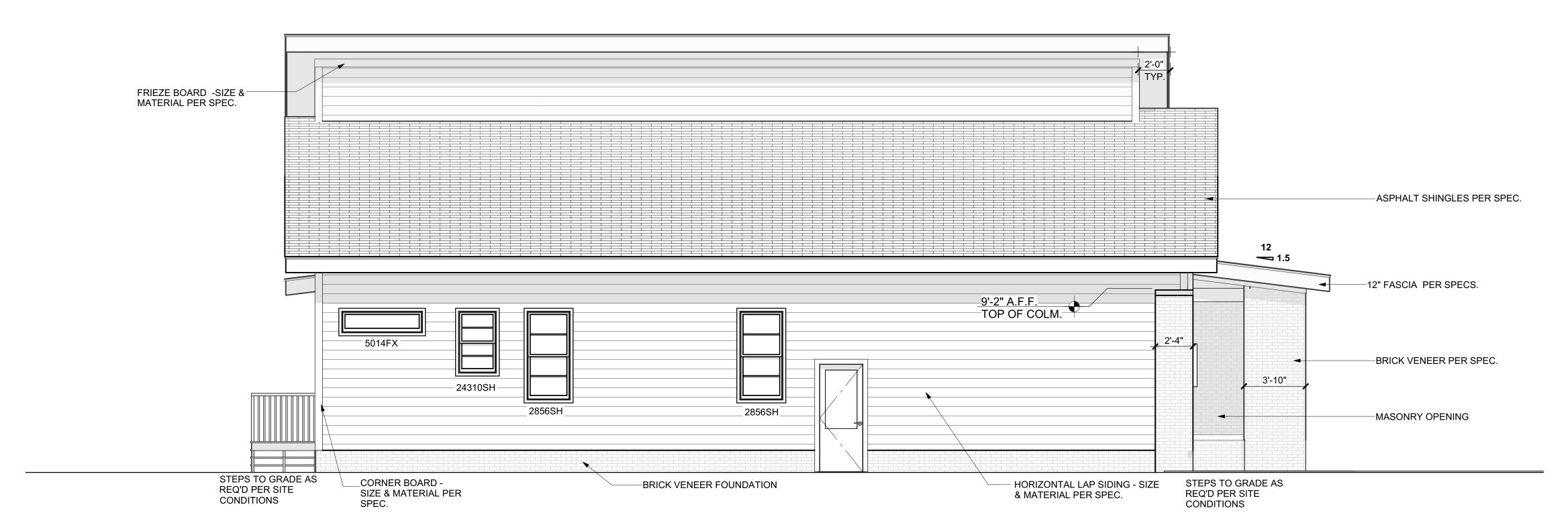


FRONT ELEVATION

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



LEFT ELEVATION Scale: 1/4" = 1'-0"

ELEVATION NOTES

BUILDING CODES
THIS PLAN HAS BEEN DESIGNED UNDER THE NC BUILDING CODES, 2018 RESIDENTIAL EDITION.

ICE GUARDS:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

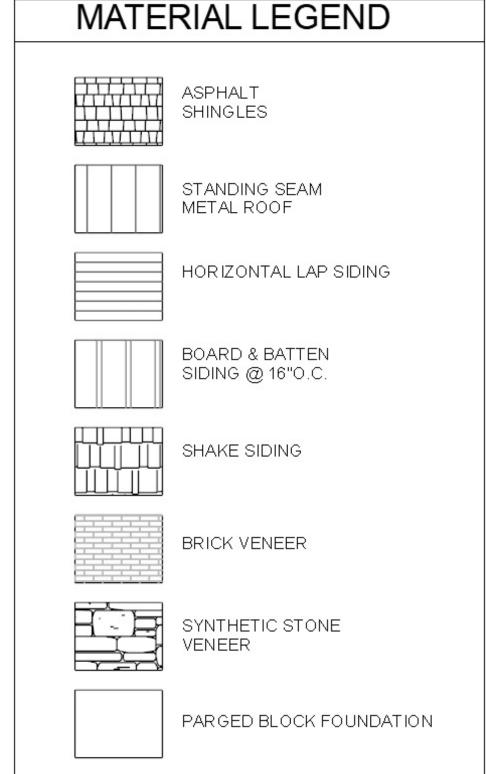
VENTING CALCULATIONS

CRAWL SPACE VENTILATION

THE MIN. NET FREE AREA OF CRAWL VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. XXXX SQ. FT. CRAWL SPACE AREA / 150 XXXX SQ. FT. NET FREE AREA REQUIRED *MAY BE REDUCED BY 50% W. VAPOR BARRIER

ATTIC VENTILATION

XXXXX SQ. FT. OF ATTIC / 300 = XXXX SQ. FT. OF INLET AND OUTLET. VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.



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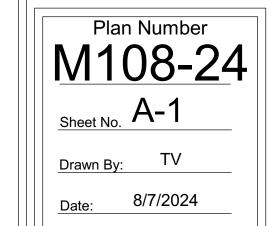
S Homes Farms otton Lilium

