

GENERAL NOTES:
 1) THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2018 RESIDENTIAL CODE.
 2) ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
 3) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 4) ALL PAPER PLANS ARE TO BE HANDLED BY THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE.
 5) THE CONTRACTOR'S INFORMATION AND NOTES TAKE PRECEDENCE OVER THE PLAN.

GENERAL CONTRACTOR:
 1) PRIOR TO CONSTRUCTION REVIEW ALL PLANS VERIFYING DIMENSIONS, LOCAL CODES, ENERGY TYPES AND SITE CONDITIONS.
 2) ANY DISCREPANCY IN THE PLANS IS TO BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURE ALL PHASES OF CONSTRUCTION COMPLY WITH BUILDING CODES IN THE AREA THE HOME IS TO BE BUILT.
 4) CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL DESIGN REQUIREMENTS.
 5) CONSULT WITH LOCAL ENGINEER, CONTRACTOR ASSOCIATES ALL RESPONSIBILITY.

TRIANGLE RESIDENTIAL DESIGNS:
 1) THESE PLANS ARE THE COPYRIGHTED PROPERTY OF TRD. THEY ARE NOT TO BE REPRODUCED WHOLE OR IN PART WITHOUT WRITTEN CONSENT FROM TRD.
 2) ANY REVISIONS TO THESE PLANS MUST BE APPROVED BY THE ARCHITECT AND THE CONTRACTOR WITH THE FEES PAID BY THE PURCHASER OF THE PLAN.
 3) TRD ASSUMES NO LIABILITY FOR ALTERATIONS TO THE PLANS. FIELD MODIFICATIONS OF THE PLANS OR STRUCTURAL COMPONENTS ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

NON-EXCLUSIVE LICENSE:
 THE PURCHASER OF THIS PLAN HAS BEEN GRANTED A NON-EXCLUSIVE, NON-TRANSFERABLE LICENSE TO USE THIS COPYRIGHTED PLAN TO BUILD ONE HOME. THE PLANS ARE NOT TO BE REPRODUCED, WHOLE OR IN PART, OR RESOLD WITHOUT WRITTEN CONSENT FROM TRD. THE PURCHASER OF THESE PLANS WILL BE RESPONSIBLE FOR OBTAINING ALL PERMITS BY LAW.

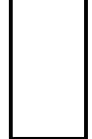
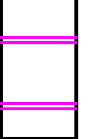
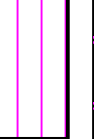
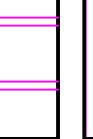


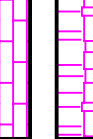
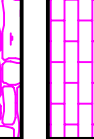
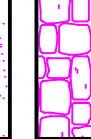
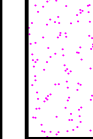

MEAN ROOF HEIGHT
 11'-4" LEAVE HT. * 22'-5" OVERALL HT. = 33'-10" TOTAL
 33'-10" TOTAL / 2 = 16'-11" MEAN ROOF HT.

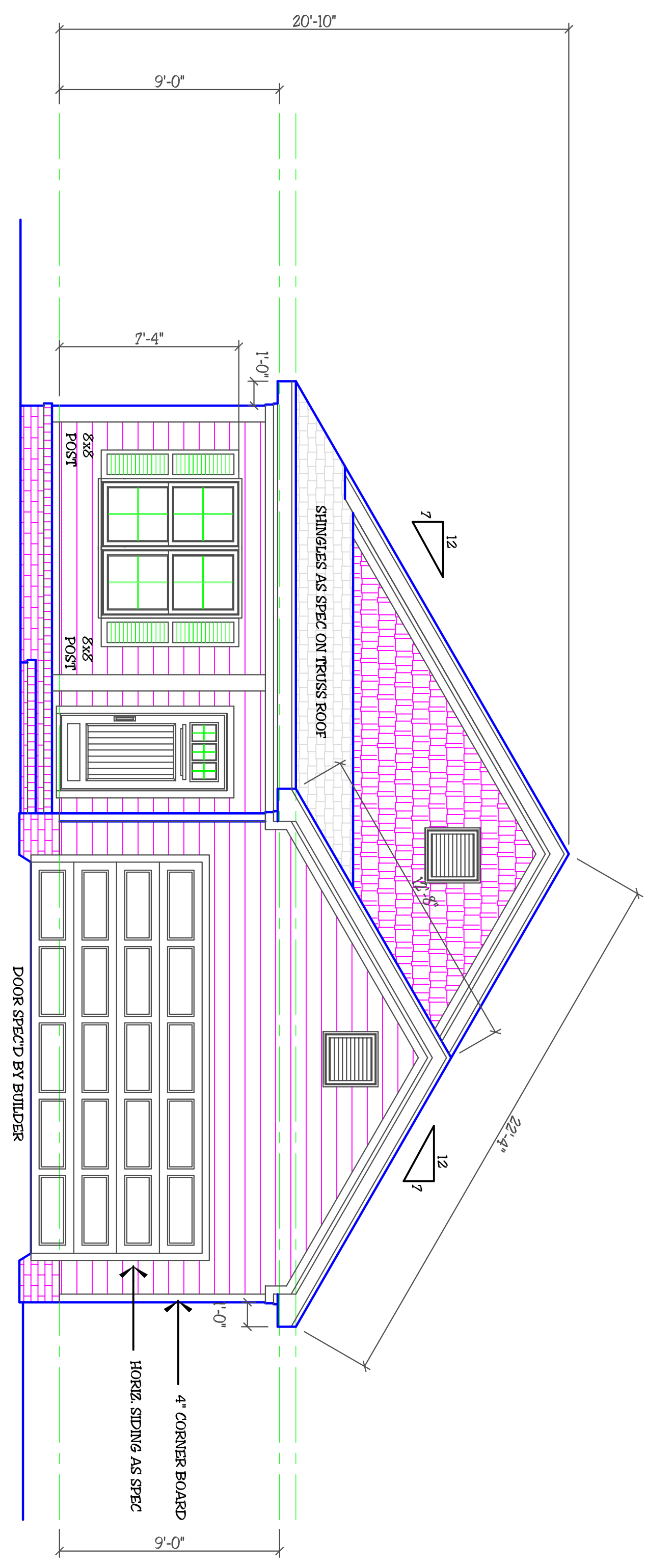
NOTES:
 * DISTANCES INDICATED ARE FROM FINISHED GRADE AND ASSUME A FLAT LOT WITH MINIMUM GRADE REQUIREMENTS.
 * DESIGN PRESSURE = 35 PSF

DESIGN LOADS
 FLOOR LIVE LOAD (SLEEPING): 30 PSF
 FLOOR LIVE LOAD (ALL OTHERS): 40 PSF
 DECKS: 40 PSF
 BALCONIES: 60 PSF
 ATTIC DEAD LOAD (NO STAIR): 10 PSF
 ATTIC DEAD LOAD (WITH STAIR): 20 PSF
 ATTIC IV / STAIRS (UNOCCUPIABLE): 40 PSF

