Planning & Development

Development Services Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

RECEIVED
JUL 28 2015
CITY OF RALEIGH
PLANNING DEPT.

Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
Section(s) of UDO affected: 2.2.7 C , 2.2.3 E1 - E2	**Transaction Number**
Provide an explanation of the alternate requested, along with an applicant's statement of the findings	
Provide all associated case plan numbers including zoning and site plan: SR-2-15	

GENERAL INFORMATION		
Property Address 4109 Reavis Rd.		**Date** July 23rd 2015
Property PIN 0794.00.4695	**Current Zoning** R-10	
Nearest Intersection Western Blvd. + Method Rd.		**Property size (in acres)** 13832 sqf
Property Owner Ohad + Anat Shuneli	**Phone** 510-299-8633	**Mail** ohad@shuneli.com
	Email ohad@shuneli.com	
Project Contact Person Samir Bahho	**Phone** 919-621-0628	**Mail** ba.casesplle@gmail.com
	Email	
Property Owner Signature	**Email**	
Notary Sworn and subscribed before me this 28 day of July, 2015	**Notary Signature and Seal** Monique McKoy	

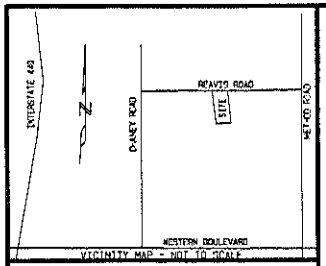
MONIQUE MCKOY
NOTARY PUBLIC
COM. EXP. 04/29/2020
WAKE COUNTY, NC

Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate Checklist

TO BE COMPLETED BY APPLICANT	YES	N/A
ADMINISTRATIVE ALTERNTATE REQUIREMENTS		
1. The property owner must be the applicant.	✓	
2. An application, signed by the property owner and notarized to that effect, is required.	✓	
3. The applicant must submit stamped envelopes addressed to the property owners within 100 feet of the subject property as indicated in Chapter 10.2 of the Unified Development Ordinance. City staff will mail the public hearing notices.	✓	
4. The applicant shall submit pertinent material necessary for review of the alternate; in addition to the submittal material required for a subdivision, plot plan or site plan. This may include architectural renderings, materials samples or other project-specific information.	✓	



I, Leonard H. Sullivan Jr., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G. S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 24 DAY OF Nov, A.D., 1999.

SURVEYOR

L-2021
REGISTRATION NUMBER

ALSO, I CERTIFY:

A. THAT THE SURVEY CREATED A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCEL OF LAND.

C. ANY ONE OF THE FOLLOWING:

1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.

3. THAT THE SURVEY IS A CONTROL SURVEY.

D. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

THIS CERTIFIED AND WARRANTS THAT THE UNDERSIGNED IS (ARE) THE SOLE OWNER(S) OF THE PROPERTY SHOWN ON THIS MAP OR PLAT AND ANY ACCOMPANYING SHEETS SUBJECT TO THE EXCEPTIONS ON RECORD, HAVING ACQUIRED THE PROPERTY IN FEE SIMPLE BY DEED(S) RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAKE COUNTY COUNTY, NORTH CAROLINA, OR OTHERWISE, AS SHOWN BELOW AND AS SUCH, HAS (HAVE) THE RIGHT TO CONVEY THE PROPERTY IN FEE SIMPLE, AND THAT THE DEDICATOR(S) WILL WARRANT AND DEFEND THE TITLE AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER UNLESS EXCEPTED HEREIN AND THAT BY SUBMISSION OF THIS PLAT OR MAP FOR APPROVAL I (WE) DO DEDICATE TO THE CITY OF RALEIGH FOR PUBLIC USE ALL STREETS, EASEMENTS, RIGHTS-OF-WAYS, PARKS AND GREENWAYS (AS THESE INTERESTS ARE DEFINED IN THE CODE), AND AS THE SAME MAY BE SHOWN THEREON, FOR ALL LAWFUL PURPOSES TO WHICH THE CITY MAY DEVOTE OR ALLOW THE SAME TO BE USED AND UPON ACCEPTANCE THEREOF IN ACCORDANCE WITH ALL CITY POLICIES, ORDINANCES, REGULATIONS OR CONDITIONS OF THE CITY OF RALEIGH FOR THE BENEFIT OF THE PUBLIC, SAID DEDICATION SHALL BE IRREVOCABLE; PROVIDED, ANY DEDICATION OF EASEMENTS FOR STORM DRAINAGE ARE NOT MADE TO THE CITY OF RALEIGH BUT ARE IRREVOCABLY MADE TO THE SUBSEQUENT OWNERS OF ANY AND ALL PROPERTIES SHOWN HEREON FOR THEIR USE AND BENEFIT SUBJECT TO CONDITIONS OF SUBSECTIONS (b), (c), (d) AND (f) OF SECTION 1 AND SECTION 4 OF THE "CITY STORM DRAINAGE POLICY" (RESOLUTION 1970-742 AS THE SAME MAY BE FROM TIME TO TIME AMENDED).

_____ BOOK NO.

_____ PAGE NO.

SIGNATURE(S) OF PROPERTY OWNER(S)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, Deborah Sullivan (NOTARY PUBLIC) DO HEREBY CERTIFY THAT [illegible] PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING DOCUMENT.
WITNESS MY HAND AND SEAL THIS THE [illegible] DAY OF [illegible], 19[illegible].

Deborah Sullivan
NOTARY PUBLIC
MY COMMISION EXPIRES July 26, 2000

RECORDED IN WAKE COUNTY BOOK 1999 PAGE _____.

