

LIST OF ABBREVIATIONS

| | | | | | | | |
|--------|----------------------------------|-------|----------------------------------|----------|-------------------------------|-------|---|
| ACCESS | ACCESS TO ATTIC OR CRAWL SPACE | DH | DISH WASHER | PCKT | POCKET DOOR | T.C. | TOP CHORD |
| AFF | ABOVE FLOOR | EQ | EQUAL | PERF | PERFORATED | TOM | TOP OF WALL |
| ASL | ABOVE SEA LEVEL | FDN | FOUNDATION | PL | PLATE | TRANS | TRANSOM |
| BD | BOARD | FV | FOUNDATION VENT | PT | PRESSURE TREATED FOR EXPOSURE | TYP | TYPICAL |
| BDRM | BEDROOM | GL | GLASS (DOOR) | PL | POINT LOAD (SOLID BLOCK) | | |
| BM | BEAM | HOB | HOB BID | R15 | ROD & SHELF (CLOSETS) | UON | UNLESS OTHERWISE NOTED |
| CAB | CABINETS / CABINETY | HDR | DOOR / WINDOW / OPENING HEADER | REF | REFRIGERATOR | | |
| CJ | CONTROL JOINT | HUJ | WATER/ELECTRICAL HOOK UPS | REINF | REINFORCEMENT) | V.B. | VAPOR BARRIER |
| CL | CENTERLINE | HVAC | HEATING, VENTING & AIR CONDITION | RM | ROOM | VAN | VANITY |
| CMU | CONCRETE MASONRY UNIT | KWALL | KNEEWALL | SEG M | SEGMENTED | | |
| CO | CLEAR OPENING | LVL | LAMINATED VENEER LUMBER | SHWR | SHOWER | W | WIDE |
| COL | COLUMN | MANF | MANUFACTURED | SHL(VIS) | SHELVE(S) | W/ | WITH |
| CONC | CONCRETE | MAS | MASONRY | SPEC(D) | SPECIFICATION / SPECIFIED | WP | WATER PROOF |
| CSMT | CASEMENT | NIC | NOT IN CONTRACT | SQ | SQUARE | WV | MAIN WATER VALVE SHUTOFF |
| DBL | DOUBLE | OH | ON CENTER | SS | STAINLESS STEEL | | |
| DIAM | DIAMETER | OH | ON CENTER | SST | SIMPSON STRONG-TIE OR EQUAL | #SP | NUMBER OF STUD POCKETS @ WINDOW/DOOR JAMB |
| DW/H | DOUBLE HUNG / SINGLE HUNG WINDOW | OP | OVERHANG | SUBFLR | SUB-FLOOR | | |
| DN | DOWN | OPNG | OPENING | SYP | SOUTHERN YELLOW PINE | | |
| DP | DEEP | OPT. | OPTION(AU) | | | | |

SUMMARY

PROJECT INFO

NAME OF PROJECT:
PROJECT ADDRESS:
PROPOSED USE:
CONTACT:

LOT 79 DUCKS LANDING / CG2325C
402 BLACK DUCK LANE
RESIDENTIAL
CAVINESS & CATES, INC

CODE COMPLIANCE:
MUNICIPALITY:
GAS COMMUNITY:
DESIGNER:

2024 NC STATE RESIDENTIAL BUILDING CODE
HARNETT COUNTY
NO
TODD TUCKER, AIBD, CPBD 910-366-2636

SPACE DATA:

| | |
|------------------------------|----------------|
| FIRST FLOOR, HEATED: | 975 SF |
| <u>SECOND FLOOR, HEATED:</u> | <u>1350 SF</u> |
| TOTAL, HEATED: | 2325 SF |
| FRONT PORCH: | 100 SF |
| REAR DECK | 120 SF |
| GARAGE: | 539 SF |
| <u>TOTAL, UNDER ROOF:</u> | <u>3084 SF</u> |

$$\begin{array}{r} 975 \text{ SF} \\ \underline{1350 \text{ SF}} \\ 2325 \text{ SF} \\ 100 \text{ SF} \\ 120 \text{ SF} \\ 539 \text{ SF} \\ \hline 3084 \text{ SF} \end{array}$$

OVERALL BUILDING HEIGHT 32'-4" WITH CRAWL SPACE FOUNDATION

DESIGN LOADS

| | |
|---------------|--|
| ROOF LOADS: | 20 PSF LIVE, 20 PSF DEAD |
| ATTIC LOADS: | 20 PSF LIVE, WHERE INDICATED (SEE TRUSS DWGS) |
| FIRST FLOOR: | 40 PSF LIVE, 10 PSF DEAD |
| UPPER FLOORS: | 30 PSF LIVE, 15 PSF DEAD |
| WIND LOAD: | FOR ASCE 7-10, RISK CATEGORY II, EXPOSURE "B", 120 mph |

ALL GARAGE PORTAL WALLS TO BE FRAMED WITH 2x6 STUDS

ATTIC VENT CALCULATIONS R806

FIRST FLOOR ATTIC AREA: 254 SF

SECOND FLOOR ATTIC AREA: 1350 SF

RIDGE VENTS: 411 E / 56 E (56%)

| | |
|--------------|------------------------|
| RIDGE VENTS: | 41 E.I. / 5 S.I. (50%) |
| FLUIDS: | 10 E.I. / 1 S.I. (11%) |

RATIO: $\frac{9}{1350} = \frac{1}{150}$

* CALCS BASED ON VENT FREE AREA OF 18 S.I. FOR RIDGE & 9 S.I. FOR SOFFIT

FOUNDATION VENT CALCULATIONS R408

CRAWL SPACE AREA: 975 SF








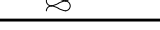
1 SQUARE FOOT OF VENT PER 1500 SF OF FOUNDATION AREA.

INSTALL VENT WITH MINIMUM OF 60 SQUARE INCHES NET FREE AREA

975 / 1500 = 0.65 TOTAL SQUARE FEET OR MINIMUM 2 VENTS
(MAY REQUIRE MORE VENTS TO COMPLY WITH VENTS @ EACH CORNER OF THE BUILDING)

* CALCS BASED ON USING A VAPOR RETARDER & INSTALLING A VENT WITHIN 36" OF EA CORNER

LIST OF SYMBOLS

| LIST OF SYMBOLS | | |
|---|-----------------------|--|
| SECTION SHEET  | SECTION MARK |  SLOPE UP PITCH |
| SECTION SHEET  | DETAIL MARK |  EARTH |
|  TITLE SCALE | TITLE MARK |  INSULATION |
|  | INTERIOR BEARING WALL |  STANDARD WALL |



1 FRONT ELEVATION "C"
1/2" = 1'-0"

CONSTRUCTION SET 5-28-2025



Caviness
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Communities

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TODD TUCKER 34 - 156
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PROFESSIONAL
910-824-1474

2525

PLAN NAME/NUMBER:

PLAN NO:
CC 2325

DATE: SEPTEMBER 2019

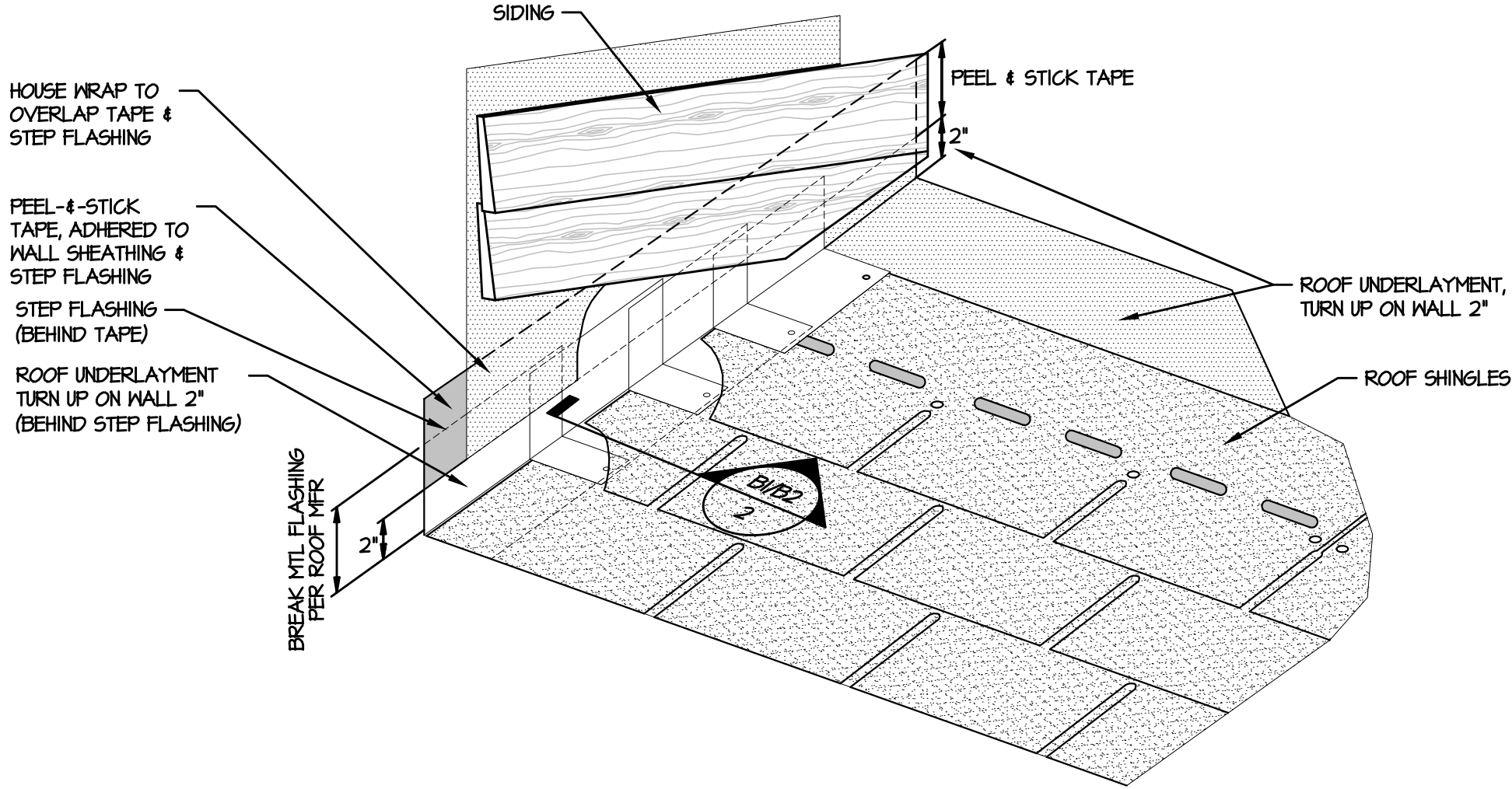
REVISIONS:

SHEET NO:

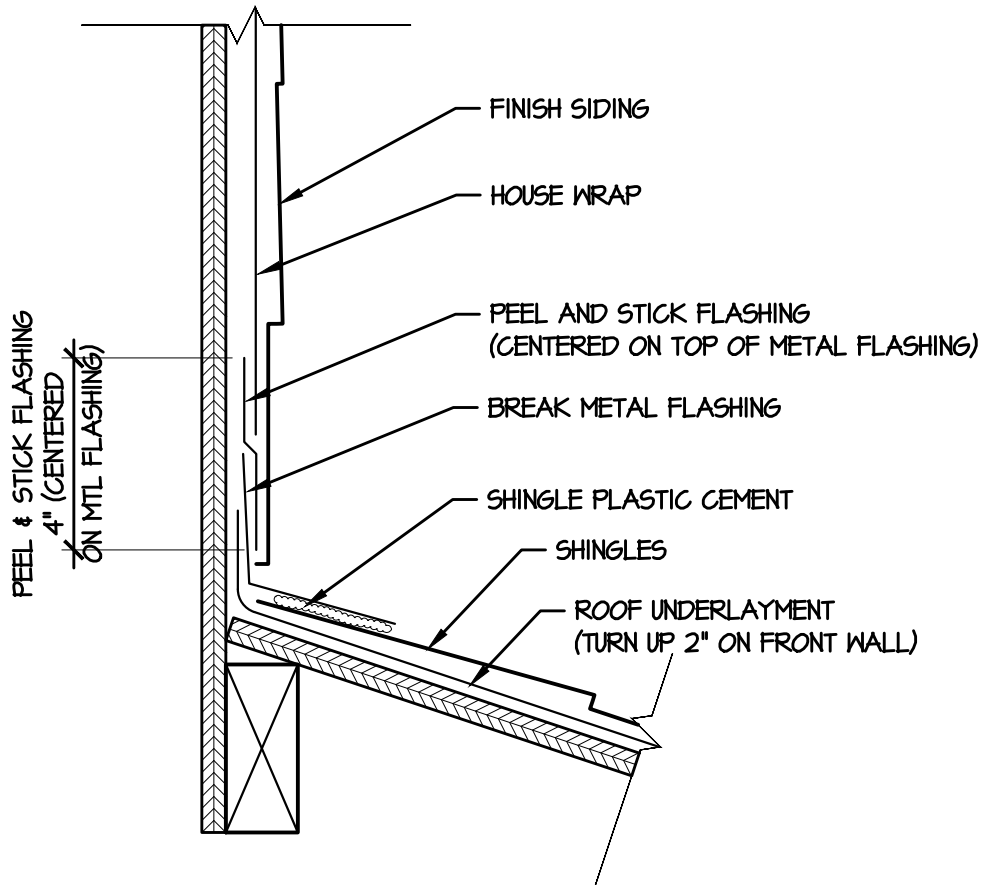
1
LOT DU79

D:\CAVINESS AND CATES\Caviness and Cates\CC 2324 2325\LOT SPECIFIC PLANS\DUCKS LANDING 2x6\DU79 C GR\DU79 CC2325C GR 2x6 CONSTRUCTION SET 5-28-25.dwg, 5/29/2025 11:59:49 AM, 1:1

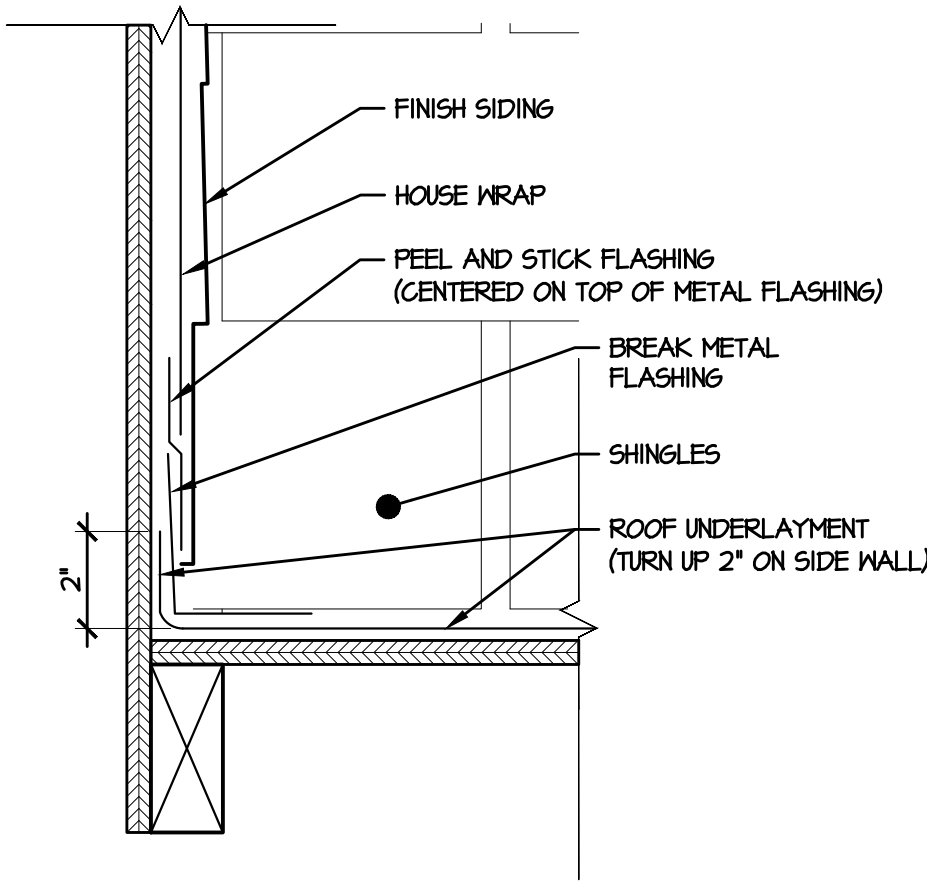
FIELD & REDLINE NOTES



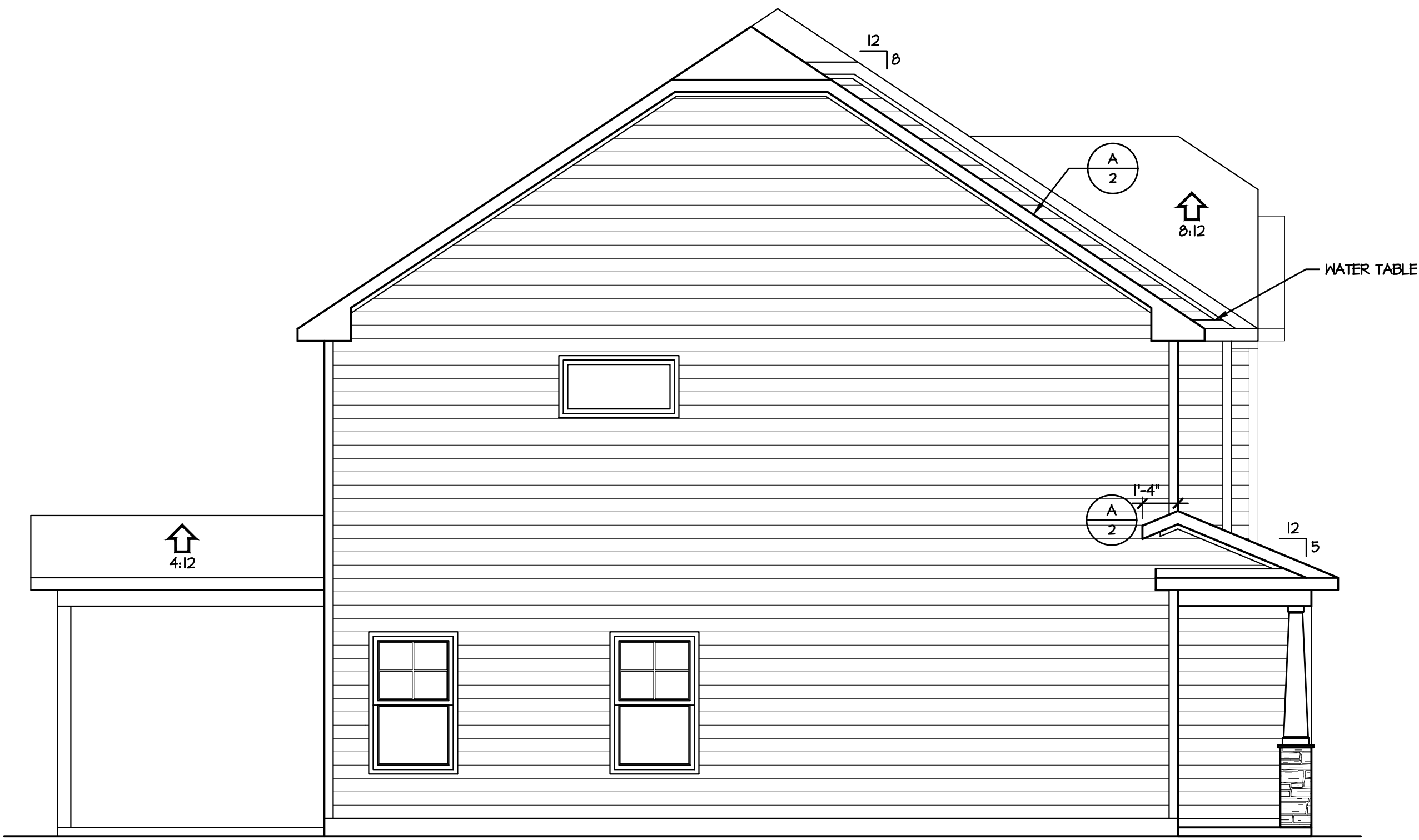
A ROOF-TO-WALL FLASHING DETAIL
NOT TO SCALE (FOR ALL ROOF/WALL TRANSITIONS)



