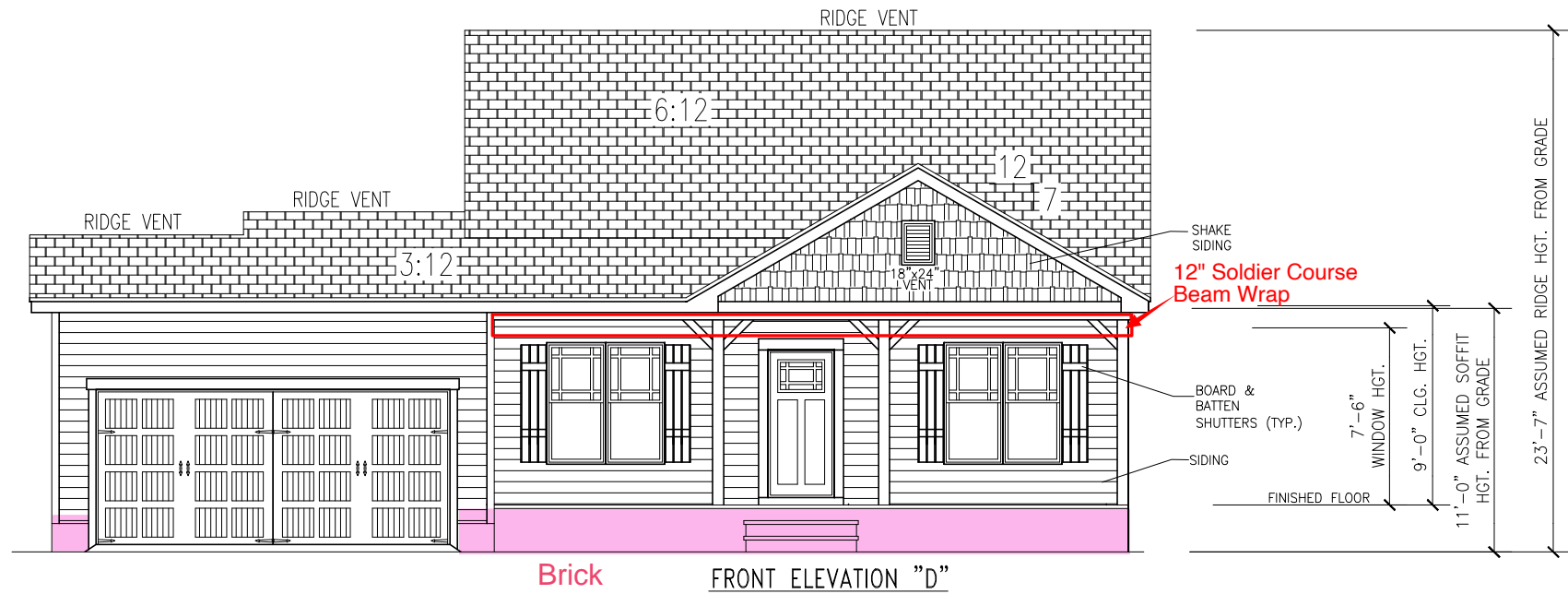
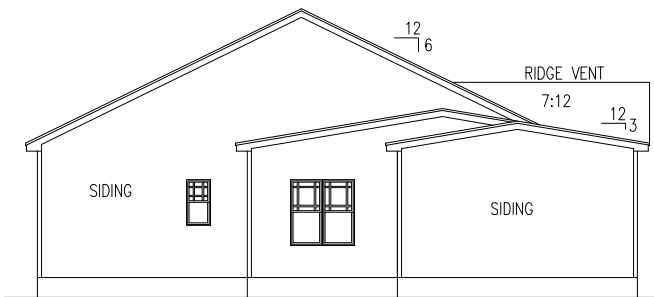


ATTIC SPACE VENTILATION	
REQUIRED	
1978	SQ. FT. OF CLG. / 150 = 13.19 SQ. FT. REQUIRED
REFER TO SECTION R806 (ROOF VENTILATION) IN NORTH CAROLINA STATE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODES.	

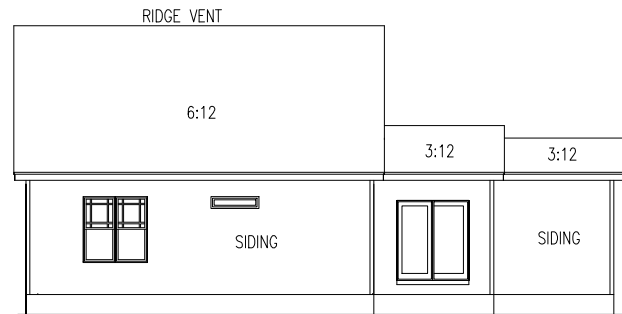
MEAN ROOF HGT.			
Soffit Hgt. From Assumed Grade	+ Highest Ridge Hgt. From Assumed Grade	÷ 2	= Mean Roof Hgt.
11'-0"	+ 23'-7"	÷ 2	= 17'-3 1/2" Mean Roof Hgt.



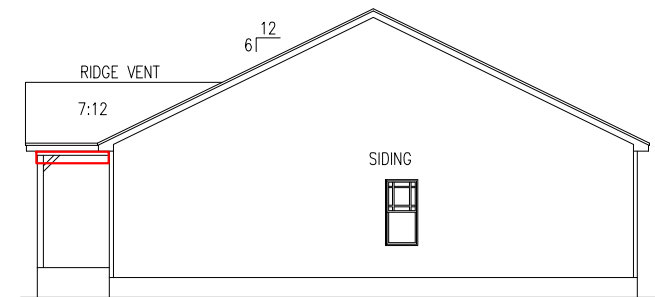
Brick FRONT ELEVATION "D"



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

Mason Landing Lot 17 - 104 Sawyer Mill Drive

SCALE	
24"x36"	= 1/4"=1'-0"
11"x17"	= 1/8"=1'-0"

REVISIONS:
8/15/19

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
domie@adamsandhodge.com
919-763-7278
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, P.C.

