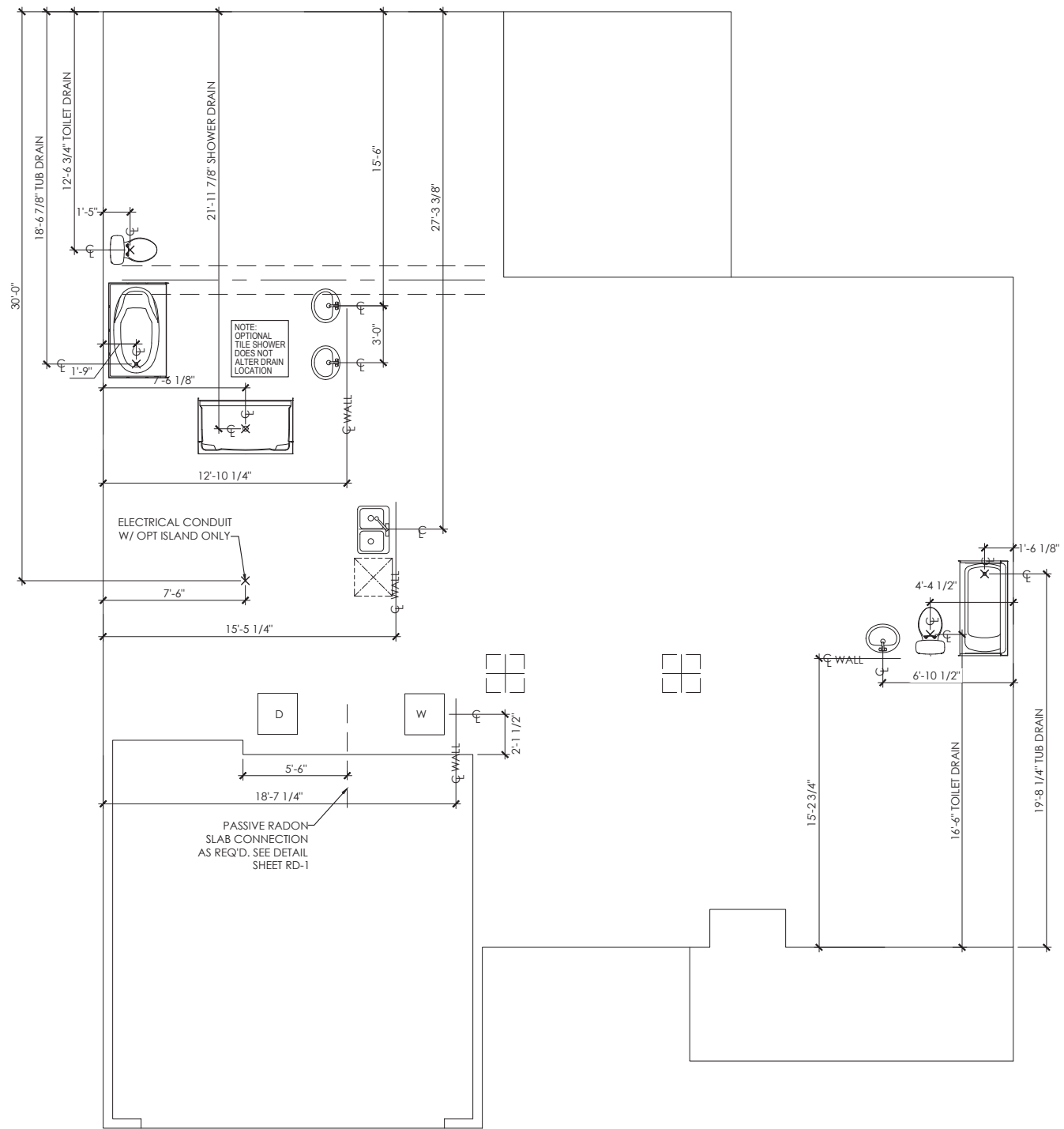


PLUMBING NOTES

PLUMBERS MUST KEEP PLUMBING IN GRADE BEAM AREAS TO A BARE MINIMUM IN ORDER TO ENSURE PROPER STRUCTURAL INTEGRITY OF THE BUILDING. FAILURE TO DO WILL RESULT IN REINSTALLATION OF PLUMBING IN THESE AREAS.

REQUIRED PLUMBING VENTS MUST ALSO BE INSTALLED AND ROUTED TO VENT ON THE REAR SIDE OF THE HOUSE IN ORDER TO PREVENT AN UNSIGHTLY FRONT ELEVATION.



UNDER SLAB PLUMBING PLAN



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| 10 | 05/23/23 | TUBS/SHOWERS |
| 11 JSC | 01/05/24 | KITCHEN CABINETS |
| 12 RET | 01/16/24 | ADDED DORMER DIM |
| 13 RET | 03/08/24 | VANITY & ELECT. UPDATES |

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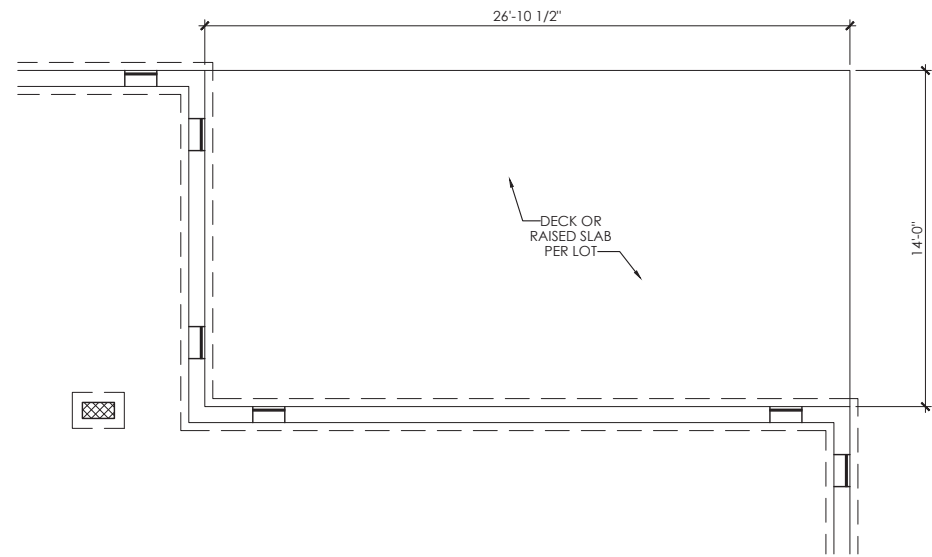
SQUARE FOOTAGE INFORMATION

| | |
|--------------------------|------|
| FIRST FLOOR..... | 1773 |
| GARAGE..... | 402 |
| FRONT PORCH..... | 110 |
| REAR PATIO..... | 168 |
| OPT EXTENDED GARAGE..... | 482 |

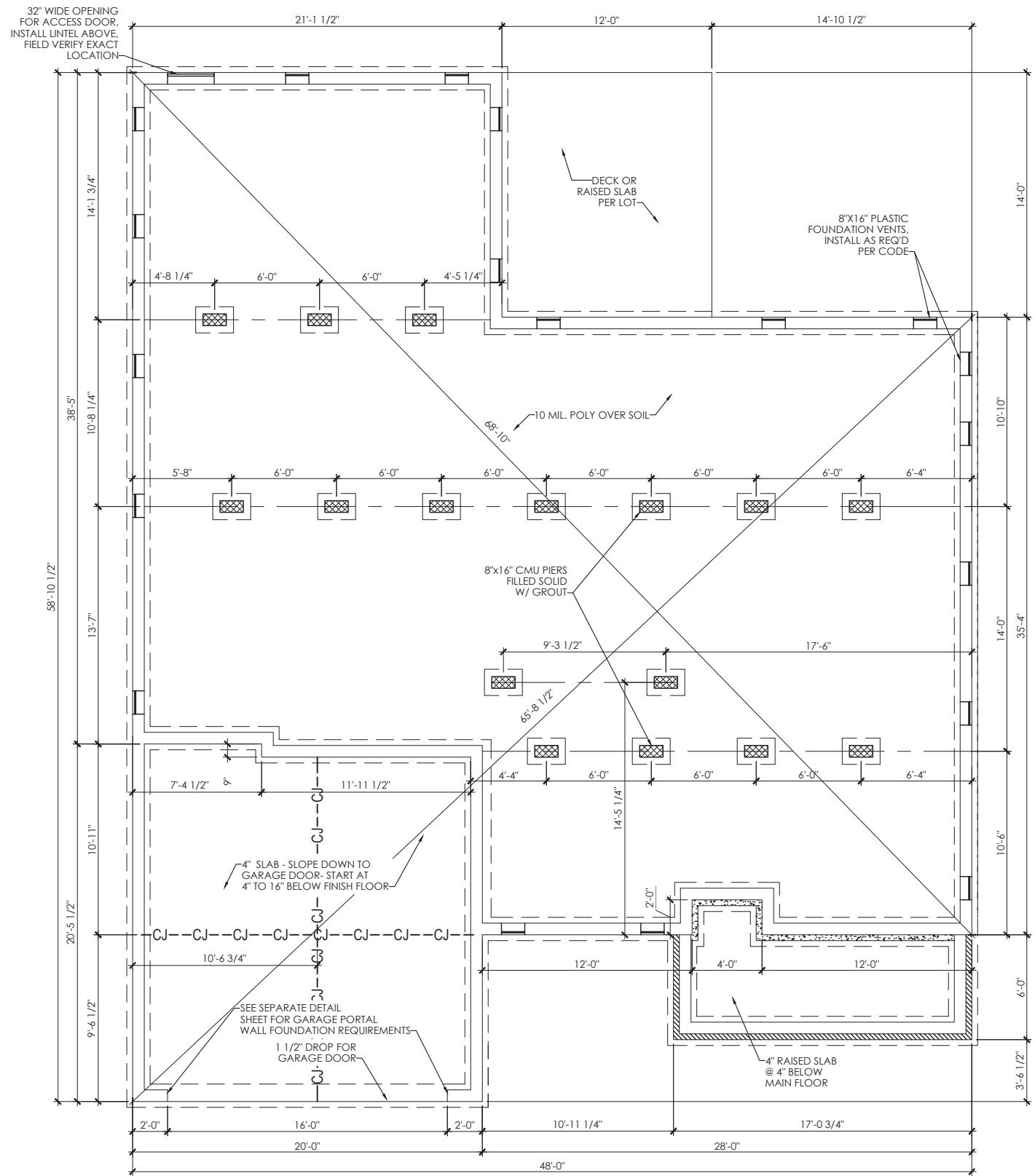
GARAGE LEFT

DRAWING TITLE
 PLUMBING PLAN
 DRAWING NO.
 P-1

*DIMENSIONS ARE TO
OUTSIDE FACE OF STUDS
AND DO NOT ACCOUNT
FOR BRICK VENEER*



OPT DELUXE PATIO



CRAWL FOUNDATION PLAN



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SQUARE FOOTAGE INFORMATION

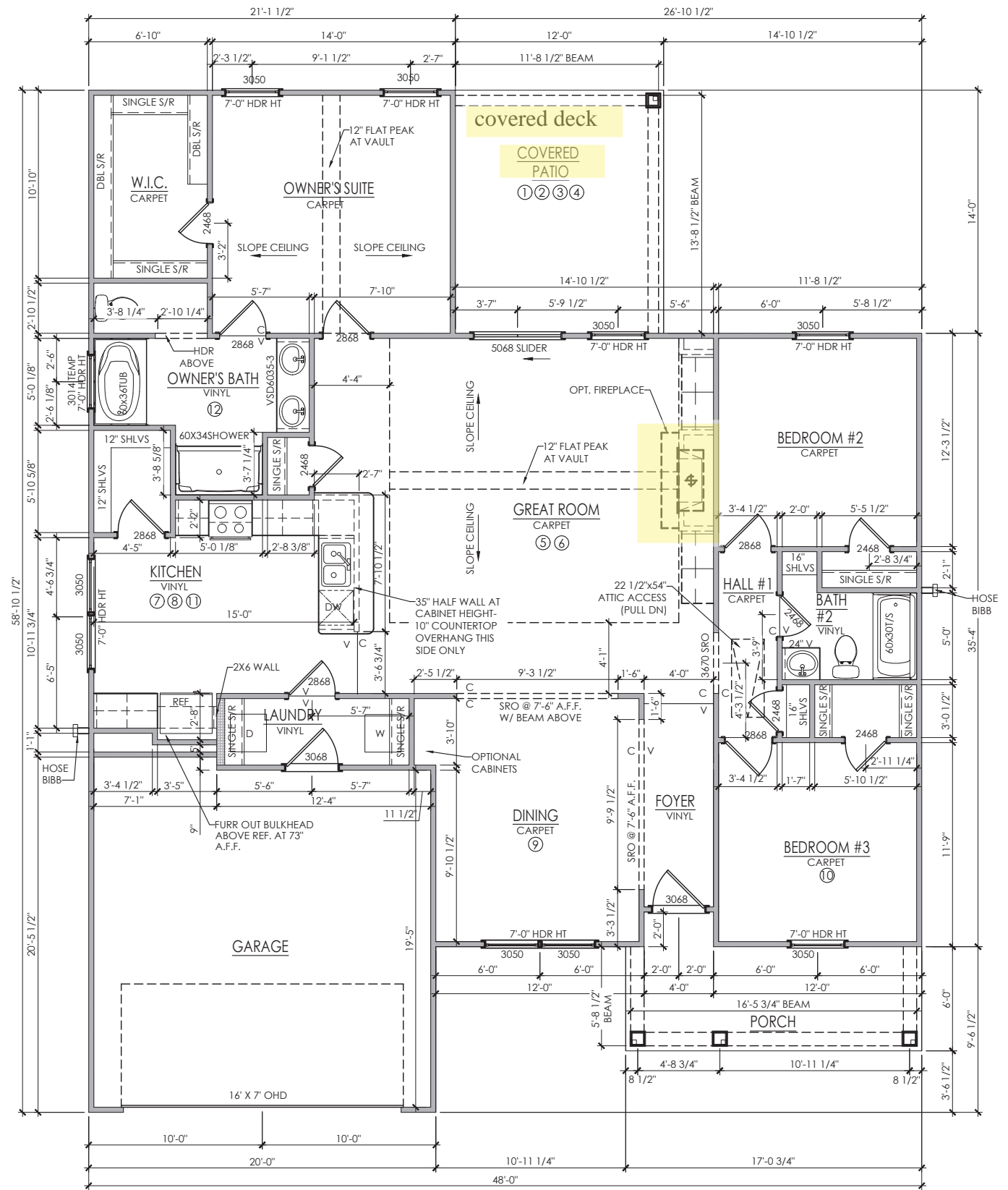
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|--------------------------|------|
| FIRST FLOOR..... | 1773 |
| GARAGE..... | 402 |
| FRONT PORCH..... | 110 |
| REAR PATIO..... | 168 |
| OPT EXTENDED GARAGE..... | 482 |

