

**SOUTH
DESIGNS**

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Drawn By: SDI

Checked By: RWB

06-20-2022

Revision No. Revision Date

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Client:

**Triple A
Homes**

Title:

**COVER
SHEET**

Plan No.

Sheet No.

CS

Lot 16 Cotton Farms

SQUARE FOOTAGE		
	HEATED S.F.	UNHEATED S.F.
FIRST FLOOR	1904	
SECOND FLOOR	350	
GARAGE		519
FRONT PORCH		125
DECK		186
TOTAL	2254	830
OPT. SCREENED PORCH		186
OPT. 3RD CAR GARAGE		278

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 ^b	SKYLIGHT U-FACTOR ^b	GLAZED FENESTRATION SHGC ^{b,c}	CEILING R-VALUE ^k	WOOD FRAMED WALL R-VALUE ^l	MASS WALL R-VALUE ^l	FLOOR R-VALUE ^l	BASEMENT WALL R-VALUE ^l	SLAB R-VALUE AND DEPTH ^d	CRAWL SPACE WALL R-VALUE ^e
3	0.35	0.65	0.30	30	13	5/10	19	10 ¹³	0	5/13
4	0.35	0.60	0.30	38 OR 30 CONT ^j	15 OR 13+2.5 ^h	5/10	19	10 ¹³	10 ^d	10 ¹³
5	0.35	0.60	NR	38 OR 30 CONT ^j	19 OR 13+5 OR 15+3.5 ^h	13/17	30/9	10 ¹³	10 ^d	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.
- "10¹³" 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-5 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-9 MINIMUM.
- "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. "15+3.5" MEANS R-15 CAVITY INSULATION PLUS R-3 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATED SHEATHING IS NOT REQUIRED WHERE 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-20 SHALL BE DEEMED TO SATISFY THE CEILING INSULATION REQUIREMENT WHEREVER THE FULL HEIGHT OF THE UNCOMPRESSED R-20 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES. OTHERWISE R-20 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.

ABBREVIATIONS	CONCRETE CONTINUOUS
CONC	CONCRETE CONTINUOUS
DBL	DOUBLE
DJ	DOUBLE JOIST
DSP	DOUBLE STUD POCKET
EA	EACH
FL PT	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

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	--
FIRE ESCAPES	40	10
GUARDRAILS AND HANDRAILS	200	--

- MATERIALS**
- FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES:
F_b = 875 PSI F_v = 70 PSI E = 1,466 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 = 1,666 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 = 1,966 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 2012 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE 2012 (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-5 (2 FT DEEP), CRAWL SPACE WALLS R-10.

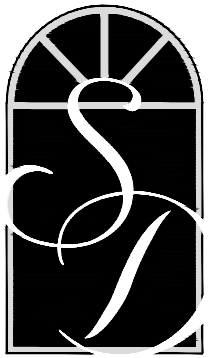
- CONSTRUCTION**
- STEEL FLITCH BEAMS SHALL BE FASTENED TOGETHER WITH 1/2" DIAMETER BOLTS WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS SHALL BE SPACED AT MAXIMUM 24" o.c. STAGGERED TOP AND BOTTOM OF BEAM WITH A MINIMUM 2" EDGE DISTANCE. TWO BOLTS SHALL BE LOCATED AT 6" FROM EACH END 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 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.

ATTIC VENT SCHEDULE

Cotton Farms Lot 16									
MAIN HOUSE		SQ FTG	2488	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. EACH)	CONT. VENT (SQ. IN. PER FT)	
RIDGE VENT	3.32	4.15	6.00	49.48	0	0	48.00		
SOFFIT VENTS	4.98	4.15	6.13	50.52			0	98.00	
TOTAL (MIN)	8.29	8.29	12.13	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

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Client:

**Triple A
Homes**

Title:

**FRONT
ELEVATION**

Plan No.

EL-1

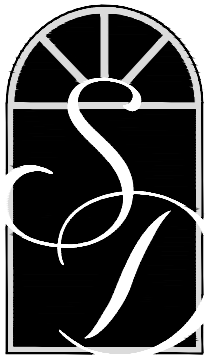
Sheet No.

NOTE:
ICE GUARD & WATER SHIELD
REQUIRED ON ALL ROOF SLOPES
W/ 4:12 PITCH & LESS PER NCRBC

NOTE:
CORROSION RESISTANT
FLASHING REQUIRED AT ALL
WALL/ROOF INTERSECTIONS



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



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Client:

**Triple A
Homes**

Title:
**LEFT &
RIGHT SIDE
ELEVATION**

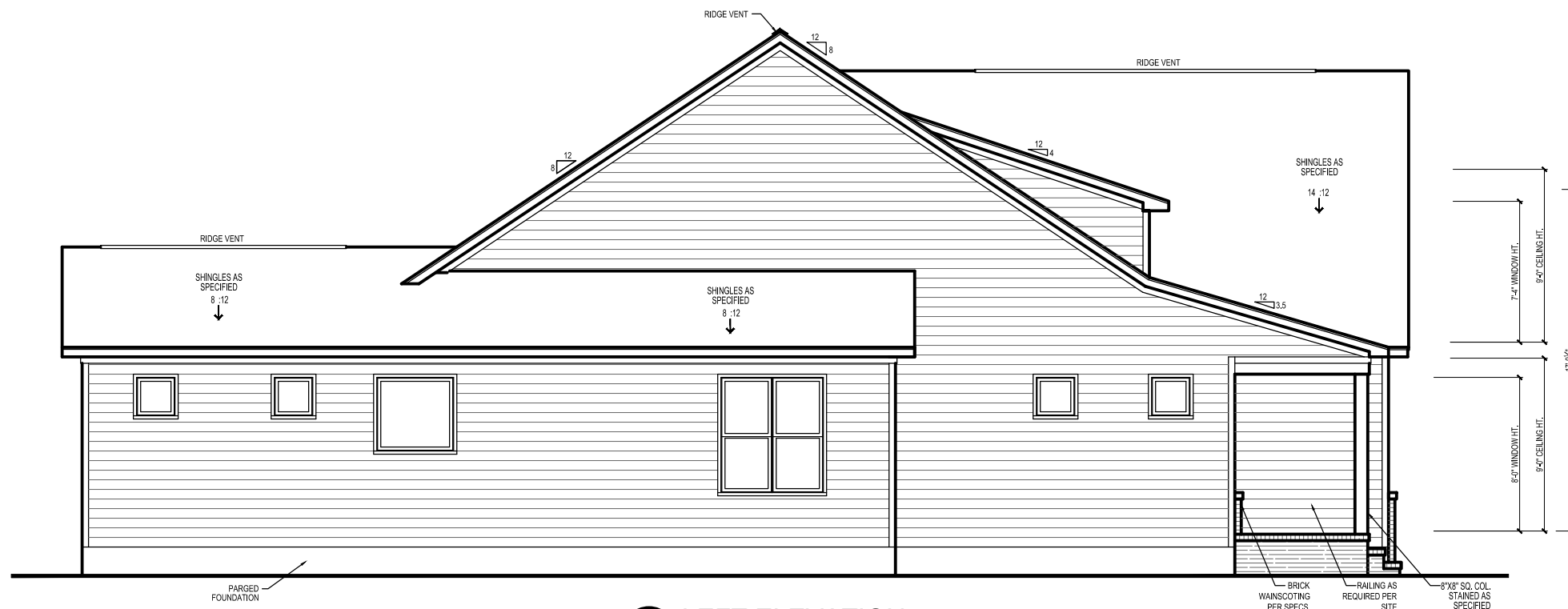
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EL-2

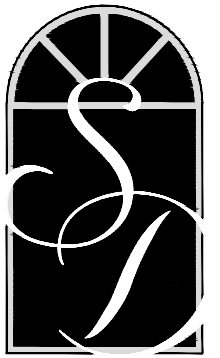
Sheet No.



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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Client:

**Triple A
Homes**

Title:

**REAR
ELEVATION**

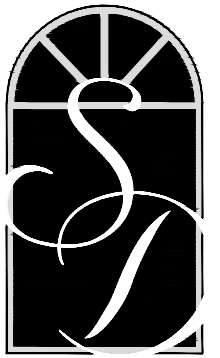
Plan No.

EL-3

Sheet No.



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



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Client:

**Triple A
Homes**

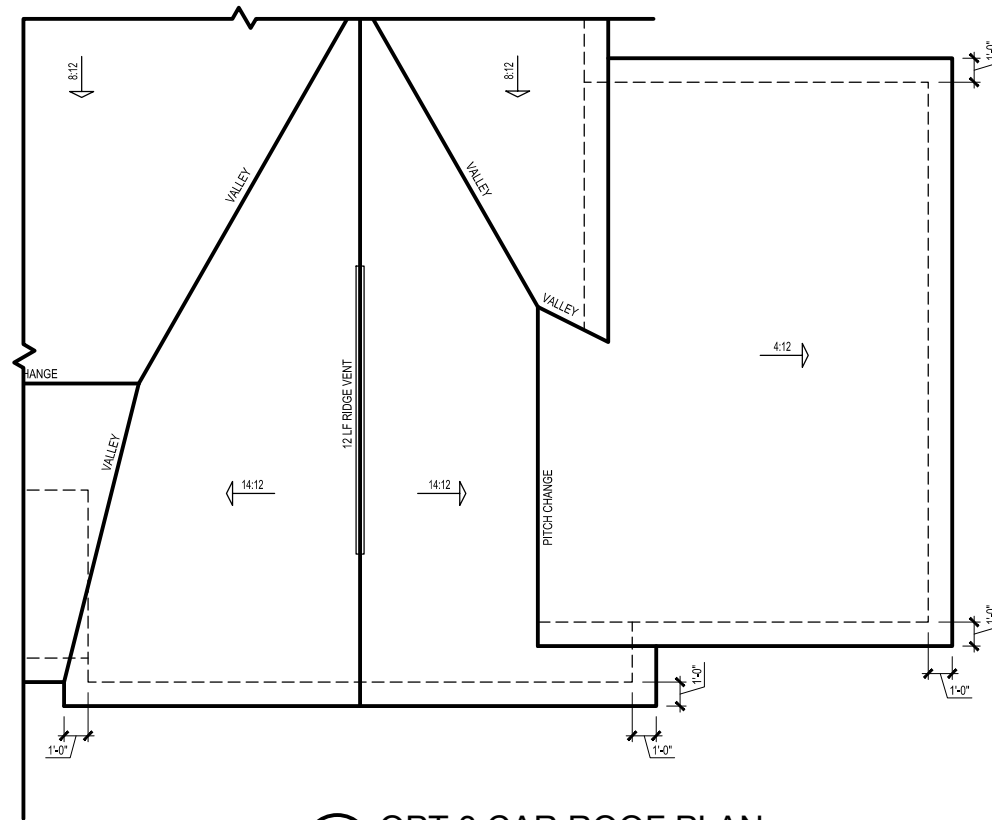
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**OPT 3 CAR
GARAGE
ELEVS**

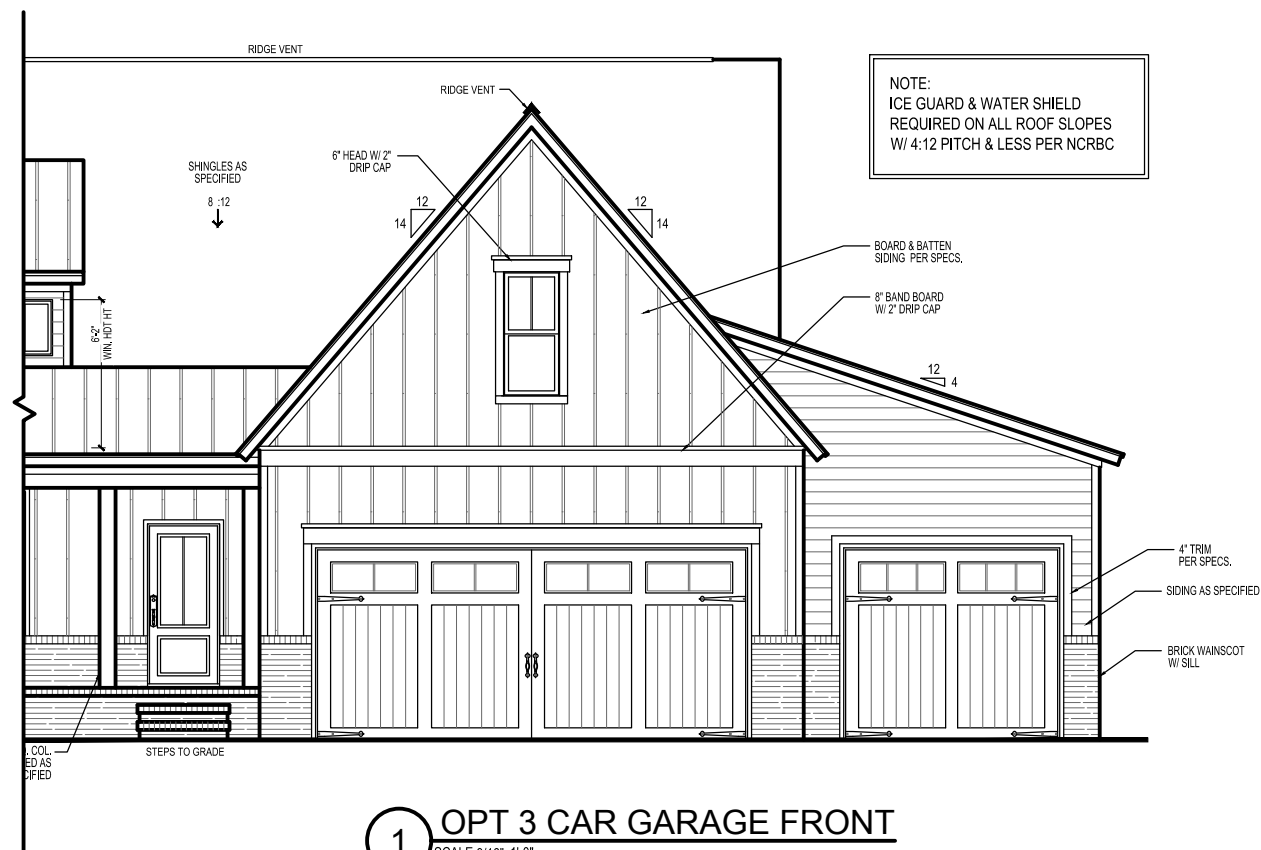
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EL-4

