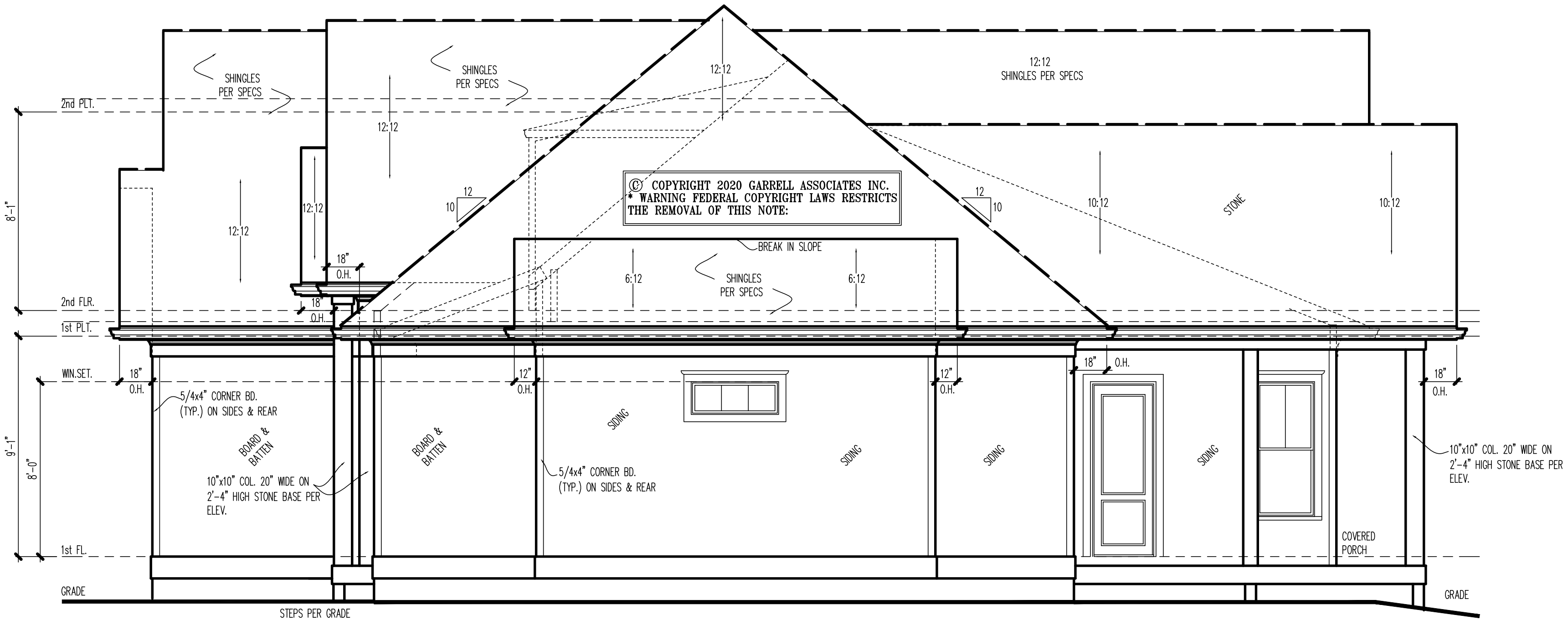


LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE AND LOCAL CODES, REGULATIONS AND LATEST AMENDMENTS THEREOF. REVISIONS SHALL BE MADE TO THIS PLAN AS NECESSARY TO COMPLY WITH ALL APPLICABLE AND LOCAL CODES, REGULATIONS AND LATEST AMENDMENTS THEREOF.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING STRUCTURES AND UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO GARRELL ASSOCIATES, INC. FOR RESOLUTION PRIOR TO CONSTRUCTION.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED FROM THE FACE UNLESS OTHERWISE NOTED.
4. ALL FINISHES SHALL BE AS NOTED OR CALCULATED FROM THE FACE UNLESS OTHERWISE NOTED.
5. ALL FOUNDATION WORK SHALL BE AS NOTED OR CALCULATED FROM THE FACE UNLESS OTHERWISE NOTED.
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20. ALL FOUNDATION WORK SHALL BE AS NOTED OR CALCULATED FROM THE FACE UNLESS OTHERWISE NOTED.

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SILVERTON FALLS B
SIDE ELEVATIONS

02/26/20

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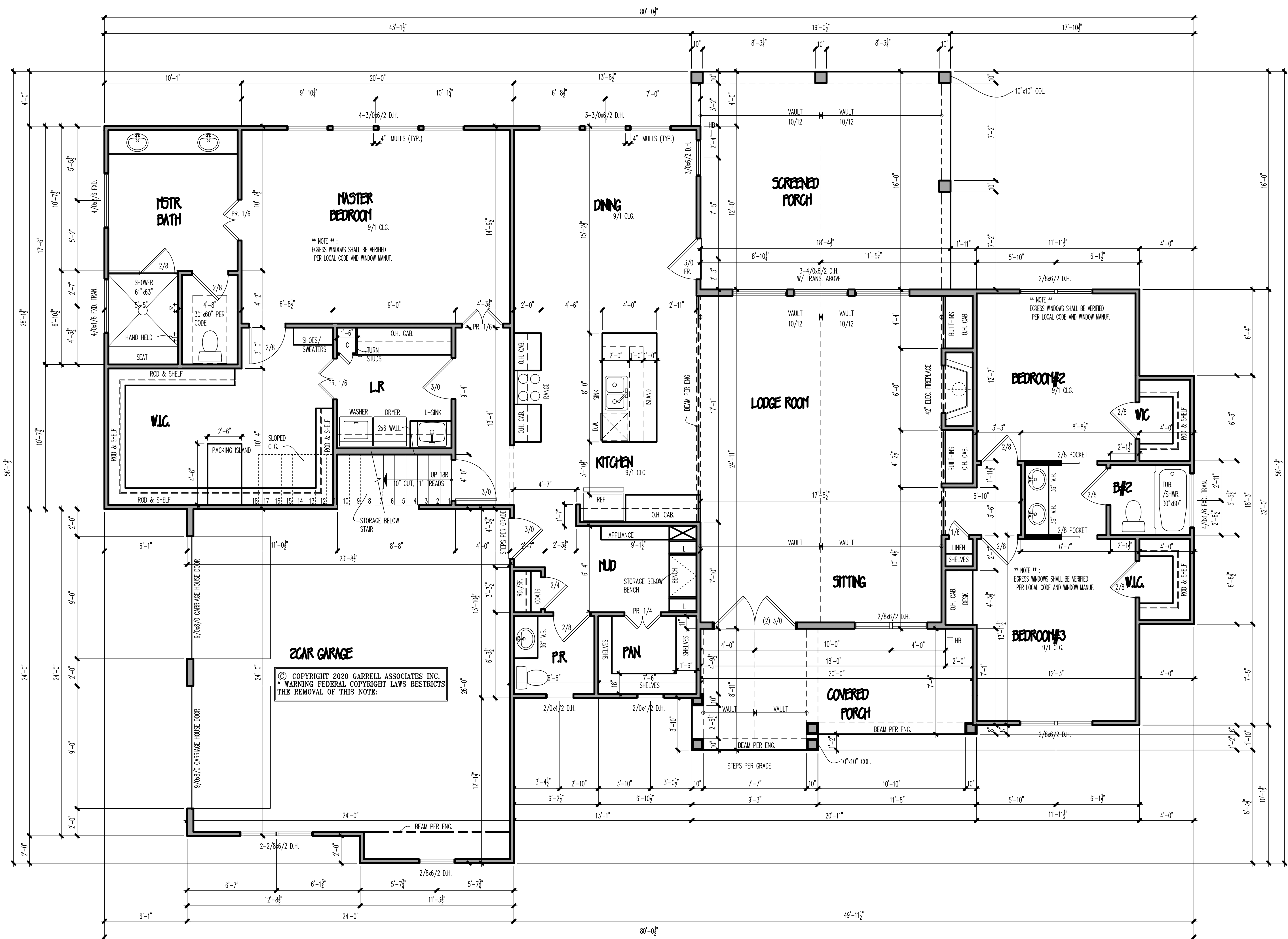
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 THE REMOVAL OF THIS NOTE:

