

ELEVATION NOTES

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

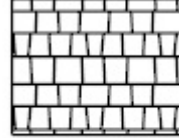




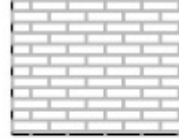


ICE GUARDS:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN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

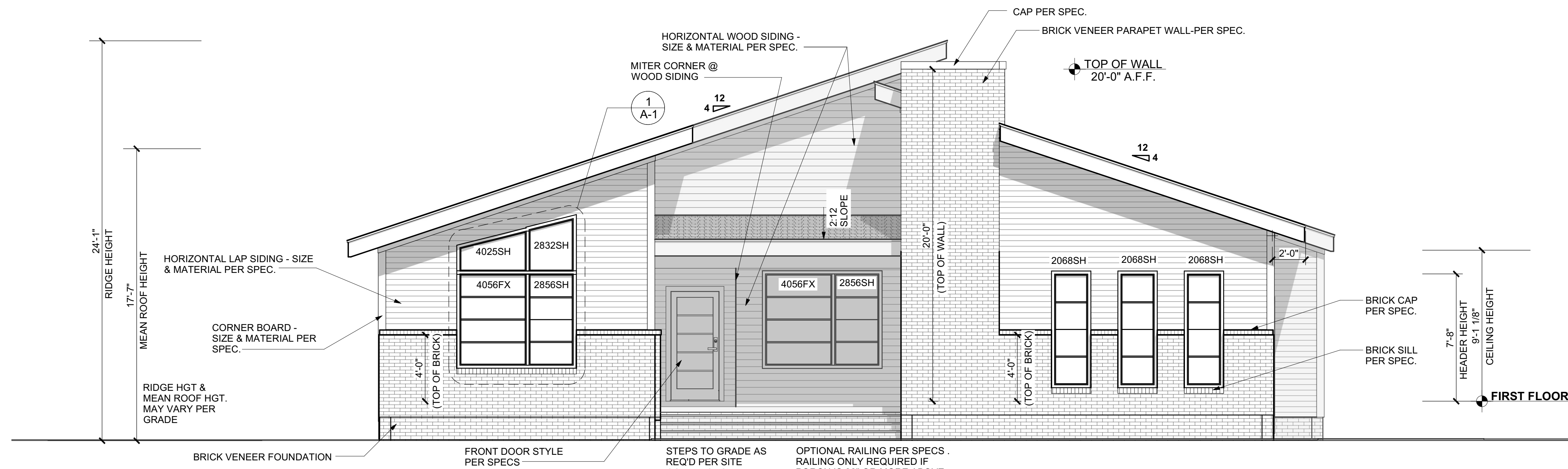
VENTING CALCULATIONS

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.
2502 SQ. FT. CRAWL SPACE AREA / 150
16.7 SQ. FT. NET FREE AREA REQUIRED
*MAY BE REDUCED BY 50% W. VAPOR BARRIER

ATTIC VENTILATION
3358 SQ. FT. OF ATTIC / 300 = 11.2 SQ. FT. OF INLET AND OUTLET. VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.

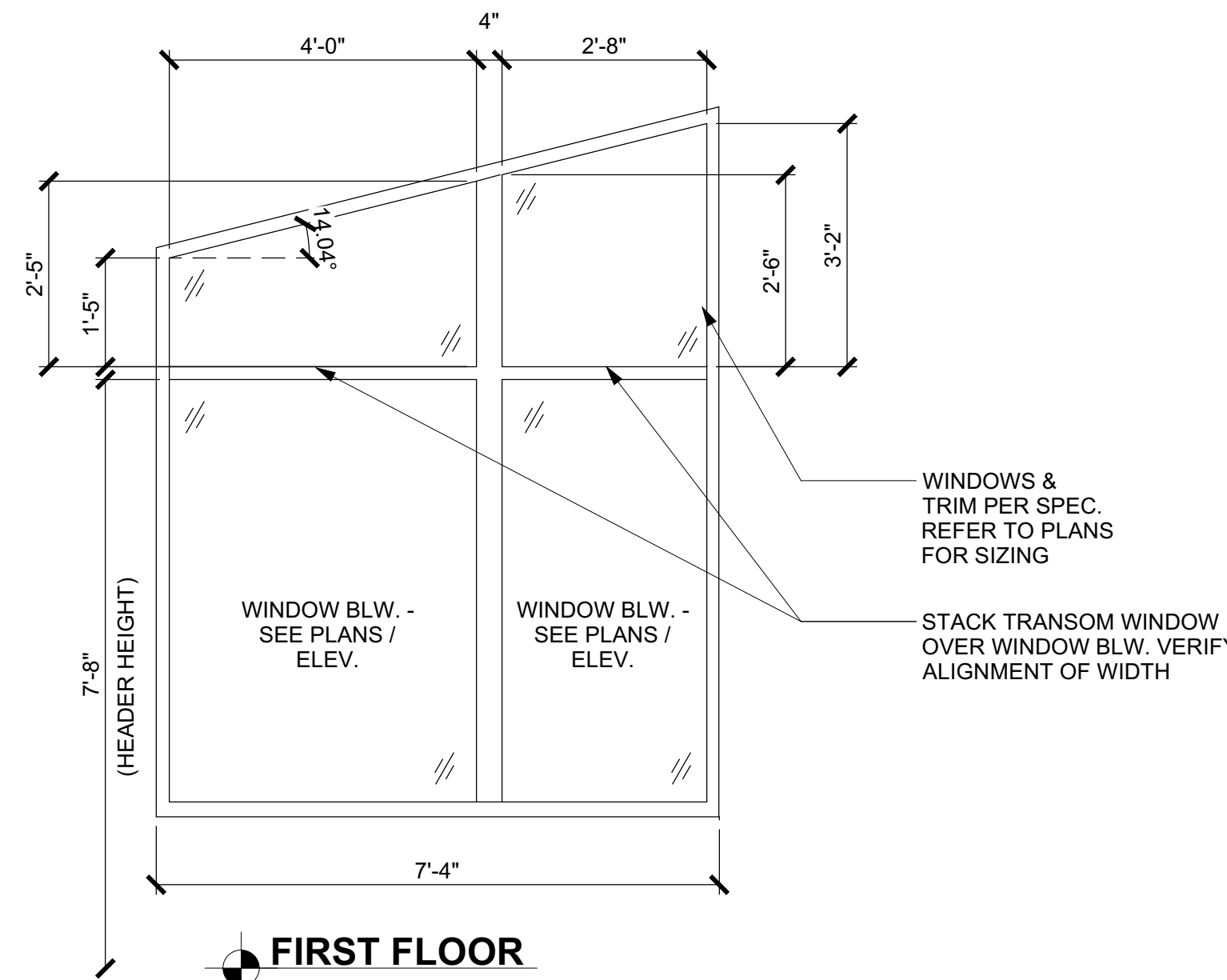
MATERIAL LEGEND

-  ASPHALT SHINGLES
-  STANDING SEAM METAL ROOF
-  HORIZONTAL LAP SIDING
-  BOARD & BATTEN SIDING @ 16" O. C.
-  SHAKE SIDING
-  BRICK VENEER
-  SYNTHETIC STONE VENEER
-  PARGED BLOCK FOUNDATION



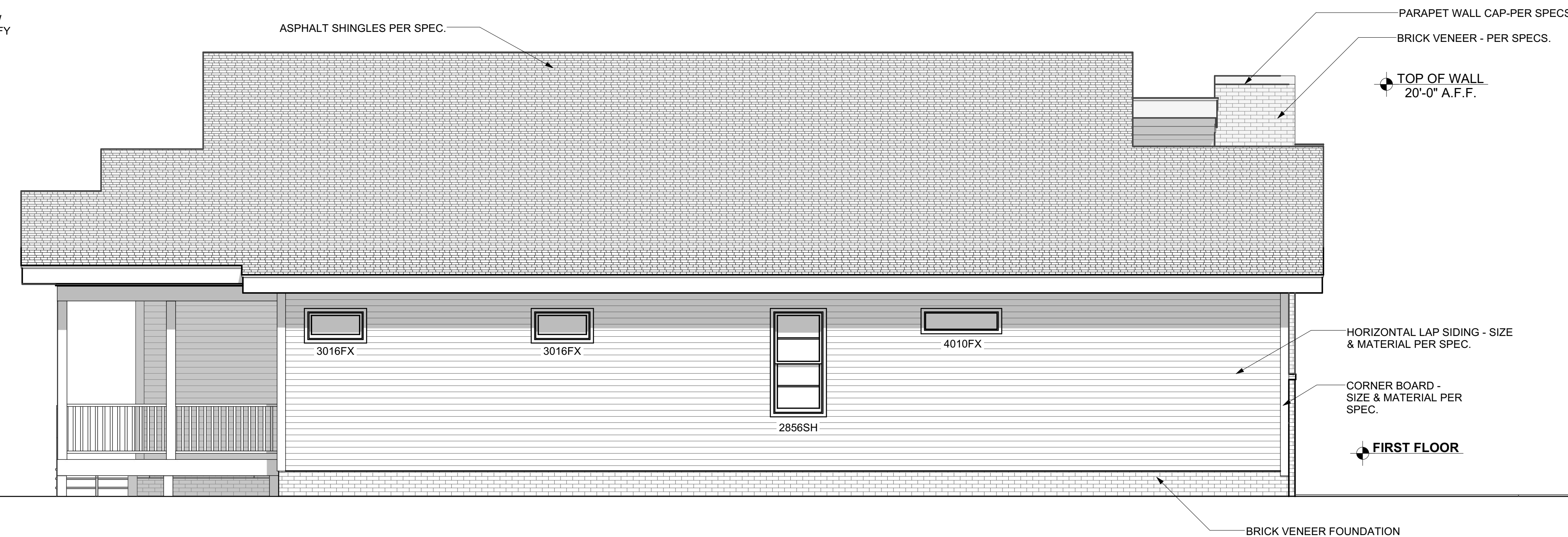
FRONT ELEVATION

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



1 WINDOW DETAIL

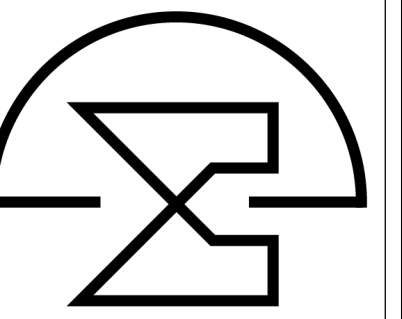
A-1 Scale: 1/2" = 1'-0"



LEFT ELEVATION

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

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Lilium Homes
Cotton Farms
Lot # 39