NOTES:

ALL DISTANCES ARE HORIZONTAL GROUND

AREAS COMPUTED BY COORDINATES

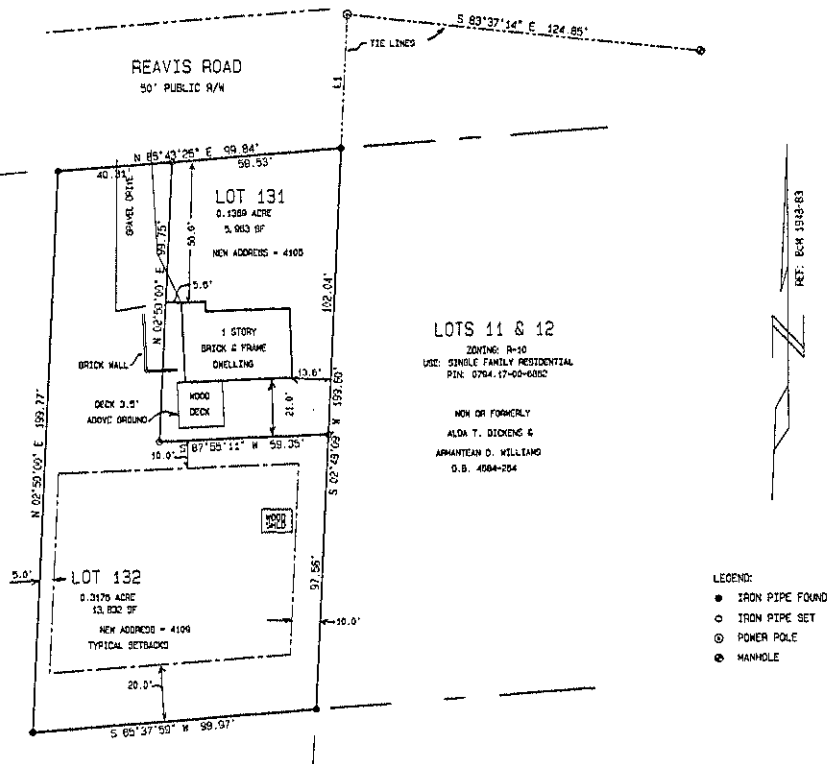
ZONING: R-10

THE CURRENT HOUSE ADDRESS CHANGED FROM 4109 TO 4105 WITH THIS RECORDING.

CARPORT ON LOT 131 TO BE REMOVED

DEMOLITION PERMIT NO. 51082

LINE	BEARING	DISTANCE
L1	N 02°51'46" E	46.05



R-10 ZONING SETBACKS:

FRONT -

REAR - 20'

SIDE MINIMUM - 5'

AGGREGATE - 15'

LEGEND:

- IRON PIPE FOUND
- IRON PIPE SET
- POWER POLE
- MANHOLE

"I, the undersigned Planning Director of the City of Raleigh, and Review Officer for Wake County do hereby certify that this map or plat meets all the statutory requirements for recording, and that the City of Raleigh, as provided by its City Code on the 3rd day of Dec. in the year 1999, approved this plat or map and accompanying sheets and accepted for the City of Raleigh the dedications as shown hereon, but on the further condition that the City assumes no responsibility to open or maintain the same until in the discretion and opinion of the governing body of the City of Raleigh it is in the public interest to do so."

George K. Chapman
Planning Director / Wake County Review Officer
12/24/99

THIS PLAT NOT TO BE RECORDED AFTER 7TH DAY OF Dec. 99
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS OUT OF THE CITY LIMITS.

RA032701
CITY OF RALEIGH FILE NO. S-88-99

Wake County, NC 777
Laura M Riddick, Register Of Deeds
Presented & Recorded 11/30/1999 15:28:46
Book : BM1999 Page : 02179

SULLIVAN SURVEYING
1143-O EXECUTIVE CIRCLE CARY, NC 27511
(919) 469-4738 FAX: (919) 469-8447

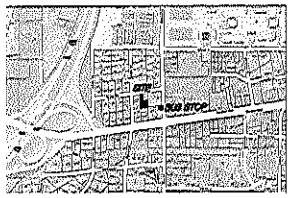
OWNER
STEVEN WARNER & JOSEPH ALERCIA III
D.B. 8290-2540
4109 REVIS ROAD
RALEIGH, NC 27606-1438

30 15 0 30 60
SCALE IN FEET

SUBDIVISION MAP:
LOTS 13 BOULEVARD PARK SUBDIVISION

PREVIOUSLY RECORDED IN WAKE COUNTY BOOK 1948 PAGE 83

CITY OF RALEIGH	
WAKE COUNTY	NORTH CAROLINA
SCALE: 1" = 30'	PIN: 0794.17-00-5739
DRAWN BY: SEAN	SURVEYED BY: TGP
DATE: 29 OCTOBER 1999	PROJECT NO. 3476899
FILE: S_P_ 1999 "13BOUL" 13BOULVE	



VICINITY MAP

PROPERTY INFORMATION:

SITE ADDRESS: 4109 REAVIS ROAD
RALEIGH, NC 27607

REAL ESTATE ID: 23460112
PIN: 0794005724
DEED BOOK: 15719 PAGE: 2546
LOT NUMBER: 132
BOOK OF MAPS: 1999 PAGE: 2179
LOT AREA: 13,832 SQUARE FEET
LOT AREA: 0.3175 ACRES

ENGINEER:

SAMIR W. BAHHO PE
CIVIL AND STRUCTURAL ENGINEERING
SERVICES, PLLC.
4612 KAPLAN DRIVE
RALEIGH, NC 27606
TELEPHONE: 1 (919) 851.1642
EMAIL: BA.CASESPLLC@GMAIL.COM

OWNER:

