

# Residence for

Garman Homes  
 Lot 0170 Serenity  
 Fuquay Varina, North Carolina



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**Project Number**  
 Project Number  
**Plan Number**  
 FP-1942

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## GENERAL NOTES

- 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.).
- DIMENSIONS SHOWN ON DRAWINGS GOVERN OVER SCALE.
- STUD WALL DESIGN SHALL CONFORM TO ALL N.C.S.R.B.C. REQUIREMENTS
- CONTRACTOR SHALL USE TEMPERED SAFETY GLASS IN ALL LOCATIONS AS REQUIRED BY N.C.S.R.B.C., 2018 EDITION, SECTION R308.4.
- 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.
- 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.
- ALL ANGLED WALLS SHOWN ON FLOOR PLANS ARE 45 UNLESS NOTED OTHERWISE.
- 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).
- 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.

## RESIDENTIAL BUILDING CODE SUMMARY

- PLANS ARE DESIGNED TO THE 2018 N.C.S.R.B.C.
- HOUSE IS DESIGNED FOR 115 MPH ULTIMATE DESIGN WIND SPEED (89 MPH NOMINAL DESIGN WIND SPEED), EXPOSURE B.
- 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.
- MEAN ROOF HEIGHT: 29'-7"
- 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    |
- MINIMUM VALUES FOR ENERGY COMPLIANCE: Zone 4
- MAXIMUM GLAZING U-FACTOR: .35
- INSULATING VALUES: CEILING: R-49 / 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.) |
|------------|------------------|--------------------|----------------------|
| 1ST FLOOR: | 830              | FRONT PORCH: 85    | BASEMENT: N/A        |
| 2ND FLOOR: | 1112             | GARAGE: 425        | 1ST FLOOR: N/A       |
|            |                  | PATIO: 100         | 2ND FLOOR: N/A       |
| TOTAL:     | 1942             | TOTAL: 525         | ATTIC: N/A           |
|            |                  |                    | TOTAL: N/A           |

OVERALL DIMENSIONS

|        |        |
|--------|--------|
| WIDTH: | 34'-4" |
| DEPTH: | 50'-2" |

## FOUNDATION VENTILATION CALCULATIONS

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

NOT APPLICABLE WITH SLAB FOUNDATIONS

## MATERIALS LEGEND

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

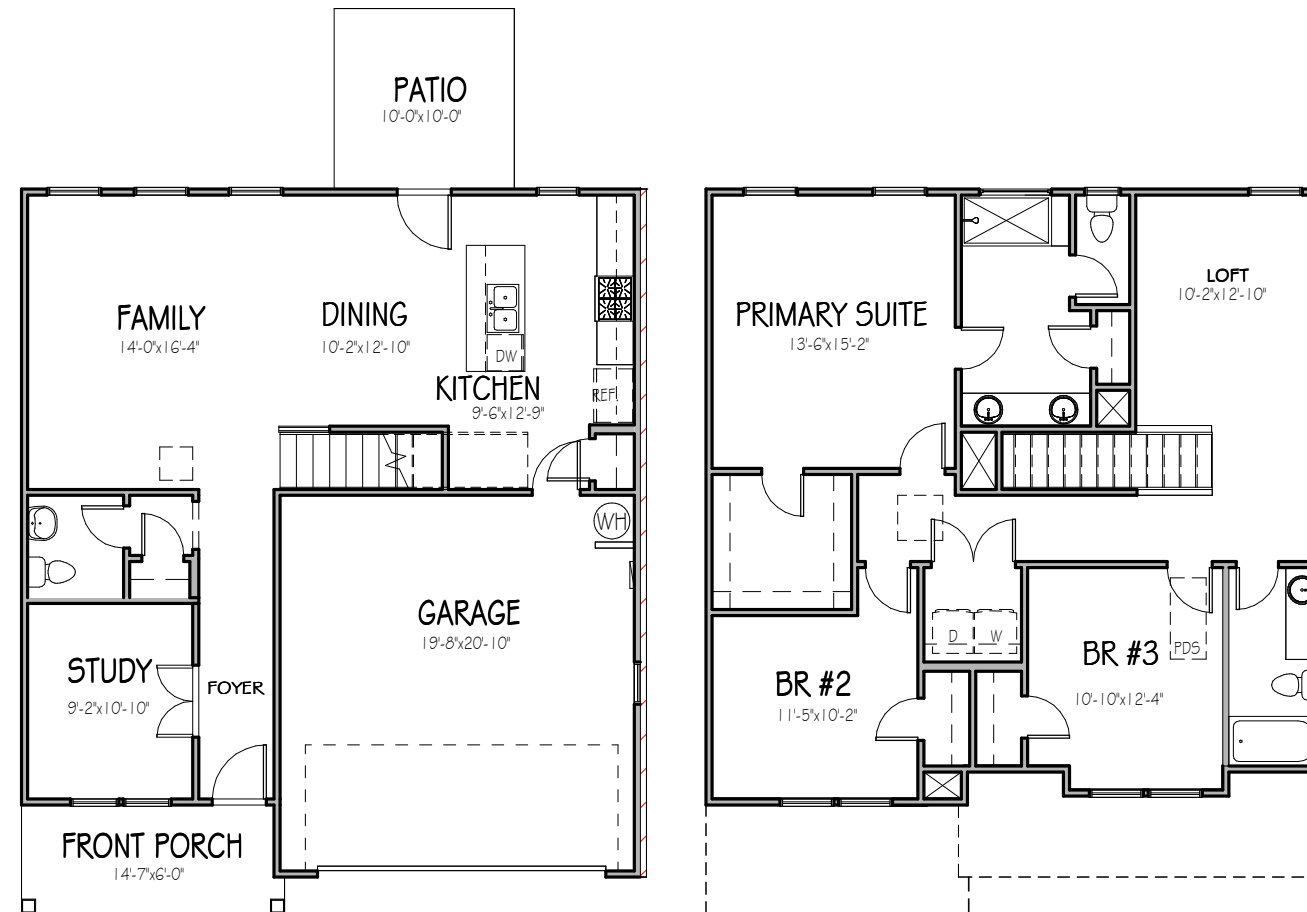
## ATTIC VENTILATION REQUIREMENTS

| NATURAL ROOF VENTILATION CALCULATIONS                                | MECHANICAL ROOF VENTILATION CALCULATIONS                             |
|--|--|
| $\frac{1340 \text{ SQ. FT.}}{150} = 8.93 \text{ SQ. FT. VENT REQ'D}$ | $\frac{1340 \text{ SQ. FT.}}{300} = 4.47 \text{ SQ. FT. VENT REQ'D}$ |
| BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE      | BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE      |



1

2



HONEYSUCKLE  
 SER ELEVATION A  
 LOT 0170 SERENITY

|                      |          |
|----------------------|----------|
| <b>Drawn By</b>      | MMH      |
| <b>Checked By</b>    | JM       |
| <b>Date Drawn</b>    | 3/15/20  |
| <b>Revision Date</b> | 7/2/20   |
|                      | 4/5/22   |
|                      | 10/26/22 |
|                      | 2/21/23  |

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C

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.



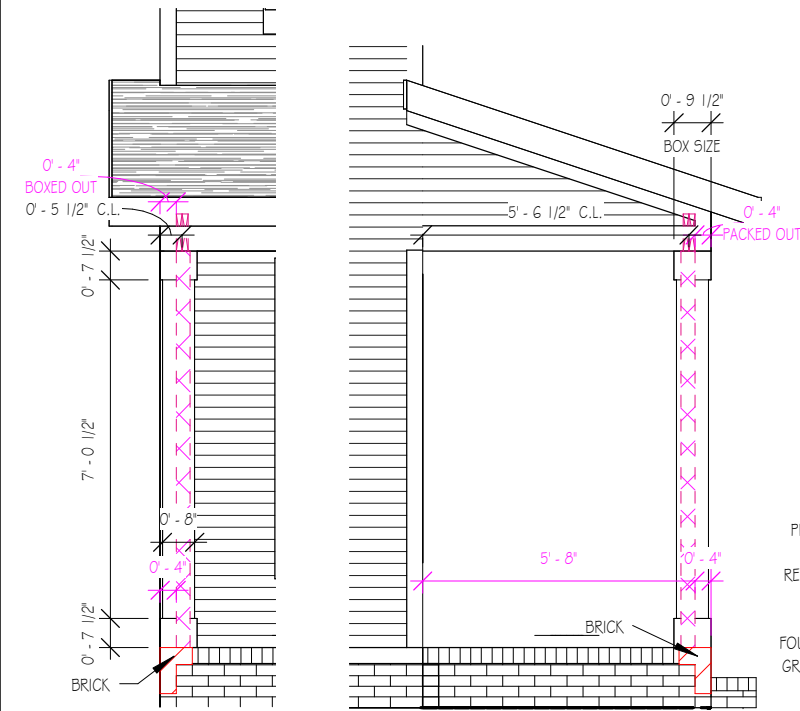
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**Project Number**  
Project Number  
**Plan Number**  
FP-1942

**HONEYSUCKLE**  
SER ELEVATION A  
LOT 0170 SERENITY

**Drawn By**  
MH  
**Checked By**  
CM  
**Date Drawn**  
4/8/20  
**Revision Date**  
7/1/20  
4/5/22  
10/26/22  
2/21/23

