

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.

- (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.
- (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 CHOOSE THE PROPER CONFORMING WINDOW, AND HAVE EGRESS WINDOWS PROPERLY DISTRIBUTED AND INSTALLED AS REQUIRED.
- (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.
- (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".
- (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.
- (R317) ALL TREATED LUMBER SHALL BEAR THE AWPA U1.
- (R406.1) BITUMINOUS DAMPPROOFING SHALL BE APPLIED TO EXTERIOR FOUNDATIONS OF ALL HABITABLE AND USABLE (STORAGE, ETC.) SPACES.
- (R408.1.2) INSTALL ONE FOUNDATION VENT WITHIN 3' OF EACH CORNER (NOT EACH SIDE OF EACH CORNER).
- (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.
- (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.
- (R1003) MASONRY FIREPLACE WALLS TO BE MIN. 8" THICK AND MIN. 2" TO FRAMING. POURED HEARTHS 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.
- (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.
- INSTALL APPROVED CARBON MONOXIDE ALARM OUTSIDE EACH BEDROOM AND IN IMMEDIATE VICINITY OF EACH SEPERATE SLEEPING AREA.

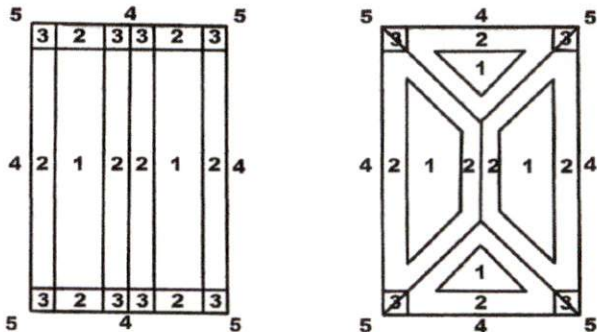
CLIMATE ZONE	PENETRATION U-FACTOR ⁽¹⁾	SKYLIGHT U-FACTOR	GLAZED FENEST. U-FACTOR ⁽²⁾	CEILING R-VALUE ⁽³⁾	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT ⁽⁴⁾ WALL R-VALUE	SLAB R-VALUE & DEPTH	CRACK, SPINCE ⁽⁵⁾ WALL R-VALUE
3	0.35	0.55	0.30	38 or 30d	15 or 13+2.5"	5/13 or 5/10d	18	5/13"	0	5/13
4	0.35	0.55	0.30	38 or 30d	18 or 13+2.5"	5/13 or 5/10d	18	10/15	10	10/15
5	0.35	0.55	NR	38 or 30d	19 or 13+2.5" or 15+3"	13/17 or 13/12.5d	30d	10/15	10	10/19

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 ---	8 (REF. FIG. 310.2(2))	WEATHERING	FROST LINE	TERMINATE	DECAY	20	N/A	
			MODERATE	12"	MOD. TO HEAVY	MOD.			

Wind Load: Basic Wind Speed 115-120-130-140-150 MPH (3-SECOND GUST)
Exposure Category 7 MPH (FASTEST MILE)
B (Suburban)

Wind Zone Exposure Plans:



Notes:
3 = 4' Long (Typ.)

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

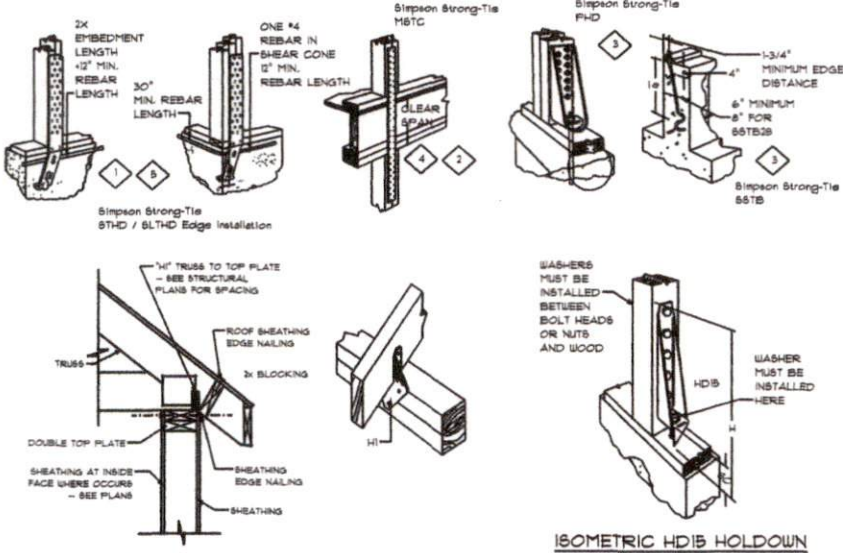
Mean Roof Height	Up to 30'		30'-1' - 35'		35'-1' - 42'		42'-1' - 45'	
Exposure Zone	Design Pressure	Uplift Force	Design Pressure	Uplift Force	Design Pressure	Uplift Force	Design Pressure	Uplift Force
Zone 1:	16.5 psf	-18.0 psf	17.3 psf	-18.9 psf	18.0 psf	-19.5 psf	18.5 psf	-20.2 psf
Zone 2:	16.5 psf	-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.