Slab Elevation "D"

Hibernia

FILE

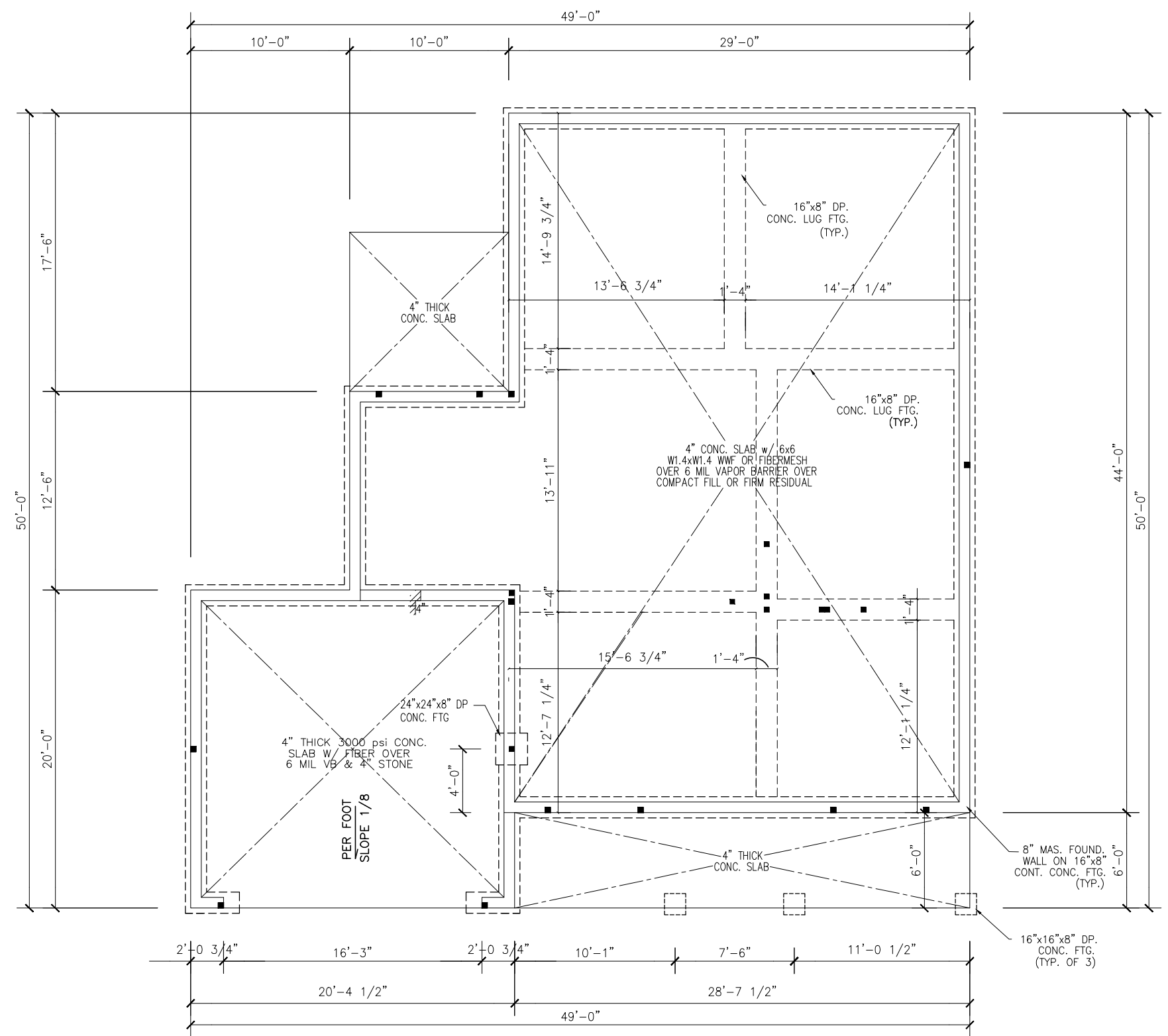
DESIGN ADS

DRAWN ADS

CHECKED

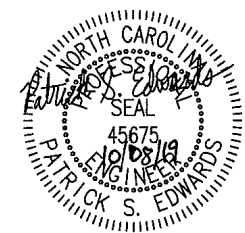
DATE 10/10/2017

SHEET 4



FOUNDATION "D"

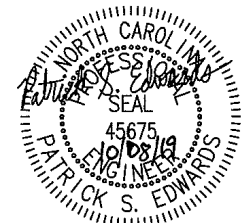
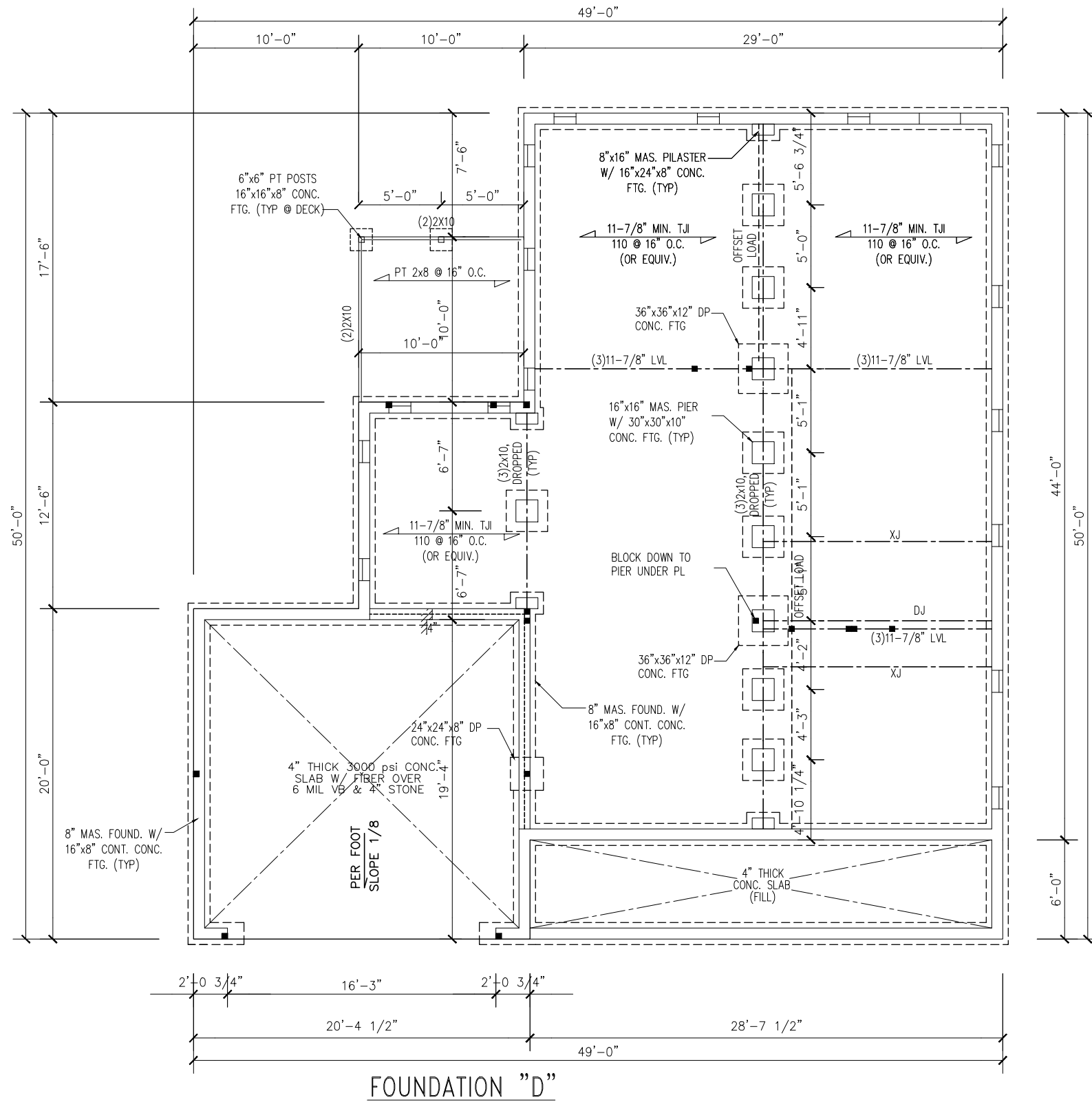
SCALE
24"x36" = 1/4"=1'-0"
11"x17" = 1/8"=1'-0"



