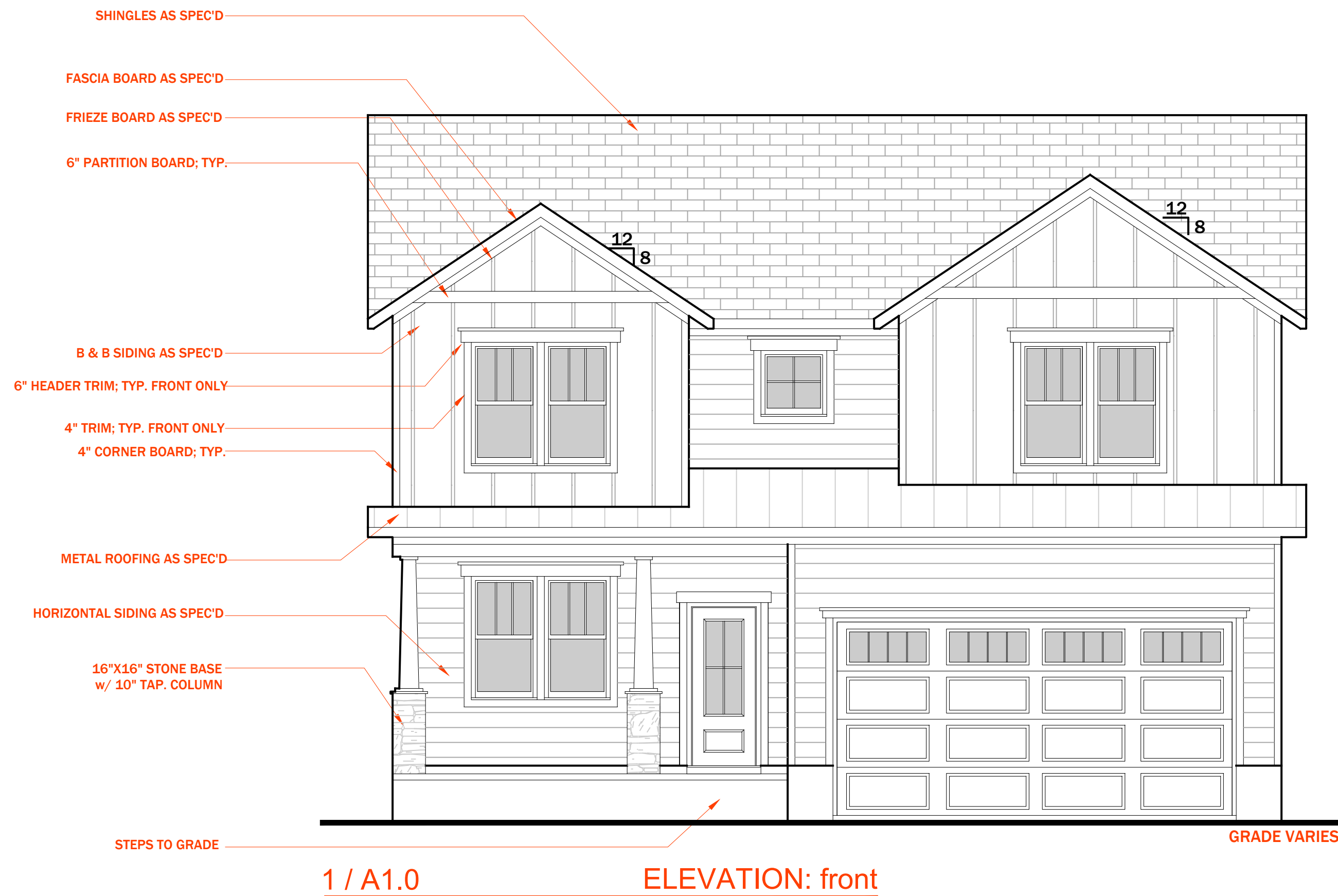


PLANS DESIGNED TO THE
2018 NORTH CAROLINA STATE
RESIDENTIAL BUILDING CODE



- 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.