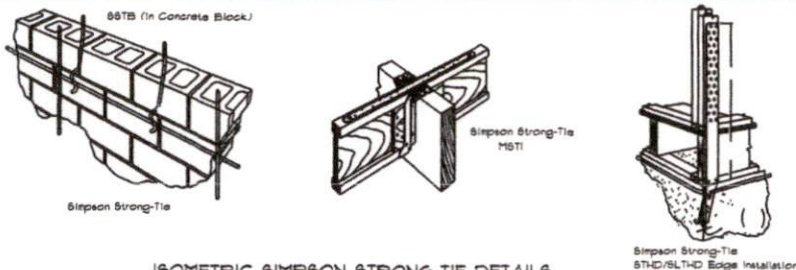
HOLD DOWN KEY

- 1 SIMPSON L8THD OR L8THDRL (FOR RM 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 M8TC40 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 FHD5 WITH 14-8DS 1/4"x3" WOOD SCREWS INTO DBL OR 4x STUD. EDGE NAIL SHEAR TO BOTH STUDS. AT FOUNDATION USE SIMPSON S8TB50 ANCHOR BOLT WITH 16" CONCRETE EMBEDMENT WITH SINGLE POUR FOUNDATION. IF REQUIRED, USE CONNECTOR NUT AND CONTINUOUS ALLTHREAD TO CONNECT ANCHOR BOLT TO HOLD DOWN.
- 4 TO CLEAR SPAN FLOOR USE SIMPSON M8TC75 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 S8THD OR S8THDRL (FOR RM 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.

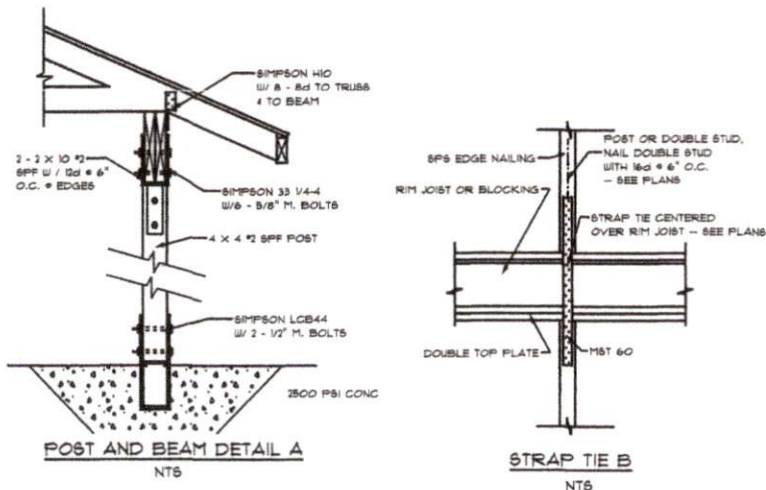


SHEAR TRANSFER AT EAVE
NTS

ISOMETRIC HD15 HOLDOWN
NTS



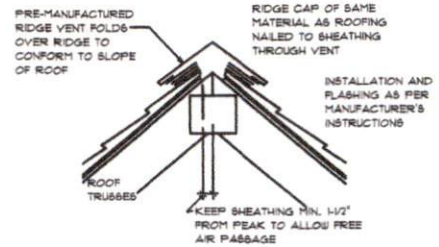
ISOMETRIC SIMPSON STRONG-TIE DETAILS
NTS



