

Residence for

Adams Homes AEC, LLC

Plan 2604 "B" FE (R) KC072

GENERAL NOTES:

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

INDEX TO DRAWINGS:

- COVER SHEET**
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2 REAR AND RIGHT SIDE ELEVATIONS
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4 SECOND FLOOR PLAN
5 FIRST FLOOR ELECTRICAL PLAN
6 SECOND FLOOR ELECTRICAL PLAN
OPT1 FLOOR PLAN OPTIONS
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- S1 MONO SLAB FOUNDATION PLAN
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S4 ROOF FRAMING PLAN
SD1 STRUCTURAL DETAILS
SPEC STRUCTURAL SPECIFICATIONS
S7 PLAN OPTIONS

RESIDENTIAL BUILDING CODE SUMMARY

- PLANS ARE DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
- HOUSE IS DESIGNED FOR 120 MPH, 3 SECOND GUST (93 MPH FASTEST WIND), EXPOSURE B.
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER WITH STANDARD WASHER AND NUT AND SHALL EXTEND 7" MIN. INTO MASONRY OR CONCRETE. BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF CORNERS. ALTERNATE ANCHOR STRAPS CAN BE USED INSTEAD OF ANCHOR BOLTS SPACED AT THE EQUIVALENT SPACING AND INSTALLED PER MANUFACTURER'S SPECIFICATION'S EXCEPT AT GARAGE LUG FTG.
- MEAN ROOF HEIGHT: 17'-6"
- COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS:
MEAN ROOF HGT: UP TO 30' 30'-1" TO 35' 35'-1" TO 40' 40'-1" TO 45'
ZONE 1 16.5, -18.0 17.3, -18.9 18.0, -19.6 18.5, -20.2
ZONE 2 16.5, -21.0 17.3, -22.1 18.0, -22.9 18.5, -23.5
ZONE 3 16.5, -21.0 17.3, -22.1 18.0, -22.9 18.5, -23.5
ZONE 4 18.0, -19.5 18.9, -20.5 19.6, -21.3 20.2, -21.8
ZONE 5 18.0, -24.1 18.9, -25.3 19.6, -26.3 20.2, -27.0
- MINIMUM VALUES FOR ENERGY COMPLIANCE: ZONE 4
- MAXIMUM GLAZING U-FACTOR: 0.35
- INSULATING VALUES: CEILING: R-30* / WALLS: R-15 / FLOOR: R-19 / SLABS: R-10. CODE REFERENCE: TABLE N1102.1 (*R-30 ONLY IF UNCOMPRESSED, R-38 REQUIRED IF COMPRESSED)
- FLASHING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R703.8 OF THE N.C.R.B.C.
- FIREBLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R602.8 OF THE N.C.R.B.C.
- DRAFTSTOPPING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION R302.12 OF THE N.C.R.B.C.

MATERIALS LEGEND

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

TOILET ACCESSORIES LEGEND

PROVIDE 2x4 BLOCKING IN THE WALL FOR THE FOLLOWING:

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

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

AREA CALCULATIONS

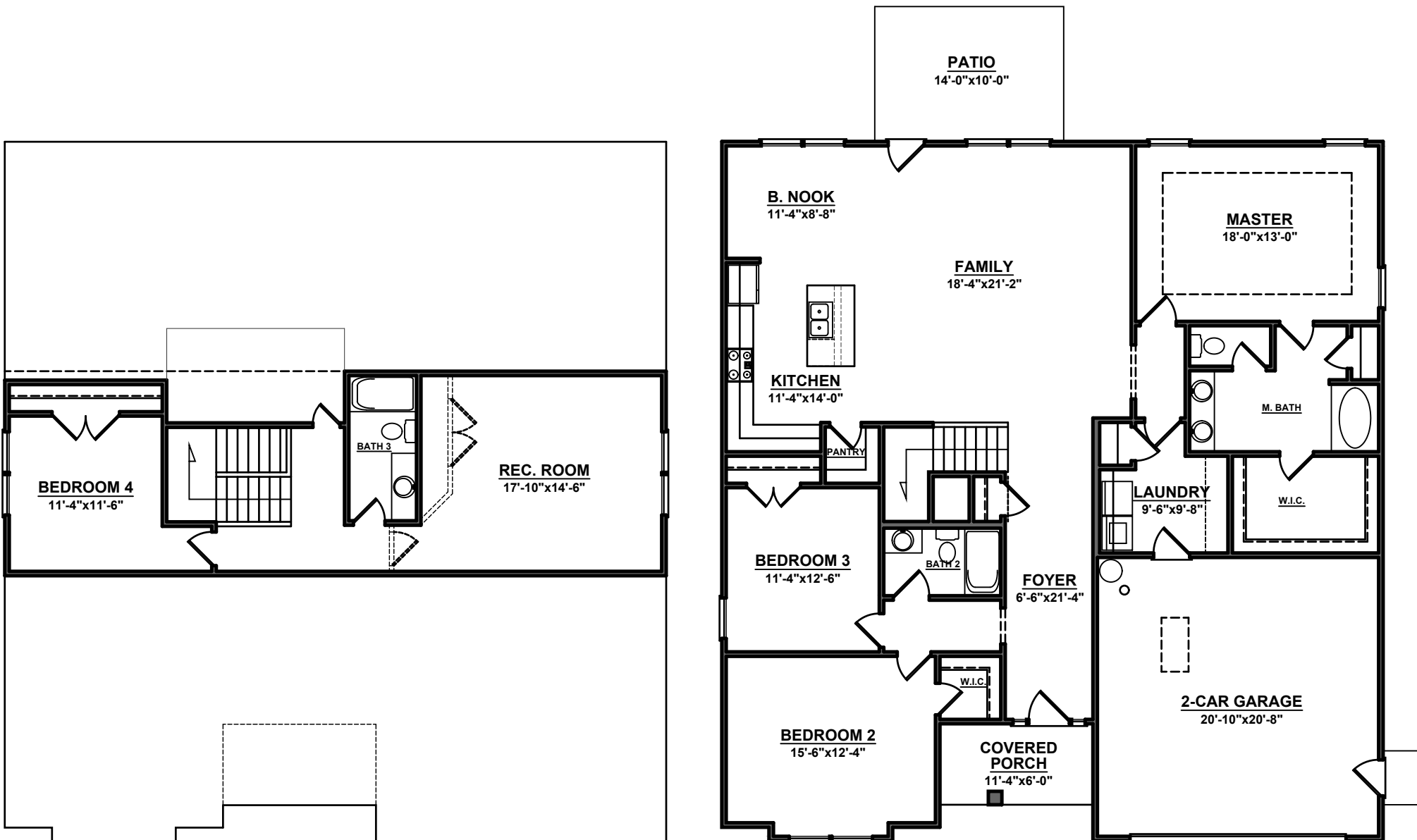
1ST FLOOR:	1987	GARAGE:	447
2ND FLOOR:	617	FRONT PORCH:	68
REC. ROOM:	0	PATIO:	140
TOTAL:	2604	BRICK:	0
		TOTAL:	655
WIDTH:	49'-0"		
DEPTH:	51'-10"	COV. PORCH OPTION:	224

FOUNDATION VENTING CALCULATIONS

NOT NEEDED WITH SLAB FOUNDATION

ATTIC VENTILATION REQUIREMENTS

NATURAL ROOF VENTILATION	MECHANICAL ROOF VENTILATOR
2502sq. FT.	2502sq. FT.
150 = 16.68 SQ. FT. VENT REQ'D	300 = 8.34 SQ. FT. VENT REQ'D
BUILDER TO PROVIDE APPROPRIATE VENTILATING AS REQUIRED PER CODE	



HOMES

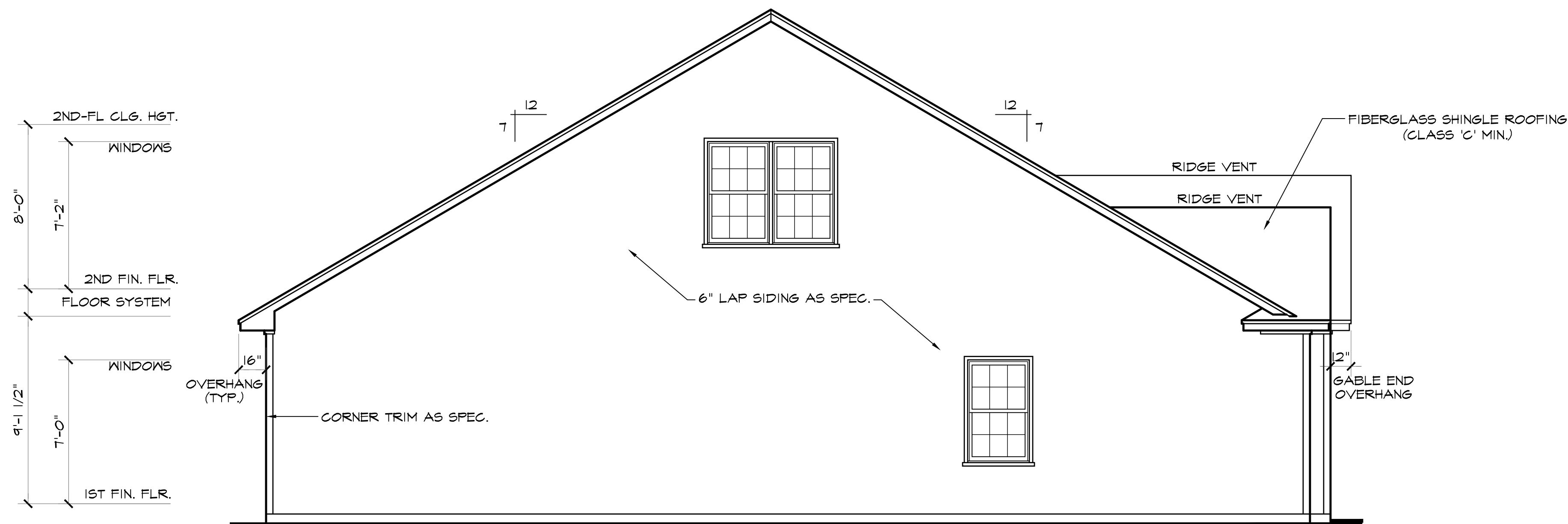
AEC, LLC

7868

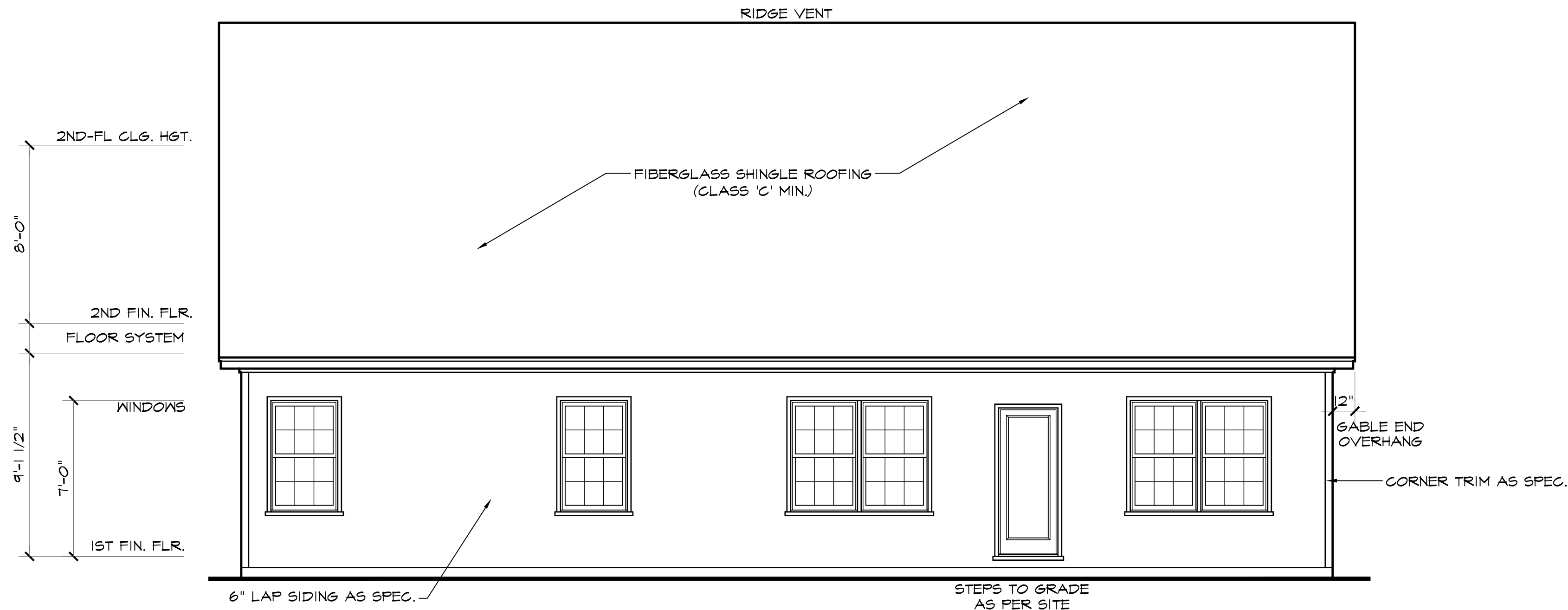


FRONT ELEVATION B SCALE: 1/4"=1'-0"

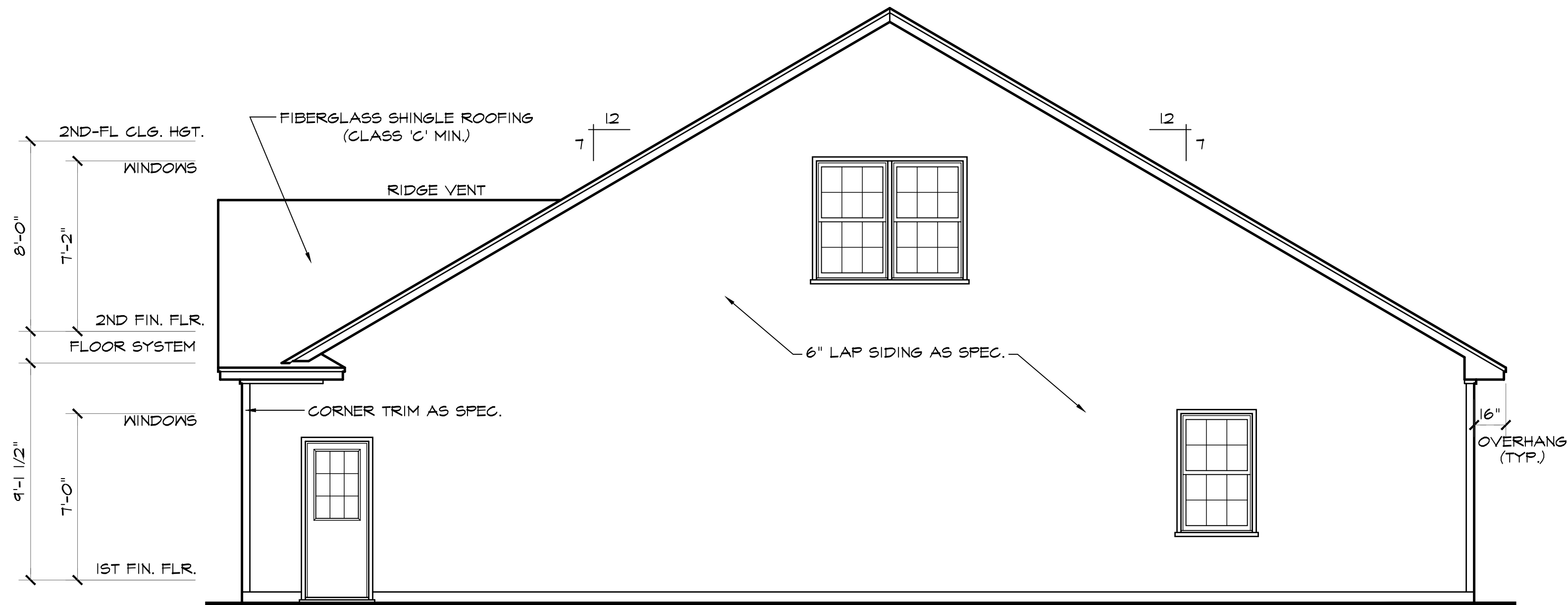
NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



