

Romero Residence

Residential Addition
15 Classic Cove Court
Fuquay Varina, North Carolina 27526

Erik Harvey
 cell: (919) 448-7422
 email: erikharvey3@gmail.com

Permit Set

Owner/Developer
 Nelson Romero
 15 Classic Cove Ct.
 Fuquay Varina, North Carolina

Architectural Designer
 Erik Harvey
 Architecture + Design
 phone: (919) 448-7422
 email: erikharvey3@gmail.com

SETS ISSUED	
DATE	PURPOSE
10/18/2021	35% Review Set
10/23/2021	50% Review Set
11/01/2021	60% Review Set
11/10/2021	95% Review Set
11/14/2021	Permit Set
01/16/2022	Permit Set - Revision 1

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LIST OF ABBREVIATIONS

&	AND	DBL.	DOUBLE	GND.	GROUND	O.C.	ON CENTER	ST.	STAINED
L	ANGLE	D.F.	DRINKING FOUNTAIN	GR.	GRADE	O.D.	OUTSIDE DIAMETER	STA.	STATION
@	AT	DET.	DETAIL	GWB	GYPSUM WALLBOARD	OPNG.	OPENING	STD.	STANDARD
C	CENTERLINE	DIA.	DIAMETER	GYP	GYPSUM	OPP.	OPPOSITE	STL.	STEEL
□	DIAMETER OR ROUND	DIM.	DIMENSION	H.	HIGH, HEIGHT	P.	PAINT	STOR.	STORAGE
#	POUND OR NUMBER	DISP.	DISPENSER	H.B.	HOSE BIBB	P.C.	PLUMBING CONTRACTOR	STRUCT.	STRUCTURAL
ACOUS.	ACOUSTICAL	DN.	DOWN	H.C.	HOLLOW CORE	PRCST.	PRE-CAST	SUSP.	SUSPENDED
ACB	ACOUSTICAL CEILING BOARD	DR.	DOOR	HDWP	HANDICAP	PL.	PLATE	SV.	SHEET VINYL / SOFFIT VENT
A.D.	AREA DRAIN	D.S.	DOWNSPOUT	HDWD	HARDWOOD	P.LAM.	PLASTIC LAMINATE	SYM.	SYMMETRICAL
ADJ.	ADJUSTABLE	DW.	DISHWASHER	H.M.	HOLLOW METAL	PLAST.	PLASTER	S.Y.P.	SOUTHERN YELLOW PINE
AFB	ABOVE FINISH FLOOR	DWG.	DRAWING	HT.	HEIGHT	PLYWD.	PLYWOOD	SYS.	SYSTEM
ALUM.	ALUMINUM			HORIZ.	HORIZONTAL	PR.	PAIR	S4S.	SURFACE FOUR SIDES
APPROX.	APPROXIMATE	E.	EAST	H.R.	HAND RAIL	PROJ.	PROJECT	T.	TREAD, THICKNESS
ARCH.	ARCHITECTURAL	EA.	EACH	I.D.	INSIDE DIAMETER	P.T.	PRESSURE TREATED	T.B.	TOWEL BAR
ASB.	ASBESTOS	E.C.	ELECTRICAL CONTRACTOR	IHM	INSULATED HOLLOW METAL	PT.	POINT	T.C.	TOP OF CURB
ASP	ASPHALT	ELEV.	ELEVATION, ELEVATOR	INSUL.	INSULATION	P.T.D.	PAPER TOWEL DISP.	TEL.	TELEPHONE
AVG.	AVERAGE	ELEC.	ELECTRICAL	INT.	INTERIOR	P.T.D./R	PAPER TOWEL DISP. & RECPT.	TER.	TERRAZZO
		EMER.	EMERGENCY	INT.	INTERIOR	P.T.R.	PAPER TOWEL RECPT.	T.F.	TOP OF FOOTING
B.C.	BOTTOM OF CURB	E.M.R.	ELEVATOR MACHINE ROOM	INV.	INVERT	Q.T.	QUARRY TILE	T&G	TONGUE & GROOVE
BD	BOARD	ENCL.	ENCLOSURE	ITPG	INSULATED TEMP. PL. GLASS	R.	RISER, ROD	THK.	THICK
B.F.	BOTTOM OF FOOTING	EQ.	EQUAL	JAN.	JANITOR	R & SH	RUBBER STRIP	T.O.	TOP OF
BITUM.	BITUMINOUS	EQUIP.	EQUIPMENT	JNT.	JOINT	RAD.	RADIUS	T.O.W.	TOP OF WALL
BLDG.	BUILDING	E.S.	EXPOSED STRUCTURE	KIT.	KITCHEN	R.C.	RUBBER COVE BASE	T.P.	TOP OF PAVEMENT
BLK.	BLOCK	ETR	EXISTING TO REMAIN	LAM.	LAMINATE	R.CB	RUBBER COVE BASE	T.P.D.	TOILET PAPER DISP.
BM.	BEAM	EXT.	EXISTING	LAV.	LAVATORY	R.D.	ROOF DRAIN	TPG.	TEMPERED PLATE GLASS
B.M.	BENCH MARK	EXP.	EXPANSION	LKR.	LOCKER	REF.	REFERENCE	TV	TELEVISION
BOT	BOTTOM	EXT.	EXTERIOR	LT.	LIGHT	REFRIG.	REFRIGERATOR	T.W.F.	THRU WALL FLASHING
BRG	BEARING	EWC	ELECTRIC WATER COOLER	MAX.	MAXIMUM	REINF.	REINFORCED	TYP.	TYPICAL
BRK	BRICK	F.D.	FLOOR DRAIN	M.C.	MECHANICAL CONTRACTOR	REQ.	REQUIRED	UC	UNDERCUT
B/W	BETWEEN	FDN.	FOUNDATION	MED. CAB.	MEDICINE CABINET	RESIL.	RESILIENT	U.D.	UNIT DIMENSION
		F.E.	FIRE EXTINGUISHER	MECH.	MECHANICAL	REV.	REVISION, REVISED	UNFIN.	UNFINISHED
CAB.	CABINET	F.E.C.	FIRE EXTINGUISHER CABINET	MEMB.	MEMBRANE	RM.	ROOM	U.O.N.	UNLESS OTHERWISE NOTED
C.B.	CATCH BASIN	F.H.C.	FIRE HOSE CABINET	MFR.	MANUFACTURER	R.O.	ROUGH OPENING	UR.	URINAL
C.C.T.	CUBICLE CURTAIN TRACK	FL.	FLOOR	M.H.	MANHOLE	S.	SOUTH	VB	VINYL BASE (STRAIGHT)
CEM.	CEMENT	FLASH.	FLASHING	MIN.	MINIMUM	S.C.	SOLID CORE	VCB.	VINYL COVE BASE
CER.	CERAMIC	FLUOR.	FLUORESCENT	MIR.	MIRROR	S.C.	SCHEDULE	VCT	VINYL COMPOSITION TILE
CFM	CUBIC FEET PER MINUTE	F.O.	FACE OF	MISC.	MISCELLANEOUS	S.D.	SOAP DISPENSER	VENT.	VENTILATED
CFM	CUBIC FEET PER MINUTE	FR	FIRE RATING	M.O.	MASONRY OPENING	S.ECT.	SECTION	VERT.	VERTICAL
C.I.	CAST IRON	FRGS	FIRE RATED GLAZING SYSTEM	MTD.	MOUNTED	S.F.	SQUARE FEET	VEST.	VESTIBULE
C.J.	CONTROL JOINT	F.R.T.	FIRE RETARDANT TREATED	MTL.	METAL	SH.	SHelf	VGWB	VINYL COATED GWB
CL	CENTER LINE	FT.	FOOT OR FEET	MULL.	MULLION	SHR.	SHOWER		
CLG.	CEILING	FTG.	FOOTING	N.	NORTH	SHT.	SHEET	W.	WEST, WIDTH
CLKG.	CAULKING	FURR.	FURRING	N.A.	NOT APPLICABLE	SIM.	SIMILAR	W/	WITH
CLO.	CLOSET	FUT.	FUTURE	N.I.C.	NOT IN CONTRACT	S.N.D.	SANITARY NAPKIN DISP.	W.C.	WATER CLOSET
CLR.	CLEAR	GA.	GAUGE	NO.	NOT IN CONTRACT	S.N.R.	SANITARY NAPKIN RECEIPT.	WD	WOOD
CMU	CONCRETE MASONRY UNIT	G.B.	GRAB BAR	NOM.	NOMINAL	SPEC.	SPECIFICATION	WG	WIRED GLASS
CNTR.	COUNTER	G.C.	GENERAL CONTRACTOR	N.T.S.	NOT TO SCALE	S.P.F.	SPRUCE PINE FIR	W/O	WITHOUT
COL.	COLUMN	GCB	GYPSUM CEILING BOARD			SQ.	SQUARE	WP	WATERPROOF
CONC.	CONCRETE	GL.	GLASS			SR.	SHEET RUBBER	W.R.B.	WEATHER-RESISTIVE BARRIER
COND.	CONDITIONED					S.S.	STAINLESS STEEL	WSCT.	WAINSCOAT
CONN.	CONNECTION							WT.	WEIGHT
CONSTR.	CONSTRUCTION							WWF	WELDED WIRE FABRIC
CONT.	CONTINUOUS								
CORR.	CORRIDOR								
CPT.	CARPET								
C.T.	CERAMIC TILE								
C.Y.	CUBIC YARD								

SYMBOLS KEY

	ROOM NUMBER
	DOOR MARK
	PARTITION TYPE
	DETAIL KEY
	BUILDING SECTION KEY OR WALL SECTION KEY
	INTERIOR ELEVATION KEY
	EXTERIOR ELEVATION KEY
	CONTROL OR WORK POINT OR ELEVATION POINT
	REVISION
	TOILET ACCESSORY OR SPECIALITY ITEM
	NOTE - SEE KEYED NUMBER

GENERAL NOTES
 1. ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUDS, FACE OF CONCRETE BLOCK OR BRICK, UNLESS OTHERWISE NOTED.
 2. CONTRACTOR TO VERIFY ALL EXISTG & PROPOSED DIMENSIONS & CONDITIONS PRIOR TO THE BEGINNING OF CONSTRUCTION.
 3. DO NOT SCALE THE DRAWINGS.
 4. ALL WORK TO BE PERFORMED WITHIN ALL LOCAL, STATE & NATIONAL CODES CURRENTLY ADOPTED.
 5. CONTRACTOR(S) OR OWNER TO PROVIDE & INCLUDE ALL NECESSARY BUILDING PERMITS, BONDS & IMPACT FEES

MATERIALS KEY

	EARTH
	STONE OR GRAVEL
	CONCRETE - LARGE SCALE
	GROUT, MORTAR, CEMENT, GYPSUM
	CONCRETE BLOCK
	FACE BRICK
	MARBLE
	STEEL, METAL
	ROUGH WOOD OR BLOCKING
	FINISHED WOOD
	STUD WALL
	BATT INSULATION
	ACOUSTICAL TILE
	RIGID INSULATION
	PLYWOOD

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 Residential Addition
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Revisions
 No. / Description / Date

This sheet is formatted for a 24" x 36" print. If this print does not measure that - refer to the graphic scale.

Sheet Title:
Cover Sheet, Drawing Index

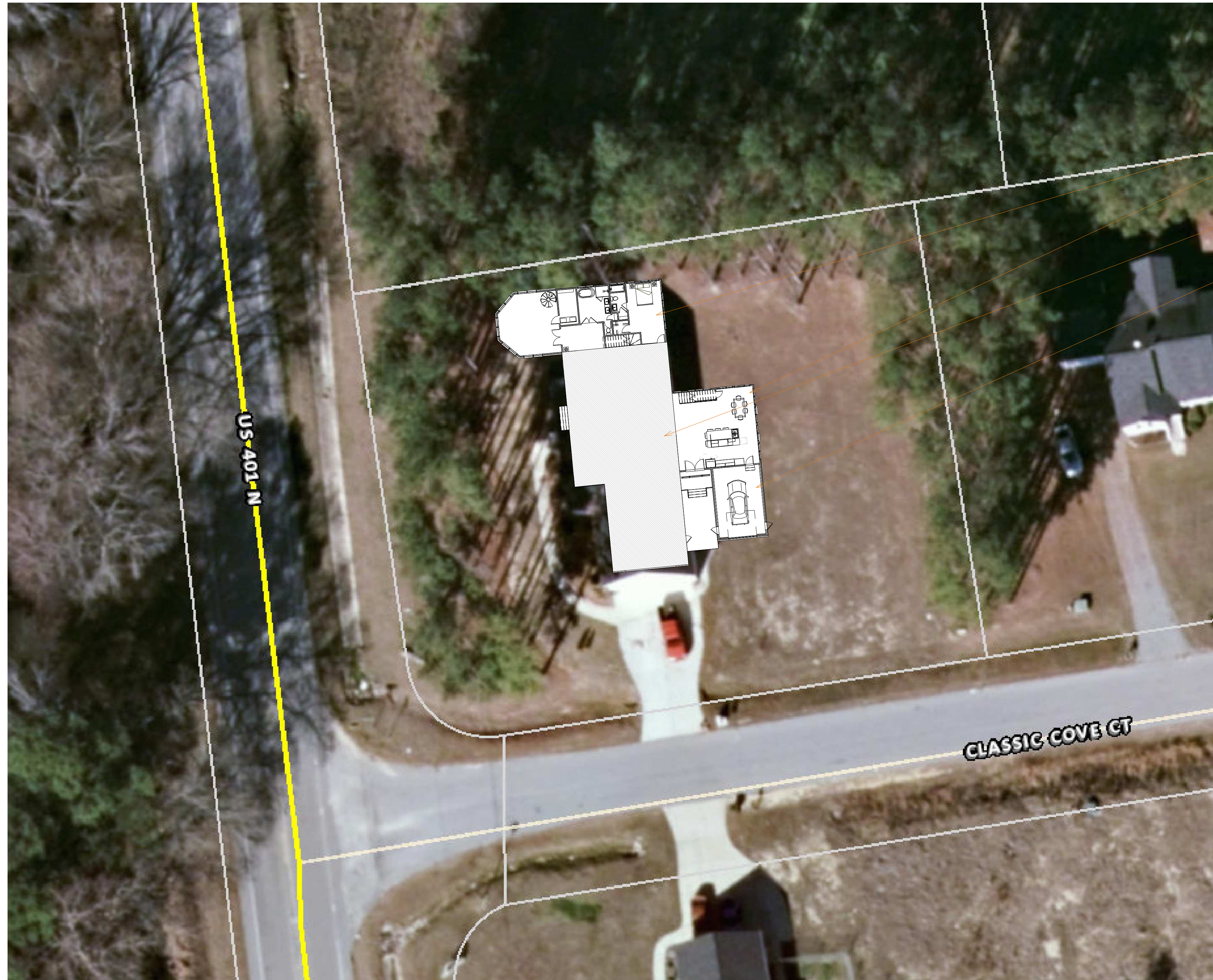
Date: **Jan. 16, 2022**

Project: **21003**

Sheet Number:

A0.1

Permit Set



- PROPOSED 2 STORY ADDITION - New Building
Location - verify final building w/ property owner
- EXISTING HOUSE - Existing house to remain - shown dashed
- PROPOSED NEW GARAGE - New Building Location

COUNTY, STATE:
 HARNETT COUNTY, NC
 LAND-USE ZONING:
 RA-30
 PIN:
 #0651-17-4469
 PID:
 #080652 0092 05
 LOT SIZE:
 173'-0" x 139'-0", +/- 0.57 ACRES

1 Architectural Site Plan
 1" = 20'-0"

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 Fuquay Varina, North Carolina 27526

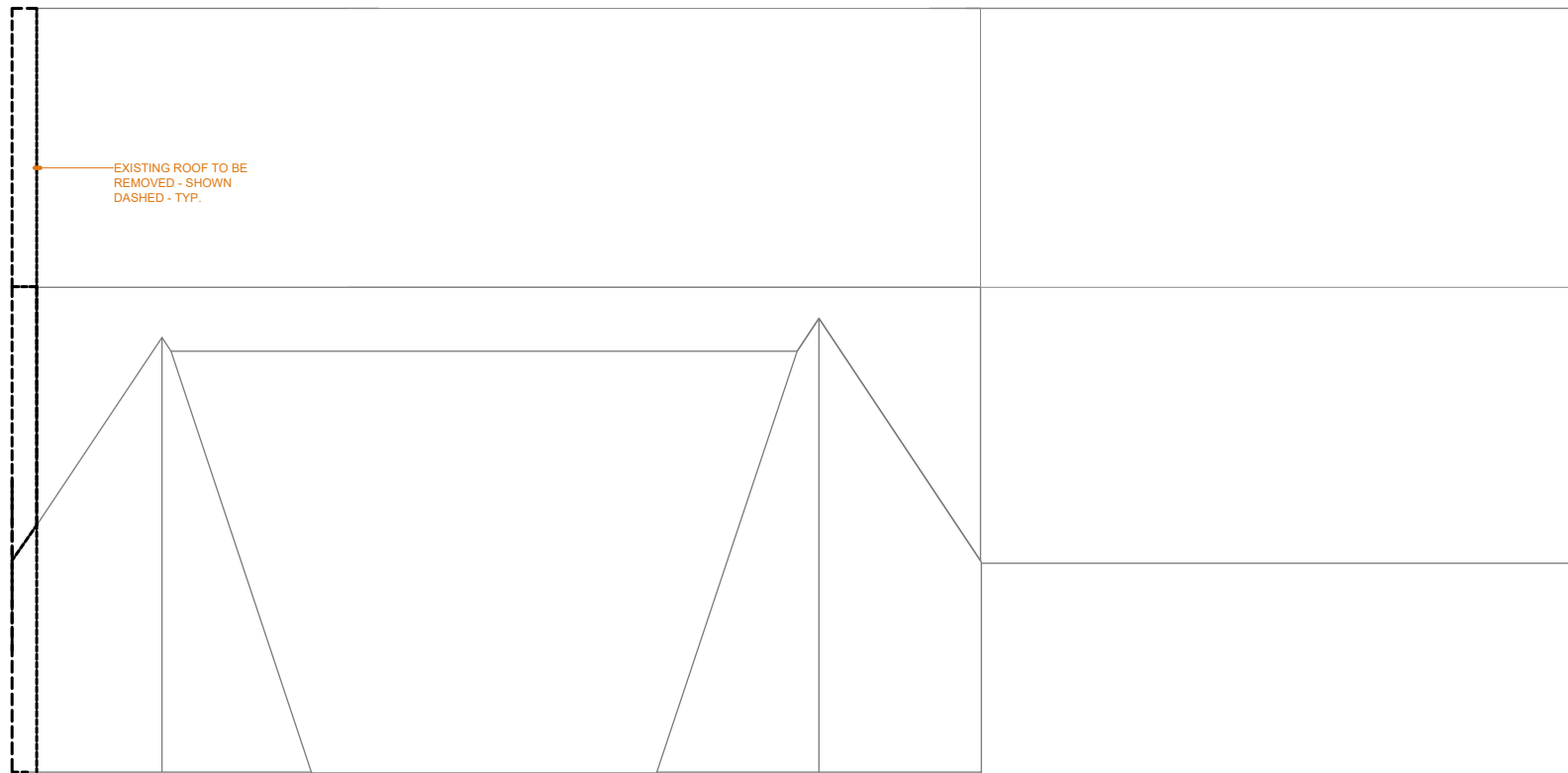
Revisions		
No.	Description	Date

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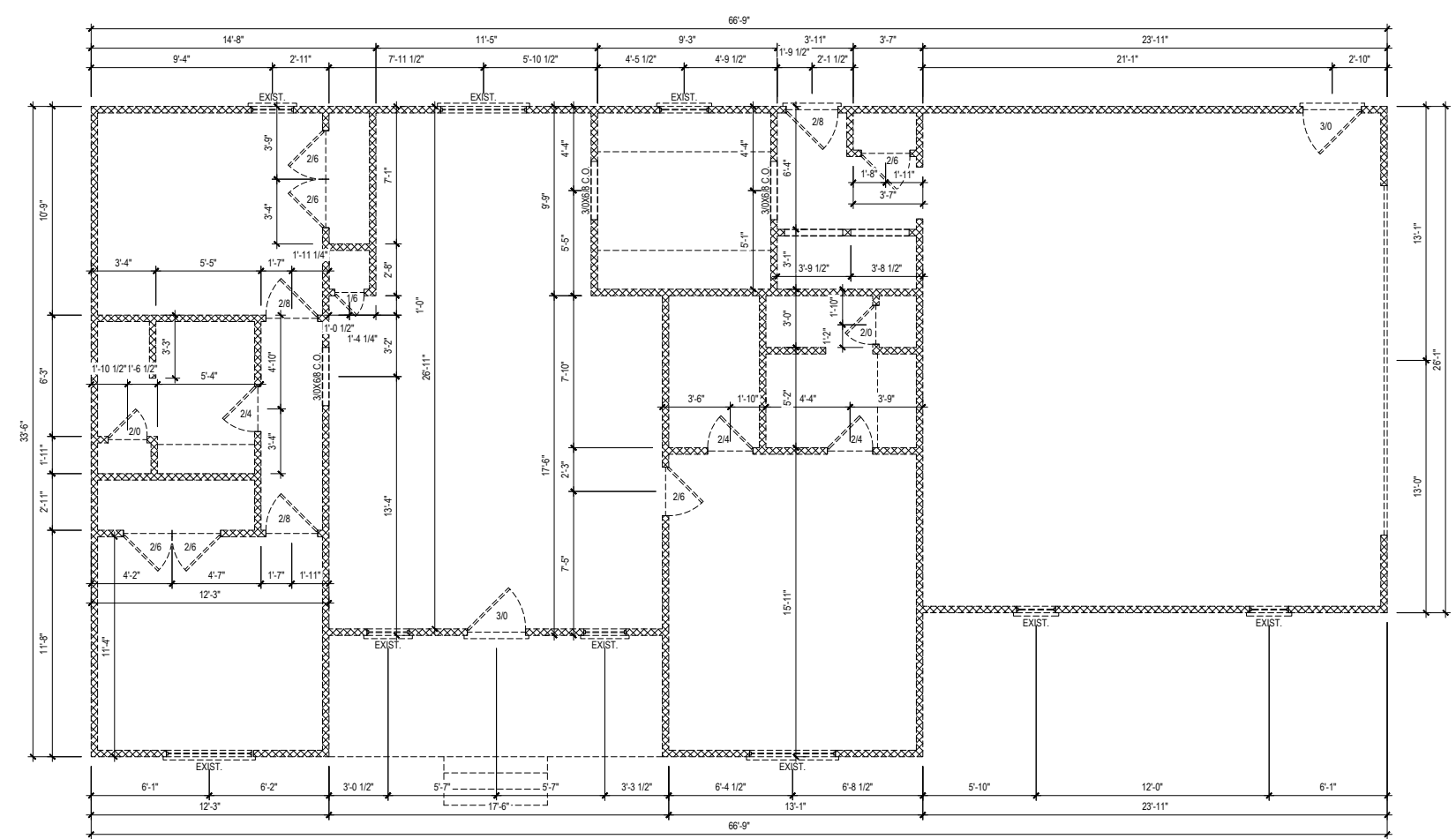
Sheet Title:
 Architectural Site Plan