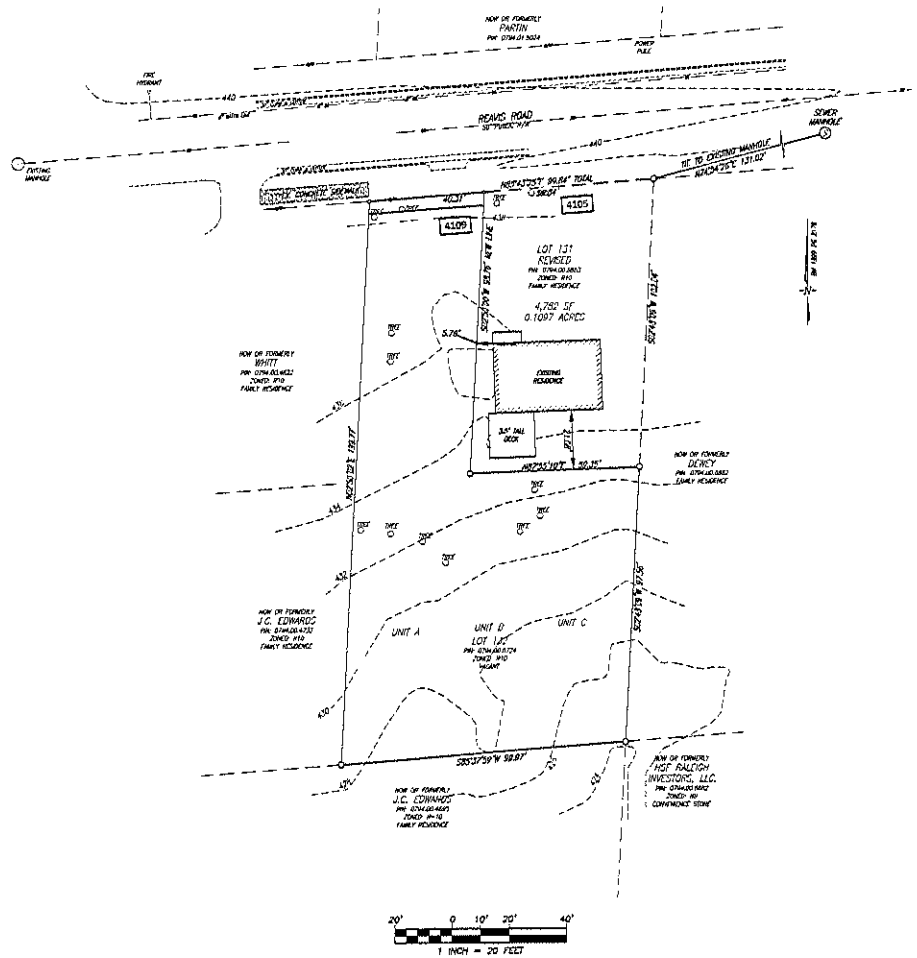
NAME: NC STUDENT RENTALS, LLC.
104 CAMBAY COURT
CARY, NC 27513

AREA CHART:

LOT 132 AREA: 13,832 SF OR 0.3175 AC.
DISTURBED AREA: 11,422 SF OR 0.262 AC.
IMPERVIOUS AREA: 8,363 SF OR 0.192 AC.
PROPOSED LOT IMPERVIOUS SURFACE: 60.4%

SITE PLAN NOTES:

1. PROPOSED PROJECT: CONSTRUCTION OF TRI-PLEX TOWN HOMES.
2. PARKING SPACES REQUIRED BY CITY OF RALEIGH UDO, ARTICLE 7.1: 12 SPACES. HOWEVER, ARTICLE 7.1.4 ALLOWS A 10% REDUCTION TO 11 SPACES IF WITHIN 1350 FEET OF PUBLICE TRANSPORTATION. DISTANCE TO BUS STOP IS 420 FEET.
3. LOCATION, SIZE & LAYOUT OF PARKING COMPLY TO CITY OF RALEIGH UDO, ARTICLE 7.1.6.
4. PROVIDED PARKING: 11 SPACES INCLUDING 1 HC SPACE.
5. TOTAL ACREAGE OF PROPERTY IS 0.3175 AC. OR 13,832 SF.
6. TOTAL IMPERVIOUS SURFACE IS 8,363 SF OR 60.46% OF PROPERTY.
7. TOTAL DISTURBED AREA IS 11,422 SF OR 0.262 ACRES.
8. PER CITY OF RALEIGH UDO, A STORMWATER MANAGEMENT PLAN IS NOT REQUIRED FOR THIS SITE. REFER TO ARTICLE 9.2 "STORMWATER MANAGEMENT" SECTION 9.2.2.A EXCEPTION 2 "ANY PLOT PLAN OR SITE PLAN OF ½ OR LESS IN ACREAGE THAT CONTAINS LESS THAN 12,000 SQUARE FEET OF IMPERVIOUS SURFACES OF RELATED ON-SITE AND OFF-SITE FACILITIES.
9. THERE IS AN EXISTING PUBLIC 8" GRAVITY SEWER LINE IN REAVIS ROAD. IT IS PROPOSED FOR THE SITE TO BE CONNECTED TO THIS SEWER LINE WITH 4" DUCTILE IRON PIPE THROUGH AN OPEN CUT INTO REAVIS ROAD. HOWEVER THE GROUND ELEVATION OF THE APARTMENT BUILDING IS LOWER THAN THE SEWER LINE ELEVATIONS IN REAVIS ROAD. A PUMP AND ALARM SYSTEM WILL PUMP SEWER EFFLUENT TO THE CLEAN OUT.
10. THERE IS AN EXISTING PUBLIC 8" WATER LINE ALONG THE NORTH SIDE OF REAVIS ROAD. IT IS PROPOSED TO SERVICE PROJECT TO THE EXISTING WATER LINE WITH A 4" DUCTILE IRON PIPE THROUGH AN OPEN-CUT ROAD TO FEED SPRINKLER SYSTEM AND A 3-GANG WITH 3" METERS.
11. A SPRINKLER SYSTEM IS PROPOSED FOR THE PROJECT.
12. BUILDING SETBACKS LINES ARE TAKEN FROM A RECOMBINATION SURVEY OF LOTS 131 AND 132 RECORDED IN BOOK OF MAPS 1999 PAGE 2179.



