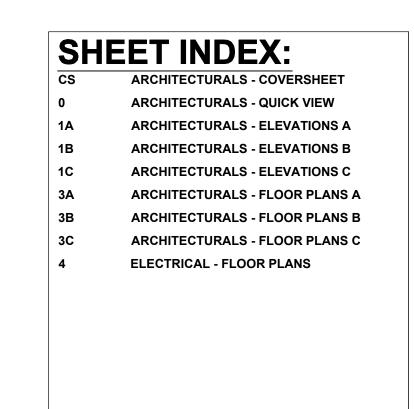
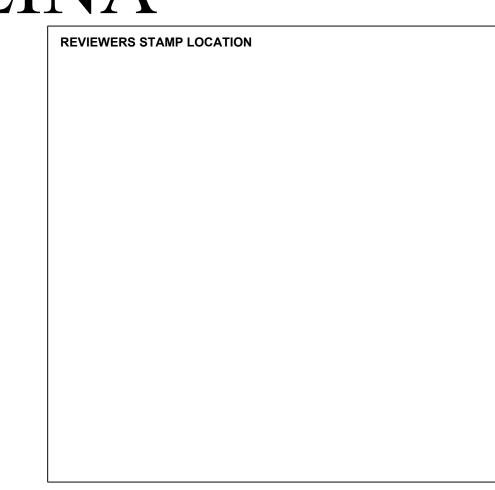
WILMINGTON -A, B,

PLAN ID: 2800 - RIGHT HAND - NORTH CAROLINA

DATE: **REVISION:** 09/18/2017 **INITIAL RELEASE OF PLANS** 10/20/2017 **CLIENT REVISIONS** 11/01/2017 REMOVED PORCH RAILING FROM ELEVATION 'C' FLATTENED BAR TOP AT KITCHEN **REVISED SIZE OF WINDOW AT BASE OF STAIRS** REVISED MASTER BEDROOM TO OWNER'S BEDROOM 02/07/2018 **ELECTRICAL REVISIONS** 06/11/2018 **CLIENT REVISIONS** 11/14/2018 **CLIENT REVISIONS** 01/09/2019 REVISED CODE REFERENCES 07/23/2019 **CLIENT REVISIONS** 12/13/2019 **CLIENT REVISIONS** 02/28/2020 **CLIENT REVISIONS**



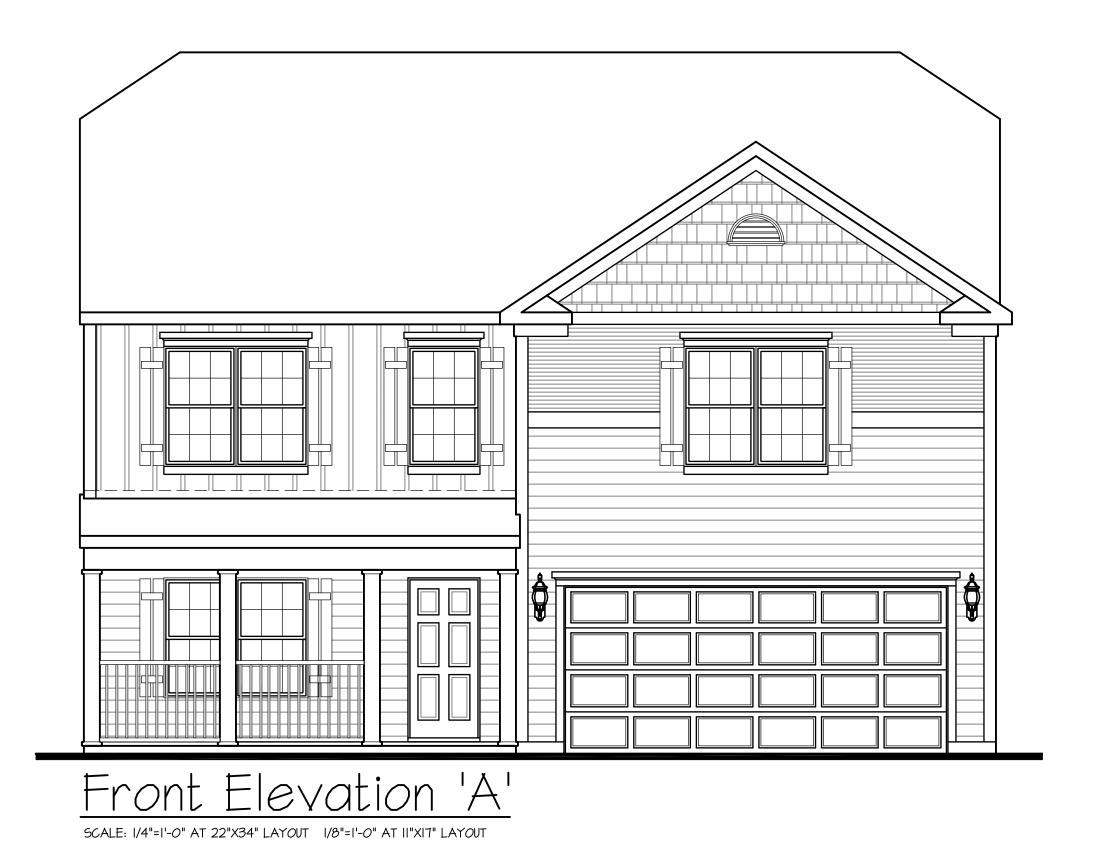


MODEL 'WILMINGTON' SQUARE FOOTAGES AREA Ist FLOOR 2nd FLOOR TOTAL LIVING GARAGE PORCH

ELEV 'C' 1225 SF 1595 SF 2824 SF 72 SF

Mason Ridge Lot 26 123 Charlies Bend Way Spring Lake, NC 28390

CS





Front Elevation 'B'
SCALE: 1/4"=1'-0" AT 22"X34" LAYOUT 1/8"=1'-0" AT 11"X17" LAYOUT



'WILMINGTON'

VIEW

QUICK

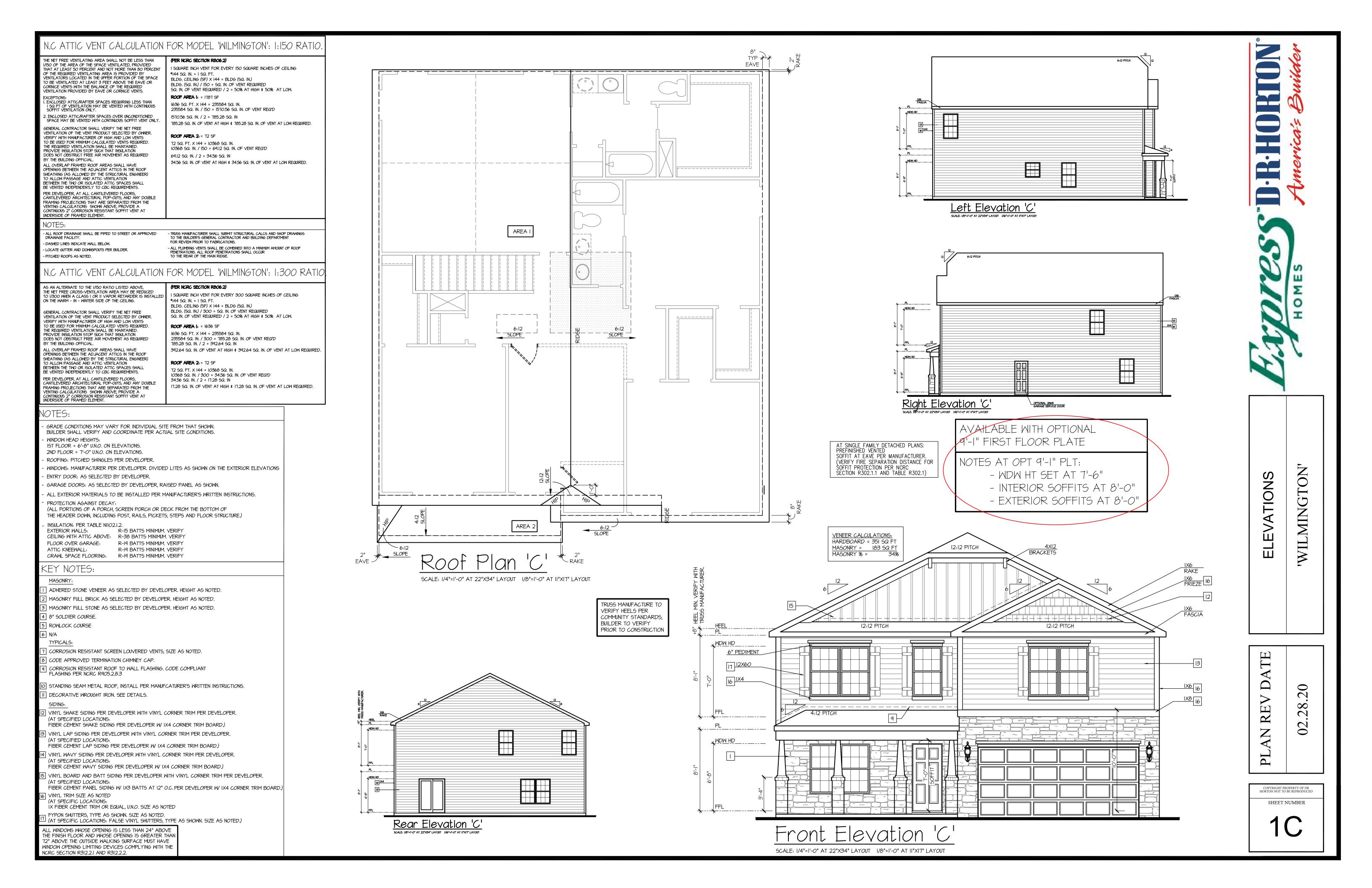
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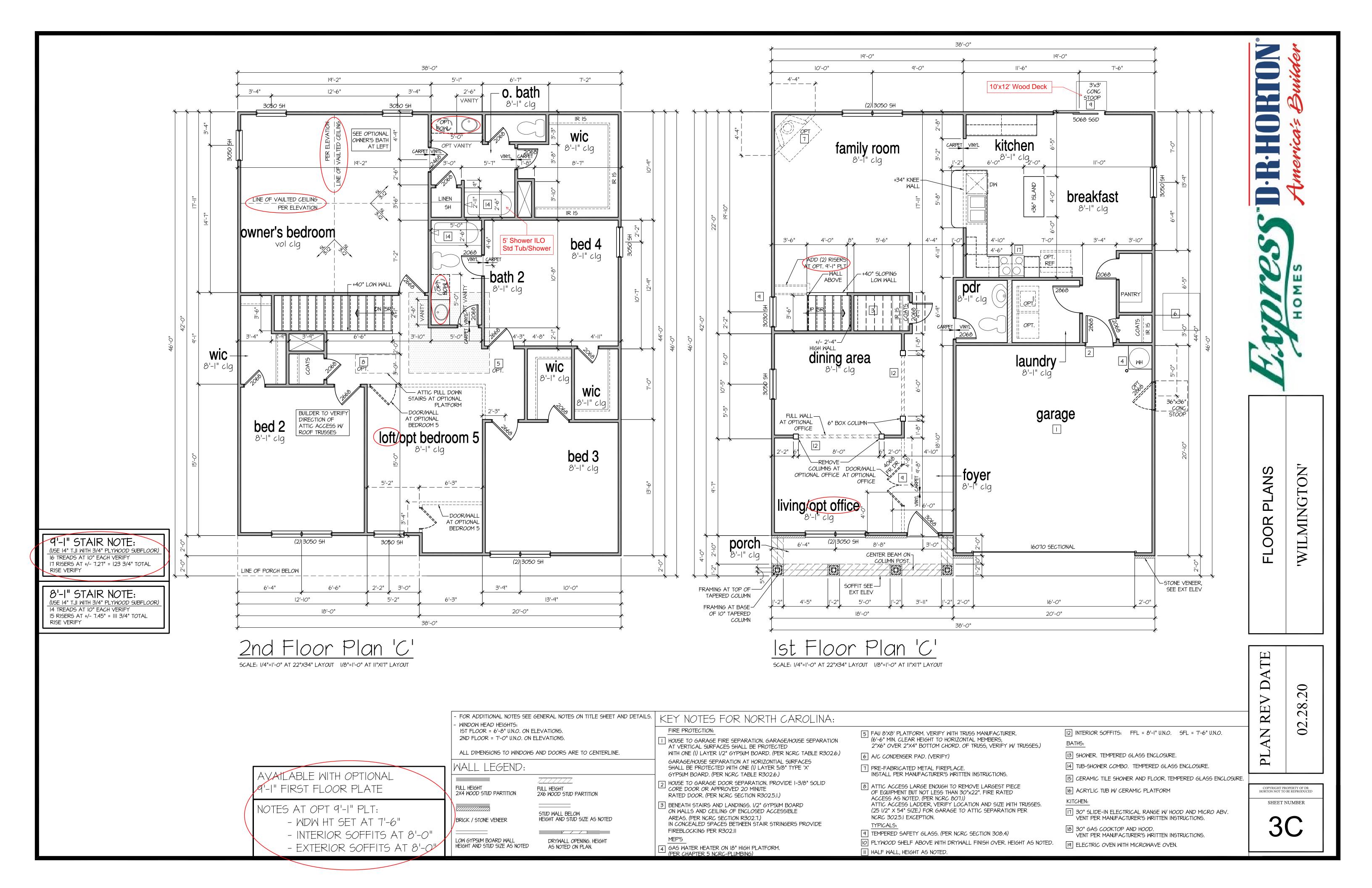
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SHEET NUMBER







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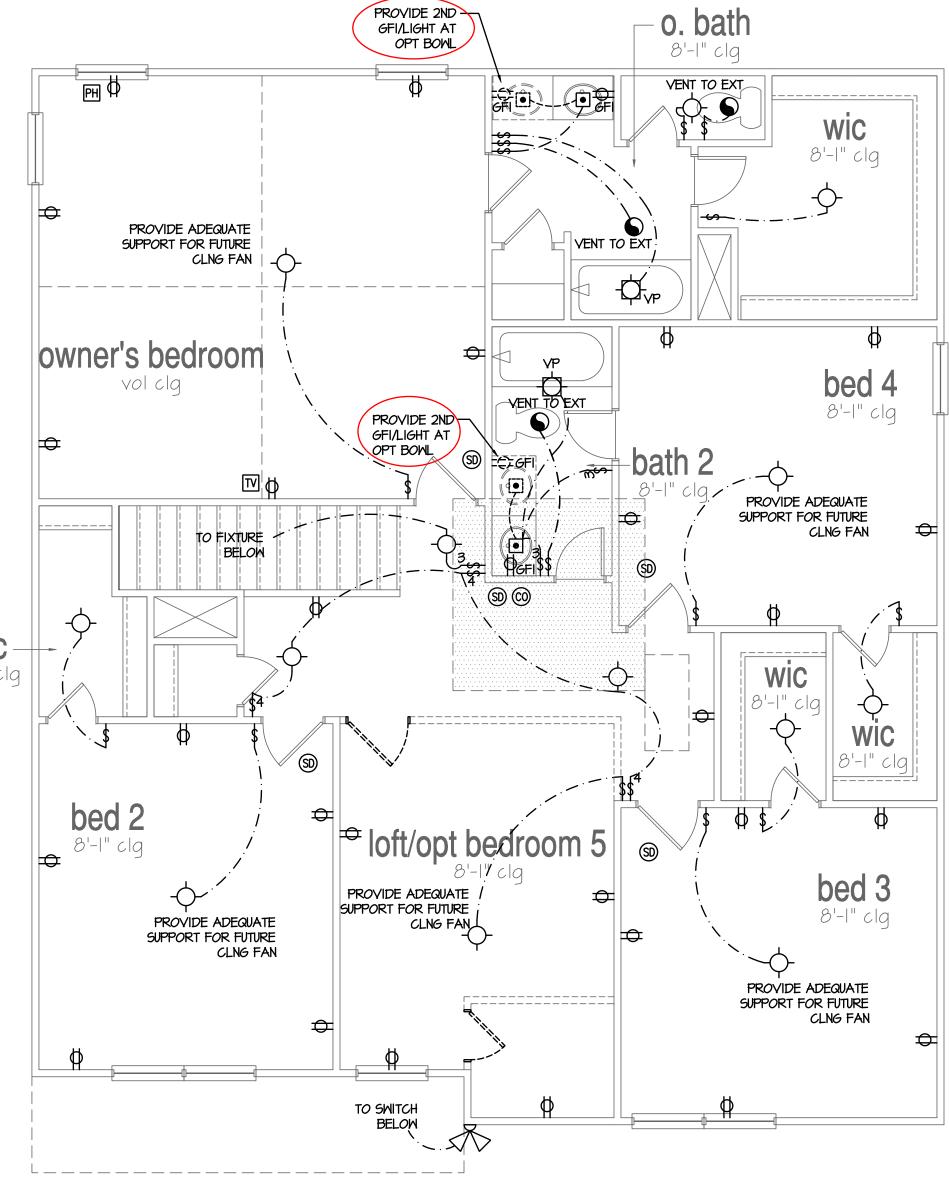
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ALL ELEVATIONS

ARE SIMILAR

SHEET NUMBER



PROVIDE ADEQUATE SUPPORT FOR FUTURE CLNG FAN ABOVE FOR HOOD/ **€** 220∨ A/C DISCONNECT, |TO|FIXTURE ABOVE PROVIDE WP/GFI PER LOCAL CODE dining area KEYLESS T KEYLESS T PREWIRE ONLY <u>NOTE:</u> SIZE SERVICE PANEL PER BUILDERS SPECIFICATIONS AND LOCAL CODES 8'-1" clq COACH LIGHT, COACH LIGHT, CENTERLINE 6'-0" CENTERLINE 6'-0" TO FLOOD **ABOVE**

2nd Floor Plan 'A'

Ist Floor Plan 'A' SCALE: I/4"=I'-0" AT 22"X34" LAYOUT I/8"=I'-0" AT II"XI7" LAYOUT

porch

wic PROVIDE GROUNDING ELECTRICAL ROD PER LOCAL CODES. PROVIDE AND INSTALL ARC FAULT CIRCUIT-INTERRUPTERS (AFCI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS. FAN/LIGHTS IN WET/DAMP LOCATIONS SHALL BE LABLED "SUITABLE FOR WET OR DAMP LOCATIONS." OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND PLACEMENT. PROVIDE AND INSTALL LOCALLY CERTIFIED SMOKE DETECTORS AND CO2 DETECTORS AS REQUIRED BY NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRICAL CODE (NEC) AND MEETING THE REQUIREMENTS OF ALL GOVERNING CODES. ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS. HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS ALL ELECTRICAL AND MECHANICAL EQUIPMENT (FURNACES, A/C UNITS, ELECTRICAL PANELS, SANITARY SUMP PITS, DRAIN TILE SUMP, AND WATER HEATERS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS. PROVIDE POWER, LIGHT AND SWITCH AS REQUIRED FOR ATTIC FURNACE PER CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE

WALL MOUNTED INCANDESCENT LIGHT FIXTURE

EXHAUST FAN (VENT TO EXTERIOR)

EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)

(PROVIDE ADEQUATE SUPPORT)

FLUORESCENT LIGHT FIXTURE

CEILING FAN WITH INCANDESCENT LIGHT FIXTURE (PROVIDE ADEQUATE SUPPORT)

