

Residence for

Adams Homes AEC, LLC

Plan 3320 "B" FE (L) KC117

GENERAL NOTES

- ALL WORK IS TO BE DONE IN STRICT ACCORDANCE WITH NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE, 2018 EDITION (HEREIN SHOWN AS N.C.S.R.B.C.).
- DIMENSIONS SHOWN ON DRAWINGS GOVERN OVER SCALE.
- STUD WALL DESIGN SHALL CONFORM TO ALL N.C.S.R.B.C. REQUIREMENTS.
- CONTRACTOR SHALL USE TEMPERED SAFETY GLASS IN ALL LOCATIONS AS REQUIRED BY N.C.S.R.B.C., 2018 EDITION, SECTION R308.4
- ANY HABITABLE ROOM SHALL MEET ALL LIGHT/VENTILATION AND EGRESS AS REQUIRED BY N.C.S.R.B.C., 2018 EDITION, SECTIONS R-303.1 AND R-310.1
- ALL WALLS SHOWN ON FLOOR PLANS ARE 2x4 FRAME UNLESS NOTED OTHERWISE.
- ALL ANGLED WALLS SHOWN ON FLOOR PLANS ARE 45° UNLESS NOTED OTHERWISE.
- ALL WINDOWS SHALL HAVE A MINIMUM DPI RATING OF 25. BUILDER SHALL VERIFY WITH WINDOW MANUFACTURER THAT UNITS INSTALLED MEET THESE REQUIREMENTS AS PER N.C.S.R.B.C., 2018 EDITION, TABLE 301.2(6).
- ENERGY EFFICIENCY REQUIREMENTS FOR THE SPECIFIC CLIMATE ZONE WHERE STRUCTURE IS BEING BUILT SHALL BE IN ACCORDANCE WITH CHAPTER 11 OF THE NORTH CAROLINA RESIDENTIAL BUILDING CODE, 2018 EDITION, AS SHOWN IN TABLES N1101.2 AND N1102.1.
- TERMITE TREATMENT - BORATE APPLIED TO ALL FRAME MEMBERS WITHIN 24" AFF.

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RESIDENTIAL BUILDING CODE SUMMARY

- PLANS ARE DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- HOUSE IS DESIGNED FOR 120 MPH, 3 SECOND GUST (93 MPH FASTEST WIND), EXPOSURE B.
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER WITH STANDARD WASHER AND NUT AND SHALL EXTEND 7" MIN. INTO MASONRY OR CONCRETE. BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF CORNERS. ALTERNATE ANCHOR STRAPS CAN BE USED INSTEAD OF ANCHOR BOLTS SPACED AT THE EQUIVALENT SPACING AND INSTALLED PER MANUFACTURER'S SPECIFICATION'S EXCEPT AT GARAGE LUG FTG.
- MEAN ROOF HEIGHT: 24'-0"
- COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:
MEAN ROOF HGT: UP TO 30' 30'-1" TO 35' 35'-1" TO 40' 40'-1" TO 45'
ZONE 1 16.5, -18.0 17.3, -18.9 18.0, -19.6 18.5, -20.2
ZONE 2 16.5, -21.0 17.3, -22.1 18.0, -22.9 18.5, -23.5
ZONE 3 16.5, -21.0 17.3, -22.1 18.0, -22.9 18.5, -23.5
ZONE 4 18.0, -19.5 18.9, -20.5 19.6, -21.3 20.2, -21.8
ZONE 5 18.0, -24.1 18.9, -25.3 19.6, -26.3 20.2, -27.0
- MINIMUM VALUES FOR ENERGY COMPLIANCE: ZONE 4
- MAXIMUM GLAZING U-FACTOR: 0.35
- INSULATING VALUES: CEILING: R-30 / WALLS: R-15 / FLOOR: R-19 / SLABS: R-10. CODE REFERENCE: TABLE N1102.1
- FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.8 OF THE N.C.R.B.C.
- FIREBLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R602.8 OF THE N.C.R.B.C.
- DRAFTSTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R302.12 OF THE N.C.R.B.C.

AREA CALCULATIONS

1ST FLOOR:	2010	GARAGE:	499
2ND FLOOR:	1310	FRONT PORCH:	123
REC. ROOM:	0	PATIO:	140
TOTAL:	3320	BRICK:	0
		TOTAL:	762
WIDTH:	49'-0"		
DEPTH:	56'-6"	COV. PORCH OPT:	224

FOUNDATION VENTING CALCULATIONS

NOT NEEDED WITH SLAB FOUNDATION

ATTIC VENTILATION REQUIREMENTS

NATURAL ROOF VENTILATION	MECHANICAL ROOF VENTILATOR
26325 SQ. FT.	26325 SQ. FT.
150 = 17.55 SQ. FT. VENT REQ'D	300 = 8.77 SQ. FT. VENT REQ'D
BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE	

MATERIALS LEGEND

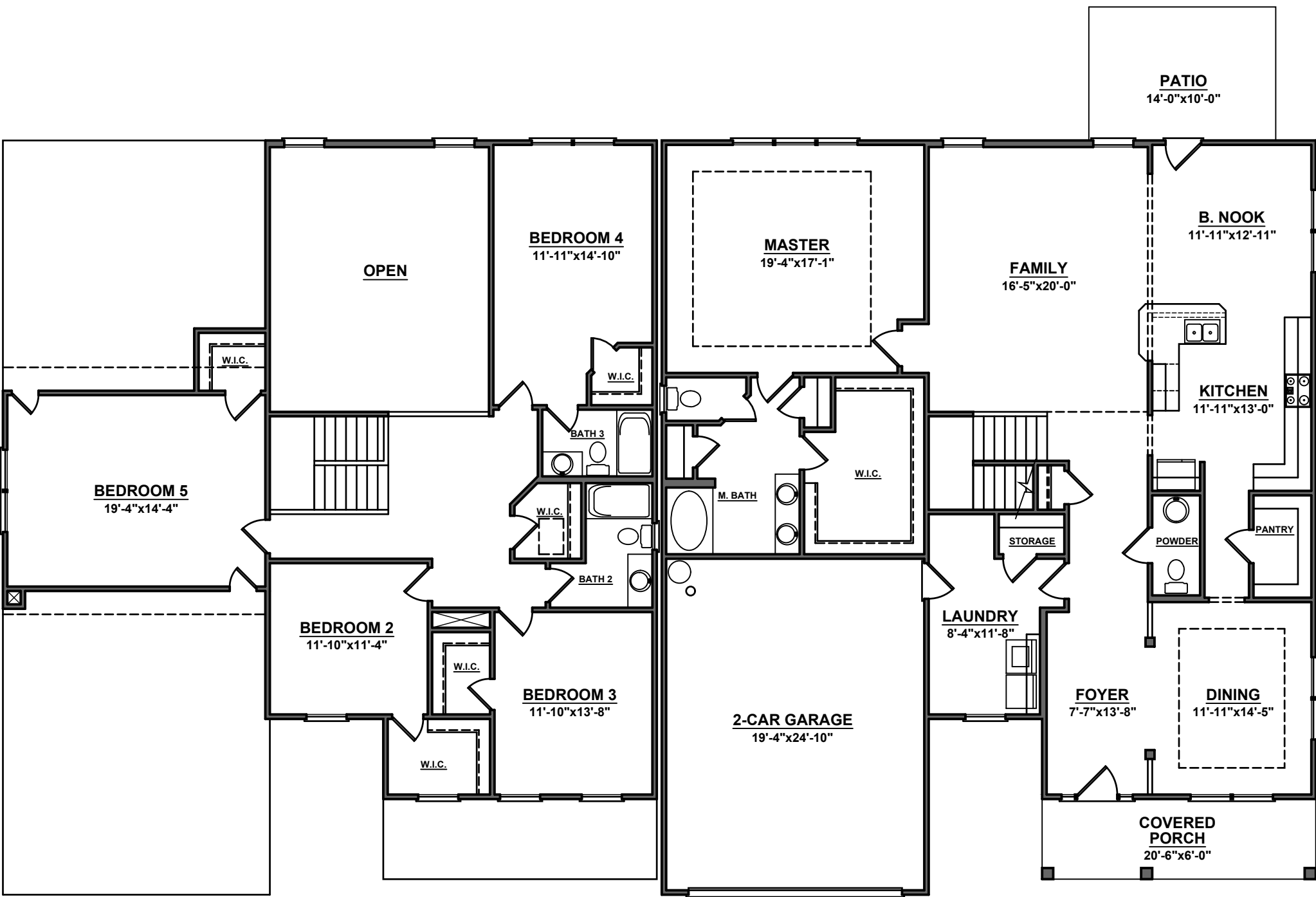
	EARTH/COMPACT FILL		FINISH WOOD
	CONCRETE		ROUGH WOOD
	BRICK		BLOCKING
	CONCRETE BLOCK/STONE		PLYWOOD
	STEEL		BATT INSULATION
	ALUMINUM		RIGID INSULATION

TOILET ACCESSORIES LEGEND

PROVIDE 2x4 BLOCKING IN THE WALL FOR THE FOLLOWING:

TB	TOWEL BAR
TP	TOILET PAPER HOLDER
TR	TOWEL RING
MC	MEDICINE CABINET
MR	MAGAZINE RACK

THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE INTENT OF THE DESIGN AND CONSTRUCTION OF THIS HOME. ANY ERRORS AND/OR OMISSIONS FOUND IN THIS SET SHOULD IMMEDIATELY BE REPORTED TO ADAMS HOMES FOR CLARIFICATION OR CORRECTION. THE CONTRACTOR SHOULD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.