Sheet Title:
Exterior Elevations

REVISIONS	
NUMBER	DATE

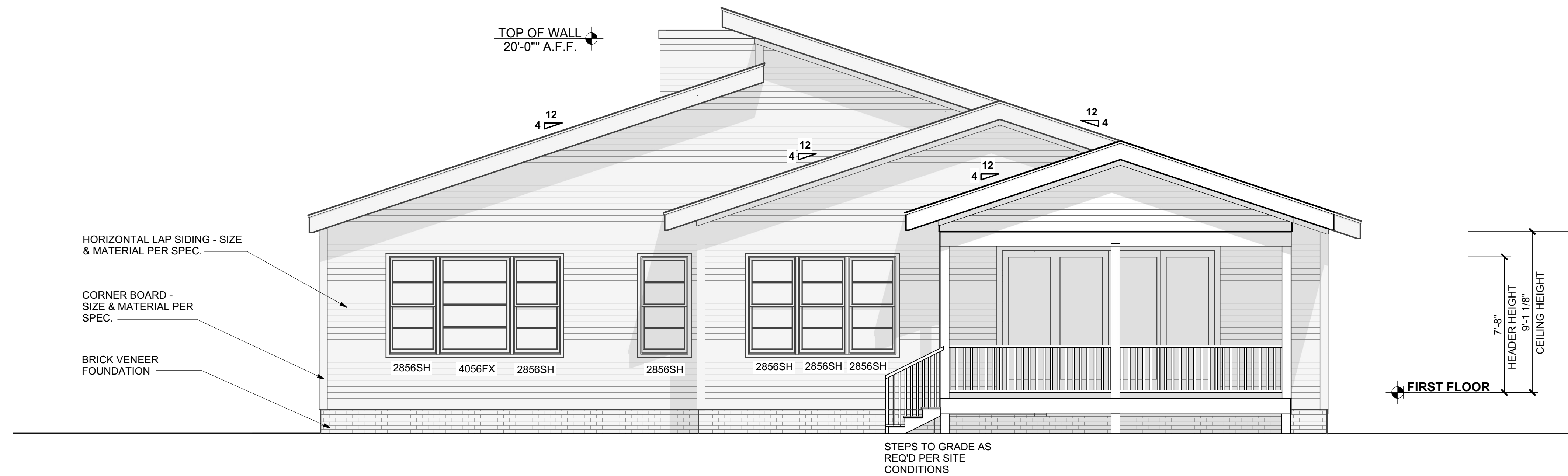
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Plan Number
M111-24
Sheet No. **A-1**

Drawn By: TE

Date: 8/14/2024

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REAR ELEVATION

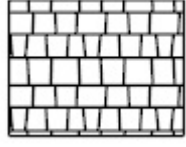




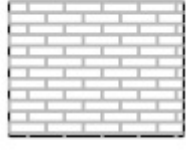


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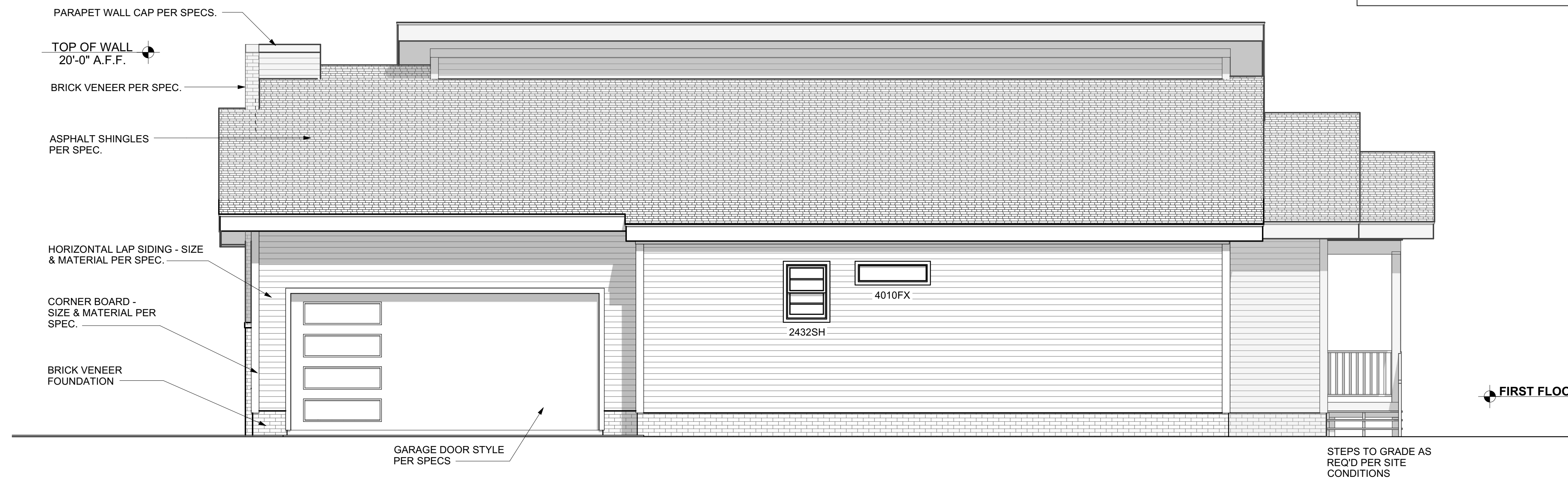
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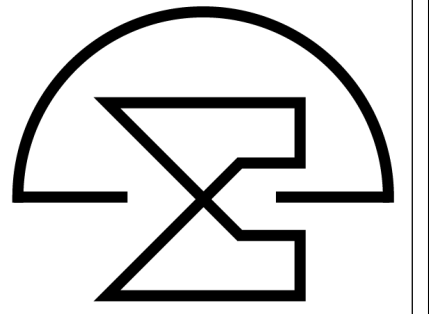
MATERIAL LEGEND

-  ASPHALT SHINGLES
-  STANDING SEAM METAL ROOF
-  HORIZONTAL LAP SIDING
-  BOARD & BATTEN SIDING @ 16" O.C.
-  SHAKE SIDING
-  BRICK VENEER
-  SYNTHETIC STONE VENEER
-  PARGED BLOCK FOUNDATION



RIGHT ELEVATION

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

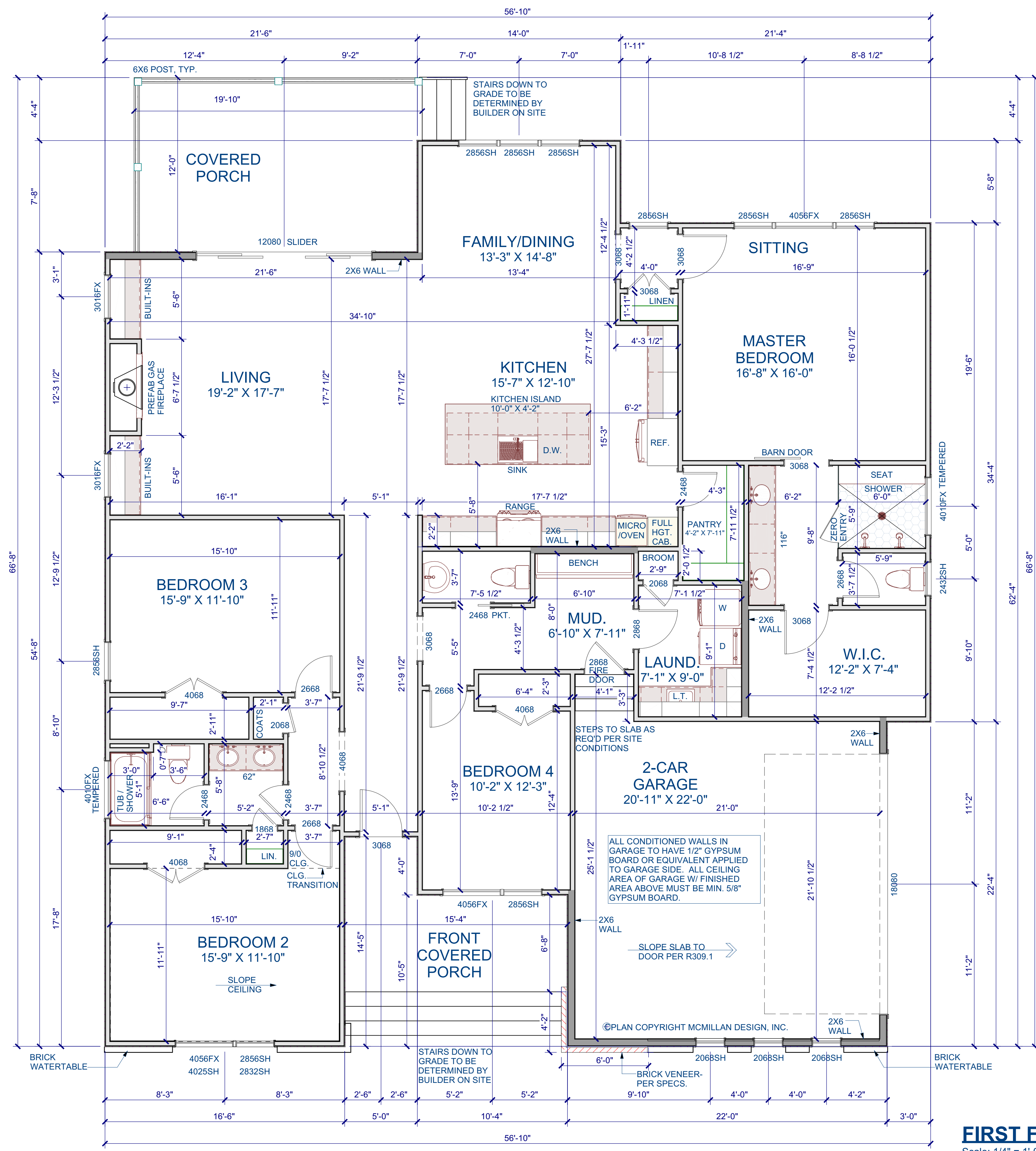


Sheet Title:
Exterior Elevations

REVISIONS

NUMBER	DATE

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GENERAL NOTES

WALLS
 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.

EGRESS
 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 MANUFACTURERS VARY.

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

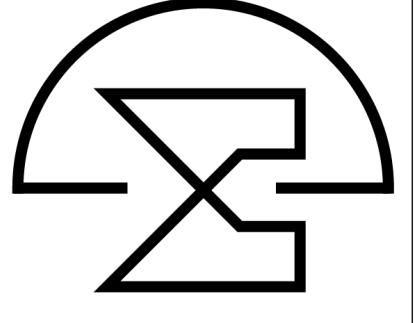
WALL/CEILING HEIGHT
 WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

WINDOW NOTE LEGEND

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

Square Footage	
Heated Square Footage	
First Floor	2502
Total Heated	2502
Unfinished	
Front Porch	124
Covered Porch	236
2-Car Garage	497
Total Unfinished	857

FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"