→ GAS SUPPLY WITH VALVE

CM 1/4" WATER STUB OUT

WALL SCONCE

HB HOSE BIBB

TECH HUB SYSTEM

CEILING FAN

RECESSED INCANDESCENT LIGHT FIXTURE
(VP) = VAPOR PROOF

CEILING MOUNTED LED LIGHT FIXTURE (VP) = VAPOR PROOF

LEGEND:

DUPLEX OUTLET

\$\psi 220\ \text{ 220 \text{ \text{\text{OLT \text{\text{\text{OUTLET}}}}}}\]

WALL SWITCH

THREE-WAY SWITCH

FOUR-WAY SWITCH

PUSHBUTTON SWITCH

IIOV SMOKE ALARM

W BATTERY BACKUP

IIOV SMOKE ALARM CO2 DETECTOR COMBO

THERMOSTAT

TELEPHONE

TELEVISION

ELECTRIC PANEL

ELECTRIC METER

DISCONNECT SWITCH

CHIMES

СН

PH

ØWP/GFI WEATHERPROOF GFI DUPLEX OUTLET

GROUND-FAULT CIRCUIT-INTERRUPTER DUPLEX OUTLET

REINFORCED JUNCTION BOX

HALF-SWITCHED DUPLEX OUTLET

8'-1" clq

DESIGN SPECIFICATIONS:

Construction Type: Commerical \square Residential \boxtimes

Applicable Building Codes:

2018 North Carolina Residential Building Code with All Local Amendments
 ASCE 7—10: Minimum Design Loads for Buildings and Other Structures

Design Loads: 1. Roof L

Roof Live Loads	
1.1. Conventional 2x	20 PSF
1.2. Truss	20 PSF
1.2.1. Attic Truss	60 PSF
Roof Dead Loads	
2.1. Conventional 2x	10 PSF
2.2. Truss	20 PSF
Snow	15 PSF
3.1. Importance Factor	1.0
Floor Live Loads	

3.1. Importance Factor	1.0
4. Floor Live Loads	
4.1. Typ. Dwelling	40 PSF
4.2. Sleeping Areas	
4.3. Decks	40 PSF
4.4. Passenger Garage	50 PSF
5. Floor Dead Loads	
5.1. Conventional 2x	10 PSF

5.1. Conventional ZX10 1 51
5.2. I-Joist
5.3. Floor Truss
6. Ultimate Design Wind Speed (3 sec. gust) 130 MPH
6.1. ExposureB
6.2. Importance Factor 1.0
6.3. Wind Base Shear

6.3.1. $\forall x = 6.3.2$. $\forall y = 6.3.2$

Bearing Wall

9. Assumed Soil Bearing Capacity

Component and Cladding (in PSF)					
MEAN ROOF HT.	UP TO 30'	30'1"-35'	35'1"-40'	40'1"-45'	
ZONE 1	16.7,-18.0	17.5,-18.9	18.2,-19.6	18.7,-20.2	
ZONE 2	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5	
ZONE 3	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5	
ZONE 4	18.2,-19.0	19.2,-20.0	19.9,-20.7	20.4,-21.3	
ZONE 5	18.2,-24.0	19.2,-25.2	19.9,-26.1	20.4,-26.9	

8. Seismic

8.1.	Site Class
8.2.	Design Category
8.3.	Importance Factor
8.4.	Seismic Use Group
8.5.	Spectral Response Acceleration 8.5.1. Sms = %g 8.5.2. Sm1 = %g
8.6.	Seismic Base Shear 8.6.1. Vx = 8.6.2. Vy =
8.7.	Basic Structural System (check one)

8.9. Lateral Design Control: Seismic ☐ Wind ☒

UES PROFESSIONAL SOLUTIONS 29, INC

FORMERLY SUMMIT ENGINEERING, LABORATORY, & TESTING INC.

STRUCTURAL PLANS PREPARED FOR:

WILMINGTON - RH

Charlotte, NC 28273

PROJECT ADDRESS:

TBD

OWNER:

DR Horton, Inc.
8001 Arrowridge Blvd.

DESIGNER: GMD Design Group 102 Fountain Brook Circle Suite C Cary, NC 27511

These drawings are to be coordinated with the architectural, mechanical, plumbing, electrical, and civil drawings. This coordination is not the responsibility of the structural engineering of record (SER). Should any discrepancies become apparent, the contractor shall notify UES Professional Solutions 29, Inc. (UES) before construction begins.

PLAN ABBREVIATIONS:

AB	ANCHOR BOLT	PT	PRESSURE TREATED
AFF	ABOVE FINISHED FLOOR	RS	ROOF SUPPORT
CJ	CEILING JOIST	SC	STUD COLUMN
CLR	CLEAR	SJ	SINGLE JOIST
DJ	DOUBLE JOIST	SPF	SPRUCE PINE FIR
DSP	DOUBLE STUD POCKET	SST	SIMPSON STRONG-TIE
EE	EACH END	SYP	SOUTHERN YELLOW PINE
EW	EACH WAY	TJ	TRIPLE JOIST
NTS	NOT TO SCALE	TSP	TRIPLE STUD POCKET
OC	ON CENTER	TYP	TYPICAL
PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
PSI	POUNDS PER SQUARE INCH	WWF	WELDED WIRE FABRIC

Roof truss and floor joist layouts, and their corresponding loading details, were not provided to UES Professional Solutions 29, Inc. (UES) prior to the initial design. Therefore, truss and joist directions were assumed based on the information provided by <u>DR Horton, Inc.</u> Subsequent plan revisions based on roof truss and floor joist layouts shall be noted in the revision list, indicating the date the layouts were provided. Should any discrepancies become apparent, the contractor shall notify UES immediately.

SHEET LIST:

Sheet No.	Description		
CS1	Cover Sheet, Specifications, Revisions		
S1.0m	Monolithic Slab Foundation		
S1.0s	Stem Wall Foundation		
S1.0c	Crawl Space Foundation		
S1.0b	Basement Foundation		
S2.0	Basement Plan		
S3.0	First Floor Plan		
S4.0	Second Floor Plan		
S5.0	Roof Framing Plan		

M	C' and all and
Manager	Signature
Operations	
Operations System	
Operations Product Development	

	WALH C
	PROFESSOLUTION No. F
	SOLUTION No. F

REVISION LIST:

		I	
Revision No.	Date	Project No.	Description
1	5.16.17	12611R	Revised garage slab note. Revised roof overframing. Verified roof truss layouts provided by 84 Lumber on 3.28.11. Verified floor joist layouts provided by 84 Lumber on 8.2.15
2	6.14.17	12611R2	Added stem wall foundation plan
3	4.23.18	17862	Added crawl space foundation plan
4	7.10.18	17862R	Revised per new architectural files dated 6.12.18
5	8.30.18	17862R2	Added dimensions at tapered porch columns
6	10.5.18	17862R3	Included stick framing option at extended porch
7	11.30.18	17862R4	Revised NC version only for 2018 NCRC
8	3.1.21	T0091	Added OX—IS Structural Insulated Sheating Option
9	6.29.21	T0091	Updated OX—IS chart and Stud Change
10	12.18.24	A20117.00 087.000	Update Crawl Space Notes
		007.000	

10121 Pineville Distribution St
Pineville, NC 28134
Office: 704.504.1717
Fax: 704.504.1725
www.teamues.com

UES PROFESSIONAL SOLUTIONS 29, INC.
FORMERLY SUMMIT ENGINEERING,
LABORATORY, & TESTING, INC.

CLIENI: DR Horton, Inc. 8001 Arrowridge Blv Charlotte, NC, 28277;

Ilmington – RH

SEAL 046048

WING

DATE: 12/18/2021

SCALE: 22x34 1/4"=1'-0"
11x17 1/8"=1'-0"

PROJECT #: A20117.00087.000

DRAWN BY: MGC

CHECKED BY: BCP

ORIGINAL INFORMATION
PROJECT # DATE
12611 01/31/20

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



GENERAL STRUCTURAL NOTES:

- 1. The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may revise, alter, or delete any structural aspects of these construction documents without written permission of UES Professional Solutions 29, Inc. (UES) or the SER. For the purposes of these construction documents the SER and UES shall be considered the same entity.
- 2. The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- The SER is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The SER will not be held responsible for the contractor's failure to conform to the contract documents, should any non-conformities
- 4. Any structural elements or details not fully developed on the construction drawings shall be completed under the direction of a licensed professional engineer. These shop drawings shall be submitted to UES for review before any construction begins. The shop drawings will be reviewed for overall compliance as it relates to the structural design of this project. Verification of the shop drawings for dimensions, or for actual field
- conditions, is not the responsibility of the SER or UES.

 5. Verification of assumed field conditions is not the responsibility of the SER. The contractor shall verify the field conditions for accuracy and report any discrepancies to UES before construction begins.
- 6. The SER is not responsible for any secondary structural elements or non—structural elements, except for the elements specifically noted on the structural drawings.

 7. This structure and all construction shall conform to all
- applicable sections of the international residential code.

 This structure and all construction shall conform to all applicable sections of the international residential code.

 This structure and all construction shall conform to all applicable sections of local building codes.
- applicable sections of local building codes.

 9. All structural assemblies are to meet or exceed to requirements of the current local building code.
- 10. The Structural Engineer of Record's (SER) seal applies to structural components only. The SER's seal does not certify dimensional accuracy or architectural layout, including roof geometry. UES Professional Solutions 29, Inc. (UES) nor the SER assumes no liability for changes made to sealed drawings by others, construction methods, or any deviation from these plans. The SER shall be notified prior to construction if any
- discrepancies are noted on the plans.

 11. All sealed structural drawings shall have a signed and dated seal to be valid and are limited to the following
- A. If these structural drawings are issued as part of a master—plan set intended to be used for mass development, these drawings shall be valid for a period of two (2) years from the date on the seal, or if any code required updates are placed in effect by the governing jurisdiction.
- B. If these structural drawings are not issued as part of a master plan set intended for mass development, these drawings are valid for a conditional one time use for the lot of the address specified within the title block.
- 12. UES Professional Solutions 29, Inc. (UES) as its option, may create a set of standard details for a client that are referenced within our drawings. Any details created by UES whether specific to one plan or as part of a "Standard Detail" package are only valid with use of drawings created by UES Professional Solutions 29, Inc. (UES) and shall not be used with any other drawings or for any other construction purposes.

FOUNDATIONS:

- 1. The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER
- must be contacted before proceeding.

 2. The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
- 3. Any fill shall be placed under the direction or recommendation of a licensed professional engineer.
- 4. The resulting soil shall be compacted to a minimum of 95% maximum dry density.
- 95% maximum dry density.

 5. Excavations of footings shall be lined temporarily with a
 6 mil polyethylene membrane if placement of concrete
- does not occur within 24 hours of excavation.

 6. No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.

STRUCTURAL STEEL:

- 1. Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions
- Structural steel shall receive one coat of shop applied rust—inhibitive paint.
- All steel shall have a minimum yield stress (F_y) of 36 ksi unless otherwise noted.
- 4. Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D1.1. Electrodes and consumables for both shop and field welding shall be 70ksi. All welding shall be performed by a certified welder per the above standards.

CONCRETE:

- 1. Concrete shall be nominal weight concrete with no aggregate larger than 3/4" and a minimum compressive strength (f'c) at 28 days of 3000 psi, unless otherwise noted on the plan.
- 2. Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
- 3. Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows:

 3.1. Footings: 5%
- 3.2. Exterior Slabs: 5%
 No admixtures shall be added to any str
- 4. No admixtures shall be added to any structural concrete without written permission of the SER.
- 5. Concrete slabs—on—grade shall be constructed in accordance with the latest version of ACI 302.1: "Guide for Concrete Slab and Slab Construction".
- 6. The concrete slab—on—grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
- 7. Control or saw cut joints shall be spaced in interior slabs—on—grade at a maximum of 15'—0" O.C. and in exterior slabs—on—grade at a maximum of 10'—0" unless otherwise noted.
- Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished
- 9. Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut

10. All welded wire fabric (W.W.F.) for concrete slabs—on—grade shall be placed at mid—depth of slab. The W.W.F. shall be securely supported during the concrete pour.

CONCRETE REINFORCEMENT:

- 1. Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs—on—grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
- Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- 3. Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (1.5 pounds per cubic yard)
- 4. Fibermesh shall comply with ASTM C1116, any local building code requirements, and shall meet or exceed the current industry standard.
- 5. Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.6. Detailing, fabrication, and placement of reinforcing
- 6. Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 315: "Manual of Standard Practice for Detailing Concrete Structures"
- 7. Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/spacing as the horizontal reinforcement with a class B tension splice.
- 8. Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.
- Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
 Where reinforcing steel is required vertically, dowels shall
- WOOD FRAMING:

 1. Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Southern—Yellow—Pine
- (SYP) #2.2. LVL or PSL engineered wood shall have the following minimum design values:
 - 2.1. E = 1,900,000 psi2.2. Fb = 2600 psi2.3. Fv = 285 psi

be provided unless otherwise noted.

- 2.4. Fc = 700 psi

 3. Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other moisture exposed wood shall be
- treated in accordance with AWPA standard C-2
 4. Nails shall be common wire nails unless otherwise noted.
- 5. Lag screws shall conform to ANSI/ASME standard B18.2.1—1981. Lead holes for lag screws shall be in
- accordance with NDS specifications.

 6. All beams shall have full bearing on supporting framing
- members unless otherwise noted.

 7. Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.

- 8. Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
- 9. Multi-ply beams shall have each ply attached with (3) 12d nails @ 12" O.C.
- 10. Four and five ply beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 16" O.C. unless noted otherwise.
- 11. All fasteners that will be exposed to the elements shall be hot dipped galvanized.

WOOD TRUSSES:

- 1. The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses.
- 2. The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures." (ASCE 7—16), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to
- the trusses.

 3. The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction." (NDS) and "Design Specification for Metal Plate Connected Wood Trusses."
- 4. The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB—91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
- 5. Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

EXTERIOR WOOD FRAMED DECKS:

Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.

WOOD STRUCTURAL PANELS:

- 1. Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
- All structurally required wood sheathing shall bear the mark of the APA.
- 3. Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.

- 4. Roof sheathing shall be APA rated sheathing exposure 1 or 2. Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with (1)—8d CC nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- 5. Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)—8d CC ringshank nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- 6. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

STRUCTURAL FIBERBOARD PANELS:

- 1. Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
- 2. All structurally required fiberboard sheathing shall bear the mark of the AFA.
- 3. Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall
- bracing notes in plan set for more information.

 4. Sheathing shall have a 1/8" gap at panel ends and edges are recommended in accordance with the AFA.

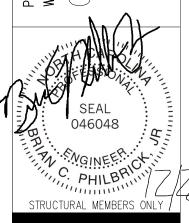


10121 Pineville Distribution St Pineville, NC 28134 Office: 704.504.1717 Fax: 704.504.1125



CLIENT: DR Horton, Inc. 8001 Arrowridge Blvd Charlotte NC 28273

OJECT: mington — RH



RAWNG

DATE: 12/18/2021

SCALE: 22x34 1/4"=1'-0"
11x17 1/8"=1'-0"

PROJECT #: A20117.00087.000

DRAWN BY: MGC

CHECKED BY: BCP

ORIGINAL INFORMATION
PROJECT # DATE
12611 01/31/2

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET

CS2

FOUNDATION NOTES:

- 1. FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL
- AMENDMENTS. 2. STRUCTURAL CONCRETE TO BE $F_c = 3000$ PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
- 3. FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
- 4. FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
- 5. FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY.
- 6. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R404.1 OF THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- 7. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
- 8. PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
- 9. PROVIDED PERIMETER INSULATION FOR ALL FOUNDATIONS PER 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- 10. CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
- 11. CRAWL SPACE TO BE GRADED LEVEL, AND CLEARED OF ALL DEBRIS. 8. FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- 9. ABBREVIATIONS:

DJ = DOUBLE JOIST SJ = SINGLE JOIST GT = GIRDER TRUSS FT = FLOOR TRUSSSC = STUD COLUMNDR = DOUBLE RAFTER EE = EACH ENDTR = TRIPLE RAFTER TJ = TRIPLE JOIST OC = ON CENTERCL = CENTER LINEPL = POINT LOAD

- 10. ALL PIERS TO BE 16"x16" MASONRY AND ALL PILASTERS TO BE 8"x16" MASONRY, TYPICAL. (UNO)
- 11. WALL FOOTINGS TO BE CONTINUOUS CONCRETE, SIZES PER STRUCTURAL PLAN. 12. A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE. IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, UES PROFESSIONAL SOLUTIONS 29, INC. (UES) MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
- 13. ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLDOWNS. ADDITIONAL INFORMATION PER SECTION R602.10.8 AND FIGURES R602.10.6.5, R602.10.7, R602.10.8(1) AND R602.10.8(2) OF THE 2015 IRC

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FRAMING AND NOT BRICK VENEER, UNO

NOTE: A 4" CRUSHED STONE BASE COURSE IS NOT REQUIRED WHEN SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP PER TABLE R405.1

REINFORCE GARAGE PORTAL WALLS PER FIGURE R602.10.9 OF THE 2015 IRC.

BEAM POCKETS MAY BE SUBSTITUTED FOR MASONRY PILASTERS AT GIRDER ENDS. BEAM POCKETS SHALL HAVE A MINIMUM 4" SOLID MASONRY BEARING.

NOTE: REDUCE JOIST SPACING UNDER TILE FLOORS, GRANITE COUNTERTOPS AND/OR ISLANDS.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY <u>DR HORTON</u> COMPLETED/REVISED ON <u>02/28/2020</u>. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY UES PROFESSIONAL SOLUTIONS 29, INC. (UES) IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. UES PROFESSIONAL SOLUTIONS 29, INC. (UES) CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY

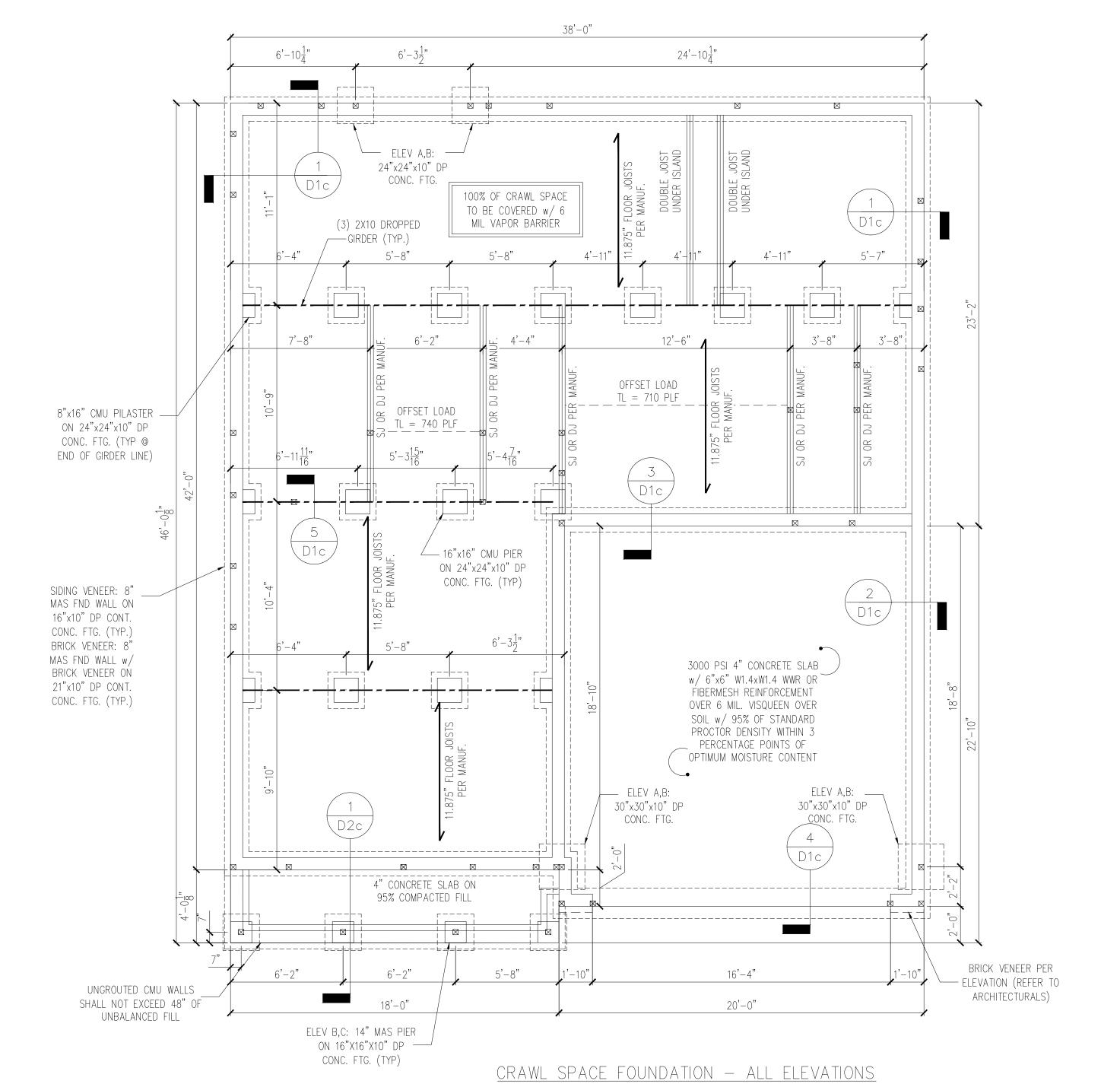
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

CRAWL SPACE FOUNDATION PLAN SCALE: 1/4"=1'-0" ON 22"x34" OR 1/8"=1'-0" ON 11"x17"

18"x24" MIN. CRAWL SPACE ACCESS DOOR TO BE LOCATED IN FIELD PER BUILDER. PROVIDE MIN. (2) 2x10 HEADER OVER DOOR w/ MIN. 4" BEARING EACH END. AVOID SHOWN POINT LOADS.

