

PLANS DESIGNED TO THE 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

Revisions

1	
2	
3	

Notes

1.
2.
3.

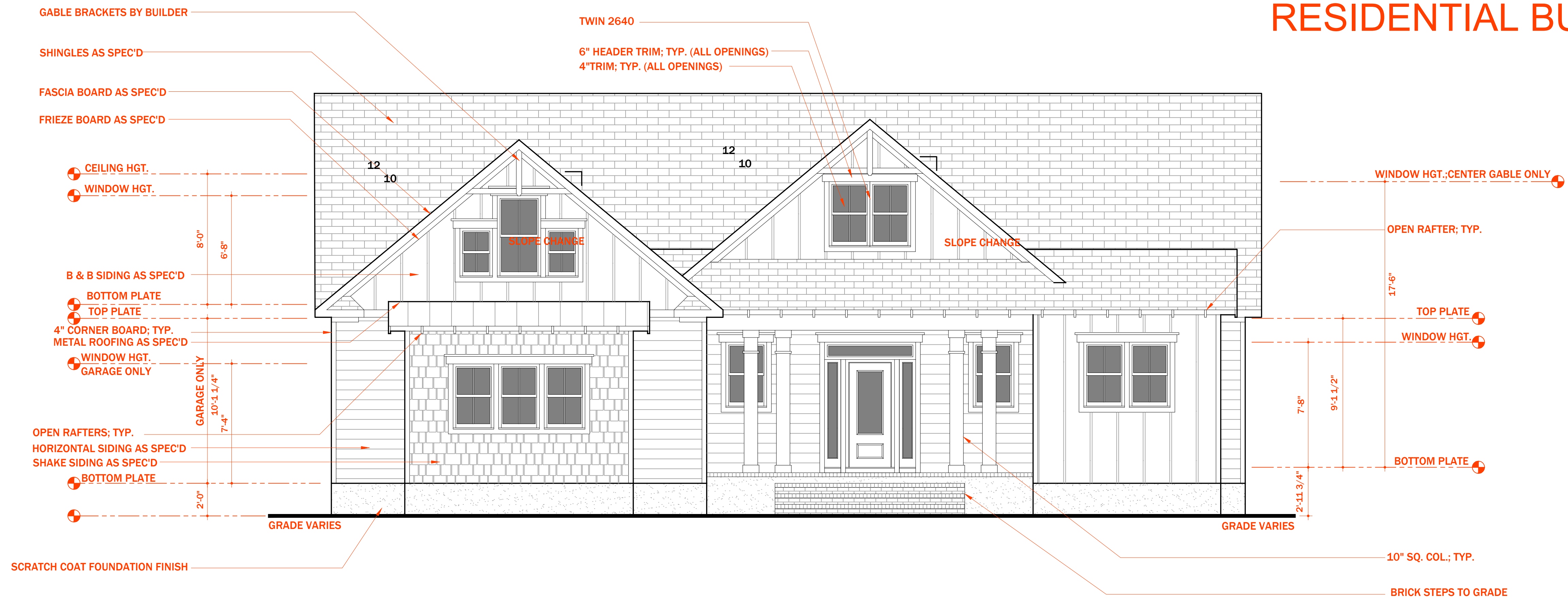
Project North

Drawing Title
Elevation

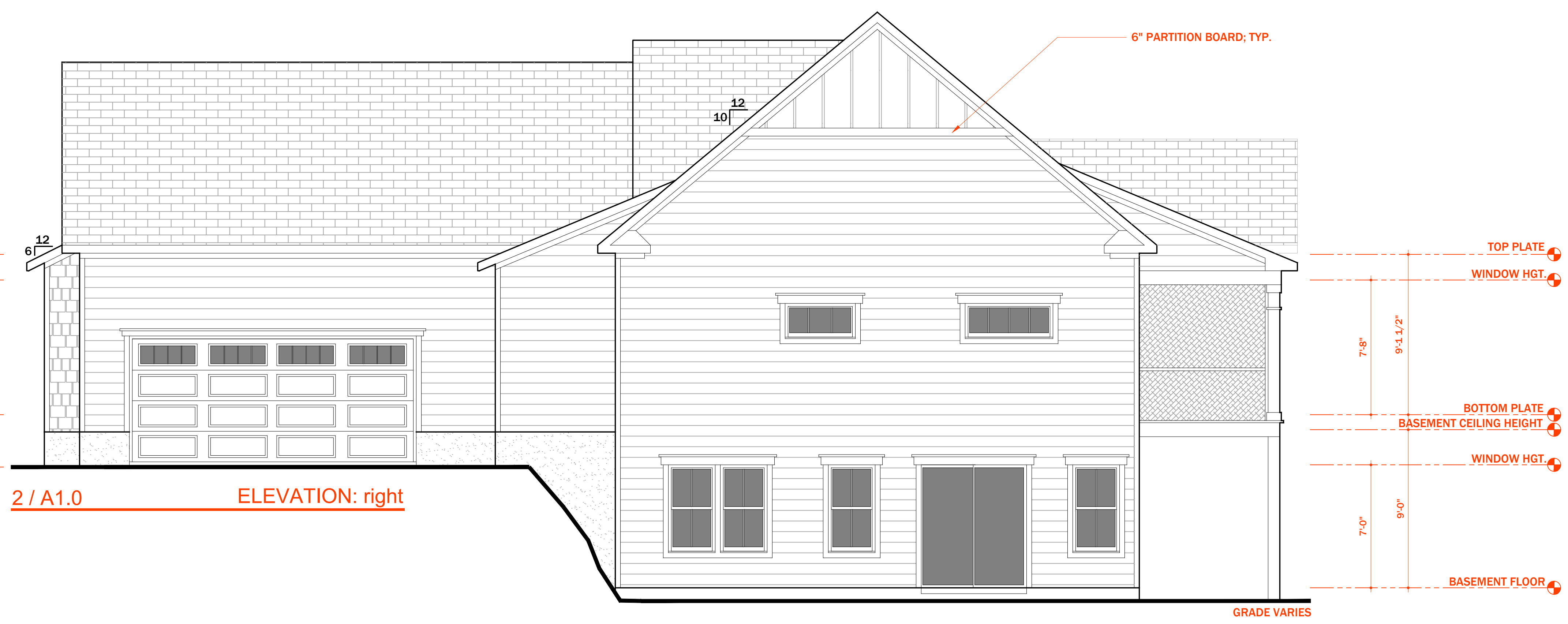
Scale 1/4"=1'-0"