GARAGE LEFT

DRAWING TITLE
CRAWL SPACE PLAN

DRAWING NO.
F-3

SEE SHEET A-2 & A-2b FOR OPTIONS ① - ⑫



FIRST FLOOR FLOOR PLAN



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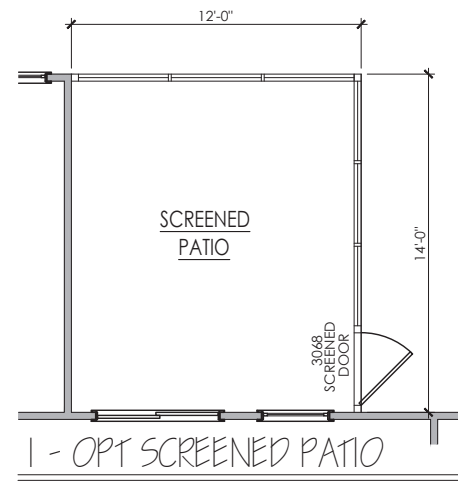
GREATSOUTHERN HOMES CAN NOT GUARANTEE AGAINST ERRORS AND OMISSIONS WITHIN THESE PLANS. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MAY ADJUST THE CONSTRUCTION ACCORDINGLY TO STANDARDS

SQUARE FOOTAGE INFORMATION

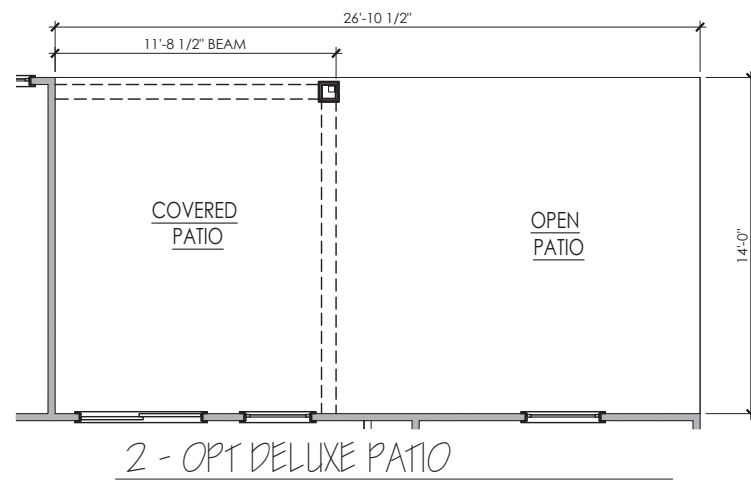
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| FRONT PORCH..... | 110 |
| REAR PATIO..... | 168 |
| OPT EXTENDED GARAGE..... | 482 |

GARAGE LEFT

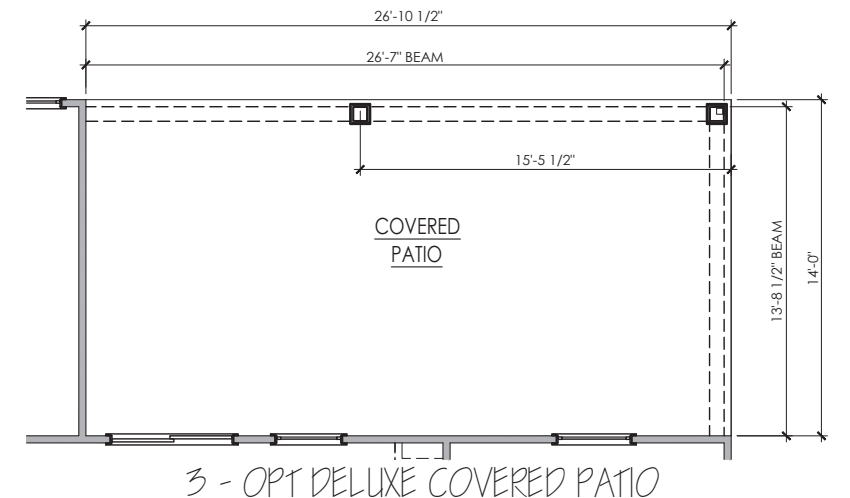
DRAWING TITLE
 FIRST FLOOR
 DRAWING NO.
 A-1



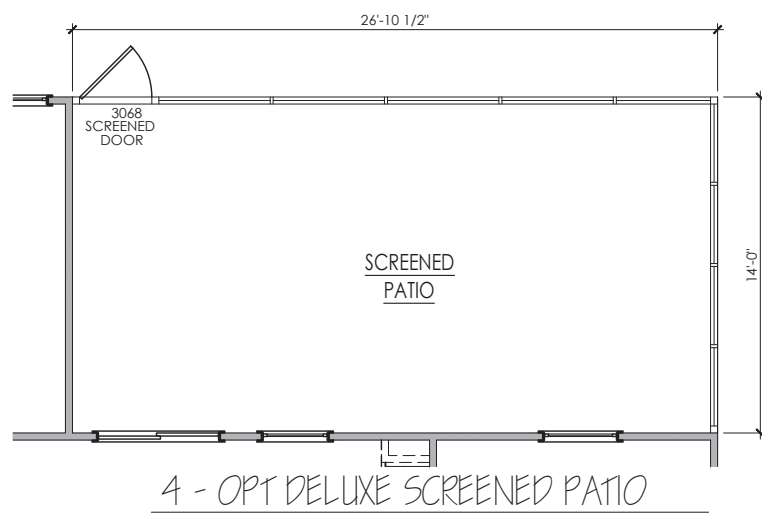
1 - OPT SCREENED PATIO



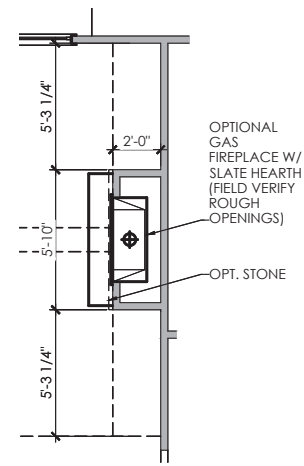
2 - OPT DELUXE PATIO



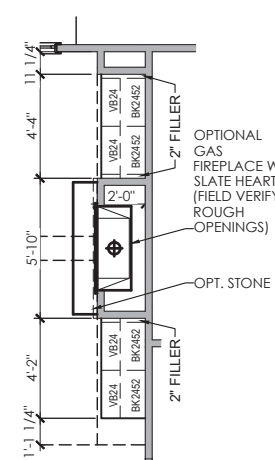
3 - OPT DELUXE COVERED PATIO



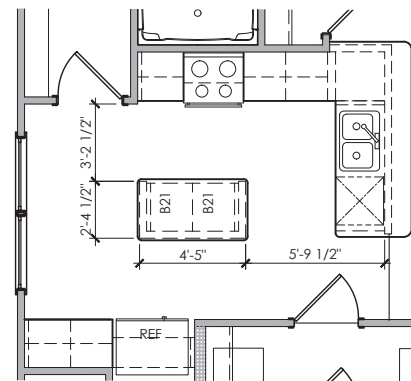
4 - OPT DELUXE SCREENED PATIO



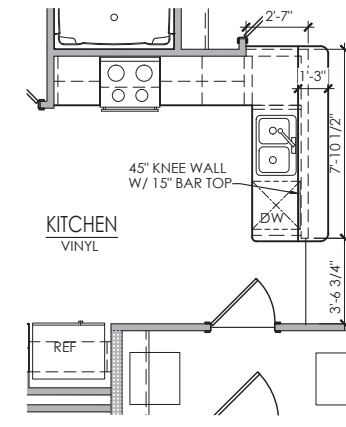
5 - OPT FIREPLACE



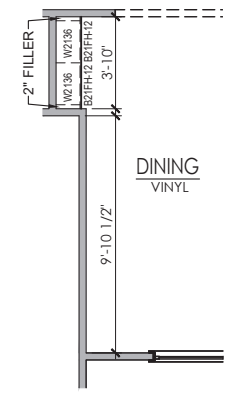
6 - OPT. CABINETS @ FIREPLACE



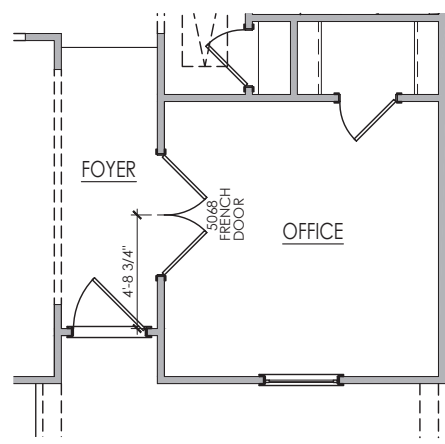
7 - OPT ISLAND



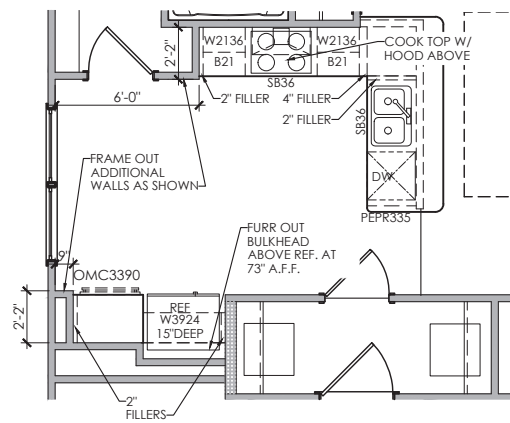
8 - OPT RAISED BAR



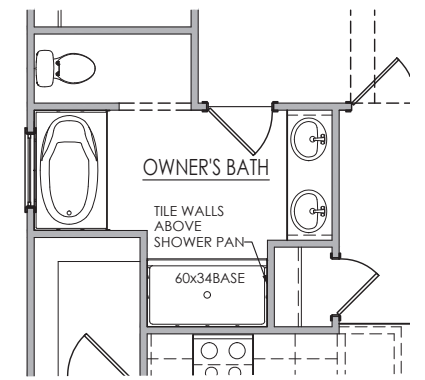
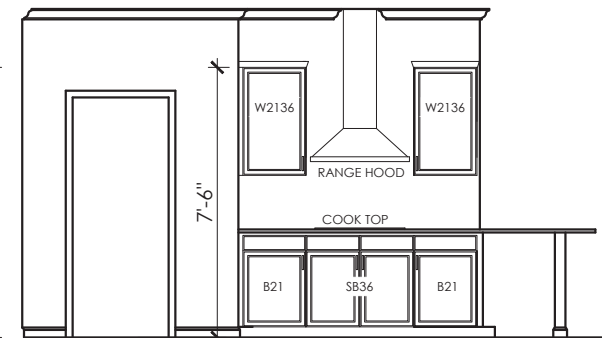
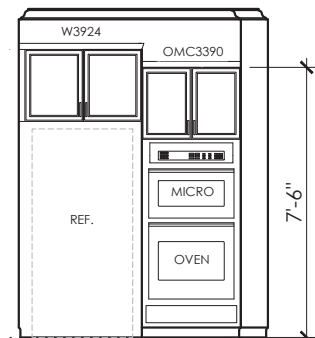
9 - OPT CABINETS @ DINING



10 - OPT OFFICE



11 - OPT DELUXE KITCHEN



12 - OPT TILE SHOWER



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| | |
|----------------------------|------|
| SQUARE FOOTAGE INFORMATION | |
| FIRST FLOOR..... | 1773 |
| GARAGE..... | 402 |
| FRONT PORCH..... | 110 |
| REAR PATIO..... | 168 |
| OPT EXTENDED GARAGE..... | 482 |