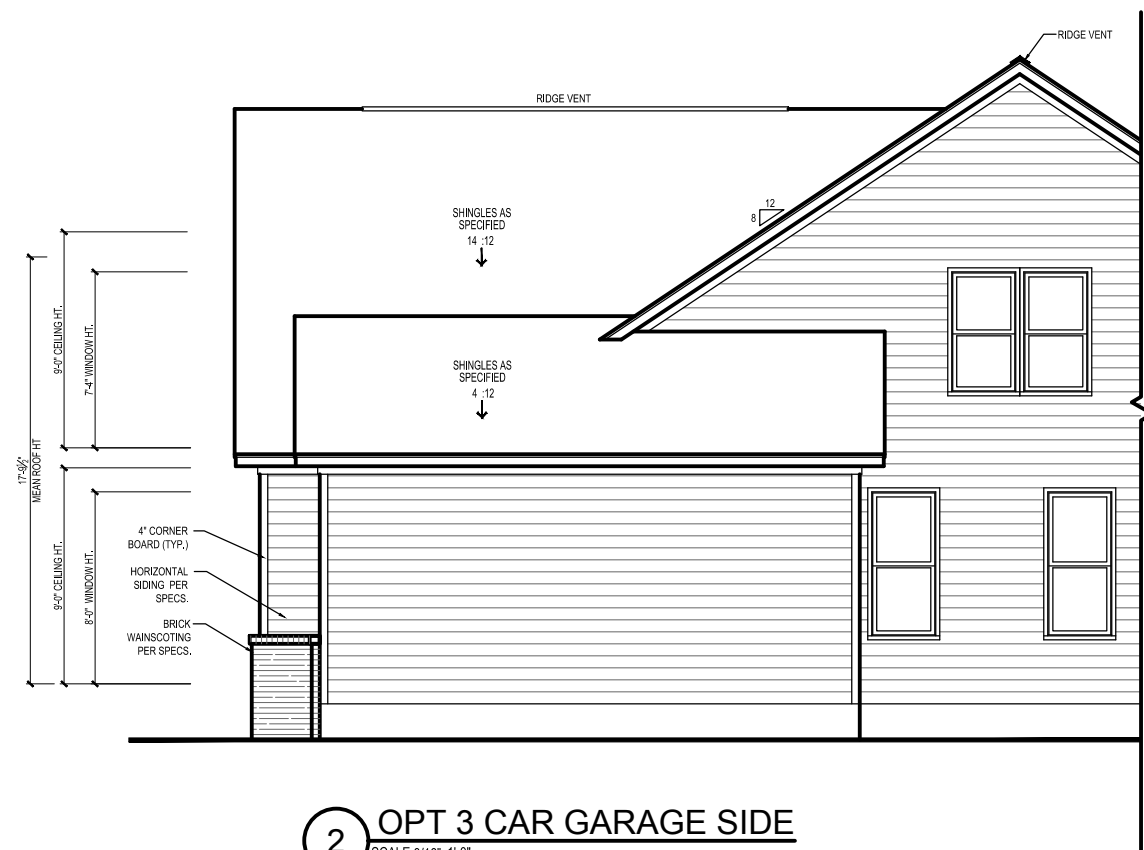
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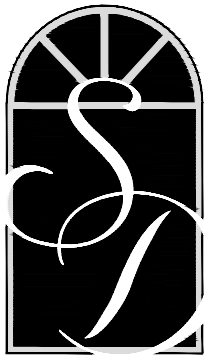
3 OPT 3 CAR ROOF PLAN
SCALE: 1/8" = 1'-0"



1 OPT 3 CAR GARAGE FRONT
SCALE: 3/16" = 1'-0"



2 OPT 3 CAR GARAGE SIDE
SCALE: 3/16" = 1'-0"



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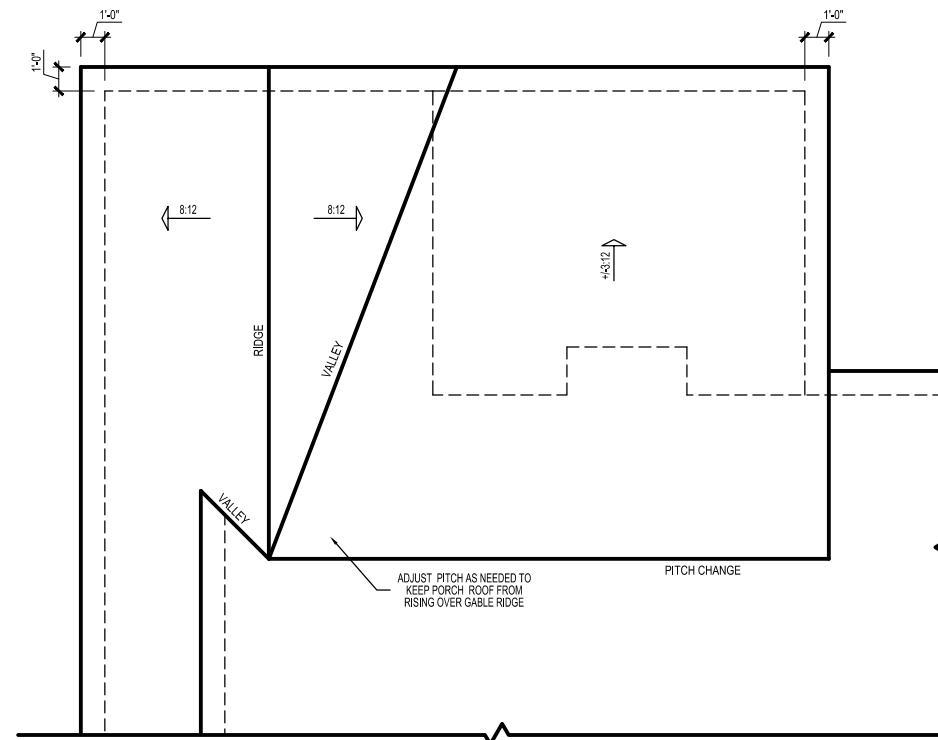
**Triple A
Homes**

Title:
**OPT SCREEN
PORCH
ELEVS**

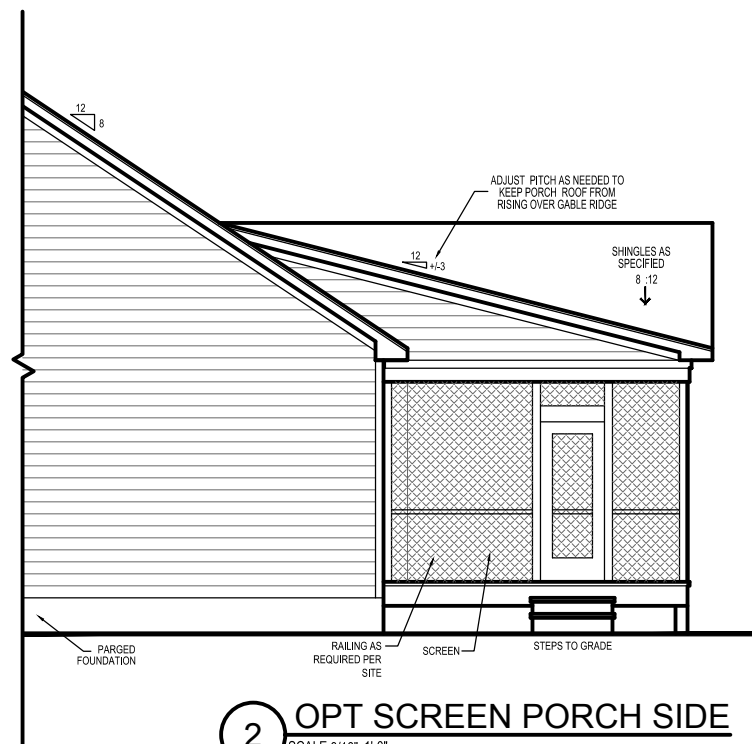
Plan No.

EL-5

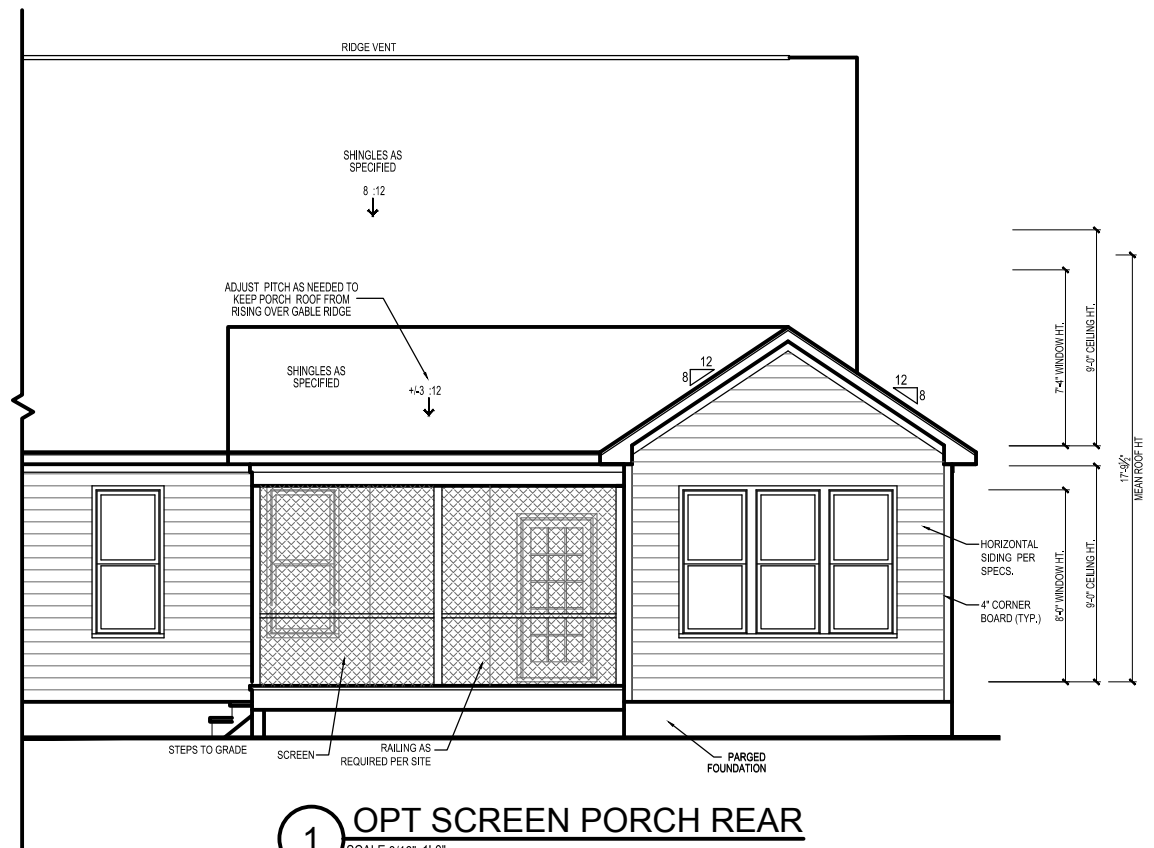
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3 OPT SCREEN PORCH ROOF PLAN
SCALE: 1/8" = 1'-0"



2 OPT SCREEN PORCH SIDE
SCALE: 3/16" = 1'-0"

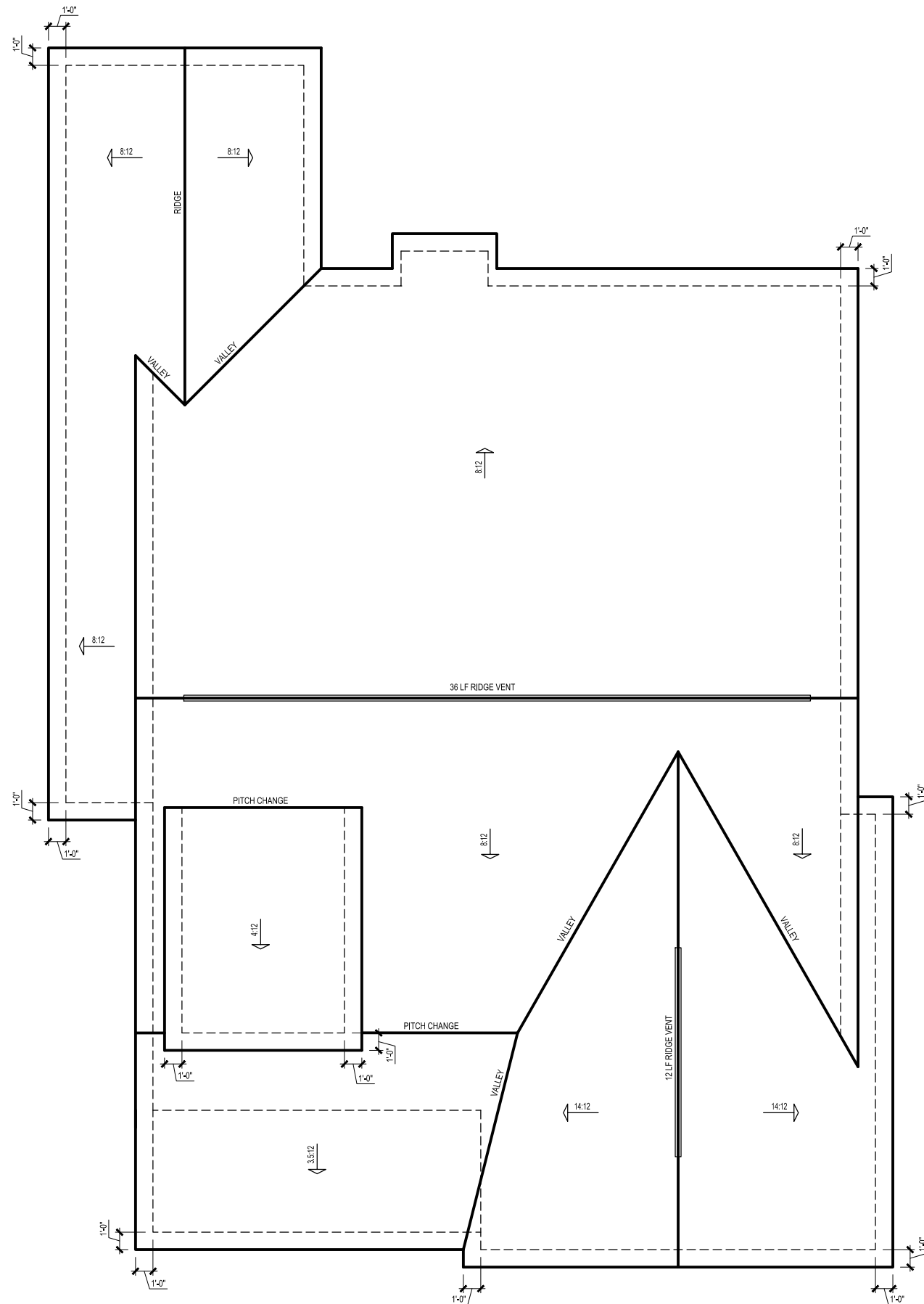


1 OPT SCREEN PORCH REAR
SCALE: 3/16" = 1'-0"

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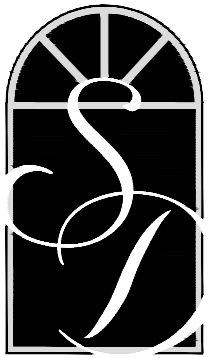
ATTIC VENT SCHEDULE								
Cotton Farms Lot 16								
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RIDGE VENT	3.32	4.15	6.00	49.48	0	0	48.00	
SOFFIT VENTS	4.98	4.15	6.13	50.52			0	98.00
TOTAL (MIN)	8.29	8.29	12.13	100.00	POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE			

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



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

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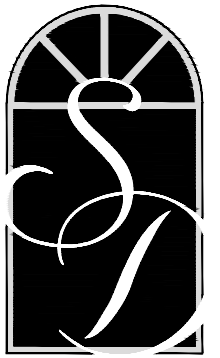
**Triple A
Homes**

Title:

**ROOF
PLAN**

Plan No.

