FRONT ELEVATION

SCALE 1/4" = 1'0"

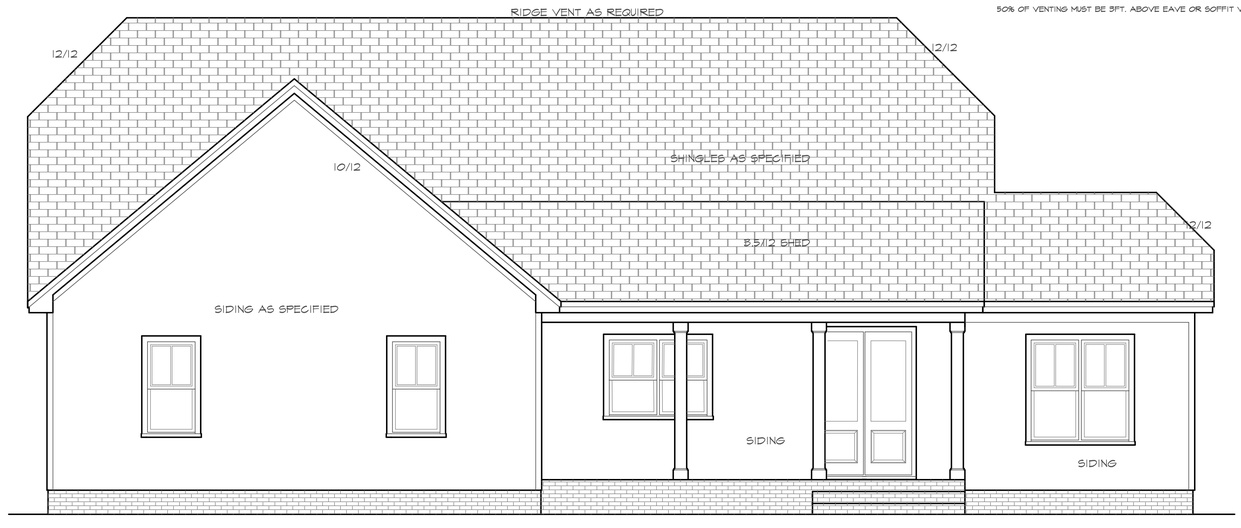
ATTIC VENTILATION:

THE NET FREE VENTILATING AREA SHALL BE NOT LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1/300 PROVIDED AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION TO BE PROVIDED BY EAVE OR CORNICE VENTS.

GROSS ATTIC AREA TO BE VENTILATED 3225 SQ.FT.

3225/300 = 10.75 SQ.FT. NET FREE AREA

50% OF VENTING MUST BE 3FT. ABOVE EAVE OR SOFFFIT VENTS.



REAR ELEVATION

MIDTOWN DESIGNS

THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION (2018 IRC)

NC (2018 NCRC) , Wind : 115 - 120 mph

Weaver Homes

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DATE 2/10/2022

PROJECT # 210903

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION

MIDTOWN DESIGNS

Purchaser must verify all dimensions and conditions before beginning construction.

MidTown Designs Inc. assumes no liability for contractors practices and procedures

These drawings are instruments of service and as such shall remain property of the designer

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FOUNDATION STRUCTURAL NOTES:

1. (3) 2 x 10 SPF #2 GIRDER DROPPED, TYPICAL UNO.

2. CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE	HALLOW MASONRY	SOLID MASONRY
8 x 16	UP TO 32" HIGH	UP TO 5'-0" HIGH
12 x 16	UP TO 48" HIGH	UP TO 9'-0" HIGH
16 x 16	UP TO 64" HIGH	UP TO 12'-0" HIGH
24 x 24	UP TO 96" HIGH	

WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.

3. WALL FOOTING AS FOLLOWS:

DEPTH: 8" - UP TO 2-1/2 STORY
10" - 3 STORY

WIDTH: SIDING (OR EQUAL)
- 16" - UP TO 2-1/2 STORY
- 18" - 3 STORY

BRICK VENEER
- 16" - 1 STORY
- 20" - 2 STORY
- 24" - 3 STORY

FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO NORTH CAROLINA RESIDENTIAL CODE TABLE R404.1.1 (1 THRU 4)
NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.

ATTACH SILL PLATE WITH 1/2"dia. ANCHOR BOLTS AT 6'-0" CENTERS (7" EMBEDMENT) AND 12" FROM EACH PLATE END. (SECTION R 403.1.6)

4. "■" DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.

5. ABBREVIATIONS:

"SJ" = SINGLE JOIST
"DJ" = DOUBLE JOIST
"TJ" = TRIPLE JOIST

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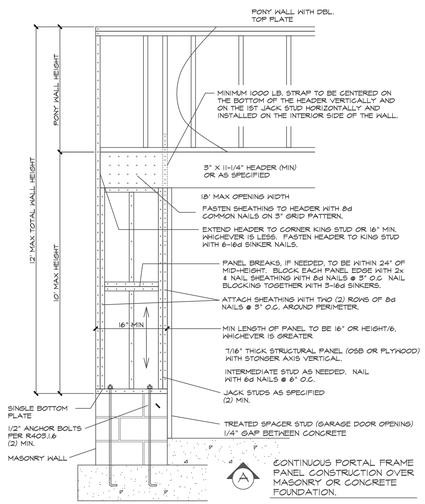

