



AD 65618 CRAWLSPACE

ABBREVIATIONS:

ABV.	ADJ.	ADJUSTABLE	MIN.	MINIMUM
B.C.	B.D.	BOTTOM CHORD	N.T.S.	NOT TO SCALE
BLDG.	BLDG.	BOARD	O.C.	ON CENTER
BM.	BRK.	BEAM	O.S.	OPENING
BRK.	BRK.	BEARING	PIC.T.	PICTURE
BSMT.	BSMT.	BASEMENT	RAD.	RADIUS
BTM.	BTM.	BOTTOM	REF.	REFRIGERATOR
CANT.	CANT.	CANTILEVER	REQ'D/REQ'D.	REQUIRED
CH.	CH.	CHORD	R.M.	ROOM
CLG.	CLG.	CEILING	R.O.	ROUGH OPENING
C.M.U.	C.M.U.	CONCRETE MASONRY UNIT	SHTG.	SHEATHING
COMP.	COMP.	COMPACTED	SQ. FT.	SQUARE FOOT
CONC.	CONC.	CONCRETE	STL.	STEEL
CONFIG.	CONFIG.	CONFIGURATION	STRUC.T.	STRUCTURAL
CONTR.	CONTR.	CONTRACTOR	T&G	TONGUE AND GROOVE
CSMT.	CSMT.	CASHEMENT	TEMP.	TEMPERED
D.	D.	DRYER	TRANS.	TRANSOM
DBL.	DBL.	DOUBLE	TRAP.	TRAPEZOID
D.H.	D.H.	DIAMETER	TYP.	TYPICAL
DIA.	DIA.	DIAMETER	UNEX.	UNEXCAVATED
DISP.	DISP.	DISPOSAL	W.	WATER HEATER
DN.	DN.	DOWN	WD.	WOOD
DTL.	DTL.	DETAIL	W.H.	WATER HEATER
DW.	DW.	DISHWASHER	W.W.M.	WELDED WIRE MESH
EACH	EACH	EACH		
ELEV.	ELEV.	ELEVATION		
ENG.	ENG.	ENGINEERING		
EXT.	EXT.	EXTERIOR		
FIN.	FIN.	FINISHED		
FRT.	FRT.	FLOOR		
FLR.	FLR.	FLOOR		
F.P.	F.P.	FIREPLACE		
FTG.	FTG.	FOOTING		
FURN.	FURN.	FURNACE		
GRAN.	GRAN.	GRANULAR		
GYSUM	GYSUM	GYPSON		
HDR.	HDR.	HEADER		
HGT.	HGT.	HEIGHT		
INSUL.	INSUL.	INSULATION		
INT.	INT.	INTERIOR		
KIT.	KIT.	KITCHEN		
LN.	LN.	LINEN		
LIV.	LIV.	LIVING		
M.L.	M.L.	MICROLAM		
MAX.	MAX.	MAXIMUM		
MED. CAB.	MED. CAB.	MEDICINE CABINET		
MFR./MFC.	MFR./MFC.	MANUFACTURED		

FRAMING LIST

EXTERIOR HEADERS:	UNDER 6'-0" 2-x10 WITH FLAT 2x4 ON BOTTOM OVER 6'-0" 2-x12 OR 2-x10 WITH SOLID PLYWOOD UNLESS OTHERWISE SPECIFIED ON PLANS. UNLESS STRUCTURAL POINT LOADS ON HEADER, THEN VERIFY WITH LOCAL ENGINEER.
INTERIOR HEADERS:	NON BEARING 2x4
CAP STOOD:	3/4" PLYWOOD 2x6 FRAMING TAP CON OR RAMSET AND BRACED TO FOUNDATION TIES; PLYWOOD TO HANG ON FOUNDATION HALF WAY
NO BRIDGING:	SOLID BLOCKING WHERE REQUIRED BY GOVERNING CODES.
MAIN STAIRS:	1/2" RISERS, 3/4" TREADS WITH 1" OVERHANG ON FRONT, GLUED AND NAILED; TREADS HANG OVER ENDS 1 1/2" OR 2 1/4" WITH SKIRT BOARD.
UPPER FLOOR: BALCONIES:	PLYWOOD FLUSH FOR 1x6 BALUSTER PLATE UNLESS SPECIFIED ON PLANS.
TUB/SHOWERS:	5", 4" AND 3" EXACT OPENINGS.
EXTERIOR DOORS:	ON 3/4" PLYWOOD, PATIO DOOR ON DECK.
TRUSSES:	24" o.c. WITH BRACING AS SPECIFIED BY TRUSS MANUFACTURER, TO BE DESIGNED BY ENGINEER LICENSED IN GOVERNING STATE.
RAFTERS:	24" o.c. WITH BRACING AS SHOWN ON PLANS IF APPLICABLE. VAULT 2x10 16" o.c. / 2x6 SUB FASCIA, LOOKOUTS AS NEEDED.
EXTERIOR WALLS:	PLYWOOD SHEATHING OR OSB TO BE USED THROUGHOUT. SHEATHING IS ALSO REQUIRED ON THE OUTSIDE FACE OF ALL WALLS THAT ADJOIN ENCLOSED UNHEATED SPACES SUCH AS PORCH ROOFS OR ATTIC SPACES.
VINYL SIDING:	CAULK BEHIND WINDOWS AND DOORS. HOUSE WRAP OVER ALL EXTERIOR WALLS AND GABLES; WATER TIGHT AND LAP LIKE FLASHING.
FLASHING:	2x4 UNDER RIDGE ON ALL GABLES. RUBBER FLASHING 18" WIDE UNDER ALUMINUM FLASHING. CONTINUOUS FLASHING ALONG SHED ROOFS AND STOODS.

FRAMER SHALL PROVIDE CLEAR CHASES FOR PLUMBING AND MECHANICAL SYSTEMS.

THE FRAMER SHALL ALLOW LAYOUT OR PLACEMENT OF FRAMING MEMBERS TO PROVIDE REQUIRED CLEARANCES FOR ALL MECHANICAL AND PLUMBING SYSTEMS WHILE MAINTAINING STRUCTURAL INTEGRITY. ANY WALL FRAMING MEMBERS THAT INTERFERE WITH THE ROUTING OF MECHANICAL OR PLUMBING SYSTEMS WILL BE RELOCATED BY THE FRAMER OR BY OTHERS AT THE FRAMER'S EXPENSE.

NOTES:

CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND EXISTING DIMENSIONS FOR ACCURACY. CONTRACTOR IS REQUIRED TO OBTAIN CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH ANY WORK IN QUESTION.

THESE PLANS WERE DESIGNED AND DRAFTED BY AHMANN DESIGN, INC. TO MEET AVERAGE CONDITIONS AND CODES IN THE CITY OF CEDAR RAPIDS, IOWA AS OF COPYRIGHT DATE. BECAUSE CODES AND REQUIREMENTS CAN CHANGE AND MAY VARY FROM JURISDICTION TO JURISDICTION AHMANN DESIGN DOES NOT WARRANT COMPLIANCE WITH ANY SPECIFIC CODE OR REGULATION. CONSULT YOUR LOCAL BUILDING PROFESSIONAL TO DETERMINE THE SUITABILITY OF THESE PLANS FOR YOUR SPECIFIC SITE AND APPLICATION.

IT IS THE SOLE RESPONSIBILITY OF THE PURCHASER AND/OR BUILDER OF THIS PLAN TO SEE THAT THE STRUCTURE IS BUILT IN STRICT COMPLIANCE WITH ALL GOVERNING MUNICIPAL CODES (CITY, COUNTY, STATE, AND FEDERAL) AND SHALL HAVE NO LIABILITY FOR FAILURE OF COMPLIANCE. DRAWINGS ARE PROVIDED "AS IS, WITH ALL FAULTS." AHMANN DESIGN, INC. HERE BY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING THE IMPLIED WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE.

THE PURCHASER AND/OR BUILDERS OF THIS PLAN RELEASE AND WAIVE AHMANN DESIGN, INC. ITS OFFICERS, OWNERS, AND EMPLOYEES FROM ANY AND ALL CLAIMS OR LAWS SUITS AGAINST THAT MAY ARISE DURING THE CONSTRUCTION OF THIS STRUCTURE OR ANYTIME THEREAFTER.

ALL DESIGNS CREATED REMAIN THE LEGAL PROPERTY OF AHMANN HOME PLANS, INC.

1. *STRUCTURAL AND FRAMING MEMBERS INDICATED ARE BASED ON SPECIES OF LUMBER THAT SATISFY THE SPAN. *TRUSSES DESIGNED BY LOCAL MANUFACTURERS *CONTRACTOR TO CONFIRM THE SIZE, SPACING, AND SPECIES OF ALL FRAMING AND STRUCTURAL MEMBERS AND IS TO VERIFY ALL MEASUREMENTS ON JOB SITE *ANY STRUCTURAL OR FRAMING MEMBERS NOT INDICATED ON THE PLANS ARE TO BE SIZED BY CONTRACTOR. *PROVIDE NECESSARY BRIDGING AS REQUIRED BETWEEN FLOOR JOISTS.

2. *LIVE LOADS, DEAD LOADS, WIND LOADS, LATERAL LOADS AND EARTHQUAKE LOADS TO BE DETERMINED BEFORE CONSTRUCTION BY CONTRACTOR AND ADJUSTMENTS TO PLANS MADE ACCORDINGLY. SEE LOCAL BUILDING OFFICIAL FOR LOAD DATA CONCERNING YOUR PARTICULAR REGION.

3. *ALL EXTERIOR WALLS, INCLUDING GARAGES, ARE TO HAVE 1/2" RIGID SHTG. *ALL EXTERIOR WALLS ARE DIMENSIONED TO OUTSIDE OF STUD. *ALL INTERIOR DIMENSIONS ARE FROM CENTER STUD TO CENTER STUD. *DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS. *VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION *ADD 2X6 PLUMBING WALLS AS REQUIRED BY LOCAL CODE.

4. *1/2" WATER RESISTANT DRYWALL AT SHOWER, TUBS, AND WHIRLPOOLS. *1/2" DRYWALL ON INTERIOR WALLS. *5/8" DRYWALL ON CEILINGS. *5/8" TYPE "X" FIRE CODE DRYWALL ON GARAGE WALLS AND CEILING.

5. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.

6. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR EXAMPLE PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS AND SHALL VERIFY MATERIALS USED TO SATISFY GOVERNING CODES.

7. *WINDOWS, IF NOT NOTED, ARE ASSUMED TO BE CASEMENTS. *TEMPERED GLASS LOW 'E' AS REQUIRED BY LOCAL CODE.

8. *VERIFY DEPTH OF FROST FOOTINGS WITH LOCAL GOVERNING CODES. *VERIFY SIZES OF FOOTING/FOUNDATION WITH LOCAL CODES, REGION, AND BEARING CAPACITY OF SOIL.

GENERAL STRUCTURAL NOTES

MINIMUM DESIGN LOADS:

1. DESIGN LIVE LOADS:
 ROOF:
 SNOW.....30 PSF
 (PLUS UNBALANCED AND SNOW DRIFT LOADING ACCORDANCE WITH ASCE 7-02 BASED ON 30 PSF GROUND SNOW LOAD, IMPORTANCE FACTOR 1.0)
 FLOOR:
 OPEN AREAS, OFFICES, STAIRS.....100 PSF
 APARTMENT.....40 PSF

2. DESIGN DEAD LOADS:
 ROOF:
 TOP CHORD DEAD LOAD.....10 PSF
 BOTTOM CHORD DEAD LOAD.....10 PSF
 FLOOR:
 FLOOR, DECK, JOISTS, CEILING, MISC.....12 PSF (PLUS PARTITIONS)

3. WIND LOADING:
 PER LOCAL CODES.

4. INCREASE DESIGN LOADS IF REQUIRED BY GOVERNING CODE.

GENERAL NOTES:

ALSO SEE ADDITIONAL BUILDING NOTES THIS SHEET IF APPLICABLE.

I. SITEWORK
 A. Builder shall be responsible for all grading of site and lots-comply with governing codes
 B. Perform excavation according to good common construction practices to the lines, grades and elevations indicated on Drawings. If shown, if lines, grades and/or elevations are not indicated verify location or requirements with owner or owner's agent.
 C. Provide foundation drainage as specified by governing codes.
 D. Provide soil poisoning to control termites if required by governing codes.

II. CONCRETE
 A. All concrete material, construction components and assemblies shall be designed and specified by others.

III. MASONRY-All masonry materials to be installed by experienced mason
 A. Brick/Stone Veneer per Brick Institute of America standards.
 1. Provide modular size brick veneer units complying with governing codes.
 Brick type shall be specified by Builder and approved by owner.
 2. Provide mortar in accordance with governing codes.

IV. METALS
 A. All structural steel shall comply with governing codes. All structural steel work to be specified and designed by an engineer licensed in governing state.

