Residence for

Garman Homes
Lot 0077 Serenity
Fuquay Varina, North Carolina

INDEX TO DRAWINGS

GENERAL NOTES

1. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE, 2018 EDITION (HEREWITH SHOWN AS N.C.S.R.B.C.).
2. DIMENSIONS SHOWN ON DRAWINGS GOVERN OVER SCALE.
3. STUD WALL DESIGN SHALL CONFORM TO ALL N.C.S.R.B.C. REQUIREMENTS
4. CONTRACTOR SHALL USE TEMPERED SAFETY GLASS IN ALL LOCATIONS AS REQUIRED BY N.C.S.R.B.C., 2018 EDITION, SECTION R308.4.
5. ANY HABITABLE ROOM SHALL MEET ALL LIGHT/VENTILATION AND EGRESS AS REQUIRED BY N.C.S.R.B.C. 2018 EDITION, SECTIONS R-303.1 AND R-310.1.
6. ALL EXTERIOR WALLS SHOWN ON FLOOR PLANS ARE 2X6 FRAME UNLESS NOTED OTHERWISE. ALL INTERIOR WALLS SHOWN ON FLOOR PLANS ARE 2X4 FRAME UNLESS NOTED OTHERWISE.
7. ALL ANGLED WALLS SHOWN ON FLOOR PLANS ARE 45 UNLESS NOTED OTHERWISE.
8. ALL WINDOWS SHALL HAVE A MINIMUM DPI RATING OF 25. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT UNITS INSTALLED MEET THESE REQUIREMENTS AS PER N.C.S.R.B.C., 2018 EDITION, TABLE 301.2(4).
9. ENERGY EFFICIENCY REQUIREMENTS FOR THE SPECIFIC CLIMATE ZONE WHERE STRUCTURE IS BEING BUILT SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE N.C.S.R.B.C., 2018 EDITION, AS SHOWN IN SECTION N1101.2.

MATERIALS LEGEND

EARTH/COMPACT FILL
CONCRETE
BRICK
CONCRETE BLOCK/STONE
STEEL
ALUMINUM
FINISH WOOD
ROUGH WOOD
BLOCKING
PLYWOOD
BATT INSULATION
RIGID INSULATION

ATTIC VENTILATION REQUIREMENTS

NATURAL ROOF VENTILATION CALCULATIONS

1357 SQ. FT. / 150 = 9.05 SQ. FT. VENT REQ'D

BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE

MECHANICAL ROOF VENTILATION CALCULATIONS

1357 SQ. FT. / 300 = 4.53 SQ. FT. VENT REQ'D

BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE

RESIDENTIAL BUILDING CODE SUMMARY

1. PLANS ARE DESIGNED TO THE 2018 N.C.S.R.B.C.
2. HOUSE IS DESIGNED FOR 115 MPH ULTIMATE DESIGN WIND SPEED (89 MPH NOMINAL DESIGN WIND SPEED), EXPOSURE B.
3. ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER AND SHALL EXTEND 7" MIN. INTO MASONRY OR CONCRETE. BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" FROM THE CORNER.
4. MEAN ROOF HEIGHT: 35'-0"
5. COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:

MEAN ROOF HGT:	UP TO 30'	30'-1" TO 35'	35'-1" TO 40'	40'-1" TO 45'
ZONE 1	16.5,-18.0	17.3,-18.9	17.3,-18.9	17.3,-18.9
ZONE 2	16.5,-21.0	17.3,-22.1	17.3,-22.1	17.3,-22.1
ZONE 3	16.5,-21.0	17.3,-22.1	17.3,-22.1	17.3,-22.1
ZONE 4	18.0,-19.5	18.9,-20.5	18.9,-20.5	18.9,-20.5
ZONE 5	18.0,-24.1	18.9,-25.3	18.9,-25.3	18.9,-25.3

6. MINIMUM VALUES FOR ENERGY COMPLIANCE: Zone 4
7. MAXIMUM GLAZING U-FACTOR: .35
8. INSULATING VALUES: CEILING: R-38 / WALLS: R-15 / FLOOR: R-19 SLABS: R-10. CODE REFERENCE: TABLE N1102.1

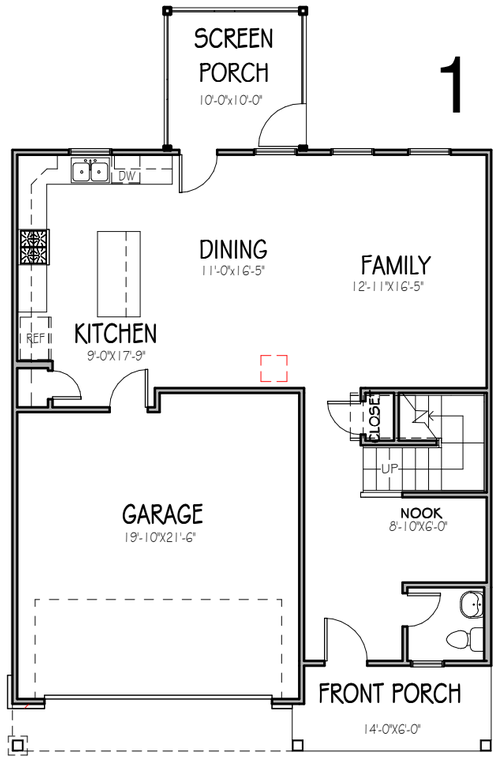
AREA CALCULATIONS

HEATED (SQ. FT.)		UNHEATED (SQ. FT.)		UNFINISHED (SQ. FT.)	
BASEMENT:	N/A	GARAGE:	428	1ST FLOOR:	N/A
1ST FLOOR:	848	FRONT PORCH:	81	2ND FLOOR:	N/A
2ND FLOOR:	1186	SCREEN PORCH:	100	3RD FLOOR:	63
3RD FLOOR:	489			TOTAL:	63
ATTIC:	N/A	TOTAL:	609		
GARAGE:	N/A			OVERALL DIMENSIONS	
TOTAL:	2523			WIDTH:	33'-8"
				DEPTH:	52'-6"

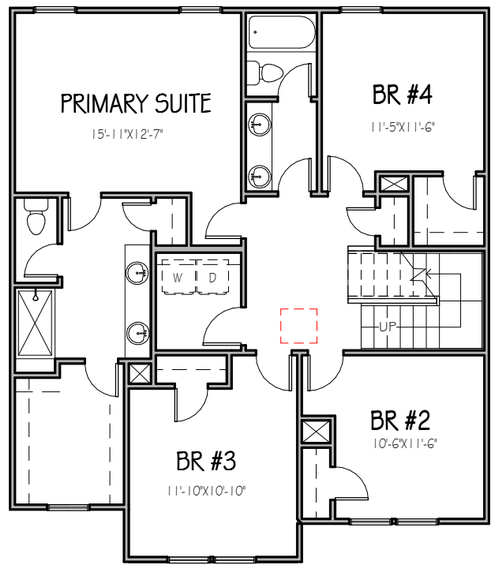
FOUNDATION VENTILATION CALCULATIONS

REFERENCE: N.C.S.R.B.C. 2018 EDITION SECTION R408)

NOT APPLICABLE WITH SLAB FOUNDATIONS



1



2

FRESH :PAINT by Garman Homes

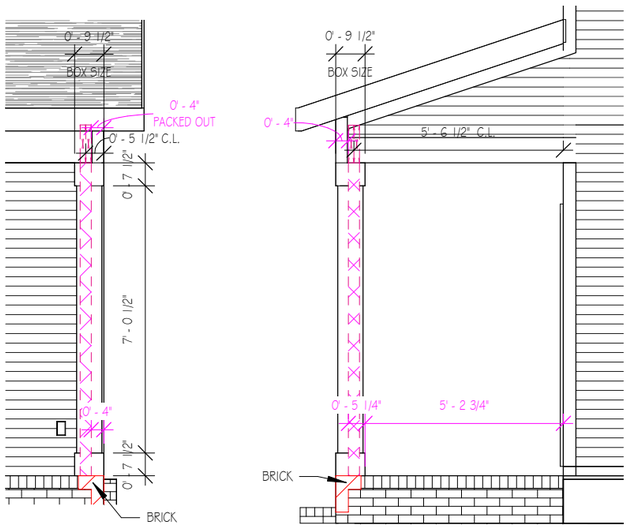
Project Number
Project Number
Plan Number
FP-2034

WISTERIA

SER ELEVATION A
LOT 0077 SERENITY

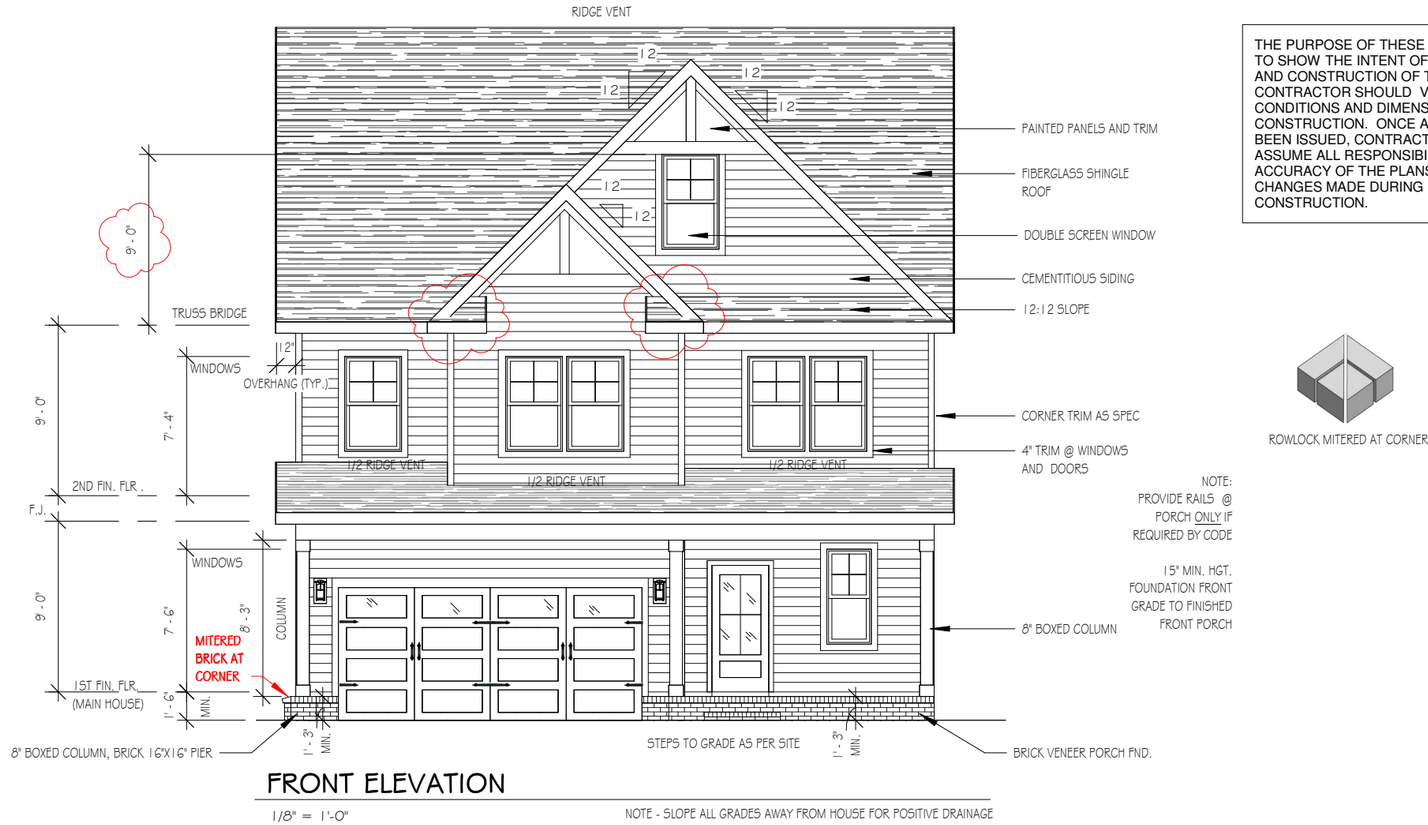
Drawn By
MMH
Checked By
JM
Date Drawn
3/18/20
Revision Date
7/2/20
4/5/22
10/27/22