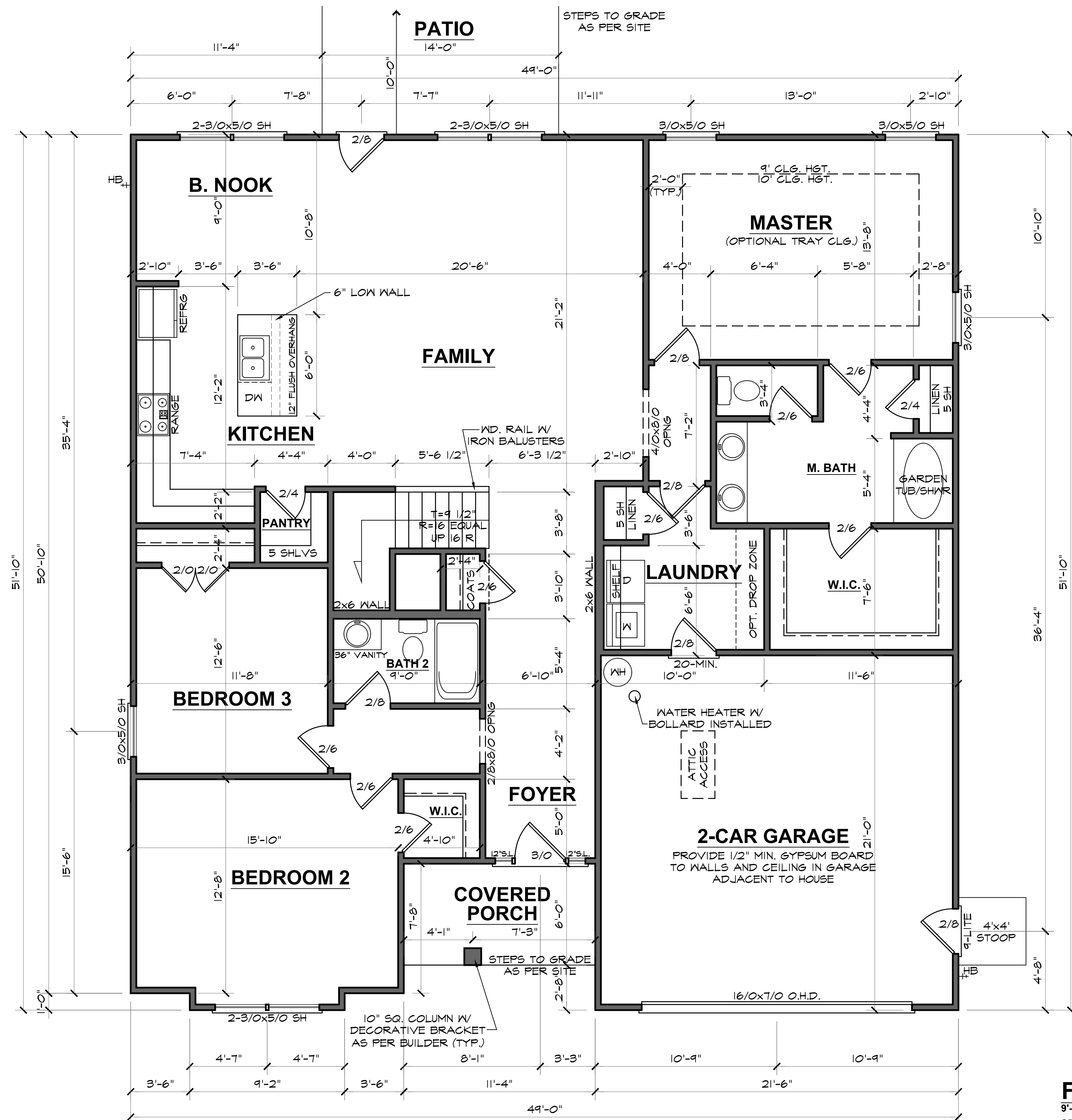
LEFT SIDE ELEVATION SCALE: 1/4"=1'-0"

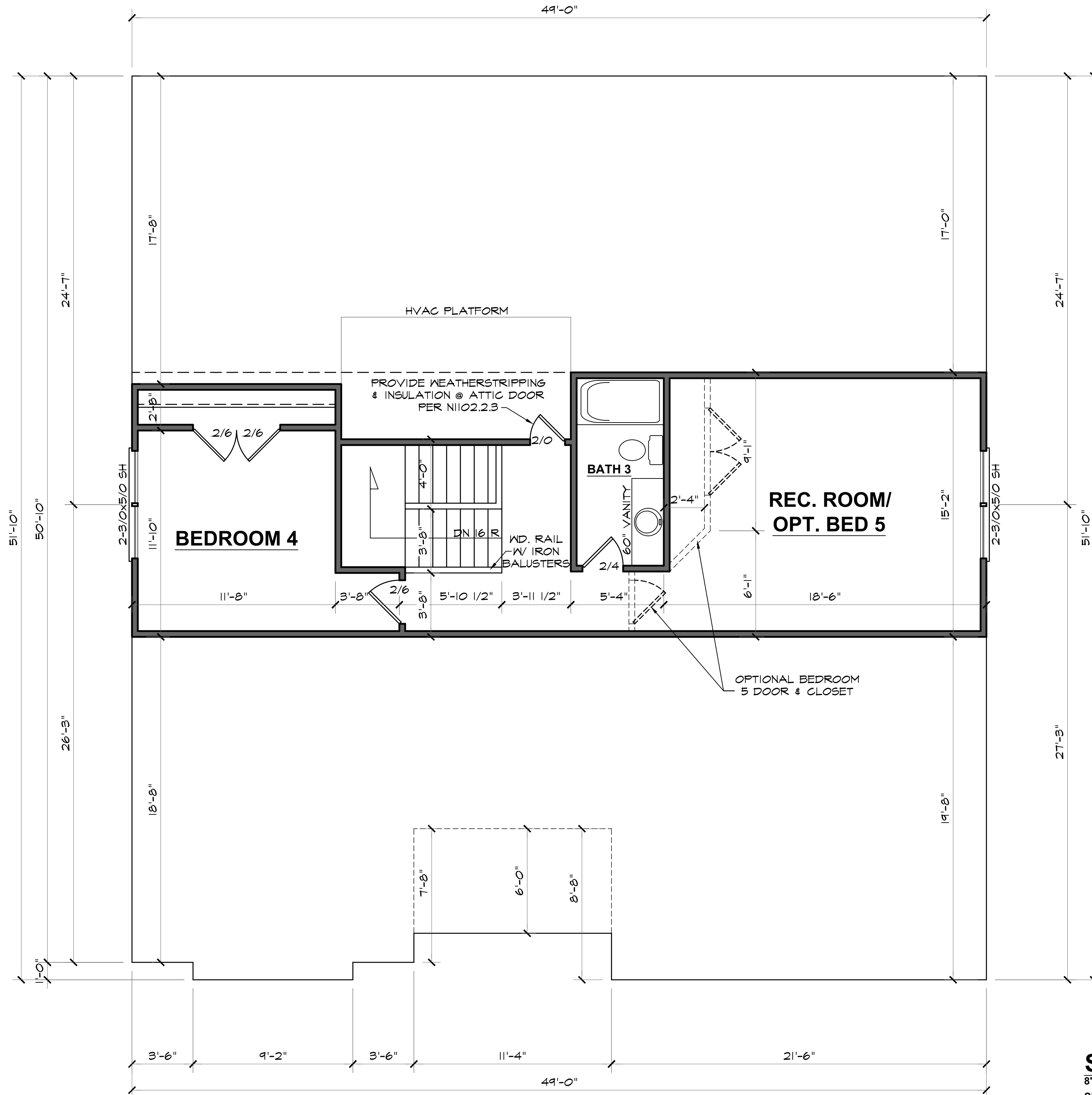


REAR ELEVATION SCALE: 1/4"=1'-0"
NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



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





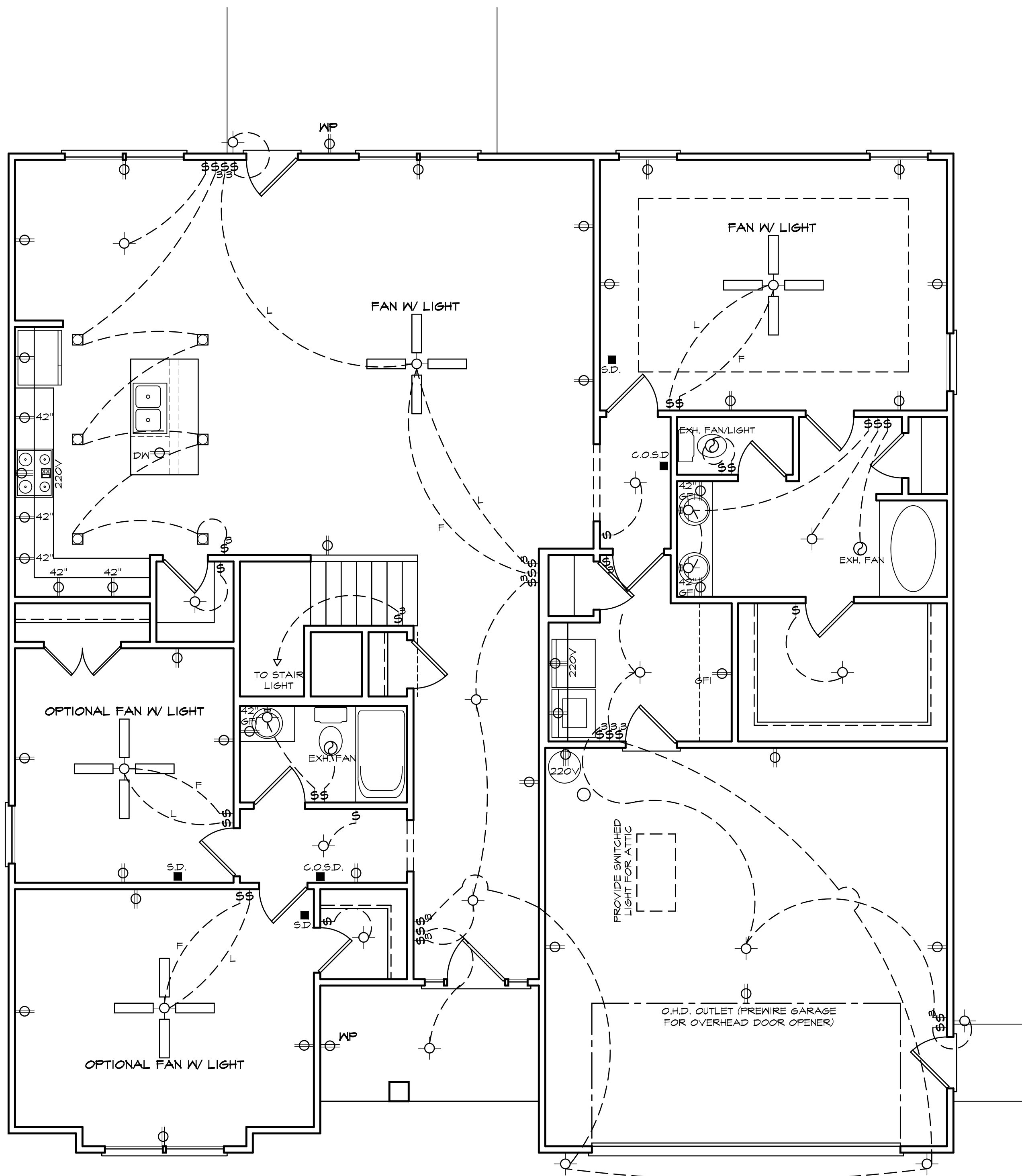
SECOND FLOOR PLAN
8'-0" (NOM.) CLG. HGT. U.N.O. SCALE: 1/4"=1'-0"
SET WINDOWS @ 7'-2" U.N.O.

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DATE DRAWN
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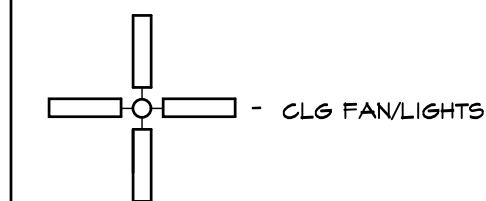
SHEET

4



ELECTRICAL LEGEND

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



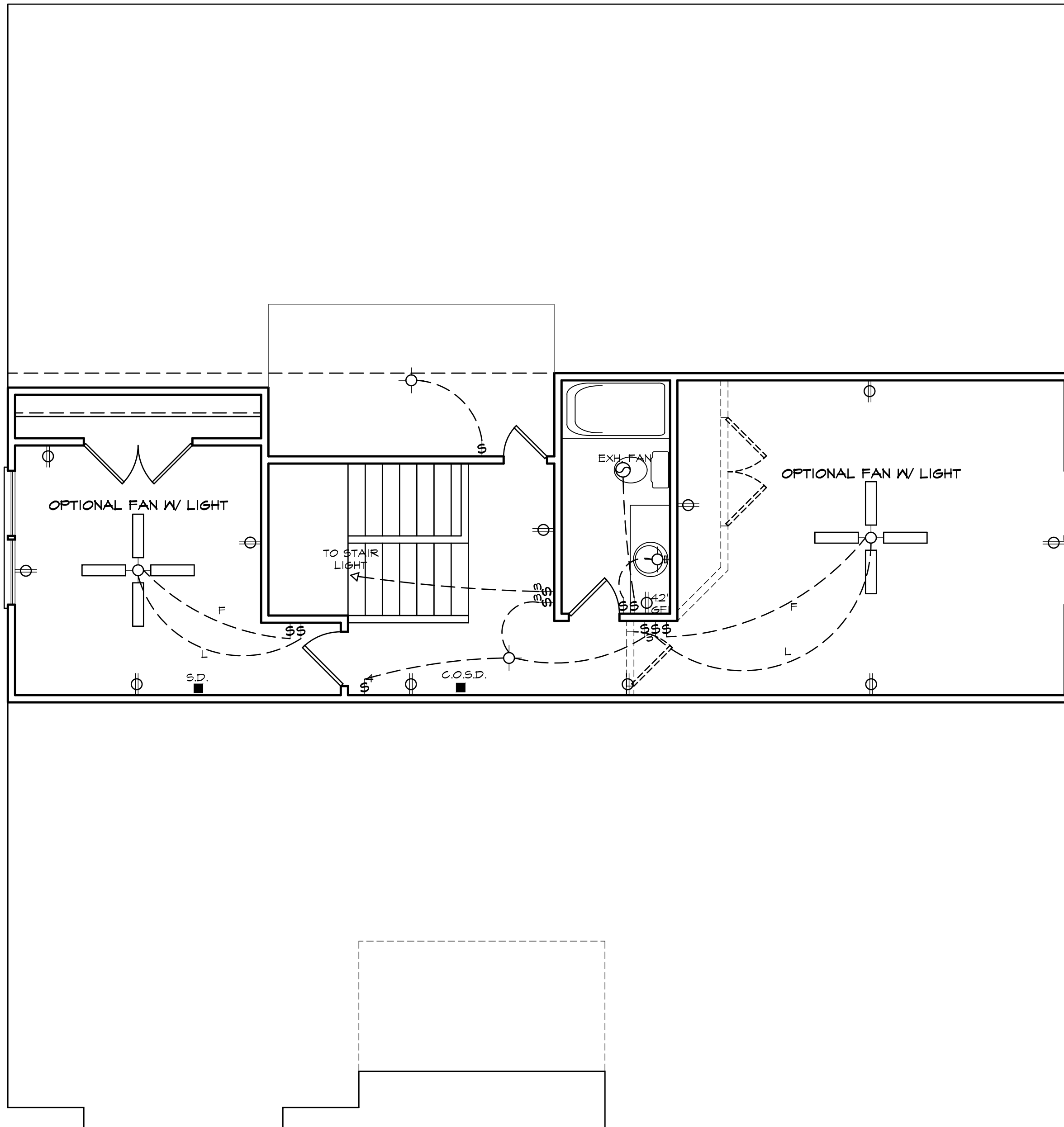
- TRACK LIGHTS
- FLUORESCENT LIGHTING

- - CABLE OUTLET
- ▲ - TELEPHONE OUTLET
- △ - COMPUTER DATA OUTLET
- ⊠ - BURGLAR ALARM
- - INTERCOM

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

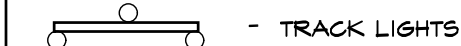
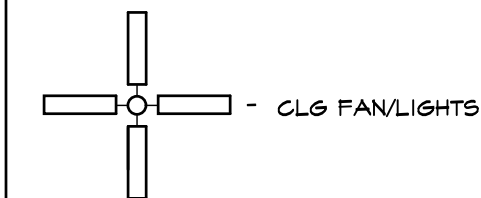
FIRST FLOOR ELECTRICAL PLAN

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



ELECTRICAL LEGEND

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



- - CABLE OUTLET
- ▲ - TELEPHONE OUTLET
- △ - COMPUTER DATA OUTLET
- ⊠ - BURGLAR ALARM
- - INTERCOM

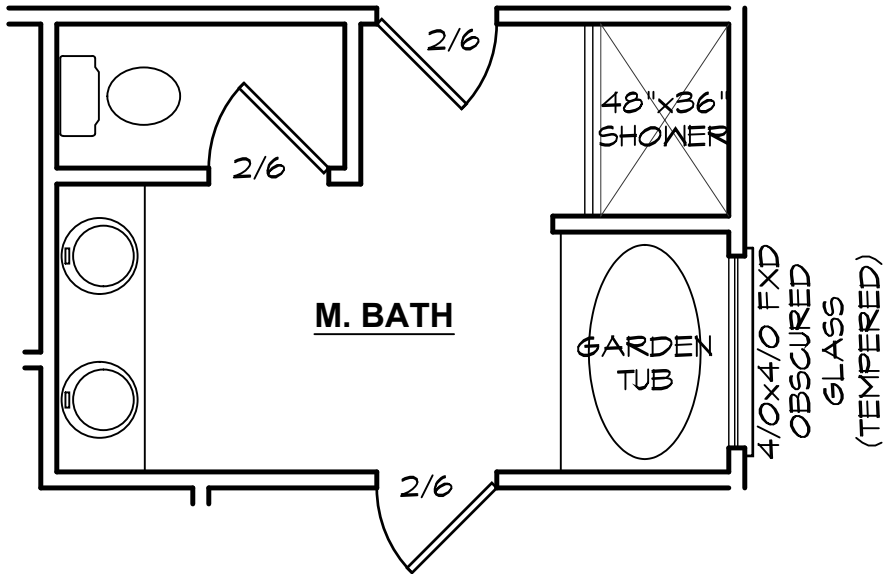
NOTE: ALL ELECTRICAL TO BE
VERIFIED BY OWNER/BUILDER
BEFORE ROUGH-IN.

