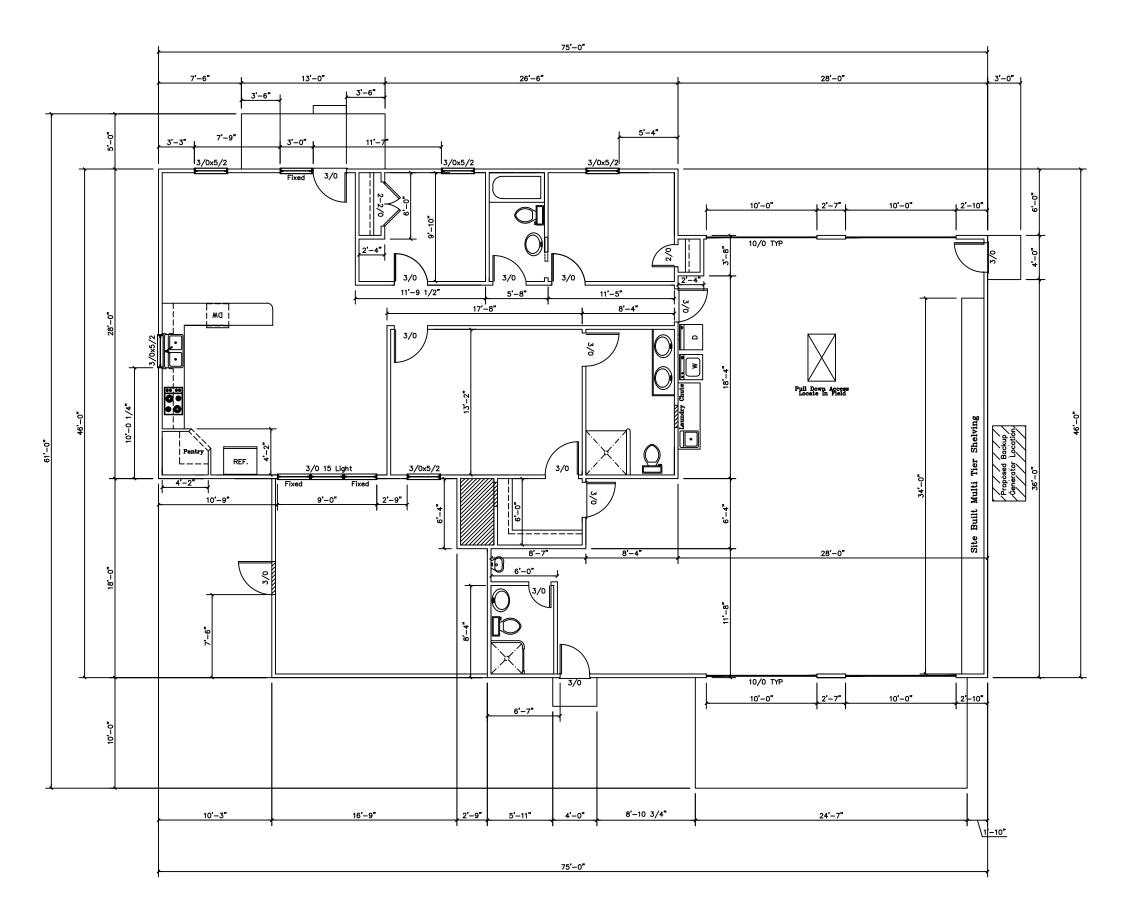


Proposed Floor Plan SCALE: 1/8" = 1'-0"

Square Fo	otage	
SFD	1316	
Garage	1512	
S Porch F Porch	342 70	
Patio	240	
Total Htd	2828	
Total Unht	d 412	
	final totals.	

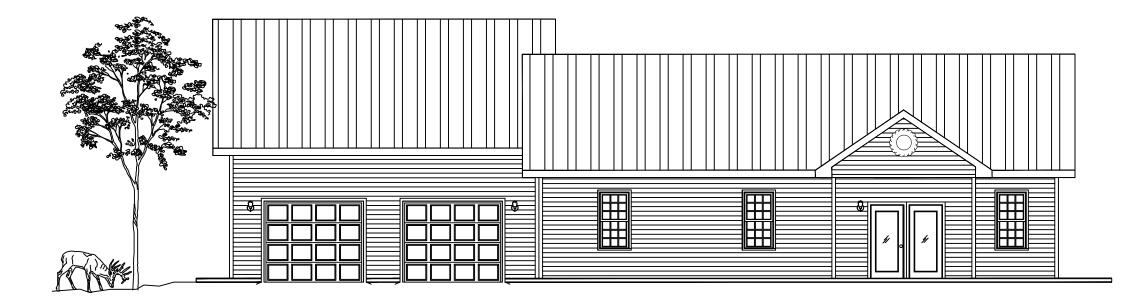
ALL DESIGNS REMAIN THE INTELLECTUAL PROPERTY OF Michael E. Altman ANY UNAUTHORIZED USE OR DUPLICATION IS STRICTLY PROHIBITED.				
DRAWINGS ARE PROVIDED TO CLIENT FOR A CONDITIONAL ONE TIME USE ONLY.				
WORK ORDER # 08232020-01				
DATE: 09042021				
DRAWN BY: MEA CHECKED BY: MA				
R Wiggins SFD 6 Round Rock Ln. Broadway NC 27505 919.819.5443				
PROJECT: 3 BR SFD				
ESTIMATOR/PROJECT MANAGER: Robert Wiggins drawing number: 000001				
client: ROBERT WIGGINS Project: NEW SFD Location: BROADWAY NC				
A1.0				

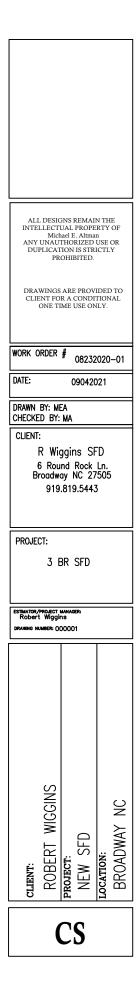


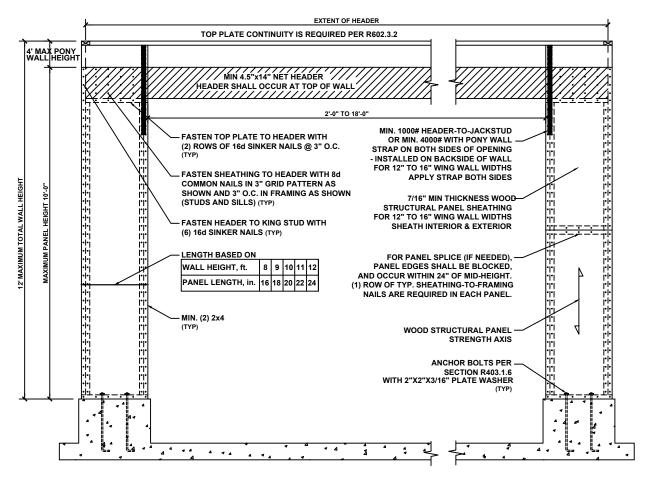
Proposed Floor Plan W/ Dims SCALE: 1/8" = 1'-0"

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DRAWINGS CLIENT FC ONE T	R A		TION		
WORK ORDER	#	08232	2020	-01	
DATE:	()9042(021		
DRAWN BY: M CHECKED BY:					
CLIENT:		~	-0		
R Wi	ind	Rock	Ln.		
Broadw 919		NC 27 9.5443)	
PROJECT:					
31	3 BR SFD				
ESTIMATOR/PROJECT Robert Wiggi	MANAG	ER:			
DRAWING NUMBER: ()					
client: Robert Wiggins	PROJECT:	NEW SFD	LOCATION:	BROADWAY NC	
A2.0					
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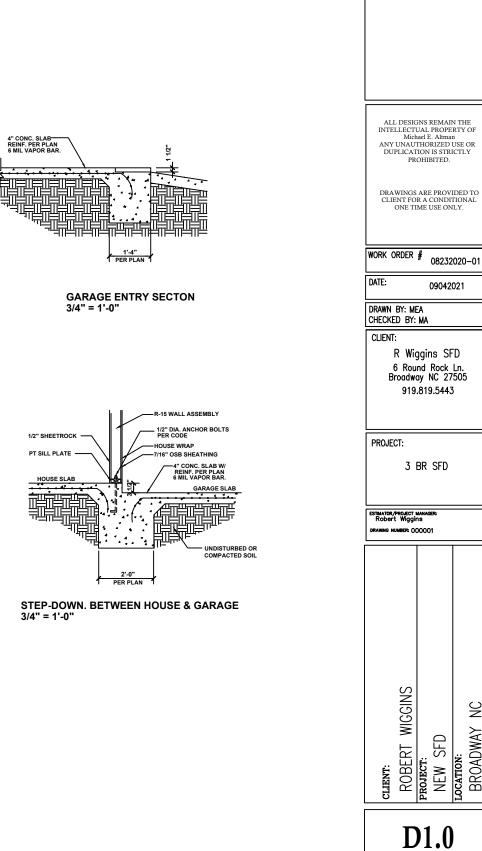
Wiggins Residence Broadway NC