Sheet
C



COLUMN DETAILS

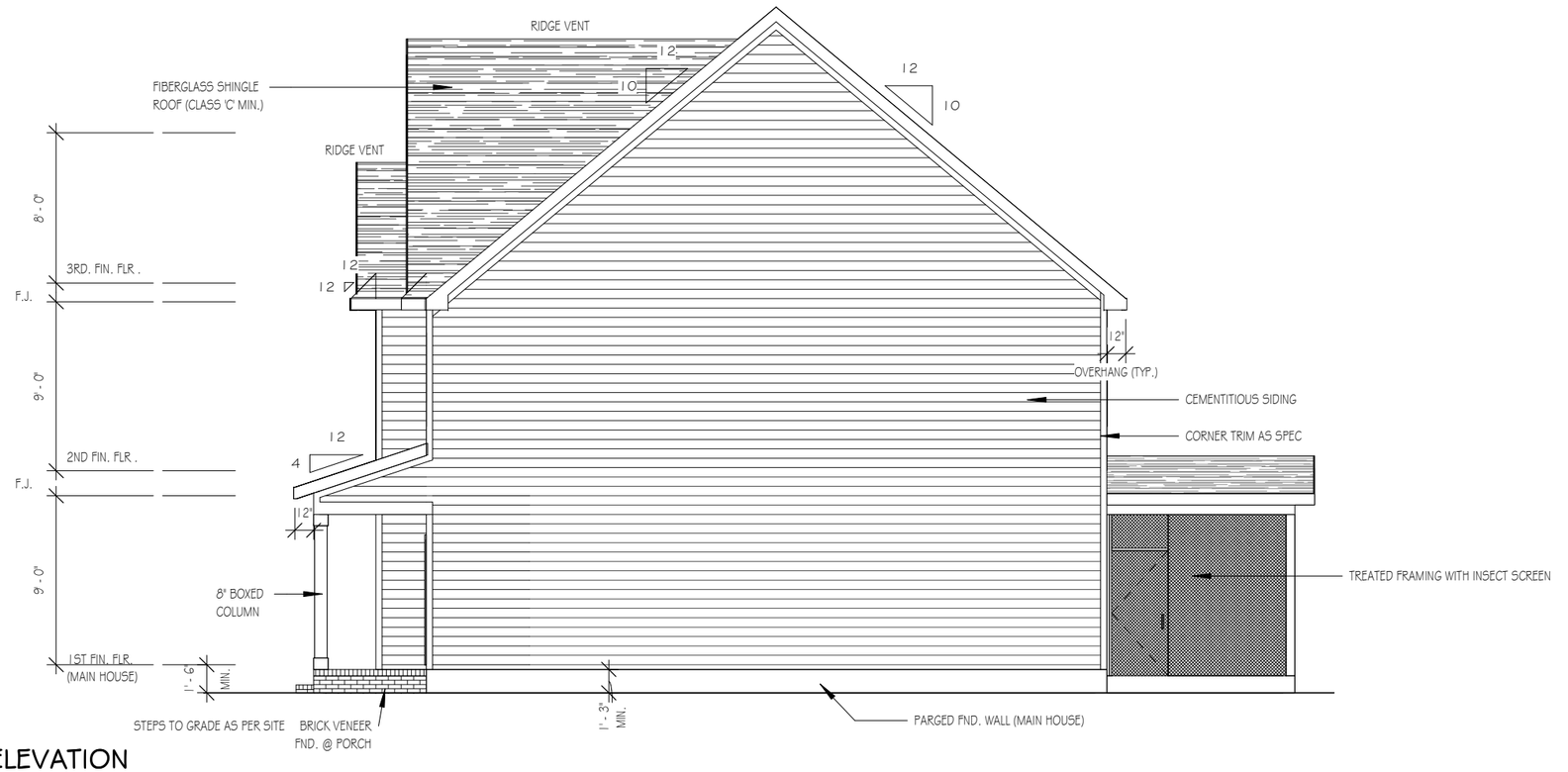
1/4" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



RIGHT SIDE ELEVATION

1/8" = 1'-0"

ROWLOCK MITERED AT CORNERS

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ONCE A PERMIT HAS BEEN ISSUED, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY TO THE ACCURACY OF THE PLANS AND ANY CHANGES MADE DURING CONSTRUCTION.