TOTAL SQUARE FOOTAGES:

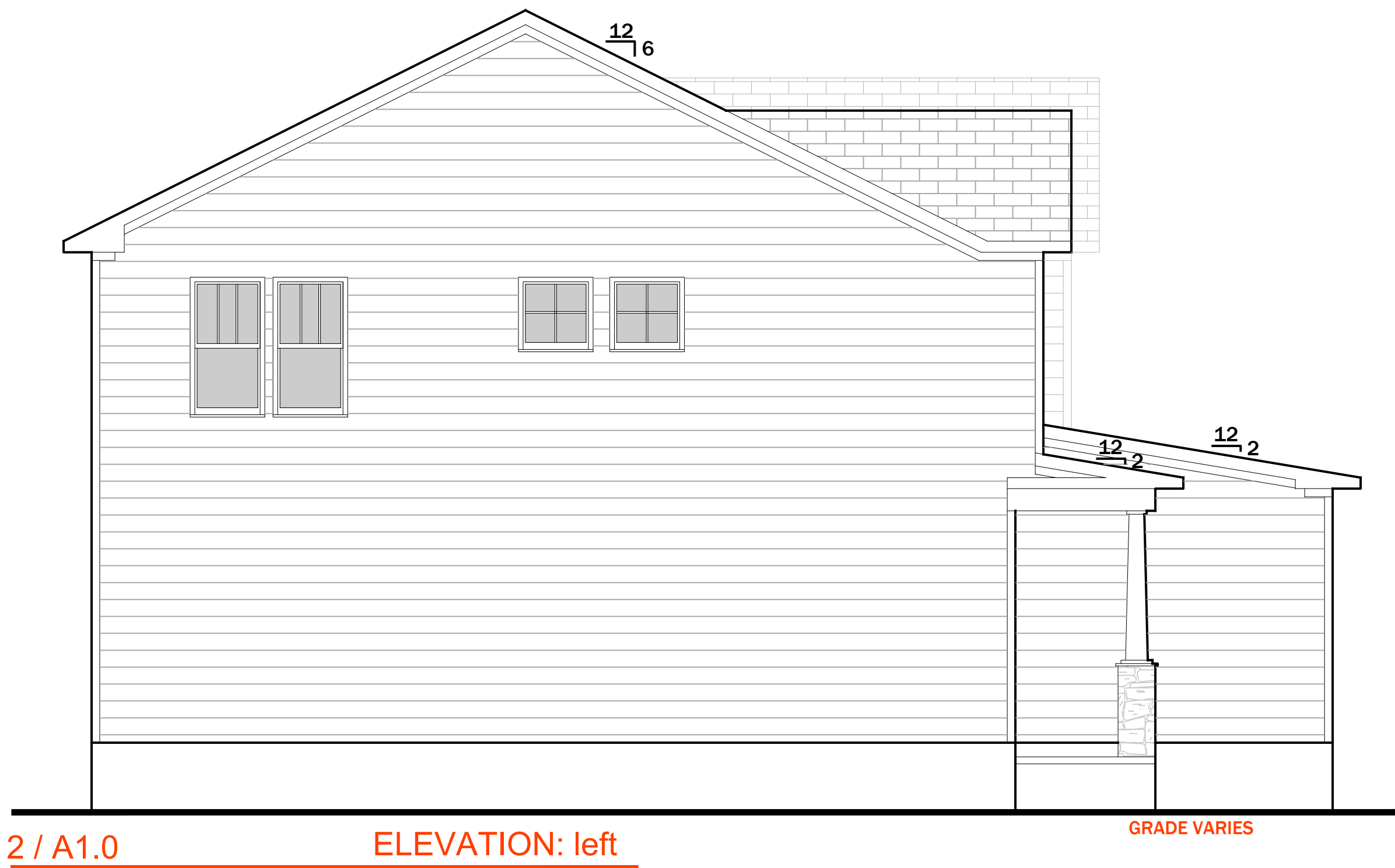
