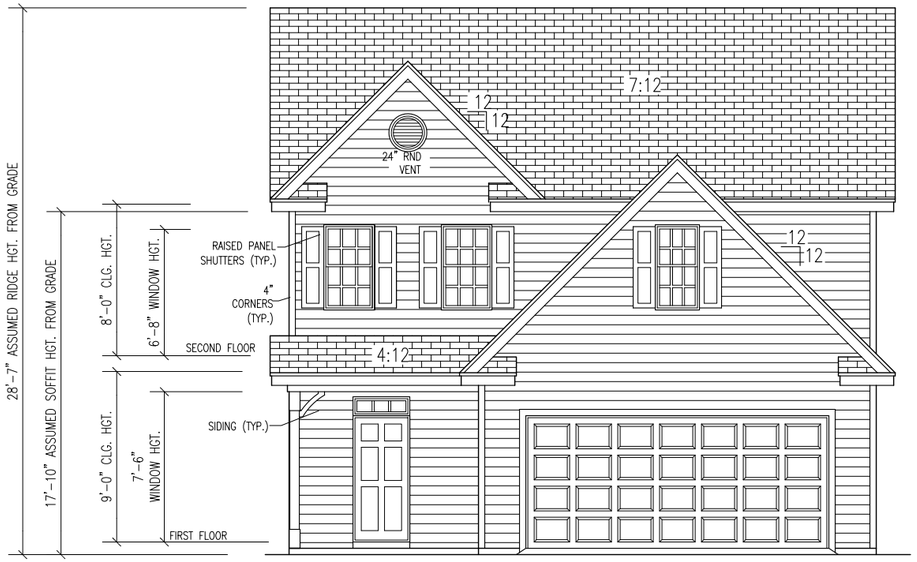
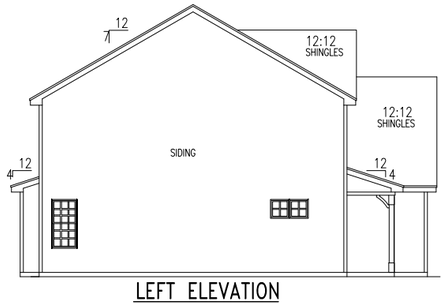


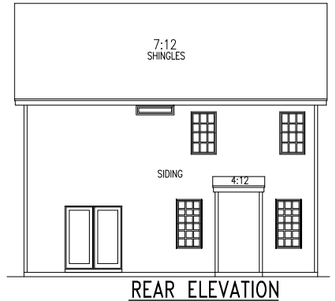
FRONT ELEVATION "A"

ATTIC SPACE VENTILATION
REQUIRED 1236 SQ. FT. OF CLG. / 150 = 8.24 SQ. FT. REQUIRED
REFER TO SECTION R806 (ROOF VENTILATION) IN NORTH CAROLINA STATE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODES.

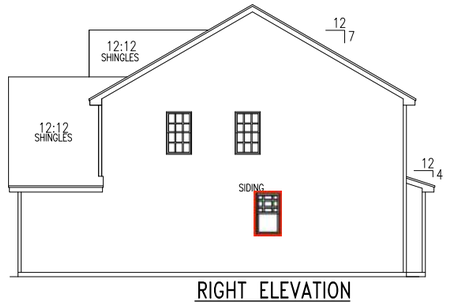
MEAN ROOF HGT.			
Soffit Hgt. From Assumed Grade	+ Highest Ridge Hgt. From Assumed Grade	÷ 2	= Mean Roof Hgt.
17'-10"	+ 28'-7"	÷ 2	= 23'-3" Mean Roof Hgt.



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

REVISIONS:
12/17/2018

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919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

Elevation "A"

Palmer

FILE

DESIGN ADS

DRAWN ADS

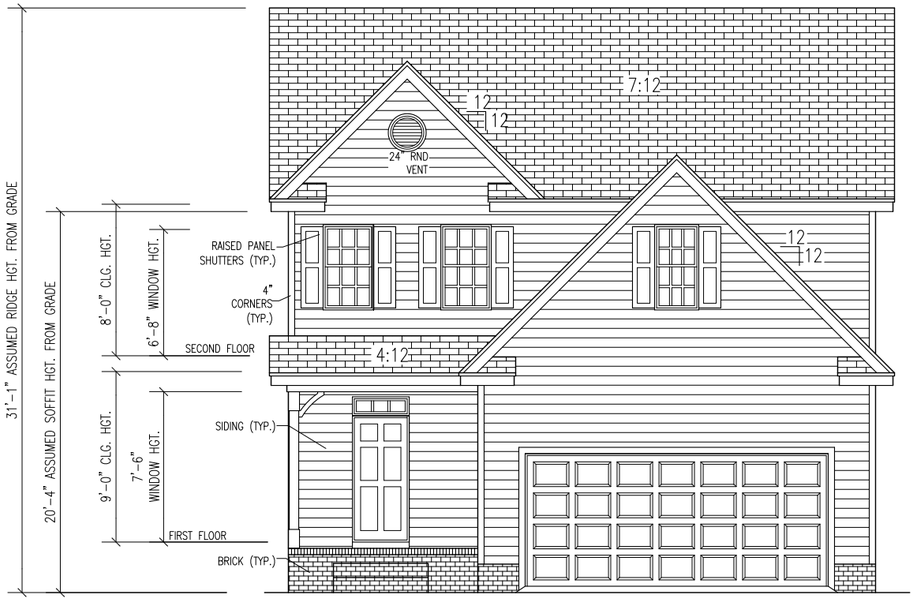
CHECKED

DATE 5/30/2017

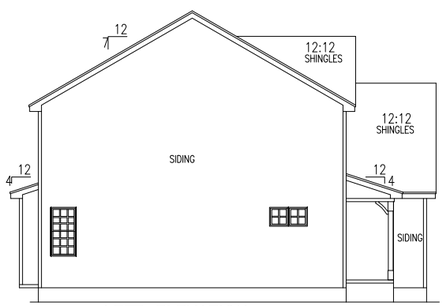
SHEET 1A

ATTIC SPACE VENTILATION
REQUIRED 1236 SQ. FT. OF CLG. / 150 = 8.24 SQ. FT. REQUIRED
REFER TO SECTION R806 (ROOF VENTILATION) IN NORTH CAROLINA STATE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODES.

MEAN ROOF HGT.			
Soffit Hgt. From Assumed Grade	+ Highest Ridge Hgt. From Assumed Grade	÷ 2	= Mean Roof Hgt.
20'-4"	+ 31'-1"	÷ 2	= 25'-9" Mean Roof Hgt.

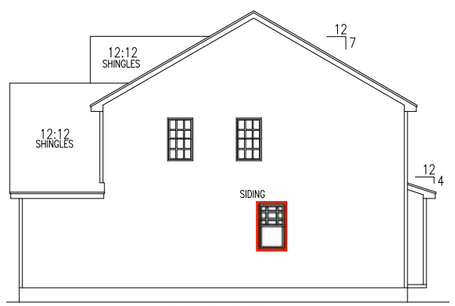


FRONT ELEVATION "A"



LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

SCALE
24"X36" = 1/4"=1'-0" 11"X17" = 1/8"=1'-0"

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Elevation "A"

Palmer

FILE

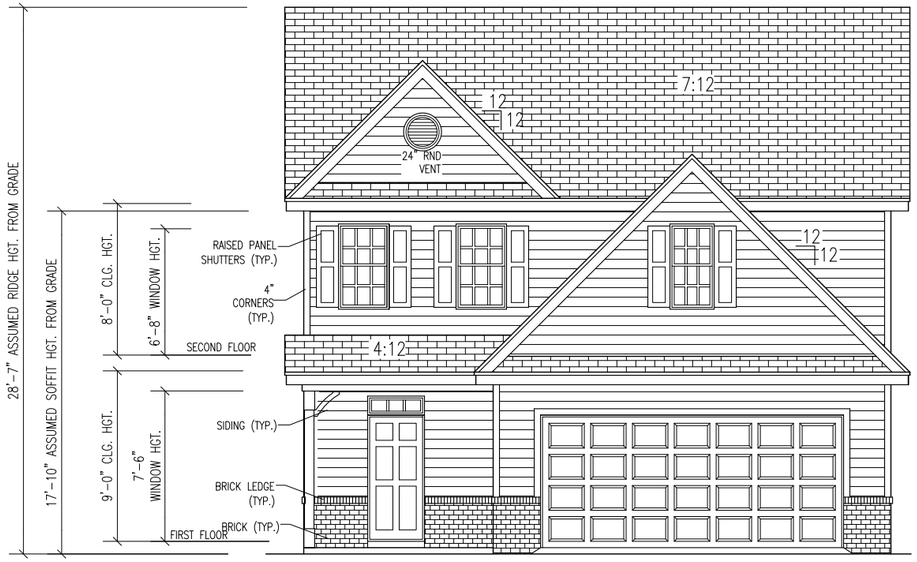
DESIGN ADS

DRAWN ADS

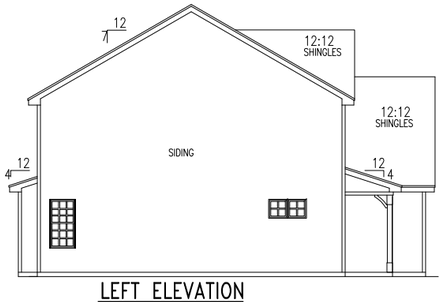
CHECKED

DATE 5/30/2017

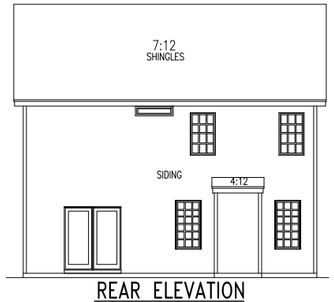
SHEET 1A



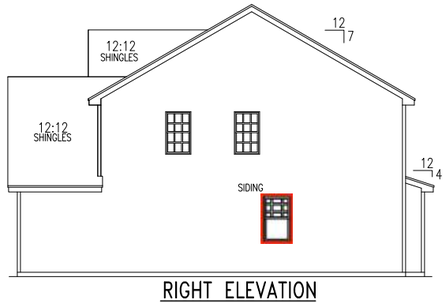
FRONT ELEVATION "B"



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

ATTIC SPACE VENTILATION
REQUIRED 1236 SQ. FT. OF CLG. / 150 = 8.24 SQ. FT. REQUIRED
REFER TO SECTION R806 (ROOF VENTILATION) IN NORTH CAROLINA STATE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODES.

MEAN ROOF HGT.			
Soffit Hgt. From Assumed Grade	+ Highest Ridge Hgt. From Assumed Grade	÷ 2	= Mean Roof Hgt.
17'-10"	+ 28'-7"	÷ 2	= 23'-3" Mean Roof Hgt.

