

**SOUTH
DESIGNS**
P.O. Box 688
Wake Forest, NC 27588
(O) 919-556-2226
(F) 919-556-2228
www.southdesigns.com

The "Charlotte II"

Plan No. 2315

DESIGN LOADS	LIVE LOAD (PSF)	DEAD LOAD (PSF)
TABLE R301.4		
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	10

- MATERIALS**
- FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES:
F_b = 875 PSI F_v = 70 PSI E = 1,468 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_b = 1050 PSI F_v = 95 PSI E = 1,668 PSI
 - ENGINEERED WOOD BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL) OR PARALLEL STRAND LUMBER (PSL) WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
F_b = 2900 PSI F_v = 285 PSI E = 1,956 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) - ULTIMATE DESIGN WIND SPEEDS 115-120 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:
4.5-4 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-5, 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-5 (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 1/8" 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 1 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 1/8" 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.

MEAN ROOF HEIGHT
1 STORY = 11'-0"
CLADDING POSITIVE & NEGATIVE PRESSURE = 21 PSF

1 1/2 STORY = 19'-0"
CLADDING POSITIVE & NEGATIVE PRESSURE = 34.8 PSF

2 STORY = 19'-0"
CLADDING POSITIVE & NEGATIVE PRESSURE = 34.8 PSF

ANCHOR BOLTS
INSTALL ANCHOR BOLTS, NUTS, AND WASHERS PER CODE AT ALL EXTERIOR WALL TREATED PLATES AND AT INTERIOR BEARING WALL TREATED PLATES ON SLAB FOUNDATIONS. TO BE A MINIMUM OF 6" O.C. AND WITHIN 12" FROM THE ENDS OF EACH PLATE.

DESIGN PRESSURES
MINIMUM RATING: 25 PSF

MI WINDOWS 3500 SERIES
LOW E-GLASS WINDOWS

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

SQUARE FOOTAGE CHART

	HEATED AREA	UNHEATED AREA
FIRST FLOOR	2435 S.F.	FRONT PORCH SCREEN PORCH 156 S.F.
SECOND FLOOR	625 S.F.	GARAGE 568 S.F.
TOTAL HEATED SQ. FOOTAGE	3060 S.F.	TOTAL UNHEATED SQ. FOOTAGE 948 S.F.
GROSS HEATED AND UNHEATED SQ. FOOTAGE	4008 S.F.	

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 ZONE	FENESTRATION U FACTOR ¹	SKYLIGHT ¹ U FACTOR	GLAZED FENESTRATION SHGC ²	CEILING R VALUE ³	WOOD FRAME WALL R VALUE ⁴	MASS WALL R VALUE ⁵	FLOOR R VALUE	BASEMENT ⁶ WALL R VALUE	SLAB R VALUE & DEPTH	CRAWL SPACE WALL R VALUE
3	0.35	0.55	0.30	25 or 26	15 or 13 - 2.0 ⁷	5/13 or 5/10	19	9/17	8	9/13
4	0.35	0.55	0.30	35 or 36	15 or 13 - 2.0 ⁷	5/13 or 5/10	19	12/15	10	10/15
5	0.30	0.55	N/A	35 or 36	15 ⁸ or 13 - 2.0 ⁷	13/17 or 13/12.5	30 ⁹	12/15	10	10/15

For 1 Year 3000 h.

1. U factor includes U-factor and SHGC measures. When insulation is applied in a cavity which is less than the total or design thickness of the insulation, the U-factor of the insulation shall not be less than the R-value specified in the table.

2. SHGC is the ratio of solar radiation admitted through glazing to the total incident solar radiation on the glazing. SHGC includes both direct and diffuse solar radiation.

3. R value is based on the material and edge R-value for thermal mass. See Appendix A, Tables A1.1 through A1.4 for details on the calculation of the R-value for thermal mass. The R-value for thermal mass is based on the material and edge R-value for thermal mass. See Appendix A, Tables A1.1 through A1.4 for details on the calculation of the R-value for thermal mass.

4. See Appendix A, Tables A1.1 through A1.4 for details on the calculation of the R-value for wood frame walls.

5. See Appendix A, Tables A1.1 through A1.4 for details on the calculation of the R-value for mass walls.

6. See Appendix A, Tables A1.1 through A1.4 for details on the calculation of the R-value for basement walls.

7. See Appendix A, Tables A1.1 through A1.4 for details on the calculation of the R-value for slabs.

8. See Appendix A, Tables A1.1 through A1.4 for details on the calculation of the R-value for crawl space walls.

9. See Appendix A, Tables A1.1 through A1.4 for details on the calculation of the R-value for floors.

ATTIC VENT SCHEDULE

ELEVATION						
MAIN HOUSE		SQ FTG	3093	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.)
				0.4236	0.2778	0.125
RIDGE VENT	4.12 - 5.16	6.63	39.85	0	0	53.00
SOFFIT VENTS	6.19 - 5.16	10.00	60.15			0
TOTAL (444)	10.31 - 10.31	16.63	100.00	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

Drawn By: RWB

Checked By: RWB

Date: 8-8-2022

Revision No.	Revision Date

Designer Signature

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Client:

**Triangle
Building Properties**

Title:

COVER SHEET

Plan No.

