

**FRONT ELEVATION**

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

**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL AND LOCAL CODES, REGULATIONS, AND LATEST INTERNATIONAL RESIDENTIAL BUILDING CODE AND ENERGY EFFICIENCY.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS OF THE SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GARRELL ASSOCIATES, INC. FOR APPROVAL OR CORRECTION BEFORE PROCEEDING.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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19. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

**BUILDER PLEASE NOTE: REUSE FEE**

UNLESS REMOVED BY WRITING, THE LICENSE TO BUILD FROM THIS GARRELL ASSOCIATES, INC. COPYRIGHT PROTECTED PLAN EXPIRES ONE (1) YEAR FROM THE DATE BELOW. IT IS UNLAWFUL TO PRINT OR BUILD FROM THIS PLAN AFTER EXPIRATION DATE. RENEWAL OR REUSE FEE MAY APPLY.

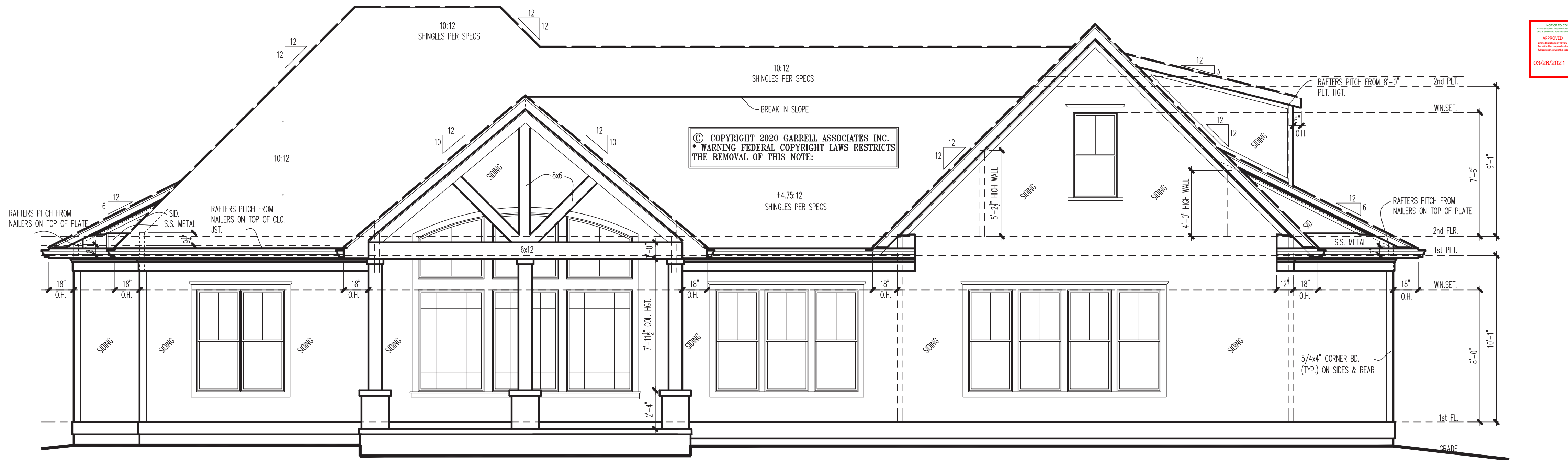
PLAN ISSUED TO: \_\_\_\_\_ SIGNED: \_\_\_\_\_  
 PHONE # : \_\_\_\_\_ LOT : \_\_\_\_\_  
 SIGNED : \_\_\_\_\_ (GARRELL ASSOCIATES, INC. REP.)  
 ISSUE DATE : \_\_\_\_\_ (NO BLACK INK)

**COLOR CHANGE**

BRICK :	
SHINGLES :	
TRIM :	
SHUTTERS :	
METAL ROOFING :	
SHINGLE ROOF :	

**NOTE :**

- (1) 1x4 w/BB AT ALL DOORS/WINDOWS UNLESS OTHERWISE SPECIFIED.
- (2) ALL SHUTTERS ARE PLANK SHUTTERS w/ SHUTTER DOGS & IRON HINGES (TYP.)



**REAR ELEVATION**

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



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**JEFF CULVER**

**GARRELL ASSOCIATES, INC.**  
 700 PEACHTREE IND. BLVD.  
 SUITE 1000, SUNBELT, GA 30084  
 WWW.GARRELLASSOCIATES.COM

SILVERTON FALLS B  
**FRONT & REAR ELEVATIONS**

02/26/20

REV. NO.	REV. DATE/INT.
01	03/04/20 (RP)
02	03/11/20 (RP)

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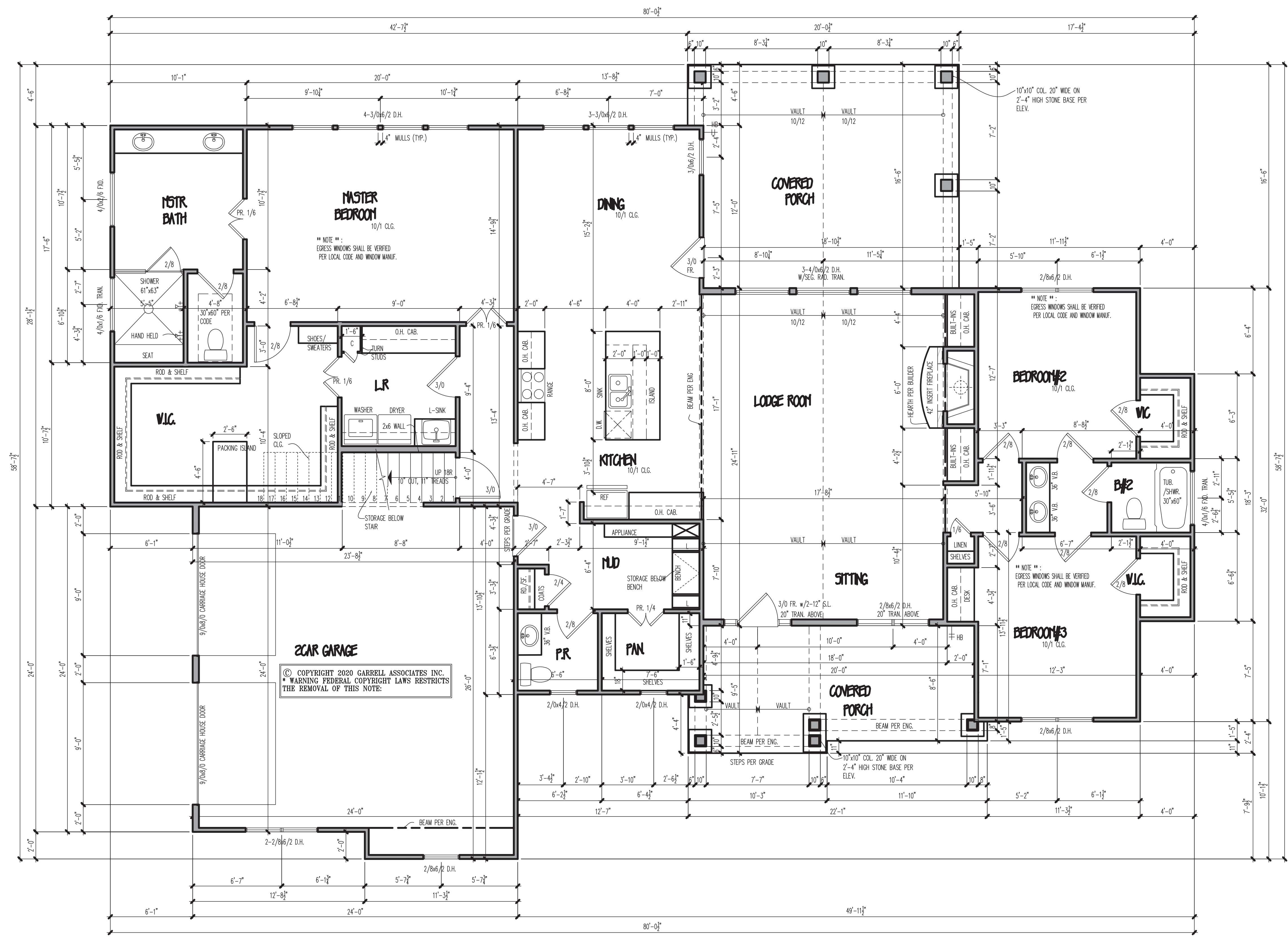
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20019  
DRAWN BY: SHEET NO.:

RP | E1







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 \* WARNING FEDERAL COPYRIGHT LAWS RESTRICTS  
 THE REMOVAL OF THIS NOTE:

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

**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND NATIONAL BUILDING, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE SAFETY CODES.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT THE TIME OF BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
5. CONTRACTOR TO OBTAIN COMPARTMENT OF THE BUILDING FROM THE LOCAL BUILDING DEPARTMENT.
6. ALL FOUNDATION AND STRUCTURAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURAL STEEL AND CONCRETE TO MEET ALL LOCAL CODES AND REQUIREMENTS.
7. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT THE TIME OF BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
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15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

SQUARE FOOTAGES	
1st FLOOR (HEATED)	2,389 S.F.
2nd FLOOR (HEATED)	491 S.F.
<b>SUBTOTAL (HEATED)</b>	<b>2,880 S.F.</b>
OPT. BEDROOM #5 UNFIN	274 S.F.
OPT. BEDROOM #6 UNFIN	269 S.F.
2-CAR GARAGE	595 S.F.
<b>GROSS TOTAL</b>	<b>4,018 S.F.</b>

\*CALCULATED PER I.R.C. INDUSTRY STD.  
 TO OUTSIDE FACE OF STUD.  
 STAIRS & 2-STORY COUNTED ONCE.