SECOND FLOOR ELECTRICAL PLAN

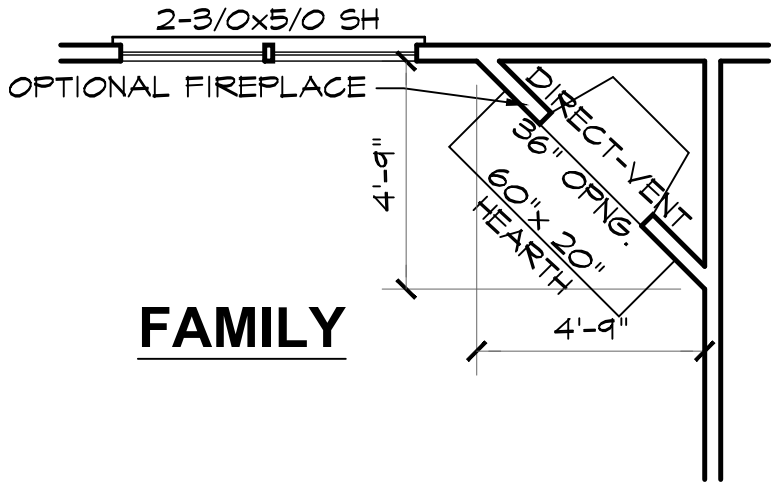
NOTE - ELECTRICAL RECEPTACLE AND SWITCH QUANTITIES AND LOCATIONS SHOWN ON PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ACTUAL NUMBER AND LOCATIONS SHALL BE FIELD DETERMINED AS PER CLIENT AND BUILDER EXCEPT WHERE CODE REQUIREMENTS APPLY.



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



OPTIONAL MASTER BATH
SEE FLOOR PLAN FOR TYPICAL NOTES & DIMENSIONS



OPTIONAL FIREPLACE

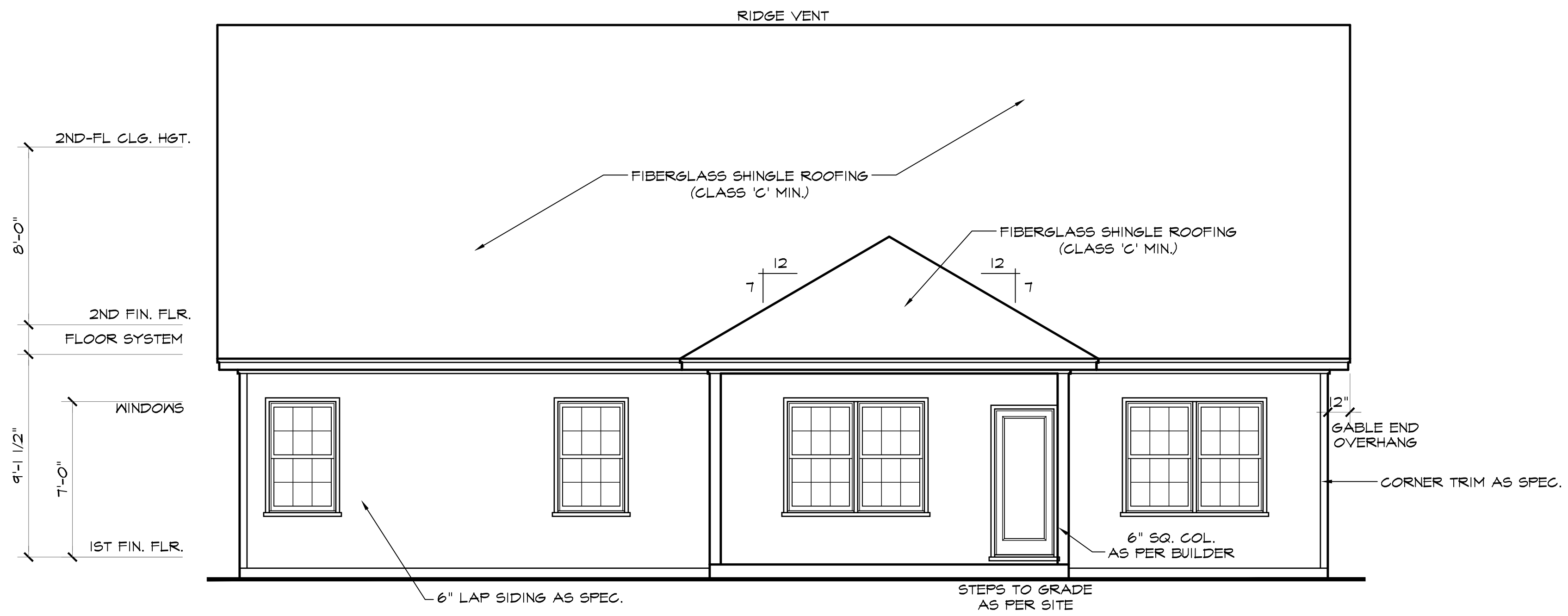
FLOOR PLAN OPTION SHEET

2604 "B" FE (R) KC072

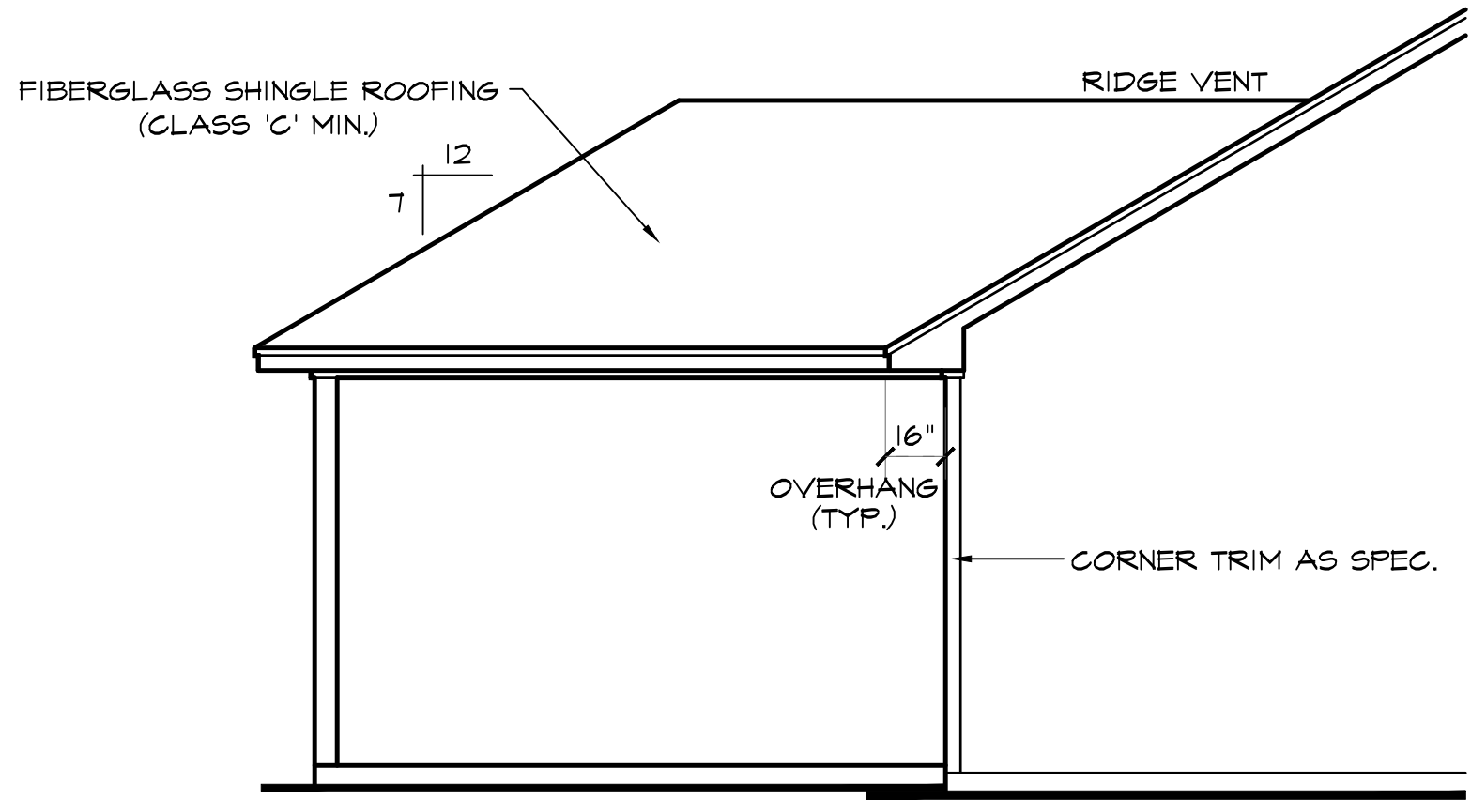
DATE DRAWN
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7868
REVISIONS

SHEET
opt1

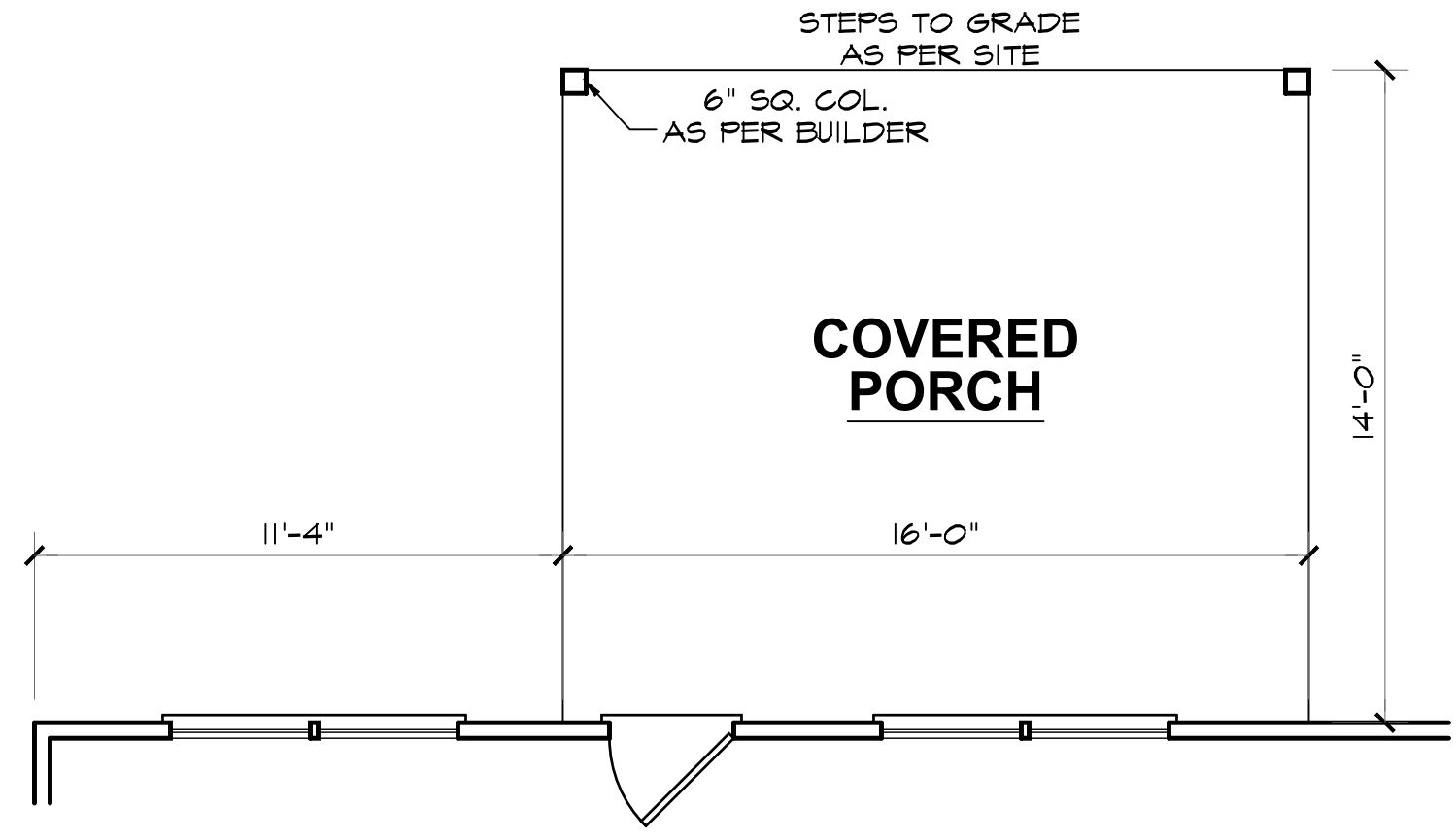




REAR ELEVATION SCALE: 1/4"=1'-0"
NOTE - SLOPE ALL GRADES AWAY FROM HOUSE FOR POSITIVE DRAINAGE



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



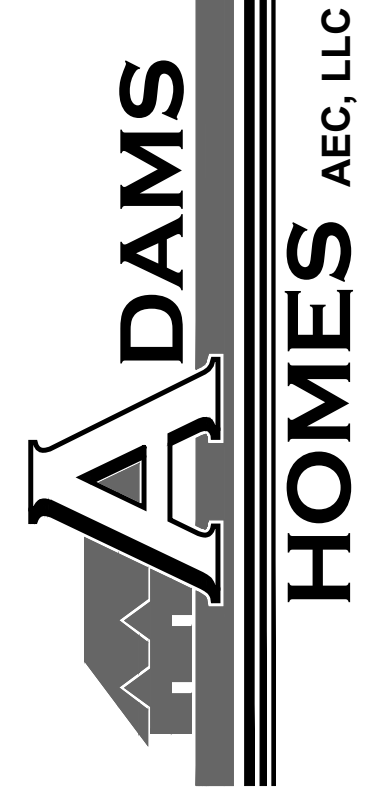
COVERED PORCH SCALE: 1/4"=1'-0"