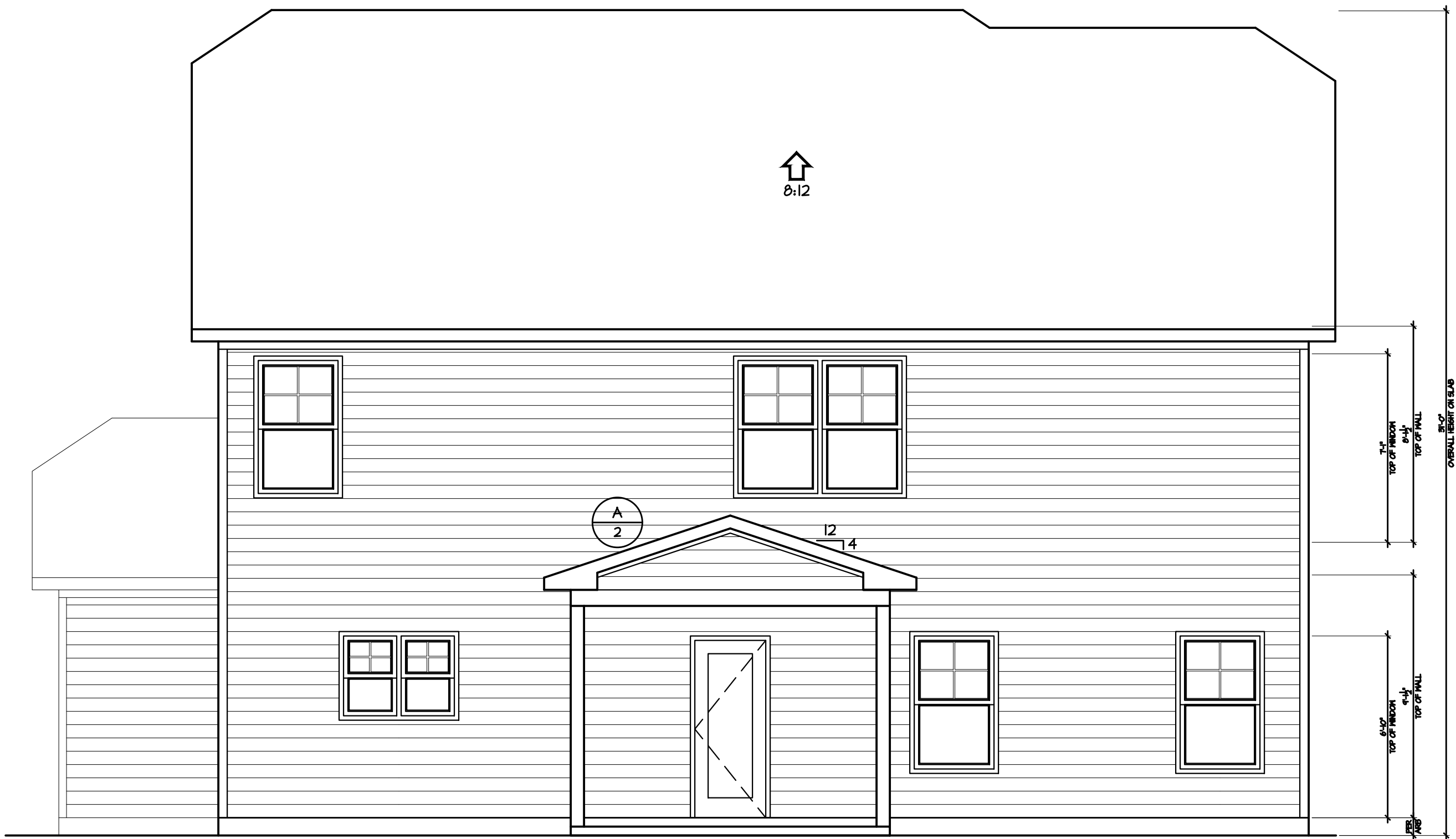
B1 FRONT WALL FLASHING
3" = 1'-0" (SECTION)



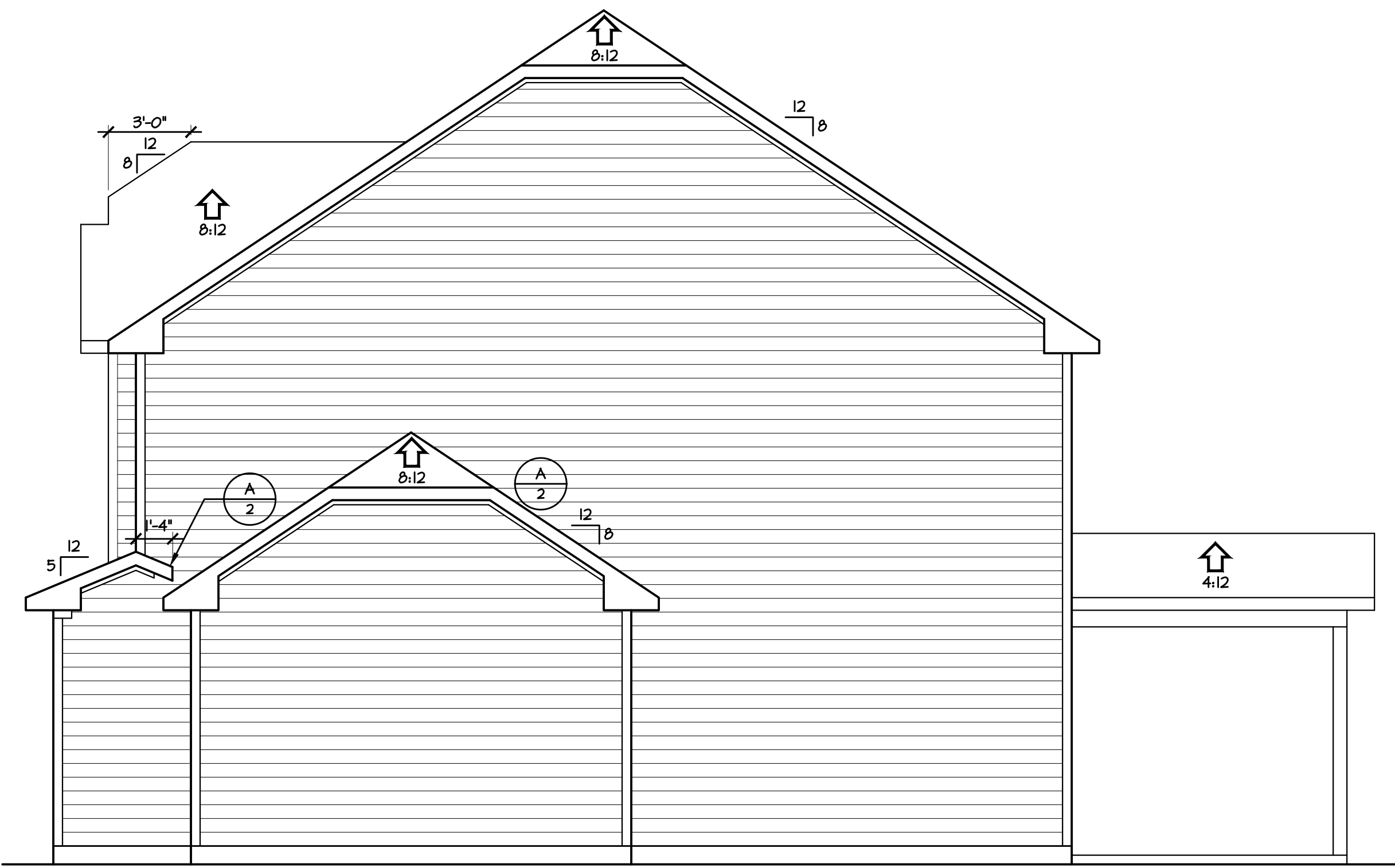
B2 SIDE WALL FLASHING
3" = 1'-0" (SECTION)



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



3 REAR ELEVATION
1/4" = 1'-0"

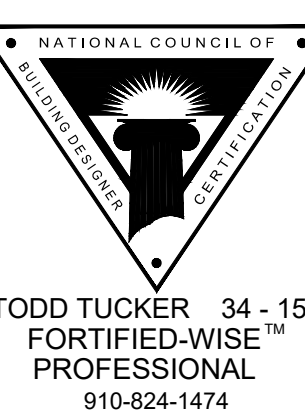
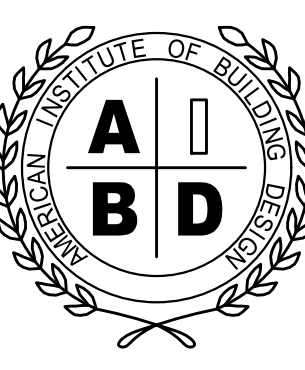


2 RIGHT ELEVATION
1/4" = 1'-0"



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PLAN NUMBER:
CC 2325

SHEET TITLE:
ELEVATIONS

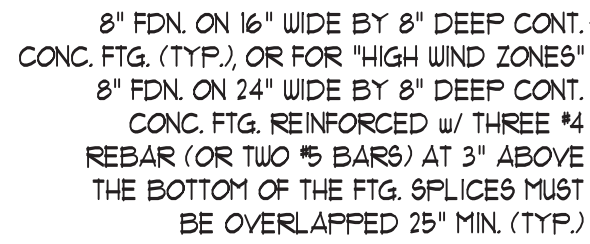
PLAN NO:
CC 2325

DATE:
SEPTEMBER 2019

| REVISIONS: | |
|------------|--|
| | |
| | |
| | |
| | |

SHEET NO:

2
LOT DU79



18" x 24" CRAWL ACCESS
(MIN.) PER GRADE.

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.)

w/ OPT. STONE BASE COLUMNS:
PROVIDE 16" FDN. JOG w/ 4" FTG.
PROJECTION EA. SIDE (TYP.)

NOTE: BCI 4500s-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.

150 MPH ULTIMATE DESIGN WIND
SPEED NOTES FOR LESS THAN
30' MEAN ROOF HEIGHT:

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS, ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEMS.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 ("HIGH WIND ZONE" FOR 50 MPH WINDS).
3. BUILDING IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONE" FOR 50 MPH WINDS) OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
4. FOUNDATION ANCHORAGE SHALL COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
5. MEAN ROOF HEIGHT IS LESSER THAN 30 FEET, WALL CLADDING DESIGNATED FOR +243 PSF AND -32 PSF (-4/-). INDICATE POSITIVE / NEGATIVE PRESSURE (PSF).
6. ROOF CLADDING DESIGNED FOR 2/12 PITCH AND -28 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND 44 PSF AND -51 PSF FOR ROOF PITCHED 225/12 TO 1/12.
7. GABLE ORBS SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
8. WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 96.02.10 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION AND AS NOTED ON PLANS.
9. ENGINEERING CERTIFICATE, COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NCRC, 2018 EDITION.

120 MPH ULTIMATE DESIGN WIND SPEED
NOTES FOR LESS THAN
30' MEAN ROOF HEIGHT:

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL QUALITY. ALL CURB ROOF SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH THE 2018 NCRC.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
3. INSTALL 1/2" ANCHOR BOLT @ 16" O.C. AND WITHIN 6" OF PROJECTIONS. ALL ANCHOR BOLTS MUST EXCEED A MINIMUM OF 1" INTO MASONRY OR CONCRETE. LOCATE BOLT WITHIN MIDDLE THIRD OF FLATE WIDTH.
4. MEAN ROOF HEIGHT SHALL BE 10'0".
5. EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
6. WALL CLADDING DESIGNED FOR -55 PSF AND -18 PSF (+/-) INCLUDING POSITIVE / NEGATIVE PRESSURE (TYP).
7. ROOF CLADDING DESIGNED FOR 142 PSF AND -18 PSF FOR ROOF PITCHES 7/12 TO 12/12 AND 142 PSF AND -36 PSF FOR ROOF PITCHES 2.25/12 TO 1/12.
8. INSTALL 1/6" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STOREYS IN ACCORDANCE WITH SECTION 05110.3 OF THE NCRC, 2018 EDITION. INCLUDE THE WALL BRACING NOTIONS AND DETAILS SHEET FOR MORE INFORMATION.
9. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 1 OF THE NCRC, 2018 EDITION.
10. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE $\frac{1}{2}$ SFF (NO). ALL TREATED LUMBER TO BE $\frac{1}{2}$ SYP (NO).
2. INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
3. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
4. SHADED PIERS TO BE FILLED SOLID.
5. INSTALL LADDER WIRE @ $16" \text{ O.C.}$ TO SECURE MOUNTED WYTHE FOUNDATION WALLS TOGETHER.
6. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

J.S. THOMPSON
ENGINEERING, INC.
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733

CC 2325
CAVINNESS & CATES

DATE: APRIL 30, 2021

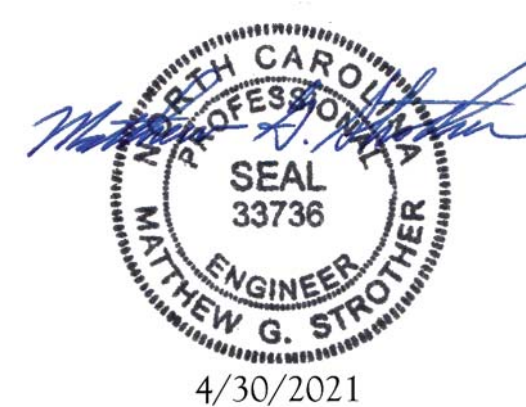
SCALE: 1/4" = 1'-0"

DRAWN BY: TT

ENGINEERED BY: JAG

SHEET: 1 OF: 14

S-1a
CRAWL
FOUNDATION PLAN



4/30/2021

BRACED WALL DESIGN NOTES:

- J.S. THOMPSON**
ENGINEERING, INC.
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO. C-1733

RECTANGLE A

STRUCTURAL NOTES:

- DATE: APRIL 30, 2021

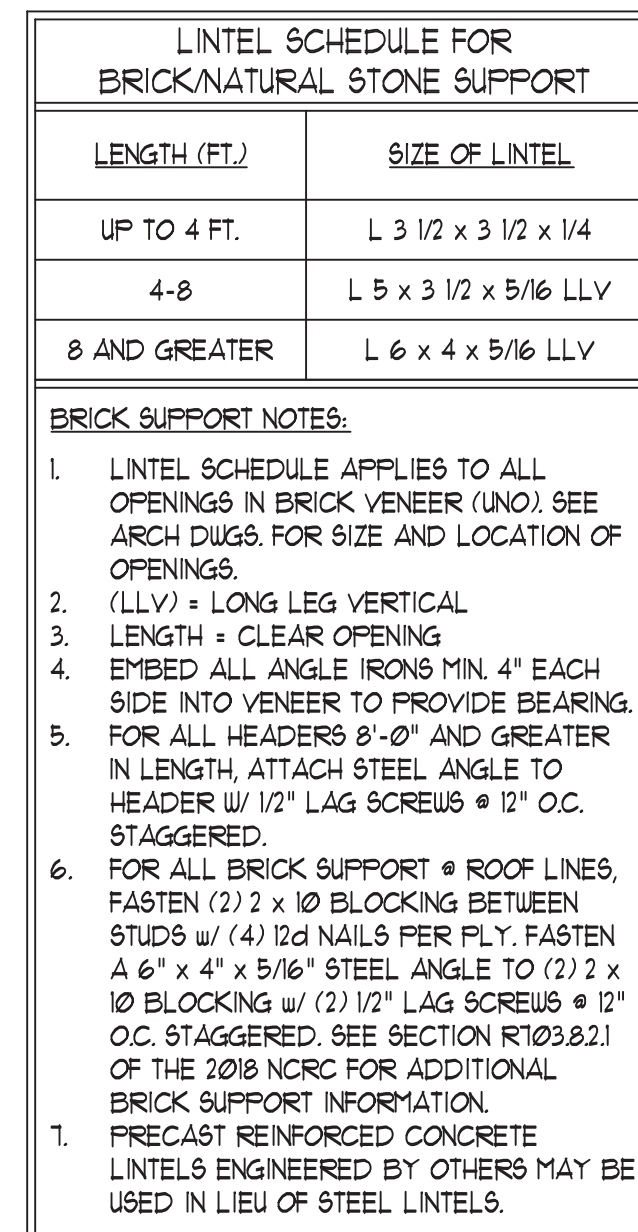
SCALE: 1/4" = 1'-0"