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SILVERTON FALLS B  
**1st FLOOR PLAN**

02/26/20

REV. NO.	REV. DATE/INT.
01	03/04/20 (RP)
02	03/11/20 (RP)

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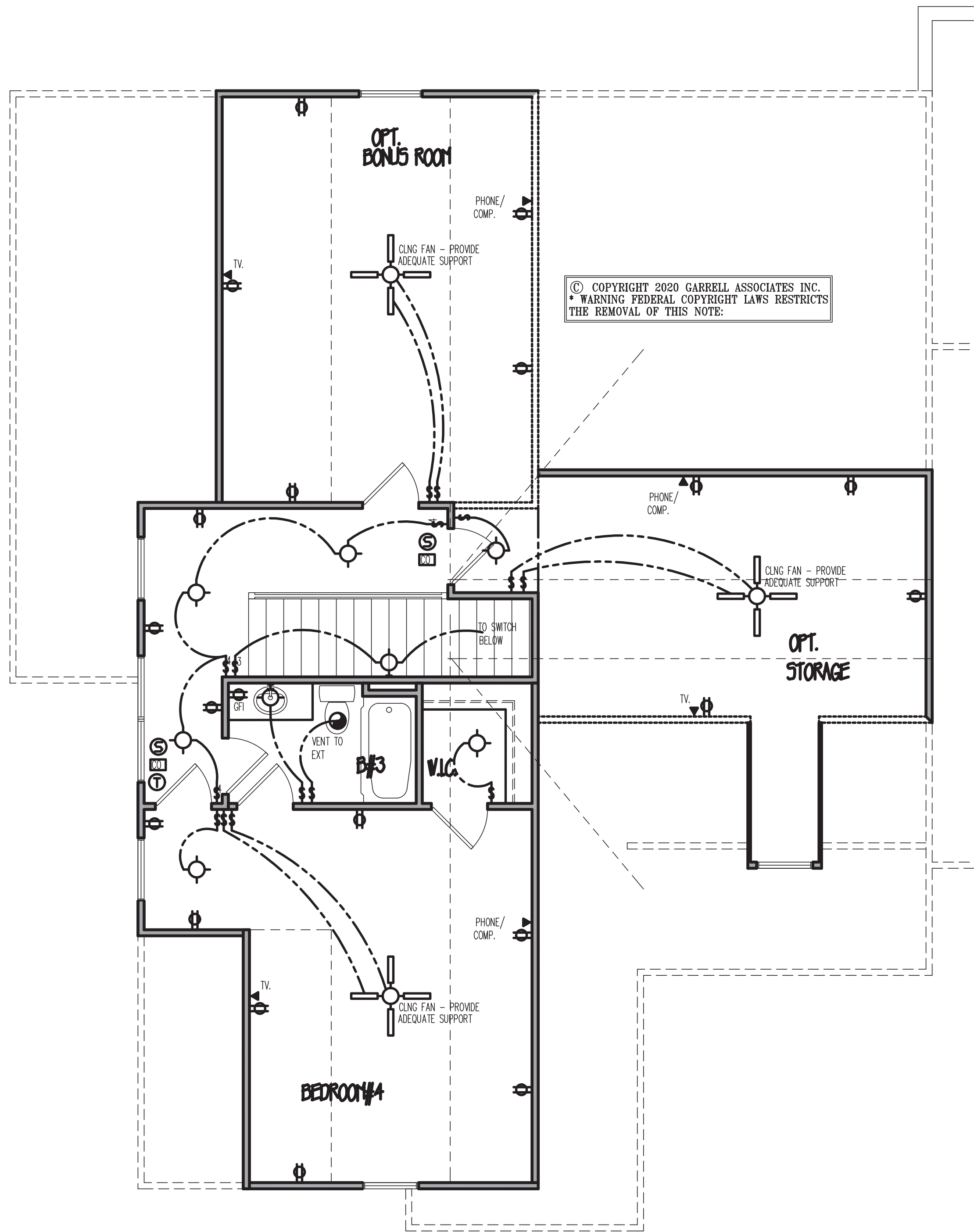
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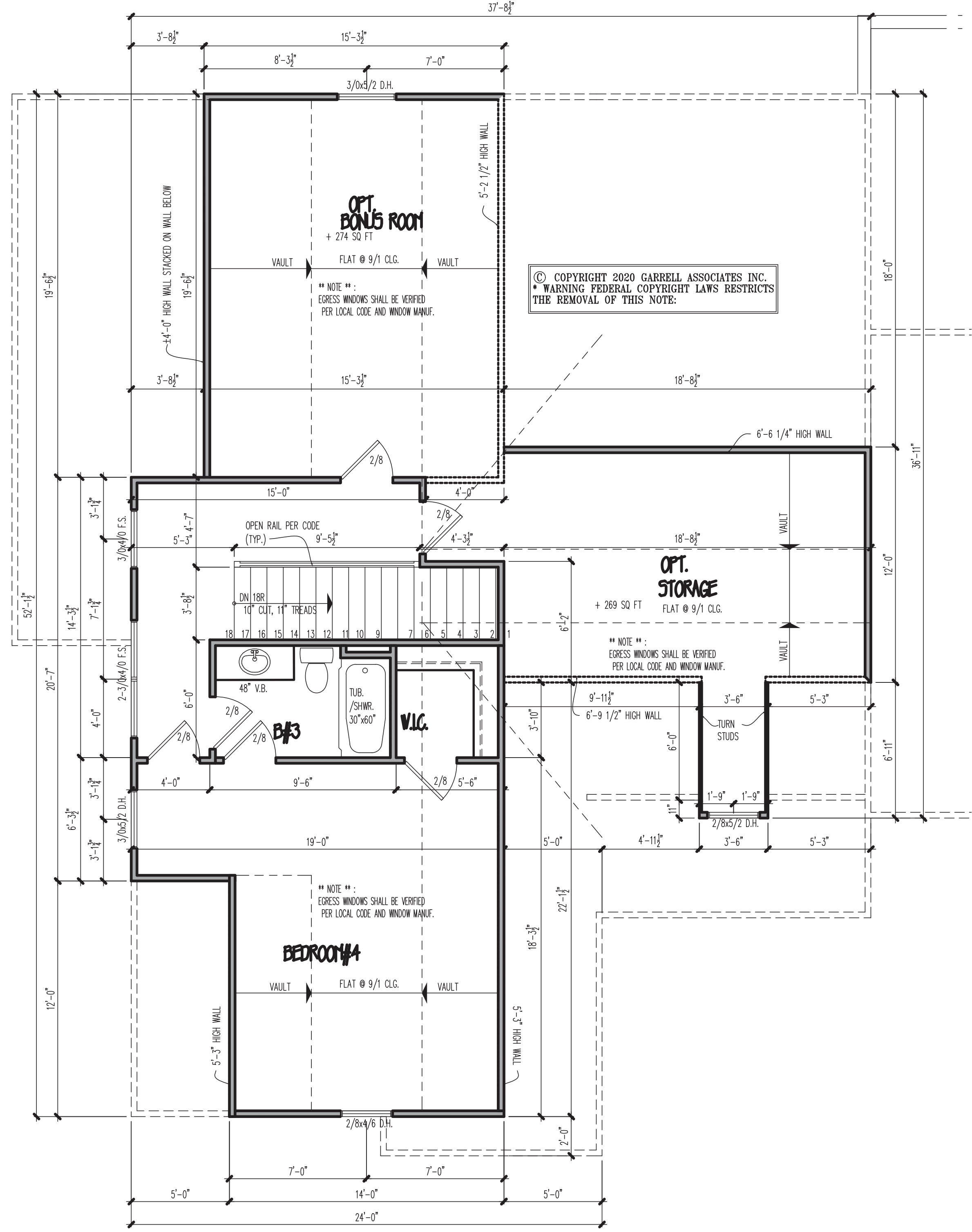
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NOTE: THIS IS AN ELECTRICAL SCHEMATIC PLAN.  
 CHECK LOCAL CODES, ALL DSL, CABLE, SECURITY &  
 OTHER HIGH & LOW VOLTAGE WIRING BY OTHERS.

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	DUPLEX OUTLET (GROUNDED TYPE)
[Symbol]	WEATHER PROOF DUPLEX OUTLET (WP)
[Symbol]	WALL SWITCH CONTROLLED DUPLEX OUTLET ABOVE COUNTER LOCATION
[Symbol]	FLUSH FLOOR WALL SWITCH CONTROLLED DUPLEX OUTLET, OWNER VERIFY LOCATION
[Symbol]	220 VOLT OUTLET OR CONNECTION
[Symbol]	TELEVISION ANTENNA/CABLE OUTLET
[Symbol]	TELEPHONE OUTLET LOCATION
[Symbol]	DOOR CHIME LOCATION
[Symbol]	120 VOLT JUNCTION BOX
[Symbol]	SINGLE POLE WALL SWITCH
[Symbol]	SINGLE POLE WALL SWITCH WITH DIMMER
[Symbol]	3-WAY WALL SWITCH
[Symbol]	3-WAY WALL SWITCH WITH DIMMER
[Symbol]	CEILING MOUNTED LIGHT FIXTURE
[Symbol]	WALL BRACKET MOUNTED LIGHT FIXTURE
[Symbol]	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
[Symbol]	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
[Symbol]	RECESSED CEILING LIGHT FIXTURE
[Symbol]	RECESSED LIGHT FOR NET AREA
[Symbol]	ONE TUBE UNDER COUNTER FLUORESCENT LIGHT
[Symbol]	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
[Symbol]	CEILING MOUNTED FAN - PADDALE
[Symbol]	CEILING MOUNTED FAN - EXHAUST
[Symbol]	CEILING MOUNTED FAN AND HEATER
[Symbol]	CEILING MOUNTED GAN, LIGHT, AND HEATER
[Symbol]	PORCELAIN LAMPHOLDER
[Symbol]	DOOR BELL BUTTON
[Symbol]	DETECTOR REQUIRE
[Symbol]	SMOKE DETECTOR
[Symbol]	THERMOSTAT
[Symbol]	AUTOMATIC GARAGE DOOR OPENER OUTLET
[Symbol]	UNDERCABINET LIGHT
[Symbol]	CARBON MONOXIDE DETECTOR

**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND LATEST INTERNATIONAL RESIDENTIAL BUILDING CODE WITH CURRENT AMENDMENTS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GARRELL ASSOCIATES, INC. FOR ADJUSTMENT OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FROST LINES AND MUST REST ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE. A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING AND REINFORCEMENT SIZES.
5. CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. REINFORCE FOUNDATION WALLS PER LOCAL CODES.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE DESIGNED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ADJUSTMENT AND REVISION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A WELL CONSTRUCTED AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE AND LOCAL BUILDING CODES.
9. ALL COLUMNS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY AND TERMINATE LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY SOILS.
10. GARRELL ASSOCIATES ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.
11. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BUILT STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
12. GARRELL ASSOCIATES INC. IS THE SOLE OWNER OF THIS OR ANY DOMESTIC MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.
13. INVESTIGATION DESIGN ASSUMES ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" IN DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND VERIFY ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 14" IN DEPTH CAN ADVERSELY IMPACT FLOOR PLAN DESIGN.
14. THE DRAWINGS PREPARED BY GARRELL ASSOCIATES INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.
15. WINDOW NOTES: FOR THE 2021 INTERNATIONAL BUILDING CODE, ALL OPERABLE WINDOWS MUST BE MINIMUM GREENER THAN OR EQUAL TO 2" FROM BOTTOM OF WINDOW TO FINISHED FLOOR, MINOR THE WINDOW IS GREATER THAN OR EQUAL TO 22" FROM THE GRADE IN LIEU OF DECKING SYSTEMS, STAIRS ETC. WITH MINIMUM ALTERNATE WINDOW FALL DEVICES CONFORMING TO ASTM 2080 MAY BE USED IF OPERABLE WINDOW IS MOUNTED CLOSER THAN 24" A.F.F.