Project Number: 1701-010336
* 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.

CRAWL SPACE VENTILATION

REQUIRED	1404 SQ. FT. / 150 = 9.36 SQ. FT. OF VENTILATION
PROVIDED	0.6 SQ. FT. / VENT = 16 VENTS 9.6 (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.	



Project Number: 1701-010336
 * 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, P.A. Failure to do so will void Tyndall Engineering's Liability.

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

REVISIONS:
8/15/19

335 ATHLETIC CLUB BLVD
 CLAYTON, NC 27527
 domie@adamsandhodge.com
 919-763-7278
 FIRM # C-4187

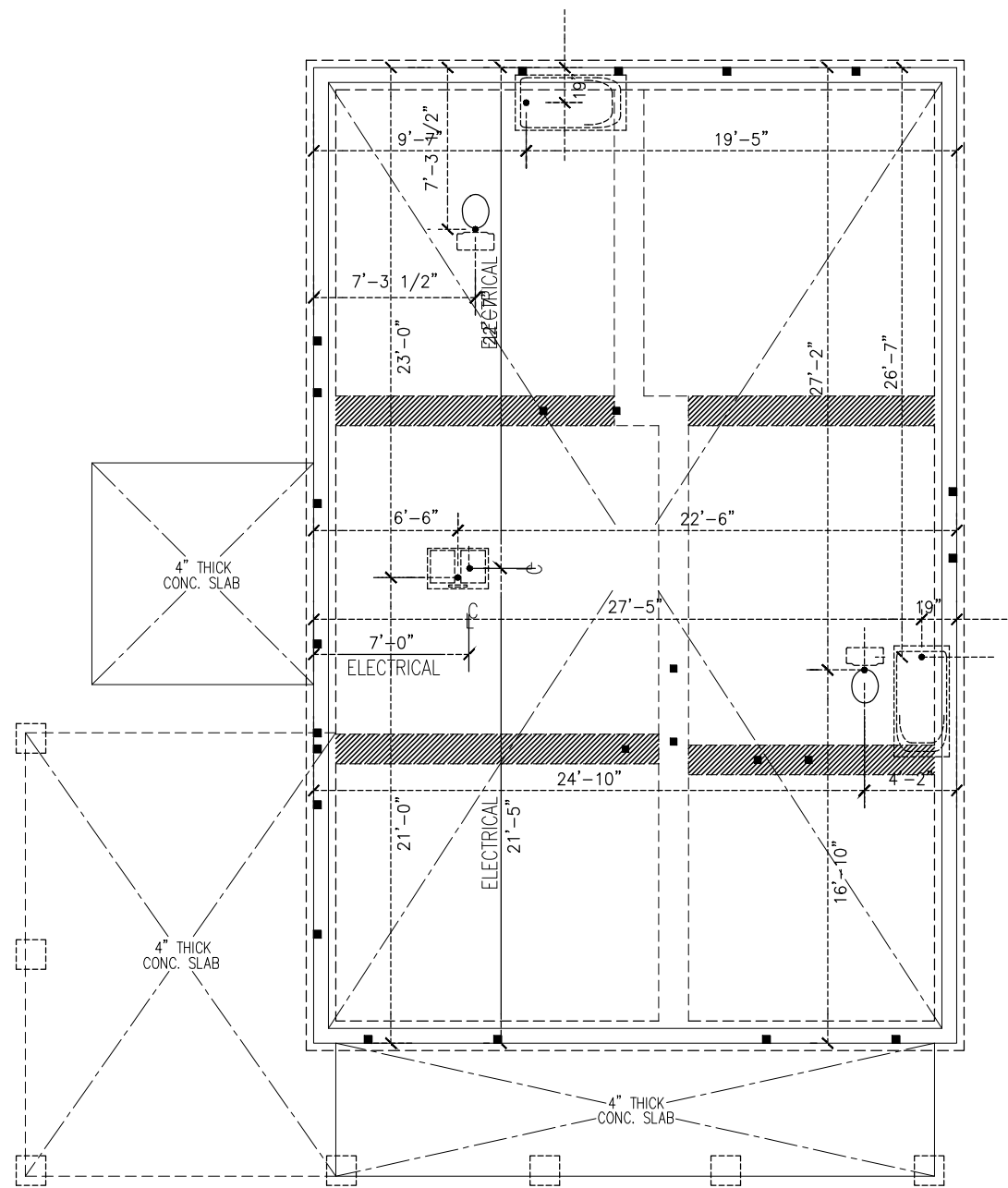
ADAMS & HODGE
 ENGINEERING, P.C.