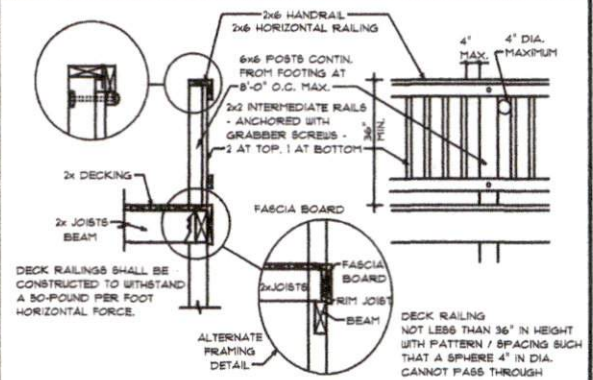
POST AND BEAM DETAIL A
NTS

STRAP TIE B
NTS

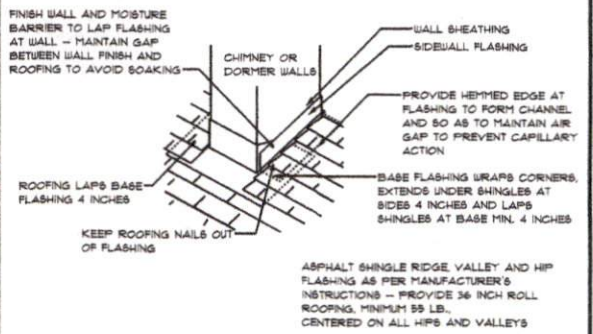
NOTE THAT "DORMER" STYLE THROUGH-ROOF EXHAUST VENTS MAY BE PROVIDED IN ADDITION TO OR IN LIEU OF RIDGE VENTS INDICATED.
MIN. 26 SQ. FT. (3800/150 + 25.33) VENTILATION AREA REQ'D



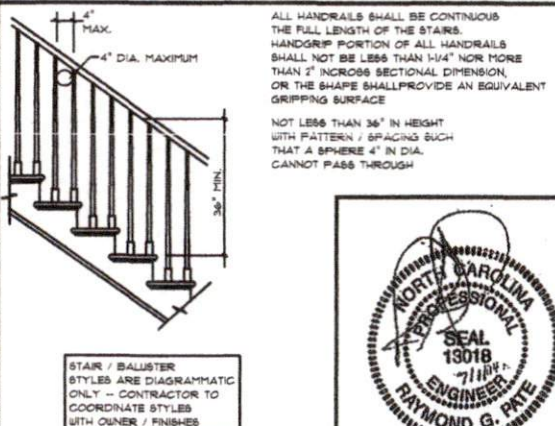
RIDGE VENT
NTS



DECK AND RAILING A
NTS



FLASHING DETAILS / NOTES
NTS



OPEN BALUSTRADE BALCONY / STAIR RAILINGS
NTS



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119 W. Woodhill Dr., Suite #3
Nags Head, NC 27859

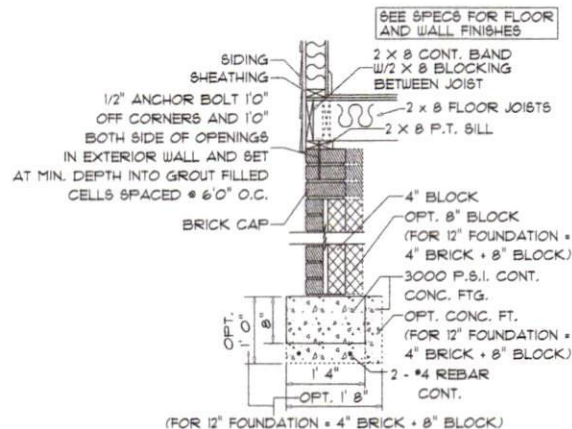
CHARLES SMITH & ASSOCIATES
COPYRIGHT

DRAWING NUMBER
DETAILS

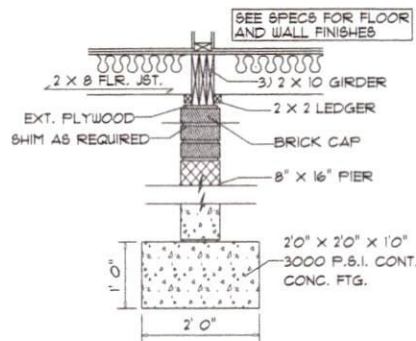
SCALE: AS NOTED
DATE: OCT. 2018
DESIGNED BY
CHARLES SMITH ASSOC.
FAYETTEVILLE, NORTH CAROLINA
WWW.CSAPLANS.COM

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

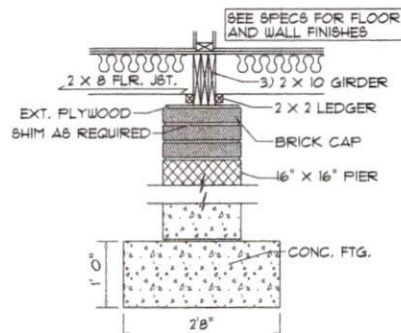
I DO HEREBY CERTIFY THAT THIS DRAWING AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH THE INTERNATIONAL BUILDING CODE COUNCIL/2018 N.C. BUILDING CODE.