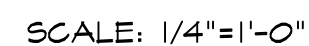


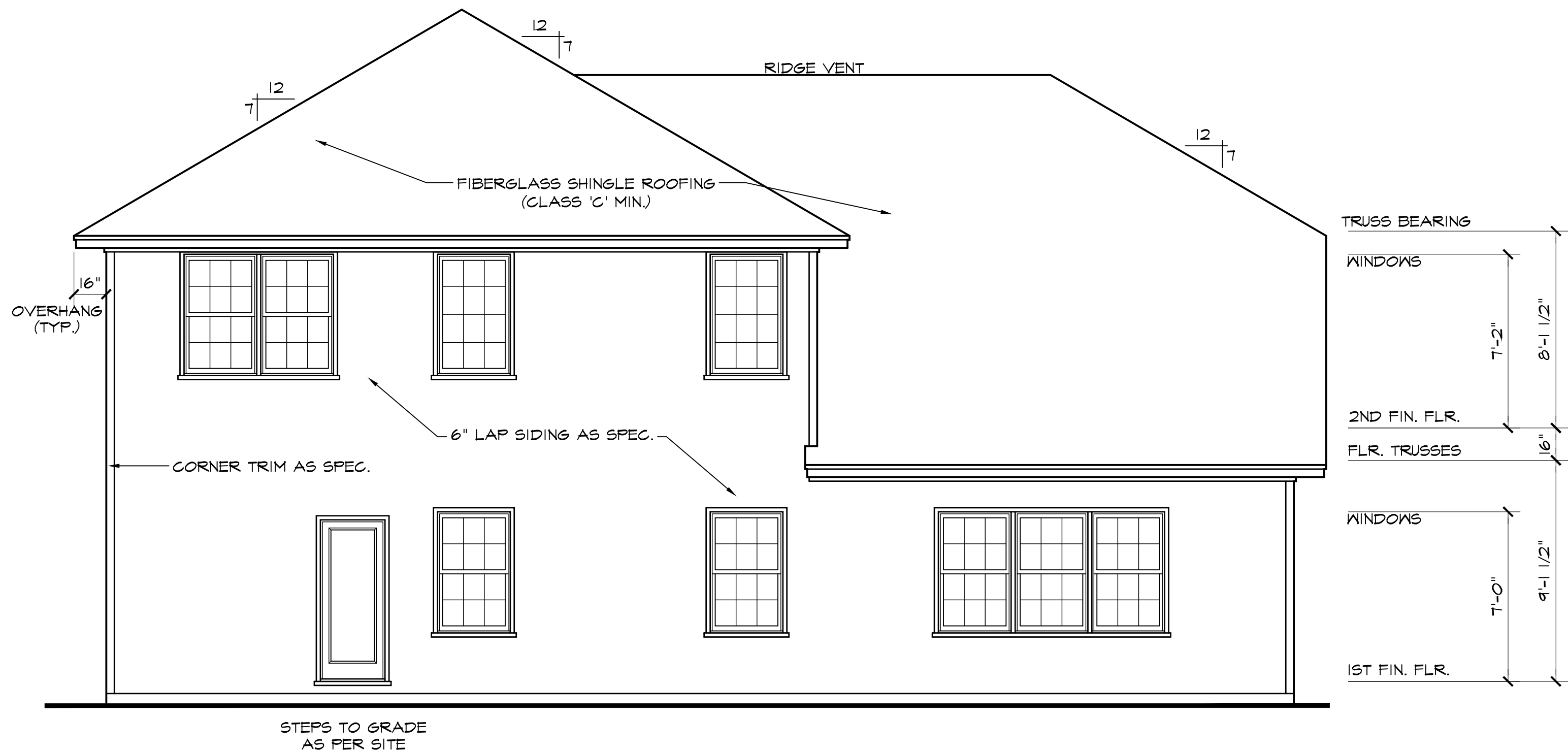
7471



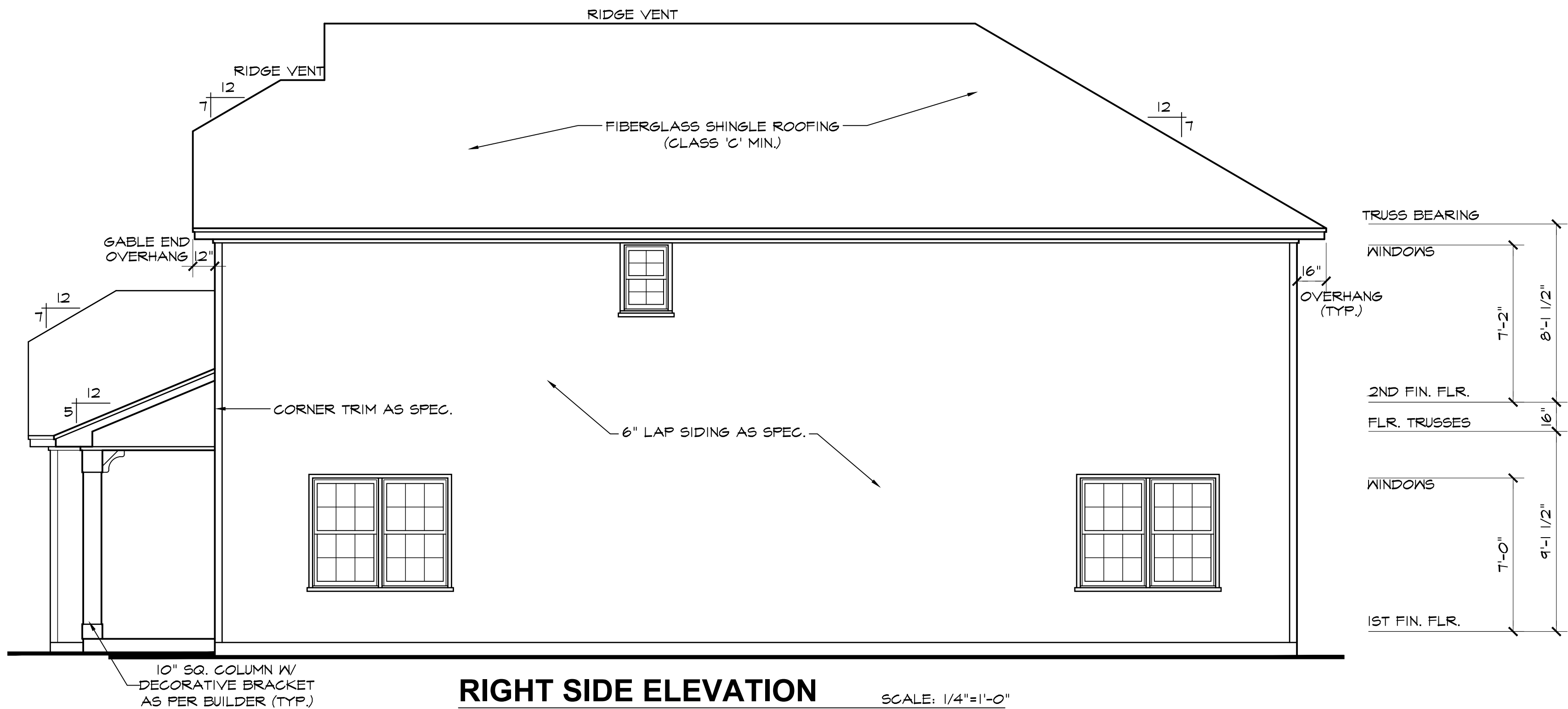
HOMES

AEC, LLC





REAR ELEVATION SCALE: 1/4"=1'-0"
NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



RIGHT SIDE ELEVATION SCALE: 1/4"=1'-0"

3320 "B" FE (L) KC117

DATE DRAWN
3/17/2025
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3320 "B" FE (L) KC117

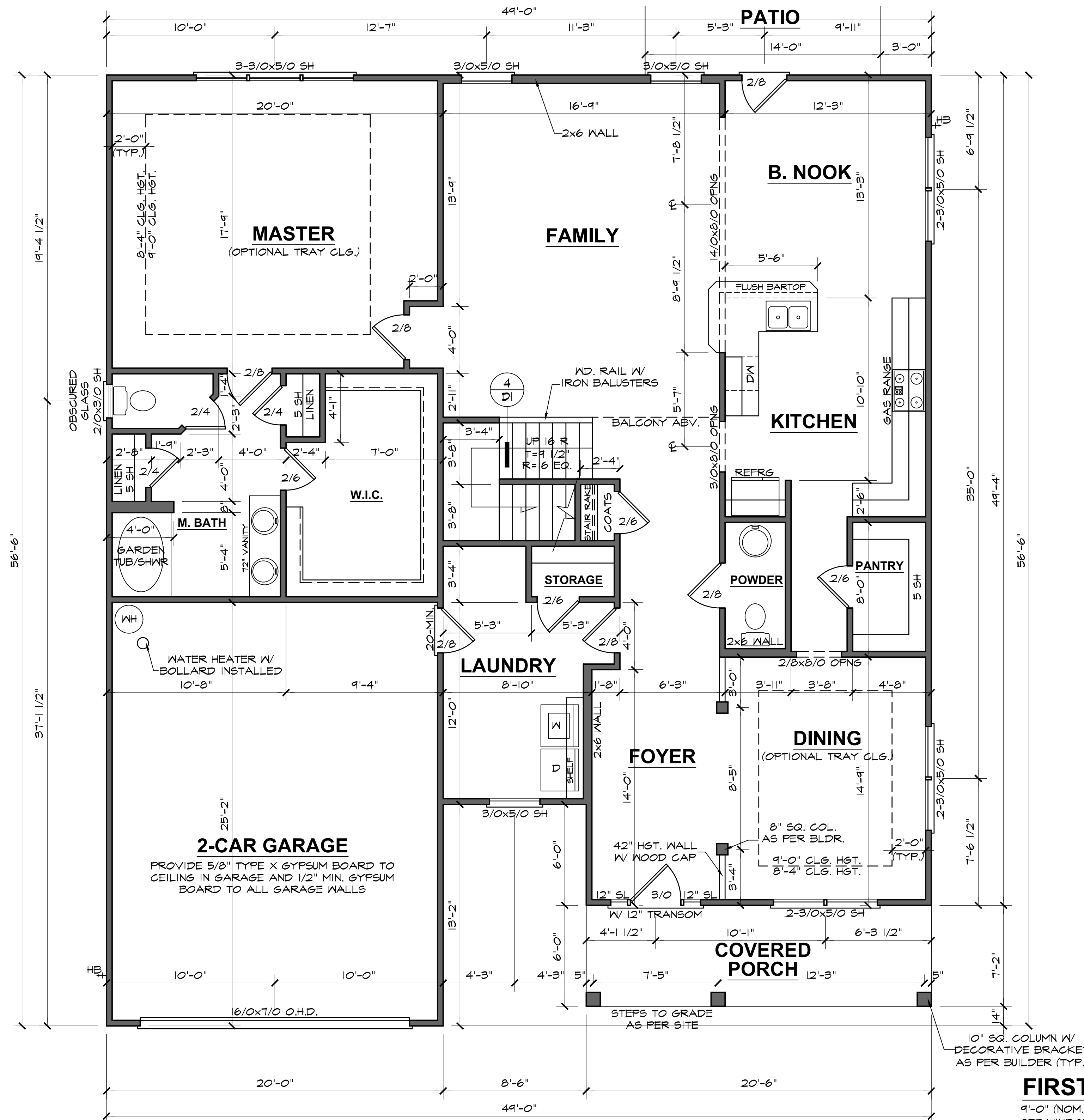
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3/17/2025
PROJECT
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REVISIONS

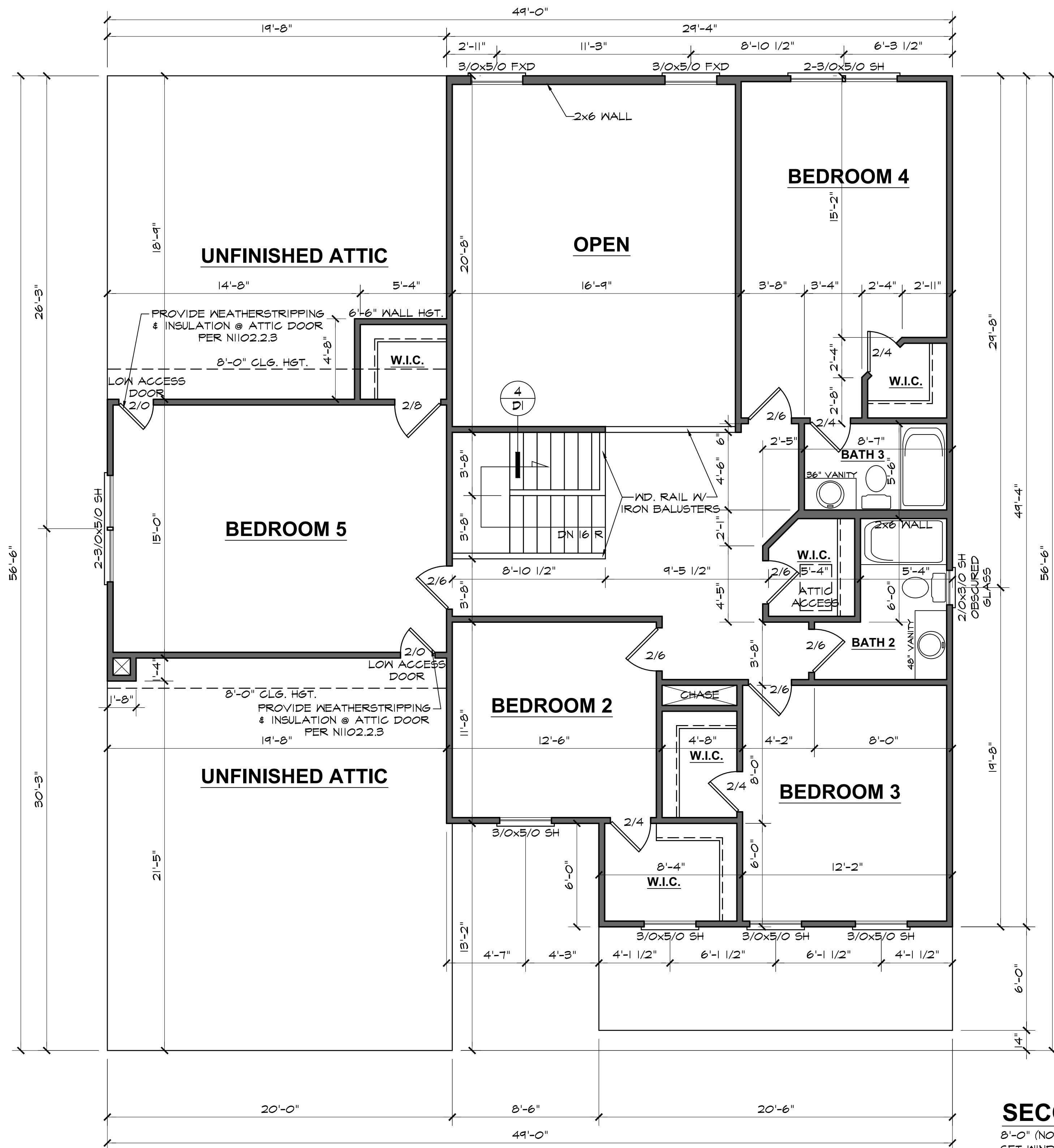
SHEET

3

FIRST FLOOR PLAN

9'-0" (NOM.) CLG. HGT. U.N.O. SCALE: 1/4"=1'-0"
SET WINDOWS @ 7'-0" U.N.O.



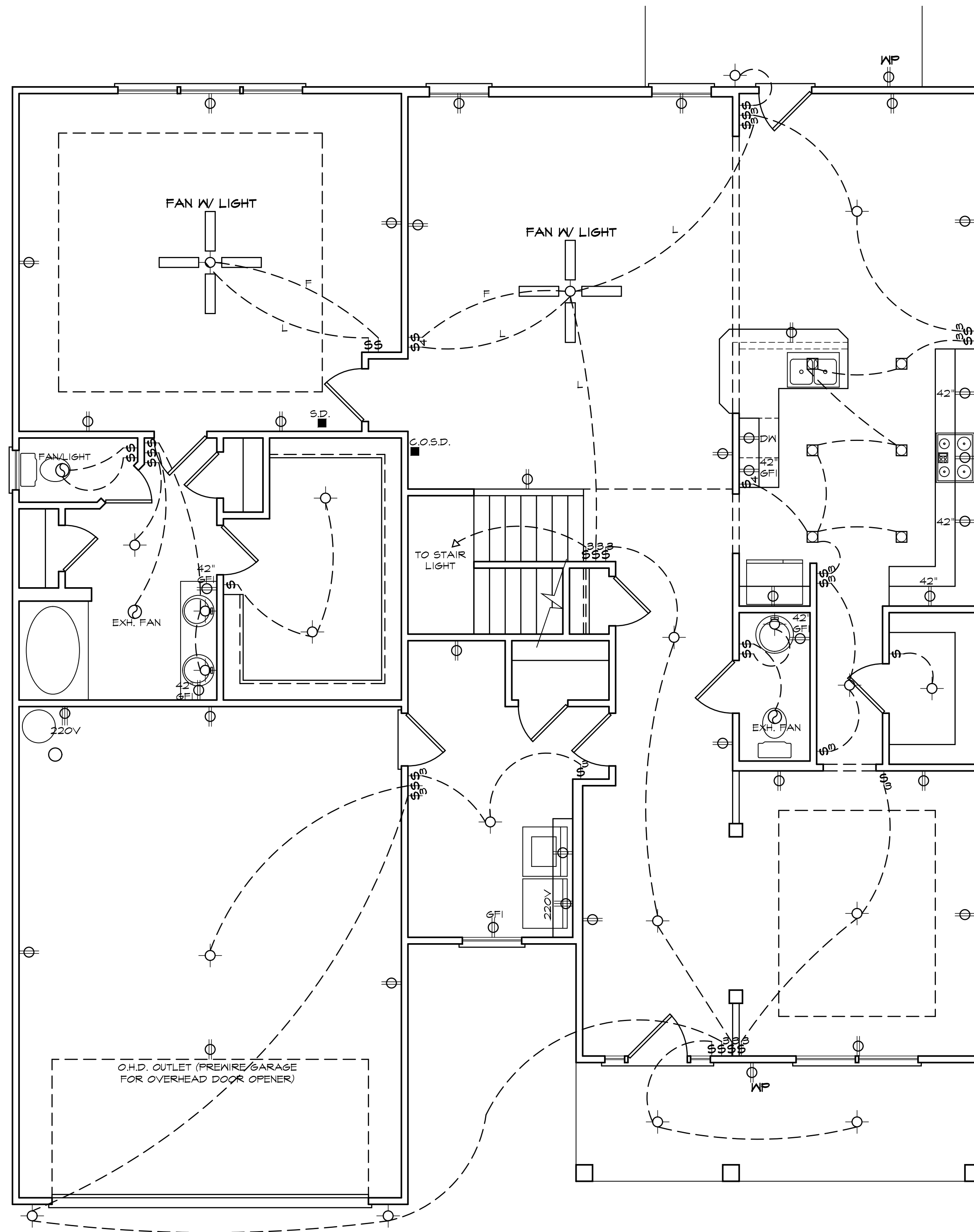


SECOND FLOOR PLAN

8'-0" (NOM.) CLG. HGT. U.N.O. SET WINDOWS @ 7'-2" U.N.O. SCALE: 1/4"=1'-0"

