30-Apr-2025 - Redlines - DD

THE GARNER

NEW HOME INC.

REVISION LOG

REV.	DESCRIPTION OF REVISIONS	DATE
A	CONSTRUCTION DOCUMENTS FOR CRAFTSMAN ELEVATION "A" ISSUED TO CLIENT FOR REVIEW AND APPROVAL	08-21-24
B	CONSTRUCTION DOCUMENTS FOR TRADITIONAL ELEVATION "B", ENGLISH COUNTRY "C" AND PLAN OPTIONS ISSUED TO CLIENT FOR REVIEW AND APPROVAL	08-26-24
C	ADDED FULL FRONT PORCHES TO ALL ELEVATIONS, REVISED ELEVATIONS GRAPHICS PER CLIENTS TEMPLATE STANDARDS AND UPDATED PLANS ACCORDINGLY.	09-30-24
D	MIRROR PLANS TO CREATE OPPOSITE HAND VERSION.	10-22-24

Lot 192 - Ballard Road

1891 Ballard Road
Fuquay-Varina, NC 27526

Side Load Garage

CRAFTSMAN

	'CRAFTSMAN' ELEVATION	
	UNHEATED	HEATED
FIRST FLOOR	0	1290
SECOND FLOOR	0	1742
FRONT PORCH	140	0
REAR COV. PATIO/DECK	151	0
2 CAR GARAGE	413	0
TOTAL UNDER ROOF	3736	
OPTIONS		
	UNHEATED S.F.	HEATED S.F.
EXTENDED COVERED PATIO/DECK	+80	0
THIRD CAR GARAGE- FRONT LOAD		
THIRD CAR GARAGE- SIDE LOAD		

Total Heated: 3,032 Sq Ft
Total Unheated: 784 Sq Ft

SQUARE FOOTAGE DISCLAIMER:
THE SQUARE FOOTAGES INDICATED ON THE PLANS PROVIDED ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR MARKETING AND SALES USE. THEY MUST BE INDEPENDENTLY VERIFIED BY OTHERS FOR SUCH PURPOSES.

ARCHITECTURAL DRAWINGS

DESIGN CRITERIA:

THIS PLAN IS TO BE BUILT IN CONFORMANCE WITH THE 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.

GENERAL NOTES:

- THIS PLAN IS A GRAPHIC REPRESENTATION FOR ESTIMATING PURPOSES ONLY. DUE TO VARIATIONS IN CITY REQUIREMENTS, SUBDIVISION SPECIFICATIONS, CONSTRUCTION TECHNIQUES, DIVERSITY IN MATERIALS, AND PLAN REVISIONS, ALL DIMENSIONS AND ELEVATIONS MAY VARY PER INDIVIDUAL PLAN. ACTUAL FIELD CONDITIONS MAY VARY AND MUST BE VERIFIED BEFORE PROCEEDING WITH CONSTRUCTION.
- ELECTRICAL LOCATIONS SHOWN ON DRAWINGS MAY BE CHANGED AT THE SOLE DISCRETION OF THE BUILDER OR ITS LICENSED ELECTRICIAN IN ORDER TO COMPLY W/ NATIONAL AND MUNICIPAL BUILDING AND ELECTRICAL CODES. ASHTON WOODS HOMES WILL NOT GUARANTEE LOCATION OR QUANTITY OF OUTLETS AND / OR SWITCHES SHOWN.
- ALL PLUMBING DIMENSIONS ARE APPROXIMATE FROM THE CENTER LINE OF THE FIXTURE TO THE EXTERIOR SLAB EDGE. IT IS THE RESPONSIBILITY OF THE PLUMBER TO VERIFY THE ACCURACY OF ALL PLUMBING DIMENSIONS.

NEW HOME INC.

JOB NUMBER	B-1851544
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REVISED	08-26-24
REVISED	09-30-24
	10-22-24

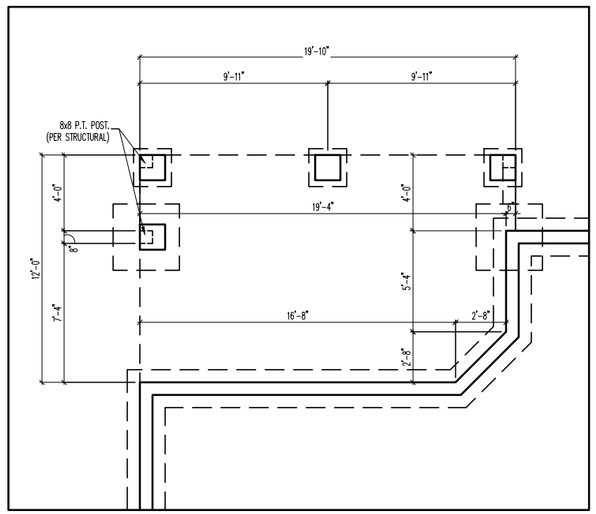
DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

THE GARNER
NEW HOME INC.

RIGHT

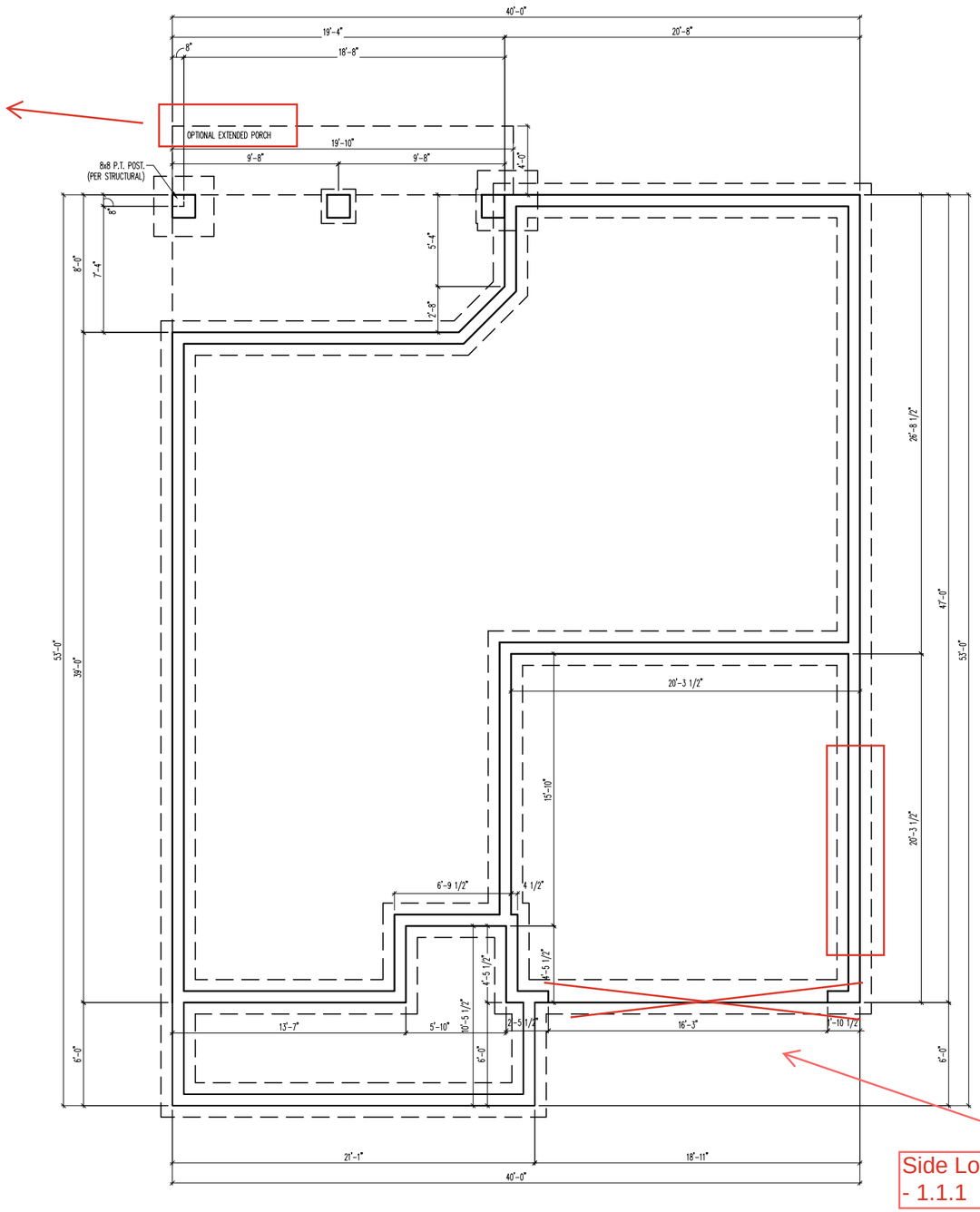
TITLE
GENERAL NOTES
REVISION LOG

SHEET
0.0



OPTIONAL EXTENDED REAR PORCH

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34



Side Load Garage
- 1.1.1

CRAFTSMAN
CRAWL FOUNDATION PLAN

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

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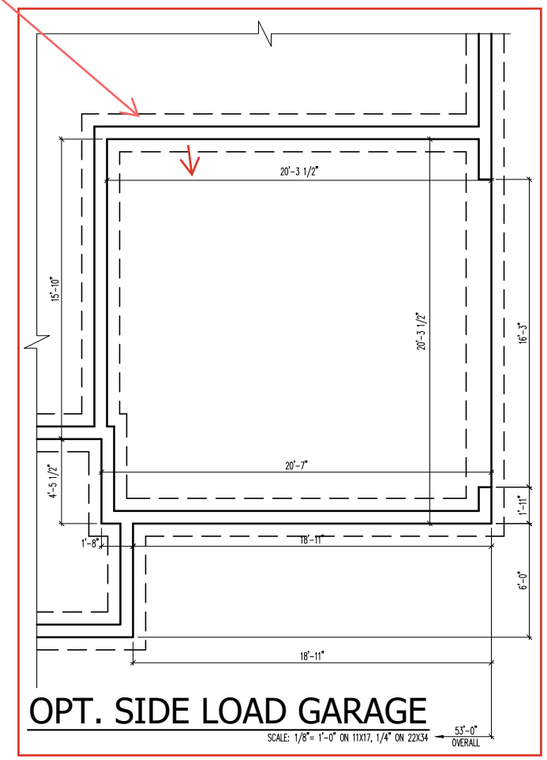
THE GARNER
NEW HOME INC.

RIGHT

TITLE
FOUNDATION PLAN

SHEET
1.0.1

Move Wall 2" into Garage



OPT. SIDE LOAD GARAGE

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

53'-0" OVERALL

* * * * *
REFER TO STD. PLAN FOR INFORMATION NOT SHOWN
* * * * *

CRAWL SPACE FOUNDATION OPTIONS

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THE GARNER
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RIGHT

TITLE
FOUNDATION PLAN OPTIONS

SHEET
1.1.1

Extended Covered Porch - 2.3

BLOW IN CEILING

Pocket Door at Pocket Office - 2.3

Drop Soffit 12" for light

6'

Fireplace w/ Built-Ins w/ 2X2 Windows

Shower ILO Tub/ Shower

36" WALL UNDER STAIRS

Gourmet Kitchen

Smart Door Delivery

Side Load Garage - 2.2

*** UNDER-STAIR PROTECTION ***

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFIT PROTECTED ON THE ENCLOSED SIDE W/ 1/2 INCH GYPSUM BOARD

STAIR NOTES:

RAILING

BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.

THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE A SUCH A SIZE THAT A SPHERE OF 6 INCHES CANNOT PASS THROUGH

OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPHERE 4 INCHES TO PASS THROUGH

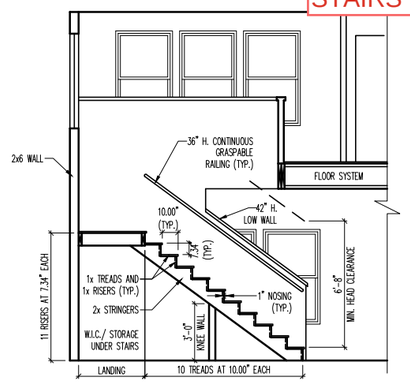
HANDRAILS HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1-1/2 INCH BETWEEN THE WALL AND HANDRAILS.

CONTINUOUS GRASPABLE HANDRAIL MUST MEET TYPE ONE OR TYPE TWO CRITERIA

GENERAL FLOOR PLAN NOTES

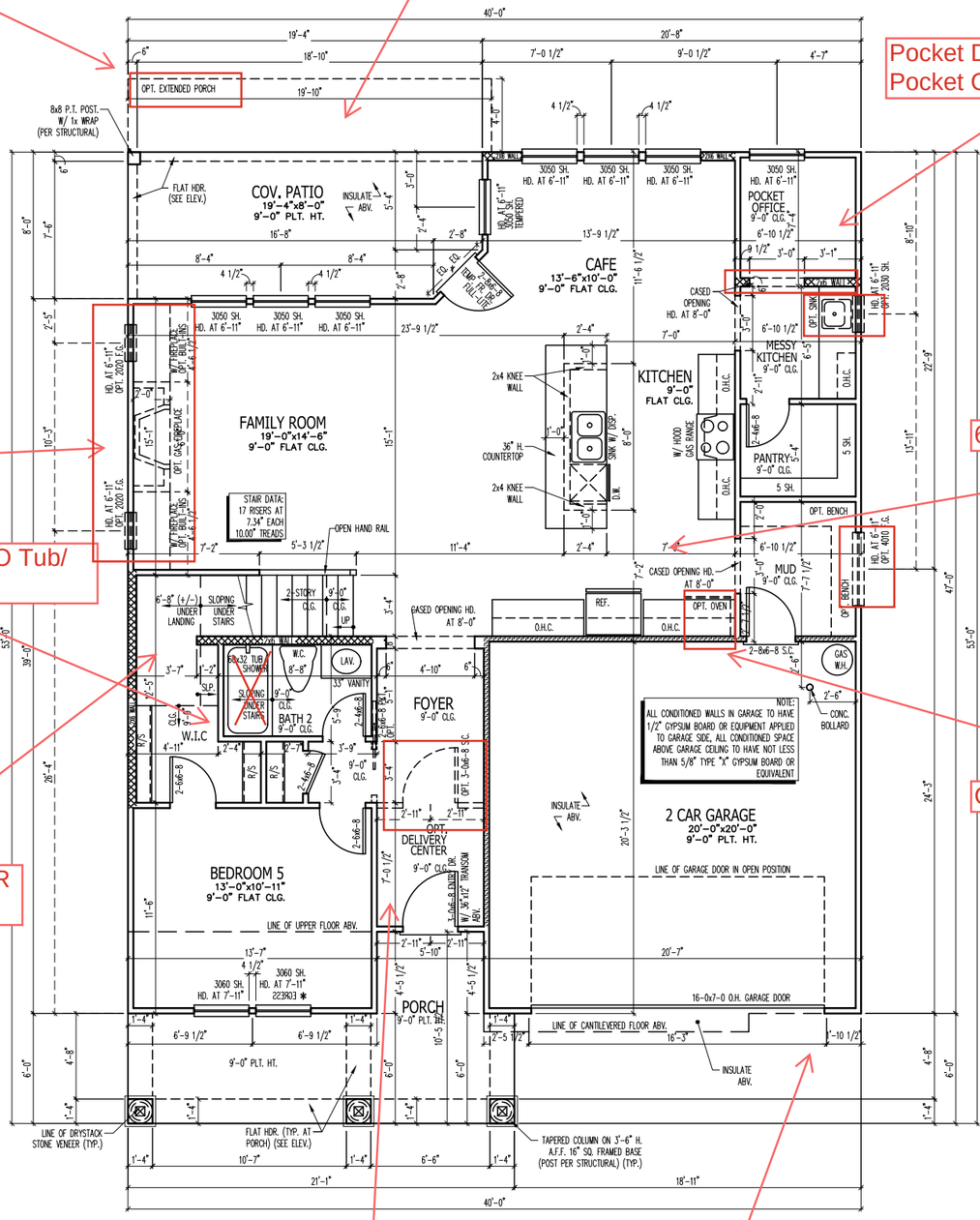
GENERAL FLOOR PLAN NOTES SHALL APPLY UNLESS NOTED OTHERWISE ON PLAN.