Sheet



**COLUMN DETAILS**

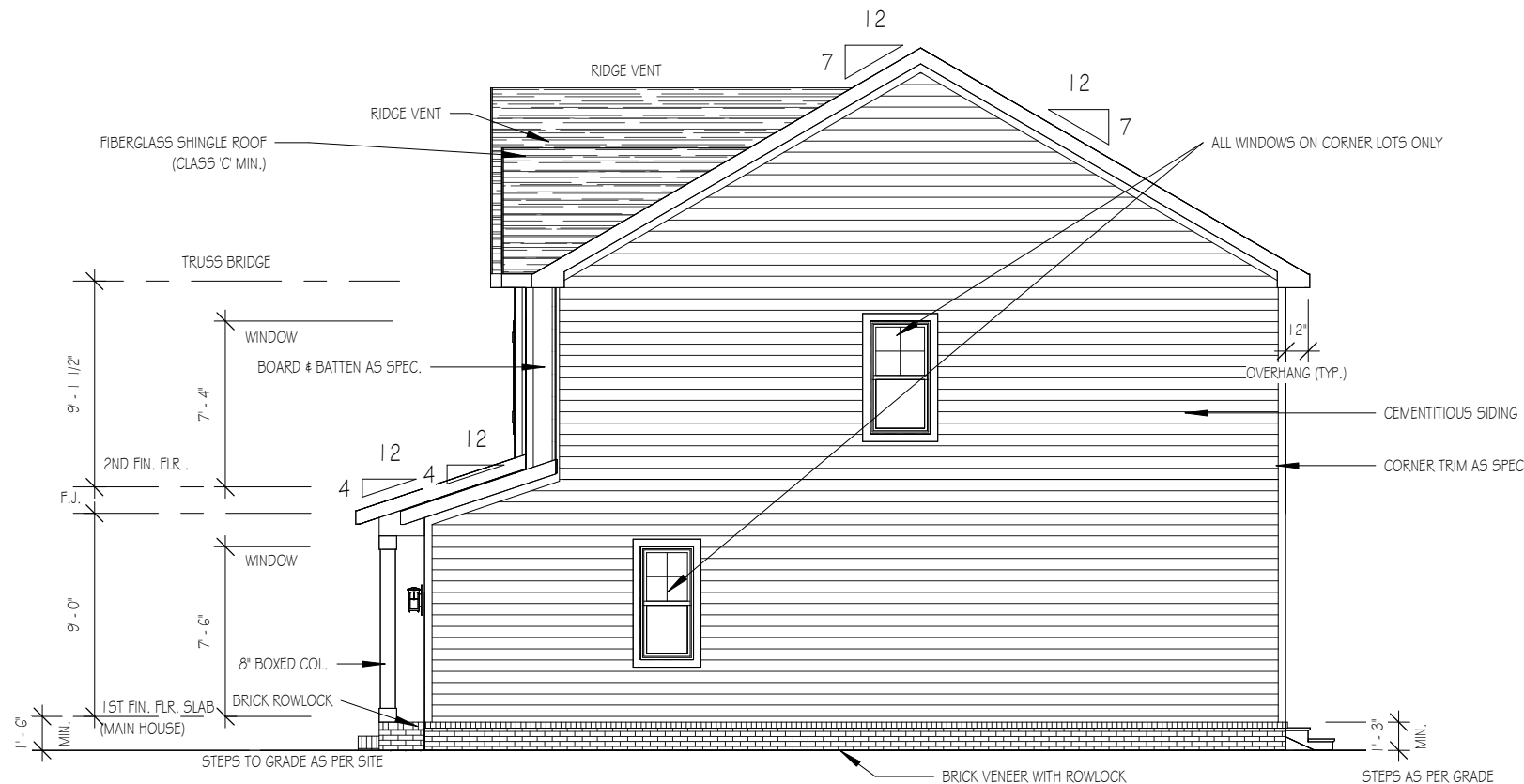
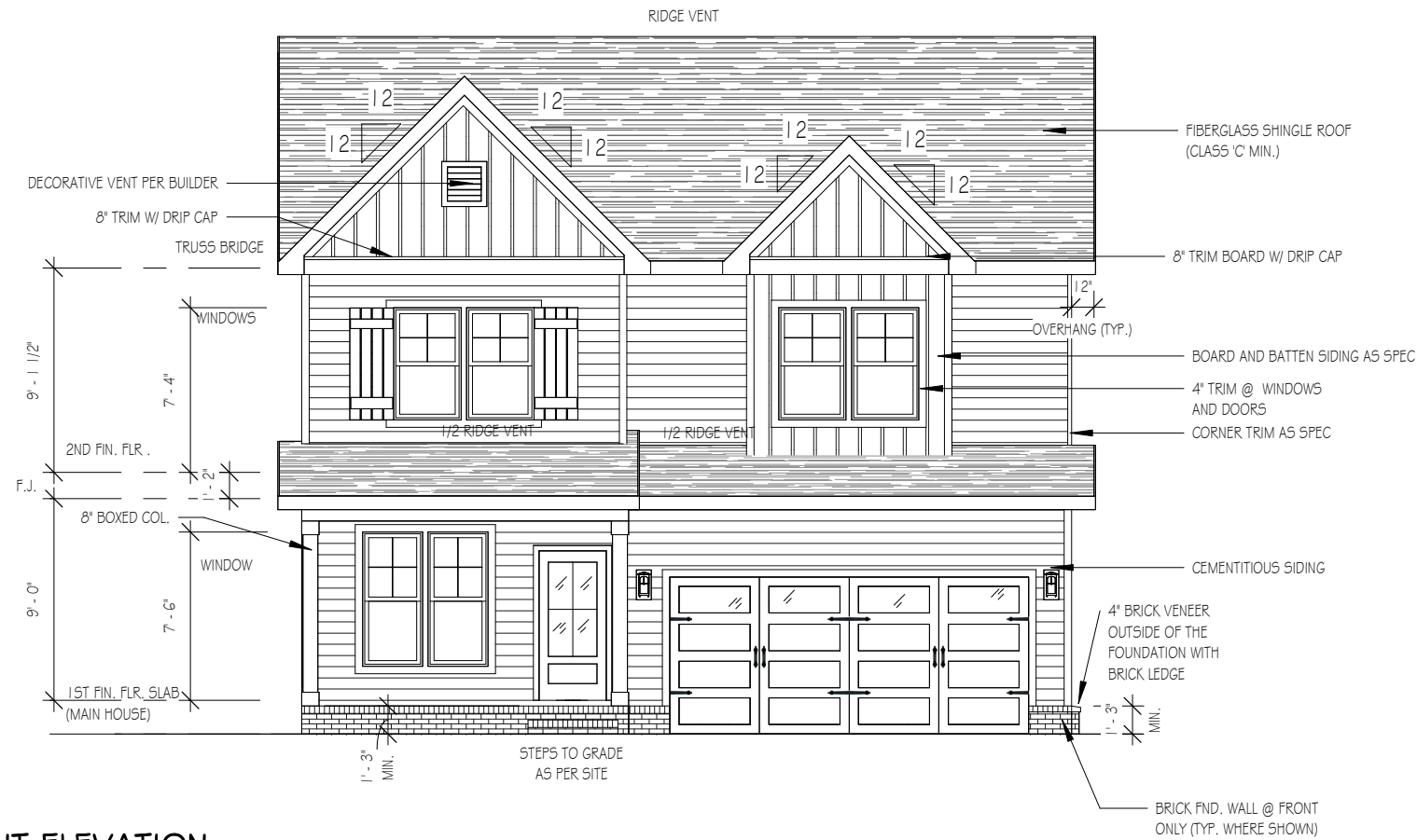
1/4" = 1'-0"

NOTE:  
PROVIDE RAILS @ PORCH ONLY IF REQUIRED BY CODE  
15" MIN. HGT. FOUNDATION FRONT GRADE TO FINISHED FRONT PORCH

**FRONT ELEVATION**

1/8" = 1'-0"

NOTE - SLOPE ALL GRADE AWAY FROM HOUSE FOR POSITIVE DRAINAGE



**RIGHT SIDE ELEVATION**

1/8" = 1'-0"

WINDOW WITH CORNER LOTS ONLY

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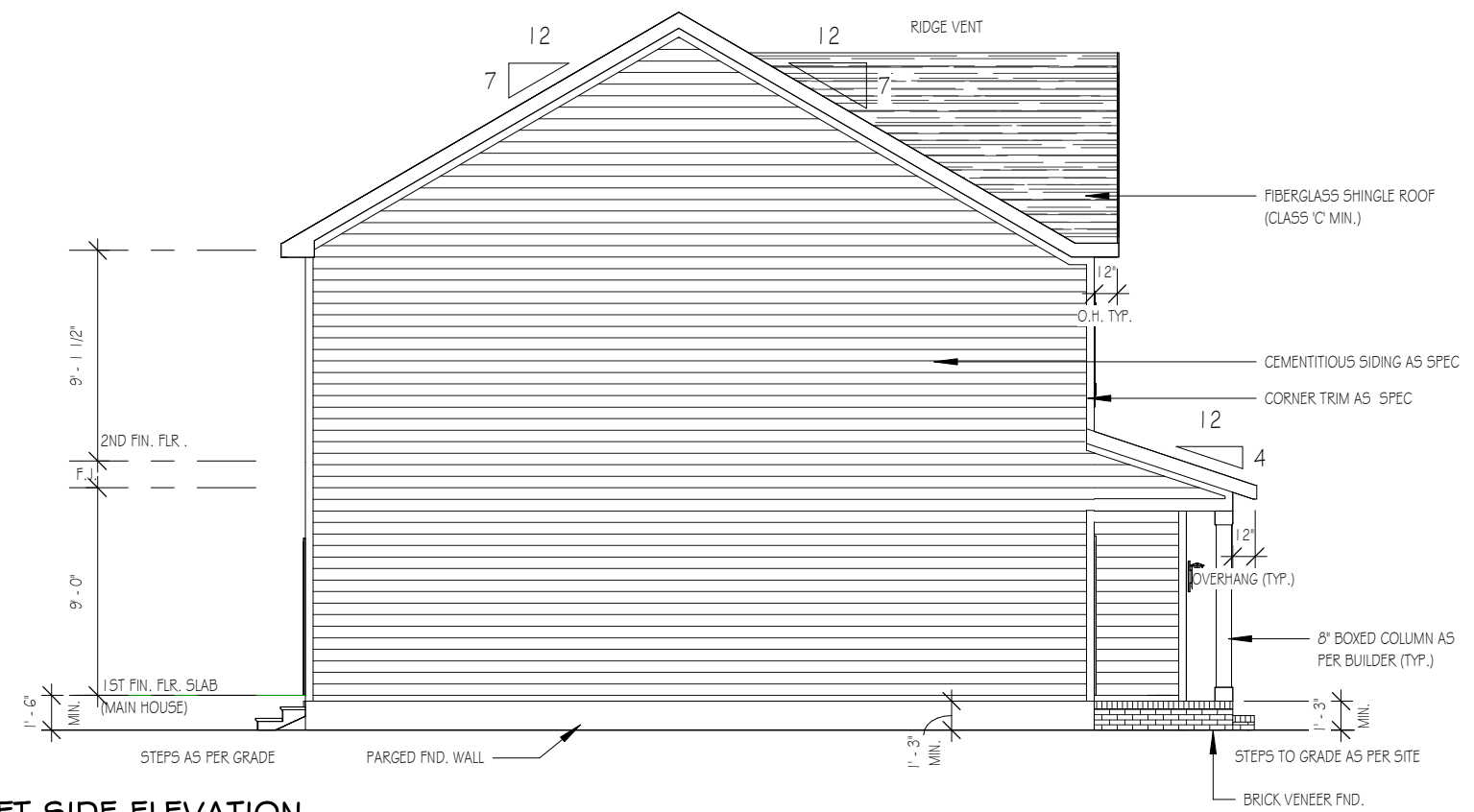
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| <b>Project Number</b> | Project Number |
| <b>Plan Number</b>    | FP-1942        |



**REAR ELEVATION**

1/8" = 1'-0"

NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



**LEFT SIDE ELEVATION**

1/8" = 1'-0"

**HONEYSUCKLE**  
 SER ELEVATION A  
 LOT 0170 SERENITY

|                      |          |
|----------------------|----------|
| <b>Drawn By</b>      | MH       |
| <b>Checked By</b>    | CM       |
| <b>Date Drawn</b>    | 4/8/20   |
| <b>Revision Date</b> | 7/1/20   |
|                      | 4/5/22   |
|                      | 10/26/22 |
|                      | 2/21/23  |

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| <b>Plan Number</b>    | FP-1942        |