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ELECTRICAL LEGEND

- LIGHT FIXTURE

- FAN/LIGHT

- WATERPROOF OUTLET

- RECESSED LIGHTING

- SINGLE PULL SWITCH

- 3-WAY SWITCH

- 4-WAY SWITCH

- DIMMER SWITCH

- SMOKE DETECTOR

- FLOOD LIGHTS

- EYEBALL SPOTS

- DUPLEX RECEPTACLE (110V)

- 220 VOLT RECEPTACLE

- SWITCHED RECEPTACLE (TOP WIRE ONLY)

- GROUND FAULT CIRCUIT INTERRUPTOR

- CLG FAN/LIGHTS

- TRACK LIGHTS

- FLUORESCENT LIGHTING

- CABLE OUTLET

- TELEPHONE OUTLET

- COMPUTER DATA OUTLET

- BURGLAR ALARM

- INTERCOM

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

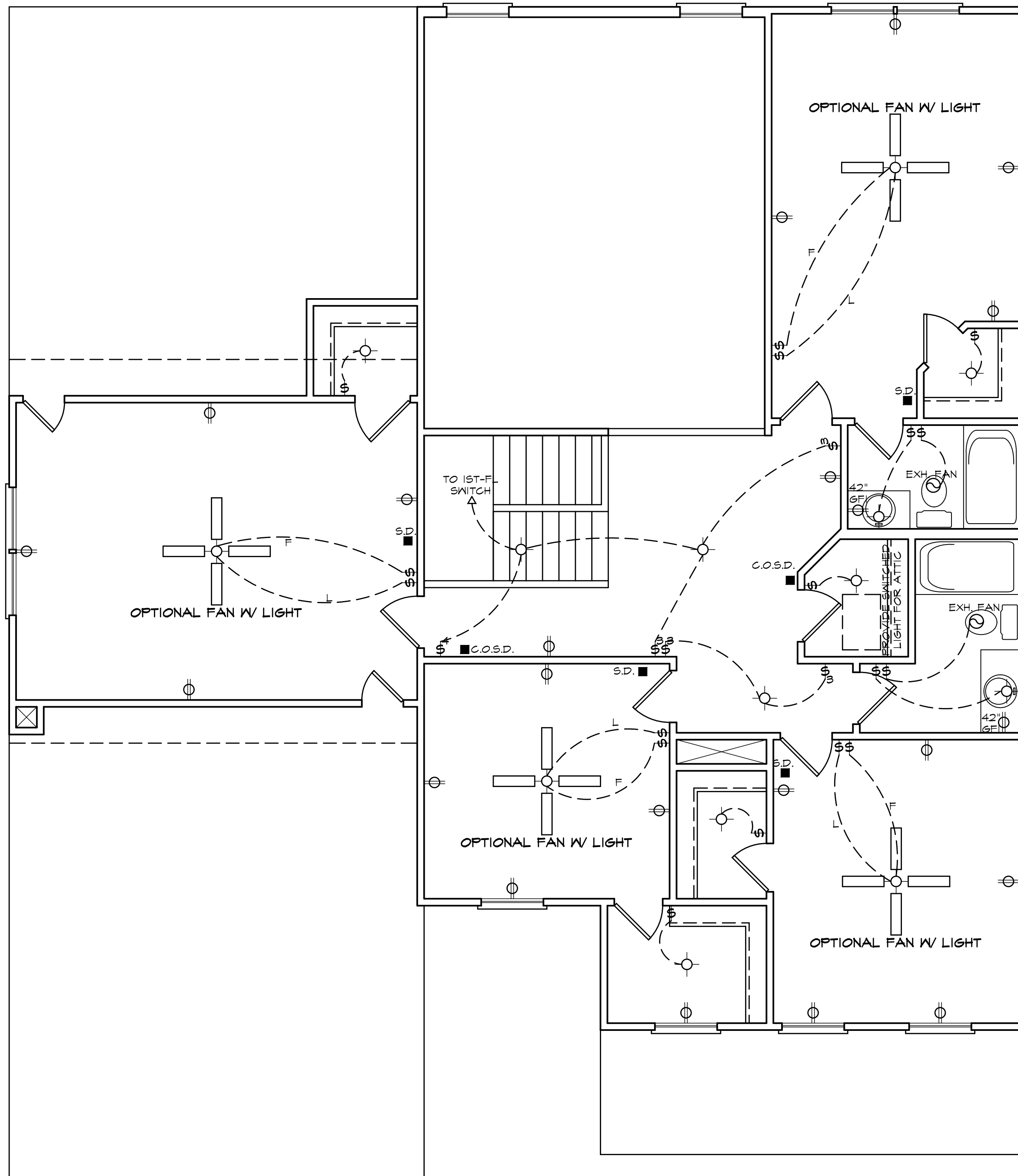
FIRST FLOOR ELECTRICAL PLAN

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

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ELECTRICAL LEGEND

- - LIGHT FIXTURE
- - FAN/LIGHT
- ⊕ - WATERPROOF OUTLET
- - RECESSED LIGHTING
- \$ - SINGLE FULL SWITCH
- \$₃ - 3-WAY SWITCH
- \$₄ - 4-WAY SWITCH
- \$₅ - DIMMER SWITCH
- - SMOKE DETECTOR
- ⚡ - FLOOD LIGHTS
- ▽ - EYEBALL SPOTS
- ⊕ - DUPLEX RECEPTACLE (110V)
- ⊕ - 220 VOLT RECEPTACLE
- ⊕ - SWITCHED RECEPTACLE (TOP WIRE ONLY)
- ⊕_{GFI} - GROUND FAULT CIRCUIT INTERRUPTOR

⊕ - CLG FAN/LIGHTS

○ - TRACK LIGHTS

⊕ - FLUORESCENT LIGHTING

○ - CABLE OUTLET

▲ - TELEPHONE OUTLET

△ - COMPUTER DATA OUTLET

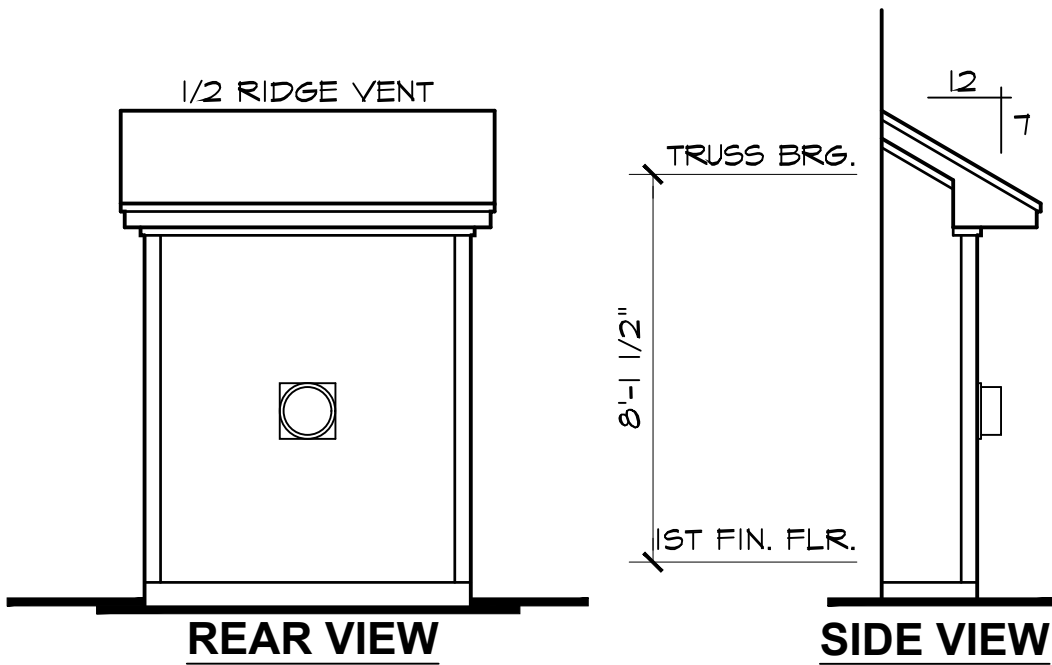
⊕ - BURGLAR ALARM

□ - INTERCOM

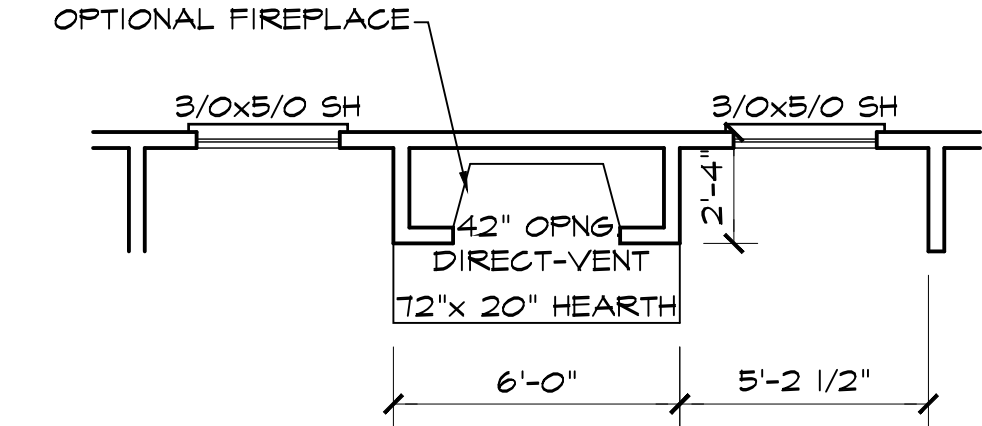
NOTE: ALL ELECTRICAL TO BE
VERIFIED BY OWNER/BUILDER
BEFORE ROUGH-IN.

SECOND FLOOR ELECTRICAL PLAN

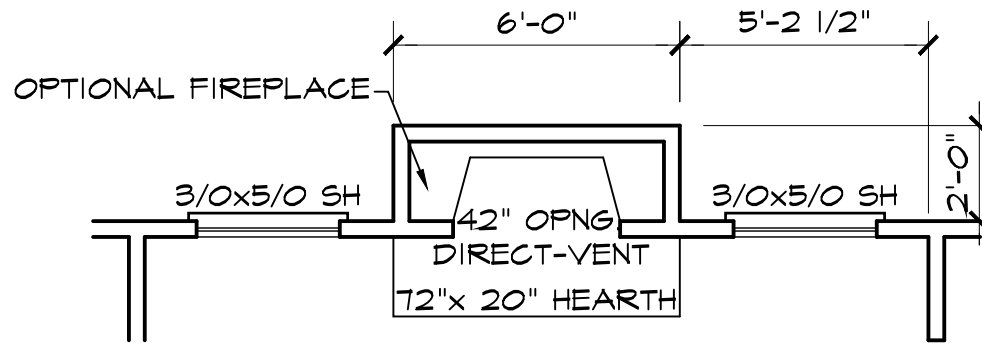
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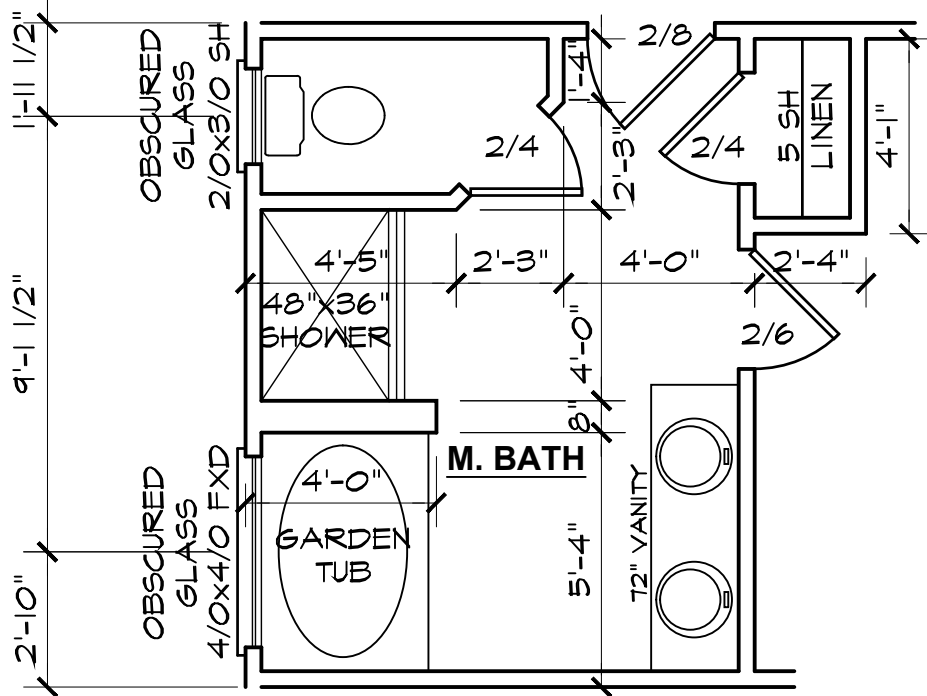
OPTIONAL FIREPLACE BUMP OUT