DECK FLOOR JOISTS SHALL BE SPACED AT MAX. 12" ON CENTER WHEN DECKING INSTALLED DIAGONALLY



FORMERLY SUMMIT ENGINEERING, LABORATORY, & TESTING, INC.

10121 Pineville Distribution St Pineville, NC 28134 Office: 704.504.1717 Fax: 704.504.1125



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STRUCTURAL MEMBERS ONL

DATE: 12/18/2021 SCALE: 22x34 1/4"=1'-0" 11x17 1/8"=1'-0" PROJECT #: A20117.00087.000

DRAWN BY: MGC

CHECKED BY: BCP

ORIGINAL INFORMATION PROJECT #

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

S1.0c

REQUIRED BRACED WALL PANEL CONNECTIONS					
			REQUIRED CONNECTION		
METHOD	MATERIAL	MIN. THICKNESS	@ PANEL EDGES	@ INTERMEDIATE SUPPORTS	
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6"O.C.	6d COMMON NAILS @ 12" O.C.	
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS** @ 7" O.C.	5d COOLER NAILS** @ 7" O.C.	
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6"O.C.	6d COMMON NAILS @ 12" O.C.	
PF	WOOD STRUCTURAL PANEL	7/16"	PER FIGURE R602.10.6.4	PER FIGURE R602.10.6.4	
**OR EQUIVALENT PER TABLE R702.3.5					

GENERAL STRUCTURAL NOTES:

- 1. CONSTRUCTION SHALL CONFORM TO 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE WITH ALL LOCAL AMENDMENTS.
- 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWING FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
- 3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING FRECTION
- RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
 4. PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS:
- MICROLLAM (LVL): $F_b = 2600$ PSI, $F_v = 285$ PSI, $E = 1.9 \times 10^6$ PSI PARALLAM (PSL): $F_b = 2900$ PSI, $F_v = 290$ PSI, $E = 1.25 \times 10^6$ PSI
- 5. ALL WOOD MEMBERS SHALL BE #2 SYP/#2 SPF UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SYP/#2 SPF (UNO).
- 6. ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SYP/#2 SPF STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
- 7. ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
- 8. FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- 9. CONTRACTOR TO PROVIDED LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- 10. FLITCH BEAMS, 4-PLY LVLS AND 3-PLY SIDE LOADED LVLS SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED OR EQUIVALENT CONNECTIONS PER DETAIL 1/D3f. MIN. EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF THE BEAM.
- 11. ALL NON-LOAD BEARING HEADERS SHALL BE (1) FLAT 2x4 SYP #2/SPF #2, DROPPED. FOR NON-LOAD BEARING HEADERS EXCEEDING 8'-0" IN WIDTH AND/OR WITH MORE THAN 2'-0" OF CRIPPLE WALL ABOVE, SHALL BE (2) FLAT 2x4 SYP #2/SPF #2, DROPPED. (UNLESS NOTED OTHERWISE)
- 12. ABBREVIATIONS:

DJ = DOUBLE JOIST
GT = GIRDER TRUSS
SC = STUD COLUMN
EE = EACH END
TJ = TRIPLE JOIST
CL = CENTER LINE

SJ = SINGLE JOIST
FT = FLOOR TRUSS
DR = DOUBLE RAFTER
TRIPLE RAFTER
OC = ON CENTER
PL = POINT LOAD

NOTE:

THE DESIGNATES JOIST SUPPORTED LOAD BEARING WALL ABOVE. PROVIDE BLOCKING UNDER JOIST SUPPORTED LOAD BEARING WALL.

JOIST & BEAM SIZES SHOWN ARE MINIMUMS. BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.

INSTALL ANY REQUIRED HOLDOWNS PER SECTION R602.10.8 AND FIGURES R602.10.6.5, R602.10.7, R602.10.8(1) AND R602.10.8(2) OF THE 2015 IRC

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY <u>DR HORTON</u> COMPLETED/REVISED ON <u>02/28/2020</u>. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY UES PROFESSIONAL SOLUTIONS 29, INC. (UES) IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. UES PROFESSIONAL SOLUTIONS 29, INC. (UES) CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

NOTE: MEMBER NOTED AS PRESSURE TREATED MAY BE FRAMED WITH NON-PRESSURE TREATED LUMBER PROVIDED THE ENTIRETY OF THE MEMBER IS WRAPPED TO PREVENT MOISTURE INTRUSION.

NOTE: REDUCE JOIST SPACING UNDER TILE FLOORS, GRANITE COUNTERTOPS AND/OR ISLANDS.

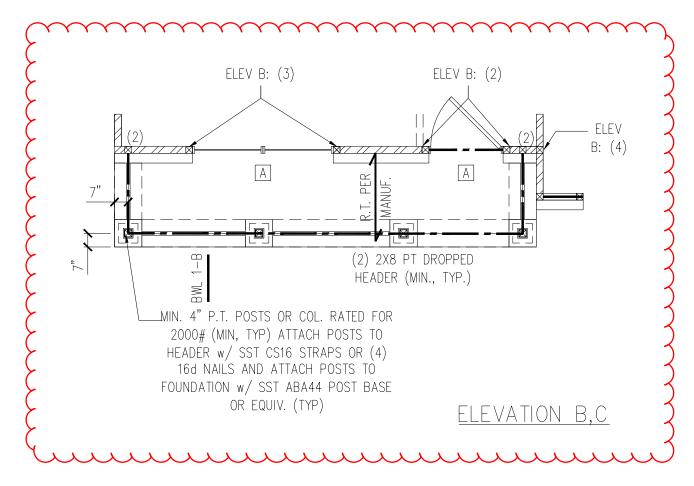
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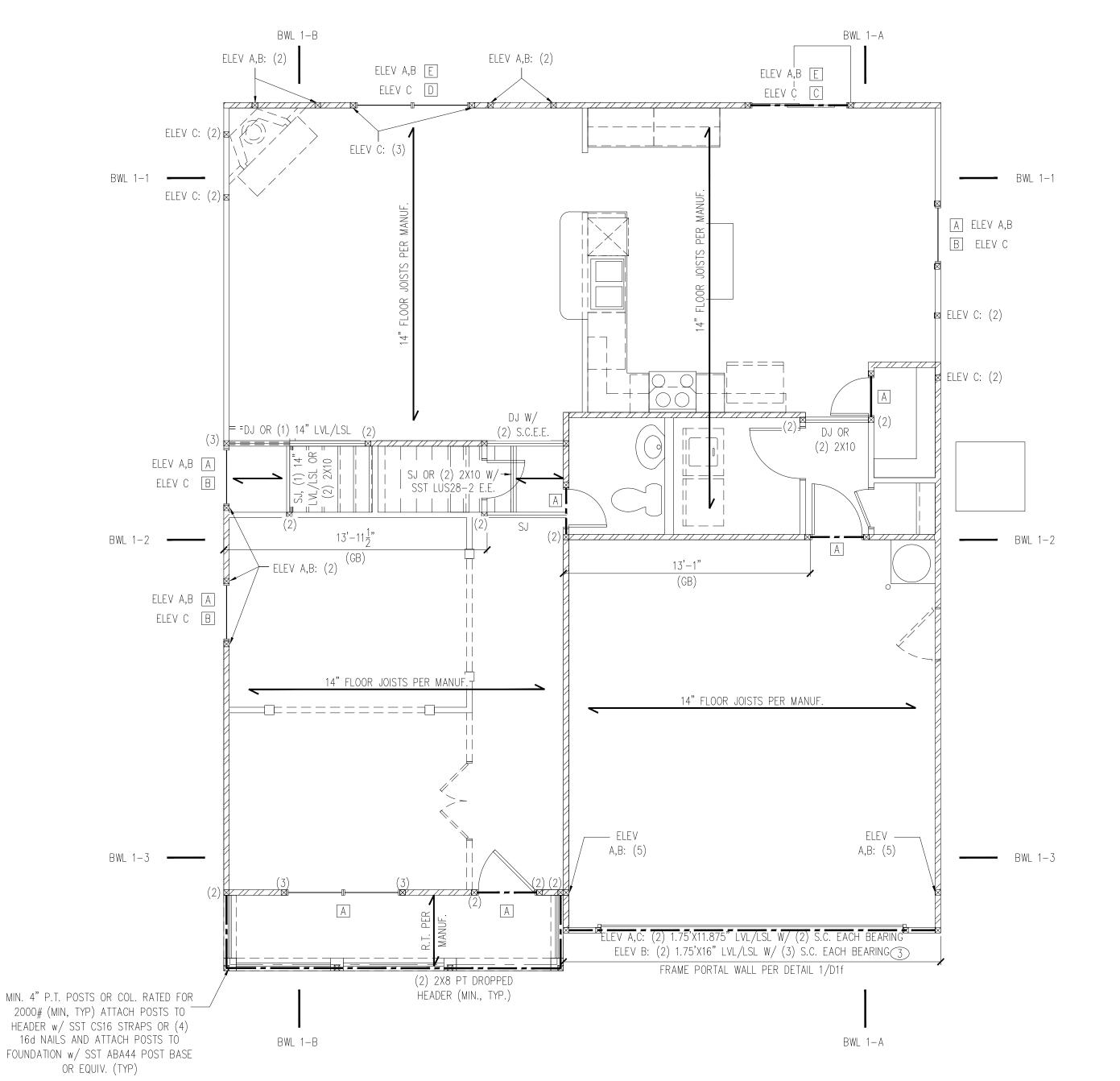
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

FIRST FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" ON 22"x34" OR 1/8"=1'-0" ON 11"x17"



FIRST F	LOOR BRACII	NG (FT)		
CONTINUOUS SHEATHING METHOD				
	REQUIRED	PROVIDED		
BWL 1-1	4.8	26.5		
BWL 1-2	4.8	13.5		
BWL 1-3	4.3	13.1		
BWL 1-A	11.5	41.0		
BWL 1-B	11.5	36.0		



HEADE		ADER SCHEDU	LE
	TAG	SIZE	JACKS (EACH END)
	А	(2) 2x6	(1)
	В	(2) 2x8	(2)
	С	(2) 2x10	(2)
	D	(2) 2x12	(2)
	E	(2) 9-1/4" LSL/LVL	(3)
	F	(3) 2x6	(1)
	G	(3) 2x8	(2)
	Н	(3) 2x10	(2)
		(3) 2x12	(2)

HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE. SC NOTED ON PLAN OVERRIDE SC LISTED ABOVE.

LI	NTEL SCHEDUL	E
TAG	SIZE	OPENING SIZE
	L3x3x1/4"	LESS THAN 6'-0"
2	L5x3x1/4"	6'-0" TO 10'-0"
3	L5x3-1/2"x5/16"	GREATER THAN 10'-0"
4	L5x3-1/2"x5/16" ROLLED OR EQUIV.	ALL ARCHED OPENINGS
SECURE LINTEL TO H	EADER w/ (2) 1/2" D	IAMETER LAG

SCREWS STAGGERED @ 16" O.C. (TYP FOR 3)

ALL HEADERS WHERE BRICK IS USED, TO BE: 1 (UNO)

WALL STUD SCHEDULE

1ST & 2ND FLOOR LOAD BEARING STUDS:
2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C.
1ST FLOOR LOAD BEARING STUDS w/ WALK-UP ATTIC:
2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C.
BASEMENT LOAD BEARING STUDS:
2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C.
NON-LOAD BEARING STUDS (ALL FLOORS):
2x4 STUDS @ 24" O.C.
TWO STORY WALLS:
2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C.
BALLOON FRAMED w/ CROSS BRACING @ 6'-0" O.C.

KING STUD R	EQUIREMENTS
OPENING WIDTH	KINGS (EACH END)
LESS THAN 3'-0"	(1)
3'-0 TO 4'-0"	(2)
4'-0" TO 8'-0"	(3)
8'-0" TO 12'-0"	(5)
12'-0" TO 16'-0"	(6)
KING STUD REQUIREM APPLY TO PORTAL	ENTS ABOVE DO NOT FRAMED OPENINGS

BRACED WALL NOTES:

- 1) WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2015 INTERNATIONAL RESIDENTIAL CODE AS ALLOWED PER SECTION R602.10 OF THE 2018 NC RESIDENTIAL CODE.
- 1. WALLS ARE DESIGNED FOR SEISMIC ZONES A—C AND ULTIMATE WIND SPEEDS UP TO 130 MPH.

17. ABBREVIATIONS:

VERTICALLY

- 2. REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
- 3. BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH IRC TABLE R602.10.4.
- 4. ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.5.
 THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- 7. FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
- 8. FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- 9. A BRACED WALL PANEL SHALL BE LOCATED WITHIN 10 FEET OF EACH END OF A BRACED WALL LINE.
- 10. THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 20 FEET.
- 11. MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN
- ACCORDANCE WITH FIGURE R602.10.9 OF THE 2015 IRC.

 12. BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8
- 13. BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8.2 AND FIGURES R602.10.8(1)&(2)&(3).
- 14. CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.11
 15. PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE
- FIRST FLOOR FRAMING PLAN ELEVATION A6. ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.

GB = GYPSUM BOARD WSP = WOOD STRUCTURAL PANEL
CS-XXX = CONT. SHEATHED ENG = ENGINEERED SOLUTION
PF = PORTAL FRAME PF-ENG = ENG. PORTAL FRAME

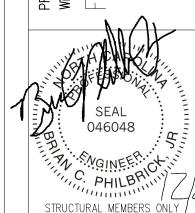




c. ge Blvd. 28273

Framing Plan

ROJECT: Imington – RH irSt Floor



RAWING

DATE: 12/18/2021

SCALE: 22x34 1/4"=1'-0"
11x17 1/8"=1'-0"

PROJECT #: A20117.00087.000

DRAWN BY: MGC

ORIGINAL INFORMATION
PROJECT # DATE

CHECKED BY: BCP

PROJECT # DATE
12611 01/31/2017

REFER TO COVER SHEET FOR A COMPLETE
LIST OF REVISIONS

0.7.0

S3.0

REQUIRED BRACED WALL PANEL CONNECTIONS				
METHOD	METHOD MATERIAL MIN. THICK		REQUIRED CONNECTION	
METHOD		MIN. THICKNESS	@ PANEL EDGES	@ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6"O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS** @ 7" O.C.	5d COOLER NAILS** @ 7" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6"O.C.	6d COMMON NAILS @ 12" O.C.
PF	WOOD STRUCTURAL PANEL	7/16"	PER FIGURE R602.10.6.4	PER FIGURE R602.10.6.4

**OR EQUIVALENT PER TABLE R702.3.5

GENERAL STRUCTURAL NOTES:

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- 2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWING FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
- . CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO
- RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
- 4. PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS:
- MICROLLAM (LVL): $F_b = 2600 \text{ PSI}, F_v = 285 \text{ PSI}, E = 1.9 \times 10^6 \text{ PSI}$ PARALLAM (PSL): $F_b = 2900 \text{ PSI}$, $F_v = 290 \text{ PSI}$, $E = 1.25 \times 10^6 \text{ PSI}$
- 5. ALL WOOD MEMBERS SHALL BE #2 SYP/#2 SPF UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SYP/#2 SPF (UNO).
- 6. ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SYP/#2 SPF STUD COLUMN AT
- EACH END UNLESS NOTED OTHERWISE. 7. ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND
- SHALL HAVE A MINIMUM COVER OF 3". 8. FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER THE 2018 NORTH CAROLINA RESIDENTIAL CODE SECTION R403.1.6. MINIMUM 1/2" DIA. BOLTS SPACED AT 6'-0" ON CENTER WITH A 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION. ANCHOR BOLTS SHALL BE LOCATED IN THE CENTER THIRD OF THE PLATE.
- 9. CONTRACTOR TO PROVIDED LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
- 10. FLITCH BEAMS, 4-PLY LVLS AND 3-PLY SIDE LOADED LVLS SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED OR EQUIVALENT CONNECTIONS PER DETAIL 1/D3f. MIN. EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED MINIMUM 6" FROM EACH END OF THE BEAM.
- 11. ALL NON-LOAD BEARING HEADERS SHALL BE (1) FLAT 2x4 SYP #2/SPF #2, DROPPED. FOR NON-LOAD BEARING HEADERS EXCEEDING 8'-0" IN WIDTH AND/OR WITH MORE THAN 2'-0" OF CRIPPLE WALL ABOVE, SHALL BE (2) FLAT 2x4 SYP #2/SPF #2, DROPPED. (UNLESS NOTED OTHERWISE)
- 12. ABBREVIATIONS:

DJ = DOUBLE JOIST SJ = SINGLE JOIST FT = FLOOR TRUSS GT = GIRDER TRUSS SC = STUD COLUMN

EE = EACH ENDTJ = TRIPLE JOIST CL = CENTER LINE

LOAD BEARING WALL.

DESIGNATES JOIST SUPPORTED LOAD BEARING

DR = DOUBLE RAFTER

TR = TRIPLE RAFTER

OC = ON CENTER

PL = POINT LOAD

JOIST & BEAM SIZES SHOWN ARE MINIMUMS. BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.

