

BUILDING CODE NOTES

THIS PLAN HAS BEEN DESIGNED UNDER THE 2018 NORTH CAROLINA RESIDENTIAL CODE.

APPLICABLE CODES:  
N.C. MECHANICAL CODE, 2018  
N.C. PLUMBING CODE, 2012  
N.C. ELECTRICAL CODE, 2017

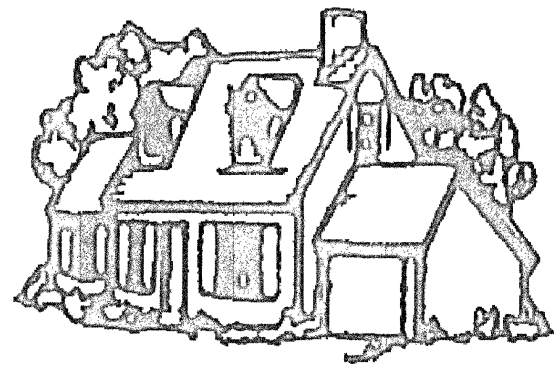
BASIC WIND SPEED  
100, 110, 120, 130 MPH



Charles Smith Associates

RESIDENTIAL DESIGNER

STOCK  
PLANS



CUSTOM  
DESIGNS

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~ 1967 ~

CONSTRUCTION NOTES

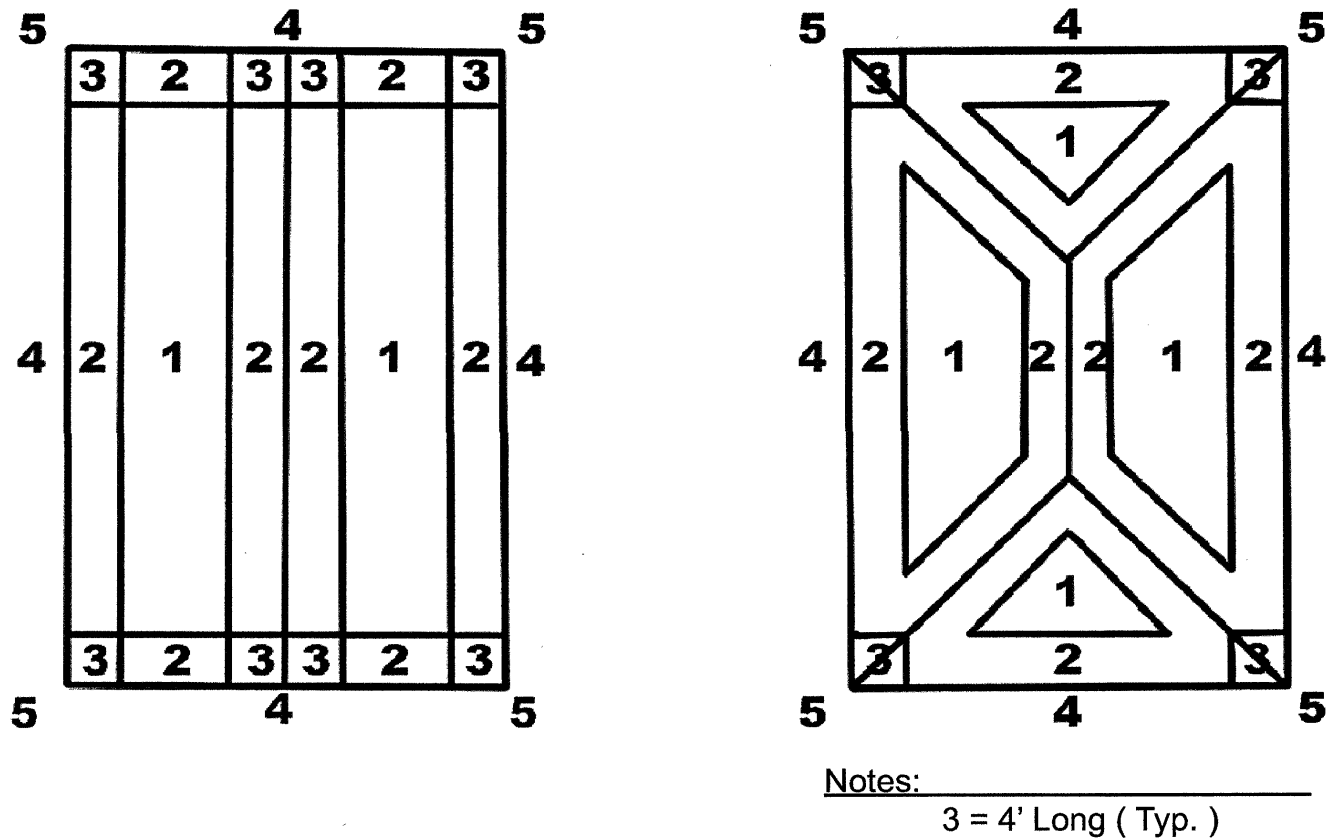
- THE FOLLOWING IS A NON-EXHAUSTIVE LIST OF SOME COMMONLY MISSED CODE REQUIREMENTS AND ARE ENFORCEABLE IN THE CONSTRUCTION FROM THESE PLANS. SEE THE N.C. RESIDENTIAL CODE BOOK FOR MORE INFORMATION.
- 1. (R308.4.2) ALL GLAZING WITHIN 24" OF EITHER SIDE OF A DOOR IN A CLOSED POSITION AND ON THE SAME WALL PLANE SHALL BE TEMPERED. ALL WINDOWS THAT MEET ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED: A) INDIVIDUAL PANES OF MIN. 9sf, B) BOTTOM EDGE IS WITHIN 18" OF FLOOR, C) TOP EDGE IS AT LEAST 36" ABOVE FLOOR, AND D) GLAZING IS WITHIN 36" HORIZONTALLY OF WALKING SURFACE. TEMPERED GLAZING IS ALSO REQUIRED WITHIN 60" OF HOT TUBS OR STAIR LEADING AND FINISH EDGES. TEMPERED WINDOWS ALSO REQUIRED PER REMAINDER OF THIS CODE SECTION.
  - 2. (R310.1) ALL SLEEPING ROOMS AND BASEMENTS WITH HABITABLE SPACE SHALL HAVE AT LEAST ONE EGRESS WINDOW CONFORMING TO THE FOLLOWING: A) MIN. 4.0sf CLEAR OPENING B) MIN. TOTAL GLASS AREA OF 5.0sf (GROUND FLOOR WINDOW) 5.7sf (UPPER STORY WINDOW). IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHOSE THE PROPER CONFORMING WINDOW, AND HAVE EGRESS WINDOWS PROPERLY DISTRIBUTED AND INSTALLED AS REQUIRED.
  - 3. (R311.2) ALL INTERIOR EGRESS DOORS AND A MINIMUM OF ONE EXTERIOR EGRESS DOOR SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE.
  - 4. (R311.7.5.1 and R311.7.5.2) MAXIMUM STAIR RISER HEIGHT SHALL BE 8-1/4", AND MINIMUM TREAD SHALL BE 9-1/2".
  - 5. (R314) SMOKE ALARMS SHALL BE INSTALLED AND INTERCONNECTED WITH BATTERY BACK-UP IN THE FOLLOWING AREAS: EACH SLEEPING ROOM IN THE AREA (HALLWAY) RIGHT OUTSIDE THE SLEEPING ROOMS AND EACH STORY. THE ONE OUTSIDE THE SLEEPING ROOMS WILL SATISFY THAT STORY.
  - 6. (R317) ALL TREATED LUMBER SHALL BEAR THE AWPA U1.
  - 7. (R406.1) BITUMINOUS DAMPPROOFING SHALL BE APPLIED TO EXTERIOR FOUNDATIONS OF ALL HABITABLE AND USABLE (STORAGE, ETC.) SPACES.
  - 8. (R408.1.2) INSTALL ONE FOUNDATION VENT WITHIN 3' OF EACH CORNER (NOT EACH SIDE OF EACH CORNER).
  - 9. (R905.2.8) FLASH ALL VALLEYS AND WALL/ROOF INTERSECTIONS, AND CHIMNEY AND OTHER ROOF PENETRATIONS. USE ICE AND WATER SHIELDS ON ALL ROOF LEGS LESS THAN 4:12 SLOPE. FLASHING TO BE NON-CORROSIVE.
  - 10. (R807.1) BUILDER TO LOCATE 22"x30" ATTIC ACCESS IN ALL ATTICS WITHOUT STAIR ACCESS. LOCATE ACCESS TO PROVIDE A 30" CLEAR SPACE ABOVE ACCESS DOOR-TYP.
  - 11. (R1003) MASONRY FIREPLACE WALLS TO BE MIN. 8" THICK AND MIN. 2" TO FRAMING. POURED HEARTH TO HAVE MIN. #4@12" O.C. EACH WAY. HEARTHS TO BE MIN. 20" FROM FIREBOX AND HAVE MIN. 12" WIDER THAN FIREBOX ON EACH SIDE.
  - 12. (R403.1.6) ANCHOR STRAPS SHALL BE MIN 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6" O.C. AND WITHIN 12" OF THE CORNER.
  - 13. INSTALL APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH BEDROOM AND IN IMMEDIATE VICINITY OF EACH SEPERATE SLEEPING AREA.

CLIMATIC AND GEOGRAPHIC NOTES

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA								
ROOF SNOW LOAD	WIND SPEED (MPH) FIGURE (3012.4)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP.	FLOOD HAZARDS
20 PSF	3 SEC. GUST: FASTEST MILE:	B <small>(REF: FIG. 310.2(2))</small>	WEATHERING	FROST LINE	TERMITE	DECAY	20	N/A
			MODERATE	12"	MOD. TO HEAVY	MOD.		

Wind Load: Basic Wind Speed 115-120-130-140-150 MPH (3 -SECOND GUST)  
? MPH (FASTEST MILE)  
Exposure Category B (Suburban)

Wind Zone Exposure Plans:



Component and Cladding Loads:  
Worst Case - 10 s.f. (typ.)

Mean Roof Height	Up to 30'		30'-1" - 35'		35'-1" - 42'		42'-1" - 45'	
Exposure Zone	Design Pressure	Uplift Force	Design Pressure	Uplift Force	Design Pressure	Uplift Force	Design Pressure	Uplift Force
Zone 1:	16.5 psf	-18.0 psf	17.3 psf	-18.9 psf	18.0 psf	-19.6 psf	18.5 psf	-20.2 psf
Zone 2:	16.5 psf	-21.0 psf	17.3 psf	-22.1 psf	18.0 psf	-22.9 psf	18.5 psf	-23.5 psf
Zone 3:	16.5 psf	-21.0 psf	17.3 psf	-22.1 psf	18.0 psf	-22.9 psf	18.5 psf	-23.5 psf
Zone 4:	18.0 psf	-19.5 psf	18.9 psf	-20.5 psf	19.6 psf	-21.3 psf	20.2 psf	-21.8 psf
Zone 5:	18.0 psf	-24.1 psf	18.9 psf	-25.3 psf	19.6 psf	-26.3 psf	20.2 psf	-27.0 psf
Wall, Zone 4:	15.9 psf	-17.8 psf	16.8 psf	-18.8 psf	17.5 psf	-19.6 psf	18.1 psf	-20.1 psf
Wall, Zone 5:	17.8 psf	-26.7 psf	18.7 psf	-27.9 psf	19.4 psf	-28.9 psf	20.0 psf	-29.6 psf

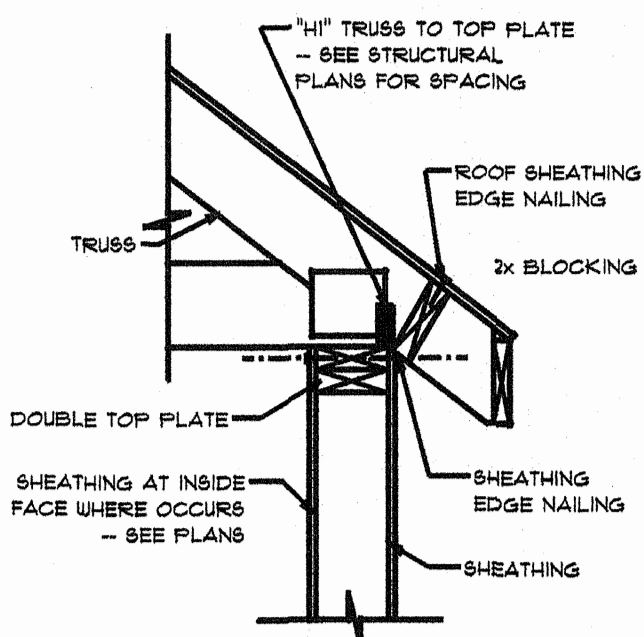
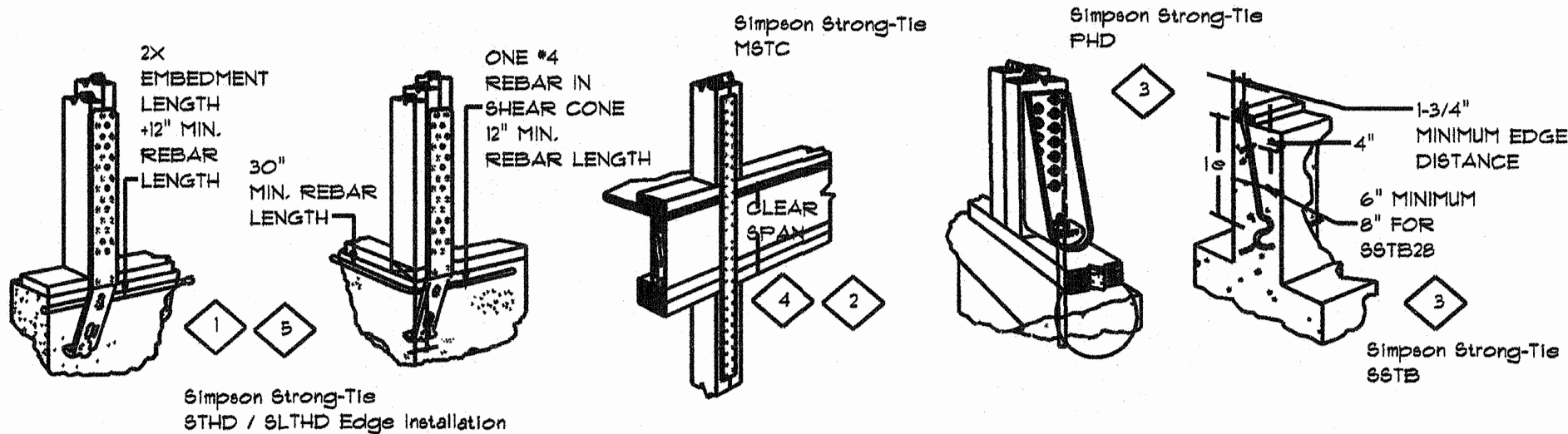
Windows:

\*\*\* All windows shall be labeled to conform with AAMA/NWWDA 101.1.S.2 and be rated for min. DP25 classification for all windows within 4' of outside corners and DF20 elsewhere.

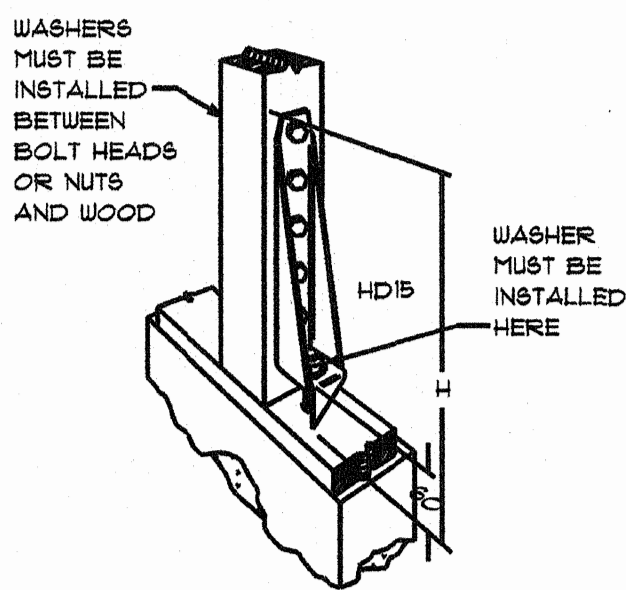
CLIMATE ZONE	FENESTRATION U-FACTOR <sup>21</sup>	SKYLIGHT <sup>21</sup> U-FACTOR	GLAZED FENEST. SHGC <sup>21</sup>	CEILING R-VALUE <sup>21</sup>	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE <sup>21</sup>	FLOOR R-VALUE	BASEMENT <sup>21</sup> WALL R-VALUE	SLAB <sup>21</sup> R-VALUE & DEPTH	CRAWL SPACE <sup>21</sup> WALL R-VALUE
3	0.35	0.55	0.30	38 or 30ci	15 or 13+2.5"	5/13 or 5/10ci	19	5/13'	0	5/13
4	0.35	0.55	0.30	38 or 30ci	15 or 13+2.5"	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci	19" or 13+5" or 15+3"	13/17 or 13/12.5ci	30"	10/15	10	10/19

## HOLD DOWN KEY

- 1 SIMPSON LSTHD8 OR LSTHD8RJ (FOR RIM JOIST APPLICATION) WITH 24-16d SINKERS INTO A DBL STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE 8" CONCRETE EMBEDMENT WITH #4 REBAR ABOVE THE EMBEDMENT PORTION.
- 2 TO CLEAR SPAN FLOOR USE SIMPSON MSTC40 WITH 36-16d SINKERS. USE 18-16d NAILS TO DBL OR 4x STUD ABOVE FLOOR, BELOW FLOOR USE 18-16d SINKERS TO DBL OR 4x STUD OR HEADER. SEE DETAIL FROM SIMPSON CATALOG. 16" CLEAR SPAN.
- 3 SIMPSON PHD5 WITH 14-8D6 1/4"x3" WOOD SCREWS INTO DBL OR 4x STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE SIMPSON S8TB20 ANCHOR BOLT WITH 16" CONCRETE EMBEDMENT WITH SINGLE FOUR FOUNDATION. IF REQUIRED, USE CONNECTOR NUT AND CONTINUOUS ALLTHREAD TO CONNECT ANCHOR BOLT TO HOLD DOWN.
- 4 TO CLEAR SPAN FLOOR USE SIMPSON MSTC78 WITH 80-16d SINKERS. USE 40-16d NAILS TO DBL OR 4x STUD ABOVE FLOOR, BELOW FLOOR USE 40-16d SINKERS TO DBL OR 4x STUD. SEE DETAIL FROM SIMPSON CATALOG. 18" CLEAR SPAN.
- 5 SIMPSON 8THD10 OR 8THD10RJ (FOR RIM JOIST APPLICATION) WITH 28-16d SINKERS INTO A DBL STUD, EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE 10" CONCRETE EMBEDMENT WITH #4 REBAR ABOVE THE EMBEDMENT PORTION.