SCALE
24"X36" = 1/4"=1'-0" 11"X17" = 1/8"=1'-0"

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Elevation "B"

Palmer

FILE

DESIGN ADS

DRAWN ADS

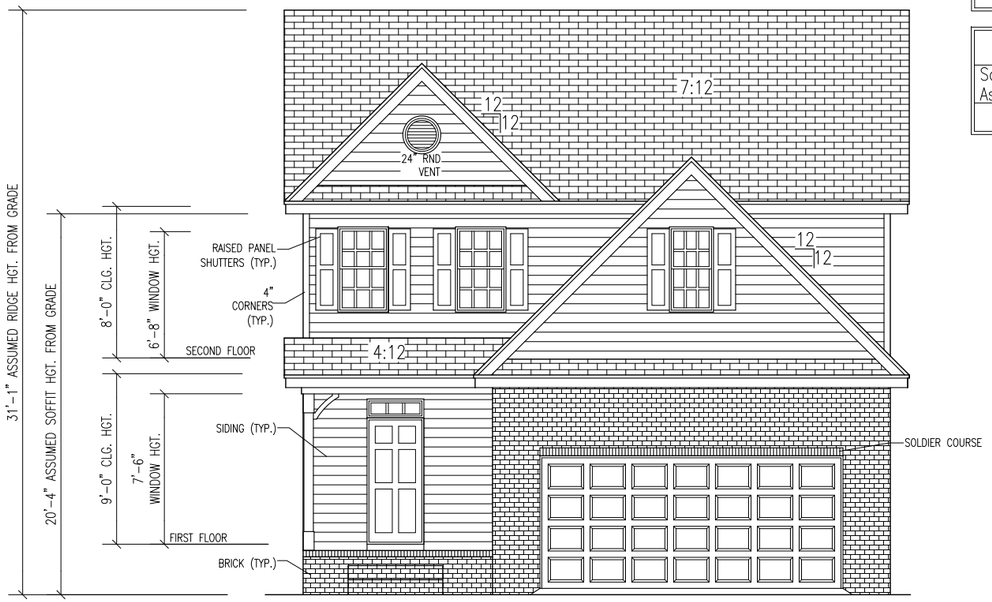
CHECKED

DATE 5/30/2017

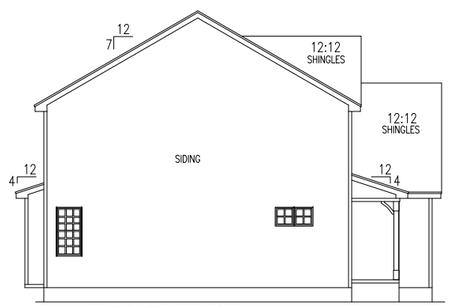
SHEET 1B

ATTIC SPACE VENTILATION
REQUIRED 1236 SQ. FT. OF CLG. / 150 = 8.24 SQ. FT. REQUIRED
REFER TO SECTION R806 (ROOF VENTILATION) IN NORTH CAROLINA STATE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODES.

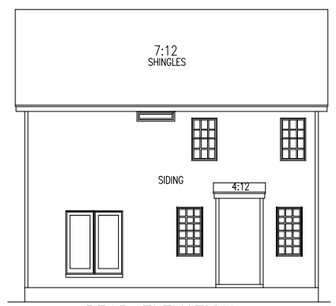
MEAN ROOF HGT.			
Soffit Hgt. From Assumed Grade	+ Highest Ridge Hgt. From Assumed Grade	÷ 2	= Mean Roof Hgt.
20'-4"	+ 31'-1"	÷ 2	= 25'-9" Mean Roof Hgt.



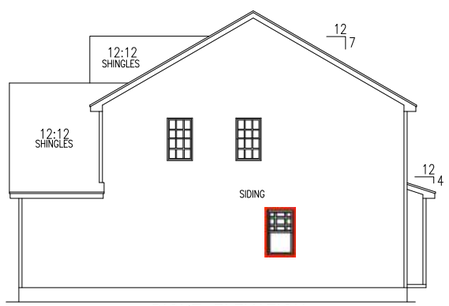
FRONT ELEVATION "B"



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

SCALE
24"X36" = 1/4"=1'-0" 11"X17" = 1/8"=1'-0"

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SHEET 1B

ATTIC SPACE VENTILATION
REQUIRED 1236 SQ. FT. OF CLG. / 150 = 8.24 SQ. FT. REQUIRED
REFER TO SECTION R806 (ROOF VENTILATION) IN NORTH CAROLINA STATE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODES.

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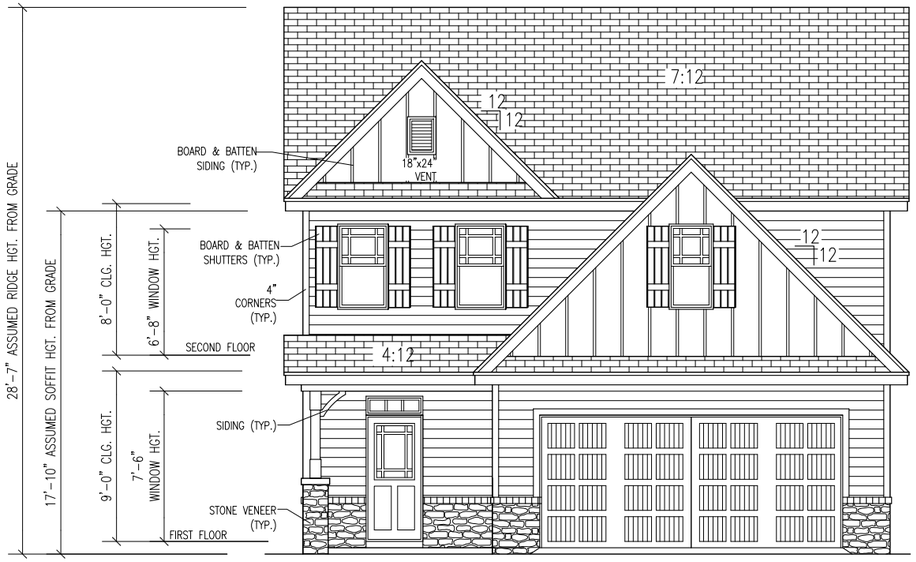
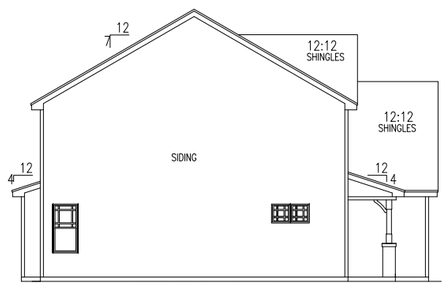
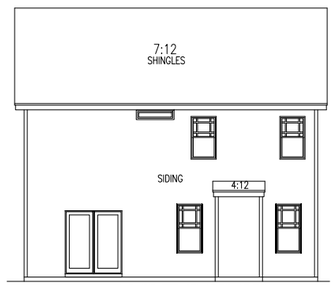
Soffit Hgt. From Assumed Grade	+ Highest Ridge Hgt. From Assumed Grade	÷ 2	= Mean Roof Hgt.
17'-10"	+ 28'-7"	÷ 2	= 23'-3" Mean Roof Hgt.



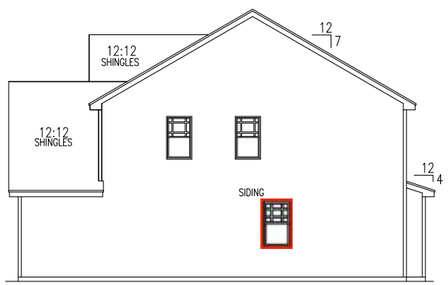
FRONT ELEVATION "C"



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

REVISIONS:
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FIRM # C-4187

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Elevation "C"

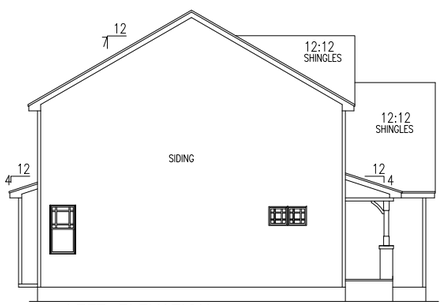
Palmer

FILE	
DESIGN	ADS
DRAWN	ADS
CHECKED	
DATE	5/30/2017
SHEET	1C

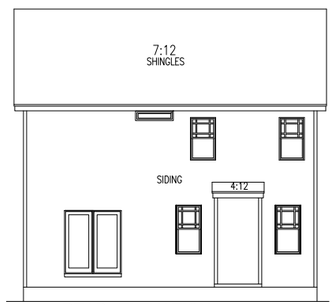
FRONT ELEVATION "C"

ATTIC SPACE VENTILATION
REQUIRED 1236 SQ. FT. OF CLG. / 150 = 8.24 SQ. FT. REQUIRED
REFER TO SECTION R806 (ROOF VENTILATION) IN NORTH CAROLINA STATE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODES.

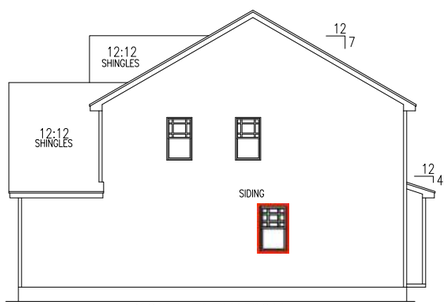
MEAN ROOF HGT.			
Soffit Hgt. From Assumed Grade	+ Highest Ridge Hgt. From Assumed Grade	÷ 2	= Mean Roof Hgt.
20'-4"	+ 31'-1"	÷ 2	= 25'-9" Mean Roof Hgt.



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

SCALE
24"X36" = 1/4"=1'-0" 11"X17" = 1/8"=1'-0"

REVISIONS:
12/17/2018

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FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

Elevation "C"

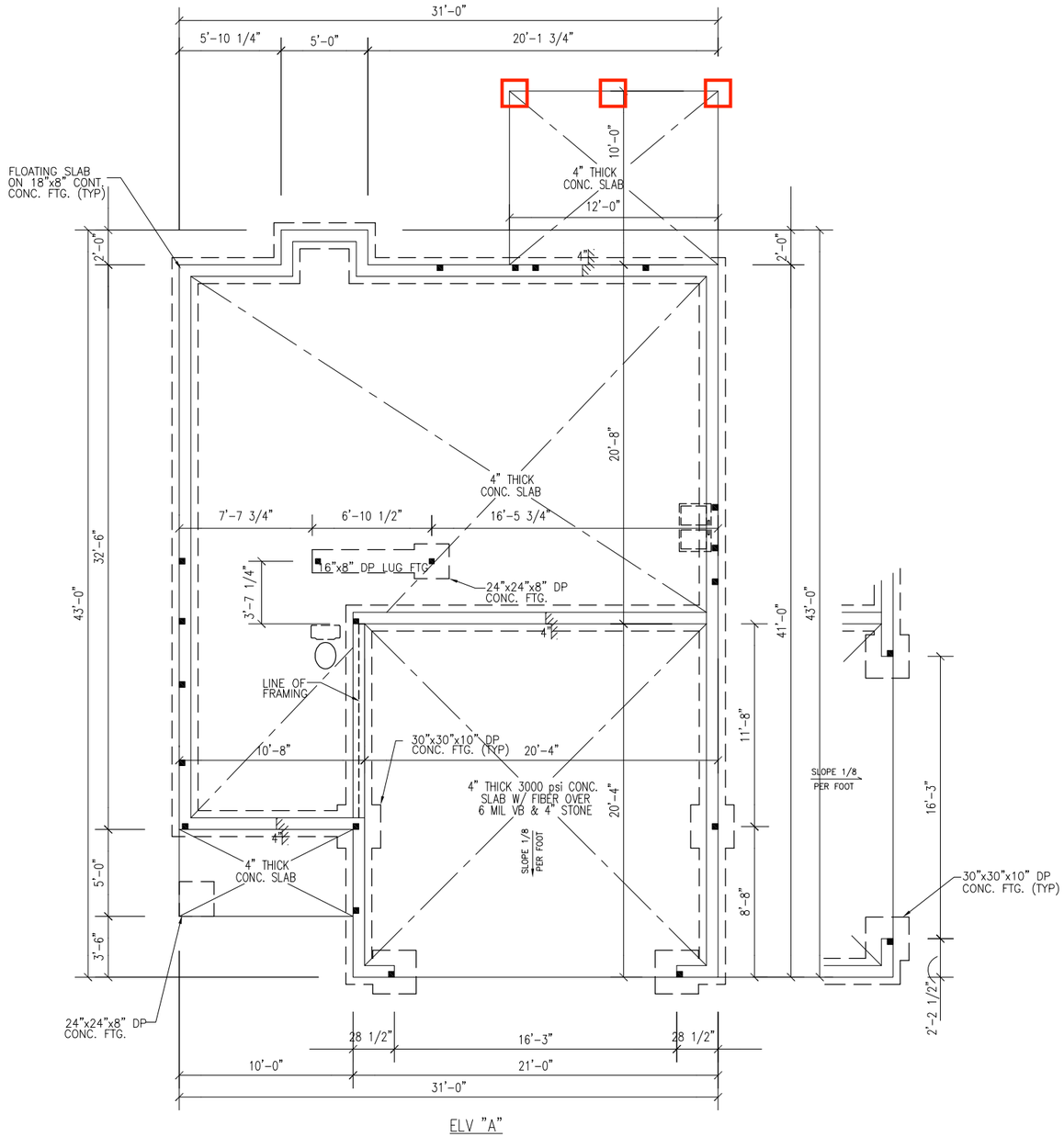
Palmer

FILE	
DESIGN	ADS
DRAWN	ADS
CHECKED	
DATE	5/30/2017
SHEET	1C

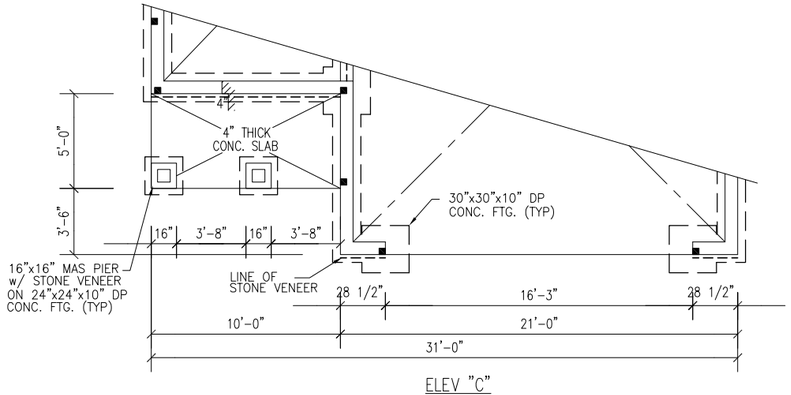
TYNDALL
ENGINEERING & DESIGN, P.A.
49 Shymesh Drive • Garner • North Carolina • 27529
www.tyndallengineering.com