V. WOOD AND PLASTICS
 A. Lumber and manufactured/engineered wood products shall, in addition to complying with governing codes, comply with:
 1. "Product Use Manual" of the Western Wood Products Association for selection and use of products included in that manual.
 2. "Wood Specification and Grade Guide" of the American Plywood Association.
 3. American Wood Preservers Association standards and recommendations for fire-retardant and preservative pressure treated lumber and plywood.
 a. All wood indicated as "pressure treated" or "treated" shall be preservative pressure treated.
 b. All wood indicated as "fire-retardant" shall be fire-retardant pressure treated.
 B. Framing lumber: provide lumber and materials meeting or exceeding the following standards of quality:
 1. All engineered wood products shall be stored, handled and installed in strict accordance with manufacturer's specifications and recommendations for fire-retardant and preservative pressure treated lumber and plywood.
 2. All nailing of lumber to conform to IRC Table R602.3 (1) fastening schedule. Except as otherwise noted
 3. Nail butt and connectors in contact with pressure treated lumber shall be galvanized to ASTM A153 specifications or stainless steel.
 4. All headers and beams shall be free from splits, checks and shakes.
 5. Ceiling joists are designed for no attic storage unless noted otherwise.
 6. Species:
 Load bearing framing members, except plates: Doug Fir Larch #2 under WCLB or WPPA grading requirements
 Sole, top and double plates and studs: Southern Pine Fir #2 under NLAG grading requirement
 Exterior deck framing: Southern Yellow pine #2 or better CCA 40 Pressure treated
 Exterior decking and railings: Ponderosa Pine #2 or better CCA 40 Pressure treated
 7. Rough Hardware:
 a. Steel Items:
 b. Comply with governing codes.
 c. Use galvanized at exterior locations.
 C. Wood roof trusses are to be metal plate connected wood chord, wood web trusses. Truss layout is schematic only. Truss manufacturer shall be responsible for the design (including spacing) of all trusses. Trusses to be designed and certified by an engineer licensed in the governing state. Design wood trusses to resist a minimum net uplift pressure of 12 psf.
 D. Main Stair construction shall consist of 3-2x12 stringers, 3/4" thick tread and 1/2" thick risers. Stair Geometry to meet local code requirements.
 E. All main wall plates bearing on concrete or masonry shall be of decay-resistant material as required by governing codes.
 F. Interior trim shall be selected by Builder and approved by owner.
 G. All exterior framing and decking shall be constructed of decay-resistant lumber CCA 40 or eq. H. Sheer wall as required. Provided by others.

VI. THERMAL & MOISTURE PROTECTION
 A. Thermal building insulation at assemblies adjacent to exterior or unheated spaces meeting the requirements of governing codes and, unless otherwise noted, meeting the following minimum requirements:
 1. Foundation walls:
 a. Basement: glass fiber, vinyl faced blankets, R-15/19
 b. Crawl Space: glass fiber, unfaced blankets, R-15/19
 2. Exterior frame walls:
 a. 2x4: glass fiber, batts, R-13+5 Board
 b. 2x6: glass fiber, batts, R-20
 3. Ceilings:
 a. Attic areas: glass fiber, blown, R-49
 b. Vaulted rafters: glass fiber, batts, R-49
 4. Framed floors over unheated areas: glass fiber batts, R-30.
 B. Roofing shall be specified by Builder and as shown on Drawings and approved by owner.
 C. Siding shall be as specified by Builder and as shown on Drawings and approved by owner.
 D. Flashing and sheet metal as required to prevent penetration of water through the exterior shell of the building. In addition to complying with governing codes, comply with pertinent recommendations contained in current edition of "Architectural Sheet Metal Manual" published by SMACNA. All iron sheet metal flashing shall be hot-dip galvanized complying with ASTM A95.
 E. Gutters and downspouts as specified by Builder. Downspout and splash locations shall be determined by Contractor and approved by Builder and owner so as to provide positive roof and site drainage
 F. Attic and roof ventilation as required by governing codes and as shown on Drawings if indicated. Provide required soffit and roof vents as specified/approved by Builder. Use baffles to ensure free ventilation.
 G. Foundation moisture protection
 1. Waterproof foundation wall as specified by Builder.
 2. Sump pit and pump as specified by Builder and as shown on Drawings.
 3. Perforated foundation drain tile as specified by Builder and approved by owner.

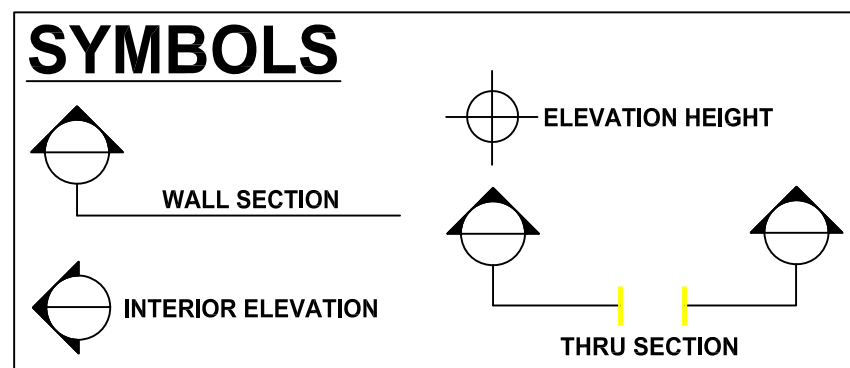
VII. DOORS & WINDOWS.
 A. Doors:
 1. Doors as follows and as specified by Builder:
 a. Entry doors and sidelights: as specified by Builder and approved by owner.
 b. House/Garage doors: insulated steel door. See plans for size and style.
 c. Overhead Garage doors: insulated. See plans for size and style.
 d. Patio doors (Hinged): full glass as specified by Builder and approved by owner.
 e. Sliding glass doors: as specified by Builder and approved by owner.
 f. Interior doors: as specified. See plans. Final selections by owner.
 B. Windows:
 1. Windows as follows and as specified. See plans.
 a. Living levels (including walkout basement): polyvinyl or metal clad.
 b. Basement: See plans.
 2. Units of the size, style and quantity shown on Drawings.
 3. Glazing shall be low 'E' double-pane insulating glass in living areas.
 4. Tempered glass in all windows as required by governing codes.
 5. Install emergency egress units as required by governing codes.
 6. According to IRC window fall protection requirements, some windows may need to be adjusted or be required to be provided with a window fall prevention device. Verify with local building department.
 C. Finish hardware shall be specified by owner. Install all hardware required by governing codes.

VIII. FINISHES
 A. Gypsum Panels:
 1. Gypsum panels, unless otherwise noted shall be provided as follows:
 a. Exterior walls: 1-layer 1/2" regular panels to interior face.
 b. Interior partitions: 1-layer 1/2" regular panels each side.
 c. Ceiling: 1-layer 5/8" regular panels.
 d. Garage: provide "S5" type "X" (fire code) panels as required by code.
 e. Showers: Concrete tile backer board behind tile showers.
 2. Provide metal corner bead and trim at all locations shown on Drawings and as recommended by gypsum wallboard manufacturer and as dictated by common practice.
 3. Tape, float and sand joints and fasteners of gypsum wallboard with 3-coats of joint compound as required.
 B. Finishes shown on Drawings shall be specified by owner.

IX. SPECIALTIES
 A. Fireplaces shall be as follows:
 1. Pre-manufactured gas (non-wood burning unless noted otherwise on plans) units of the style and size shown on the drawings
 2. Manufacturer and model shall be specified by builder, final approval by owner.
 3. Contractor(s) shall be responsible for proper installation of fireplace unit, venting, hearth, mantle and related components as recommended by manufacturer and as required by governing codes.
 B. Shower, tub and tub/shower enclosures shall be constructed of approved safety glazing as specified by Builder with final approval by owner.
 C. Guardrails shall be provided as shown on Drawings and at unenclosed floor openings, open sides of stairways, landings and ramps, balconies, porches or decks which are more than 30 inches above grade or floor below. The top of guardrails shall not be less than 36 inches in height. Open guardrails shall have intermediate rails or an ornamental pattern such that a sphere 4 inches in diameter cannot pass through.
 X. MECHANICAL (see additional notes if applicable)
 A. General:
 1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
 2. Equipment and fixtures shall be specified by Builder.
 3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
 B. Plumbing:
 1. Plumbing rough-in shall be provided to washer box for clothes washer.
 2. Gas lines and valves to dryer, range and fireplace as specified by Builder.
 C. Heating, Ventilating & Air Conditioning:
 1. Furnace: gas, forced air as specified by Builder.
 2. All HVAC equipment shall be individually switched.
 3. Dryer vent shall exhaust to exterior.
 4. Mechanical exhaust ventilation where indicated in bathrooms, water closet compartments and laundry rooms shall exhaust to exterior and provide a minimum of 5 air changes per hour.
 XI. ELECTRICAL (see additional notes if applicable)
 A. General:
 1. Information and layouts shown on Drawings are only schematic in design, and shall be reviewed by contractors, suppliers and building officials for compliance with governing codes and good common construction practices.
 2. Equipment and fixtures shall be specified by Builder.
 3. Design and installation of equipment shall be the responsibility of the appropriate licensed contractors.
 B. Install ground-fault circuit-interrupters (GFI or GFCI) as required by governing codes
 All outdoor, bath and garage wall receptacles shall be provided with ground-fault circuit protection.
 C. Install locally certified smoke detectors meeting the requirements of all governing codes. Smoke detectors shall be 110 volt powered, equipped with a battery backup and sound an alarm audible in all sleeping areas.

SHEET INDEX

1	GENERAL NOTES
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4	FOUNDATION PLAN
5	WALL/STAIR/DETAILS
6	KITCHEN/CROSS SECTION
7	ELECTRICALS/ROOF PLAN



NOTICE TO CONTRACTOR
 All construction must comply with current NC Building Codes and is subject to field inspection and enforcement.

APPROVED
 Limited liability only review
 Permit holder responsible for
 All compliance with the code

08/18/2020

B. Harnett
 HARNETT COUNTY
 NORTH CAROLINA

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. @ (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.



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TRADITIONS & TRENDS

AD 65618 CRAWLSPACE

DRAWN BY: CA
 CHECKED BY: JP
 FINAL RELEASE: 7/29/19

REVISIONS:
 CA 2/11/20

JOB NO. AD 65618CS

1 OF SEVEN



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TRADITIONS&TRENDS
AD 65618 CRAWLSPACE

DRAWN BY: CA
CHECKED BY: JP
FINAL RELEASE: 7/29/19

REVISIONS:
CA 2/11/20

JOB NO. AD 65618CS

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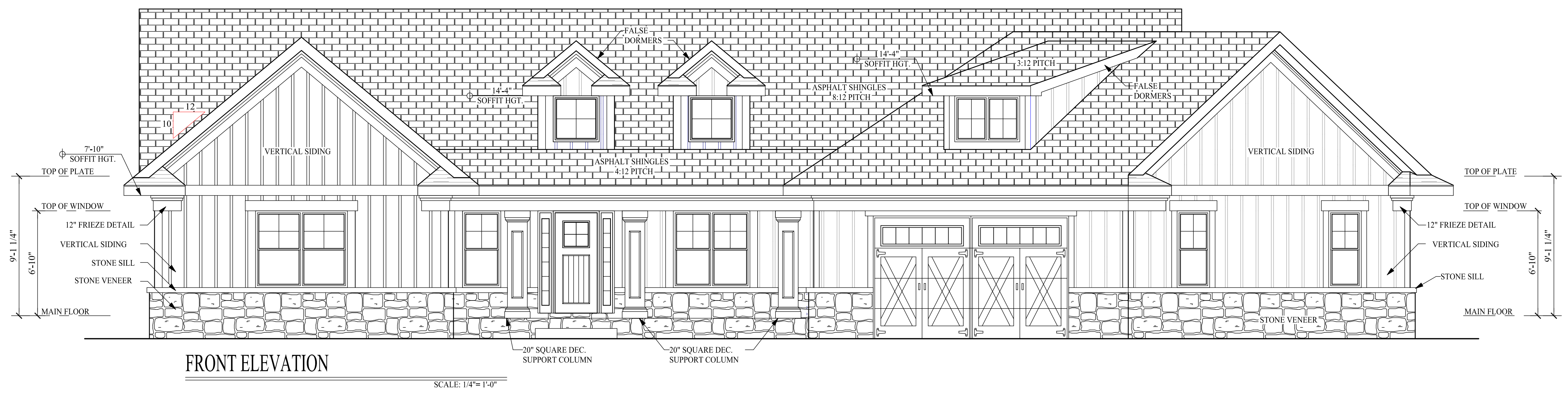
MATERIALS NOTES:
1. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
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FLASHING TO BE INSTALLED:
1. AT WALL AND ROOF INTERSECTIONS
2. WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION
3. AROUND ROOF OPENINGS

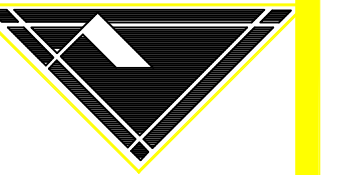
ICE PROTECTION:
1. 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDED FROM THE EAVES EDGE TO A POINT AT LEAST 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
ROOF DRAINAGE:
1. COLLECT AND DISCHARGE ALL ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TO AN APPROVED DRAINAGE SYSTEM.

ROOF DESIGN:
1. VERIFY HEEL HGTS. ON TRUSSES. ALL HEEL HGTS. MAY NOT BE THE SAME.
2. WALL HGTS. @ RAFTER AREAS MAY NEED TO BE ADJUSTED UP OR DOWN TO MATCH HEELS @ TRUSSED AREAS SO FASCIA LINES MATCH UP. VERIFY HGTS. W/ TRUSS MFR.

ROOF VENTILATION:
1. PROVIDE RIDGE VENTS AND SOFFIT VENTS AS REQ'D BY CODE.