Date: Jan. 16, 2022
 Project: 21003
 Sheet Number:





2 Level 2 - Existing Second Floor
1/4" = 1'-0"



1 Level 1 - Existing First Floor Plan
1/4" = 1'-0"

PLAN NOTES

1. GENERAL CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND DIMENSIONS AND FULLY ACQUAINT HIMSELF WITH THE SPECIFICS OF THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION. IT IS THE OWNER / CONTRACTORS RESPONSIBILITY TO NOTIFY THE ARCHITECTURAL DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.
2. ALL WORK PERFORMED BY THE CONTRACTOR / SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL OR FEDERAL AND STATE LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED WITH THE CONSTRUCTION DOCUMENTS.
3. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF THE CONSTRUCTION SHOWN ON THESE PLANS.
5. ALL FINISH FLOOR ELEVATIONS (F.F.E) SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE.
6. PRIOR TO CONSTRUCTION COORDINATE ANY SITE AMENITIES, SIDEWALKS, STEPS, RETAINING WALLS, DRIVEWAY, ETC. WITH BUILDING PLANS.
7. IF SITE CONDITIONS REQUIRE THE FOUNDATION WALLS TO EXCEED 4' OF RETAINING - CONTACT ARCHITECT & STRUCTURAL ENGINEER TO VERIFY ADDITIONAL REINFORCING & FOOTING REQUIREMENTS.
8. VERIFY NUMBER OF REQUIRED RISERS FOR EXTERIOR STEPS WITH SPECIFIC SITE CONDITIONS.
9. GRADE SHALL BE SLOPED AWAY MIN. 6" PER 10' AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
10. ALL EXTERIOR PATIOS AND WALKS TO SLOPE A MIN OF 1/4" PER AWAY FROM BUILDING.
11. ALL EXTERIOR WALLS TO BE 2 x 4's AT 16" O.C. UNLESS OTHERWISE NOTED OR DIMENSIONED.
12. ALL INTERIOR WALLS TO BE 2 x 4's AT 16" O.C. UNLESS OTHERWISE NOTED OR DIMENSIONED.
13. ALL ANGLED WALLS IN PLAN, ARE AT 45 DEGREES UNLESS OTHERWISE NOTED OR DIMENSIONED.
14. ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUDS, FACE OF BRICK, FACE OF CONC., FACE OF EXISTING WALL - UNLESS OTHERWISE NOTED.
15. VERIFY FINAL LOCATION OF AIR HANDLER, HVAC EQUIPMENT, WATER HEATER, ELECTRICAL PANEL, METER AND ANY OTHER MECHANICAL EQUIPMENT WITH ARCHITECT OR OWNER PRIOR TO INSTALLATION. COORDINATE LAYOUT WITH ARCHITECTURAL PLANS.
16. VERIFY MANUFACTURE'S ROUGH-IN REQUIREMENTS AND DIMENSIONS PRIOR TO FRAMING AROUND PLUMBING FIXTURES.
17. ALL INTERIOR DOORS TO BE OFFSET MIN. OF 4" FROM WALL TO HINGE SIDE OF DOOR, UNLESS OTHERWISE NOTED.
18. CASED OPENINGS TO MATCH TYPICAL DOOR HEAD HEIGHT, UNLESS OTHERWISE NOTED.
19. PROVIDE MOISTURE RESISTANT WALL BOARD AT ALL BATHROOMS AND BEHIND KITCHEN BASE CABINETS.
20. PROVIDE 3" SOUND BATTS OR UNFACED FIBERGLASS INSULATION BATTS CONT. IN STUD WALLS SURROUNDING BATHROOMS, BEDROOMS AND POWDER ROOMS.
21. PROVIDE FIBERGLASS INSULATION THROUGHOUT PLAN, AT MIN. LEVEL AS REQUIRED BY CODE.
22. ALL CAULKING IS TO MATCH ADJACENT MATERIALS' SURFACES.
23. SEE ELEVATIONS & FLOOR PLANS FOR DOOR INFORMATION, TYPES, DIMENSIONS, AND MATERIALS.
24. SEE EXTERIOR ELEVATIONS FOR WINDOW INFORMATION, TYPES, DIMENSIONS, AND MATERIALS.
25. PROVIDE FINISH FLOOR MATERIAL UNDER ALL MILLWORK AND APPLIANCES.
26. PROVIDE WOOD BLOCKING FOR TOILET ACCESSORIES, PLUMBING FIXTURES, CABINETRY AND FOR ALL CLOSET RODS AND SHELVING.
27. VERIFY FINAL LOCATION OF TOWEL BARS AND TOILET ACCESSORIES w/ INTERIOR DESIGNER & OR OWNER PRIOR TO INSTALLATION.
28. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR THE GROUND TO BE P.T. NO. 2 SOUTHERN YELLOW PINE.
29. REPAIR AND REPLACE ANY ROTTEN OR DAMAGED CONSTRUCTION.
30. FURNITURE LAYOUT SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY - FURNITURE TO BE SELECTED & PROVIDED BY OWNER, & MAY VARY SLIGHTLY IN SIZE & LAYOUT.
31. PROVIDE FOAM SEALANT AT ALL PLUMBING AND ALL PENETRATIONS.
32. TYPICAL HANDRAIL HEIGHT IS 34" ABOVE STAIR NOSING, BOTTOM RAIL LESS THAN 4" ABOVE NOSING, UNLESS OTHERWISE NOTED OR DIMENSIONED.
33. INTERIOR FINISHES INCLUDING CASEWORK, KITCHEN APPLIANCES, LIGHT FIXTURES, PLUMBING FIXTURES ETC. TO BE SELECTED BY INTERIOR DESIGNER AND/OR OWNER - VERIFY FINAL SELECTIONS PRIOR TO INSTALLATION.
34. VERIFY OWNER SELECTED OPTIONS PRIOR TO CONSTRUCTION - NOTIFY ARCHITECTURAL DESIGNER OF ANY REQUIRED PLAN MODIFICATIONS OR DISCREPANCIES.
35. THE CABINET DIMENSIONS SHOWN ARE AS FOLLOWS, 24" DEEP BASE CABINETS FOR KITCHEN & PANTRY 21" DEEP BASE CABINETS FOR BATHROOMS, INCLUDING THE MASTER BATH.
36. PROVIDE FIRE BLOCKING FOR ALL HIDDEN SPACES SEE R302.11 IN NCR

ADDITION BUILDING AREA - SQUARE FEET

HOUSE:	
FIRST FLOOR:	
LEFT ADDITION:	1,031 SF
REAR ADDITION:	658 SF
SECOND FLOOR:	
LEFT ADDITION:	1,031 SF
REAR ADDITION:	658 SF
TOTAL:	3,348 SF (HEATED)
ONE-CAR GARAGE:	364 SF
SIDE PORCH:	60 SF
TOTAL:	424 SF

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Residential Addition
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Revisions
No. / Description / Date

Sheet Title:
Existing Floor Plan,
Roof Plan

Date: Jan. 16, 2022
Project: 21003

Sheet Number:
A1.1

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PLAN NOTES

- GENERAL CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS AND DIMENSIONS AND FULLY ACQUAINT HIMSELF WITH THE SPECIFICS OF THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION. IT IS THE OWNER / CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECTURAL DESIGNER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL WORK PERFORMED BY THE CONTRACTOR / SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL LOCAL OR FEDERAL AND STATE LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED WITH THE CONSTRUCTION DOCUMENTS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF THE CONSTRUCTION SHOWN ON THESE PLANS.
- ALL FINISH FLOOR ELEVATIONS (F.F.E) SHALL BE A MINIMUM OF 8" ABOVE FINISHED GRADE.
- PRIOR TO CONSTRUCTION COORDINATE ANY SITE AMENITIES, SIDEWALKS, STEPS, RETAINING WALLS, DRIVEWAY, ETC. WITH BUILDING PLANS.
- IF SITE CONDITIONS REQUIRE THE FOUNDATION WALLS TO EXCEED 4" OF RETAINING - CONTACT ARCHITECT & STRUCTURAL ENGINEER TO VERIFY ADDITIONAL REINFORCING & FOOTING REQUIREMENTS.
- VERIFY NUMBER OF REQUIRED RISERS FOR EXTERIOR STEPS WITH SPECIFIC SITE CONDITIONS.
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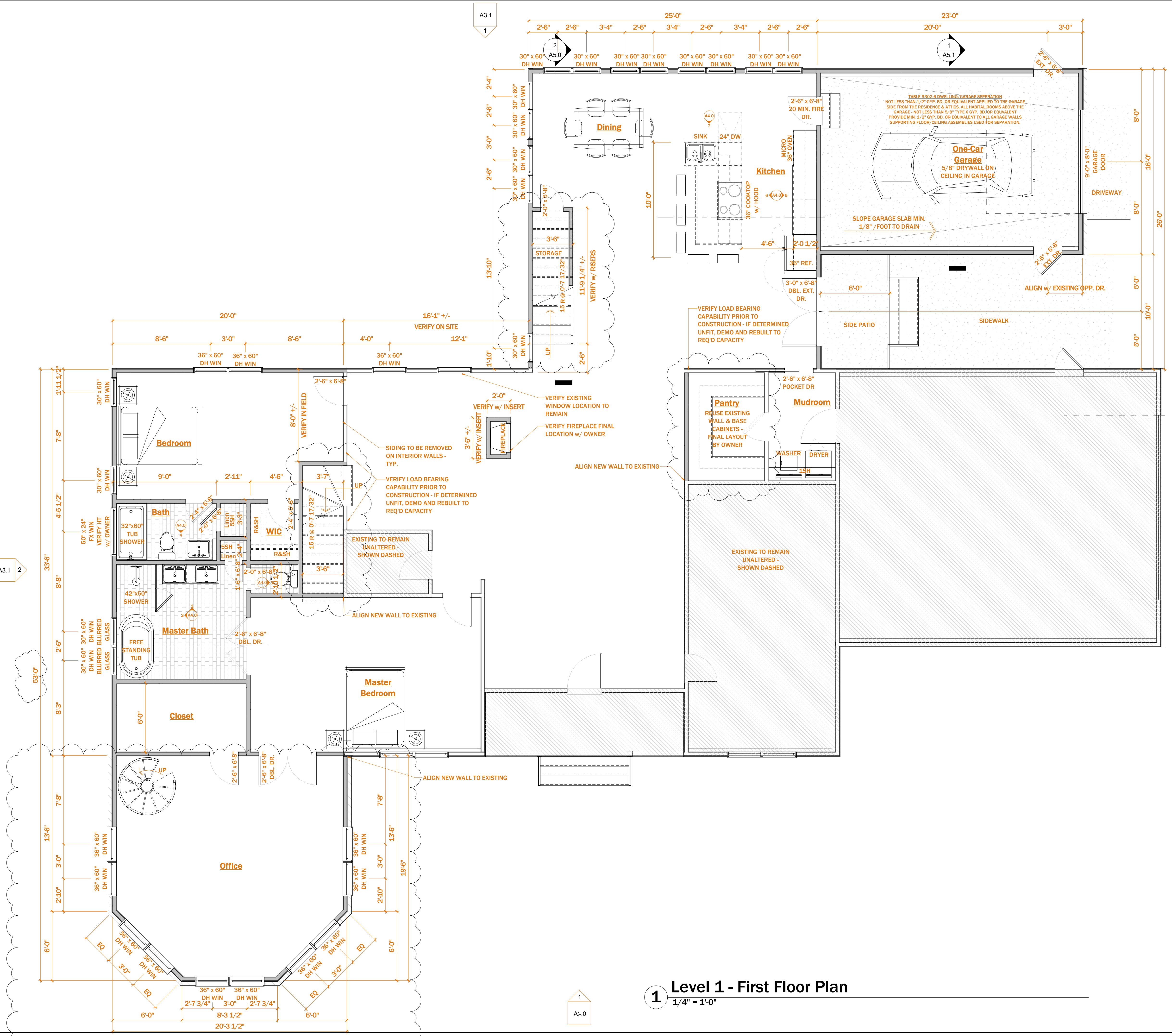
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Sheet Title:
New Floor Plan

Date: **Jan. 16, 2022**

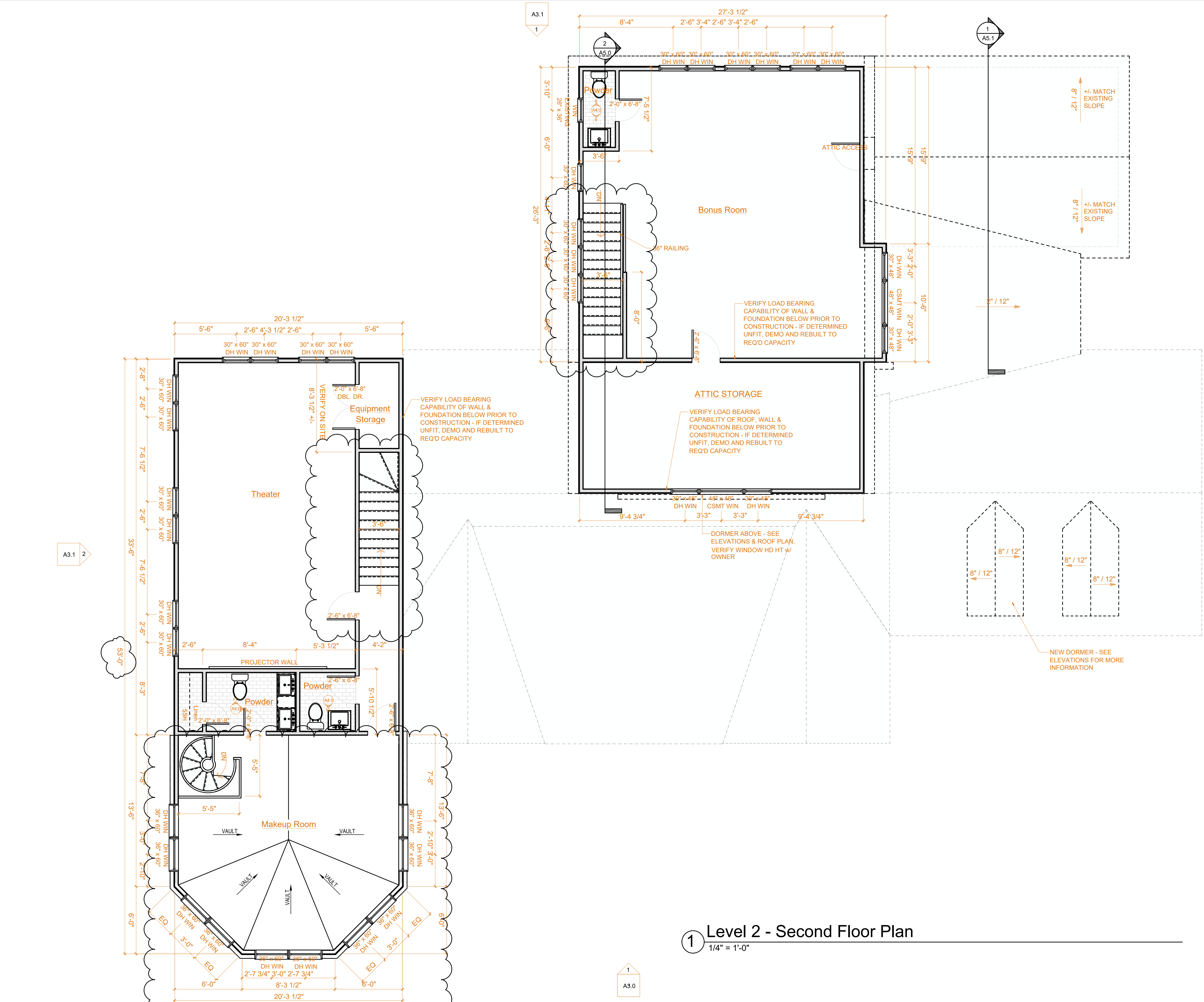
Project: **21003**

Sheet Number:



ADDITION BUILDING AREA - SQUARE FEET

HOUSE:	
FIRST FLOOR:	
LEFT ADDITION:	1,031 SF
REAR ADDITION:	658 SF
SECOND FLOOR:	
LEFT ADDITION:	1,031 SF
REAR ADDITION:	658 SF
TOTAL:	3,348 SF (HEATED)
ONE-CAR GARAGE:	364 SF
SIDE PORCH:	60 SF
TOTAL:	424 SF



1 Level 2 - Second Floor Plan
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- IF SITE CONDITIONS REQUIRE THE FOUNDATION WALLS TO EXCEED 4' OF RETAINING - CONTACT ARCHITECT & STRUCTURAL ENGINEER TO VERIFY ADDITIONAL REINFORCING & FOOTING REQUIREMENTS.
- VERIFY NUMBER OF REQUIRED RISERS FOR EXTERIOR STEPS WITH SPECIFIC SITE CONDITIONS.
- GRADE SHALL BE SLOPED AWAY MIN. 6" PER 10' AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- ALL EXTERIOR PATIOS AND WALKS TO SLOPE A MIN OF 1/4" PER AWAY FROM BUILDING.
- ALL EXTERIOR WALLS TO BE 2 x 4s AT 16" O.C. UNLESS OTHERWISE NOTED OR DIMENSIONED.
- ALL INTERIOR WALLS TO BE 2 x 4s AT 16" O.C. UNLESS OTHERWISE NOTED OR DIMENSIONED.
- ALL ANGLED WALLS IN PLAN ARE AT 45 DEGREES UNLESS OTHERWISE NOTED OR DIMENSIONED.
- ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUDS, FACE OF BRICK, FACE OF CONC., FACE OF EXISTING WALL - UNLESS OTHERWISE NOTED.
- VERIFY FINAL LOCATION OF AIR HANDLER, HVAC EQUIPMENT, WATER HEATER, ELECTRICAL PANEL, METER AND ANY OTHER MECHANICAL EQUIPMENT WITH ARCHITECT OR OWNER PRIOR TO INSTALLATION, COORDINATE LAYOUT WITH ARCHITECTURAL PLANS.
- VERIFY MANUFACTURE'S ROUGH-IN REQUIREMENTS AND DIMENSIONS PRIOR TO FRAMING AROUND PLUMBING FIXTURES.
- ALL INTERIOR DOORS TO BE OFFSET MIN. OF 4" FROM WALL TO HINGE SIDE OF DOOR, UNLESS OTHERWISE NOTED.
- CASED OPENINGS TO MATCH TYPICAL DOOR HEAD HEIGHT, UNLESS OTHERWISE NOTED.
- PROVIDE MOISTURE RESISTANT WALL BOARD AT ALL BATHROOMS AND BEHIND KITCHEN BASE CABINETS.
- PROVIDE 3" SOUND BATTS OR UNFACED FIBERGLASS INSULATION BATTS CONT. IN STUD WALLS SURROUNDING BATHROOMS, BEDROOMS AND POWDER ROOMS.
- PROVIDE FIBERGLASS INSULATION THROUGHOUT PLAN, AT MIN. LEVEL AS REQUIRED BY CODE.
- ALL CAULKING IS TO MATCH ADJACENT MATERIALS/ SURFACES.
- SEE ELEVATIONS & FLOOR PLANS FOR DOOR INFORMATION, TYPES, DIMENSIONS, AND MATERIALS.
- SEE EXTERIOR ELEVATIONS FOR WINDOW INFORMATION, TYPES, DIMENSIONS, AND MATERIALS.
- PROVIDE FINISH FLOOR MATERIAL UNDER ALL MILLWORK AND APPLIANCES.
- PROVIDE WOOD BLOCKING FOR TOILET ACCESSORIES, PLUMBING FIXTURES, CABINETRY AND FOR ALL CLOSET RODS AND SHELVING.
- VERIFY FINAL LOCATION OF TOWEL BARS AND TOILET ACCESSORIES W/ INTERIOR DESIGNER &/OR OWNER PRIOR TO INSTALLATION.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR THE GROUND TO BE P. T. NO. 2 SOUTHERN YELLOW PINE.
- REPAIR AND REPLACE ANY ROTTEN OR DAMAGED CONSTRUCTION.
- FURNITURE LAYOUT SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY - FURNITURE TO BE SELECTED & PROVIDED BY OWNER, & MAY VARY SLIGHTLY IN SIZE & LAYOUT.
- PROVIDE FOAM SEALANT AT ALL PLUMBING AND ALL PENETRATIONS.
- TYPICAL HANDRAIL HEIGHT IS 34" ABOVE STAIR NOSING. BOTTOM RAIL LESS THAN 4" ABOVE NOSING, UNLESS OTHERWISE NOTED OR DIMENSIONED.
- INTERIOR FINISHES INCLUDING CASEWORK, KITCHEN APPLIANCES, LIGHT FIXTURES, PLUMBING FIXTURES ETC. TO BE SELECTED BY INTERIOR DESIGNER AND/OR OWNER - VERIFY FINAL SELECTIONS PRIOR TO INSTALLATION.
- VERIFY OWNER SELECTED OPTIONS PRIOR TO CONSTRUCTION - NOTIFY ARCHITECTURAL DESIGNER OF ANY REQUIRED PLAN MODIFICATIONS OR DISCREPANCIES.
- THE CABINET DIMENSIONS SHOWN ARE AS FOLLOWS; 24" DEEP BASE CABINETS FOR KITCHEN & PANTRY 21" DEEP BASE CABINETS FOR BATHROOMS, INCLUDING THE MASTER BATH.
- PROVIDE FIRE BLOCKING FOR ALL HIDDEN SPACES SEE R302.11 IN NRC.

