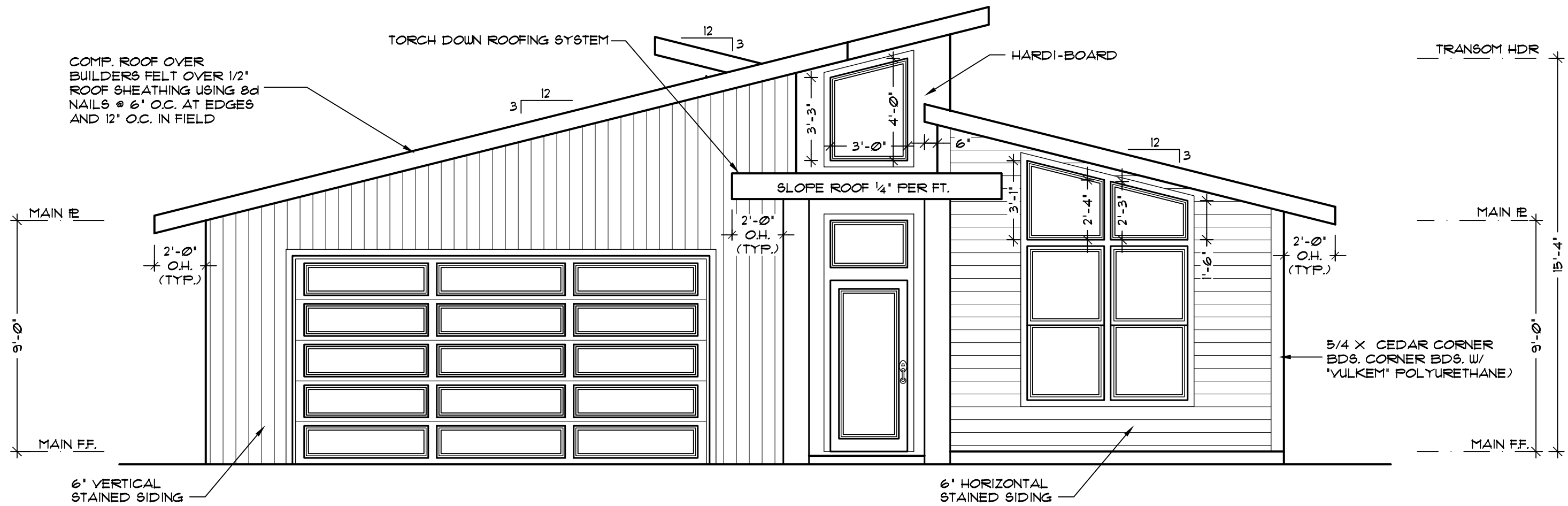


TABLE N1101.1(1) PRESCRIPTIVE ENVELOPE REQUIREMENTS ^a		
BUILDING COMPONENTS	STANDARD BASE CASE	
	REQUIRED PERFORMANCE	EQUIV. VALUE ^b
WALL INSULATION- ABOVE GRADE	U-0.093 ^c	R-21 INTERMEDIATE ^c
WALL INSULATION- BELOW GRADE	U-0.063	R-15 c.i. / R-21
FLAT CEILING ^d	U-0.021	R-49
VAULTED CEILING ^e	U-0.033	R-30 RAFTER or ^{g,h} R-30A SCISSOR TRUSS
UNDERFLOORS	U-0.033	R-30
SLAB EDGE PERIMETER ^m	F-0.520	R-15
HEATED SLAB INTERIOR ^l	N/A	R-10
WINDOWS ^j	U-0.21	U-0.21
SKYLIGHTS	U-0.30	U-0.30
EXTERIOR DOORS ^k	U-0.20	U-0.20
EXTERIOR DOORS w/ >25ft ² glazing ⁱ	U-0.40	U-0.40

- a. As allowed in Section N1104.1, thermal performance of a component may be adjusted provided that overall heat loss does not exceed the total resulting from conformance to the required U-value standards. Calculations to document equivalent heat loss shall be performed using the procedure and approved U-values contained in Table N1104.1(1).
- b. R-values used in this table are nominal for the insulation only in standard wood framed construction and not for the entire assembly.
- c. Wall insulation requirements apply to all exterior wood framed, concrete or masonry walls that are above grade. This includes cripple walls 4 rim joist areas. Nominal compliance with R-21 Intermediate Framing (N1104.5.2) with insulated headers.
- d. The wall component shall be a minimum solid log or timber wall thickness of 3.5 inches.
- e. Below grade wood, concrete or masonry walls include all walls that are below grade and do not include those portions of such wall that extend more than 24 inches above grade. R-21 for insulation in framed cavity; R-15 continuous insulation.
- f. Insulation levels for ceiling that have limited attic/rafter depth such as dormers, bay windows or similar architectural features totaling not more than 150 square feet in area may be reduced to not less than R-21. When reduced, the cavity shall be filled (except for required ventilation spaces), R-49 insulation installed to min. 6-inches of depth at top plate at exterior of structure to achieve U-factor.
- g. Vaulted ceiling surface area exceeding 50 percent of the total heated floor area shall have a U-factor no greater than U-0.026 (equivalent to R-38 rafter or scissor truss with R-38 Advanced Framing).
- h. A = Advanced frame construction. See Section N1104.6.
- i. Heated slab interior applies to concrete slab floors (both on & below grade) that incorporate a radiant heating system within the slab. Insulation shall be installed underneath the entire slab.
- j. Sliding glass doors shall comply with window performance requirements. Windows exempt from testing in accordance with Section NF111.2, Item 3, shall comply with window performance requirements if constructed with thermal break aluminum, wood, vinyl or fiberglass frames and double-pane glazing with low-emissivity coatings of 0.10 or less. Buildings designed to incorporate passive solar elements may include glazing with a U-factor greater than 0.35 by using Table N1104.1(1) to demonstrate equivalence to building envelope requirements.
- k. A maximum of 20 square feet of exterior door area per dwelling unit can have a U-factor of 0.54 or less.
- l. Glazing that is either double pane with low-e coating on one surface, or triple pane shall be deemed to comply with this requirement.
- m. Minimum 24-inch horizontal or vertical below grade.

TABLE N1101.1(2) ADDITIONAL MEASURES	
SELECT ONE	1 HIGH EFFICIENCY HVAC SYSTEM ^a
	a. Gas-fired furnace or boiler AFUE 94%, or
	b. Air source heat pump HSPF 10.0/14.0 SEER cooling, or
	c. Ground source heat pump COP 3.5 or Energy Star rated
	2 HIGH EFFICIENCY WATER HEATING SYSTEM
	a. Natural gas/propane water heater with minimum UEF 0.90, or
	b. Electric heat pump water heater with minimum 2.0 COP, or
	c. Natural gas/propane tankless/ instantaneous heater with minimum 0.80 UEF and Drain Water Heat Recovery Unit installed on minimum of one shower/ tub-shower
3	WALL INSULATION UPGRADE
	Exterior walls: U-0.045/ R-21 conventional framing with R-5.0 continuous insulation
4	ADVANCED ENVELOPE
	Windows: U-0.21 (area weighted average), and Flat ceiling: U-0.071/ R-60, and Framed floors: U-0.026/ R-38 or slab edge insulation to F-0.40 or less (R-10 for 48"± R-15 for 36"± or R-5 fully insulated slab)
5	DUCTLESS HEAT PUMP
	For dwelling units with all-electric heat provide: Ductless heat pump of minimum HSPF 10 in primary zone replaces zonal electric heat sources, and Programmable thermostat for all heaters in bedroom
6	HIGH EFFICIENCY THERMAL ENVELOPE UA
	Proposed UA is 8% lower than the code UA
7	GLAZING AREA
	Glazing area, measured as the total of framed openings is less than 12% of conditioned floor area
8	3 ACH AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION
	Achieve a maximum of 3.0 ACH50 whole-house air leakage when third-party tested and provide a whole-house ventilation system including heat recovery with a minimum sensible heat recovery efficiency of not less than 66%

- a. Appliances located within the building envelope shall have sealed combustion air installed. Combustion air shall be ducted directly from the outdoors.
- b. The maximum vaulted ceiling surface area shall not be greater than 50% of the total heated space floor area unless vaulted area has a U-factor no greater than U-0.026.
- c. In accordance with Table N1104.1(1), the Proposed UA total of the Proposed Alternate Design shall be a minimum of 8% less than the Code UA total of the Standard Base Case.



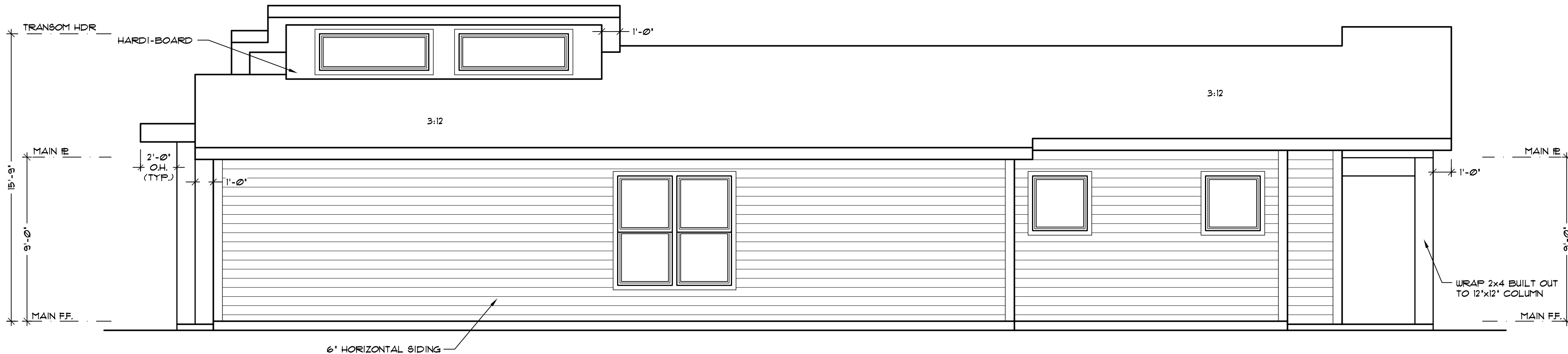
FRONT ELEVATION

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

HOME SQUARE FOOTAGE

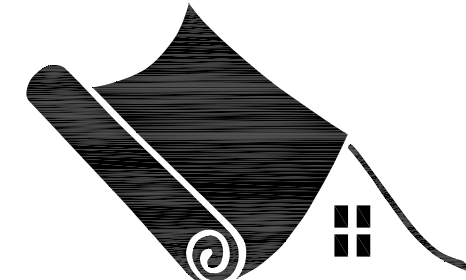
MAIN FLOOR = 1,955 SQ. FT.