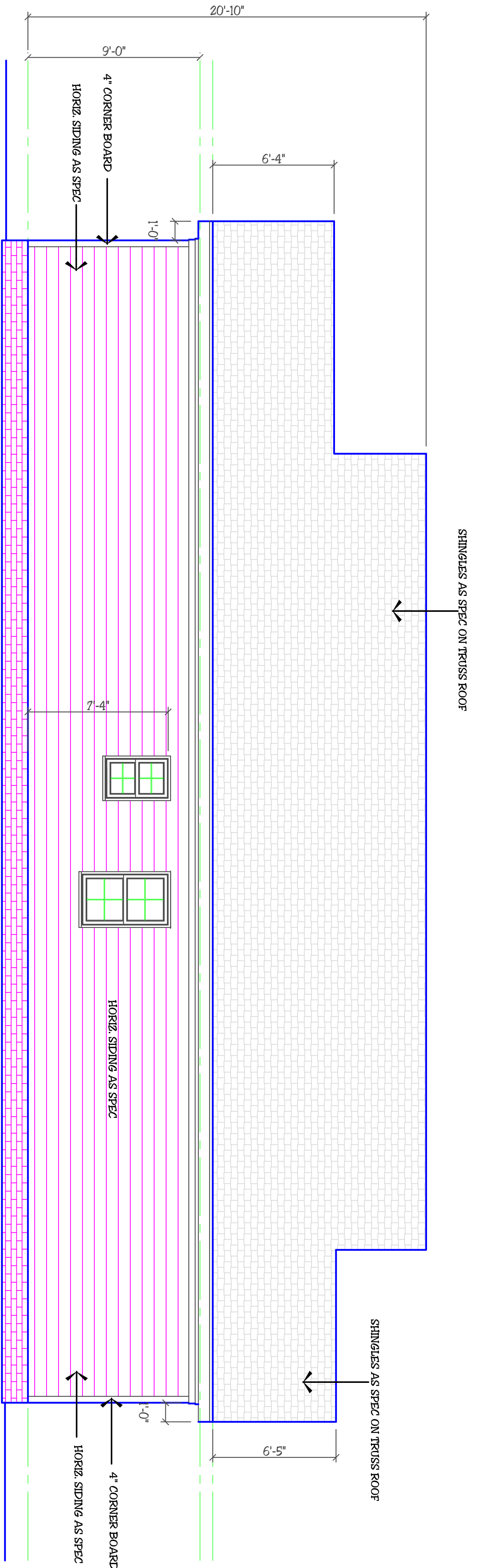
MIN. VALUES FOR ENERGY COMPLIANCE
 CEILING: R-38
 WALLS: R-15
 FLOORS: R-19
 BASEMENT WALLS: R-25
 FOUNDATION: R-10
 SLAB PERIMETER @ 24" DEEP: R-4
 MAX. GLAZING U-FACTOR = 0.35
 ZONE 4

EXTERIOR MATERIALS

-  ROOF SHINGLES
-  METAL ROOF
-  HORIZONTAL SIDING
-  BOARD & BATTEN SIDING
-  VERTICAL SIDING
-  SHAKE SIDING
-  BRICK
-  STONE
-  STUCCO or PARKING
-  SCREEN
-  BRICK ROWLOCK or SOLDIER



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



RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"

INDEX TO SHEETS





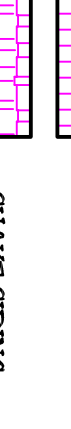
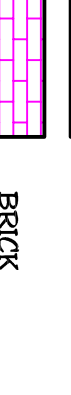



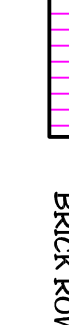

SHEET	NAME
1	FRONT & RIGHT SIDE ELEVATIONS
2	REAR & RIGHT SIDE ELEVATIONS
3	SLAB FOUNDATION PLAN
3A	OPT. CEANU SPRAGE FOUNDATION PLAN
4	FLOOR PLAN
5	ROOF PLAN
DI-2	DETAIL SHEETS

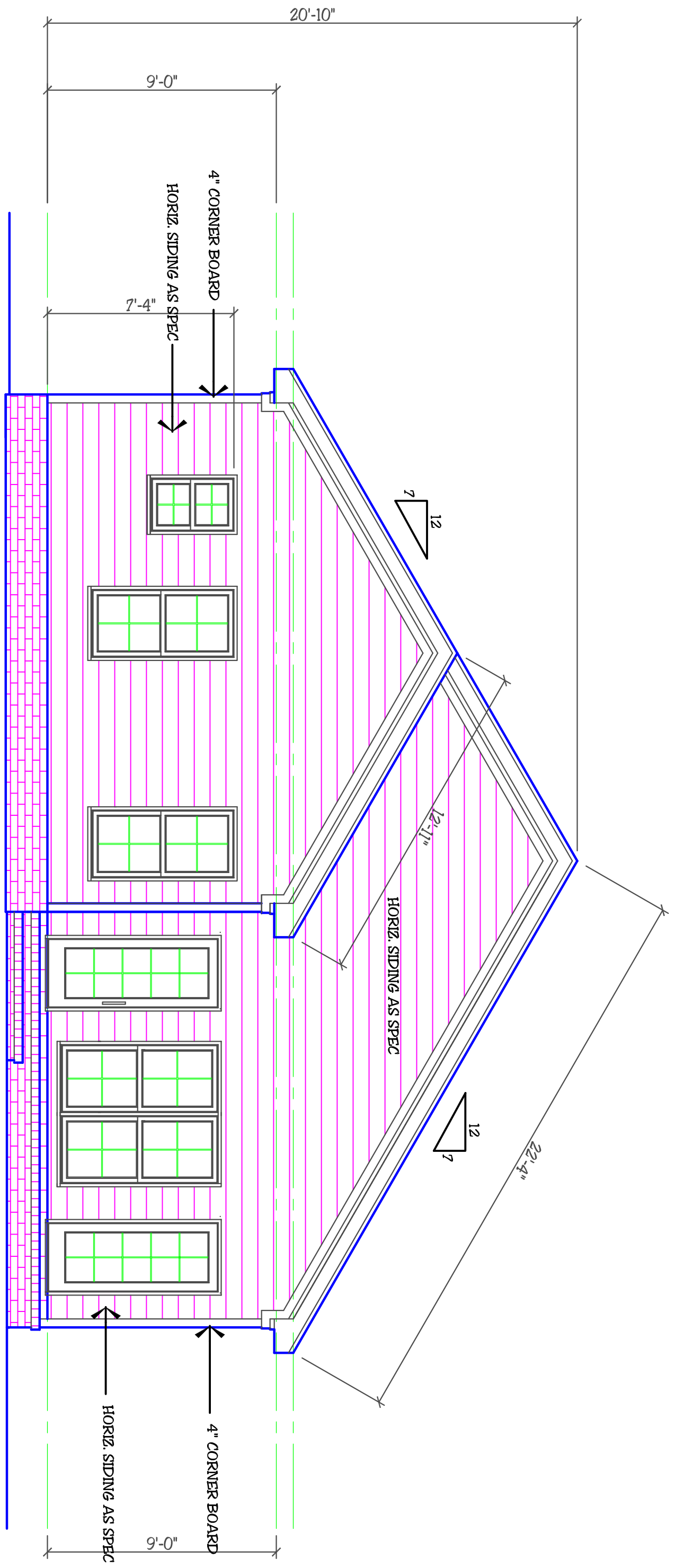
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Client: LOUIE LEVERT TREVEL CONSTRUCTION	Address/Location:	Drawn by:
Project: PLAN #1403 "ISABELLE I"		Revised:
Sheet 1 of 5	Date: MAY 25, 2010	
Sheet Name: FRONT & RIGHT SIDE ELEVATIONS		