FRESH :PAINT by Garman Homes

Project Number
Project Number

Plan Number
FP-2034

WISTERIA

SER ELEVATION A
LOT 0077 SERENITY

Drawn By
MH

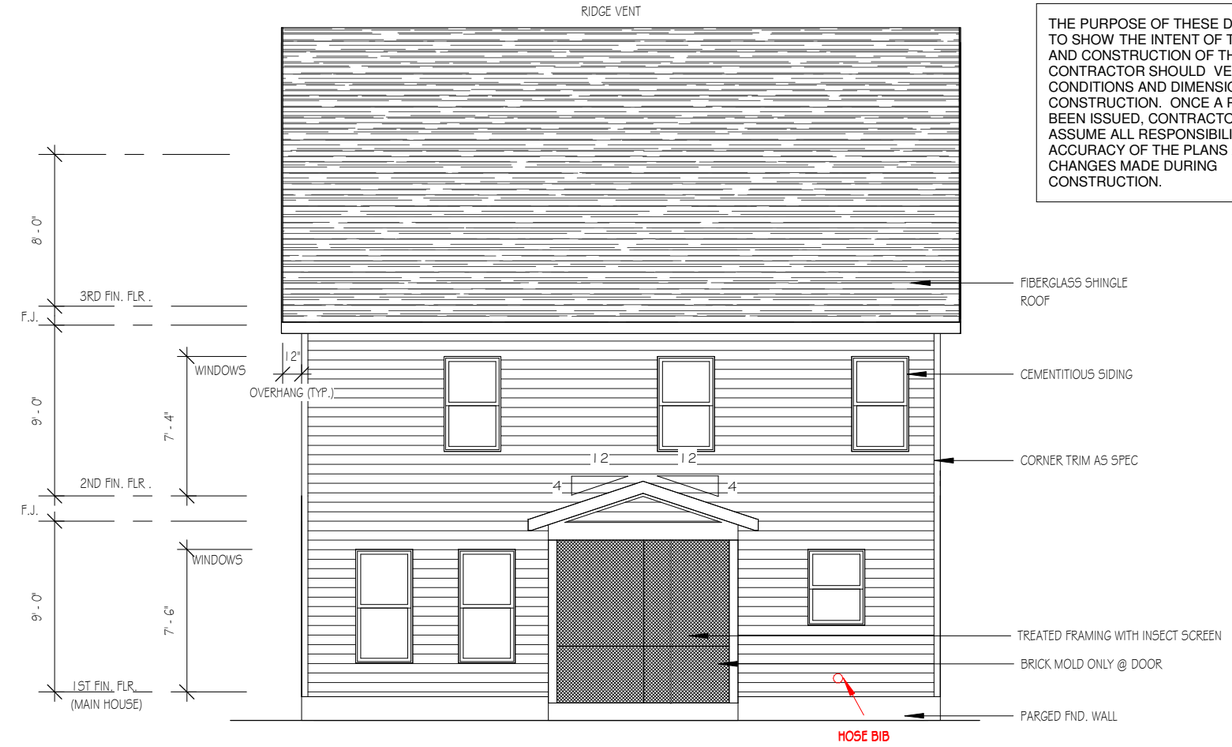
Checked By
CM

Date Drawn
4/8/20

Revision Date
7/1/20
4/5/22
10/27/22

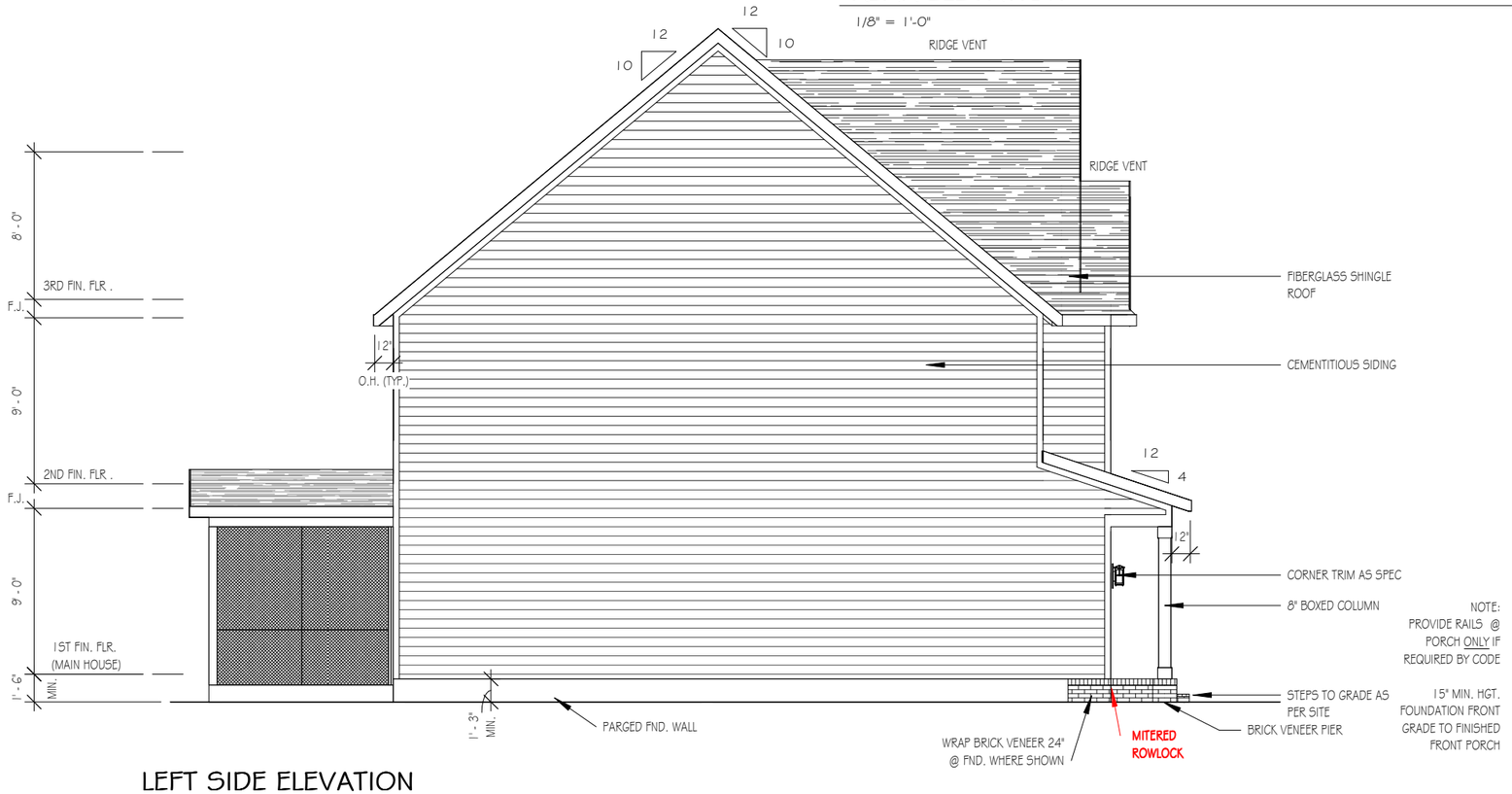
Sheet

1



REAR ELEVATION

1/8" = 1'-0"



LEFT SIDE ELEVATION

1/8" = 1'-0"

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ONCE A PERMIT HAS BEEN ISSUED, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY TO THE ACCURACY OF THE PLANS AND ANY CHANGES MADE DURING CONSTRUCTION.

FRESH :PAINT by Garman Homes

Project Number
Project Number

Plan Number
FP-2034

WISTERIA

SER ELEVATION A
LOT 0077 SERENITY

Drawn By
MH

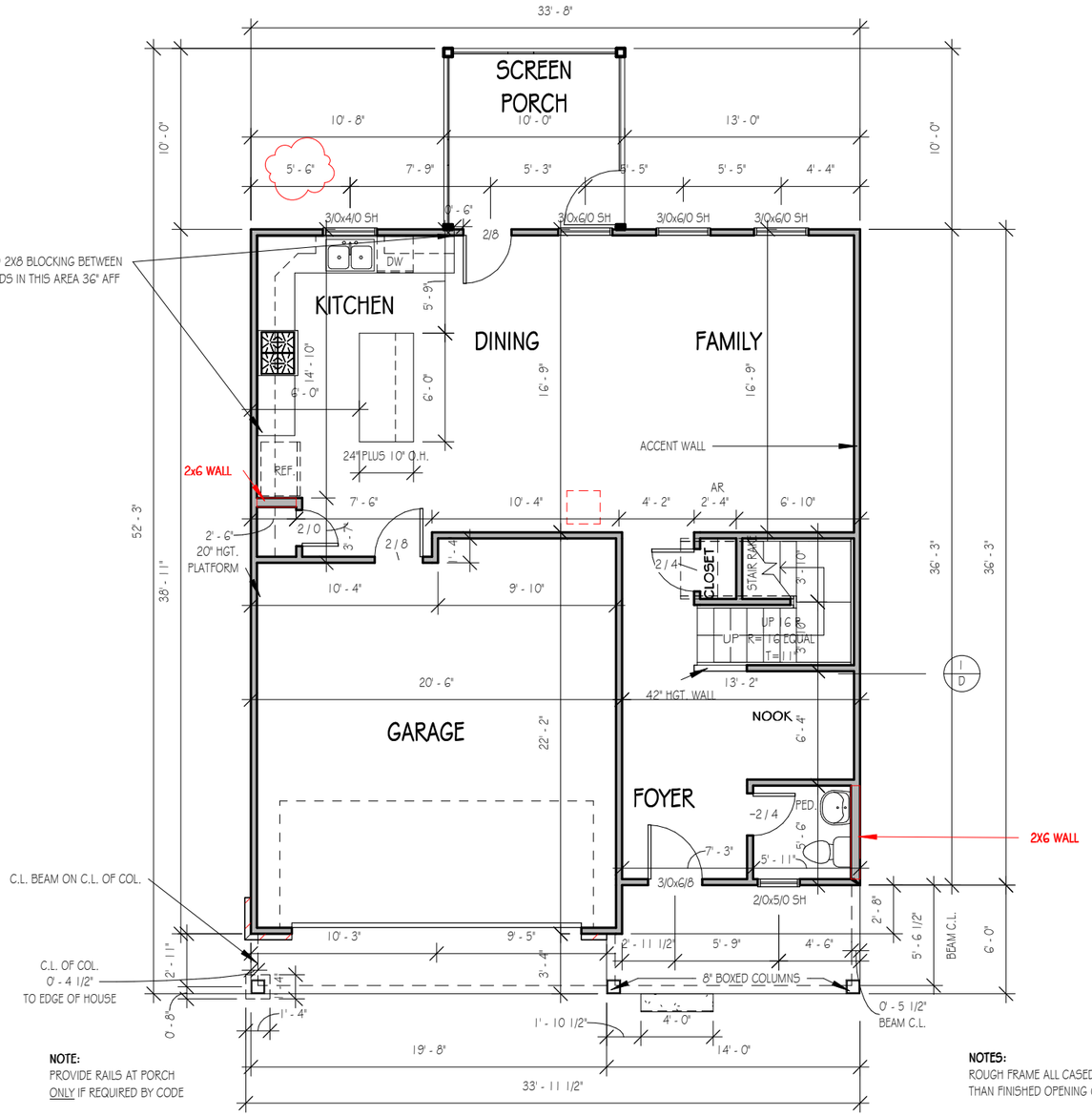
Checked By
CM

Date Drawn
4/8/20

Revision Date
7/1/20
4/5/22
10/27/22

Sheet

2



NOTE:
PROVIDE RAILS AT PORCH
ONLY IF REQUIRED BY CODE

FIRST FLOOR

1/8" = 1'-0"

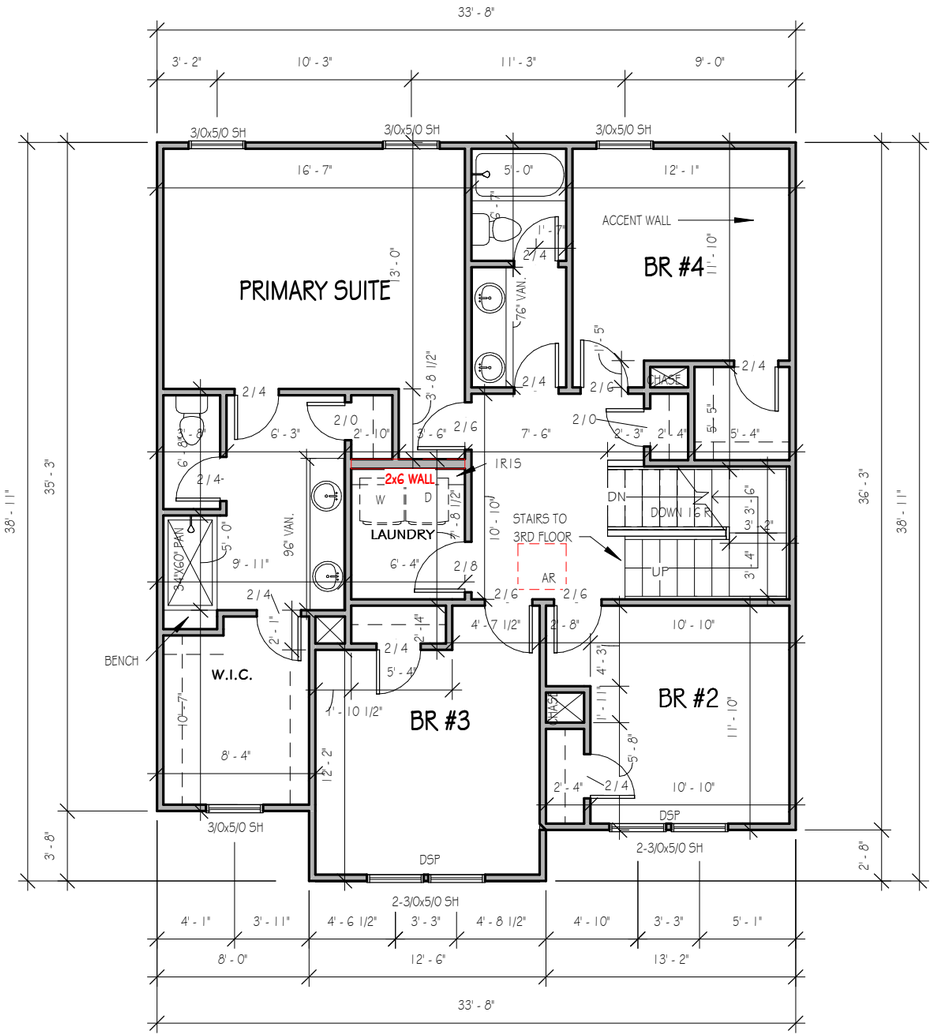
9'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 7'-6" U.N.O.
CASED OPENINGS 8'-0" TALL

NOTES:
ROUGH FRAME ALL CASED OPENINGS 2" BIGGER THAN FINISHED OPENING CALLS FOR

ROUGH FRAME ALL WINDOW OPENINGS 1/2" LARGER THAN FINISHED WINDOW CALLS FOR, WHEN PAIRED WITH ANOTHER WINDOW THAT CALLS FOR DSP, ADD EXTRA TO OUTSIDE MEASUREMENT OF WINDOW

ALL EXTERIOR WALLS 2X4

TOP OF ALL WINDOWS SILLS SHALL BE 24" MINIMUM ABOVE THE FINISHED FLOOR OR A FALL PREVENTION DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R312.2 OF N.C.S.R.B.C., 2018 EDITION



SECOND FLOOR

1/8" = 1'-0"

9'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 7'-4" U.N.O.

