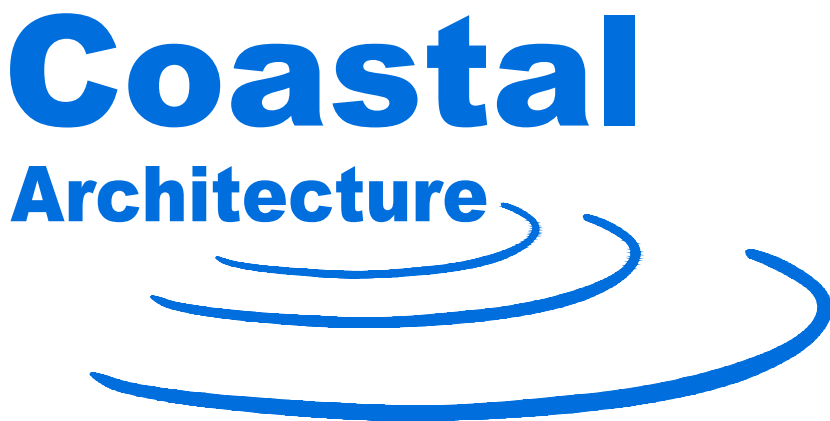


WALTERS RESIDENCE
268 OAKLEAF DRIVE
PINE KNOLL SHORES, NORTH CAROLINA



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DRAWING LIST

CS-1	COVER SHEET
	SITE GRADING & STORMWATER MANAGEMENT PLAN TREE REMOVAL PLAN & LOT CROSS SECTION
A-1	FIRST FLOOR PLAN
A-1.1	SECOND FLOOR PLAN
A-1.2	ROOF PLAN
A-2	NOT USED
A-3	DOOR AND ROOM FINISH SCHEDULES
A-4	EXTERIOR ELEVATIONS
A-4.1	EXTERIOR ELEVATIONS
A-5	BUILDING SECTIONS
A-5.1	WALL SECTIONS
A-5.2	STAIR SECTIONS
A-5.3	WALL SECTIONS
A-5.4	WALL SECTIONS
S-1	FOUNDATION PLAN
S-2	SECOND FLOOR STRUCTURAL FRAMING PLAN
S-2.1	ROOF FRAMING PLAN

Coastal
Architecture

• Architectural Design

• Planning

• Interiors

AIA

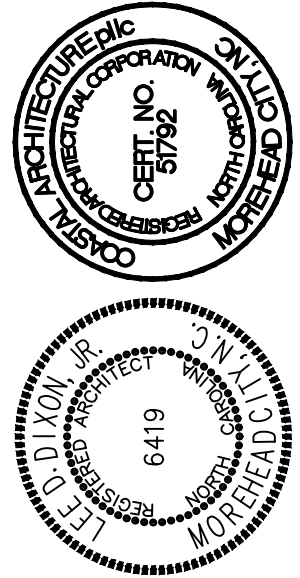
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WALTERS RESIDENCE
268 OAKLEAF DRIVE
PINE KNOLL SHORES, NORTH CAROLINA



COVER SHEET

18052

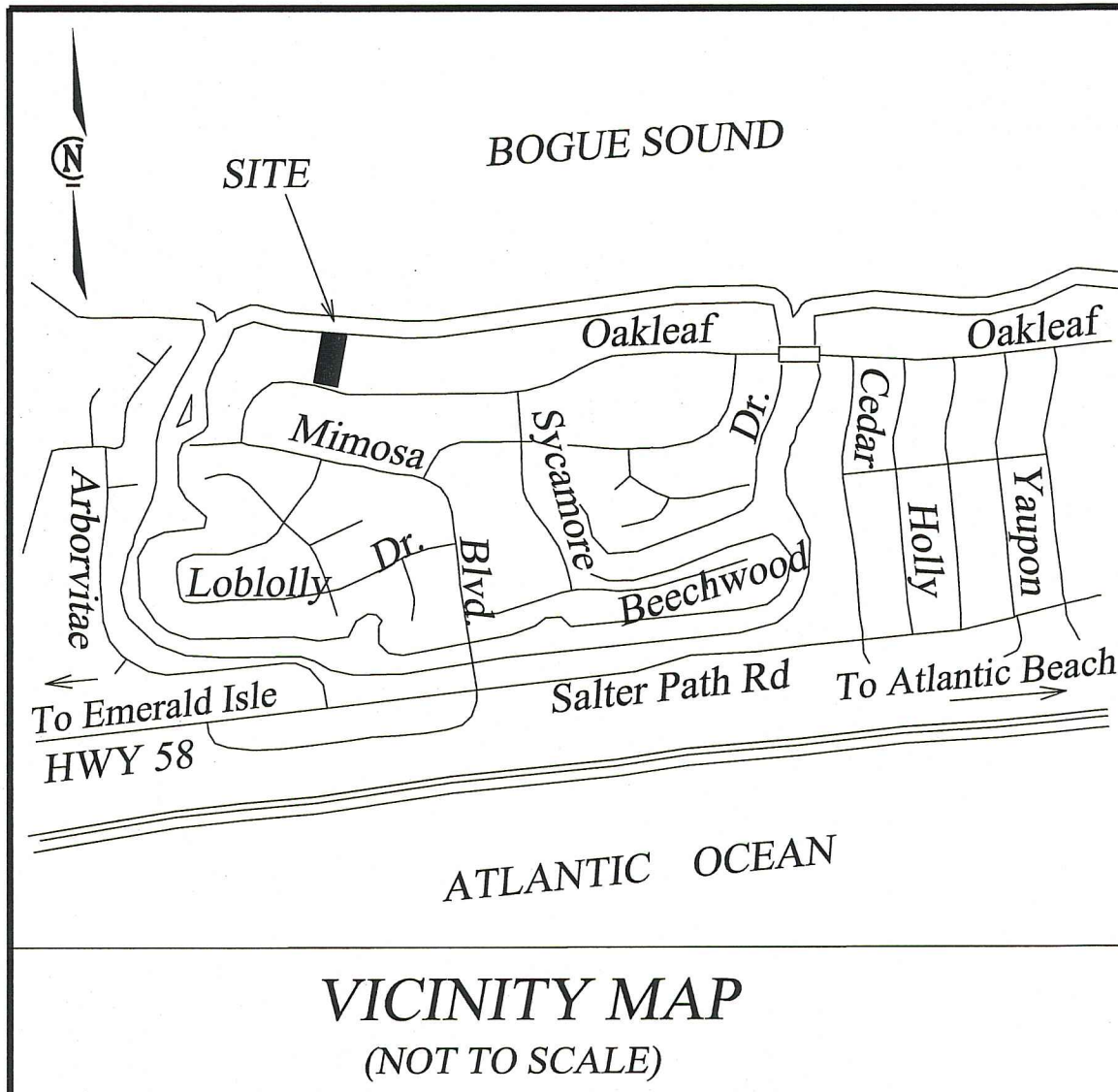
ISSUED: 2/29/2020

DWG BY: MES

CKD BY: LDD

REVISIONS

SHEET NO.
CS-1
OF



NOTE: CONTOURS HAVE BEEN ROTATED 90 DEGREES

CONTOUR ELEV.	COUNTOUR AREA	AVE. AREA	INCREMENTAL DEPTH	INCREMENTAL STORAGE
3.0	116 SF	427.5 SF	1.0 FT	427.5 CF
4.0	739 SF	1,298 SF	1.0 FT	1,298 CF
5.0	1,857 SF			

2,199.7 SF OF IMPERVIOUS DRIVEWAY & 3,010.9 SF OF HOUSE DRAINS TOWARD NATURAL CATCHMENT AREA #1. FIRST TWO INCHES OF RAIN FOR 5,210.6 SF = 868.43 CF OF RUNOFF. CATCHMENT STORAGE IS 1,725.5 CF WHICH IS GREATER THAN REQUIRED

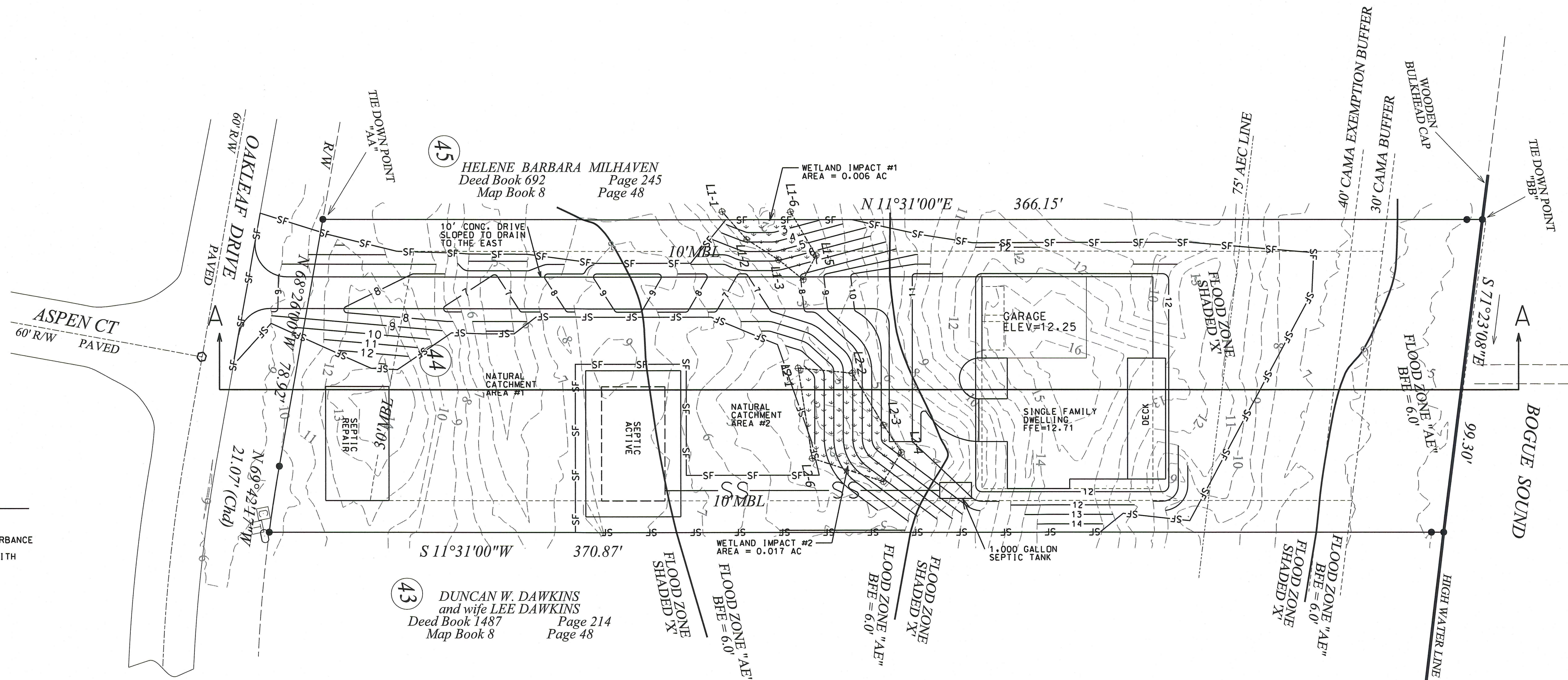
NATURAL CATCHMENT AREA #2

CONTOUR ELEV.	COUNTOUR AREA	AVE. AREA	INCREMENTAL DEPTH	STORAGE PROVIDED
5.0	204 SF	467.5 SF	1.0 FT	467.5 CF
6.0	731 SF			

1,251.3 SF OF IMPERVIOUS DRIVEWAY DRAINS TOWARD NATURAL CATCHMENT AREA #1. FIRST TWO INCHES OF RAIN = 208.52 CF OF RUNOFF. CATCHMENT STORAGE IS 467.50 CF WHICH IS GREATER THAN REQUIRED

NATURAL CATCHMENT AREA #1

WETLAND #	IMPACTED AREA
1	0.006 AC
2	0.017 AC
TOTAL IMPACT AREA = 0.023 AC	



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED LIMITS OF DISTURBANCE
- AREA = 0.431 AC
- DELINEATE IN THE FIELD WITH ORANGE SNOW FENCING

PROPERTY IS LOCATED IN FLOOD ZONE "SHADED X" AND ZONE "AE" WITH BASE FLOOD ELEVATIONS OF 6 FEET per FIRM 3720635500J, PANEL 6355, MAP EFFECTIVE DATE JULY 16, 2003. "SHADED X" IS NOT CONSIDERED A HAZARD AREA. FLOOD ZONE DELINEATION LINES SCALED FROM DFIRM 3720635500J.

BUILDING SETBACKS = 30' FRONT, 10' SIDE, CAMA REAR. ALWAYS CONFIRM SETBACKS WITH TOWN OF PINE KNOLL SHORES PLANNING DEPARTMENT BEFORE BEGINNING ANY CONSTRUCTION.

BULKHEAD = NORMAL HIGH WATER LINE. NORMAL HIGH WATER LINE IS TRUE PROPERTY LINE. CURVE IS TRUE PROPERTY LINE, NOT CHORD.