Lilium Homes
Cotton Farms
Lot # 39

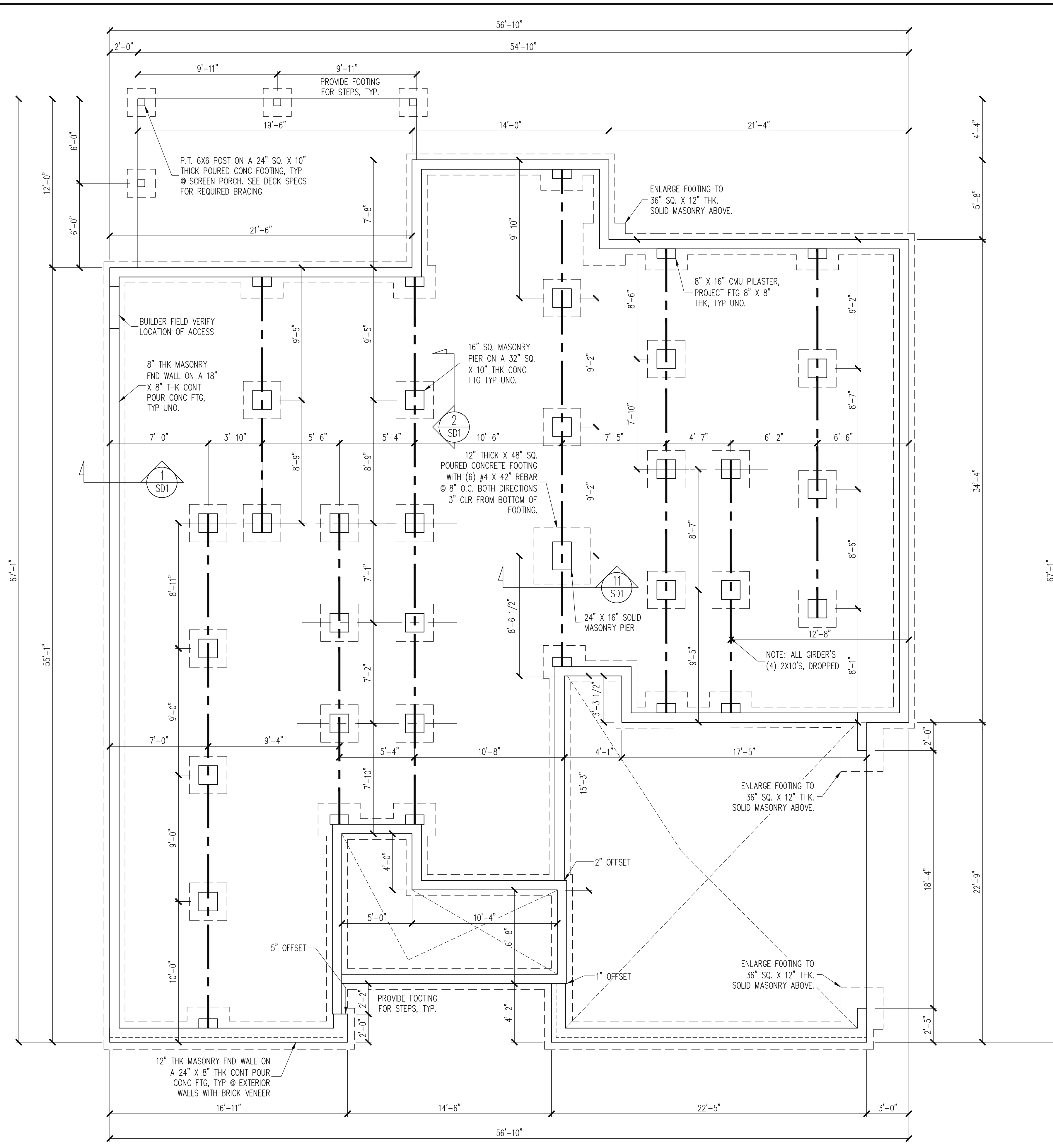
Sheet Title:
First Floor Plan

REVISIONS

NUMBER	DATE

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Plan Number
M111-24
 Sheet No. **A-3**
 Drawn By: **TE**
 Date: **8/14/2024**
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P.T. 6X6 POST ON A 24" SQ. X 10" THICK POURED CONC FOOTING, TYP @ SCREEN PORCH. SEE DECK SPECS FOR REQUIRED BRACING.

PROVIDE FOOTING FOR STEPS, TYP.

ENLARGE FOOTING TO 36" SQ. X 12" THK. SOLID MASONRY ABOVE.

8" X 16" CMU PILASTER, PROJECT FTG 8" X 8" THK, TYP UNO.

16" SQ. MASONRY PIER ON A 32" SQ. X 10" THK CONC FTG TYP UNO.

12" THICK X 48" SQ. POURED CONCRETE FOOTING WITH (6) #4 X 42" REBAR @ 8" O.C. BOTH DIRECTIONS 3" CLR FROM BOTTOM OF FOOTING.

24" X 16" SOLID MASONRY PIER

NOTE: ALL GIRDER'S (4) 2X10'S, DROPPED

ENLARGE FOOTING TO 36" SQ. X 12" THK. SOLID MASONRY ABOVE.

ENLARGE FOOTING TO 36" SQ. X 12" THK. SOLID MASONRY ABOVE.

12" THK MASONRY FND WALL ON A 24" X 8" THK CONT POUR CONC FTG, TYP @ EXTERIOR WALLS WITH BRICK VENEER

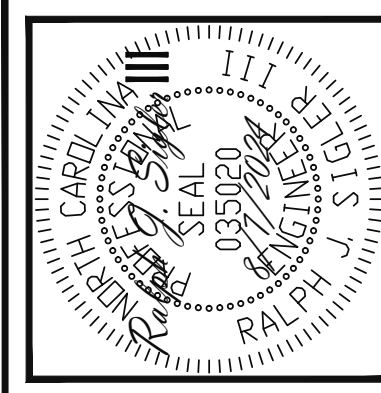
PROVIDE FOOTING FOR STEPS, TYP.

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 16.02: GENERAL WALL BRACING NOTES
 PART 17: KING STUDS FOR EXTERIOR WALLS
 SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

NOTES:
 -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 PLAN
 1/4" = 1'-0"

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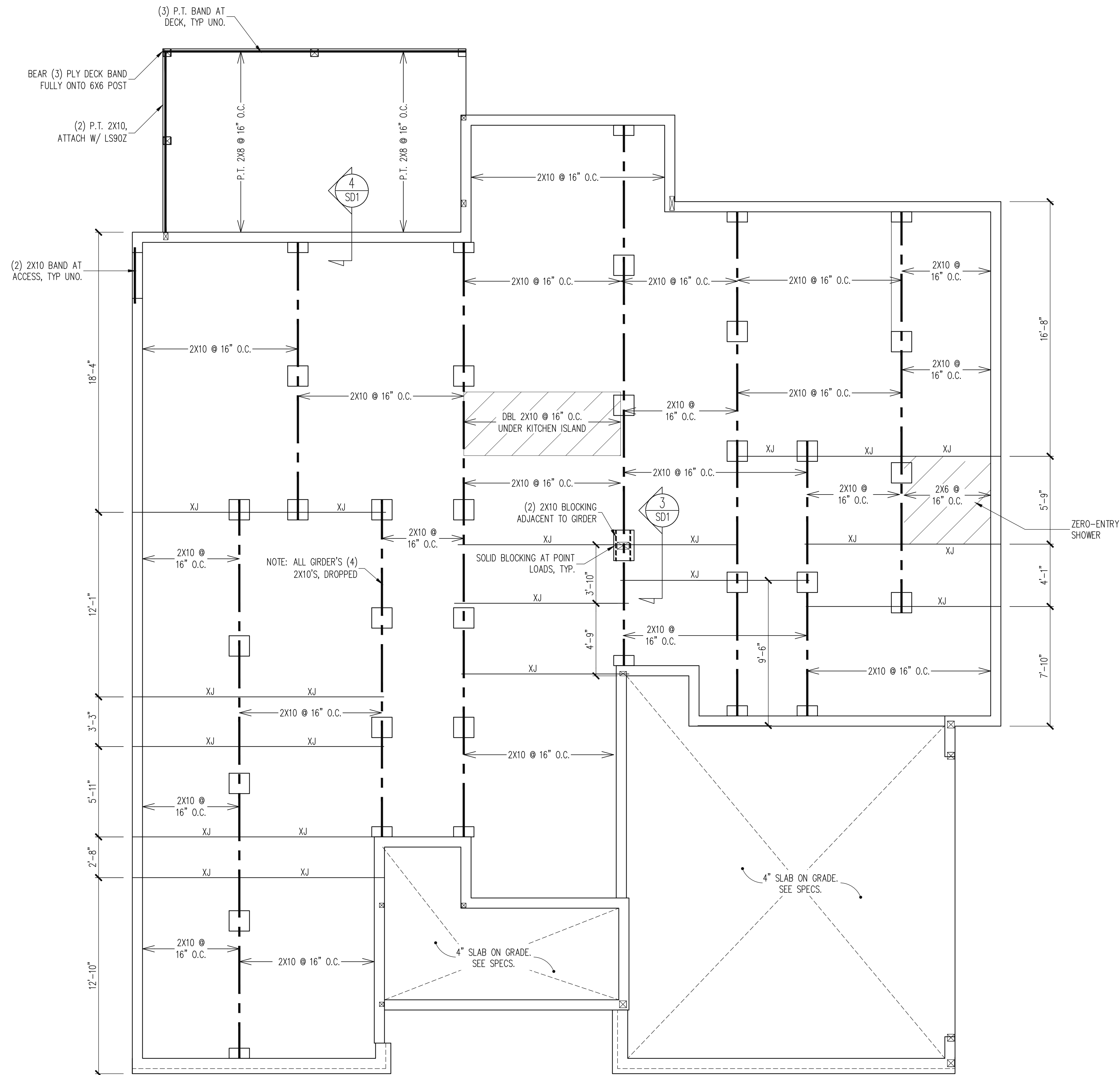
LILUM HOMES	
STRUCTURAL ADDENDUM	
SCOPE:	REV # REF PROJ # DATE
LOC:	39 COTTON FARMS

ENG: RJS
 DATE: 8/7/2024

PLAN
 M111-24

PROJECT NO.
 24-21-200

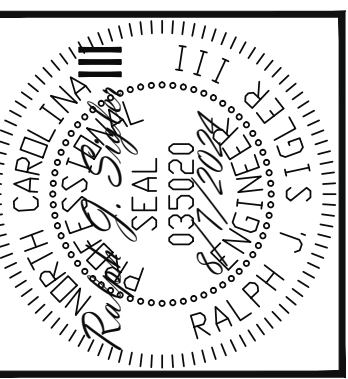
SHEET NO.
 S1
 1 of 6



CRAWLSPACE FRAMING PLAN

1/4" = 1'-0"

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SCOPE:	LILUM HOMES
LOC:	39 COTTON FARMS
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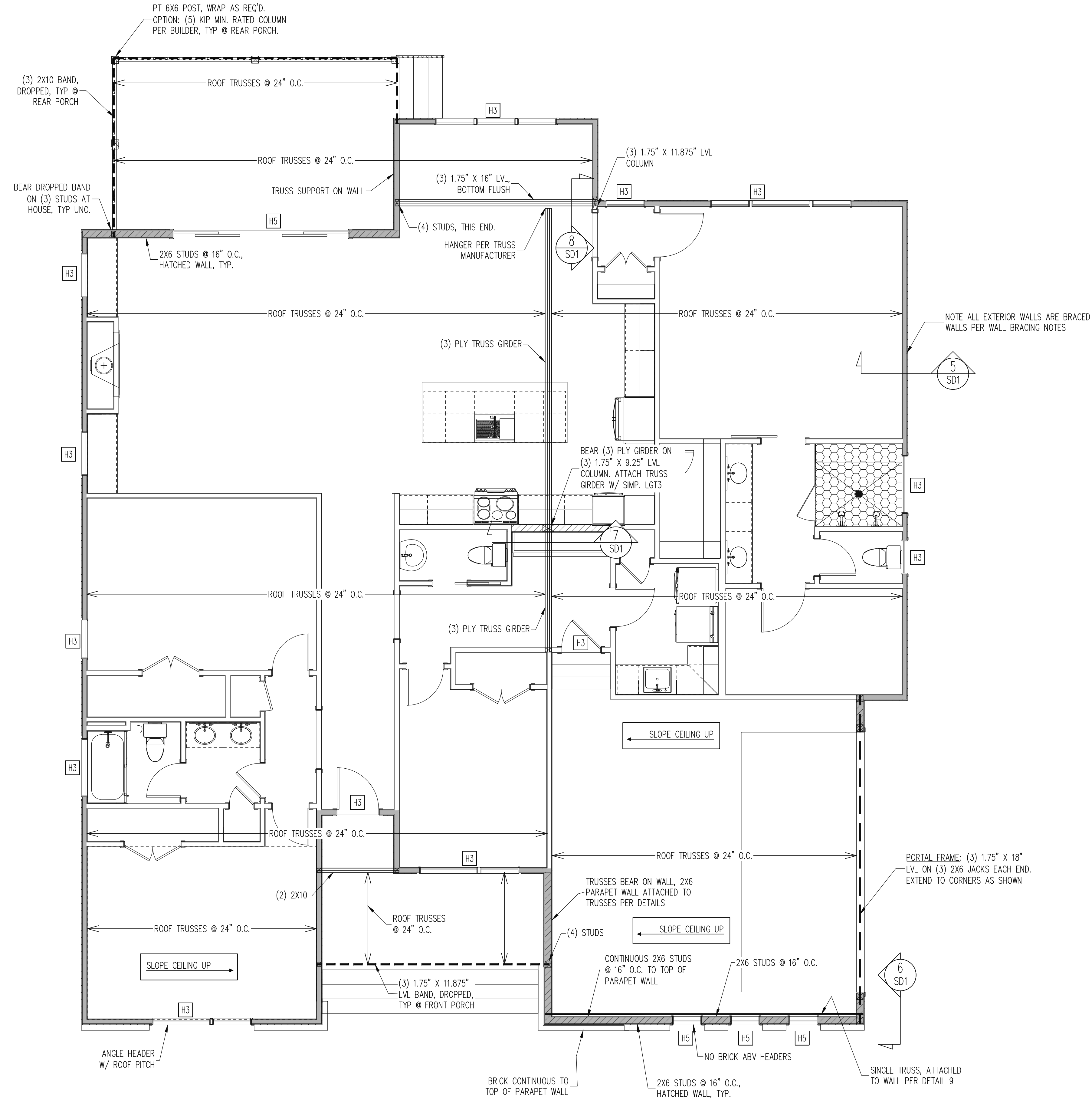
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 DATE: 8/7/2024