Sheet No. **EL-6**



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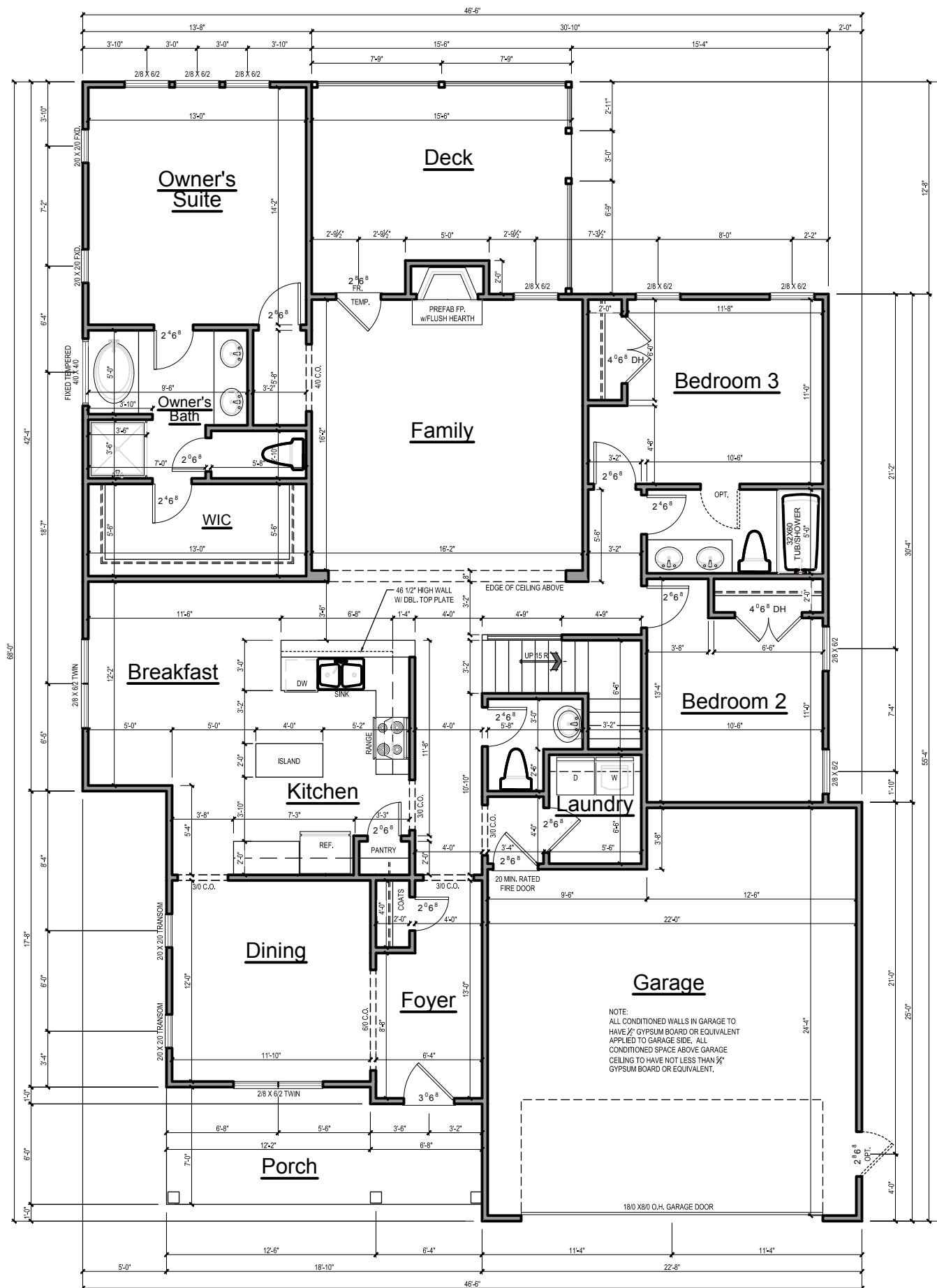
Title:

**FIRST
FLOOR
PLAN**

Plan No.

A-1

Sheet No.



GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN 4" THICK U.N.O.
ANGLED WALL ARE DRAWN @84° U.N.O.

SMOKE DETECTORS:
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

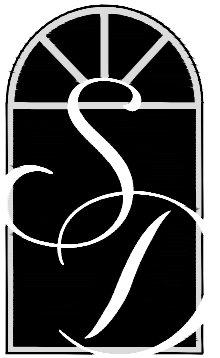
EGRESS:
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

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: 3/4"=1'-0"

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**SOUTH
DESIGNS**

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

Drawn By: SDI

Checked By: RWB

06-20-2022

Revision No. Revision Date

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South Designs, Inc. assumes no liability for any home constructed from these plans. Contractor or Builder shall verify all dimensions and conditions prior to construction. Caution must be exercised when making changes to these drawings. If changes are made to these drawings, contact South Designs, Inc.

Client:

**Triple A
Homes**

Title:

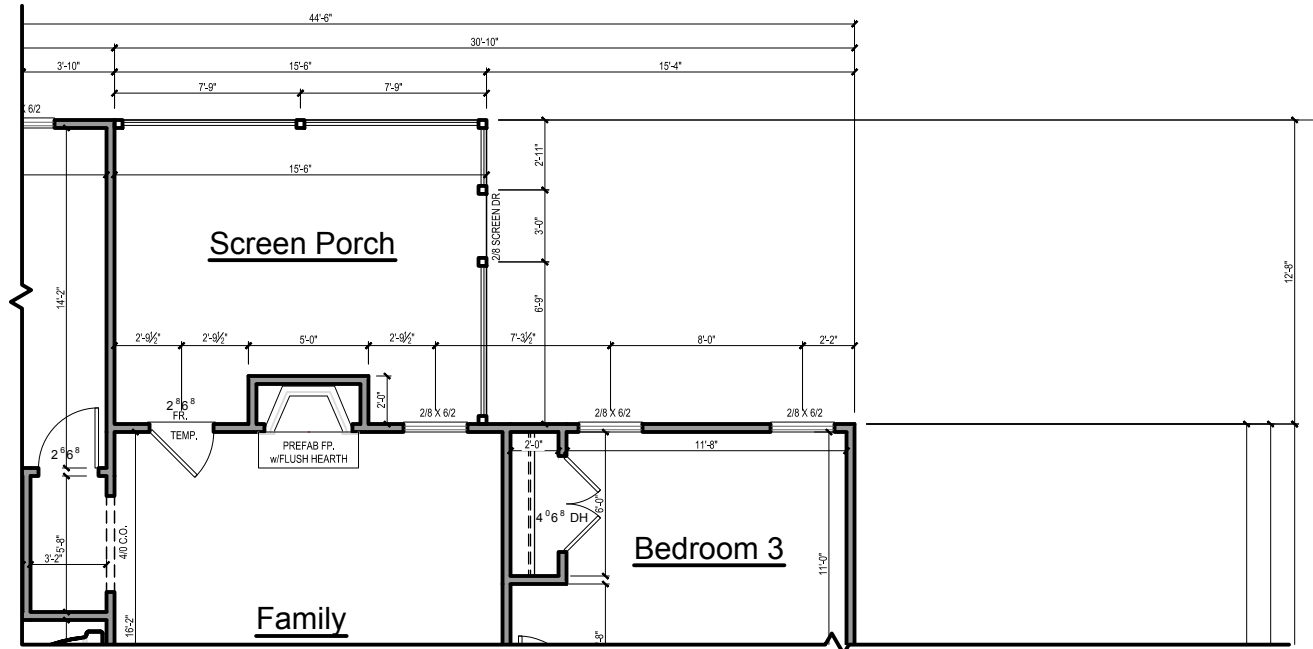
**FIRST
FLOOR
OPTIONS**

Plan No.

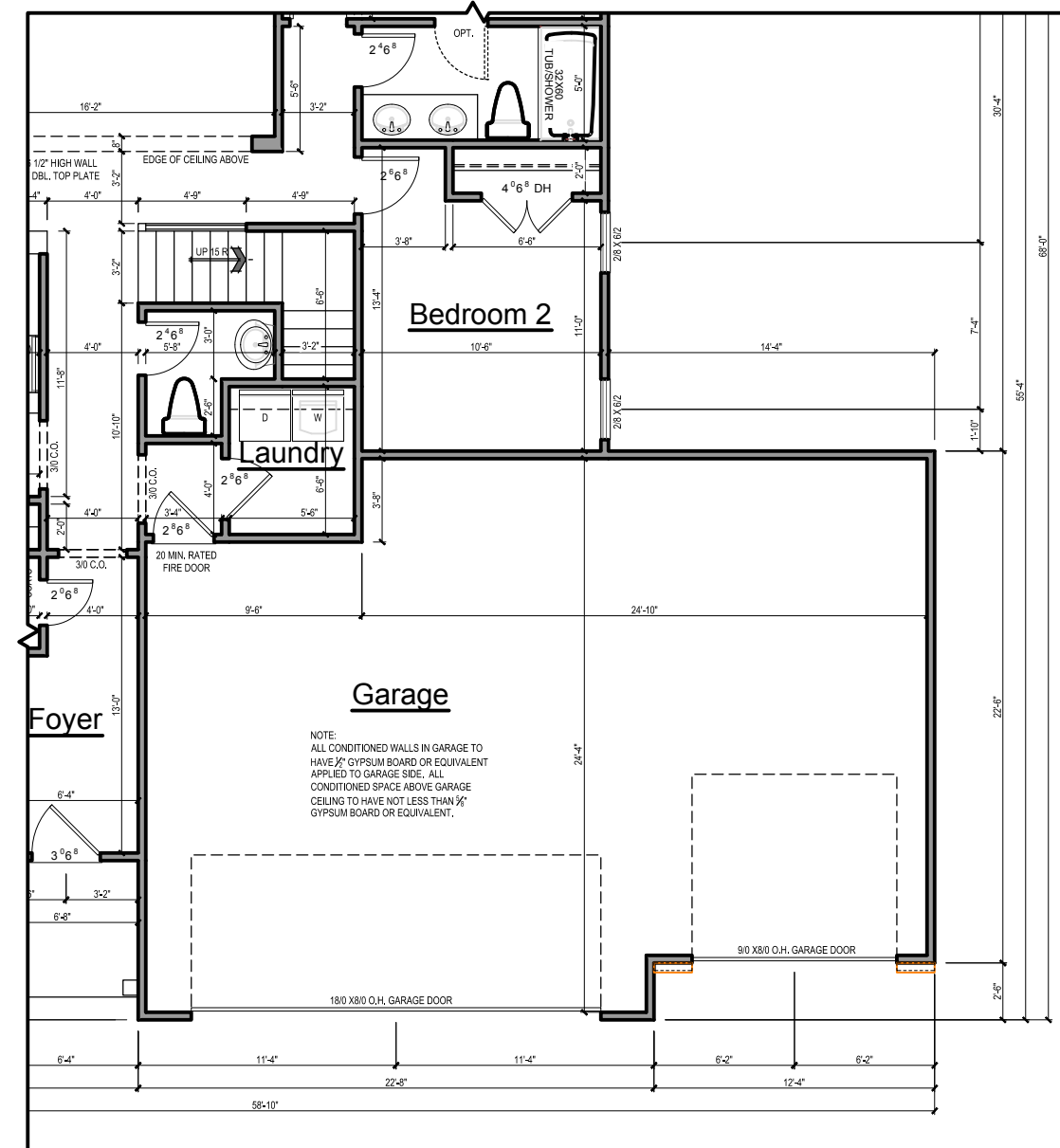
A-1.1

Sheet No.

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2 OPT SCREEN PORCH
SCALE: 1/8" = 1'-0"



1 OPT 3RD CAR GARAGE
SCALE: 1/8" = 1'-0"



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06-20-2022

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Client:

**Triple A
Homes**

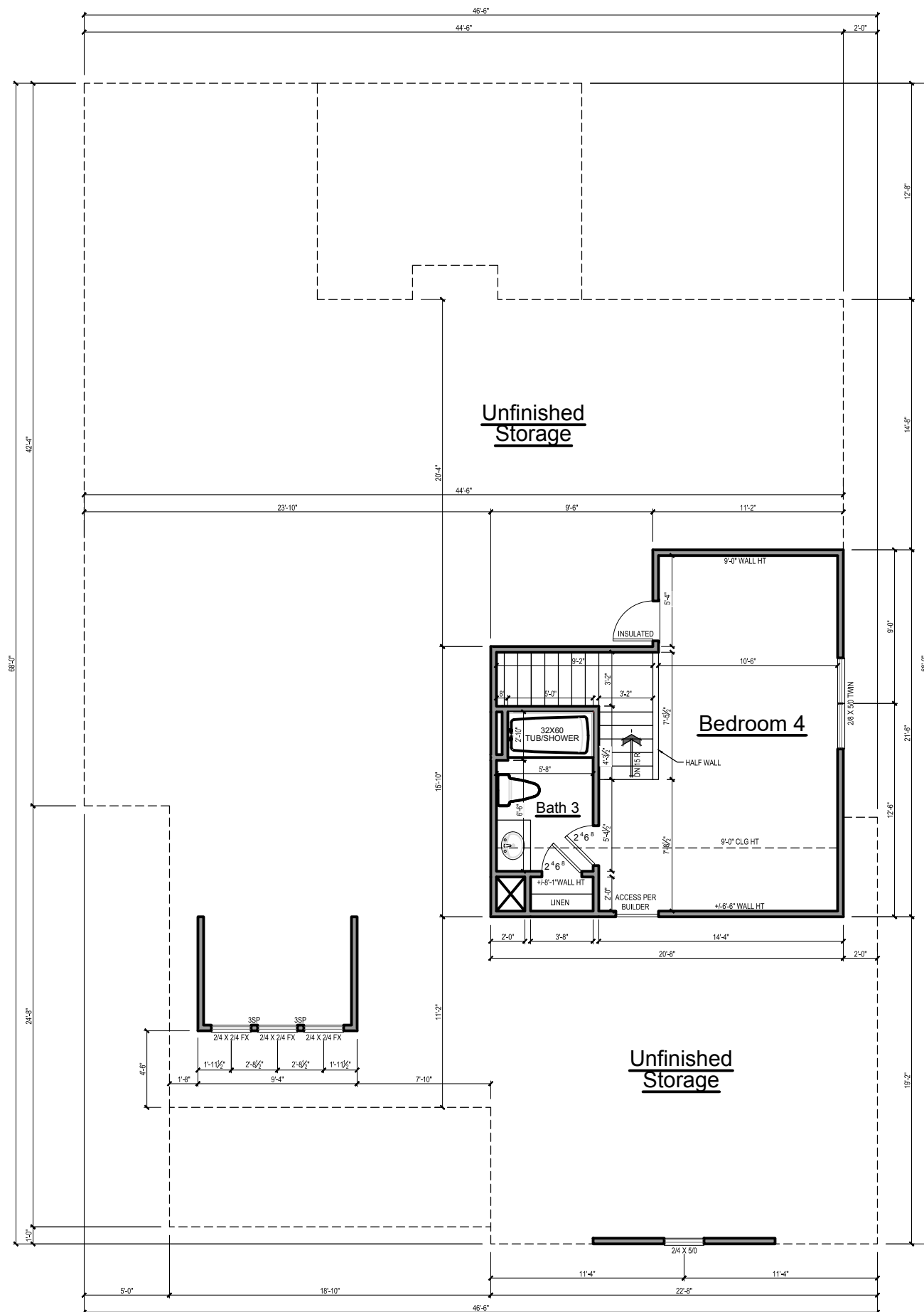
Title:

**FIRST
FLOOR
PLAN**

Plan No.