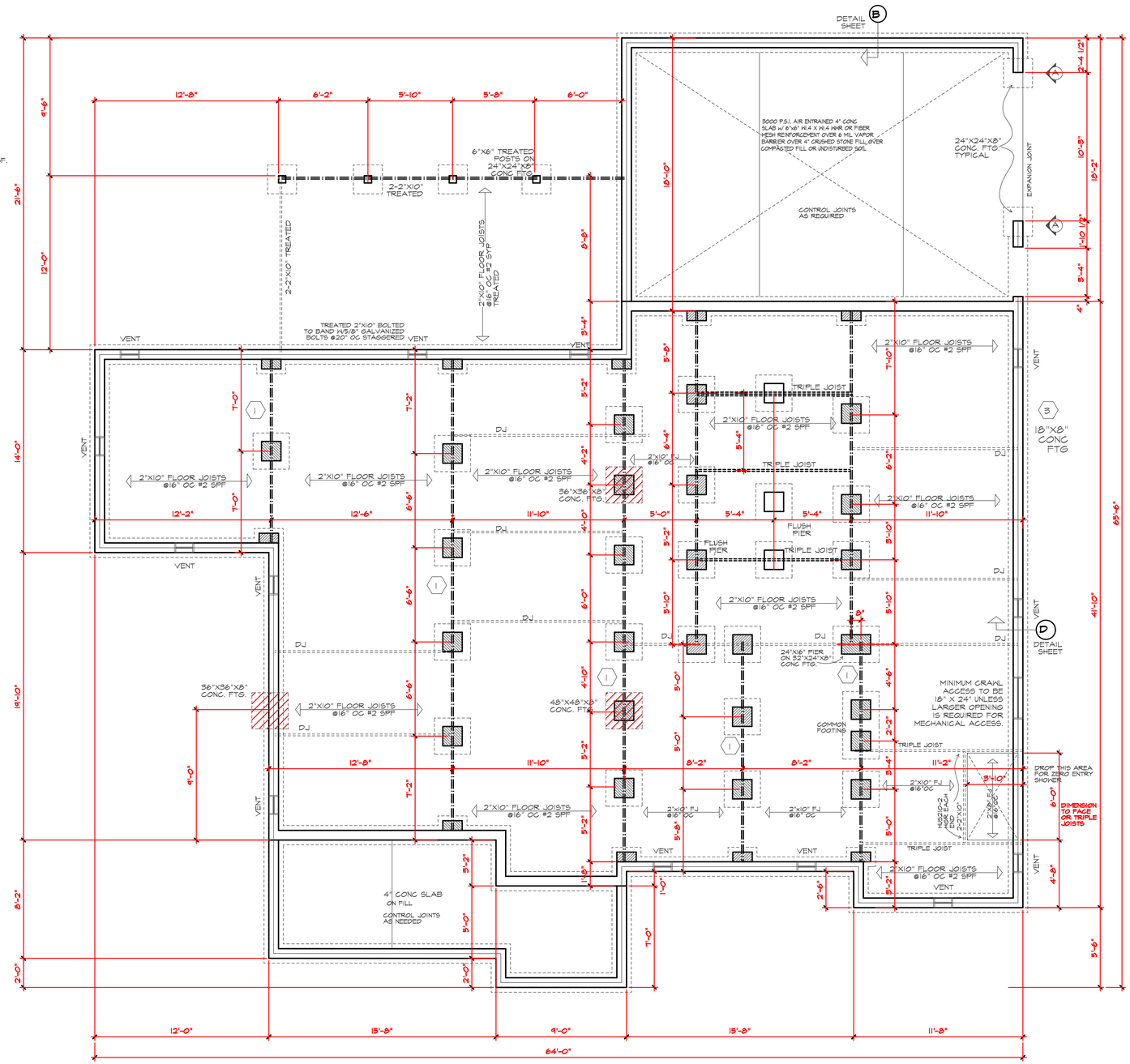

FOUNDATION PLAN

SCALE 1/4" = 1'-0"

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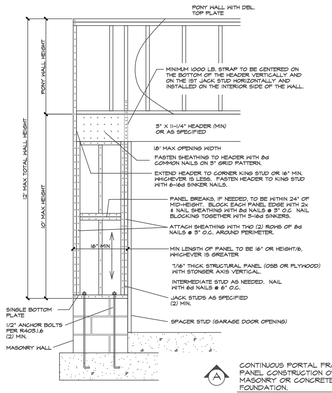

CONTINUOUS PORTAL FRAME PANEL CONSTRUCTION OVER MASONRY OR CONCRETE FOUNDATION.

BEAM SCHEDULE

Ⓐ	2-2"X10" FLUSH
Ⓑ	2-2"X10" DROPPED
Ⓒ	2-2"X8 FLUSH
Ⓓ	2-2"X8" DROPPED
Ⓔ	2-1.75"X9.25" LVL FLUSH
Ⓕ	2-1.75"X9.25" DROPPED
Ⓖ	2-1.75"X 11 7/8" LVL FLUSH
Ⓗ	2-1.75"X 11 7/8" LVL DROPPED
Ⓙ	2-1.75"X14" LVL DROPPED
Ⓚ	2-1.75"X16" LVL BTM. FLUSH
Ⓛ	3-1.75"X18" LVL DROPPED
Ⓜ	2-2"X12" DROPPED
Ⓝ	W 10X54 STEEL BEAM FLUSH
Ⓟ	W 10X19 STEEL BEAM FLUSH

Patrick E. Teague

PATRICK E. TEAGUE 20239

2/10/2022

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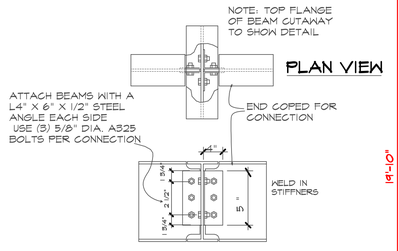
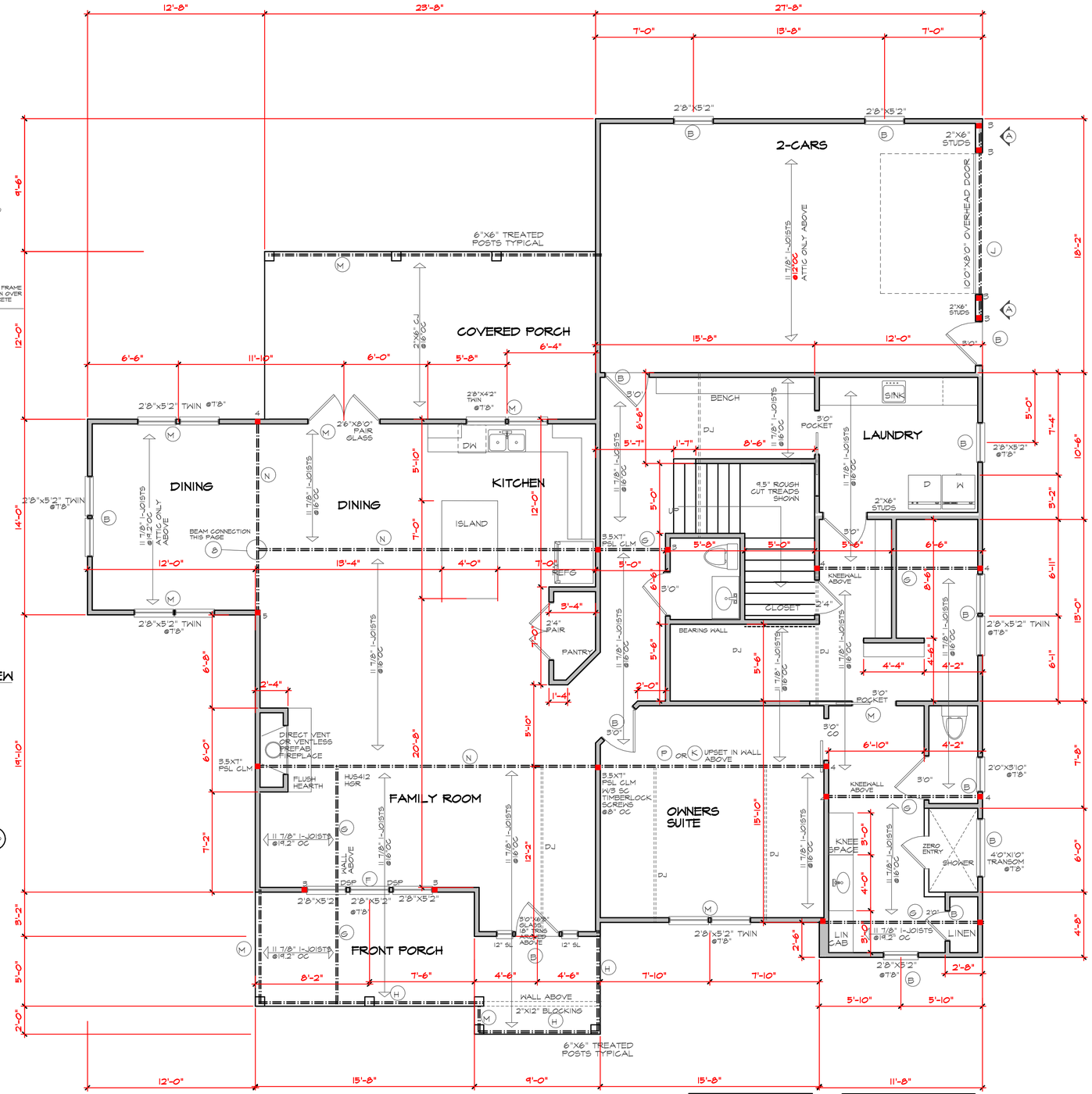