PLAN
 M111-24

PROJECT NO.
 24-21-200

SHEET NO.
 S2

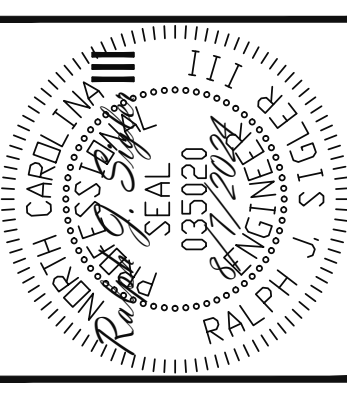
2 of 6



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 = 206' 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	(3) 2X10'S ON SINGLE JACKS
NOTES: -HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.	

1ST FLOOR FRAMING PLAN
WALLS AND CEILING 1/4" = 1'-0"

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LILUM HOMES	STRUCTURAL ADDENDUM	REV #	REF PROJ #	DATE
	SCOPE:	LOC:	39 COTTON FARMS	

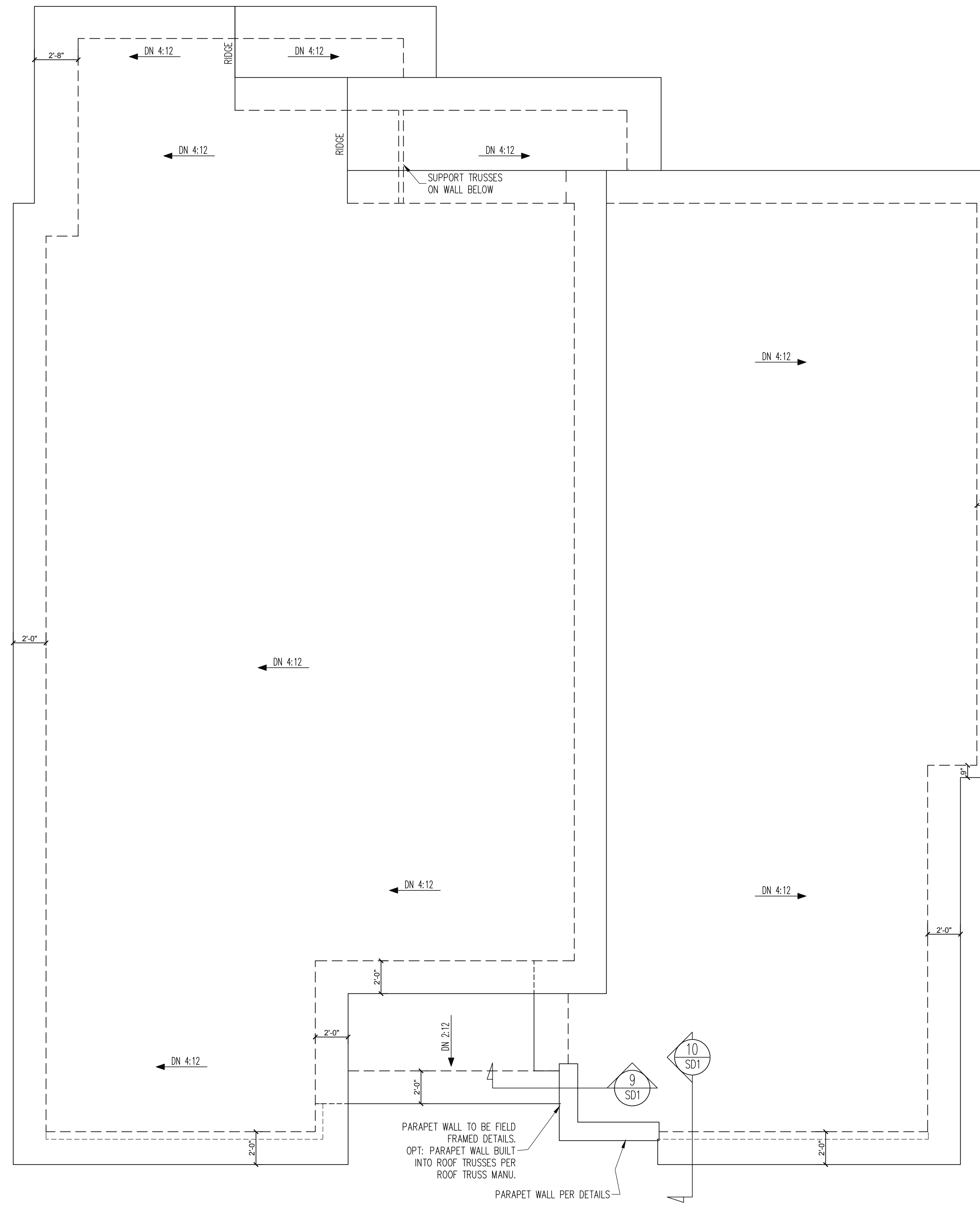
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DATE: 8/7/2024

PLAN
M111-24

PROJECT NO.
24-21-200

SHEET NO.
S3

3 of 6



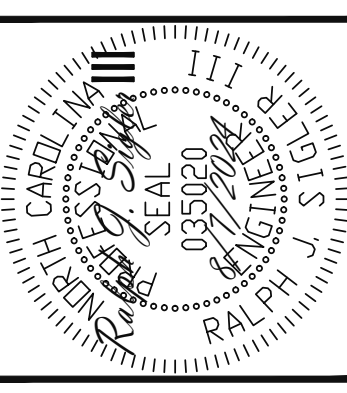
FRAMING NOTES
 ROOF ONLY
 -VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

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.

