

HOMES BY DICKERSON
2841 PLAZA PLACE, SUITE 210
RALEIGH, NC 27612
919.847.4447

ORIGINAL CONCEPT BY
JEFF WILLIAMS
REGISTERED ARCHITECT

LOT 2 - PINEHURST

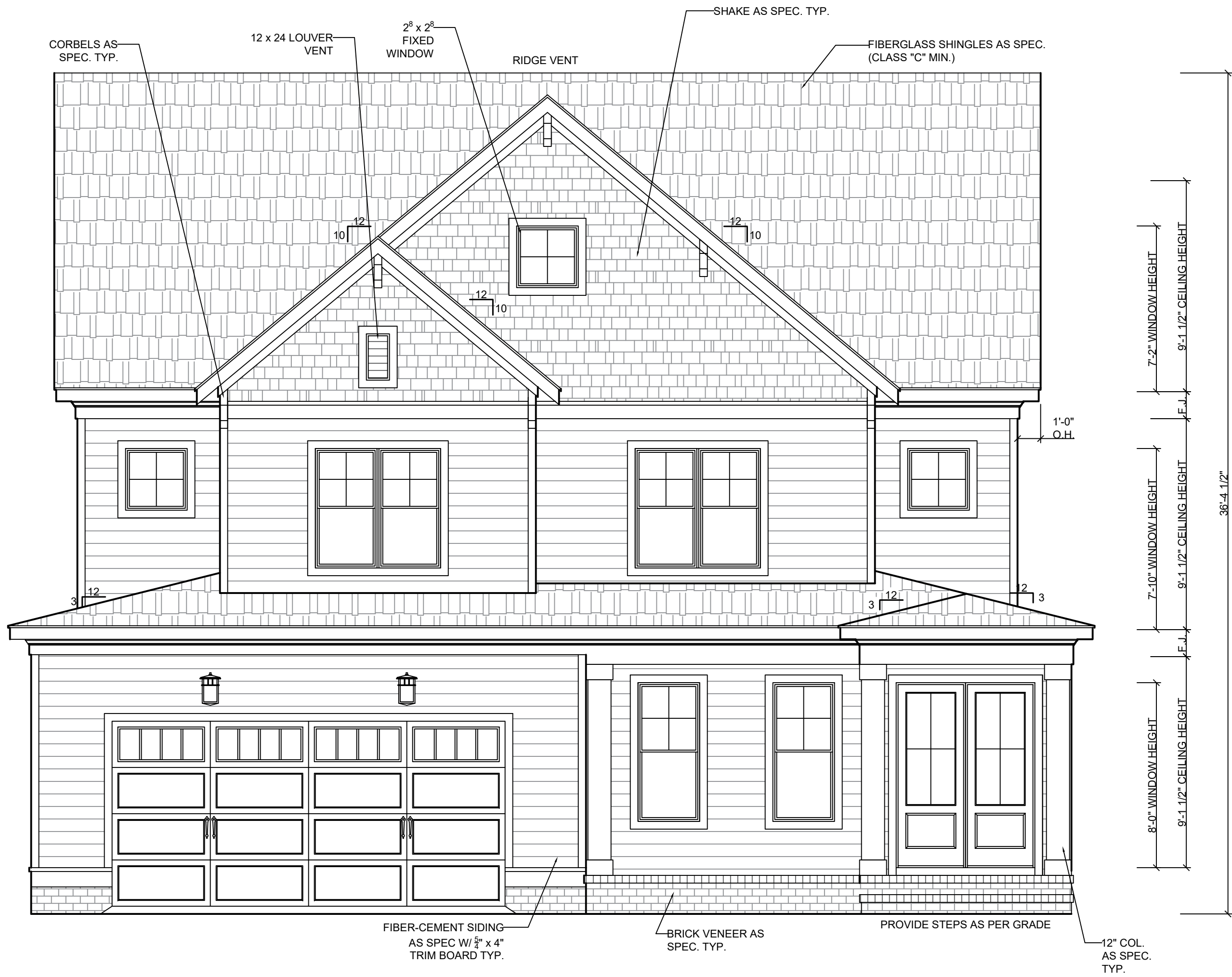
THE FAIRFIELD CRAFTSMAN

DRAWN BY **CM**
12/13/2024
REVISION DATE

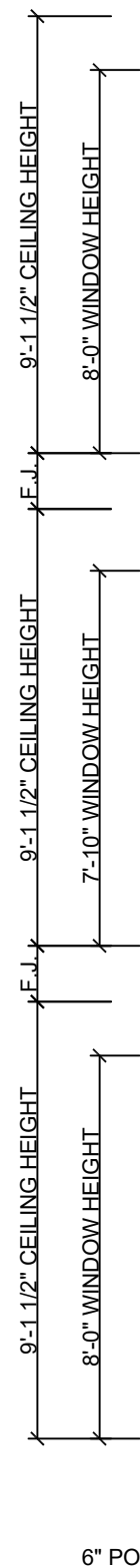
SHEET NO.

1

ELEVATIONS

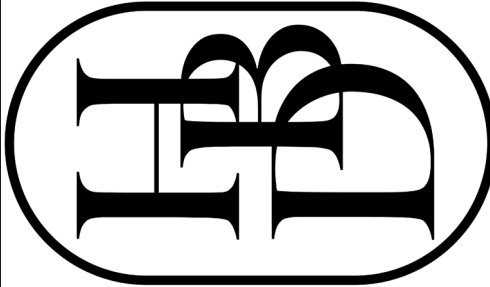


FRONT ELEVATION
SCALE = $\frac{1}{4}$ " = 1'-0"



LEFT ELEVATION
SCALE = $\frac{1}{4}$ " = 1'-0"

ROOFING NOTE: ADD SNOW AND ICE
SHIELD BENEATH ROOF PITCHES
THAT ARE LESS THAN $\frac{1}{2}$



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SHEET NO.

2

ELEVATIONS



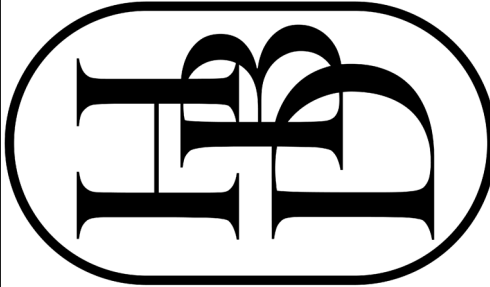
RIGHT ELEVATION
SCALE = $\frac{3}{4}$ " = 1'-0"

8'-0" WINDOW HEIGHT
9'-1 1/2" CEILING HEIGHT
F.F.
9'-1 1/2" CEILING HEIGHT
WINDOW HEIGHT
F.F.
9'-1 1/2" CEILING HEIGHT
9'-1 1/2" CEILING HEIGHT



REAR ELEVATION
SCALE = $\frac{3}{4}$ " = 1'-0"

SCREEN PORCH



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LOT 2 - PINEHURST

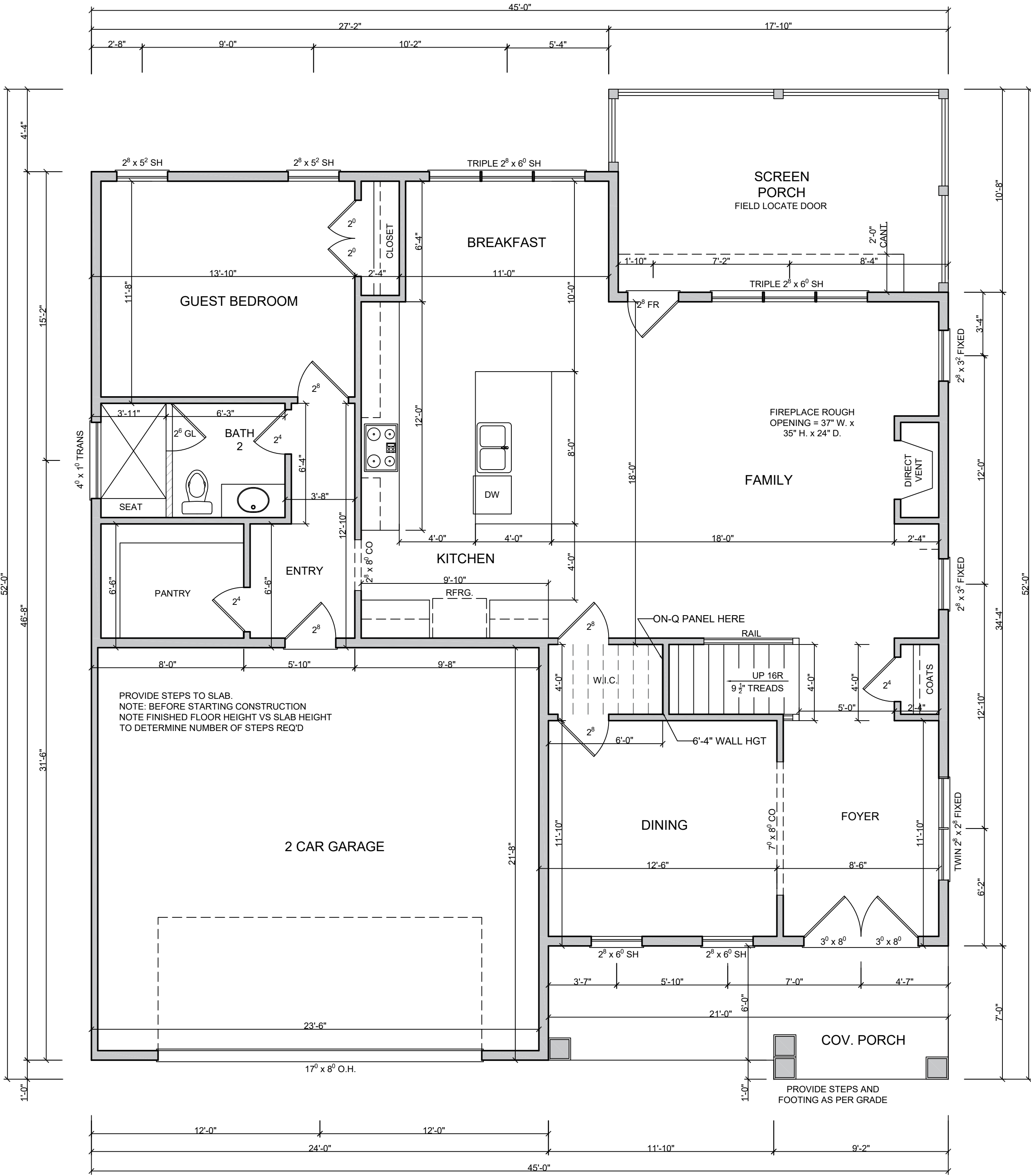
THE FAIRFIELD CRAFTSMAN

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SHEET NO.

3

FLOOR PLAN



FIRST FLOOR PLAN
9'-0" CEILING HGT.
SET WINDOWS @ 8'-0" A.F.F.
SCALE = 3/8" = 1'-0"

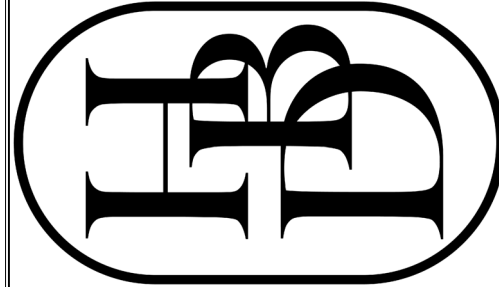
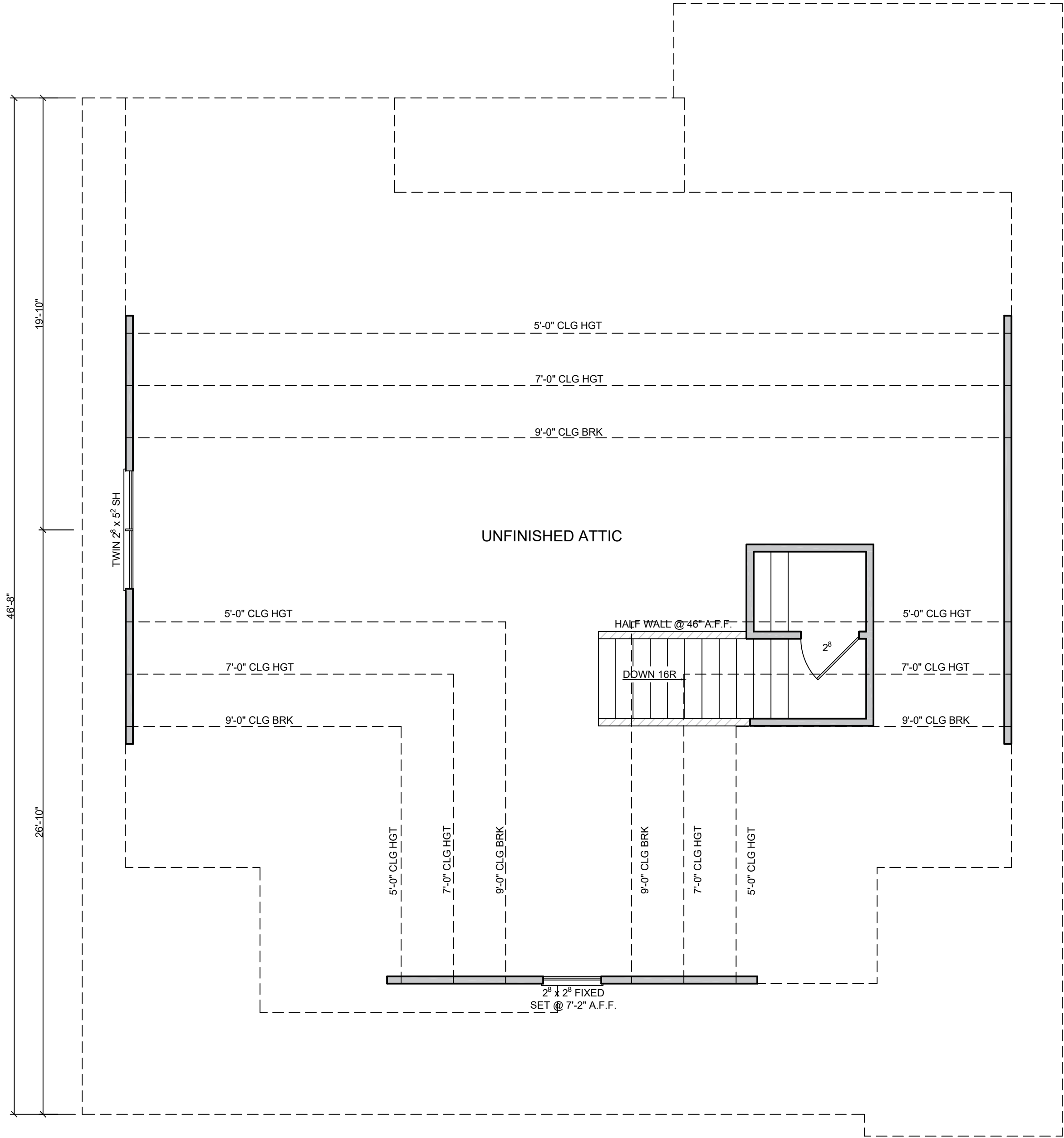
AREA CALCULATIONS

HEATED (SQ.FT.)		UNHEATED (SQ.FT.)	
1ST FLOOR	1352	GARAGE	512
SECOND FLOOR	1444	PORCH	141
		SCREEN	187
		STOR	850
TOTAL	2796	TOTAL	1690

NOTES

- PLANS DESIGNED UNDER 2018 NORTH CAROLINA RESIDENTIAL CODE.
- ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
- FINISH DOOR AND WINDOW HEADS SHALL ALIGN EXCEPT AS NOTED.
- ALL MATERIALS AND COMPONENTS MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
- GRADES SHOWN ARE ILLUSTRATIVE, NATURAL GRADE WILL DETERMINE FINISH GRADE.
- FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.
- VERIFY ALL WINDOW SIZES, RADIUS AND DETAILS WITH CHOSE MANUFACTURER.
- ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS REQUIREMENTS.
- TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS.
- ALL WINDOW GLAZING TO HAVE 0.35 U-FACTOR MIN.
- ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH SHOP DRAWINGS FROM CABINET MANUFACTURER.
- PER 2018 N.C. RESIDENTIAL BUILDING CODE TABLE R302.6: SHEETROCK ON GARAGE CEILING TO BE 5/8" TYPE "X".

THIRD FLOOR PLAN
9'-0" CEILING HGT.
SET WINDOWS @ 8'-0" A.F.F.
SCALE= 1/4" = 1'-0"



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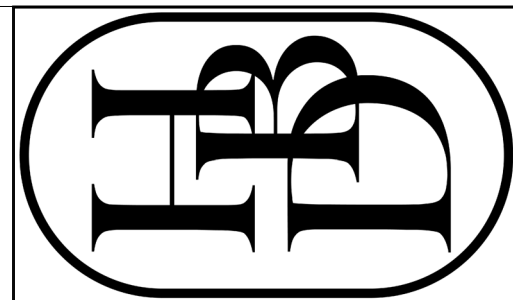
LOT 2 - PINEHURST
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SHEET NO.

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FLOOR PLAN



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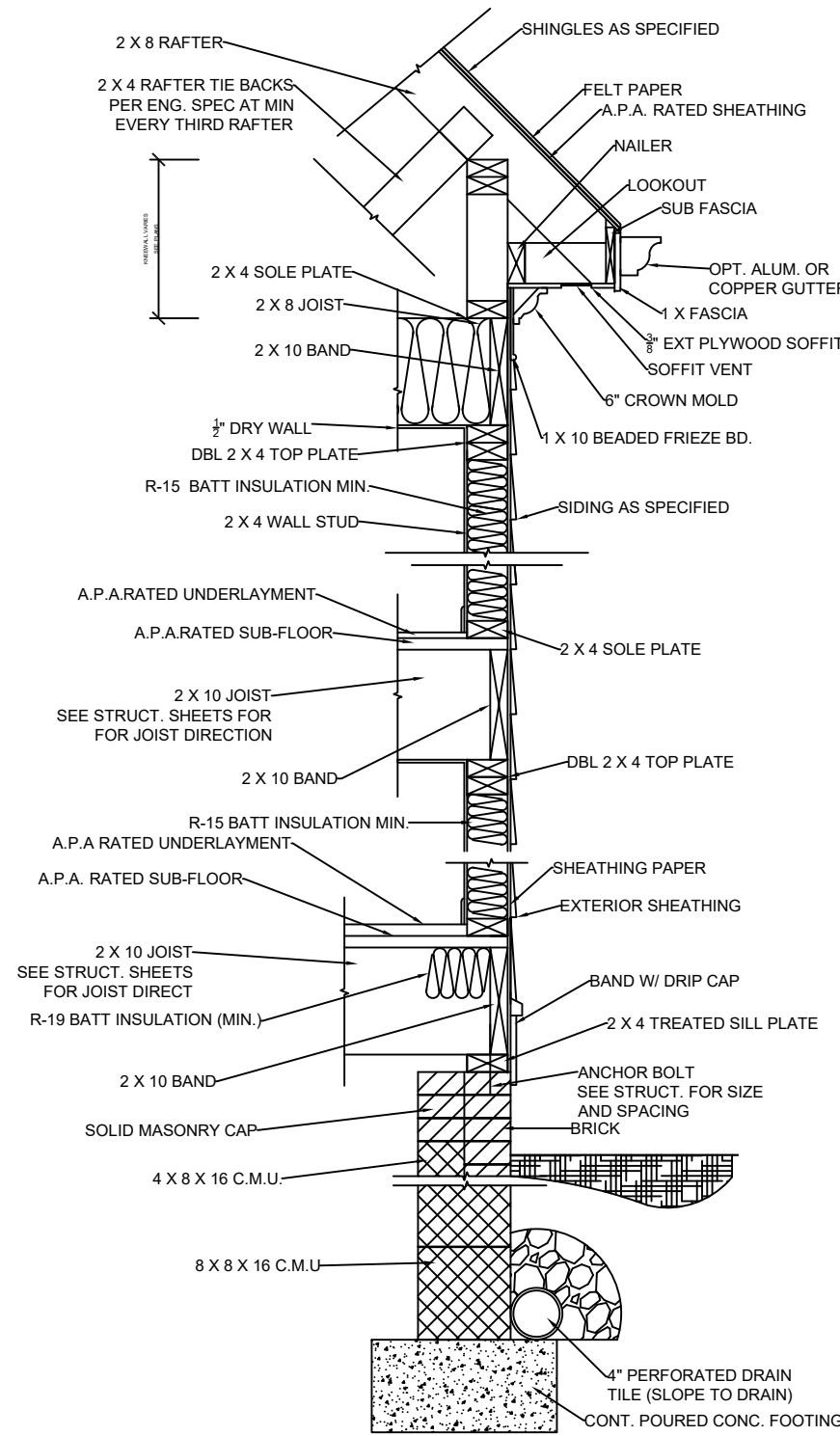
LOT 2 - PINEHURST
THE FAIRFIELD CRAFTSMAN