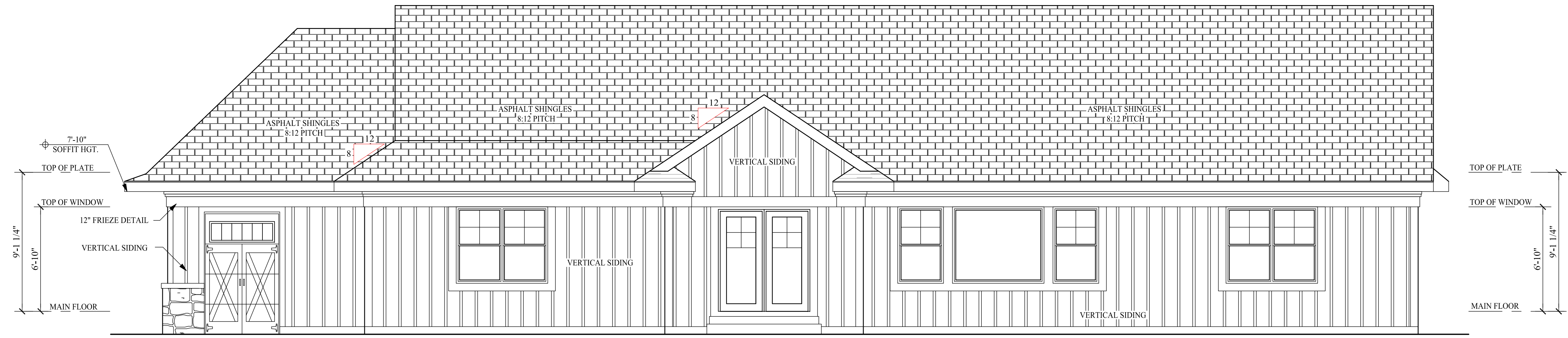
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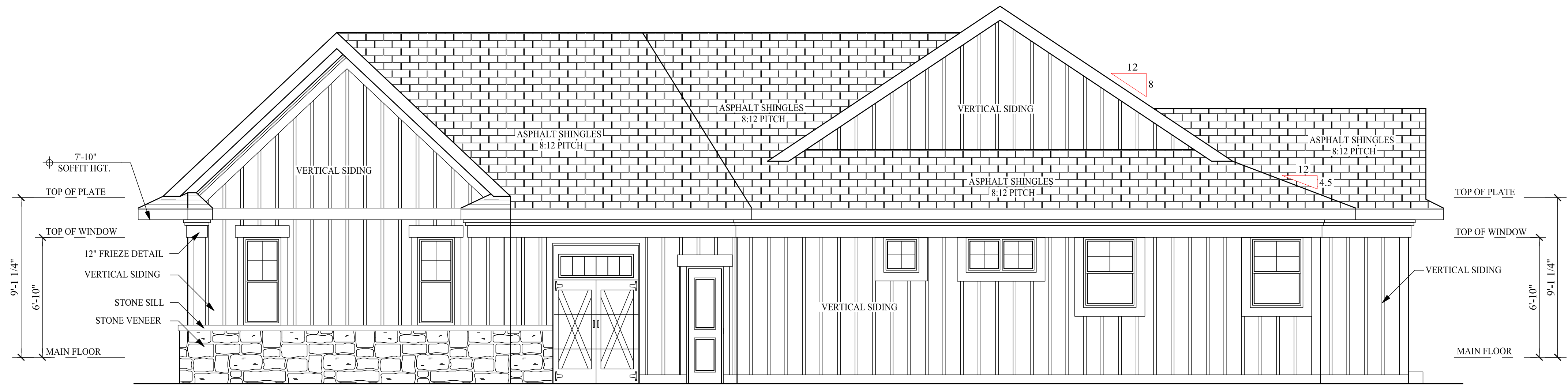
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DRAWINGS PRIOR TO CONSTRUCTION AND ASSUME RESPONSIBILITY FOR THE SAME.
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REAR ELEVATION

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



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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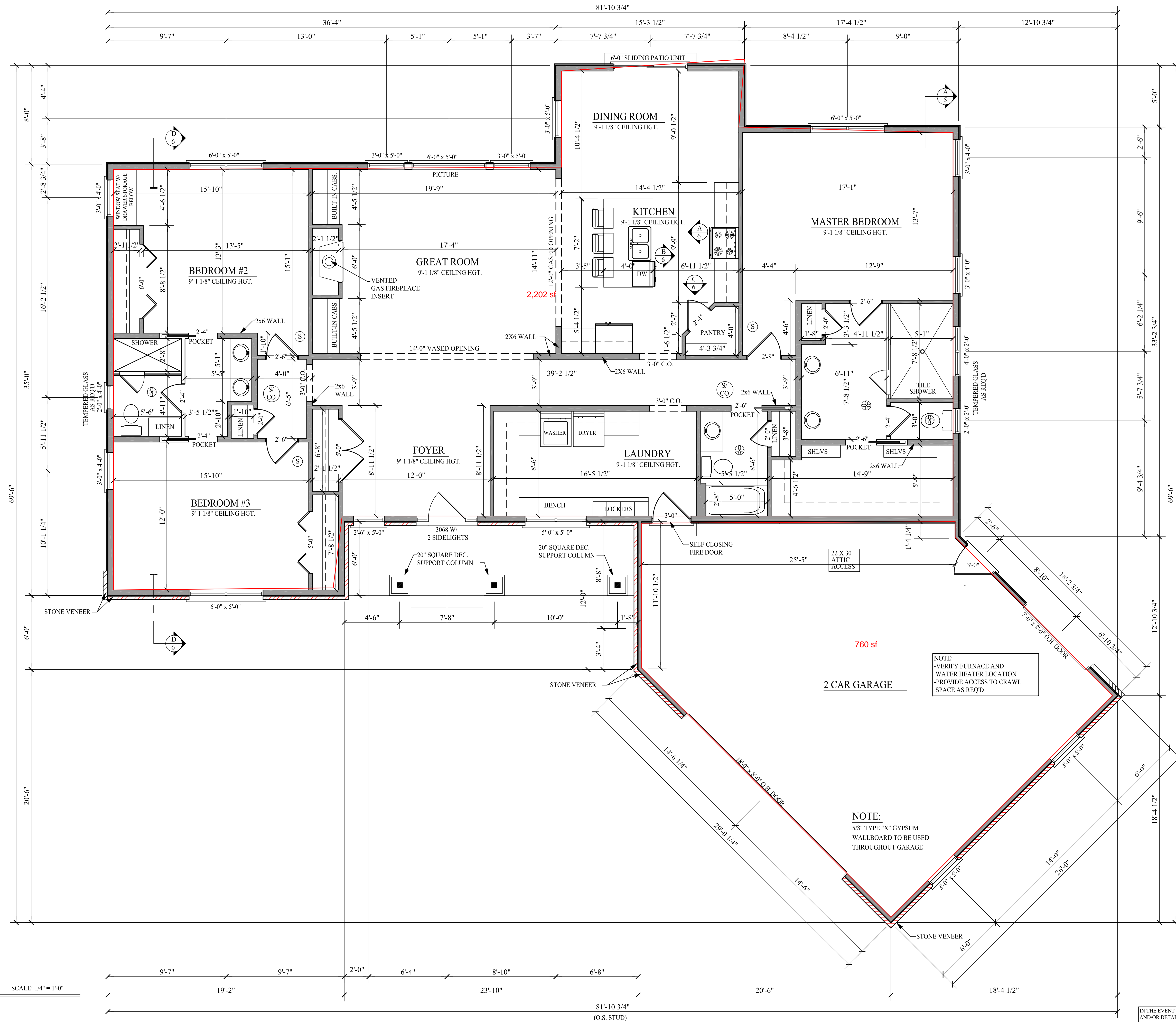
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OF SIX

GENERAL NOTES:

1. DOUBLE HUNG WINDOWS / UNLESS NOTED TEMP. GLASS AS REQ. BY CODE.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL PRODUCTS ARE INSTALLED PER MFR. RECOMMENDATIONS.
3. IT IS THE RESPONSIBILITY OF THE PLUMBING, ELECTRICAL AND HVAC SUB-CONTRACTORS TO DESIGN/ BUILD THEIR SYSTEMS AND TO INSURE THAT THESE SYSTEMS ARE INSTALLED AND OPERATING PROPERLY.
4. IT IS THE OWNER OR CONTRACTOR'S RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO PREVENT AGAINST THE BUILD-UP OF MOISTURE OR MOLD.
5. CONSTRUCTION MATERIALS REFERENCED HEREIN ARE FOR SCHEMATIC PURPOSES ONLY AND MAY NOT COMPLY WITH YOUR LOCAL ZONING OR SAFETY REGULATIONS. OWNER OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CHOICE AND SELECTION OF ALL CONSTRUCTION MATERIALS.
6. SMOKE DETECTOR (S)
7. VENT FAN (F)
8. SMOKE CARBON MONOXIDE DETECTOR (S/CO)
9. INTERIOR WALL DIMENSIONS ARE TO CENTER OF STUDS.
10. EXTERIOR WALL DIMENSIONS ARE TO OUTSIDE OF STUDS.



**MAIN FLOOR:
2291 SQ. FT.**

ACCORDING TO IRC WINDOW FALL PROTECTION REQUIREMENTS, SOME WINDOWS MAY NEED TO BE ADJUSTED, OR BE REQUIRED TO BE PROVIDED W/ A WINDOW FALL PREVENTION DEVICE. VERIFY W/ LOCAL BUILDING DEPARTMENT.

NOTE:
-VERIFY FURNACE AND WATER HEATER LOCATION
-PROVIDE ACCESS TO CRAWL SPACE AS REQ'D

NOTE:
5/8" TYPE "X" GYPSUM WALLBOARD TO BE USED THROUGHOUT GARAGE

FRAMING NOTES:

1. 9'-1 1/8" WALL HEIGHT UNLESS NOTED
2. WINDOW R.O. DO NOT INCLUDE TRANSOMS OR ARCH TOPS.
3. ROOF TRUSSES TO BE DESIGNED & CERTIFIED BY AN ENGINEER, LICENSED IN THE STATE OR REGION OF CONSTRUCTION, FOR ALL DEAD & LIVE LOADS.
4. ALL EXTERIOR WALLS 2X6S @ 16" O.C. ALL INTERIOR WALLS 2X4S @ 16" O.C. GARAGE WALLS 2X4S @ 16" O.C. ENGINEERED WALLS AS REQ'D
5. "MICROLAM" BEAM & EXTERIOR HEADER SIZES TO BE VERIFIED BY SUPPLIER.
6. 2X6 PLUMBING WALLS AS REQ.

IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS, ELEVATIONS, AND/OR DETAILS, THE CONTRACTOR / SUB-CONTRACTOR SHALL CONTACT AHMANN DESIGN, INC. @ (319) 395-7900 BEFORE CONSTRUCTION FOR CLARIFICATION. IF AHMANN DESIGN IS NOT CONTACTED, THE CONTRACTOR / SUB-CONTRACTOR WILL ASSUME FULL RESPONSIBILITY.