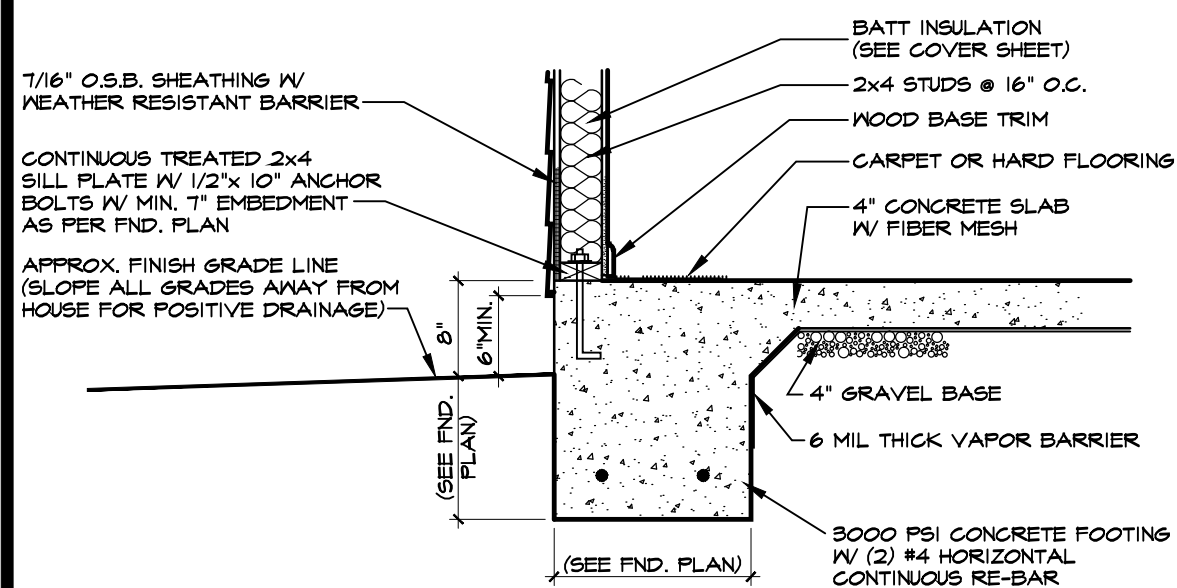
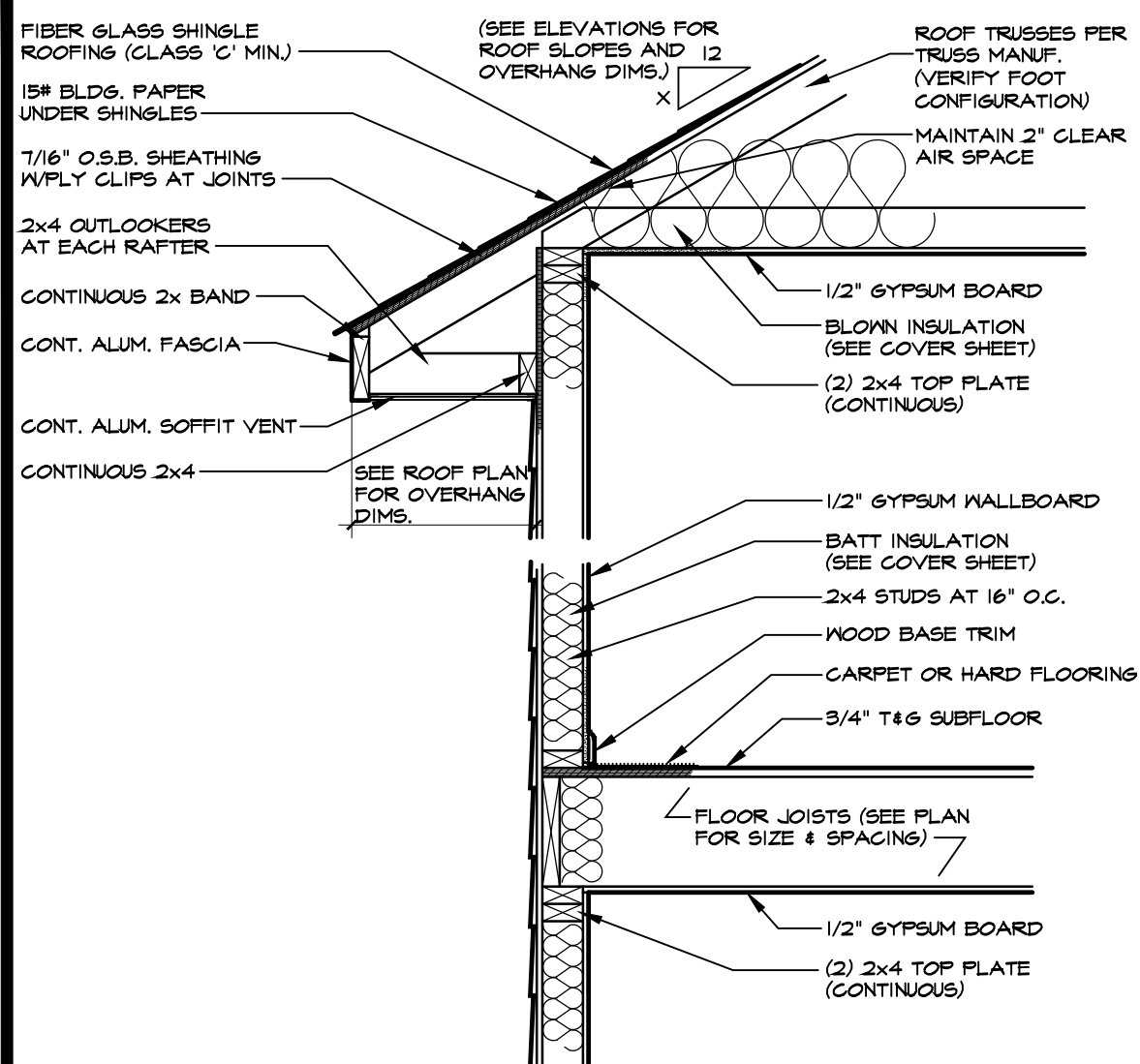
REAR PORCH OPTION SHEET

2604 "B" FE (R) KC072

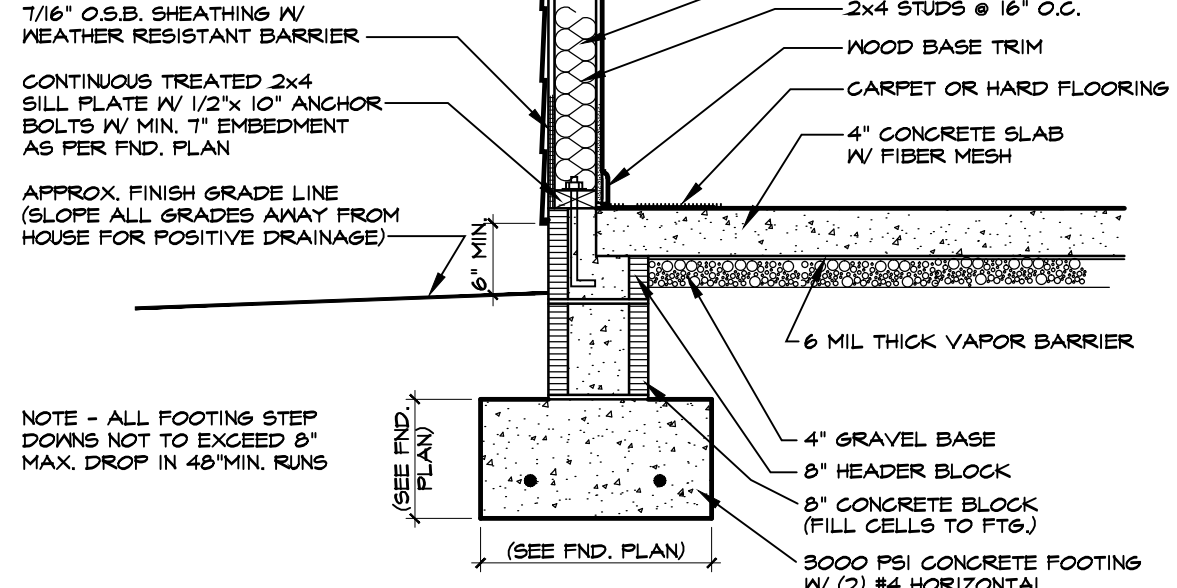
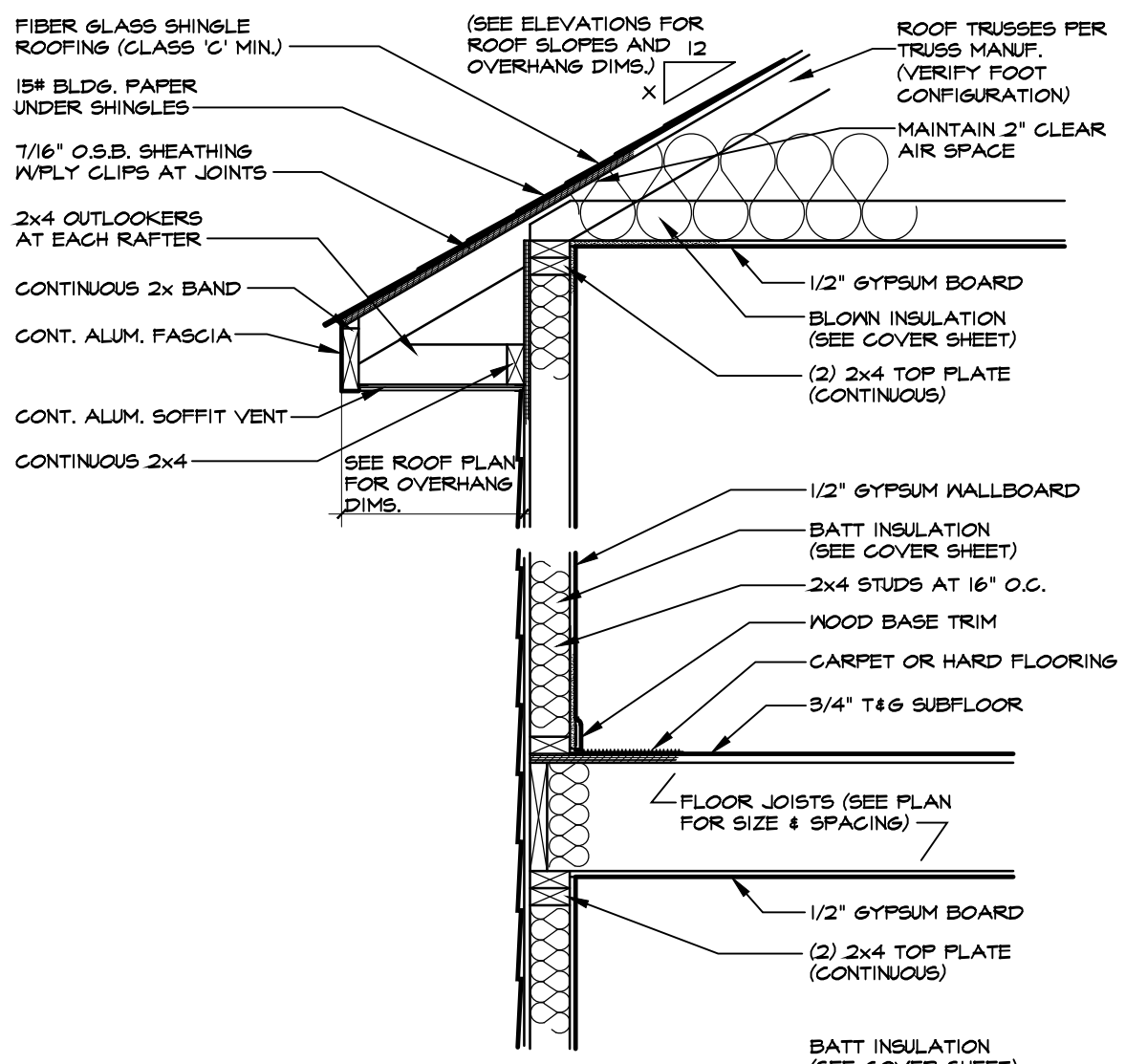
DATE DRAWN
10/8/2025
PROJECT
7868
REVISIONS

SHEET
opt2

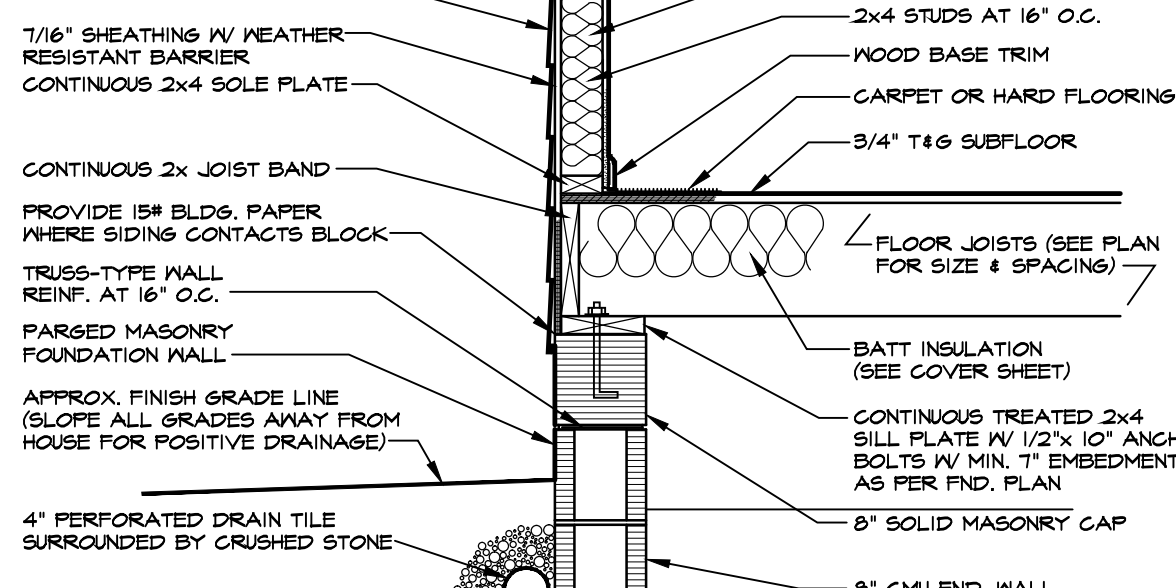
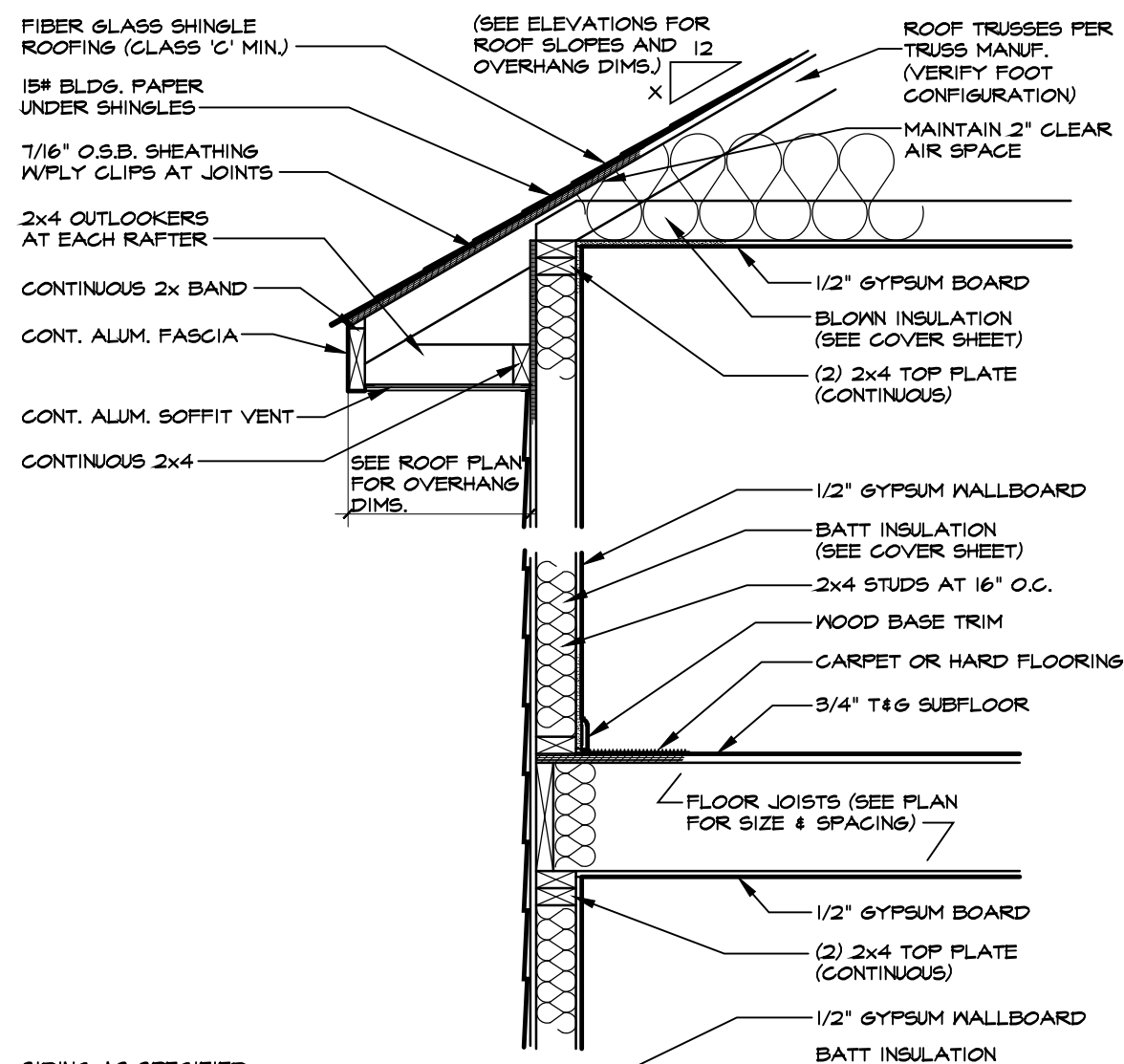