Sheet No.
A1.0

© SADS, LLC 2021



1,833 HEATED SQUARE FEET
368 HEATED SQUARE FEET - BONUS ROOM
1,038 HEATED SQUARE FEET - BASEMENT
730 SQUARE FEET - GARAGE
137 SQUARE FEET - FRONT PORCH
232 SQUARE FEET - SCREEN PORCH



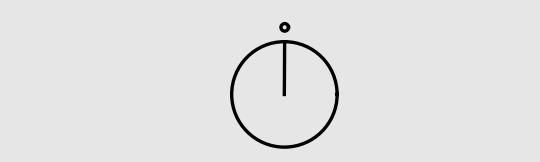
Revisions

1	
2	
3	

Notes

-
-
-

Project North



Drawing Title
Elevation

Scale 1/4"=1'-0"

Sheet No.
A2.0



GRADE VARIES

1 / A2.0 ELEVATION: rear

GENERAL ELEVATION NOTES:

1. ROOF OVERHANGS ARE 12" UNLESS NOTED OTHERWISE.
2. PROVIDE FOUNDATION AND ROOF VENTS AS REQUIRED BY STATE BUILDING CODE.
3. PROVIDE STEPS TO FINISH FLOOR LEVEL AS REQUIRED BY STATE BUILDING CODES.
4. SECOND FLOOR WINDOWS TO BE 24" ABOVE FINISH FLOOR.

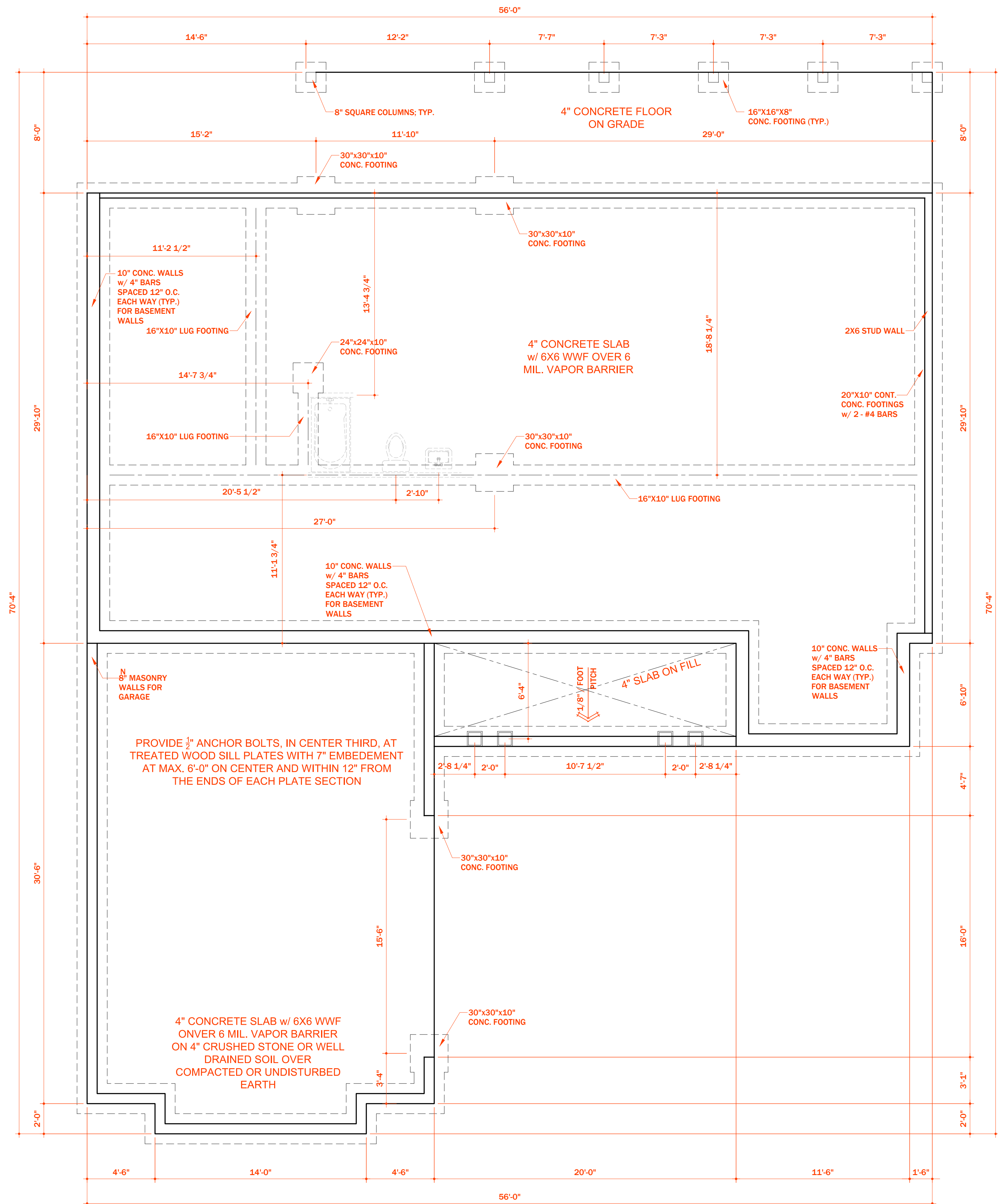


GRADE VARIES

2 / A2.0 ELEVATION: left

GENERAL FOUNDATION NOTES:

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
2. EXTERIOR WALL FOOTING TO BE 20" X 8" 3000 PSI STRUCTURAL CONCRETE WITH 2-#4 BARS UNLESS OTHERWISE NOTED. CONCRETE TO BE PREPARED AND PLACED IN ACCORDANCE WITH ACI 318. FOR FOUNDATION WALL HEIGHT, THICKNESS AND BACKFILL REQUIREMENTS, REFER TO STATE AND LOCAL BUILDING CODES. NOTE: ASSUMED SOIL BEARING CAPACITY=2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOIL ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
3. FOOTINGS TO BEAR ON UNDISTURBED EARTH A MIN. OF 12" BELOW ADJACENT FINISH GRADE OR AS OTHERWISE DIRECTED BY LOCAL INSPECTOR.
4. FOUNDATION DRAINAGE SHALL BE IN ACCORDANCE WITH SECTION R405 OF THE CODE "FOUNDATION DRAINAGE".
5. THE FOUNDATION SHALL BE TREATED IN ACCORDANCE WITH SECTION R406 OF THE CODE "FOUNDATION WATERPROOFING AND DAMPPROOFING".
6. THIS FOUNDATION DESIGN IS VALID FOR 120 MPH WIND ZONES.
7. FOUNDATION WALLS SHALL BE 12" IN WIDTH WHERE SUPPORTING FRAMING WITH BRICK VENEER.
8. PORCH POST FOOTINGS SHALL BE 24"X24"X10" WITH 2-#4 BARS EACH WAY.



