG COIL STRAPS WITH 10d NAILS EACH HOLE ON INSIDE FACE OF WALL

9  
S3

SECTION  
PORTAL FRAME WALL  
3/4" = 1'-0"

CONCRETE OR MASONRY FND WALL.

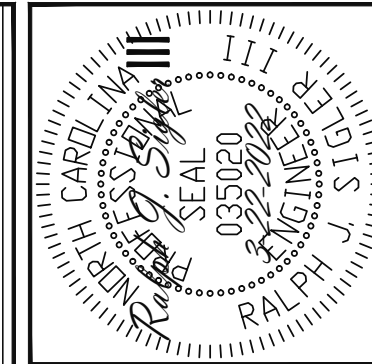
WIDE FLANGE PER PLANS WITH 2X NAILER OF SIMILAR WIDTH. ATTACH WITH 16d CLINCHED NAILS @ 48" O.C. AND CONSTRUCTION ADHESIVE.



10  
S3

SECTION

WOOD I-JOIST  
AT WIDE FLANGE  
3/4" = 1'-0"



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TRIPLE A HOMES	SCOPE	LOC
STRUCTURAL ADDENDUM	31 PRINCE PLACE	

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