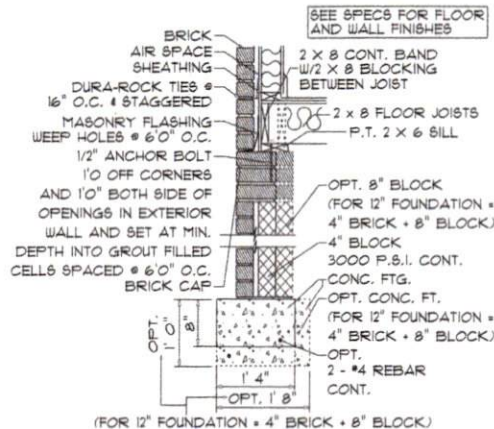
C8 TYP. SIDING EXT. WALL DET.
1



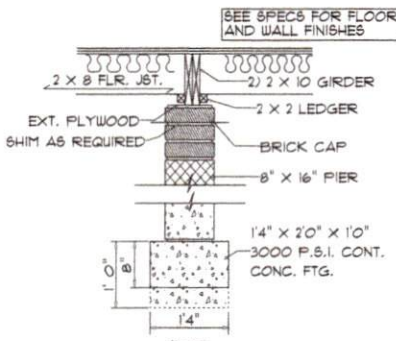
TYP. BEARING GIRDER
NON-POINT LOAD



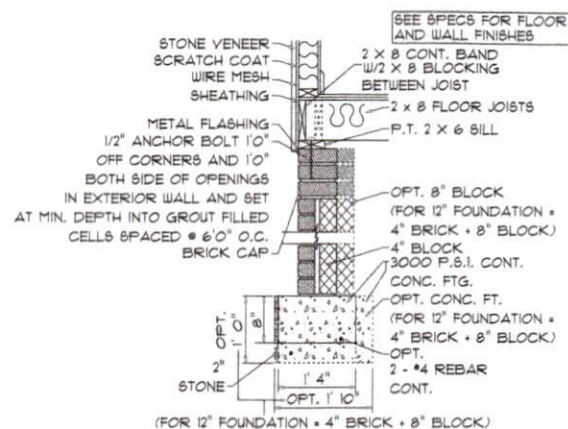
TYP. BEARING GIRDER
POINT LOAD



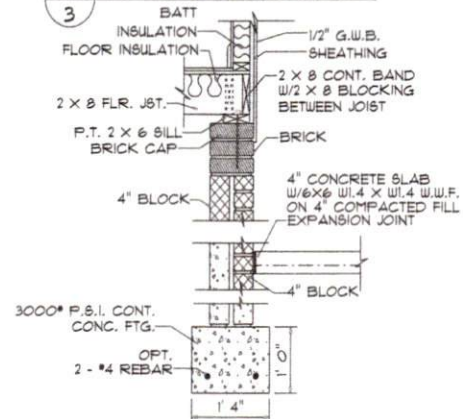
C8 TYP. BRICK EXT. WALL DET.
2



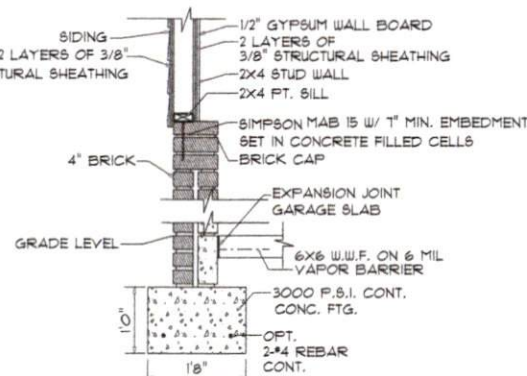
TYP.
NON-BEARING GIRDER



C8 TYP. STONE EXT. WALL DET.
3



SLAB & CRAWL SPACE WALL

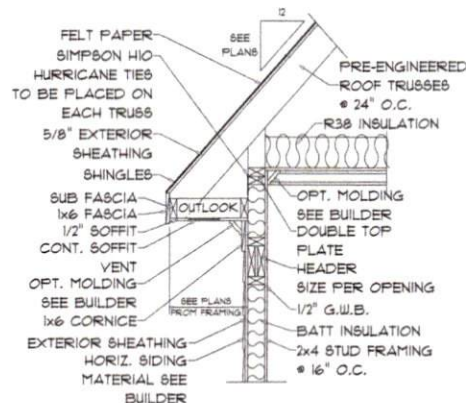


DOUBLE-SIDED BRACED
WALL - BRICK INTERIOR

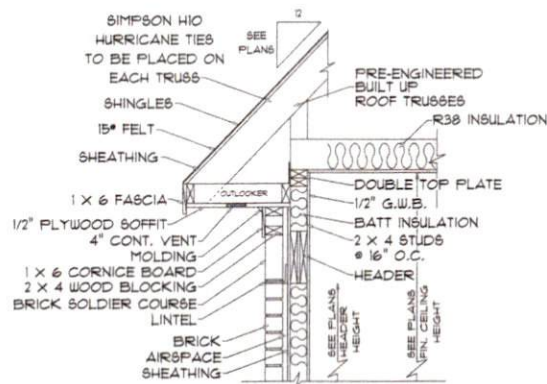
BASIC WINDS SPEED
100, 110, 120, 130, MPH