GARAGE LEFT

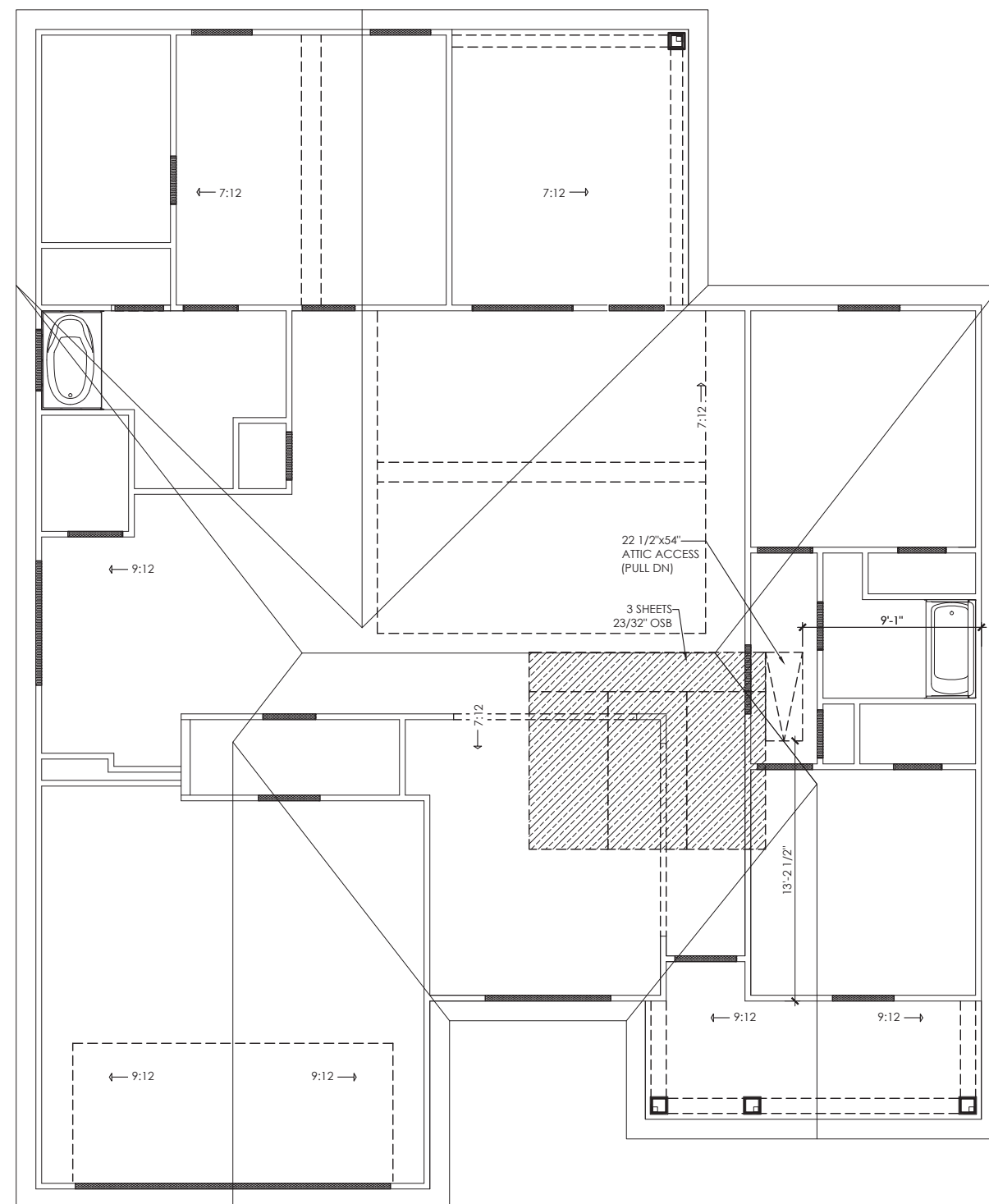
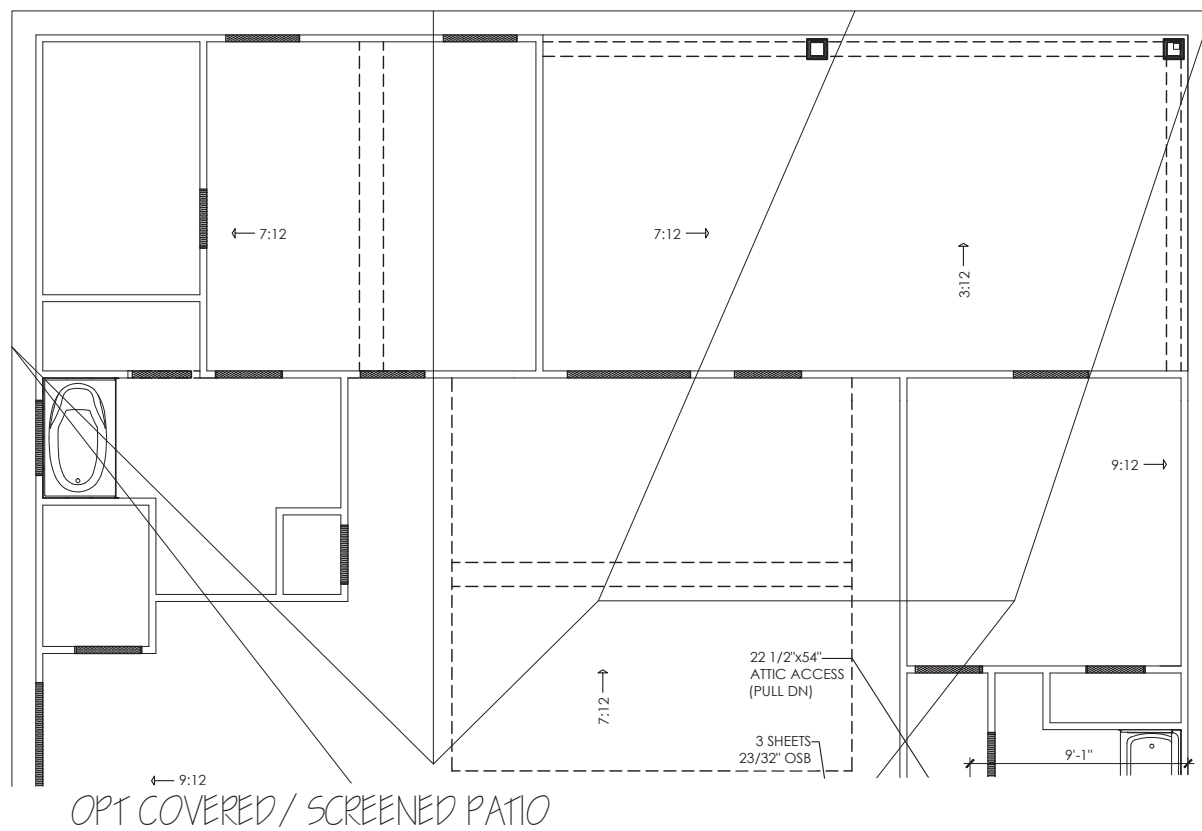
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|---------------|------|
| DRAWING TITLE | OPTS |
| DRAWING NO. | A-2 |

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TRUSS MANUFACTURER

PLEASE ENSURE ALL CHASE LOCATIONS, ATTIC ACCESS, ATTIC PLATFORMS, AND PLUMBING DROP LOCATIONS ARE ACCOUNTED FOR AND NOTED ON ALL CORRESPONDING SHEETS OF YOUR TRUSS PACKAGES. PLEASE CONTACT DESIGNER WITH ANY CONFLICTS.



ROOF PLAN



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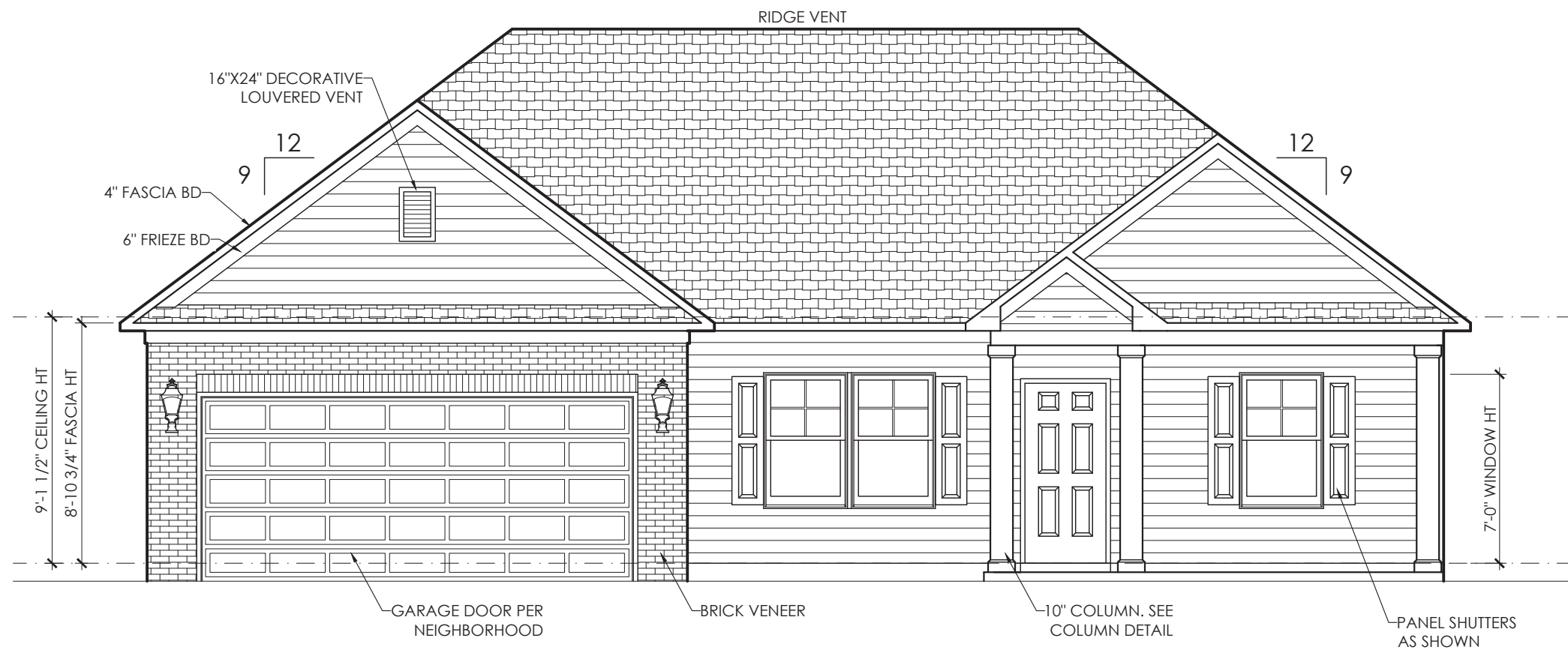
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SQUARE FOOTAGE INFORMATION

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|--------------------------|------|
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| FRONT PORCH..... | 110 |
| REAR PATIO..... | 168 |
| OPT EXTENDED GARAGE..... | 482 |

GARAGE LEFT

DRAWING TITLE
 ROOF
 DRAWING NO.
 A-3



ELEVATION- A - FRONT



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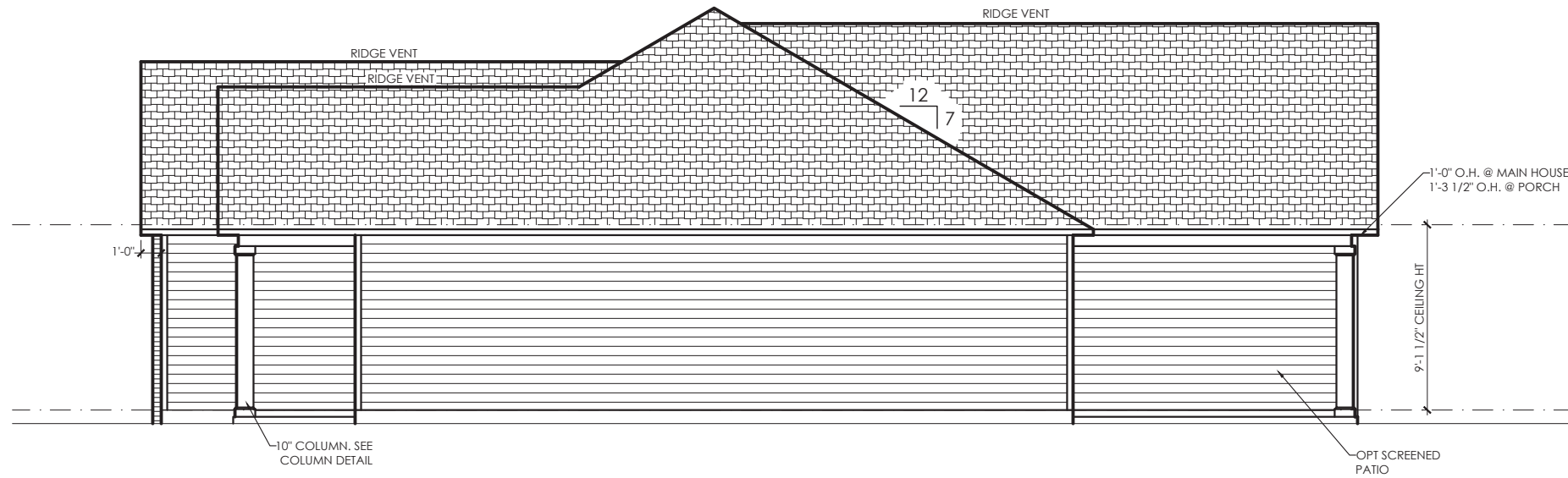
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SQUARE FOOTAGE INFORMATION

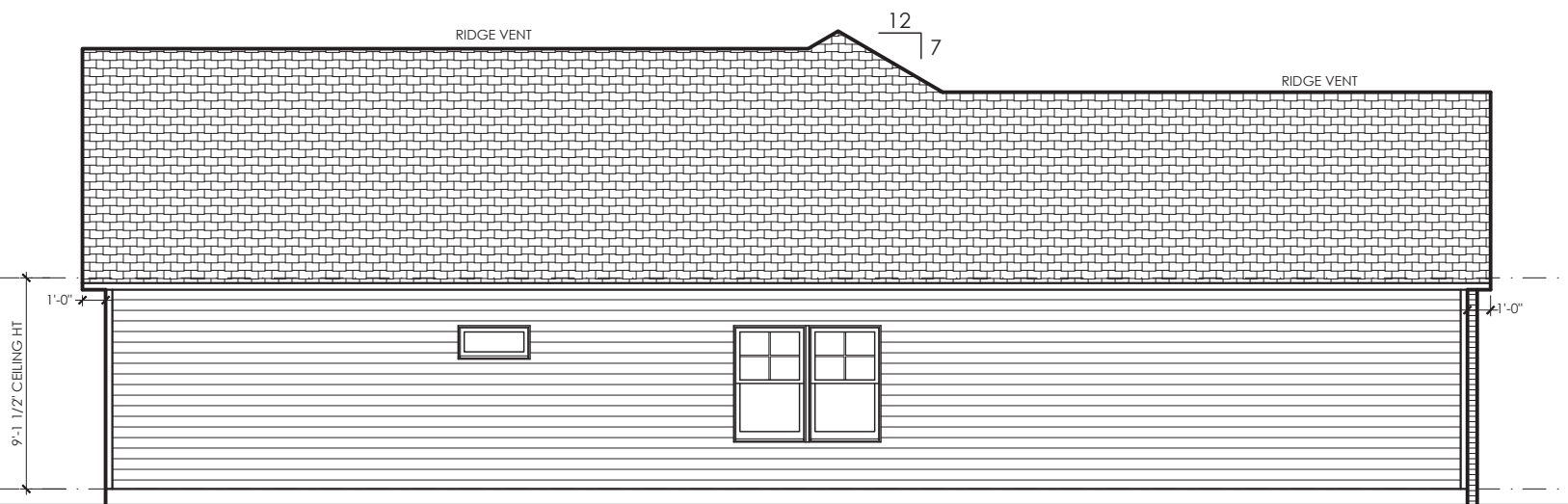
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| FIRST FLOOR..... | 1773 |
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| FRONT PORCH..... | 110 |
| REAR PATIO..... | 168 |
| OPT EXTENDED GARAGE..... | 482 |