EXISTING CONDITIONS PLAN

SHEET INDEX:

SP 1	EXISTING CONDITIONS PLAN
SP 2	FINAL SITE PLAN
SP 3	SEDIMENT & EROSION CONTROL PLAN
SP 4	SITE UTILITIES PLAN
SP 5	LANDSCAPE PLAN
FP3&4	SPRINKLER SYSTEM CALCULATIONS
4 SHEETS	ARCHITECTURAL PLANS/ELEVATIONS

NORTH CAROLINA PROFESSIONAL SEAL 18041 ENGINEER SAMIR W. BAHHO

Samir W. Bahho 06/02/2015

SAMIR W. BAHHO, PE
CIVIL & STRUCTURAL ENGINEERING SERVICES, PLLC.
4612 KAPLAN DRIVE
RALEIGH, NORTH CAROLINA 27606
TEL: (919) 851.1642
BUSINESS LICENSE # C-0537

PROJECT:
NC STUDENT RENTALS, LLC.
4109 REAVIS ROAD, RALEIGH NC 27607
LOT 132, BOOK OF MAP 1999 PAGE 2179
CITY OF RALEIGH WAKE COUNTY NORTH CAROLINA

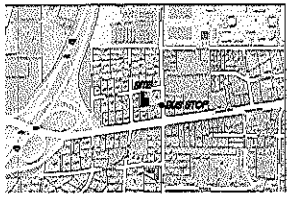
EXISTING CONDITIONS

REV	DATE	DESCRIPTION	BY

REVISIONS

DATE: 06.02.15
SCALE: 1"=20'
DESIGNED: SWB
CHECKED: SWB
DRAWN: NEW
CHANGED: CHANGE

SHEET: SP 1
DWG TITLE: TRIPLEX
PROJECT NO: 2015.02



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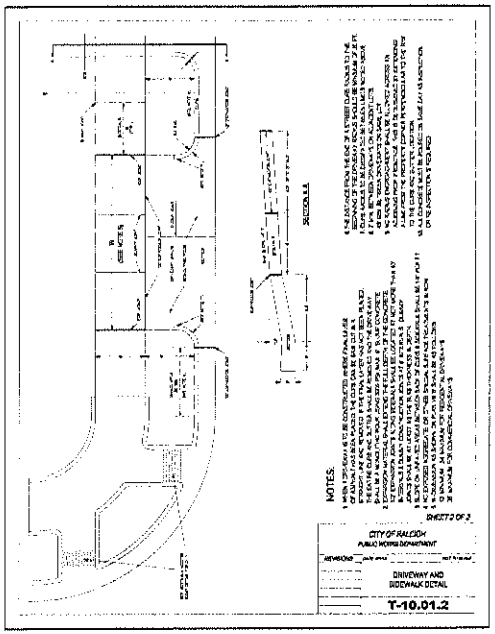
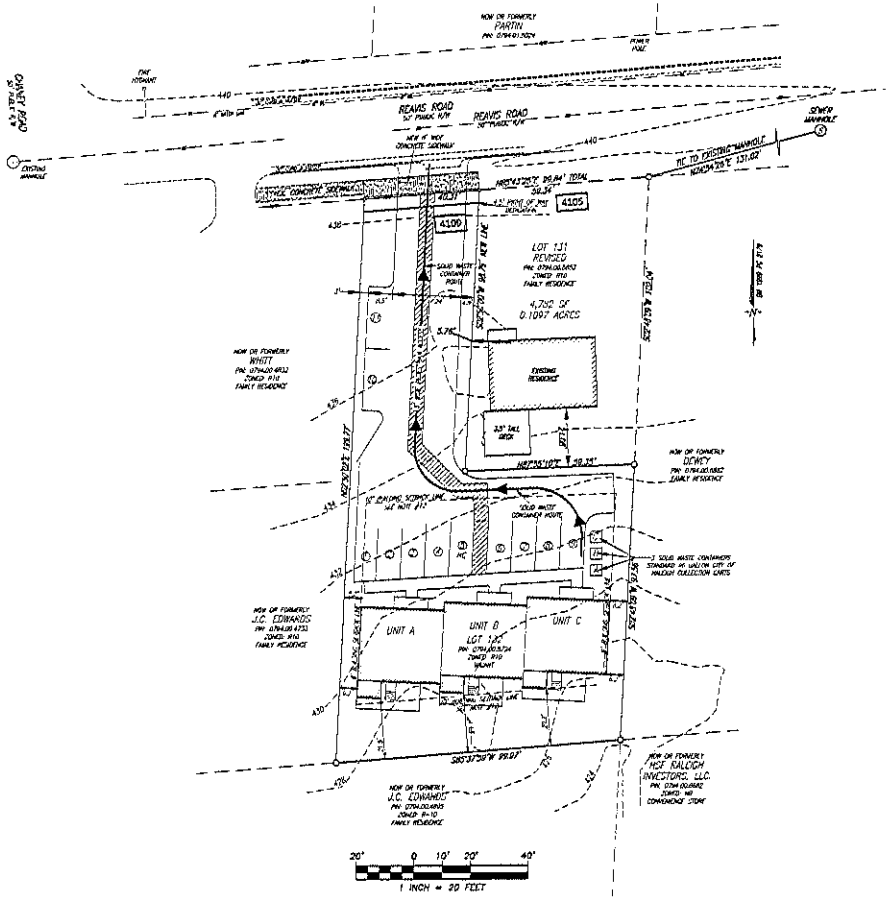
ENGINEER:

SAMIR W. BAHHO PE
CIVIL AND STRUCTURAL ENGINEERING SERVICES, PLLC.
4512 KAPLAN DRIVE
RALEIGH, NC 27606
TELEPHONE: 1 (919) 851.1642
EMAIL: BA.CASCSPLLC@GMAIL.COM

OWNER:

NAME: NC STUDENT RENTALS, LLC.
104 CAMBAY COURT
CARY, NC 27513





FINAL SITE PLAN

SITE PLAN NOTES:

1. PROPOSED PROJECT: CONSTRUCTION OF TRI-PLEX TOWNHOMES.
2. PARKING SPACES REQUIRED BY CITY OF RALEIGH UDO, ARTICLE 7.1: 12 SPACES. HOWEVER, ARTICLE 7.1.4 ALLOWS A 10% REDUCTION TO 11 SPACES IF WITHIN 1350 FEET OF PUBLIC TRANSPORTATION. DISTANCE TO BUS STOP IS 420 FEET.
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11. A SPRINKLER SYSTEM IS PROPOSED FOR THE PROJECT.
12. BUILDING SETBACKS LINES ARE TAKEN FROM A RECOMBINATION SURVEY OF LOTS 131 AND 132 RECORDED IN BOOK OF MAPS 1999 PAGE 2179.
13. THERE ARE 4 BEDROOMS IN EACH UNIT FOR A TOTAL OF 12 BEDROOMS.

SOLID WASTE COLLECTION NOTES:
(REFER TO CITY OF RALEIGH SOLID WASTE COLLECTION DESIGN MANUAL.)

1. SOLID WASTE SERVICES FOR THE PROPOSED PROJECT MEET THE REQUIREMENT OF "SOLID WASTE DESIGN MANUAL".
2. CITY SERVICES FOR SOLID WASTE IS REQUESTED FOR THE PROPOSED PROJECT.
3. BUILDING CONSISTS OF 3 TOWNHOME UNITS.
4. EACH UNIT HAS GROUND LEVEL INDIVIDUAL ENTRANCES.
5. UNITS SHALL BE SERVED UTILIZING STANDARD 96 GALLON CITY OF RALEIGH SOLID WASTE COLLECTION CARTS.
6. ALL CARTS ARE TO BE BROUGHT TO THE CURB OF THE NEAREST PUBLIC RIGHT OF WAY THAT MEETS CIRCULATION STANDARDS.
7. LOCATION OF 96-GALLON SOLID WASTE CONTAINER AND ROUTE OF TRAVEL FOR RESIDENTS TO BRING TO PUBLIC STREET ARE SHOWN ON SHEET SP-2.

AREA CHART:

LOT 132 AREA: 13,832 SF OR 0.3175 AC.
DISTURBED AREA: 11,422 SF OR 0.262 AC.
IMPERVIOUS AREA: 8,363 SF OR 0.192 AC.
PROPOSED LOT IMPERVIOUS SURFACE: 60.4%

NORTH CAROLINA PROFESSIONAL SEAL 18945 ENGINEER SAMIR W. BAHHO

Samir W. Bahho 02/02/2015

SAMIR W. BAHHO, PE
CIVIL & STRUCTURAL ENGINEERING SERVICES, PLLC.
4512 KAPLAN DRIVE
RALEIGH, NORTH CAROLINA 27606
TEL: (919) 851-1642
BUSINESS LICENCE # P-0537

PROJECT: NC STUDENT RENTALS, LLC
4109 REAVIS ROAD, RALEIGH NC 27607
LOT 132, BOOK OF MAP 1999 PAGE 2179
CITY OF RALEIGH — WAKE COUNTY

FINAL SITE PLAN

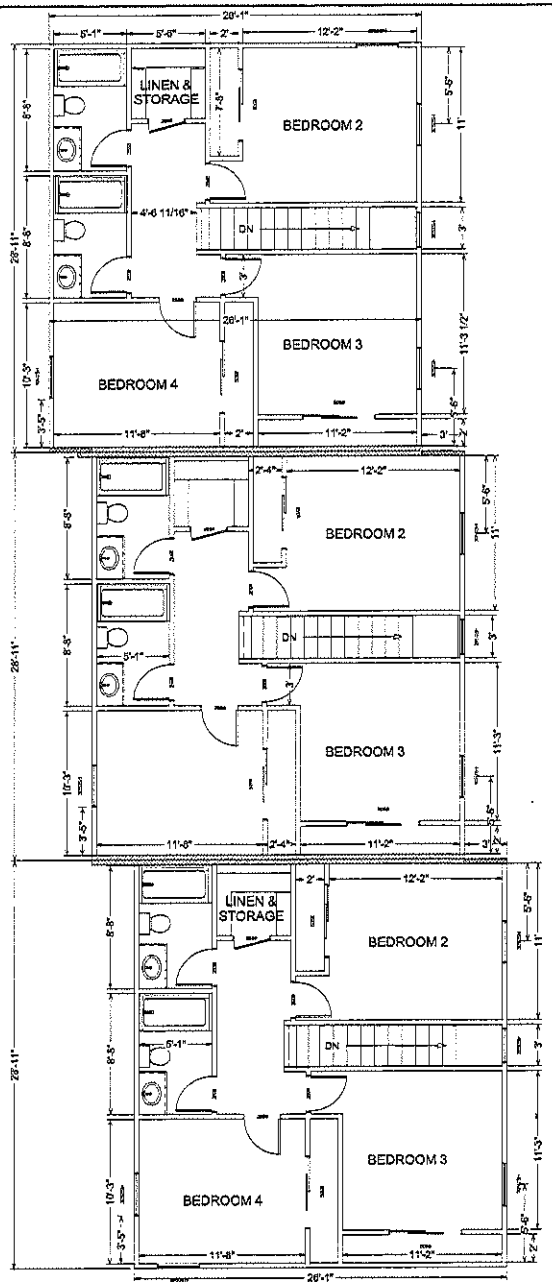
REVISIONS

NO.	DATE	DESCRIPTION
1	02.02.15	"C OT B RESU"