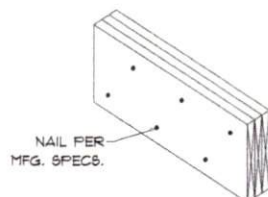
Charles S. Smith, P.E.
11942, State of N.C., Exp. 12/31/2018
Page 1 of 12



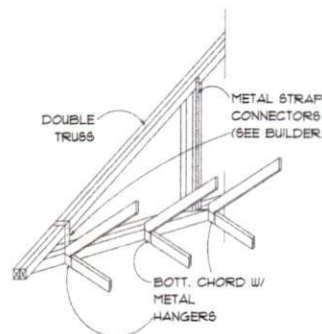
OVERHANG DETAIL



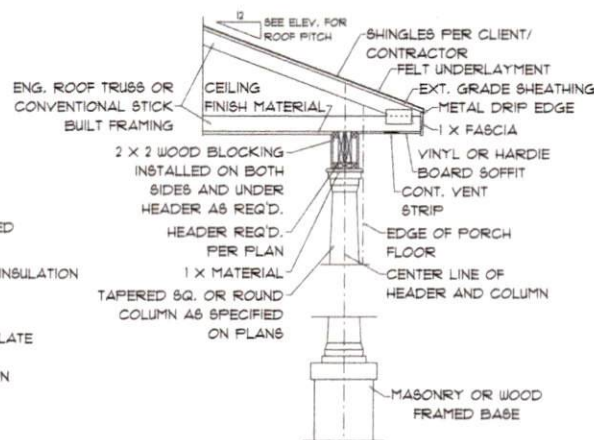
TYP. OVERHANG



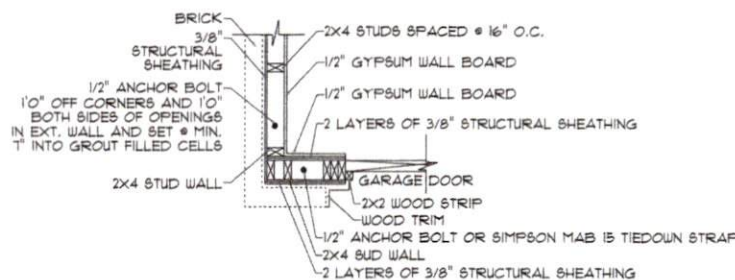
TYP. LVL BEAM



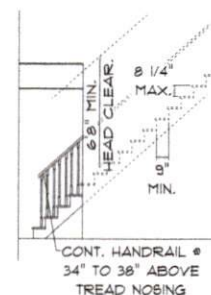
STRAP-TYPE TRUSS HANGER
NO SCALE



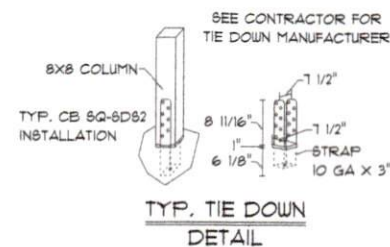
CANTILEVER PORCH ROOF/HEADER
W/TAPERED COLUMN



TOP VIEW OF
DOUBLE-SIDED BRACED WALL



TYPICAL STAIR DETAIL



TYP. TIE DOWN
DETAIL

BRACE WALL PANEL NOTES

EXTERIOR WALLS: ALL EXTERIOR WALLS TO BE SHEATHED WITH C5-W8P OR C5-SFB IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.

GYPSPUM: ALL INTERIOR SIDES OF EXTERIOR WALLS AND BOTH SIDES INTERIOR WALLS TO HAVE 1/2" GYPSPUM INSTALLED. WHEN NOT USING METHOD GB GYPSPUM TO BE FASTENED PER TABLE R702.3.5. 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. METHODS C5-W8P 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 CLOSETS TO THE CORNER.

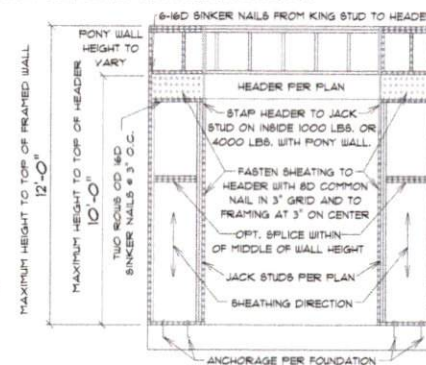
METHODS: PER TABLE R602.10.1

C5-W8P: SHALL BE MINIMUM 3/8" O8B 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).

C5-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" GYPSPUM BOARD ON BOTH SIDES OF THE WALL FASTENED AT 1" ON CENTER AT EDGES 1" ON CENTER AT INTERMEDIATE SUPPORTS WITH MINIMUM 5D COOLER NAILS OR #6 SCREWS.

PF: PORTAL FRAME PER FIGURE R602.10.1.