1 / A3.0 PLAN: foundation

STRUCTURAL EVALUATION BY:
 HOWERTON SERVICES, PLLC
 3513 CATHEDRAL BELL ROAD
 RALEIGH, NC 27614
 LICENSE P-1716

* ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT. SEAL DOES NOT INCLUDE CONSTRUCTION REVIEW, MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS.
 * ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO IMMEDIATE ATTENTION OF THE ENGINEER. FAILURE TO DO SO WILL VOID ENGINEER'S LIABILITY.



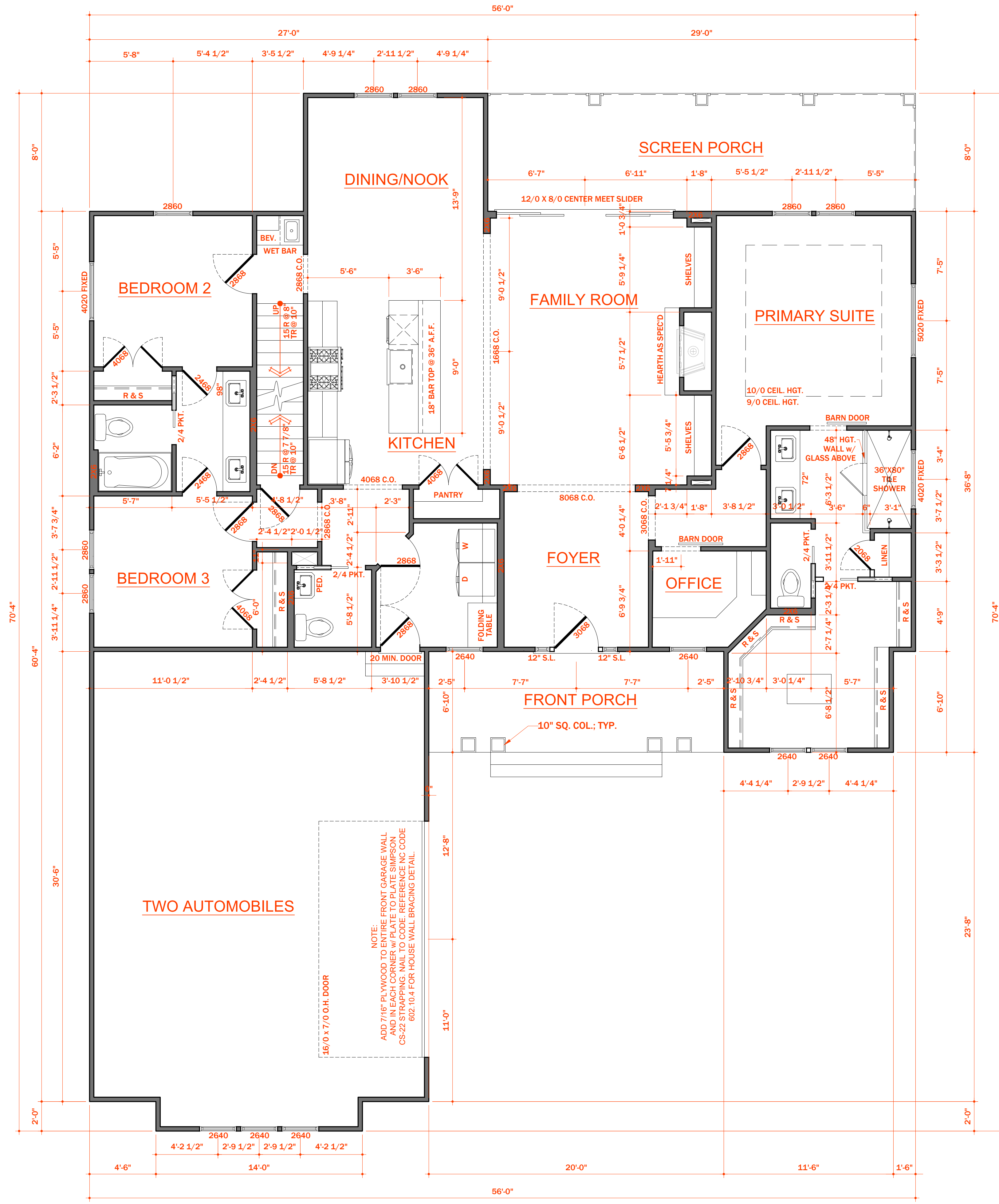
Revisions

1	
2	
3	

Notes

1.
2.
3.

Project North



1 / A4.0 PLAN: first floor

1,833 HEATED SQUARE FEET
730 SQUARE FEET - GARAGE
137 SQUARE FEET - FRONT PORCH
232 SQUARE FEET - SCREEN DECK

GENERAL PLAN NOTES:

- 1) 9'-0" CEILING HGT (9'-1 1/2" PLATE HGT.) U.N.O.
- 2) ALL WALLS FIGURED AT 3 1/2" WIDTHS U.N.O.
- 3) SET WINDOWS AT 7'-8" A.F.F. UNLESS NOTED OTHERWISE.
- 4) DIMENSIONS ARE TO FRAMING UNLESS NOTED OTHERWISE.
- 5) CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPNG'S.
- 6) ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION AND/OR FACE OF STUD (FRAMING) UNLESS NOTED OTHERWISE.
- 7) PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.