DATE: 02.02.15 SCALE:
DESIGNED: SWB DRAWN: SWB
CHECKED: ACB APPROVED: OWNER

SHEET: SP-2
CAD FILE: TRIPLEX
PROJECT NO.: 2015.02

TYPICAL PLAN		Calculated Area of Fenestration	
Builder:		By: Samir Bahho, PE	
Window-Door Size - First Floor	Quantity	Area	Total Area
2-0 x 3-10	1	7.70	7.70
2-4 x 6-2	7	14.40	100.80
2-6 x 6-2	11	16.45	180.95
4-0 x 3-10	1	15.33	15.33
2-6 X 6-6 FRENCH	1	17.75	17.75
2-0 x 6-6 W/12" SIDE	1	20.00	20.00
Window-Door Size - Second Floor			
2-0/2-6/2-0 x 4-6 w/12" side	1	30.00	30.00
2-4 x 5-2		12.00	12.00
2-6 x 4-6	5	12.00	36.00
		Total Square Footage	412.56
Front SF	Rear SF	Right SF	Left SF
407	640	885	707
Total Fenestration	/ Total Ext Wall	% of Fenestration	Allowable SF
412.56	3384	12.4	500.85



NO.	DESCRIPTION	BY	DATE

Samir W. Bahho, PE
Civil And Structural Engineering Services, PLLC
4612 Kaplan Drive
Raleigh, NC 27606
tel. (919) 851-1642
Business license p-0531
bs.casespllc@gmail.com

PROJECT NAME:
NC Student Rental, LLC
Town Homes Triplex

PLANS BY VIC BROWN
919-856-7916
vic.gbrown@gmail.com

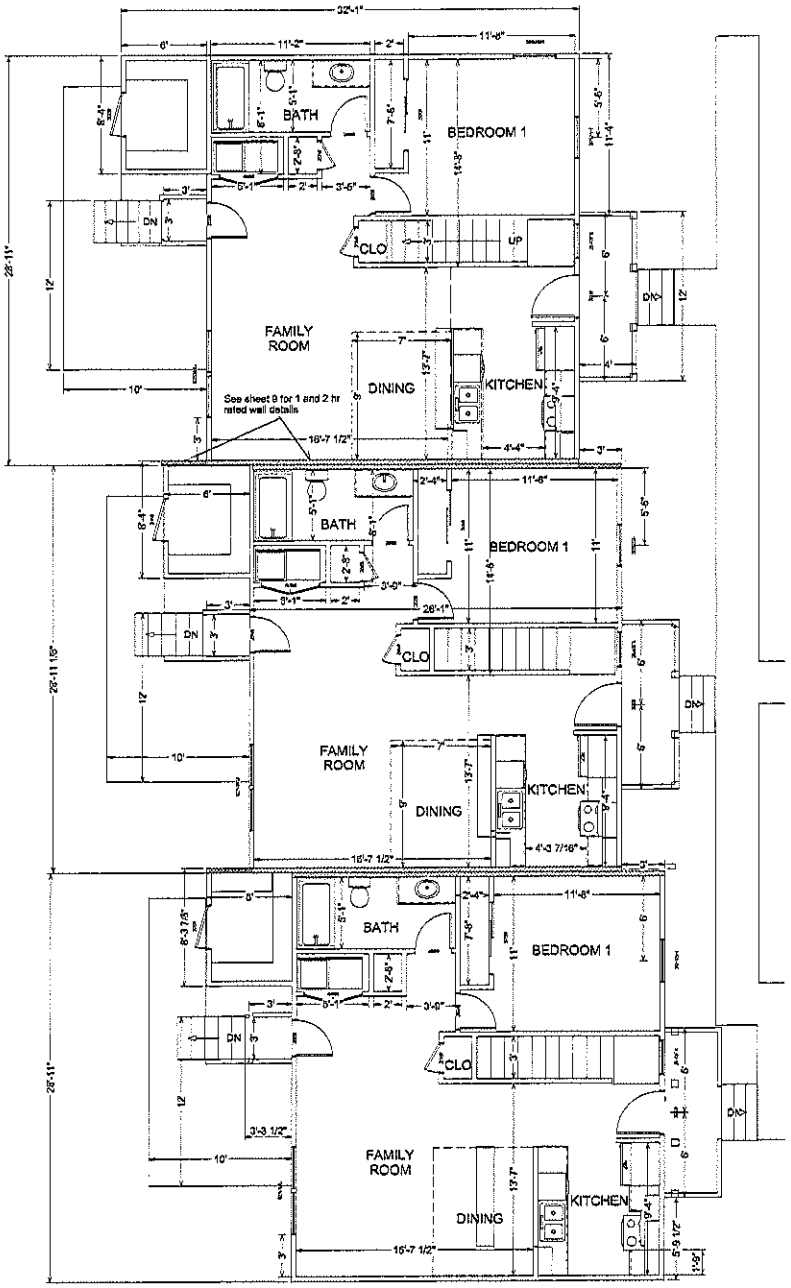
DATE:
6/9/2015

SCALE:
1/4"=1'0"