Project Number: 1901-010030
* Structural analysis based on NC Residential Building Code 2018

NORTH CAROLINA PROFESSIONAL SEAL 024899 ENGINEER PRENTICE A TYNDALL JR
1/31/19



ELV "A"



ELEV "C"

SLAB FOUNDATION PLAN
"A"&"C"

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

REVISIONS:
1/30/2019

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FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

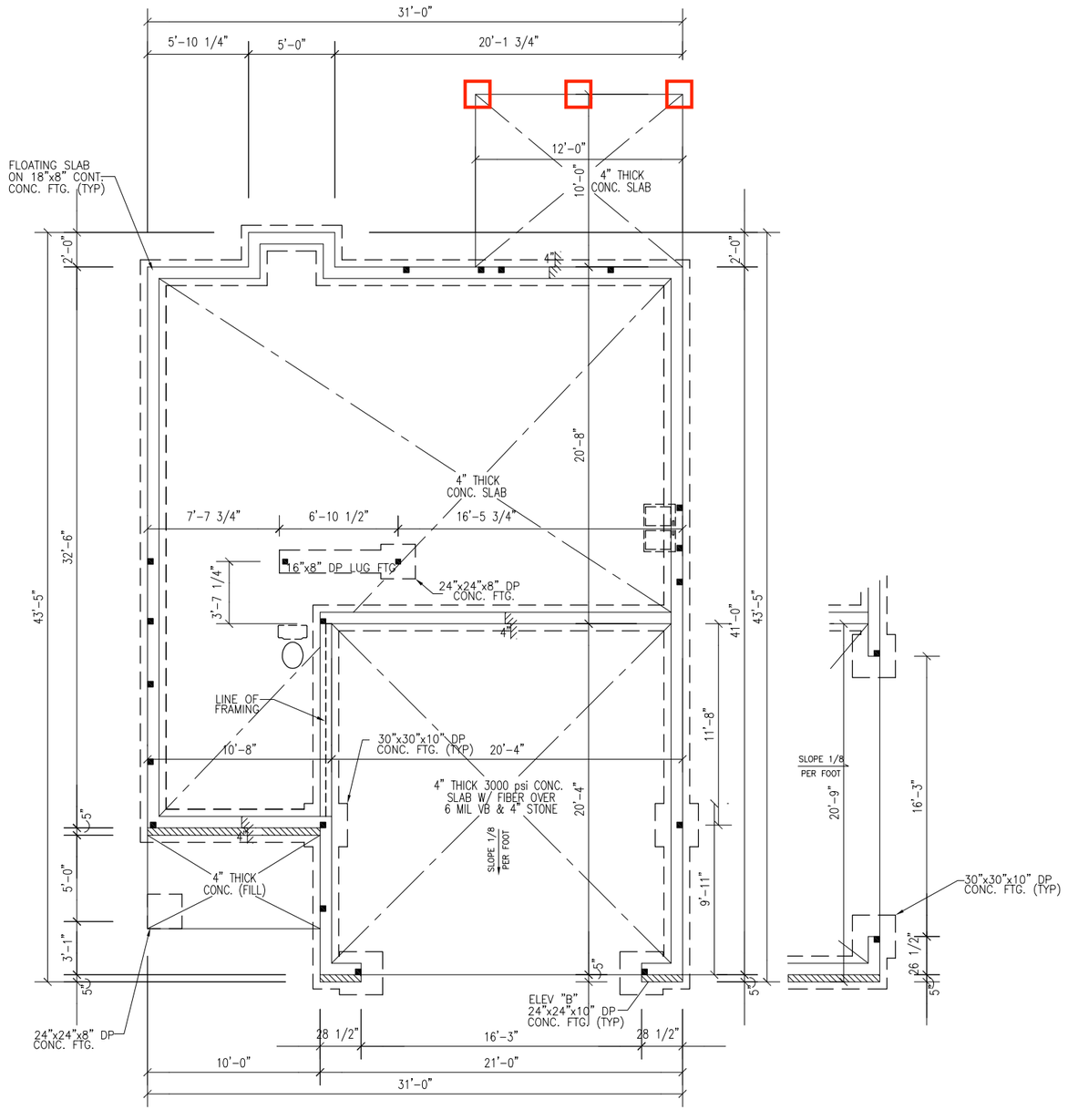
Floating Slab Foundation "A"&"C"

Palmer

FILE
DESIGN ADS
DRAWN ADS
CHECKED
DATE 5/30/2017
SHEET 2

TYNDALL
ENGINEERING & DESIGN, P.A.
+ 9 9 7 8 1 2 0 0 + + 9 9 7 8 1 2 0 8 8
49 Shipwash Drive • Garner • North Carolina • 27529
www.tyndallengineering.com

Project Number: 1901-010030
* Structural analysis based on NC Residential Building Code 2018



SLAB FOUNDATION PLAN

ELEV "B"

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

REVISIONS:
1/30/2019

314 EAST MAIN STREET
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ENGINEERING, PC

Floating Slab Foundation "B"

Palmer

FILE	
DESIGN	ADS
DRAWN	ADS
CHECKED	
DATE	5/30/2017
SHEET	2

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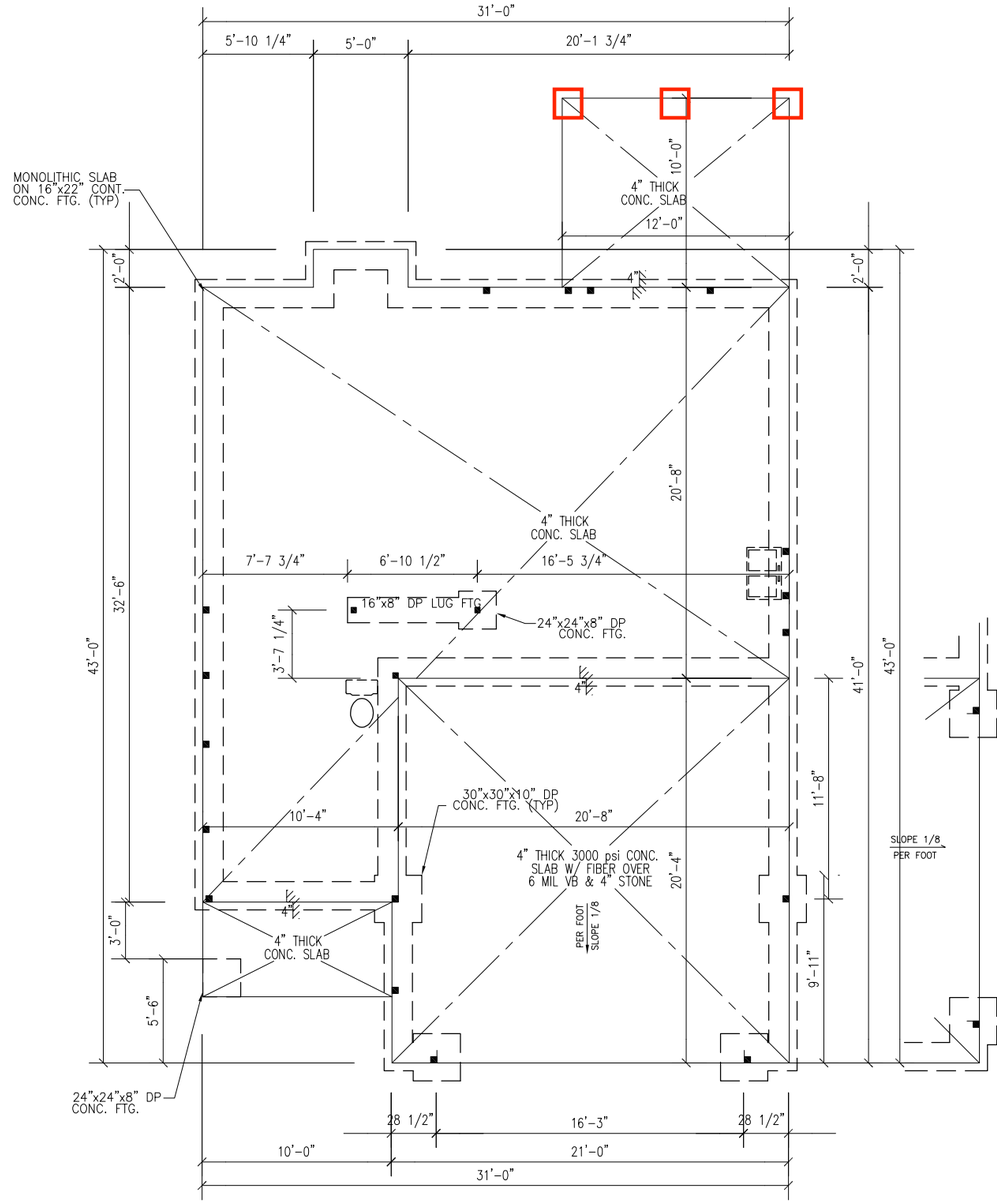
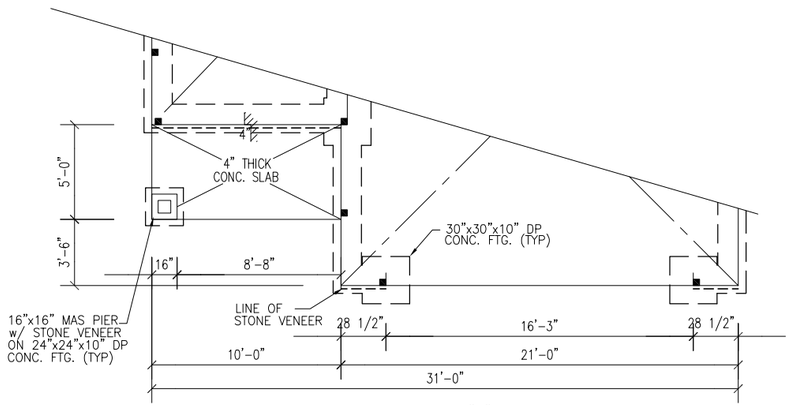
Project Number: 1901-010030

* Structural analysis based on NC Residential Building Code 2018

NORTH CAROLINA PROFESSIONAL SEAL 024899 ENGINEER PRENTICE A TYNDALL JR



ELV "A"



ELEV "C"

SLAB FOUNDATION PLAN

"A"&"C"

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

REVISIONS:
1/30/2019

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FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

Monolithic Slab Foundation "A"&"C"