**2ND FLOOR PLAN**

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

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\*\* NOTE \*\*:  
 EGRESS WINDOWS SHALL BE VERIFIED PER LOCAL CODE AND WINDOW MANUF.

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NOTE: THE DESIGN INDICATED IN THESE DRAWINGS ARE PROTECTED UNDER FEDERAL COPYRIGHT LAWS AND ARE NOT RELEASED TO THIRD PARTIES FOR REPRODUCTION OR DISTRIBUTION WITHOUT THE WRITTEN PERMISSION OF GARRELL ASSOCIATES, INC. AND MAY NOT BE REPRODUCED, COPIED, OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF GARRELL ASSOCIATES, INC.

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 SUITE 1000, SUWANEE, GA 30099  
 WWW.GARRELLASSOCIATES.COM

SILVERTON FALLS B  
 OPT. 2nd FLR. & ELEC'S

02/26/20

REV. NO.	REV. DATE/INIT.
01	03/04/20 (RP)
02	03/11/20 (RP)

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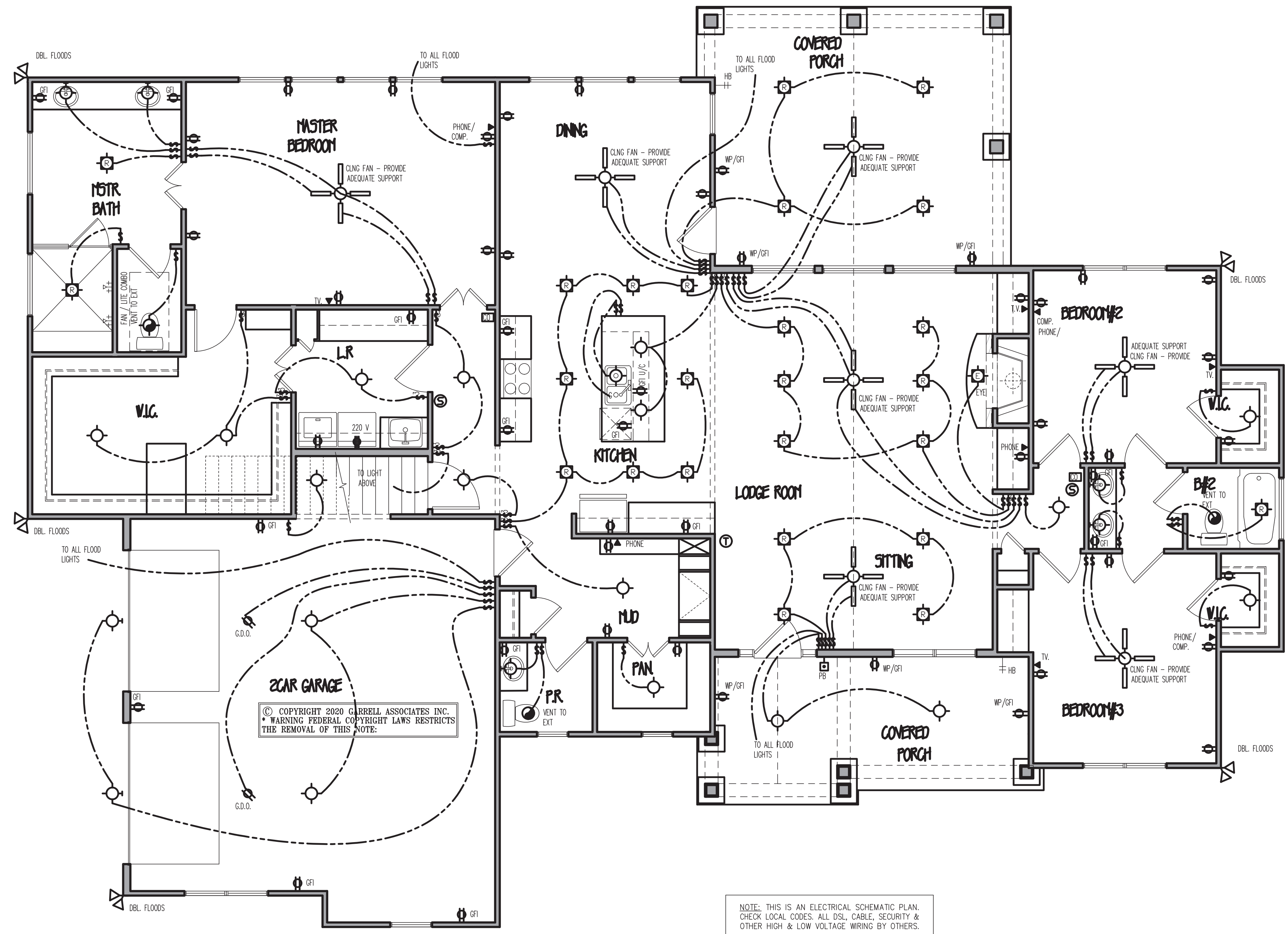
RP A2



SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUNDING TYPE)
	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET
	ABOVE COUNTER LOCATION
	FLUSH FLOOR WALL SWITCH CONTROLLED DUPLEX OUTLET, OWNER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	TELEVISION ANTENNA/CABLE OUTLET
	TELEPHONE OUTLET LOCATION
	DOOR CHIME LOCATION
	120 VOLT JUNCTION BOX
	SINGLE POLE WALL SWITCH
	SINGLE POLE WALL SWITCH WITH DIMMER
	3-WAY WALL SWITCH
	3-WAY WALL SWITCH WITH DIMMER
	CEILING MOUNTED LIGHT FIXTURE
	WALL BRACKET MOUNTED LIGHT FIXTURE
	SUSPENDED CEILING MOUNTED LIGHT FIXTURE
	RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
	RECESSED CEILING LIGHT FIXTURE
	RECESSED LIGHT FOR NET AREA
	ONE TUBE UNDER COUNTER FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED FAN - PADDLE
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN, LIGHT, AND HEATER
	PORCELAIN LAMP HOLDER
	DOOR BELL BUTTON
	DETECTOR REQUOTE
	SMOKE DETECTOR
	THERMOSTAT
	AUTOMATIC GARAGE DOOR OPENER OUTLET
	UNDERCABINET LIGHT
	CARBON MONOXIDE DETECTOR

**GENERAL NOTES**

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL NATIONAL AND LOCAL CODES, REGULATIONS, AND LATEST INTERNATIONAL RESIDENTIAL BUILDING CODE WITH CURRENT ADDENDUM.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GARRELL ASSOCIATES, INC. FOR JUSTIFICATION OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT IDENTIFIED AND NEVER SCALE.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALE.
4. ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FIRST LINES AND MUST REST ON UNDISTURBED SOIL WITH ADEQUATE BEARING CAPACITY TO SUPPORT THE STRUCTURE. A LOCAL ENGINEER MUST BE CONSULTED FOR PROPER FOOTING AND FOUNDATION SIZES.
5. CONTRACTOR TO ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
6. REFERENCE FOUNDATION WALLS PER LOCAL CODES.
7. ALL FOUNDATION AND STRUCTURAL MEMBERS SHALL BE DESIGNED AND STAMPED BY AN ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE ASSESSMENT AND VERIFICATION OF ALL STRUCTURAL DETAILS AND CONDITIONS TO MEET ALL LOCAL CODES AND TO INSURE A WELL CONSTRUCTED AND SAFE STRUCTURE.
8. ALL WOOD, CONCRETE AND STEEL STRUCTURAL MEMBERS ARE TO MEET NATIONAL, STATE AND LOCAL BUILDING CODES.
9. ALL COLUMNS OR SOLID FRAMING SHALL BE DESIGNED TO CARRY AND TRANSFER LOADS THROUGH THE STRUCTURE TO FOUNDATION ELEMENTS THAT DISTRIBUTE THE LOADS TO FULL CAPACITY SOLES.
10. GARRELL ASSOCIATES ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.
11. THIS DESIGN LICENSE IS RELEASED FOR ONE (1) BEST STRUCTURE ONLY AND IS NOT TRANSFERABLE TO ANOTHER INDIVIDUAL OR COMPANY.
12. GARRELL ASSOCIATES, INC. IS THE SOLE OWNER OF THIS OR ANY DERIVATIVE MODIFICATION OF THIS PROTECTED PROJECT PLAN.
13. ARCHITECTURAL DESIGN ASSIGNED ENGINEERED FLOOR SYSTEM IS NOT TO EXCEED 14" DEPTH. ENGINEER SHALL RELATE FLOOR DEPTH TO STAIR DESIGN AND VERIFY ACCORDINGLY. NOTE: FLOOR SYSTEMS DEEPER THAN 14" IN DEPTH CAN ADOPTER IMPACT FLOOR PLAN DESIGN.
14. ALL DRAWINGS PREPARED BY GARRELL ASSOCIATES, INC. ARE ARCHITECTURAL IN NATURE. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.
15. WINDOW NOTES: PER THE 2022 INTERNATIONAL BUILDING CODE, ALL OPERABLE WINDOWS MUST BE MOUNTED GREATER THAN OR EQUAL TO 24" FROM BOTTOM OF WINDOW TO FINISHED FLOOR. WHEN IN WINDOW IS GREATER THAN OR EQUAL TO 27" FROM THE GRADE IN LEAD OF EXISTING SYSTEMS, STOPS, ETC. WITH BARRIERS. ALTERNATE WINDOW FALL DEVICES conforming to ASTM 2086 MAY BE USED IF OPERABLE WINDOW IS MOUNTED CLOSER THAN 24" AFF.



NOTE: THIS IS AN ELECTRICAL SCHEMATIC PLAN. CHECK LOCAL CODES, ALL DSL, CABLE, SECURITY & OTHER HIGH & LOW VOLTAGE WIRING BY OTHERS.

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

A PROFESSIONAL SEAL, LICENSE NUMBER, AND EXPIRATION DATE ARE NOT RELEASED TO THIRD PARTIES FOR REPRODUCTION OR TRANSMISSION IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF GARRELL ASSOCIATES, INC. AND MAY NOT BE REPRODUCED, PARAPHRASED OR USED IN ANY WAY WITHOUT THE WRITTEN PERMISSION OF GARRELL ASSOCIATES, INC.