ADDITION BUILDING AREA - SQUARE FEET

HOUSE:	
FIRST FLOOR:	
LEFT ADDITION:	1,031 SF
REAR ADDITION:	658 SF
SECOND FLOOR:	
LEFT ADDITION:	1,031 SF
REAR ADDITION:	658 SF
TOTAL:	3,348 SF (HEATED)
ONE-CAR GARAGE:	364 SF
SIDE PORCH:	60 SF
TOTAL:	424 SF

Erik Harvey
cell: (919) 448-7422
email: erikharvey3@gmail.com

Permit Set

Romero Residence
Residential Addition
15 Classic Cove Court
Fuquay Varina, North Carolina 27526

Revisions

No. / Description / Date

This sheet is formatted for a 24" x 36" print. If this print does not measure that - refer to the graphic scale.

Sheet Title:
New Floor Plan

Date: Jan. 16, 2022

Project: 21003

Sheet Number:



FOUNDATION NOTES

- SUBSURFACE INVESTIGATIONS ARE BEYOND THE SCOPE OF THE ARCHITECTURAL SERVICES PROVIDED. THE FOUNDATION DESIGN SHOWN ON THESE DRAWINGS ASSUMES A MIN. SOIL BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT. VERIFICATION OF THIS ASSUMED VALUE IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR. IF ANY ADVERSE SOIL CONDITIONS ARE ENCOUNTERED DURING CONSTRUCTION IT IS THE OWNER'S AND/OR CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECTURAL DESIGNER.
- THESE PLANS ARE TO BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. IF A DRAWING CONFLICT ARISES NOTIFY ARCHITECTURAL DESIGNER AND STRUCTURAL ENGINEER FOR CLARIFICATION.
- ALL CONCRETE SLABS TO BE MIN. 4" THICK WITH 6 x 6 x W1.4XW1.4 WWR (AT 1'-1/2" DEPTH) OVER 10 MIL POLY VAPOR BARRIER OVER MIN. 4" GRAVEL FILL OVER COMPACTED FILL (COMPACT FILL TO BE MIN. 95% PROCTOR DENSITY).
- ALL CONCRETE TO BE MIN. 3000 P.S.I. 28 DAY STRENGTH.
- CONTROL JOINTS AND CONSTRUCTION JOINTS (NOTED AS CJ) SHALL BE PLACED AT LOCATIONS AS INDICATED. TYPE OF JOINT SHALL BE COORDINATED WITH THE CONTRACTOR AS WELL AS ANY OTHER SLAB JOINTS REQUIRED FOR FLOOR FINISHES.
- SAW CUT CONTROL JOINTS @ ROUGHLY 12" O.C. IN EACH DIRECTION OF MONOLITHIC SLAB - PROVIDE CONTROL JOINTS @ ALL RE-ENTRANT CORNERS - FILL/SEAL THE CONTROL JOINT ONCE CUT.
- CONNECT ANY BUILDING DOWNSPOUTS TO UNDERGROUND PIPING - DRAIN TO DAYLIGHT - SEE CIVIL SITE DRAWINGS FOR MORE INFORMATION.
- PROVIDE 1/2" DOWEL RODS @ 32" O.C. 1'-6" MIN INTO BOTH BUILDING SLAB AND SIDEWALK SLAB.
- TYPICAL FOOTINGS TO BE MIN. 10" D X 20" W W/ #5 CONT. UNLESS OTHERWISE NOTED OR DIMENSIONED. THE BOTTOM OF ALL FOOTINGS SHALL EXTEND MIN. 1'-0" BELOW FINISHED GRADE AND BEAR ON UNDISTURBED SOIL. STEP FOOTING AS REQUIRED.
- THICKENED SLABS TO BE MIN. 16" D X 20" W MIN. 1'-0" BELOW FINISHED GRADE AND BEAR ON UNDISTURBED SOIL. STEP FOOTING AS REQUIRED.
- STEP FOUNDATION AS REQUIRED TO MAINTAIN PROPER DEPTH OF FOOTING @ AREAS WHERE GRADE SLOPES - BEAR ON UNDISTURBED SOIL.
- ALL CMU'S TO BE 8" NOM. UNLESS OTHERWISE NOTED OR DIMENSIONED.
- VERIFY HORIZONTAL CMU REINFORCEMENT AT 16" O.C. VERTICAL.
- IF RETAINING EXCEEDS 4' IN HEIGHT, CONSULT WITH PROFESSIONAL ENGINEER FOR PROPER REINFORCEMENT AND FOOTING DIMENSION.
- PROVIDE P.T. 2x MUDDSILL AT EXTERIOR WALLS WITH 1/2" DIAMETER ANCHOR BOLTS W/ WASHER - AT CORNERS, AT EACH SIDE OF OPENINGS AND 8' O.C. MAX. EMBED MIN. 7" IN CONCRETE AND MIN. 8" IN CMU'S. THERE SHALL BE MIN. OF 2 ANCHOR BOLTS PER MUDDSILL NOT MORE THAN 4" FROM ENDS.
- SLOPE ALL EXTERIOR SLABS AND FINISH GRADE AWAY FROM BUILDING AT A RATE OF 1/4" PER FOOT MIN.
- ANY NEW WOOD DECK AND PORCH FRAMING NOT PROTECTED FROM WEATHER SHALL BE PRESSURE TREATED NO. 2 SOUTHERN YELLOW PINE.
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE OR THE GROUND TO BE P.T. NO. 2 SOUTHERN YELLOW PINE.
- VERIFY COMPATIBILITY OF FASTENERS, FLASHING AND OTHER MATERIALS IN CONTACT WITH PRESSURE TREATED LUMBER - PRIOR TO INSTALLING.
- PROVIDE SOLID BLOCKING BETWEEN FLOOR STRUCTURE - UNDER POSTS & OTHER POINT LOAD CONDITIONS.
- VERIFY MECHANICAL, ELECTRICAL & PLUMBING REQUIREMENTS PRIOR TO CONSTRUCTION. COORDINATE WITH BUILDING PLANS.
- PROVIDE FROST FREE HOSE BIBBS AS DIRECTED BY OWNER.
- ALL DIMENSIONS ARE TAKEN FROM THE FACE OF SHEATHING, FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF CONC - UNLESS OTHERWISE NOTED.
- ALL FINISH FLOOR ELEVATIONS (F.F.E) SHALL BE A MINIMUM OF 8" ABOVE FINISHED GRADE.
- PRIOR TO CONSTRUCTION COORDINATE ANY SITE AMENITIES, SIDEWALKS, STEPS, RETAINING WALLS, DRIVEWAY, ETC. WITH BUILDING PLANS.
- VERIFY NUMBER OF REQUIRED RISERS FOR EXTERIOR STEPS WITH SPECIFIC SITE CONDITIONS.
- GRADE SHALL BE SLOPED AWAY FROM BUILDING FOR POSITIVE DRAINAGE.
- ALL EXTERIOR PATIOS AND WALKS TO SLOPE A MIN OF 1/4" PER FOOT AWAY FROM BUILDING.
- ALL FLOOR JOISTS FOR HOUSE TO BE 2x10'S NO. 2 SOUTHERN YELLOW PINE @ 16" O.C. DOUBLE JOISTS UNDER WALLS RUNNING PARALLEL ABOVE. ALL GIRGERS TO BE 3-2x12 NO. 2 SOUTHERN YELLOW PINE CONTINUOUS STAGGER ANY SPLICES MIN 4".
- *** NOTE - THE GARAGE OF HOUSE IS SHOWN 24" BELOW LEVEL OF HOUSE - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE FINAL ELEVATION OF THE HOUSE, THE GARAGE, THE REAR PATIO & THE DRIVEWAY WITH THE EXISTING TOPOGRAPHY. NOTIFY THE ARCHITECTURAL DESIGNER IMMEDIATELY IF A CONFLICT EXISTS.

Erik Harvey
cell: (919) 448-7422
email: erikharvey3@gmail.com

Permit Set

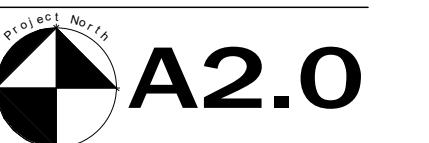
Romero Residence
Residential Addition
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Revisions
No. / Description / Date

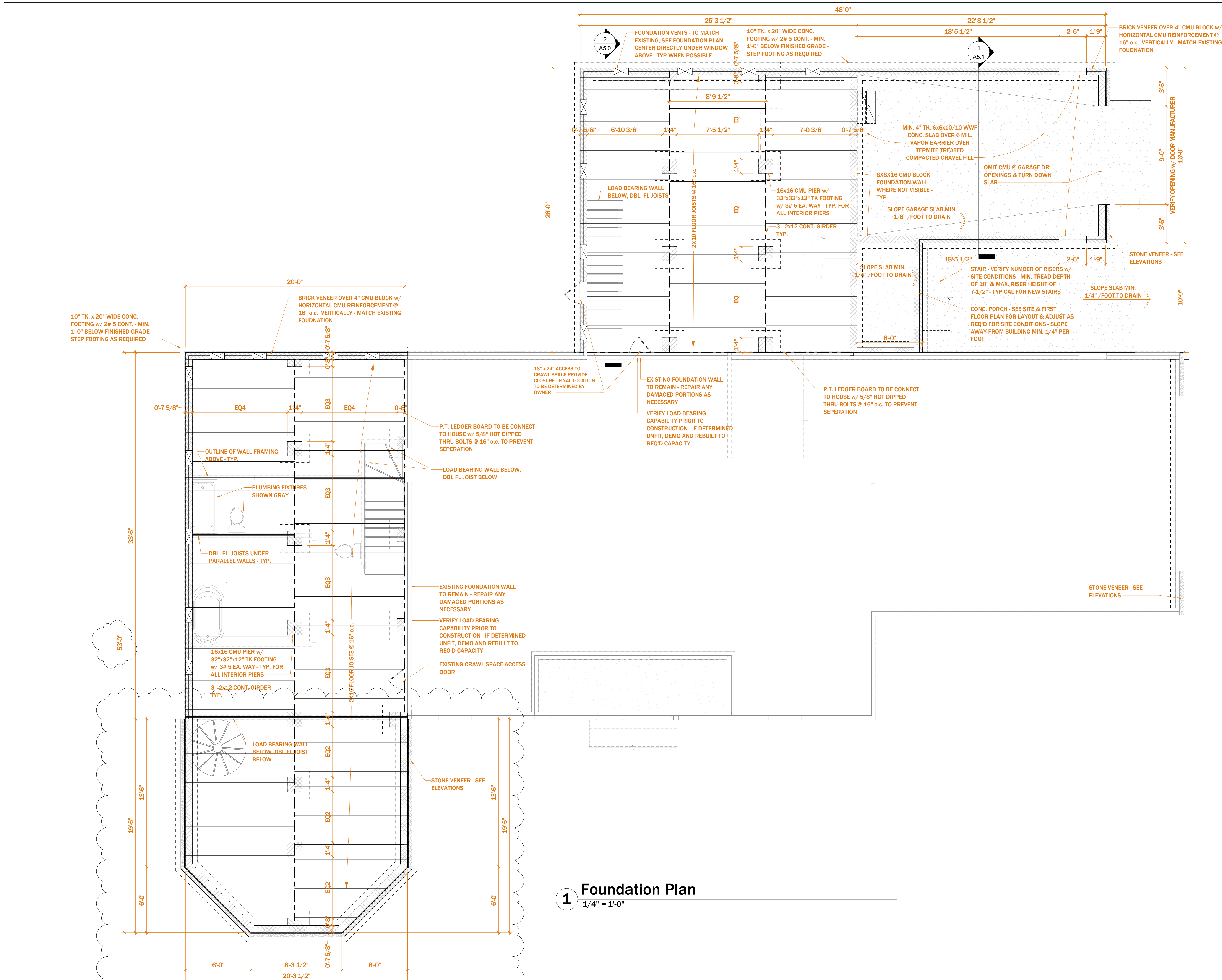
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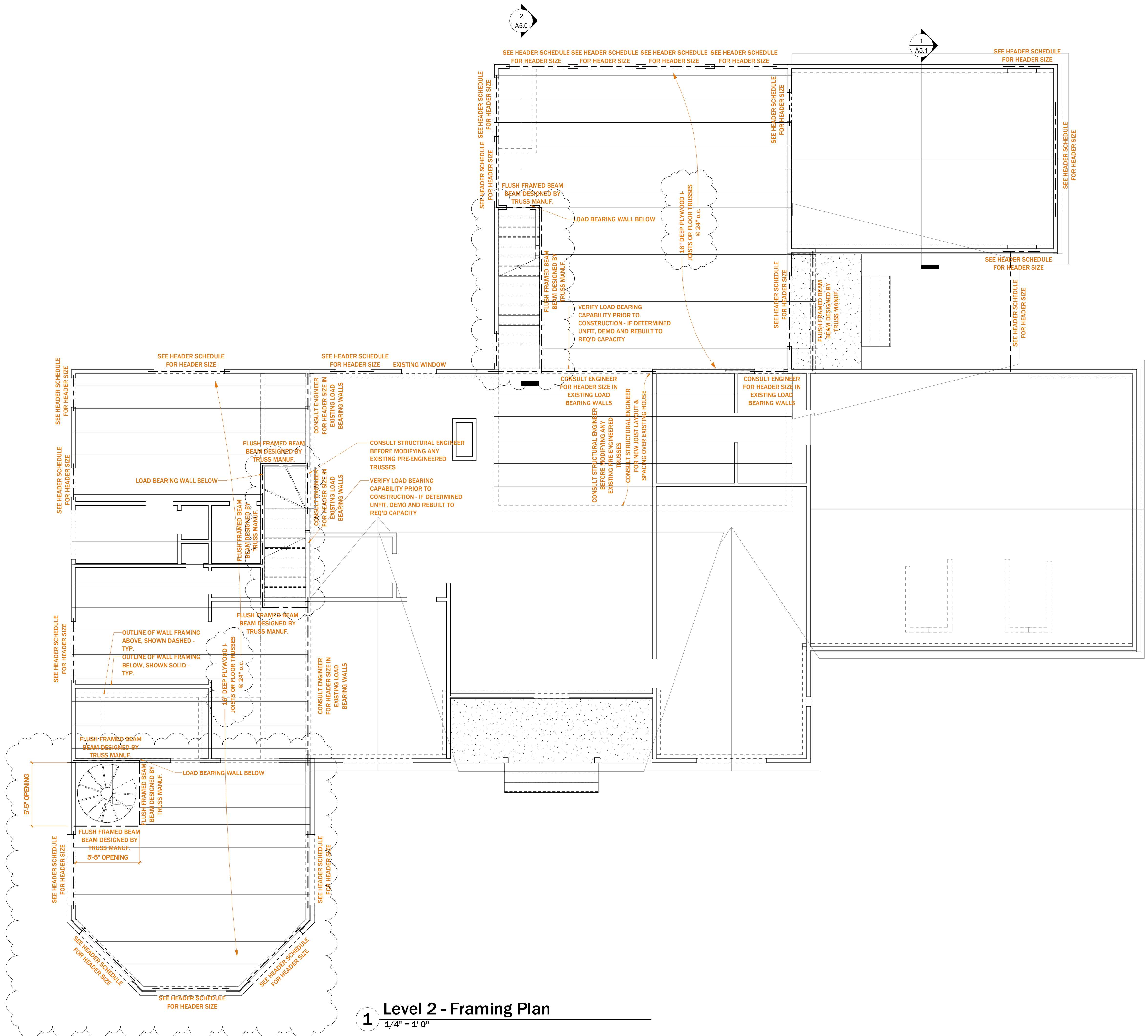
Sheet Title:
Foundation Plan

Date: Jan. 16, 2022
Project: 21003
Sheet Number:



1 Foundation Plan
1/4" = 1'-0"





1 Level 2 - Framing Plan
1/4" = 1'-0"

FRAMING NOTES

- EXTERIOR LOAD BEARING WALLS SHALL BE 2x4 SP - STUD GRADE @ 16" O.C. UNLESS NOTED OTHERWISE.
- ANY SHEAR WALLS INDICATED ON DRAWINGS SHALL BE ASSEMBLED PER APPLICABLE CODE.
- FLOOR JOISTS SHALL BE 14" DEEP PLYWOOD I'S OR FLOOR TRUSSES @ 24" o.c. UNLESS OTHERWISE NOTED. DOUBLE FLOOR JOISTS UNDER WALLS RUNNING PARALLEL - TYPICAL. THE FINAL DESIGN OF FLOOR JOISTS, FLOOR BEAMS AND BEAM BEARING CONDITIONS TO BE DETERMINED BY AND BEAR THE SEAL OF AN ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA. TRUSS MANUFACTURER SHALL PROVIDE FINAL LAYOUT TO ARCHITECTURAL DESIGNER FOR REVIEW PRIOR TO ORDERING OF TRUSSES AND NOTIFY ARCHITECTURAL DESIGNER OF ANY CHANGES IN TRUSS LAYOUT AND ALL LOADS IMPOSED ON BEAMS AND HEADERS.
- ROOF TRUSSES SHALL BE PRE-ENGINEERED METAL PLATE CONNECTED WOOD TRUSSES AT 24" O.C. - TRUSS MANUFACTURER TO COORDINATE OPENINGS OF EACH TRUSS FOR MECHANICAL SYSTEMS, ATTIC HATCH AND ANY OTHER FEATURES REQUIRED BY ARCHITECTURAL PLANS.
- THESE ROOF PLANS SHOW ROOF OUTLINE ONLY. ACTUAL TRUSS DESIGN & LAYOUT SHALL BE PROVIDED BY TRUSS MANUFACTURER. THE FINAL DESIGN SHALL BE PREPARED BY AND BEAR THE SEAL OF AN ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA. TRUSS MANUFACTURER SHALL PROVIDE FINAL LAYOUT TO ARCHITECTURAL DESIGNER FOR REVIEW PRIOR TO ORDERING OF TRUSSES AND NOTIFY ARCHITECT OF ANY CHANGES IN TRUSS LAYOUT AND ALL LOADS IMPOSED ON BEAMS AND HEADERS.
- TRUSS MANUFACTURER TO DESIGN ANY FLOOR BEAMS & GIRDER TRUSSES AND SPECIFY ANY HANGERS OR CLIPS AS REQUIRED.
- FLOOR SHEATHING SHALL BE 3/4" WOOD SHEATHING, APA RATED, STURD-FLOOR T&G WITH 100 NAILS @ 4" PANEL EDGES, 5" IN FIELD, AND CONSTRUCTION ADHESIVE. STAGGER PANEL JOINTS PARALLEL TO TRUSSES.
- THESE PLANS ARE TO BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. IF A DRAWING CONFLICT ARISES NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- PROVIDE ONE (1) JACK STUD PER SIDE FOR HEADER SPANS 7'-0" OR LESS. PROVIDE TWO (2) JACK STUDS PER SIDE FOR HEADER SPANS GREATER THAN 7'-0".
- ALL EXTERIOR WALLS TO BE SHEATHED w/ 7/16" O.S.B. ATTACHED TO FRAMING w/ 8d NAILS @ 6" o.c. & 12" o.c. FOR FIELD. PROVIDE BLOCKING @ EACH PANEL SPLICE.
- SEE HEADER SCHEDULE BELOW - UNLESS NOTED OTHERWISE.

HEADER SCHEDULE

2x4 Exterior Walls		
Up To 4'-0"	2-2x8	Boxed Beam
4'-0" - 6'-0"	2-2x10	Boxed Beam
6'-0" - 8'-0"	2-2x12	Boxed Beam
8'-0" - 12'-0"	2-1 3/4"X 11 1/4"	Parallel Beam

Unless Otherwise Noted

ONLY EXTERIOR WALLS ARE DESIGNED AS LOAD BEARING. INTERIOR WALLS ARE NON-LOAD BEARING, UNLESS OTHERWISE NOTED.

ALLOWABLE DESIGN STRESSES FOR MICROLAM LVL BEAMS
ADJUSTED MODULUS OF ELASTICITY = 1.9 x 10⁶ PSI²
FLEXURAL STRESS = 2,600 PSI
COMPRESSION PERPENDICULAR TO GRAIN = 750 PSI
HORIZONTAL SHEAR PARALLEL TO GRAIN = 285 PSI

STUDS - STUD GRADE SPRUCE PINE FIR (SPF) OR BETTER.
JOISTS - #2 OR BETTER SOUTHERN YELLOW PINE (SYP).
BEAMS AND STRINGERS - #2 SYP UNLESS NOTED OTHERWISE.

Roof Area - Roof Ventilation	
Venting Required	
Gross Ceiling Area	1,689 s.f.
Total Venting Required: Area/300	5.62 s.f.
Soffit Venting (50%)	2.78 s.f.
Upper Venting (50%)	2.78 s.f.
Venting Provided	
Ridge Vents (linear feet)	63 l.f.
Ridge Venting s.f. (0.125 s.f./l.f.)	7.9 s.f.
Soffit Vents (linear feet)	128 l.f.
Soffit Venting s.f. (0.0625 s.f./l.f.)	8 s.f.
Total Venting Area Provided	15.9 s.f.
Roof Venting Assumptions	
Cobra Ridge Vent 3" = 18 square inches /l.f. = 0.125 s.f./l.f.	
2" Wide Continuous Alum. or Fiber Cement Vent = 9 square inches /l.f. = 0.0625 s.f./l.f.	