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8/13/2024
REVISION DATE

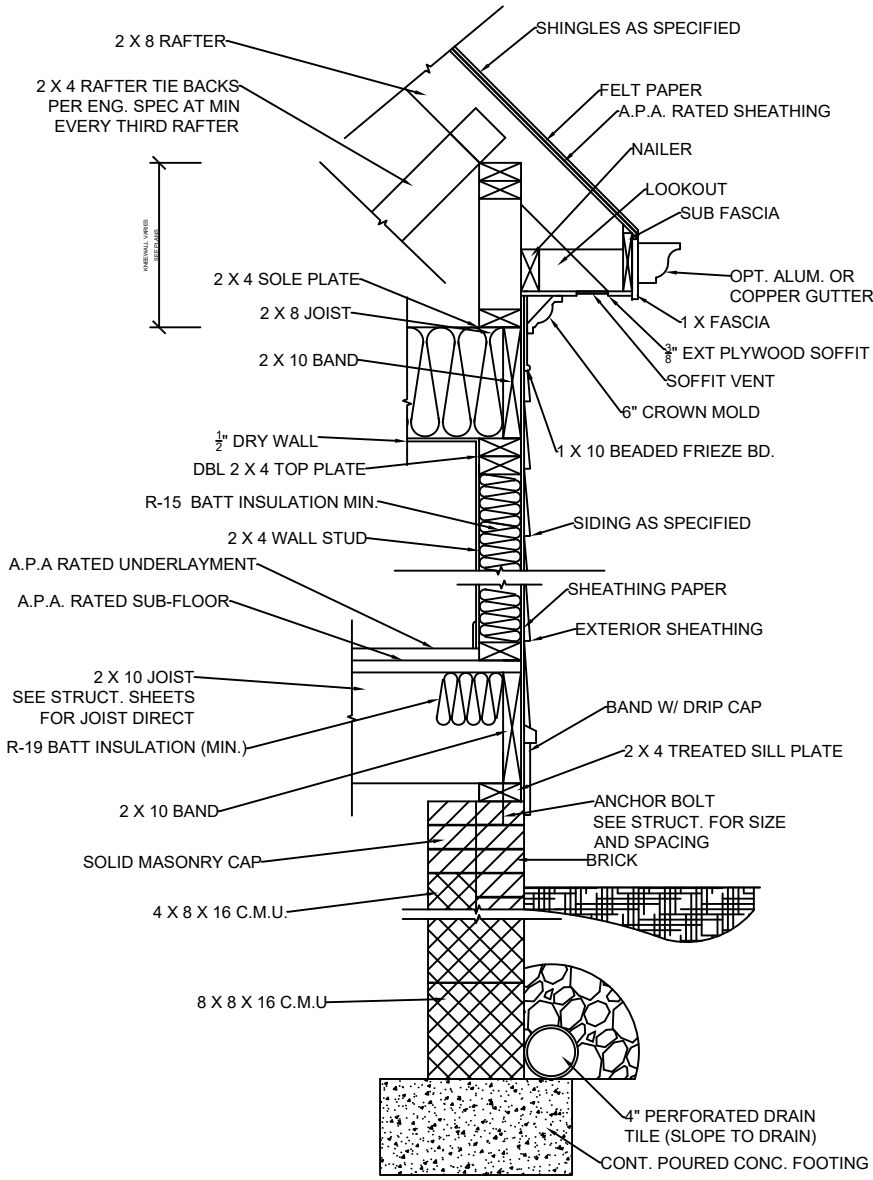
SHEET NO.

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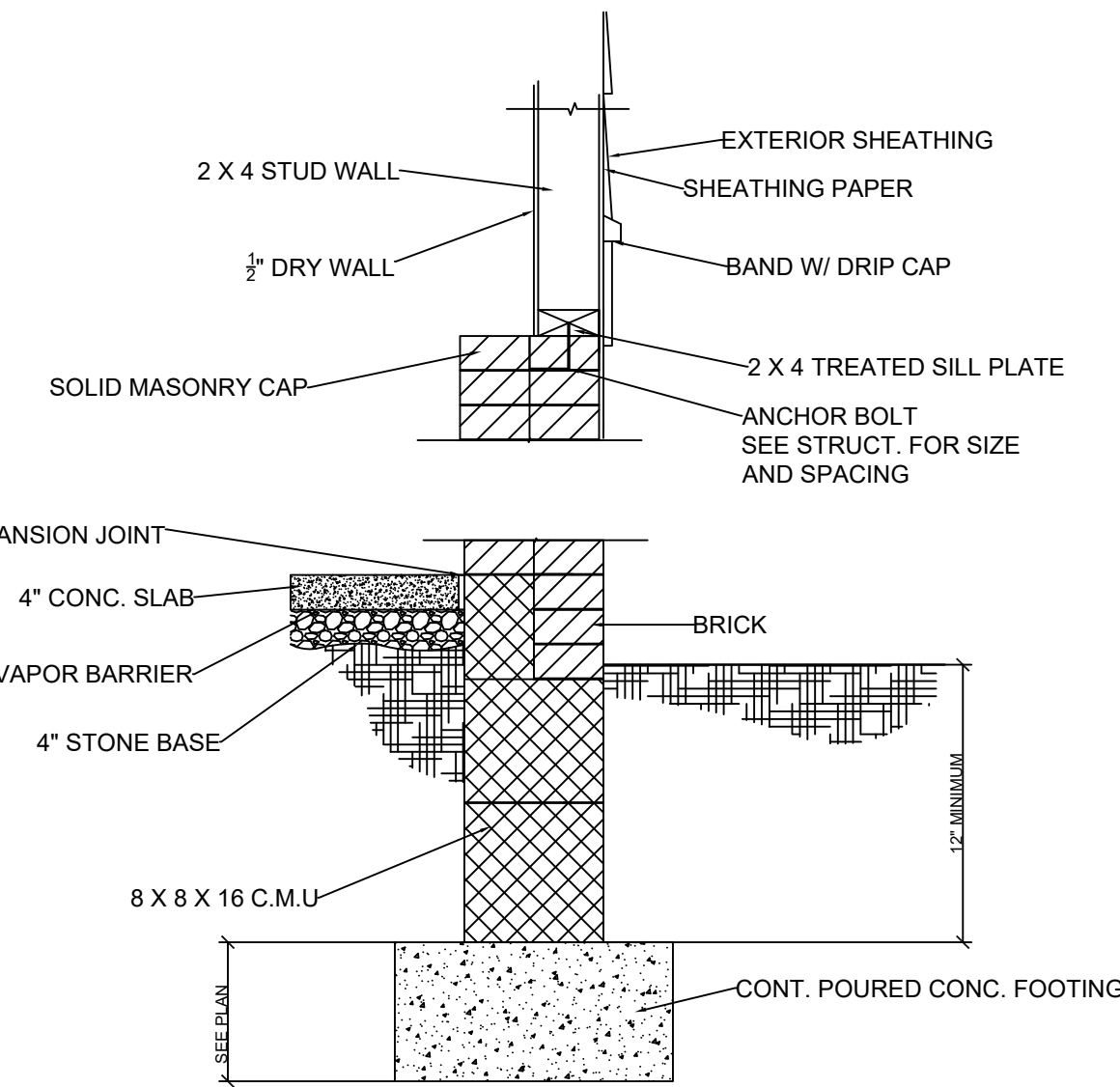
DETAILS



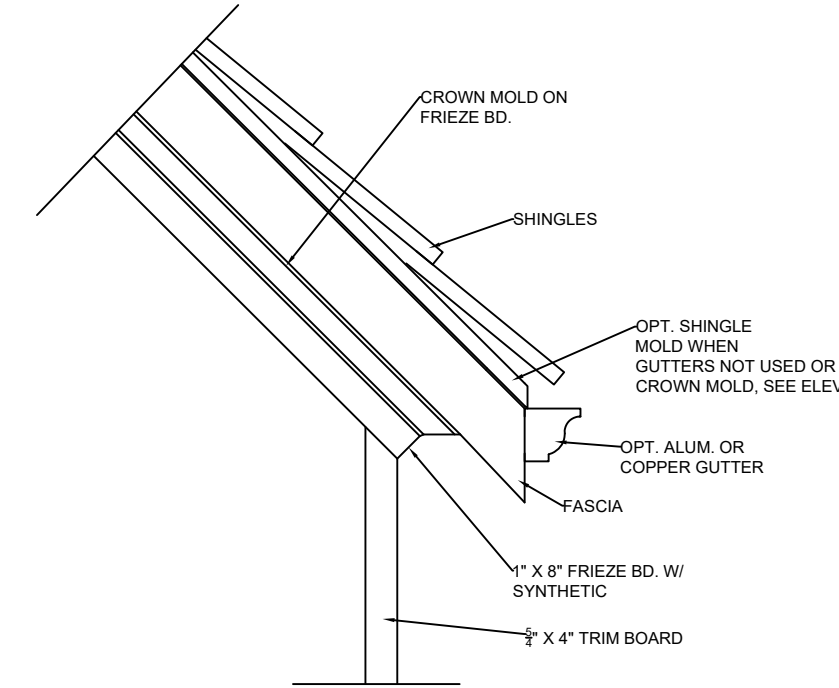
1 2-STORY WALL W/ SIDING
DESIGNED FOR 115 MPH WINDS



2 1-STORY WALL W/ SIDING
DESIGNED FOR 115 MPH WINDS



3 GARAGE WALL W/ SIDING
DESIGNED FOR 115MPH WINDS



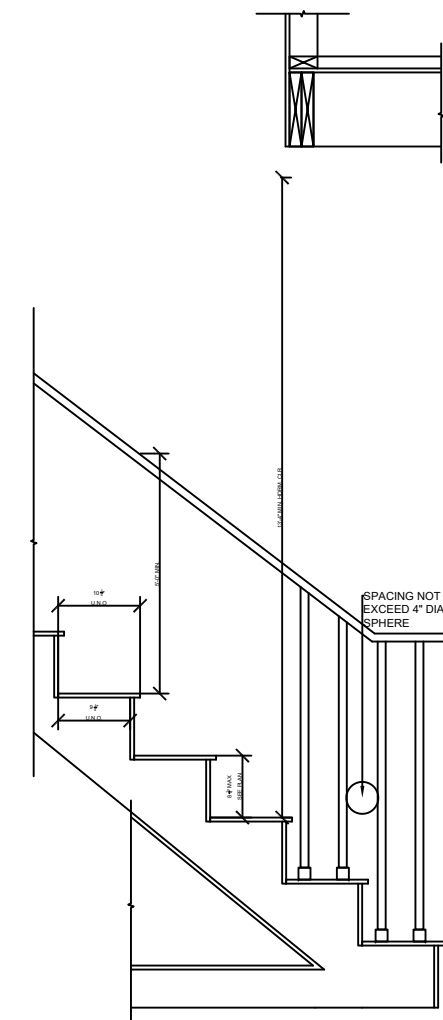
4 DOG EAR RETURN DETAIL @ $\frac{3}{4}$ " = 1'-0"

PLANS DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE
HOUSE DESIGNED FOR 115 MPH 3 SECOND GUST, EXPOSURE B
ANCHOR BOLTS TO BE NO MORE THAN 6" O.C. AND WITHIN 12" OF ALL PLATES
SPICES
ANCHOR BOLTS SHALL BE MIN. $\frac{1}{2}$ " DIAMETER & SHALL EXTEND A MINIMUM 7" INTO
MASONRY OR CONCRETE

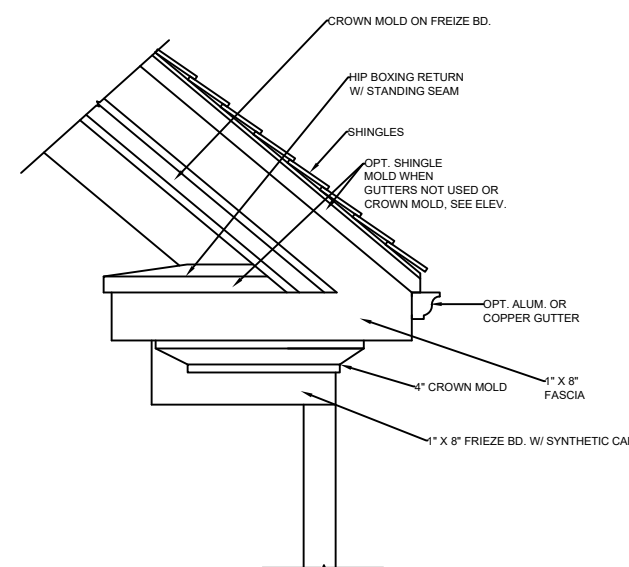
MEAN ROOF HEIGHT = <30'-0"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

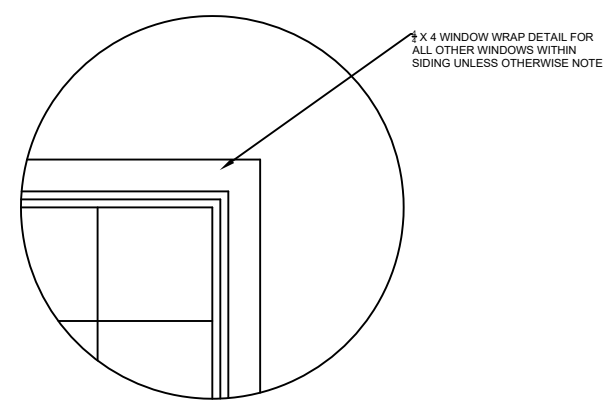
MEAN ROOF	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0



5 TYP. STAIR DETAIL @ $\frac{3}{4}$ " = 1'-0"



6 HIP BOXING RETURN DETAIL @ $\frac{3}{4}$ " = 1'-0"



ROOF VENTILATING REQUIREMENTS - 1-STORY

$\frac{800}{100}$ SQ. FT. = 4 SQ. FT. OF TOTAL ROOF VENTILATION REQ'D

115'-0" (LINEAR FT. OF SOFFIT) X .035 (NET FREE AREA PER FT.) = 4 SQ. FT. OF
AVAILABLE SOFFIT VENT

11'-8" (LINEAR FT. OF RIDGE VENT) X .125 = 1.5

4 + 1.5 = 5.5, WHICH MUST BE > OR = 4

NOTE: FIGURE BASED ON SECTION R-806 OF THE 2018 IRC.
NOTE: - SOFFIT VENT SPECS BASED ON HARDISOFFIT PANELS THAT ALLOWS 5
SQ. IN. OF NET FREE AREA PER LINEAR FT.
- RIDGE VENT SPEC BASED ON VENTURIVENT PLES THAT ALLOWS 18
SQ. IN. OF NET FREE AREA PER LINEAR FT

TOTAL NET FREE VENTILATING AREA IS PERMITTED TO BE REDUCED TO 1 TO
300:

- PROVIDED AT LEAST 50% AND NOT MORE THAN 80% OF THE REQ'D
VENTILATING AREA IS PROVIDED BY VENTILATORS. REFERENCE
R806.2 OF THE 2018 IRC. FOR PROPER LOCATION.
- WHEN AN APPROVED VAPOR BARRIER HAVING A TRANSMISSION
RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF
THE CEILING

ROOF VENTILATING REQUIREMENTS - 2-STORY

$\frac{1400}{100}$ SQ. FT. = 10 SQ. FT. OF TOTAL ROOF VENTILATION REQ'D

64'-8" (LINEAR FT. OF SOFFIT) X .035 (NET FREE AREA PER FT.) = 2.26 SQ. FT. OF
AVAILABLE SOFFIT VENT

76'-0" (LINEAR FT. OF RIDGE VENT) X .125 = 9.5

2.26 + 9.5 = 11.76, WHICH MUST BE > OR = 10

NOTE: FIGURE BASED ON SECTION R-806 OF THE 2018 IRC.
NOTE: - SOFFIT VENT SPECS BASED ON HARDISOFFIT PANELS THAT ALLOWS 5
SQ. IN. OF NET FREE AREA PER LINEAR FT.
- RIDGE VENT SPEC BASED ON VENTURIVENT PLES THAT ALLOWS 18
SQ. IN. OF NET FREE AREA PER LINEAR FT

TOTAL NET FREE VENTILATING AREA IS PERMITTED TO BE REDUCED TO 1 TO
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VENTILATING AREA IS PROVIDED BY VENTILATORS. REFERENCE
R806.2 OF THE 2018 IRC. FOR PROPER LOCATION.
- WHEN AN APPROVED VAPOR BARRIER HAVING A TRANSMISSION
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THE CEILING

FOUNDATION VENT CALCS.

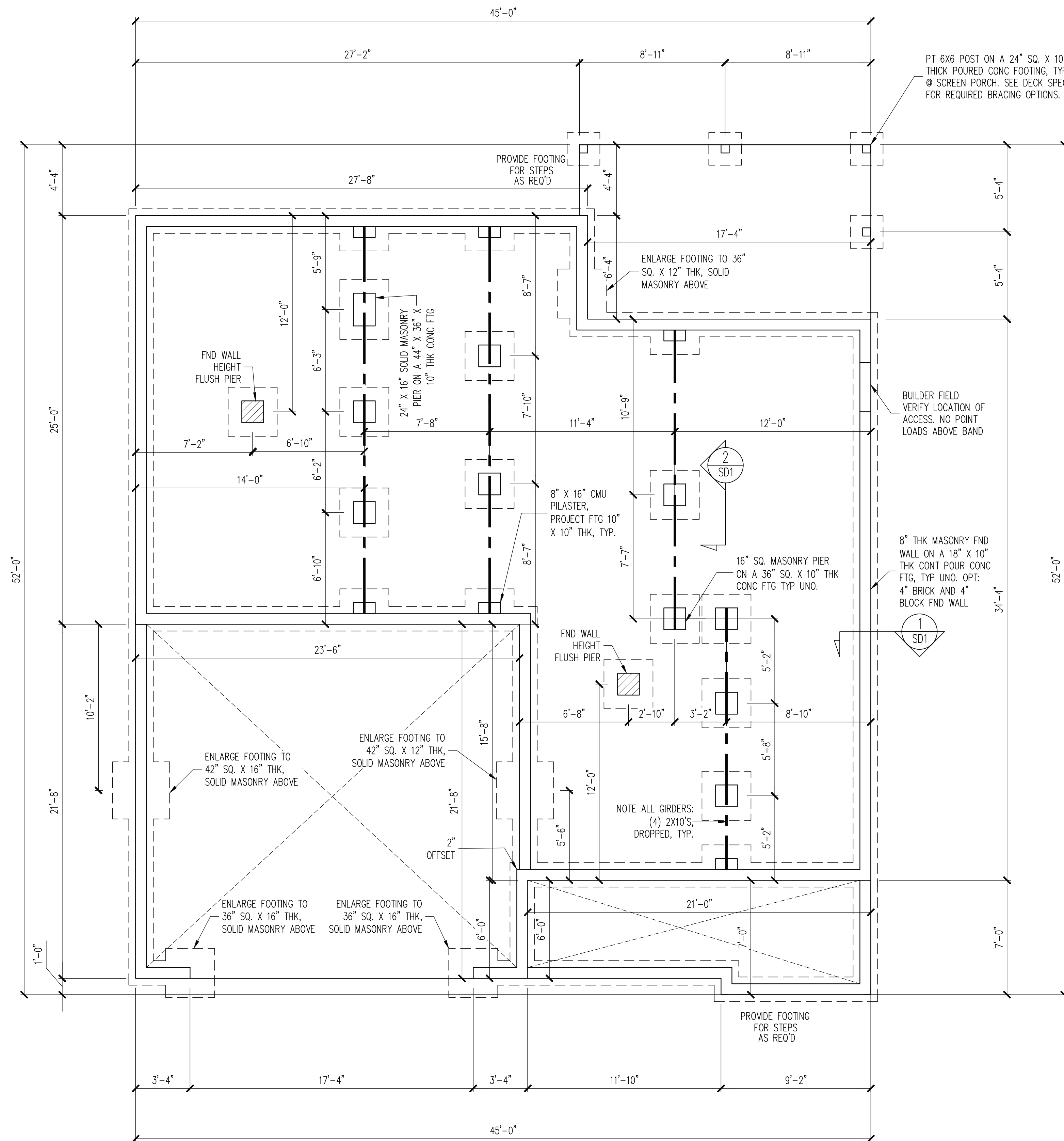
$\frac{1906 \text{ SQ. FT.}}{150}$ = 12.7 SQ. FT. VENT REQ'D.