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SILVERTON FALLS B  
**1st FLOOR ELECT. PLAN**

02/26/20

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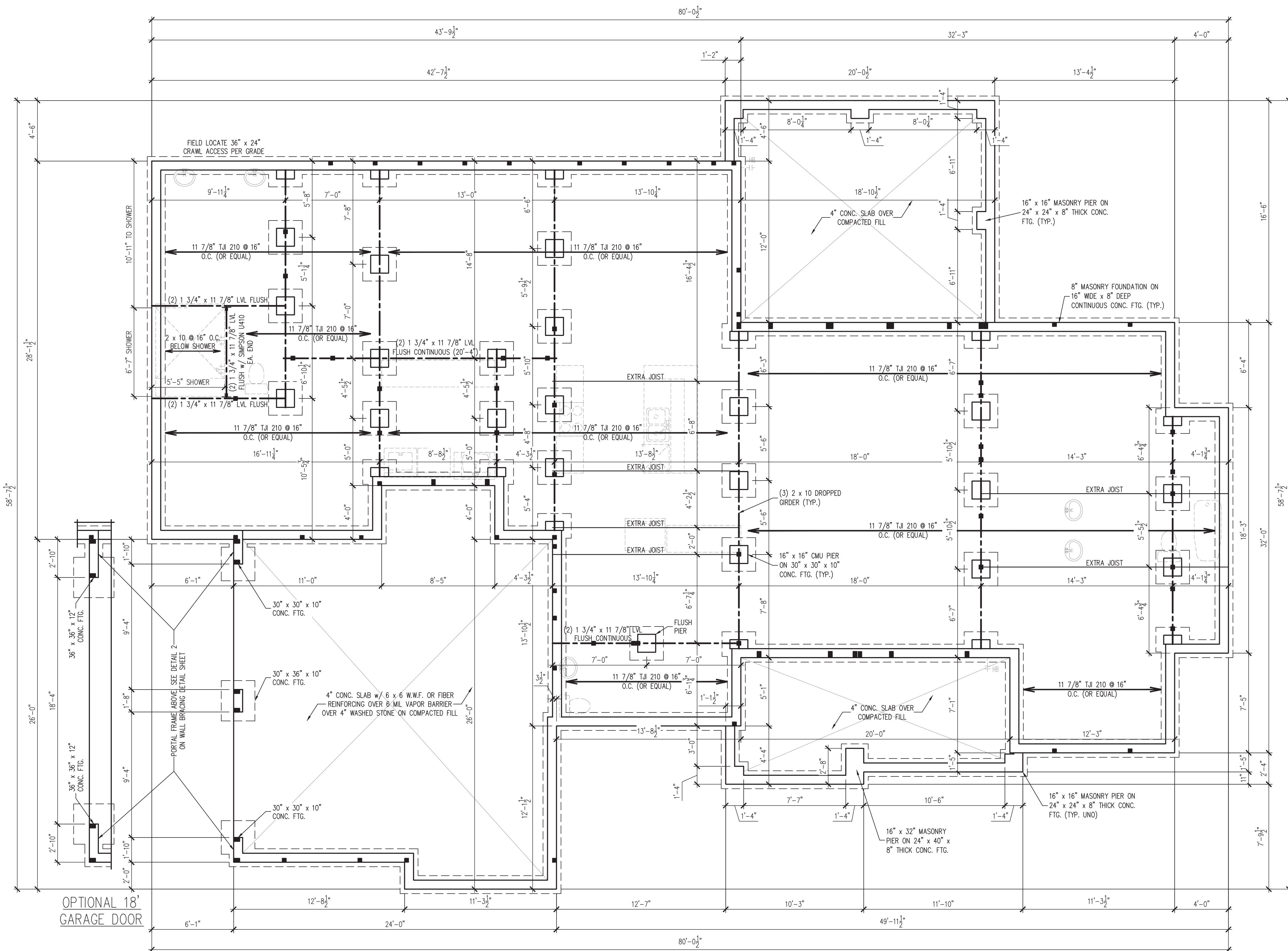
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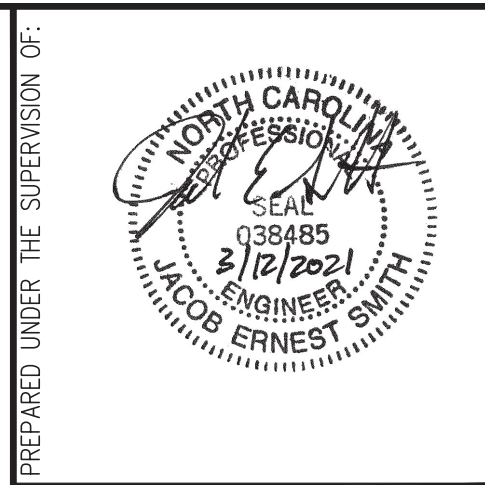


**CRAWL SPACE VENTILATION CALCULATION**  
 2356 SQ. FT. OF CRAWL SPACE DIVIDED BY 150 EQUALS 15.7 SQ. FT. OF NET FREE AREA REQUIRED. SEE SECTION R408.1 OF THE 2018 NRC (2015 IRC).  
 FREE VENT AREA MAY BE REDUCED TO 1/1500 IF AN APPROVED VAPOR BARRIER IS INSTALLED OVER 100% OF THE CRAWL FLOOR AND VENTS ARE INSTALLED TO PERMIT CROSS-VENTILATION OF CRAWL SPACE.  
 SEE SECTION R408.1.1 OF THE 2018 NRC.

- CRAWL SPACE STRUCTURAL NOTES**
- ALL FRAMING LUMBER TO BE #2 SPF (UNO). ALL TREATED LUMBER TO BE #2 SYP (UNO).
  - INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO THE FLOOR JOISTS WHERE NOTED ON THE PLANS.
  - SHADED PIERS TO BE FILLED SOLID.
  - INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. (MIN (2) ANCHORS PER PLATE SECTION.) ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
  - INSTALL JOINT REINFORCEMENT @ 16" O.C. TO SECURE MULTIPLE WYTHE FOUNDATION WALLS TOGETHER.
  - REFER TO NOTES ON SHEET S-4 AND DETAIL PAGES FOR ADDITIONAL INFORMATION.

**LEGEND**

■	STUD COLUMN ON FLOOR ABOVE THAT REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION
Ⓧ	PLUMBING OR APPLIANCES ON THE FLOOR ABOVE TO HELP ELIMINATE FRAMING CONFLICTS WITH UTILITIES. (FOR REFERENCE ONLY, SEE ARCHITECTURAL DRAWINGS)
---	NEW BEAM OR GIRDER AS NOTED
(UNO)	UNLESS NOTED OTHERWISE



**J. SMITH STRUCTURAL ENGINEERING, PLLC**  
 1532 CONE AVE. • APEX, NC 27502  
 (919) 864-1430 • jsmithstructural@gmail.com  
 N.C. CERTIFICATE NUMBER: P-2212

**LOT 1 MARTHA YOUNG HEAFNER  
 672 ROLLINS MILL ROAD  
 HOLLY SPRINGS, NORTH CAROLINA  
 TRIANGLE HOME PROS, LLC**

REVISIONS:


DRAWN BY: GARRELL ASSOCIATES, INC.  
 ENGINEERED BY: J. SMITH  
 SCALE: 1/4" = 1'-0"  
 DATE: 3-12-2021  
 SHEET: **1** OF: **5**  
**S-1**  
**CRAWL SPACE FOUNDATION PLAN**







**J. SMITH STRUCTURAL ENGINEERING, PLLC**  
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 N.C. CERTIFICATE NUMBER: P-2212



**LOT 1 MARTHA YOUNG HEAFNER  
 672 ROLLINS MILL ROAD  
 HOLLY SPRINGS, NORTH CAROLINA  
 TRIANGLE HOME PROS, LLC**

REVISIONS:


DRAWN BY: GARRELL ASSOCIATES, INC.

ENGINEERED BY: J. SMITH

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

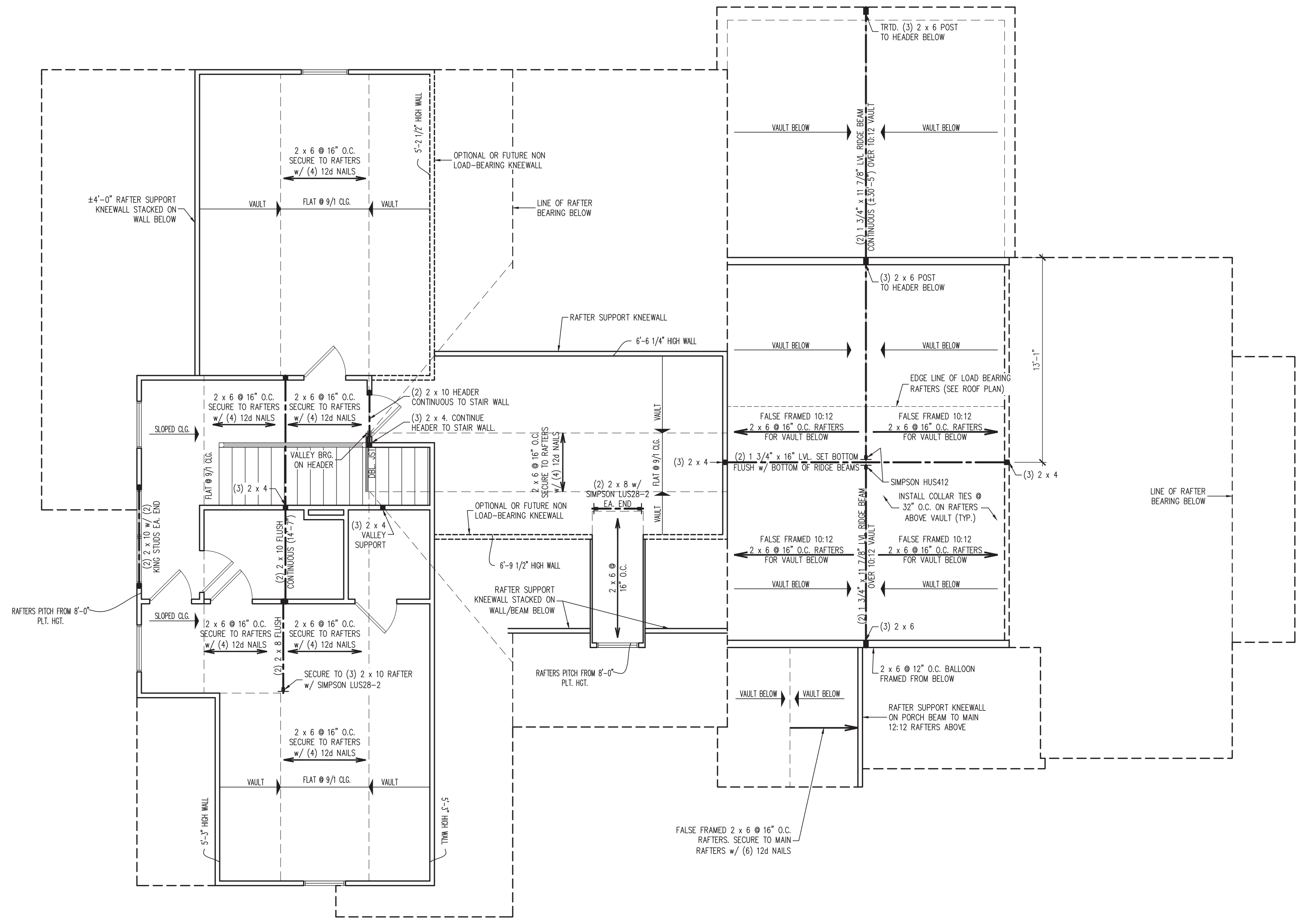
DATE: 3-12-2021

SHEET: 3 OF: 5

**S-3**  
**CEILING FRAMING PLAN**

- BRACED WALL DESIGN NOTES:**
- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
  - PER SECTION R602.10.3.2 OF THE 2018 NRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
  - CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES OF ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIA.) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
  - SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