WALL ABOVE. PROVIDE BLOCKING UNDER JOIST SUPPORTED

INSTALL ANY REQUIRED HOLDOWNS PER SECTION R602.10.8 AND FIGURES R602.10.6.5, R602.10.7, R602.10.8(1) AND R602.10.8(2) OF THE 2015 IRC

NOTE: MEMBER NOTED AS PRESSURE TREATED MAY BE FRAMED WITH NON-PRESSURE TREATED LUMBER PROVIDED THE ENTIRETY OF THE MEMBER IS WRAPPED TO PREVENT MOISTURE INTRUSION.

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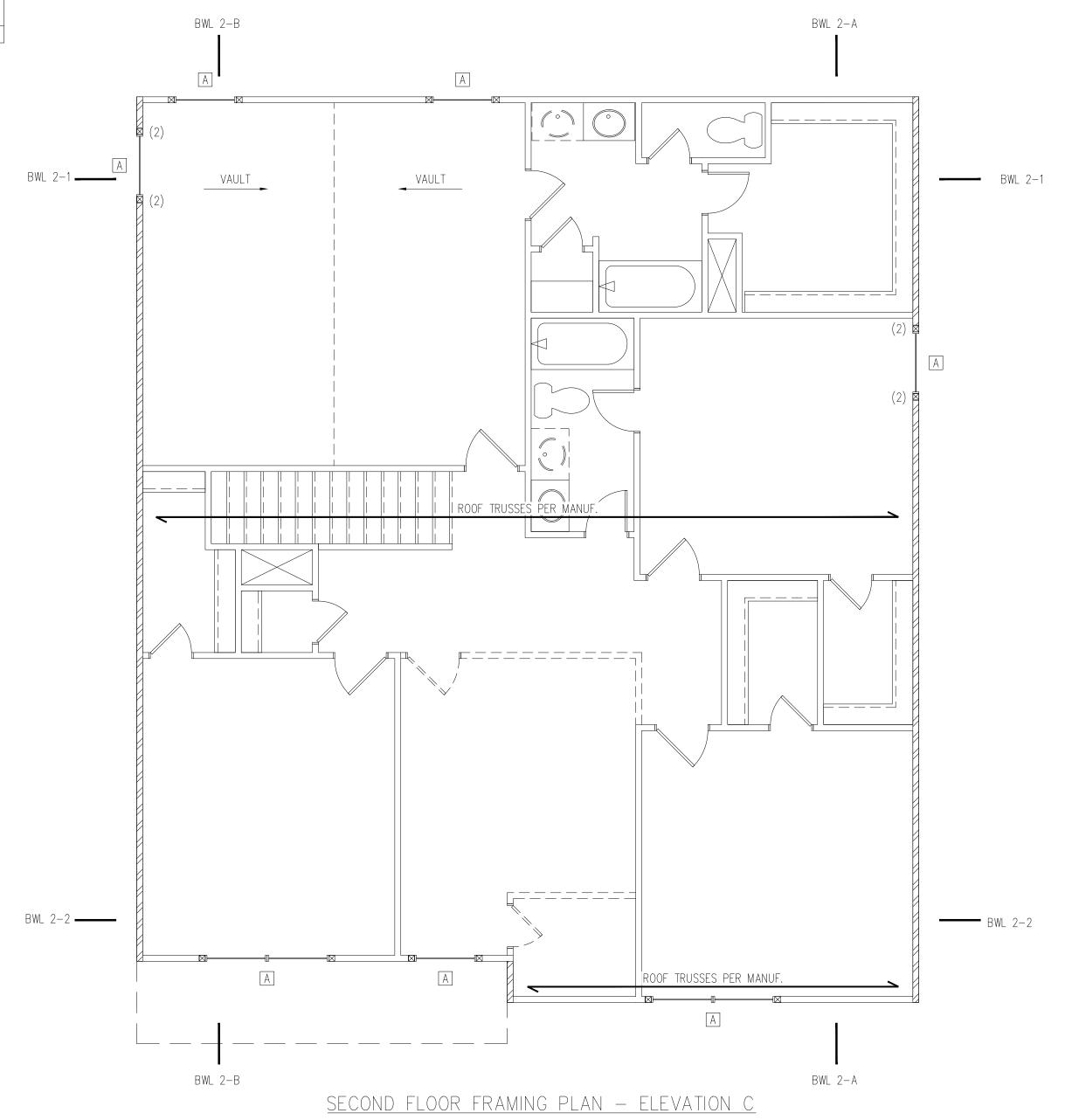
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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

FIRST FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0" ON 22"x34" OR 1/8"=1'-0" ON 11"x17"



SECOND FLOOR BRACING (FT)			
CONTINUOUS SHEATHING METHOD			
REQUIRED		PROVIDED	
BWL 2-1	6.8	30.1	
BWL 2-2	6.8	21.1	
BWL 2-A	5.9	41.0	
BWL 2-B	5.9	37.1	

HE	ADER SCHEDU	LE
TAG	SIZE	JACKS (EACH END)
А	(2) 2x6	(1)
В	(2) 2x8	(2)
С	(2) 2x10	(2)
D	(2) 2x12	(2)
E	(2) 9-1/4" LSL/LVL	(3)
F	(3) 2x6	(1)
G	(3) 2x8	(2)
H	(3) 2x10	(2)
	(3) 2x12	(2)

HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE. SC NOTED ON PLAN OVERRIDE SC LISTED ABOVE.

LI	NTEL SCHEDUL	E	
TAG	SIZE	OPENING SIZE	
	L3x3x1/4"	LESS THAN 6'-0"	
2	L5x3x1/4"	6'-0" TO 10'-0"	
3	L5x3-1/2"x5/16"	GREATER THAN 10'-C	
4	L5x3-1/2"x5/16" ROLLED OR EQUIV.	ALL ARCHED OPENINGS	
SECURE LINTEL TO HEADER w/ (2) 1/2" DIAMETER LAG SCREWS STAGGERED @ 16" O.C. (TYP FOR 3)			

ALL HEADERS WHERE BRICK IS USED, TO BE: (1)(UNO)

WALL STUD SCHEDULE

1ST & 2ND FLOOR LOAD BEARING STUDS: 2x4 STUDS @ 16" O.C. OR 2x6 STUDS @ 24" O.C. 1ST FLOOR LOAD BEARING STUDS w/ WALK-UP ATTIC: 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. BASEMENT LOAD BEARING STUDS: 2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. NON-LOAD BEARING STUDS (ALL FLOORS): 2x4 STUDS @ 24" O.C. TWO STORY WALLS:

2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. BALLOON FRAMED w/ CROSS BRACING @ 6'-0" O.C. VERTICALLY

KING STUD R	EQUIREMENT
OPENING WIDTH	KINGS (EACH EN
LESS THAN 3'-0"	(1)
3'-0 TO 4'-0"	(2)
4'-0" TO 8'-0"	(3)
8'-0" TO 12'-0"	(5)
12'-0" TO 16'-0"	(6)
KING STUD REQUIREM APPLY TO PORTAL	

BRACED WALL NOTES:

- 1) WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2015 INTERNATIONAL RESIDENTIAL CODE AS ALLOWED PER SECTION R602.10 OF THE 2018 NC RESIDENTIAL CODE.
- 1. WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS UP TO 130 MPH.
- 2. REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES. 3. BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN
- ACCORDANCE WITH IRC TABLE R602.10.4. 4. ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
- 5. MINIMUM PANEL LENGTH SHALL BE PER TABLE R602.10.5. 6. THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
- 7. FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS. 8. FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE
- FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS. 9. A BRACED WALL PANEL SHALL BE LOCATED WITHIN 10 FEET OF EACH
- END OF A BRACED WALL LINE.
- 10. THE MAXIMUM EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 20 FEET. 11. MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS
- SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.9 OF THE 2015 IRC.
- 12. BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8
- 13. BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.8.2 AND FIGURES
- R602.10.8(1)&(2)&(3). 14. CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.11
- 15. PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.6.4 (UNO)
- 16. ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS. 17. ABBREVIATIONS:

GB = GYPSUM BOARD WSP = WOOD STRUCTURAL PANEL CS-XXX = CONT. SHEATHED ENG = ENGINEERED SOLUTION PF = PORTAL FRAME PF-ENG = ENG. PORTAL FRAME FORMERLY SUMMIT ENGINEERING, LABORATORY, & TESTING, INC.

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DATE: 12/18/2021 SCALE: 22x34 1/4"=1'-0" 11x17 1/8"=1'-0" PROJECT #: A20117.00087.000

STRUCTURAL MEMBERS ONL

ORIGINAL INFORMATION PROJECT #

DRAWN BY: MGC

CHECKED BY: BCP

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

TRUS	SS UPLIFT C	ONNECTOR SC	HEDULE
MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO FND
600 LBS	H2.5A	PER WALL SHEATHIN	G & FASTENERS
1200 LBS	(2) H2.5A	CS16 (END = 11")	DTT2Z
1450 LBS	HTS20	CS16 (END = 11")	DTT2Z
2000 LBS	(2) MTS20	(2) CS16 (END = 11")	DTT2Z
2900 LBS	(2) HTS20	(2) CS16 (END = 11")	HTT4
3685 LBS	LGT3-SDS2.5	MSTC52	HTT4

1. ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE. EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS. 2. UPLIFT VALUES LISTED ARE FOR SYP #2 GRADE MEMBERS. 3. REFER TO TRUSS LAYOUT PER MANUF. FOR UPLIFT VALUES AND TRUSS TO TRUSS CONNECTIONS. CONNECTORS SPECIFIED BY TRUSS MANUFACTURER OVERRIDE THOSE LISTED ABOVE. 4. CONTACT UES FOR REQUIRED CONNECTORS WHEN LOADS EXCEED THOSE LISTED ABOVE.

NOTE: 1ST PLY OF ALL SHOWN GIRDER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (TYP, UNO)

NOTE: ROOF TRUSSES SHALL BE SPACED TO SUPPORT FALSE FRAMED DORMER WALLS (TYP, UNO)

REFER TO DETAIL 5/D3F FOR EYEBROW, RETURN OR SHED ROOF FRAMING REQUIREMENTS. (TYP FOR ROOFS PROTRUDING MAXIMUM 24" FROM STRUCTURE)

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION R802.11.1.1. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 IRC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

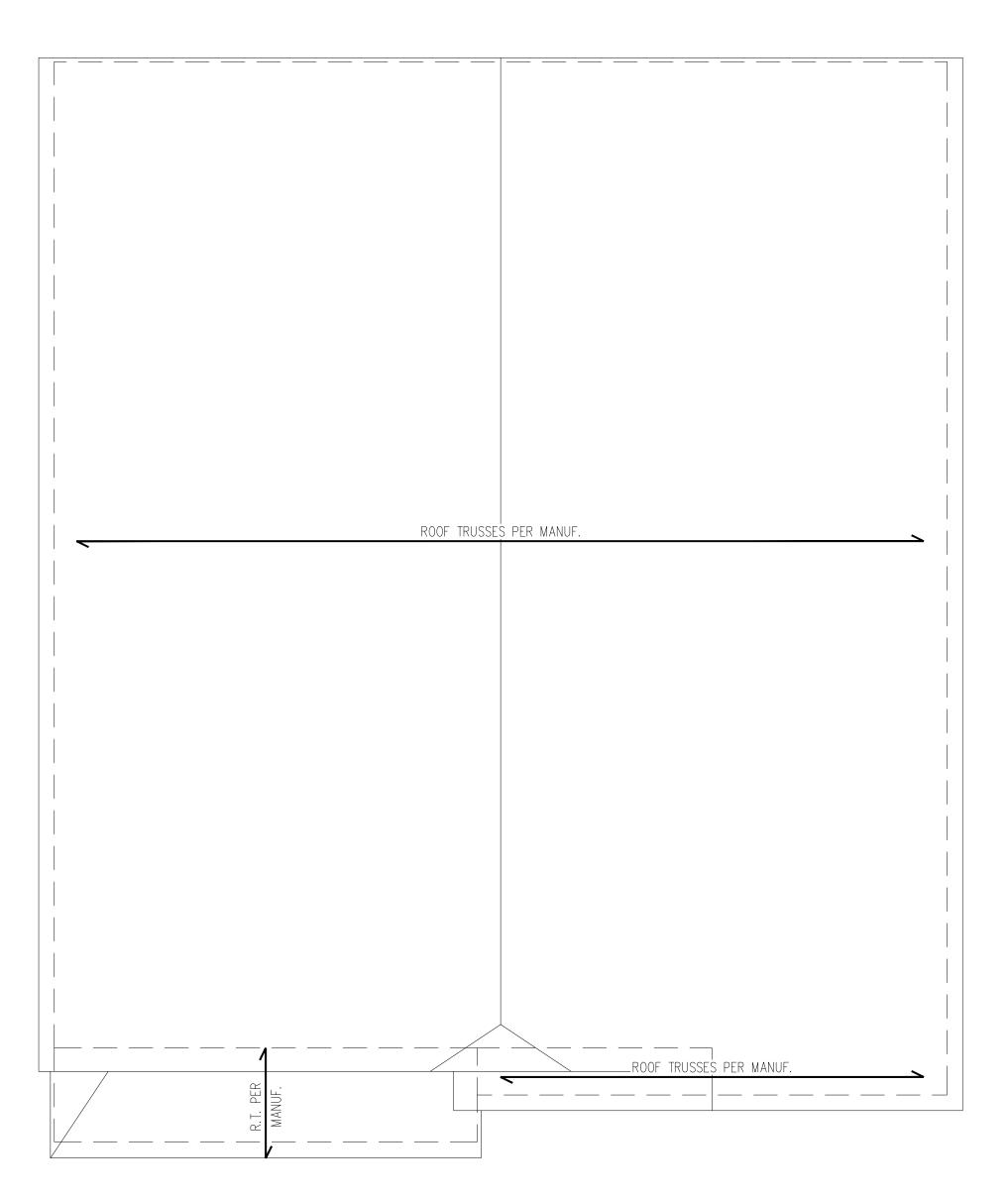
THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY <u>DR HORTON</u> COMPLETED/REVISED ON <u>02/28/2020</u>. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY UES PROFESSIONAL SOLUTIONS 29, INC. (UES) IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLAN'S PRIOR TO CONSTRUCTION. UES PROFESSIONAL SOLUTIONS 29, INC. (UES) CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

STRUCTURAL MEMBERS ONLY

ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT, SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF UES PROFESSIONAL SOLUTIONS 29, INC. (UES) FAILURE TO DO SO WILL VOID (UES) LIABILITY.

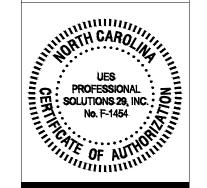
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

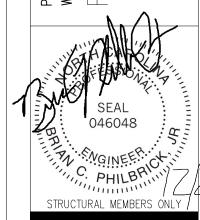
ROOF FRAMING PLAN SCALE: 1/4"=1'-0" ON 22"x34" OR 1/8"=1'-0" ON 11"x17"



ROOF FRAMING PLAN - ELEVATION C







DATE: 12/18/2021

SCALE: 22x34 1/4"=1'-0" 11x17 1/8"=1'-0" PROJECT #: A20117.00087.000 DRAWN BY: MGC CHECKED BY: BCP

ORIGINAL INFORMATION

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

Applicable Building Codes:

• 2018 North Carolina Residential Building Code with All Local Amendments ASCE 7-10: Minimum Design Loads for Buildings and Other Structures

Design Loads:

1.	Roof Live Loads			
	1.1. Conventional 2x	20	PSF	
	1.2. Truss	20	PSF	
	1.2.1.Attic Truss	60	PSF	
2.	Roof Dead Loads			
	2.1. Conventional 2x	10	PSF	
	2.2. Truss	20	PSF	
3.	Snow			
	3.1. Importance Factor	1.0		

4. Floor Live Loads 4.1. Typ. Dwelling 40 PSF 30 PSF 4.2. Sleeping Areas . 40 PSF 4.3. Decks 50 PSF 4.4. Passenger Garage 5. Floor Dead Loads 10 PSF 5.1. Conventional 2x 5.2. I-Joist 15 PSF

7.1. Importance Factor.. 8. Component and Cladding (in PSF)

6. Ultimate Wind Speed (3 sec. gust) .

5.3. Floor Truss.

7. Exposure

•	,	•		
MEAN ROOF HT.	UP TO 30'	30'1"-35'	35'1"-40'	40'1"-45'
ZONE 1	16.7,-18.0	17.5,-18.9	18.2,-19.6	18.7,-20.2
ZONE 2	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 3	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 4	18.2,-19.0	19.2,-20.0	19.9,-20.7	20.4,-21.3
ZONE 5	18.2,-24.0	19.2,-25.2	19.9,-26.1	20.4,-26.9

9. Seismic

9.1. Site Class . 9.2. Design Category . 9.3. Importance Factor

9.4. Seismic Use Group. 9.5. Basic Structural System (check one) ⊠ Bearing Wall

> ☐ Building Frame ☐ Moment Frame □ Dual w/ Special Moment Frame

□ Dual w/ Intermediate R/C or Special Steel ☐ Inverted Pendulum

9.6. Arch/Mech Components Anchored. 9.7. Lateral Design Control: Seismic ☐ Wind⊠ 10. Assumed Soil Bearing Capacity 2000psf



UES PROFESSIONAL SOLUTIONS 29, INC

FORMERLY SUMMIT ENGINEERING, LABORATORY, & TESTING INC.

STRUCTURAL PLANS PREPARED FOR:

STANDARD DETAILS (OX-IS)

PROJECT ADDRESS:

. 15 PSF

. PER PLAN

DR Horton Carolinas Division 8001 Arrowridge Blvd Charlotte, NC 28273

ARCHITECT/DESIGNER: GMD Design Group 1845 Satellite Blvd. Duluth, GA 30097

These drawings are to be coordinated with the architectural, mechanical, plumbing, electrical, and civil drawings. This coordination is not the responsibility of the structural engineering of record (SER). Should any discrepancies become apparent, the contractor shall notify UES Professional Solutions 29, Inc. (UES) before construction begins.

<u>PLAN ABBREVIATIONS:</u>

AB	ANCHOR BOLT	PT	PRESSURE TREATED
AFF	ABOVE FINISHED FLOOR	RS	ROOF SUPPORT
CJ	CEILING JOIST	SC	STUD COLUMN
CLR	CLEAR	SJ	SINGLE JOIST
DJ	DOUBLE JOIST	SPF	SPRUCE PINE FIR
DSP	DOUBLE STUD POCKET	SST	SIMPSON STRONG-TIE
EE	EACH END	SYP	SOUTHERN YELLOW PINE
ΕW	EACH WAY	TJ	TRIPLE JOIST
NTS	NOT TO SCALE	TSP	TRIPLE STUD POCKET
OC	ON CENTER	TYP	TYPICAL
PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
PSI	POUNDS PER SQUARE INCH	WWF	WELDED WIRE FABRIC

Roof truss and floor joist layouts, and their corresponding loading details, were not provided to UES Professional Solutions 29, Inc. (UES) prior to the initial design. Therefore, truss and joist directions were assumed based on the information provided by <u>DR Horton</u>, <u>Inc</u>. Subsequent plan revisions based on roof truss and floor joist layouts shall be noted in the revision list, indicating the date the layouts were provided. Should any discrepancies become apparent, the contractor shall notify UES immediately.