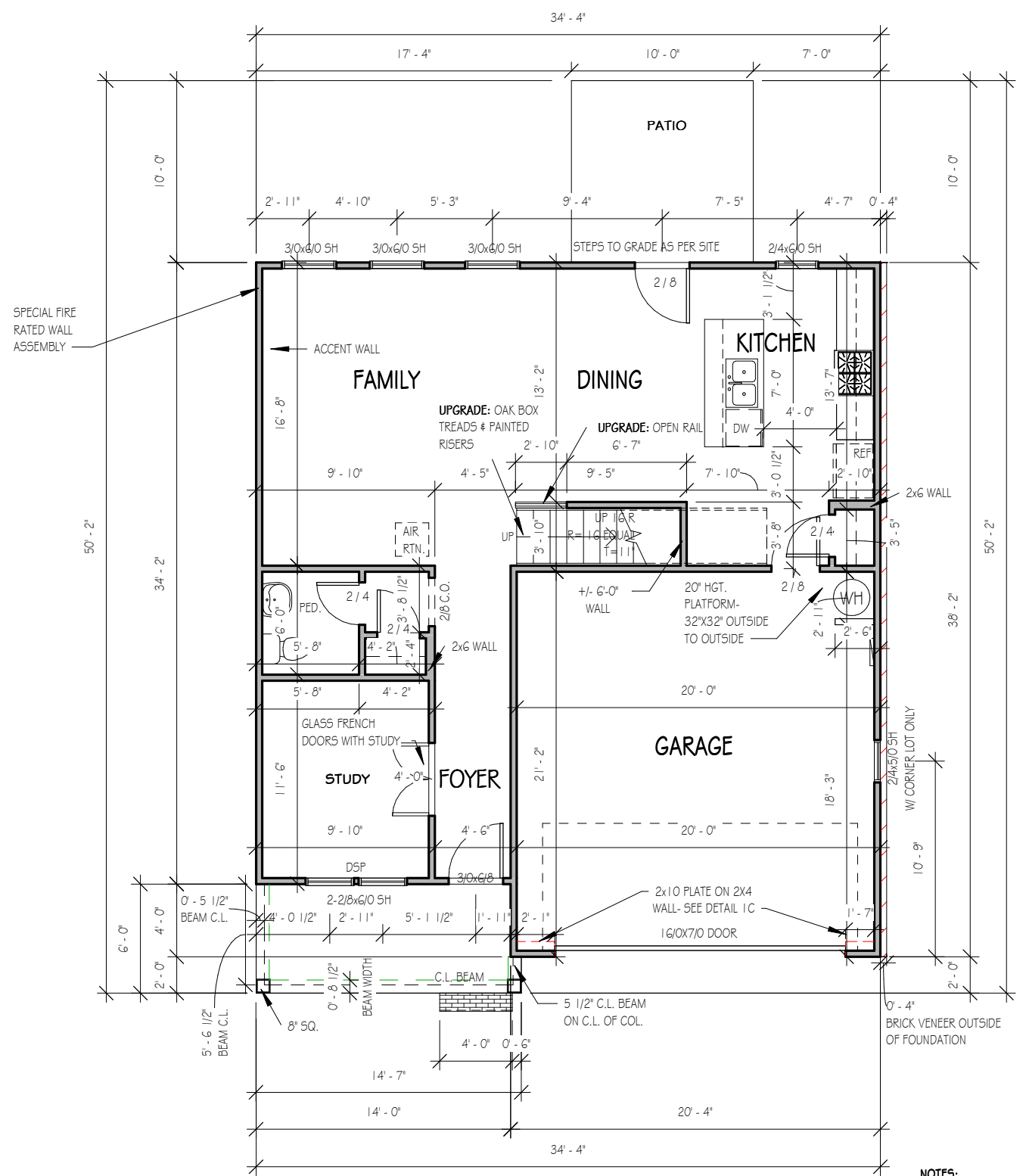
# HONEYSUCKLE

## SER ELEVATION A

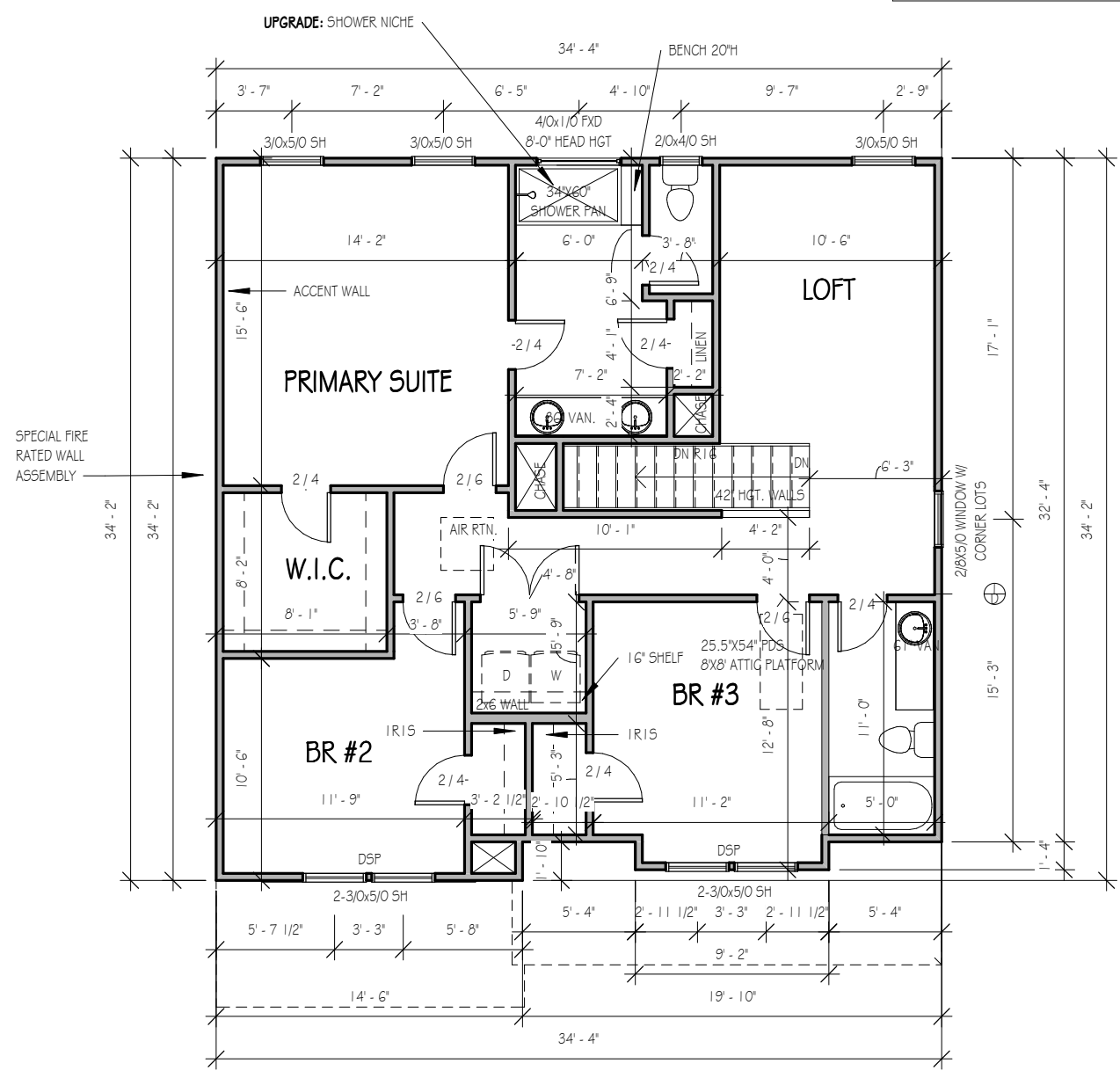
### LOT 0170 SERENITY

|                      |   |
|----------------------|---|
| <b>Drawn By</b>      | MH                                      |
| <b>Checked By</b>    | CM                                      |
| <b>Date Drawn</b>    | 4/8/20                                  |
| <b>Revision Date</b> | 7/1/20<br>4/5/22<br>10/26/22<br>2/21/23 |

Sheet



**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  
FRAME ALL INTERIOR DOOR HEADERS AT 84" A.F.F.  
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  
GBG (GRILL BETWEEN GLASS) TO BE ADDED TO CORNER LOT WINDOWS



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

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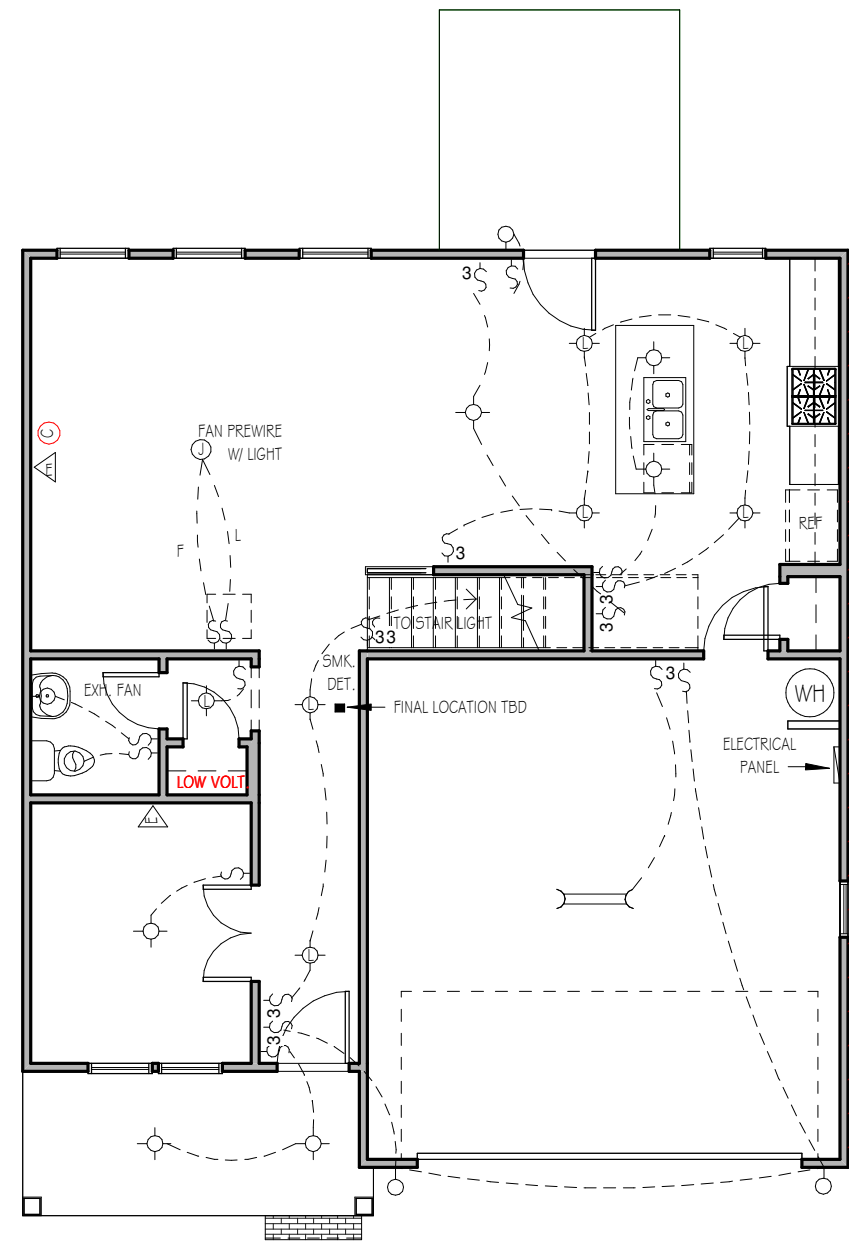
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|-----------------------|----------------|
| <b>Project Number</b> | Project Number |
| <b>Plan Number</b>    | FP-1942        |

| ELECTRICAL LEGEND |                           |
|-------------------|---------------------------|
|                   | FLUSH MOUNT/PENDANT LIGHT |
|                   | LED DISK LIGHT            |
|                   | KEYLESS LIGHT             |
|                   | RECESSED CAN LIGHT        |
|                   | WALL SCONCE               |
|                   | FLOOD LIGHT               |
|                   | FLUORESCENT LIGHT         |
|                   | CEILING FAN               |
|                   | EXHAUST FAN               |
|                   | ETHERNET OUTLET           |
|                   | CABLE OUTLET              |
|                   | SMOKE DETECTOR            |
|                   | FLOOR RECEPTACLE          |
|                   | DUPLEX RECEPTACLE         |
|                   | GFI RECEPTACLE            |
|                   | 220 VOLT RECEPTACLE       |
|                   | ELECTRICAL PANEL          |
|                   | SINGLE SWITCH             |
|                   | 3-WAY SWITCH              |
|                   | DIMMER SWITCH             |
|                   | T THERMOSTAT              |
|                   | D.B. DOORBELL             |

**HONEYSUCKLE**  
 SER ELEVATION A  
 LOT 0170 SERENITY

|                      |          |
|----------------------|----------|
| <b>Drawn By</b>      | MH       |
| <b>Checked By</b>    | CM       |
| <b>Date Drawn</b>    | 4/8/20   |
| <b>Revision Date</b> | 7/1/20   |
|                      | 4/5/22   |
|                      | 10/26/22 |
|                      | 2/21/23  |

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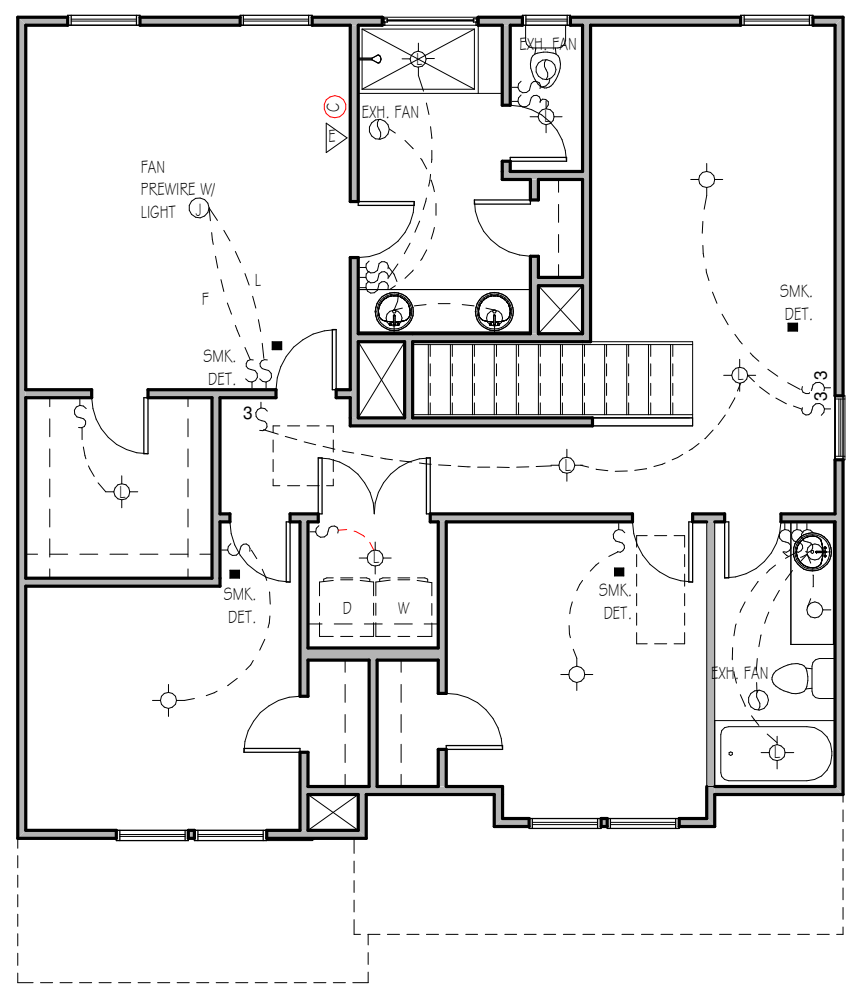


\*\*NOTE: THREE ETHERNET OUTLETS IN THESE PREDETERMINED LOCATIONS ARE STANDARD. ANY ADDITIONAL OUTLETS ARE AN UPGRADE.