Erik Harvey
cell: (919) 448-7422
email: erikharvey3@gmail.com

Permit Set

Romero Residence
Residential Addition
15 Classic Cove Court
Fuquay Varina, North Carolina 27526

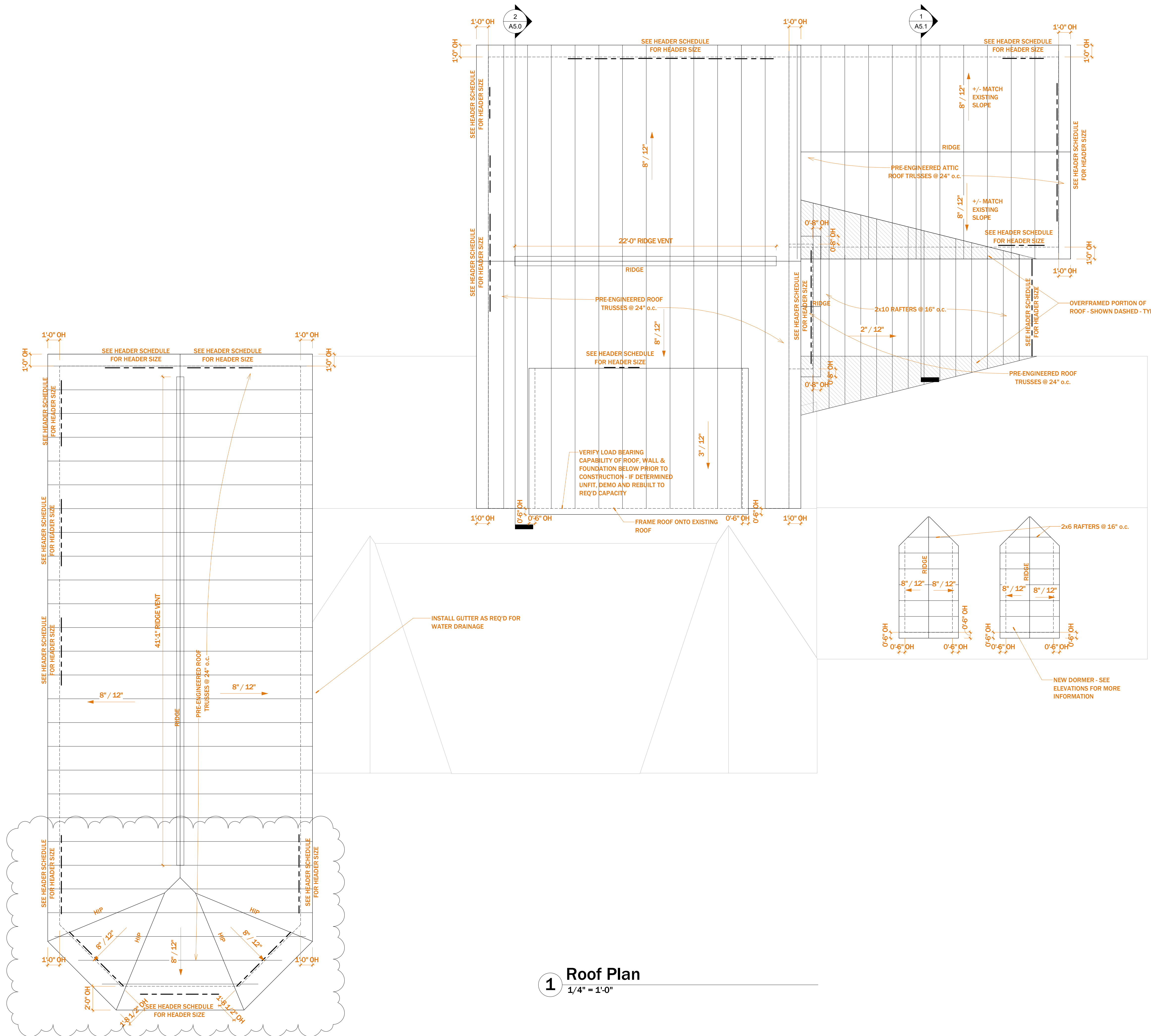
Revisions
No. / Description / Date

This sheet is formatted for a 24" x 36" print. If this print does not measure that - refer to the graphic scale.

Sheet Title:
Framing Plan

Date: Jan. 16, 2022
Project: 21003
Sheet Number:





1 Roof Plan
1/4" = 1'-0"

FRAMING NOTES

- EXTERIOR LOAD BEARING WALLS SHALL BE 2x4 SP - STUD GRADE @ 16" O.C. UNLESS NOTED OTHERWISE.
- ANY SHEAR WALLS INDICATED ON DRAWINGS SHALL BE ASSEMBLED PER APPLICABLE CODE.
- FLOOR JOISTS SHALL BE 14" DEEP PLYWOOD I'S OR FLOOR TRUSSES @ 24" o.c. UNLESS OTHERWISE NOTED. DOUBLE FLOOR JOISTS UNDER WALLS RUNNING PARALLEL - TYPICAL. THE FINAL DESIGN OF FLOOR JOISTS, FLOOR BEAMS AND BEAM BEARING CONDITIONS TO BE DETERMINED BY AND BEAR THE SEAL OF AN ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA. TRUSS MANUFACTURER SHALL PROVIDE FINAL LAYOUT TO ARCHITECTURAL DESIGNER FOR REVIEW PRIOR TO ORDERING OF TRUSSES AND NOTIFY ARCHITECTURAL DESIGNER OF ANY CHANGES IN TRUSS LAYOUT AND ALL LOADS IMPOSED ON BEAMS AND HEADERS.
- ROOF TRUSSES SHALL BE PRE-ENGINEERED METAL PLATE CONNECTED WOOD TRUSSES AT 24" O.C. - TRUSS MANUFACTURER TO COORDINATE OPENINGS OF EACH TRUSS FOR MECHANICAL SYSTEMS, ATTIC HATCH AND ANY OTHER FEATURES REQUIRED BY ARCHITECTURAL PLANS.
- THESE ROOF PLANS SHOW ROOF OUTLINE ONLY. ACTUAL TRUSS DESIGN & LAYOUT SHALL BE PROVIDED BY TRUSS MANUFACTURER. THE FINAL DESIGN SHALL BE PREPARED BY AND BEAR THE SEAL OF AN ENGINEER LICENSED IN THE STATE OF NORTH CAROLINA. TRUSS MANUFACTURER SHALL PROVIDE FINAL LAYOUT TO ARCHITECTURAL DESIGNER FOR REVIEW PRIOR TO ORDERING OF TRUSSES AND NOTIFY ARCHITECT OF ANY CHANGES IN TRUSS LAYOUT AND ALL LOADS IMPOSED ON BEAMS AND HEADERS.
- TRUSS MANUFACTURER TO DESIGN ANY FLOOR BEAMS & GIRDER TRUSSES AND SPECIFY ANY HANGERS OR CLIPS AS REQUIRED.
- FLOOR SHEATHING SHALL BE 3/4" WOOD SHEATHING, APA RATED, STURD-FLOOR T&G WITH 100 NAILS @ 4" PANEL EDGES, 6" IN FIELD, AND CONSTRUCTION ADHESIVE. STAGGER PANEL JOINTS PARALLEL TO TRUSSES.
- THESE PLANS ARE TO BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS. IF A DRAWING CONFLICT ARISES NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- PROVIDE ONE (1) JACK STUD PER SIDE FOR HEADER SPANS 7'-0" OR LESS. PROVIDE TWO (2) JACK STUDS PER SIDE FOR HEADER SPANS GREATER THAN 7'-0".
- ALL EXTERIOR WALLS TO BE SHEATHED w/ 7/16" O.S.B. ATTACHED TO FRAMING w/ 8d NAILS @ 6" o.c. & 12" o.c. FOR FIELD. PROVIDE BLOCKING @ EACH PANEL SPLICE.
- SEE HEADER SCHEDULE BELOW - UNLESS NOTED OTHERWISE.

HEADER SCHEDULE		
2x4 Exterior Walls		
Up To 4'-0"	2-2x8	Boxed Beam
4'-0" - 6'-0"	2-2x10	Boxed Beam
6'-0" - 8'-0"	2-2x12	Boxed Beam
8'-0" - 12'-0"	2-1 3/4" x 11 1/4"	Parallel Beam
Unless Otherwise Noted		

ONLY EXTERIOR WALLS ARE DESIGNED AS LOAD BEARING. INTERIOR WALLS ARE NON-LOAD BEARING, UNLESS OTHERWISE NOTED.

ALLOWABLE DESIGN STRESSES FOR MICROLAM LVL BEAMS
ADJUSTED MODULUS OF ELASTICITY = 1.9 x 10⁶ PSI
FLEXURAL STRESS = 2,600 PSI
COMPRESSION PERPENDICULAR TO GRAIN = 750 PSI
HORIZONTAL SHEAR PARALLEL TO GRAIN = 285 PSI

STUDS - STUD GRADE SPRUCE PINE FIR (SPF) OR BETTER.
JOISTS - #2 OR BETTER SOUTHERN YELLOW PINE (SYP).
BEAMS AND STRINGERS - #2 SYP UNLESS NOTED OTHERWISE.

Roof Area - Roof Ventilation	
Venting Required	
Gross Ceiling Area	1,689 s.f.
Total Venting Required: Area/300	5.62 s.f.
Soffit Venting (50%)	2.78 s.f.
Upper Venting (50%)	2.78 s.f.
Venting Provided	
Ridge Vents (linear feet)	63 l.f.
Ridge Venting s.f. (0.125 s.f./l.f.)	7.9 s.f.
Soffit Vents (linear feet)	128 l.f.
Soffit Venting s.f. (0.0625 s.f./l.f.)	8 s.f.
Total Venting Area Provided	15.9 s.f.
Roof Venting Assumptions	
Cobra Ridge Vent 3" = 18 square inches /l.f. = 0.125 s.f./l.f.	
2" Wide Continuous Alum. or Fiber Cement Vent = 9 square inches /l.f. = 0.0625 s.f./l.f.	

Erik Harvey
cell: (919) 448-7422
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Permit Set

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Revisions
No. / Description / Date

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Sheet Title:
Roof Framing Plan

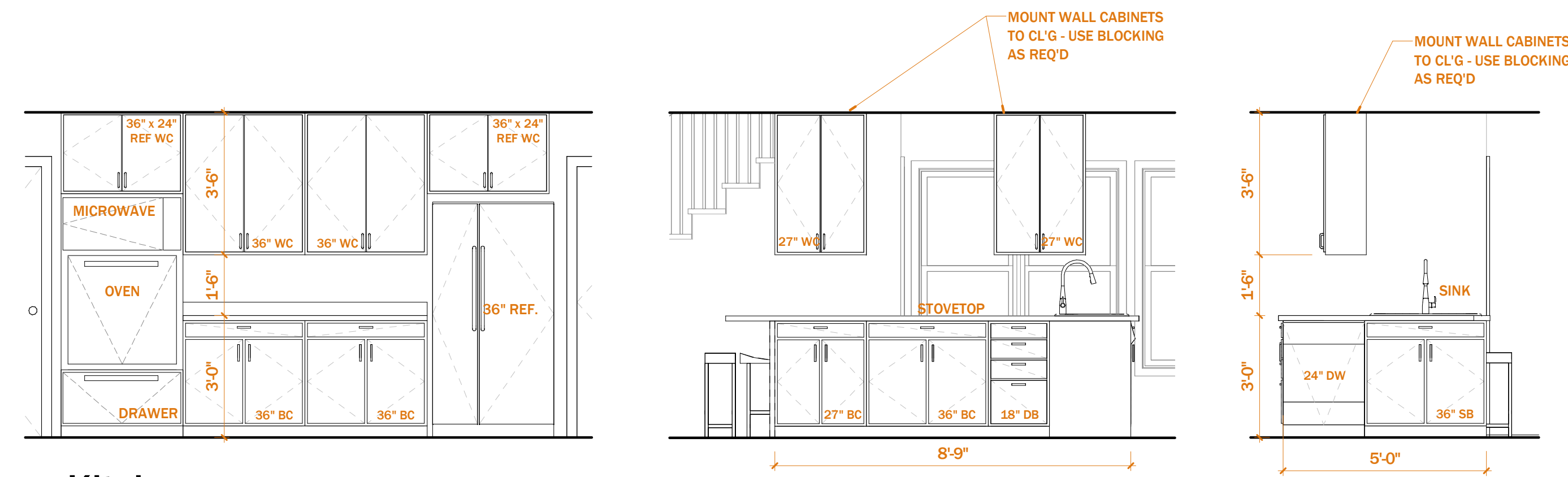
Date: Jan. 16, 2022
Project: 21003
Sheet Number:



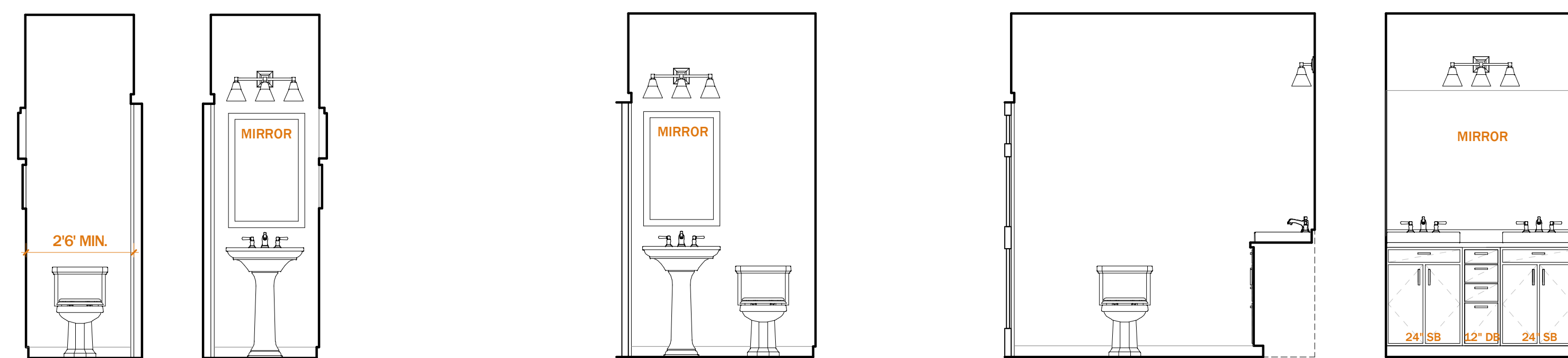


1 Master Bath
 3/8" = 1'-0"

4 Bath
 3/8" = 1'-0"



5 Kitchen
 3/8" = 1'-0"



8 Bonus Rm - Powder
 3/8" = 1'-0"

10 Theater - Powder
 3/8" = 1'-0"

11 Makeup Room - Powder
 3/8" = 1'-0"

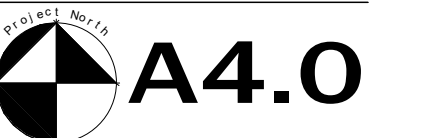
Romero Residence
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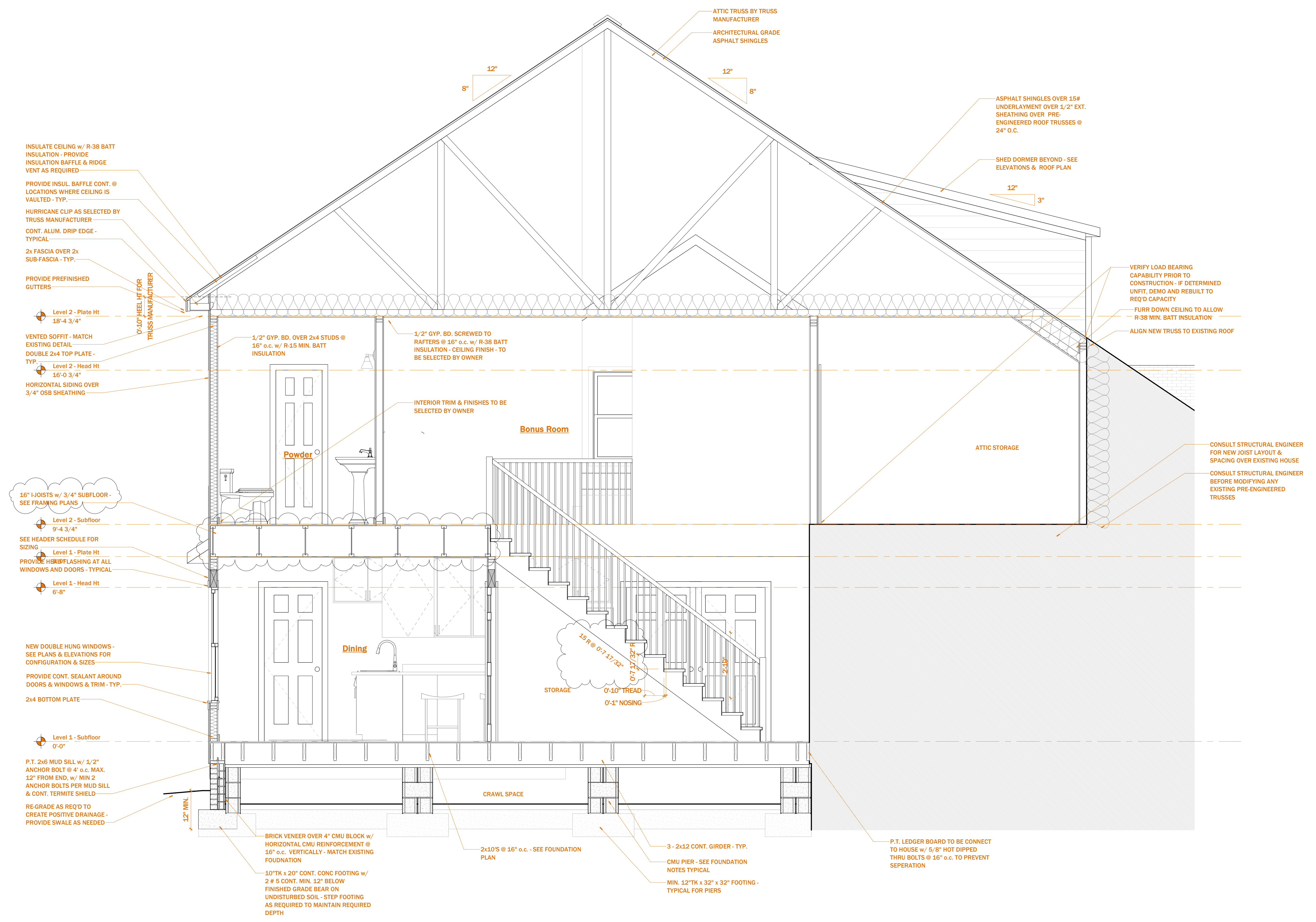
Revisions
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Sheet Title:
 Interior Elevations

Date: Jan. 16, 2022
 Project: 21003
 Sheet Number:





2 Section 2
 1/2" = 1'-0"

Romero Residence
 Residential Addition
 15 Classic Cove Court
 Fuquay Varina, North Carolina 27526

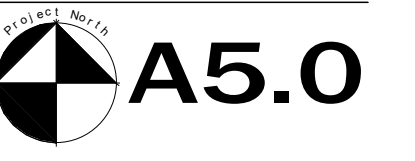
Revisions

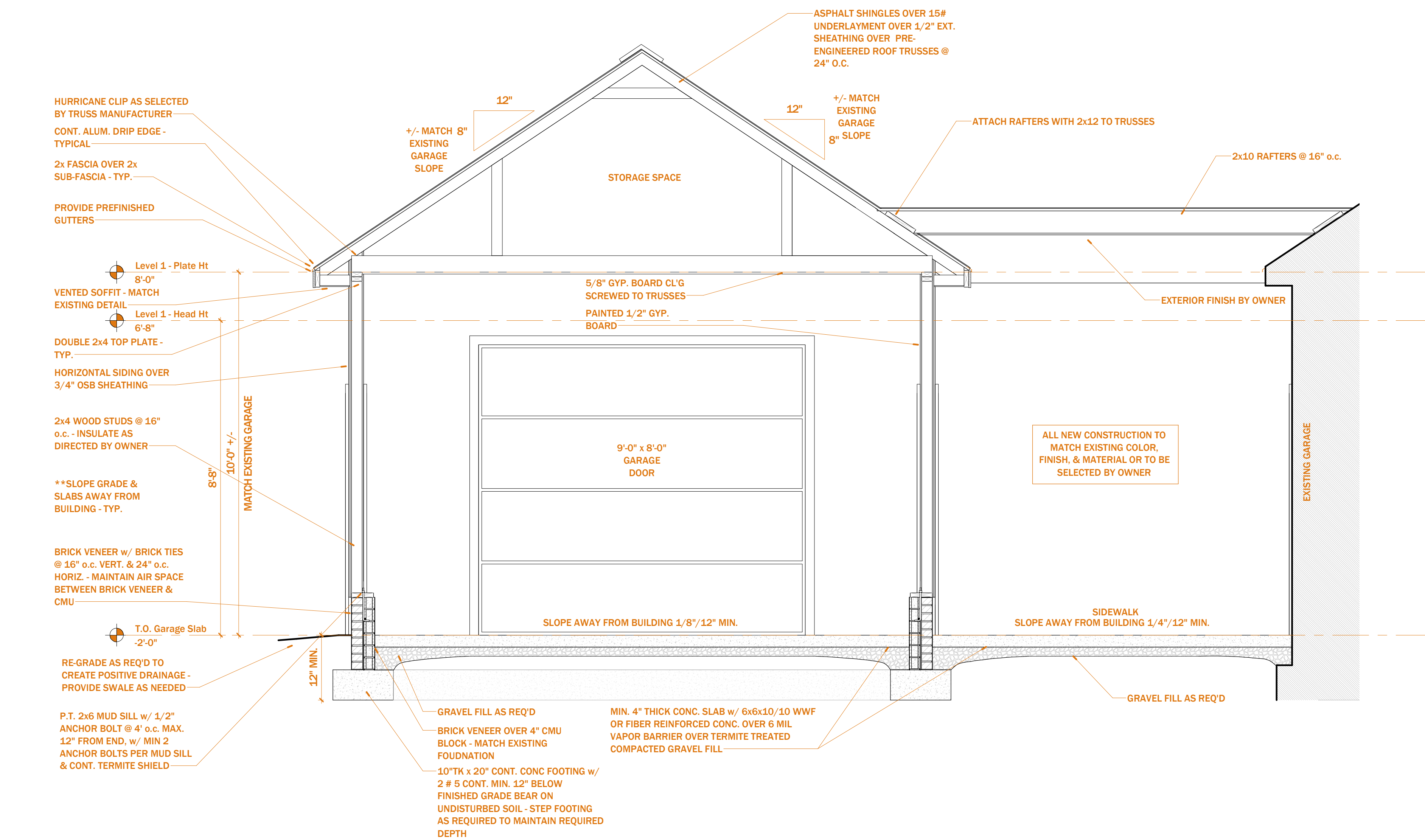
No.	Description	Date

This sheet is formatted for a 24" x 36" print. If this print does not measure that - refer to the graphic scale.