1. WALL HEIGHTS: TYPICALLY 9'-1 1/2" AT FIRST FLOOR AND SECOND FLOOR, AND 9'-1 1/2" AT ATTICS U.N.O. ALL WALLS ARE CONSTRUCTED USING A DOUBLE TOP PLATE. SPLICES AT DOUBLE TOP PLATE DO NOT NEED TO OCCUR AT VERTICAL STUDS BUT MUST BE AT LEAST 24" APART FROM JOINT IN OTHER TOP PLATE LAYER. SPECIAL WALL HEIGHTS ARE NOTED ON PLANS WHERE THEY OCCUR.
2. WALL THICKNESS IS TYPICALLY 3 1/2". 2X6 FRAME SHALL BE USED AT WALLS THAT BACK UP TO PLUMBING FIXTURES. WALLS GREATER THAN 10' HIGH SHALL BE FRAMED WITH 2X6 FRAMING OR GREATER AND WILL BE NOTED AS A SPECIAL CONDITION WHERE IT OCCURS ON PLAN.
3. TYPICAL HEADER HEIGHT SHALL BE 7'-8" AFF AT FIRST FLOOR, AND 7'-4" AFF AT SECOND FLOOR U.N.O.
4. JACKS: OPENINGS UP TO 3'-4" WIDE SHALL HAVE (1) 2X4 JACK STUD SPF ON EACH SIDE. OPENINGS GREATER THAN 3'-4" WIDE SHALL HAVE (2) 2X4 JACK STUDS SPF ON EACH SIDE.
5. SOFFITS, COFFERED CEILINGS, TREY CEILINGS AND OTHER SIGNIFICANT CEILING PLAN ELEMENTS ARE SHOWN ON THE FLOOR PLANS AND ARE DENOTED AS SINGLE DASHED LINES. UNLESS SPECIFICALLY CALL OUT AS INCLUDED, KITCHENS DO NOT INCLUDE SOFFITS OVER WALL CABINETRY.
6. DOOR AND WINDOW FRAMES, WHERE OCCURRING NEAR CORNERS, SHALL BE A MINIMUM OF 4 1/2" FROM CORNER. EXCEPT FOR WALK-IN CLOSETS WITH DOORS NEAR A CORNER, DOORS AT CLOSETS SHALL BE CENTERED ON CLOSET.
7. WINDOWS: SHALL HAVE AT LEAST (1) WINDOW IN EACH SLEEPING ROOM, THAT MEETS EGRESS. SHALL BE PROVIDED WITH TEMPERED GLASS AT HAZARDOUS GLAZING AREAS. FALSE WINDOWS SHALL BE INSTALLED WITH OBSCURE GLAZING.
8. CLOSETS FOR CLOTHING OR COAT STORAGE SHALL BE EQUIPPED WITH 1 ROD/SHELF. CLOSETS FOR LINEN SHALL HAVE 4 OPEN EQUAL SHELVES. CLOSETS FOR PANTRIES SHALL HAVE 4 EQUAL WOOD SHELVES, PAINTED.
9. STAIR TREADS SHALL BE A MIN OF 9" DEEP, RISERS SHALL BE A MAXIMUM OF 8 1/4", UNLESS NOTED OTHERWISE, PER THE CURRENT NORTH CAROLINA RESIDENTIAL CODE
10. HANDRAILS AND GUARDS AT STAIRS SHALL BE 34" ABOVE THE FINISHED SURFACE OF THE RAMP SURFACE OF THE STAIR. HANDRAILS AT LANDINGS AND OVERLOOKS OF MULTILEVEL SPACES SHALL BE 36" ABOVE FINISHED FLOOR. GUARDS (PICKETS OR BALUSTERS) SHALL BE SPACED WITH NO MORE THAN 4" BETWEEN GUARDS.
11. ATTIC ACCESS SHALL BE PROVIDED AT ALL ATTIC AREA WITH A HEIGHT GREATER THAN 30". MINIMUM CLEAR ATTIC ACCESS SHALL BE 20" X 30". PULL DOWN STAIRS AND ACCESS DOORS IN KNEE WALLS MEETING MINIMUM CRITERIA ARE ALSO ACCEPTABLE.
12. GARAGE DOOR TO LIVING SPACE SHALL BE 2'-8" X 6'-8" MINIMUM SIZE AND SHALL BE 20 MINUTE FIRE RATED AND WEATHER SEALED.
13. GARAGE WALLS, AS A MINIMUM, SHALL BE SEPARATED FROM LIVING SPACE BY INSTALLING 1/2" GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL. WITH HABITABLE SPACE ABOVE, THE INSIDE OF ALL GARAGE WALLS REQUIRE 1/2" GWB SUPPORTING 5/8" TYPE "X" GWB ON CEILING.



STAIR SECTION

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34



HATCHING LEGEND

INSULATE WALL

CRAFTSMAN MAIN FLOOR PLAN

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

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RIGHT

TITLE
MAIN FLOOR PLAN
STAIR SECTION

SHEET
2.0

Secondary W.I.C. - Windows Change - 2.3

NO TRAY

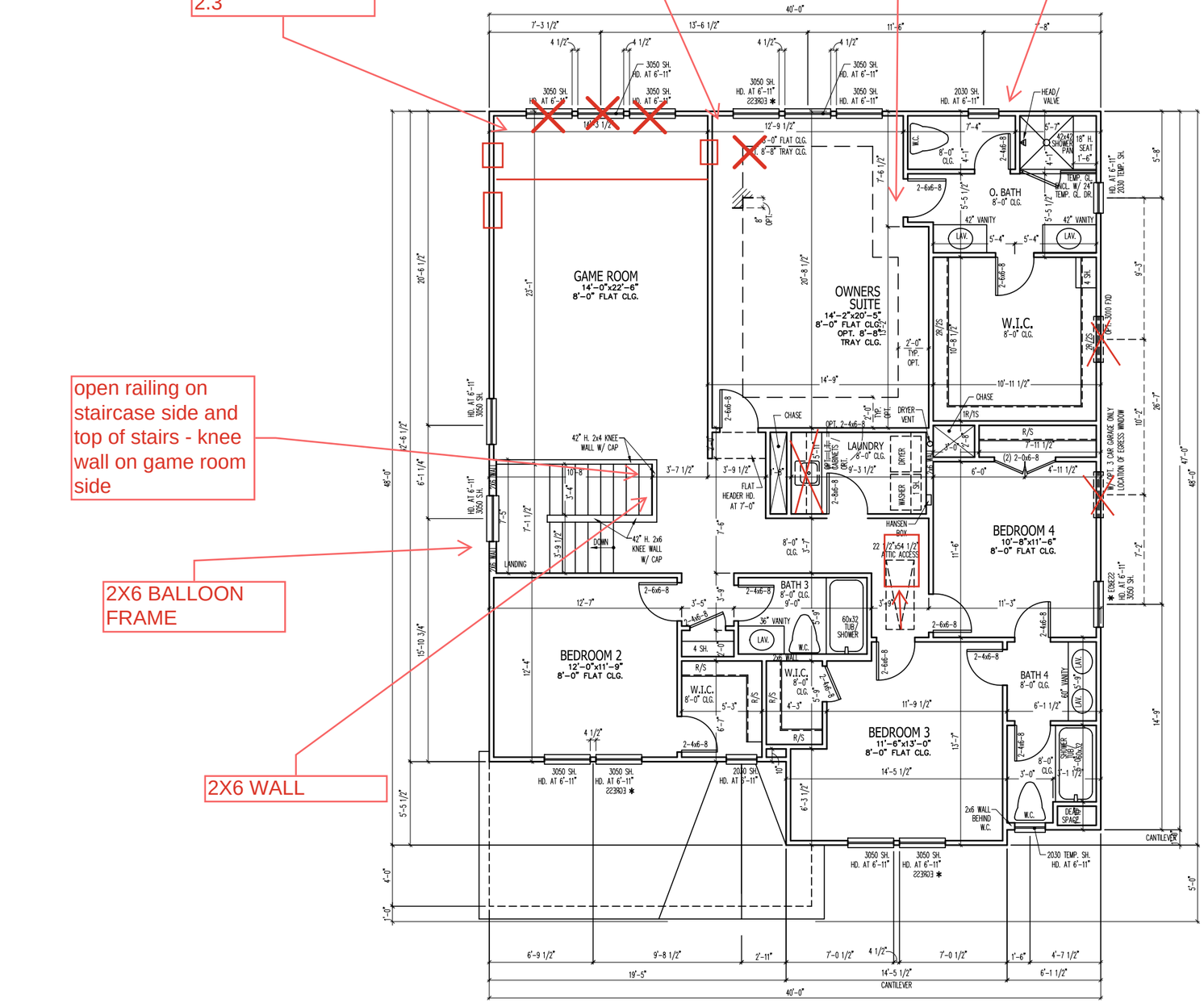
RH DOOR

2X6 WALL

open railing on staircase side and top of stairs - knee wall on game room side

2X6 BALLOON FRAME

2X6 WALL



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12. GARAGE DOOR TO LIVING SPACE SHALL BE 2'-8" X 6'-8" MINIMUM SIZE AND SHALL BE 20 MINUTE FIRE RATED AND WEATHER SEALED.
13. GARAGE WALLS, AS A MINIMUM, SHALL BE SEPARATED FROM LIVING SPACE BY INSTALLING 1/2" GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL. WITH HABITABLE SPACE ABOVE, THE INSIDE OF ALL GARAGE WALLS REQUIRE 1/2" GWB SUPPORTING 5/8" TYPE "X" GWB ON CEILING.

CRAFTSMAN UPPER FLOOR PLAN

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

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THE GARNER
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RIGHT

TITLE
UPPER FLOOR PLAN

SHEET
2.1

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Gourmet Kitchen

Move Wall 2" into Garage - 2x6 Wall

OPT. SIDE LOAD GARAGE

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

NOTE:
ALL CONDITIONED WALLS IN GARAGE TO HAVE 1/2" GYPSUM BOARD OR EQUIPMENT APPLIED TO GARAGE SIDE. ALL CONDITIONED SPACE ABOVE GARAGE CEILING TO HAVE NOT LESS THAN 5/8" TYPE "X" GYPSUM BOARD OR EQUIVALENT

* * * * *
REFER TO STD. PLAN FOR INFORMATION NOT SHOWN
* * * * *

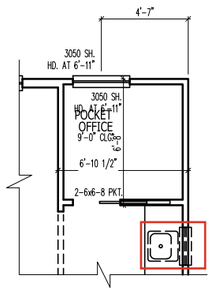
PLAN OPTIONS

THE GARNER
NEW HOME INC.

RIGHT

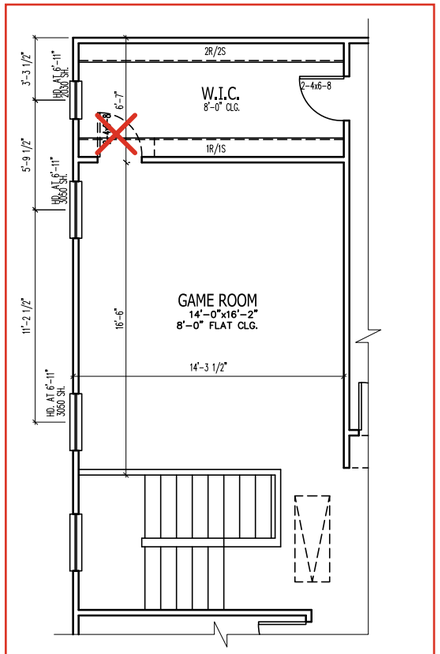
TITLE
PLAN OPTIONS

SHEET
2.2



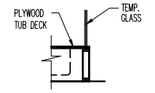
OPT. POCKET DOOR AT POCKET OFFICE

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34



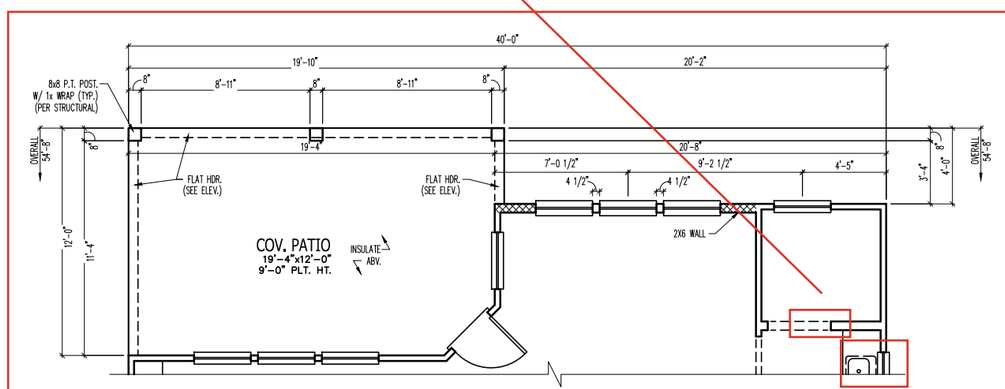
OPT. SECONDARY W.I.C.

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34



TEMP. GLS. TUB DETAIL

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34



OPT. 4' EXTENDED COV. PATIO

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

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RIGHT

TITLE
PLAN OPTIONS

SHEET
2.3

REFER TO STD. PLAN FOR INFORMATION NOT SHOWN

PLAN OPTIONS

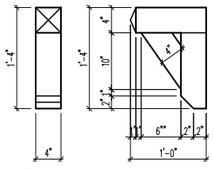
GENERAL ELEVATION NOTES

GENERAL ELEVATION NOTES SHALL APPLY UNLESS NOTED OTHERWISE ON PLAN.

1. ROOF SHALL BE FINISHED WITH ARCHITECTURAL COMPOSITION SHINGLES WITH SLOPES AS NOTED ON PLAN.
2. RIDGE VENT SHALL BE PROVIDED AND INSTALLED ON ALL RIDGES GREATER THAN 6' IN LENGTH PER MANUFACTURER'S SPECIFICATIONS.
3. SOFFIT VENT SHALL BE CONTINUOUS SOFFIT VENT
4. HOUSE WRAP, "TYVEK" OR APPROVED EQUAL SHALL BE INSTALLED OVER ENTIRE EXTERIOR WALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. FLASHING SHALL BE PROVIDED ABOVE ALL DOOR AND WINDOW OPENINGS, ABOVE FINISH WALL MATERIAL CHANGES AND AT WALL SURFACES WHERE LOWER ROOF AREAS ABUT VERTICAL WALL SURFACES.
6. PORCH RAILINGS SHALL BE PROVIDED AT ALL PORCH WALKING SURFACES GREATER THAN 30" ABOVE ADJACENT FINISHED GRADE. IT SHALL BE 36" HIGH WITH GUARDS SPACED NO MORE THAN 4" APART. CONSULT COMMUNITY SPECIFICATIONS FOR MATERIAL.
7. FINISH WALL MATERIAL SHALL BE AS NOTED ON ELEVATION DRAWINGS.
8. BRICK VENEER, IF INCLUDED ON ELEVATION SHALL BE TIED TO WALL SURFACE WITH GALVANIZED CORRUGATED METAL TIES AT A RATE OF 24" OC HORIZONTALLY AND 16" OC VERTICALLY SO THAT NO MORE THAN 2.67SF OF BRICK IS SUPPORTED BY (1) TIE. SPACE BETWEEN FACE OF WALL AND BACK FACE OF BRICK SHALL BE LIMITED TO A MAXIMUM OF 1". FLASHING SHALL BE PROVIDED BEHIND BRICK ABOVE ALL WALL OPENINGS AND AT BASE OF BRICK WALL. FLASHING SHALL BE A MINIMUM OF 6-MIL POLY OR OTHER CORROSION RESISTANT MATERIAL AND SHALL BE INSTALLED SO THAT IT LAPS UNDER THE HOUSE WRAP MATERIAL A MINIMUM OF 2". WEEPHOLES SHALL BE PROVIDED AT A RATE OF 48" OC AND SHALL NOT BE LESS THAN 3/16" IN DIAMETER AND SHALL BE LOCATED IMMEDIATELY ABOVE FLASHING.
9. BRICK VENEER SUPPORT LINTELS SHALL BE PROVIDED IF BRICK VENEER IS INCLUDED ON ELEVATION. LINTELS SHALL BE PROVIDED AS LISTED IN THE FOLLOWING SCHEDULE AND SHALL HAVE A MINIMUM BEARING LENGTH OF 6". MASONRY LINTELS SHALL BE PROVIDED SO THAT DEFLECTION IS LIMITED TO L/600.