**FIRST FLOOR ELECTRICAL PLANS**

1/8" = 1'-0"

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



**SECOND FLOOR ELECTRICAL PLAN**

1/8" = 1'-0"

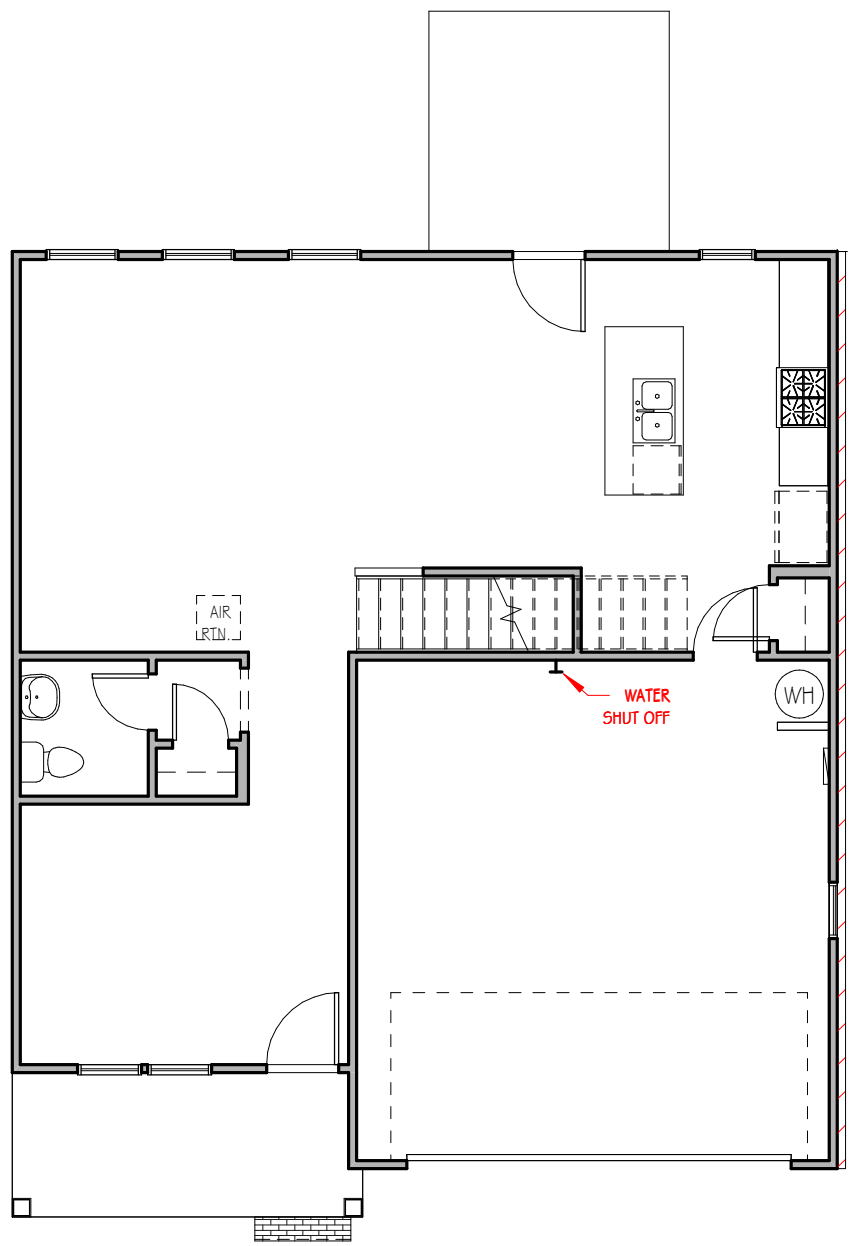
NOTE - ELECTRICAL RECEPTACLE AND SWITCH QUANTITIES AND LOCATIONS SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER AND LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT AND BUILDER EXCEPT WHERE CODE REQUIREMENTS APPLY.

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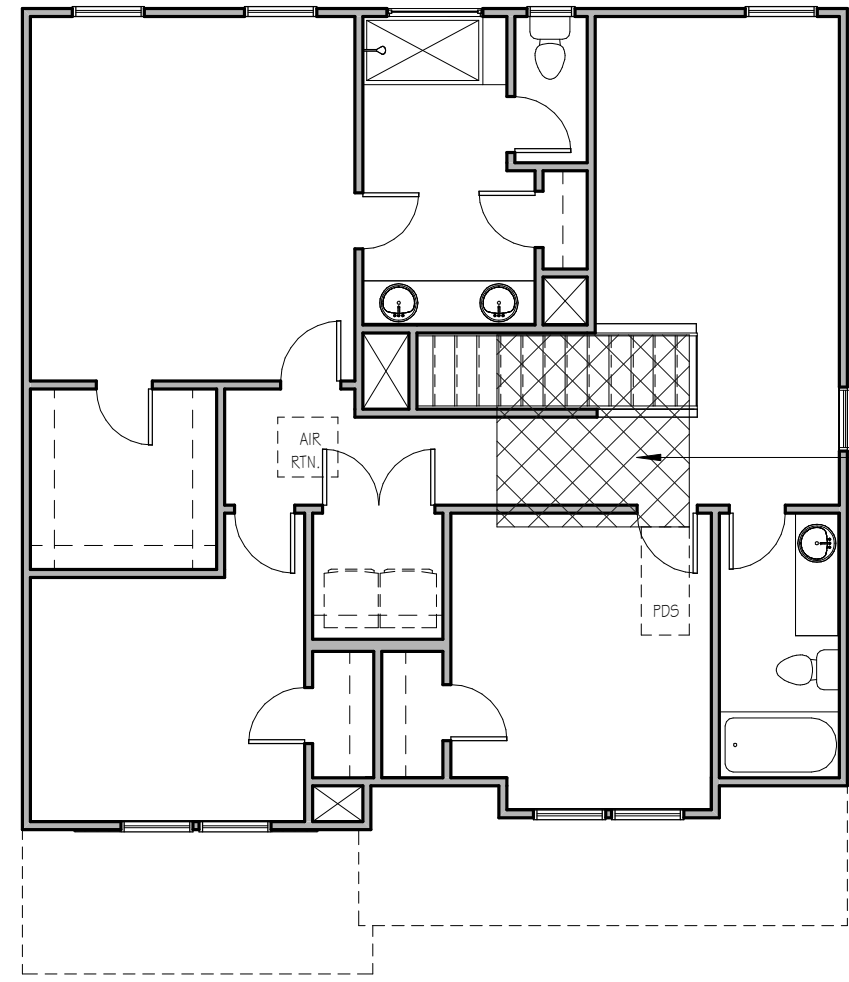
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| <b>Plan Number</b>    | FP-1942        |



FIRST FLOOR MECHANICAL PLAN

1/8" = 1'-0"



SECOND FLOOR MECHANICAL PLAN

1/8" = 1'-0"

**HONEYSUCKLE**  
SER ELEVATION A  
LOT 0170 SERENITY

|                      |          |
|----------------------|----------|
| <b>Drawn By</b>      | MH       |
| <b>Checked By</b>    | CM       |
| <b>Date Drawn</b>    | 4/8/20   |
| <b>Revision Date</b> | 7/1/20   |
|                      | 4/5/22   |
|                      | 10/26/22 |
|                      | 2/21/23  |

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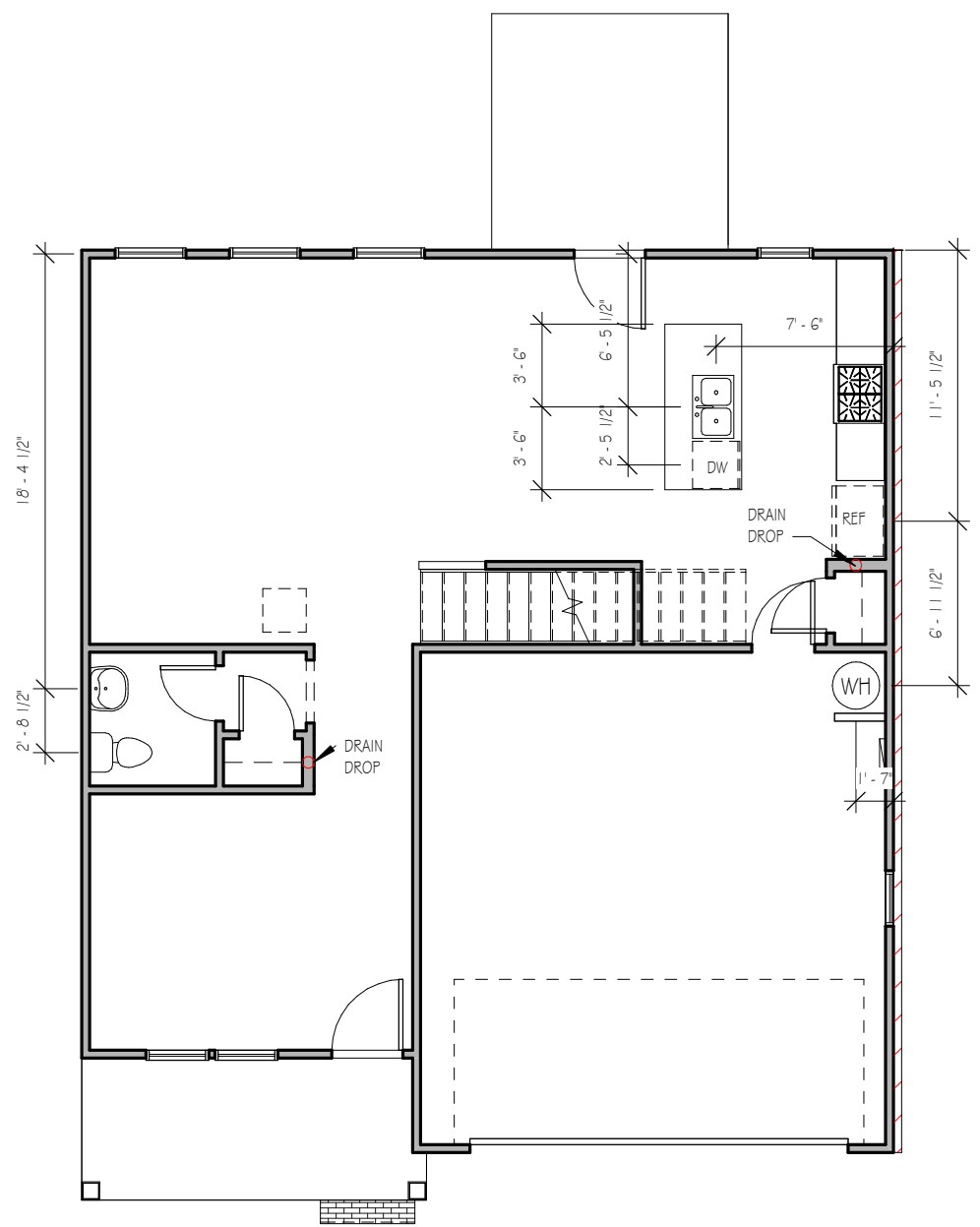
**M**

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| <b>Plan Number</b>    | FP-1942        |



**FIRST FLOOR PLUMBING**

1/8" = 1'-0"

**HONEYSUCKLE**  
SER ELEVATION A  
LOT 0170 SERENITY

|                      |          |
|----------------------|----------|
| <b>Drawn By</b>      | MH       |
| <b>Checked By</b>    | CM       |
| <b>Date Drawn</b>    | 4/8/20   |
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|                      | 4/5/22   |
|                      | 10/26/22 |
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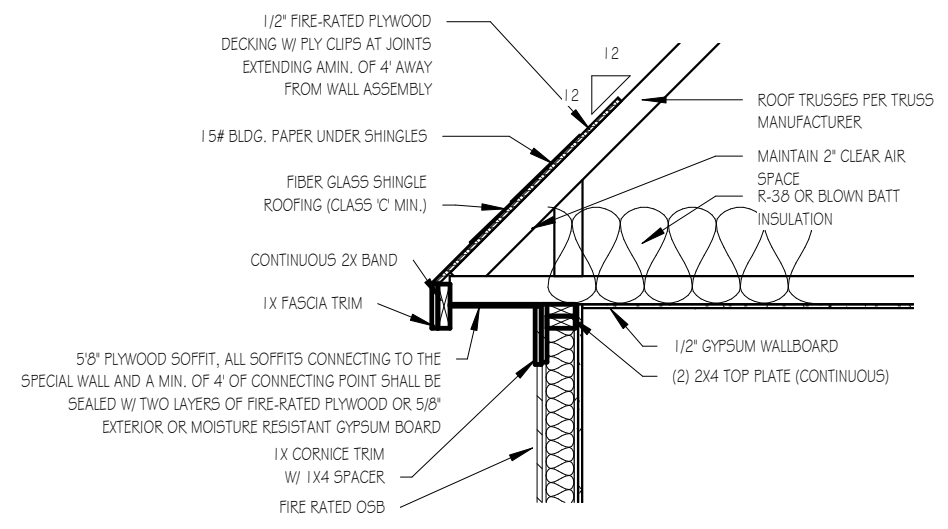
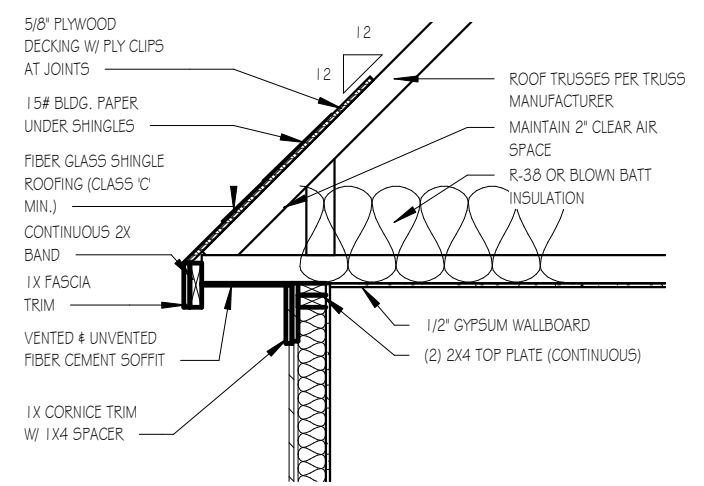
**P**