A-2

Sheet No.



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" SPHERE
- C. WINDOW IS EQUIPPED WITH FALL PREVENTION DEVICE
- D. WINDOW IS EQUIPPED WITH AN APPROVED LIMITING DEVICE

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.

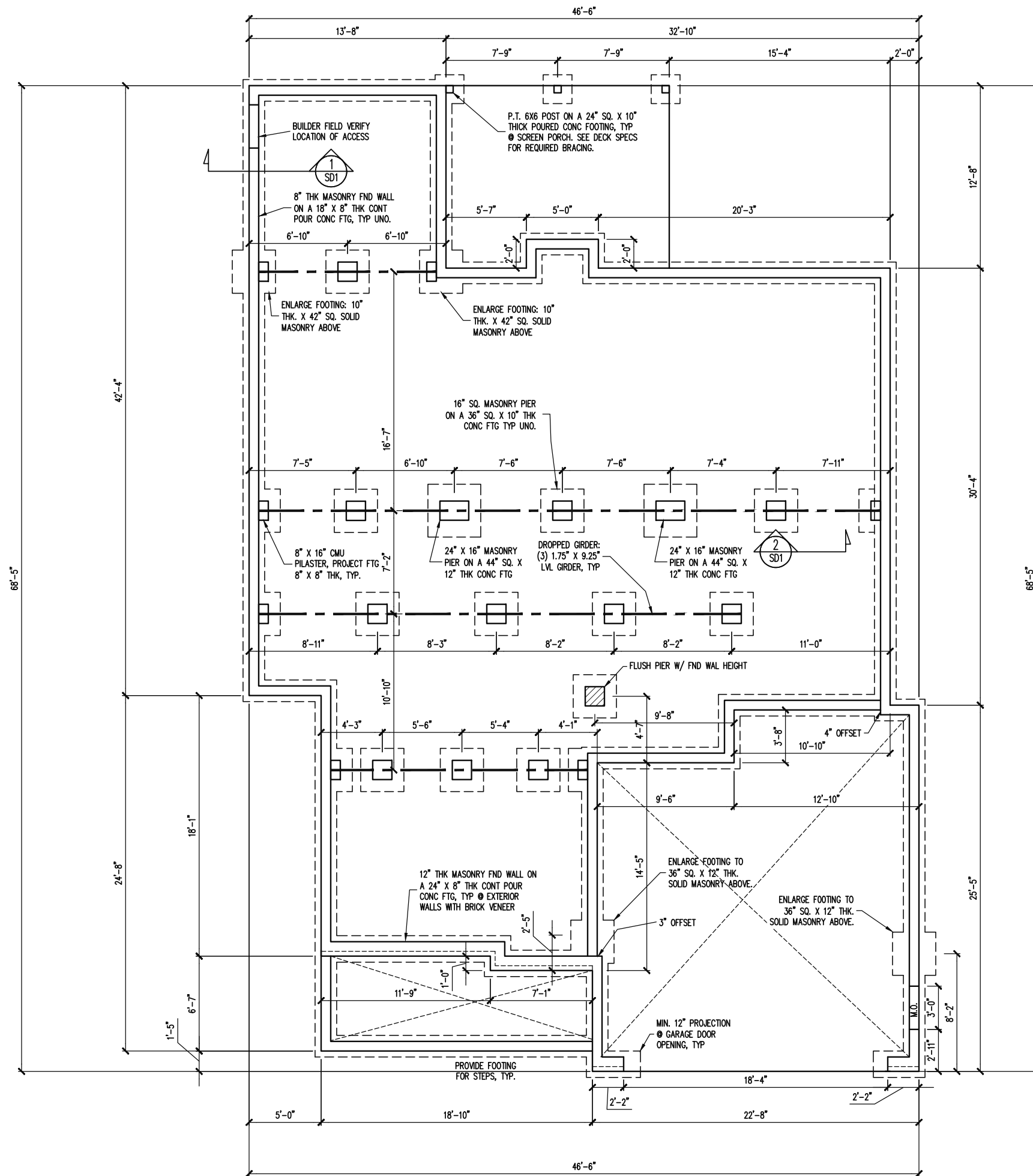
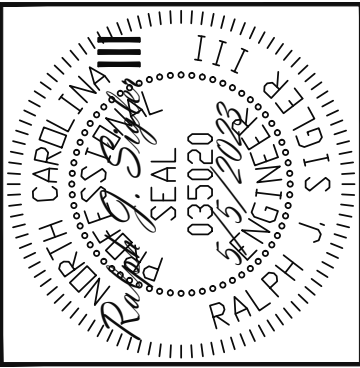
EGRESS:
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

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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.

2 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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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 16.02: GENERAL WALL BRACING NOTES

PART 17: KING STUDS FOR EXTERIOR WALLS

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

NOTES:

- HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.
- 14" SQ POURED CONC PIERS OR 16" Ø POURED CONC PIERS MAY BE USED IN LIEU OF 16" SQ MASONRY PIERS.

FOUNDATION PLAN
 1/8" = 1'-0"

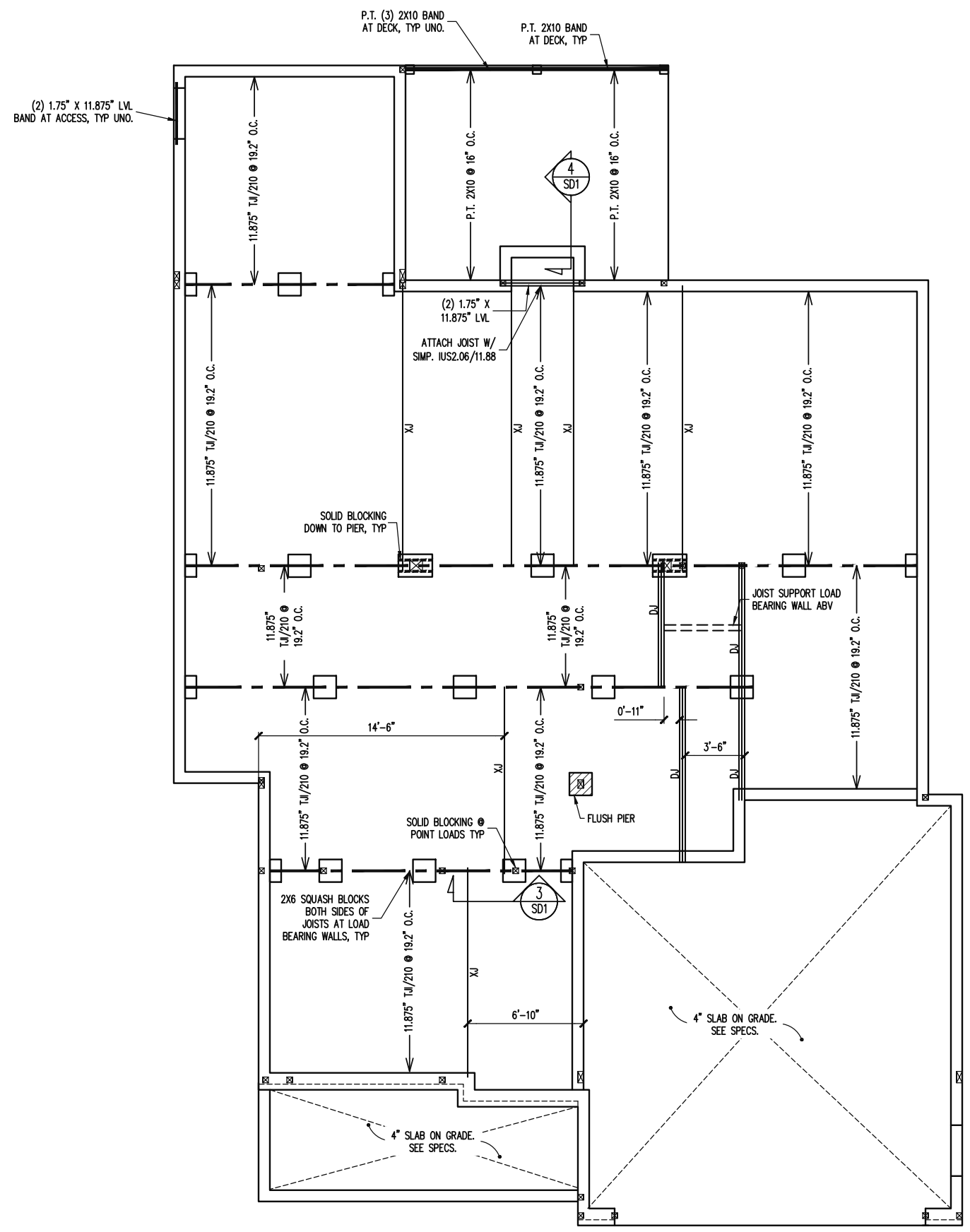
Engineering Tech Associates, P.A.
 STRUCTURAL ENGINEERS
 License No. C-3870
 318 W Millbrook Rd. Unit 201
 Raleigh, North Carolina 27609
 Phone (919) 844-1661

TRIPLE A HOMES	REV #	REF PROJ #	DATE
	1	23-66-179	5-17-2023
SCOPE	STRUCTURAL ADDENDUM		
LOC	16 COTTON FARMS		

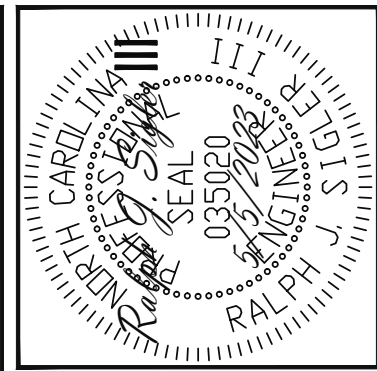
ENG: RJS/CR
 DATE: 5/5/2023

PROJECT NO.
 23-28-008

SHEET NO.
 S1
 1 of 10



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 Raleigh, North Carolina 27609
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TRIPLE A HOMES	
STRUCTURAL ADDENDUM	
SCOPE	16 COTTON FARMS
LOC	16 COTTON FARMS
REV #	23-66-179
REF PROJ #	1
DATE	5-17-2023

ENG: RJS/CR
 DATE: 5/5/2023

PROJECT NO.
 23-28-008

SHEET NO.
 S2

2 of 10

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

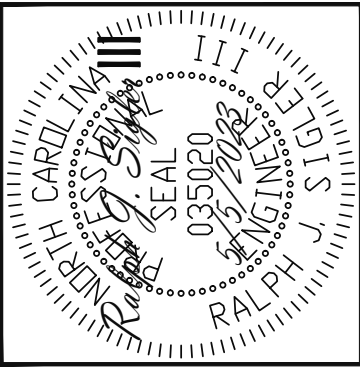
ALLOWABLE I-JOIST SUBSTITUTION

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

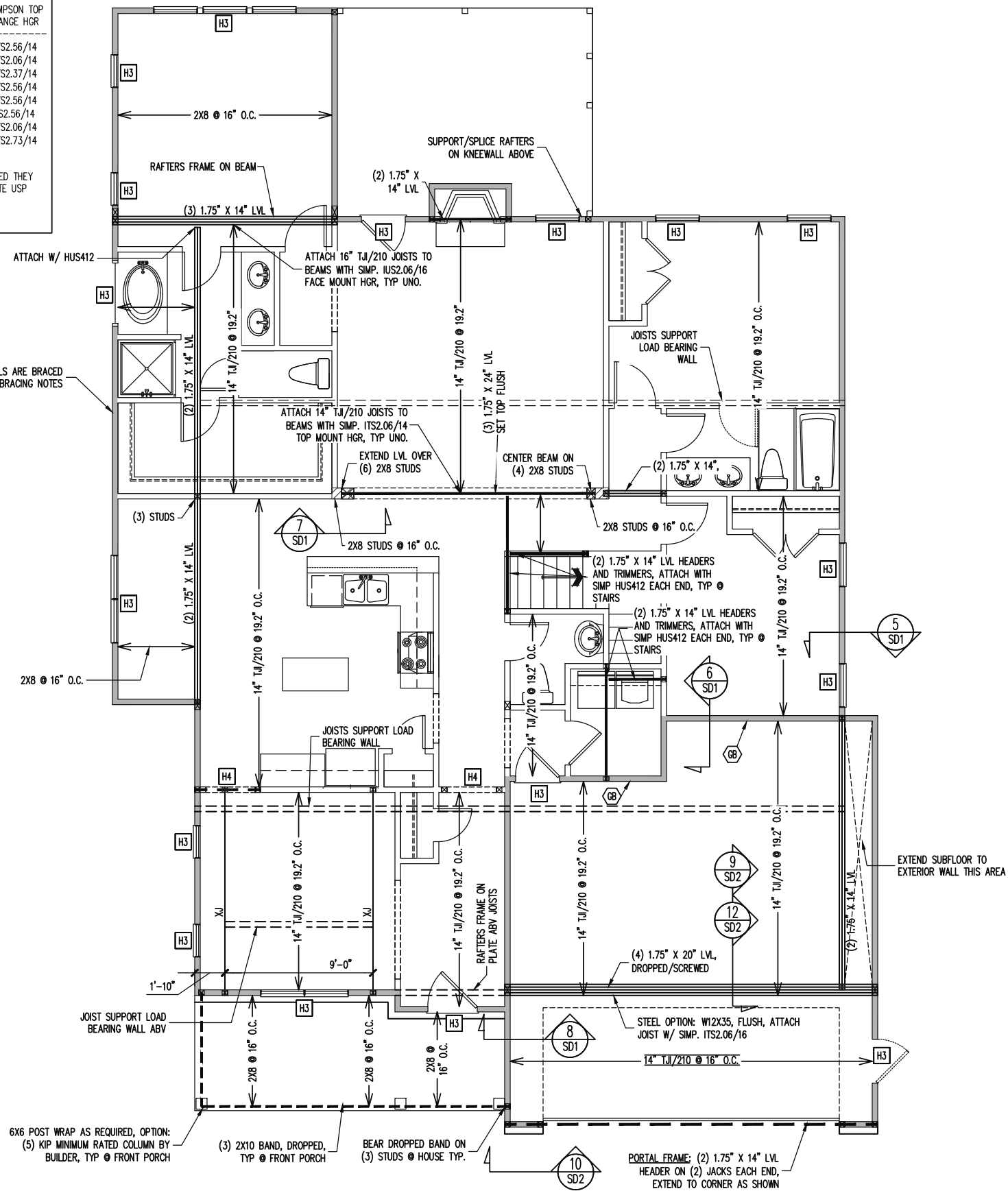
MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BLUELINK	14"	BLI 40	IUS2.56/14	ITS2.56/14
BOISE CASCADE	14"	BCI 5000s	IUS2.06/14	ITS2.06/14
BOISE CASCADE	14"	BCI 6000S	IUS2.37/14	ITS2.37/14
LP CORP	14"	LPI 20+	IUS2.56/14	ITS2.56/14
NORDIC	14"	NI 40X	IUS2.56/14	ITS2.56/14
ROSEBURG	14"	RFP1 40s	IUS2.56/14	ITS2.56/14
WEYERHAEUSER	14"	TJ 210	IUS2.06/14	ITS2.06/14
WEYERHAEUSER	14"	EEL-20	IUS2.37/14	ITS2.73/14

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.