"Charlotte II"

Sheet No. _____ Of _____



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

Drawn By:	RWB
Checked By:	RWB
Date:	8-8-2022
Revision No.	Revision Date

Designer Signature

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Client:
**Triangle
Building Properties**

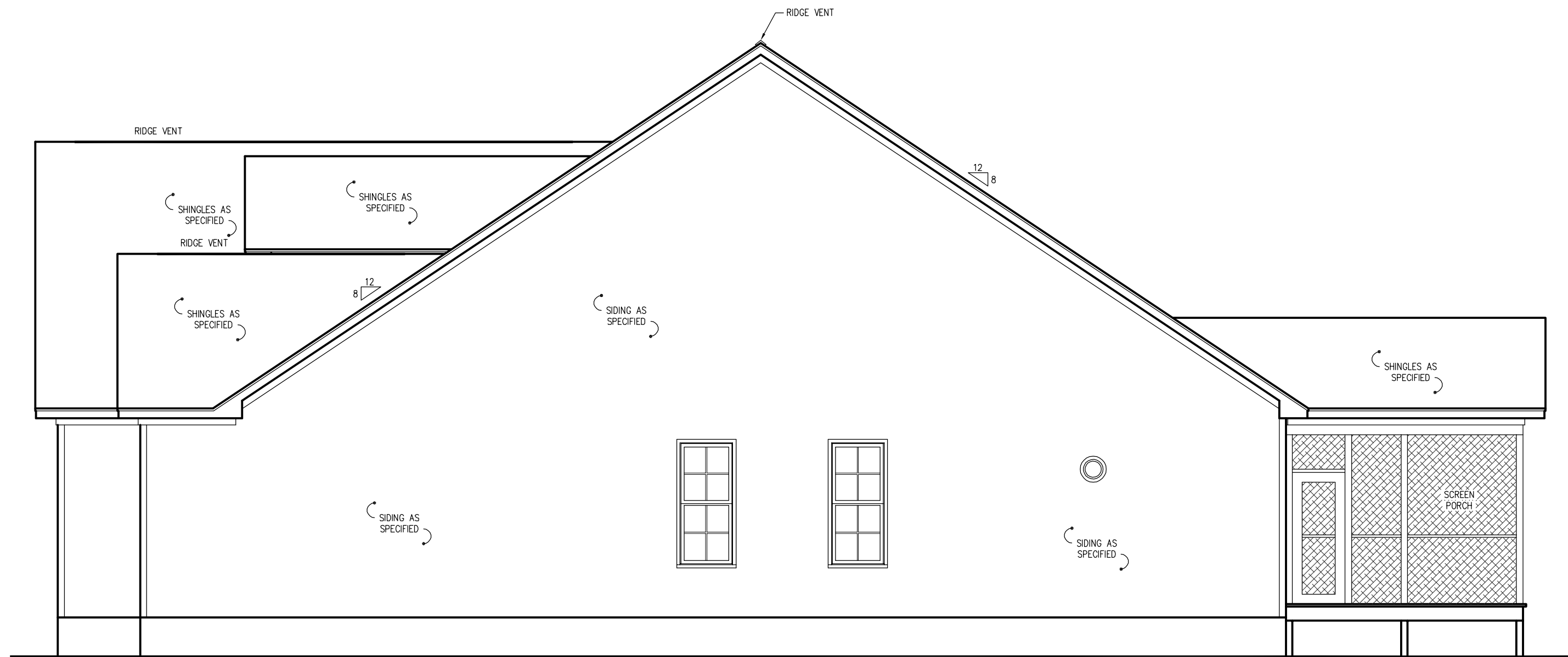
Title:
**FRONT ELEVATION
"B"**

Plan No.
"Charlotte II"
Sheet No. Of

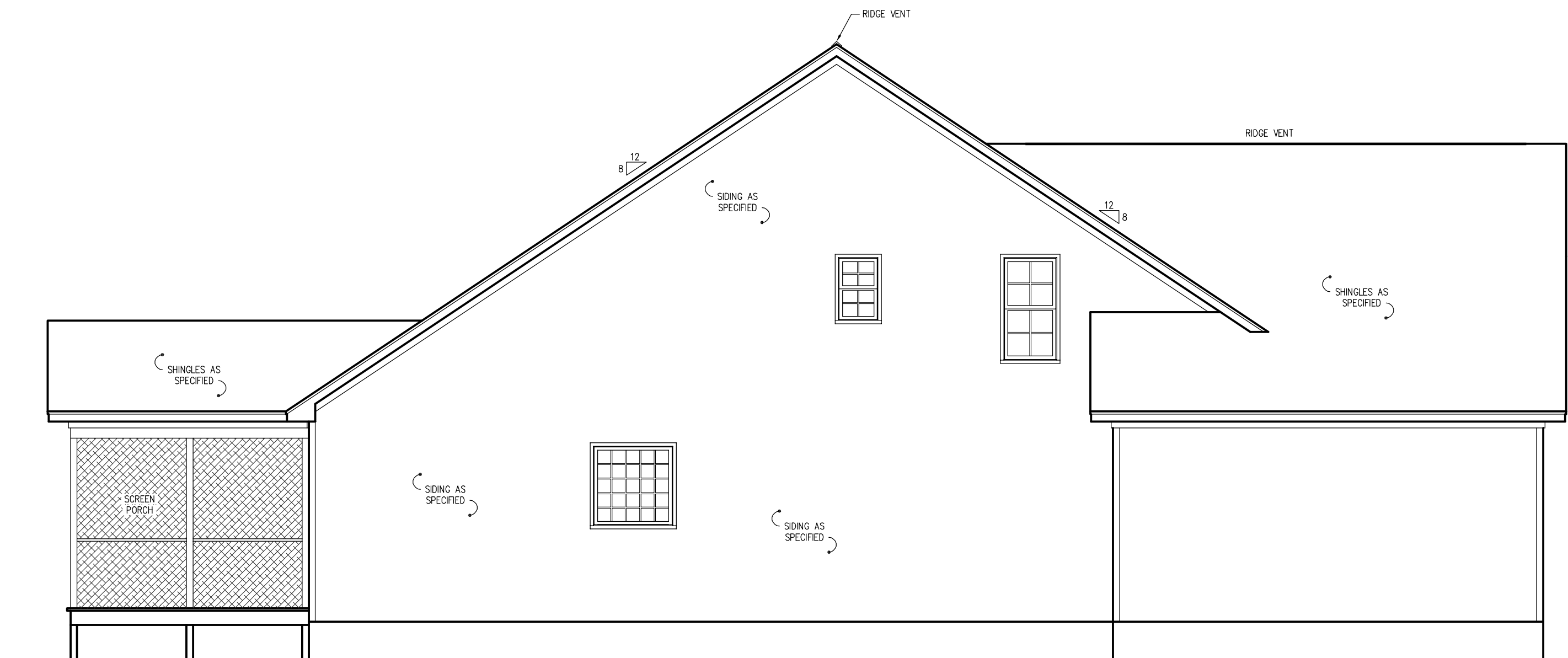


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1 RIGHT SIDE ELEVATION "B"
SCALE: 3/16" = 1'-0"