FRESH :PAINT
by Garman Homes

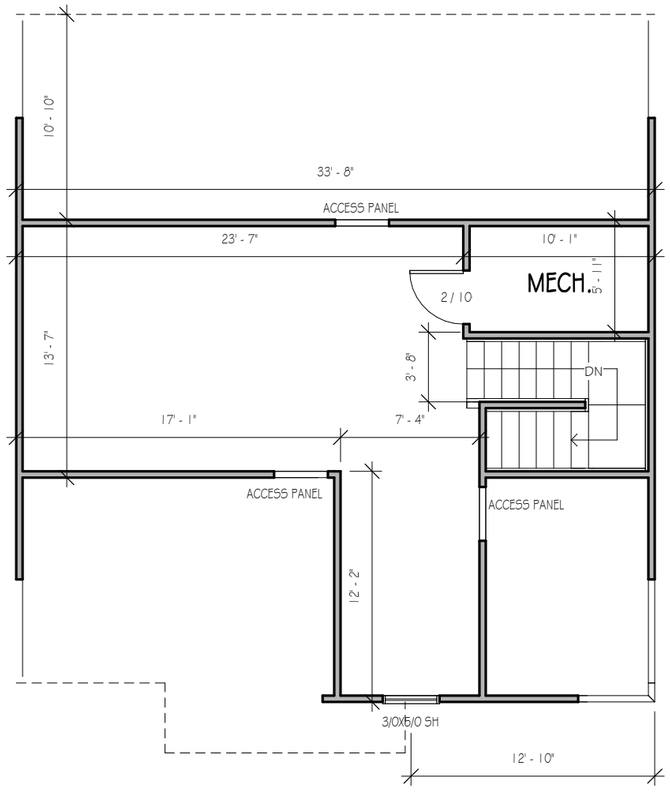
Project Number
Project Number
Plan Number
FP-2034

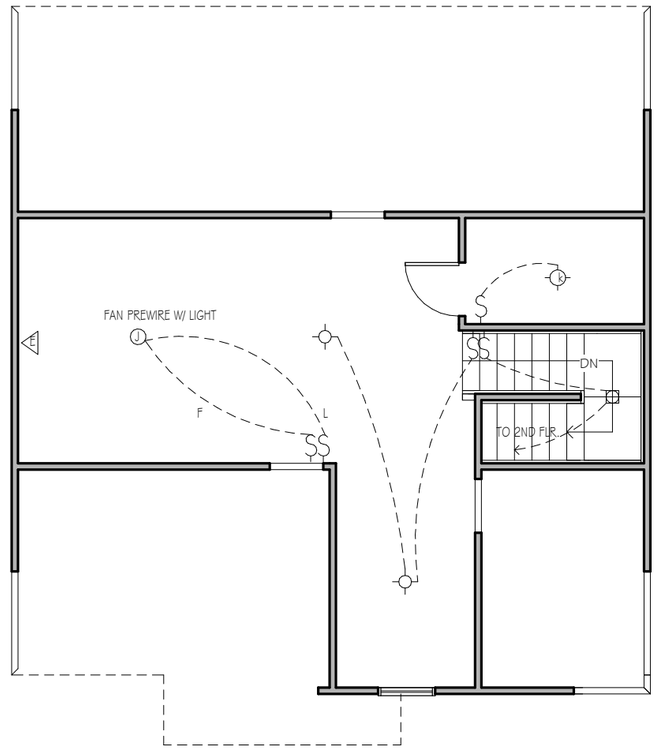
WISTERIA

SER ELEVATION A
LOT 0077 SERENITY

Drawn By
MH
Checked By
CM
Date Drawn
4/8/20
Revision Date
7/1/20
4/5/22
10/27/22

Sheet
3





OPT. FINISHED THIRD FLOOR

1/8" = 1'-0"

553 SQ.FT.

7'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 7'-0" U.N.O.

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ONCE A PERMIT HAS BEEN ISSUED, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY TO THE ACCURACY OF THE PLANS AND ANY CHANGES MADE DURING CONSTRUCTION.

FRESH :PAINT by Garman Homes

Project Number
Project Number

Plan Number
FP-2034

WISTERIA

SER ELEVATION A
LOT 0077 SERENITY

Drawn By
MH

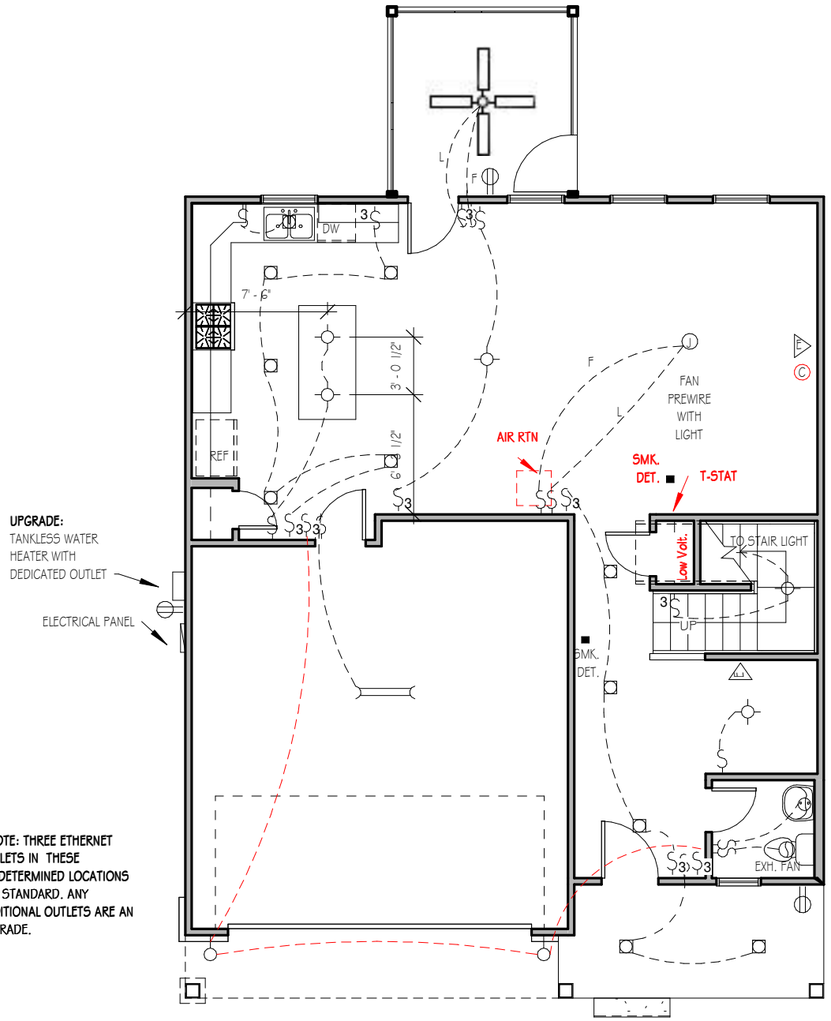
Checked By
CM

Date Drawn
4/8/20

Revision Date
7/1/20
4/5/22
10/27/22

Sheet

4

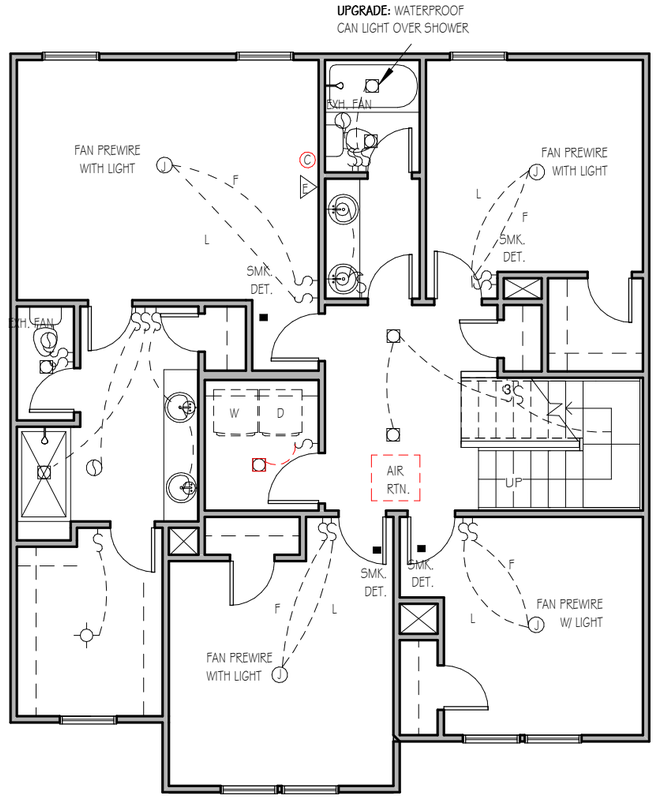


**NOTE: THREE ETHERNET OUTLETS IN THESE PREDETERMINED LOCATIONS ARE STANDARD. ANY ADDITIONAL OUTLETS ARE AN UPGRADE.

FIRST FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

NOTE - ELECTRICAL RECEPTACLE AND SWITCH QUANTITIES AND LOCATIONS SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER AN D LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT AND BUILDER EXCEPT WHERE CODE REQUIREMENTS APPLY.



SECOND FLOOR ELECTRICAL PLAN

1/8" = 1'-0"

NOTE - ELECTRICAL RECEPTACLE AND SWITCH QUANTITIES AND LOCATIONS SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER AN D LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT AND BUILDER EXCEPT WHERE CODE REQUIREMENTS APPLY.

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ONCE A PERMIT HAS BEEN ISSUED, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY TO THE ACCURACY OF THE PLANS AND ANY CHANGES MADE DURING CONSTRUCTION.