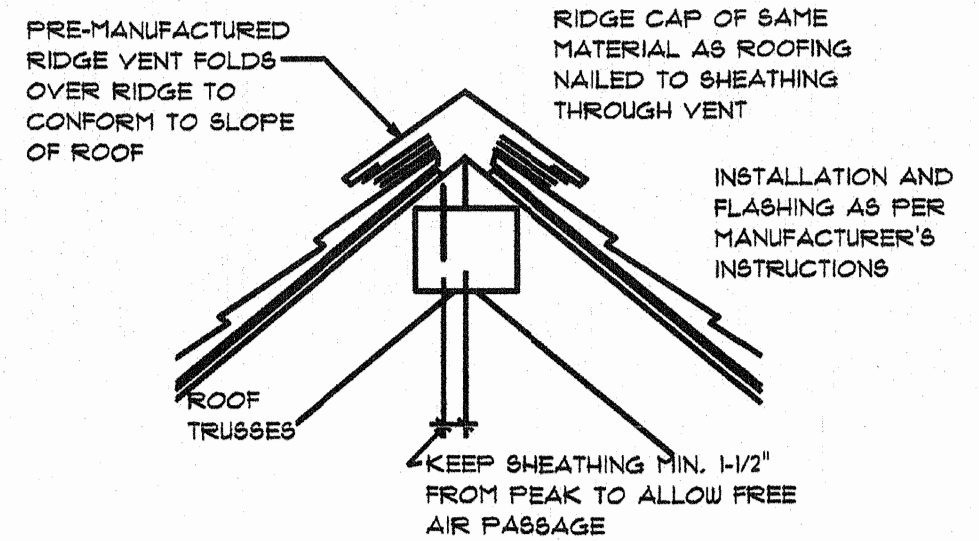


**SHEAR TRANSFER AT EAVE**  
NTS

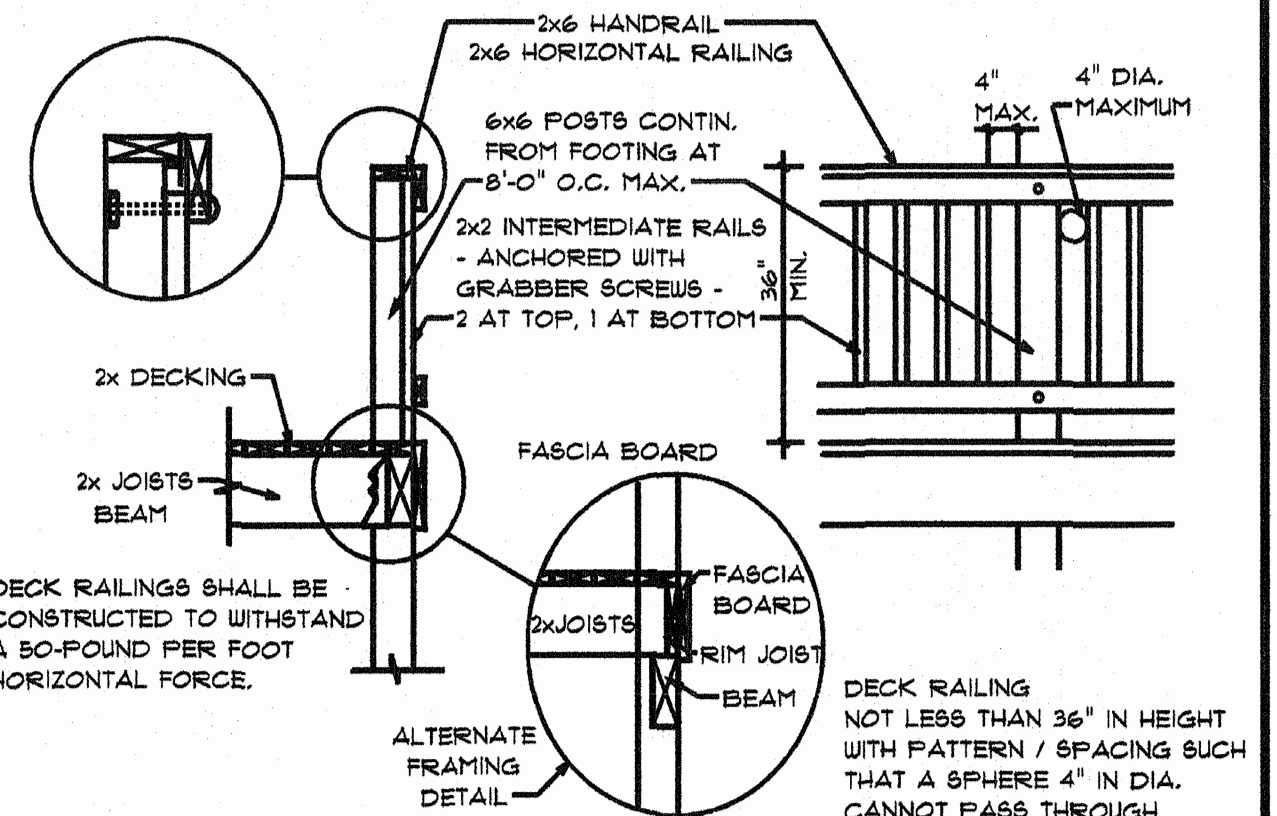


**ISOMETRIC HD15 HOLDOWN**  
NTS

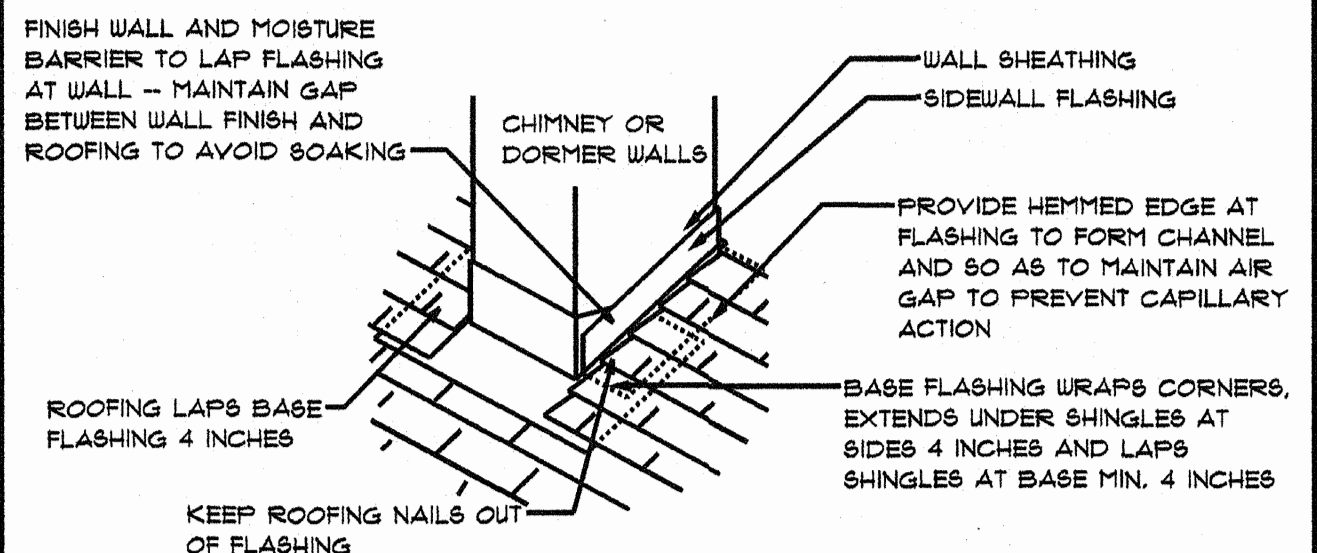
NOTE THAT "DORMER" STYLE THROUGH-ROOF EXHAUST VENTS MAY BE PROVIDED IN ADDITION TO OR IN LIEU OF RIDGE VENTS INDICATED.  
MIN. 26 SQ. FT. (3800/150 = 25.33) VENTILATION AREA REQ'D



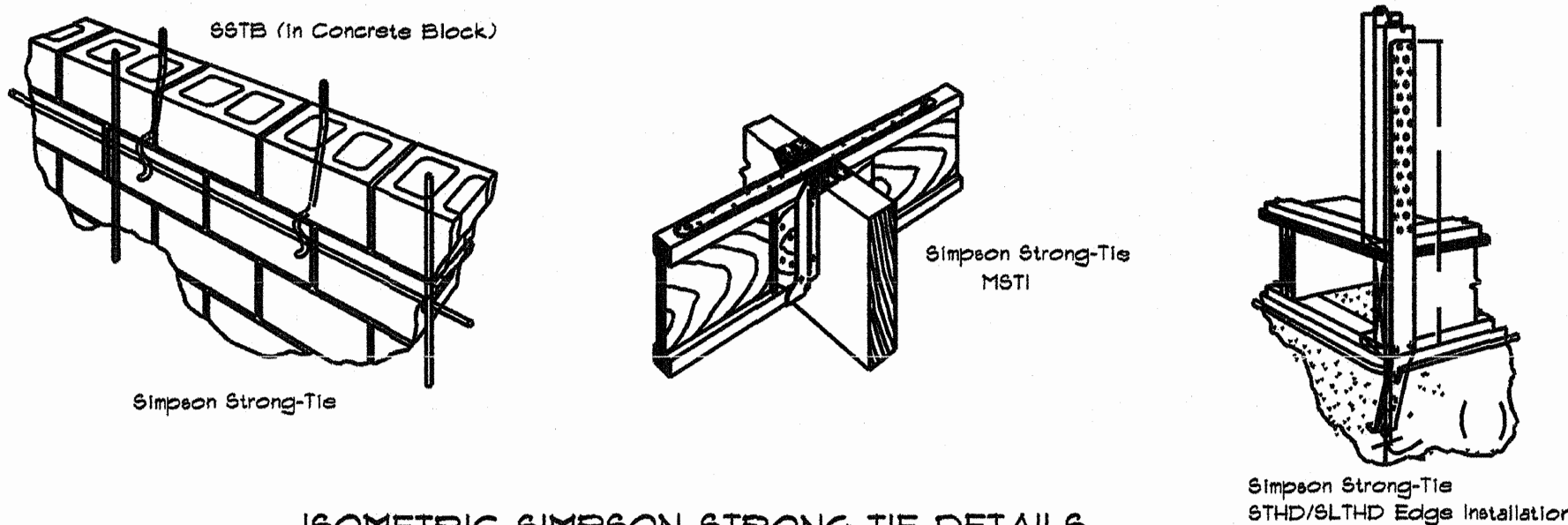
**RIDGE VENT**  
NTS



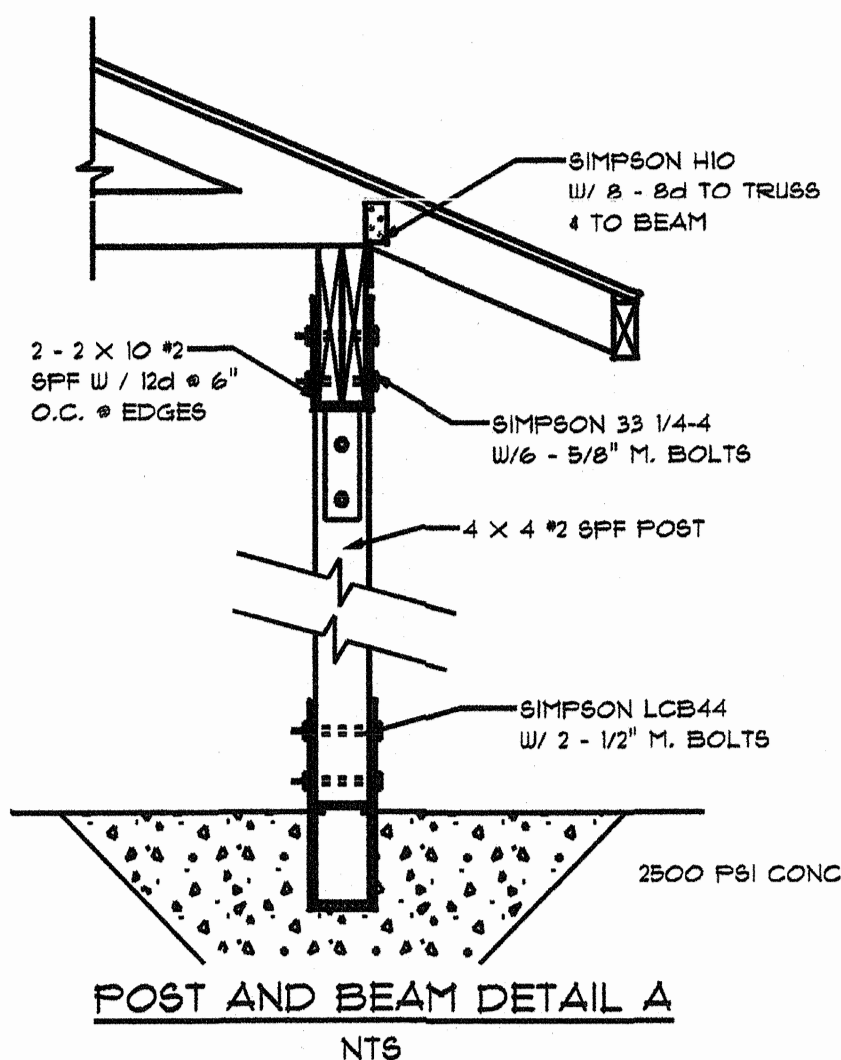
**DECK AND RAILING A**  
NTS



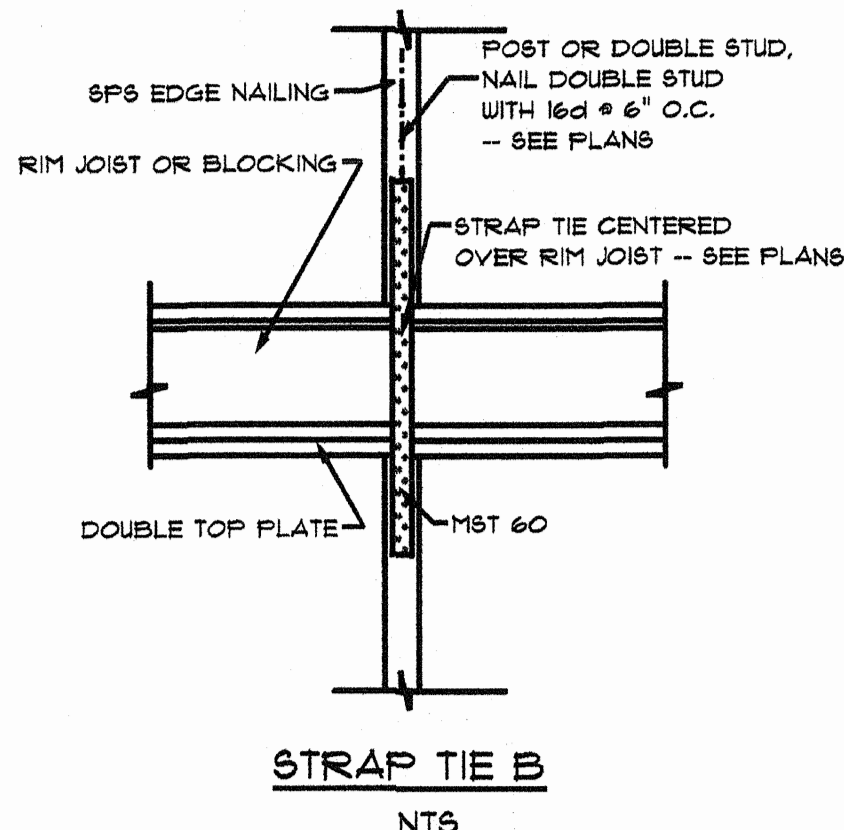
**FLASHING DETAILS / NOTES**  
NTS



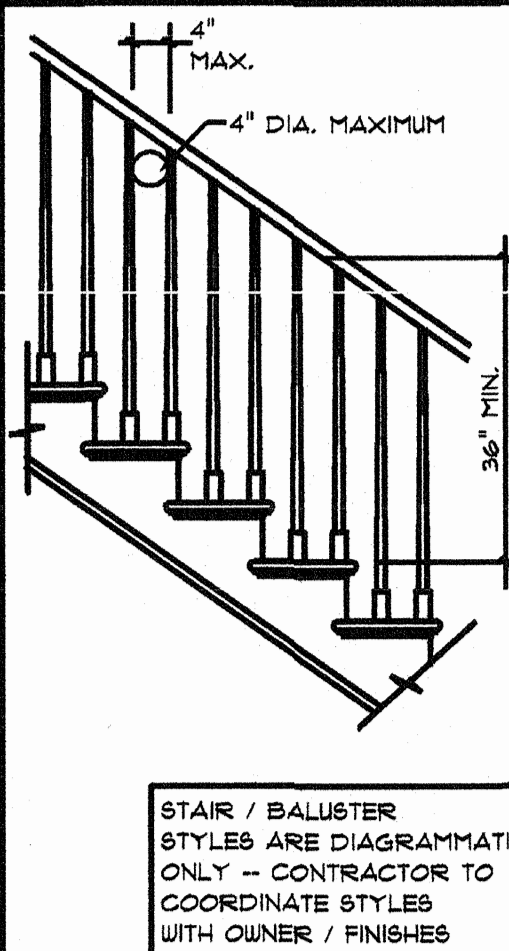
**ISOMETRIC SIMPSON STRONG-TIE DETAILS**  
NTS