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, FEDERAL AND NATIONAL BUILDING, MECHANICAL, ELECTRICAL AND PLUMBING CODES, ORDINANCES, REGULATIONS AND SPECIFICATIONS.
2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND CONDITIONS AT THE SITE BEFORE BEGINNING WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
4. ALL FINISHES AND MATERIALS TO BE USED SHALL BE APPROVED BY GARRELL ASSOCIATES INC. FOR CONSTRUCTION AND FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION AND MAINTENANCE INSTRUCTIONS.
5. CONTRACTOR TO OBTAIN COMPARTMENT OF THE BUILDING FROM THE LOCAL JURISDICTION.
6. ALL FOUNDATION AND STRUCTURAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND SPECIFICATIONS.
7. ALL FOUNDATION AND STRUCTURAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES AND SPECIFICATIONS.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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20. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

SQUARE FOOTAGES	
1st FLOOR (HEATED)	2,389 S.F.
2nd FLOOR (HEATED)	491 S.F.
OPT. BONUS ROOM	274 S.F.
SUBTOTAL (HEATED)	3,154 S.F.
OPT. STORAGE UNFIN	269 S.F.
2-CAR GARAGE	595 S.F.
GROSS TOTAL	4,018 S.F.

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

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

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SILVERTON FALLS B
1st FLOOR PLAN

02/26/20

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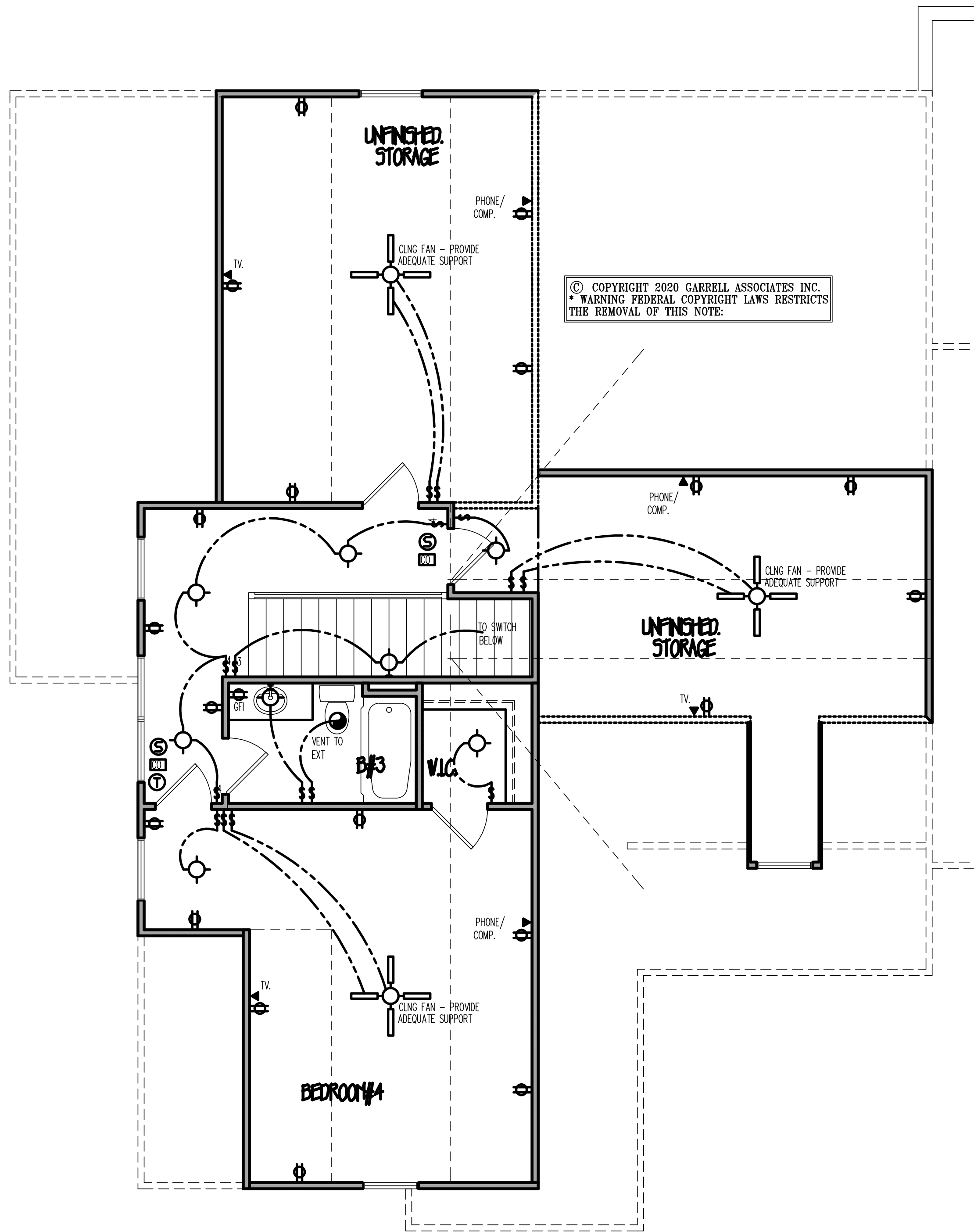
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2ND FLOOR ELECTRICALS

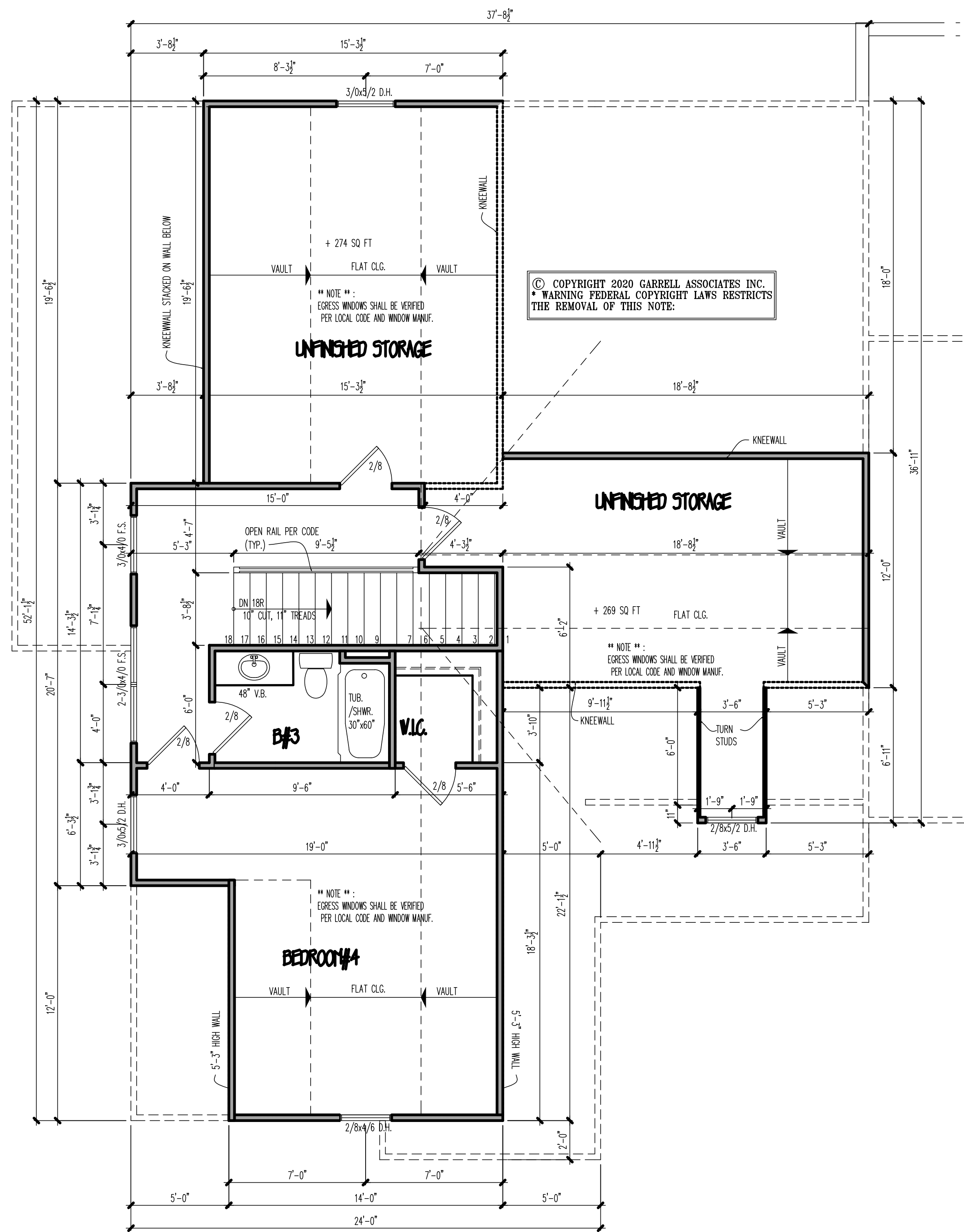
SCALE: 1/4" = 1'-0"