+ GARAGE = 484 SQ. FT.



RIGHT ELEVATION

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



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CLIENT: RODRIGUEZ

PLAN: X-18-B REV

REVISIONS: MAY 2024

PAGE

1

of 6

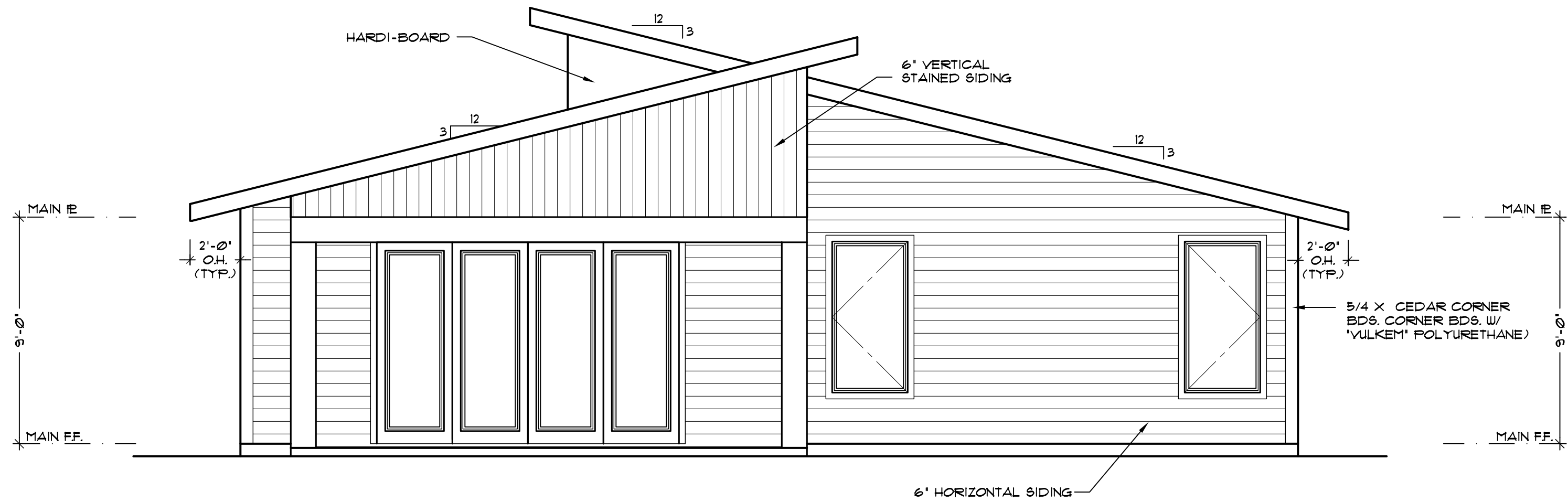
GENERAL NOTES

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION(S) OF THE RELEVANT BUILDING CODES AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. DESIGN LOADS:

ROOF	30 PSF (LIVE LOAD)
FLOOR	55 PSF
STAIRS	100 PSF
DECKS	80 PSF
HANDRAILS	200 PSF

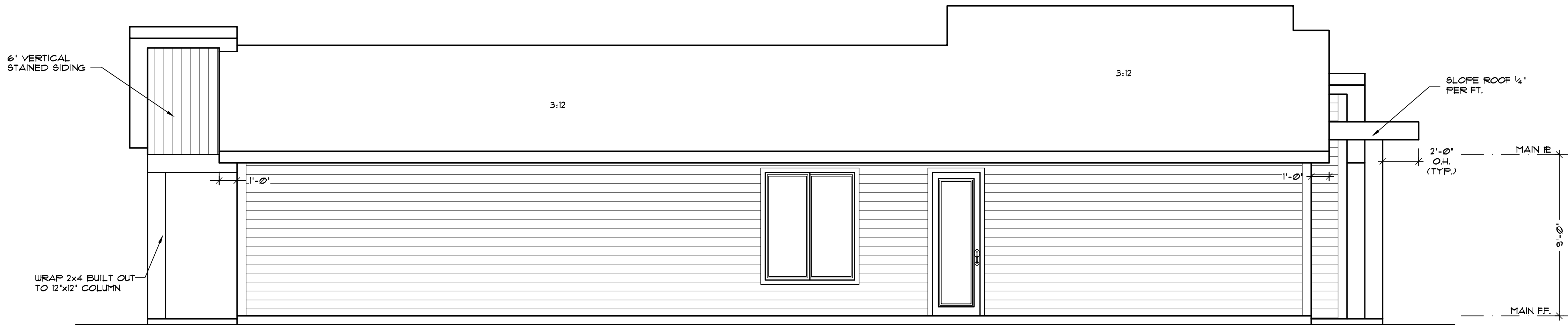
(IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
5. INSULATION:

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-49
WALLS (EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-38
BASEMENT WALLS (INT. OR EXT.)	R-15
SLAB ON GRADE	R-15
FURNACE DUCTS (UNHEATED SPACE)	R-8
6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED OR REQUIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. ROOFING: COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS, UNO, ON BUILDER'S FELT OR OTHER APPROVED BARRIER.
9. SIDING: AS NOTED ON PLAN ELEVATIONS, INSTALL PER CODE AND MANUFACTURER INSTRUCTIONS.
10. G1 FASCIA GUTTER: PROVIDE DOWNSPOUTS SUFFICIENT TO DRAIN ROOF AND DISPOSE OF THROUGH APPROVED RAIN DRAIN DISPOSAL SYSTEM.



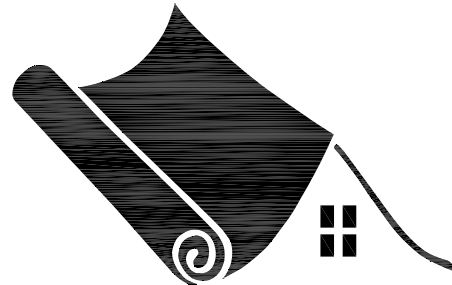
REAR ELEVATION

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



LEFT ELEVATION

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



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CLIENT: RODRIGUEZ

PLAN: X-18-B REV

REVISIONS: MAY 2024

PAGE

2

of 6

FOUNDATION NOTES AS APPLIES

1. FOOTINGS ARE TO BEAR ON UNDISTURBED LEVEL SOIL DEVOID OF ANY ORGANIC MATERIAL AND STEPPED AS REQUIRED TO MAINTAIN THE REQUIRED DEPTH BELOW THE FINAL GRADE.
2. SOIL BEARING PRESSURE ASSUMED TO BE 1500 PSF.
3. ANY FILL UNDER GRADE SUPPORTED SLABS TO BE A MINIMUM OF 4" GRANULAR MATERIAL COMPACTED TO 95%.
4. CONCRETE: - BASEMENT WALLS & FOUNDATIONS NOT EXPOSED TO WEATHER : 2,500 PSI
- BASEMENT & INTERIOR SLABS ON GRADE : 2,500 PSI
- BASEMENT WALLS & FOUNDATIONS EXPOSED TO THE WEATHER : 3,000 PSI
- PORCHES, STEPS & CARPORT SLABS EXPOSED TO WEATHER : 3,500 PSI
5. CONCRETE SLABS TO HAVE CONTROL JOINTS AT 25 FT. (MAXIMUM) INTERVALS EACH WAY.
6. CONCRETE SIDEWALKS TO HAVE 1/2" TOOLED JOINTS AT 5 FT. (MINIMUM) OC.
7. REINFORCING STEEL TO BE A-615 GRADE 40, WELDED WIRE MESH TO BE A-105.
8. EXCAVATE SITE TO PROVIDE A MINIMUM OF 18 IN. CLEARANCE UNDER ALL GIRDERS OR JOISTS.
9. COVER ENTIRE CRAWL SPACE WITH 6 MIL BLACK "VISQUEEN" AND EXTEND UP FOUNDATION WALLS A MIN. OF 12".
10. PROVIDE A MINIMUM OF 1 SQ. FT. OF VENTILATION AREA FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA. VENTS ARE TO BE OPERABLE WITH 1/4 IN. MESH CORROSION RESISTANT SCREEN.
11. ALL WOOD IN CONTACT WITH CONCRETE TO BE TREATED OR NATURALLY DECAY RESISTANT OR PROTECTED WITH 55# ROLL ROOFING, MIN.
12. BEAM POCKETS IN CONCRETE TO HAVE 1/2" AIRSPACE AT SIDES AND ENDS WITH A MINIMUM BEARING OF 3 INCHES.
13. PROVIDE CRAWL SPACE LOW POINT DRAIN PER CODE.
14. USE 4" CMU BELOW GRADE AT STONE VENEER AREAS. WIDEN FOOTING 6" AT VENEERED AREAS. - SEE PLAN FOR LOCATION.
15. PROVIDE 2X TREATED MUD SILL WITH 1/2" A.B. @ 48" OC, UNO. W/ A MIN. OF 2-PER FL. AND WITHIN 12" OF EACH CORNER.
16. BLOCK OUT FOR FURNACE AS/IF REQUIRED.
17. PROVIDE 18"x24" CRAWL SPACE ACCESS MIN. -SEE PLAN FOR LOCATION.
18. WHERE 8" TWO-STORY STEMWALL IS USED PROVIDE A 16"x8" CONTINUOUS FOOTING W/ (2)- #4 BARS CONT. AND 3" CLEAR TO BOTTOM AND SIDES, UNO.
19. WHERE 6" ONE-STORY STEMWALL IS USED PROVIDE A 12"x6" CONTINUOUS FOOTING W/ (2)- #4 BARS CONT. AND 3" CLEAR TO BOTTOM AND SIDES, UNO.