AREA COMPUTED TO NORMAL HIGH WATER LINE.

AREA = 36,330.7 sq ft = 0.834 Acres

THE STORMWATER MANAGEMENT SYSTEM, IF CONSTRUCTED AS DESIGNED, WILL RETAIN AND INFILTRATE THE REQUISITE VOLUME OF STORMWATER RUNOFF AND ANY GRADE ELEVATION CHANGES OR CONSTRUCTION ON THE SITE WILL NEITHER INCREASE THE RATE OF FLOW, NOR THE VOLUME OF WATER DISCHARGED ON TO ADJACENT PROPERTIES.

Charles M. Cullipher 3/31/2020
CHARLES M. CULLIPHER, P.E. DATE

NOTE: CONTRACTOR SHALL TIE DOWNSPOUTS TO NATURAL CATCHMENT AREA #2

SITE GRADING & STORMWATER MANAGEMENT PLAN

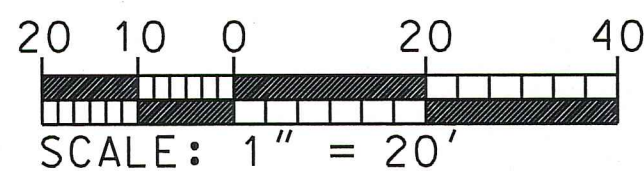
WALTERS' PROPERTY
268 OAK LEAF DRIVE

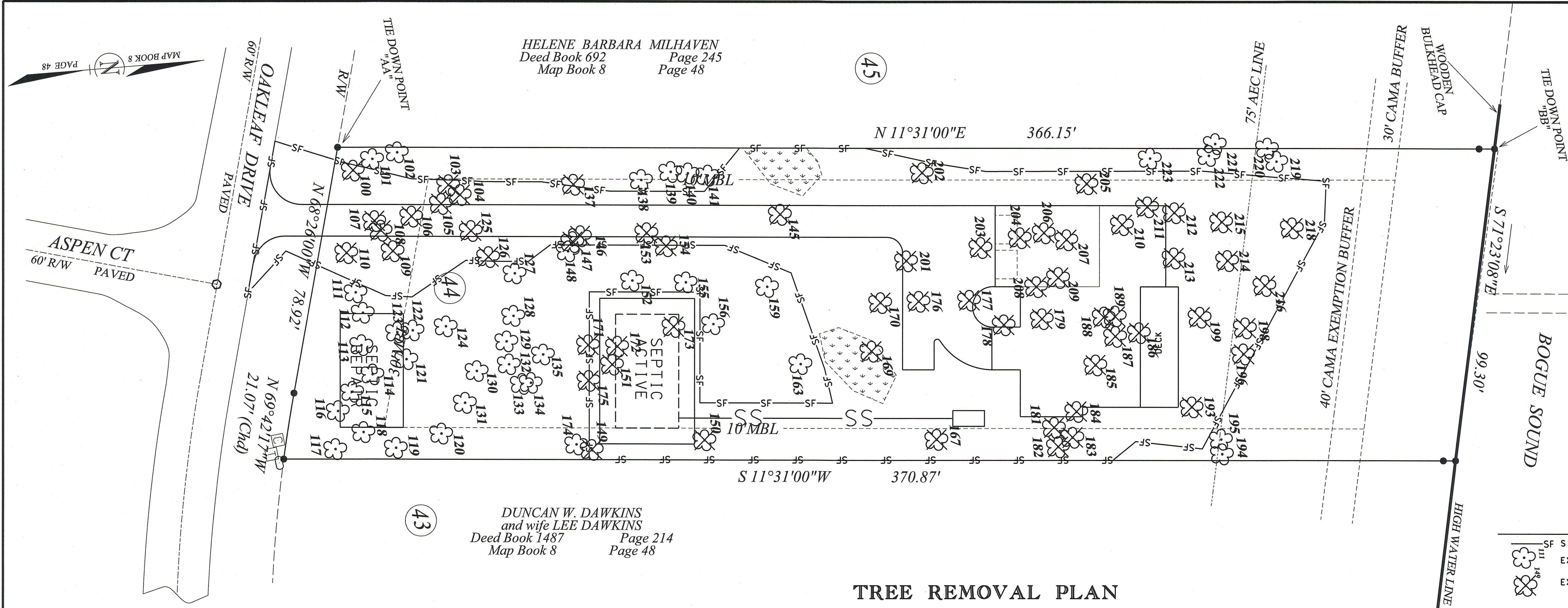
PINE KNOLL SHORES, CARTERET COUNTY, NORTH CAROLINA

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES
151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090 LICENSE NO. C-4482

DESIGNED BY: CMC
DATE: 03/31/2020
SCALE: 1" = 20'

CHARLES M. CULLIPHER P.E.

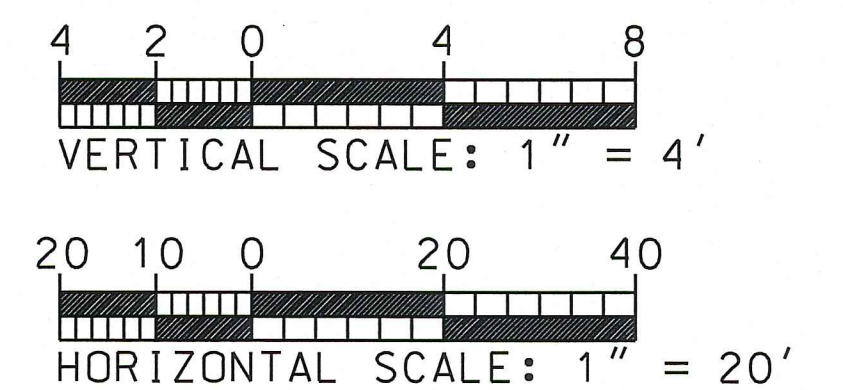
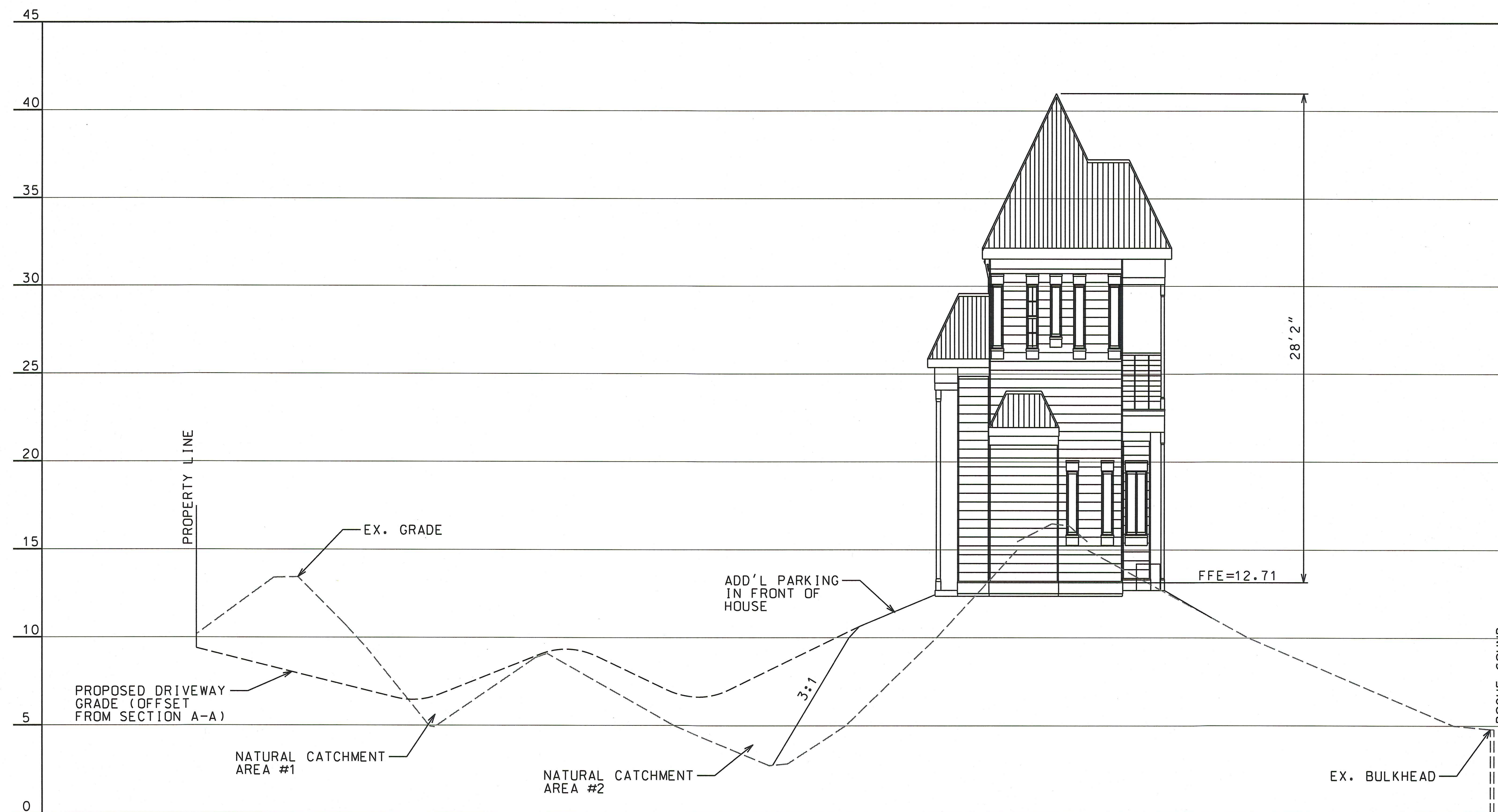




TREE LIST - TREES TO BE REMOVED ARE STRIKED THROUGH

Point	Feature	Point	Feature	Point	Feature	Point	Feature	Point	Feature
100	7" OAK	125	15" PINE	150	10" OAK	175	6" ASH	201	18" PINE
101	8" HOLLY	126	8" ASH	151	8" PINE	176	12" PINE	202	20" PINE
102	15" OAK	127	10" PINE	152	18" OAK	177	6" HOLLY	203	6" CEDAR
103	12" PINE	128	10" PINE	153	8" HOLLY	178	18" PINE	204	12" OAK
104	10" PINE	129	10" PINE	154	6" GUM	179	12" GUM	205	24" OAK
105	12" PINE	130	8" OAK	155	15" OAK	181	10" OAK	206	6" CEDAR
106	8" HOLLY	131	8" OAK	156	10" HOLLY	182	6" OAK	207	12" OAK
107	6" OAK	132	12" PINE	159	6" HOLLY	183	8" OAK	208	6" HOLLY
108	15" PINE	133	8" PINE	163	8" ASH	184	12" OAK	209	6" CEDAR
109	12" PINE	134	10" PINE	167	6" HOLLY	185	12" PINE	210	15" PINE
110	8" OAK	135	15" PINE	169	10" TWIN ASH	186	15" OAK	211	12" PINE
111	13" OAK	137	10" OAK	170	15" GUM	187	6" PINE	212	24" PINE
112	6" OAK	138	18" OAK	171	12" TWIN OAK	188	10" PINE	213	15" PINE
113	12" PINE	139	8" OAK	172	15" PINE	189	18" OAK	214	6" OAK
114	8" OAK	140	24" OAK	173	12" OAK	193	12" PINE	215	15" OAK
115	13" PINE	141	6" OAK	174	6" HOLLY	194	18" PINE	216	6" PINE
116	8" OAK	145	12" GUM			195	10" OAK	217	8" PINE
117	6" HOLLY	146	15" OAK			196	6" PINE	218	6" PINE
118	10" PINE	147	12" OAK			198	8" PINE	219	6" PINE
119	10" HOLLY	148	10" TW OAK			199	8" CEDAR	220	6" PINE
120	10" PINE	149	10" OAK					221	15" PINE
121	6" OAK							222	10" CEDAR
122	12" OAK							223	10" OAK
123	10" PINE								
124	6" HOLLY								

TREE COUNTS - 6" AND LARGER
 LOT AREA 36,330.70 SF
 TOTAL TREES- 104 TREES
 TREES IN DRIVEWAY, SEPTIC AREA & HOUSE 47 TREES
 TREE BALANCE 104-47=57 TREES
 TREES TO BE REMOVED IN YARD AREA- 14 TREES
 TREES TO REMAIN 43 TREES
 TREE DENSITY PRIOR TO DEVELOPMENT 3.39 TREES/1000 SF
 TREE DENSITY AFTER DEVELOPMENT
 EX. DRIVEWAY, HOUSE, SEPTIC, YARD 1.18 TREES/1000 SF