> **Exterior** Elevations

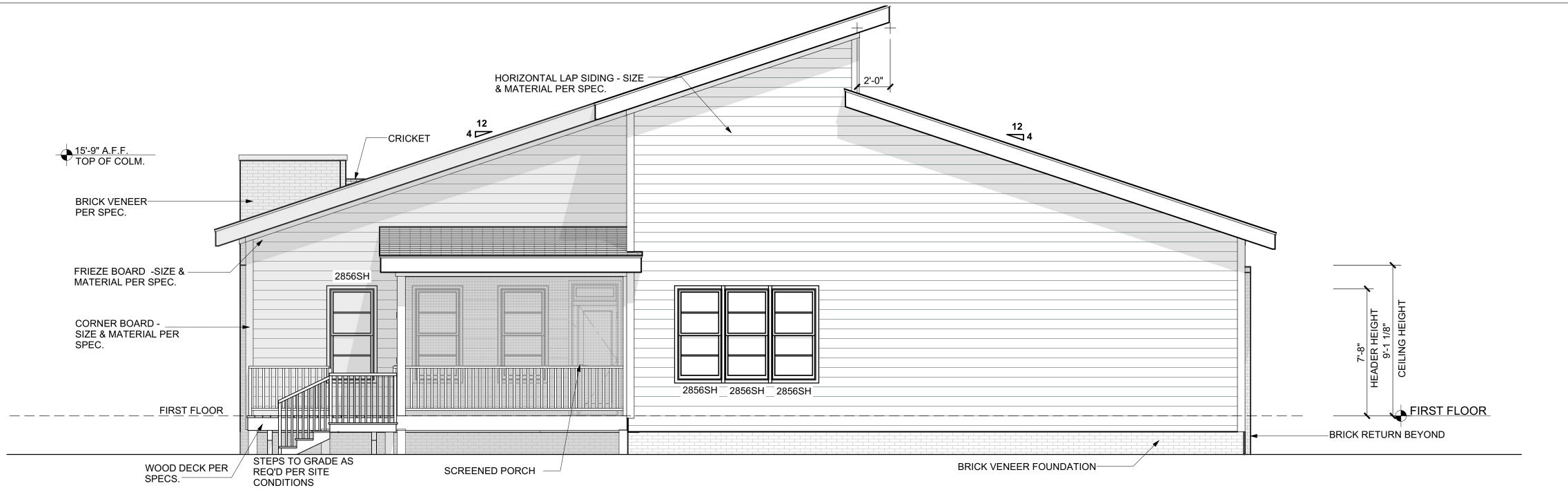
ot

REVIS	SIONS
NUMBER	DATE

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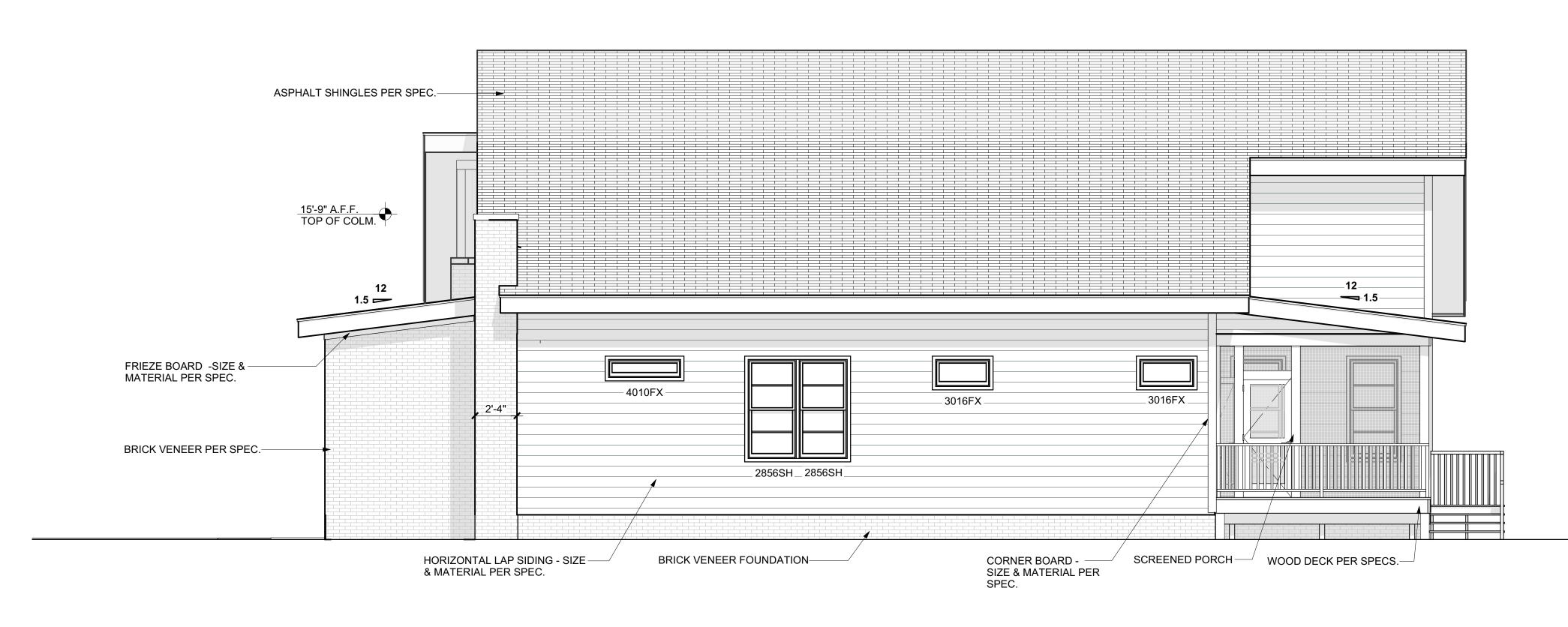


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REAR ELEVATION

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

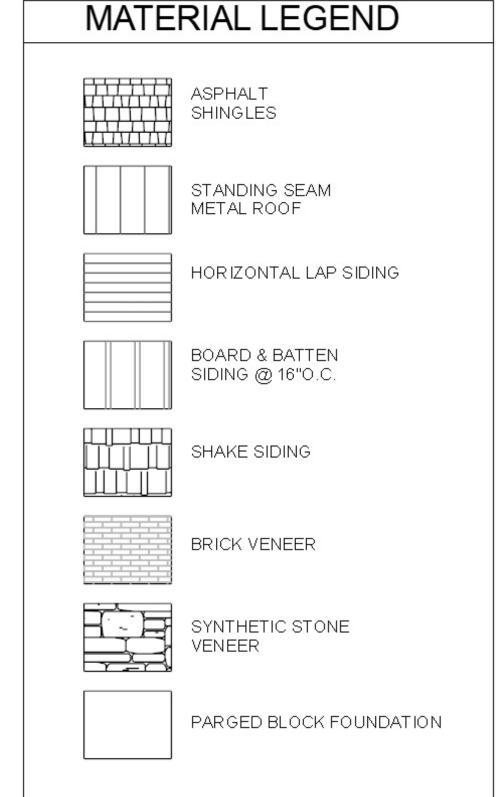


RIGHT ELEVATION Scale: 1/4" = 1'-0"

ELEVATION NOTES

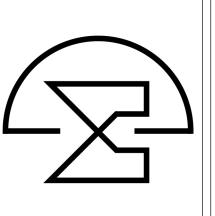
BUILDING CODES
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Design