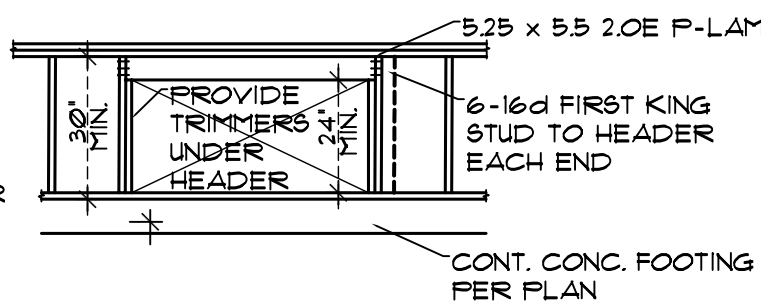
RADON MITIGATION

INSTALL A PASSIVE SUB-MEMBRANE DEPRESSURIZATION SYSTEM FOR RADON GAS MITIGATION. INSTALL A 3 OR 4" TEE FITTING UNDER THE VAPOR BARRIER THAT CONNECTS TO A PIPE RUNNING VERTICALLY THROUGH THE HOUSE AND TERMINATING THROUGH THE ROOF. AS PART OF THIS MITIGATION SOLUTION ALSO SEAL ALL OPENINGS/PENETRATIONS BETWEEN THE FLOOR LEVEL AND THE THE CRAWLSPACE. ALL DUCTWORK IN CRAWL SPACE TO BE PERFORMANCE TESTED. VAPOR BARRIER TO BE SEALED WHERE PENETRATED. CRAWL SPACE ACCESS TO BE GASKETED. VENTILATION OPENINGS SHALL COMPLY WITH ALL CODE REQUIREMENTS. OPERABLE LOUVERS, DAMPERS, OR OTHER MEANS TO TEMPORARILY STOP THE VENTILATION SHALL NOT BE PERMITTED.

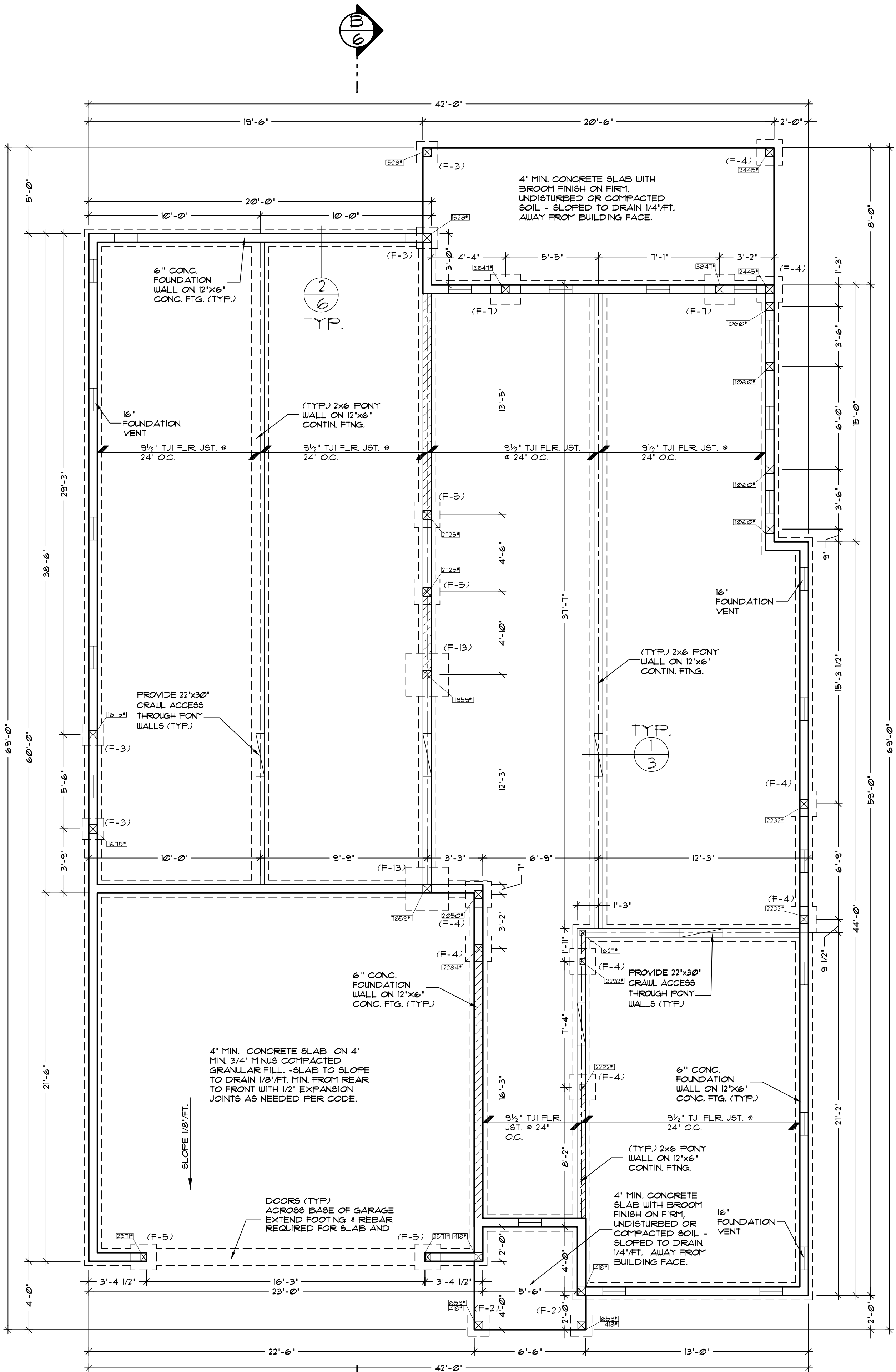
FOOTING SIZE CHART:

FTG. #	LOAD	FTG. SIZE	REBAR
(F-1)	1,000#	12"x12"x10"	(2) #4 E/W
(F-2)	1,500#	15"x15"x10"	(2) #4 E/W
(F-3)	2,000#	15"x15"x10"	(2) #4 E/W
(F-4)	2,500#	18"x18"x10"	(2) #4 E/W
(F-5)	3,000#	18"x18"x10"	(2) #4 E/W
(F-6)	3,500#	21"x21"x10"	(3) #4 E/W
(F-7)	4,000#	21"x21"x10"	(3) #4 E/W
(F-8)	4,500#	24"x24"x10"	(3) #4 E/W
(F-9)	5,000#	24"x24"x10"	(3) #4 E/W
(F-10)	5,500#	21"x21"x10"	(3) #4 E/W
(F-11)	6,000#	21"x21"x10"	(3) #4 E/W
(F-12)	7,000#	30"x30"x10"	(4) #4 E/W
(F-13)	8,000#	30"x30"x10"	(4) #4 E/W
(F-14)	9,000#	33"x33"x12"	(5) #4 E/W
(F-15)	10,000#	33"x33"x12"	(5) #4 E/W
(F-16)	11,000#	36"x36"x12"	(5) #4 E/W
(F-17)	12,000#	36"x36"x12"	(5) #4 E/W
(F-18)	13,000#	39"x39"x12"	(5) #4 E/W
(F-19)	14,000#	39"x39"x12"	(5) #4 E/W
(F-20)	15,000#	42"x42"x12"	(6) #4 E/W
(F-21)	16,000#	42"x42"x12"	(6) #4 E/W
(F-22)	17,000#	45"x45"x12"	(6) #4 E/W
(F-23)	18,000#	45"x45"x12"	(6) #4 E/W
(F-24)	20,000#	48"x48"x12"	(6) #4 E/W
(F-25)	22,000#	54"x54"x12"	(7) #4 E/W

NAIL MULTIPLE STUDS TOGETHER WITH 16d #12 O.C. TYPICAL
(2) 16d FIRST TRIMMER TO EACH SILL PLATE EACH END

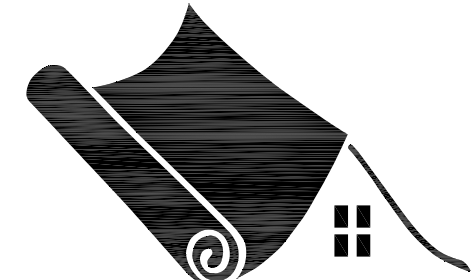


1 (TYP.) PONY WALL ACCESS DETAIL
SCALE: N.T.S.