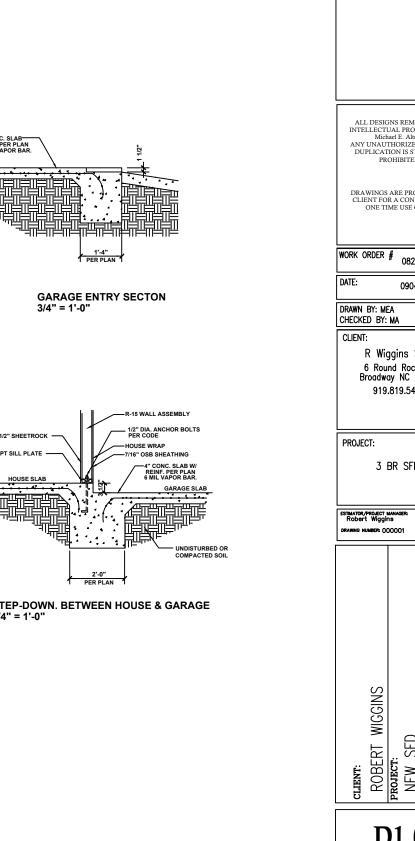






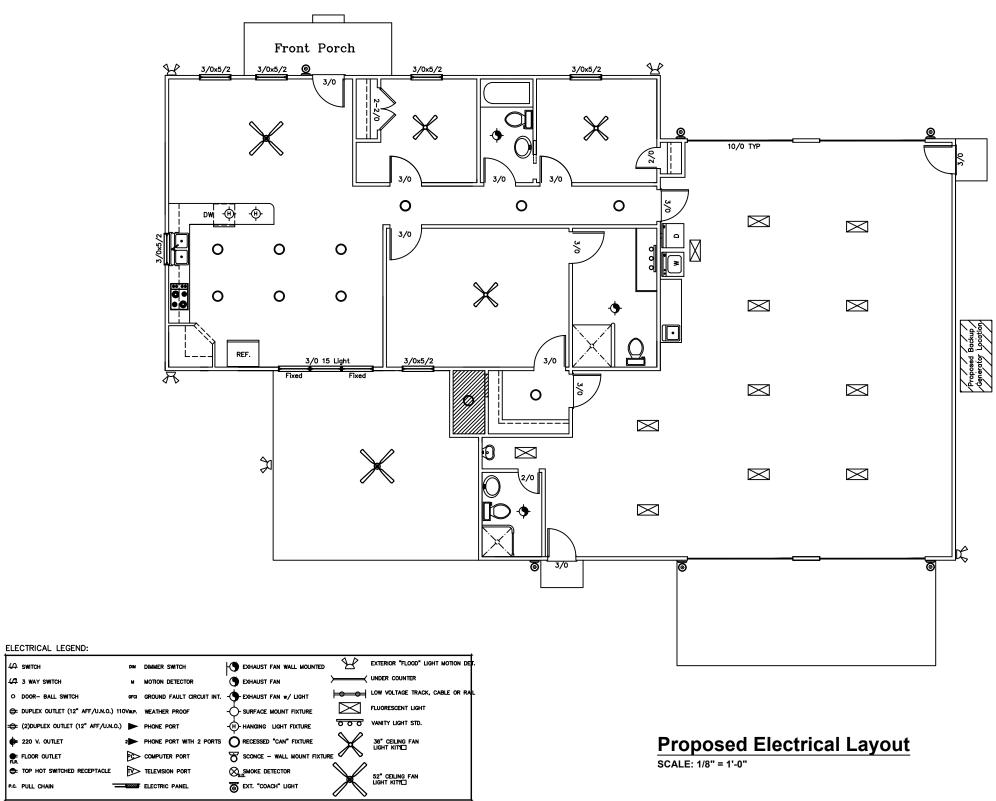
METHOD PF: PORTAL FRAME PANEL CONSTRUCTION





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BROADWAY



NOTE: NOT ALL SYMBOLS SHOWN WILL BE USED IN PROJECT.