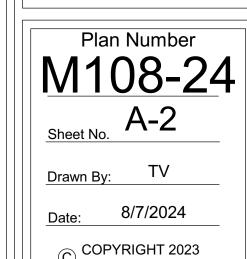


Homes Farms otton Lillium

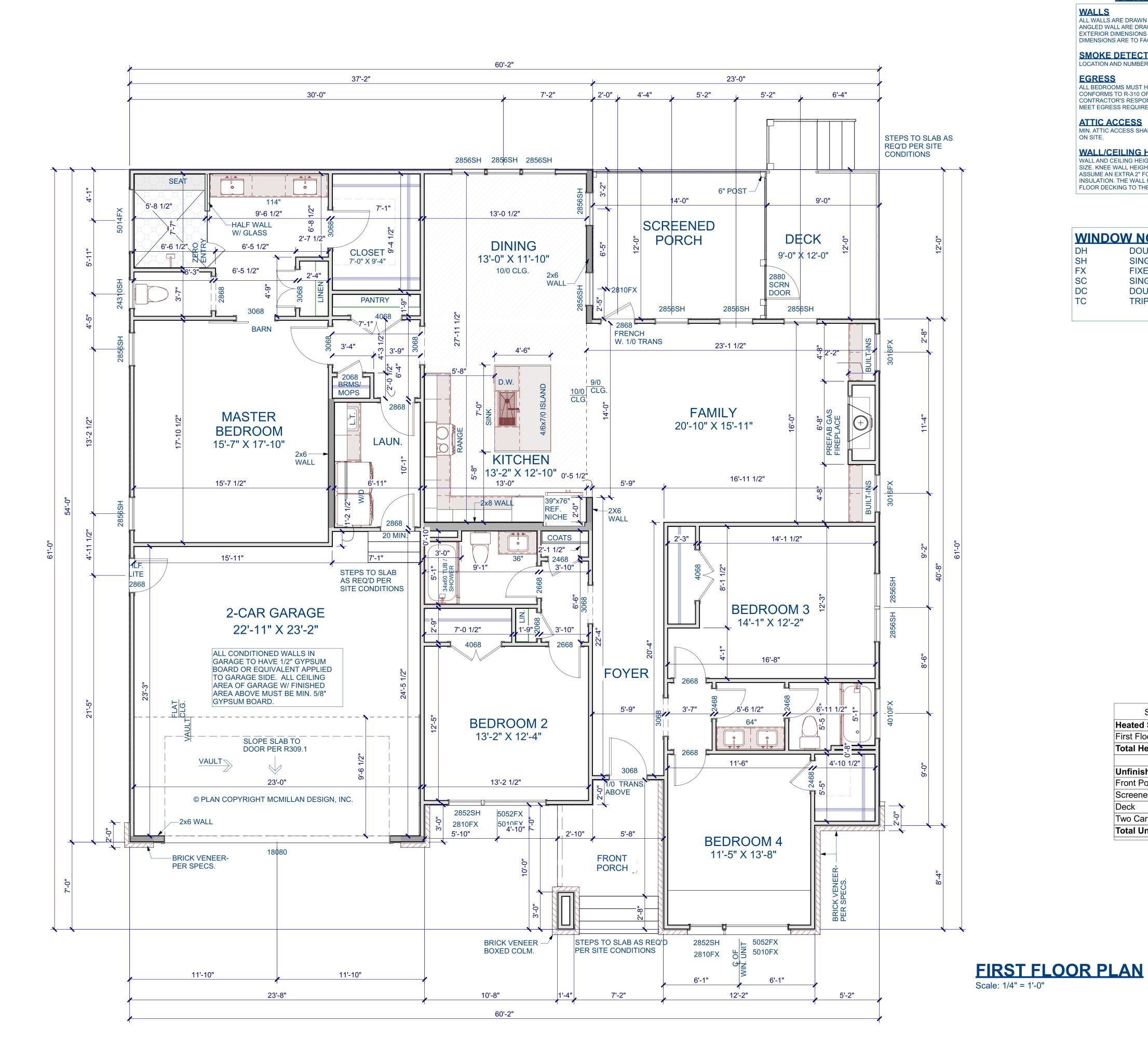
Exterior Elevations

RE\/IS	SIONS
NUMBER	DATE

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GENERAL NOTES

ALL WALLS ARE DRAWN 3.5" WIDE (2X4) OR 5.5" WIDE (2X6) U.N.O. ANGLED WALL ARE DRAWN @45° U.N.O. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. INTERIOR DIMENSIONS ARE TO FACE OF STUD.

SMOKE DETECTORS

LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS

MEET EGRESS REQUIREMENTS AS MANUFATURERS VARY.

ATTIC ACCESS MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED

ON SITE.

WALL/CEILING HEIGHT WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

WINDOW NOTE LEGEND

DOUBLE HUNG SH SINGLE HUNG FX FIXED SC SINGLE CASEMENT DC DOUBLE CASEMENT TRIPLE CASEMENT

Square Footage

2410

168

108

562

912

Heated Square Footage

First Floor

Total Heated

Unfinished

Front Porch

Screened Porch

Two Car Garage

Total Unfinished

Homes Farms

esig

cMillan

otton

First Floor Plan

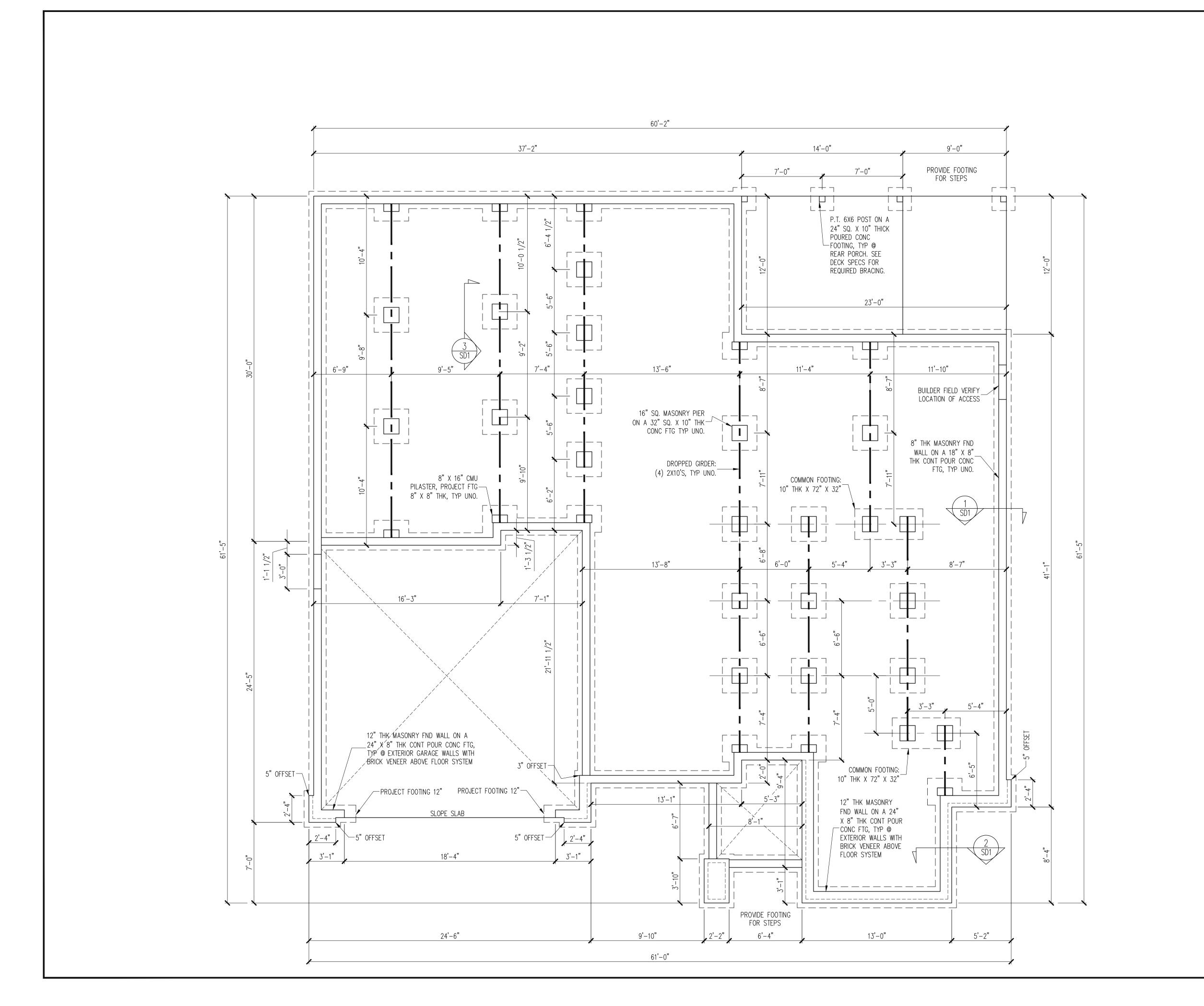
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NUMBER	DATE

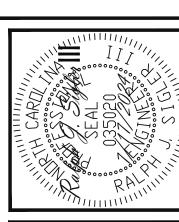
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Plan Number M108-24

8/7/2024

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ENG:

CONSTRUCTION SPECIFICATIONS INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS

SECTIONS FOR THE FOLLOWING INFORMATION:

PART 17: KING STUDS FOR EXTERIOR WALLS

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

HOTES:

-HEIGHT AND BACKFILL LIMITATIONS FOR
FOUNDATION WALLS ARE TO BE GOVERNED
BY THE NCSBC, LATEST EDITION.
REINFORCEMENT AND GROUTING SHALL BE
DETERMINED BY FINAL SITE CONDITIONS.