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
	DUPLEX OUTLET (GROUNDED TYPE)
	WEATHER PROOF DUPLEX OUTLET (WP)
	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 WET AREA
	ONE TUBE UNDER COUNTER FLUORESCENT LIGHT
	EXTERIOR CAST ALUMINUM FLOOD LIGHTS
	CEILING MOUNTED FAN - PADDLE
	CEILING MOUNTED FAN - EXHAUST
	CEILING MOUNTED FAN AND HEATER
	CEILING MOUNTED FAN, LIGHT, AND HEATER
	PORCELAIN LAMPHOLDER
	DOOR BELL BUTTON
	DETECTOR REQUIRER
	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 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 DESIGNER MODIFICATION OF THIS COPYRIGHT PROTECTED PLAN.
13. INSPECTION 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 LOCATED GREATER THAN OR EQUAL TO 24" FROM BOTTOM OF WINDOW TO FINISHED FLOOR, UNLESS THE WINDOW IS GREATER THAN OR EQUAL TO 22" FROM THE GRADE IN LEVEL OF DECKING SYSTEMS, STAIRS ETC. WITH MINIMUM ALTERNATE WINDOW FALL DEVICES CONFORMING TO ASTM 2086 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: THE DESIGNER HAS REVIEWED THESE DRAWINGS AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER HAS REVIEWED THESE DRAWINGS AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE DESIGNER HAS REVIEWED THESE DRAWINGS AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

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

02/26/20

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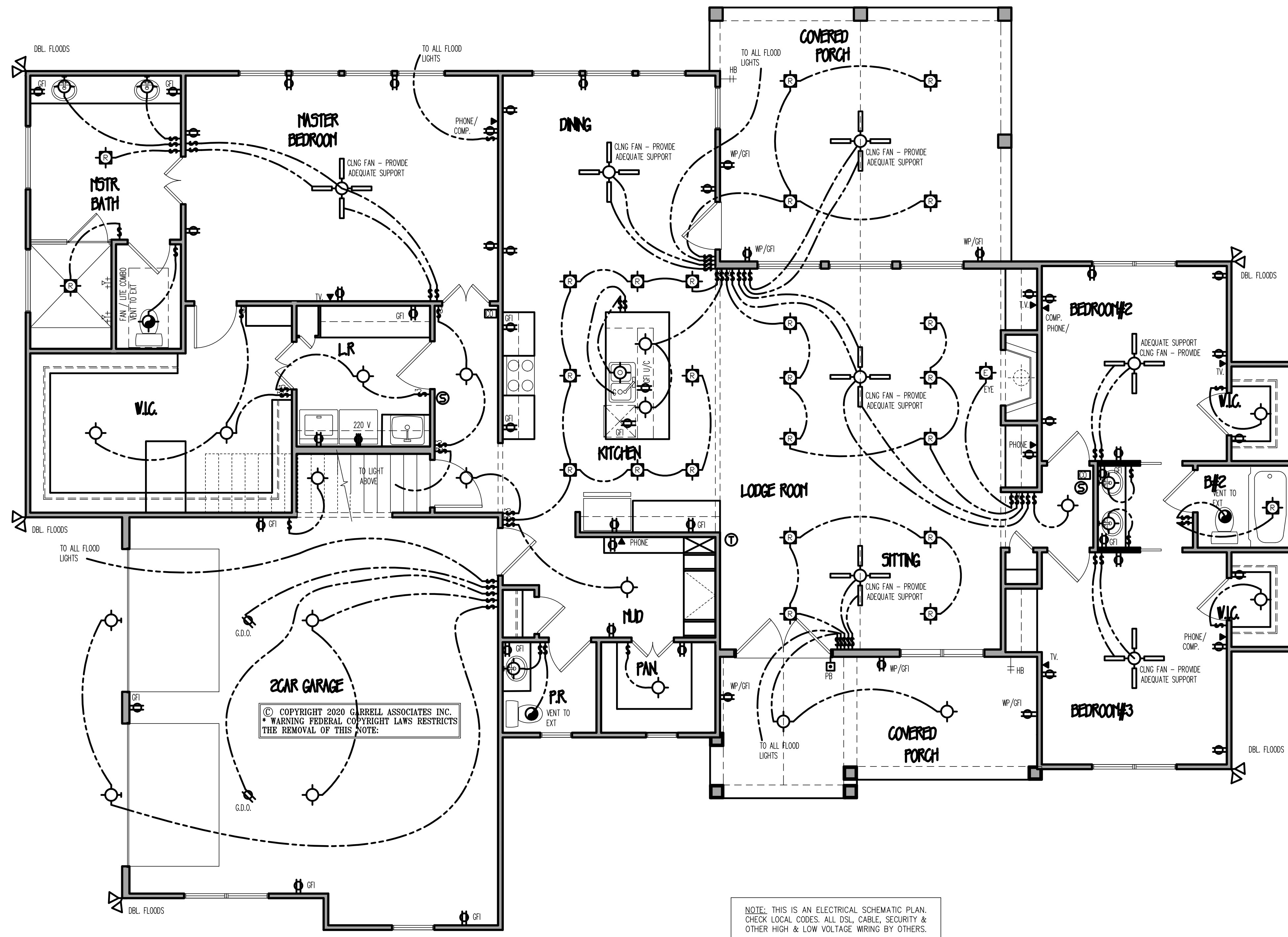
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SYMBOL	DESCRIPTION
	DUPLEX OUTLET (GROUND TYPE)
	WEATHER PROOF DUPLEX OUTLET (GFI)
	WALL SWITCH CONTROLLED DUPLEX OUTLET
	ABOVE COUNTER LOCATION
	FLUSH FLOOR WALL SWITCH CONTROLLED DUPLEX OUTLET, OWNER VERIFY LOCATION
	220 VOLT OUTLET OR CONNECTION
	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 AND HEATER
	CEILING MOUNTED FAN, LIGHT, AND HEATER
	PORCELAIN LAMP HOLDER
	DOOR BELL BUTTON
	DETECTOR REQUIRE
	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 DISCOVERED.
3. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
4. ALL PORTIONS OF FOOTINGS ARE TO BE BELOW LOCAL FLOOD 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 PLAN.
13. ARCHITECTURAL DESIGN ASSIGNED ENGINEER FLOOR SYSTEM IS NOT TO EXCEED 14' RISE. 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.
15. STRUCTURAL DRAWINGS SHALL BE PREPARED BY A LOCAL ENGINEER PER LOCAL CODES.
16. 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 RAILINGS.
17. 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"