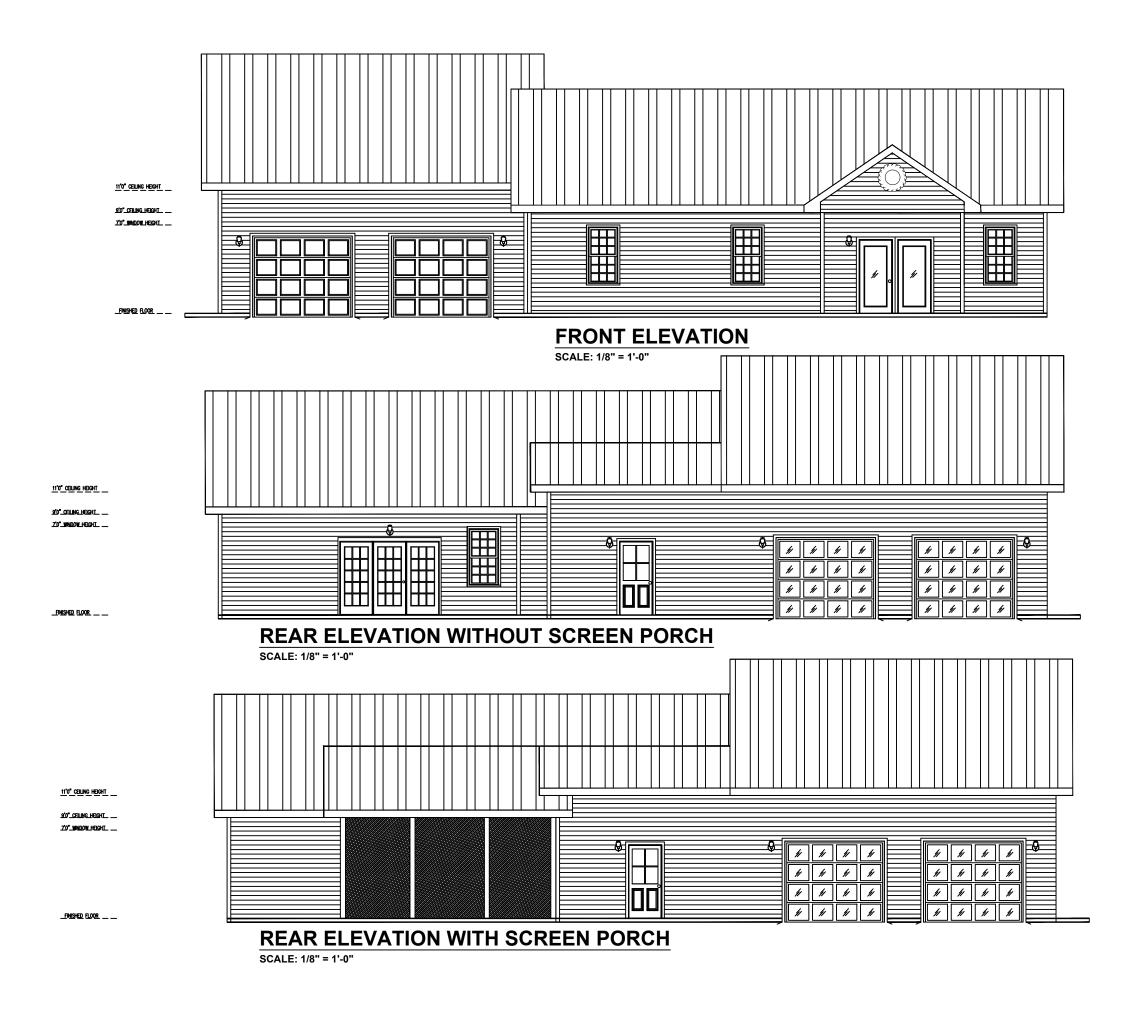
4**Д** SWITCH

CA 3 WAY SWITCH

💠 220 V. OUTLET

P.C. PULL CHAIN

ALL DESIGNS REMAIN THE INTELLECTUAL PROPERTY OF Michael E. Altman ANY UNAUTHORIZED USE OR DUPLICATION IS STRICTLY PROHIBITED. DRAWINGS ARE PROVIDED TO CLIENT FOR A CONDITIONAL ONE TIME USE ONLY.					
DATE:	090420	2020-01			
CHECKED BY: MA CLIENT: R Wiggins SFD 6 Round Rock Ln. Broadway NC 27505 919.819.5443					
	BR SFD				
ESTIMATOR/PROJECT Robert Wiggin DRAWING NUMBER: ()					
client: ROBERT WIGGINS	project: NEW SFD	locattion: BROADWAY NC			
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		SFD					
Robert Wiggin DRAWING NUMBER: ()(01					
CLIENT: ROBERT WIGGINS	PROJECT:	NEW SFD	LOCATION:	BROADWAY NC			
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UILDING CODES	DESIGN LOADS LIVE LOAD DEAD LOAD	GENERAL NOTES	CONSTRUCTION
NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION	TABLE R301.5 (PSF) (PSF) DWELLING UNITS 40 10 SLEEPING ROOMS 30 10	20. ALL EXTERIOR BEARING WALLS SHALL BE 2X6 OR 2X4 (SPF #2 STUD GRADE) @ 16" O.C. UNLESS OTHERWISE NOTED.	 IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE. NOTIFY JOS CONSULTIN
	ATTICS WITH STORAGE 20 10 ATTICS WITHOUT STORAGE 10 10	 ALL INTERIOR BEARING WALLS SHALL BE 2X4 (SPF #2 STUD GUIDE) SINGLE TOP PLATE @ 24" O.C. UNLESS OTHERWISE NOTED. 	& DESIGN, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
NERAL NOTES	ROOF SNOW 20 10	 ALL INTERIOR NON-BEARING WALLS TO BE 2X4 (SPF #2 STUD GUIDE) SINGLE TOP	2. ALL INTERIOR AND EXTERIOR BEARING HEADERS TO BE MINIMUM (2) 2x6 #2 SPF W
	STAIRS 40 10	PLATE @ 24" O.C. UNLESS OTHERWISE NOTED.	(1) JACK AND (1) KING STUD AT EACH END U.N.O.
ALL WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS	DECKS 40 10	23. ALL BEARING WALLS TO BE 2X4 (SPF #2 STUD GUIDE) DOUBLE TOP PLATES, LAPPED AT ALL CORNERS AND INTERSECTIONS AND STAGGER SPLICE 48" AND LOCATE	
OTHERWISE NOTED ON PLANS.	PASSENGER VEHICLE GARAGES 50	OVER WALL STUDS.	3. ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED W
ALL WORK INCLUDING ALL STRUCTURAL, HVAC, ELECTRICAL AND OTHER SHALL		24. ALL EXTERIOR CORNERS SHALL BE BRACED WITH 4X8 STRUCTURAL SHEATHING OF	CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND	FIRE ESCAPES 40 10	THICKNESS TO MATCH THAT OF SHEATHING, OR WITH METAL BRACING OF EQUAL	 ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN. BEARING LENGT
LOCAL CODE REGULATIONS.	GUARDRAILS AND HANDRAILS 200	RIGIDITY.	OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WI
CONTRACTOR TO VERIFY AND COORDINATE ALL THE CONDITIONS AND DIMENSIONS AT THE SITE BEFORE BEGINNING OF CONSTRUCTION. ANY	TABLE R301.2(4) - DESIGN POSITIVE AND NEGATIVE PRESSURE FOR DOORS AND WINDOW FOR A MEAN ROOF HEIGHT OF 35 FEET OR LESS SHALL BE 25 PSF	25. PROVIDE ADDITIONAL STUDS AT CONCENTRATED LOAD LOCATION TO MATCH NUMBER OF STUDS ABOVE THE EXTEND TO FOUNDATION.	A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS U.N.O.
DISCREPANCIES OR OMISSIONS SHALL BE REPORTED IMMEDIATELY.	TABLE R301.2(2) - COMPONENT AND CLADDING LOADS FOR A BUILDING LOCATED IN	26. NOTCHES OR BORED HOLES IN STUDS OF BEARING WALLS OR PARTITIONS SHALL	5. ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FU
ALL WORK IS TO BE PERFORMED IN A PROFESSIONAL MANNER AND IN		NOT BE MORE THAN ON-THIRD THE DEPTH OF THE STUD.	WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF
ACCORDANCE WITH STANDARD PRACTICE AND SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND/OR RECOMMENDATIONS.	EXPOSURE B	27. THE FOLLOWING JACK/SUD SCHEDULE WILL BE USED UNLESS OTHERWISE NOTED: EXTERIOR BEARING WALLS (MINIMUM UNLESS NOTED:)	THREE STUDS U.N.O.
ALL DIMENSIONS SHOULD BE READ OR CALCULATED AND NEVER SCALED.	ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE	ROOF ONLY 1 FLOOR FLOORS	6. SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVEL
THE GENERAL AND SUB-CONTRACTORS SHALL CAREFULLY EXAMINE THE	DESIGNED BASED ON ROOF PITCHES AND MEAN ROOF HEIGHT	UP TO 3'-0" 1J & 1S 1J & 1S 1J & 1S	
DRAWINGS, INSPECT THE SITE AND ACQUAINT THEMSELVES WITH ALL GOVERNING ORDINANCES, LAWS, ECT. AND OTHERWISE FAMILIARIZE THEMSELVES WITH ALL	AS FOLLOWS: MEAN ROOF HEIGHT	3'-0" TO 5'-0" 1J & 1S 2J & 1S 2J & 2S 5'-0" TO 7'-0" 2J & 1S 2J & 1S 2J & 2S	TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
MATTERS WHICH MAY AFFECT PERFORMANCE OF THE WORK.	Interview of the second	7'-0" TO 9'-0" 2J & 1S 2J & 1S 2J & 2S	 ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS TO BE PROVIDE
ALL PRE-FAB MATERIALS, EQUIPMENT, FIXTURES AND ECT SHALL BE INSTALLED		9'-0" TO 12'-0" 2J & 1S 2J & 1S 3J & 2S	FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD. INSTALLATION
PER MANUFACTURER INSTRUCTIONS AND REQUIREMENTS. PRE-FAB FLOOR AND ROOF TRUSSES SHALL BE DESIGNED FOR LOADS REQ'D BY	2.25:12 TO 7:12 34.8 PSF 36.5 PSF 37.9 PSF	INTERIOR BEARING WALLS (MINIMUM UNLESS NOTED):	TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ROOF TRUS DRAWINGS TO BE SIGNED AND SEALED BY THE MANUFACTURER AND REVIEWED
ENGINEER	7:12 TO 12:12 21.0 PSF 22.1 PSF 22.9 PSF	UP TO 3'-0" 1J & 1S 1J & 1S 3'-0" TO 6'-0" 2J & 1S 2J & 2S	THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE	WALL CLADDING SHALL BE DESIGNED FOR A 24.1 PSF POSITIVE	6'-0" TO 9'-0" 2J & 1S 3J & 2S	8. STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAM.
DOOR FROM INSIDE.	AND NEGATIVE PRESSURE		BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE
EVERY BATHROOOM DOOR LOCK SHALL BE DESIGNED TO PERMIT OPENING DOOR	METALS	9'-0" TO 12'-0" 3J & 1S 4J & 3S	BOLT. BOLTS TO BE SPACED AT 24" o.c. (MAX), AND STAGGERED TOP AND BOTT
FROM THE OUTSIDE IN AN EMERGENCY. THE OPENING DEVICE SHALL BE READILY		WHERE J = JACK UNDER HEADER S = STUD NAILED TO JACK ALONG SIDE HEADER	OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EA
ACCEPTABLE TO ANYONE OUTSIDE THE DOOR.	1. STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE 9TH SECTION	ALL JACKS AND STUDS ASSUMED TO BE 2X6 OR 2X4 SPF #2 STUD GRADE OR BETTER	END OF FLITCH BEAM.
. PENETRATIONS OF ANY FIRE/SMOKE BARRIER SHALL BE FILLED WITH MATERIAL	OF A.I.S.C. MANUAL OF STEEL CONSTRUCTION. STRUCTURAL STEEL SHALL	WITH MAXIMUM WALL EIGHT OF 9'-1 1/8". ALL JACKS AND STUDS TO BE CLUED AND	
CAPABLE OF MAINTAINING FIRE/SMOKE RESISTANT OR PROTECTION BY APPROVED DEVICE FOR SUCH PURPOSES AS REQUIRED.	CONFORM TO ASTM A-36. STELL FOR PIPE COLUMNS SHALL BE EQUIVALENT CAPACITY AND WELD ABILITY TO ASTM A-501. ALL WELDING SHALL BE IN	NAILED WI 16d NAILS AT 8" O.C. 28. FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) IN THE FOLLOWING LOCATIONS:	9. BRICK LINTELS TO BE 3 1/2 x 3 1/2 x 1/4 STEEL ANGLE FOR UP TO 6'-0" SPAN AND 4 x 5/16 STEEL ANGLE FOR SPANS GREATER THAN 6'-0" AND UP TO 10'-0" U.N.O.
	ACCORDANCE TO THE AMERICAN WELDING SOCIETY CLOSE AND BE PERFORMED BY WELDERS QUALIFIED IN ACCORDANCE WITH AWS PROCEDURES. ELECTRODES	28.1. IN ALL STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES AT FLOOR	 BRICK LINTELS AT SLOPED AREAS TO BE 4 x 3 1/2 x 1/4 STEEL ANGLE WITH 16d N/
TE WORK & FOUNDATION	SHALL CONFORM TO ASTM A-5.20 E70 SERIES.	AND CEILING LEVELS AND NOT MORE THAN 10' APART 28.2. BETWEEN STAIR STRINGERS AT TIP AND BOTTOM AND BETWEEN STUDS IN LINE	IN 3/16" HOLES IN 4" ANGLE LEG AT 12" o.c. TO TRIPLE RAFTER. WHEN THE SLOP
MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2000 PSF. IT IS	2. STEEL COLUMNS, LINTELS, BEAMS, AND RAILINGS SHALL HAVE A SHOP COST OF	WITH STAIR RUN.	EXCEEDS 4:12 A MINIMUM OF 3 x 3 x 1/4 PLATES SHALL BE WELDED AT 24" o.c. AL
THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF	RUST INHIBITING PAINT.		THE STEEL ANGLE.
UNSATISFACTORY CONDITIONS EXIST AND NOTIFY ENGINEER SO THAT THE NECESSARY STRUCTURAL MODIFICATIONS CAN BE MADE.	2.1. GUAGUE ADJUSTABEL AND FIXED STEEL COLUMNS ARE CONSTRUCTED OF CARBON STEEL WITH A MINIMUM YEILD STRENGTH OF 33KSI AND ULTIMATE	28.3. FIRE STOPS, WHEN OF WOOD, SHALL BE 2" NOMINAL THICKNESS & MAY BE MADE OF GYPSUM BOARD, CEMENT, MINERAL WOOL OR OTHER NONCOMBUSTIBLE MATERIAL.	11. ATTACH PORCH COLUMNS TO SLAB/FDN WALL USING ABA -OR- ABE SIMPSON PO
CONCRETE AND MASONRY FOUNDATION WALLS TO BE SELECTED AND	STRENGTH OF 45 KSI IN ACCORDANCE WITH ASTM 500 AND MANUFACTURED BY	28.4. SPACES BETWEEN CHIMNEYS AND WOOD FRAMING SHALL BE FILLED WITH	BASES TO FIT COLUMN SIZES CALLED ON PLAN -OR- ANY OTHER COLUMN
CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF <u>SECTION R404</u> OR IN	THE MARSHALL STAMPING COMPANY IN ACCORDANCE WITH IRC REPORT NO.		CONNECTION WITH 500# UPLIFT.
ACCORDANCE WITH ACI 318, NCMA TR68-A, OR ACI 530/ASCE 5/TMS 402.	88-78 AND HAVE MINIMUM 8"x4"x1/4" BEARING AND CAP PLATES UNLESS NOTED OTHERWISE. SCREW JACK SHOULD BE ENCASED IN CONCRETE OR TACK	LOOSE NONCOMBUSTIBLE MATERIAL (2" MINIMUM THICKNESS). 29. ROOF TRUSS MANUFACTURER TO SUPPLY SHOP DRAWINGS AND MUST BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN	11. ATTACH PORCH COLUMNS TO UPPER PORCH BANDS USING AC -OR- BC SIMPSO
FOOTINGS, FOUNDATIONS, WALLS, AND SLABS SHALL NOT BE PLACED ON MARINE	WELDED AFTER INSTALLATION. EACH COLUMN SHOULD BE DESIGNED WITH THE	THE GOVERNING JURISDICTION. FLOOR TRUSS MANUFACTURER TO SUPPLY	POST CAPS TO FIT COLUMN SIZES CALLED ON PLAN -OR- ANY OTHER COLUMN
CLAY, PEAT OR ANY OTHER ORGANIC MATERIAL.	CAPACITY RATING AND WITHSTAND COMPRESSION LOADS AS NOTED ON PLAN.	CONNECTION AND BEARING DETAILS. BRIDGING, AND BRACING DETAILS WITH	CONNECTION WITH 500# UPLIFT.
MASONRY AND POURED CONCRETE WALL REINFORCEMENT TO BE IN ACCORDANCE WITH TABLES R404.1.1 (1 THROUGH 4) OF THE NORTH CAROLINA	ALL FASTENERS IN EXTERIOR DECKS SHALL BE GALVANIZED. ANCHOR BOLTS SHALL BE 1/2" DIAMETER x 16" LONG GALVANIZED (SEE DRAWING	NOMINAL DIMENSIONS, TRUSS CONFIGURATIONS LUMBER GRADE AND SPECIES AND	12. ALL METAL HANGERS, STRAPS, AND HOLD-DOWNS TO BE SIMPSON STRONG-TIE
RESIDENTIAL CODE.	FOR PLACEMENT AND SPACING).	MAGNITUDES OF FORCE IN ALL MEMBERS.	EQUIV.
A. PER <u>R404.1.3</u> , TABLES ASSUME THAT WALLS HAVE	5. FILCH BEAMS SHALL HAVE A MINIMUM Fb = 1000 PSI, E = 1,300,000 PSI WITH 2 ROWS	30. TRUSS DIAGRAMS SHOW DESIGN INTENT ONLY. TRUSS MANUFACTURER TO VERIFY	
PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.	1/2" BOLTS, 16" O.C. TOP AND 32" O.C. AT BOTTOM UNLESS OTHERWISE NOTED.	ALL SPANS, DIMENSIONS, PITCHES, ECT. AND SUBMIT SHOP DRAWINGS TO THE	DOORS & WINDOWS
B. WALL REINFORCING SHALL BE PLACED ACCORDING TO	6. JOIST HANGERS SHALL BE USED TO SUPPORT ALL PURLINS, JOISTS, AND BEAMS	DESIGNER PRIOR TO FABRICATION.	
FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT	NOT FRAMED OVER SUPPORTING MEMBERS.	31. WOOD ROOF TRUSSES TO BE INSTALLED BY MANUFACTURER'S INSTRUCTIONS.	ALL WINDOWS SHALL HAVE INSULATING GLASS. SIZES INDICATED ON PLANS ARE NOMINAL ONLY. BUILDER TO CONSULT WITH
CENTERED IN WALL).	7. JOIST HANGERS SHALL BE "TECO" UNLESS OTHERWISE NOTED OR AN APPROVED	32. WOOD ROOF TRUSSES TO BE BRACED IN ACCORDANCE WITH IRC.	
C. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER	EQUAL.	33. FLOOR TRUSS MANUFACTURER TO SUPPLY SHOP DRAWINGS AND ERECTION	WINDOW MANUFACTURER TO DETERMINE EXACT SIZES, ROUGH OPENINGS, ECT
R405.	8. MACHINE BOLT AND CARRIAGE BOLT HOLES IN WOOD SHALL BE DRILLED 1/16"	DRAWINGS AND MUST BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN	3. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR
THE CONCRETE PROPERTIES SHALL BE AS FOLLOWS:	LARGER THAN DIAMETER OF BOLT.	THE GIVERNING JURISDICTION. FLOOR TRUSS MANUFACTURER TO SUPPLY	EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE.
FOR MINIMUM STRENGTH:		CONNECTION AND BEARING DETAILS, BRIDGING AND BRACING DETAILS WITH	4. WHERE WINDOWS ARE PROVIDED AS MEANS OF EGRESS OR RESCUE THEY SHAL
FOOTINGS: 3000 PSI @ 28 DAYS	9. LAG SCREWS SHALL BE SQUARE HEAD, OF STRUCTURAL GRADE STEEL, BE PLACED	NOMINAL DIMENSIONS, TRUSS CONFIGURATIONS, LUMBER GRADE AND SPECIES	HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