DRAWN BY: TT

ENGINEERED BY: JAG

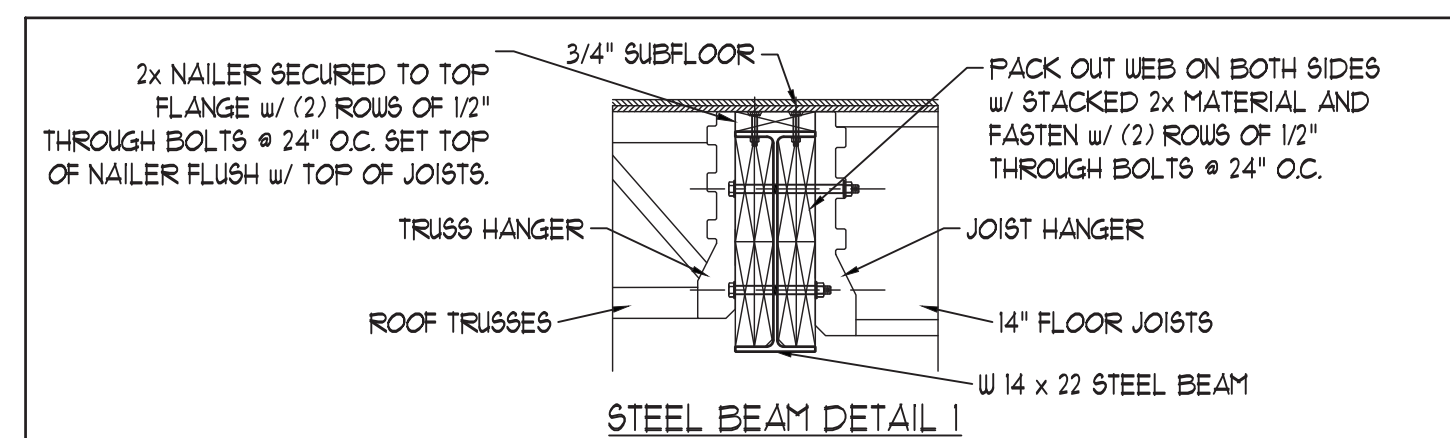
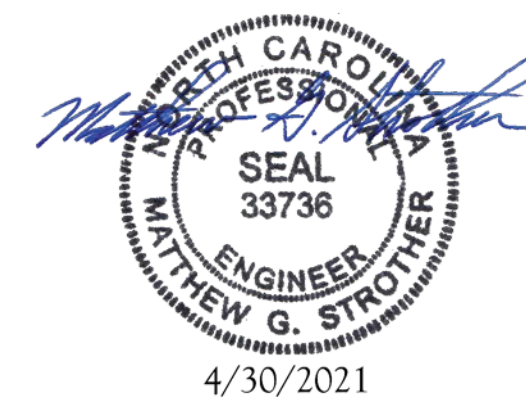
SHEET: 4 OF: 14

S-2
SECOND FLOOR
FRAMING PLAN



*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. MIN. (UNO). 2 x 6 @ 24" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 4 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

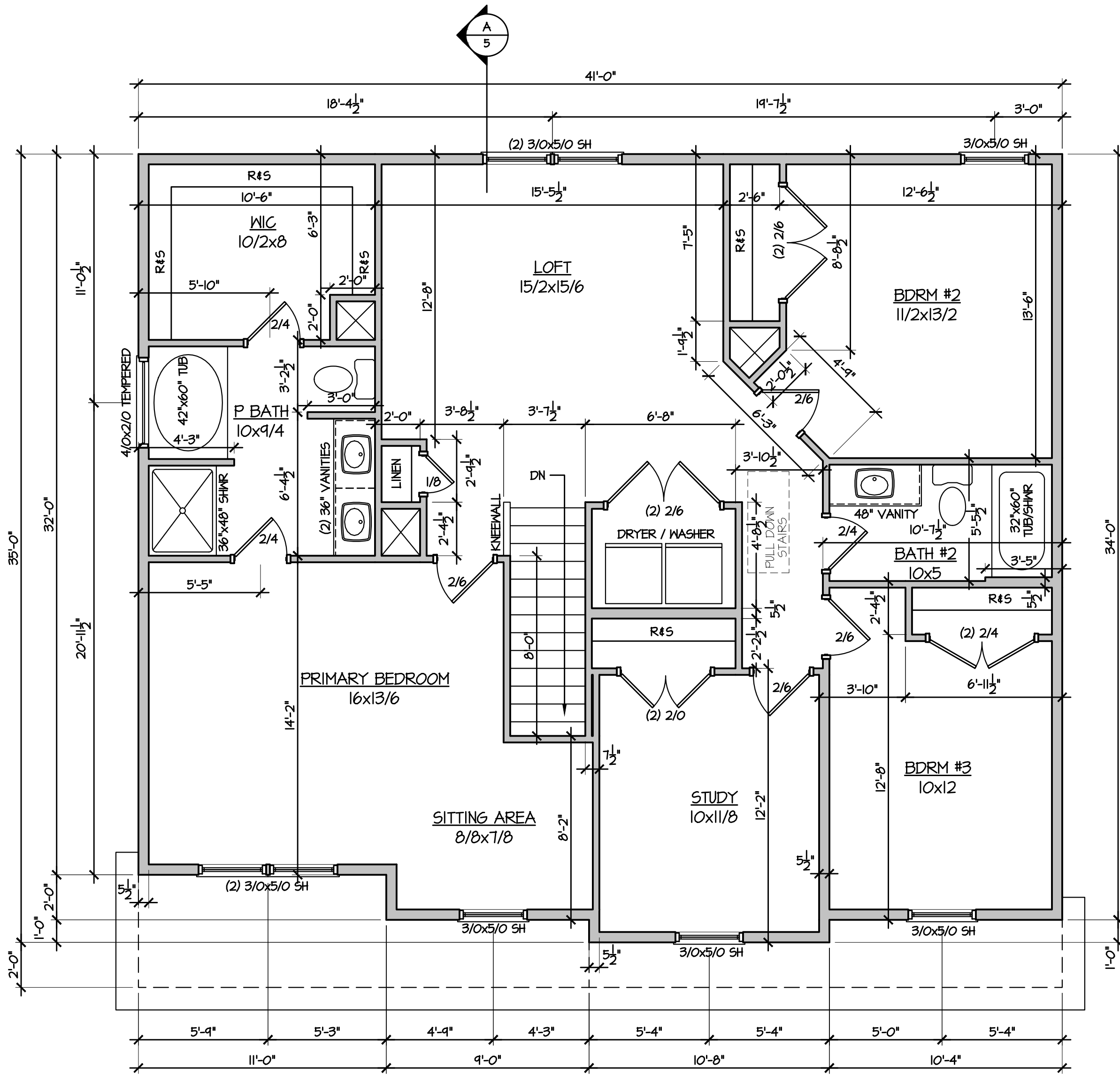
NOTE: BCI 4500s-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.



S-2
SECOND FLOOR
FRAMING PLAN

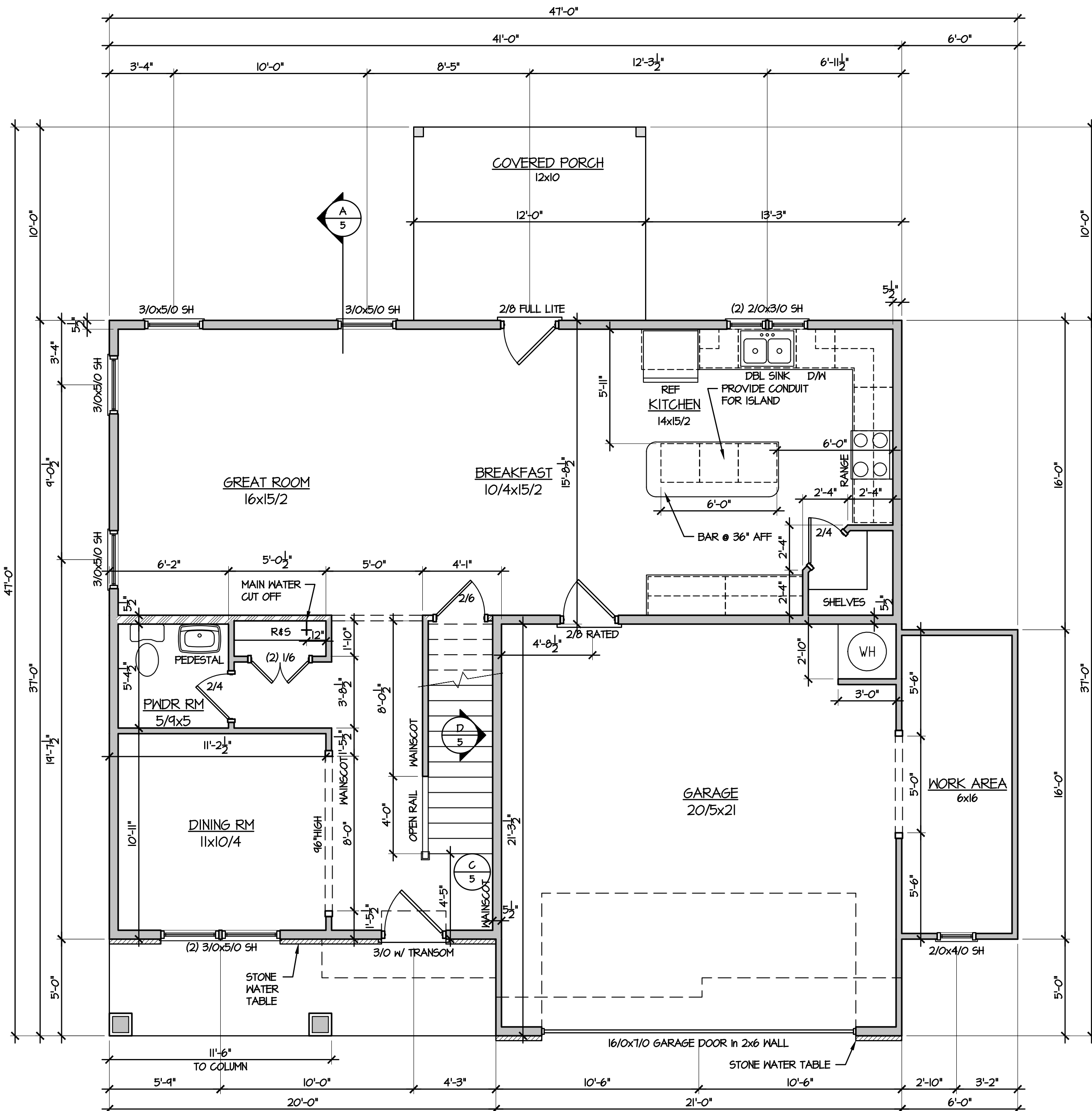
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FIELD & REDLINE NOTES



2 SECOND FLOOR PLAN
1/4" = 1'-0"

*** ALL EXTERIOR INSULATED WALLS TO BE FRAMED WITH 2x6 STUDS

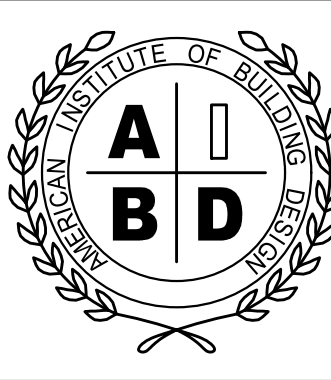


1 FIRST FLOOR PLAN
1/4" = 1'-0"



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CC 2325

FLOOR PLANS

PLAN NAME/NUMBER:

PLAN NO:

DATE:
SEPTEMBER 2019

REVISIONS:

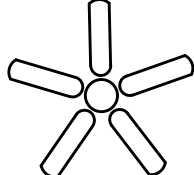

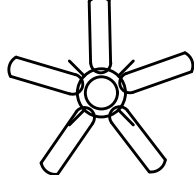

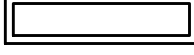










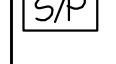

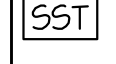



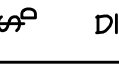

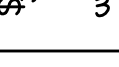
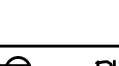
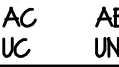
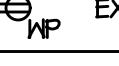


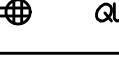
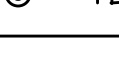
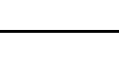
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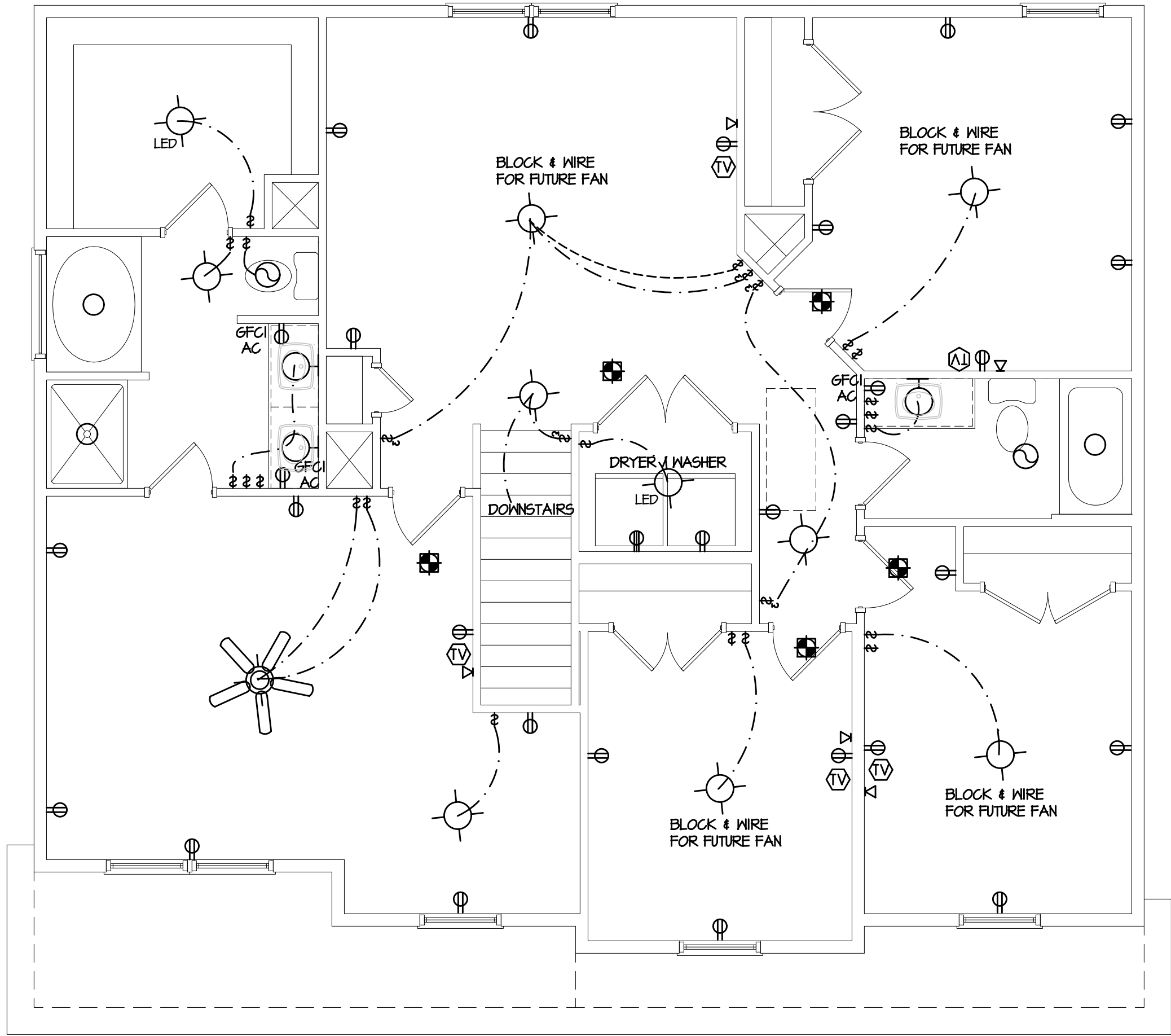
LOT DU79

D:\CAVINESS AND CATES\Caviness and Cates\CC 2325\LOT SPECIFIC PLANS\DUCKS LANDING 2x6\DU79 CC2325C GR 2x6 CONSTRUCTION SET 5-28-25.dwg, 5/29/2025 11:59:50 AM, 1:1