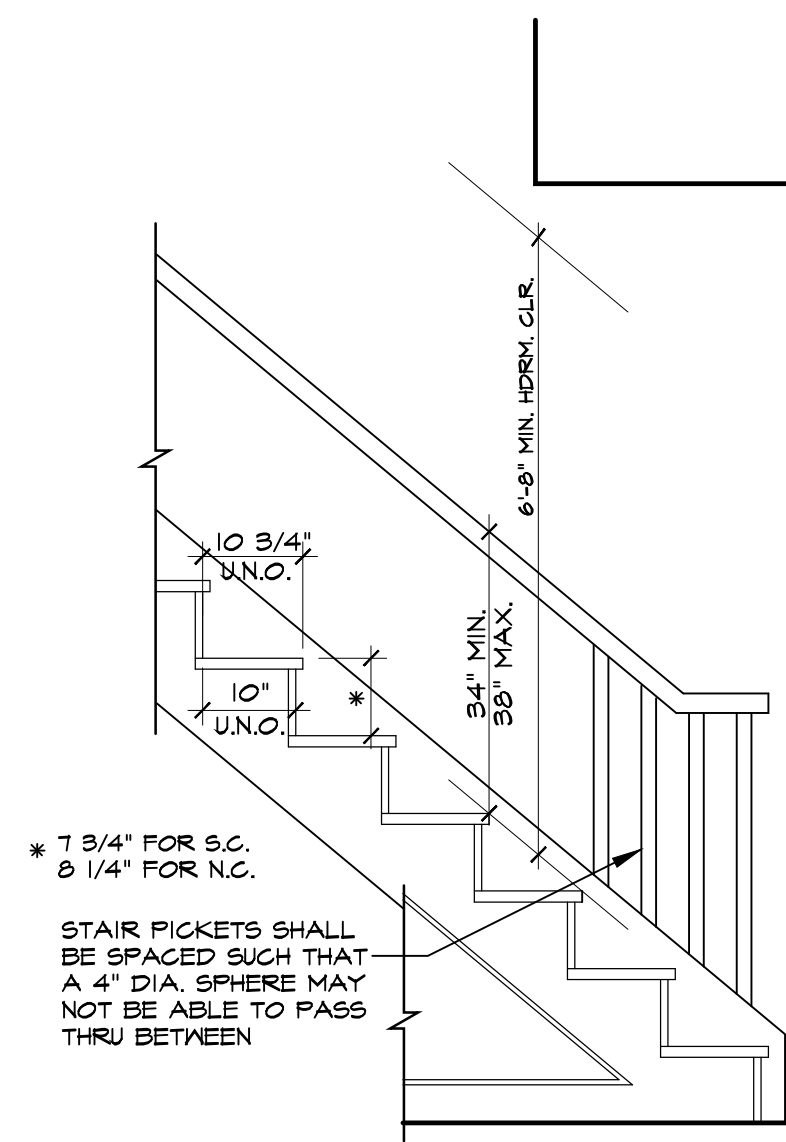
1 TWO-STORY WALL SECTION W/SIDING
SCALE: 3/4"=1'-0" MONO SLAB



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



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



4 TYPICAL STAIR DETAIL
SCALE: 3/4"=1'-0"

TYPICAL DETAIL SHEET

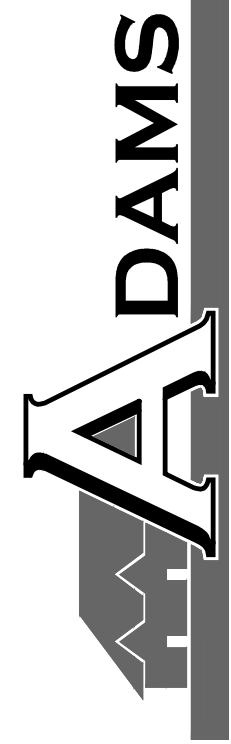
DATE DRAWN

REVISIONS

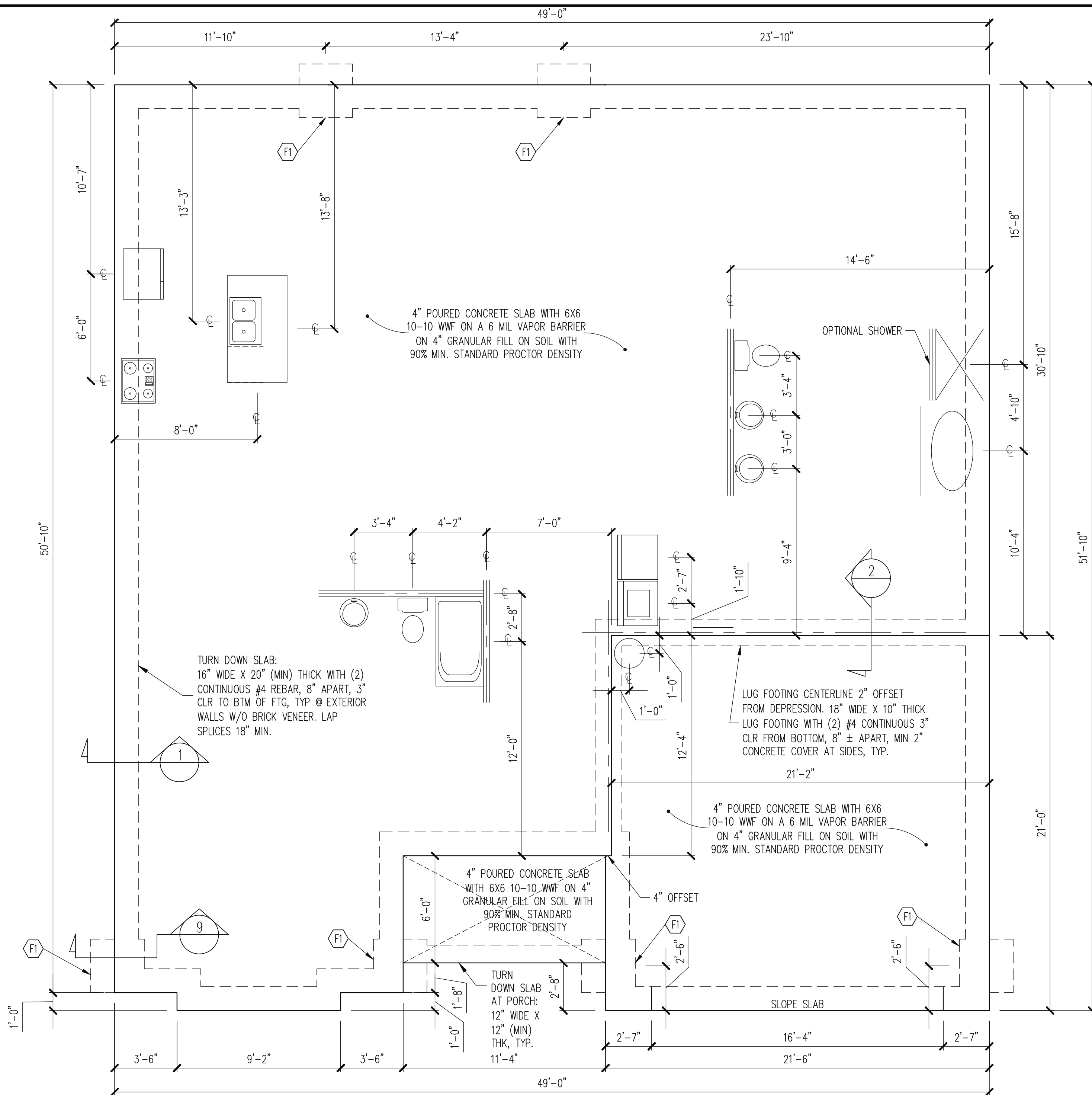
SHEET

D1

BL#RC1330146



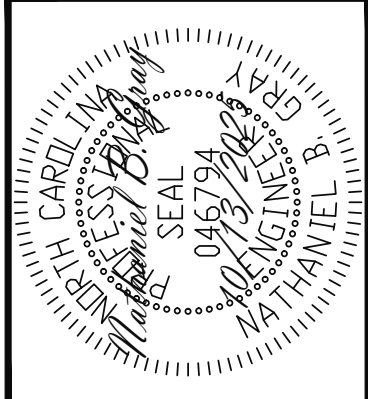
HOMES AEC, LLC
149 US HWY 70 WEST
GARNER, NC 27529
919-233-6747 (office) 919-233-6780 (fax)



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Phone: (919) 844-1661

Engineering
Tech
ASSOCIATES, P.A.



ADAMS HOMES		DATE: 10/13/2025	
SCOPE	STRUCTURAL ADDENDUM	ENG: MRC/NBG	REV:
	72 KIPLING CREEK	2604 MASTER	
LOT #:			

PLAN NO.
2604

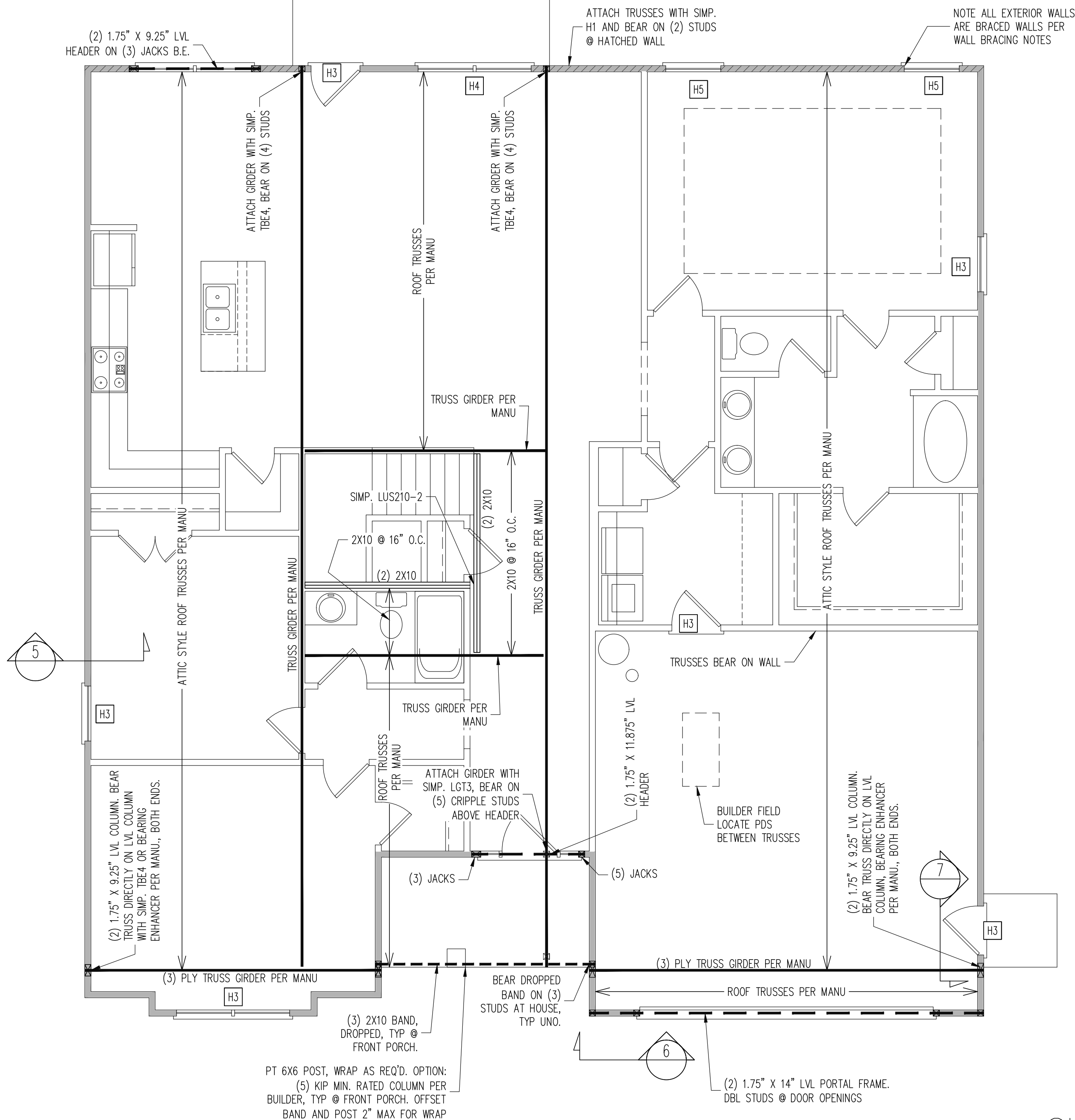
PROJECT NO.
25-18-446

SHEET NO.
S1
1 of 7

ENLARGED FOOTING SCHEDULE	
F1	12" THICK X 36" SQ. POURED CONCRETE FOOTING WITH (4) #4 X 30" REBAR @ 9" O.C. BOTH DIRECTIONS 3" CLR FROM BOTTOM OF FOOTING.
F2	12" THICK X 24" SQ. POURED CONCRETE FOOTING WITH (3) #4 REBAR @ 9" O.C. BOTH DIRECTIONS 3" CLR FROM BOTTOM OF FOOTING.

SIDING
OPTION

FOUNDATION PLAN
MONO SLAB OPTION
1/4" = 1'-0"



REQUIRED STUDS FOR BEAM SUPPORT

REFER TO SECTIONS 5.02 – 5.06 OF THE
CONSTRUCTION SPECIFICATIONS FOR REQUIRED
NUMBER OF STUDS FOR BEAM SUPPORT, TYP UNO.

HEADER SCHEDULE

- H1 SINGLE 2X4 TURNED FLAT (A)
H2 (2) 2X4'S ON SINGLE JACKS (B)
H3 (2) 2X10'S ON SINGLE JACKS (C)
H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS
H5 (2) 2X10 HEADER ON DBL JACKS

- (A) TYPICAL FOR INTERIOR NON LOAD BEARING
WALLS ONLY, ROUGH OPENING 38" MAX.
(B) TYPICAL FOR INTERIOR NON LOAD BEARING
WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED
IN (A) OR (B) UNO.

NOTES:

- HEADERS IN NON LOAD BEARING INTERIOR
WALLS ARE NOT LABELED.
- KING STUDS EXTERIOR WALLS:
SINGLE KING STUDS FOR 6' MAX OPENINGS.
DBL KING STUDS FOR 10' MAX OPENINGS.
TRPL KING STUDS FOR 14' MAX OPENINGS.
QUAD KING STUDS FOR 18' MAX OPENINGS.
FOR 2X6 WALLS, ONE HALF THE AMOUNT OF
KING STUDS REQUIRED (ROUND UP) UNO

WALL BRACING

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

SINGLE JOIST, CONTINUOUS RIM JOIST, OR BLOCKING
OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW
ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO
TOP PLATE WITH 8d TOE NAILS @ 6" O.C. NAIL
SOLE PLATE OF BRACED WALL TO BLOCKING BELOW
WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT
HORIZONTAL JOINTS IN BRACED WALL LINES ONLY
REQUIRED AT SHADED WALLS, UNO.

SHADED WALLS:

PROVIDED CONTINUOUS SHEATHING = 230' MIN.
–WALL BRACING IS BY ENGINEERED DESIGN AND
NOT PRESCRIPTIVE PER SECTION 602.10 OF THE
2018 NCR. CONTINUOUS SHEATHING HAS BEEN
PROVIDED, ALONG WITH ALTERNATIVE METHODS TO
INSURE THE MINIMUM INTENT OF SECTION 602.10 OF
THE 2018 NCR HAS BEEN MET AND EXCEEDED.

–BRACED WALL PANELS SHALL BE FASTENED IN
ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE
CONTINUOUS PANEL UPLIFT RESISTANCE AND
COMPLIANCE WITH NCRBC R602.3.5 AND R802.11
UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.

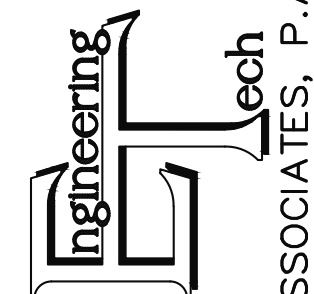
SIDING
OPTION

1ST FLOOR FRAMING PLAN

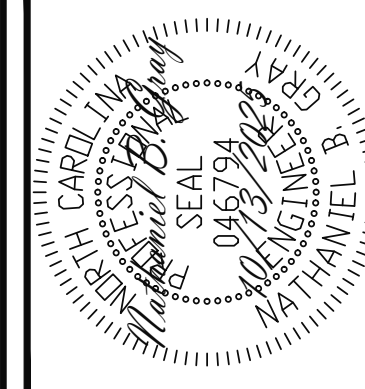
WALLS AND CEILING

1/4" = 1'-0"

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Phone: (919) 844-1661



ASSOCIATES, P.A.