FAMILY
OPTIONAL FIREPLACE



FAMILY
PLAN VIEW



OPTIONAL MASTER BATH

Y	N	OPTIONAL MASTER BATH
		4' X 3' (1) PC. FIBERGLASS SHOWER IN LIEU OF LINEN CLOSET
		4' X 4' FIXED OBSCURED GLASS WINDOW

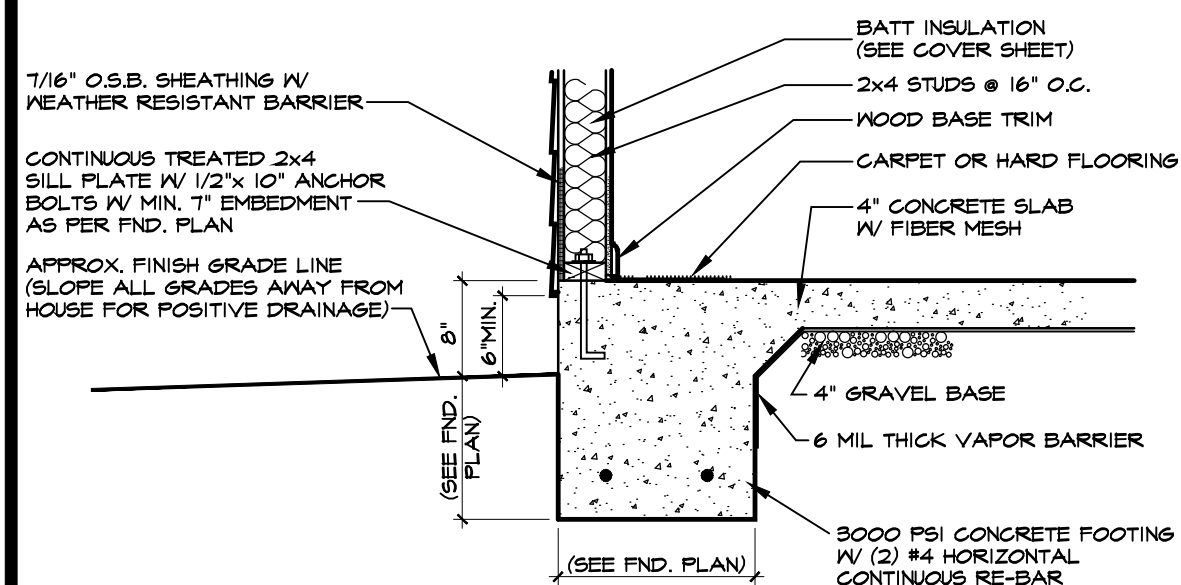
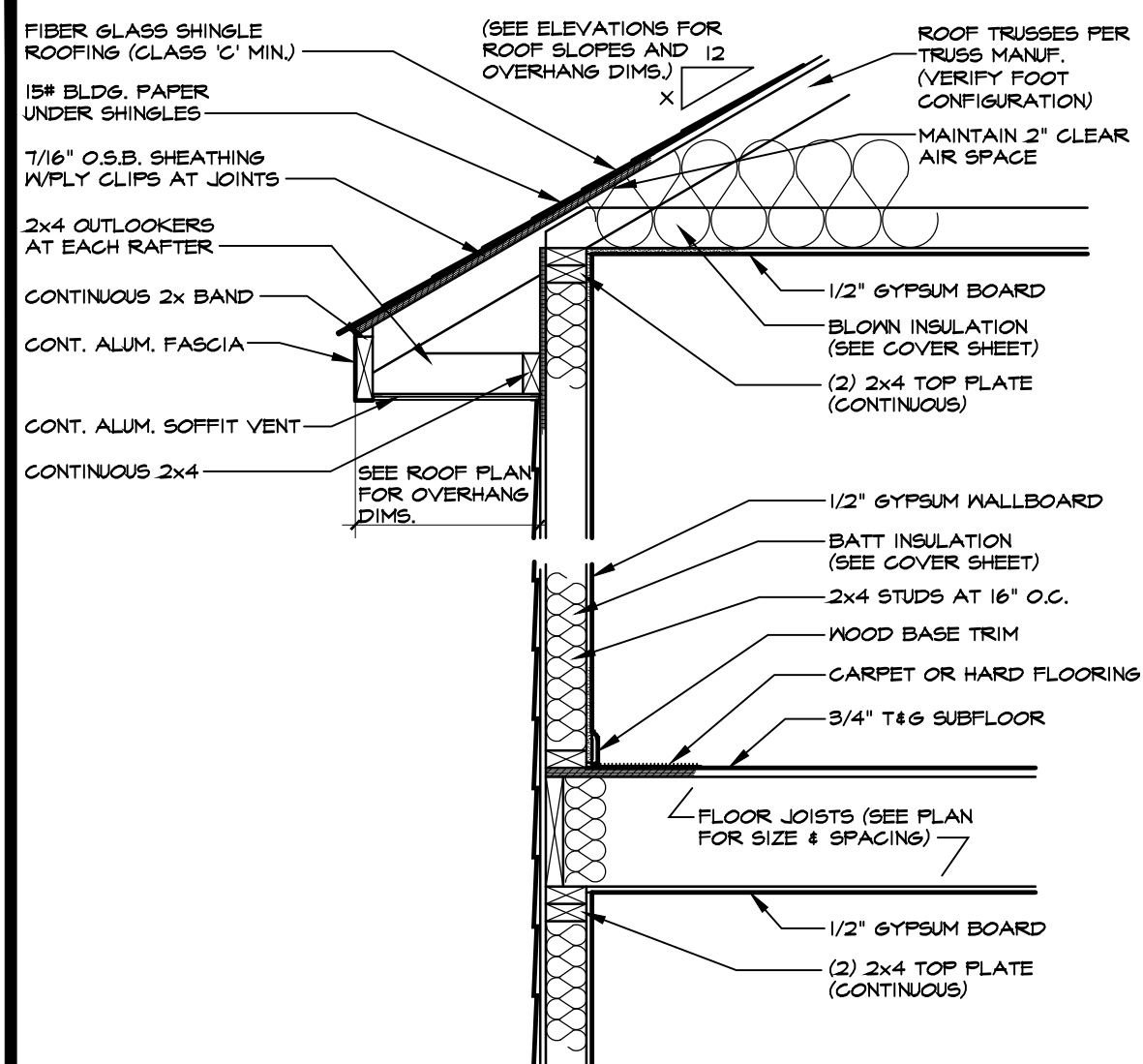
FLOOR PLAN OPTION SHEET

3320 "B" FE (L) KC117

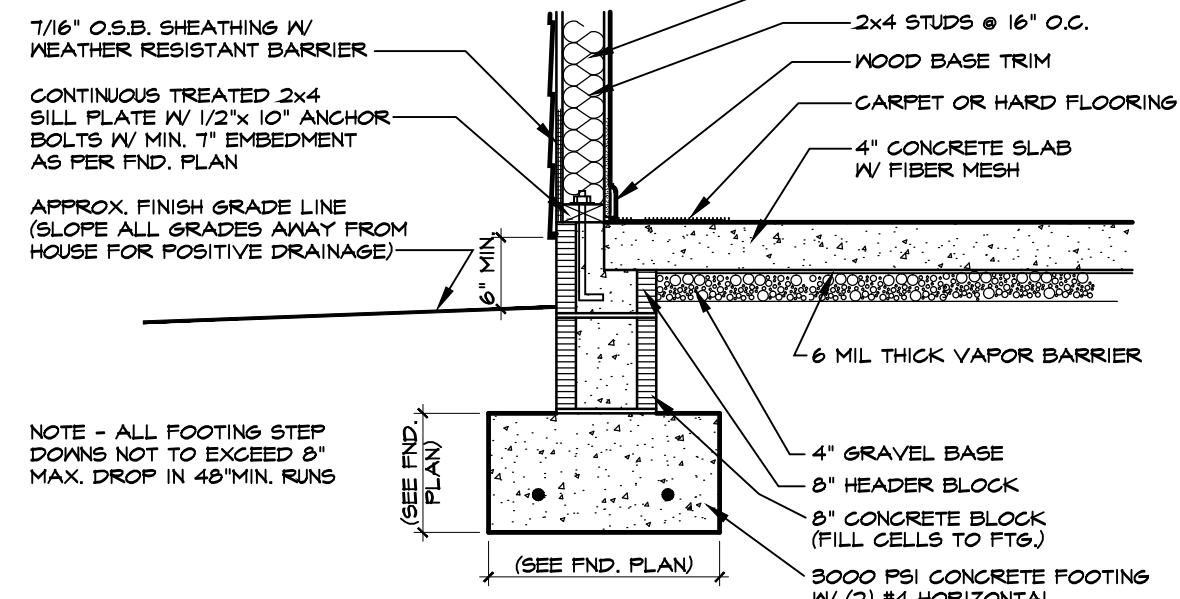
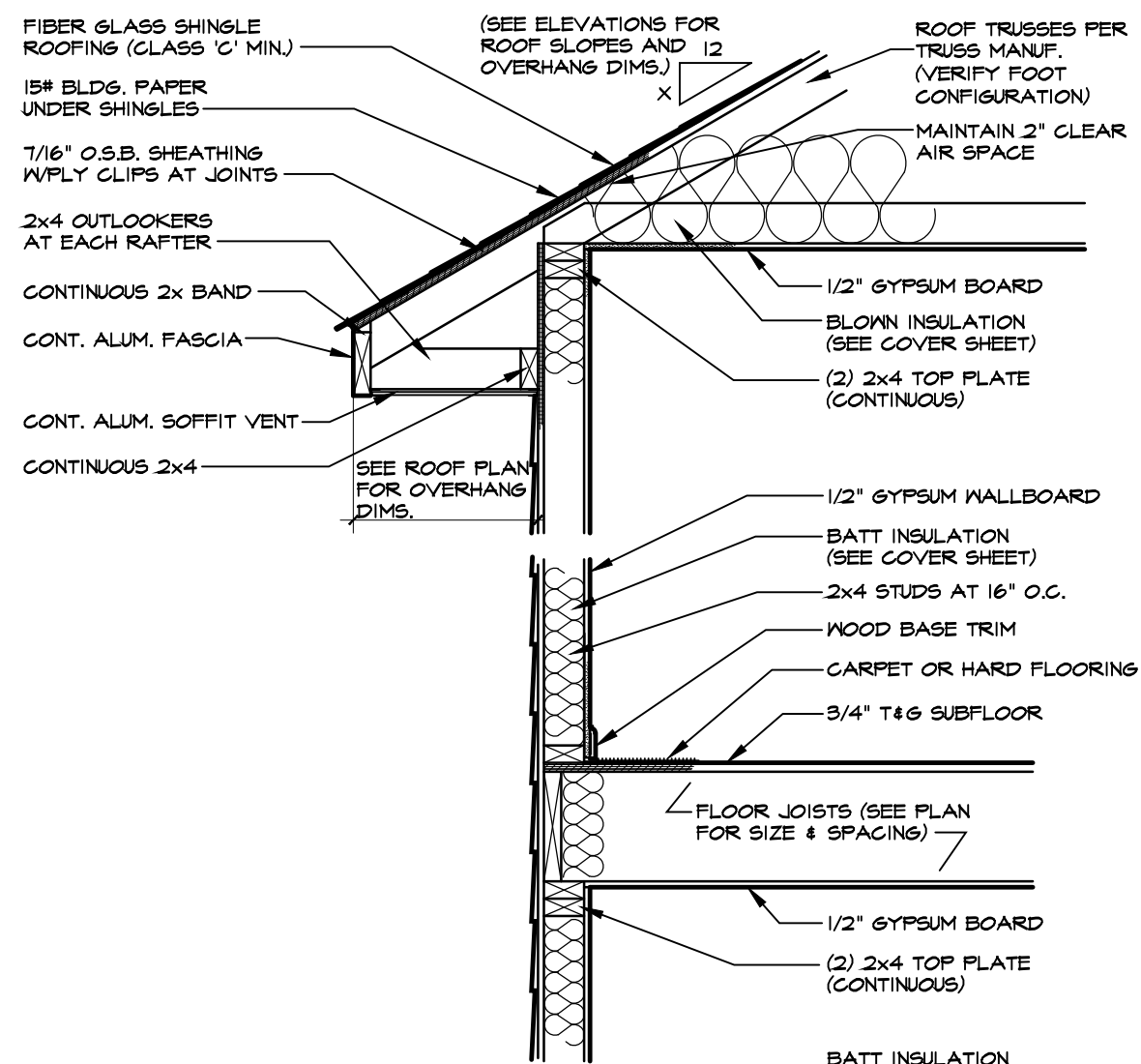
DATE DRAWN
3/17/2025
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7471
REVISIONS