W 10 BEAM CONNECTION DETAIL 8

WALL BRACING NOTES:

WALL BRACING SHALL BE IN ACCORDANCE WITH SECTION R602.10.3 CONTINUOUS SHEATHING. BRACING METHOD CS-WSP SHALL BE USED IN ACCORDANCE WITH TABLE R602.10.1

1. THE REQUIRED LENGTH OF BRACING FOR EACH SIDE OF A RECTANGLE CIRCUMSCRIBED AROUND THE PLAN OR A PORTION OF THE PLAN AT EACH STORY LEVEL SHALL BE IN ACCORDANCE WITH TABLE R602.10.3 AND FIGURE R602.10.3(1). UNLESS NOTED OTHERWISE, THE ENTIRE STRUCTURE IS ASSUMED TO CIRCUMSCRIBED WITHIN A SINGLE RECTANGLE.
2. MINIMUM PANEL WIDTH IS 24". SEE SECTION R602.10.3 FOR ADDITIONAL INFORMATION. CONNECTION CRITERIA SHALL BE IN ACCORDANCE WITH TABLE R602.10.1.
3. PORTAL FRAME CONSTRUCTION SHALL BE IN ACCORDANCE WITH FIGURE R602.10.1.
4. HOLD DOWN DEVICE SHALL BE AS FOLLOWS:
   SIMPSON LSTA24 STRAP (OR EQUIVALENT) BETWEEN FLOORS EXTENDING FROM BOTTOM OF FLOOR BAND AND UP THE STUDS PER SITE PER BUILDER SIMPSON HD3B HOLD DOWN (OR EQUIVALENT) WHERE REQUIRED TO CONNECT DIRECTLY TO FOUNDATION.



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

I-JOIST OPTIONS
TJI 230 SERIES
BLULINX BLI 80
BCI 60 SERIES
GPI 65 SERIES
LPI 42 PLUS

SQUARE FOOTAGE	
FIRST FLOOR	2136 SQ.FT.
SECOND FLR.	1025 SQ.FT.
TOTAL	3161 SQ.FT.
GARAGE	502 SQ.FT.
PORCHES	475 SQ.FT.

MIDTOWN DESIGNS

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NC (2018 NCRC) : Wind : 115 - 120 mph

Weaver Homes

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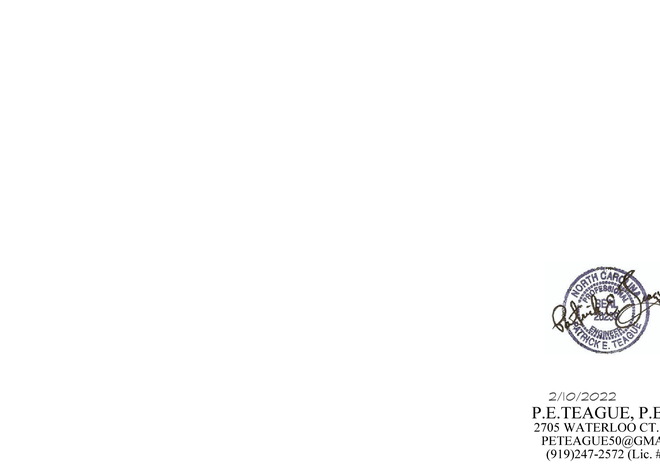
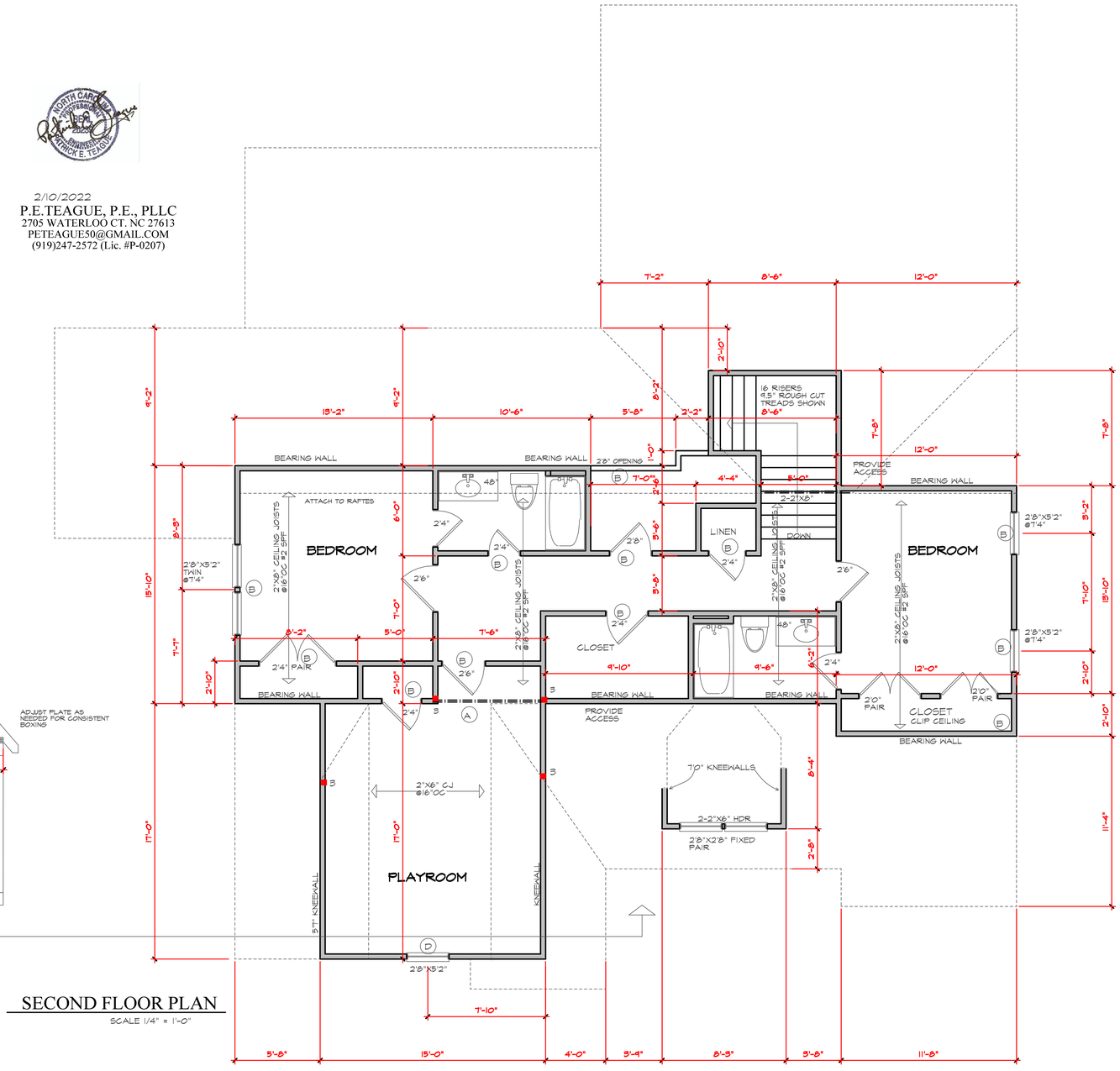