Crawlspace
Foundation

Hibernia

FILE	
DESIGN	ADS
DRAWN	ADS
CHECKED	
DATE	10/10/2017
SHEET	2



STANDARD PLUMBING LAYOUT

SCALE
 24"x36" = 1/4"=1'-0"
 11"x17" = 1/8"=1'-0"

REVISIONS:
 8/15/19

335 ATHLETIC CLUB BLVD
 CLAYTON, NC 27527
 dommie@adamsandhodge.com
 919-763-7278
 FIRM # C-4187



Plumbing
 Layout

Hibernia

FILE
 DESIGN
 ADS
 DRAWN
 ADS
 CHECKED
 DATE
 10/10/2017
 SHEET

2A

DESIGN LOADS

	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION	
			L _s	L _t
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	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:

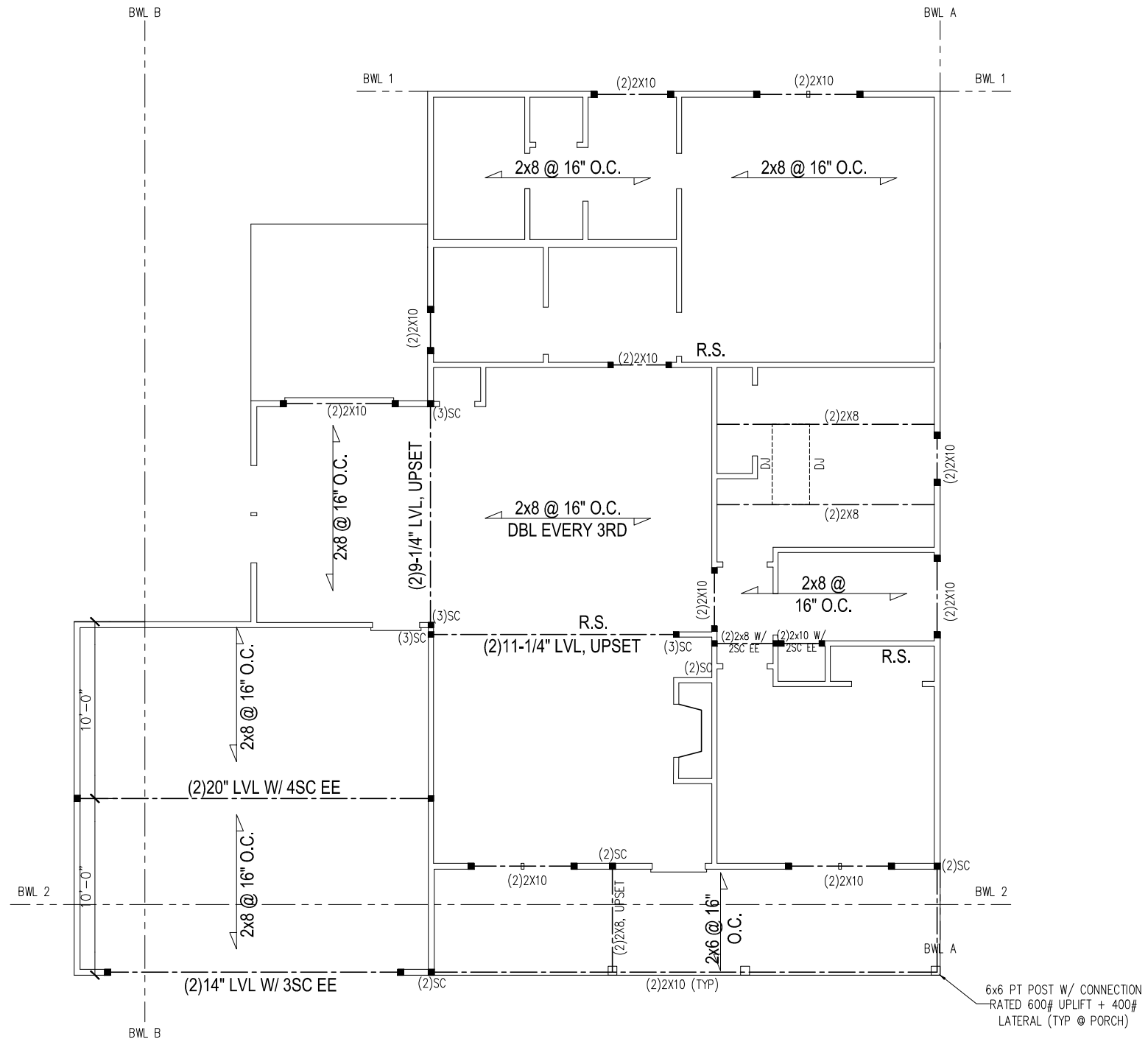
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF "NORTH CAROLINA STATE 2018 RESIDENTIAL BUILDING CODE", IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQUARE FOOTAGE PRIOR TO CONSTRUCTION. TYNDALL ENGINEERING & DESIGN, PA IS NOT RESPONSIBLE FOR DIMENSIONS AND SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
- ALL LUMBER SHALL BE SYP #2 (UNO)
ALL LVL LUMBER TO BE 1.75" WIDE NOMINAL EACH SINGLE MEMBER AND F_b = 2600 PSI, E = 1.9M PSI (E.I. LEVEL MICROLAM)
ALL LSL LUMBER IS TO BE 1.55E (F_b = 2325 PSI)
- 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 TABLES R602.7(1) & R602.7.5.
- ALL INTERIOR LOAD BEARING HEADERS TO BE (2) 2x10 (U.N.O.) REFER TO TABLE 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 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 9'-0" (UNO)
- PROVIDE A MINIMUM OF 500# UPLIFT & LATERAL CONNECTION AT TOP AND BOTTOM OF PORCH COLUMNS. (U.N.O.)
- 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 = 6.2 FT
BWL B = 6.2 FT
BWL 1 = 6.3 FT
BWL 2 = 6.3 FT

BRACING PANEL LENGTHS PROVIDED:
BWL A = 37.0 FT CS-WSP
BWL B = 20.0 FT CS-WSP
BWL 1 = 18.8 FT CS-WSP
BWL 2 = 17.6 FT CS-WSP