ELECTRICAL LEGEND

- LIGHT FIXTURE
- FAN/LIGHT
- WP WATERPROOF OUTLET
- RECESSED LIGHTING
- SINGLE PULL SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- SMOKE DETECTOR
- FLOOD LIGHTS
- EYEBALL SPOTS
- DUPLEX RECEPTACLE (110V)
- 220 VOLT RECEPTACLE
- SWITCHED RECEPTACLE (TOP WIRE ONLY)
- GFCI GROUND FAULT CIRCUIT INTERRUPTOR
- GLS FAN/LIGHTS
- TRACK LIGHTS
- FLUORESCENT LIGHTING
- CABLE OUTLET
- TELEPHONE OUTLET
- COMPUTER DATA OUTLET
- BURGLAR ALARM
- INTERCOM

NOTE: ALL ELECTRICAL TO BE VERIFIED BY OWNER/BUILDER BEFORE ROUGH-IN.

FRESH :PAINT by Garman Homes

Project Number
Project Number
Plan Number
FP-2034

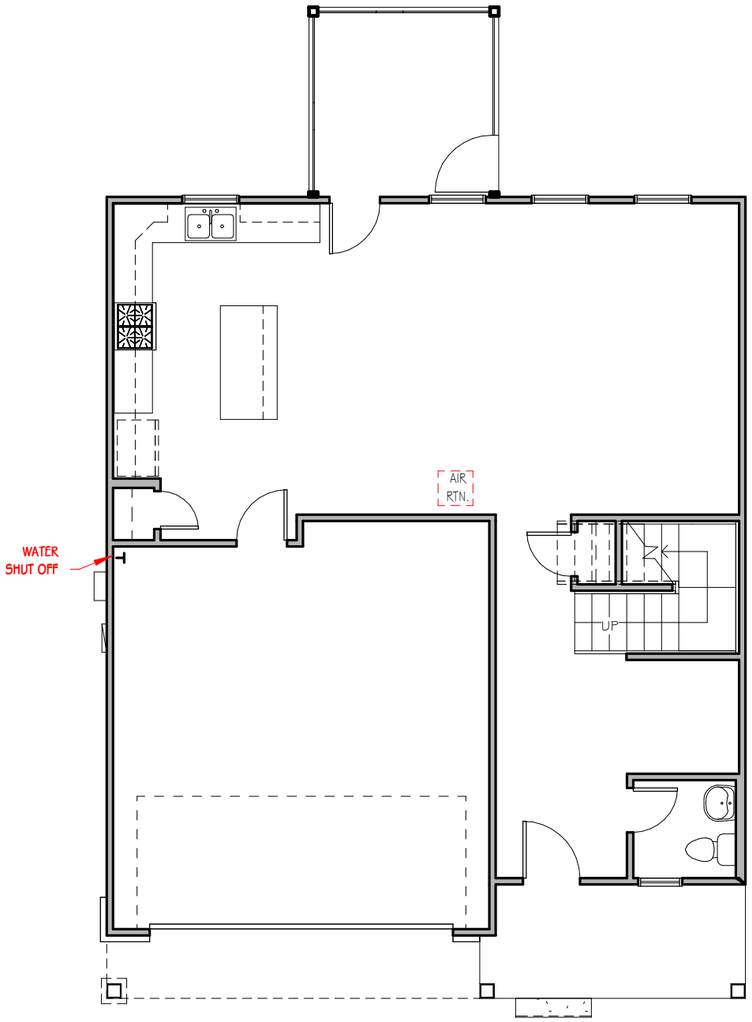
WISTERIA

SER ELEVATION A
LOT 0077 SERENITY

Drawn By
MH
Checked By
CM
Date Drawn
4/8/20
Revision Date
7/1/20
4/5/22
10/27/22

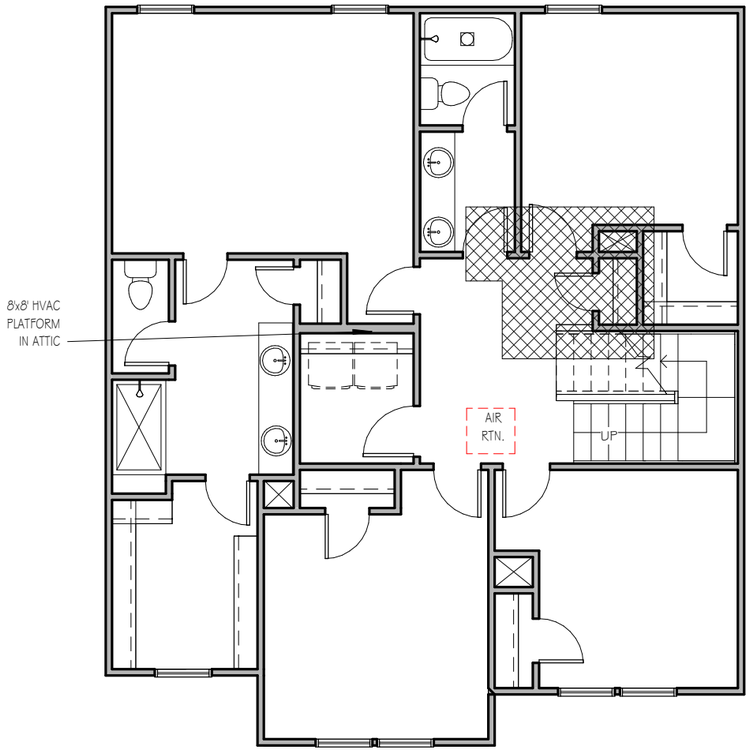
Sheet

E



FIRST FLOOR MECHANICAL PLAN

1/8" = 1'-0"



SECOND FLOOR MECHANICAL PLAN

1/8" = 1'-0"

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ONCE A PERMIT HAS BEEN ISSUED, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY TO THE ACCURACY OF THE PLANS AND ANY CHANGES MADE DURING CONSTRUCTION.

FRESH :PAINT by Garman Homes

Project Number
Project Number

Plan Number
FP-2034

WISTERIA

SER ELEVATION A
LOT 0077 SERENITY

Drawn By
MH

Checked By
CM

Date Drawn
4/8/20

Revision Date
7/1/20
4/5/22
10/27/22

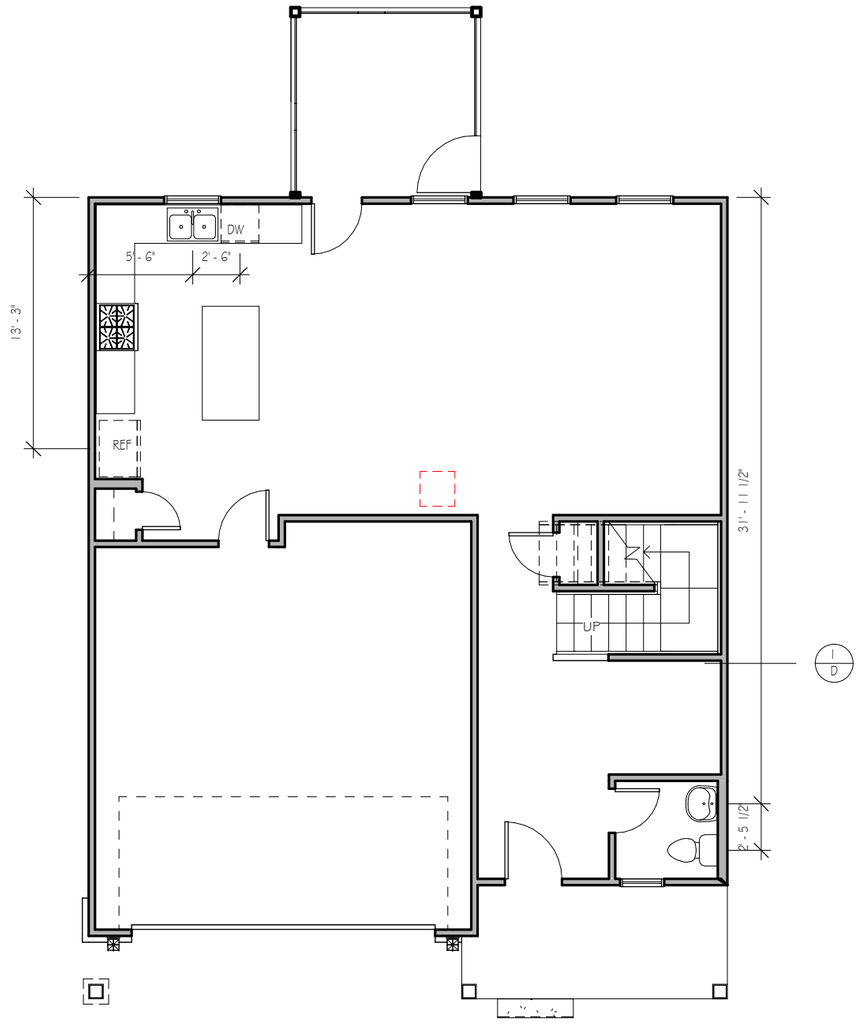
Sheet

M

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ONCE A PERMIT HAS BEEN ISSUED, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY TO THE ACCURACY OF THE PLANS AND ANY CHANGES MADE DURING CONSTRUCTION.

FRESH :PAINT
by Garman Homes

Project Number
Project Number
Plan Number
FP-2034



FIRST FLOOR PLUMBING

1/8" = 1'-0"