SHEET
opt1

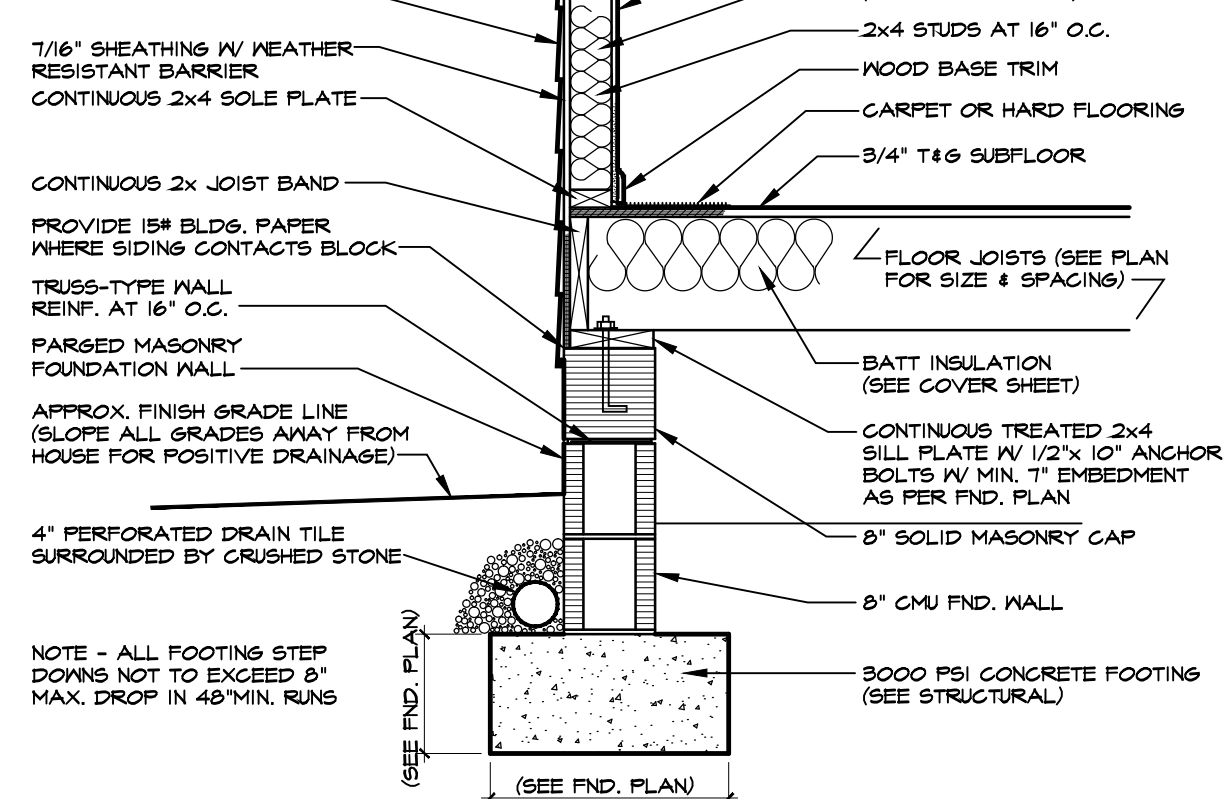
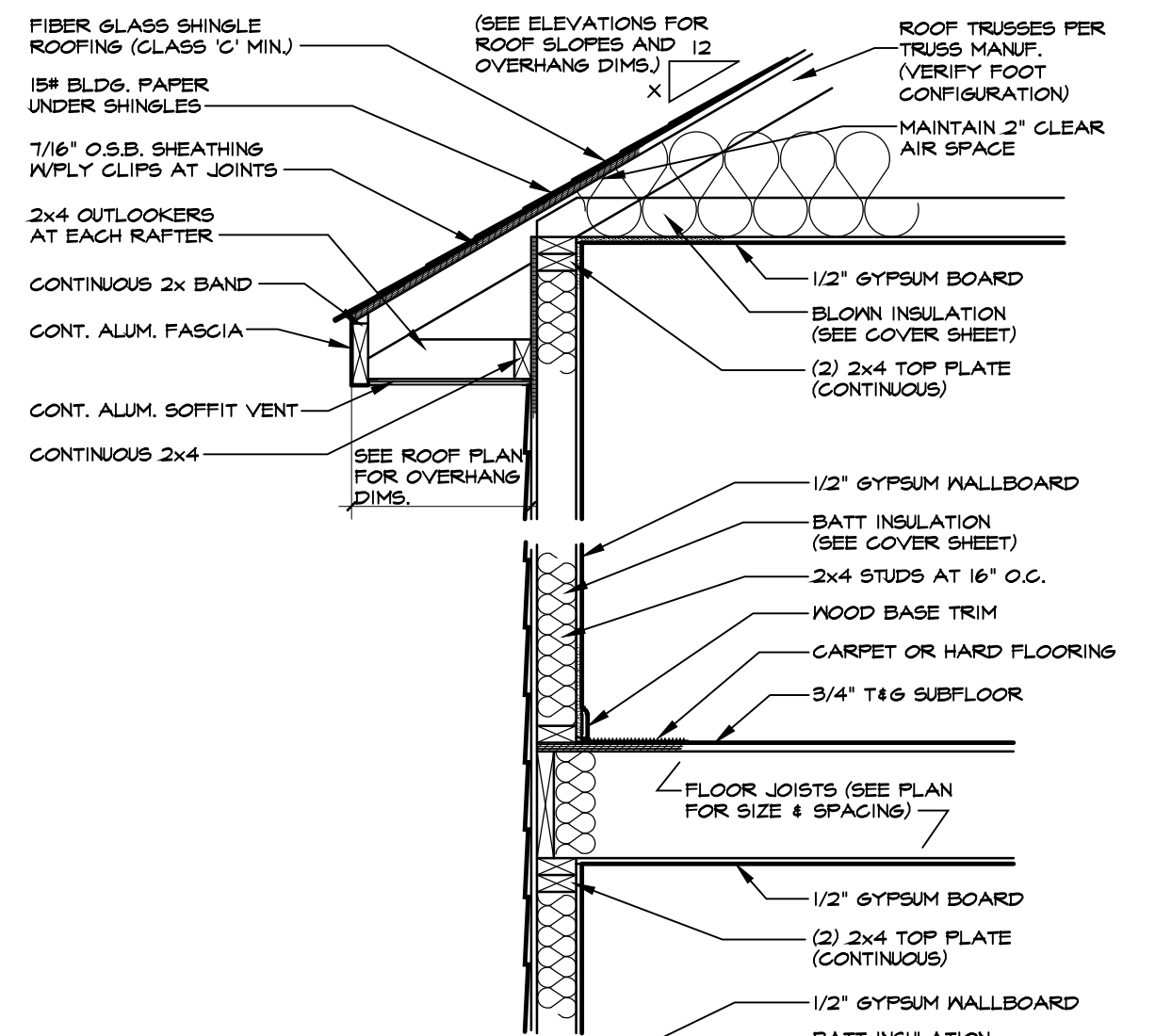




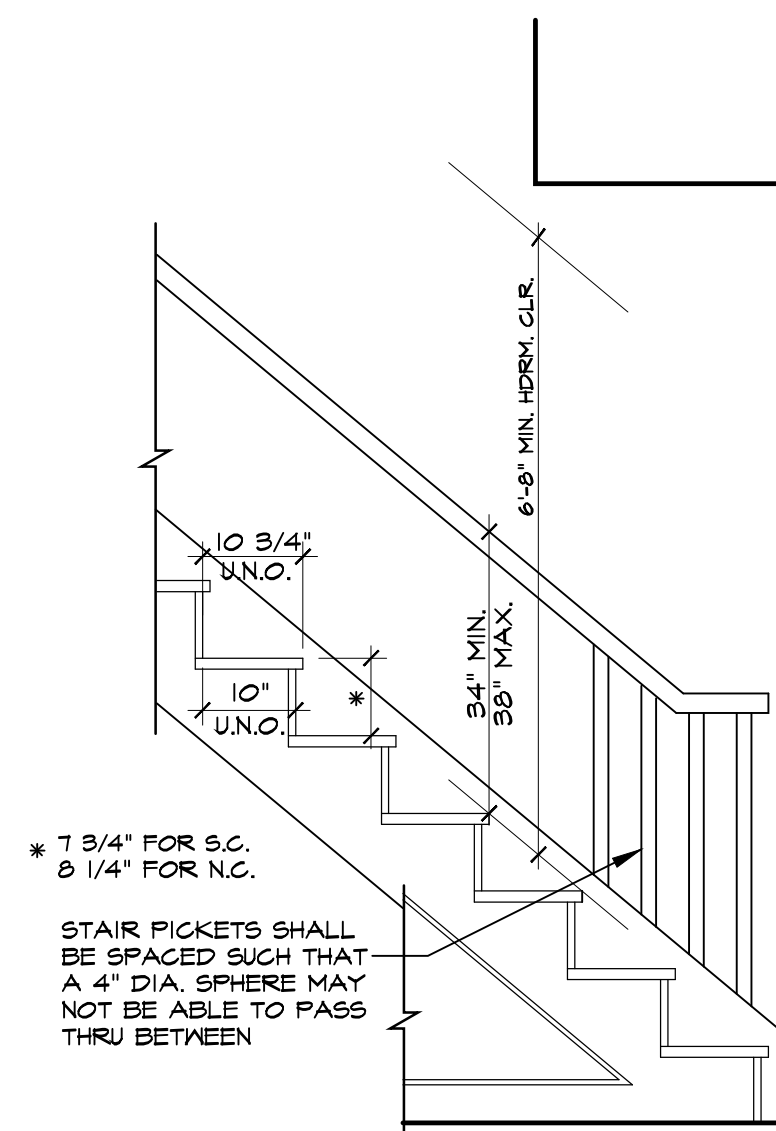
1 TWO-STORY WALL SECTION W/SIDING
SCALE: 3/4"=1'-0"



2 TWO-STORY WALL SECTION W/SIDING
SCALE: 3/4"=1'-0"



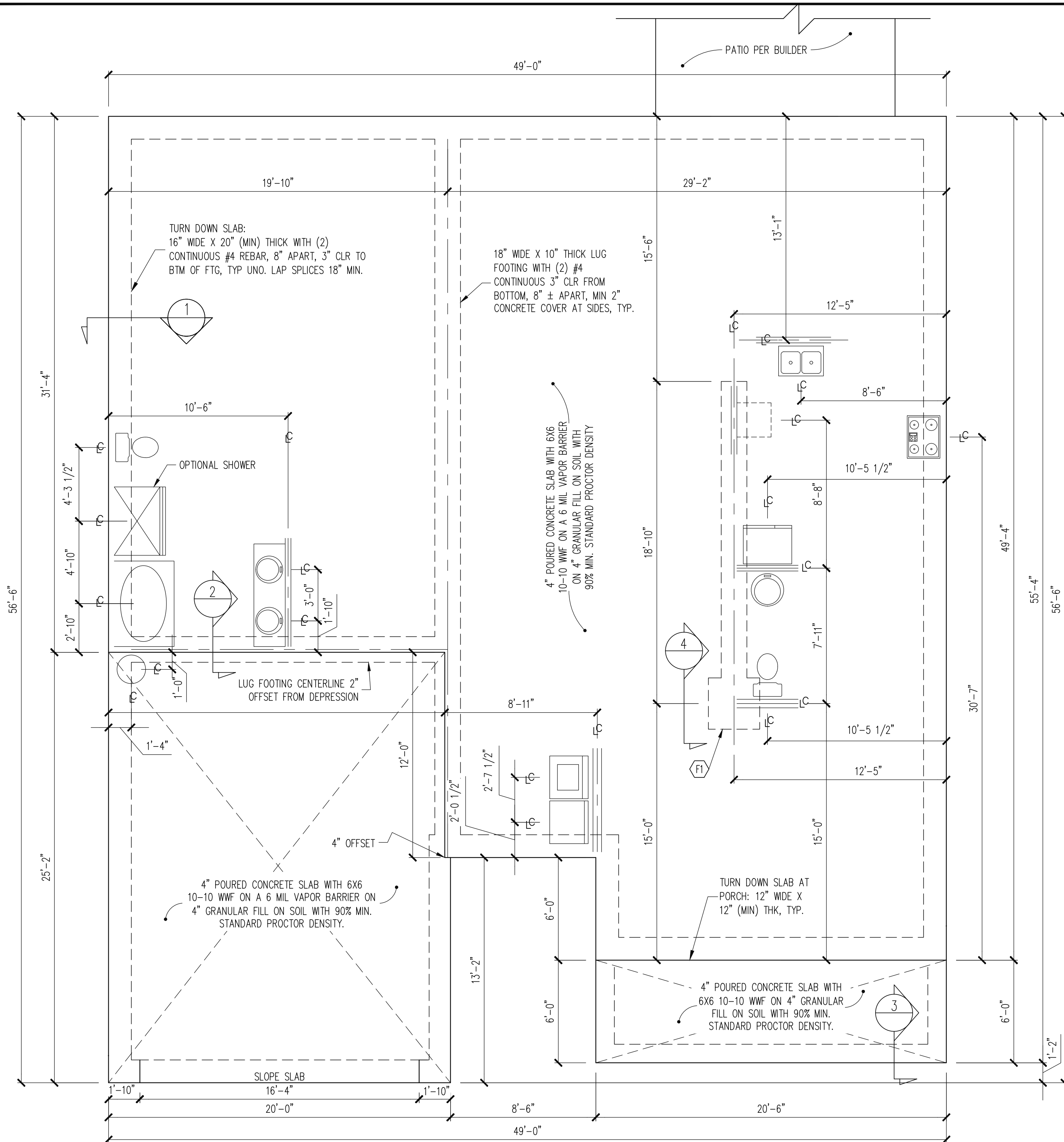
3 TWO-STORY WALL SECTION W/SIDING
SCALE: 3/4"=1'-0" (PARGE MASONRY FOUNDATION)



4 TYPICAL STAIR DETAIL

ENLARGED FOOTING SCHEDULE

F1 12" THICK X 36" SQ. POURED CONCRETE FOOTING WITH (4) #4 X 30" REBAR @ 9" O.C. BOTH DIRECTIONS 3" CLR FROM BOTTOM OF FOOTING.