-BUILDER TO FIELD LOCATE CRAWLSPACE ACCESS OPENING WITH MINIMUM DIMENSIONS

OF 18X24. DO NOT LOCATE ACCESS OPENING BELOW POINT LOADS FROM ABOVE WITHOUT ENGINEER APPROVAL.

FOUNDATION

1/4" = 1'-0"

PART 1.01: <u>CURRENT GOVERNING CODE</u>

PART 14: <u>STUD SUPPORT FOR BEAMS</u>

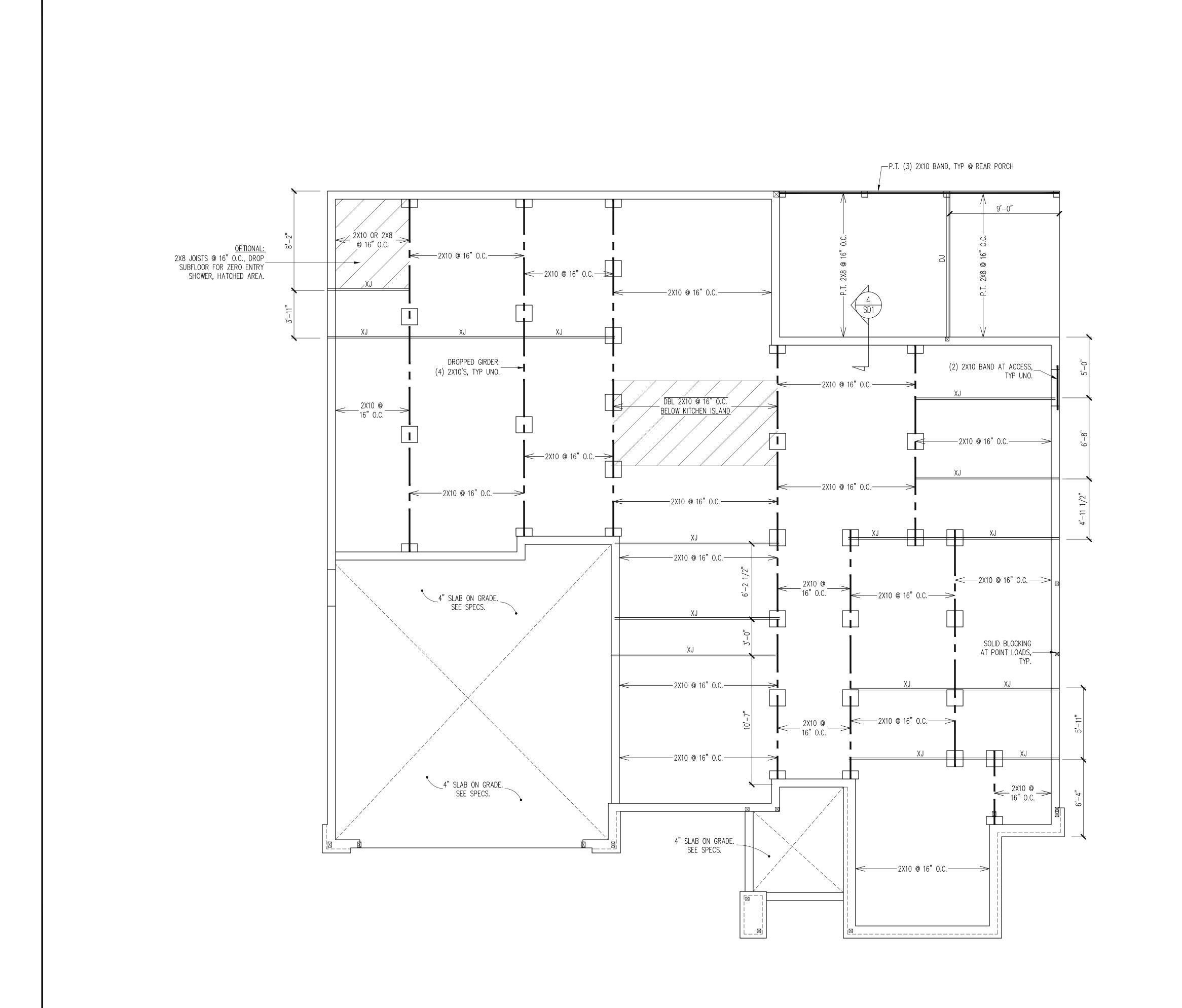
DATE: 7/17/2024

PLAN

M108-24

PROJECT NO. 24-21-193

> SHEET NO. of 6



ENG: RJS DATE: 7/17/2024

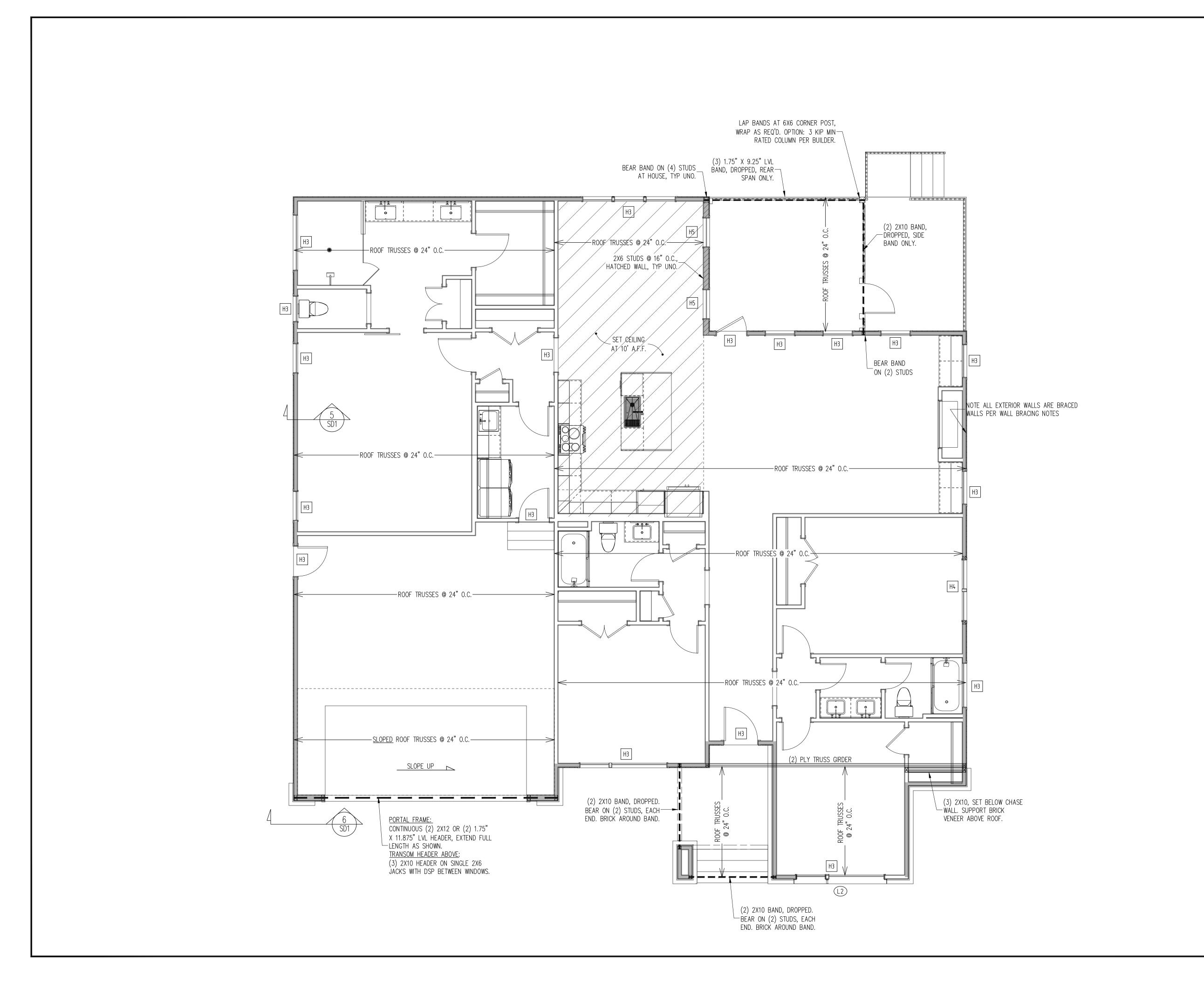
PLAN M108-24

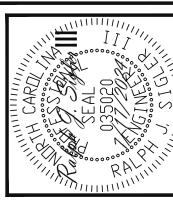
PROJECT NO. 24-21-193

SHEET NO.

2 of 6

CRAWL SPACE FRAMING PLAN





RJS

ENG: DATE: 7/17/2024

PLAN

M108-24

PROJECT NO.

24-21-193

(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.

WALL BRACING

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.

PROVIDED CONTINUOUS SHEATHING = 251' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION

L1 L 3 1/2 X 3 1/2 X 1/4

H1 SINGLE 2X4 TURNED FLAT (A)

H2 (2) 2X4'S ON SINGLE JACKS (B)