**POST AND BEAM DETAIL A**  
NTS

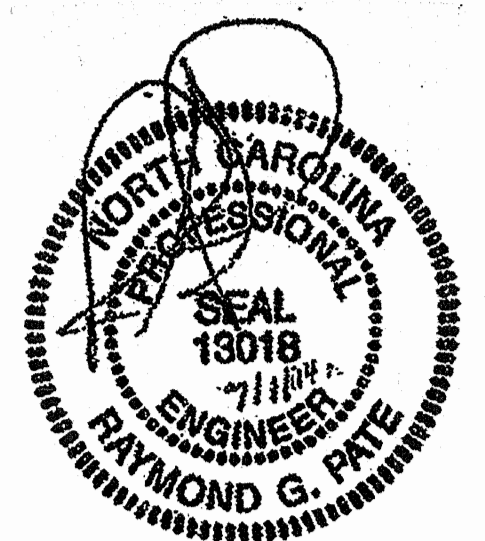


**STRAP TIE B**  
NTS



**OPEN BALUSTRADE BALCONY / STAIR RAILINGS**  
NTS

ALL HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. HANDGRIP PORTION OF ALL HANDRAILS SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION, OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.  
NOT LESS THAN 36" IN HEIGHT WITH PATTERN / SPACING SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH



Raymond G. Pate, P.E.  
119 W. Woodhill Dr., Suite #8  
Nags Head, NC 27959

CHARLES SMITH & ASSOCIATES  
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SCALE: AS NOTED  
DATE: OCT. 2018  
DRAWN BY: CGP

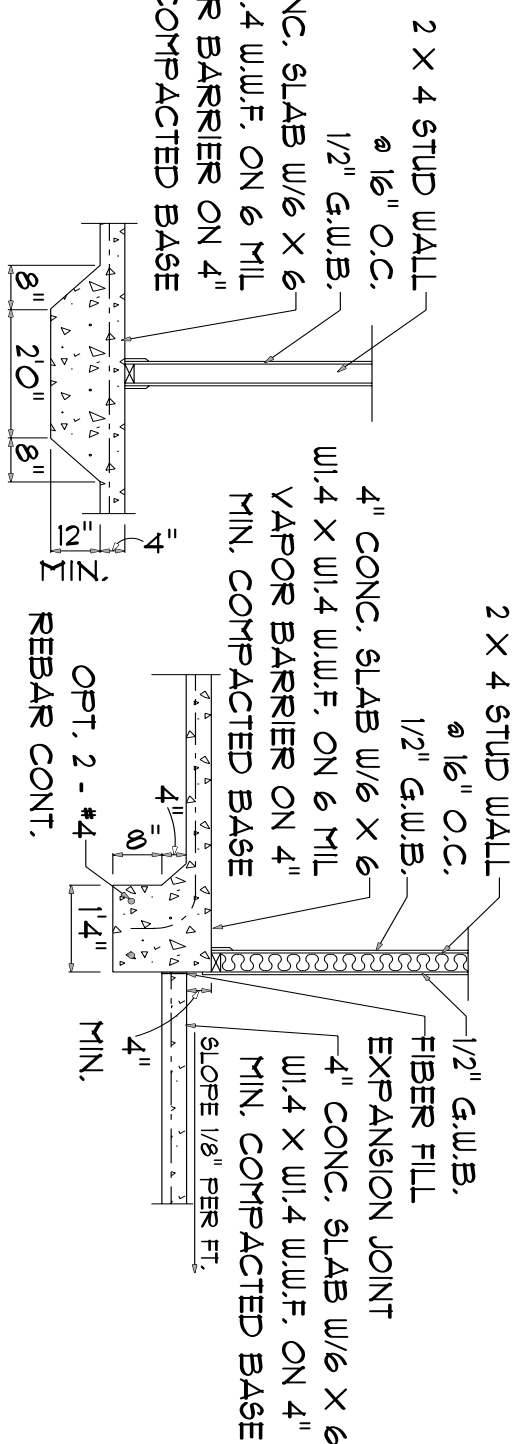
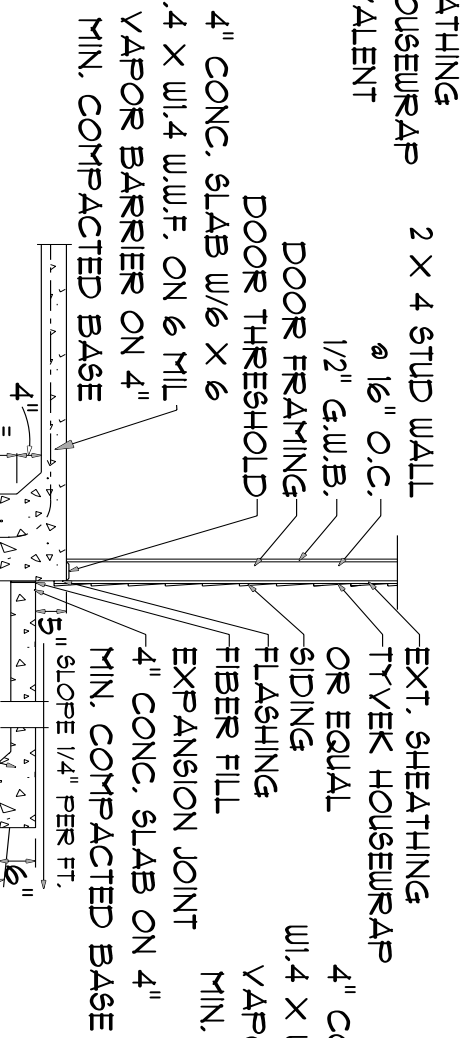
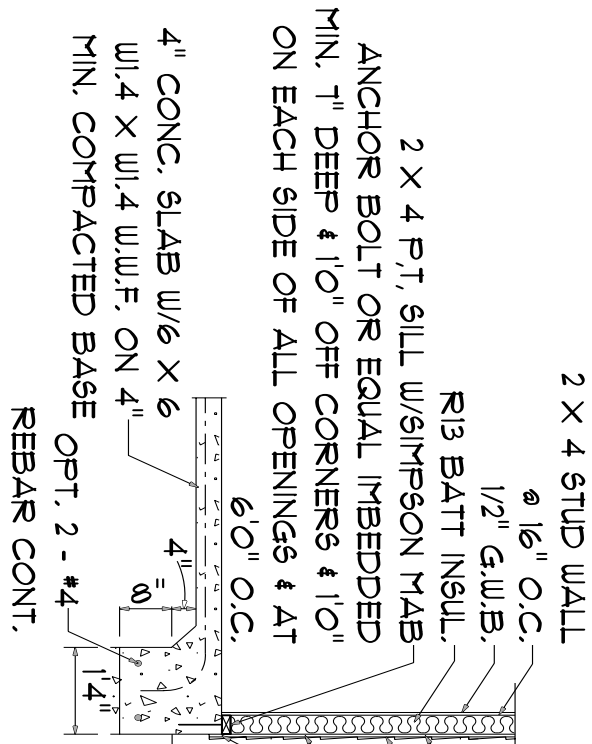
DESIGNED BY  
**CHARLES SMITH ASSOC.**  
FAYETTEVILLE, NORTH CAROLINA  
WWW.CSAPLANS.COM

BUILDING CONTRACTOR TO MEET LOCAL WIND LOADS PER CODE AS IT PERTAINS TO CONSTRUCTION OF HOUSE 100, 110, 120, 130, 140, 150 MPH

I DO HEREBY CERTIFY THAT THIS DRAWING AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 N.C. BUILDING CODE).

DRAWING NUMBER  
**DETAILS**





C6 EXTERIOR WALL

W/SIDING

REBAR CONT. THICKENED SLAB FOR POST/COL. SUPPORT

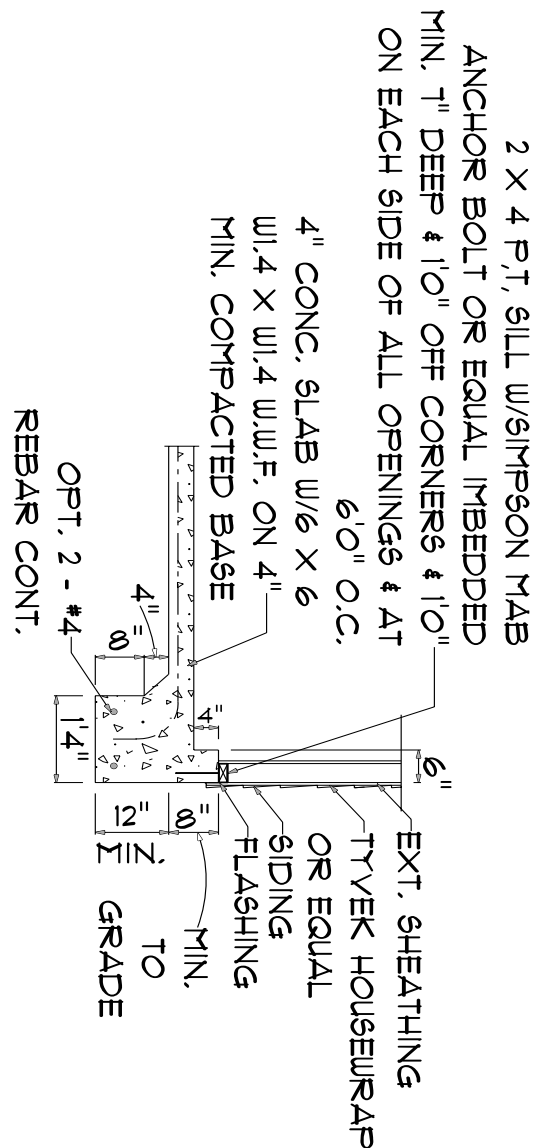
APPROX. GRADE LEVEL

C6 LUG FOOTING

C6 GARAGE STEP DOWN

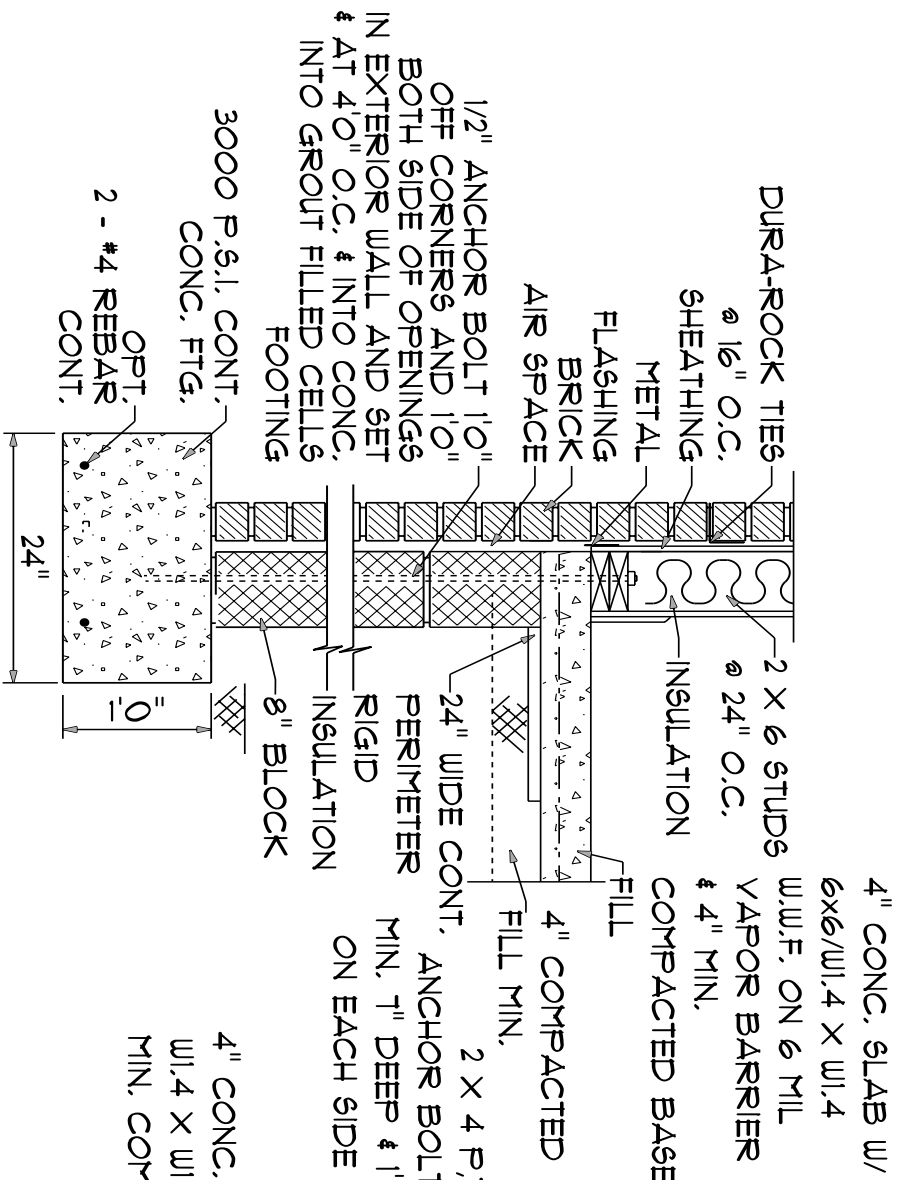
C6 EXTERIOR WALL

PORCH W/SIDING



C6 GARAGE CURB

W/SIDING



C6 EXTERIOR WALL

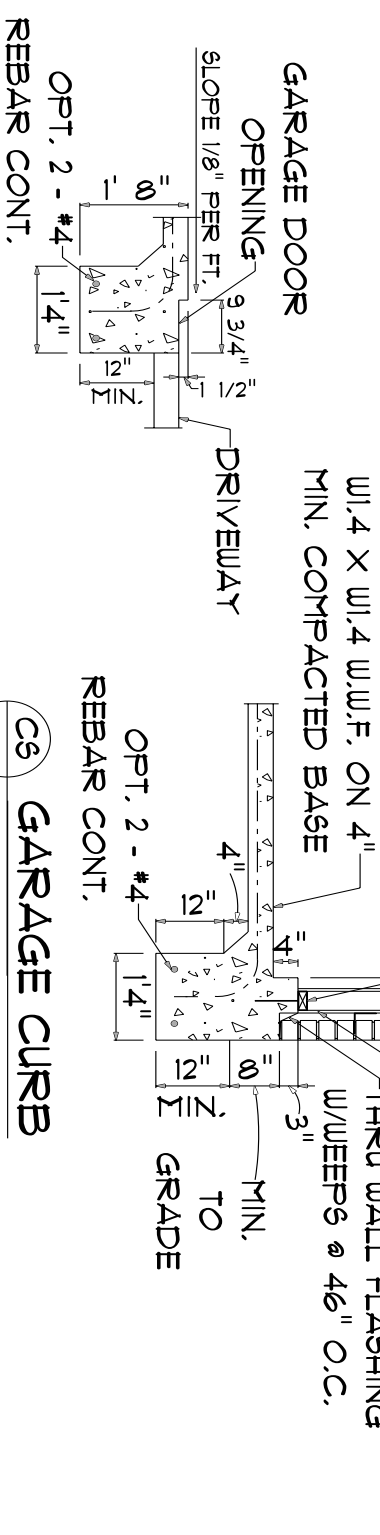
W/BRICK

THICKENED SLAB FOR POST/COL. SUPPORT

APPROX. GRADE LEVEL

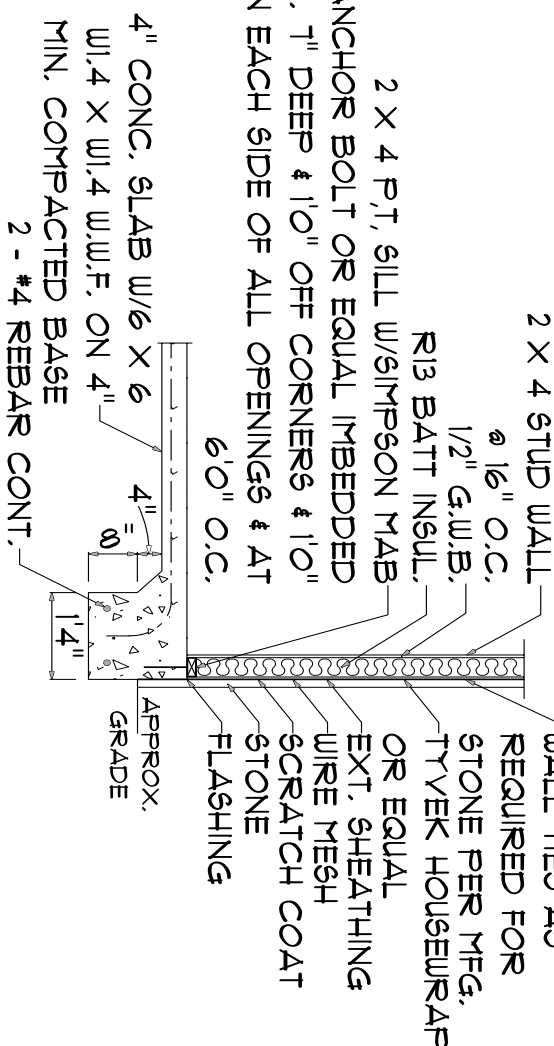
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PORCH W/BRICK