PORTAL FRAME AT OPENING

(METHOD PF PER FIGURE AND SECTION R602.10.1)

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



Revised & Print P.E.
11942, 12/31/2024, 8:00 AM
Page 11 of 12, 2/12/2024

CHARLES SMITH ASSOCIATES
RESIDENTIAL DESIGNER, FAYETTEVILLE, NC.

DRAWING NUMBER
DETAILS

STRUCTURAL NOTES:

1. ALL CONSTRUCTION NOTES ADHERE TO INTERNATIONAL RESIDENTIAL CODE (IRC) FOR ONE TO TWO FAMILY DWELLINGS, 2003 EDITION.
ALL CONSTRUCTION IN 110MPH, 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 (PSF) DEAD LOAD (PSF) 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	7	L/240
ROOF SNOW LOAD (TABLE R301.2)	20	7	L/240
CATHEDRAL CEILING	20	15	L/240
EXTERIOR DECKS	40	10	L/360

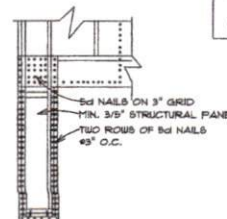
HANDRAILS (200# CONCENTRATED)

MASONRY-VERTICAL SUPPORTED-L/600

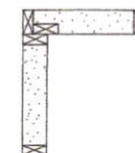
SEISMIC FORCES-N/A

3. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000PSI AND A MINIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE

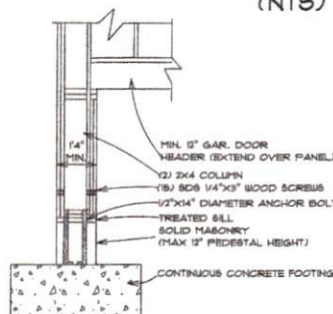
WIND SPEED (2 SECOND GUST)				
SIZE OF FOOTINGS	100 MPH	110 MPH	120 MPH	130 MPH
1 STORY	8" X 16"	8" X 16"	8" X 24"	8" X 24"
1 1/2 TO 2 1/2 STORY	8" X 16"	8" X 16"	8" X 24"	8" X 24"



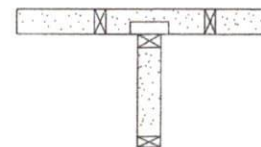
BRACED PANEL-EXTERIOR VIEW
(NTS)



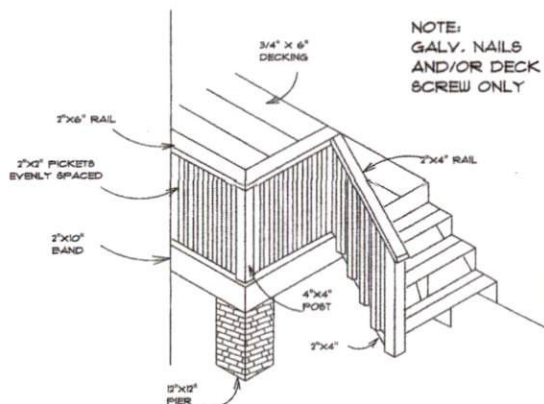
OUTSIDE CORNER DETAIL
(NTS)



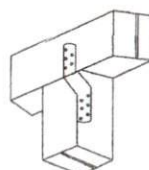
BRACED PANEL-INTERIOR VIEW
(NTS)



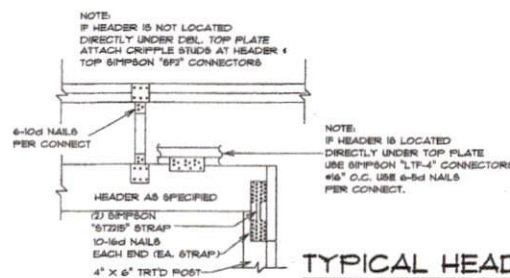
T-INTERSECT DETAIL
(NTS)



DECK DETAIL
(NTS)



TYPICAL HEADER
ATTACHMENT AT PORCH
(NTS)



TYPICAL HEADER
ATTACHMENT AT GARAGE
(NTS)

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



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15945 Mechanical License
Charlotte, NC 28203