MAIN FLOOR PLAN

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



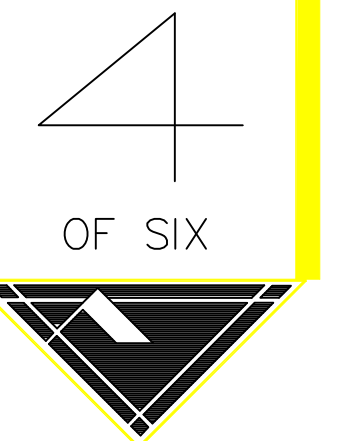
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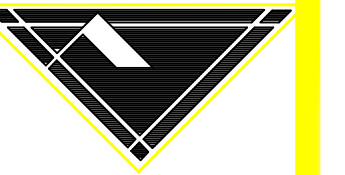
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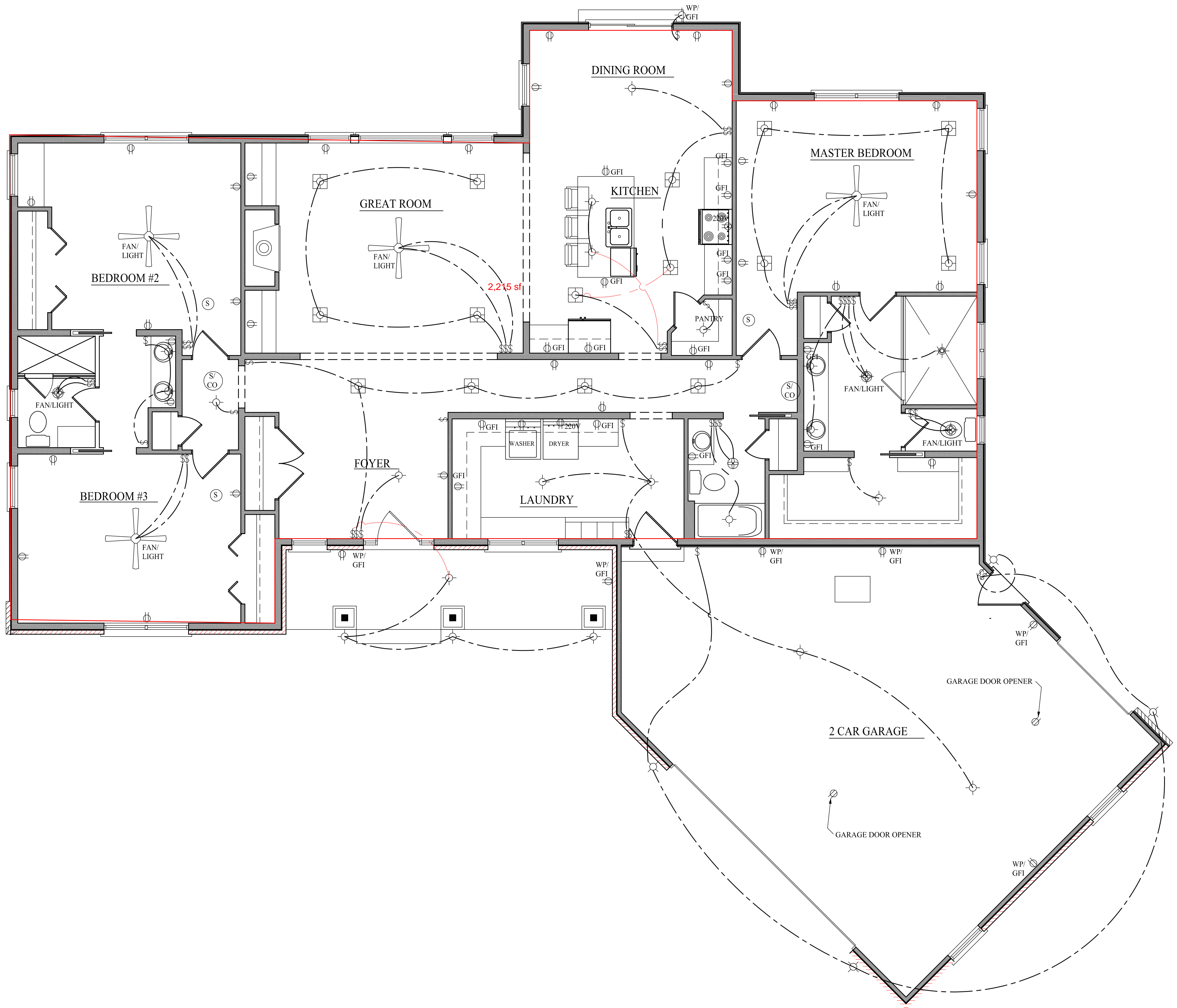




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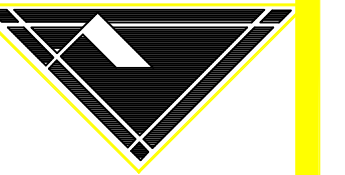


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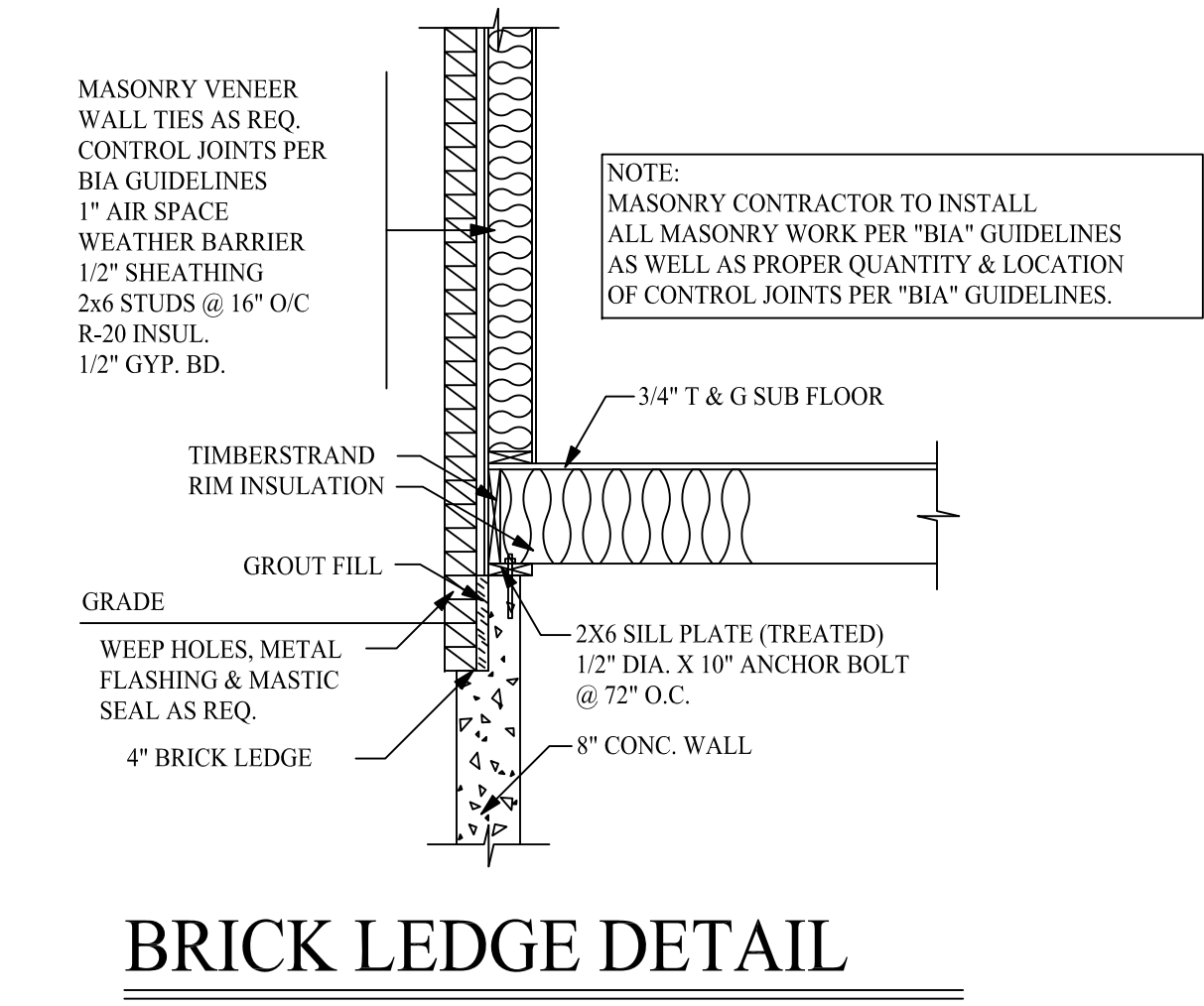
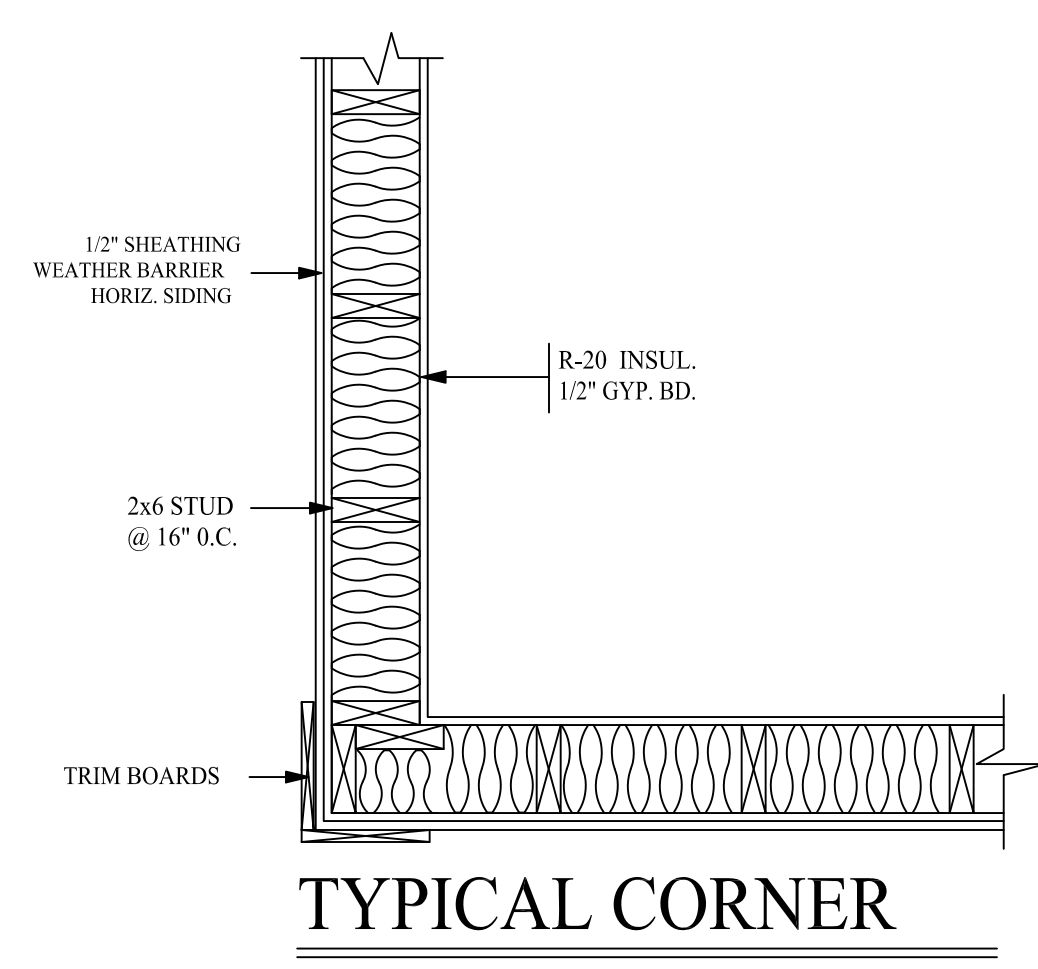
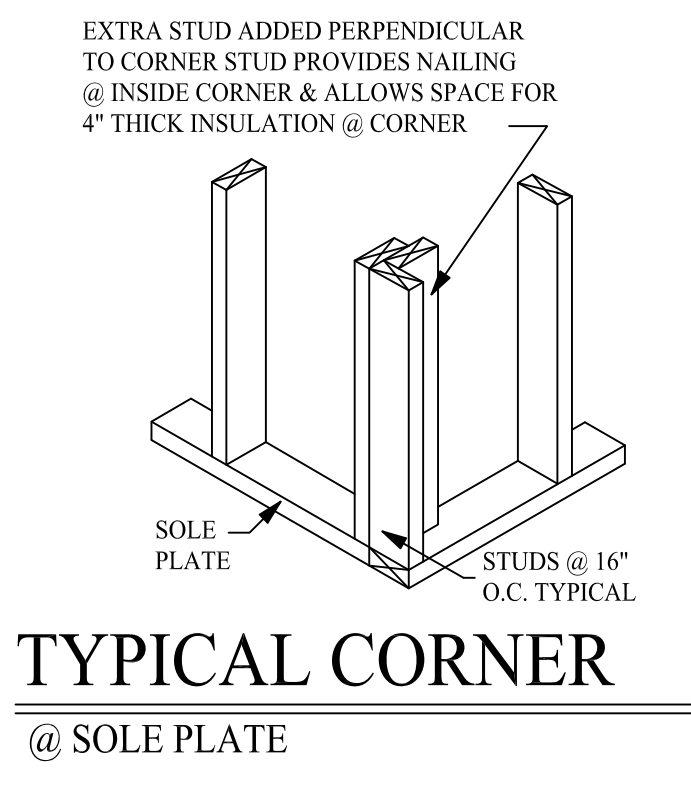
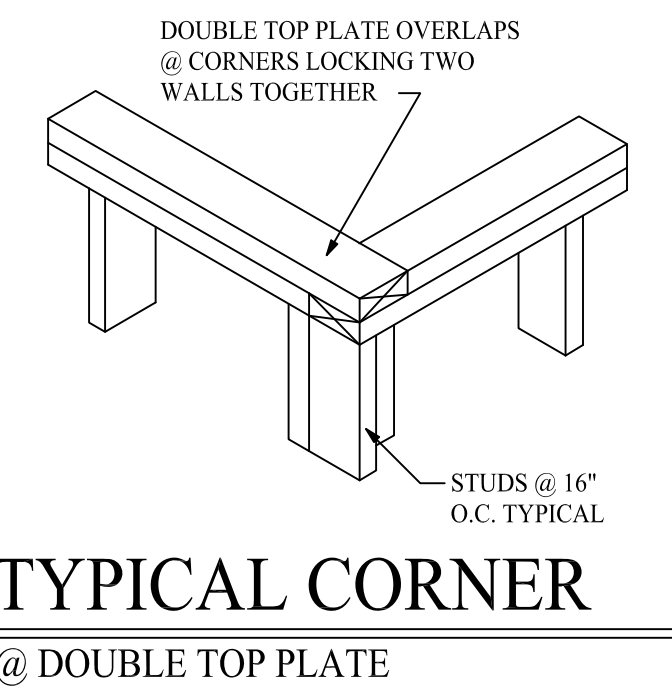
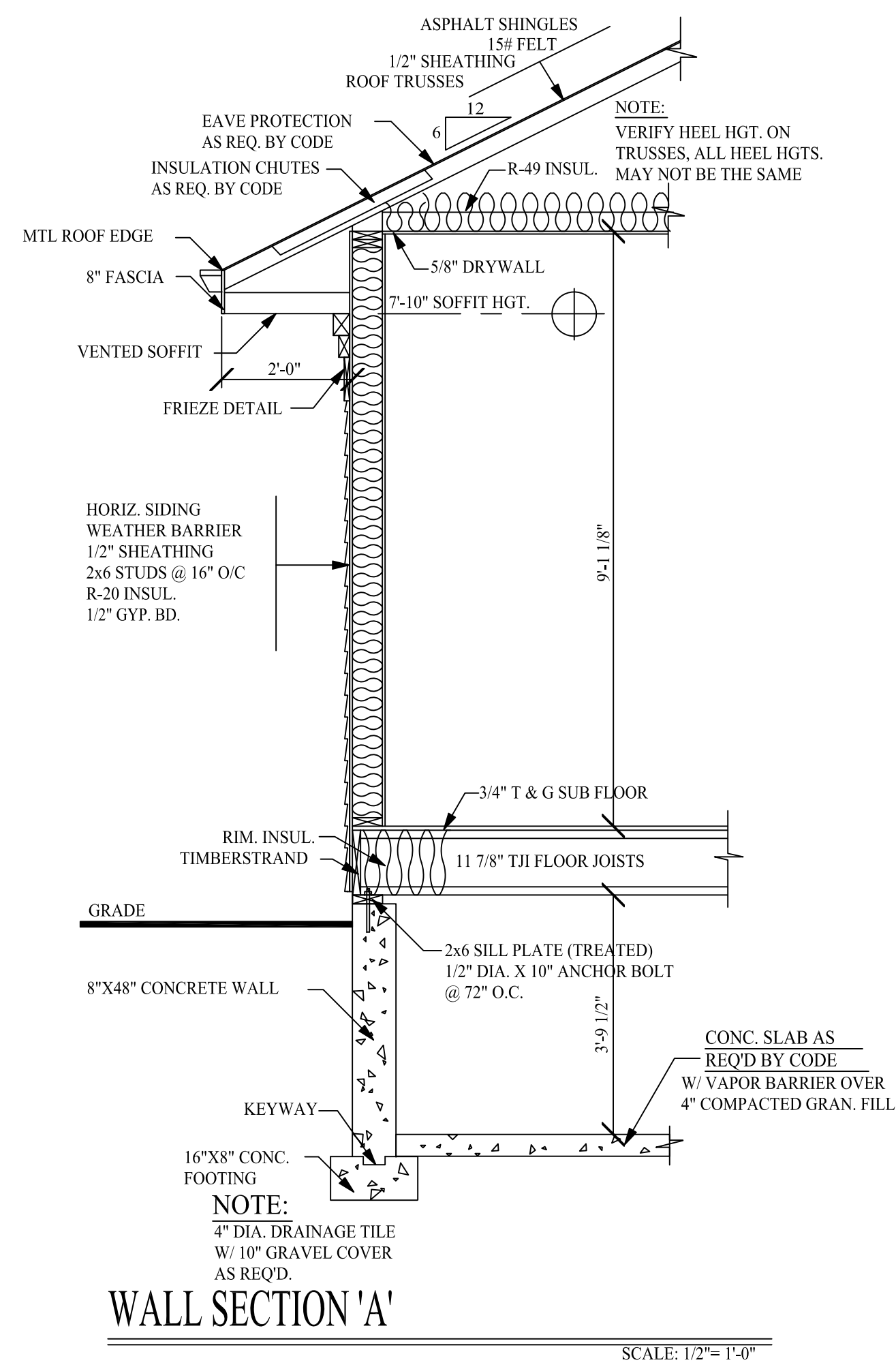
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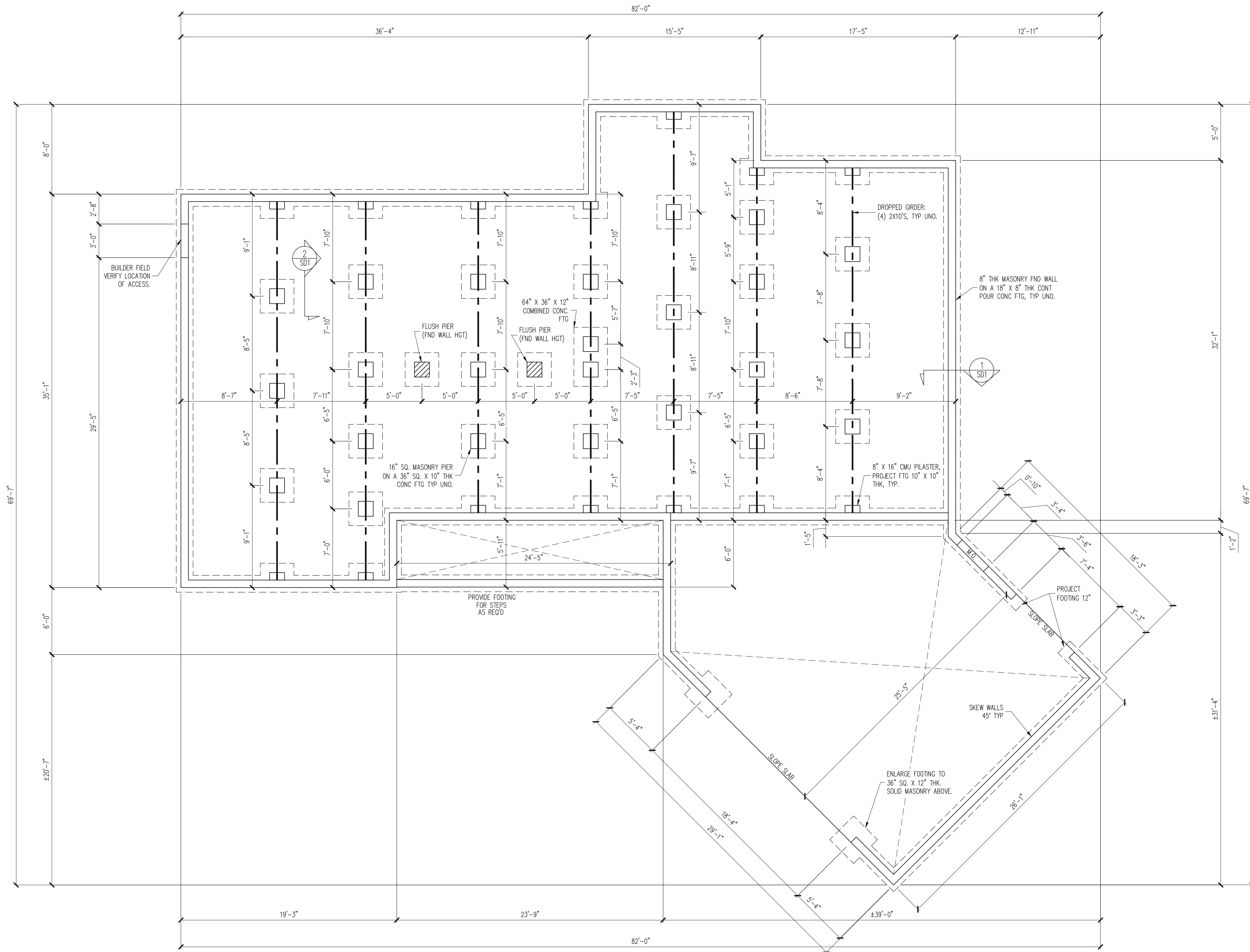
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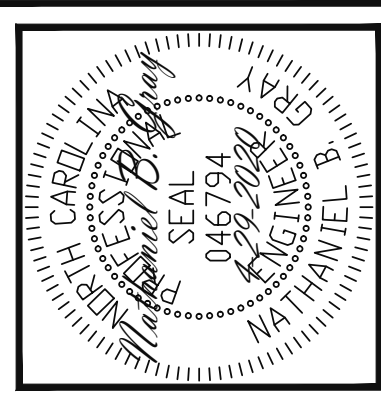
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NOTES:
 -HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.
 -REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.
 -BUILDER TO FIELD LOCATE CRAWLSPACE ACCESS OPENING WITH MINIMUM DIMENSIONS OF 18X24. DO NOT LOCATE ACCESS OPENING BELOW POINT LOADS FROM ABOVE WITHOUT ENGINEER APPROVAL.