TREE REMOVAL PLAN & LOT CROSS SECTION

WALTERS' PROPERTY
268 OAK LEAF DRIVE

PINE KNOLL SHORES, CARTERET COUNTY, NORTH CAROLINA

THE CULLIPHER GROUP, P.A.
ENGINEERING & SURVEYING SERVICES

151A HIGHWAY 24
MOREHEAD CITY, N.C. 28557
(252) 773-0090

DESIGNED BY:
CMC

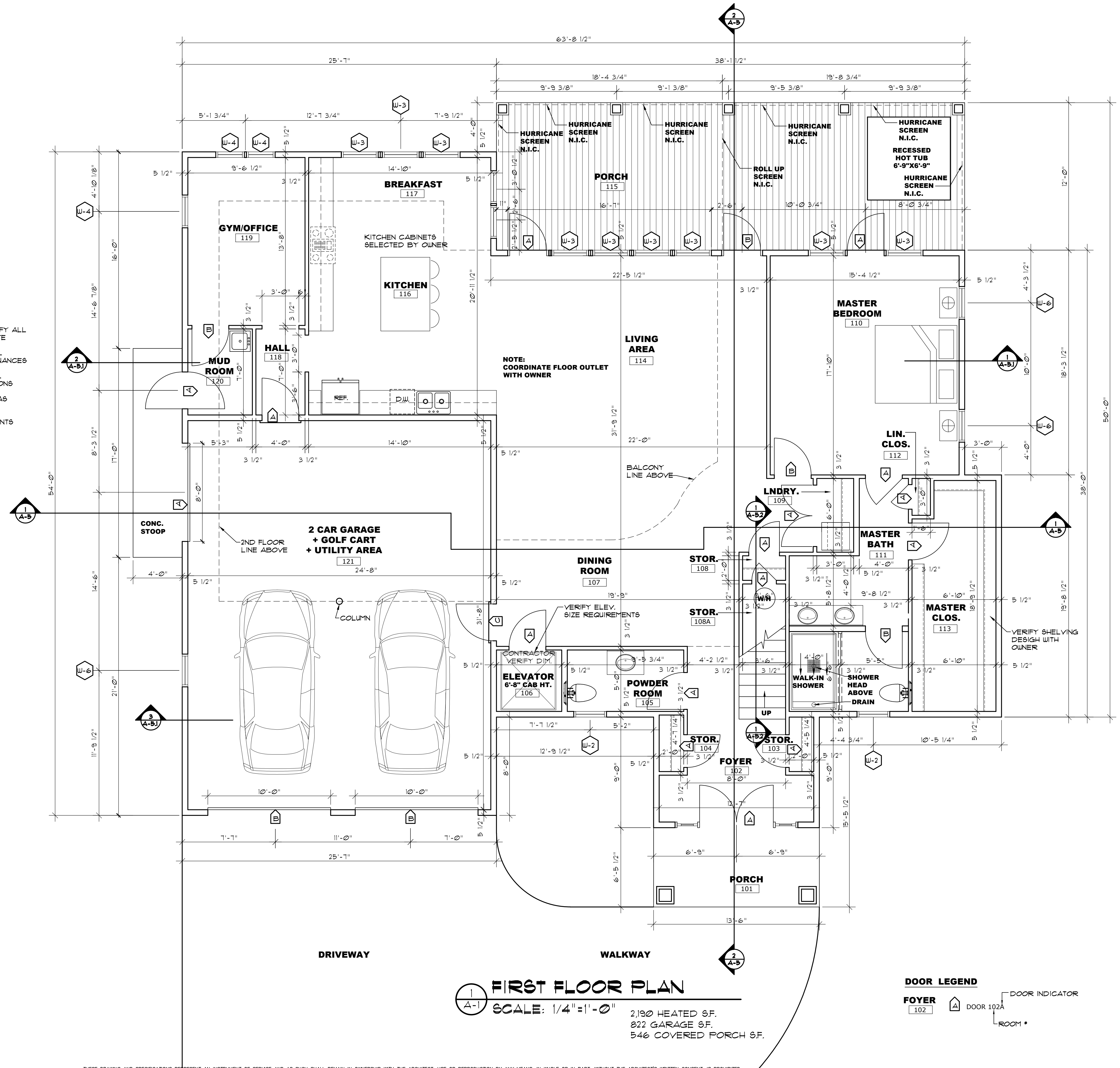
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03/31/2020

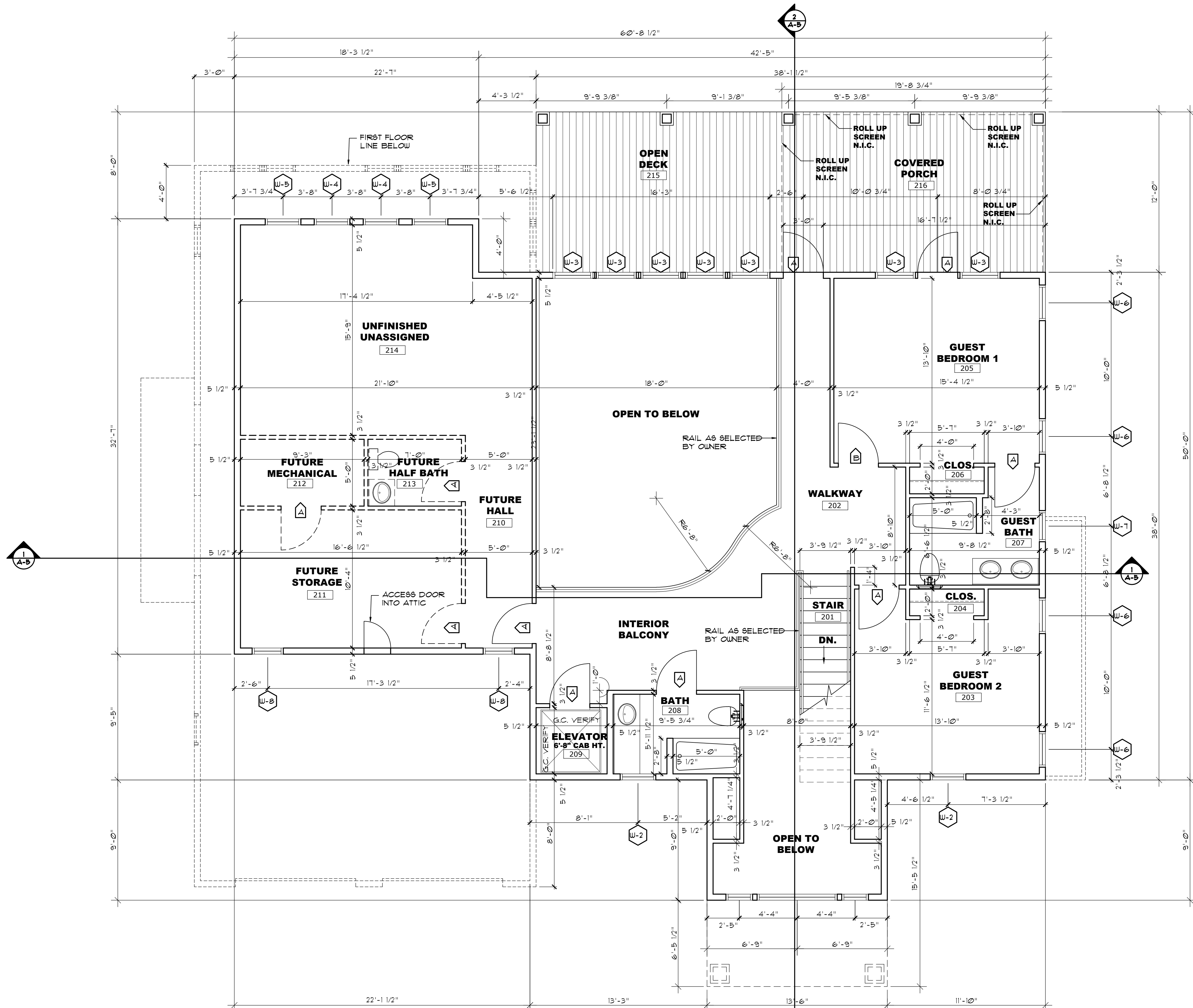
SCALE:
1" = 20'

CHARLES M. CULLIPHER P.E.

GENERAL NOTES

- CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE
- CONTRACTOR TO COMPLY WITH ALL BUILDING CODES AND LOCAL ORDINANCES
- PROVIDE SOUND INSULATION IN ALL BEDROOM AND BATHROOM PARTITIONS
- ALL RAILS/TRIM/MOLDINGS TO BE AS SELECTED BY OWNER
- VERIFY ALL ELEVATOR REQUIREMENTS

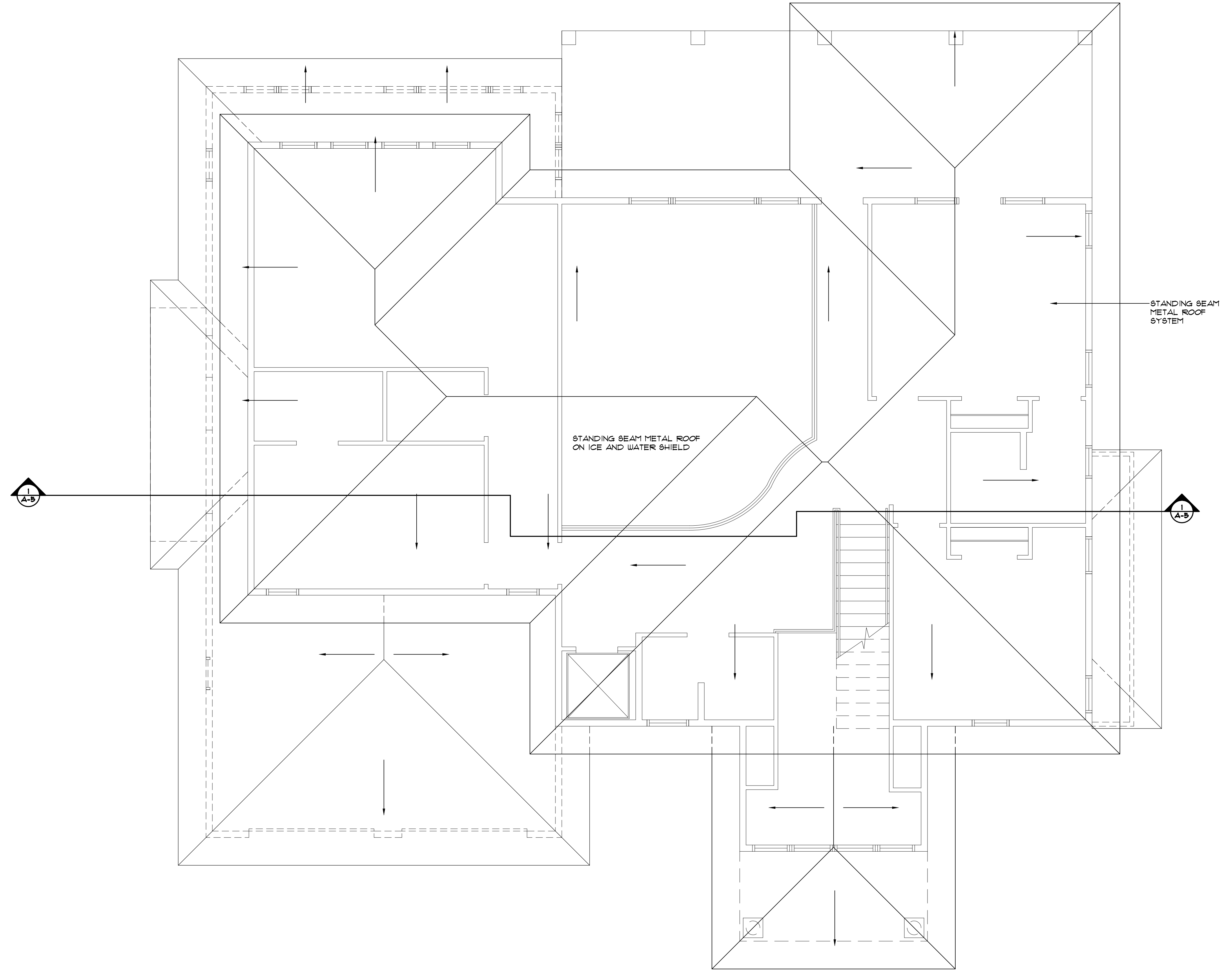




1
A-1.1
SECOND FLOOR PLAN

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

1365 HEATED SF.
570 OPEN TO BELOW SF.
711 UNFINISHED SF.
237 COVERED DECK SF.
221 DECK SF.



1
A-12 **ROOF PLAN**
SCALE: 1/4" = 1'-0"



- Architectural Design
- Planning
- Interiors



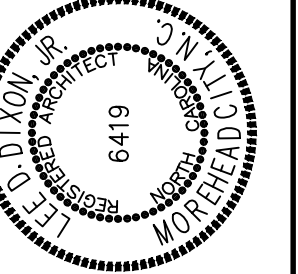
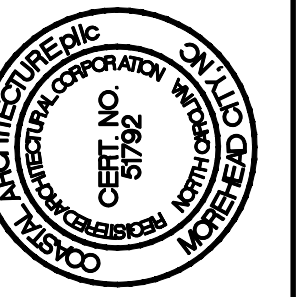
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WALTERS RESIDENCE
268 OAKLEAF DRIVE
PINE KNOLL SHORES, NORTH CAROLINA