2 LEFT SIDE ELEVATION "B"
SCALE: 3/16" = 1'-0"

Drawn By:	RWB
Checked By:	RWB
Date:	8-8-2022
Revision No.	Revision Date

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Client:
**Triangle
Building Properties**

Title:
**SIDE
ELEVATIONS
"B"**

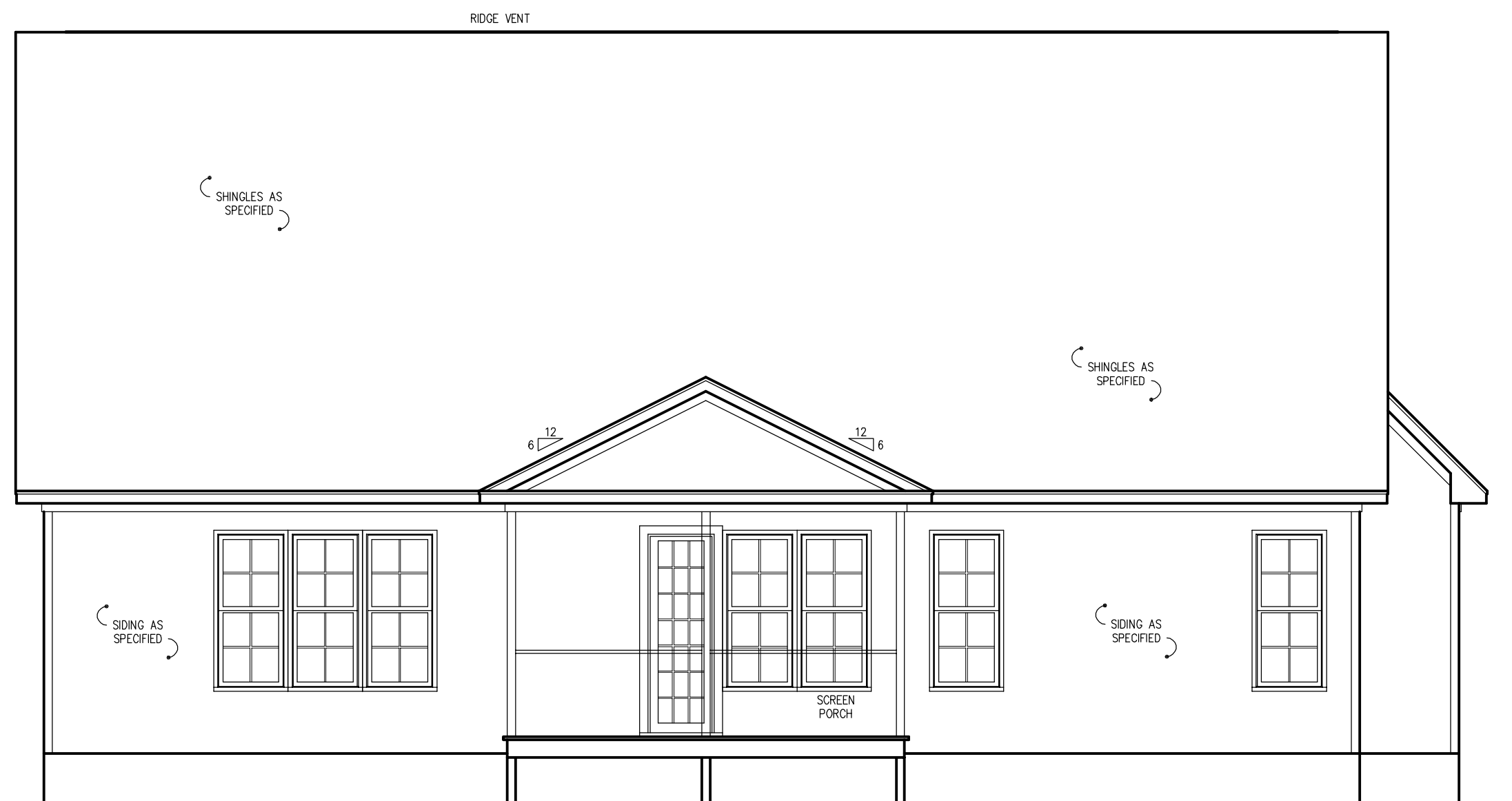
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1 REAR ELEVATION "B"
SCALE: 3/16" = 1'-0"

Drawn By:	RWB
Checked By:	RWB
Date:	8-8-2022
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Client:

**Triangle
Building Properties**

Title:

**REAR
ELEVATION
"B"**

Plan No.