FOUNDATION PLAN
 1/4" = 1'-0"



Engineering Lech
 STRUCTURAL ENGINEERS
 License No. C-3870
 183 Wind Chime Ct, Ste 100
 Raleigh, North Carolina 27615
 Phone (919) 844-1661
 ASSOCIATES, P.A.

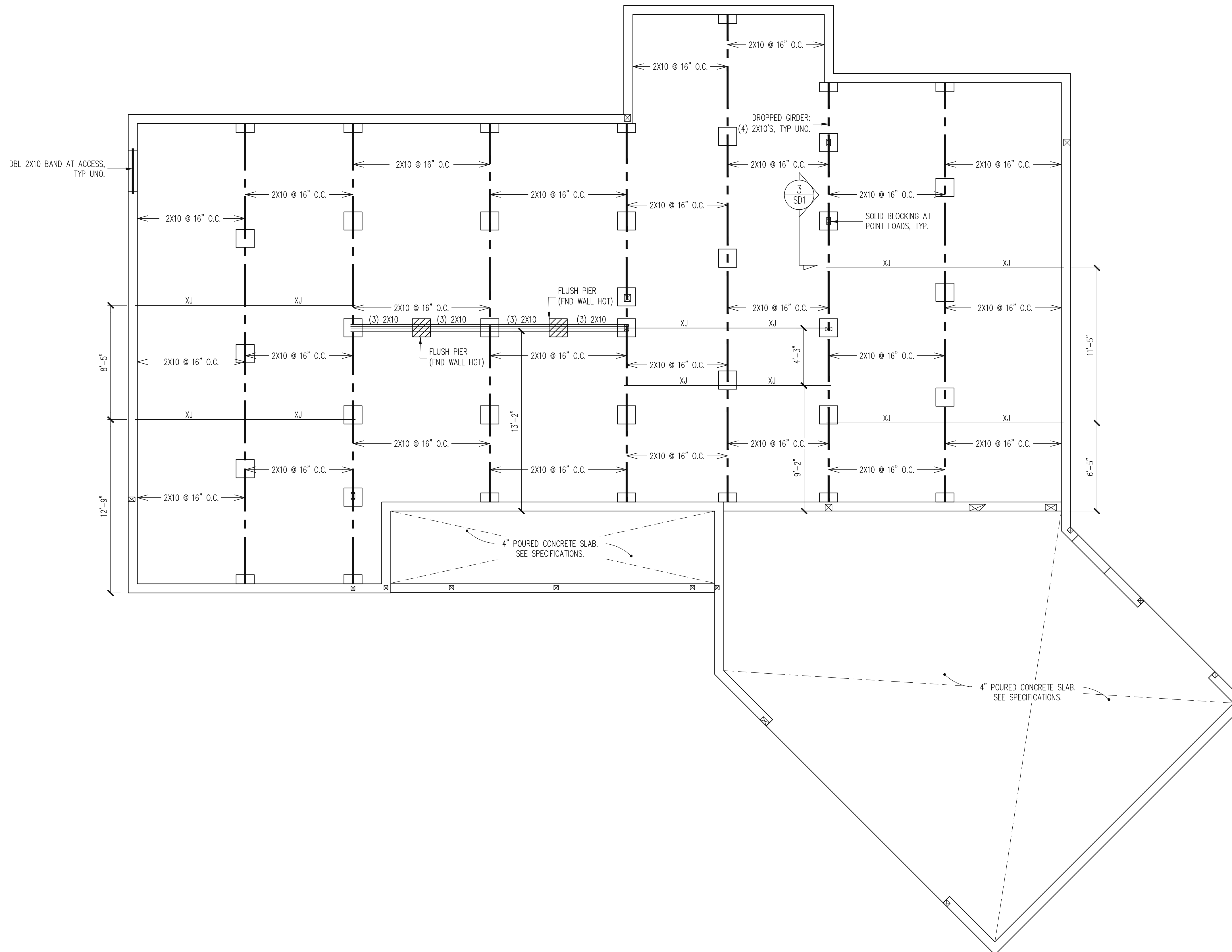
ARELY LOPEZ RESIDENCE
STRUCTURAL ADDENDUM
SCOPE: 1412 BALFOUR DOWNS CIRCLE
LOC: 1412 BALFOUR DOWNS CIRCLE

ENC: NBC/TRB
 DATE: 7-16-2020

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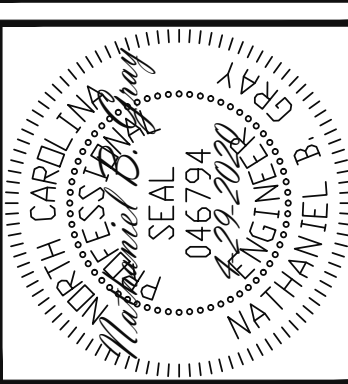
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CRAWL SPACE FRAMING PLAN

1/4" = 1'-0"