| H3 (2) 2X10'S ON SINGLE JACKS (C)

H5 (3) 2X10'S ON SINGLE JACKS

H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS

WALLS ONLY, ROUGH OPENING 38" MAX.

(A) TYPICAL FOR INTERIOR NON LOAD BEARING

L2 L 5 X 3 1/2 X 5/16

SPECIFICATIONS FOR GENERAL WIND BRACING

LINTEL SCHEDULE

HEADER SCHEDULE

SHADED WALLS:

IN PANEL FIELD.

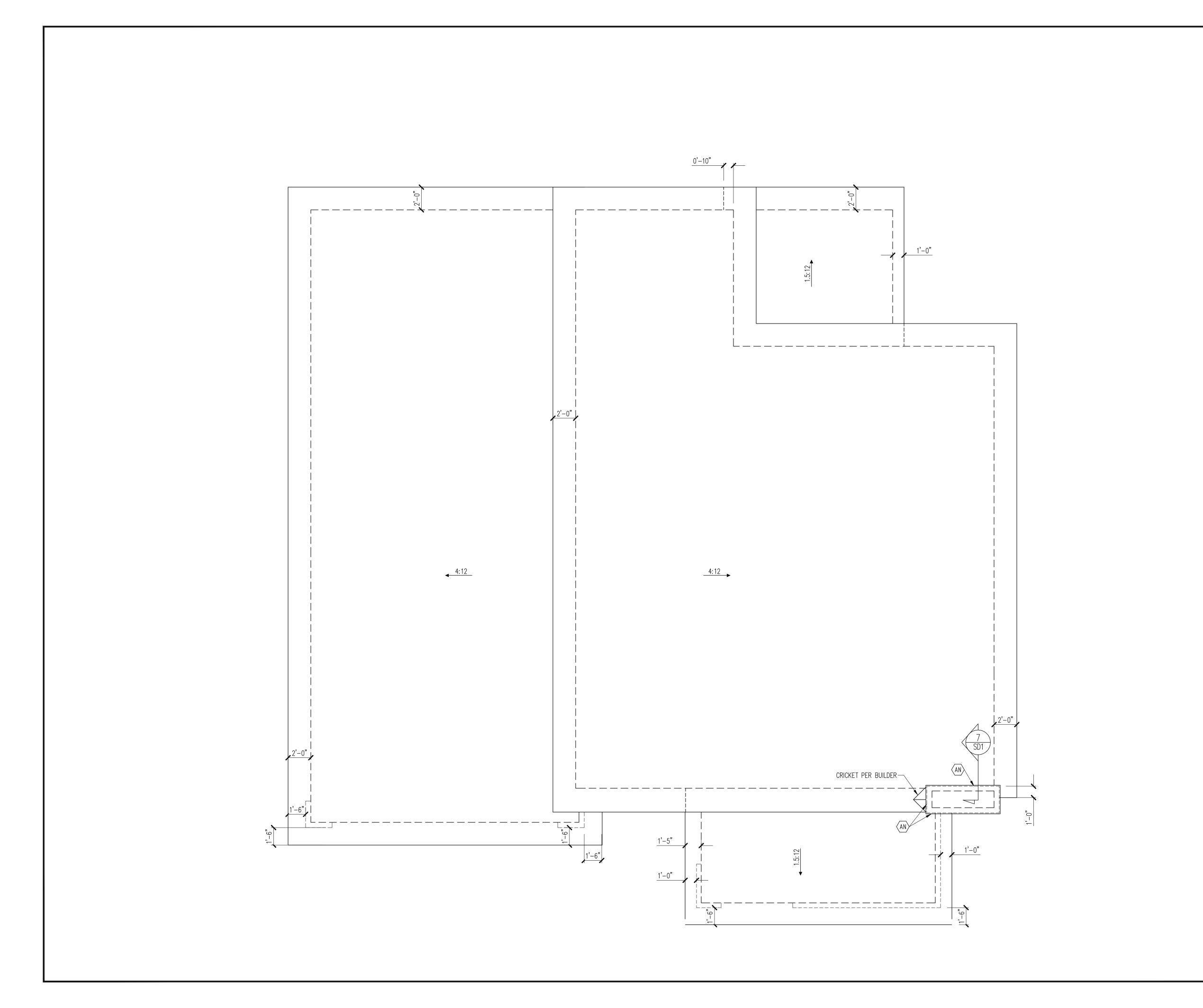
INFORMATION.

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

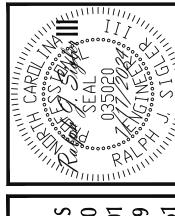
1ST FLOOR FRAMING PLAN

WALLS AND CEILING 1/4" = 1'-0"

SHEET NO. 3 of 6



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COTTON FARMS

REV # REF PROJ # DAT

TRUSS UPLIFT CONNECTORS

EXPOSURE B, 115 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.

FRAMING NOTES

-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING SCHEDULE

AN SUPPORT BRICK VENEER WITH ANGLE ATTACHED TO MODIFIED STUD WALL

ROOF ONLY

ROOF FRAMING PLAN

-ROOF TRUSSES @ 24" O.C. TYP U.N.O.

-ROOF PITCHES 3:12 TYP U.N.O.