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SILVERTON FALLS B
1st FLOOR ELECT. PLAN

02/26/20

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02	03/11/20 (RP)

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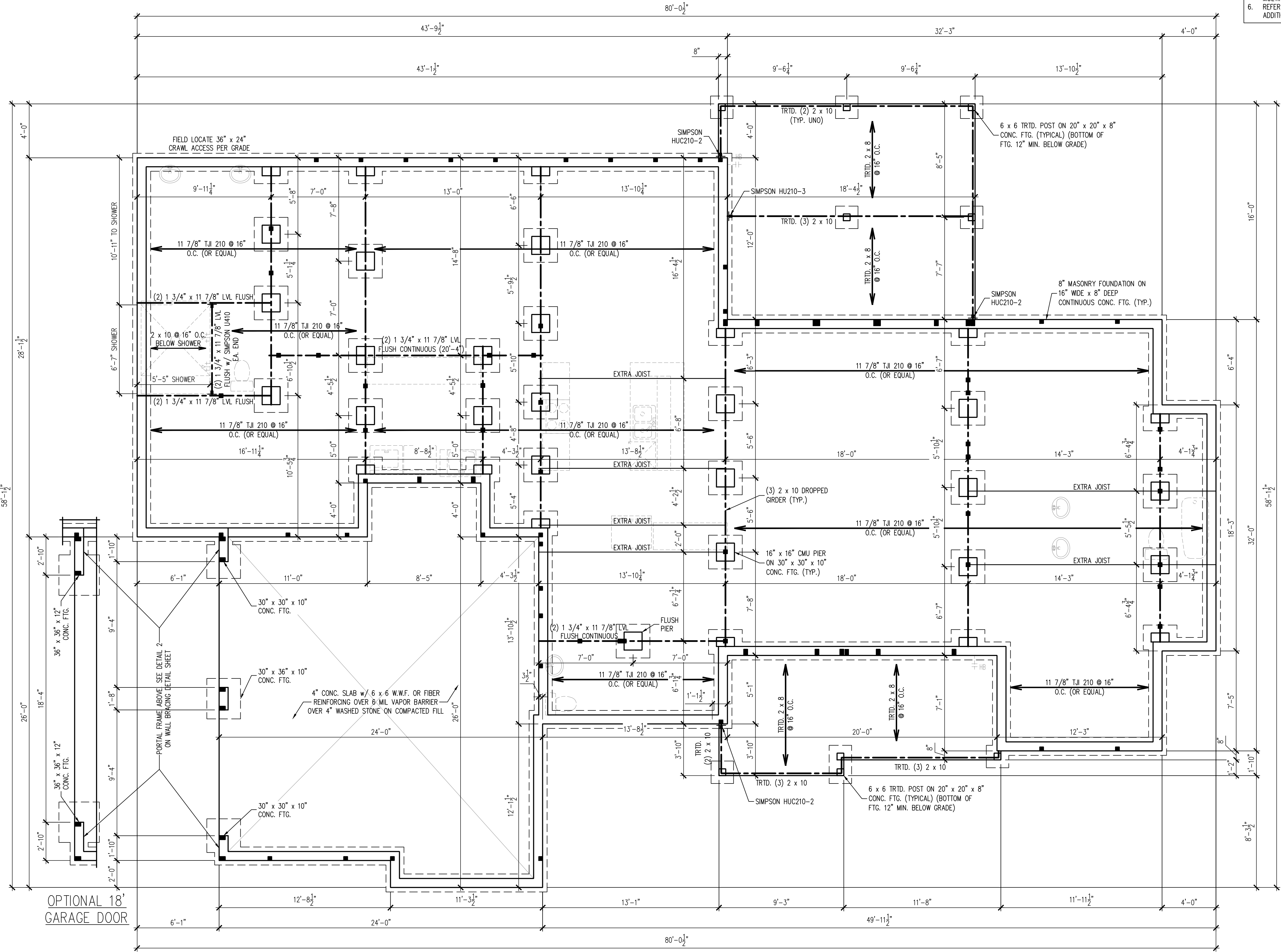
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GENERAL STRUCTURAL NOTES

- 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)

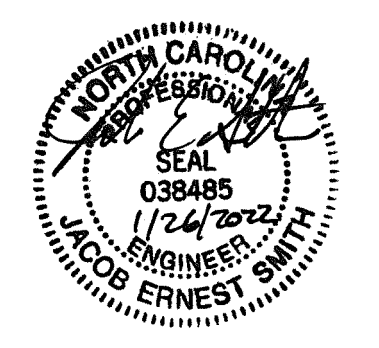
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (LL)
ROOMS OTHER THAN SLEEPING ROOMS	40	10	L/360
SLEEPING ROOMS	30	10	L/360
ATTIC WITH LIMITED STORAGE	20	10	L/240
ATTIC WITHOUT STORAGE	10	10	L/360
STAIRS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
DECKS	40	10	L/360
HANDRAILS	200 LB OR 50 PLF	10	L/360
PASSENGER VEHICLE GARAGES	50	10	L/360
GROUND SNOW LOAD	20		
WIND LOAD	PER SECTION R301.2. (MEAN ROOF HEIGHT < 35 FEET, EXPOSURE B)		

- I-JOIST FLR. SYSTEMS DESIGNED WITH 12 PSF DL AND L/480 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 +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -36 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
- THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS IS 25 PSF.
- 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.
- 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.
- MASONRY UNITS TO 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 SOLID 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 EA. PIER.
- 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, NEMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS SHALL 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. CONCRETE FOUNDATION WALLS SHALL BE REINFORCED PER TABLE R404.1.1(5) OF THE NRC, 2018 EDITION. STEP FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).
- ALL FRAMING LUMBER SHALL BE SPF #2 AND ALL TREATED LUMBER SHALL BE SYP #2 (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MIN. PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 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 I-JOIST AND TRUSS LAYOUTS SHALL BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. IF ALTERNATE I-JOISTS ARE USED, THE JOISTS MUST HAVE EQUIVALENT STRUCTURAL PROPERTIES TO THOSE SPECIFIED ON THE PLANS. ALL DEVIATIONS TO I-JOIST OR TRUSS LAYOUTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NRC, 2018 EDITION.



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.



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



**SILVERTON FALLS B
 FUQUAY-VARINA, NORTH CAROLINA
 TRIANGLE HOME PROS, LLC**

REVISIONS:

NO.	DESCRIPTION

DRAWN BY: GARRELL ASSOCIATES, INC.