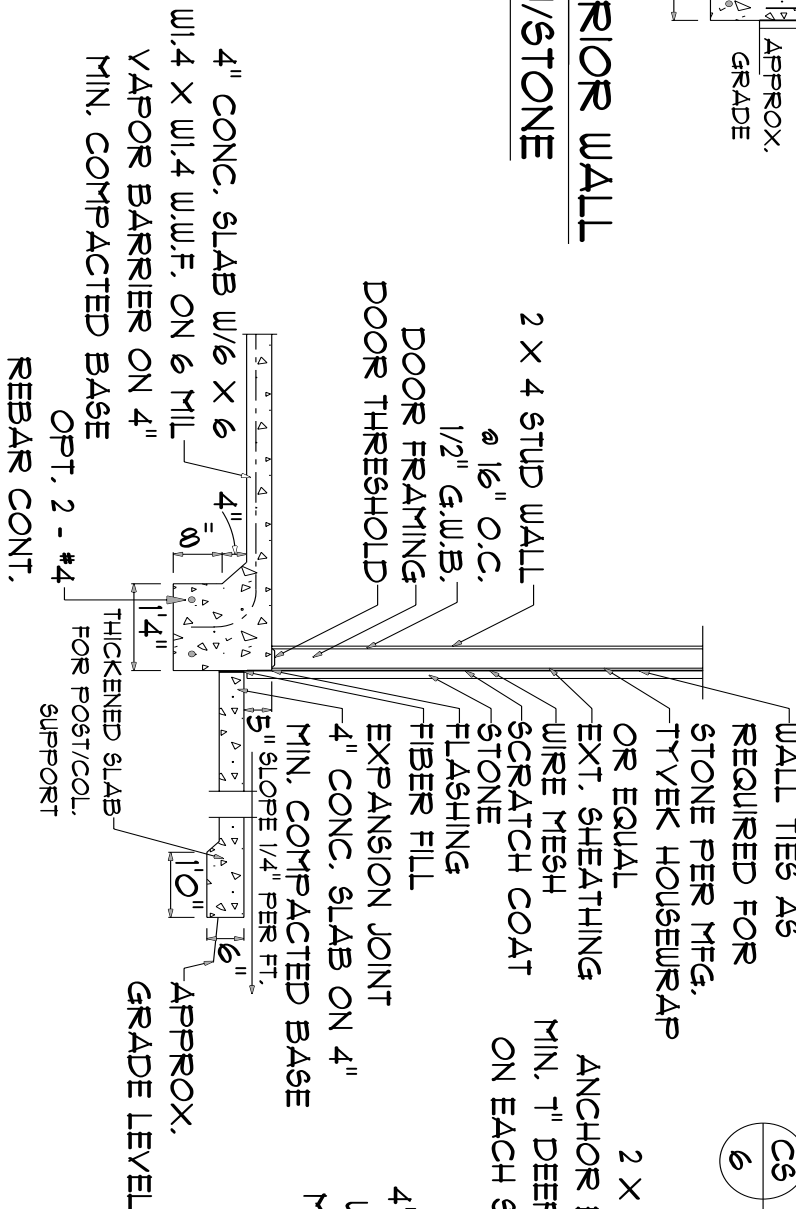
C6 GARAGE CURB

W/BRICK



C6 EXTERIOR WALL

W/STONE

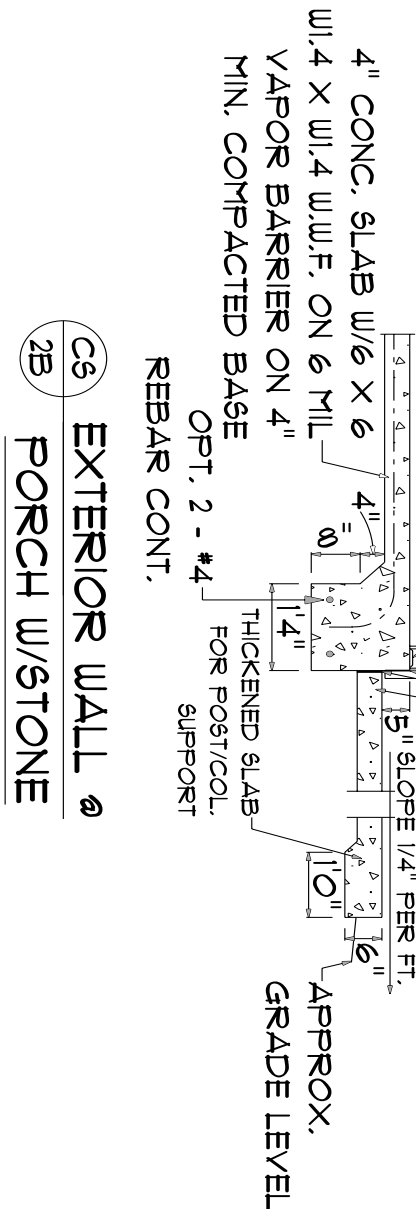


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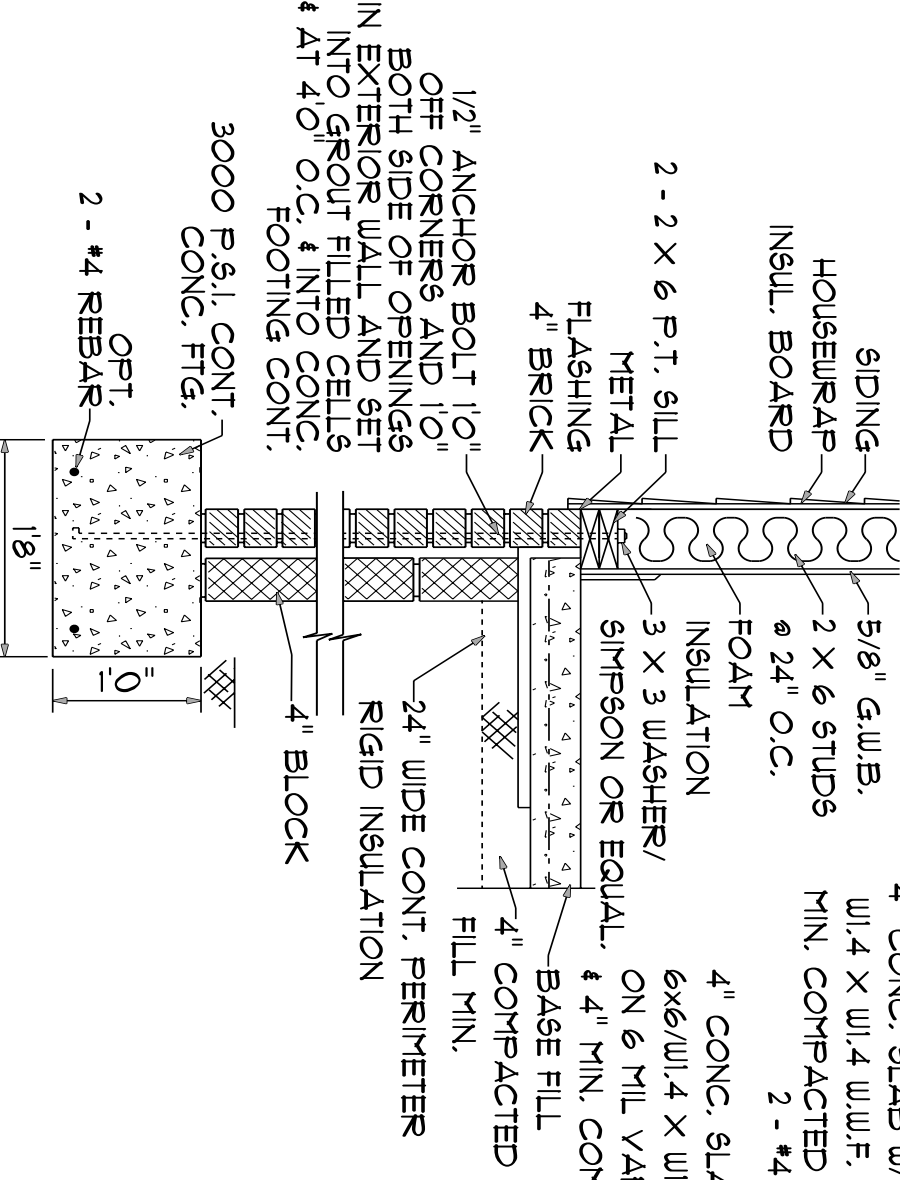
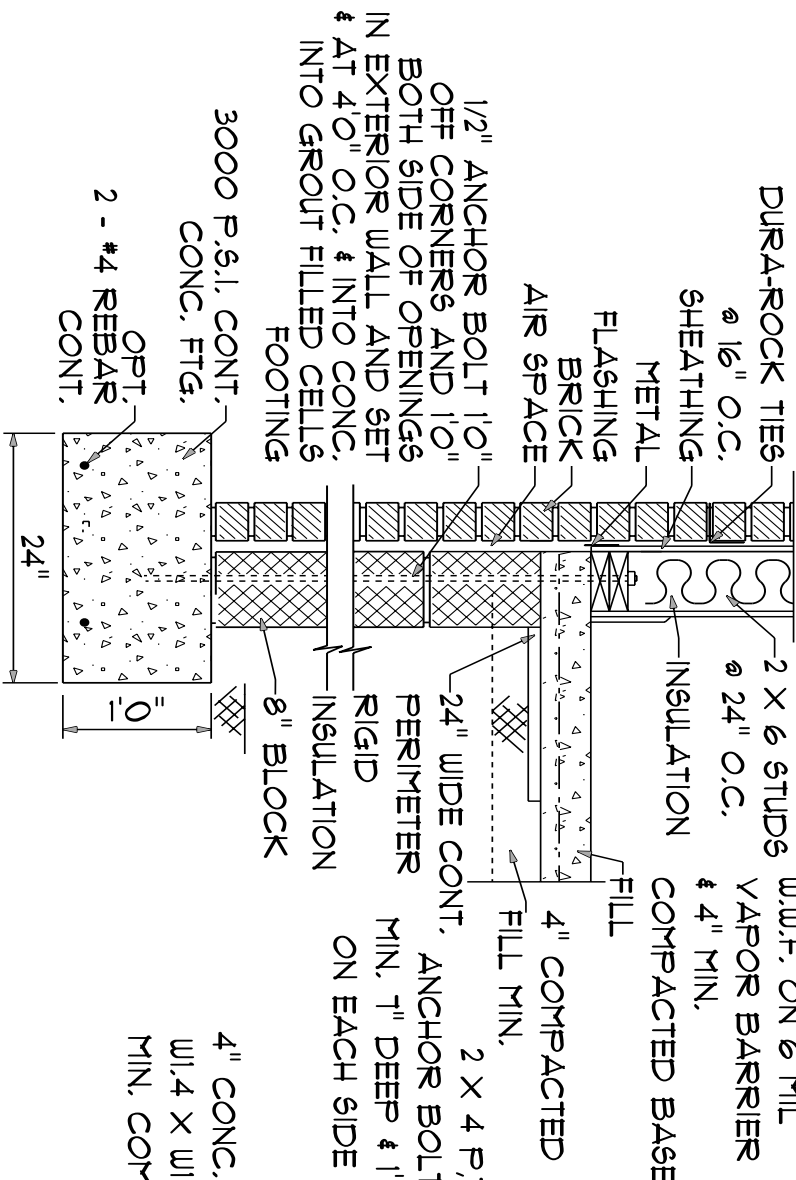
W/STONE

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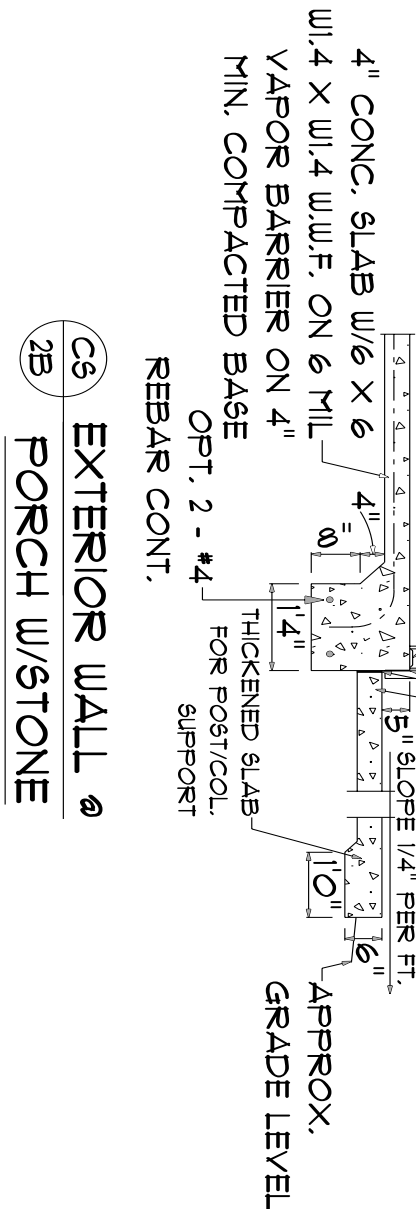
PORCH W/STONE



TYP. EXTERIOR BRICK WALL

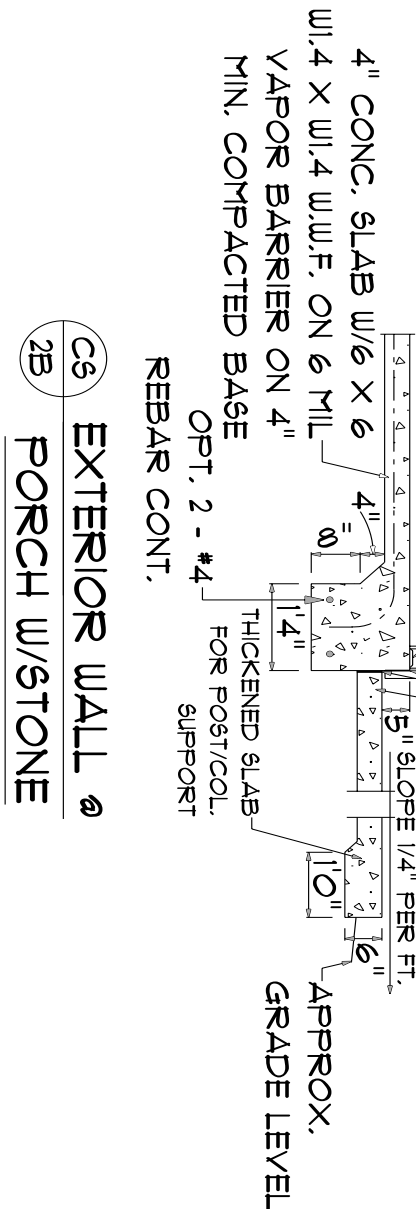


TYP. EXTERIOR SIDING WALL



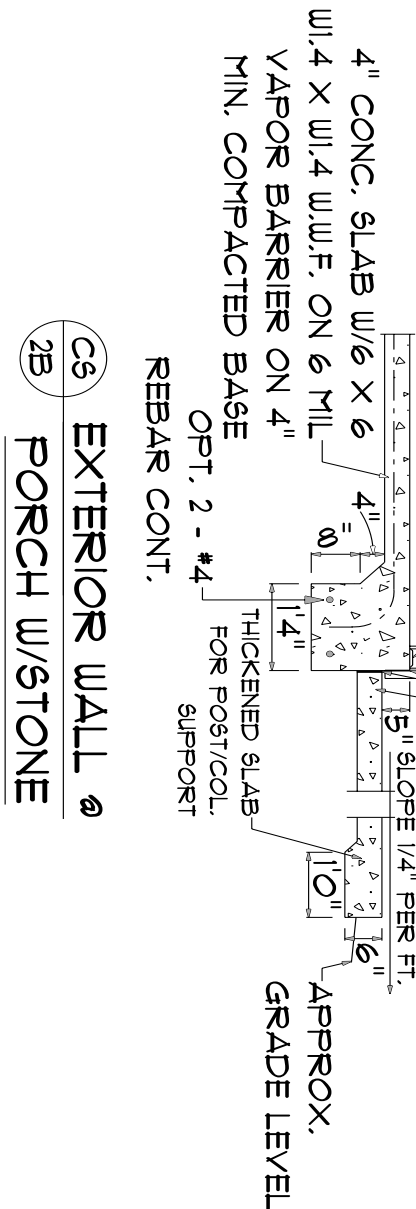
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W/STONE



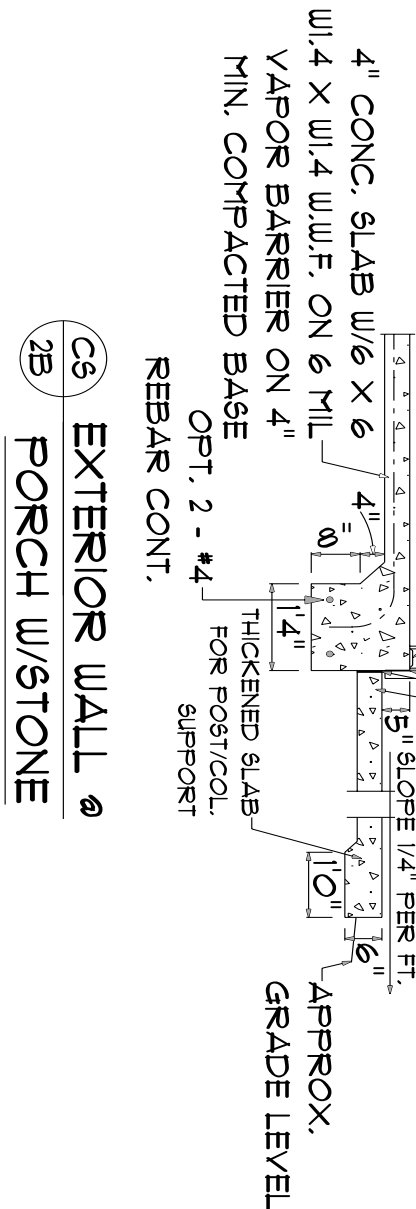
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PORCH W/STONE