SHEET LIST:

CS1 Cover Sheet, Specifications, Revisions D1m Monolithic Slab Foundation Details D1s Stem Wall Foundation Details D1c Crawl Space Foundation Details D1b Basement Foundation Details D1f Framing Details	Sheet No.	Description
D1s Stem Wall Foundation Details D1c Crawl Space Foundation Details D1b Basement Foundation Details	CS1	Cover Sheet, Specifications, Revisions
D1c Crawl Space Foundation Details D1b Basement Foundation Details	D1m	Monolithic Slab Foundation Details
D1b Basement Foundation Details	D1s	Stem Wall Foundation Details
Business Foundation Bottom	D1c	Crawl Space Foundation Details
D1f Framing Datails	D1b	Basement Foundation Details
Truming Details	D1f	Framing Details

DR HORTON PROJECT SIGN-OFF:

Manager	Signature
Operations	
Operations System	
Operations Product Development	

SOLUTIONS 29, INC.

10121 Pineville Distribution St Pineville, NC 28134 Office: 704.504.1717 Fax: 704.504.1125

REVISION LIST:

Revision No.	Date	Project No.	Description
1	5.11.17		Added box bay detail (2/D2f). Added deck options with basement. Revised deck options with stem wal and crawl space foundations
2	7.12.17		Revised stem wall insulation note.
3	2.15.18		Revised garage door detail, NC only
4	2.28.18		Added high—wind foundation details
5	12.19.18		Revised per 2018 NCRC
6	2.19.19		Revised per Mecklenburg County Comments
7	3.1.19		Revised stem wall deck attachment and roof sheathing on wall sections.
8	3.6.19		Corrected dimensions at perimeter footings
9	3.2.20		Added tall turndown detail
10	3.18.20		Added balloon framing detail
11	10.20.20		Added alternate two-pour detail for slab and added note for crawl girder above grade
12	3.1.21		Added OX-IS Standard Details
13	5.18.21		Updated OX—IS Standard Details
14	02.14.23		Added 4/D2m — Tall Slab Detail w/ Siding
15	08.10.23		Updated (Hit HY150 Adhesive) for HY200 Adhesive
16	04.01.24		Added Hilti Kwik Bolt KBI 1/2-5 TO Wall Anchor Schedule
17	4.26.24		Update Wall Anchor Schedule
18	5.06.24		Update Wall Anchor Schedule

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18	5.06.24		Update Wall Anchor Schedule

- GENERAL STRUCTURAL NOTES: The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may revise, alter, or delete any structural aspects of these construction documents without written permission of UES Professional Solutions 29, Inc. (UES) or the SER. For the purposes of these construction documents the SER and UES shall be considered the
- ?. The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
- 3. The SER is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The SER will not be held responsible for the contractor's failure to conform to the contract documents. should any non-conformities occur.
- 4. Any structural elements or details not fully developed on the construction drawings shall be completed under the direction of a licensed professional engineer. These shop drawings shall be submitted to UES for review before any construction begins. The shop drawings will be reviewed for overall compliance as it relates to the structural design of this project. Verification of the shop drawings for dimensions, or for actual field conditions,
- is not the responsibility of the SER or UES. 5. Verification of assumed field conditions is not the responsibility of the SER. The contractor shall verify the field conditions for accuracy and report any discrepancies to UES before construction begins.
- 6. The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
- . This structure and all construction shall conform to all applicable sections of the international residential code. 8. This structure and all construction shall conform to all applicable
- sections of local building codes. 9. All structural assemblies are to meet or exceed to requirements of the current local building code.

The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.

- 2. The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below
- 3. Any fill shall be placed under the direction or recommendation of a licensed professional engineer. 4. The resulting soil shall be compacted to a minimum of 95%
- maximum dry density. 5. Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur
- within 24 hours of excavation. 6. No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.

STRUCTURAL STEEL:

- . Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
- 2. Structural steel shall receive one coat of shop applied rust-inhibitive paint.
- 3. All steel shall have a minimum yield stress (F_v) of 36 ksi unless otherwise noted.
- 4. Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D1.1. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

- . Concrete shall have a normal weight aggregate and a minimum compressive strength (f'c) at 28 days of 3000 psi, unless otherwise noted on the plan.
- Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
- 3. Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within -1% to +2% of target values as follows: 3.1. Footings: 5%
- 3.2. Exterior Slabs: 5% 4. No admixtures shall be added to any structural concrete without written permission of the SER.

- 5. Concrete slabs—on—grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
- 6. The concrete slab—on—grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
- 7. Control or saw cut joints shall be spaced in interior slabs—on—grade at a maximum of 15'—0" O.C. and in exterior slabs—on—grade at a maximum of 10'—0" unless otherwise noted.
- 8. Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished
- 9. Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint. 10. All welded wire fabric (W.W.F.) for concrete slabs—on—grade shall

supported during the concrete pour.

CONCRETE REINFORCEMENT:

1. Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs—on—grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.

be placed at mid-depth of slab. The W.W.F. shall be securely

- 2. Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
- 3. Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (1.5 pounds per cubic yard) 4. Fibermesh shall comply with ASTM C1116, any local building code

requirements, and shall meet or exceed the current industry

- 5. Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
- 6. Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 315: "Manual of Standard Practice for Detailing Concrete Structures" 7. Horizontal footing and wall reinforcement shall be continuous and
- as the horizontal reinforcement with a class B tension splice. 8. Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.

shall have 90° bends, or corner bars with the same size/spacing

- 9. Where reinforcing dowels are required, they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the
- 10. Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted. 11. Unless otherwise specified, concrete reinforcing is not required.

2.3.

- 1. Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Spruce-Yellow-Pine (SYP) #2.
- 2. LVL or PSL engineered wood shall have the following minimum design values:
 - 2.1. E = 1,900,000 psi2.2. $F_{b} = 2600 \text{ psi}$

 $F_v = 285 \text{ psi}$

- 2.4. $F_c = 700 \text{ psi}$ 3. Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other moisture exposed wood shall be treated in accordance with AWPA standard C-2
- 4. Nails shall be common wire nails unless otherwise noted. 5. Lag screws shall conform to ANSI/ASME standard B18.2.1—1981. Lead holes for lag screws shall be in accordance with NDS
- specifications. 6. All beams shall have full bearing on supporting framing members unless otherwise noted.
- 7. Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
- 8. Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
- 9. Multi-ply beams shall have each ply attached with (3) 10d nails @ 24" O.C.

10. Flitch beams, 4-ply beams and 3-ply side loaded beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 24" O.C. per schedule unless noted otherwise. Min. edge distance shall be 2" and (2) bolts shall be located a min. 6" from each end of the beam.

WOOD TRUSSES:

- 1. The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. Submit sealed shop drawings and supporting calculations to the SER for review prior to fabrication. The SER shall have a minimum of five (5) days for review. The review by the SER shall review for overall compliance with the design documents. The SER shall assume no responsibility for
- the correctness for the structural design for the wood trusses. 2. The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures." (ASCE 7-05), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping,
- and architectural fixtures attached to the trusses. 3. The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction." (NDS) and "Design Specification for Metal Plate Connected Wood Trusses."
- 4. The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB—91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the
- 5. Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

EXTERIOR WOOD FRAMED DECKS:

1. Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.

- WOOD STRUCTURAL PANELS:
- 1. Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA
- 2. All structurally required wood sheathing shall bear the mark of
- 3. Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.
- 4. Roof sheathing shall be APA rated sheathing exposure 1 or 2. Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with (1)—8d CC nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- 5. Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)—8d CC ringshank nail at 6"o/c at panel edges and at 12"o/c in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
- 6. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.



STRUCTURAL MEMBERS ONLY

DATE: 05/06/2024 SCALE: 22x34 1/4"=1'-0" 11x17 1/8"=1'-0" PROJECT #: A21117.00066.000 DRAWN BY: MGC

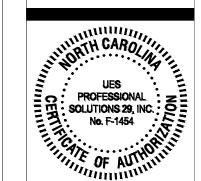
CHECKED BY: GWS

ORIGINAL INFORMATION PROJECT # DATE 1/31/2017

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS







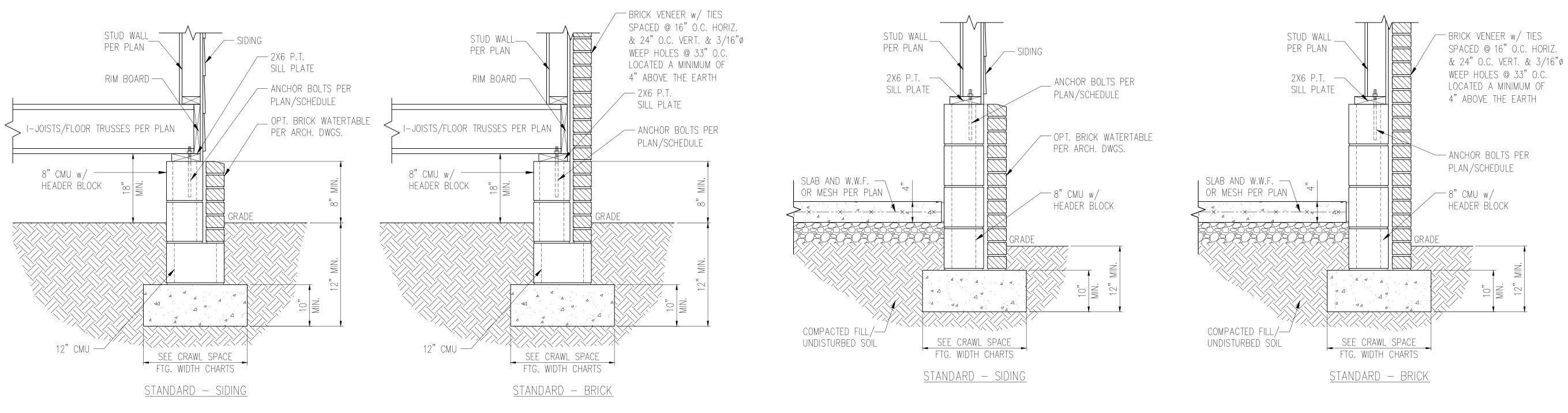


DRAWING DATE: 05/06/2024 SCALE: 22x34 1/4"=1'-0" 11x17 1/8"=1'-0" PROJECT #: A21117.00066.000 DRAWN BY: MGC CHECKED BY: GWS

ORIGINAL INFORMATION PROJECT # DATE 1/31/2017

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

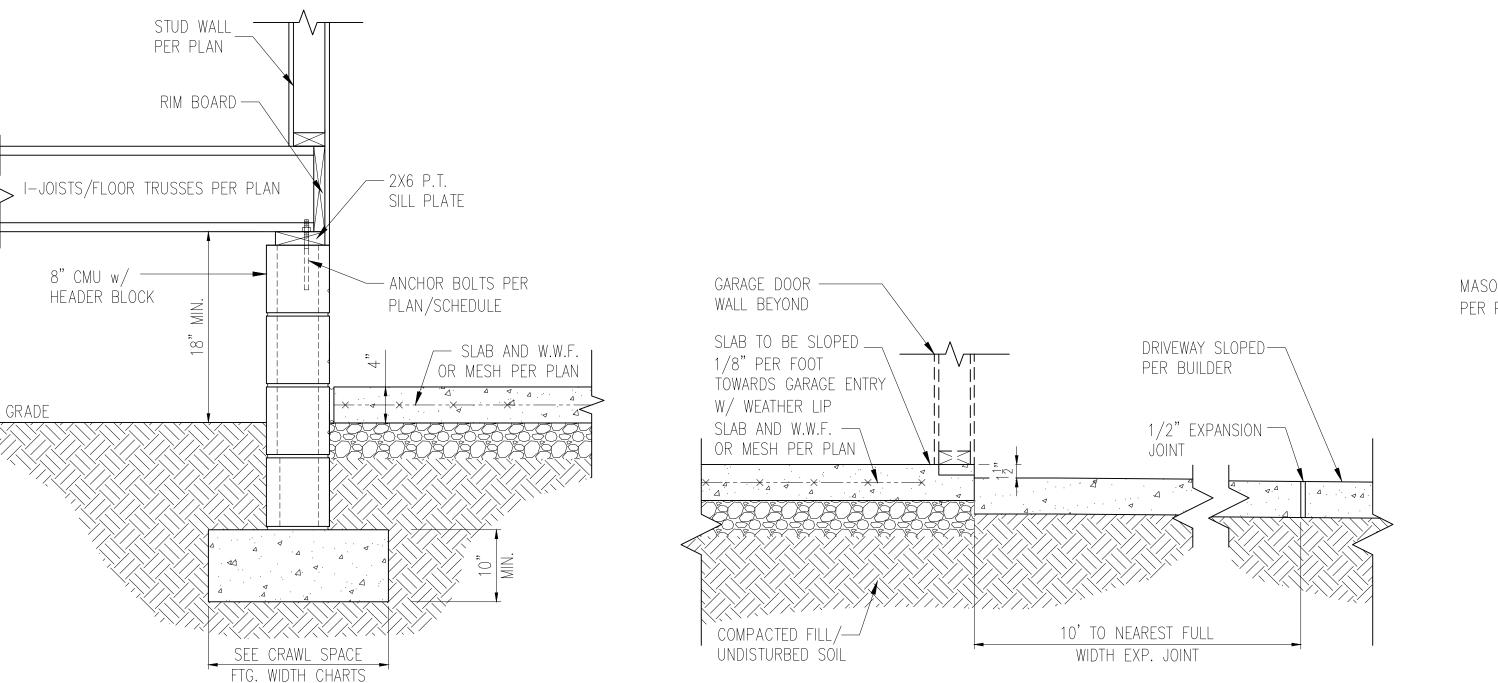
D1c



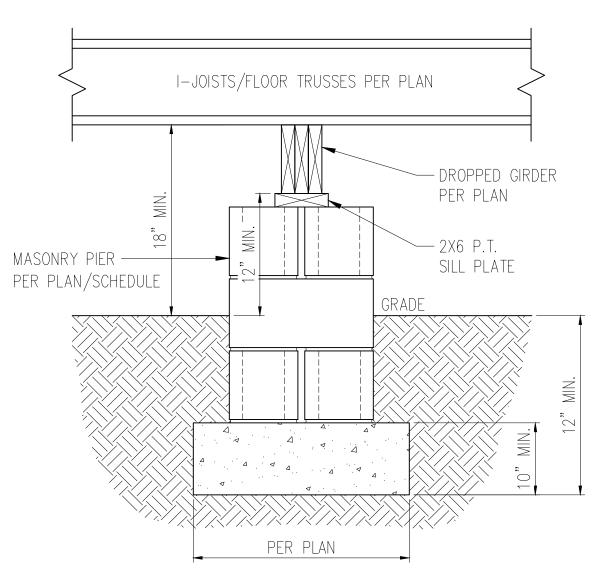
1 TYP. FOUNDATION WALL DETAIL

3 HOUSE/GARAGE WALL DETAIL

TYP. GARAGE CURB DETAIL



4 SLAB AT GARAGE DOOR



5 TYP. PIER & GIRDER DETAIL

PIER SIZE AND HEIGHT SCHEDULE

SIZE	HOLLOW	SOLID		
8"X16"	UP TO 32" HEIGHT	UP TO 5'-0" HEIGHT		
12"X16"	UP TO 48" HEIGHT	UP TO 9'-0" HEIGHT		
16"X16"	UP TO 64" HEIGHT	UP TO 12'-0" HEIGHT*		
	I .	UP TO 12'-0" HEIGHT*		
*(4) #4 CONT. REBAR w/ #3 STIRRUPS @ 16" O.C.				
AND 24" MIN. LAP JOINTS				

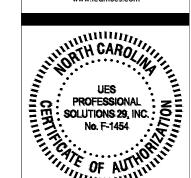
CRAWL SPACE FOOTING WIDTH

THE STATE TO THE THE THE				
WIDTH BASED ON SOIL BEARING CAPACITY				
1500 PSF 2000 PSF 2500 PSF				
16"	16"	16"		
1 STORY - BRICK VENEER 21"* 21"* 21"*				
16"	16"	16"		
21"*	21"*	21"*		
23"	18"	18"		
32"*	24"*	24"*		
*5" BRICK LEDGE HAS BEEN ADDED TO THE CRAWL SPACE				
FOOTING WIDTH FOR BRICK SUPPORT				
	WIDTH BASED 1500 PSF 16" 21"* 16" 21"* 23" 32"* ADDED TO THE	WIDTH BASED ON SOIL BEARING 1500 PSF 2000 PSF 16" 16" 21"* 21"* 16" 16" 21"* 21"* 23" 18" 32"* 24"* ADDED TO THE CRAWL SPACE		

WALL ANCHOR SCHEDULE				
TYPE OF ANCHOR	MIN. CONC.	SPACING	INTERIOR	EXTERIOR
	EMBEDMENT		WALL	WALL
1/2"ø A307 BOLTS w/	7"	6'-0"	YES	YES
STD. 90° BEND				
SST - MAS	4"	5'-0"	NO	YES
SIMPSON TITEN HD 1/2"ø - 8"	6-1/2"	6'-0"	YES	YES
1/2"ø HILTI THREADED ROD	7"	6'-0"	YES	YES
w/ HIT HY150 ADHESIVE				
1/2"ø HILTI KWIK BOLT,	7"	6'-0"	YES	YES -2
SST WEDGE-ALL, OR EQUIVALENT				
WEDGE ANCHORE				

NOTE: 1. INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS. 2. EXPANSION ANCHORS MAY BE INSTALLED ONLY AS ALLOWED PER MANUFACTURE SPECIFICATIONS.