Palmer

FILE

DESIGN ADS

DRAWN ADS

CHECKED

DATE 5/30/2017

SHEET 2

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60 Shipwash Drive • Garner • North Carolina • 27529
www.tyndallengineering.com

Project Number: 1901-010030
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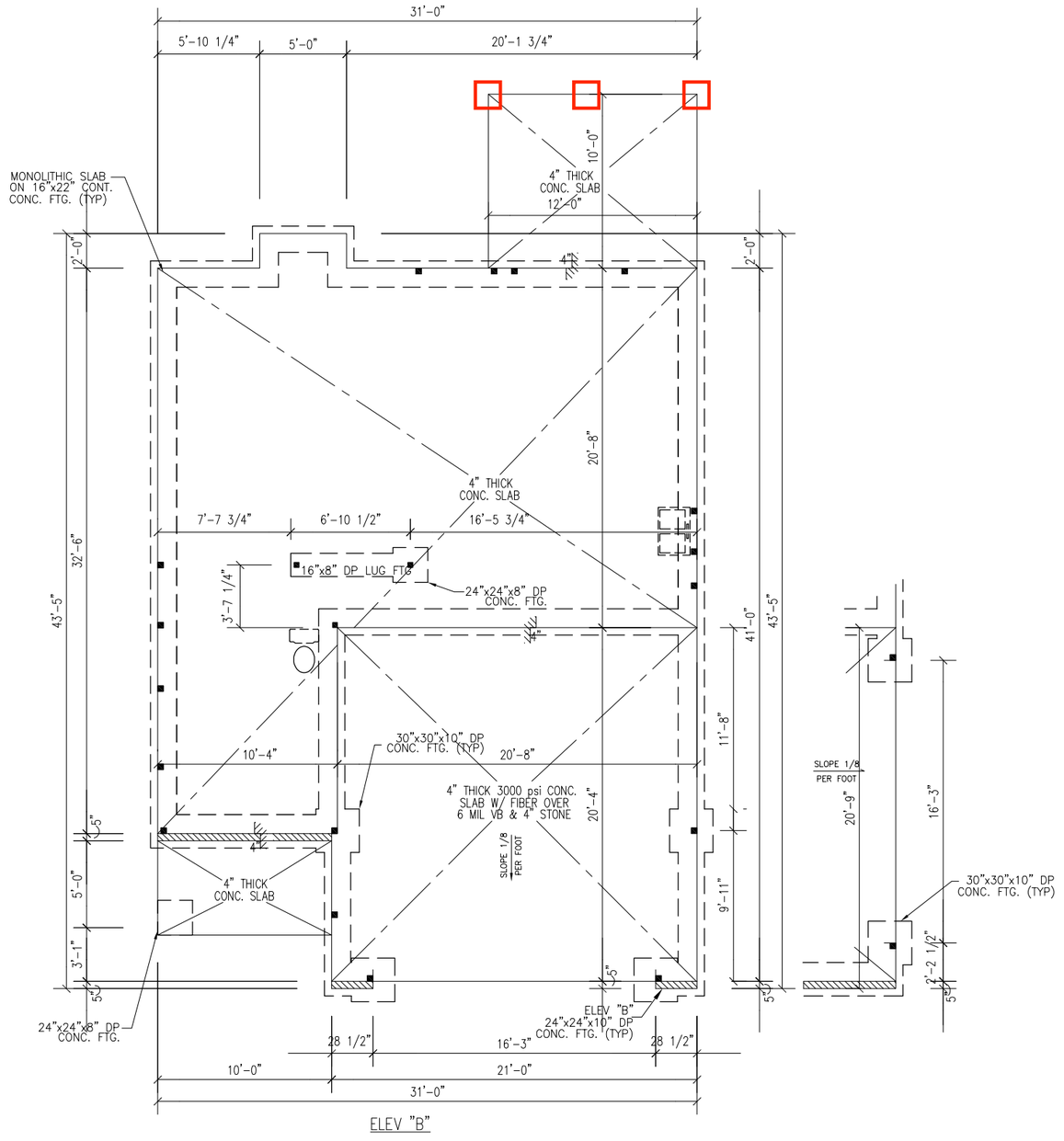

ELEV "B"

SLAB FOUNDATION PLAN

ELEV "B"

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

REVISIONS:
1/30/2019

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FIRM # C-4187

ADAMS & HODGE
ENGINEERING, PC

Monolithic Slab Foundation "B"

Palmer

FILE
DESIGN ADS
DRAWN ADS
CHECKED
DATE 5/30/2017
SHEET 2

CRAWL SPACE VENTILATION
REQUIRED 756 SQ. FT. / 150 = 5.04 SQ. FT. OF VENTILATION
PROVIDED 0.6 SQ. FT. / VENT = 9 VENTS 15.00 (SQ. FT. OF VENTILATION)
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EA. 150 SQ. FT. OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FT. OF EA. CORNER OF SAID BUILDING.

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Project Number: 1901-010030

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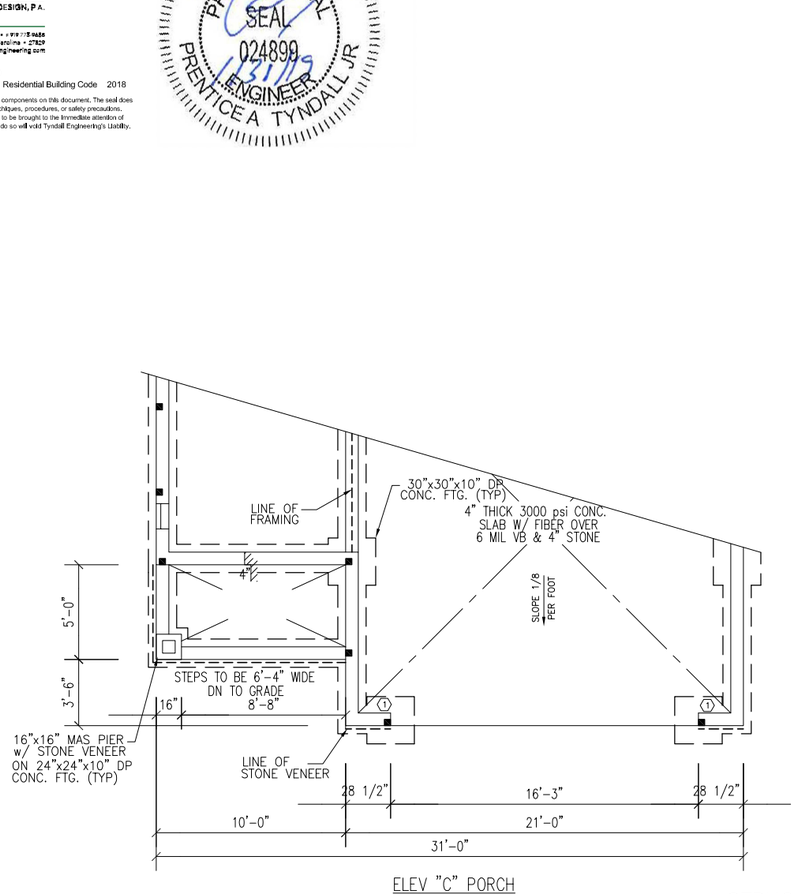
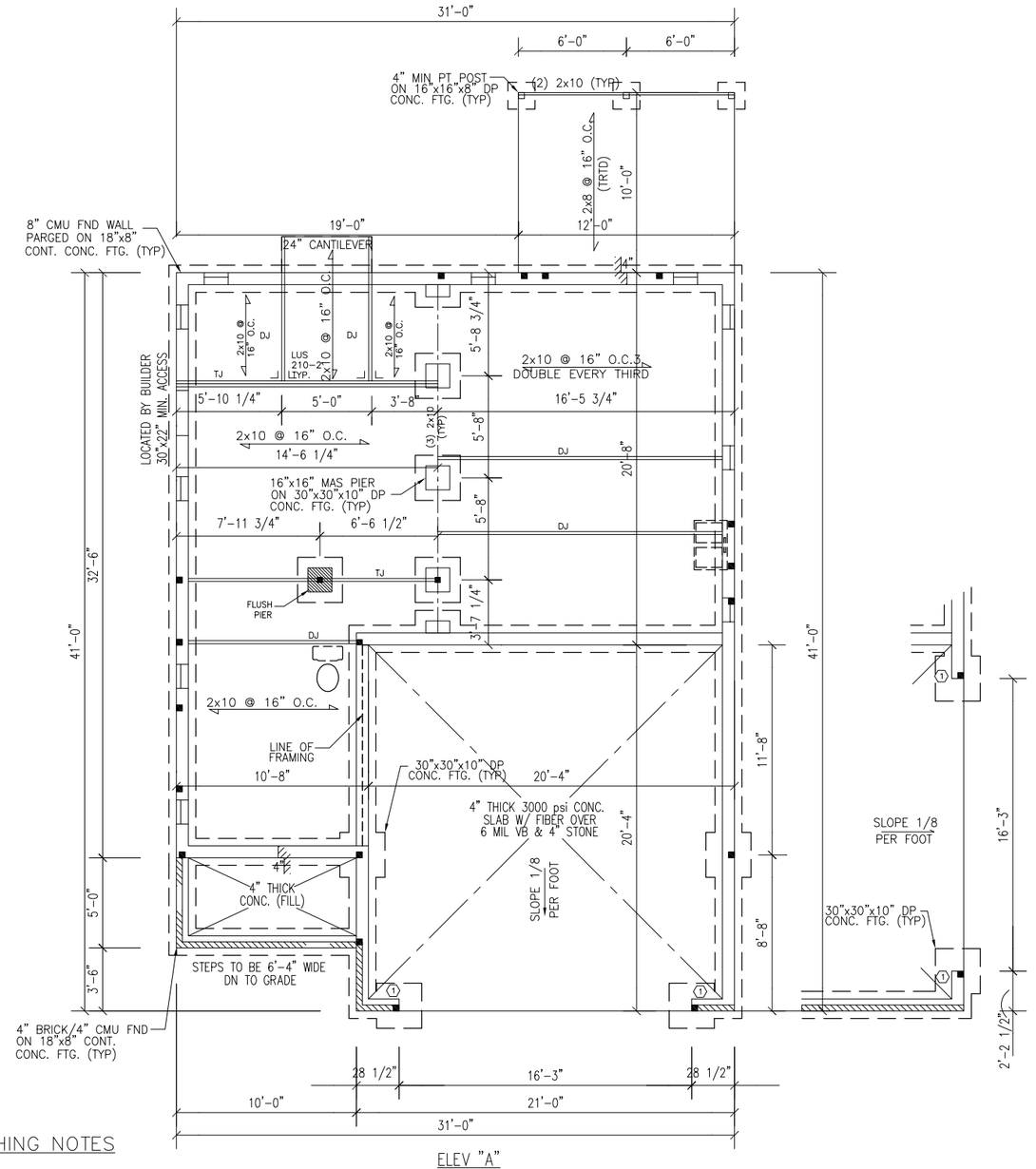
NORTH CAROLINA PROFESSIONAL SEAL 024899 ENGINEER PRENTICE A TYNDALL JR



ELEV "C" PORCH



ELEV "A"

STRUCTURAL SHEATHING NOTES

1) REFER TO SECTION R602.10.6 & R602.10.7 FOR REQUIRED BRACED WALL PANEL (BWP) CONNECTION & SUPPORT.

(1) REFERENCE R602.10.7

CRAWLSPACE FOUNDATION PLAN

ELEV "A"&"C"

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

REVISIONS:
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FIRM # C-4187

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Crawl Foundation "A"&"C"

Palmer

FILE

DESIGN ADS

DRAWN ADS

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DATE 5/30/2017

SHEET 2

CRAWL SPACE VENTILATION
REQUIRED 756 SQ. FT. / 150 = 5.04 SQ. FT. OF VENTILATION
PROVIDED 0.6 SQ. FT. / VENT = 9 VENTS 15.00 (SQ. FT. OF VENTILATION)
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EA. 150 SQ. FT. OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FT. OF EA. CORNER OF SAID BUILDING.