"Charlotte II"

Sheet No. Of



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Client:

**Triangle
Building Properties**

Title:

**FIRST FLOOR
PLAN**

Plan No.

"Charlotte II"

Sheet No. Of

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:

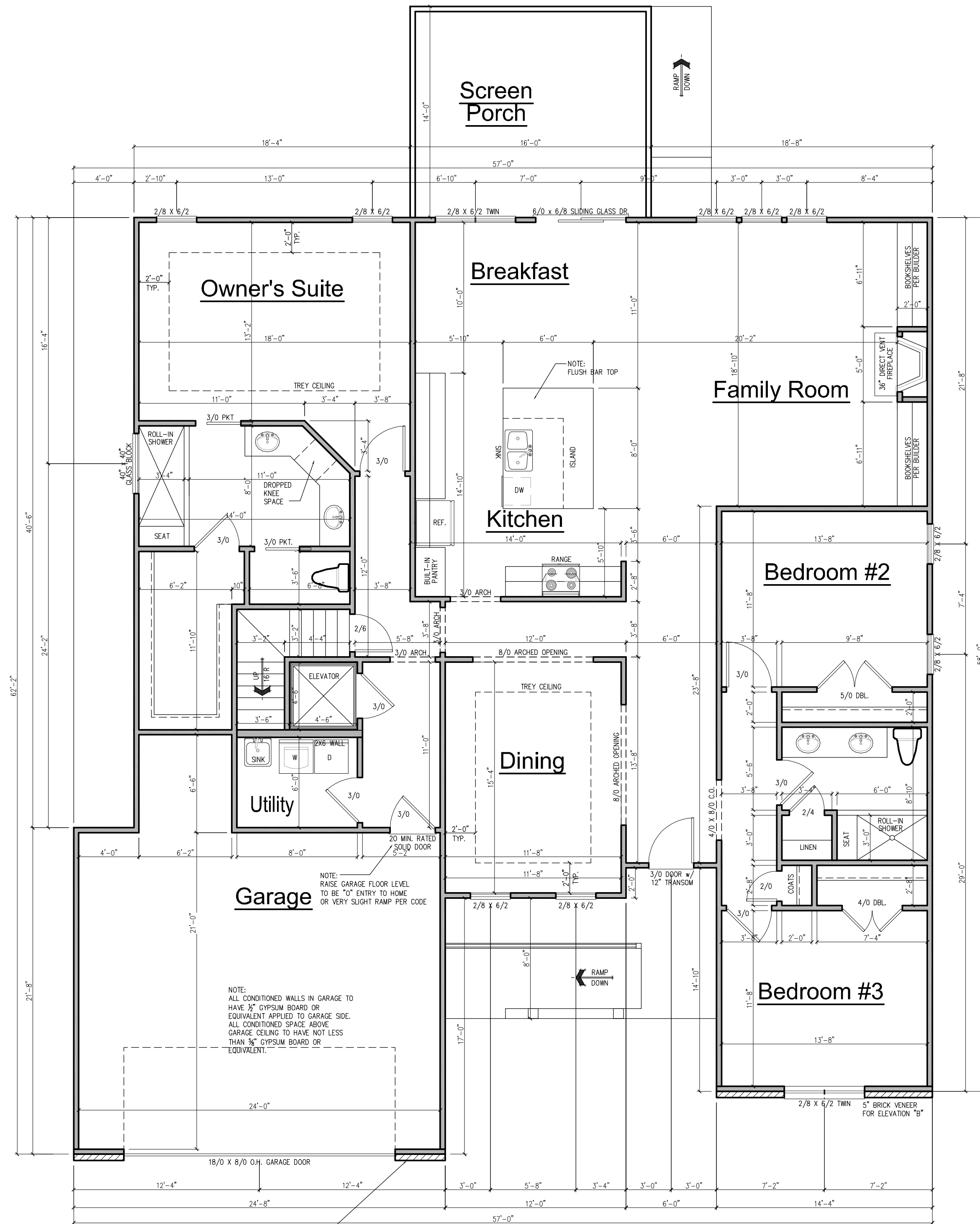
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

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.



1 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

SQUARE FOOTAGE CHART			
HEATED AREA		UNHEATED AREA	
FIRST FLOOR	2435 S.F.	FRONT PORCH	156 S.F.
SECOND FLOOR	625 S.F.	SCREEN PORCH	224 S.F.
		GARAGE	568 S.F.
TOTAL HEATED SQ. FOOTAGE	3060 S.F.	TOTAL UNHEATED SQ. FOOTAGE	948 S.F.
GROSS HEATED AND UNHEATED SQ. FOOTAGE		4008 S.F.	



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ANGLED WALL ARE DRAWN @45° U.N.O.