Engineering Lech
 STRUCTURAL ENGINEERS
 License No. C-3870
 183 Wind Chime Ct, Ste 100
 Raleigh, North Carolina 27615
 Phone (919) 844-1661
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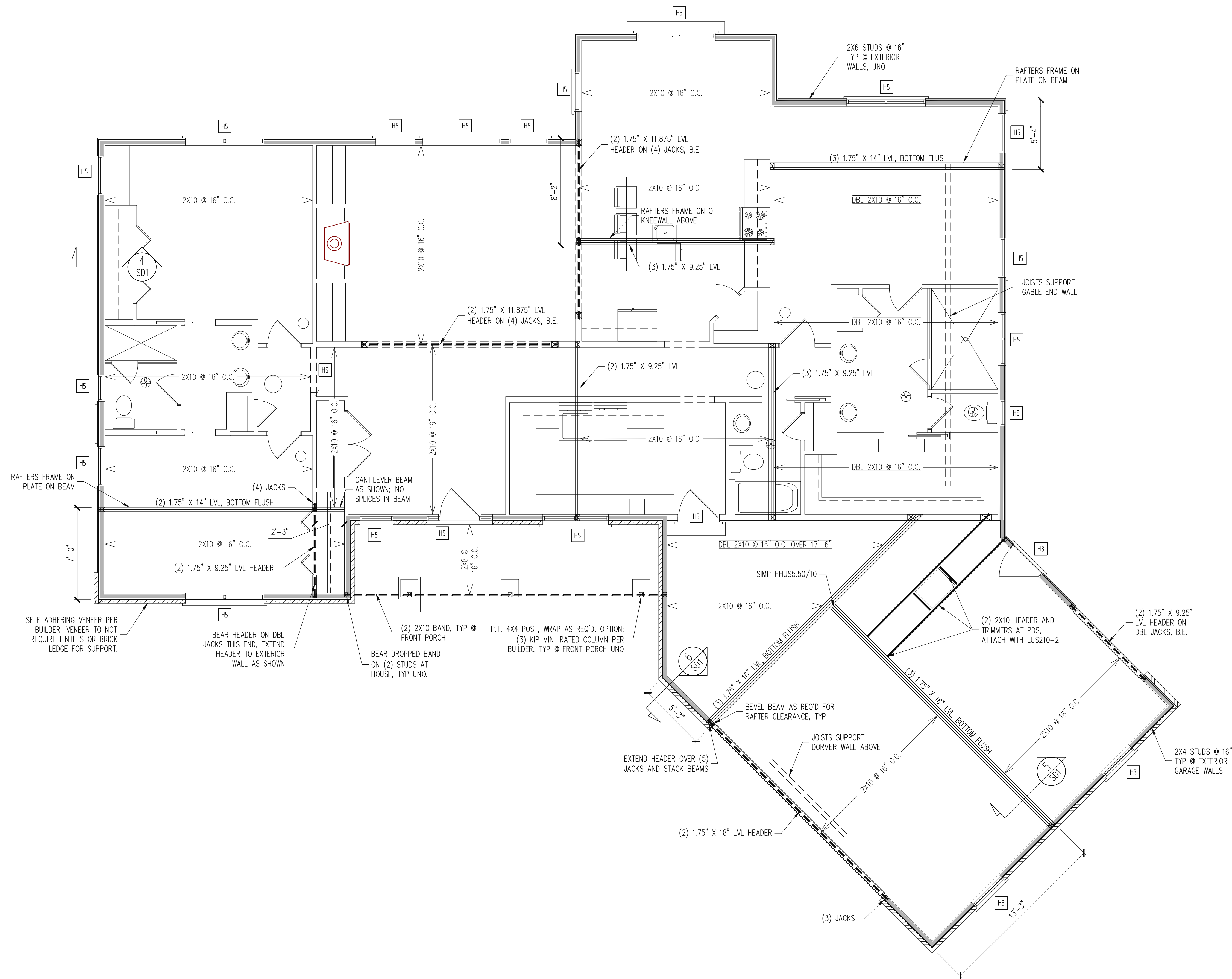
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STRUCTURAL ADDENDUM
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LOC: 1412 BALFOUR DOWNS CIRCLE

ENC: NBC/TRB
 DATE: 7-16-2020

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 20-65-256

SHEET NO.
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CONSTRUCTION SPECIFICATIONS
 INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
 PROVIDED CONTINUOUS SHEATHING = 285' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

H1	SINGLE 2X4 TURNED FLAT (A)
H2	(2) 2X4'S ON SINGLE JACKS (B)
H3	(2) 2X10'S ON SINGLE JACKS (C)
H4	(2) 1.75" X 9.25" LVL'S ON DBL JACKS
H5	(3) 2X10'S ON SINGLE JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:
 -HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

1ST FLOOR FRAMING PLAN
 WALLS AND CEILING
 1/4" = 1'-0"

Engineering Lech
 STRUCTURAL ENGINEERS
 License No. C-3870
 183 Wind Chime Ct, Ste 100
 Raleigh, North Carolina 27615
 Phone (919) 844-1661

ASSOCIATES, P.A.

ARELY LOPEZ RESIDENCE
 STRUCTURAL ADDENDUM

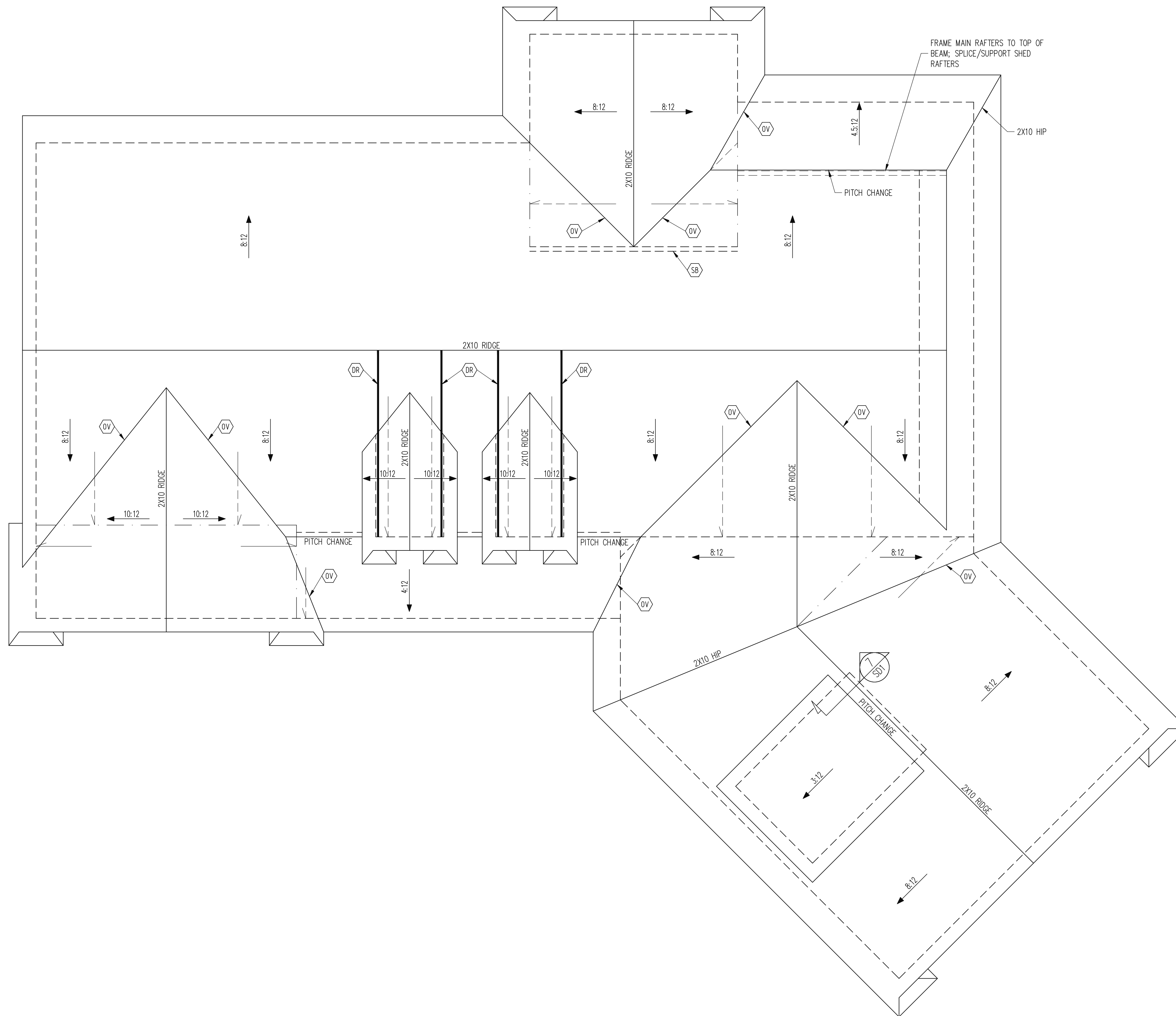
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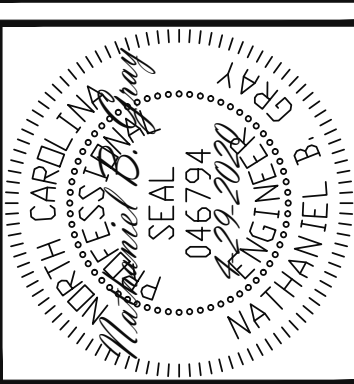
SHEET NO.
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FRAMING NOTES
 ROOF ONLY
 -COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.
 -COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.
 -VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING SCHEDULE
 ROOF ONLY
 DR DOUBLE RAFTER
 OV OVERFRAME VALLEY (2X10 SLEEPER)
 SB SUPPORT/SPLICE RAFTERS ON BEAM BELOW

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



STRUCTURAL ENGINEERS
 License No. C-3870
 183 Wind Chime Ct, Ste 100
 Raleigh, North Carolina 27615
 Phone (919) 844-1661
Engineering Lech
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ARELY LOPEZ RESIDENCE
 STRUCTURAL ADDENDUM
 SCOPE: 1412 BALFOUR DOWNS CIRCLE
 LOC: 1412 BALFOUR DOWNS CIRCLE

ENG: NBC/TRB
 DATE: 7-16-2020

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 20-65-256

SHEET NO.
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CONSTRUCTION SPECIFICATIONS

NOTES

ABBREVIATIONS

PART 1: GENERAL

1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.

1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

PART 2: DESIGN LOADS

2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10
GARAGES (PASSENGER CARS ONLY)	50	---
ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10
ATTICS (WITH STORAGE)	20	10
ROOF	20	10 (15 FOR VAULTS)

NOTES:
 - INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. FT. WHICHEVER PRODUCES THE GREATER STRESS.
 - BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED TO PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS.

2.02 INTERIOR WALLS: 5 PSF LATERAL.

2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.

2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).

PART 3: STRUCTURAL STEEL

3.01 WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE.

3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.

3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE.

3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE.

3.05 STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

PART 4: WELDING

4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER.

PART 5: CONCRETE AND SLABS ON GRADE

5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 6% AIR ENTRAINMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP. UNO. ALL CONCRETE, INCLUDING CONCRETE FOR FOOTINGS, IS TO BE CAST IN PLACE, TYP. UNO.

5.02 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.

5.03 SLABS ON GRADE, IF ANY, SHALL CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/CU YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 2" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS.

PART 6: REBAR AND WIRE REINFORCEMENT

6.01 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO.

6.02 LAP SPLICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO.

6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064.

PART 7: MASONRY

7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, (M = 1,500 PSI MIN)

7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW

7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.

7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530

7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAP'S FOR CONTINUOUS WALL APPLICATIONS

PART 8: BOLTS AND LAG SCREWS

8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL STANDARD STEEL WASHERS (ASTM F844-07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS

8.02 LAG SCREWS SHALL CONFORM TO ANS/ASME STANDARD B18.2.1-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844-07a) FOR SCREW HEAD

8.03 ANCHOR RODS AND BOLTS SHALL CONFORM TO ASTM F1554-15 GRADE 36 UNO. BENT ANCHOR BOLTS SHALL HAVE A 2" MIN HOOK UNO

PART 9: DRIVEN FASTENERS

9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667-05. NAILS ARE TO BE COMMON WIRE OR BOX

PART 10: DIMENSIONAL LUMBER

10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC.

PART 11: ENGINEERED LUMBER

11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
 E = 1.9 X 10⁶ PSI, F_b = 2800 PSI, F_v = 285 PSI, F_c = 750 PSI
 LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
 E = 1.3 X 10⁶ PSI, F_b = 1700 PSI, F_v = 400 PSI, F_c = 680 PSI

11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS

PART 12: PRESSURE TREATED LUMBER

12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH ANPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH ANPA STANDARD C-2 OR BY ANY METHOD GIVING EQUAL PROTECTION. THE BUILDING CODE OFFICE MAY ALSO APPROVE A NATURAL DECAY RESISTANT WOOD PER SECTION 19-6(A)

PART 13: STEEL FLITCH PLATE BEAMS

13.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER USING 1/2" BOLTS SPACED AT 24" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 6" ± 2" FROM EACH END OF THE BEAM.

PART 14: STUD SUPPORTS FOR BEAMS

14.01 STEEL, ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:
 1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER OF STUDS SUCH THAT THE STUD COLUMN IS AT LEAST AS WIDE AS THE TRUE WIDTH OF THE BEAM BEING SUPPORTED, WHICHEVER IS GREATER, TYP UNO. FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM
 2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRIP STUD GANGED COLUMN TYP UNO.

14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:
 1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM

SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RIM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM

2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO.

14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.

14.04 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE

PART 15: NAILING OF MULTI PLY WOOD BEAMS

15.01 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS @ 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS @ 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN.

15.02 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO.

PART 16: WALL FRAMING AND BRACING

16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS, TYP UNO.