GARAGE LEFT

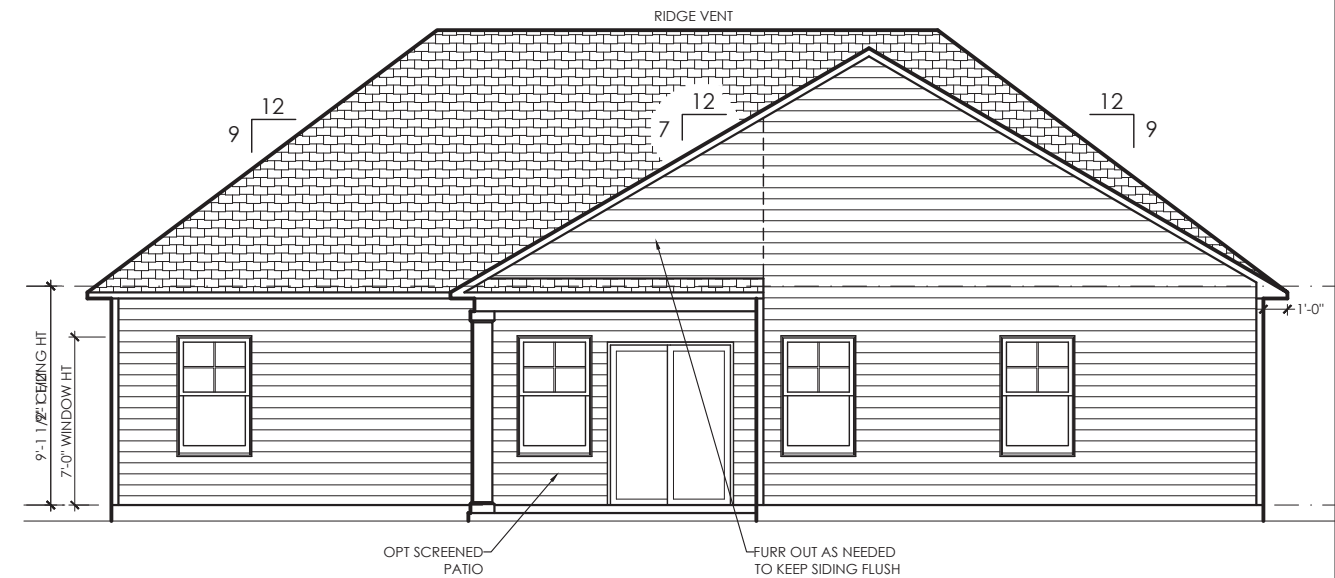
DRAWING TITLE
ELEVATION A
 DRAWING NO.
A-4



ELEVATION - A - RIGHT



ELEVATION - A - LEFT



ELEVATION - A - REAR



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SQUARE FOOTAGE INFORMATION

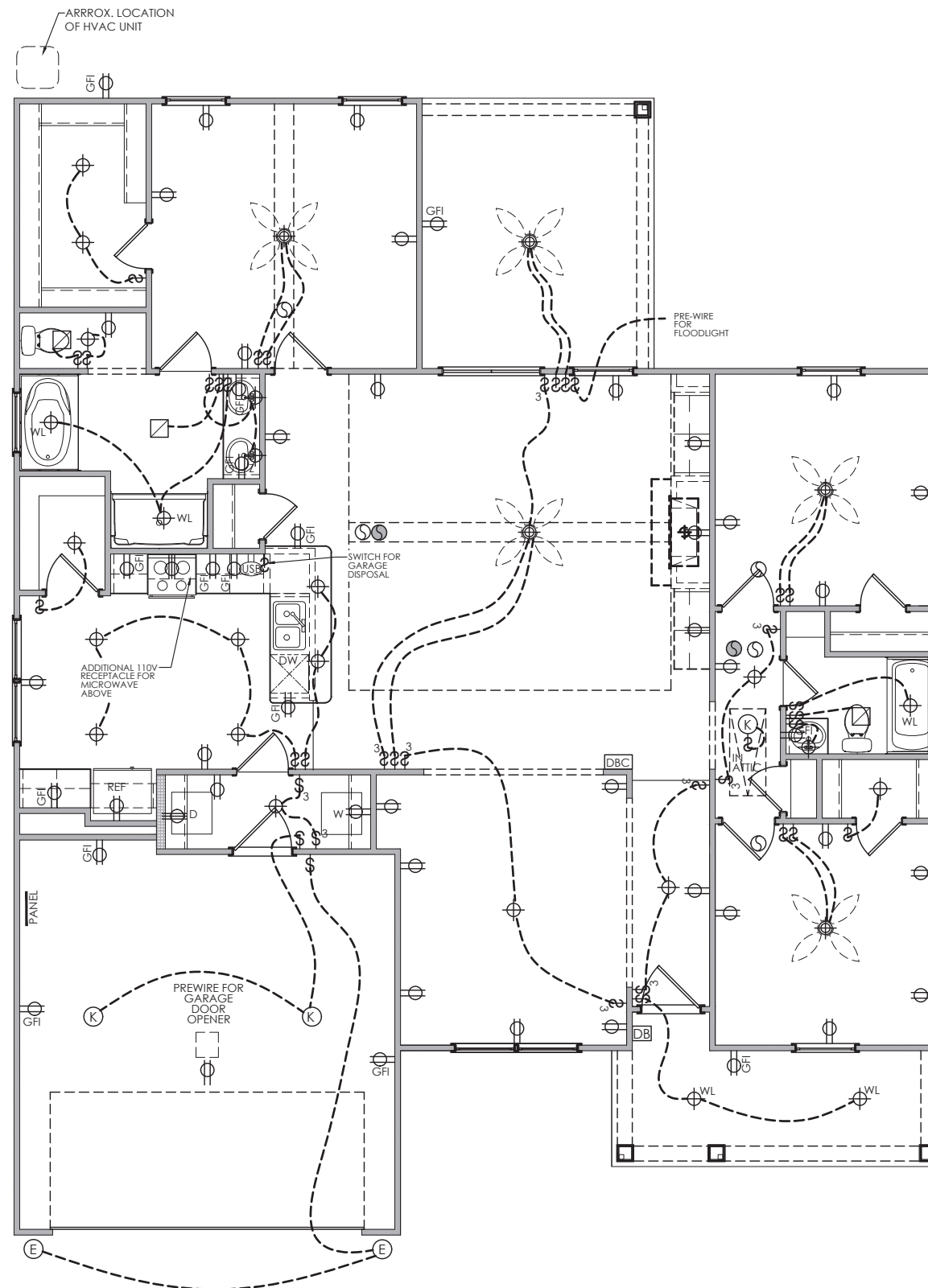
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|--------------------------|------|
| FIRST FLOOR..... | 1773 |
| GARAGE..... | 402 |
| FRONT PORCH..... | 110 |
| REAR PATIO..... | 168 |
| OPT EXTENDED GARAGE..... | 482 |

GARAGE LEFT

DRAWING TITLE
 ELEVATION A
 DRAWING NO.
 A-5

| ELECTRICAL NOTES | |
|--|--|
| * ALLOW FOR SMOKE DETECTORS PER LOCAL CODE REQUIREMENTS (TYPICALLY 1 DOWNSTAIRS, 1 UPSTAIRS IN HALLWAY, & 1 PER BEDROOM) | |
| * ALLOW FOR ONE DOORBELL FOR PRIMARY ENTRY DOOR | |
| * GAS HEAT - OPTION | |
| * GAS H2O - OPTION | |
| * PROVIDE CARBON MONOXIDE DETECTORS PER CODE REQUIREMENTS (TYPICALLY W/ GARAGES AND FURNACE AREAS) | |
| * ALLOW FOR GARBAGE DISPOSAL AT KITCHEN SINK. | |
| * ALLOW FOR FIREPLACE IGNITER IF APPLICABLE. | |

| ELECTRICAL LEGEND | |
|-------------------|--|
| SYMBOL | DESCRIPTION |
| △ | PHONE JACK LOCATION |
| □ | CABLE LOCATION |
| ○ | DATA LOCATION |
| Ⓢ | SWITCHBOX |
| ⊕ | 110V DUAL RECEPTACLE OUTLET |
| ⊕ | 220V SINGLE RECEPTACLE OUTLET |
| ⊕ | BATH EXHAUST FAN |
| ⊕ | SMOKE DETECTOR |
| ⊕ | CARBON MONOXIDE DETECTOR |
| ⊕ | 110V TECHNOLOGY OUTLET |
| ⊕ | EXTERIOR DOORBELL BUTTON |
| ⊕ | DOORBELL CHIME BOX |
| ⊕ | INTERIOR INCANDESCENT KEYLESS |
| ⊕ | EXTERIOR ENTRANCE |
| ⊕ | DOUBLE SWITCH CEILING FAN PREWIRE- NO LIGHT INSTALLATION- CAP ONLY |
| ⊕ | INTERIOR LIGHT LOCATION |
| ⊕ | EXTERIOR GOOSENECK |
| ⊕ | PENDANT LIGHT |



FIRST FLOOR ELECTRICAL PLAN



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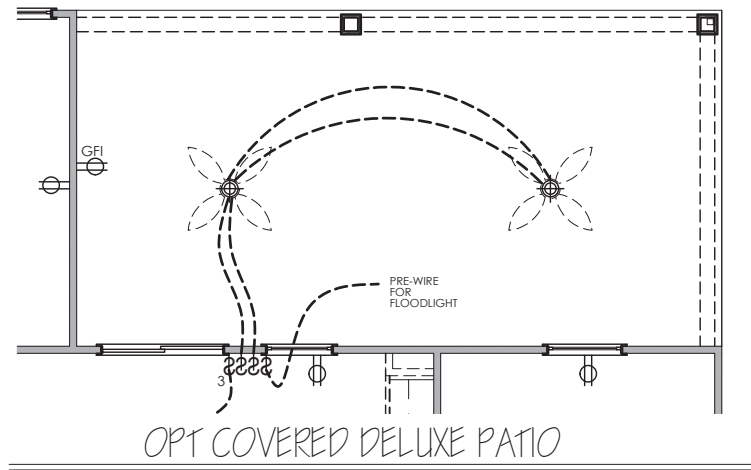
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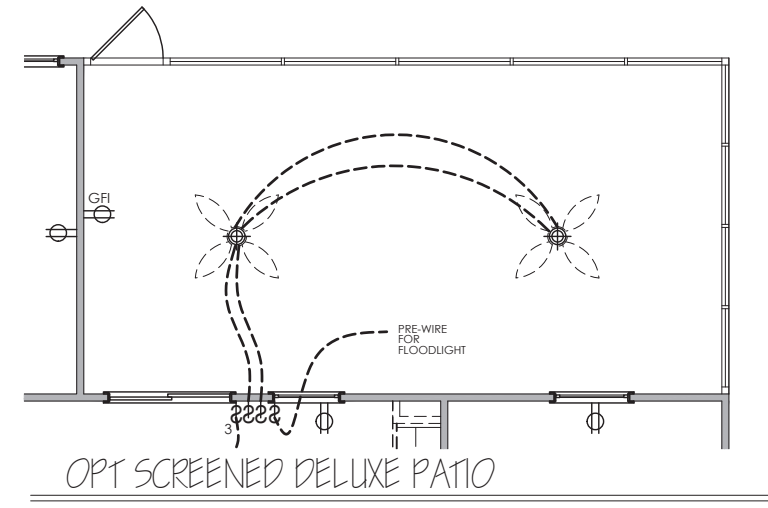
| SQUARE FOOTAGE INFORMATION | |
|----------------------------|------|
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| OPT EXTENDED GARAGE..... | 482 |

GARAGE LEFT

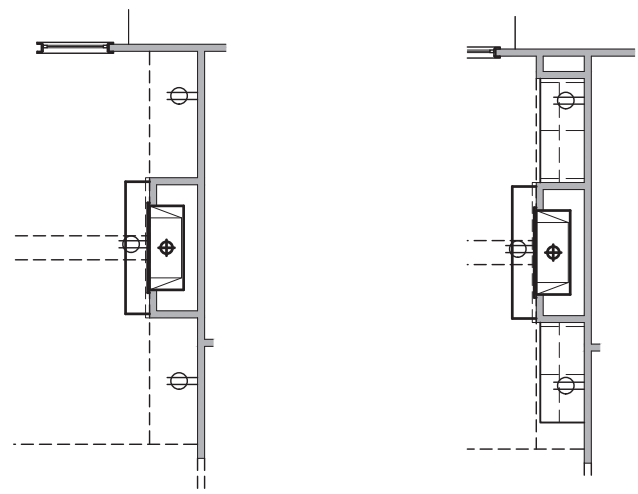
DRAWING TITLE
ELEC. PLANS
 DRAWING NO.
E-1