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 (BWP) INDICATED SHALL BE SHEATHED IN ACCORDANCE WITH THE GB METHOD OR WSP METHOD AS PRESCRIBED IN SECTION R602.10.1 (UNO)
 - 1/2" CYPRESUM BOARD (CB) 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
 - 3/8" WOOD STRUCTURAL PANEL (WSP) SECURE w/ 6d COMMON NAILS SPACED AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS
- EXTERIOR BRACED WALL PANELS (BWP) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CS-WSP METHOD AS PRESCRIBED IN SECTION R602.10.3 (UNO)
- 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.
- 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
- 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

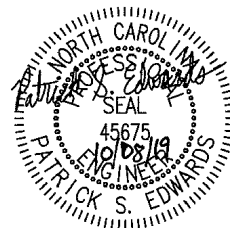


FLOOR PLAN STRUCTURALS
ELEVATION "D"

SCALE
24"x36" = 1/4"=1'-0"
11"x17" = 1/8"=1'-0"



Project Number: 1701-010336
* 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.



REVISIONS:
8/15/19

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
domie@adamsandhodge.com
919-763-7278
FIRM # C-4187



Floor Plan
Structurals
Elev. "D"

Hibernia

FILE

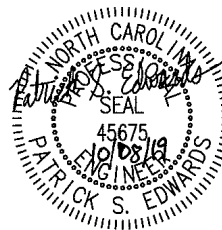
DESIGN
ADS
ARS
DRAWN

CHECKED

DATE
10/10/2017
SHEET

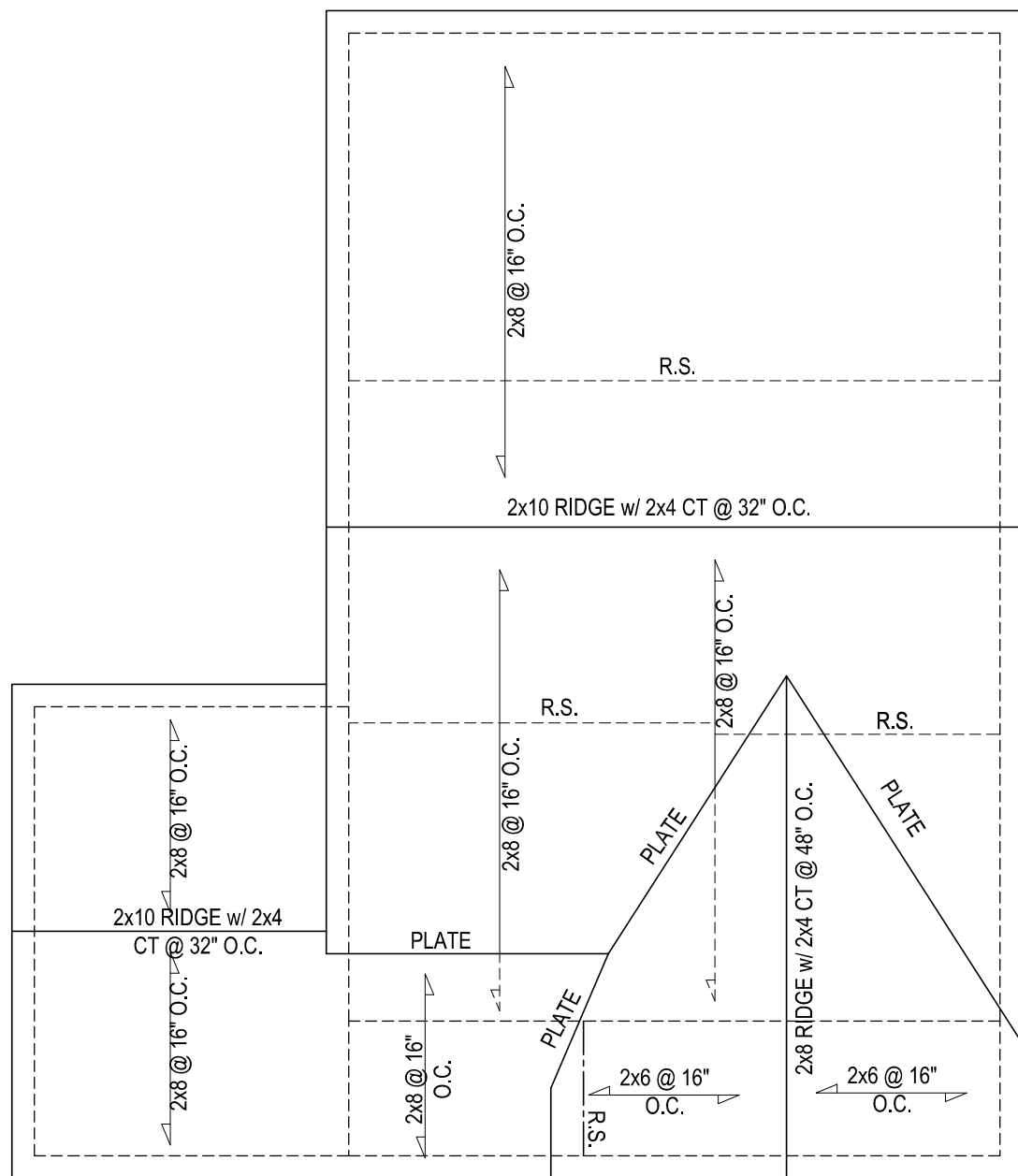
3

- ROOF NOTES:
- PROVIDE UPLIFT CONNECTION PER MANUF. SPECIFICATIONS
 - RS = ROOF SUPPORT
 - SC = STUD COLUMN

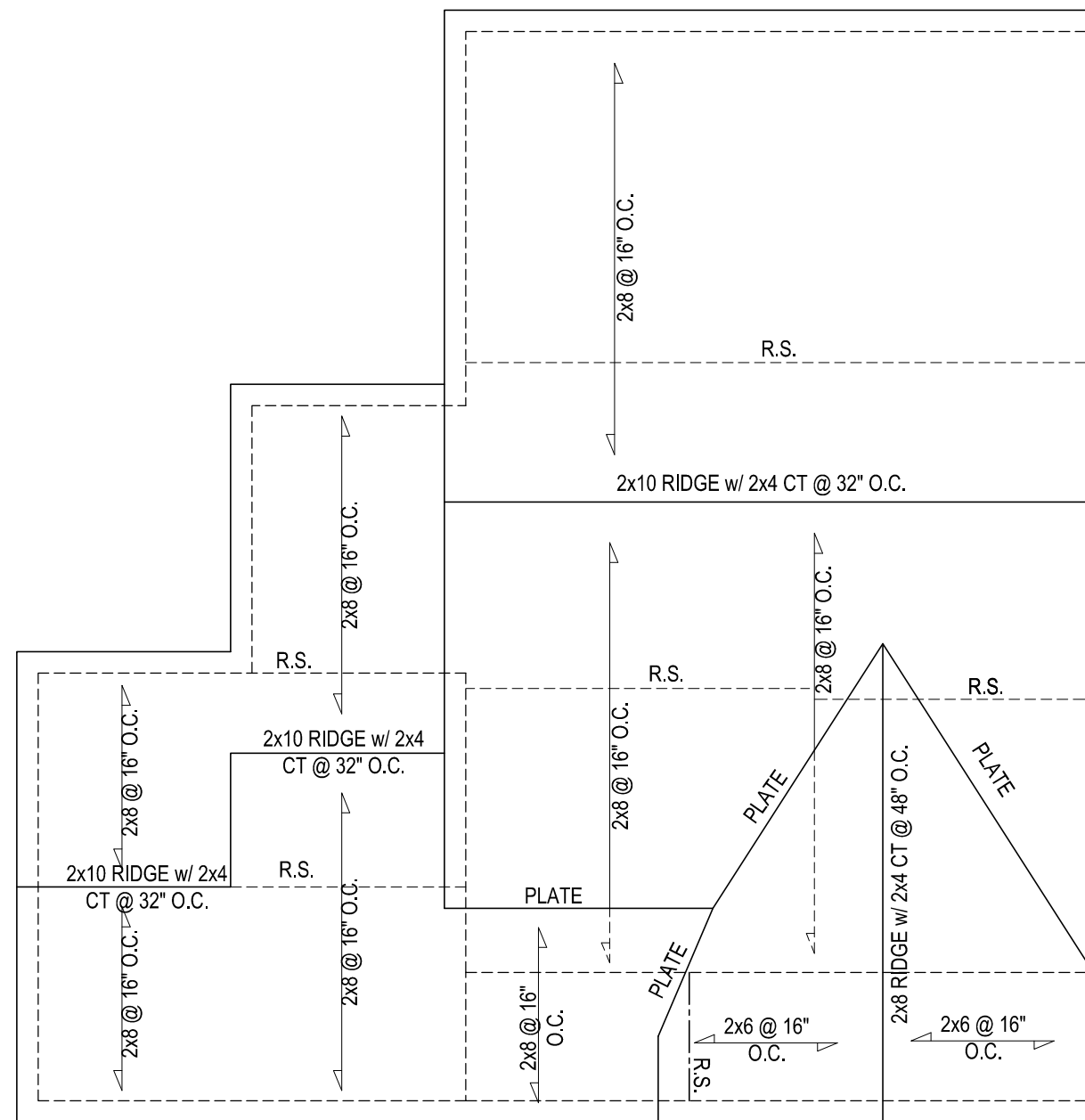


199778-000 • 919-728-9400
 4000 South Drive • Cary • North Carolina • 27513
 tyndall@tyndallpa.com

Project Number: 1701-010336
 * 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, P.A. Failure to do so will void Tyndall Engineering's Liability.



ROOF FRAMING PLAN "C"



ROOF FRAMING PLAN "D"

SCALE
 24"x36" = 1/4"=1'-0"
 11"x17" = 1/8"=1'-0"

REVISIONS:

8/15/19

335 ATHLETIC CLUB BLVD
 CLAYTON, NC 27527
 domie@adamsandhodge.com
 919-763-7278
 FIRM # C-4187

ADAMS & HODGE
 ENGINEERING, P.C.