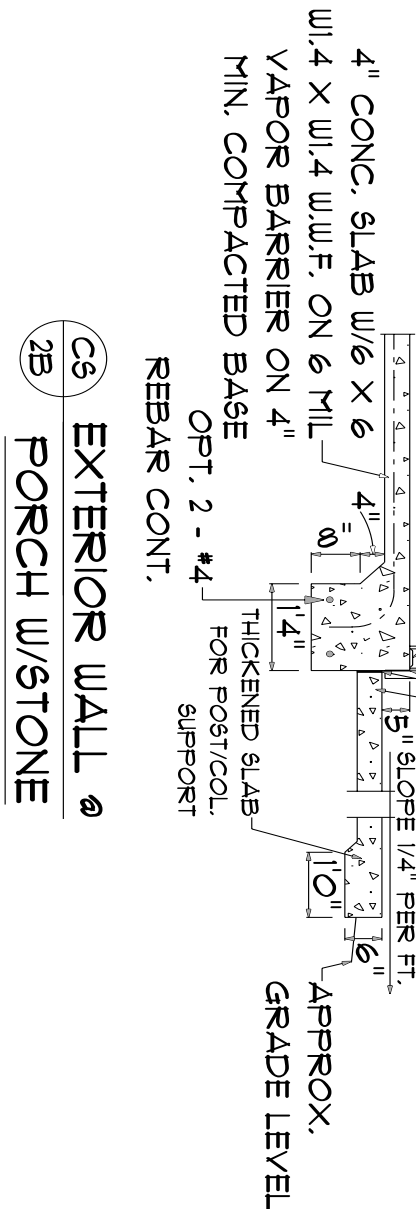
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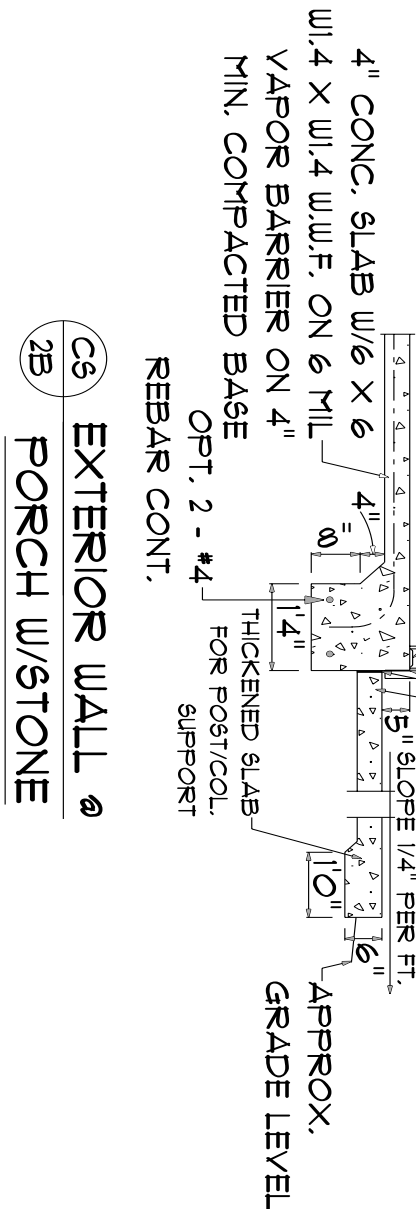
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PORCH W/STONE



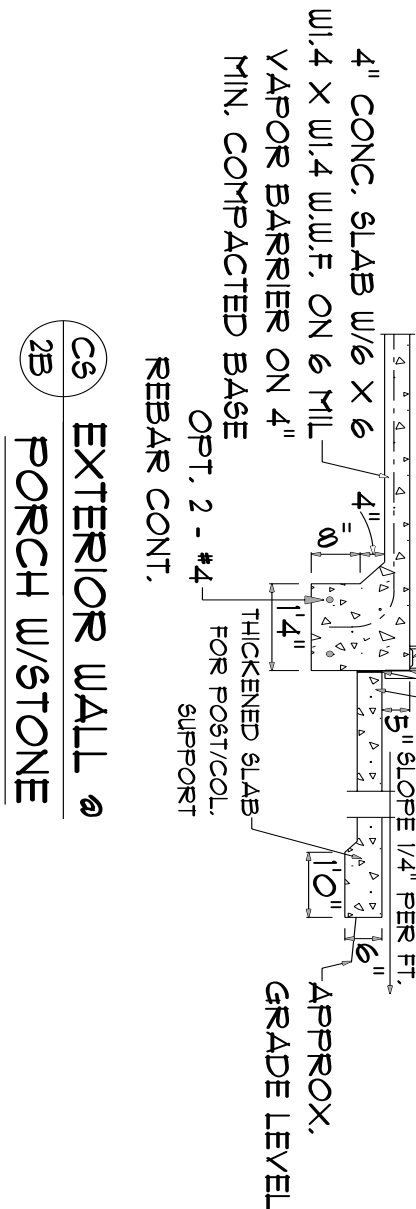
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W/STONE



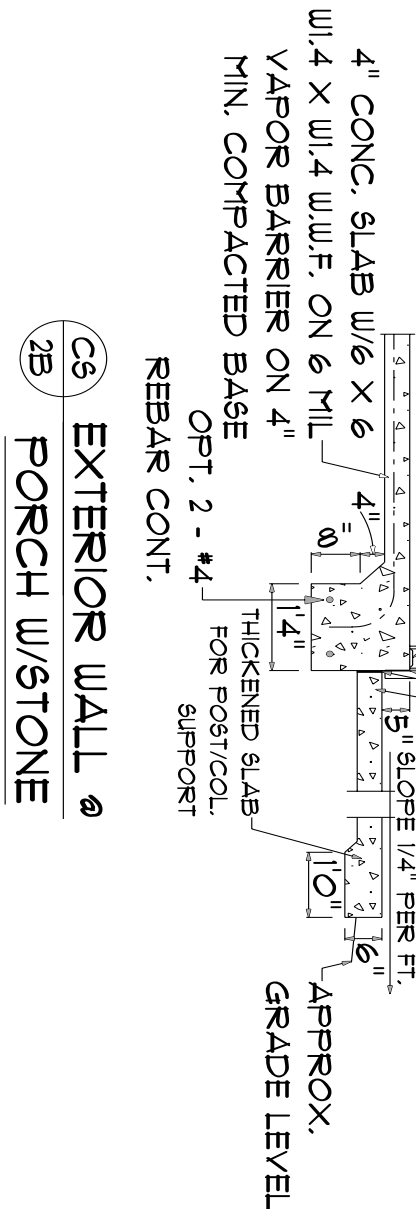
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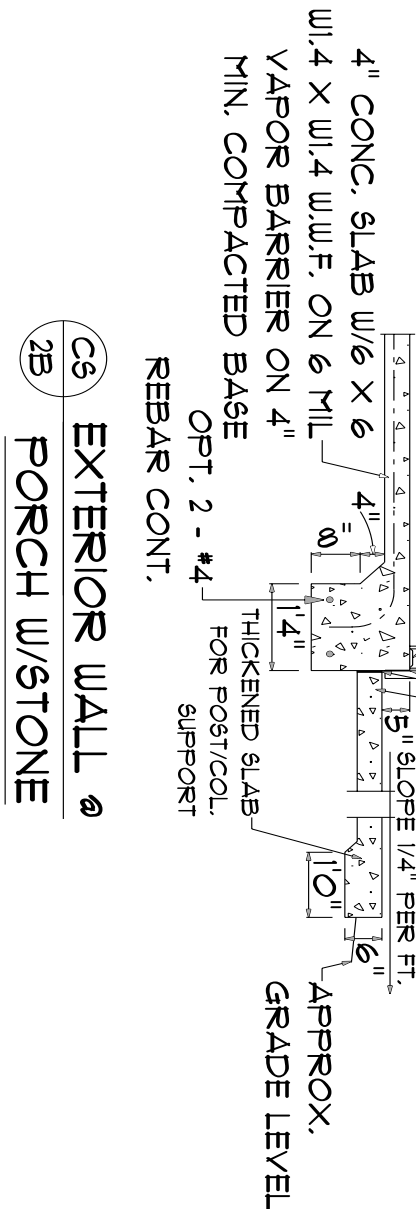
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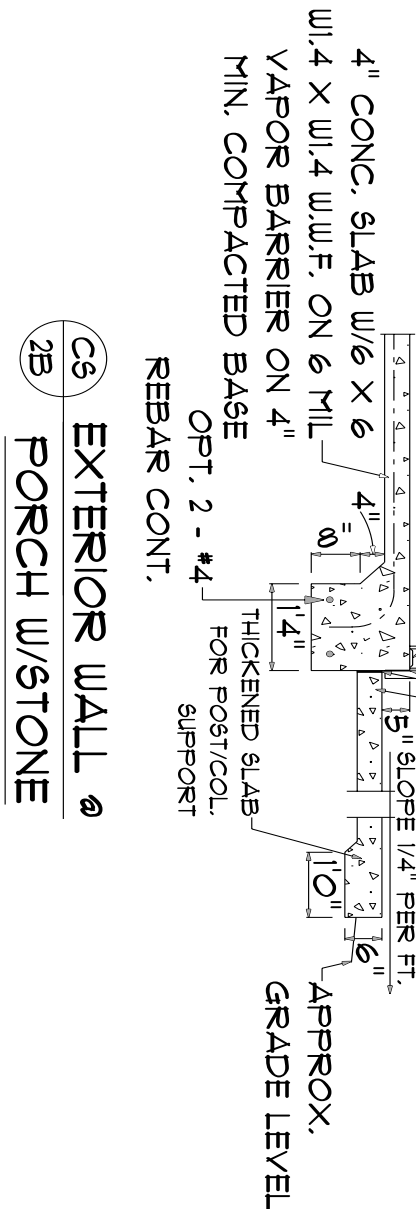
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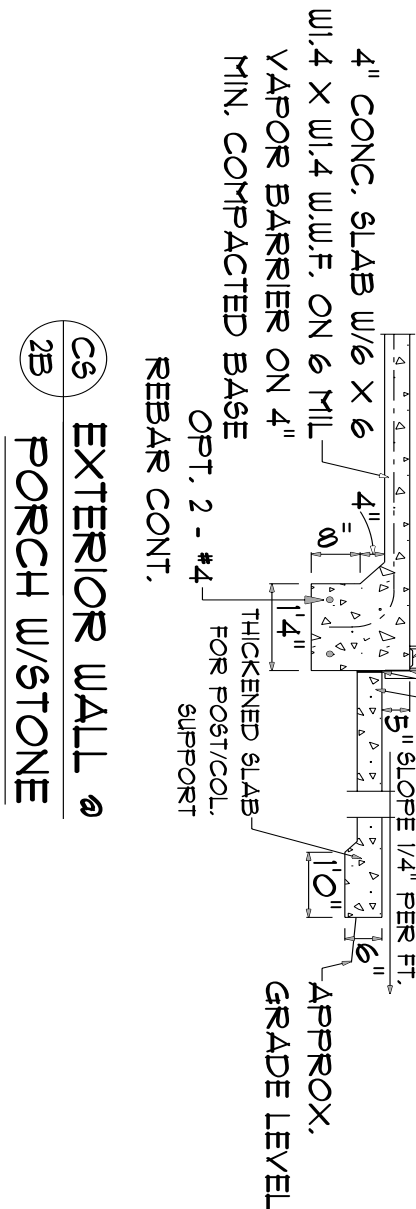
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W/STONE



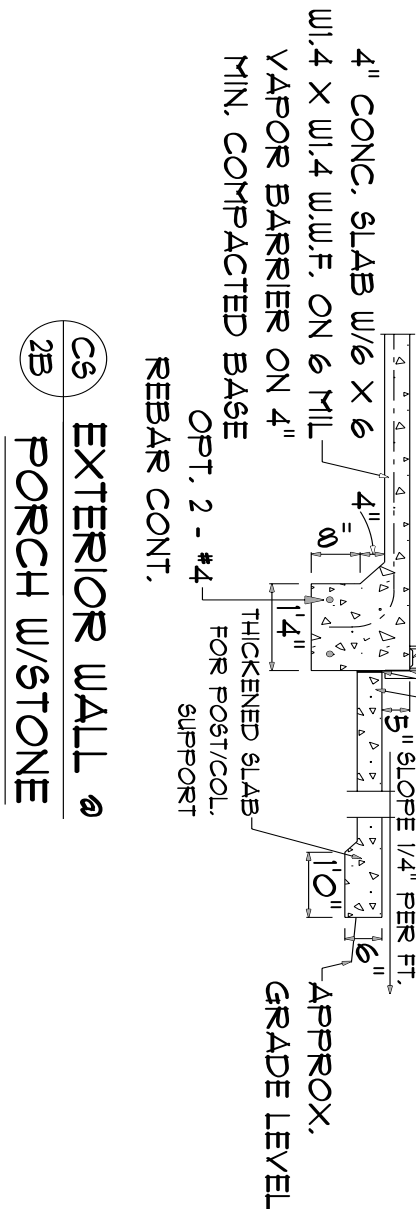
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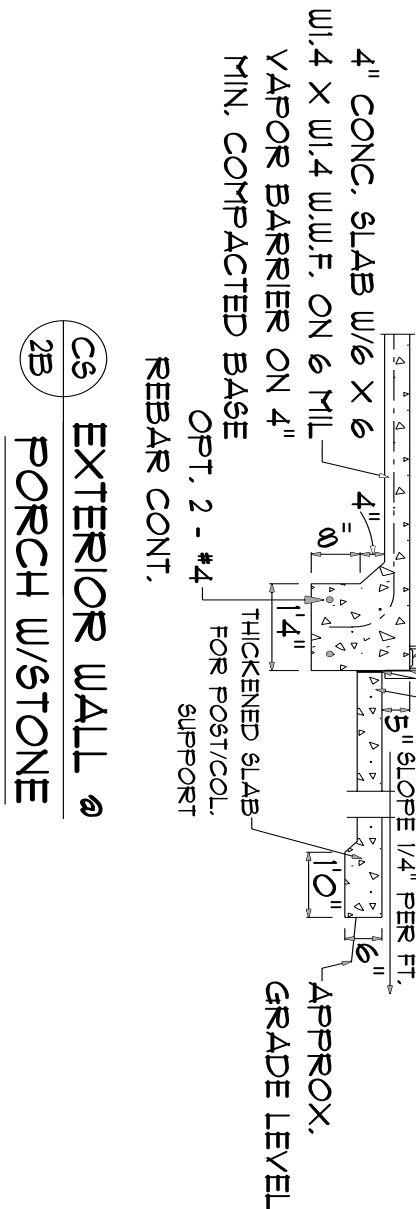
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W/STONE