WALLS: 3000 PSI @ 28 DAYS	WITH WASHERS UNDER THE HEAD.	AND MAGNITUDE OF FORCE IN ALL MEMBERS.	5. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINI
INTERIOR SLAB ON GRADE: 3000 PSI @ 28 DAYS	10. BOLTS IN WOOD FRAMING SHALL BE STANDARD MACHINE BOLTS WITH STANDARD	34. BAND BOARD: 2X4 CONTINUOUS U.N.O.	NET CLEARN OPENING OF 5.7 SQ FT. THE MINIMUM NET CLEAR OPENING HEIGHT
GARAGE SLAB ON GRADE: 3500 PSI @ 28 DAYS (5% AIR-ENTRAINED)	MALLEABLE IRON WASHERS OR STEEL PLATE WASHERS.	35. FLOOR TRUSSES SHALL BE DESIGNED TO ACCOMMODATE HVAC DUCT LAYOUT AS	DIMENSION SHALL BE 22". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE
EXTERIOR SLAB ON GRADE: 3500 PSI @ 28 DAYS (5% AIR ENTRAINED)	11. STEEL PLATE WASHER SIZES SHALL BE AS FOLLOWS:	REQ'D.	6. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FO
ALL CONCRETE SLABS ON GRADE SHALL BE MINIMUM OF 4" THICK ON 6 MIL	1/2" 2-1/4"x5/16"	36. FLOOR TRUSSES SHALL BE DESIGNED TO LIMIT DEFLECTION TO L/480 LIVE LOAD OR	
POLYETHYLENE FILM OR SEALED LAPS SYSTEM WITH 6X6 WWF AT MID SLAB.	5/8" 2-1/4"x5/16"	FOR A DEAD LOAD OF 16 PSF WHICH EVER IS GREATER EXCEPT IN ROOMS	THE PURPOSES OF GLAZING AND SHALL BE TEMPERED GLASS:
	3/4" 2-3/8"x5/16"	CONSISTING OF DIFFERENT LENGTHS OF WHICH THE DEFLECTION OF THE	6.1. GLAZING IN ALL DOORS
FILL UNDER SLABS AND FOOTINGS SHALL BE APPROVED BACKFILL MATERIAL AT	LINTEL SIZES SHALL BE PER THE LINTEL SCHEDULE SHOWN ON THE BRICK LINTEL	SHORTEST SPAN SHALL GOVERN.	6.2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DO
95% COMPACTION IN 6" LAYERS.	DETAIL, UNLESS OTHERWISE NOTED.	37. "I"JOIST MANUFACTURER TO SUPPLY SHOP DRAWINGS AND ERECTION DRAWINGS	WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN
DO NOT BACKFILL AGAINST THE FOUNDATION WALLS UNTIL THE FIRST FLOOR	WOOD	AND MUST BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE	CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE TH
SUBFLOOR IS IN PLACE.		GOVERNING JURISDICTION, FLOOR JOIST MANUFACTURER TO SUPPLY CONNECTION	FLOOR OR WALKING SURFACE
WHERE CONDITIONS DEVELOP REQUIRING CHANGES IN EXCAVATIONS, K SUCH CHANGES SHALL BE MADE AS DIRECTED BY THE GEO-TECHNICAL ENGINEER.		AND BEARING JORISDIG HON, FLOOR JOIST MANUFACTORER TO SUPER CONNECTION AND BEARING DETAILS, BRIDGING AND BRACING DETAILS, NOMINAL DIMENSIONS AND JOIST LAYOUT CONFIGURATIONS.	6.3. GLAZING INDOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUN. STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PART OF A
REINFORCING STEEL SHALL BE INTERMEDIATED GRADE NEW BILLET DEFORMED BARS CONFORMING TO ASTM A 615. WELDED WIRE FABRIC SHALL CONFORM TO	1. ALL JOINTS, AND RAFTERS SHALL BE, UNLESS OTHERWISE NOTED, SPF NO 2 OR BETTER. 2. ALL EXTERIOR LUMBER AND LUMBER IN CONTACT WITH MASONRY AND CONCRETE	38. PROVIDE SOLID MATERIAL, 1 1/4" MIN. AT ALL BAND BOARDS, END CONDITIONS, AND	BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM OF THE GLAZING IS LESS THAN 60" ABOVE THE DRAIN INLET.
ASTM A-185.	SHALL BE PRESSURE PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA	RING JOISTS AS RECOMMENDED BY THE MANUFACTURER.	6.4. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE WINDOWS THAT MEETS AL
ALL REINFORCING BARS WHICH INTERCEPT PERPENDICULAR ELEMENTS SHALL		39. FLOOR JOISTS SHALL BE DESIGNED TO LIMIT DEFLECTION TO L/480 LIVE LOAD	THE FOLLOWING CONDITIONS:
TERMINATE IN HOOKS, PLACED TWO (2) INCHES CLEAR FROM OUTER FACE OF THE	STANDARDS.	EXCEPT IN ROOMS CONSISTING OF DIFFERENT LENGTH SPANS OF WHICH THE	6.4.1. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ FT.
ELEMENT.	3. ALL NAILING SHALL COMPLY WITH IRC CODE, AND ALL STATE AND LOCAL BUILDING	DEFLECTION OF THE SHORTEST SPAN SHALL GOVERN.	6.4.2. BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
THE CONTRACTOR SHALL NOTIFY THE BUILDING OFFICIAL OR APPROVED ENTITY	CODES.	40. PROVIDE 2X4 CRIPPLES AT ALL INTERIOR BEARING CONDITIONS.	6.4.3. TOP EDGE GREATER THAN 36" ABOVE THE FLOOR
AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO EACH CONCRETE POUR. NO	4. BUILT-UP BEAMS OR JOISTS FORMED BY A MULTIPLE OF 3-PLY OR LESS 2X		6.4.4. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE
CONCRETE SHALL BE PLACED UNTIL ALL REINFORCING HAS BEEN INSTALLED BY	MEMBERS SHALL BE CONNECTED W/ 16d NAILS AT 8" O.C.	THERMAL AND MOISTURE PROTECTION	GLAZING.
THE CONTRACTOR AND INSPECTED BY THE BUILDING OFFICIAL.	5. BUILD UP AT BEAMS FORMED BY 3-PLY OF LAMINATED VENEER LUMBER SHALL BE		6.5. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE
SEE FOUNDATION PLAN, DETAILS AND TYPICAL WALL SECTION FOR	FASTENED W/ 3 ROWS 16d NAILS AT 12" O.C. ON EACH SIDE OR PER	1. ONE COAT OF ASPHALT EMULSION SHALL BE APPLIED TO ALL BELOW GRADE	WALKING SURFACE INCLUDED ARE STRUCTURAL BALUSTER PANELS AND I
REINFORCEMENT QUANTITIES AND SIZES.	MANUFACTURER'S RECOMMENDATION.	WALLS AT BASEMENT CONDITIONS. WHEN HABITABLE SPACE OCCURS BELOW	STRUCTURAL IN-FILL PANELS.
WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" ANCHOR	6. BLOCK SOLID AT ALL BEARING SUPPORTS WHERE ADEQUATE LATERAL SUPPORT	GRADE PROVIDE AN ADDITIONAL 6 MIL POLYETHYLENE MOISTURE RETARDANT ON	6.6. EXCEPTIONS: THE FOLLOWING PRODUCTS, MATERIALS, AND USES ARE EXE
BOLTS WITH MINIMUM 7" EMBEDMENT SPACED A MAXIMUM OF 6'-0" o.c.(3'-0" FOR	ISN'T OTHERWISE PROFICED.	THE EXTERIOR.	FROM THE ABOVE HAZARDOUS LOCATIONS:
BASEMENT WALLS) AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION.	 WHEN FRAMING END TO END JOISTS SHALL BE SECURED TOGETHER BY SIMPSON	 FIBERGLASS SHINGLES (20YR MIN) SHALL BE INSTALLED OVER 1 LAYER OF 15# OR	6.6.1. OPENINGS IN DOORS THROUGH WHICH A 3" SPHERE IS UNABLE TO PAS
INSTALL MIN. (2) ANCHOR BOLTS PER SECTION.	OR BETTER METAL STRAPS AS REQ'D.	30# ASPHALT SATURATED FELT.	6.6.2. LEADED GLASS PANELS
THE UNSUPPORTED HEIGHT OF SOLID MASONRY PIERS <u>SHALL NOT EXCEED TEN</u>	8. ALL RAFTERS AND JOISTS FRAMING FROM OPPOSITE SIDES SHALL LAP AT LEAST	3. ALL FLASHING TO BE OF THE APPROVED CORROSION-RESISTIVE TYPE AND SHALL	6.6.3. FACETED AND DECORATIVE GLASS
<u>TIMES THEIR LEAST DIMENSION</u> . UNFILLED HOLLOW PIERS MAY BE USED IF THE	SIX (6) INCHES AND BE SPIKED TOGETHER.	BE PROVIDED WHEN EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL	
UNSUPPORTED HEIGHT IS NOT MORE THAN FOUR TIMES THEIR LEAST DIMENSION.	9. DO NOT ALTER SIZES OF MEMBERS NOTED WITHOUT APPROVAL. 10. NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED, OUT OR	OR FLOOR ASSEMBLY OR WOOD-FRAMED CONSTRUCTION. FLASH AND CAULK WOOD BEAMS AND OTHER PROJECTIONS THROUGH EXTERIOR WALLS OR ROOF.	FINISHES
CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND	RELOCATED WITHOUT PROPR APPROVAL.	 ALL FLASHING, COUNTER FLASHING, AND COPING WHEN OF METAL SHALL BE OF	1. ALL GYPSUM WALL BOARD SHALL BE INSTALLED AND FASTENED WITH GLUE AN
GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.	11. CUTTING OF WOOD BEAMS, JOISTS AND RAFTERS SHALL BE LIMITED TO CUTS AND	NOT LESS THAN NO 26 US GAUGE APPROVED CORROSION RESISTANT METAL.	SCREW IN ACCORDANCE WITH THE PROVISIONS OF THE IRC CODE ATEST FOIL
ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS. PROTECTIVE COVERAGE FOR REINFORCING STEEL SHALL BE AS FOLLOWS:	BORD HOLES NOT DEEPER THAN ONE-SIXTH (1/6) THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ON-THIRD (1/3) OF THE SPAN. NOTCHES	 PROVIDE METAL FLASHING ABOVE ALL WINDOWS, DOORS, AND CAPITALS. PROVIDE EAVE FLASHING AND DRIP EDGE FLASHING AT THE ROOF EDGES. 	STATE AND LOCAL CODES. 2. ALL EDGES AND ENDS OF GYPSUM WALLBOARD SHALL OCCUR ON THE FRAMIN
FOOTING 3"	LOCATED CLOSER TO SUPPORTS THAN 3 TIMES THE DEPTH. HOLES BORED OR CUT	 PROVIDE CONTINUOUS RIDGE AND EAVE VENTILATION WITH A TITAL NET FREE	MEEMBERS EXCEPT THOSE EDGES WHICH ARE PERPENDICULAR TO THE FRAMII
	INTO JOIST SHALL NOT BE CLOSER THAN TWO (2) INCHES TO THE TOP OR BOTTOM	VENTILATING AREA OF NOT LESS THAN 1 TO 150 OF THE AREA OF THE SPACE TO BE	MEMBERS. ALL EDGES OF GYPSUM WALLBOARD SHALL BE IN MODERATE CONT
SLAB 3/4"	OF THE HOISTS AND THE DIAMETER OF THE HOLE SHALL NOT EXCEED ONE-THIRD	VENTILATED. PROVIDE A MINIMUM OF 1" SPACE BETWEEN THE ROOF SHEATHING	EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTING CONSTRUCTION ISN'T
BEAMS & COLUMNS 2"	(1/3) THE DEPTH OF THE JOIST.	AND THE INSULATION.	REQUIRED.
WALLS (INT. FACE) 1"	 11.3) THE DEPTH OF THE JOIST. 12. WHERE JOIST DEPTH EXCEED TWELVE NOMINAL INCHES THERE SHALL BE NOT LESS	8. ENCLOSE ATTIC TRUSS SPECIES AND ENCLOSED FOR RAFTERS SHALL HAVE CROSS	3. PROVIDE MOISTURE RESISTANT DRYWALL AT ANY WET WALL AREA LIKE LAUND
WALLS (EXT. FACE 2"	THAN ONE LINE OF BRIDGING IN EVERY EIGHT FEET OF SPAN IN FLOOR, ATTIC, AND	VENTILATION FOR EACH SEPARATE SPACE WITH SCREENED VENTILATING OPENINGS	ECT.
WIRE MESH TO BE PLACED AT MID-DEPTH OF THE SLAB.	IN ROOF FRAMING. THE BRIDGING IN EVERY EIGHT FEE OF SPAN IN FLOOR, ATTIC,	PROTECTED AGAINST THE ENTRANCE OF MOISTURE AND RAIN IN ACCORDANCE	4. PROVIDE CEMENT BOARD "DUROROCK" AT ALL TUBS AND SHOWERS WALLS &
ALL FOOTING EXCAVATIONS SHALL BE INSPECTED BY THE BUILDING OFFICIAL		WITH THE IRC.	CEILING AND ALSO ANY FLOOR OR WALL AREAS WHICH WILL RECIEVED CERAM
PRIOR TO THE PLACING OF ANY CONCRETE. THE BUILDING OFFICIAL SHALL BE	AND IN ROOF FRAMING. THE BRIDGING SHALL CONSIST OF NOT LESS THAN ONE BY	9. INSTALL E.I.F.S IN STRICT ACCORDANCE TO THE MANUFACTURERS SPECIFICATIONS	TILES OR MARBLE.
GIVEN NOTICE FOR THE OBSERVATIONS.	THREE INCH LUMBER DOUBLE NAILED AT EACH END OR EQUIVALENT METAL	AND INSTALLATION INSTRUCTIONS. IT IS THE RESPONSIBILITY OF THE INSTALLATION	
USE BRICK PATTERN FORMS ON ALL EXPOSED CONCRETE FOUNDATION WALLS.	BRACING OF EQUAL RIGIDITY 13. SUB-FLOOR TO BE 3/4" T&G PLYWOOD OR OSB PER THE PLANS.	CONTRACTOR TO INSURE THAT ALL FLASHING IS IN PLACE TO PREVENT THE ENTRY	GYPSUM WALL BOARD
ONRY	14. ALL PLYWOOD SHALL BE PINE OR EQUAL AND SHALL BE MANUFACTURED AND	OF WATER OR MOISTURE.	 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFI
	GRADED IN ACCORDANCE WITH "PRODUCT STANDARD P-1-66" FOR SOFT	10. THE FOLLOWING INSULATION SCHEDULE WILL BE USED UNLESS OTHERWISE NOTED:	PROTECTED ON THE ENCLOSED SIDE WITH 1/2" DRYWALL.
SOLID MASONRY WALLS TO HAVE "DUR-O-WALL" (OR APPROVED EQUAL)	PLYWOOD-CONSTRUCTION AND INDUSTRIAL.	SILL PLATE 1/2" FIBERGLASS	7. PAINT SHALL BE APPLIED ACCORDING TO THE FOLLOWING:
	15. EACH PLYWOOD/OSB SHEET SHALL BEAR THE "APA" GRADE TRADEMARK.	PERIMETER R-8 CLOSED CELL EXTRUDED POLYSTYRENE	CEILINGS LATEX FLAT 1 COAT PRIMER & 1 FINISH COAT
GALVANIZED TRUSS TIES AT MINIMUM 16" o.c. VERTICALLY BELOW GRADE AND 8"	16. ALL END JOINTS SHALL BE STAGGERED AND SHALL BUTT ALONG THE CENTER	FOUNDATION WALL R-11 FLAME SPREAD BATT (FULL HEIGHT)	WALLS LATEX FLAT 1 COAT PRIMER & 1 FINISH COAT
O.C. VERTICALLY ABOVE GRADE.	LINES OF FRAMING MEMBERS.	EXTERIOR WALL R-15 BATT	INTERIOR TRIM LATEX 1 COAT PRIMER & 2 FINISH COATS
BRICK VENEER WALLS TO HAVE NON-CORROSIVE METAL TIES AT 16" O.C.	17. THE FACE GRAIN OF THE PLYWOOD SHALL BE LAID AT RIGHT ANGLES TO THE	FLOOR AND SOFFIT R-19	EXTERIOR TRIM: EXTERIOR LATEX 1 SHOP COAT PRIMER AND 2 FINISH CO
VERTICALLY AND HORIZONTALLY.	JOISTS AND TRUSSES AND PARALLEL TO THE STUDS.	FLAT CEILING R-38 BATT OR BLOWN	SEMI GLOSS
PROVIDE FLASHING AT THE TOP, BOTTOM, AND SIDES OF ALL OPENING AND BASE WITH WEEP HOLES AT 24" O.C.	18. NAILS SHALL BE PLACED 3/8" MINIMUM FROM THE EDGE OF THE SHEETS. THE	CATHEDRAL CEILING R-38 BATT PROVIDE BUFFERS (INSULATION STOPS) FOR CONTINUOUS VENTILATION	SPECIALTIES
PROVIDE AT LEAST 8" OF SOLID MASONRY UNDER CONCENTRATED LOADING CONDITIONS.	MINIMUM NAIL PENETRATION INTO FRAMING MEMBERS SHALL BE 1-1/2" FOR 8d NAILS AND 1-1/8" FOR 10d NAILS. 19. ALL FLOORS SHALL BE GLUED/SCREWED WITH #12 WOOD SCREWS AT 6" O.C. ON	CHANNELS AS REQ'D	1. PREFAB FIREPLACES, SELECTED BY THE OWNER, SHALL BE U.L. APPROVED AND
MORTAR TO CONFORM TO ASTM C270, TYPE N.			INSTALLED PER THE IRC CODE, THEIR LISTING AND THE MANUFACTURES