$\frac{12.7 \text{ SQ. FT.}}{.56}$ = 23 VENTS TO BE PROVIDED

NOTE: FIGURE BASED ON SECTION R-409 OF THE 2018 IRC.
NOTE: FND VENT SPECS BASED ON PUSH/PULL POLYPROPYLENE
FND.

VENT THAT ALLOWS 72 SQ. IN. OF NET FREE AREA PER VENT

- WHERE CONTINUOUS OPERATED MECHANICAL VENTILATION
IS PROVIDED AT A RATE OF 1.0 CFM FOR EACH 50 SQ. FT. OF
CRAWL SPACE.
- THE CRAWL SPACE IS SUPPLIED WITH CONDITIONED AIR AND
THE PERIMETER WALLS ARE INSULATED IN ACCORDANCE
WITH SECTION R409 OF THE 2018 IRC.
- BUILDER/OWNER TO VERIFY VENT SIZE AND REQUIREMENTS
PRIOR TO CONSTRUCTION. SEE SECTION R409 OF THE 2018
IRC.

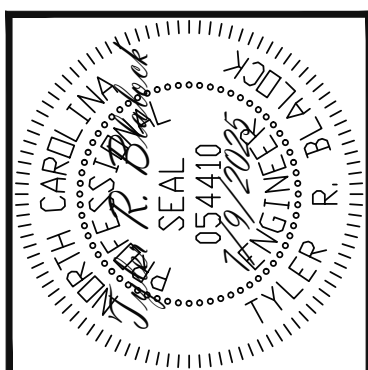


PLAN DESIGNED UNDER
2018 NORTH CAROLINA
RESIDENTIAL CODE

- NOTES:
- HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION. REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.
 - BUILDER TO FIELD LOCATE CRAWLSPACE ACCESS OPENING WITH MINIMUM DIMENSIONS OF 18X24. DO NOT LOCATE ACCESS OPENING BELOW POINT LOADS FROM ABOVE WITHOUT ENGINEER APPROVAL.

FOUNDATION PLAN

1/4" = 1'-0"



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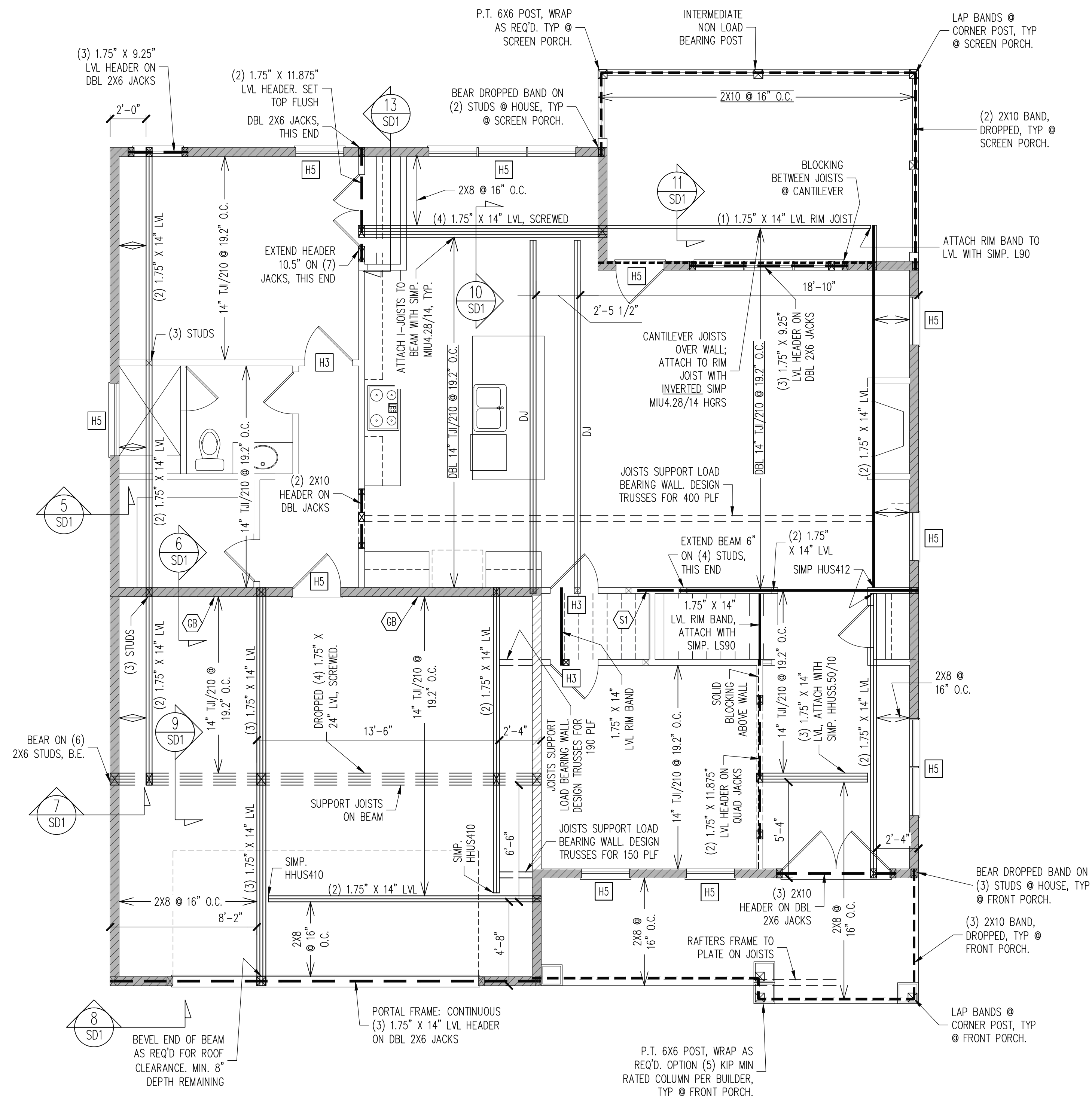
SCOPE	HOMES BY DICKERSON		
	STRUCTURAL ADDENDUM		
LOC	2 PINEHURST	REV #	REF PROJ #
		DATE	

ENG: TRB/MEB
DATE: 7/9/2025

PLAN
FAIRFIELD

PROJECT NO.
25-27-082

SHEET NO.
S1
1 of 8



TRUSS SUBSTITUTION

14" I-JOISTS PERMITTED TO BE SUBSTITUTED WITH 14" FLOOR TRUSSES. MAINTAIN MINIMUM SPACING AS CALLED OUT ON PLANS.

SIMP. IUS/ITS2.06 HANGERS TO BE SUBSTITUTED WITH SIMP. IUS/ITS3.56 HANGER WHEN FLOOR TRUSSES HAVE BEEN INSTALLED.

FRAMING SCHEDULE

S1 MAX. 24" LONG (2) 2X10 HEADER ON SINGLE JACKS WITHIN WALL FOR HVAC. FIELD LOCATE AS REQ'D. DO NOT LOCATE BELOW POINT LOADS FROM ABOVE

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 @ 4" O.C. AT PANEL EDGES, 8" O.C. IN PANEL FIELD.

GB - INTERIOR BRACED WALL. 1/2" GB SECURED PER TABLE R602.10.2 OF THE 2018 NIRC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS

NOTES:

PROVIDED CONTINUOUS SHEATHING = 179" 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 (1) 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.

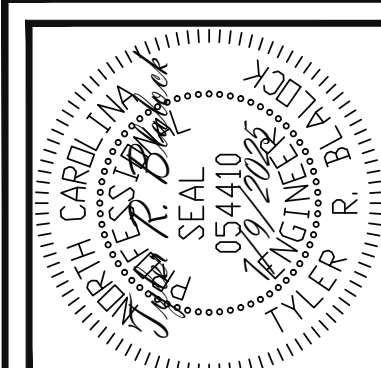
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:

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

1ST FLOOR FRAMING PLAN

WALLS AND CEILING
1/4" = 1'-0"



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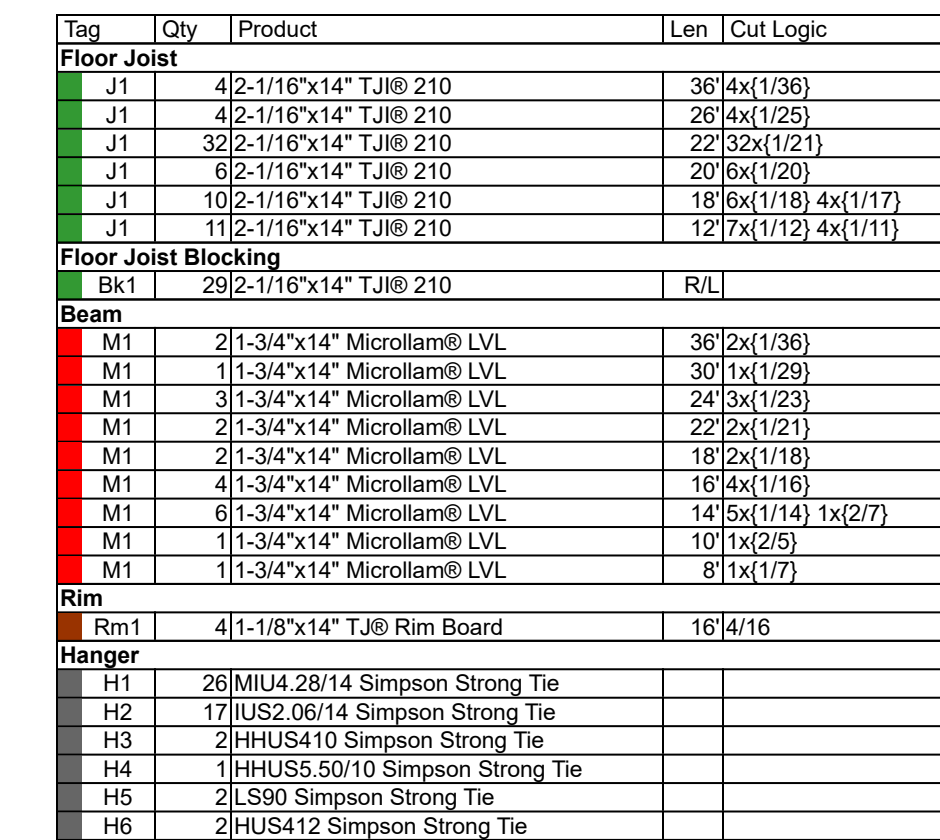
HOMES BY DICKERSON	STRUCTURAL ADDENDUM		DATE	
	SCOPE:	REV #	REF PROJ #	
	LOC:	2	PINEHURST	

ENG: TRB/MEB
DATE: 7/9/2025

PLAN
FAIRFIELD

PROJECT NO.
25-27-082

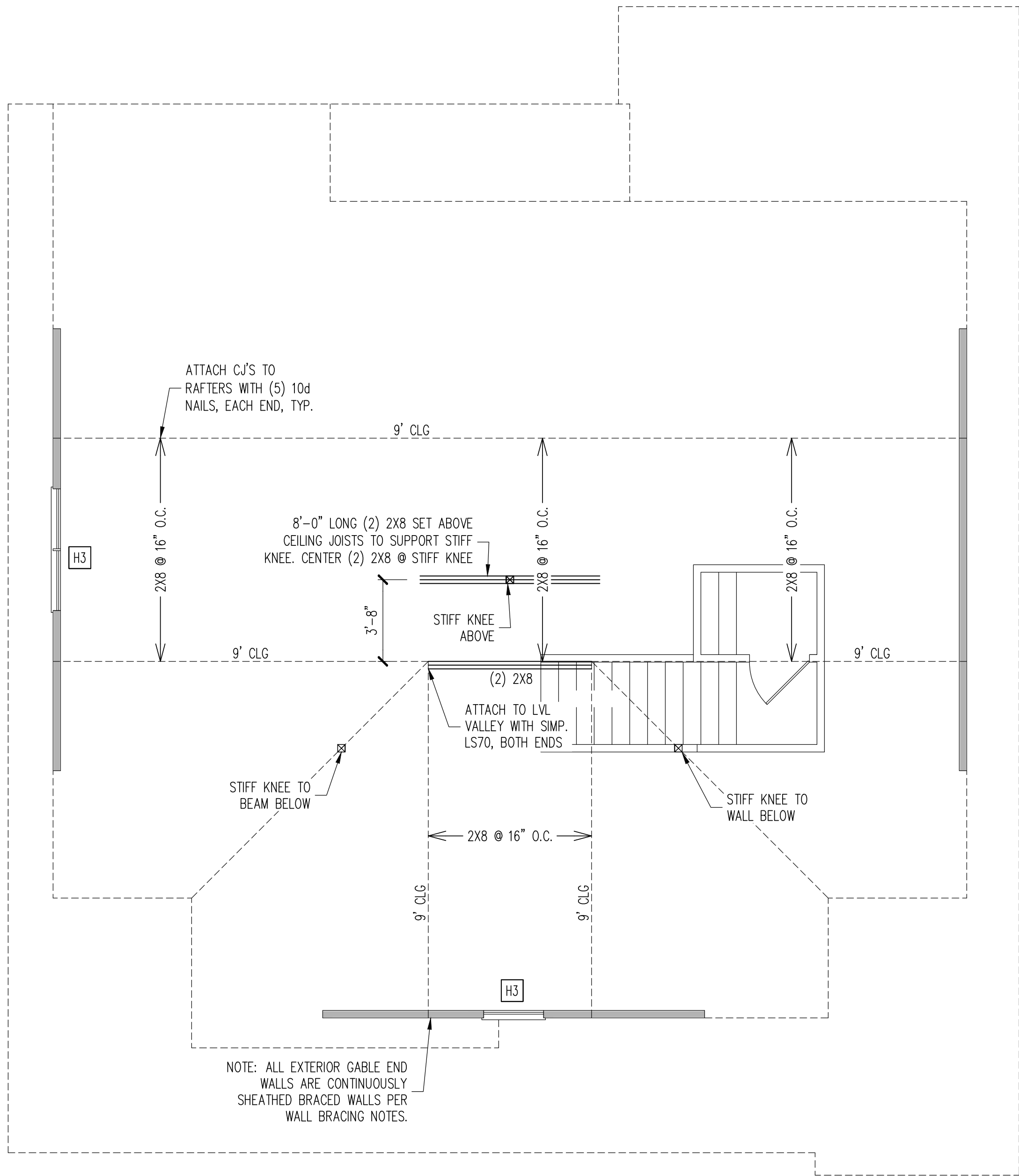
SHEET NO.
S3
3 of 8



2nd Floor Layout

Architectural Date: 12/13/2024
Structural Date: 7/9/2025
Estimator: EMP
Tracking: JMP7987

Sheet 1 of 1



CONSTRUCTION SPECIFICATIONS

INSTANT REFERENCES

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WALL BRACING

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NOTES:
PROVIDED CONTINUOUS SHEATHING = 52' 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:
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ATTIC FRAMING PLAN
WALLS AND CEILING
1/4" = 1'-0"

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ASSOCIATES, P.A.

Professional Seal

Professional Engineer

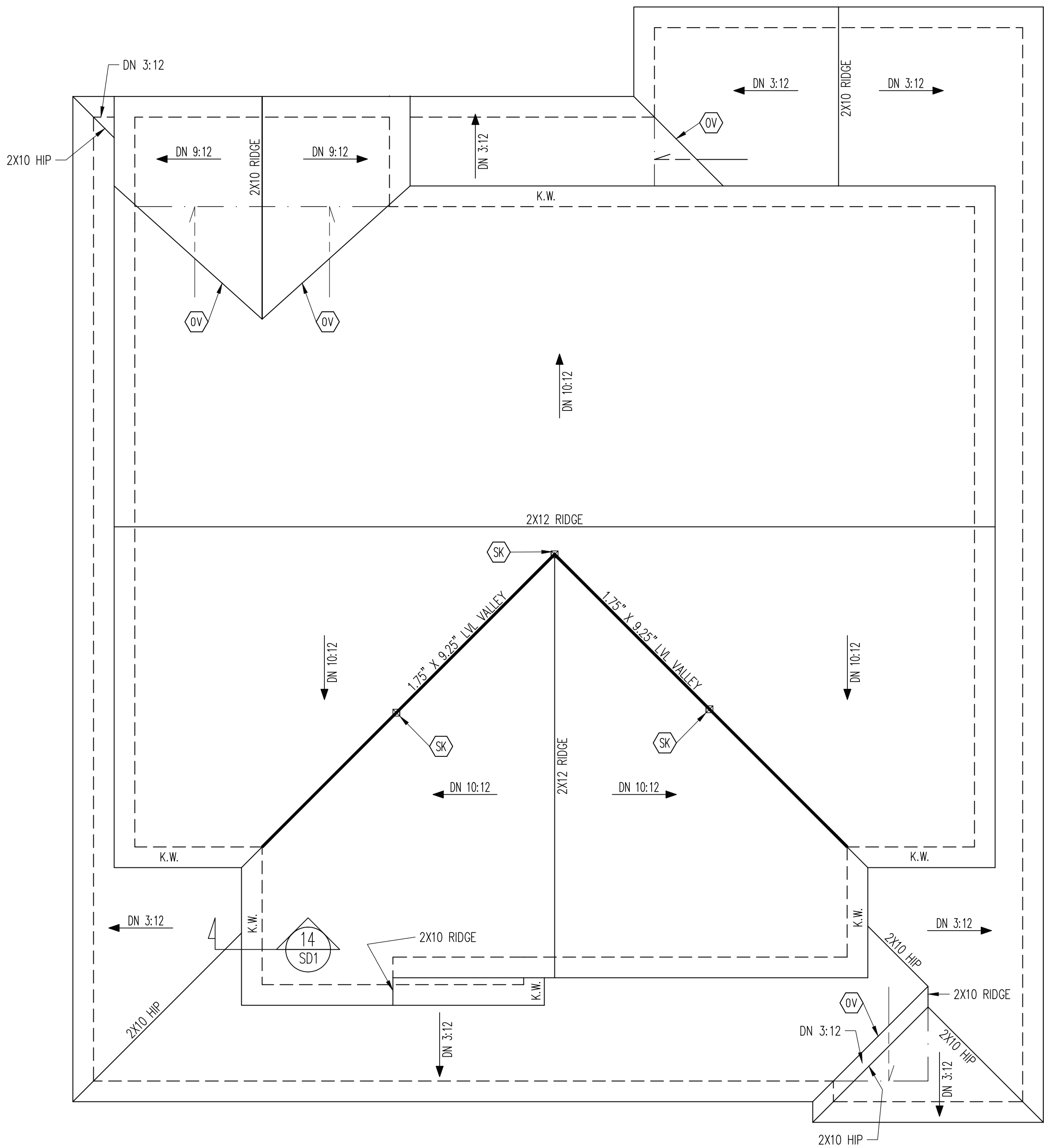
Structural

05/410

05/2025

TYLER R. B.

HOMES BY DICKERSON	STRUCTURAL ADDENDUM	REV #	REF	PROJ #	DATE
		2	PINEHURST		
SCOPE:	LOC:	ENG: TRB/MEB			
		DATE: 7/9/2025			
		PLAN			
		FAIRFIELD			
		PROJECT NO.			
		25-27-082			
		SHEET NO.			
		S5			
		5 of 8			



FRAMING SCHEDULE

ROOF ONLY

OV OVERFRAME VALLEY (2X10 SLEEPER)

SK (2) 2X4 STIFF KNEE

FRAMING NOTES

ROOF ONLY

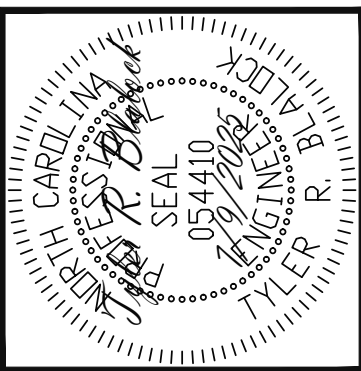
-COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.

-COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.