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

ROOF FRAMING PLAN
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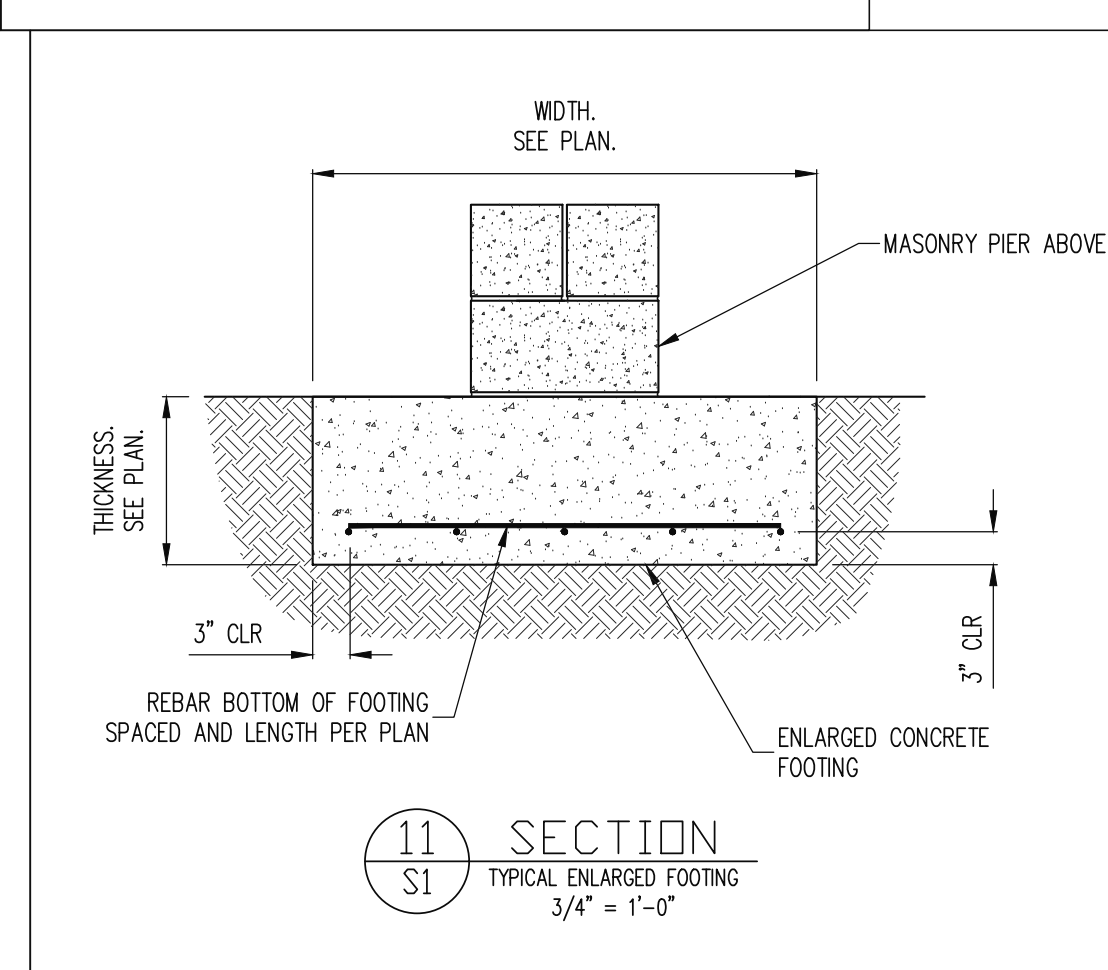
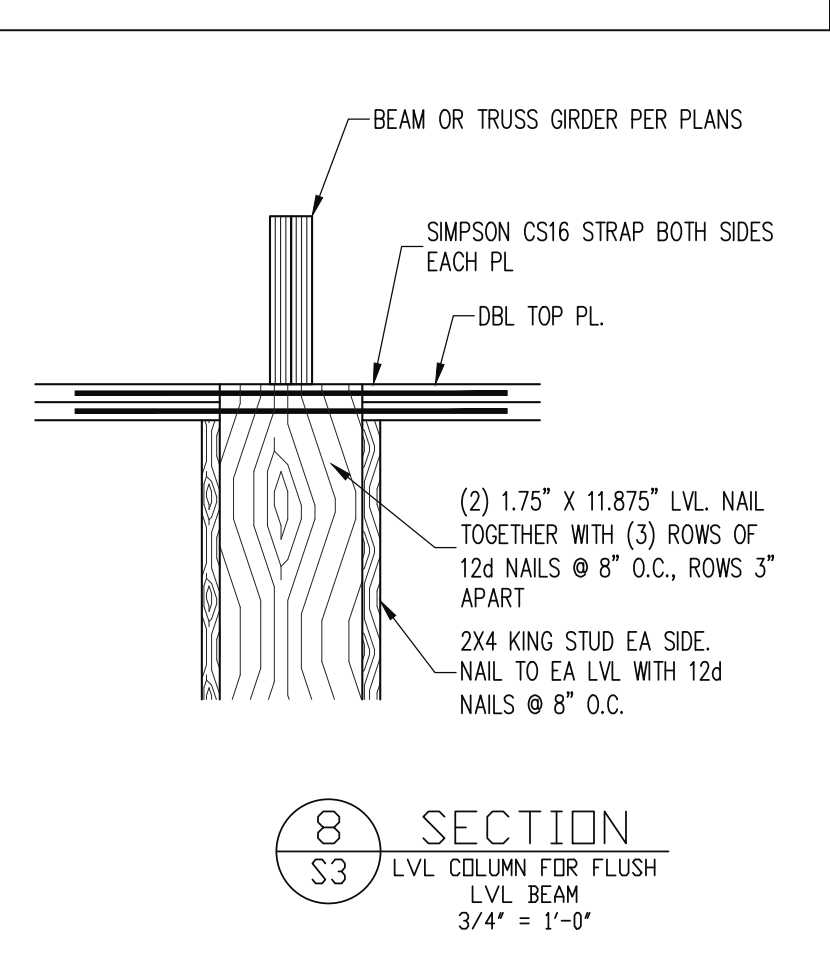
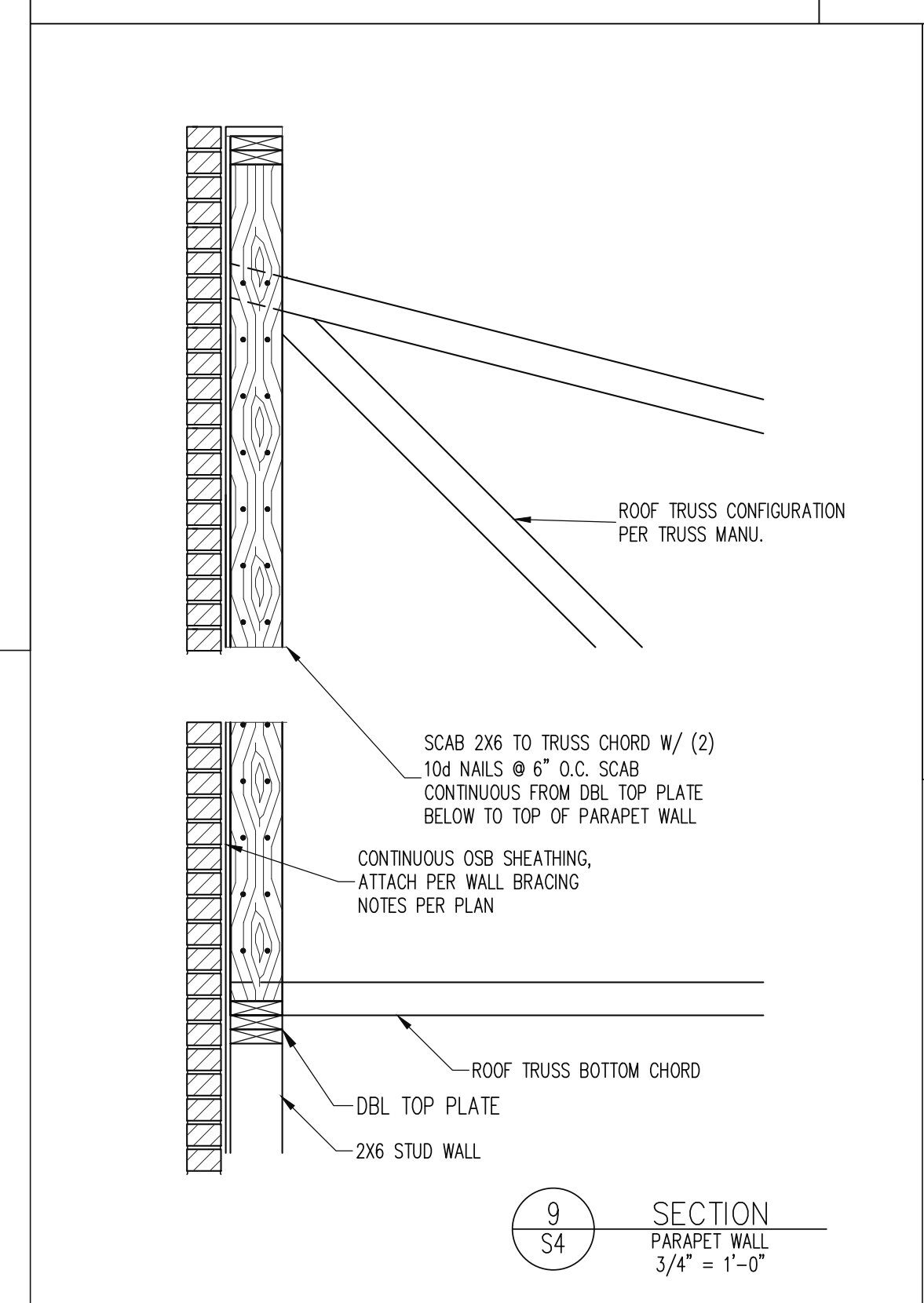
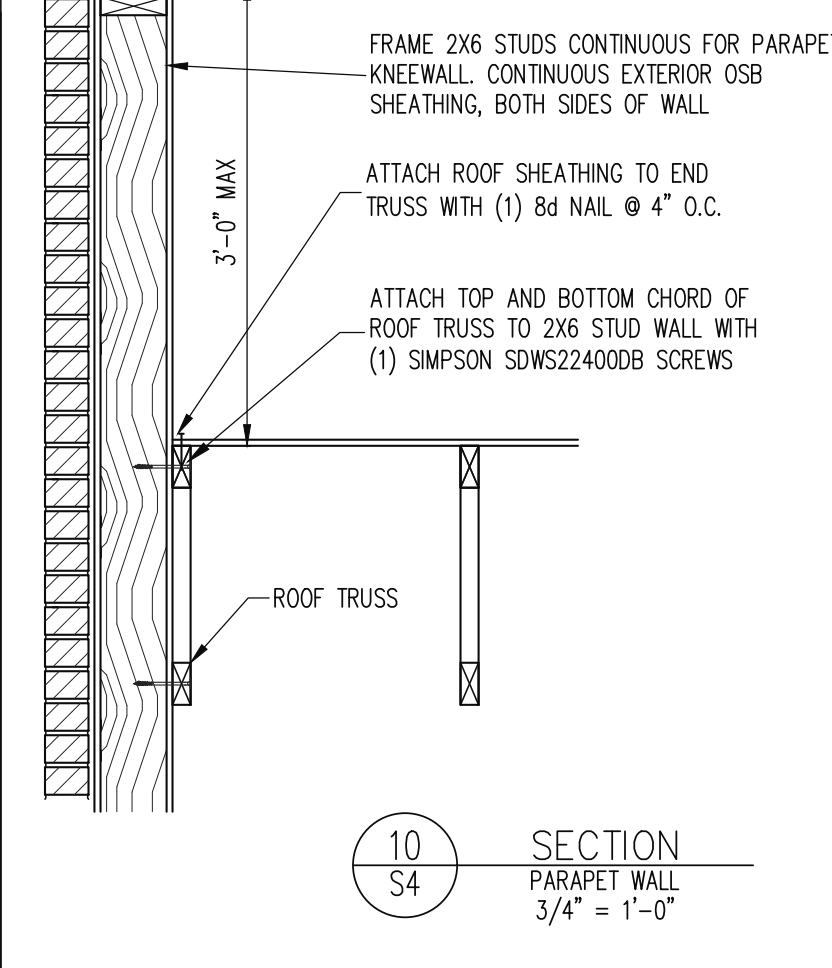