Sheet Title:
Building Section

Date: Jan. 16, 2022
 Project: 21003
 Sheet Number:





1 Garage Section
 1/2" = 1'-0"

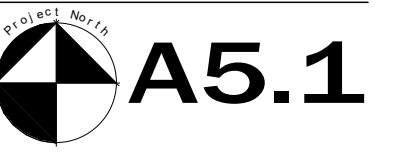
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No.	Description	Date

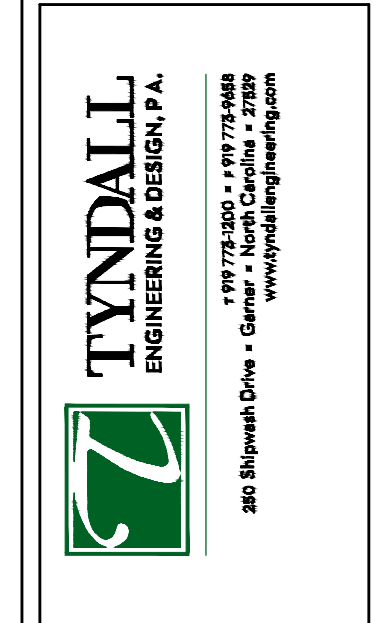
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Sheet Title:
 Building Section

Date: Jan. 16, 2022
 Project: 21003
 Sheet Number:



*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
 Any deviation or discrepancy on plans are to be brought to the immediate attention of Tyndall Engineering & Design, P.A. Failure to do so will void Tyndall Engineering & Design, P.A. liability.
 *Please review these documents carefully. Tyndall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were deemed acceptable once construction begins.



TYNDALL
 ENGINEERING & DESIGN, P.A.
 119775450 • 119775444
 119775444 • 119775444
 www.tyndallengineering.com
 380 Blythe Drive • Cary • North Carolina • 27513

Client: **NELSON ROMERO**
 Project: **12 CLASSIC COVE COURT, FUQUAY VARINA**

FOUNDATION PLAN
1ST FLOOR FRAMING

Project #: 2201-020146
 Date: 4/25/2022
 Engineered by: HJS
 DWG. Checked by: PAT
 Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

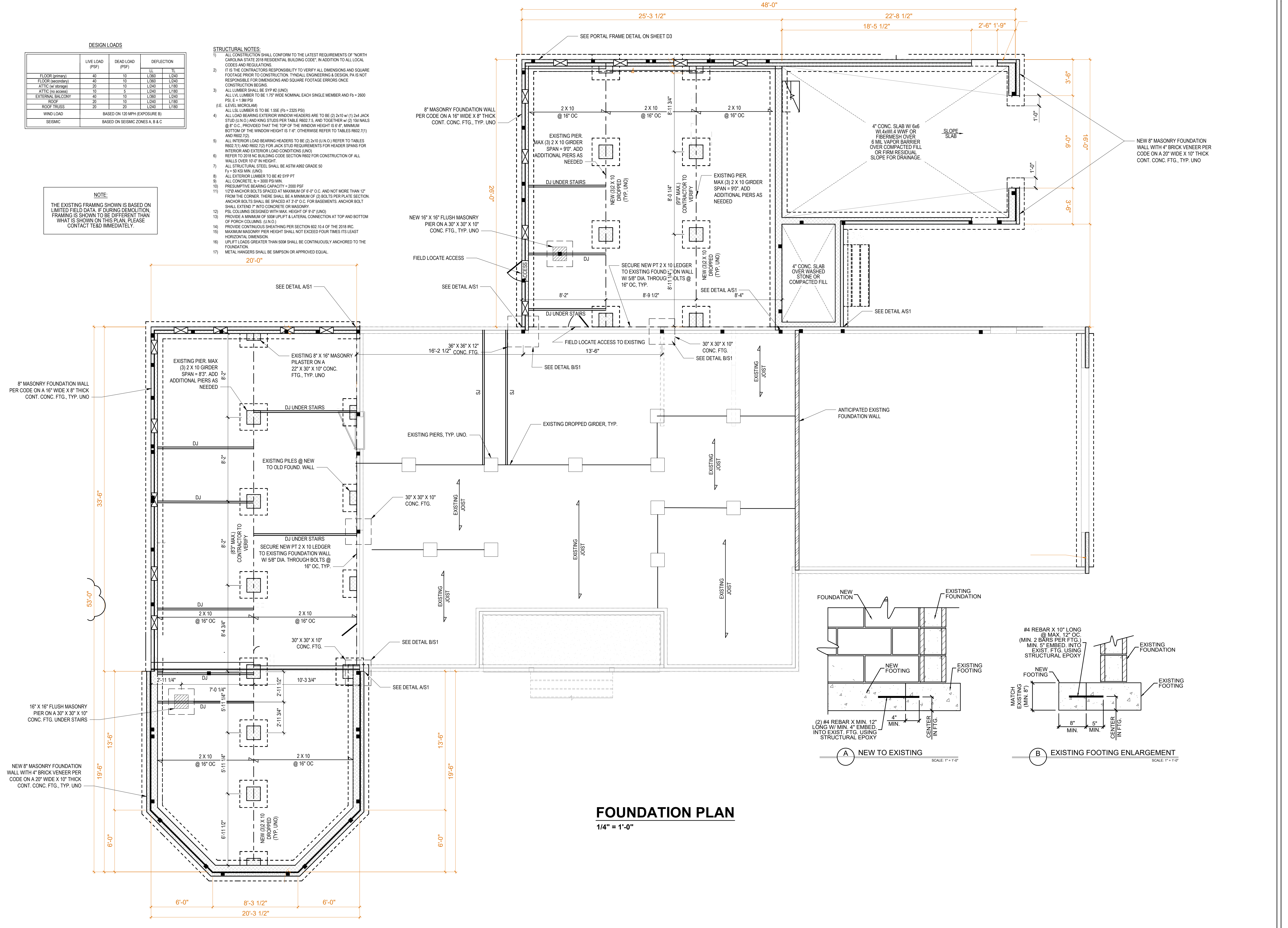
Sheet Number
S1
 1 of 7

DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (no storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

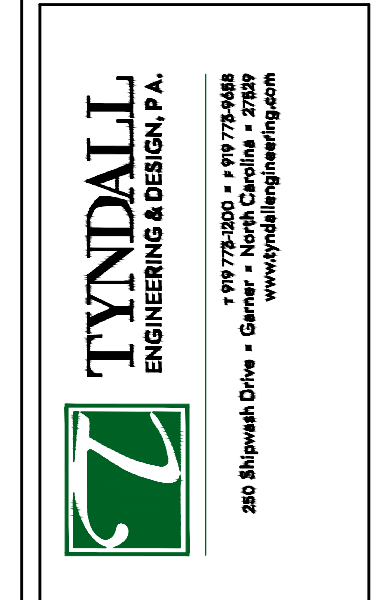
- STRUCTURAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE, IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, P.A. IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
 - ALL LUMBER SHALL BE SYP #2 (UNO).
 - ALL LVL LUMBER TO BE 1 7/8" WIDE NOMINAL, EACH SINGLE MEMBER AND F_b = 2600 PSI, E = 1.9M PSI (E LEVEL MICROLAM).
 - ALL LVL LUMBER IS TO BE 1.5SE (F_b = 2325 PSI).
 - ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.O.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 1/2" NAILS @ 8" O.C. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6" MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 14" OTHERWISE REFER TO TABLE R602.7(1) AND R602.7(2).
 - ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO).
 - REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
 - ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50 F_y = 50 KSI MIN. (UNO).
 - ALL EXTERIOR LUMBER TO BE #2 SYP PT.
 - ALL CONCRETE: f_c = 3000 PSI MIN.
 - PRESUMPTIVE BEARING CAPACITY = 2000 PSF.
 - 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 8'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY.
 - PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO).
 - PROVIDE A MINIMUM 2" OF 304 UP/LT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
 - PROVIDE CONTINUOUS SHEATHING PER SECTION 802.10.4 OF THE 2018 IRC. MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
 - UPLIFT LOADS GREATER THAN 900# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
 - METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

NOTE:
 THE EXISTING FRAMING SHOWN IS BASED ON LIMITED FIELD DATA. IF DURING DEMOLITION FRAMING IS SHOWN TO BE DIFFERENT THAN WHAT IS SHOWN ON THIS PLAN, PLEASE CONTACT TEAM IMMEDIATELY.



FOUNDATION PLAN
 1/4" = 1'-0"

*Engineers and designers do not include construction means, methods, techniques, sequences, procedures or safety precautions.
 Any deviations or discrepancies on plans are to be brought to the immediate attention of Tyndall Engineering & Design, P.A. Failure to do so will void Tyndall Engineering & Design, P.A. liability.
 *Please review these documents carefully. Tyndall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were deemed acceptable once construction begins.



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 ENGINEERING & DESIGN, P.A.
 280 Birchwood Drive • Garner, North Carolina • 27828
 919.724.2010 • 919.775.4444
 www.tyndallengineering.com

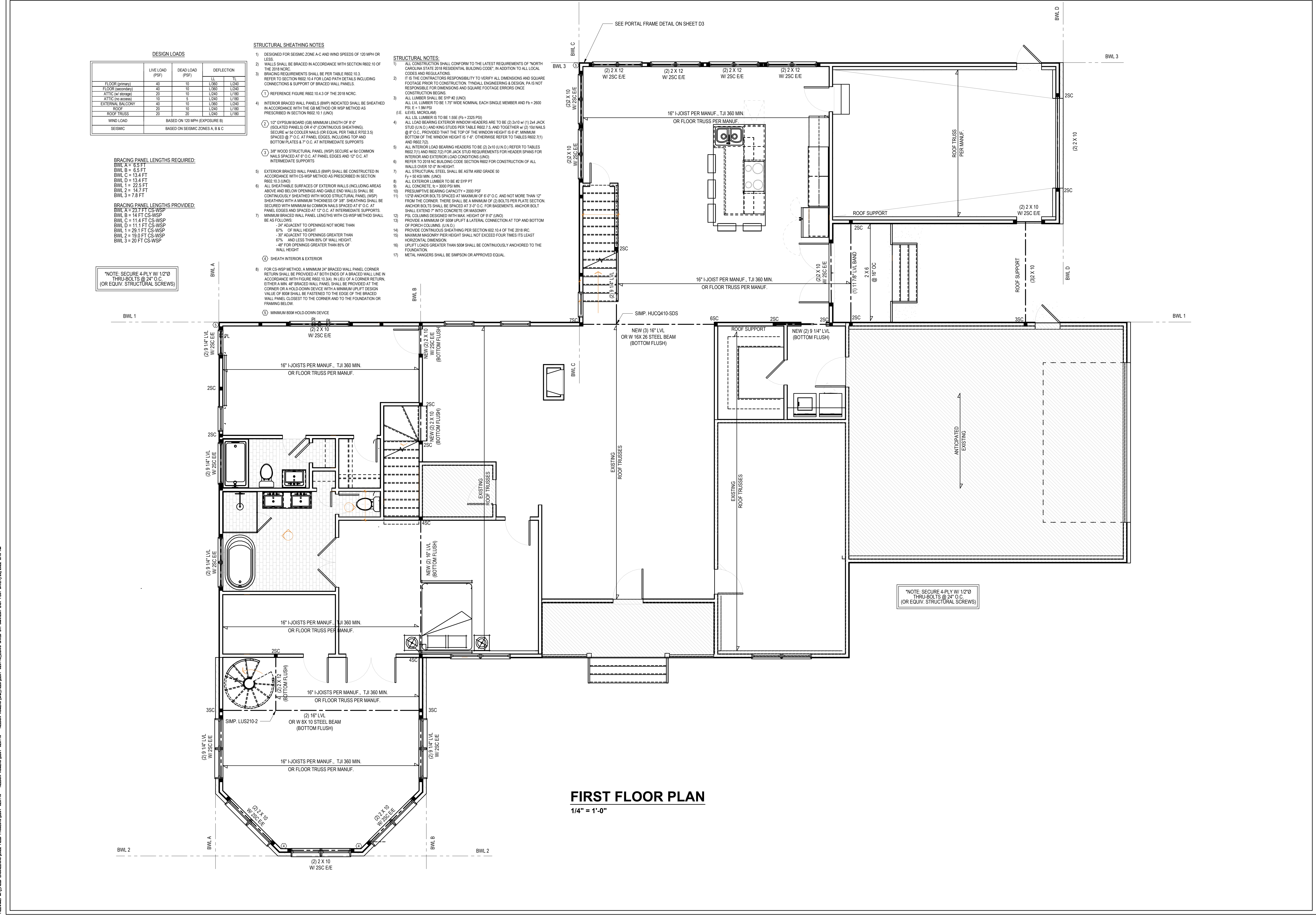
Client: **NELSON ROMERO**
 Project: **12 CLASSIC COVE COURT, FUQUAY VARINA**

**1ST FLOOR HEADER
 2ND FLOOR FRAMING**

Project #: 2201-020146
 Date: 4/25/2022
 Engineered by: HJS
 DWG. Checked by: PAT
 Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number
S2
 2 of 7



DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (no storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180

WIND LOAD: BASED ON 120 MPH (EXPOSURE B)
 SEISMIC: BASED ON SEISMIC ZONES A & B & C

STRUCTURAL SHEATHING NOTES

- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
- WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NRC.
- BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
- REFERENCE FIGURE R602.10.4.3 OF THE 2018 NRC.
- INTERIOR BRACED WALL PANELS (BWPP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (L&D).
- 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING). SECURE w/ 5d COOLER NAILS (OR EQUAL, PER TABLE R102.3.5) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES & 7" O.C. AT INTERMEDIATE SUPPORTS.
- 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE w/ 6d COMMON NAILS SPACED AT 12" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- EXTERIOR BRACED WALL PANELS (BWPP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (L&D).
- ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP). SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 12" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS. MINIMUM BRACED WALL PANEL LENGTHS WITH CS-WSP METHOD SHALL BE AS FOLLOWS:
 - 24" ADJACENT TO OPENINGS NOT MORE THAN 67% OF WALL HEIGHT
 - 30" ADJACENT TO OPENINGS GREATER THAN 67% AND LESS THAN 85% OF WALL HEIGHT
 - 45" FOR OPENINGS GREATER THAN 85% OF WALL HEIGHT
- SHEATH INTERIOR & EXTERIOR
- FOR CS-WSP METHOD, A MINIMUM 24" BRACED WALL PANEL CORNER RETURN SHALL BE PROVIDED AT BOTH ENDS OF A BRACED WALL LINE IN ACCORDANCE WITH FIGURE R602.10.3.4. IN LIEU OF A CORNER RETURN, EITHER A MIN. 48" BRACED WALL PANEL SHALL BE PROVIDED AT THE CORNER OR A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW.
- MINIMUM 800# HOLD-DOWN DEVICE

STRUCTURAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE. IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, P.A. IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- ALL LUMBER SHALL BE SYP #2 (UNG).
- ALL LVL LUMBER TO BE 1 1/2" WIDE NOMINAL EACH SINGLE MEMBER AND F_b = 2000 PSI, E = 1.9M PSI (I.E. LEVEL MICROLAM).
- ALL LVL LUMBER IS TO BE 1 5/8" (F_b = 2325 PSI).
- ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.C.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 15d NAILS @ 12" O.C. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-0". MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-0". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.C.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (L&D).
- REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
- ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50 (F_y = 50 KSI MIN. (U.N.C.)).
- ALL EXTERIOR LUMBER TO BE #2 SYP PT.
- ALL CONCRETE: f'c = 3000 PSI MIN.
- PRESUMPTIVE BEARING CAPACITY = 2000 PSF.
- 12"Ø ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY.
- PSI COLUMNS DESIGNED WITH MAX. HEIGHT OF 8'-0" (U.N.C.).
- PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.C.)
- PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC.
- MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

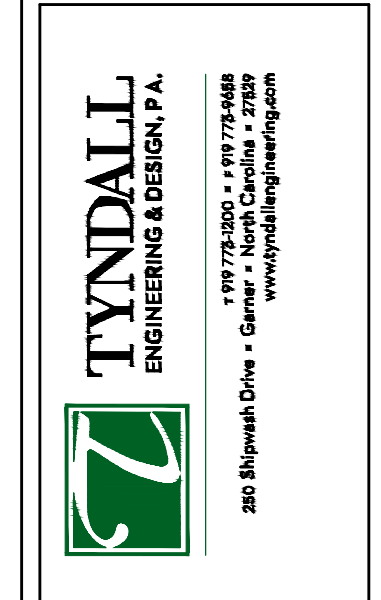
BRACING PANEL LENGTHS REQUIRED:
 BWL A = 6.5 FT
 BWL B = 6.5 FT
 BWL C = 13.4 FT
 BWL D = 13.4 FT
 BWL 1 = 22.5 FT
 BWL 2 = 14.7 FT
 BWL 3 = 7.8 FT

BRACING PANEL LENGTHS PROVIDED:
 BWL A = 23.7 FT CS-WSP
 BWL B = 14 FT CS-WSP
 BWL C = 11.4 FT CS-WSP
 BWL D = 11.1 FT CS-WSP
 BWL 1 = 29.1 FT CS-WSP
 BWL 2 = 19.0 FT CS-WSP
 BWL 3 = 20 FT CS-WSP

*NOTE: SECURE 4-PLY W/ 1/2"Ø THRU-BOLTS @ 24" O.C. (OR EQUIV. STRUCTURAL SCREWS)

FIRST FLOOR PLAN
 1/4" = 1'-0"

*Engineers and designers do not include construction means, methods, techniques, sequences, procedures or safety precautions.
 Any deviation or discrepancies on plans are to be brought to the immediate attention of Tyndall Engineering & Design, P.A. Failure to do so will void Tyndall Engineering & Design, P.A. liability.
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TYNDALL
 ENGINEERING & DESIGN, P.A.
 11975 W. 11th Ave., Suite 100, Fort Lauderdale, FL 33324
 954-575-4444
 www.tyndallengineering.com

Client: **NELSON ROMERO**
 Project: **12 CLASSIC COVE COURT, FUQUAY VARINA**

2ND FLOOR HEADER
2ND FLR. CLG. FRAMING

Project #: 2201-020146
 Date: 4/25/2022
 Engineered by: HJS
 DWG. Checked by: PAT
 Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number
S3
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DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (no storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180

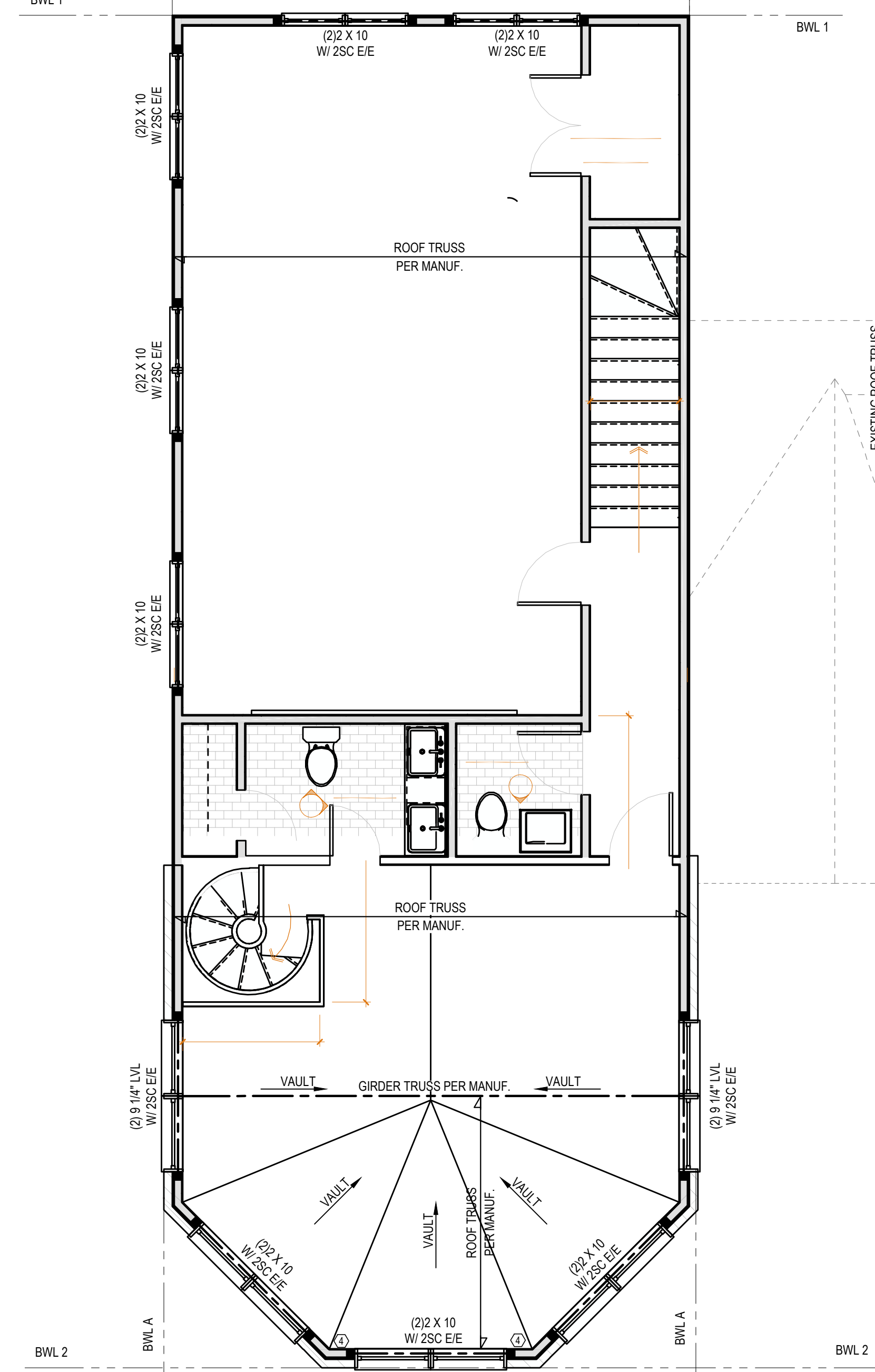
WIND LOAD BASED ON 120 MPH (EXPOSURE B)
 SEISMIC BASED ON SEISMIC ZONES A & B & C

- STRUCTURAL SHEATHING NOTES**
- DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
 - WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NRC.
 - BRACING REQUIREMENTS SHALL BE PER TABLE R602.10.3. REFER TO SECTION R602.10.4 FOR LOAD PATH DETAILS INCLUDING CONNECTIONS & SUPPORT OF BRACED WALL PANELS.
 - REFERENCE FIGURE R602.10.4.3 OF THE 2018 NRC.
 - INTERIOR BRACED WALL PANELS (BWPP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (LNU).
 - 1/2" GYPSUM BOARD (GB) MINIMUM LENGTH OF 8'-0" (ISOLATED PANELS) OR 4'-0" (CONTINUOUS SHEATHING). SECURE w/ 5d COOLER NAILS (OR EQUAL, PER TABLE R02.3.5) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES & 7" O.C. AT INTERMEDIATE SUPPORTS.
 - 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE w/ 6d COMMON NAILS SPACED AT 8" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
 - EXTERIOR BRACED WALL PANELS (BWPP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (LNU).
 - ALL SHEATHABLE SURFACES OF EXTERIOR WALLS (INCLUDING AREAS ABOVE AND BELOW OPENINGS AND GABLE END WALLS) SHALL BE CONTINUOUSLY SHEATHED WITH WOOD STRUCTURAL PANEL (WSP) SHEATHING WITH A MINIMUM THICKNESS OF 3/8". SHEATHING SHALL BE SECURED WITH MINIMUM 6d COMMON NAILS SPACED AT 8" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS. MINIMUM BRACED WALL PANEL LENGTHS WITH CS-WSP METHOD SHALL BE AS FOLLOWS:
 - 24" ADJACENT TO OPENINGS NOT MORE THAN 57% OF WALL HEIGHT
 - 30" ADJACENT TO OPENINGS GREATER THAN 67% AND LESS THAN 85% OF WALL HEIGHT
 - 42" FOR OPENINGS GREATER THAN 85% OF WALL HEIGHT
 - SHEATH INTERIOR & EXTERIOR.
 - FOR CS-WSP METHOD, A MINIMUM 24" BRACED WALL PANEL CORNER RETURN SHALL BE PROVIDED AT BOTH ENDS OF A BRACED WALL LINE IN ACCORDANCE WITH FIGURE R602.10.3.4. IN LIEU OF A CORNER RETURN, EITHER A MIN. 48" BRACED WALL PANEL SHALL BE PROVIDED AT THE CORNER OR A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE EDGE OF THE BRACED WALL PANEL CLOSEST TO THE CORNER AND TO THE FOUNDATION OR FRAMING BELOW.
 - MINIMUM 800# HOLD-DOWN DEVICE.