-VERIFY ALL KNEEWALL HEIGHTS, ARCHITECTURAL OVERHANGS, AND ROOF PITCHES PRIOR TO CONSTRUCTION

ROOF FRAMING PLAN

1/4" = 1'-0"



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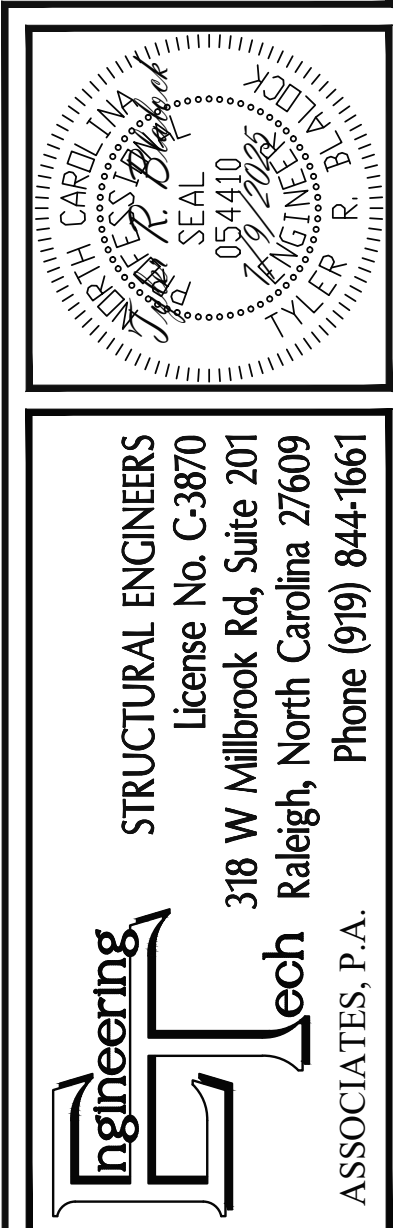
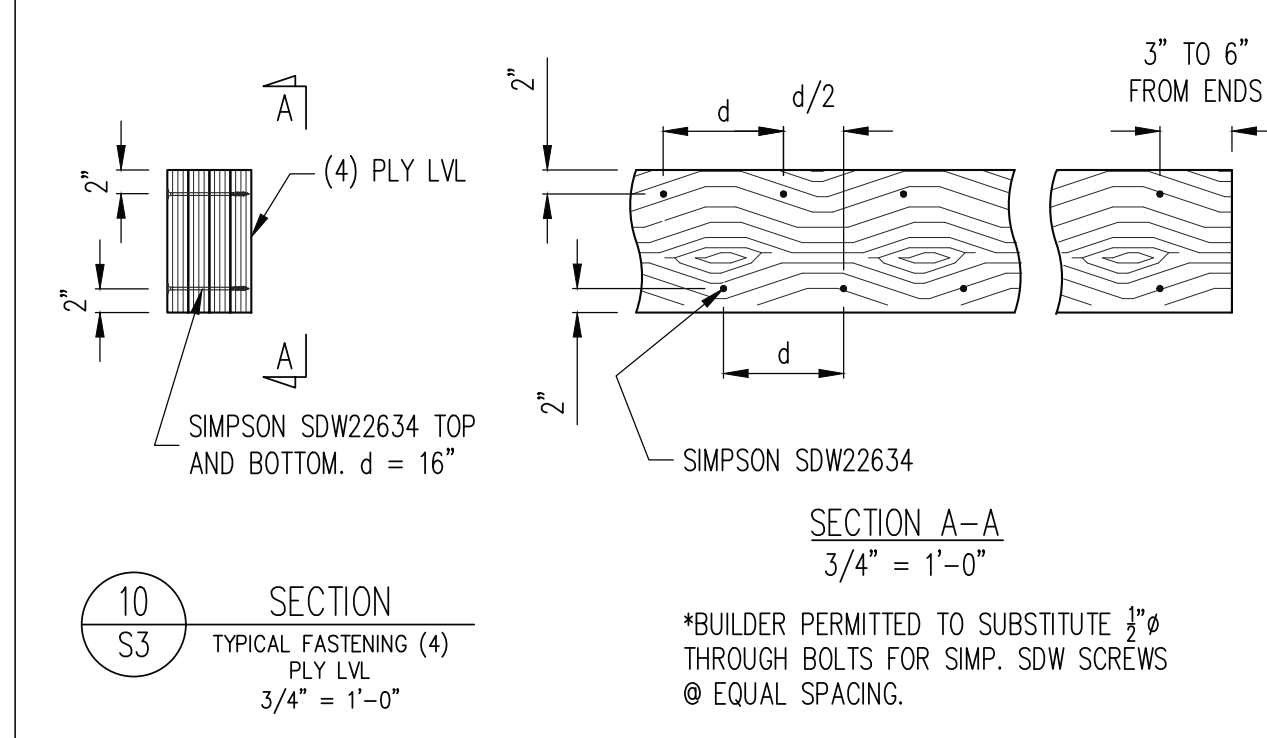
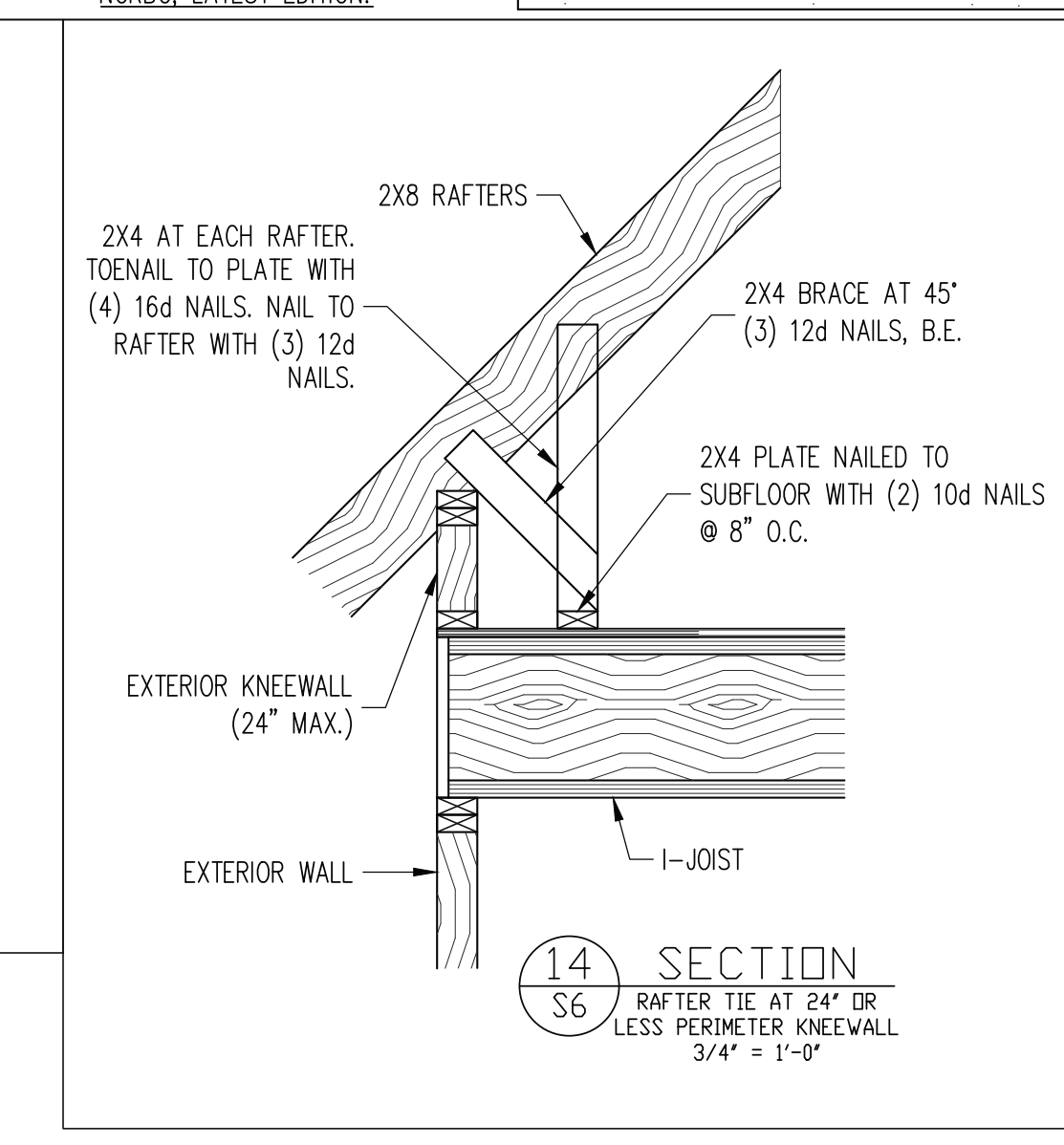
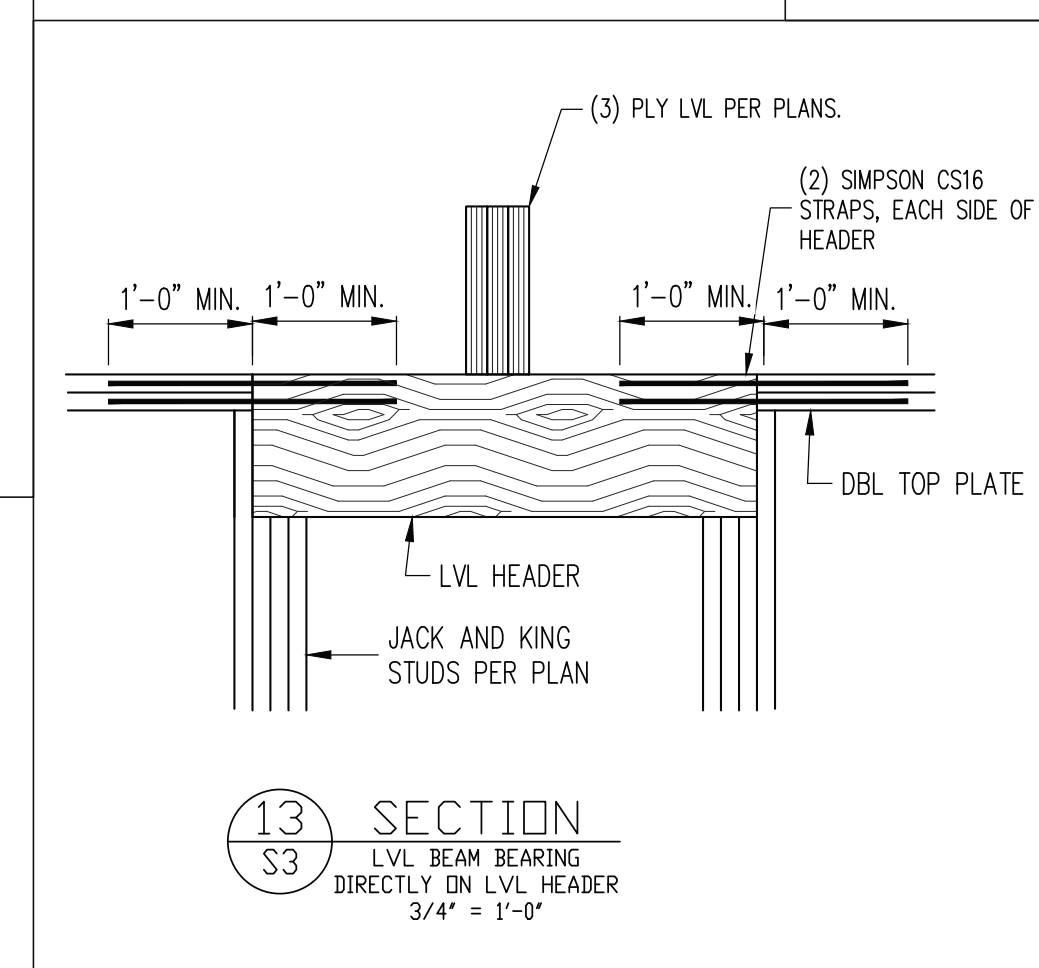
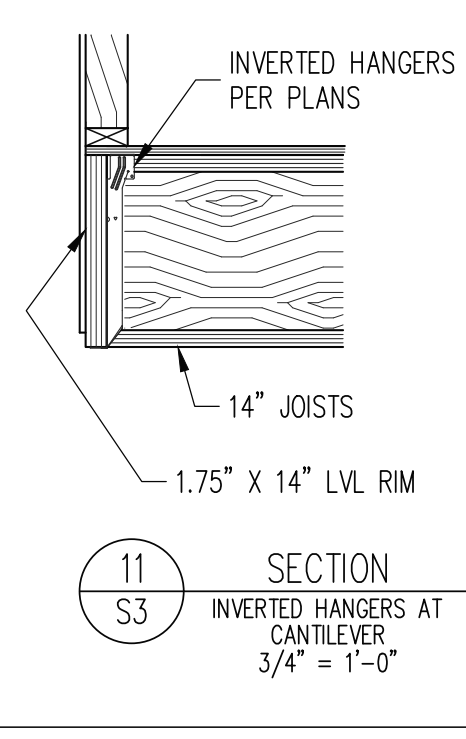
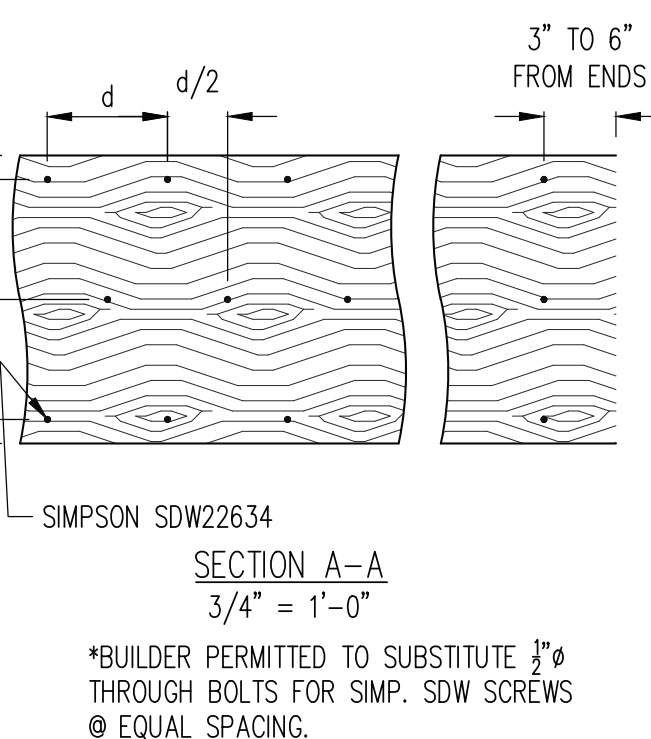
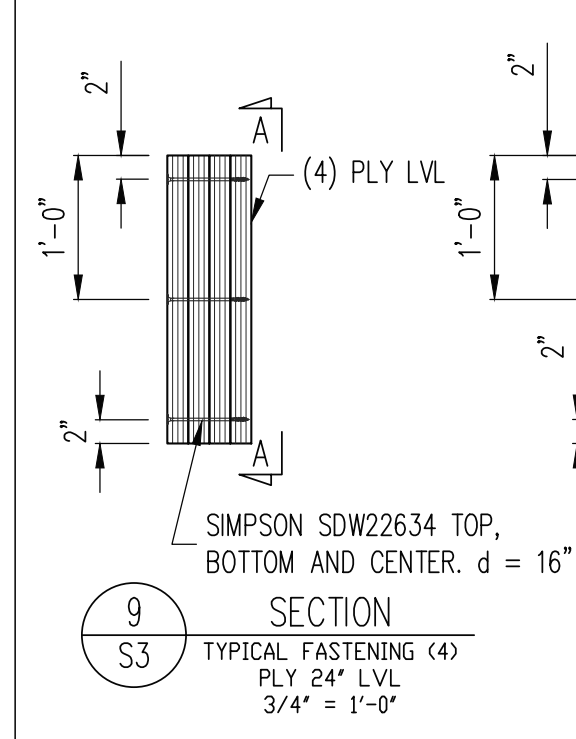