CROSS SECTION



SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

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ROOF FRAMING NOTES:

(115-120) MPH WIND ZONE)

1. ALL RAFTERS TO BE 2x8 @ 16" O.C. WITH 2 X 12 RIDGE, UNO.
2. (2)2x10 OR (1) 1.75" X 11 7/8" LVL HIP. (2)2x10 HIPS MAY BE SPLICED WITH A MINIMUM 6'-0" OVERLAP AT CENTER.
3. (2)2x10 OR (1) 1.75" X 9.25" LVL VALLEY. DO NOT SPLICE VALLEYS
4. 2-1.75x11 7/8" LVL VALLEY
5. FALSE FRAME VALLEY ON 2x10 FLAT PLATE
6. 2"X6" RAFTERS @16" O.C. W/ 2x8 RIDGE
7. 2"X10" RAFTERS @16" O.C. W/ 2x12 RIDGE

- "SR" = SINGLE RAFTER
- "DR" = DOUBLE RAFTER
- "TR" = TRIPLE RAFTER
- "RS" = ROOF SUPPORT FOR RAFTER SPLICE
- "■" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT
- FIR DOWN 2x8 RAFTERS OR USE 2x10 AT CATHEDRAL CEILINGS
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS: SIMPSON "H-5" OR EQUIVALENT

2"x6" COLLAR TIES @32" TYPICAL

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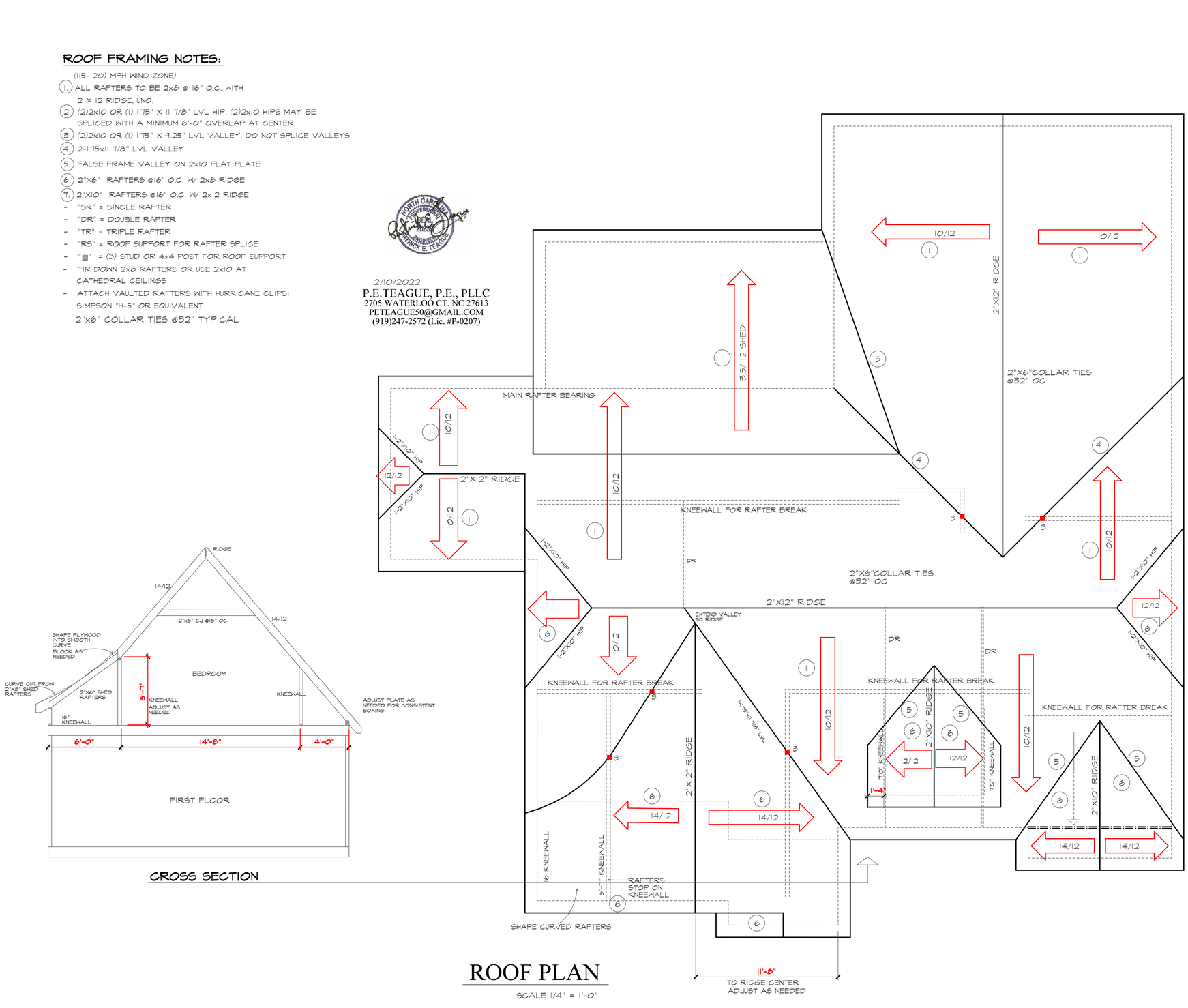

CROSS SECTION

ROOF PLAN

SCALE 1/4" = 1'-0"

MIDTOWN DESIGNS

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NC (2018 NCRC) , WIND : 115 - 120 mph

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STRUCTURAL NOTES

1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA STATE RESIDENTIAL CODE - 2018 EDITION (2015 IRC), PLUS ALL LOCAL CODES AND REGULATIONS.
ALL MEMBERS SHALL BE FRAMED, ANCHORED,, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.

2) DESIGN LOADS SEE TABLE R301.5

WIND SPEED: (REFER TO TABLE R301.2.4)
VERIFY ZONE BEFORE CONSTRUCTION.