18052

ISSUED: 2/29/2020
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CKD BY: LDD

REVISIONS	

SHEET NO.
A-12
OF

WINDOW SCHEDULE				
MARK	TYPE	SIZE (NOMINAL)	MODEL	REMARKS
1	TO BE STUDIED			
W-2	FIXED	2'-8"W x 3'-8"H	AS SELECTED BY OWNER	MEET REQ'D WIND LOAD
W-3	FIXED	3'-0"W x 5'-0"H		MEET REQ'D WIND LOAD
W-4	FIXED	2'-6"W x 3'-8"H		MEET REQ'D WIND LOAD
W-5	DOUBLE HUNG	2'-6"W x 3'-8"H		MEET REQ'D WIND LOAD
W-6	DOUBLE HUNG	2'-8"W x 3'-8"H		MEET REQ'D WIND LOAD
W-7	FIXED	2'-6"W x 3'-0"H		MEET REQ'D WIND LOAD
W-8	FIXED	2'-2"W x 3'-0"H		MEET REQ'D WIND LOAD

WINDOWS AS SELECTED BY OWNER
VERIFY W/ OWNER LOCATIONS OF IMPACT GLAZING

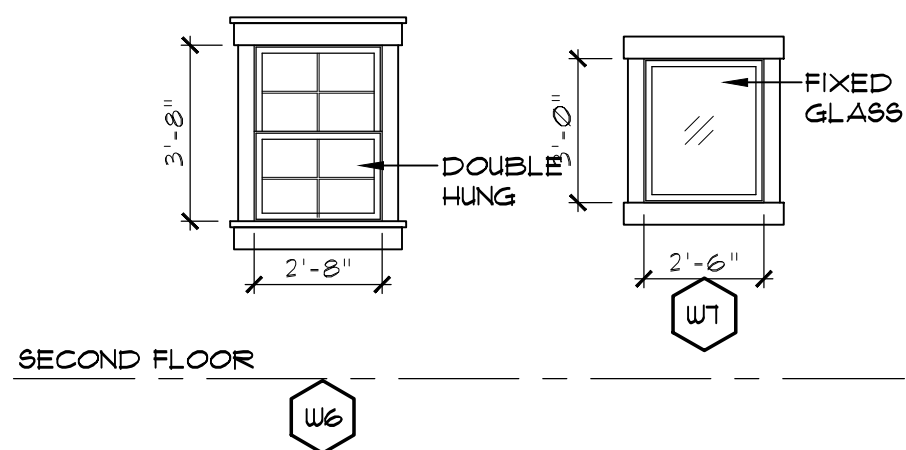
DOOR SCHEDULE			
DOOR NO.	SIZE	DOOR MAT.	REMARKS
101A	-	-	
102A	(2) 3'-0" x 6'-8"	FG	
103A	3'-0" x 6'-8"	WD	
104A	3'-0" x 6'-8"	WD	
105A	3'-0" x 6'-8"	WD	
106A	3'-0" x 6'-8"	WD	ELEVATOR DOOR
107A	-	-	
108	2'-6" x 6'-8"	WD	
108A	2'-0" x 6'-8"	WD	
109A	5'-0" x 6'-8"	WD	
110A	3'-0" x 6'-8"	FG	
110B	3'-0" x 6'-8"	WD	
111A	3'-0" x 6'-8"	WD	
111B	3'-0" x 6'-8"	WD	
112A	2'-0" x 6'-8"	WD	
113A	3'-0" x 6'-8"	WD	
114A	3'-0" x 6'-8"	FG	
114B	3'-0" x 6'-8"	FG	
115A	-	-	
116A	-	-	
117A	-	-	
118A	3'-0" x 6'-8"	WD	
119A	-	-	
120A			
120B			
121A	8'-0" x 8'-0"		GARAGE DOOR DBL DOOR OPTION VERIFY W/ OWNER
121B	10'-0" x 8'-0"		GARAGE DOOR AS SELECTED BY OWNER
201A	-	-	
202A	3'-0" x 6'-8"	FG	
203A	3'-0" x 6'-8"	WD	
204A	3'-0" x 6'-8"	WD	
205A	3'-0" x 6'-8"	FG	
205B	3'-0" x 6'-8"	WD	
206A	-	-	
207A	3'-0" x 6'-8"	WD	
208A	3'-0" x 6'-8"	WD	
209A	3'-0" x 6'-8"	WD	
210A	3'-0" x 6'-8"	WD	
211A	3'-0" x 6'-8"	WD	
212A	3'-0" x 6'-8"	WD	
213A	3'-0" x 6'-8"	WD	
214A	-	-	

ALL GLASS TO BE TEMPERED

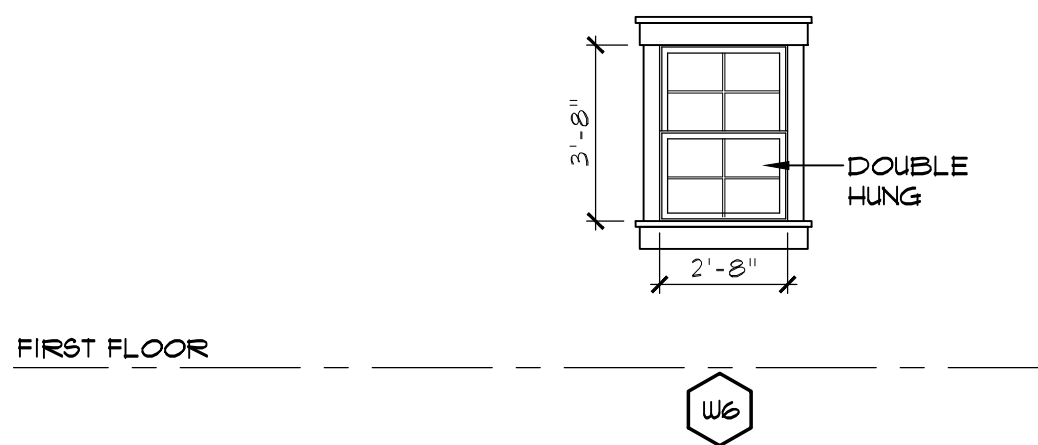
ALL DOOR STYLES TO BE SELECTED BY OWNER

ROOM FINISH SCHEDULE							
ROOM NUMBERS	ROOM	FLOORS	BASE	WALLS	CEILINGS	HEIGHT (NOMINAL)	REMARKS
101	PORCH	CONC.	-	-	HARDIE PANELS-PTD	-	
102	FOYER	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
103	STORAGE	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
104	STORAGE	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
105	POWDER	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
106	ELEVATOR	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
107	DINING	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
108	STORAGE	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
109	LAUNDRY	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
110	MASTER BEDROOM	CARPET	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
111	MASTER BATH	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
112	LINEN CLOSET	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
113	MASTER CLOSET	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
114	LIVING AREA	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
115	PORCH	TRTD WOOD	-	-	HARDIE PANELS-PTD	9'-2 3/8"	
116	KITCHEN	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
117	BREAKFAST	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
118	HALL	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
119	GYM/OFFICE	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
120	MUD ROOM	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-2 3/8"	
121	GARAGE	CONC.	WOOD PTD	GWB PTD	GWB PTD	9'-1 7/8"	
201	STAIR	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-0 1/8"	
202	WALKWAY	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-0 1/8"	
203	GUEST BEDROOM 2	CARPET	WOOD PTD	GWB PTD	GWB PTD	9'-0 1/8"	
204	CLOSET	CARPET	WOOD PTD	GWB PTD	GWB PTD	9'-0 1/8"	
205	GUEST BEDROOM 1	CARPET	WOOD PTD	GWB PTD	GWB PTD	9'-0 1/8"	
206	CLOSET	CARPET	WOOD PTD	GWB PTD	GWB PTD	9'-0 1/8"	
207	GUEST BATH	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-0 1/8"	
208	BATH	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-0 1/8"	
209	ELEVATOR	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-0 1/8"	
210	HALL	LVP	WOOD PTD	GWB PTD	GWB PTD	9'-0 1/8"	
211	STORAGE	PLYWOOD	-	-	-	-	UNFINISHED
212	MECHANICAL	PLYWOOD	-	-	-	-	UNFINISHED
213	HALF BATH	PLYWOOD	-	-	-	-	UNFINISHED
214	UNASSIGNED	PLYWOOD	-	-	-	-	UNFINISHED
215	OPEN DECK	TRTD WOOD	-	-	HARDIE PANELS	-	
216	COVERED PORCH	TRTD WOOD	-	-	HARDIE PANELS	-	

ROOM FINISH SCHEDULE REMARKS (2ND FLOOR WOOD BASE BY OWNER)