- CEILING FRAMING STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE SPF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
  - ALL LOAD BEARING HEADERS TO BE (2) 2 x 10 (UNO).
  - WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO).
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



**LEGEND**

■	STUD COLUMN AT POINT LOADS THAT REQUIRE SOLID BLOCKING TO ORDER OR FOUNDATION.
—	AT DROPPED HEADERS: (1) JACK STUD AND (1) KING STUD (UNO).
—	AT FLUSH BEAMS: (2) STUDS (UNO)
---	BEAM OR HEADER AS NOTED
(UNO)	UNLESS NOTED OTHERWISE

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### GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION AND ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK.
- DESIGN LOADS (R301)

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
ROOMS OTHER THAN SLEEPING ROOMS	40	10	L/360
SLEEPING ROOMS	30	10	L/360
ATTIC WITH LIMITED STORAGE	20	10	L/360
ATTIC WITHOUT STORAGE	40	10	L/360
STAIRS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
DECKS	40	10	L/360
HANDRAILS	200 LB OR 50 PLF	10	L/360
PASSENGER VEHICLE GARAGES	50	10	L/360
FIRE ESCAPES	40	10	L/360
GROUND SNOW LOAD	20		
WIND LOAD	PER SECTION R301.2. (MEAN ROOF HEIGHT <35 FEET, EXPOSURE B)		

- I-JOIST SYSTEMS ARE DESIGNED WITH 12 PSF DEAD LOAD AND L/480 LL DEFLECTION.
  - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD AND L/480 LL DEFLECTION.
- THE STRUCTURE IS DESIGNED FOR 120 MPH ULTIMATE DESIGN WIND SPEEDS.
  - WALL CLADDING DESIGNED FOR +15.5 PSF AND -20 PSF (+/-) INDICATE POSITIVE / NEGATIVE PRESSURE (TYP).
  - ROOF CLADDING DESIGNED FOR:
    - 7/12 TO 12/12 PITCH: +14.2 PSF AND -18 PSF
    - 2.25/12 TO 7/12 PITCH: +10 PSF AND -36 PSF
  - THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS IS 25 PSF.
  - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE 2018 NRC.

### FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT ENGINEER IF ALLOWABLE BEARING CAPACITY CAN NOT BE ACHIEVED.
- FOUNDATION ANCHORAGE TO COMPLY WITH SECTION R403.1.6 OF THE 2018 NRC.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO 95% TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASE COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI. CONCRETE REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. WELDED WIRE FABRIC SHALL BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS (UNO).
- MASONRY UNITS SHALL CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR TEN FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH PIER SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE 2018 NRC OR IN ACCORDANCE WITH ACI 318, ACI 332, NCM TR68-A OR ACE 530/ASCE 5/TMS 402 (UNO). MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE 2018 NRC (UNO). CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE 2018 NRC (UNO). STEP CONCRETE FOUNDATION WALLS DOWN TO 2 x 6 @ 16" O.C. FRAMED WALLS WHERE GRADE PERMITS (UNO).

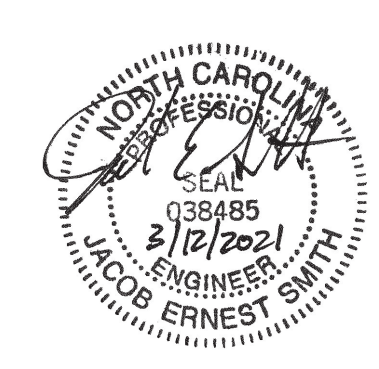
### FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (UNO). ALL FRAMING CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH TABLE R602.3(1) OF THE 2018 NRC WHERE APPLICABLE (UNO).
- LAMINATED VENEER LUMBER (LVL) MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1,900,000 PSI. LAMINATED STRAND LUMBER (LSL) MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 1,550,000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- ALL LOAD BEARING HEADERS SHALL CONFORM TO TABLES R602.7(1) AND R602.7(2) OF THE 2018 NRC UNLESS NOTED OTHERWISE ON THE PLANS. ALL HEADERS SHALL BE SUPPORTED WITH (1) JACK STUD AND (1) KING STUD EACH END (UNO). SECURE THE FIRST KING STUD EACH SIDE OF THE HEADER TO THE HEADER WITH (4) 16d END-NAILS. INSTALL KING STUDS PER SECTION R602.7.5 OF THE 2018 NRC (UNO).
- ALL BEAMS OR GIRDER TRUSSES THAT FRAME PARALLEL (IN LINE WITH) WITH A SUPPORT WALL SHALL BEAR ON A MINIMUM OF (2) STUDS (UNO). ALL BEAMS OR GIRDER TRUSSES THAT FRAME INTO OR ONTO A PERPENDICULAR WALL SHALL BE SUPPORTED BY A MINIMUM OF (2) STUDS AND HAVE 2" MINIMUM BEARING. IF A BEAM OR GIRDER TRUSS IS NOTED TO BE SUPPORTED BY (3) OR MORE STUDS, THE BEAM MUST BEAR FULLY ON THE SUPPORT COLUMN FOR THE FULL WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER SHALL EACH BEAR EQUAL LENGTHS (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED AS NOTED ON THE PLANS, THE WALL BRACING DETAIL SHEET, AND IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NRC.

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REQUIRED ATTIC VENTILATION:  
 3448 SQ. FT. OF ATTIC DIVIDED BY 150  
 REQUIRES 22.98 SQ. FT. OF NET FREE  
 VENTILATING AREA (MIN).

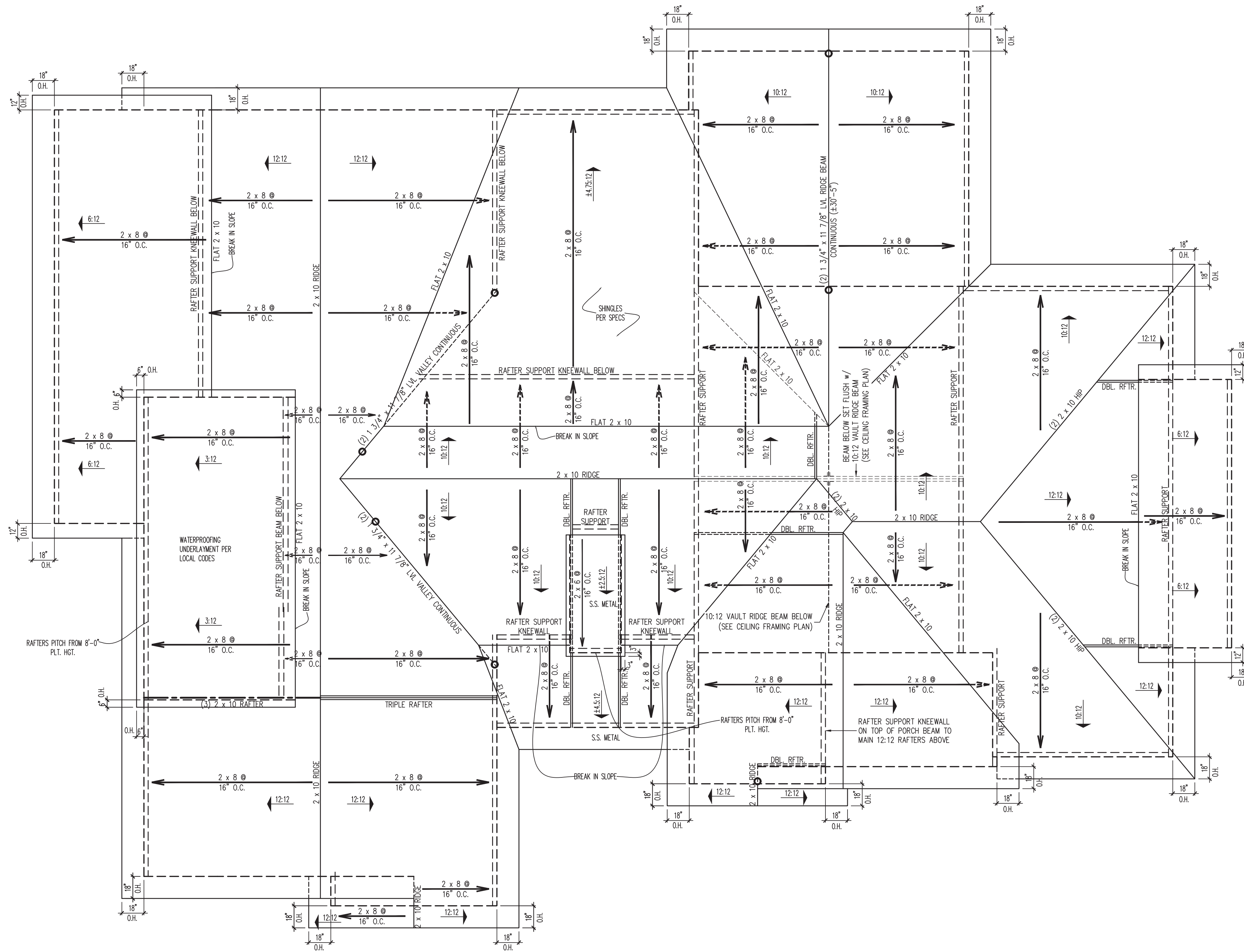
- ROOF FRAMING STRUCTURAL NOTES:
- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
  - SHEATH ROOF w/ 7/16" OSB SHEATHING SECURED w/ 8d NAILS @ 6" O.C. ALONG EDGES AND 12" O.C. IN THE FIELD.
  - CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
  - STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 8 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
  - HIP SPLICES ARE TO BE SPACED 8'-0" O.C. MINIMUM. FASTEN MEMBERS WITH (3) ROWS OF 12d NAILS @ 16" O.C. REQUIRED. SECURE RAFTERS TO FLAT VALLEYS WITH A MIN. OF (6) 12d TOE NAILS.
  - INSTALL (3) SIMPSON H2.5A HURRICANE TIE (OR EQUAL) @ EA. RAFTER BEARING.
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