Roof Framing

Hibernia

FILE

DESIGN
 ADS

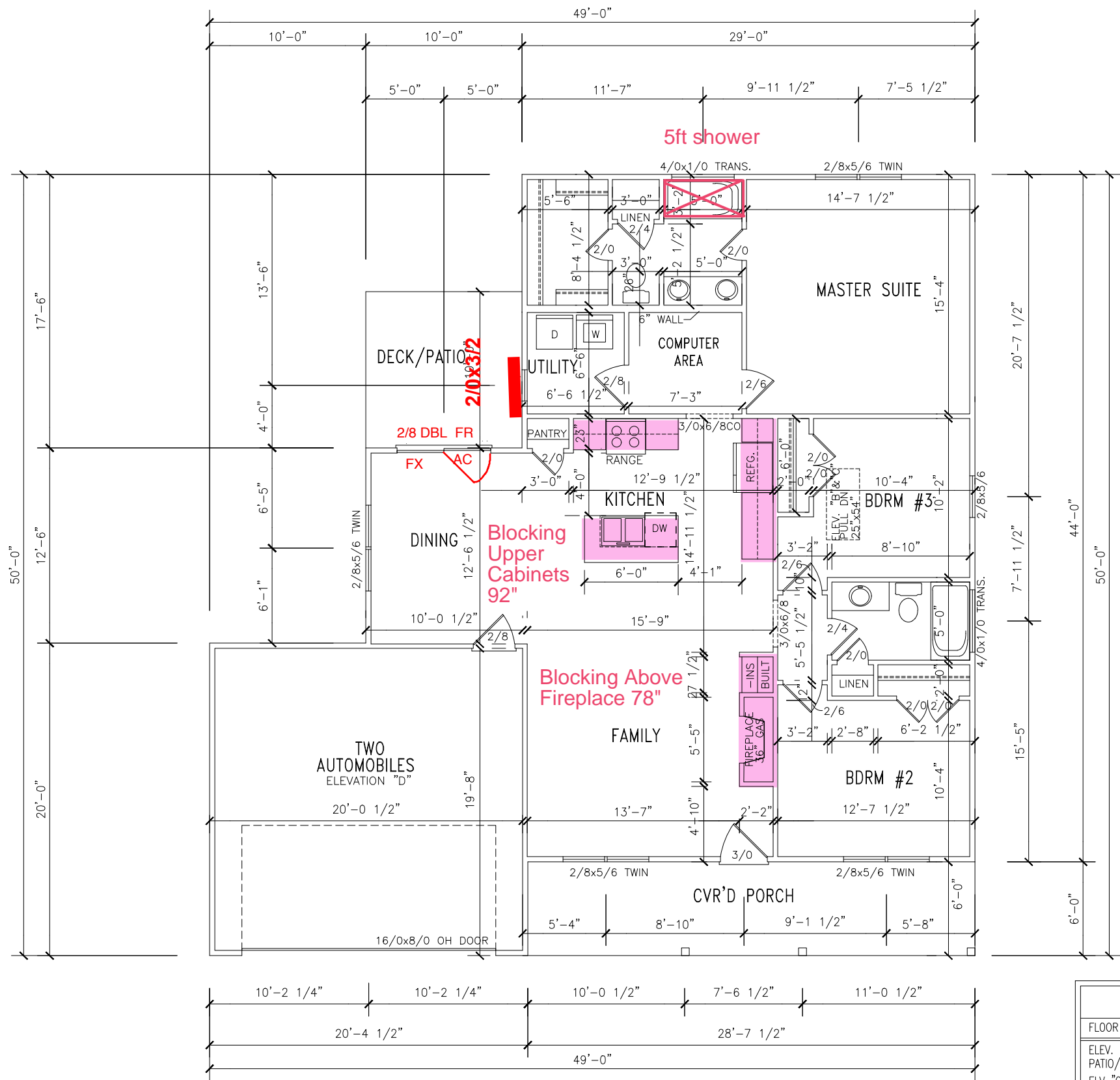
DRAWN
 ADS

CHECKED

DATE
 10/10/2017

SHEET

4



FLOOR PLAN
ELEVATION "D"

SQUARE FOOTAGE	
FLOOR HTD.	1404
ELEV. "C" 2 CAR	400
PATIO/DECK	100
ELV "C" PORCH	174

SCALE
24"x36" = 1/4"=1'-0"
11"x17" = 1/8"=1'-0"

REVISIONS:

8/15/19

335 ATHLETIC CLUB BLVD
CLAYTON, NC 27527
dennis@adamsandhodge.com
919-763-7278
FIRM # C-4187

ADAMS & HODGE
ENGINEERING, P.C.