OPT COVERED DELUXE PATIO

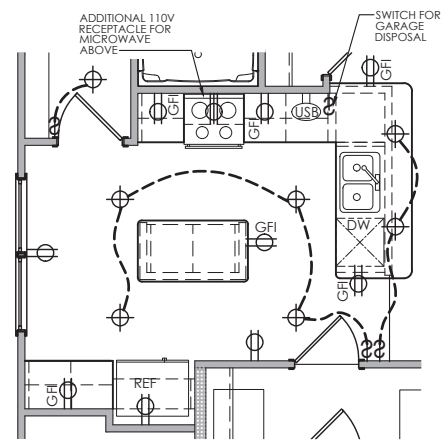


OPT SCREENED DELUXE PATIO

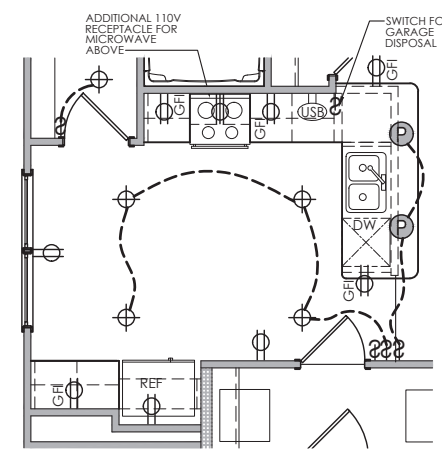


OPT FIREPLACE

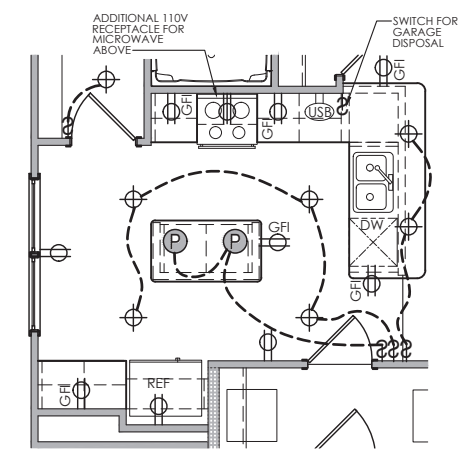
OPT CABINETS @ FIREPLACE



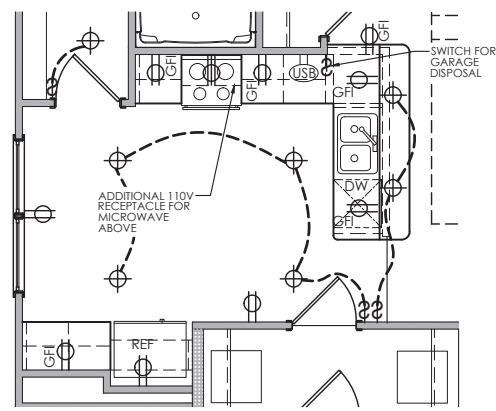
OPT ISLAND



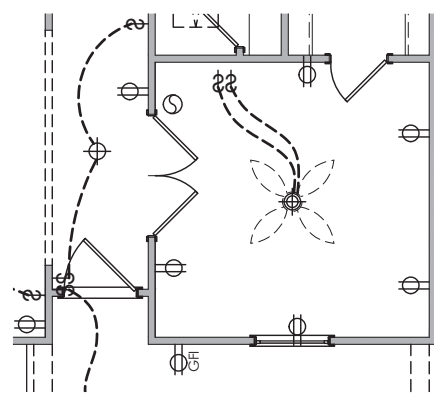
OPT PENDANTS @ BAR



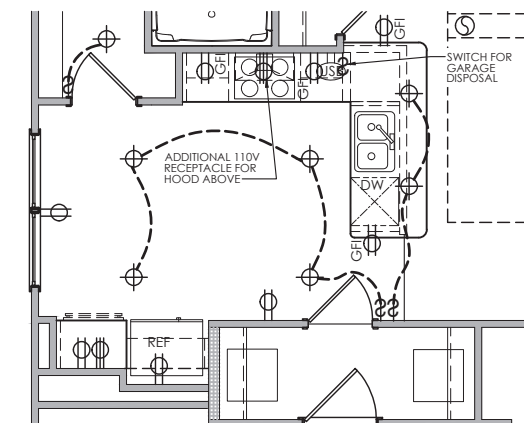
OPT PENDANTS @ ISLAND



OPT RAISED BAR



OPT OFFICE



OPT DELUXE KITCHEN



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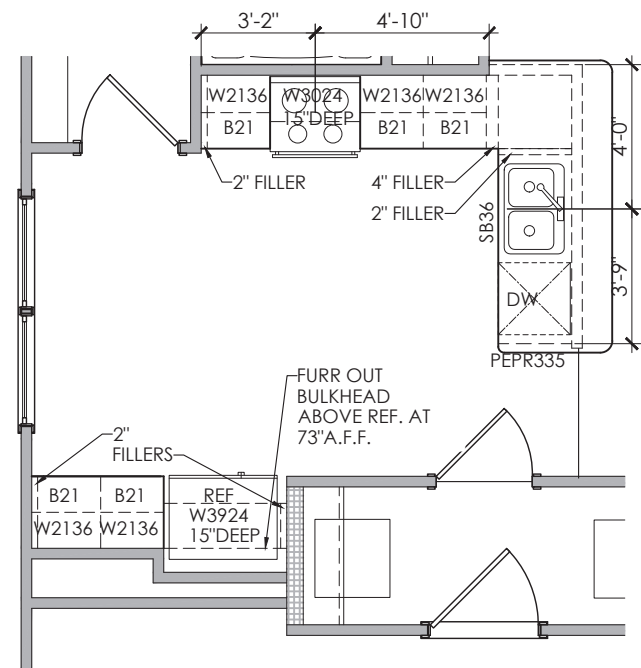
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SQUARE FOOTAGE INFORMATION

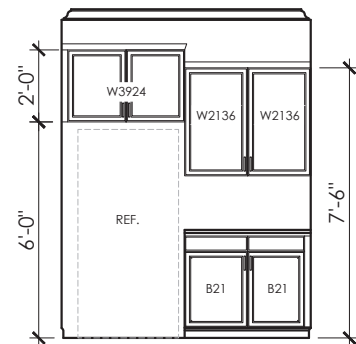
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GARAGE LEFT

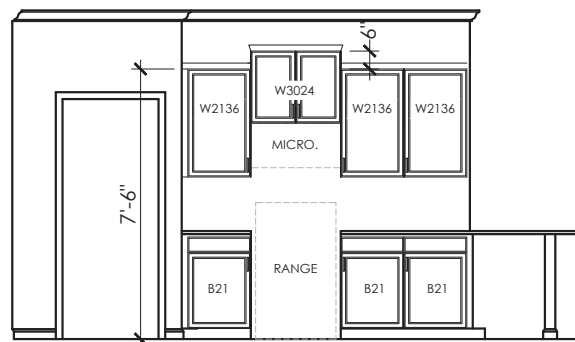
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 E-2



KITCHEN CABINET PLAN



DT-1 KITCHEN ELEVATIONS



DT-2 KITCHEN ELEVATIONS



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| 12 RET | 01/16/24 | ADDED DORMER DIM |
| 13 RET | 03/08/24 | VANITY & ELECT. UPDATES |

THESE PLANS, DRAWINGS AND/OR DOCUMENTS AND THE INFORMATION CONTAINED THEREIN ARE CONFIDENTIAL AND PROPRIETARY TO GREAT SOUTHERN HOMES AND ARE "TRADE SECRETS" AS DEFINED BY S.C. CODE ANN. §39-8-20 (5)(a)(b).
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GREATSOUTHERN HOMES CAN NOT GUARANTEE AGAINST ERRORS AND OMISSIONS WITHIN THESE PLANS. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MAY ADJUST THE CONSTRUCTION ACCORDINGLY TO STANDARDS

SQUARE FOOTAGE INFORMATION

| | |
|--------------------------|------|
| FIRST FLOOR..... | 1773 |
| GARAGE..... | 402 |
| FRONT PORCH..... | 110 |
| REAR PATIO..... | 168 |
| OPT EXTENDED GARAGE..... | 482 |

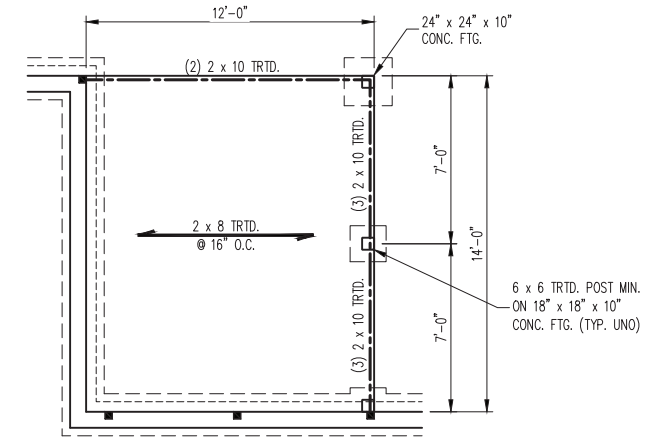
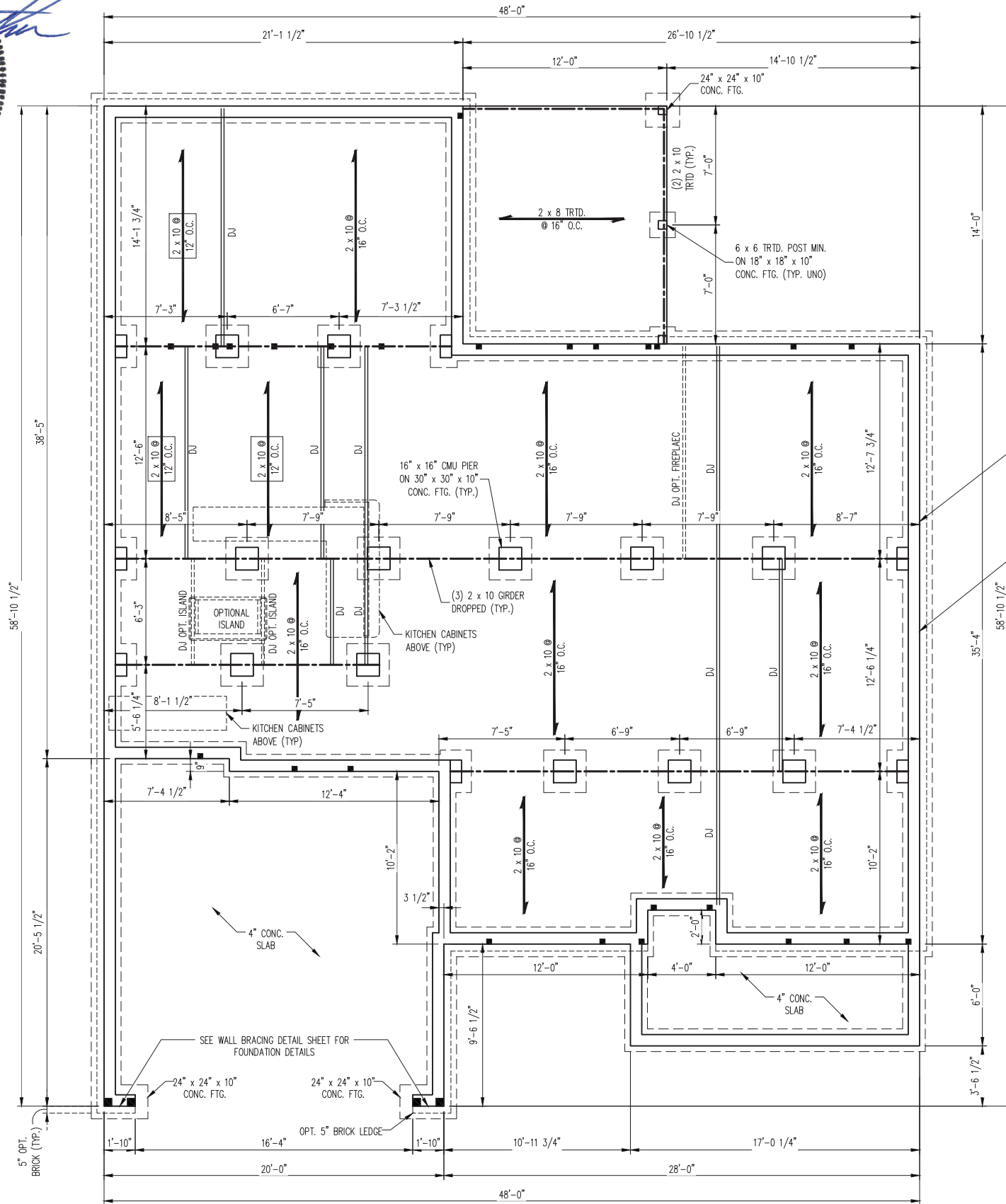
GARAGE LEFT

DRAWING TITLE
 DETAILS
 DRAWING NO.
 DT-1



1/31/2024

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



OPT. SCREENED PORCH

8" FDN. ON 16" WIDE BY 8" DEEP CONT. CONC. FTG. (TYP.), OR FOR "HIGH WIND ZONES" 8" FDN. ON 24" WIDE BY 8" DEEP CONT. CONC. FTG. REINFORCED W/ THREE #4 REBAR (OR TWO #5 BARS) AT 3" ABOVE THE BOTTOM OF THE FTG. SPLICES MUST BE OVERLAPPED 25" MIN. (TYP.)

FOR OPTIONAL BRICK:
12" FDN. ON 20" WIDE BY 8" DEEP CONT. CONC. FTG. (TYP. FOR BRICK VENEER), OR FOR "HIGH WIND ZONES" 12" FDN. ON 24" WIDE BY 8" DEEP CONT. CONC. FTG. REINFORCED WITH THREE #4 REBAR (OR TWO #5 BARS) AT 3" ABOVE THE BOTTOM OF THE FTG. SPLICES MUST BE OVERLAPPED 25" MIN. (TYP.)

- 120 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXTEND A MINIMUM OF 7" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF PLATE WIDTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
 - WALL CLADDING DESIGNED FOR +15.5 PSF AND -20 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE) (TYP.)
 - ROOF CLADDING DESIGNED FOR +14.2 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +10 PSF AND -36 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
 - INSTALL 7/16" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORIES IN ACCORDANCE WITH SECTION R902.10.3 OF THE NRC, 2018 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- 150 MPH ULTIMATE DESIGN WIND SPEED NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:**
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
 - STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS).
 - BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 150 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION. INSTALL 1/2" ANCHOR BOLTS @ 6'-0" O.C. w/ NUT AND 2" x 2" x 1/2" PLATE WASHER AND WITHIN 1'-0" FROM END OF EACH CORNER WITH MIN. (2) ANCHORS PER PLATE SECTION. ANCHOR BOLTS MUST BE CONTINUOUS FROM THE FOOTING TO A DOUBLE 2 x 6 SILL PLATE. GROUT CELLS CONTAINING ANCHOR BOLTS SOLID.
 - ALL EXTERIOR WALLS TO BE SHEATHED WITH 7/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG PANEL EDGES AND 6" O.C. IN THE FIELD.
 - SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND ORDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP ORDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
 - MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
 - WALL CLADDING DESIGNED FOR +24.3 PSF AND -32 PSF (+/- INDICATE POSITIVE / NEGATIVE PRESSURE) (TYP.)
 - ROOF CLADDING DESIGNED FOR +22.2 PSF AND -28 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND +14 PSF AND -57 PSF FOR ROOF PITCHED 2.25/12 TO 7/12.
 - ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

- STRUCTURAL NOTES:**
- ALL FRAMING LUMBER TO BE #2 SPF (UNO). ALL TREATED LUMBER TO BE #2 SYP (UNO).
 - PROVIDE DOUBLE OR TRIPLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
 - SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
 - SHADED PIERS TO BE FILLED SOLID.
 - INSTALL LADDER WIRE @ 16" O.C. TO SECURE MULTIPLE WYTHE FOUNDATION WALLS TOGETHER.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND

| | |
|------|------------------------|
| CONT | CONTINUOUS |
| XJ | EXTRA JOIST |
| DJ | DOUBLE JOIST |
| TJ | TRIPLE JOIST |
| EA | EACH |
| FDN | FOUNDATION |
| FTG | FOOTING |
| OC | ON CENTER |
| SPF | SPRUCE PINE FIR |
| SYP | SOUTHERN YELLOW PINE |
| TRTD | PRESSURE TREATED |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |