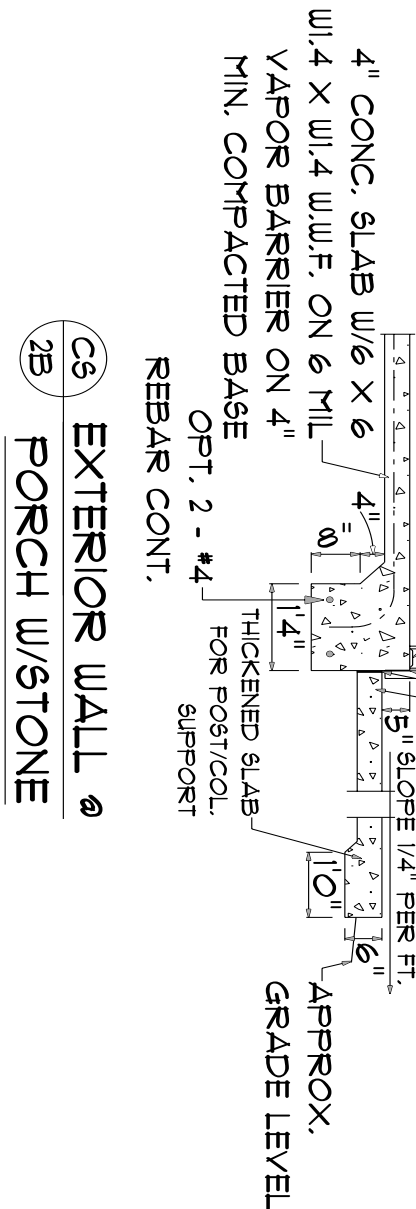
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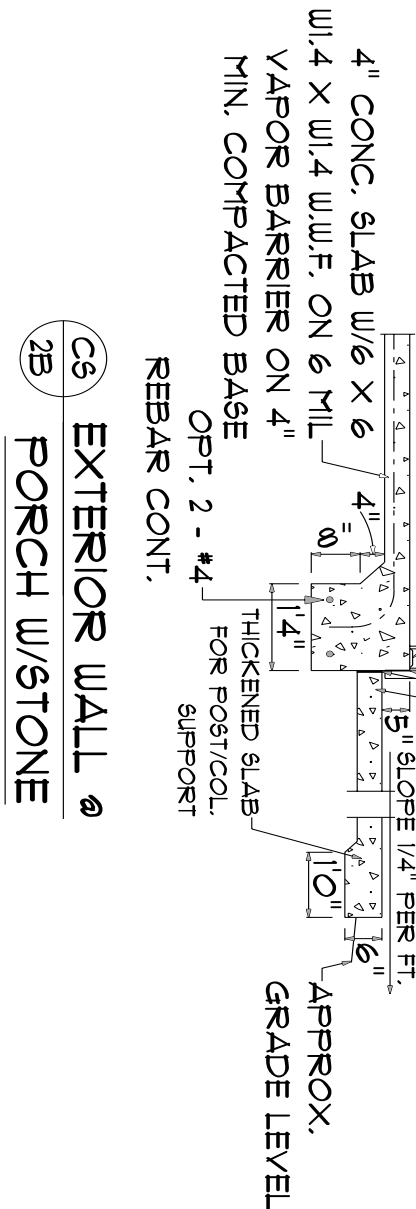
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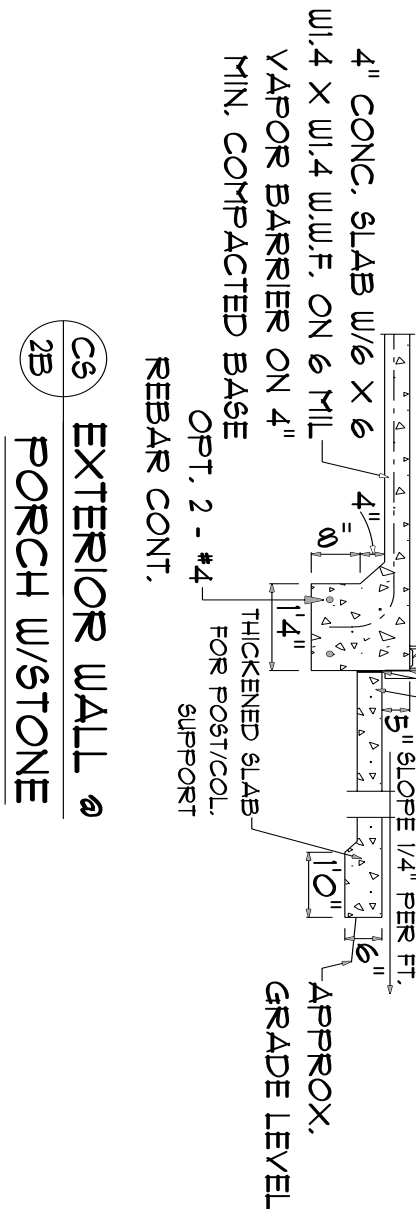
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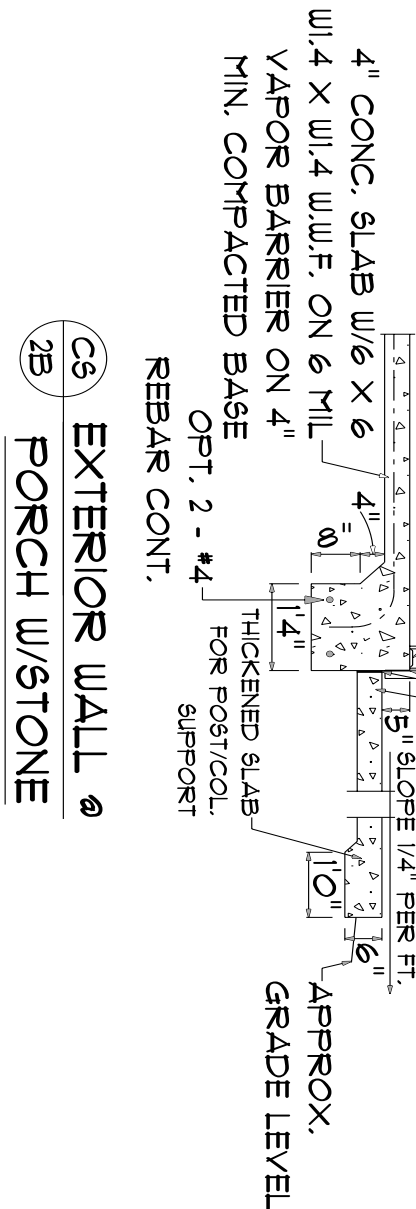
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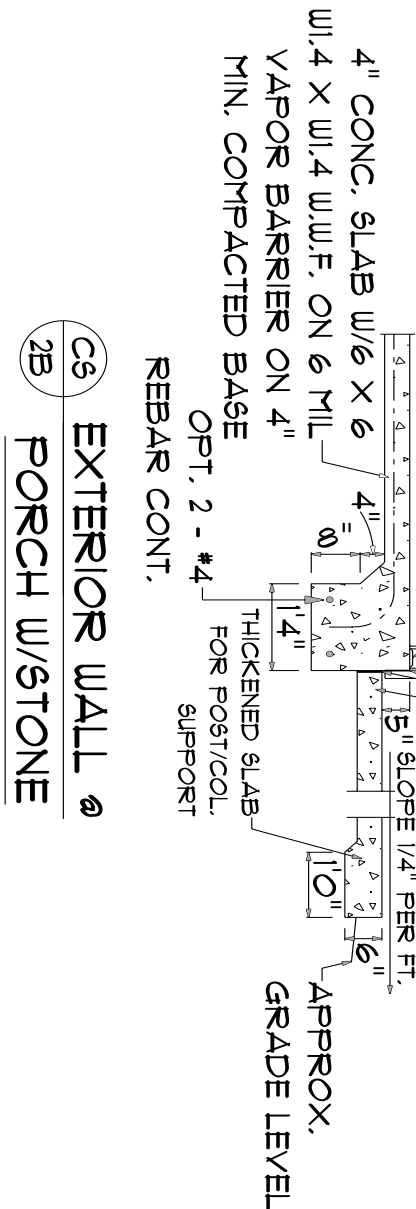
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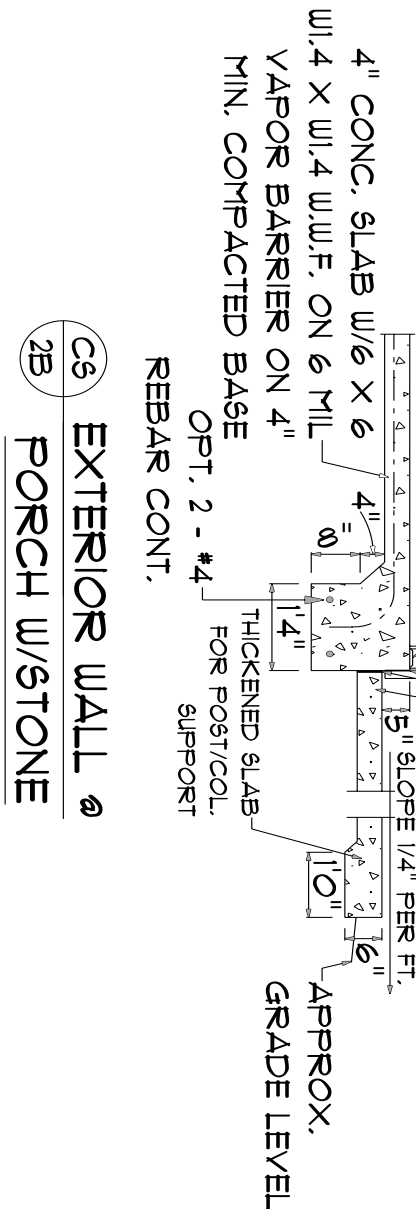
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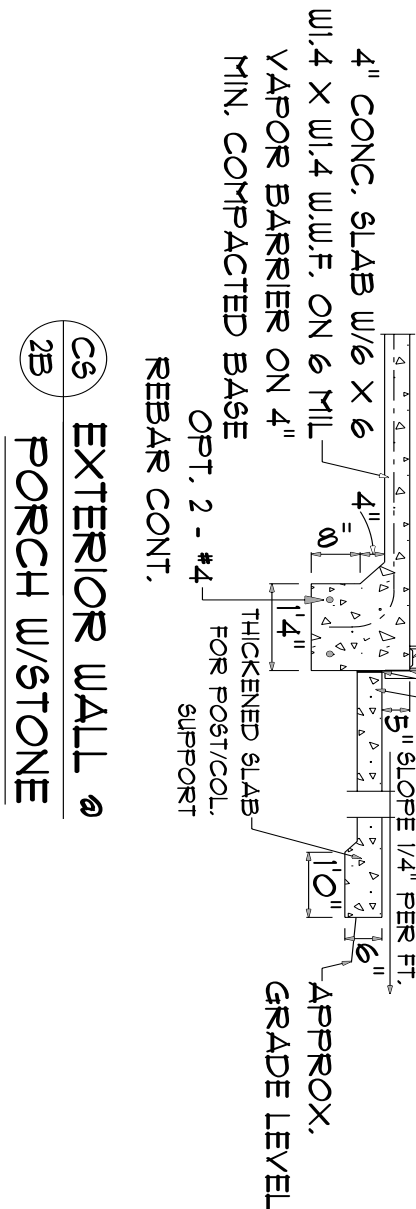
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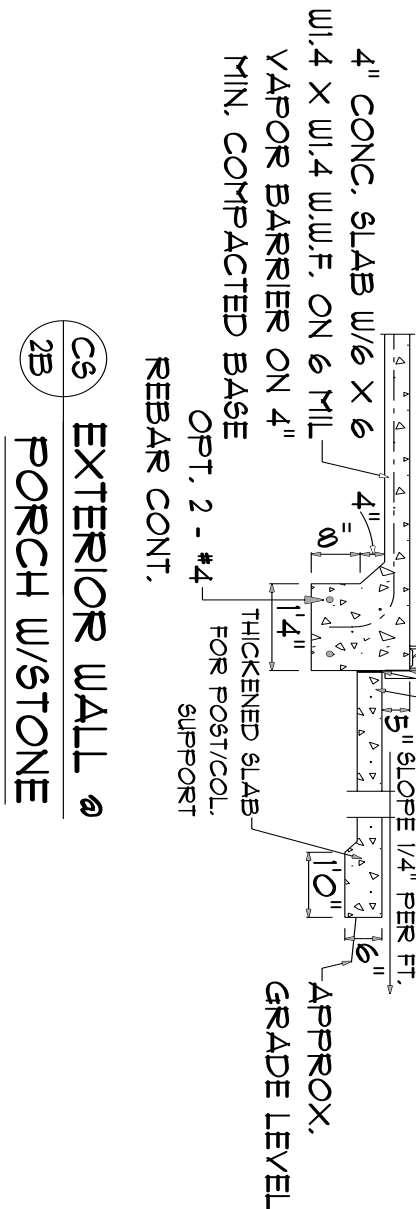
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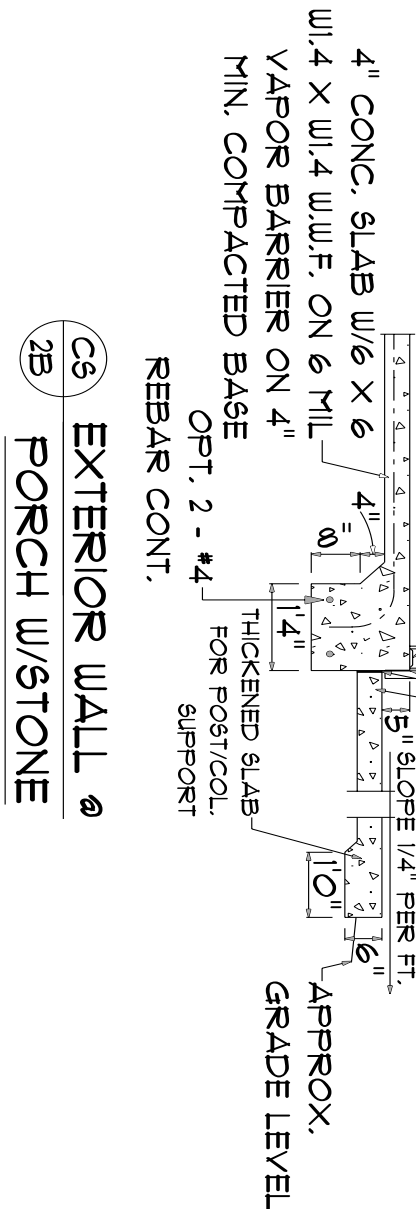
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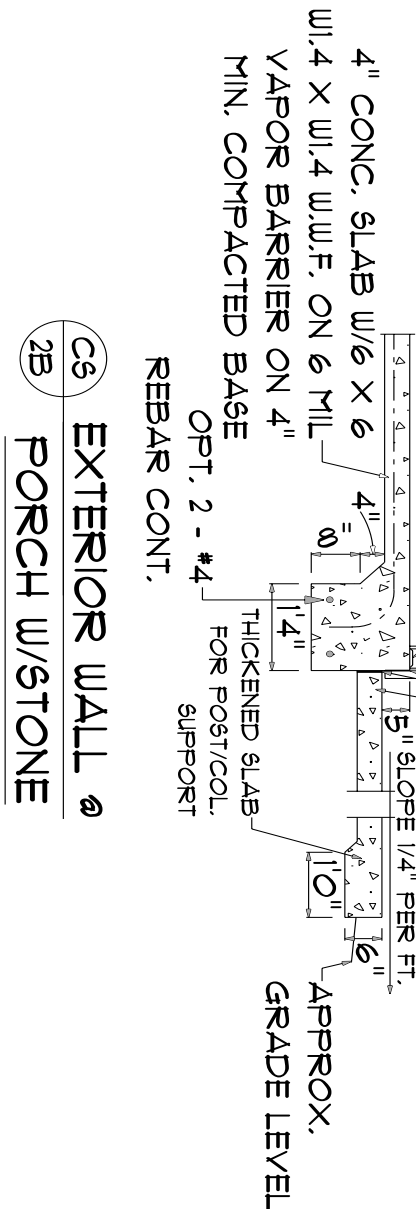
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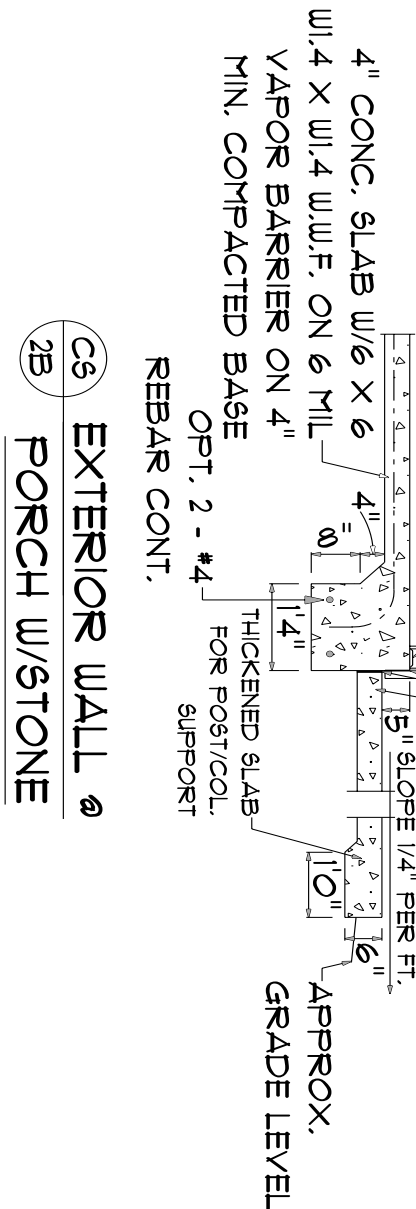
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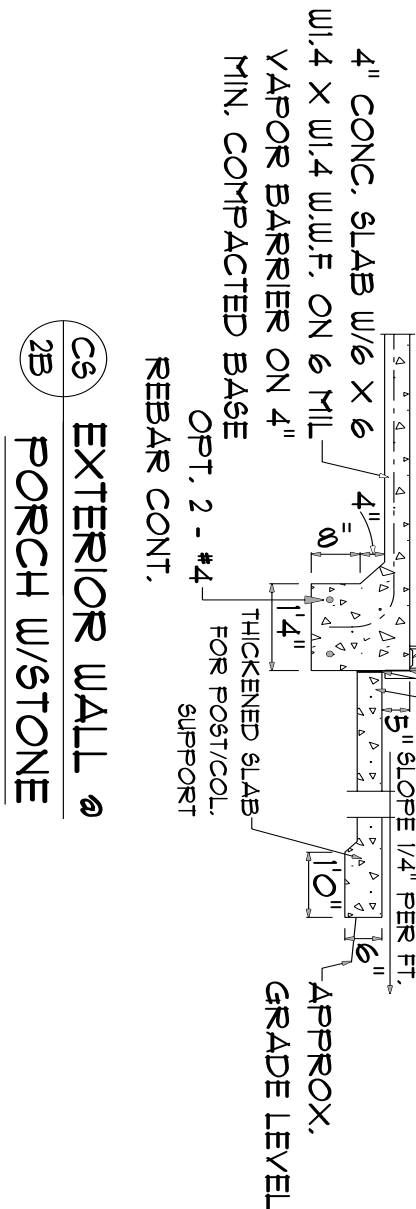
C6 GARAGE CURB