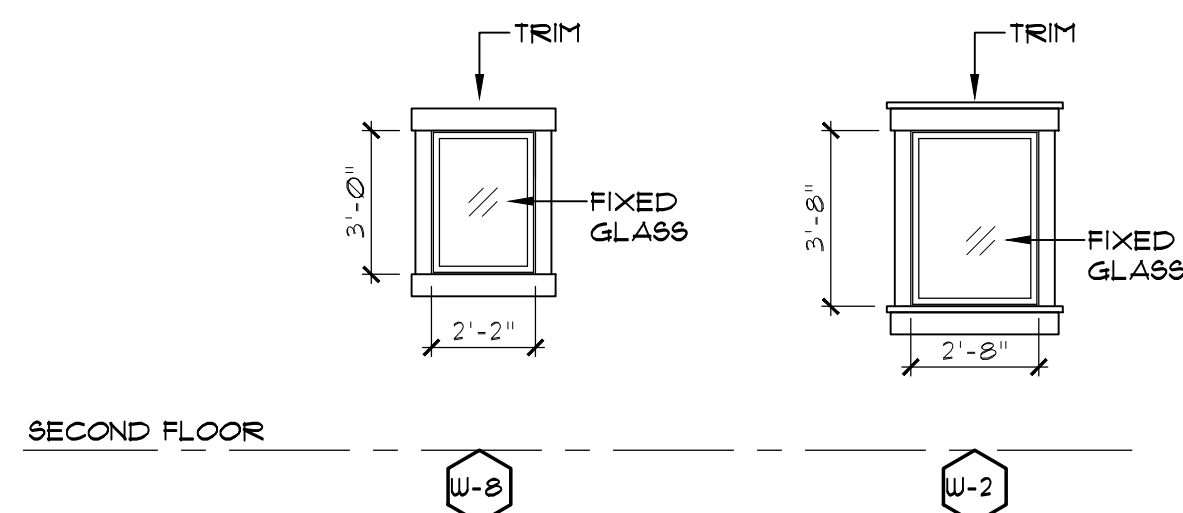
SECOND FLOOR



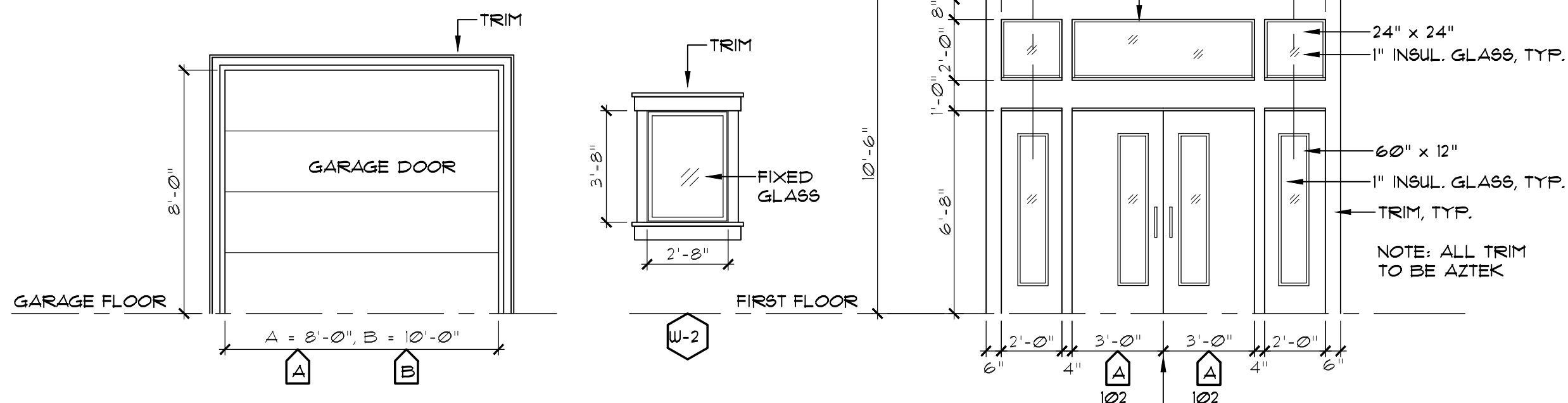
FIRST FLOOR

RIGHT SIDE EXTERIOR ELEVATION

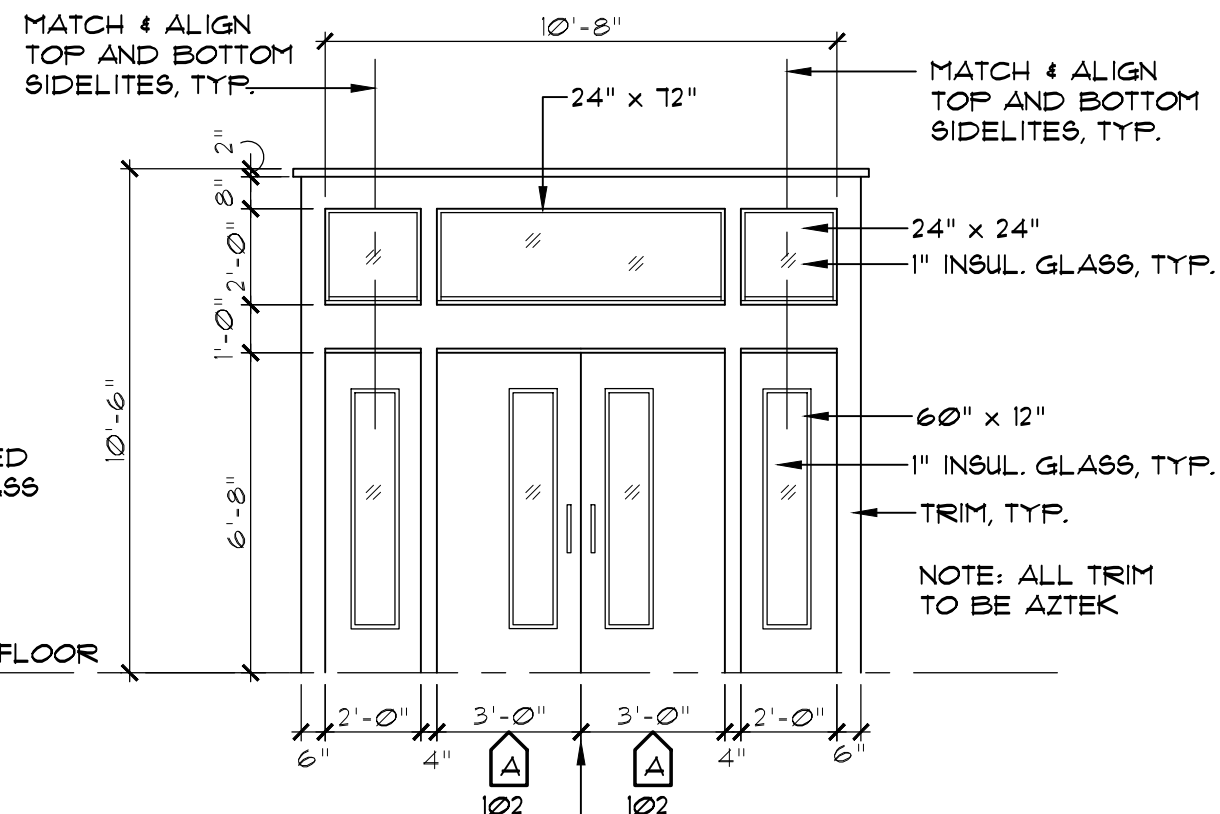
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SECOND FLOOR



GARAGE FLOOR



NOTE: VERIFY SIDELITE AND TRANSOM SELECTED BY OWNER

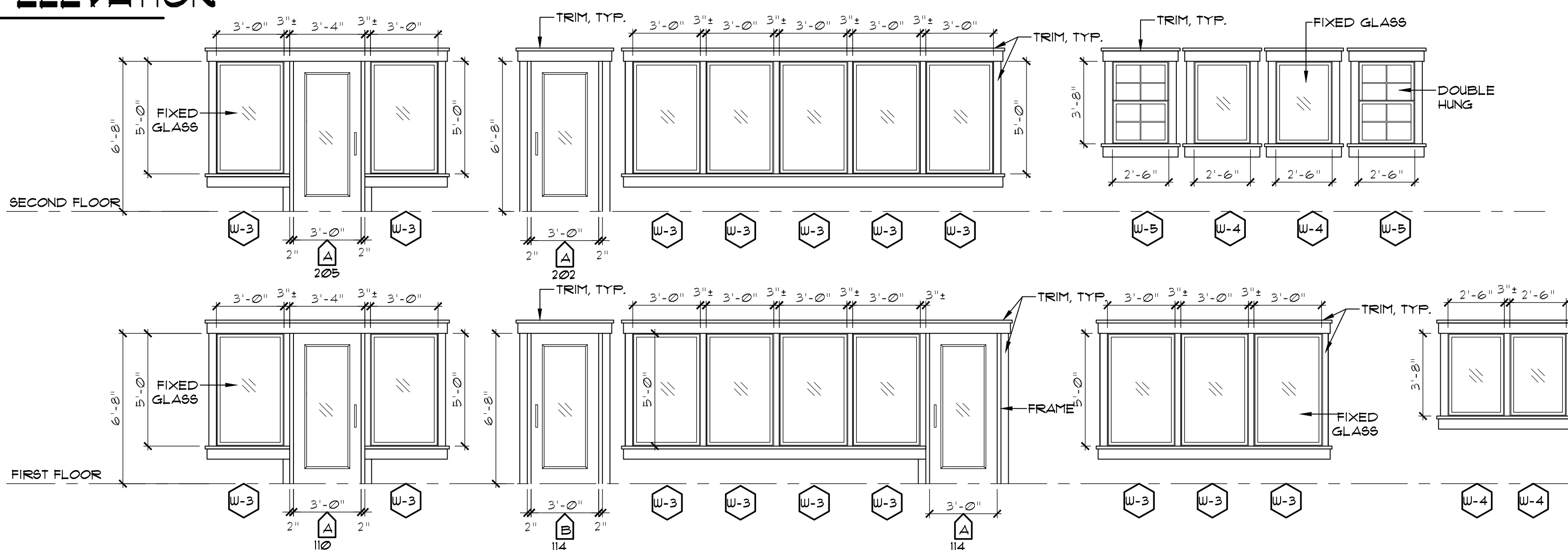
FRONT EXTERIOR ELEVATION

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

NOTE: PROVIDE 1" INSULATED TEMPERED GLASS IN ALL EXTERIOR WINDOWS AND DOORS

LEFT SIDE EXTERIOR ELEVATION

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



SECOND FLOOR

FIRST FLOOR

REAR EXTERIOR ELEVATION

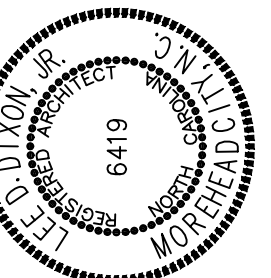
SCALE: 1/4"=1'-0"



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Morehead City, NC
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WALTERS RESIDENCE
268 OAKLEAF DRIVE
PINE KNOLL SHORES, NORTH CAROLINA



TERIOR ELEVATIONS

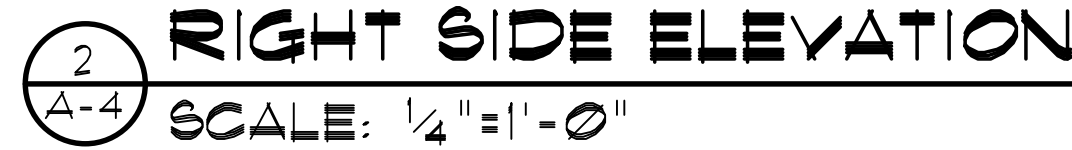
18052

ISSUED: 2/29/2020
W/ BY: MES/MEB
D BY: LDD

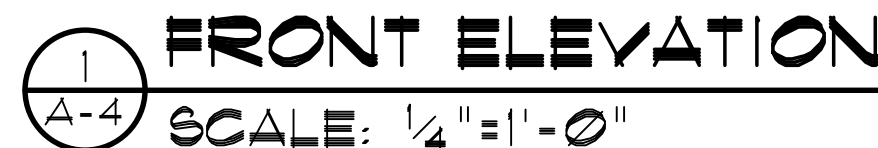
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SHEET NO.

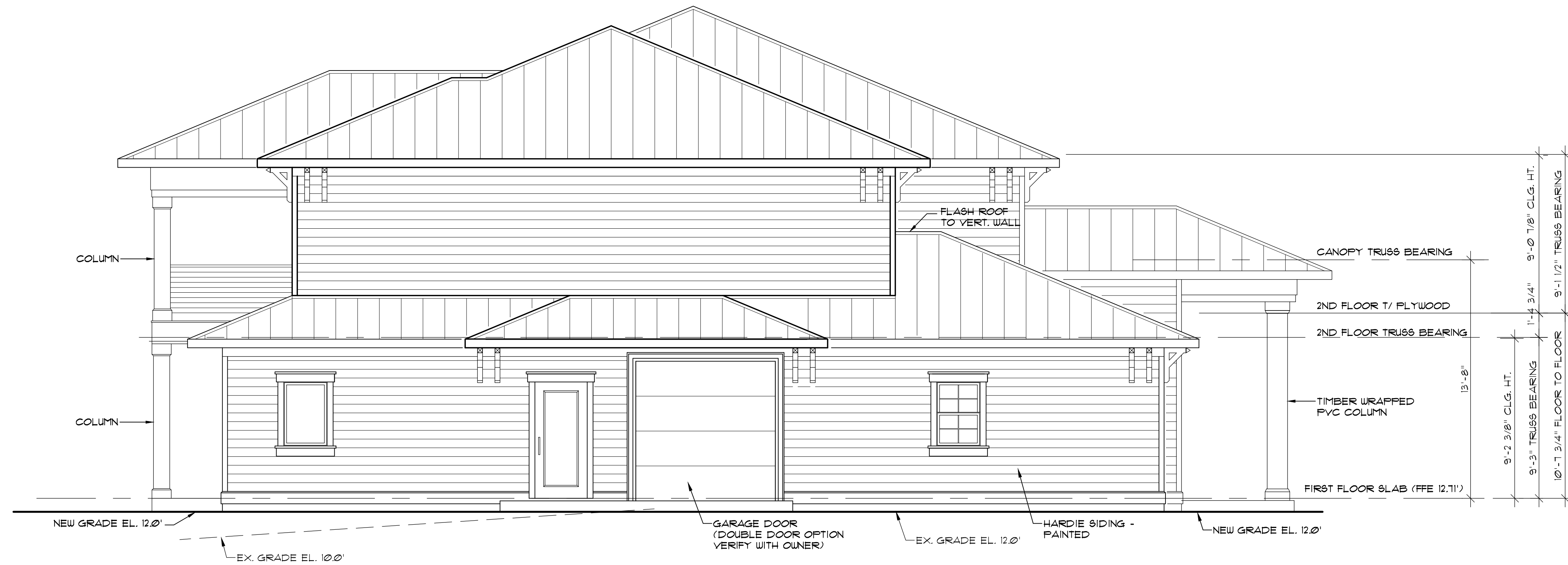
A-4
OF



1. PROVIDE HEAD FLASHING AND SILL PAN FLASHING
AT ALL EXTERIOR DOORS AND WINDOWS.
2. ALL EXTERIOR TRIM TO BE AZEK - PTD OR AS SELECTED BY OWNER
3. GARAGE DOORS AS SELECTED BY OWNER
4. VERIFY GRADES WITH SITE PLAN.