PLAN DESIGNED UNDER
2018 NORTH CAROLINA
RESIDENTIAL CODE

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

-FIBER MESH REINFORCED CONCRETE MAY BE USED IN LIEU OF WELDED WIRE FABRIC. SEE SECTION 6.01 OF THE CONSTRUCTION SPECIFICATIONS FOR ALLOWABLE SUBSTITUTION DETAILS.

— ALL APPLIANCE AND PLUMBING LOCATIONS ARE FOR REFERENCE ONLY. FINAL LOCATIONS MUST BE VERIFIED WITH ARCHITECTURAL FLOOR PLANS.

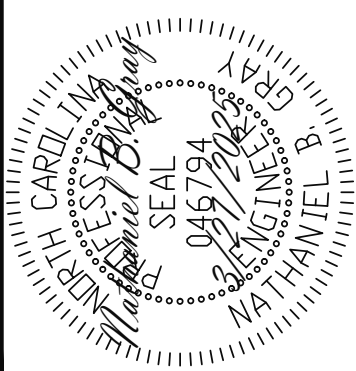
FOUNDATION PLAN
MONO SLAB OPTION

$$\underline{1/4'' = 1'-0''}$$

Engineering
LL**Tech**
ASSOCIATES, P.C.

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)) 844-1661 Fax: (919) 844-1665

ASSOCIATES, P.A.



ADAMS HOMES	
STRUCTURAL ADDENDUM	
LOT #:	117 KIPLING CREEK
	ENG: NIBG/WHIF
	REV:
	DATE: 3/27/2025

PLAN NO.

3320

PROJECT NO.

25-18-149

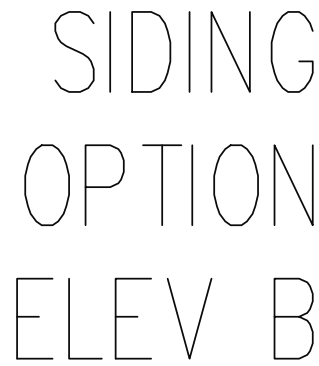
SHEET NO.

S1

1 of 7

[illegible]

SHEET NO.
S2
2 of 7



TRUSS UPLIFT CONNECTORS

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

OVER 18'
(1) SIMPSON H2.5A HURRICANE CLIP TO
DBL TOP PLATE OR BEAM

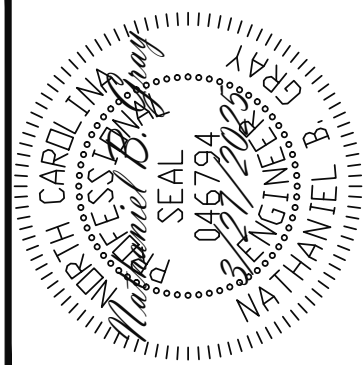
ROOF ONLY

- # ROOF FRAMING PLAN

$$\underline{1/4'' = 1'-0''}$$

LEACH **TECH**
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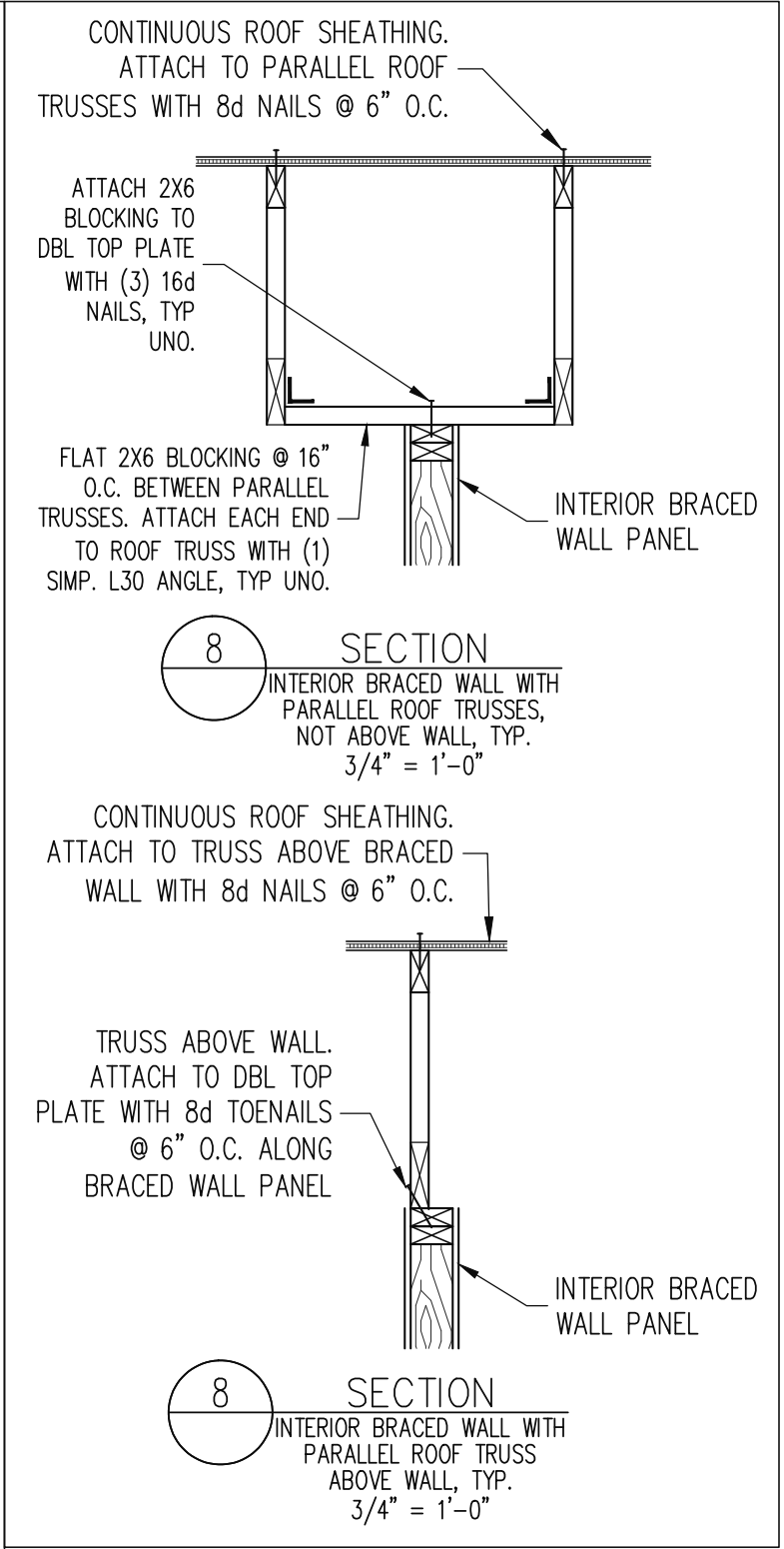
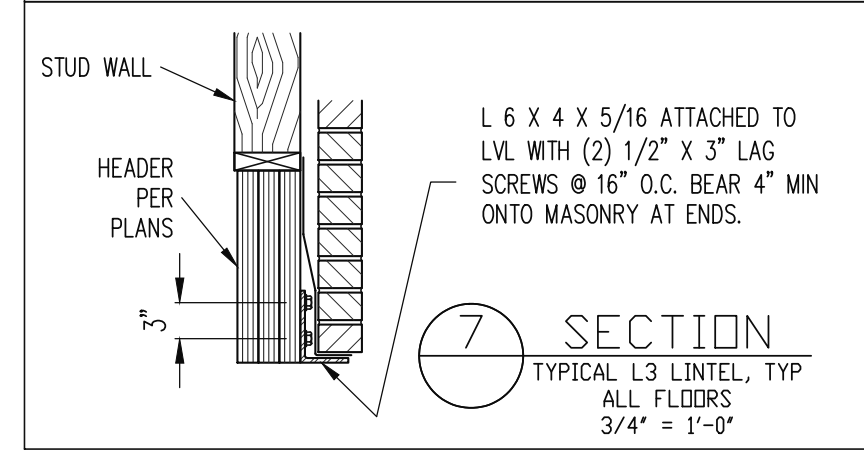
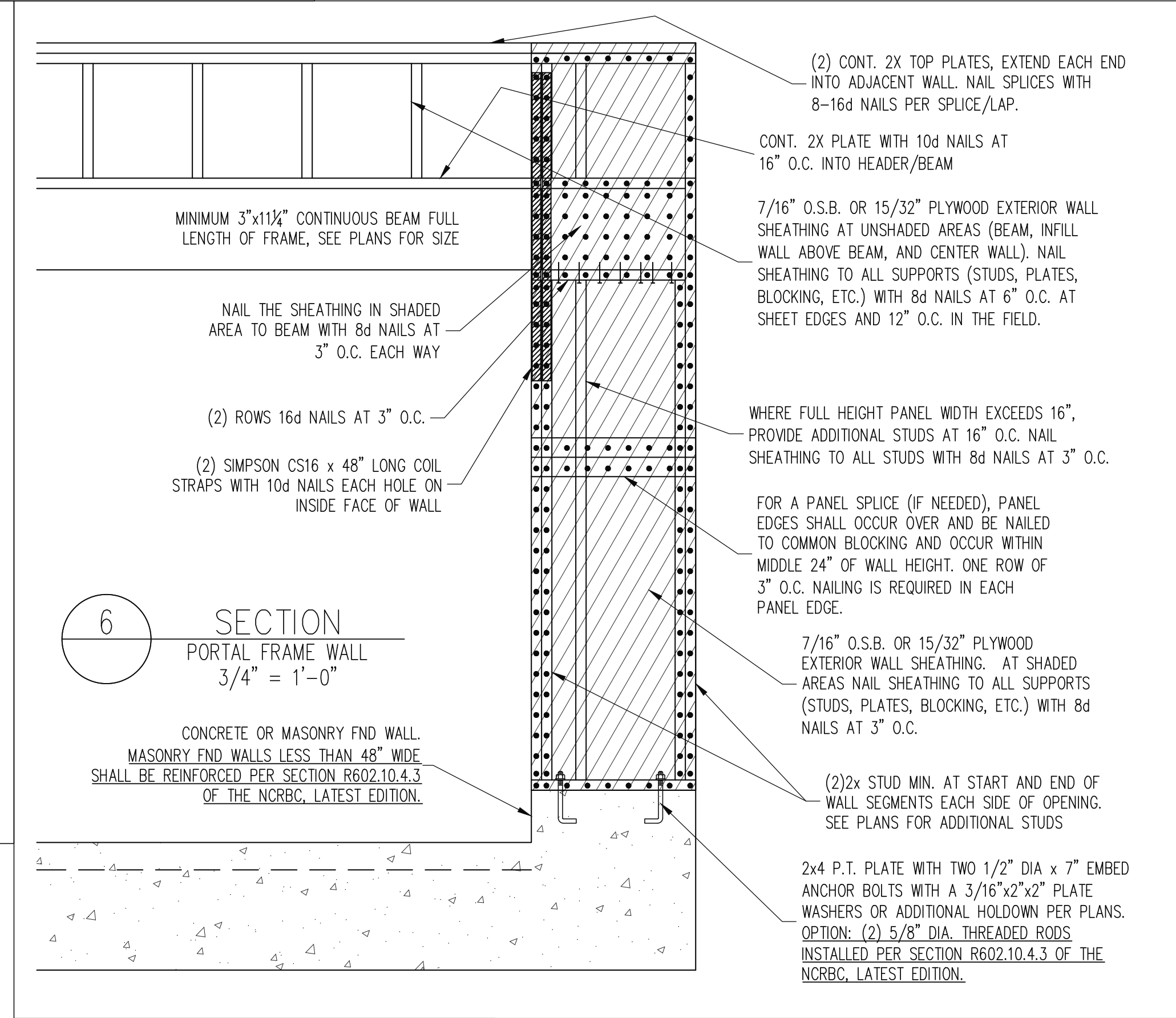
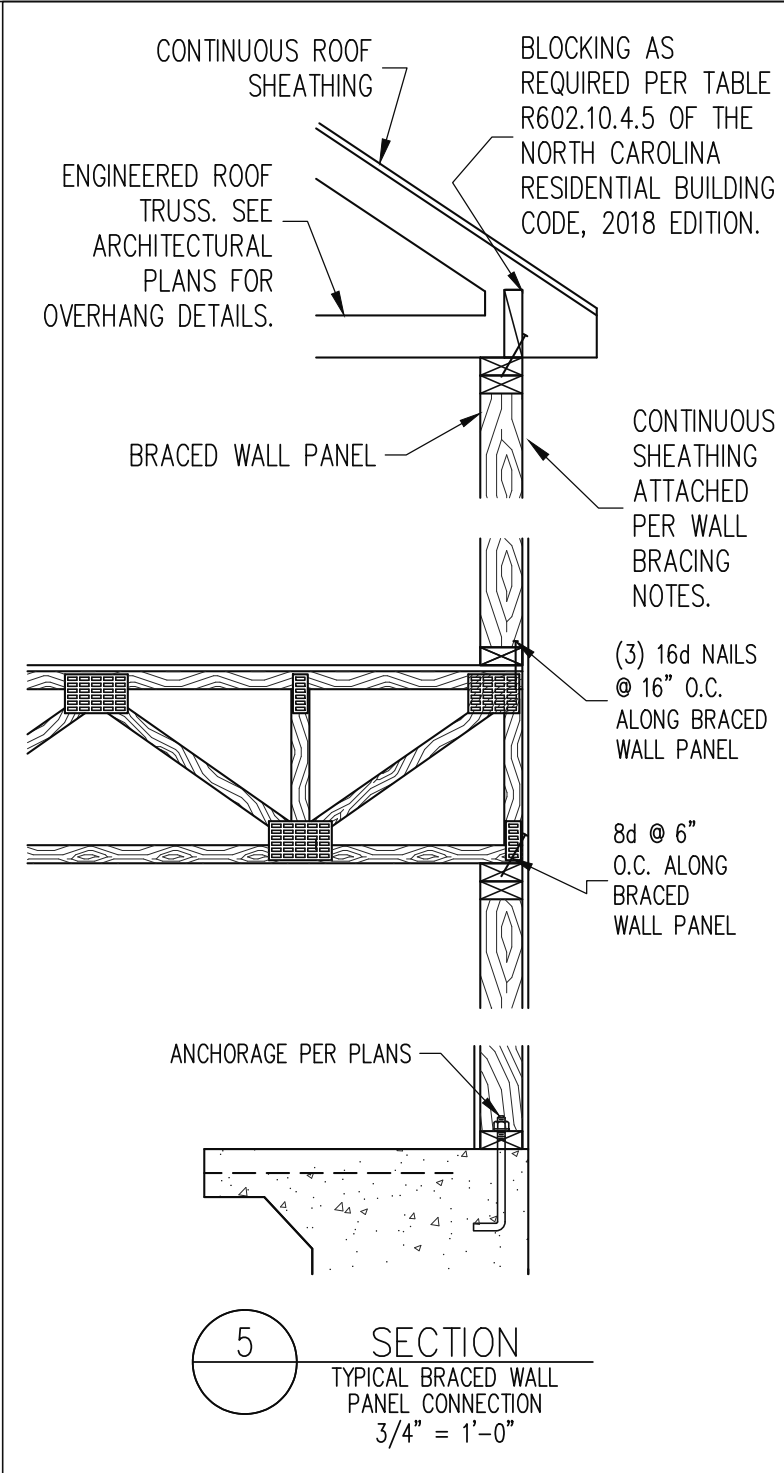
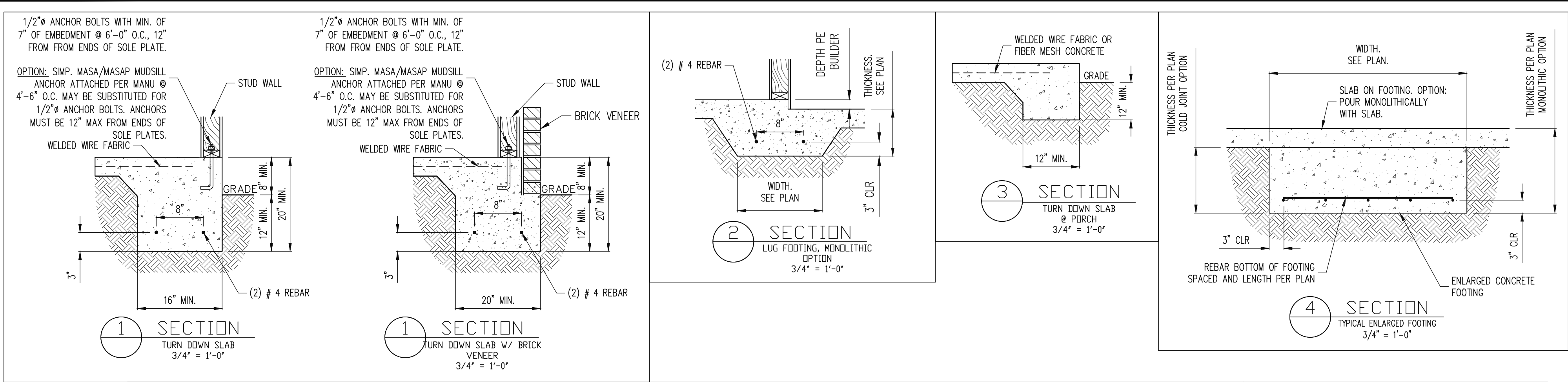