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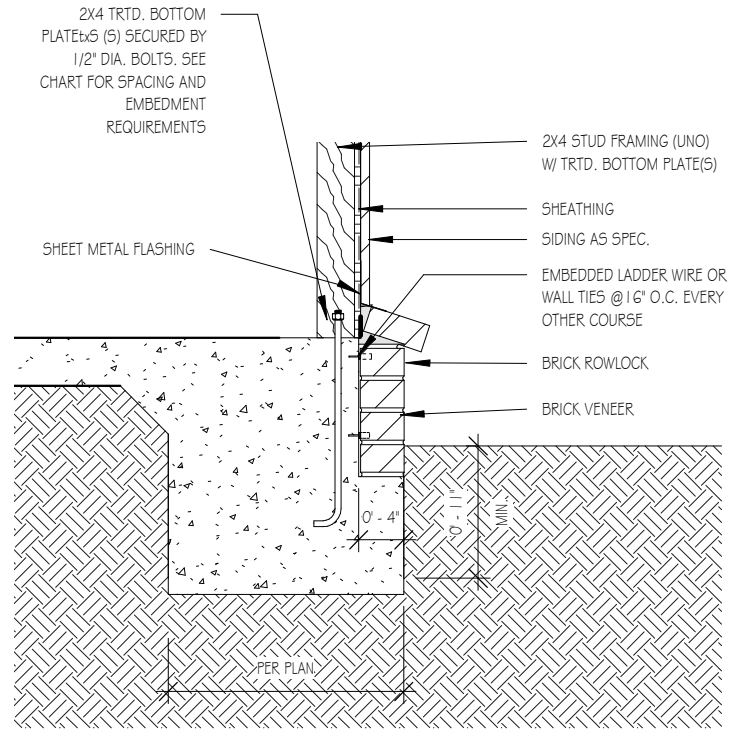
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Project Number \_\_\_\_\_  
 Project Number \_\_\_\_\_  
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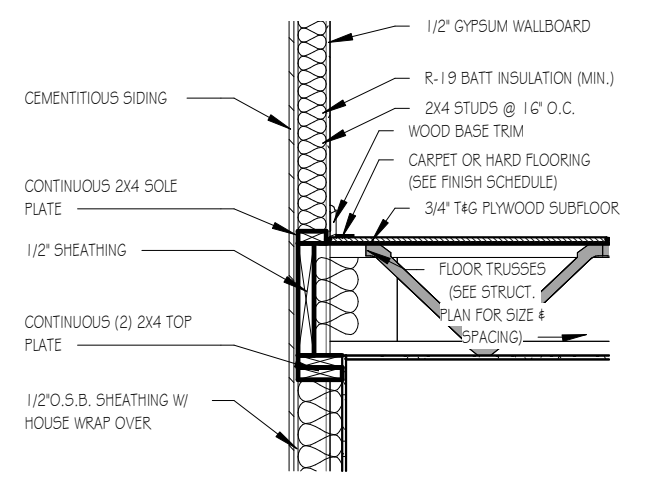
**ROOF DETAIL SPECIAL FIRE-RATED WALLS**

1/2" = 1'-0"



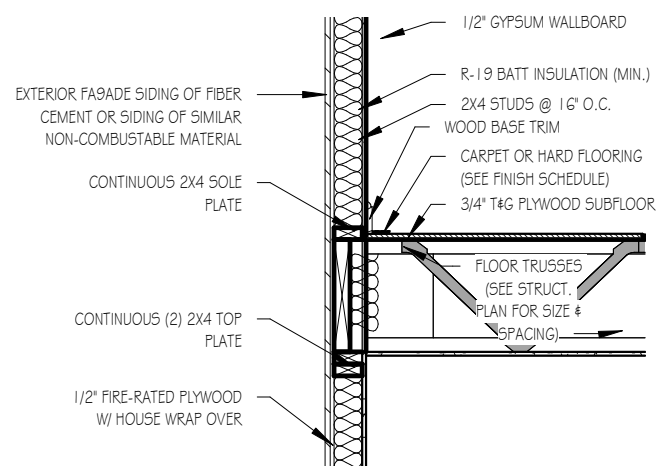
**TYPICAL SLAB W/ BRICK VENEER**

3/4" = 1'-0"



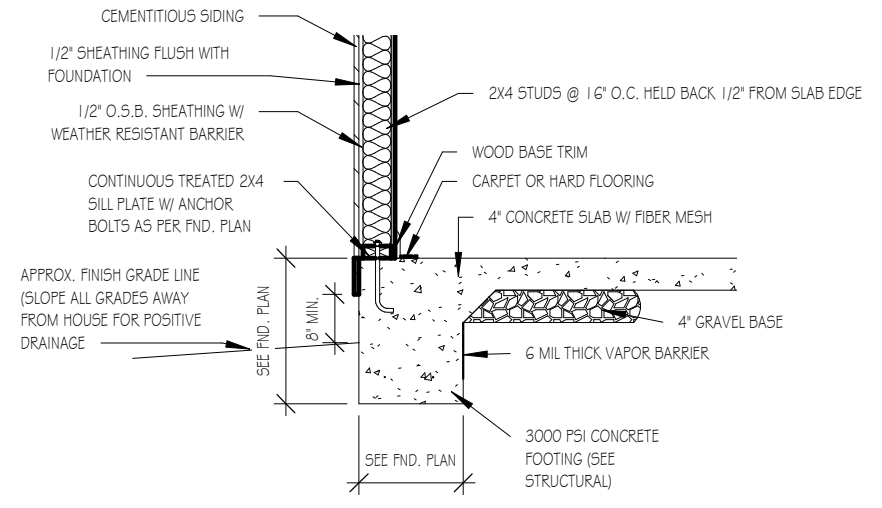
**TWO-STORY WALL SECTION**

1/2" = 1'-0"



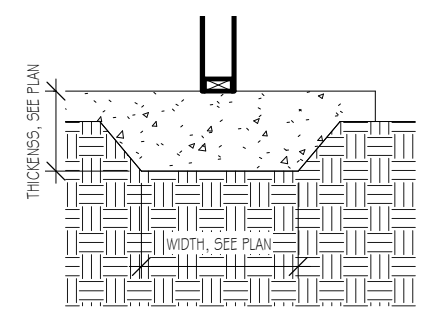
**SECOND FLOOR SECTION - SPECIAL FIRE-RATED WALLS**

1/2" = 1'-0"



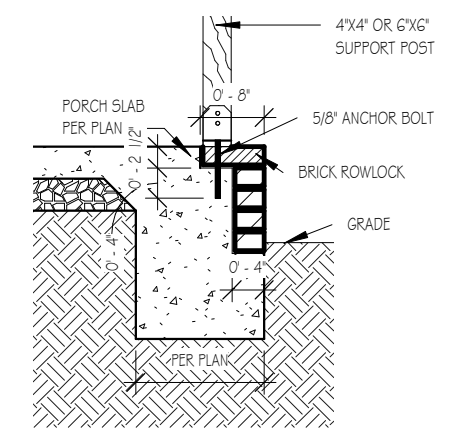
**FOUNDATION DETAIL - SLAB**

1/2" = 1'-0"



**LUG FOOTING**

1/2" = 1'-0"



**FRONT PORCH COLUMNS SUPPORT ATTACHMENT**

1/2" = 1'-0"

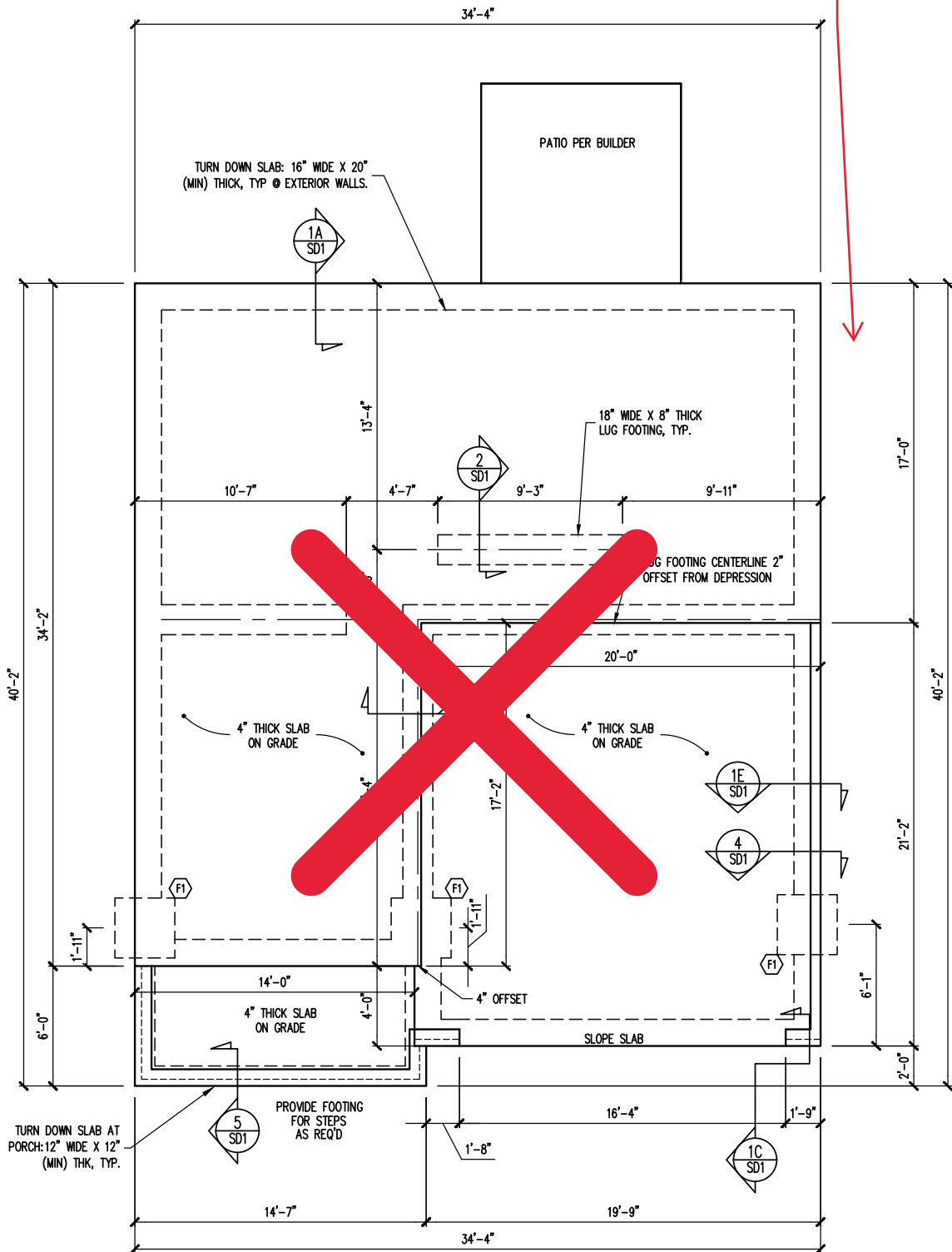
TYPICAL DETAIL SHEET  
SERENITY COLLECTION

|               |          |
|---------------|----------|
| Drawn By      | MMH      |
| Checked By    | JM       |
| Date Drawn    | 10/28/20 |
| Revision Date | 9/14/22  |
|               | 9/20/22  |