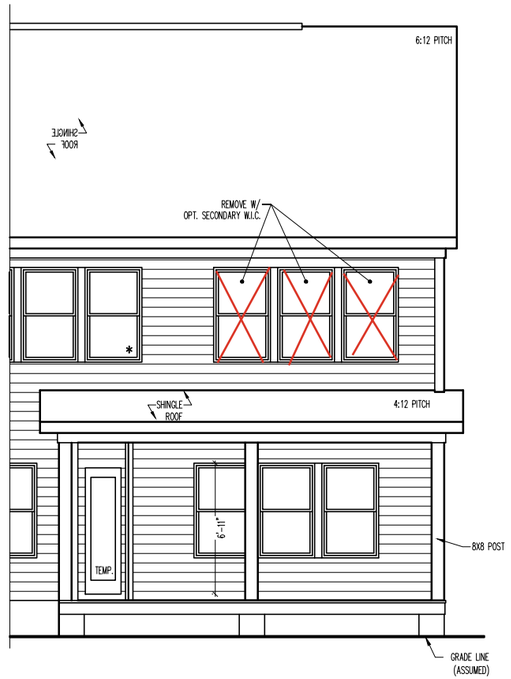
MASONRY OPENING LINTEL SCHEDULE

OPENING SIZE			ANGLE
UP TO 4'-0"			3-1/2" X 3-1/2" X 5/16"
4'-1"	TO	5'-6"	4" X 3-1/2" X 5/16" LLV
5'-7"	TO	6'-6"	5" X 3-1/2" X 5/16" LLV
6'-7"	TO	8'-4"	6" X 3-1/2" X 5/16" LLV
8'-5"	TO	16'-4"	7" X 4" X 3/8" LLV



DECORATIVE BRACKET DETAIL

SCALE: 1" = 1'-0"



OPT. EXTENDED PORCH REAR ELEVATION

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

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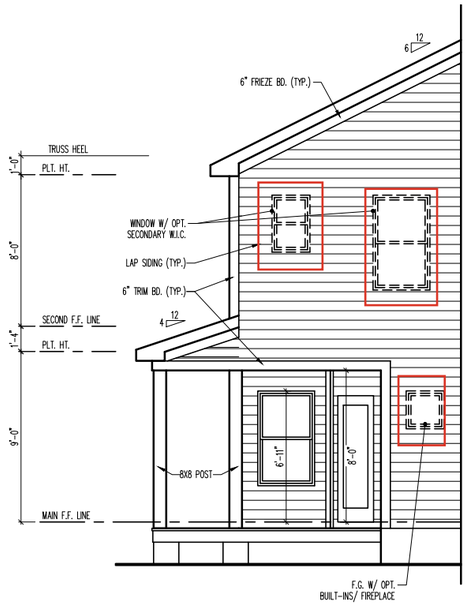
RIGHT

TITLE
FRONT ELEVATION
REAR ELEVATION
DETAILS

SHEET
3.0.1



OPT. EXTENDED PORCH LEFT ELEVATION

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

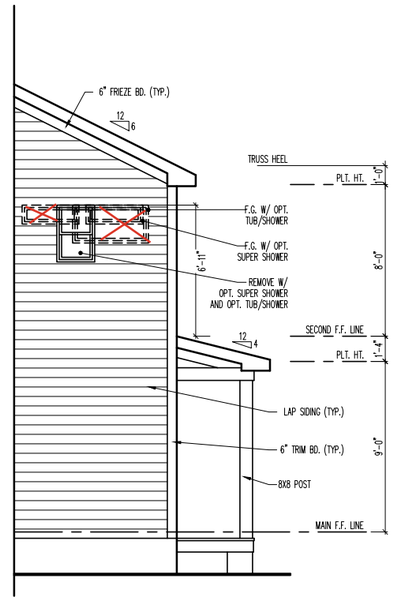
GENERAL ELEVATION NOTES

GENERAL ELEVATION NOTES SHALL APPLY UNLESS NOTED OTHERWISE ON PLAN.

1. ROOF SHALL BE FINISHED WITH ARCHITECTURAL COMPOSITION SHINGLES WITH SLOPES AS NOTED ON PLAN.
2. RIDGE VENT SHALL BE PROVIDED AND INSTALLED ON ALL RIDGES GREATER THAN 6' IN LENGTH PER MANUFACTURER'S SPECIFICATIONS.
3. SOFFIT VENT SHALL BE CONTINUOUS SOFFIT VENT
4. HOUSE WRAP, "TYVEK" OR APPROVED EQUAL SHALL BE INSTALLED OVER ENTIRE EXTERIOR WALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. FLASHING SHALL BE PROVIDED ABOVE ALL DOOR AND WINDOW OPENINGS, ABOVE FINISH WALL MATERIAL CHANGES AND AT WALL SURFACES WHERE LOWER ROOF AREAS ABUT VERTICAL WALL SURFACES.
6. PORCH RAILINGS SHALL BE PROVIDED AT ALL PORCH WALKING SURFACES GREATER THAN 30" ABOVE ADJACENT FINISHED GRADE. IT SHALL BE 36" HIGH WITH GUARDS SPACED NO MORE THAN 4" APART. CONSULT COMMUNITY SPECIFICATIONS FOR MATERIAL.
7. FINISH WALL MATERIAL SHALL BE AS NOTED ON ELEVATION DRAWINGS.
8. BRICK VENEER, IF INCLUDED ON ELEVATION SHALL BE TIED TO WALL SURFACE WITH GALVANIZED CORRUGATED METAL TIES AT A RATE OF 24" OC HORIZONTALLY AND 16" OC VERTICALLY SO THAT NO MORE THAN 2.67SF OF BRICK IS SUPPORTED BY (1) TIE. SPACE BETWEEN FACE OF WALL AND BACK FACE OF BRICK SHALL BE LIMITED TO A MAXIMUM OF 1". FLASHING SHALL BE PROVIDED BEHIND BRICK ABOVE ALL WALL OPENINGS AND AT BASE OF BRICK WALL. FLASHING SHALL BE A MINIMUM OF 6-MIL POLY OR OTHER CORROSION RESISTANT MATERIAL AND SHALL BE INSTALLED SO THAT IT LAPS UNDER THE HOUSE WRAP MATERIAL A MINIMUM OF 2". WEEPHOLES SHALL BE PROVIDED AT A RATE OF 48" OC AND SHALL NOT BE LESS THAN 3/16" IN DIAMETER AND SHALL BE LOCATED IMMEDIATELY ABOVE FLASHING.
9. BRICK VENEER SUPPORT LINTELS SHALL BE PROVIDED IF BRICK VENEER IS INCLUDED ON ELEVATION. LINTELS SHALL BE PROVIDED AS LISTED IN THE FOLLOWING SCHEDULE AND SHALL HAVE A MINIMUM BEARING LENGTH OF 6". MASONRY LINTELS SHALL BE PROVIDED SO THAT DEFLECTION IS LIMITED TO L/600.

MASONRY OPENING LINTEL SCHEDULE

OPENING SIZE			ANGLE
UP TO	4'-0"		3-1/2" X 3-1/2" X 5/16"
4'-1"	TO	5'-6"	4" X 3-1/2" X 5/16" LLV
5'-7"	TO	6'-6"	5" X 3-1/2" X 5/16" LLV
6'-7"	TO	8'-4"	6" X 3-1/2" X 5/16" LLV
8'-5"	TO	16'-4"	7" X 4" X 3/8" LLV



OPT. EXTENDED PORCH RIGHT ELEVATION

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

NEW HOME INC.

JOB NUMBER	B-1851544
CAD FILE	THE GARNER
ISSUED	08-21-24
REVISED	08-26-24
REVISED	09-30-24
	10-22-24

DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

THE GARNER
NEW HOME INC.

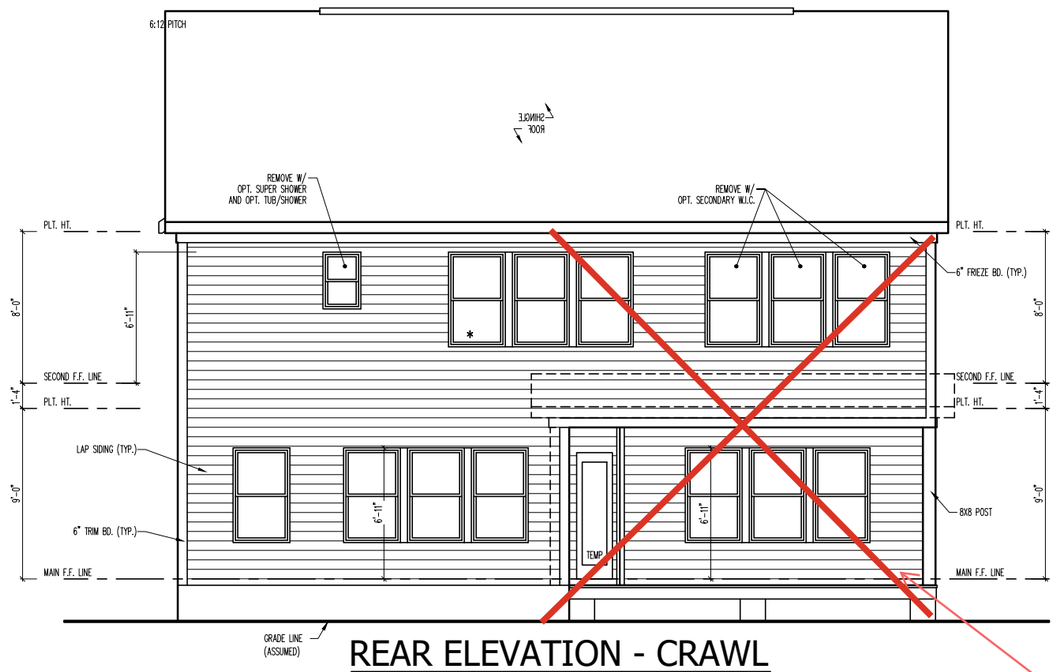
RIGHT

TITLE
LEFT ELEVATION
RIGHT ELEVATION

SHEET
3.1.1

FRONT ELEVATION - CRAWL

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34



REAR ELEVATION - CRAWL

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

Extended Covered Porch - 3.0.1

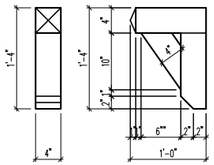
GENERAL ELEVATION NOTES

GENERAL ELEVATION NOTES SHALL APPLY UNLESS NOTED OTHERWISE ON PLAN.

1. ROOF SHALL BE FINISHED WITH ARCHITECTURAL COMPOSITION SHINGLES WITH SLOPES AS NOTED ON PLAN.
2. RIDGE VENT SHALL BE PROVIDED AND INSTALLED ON ALL RIDGES GREATER THAN 6' IN LENGTH PER MANUFACTURER'S SPECIFICATIONS.
3. SOFFIT VENT SHALL BE CONTINUOUS SOFFIT VENT
4. HOUSE WRAP, "TYVEK" OR APPROVED EQUAL SHALL BE INSTALLED OVER ENTIRE EXTERIOR WALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
5. FLASHING SHALL BE PROVIDED ABOVE ALL DOOR AND WINDOW OPENINGS, ABOVE FINISH WALL MATERIAL CHANGES AND AT WALL SURFACES WHERE LOWER ROOF AREAS ABUT VERTICAL WALL SURFACES.
6. PORCH RAILINGS SHALL BE PROVIDED AT ALL PORCH WALKING SURFACES GREATER THAN 30" ABOVE ADJACENT FINISHED GRADE. IT SHALL BE 36" HIGH WITH GUARDS SPACED NO MORE THAN 4" APART. CONSULT COMMUNITY SPECIFICATIONS FOR MATERIAL.
7. FINISH WALL MATERIAL SHALL BE AS NOTED ON ELEVATION DRAWINGS.
8. BRICK VENEER, IF INCLUDED ON ELEVATION SHALL BE TIED TO WALL SURFACE WITH GALVANIZED CORRUGATED METAL TIES AT A RATE OF 24" OC HORIZONTALLY AND 16" OC VERTICALLY SO THAT NO MORE THAN 2.67SF OF BRICK IS SUPPORTED BY (1) TIE. SPACE BETWEEN FACE OF WALL AND BACK FACE OF BRICK SHALL BE LIMITED TO A MAXIMUM OF 1". FLASHING SHALL BE PROVIDED BEHIND BRICK ABOVE ALL WALL OPENINGS AND AT BASE OF BRICK WALL. FLASHING SHALL BE A MINIMUM OF 6-MIL POLY OR OTHER CORROSION RESISTANT MATERIAL AND SHALL BE INSTALLED SO THAT IT LAPS UNDER THE HOUSE WRAP MATERIAL A MINIMUM OF 2". WEEPHOLES SHALL BE PROVIDED AT A RATE OF 48" OC AND SHALL NOT BE LESS THAN 3/16" IN DIAMETER AND SHALL BE LOCATED IMMEDIATELY ABOVE FLASHING.
9. BRICK VENEER SUPPORT LINTELS SHALL BE PROVIDED IF BRICK VENEER IS INCLUDED ON ELEVATION. LINTELS SHALL BE PROVIDED AS LISTED IN THE FOLLOWING SCHEDULE AND SHALL HAVE A MINIMUM BEARING LENGTH OF 6". MASONRY LINTELS SHALL BE PROVIDED SO THAT DEFLECTION IS LIMITED TO L/600.

MASONRY OPENING LINTEL SCHEDULE

OPENING SIZE			ANGLE
UP TO	4'-0"		3-1/2" X 3-1/2" X 5/16"
4'-1"	TO	5'-6"	4" X 3-1/2" X 5/16" LLV
5'-7"	TO	6'-6"	5" X 3-1/2" X 5/16" LLV
6'-7"	TO	8'-4"	6" X 3-1/2" X 5/16" LLV
8'-5"	TO	16'-4"	7" X 4" X 3/8" LLV



DECORATIVE BRACKET DETAIL

SCALE: 1" = 1'-0"

HOME NEW INC.