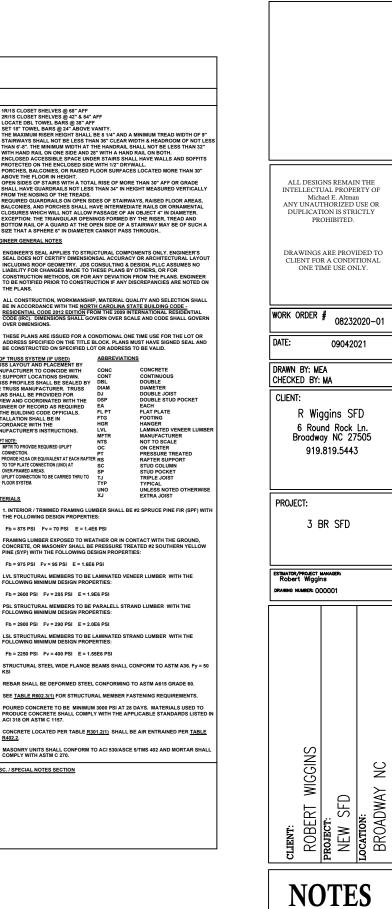
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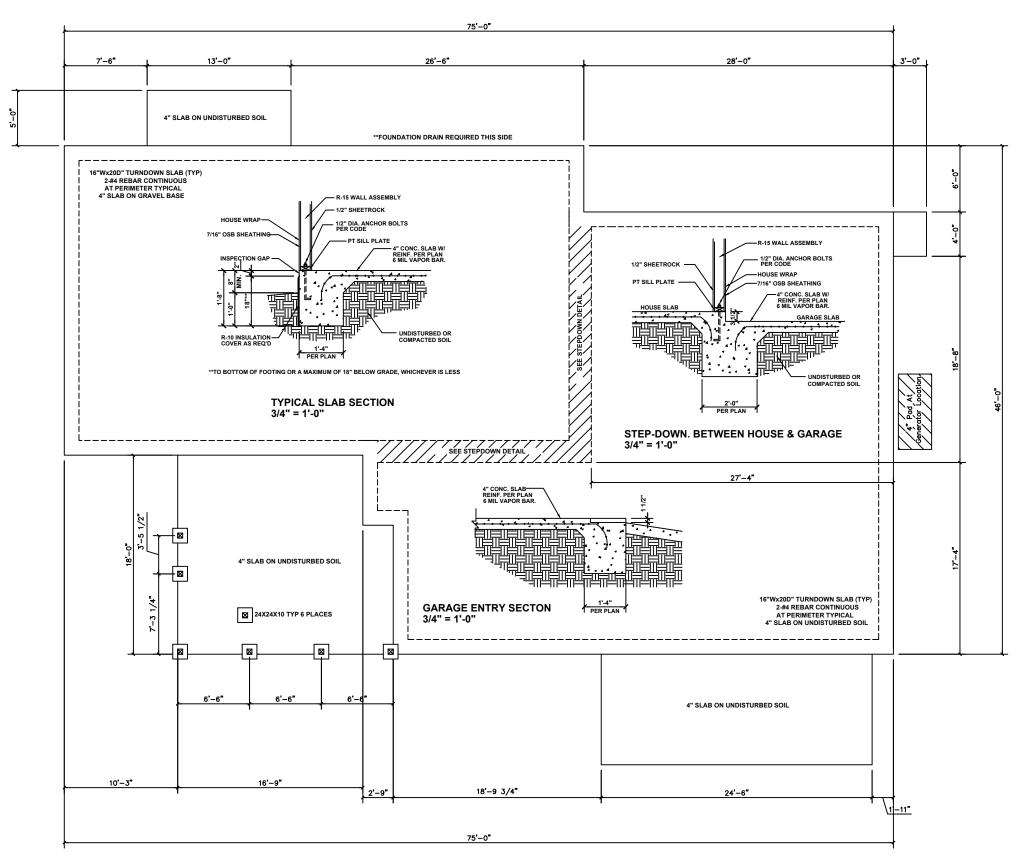
b = 875 PSI	F
AMING LUM	
NE (SYP) WIT	