ENGINEERED BY: J. SMITH

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

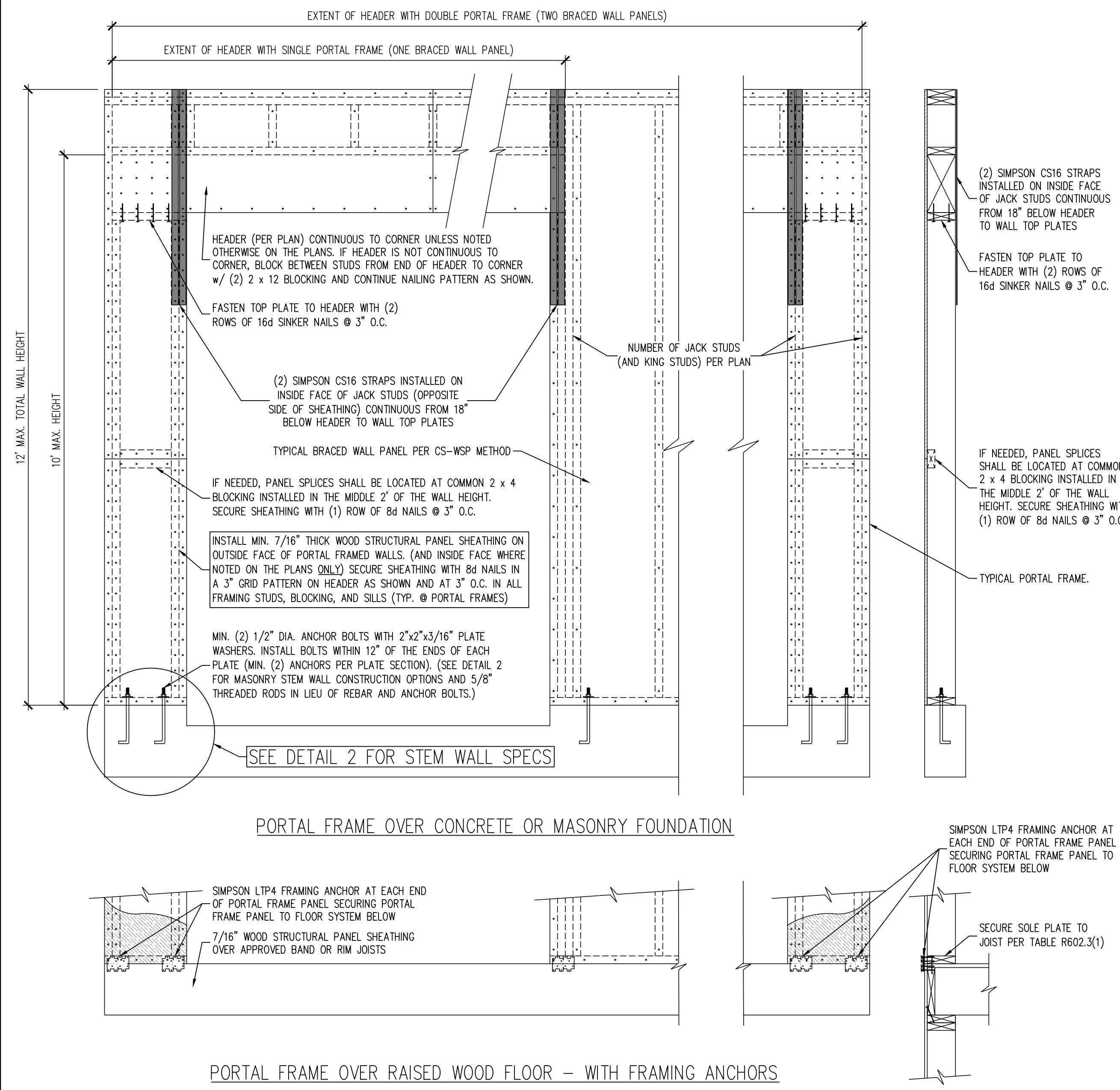
DATE: 1-26-2022

SHEET: 1 OF 5

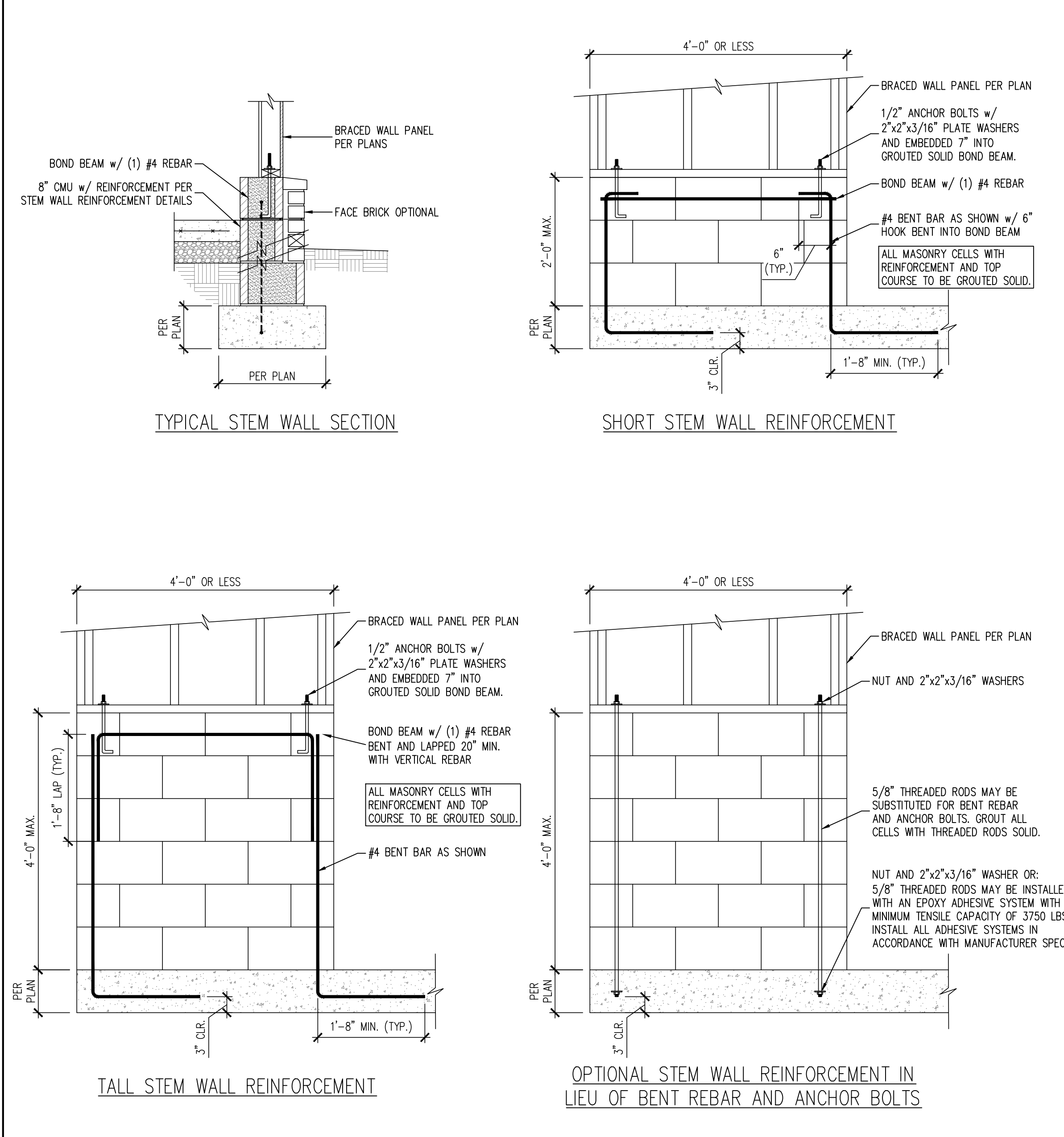