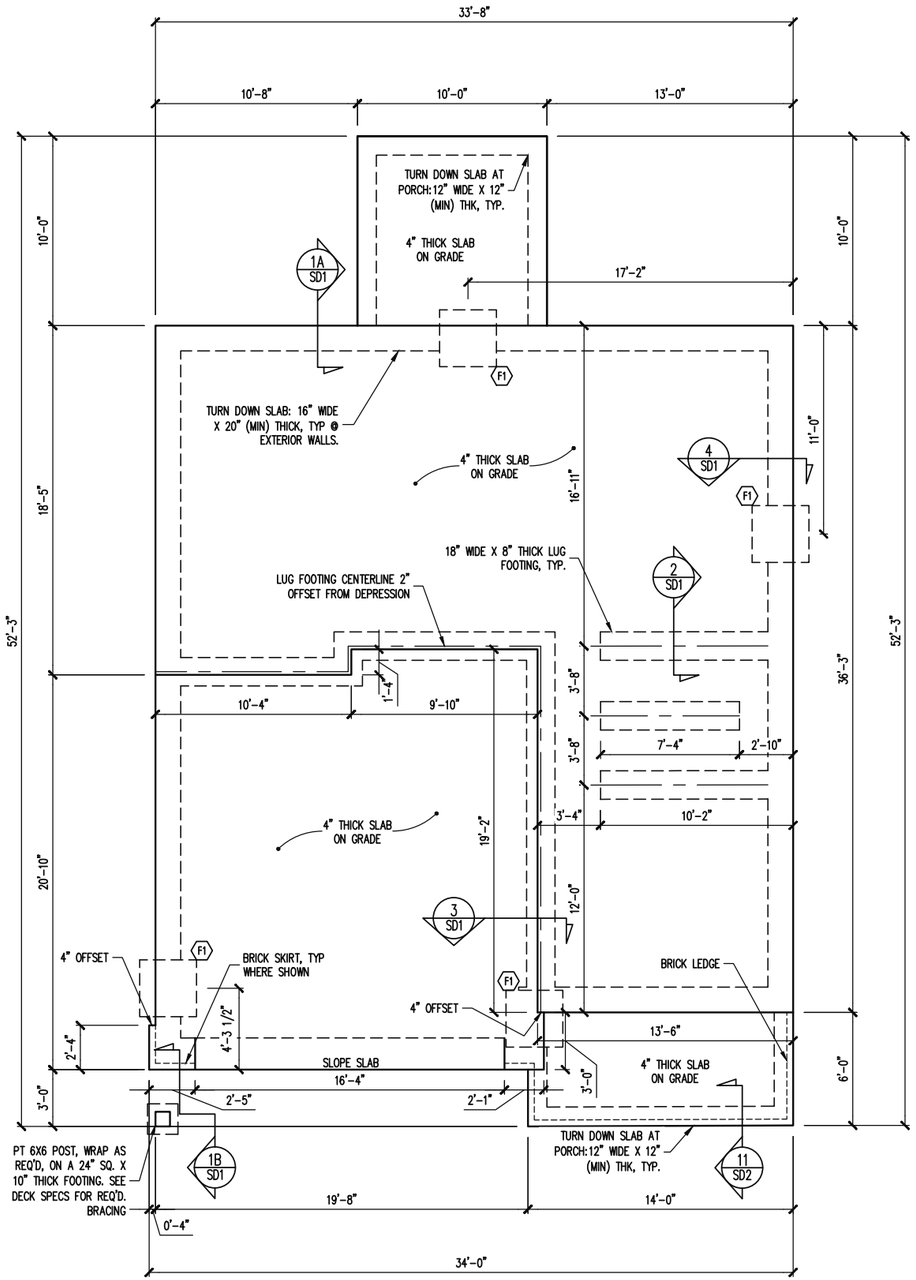
WISTERIA

SER ELEVATION A
LOT 0077 SERENITY

Drawn By
MH
Checked By
CM
Date Drawn
4/8/20
Revision Date
7/1/20
4/5/22
10/27/22

Sheet

P



FOUNDATION PLAN
ELEVATION A
MONOSLAB OPTION

1/8" = 1'-0"

FOUNDATION SCHEDULE

F1 12" THICK X 36" SQ. FOOTING

NOTES:
- HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046794 NATHANIEL B. GRAY 11/1/2022

Lech Engineering ASSOCIATES, P.A.
STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd, Suite 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

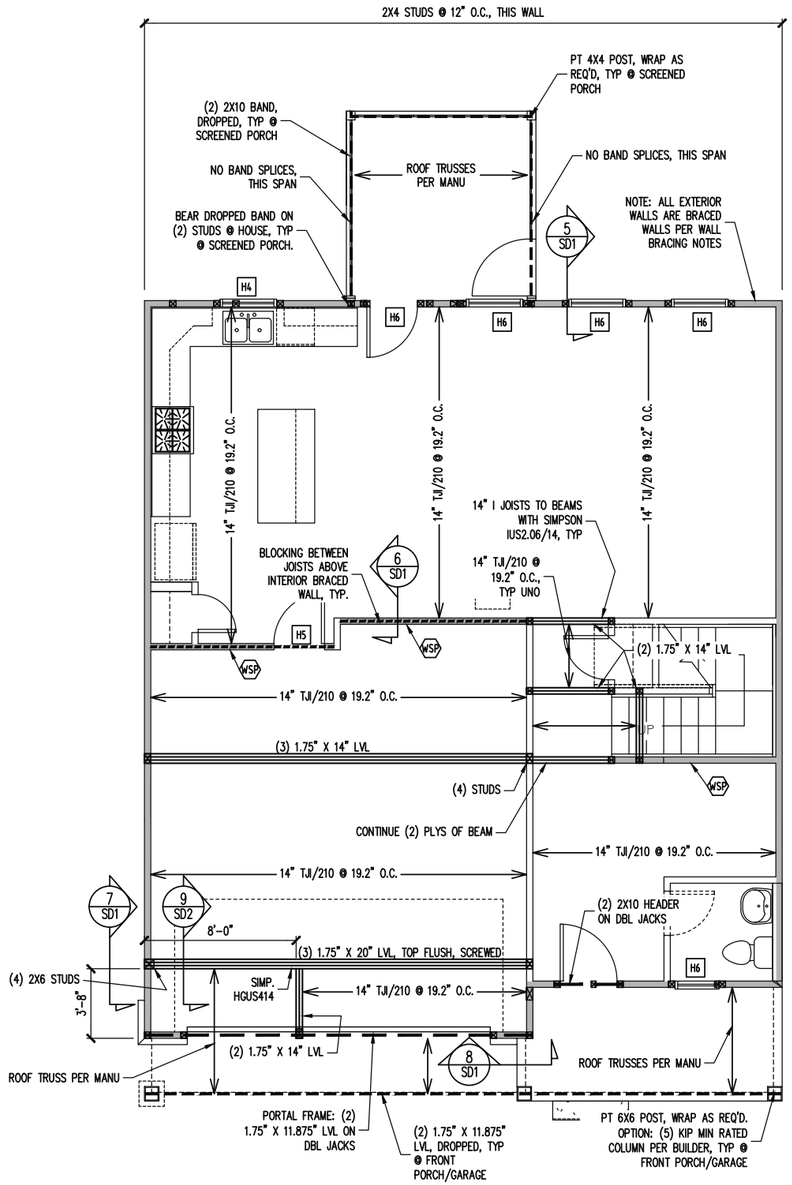
FRESH PAINT
SCOPE: STRUCTURAL ADDENDUM
LOC: 77 SERENITY

ENG: NBG/CMC
DATE: 11/1/2022

PLAN: WISTERIA A

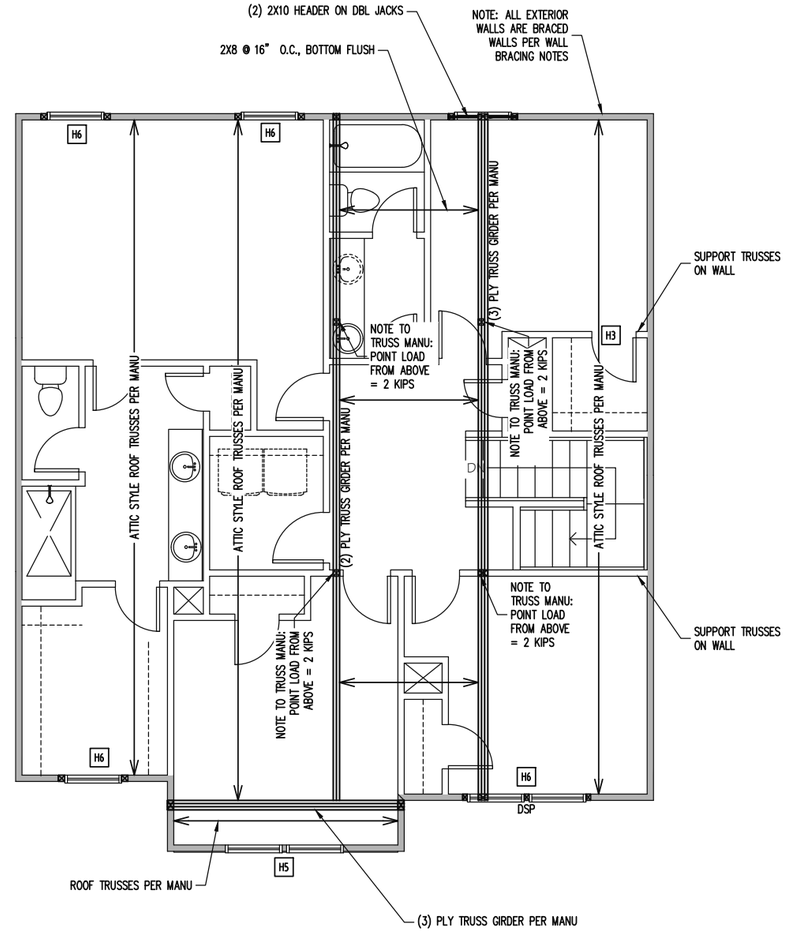
PROJECT NO. 22-30-092

SHEET NO. S1A



1ST FLOOR FRAMING PLAN
ELEVATION A

WALLS AND CEILING
1/8" = 1'-0"



2ND FLOOR FRAMING PLAN
WALK UP ATTIC OPTION
ELEVATION A

WALLS AND CEILING
1/8" = 1'-0"

TRUSS SUBSTITUTION

14" I-JOISTS PERMITTED TO BE SUBSTITUTED WITH 14" FLOOR TRUSSES.

MAINTAIN MINIMUM SPACING AS CALLED OUT ON PLANS.

SIMP. IUS/ITS2.06/XX HANGERS TO BE SUBSTITUTED WITH SIMP. IUS/ITS3.56/XX HANGER WHEN FLOOR TRUSSES HAVE BEEN INSTALLED.

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.

WSP – ONE SIDE OF INTERIOR WALL OR INSIDE OF EXTERIOR WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 4" O.C. AT PANEL EDGES, 8" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 145' 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 (2) 2X8'S ON SINGLE JACKS

H6 (2) 2X8'S ON DBL 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.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046794 11/1/2022 NATHANIEL B. GRAY

Lech Engineering
STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd, Suite 201
Raleigh, North Carolina 27609
Phone (919) 844-1661
ASSOCIATES, P.A.