ADAMS HOMES				
STRUCTURAL ADDENDUM				
SCOPE				
LOT #:	72 KIPLING CREEK	ENG:	MRC/NBG	
		REV:		
	2604 MASTER	DATE:	10/13/2025	

PLAN NO.

2604

PROJECT NO.

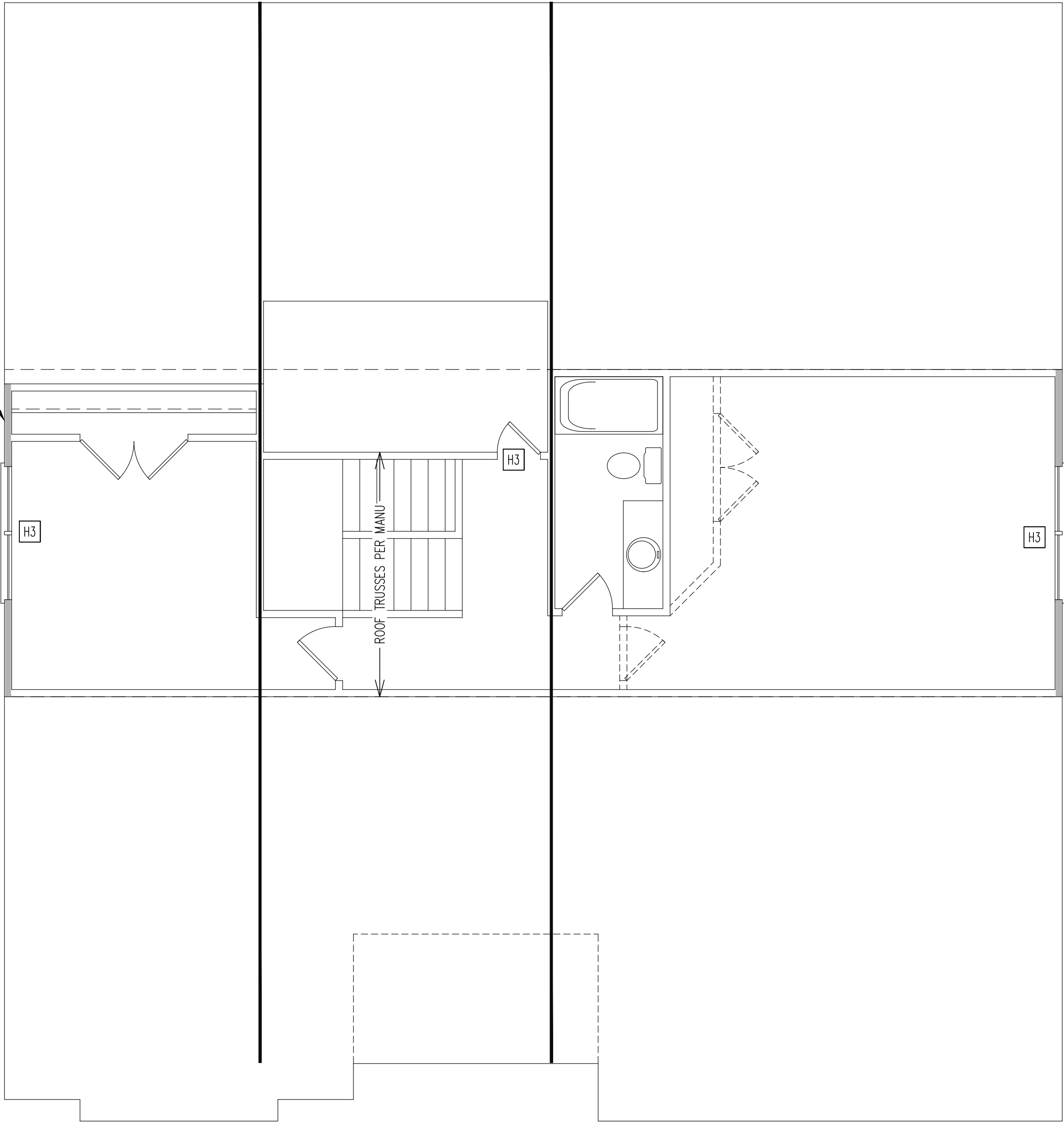
25-18-446

SHEET NO.

S2

2 of 7

NOTE ALL EXTERIOR
GABLE END WALLS
ARE CONTINUOUSLY
SHEATHED BRACED
WALLS PER WALL
BRACING NOTES



REQUIRED STUDS FOR
BEAM SUPPORT

REFER TO SECTIONS 5.02 – 5.06 OF THE
CONSTRUCTION SPECIFICATIONS FOR REQUIRED
NUMBER OF STUDS FOR BEAM SUPPORT, TYP UNO.

HEADER SCHEDULE

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- (A) TYPICAL FOR INTERIOR NON LOAD BEARING
WALLS ONLY, ROUGH OPENING 38" MAX.
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WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
- (C) TYPICAL FOR ALL CONDITIONS NOT LISTED
IN (A) OR (B) UNO.

NOTES:
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FOR 2X6 WALLS, ONE HALF THE AMOUNT OF
KING STUDS REQUIRED (ROUND UP) UNO

WALL BRACING

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

SINGLE JOIST, CONTINUOUS RIM JOIST, OR BLOCKING
OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW
ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO
TOP PLATE WITH 8d TOE NAILS @ 6" O.C. NAIL
SOLE PLATE OF BRACED WALL TO BLOCKING BELOW
WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT
HORIZONTAL JOINTS IN BRACED WALL LINES ONLY
REQUIRED AT SHADED WALLS, UNO.

SHADED WALLS:
[Shaded Wall Line]

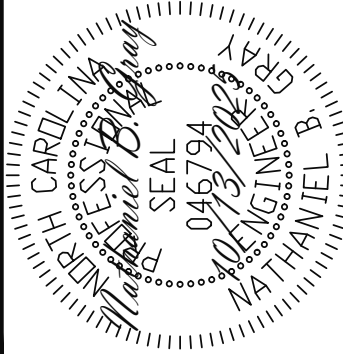
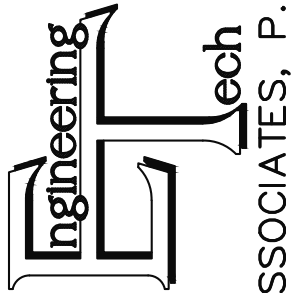
PROVIDED CONTINUOUS SHEATHING = 30' MIN.
-WALL BRACING IS BY ENGINEERED DESIGN AND
NOT PRESCRIPTIVE PER SECTION 602.10 OF THE
2018 NCRC. CONTINUOUS SHEATHING HAS BEEN
PROVIDED, ALONG WITH ALTERNATIVE METHODS TO
INSURE THE MINIMUM INTENT OF SECTION 602.10 OF
THE 2018 NCRC HAS BEEN MET AND EXCEEDED.

-BRACED WALL PANELS SHALL BE FASTENED IN
ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE
CONTINUOUS PANEL UPLIFT RESISTANCE AND
COMPLIANCE WITH NCRBC R602.3.5 AND R802.11
UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.

2ND FLOOR
FRAMING PLAN

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

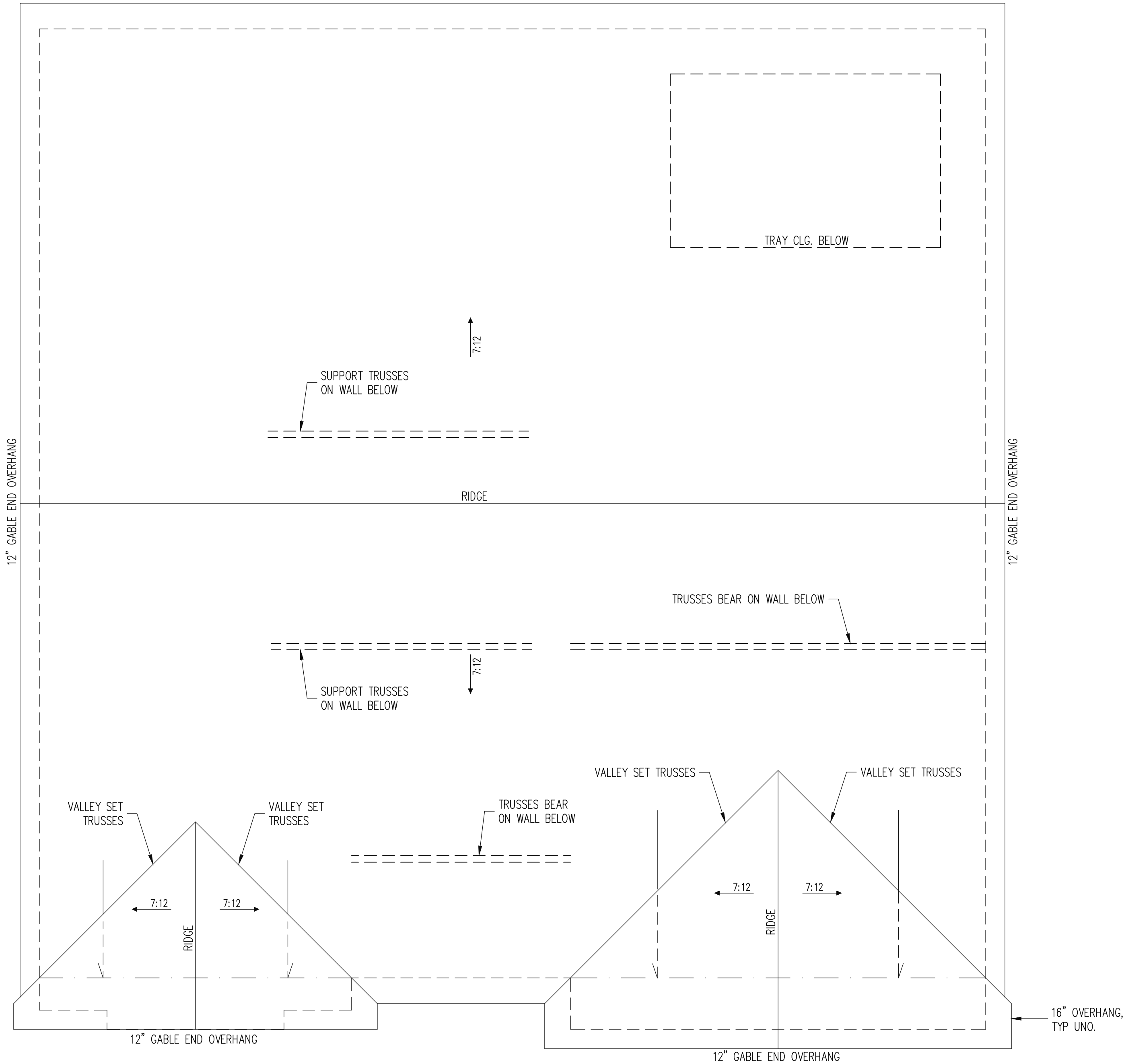
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SCOPE	STRUCTURAL ADDENDUM	ENG: MRC/NBG	REV:
	LOT #:	72 KIPLING CREEK	2604 MASTER

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SIDING OPTION
ELEVATION B

TRUSS UPLIFT CONNECTORS

EXPOSURE B, 120 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF SPAN UP TO 18' CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION

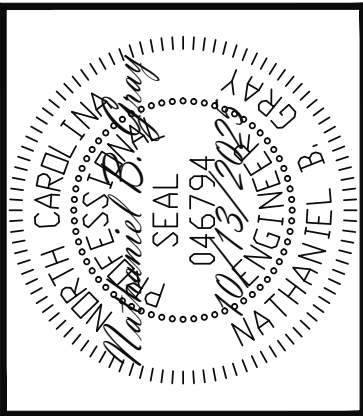
OVER 18' (1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM

FRAMING NOTES

ROOF ONLY

- ROOF TRUSSES PER MANU. TYPICAL U.N.O.
- ROOF PITCHES 7:12 TYP U.N.O.
- VERIFY ALL KNEEWALL HEIGHTS, ROOF PITCHES, AND ARCHITECTURAL OVERHANGS PRIOR TO CONSTRUCTION

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	2604 MASTER	DATE:	10/13/2025