Revisions

1	
2	
3	

Notes

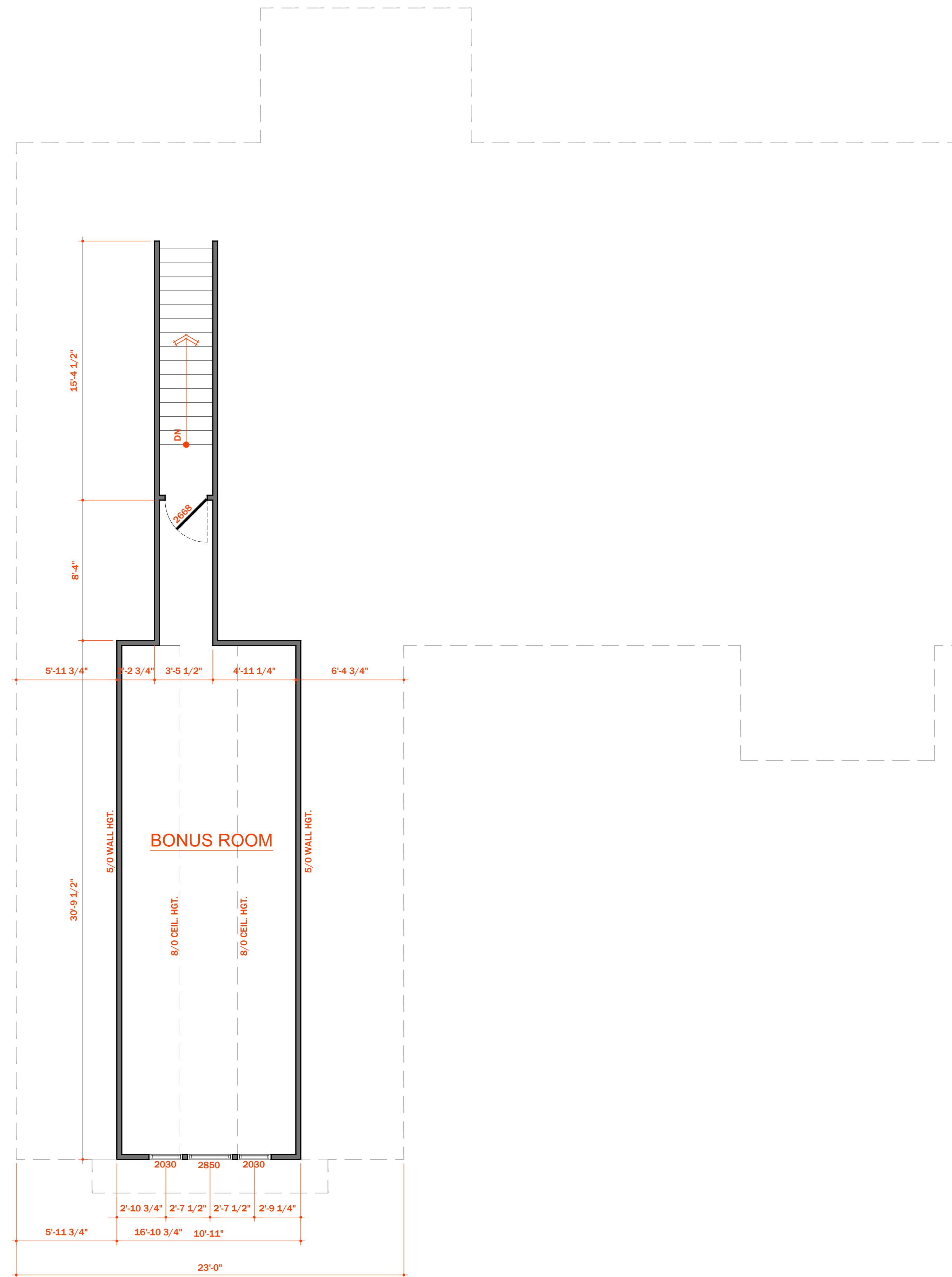
Project North

Drawing Title
Floor Plan
 Scale 1/4"=1'-0"

Sheet No.
A4.0
 © SADS, LLC 2021

TRIANGLE BUILD. & PROP.

"The Iversen"
Lot 28 Purfoy Place
551 Lambert Ln. - Fuquay-Varina



1 / A4.1 PLAN: bonus

368 HEATED SQUARE FEET

GENERAL PLAN NOTES:

- 1) 8'-0" CEILING HGT. (8'-1 1/2" PLATE HGT.) U.N.O.
- 2) ALL WALLS FIGURED AT 3 1/2" WIDTHS U.N.O.
- 3) SET WINDOWS AT 6'-8" A.F.F. UNLESS NOTED OTHERWISE.
- 4) DIMENSIONS ARE TO FRAMING UNLESS NOTED OTHERWISE.
- 5) CONSULT WINDOW MANUFACTURERS' SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPNG'S.
- 6) ALL DIMENSIONS SHOWN ARE TO FACE OF FOUNDATION AND/OR FACE OF STUD (FRAMING) UNLESS NOTED OTHERWISE.
- 7) PROVIDE WOOD BLOCKING IN WALL FRAMING FOR ALL ACCESSORIES INCLUDING BUT NOT LIMITED TO: TOWEL BARS, TOILET PAPER HOLDERS, SHELVING ATTACHMENT, ROBE HOOKS, GRAB BARS, ETC.