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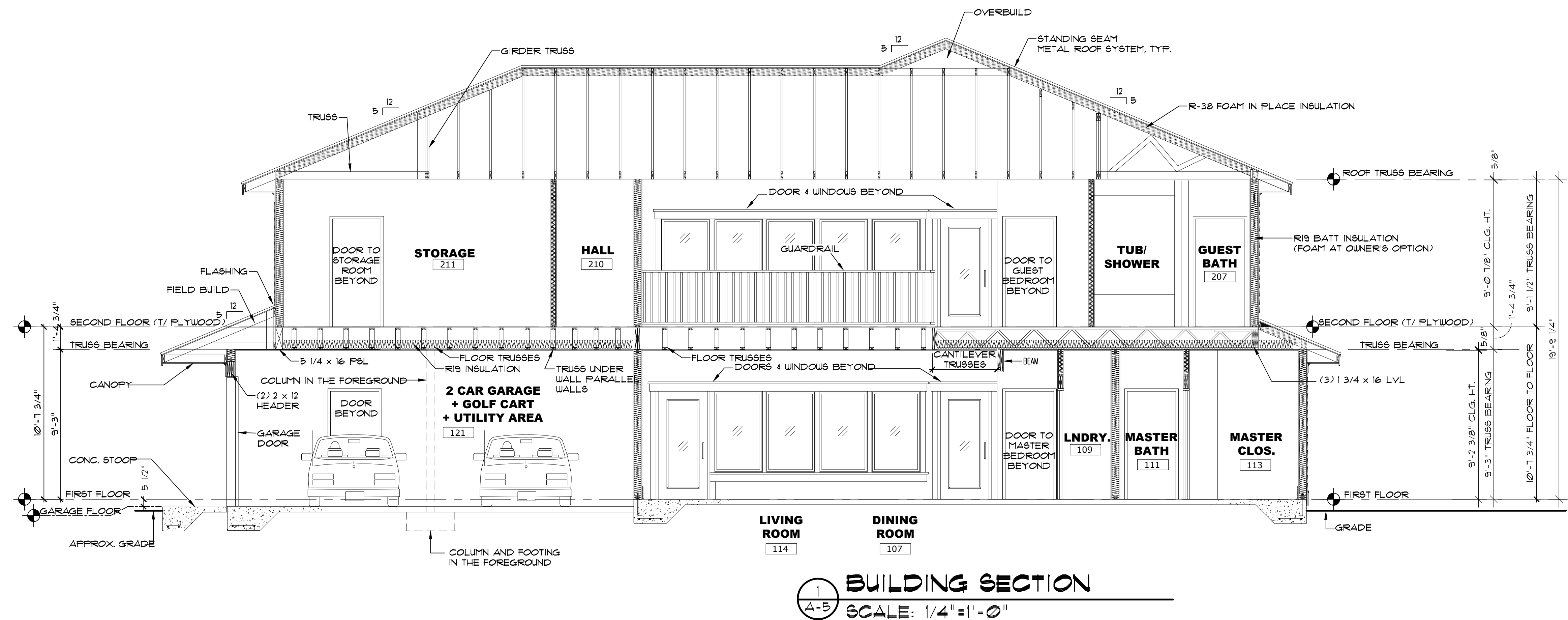
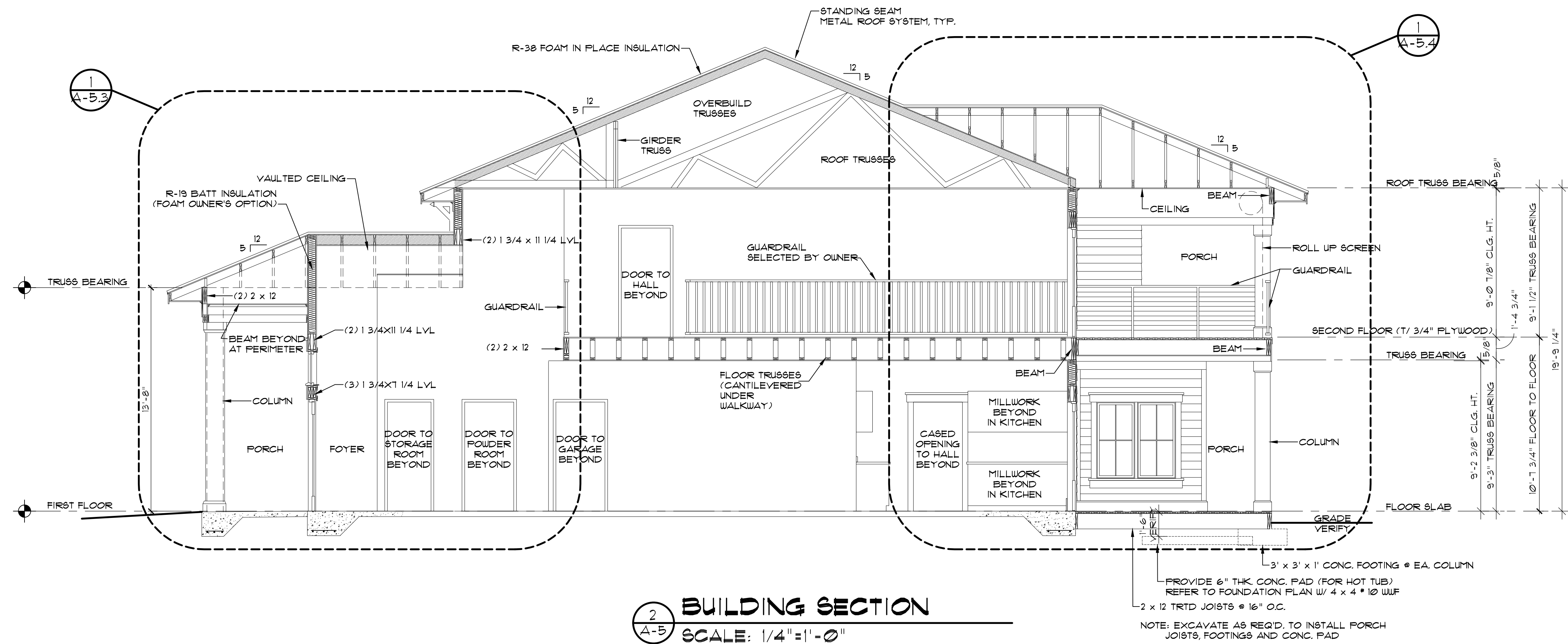
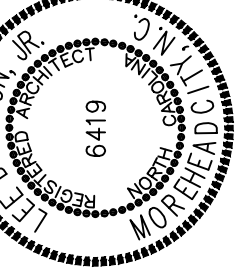
2 LEFT SIDE ELEVATION
A-4.1 SCALE: 1/4" = 1'-0"

NOTES:

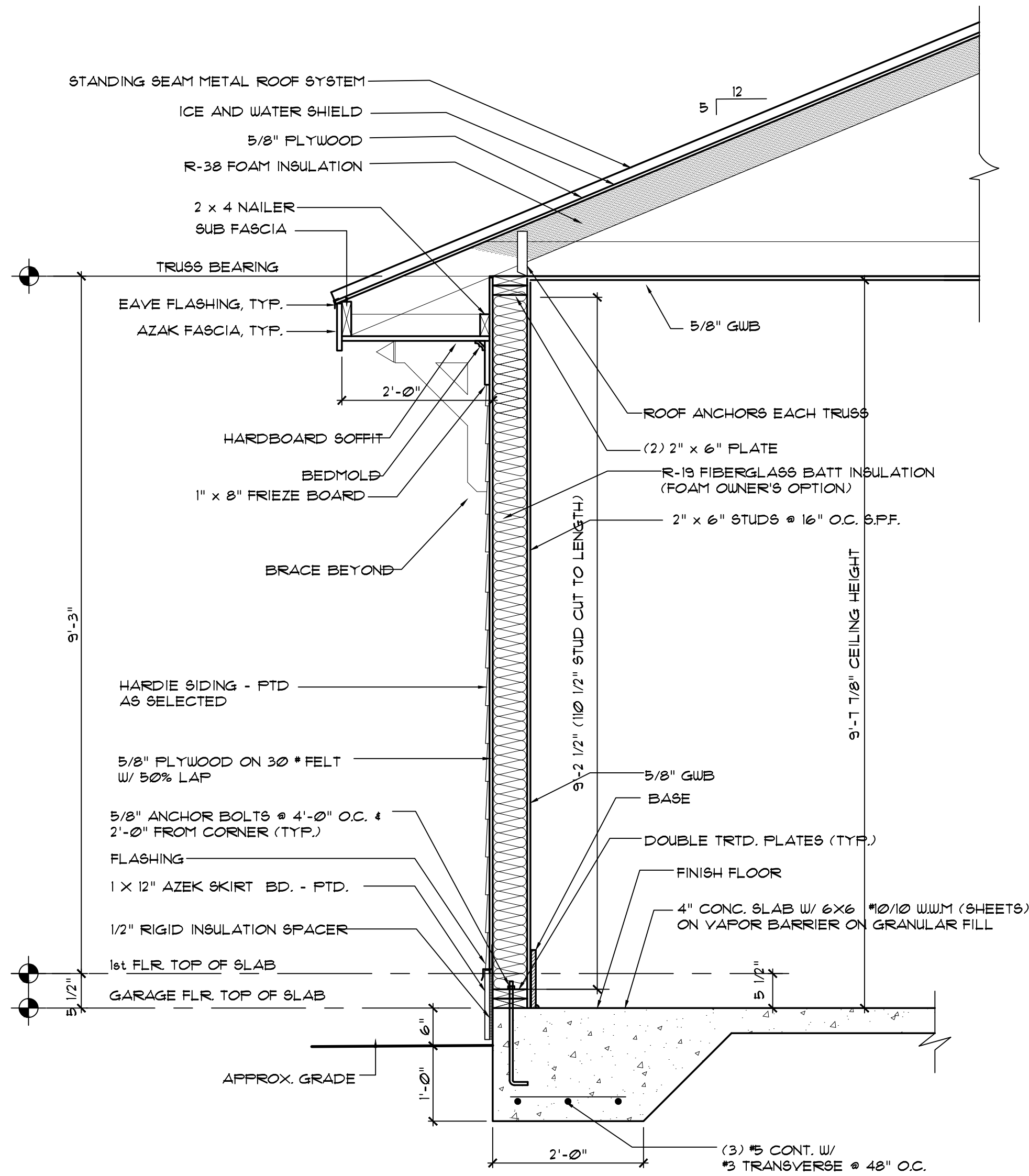
1. PROVIDE HEAD FLASHING AND SILL PAN FLASHING AT ALL EXTERIOR DOORS AND WINDOWS.
2. ALL EXTERIOR TRIM TO BE AZEK - PTD OR AS SELECTED BY OWNER
3. GARAGE DOORS AS SELECTED BY OWNER
4. VERIFY GRADES WITH SITE PLAN.



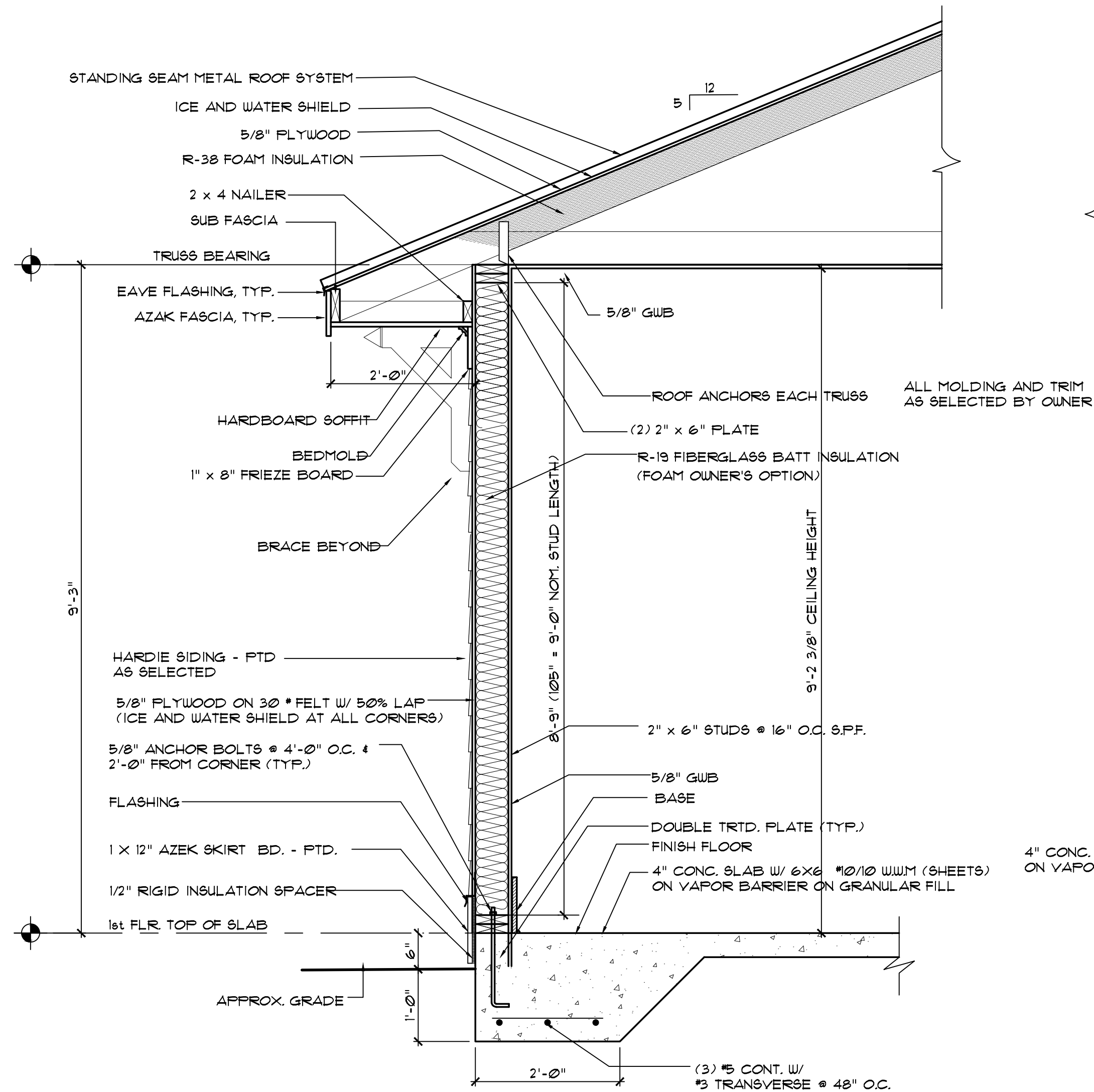
1 REAR ELEVATION
A-4.1 SCALE: 1/4" = 1'-0"