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NOTE ALL EXTERIOR WALLS ARE BRACED WALLS PER WALL BRACING NOTES



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 = 229' 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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Raleigh, North Carolina 27609
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TRIPLE A HOMES	REV #	REF PROJ #	DATE
	1	23-66-179	5-17-2023
SCOPE	STRUCTURAL ADDENDUM		
LOC	16 COTTON FARMS		

ENG: RJS/CR
DATE: 5/5/2023

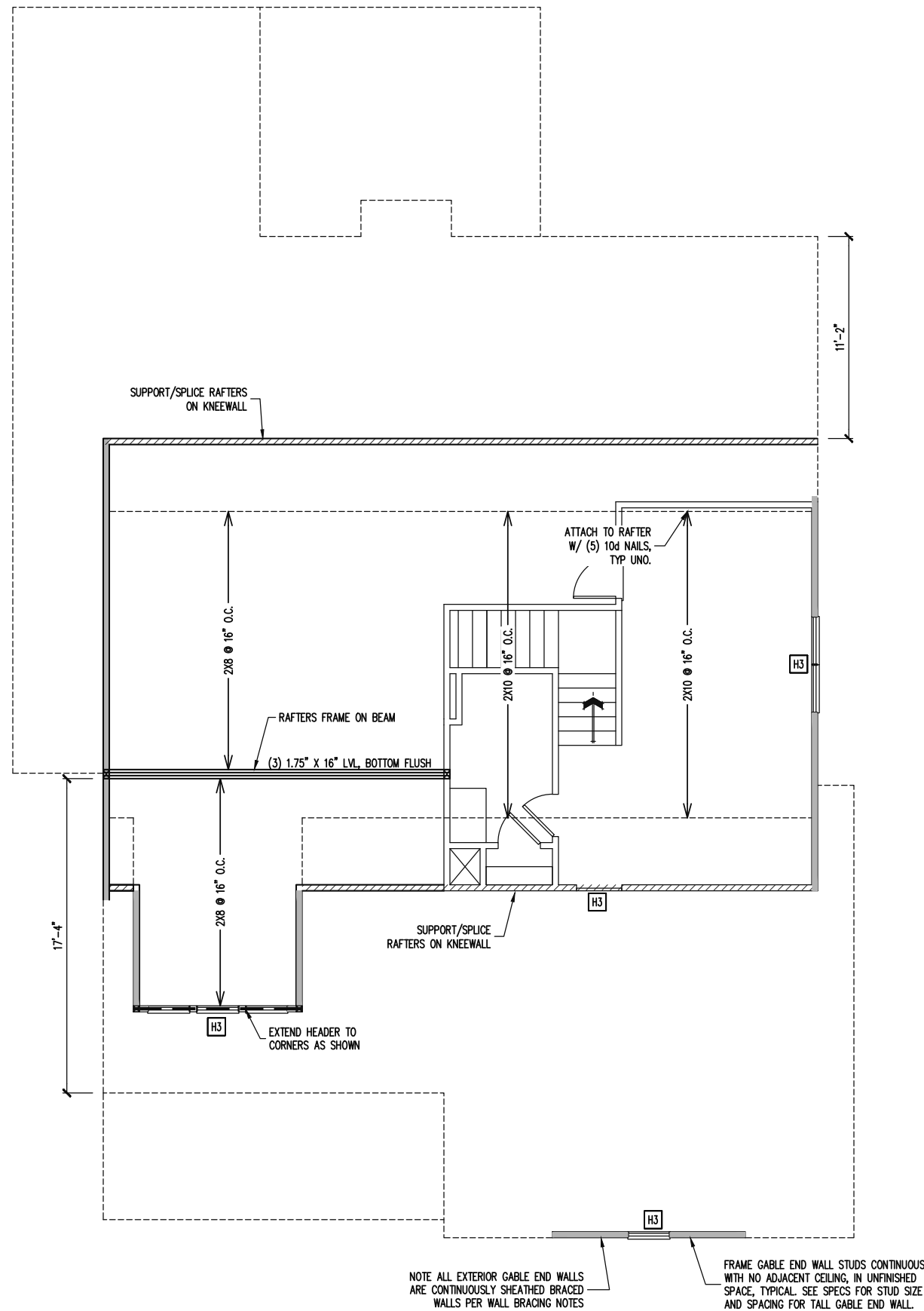
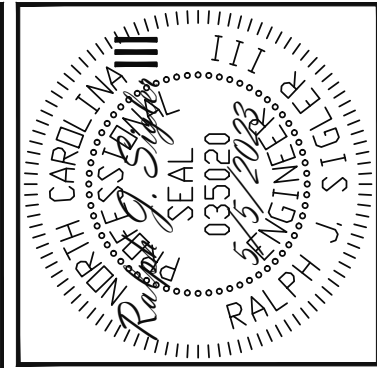
PROJECT NO.
23-28-008

SHEET NO.
S3
3 of 10

1ST FLOOR FRAMING PLAN

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

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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 = 30' 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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SCOPE	TRIPLE A HOMES	
	STRUCTURAL ADDENDUM	16 COTTON FARMS
LOC	REV #	DATE
	1	23-66-179 5-17-2023

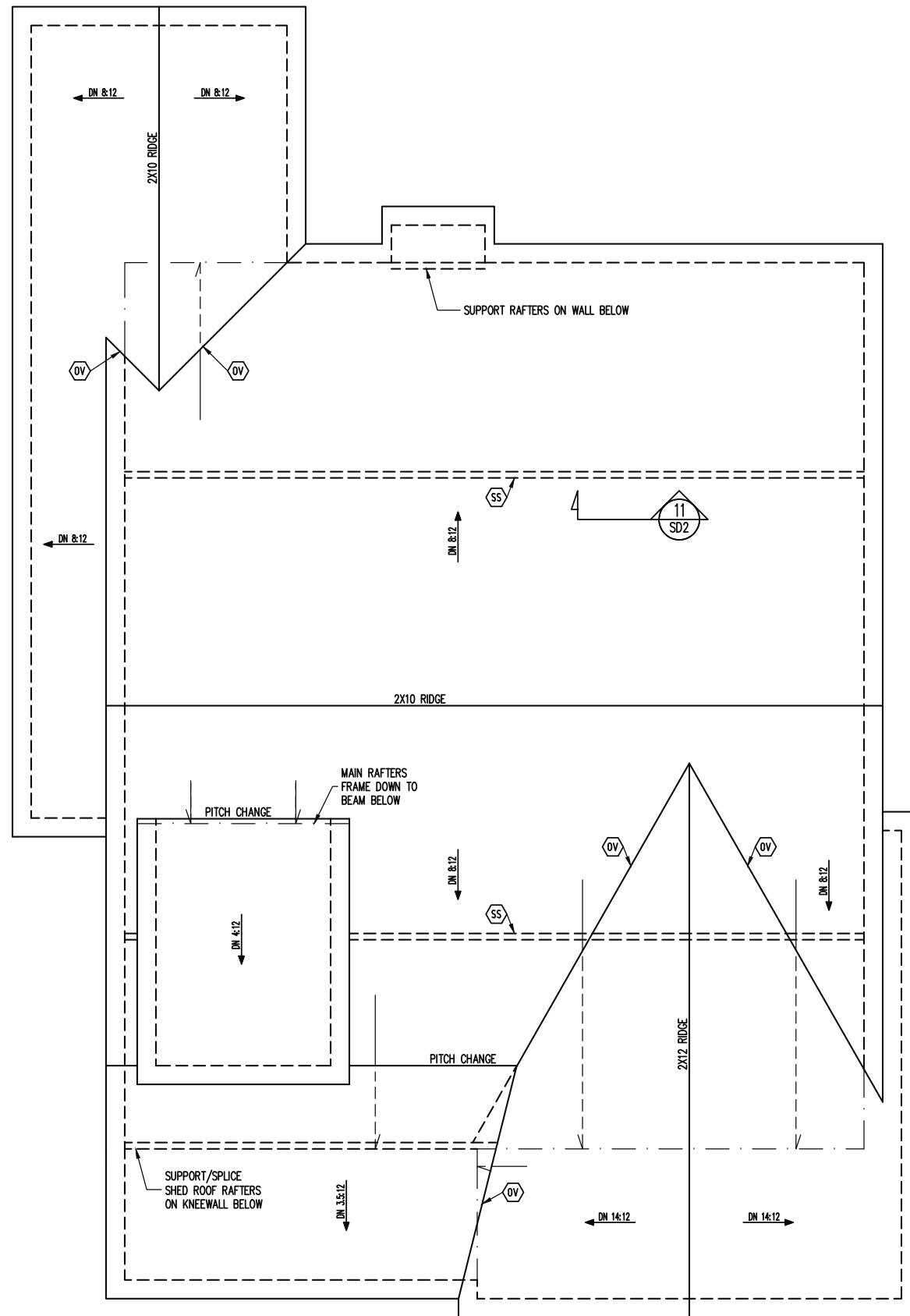
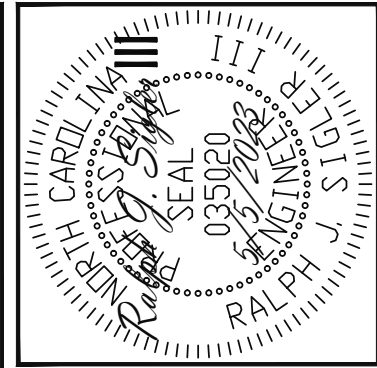
ENG: RJS/CR
 DATE: 5/5/2023

PROJECT NO.
 23-28-008

SHEET NO.
 S4
 4 of 10

2ND FLOOR FRAMING PLAN
 WALLS AND CEILING
 1/8" = 1'-0"

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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 ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING SCHEDULE
ROOF ONLY

- OV OVERFRAME VALLEY (2X10 SLEEPER)
- SS SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW

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

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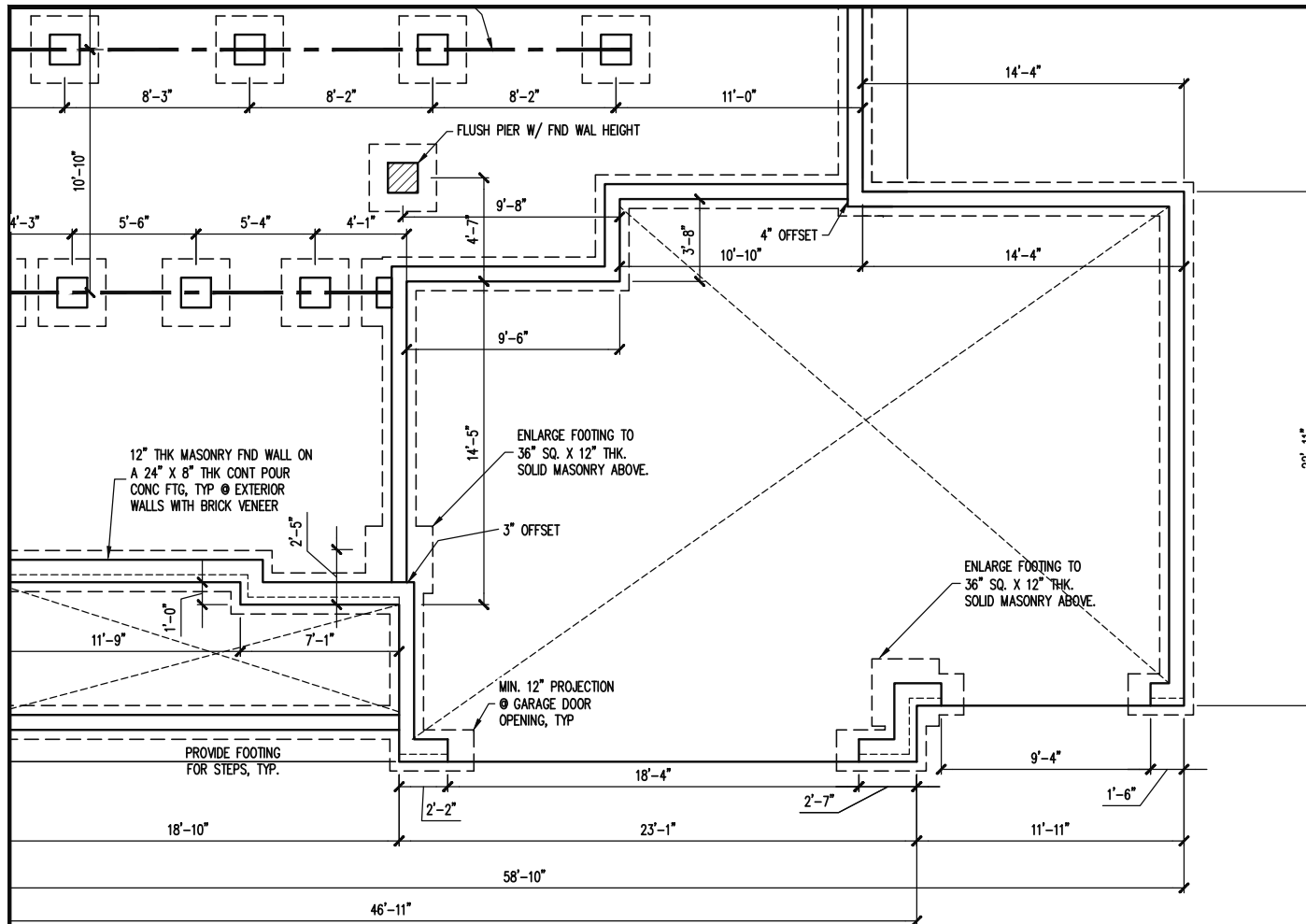
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STRUCTURAL ADDENDUM	REV # REF PROJ # DATE
SCOPE	1 23-66-179 5-17-2023
LOC	16 COTTON FARMS

ENG: RJS/CR
DATE: 5/5/2023

PROJECT NO.
23-28-008

SHEET NO.
S5

5 of 10



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 16.02: GENERAL WALL BRACING NOTES

PART 17: KING STUDS FOR EXTERIOR WALLS

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

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

NOTES:

(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.