Revisions

1	
2	
3	

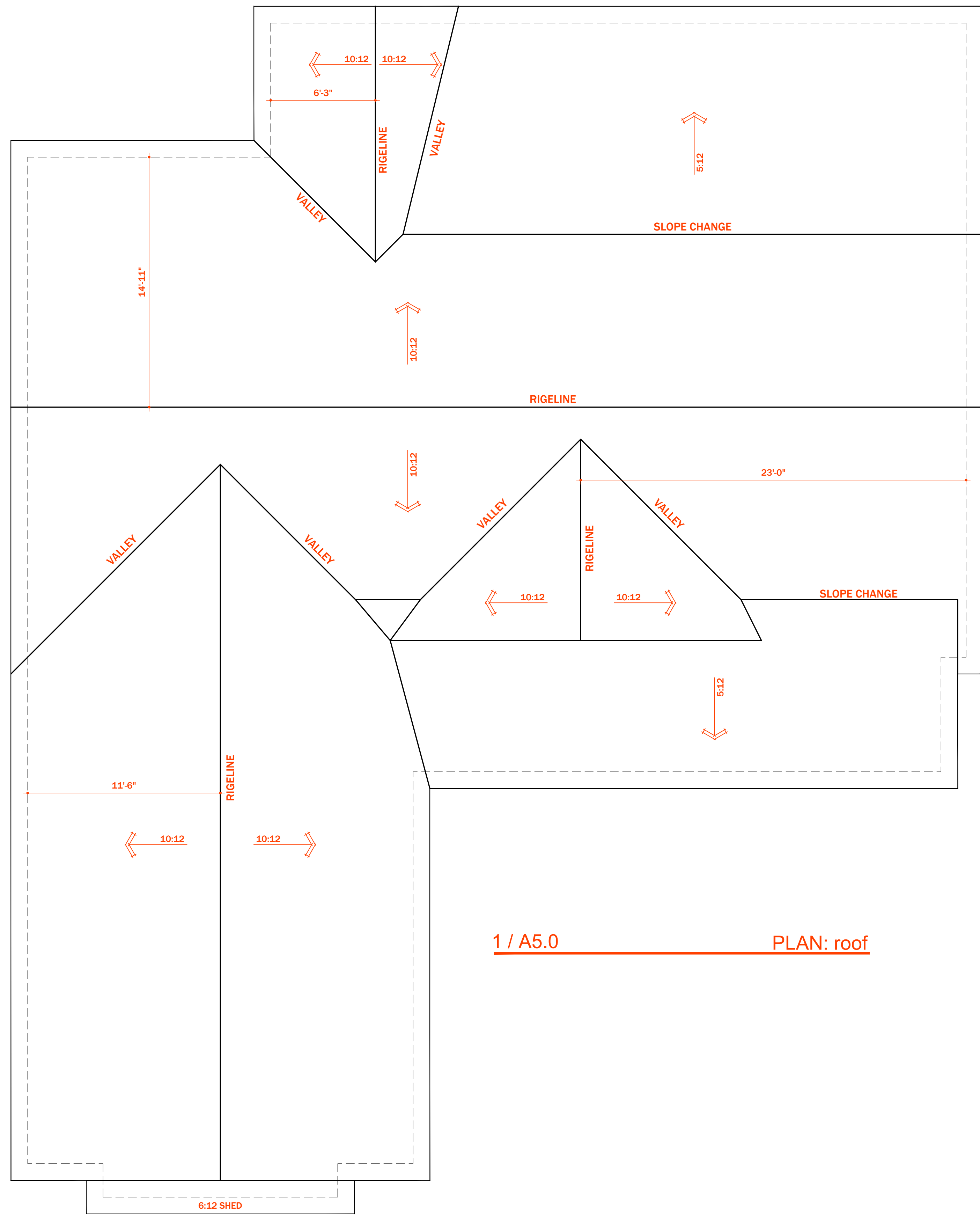
Notes

1.
2.
3.

Project North

Drawing Title
Floor Plan
Scale 1/4"=1'-0"

Sheet No.
A4.1



NOTE:
ALL STRUCTURAL SYSTEMS AND COMPONENTS INCLUDING
ROOF SYSTEMS, BEAMS, HEADERS, COLUMNS, CANTILEVERS
AND OFFSET LOAD BEARING WALLS TO BE SIZED AND
SEALED BY STRUCTURAL ENGINEER AND/ OR SUPPLIER.

ATTIC VENTILATION			
REQUIRED 2967 SQ FT OF ATTIC / 300 = 9.89 SQ. FT. OF INLET & OUTLET			
PROVIDED (INLET) SOFFIT .07 SQ. FT. PER x 70 LINEAR FT. = 4.9		(TOTAL OF INLET) SQ. FT. 47 %	
(OUTLET) RIDGE .11 SQ. FT. PER x 50 LINEAR FT. = 5.5		(TOTAL OF OUTLET) SQ. FT. 53 %	
GABLE _____ SQ. FT. PER x _____ NO. VENTS =		SQ. FT. OF VENT. _____ %	
		TOTAL SQ. FT. OF VENT. 10.4	



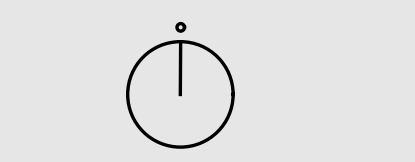
Revisions

1	
2	
3	

Notes

1.
2.
3.

Project North



Drawing Title
Roof Plan

Scale 1/4"=1'-0"

Sheet No.
A5.0

BRACED WALL NOTES:

- BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NCBC RESIDENTIAL CODE
 - THE EXTERIOR WALL STRUCTURE SHALL BE CONTINUOUSLY SHEATHED FULL HEIGHT WITH MIN. THICKNESS 7/16" OSB. THESE WALLS SHALL BE CONSTRUCTED IN CONFORMANCE TO TYPE CS-WSP DETAILS. REFER TO PLAN FOR LOCATION OF REQUIRED BRACING LABELED "CS BRACING" AND LENGTH OF WALL BRACING LABELED IN LINEAR FEET.
 - INTERIOR WALLS WHERE NOTED SHALL BE BRACED PER INDICATED METHOD IN REFERENCE TO NCBC-RESIDENTIAL CODE, TABLE R602.10.2.
- LIB METHOD:**
INSTALL 1X4 WOOD OR CONTINUOUS METAL STRAPPING AT 45 DEGREES TO 60 DEGREES FROM TOP PLATE TO BOTTOM PLATE ACROSS STUDS WITH MAXIMUM STUD SPACING OF 16" ON CENTER. CONNECT AS INDICATED IN CODE SECTION.
- GB METHOD:**
MINIMUM 5/8" GYPSUM BOARD TURNED VERTICALLY AND CONTINUOUS FROM TOP PLATE TO BOTTOM PLATE. SECURE CONNECTION TO FRAMING USING SPACING CRITERIA AS INDICATED IN CODE TABLES.
- SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT.
 - SEE TABLE R602.7.5 FOR CORRECT NUMBER OF KING STUDS PER HEADER.