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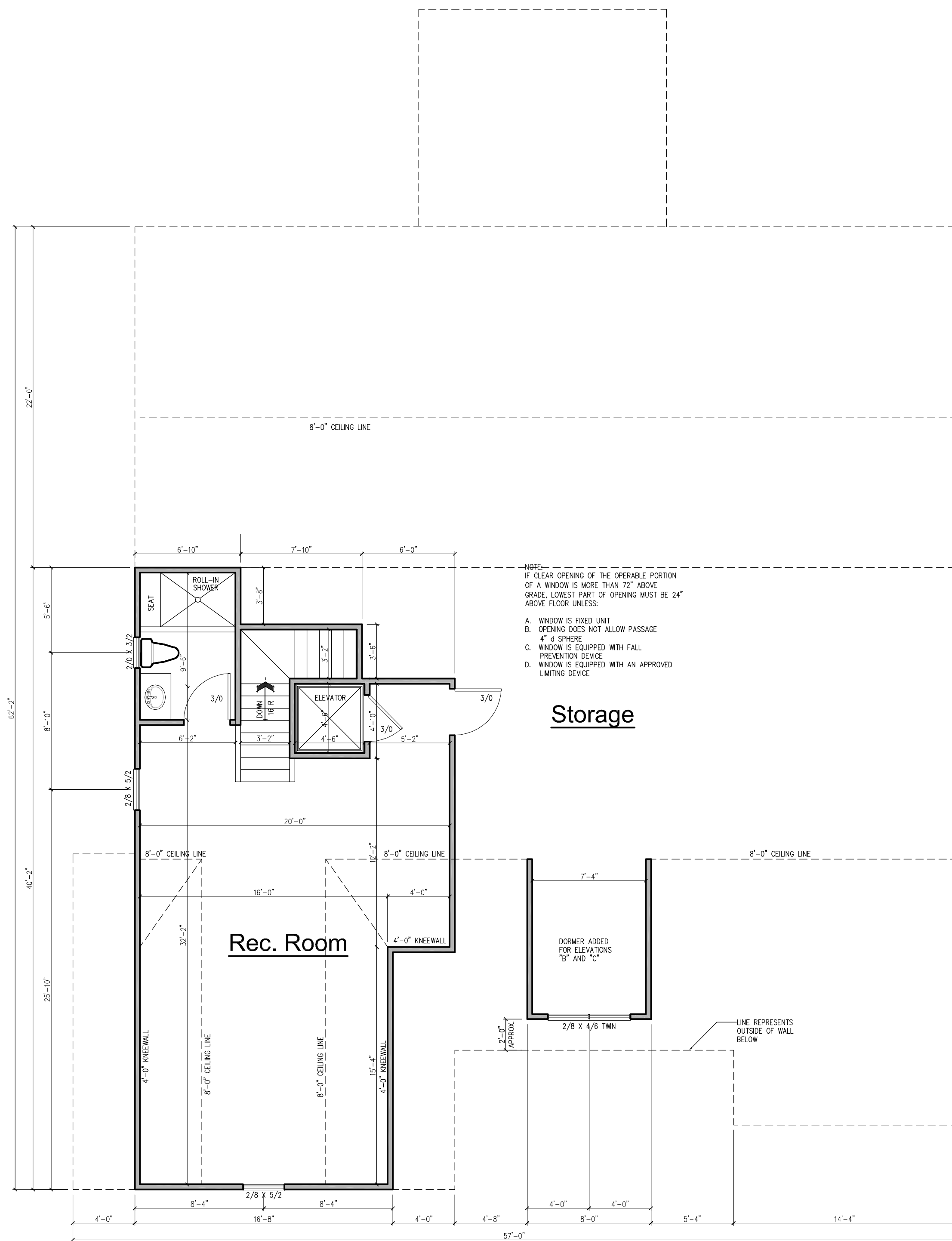
ATTIC ACCESS:

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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.



- NOTE:
IF CLEAR OPENING OF THE OPERABLE PORTION OF A WINDOW IS MORE THAN 72" ABOVE GRADE, LOWEST PART OF OPENING MUST BE 24" ABOVE FLOOR UNLESS:
- A. WINDOW IS FIXED UNIT
 - B. OPENING DOES NOT ALLOW PASSAGE 4" Ø SPHERE
 - C. WINDOW IS EQUIPPED WITH FALL PREVENTION DEVICE
 - D. WINDOW IS EQUIPPED WITH AN APPROVED LIMITING DEVICE

2 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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Drawn By: RWB	
Checked By: RWB	
Date: 8-8-2022	
Revision No.	Revision Date

Designer Signature

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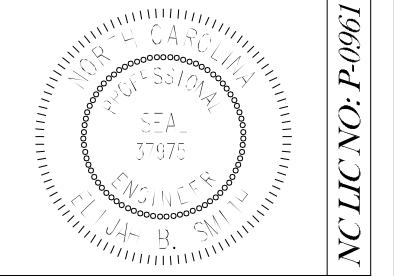
Client:
**Triangle
Building Properties**

Title:
**SECOND FLOOR
PLAN**

Plan No.
"Charlotte II"

Sheet No. _____ Of _____

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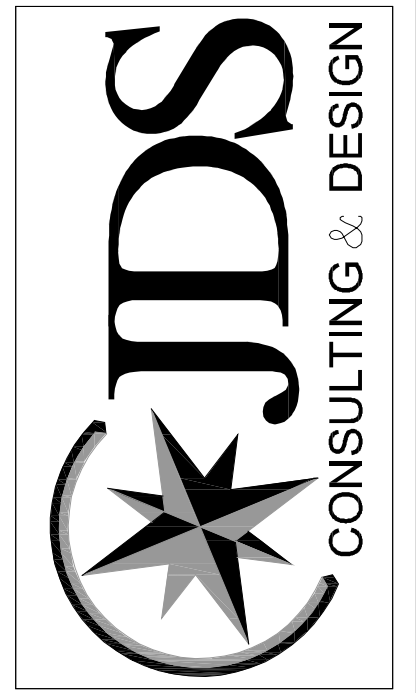


PROJECT NO.:
EBS120217

DATE:
07/04/2012

DRAWN BY:
EBS / WS

JDS CONSULTING & DESIGN, PLLC
8600 'D' JERSEY CT
RALEIGH, NC 27617
919.539.8275
jds_consulting@hotmail.com



CRAWL FDN

CLIENT:
LAND L OF RALEIGH, INC.