ADAMS HOMES		
SCOPE:	STRUCTURAL ADDENDUM	
LOT #:	117 KIPLING CREEK	ENG: NBC/WHF
		REV:
	3320 MASTER	DATE: 3/27/2025

PLAN NO.
3320

PROJECT NO.
25-18-149

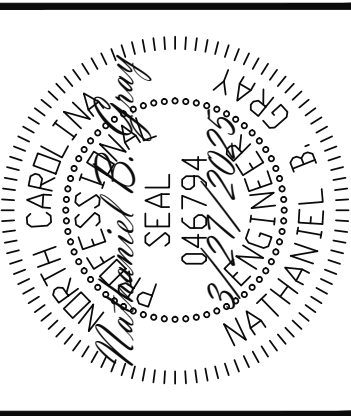
SHEET NO.
S4
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MONOSLAB

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Engineering
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ADAMS HOMES				
STRUCTURAL ADDENDUM				
SCOPE:				
LOT #:	117 KIPLING CREEK	ENG:	NBG/WHF	
		REV:		
	3320 MASTER	DATE:	3/27/2025	

PLAN NO.
3320

PROJECT NO.
25-18-149

SHEET NO.
SD1

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CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL

- 1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- 1.02 STRUCTURAL STEEL SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- 1.03 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.
- 1.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530-95, LATEST EDITION.

PART 2: DIMENSIONS

- 2.01 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS

PART 3: DESIGN LOADS

- 3.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS (INCLUDING SLEEPING ROOMS), ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10
GARAGES (PASSENGER CARS ONLY)	50	--
ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10
ATTICS (WITH STORAGE)	20	10
ROOF	20	10 (15 FOR VAULTS)

NOTES: - INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. IN. WHICHEVER PRODUCES THE GREATER STRESS.

- GUARD RAILS AND HAND RAILS ARE TO BE DESIGNED FOR A SINGLE CONCENTRATED LOAD OF 200 LB. APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP.

- BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED

- 3.02 INTERIOR WALLS: 5 PSF LATERAL.
- 3.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.
- 3.04 LOAD DURATION FACTOR FOR ROOF STRUCTURAL MEMBERS IS 1.15
- 3.05 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).

PART 4: MATERIALS

- 4.01 STRUCTURAL STEEL SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE. ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A992 MINIMUM GRADE TYP UNO.
- 4.02 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO
- 4.03 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR FOR JOISTS, RAFTERS, WOOD GIRDERS/BEAMS, STUDS, ETC. ALLOWANCE HAS BEEN MADE FOR SYP # SUBSTITUTION TYP UNO.
- 4.04 LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.9 X 10⁶ PSI, F_b = 2600 PSI, F_v = 285 PSI, F_c = 750 PSI
- 4.05 LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.3 X 10⁶ PSI, F_b = 1700 PSI, F_v = 400 PSI, F_c = 680 PSI
- 4.06 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO
- 4.07 WELDING ELECTRODES SHALL BE E70XX
- 4.08 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWP⁺ STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWP⁺ 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)

- 4.09 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO.
- 4.10 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C 90 OR ASTM C 55.
- 4.11 MORTAR SHALL BE TYPE S CONFORMING TO ASTM C 476.
- 4.12 NAILS SHALL BE COMMON WIRE NAILS TYP UNO.
- 4.13 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981.

PART 5: CONSTRUCTION

- 5.01 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" Ø BOLTS SPACED AT 24" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 6" FROM EACH END OF THE BEAM.
- 5.02 STEEL, LVL AND FLITCH PLATE BEAMS BEARING ON A STUD WALL PERPENDICULAR TO 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 BEAM BEING SUPPORTED, WHICHEVER IS GREATER, TYP UNO.
- 5.03 STEEL, LVL AND FLITCH PLATE 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.
- 5.04 SOLID SAWN LUMBER GANGED BEAMS BEARING ON A STUD WALL PERPENDICULAR TO THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RIM JOIST) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO.
- 5.05 SOLID SAWN LUMBER GANGED 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.
- 5.06 EXTRA JOISTS OR SINGLE LVL MEMBERS OF 1.75" OR LESS WIDTH, BEARING ON A STUD WALL PERPENDICULAR TO THE BEAM SHALL BEAR ON THE WALL A MINIMUM OF 2" AND SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.
- 5.07 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.
- 5.08 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO
- 5.09 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS). ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS.

PART 6: SUBSTITUTIONS

- 6.01 IN LIEU OF WELDED WIRE FABRIC IN SLABS: SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/CU YD.
- 6.02 OTHER MATERIAL OR MEMBER SIZE SUBSTITUTIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

DECK SPECIFICATIONS

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.
2. SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.
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. SIDING SHALL NOT BE INSTALLED BETWEEN THE STRUCTURE AND THE DECK BAND. IF ATTACHED TO A BRICK VENEER 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 VENEER.
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:

	JOIST LENGTH	
	UP TO 8' MAX.	UP TO 16' MAX.
	ONE - 5/8" Ø BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS24400B Ø d = 32" O.C. STAGGERED	ONE - 5/8" Ø BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 6" O.C. OR TWO ROWS OF SIMPSON SDWS24400B Ø d = 16" O.C. STAGGERED
REQUIRED FASTENERS		

- ## A . BRICK VENEER STRUCTURES

	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.

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.
6. OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE BAND
7. GIRDERS SHALL BEAR DIRECTLY ON POSTS OR BE CONNECTED TO THE SIDES OF POSTS WITH 2- 5/8" Ø BOLTS
8. FLOOR DECKING SHALL BE NO. 2 GRADE TREATED SOUTHERN PINE OR EQUIVALENT. THE MINIMUM FLOOR DECKING THICKNESS SHALL BE AS FOLLOWS:

NOTES

ALL WORK IS TO BE DONE IN STRICT ACCORDANCE WITH STATE AND LOCAL CODES. THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. IF ENGINEERING SERVICES HAVE BEEN PROVIDED THE BUILDER SHALL VERIFY THAT THE FOUNDATION AND STRUCTURAL PLANS HAVE BEEN SEALED BY AN ENGINEER REGISTERED BY THE STATE. IF THE PLANS HAVE NOT BEEN SIGNED AND SEALED, THE BUILDER SHALL IMMEDIATELY CONTACT AN ENGINEERING FIRM BEFORE PROCEEDING. FURTHER, IN THE EVENT OF A FAILURE TO FOLLOW THE ABOVE PROCEDURE, THE BUILDER SHALL NOT BE THE RESPONSIBILITY OF ENGINEERING TEAM. ALL FINAL SETS OF THE SAME PLAN ISSUED TO A BUILDER SHOULD BE REVIEWED FOR UNIFORMITY, ESPECIALLY IF PRIOR SETS OF PLANS HAVE BEEN ISSUED AS STUDY COPIES.

ENGINEERING TECH DOES NOT PERFORM FENESTRATION, ROOF VENT, OR ATTIC CALCULATIONS OR ANY OTHER AREA CALCULATIONS THAT ARE NOT RELATED TO STRUCTURAL ENGINEERING.

TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED IN NORTH CAROLINA. FINAL TRUSS
DRAWING SHOULD BE SUBMITTED TO ENGINEERING TECH ASSOCIATES, PA FOR REVIEW

JOIST SPAN	DECKING
12" O.C.	1" S4S
16" O.C.	1" T&G
24" O.C.	1 1/4" S4S
32" O.C.	2" S4S

9. MAXIMUM HEIGHT OF DECK SUPPORT POSTS IS AS FOLLOWS:

POST SIZE	MAX POST HEIGHT
4X4	8'
6X6	20'
ENGINEERED	20' +

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.

10. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING METHODS:

- 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"

- 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.
- 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".