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 N.C. CERTIFICATE NUMBER: P-2212



**LOT 1 MARTHA YOUNG HEAFNER  
 672 ROLLINS MILL ROAD  
 HOLLY SPRINGS, NORTH CAROLINA  
 TRIANGLE HOME PROS, LLC**

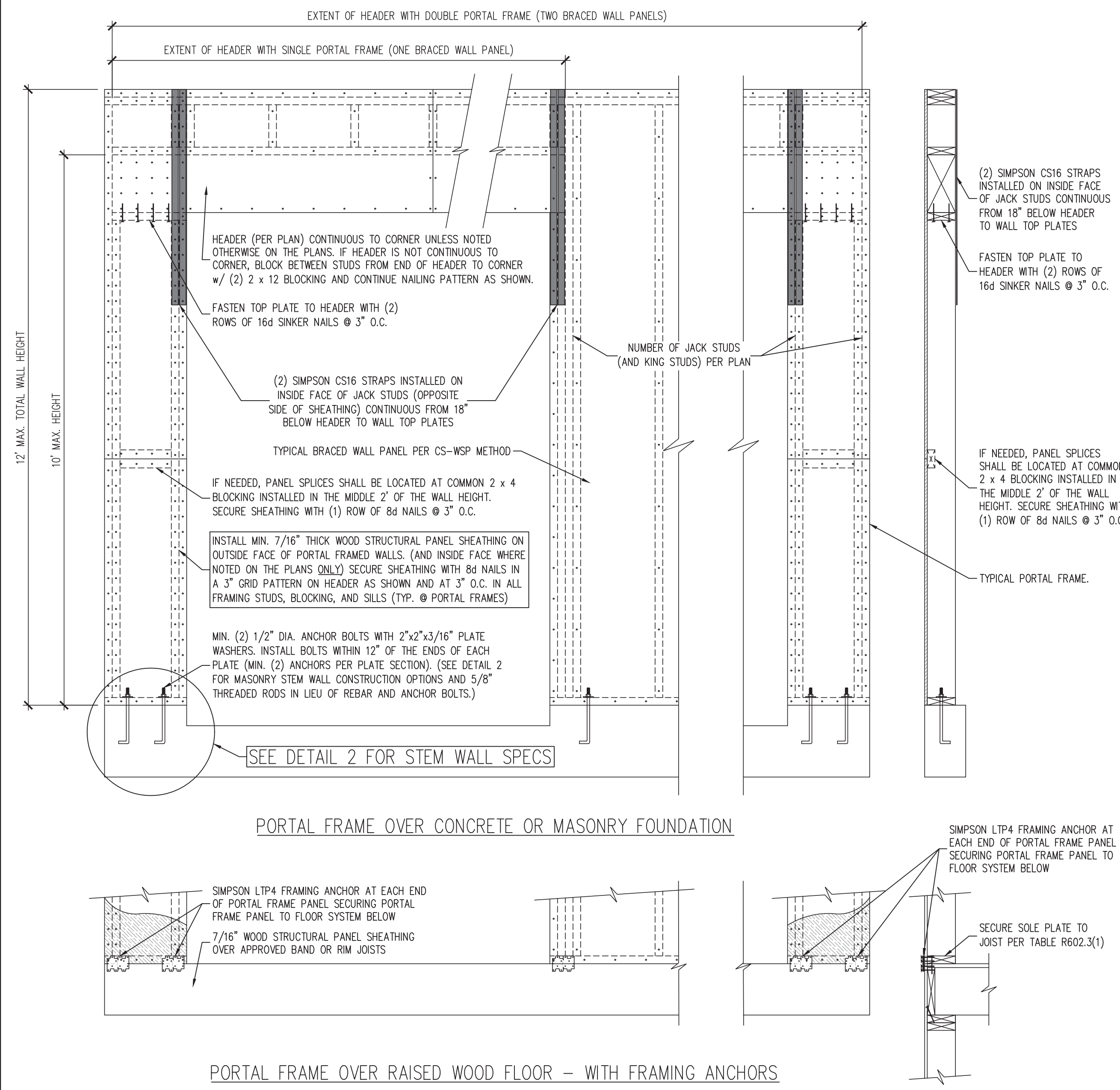


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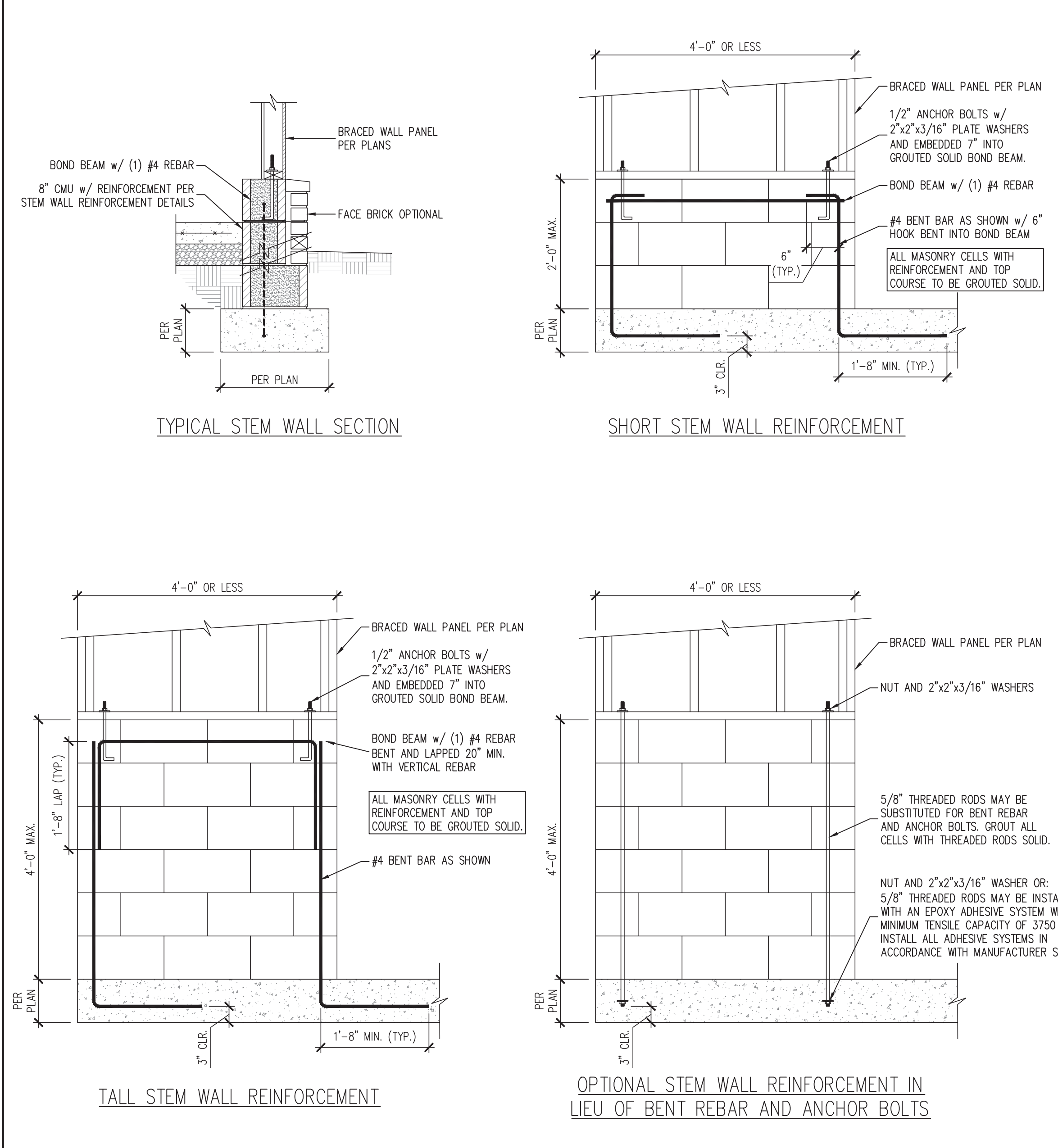
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 ENGINEERED BY: J. SMITH  
 SCALE: 1/4" = 1'-0"  
 DATE: 3-12-2021  
 SHEET: 4 OF 5