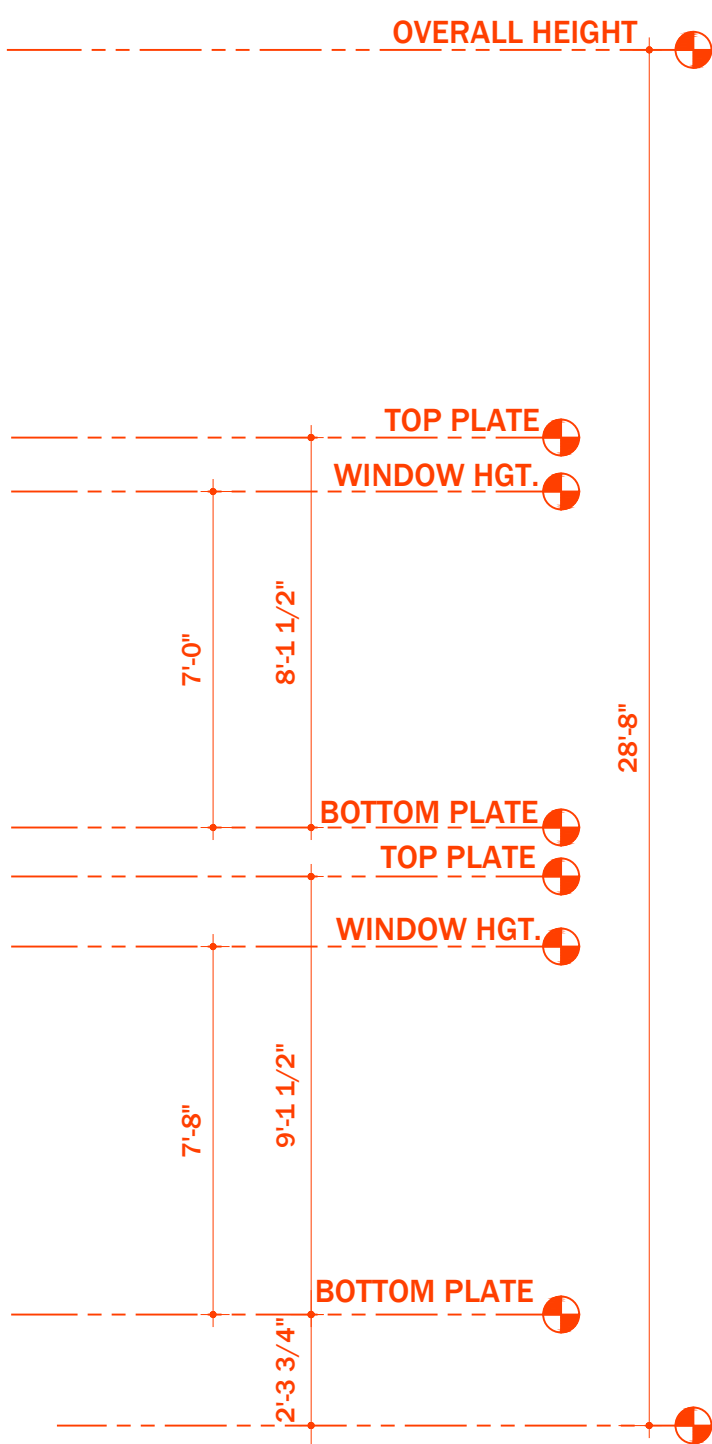
896 - FIRST FLOOR