Sheet **D**

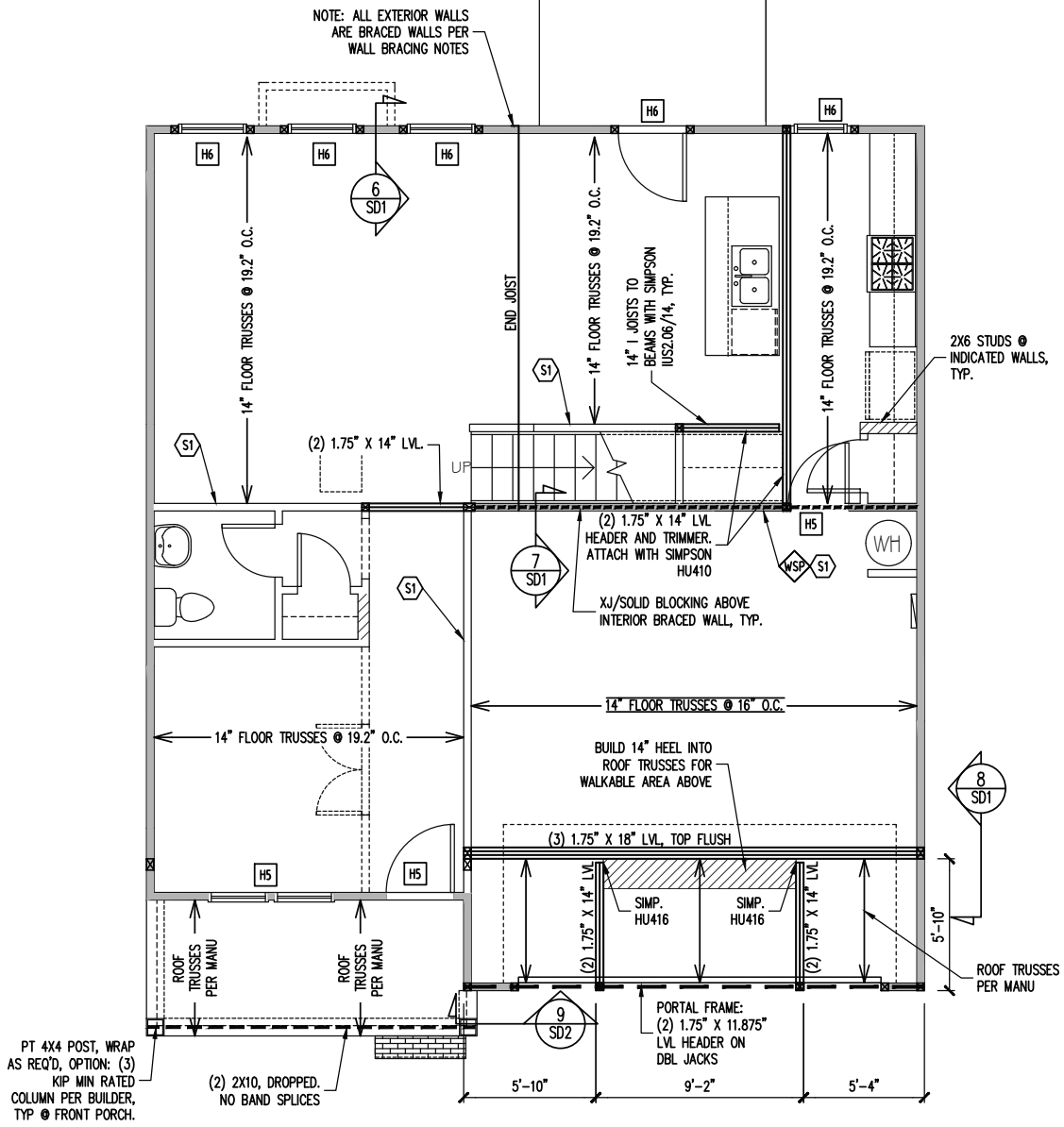


SEE PAGE S5A FOR  
RIGHT KEY HOMESITE  
FOUNDATION DETAILS



FOUNDATION PLAN  
ELEVATION A

1/8" = 1'-0"



1ST FLOOR FRAMING PLAN  
ELEVATION A

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

**FRAMING SCHEDULE**

S1 INTERIOR LOAD BEARING WALL: SECURE TO THICKENED SLAB BELOW WITH 1/2" Ø RED HEADER ANCHOR (OR EQUAL) @ 6'-0" O.C., 12" MAX FROM ENDS / CORNERS OF WALL, 7" MIN EMBEDMENT INTO SLAB BELOW.

**JOIST SUBSTITUTION**

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

MAINTAIN MINIMUM SPACING AS CALLED OUT ON PLANS.

SIMP. IUS/ITS3.56/14 HANGERS TO BE SUBSTITUTED WITH SIMP. IUS/ITS2.06/14 HANGER WHEN I-JOISTS 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 DOUBLE 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.

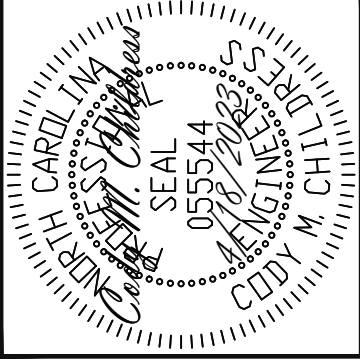
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

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

**FOUNDATION SCHEDULE**

F1 ENLARGE FOOTING TO 36" SQ. X 12" THK

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



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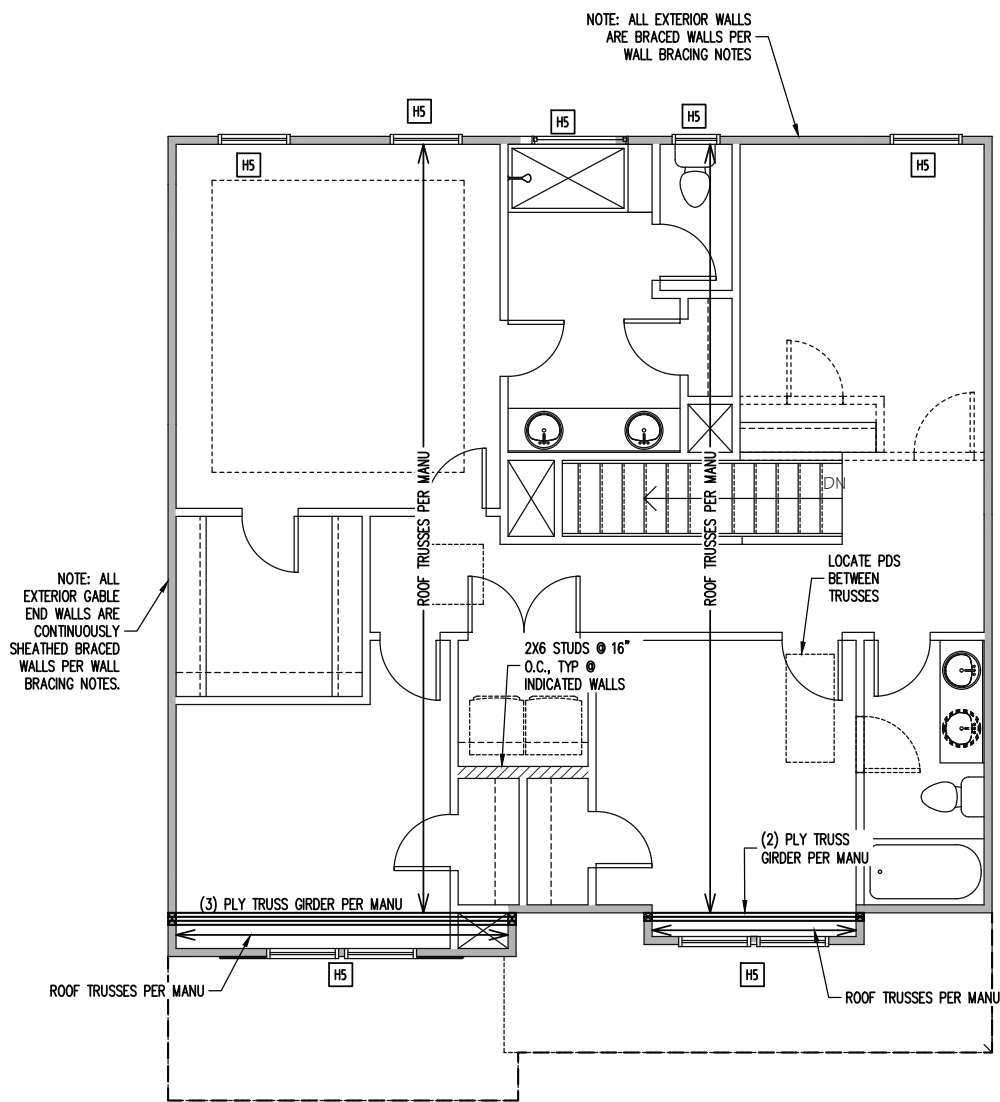
|             |                     |
|-------------|---------------------|
| FRESH PAINT |                     |
| SCOPE       | STRUCTURAL ADDENDUM |
| LOC         | TBD                 |
| PLAN:       | MASTER              |
|             | HONEYSUCKLE         |

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23-30-028

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S1A

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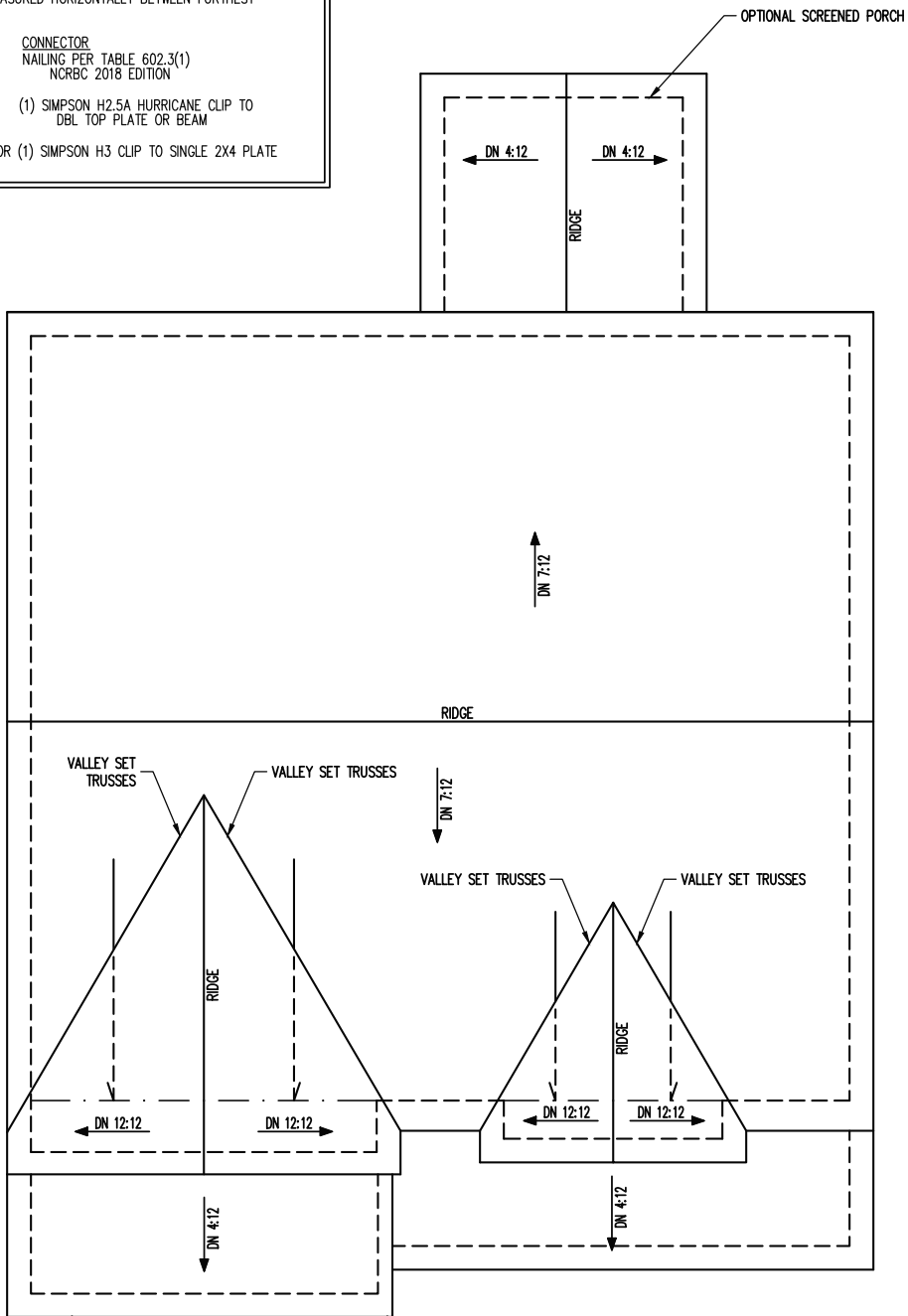
2ND FLOOR FRAMING PLAN  
ELEVATION A  
WALLS AND CEILING  
1/8" = 1'-0"

**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<br>OR (1) SIMPSON H3 CLIP TO SINGLE 2X4 PLATE |



ROOF FRAMING PLAN  
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

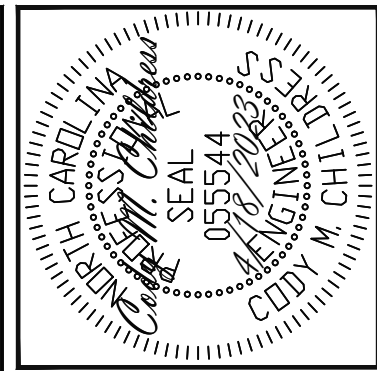
**WALL BRACING**

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 = 139' 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.