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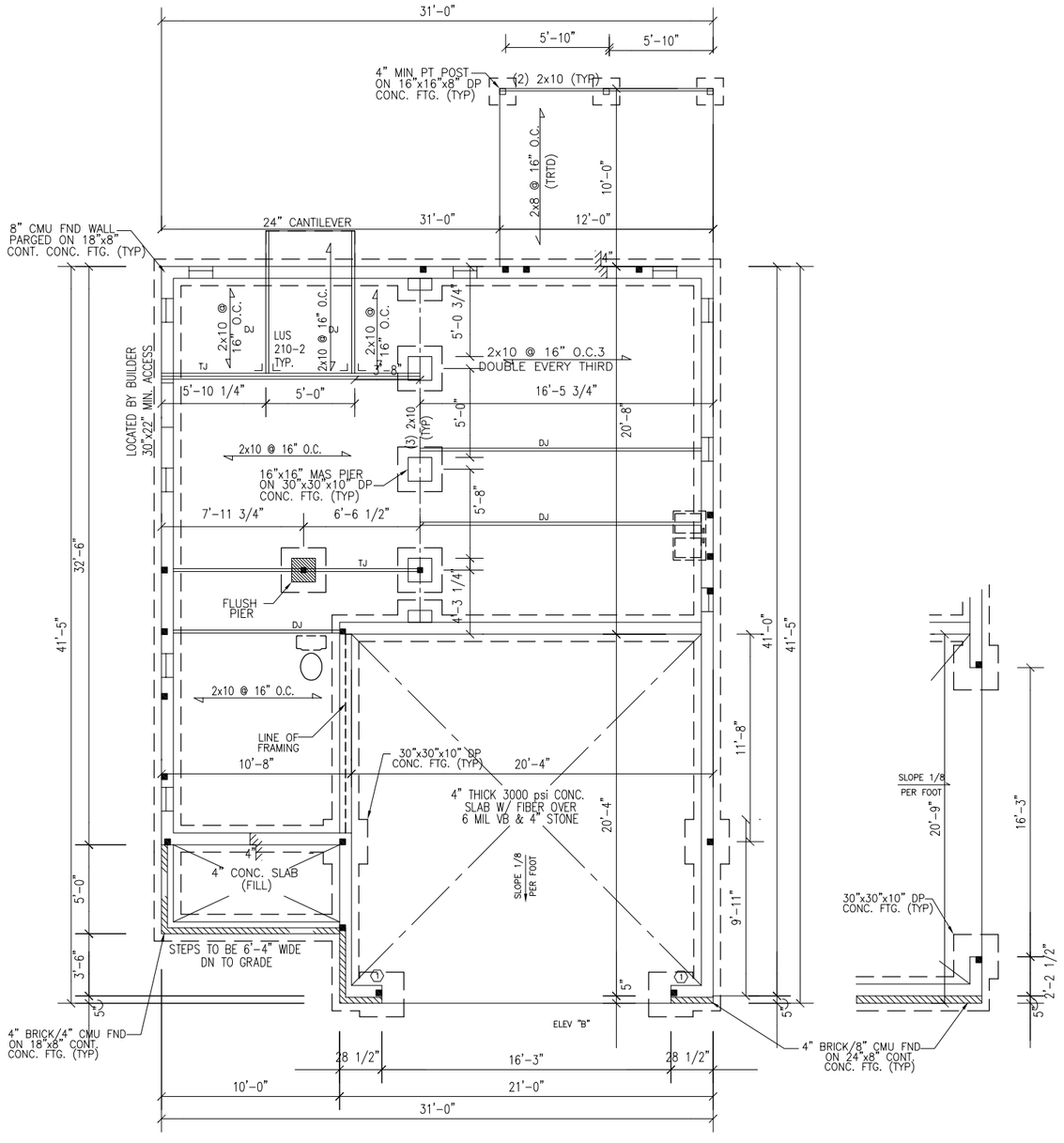
NORTH CAROLINA PROFESSIONAL SEAL 024899 ENGINEER PRENTICE A TYNDALL JR



CRAWLSPACE FOUNDATION PLAN

ELEV "B"

STRUCTURAL SHEATHING NOTES

1) REFER TO SECTION R602.10.6 & R602.10.7 FOR REQUIRED BRACED WALL PANEL (BWP) CONNECTION & SUPPORT.

   ⟨1⟩ REFERENCE R602.10.7

SCALE
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11"X17" = 1/8"=1'-0"

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Crawl Foundation "B"

Palmer

FILE

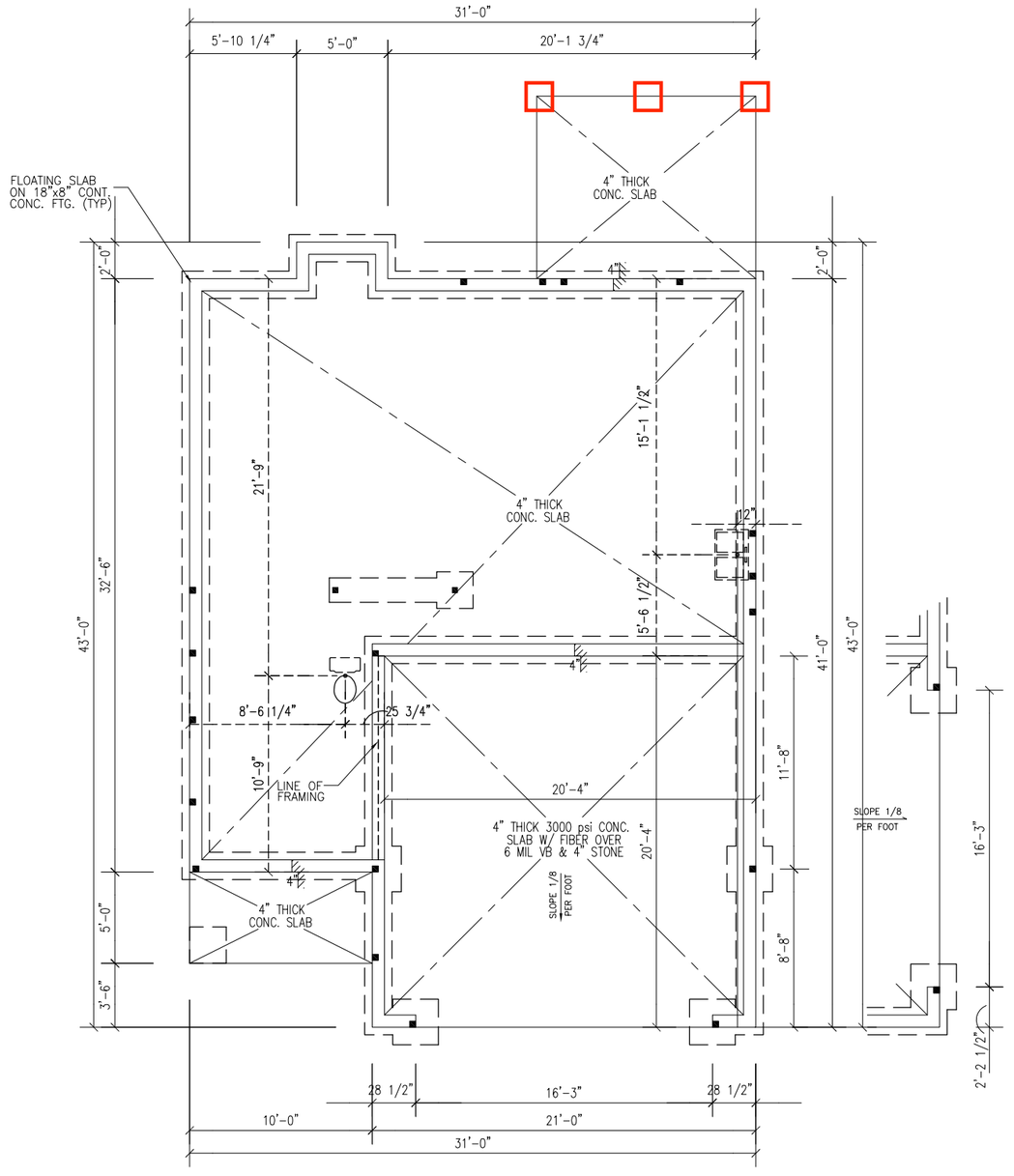
DESIGN ADS

DRAWN ADS

CHECKED

DATE 5/30/2017

SHEET 2



PLUMBING LAYOUT

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

REVISIONS:
1/30/2019

314 EAST MAIN STREET
CLAYTON, NC 27520
info@adamsandhodge.com
919-243-1332
FIRM # C-4187

ADAMS & HODGE ENGINEERING, PC

Plumbing Layout

Palmer

FILE

DESIGN
ADS

DRAWN
ADS

CHECKED

DATE
5/30/2017

SHEET
2A

TYNDALL
ENGINEERING & DESIGN, P.A.
t 919.772.2200 • f 919.772.9688
69 Shipwash Drive • Garner • North Carolina • 27529
www.tyndallengineering.com

Project Number: 1901-010030
* Structural analysis based on NC Residential Building Code 2018

RS = ROOF SUPPORT

NOTE: I-JOISTS PER MANUF. MAY BE USED IN LIEU OF FLOOR TRUSSES.

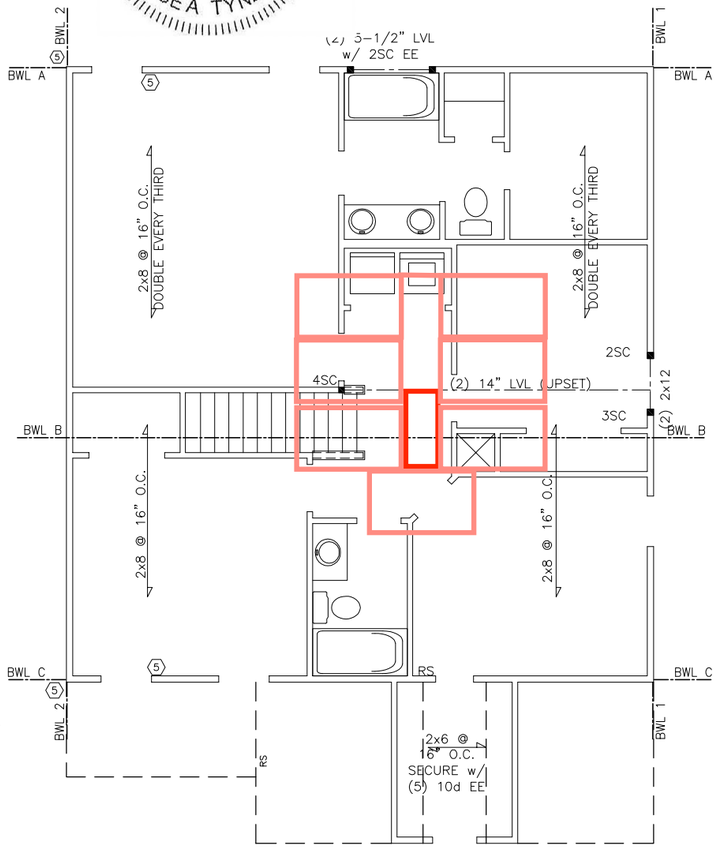
NORTH CAROLINA PROFESSIONAL SEAL 024899 ENGINEER PRENTICE A TYNDALL JR

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) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
3) ALL LUMBER SHALL BE SYP #2 (UNO)
ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND Fb = 2600 PSI, E = 1.9M PSI (I.E. iLEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E (Fb = 2325 PSI)
4) ALL LOAD BEARING EXTERIOR WINDOW HEADERS WITH MAXIMUM SPAN OF 5'-6" SHOULD BE A (2) 2x10 w/ (1) 2x4 KING STUD AND (1) 2x4 JACK STUD NAILED TOGETHER w/ (2) 10d @ 8" O.C. PROVIDED THAT THE TOP OF THE WINDOW HEIGHT IS 6'-8", MINIMUM BOTTOM OF THE WINDOW HEIGHT IS 1'-6", OTHERWISE REFER TO TABLE R502.5(1).
5) ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLE R502.5(1) FOR JACK STUD REQUIREMENTS FOR HEADER SPANS FOR INTERIOR AND EXTERIOR LOAD CONDITIONS (UNO)
6) REFER TO 2018 NC BUILDING CODE SECTION R602 FOR CONSTRUCTION OF ALL WALLS OVER 10'-0" IN HEIGHT.
7) ALL STRUCTURAL STEEL SHALL BE ASTM A992 GRADE 50 Fy = 50 KSI MIN. (UNO)
8) ALL EXTERIOR LUMBER TO BE #2 SYP PT
9) ALL CONCRETE, fc = 3000 PSI MIN.
10) PRESUMPTIVE BEARING CAPACITY = 2000 PSF
11) 1/2"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.
12) PSL COLUMNS DESIGNED WITH MAX. HEIGHT OF 9'-0" (UNO)
13) PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
14) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10.4 OF THE 2018 IRC.
15) MAXIMUM MASONRY PIER HEIGHT SHALL NOT EXCEED FOUR TIMES ITS LEAST HORIZONTAL DIMENSION.
16) UPLIFT LOADS GREATER THAN 500# SHALL BE CONTINUOUSLY ANCHORED TO THE FOUNDATION.
17) METAL HANGERS SHALL BE SIMPSON OR APPROVED EQUAL.