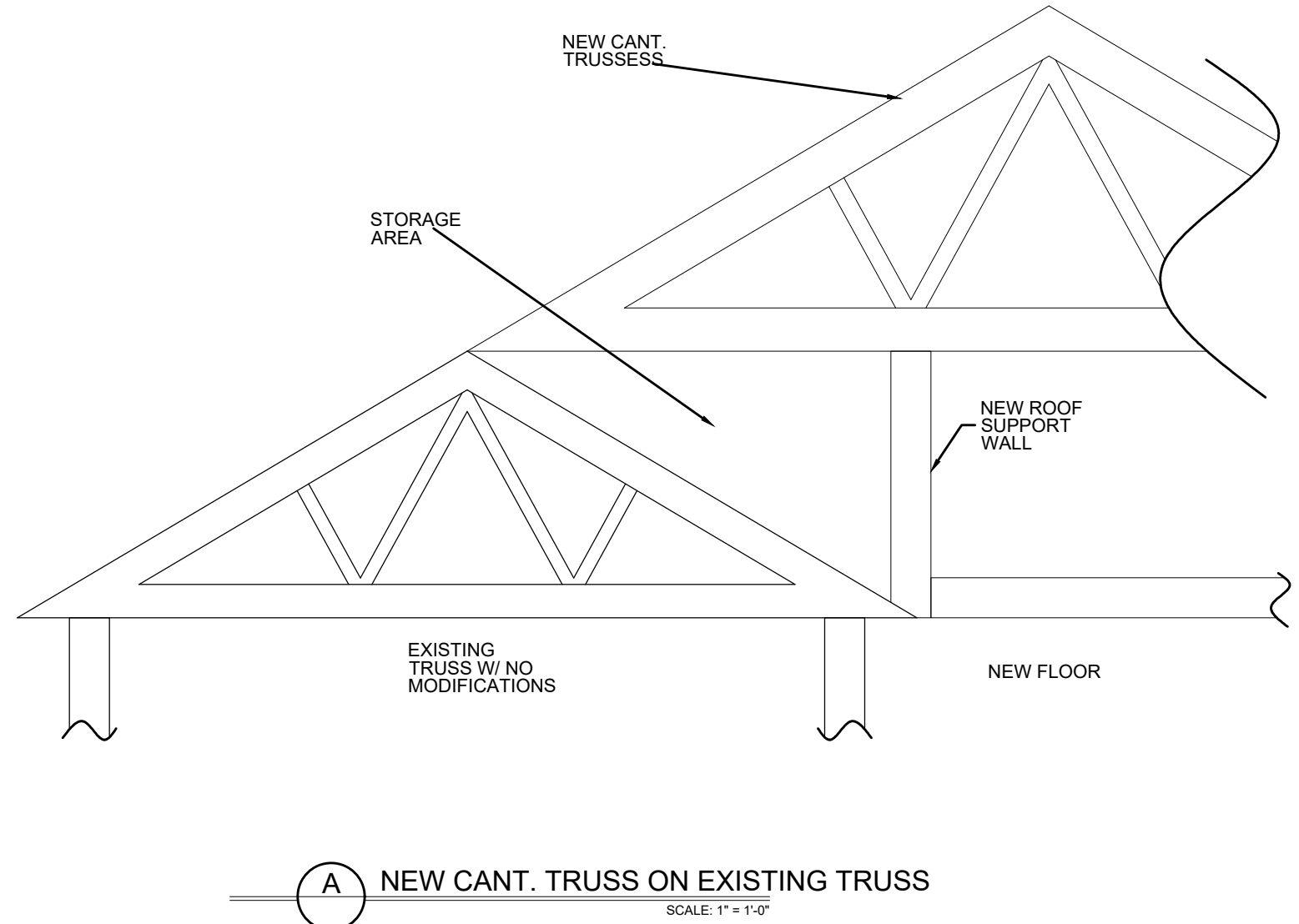
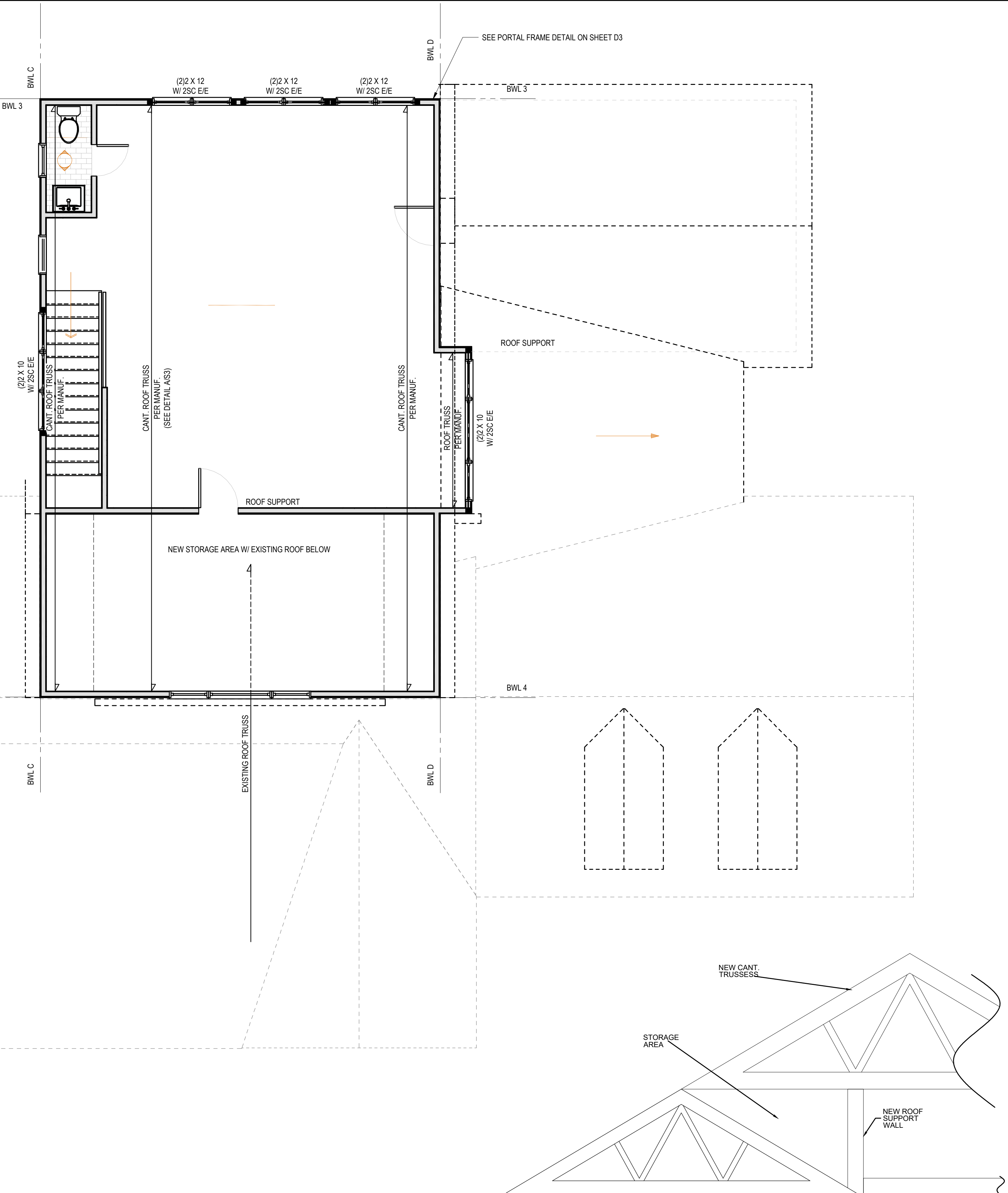
- STRUCTURAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF 'NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE'. IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, P.A. IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
 - ALL LUMBER SHALL BE SYP #2 (LNU).
 - ALL LVL LUMBER IS TO BE 1-1/2" WIDE NOMINAL EACH SINGLE MEMBER AND F_b = 2000 PSI, E = 1.9M PSI (I.E. LEVEL MICROLAM).
 - ALL LVL LUMBER IS TO BE 1.55E (F_b = 2325 PSI).
 - ALL LOAD BEARING EXTERIOR WINDOW HEADERS ARE TO BE (2) 2x10 w/ (1) 2x4 JACK STUD (U.N.C.) AND KING STUDS PER TABLE R602.7.5, AND TOGETHER w/ (2) 15d NAILS @ 8" O.C. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-0". MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-0". OTHERWISE REFER TO TABLES R602.7(1) AND R602.7(2).
 - ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.C.) REFER TO TABLES R602.7(1) AND R602.7(2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (LNU).
 - REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
 - ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50.
 - F_y = 50 KSI MIN. (LNU).
 - ALL EXTERIOR LUMBER TO BE #2 SYP PT.
 - ALL CONCRETE, F_c = 3000 PSI MIN.
 - PRESUMPTIVE BEARING CAPACITY = 2000 PSF.
 - 1/2" ANCHOR BOLTS SPACED AT MAXIMUM OF 6'-0" O.C. AND NOT MORE THAN 12" FROM THE CORNER. THERE SHALL BE A MINIMUM OF (2) BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY.
 - PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 6'-0" (LNU).
 - PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.C.)
 - PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC.
 - MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
 - UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
 - METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

BRACING PANEL LENGTHS REQUIRED:
 BWL A = 2.9 FT
 BWL B = 2.9 FT
 BWL C = 3.4 FT
 BWL D = 3.4 FT
 BWL 1 = 6.4 FT
 BWL 2 = 6.4 FT
 BWL 3 = 5.3 FT
 BWL 4 = 5.3 FT

BRACING PANEL LENGTHS PROVIDED:
 BWL A = 23.1 FT CS-WSP
 BWL B = 39.0 FT CS-WSP
 BWL C = 25.8 FT CS-WSP
 BWL D = 29.0 FT CS-WSP
 BWL 1 = 8.6 FT CS-WSP
 BWL 2 = 8.9 FT CS-WSP
 BWL 3 = 7.2 FT CS-WSP
 BWL 4 = 16.4 FT CS-WSP



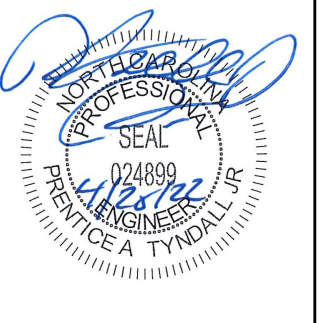
SECOND FLOOR PLAN
 1/4" = 1'-0"



A NEW CANT. TRUSS ON EXISTING TRUSS
 SCALE: 1" = 1'-0"

FILENAME: \\FLD_ENGINEERING\2022_FLD_PROJECTS\2201-020146 - NELSON ROMERO\2201-020146 - NELSON ROMERO\CAL_FILES\2201-020146-EDWG_SAVED BY: SWAMESH LUST PLOT DATE: 4/25/2022 8:49 AM

*Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
 Any deviations or discrepancies on plans are to be brought to the immediate attention of Tyn dall Engineering & Design, P.A. Failure to do so will void Tyn dall Engineering & Design, P.A. liability.
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 ENGINEERING & DESIGN, P.A.
 180 Blythebark Drive • Garner • North Carolina • 27839
 919 774-5100 • 919 774-4444
 www.tyndallengineering.com



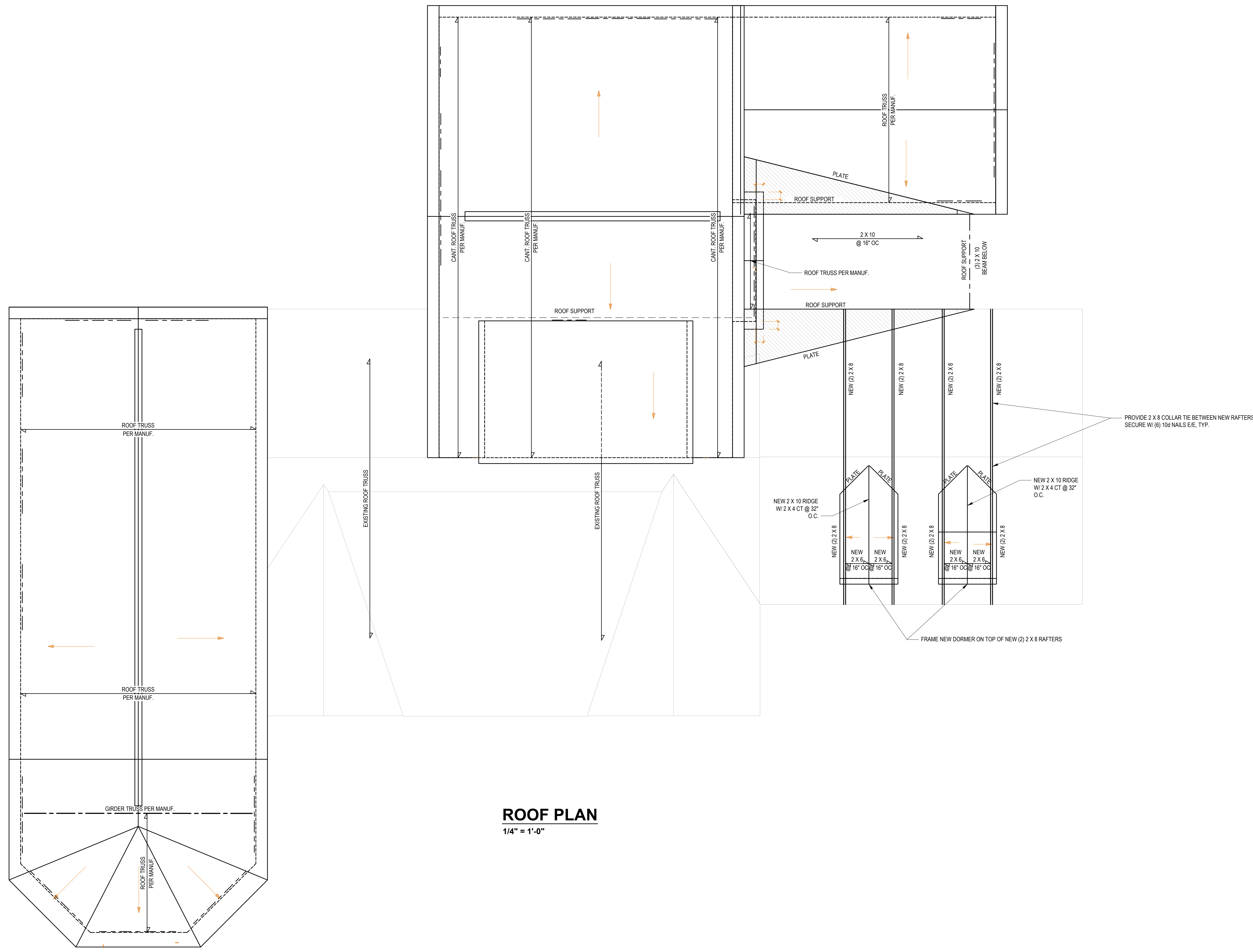
Client: **NELSON ROMERO**
 Project: **12 CLASSIC COVE COURT, FUQUAY VARINA**

ROOF PLAN

Project #: 2201-020146
 Date: 4/25/2022
 Engineered By: HJS
 DWG. Checked By: PAT
 Scale: SEE PLAN

REVISIONS		
No.	Date	Remarks

Sheet Number
S4
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ROOF PLAN
 1/4" = 1'-0"

FILENAME: HA_FLD_ENGINEERING\2022_FLD_PROJECTS\2201-020146 - NELSON ROMERO\CAL_FILES\2201-020146-EDWG-SHED BY: SWAMISHI LUST PLOT DATE: 4/28/2022 8:49 AM

STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.

2) DESIGN LOADS:

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			LL	TL
ALL FLOORS	40	10	L/360	L/240
ATTIC (w/ walk up stairs)	30	10	L/360	L/240
ATTIC (pull down access)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	40	10	L/360	L/240
ROOF	20	10	L/240	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 120 MPH (EXPOSURE B)			
SEISMIC	SEISMIC ZONES A, B & C			

- 3) MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
- 4) CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE. (U.N.C.)
- 5) MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R602.3 FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT.
- 6) ALL FRAMING LUMBER SHALL BE SYP #2 (Fb = 800 PSI, BASED ON D x 10) (U.N.)
ALL FRAMING LUMBER EXPOSED TO THE ELEMENTS SHALL BE TREATED MATERIAL.
ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2000 PSI, E = 1.9M PSI (U.N.O.)
ALL L.S. LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2325 PSI, E = 1.8M PSI (U.N.O.)
ALL PSL LUMBER TO BE 3.5" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2400 PSI, E = 1.8M PSI (U.N.O.)
- 7) ALL LOAD BEARING EXTERIOR HEADERS SHALL BE AT (2) 2x10 (U.N.O.) REFER TO TABLE R602.7(1) & (2) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS UNLESS SPECIFICALLY NOTED ON PLANS.
- 8) ALL STRUCTURAL STEEL W-SHAPES (I-BEAMS) SHALL BE ASTM A992 GRADE 50.
ALL STEEL ANGLES, PLATES, AND C-CHANNELS SHALL BE ASTM A36.
ALL STEEL PIPE SHALL BE ASTM A53 GRADE B.
- 9) STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO (2) LAG SCREWS (1 1/2" x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED THE JOISTS ARE TOE NAILED TO THE SOLE PLATES, AND THE SOLE PLATES ARE NAILED OR BOLTED TO THE BEAM FLANGES @ 48" O.C.
- 10) PROVIDE ANCHOR BOLT PLACEMENT PER SECTION 403.1.6: 12" O ANCHOR BOLTS SPACED AT 6'-0" O.C. AND PLACED 12" FROM THE END OF EACH PLATE SECTION. ANCHOR BOLTS SHALL BE SPACED AT 3'-0" O.C. FOR BASEMENTS. ANCHOR BOLT SHALL EXTEND 7" INTO CONCRETE OR MASONRY. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. THERE SHALL BE A MINIMUM TWO ANCHOR BOLTS PER PLATE SECTION.
- 11) FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF NC BUILDING CODE.
- 12) WALL AND ROOF CLADDING VALUES:
WALL CLADDING SHALL BE DESIGNED FOR 28.0 POUNDS PER SQUARE FOOT (LBS/SQFT) OR GREATER POSITIVE AND NEGATIVE PRESSURE.
ROOF VALLES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
39.0 LBS/SQFT FOR ROOF PITCHES 0/12 TO 1/12
36.0 LBS/SQFT FOR ROOF PITCHES 1/12 TO 2/12
18.0 LBS/SQFT FOR ROOF PITCHES 6/12 TO 12/12
*MEAN ROOF HEIGHT 3'0" OR LESS
- 13) FOR ROOF SLOPES FROM 2/12 THROUGH 4/12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER.
- 14) REFER TO SECTION R602.3 FOR FRAMING OF ALL WALLS OVER 10'-0" IN HEIGHT.
- 15) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.3 OF THE 2018 N.C.R.C.
- 16) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
- 17) REFER TO TABLE N1102.1 FOR PRESCRIPTIVE BUILDING ENVELOPE THERMAL COMPONENT CRITERIA.
- 18) PSL COLUMNS DESIGNED WITH MAXIMUM HEIGHT OF 9'-0" (U.N.O.)
- 19) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- 20) MAXIMUM MASONRY PER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
- 21) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, P.A. IS NOT RESPONSIBLE FOR DIMENSION OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.