3) WALL BRACING: WALLS SHALL BE BRACED ALONG BRACED WALL LINES ACCORDING TO SECTION R602.10. THE AMOUNT, LOCATION, AND CONSTRUCTION OF BRACING SHALL COMPLY WITH R602.10. NOTE THAT THE BRACING SHOWN ON THE PLANS IS BASED ON THE PRESCRIPTIVE BRACING REQUIREMENTS OF THE CODE AND SHALL BE VERIFIED AND/ORAPPROVED BY THE CODE OFFICIAL.

4) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIT ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP.

5) ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.

6) ALL FRAMING LUMBER SHALL BE SPF #2(FB = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP #2 (FB=975 PSI). PLATE MATERIAL MAY BE SPF #3 OR SYP #3 (FC(PERP) = 425 PSI - MIN).

7) ALL WOODEN BEAMS AND HEADERS SHALL HAVE THE FOLLOWING END SUPPORTS: (1) 2X4 STUD COLUMN FOR 6'-0" MAX. BEAM SPAN (UNO), (2)2X4 STUDS FOR BEAM SPAN GREATER THAN 6'-0" (UNO).

8) L.V.L SHALL BE LAMINATED VENEER LUMBER: FB=2600 PSI, FV=285 PSI, E=1,900,000 PSI. P.S.L SHALL BE PARALLEL STRAND LUMBER: FB=2900 PSI, FV=290 PSI, E=2,000,000 PSI. L.S.L SHALL BE LAMINATED STRAND LUMBER: FB=2250 PSI, FV=400 PSI, E=1,550,000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.

9) ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

10) ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER X 4" LONG). LATERAL SUPORT IS CONSIDERED ADEQUATE PROVIDED THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500.

11) REBAR SHALL BE DEFORMED STEEL. ASTM615, GRADE 60.

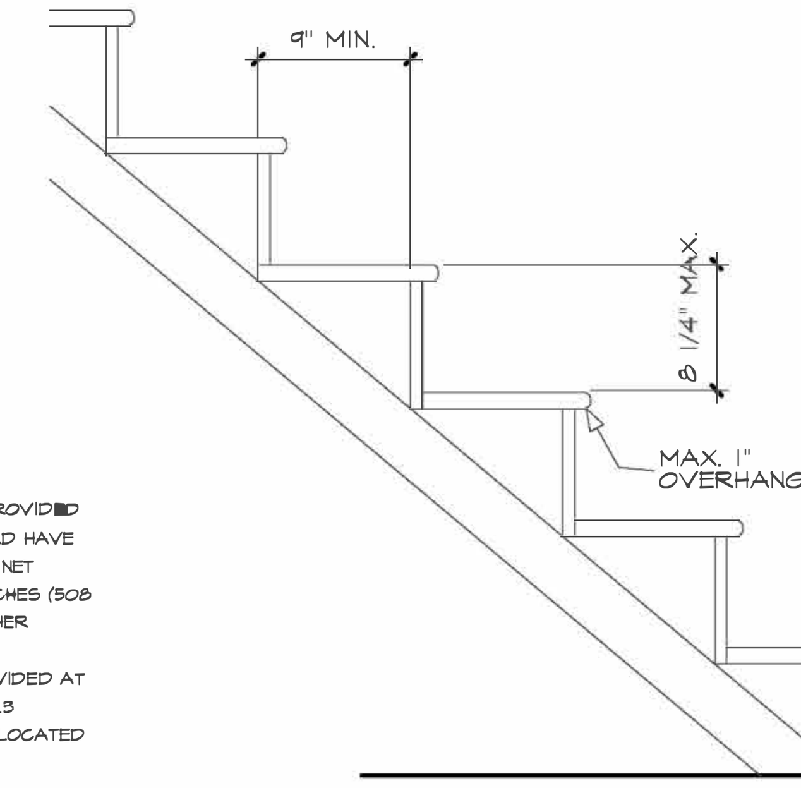
12) FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX). AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.

13) BRICK LINTELS SHALL BE 3 1/2"X3 1/2"X1/4" STEEL. ANGLE FOR UP TO 6'-0" SPAN AND 6"X4"X5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0" (UNO).

14) THE POSITIVE AND NEGATIVE DESIGN PRESSURE FOR DOORS AND WINDOWS SEE R301.2(6)

ATTIC ACCESS

SECTION R807
R807.1 ATTIC ACCESSAN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 400 SQUARE FEET (37.16 M2) AND HAVE A VERTICAL HEIGHT OF 60 INCHES (1524 MM) OR GREATER. THE NET CLEAR OPENING SHALL NOT BE LESS THAN 20 INCHES BY 30 INCHES (508 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. A 30-INCH (762 MM) MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING. SEE SECTION M1305.1.3 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.
EXCEPTIONS:
1. CONCEALED AREAS NOT LOCATED OVER THE MAIN STRUCTURE INCLUDING PORCHES, AREAS BEHIND KNEE WALLS, DORMERS, BAY WINDOWS, ETC. ARE NOT REQUIRED TO HAVE ACCESS.
2. PULL DOWN STAIR TREADS, STRINGERS, HANDRAILS, AND HARDWARE MAY PROTRUDE INTO THE NET CLEAR OPENING.



STAIR DETAIL

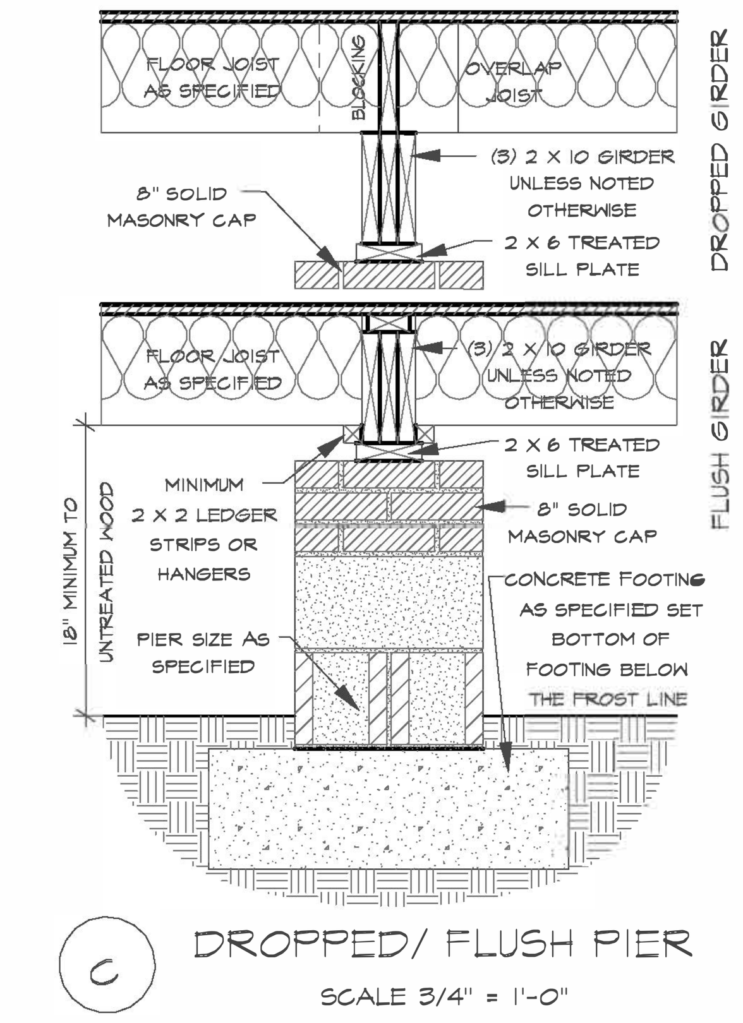
NO SCALE

STAIR NOTES:

1. STAIRS RISERS MUST BE UNIFORM AND NOT EXCEED 8 1/4".
2. TREADS SHALL NOT BE LESS THAN 10" DEEP A 1" PROJECTION OVER RISER IS PERMITTED.
3. A MINIMUM OF 6'8" HEADROOM MUST BE MAINTAINED AT ALL PLACES ON STAIR.
4. THE WIDTH OF THE STAIR SHALL BE A MINIMUM OF 3'0". HANDRAIL MAY PROJECT FROM EACH SIDE OF STAIR A DISTANCE OF 3 1/2" INTO THE REQUIRED WIDTH.
5. WINDERS MUST BE A MINIMUM OF 9" IN WIDTH AT 12" FROM THE NARROWEST SIDE. TREAD SHALL BE NO NARROWER THAN 4" AT ANY POINT AND AVERAGE NO LESS THAN 9 INCHES.
6. HANDRAILS SHALL BE NO LESS THAN 34" AND NO MORE THAN 38" ABOVE TREAD NOSING.
7. WINDERS AND SPIRAL STAIRS SHALL HAVE THE HANDRAIL LOCATED ON THE OUTSIDE RADIUS.
8. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS.

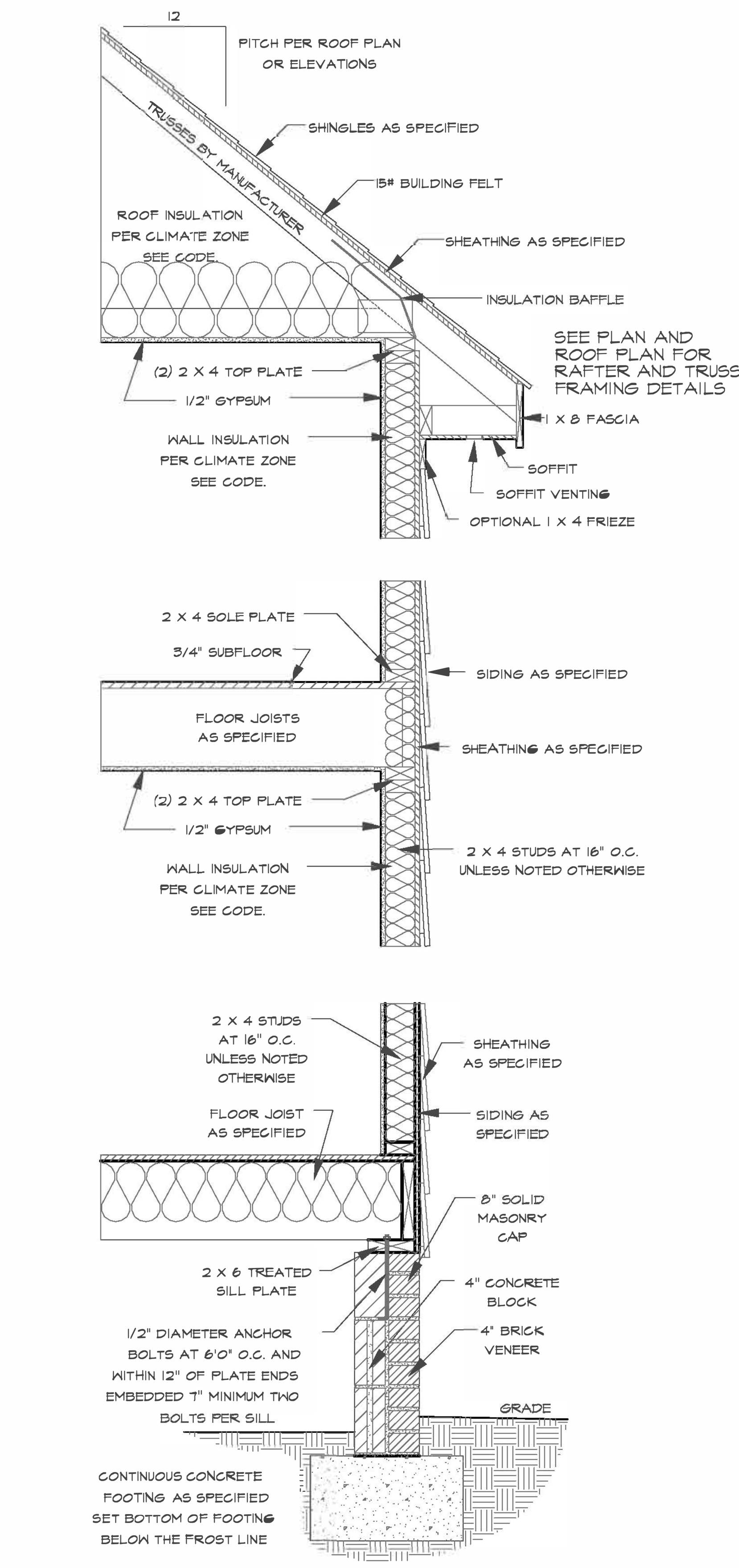
DWELLING / GARAGE SEPARATION

REFER TO SECTIONS R302.5, R302.6, AND R302.7
WALLS. A MINIMUM 1/2" GYPSUM BOARD MUST BE INSTALLED ON ALL WALLS SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION.
STAIRS. A MINIMUM OF 1/2" GYPSUM BOARD MUST BE INSTALLED ON THE UNDERSIDE AND EXPOSED SIDES OF ALL STAIRWAYS.
CEILINGS. A MINIMUM OF 1/2" GYPSUM MUST BE INSTALLED ON THE GARAGE CEILING IF THERE ARE NO HABITABLE ROOM ABOVE THE GARAGE. IF THERE ARE HABITABLE ROOM ABOVE THE GARAGE A MINIMUM OF 5/8" TYPE X GYPSUM BOARD MUST BE INSTALLED ON THE GARAGE CEILING.
OPENING PENETRATIONS. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.
DUCT PENETRATIONS. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE *DWELLING* FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL OR OTHER *APPROVED* MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.
OTHER PENETRATIONS. PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.