ABBREVIATIONS

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

ADAMS HOMES		
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		REV:
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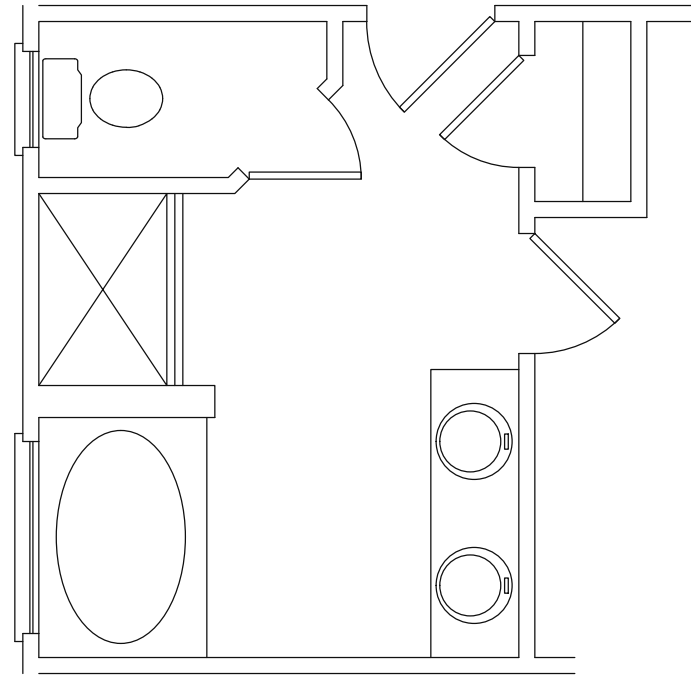
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SHEET NO.
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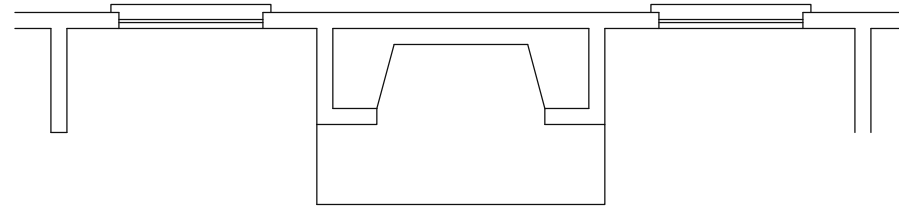
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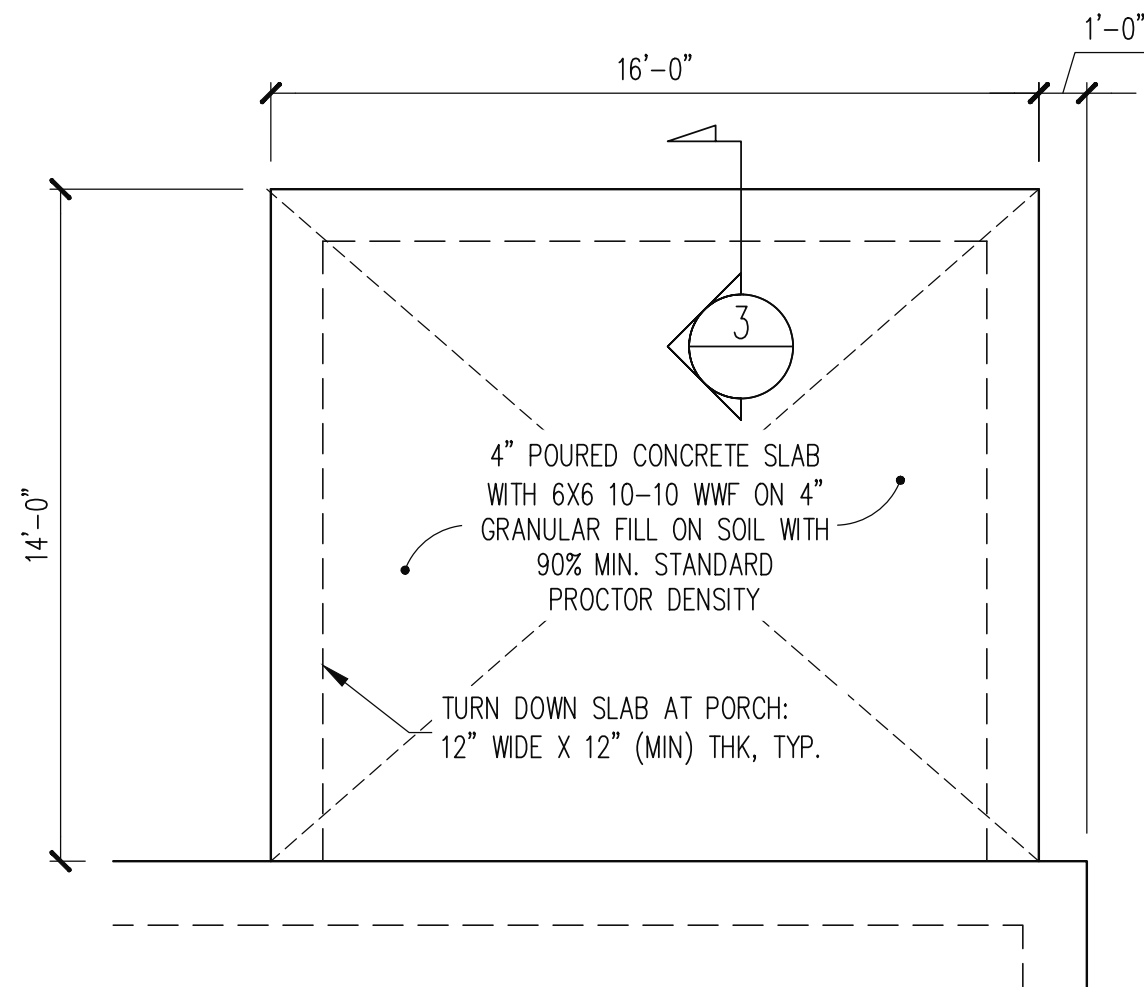
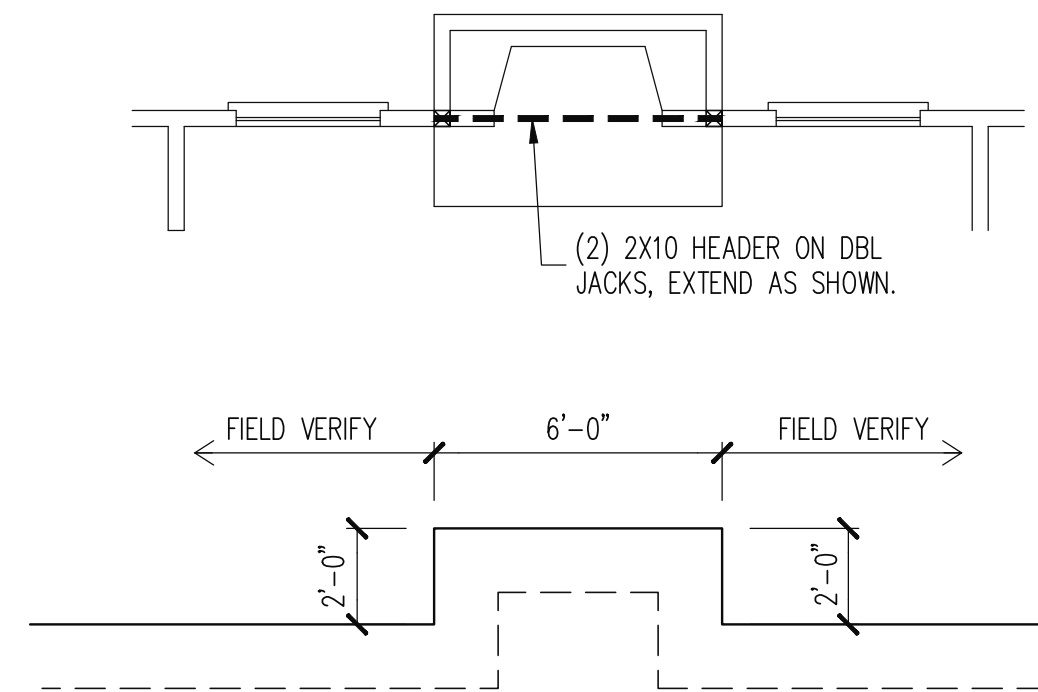
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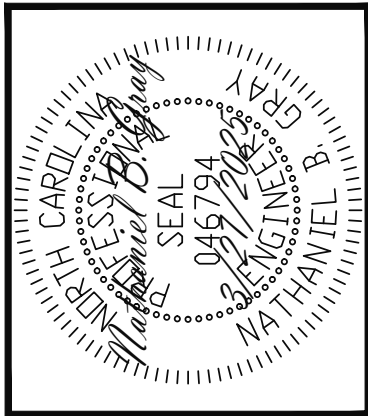
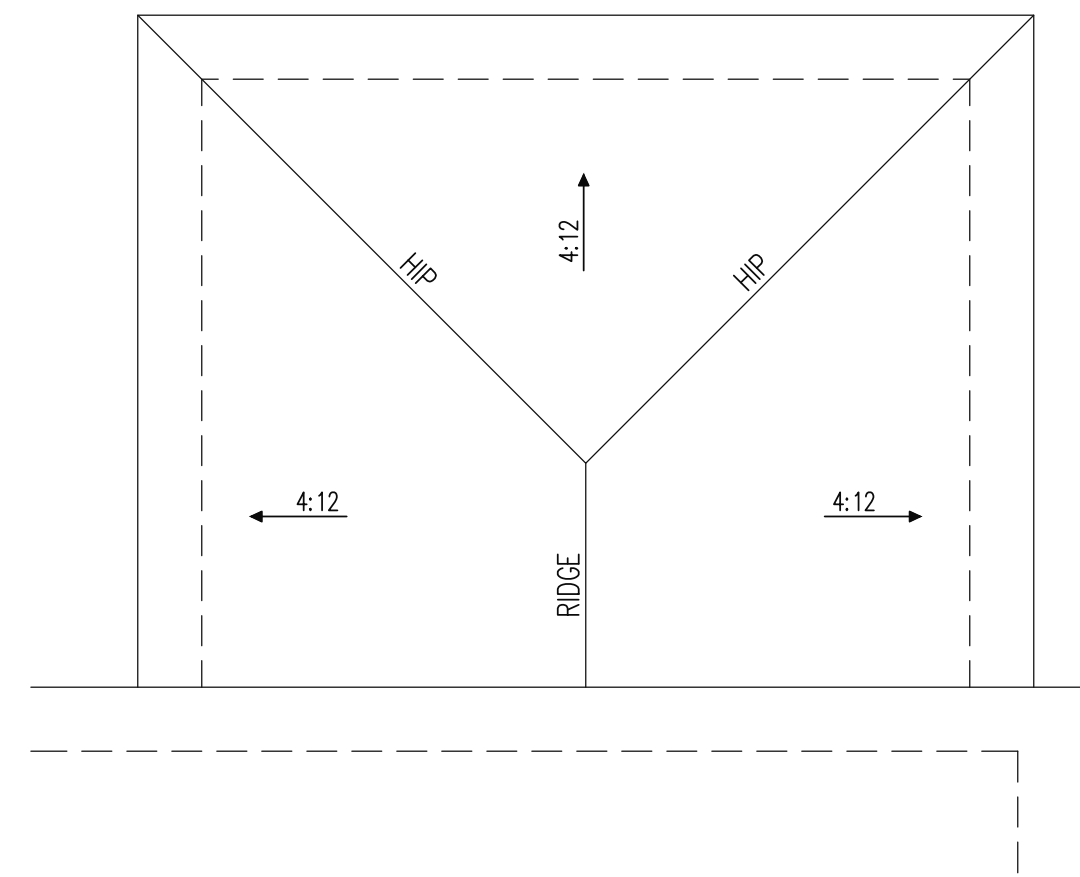
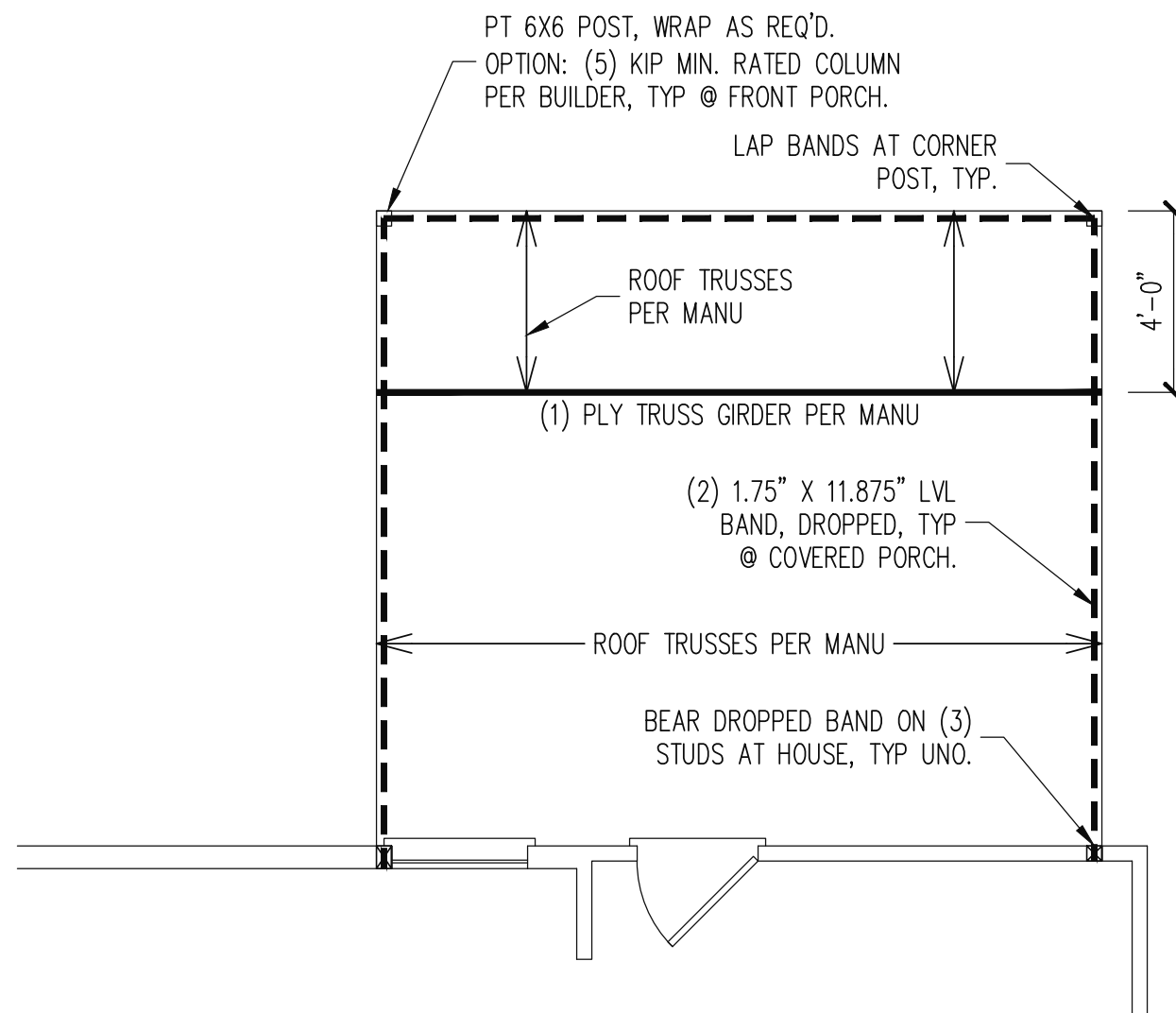
OPTIONAL MASTER BATH



OPTIONAL FIREPLACE



COVERED PORCH SCALE: 1/4"=1'-0"



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