LEGEND

	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

**S-1
 CRAWL SPACE
 FOUNDATION PLAN**

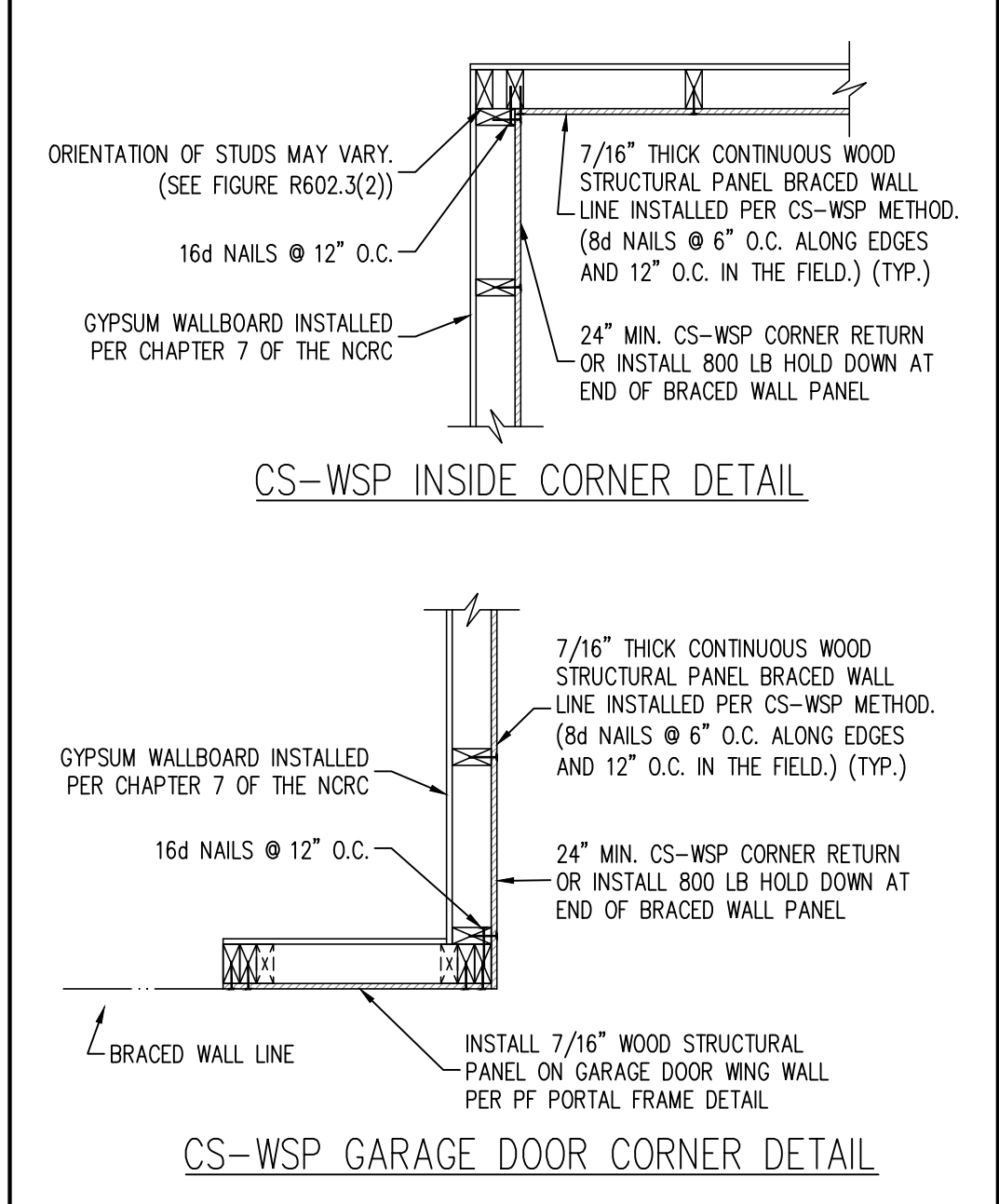
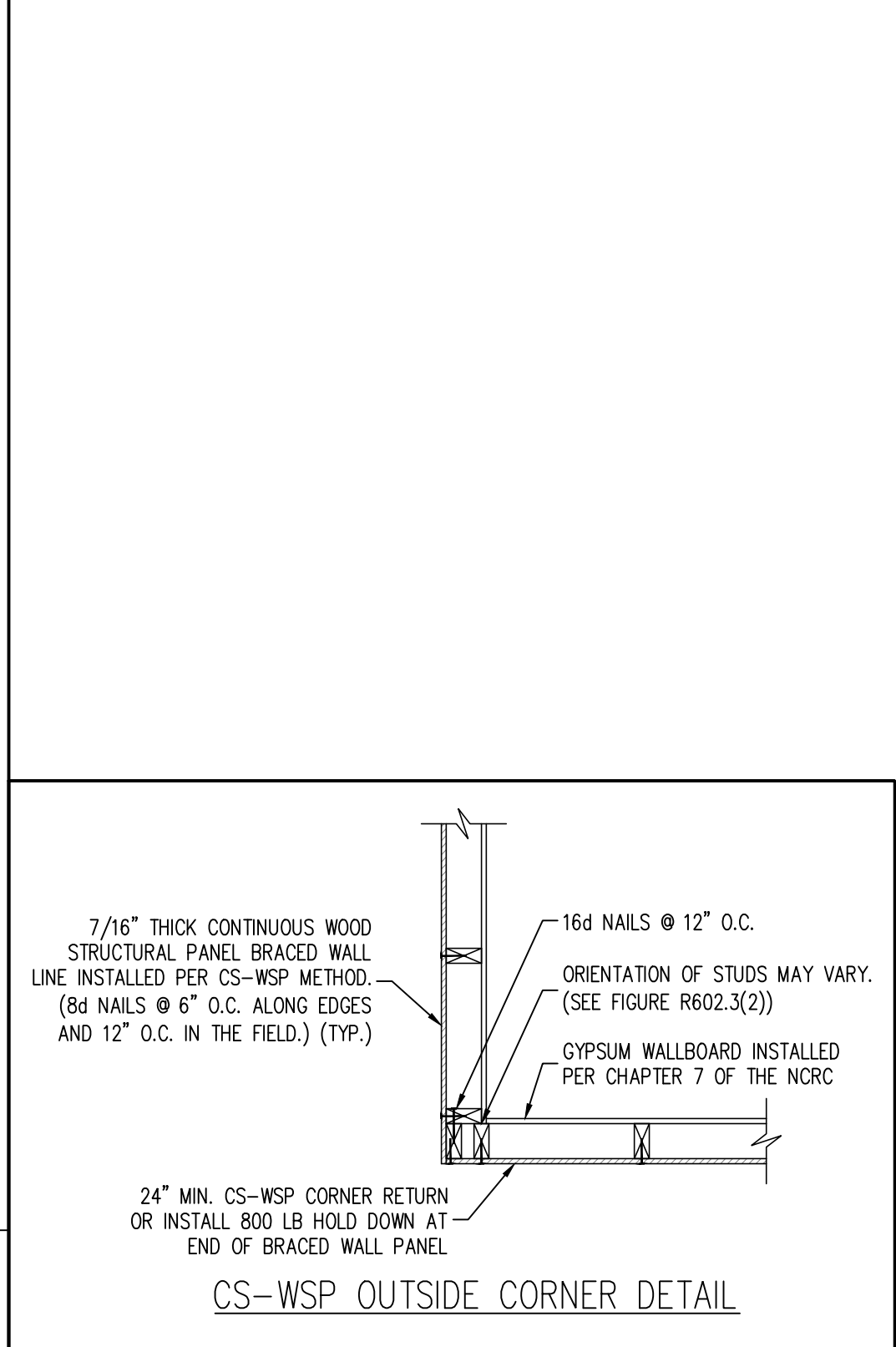