OVER 28'

CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION

(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM SCOPE STRUCTURAL ADDELLOC: 44 COTTON FARMS

ENG: RJS
DATE: 7/17/202

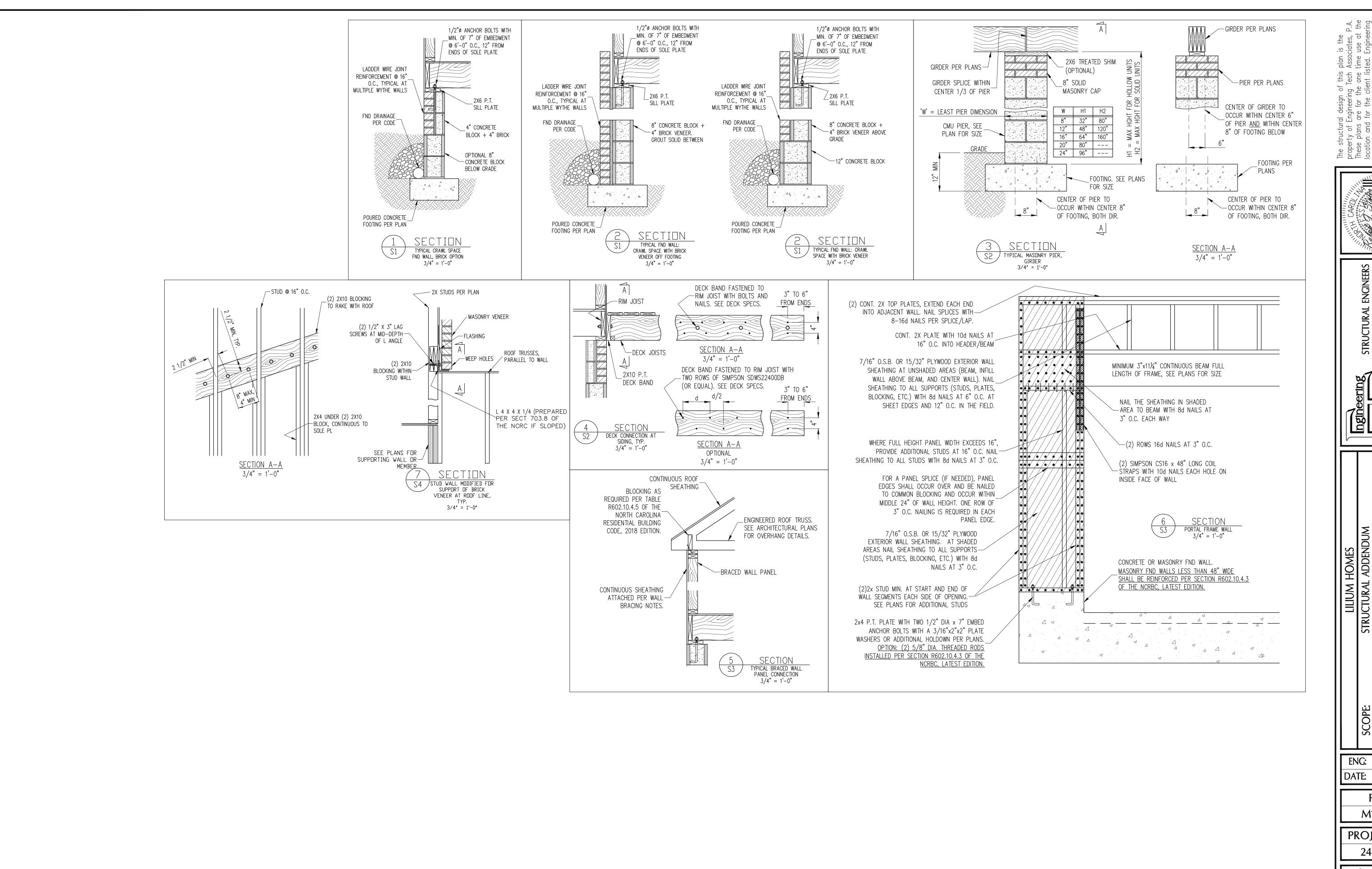
DATE: 7/17/2024

PLAN M108-24

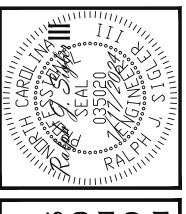
PROJECT NO. 24-21-193

SHEET NO.

4 of 6



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SOPE: STRUCTURAL ADDENDUM
LOC: 44 COTTON FARMS
REV # REF PROJ # |

ENG: RJS DATE: 7/17/2024

PLAN M108-24

PROJECT NO. 24-21-193

SHEET NO.