FOUNDATION PLAN

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



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CLIENT: RODRIGUEZ

PLAN: X-18-B REV

REVISIONS: MAY 2024

PAGE

3

of 6

MISCELLANEOUS NOTES

1. EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44 IN. ABOVE THE FINISH FLOOR.
2. ALL WINDOWS WITHIN 18 IN. OF THE FLOOR, AND WITHIN 24 IN. OF A PARALLEL TO THE STRIKE SIDE OF A DOOR ARE TO HAVE TEMPERED GLAZING.
3. SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON INSIDE (UNLESS FLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2X CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
4. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
5. ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHER STRIPPING. PROVIDE 1/2 IN. DEAD BOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE FREEHOLE 54" x 66" IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
6. CONNECT ALL SMOKE DETECTORS (SEE PLAN FOR LOCATION) TO HOUSE ELECTRICAL SYSTEM AND INTERCONNECT EACH ONE SO THAT WHEN ANY ONE IS TRIPPED THEY WILL ALL SOUND.
7. PROVIDE COMBUSTION AIR VENTS (W/ SCREEN AND BACK DAMPER) FOR FIREPLACES, WOOD STOVES AND ANY APPLIANCES WITH AN OPEN FLAME.
8. BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 4 AIR EXCHANGES PER HOUR. RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
9. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C.I. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

ELECTRICAL NOTE:

ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH CURRENT ELECTRICAL, BUILDING & FIRE CODES

COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE, AND WHEN PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION. SMOKE ALARM FEATURES OF COMBINATION SMOKE/CARBON MONOXIDE ALARM/DETECTORS SHALL BE INTERCONNECTED

** ELECTRICAL LEGEND **



EXHAUST FAN LEGEND

BATH/SPA FAN =	MIN. 80 CFM Intermittent or 20 CFM continuous
KITCHEN RANGE FAN =	MIN. 150 CFM Intermittent
POULDER RM. FAN =	MIN. 50 CFM

4x10 HEADER UNLESS OTHERWISE NOTED.
EXCEPTION 1: 4x8 D.F.L. MAY BE USED @ GABLE ENDS OF TRUSSED ROOFS ON UPPER FLOOR. WINDOW OPENINGS NOT EXCEEDING 6'-0" IN WIDTH & WITH NO POINT LOADS.
EXCEPTION 2: 4x10 D.F.L. HEADERS MAY BE USED @ MAIN FLOOR OPENINGS ON GABLE ENDS, THAT DO NOT EXCEED 6'-0", AND DO NOT HAVE POINT LOADS ON THEM.

PROVIDE CAULKING UNDER ALL SILL PLATES AT EXTERIOR PERIMETER OF HOUSE

- SEAL ALL WALL AND FLOOR PENETRATIONS FROM ELECTRICAL, PLUMBING AND MECHANICAL COMPONENTS PER CODE
- VERIFY ALL FLOOR JOISTS BREAK ONLY OVER 2X STUD BEARING WALLS OR BEAMS

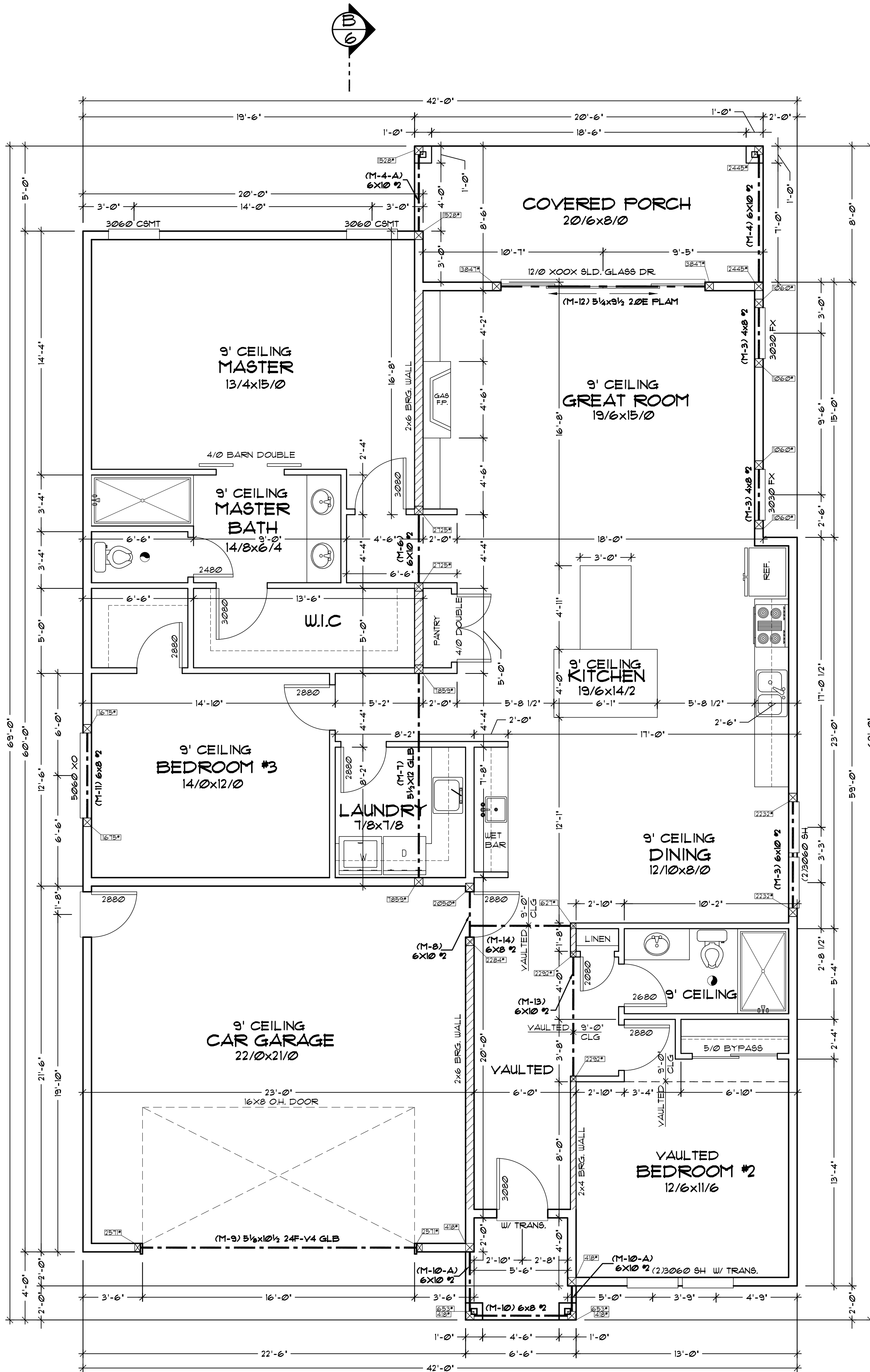
BEARING LOCATION @ WALL USE MULTIPLE STUDS UNO.

DENOTES INTERIOR BEARING WALL

CHOOSE COLUMN BASED ON LOAD SHOWN FROM THIS CHART

POST/COLUMN SIZE CHART:

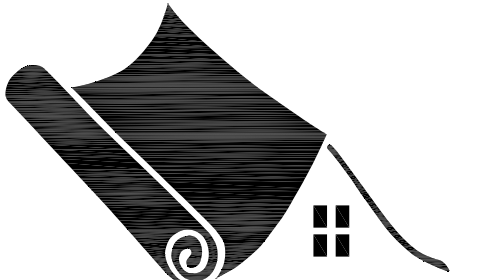
MAX LOAD	SIZE
2,536#	(2) 2x6 #2
3,286#	(2) 2x6 #1
8,054#	(3) 2x6 #2
10,054#	(3) 2x6 #1
7,042#	4x6 #2
4,727#	4x4 #1
4,527#	4x4 #2
15,066#	6x6 #2
20,083#	6x8 #2



MAIN FLOOR PLAN

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

1,955 SQ. FT.



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CLIENT: RODRIGUEZ

PLAN: X-18-B REV

REVISIONS: MAY 2024

PAGE

4

of 6

□ = 12 SQ. IN. ROOF VENT
IF CONTINUOUS RIDGE
VENTING NOT USED

▨ = OVERLAY AREA W/
2x8 @24" O.C.

▨ = BEARING WALL

○ ○ ○ ○ = LOCATION OF POINT LOAD, BEARING
AT WALL OR ON BEAM, TRANSFERRED
FROM GIRDER TRUSS END REACTIONS.
LOAD IN LBS.

ROOF FRAMING NOTES AND SPECIFICATIONS

1. ROOFING: COMP. OR STANDING SEAM METAL
ROOFING PER OWNER'S/
BUILDER'S SPECIFICATIONS INSTALL PER
MANUFACTURER'S SPEC. ON NOM. 1/2" CDX PLYWD.
SHEATHING ON ROOF FRAMING PER PLAN
2. ROOF FITCHES: AS NOTED ON PLANS
3. EAVE OVERHANGS AS NOTED ON PLANS
4. PROVIDE 2x SOLID BLKG WITH 2x12 SCREENED
VENTS AT 6'-0" O.C. MIN. OR IF SOFFIT IS
INSTALLED - USE 1/2" ACX VENTED SOFFIT - SEE
PLAN
5. PROVIDE INSULATION Baffle AT EAVE VENTS.
6. ROOF VENTILATION (MIN. AREA): THE TOTAL
NET FREE VENTILATING AREA SHALL NOT BE
LESS THAN 1 TO 150 OF THE AREA OF THE
SPACE VENTILATED EXCEPT THAT THE TOTAL
AREA IS PERMITTED TO BE REDUCED TO 1 TO
300 PROVIDED AT LEAST 40% AND NOT
MORE THAN 50% OF THE REQUIRED
VENTILATING AREA IS PROVIDED BY
VENTILATORS LOCATED IN THE UPPER
PORTION OF THE ATTIC OR RAFTER SPACE.
UPPER VENTILATORS SHALL BE LOCATED
NOT MORE THAN 3 FEET BELOW THE RIDGE
OR HIGHEST POINT OF THE SPACE, MEASURED
VERTICALLY WITH THE BALANCE OF THE
REQUIRED VENTILATION PROVIDED BY EAVE
OR CORNICE VENTS. AS AN ALTERNATIVE, THE
NET FREE CROSS-VENTILATION AREA MAY BE
REDUCED TO 1 TO 300 WHEN A VAPOR
BARRIER HAVING A TRANSMISSION RATE NOT
EXCEEDING 1 PERM IS INSTALLED ON THE
WARM-IN-WINTER SIDE OF THE CEILING. -
WHERE EAVE OR CORNICE VENTS ARE
INSTALLED, INSULATION SHALL NOT BLOCK
THE FREE FLOW OF AIR A MINIMUM OF 1-INCH
SPACE SHALL BE PROVIDED BETWEEN THE
INSULATION AND THE ROOF SHEATHING AT THE
LOCATION OF THE VENT.
7. ROOF ACCESS: (ACCESSIBLE ATTIC ACCESS): A
READILY ACCESSIBLE ATTIC ACCESS FRAMED
OPENING NOT LESS THAN 22 INCHES BY 30 INCHES
SHALL BE PROVIDED TO ANY ATTIC AREA
HAVING A CLEAR HEIGHT OF OVER 30 INCHES.
-SEE FLOOR PLANS FOR LOCATIONS