W/STONE



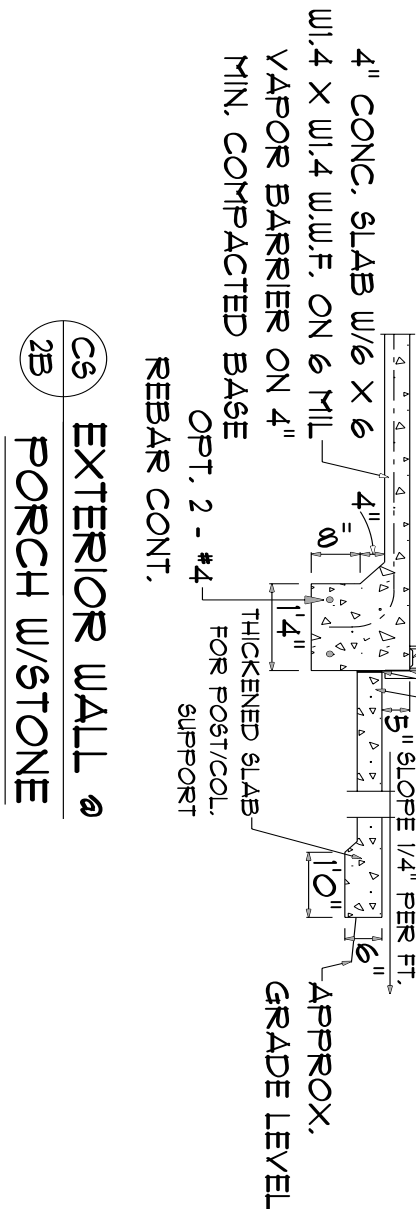
C6 EXTERIOR WALL

PORCH W/STONE



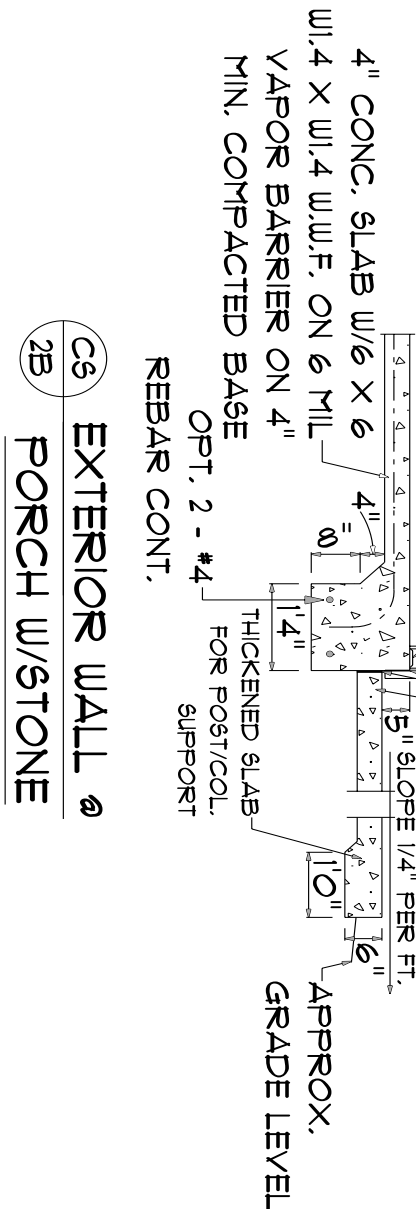
C6 GARAGE CURB

W/STONE



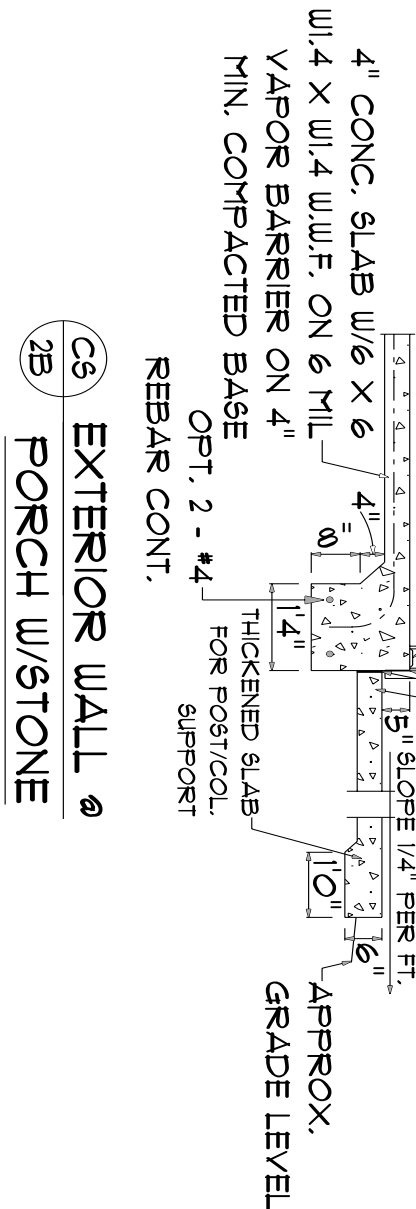
C6 EXTERIOR WALL

PORCH W/STONE



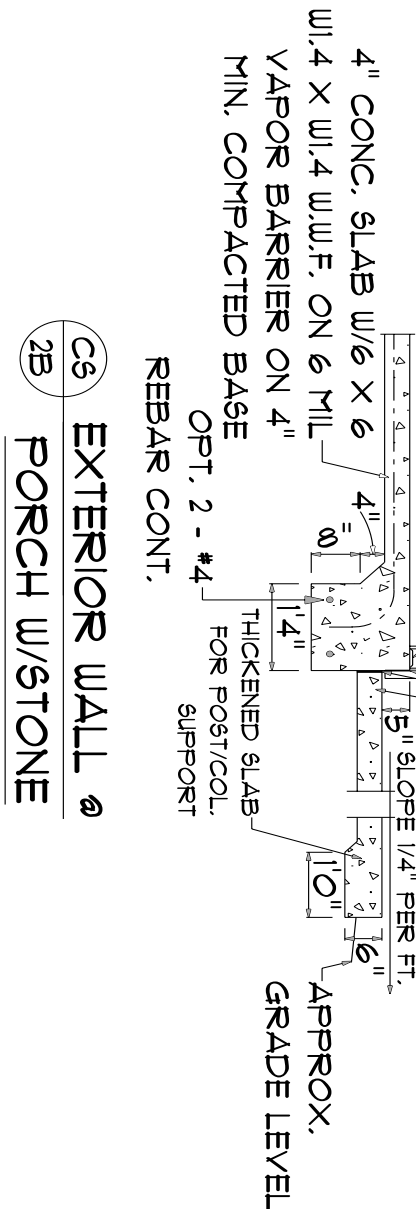
C6 GARAGE CURB

W/STONE



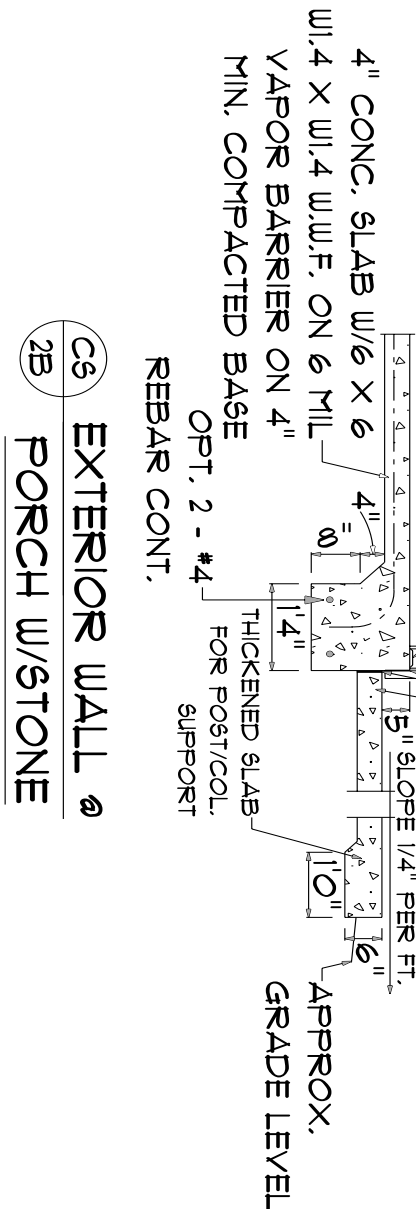
C6 EXTERIOR WALL

PORCH W/STONE



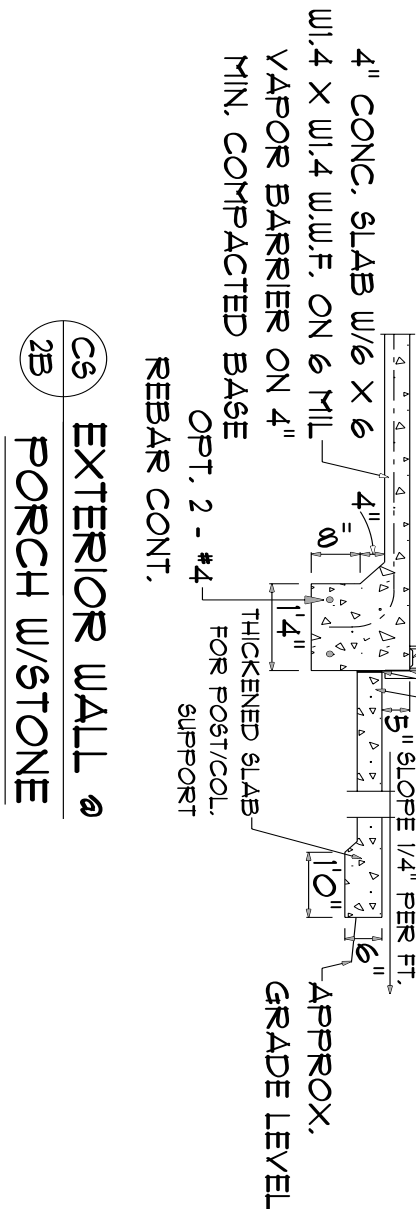
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W/STONE



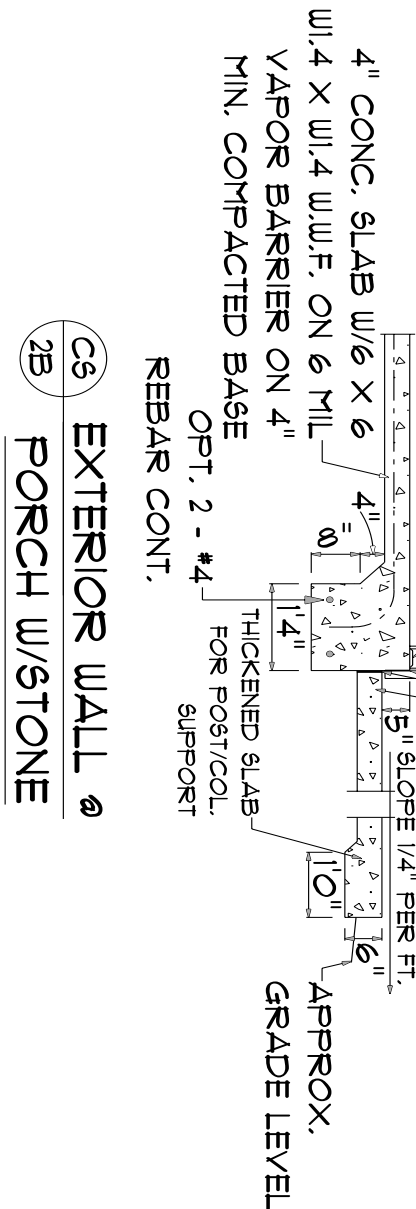
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PORCH W/STONE



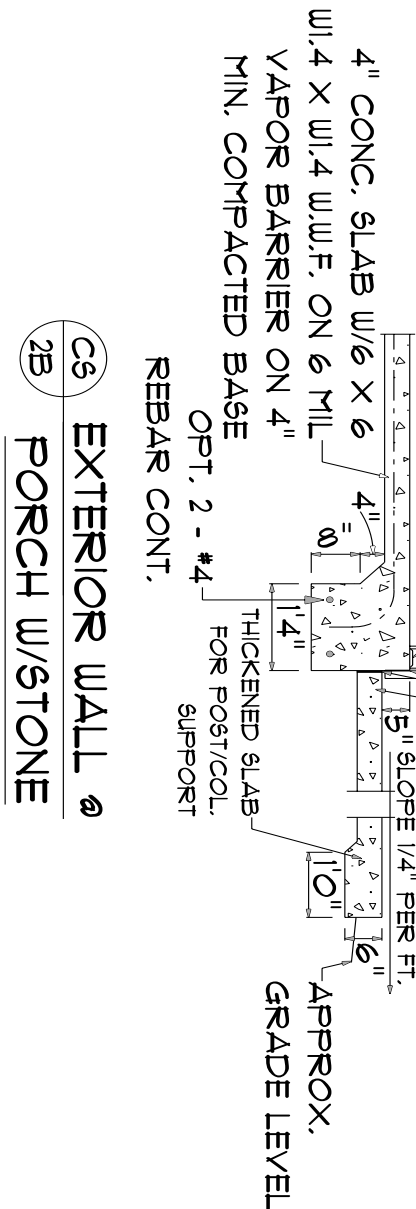
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W/STONE



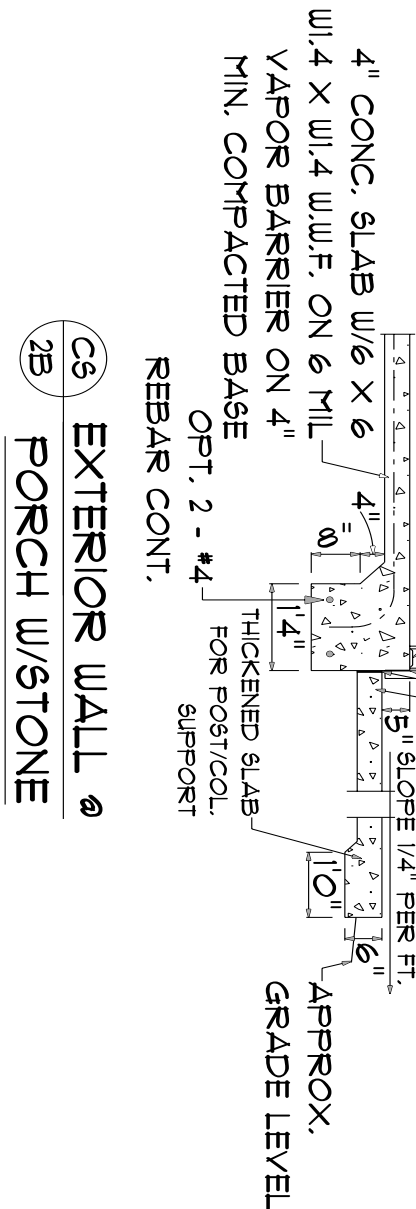
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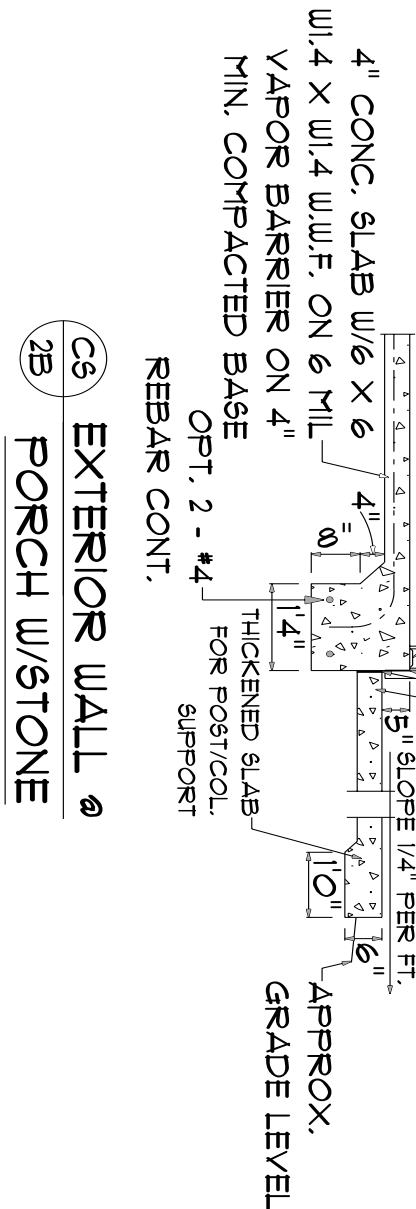
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W/STONE



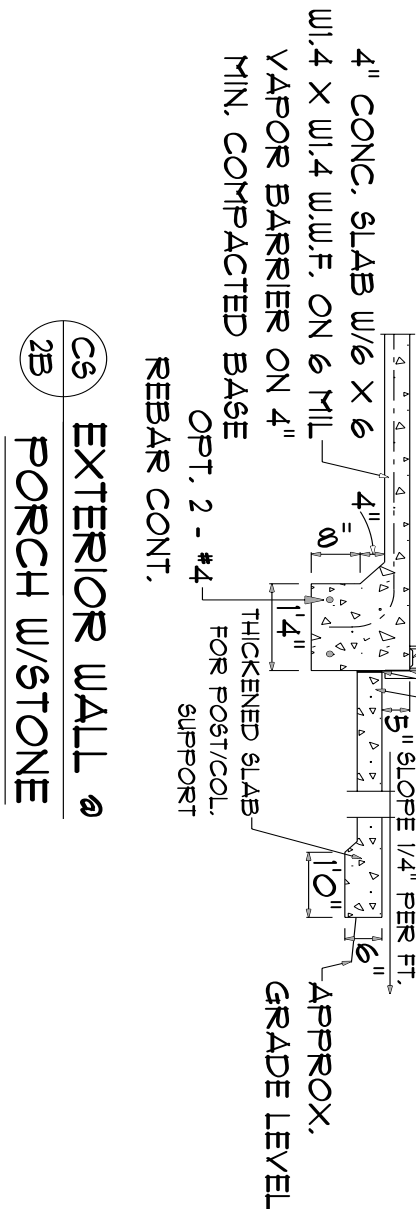
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PORCH W/STONE