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| SCOPE       | LOC                 | PLAN        |
|-------------|---------------------|-------------|
| FRESH PAINT | STRUCTURAL ADDENDUM |             |
|             | TBD                 | MASTER      |
|             |                     | HONEYSUCKLE |

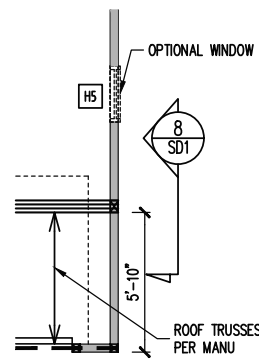
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23-30-028

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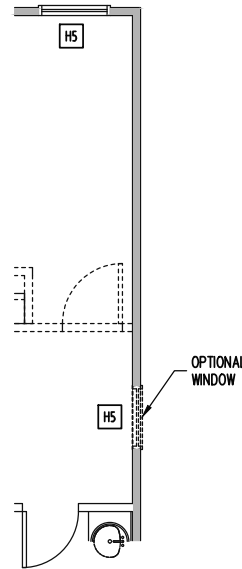
1ST FLOOR FRAMING PLAN  
OPTIONAL GARAGE WINDOW

1/8" = 1'-0"

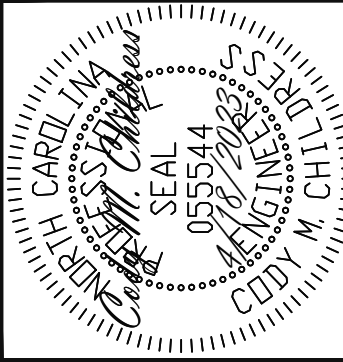


2ND FLOOR FRAMING PLAN  
OPTIONAL WINDOW AT HALLWAY

1/8" = 1'-0"



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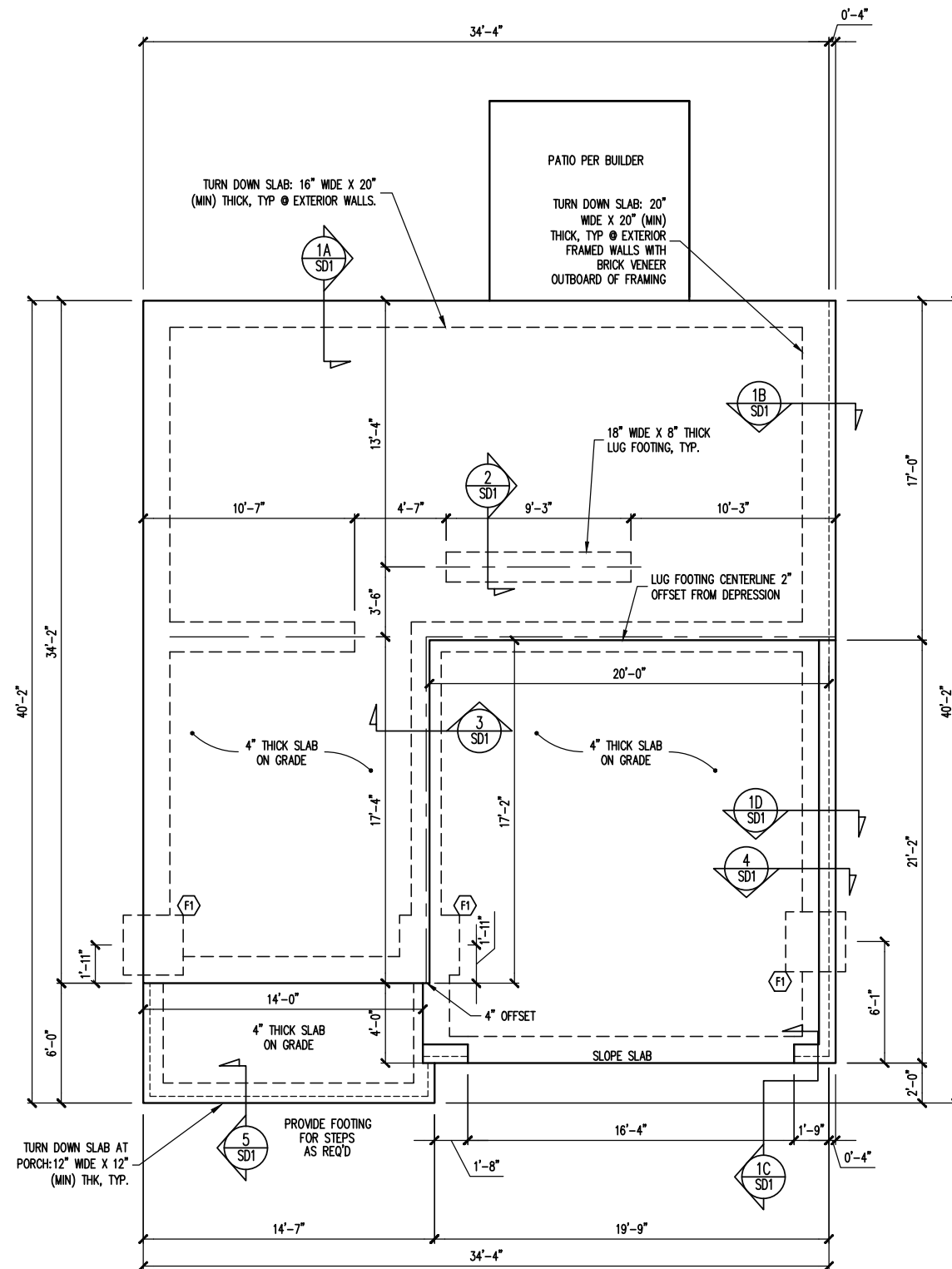
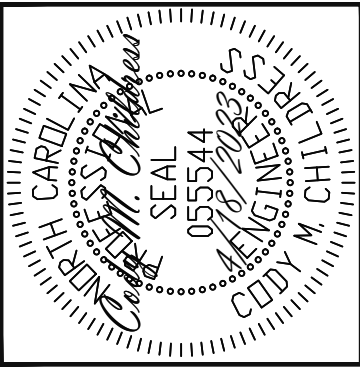
|       |                     |
|-------|---------------------|
| SCOPE | FRESH PAINT         |
| LOC   | STRUCTURAL ADDENDUM |
| PLAN  | TBD                 |
|       | MASTER              |
|       | HONEYSUCKLE         |

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DATE: 4/18/2023

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23-30-028

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S4A

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FOUNDATION PLAN  
ELEVATION A-BRICK RIGHT

1/8" = 1'-0"

| FOUNDATION SCHEDULE  |                                      |
|--|--------------------------------------|
| F1   | ENLARGE FOOTING TO 36" SQ. X 12" THK |
| NOTES:<br>-HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION. |                                      |

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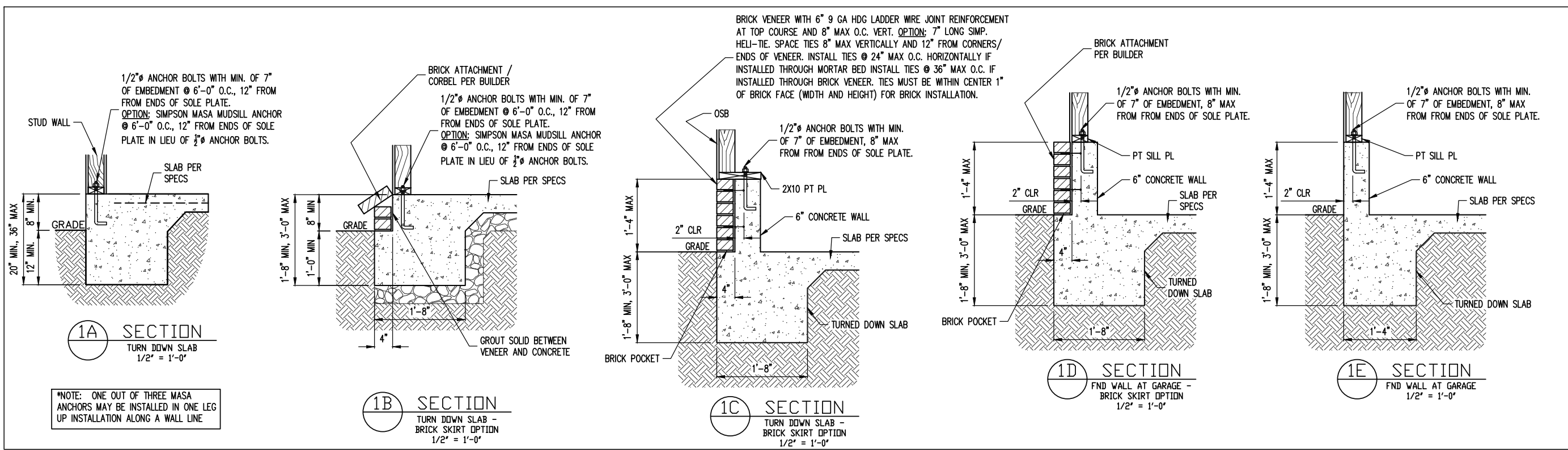
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| SCOPE | FRESH PAINT                  |
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| PLAN: | TBD<br>MASTER<br>HONEYSUCKLE |