- 1. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
- 2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE. 3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
- 4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
- 5. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN
- 6. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCRC



UES
PROFESSIONAL
SOLUTIONS 29, INC. OF



DATE: 05/06/2024 SCALE: 22x34 1/4"=1'-0" 11x17 1/8"=1'-0" PROJECT #: A21117.00066.000 DRAWN BY: MGC CHECKED BY: GWS

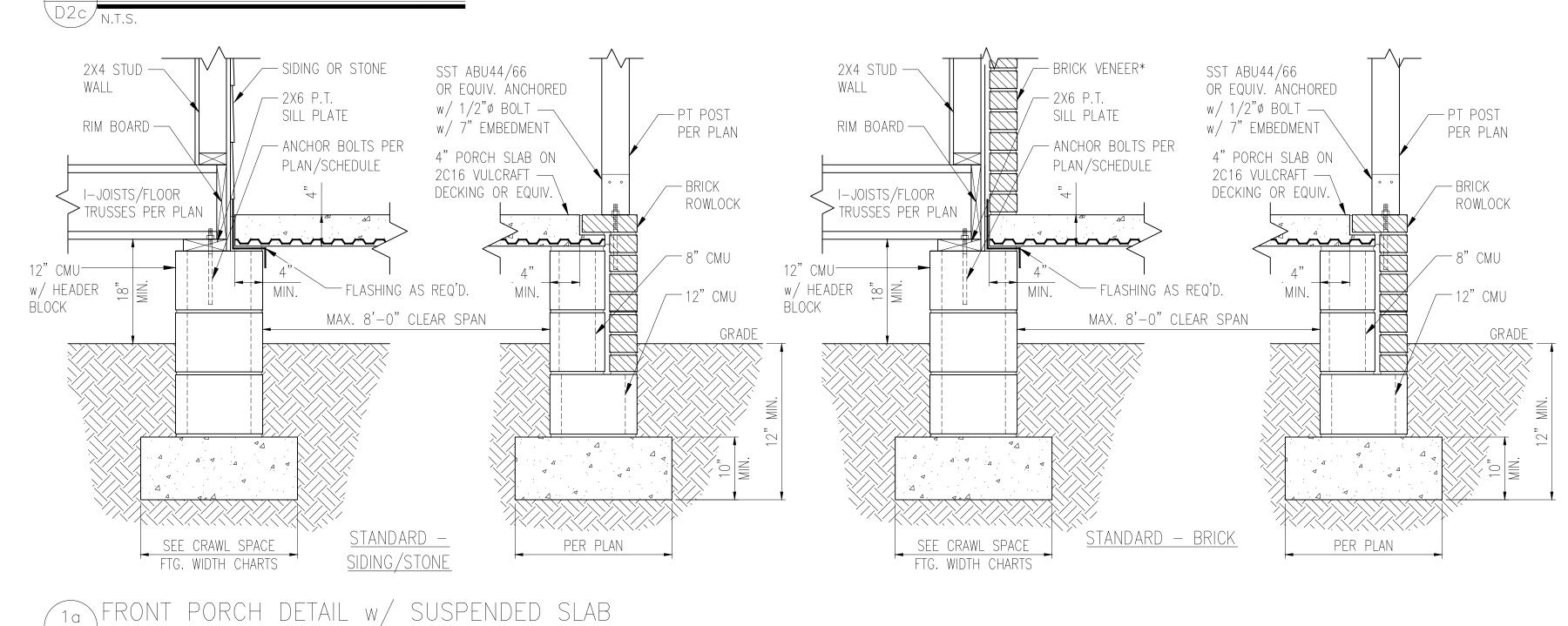
> ORIGINAL INFORMATION PROJECT # DATE 1/31/2017

> > D2c

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SIDING OR STONE BRICK VENEER* 2X4 STUD — 2X4 STUD — SST ABU44/66 SST ABU44/66 WALL OR EQUIV. ANCHORED OR EQUIV. ANCHORED SILL PLATE PT POST SILL PLATE PT POST w/ 1/2"ø BOLT w/ 1/2"ø BOLT — RIM BOARD — RIM BOARD — PER PLAN PER PLAN w/ 7" EMBEDMENT w/ 7" EMBEDMENT — ANCHOR BOLTS PER — ANCHOR BOLTS PER PLAN/SCHEDULE PLAN/SCHEDULE PORCH SLAB — PORCH SLAB — /— BRICK PER PLAN PER PLAN I-JOISTS/FLOOR I-JOISTS/FLOOR ROWLOCK ROWLOCK TRUSSES PER PLAN TRUSSES PER PLAN ∕—8"CMU ∕—8"CMU 8" CMU -8"CMU ____12" CMU ____12" CMU w/ HEADER [™] ₩ w/ HEADER °∞ \ BĹOCK BLOCK GRADE COMPACTED FILL/ UNDISTURBED SOIL COMPACTED FILL/ UNDISTURBED SÓIL <u>Standard —</u> STANDARD - BRICK PER PLAN SEE CRAWL SPACE PER PLAN SIDING/STONE FTG. WIDTH CHARTS FTG. WIDTH CHARTS

FRONT PORCH DETAIL



	<u> </u>
MAX. 8'-0" JOIST	MAX. 16'-0" JOIST
SPAN	SPAN
(1) @ 3'-6" O.C.	(1) @ 1'-8" O.C.
AND	AND
(2) @ 8" O.C.	(3) @ 6" O.C.
	SPAN (1) @ 3'-6" O.C. AND

DECK ATTACHMENT SCHEDULE (ALL STRUCTURES EXCEPT BRICK)

- a. ATTACHMENT INTERPOLATION BETWEEN 8' AND 16' JOIST SPANS IS ALLOWED.
- b. MINIMUM EDGE DISTANCE FOR BOLTS IS $2\frac{1}{2}$ ".
- c. NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF $1\frac{1}{2}$ "

DECK ATTACHMENT SCHEDULE (BRICK STRUCTURES)

FASTENERS	MAX. 8'-0" JOIST	MAX. 16'-0" JOIST
	SPAN	SPAN
5/8" GALV. BOLTS w/ NUT & WASHER b	(1) @ 2'-4" O.C.	(1) @ 1'-4" O.C.

- a. ATTACHMENT INTERPOLATION BETWEEN 8' AND 16' JOIST SPANS IS ALLOWED.
- b. MINIMUM EDGE DISTANCE FOR BOLTS IS $2\frac{1}{2}$ ".

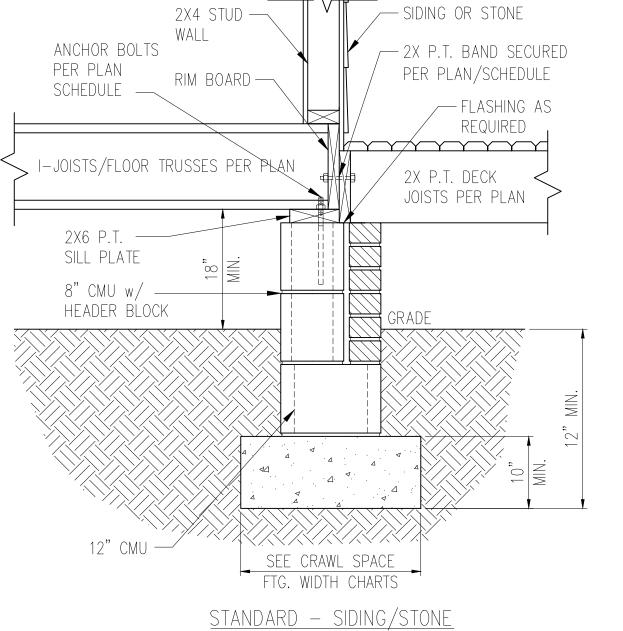
CRAWL SPACE FOOTING WIDTH

FOOTING WIDTH FOR BRICK SUPPORT

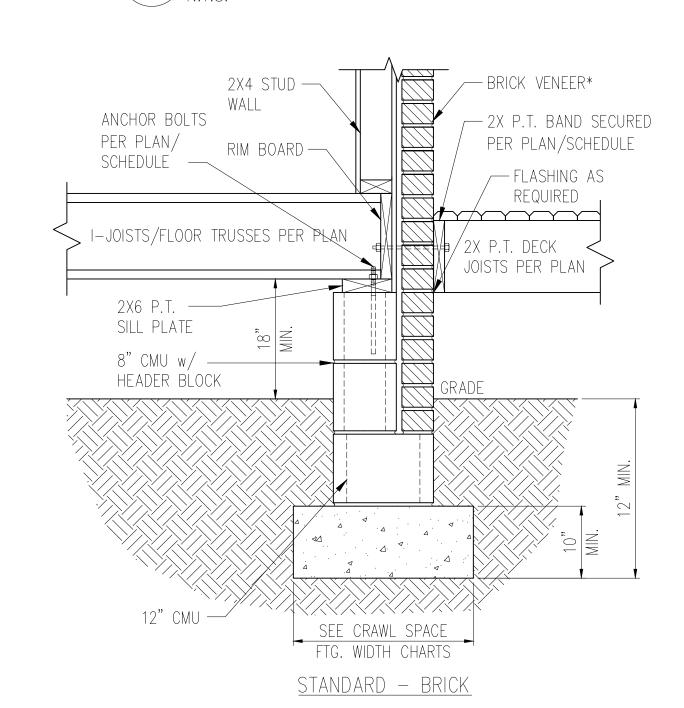
# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY			
	1500 PSF	2000 PSF	2500 PSF	
1 STORY - STD.	16"	16"	16"	
1 STORY - BRICK VENEER	21"*	21"*	21"*	
2 STORY — STD.	16"	16"	16"	
2 STORY - BRICK VENEER	21"*	21"*	21"*	
3 STORY - STD.	23"	18"	18"	
3 STORY - BRICK VENEER	32"*	24"*	24"*	
I .				

*5" BRICK LEDGE HAS BEEN ADDED TO THE CRAWL SPACE

*BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. AND 3/16"Ø WEEP HOLES @ 33" O.C. LOCATED A MINIMUM OF 4" ABOVE THE EARTH



2 DECK ATTACHMENT DETAIL



3 DECK ATTACHMENT DETAIL W/ BRICK

- 1. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.
- 2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE. 3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.
- 4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS
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- 6. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCRC

10121 Pineville Distribution St Pineville, NC 28134 Office: 704.504.1717 Fax: 704.504.1125 www.teamues.com

DRAWING

DATE: 05/06/2024

SCALE: 22x34 1/4"=1'-0"
11x17 1/8"=1'-0"

PROJECT #: A21117.00066.000

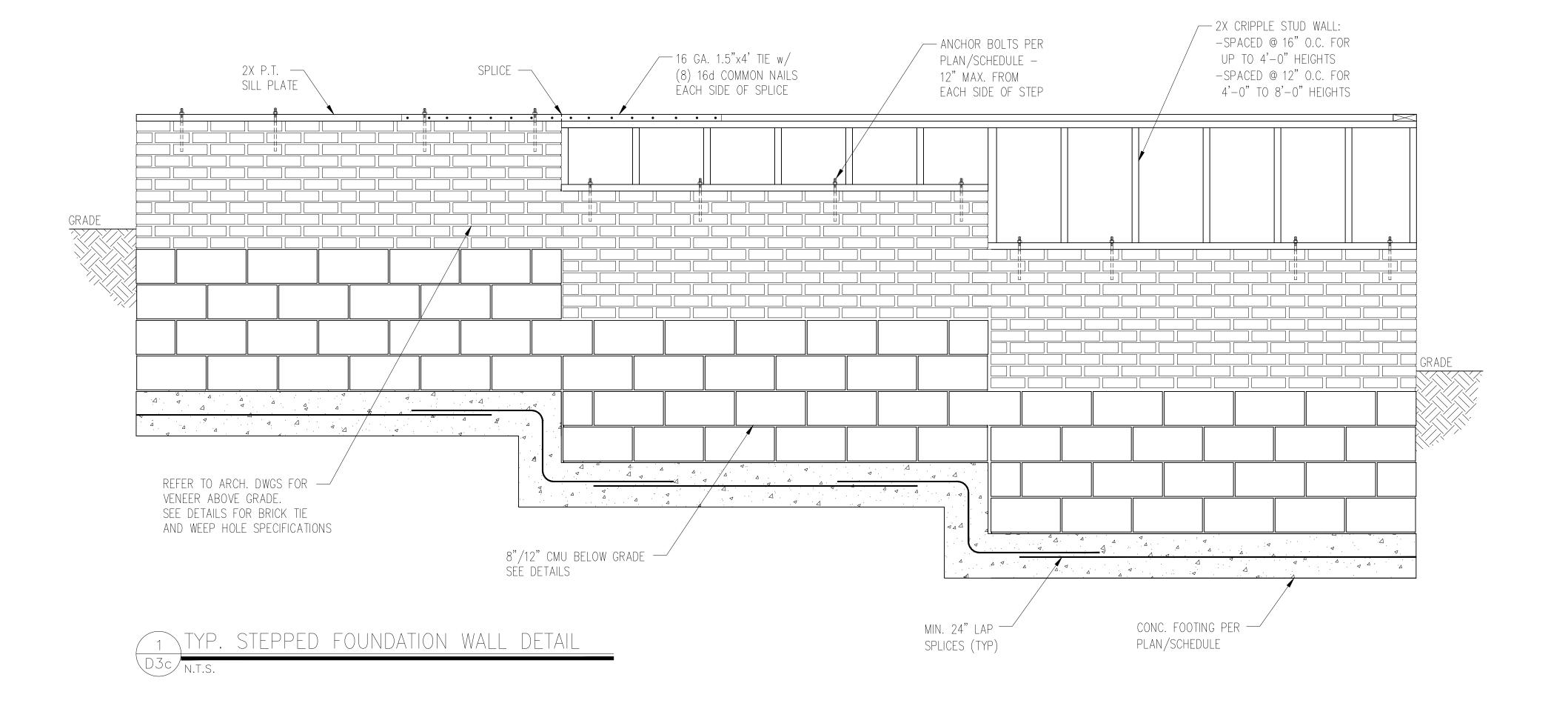
DRAWN BY: MGC

CHECKED BY: GWS

ORIGINAL INFORMATION
PROJECT # DATE
1/31/2017

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

D3c



NOTE

1. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET FOR ADDITIONAL INFORMATION.

 PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS—ON—GRADE.
 SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS, SLOPES AND DEPRESSIONS.

4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND CONNECTIONS

5. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL AMENDMENTS AND REQUIREMENTS NOT SHOWN

6. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCRC



Details

05.06.2024

DRAWING DATE: 05/06/2024 SCALE: 22x34 1/4"=1'-0" 11x17 1/8"=1'-0" PROJECT #: A21117.00066.000 DRAWN BY: MGC CHECKED BY: GWS

1. REFER TO GENERAL NOTES & SPECIFICATIONS ON COVERSHEET

2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE.

BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND

6. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE

ZONE. INSTALL PER TABLE N1102.1.2 OF THE 2018 NCRC

3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS,

4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR

5. REFER TO LOCAL AND STATEWIDE CODES FOR ADDITIONAL

AMENDMENTS AND REQUIREMENTS NOT SHOWN

FOR ADDITIONAL INFORMATION.

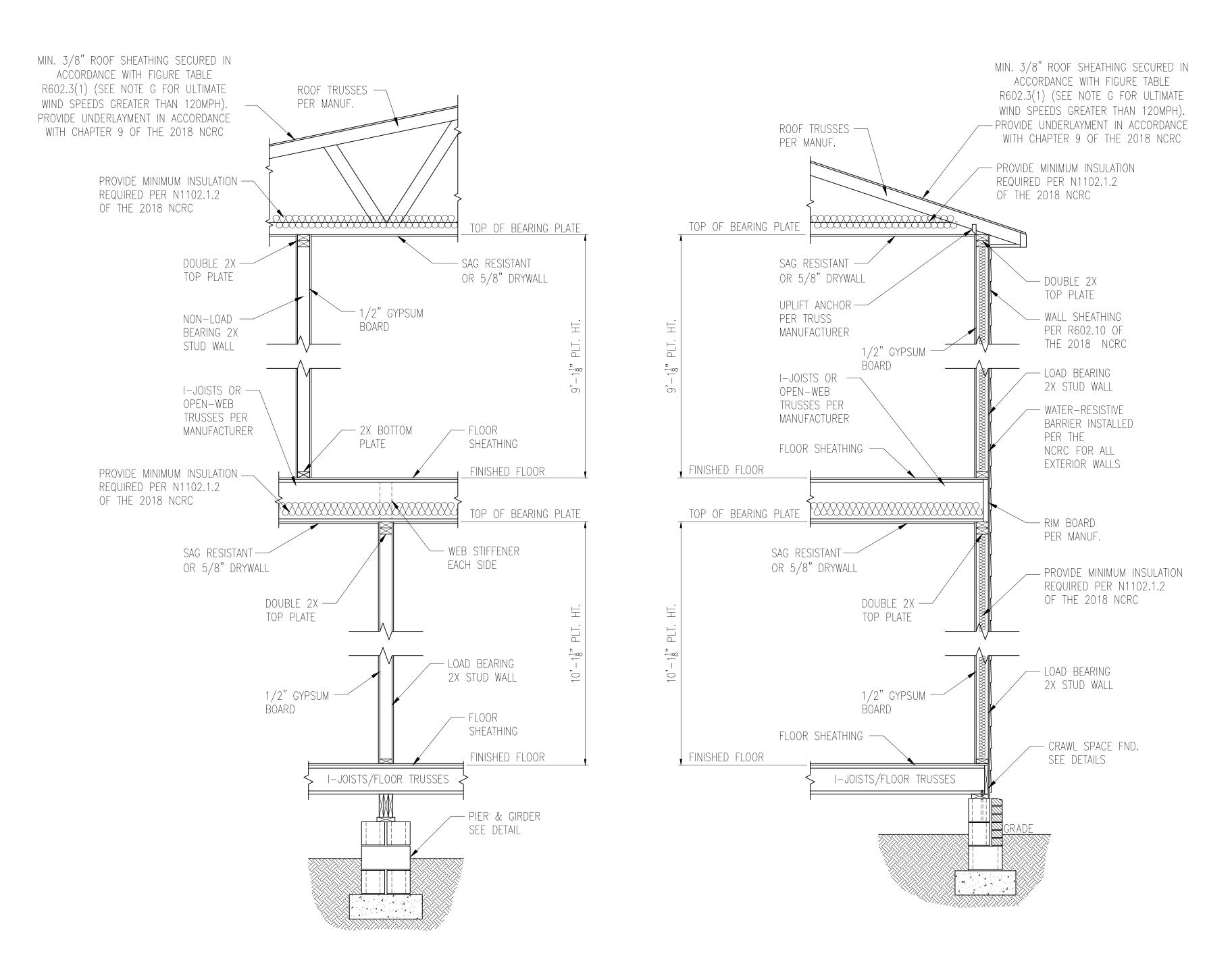
SLOPES AND DEPRESSIONS.

CONNECTIONS

ORIGINAL INFORMATION PROJECT # DATE 1/31/2017

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

D4c



1 TYP. INTERIOR LOAD BEARING WALL SECTION

2 TYP. EXTERIOR LOAD BEARING WALL SECTION

-SIMILAR w/ BRICK AND STONE

-BRICK TIES SPACED @ 16" O.C. HORIZ. & 24" O.C. VERT. -MIN. 3/16"ø WEEP HOLES @ 33" O.C.