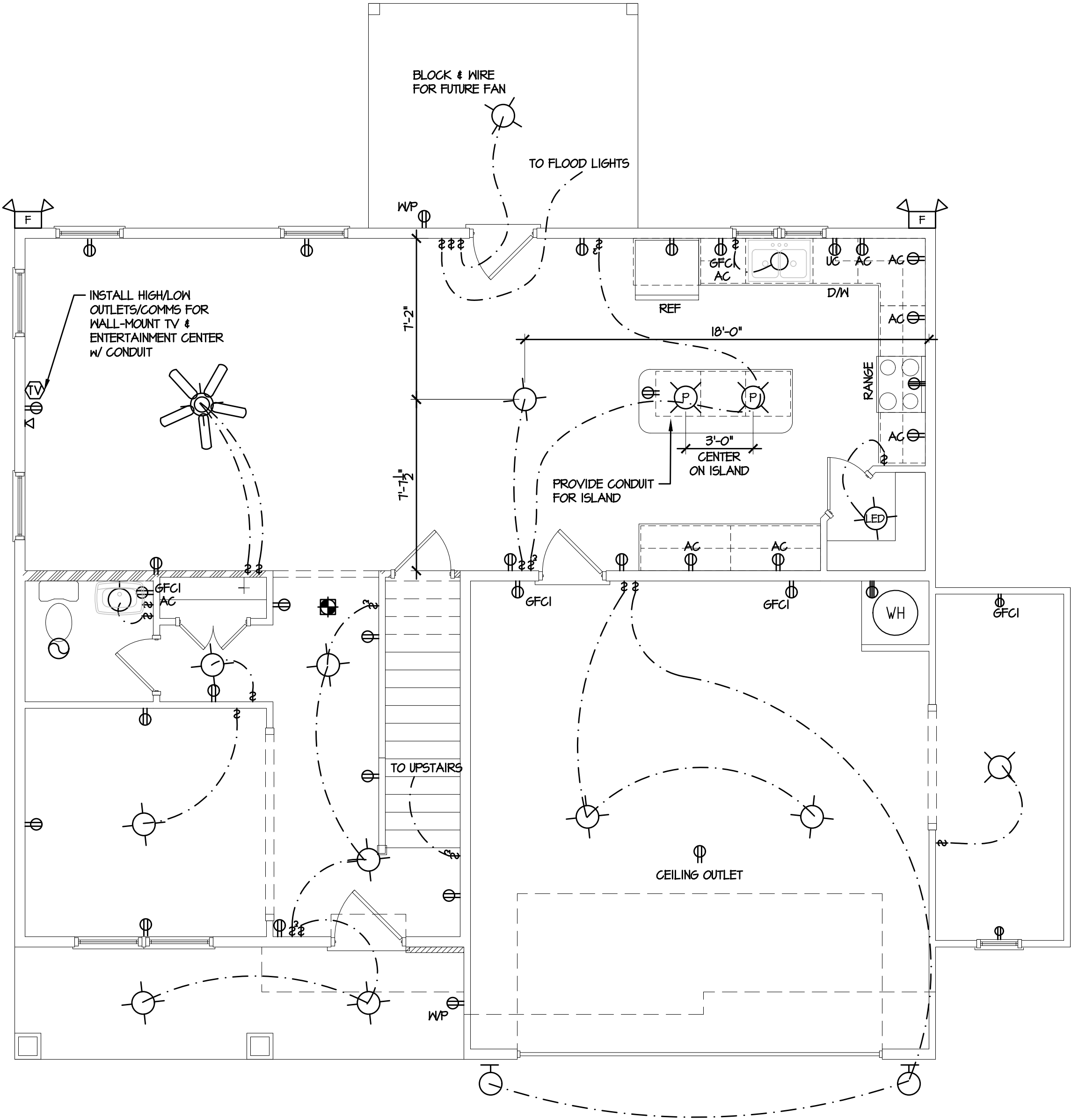
FIELD & REDLINE NOTES

| ELECTRICAL LEGEND | | |
|---|---------------------------|--|
|  | CEILING FAN |  USB PORT |
|  | CEILING FAN w/ LIGHT |  COMMUNICATIONS |
|  | FLUORESCENT LIGHT |  UL APPROVED SMOKE / CO DETECTOR |
|  | WALL MOUNT LIGHT |  SURROUND SOUND CEILING SPEAKER |
|  | SURFACE LIGHT |  DOOR CONTACT |
|  | PENDANT LIGHT |  DIRECTIONAL MOTION SENSOR |
|  | LED LIGHT |  SECURITY KEYPAD |
|  | UNDER-MALL-CABINET LIGHT |  20" ON-Q ENCLOSURE HOUSING PHONE, CABLE, ALARM & REQUIRES 110V OUTLET |
|  | FLOOD LIGHTS |  SURROUND SOUND TERMINATION POINT-PHONE, CABLE, SS & FUTURE PIPE WILL TERMINATE IN ONE PHONE/CABLE JACK & SPOUT PLATE |
|  | RECESS LIGHT |  SINGLE POLE SWITCH |
|  | LIGHT / EXHAUST FAN COMBO |  DIMMER SWITCH |
|  | EXHAUST FAN |  3 WAY SWITCH |
| LOW-VOLTAGE OPTIONS | |  4 WAY SWITCH |
| | |  DUPLEX OUTLET ABOVE COUNTER UNDER COUNTER |
| | |  EXTERIOR DUPLEX OUTLET |
| | |  1/2 HOT DUPLEX OUTLET ON SWITCH |
| | |  GROUND FAULT CIRCUIT INTERRUPT DUPLEX OUTLET |
| | |  QUAD OUTLET |
| | |  FLOOR OUTLET |
| | |  220 V OUTLET |

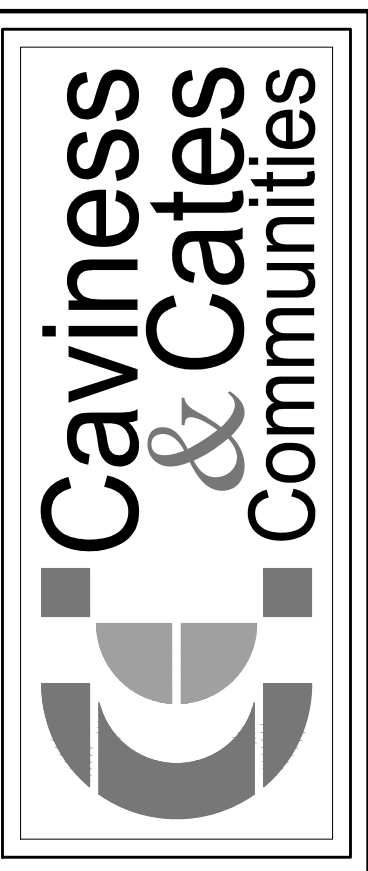
- ELECTRICAL NOTES:**
1. INSTALL LOW-WATTAGE LED LIGHTING IN SMALL CLOSETS PER 2017 NCEC ARTICLE 410.2 & ARTICLE 410.6
 2. INSTALL SMART KEYPAD DEADBOLT-FRONT DOOR
- BATHROOM LIGHT SWITCH NOTES:**
1. FIRST LIGHT SWITCH TO VANITY LIGHT (CLOSEST TO DOOR)
 2. SECONDARY SWITCHES TO RECESSED TUB/SHOWER/PANTRY LIGHTS, ETC.
 3. FINAL SWITCH TO FAN (FURTHEST FROM DOOR)
- SMOKE DETECTOR NOTES:**
1. INSTALL SMOKE DETECTORS ON EVERY LEVEL, IN ALL SLEEPING AND GUEST ROOMS, AND OUTSIDE OF EACH SLEEPING ROOM, NO GREATER THAN 21' FROM ANY DOOR TO A SLEEPING ROOM [2022 NFPA T2, 24.1.3.1]
 2. WHERE AN INTERIOR FLOOR LEVEL EXCEEDS 1000 SQUARE FEET, SMOKE ALARMS SHALL BE INSTALLED WHERE ALL POINTS FALL WITHIN 30' OF TRAVEL DISTANCE OR ONE SMOKE ALARM PER 500 SQUARE FEET. FOR VAULTED CEILINGS OVER MULTIPLE LEVELS, SMOKE ALARMS IN THE UPPER LEVEL NEAR THE CATHEDRAL SHALL BE CONSIDERED AS PART OF THE LOWER FLOOR PROTECTION [2022 NFPA T2, 24.1.3.1, 24.1.3.2]
 3. MAINTAIN 120" MIN FROM KITCHEN COOKING APPLIANCES [2022 NFPA T2, 24.1.3.4(5)]
 4. MAINTAIN 36" MIN FROM A BATHROOM DOOR CONTAINING A TUB OR SHOWER [2022 NFPA T2, 24.1.3.4(6)]
 5. MAINTAIN 36" MIN FROM A SUPPLY REGISTER OF A FORCED HEATING/COOLING SYSTEM AND OUTSIDE OF THE DIRECT AIRFLOW [2022 NFPA T2, 24.1.3.4(7)]
 6. MAINTAIN 36" MIN FROM TIP OF CEILING FAN BLADE [2019 NFPA T2, 24.1.3.4(8)]
 7. WHERE STAIRS LEAD TO AN ABOVE-OCCUPIABLE LEVEL, A SMOKE DETECTOR SHALL BE LOCATED SO THAT RISING SMOKE IN THE STAIRWAY CANNOT BE BLOCKED BY AN INTERVENING DOOR [2019 NFPA T2, 24.1.3.4(9)]
 8. PLACE SMOKE DETECTORS AT HIGHEST POINT OF TRAY CEILING [2019 NFPA T2, 24.1.3.4(11)]



2 SECOND FLOOR PLAN
1/4" = 1'-0"

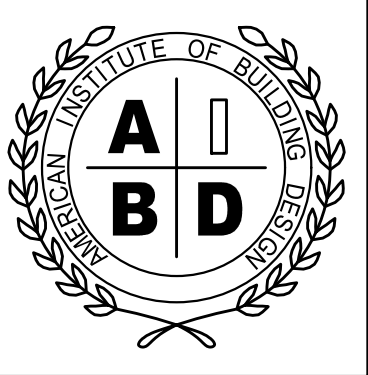


1 FIRST FLOOR PLAN
1/4" = 1'-0"



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SHEET TITLE:
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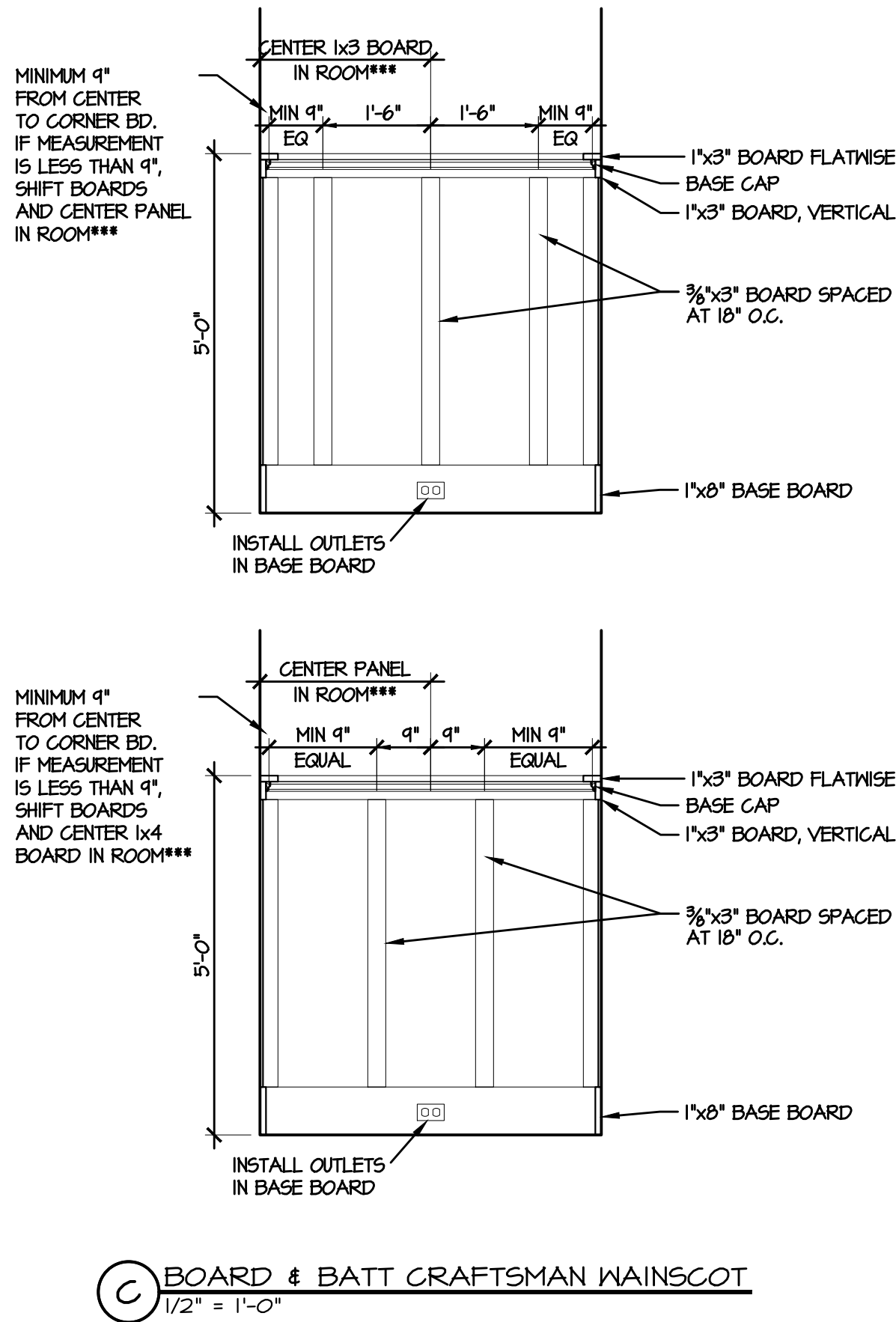
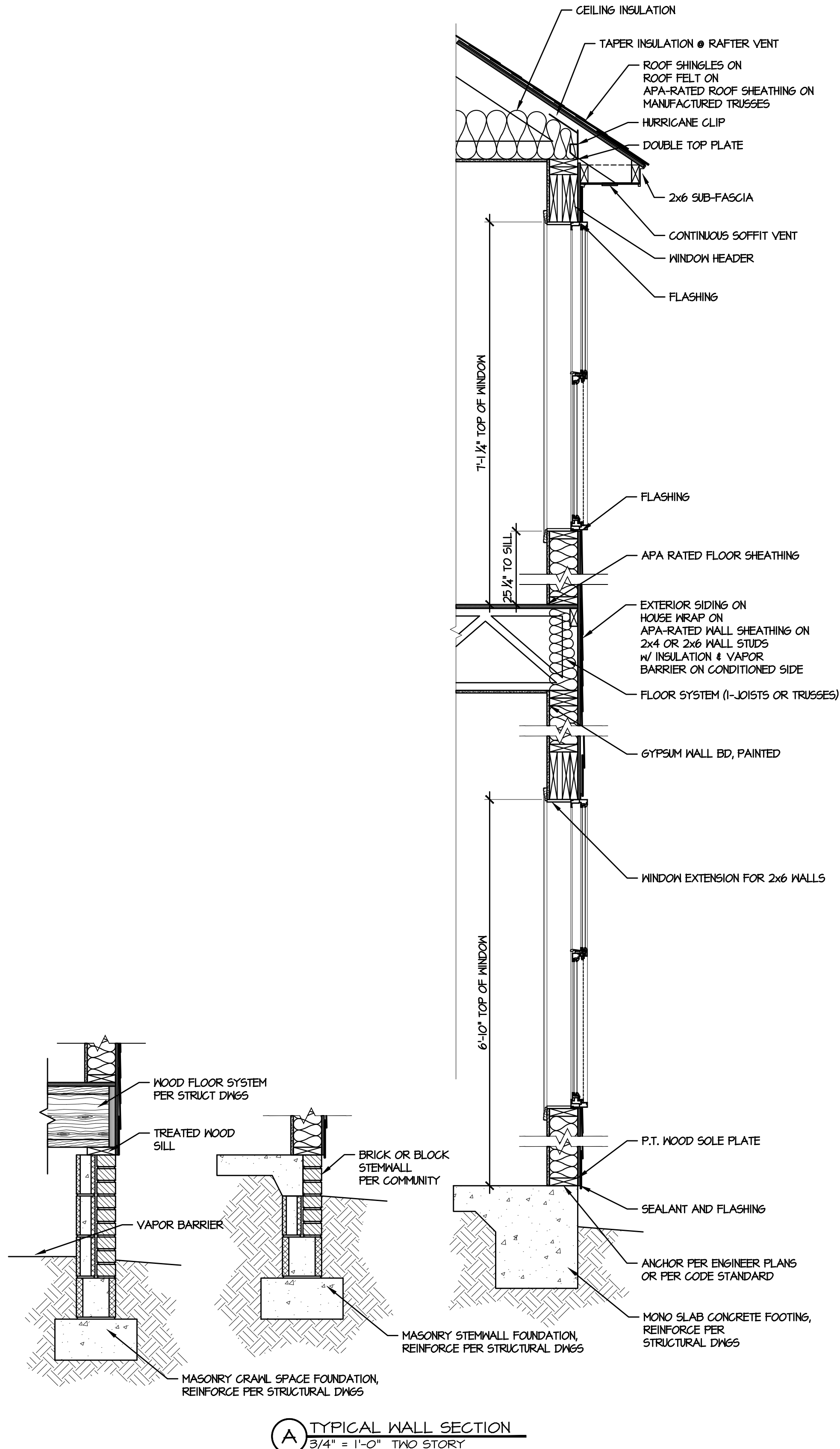
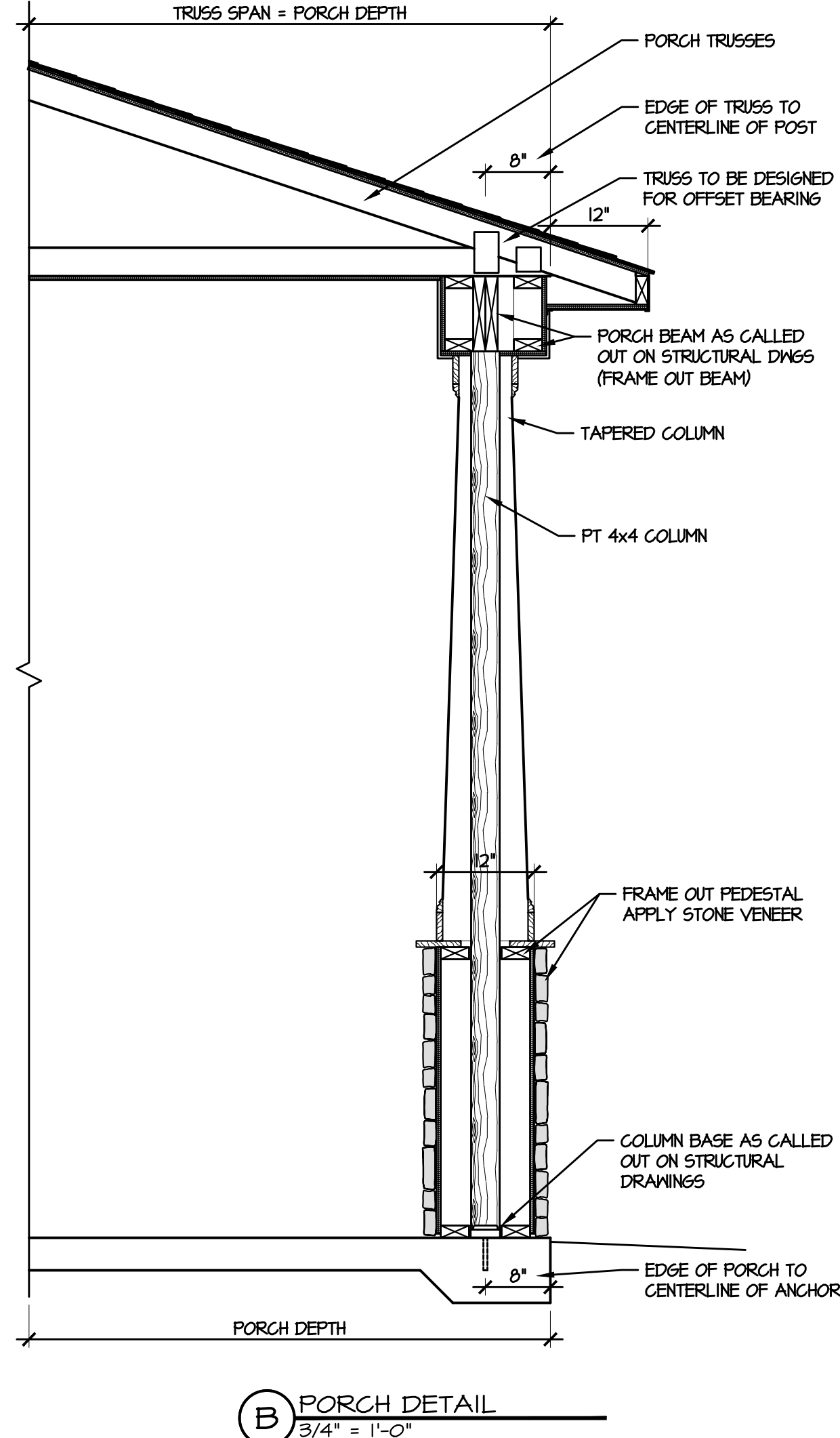
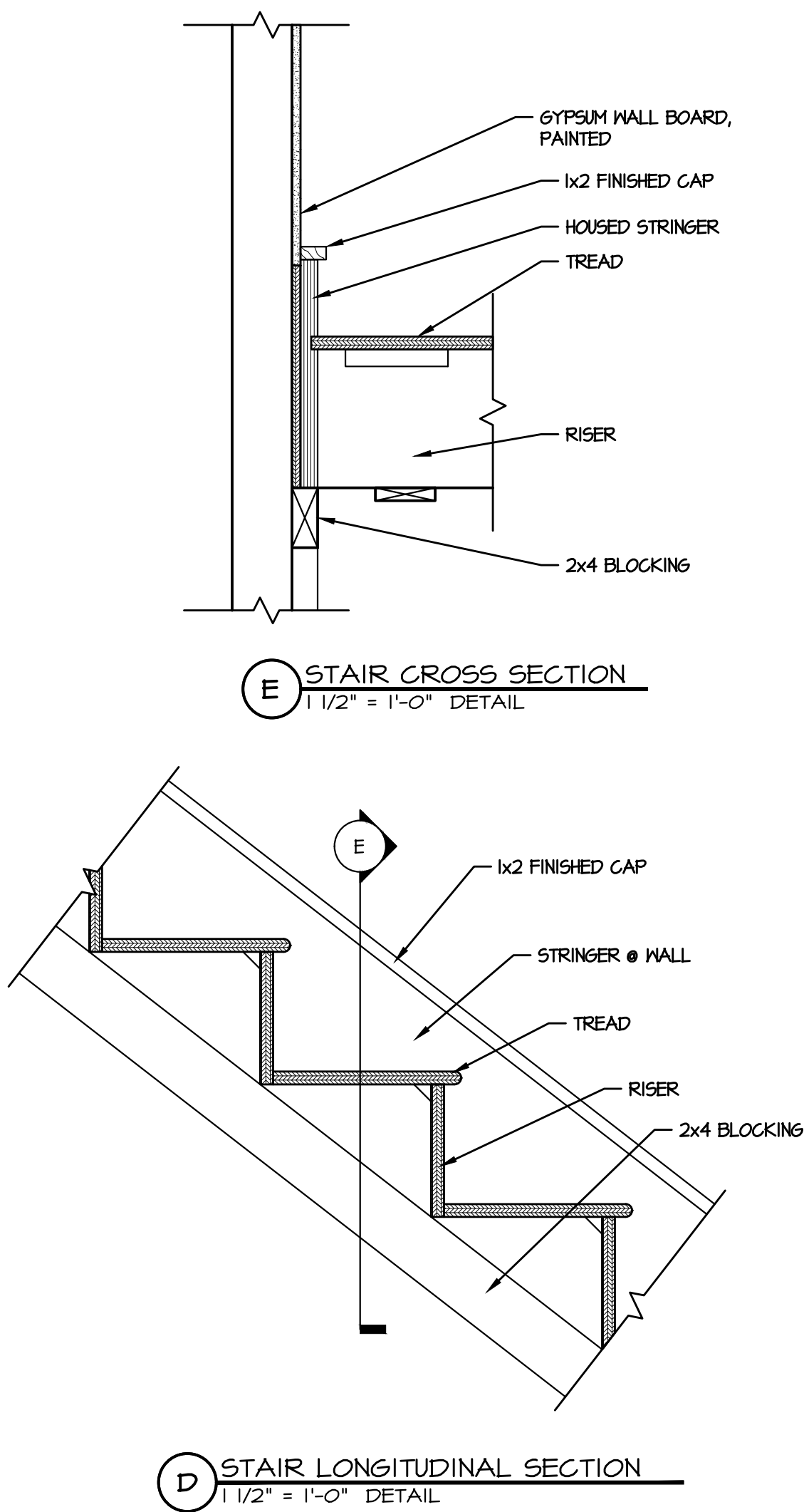
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CC 2325