ENG: NBG/CMC  
DATE: 4/18/2023

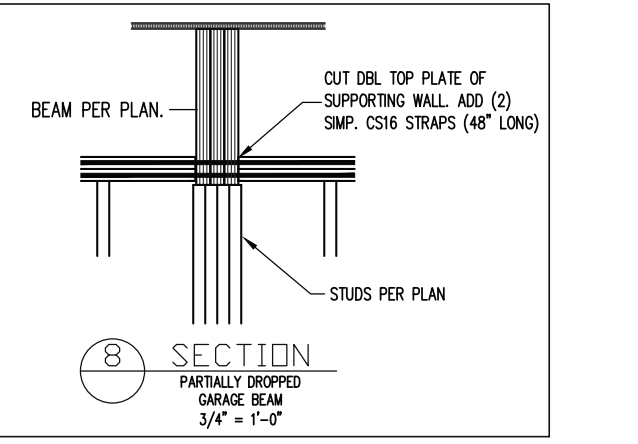
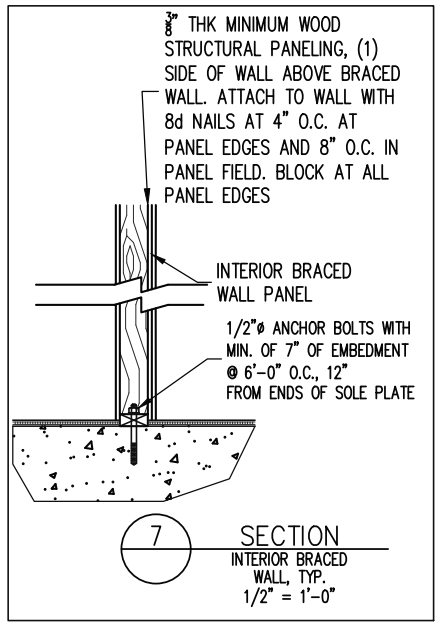
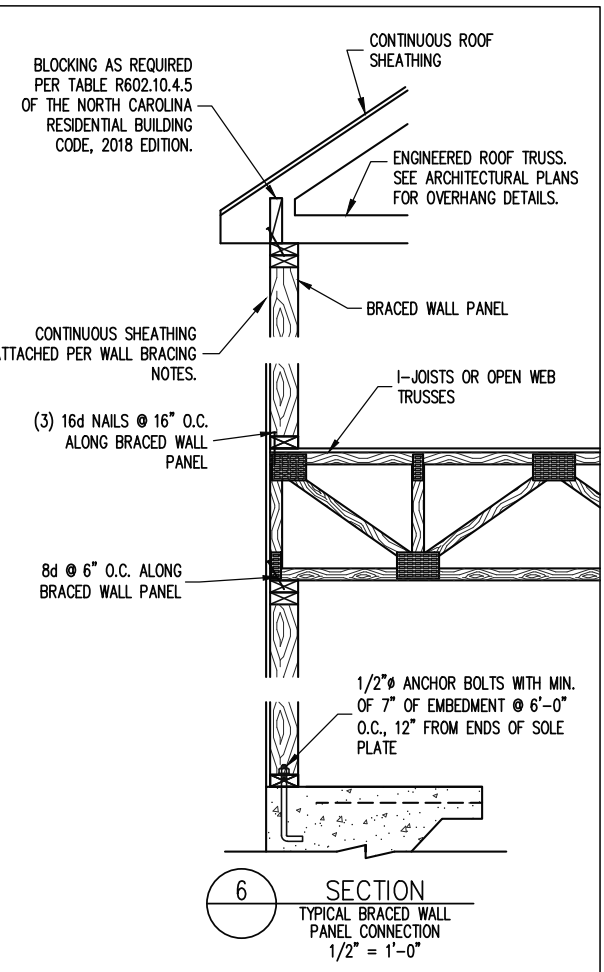
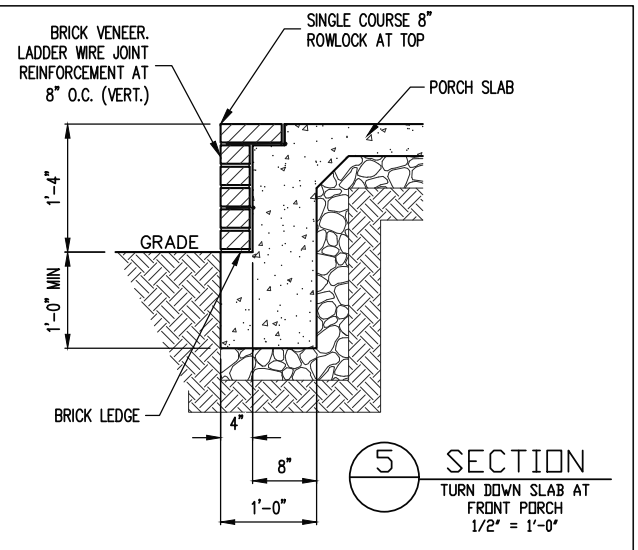
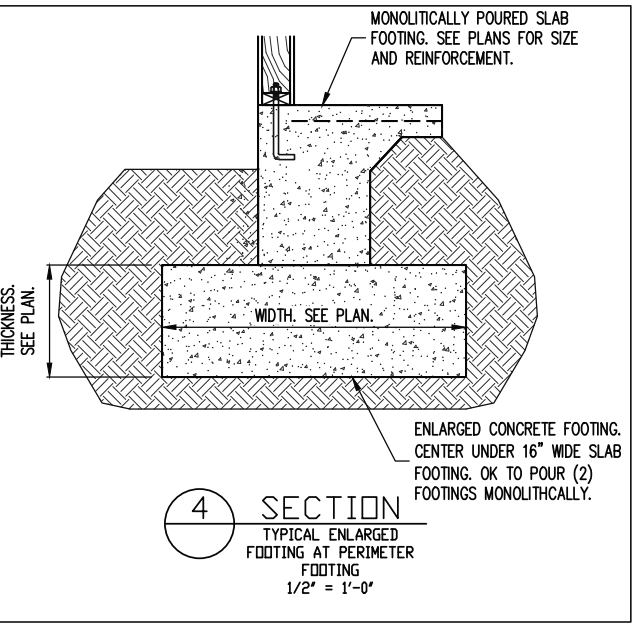
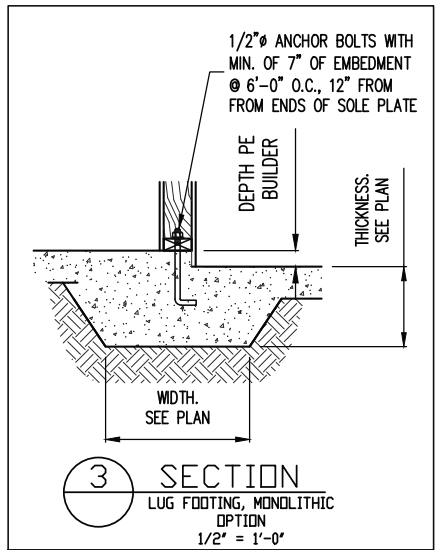
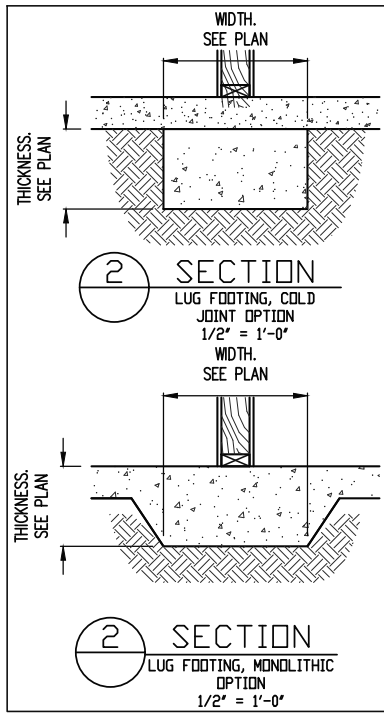
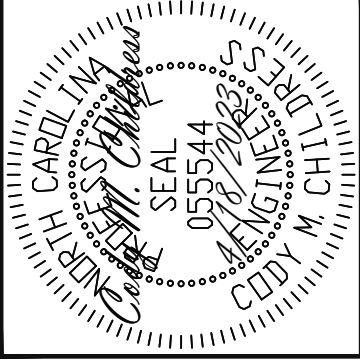
PROJECT NO.  
23-30-028

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S5A

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



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|       |                     |
|-------|---------------------|
| SCOPE | FRESH PAINT         |
| LOC   | STRUCTURAL ADDENDUM |
| PLAN  | TBD                 |
|       | MASTER              |
|       | HONEYSUCKLE         |

ENG: NBG/CMC  
DATE: 4/18/2023

PROJECT NO.  
23-30-028

SHEET NO.  
SD1

# 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.

5.03 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 7: MASONRY

- 7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.
- 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 10<sup>6</sup> PSI, Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI  
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:  
E= 1.3 X 10<sup>6</sup> 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 ON 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 ON 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:

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 NCRBC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCRBC 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:

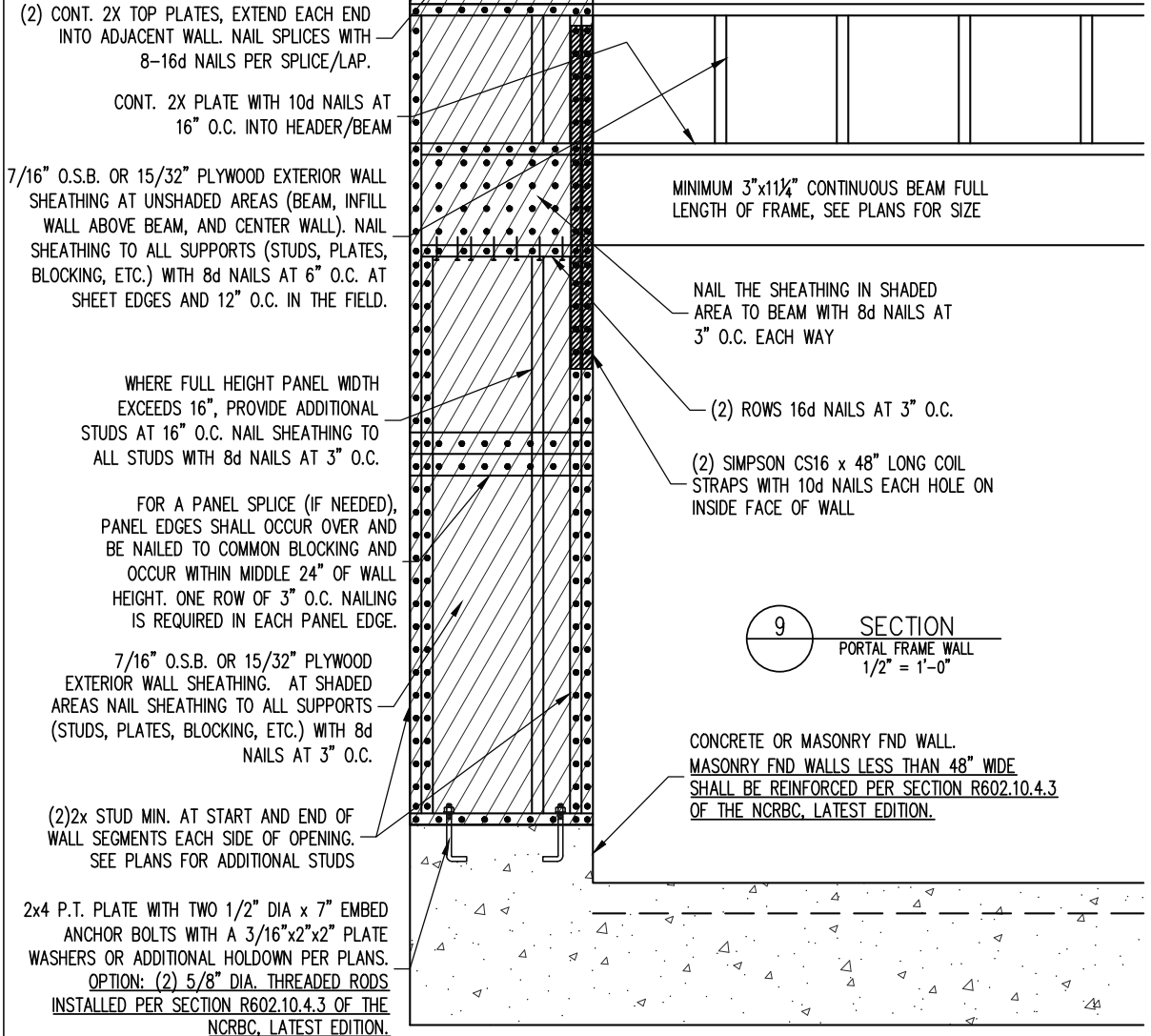
| MAX OPENING WIDTH | NUMBER OF KING STUDS |       |        |        |        |
|-------------------|----------------------|-------|--------|--------|--------|
|                   | 5'-0"                | 9'-0" | 13'-0" | 17'-0" | 21'-0" |
| 2X4               | 1                    | 2     | 3      | 4      | 5      |
| STUD SIZE         | 2X6                  | 1     | 1      | 2      | 2      |
|                   | 2X8                  | 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 THAT ANY REVISIONS ISSUED BY THE EOR ARE PROMPTLY DISTRIBUTED TO THE SUBCONTRACTORS

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

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

## ABBREVIATIONS

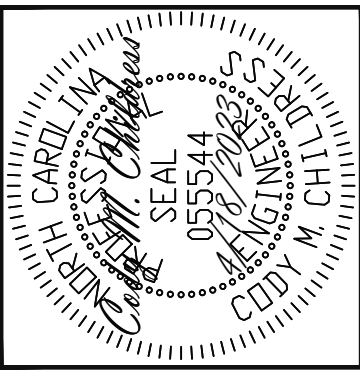
|       |                      |      |                         |      |                        |
|-------|----------------------|------|-------------------------|------|------------------------|
| ABV   | ABOVE                | FND  | FOUNDATION              | TJ   | TRIPLE JOIST           |
| B.    | BOTH                 | FTG  | FOOTING                 | TYP  | TYPICAL                |
| B.E.  | BOTH ENDS            | HDG  | HOT DIPPED              | TRPL | TRIPLE                 |
| BTWN  | BETWEEN              |      | GALVANIZED              | TSP  | TRIPLE STUD POCKET     |
| CIP   | CAST IN PLACE        | HGR  | HANGER                  | UNO  | UNLESS NOTED OTHERWISE |
| CONC  | CONCRETE             | LVL  | LAMINATED VENEER LUMBER | XJ   | EXTRA JOIST            |
| CS    | CONTINUOUS SHEATHING |      |                         |      |                        |
| DIA   | DIAMETER             | NTS  | NOT TO SCALE            |      |                        |
| DBL   | DOUBLE               | O.C. | ON CENTER               |      |                        |
| DJ    | DOUBLE JOIST         | PSL  | PARALLEL STRAND LUMBER  |      |                        |
| DSP   | DBL STUD POCKET      |      |                         |      |                        |
| EQ    | EQUAL                | PT   | PRESSURE TREATED        |      |                        |
| EA    | EACH                 | QJ   | QUAD JOIST              |      |                        |
| FLG   | FLANGE               | SP   | STUD POCKET             |      |                        |
| FL PL | FLITCH PLATE         | SQ   | SQUARE                  |      |                        |
| 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 |
|---------------|-------|-----------|------------------------|------------------------|
| BLUELIX       | 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"   | TJ 210    | IUS2.06/14             | ITS2.06/14             |
| WEYERHAEUSER  | 14"   | EEL-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.



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|             |                     |      |        |             |
|-------------|---------------------|------|--------|-------------|
| FRESH PAINT | STRUCTURAL ADDENDUM | TBD  | MASTER | HONEYSUCKLE |
| SCOPE       | LOC                 | PLAN |        |             |

ENG: NBG/CMC  
DATE: 4/18/2023

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