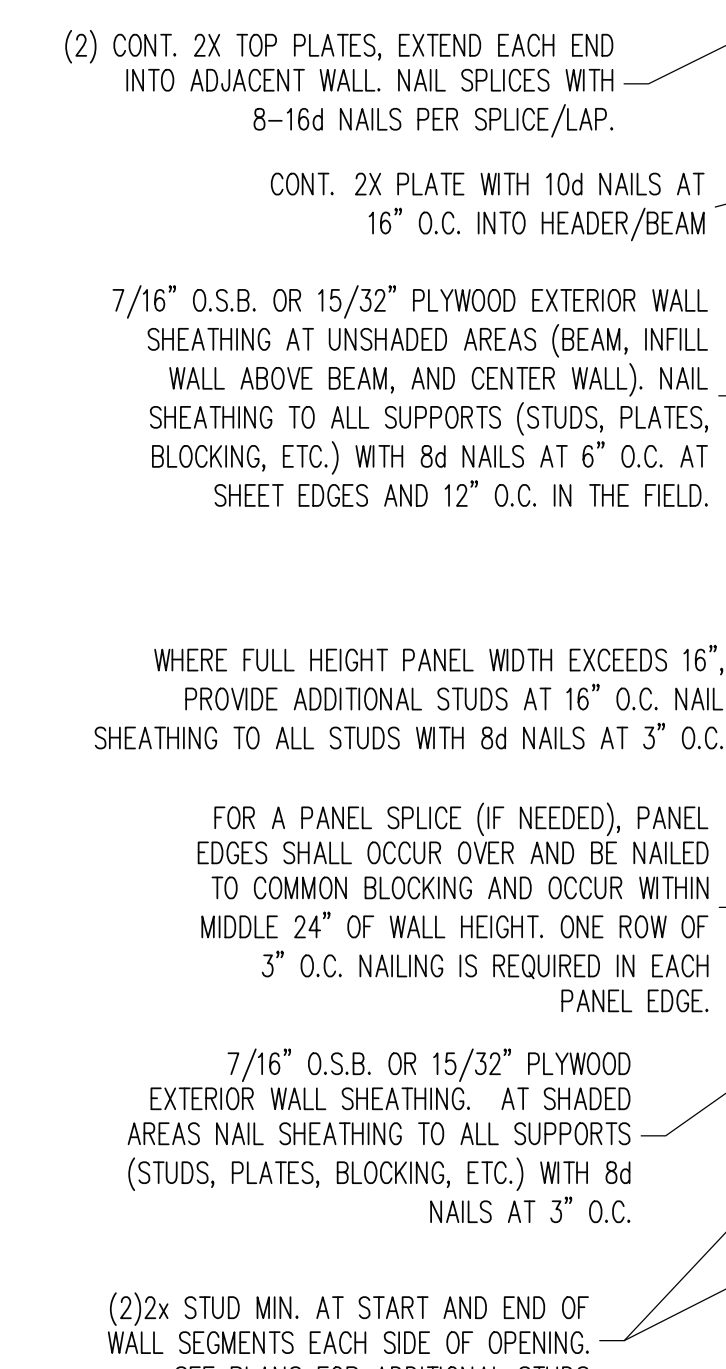
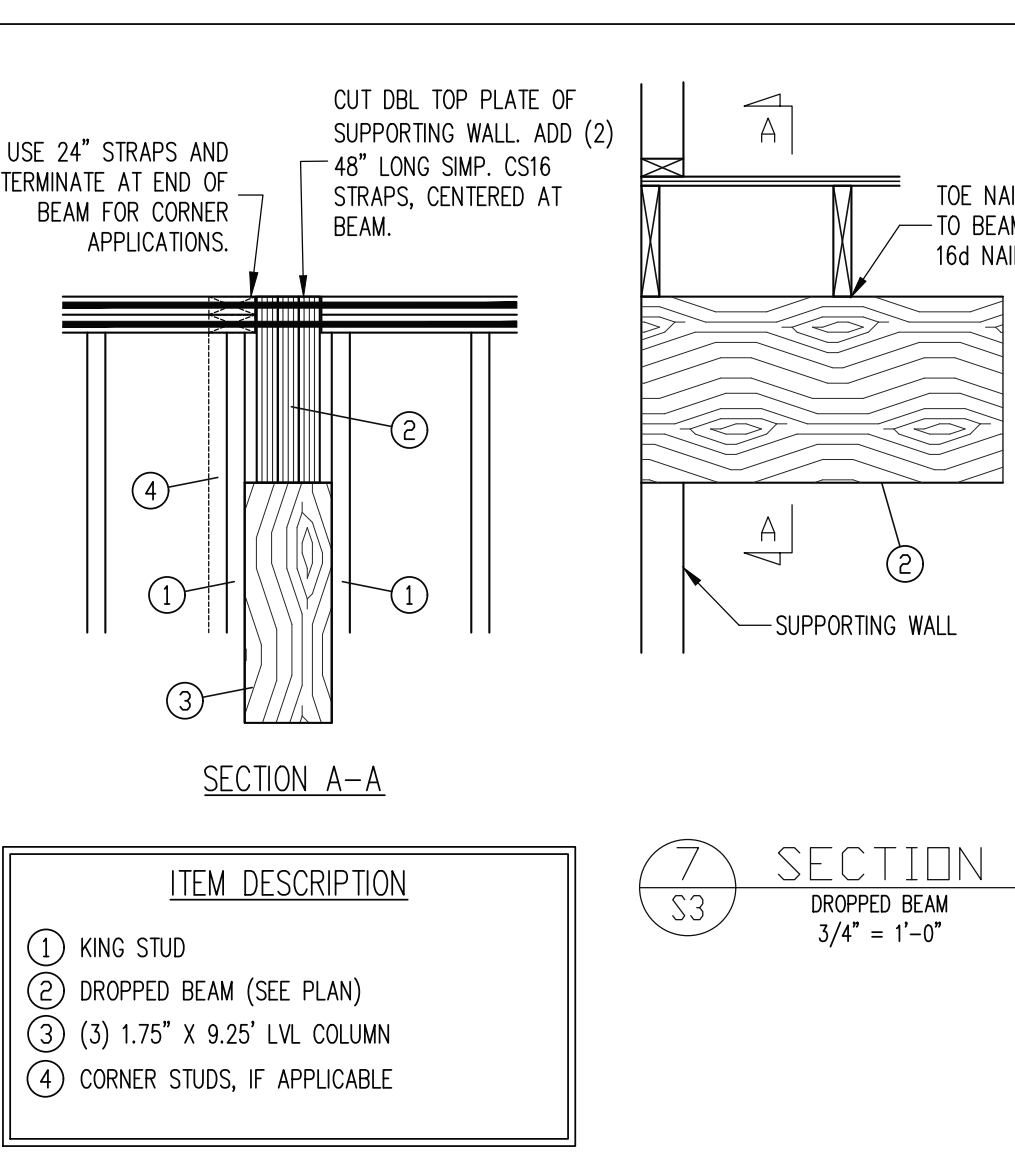
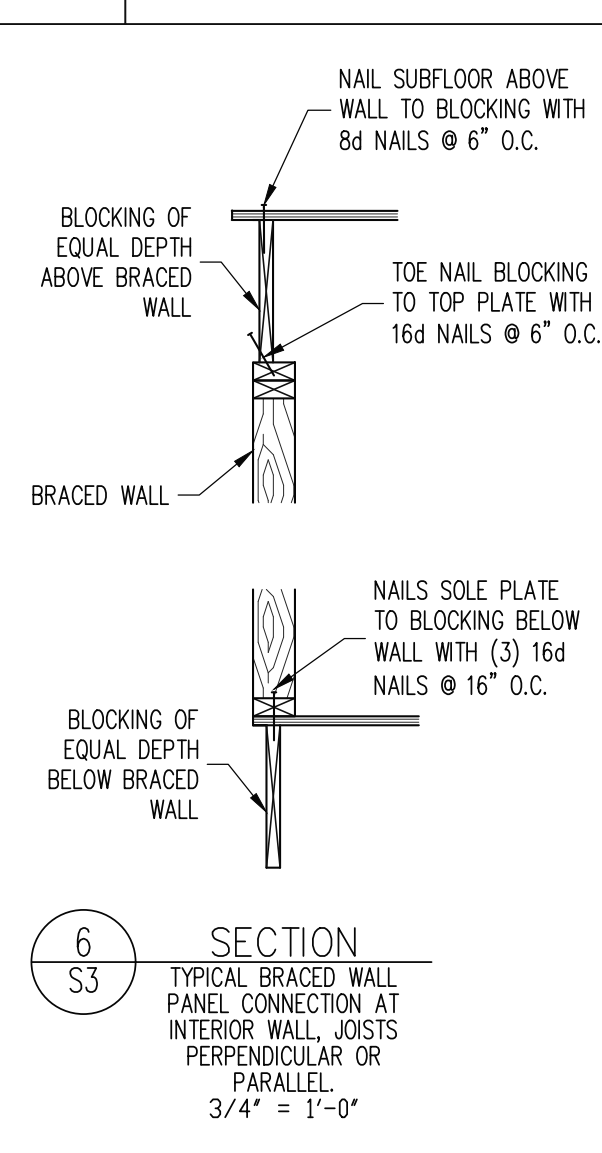
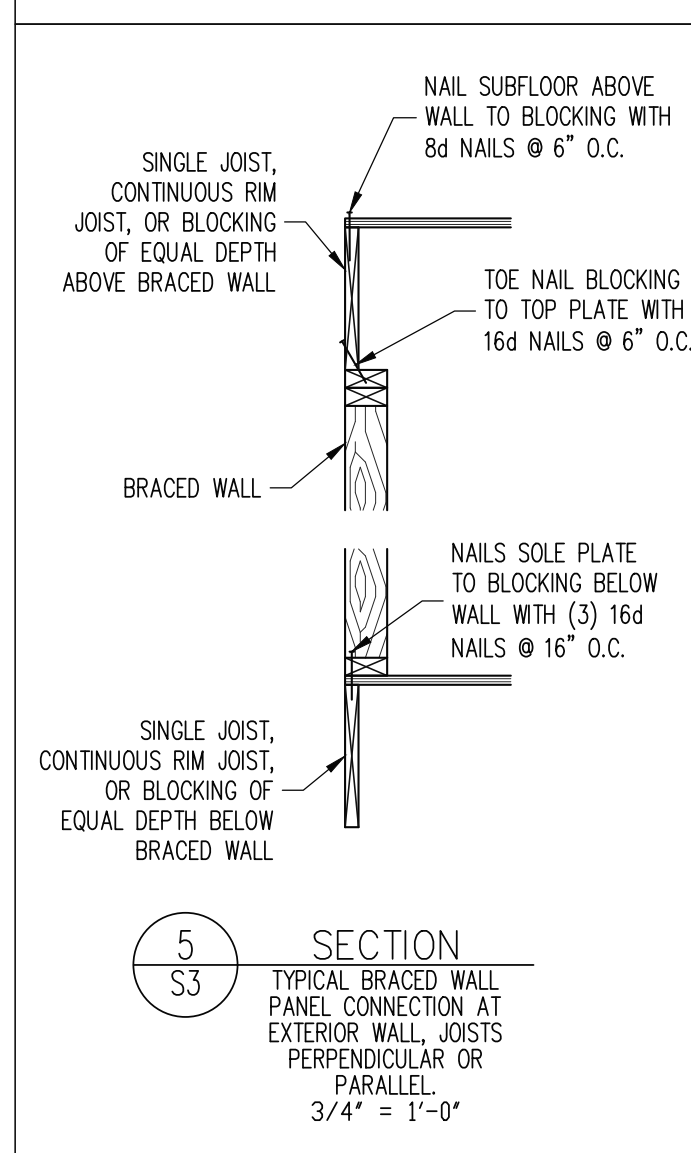
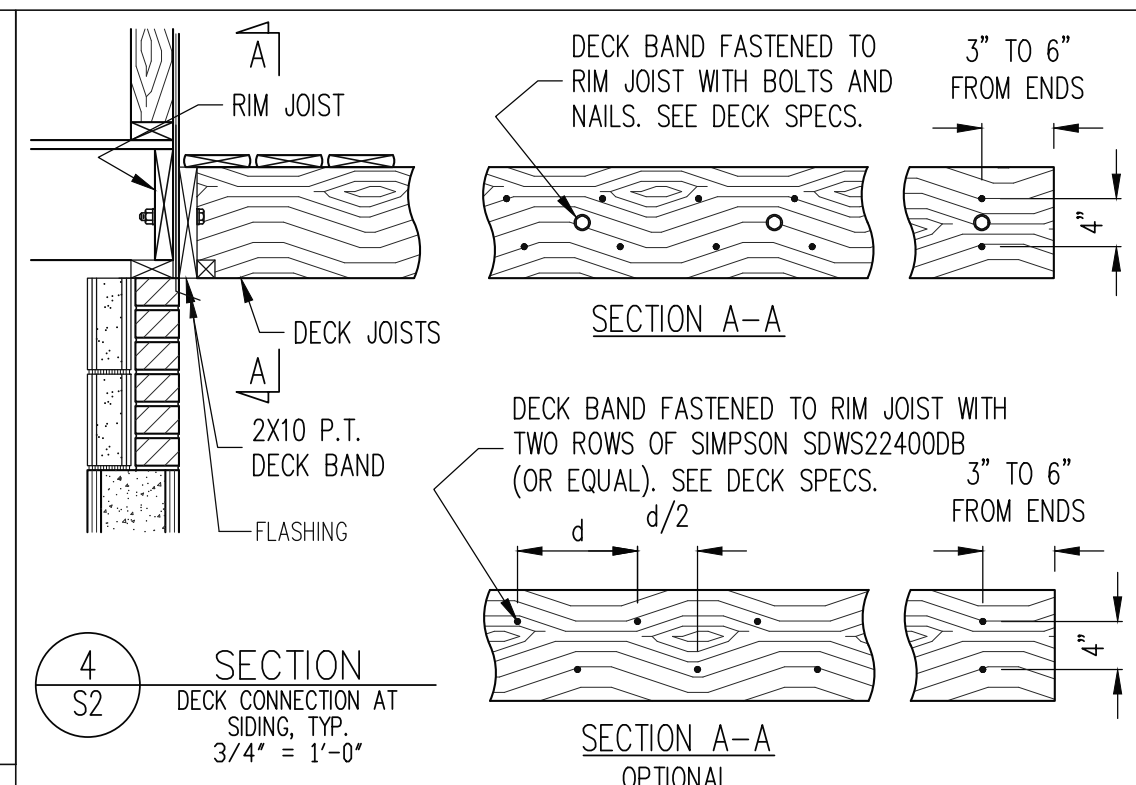
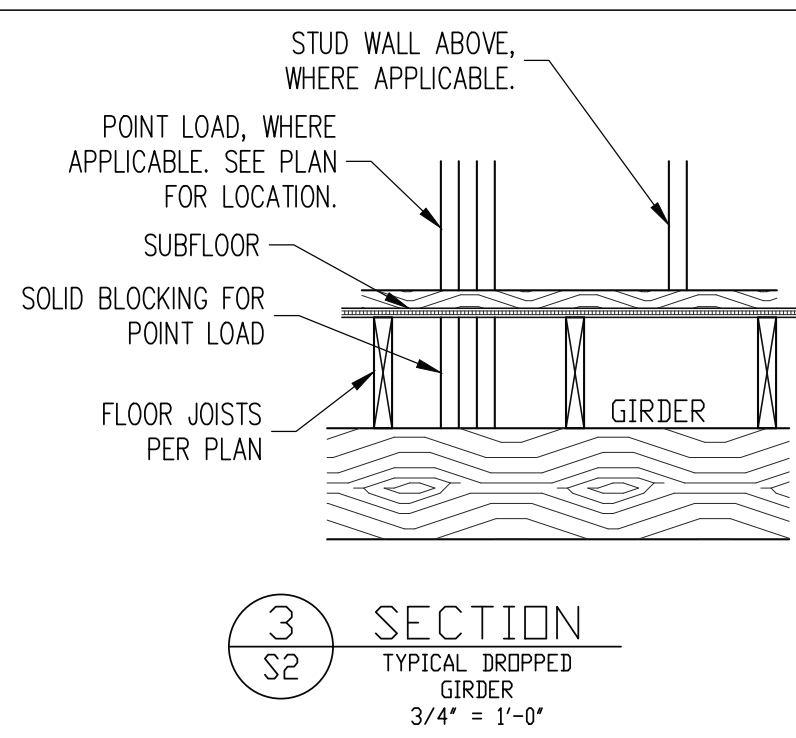
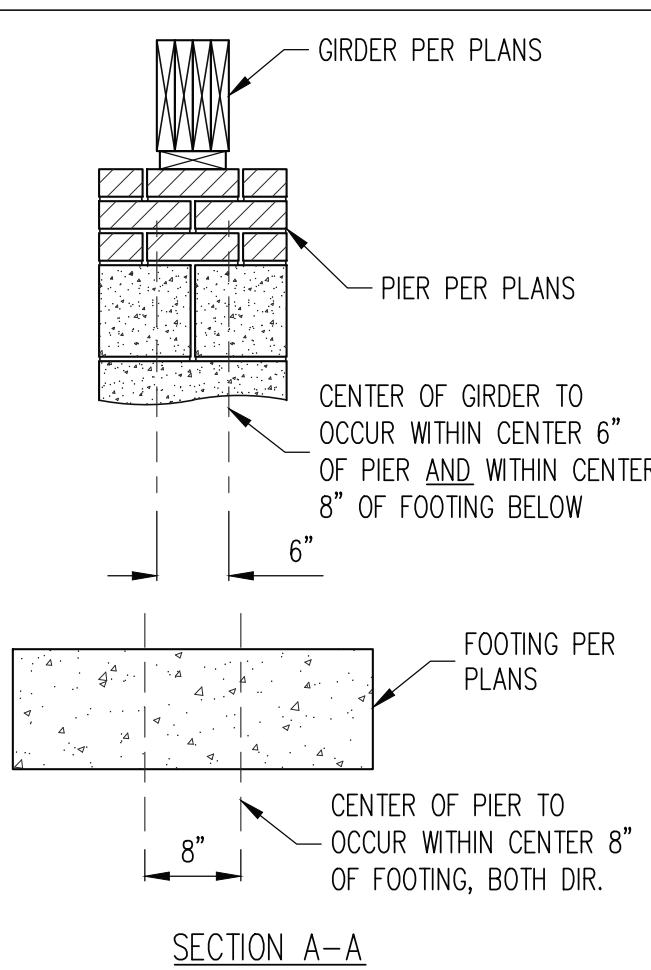
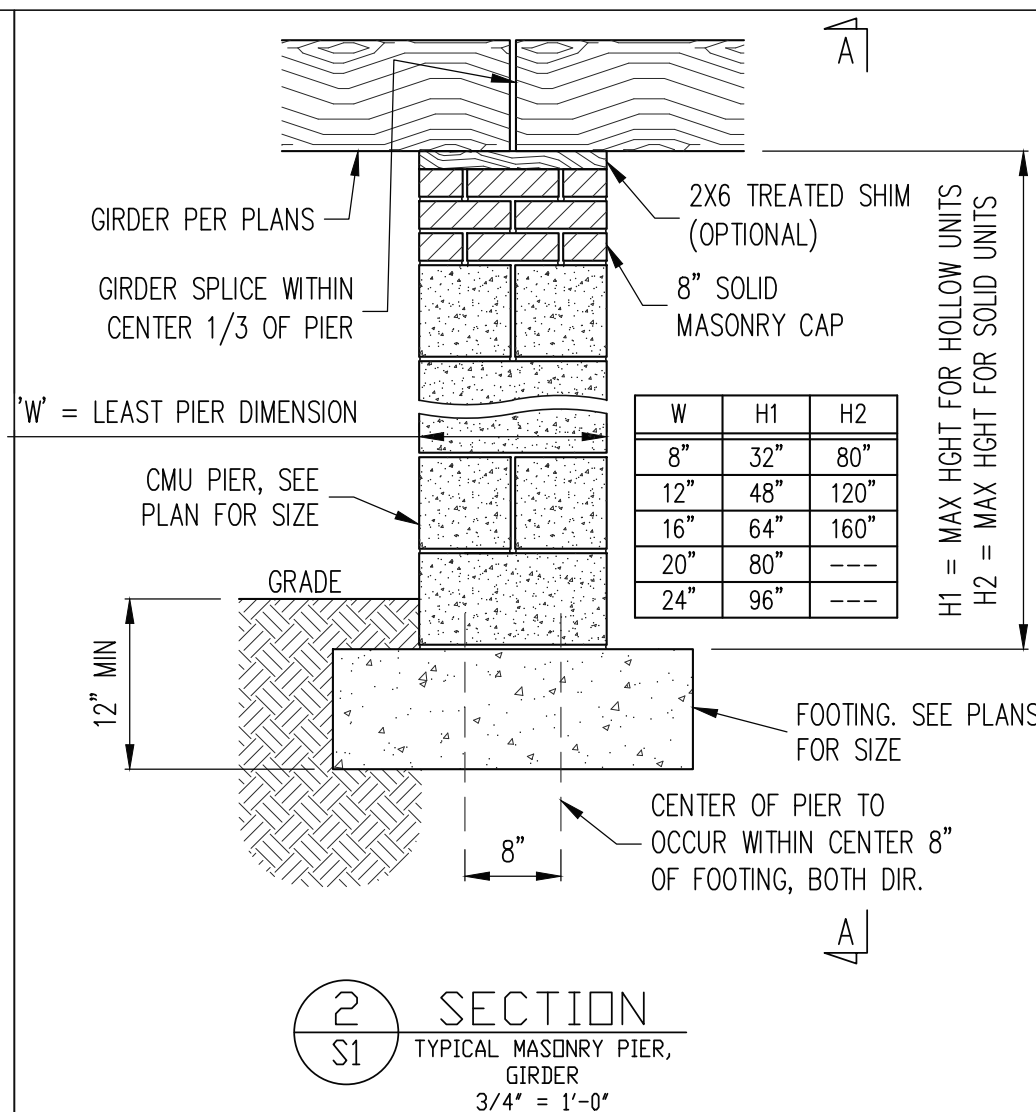
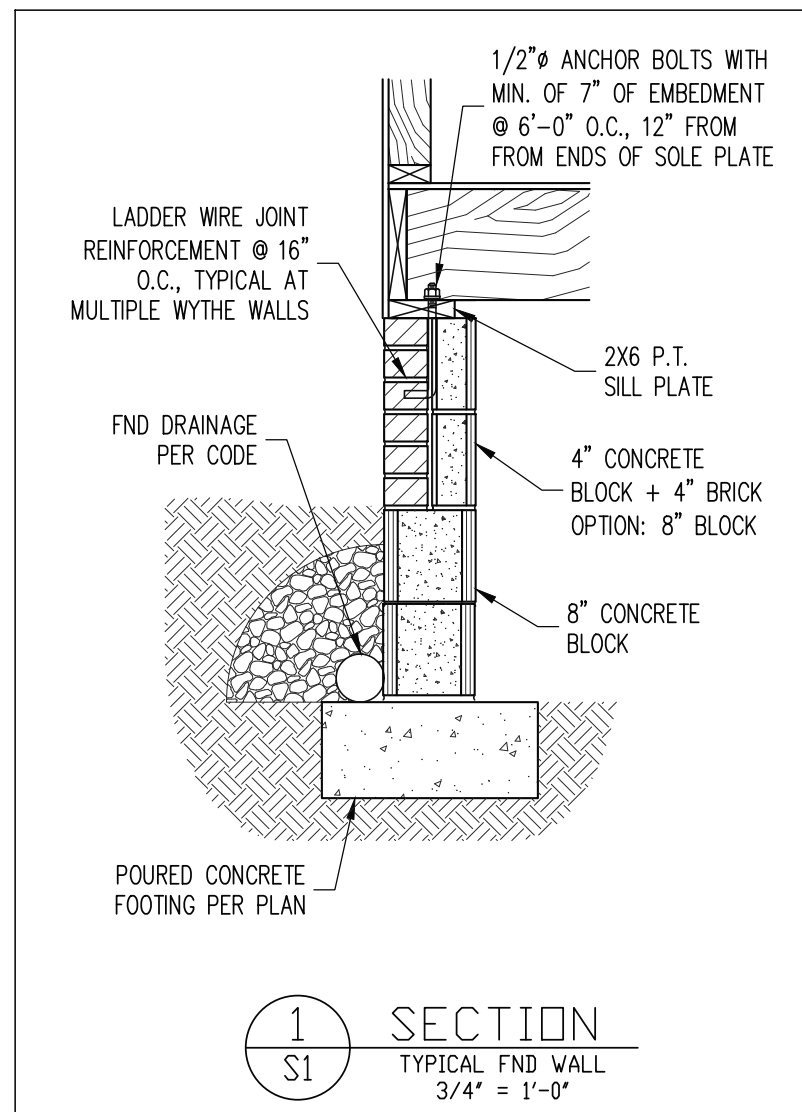
SCOPE:	HOMES BY DICKERSON		
	STRUCTURAL ADDENDUM		
LOC:	2 PINEHURST	REV #	REF PROJ #
		DATE	