PROJECT:
CHARLOTTE II MODEL

LOCATION:
NORTH CAROLINA

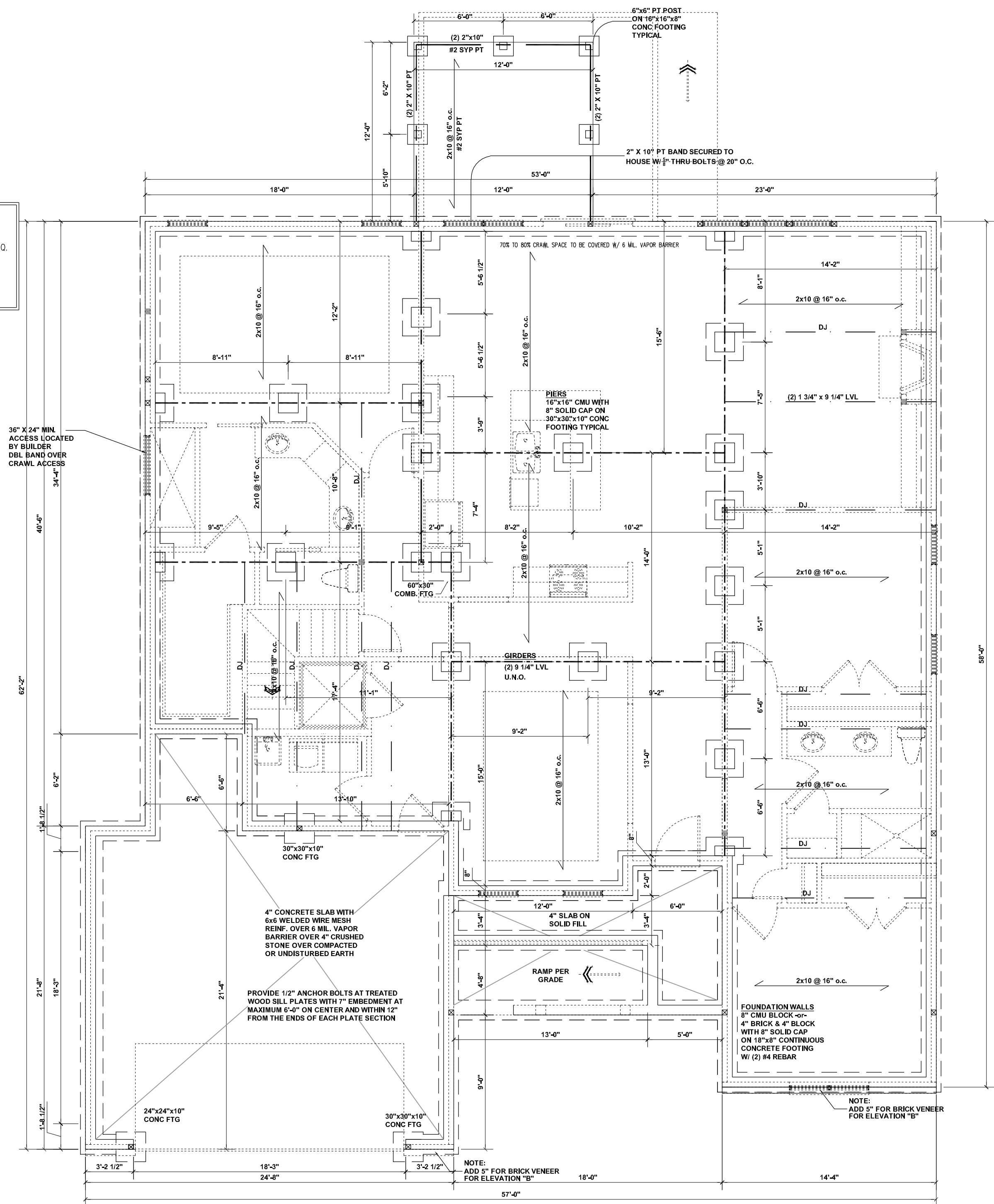
SHEET
S1

CRAWL SPACE VENTILATION:
 $\frac{2315 \text{ SQ. FT.}}{150} = 15.43 \text{ SQ. FT. REQ.}$
 $\frac{15.43 \text{ SQ. FT.}}{.47 \text{ PER VENT}} = 33 \text{ VENTS REQ.}$