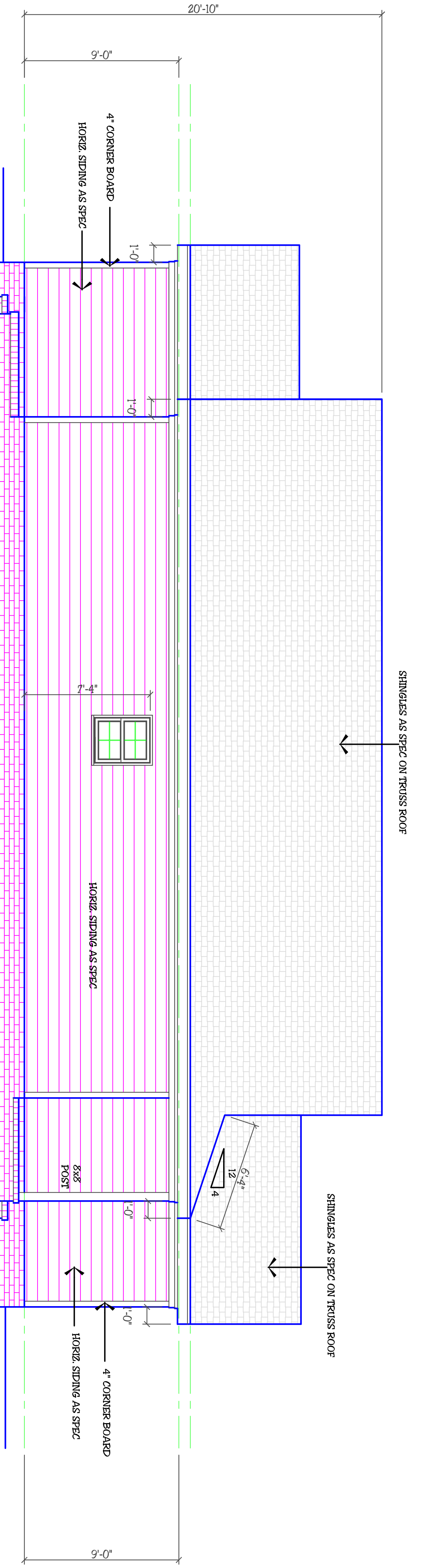


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EXTERIOR MATERIALS	
	ROOF SHINGLES
	METAL ROOF
	HORIZONTAL SIDING
	BOARD & BATTEN SIDING
	VERTICAL SIDING
	SHAKE SIDING
	BRICK
	STONE
	STUCCO or PARGEING
	SCREEN
	BRICK ROWLOCK or SOLDIER



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



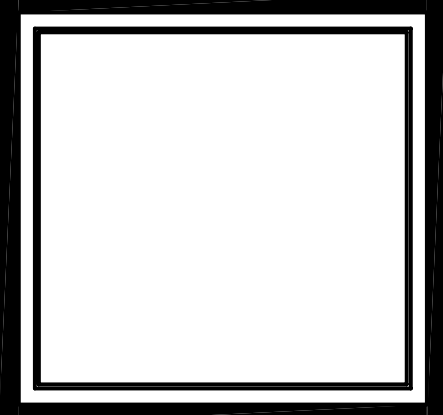
LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

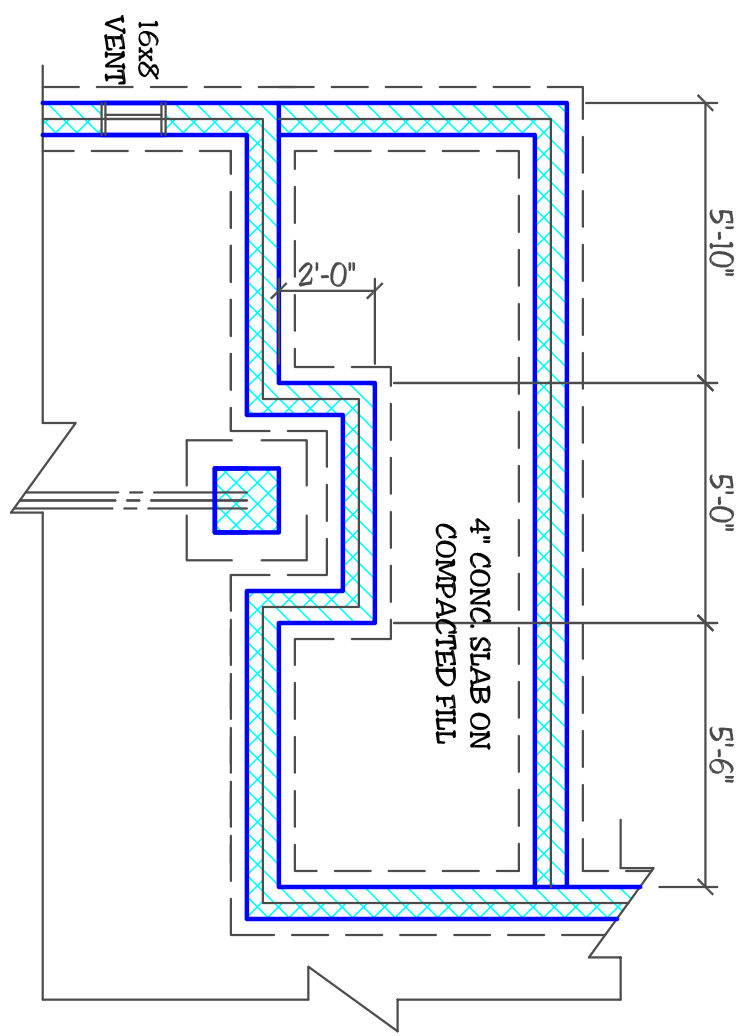
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Sheet Name: REAR & LEFT SIDE ELEVATIONS			