STRUCTURAL SHEATHING NOTES

1) DESIGNED FOR SEISMIC ZONE A-C AND WIND SPEEDS OF 120 MPH OR LESS.
2) WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NCRC.
3) 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.
   (1) REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.
4) INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UNO)
   (2) 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 R702.3.5) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES & 7" O.C. AT INTERMEDIATE SUPPORTS
   (3) 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE w/ 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS
5) EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (UNO)
6) 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 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS.
7) 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.
   - 48" FOR OPENINGS GREATER THAN 85% OF WALL HEIGHT
   (4) SHEATH INTERIOR & EXTERIOR
8) 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.
   (5) MINIMUM 800# HOLD-DOWN DEVICE



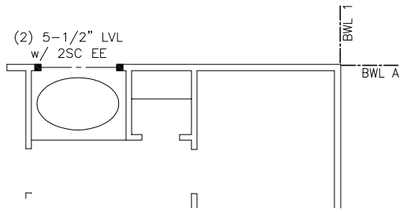
SECOND FLOOR STRUCTURAL PLANS

DESIGN LOADS

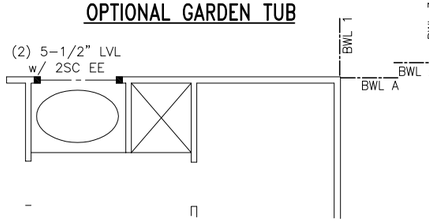
	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION DL	DEFLECTION LL
FLOOR (primary)	40	10	L/360	L/240
FLOOR (secondary)	40	10	L/360	L/240
ATTIC (w/ storage)	20	10	L/240	L/180
ATTIC (no access)	10	5	L/240	L/180
EXTERNAL BALCONY	60	10	L/360	L/240
ROOF	20	10	L/180	L/180
ROOF TRUSS	20	20	L/240	L/180
WIND LOAD	BASED ON 100 MPH (EXPOSURE B)			
SEISMIC	BASED ON SEISMIC ZONES A, B & C			

REQUIRED BRACING 2ND FLOOR
BWL 1 = 5.8 ft CS-WSP
BWL 2 = 5.8 ft CS-WSP
BWL A = 4.8 ft CS-WSP
BWL B = 10.2 ft GB
BWL C = 6.9 ft GB/WSP

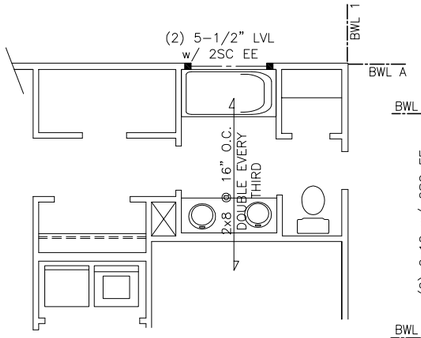
PROVIDED BRACING
BWL 1 = 27.2 ft
BWL 2 = 32.5 ft
BWL A = 18.4 ft
BWL B = 33.1 ft
BWL C = 12.1 ft



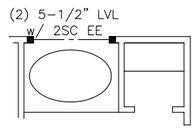
OPTIONAL GARDEN TUB



OPTIONAL SUNLIGHT GARDEN TUB

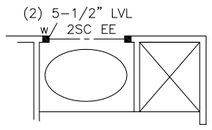


OPTIONAL OWNER'S SUITE BATH LAYOUT



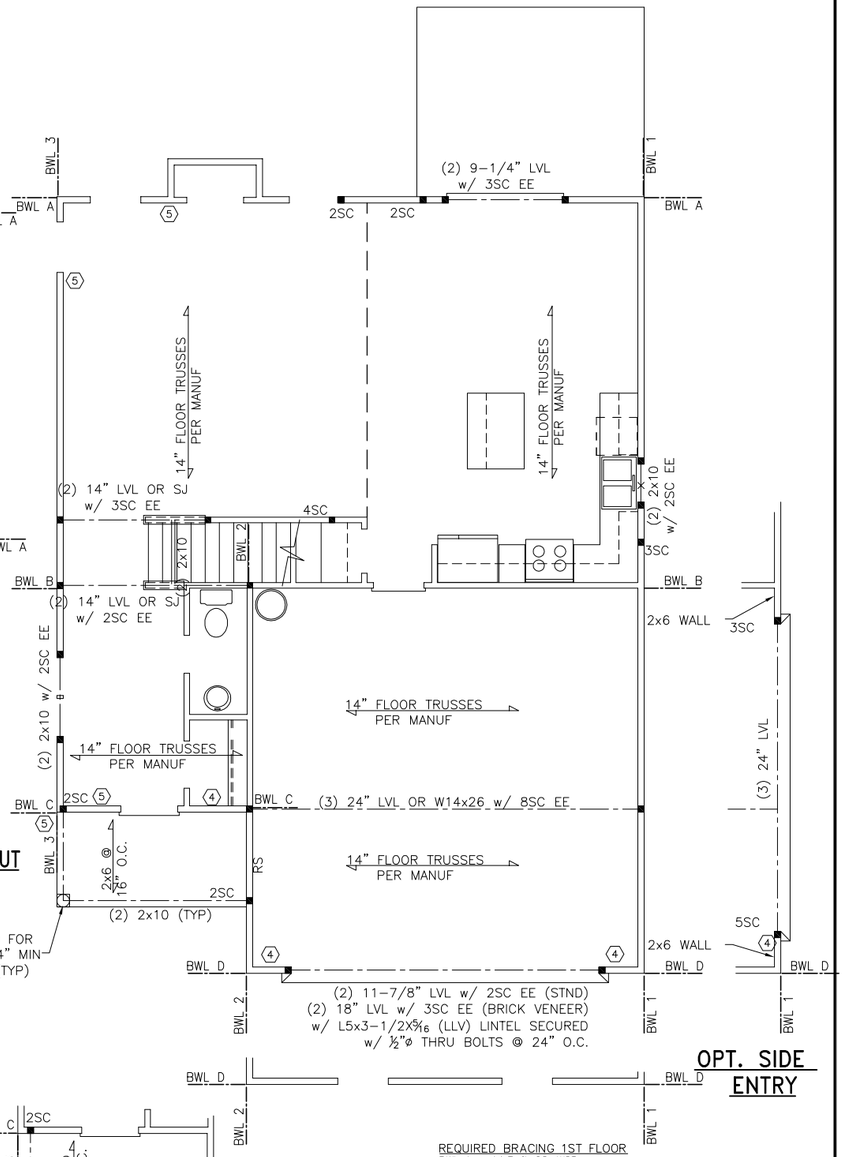
COL RATED FOR 2500# OR 4" MIN PT POST (TYP)

OPTIONAL GARDEN TUB
OPTIONAL OWNER'S SUITE BATH LAYOUT

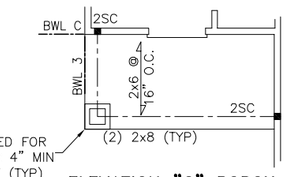


COL RATED FOR 2500# OR 4" MIN PT POST (TYP)

OPTIONAL SUNLIGHT GARDEN TUB
OPTIONAL OWNER'S SUITE BATH LAYOUT



OPT. SIDE ENTRY



ELEVATION "C" PORCH

REQUIRED BRACING 1ST FLOOR
BWL 1 = 14.3 ft CS-WSP
BWL 2 = 10.5 ft GB/WSP
BWL 3 = 14.3 ft CS-WSP
BWL A = 10.4 ft CS-WSP
BWL B = 20.8 ft GB/WSP
BWL C = 6.4 ft CS-WSP
BWL D = 5.7 ft CS-WSP

PROVIDED BRACING
BWL 1 = 38.9 ft
BWL 2 = 20.6 ft
BWL 3 = 23.3 ft
BWL A = 15.1 ft
BWL B = 21.6 ft
BWL C = 8.9 ft
BWL D = 10.0 ft

FIRST FLOOR STRUCTURAL PLANS

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

REVISIONS:
1/30/2019

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ADAMS & HODGE ENGINEERING, PC

Structural Plan

Palmer

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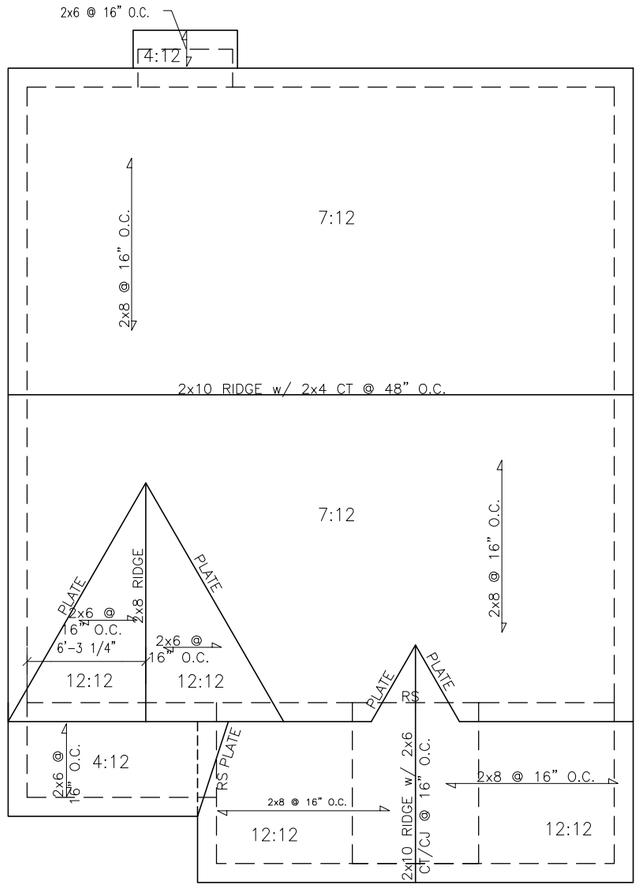
DATE 5/30/2017
SHEET 3



ROOF FRAMING PLAN

ELEV "A","B",&"C"

PROVIDE SIMPSON H2.5A @ EACH RAFTER
(TYP @ SCREEN PORCHES & VAULTED AREAS)

RS = ROOF SUPPORT

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Project Number: 1901-010030
* Structural analysis based on NC Residential Building Code 2018

The Engineer's seal applies only to structural components on this document. The seal does not include construction means, methods, techniques, procedures, or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention of Tyndall Engineering & Design, PA. Failure to do so will void Tyndall Engineering's Liability.