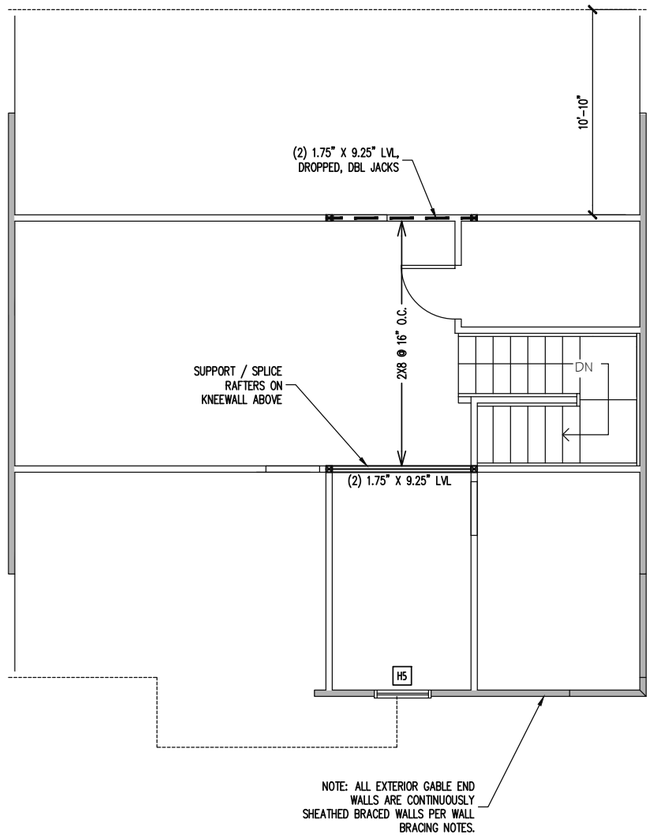
FRESH PAINT
SCOPE: STRUCTURAL ADDENDUM
LOC: 77 SERENITY

ENG: NBG/CMC
DATE: 11/1/2022

PLAN: WISTERIA A

PROJECT NO. 22-30-092

SHEET NO. S2A



ATTIC FRAMING PLAN
ELEVATION A

WALLS AND CEILING

1/8" = 1'-0"

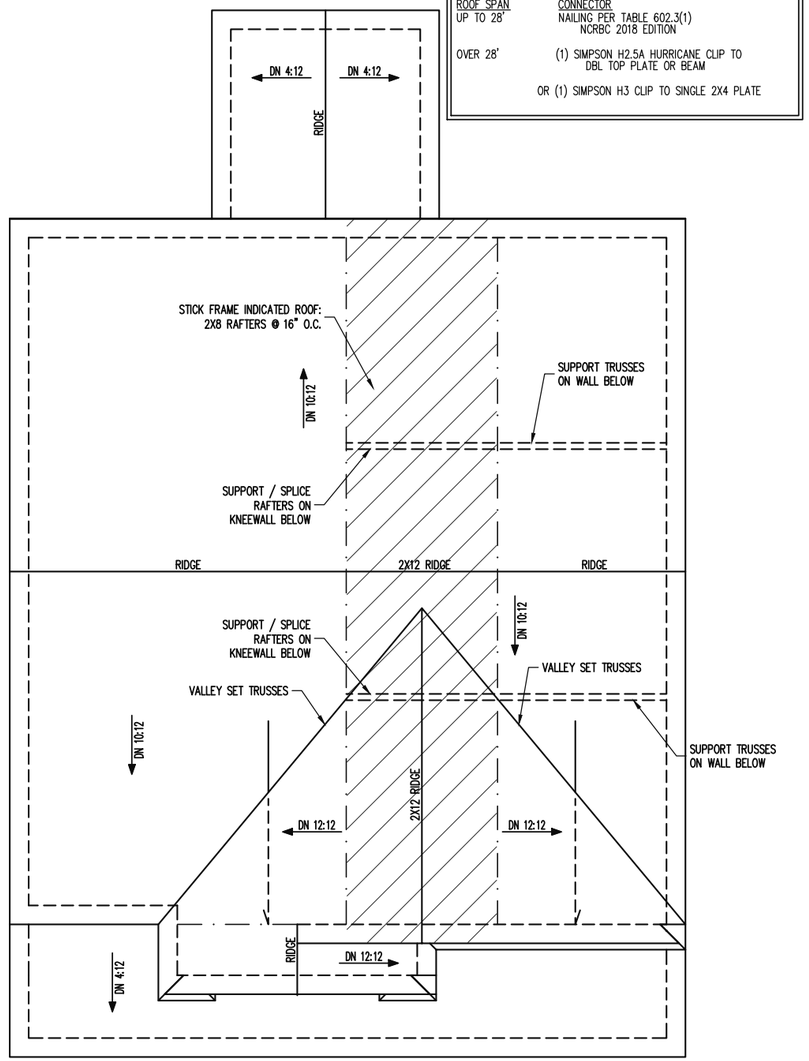
TRUSS UPLIFT CONNECTORS

EXPOSURE B, 120 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING

TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE BELOW.

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF SPAN	CONNECTOR
UP TO 28'	NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM
	OR (1) SIMPSON H3 CLIP TO SINGLE 2X4 PLATE



ROOF FRAMING PLAN
WALK UP ATTIC OPTION
ELEVATION A

1/8" = 1'-0"

FRAMING NOTES

ROOF ONLY

-ROOF TRUSSES PER MANU. TYPICAL U.N.O.
-VERIFY ALL KNEEWALL HEIGHTS, ROOF PITCHES, AND ARCHITECTURAL OVERHANGS PRIOR TO CONSTRUCTION

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

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 = 72" 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 (2) 2X8'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.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046794 NATHANIEL B. GRAY 11/1/2022

Engineering Tech ASSOCIATES, P.A.
STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd, Suite 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

FRESH PAINT

SCOPE: STRUCTURAL ADDENDUM

LOC: 77 SERENITY

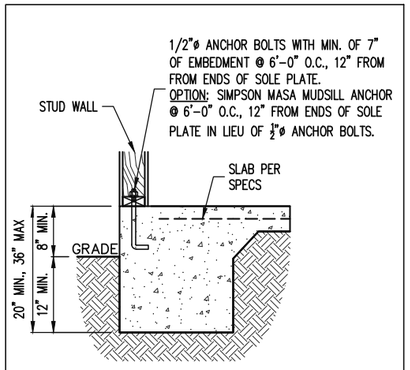
ENG: NBG/CMC

DATE: 11/1/2022

PLAN: WISTERIA A

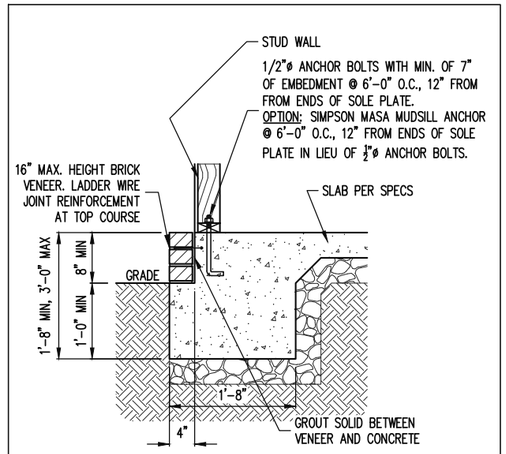
PROJECT NO. 22-30-092

SHEET NO. S3A

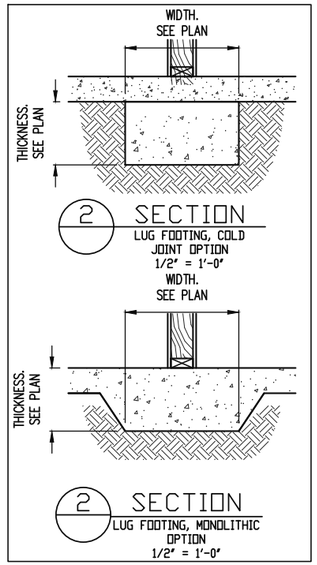


1A SECTION
TURN DOWN SLAB
1/2" = 1'-0"

*NOTE: ONE OUT OF THREE MASA ANCHORS MAY BE INSTALLED IN ONE LEG UP INSTALLATION ALONG A WALL LINE

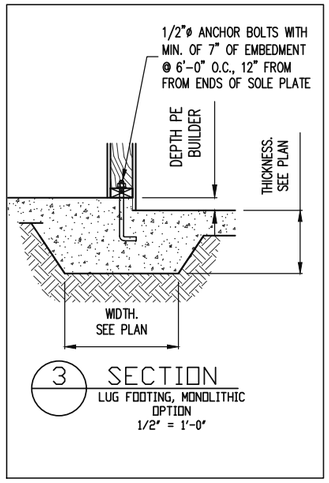


1B SECTION
TURN DOWN SLAB - BRICK SKIRT OPTION
1/2" = 1'-0"

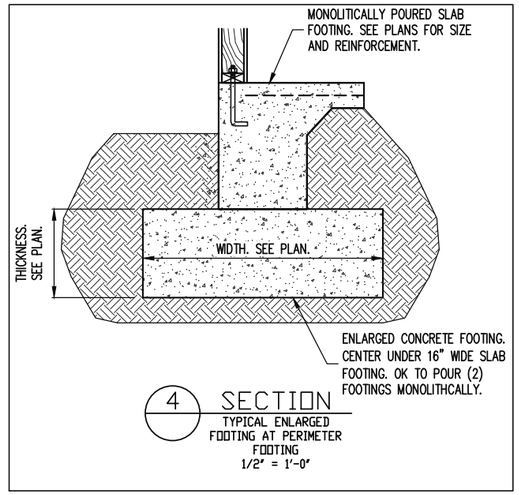


2 SECTION
LUG FOOTING, COLD JOINT OPTION
1/2" = 1'-0"

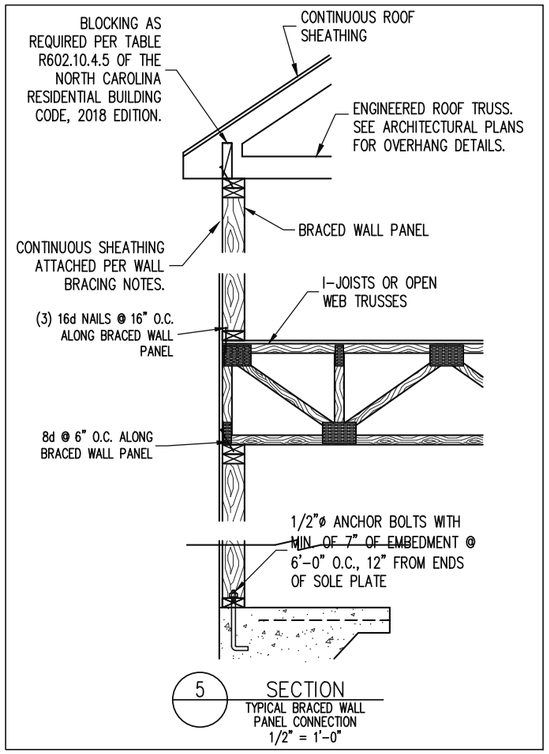
2 SECTION
LUG FOOTING, MONOLITHIC OPTION
1/2" = 1'-0"