ROOF FRAMING LAYOUT AS SHOWN
PROJECTS END LOADING OF GIRDER
TRUSSES ON HEADERS, 4/OR SOLID BRG
AND LOADING IS PROJECTED DOWN TO
FOOTINGS SHOWN ON FOUNDATION PLAN
THEREFORE IF TRUSS COMPANY MOVES
ANY GIRDER TRUSSES THE LOADING 4 BRG
POINTS WILL MOVE AND CURRENT WORKING
DRAWINGS WILL NEED TO BE UPDATED. IT
IS THE SOLE RESPONSIBILITY OF THE
CONTRACTOR TO NOTIFY 'MARK STEWART'
OF ANY CHANGES MADE TO THE ROOF
FRAMING LAYOUT PRIOR TO CONSTRUCTION

DEPENDING ON TRUSS DESIGN - OVERBUILD
AREAS MAY OCCUR IN SOME AREAS - USE
2x8 DF #2 JOISTS AT 24" O.C. AS NEEDED TO
CREATE ROOF LINES AS SHOWN ON PLANS
UNLESS OVERBUILD AREAS ARE DESIGNED
W/ TRUSSES PER TRUSS MANUFACTURER

MANUFACTURER'S TRUSS LAYOUT AND INSTALLATION
INSTRUCTIONS ARE TO BE ON SITE 4 AVAILABLE
FOR BLD'G INSPECTOR'S USE AND REFERENCE

TRUSS NOTES:

ALL TRUSSES TO BE PRE-ENGINEERED AND CARRY
MANUFACTURER'S STAMP.

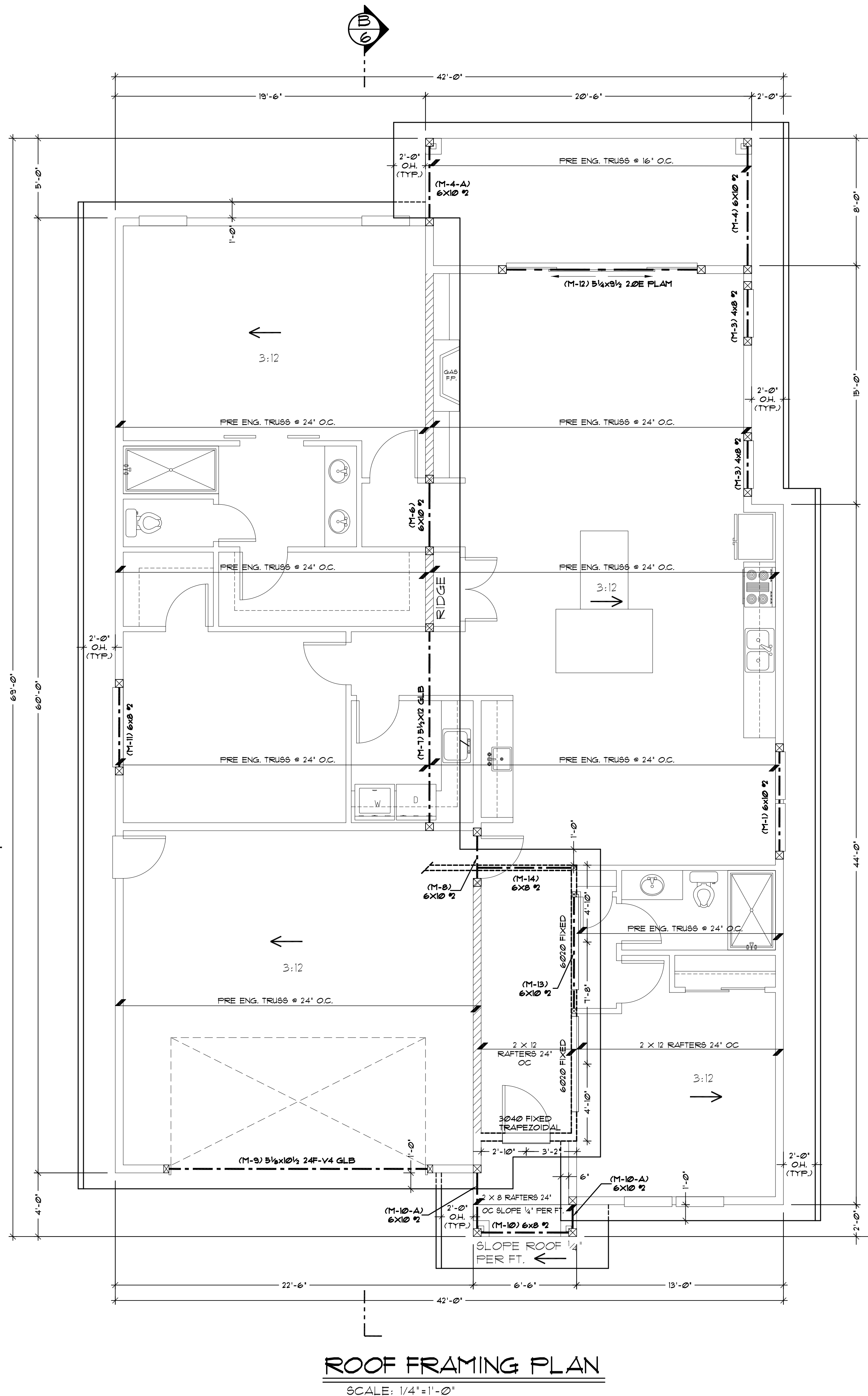
ALL TRUSSES SHALL BE INSTALLED 4 BRACED TO
MANUFACTURER'S SPECIFICATIONS.

ALL CONNECTIONS WITH RAFTERS, MONO OR JACK
TRUSSES AND HIP TRUSSES TO MAIN GIRDER TO BE
PROVIDED BY THE TRUSS MANUFACTURER

TRUSS LAYOUT SHOWING GIRDER TRUSS LOCATIONS
ARE NOT PERMITTED TO CHANGE AND MUST BE
FOLLOWED CORRECTLY, IF TRUSS MANUFACTURER
REQUESTS TO CHANGE IN PART OR IN WHOLE THE
LAYOUT DESIGNED HEREIN, HE/SHE MUST CONTACT
THE DESIGNER TO INSURE STRUCTURAL DESIGN
IS MAINTAINED ON THE BUILDING CORRECTLY. ALSO
IF THE DESIGN LAYOUT IS DETERMINED TO CHANGE,
THE BUILDING DEPARTMENT WILL REQUIRE APPROVAL
AND NEW ENGINEERING CALC'S

CONNECT EACH TRUSS/RAFTER
TO EACH SUPPORT WITH SIMPSON
'H-3' OR 'H2.5A' TIE (TYP)

CALC. CODE: X-18-B RODRIGUEZ VER. 11.18.20



ROOF FRAMING PLAN

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



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DESIGN SUITE 309
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Furthermore it is understood that it is
COMPLETELY the responsibility of the
contractor to construct the home
described herein, on any particular site
and within the confines of the governing
jurisdiction. Mark Stewart & Associates
takes NO responsibility for the conformance
of this plan to Any code or Any building
site.

CLIENT: RODRIGUEZ

PLAN: X-18-B REV

REVISIONS: MAY 2024

PAGE

5

of 6

1. ALL WORK IS TO COMPLY WITH THE LATEST ADOPTED VERSION(S) OF THE RELEVANT BUILDING CODES AND ANY APPLICABLE STATE, COUNTY OR LOCAL REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.
3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE THE DRAWINGS.
4. DESIGN LOADS:

ROOF	30 PSF (LIVE LOAD)
FLOOR	55 PSF
STAIRS	100 PSF
DECKS	80 PSF
HANDRAILS	200 PSF
- (IF YOUR LOCAL AREA REQUIRES DIFFERENT DESIGN LOADS CONSULT WITH A LOCAL STRUCTURAL ENGINEER TO DETERMINE THE APPROPRIATE REVISIONS.)
5. INSULATION:

ROOF (VAULTED)	R-30
ROOF (FLAT)	R-43
WALLS (EXTERIOR)	R-21
FLOOR (OVER UNHEATED SPACE)	R-38
BASEMENT WALLS (INT. OR EXT.)	R-15
SLAB ON GRADE	R-15
FURNACE DUCTS (UNHEATED SPACE)	R-8
6. THE ABOVE VALUES ARE A MINIMUM AND MAY BE INCREASED IF DESIRED OR REQUIRED. VERIFY WITH CONTRACTOR.
7. ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.
8. ROOFING: COMPOSITION ROOFING PER OWNERS/BUILDERS SPECIFICATIONS, UNO., ON BUILDER'S FELT OR OTHER APPROVED BARRIER.
9. SIDING: AS NOTED ON PLAN ELEVATIONS. INSTALL PER CODE AND MANUFACTURER INSTRUCTIONS.
10. GI FASCIA GUTTER . PROVIDE DOWNSPOUTS SUFFICIENT TO DRAIN ROOF AND DISPOSE OF THROUGH APPROVED RAIN DRAIN DISPOSAL SYSTEM.



ELECTRICAL NOTES:

1. ALL 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES INSTALLED OUTDOORS WHERE THERE IS DIRECT GRADE LEVEL ACCESS, SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL. NEC 210-8(A)3.
2. OUTLET BOXES ON OPPOSITE SIDES OF RATED WALLS (WALL SEPARATING GARAGE FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. UBC SECTION 109.1.
3. MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO NEC 220.
4. PROVIDE GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH NEC 250-81 OR 250-83.
5. FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES. NEC 410-8.
6. PROVIDE GFI PROTECTION PER NEC 210-8(a).
7. PLACEMENT/SPACING OF ELECTRICAL OUTLETS:

A) GENERAL: OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS. N.E.C. 210-52(a).