Floor Plan
"D" Option

Hibernia

FILE
DESIGN
ADS
DRAWN
ADS
CHECKED

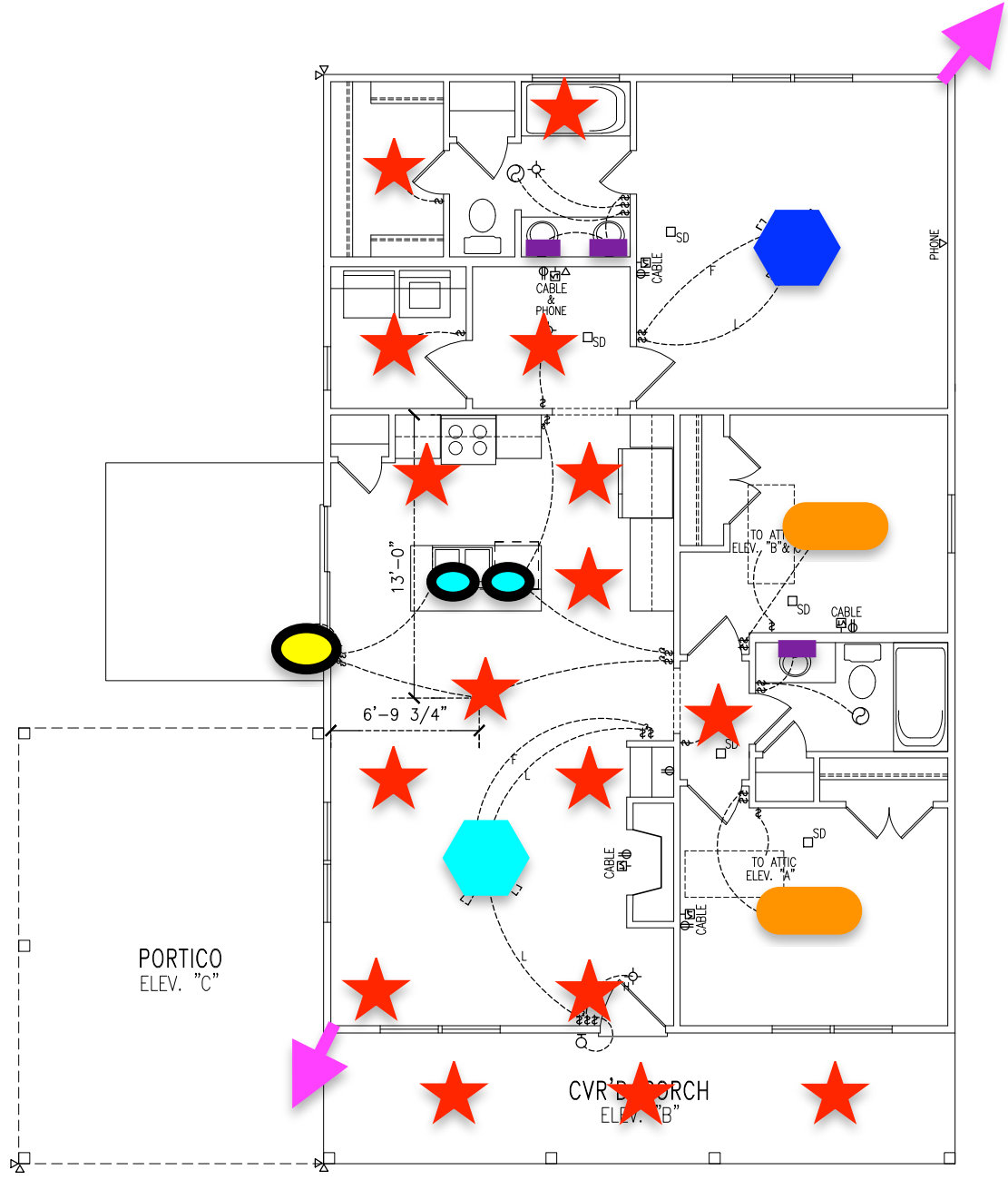
DATE
10/10/2017
SHEET

5

ELECTRICAL SYMBOLS			
	CEILING MOUNTED LIGHT FIXTURE		SINGLE RECEPTACLE OUTLET
	DIRECTIONAL CLG. LIGHT FIXTURE		DUPLEX RECEPTACLE OUTLET
	RECESSED LIGHT FIXTURE		QUADRUPLX RECEPTACLE OUTLET
	WALL MOUNTED LIGHT FIXTURE		FLOOR OUTLET
	EXTERIOR FLOOD LIGHT		DUPLEX RECEPTACLE OUTLET SPLIT USED
	TRACK LIGHT FIXTURE		220 VOLT OUTLET
	CHIMES		WATER PROOF OUTLET
	SINGLE POLE WALL SWITCH		TELEPHONE OUTLET
	3-WAY POLE WALL SWITCH		TV OUTLET
	FOUR-WAY SWITCH		GROUND FAULT INTERCEPTOR
	GROUND FAULT INTERCEPTOR		WATER PROOF SWITCH
	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 BUILDER.

- Disk Lights**
- Pendant Light**
- Ceiling Fan**
- Ceiling Fan Pre-wire**
- Flush Mounts**
- Vanity Wall Fixture**
- Exterior Wall Mount**
- Flood Light**