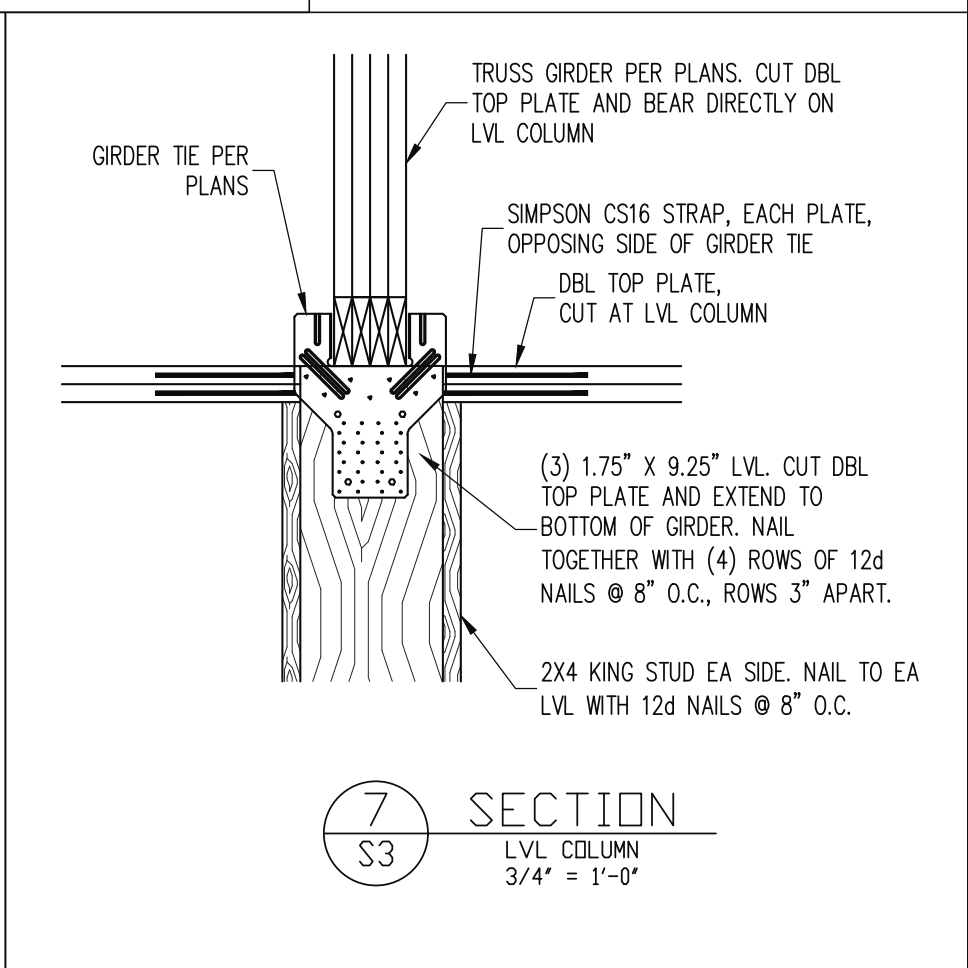
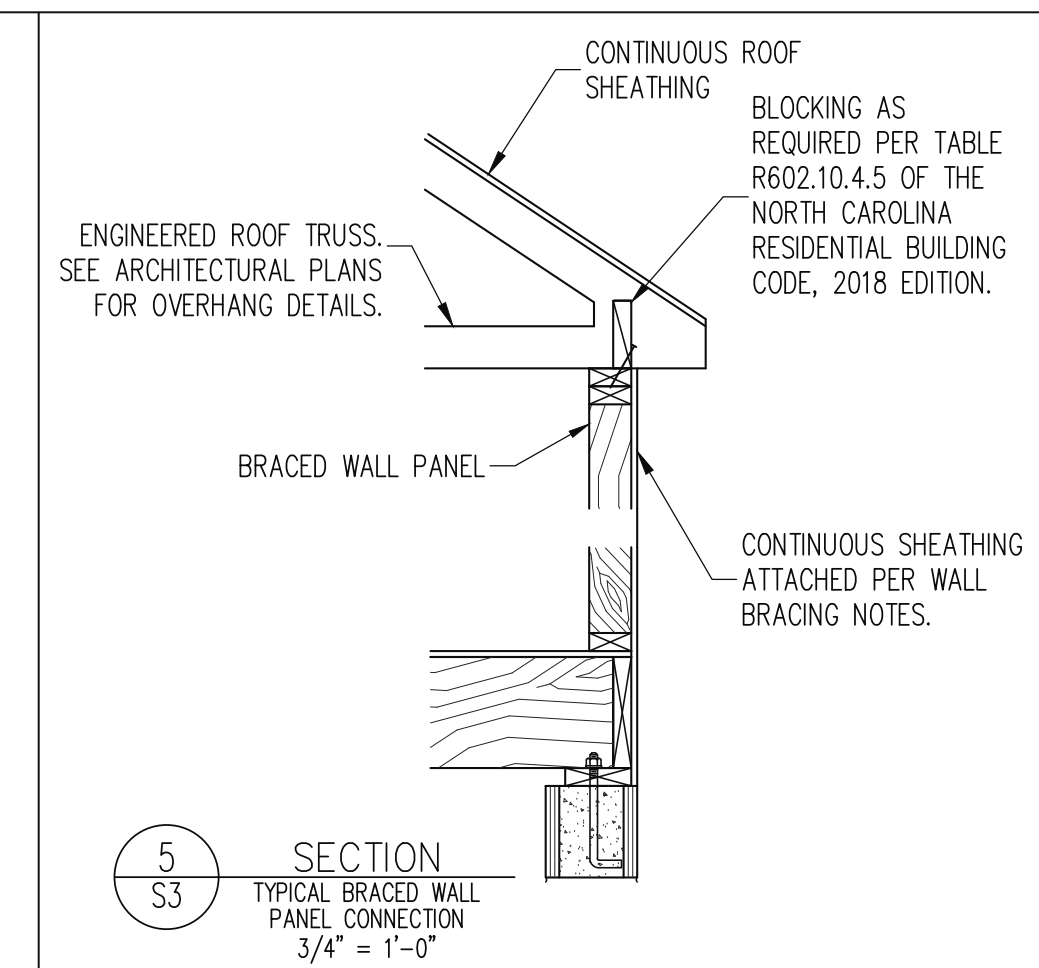
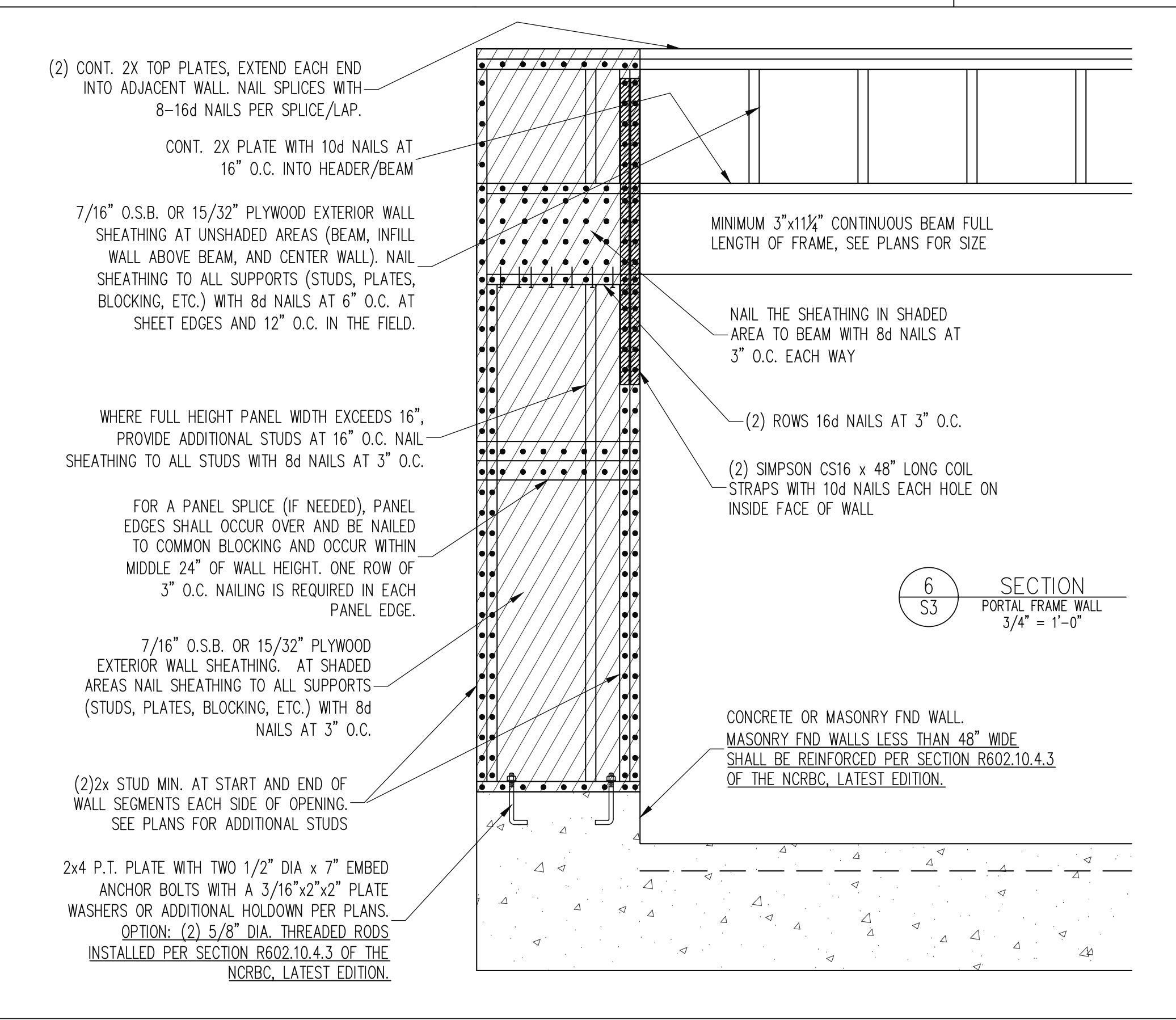
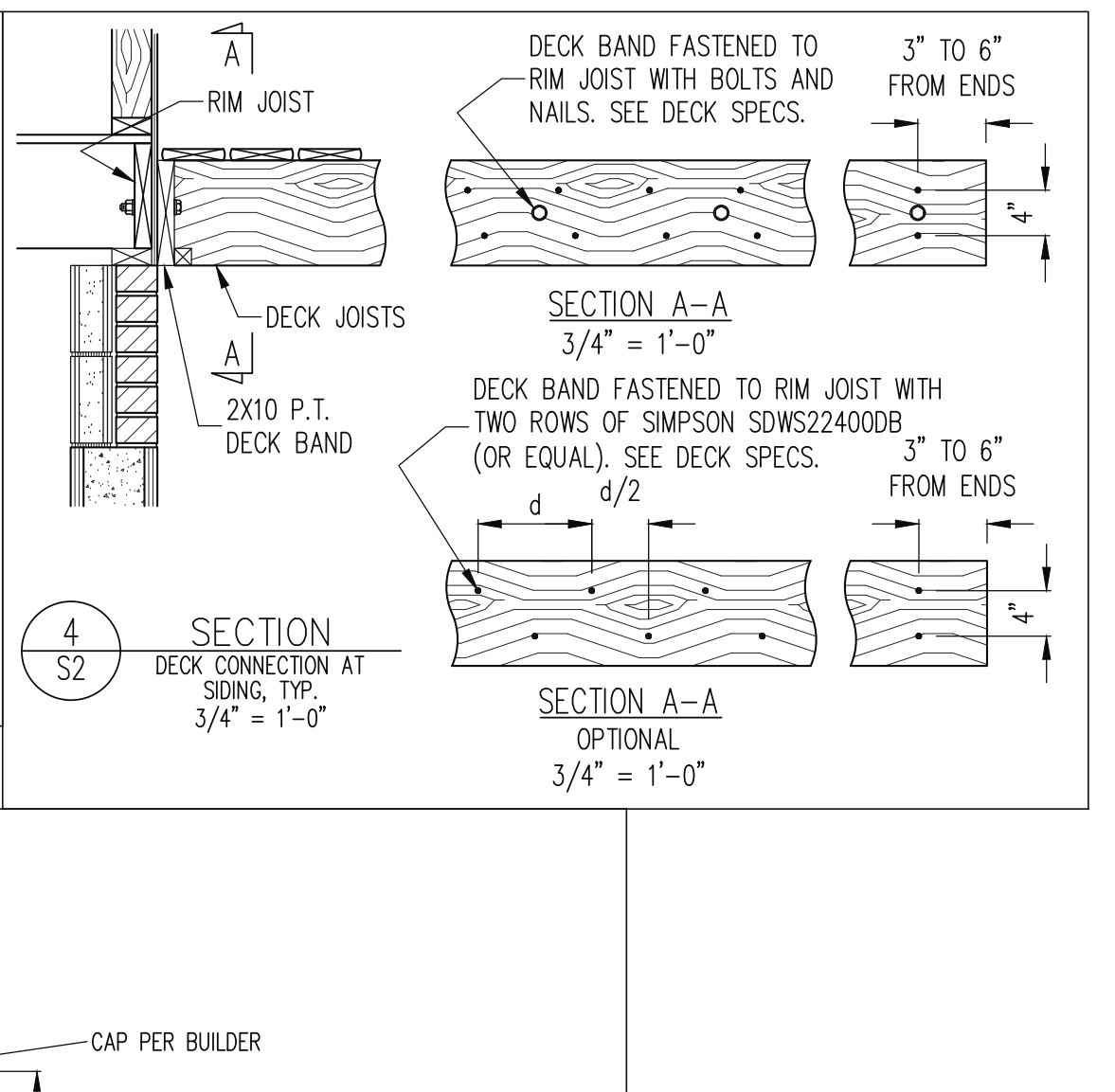
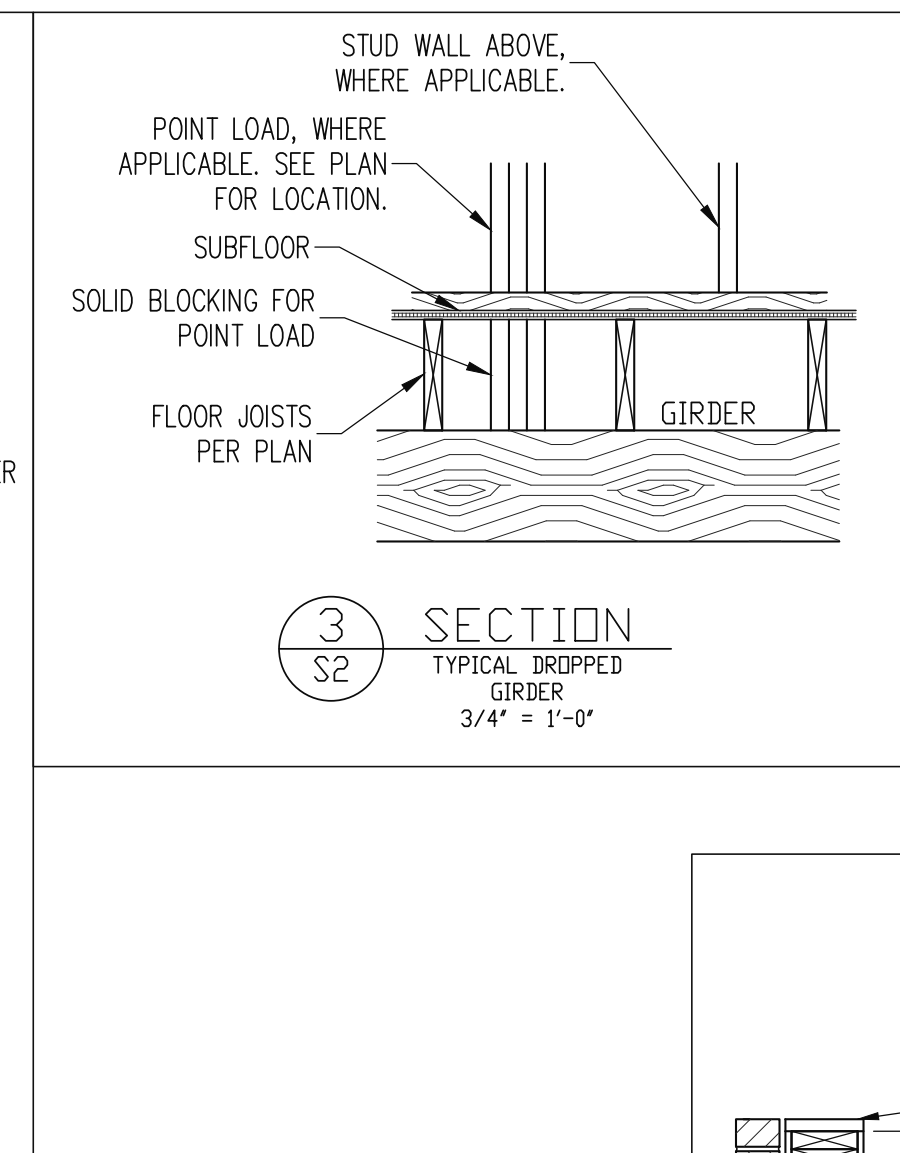
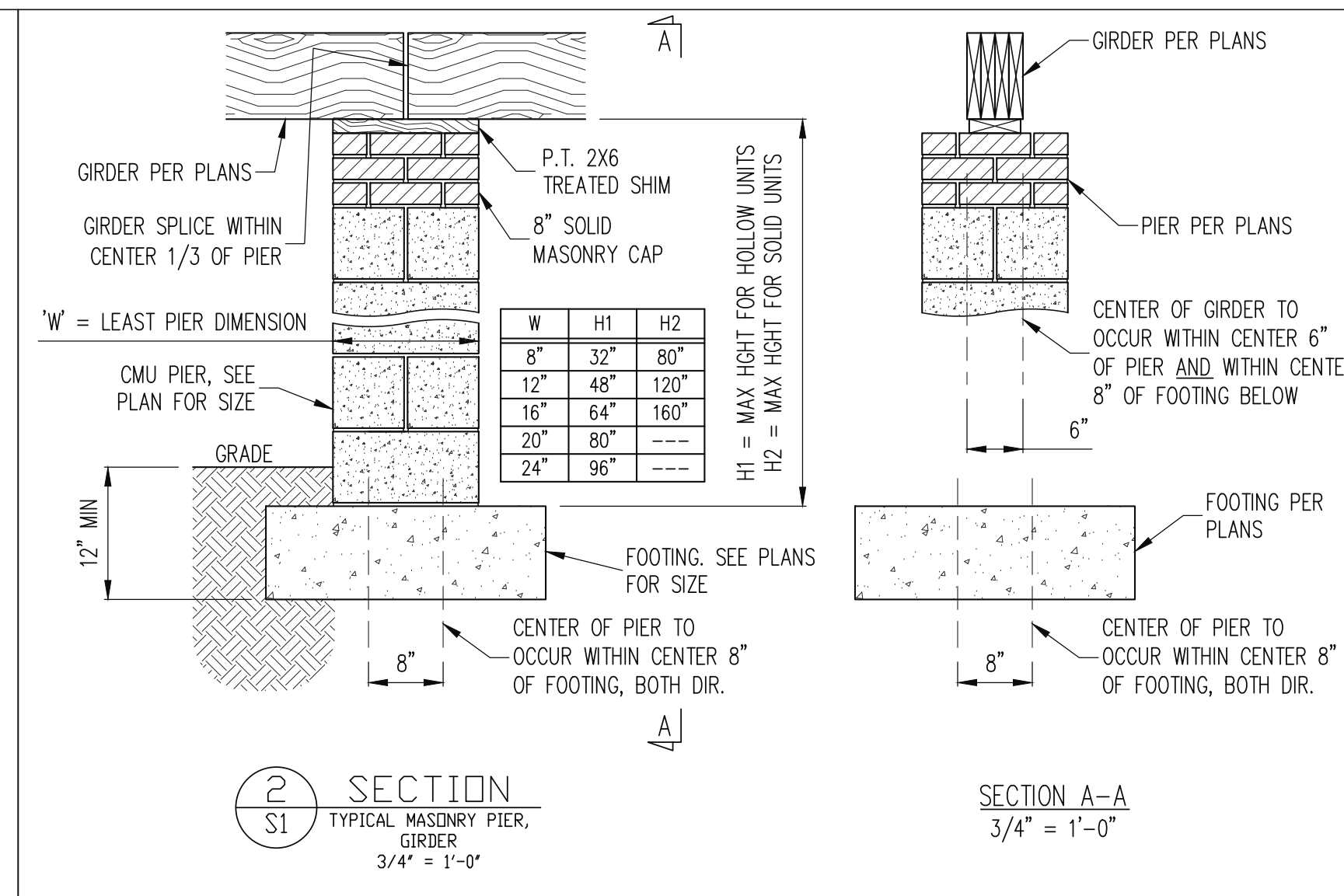