1,214 - SECOND FLOOR

TOTAL HEATED - 2,110

80 - FRONT PORCH

393 - GARAGE



Revisions
1. [Symbol]

Notes
1.
2.
3.

Project North

Drawing Title
Elevation

Scale 1/4"=1'-0"



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.

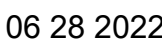


Drawing Title

Elevation

Sheet No. **A2.0**

- * 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.



WALL VENTED CRAWL SPACE	
REQUIRED	$\frac{896}{150} = 5.97$ SQ. FT. / 150 = _____ SQ. FT. OF VENTILATION
PROVIDED	$\frac{.52}{12} = 6.24$ SQ. FT. / VENT x _____ VENTS = _____ (SQ. FT. OF VENTILATION)
ONE VENTILATING OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER.	



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1



A3.0

TRIANGLE BUILD. & PROP.

The Josephine

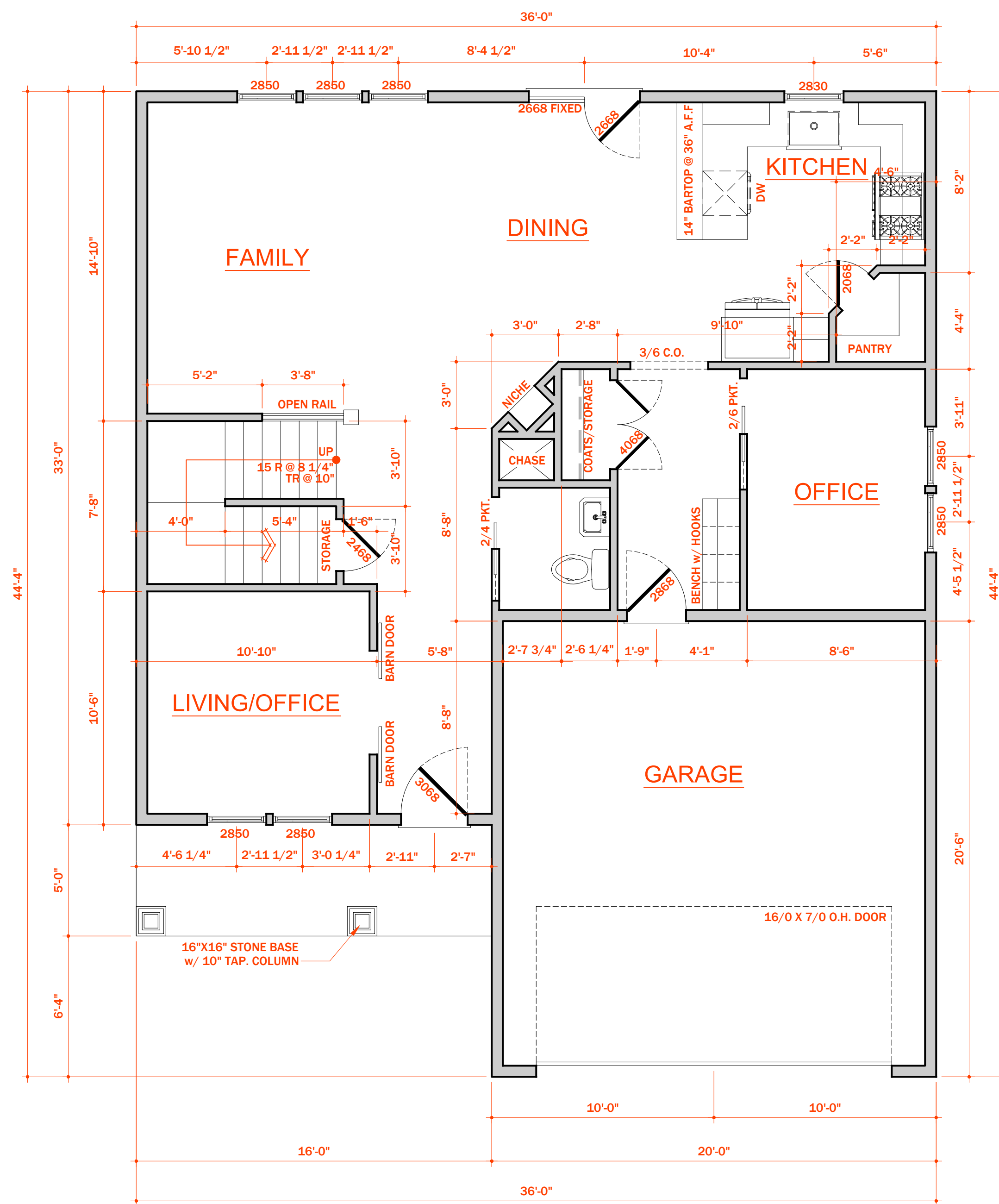


Drawing Title
Floor Plan
Scale 1/4"=1'-0"

Sheet No.