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 = 229' MIN.

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

FRAMING NOTES
ROOF ONLY

-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING NOTES
ROOF ONLY

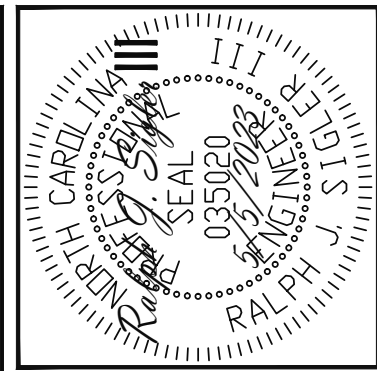
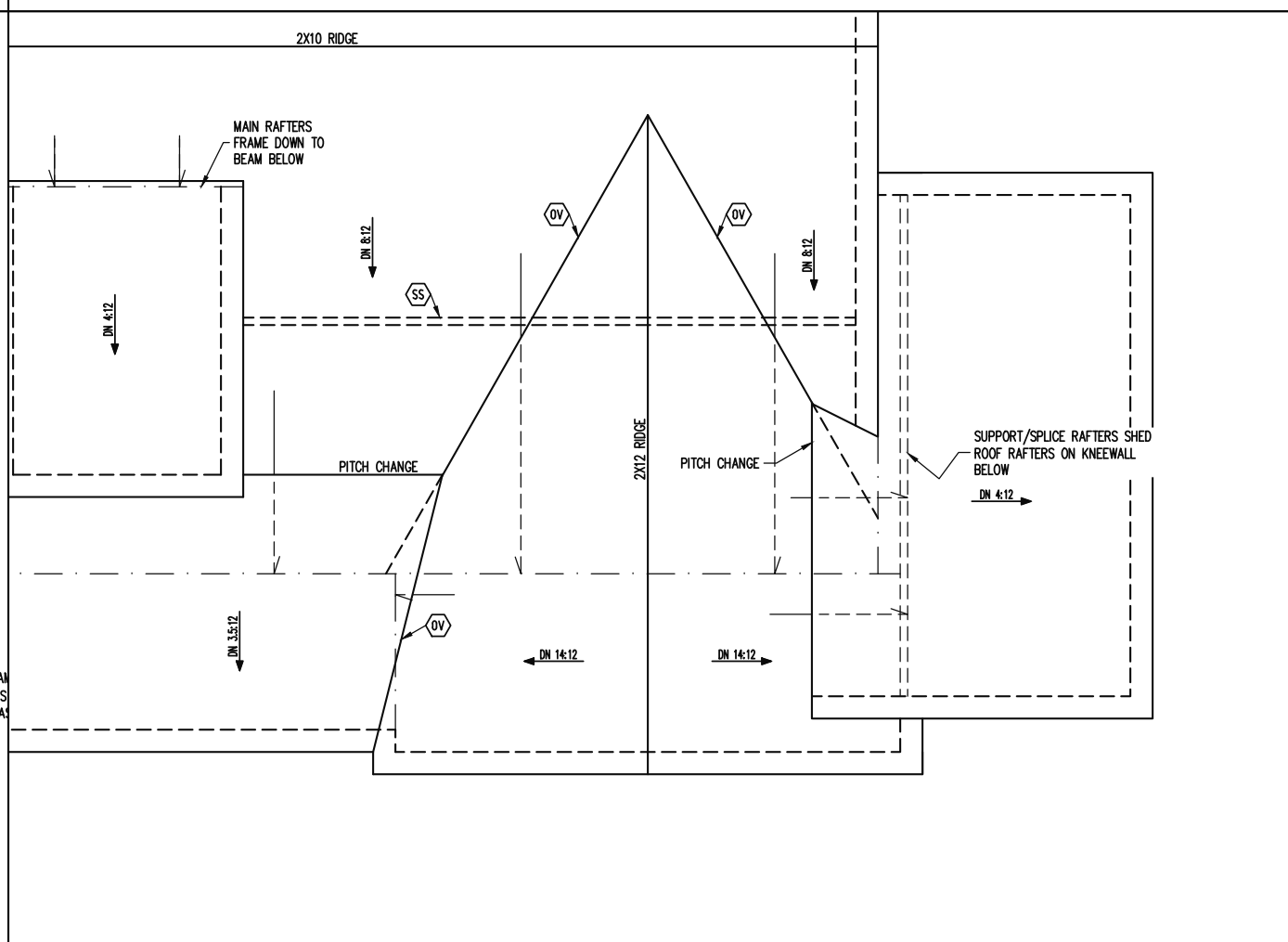
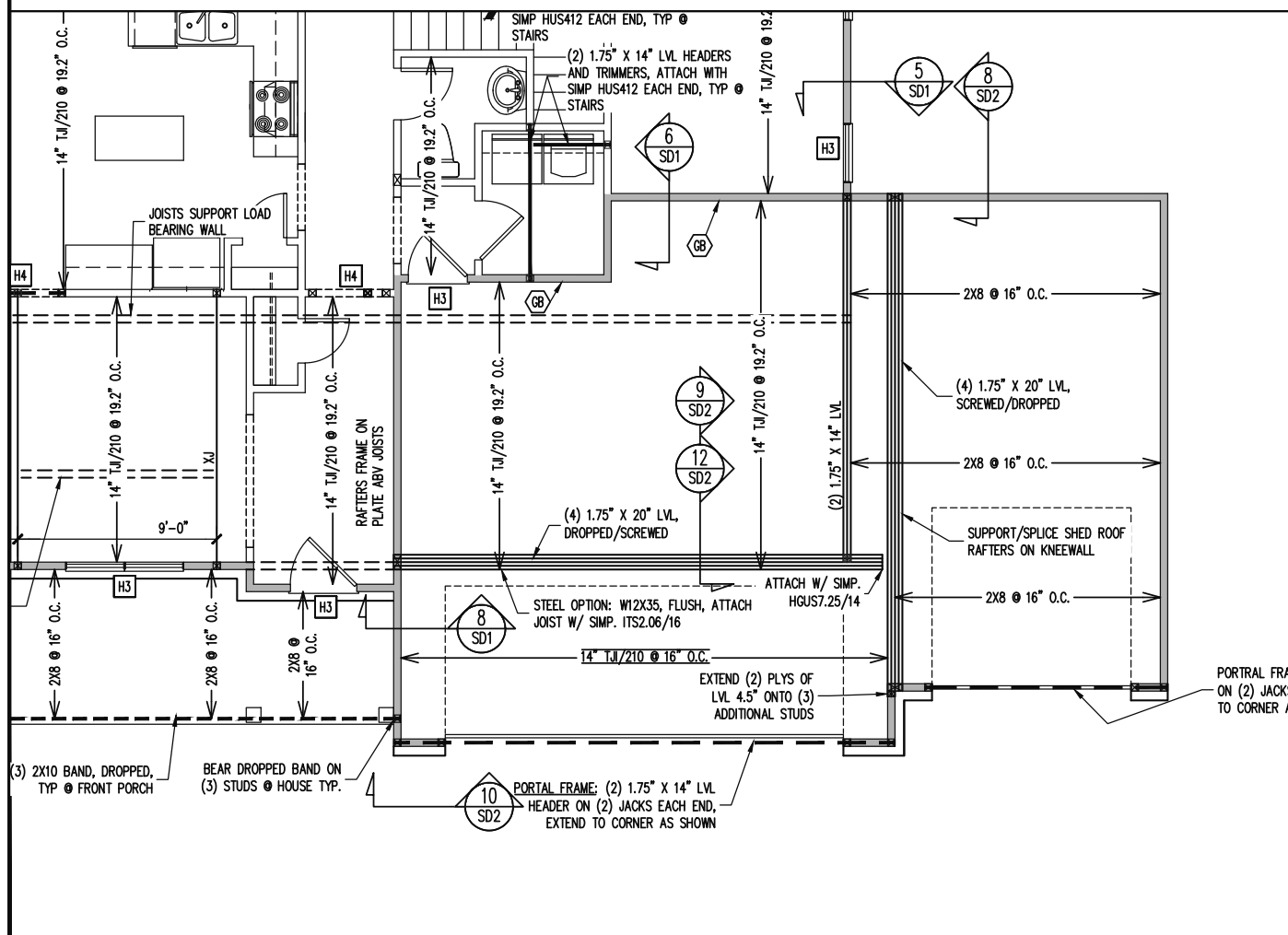
-COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.

-COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.

-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING SCHEDULE
ROOF ONLY

OV	OVERFRAME VALLEY (2X10 SLEEPER)
SS	SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW



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TRIPLE A HOMES

STRUCTURAL ADDENDUM

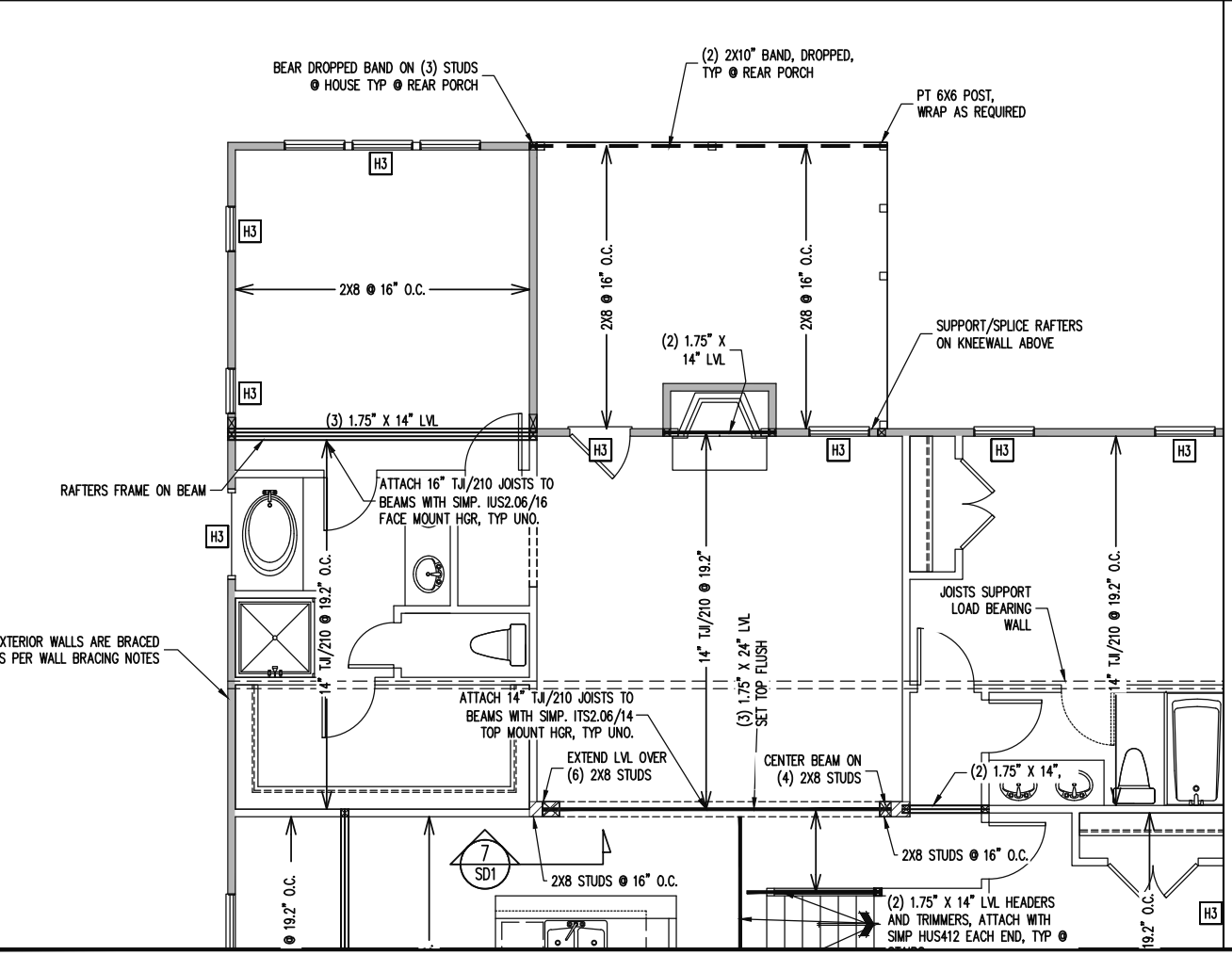
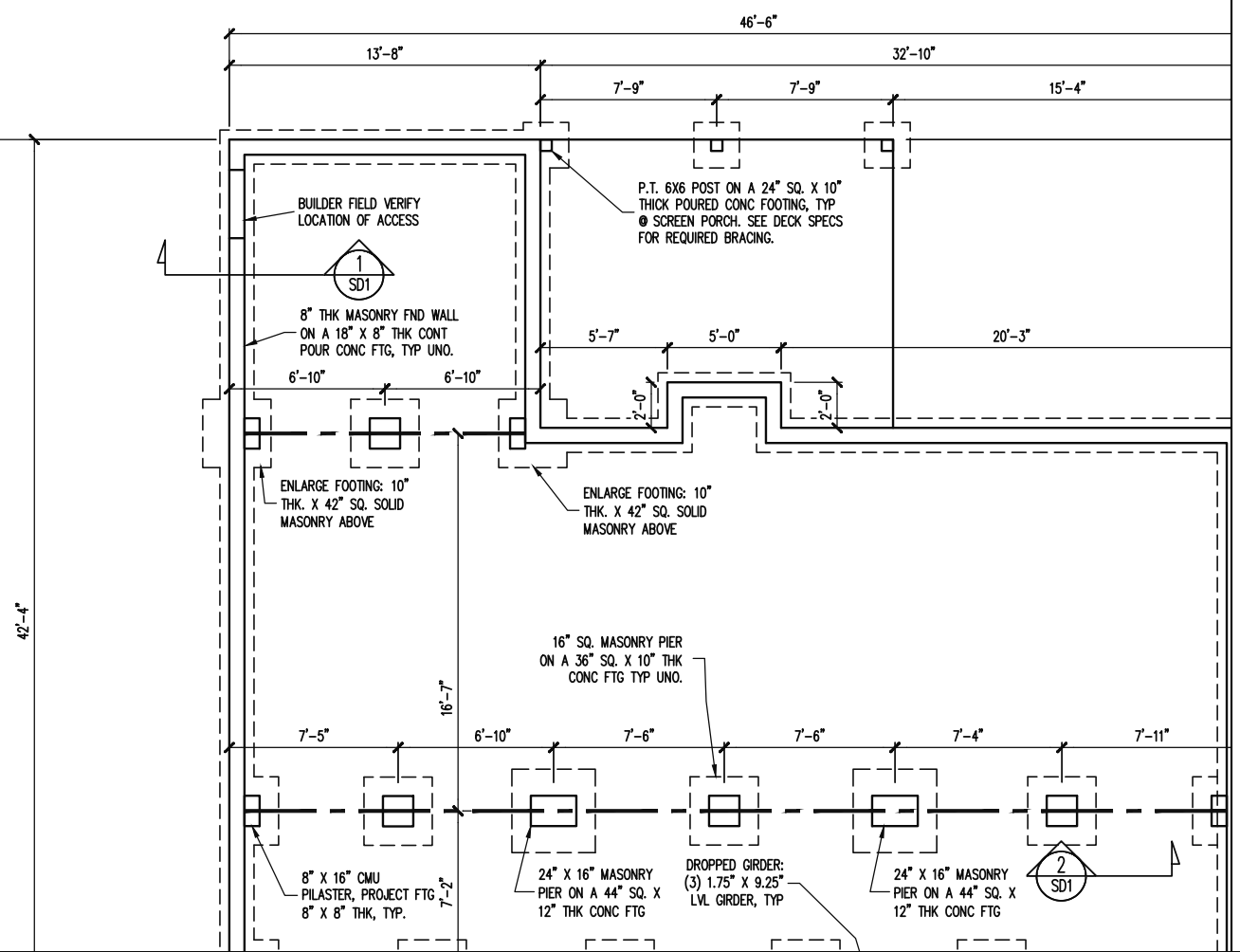
REV #	REF PROJ #	DATE
1	23-66-179	5-17-2023