<u>SECTION</u>



OVER RAISED WOOD FLOOR - OVERLAP OPTION

FRONT ELEVATION





CLIENI: DR Horton Carolina Divis 8001 Arrowridge Blvd. Charlotte, NC 28273

Standard Details (OX-IS)
Framing Details



DATE: 05/06/2024

SCALE: 22x34 1/4"=1'-0"
11x17 1/8"=1'-0"

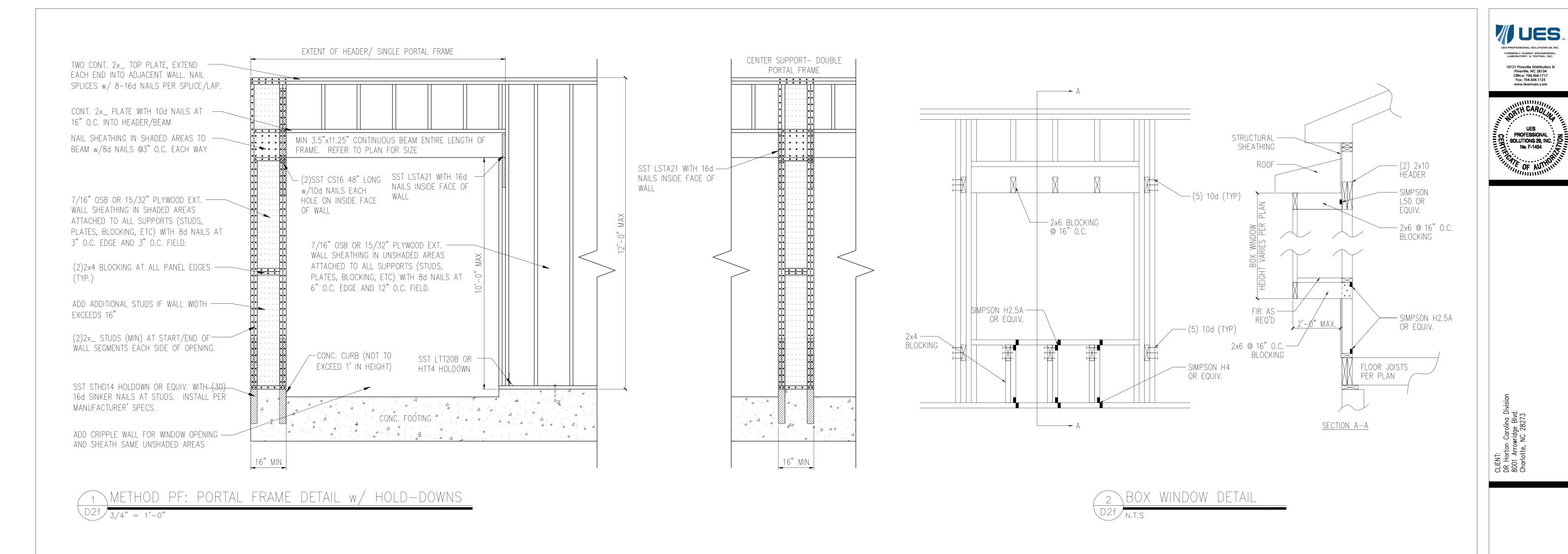
PROJECT #: A21117.00066.000

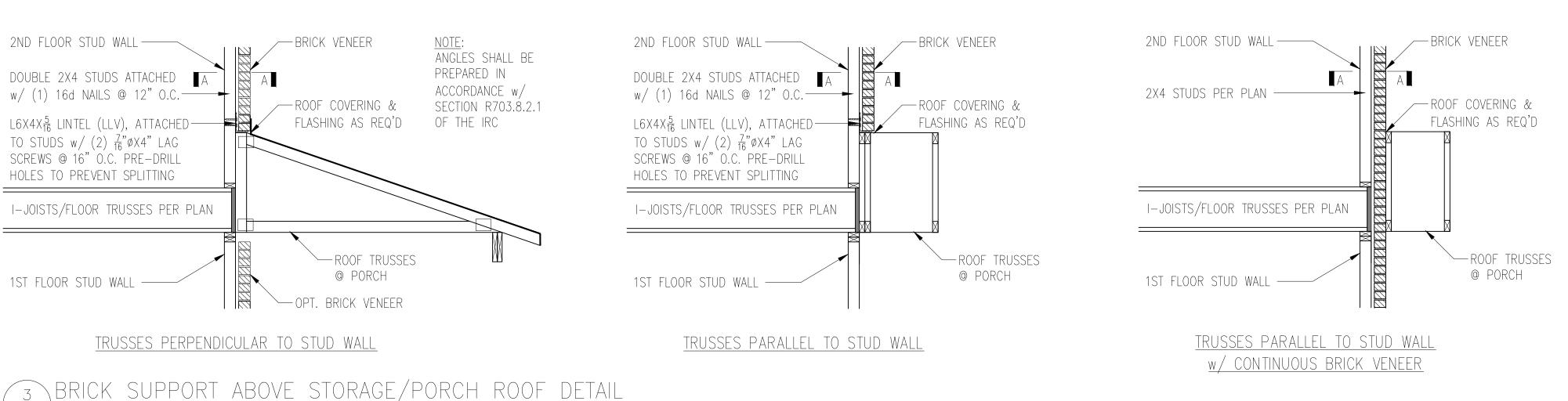
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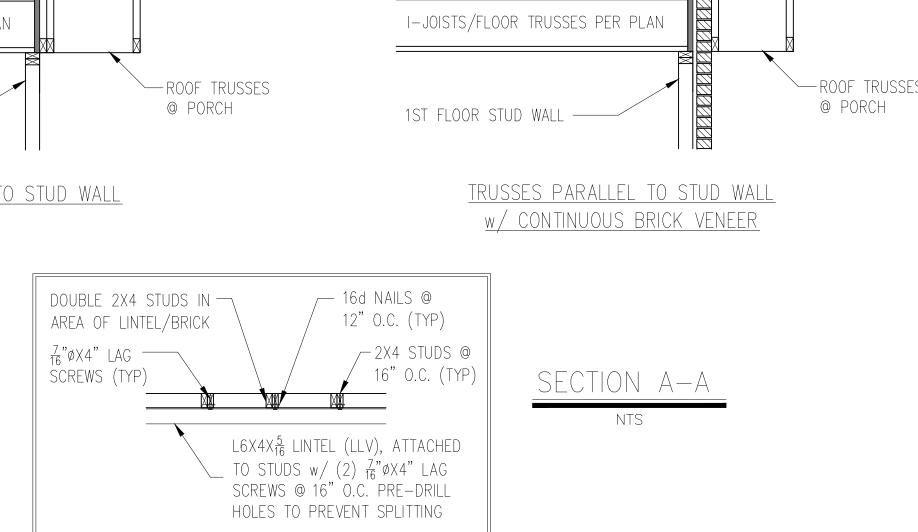
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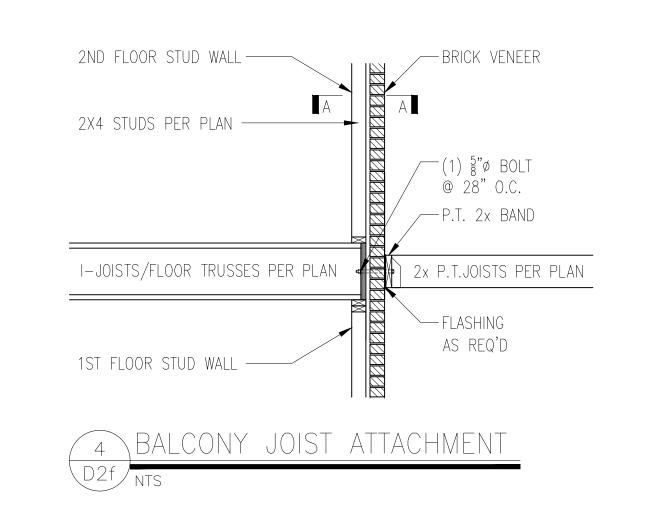
ORIGINAL INFORMATION
PROJECT # DATE
1/31/2017

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS











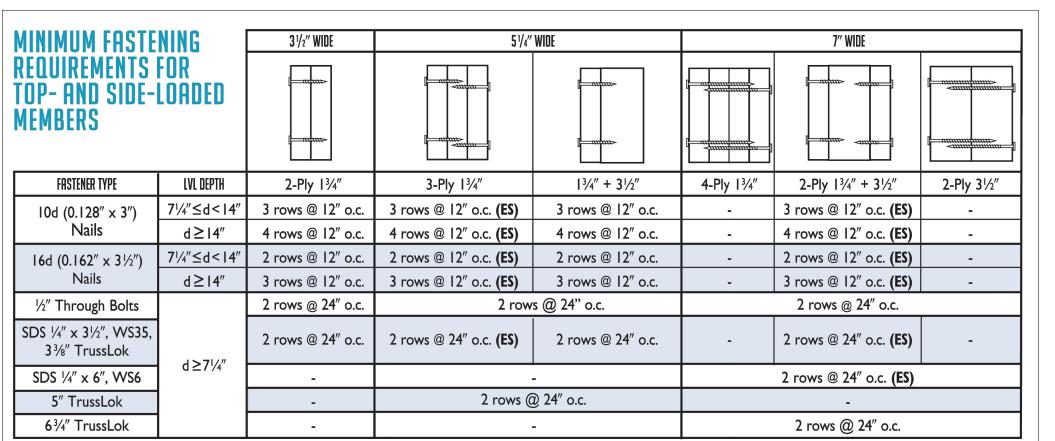
(ox-IS) Details

STRUCTURAL MEMBERS ONLY

DATE: 05/06/2024 SCALE: 22x34 1/4"=1'-0" 11x17 1/8"=1'-0" PROJECT #: A21117.00066.000 DRAWN BY: MGC CHECKED BY: GWS

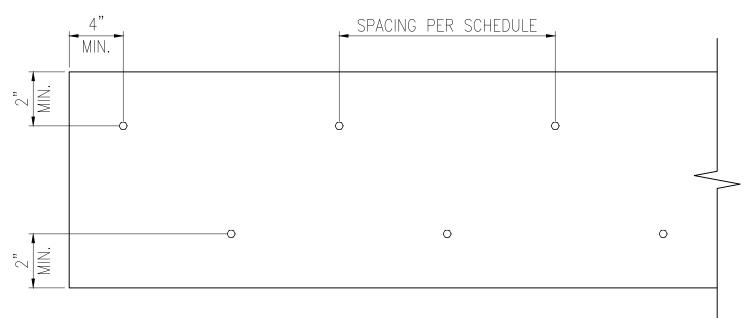
ORIGINAL INFORMATION

PROJECT # DATE 1/31/2017 REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS



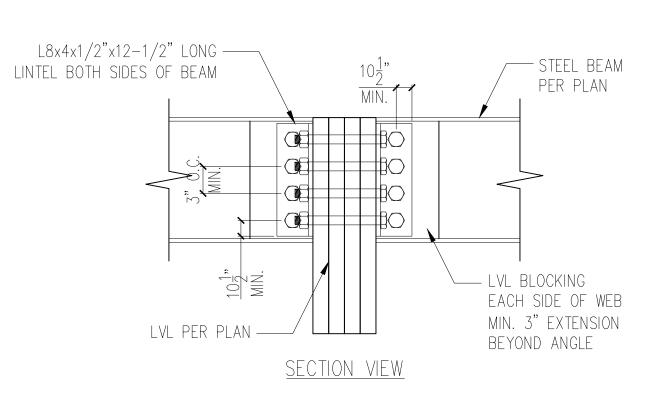
NOTES:

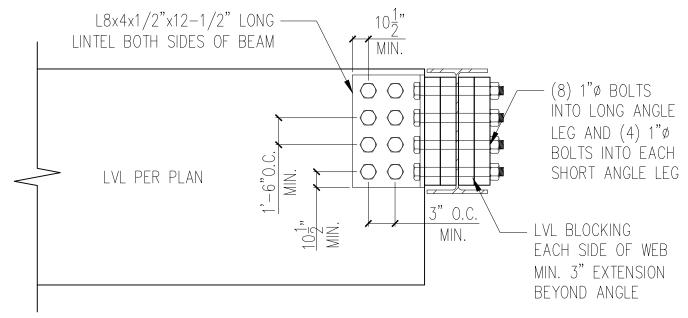
- I.All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.
- 2. Minimum fastening requirements for depths less than $7\frac{1}{4}$ " require special consideration. Please contact your technical representative.
- 3. Three general rules for staggering or offsetting for a certain fastener schedule:
- (1) if staggering or offsetting is not referenced, then none is required;(2) if staggering is referenced, then fasteners installed in adjacent rows on the front side are to be staggered up to one-half the o.c. spacing, but maintaining the fastener
- clearances above; and
 (3) if "ES" is referenced, then the fastener schedule must be repeated on each side, with the fasteners on the back side offset up to one-half the o.c. spacing of the front side (whether or not it is staggered).



ELEVATION VIEW

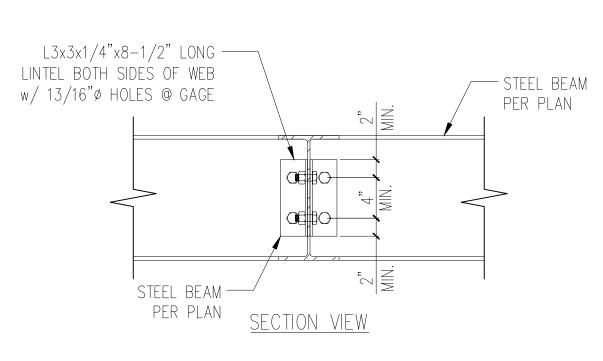
1 MULTI-PLY BEAM CONNECTION DETAIL

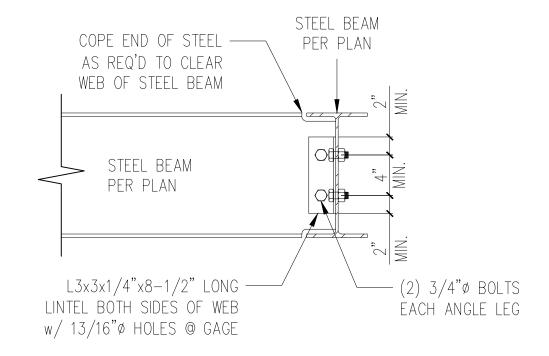




ELEVATION VIEW

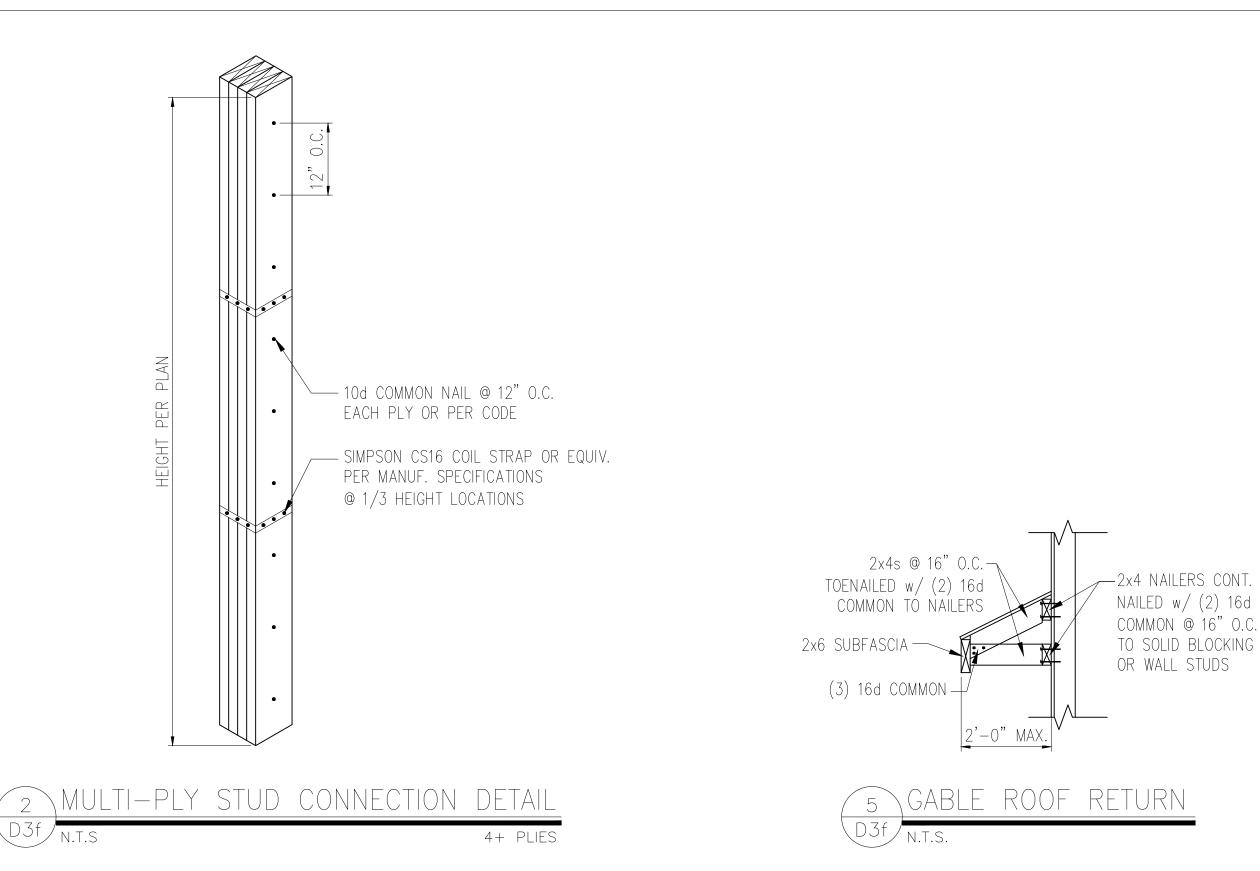


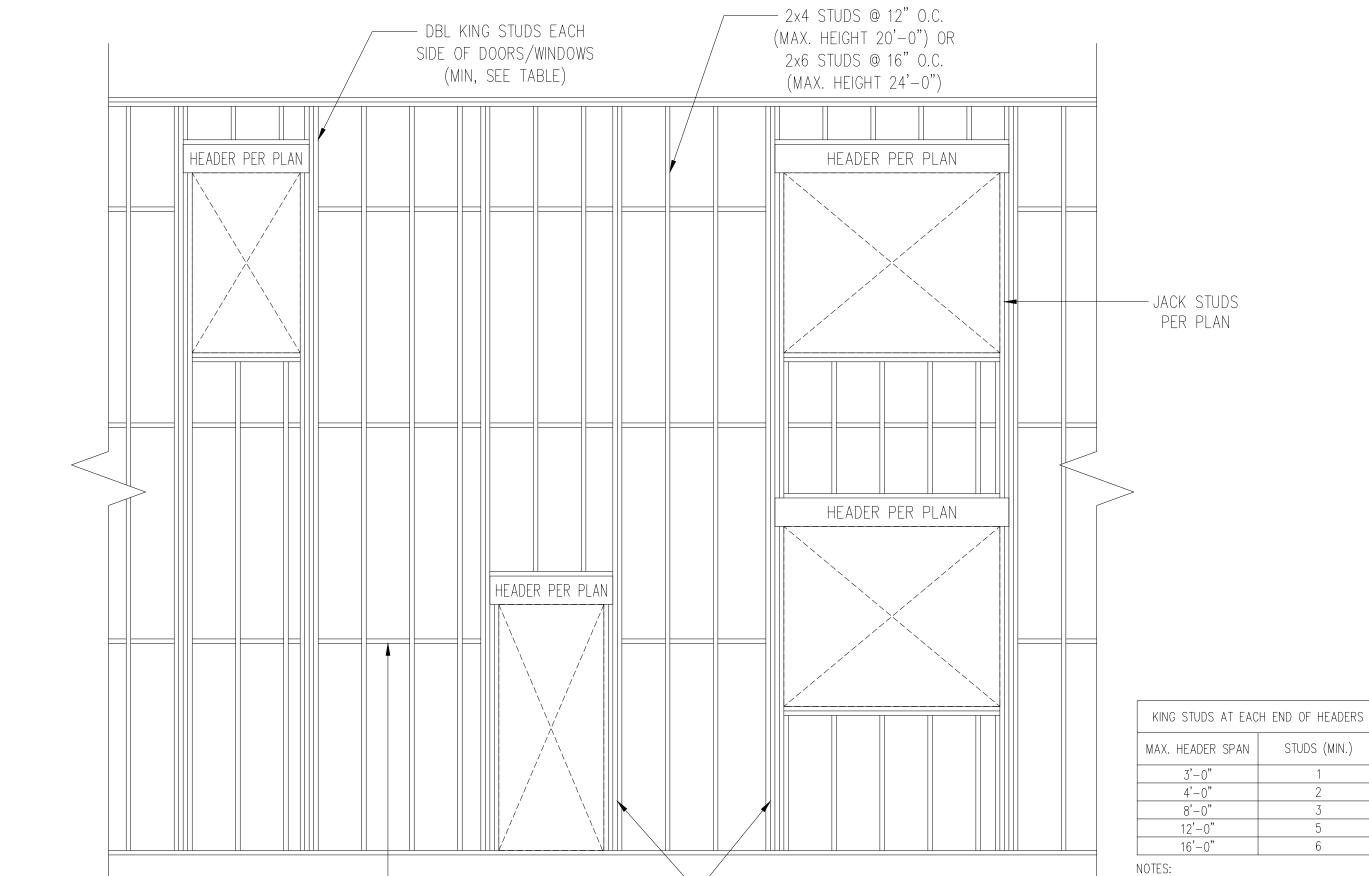




ELEVATION VIEW







— DBL KING STUDS EACH

SIDE OF DOORS/WINDOWS

(MIN, SEE TABLE)

6 TYP. BALLOON FRAMING DETAIL

2x CROSS BRACING @

6'-0" O.C. VERTICALLY

D3f N.T.S





CLIENT: DR Horton Carolina Division 8001 Arrowridge Blvd.