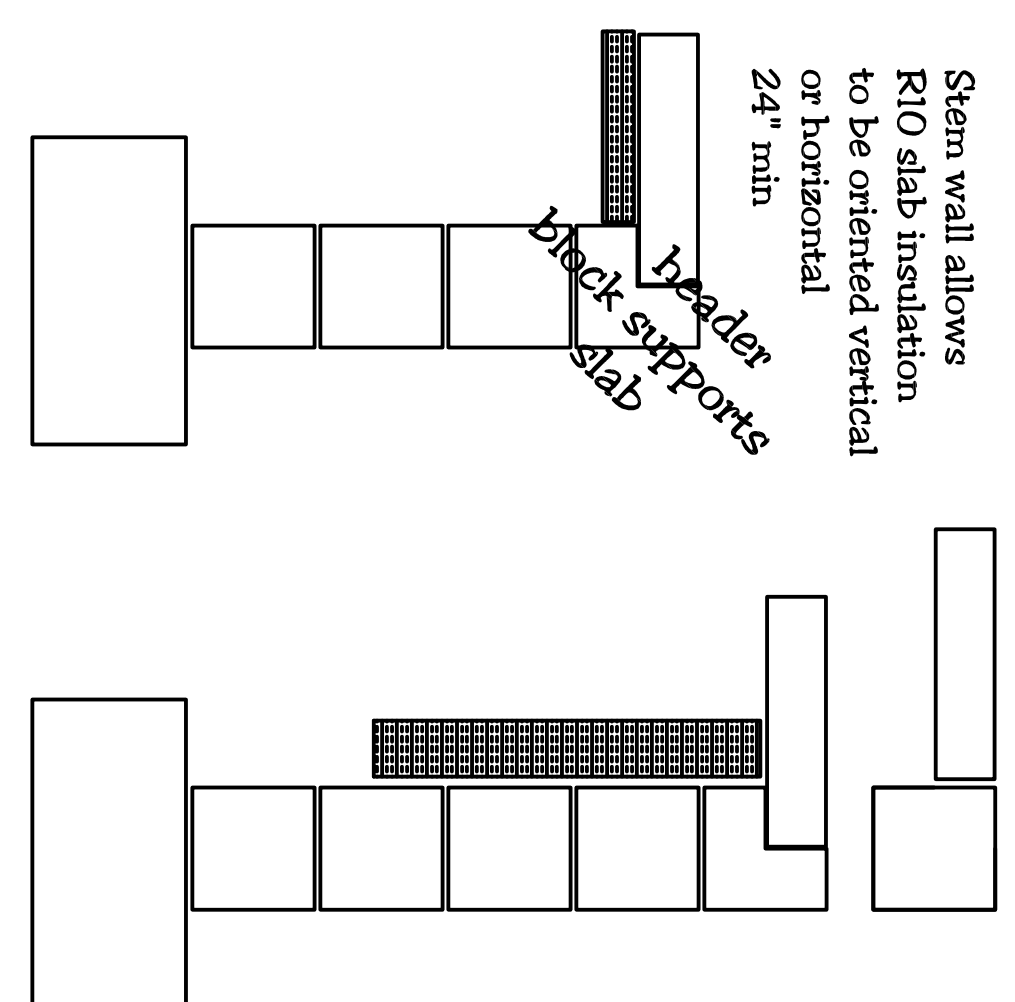
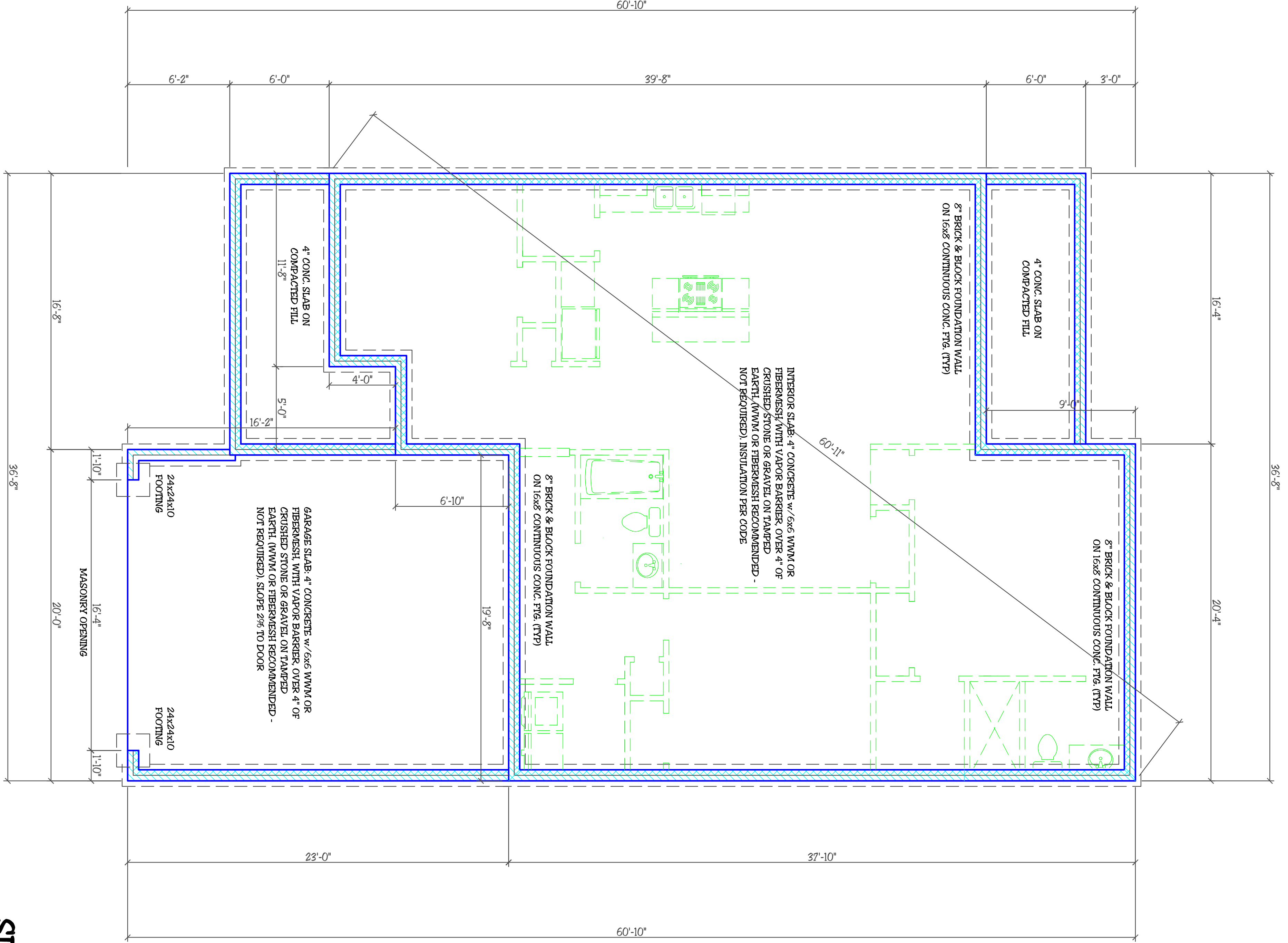

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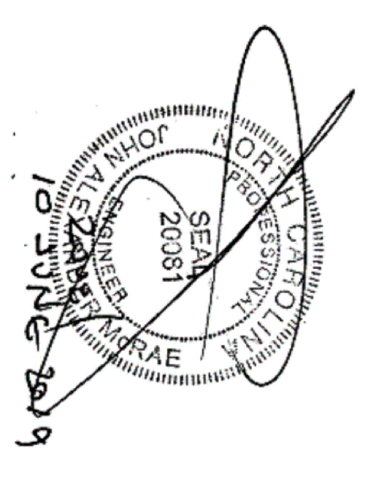


OPTIONAL FIREPLACE
SCALE: 1/4"=1'-0"

FOUNDATION MATERIALS LEGEND	
	BRICK
	CONCRETE BLOCK
	CONCRETE FOOTING
	CONCRETE



16" x 8" Continuous

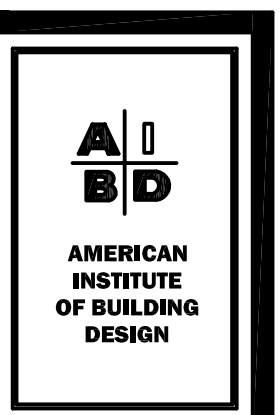


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 John Alexander McRee, PE, Inc
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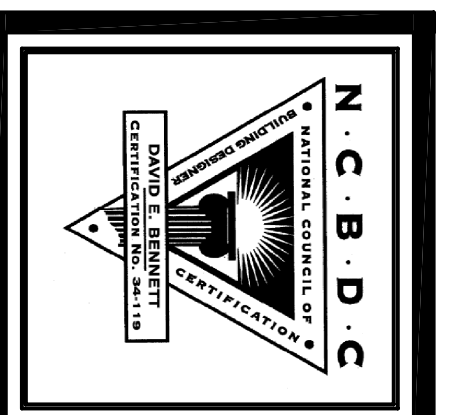
SLAB FOUNDATION PLAN
SCALE: 1/4"=1'-0"