MAX ALLOWABLE WALL HEIGHTS FOR EXTERIOR STUD WALLS, WITH SOLE PLATE AND DBL TOP PLATE AND 7/16" OSB EXTERIOR BRACING AND ROW OF 2X4 / 2X6 PURLINS AT 8' HEIGHT (AND AT 16' HEIGHT FOR TALL WALLS), TYP UNO:
 2X4 @ 16" O.C.: 11'-0", 2X6 @ 16" O.C.: 17'-0"
 2X4 @ 12" O.C.: 12'-0", 2X6 @ 12" O.C.: 18'-6"
 DBL 2X4 @ 16" O.C.: 13'-4", DBL 2X6 @ 16" O.C.: 21'-0"

16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY:
 -BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO.
 -WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NCRB. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCRB HAS BEEN MET AND EXCEEDED.
 -BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NCRB R602.3.5 AND R602.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.
 -MAY SUBSTITUTE WSP FOR OSB
 -SINGLE JOIST, CONTINUOUS RIM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 16d NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADY WALLS, UNO.

PART 17: KING STUDS

17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:

MAX OPENING WIDTH	NUMBER OF KING STUDS
5'-0"	2
9'-0"	3
13'-0"	4
17'-0"	5
21'-0"	6

PART 18: SUBSTITUTIONS

18.01 MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PART 19: OWNERSHIP OF STRUCTURAL DESIGN

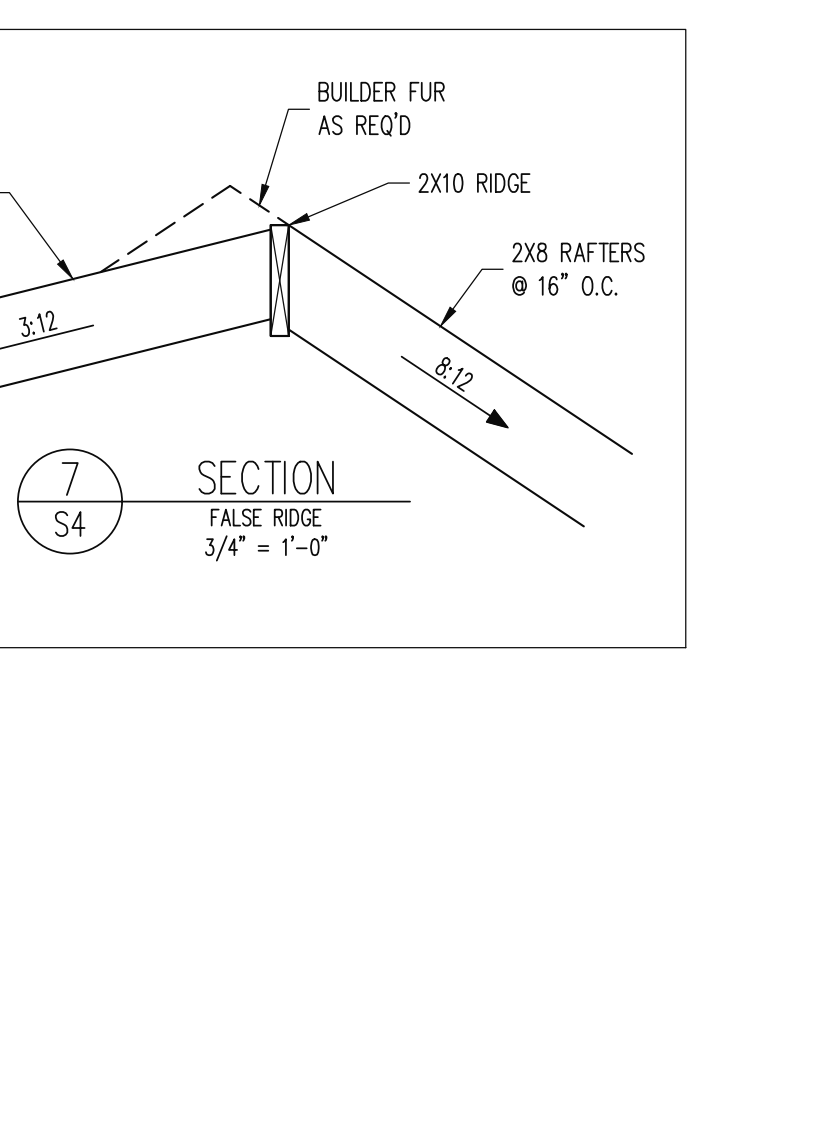
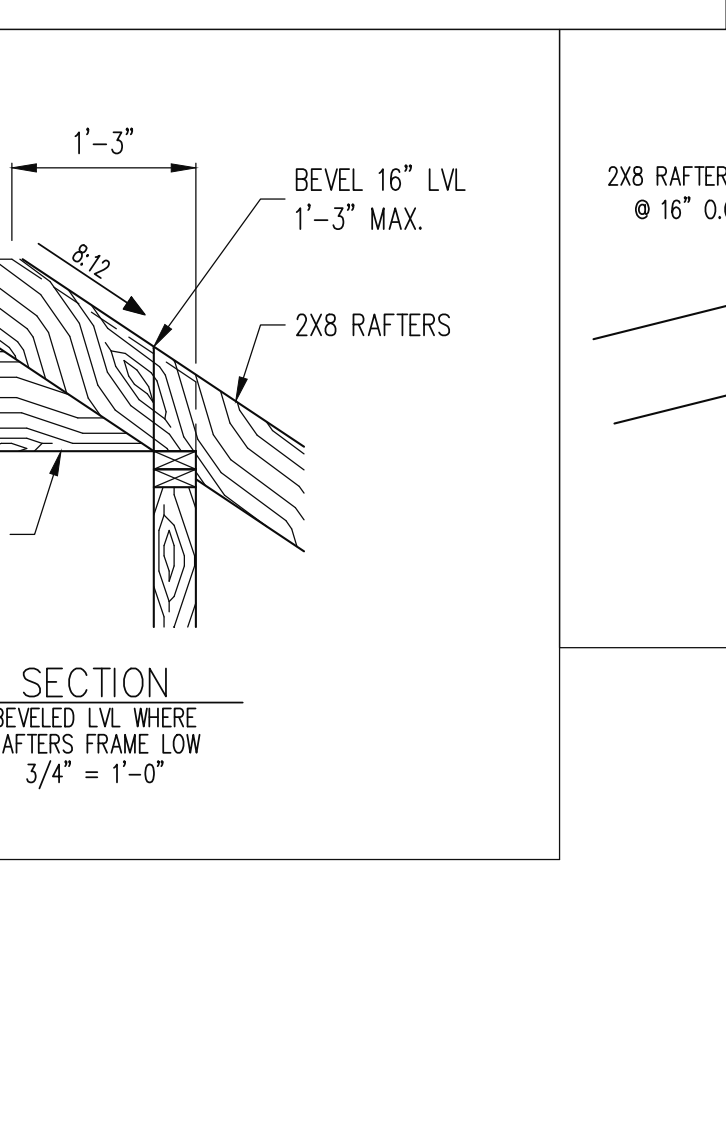
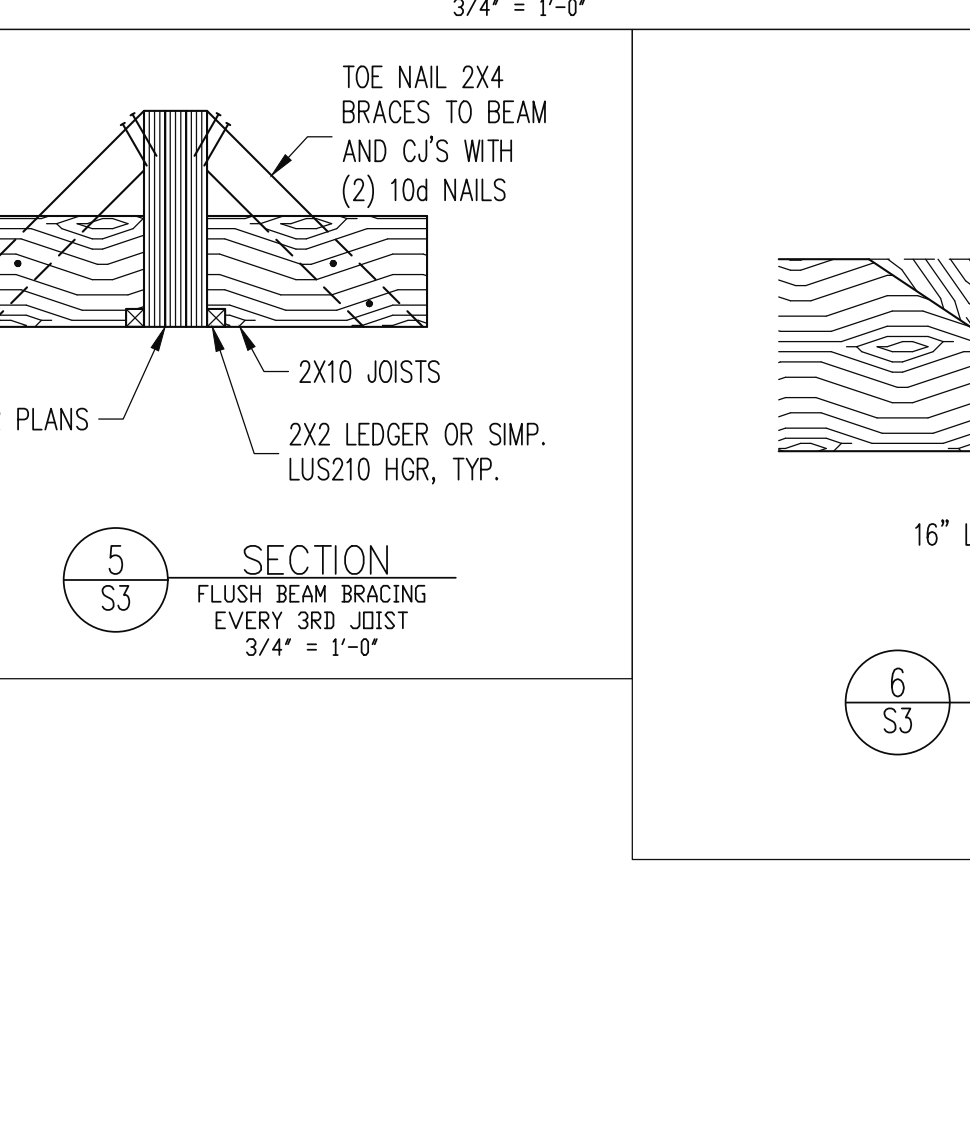
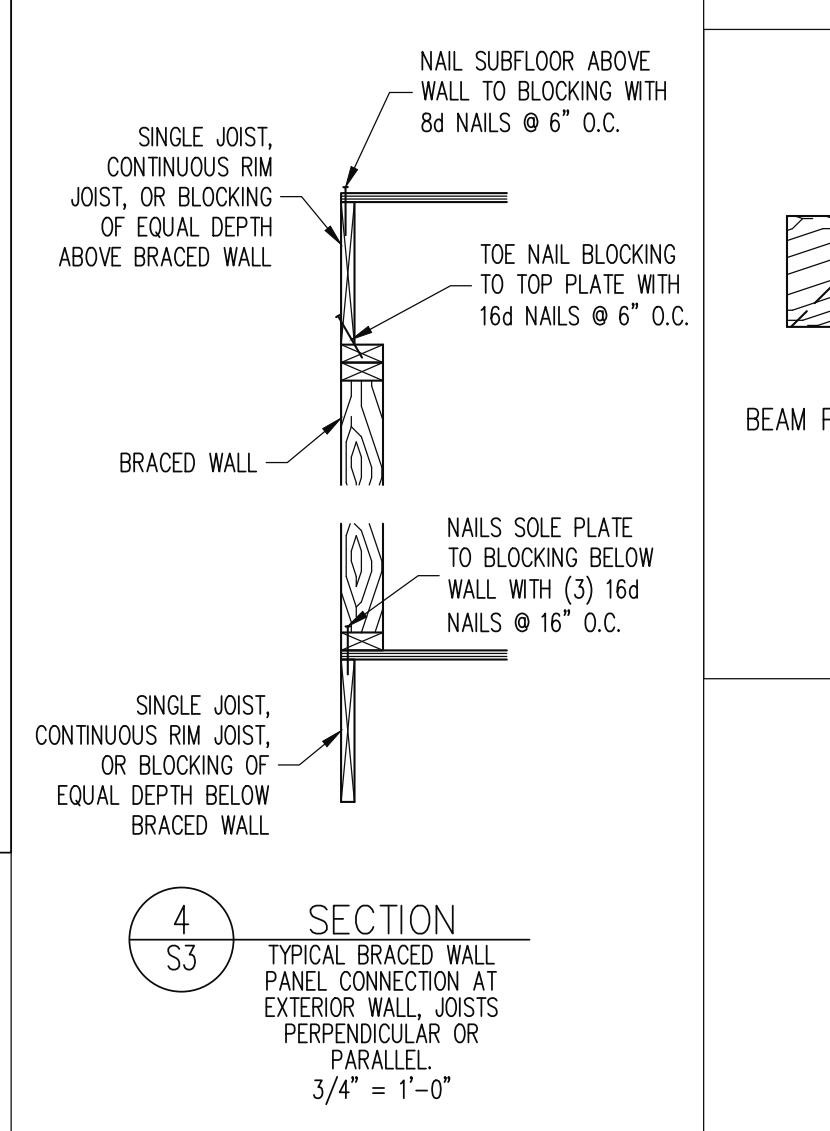
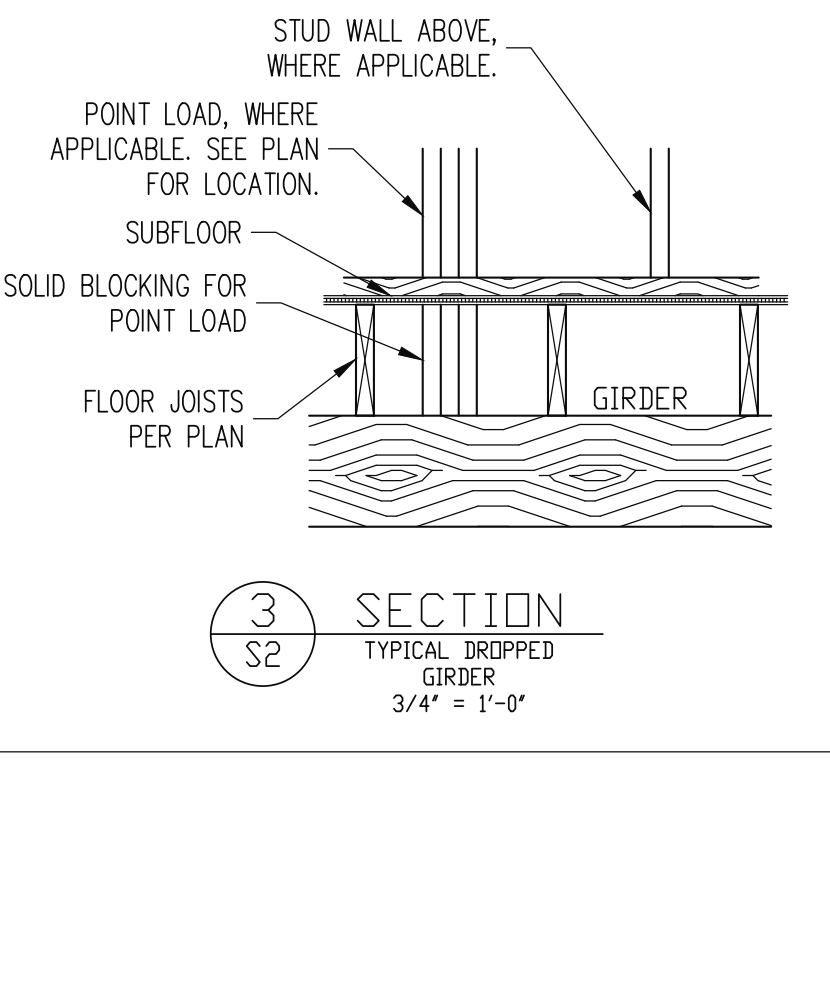
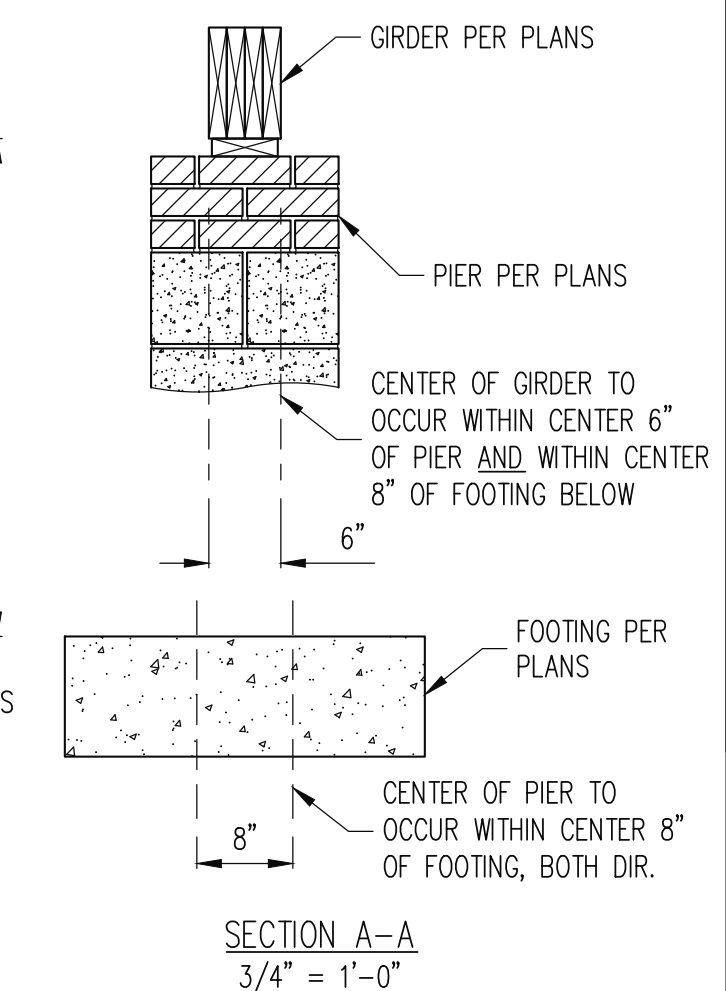
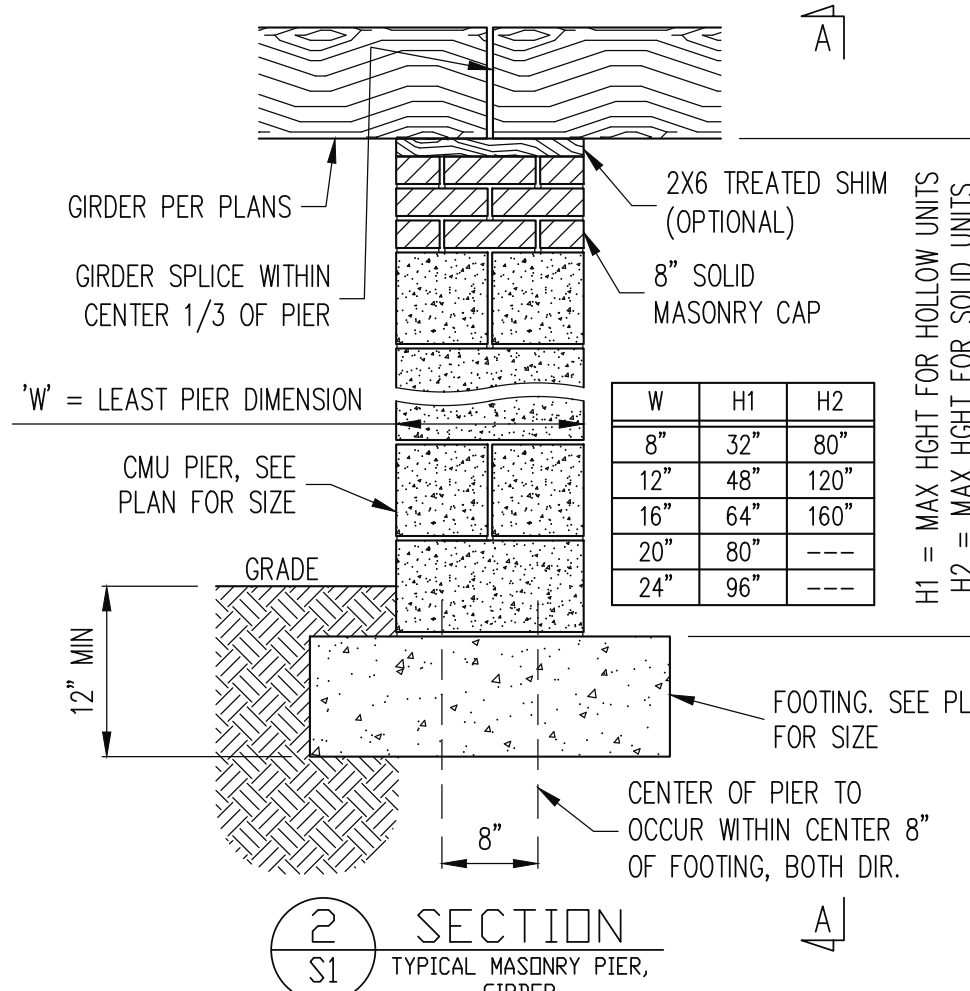
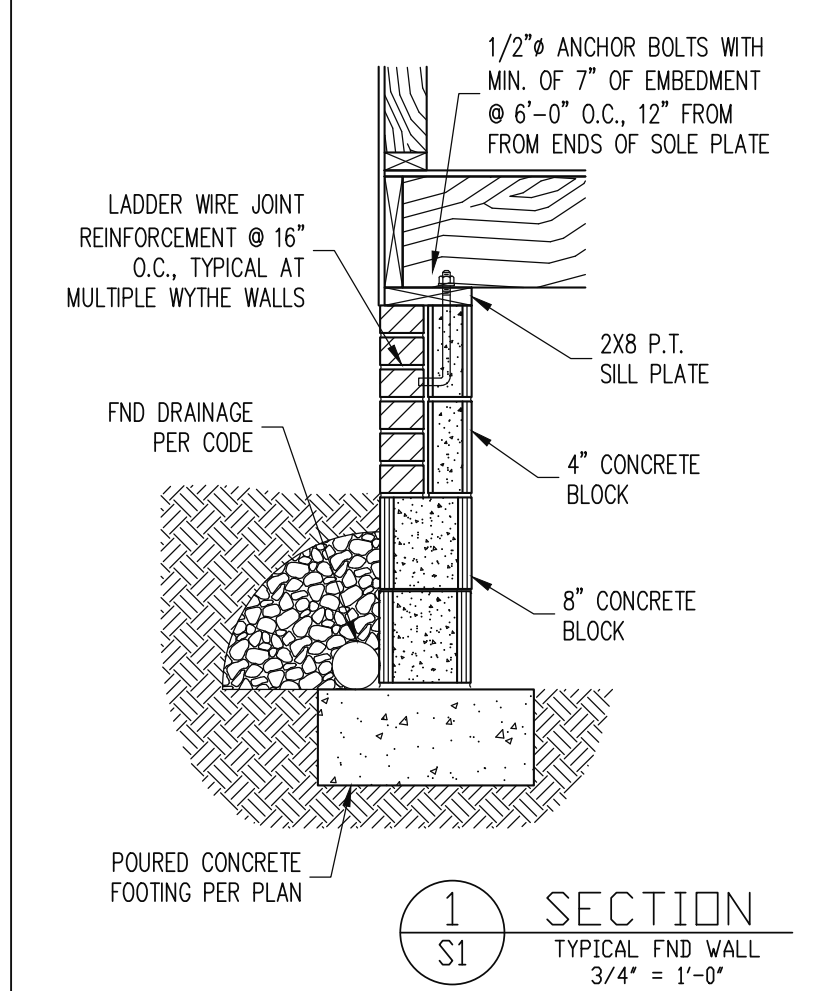
THE BUILDER IS RESPONSIBLE FOR REVIEWING THEIR PLAN CONSTRUCTION FROM THE STATE ENGINEER IN CONTACT WITH THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE MET BEFORE DURING CONSTRUCTION THE ONE TIME ONLY IF THE WORKING DRAWINGS DO NOT BEAR THE SEAL OF THE EOR.

IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY TIME OTHER THAN THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE BUILDER. IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY REVISIONS ISSUED BY THE EOR ARE PROMPTLY DISTRIBUTED TO THE SUBCONTRACTORS.

THE EOR DOES NOT PERFORM FENESTRATION OR VENTING CALCULATIONS OR ANY OTHER CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO STRUCTURAL ENGINEERING.

ROOF AND FLOOR TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED BY THE STATE. FINAL TRUSS DRAWING SHOULD BE SUBMITTED TO THE EOR FOR REVIEW

ABV	ABOVE	FND	FOUNDATION	TJ	TRIPLE JOIST
B	BOTH	FTC	FOOTING	TYP	TYPICAL
B.E.	BOTH ENDS	HDC	HOT DIPPED	TRPL	TRIPLE
BTWN	BETWEEN	HGR	GALVANIZED	TSP	TRIPLE STUD POCKET
CP	CAST IN PLACE	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
CONC	CONCRETE	LVL	LAMINATED VENEER LUMBER	XJ	EXTRA JOIST
CS	CONTINUOUS SHEATHING	NIS	NOT TO SCALE		
DIA	DIAMETER	O.C.	ON CENTER		
DBL	DOUBLE	PSL	PARALLEL STRAND LUMBER		
DJ	DOUBLE JOIST	PT	PRESSURE TREATED		
DSP	DBL STUD POCKET	QU	QUAD JOIST		
EQ	EQUAL	SP	STUD POCKET		
EA	EACH	SQ	SQUARE		
FLG	FLANGE				
FL PL	FLITCH PLATE				
FLR	FLOOR				



STRUCTURAL ENGINEERS
 License No. C-3870
 183 Wind Chime Ct, Ste 100
 Raleigh, North Carolina 27615
 Phone (919) 844-1661

Engineering Lech ASSOCIATES, P.A.

ARELY LOPEZ RESIDENCE
 STRUCTURAL ADDENDUM

SCOPE: 1412 BALFOUR DOWNS CIRCLE
 LOC: 1412 BALFOUR DOWNS CIRCLE

ENC: NBC/TRB
 DATE: 7-16-2020

PLAN

PROJECT NO. 20-65-256

SHEET NO. SD1
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