SHEET 10

A-4

TYPICAL PLAN Builder:		Calculated Area of Fenestration By: Samir Bahho, PE	
Window-Door Size - First Floor	Quantity	Area	Total Area
2-0 x 5-10	1	1.70	1.70
2-4 x 6-2	7	14.40	100.80
2-6 x 6-2	11	16.45	180.95
4-0 x 5-10	1	19.90	19.90
2-6 X 6-6 FRENCH	1	11.75	11.75
3-0 x 6-0 PW12" SIDE	1	20.00	20.00
Window-Door Size - Second Floor			
3-0/2-6/2-0 x 4-6 w/12" side	1	30.00	30.00
2-4 x 5-2		12.00	12.00
2-6 x 4-6	3	12.00	36.00
		Total Square Footage	412.86
Front SF	Rear SF	Right SF	Left SF
407	940	635	707
Total Fenestration	/ Total Ext Wall% of Fenestration		Allowable SF
412.86	2684	12.4	300.85



First Floor Architectural Plan Scale: 1/4"=1'0"

NO.	DESCRIPTION	BY	DATE

Samir M. Bahho, PE
Civil And Structural Engineering Services, PLLC
4913 Kacen Drive
Raleigh, N.C. 27606
tel (919) 851-1843
Business license p-0591
bs.cassyk@gmail.com

PROJECT NAME:
NC Student Rental, LLC
Town Homes Triplex

PLANS BY NC SBOYN
919-468-8116
nc.group@gmail.com

DATE:
6/9/2015

SCALE:
1/4"=1'0"

SHEET: 9

A-3

Plan Notes:

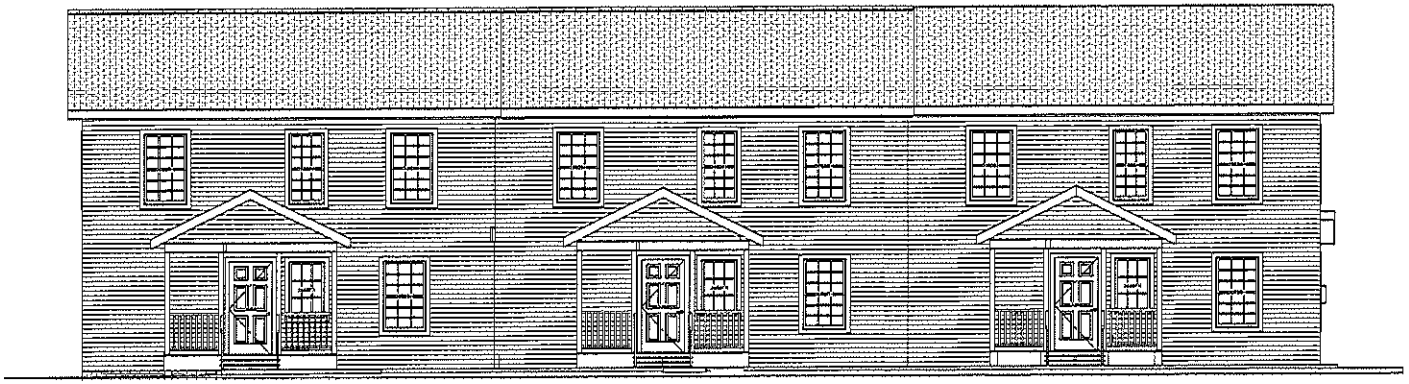
1- This Plan is designed to the 2012 North Carolina Residential Code.
2- House is designed for 100 MPH 3 second gust wind (80 MPH fastest wind), Exposure B.
3. Anchor bolts shall be minimum ½" diameter and shall extend a minimum 7" into masonry or concrete. Anchor bolts are to be no more 6' O.C. and not more than 12" from the corners.
1- Mean Roof Height less than 35'.

b. Components and Claddings are designed for the following loads:

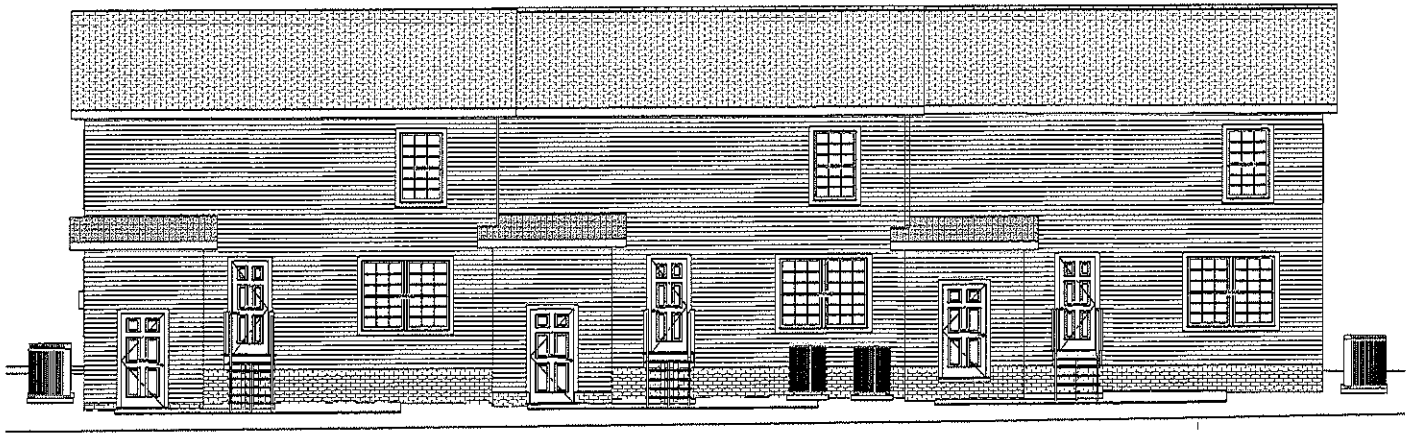
Mean roof Height	Up to 30'	30'-1"-35'	35'-1"-40'	
Zone 1	16.5-18.00	17.5-18.9	18.0-19.6	
Zone 2	16.5-21.0	17.5-22.1	18.0-22.9	
Zone 3	16.5-21.0	17.5-22.1	18.0-22.9	
Zone 4	18.0-19.5	18.9-20.5	19.6-21.3	
Zone 5	18.0-24.1	18.9-25.3	19.6-26.3	