NCRETE, OF IE (SYP) WIT	
b = 975 PSI	Fv

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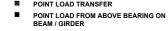




Foundation Plan SCALE: 1/8" = 1'-0"

INTEI	LECT	UAL	REMAII PROPE	RTY	OF
DUF	PLICAT PR WINGS NT FO ONE TI	ARI R A ME	2. Altma RIZED IS STRI BITED. 2 PROV. CONDI USE ON	ICTL IDEI TION ILY.	Y D TO IAL
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PROJEC		3R	SFD		
ESTIMATOR/ Robert DRAWING NU					
CTTENT:	ROBERT WIGGINS	PROJECT:	NEW SFD	LOCATION:	BROADWAY NC
	S1.0				

BEAM & POINT LOAD LEGEND: ROOF RAFTER SUPPORT DOUBLE RAFTER / DOUBLE JOIST STRUCTURAL BEAM / GIRDER WINDOW / DOOR HEADER POINT LOAD TRANSFER



*TYP EXTERIOR LOAD BEARING WINDOW HEASDER (2) 9.25" LVL *ALL INTERIOR/NON LOAD BEARING HEADERS MIN (2) 2X6

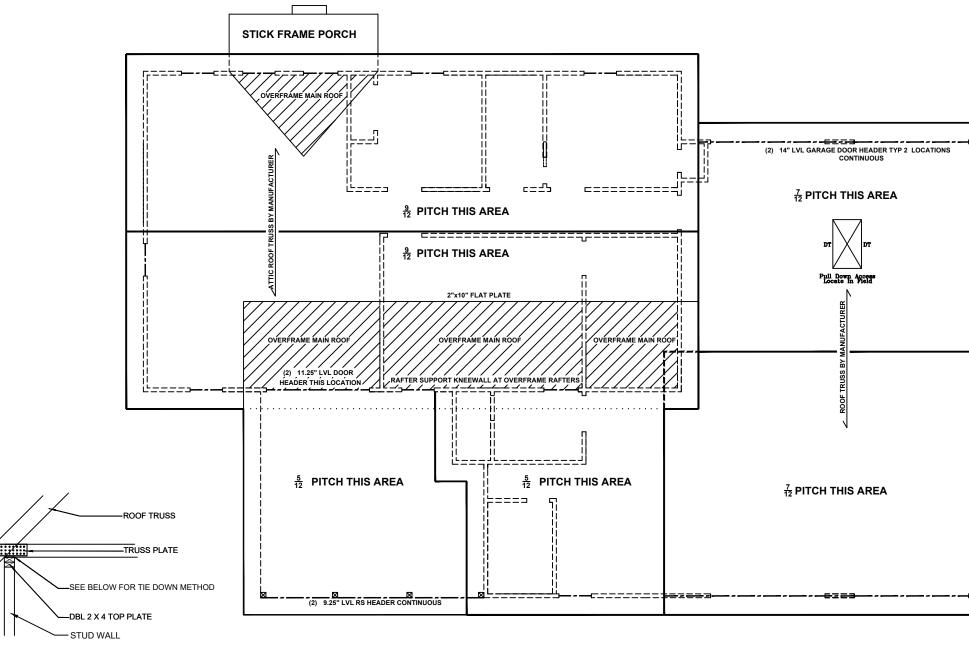
*ALL INTERIOR/NON LOAD BEARING HEADERS MIN (2) 2X6 *ENGINEERING FOR LVL GARAGE DOOR HEADERS WILL BE PROVIDED IF NECCESARY

ATTIC VENTILATION

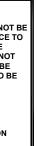
THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE ATTIC SPACE TO BE VENTILATED. THE TOTAL VENTILATION MAY BE REDUCED TO 1/300 PROVIDED AT LEAST 50% BUT NOT MORE THAN 80% OF THE REQUIRED VENTILATION BE LOCATED IN THE UPPER PORTION OF THE AREA TO BE VENTILATED, OR AT LEAST 3' ABOVE THE SOFFIT VENTILATION INTAKE.