Standard Details (0X-1S)
Framing Details



DRAWING

DATE: 05/06/2024

SCALE: 22x34 1/4"=1'-0"
11x17 1/8"=1'-0"

PROJECT #: A21117.00066.000

DRAWN BY: MGC

CHECKED BY: GWS

1) FOR UP TO 130 MPH, EXPOSURE B

2) KING STUD REQUIREMENTS DO NOT APPLY TO PORTAL FRAMED OPENINGS

ORIGINAL INFORMATION
PROJECT # DATE
1/31/2017

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

D3f

YP. EXTERIOR CORNER ATTACHMENT

WUES FORMERLY SUMMIT ENGINEERING, LABORATORY, & TESTING, INC. 10121 Pineville Distribution St Pineville, NC 28134 Office: 704.504.1717 Fax: 704.504.1125 www.teamues.com



Details (0X-IS)

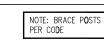


DATE: 05/06/2024 DRAWN BY: MGC CHECKED BY: GWS

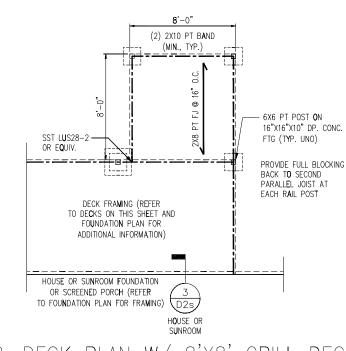
> ORIGINAL INFORMATION PROJECT # DATE 1/31/2017

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

D4f



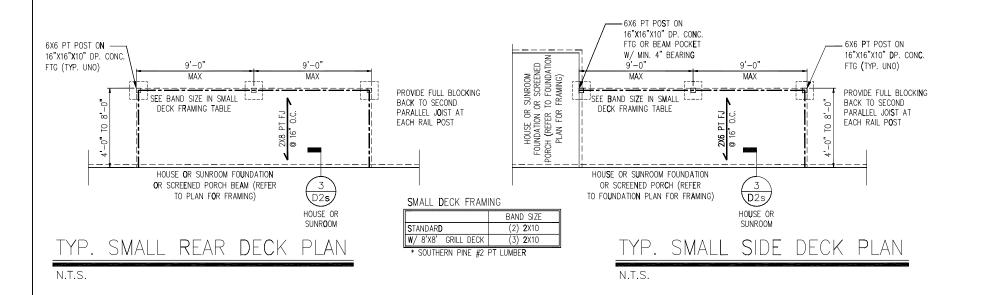
SÜMMIT



PROVIDE FULL BLOCKING

TYP. DECK PLAN W/ 8'X8' GRILL DECK

N.T.S.



- SEE INT**E**RMEDIATE

FRAMING TABLE

MAX

DECK FRAMING TABLE

R SUNROOM
OR SCREENED
TO FOUNDATION
R FRAMING)

HOUSE OR FOUNDATION O ORCH (REFER T

INTERMIEDIATE FOOTING

16"x16"x10

24"x24"x10"

6X6 PT POST ON-

HOUSE OR S FOUNDATION OF ORCH (REFER TO PLAN FOR F

BAND SIZE* INTERMIEDIATE FOOTING

16**"x**16"x10

(2) 2X10

(3) 2X10

16"X16"X10" DP. CQNC.

FTG OR BEAM POCKET

W/ MIN. 4" BEARING

SEE BAND SIZE IN

HOUSE OR SUNROOM FOUNDATION

OR SCREENED PORCH (REFER

TO FOUNDATION PLAN FOR FRAMING)

N.T.S.

SEE BAND SIZE IN

DECK FRAMING TABLE

HOUSE OR SUNROOM FOUNDATION

OR SCREENED PORCH (REFER TO FOUNDATION PLAN FOR FRAMING)

N.T.S.

FOOTING IN LARGE DECK

MAX

D2s/

HOUSE OR

SUNR**O**OM

- SEE INTERMEDIATE

FOOTING IN DECK

D2s

HOUSE OR

SUNROOM

SIDE DECK PLAN

FRAMING TABLE

<u>- t---</u>-

LARGE SIDE DECK PLAN

- 6X6 PT POST ON

16"X16"X10" DP. CONC. FTG (TYP. UNO)

PROVIDE FULL BLOCKING BACK TO SECOND

- 6X6 PT POST ON

FTG (TYP. UNO)

BACK TO SECOND PARALLEL JOIST AT

EACH RAIL POST

16"X16"X10" **D**P. CON**C**.

PROVIDE FULL BLOCKI**N**G

PARALLEL JOIST AT

EACH RAIL POST

- SEE INTERMEDIATE

FRAMING TABLE

MAX

D2s

HOUSE OR

SUNROOM

SEE INTERMEDIATE

FOOTING IN DECK

MAX

HOUSE OR

FRAMING TABLE

PROVIDE FULL BLOCKING BACK TO SECOND

LARGE DECK FRAMING

W/ 8'X8' GRILL DECK

PROVIDE FULL BLOCKING

BACK TO SECOND

EACH RAIL POST

DECK FRAMING

W/ 8'X8' GRILL DECK

* SOUTHERN PINE #2 PT LUMBER

STANDARD

PARALLEL JOIST AT

PARALLEL JOIST AT

EACH RAIL POST

MAX

(MIN., TYP.)

2) **2**X12 PT BAND

HOUSE OR SUNROOM FOUNDATION

OR SCREENED PORCH (REFER

TO FOUNDATION PLAN FOR FRAMING)

LARGE REAR DECK PLAN

SEE BAND SIZE IN

DECK FRAMING TABLE

HOUSE OR SUNROOM FOUNDATION

OR SCREENED PORCH BEAM (REFER

TO PLAN FOR FRAMING)

REAR DECK PLAN

FTG (TYP. UNO)

N.T.S.

6X6 PT POST ON

FTG (TYP. UNO)

N.T.S.

16"X16"X10" DP. CONC.

FOOTING IN LARGE DECK



- $\underline{\text{NOTES:}}$ 1. Refer to general notes & Specifications on Coversheet FOR ADDITIONAL INFORMATION.
- 2. PROVIDE 6 MIL VAPOR BARRIER UNDER ALL SLABS-ON-GRADE. 3. SEE ARCH. DWGS. FOR ALL TOP OF THE SLAB ELEVATIONS,
- SLOPES AND DEPRESSIONS.

 4. REFER TO STRUCTURAL PLANS AND FRAMING DETAILS FOR BRACED WALL PANEL LAYOUT, DIMENSIONS, ATTACHMENT AND
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- 6. PERIMETER INSULATION SHOWN AS REQUIRED BY LOCAL CLIMATE ZONE. INSTALL PER TABLE N1102.1.2 OF THE IRC

Details Wall PROJECT: Standard I Stem STRUCTURAL MEMBERS ONLY

Details

Foundation

CLIENT: DR Hort 8001 A

DATE: 3/2/2010 8CALE: 22±34 1/4"∗1"-**6**" Ibd1 1/8"∗1"-**6**" PROJECT 1 528-06R DRAWN BY: LAG

CHECKED BY: WAJ ORIGINAL INFORMATION
PROJECT * DATE
1/31/2011

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

D3s

Product Length PlotID

24' 0"

14' 0"

14' 0"

12' 0"

2' 0"

J24

J24-2

J14-2

11 7/8" PJI-40 42' 0"

11 7/8" PJI-40 24' 0"

11 7/8" PJI-40

Accessories

1 3/4" 4x8 OSB

 $^{\circ}$ LVL AND JOISTS MUST BE FULLY CONNECTED TOGETHER PRIOR TO ADDING ANY LOADS.

38' 0" **2**b Product Length PlotID

KEMPSVILLE BUILDING MATERIALS IS NOT RESPONSIBLE FOR THE DESIGN OR CALCULATION OF ANY AND ALL I-JOIST AND LVL/PSL BEAM MATERIAL. ALL ENGINEERING AND INFORMATION FOR THIS MATERIAL IS TO BE PROVIDED BY THE ENGINEER OF RECORD MARKED ON APPROVED SET OF PLANS. ALL BEAM PLACEMENTS ARE PER THE ENGINEERING RECEIVED. ALL CONNECTION DETAILS TO BE PROVIDED BY ENGINEER OF RECORD. REFER TO ENGINEER OR RECORD FOR ALL MULTI-PLY LVL/ I-JOIST CONNECTION PATTERNS. BUILDER TO VERIFY ALL MATERIAL LENGTHS, QUANTITIES, AND SIZES PRIOR TO ORDERING.

Products

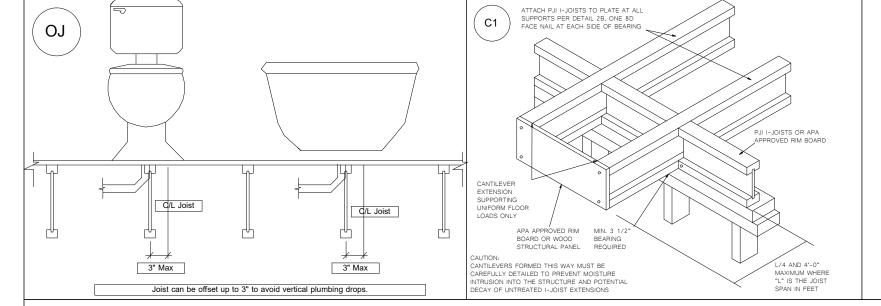
1 11/8" x 11 7/8" APA Rim Board

Net Qty Plies

Net Qty Plies

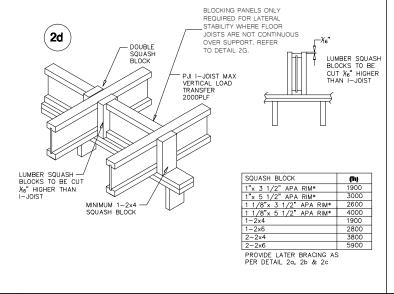
11-7/8" PJI-40's 19.2" o.c. sister joists under offset wall above. 19' 8 1/2" RIM1 18' 0" 20' 0" 38' 0"

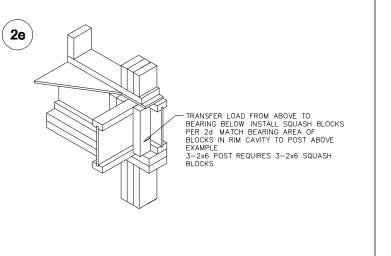
1ST FLOOR LAYOUT

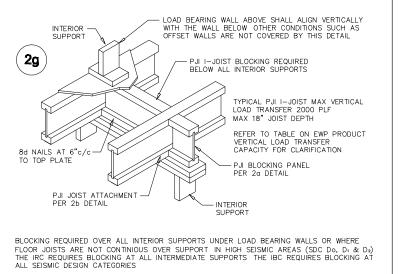


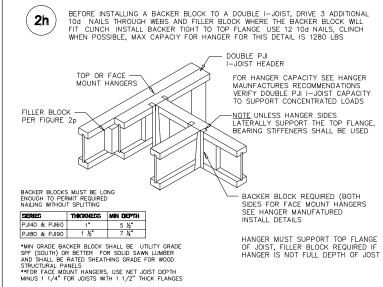
PLUMBING DROPS NOTED ARE IN APPROXIMATE LOCATIONS PER PLAN. BUILDER MUST VERY LOCATIONS BEFORE SETTING JOISTS.

REFER TO TABLE ON EWP PRODUCT VERTICAL LOAD TRANSFER CAPACITY FOR CLARIFICATION **2b** — ATTACH RIM BOARD TO TOP PLATE USING 8d BOX TOENAILS @ 6" c/c TO AVOID SPLITTING FLANGES , START NAILS 1 ½" FROM END OF I-JOIST NAILS MAY BE DRIVEN IN AT AN ANCLE TO AVOID SPLITING BEARING PLATE









BBO = Beam by Others **PBO** = Post by Others **GBO** = Girder by Others

J = I-Joist **FB** = Flush Beam **DB** = Dropped Beam **RB** = Roof Beam

BP = Blocking Panels

SB = Squash Blocks

** REFER TO INSTALLATION GUIDE FOR PLY TO PLY CONNECTIONS.

LABEL LEGEND

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

Date: // 10/23/25 Designer: **DW**

Project #: **25100130** Sheet Number:

Ridge on C

Son

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Revisions

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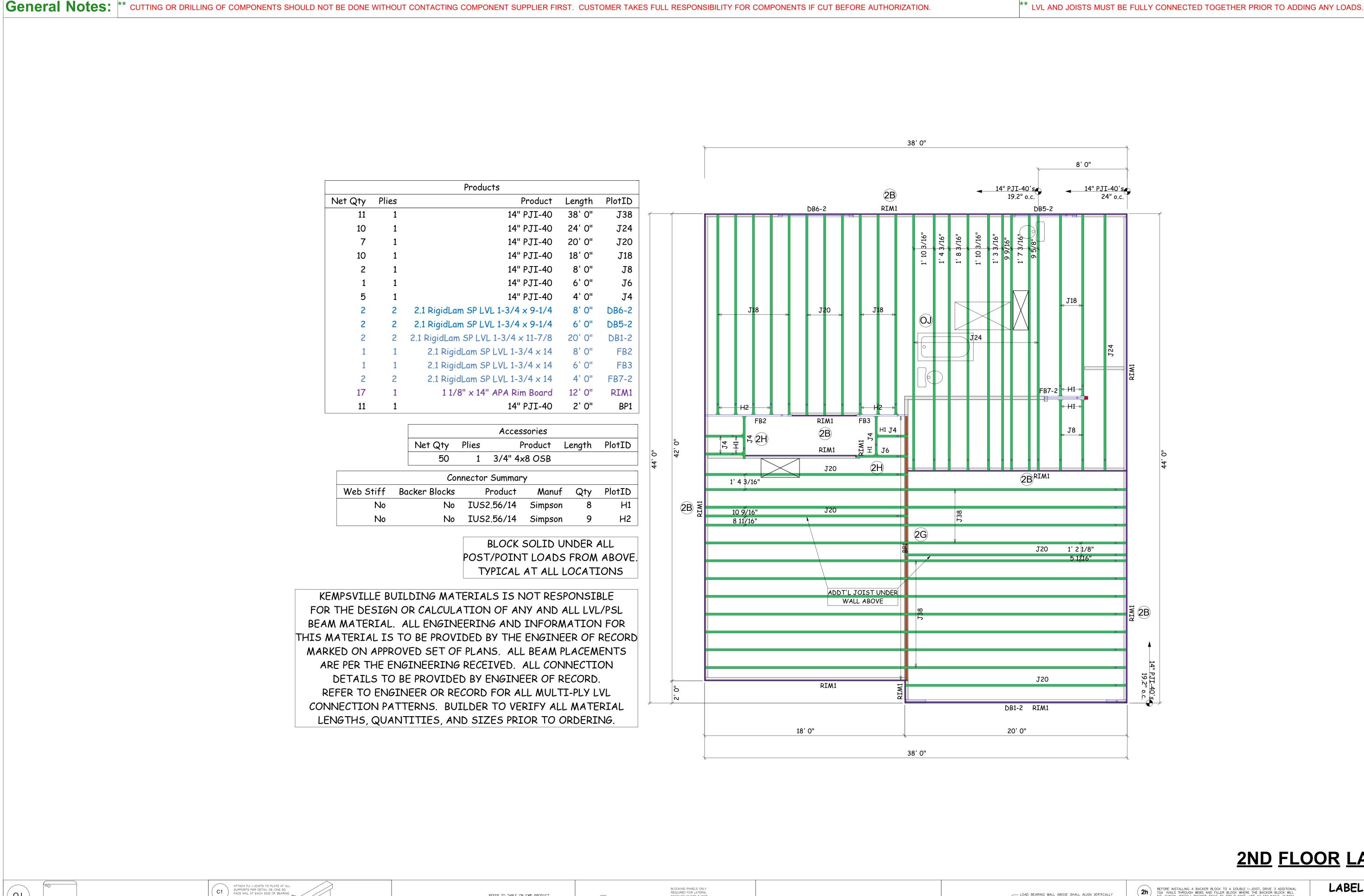
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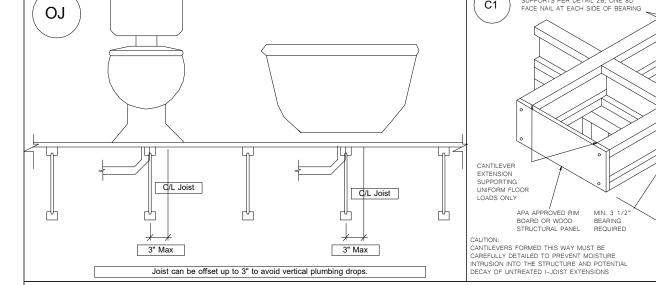
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 ** ALL POINT LOADS FROM ABOVE MUST BE TRANSFERRED TO BEARING FROM UNDER SIDE OF SHEATHING.

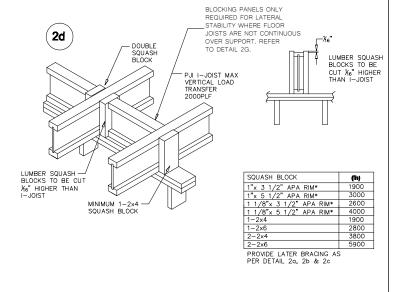


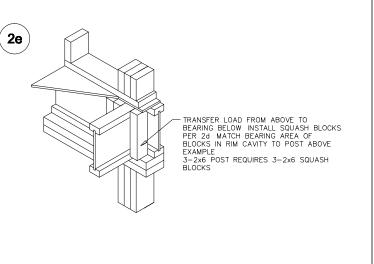
2ND FLOOR LAYOUT



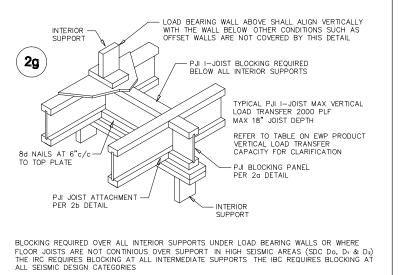
PLUMBING DROPS NOTED ARE IN APPROXIMATE LOCATIONS PER PLAN. BUILDER MUST VERY LOCATIONS BEFORE SETTING JOISTS.

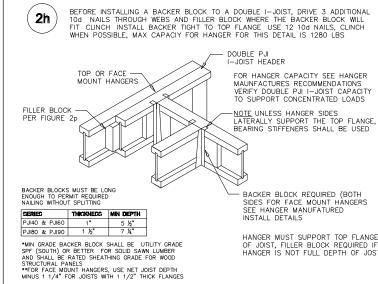
REFER TO TABLE ON EWP PRODUCT VERTICAL LOAD TRANSFER CAPACITY FOR CLARIFICATION **2b** — ATTACH RIM BOARD TO TOP PLATE USING 8d BOX TOENAILS @ 6" c/c START NAILS 1 ½" FROM END OF I-JOIST NAILS MAY BE DRIVEN IN AT AN ANGLE TO AVOID SPLITING BEARING PLATE





** ALL POINT LOADS FROM ABOVE MUST BE TRANSFERRED TO BEARING FROM UNDER SIDE OF SHEATHING.





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Sheet Number: **BP** = Blocking Panels SB = Squash Blocks

** REFER TO INSTALLATION GUIDE FOR PLY TO PLY CONNECTIONS.

Ridge on C Wilmingto Son JOIS Ma DR .00R

Revisions

Name

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Scale: 1/4" = 1'-0" Date: // 10/23/25

> Designer: **DW** Project #: **25100130**