C DROPPED/ FLUSH PIER

SCALE 3/4" = 1'-0"



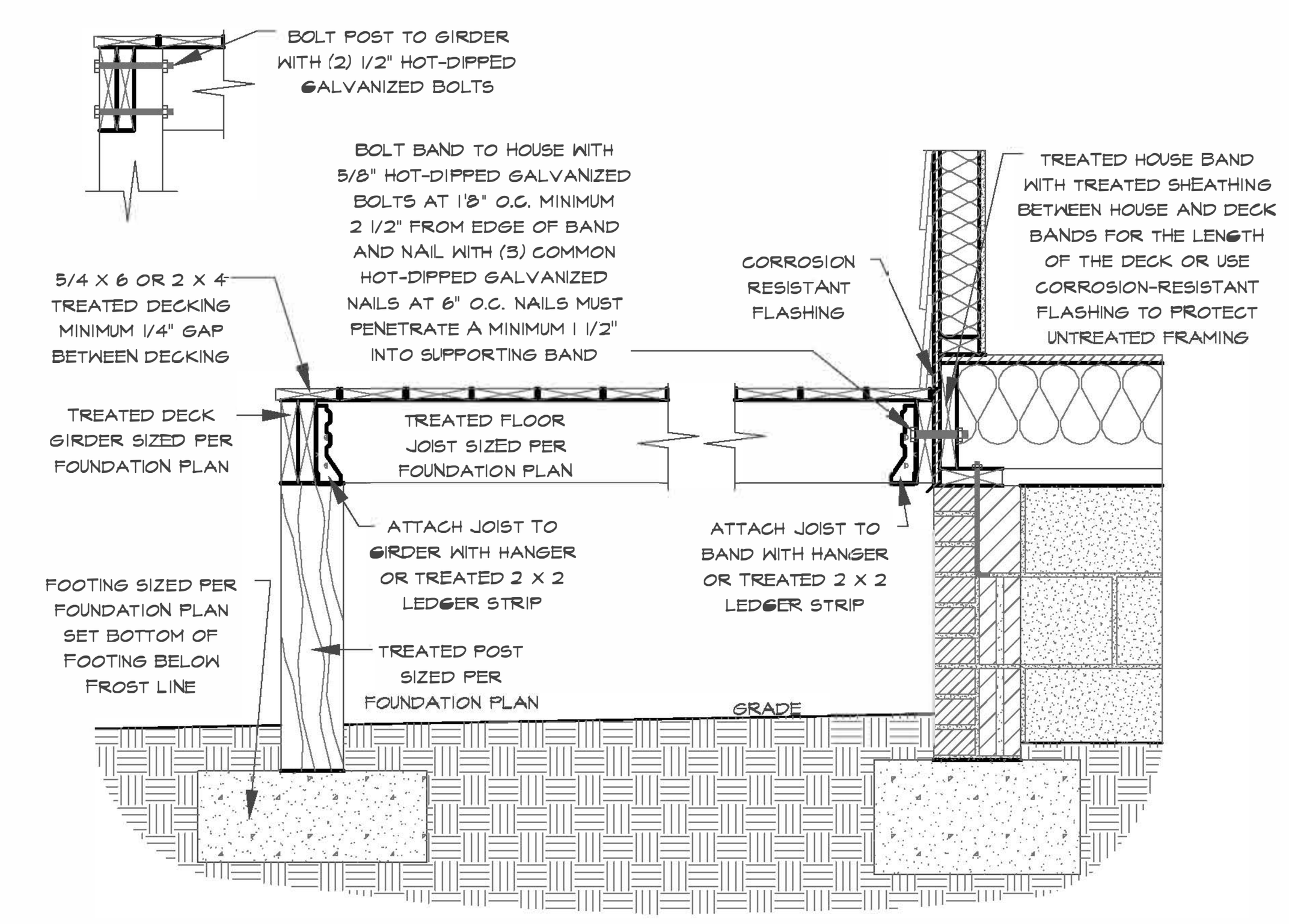
TYPICAL
WALL SECTION
SCALE 3/4" = 1'-0"

DECK BRACING

SECTION AM109
AM109.1 DECK BRACING. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY. THE FOLLOWING ARE ACCEPTABLE MEANS TO PROVIDE LATERAL STABILITY.
AM109.1.1. WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" ABOVE FINISHED GRADE PER FIGURE AM109 AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION AM104, LATERAL BRACING IS NOT REQUIRED.
AM109.1.2. 4 X 4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45 DEGREES AND 60 DEGREES FROM THE HORIZONTAL. KNEE BRACES SHALL BE BOLTED TO THE POST AND THE GIRDER/DOUBLE BAND WITH ONE 5/8 INCH HOT DIPPED GALVANIZED BOLT WITH NUT AND WASHER AT BOTH ENDS OF THE BRACE PER FIGURE AM109.1
AM109.1.3. FOR FREESTANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POST IN ACCORDANCE WITH FIGURE AM109.2 AND THE FOLLOWING:

POST SIZE	MAX TRIBUTARY AREA	MAX. POST HEIGHT	EMBEDMENT DEPTH	CONCRETE DIAMETER
4 X 4	48 SF	4'-0"	2'-6"	1'-0"
6 X 6	120 SF	6'-0"	3'-6"	1'-8"

AM109.1.4. 2 X 6 DIAGONAL VERTICAL CROSS BRACING MAY BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FOR FREESTANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE 2 X 6S SHALL BE ATTACHED TO THE POSTS WITH ONE 5/8 INCH HOT DIPPED GALVANIZED BOLT WITH NUT AND WASHER AT EACH END OF EACH BRACING MEMBER PER FIGURE AM109.3.
AM109.1.5. FOR EMBEDMENT OF PILES IN COASTAL REGIONS, SEE CHAPTER 45.



DECK ATTACHMENT DETAIL TO FRAMED WALL

SCALE 3/4" TO 1'-0"

THIS PLAN DESIGNED UNDER NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION (2015 IRC)

HOUSE DESIGNED FOR 115 or 120 MPH EXPOSURE B

ANCHOR BOLTS SHALL BE MINIMUM 1/2" DIAMETER & SHALL EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6' ON CENTER AND WITHIN 12" OF ALL CORNERS. THERE SHALL BE A MINIMUM OF TWO (2) ANCHOR BOLTS PER PLATE SECTION.