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DRAWINGS ON 11"x17" SHEET ARE ONE HALF THE SCALE NOTED

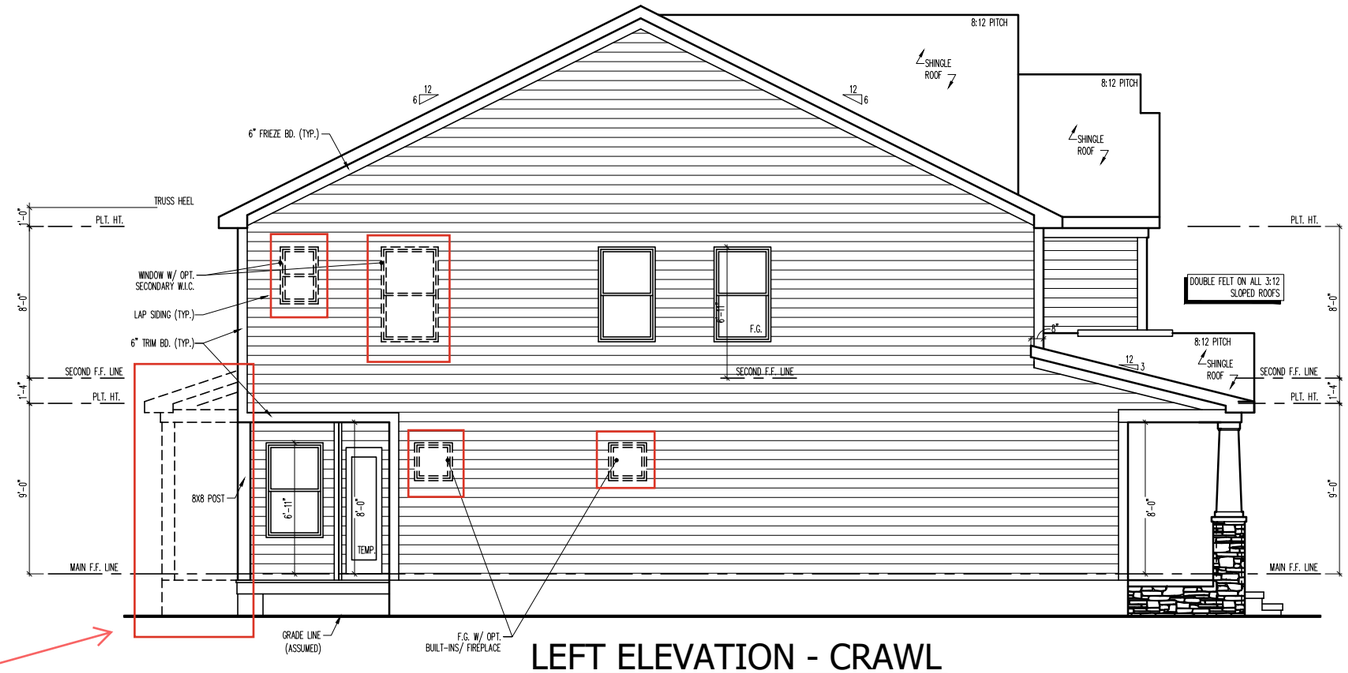
THE GARNER
NEW HOME INC.

RIGHT

TITLE
FRONT ELEVATION
REAR ELEVATION
DETAILS

SHEET
3.3.1

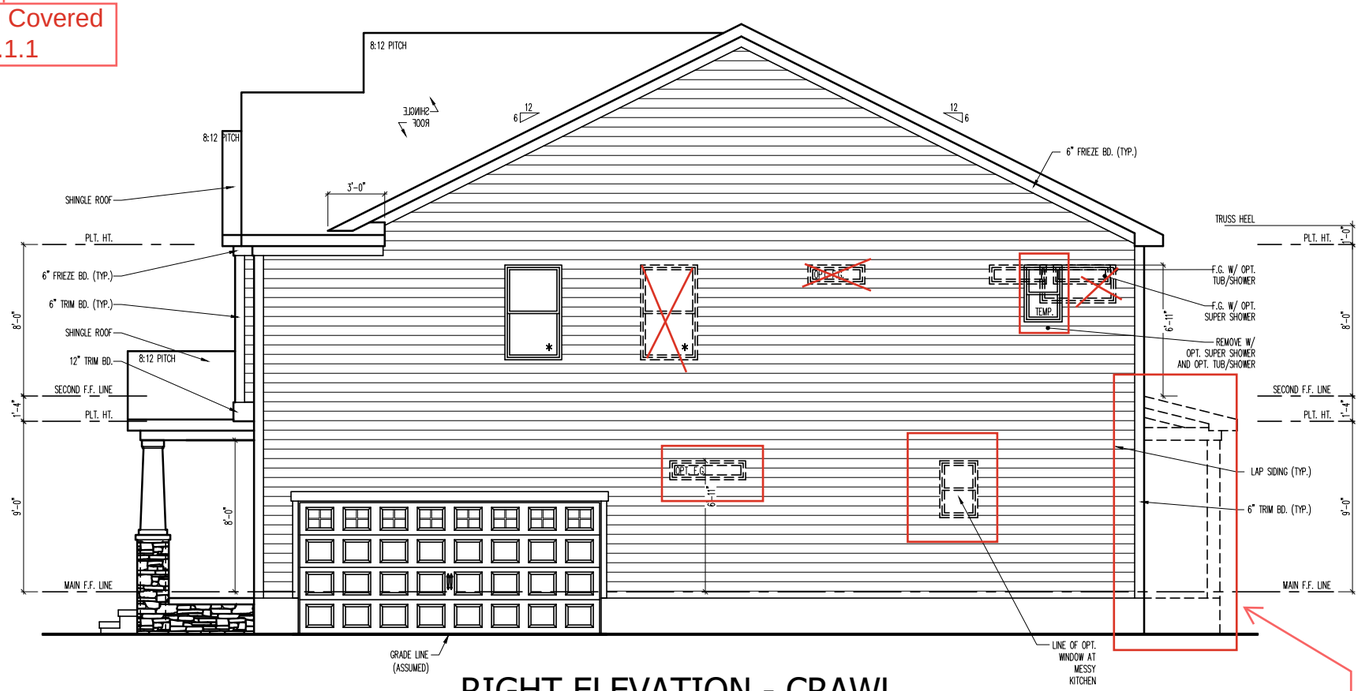
CRAFTSMAN
OPT. SIDE LOAD GARAGE



LEFT ELEVATION - CRAWL

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

Extended Covered Porch - 3.1.1



RIGHT ELEVATION - CRAWL

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

Extended Covered Porch - 3.1.1

CRAFTSMAN
OPT. SIDE LOAD GARAGE

GENERAL ELEVATION NOTES

GENERAL ELEVATION NOTES SHALL APPLY UNLESS NOTED OTHERWISE ON PLAN.

1. ROOF SHALL BE FINISHED WITH ARCHITECTURAL COMPOSITION SHINGLES WITH SLOPES AS NOTED ON PLAN.
2. RIDGE VENT SHALL BE PROVIDED AND INSTALLED ON ALL RIDGES GREATER THAN 6' IN LENGTH PER MANUFACTURER'S SPECIFICATIONS.
3. SOFFIT VENT SHALL BE CONTINUOUS SOFFIT VENT
4. HOUSE WRAP, "TYVEK" OR APPROVED EQUAL SHALL BE INSTALLED OVER ENTIRE EXTERIOR WALL PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
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7. FINISH WALL MATERIAL SHALL BE AS NOTED ON ELEVATION DRAWINGS.
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MASONRY OPENING LINTEL SCHEDULE

OPENING SIZE			ANGLE
UP TO 4'-0"			3-1/2" X 3-1/2" X 5/16"
4'-1"	TO	5'-6"	4" X 3-1/2" X 5/16" LLV
5'-7"	TO	6'-6"	5" X 3-1/2" X 5/16" LLV
6'-7"	TO	8'-4"	6" X 3-1/2" X 5/16" LLV
8'-5"	TO	16'-4"	7" X 4" X 3/8" LLV

NEW HOME INC.

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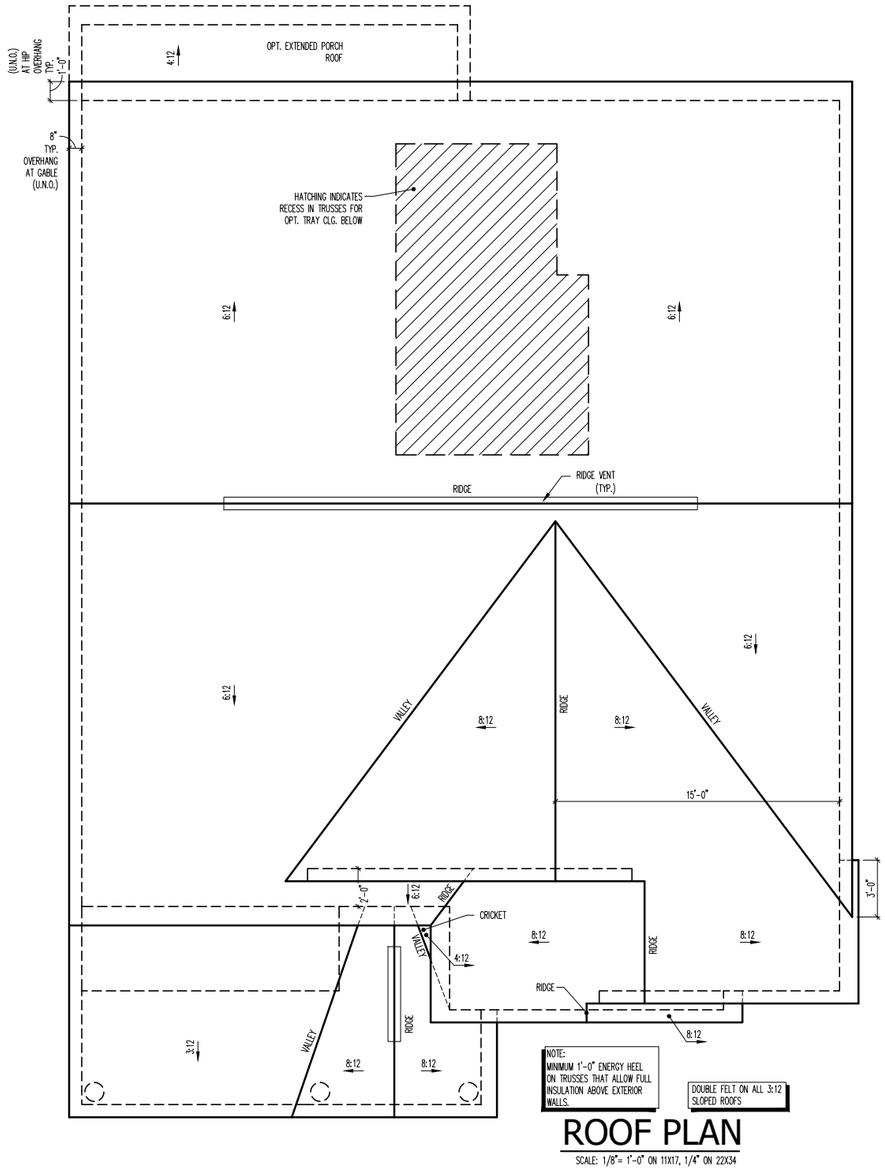
THE GARNER
NEW HOME INC.

RIGHT

TITLE
LEFT ELEVATION
RIGHT ELEVATION

SHEET
3.4.1



ROOF PLAN

SCALE: 1/8"= 1'-0" ON 11X17, 1/4" ON 22X34

ATTIC VENT SCHEDULE

'CRAFTSMAN' ELEVATION – LOWER ROOF

MAIN HOUSE			SQ FTG	200	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. FT. EACH)	POT SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					0.4236	0.2778	0.125	0.1944	0.0625
RIDGE VENT	0.27	0.33	0.63	35.71	0	0	**5.00**		
SOFFIT VENTS	0.40	0.33	1.13	64.29				0	**18.00**
TOTAL (MIN)	0.67	0.67	1.75	100.00	POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				

* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

ATTIC VENT SCHEDULE

'CRAFTSMAN' ELEVATION – UPPER ROOF

MAIN HOUSE			SQ FTG	1808	AT / NEAR RIDGE			AT / NEAR EAVE	
VENT TYPE	SQ. FT. REQUIRED RANGE		SQ. FT. SUPPLIED	PERCENT OF TOTAL SUPPLIED	POT LARGE (SQ. FT. EACH)	POT SMALL (SQ. FT. EACH)	RIDGE VENT (SQ. FT. PER LF)	EAVE VENT (SQ. IN. EACH)	CONT. VENT (SQ. IN. PER LF)
					0.4236	0.2778	0.125	0.1944	0.0625
RIDGE VENT	2.41	3.01	3.13	43.10	0	0	**25.00**		
SOFFIT VENTS	3.62	3.01	4.13	56.90				0	**66.00**
TOTAL (MIN)	6.03	6.03	7.25	100.00	POT VENTS MAY BE REQUIRED IF THERE IS INSUFFICIENT RIDGE AVAILABLE				

* SCHEDULE HAS BEEN CALCULATED ASSUMING EAVE VENTILATION AT 50-60% OF TOTAL AND RIDGE AT 40-50% OF TOTAL REQUIRED VENTILATION

CRAFTSMAN
OPT. SIDE LOAD GARAGE

NEW HOME INC.

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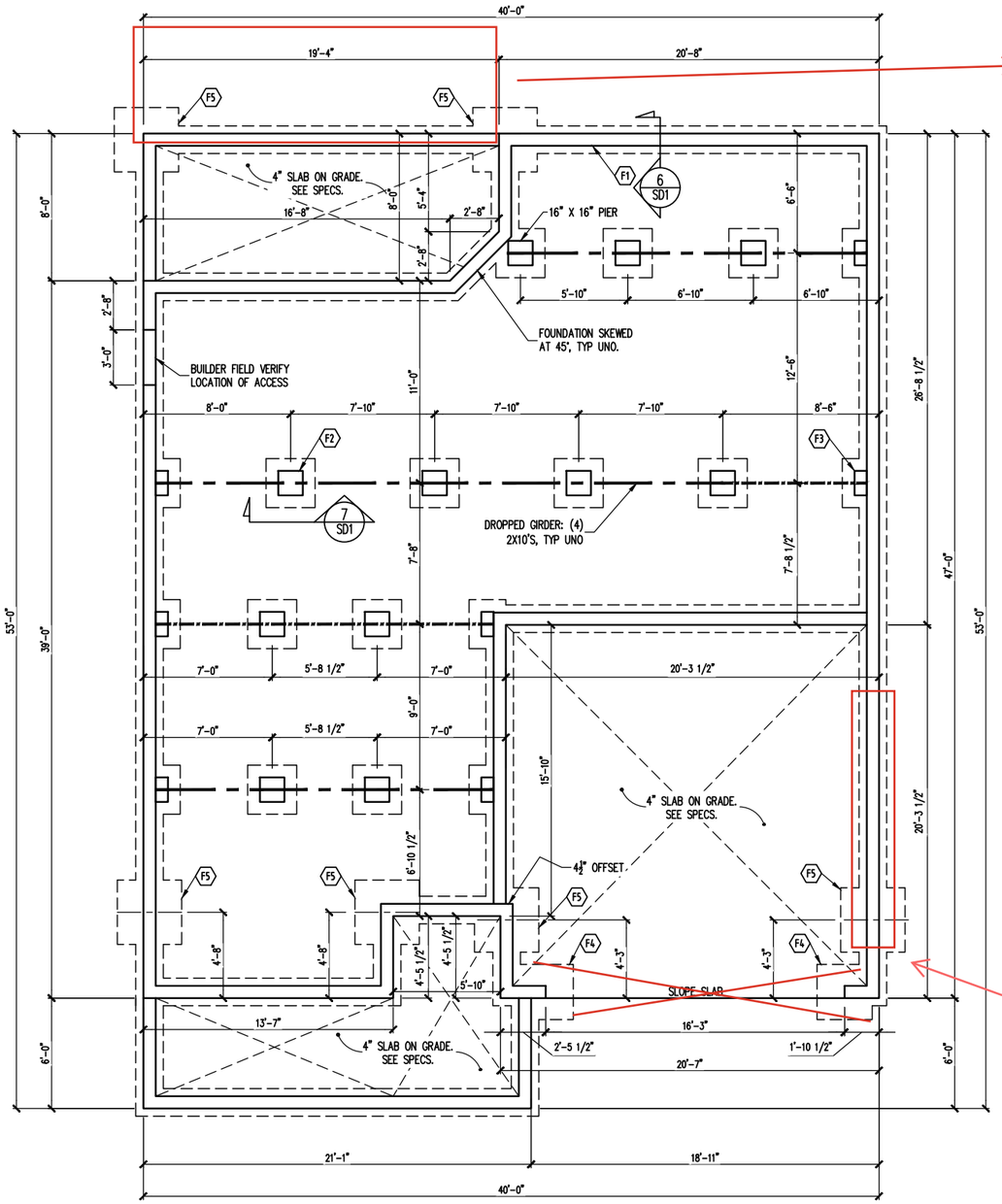
THE GARNER
NEW HOME INC.