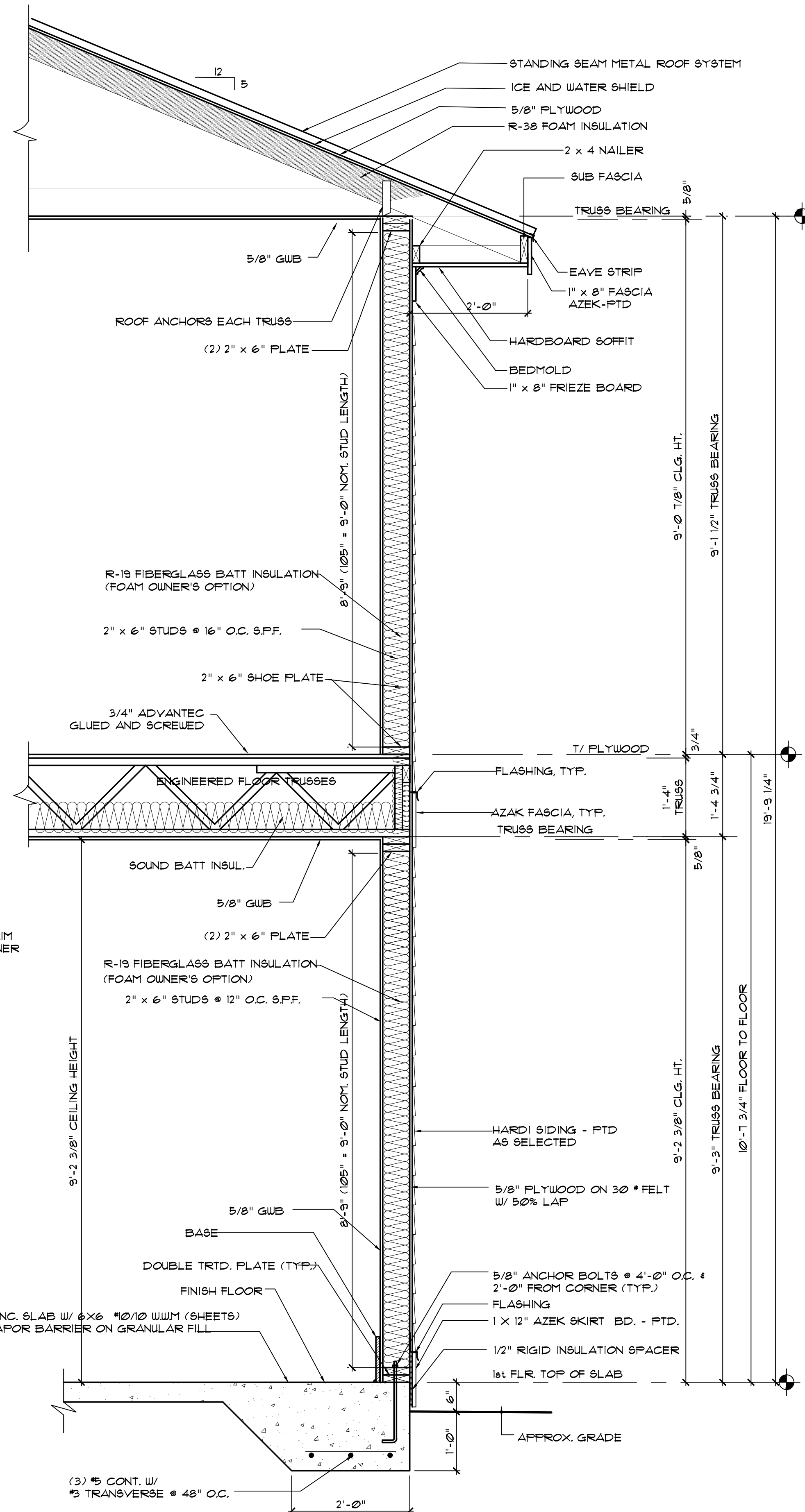
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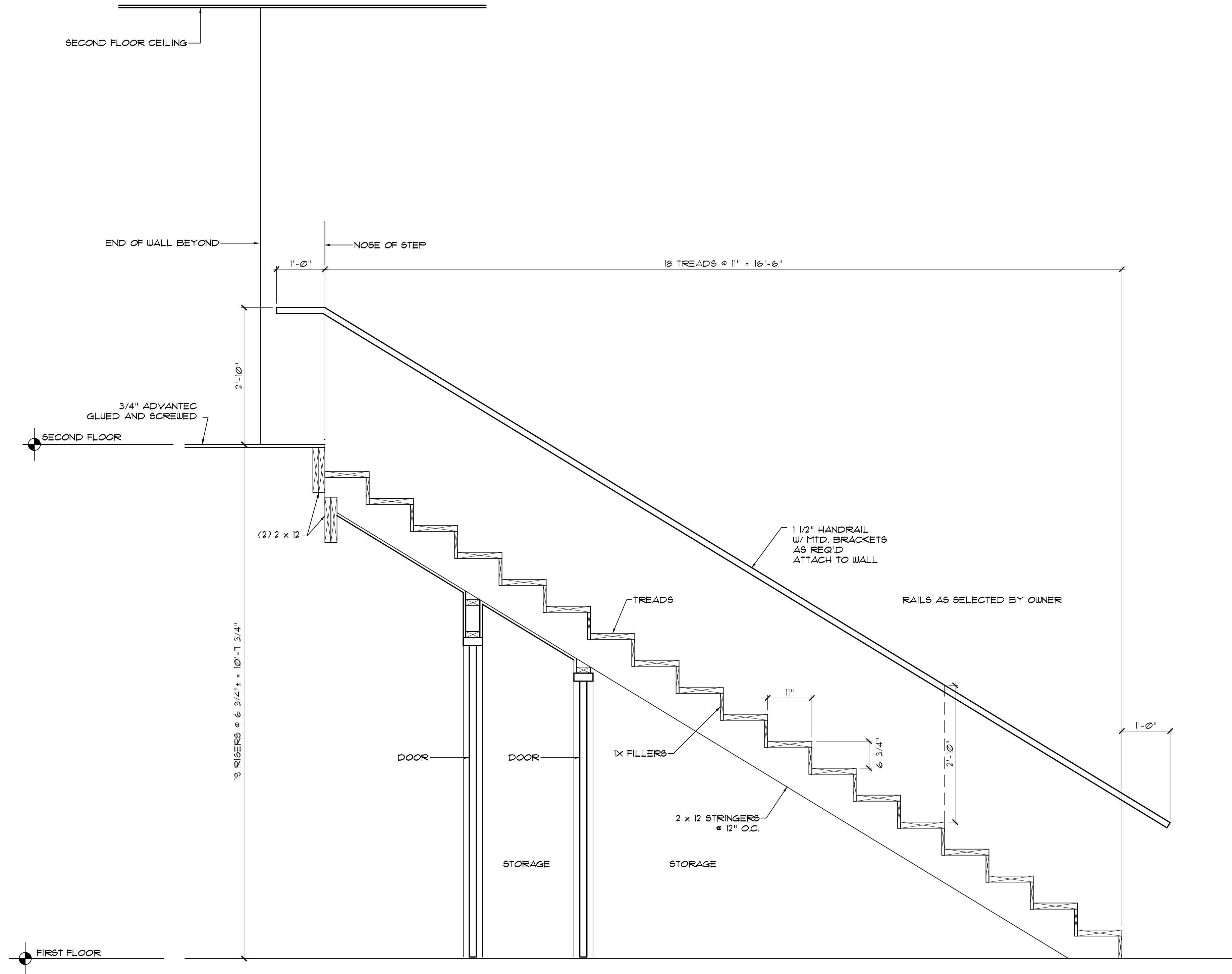
3 WALL SECTION
A-5.1 SCALE: 3/4" = 1'-0"



2 WALL SECTION
A-5.1 SCALE: 3/4" = 1'-0"



1 WALL SECTION
A-5.1 SCALE: 3/4" = 1'-0"



1
A5.2 STAIR SECTION
SCALE: 3/4" = 1'-0"



- Architectural Design
- Planning
- Interiors



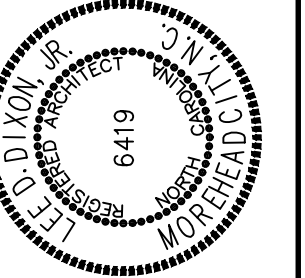
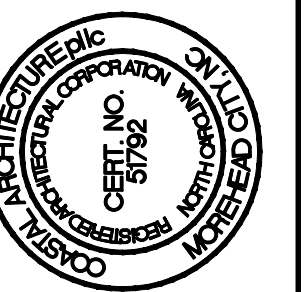
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Morehead City, NC 28557

www.CoastalArchitecture.net

WALTERS RESIDENCE
268 OAKLEAF DRIVE
PINE KNOLL SHORES, NORTH CAROLINA



STAIR SECTION

18052

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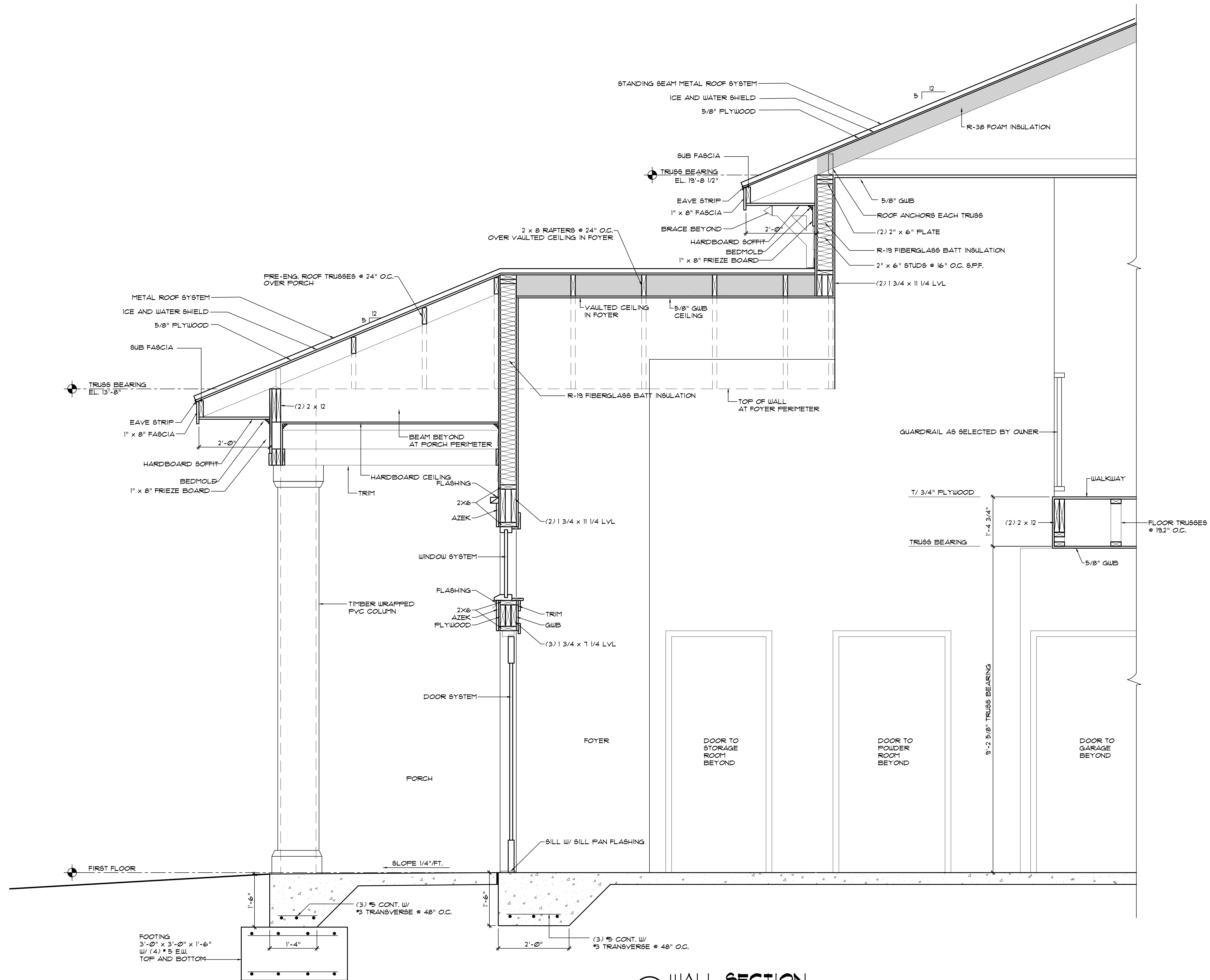
DWG BY: BLS

CKD BY: LDD

REVISIONS

SHEET NO.