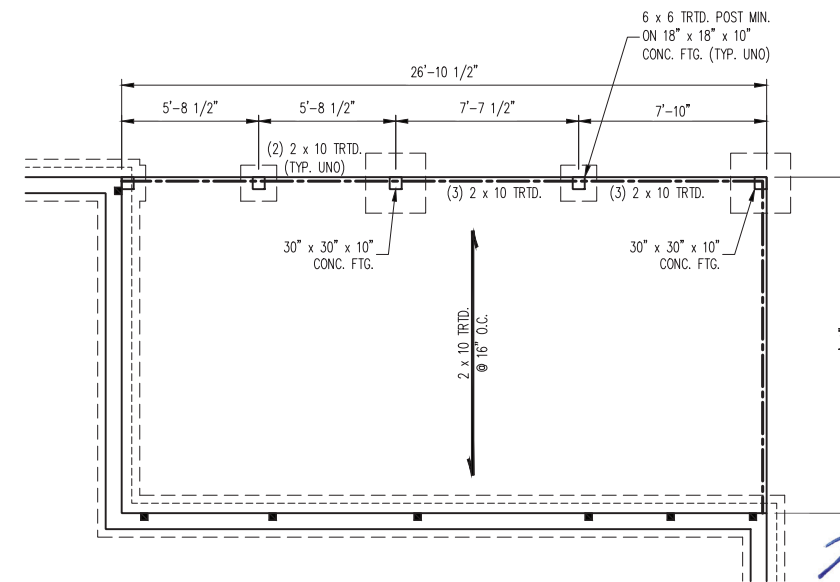
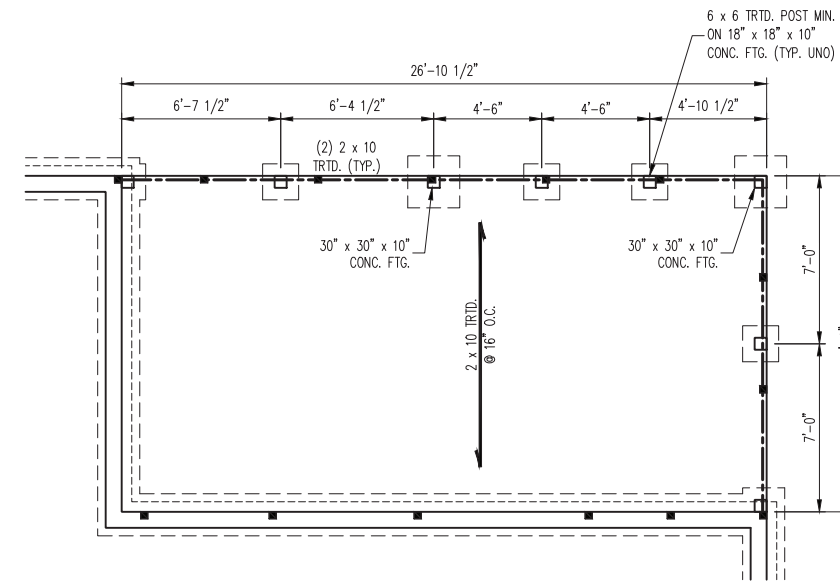
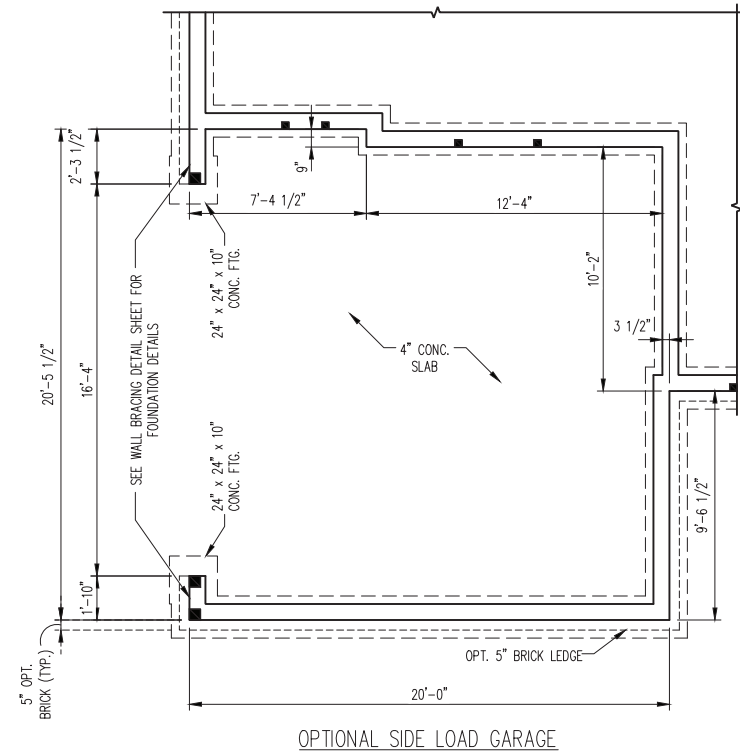
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333 EAST SIX FORKS ROAD, SUITE 180 RALEIGH, NC 27609
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N.C. LICENSE NO.: C-1733

WISTERIA II - N.C.
GREAT SOUTHERN HOMES

DATE: JANUARY 31, 2023
SCALE: 1/4" = 1'-0"
DRAWN BY: GREAT SOUTHERN HOMES
ENGINEERED BY: WFB

S-1.1a
CRAWL FOUNDATION PLAN

SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



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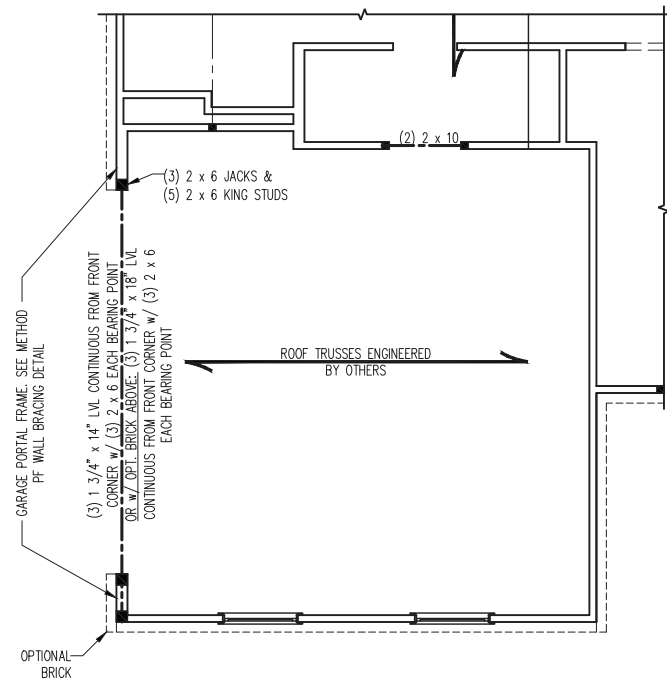
WISTERIA II - N.C.
 GREAT SOUTHERN HOMES

DATE: JANUARY 31, 2023
 SCALE: 1/4" = 1'-0"
 DRAWN BY: GREAT SOUTHERN HOMES
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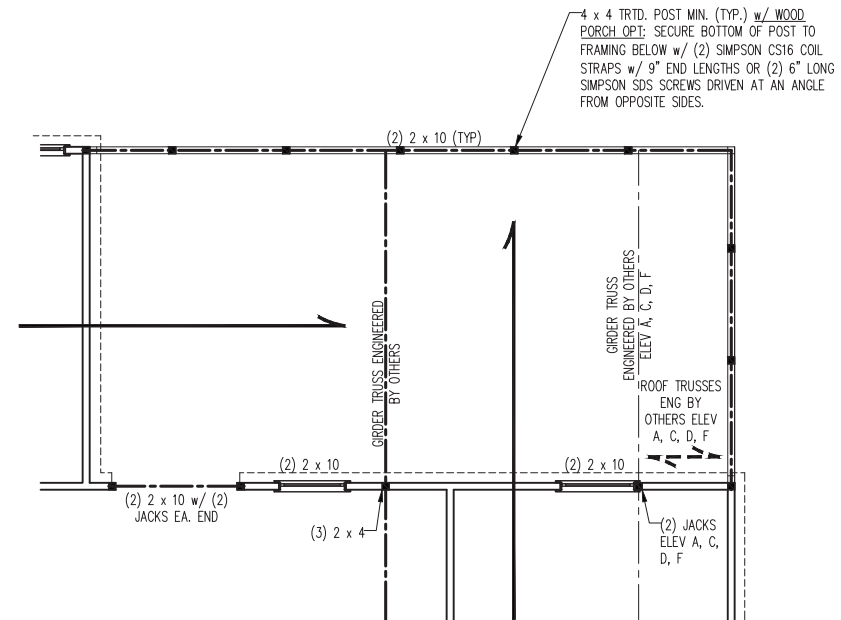
S-1.1b
 CRAWL
 FOUNDATION PLAN

1/31/2024

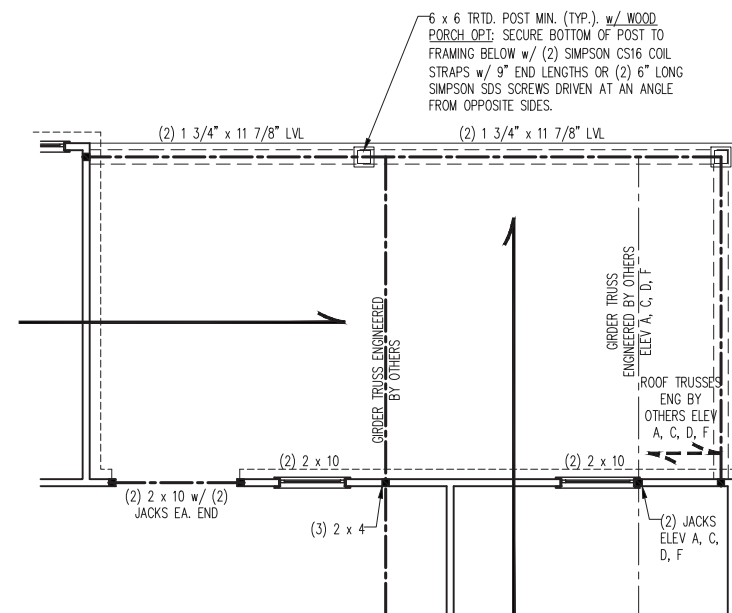
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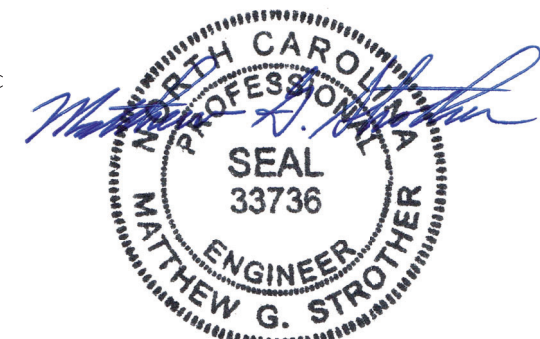
OPTIONAL SIDE LOAD GARAGE



OPT. DELUXE SCREENED PATIO



OPT. DELUXE COVERED PATIO



1/31/2024

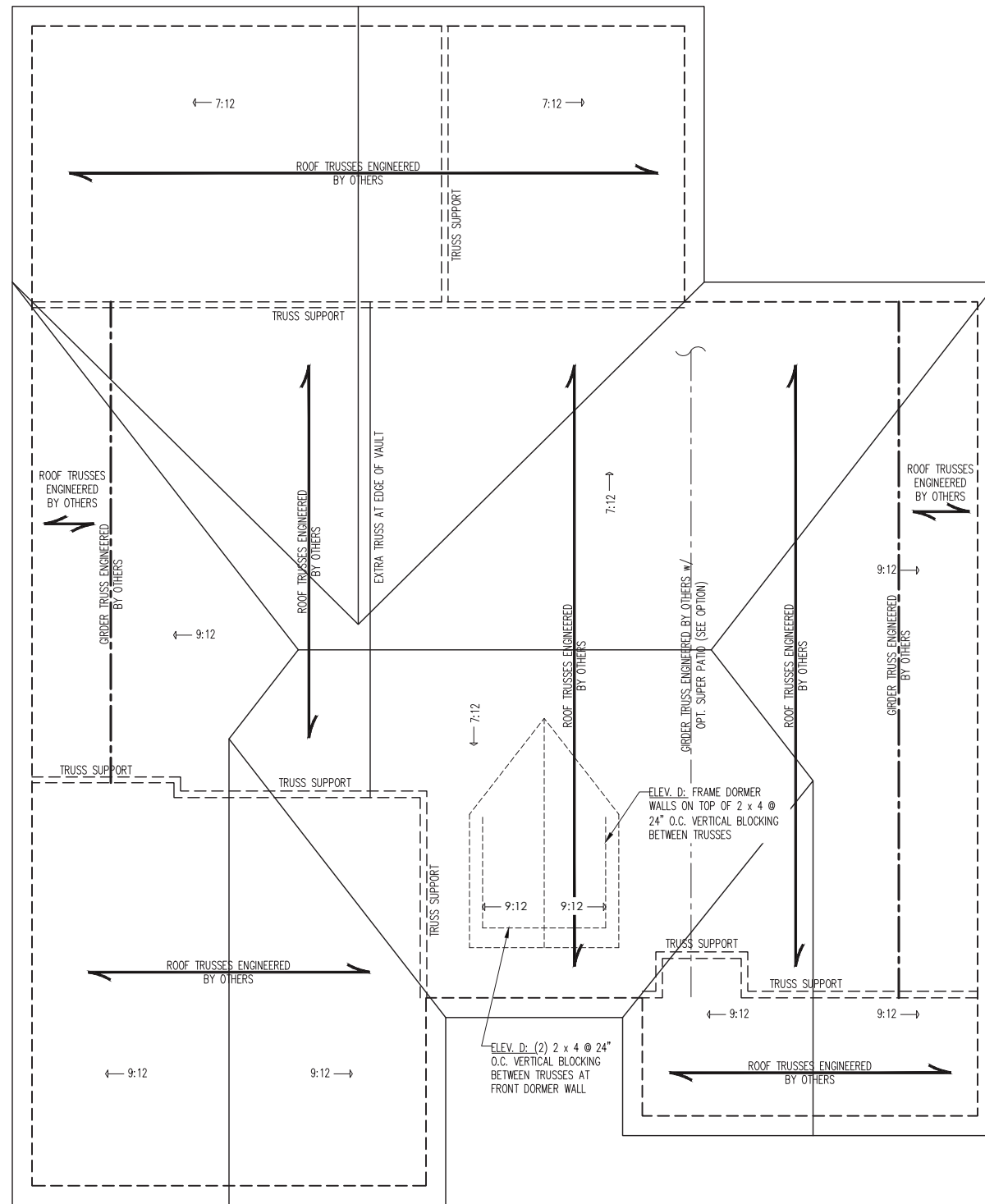
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WISTERIA II - N.C.
 GREAT SOUTHERN HOMES