2828 SQUARE FEET OF TOTAL ATTIC / 150 =

18.85 SQUARE FEET OF NET FREE VENTILATION REQUIRED



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



STRUCTURAL	ROOF	TRUSS	NOTES
STRUCTURAL	KOOI	11(033	NOTES

- 1. FRAMING SHALL BE #2 SPF OR BETTER U.N.O.
- 2. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.



DENOTES OVERFRAMED AREA

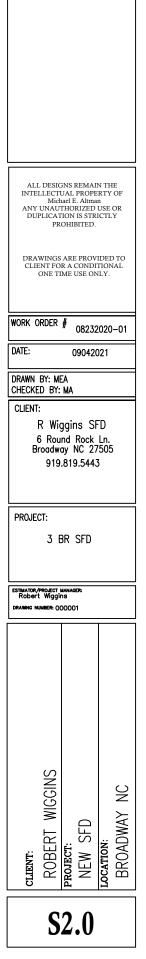
- MIN. 7/16" OSB ROOF SHEATHING
- 5. TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS SHALL BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD AS REQUIRED BY THE BUILDING CODE OFFICIALS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

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PLAN VIEW

SIMPSON H2.5A HOLD DOWN CAPACITY OF 1070 POUNDS WITH TWO ANCHORS



GENERAL NOTES

- DESIGNER NOR OWNER IS RESPONSIBLE NOR LIABLE FOR CHANGES MADE TO THESE PLANS BY OTHERS, OR FOR CONSTRUCTION METHODS, OR FOR ANY DEVIATION FROM THE PLANS. ENGINEER TO BE NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCIES ARE NOTED ON THE PLANS.
- ALL CONSTRUCTION, WORKMANSHIP, MATERIAL QUALITY AND SELECTION SHALL BE IN ACCORDANCE WITH THE <u>NORTH</u> CAROLINA STATE BUILDING CODE RESIDENTIAL CODE 2018 EDITION FROM THE 2012 INTERNATIONAL RESIDENTIAL CODE IRC). DIMENSIONS SHALL GOVERN OVER SCALE AND CODE SHALL GOVERN OVER DIMENSIONS.
- THESE PLANS ARE ISSUED FOR A CONDITIONAL ONE TIME USE FOR THE LOT OR ADDRESS SPECIFIED ON THE TITLE BLOCK. PLANS MUST HAVE SIGNED SEAL AND BE CONSTRUCTED ON SPECIFIED LOT OR ADDRESS TO BE VALID.

CONSTRUCTION

- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE. NOTIFY JDS CONSULTING & DESIGN, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
- ALL INTERIOR AND EXTERIOR BEARING HEADERS TO BE MINIMUM (2) 2x6 #2 SPF WITH (1) JACK AND (1) KING STUD AT EACH END U.N.O.
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- ALL STEEL BEAMS TO BE SUPPORTED AT EACH END WITH A MIN BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH. BEAMS MUST BE ATTACHED AT EACH END WITH A MINIMUM OF FOUR 16d NAILS OR TWO 1/2" x 4" LAG SCREWS U.N.O.
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED WITH A MINIMUM OF THREE STUDS U.N.O.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS TO BE PROVIDED FOR REVIEW AND COORDINATED WITH THE ENGINEER OF RECORD. INSTALLATION TO BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ROOF TRUSS DRAWINGS TO BE SIGNED AND SEALED BY THE MANUFACTURER AND REVIEWED BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.
- STEEL FLITCH BEAMS TO BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAM BOLTS (ASTM 307) WITH WASHERS PLACED UNDER THE THREADED END OF THE BOLT. BOLTS TO BE SPACED AT 24" o.c. (MAX), AND STAGGERED TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH TWO BOLTS TO BE LOCATED AT 6" FROM EACH END OF FLITCH BEAM.
- BRICK LINTELS TO BE 3 1/2 x 3 1/2 x 1/4 STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6 x 4 x 5/16 STEEL ANGLE FOR SPANS GREATER THAN 6'-0" AND UP TO 10'-0" U.N.O.
- 10. BRICK LINTELS AT SLOPED AREAS TO BE 4 x 3 1/2 x 1/4 STEEL ANGLE WITH 16d NAILS IN 3/16" HOLES IN 4" ANGLE LEG AT 12" o.c. TO TIPLE RAFTER. WHEN THE SLOPE EXCEEDS 4:12 A MINIMUM OF 3 x 3 x 1/4 PLATES SHALL BE WELDED AT 24" o.c. ALONG THE STEEL ANGLE.
- 11. ATTACH PORCH COLUMNS TO SLAB/FDN WALL USING ABA -OR-ABE SIMPSON POST BASES TO FIT COLUMN SIZES CALLED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT.
- 11. ATTACH PORCH COLUMNS TO UPPER PORCH BANDS USING AC -OR- BC SIMPSON POST CAPS TO FIT COLUMN SIZES CALLED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT.
- 12. ALL METAL HANGERS, STRAPS, AND HOLD-DOWNS TO BE

MATERIALS

- 1. INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES:
- Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:
- Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI
- LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
 - Fb = 2600 PSI Fv = 285 PSI E = 1.9E6 PSI
- PSL STRUCTURAL MEMBERS TO BE PARALELL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
- Fb = 2900 PSI Fv = 290 PSI E = 2.0E6 PSI
- LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
- Fb = 2250 PSI Fv = 400 PSI E = 1.55E6 PSI
- STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A36. Fy = 50 KSI
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60.
- SEE <u>TABLE R602.3(1)</u> FOR STRUCTURAL MEMBER FASTENING REQUIREMENTS.
- POURED CONCRETE TO BE MINIMUM 3000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN ACI 318 OR ASTM C 1157.
- 10. CONCRETE LOCATED PER TABLE <u>R301.2(1)</u> SHALL BE AIR ENTRAINED PER <u>TABLE R402.2</u>.
- 11. MASONRY UNITS SHALL CONFORM TO ACI 530/ASCE 5/TMS 402 AND MORTAR SHALL COMPLY WITH ASTM C 270.

ROOF SYSTEM

U.N.O.

AT UPPER

LOADS.

INSTALLED.

BRICK VENEER LINTEL SCHEDULE				
SPAN	STEEL ANGLE SIZE	END BEARING LENGTH		
UP TO 42"	L3-1/2"x3-1/2"x1/4"	8" (MIN. @ EACH END)		
UP TO 72"	L6"x4"x5/16" (LLV)	8" (MIN. @ EACH END)		
OVER 72"	L6"x4"x5/16" (LLV) ATTACH LINTEL w/ 1/2" THRU BOLT @ 12" O.C. 3" FROM EACH END			

**REFER TO IJOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES

STRUCTURAL ROOF NOTES

FRAMING SHALL BE #2 SPF OR BETTER

PROVIDE 2x4 COLLAR TIES AT 48" o.c.

THIRD OF RAFTERS U.N.O. ON PLAN

PROVIDE CONTINUOUS BLOCKING

MIN. 7/16" OSB ROOF SHEATHING

PROVIDE 2x4 RAFTER TIES AT 16" o.c. AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION.