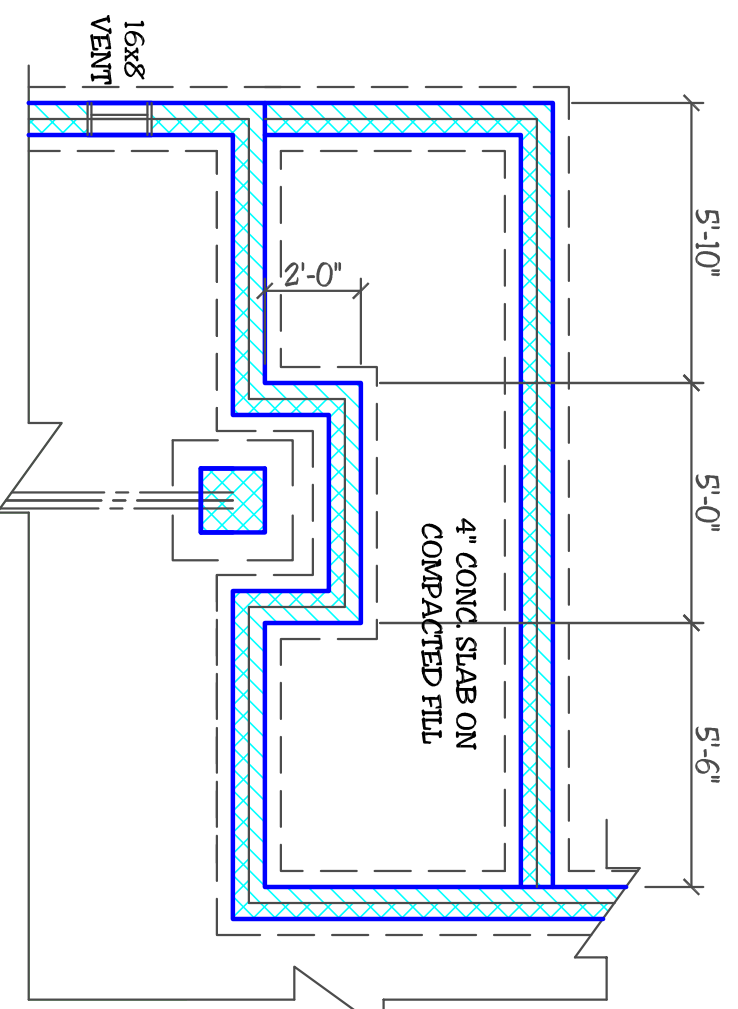
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Sheet Name: SLAB FOUNDATION PLAN		




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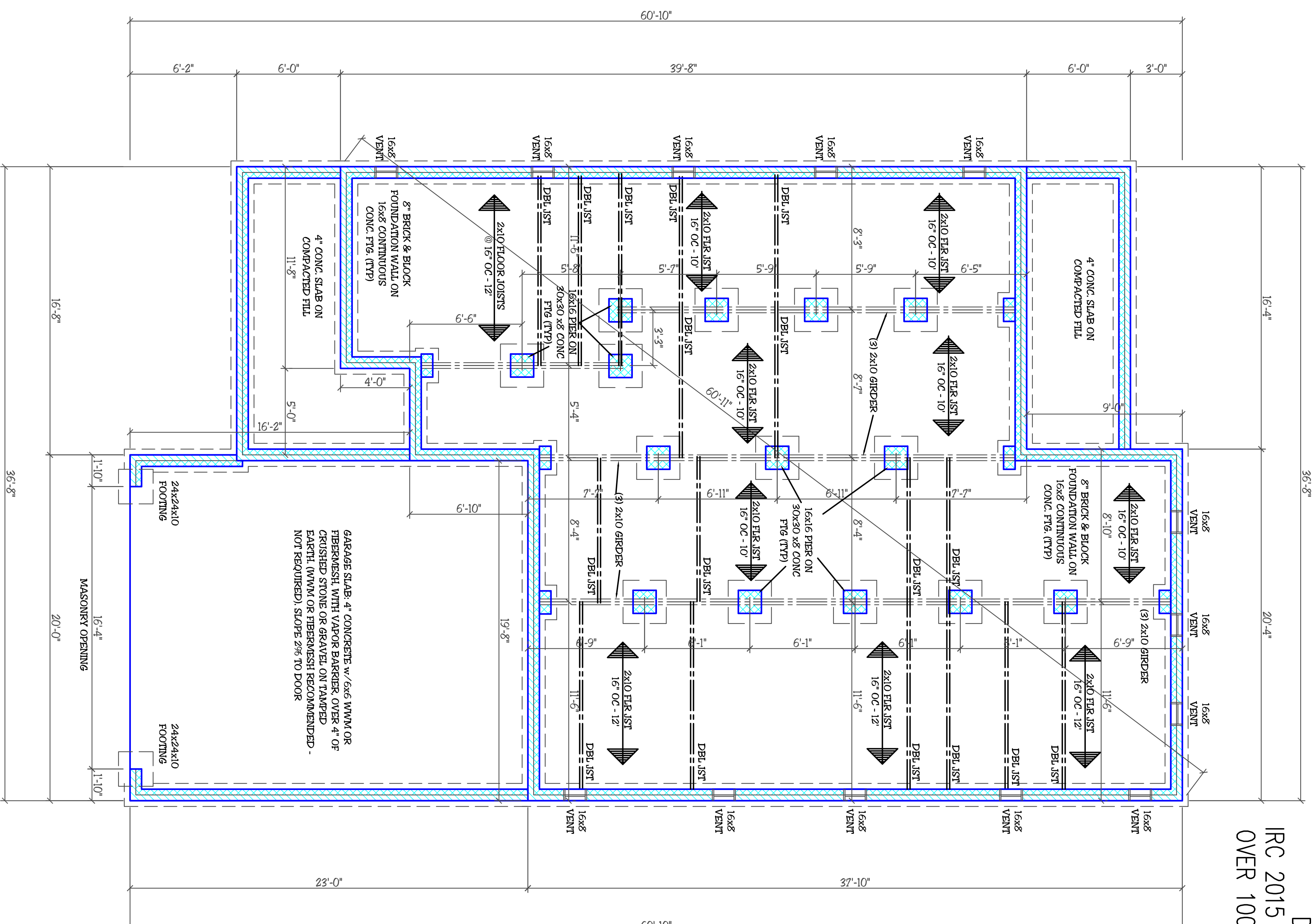
OPTIONAL FIREPLACE
SCALE: 1/4"=1'-0"

FOUNDATION VENT CALCULATION
(AS PER 2018 NORTH CAROLINA RESIDENTIAL CODE)

MINIMUM REQUIRED:
1291 sqft OF CRAWL SPACE DIVIDED BY 300 EQUALS 4.3 sqft OF AREA SUPPLIED:
(13) 8"x16" VENTS @ 0.44 sqft EACH EQUALS 5.7 sqft OF OPEN VENT.

NOTES:
* ONE VENT MUST BE WITHIN 3' OF EACH CORNER OF THE BUILDING
* POSSIBLE VENT LOCATIONS INDICATED ON THE FOUNDATION PLAN
* ACCESS DOORS MAY BE VENTED FOR ADDITIONAL REQUIRED VENTILATION
* CRAWL SPACE MUST BE CROSS-VENTILATED AND AN APPROVED VAPOR RETARDER COVERS 100% OF THE CRAWL SPACE.