SD1

5 of 6

PART 1: GENERAL 1.01 CONCERNICION SHALL MEET THE REQUIREMENTS OF THE NORTH CARDUNA RESIDENT CODE, 2010 ENTITION. 1.02 DIMENSORS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWING. 1.03 METHODS, PROCEDURES AND SEQUENCES CONSTRUCTION ARE THE RESPONSIBILITY OF THE STRUCTURE AT ALL STARES OF CONSTRUCTION. AND METHOD IS NOT SHALL CONFORM WITH THE TARLE BELON. 2.01 DESIGN LOADS SHALL CONFORM WITH THE TARLE BELON. 3.02 UNE LOAD (PSF) DEAD LOAD. 3.03 BALCOMES, DEOKS, ATTICS WITH FIRED STAR ACCESS, DWILLING UNITS INCLIDING ATTICS WITH STORAGE) 20 10 (15 FOR WALLING WITH STORAGE WITH STOR			<u>CONS I</u>	<u> </u>
COCE, 2018 EDITION. 1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWNOS. 1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITIES. MINERAL PRICE WITCH STRUCTURE AT ALL STAGES OF CONSTRUCTION. PART 2. DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW. 2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW. USE LIVE LOAD (PSF) DEAD LOAD. BALCONES, DICKLAND MITS SINCLUMNG ATTICS WITH TRUED STARE, ACCESS, DIRELAND MITS SINCLUMNG ATTICS WITH TRUED STARE ACCESS, DIRELAND MITS SINCLUMNG ATTICS WITH TRUED STARE ACCESS, DIRELAND MITS SINCLUMNG ATTICS WITH STORAGE) 20 10. ATTICS (NO STORAGE, LESS THAN 5' HEADROOM) 10 10. ATTICS (NO STORAGE, LESS THAN 5' HEADROOM) 10 10. ATTICS (NO STORAGE, LESS THAN 5' HEADROOM) 10 10. ATTICS (WITH STORAGE) 20 10 (15 FOR VAL.) NOTES: - INDIVIDUAL STARE TREADS ARE TO BE DESCRIED FOR THE UNIFORMLY DISTRIBUTE LIVE LOAD OF ALESY OF A 300 LBL CONCONTRACED LOAD CATING OVER AN ARE BUILDED TO MERRY THAN DOOR DOES NOT OFFICED TO SEE WHEN HEAVY SLOOD. 2.02 INTERIOR WALLS: 5 PSF LATERAL. 2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH. 3.01 WID FLANCE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM ASSO GRADE B MINIMUM GRADE. 3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM ASSO GRADE B MINIMUM GRADE. 3.03 STEEL PIPE SHALL CONFORM TO ASTM ASSO GRADE B MINIMUM GRADE. 3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM ASSO GRADE B MINIMUM GRADE. 3.05 STRUCTURAL STEEL CONSTRUCTION SHALL WEST THE REQUIREMENTS OF THE ASSOCIATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR DELIBORS. PART 4. WELDING. 3.04 SEELE PROCESS SHALL BE ETOXY AND ALL WELDING SHALL BE PERFORMED BY ANS CERTIFED WILDS. 3.05 STRUCTURAL STEEL CONSTRUCTION SHALL WEST THE REQUIREMENTS OF THE ASSOCIATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR PROCUPIES OF STRUCTURAL STEEL FOR PROCESSES SHALL BE FORE OF THE ASSOCIATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR PROCESSES STRUCTH OF THE SECRETION OF STRUCTURAL STEEL FOR			5 NODTH 045	OLINA BEODENIA
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THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS OF SIN ANTANIA AN INSURE THE WIRCENTY OF THE STRUCTURE AT ALL STACES OF CONSTRUCTION. PART 2: DESIGN LOADS 2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW: USE LIVE LOAD (FSF) DEAD LOAD BALCONES, DECKS, ATTICS WITH FIXED STAR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAR ACCESS, STARS, FIRE ECOVES 40 10 CAPACAS (FOR SEASONE) 20 10 TO ATTICS (IND STORAGE, LESS THAN 5' HEADROOM) 10 10 ATTICS (IND STORAGE, LESS THAN 5' HEADROOM) 10 10 ATTICS (IND STORAGE, LESS THAN 5' HEADROOM) 10 10 ATTICS (IND STORAGE, LESS THAN 5' HEADROOM) 10 10 TO ATTICS (IND STORAGE, LESS THAN 5' HEADROOM) 10 10 TO ATTICS (IND STORAGE, LESS THAN 5' HEADROOM) 10 TO ATTICS (IND STORAGE, LESS THAN 5' HEADROOM) 10 TO THE UNIFORMLY DISTRIBUTE LIVE LOAD OF 40 PSF OR A 300 ILB. CONCENTRATIED LOAD ACTING OVER AN ARD OF 4 SQ. WHICHEVER PRODUCTS THE CREATER STRESS. — BUILDER TO WERT DEAD LOAD DES NOT EXCEED TO PSF WHEN HEAVY FLOOR ROOM BRIED SHALL AS BLC OR SALE ARE UTILIZED. NOTIFY ENGINEERING UND THESE CONDITIONS THE CONSTRUCTOR SHALL CONFORM TO ASTM A500 GRADE B MINI GRADE 2.02 INTERIOR WALLS 5 PSF LATERAL 2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH. 2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE). PART 3: STRUCTURAL STEEL 3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B MINI GRADE 3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A500 GRADE B MINI GRADE 3.05 STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE 3.06 STRUCTURAL STEEL CONSTRUCTION SHALL WELDING SHALL BE PERFORMED BY ACCESSARY OF THE ASSOCIATED SHALL BY THE ASSOCIATED SHALL BY THE ASSOCIATED SHALL BY THE ASSOCIATED SHALL BY THE DESCRIPTION FOR THE DESCRIPTION FOR THE DESCRIPTION FOR THE ASSOCIATED SHALL BY THE DESCRIPTION FOR THE ASSOCIATED SHALL BY THE DESCRIPTION FOR THE ASSOCIATED SHALL BY A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS THE MINIMUM COMPRESSIVE STRENGTH OR ASTM A500 PSI AT 28 DAYS THE MINIMUM COMPRESSIVE STRENGT				
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	,	ANCHOR BOLTS SHALL HAVE A 2" MIN HOOK UNO	F1554–15 GR	ADE 36 UNO. B
COMMON WIRE OR BOX	9.01	NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM	M F 1667— 05	5. NAILS ARE TO
PART 10: DIMENSIONAL LUMBER	į			
10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR <u>OR</u> SYF FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC. PART 11: ENGINEERED LUMBER		FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC.	. 2 SPRUCE F	PINE FIR <u>OR</u> SYF
11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:		LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES A	RE_AS F <u>O</u> LLO	WS:
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		LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS F	OLLOWS:	

NTIAL	11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS	F
	PART 12: PRESSURE TREATED LUMBER	

12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE ES OF CONSTRUCTION ARE THE RESPONSIBILITY OF TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL OTHER EXPOSED LUMBER L NECESSARY PRECAUTIONS TO MAINTAIN AND SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD C-2 OR BY ANY METHOD DECAY RESISTANT WOOD PER SECTION 19-6(A)

CONSTRUCTION SPECIFICATIONS

	USE	LIVE LOAD	(PSF)	DEAD LO	AD (
ACCESS, DWELLING	S, ATTICS WITH FIXED STAIR S UNITS INCLUDING ATTICS WITH ISS, STAIRS, FIRE ESCAPES		40		10
GA	RAGES (PASSENGER CARS ONLY	()	50		
ATTICS (NO STOR	RAGE, LESS THAN 5' HEADROOM	I)	10		10
	ATTICS (WITH STORAGE	<u>:</u>)	20		10
	ROO	F	20	10 (15 FOR	VAUI

- BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LB. CONCENTRATED LOAD ACTING OVER AN AREA HE GREATER STRESS. S NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR LATE ARE UTILIZED. NOTIFY ENGINEERING UNDER
- RESUMPTIVE).
- NS SHALL CONFORM TO ASTM A992 MINIMUM
- SHALL CONFORM TO ASTM A500 GRADE B MINIMUM
- 1 A53 GRADE B, TYPE S, MINIMUM GRADE
- CONFORM TO ASTM A36 MINIMUM GRADE
- ALL MEET THE REQUIREMENTS OF THE AISC RICATION AND ERECTION OF STRUCTURAL STEEL
- AND ALL WELDING SHALL BE PERFORMED BY AN
- OF NORMAL WEIGHT, 6% AIR ENTRAINMENT, AND STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO FOR FOOTINGS, IS TO BE CAST IN PLACE, TYP
- SHALL BE PROPORTIONED, MIXED AND PLACED IN NS OF ACI 318, LATEST EDITION.
- NTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED DOSAGE RATE 1 1/2 LBS/CU YD. SLAB TO BE ON 2" MIN GRANULAR FILL ON SOIL WITH 90% APOR BARRIER MAY BE OMITTED FOR SLABS NOT

- ONFORMING TO ASTM A615 GRADE 60 TYP UNO DEFINED BY ACI 318, TYP UNO
- AND SHALL CONFORM TO ASTM A1064.
- NFORM TO ASTM C90 AND C55, NORMAL WEIGHT,
- RM TO ASTM C62-17 GRADE SW
- AND GROUT SHALL CONFORM TO ASTM C476, MIN
- FORM TO THE SPECIFICATIONS OF ACI 530
- CONFORM TO ASTM A951. 6" MIN LAPS
- MINIMUM GRADE TYP UNO. INSTALL STANDARD THE NUT / BOLT HEAD WHEN BOLTING WOOD
- I/ASME STANDARD B18.2.1-1981. PILOT HOLES TÁLLATION AND SHALL BE BORED ACCORDING TO ARD STEEL WASHERS (ASTM F844-07a) FOR
- NFORM TO ASTM F1554-15 GRADE 36 UNO. BENT HOOK UNO
- ONFORM TO ASTM F 1667- 05. NAILS ARE TO BE

IS BASED ON NO. 2 SPRUCE PINE FIR \underline{OR} SYP #2 MS, STUDS, ETC.

PART 13: STEEL FLITCH PLATE BEAMS

13.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN
TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER
USING 1/2" & BOLTS SPACED AT 24" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM.