RIGHT

TITLE
ROOF PLAN

SHEET
3.5

CRAFTSMAN



FOUNDATION SCHEDULE

F1 8" THK MASONRY FND WALL ON A 18" X 8" THK CONT POUR CONC FTG, TYP UNO.
OPTION:
(2) INTEGRATED 4" MASONRY WYTHES

F2 16" SQ. MASONRY PIER ON A 32" SQ. X 10" THK CONC FTG TYP UNO.

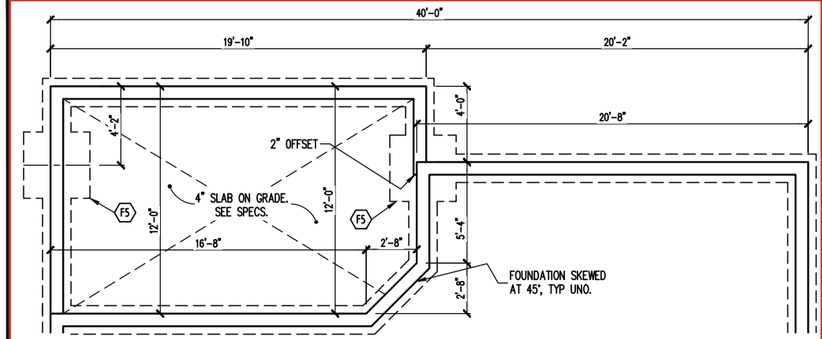
F3 8" X 16" CMU PILASTER, PROJECT FTG 8" X 8" THK, TYP UNO

F4 ENLARGE FOOTING TO 36" SQ. X 12" THK. SOLID MASONRY ABOVE.

F5 ENLARGE FOOTING TO 42" SQ. X 12" THK. SOLID MASONRY ABOVE.

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

-BUILDER TO FIELD LOCATE CRAWLSPACE ACCESS OPENING WITH MINIMUM DIMENSIONS OF 18X24. DO NOT LOCATE ACCESS OPENING BELOW POINT LOADS FROM ABOVE WITHOUT ENGINEER APPROVAL.



OPTIONAL EXTENDED COVERED PATIO
1/8" = 1'-0"

Side Load Garage - S7

FOUNDATION PLAN
CRAWLSPACE OPTION
1/8" = 1'-0"

NORTH CAROLINA LICENSED ENGINEERING SEAL 055544 2/05/2025 CODY M. CHILDERS

Engineering Tech ASSOCIATES, P.A.
STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd. Unit 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

NEW HOME INC.
SCOPE: STRUCTURAL ADDENDUM
LOC: THE GARNER MASTER

REV #	REF PROJ #	DATE

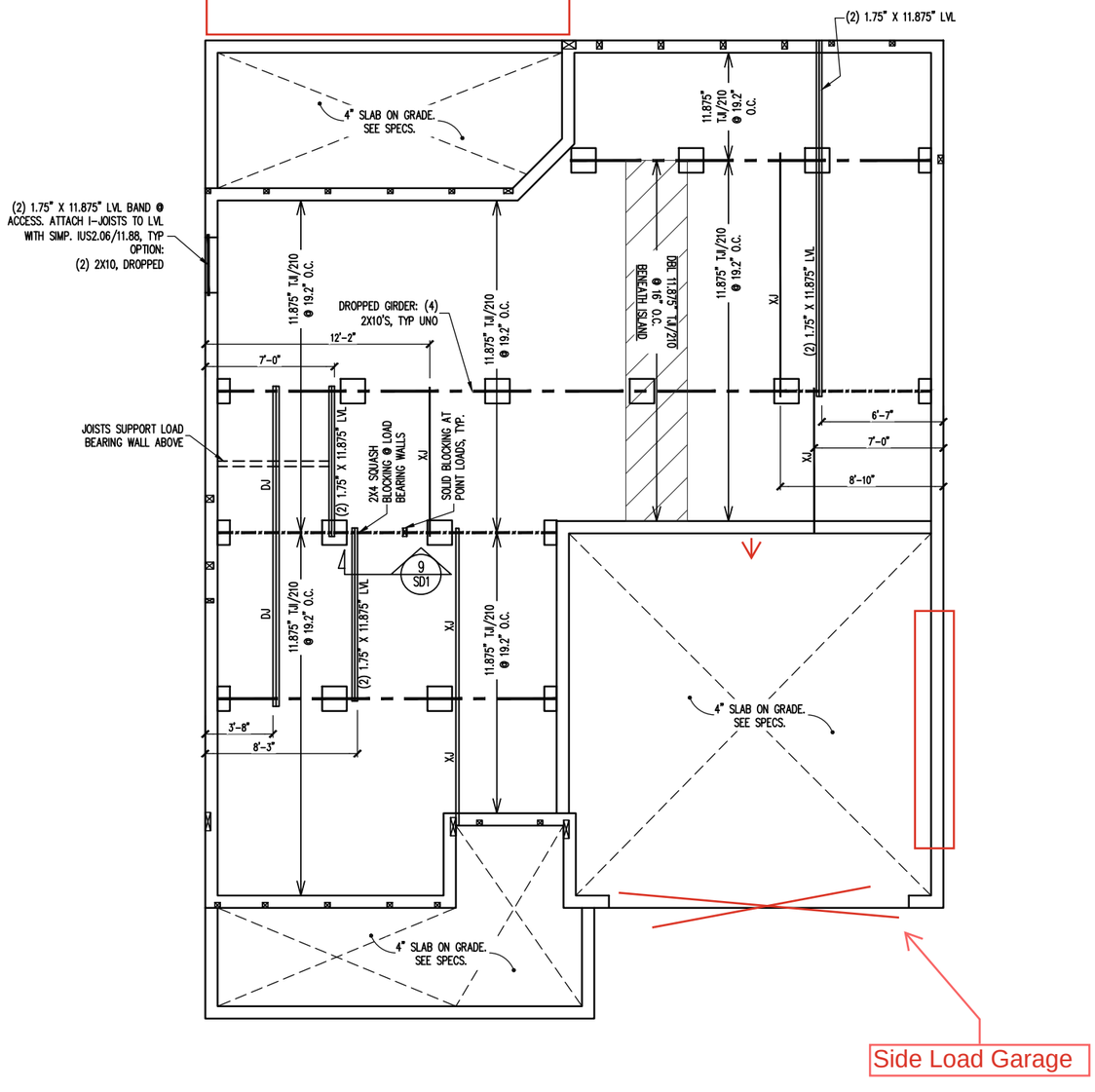
ENG: CMC/ZCH
DATE: 2/05/2025

PLAN
THE GARNER

PROJECT NO.
24-65-354_035R

SHEET NO.
S1B
2 of 20

CRAFTSMAN

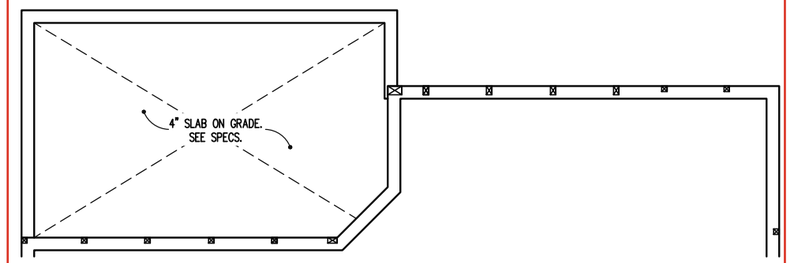


GIRDER LEGEND

ALL GIRDERS (4) 2X10'S, TYP UNO. BOLTING NOT REQUIRED FOR DROPPED GIRDERS.

I-JOIST SQUASH BLOCKING REQUIRED

NOT REQUIRED



OPTIONAL EXTENDED COVERED PATIO

1/8" = 1'-0"

CRAWLSPACE FRAMING PLAN
CRAWLSPACE FOUNDATION OPTION

1/8" = 1'-0"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055544 CODY M. CHILDRESS 2/05/2025

Engineering Tech ASSOCIATES, P.A.
STRUCTURAL ENGINEERS
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THE GARNER

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CRAFTSMAN

Pocket Door @ Pocket Office - S14

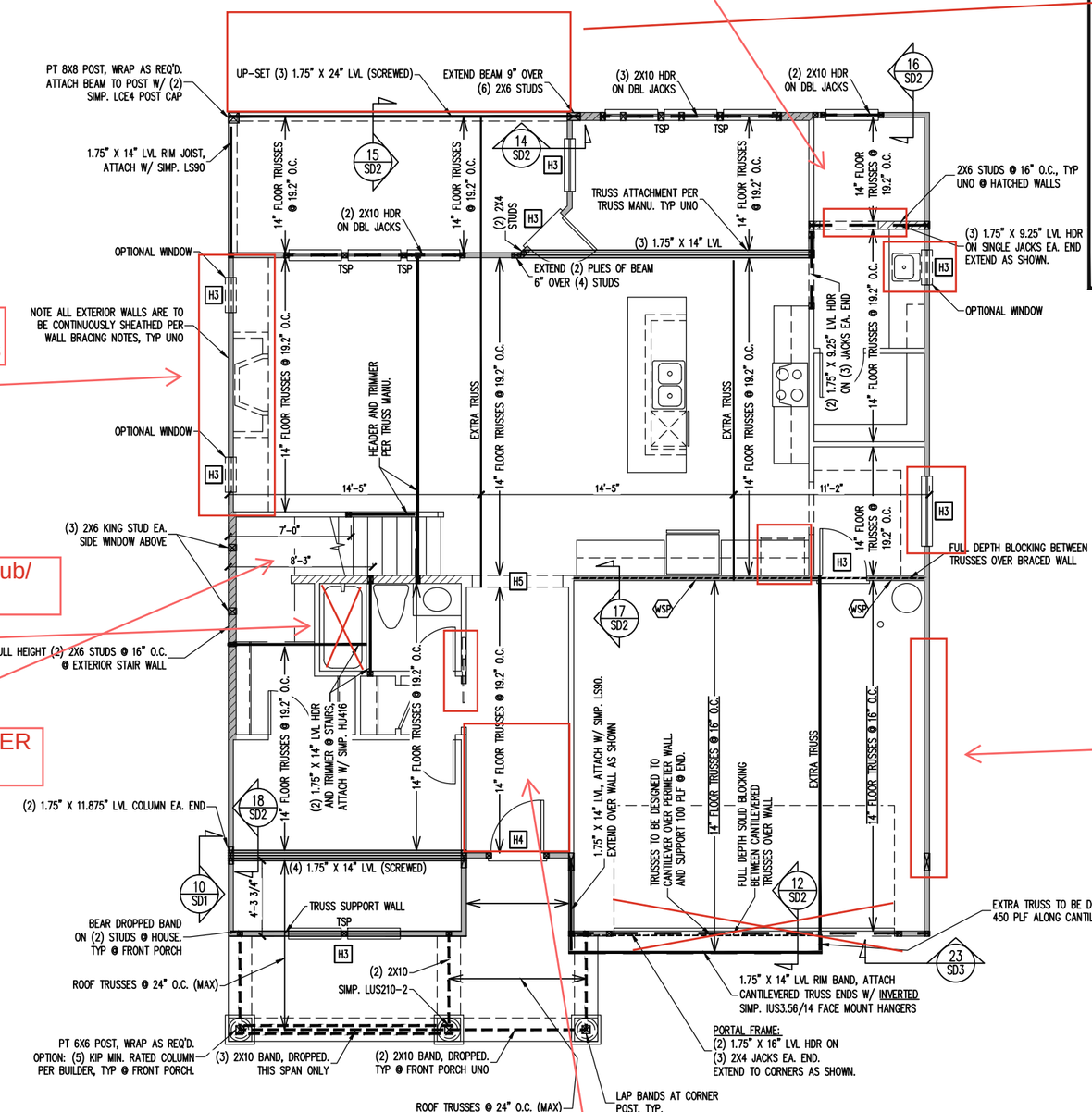
Fireplace w/ Built-Ins w/ 2x2 windows

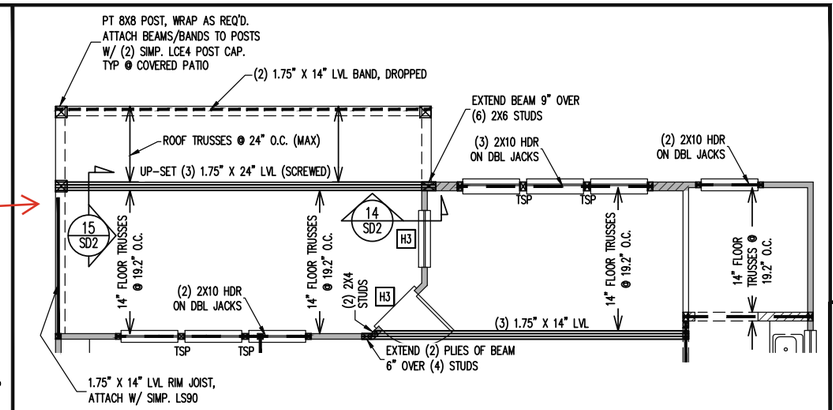
Shower ILO Tub/ Shower

36" WALL UNDER STAIRS

Side Load Garage - S6

Smart Door Delivery - S14





OPTIONAL EXTENDED COVERED PATIO

1/8" = 1'-0"

CONSTRUCTION SPECIFICATIONS

INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

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

WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

WSP – ONE SIDE OF INTERIOR WALL OR INSIDE OF EXTERIOR WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 180' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

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

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

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

H5 (3) 2X10'S ON SINGLE JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

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

1ST FLOOR FRAMING PLAN

WALLS AND CEILING 1/8" = 1'-0"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055544 2/05/2025 CODY M. CHILDERS

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NEW HOME INC.
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PLAN
THE GARNER