DATE:
SEPTEMBER 2019

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SHEET NO:
4
LOT DU79

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PLAN NO:
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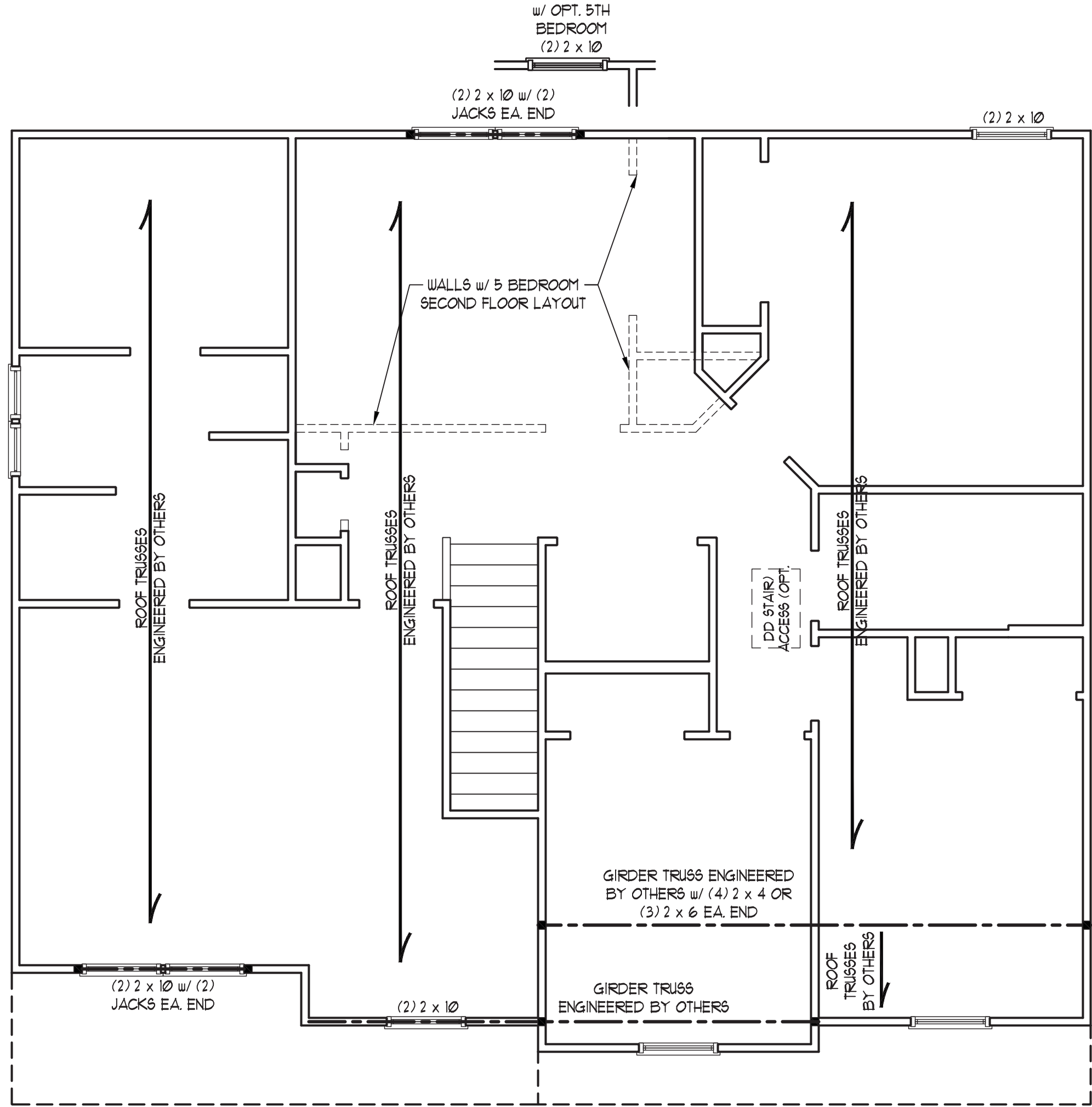
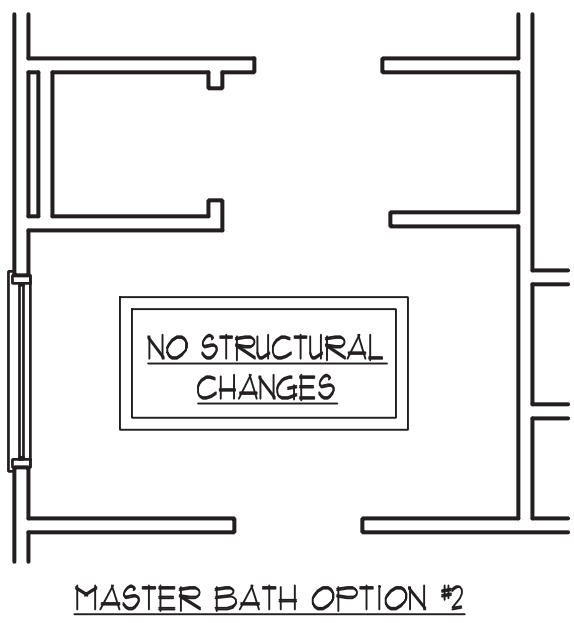
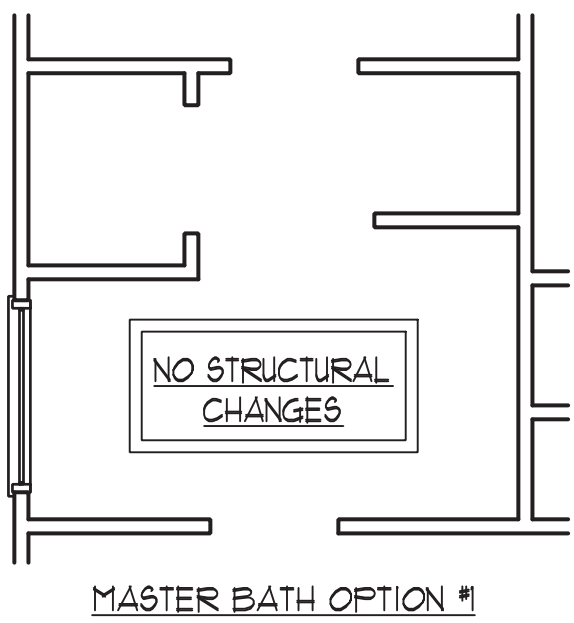
DATE:
SEPTEMBER 2019

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SHEET TITLE:
SECTIONS / DETAILS

SHEET NO:
5
LOT DU79



*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 4 @ 16" O.C. MIN. (UNO). 2 x 6 @ 24" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 4 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
- CS-USP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

- PER SECTION R602.10.3.2 OF THE 2018 NRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
- SHEATH ALL EXTERIOR WALLS WITH 1/16" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

TABLE R602.15
MINIMUM NUMBER OF FULL HEIGHT STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

| HEADER SPAN (FEET) | MAXIMUM STUD SPACING (INCHES) (PER TABLE R602.3/5) | |
|-----------------------|---|----|
| | 16 | 24 |
| UP TO 3' | 1 | 1 |
| 4' | 2 | 1 |
| 8' | 3 | 2 |
| 12' | 5 | 3 |
| 16' | 6 | 4 |

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SFF (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SQUARES TO BE (2) STUDS (UNO).
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, 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 DOUBLE SILL PLATES THEIR FULL DEPTH.
- SPECIFIED SIMPSON STRONG-TIE PRODUCTS MAY BE SUBSTITUTED WITH THOSE MANUFACTURED BY USP STRUCTURAL CONNECTORS PROVIDED THAT THE LOAD CAPACITY AND FUNCTION IS EQUIVALENT.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



4/30/2021

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CC 2325
CAVINESS & CATES

DATE: APRIL 30, 2021

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

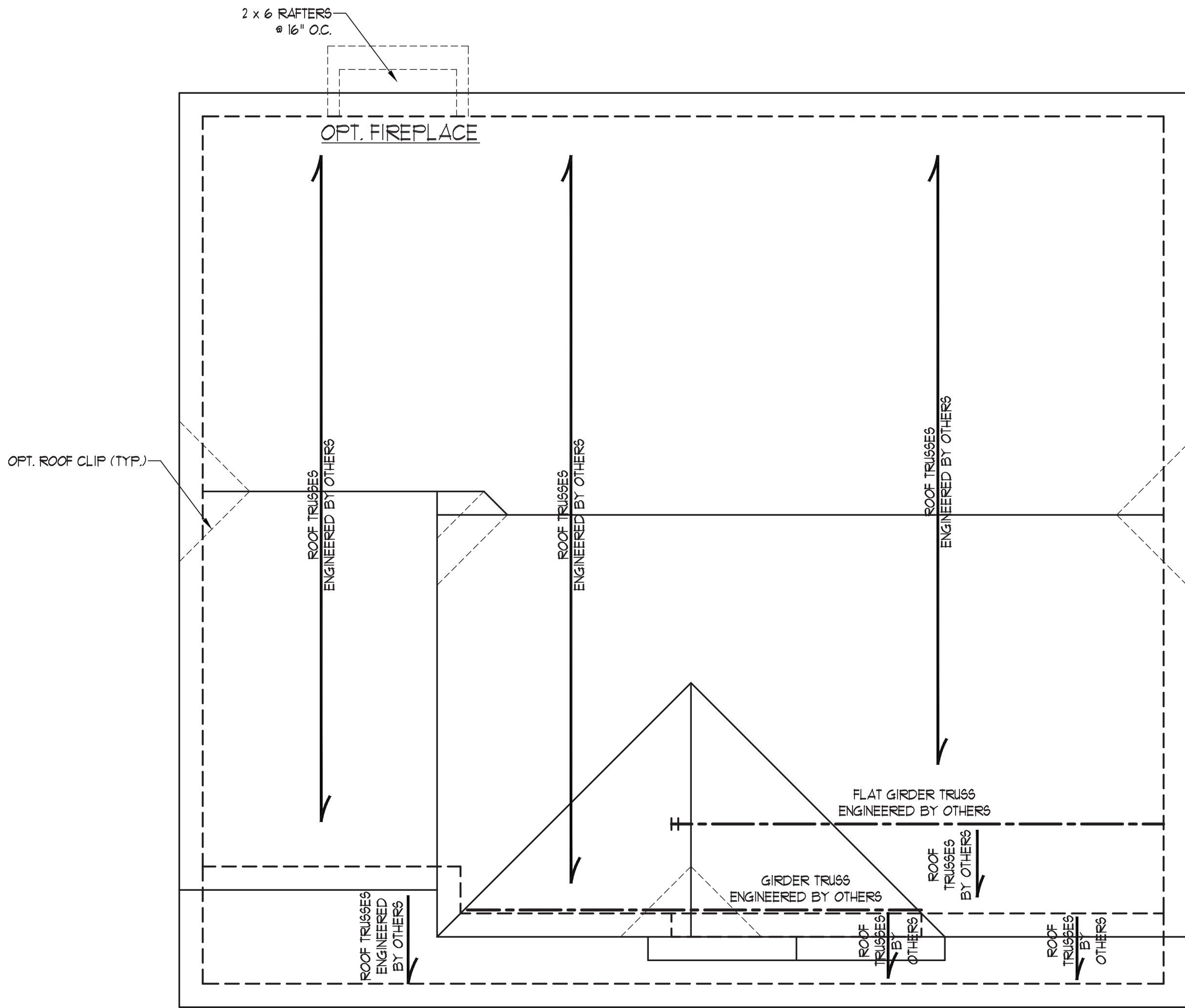
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SHEET 5 OF 14

S-3

ATTIC FLOOR
FRAMING PLAN



STRUCTURAL NOTES:

1. ALL FRAMING LUMBER TO BE #2 SPF (UNO).
2. CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT.
3. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS. HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
5. 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.
6. FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON H25A 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.
7. REFER TO SECTION R802.11 OF THE 2018 NIRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
8. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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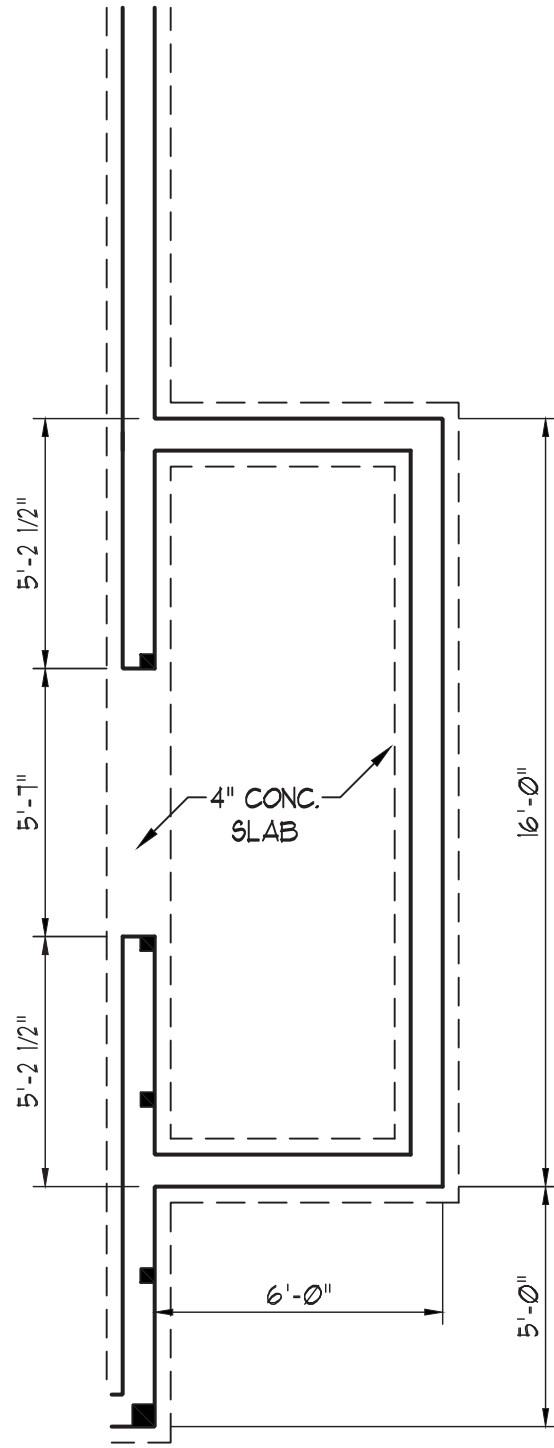
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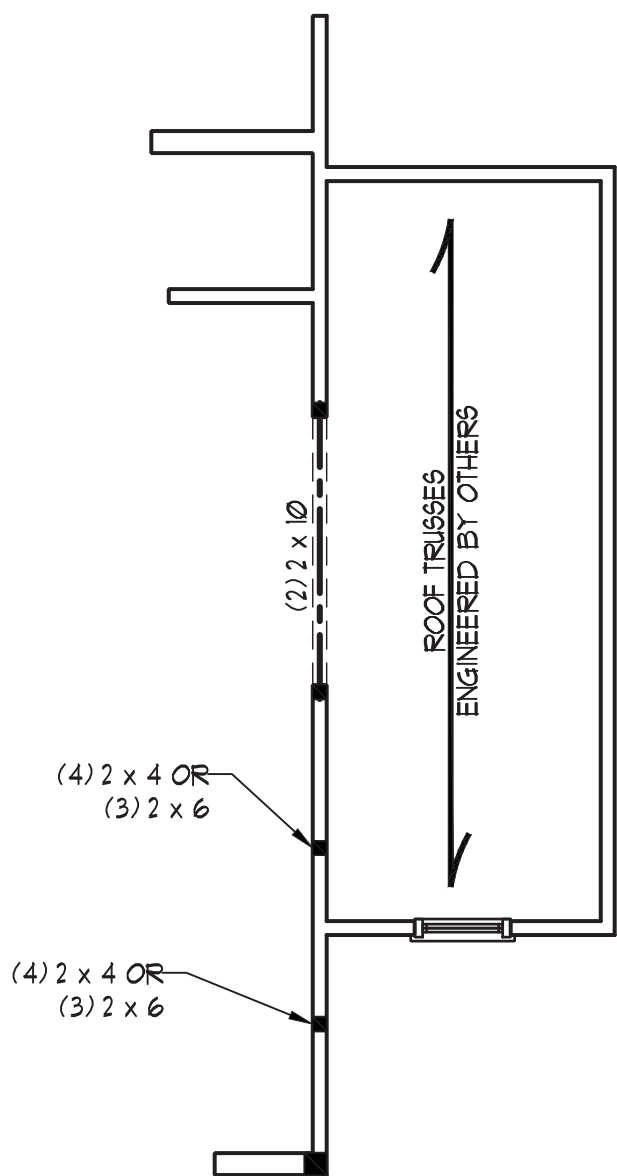
SHEET: 6 OF 14