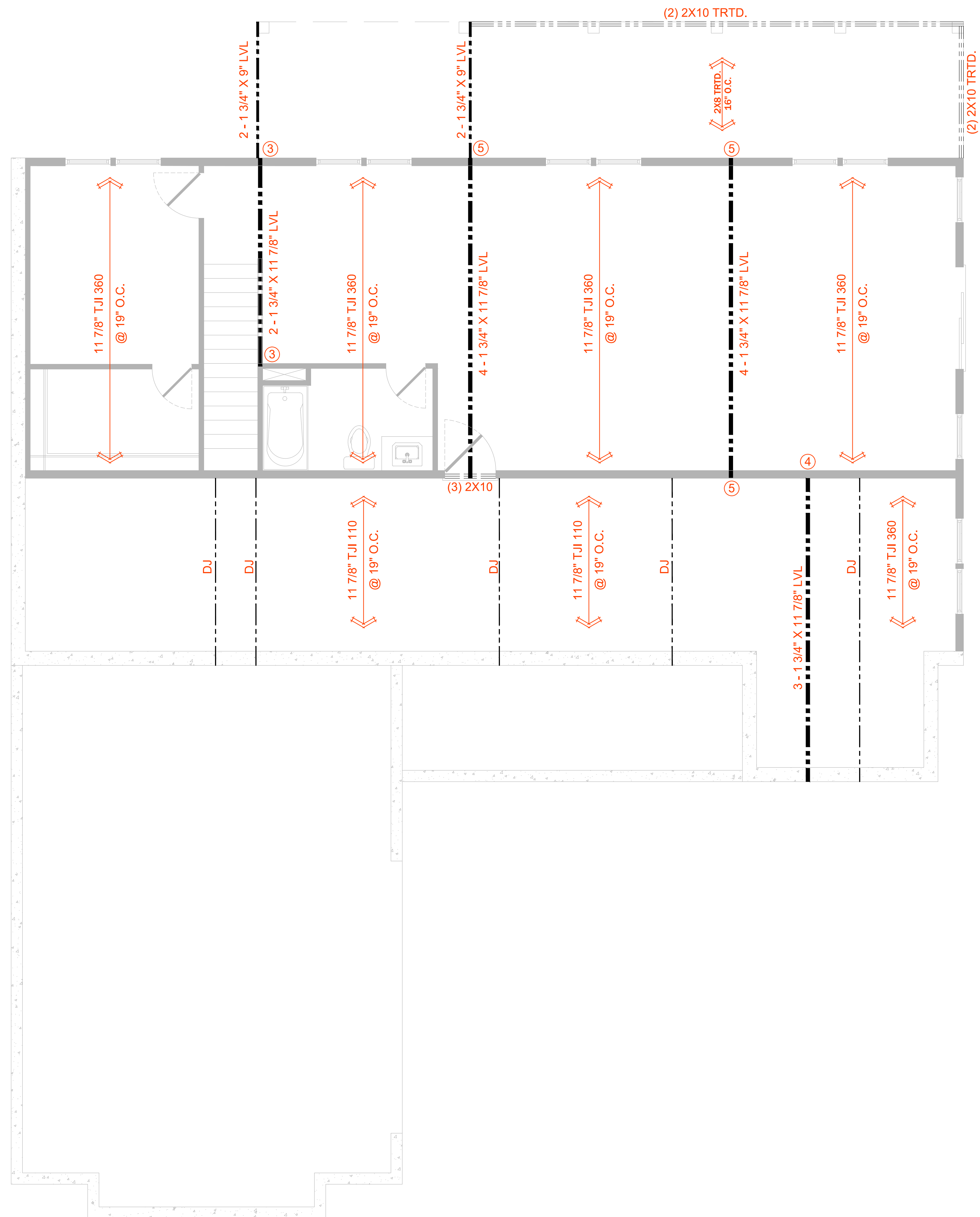
GENERAL FRAMING NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- GLAZING AREAS SHOWN ON THESE DESIGN DRAWINGS DO NOT EXCEED 15% OF THE GROSS AREA OF THE EXTERIOR WALLS. THIS STRUCTURE MEETS THE REQUIREMENTS OF N1101.2.1, RESIDENTIAL BUILDING, TYPE A-1.
- WALL CLADDING IS DESIGNED FOR A 24.1 #SF OR GREATER POSITIVE/NEGATIVE PRESSURE.
- ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH CODE SUMMARY.
- DESIGN CRITERIA:

	DEAD	LIVE
PRIMARY FLOOR	10 PSF	40 PSF
SECONDARY FLOOR	10 PSF	40 PSF
SLEEPING AREAS	10 PSF	30 PSF
ATTIC	10 PSF	20 PSF
ROOF	10 PSF	20 PSF

DEFLECTION LIMITS:

FLOOR	L/360 (LIVE LOAD ONLY)
ROOF	L/240
- ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10 U.O.N.
- ALL WALLS ARE 2X4 @ 16" O.C. U.O.N.
- PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.
- PROVIDE FOUNDATION VENT WITHIN 36" OF EACH CORNER.
- ALL JOISTS TO BE SPF.