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DRAWING NUMBER

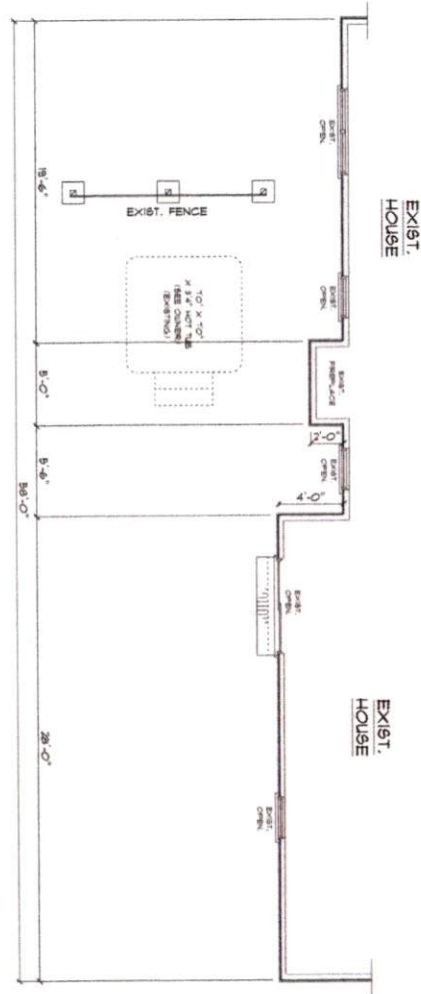
FOR CLARITY, VERIFY THAT THE DRAWING AND
RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS
AND ARE IN SUBSTANTIAL CONFORMANCE WITH THE INTERNATIONAL
RESIDENTIAL CODE COMMISSION'S MODEL CODE.

DETAIL

CHARLES SMITH ASSOC.
RESIDENTIAL DESIGNER FAYETTEVILLE, NC

SCALE: AS NOTED REVISIONS
DATE: OCT. 2008 LPT NO.
DRAWN BY: KMB

EXISTING PLAN
SCALE: 1/4" = 10'



392 S/F - NEW SCREEN PORCH ADDED AREA
228 S/F - NEW OPEN DECK AREA

TO: 20 HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMANCE WITH ALL MINIMUM PROPERTY REQUIREMENTS INCLUDING THE ENERGY CONSERVATION STANDARDS OF THE 1992 COUNCIL OF AMERICAN BUILDING OFFICIALS (CARBO) MODEL ENERGY

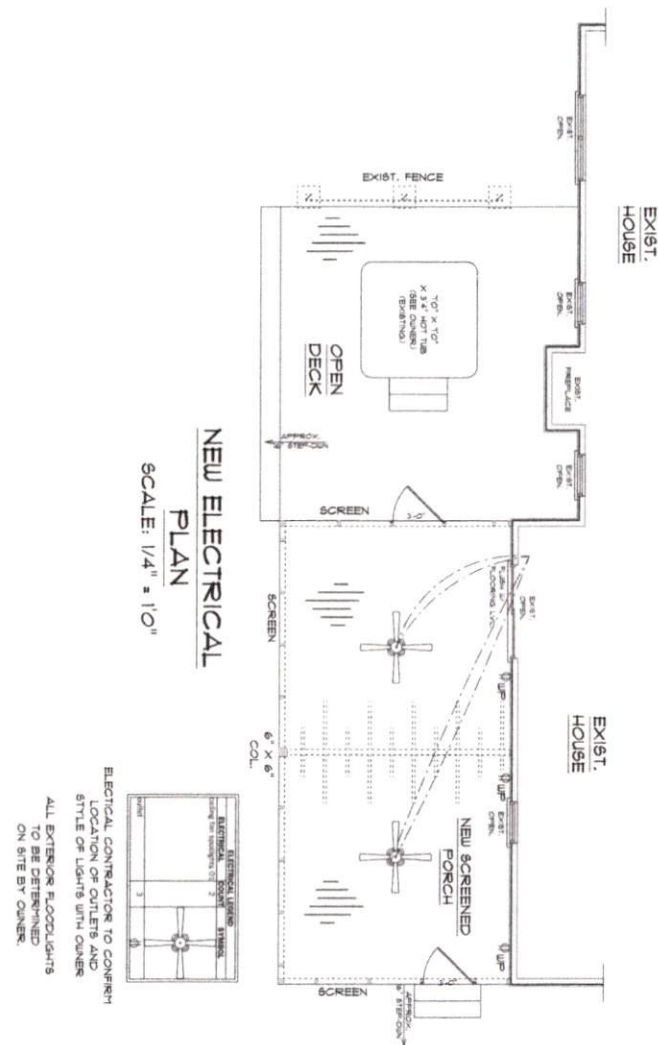
CHARLES SMITH ASSOCIATES
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SCALE: AS NOTED
DATE: OCT. 2025
DRAWN BY: ECL

CHARLES SMITH ASSOC.
RESIDENTIAL DESIGNER
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PHONE: (910) - 484 - 5224
WWW.CSAPLANS.COM

RESIDENTIAL ADD. FOR
NOEL SMITH
PHONE: (203) 942 - 6951

NS-392



NEW ELECTRICAL PLAN SCALE: 1/4" = 10'

ELECTRICAL CONTRACTOR TO COMMENT
ON LOCATION OF OUTLETS AND
STYLE OF LIGHTS WITH OWNER.
ALL EXTERIOR FLOODLIGHTS
TO BE DETERMINED
ON SITE BY OWNER.