MINIMUM VALUES FOR ENERGY COMPLIANCE
ZONE 4A, & 3. VERIFY ZONE BEFORE CONSTRUCTION

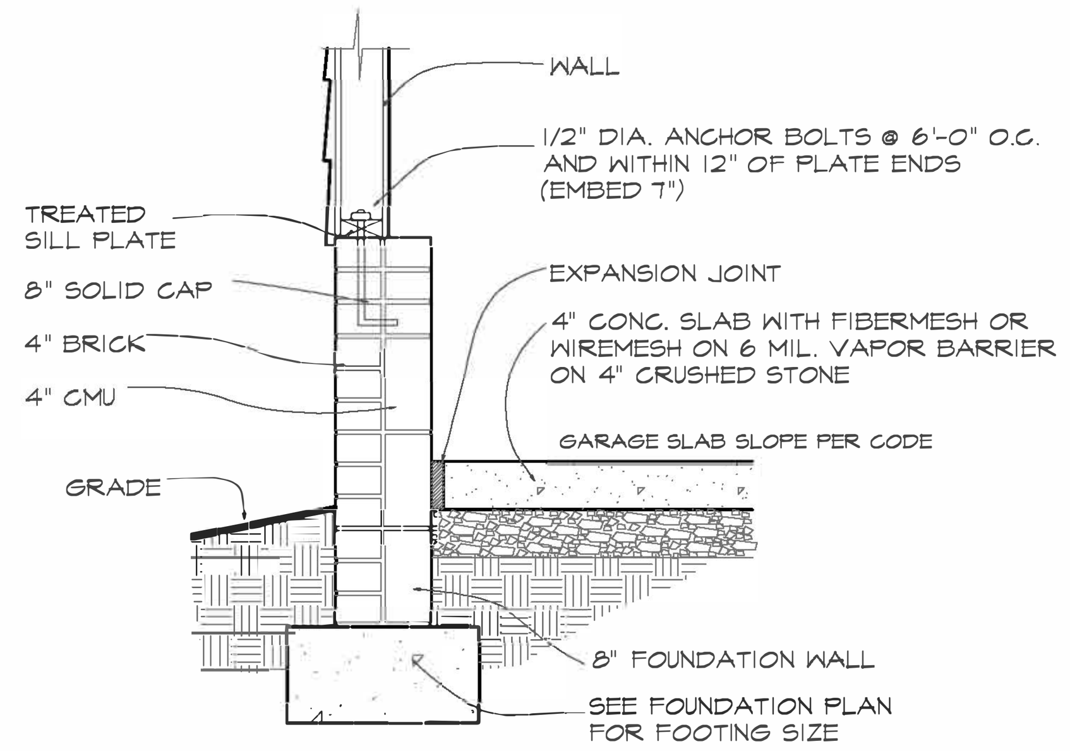
TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[b,i]	SKYLIGHT[b] U-FACTOR	GLAZED FENESTRATION SHGC[b,k]	CEILING R-VALUE[m]	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE[i]	FLOOR R-VALUE	BASEMENT[c,e] WALL R-VALUE	SLAB[d] R-VALUE & DEPTH	CRAWL SPACE[c] WALL R-VALUE
3	0.35	0.55	0.30	38 or 30ci[l]	15 or 13+2.5[h]	5/13 or 5/10ci	19	5/13[f]	0	5/13
4	0.35	0.55	0.30	38 or 30ci[l]	15 or 13+2.5[h]	5/13 or 5/10ci	19	10/15	10	10/15
5	0.35	0.55	NR	38 or 30ci[l]	19[n] or 13+5[h] or 15+3[h]	13/17 or 13/12.5ci	30[g]	10/15	10	10/19

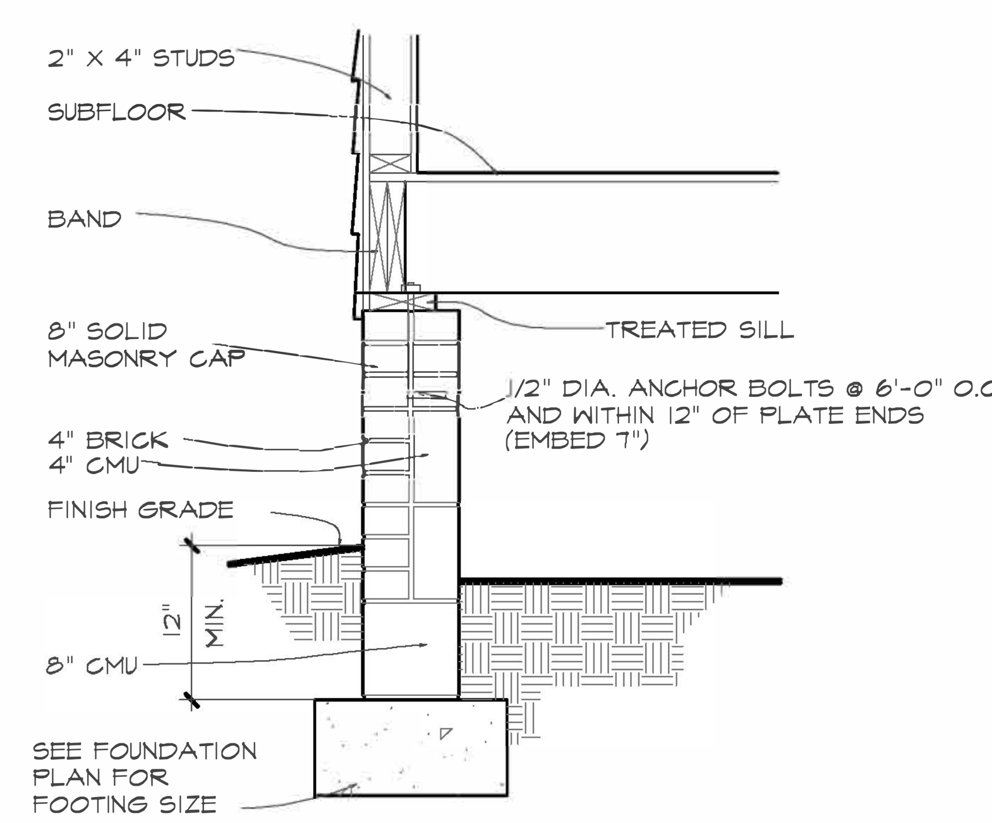
TABLE R402.1.4
EQUIVALENT U-FACTORS[a]

CLIMATE ZONE	FENESTRATION U-FACTOR[d]	SKYLIGHT U-FACTOR	CEILING U-FACTOR	FRAME WALL U-FACTOR	MASS WALL U-FACTOR[b]	FLOOR U-FACTOR	BASEMENT WALL U-FACTOR	CRAWL SPACE WALL U-FACTOR
3	0.35	0.55	0.030	0.077	0.141	0.047	0.091[c]	0.136
4	0.35	0.55	0.030	0.077	0.141	0.047	0.059	0.065
5	0.35	0.55	0.030	0.061	0.082	0.033	0.059	0.065

a. Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source.
b. When more than half the insulation is on the interior, the mass wall U-factors shall be a maximum of 0.07 in Climate Zone 3, 0.07 in Climate Zone 4 and 0.054 in Climate Zone 5.
c. Basement wall U-factor of 0.360 in warm-humid locations as defined by Figure R301.1 and Table R301.1.
d. A maximum of two glazed fenestration product assemblies having a U-factor no greater than 0.55 and a SHGC no greater than 0.70 shall be permitted to be substituted for minimum code compliant fenestration product assemblies without penalty. When applying this note and using the REScheck "UA Trade-off" compliance method to allow continued use of the software, the applicable fenestration products shall be modeled as meeting the U-factor of 0.35 and the SHGC of 0.30, as applicable, but the fenestration products actual U-factor and actual SHGC shall be noted in the comments section of the software for documentation of application of this note to the applicable products. Compliance for these substitute products shall be verified compared to the allowed substituted maximum U-value requirement and maximum SHGC requirement, as applicable.



B SECTION AT GARAGE SLAB



D SECTION AT CRAWL

Detail Sheet

RESIDENCE FOR:

DATE	REV	DATE	REV

LOT
SUB.
DATE
SCALE

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