NORTH CAROLINA PROFESSIONAL SEAL 024899 ENGINEER PRENTICE A TYNDALL JR

SCALE
24"X36" = 1/4"=1'-0"
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REVISIONS:
1/30/2019

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Roof Framing

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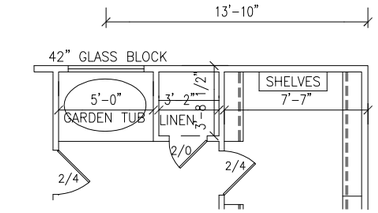
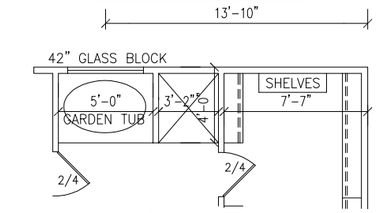
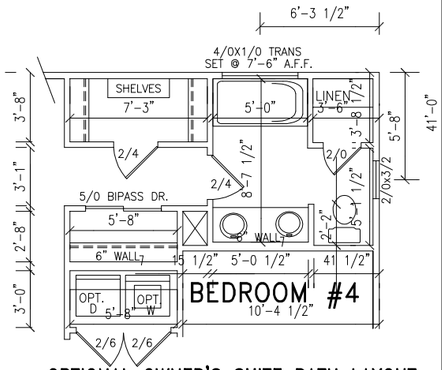
SHEET 4



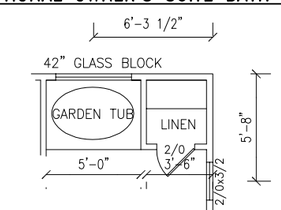
OPTIONAL GARDEN TUB



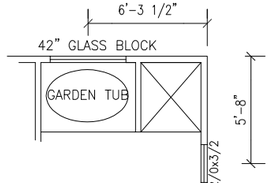
OPTIONAL SUNLIGHT GARDEN TUB



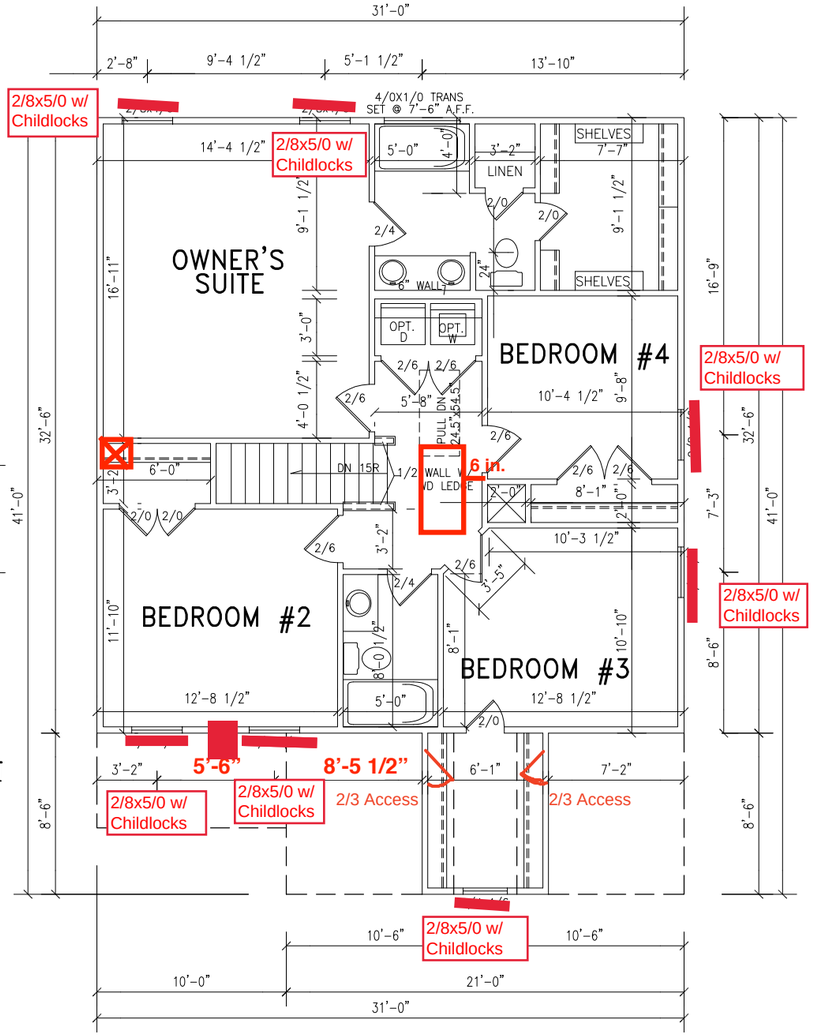
OPTIONAL OWNER'S SUITE BATH LAYOUT



OPTIONAL GARDEN TUB
OPTIONAL OWNER'S SUITE BATH LAYOUT



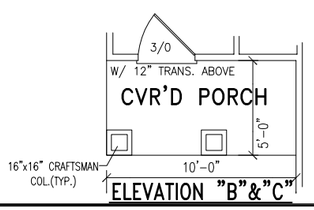
OPTIONAL SUNLIGHT GARDEN TUB
OPTIONAL OWNER'S SUITE BATH LAYOUT



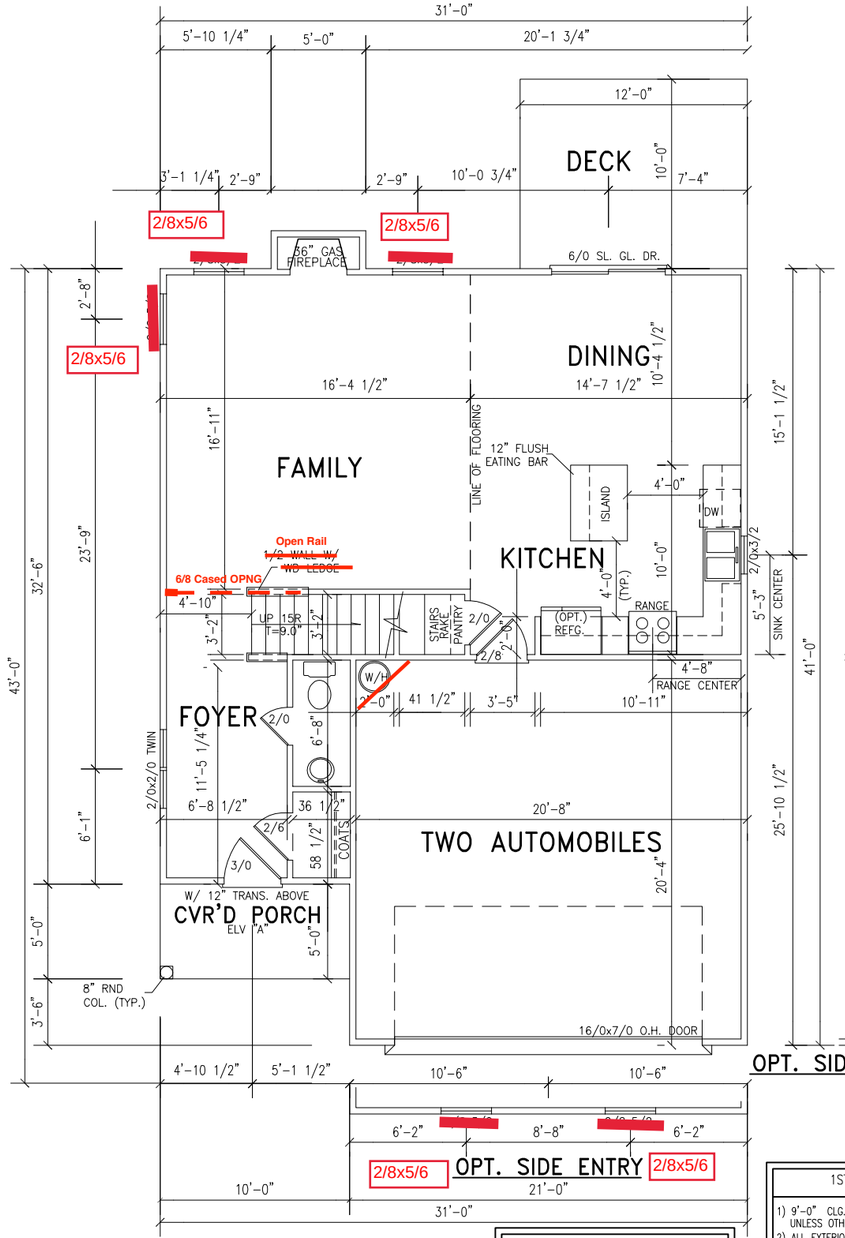
SECOND FLOOR PLAN

FOUR BEDROOM PLAN

2ND FLOOR NOTES:
1) 8'-0" CLG. HGT. (8'-1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
2) ALL EXTERIOR WALLS FIGURED AT 4"NOMINAL WIDTHS UNLESS OTHERWISE NOTED.
3) ALL INTERIOR WALLS FIGURED AT 3 1/2" WIDTHS UNLESS OTHERWISE NOTED.
4) SET WINDOWS AT 6'-8" A.F.F. UNLESS OTHERWISE NOTED.
5) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.



ELEVATION "B"&"C"



OPT. SIDE ENTRY

FIRST FLOOR PLAN

SQUARE FOOTAGE	
1ST FLOOR HTD.	763
2ND FLOOR HTD.	1035
TOTAL	1798
GARAGE	423
DECK	120
ELEVATION "A" PORCH	50
ELEVATION "B" PORCH	50
ELEVATION "C" PORCH	50

1ST FLOOR NOTES:
1) 9'-0" CLG. HGT. (9'-1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
2) ALL EXTERIOR WALLS FIGURED AT 4"NOMINAL WIDTHS UNLESS OTHERWISE NOTED.
3) ALL INTERIOR WALLS FIGURED AT 3 1/2" WIDTHS UNLESS OTHERWISE NOTED.
4) SET WINDOWS AT 7'-6" A.F.F. UNLESS OTHERWISE NOTED.
5) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.

SCALE
24"X36" = 1/4"=1'-0"
11"X17" = 1/8"=1'-0"