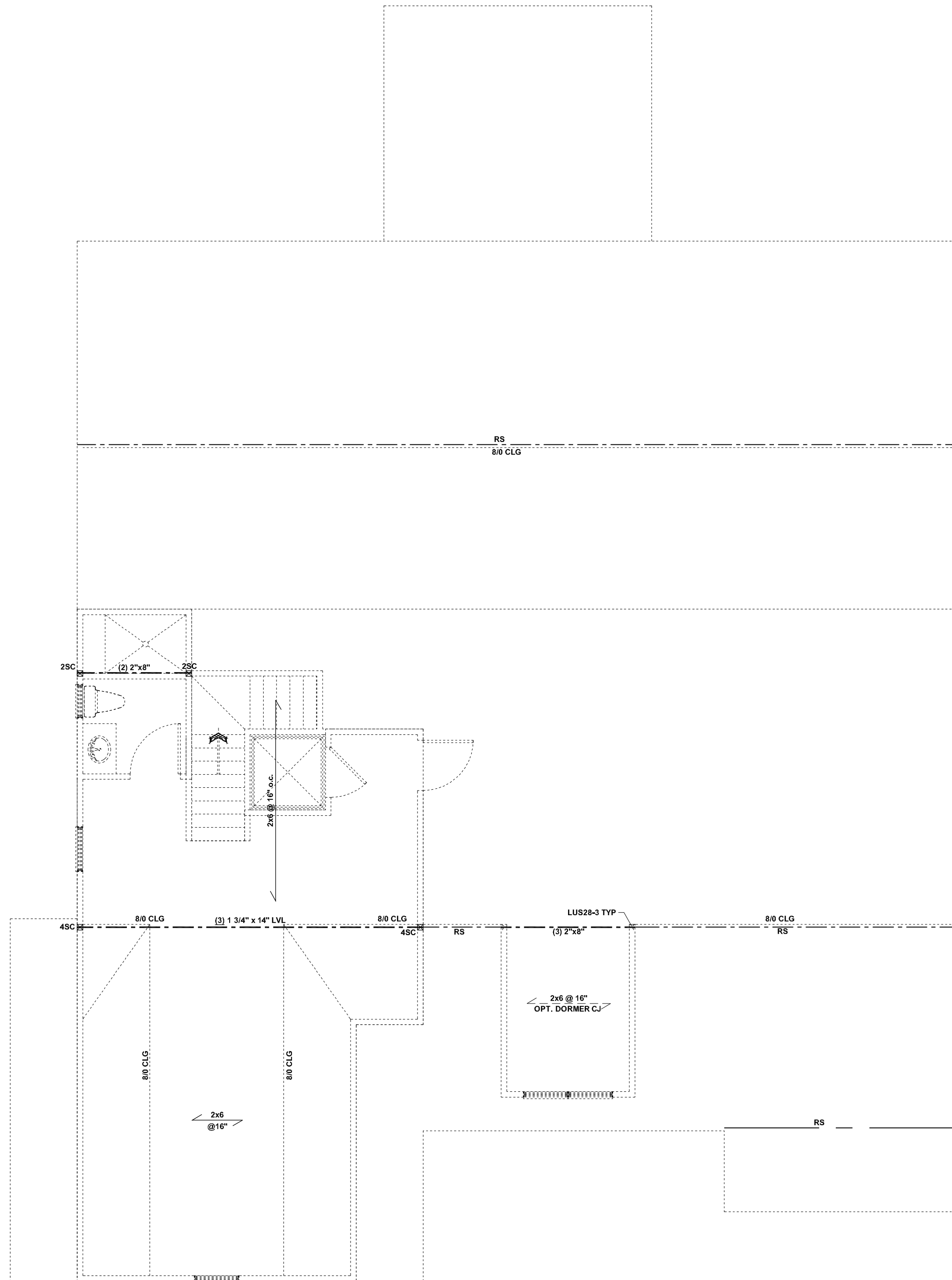
NOTE: WHERE AN APPROVED VAPOR BARRIER IS INSTALLED OVER GROUND SURFACE, THE REQUIRED VENTILATION MAY BE REDUCED BY 50%

STRUCTURAL FRAMING NOTES

- REFER TO DETAILS SHEET DT1 FOR STRUCTURAL NOTES RELATING TO MINIMUM DESIGN LOADS, MATERIAL SPECS, CONSTRUCTION/FDN NOTES, AND ABBREVIATIONS KEY AND OTHER MISC. PLAN INFORMATION.
- ALL FRAMING TO BE #2 SPF MINIMUM.
- ALL BEARING HEADERS TO BE (2) 2" X 6" SUPPORTED W/ MIN. (1) JACK AND (1) KING EACH END U.N.O.
- ☒ INDICATES POINT LOAD PER CONSTRUCTION NOTE #6 ON SHEET DT1.
- ALL HANGERS AND CONNECTORS SPEC'D ARE TO BE SIMPSON STRONG TIE OR EQUIVALENT.
- ALL BEAMS SPEC'D ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.



CRAWL FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

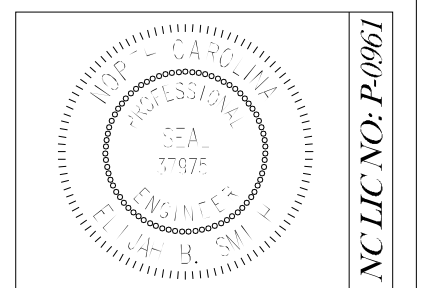


SECOND CEILING FRAMING

SCALE: 3/16" = 1'-0"

- STRUCTURAL FRAMING NOTES**
1. REFER TO DETAILS SHEET DT1 FOR STRUCTURAL NOTES RELATING TO MINIMUM DESIGN LOADS, MATERIAL SPECS, CONSTRUCTION/FDN NOTES, AND ABBREVIATIONS KEY AND OTHER MISC. PLAN INFORMATION.
 2. ALL FRAMING TO BE #2 SPF MINIMUM.
 3. ALL BEARING HEADERS TO BE (2) 2"x 6" SUPPORTED W/ MIN. (1) JACK AND (1) KING EACH END U.NO.
 4. ☒ INDICATES POINT LOAD PER CONSTRUCTION NOTE #6 ON SHEET DT1.
 5. ALL HANGERS AND CONNECTORS SPEC'D ARE TO BE SIMPSON STRONG TIE OR EQUIVALENT.
 6. ALL BEAMS SPEC'D ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.