A4.0

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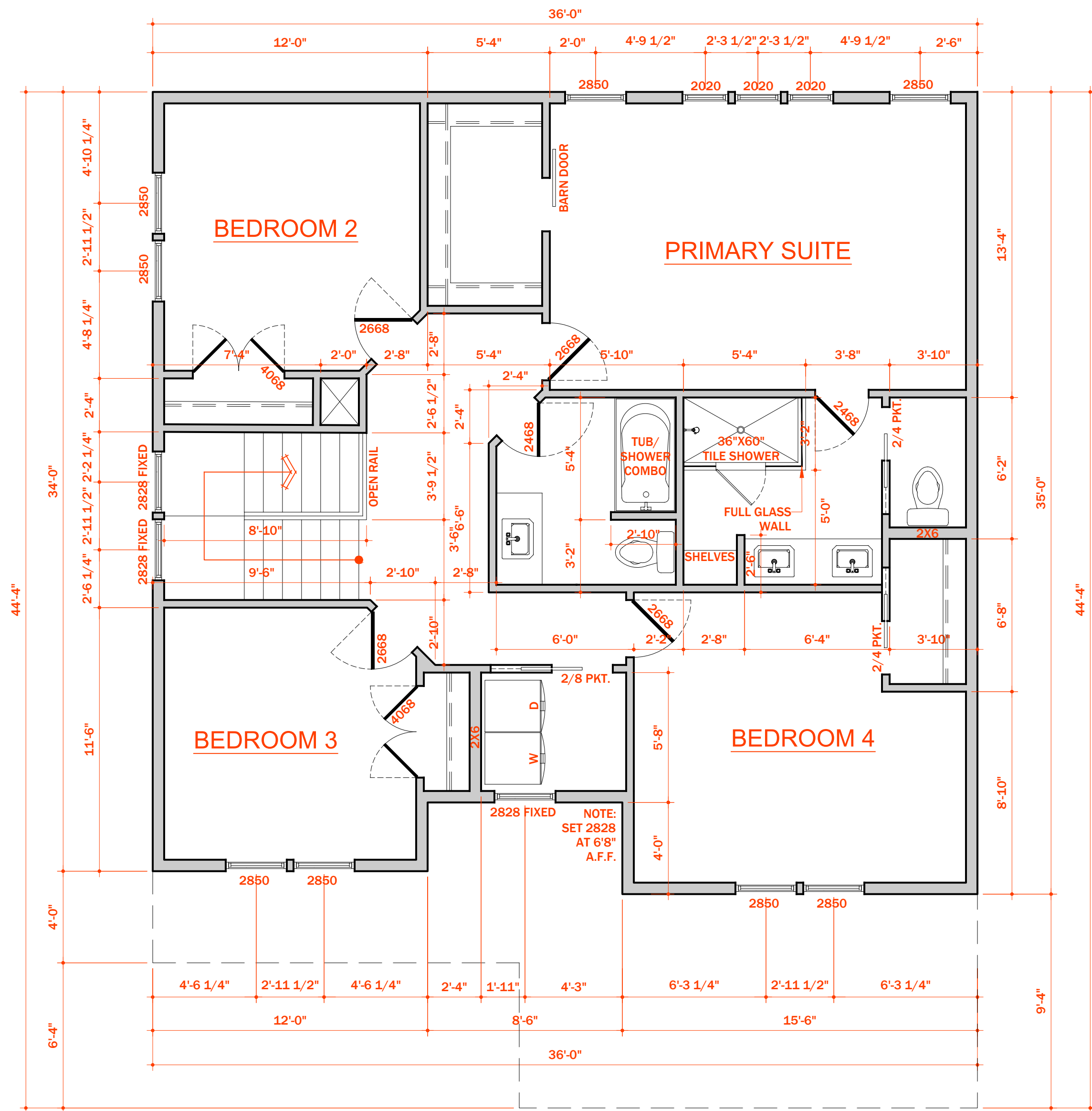


1 / A4.0 PLAN: first floor

896 HEATED SQUARE FEET
393 SQUARE FEET - GARAGE
80 SQUARE FEET - FRONT PORCH

GENERAL PLAN NOTES:

- 1) 9'-0" CEILING HGT. 9'-1 1/2" PLATE HGT. | U.N.O.
- 2) ALL WALLS FIGURED AT 4' 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 OPENINGS.
- 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.



1 / A4.1 PLAN: second floor

1,214 HEATED SQUARE FEET

GENERAL PLAN NOTES:

- 1) 8'-0" CEILING HGT. 9'-1 1/2" PLATE HGT.) U.N.O.
- 2) ALL WALLS FIGURED AT 4" 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 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.