REVISIONS:
12/17/2018

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Floor Plans

Palmer

FILE

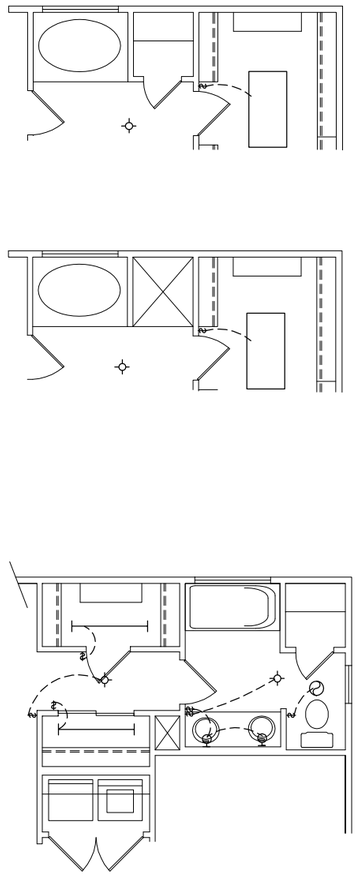
DESIGN ADS

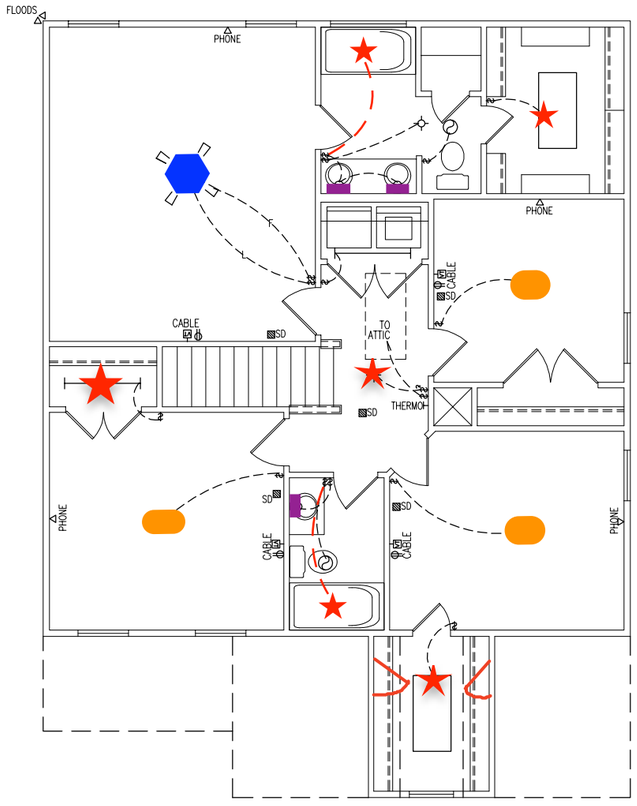
DRAWN ADS

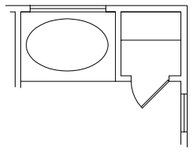
CHECKED

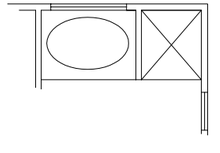
DATE 5/30/2017

SHEET 5









SECOND FLOOR PLAN

Disk Light

Dining Fixture

Vanity Wall Fixture

Ceiling Fan

Flush Mount

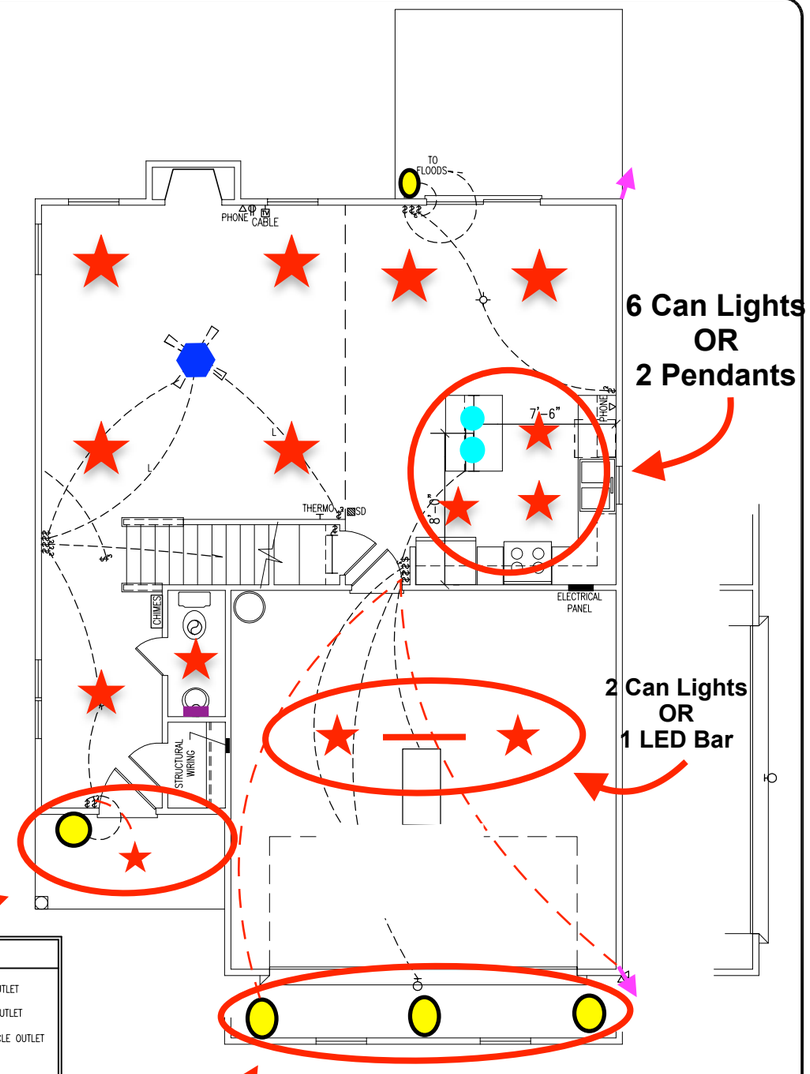
Exterior Wall Mount

Flood Lights

Pendant Light

LED Light Bar

1 Can Light
OR
1 Wall Mount



FIRST FLOOR PLAN

1 over Garage
OR
2 on Sides of Garage

ELECTRICAL SYMBOLS

CEILING MOUNTED LIGHT FIXTURE	SINGLE RECEPTACLE OUTLET
DIRECTIONAL CLG. LIGHT FIXTURE	DUPLEX RECEPTACLE OUTLET
RECESSED LIGHT FIXTURE	QUADRUPLEX RECEPTACLE OUTLET
WALL MOUNTED LIGHT FIXTURE	FLOOR OUTLET
EXTERIOR FLOOD LIGHT	DUPLEX RECEPTACLE OUTLET SPLIT USED
TRACK LIGHT FIXTURE	
CHIMES	220 VOLT OUTLET
SINGLE POLE WALL SWITCH	WATER PROOF OUTLET
3-WAY POLE WALL SWITCH	TELEPHONE OUTLET
FOUR-WAY SWITCH	TV OUTLET
GROUND FAULT INTERCEPTOR	GROUND FAULT INTERCEPTOR
WATER PROOF SWITCH	RECESSED LIGHT FIXTURE ANGLE CUT
DIMMER SWITCH	PULL CHAIN LIGHT FIXTURE
TIMER SWITCH	FLUORESCENT LIGHT BOX
FLUORESCENT LIGHT	CEILING FAN
ELECTRICAL OUTLET GARAGE DOOR OPENER	EXHAUST FAN
HANGING LIGHT FIXTURE	SMOKE DETECTOR
CEILING FAN/LIGHT	EXHAUST FAN/LIGHT
	SHOWER LIGHT

NOTE:
(1) ALL RECEPTACLE PLACEMENT TO CODE.
(2) PLEASE NOTE RECEPTACLE PLACEMENT PER FSC.

ELECTRICAL PLANS

REVISIONS:
12/17/2018

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Electrical Plan

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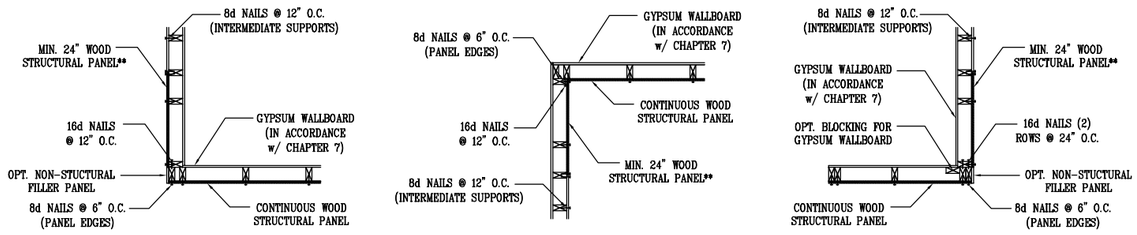
SHEET 6



** IN LIEU OF THE CORNER RETURN, A HOLD-DOWN DEVICE WITH A MINIMUM UPLIFT DESIGN VALUE OF 800# SHALL BE FASTENED TO THE CORNER STUD AND TO THE FOUNDATION OR FRAMING BELOW.

B1: TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING

FIGURE R602.10.4.4(1) – NO SCALE

STRUCTURAL SHEATHING NOTES

1) DESIGNED FOR SEISMIC ZONE A–C AND WIND SPEEDS OF 120 MPH OR LESS.
2) WALLS SHALL BE BRACED IN ACCORDANCE WITH SECTION R602.10 OF THE 2018 NCRC.
3) 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.

   (1) REFERENCE FIGURE R602.10.4.3 OF THE 2018 NCRC.

4) INTERIOR BRACED WALL PANELS (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UNO)

   (2) 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 R702.3.5) SPACED @ 7" O.C. AT PANEL EDGES, INCLUDING TOP AND BOTTOM PLATES & 7" O.C. AT INTERMEDIATE SUPPORTS

   (3) 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE w/ 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS

5) EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS–WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (UNO)
6) 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 6" O.C. AT PANEL EDGES AND SPACED AT 12" O.C. AT INTERMEDIATE SUPPORTS.
7) 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.
   – 48" FOR OPENINGS GREATER THAN 85% OF WALL HEIGHT

   (4) SHEATH INTERIOR & EXTERIOR

8) 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.

   (5) MINIMUM 800# HOLD–DOWN DEVICE

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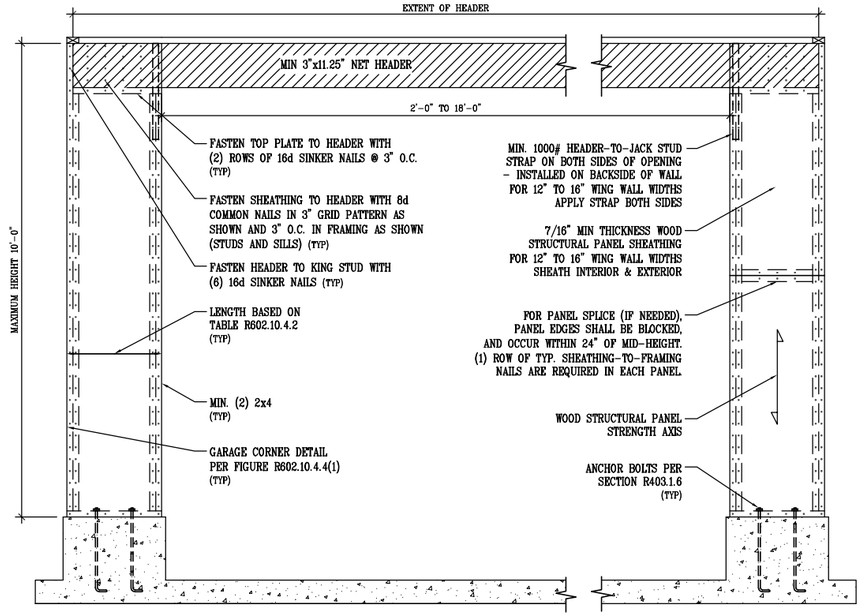
* Structural analysis based on NC Residential Building Code 2018



B2: METHOD CS–PF: CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION

FIGURE R602.10.4.1.1 w/ MODIFICATIONS FOR 12" TO 16" WING WALLS – NO SCALE

LENGTH REQUIREMENTS FOR BRACED WALL PANELS WITH CONTINUOUS SHEATHING[a] (INCHES)

METHOD	ADJACENT CLEAR OPENING HEIGHT (INCHES)	WALL HEIGHT (FEET)				
		8	9	10	11	12
CS–WSP	64	24	27	30	33	36
	68	26	27	30	--	--
	72	28	27	30	--	--
	76	29	30	30	--	--
	80	31	33	30	--	--
	84	35	36	33	--	--
	88	39	39	36	--	--
	92	44	42	39	--	--
	96	48	45	42	--	--
	100	--	48	45	--	--
	104	--	51	48	--	--
	108	--	54	51	--	--
	112	--	--	54	44	--
	116	--	--	57	--	--
	120	--	--	60	--	--
	122	--	--	--	--	48
	132	--	--	--	66	--
	144	--	--	--	--	75
CS–G	≤ 120	24	27	30	--	--
CS–PF	≤ 120	16	18	20	--	--

FOR SI: 1 INCH = 25.4 MILLIMETERS, 1 FOOT = 304.8 MILLIMETERS.

a. INTERPOLATION SHALL BE PERMITTED.
b. BRACED WALL PANELS USING (WSP) WOOD STRUCTURAL PANEL SHEATHING ON BOTH SIDES MAY BE USED TO REDUCE THE PANEL LENGTHS SHOWN BY 50 PERCENT.

B3: LENGTH REQUIREMENTS FOR BRACED WALL PANELS

w/ CONTINUOUS SHEATHING – TABLE R602.10.4.2 – NO SCALE

REQUIRED BRACED WALL PANEL CONNECTIONS

METHOD	MATERIAL	MIN. THICKNESS	REQUIRED CONNECTION @ PANEL EDGES	REQUIRED CONNECTION @ INTERMEDIATE SUPPORTS
CS–WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAIL** @ 7" O.C.	5d COOLER NAIL** @ 7" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.

**OR EQUIVALENT PER TABLE R702.3.5

B4: BRACE WALL PANEL CONNECTIONS

NO SCALE

REVISIONS:
1/30/2019

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Bracing Details

Palmer

FILE

DESIGN ADS

DRAWN ADS

CHECKED

DATE 5/30/2017

SHEET D1