Revisions


1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Notes

-
-
-

Project North

Revisions

-  1. ---

Notes

- 1. ---
- 2. ---
- 3. ---

Project North



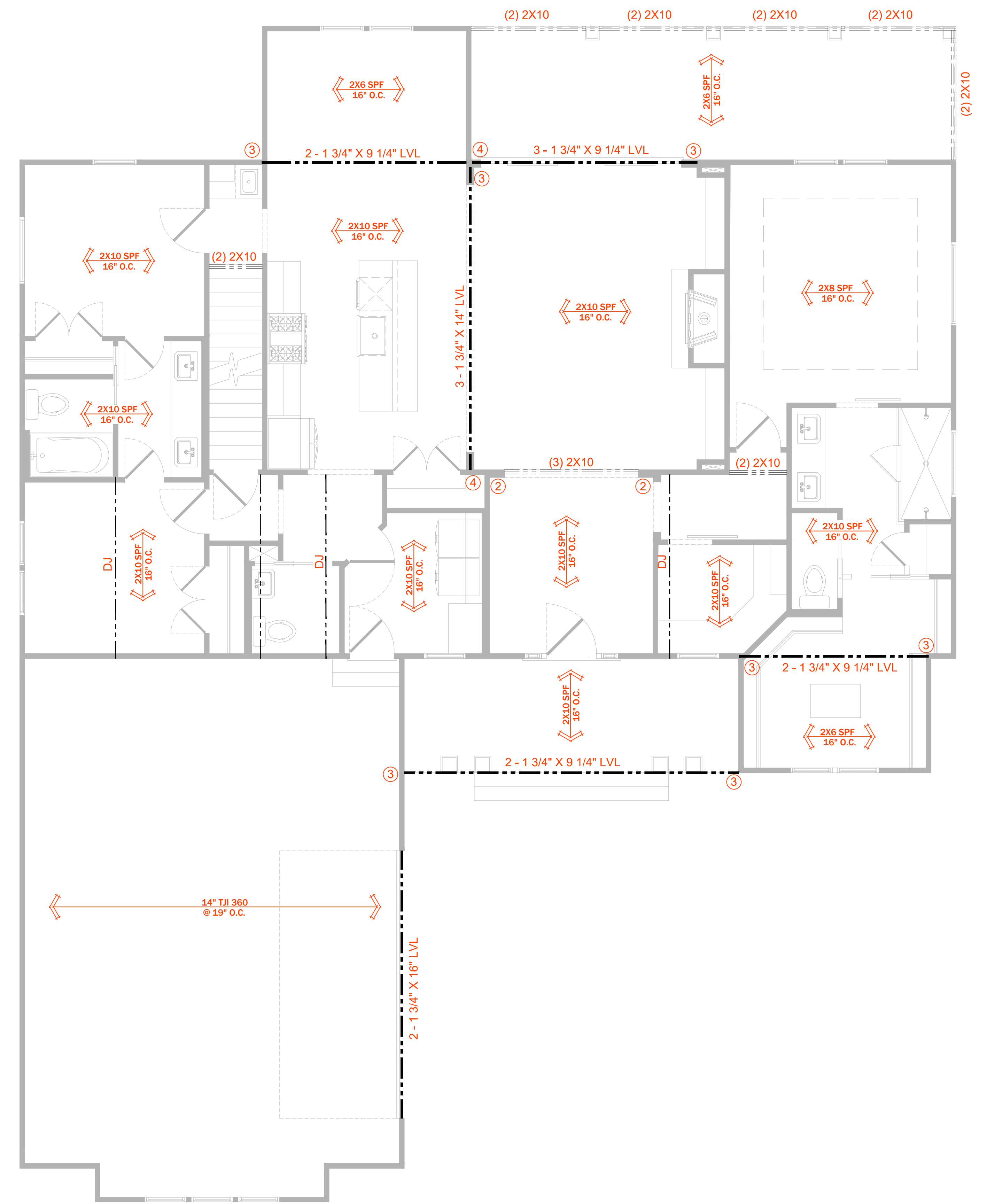
Drawing Title
Structural

Scale 1/4"=1'-0"

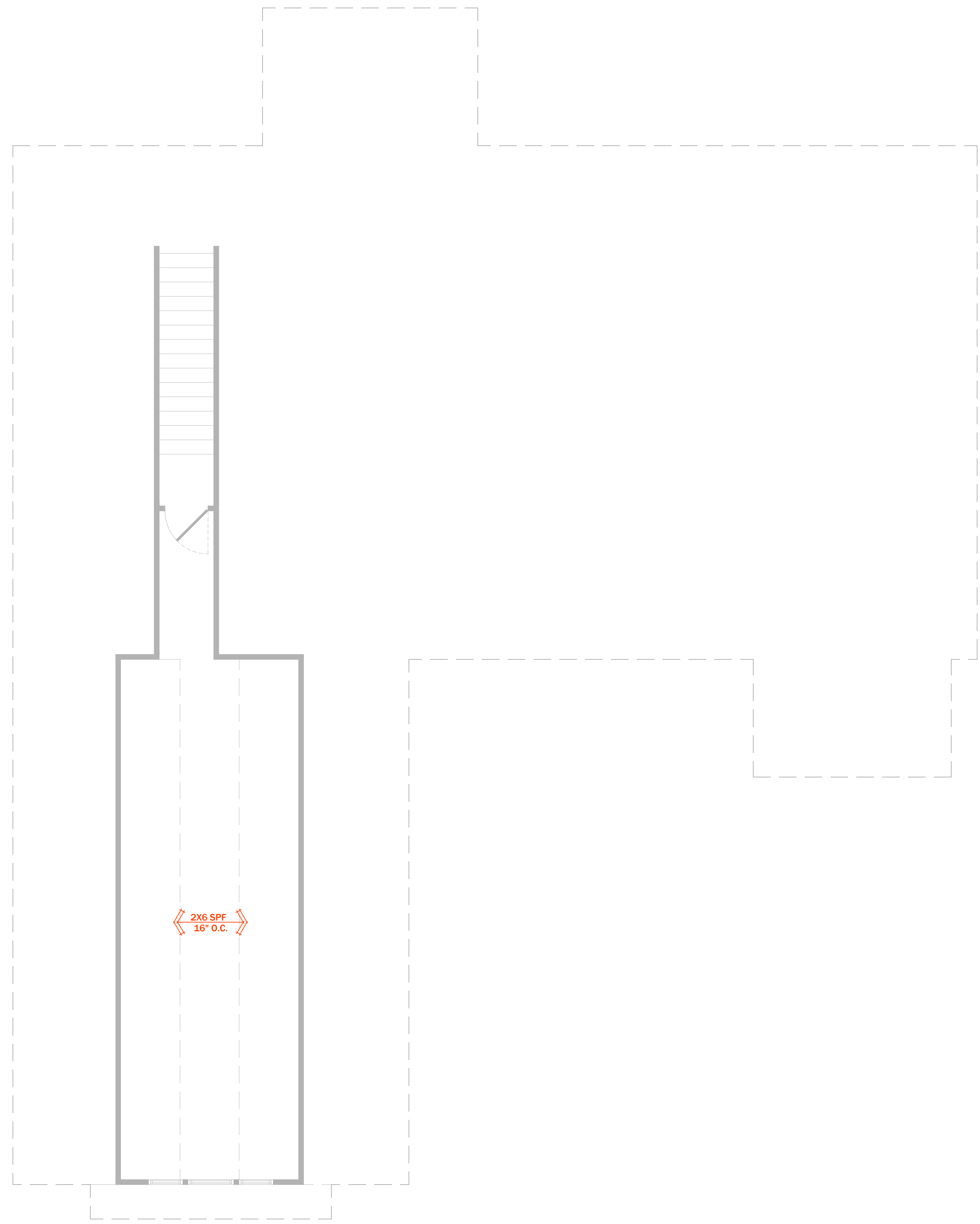
Sheet No.