PROJECT NO.
24-65-354_035R

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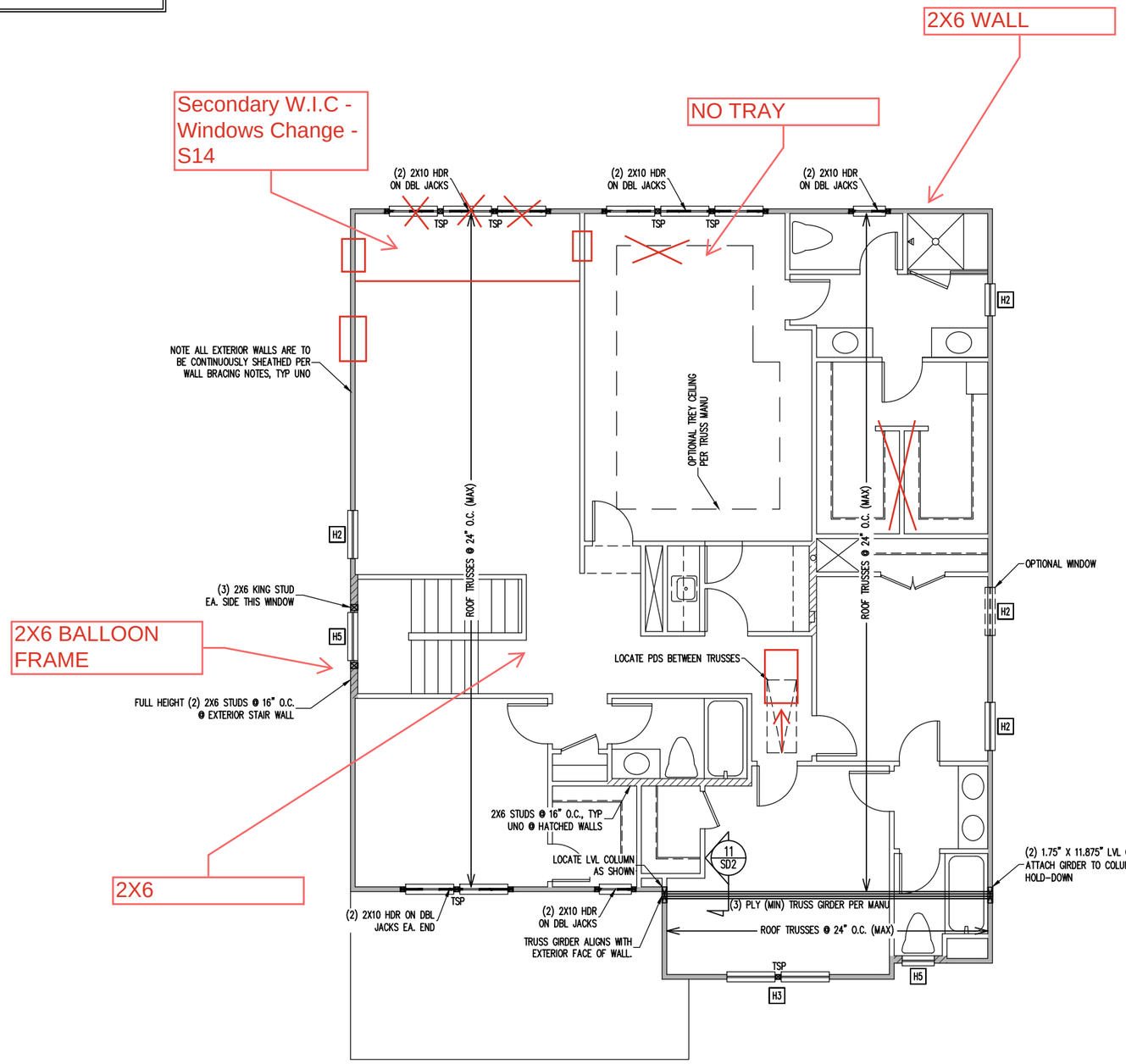
CRAFTSMAN



CONSTRUCTION SPECIFICATIONS

INSTANT REFERENCES

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PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

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

WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 176' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

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

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

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

H5 (3) 2X10'S ON SINGLE JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

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

2ND FLOOR FRAMING PLAN

WALLS AND CEILING 1/8" = 1'-0"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055544 CODY M. CHILDERS 2/05/2025

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THE GARNER

PROJECT NO.
24-65-354_035R

SHEET NO.
S4
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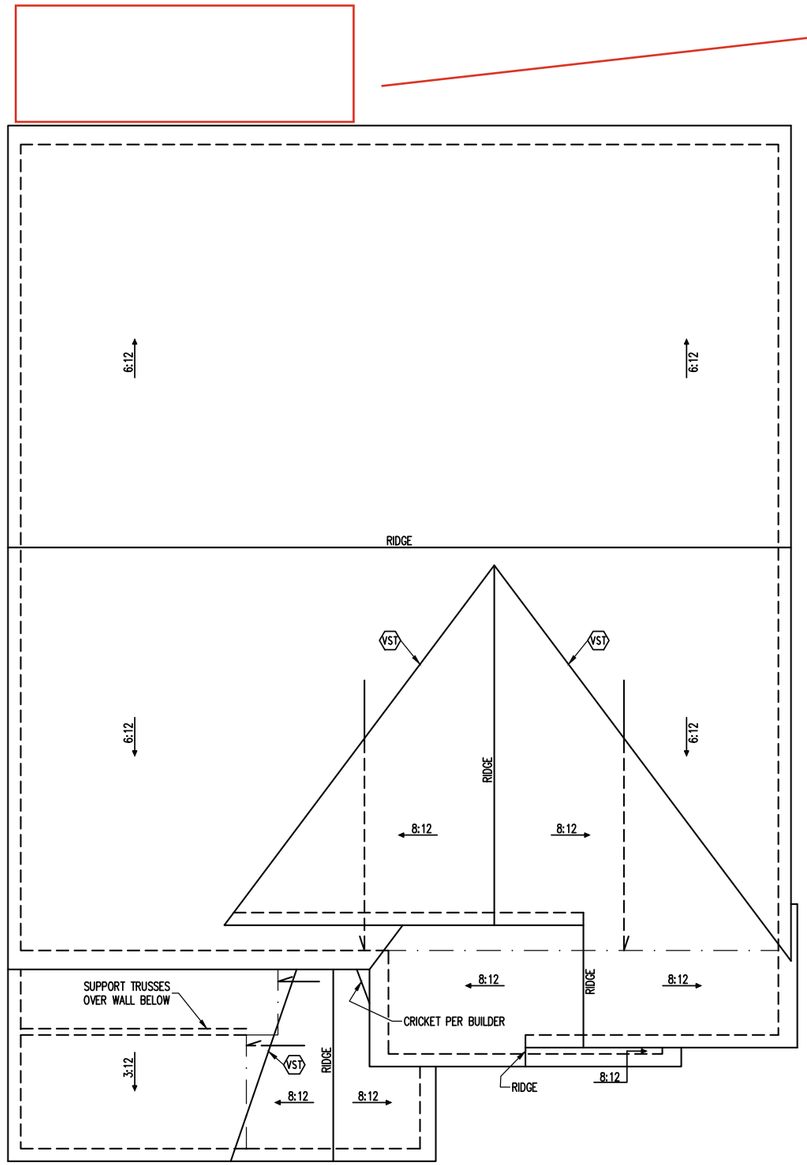
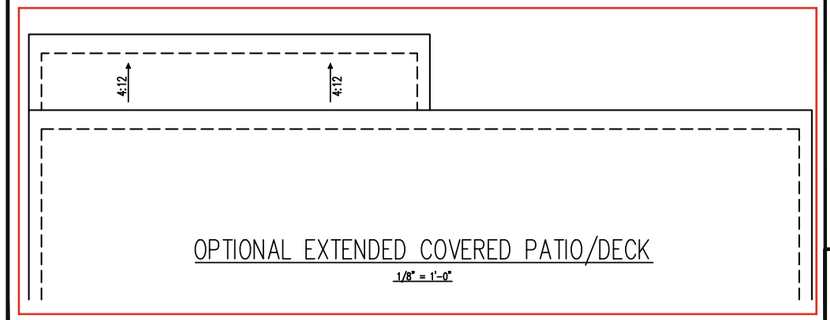
CRAFTSMAN





OPTIONAL EXTENDED COVERED PATIO/DECK

1/8" = 1'-0"

FRAMING SCHEDULE

ROOF ONLY

VST VALLEY SET TRUSSES PER MANU

FRAMING NOTES

ROOF ONLY

- ROOF TRUSSES PER MANU. TYPICAL U.N.O.
- VERIFY ALL HEEL HEIGHTS, ROOF PITCHES, AND ARCHITECTURAL OVERHANGS PRIOR TO CONSTRUCTION

TRUSS UPLIFT CONNECTORS

EXPOSURE B, 120 MPH, ANY PITCH

24" O.C. MAX ROOF TRUSS SPACING

TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE BELOW.

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF SPAN	CONNECTOR
UP TO 18'	NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 18'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM

ROOF FRAMING PLAN

1/8" = 1'-0"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055544 CODY M. CHILDRESS 2/05/2025

Engineering Tech ASSOCIATES, P.A.
STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd. Unit 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

NEW HOME INC.

SCOPE: STRUCTURAL ADDENDUM

LOC: THE GARNER MASTER

REV #	REF PROJ #	DATE

ENG: CMC/ZCH

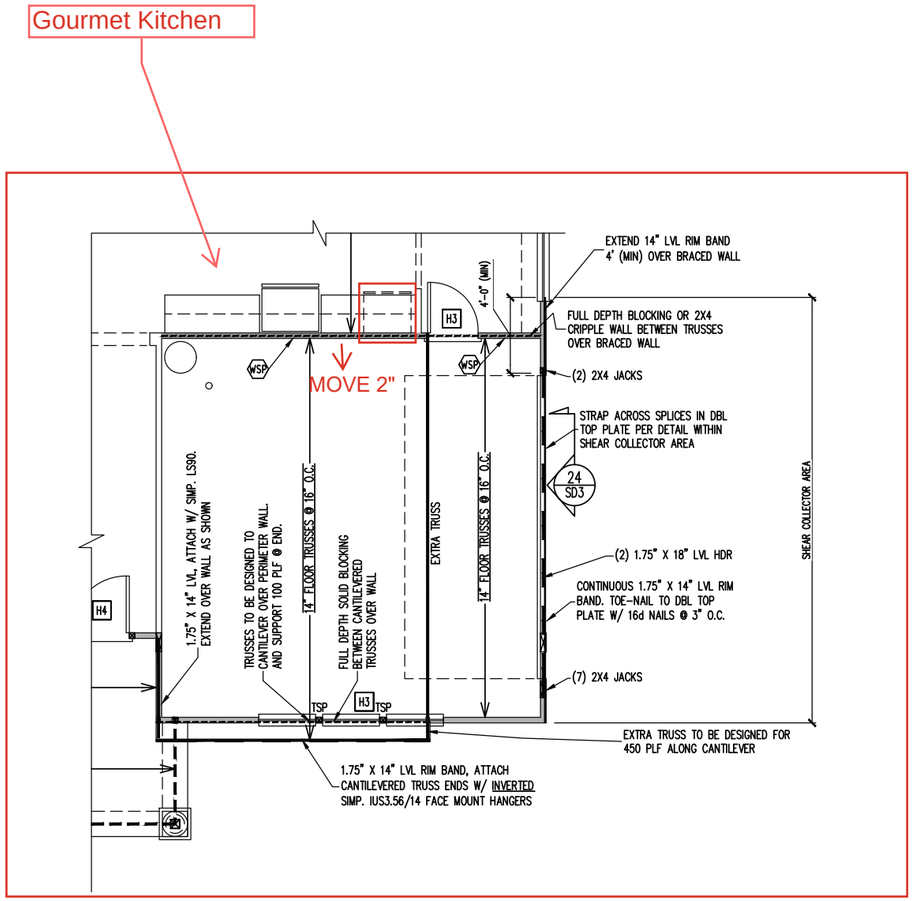
DATE: 2/05/2025

PLAN
THE GARNER

PROJECT NO.
24-65-354_035R

SHEET NO.
S5

CRAFTSMAN



WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

WSP – ONE SIDE OF INTERIOR WALL OR INSIDE OF EXTERIOR WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 180' MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

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

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

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

H5 (3) 2X10'S ON SINGLE JACKS

(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

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

1ST FLOOR FRAMING PLAN
SIDE LOAD MAIN GARAGE OPTION

WALLS AND CEILING 1/8" = 1'-0"

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FOUNDATION SCHEDULE
F1 ENLARGE FOOTING TO 42" SQ. X 12" THK. SOLID MASONRY ABOVE.

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

STEM WALL SLAB OR CRAWLSPACE FOUNDATION PLAN:
SIDE LOAD MAIN GARAGE OPTION

1/8" = 1'-0"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055544 2/05/2025 CODY M. CHILDRESS

ENGINEERING SEAL VALID FOR 1 YEAR ONLY.

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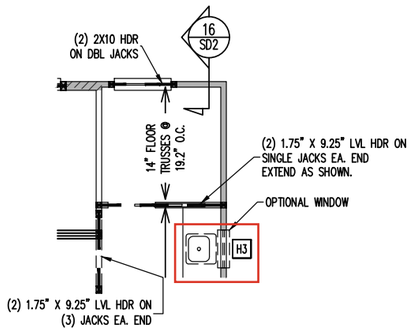
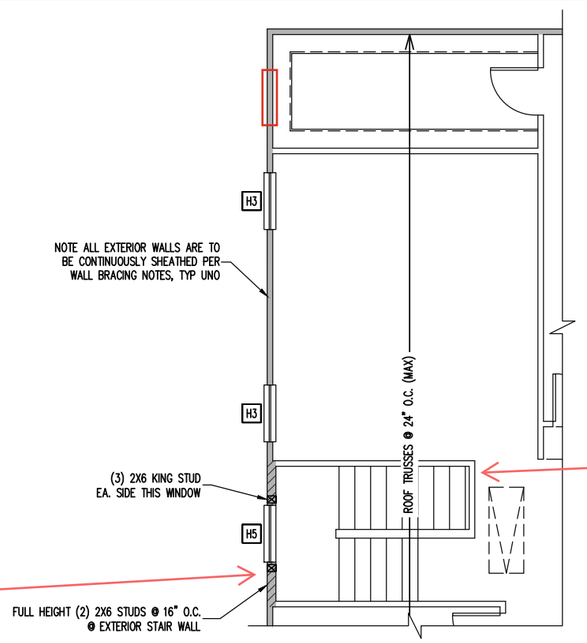
CRAFTSMAN



POCKET DOOR AT
POCKET OFFICE

1/8" = 1'-0"

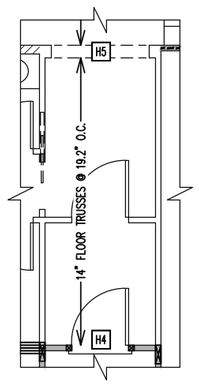


2X6

2X6 BALLOON
FRAME

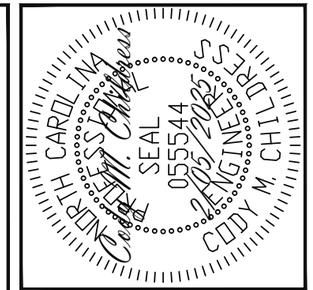
SECONDARY W.I.C.