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PROJECT NO.:
EBS120217

DATE:
07/04/2012

DRAWN BY:
EBS / WS

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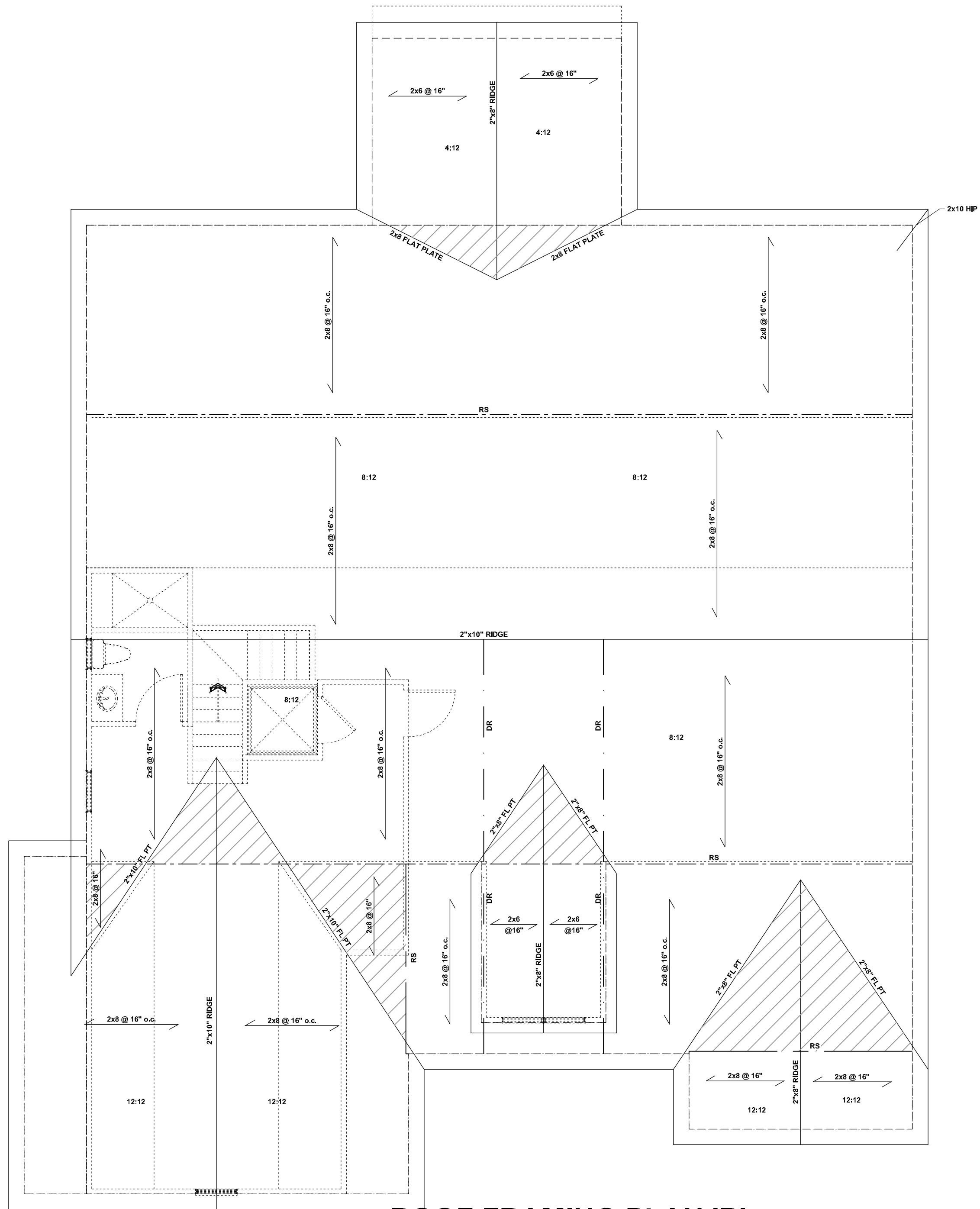
2ND CLG. FRAMING

CLIENT:
L AND L OF RALEIGH, INC.


PROJECT:
CHARLOTTE II MODEL

LOCATION:
NORTH CAROLINA

SHEET
S3

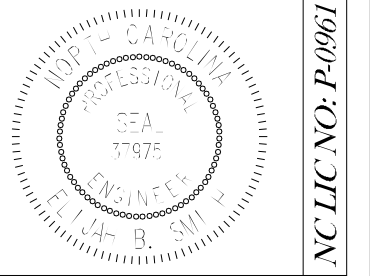


ROOF FRAMING PLAN 'B'
SCALE: 3/16" = 1'-0"

- STRUCTURAL ROOF NOTES**
1. SEE STRUCTURAL NOTES SHEET DT1
 2. FRAMING SHALL BE #2 SPF OR BETTER u.n.o.
 3. PROVIDE 2x4 COLLAR TIES AT 48" o.c. AT UPPER THIRD OF RAFTERS u.n.o. ON PLAN.
 4. FUR RIDGES FOR FULL RAFTER CONTACT
 5. DENOTES POINT LOAD. SEE CONSTRUCTION NOTE #6 ON SHEET DT1.
 6.  DENOTES OVERFRAMED AREA

PROVIDE 2x4 RAFTER TIES AT 16" o.c. AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" o.c. AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.

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ROOF FRAMING 'A'

CLIENT:
L AND L OF RALEIGH, INC.

PROJECT:
CHARLOTTE II MODEL

LOCATION:
NORTH CAROLINA

SHEET
S4.1