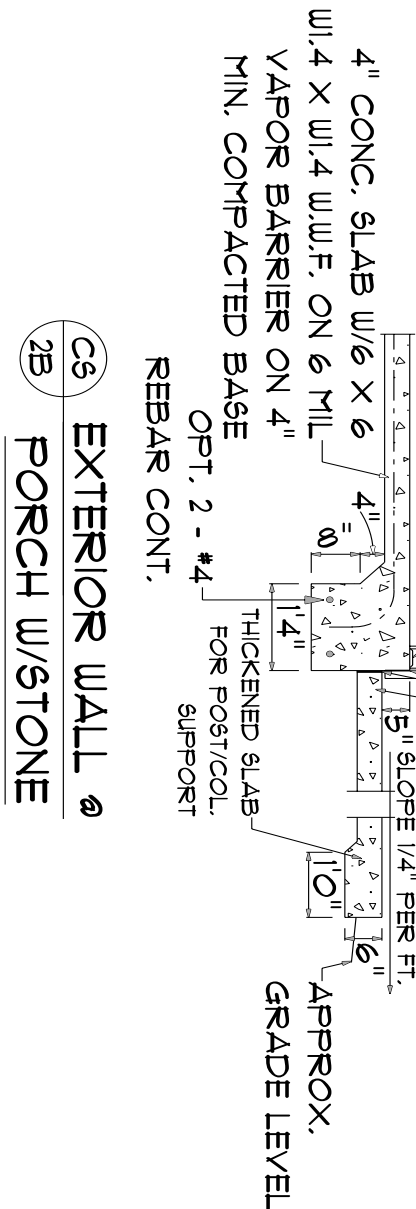
C6 GARAGE CURB

W/STONE



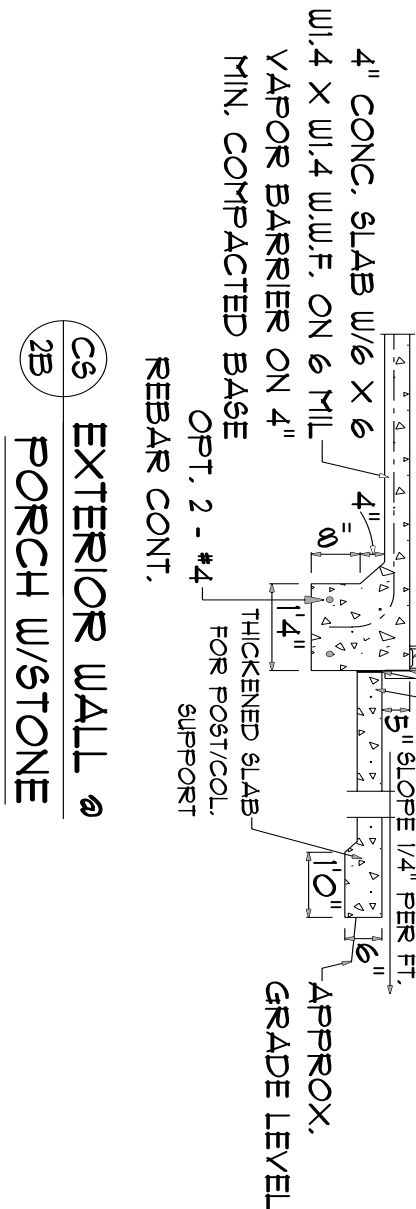
C6 EXTERIOR WALL

PORCH W/STONE



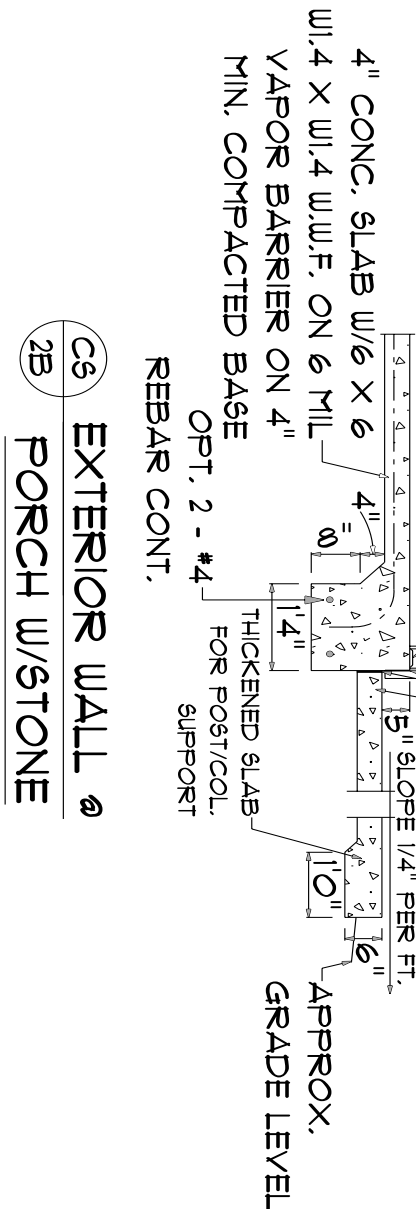
C6 GARAGE CURB

W/STONE



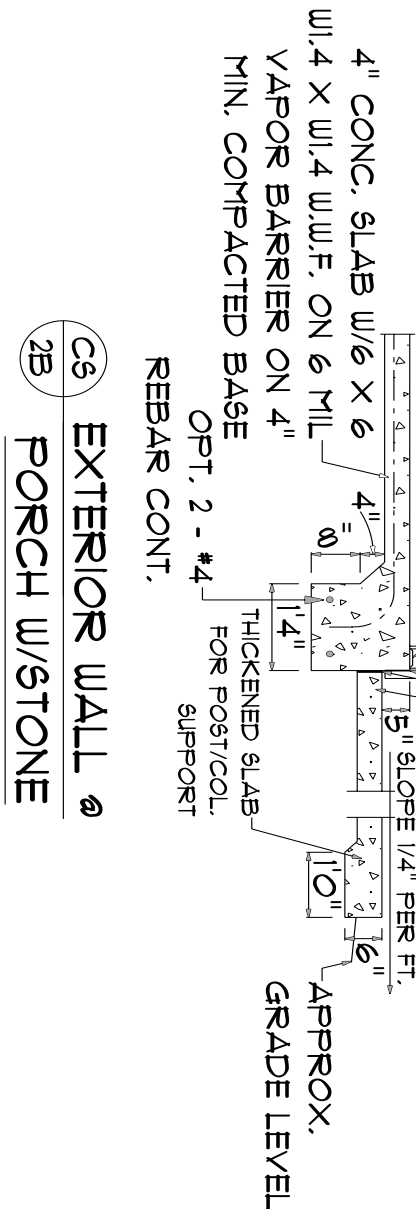
C6 EXTERIOR WALL

PORCH W/STONE



C6 GARAGE CURB

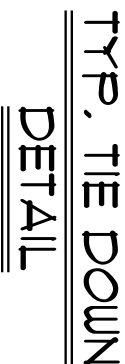
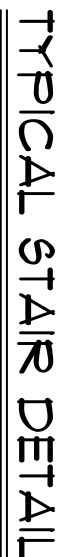
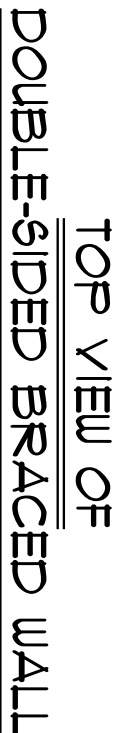
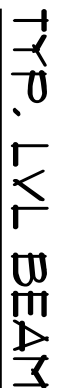
W/STONE



C6 EXTERIOR WALL

PORCH W/STONE





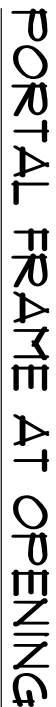
EXTERIOR WALLS: ALL EXTERIOR WALLS TO BE SHEATED WITH  
C5-J5P OR C5-S5B IN ACCORDANCE WITH SECTION R602.10.3 UNLESS  
NOTED OTHERWISE.

GYPSUM: ALL INTERIOR SIDES OF EXTERIOR WALLS AND BOTH SIDES INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD GB GYPSUM TO BE FASTENED PER TABLE R102.3.5, METHOD GB TO BE FASTENED PER TABLE R.602.10.1.

REQUIRED LENGTH OF BRACING: REQUIRED BRACE WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD5 C5-WSP AND C5-SFB CONTRIBUTE THEIR ACTUAL LENGTH. METHOD GB CONTRIBUTES 0.5 ITS ACTUAL LENGTH. METHOD PF CONTRIBUTES 1.5 TIMES ITS ACTUAL LENGTH. HD: 800 LBS HOLD DOWN DEVICE FASTENED TO THE EDGE OF THE BRACE WALL PANEL CLOSERS TO THE CORNER. METHOD6: PER TABLE R602.10.1

CS-USEP: SHALL BE MINIMUM 3/8" OGB OR CDX NAILED AT 6" ON CENTER AT EDGES AND 12" ON CENTER AT INTERMEDIATE SUPPORTS WITH 6D COMMON NAILS OR 8D (2 1/2" LONG X 0.113" DIAMETER).  
CS-SFB: SHALL BE MINIMUM 1/2" STRUCTURAL FIBER BOARD NAILED AT 3" ON CENTER AT EDGES AND 3" ON CENTER AT INTERMEDIATE SUPPORTS WITH 1 1/2" LONG X 0.12" DIAMETER GALVANIZED ROOFING NAILS.

GB: INTERIOR WALLS SHOW AS GB ARE TO HAVE MINIMUM 1/2" GYPSUM BOARD ON BOTH SIDES OF THE WALL FASTENED AT 1" ON CENTER AT EDGES 7 " ON CENTER AT INTERMEDIATE SUPPORTS WITH MINIMUM 5D COOLER NAILS OR #6 SCREWS.  
EE: PORTAL FRAME PER FIGURE R602.10.1.



BASIC WINDS SPEED  
100, 110, 120, 130, MPH

"I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL (2018 N.C. BUILDING CODE.)

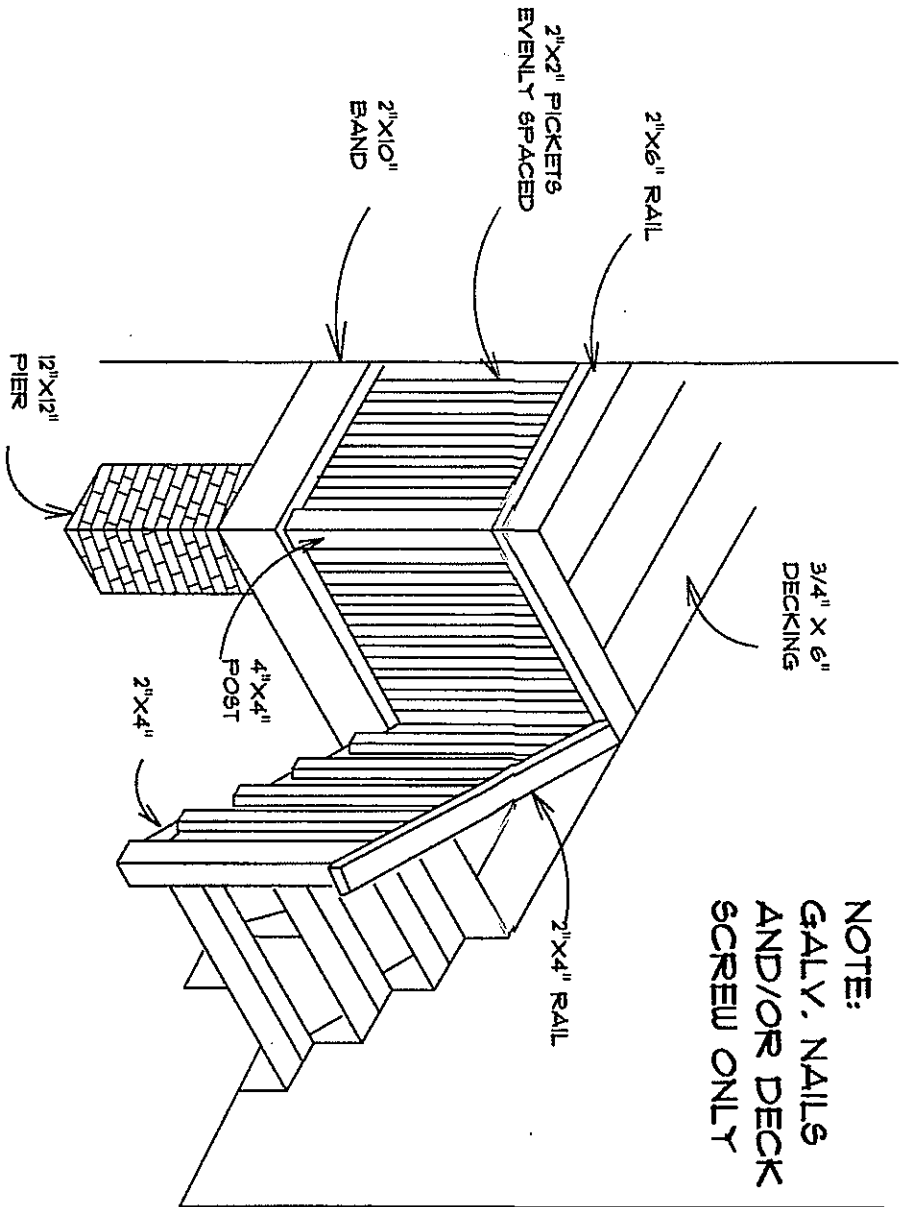
DRAWING NUMBER  
DETAILS

SCALE: AS NOTED	SUBDIVISION:
DATE: 03/11/25	LOT NO.:
DRAWN BY: HLH	

STRUCTURAL NOTES:  
1. ALL CONSTRUCTION NOTES ADHERE TO INTERNATIONAL RESIDENTIAL CODE (IRC)  
FOR ONE TO TWO FAMILY DWELLINGS, 2003 EDITION.  
ALL CONSTRUCTION IN 100MPH, 120MPH, AND 130MPH (2 SECOND GUST) WIND ZONES SHALL BE IN  
ACCORDANCE WITH CHAPTER 44 OF THE IRC  
(SEE PAGE 28.2 OF THE NCRC FOR THE LOCATION OF THESE WIND ZONES)

2. DESIGN LOADS (NCRC PAGES 41/42)	LIVE LOAD (PSI)	DEAD LOAD (PSI)	DEFLECTION
DWELLING UNITS (EXCEPT SLEEPING)	40	10	L/360
SLEEPING ROOMS	30	10	L/360
ATTIC (LIMITED STORAGE)	20	10	L/240
ATTIC (FIXED STAIR)	30	10	L/360
ROOF	20	1	L/240
ROOF SNOW LOAD (TABLE R301.2)	20	1	L/240
CATHEDRAL CEILING	20	15	L/240
EXTERIOR DECKS	40	10	L/360

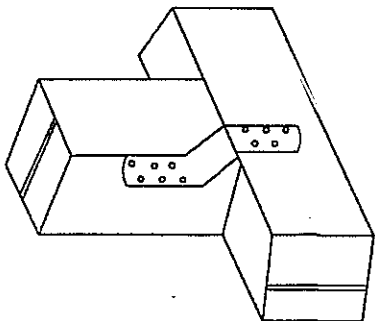
HANDRAILS (200# CONCENTRATED)  
MASONRY-VERTICAL SUPPORTED-L/600  
SEISMIC FORCES-N/A  
3. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000PSI  
AND A MINIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE



NOTE:  
GALV. NAILS  
AND/OR DECK  
SCREW ONLY

DECK DETAIL

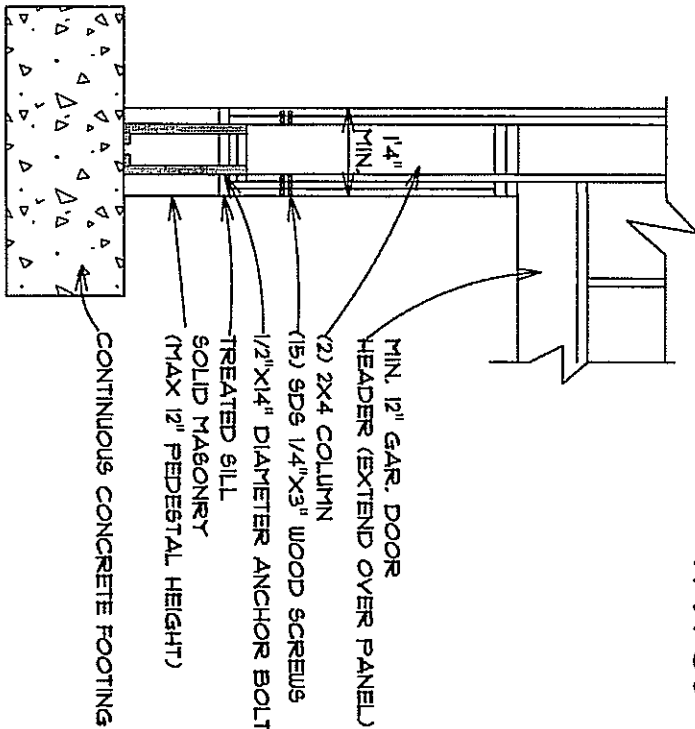
(NTS)



TYPICAL HEADER

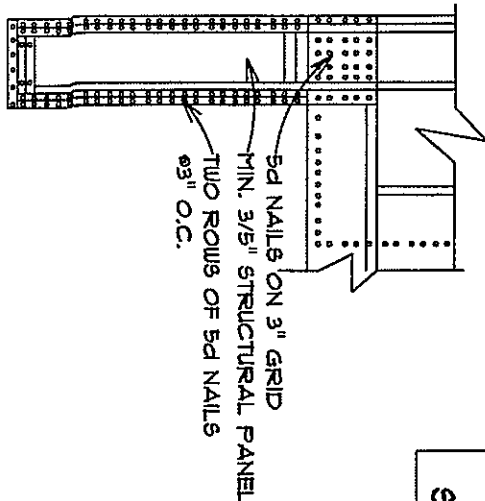
ATTACHMENT AT PORCH

(NTS)



BRACED PANEL-INTERIOR VIEW

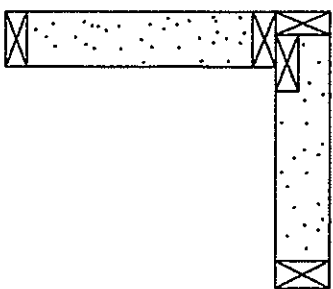
(NTS)



BRACED PANEL-EXTERIOR VIEW

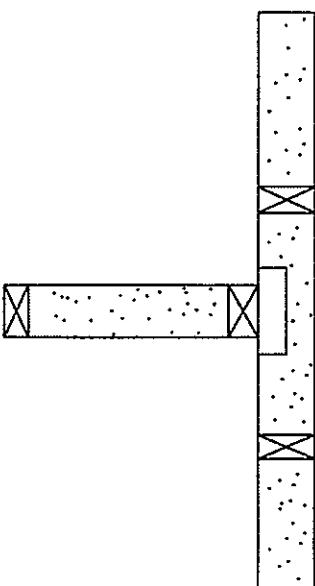
(NTS)

WIND SPEED (2 SECOND GUST)					
SIZE OF FOOTINGS	100 MPH	110 MPH	120 MPH	130 MPH	
1 STORY	8" X 16"	8" X 16"	8" X 24"	8" X 24"	
1 1/2 TO 2 1/2 STORY	8" X 16"	8" X 16"	8" X 24"	8" X 24"	



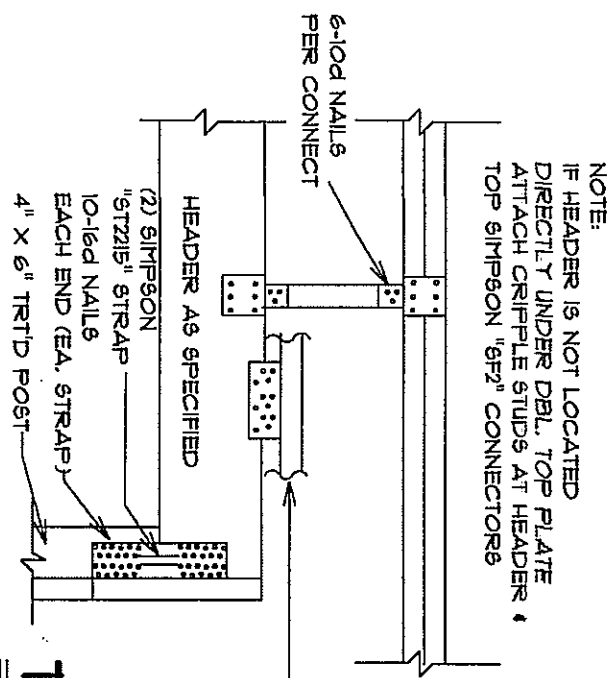
OUTSIDE CORNER DETAIL

(NTS)



T-INTERSECT DETAIL

(NTS)



NOTE:  
IF HEADER IS NOT LOCATED  
DIRECTLY UNDER DBL. TOP PLATE  
ATTACH CRIPPLE STUDS AT HEADER &  
TOP SIMPSON "BFX" CONNECTORS

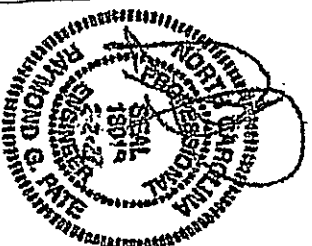
NOTE:  
IF HEADER IS LOCATED  
DIRECTLY UNDER TOP PLATE  
USE SIMPSON "TIT-4" CONNECTORS  
@ 6" O.C. USE 6-5d NAILS  
PER CONNECT.

TYPICAL HEADER

ATTACHMENT AT GARAGE

(NTS)

BASIC WINDS SPEED  
100MPH, 110MPH, 120MPH, 130MPH



Revised 12.19.18  
11/15/2018, 11/15/2018, 11/15/2018  
11/15/2018, 11/15/2018, 11/15/2018

CHARLES SMITH ASSOC.  
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DRAWING NUMBER

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RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS  
AND ARE IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL  
BUILDING CODE COUNCIL 2006 N.C. BUILDING CODE.

DETAIL

CHARLES SMITH ASSOC.  
RESIDENTIAL DESIGNER FAYETTEVILLE, NC

SCALE: AS NOTED  
DATE: OCT. 2025  
DRAWN BY: KHB