1/8" = 1'-0"



DELIVERY CENTER

1/8" = 1'-0"



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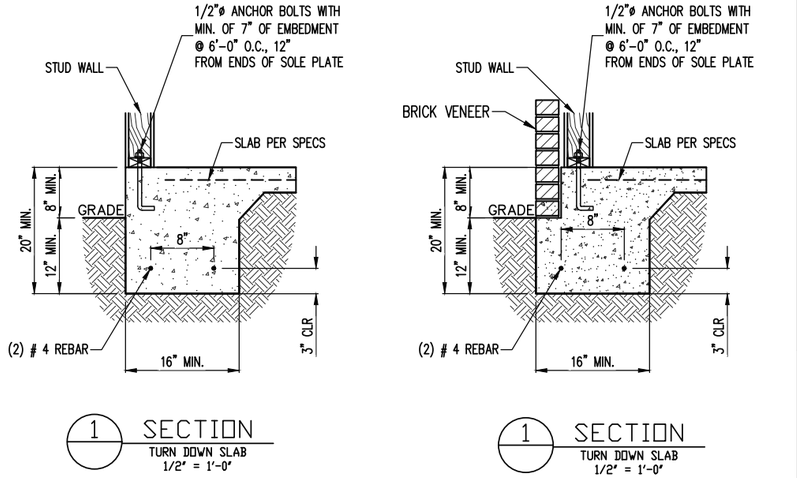
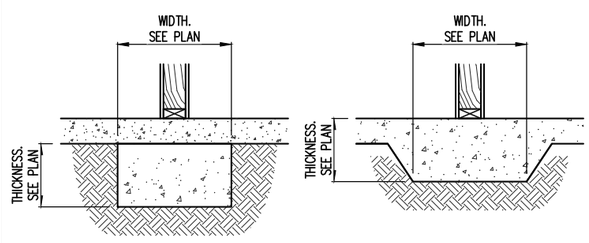


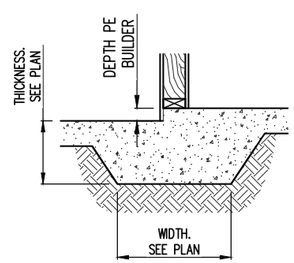
1 SECTION
TURN DOWN SLAB
1/2" = 1'-0"

1 SECTION
TURN DOWN SLAB
1/2" = 1'-0"

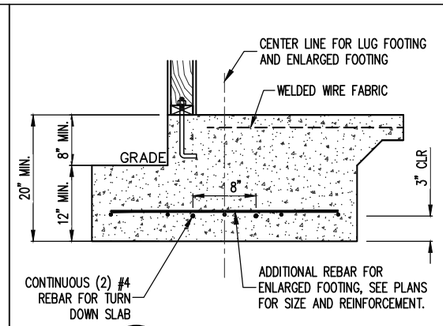


2 SECTION
LUG FOOTING, COLD JOINT OPTION
1/2" = 1'-0"

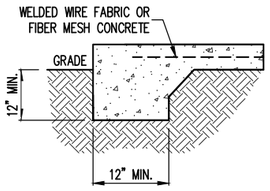
2 SECTION
LUG FOOTING, MONOLITHIC OPTION
1/2" = 1'-0"



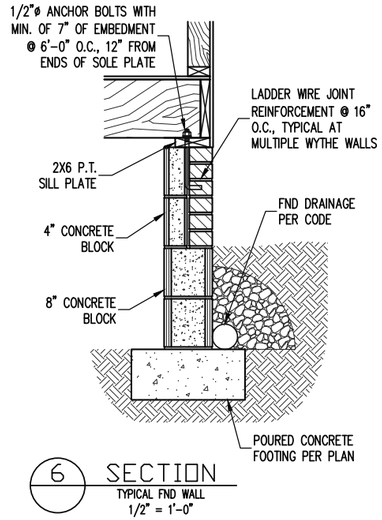
3 SECTION
LUG FOOTING, MONOLITHIC
1/2" = 1'-0"



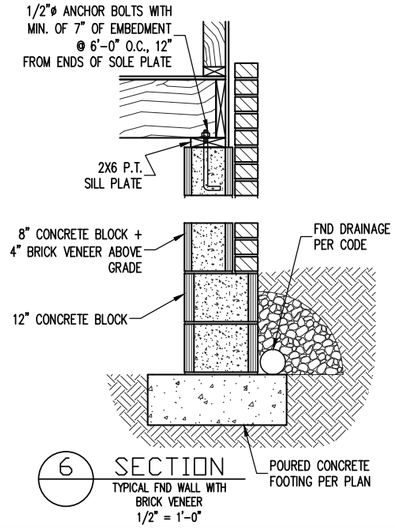
4 SECTION
TYPICAL ENLARGED FOOTING AT EXTERIOR TURN DOWN SLAB
1/2" = 1'-0"



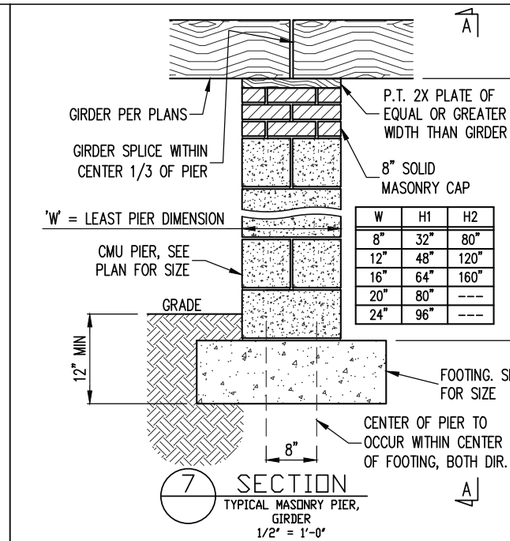
5 SECTION
TURN DOWN SLAB @ PORCH
1/2" = 1'-0"



6 SECTION
TYPICAL FND WALL
1/2" = 1'-0"

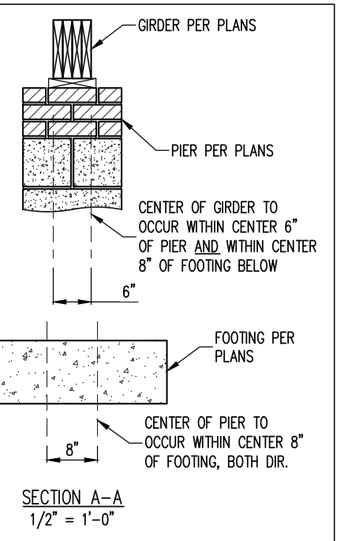


6 SECTION
TYPICAL FND WALL WITH BRICK VENEER
1/2" = 1'-0"

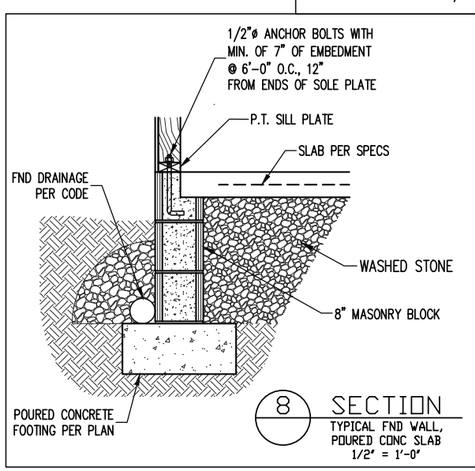


W	H1	H2
8"	32"	80"
12"	48"	120"
16"	64"	160"
20"	80"	---
24"	96"	---

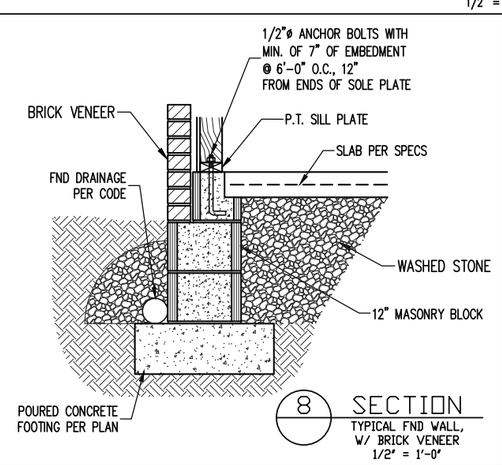
7 SECTION
TYPICAL MASONRY PIER, GIRDER
1/2" = 1'-0"



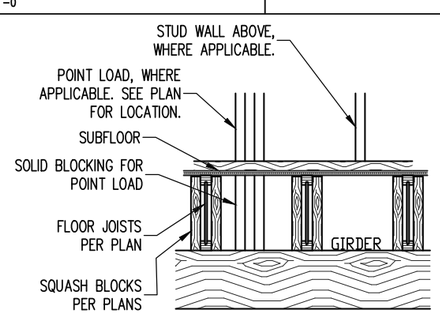
SECTION A-A
1/2" = 1'-0"



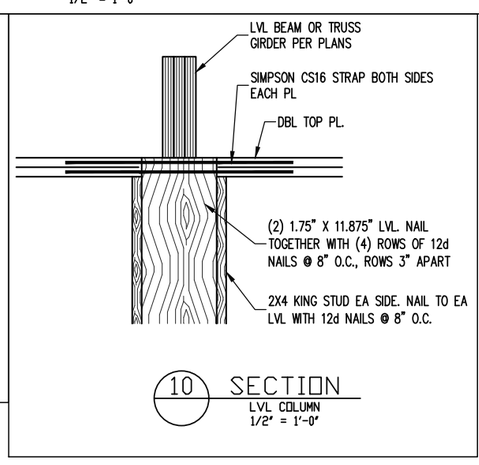
8 SECTION
TYPICAL FND WALL, POURED CONC SLAB
1/2" = 1'-0"



8 SECTION
TYPICAL FND WALL, W/ BRICK VENEER
1/2" = 1'-0"



9 SECTION
TYPICAL DROPPED GIRDER
1/2" = 1'-0"



10 SECTION
LVL COLUMN
1/2" = 1'-0"

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NEW HOME INC.
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THE GARNER

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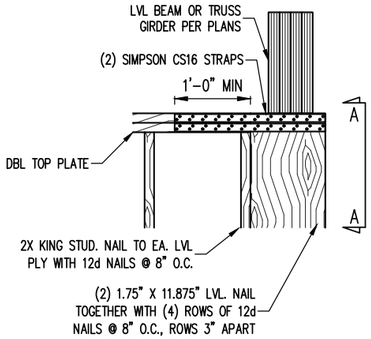
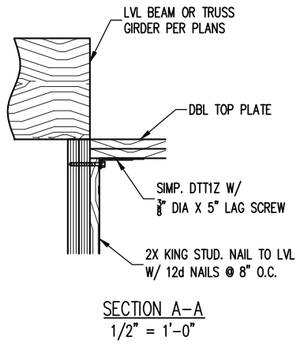
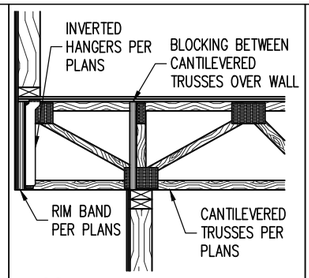




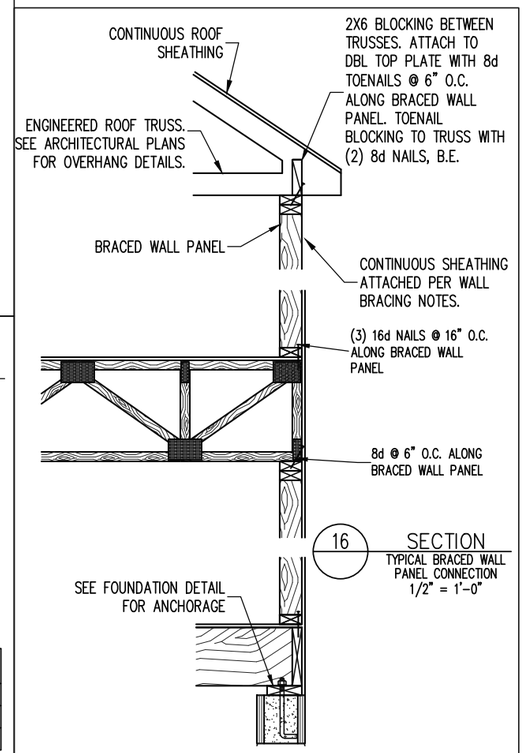
SECTION A–A
1/2" = 1'–0"

11 SECTION
LVL COLUMN @ CORNER
1/2" = 1'–0"

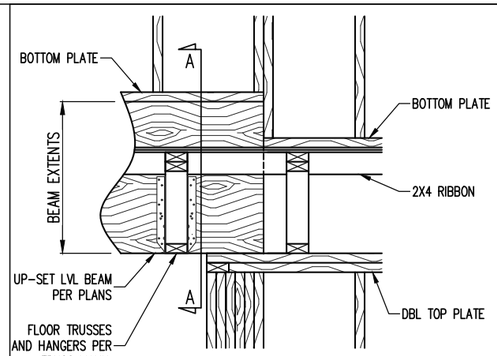


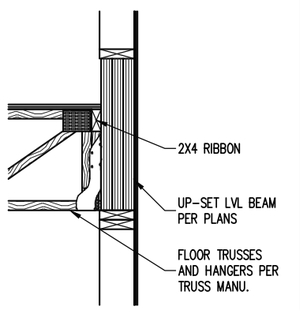
12 SECTION
FRAMING AT CANTILEVERED 2ND FLOOR
1/2" = 1'–0"

13 SECTION
NOT USED
1/2" = 1'–0"



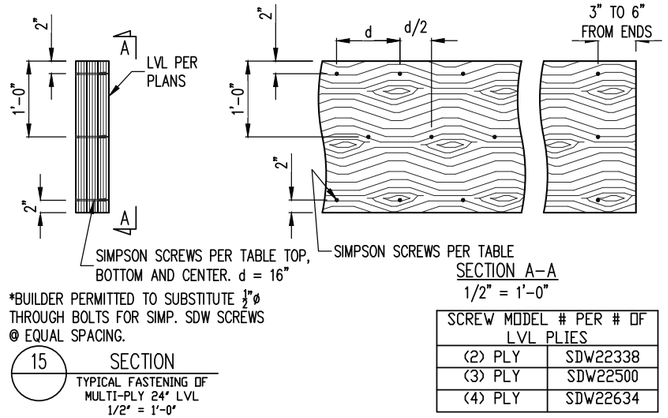
16 SECTION
TYPICAL BRACED WALL PANEL CONNECTION
1/2" = 1'–0"





SECTION A–A
1/2" = 1'–0"

14 SECTION
UPSET LVL BEAM
1/2" = 1'–0"

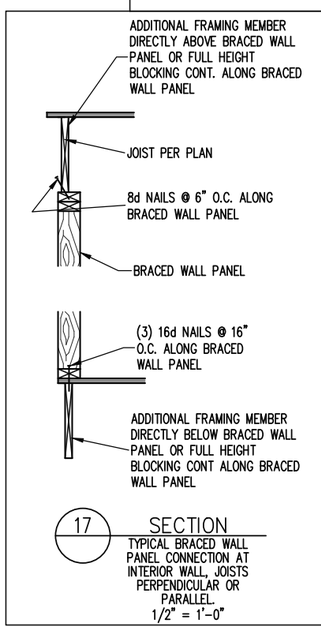


SECTION A–A
1/2" = 1'–0"

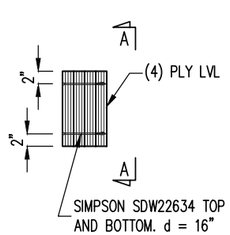
SCREW MODEL # PER # OF LVL PLIES	
(2) PLY	SDW22338
(3) PLY	SDW22500
(4) PLY	SDW22634

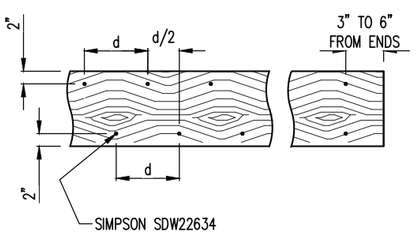
*BUILDER PERMITTED TO SUBSTITUTE ½"ø THROUGH BOLTS FOR SIMP. SDW SCREWS @ EQUAL SPACING.

15 SECTION
TYPICAL FASTENING OF MULTI-PLY 24" LVL
1/2" = 1'–0"



17 SECTION
TYPICAL BRACED WALL PANEL CONNECTION AT INTERIOR WALL, JOISTS PERPENDICULAR OR PARALLEL.
1/2" = 1'–0"

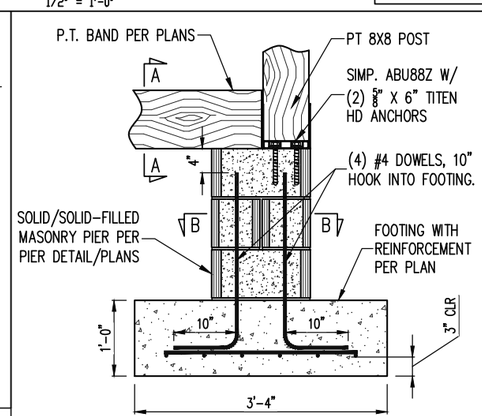




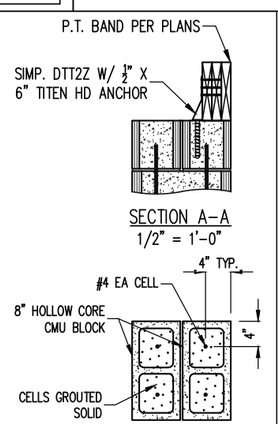
SECTION A–A
1/2" = 1'–0"

18 SECTION
TYPICAL FASTENING (4) PLY LVL
1/2" = 1'–0"

*BUILDER PERMITTED TO SUBSTITUTE ½"ø THROUGH BOLTS FOR SIMP. SDW SCREWS @ EQUAL SPACING.