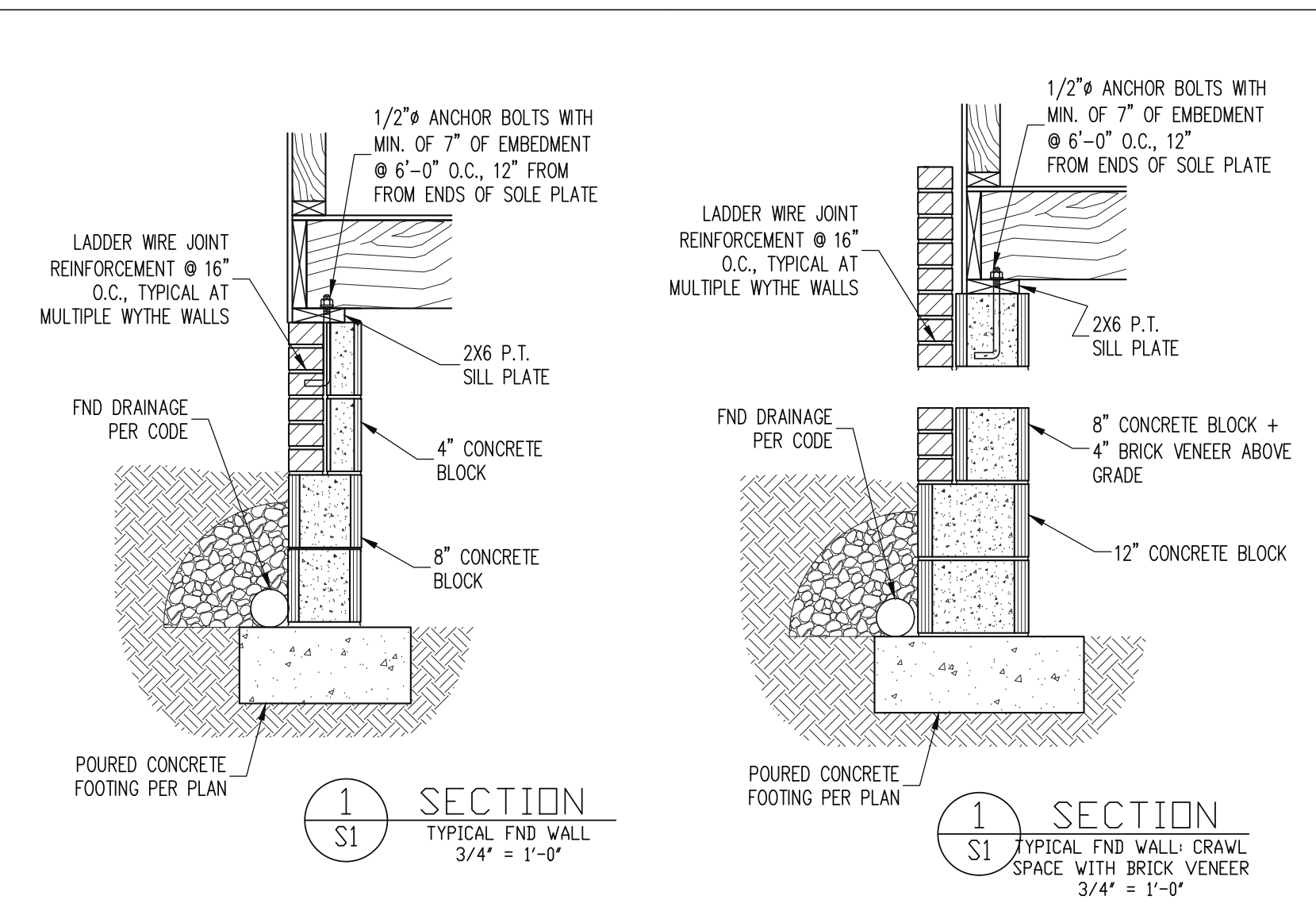
LILUM HOMES	
STRUCTURAL ADDENDUM	
SCOPE:	39 COTTON FARMS
LOC:	
REV #	REF PROJ #
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ENG: RJS
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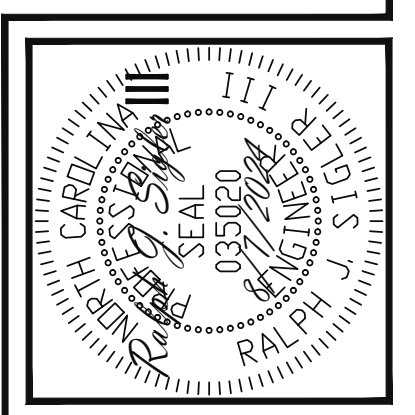
PLAN
 M111-24