1 PF PORTAL FRAME DETAIL
SCALE: 3/4" = 1'-0" (REFERENCE FIGURE R602.10.1)

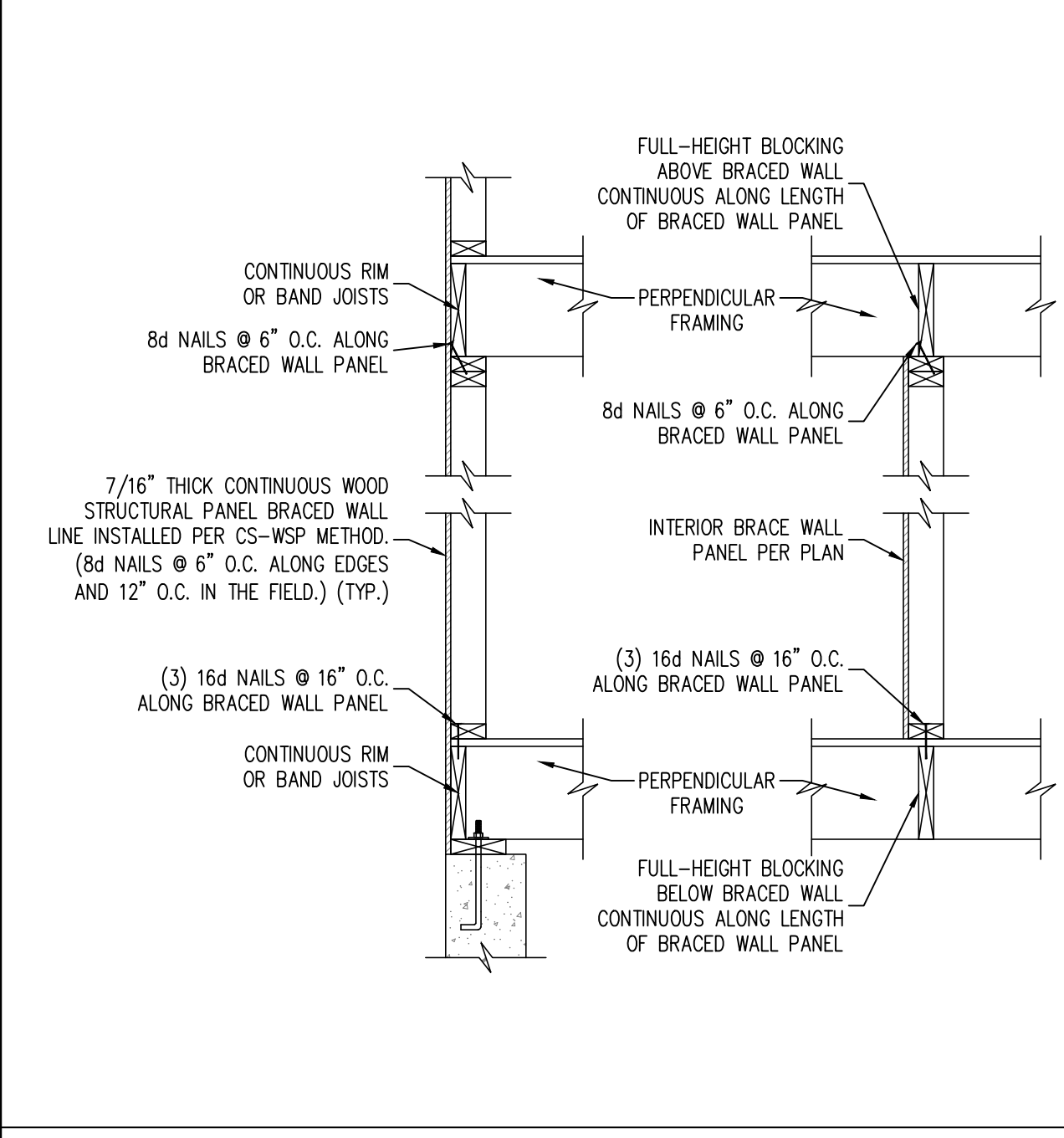


2 MASONRY STEM WALL DETAILS FOR WALLS 48" LONG OR LESS
SCALE: 3/4" = 1'-0" (REFERENCE FIGURE R602.10.4.3)

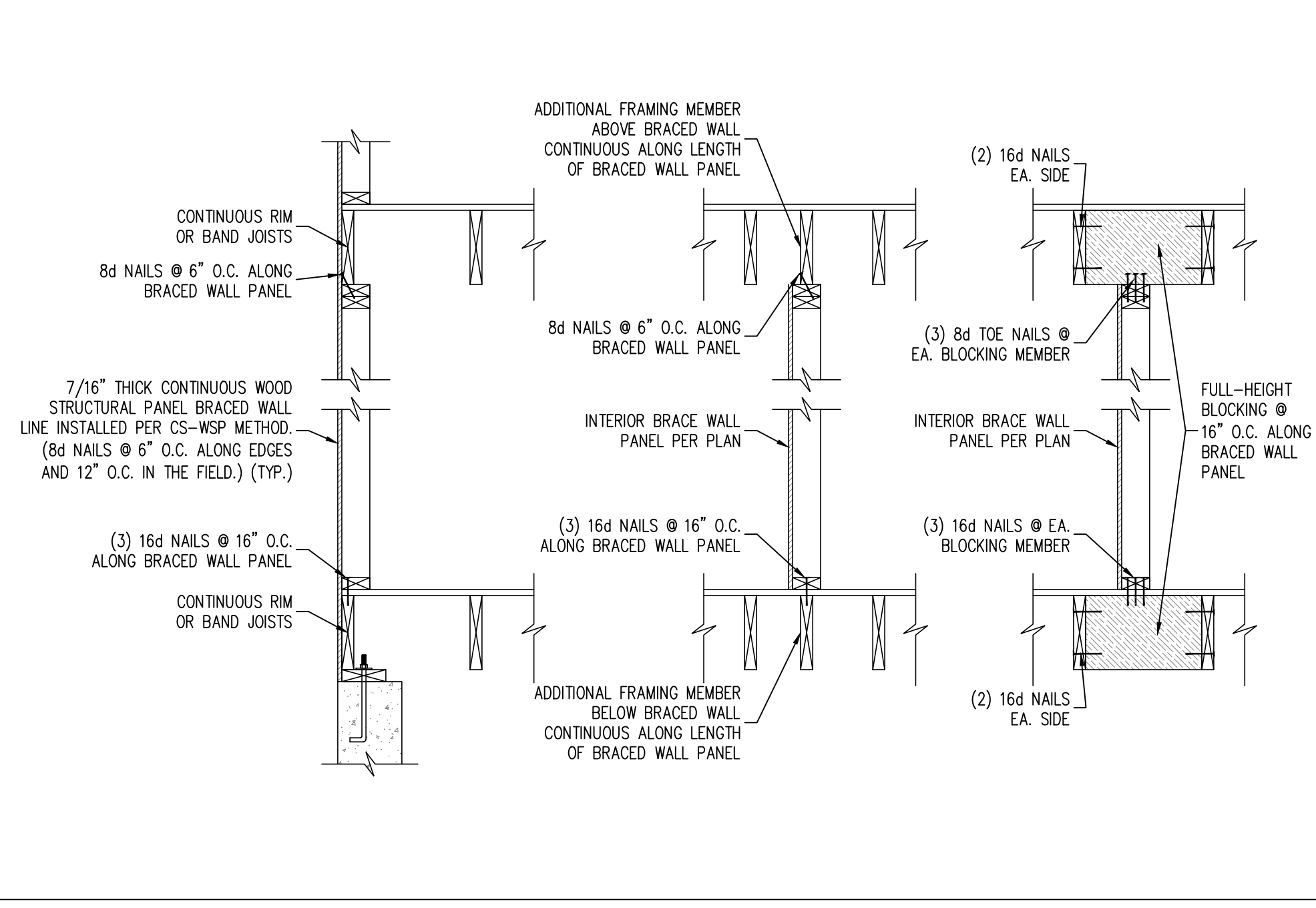
- GENERAL WALL BRACING NOTES:
- WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
 - SEE STRUCTURAL SHEETS FOR THE BRACED WALL 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 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.