S4a
ROOF FRAMING
PLAN

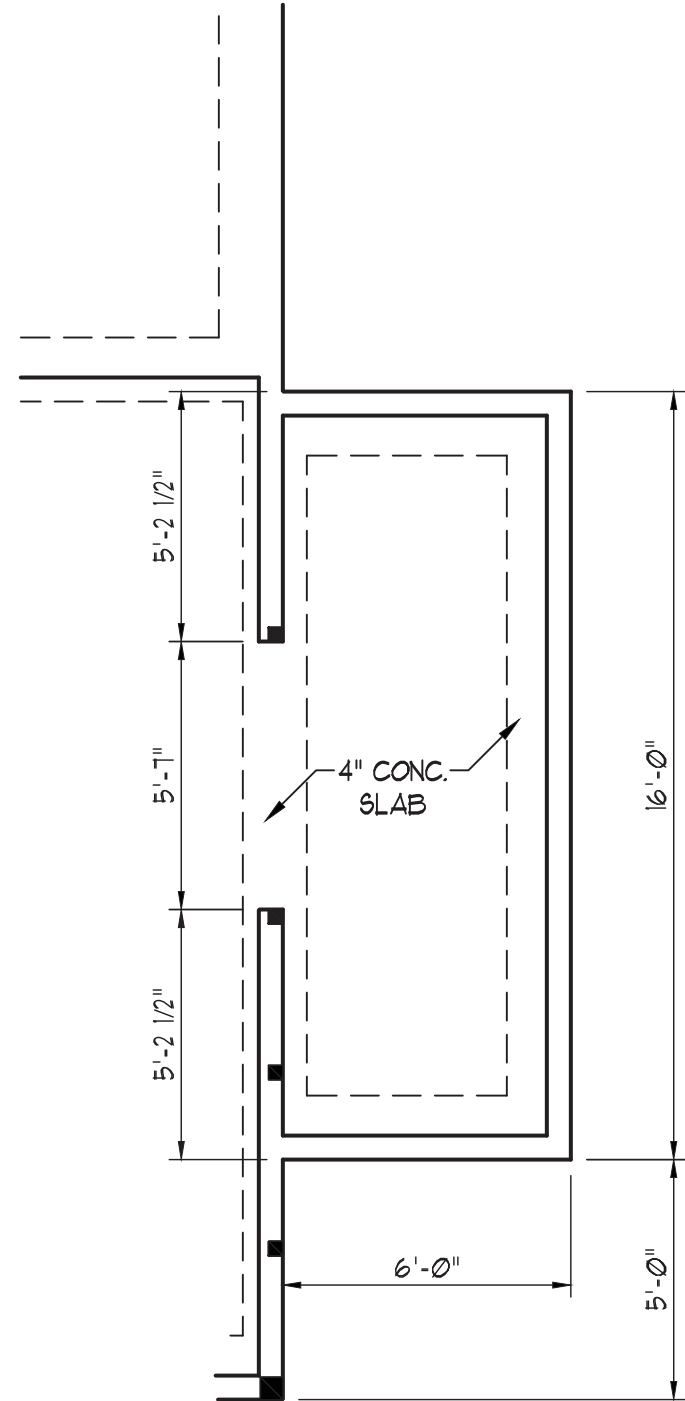




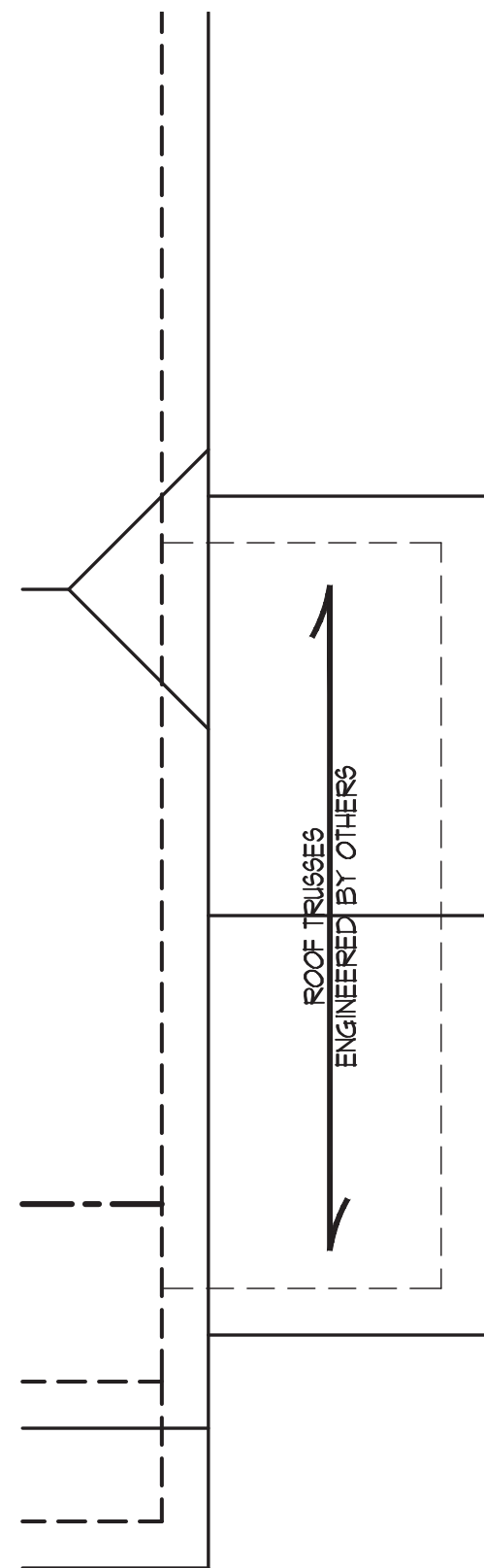
CRAWL SPACE AND STEM WALL



FRAMING PLAN



MONO SLAB



ROOF FRAMING PLAN

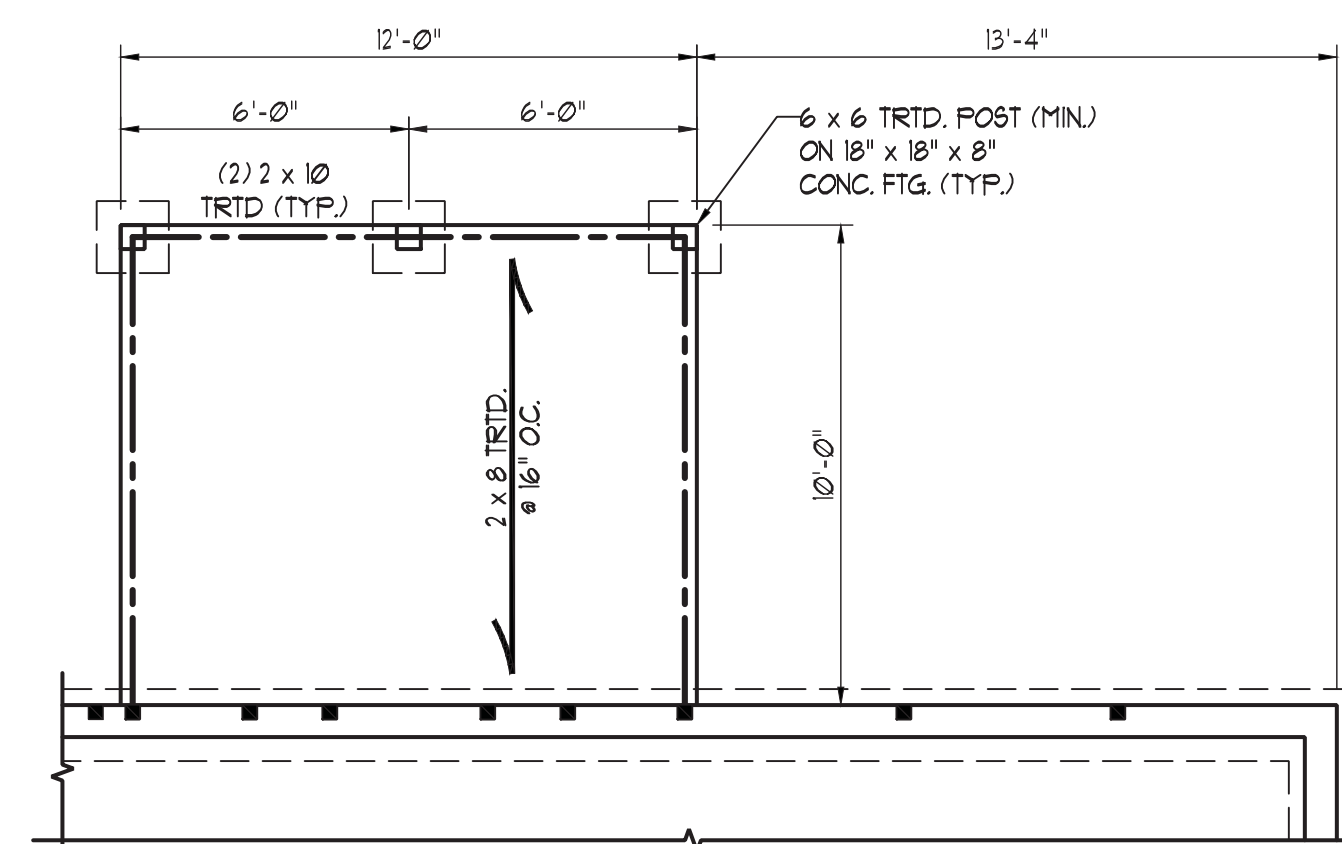
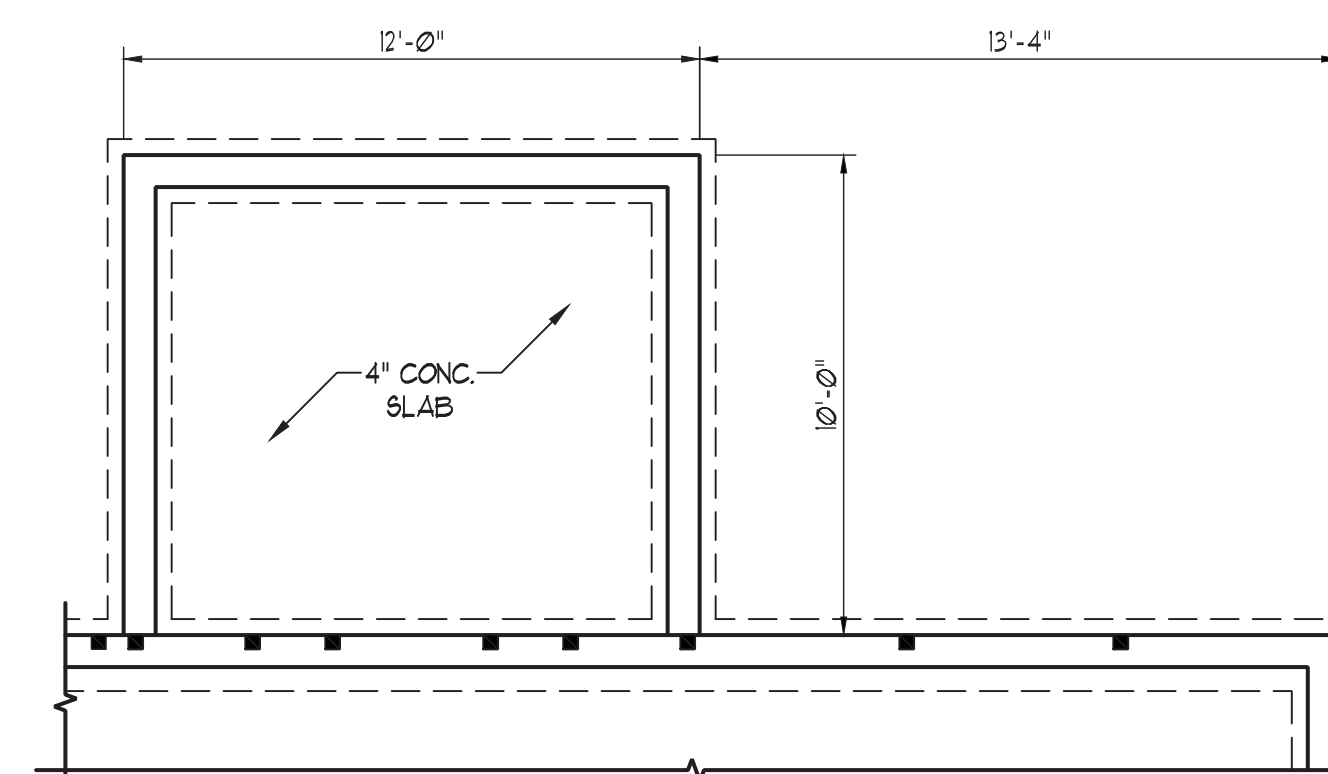