TRIANGLE BUILD. & PROP.
The Josephine



Revisions
1. [Symbol]
2. [Symbol]
3. [Symbol]
4. [Symbol]
5. [Symbol]
6. [Symbol]
7. [Symbol]
8. [Symbol]
9. [Symbol]
10. [Symbol]
11. [Symbol]
12. [Symbol]
13. [Symbol]
14. [Symbol]
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20. [Symbol]

Notes
1. [Symbol]
2. [Symbol]
3. [Symbol]

Project North

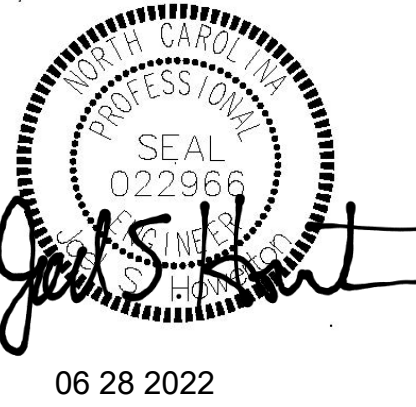
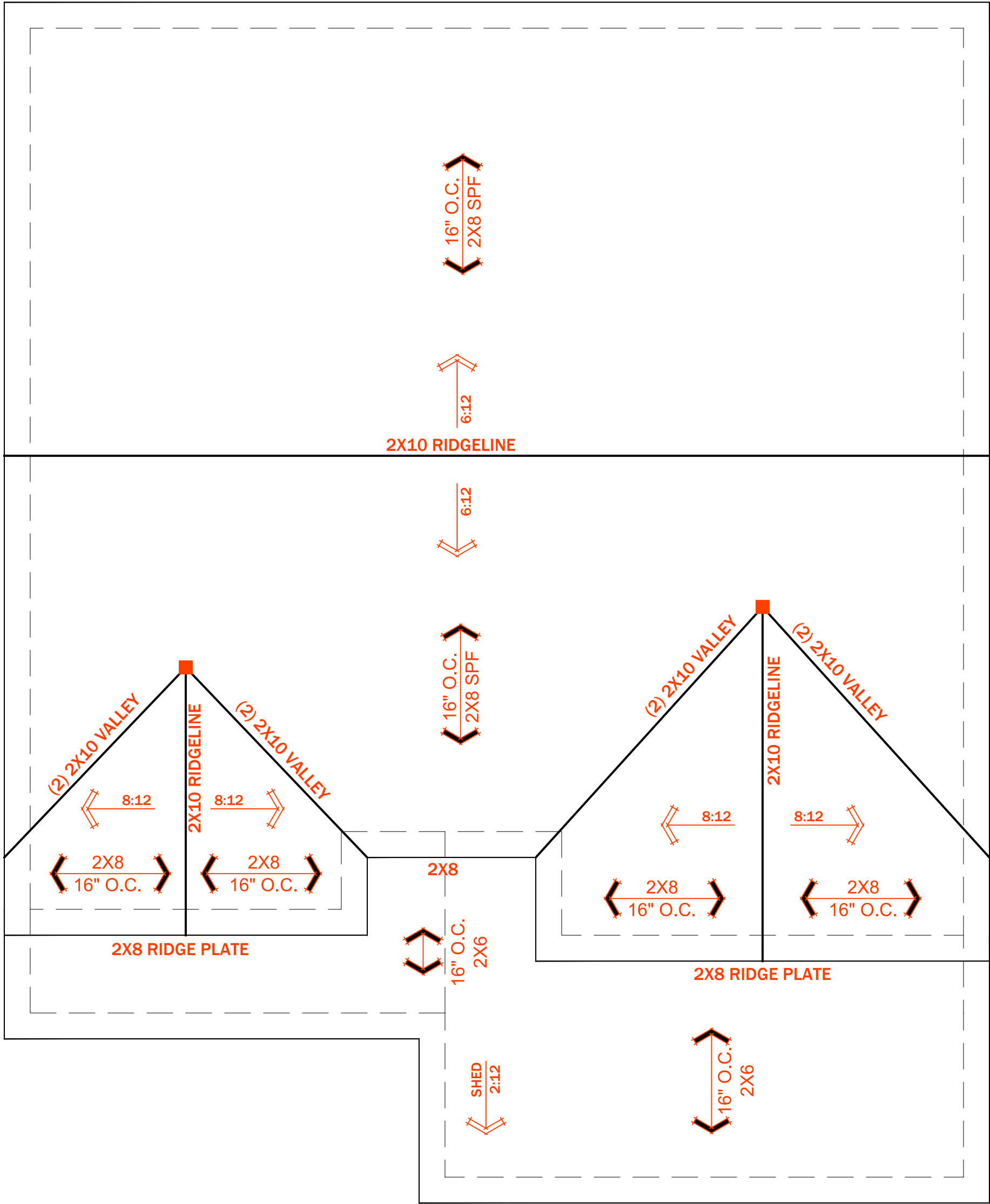
Drawing Title
Floor Plan
Scale 1/4"=1'-0"