19 SECTION
MASONRY PIER @ DECK CORNER POST
1/2" = 1'–0"



SECTION A–A
1/2" = 1'–0"

SECTION B–B
1/2" = 1'–0"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055544 CODY M. CHILDERS 2/05/2025

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THE GARNER

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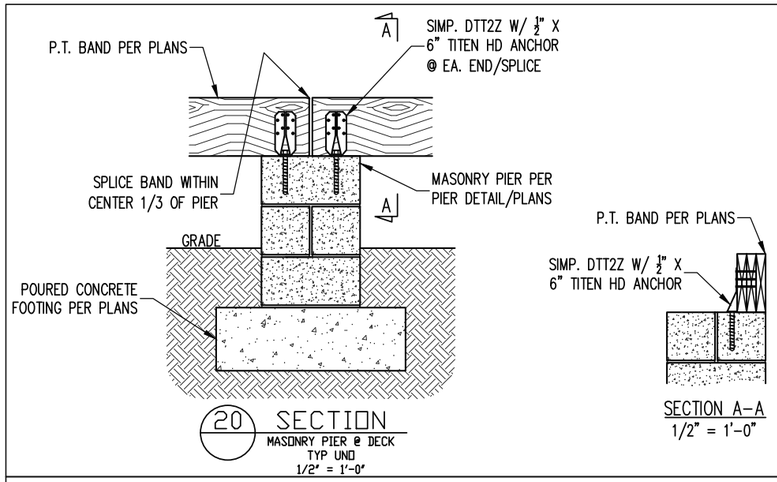
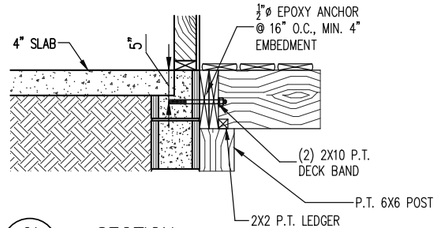
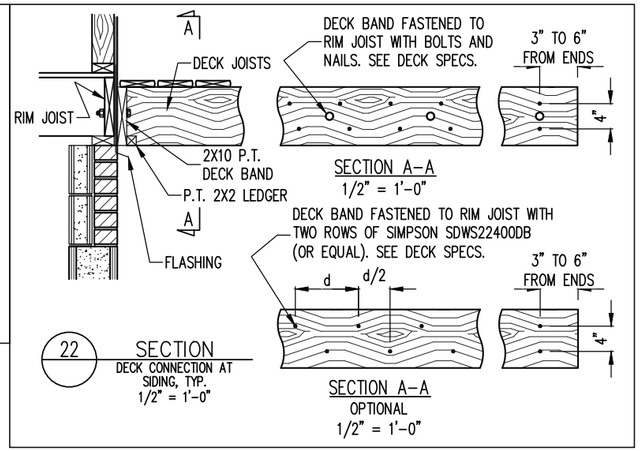


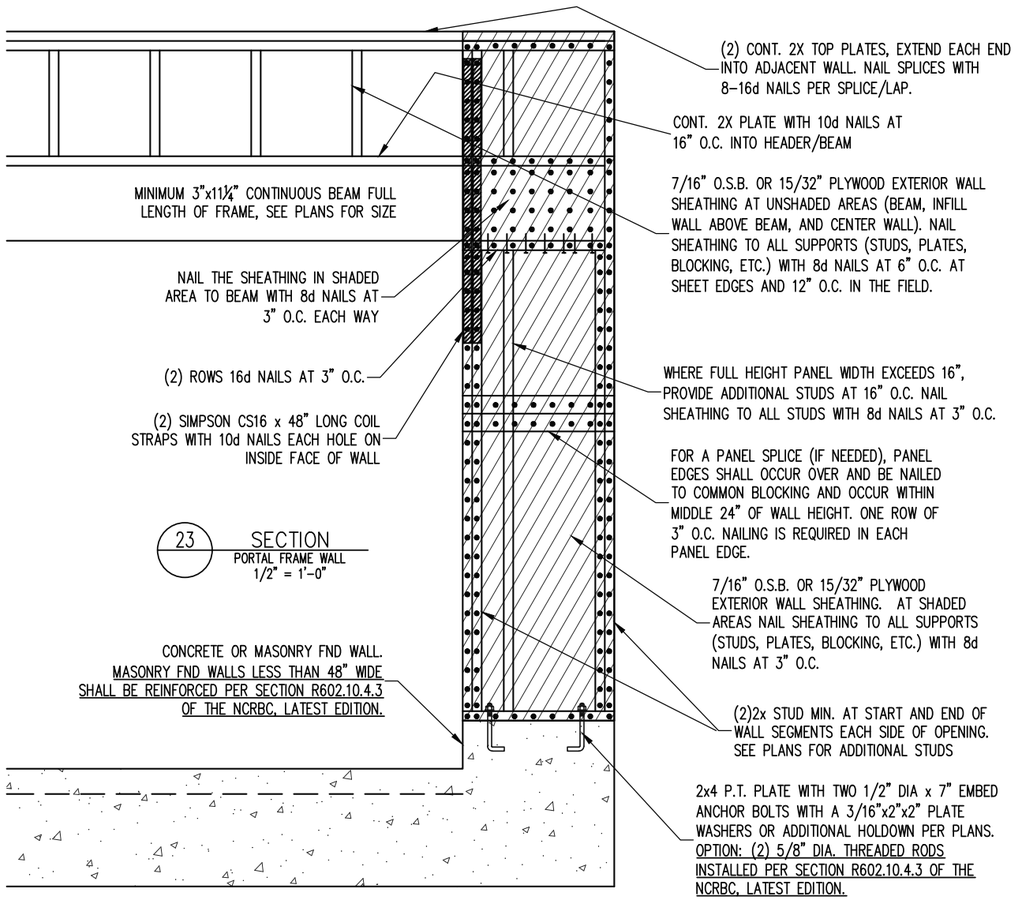
20 SECTION
MASONRY PIER @ DECK TYP UNO
1/2" = 1'-0"



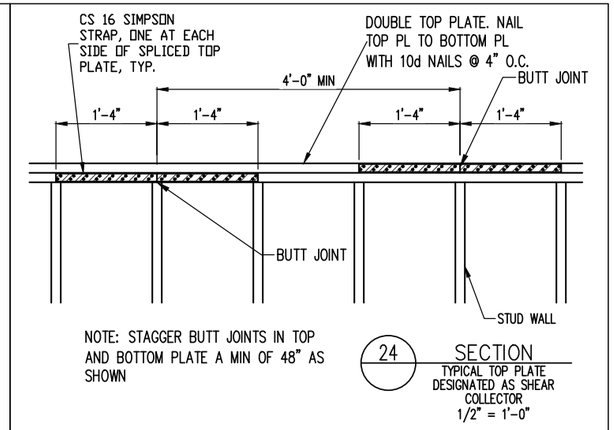
21 SECTION
DECK CONNECTION AT STEM WALL, TYP.
1/2" = 1'-0"



22 SECTION
DECK CONNECTION AT SIDING, TYP.
1/2" = 1'-0"



23 SECTION
PORTAL FRAME WALL
1/2" = 1'-0"



NOTE: STAGGER BUTT JOINTS IN TOP AND BOTTOM PLATE A MIN OF 48" AS SHOWN

24 SECTION
TYPICAL TOP PLATE DESIGNATED AS SHEAR COLLECTOR
1/2" = 1'-0"

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055544 CODY M. CHILDRESS 2/05/2025

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NEW HOME INC.
SCOPE: STRUCTURAL ADDENDUM
LOC: THE GARNER MASTER

REV #	REF PROJ #	DATE

ENG: CMC/ZCH
DATE: 2/05/2025

PLAN
THE GARNER

PROJECT NO.
24-65-354_035R

SHEET NO.
SD3
19 of 20

CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL

1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.

1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

PART 2: DESIGN LOADS

2.01 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 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 OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS.
– BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS

2.02 INTERIOR WALLS: 5 PSF LATERAL.

2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.

2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).

PART 3: STRUCTURAL STEEL

3.01 WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE

3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.

3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE

3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE

3.05 STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

PART 4: WELDING

4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER

PART 5: CONCRETE AND SLABS ON GRADE

5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 4–6% AIR ENTRAINMENT, FOR EXTERIOR CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL ITEMS NOTED AS 'CONCRETE' ARE TO BE CAST IN PLACE, TYP UNO.

5.02 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.

5.03 SLABS ON GRADE, IF ANY, SHALL BE CAST IN PLACE, CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/CU YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 4" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS

PART 6: REBAR AND WIRE REINFORCEMENT

6.01 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO

6.02 LAP SPLICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO. STAGGER ADJACENT SPLICES A MINIMUM OF ONE LAP LENGTH

6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064.

PART 7: MASONRY

7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, f'M = 1,500 PSI MIN

7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62–17 GRADE SW

7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.

7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530

7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS

PART 8: BOLTS AND LAG SCREWS

8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL USS STEEL WASHERS (ASTM F844–07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS. HOLES FOR BOLTS SHALL BE AISC STANDARD HOLES UNO

8.02 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1–1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844–07a) FOR SCREW HEAD

8.03 ANCHOR RODS AND BOLTS SHALL CONFORM TO ASTM F1554–15 GRADE 36 UNO. BENT ANCHOR BOLTS SHALL HAVE A 2" MIN HOOK UNO

PART 9: DRIVEN FASTENERS

9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667– 05. NAILS ARE TO BE COMMON WIRE OR BOX

PART 10: DIMENSIONAL LUMBER

10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC. MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
E= 1,400,000 PSI, $F_{c\ perp}$ = 425 PSI, F_v = 135 PSI, SPECIFIC GRAVITY = 0.42 MIN
F_b = 875 PSI FOR 2X4, 2X6, 2X8. F_b = 800 PSI FOR 2X10'S, 750 PSI FOR 2X12'S

PART 11: ENGINEERED LUMBER

11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
E= 1,900,000 PSI, F_b = 2600 PSI, F_v = 285 PSI, $F_{v\ perp}$ = 750 PSI
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.3 X 1065 PSI, F_b = 1700 PSI, F_v = 400 PSI, $F_{c\ perp}$ = 680 PSI

11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS. MAY SUBSTITUTE PSL AND LVL FOR EACH OTHER UNO

PART 12: PRESSURE TREATED LUMBER

12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C–15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA 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)

PART 13: STEEL FLITCH PLATE BEAMS

13.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER USING 1/2" ø BOLTS SPACED AT 16" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 16" MAX FROM EACH END OF THE BEAM. TYP UNO

PART 14: STUD SUPPORTS FOR BEAMS

14.01 STEEL, ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:

1–WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER OF STUDS SUCH THAT THE STUD COLUMN IS AT LEAST AS WIDE AS THE TRUE WIDTH OF THE BEAM BEING SUPPORTED, WHICHEVER IS GREATER, TYP UNO. FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM
2–BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED COLUMN TYP UNO.

14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:

1–WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RIM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (I.E. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM
2–BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO.

14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.

14.04 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS.

PART 15: NAILING OF MULTI PLY WOOD BEAMS

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

15.02 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO

PART 16: WALL FRAMING AND BRACING

16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS, TYP UNO.
MAX ALLOWABLE WALL HEIGHTS FOR EXTERIOR STUD WALLS, INCLUSIVE OF SOLE PLATE AND DBL TOP PLATE AND 7/16" OSB EXTERIOR BRACING AND ROW OF 2X4 2X6 PURLINS AT 8' HEIGHT (AND AT 16' HEIGHT FOR TALL WALLS), TYP UNO:
2X4 @ 16" O.C.: 11'–1 1/2" 2X6 @ 16" O.C.: 17'–0"
2X4 @ 12" O.C.: 12'–1 1/2" 2X6 @ 12" O.C.: 18'–8"
DBL 2X4 @ 16" O.C.: 13'–4" DBL 2X6 @ 16" O.C.: 21'–0"

16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY:
–BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO.
–WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NCRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCRC HAS BEEN MET AND EXCEEDED.
–BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NCRBC R602.3.5 AND R802.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.
–MAY SUBSTITUTE WSP FOR GB
–SINGLE JOIST, CONTINUOUS RIM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 16d TOE NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO.

PART 17: KING STUDS

17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:

		NUMBER OF KING STUDS				
MAX OPENING WIDTH		5'–0"	9'–0"	13'–0"	17'–0"	21'–0"
STUD SIZE	2X4	1	2	3	4	5
	2X6	1	1	2	2	2
	2X8	1	1	1	1	2

PART 18: SUBSTITUTIONS

18.01 MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PART 19: OWNERSHIP OF STRUCTURAL DESIGN

19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA

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 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
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:

A. ALL STRUCTURES EXCEPT BRICK STRUCTURES

	JOIST LENGTH	
	UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	ONE– 5/8" ø BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS22400DB @ 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 SDWS22400DB @ d = 16" O.C. STAGGERED

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 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:

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"ø 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 GALVANIZED	TRPL	TRIPLE
BTWN	BETWEEN	HGR	HANGER	TSP	TRIPLE STUD POCKET
CIP	CAST IN PLACE	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
CONC	CONCRETE	NTS	NOT TO SCALE	XJ	EXTRA JOIST
CS	CONTINUOUS SHEATHING	O.C.	ON CENTER		
DIA	DIAMETER	PSL	PARALLEL STRAND LUMBER		
DBL	DOUBLE	PT	PRESSURE TREATED		
DJ	DOUBLE JOIST	QJ	QUAD JOIST		
DSP	DBL STUD POCKET	SP	SPACE (OR SPACING)		
EQ	EQUAL	SSP	SINGLE STUD POCKET		
EA	EACH	SQ	SQUARE		
FLG	FLANGE				
FL PL	FLITCH PLATE				
FLR	FLOOR				

NOTES

THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION:
1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR
2) THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION

ANY ERRORS DUE TO A FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE EOR. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAN ANY REVISIONS ISSUED BY THE EOR ARE PROMPLY DISTRIBUTED TO THE SUBCONTRACTORS

THE EOR DOES NOT PERFORM FENESTRATION OR VENTING CALCULATIONS OR ANY OTHER CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO STRUCTURAL ENGINEERING.

ROOF AND FLOOR TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED BY THE STATE. FINAL TRUSS DRAWING SHOULD BE SUBMITTED TO THE EOR FOR REVIEW

ALLOWABLE I-JOIST SUBSTITUTION

NOTE: MAINTAIN JOIST DEPTH, DIRECTION, AND SPACING SPECIFIED ON PLANS.

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BLUELINX	11.875"	BLI 40	IUS2.56/11.88	ITS2.56/11.88
BOISE CASCADE	11.875"	BCI 5000s	IUS2.06/11.88	ITS2.06/11.88
BOISE CASCADE	11.875"	BCI 6000s	IUS2.37/11.88	ITS2.37/11.88
INTERNATIONAL BEAMS	11.875"	IB 400	IUS2.56/11.88	ITS2.56/11.88
LP CORP	11.875"	LPI 20+	IUS2.56/11.88	ITS2.56/11.88
NORDIC	11.875"	NI 40X	IUS2.56/11.88	ITS2.56/11.88
ROSEBURG	11.875"	RFPI 40s	IUS2.56/11.88	ITS2.56/11.88
WEYERHAEUSER	11.875"	TJI 210	IUS2.06/11.88	ITS2.06/11.88
WEYERHAEUSER	11.875"	EEI–20	IUS2.37/11.88	ITS2.37/11.88

JOISTS NOT LISTED IN THE ABOVE TABLE MAY BE USED PROVIDED THEY MEET OR EXCEED THE PROPERTIES OF THOSE LISTED. SUBSTITUTE USP BRAND HANGERS WITH EQUIVALENT VALUES AS DESIRED.

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 055544 CODY M. CHILDERS 2/05/2025

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