**S-4**  
 ROOF FRAMING  
 PLAN



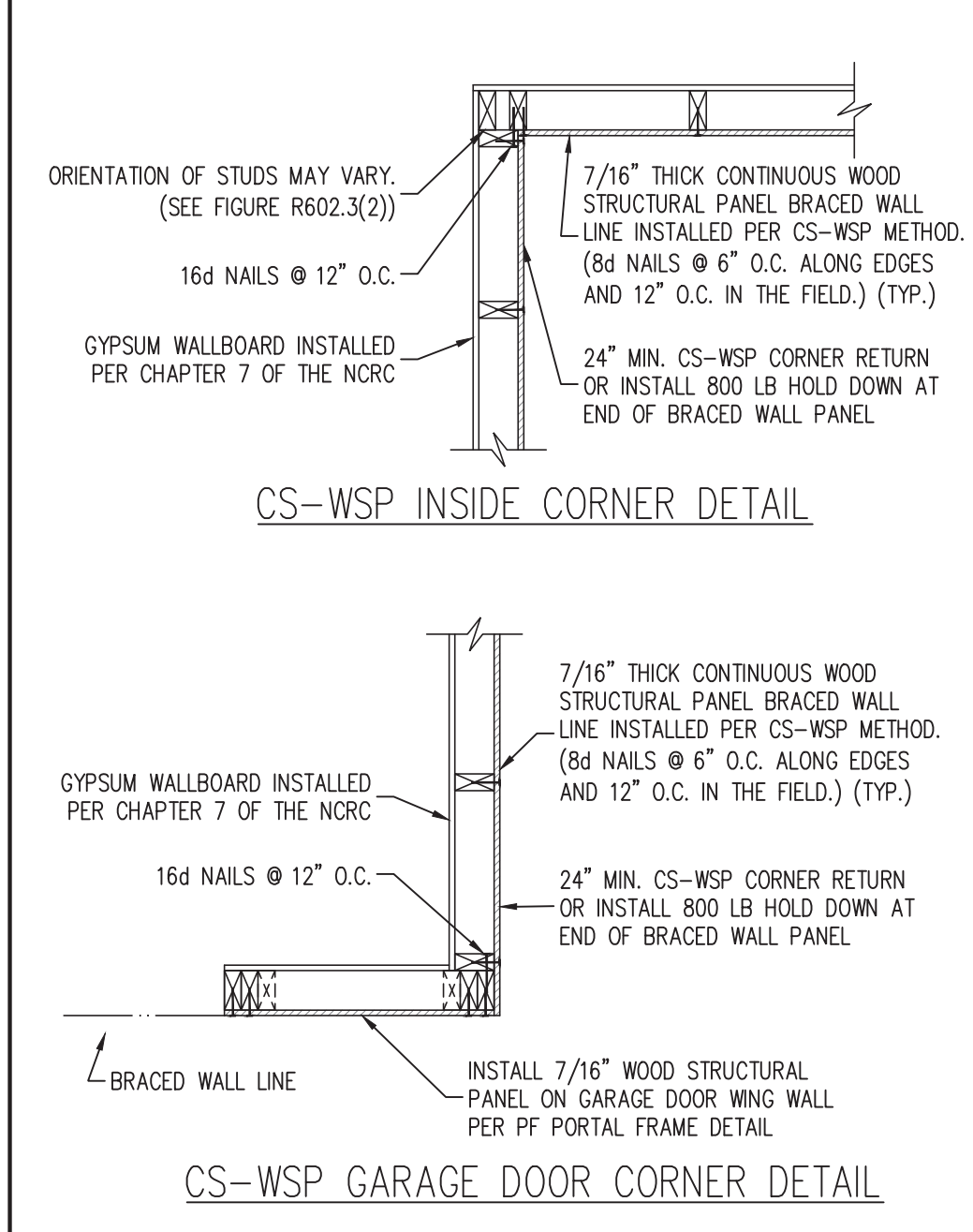
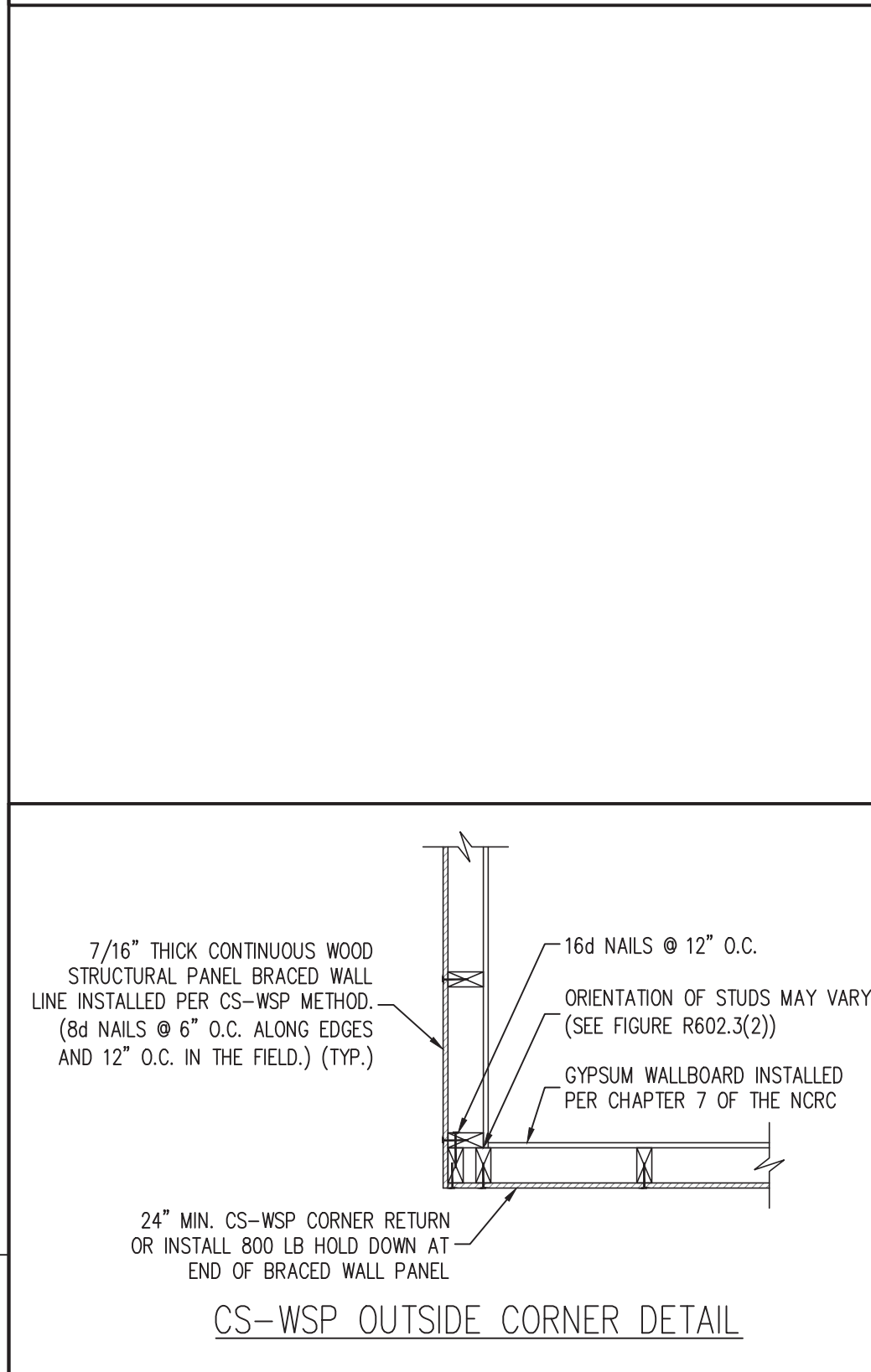