DEFINITIONS FOR COMMON ABBREVIATIONS

ALT = ALTERNATE	MAX = MAXIMUM
CANT = CANTILEVER	MIN = MINIMUM
CJ = CEILING JOIST	NOM = NOMINAL
CMU = CONCRETE MASONRY UNIT	O.C. = ON CENTER
COL = COLUMN	PL = POINT LOAD
CONC = CONCRETE	PT = PRESSURE TREATED
CONT = CONTINUOUS	REIN = REINFORCED
CT = COLLAR TIE	REQD = REQUIRED
DBL = DOUBLE	RJ = ROOF JOIST
DIA = DIAMETER	RS = ROOF SUPPORT
DJ = DOUBLE JOIST	SC = STUD COLUMN
DR = DOUBLE RAFTER	SCH = SCHEDULE
EA = EACH	SPEC = SPECIFIED
EE = EACH END	THK = THICK
FJ = FLOOR JOIST	TJ = TRIPLE JOIST
FND = FOUNDATION	TRTD = TREATED
FTG = FOOTING	TYP = TYPICAL
GALV = GALVANIZED	UNO = UNLESS NOTED OTHERWISE
HORIZ = HORIZONTAL	W = WIDE FLANGE BEAM
HT = HEIGHT	W/F = WELDED WIRE FABRIC
MANUF = MANUFACTURER	XJ = EXTRA JOIST

1) MAXIMUM HEIGHT OF DECK SUPPORT POSTS AS FOLLOWS:

POST SIZE	MAX. POST HEIGHT**
4 x 4	8'-0"
6 x 6	20'-0"
***	OVER 20'-0"

- * THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS. MAXIMUM TRIBUTARY AREA IS BASED ON 128 TOTAL SQUARE FEET WHICH MAY BE LOCATED AT DIFFERENT LEVELS.
** FROM TOP OF FOOTING TO BOTTOM OF GIRDER.
*** DECKS WITH POST HEIGHTS OVER 20'-0" SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT.

2) DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THESE METHODS:

- A. THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION (4) ABOVE. LATERAL BRACING IS NOT REQUIRED.
- B. 4 x 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE BOLTED TO THE POST AND GIRDER WITH ONE 5/8" Ø HOT DIPPED GALVANIZED BOLT AT EACH END OF THE BRACE.
- C. FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN ACCORDANCE WITH THE FOLLOWING:

POST SIZE	MAX. TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 x 4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6 x 6	120 SQ. FT.	6'-0"	3'-6"	1'-8"

- D. 2 x 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO (2) PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 x 6s SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8" Ø HOT DIPPED GALVANIZED BOLT AT EACH END OF EACH BRACING MEMBER.
- E. FOR EMBEDMENT OF PILLS IN COASTAL REGIONS, SEE CHAPTER 46.

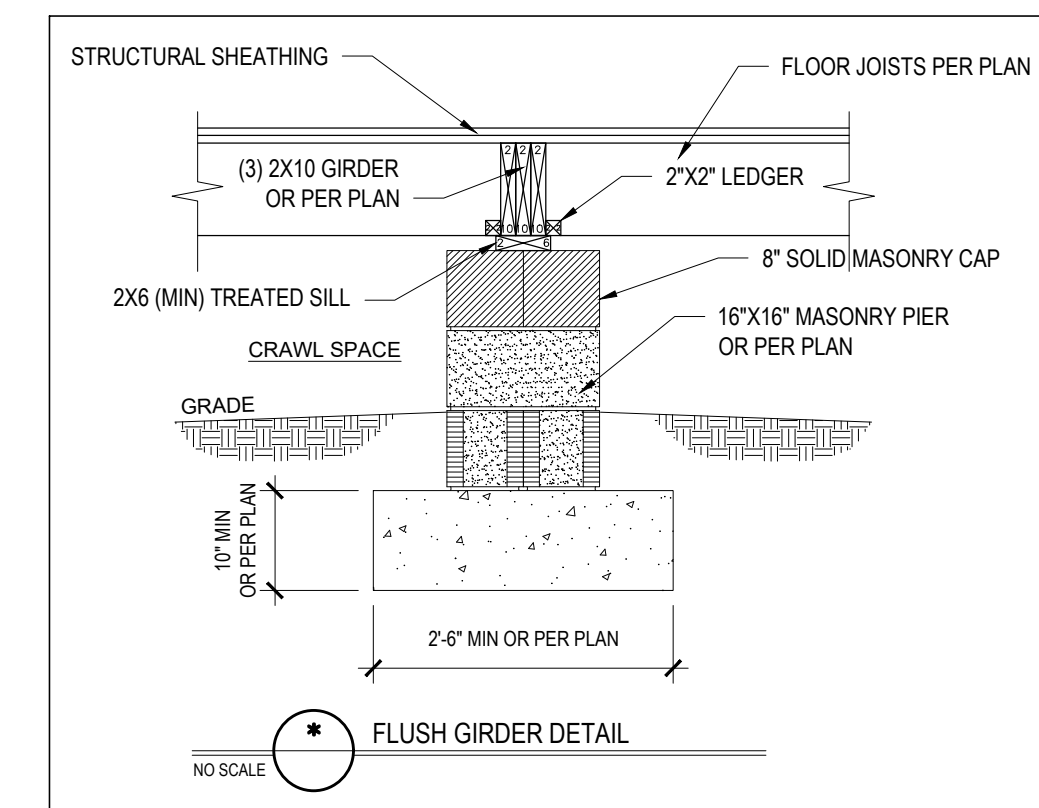
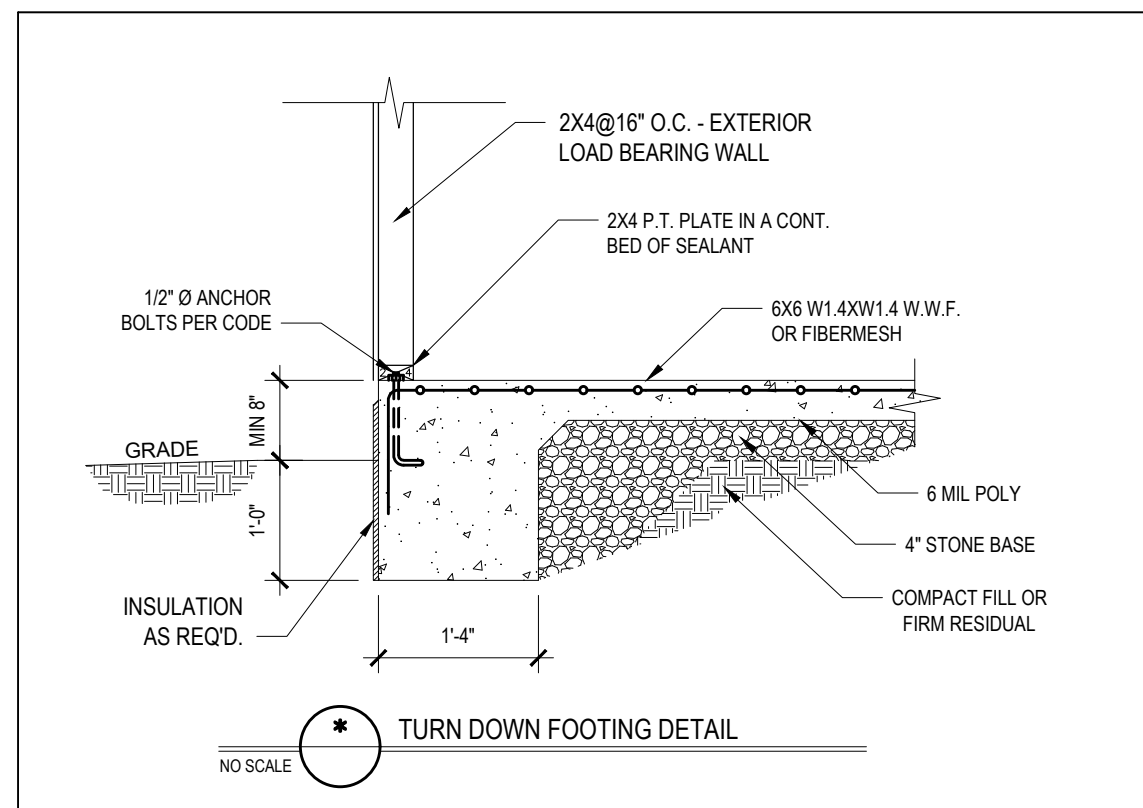
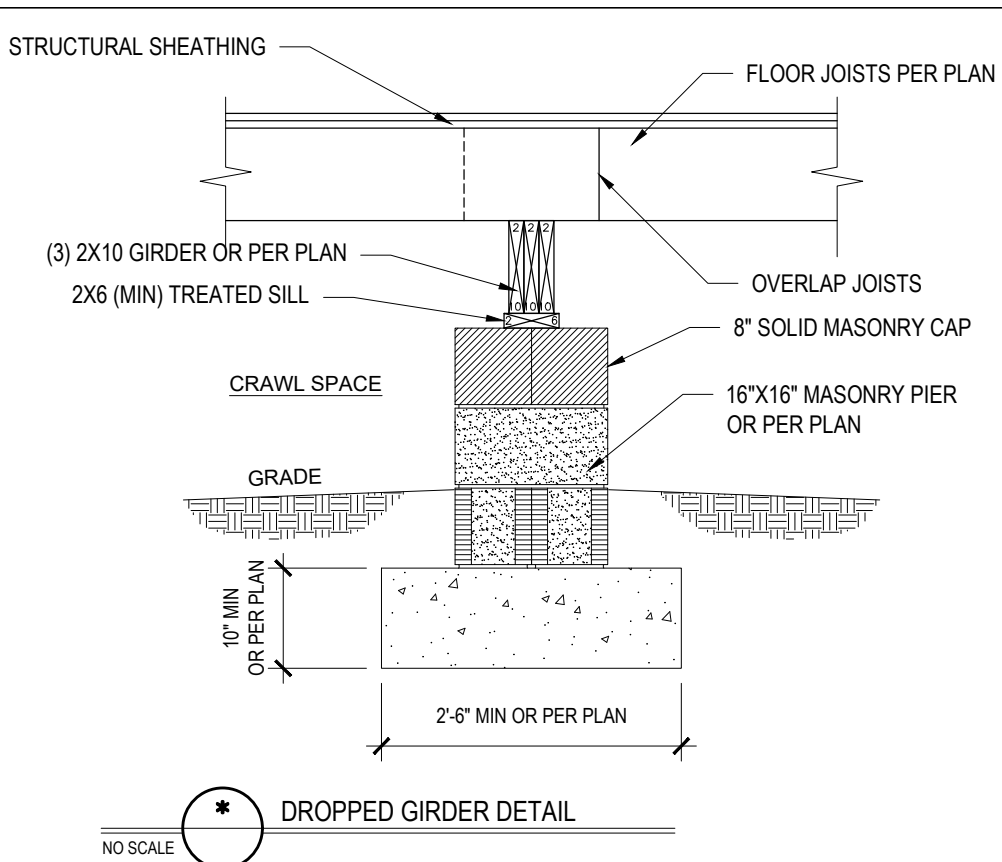


TABLE N1102.1 CLIMATE ZONES 3-5

CLIMATE ZONES	FENESTRATION U-FACTOR ^a	SKYLIGHT U-FACTOR ^b	GLAZED FENESTRATION SHGC ^{c,d,e}	CEILING ^m R-VALUE	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE ^e WALL R-VALUE
3	0.35	0.55	0.30	38 or 30 cont ¹	15 or 13 + 2.5 ^h	5/13 or 5/10 cont ¹	19	5/13	0	5/13
4	0.35	0.55	0.30	38 or 30 cont ¹	15 or 13 + 2.5 ^h	5/13 or 5/10 cont ¹	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30 cont ¹	19, or 13 + 5 ^h or 15 + 3 ^h	13/17 or 13/12.5 cont ¹	30 ⁹	10/15	10	10/19

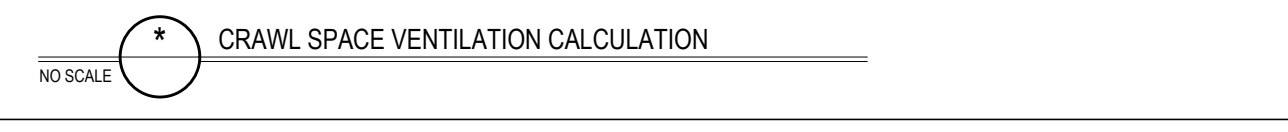
- NO SCALE
- * TABLE N1102.1 CLIMATE ZONES 3-5
- a. R-VALUES ARE MINIMUM U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF INSULATION, THE INSTALLED VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.
- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SOLAR HEAT-GAIN COEFFICIENT (SHGC) COLUMN APPLIES TO ALL GLAZED FENESTRATION.
- c. 10% MEANS IS CONTINUOUS INSULATION (IC) ON THE INTERIOR OR EXTERIOR OF THE HOME OR IS CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL OR CRAWL SPACE WALL.
- d. FOR MONOLITHIC SLAB INSULATION SHALL BE APPLIED FROM THE INSULATION GAP DOWNWARD TO THE BOTTOM OF THE FOOTING OR ANCHORAGE BY BELOW GRADE WOODEN BEAMS. IF STRUCTURAL SHEATHING COVERS MORE THAN 20% PRESENT OF THE EXTERIOR, SHALL BE SUBSTITUTED WITH INSULATION SHEATHING OF AT LEAST 2" x 2" MEANS R-5 CAVITY INSULATION PLUS R-2.5 SHEATHING.
- e. FOR MASS WALLS THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR MASS WALL.
- f. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MINIMUM OF THIS GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A U-FACTOR NO GREATER THAN 0.58 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- g. IN ADDITION TO THE EXEMPTION IN SECTION N1102.3.3, A MINIMUM OF THIS GLAZED FENESTRATION PRODUCT ASSEMBLIES HAVING A SHGC NO GREATER THAN 0.75 SHALL BE PERMITTED TO BE SUBSTITUTED FOR MINIMUM CODE COMPLIANT FENESTRATION PRODUCT ASSEMBLIES WITHOUT PENALTY.
- h. R-VALUE SHALL BE ADJUSTED TO MATCH THE DESIGN INSULATION REQUIREMENT THROUGH THE WALL HEIGHT OF ANCHORING INSULATION EXTENDING OVER THE WALL TOP PLATE AT THE LEVELS. OTHERWISE R-18 INSULATION IS REQUIRED WHERE ADEQUATE CLEARANCE EXISTS OR INSULATION MUST EXTEND TO EITHER THE INSULATION SURFACE OR WITHIN 1/8" OF THE JOIST TRACK.
- i. TABLE VALUE REQUIRED EXCEPT FOR ROOF EDGE WHERE THE SPACE IS LIMITED BY THE PITCH OF THE ROOF. THERE THE INSULATION MUST FILL THE SPACE UP TO THE AIR BATTLE.
- j. IF 2" TYPICAL (AS SHOWN COMPRESSED) AND NOTED IN A DRAWING, 2" x 4" FRAMING CAVITY IS DEEMED TO COMPLY. INSULATION BATTES SHOWN 1.5" OR HIGHER COMPRESSED AND RECALLED IN A DRAWING IS NOT DEEMED TO COMPLY.
- k. BASEMENT WALL MEETING THE MINIMUM MASS WALL SPECIFIC HEAT CONTENT REQUIREMENT MAY USE THE MASS WALL R-VALUE AS THE MINIMUM REQUIREMENT.

1580 SQ. FT. OF CRAWL SPACE / 150 = 11 SQ. FT. OF REQ'D VENTILATION WITHOUT CROSS VENTILATION
11 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 12 VENTS REQ'D (BASED ON 8" X 16" VENTS)

-OR-

1580 SQ. FT. OF CRAWL SPACE / 1500 = 1 SQ. FT. OF REQ'D VENTILATION WITH CROSS VENTILATION
1 SQ. FT. OF VENTILATION REQ'D / 0.88 SQ.FT. PER VENT = 2 VENTS REQ'D (BASED ON 8" X 16" VENTS)

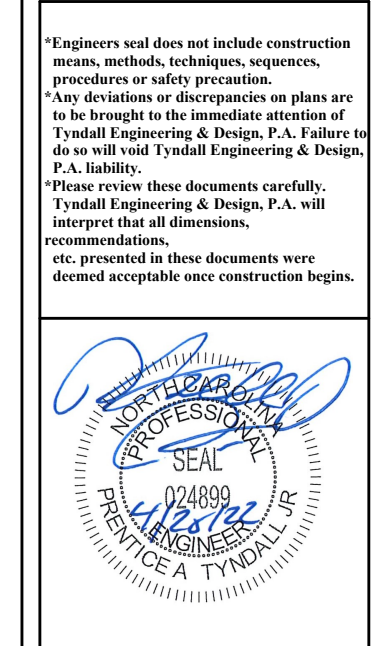
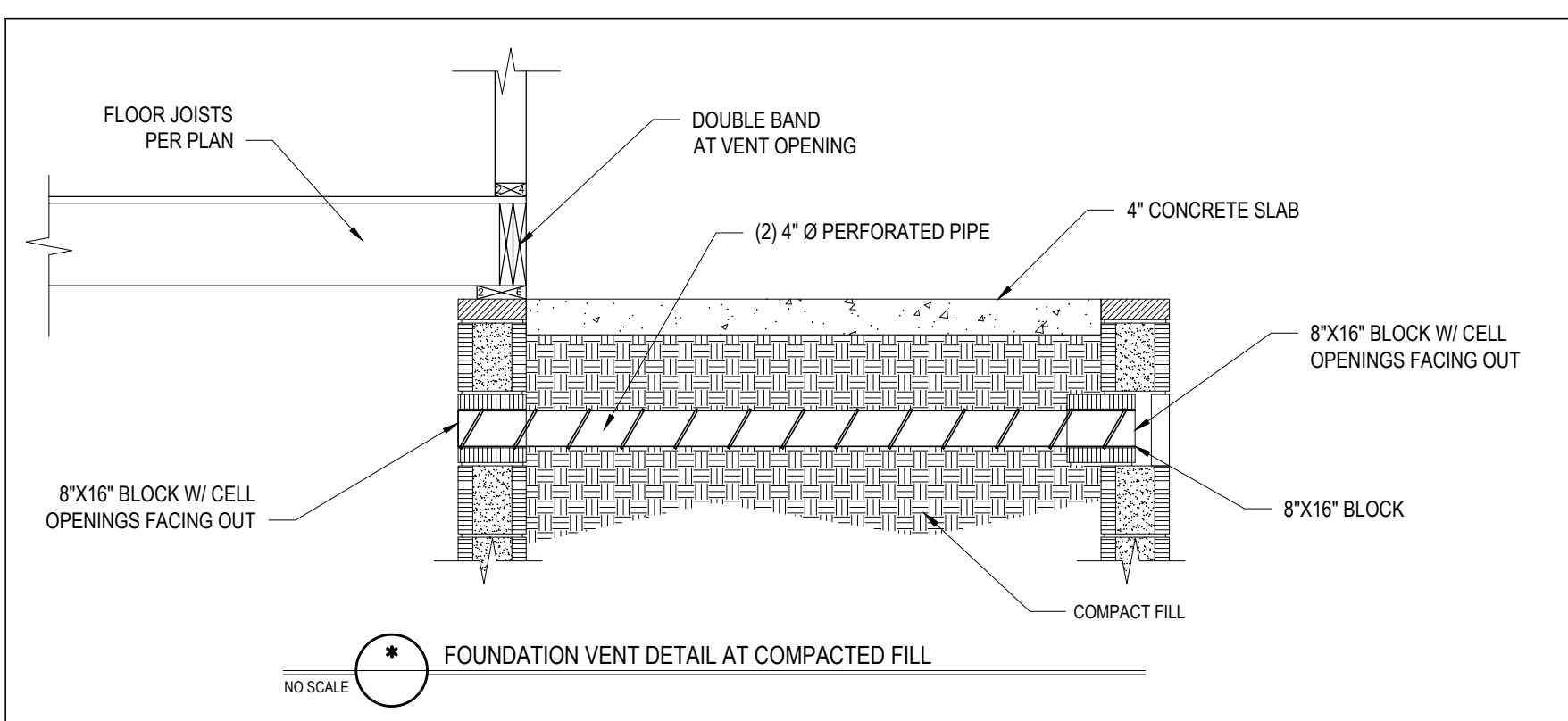
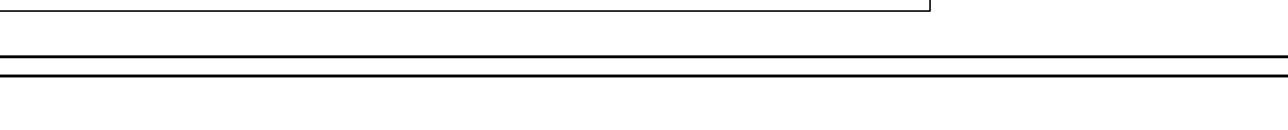
- 1) VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON PLAN, HOWEVER VENTS SHALL BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS AND TO PREVENT DEAD AIR POCKETS.
- 2) THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1000 OF THE CRAWL SPACE GROUND AREA WHERE THE REQUIRED OPENINGS ARE PLACED IN ORDER TO PROVIDE CROSS VENTILATION OF THE CRAWL SPACE. THE INSTALLATION OF OPERABLE LOADERS SHALL NOT BE PROHIBITED. ONE FOUNDATION VENT SHALL BE INSTALLED FOR EACH CORNER OF THE BUILDING. TO PREVENT RAINWATER ENTRY WHEN THE CRAWL SPACE IS BUILT ON A SLOPED SITE, THE UPWALL FOUNDATION WALLS MAY BE CONSTRUCTED WITHOUT VENT OPENINGS. VENT DAMPERS SHALL BE PROVIDED WHEN THE BOTTOM OF THE FOUNDATION VENT OPENING IS LESS THAN 6 INCHES ABOVE THE FINISHED EXTERIOR GRADE.
- WALL VENTED CRAWL SPACES REQUIRE FULL COVERAGE GROUND VAPOR RETARDERS.