FOUNDATION MATERIALS	
	BRICK
	CONCRETE BLOCK
	CONCRETE FOOTING
	CONCRETE



DESIGN TO IRC 2015 NCRBC 2018
IRC 2015 NCRBC 2018 REQUIRES VAPOR BARRIER
OVER 100 PERCENT OF CRAWL AREA

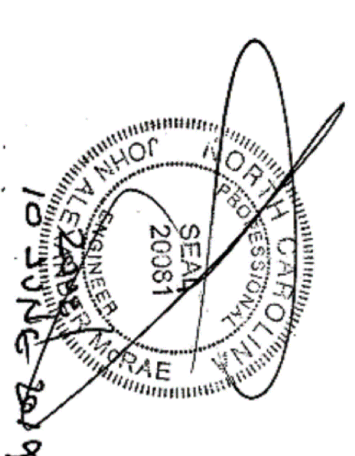
ALL FLOOR JOISTS
11 7/8 BCI 5000 @ 19.2
11 7/8 BCI 5000 @ 19.2
or 2 x 10 @ 16 # 2 SPF or Better
ORIENTED Left to Right

DENOTES 12"x16" - 0" - 16"x16"
CMU PIER WITH 8" SOLID CAP
ON 30"x30"x8" 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
PARGE - 0" - 4" BRICK w/ 4" BLOCK
w/ 8" SOLID CAP ON 16" x 8" CONTINUOUS
CONCRETE FOOTER
20" x 10" In areas of brick veneer

GIRDERS
(3) 2"x10" #2 SYP - 0" -
NEW SFPA SYP Values Used
(4) 2x 10 # 2 SPF or Better
Anchor bolts required ALL foundation walls
provide 1/2" x 10" with 7 inch embedment
6 on center and 12 inches from ends / corners
DESIGN TO IRC 2015 NCRBC 2018

CRAWL SPACE VENTILATION
1403 SQ. FT. OF CRAWL / 150=9.36 SQ. FT. OF FREE
VENT REQUIRED
NOTE: TO SECTION 409.1 (CRAWL SPACE VENTILATION)
IN THE NORTH CAROLINA STATE BUILDING CODE (RCS)
IRC 2015 NCRBC 2018 REQUIRES VAPOR BARRIER OVER
100 PERCENT OF CRAWL AREA REDUCING VENTILATION
1403 SQ. FT. OF CRAWL / 300 = 4.68 SQ. FT. OF FREE
VENT REQUIRED
4.68 / 0.37 = 12 - 8 x 16 vents (44 SQ IN FREE)
4.68 / 0.44 = 10 - 8 x 16 vents (64 SQ IN FREE)



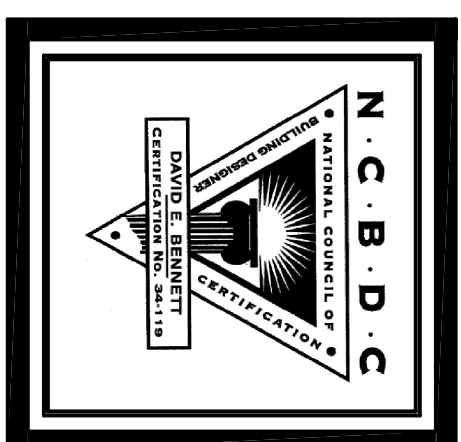
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Fuquay-Varina North Carolina 27526
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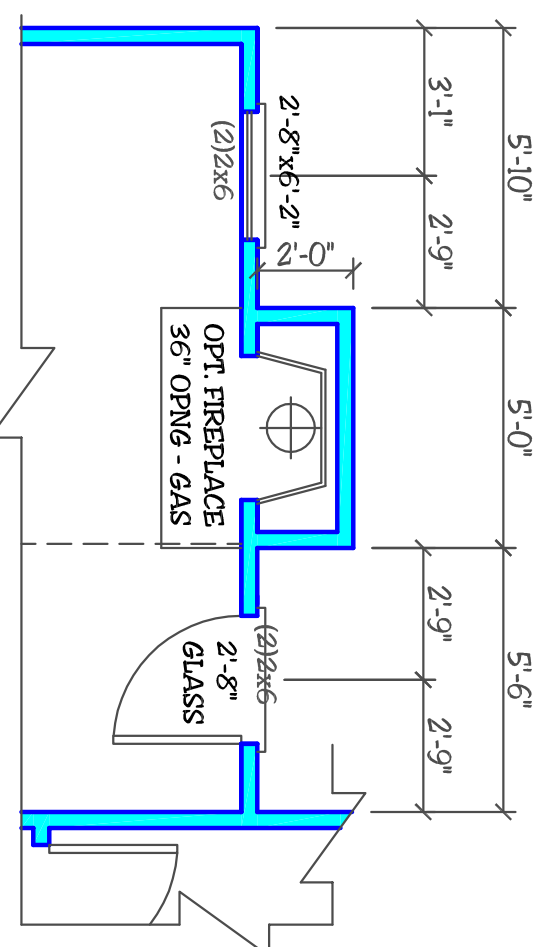
OPTIONAL
CRAWL SPACE FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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Sheet Name: CRAWL SPACE FOUNDATION PLAN		