B) KITCHEN COUNTER TOPS: RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE 12 INCHES OR WIDER. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24 INCHES FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULAR COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH FOUR FEET OF COUNTER TOP. COUNTER TOP SPACES SEPARATED BY RANGE TOPS, REFRIGERATORS, OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES. N.E.C. 210-52(c).

C) BATHROOMS: AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN THE BATHROOM ADJACENT TO EACH BASIN LOCATION. N.E.C. 210-52(d).

D) HALLWAYS: HALLWAYS 10 FEET OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE OUTLET. N.E.C. 210-52(h).

E) OUTDOORS: AT LEAST ONE RECEPTACLE OUTLET ACCESSIBLE AT GRADE LEVEL SHALL BE INSTALLED AT THE FRONT AND REAR OF THE DWELLING. N.E.C. 210-52(e).
8. SMOKE/CO2 DETECTORS SHALL BE INTERCONNECTED TO SOUND AN ALARM IN ALL SLEEPING AREAS OF THE DWELLING. BE INSTALLED IN EACH SLEEPING ROOM AND IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA AND BE EQUIPPED WITH A BATTERY BACKUP AS PER UBC SECTION 310.9.
9. CONTRACTOR SHALL PROVIDE COMPLIANCE WITH LIGHTING REQUIREMENT IN KITCHENS & BATHS. (40 LUMENS/WATT) TABLE 24, SUB CHAPTER 1, SEC 150 (K).
10. SURFACE MOUNTED LIGHTING FIXTURES IN CLOSETS MUST BE 18" FROM STORAGE AREA. FLUSH MOUNTED MUST BE 6" AWAY. NEC 410.8.
11. INSTALL CARBON MONOXIDE DETECTORS AS RECOMMENDED BY BUILDER AND VERIFIED BY OWNER AS PER LOCATIONS.

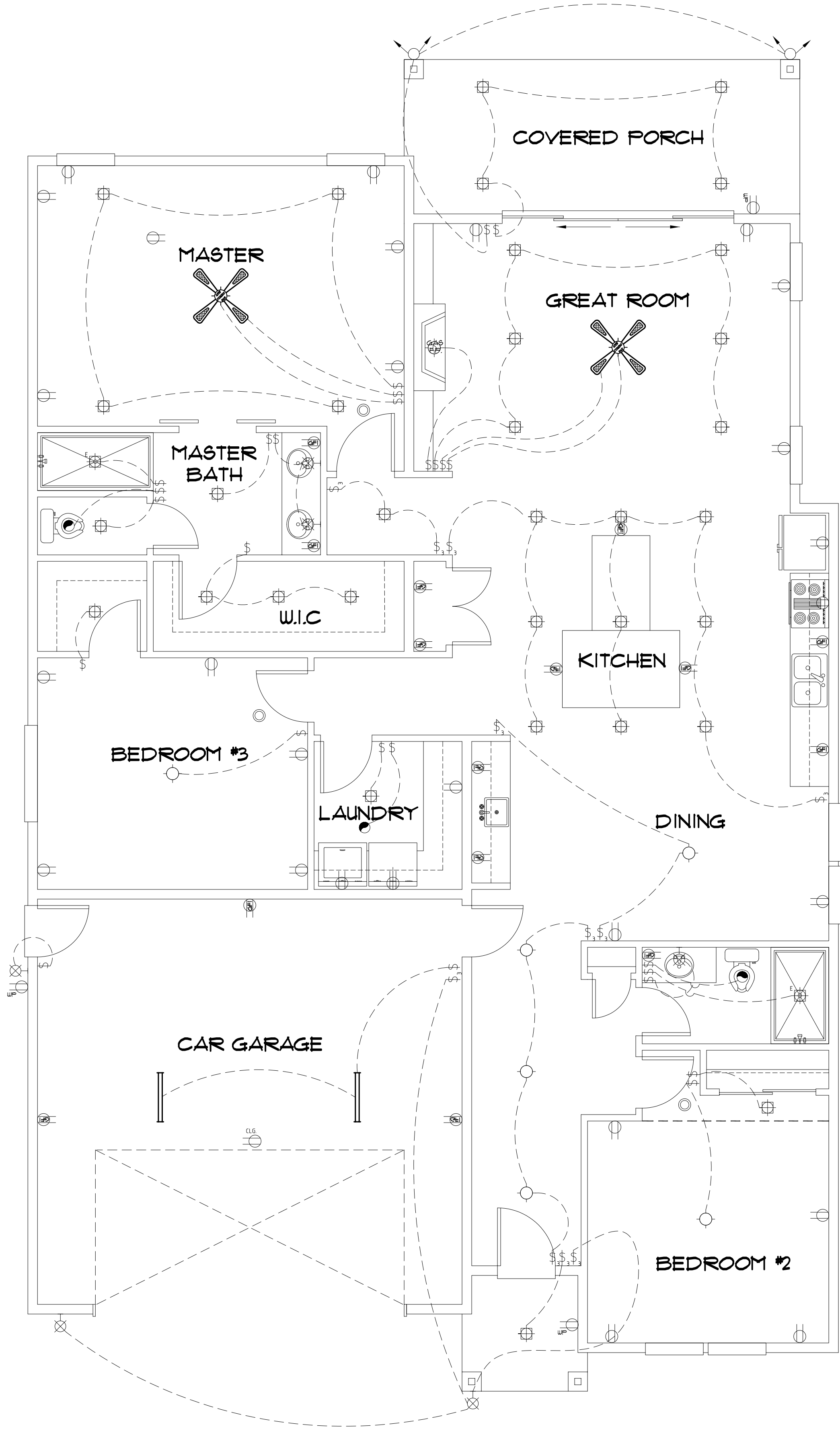
ELECTRICAL NOTE:

ALL ELECTRICAL IS TO BE OWNER VERIFIED PRIOR TO CONSTRUCTION & COMPLY WITH CURRENT U.B.C. AND FIRE CODES.

Combination smoke/carbon monoxide alarm/detectors shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Smoke alarm features of combination smoke/carbon monoxide alarm/detectors shall be interconnected.

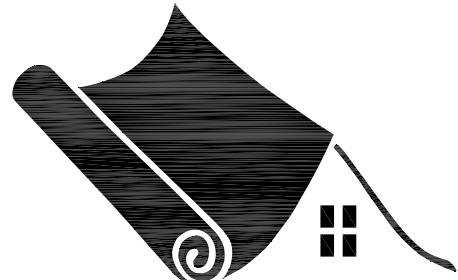
** ELECTRICAL LEGEND **

	SINGLE POLE SWITCH		CIRCUIT PANEL
	DBL POLE SWITCH		THERMOSTAT
	TRIPLE POLE SWITCH		100V CO2/SMOKE DETECTOR INTERCONNECT W/ ALL THE SMOKE DETECTORS IN HOUSE
	WALL MOUNT INCANDESCENT		CEILING FAN/LIGHT FXT.
	1C 4W ART		EXHAUST FAN
	1C 20 DOWNLIGHT		GAS OUTLET
	1C 20 SHOWER		NETWORK HUB
	SURFACE MNT. INCANDESCENT		NETWORK JACK
	(2) LAMP FLUORESCENT LIGHT		STAIR RISER LITE
	110 V (DUPLEX)		MULTI-DIRECTIONAL MOTION ACTIVATED EXTERIOR FLOODLIGHTS
	220 V OUTLET		
	110 V GFI OUTLET		
	110 V WATER PROOF OUTLET		
	SURFACE MNT. INCANDESCENT		



MAIN FLOOR ELECTRICAL PLAN

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



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HOME DESIGN

Mark Stewart

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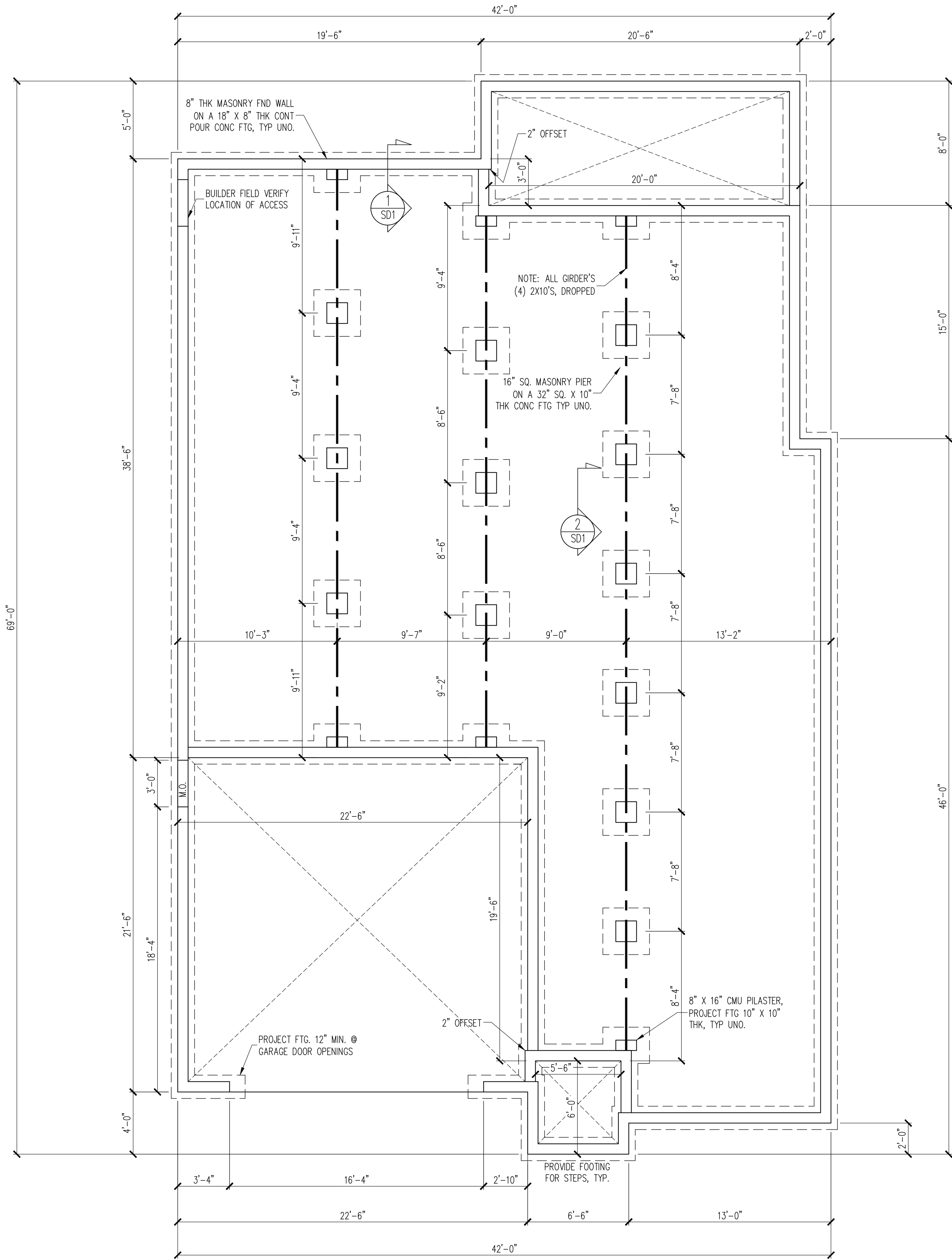
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PLAN • X-18-B REV