392 S/F - NEW SCREEN PORCH ADDED AREA
228 S/F - NEW OPEN DECK AREA

I, NOEL SMITH, CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH VA MINIMUM PROPERTY REQUIREMENTS INCLUDING THE ENERGY CONSERVATION STANDARDS OF THE 1992 EDITION OF AMERICAN BUILDING OFFICIALS (CABO) MODEL ENERGY

CHARLES SMITH ASSOCIATES
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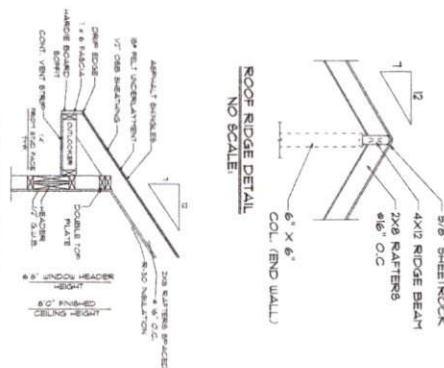
SCALE: AS NOTED
DATE: OCT. 2009
DRAWN BY: ECL

CHARLES SMITH ASSOC.
RESIDENTIAL DESIGNER
FAYETTEVILLE, NC
PHONE: (910) - 484 - 5924
WWW.CSAPLANS.COM

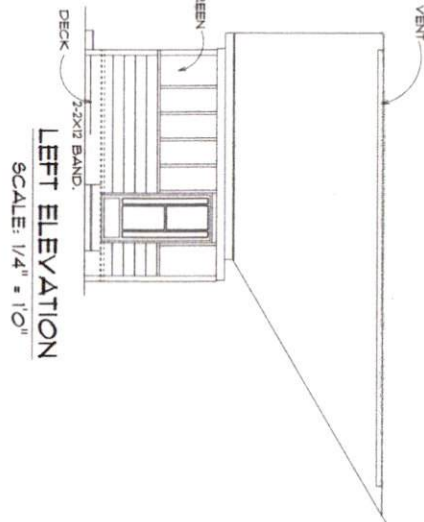
RESIDENTIAL ADD. FOR
NOEL SMITH
PHONE: (203) 942 - 6951

NS-392

7. DO HEREBY CERTIFY THAT THE DRAWING OR PLAN AND RELATED SPECIFICATION FULLY MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH VA MINIMUM PROPERTY REQUIREMENTS INCLUDING THE ENERGY CONSERVATION STANDARDS OF THE 1992 COUNCIL OF AMERICAN BUILDING OFFICIALS (CABO) MODEL ENERGY



TYP. OVERHANG DETAIL
NO SCALE

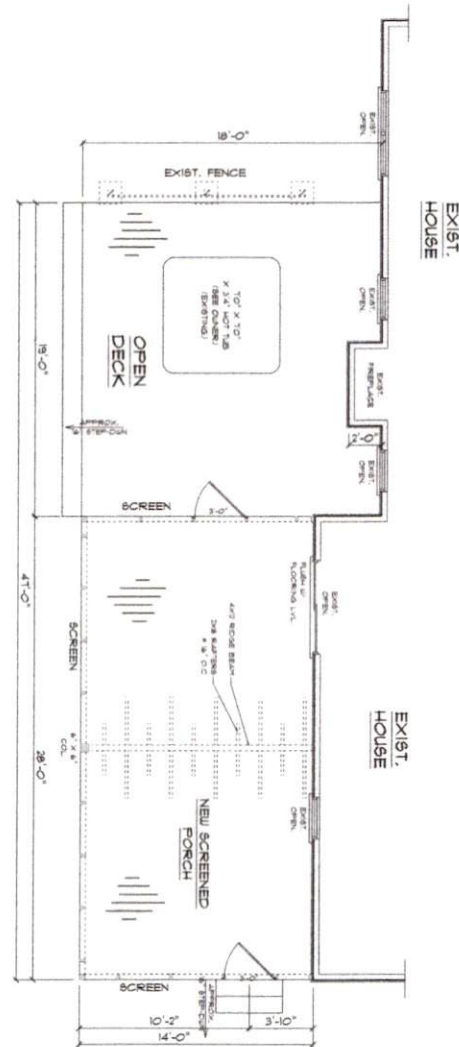


LEFT ELEVATION
SCALE: 1/4" = 1'0"

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NS-392

NEW CONSTRUCTION
PLAN
SCALE: 1/4" = 1'0"



392 S/F - NEW SCREEN PORCH ADDED AREA
228 S/F - NEW OPEN DECK AREA

I, NOEL SMITH, CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH VA MINIMUM PROPERTY REQUIREMENTS INCLUDING THE ENERGY CONSERVATION STAND-UP OF THE 1992 CODES OF AMERICAN BUILDING OFFICIALS (CABO) MODEL ENERGY

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

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