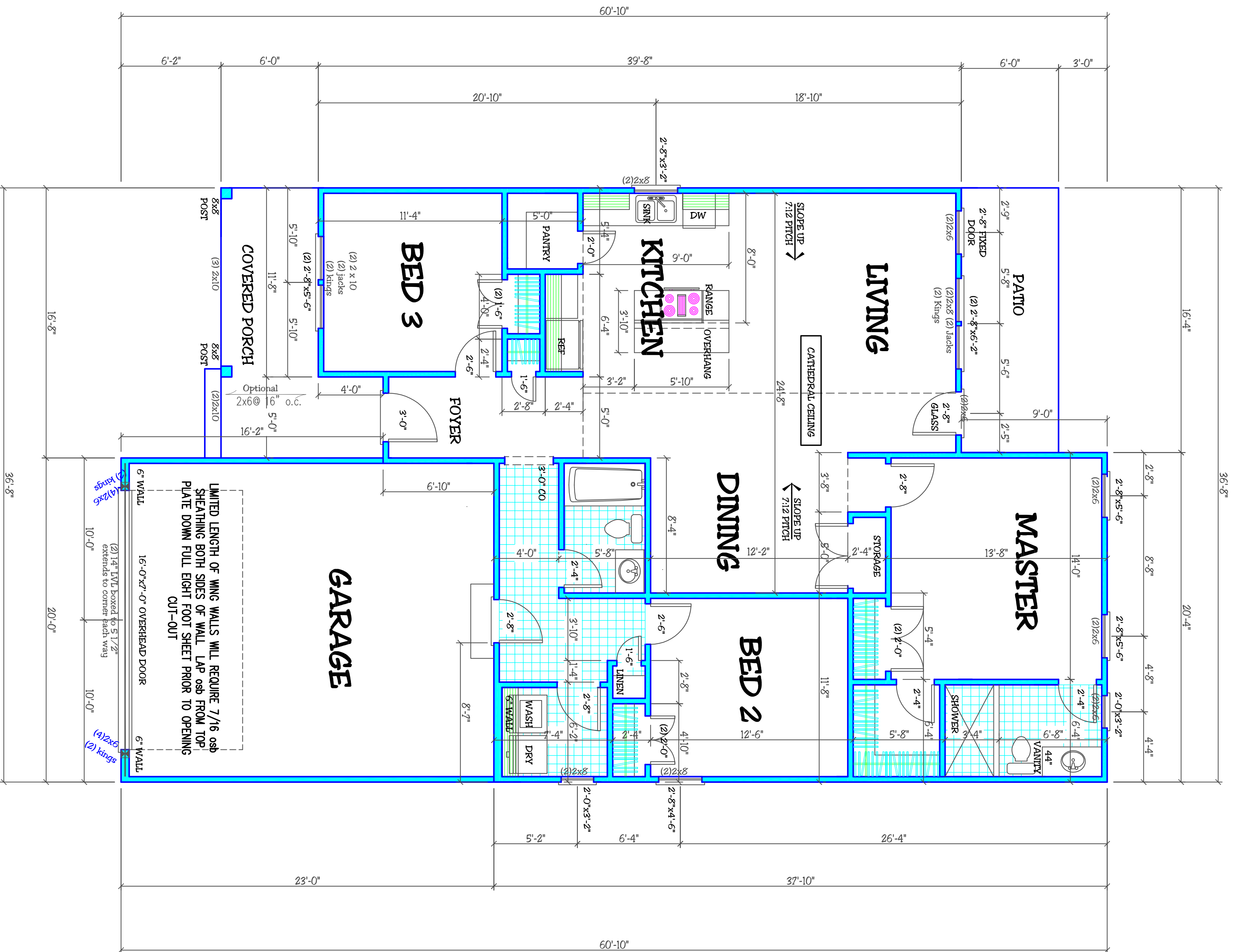


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OPTIONAL FIREPLACE
SCALE: 1/4"=1'-0"



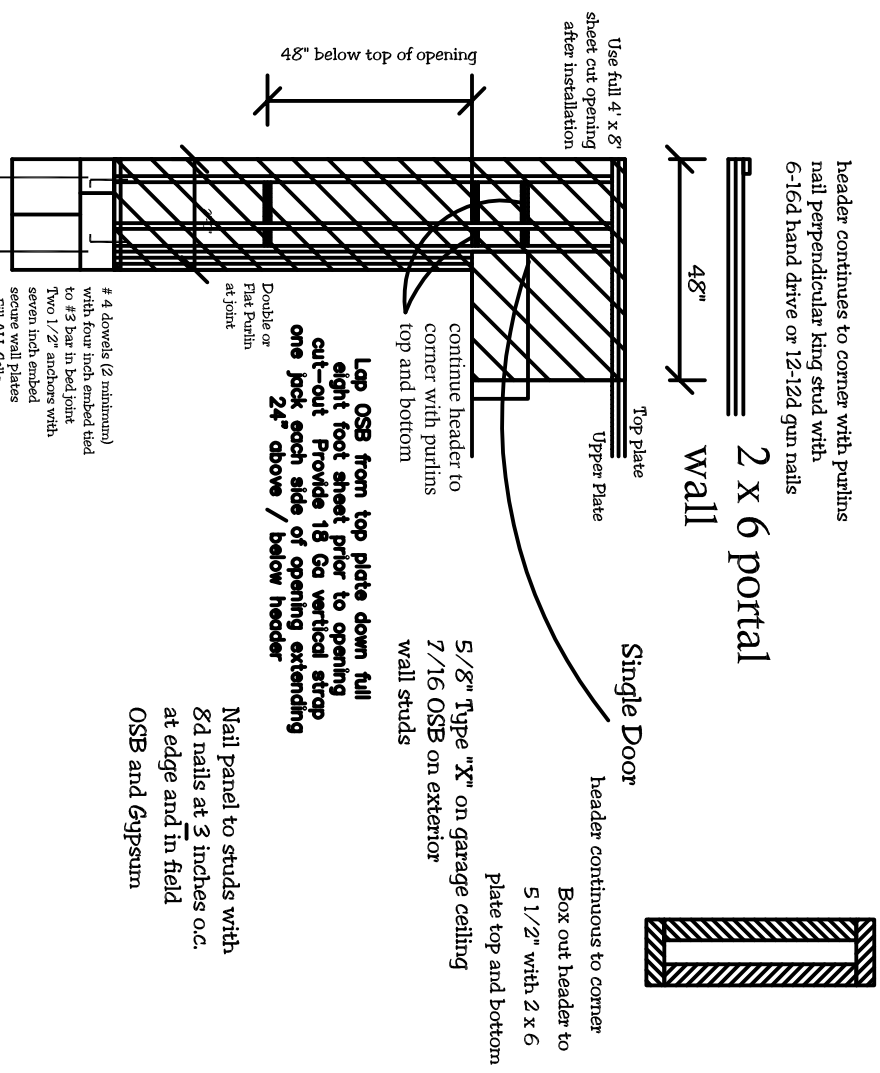
ALL FLOOR JOISTS 2 X 10 @16
#2 SPF OR BETTER
ALL CEILING JOIST 2 X 8 @ 16 Up To 11'
2 X 6 @ 16 Up To 11'
ALL EXTERIOR AND BEARING HEADER (2) 2"x10" u.n.o.
ALL LV. BEAMS/HEADERS 3 STUD COLUMNS EACH END u.n.o.
ALL FRAMING #2 SPF OR BETTER u.n.o.

All stories to be sheathed with 7/16" OSB nailed @ six inches on center edges and ends with additional nailing of "braced" panels as noted below.
ALL EXTERIOR BEARING AND NON-LOAD BEARING WALLS
Four Foot Panel at Corners and Maximum 12' o.c.
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. Purins at panel Minimum Panel Width 48" u.n.o.

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

9'-0" CEILING ON THIS FLOOR

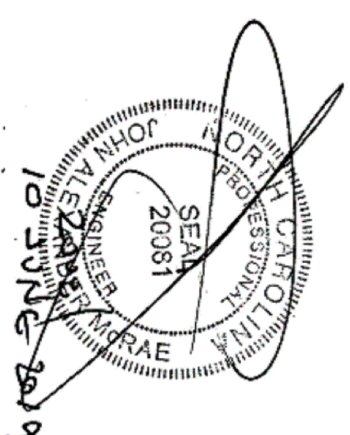
- NOTES:**
- 9'-0" CEILING ON THIS FLOOR UNLESS NOTED OTHERWISE (UNO)
 - STAIRS ARE DESIGNED TO COVER A 120" MAX RISE. 15 RISERS @ 8" EACH OR 12 RISERS @ 8" EACH OR 11 RISERS @ 9" EACH (ROUGH CUT)
 - ALL RISERS 48" UNLESS OTHERWISE NOTED
 - ALL DOOR HEIGHTS 6'-8" UNLESS OTHERWISE NOTED
 - ALL DOOR JAMBS ARE 4" UNLESS OTHERWISE NOTED
 - SEE CHAPTER 6 OF THE 2012 NC RESIDENTIAL BUILDING CODE FOR WALL CONSTRUCTION
 - GARAGE WALLS ADJACENT TO HEATED SPACE SHALL BE COVERED WITH FIRE RATED SHEETROCK PER CODE
 - ALL HABITABLE ROOMS SHALL MEET UGLT, VENTILATION & EGRESS CODES AS REQUIRED WITH WINDOW SIZES & DETAILS TO BE VERIFIED WITH CHOSEN MANUFACTURER
 - PROVIDE SMOKE DETECTORS AS REQUIRED BY CODE