ENG: TRB/MEB
DATE: 7/9/2025

PLAN
FAIRFIELD

PROJECT NO.
25-27-082

SHEET NO.
S6
6 of 8



SCOPE:	HOMES BY DICKERSON				REV #	REF PROJ #	DATE
	STRUCTURAL ADDENDUM						
LOC:	2 PINEHURST						

ENG: TRB/MEB
DATE: 7/9/2025

PLAN
FAIRFIELD

PROJECT NO.
25-27-082

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SD1
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CONSTRUCTION SPECIFICATIONS

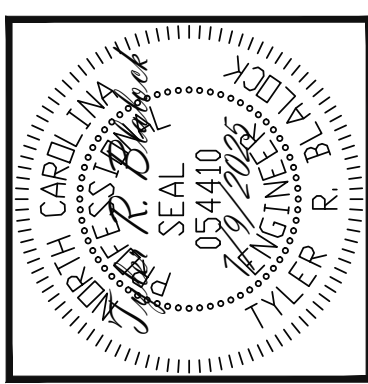
DECK SPECIFICATIONS

<p>PART 1: GENERAL</p> <p>1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.</p> <p>1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.</p> <p>1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.</p> <p>PART 2: DESIGN LOADS</p> <p>2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:</p> <table><tr><th>USE</th><th>LIVE LOAD (PSF)</th><th>DEAD LOAD (PSF)</th></tr><tr><td>BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES</td><td>40</td><td>10</td></tr><tr><td>GARAGES (PASSENGER CARS ONLY)</td><td>50</td><td>---</td></tr><tr><td>ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)</td><td>10</td><td>10</td></tr><tr><td>ATTICS (WITH STORAGE)</td><td>20</td><td>10</td></tr><tr><td>ROOF</td><td>20</td><td>10 (15 FOR VAULTS)</td></tr></table> <p>NOTES: - INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS. - BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS</p> <p>2.02 INTERIOR WALLS: 5 PSF LATERAL.</p> <p>2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.</p> <p>2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).</p> <p>PART 3: STRUCTURAL STEEL</p> <p>3.01 WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE.</p> <p>3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.</p> <p>3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE</p> <p>3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE</p> <p>3.05 STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.</p> <p>PART 4: WELDING</p> <p>4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER</p> <p>PART 5: CONCRETE AND SLABS ON GRADE</p> <p>5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 6% AIR ENTRAINMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL CONCRETE, INCLUDING CONCRETE FOR FOOTINGS, IS TO BE CAST IN PLACE, TYP UNO.</p> <p>5.02 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.</p> <p>5.03 SLABS ON GRADE, IF ANY, SHALL 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 OR 2" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS</p> <p>PART 6: REBAR AND WIRE REINFORCEMENT</p> <p>6.01 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO</p> <p>6.02 LAP SPLICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO</p> <p>6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064.</p> <p>PART 7: MASONRY</p> <p>7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT,</p>	USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)	BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10	GARAGES (PASSENGER CARS ONLY)	50	---	ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10	ATTICS (WITH STORAGE)	20	10	ROOF	20	10 (15 FOR VAULTS)	<p>f'm = 1,500 PSI MIN</p> <p>7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW</p> <p>7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.</p> <p>7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530</p> <p>7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS</p> <p>PART 8: BOLTS AND LAG SCREWS</p> <p>8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL STANDARD STEEL WASHERS (ASTM F844-07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS</p> <p>8.02 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.21-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NOS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844-07a) FOR SCREW HEAD</p> <p>8.03 ANCHOR RODS AND BOLTS SHALL CONFORM TO ASTM F1554-15 GRADE 36 UNO. BENT ANCHOR BOLTS SHALL HAVE A 2" MIN HOOK UNO</p> <p>PART 9: DRIVEN FASTENERS</p> <p>9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667-- 05. NAILS ARE TO BE COMMON WIRE OR BOX</p> <p>PART 10: DIMENSIONAL LUMBER</p> <p>10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC.</p> <p>PART 11: ENGINEERED LUMBER</p> <p>11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E= 1.9 X 10E6 PSI, Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E= 1.3 X 10E6 PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc = 680 PSI</p> <p>11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS</p> <p>PART 12: PRESSURE TREATED LUMBER</p> <p>12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AMPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AMPA STANDARD C-2 OR BY ANY METHOD GIVING EQUAL PROTECTION. THE BUILDING CODE OFFICE MAY ALSO APPROVE A NATURAL DECAY RESISTANT WOOD PER SECTION 19-6(a)</p> <p>PART 13: STEEL FLITCH PLATE BEAMS</p> <p>13.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER USING 1/2" x 4 BOLTS SPACED AT 24" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 6" ± 2" FROM EACH END OF THE BEAM.</p> <p>PART 14: STUD SUPPORTS FOR BEAMS</p> <p>14.01 STEEL, ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:</p> <p>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</p> <p>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.</p> <p>14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:</p> <p>1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM</p> <p>2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO.</p>	<p>14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.</p> <p>14.04 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS.</p> <p>PART 15: NAILING OF MULTI PLY WOOD BEAMS</p> <p>15.01 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS @ 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS @ 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN.</p> <p>15.02 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO</p> <p>PART 16: WALL FRAMING AND BRACING</p> <p>16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SASH OPENINGS SHALL BE CONTINUOUS, TYP UNO</p> <p>MAX ALLOWABLE WALL HEIGHTS FOR EXTERIOR STUD WALLS, INCLUSIVE OF SOLE PLATE AND DBL TOP PLATE AND 7/16" OSB EXTERIOR BRACING AND ROW OF 2X4 2X6 PURLINS AT 8' HEIGHT (AND AT 16" HEIGHT FOR TALL WALLS), TYP UNO: 2X4 @ 16" O.C.: 11'-1 1/2" 2X6 @ 16" O.C.: 17'-0" 2X4 @ 12" O.C.: 12'-1 1/2" 2X6 @ 12" O.C.: 18'-8" DBL 2X4 @ 16" O.C.: 13'-4" DBL 2X6 @ 16" O.C.: 21'-0"</p> <p>16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY: -BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO. -WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NIRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NIRC 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 NIRC6 R602.3.5 AND R602.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. -MAY SUBSTITUTE WSP FOR OSB -SINGLE JOIST, CONTINUOUS RM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 16d 10d NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO.</p> <p>PART 17: KING STUDS</p> <p>17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:</p> <table><tr><th colspan="2">NUMBER OF KING STUDS</th><th colspan="2">MAX OPENING WIDTH</th></tr><tr><td>2X4</td><td>1</td><td>5'-0"</td><td>8'-0"</td></tr><tr><td>2X6</td><td>2</td><td>8'-0"</td><td>13'-0"</td></tr><tr><td>2X8</td><td>4</td><td>13'-0"</td><td>17'-0"</td></tr><tr><td></td><td>5</td><td>21'-0"</td><td></td></tr></table> <p>PART 18: SUBSTITUTIONS</p> <p>18.01 MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.</p> <p>PART 19: OWNERSHIP OF STRUCTURAL DESIGN</p> <p>19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA</p>	NUMBER OF KING STUDS		MAX OPENING WIDTH		2X4	1	5'-0"	8'-0"	2X6	2	8'-0"	13'-0"	2X8	4	13'-0"	17'-0"		5	21'-0"		<p>1. A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO A STRUCTURE OR BE FREE STANDING. ROOFED PORCHES, OPEN OR SCREENED IN, MAY BE CONSTRUCTED USING THESE PROVISIONS.</p> <p>2. SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.</p> <p>3. WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED SHALL HAVE A TREATED WOOD BAND FOR THE LENGTH OF THE DECK, OR CORROSION RESISTANT FLASHING SHALL BE USED TO PREVENT MOISTURE FROM COMING IN CONTACT WITH THE UNTREATED FRAMING OF THE STRUCTURE. THE DECK BAND AND THE STRUCTURE BAND SHALL BE CONSTRUCTED IN CONTACT WITH EACH OTHER EXCEPT AT BRICK VENEER AND WHERE PLYWOOD SHEATHING IS REQUIRED AND PROPERLY FLASHED. 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</p> <p>4. WHEN THE DECK IS SUPPORTED AT THE STRUCTURE BY ATTACHING THE DECK TO THE STRUCTURE, THE FOLLOWING ATTACHMENT SCHEDULES SHALL APPLY FOR ATTACHING THE DECK BAND TO THE STRUCTURE:</p> <p>A. ALL STRUCTURES EXCEPT BRICK STRUCTURES</p> <table><tr><th colspan="2">JOIST LENGTH</th></tr><tr><td>UP TO 8' MAX.</td><td>UP TO 16' MAX.</td></tr></table> <p>REQUIRED FASTENERS</p> <table><tr><td>ONE- 5/8" # BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS224000B @ d = 32" O.C. STAGGERED</td><td>ONE- 5/8" # BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS224000B @ d = 16" O.C. STAGGERED</td></tr></table> <p>A. BRICK VENEER STRUCTURES</p> <table><tr><th colspan="2">JOIST LENGTH</th></tr><tr><td>UP TO 8' MAX.</td><td>UP TO 16' MAX.</td></tr></table> <p>REQUIRED FASTENERS</p> <table><tr><td>ONE- 5/8" # BOLT @ 28" O.C.</td><td>ONE- 5/8" # BOLT @ 16" O.C.</td></tr></table> <p>5. IF THE DECK BAND IS SUPPORTED BY A 1/2" MINIMUM MASONRY LEDGE ALONG THE FOUNDATION WALL, 5/8" # BOLTS SPACED @ 48" O.C. MAY BE USED FOR SUPPORT.</p> <p>6. OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE BAND</p> <p>7. GIRDERS SHALL BEAR DIRECTLY ON POSTS OR BE BE CONNECTED TO THE SIDES OF POSTS WITH 2- 5/8" # BOLTS</p> <p>8. FLOOR DECKING SHALL BE NO. 2 GRADE TREATED SOUTHERN PINE OR EQUIVALENT. THE MINIMUM FLOOR DECKING THICKNESS SHALL BE AS FOLLOWS:</p>	JOIST LENGTH		UP TO 8' MAX.	UP TO 16' MAX.	ONE- 5/8" # BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS224000B @ d = 32" O.C. STAGGERED	ONE- 5/8" # BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS224000B @ d = 16" O.C. STAGGERED	JOIST LENGTH		UP TO 8' MAX.	UP TO 16' MAX.	ONE- 5/8" # BOLT @ 28" O.C.	ONE- 5/8" # BOLT @ 16" O.C.	<table><tr><th colspan="2">JOIST SPAN</th><th colspan="2">DECKING</th></tr><tr><td>12" O.C.</td><td>16" O.C.</td><td>1" S4S</td><td>1" T&G</td></tr><tr><td>24" O.C.</td><td>32" O.C.</td><td>1 1/4" S4S</td><td>2" S4S</td></tr></table> <p>9. MAXIMUM HEIGHT OF DECK SUPPORT POSTS IS AS FOLLOWS:</p> <table><tr><th>POST SIZE</th><th>MAX POST HEIGHT</th></tr><tr><td>4X4</td><td>8'</td></tr><tr><td>6X6</td><td>20'</td></tr><tr><td>ENGINEERED</td><td>20' +</td></tr></table> <p>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 ORDER.</p> <p>10. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING METHODS:</p> <p>A. WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION 4, LATERAL BRACING IS NOT REQUIRED.</p> <p>B. 4X4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE ATTACHED AT THE ENDS TO THE ORDER AND THE POST WITH ONE - 5/8" # BOLT</p> <p>C. FOR FREE STANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN CONCRETE IN ACCORDANCE WITH THE FOLLOWING:</p> <table><tr><th>POST SIZE</th><th>TRIBUT. AREA</th><th>POST HEIGHT</th><th>EMB. DEPTH</th><th>CONC. DIAM.</th></tr><tr><td>4X4</td><td>48 SQ. FT.</td><td>4'-0"</td><td>2'-6"</td><td>1'-0"</td></tr><tr><td>6X6</td><td>120 SQ. FT.</td><td>6'-0"</td><td>3'-6"</td><td>1'-8"</td></tr></table> <p>D. 2X6 DIAGONAL VERTICAL CROSS BRACING SHALL BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FOR FREE STANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE BRACES SHALL BE ATTACHED TO THE POSTS WITH ONE - 5/8" # BOLT AT EACH END OF THE BRACE.</p> <p>NOTES: 1) ALL NAILS AND BOLTS ARE TO BE HOT DIPPED GALVANIZED. 2) MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2". 3) NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2".</p>	JOIST SPAN		DECKING		12" O.C.	16" O.C.	1" S4S	1" T&G	24" O.C.	32" O.C.	1 1/4" S4S	2" S4S	POST SIZE	MAX POST HEIGHT	4X4	8'	6X6	20'	ENGINEERED	20' +	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"
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JOIST LENGTH																																																																																									
UP TO 8' MAX.	UP TO 16' MAX.																																																																																								
ONE- 5/8" # BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS224000B @ d = 32" O.C. STAGGERED	ONE- 5/8" # BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS224000B @ d = 16" O.C. STAGGERED																																																																																								
JOIST LENGTH																																																																																									
UP TO 8' MAX.	UP TO 16' MAX.																																																																																								
ONE- 5/8" # BOLT @ 28" O.C.	ONE- 5/8" # BOLT @ 16" O.C.																																																																																								
JOIST SPAN		DECKING																																																																																							
12" O.C.	16" O.C.	1" S4S	1" T&G																																																																																						
24" O.C.	32" O.C.	1 1/4" S4S	2" S4S																																																																																						
POST SIZE	MAX POST HEIGHT																																																																																								
4X4	8'																																																																																								
6X6	20'																																																																																								
ENGINEERED	20' +																																																																																								
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"																																																																																					

NOTES

ABBREVIATIONS

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:	ABV ABOVE	FND FOUNDATION	TJ TRIPLE JOIST
1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR	B. BOTH	FTG FOOTING	TYP TYPICAL
2) THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION	B.E. BOTH ENDS	HQS HOT DIPPED	TRPL TRIPLE
	BTWN BETWEEN	GALV GALVANIZED	TSP TRIPLE STUD POCKET
	OP CAST IN PLACE	HGR HANGER	UNO UNLESS NOTED
	CONC CONCRETE	LVL LAMINATED VENEER LUMBER	OTHERWISE
	CS CONTINUOUS SHEATHING	NTS NOT TO SCALE	KJ EXTRA JOIST
	DIA DIAMETER	O.C. ON CENTER	
	DBL DOUBLE	PSL PARALLEL STRAND LUMBER	
	DJ DOUBLE JOIST	PT PRESSURE TREATED	
	DSP DBL STUD POCKET	QJ QUAD JOIST	
	EQ EQUAL	SP STUD POCKET	
	EA EACH	SQ SQUARE	
	FLG FLANGE		
	FL PL FLITCH PLATE		
	FLR FLOOR		
ANY ERRORS DUE TO A FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE EOR. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY REVISIONS ISSUED BY THE EOR ARE PROMPLY DISTRIBUTED TO THE SUBCONTRACTORS			
THE EOR DOES NOT PERFORM PENETRATION 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			



Engineering

STRUCTURAL ENGINEERS

License No. C-3870

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Phone (919) 844-1661

ASSOCIATES, P.A.

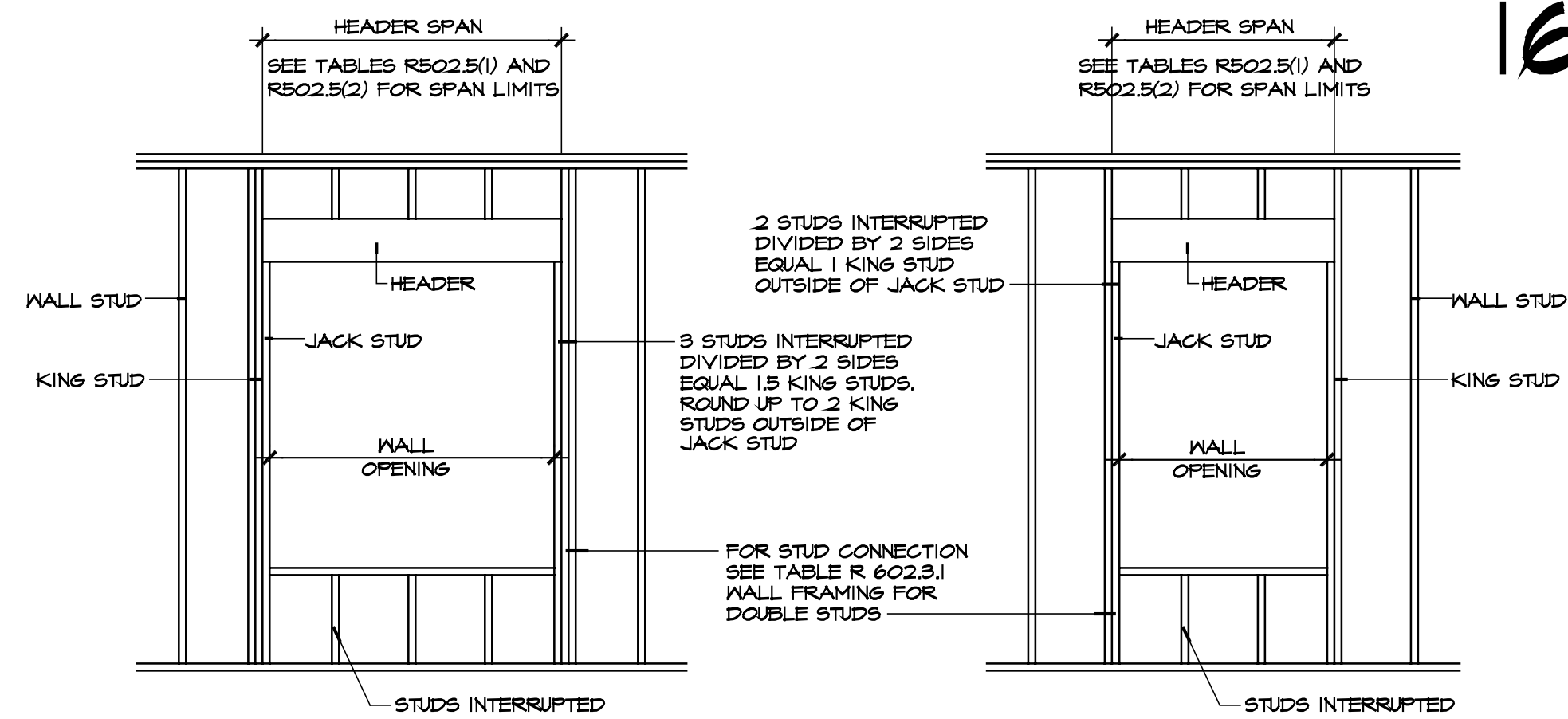
SCOPE	HOMES BY DICKERSON			
	STRUCTURAL ADDENDUM			
LOC:	2 PINEHURST	REV #	REF PROJ #	DATE