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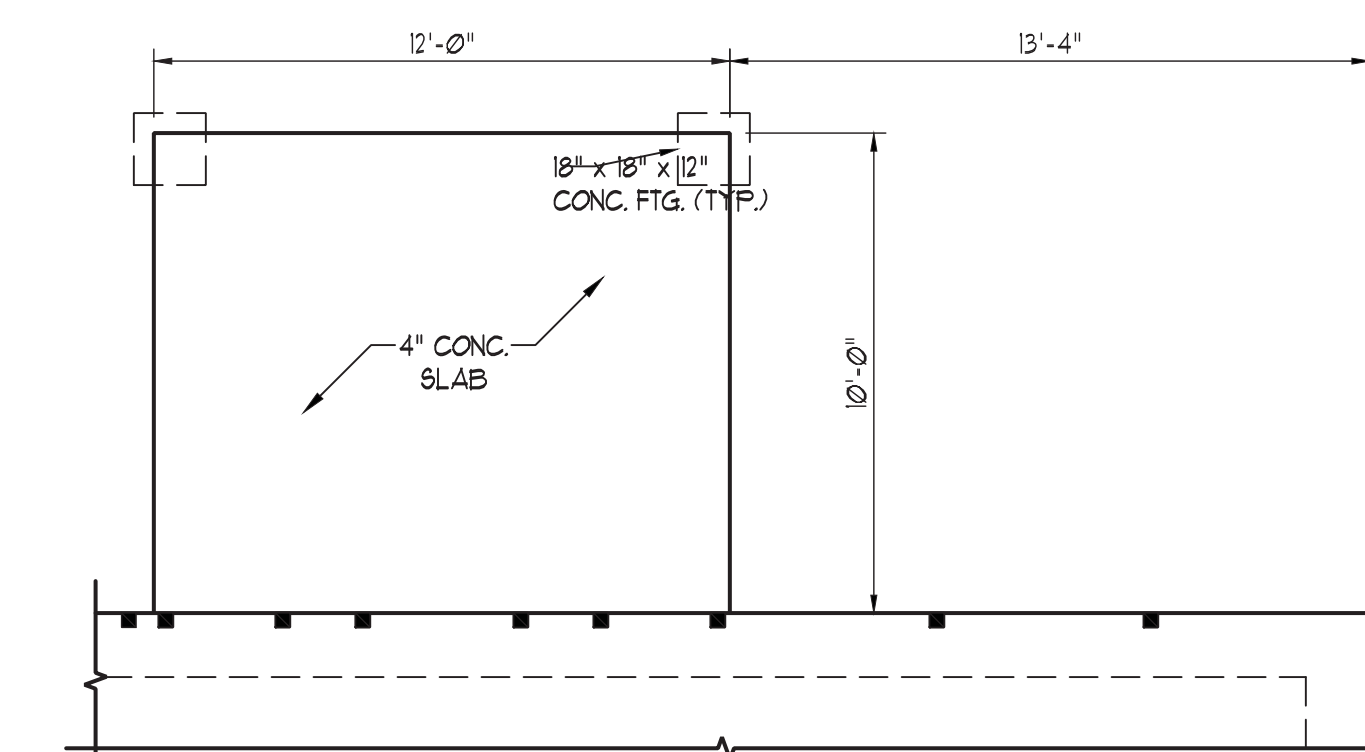
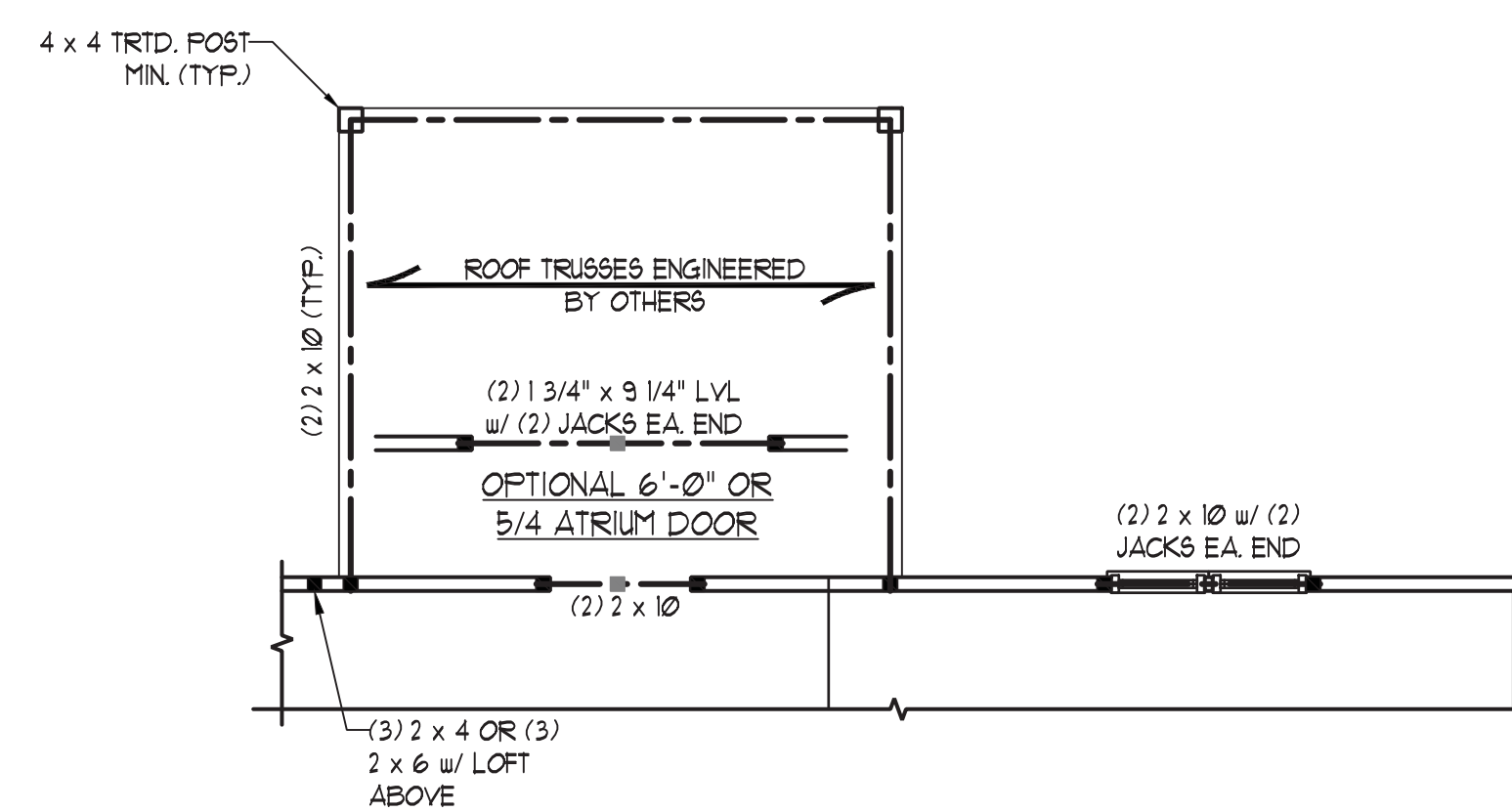
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DATE: APRIL 30, 2021
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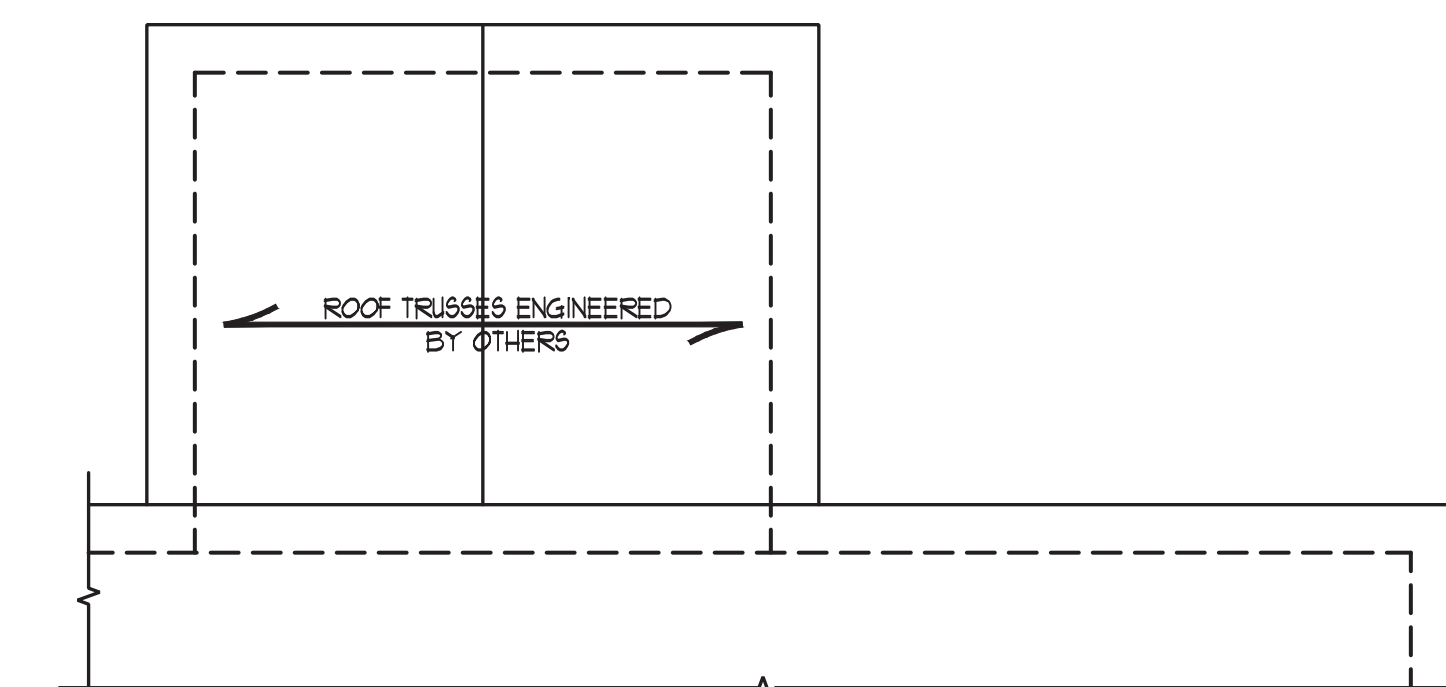
SHEET 11 OF 14
S-9
WORK GARAGE

CRAWL SPACE

STEM WALL

MONO SLAB

FRAMING PLAN



ROOF FRAMING PLAN



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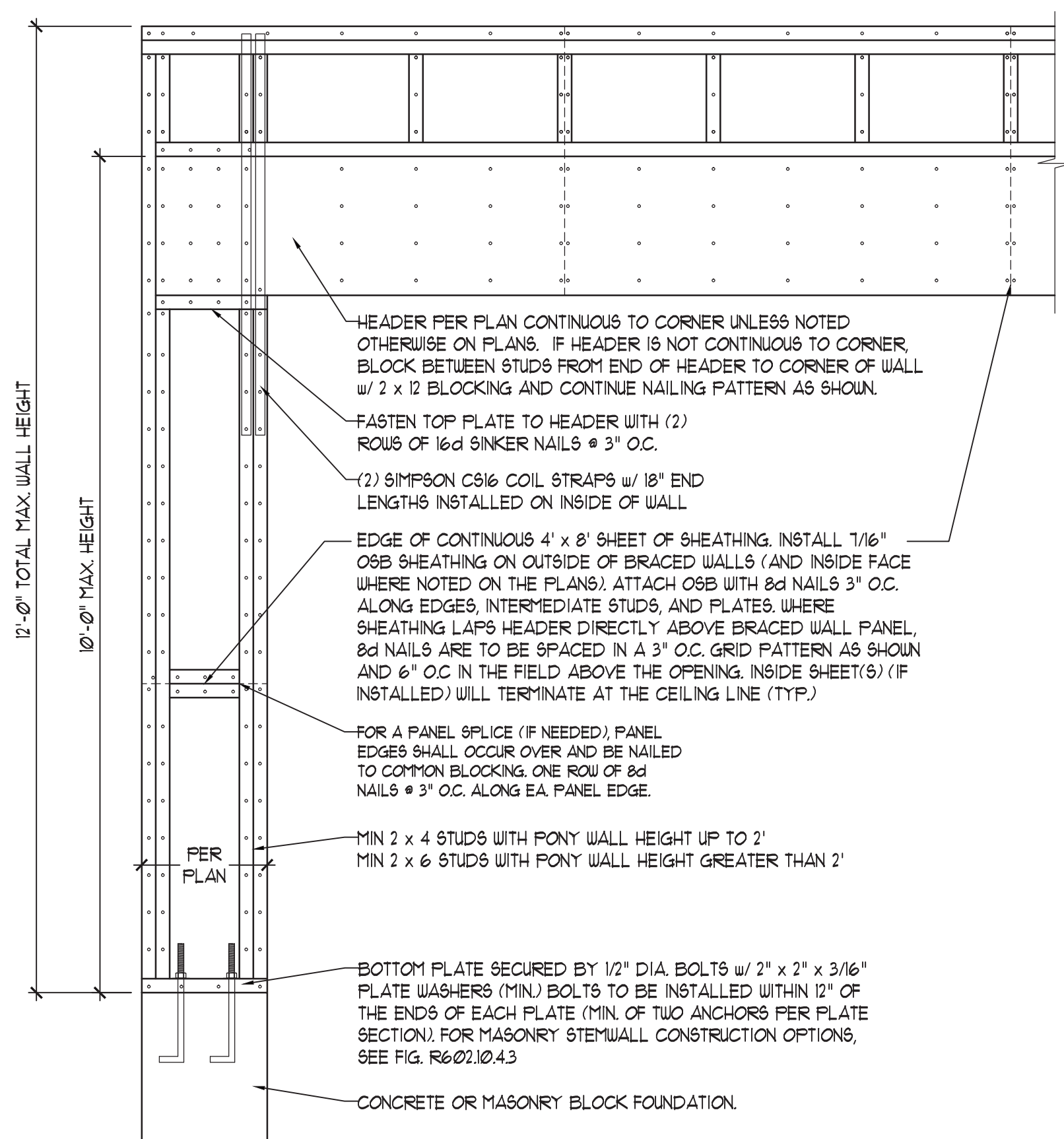
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SHEET: 12 OF: 14

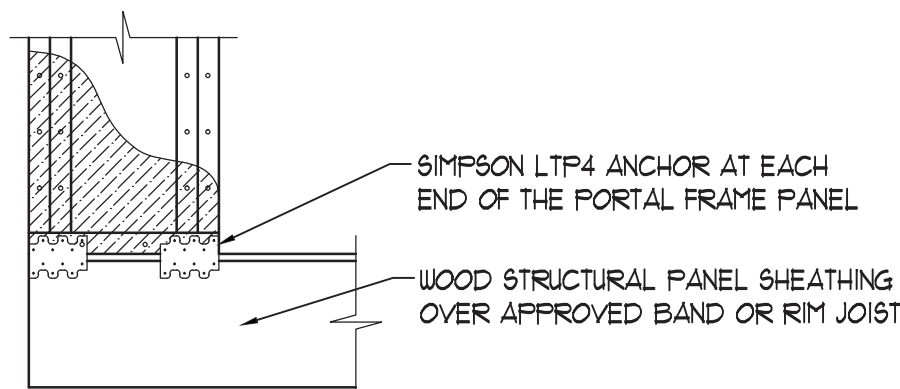
S-10
10' PORCH

GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCR). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCR.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NCR FOR ADDITIONAL INFORMATION AS NEEDED.
3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R102.3.5, METHOD GB TO BE FASTENED PER TABLE R602.10.1.
6. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 1/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO.).
7. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.



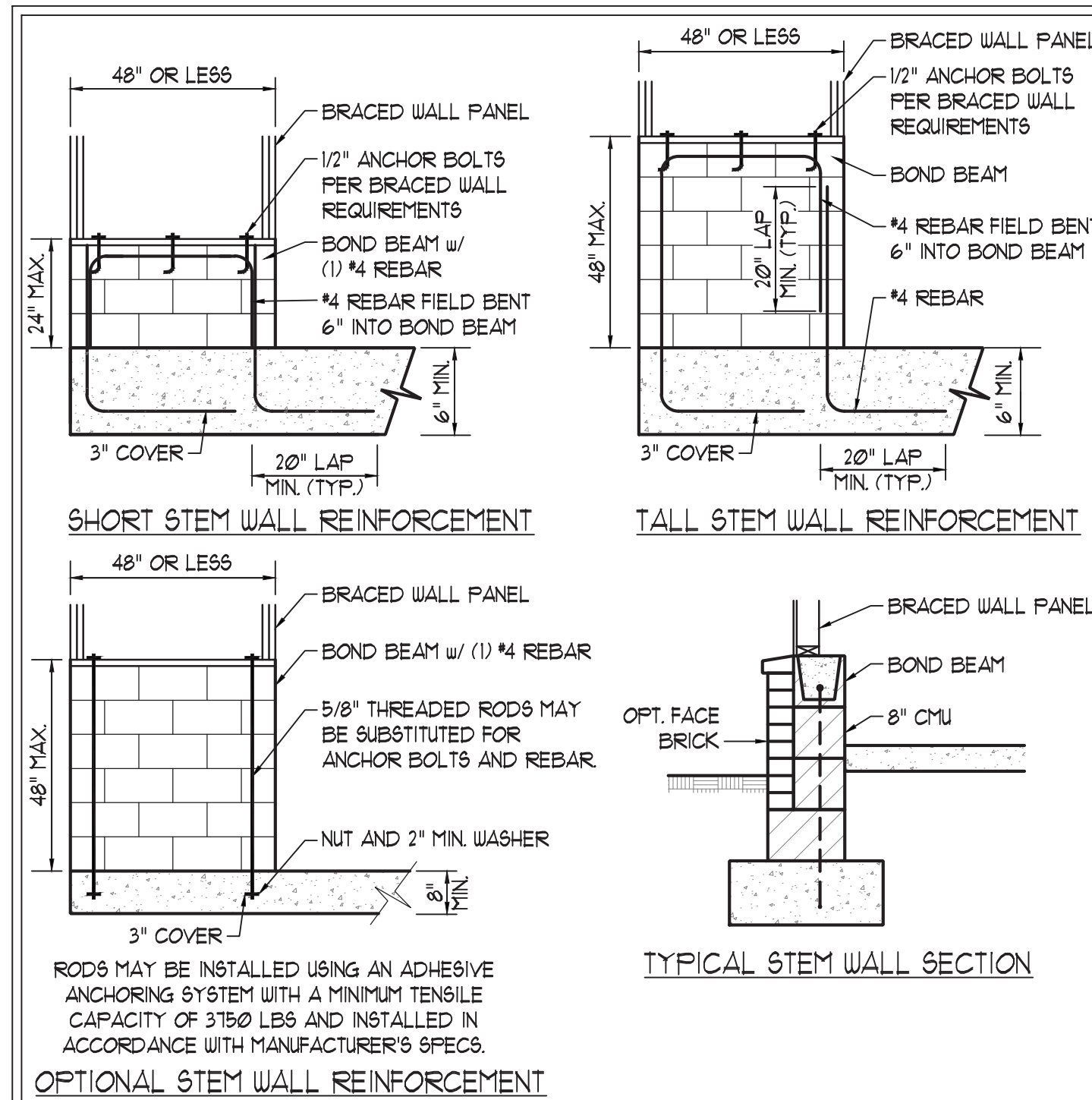
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FINISHED BASEMENT WALLS *