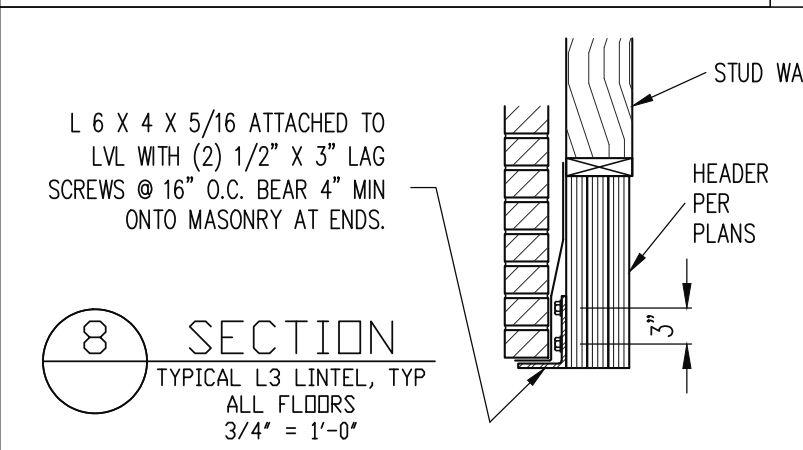
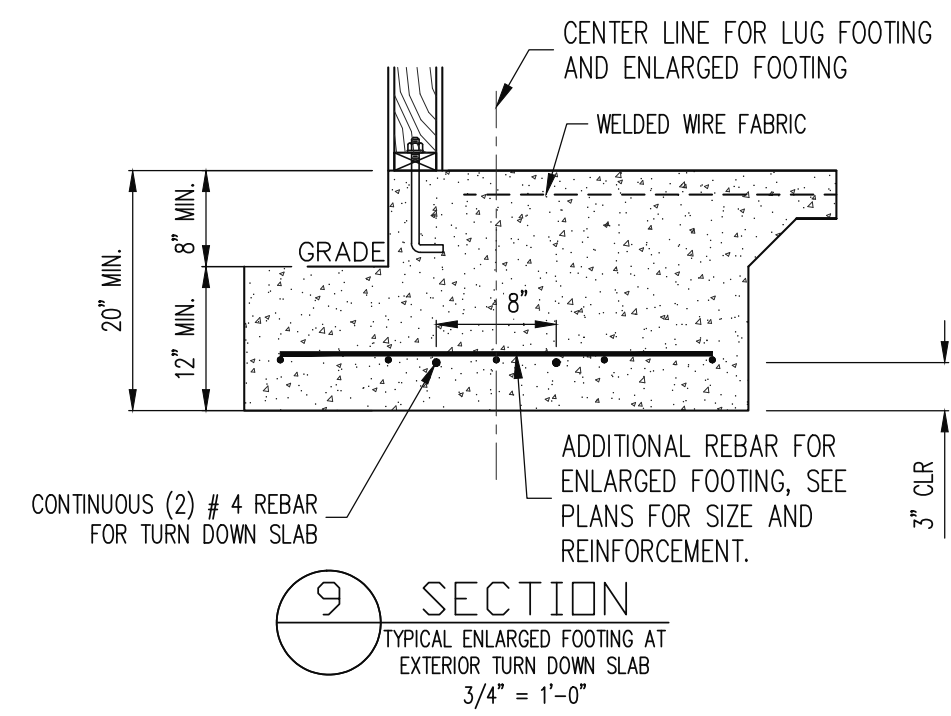
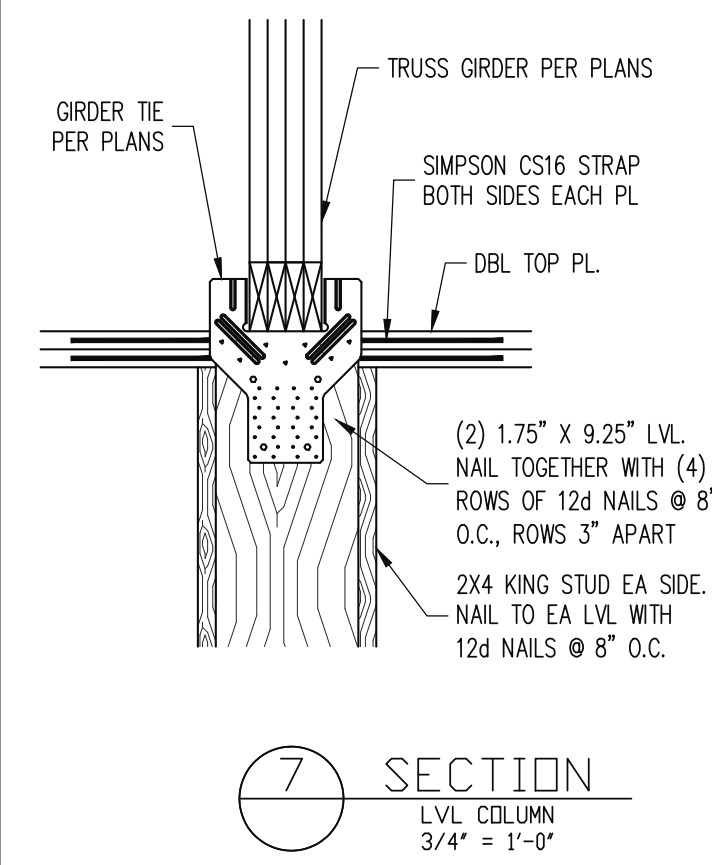
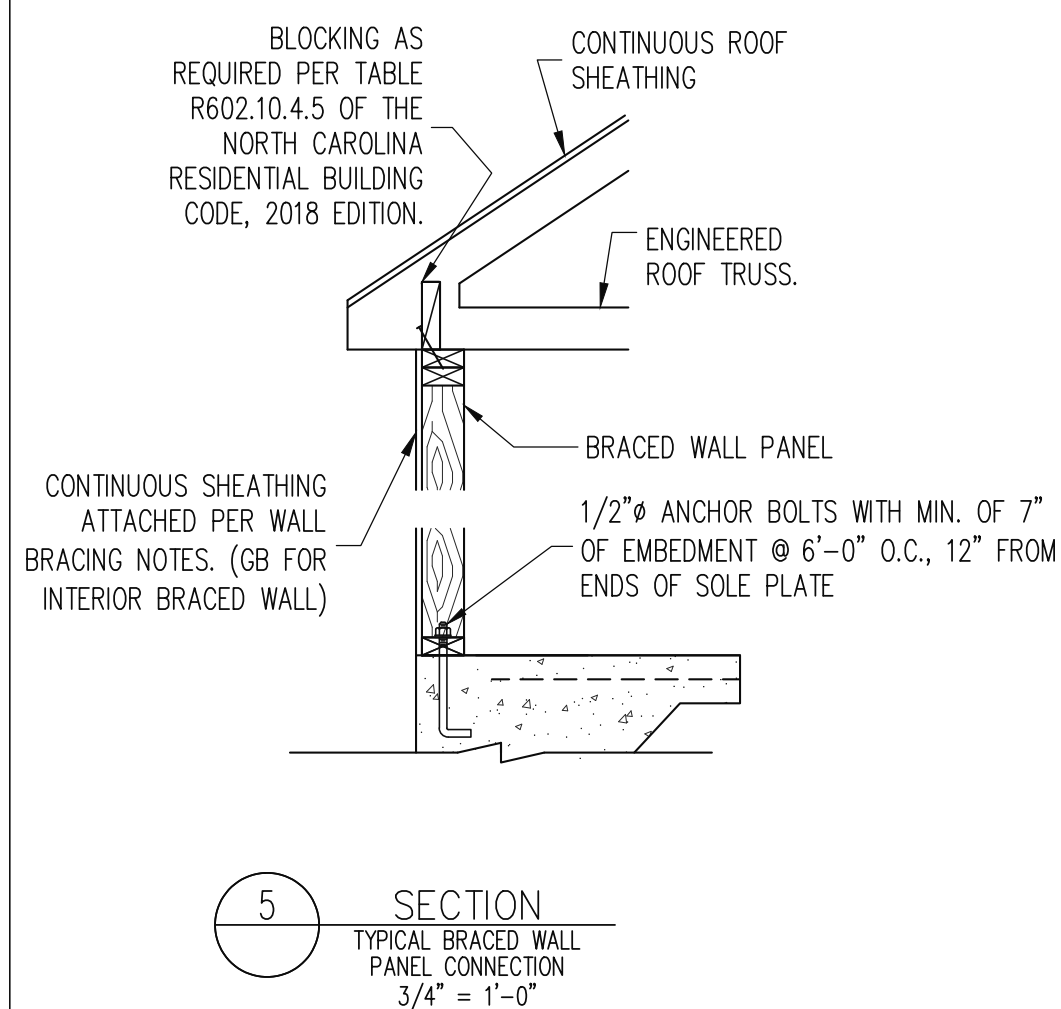
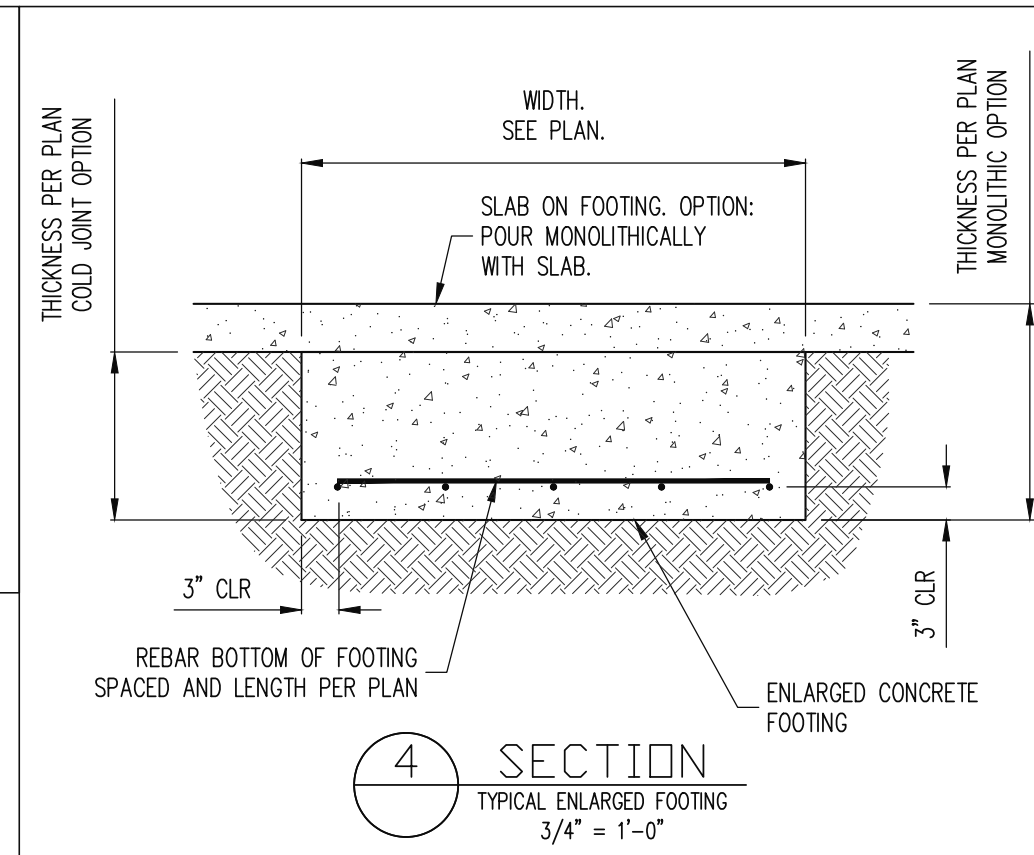
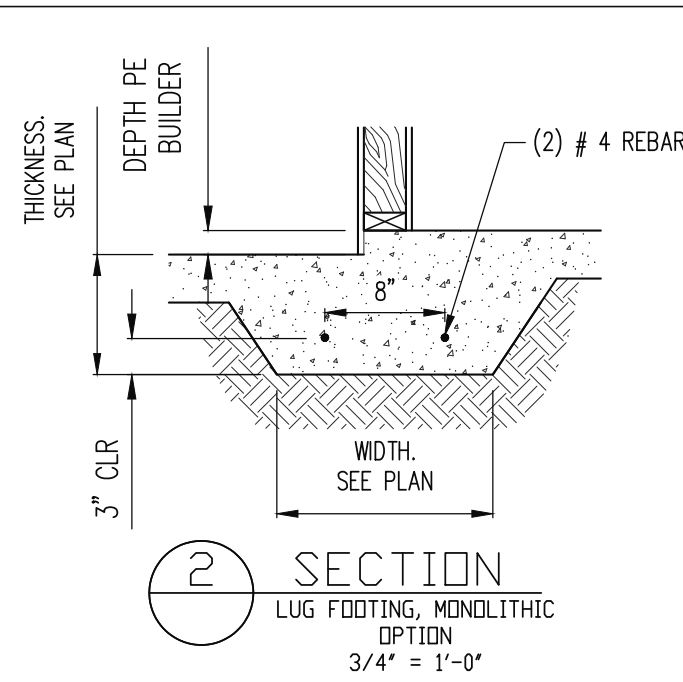
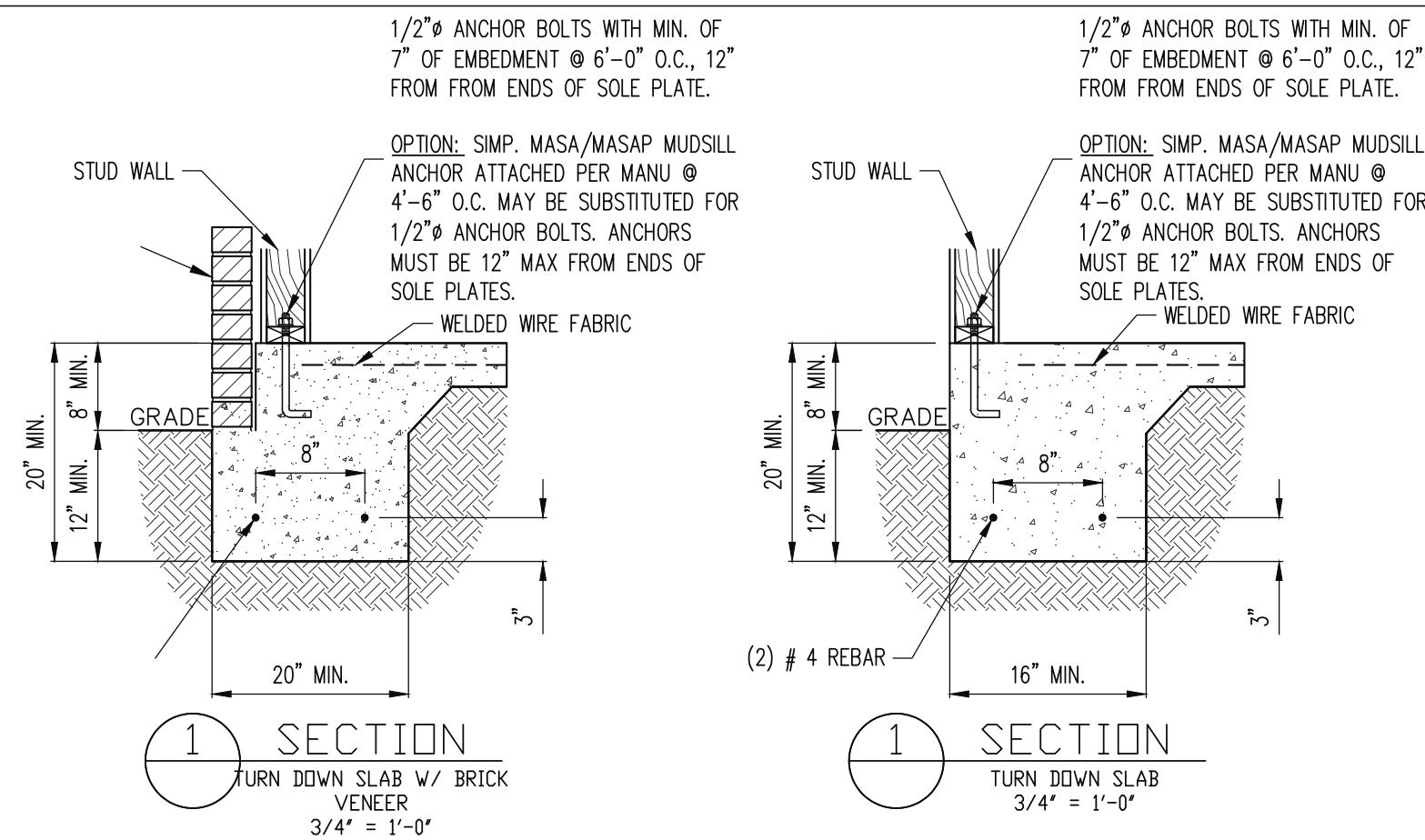
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ADAMS HOMES			
SCOPE: STRUCTURAL ADDENDUM			
LOT #:	72 KIPLING CREEK	ENG:	MRC/NBG
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CONSTRUCTION SPECIFICATIONS

<u>PART 1: GENERAL</u>		
1.01	CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.	
1.02	STRUCTURAL STEEL SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.	
1.03	REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.	
1.04	MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530-95, LATEST EDITION.	
1.05	METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.	
<u>PART 2: DIMENSIONS</u>		
2.01	DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.	
<u>PART 3: DESIGN LOADS</u>		
3.01	DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:	
	USE	LIVE LOAD (PSF) DEAD LOAD (PSF)
	BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS (INCLUDING SLEEPING ROOMS), ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40

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

PART 5: CONSTRUCTION

- 5.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER USING 1/2" Ø BOLTS SPACED AT 24" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 6" FROM EACH END OF THE BEAM.
- 5.02 STEEL, LVL AND FLITCH PLATE BEAMS BEARING ON A STUD WALL PERPENDICULAR TO THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER OF STUDS SUCH THAT THE STUD COLUMN IS AT LEAST AS WIDE AS THE BEAM BEING SUPPORTED, WHICHEVER IS GREATER, TYP UNO.
- 5.03 STEEL, LVL AND FLITCH PLATE BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED COLUMN TYP UNO.
- 5.04 SOLID SAWN LUMBER GANGED BEAMS BEARING ON A STUD WALL PERPENDICULAR TO THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RIM JOIST) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO.
- 5.05 SOLID SAWN LUMBER GANGED BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO.
- 5.06 EXTRA JOISTS OR SINGLE LVL MEMBERS OF 1.75" OR LESS WIDTH, BEARING ON A STUD WALL PERPENDICULAR TO THE BEAM SHALL BEAR ON THE WALL A MINIMUM OF 2" AND SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.
- 5.07 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C.
- 5.08 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO
- 5.09 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS.
- 5.10 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS.
- 5.11 PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS.
- 5.12 ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER
- 5.13 ALL CONCRETE, INCLUDING CONCRETE FOR FOOTINGS, IS TO BE CAST IN PLACE, TYP UNO.
- 5.14 BOLTS AND LAG SCREWS USED FOR BOLTING WOOD MEMBERS SHALL HAVE STANDARD WASHERS INSTALLED FOR THE NUTS AND BOLT / SCREW HEADS

PART 6: SUBSTITUTIONS

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

DECK SPECIFICATIONS

1. A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO A STRUCTURE OR BE FREE STANDING. ROOFED PORCHES, OPEN OR SCREENED IN, MAY BE CONSTRUCTED USING THESE PROVISIONS.
2. SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.
3. WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED SHALL HAVE A TREATED WOOD BAND FOR THE LENGTH OF THE DECK, OR CORROSION RESISTANT FLASHING SHALL BE USED TO PREVENT MOISTURE FROM COMING IN CONTACT WITH THE UNTREATED FRAMING OF THE STRUCTURE. THE DECK BAND AND THE STRUCTURE BAND SHALL BE CONSTRUCTED IN CONTACT WITH EACH OTHER EXCEPT AT BRICK VENEER AND WHERE PLYWOOD SHEATHING IS REQUIRED AND PROPERLY FLASHED. SIDING SHALL NOT BE INSTALLED BETWEEN THE STRUCTURE AND THE DECK BAND. IF ATTACHED TO A BRICK VENEER STRUCTURE, NEITHER FLASHING NOR A TREATED BAND FOR THE BRICK STRUCTURE IS REQUIRED. IN ADDITION, THE TREATED DECK BAND SHALL BE CONSTRUCTED IN CONTACT WITH THE BRICK VENEER.
4. WHEN THE DECK IS SUPPORTED AT THE STRUCTURE BY ATTACHING THE DECK TO THE STRUCTURE, THE FOLLOWING ATTACHMENT SCHEDULES SHALL APPLY FOR ATTACHING THE DECK BAND TO THE STRUCTURE:

- A. ALL STRUCTURES EXCEPT BRICK VENEER STRUCTURES

	JOIST LENGTH	
	UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	ONE- 5/8" Ø BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS22400DB Ø d = 32" O.C. STAGGERED	ONE- 5/8" Ø BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 6" O.C. OR TWO ROWS OF SIMPSON SDWS22400DB Ø d = 16" O.C. STAGGERED

- A. BRICK VENEER STRUCTURES

	JOIST LENGTH	
	UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	ONE- 5/8" Ø BOLT @ 28" O.C.	ONE- 5/8" Ø BOLT @ 16" O.C.