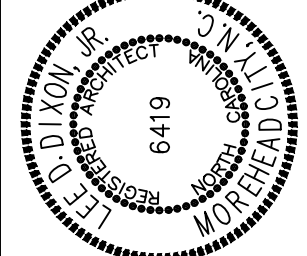
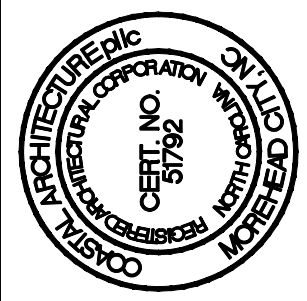
A-5.2
OF



1 WALL SECTION
A-5.3 SCALE: 3/4" = 1'-0"

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WALTERS RESIDENCE
268 OAKLEAF DRIVE
PINE KNOLL SHORES, NORTH CAROLINA



FOUNDATION PLAN

18052

ISSUED: 2/29/2020

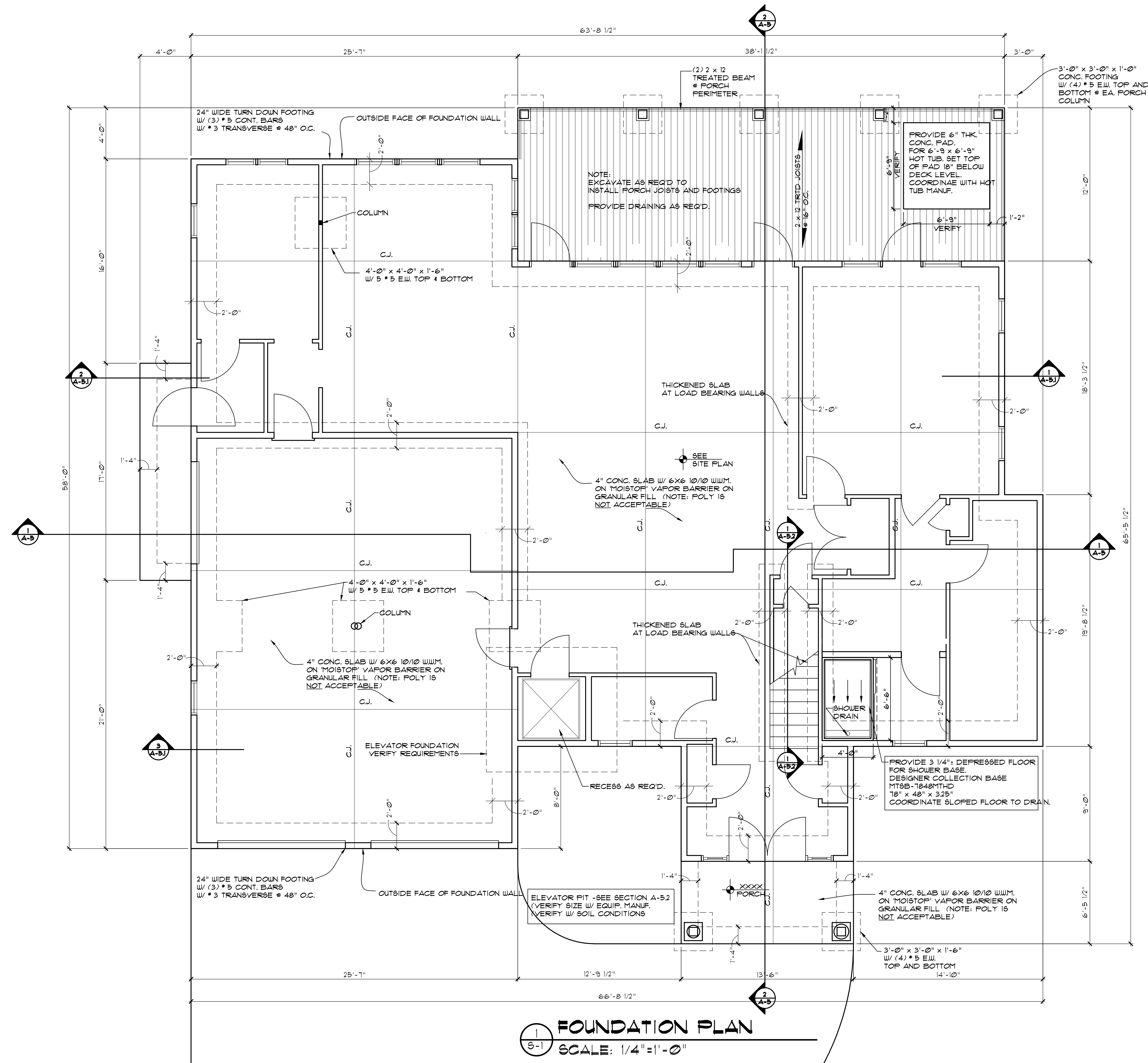
DWG BY: BLS

CKD BY: LDD

REVISIONS

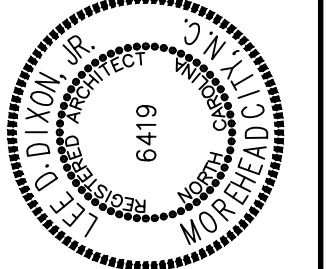
SHEET NO.

S-1
OF



1
S-1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

WALTERS RESIDENCE
268 OAKLEAF DRIVE
PINE KNOLL SHORES, NORTH CAROLINA



18052

ISSUED: 2/29/2020
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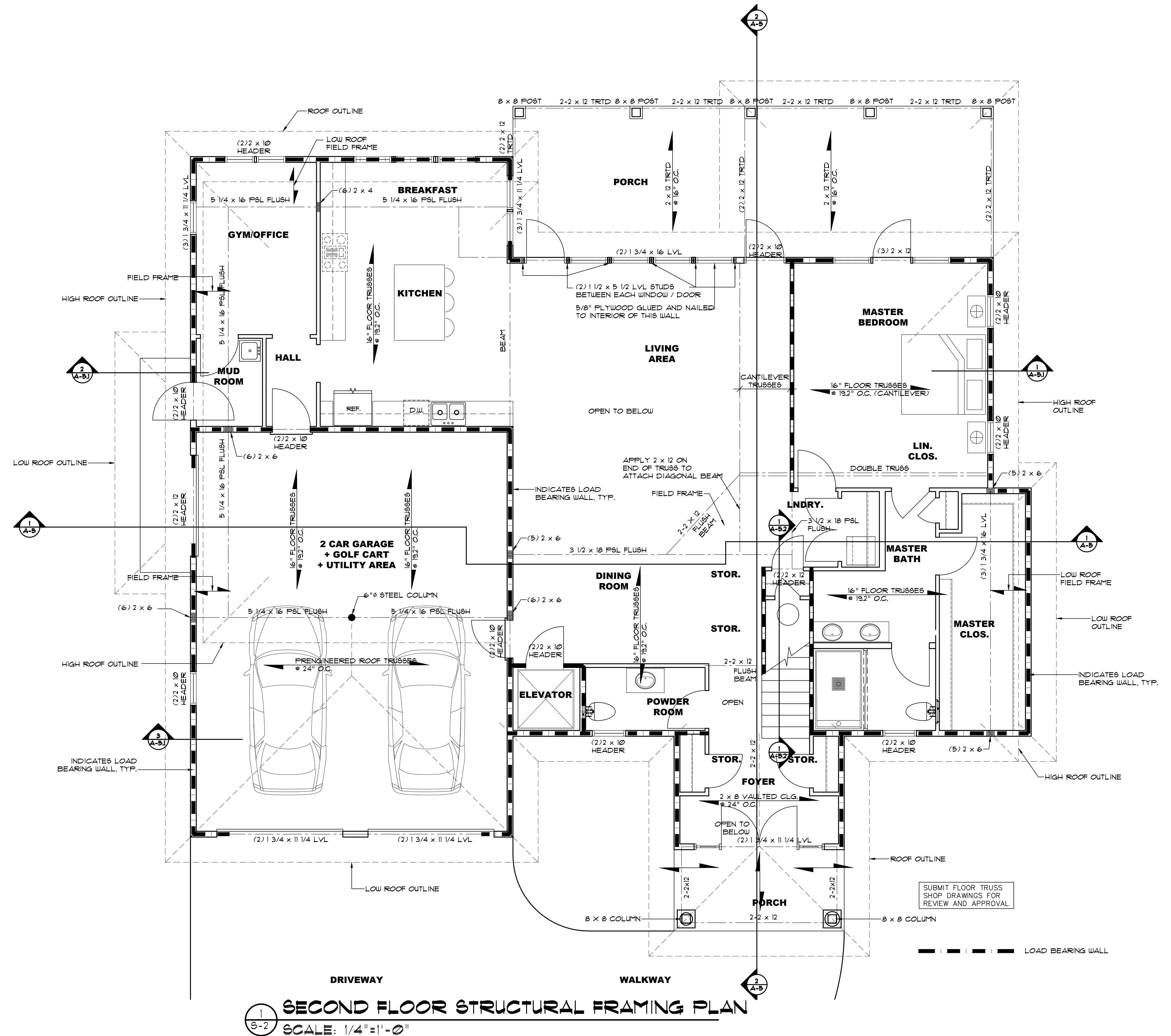
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S-2

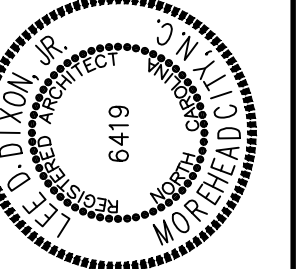
OF

Page 10 of 10



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WALTERS RESIDENCE
268 OAKLEAF DRIVE
PINE KNOLL SHORES, NORTH CAROLINA



OF FRAMING PLAN

18052

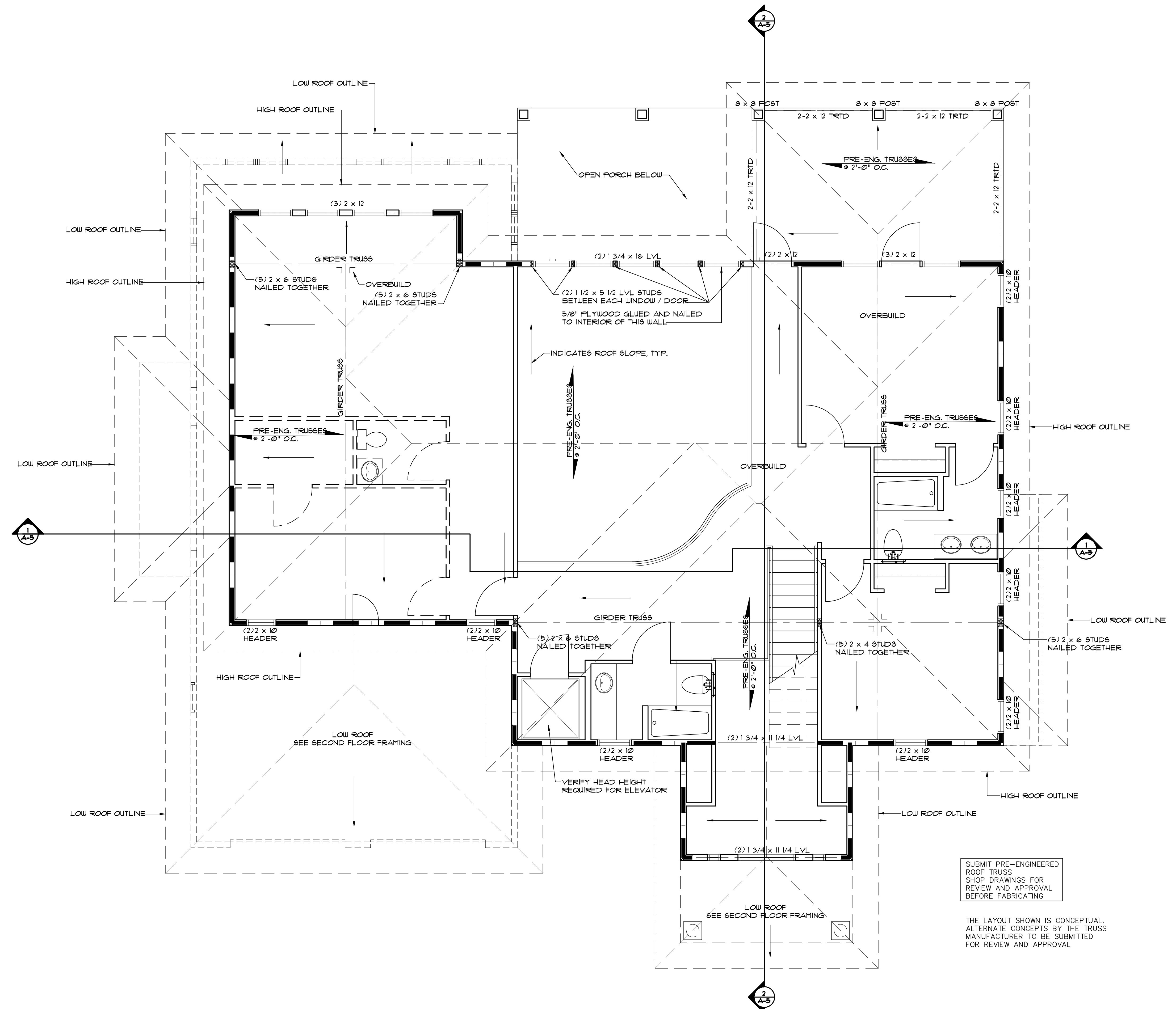
ISSUED: 2/29/2020

WG BY:	BLS
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VISIONS

SHEET NO.

S-2.1



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"