RAFTER TIES MAY BE SPACED AT 48" o.c. A

LOCATIONS WHERE NO KNEE WALLS ARE

THROUGH STRUCTURE FOR ALL POINT

DENOTES OVERFRAMED AREA

RECORD AS REQUIRED BY THE BUILDING CODE OFFICIALS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE

MANUFACTURER'S INSTRUCTIONS

FUR RIDGES FOR FULL RAFTER CONTACT

#2 N NTACT L BE YP) EER ND	DOORS AND WINDOW FOR A MEA SHALL BE 25 PSF <u>TABLE R301.2(2)</u> - COMPONENT A LOCATED IN EXPOSURE B ROOF VALUES BOTH POSITIVE DESIGNED BASED ON ROOF PI AS FOLLOWS: <u>ROOF PITCH</u> 0:12 TO 02.25:12 2.25:12 TO 7:12 7:12 TO 12:12 WALL CLADDING SHALL BE DE	LIVE LOAD (PSF) 40 30 20 10 20 40 40 60 50 40 200 VE AND NEGATIVE PRESSURE FOR N ROOF HEIGHT OF 35 FEET OR LESS ND CLADDING LOADS FOR A BUILDING AND NEGATIVE SHALL BE TCHES AND MEAN ROOF HEIGHT <u>MEAN ROOF HEIGHT</u> <u>MEAN ROOF HEIGHT</u> <u>MEAN ROOF HEIGHT</u> <u>MEAN ROOF HEIGHT</u> <u>MEAN ROOF HEIGHT</u> <u>45.4 PSF</u> 31.6 PSF 32.1 PSF 22.1 PSF 22.1 PSF 21.0 PSF 22.1 PSF 22.9 PSF 21.0 PSF 22.1 PSF 22.9 PSF 21.0 PSF 22.1 PSF 22.9 PSF 21.0 PSF 22.1 PSF 22.9 PSF 21.0 PSF 22.1 PSF 22.9 PSF 21.0 PSF 22.1 PSF 22.9 PSF 21.0 PSF 22.1 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.1 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.0 PSF 22.9 PSF 21.0 PSF 22.9 PSF 21.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 22.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23.0 PSF 23	ABBREVI CONC CONT DBL DJAM DJ DSP EA EE FL PT FTGR JS KS LVL MFTR NTS OC PT RS SC SP TJ TR TYP UNO XJ	ATIONS CONCRETE CONTINUOUS DOUBLE DIAMETER DOUBLE JOIST DOUBLE STUD POCKET EACH EACH END FLAT PLATE FOOTING HANGER JACK STUD COLUMN KING STUD COLUMN KING STUD COLUMN KING STUD COLUMN KING STUD COLUMN KING STUD COLUMN KING STUD COLUMN KING STUD COLUMN STUD POCALE ON CENTER PRESSURE TREATED RAFTER SUPPORT STUD DOCKET TRIPLE JOIST TRIPLE AFTER TYPICAL UNLESS NOTED OTHERWISE EXTRA JOIST	FOUNDATION 1. MINIMUM ALLOWAI 2000 PSF. IT IS THE BEARING CAPACIT 2. CONCRETE AND M. AND CONSTRUCTE SECTION R404 OR I ACI 530/ASCE STM 3. MASONRY AND PO ACCORDANCE WIT CAROLINA RESIDED A. PER R404.1 PERMANEN B. WALL REIN FOOTNOTE CHUNDATIC R405. 4. WOOD SILL PLATE ANCHOR BOLTS W OF 6-0° - 0.6(3-0° FI ENDS OF EACH PLJ SECTION. 5. THE UNSUPPORTE EXCEED TEN TIMESE PIERS MAY BE USE FOUR TIMES THEIR
o	BALLOON WALL FRAMING			1	6. CENTERS OF PIER AND GIRDERS SHA 7. ALL FOOTINGS TO FOUNDATION WAL
DAYS. OMPLY I8 OR E AIR 5/TMS	**WHEN SPLIT FRAMED WA CONTRACTOR SHALL ADD NAILED) CENTERED OVER		0" 0" 9" 0" 0" 6" 0" 0" 0" 0" . PLATE. R 12' THE (FULLY		CRAWL SPACE VENTILATION THE MINIMUM NET AREA OF NOT BE LESS THAN 1 SQUAR FEET OF EXCEPTION IN THAT 1SQUAR SHALL BE WITHIN 3 FEET OF EXCEPTION: THE TOTAL ARE RETARGE MATERIAL AND PLACED SO AS TO PROVIDE XXXX SQ FT OF CRAWL SF XXXX SQ FT OF CRAWL SF XXXX SQ FT OF CRAWL SF XXXX SQ FT OF NET FREE XXXX BEAM & POINT LOAD LEGEND STRUCTURAL IN WINDOW JOC WINDOW JOC POINT LOAD FR POINT LOAD FR
FRAMIN U.N.O. PROVID PROVID THROUC LOADS. MIN.7/1 TRUSS I SUPPOR PROFILE TRUSS I SHALLE COORDI		S MAY BE USED FOR CONTINUOU IILLED LUMBER LENGTHS ARE LIN ROOF TRUSS SYSTEM (IF USED) TRUSS LAYOUT AND PLACEMENT BY WITH THE SUPPORT LOCATIONS SHO SEALED BY THE TRUSS MANUFACTU PROVIDED FOR REVIEW AND COORD RECORD AS REQUIRED BY THE BUILI INSTALLATION SHALL BE IN ACCORD INSTRUCTIONS. UPLIFT NOTE: 1. MFIR TO PROVIDE REQUIRED UPLIFT COM 2. PROVIDE H2S AOR EQUIVALENT AT EACH R OVER-FRAMED AREAS. 3. UPLIFT CONNECTION TO BE CARRIED THRU	MITED. MANUFACTURER WWN. TRUSS PROFI INATED WITH THE E DING CODE OFFICI/ DANCE WITH THE M. NECTION. RAFTER TO TOP PLATE CO	ILES SHALL BE S SHALL BE INGINEER OF ALS. ANUFACTURER'S	STRUCTURAL FRA 1. REFER TO DET STRUCTURAL MINIMUM DESS SPECS, CONST AND ABBREVI OTHER MISC. I 2. ALL FRAMING MINIMUM. 3. MALL BEARING 2"x 6" SUPPOT JACK AND (1) 4. INDICATES I CONSTRUCTION DT1. 5. ALL HANGERS SPEC'D ARE T STRONG TIE C 6. ALL BEAMS SI

- LOAD LEGE - ROOF RAF - DOUBLE RA - STRUCTUR/ - WINDOW / I POINT LOAD POINT LOA URAL FR ER TO DE UCTURA MUM DE CS, CON ER MISC FRAMIN MUM. BEARIN
 - " SUPP K AND (1
 - HANGER C'D ARE ONG TIE
 - ALL BEAMS SIZES ONLY SUBSTITUTE OF CONSTRU
 - ALL EXTERN SHEATHED

м	
JM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE SF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL NG CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.	
RETE AND MASONRY FOUNDATION WALLS TO BE SELECTED ONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF DN R404 OR IN ACCORDANCE WITH ACI 318, NCMA TR68-A, OR DIASCE 5/TMS 402.	
NRY AND POURED CONCRETE WALL REINFORCEMENT TO BE IN RDANCE WITH <u>TABLES R404.1.1 (1 THROUGH 4)</u> OF THE NORTH JNA RESIDENTIAL CODE.	
PER <u>R404.1.3</u> , TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM. WALL REINFORCING SHALL BE PLACED ACCORDING TO FOOTNOTE (c) OF THE TABLES (REINFORCING IS NOT CENTERED IN WALL). FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER <u>R405</u> .	ALL DESIGNS REMAIN THE INTELLECTUAL PROPERTY OF
SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" OR BOLTS WITH MINIMUM 7" EMBEDMENT SPACED A MAXIMUM " $\circ.c.(3'\circ)$ " FOR BASEMENT WALLS) AND WITHIN 12" FROM THE DF EACH PLATE SECTION. INSTALL MIN. (2) ANCHOR BOLTS PER DN.	Michael E. Alfman ANY UNAUTHORIZED USE OR DUPLICATION IS STRICTLY PROHIBITED.
NSUPPORTED HEIGHT OF SOLID MASONRY PIERS <u>SHALL NOT</u> <u>D TEN TIMES THEIR LEAST DIMENSION</u> . UNFILLED HOLLOW MAY BE USED IF THE UNSUPPORTED HEIGHT IS NOT MORE THAN TIMES THEIR LEAST DIMENSION.	DRAWINGS ARE PROVIDED TO CLIENT FOR A CONDITIONAL ONE TIME USE ONLY.
RS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, IRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.	
DOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF DATION WALLS.	WORK ORDER # 08232020-01
	DATE: 09042021
E VENTILATION	
NET AREA OF VENTILATION OPENINGS SHALL THAN 1 SQUARE FOOT FOR EACH 150 SQUARE ERFLOOR SPACE AREA AND ONE SUCH OPENING THIN 3 FEET OF EACH CORNER OF THE BUILDING	DRAWN BY: MEA CHECKED BY: MA
THE TOTAL AREA OF VENTLATION MAY BE 1/1500 OF THE UNDERFLOOR AREA WHERE THE FACE IS TREATED WITH AN APPROVED VAPOR ATERIAL AND THE REDURED OPENINGS ARE 5 TO PROVIDE CROSS-VENTLATION	CLIENT: R Wiggins SFD 6 Round Rock Ln.
T OF CRAWL SPACE AREA / 150 =	Broadway NC 27505 919.819.5443
T OF NET FREE AREA REQUIRED	515.015.0440
LOAD LEGEND: - ROOF RAFTER SUPPORT	PROJECT:
- DOUBLE RAFTER / DOUBLE JOIST	
= VINDOW / DOOR HEADER	3 BR SFD
POINT LOAD TRANSFER POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER	
	FOTMATOR /DBA FOT MANAGES
JRAL FRAMING NOTES	estimator/project manager: Robert Wiggins drawing number: 000001
ER TO DETAILS SHEET <u>DT1</u> FOR UCTURAL NOTES RELATING TO MUM DESIGN LOADS, MATERIAL CS, CONSTRUCTION/FON NOTES, ABBREVIATIONS KEY AND ER MISC. PLAN INFORMATION.	
FRAMING TO BE #2 SPF MUM.	
BEARING HEADERS TO BE (2) 5" SUPPORTED W/ MIN. (1) K AND (1) KING EACH END U.NO.	
DICATES POINT LOAD PER STRUCTION NOTE #6 ON SHEET	SGINS SGINS
HANGERS AND CONNECTORS C'D ARE TO BE SIMPSON ONG TIE OR EQUIVALENT.	RT WIG
BEAMS SPEC'D ARE MINIMUM S ONLY. LARGER MEMBERS MAY STITUTED AS NEEDED FOR EASE CONSTRUCTION.	CLIENT: CLIENT: ROBER PROJECT: NEW S LIOCATTON: BROAD
EXTERIOR WALLS TO BE FULLY ATHED WITH 7/16" OSB	SPECS