Sheet No.
A4.1
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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.
- 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 14-5" OR EQUIVALENT. PROVIDE DOUBLE OPPOSING RAFTERS WHERE NOTED.
- 2X8 RAFTERS @ 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 240LB 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 19 SHALL BE LVLs 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 ACCESSIBILITIES REQUIREMENTS, FIRE CODE AND LIFE SAFETY DESIGN ISSUES.



(3) 2X4 STUD COLUMNS BELOW

1 / A5.0 PLAN: roof

ATTIC VENTILATION				
REQUIRED <u>1214</u> SQ FT OF ATTIC / 300 = <u>4.05</u> SQ. FT. OF INLET & OUTLET				
PROVIDED (INLET) SOFFIT <u>.07</u> SQ. FT. PER x <u>30</u> LINEAR FT. = <u>2.1</u>			(TOTAL OF INLET) SQ. FT. OF VENT. <u>49</u> %	
(OUTLET) RIDGE <u>.11</u> SQ. FT. PER x <u>20</u> LINEAR FT. = <u>2.2</u>			(TOTAL OF OUTLET) SQ. FT. OF VENT. <u>51</u> %	
GABLE _____ SQ. FT. PER x _____ NO. VENTS = _____			SQ. FT. OF VENT. _____ %	
			TOTAL SQ. FT. OF VENT. <u>4.3</u>	

TRIANGLE BUILD. & PROP.
The Josephine



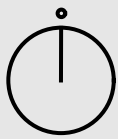
Revisions



Notes

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

Project North



Drawing Title
Roof Plan

Scale

1/4"=1'-0"

Sheet No.

A5.0

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1. BRACED WALLS ARE REQUIRED PER SECTION R602.10.1 2018 NBCB RESIDENTIAL CODE
2. 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.
3. INTERIOR WALLS WHERE NOTED SHALL BE BRACED PER INDICATED METHOD IN REFERENCE TO NBCB-RESIDENTIAL CODE, TABLE R602.10.2.

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.

MINIMUM 1/2" GYPSUM BOARD TURNED VERTICALLY AND CONTINUOUS FROM TOP PLATE TO BOTTOM PLATE. SCREW CONNECTION TO FRAMING USING SPACING CRITERIA AS INDICATED IN CODE TABLES.

4. SPECIAL BRACING DETAILS ARE ILLUSTRATED IN THE CODE AND ALLOWED WHERE WALLS DO NOT MEET THE MINIMUM REQUIREMENTS FOR SUPPORT.
5. SEE TABLE R602.7.5 FOR CORRECT NUMBER OF KING STUDS PER HEADER.

1. THIS PLAN DESIGNED IN ACCORDANCE WITH NC RESIDENTIAL CODE 2018 EDITION.
2. 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 90101 - RESIDENTIAL BUILDING, TYPE A-1.
3. WALL CLADDING IS DESIGNED FOR A WIND #3 OR GREATER POSITIVE/NEGATIVE PRESSURE.
4. ALL WALLS, FLOORS AND CEILINGS SHALL BE INSULATED IN ACCORDANCE WITH CODE SUMMARY.
5. DESIGN CRITERIA:

DEAD	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		
6.