SCOPE
16 COTTON FARMS

ENG RJS/CR
DATE 5/5/2023

PROJECT NO.
23-28-008

SHEET NO.
S6
6 of 10



CONSTRUCTION SPECIFICATIONS
 INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

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PART 14: STUD SUPPORT FOR BEAMS

PART 16.02: GENERAL WALL BRACING NOTES

PART 17: KING STUDS FOR EXTERIOR WALLS

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

FRAMING NOTES
 ROOF ONLY

-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

HEADER SCHEDULE

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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.

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 = 229' MIN.

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

FRAMING NOTES
 ROOF ONLY

-COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.

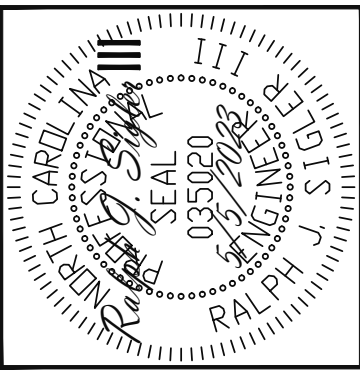
-COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.

-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING SCHEDULE
 ROOF ONLY

OV OVERFRAME VALLEY (2X10 SLEEPER)

SS SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW

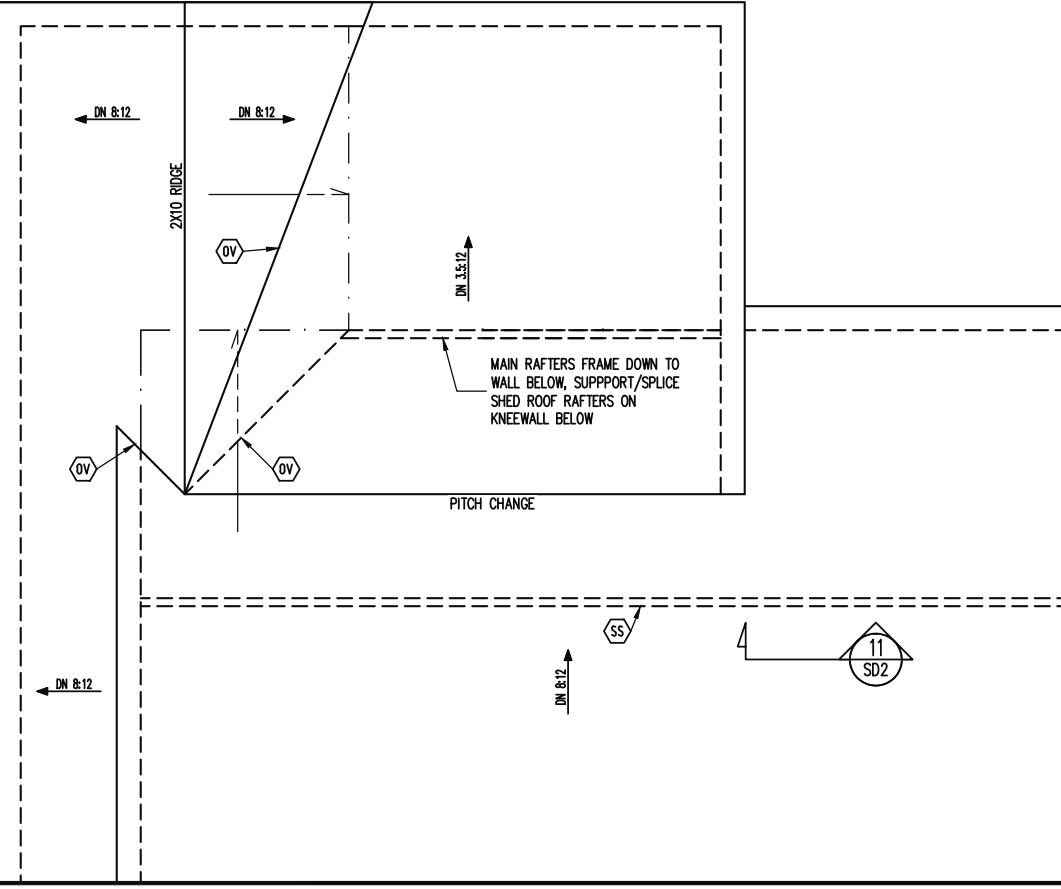


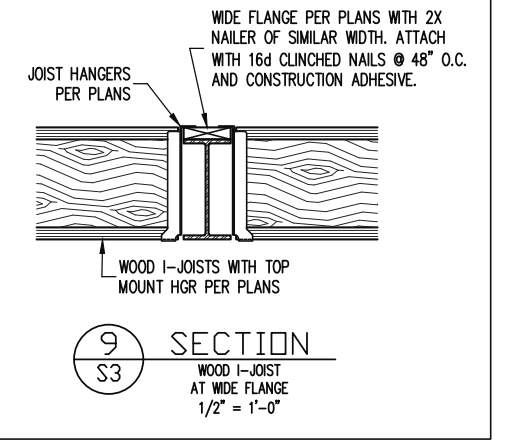
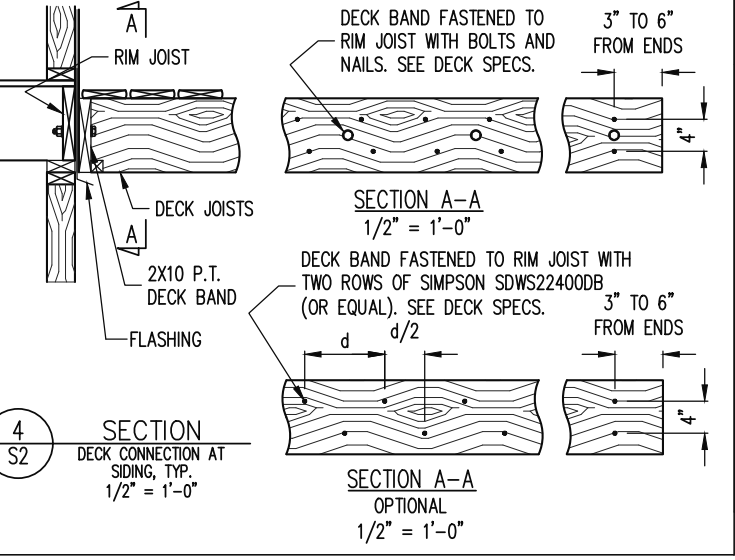
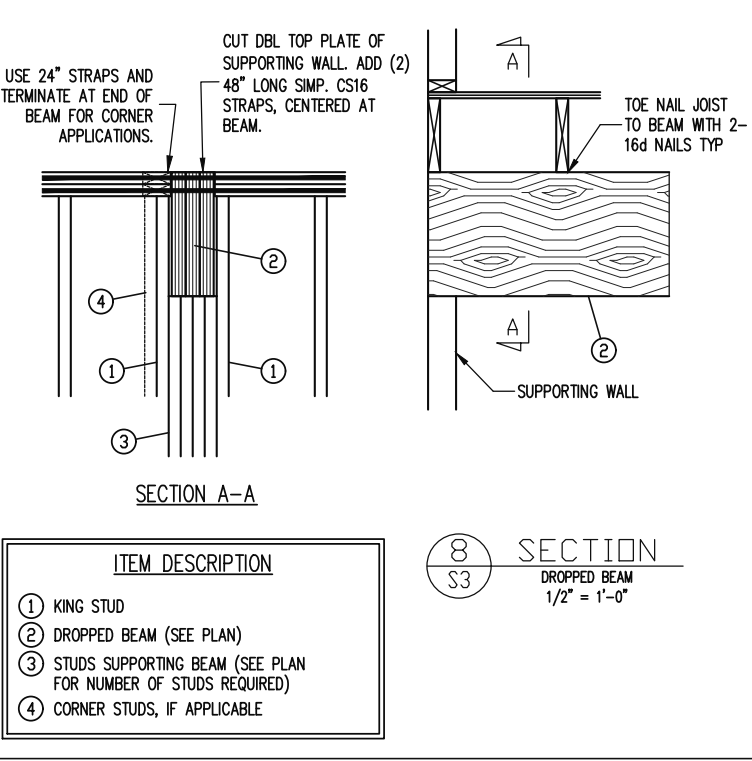
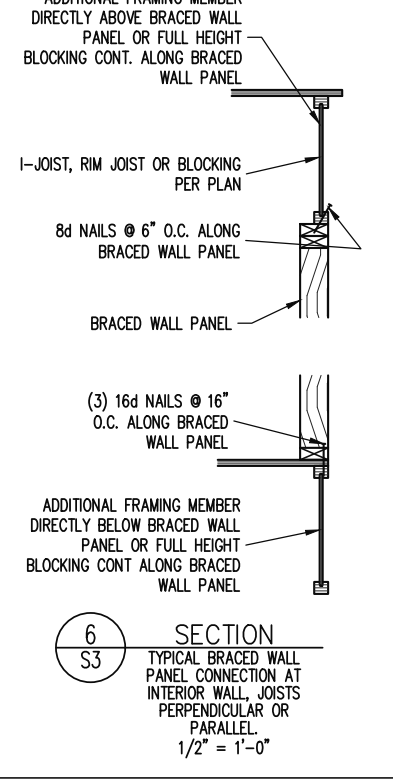
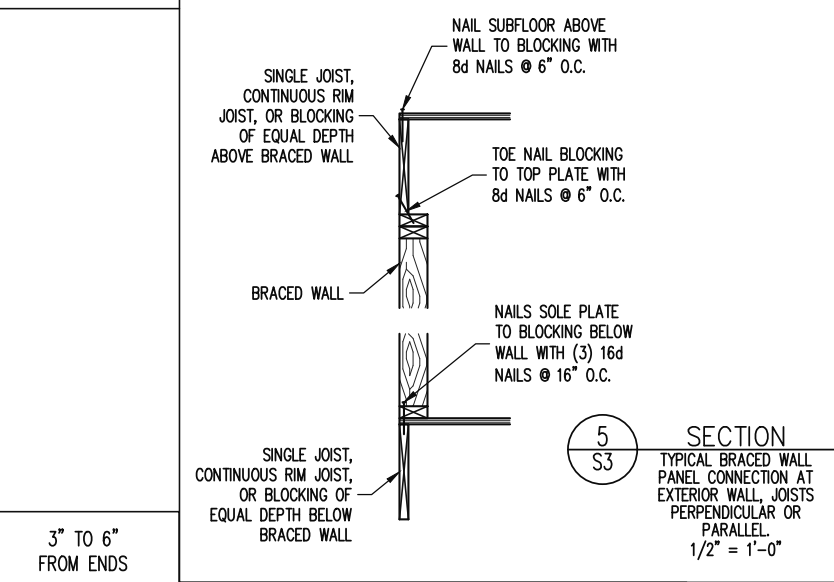
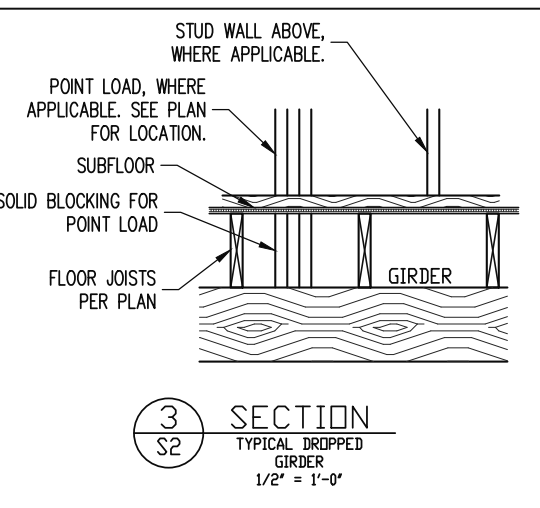
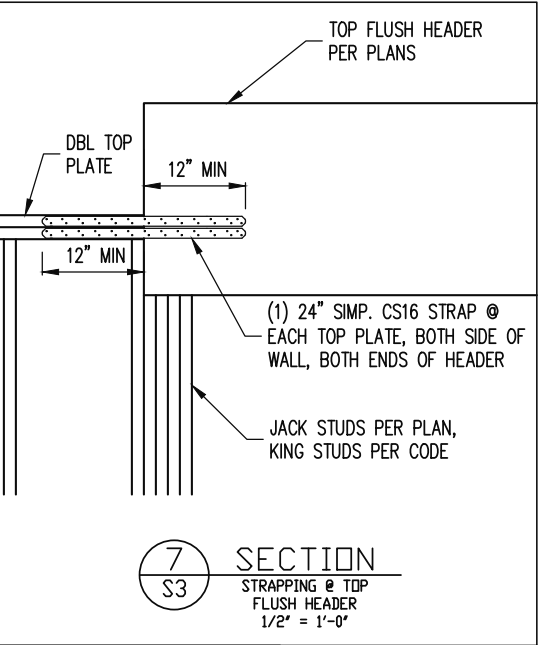
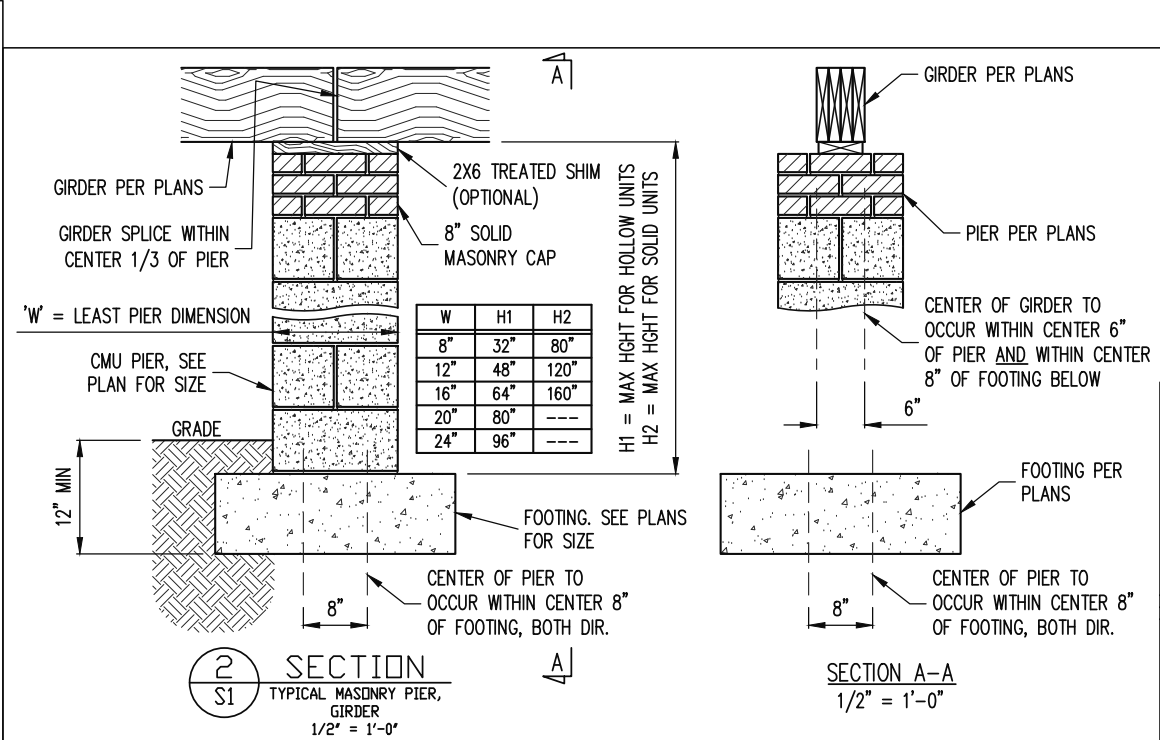
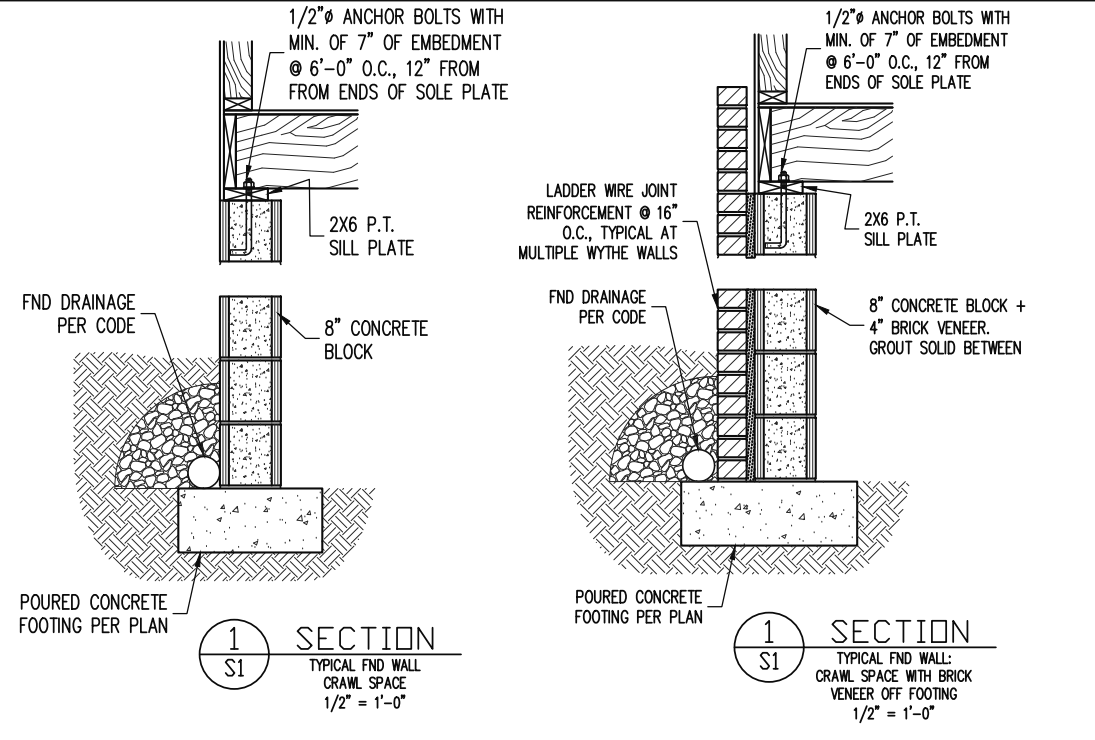
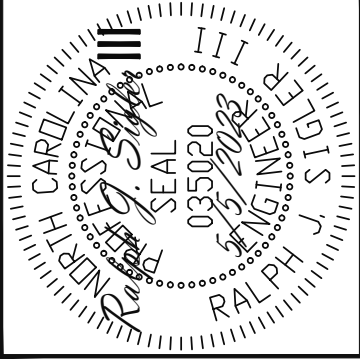
STRUCTURAL ENGINEERS
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 318 W Millbrook Rd. Unit 201
 Raleigh, North Carolina 27609
 Phone (919) 844-1661