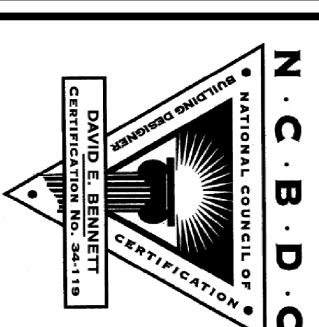
DESIGN TO IRC 2015 / NCRBC 2018

AREA CALCULATION

LIVING: 1403 sqft
GARAGE: 457 sqft
FRONT PORCH: 120 sqft



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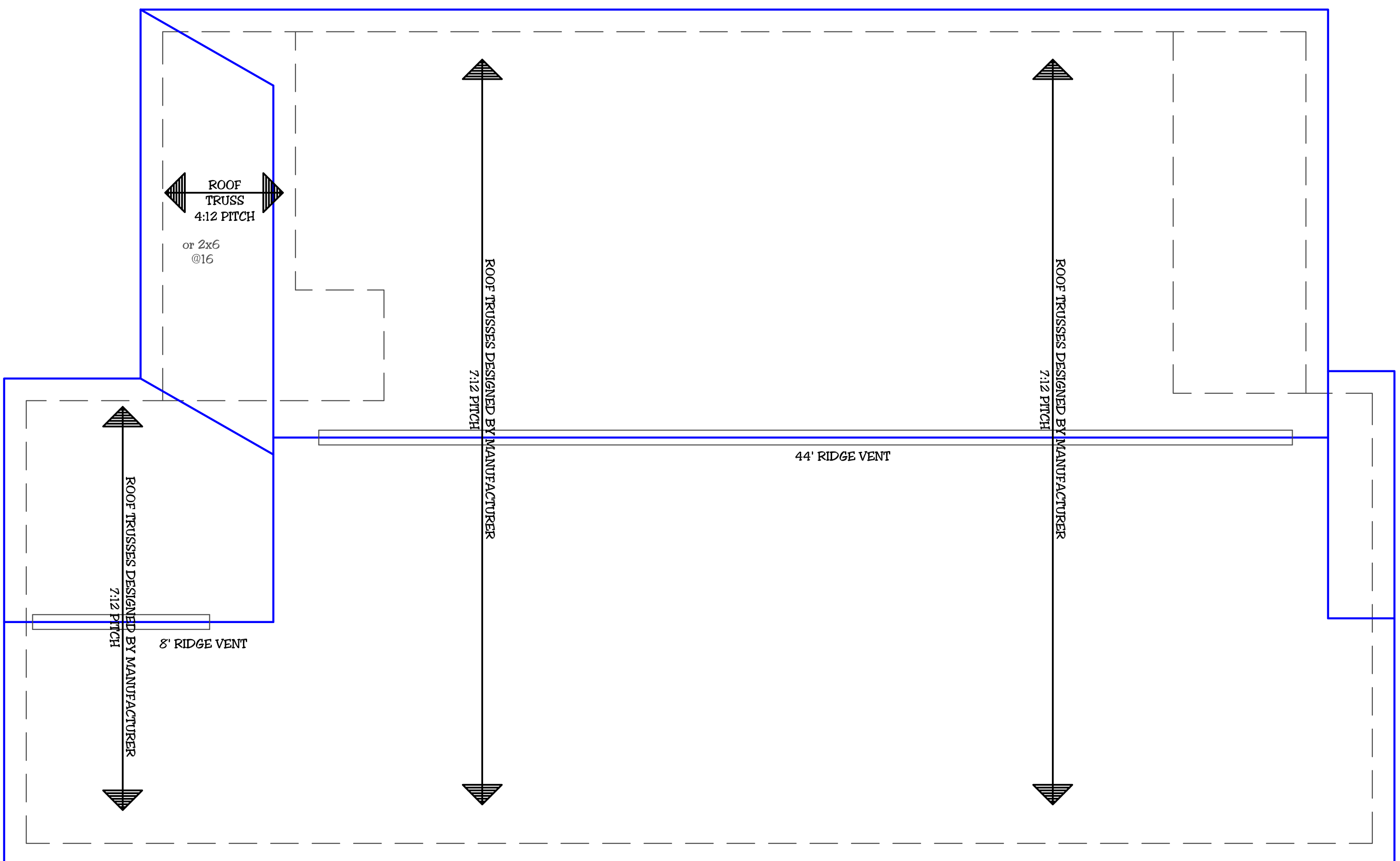
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TREVEL CONSTRUCTION
Project:
PLAN #1403 "ISABELLE I"
Sheet 4 of 5 Date: MAY 25, 2010
Sheet Name: FLOOR PLAN



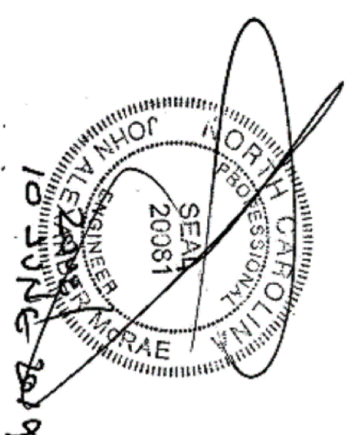
ROOF PLAN
SCALE: 1/4"=1'-0"

ATTIC VENTILATION CALCULATION
(AS PER 2018 NORTH CAROLINA RESIDENTIAL CODE)

2078 sqft. OF ATTIC/150 REQUIRES = 138 sqft. OF FREE VENT = 6.9 sqft. IN/6.9 sqft. OUT.
52 LINEAR FT. OF RIDGE VENT AT 18 SQ. IN./FT. DIVIDED BY 144 SQ. IN./SQ. FT. EQUALS 6.5 SQ. FT. OF FREE AREA.

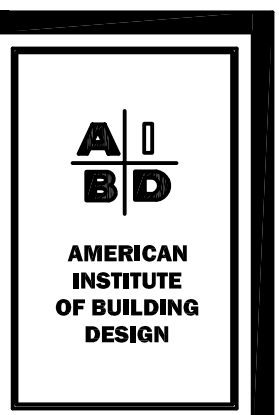
- EAVES TO HAVE 2" CONTINUOUS EAVE/SOFT VENT
- IF ROOF VENTING IS INADEQUATE, SUPPLEMENT WITH POWER ROOF VENTILATORS.
- VENTILATION REQUIREMENT MAY BE REDUCED TO 1 SF/300 SF PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED, AT LEAST THREE (3) FEET ABOVE THE EAVE OR CORNICE VENTS, AND WITH THE BALANCE OF THE VENTILATION TO BE PROVIDED BY THE EAVE AND CORNICE VENTS.

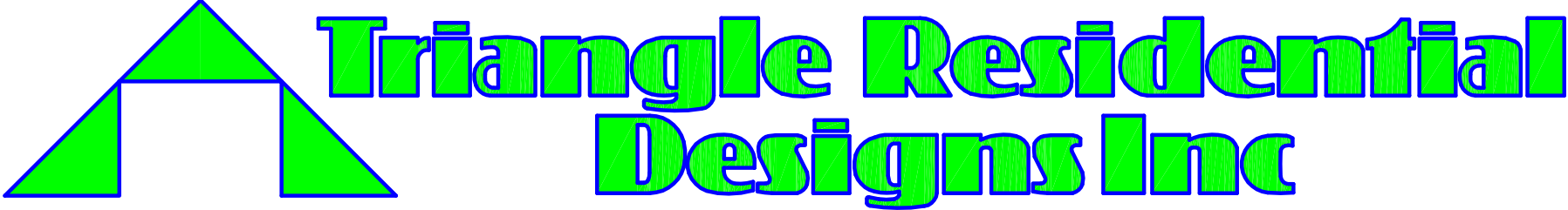
NOTE: REFER TO SECTION 806 (ROOF VENTILATION) OF THE NC STATE RESIDENTIAL CODE



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John Alexander McRae, PE, Inc
218 Coley Farm Road
Fuquay-Varina North Carolina 27526
jampe@ncrr.com (919) 210-5749
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Sheet Name: ROOF PLAN			





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