A6.1

© 5805.LLC 2022




12 01 2022
Joe Skout




 12.01.2022

11/29/2022


Revisions

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

Notes

1	
2	
3	

Project North



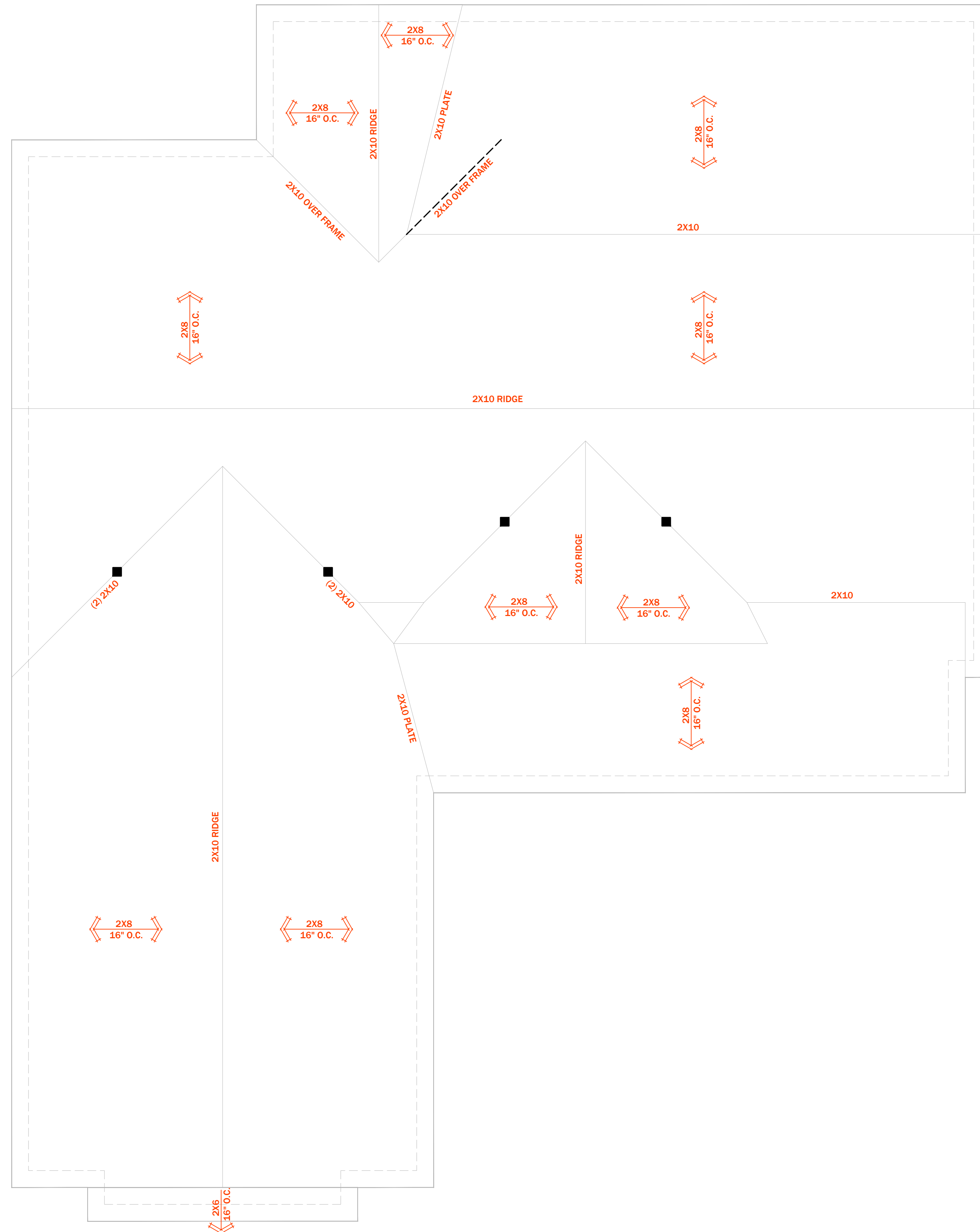
Drawing Title
Structural
 Scale: 1/4"=1'-0"

Sheet No.
A6.2

GENERAL ROOF NOTES:

- THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE, 2018 EDITION.
- ROOF CLADDING DESIGN VALUES (POSITIVE/NEGATIVE) SHALL BE AS FOLLOWS:
45.5 #/SF FOR ROOF PITCHES FROM 0/12 TO 2.25/12
34.5 #/SF FOR ROOF PITCHES FROM 2.25/12 TO 7/12
21 #/SF FOR ROOF PITCHES FROM 7/12 TO 12/12
- ALL ROOFING ELEMENTS SHALL MEET THE REQUIREMENTS OF CHAPTER 8 OF THE CODE.
- ALL LUMBER SHALL BE #2 SPF OR BETTER. RAFTERS MAY BE FINGER JOINTED PER NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, AND MUST HAVE THE STRUCTURAL CERTIFICATION STAMPED ON THE MEMBER.
- RAFTER SIZES, SPANS AND SPACING SHALL NOT EXCEED THE FOLLOWING:

SIZE	2X6	2X8	2X10
SPACING 12" O.C.	16'-3"	21'-0"	25'-8"
SPACING 16" O.C.	14'-4"	18'-2"	22'-3"
- ALL RAFTERS TO BE 2X8 @ 16" O.C. #2 SPF UNLESS NOTED OTHERWISE.
- 2-2X10 HIPS MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP.
- PROVIDE DOUBLE RAFTER EACH SIDE OF DORMERS WITH DOUBLE HEADER.
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIP SIMPSON "H3" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
- 2X8 RAFTERS OR CATHEDRAL OR VAULTED CEILINGS TO BE FURRED DOWN 2" OR USE 2X10 RAFTERS FOR INSULATION PER CODE.
- PROVIDE 2X4 COLLAR TIES EVERY SECOND RAFTER (TYPICAL)
- PROVIDE 2X4 RAFTER TIES @ 32" O.C. (TYPICAL)
- FRAME RAFTERS ON 2X4 PLATE ON TOP OF CEILING JOISTS UNLESS NOTED OTHERWISE
- SHINGLES ASSUMED TO BE 240 LB. FIBERGLASS, OR EQUAL MINIMUM ROOF PITCH TO BE AS INDICATED ON ARCHITECTURAL PLAN SHEETS.
- PROVIDE DOUBLE LAYER OF ROOF FELT WHERE ROOF PITCH IS LESS THAN 4 /12.
- THESE DESIGN DRAWINGS WERE PRODUCED BY HOWERTON SERVICES, PLLC AND ASSUMES NO LIABILITY FOR THE CORRECTNESS OF ARCHITECTURAL FEATURES, DIMENSIONS OR FIXTURES.
- ALL HIP RIDGES AND VALLEYS SHALL BE DOUBLE 2X10 UNLESS NOTED OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS FOR CONSTRUCTABILITY PRIOR TO BEGINNING CONSTRUCTION.
- VALLEY RAFTERS WITH SPANS LONGER THAN 15' SHALL BE LVL'S SUPPORTED AS NOTED. PROVIDE TEMPORARY STIFF KNEE SUPPORT UNTIL ALL SHEATHING AND RAFTER TIES/COLLARS ARE INSTALLED.
- DO NOT SCALE THESE DRAWINGS. IF DISCREPANCIES ARE NOTED, CONTACT THE ENGINEER.
- DESIGN BASIS PROVIDED BY ARCHITECT AND ARCHITECT IS RESPONSIBLE FOR ALL ARCHITECTURAL FEATURES, DIMENSIONS, COMPLIANCE WITH ALL ACCESSIBILITY REQUIREMENTS, FIRE CODE AND LIFE SAFETY DESIGN ISSUES.



12 01 2022

Revisions

1	
2	
3	

Notes

-
-
-

Project North

Drawing Title
Structural
 Scale: 1/4"=1'-0"
 Sheet No.
A6.3