c. Minimum value for energy compliance:

Zone 4A:	Windows U-Factor is 0.55
Insulation for ceiling:	R36 or R-30 (See Table N1102.1, note j)
Insulation for Walls:	R-15 (See Table N1102.1, note h)
Insulation for floor:	R-19



Front Elevation scale: 1/4"=1'0"



Rear Elevation scale: 1/4"=1'0"

NO.	DESCRIPTION	BY	DATE

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Civil And Structural Engineering Services, PLLC
4612 Kaplan Drive
Raleigh, NC 27606
tel (919)551-1642
Business license p-0551
bacasespllc@gmail.com

PROJECT NAME:
NC Student Rental, LLC
Town Homes Triplex

PLANS BY VIC BROWN
919-868-7916
vic.gbrown@gmail.com

DATE:
6/9/2015

SCALE:
1/4"=1'0"

SHEET: 7

A-1

Plan Notes:

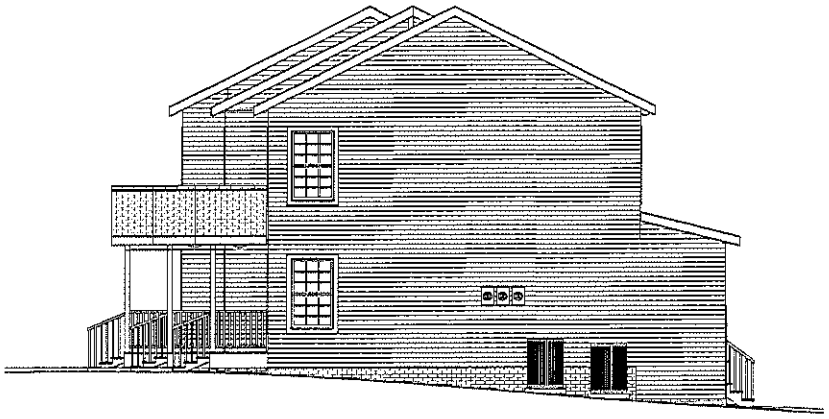
1. This Plan is designed to the 2012 North Carolina Residential Code.
2. House is designed for 100 MPH 3 second gust wind (80 MPH fastest wind), Exposure S.
3. Anchor bolts shall be minimum ½" diameter and shall extend a minimum 7" into masonry or concrete. Anchor bolts are to be no more 6' O.C. and not more than 12" from the corners.
1. Mean Roof Height less than 35'.

B. Components and Claddings are designed for the following loads:

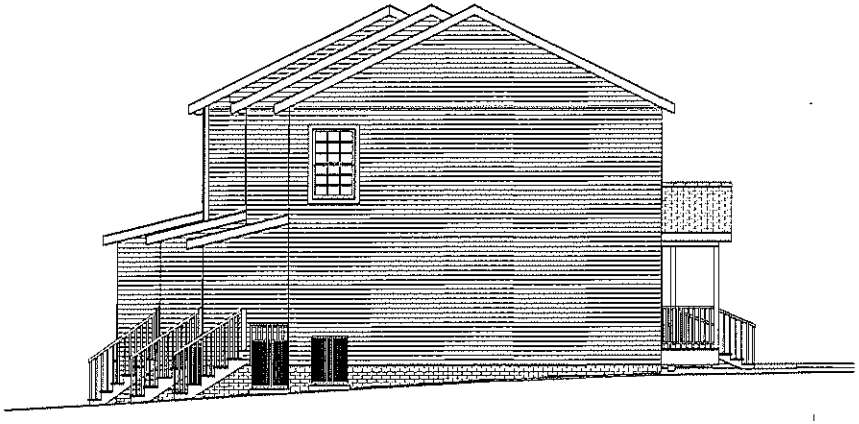
Mean roof Height	Up to 30'	30'-1"-35'	35'-1"-40'	
Zone 1	16.5-18.00	17.8-18.9	18.0-19.6	
Zone 2	16.5-21.0	17.8-22.1	18.0-22.9	
Zone 3	16.5-21.0	17.8-22.1	18.0-22.9	
Zone 4	16.0-19.5	18.4-20.5	19.6-21.3	
Zone 5		18.0-24.1	18.4-25.8	19.6-26.3

b. Minimum value for energy compliance:

Zone 4A: Windows U-Factor is 0.35
Insulation for ceiling: R36 or R-30 (See Table N1102.1, note j)
Insulation for Walls: R-15 (See Table N1102.1, note h)
Insulation for floor: R-19



Right Elevation scale: 1/4"=1'0"



Left Elevation scale: 1/4"=1'0"

NO.	DESCRIPTION	BY	DATE

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PROJECT NAME:
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Town Homes Triplex

PLANS BY VIC BROWN
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vicgbrown@gmail.com

DATE: 6/9/2015
SCALE: 1/4"=1'0"
SHEET: 8
A-2