REVISIONS: MAY 2024

PAGE

ELEC.



CONSTRUCTION SPECIFICATIONS

INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 16.02: GENERAL WALL BRACING NOTES

PART 17: KING STUDS FOR EXTERIOR WALLS

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

NOTES:

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

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

FOUNDATION PLAN

1/4" = 1'-0"

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318 W Millbrook Rd. Unit 201
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Phone (919) 844-1661

SCOPE: LILIAM HOMES

LOC: 124 HORSEMAN

REV # REF PROJ # DATE

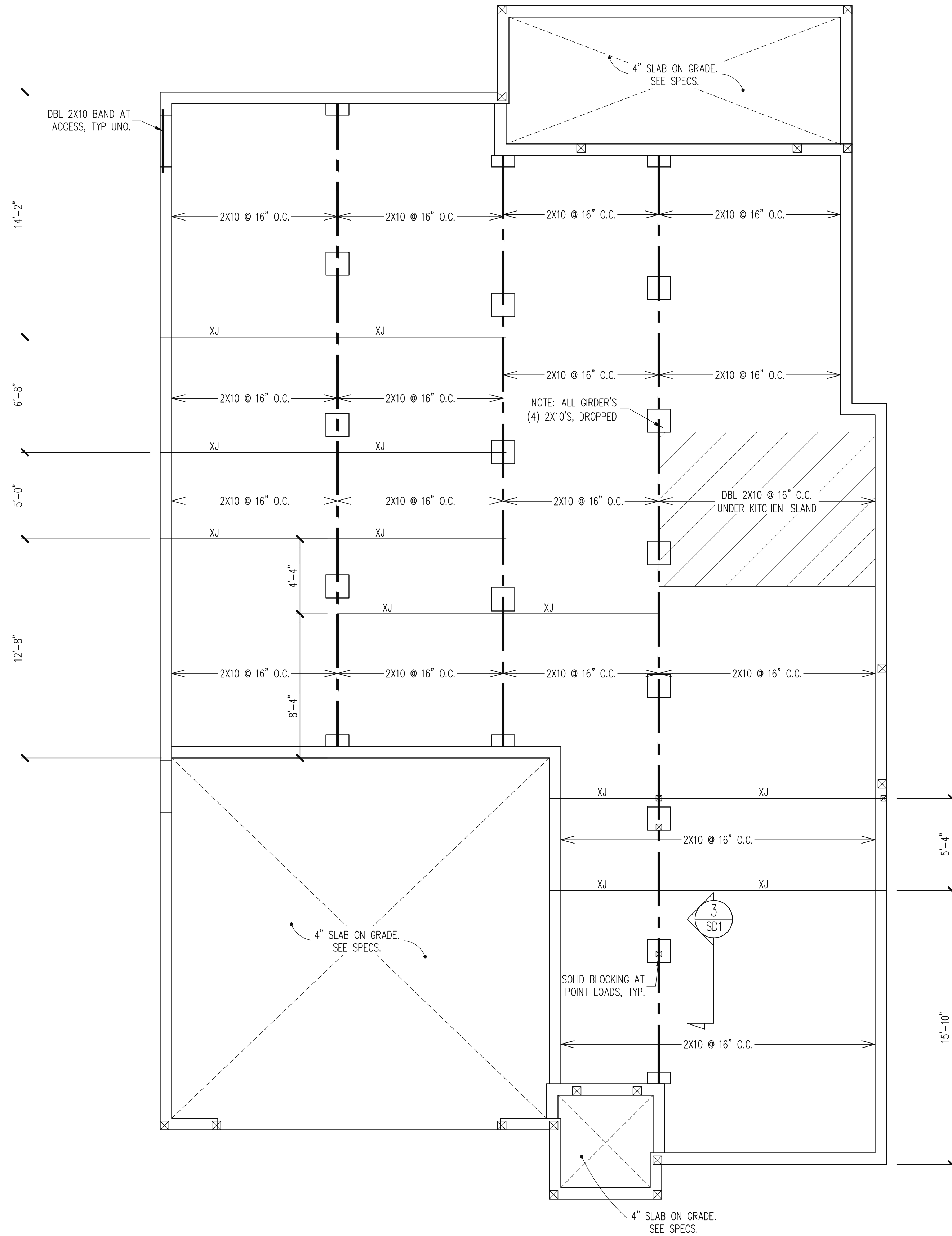
ENG: RJS/CR

DATE: 6/11/2024

PROJECT NO. 24-65-186

SHEET NO. S1

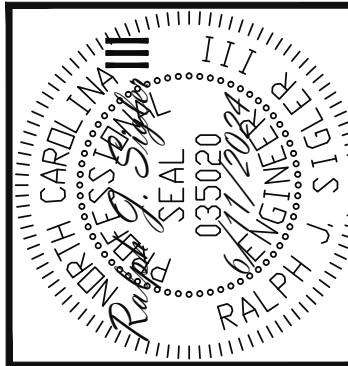
1 of 6



CRAWLSPACE FRAMING PLAN

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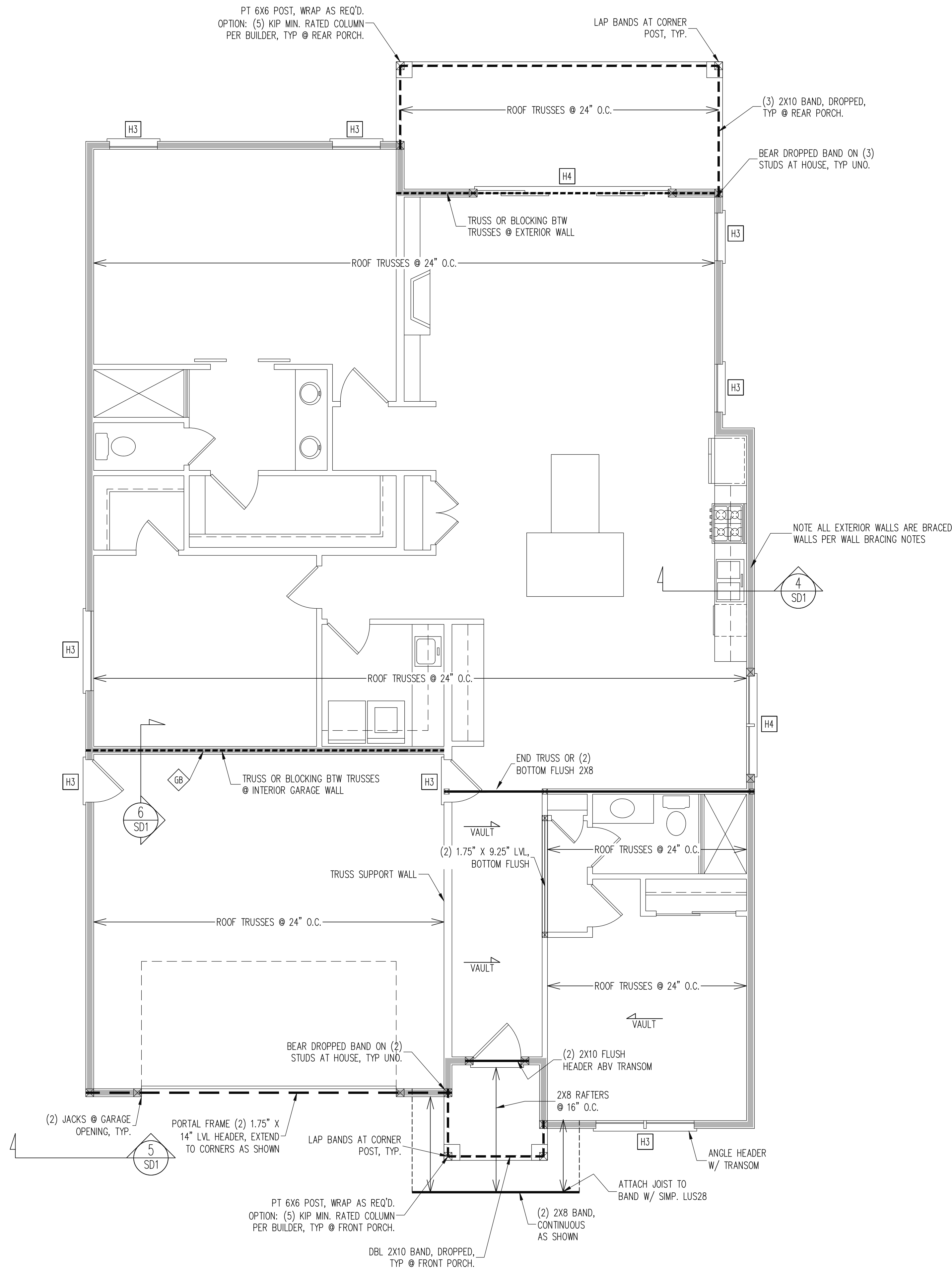
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SCOPE:	124 HORSEMAN	REV #	REF PROJ #
LOC:			DATE

ENG:	RJS/CR
DATE:	6/11/2024

PROJECT NO.
24-65-186

SHEET NO.
S2
2 of 6



WALL BRACING

SHADED WALLS:

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

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

GB - INTERIOR BRACED WALL. 1/2" GB SECURED PER TABLE R602.10.2 OF THE 2018 NCRBC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS (BUILDER PERMITTED TO SUBSTITUTE "WSP" FOR ANY "GB" WALL).