Engineering
Tech
 ASSOCIATES, P.A.

TRIPLE A HOMES	REV #	REF PROJ #	DATE
STRUCTURAL ADDENDUM	1	23-66-179	5-17-2023
SCOPE	16 COTTON FARMS		
LOC	16 COTTON FARMS		

ENG	RJS/CR
DATE	5/5/2023
PROJECT NO.	23-28-008
SHEET NO.	S7
7 of 10	





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Engineering Tech ASSOCIATES, P.A.

TRIPLE A HOMES

STRUCTURAL ADDENDUM

REV #	REF PROJ #	DATE
1	23-66-179	5-17-2023

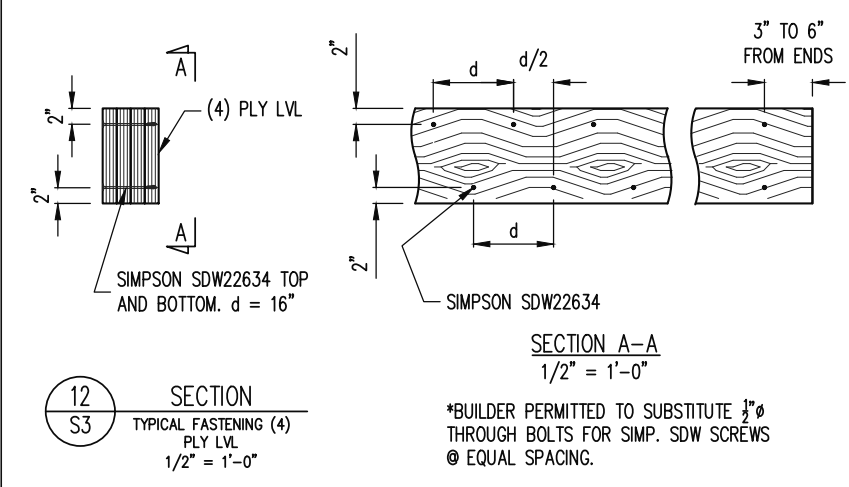
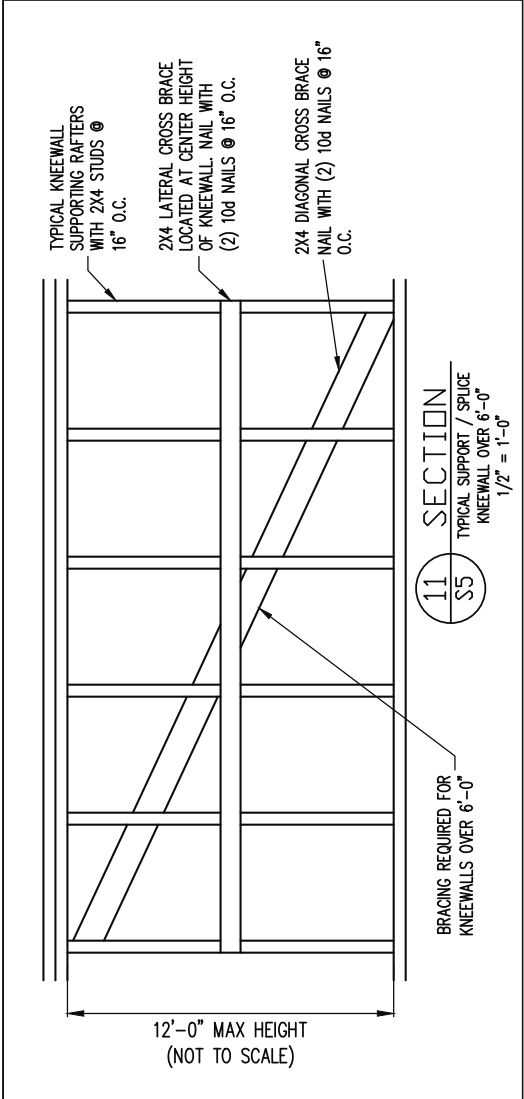
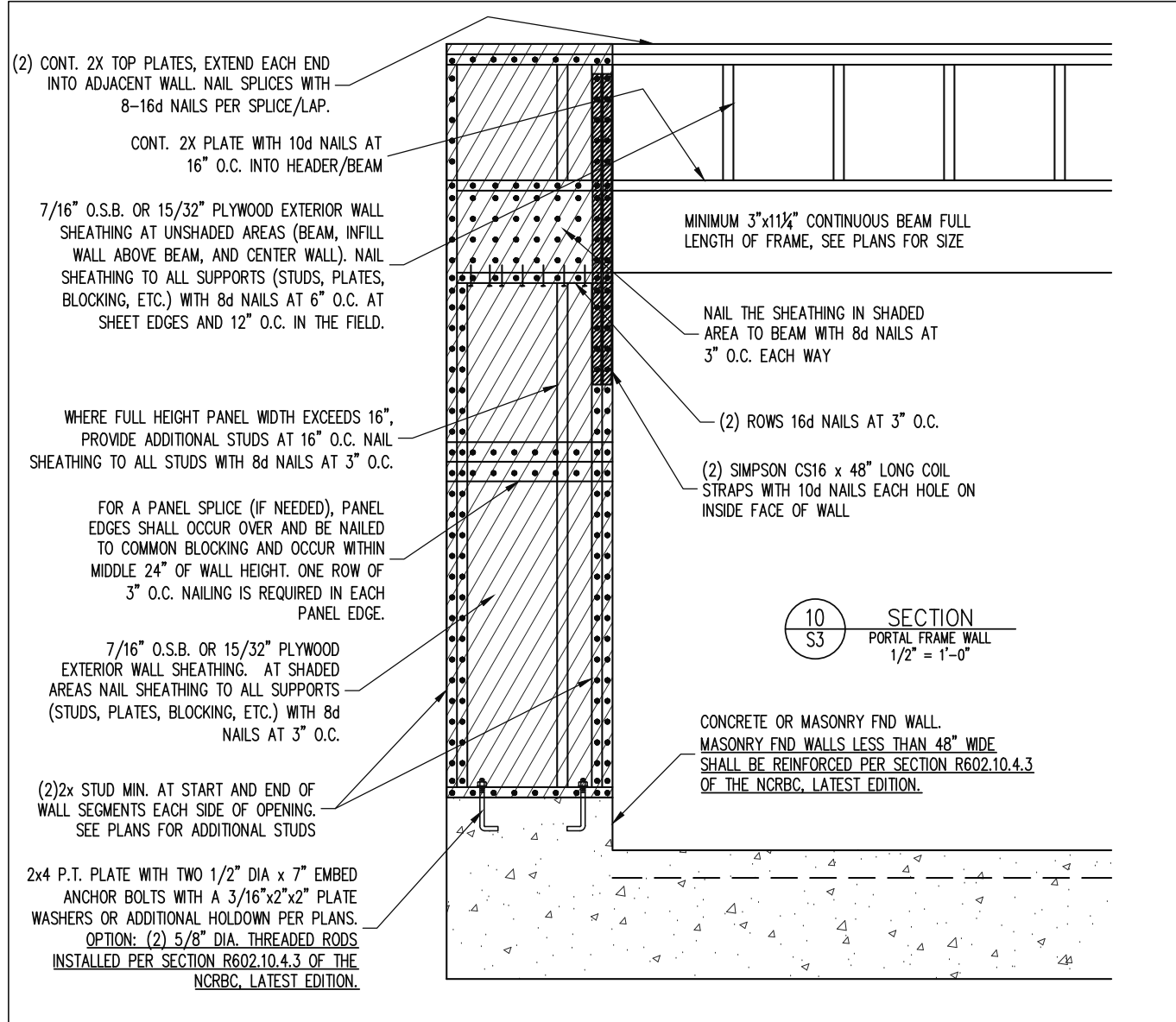
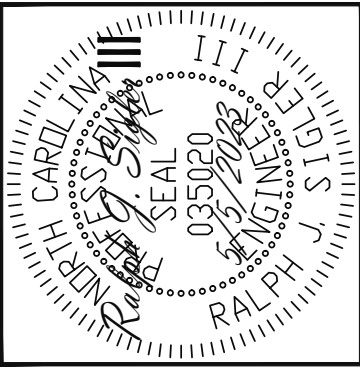
SCOPE: 16 COTTON FARMS

LOC: 16 COTTON FARMS

ENG: RJS/CR
DATE: 5/5/2023

PROJECT NO.: 23-28-008

SHEET NO.: SD1



Engineering Lech
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TRIPLE A HOMES	
STRUCTURAL ADDENDUM	
SCOPE	16 COTTON FARMS
LOC	1
REV #	23-66-179
DATE	5-17-2023

ENG: RJS/CR
DATE: 5/5/2023

PROJECT NO.
23-28-008

SHEET NO.
SD2
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