DATE: JANUARY 31, 2023
 SCALE: 1/4" = 1'-0"
 DRAWN BY: GREAT SOUTHERN HOMES
 ENGINEERED BY: WFB

S-2a
 CEILING
 FRAMING PLAN

SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
 11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE



ELEV A, C, D, & F



- 150 MPH ULTIMATE DESIGN WIND SPEED
 ROOF STRUCTURAL NOTES:
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CHAPTER 45 OF THE 2018 NRC.
 - ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 - SECURE EA. RAFTER OR TRUSS TO BEARING WALL w/ (2) SIMPSON H2.5A OR (1) SIMPSON H10A HURRICANE TIE (OR EQUAL) UNLESS NOTED OTHERWISE BY TRUSS ENGINEER BASED ON DESIGN UPLIFT FOR EA. TRUSS.
 - ROOF SHEATHING PANELS TO BE 7/16" MINIMUM THICKNESS. SECURE PANELS TO RAFTERS OR TRUSSES w/ 10d NAILS AT 6" O.C. ALONG EDGES AND 12" O.C. IN THE FIELD. ATTACH SHEATHING TO GABLE FRAMING AT 4" O.C.
 - INSTALL 2x BLOCKING AT SHEATHING JOINTS, INCLUDING RIDGES, IN THE END TWO RAFTER OR TRUSS SPACES.
 - STICK FRAME OVER-FRAMED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
 - FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- 120 MPH ULTIMATE DESIGN WIND SPEED
 ROOF STRUCTURAL NOTES:
- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 - STICK FRAME OVER-FRAMED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS.
 - FASTEN FLAT VALLEYS TO RAFTERS WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
 - REFER TO SECTION R802.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCS.

LEGEND

| | |
|------|------------------------|
| XT | EXTRA TRUSS |
| TS | TRUSS SUPPORT |
| XR | EXTRA RAFTER |
| RS | RAFTER SUPPORT |
| CONT | CONTINUOUS |
| EA | EACH |
| OC | ON CENTER |
| SPF | SPRUCE PINE FIR |
| SYP | SOUTHERN YELLOW PINE |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |

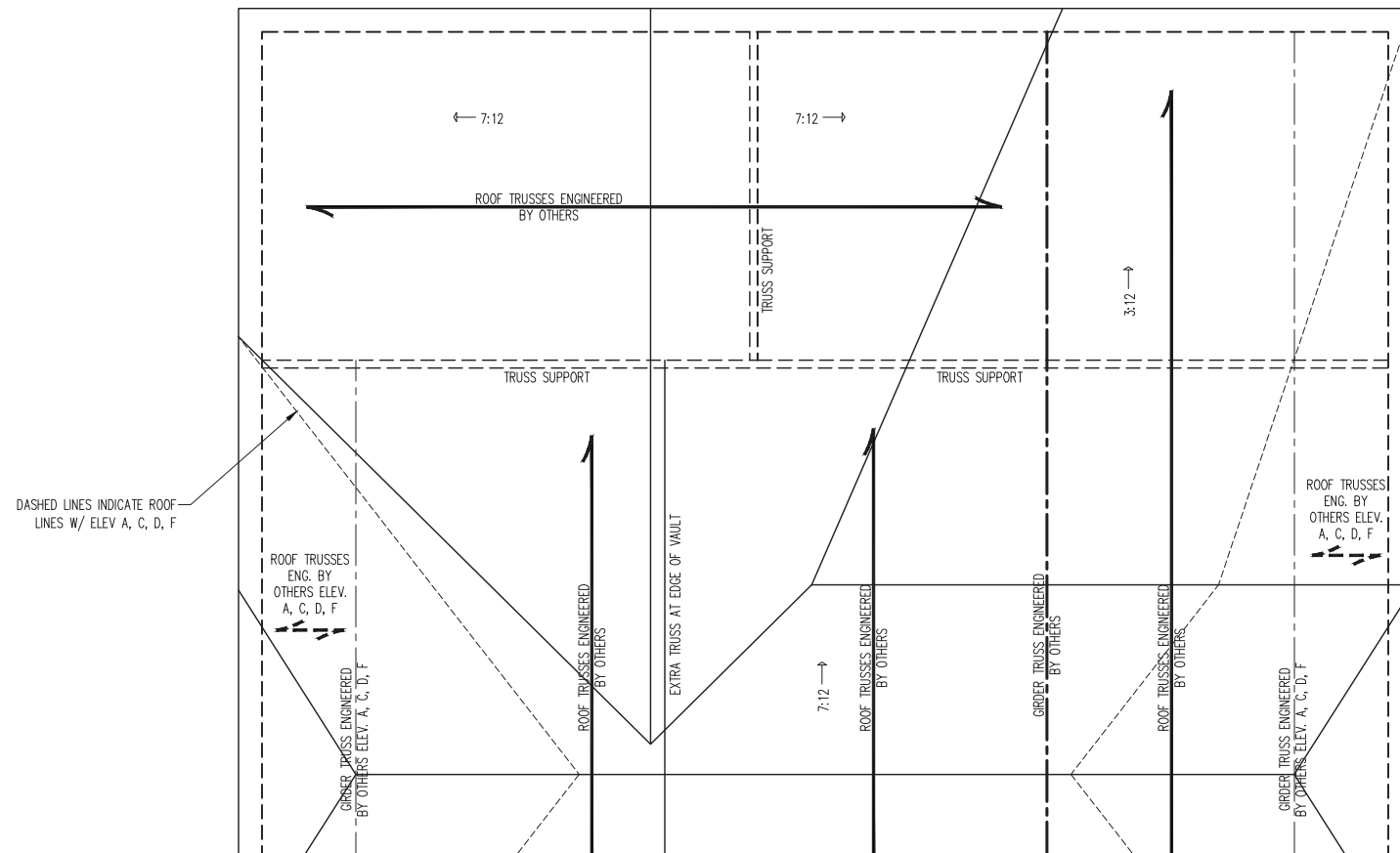
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 GREAT SOUTHERN HOMES

DATE: JANUARY 31, 2023
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 DRAWN BY: GREAT SOUTHERN HOMES
 ENGINEERED BY: WFB

S-3a
 ROOF FRAMING PLAN

SCALE NOTE:
 LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
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DASHED LINES INDICATE ROOF LINES W/ ELEV A, C, D, F

ROOF TRUSSES ENG. BY OTHERS ELEV. A, C, D, F

GRIDER TRUSS ENGINEERED BY OTHERS ELEV. A, C, D, F

ROOF TRUSSES ENGINEERED BY OTHERS

EXTRA TRUSS AT EDGE OF VAULT

7:12

ROOF TRUSSES ENGINEERED BY OTHERS

GRIDER TRUSS ENGINEERED BY OTHERS

ROOF TRUSSES ENGINEERED BY OTHERS

GRIDER TRUSS ENGINEERED BY OTHERS ELEV. A, C, D, F

ROOF TRUSSES ENG. BY OTHERS ELEV. A, C, D, F

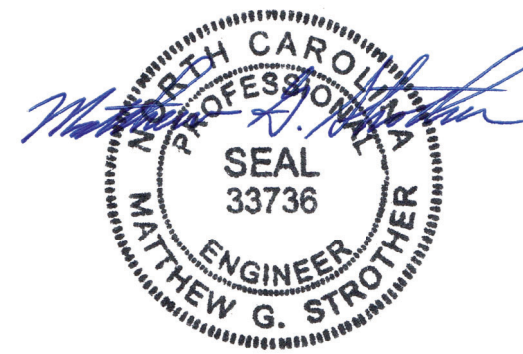
OPT. DELUXE COVERED / SCREENED PATIO

- 150 MPH ULTIMATE DESIGN WIND SPEED
 ROOF STRUCTURAL NOTES:
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CHAPTER 45 OF THE 2018 NRC.
 - ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 - SECURE EA. RAFTER OR TRUSS TO BEARING WALL w/ (2) SIMPSON H2.5A OR (1) SIMPSON H10A HURRICANE TIE (OR EQUAL) UNLESS NOTED OTHERWISE BY TRUSS ENGINEER BASED ON DESIGN UPLIFT FOR EA. TRUSS.
 - ROOF SHEATHING PANELS TO BE 7/16" MINIMUM THICKNESS. SECURE PANELS TO RAFTERS OR TRUSSES w/ 10d NAILS AT 6" O.C. ALONG EDGES AND 12" O.C. IN THE FIELD. ATTACH SHEATHING TO GABLE FRAMING AT 4" O.C.
 - INSTALL 2x BLOCKING AT SHEATHING JOINTS, INCLUDING RIDGES, IN THE END TWO RAFTER OR TRUSS SPACES.
 - STICK FRAME OVER-FRAMED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
 - FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

- 120 MPH ULTIMATE DESIGN WIND SPEED
 ROOF STRUCTURAL NOTES:
- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
 - STICK FRAME OVER-FRAMED ROOF SECTIONS w/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS.
 - FASTEN FLAT VALLEYS TO RAFTERS WITH SIMPSON H2.5A HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
 - REFER TO SECTION R802.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS.
 - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: REFER TO ARCHITECTURAL DRAWINGS FOR ROOF PITCHES, PLATE HEIGHTS, DIMENSIONS, OVERHANG WIDTHS, AND ATTIC VENT CALCS.

| LEGEND | |
|--------|------------------------|
| XT | EXTRA TRUSS |
| TS | TRUSS SUPPORT |
| XR | EXTRA RAFTER |
| RS | RAFTER SUPPORT |
| CONT | CONTINUOUS |
| EA | EACH |
| OC | ON CENTER |
| SPF | SPRUCE PINE FIR |
| SYP | SOUTHERN YELLOW PINE |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |



1/31/2024

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WISTERIA II - N.C.
 GREAT SOUTHERN HOMES

DATE: JANUARY 31, 2023
 SCALE: 1/4" = 1'-0"
 DRAWN BY: GREAT SOUTHERN HOMES
 ENGINEERED BY: WFB

S-3c
 ROOF FRAMING PLAN

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 - R301.7)

| DESIGN CRITERIA: | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (IN) |
|----------------------------------|---|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE | 20 | 10 | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE | 10 | 10 | L/360 |
| DECKS | 40 | 10 | L/360 |
| EXTERIOR BALCONIES | 40 | 10 | L/360 |
| FIRE ESCAPES | 40 | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 200 | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 50 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROOM | 40 | 10 | L/360 |
| SLEEPING ROOMS | 30 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD | (BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) | | |
| GROUND SNOW LOAD: P _g | 20 (PSF) | | |

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRC, 2018 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRC, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

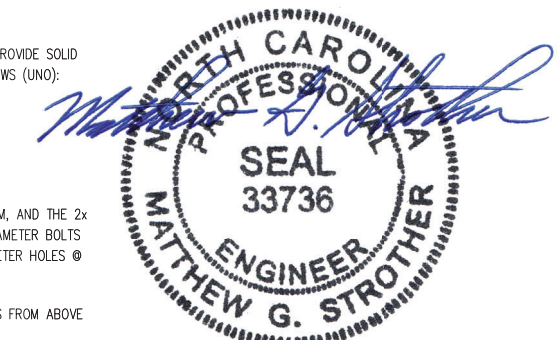
- ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (F_b = 975 PSI, F_v = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
 - W AND WT SHAPES: ASTM A992
 - CHANNELS AND ANGLES: ASTM A36
 - PLATES AND BARS: ASTM A36
 - HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
 - STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S

- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

- | | |
|----------------------------|--|
| A. WOOD FRAMING | (2) 1/2" DIA. x 4" LONG LAG SCREWS |
| B. CONCRETE | (2) 1/2" DIA. x 4" WEDGE ANCHORS |
| C. MASONRY (FULLY GROUTED) | (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS |
| D. STEEL PIPE COLUMN | (4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD |

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U.N.O.). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NRC, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