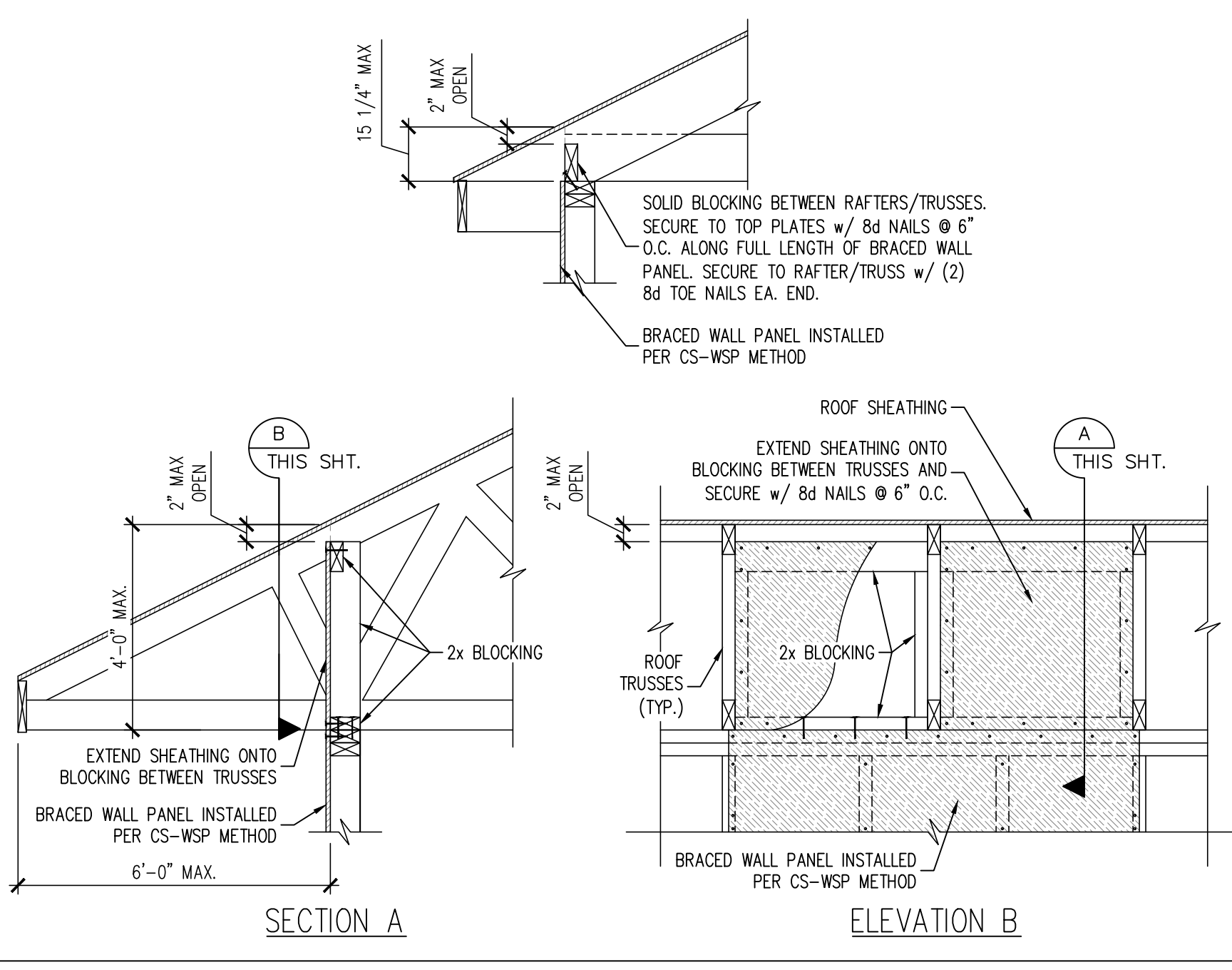
4 CS-WSP INSIDE CORNER DETAIL
SCALE: 3/4" = 1'-0" (REFERENCE FIGURES R602.10.3(4) AND (5))



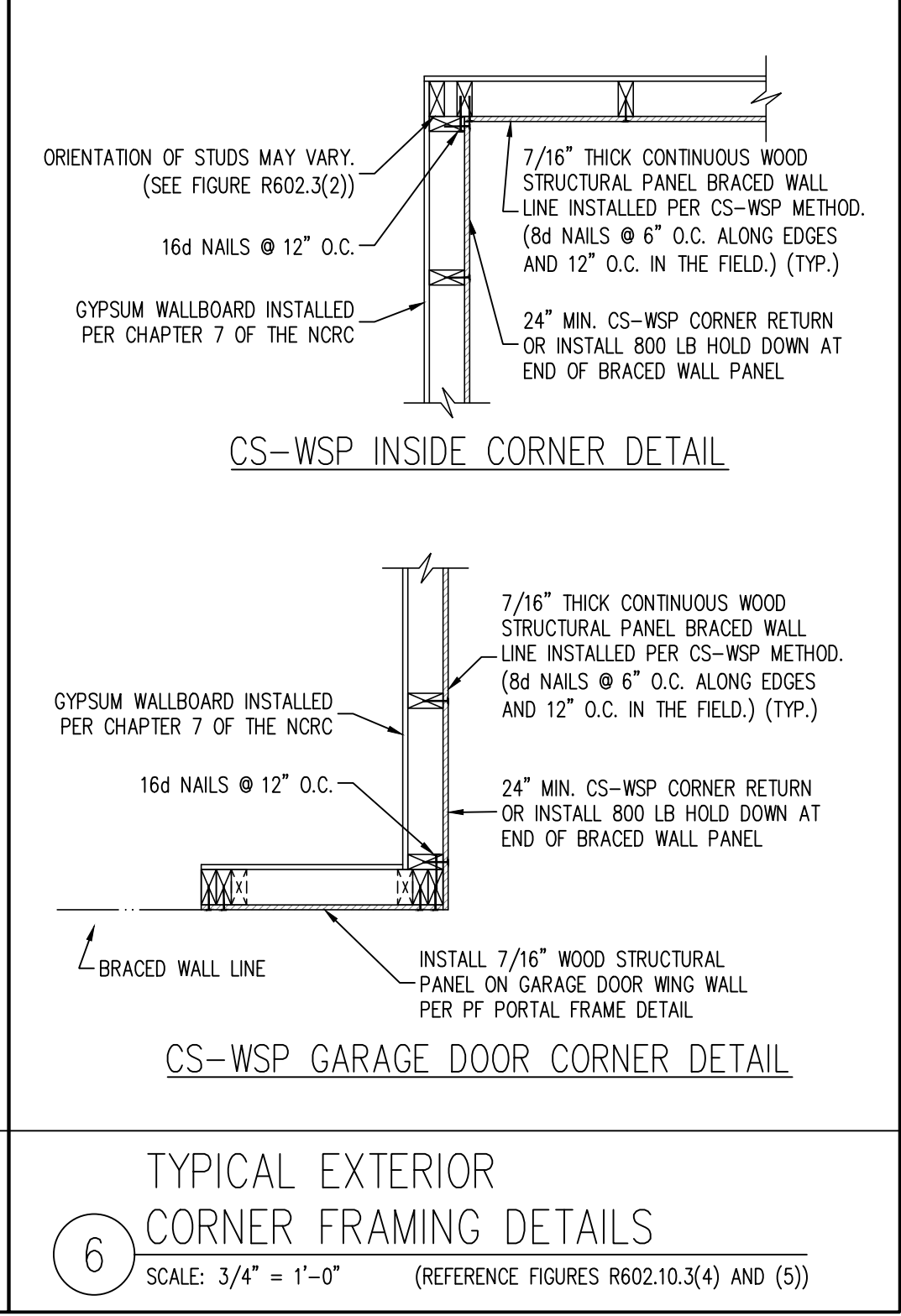
3 BRACED WALL PANEL CONNECTION WHEN PERPENDICULAR TO FLOOR/CEILING FRAMING
SCALE: NTS (REFERENCE FIGURE R602.10.4.4(1))



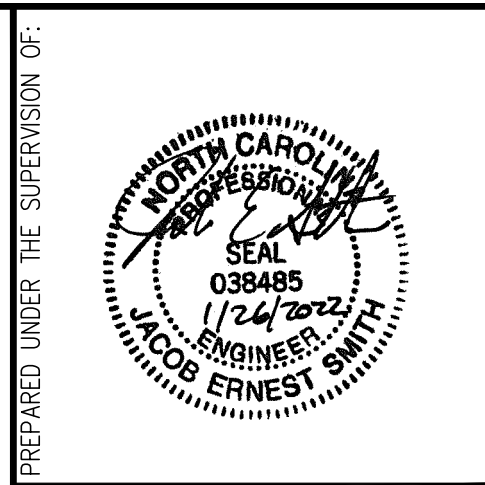
4 BRACED WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING
SCALE: NTS (REFERENCE FIGURE R602.10.4.4(2))



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



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



J. SMITH STRUCTURAL ENGINEERING, PLLC
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S-WB
WALL BRACING
DETAIL SHEET