1 PF PORTAL FRAME DETAIL  
SCALE: 3/4" = 1'-0" (REFERENCE FIGURE R602.10.1)

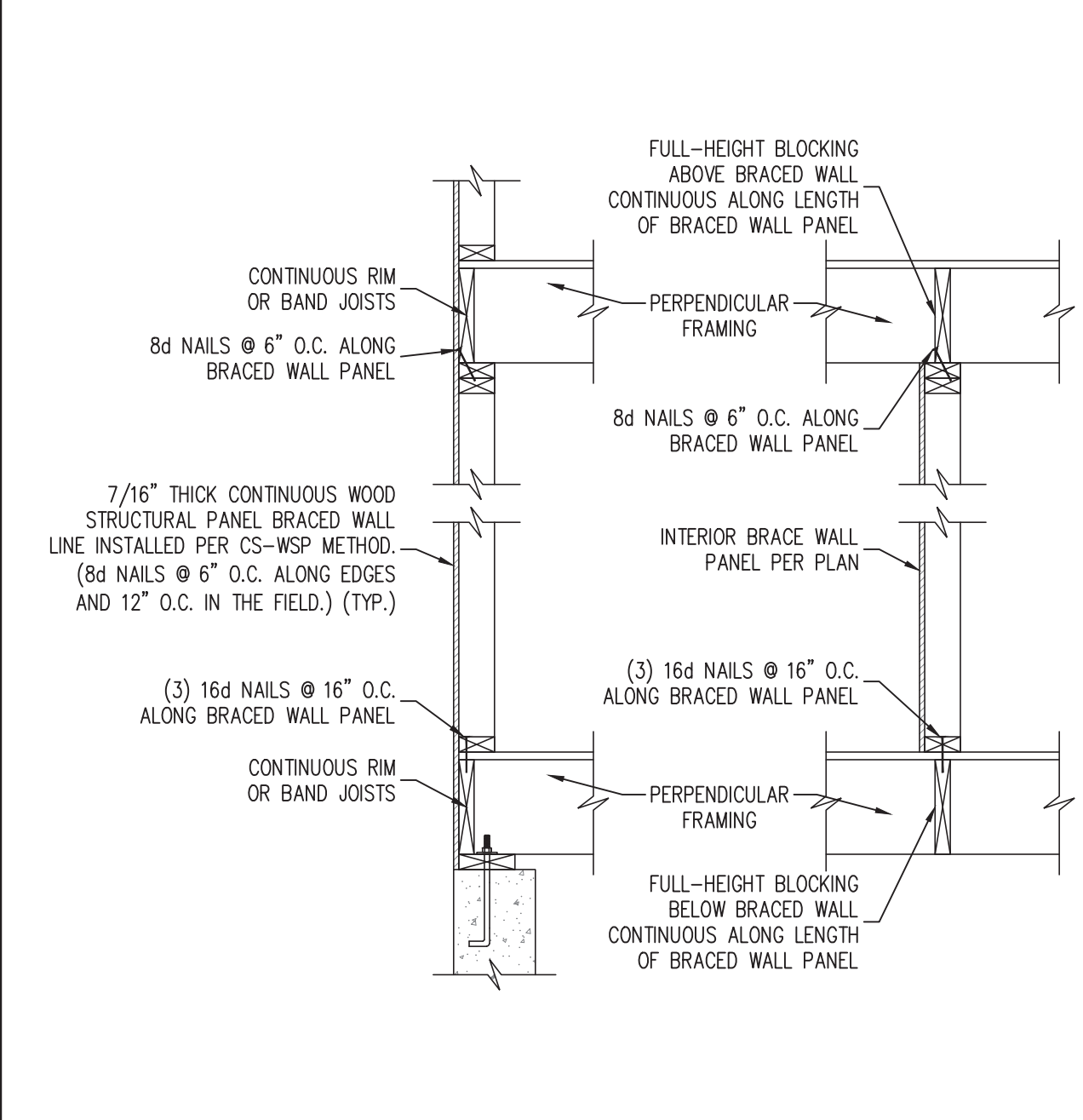


2 MASONRY STEM WALL DETAILS FOR WALLS 48" LONG OR LESS  
SCALE: 3/4" = 1'-0" (REFERENCE FIGURE R602.10.4.3)

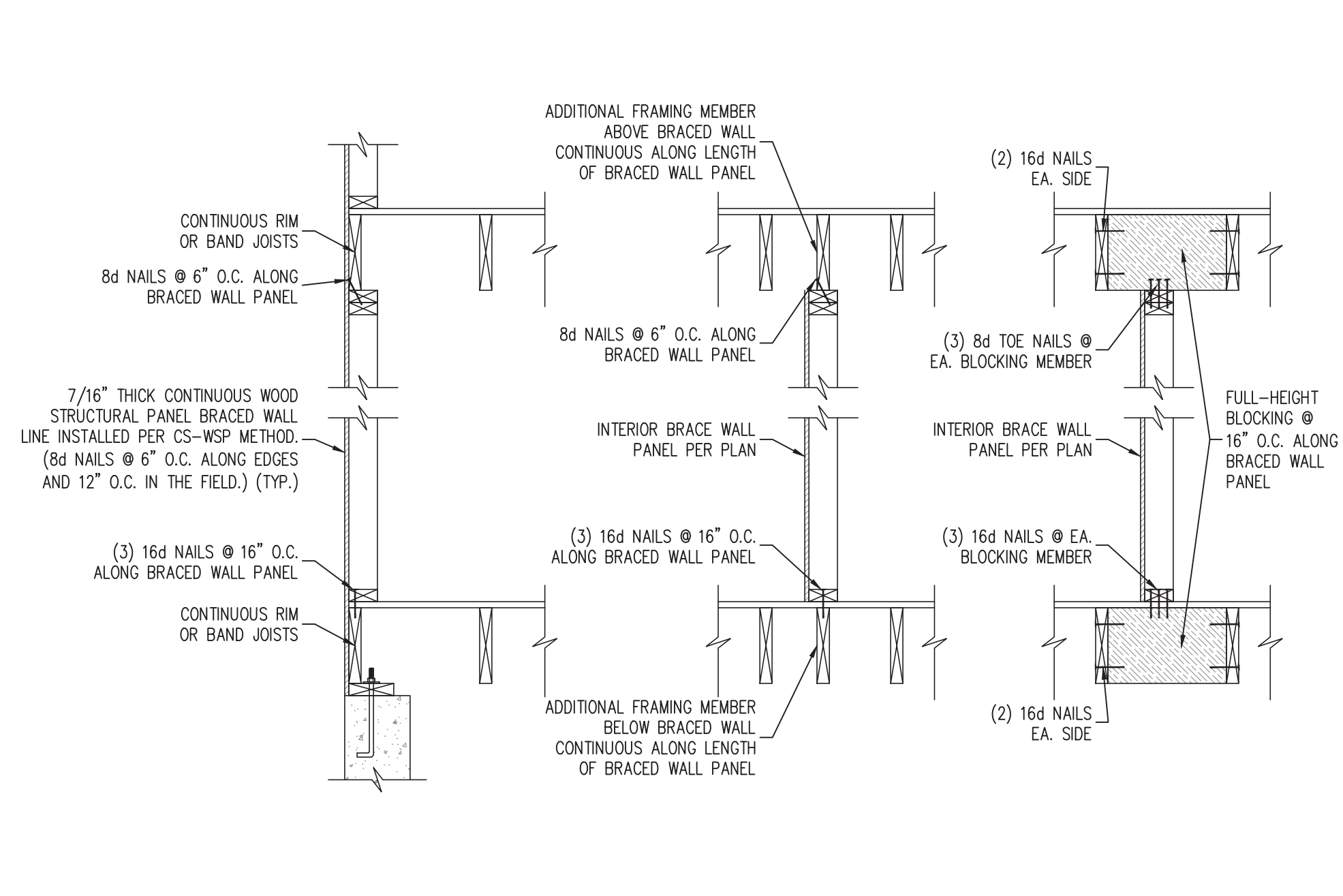
- GENERAL WALL BRACING NOTES:
- WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
  - SEE STRUCTURAL SHEETS FOR THE BRACED WALL DESIGN SUMMARY WHICH SPECIFIES THE TOTAL AMOUNT OF BRACING REQUIRED AND PROVIDED ALONG EACH BRACED WALL LINE ON EACH FLOOR (WHERE REQUIRED), THE LENGTH AND LOCATION OF BRACED WALLS, HOLD DOWN(S) TYPE AND LOCATIONS, AND ANY SPECIAL NOTES OR REQUIREMENTS DETERMINED BY ENGINEERED DESIGN ARE INCLUDED ON EACH STRUCTURAL FLOOR PLAN (WHERE REQUIRED).
  - ALL EXTERIOR WALLS ARE TO BE SHEATHED ON THE EXTERIOR FACE WITH 7/16" OSB WOOD STRUCTURAL PANELS IN ACCORDANCE WITH THE CS-WSP METHOD AS SPECIFIED IN SECTION R602.10.3 OF THE 2018 NRC UNLESS NOTED OTHERWISE (UNO).
  - CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 7/16" OSB SHEATHING SHALL BE INSTALLED ON ALL SHEATHABLE SURFACES OF ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.113" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO).
  - THE INTERIOR SIDE OF ALL EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED WITH 1/2" GYPSUM WALL BOARD. WHEN NOT USING BRACING METHOD "GB", GYPSUM WALL BOARD SHALL BE FASTENED PER TABLE R702.3.5. BRACING METHOD "GB" WALL BOARD SHALL BE FASTENED PER TABLE R602.10.1.
  - "GB" REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. WHERE NOTED ON THE PLANS, 1/2" (MIN.) GYPSUM WALL BOARD SHALL BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" #6 SCREWS OR 1 5/8" 5d COOLER NAILS SPACED 7" O.C. ALONG PANEL EDGES AND 7" O.C. ALONG INTERMEDIATE SUPPORTS (UNO). THE REQUIRED BRACED WALL LENGTHS FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES .5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH.



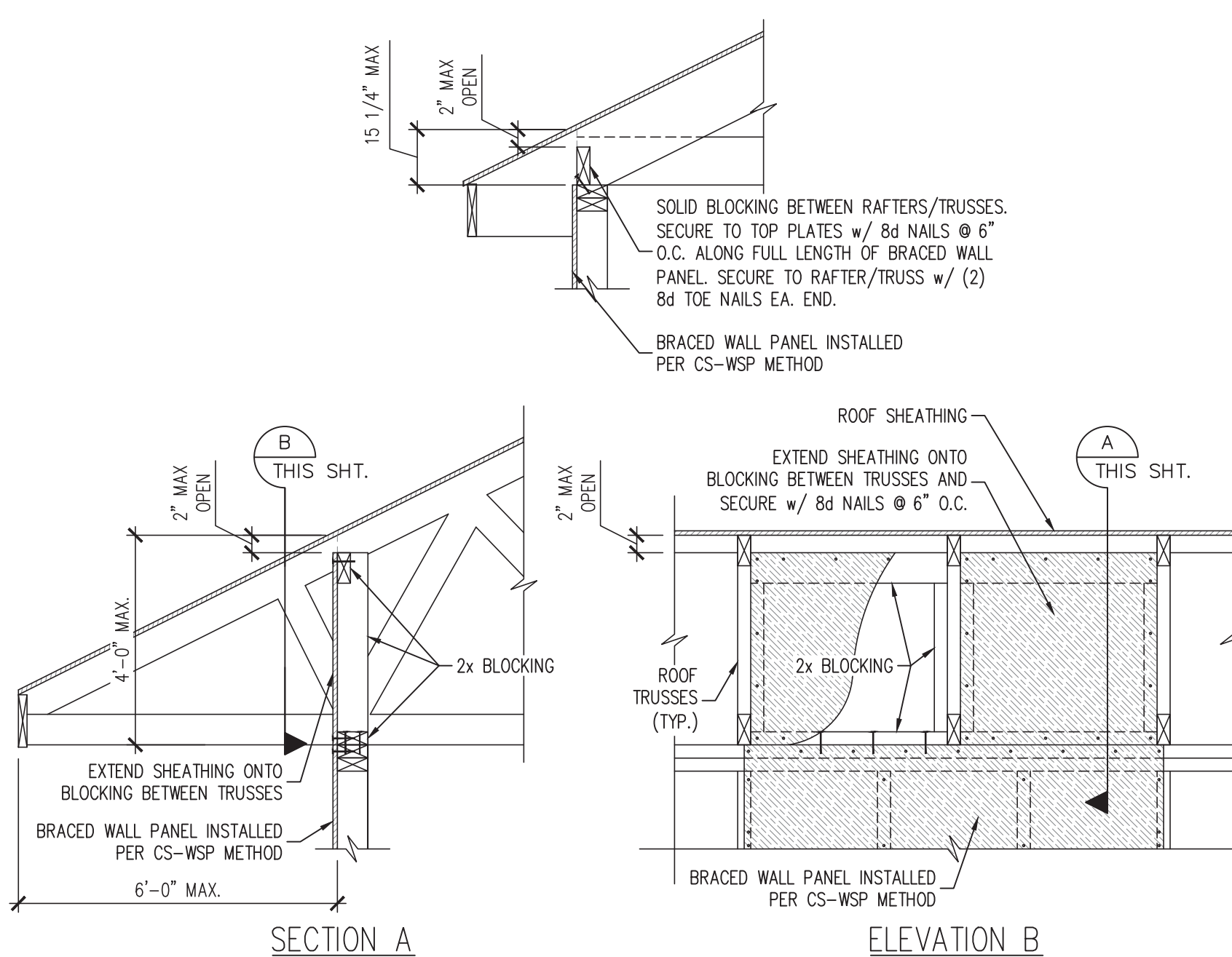
6 TYPICAL EXTERIOR CORNER FRAMING DETAILS  
SCALE: 3/4" = 1'-0" (REFERENCE FIGURES R602.10.3(4) AND (5))



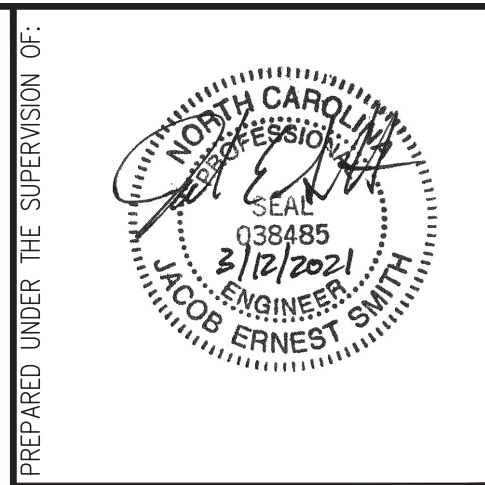
3 BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING  
SCALE: NTS (REFERENCE FIGURE R602.10.4.4(1))



4 BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING  
SCALE: NTS (REFERENCE FIGURE R602.10.4.4(2))



5 BRACED WALL PANEL CONNECTION TO PERPENDICULAR RAFTERS OR TRUSSES  
SCALE: NTS (REFERENCE FIGURES R602.10.4.5(1) AND (3))



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TRIANGLE HOME PROS, LLC

REVISIONS:

NO.	DESCRIPTION

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ENGINEERED BY: J. SMITH  
SCALE: 1/4" = 1'-0"  
DATE: 3-12-2021  
SHEET: 5 OF: 5

S-WB  
WALL BRACING  
DETAIL SHEET