ROOF AND FLOOR TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED BY THE STATE. FINAL

FLOOR
FLOOR MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 6" ± 2" TRUSS DRAWING SHOULD BE SUBMITTED TO THE EOR FOR REVIEW FROM EACH END OF THE BEAM.

-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM

- PART 14: STUD SUPPORTS FOR BEAMS 14.01 STEEL, ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL
- SHALL BEAR <u>FULL WIDTH</u> ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER F 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 -BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR
- 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 <u>FULL WIDTH</u> ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RIM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A

A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED

- 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
- 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 <u>FOR THE FULL WIDTH</u> OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE

PART 15: NAILING OF MULTI PLY WOOD BEAMS

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

PART 16: WALL FRAMING AND BRACING

- 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 EXTÉRIOR STUD WALLS, INCLUSIVE OF 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'-1 1/2" 2X6 @ 16" O.C.: 17'-0" 2X4 @ 12" O.C.: 12'-1 1/2" 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) T 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:

			NUMBE	R OF KIN	IG STUDS	
MAX OPENING	G WIDTH	5'-0"	9'-0"	13 ' -0"	17 ' -0"	21'-0"
	2X4	1	2	3	4	5
STUD SIZE	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

ABBREVIATIONS

B. BOTH

BTWN BETWEEN

B.E. BOTH ENDS

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

GIVING EQUAL PROTECTION. THE BUILDING CODE OFFICE MAY ALSO APPROVE A NATURAL ENSURE THAN ANY REVISIONS ISSUED BY THE EOR ARE PROMPLY DISTRIBUTED TO THE RESPONSIBILITY OF THE EOR. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO

THE EOR DOES NOT PERFORM FENESTRATION OR VENTING CALCULATIONS OR ANY OTHER

FLR FLOOR

DECK SPECIFICATIONS

A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO A STRUCTURE OR BE FREE STANDING. ROOFED PORCHES, OPEN OR SCREENED IN, MAY BE CONSTRUCTED USING THESE PROVISIONS.

- SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.
- WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED SHALL HAVE A TREATED WOOD BAND FOR THE LENGTH OF THE DECK, OR CORROSION RESISTANT FLASHING 9. MAXIMUM HEIGHT OF DECK SUPPORT POSTS IS AS FOLLOWS: SHALL BE USED TO PREVENT MOISTURE FROM COMING IN CONTACT WITH THE UNTREATED FRAMING OF THE STRUCTURE. THE DECK BAND AND THE STRUCTURE BAND SHALL BE CONSTRUCTED IN CONTACT WITH EACH OTHER EXCEPT AT BRICK VENEER AND WHERE PLYWOOD SHEATHING IS REQUIRED AND PROPERLY FLASHED. SIDING SHALL NOT BE INSTALLED BETWEEN THE STRUCTURE AND THE DECK BAND. IF ATTACHED TO A BRICK STRUCTURE, NEITHER FLASHING NOR A TREATED BAND FOR THE BRICK STRUCTURE IS REQUIRED. IN ADDITION, THE TREATED DECK BAND SHALL BE CONSTRUCTED IN CONTACT WITH THE BRICK
- WHEN THE DECK IS SUPPORTED AT THE STRUCTURE BY ATTACHING THE DECK TO THE STRUCTURE, THE FOLLOWING ATTACHMENT SCHEDULES SHALL APPLY FOR ATTACHING THE DECK BAND TO THE STRUCTURE:

A. ALL STRUCTURES EXCEPT BRICK STRUCTURES

	00131 1	LENGIN
	UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	(2) ROWS OF 12d NAILS @ 8" O.C. OR	ONE- 5/8" Ø BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 6" O.C. OR TWO ROWS OF SIMPSON SDWS22400DB @ d = 16" O.C. STAGGERED

BRICK VENEER STRUCTURES

A . DINION VLI	VEEN SINOCIONES				
	JOIST LENGTH				
	UP TO 8' MAX.	UP TO 16' MAX.			
REQUIRED FASTENERS	ONE- 5/8" Ø BOLT @ 28" O.C.	ONE- 5/8" Ø BOLT @ 16" O.C.			

- IF THE DECK BAND IS SUPPORTED BY A 1/2" MINIMUM MASONRY LEDGE ALONG THE FOUNDATION WALL, 5/8" Ø BOLTS SPACED @ 48" O.C. MAY BE USED FOR SUPPORT.
- OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE BAND
- WITH 2- 5/8" Ø BOLTS FLOOR DECKING SHALL BE NO. 2 GRADE TREATED SOUTHERN PINE OR EQUIVALENT. THE

MINIMUM FLOOR DECKING THICKNESS SHALL BE AS FOLLOWS:

GIRDERS SHALL BEAR DIRECTLY ON POSTS OR BE BE CONNECTED TO THE SIDES OF POSTS

CIP	CAST IN PLACE	HGR	HANGER	UNO	UNLESS NOTED
CONC	CONCRETE	LVL	LAMINATED VENEER		OTHERWISE
CS	CONTINUOUS SHEATHING		LUMBER	XJ	EXTRA JOIST
DIA	DIAMETER	NTS	NOT TO SCALE		
DBL	DOUBLE	0.C.	ON CENTER		
DJ	DOUBLE JOIST	PSL	PARALLEL STRAND		
DSP	DBL STUD POCKET		LUMBER		
EQ	EQUAL	PT	PRESSURE TREATED		
EA	EACH	QJ	QUAD JOIST		
FI G	FI ANGF	SP	STUD POCKET		

SQ SQUARE

JOIST SPAN

12" O.C.

16" O.C.

24" O.C.

POST SIZE

ENGINEERED

FND FOUNDATION

FTG FOOTING

HDG HOT DIPPED

GALVANIZED

TSP TRIPLE STUD POCKET of ng the clie

TJ TRIPLE JOIST

TYP TYPICAL

TRPL TRIPLE

DECKING

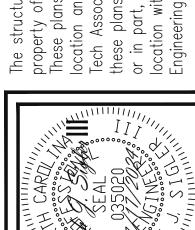
1 1/4" S4S

2" S4S

MAX POST HEIGHT

20'+

1" S4S



NOTES: 1) THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS. 2) THIS TABLE IS BASED ON A MAXIMUM TRIBUTARY AREA OF 128 SQ. FT. 3) POST HEIGHT IS FROM TOP OF FOOTING TO BOTTOM OF GIRDER.

- DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING
- A. WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION 4, LATERAL BRACING IS NOT REQUIRED.
- B. 4X4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE ATTACHED AT THE ENDS TO THE GIRDER AND THE POST WITH ONE - 5/8" BOLT
- C. FOR FREE STANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN CONCRETE IN ACCORDANCE WITH THE FOLLOWING:

POST SIZE	TRIBUT. AREA	POST HEIGHT	EMB. DEPTH	CONC. DIAM.
4X4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6X6	120 SQ. FT.	6'-0"	3'-6"	1'-8"

DIRECTIONS FOR FREE STANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE BRACES SHALL BE ATTACHED TO THE POSTS WITH ONE -5/8" \emptyset BOLT AT EACH END OF THE BRACE.

3) NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2"

NOTES: 1) ALL NAILS AND BOLTS ARE TO BE HOT DIPPED GALVANIZED.

2) MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2".

D. 2X6 DIAGONAL VERTICAL CROSS BRACING SHALL BE PROVIDED IN TWO PERPENDICULAR

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