1/31/2024

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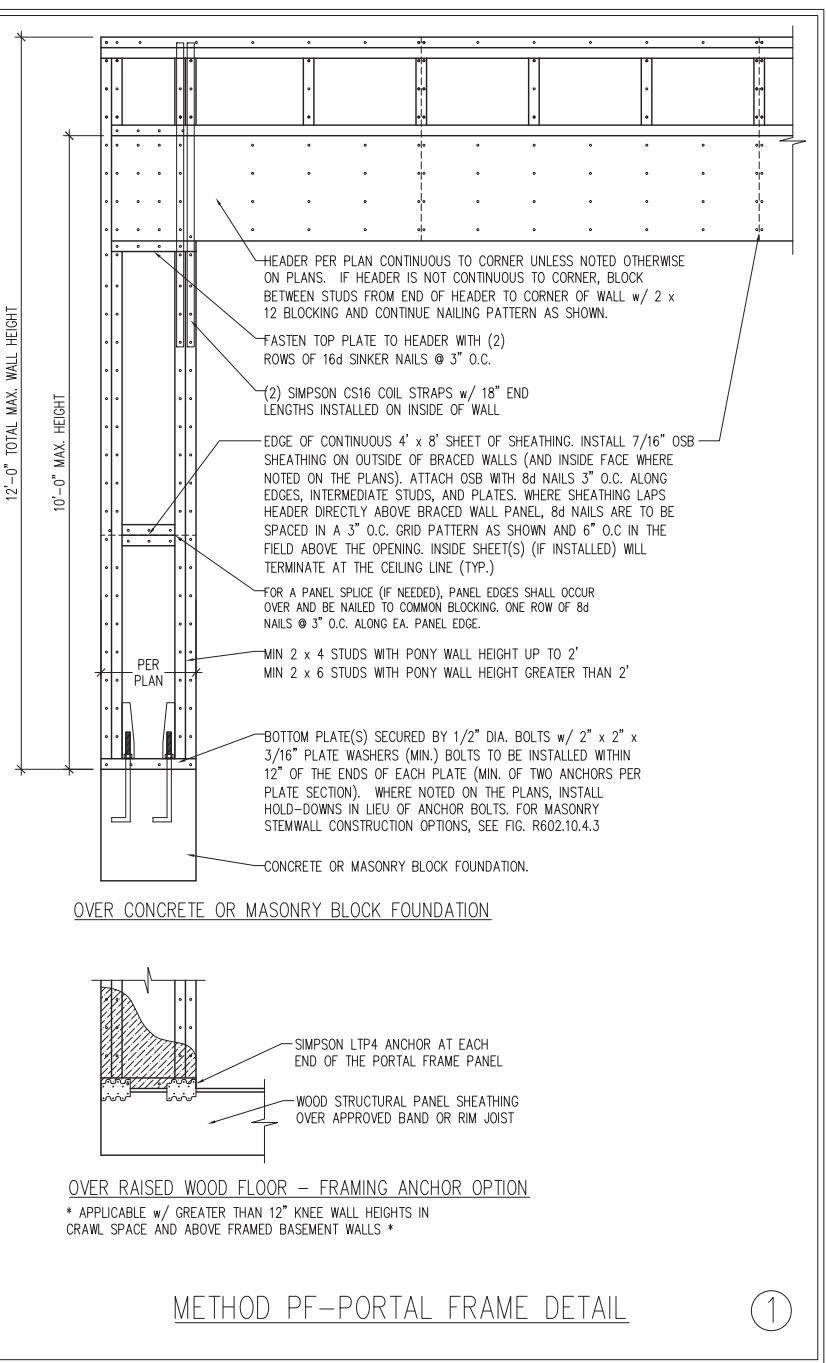
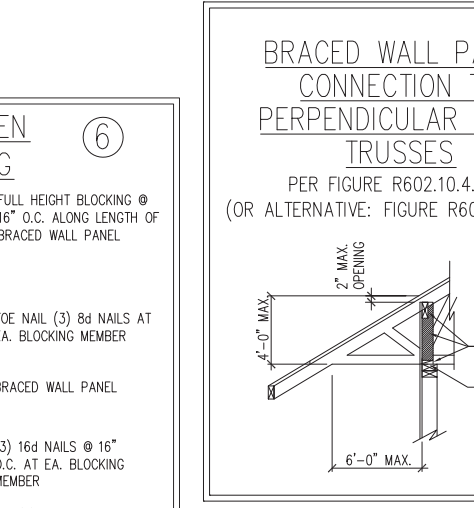
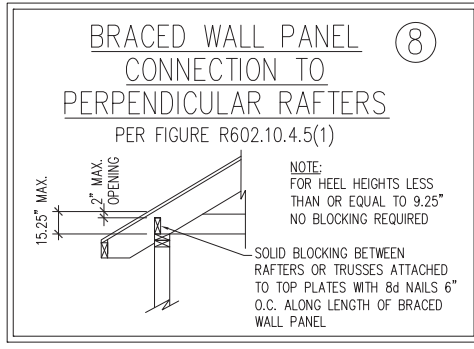
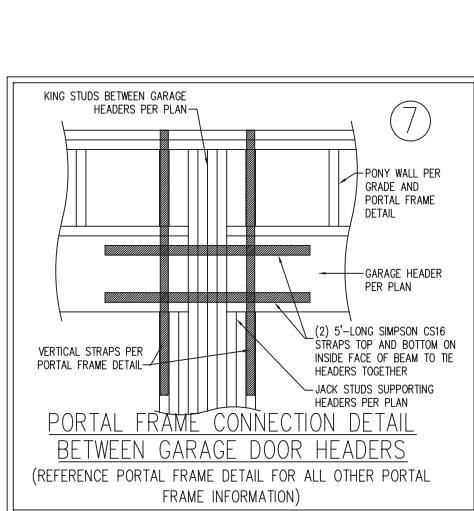
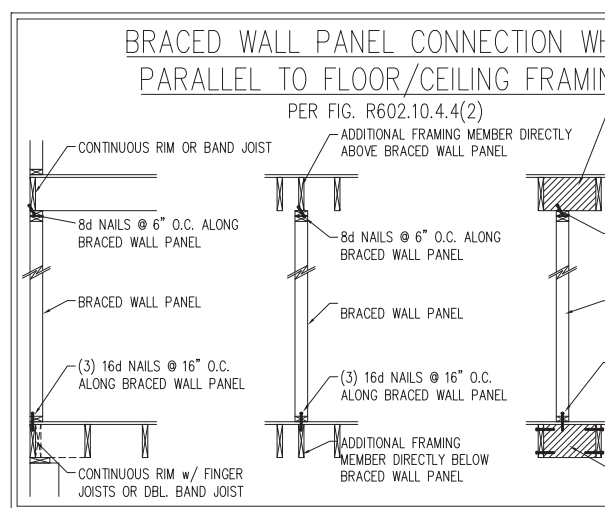
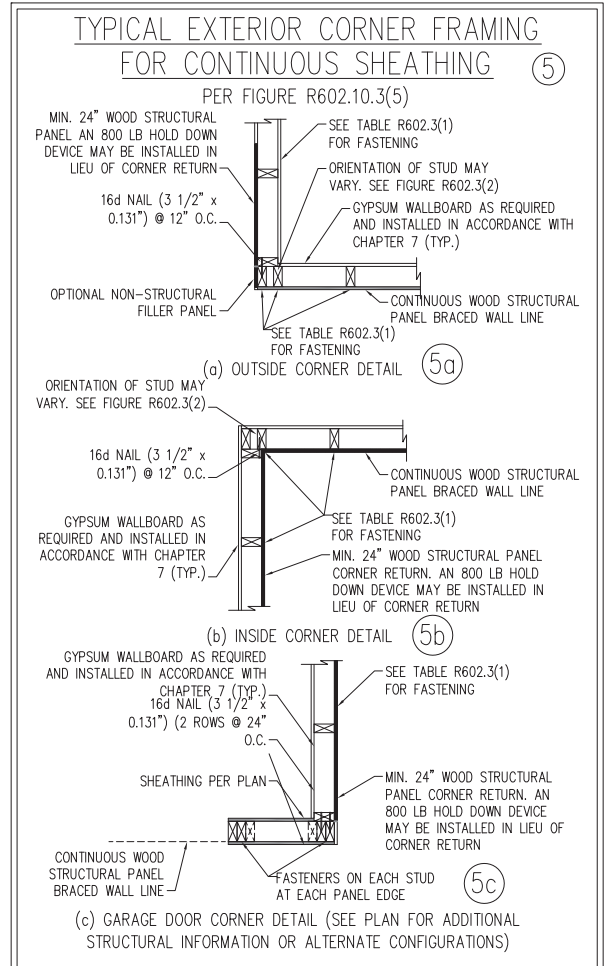
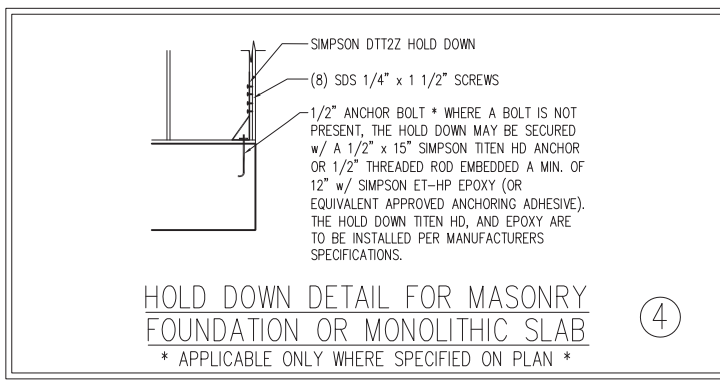
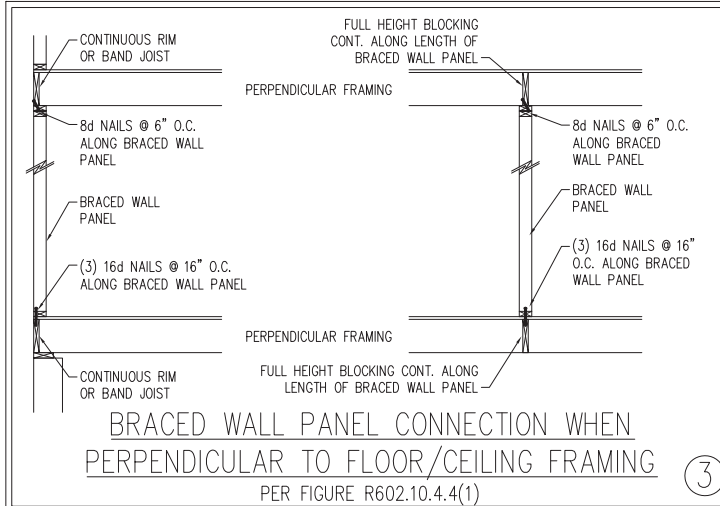
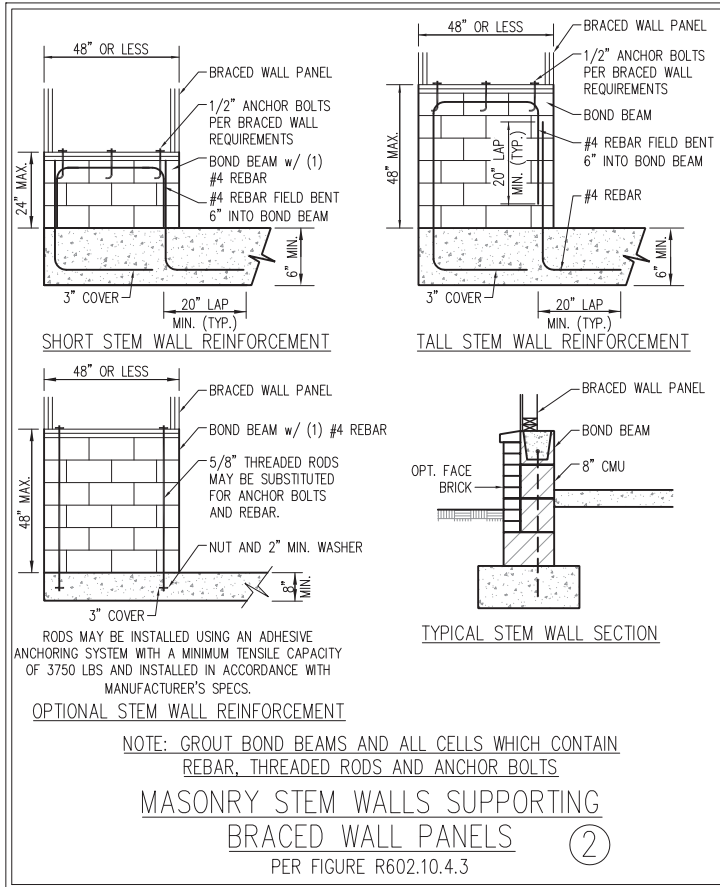
STANDARD STRUCTURAL NOTES

DATE: AUGUST 30, 2022
DRAWN BY: JST
ENGINEERED BY: JST

STRUCTURAL NOTES

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 AND CHAPTER 45 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH 7/16" OSB WITH BLOCKING AT ALL SHEATHING JOINTS AND 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD UNLESS NOTED OTHERWISE.
5. SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BAND JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND SILL PLATES THEIR FULL DEPTH.
6. ALL EXTERIOR WALLS TO BE SHEATHED ON INSIDE FACE WITH 1/2" GYPSUM BOARD PER TABLE R702.3.5 (UNO).



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140 MPH - 150 MPH ULTIMATE DESIGN WIND SPEED
 WALL BRACING NOTES AND DETAILS

DATE: AUGUST 30, 2022
 SCALE: NTS
 DRAWN BY: JST
 ENGINEERED BY: JST

SEAL
 33736
ENGINEER
 MATTHEW G. STROTHER

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1/31/2024

SCALE NOTE:
LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.
11" x 17" PRINTS ARE ONE HALF THE NOTED SCALE

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRCR), 2018 EDITION, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRCR, 2018 EDITION (R301.4 - R301.7)

| DESIGN CRITERIA: | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (IN) |
|----------------------------------|---|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE | 20 | 10 | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE | 10 | 10 | L/360 |
| DECKS | 40 | 10 | L/360 |
| EXTERIOR BALCONIES | 40 | 10 | L/360 |
| FIRE ESCAPES | 40 | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 200 | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 50 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROOM | 40 | 10 | L/360 |
| SLEEPING ROOMS | 30 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD | (BASED ON TABLE R301.2(4) WIND ZONE AND EXPOSURE) | | |
| GROUND SNOW LOAD: P _g | 20 (PSF) | | |

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRCR, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NRCR, 2018 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRCR, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NRCR, 2018 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRCR, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRCR, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(1), R404.1.1(2), R404.1.1(3), OR R404.1.1(4) OF THE NRCR, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1.1(5) OF THE NRCR, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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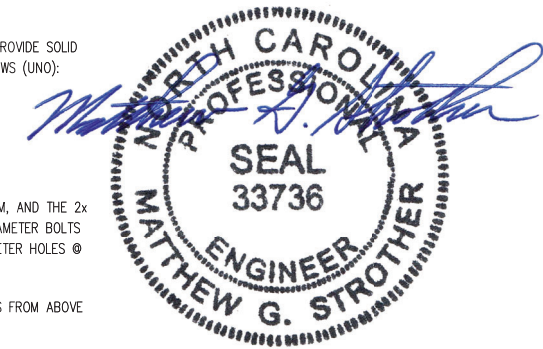
FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SPF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (F_b = 975 PSI, F_v = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 7" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
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 - CHANNELS AND ANGLES: ASTM A36
 - PLATES AND BARS: ASTM A36
 - HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
 - STEEL PIPE: ASTM A53, GRADE B, TYPE E OR S

- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
 - WOOD FRAMING (2) 1/2" DIA. x 4" LONG LAG SCREWS
 - CONCRETE (2) 1/2" DIA. x 4" WEDGE ANCHORS
 - MASONRY (FULLY GROUTED) (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS
 - STEEL PIPE COLUMN (4) 3/4" DIA. A325 BOLTS OR 3/16" FILLET WELD

- LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" DIAMETER HOLES @ 16" O.C.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.

- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRCR, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO), WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.7.5 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (U.N.O.). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. PLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R703.8.2.1 OF THE NRCR, 2018 EDITION.
- FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 700 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR LTS12 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.



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STANDARD STRUCTURAL NOTES

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STRUCTURAL NOTES