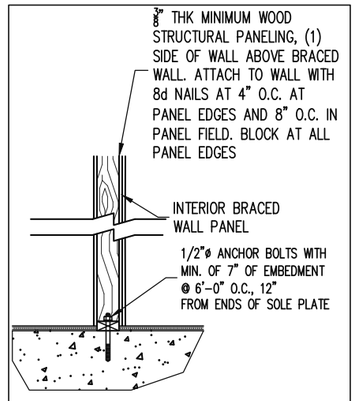
3 SECTION
LUG FOOTING, MONOLITHIC OPTION
1/2" = 1'-0"



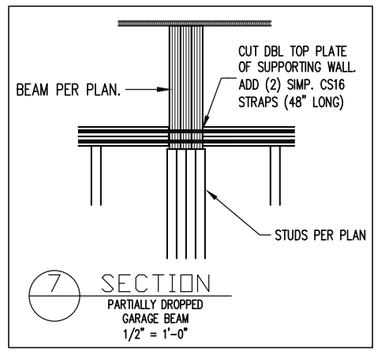
4 SECTION
TYPICAL ENLARGED FOOTING AT PERIMETER FOOTING
1/2" = 1'-0"



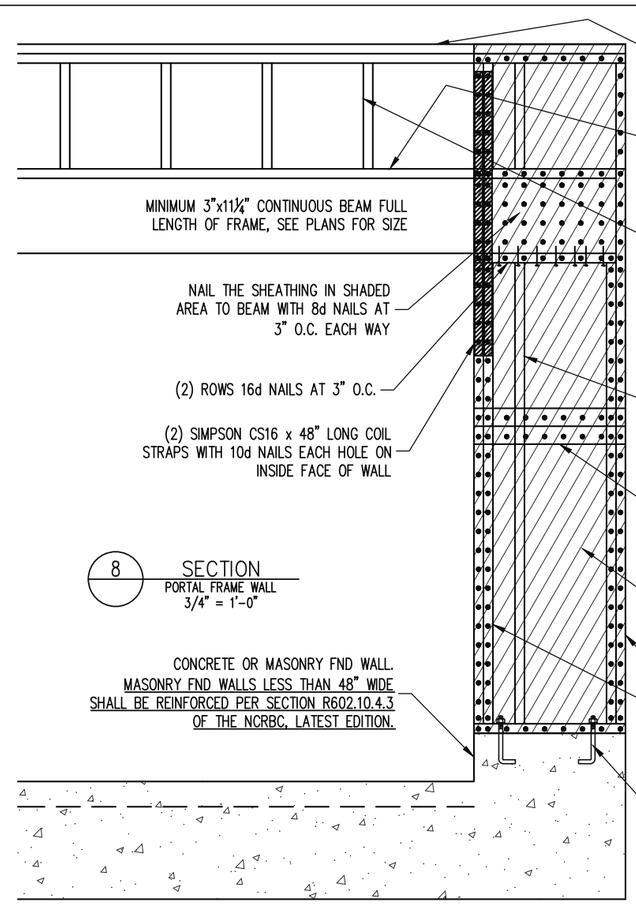
5 SECTION
TYPICAL BRACED WALL PANEL CONNECTION
1/2" = 1'-0"



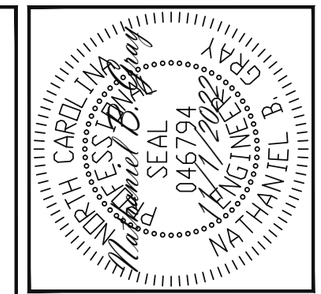
6 SECTION
INTERIOR BRACED WALL, TYP.
1/2" = 1'-0"



7 SECTION
PARTIALLY DROPPED GARAGE BEAM
1/2" = 1'-0"



8 SECTION
PORTAL FRAME WALL
3/4" = 1'-0"



Lech Engineering ASSOCIATES, P.A.
STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd, Suite 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

FRESH PAINT
STRUCTURAL ADDENDUM
SCOPE:
LOC: 77 SERENITY

ENG: NBG/CMC
DATE: 11/1/2022

PLAN:
WISTERIA A

PROJECT NO.
22-30-092

SHEET NO.
SD1
4 of 5

CONSTRUCTION SPECIFICATIONS

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. WHICHEVER PRODUCES THE GREATER STRESS.
– BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 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 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, f'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 LAPS FOR CONTINUOUS WALL APPLICATIONS

PART 8: BOLTS AND LAG SCREWS

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 10E6 PSI, Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.3 X 10E6 PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc = 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 AWPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA 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 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 TRPL 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 FLOOR JOISTS.

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'-8"
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 NCRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCRC 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 NCRBC R602.3.5 AND R802.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.
-MAY SUBSTITUTE WSP FOR GB
-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 TOE 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 SHADED WALLS, UNO.

PART 17: KING STUDS

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

		NUMBER OF KING STUDS				
MAX OPENING WIDTH		5'-0"	9'-0"	13'-0"	17'-0"	21'-0"
STUD SIZE	2X4	1	2	3	4	5
	2X6	1	1	2	2	2
	2X8	1	1	1	1	2

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

19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA

NOTES

THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION:
1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR
2) THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION

ANY ERRORS DUE TO A FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE EOR. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAN ANY REVISIONS ISSUED BY THE EOR ARE PROMPLY 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

ABBREVIATIONS

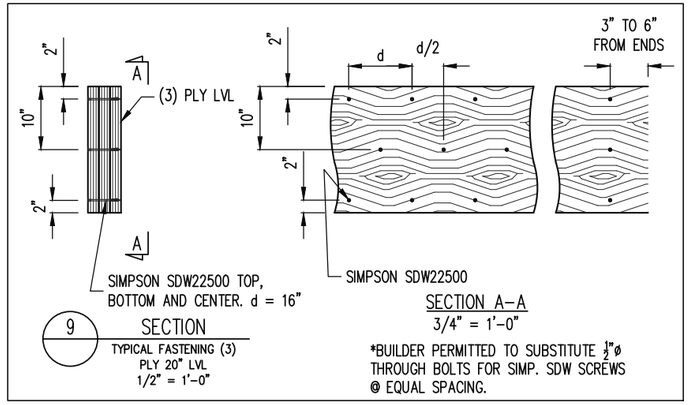
ABV	ABOVE	FND	FOUNDATION	TJ	TRIPLE JOIST
B.	BOTH	FTG	FOOTING	TYP	TYPICAL
B.E.	BOTH ENDS	HDG	HOT DIPPED GALVANIZED	TRPL	TRIPLE
BTWN	BETWEEN	HGR	HANGER	TSP	TRIPLE STUD POCKET
CIP	CAST IN PLACE	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
CONC	CONCRETE	NTS	NOT TO SCALE	XJ	EXTRA JOIST
CS	CONTINUOUS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

ALLOWABLE I-JOIST SUBSTITUTION

NOTE: MAINTAIN JOIST DEPTH, DIRECTION, AND SPACING SPECIFIED ON PLANS.

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BLUELINX	14"	BLI 40	IUS2.56/14	ITS2.56/14
BOISE CASCADE	14"	BCI 5000s	IUS2.06/14	ITS2.06/14
BOISE CASCADE	14"	BCI 6000S	IUS2.37/14	ITS2.37/14
LP CORP	14"	LPI 20+	IUS2.56/14	ITS2.56/14
NORDIC	14"	NI 40X	IUS2.56/14	ITS2.56/14
ROSEBURG	14"	RFPI 40s	IUS2.56/14	ITS2.56/14
WEYERHAEUSER	14"	TJI 210	IUS2.06/14	ITS2.06/14
WEYERHAEUSER	14"	EEI-20	IUS2.37/14	ITS2.73/14

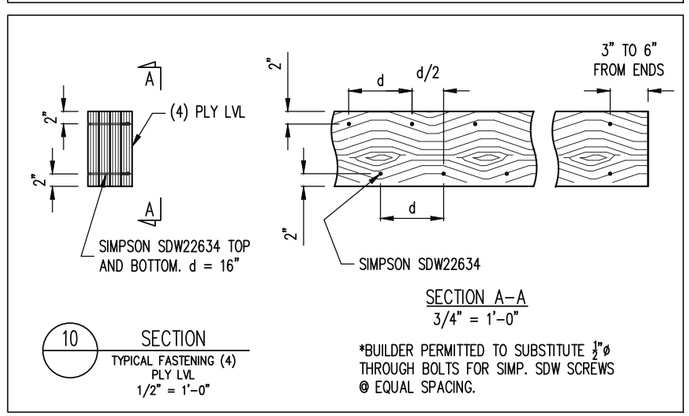
JOISTS NOT LISTED IN THE ABOVE TABLE MAY BE USED PROVIDED THEY MEET OR EXCEED THE PROPERTIES OF THOSE LISTED. SUBSTITUTE USP BRAND HANGERS WITH EQUIVALENT VALUES AS DESIRED.



9 SECTION
TYPICAL FASTENING (3) PLY 20" LVL
1/2" = 1'-0"

SECTION A–A
3/4" = 1'-0"

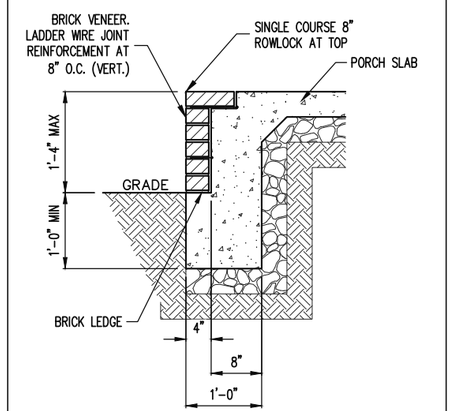
*BUILDER PERMITTED TO SUBSTITUTE ½"ø THROUGH BOLTS FOR SIMP. SDW SCREWS @ EQUAL SPACING.



10 SECTION
TYPICAL FASTENING (4) PLY LVL
1/2" = 1'-0"

SECTION A–A
3/4" = 1'-0"

*BUILDER PERMITTED TO SUBSTITUTE ½"ø THROUGH BOLTS FOR SIMP. SDW SCREWS @ EQUAL SPACING.



11 SECTION
TURN DOWN SLAB AT FRONT PORCH
1/2" = 1'-0"

STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd, Suite 201
Raleigh, North Carolina 27609
Phone (919) 844-1661
Engineering Tech ASSOCIATES, P.A.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 046794 NATHANIEL B. GRAY 11/1/2022

FRESH PAINT
SCOPE: STRUCTURAL ADDENDUM
LOC: 77 SERENITY

ENG: NBG/CMC
DATE: 11/1/2022

PLAN: WISTERIA A

PROJECT NO. 22-30-092

SHEET NO. SD2

5 of 5