METHOD PF-PORTAL FRAME DETAIL ①

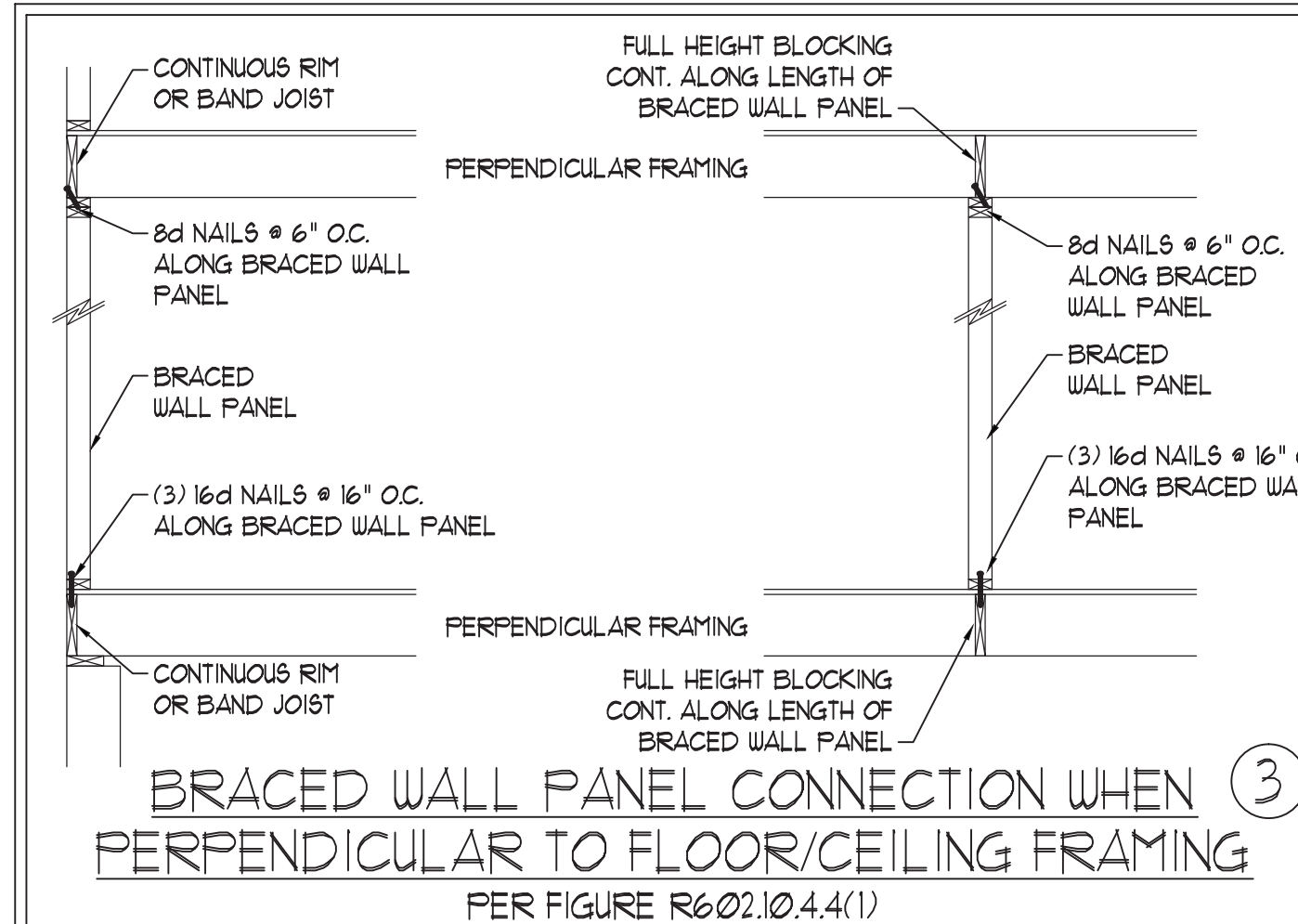


OPTIONAL STEM WALL REINFORCEMENT

NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS

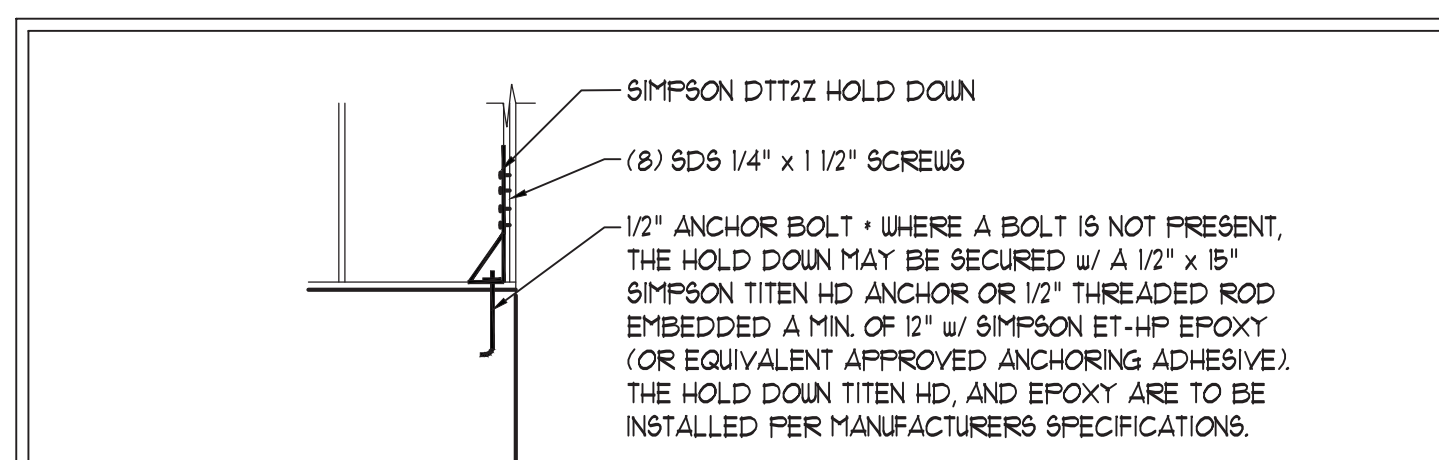
MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS ②

PER FIGURE R602.10.4.3



BRACED WALL PANEL CONNECTION WHEN ③ PERPENDICULAR TO FLOOR/CEILING FRAMING

PER FIGURE R602.10.4.4(1)

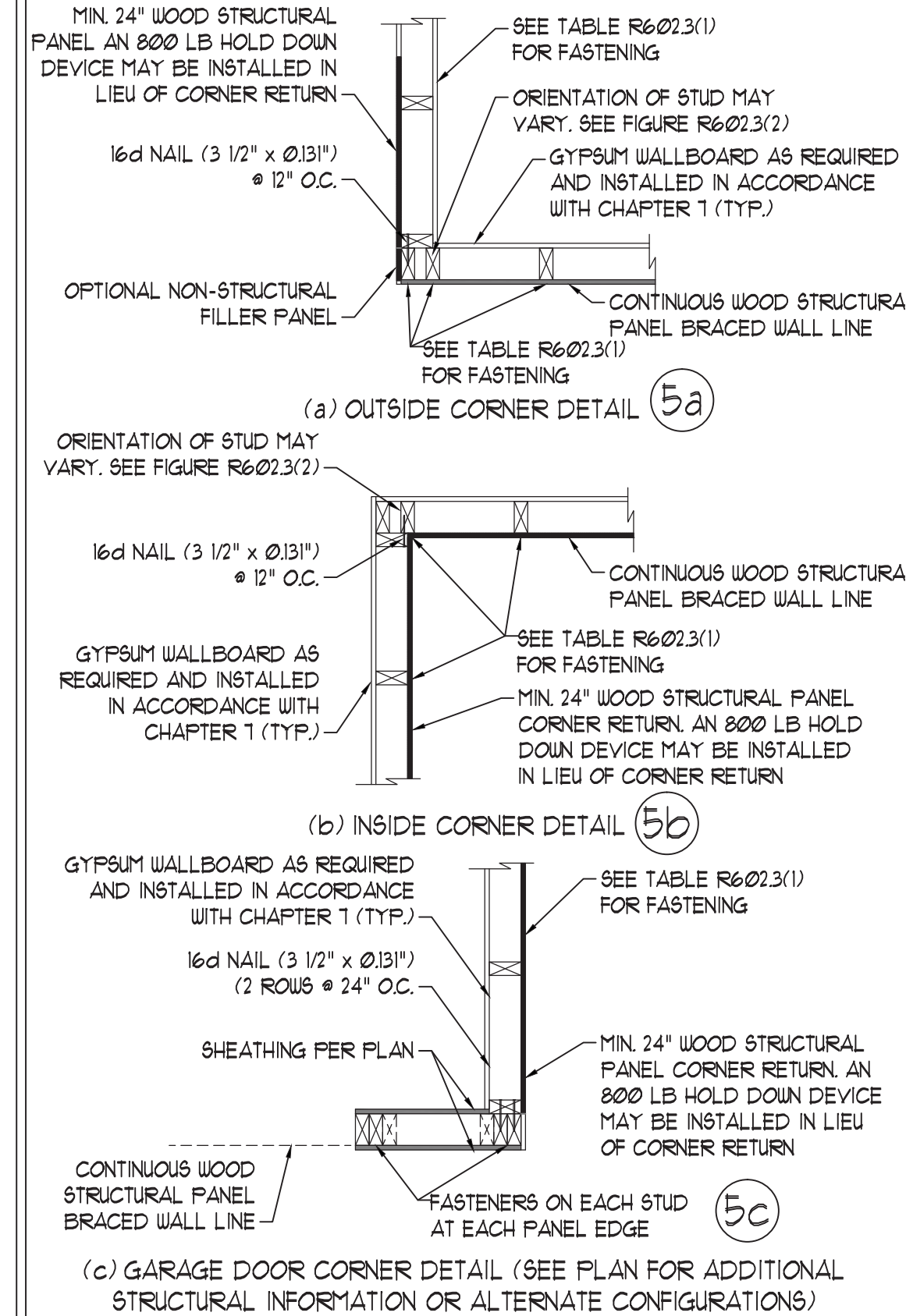


HOLD DOWN DETAIL FOR MASONRY FOUNDATION OR MONOLITHIC SLAB ④

* APPLICABLE ONLY WHERE SPECIFIED ON PLAN *

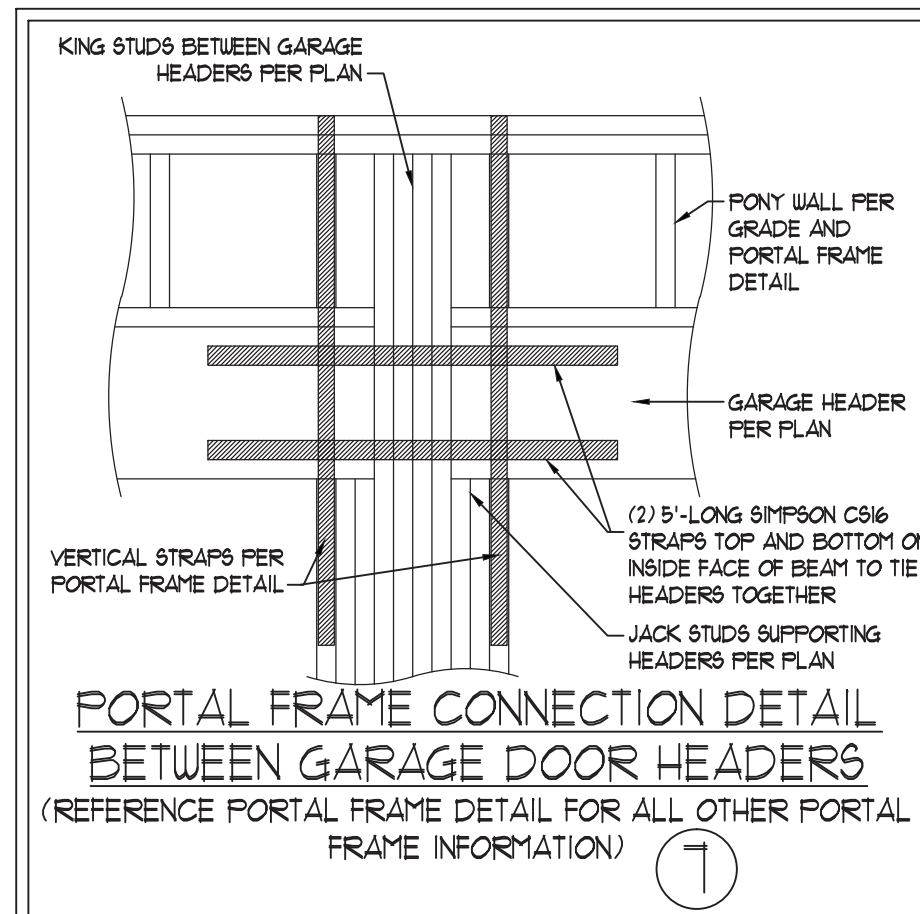
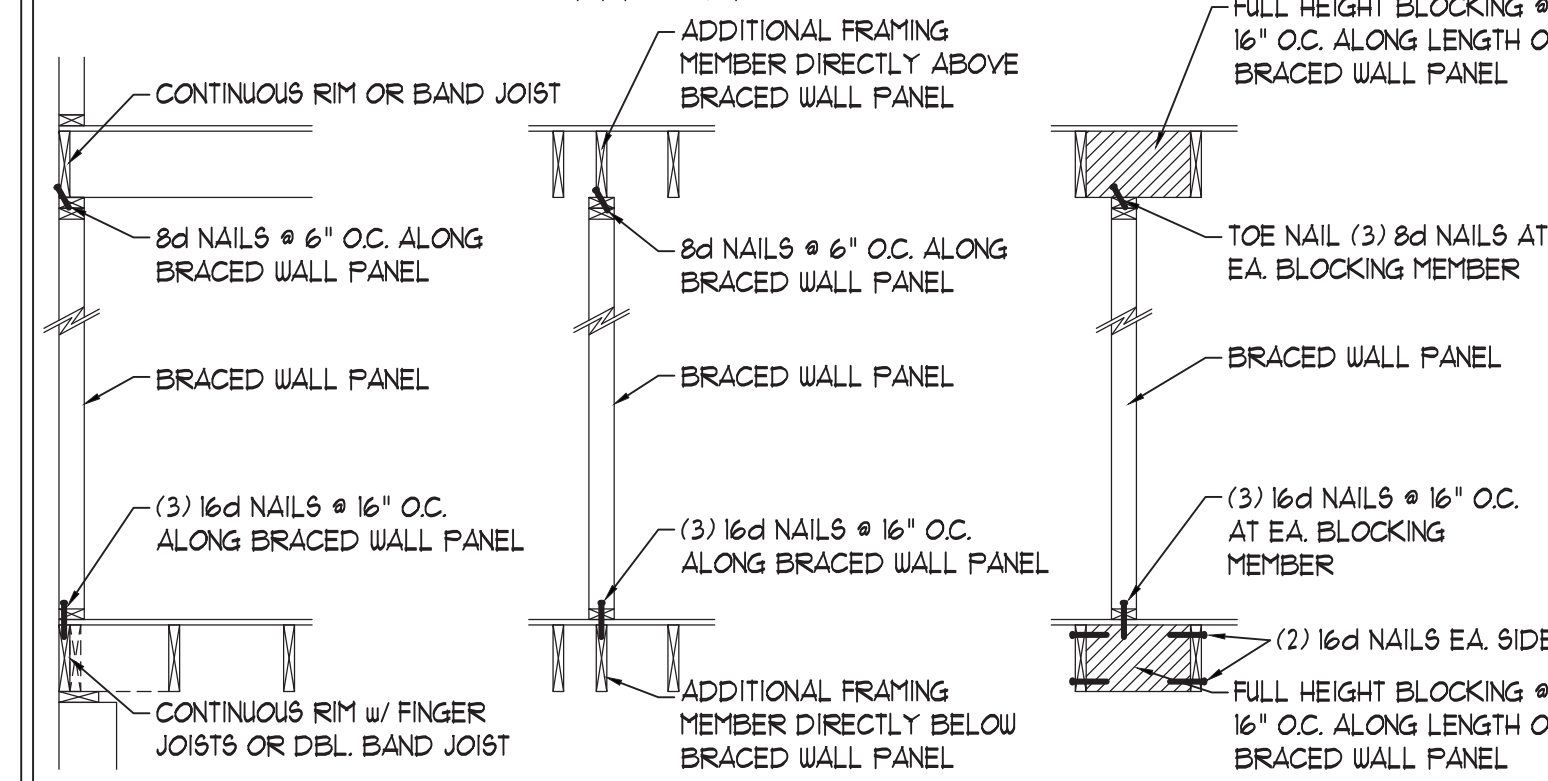
TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤

PER FIGURE R602.10.3(5)



BRACED WALL PANEL CONNECTION WHEN ⑥ PARALLEL TO FLOOR/CEILING FRAMING

PER FIG. R602.10.4.4(2)

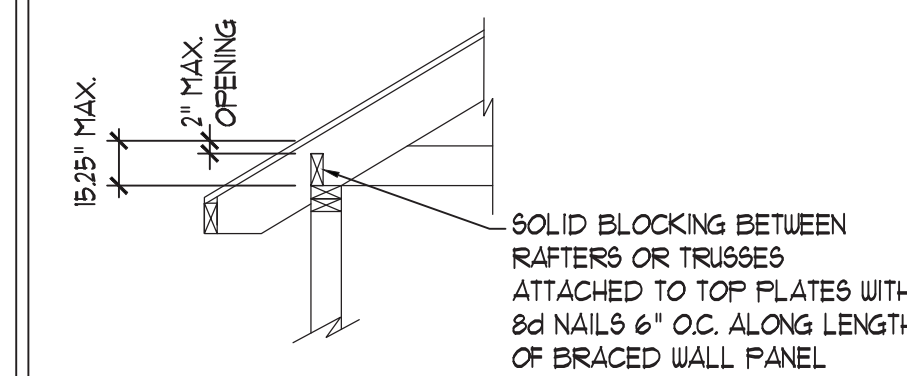


PORTAL FRAME CONNECTION DETAIL BETWEEN GARAGE DOOR HEADERS

(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL FRAME INFORMATION) ⑦

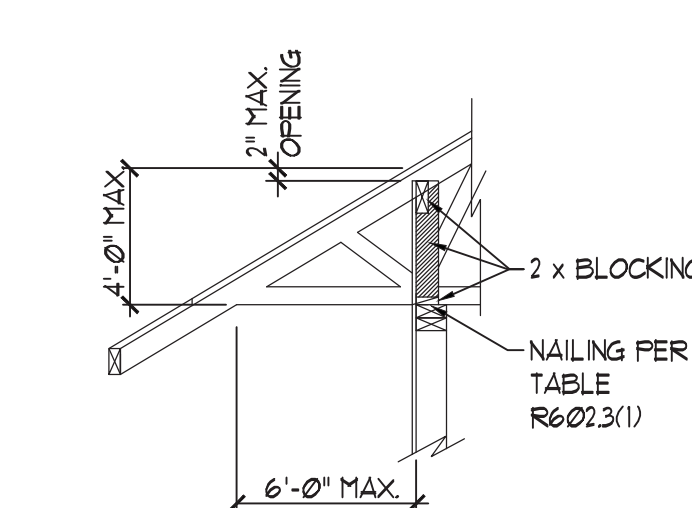
BRACED WALL PANEL ⑧ CONNECTION TO PERPENDICULAR RAFTERS

PER FIGURE R602.10.4.5(1)



BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑨

PER FIGURE R602.10.4.5(3) (OR ALTERNATIVE: FIGURE R602.10.4.5(2))



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WALL BRACING NOTES AND DETAILS

DATE: OCTOBER 30, 2018
SCALE: 1/4" = 1'-0"
DRAWN BY: JST
ENGINEERED BY: JST

BRACED WALL NOTES AND DETAILS AND PF DETAIL

GENERAL NOTES

1. 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.
2. 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 CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. 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 LB OR 50 (PLF) | 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 R3012(4) WIND ZONE AND EXPOSURE) | | |
| GROUND SNOW LOAD: Pg | 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
4. 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 450.4 OF THE NRC, 2018 EDITION.
5. 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

1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
2. 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.
3. 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 SAUED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
4. 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.
5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
6. 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. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
7. 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.
8. 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, NCHA TR-88-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.11(1), R404.11(2), R404.11(3), OR R404.11(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.11(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

1. ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
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|--------------------------------|--------------------------------|
| A. W AND WT SHAPES: | ASTM A992 |
| B. CHANNELS AND ANGLES: | ASTM A36 |
| C. PLATES AND BARS: | ASTM A36 |
| D. HOLLOW STRUCTURAL SECTIONS: | ASTM A500 GRADE B |
| E. STEEL PIPE: | ASTM A53, GRADE B, TYPE E OR S |
4. 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 |
- 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 3/16" DIAMETER HOLES @ 16" O.C.
5. 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.
6. 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 R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
7. 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).
8. 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).
9. 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.
10. 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.
11. 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.
12. 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 (UNO). 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. FLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.8.2.1 OF THE NRC, 2018 EDITION.
13. 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).
14. 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).
15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON 146 OR L792 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C916 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIN STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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STANDARD STRUCTURAL NOTES

DATE: OCTOBER 29, 2018

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

DRAWN BY: JES

ENGINEERED BY: JST

SHEET:

STRUCTURAL
NOTES