REVISIONS:
8/15/19

335 ATHLETIC CLUB BLVD
 CLAYTON, NC 27527
 dommie@adamsandhodge.com
 919-763-7278
 FIRM # C-4187

ADAMS & HODGE
 ENGINEERING, P.C.



Electricals
 "A", "B"
 & "C"

Hibernia

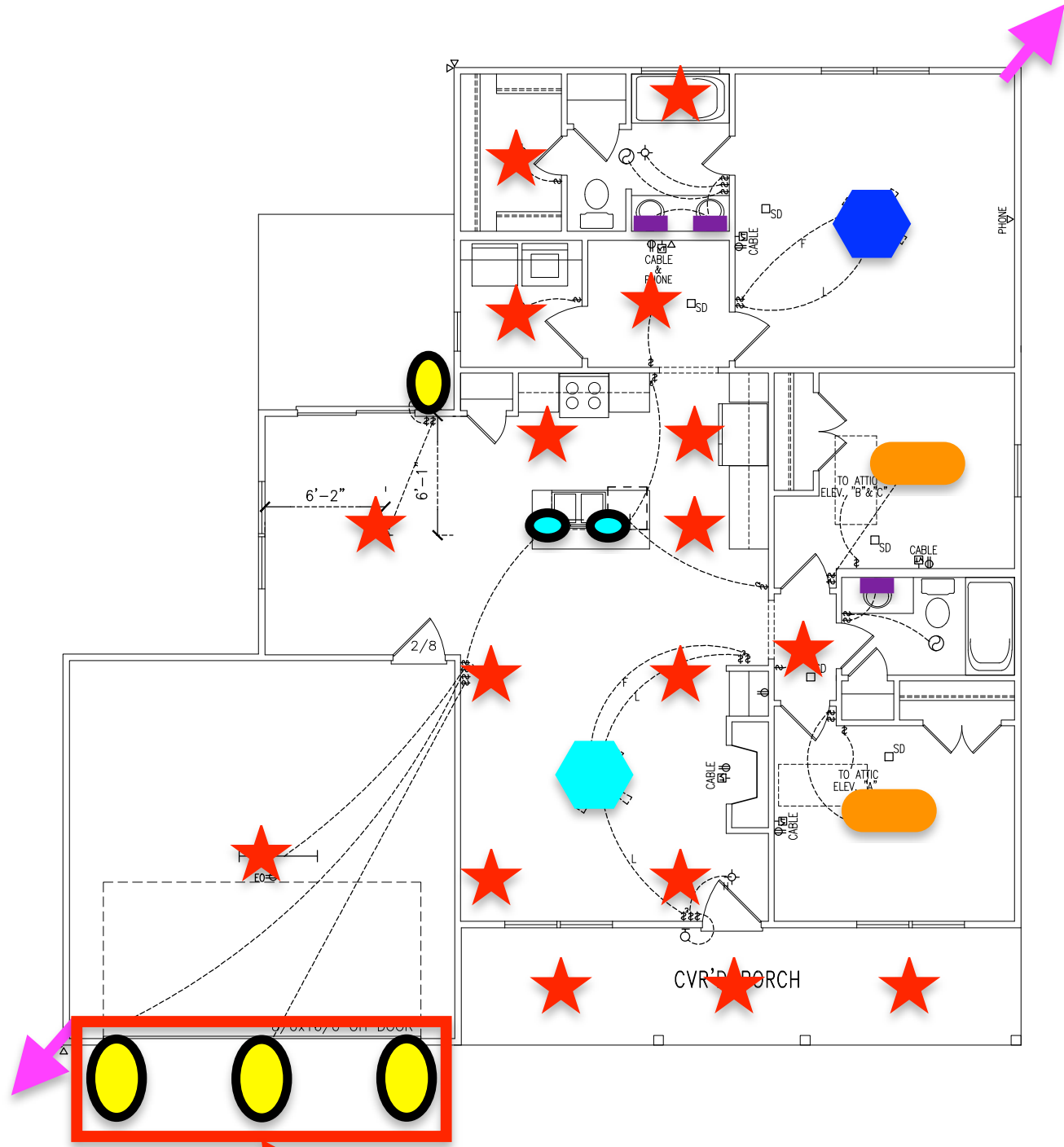
FILE
 DESIGN
 ADS
 DRAWN
 ADS
 CHECKED

DATE
 10/10/2017
 SHEET

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

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

- Disk Lights**
- Pendant Light**
- Ceiling Fan**
- Ceiling Fan Pre-wire**
- Flush Mounts**
- Vanity Wall Fixture**
- Exterior Wall Mount**
- Flood Light**



**1 Exterior Wall Mount
 OR
 2 Exterior Wall Mount**

REVISIONS:
 8/15/19
 335 ATHLETIC CLUB BLVD
 CLAYTON, NC 27527
 dominic@adamsandhodge.com
 919-763-7278
 FIRM # C-4187

ADAMS & HODGE
 ENGINEERING, P.C.

Electricals
 "D"

Hibernia

FILE
 DESIGN
 ADS
 DRAWN
 ADS
 CHECKED
 DATE
 10/10/2017
 SHEET