ENG:	TRB/MEB
DATE:	7/9/2025

PLAN
FAIRFIELD

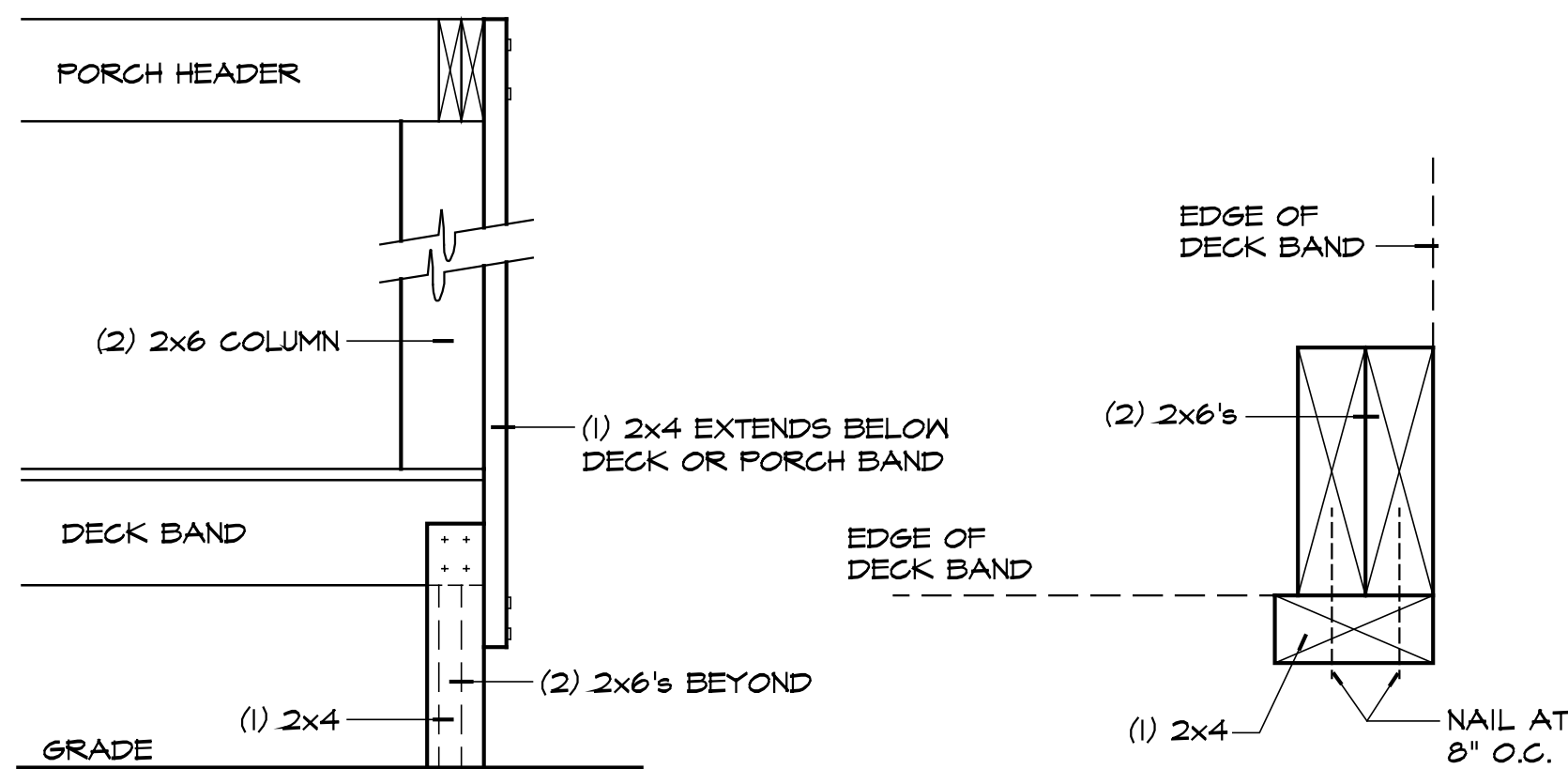
PROJECT NO.
25-27-082

SHEET NO.
SPECS
8 of 8



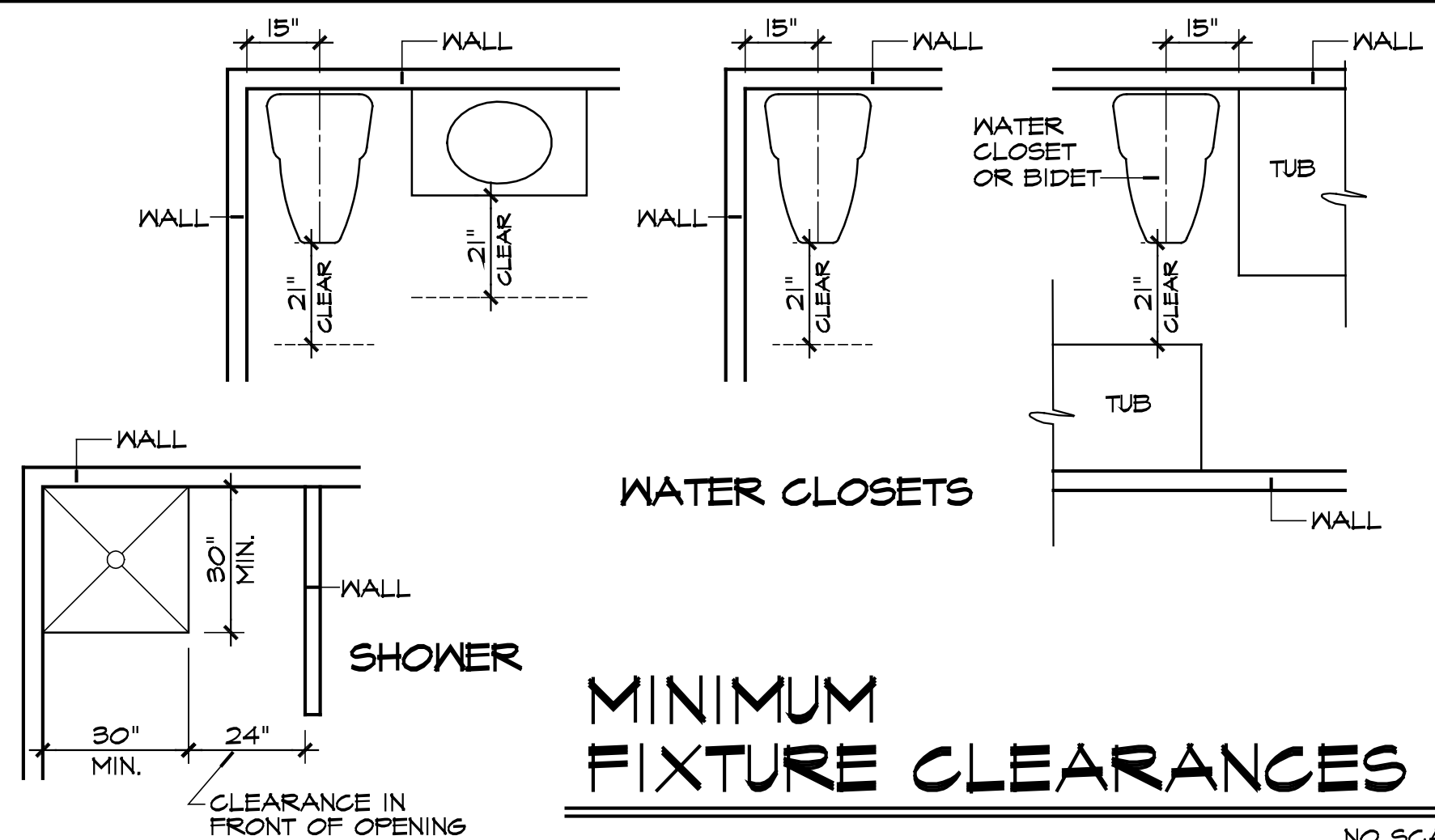
PLACEMENT OF KING STUDS

NO SCALE

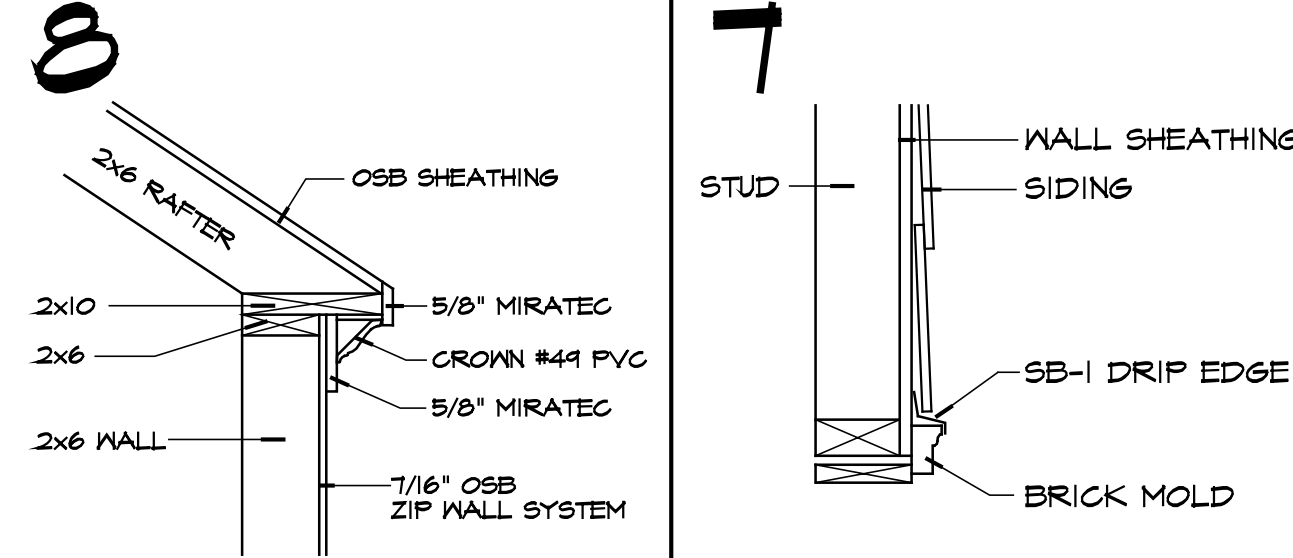


STIFF KNEE DETAIL

NO SCALE

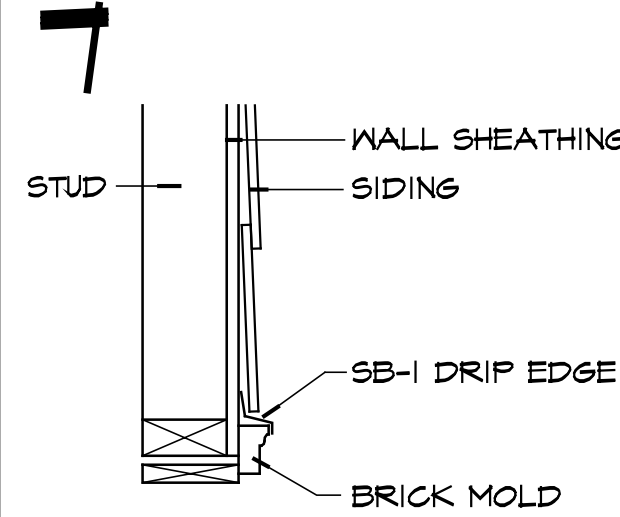


LOCATION	INSULATION TYPE	R-VALUE
FLAT CEILING	FIBERGLASS BATT / BLOWN FIBERGLASS	R 38
FLAT CEILING / WALK-UP ATTIC	FIBERGLASS BATT	R 30
VAULTED CEILING	FIBERGLASS BATT	R 30
WALLS	FIBERGLASS BATT	R 19
FLOORS	FIBERGLASS BATT	R 19
FLOOR OVER GARAGE	FIBERGLASS BATT	R 30
CRAWLSPACE / BASEMENT WALL	FIBERGLASS BATT	R 10



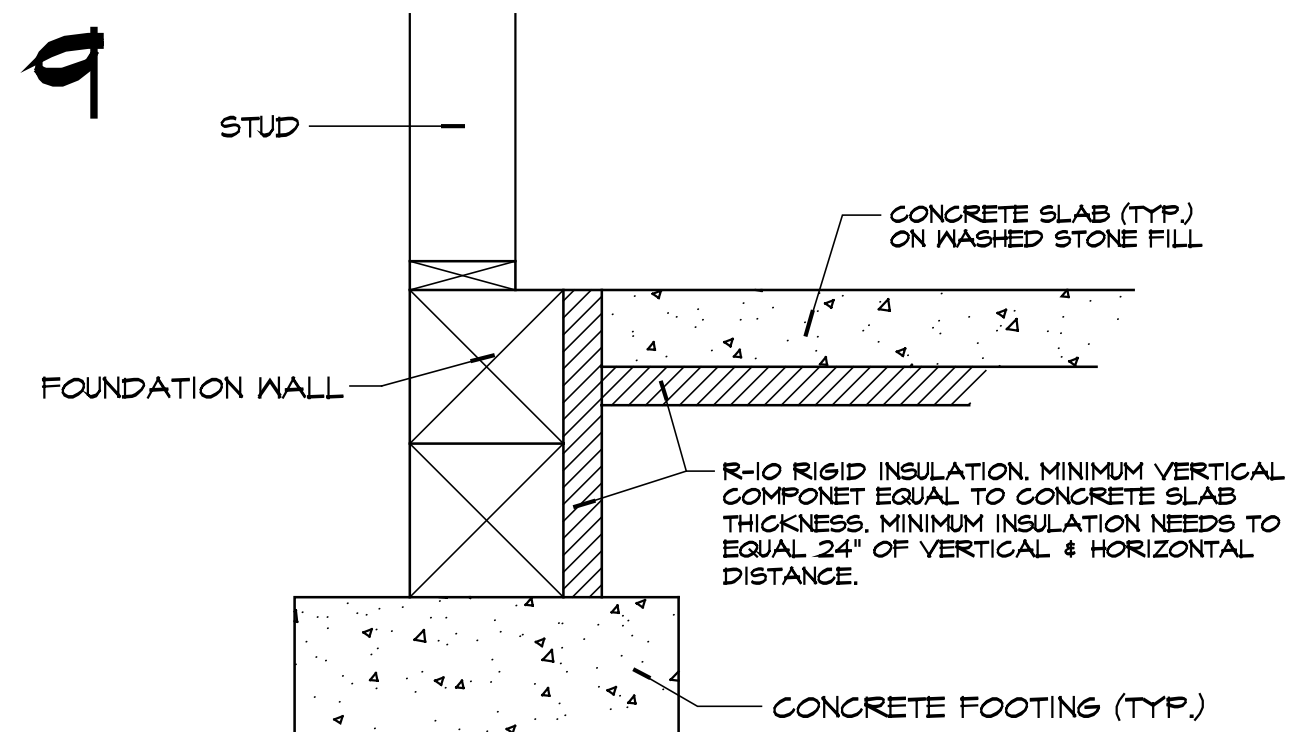
DORMER DETAIL

NO SCALE



WINDOW HEAD

SCALE: 1 1/2"=1'-0"

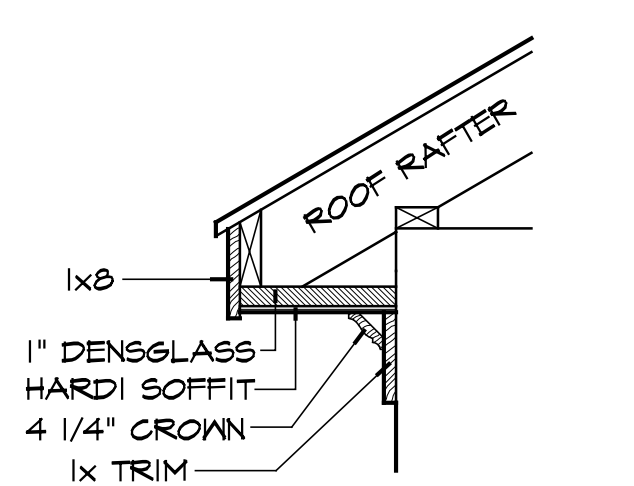


STEM WALL INSULATION DETAIL

NO SCALE

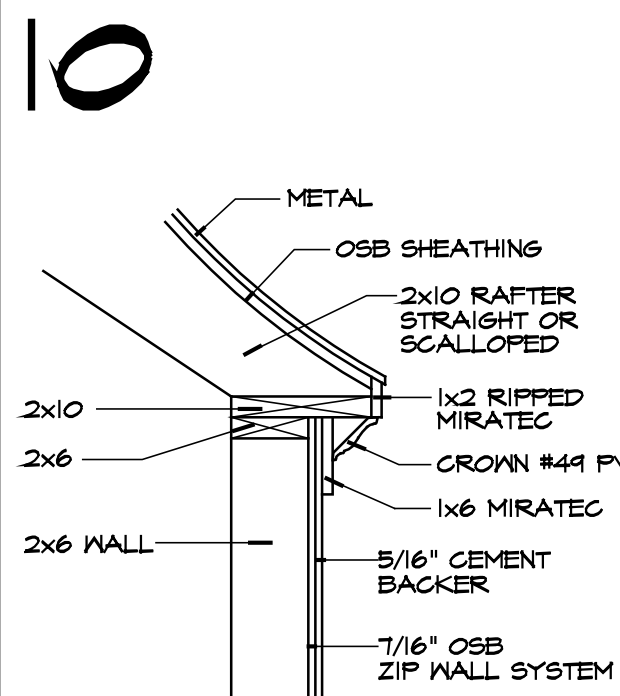
11 REQUIRED FOR HOMES WITH LESS THAN 3' FROM ROOF OVERHANG TO PROPERTY LINE.