5. IF THE DECK BAND IS SUPPORTED BY A 1/2" MINIMUM MASONRY LEDGE ALONG THE FOUNDATION WALL, 5/8" Ø BOLTS SPACED @ 48" O.C. MAY BE USED FOR SUPPORT.
6. OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE BAND
7. GIRDERS SHALL BEAR DIRECTLY ON POSTS OR BE BE CONNECTED TO THE SIDES OF POSTS WITH 2- 5/8" Ø BOLTS
8. FLOOR DECKING SHALL BE NO. 2 GRADE TREATED SOUTHERN PINE OR EQUIVALENT. THE MINIMUM FLOOR DECKING THICKNESS SHALL BE AS FOLLOWS:

NOTES

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

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

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

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

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

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

- NOTES: 1) THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS.
2) THIS TABLE IS BASED ON A MAXIMUM TRIBUTARY AREA OF 128 SQ. FT.
3) POST HEIGHT IS FROM TOP OF FOOTING TO BOTTOM OF GIRDER.

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

- A. WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION 4, LATERAL BRACING IS NOT REQUIRED.
- B. 4X4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE ATTACHED AT THE ENDS TO THE GIRDER AND THE POST WITH ONE - 5/8" Ø BOLT
- C. FOR FREE STANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN CONCRETE IN ACCORDANCE WITH THE FOLLOWING:

POST SIZE	TRIBUT. AREA	POST HEIGHT	EMB. DEPTH	CONC. DIAM.
4X4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6X6	120 SQ. FT.	6'-0"	3'-6"	1'-8"

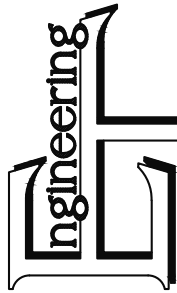
- D. 2X6 DIAGONAL VERTICAL CROSS BRACING SHALL BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FOR FREE STANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE BRACES SHALL BE ATTACHED TO THE POSTS WITH ONE - 5/8" Ø BOLT AT EACH END OF THE BRACE.

- NOTES: 1) ALL NAILS AND BOLTS ARE TO BE HOT DIPPED GALVANIZED.
2) MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2".
3) NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2".

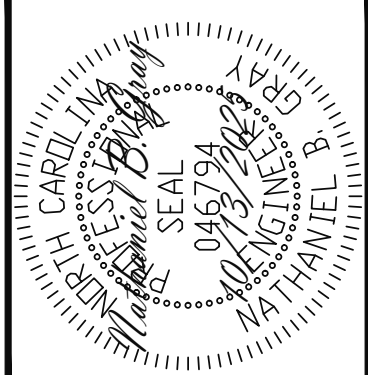
ABBREVIATIONS

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

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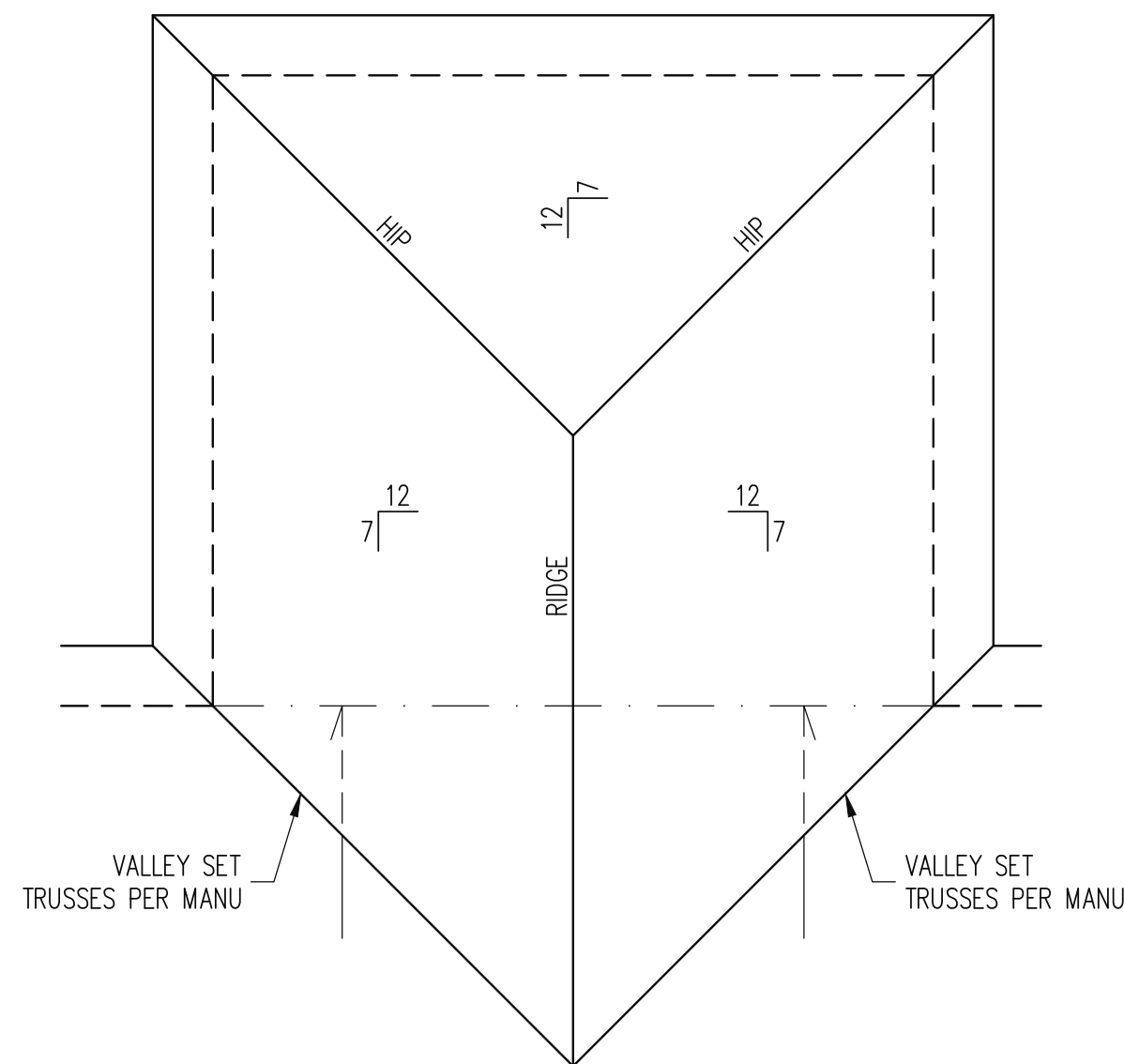
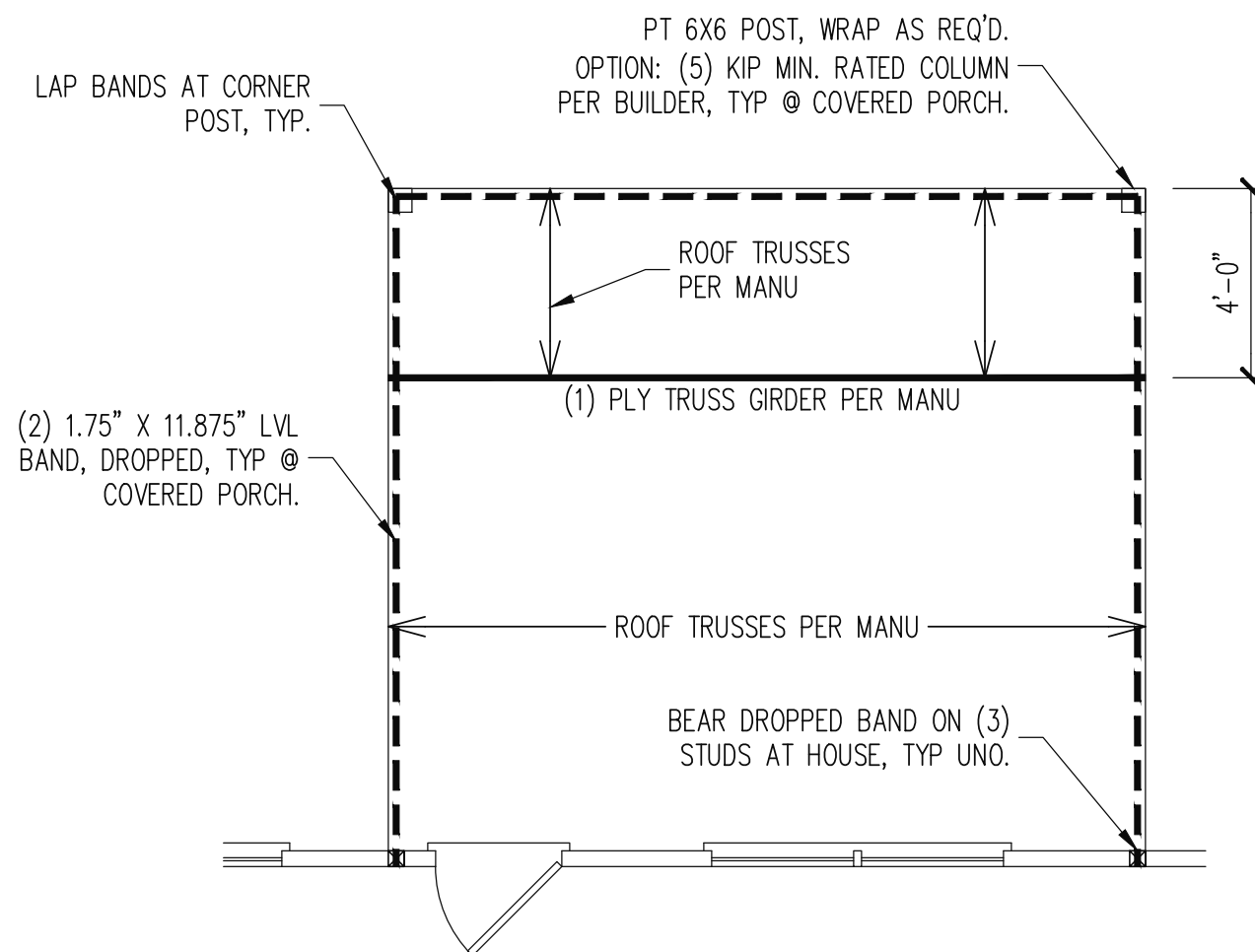
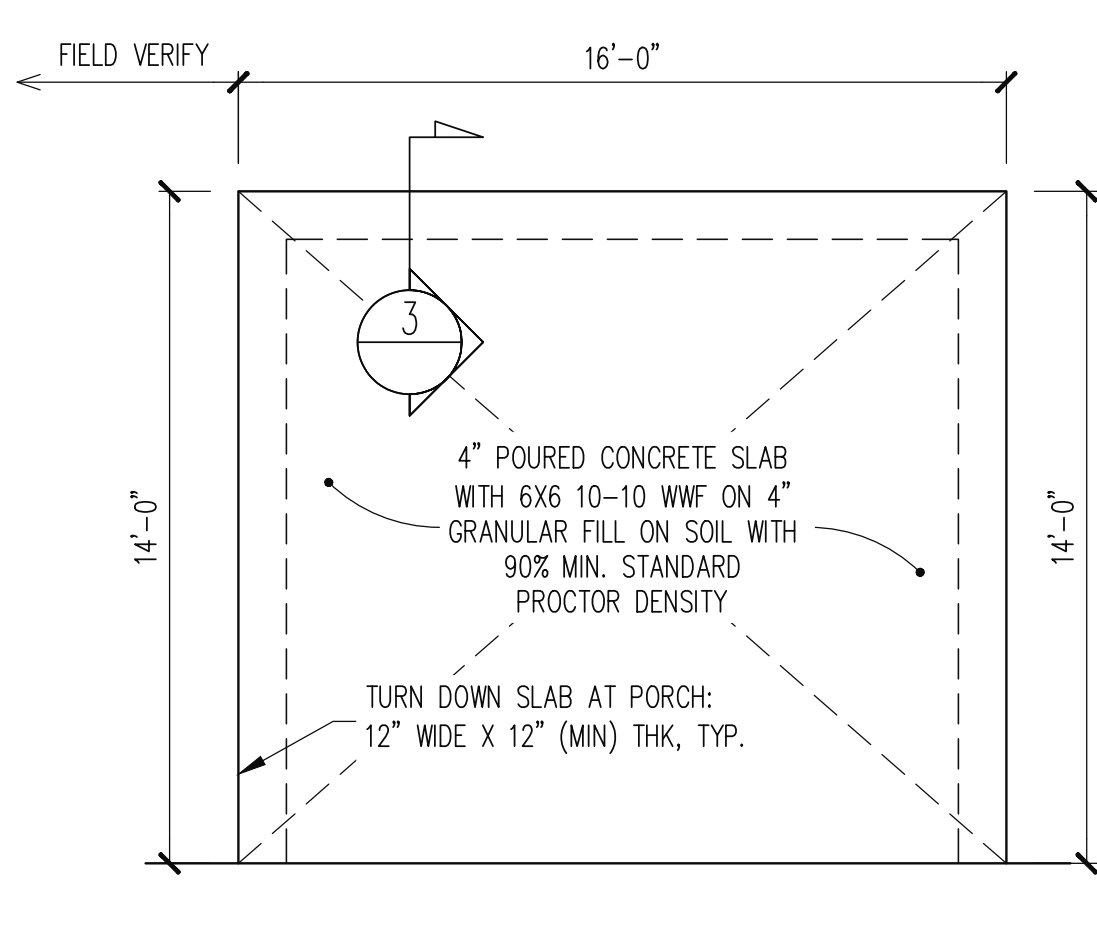
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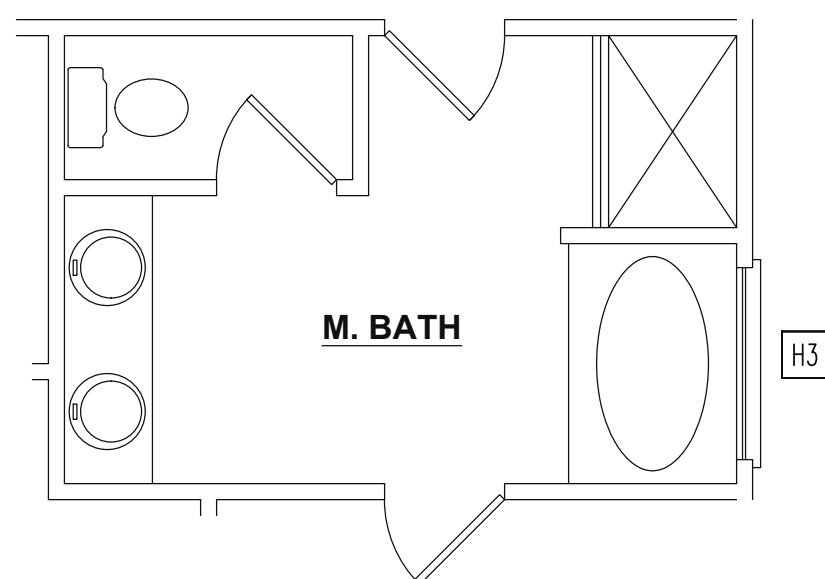
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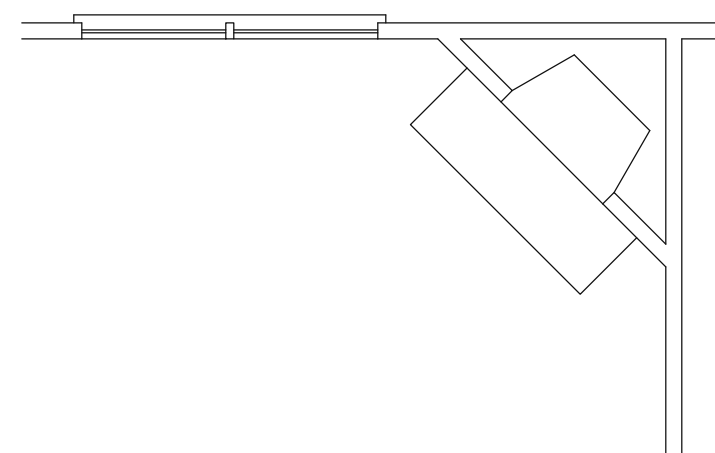
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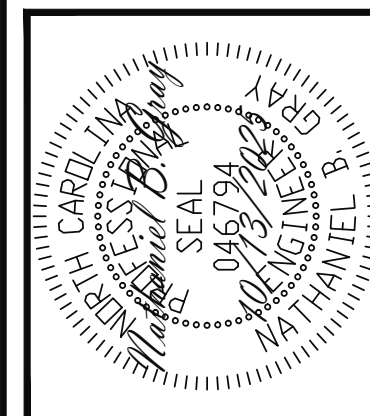
COVERED PORCH SCALE: 1/4"=1'-0"



OPTIONAL MASTER BATH



OPTIONAL FIREPLACE



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