2304 94955 SQ. FT. OF ATTIC / 300 = 8 SQ. FT. INLETS/OUTLETS REQUIRED

1) CALCULATION BASED ON VENTILATORS USED AT LEAST 3" ABOVE THE COMB VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY FINE VENTS.

2) DAMPERS, CHECKS SHALL HAVE A 1" MINIMUM CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.



TYNDALL ENGINEERING & DESIGN, P.A.
189 774-5100 • 189 774-4444
380 Blythebush Drive • Cary, NC 27513
www.tyndallengineering.com

Client: **NELSON ROMERO**
Project: **12 CLASSIC COVE COURT, FUQUAY VARINA**

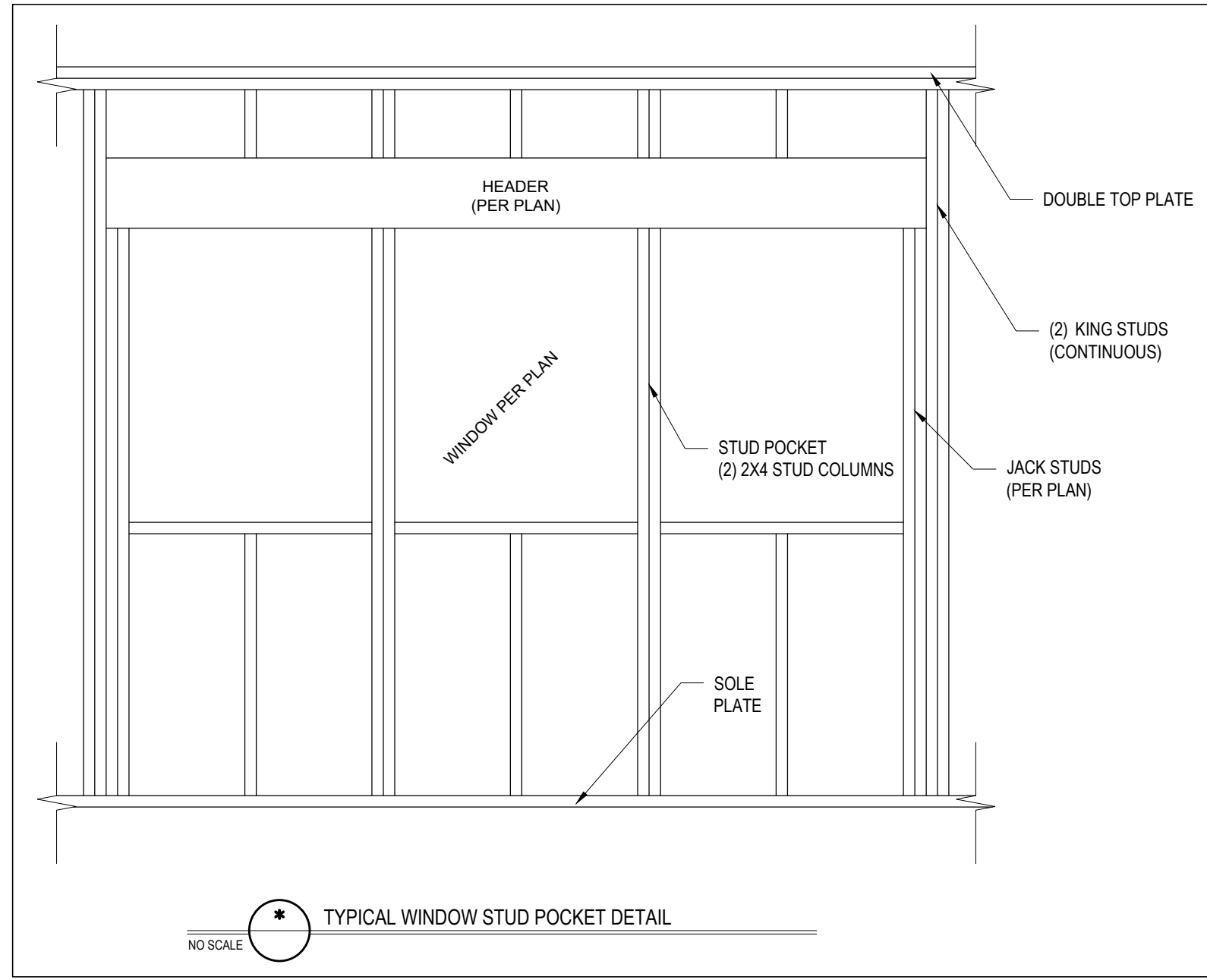
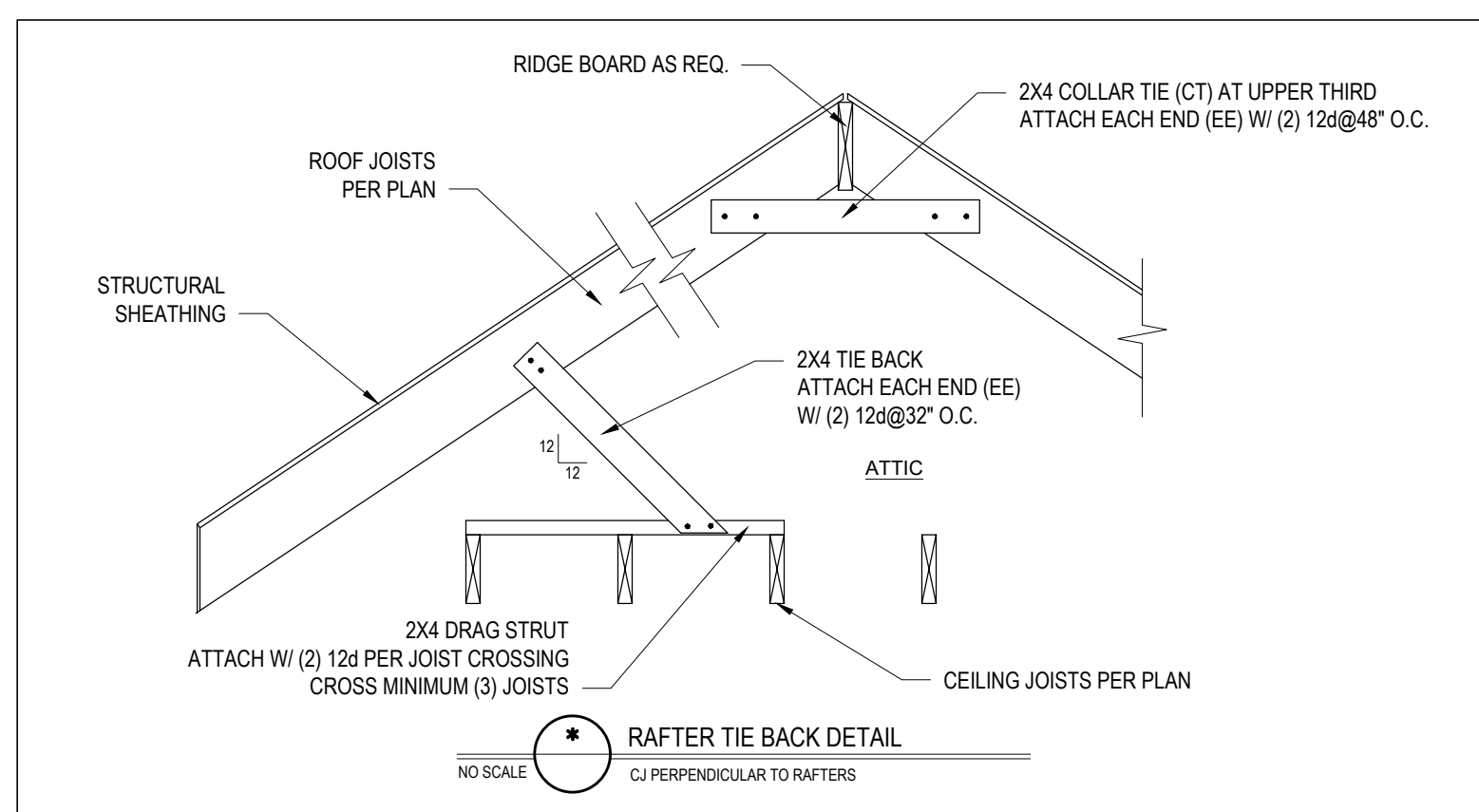
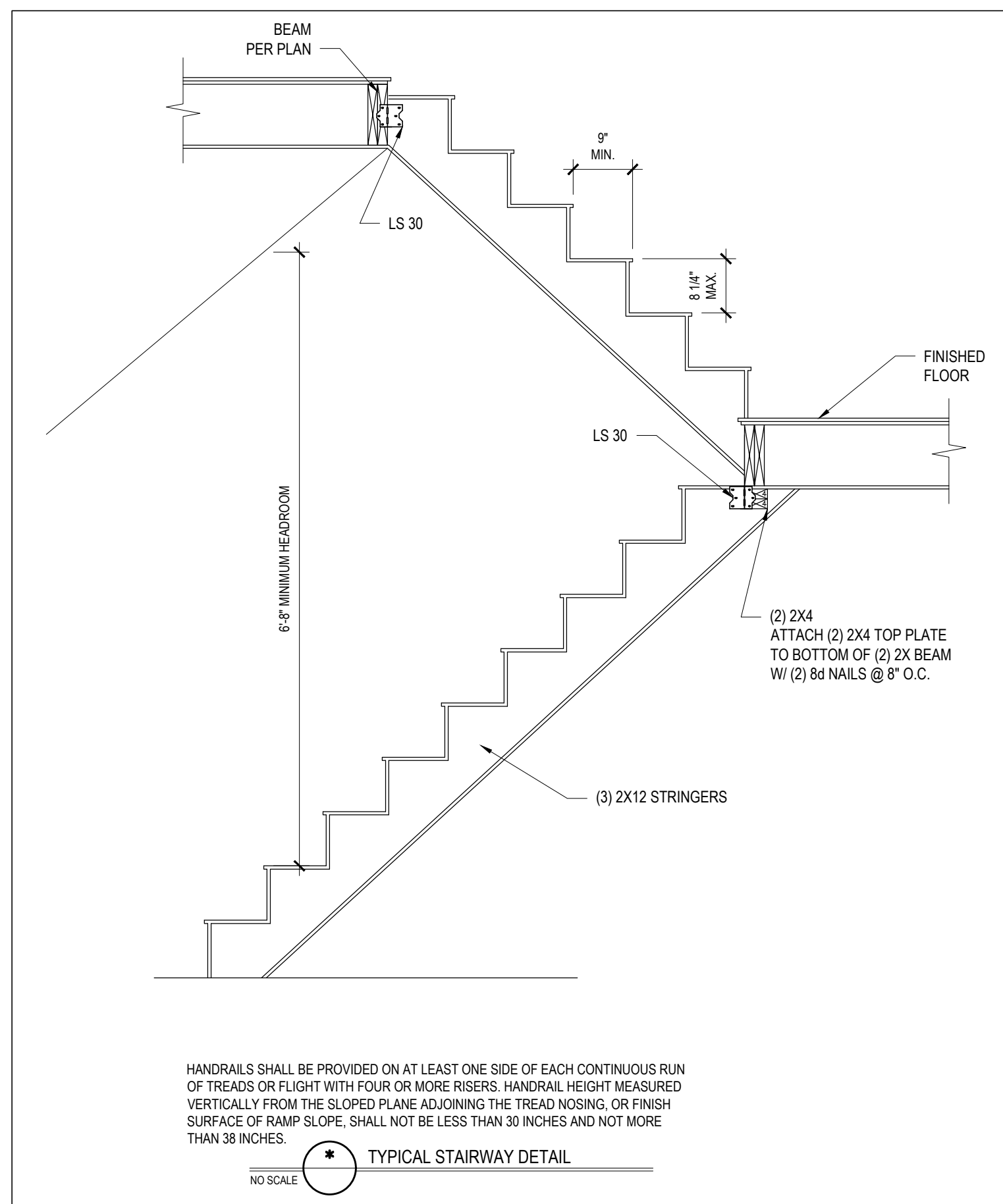
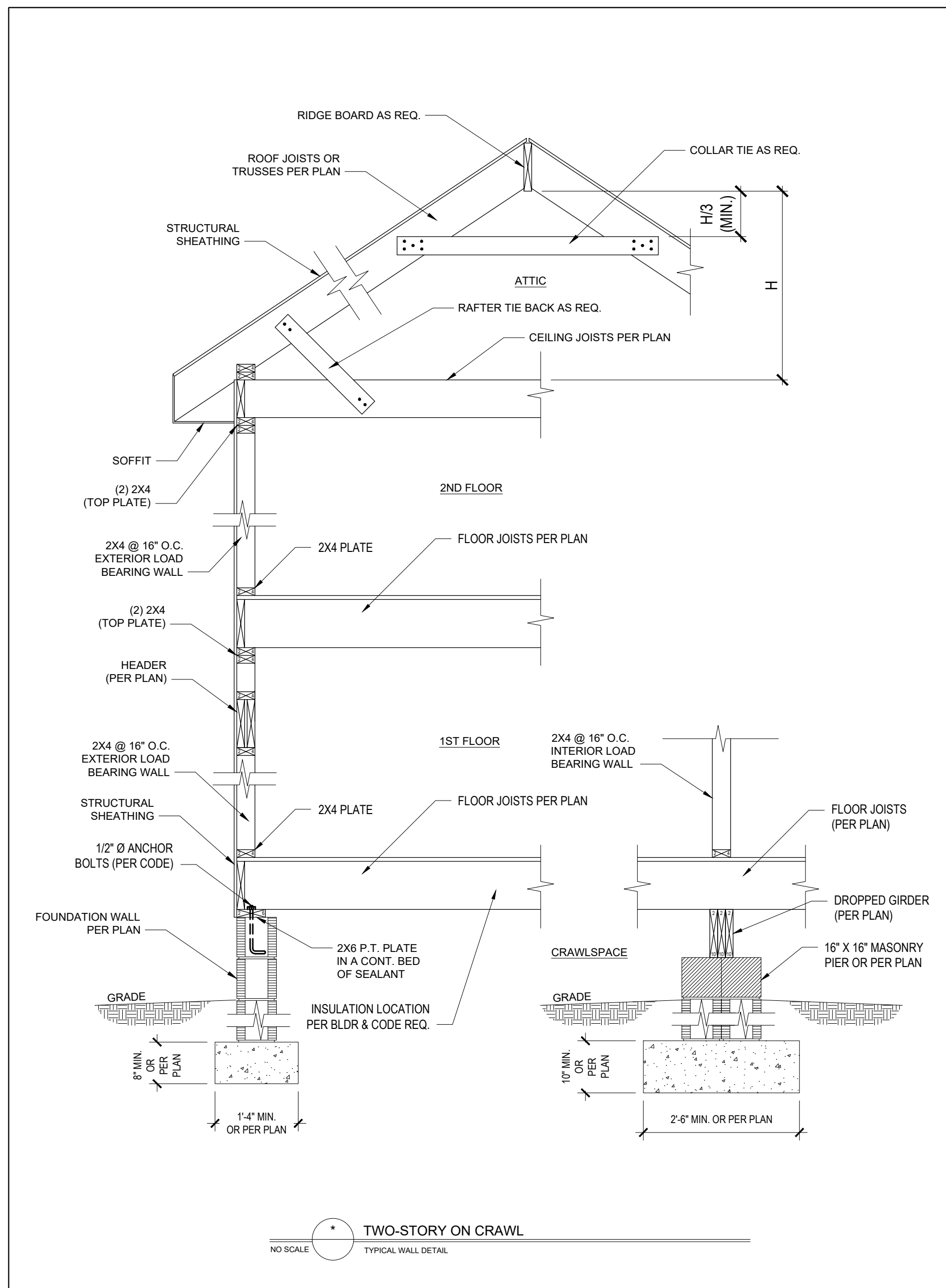
STANDARD DETAILS

Project #:	2201-020146
Date:	4/25/2022
Engineered By:	HJS
Checked By:	PAT
Scale:	SEE PLAN

No.	Date	Remarks

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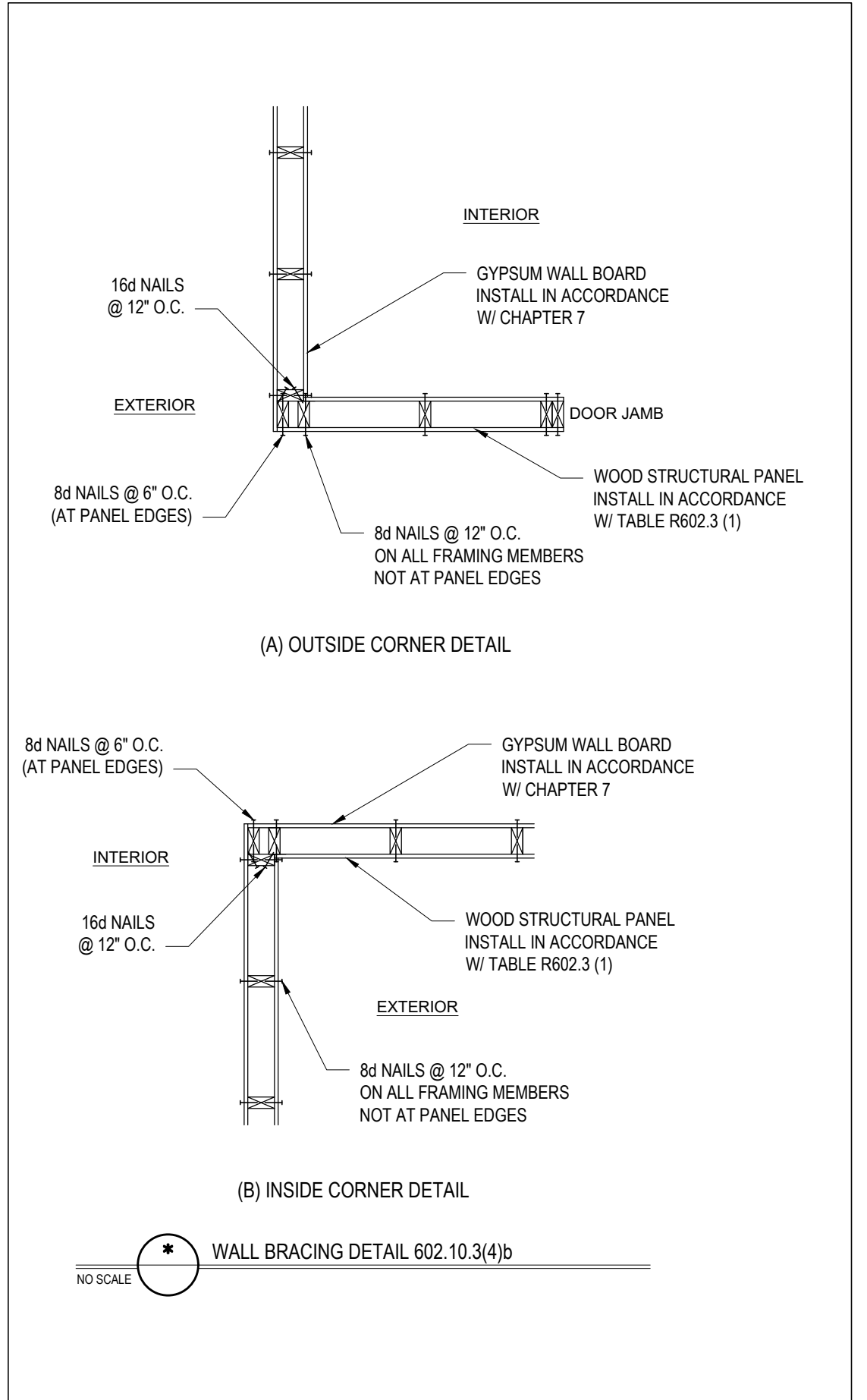
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MASONRY VENEER SUPPORT FIG 703.8.3.1
NO SCALE

SIZE OF ANGLE (1,3)	NO STORY ABOVE (5)	1 STORY ABOVE (5)	2 STORIES ABOVE (5)	# OF 1/2" (OR EQUIV.) REINFORCING BARS IN REINFORCED LINTEL (2,4,5)
L 3 x 3 x 1/4	6'-0"	4'-6"	3'-0"	1
L 4 x 3 x 1/4	8'-0"	6'-0"	4'-6"	1
L 5 x 3 1/2 x 5/16	10'-0"	8'-0"	6'-0"	2
L 6 x 3 1/2 x 5/16	14'-0"	9'-6"	7'-0"	2
2L 5 x 3 1/2 x 5/16	20'-0"	12'-0"	9'-6"	4

- LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.
- DEPTH OF REINFORCED LINTELS SHALL NOT BE LESS THAN 8" AND ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED. REINFORCING BARS SHALL EXTEND NOT LESS THAN 8" INTO THE SUPPORT.
- STEEL MEMBERS INDICATED ARE ADEQUATE TYPICAL EXAMPLES; OTHER STEEL MEMBERS MEETING STRUCTURAL DESIGN REQUIREMENTS SHALL BE PERMITTED TO BE USED.
- EITHER STEEL ANGLE OR REINFORCED LINTEL SHALL SPAN OPENING.
- SPANS OVER 4'-0" SHALL BE SHORED UP UNTIL CURED.



Engineers seal does not include construction means, methods, techniques, sequences, procedures or safety precautions. Any deviation or discrepancy on plans are to be brought to the immediate attention of Tyn dall Engineering & Design, P.A. Failure to do so will void Tyn dall Engineering & Design, P.A. liability. Please review these documents carefully. Tyn dall Engineering & Design, P.A. will interpret that all dimensions, recommendations, etc. presented in these documents were deemed acceptable once construction begins.

TYNDALL ENGINEERING & DESIGN, P.A.
1197724310 • 919 775 4466
380 Blytheville Drive • Cary • North Carolina • 27509
www.tyndallengineering.com

NELSON ROMERO
CLIENT: 12 CLASSIC COVE COURT, FUQUAY VARINA

STANDARD DETAILS

Project #: 2201-020146
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Engineered By: HJS
DWG. Checked By: PAT
Scale: SEE PLAN

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FILENAME: HA_FLD_ENGINEERING\2022_FLD_PROJECTS\2201-020146 - NELSON ROMERO\2201-020146 - NELSON ROMERO\CAL_FILES\2201-020146 - NELSON ROMERO\SAND BY: SWANESH LUST PLOT DATE: 4/25/2022 8:49 AM