ROOF VENTILATION REQUIREMENTS TO BE CONFIRMED PER R206.2



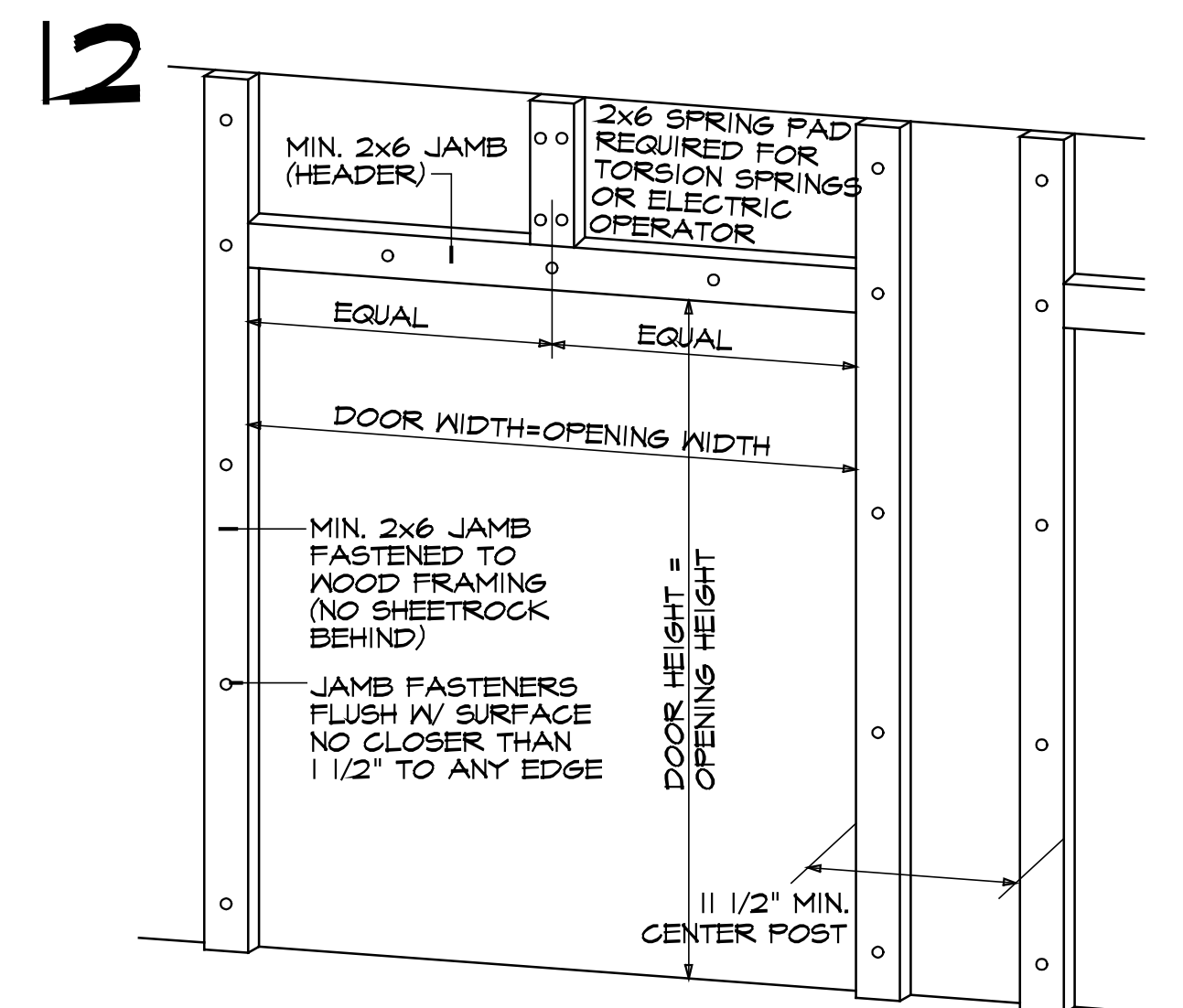
FIRE SOFFIT DETAIL

NO SCALE



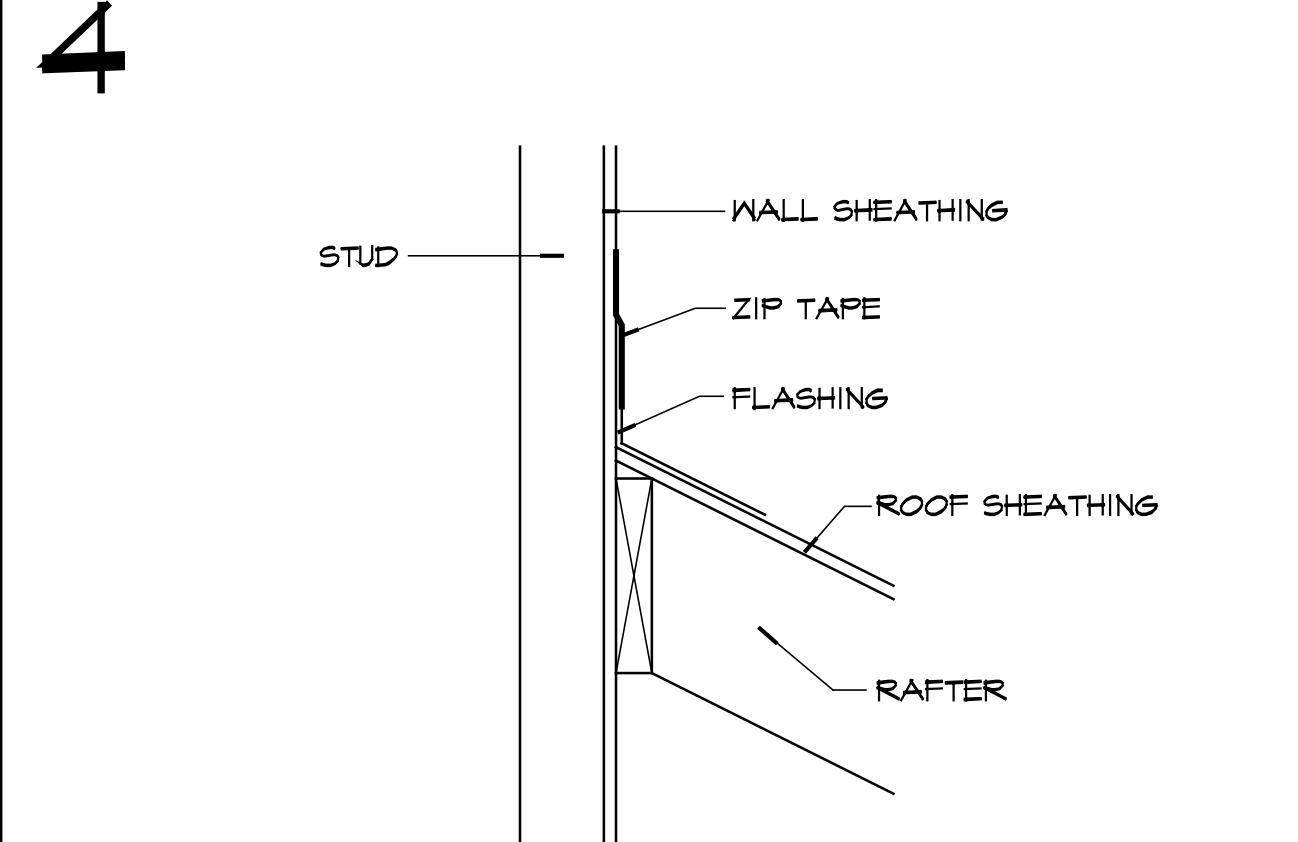
BAY OR FIREPLACE

NO SCALE



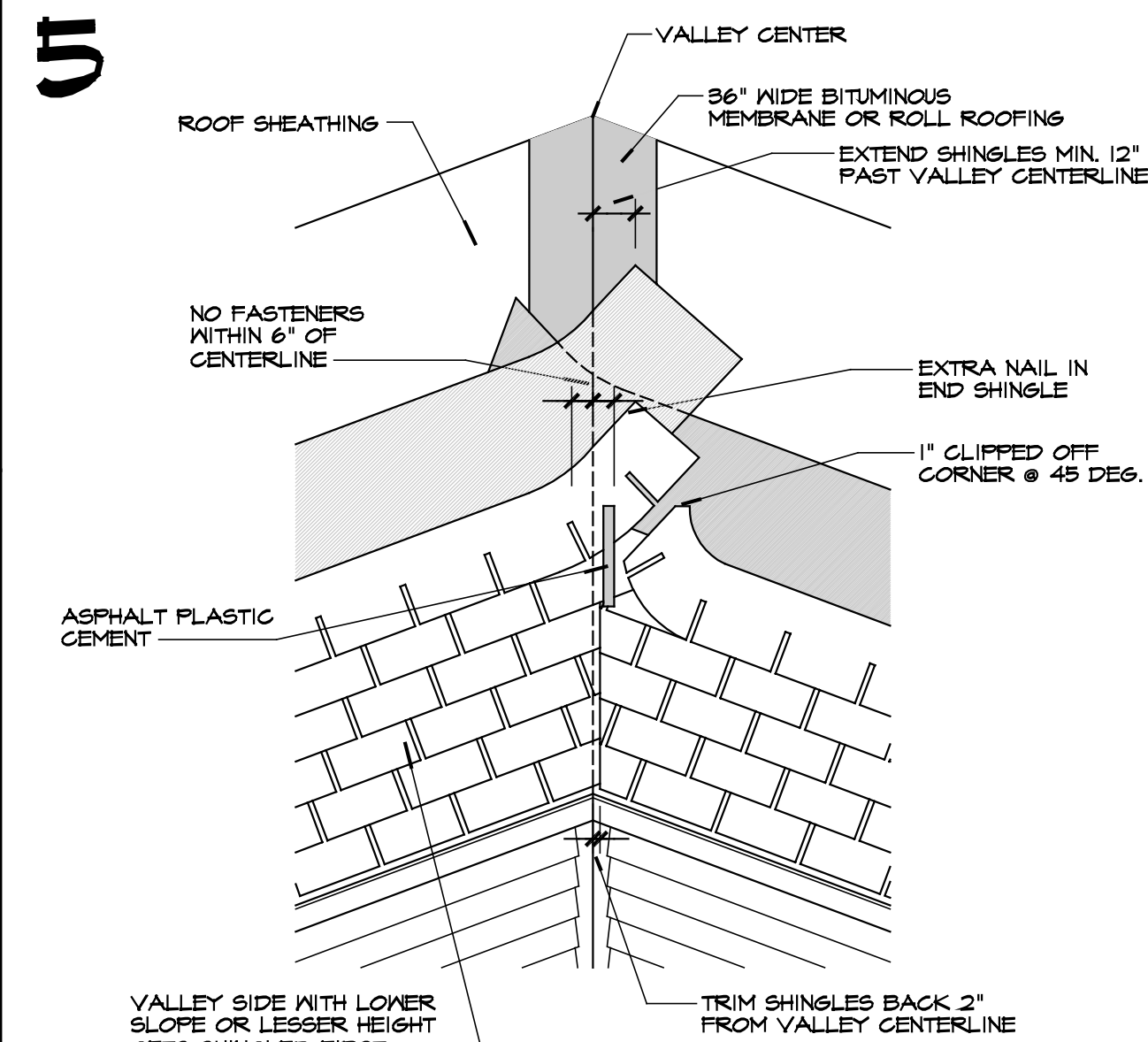
JAMB & SPRING PAD

NO SCALE



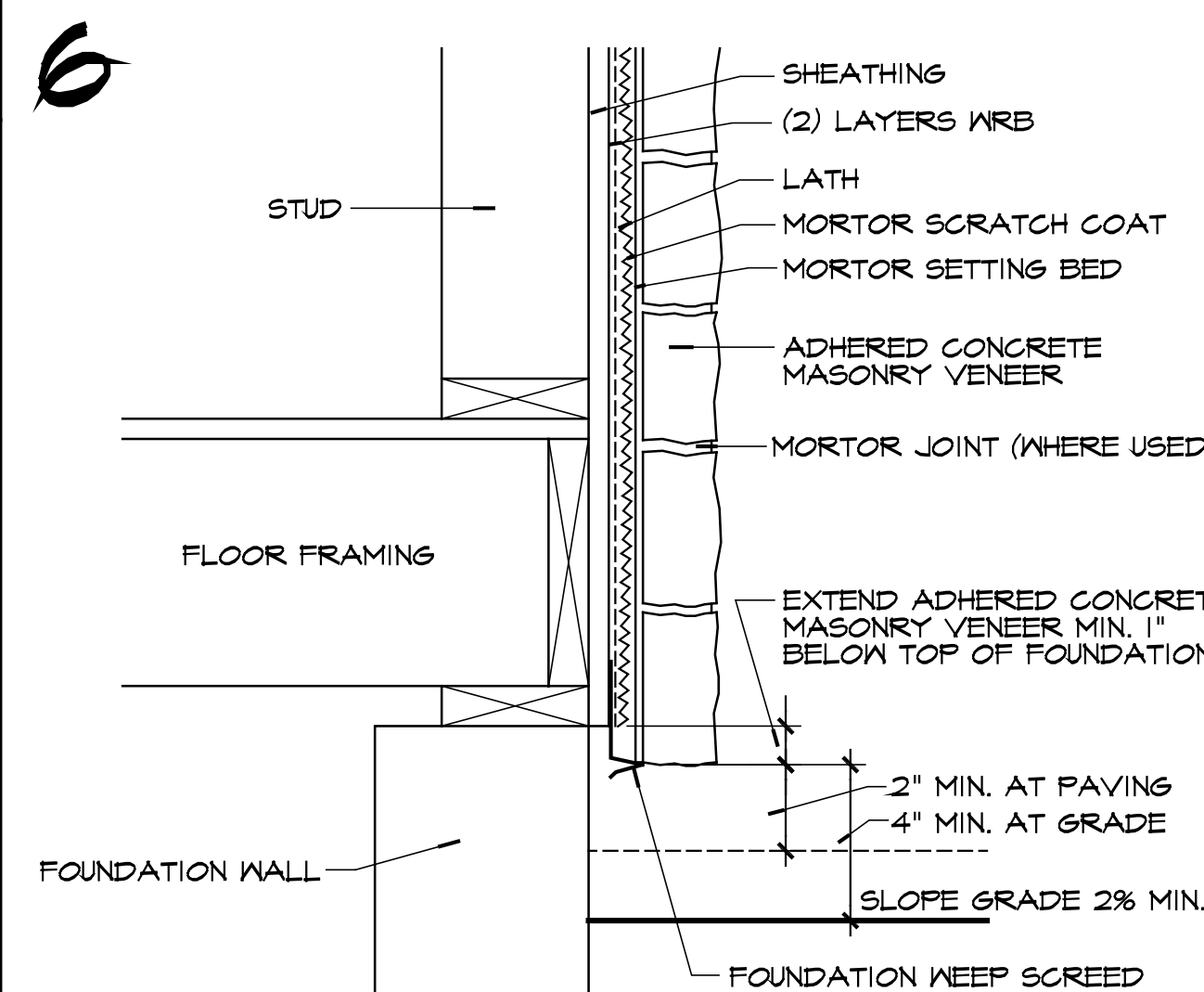
FLASHING AT WALL/ ROOF CONNECTION

SCALE: 1 1/2"=1'-0"



CLOSED-CUT VALLEY

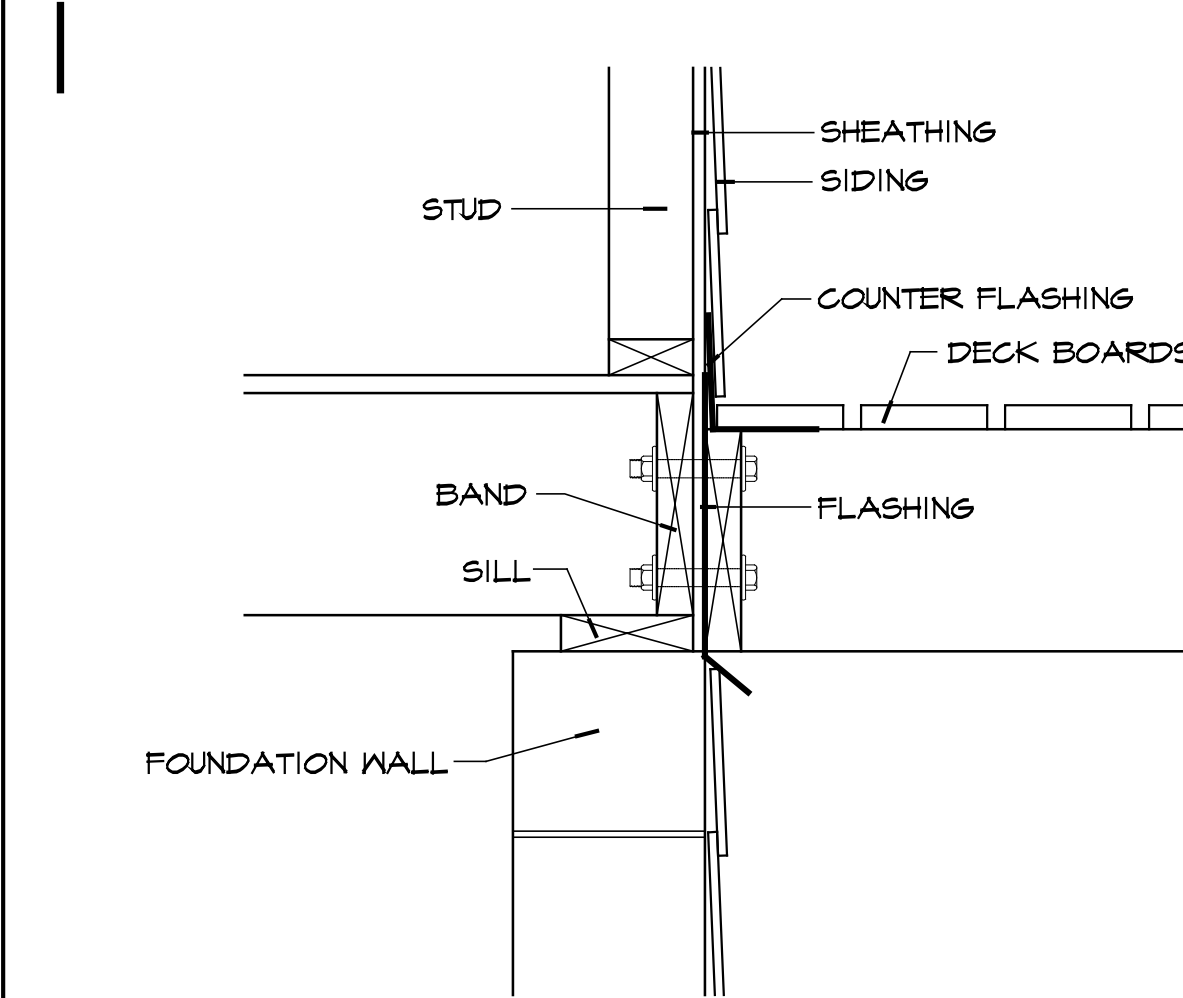
NO SCALE



STONE CLEARANCE DETAIL

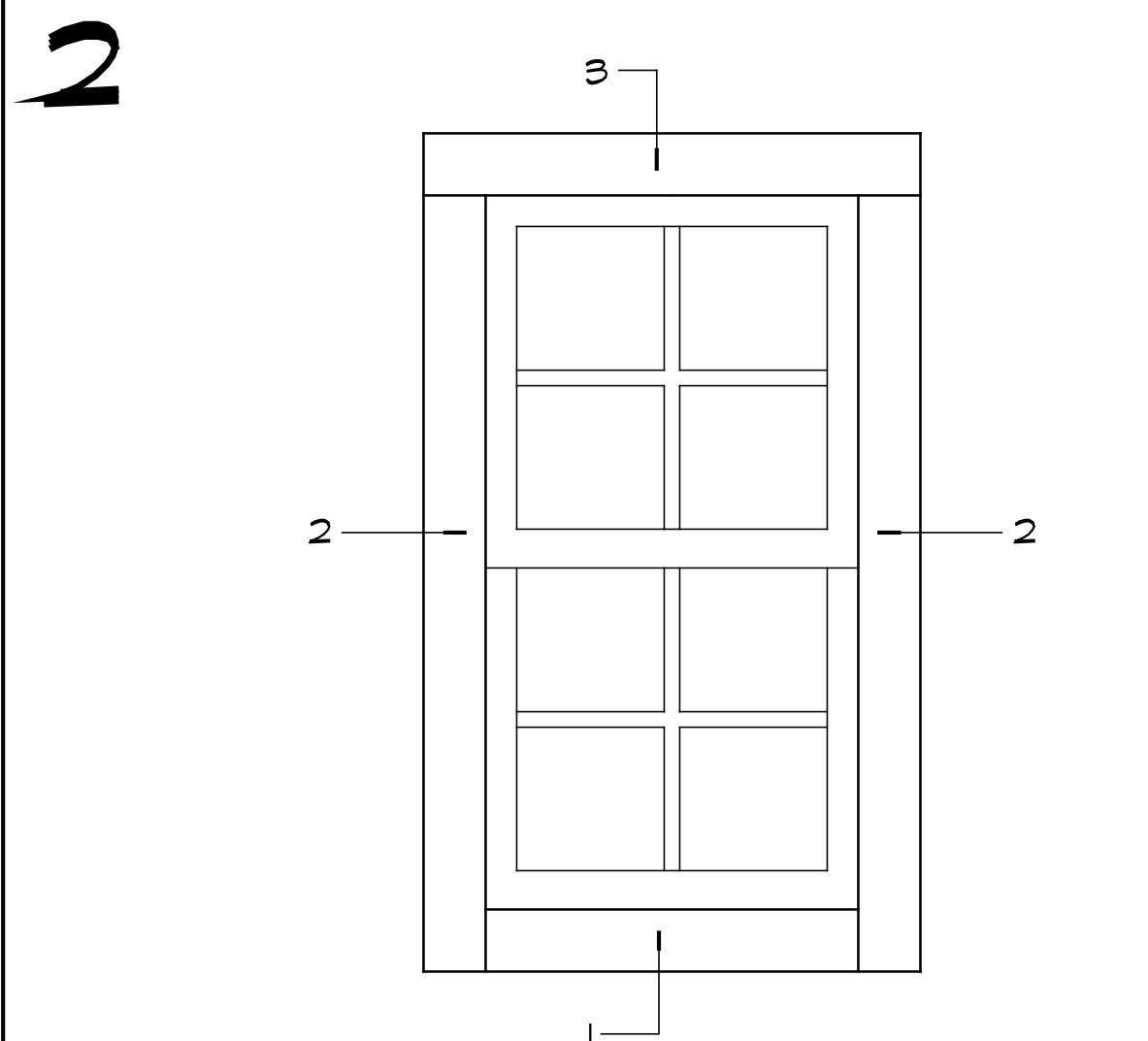
NO SCALE

A MIN. 4" GAP IS REQUIRED AT THE BASE OF THE STUD WALL TO GRADE AND A MIN. 2" GAP IS REQUIRED AT THE BASE OF THE STUD WALL TO A PAVED SURFACE



FLASHING AT DECK

SCALE: 1 1/2"=1'-0"



WINDOW TAPING DETAIL

NO SCALE

TABLE R 302.6
DWELLING / GARAGE SEPERATION

FROM THE RESIDENCE AND ATTICS	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE
FROM ALL HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE (S) SUPPORTING FLOOR/ CEILING ASSEMBLIES USED FOR SEPERATION REQUIRED BY THIS SECTION	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN 1/2 INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

WINDOW HEIGHT NOTE:

WINDOW SILL HEIGHTS AND FALL PROTECTION TO BE DETERMINED BY CODE SECTION 612.2

GENERAL NOTES:
1. THESE DRAWINGS REPRESENT LIMITED SCOPE INFORMATION AND AS SUCH IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY INFORMATION FROM THE APPROPRIATE AGENCIES AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
2. EXACT SIZE AND REINFORCEMENT OF ALL CONC. FOOTINGS MUST BE DETERMINED BY LOCAL SOIL CONDITIONS AND ACCEPTABLE PRACTICES OF CONSTRUCTION. VERIFY DESIGN WITH LOCAL ENGINEER. ALL BEAM SIZES TO BE DETERMINED BY LOCAL ENGINEER.
3. OWNER AND CONTRACTOR SHALL CALL OUT ALL SPECIFIED ITEMS IN CONTRACT FORM TO PROPERLY QUALIFY THE FINISHES AND MATERIAL AGREED UPON.

J. G. CRAIG DESIGNS

(919) 782-1922

7920 VANDEWERE COURT
RALEIGH, N.C. 27615

Jim Craig
06 / 08 / 21

PROJECT NAME :
GENERAL DETAILS
HOMES BY DICKERSON

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GDI
OF 1