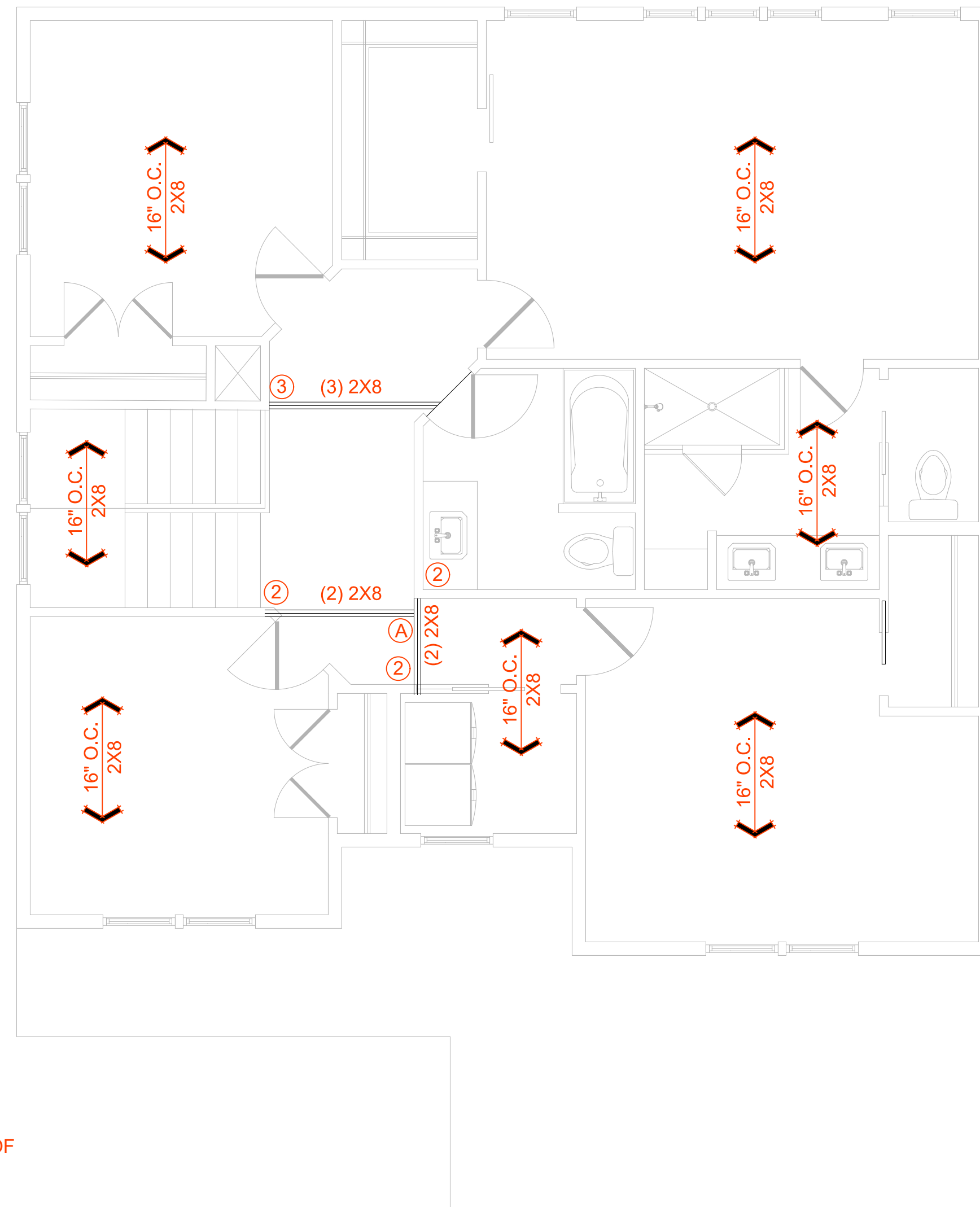
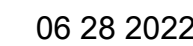
FLOOR	L/360 (LIVE LOAD ONLY)
ROOF	L/240
7. ALL HEADERS IN LOAD BEARING WALLS SHALL BE DOUBLE 2X10 U1X.
8. ALL WARE 2X4 @ 16" O.C. U1X.
9. PROVIDE DOUBLE FLOOR JOISTS UNDER WALLS ABOVE.
10. PROVIDE FOUNDATION VENT WITH 38" OF EACH CORNER.
11. ALL JOISTS TO BE SPF.



④ SIMPSON HU610 HANGER

1 / A6.0 PLAN: first floor framing

NOTE:
FASTEN QUAD 1 3/4" X 9 1/4" LVL MEMBERS WITH
2 ROWS OF 1/2" BOLTS SPACED AT 12" O.C.



2 / A6.0 PLAN: second floor framing

TRIANGLE BUILD. & PROP.

The Josephine



1



Drawing Title

Framing

A6.0