PROJECT NO.
 24-21-200

SHEET NO.
 S4
 4 of 6



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SCOPE:	LILUM HOMES
LOC:	39 COTTON FARMS
REV #	REF PROJ #
DATE	DATE

ENG: RJS
DATE: 8/7/2024

PLAN
M111-24

PROJECT NO.
24-21-200

SHEET NO.
SD1
5 of 6

CONSTRUCTION SPECIFICATIONS

<p>PART 1: GENERAL</p> <p>1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.</p> <p>1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.</p> <p>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.</p> <p>PART 2: DESIGN LOADS</p> <p>2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:</p> <table border="1"> <thead> <tr> <th>USE</th> <th>LIVE LOAD (PSF)</th> <th>DEAD LOAD (PSF)</th> </tr> </thead> <tbody> <tr> <td>BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES</td> <td>40</td> <td>10</td> </tr> <tr> <td>GARAGES (PASSENGER CARS ONLY)</td> <td>50</td> <td>--</td> </tr> <tr> <td>ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)</td> <td>10</td> <td>10</td> </tr> <tr> <td>ATTICS (WITH STORAGE)</td> <td>20</td> <td>10</td> </tr> <tr> <td>ROOF</td> <td>20</td> <td>10 (15 FOR VAULTS)</td> </tr> </tbody> </table> <p>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 TO PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS.</p> <p>2.02 INTERIOR WALLS: 5 PSF LATERAL.</p> <p>2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.</p> <p>2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).</p> <p>PART 3: STRUCTURAL STEEL</p> <p>3.01 WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE.</p> <p>3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.</p> <p>3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE.</p> <p>3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE.</p> <p>3.05 STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.</p> <p>PART 4: WELDING</p> <p>4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER.</p> <p>PART 5: CONCRETE AND SLABS ON GRADE</p> <p>5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 4-6% AIR ENTRAINMENT, FOR EXTERIOR CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL ITEMS NOTED AS 'CONCRETE' ARE TO BE CAST IN PLACE, TYP UNO.</p> <p>5.02 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.</p> <p>5.03 SLABS ON GRADE, IF ANY, SHALL BE CAST IN PLACE, CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/SQ YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 4" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS.</p> <p>PART 6: REBAR AND WIRE REINFORCEMENT</p> <p>6.01 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO.</p> <p>6.02 LAP SPICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO. STAGGER ADJACENT SPICES A MINIMUM OF ONE LAP LENGTH.</p> <p>6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064.</p> <p>PART 7: MASONRY</p>	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)	<p>7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, FM = 1,500 PSI MIN.</p> <p>7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW.</p> <p>7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.</p> <p>7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530.</p> <p>7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS.</p> <p>PART 8: BOLTS AND LAG SCREWS</p> <p>8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL USS STEEL WASHERS (ASTM F844-07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS. HOLES FOR BOLTS SHALL BE AISC STANDARD HOLES UNO.</p> <p>8.02 LAG SCREWS SHALL CONFORM TO ANS/ASME STANDARD B18.2.1-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844-07a) FOR SOREW HEAD.</p> <p>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.</p> <p>PART 9: DRIVEN FASTENERS</p> <p>9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667- 05. NAILS ARE TO BE COMMON WIRE OR BOX.</p> <p>PART 10: DIMENSIONAL LUMBER</p> <p>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. MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS: E = 1,400,000 PSI, F_{c pop} = 425 PSI, F_v = 135 PSI, SPECIFIC GRAVITY = 0.42 MIN F_b = 875 PSI FOR 2X4, 2X6, 2X8, F_b = 800 PSI FOR 2X10'S, 750 PSI FOR 2X12'S</p> <p>PART 11: ENGINEERED LUMBER</p> <p>11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS: E = 1,900,000 PSI, F_v = 2600 PSI, F_v = 285 PSI, F_{c pop} = 750 PSI LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E = 1.3 X 10⁶ PSI, F_v = 1700 PSI, F_v = 400 PSI, F_{c pop} = 680 PSI</p> <p>11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS. MAY SUBSTITUTE PSL AND LVL FOR EACH OTHER UNO.</p> <p>PART 12: PRESSURE TREATED LUMBER</p> <p>12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH ANS/ASME STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH ANS/ASME 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).</p> <p>PART 13: STEEL FLITCH PLATE BEAMS</p> <p>13.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SHOWN ON THE PLANS. BOLT PICES TOGETHER USING 1/2" Ø BOLTS SPACED AT 16" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 16" MAX FROM EACH END OF THE BEAM. TYP UNO.</p> <p>PART 14: STUD SUPPORTS FOR BEAMS</p> <p>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 RM 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</p>	<p>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.</p> <p>14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.</p> <p>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.</p> <p>PART 15: NAILING OF MULTI PLY WOOD BEAMS</p> <p>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.</p> <p>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.</p> <p>PART 16: WALL FRAMING AND BRACING</p> <p>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, 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"</p> <p>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 NRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NRC 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 NRCRC PROCS 3.5 AND 802.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. -MAY SUBSTITUTE WSP FOR GB -SINGLE JOIST, CONTINUOUS RM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 16d 10d 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.</p> <p>PART 17: KING STUDS</p> <p>17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:</p> <table border="1"> <thead> <tr> <th rowspan="2">MAX OPENING WIDTH</th> <th colspan="5">NUMBER OF KING STUDS</th> </tr> <tr> <th>5'-0"</th> <th>9'-0"</th> <th>13'-0"</th> <th>17'-0"</th> <th>21'-0"</th> </tr> </thead> <tbody> <tr> <td>2X4</td> <td>1</td> <td>2</td> <td>3</td> <td>4</td> <td>5</td> </tr> <tr> <td>STUD SIZE</td> <td>2X6</td> <td>1</td> <td>1</td> <td>2</td> <td>2</td> </tr> <tr> <td></td> <td>2X8</td> <td>1</td> <td>1</td> <td>1</td> <td>2</td> </tr> </tbody> </table> <p>PART 18: SUBSTITUTIONS</p> <p>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.</p> <p>PART 19: OWNERSHIP OF STRUCTURAL DESIGN</p> <p>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.</p>	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
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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

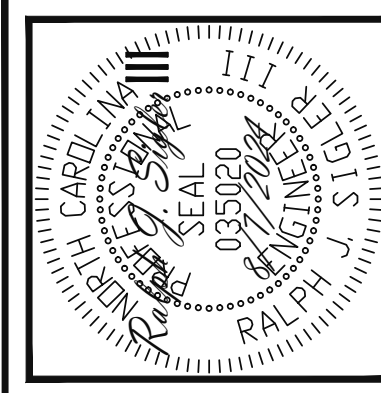
ABBREVIATIONS

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

DECK SPECIFICATIONS

<p>1. 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.</p> <p>2. SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.</p> <p>3. 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 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. SOING 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.</p> <p>4. 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:</p> <p>A. ALL STRUCTURES EXCEPT BRICK STRUCTURES</p> <table border="1"> <thead> <tr> <th rowspan="2">REQUIRED FASTENERS</th> <th colspan="2">JOIST LENGTH</th> </tr> <tr> <th>UP TO 8' MAX.</th> <th>UP TO 16' MAX.</th> </tr> </thead> <tbody> <tr> <td>ONE - 5/8" Ø BOLT @ 42" O.C. AND TWO ROWS OF SIMPSON SWS24X00B Ø d = 32" O.C. STAGGERED</td> <td>ONE - 5/8" Ø BOLT @ 20" O.C. AND TWO ROWS OF SIMPSON SWS24X00B Ø d = 16" O.C. STAGGERED</td> <td></td> </tr> </tbody> </table> <p>B. BRICK VENEER STRUCTURES</p> <table border="1"> <thead> <tr> <th rowspan="2">REQUIRED FASTENERS</th> <th colspan="2">JOIST LENGTH</th> </tr> <tr> <th>UP TO 8' MAX.</th> <th>UP TO 16' MAX.</th> </tr> </thead> <tbody> <tr> <td>ONE - 5/8" Ø BOLT @ 28" O.C.</td> <td>ONE - 5/8" Ø BOLT @ 16" O.C.</td> <td></td> </tr> </tbody> </table> <p>5. 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.</p> <p>6. OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE BAND.</p> <p>7. GIRDERS SHALL BEAR DIRECTLY ON POSTS OR BE CONNECTED TO THE SIDES OF POSTS WITH 2 - 5/8" Ø BOLTS</p> <p>8. FLOOR DECKING SHALL BE NO. 2 GRADE TREATED SOUTHERN PINE OR EQUIVALENT. THE MINIMUM FLOOR DECKING THICKNESS SHALL BE AS FOLLOWS:</p> <table border="1"> <thead> <tr> <th>JOIST SPAN</th> <th>DECKING</th> </tr> </thead> <tbody> <tr> <td>12" O.C.</td> <td>1" S4S</td> </tr> <tr> <td>16" O.C.</td> <td>1" 1&G</td> </tr> <tr> <td>24" O.C.</td> <td>1 1/4" S4S</td> </tr> <tr> <td>32" O.C.</td> <td>2" S4S</td> </tr> </tbody> </table> <p>9. MAXIMUM HEIGHT OF DECK SUPPORT POSTS IS AS FOLLOWS:</p> <table border="1"> <thead> <tr> <th>POST SIZE</th> <th>MAX POST HEIGHT</th> </tr> </thead> <tbody> <tr> <td>4x4 ENGINEERED</td> <td>8'</td> </tr> <tr> <td>6x6 ENGINEERED</td> <td>20'</td> </tr> <tr> <td></td> <td>2" S4S +</td> </tr> </tbody> </table> <p>NOTES: 1) THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS. 2) THIS TABLE IS BASED ON A MAXIMUM TRIANGULAR AREA OF 128 SQ. FT. 3) POST HEIGHT IS FROM TOP OF FOOTING TO BOTTOM OF GIRDER.</p> <p>10. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING METHODS:</p> <p>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.</p> <p>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" Ø BOLT</p> <p>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:</p> <table border="1"> <thead> <tr> <th>POST SIZE</th> <th>TRIBUT. AREA</th> <th>POST HEIGHT</th> <th>EMB. DEPTH</th> <th>CONC. DIAM.</th> </tr> </thead> <tbody> <tr> <td>4X4 6X6</td> <td>48 SQ. FT. 120 SQ. FT.</td> <td>4'-0" 6'-0"</td> <td>2'-6" 3'-6"</td> <td>1'-0" 1'-8"</td> </tr> </tbody> </table> <p>D. 2X6 DIAGONAL VERTICAL CROSS BRACING SHALL BE PROVIDED IN TWO PERPENDICULAR 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" Ø BOLT AT EACH END OF THE BRACE.</p> <p>NOTES: 1) ALL NAILS AND BOLTS ARE TO BE HOT DIPPED GALVANIZED. 2) MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2". 3) NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2".</p>	REQUIRED FASTENERS	JOIST LENGTH		UP TO 8' MAX.	UP TO 16' MAX.	ONE - 5/8" Ø BOLT @ 42" O.C. AND TWO ROWS OF SIMPSON SWS24X00B Ø d = 32" O.C. STAGGERED	ONE - 5/8" Ø BOLT @ 20" O.C. AND TWO ROWS OF SIMPSON SWS24X00B Ø d = 16" O.C. STAGGERED		REQUIRED FASTENERS	JOIST LENGTH		UP TO 8' MAX.	UP TO 16' MAX.	ONE - 5/8" Ø BOLT @ 28" O.C.	ONE - 5/8" Ø BOLT @ 16" O.C.		JOIST SPAN	DECKING	12" O.C.	1" S4S	16" O.C.	1" 1&G	24" O.C.	1 1/4" S4S	32" O.C.	2" S4S	POST SIZE	MAX POST HEIGHT	4x4 ENGINEERED	8'	6x6 ENGINEERED	20'		2" S4S +	POST SIZE	TRIBUT. AREA	POST HEIGHT	EMB. DEPTH	CONC. DIAM.	4X4 6X6	48 SQ. FT. 120 SQ. FT.	4'-0" 6'-0"	2'-6" 3'-6"	1'-0" 1'-8"
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24" O.C.	1 1/4" S4S																																											
32" O.C.	2" S4S																																											
POST SIZE	MAX POST HEIGHT																																											
4x4 ENGINEERED	8'																																											
6x6 ENGINEERED	20'																																											
	2" S4S +																																											
POST SIZE	TRIBUT. AREA	POST HEIGHT	EMB. DEPTH	CONC. DIAM.																																								
4X4 6X6	48 SQ. FT. 120 SQ. FT.	4'-0" 6'-0"	2'-6" 3'-6"	1'-0" 1'-8"																																								

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SCOPE:	LILUM HOMES	REV #	REF PROJ #	DATE
	STRUCTURAL ADDENDUM			
LOC:	39 COTTON FARMS			

ENG: RJS
 DATE: 8/7/2024

PLAN
 M111-24

PROJECT NO.
 24-21-200

SHEET NO.
 SD1
 6 of 6