2X - SHEATH BOTH SIDES OF STUD WALL WITH 7/16 APA RATED OSB, NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 212" MIN.

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

HEADER SCHEDULE

H1	SINGLE 2X4 TURNED FLAT (A)
H2	(2) 2X4'S ON SINGLE JACKS (B)
H3	(2) 2X10'S ON SINGLE JACKS (C)
H4	(2) 1.75" X 9.25" LVL'S ON DBL JACKS
H5	(3) 2X10'S ON SINGLE JACKS

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

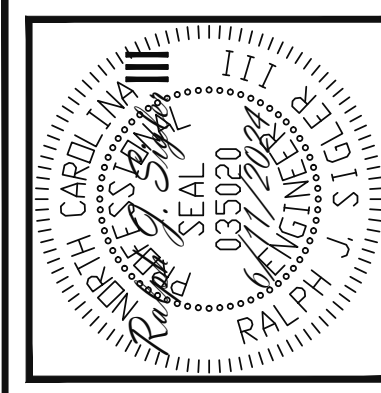
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

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

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

1ST FLOOR FRAMING PLAN
WALLS AND CEILING 1/4" = 1'-0"

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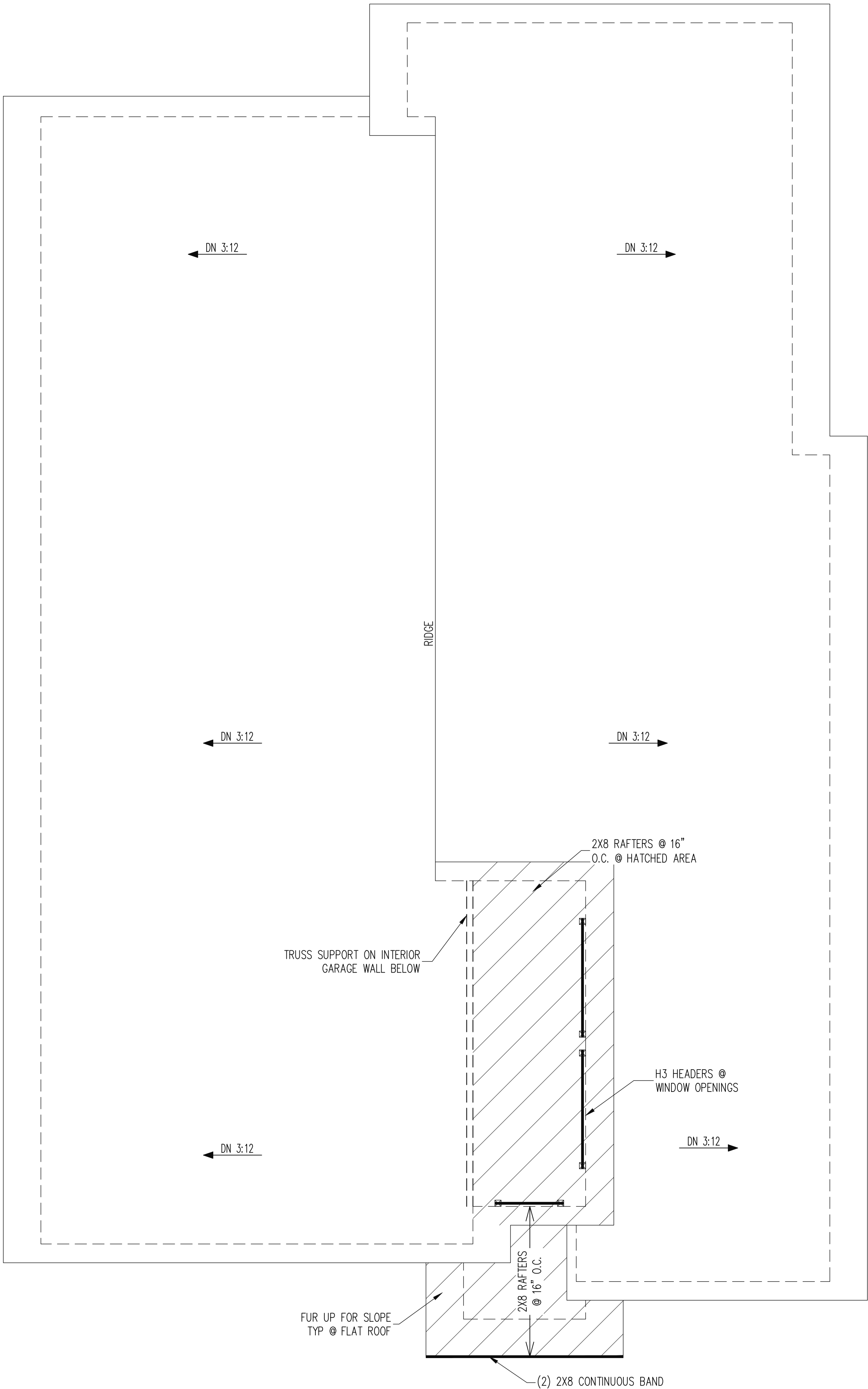
SCOPE	LILIAM HOMES		
	STRUCTURAL ADDENDUM		
LOC	124 HORSEMAN	REV #	REF PROJ #
		DATE	

ENG: RJS/CR
DATE: 6/11/2024

PROJECT NO.
24-65-186

SHEET NO.
S3

3 of 6



TRUSS UPLIFT CONNECTORS

EXPOSURE B, 115 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 28'	CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM

FRAMING NOTES

ROOF ONLY

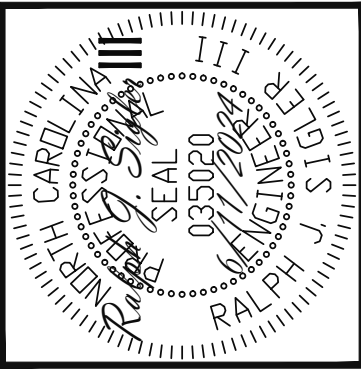
-ROOF TRUSSES @ 24" O.C. TYP U.N.O.

-ROOF PITCHES 3:12 TYP U.N.O.

-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

ROOF FRAMING PLAN

1/4" = 1'-0"



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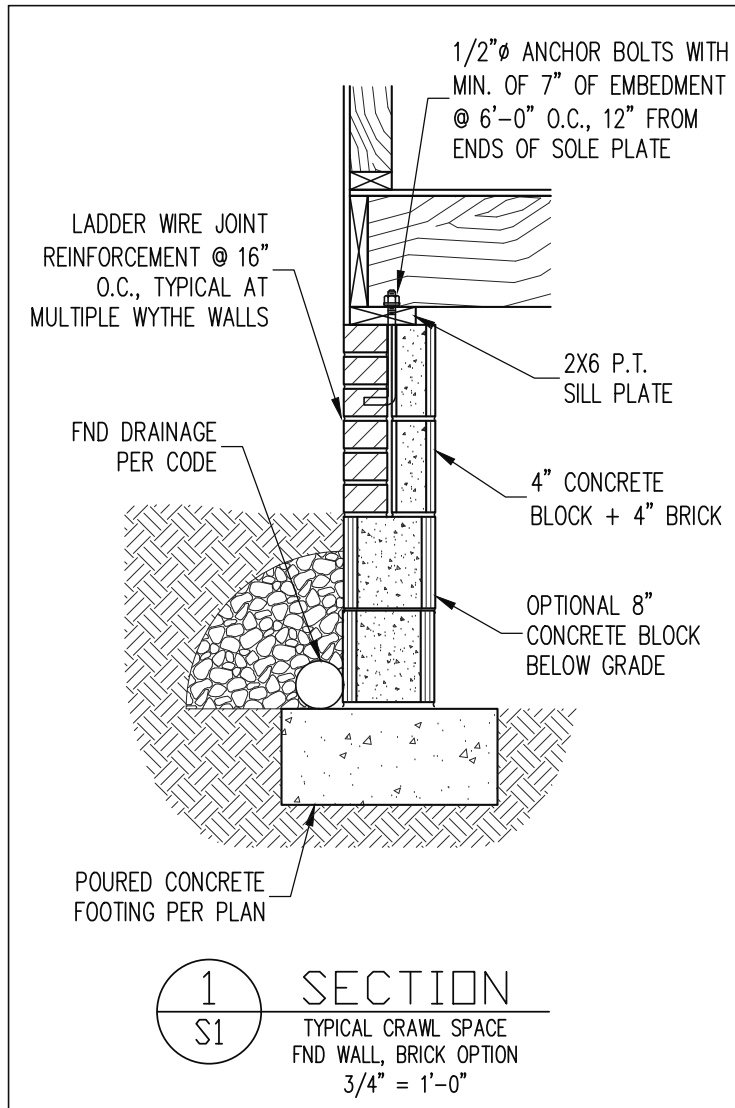
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SCOPE:	124 HORSEMAN	REV #	REF PROJ #
LOC:		DATE	

ENG: RJS/CR
DATE: 6/11/2024

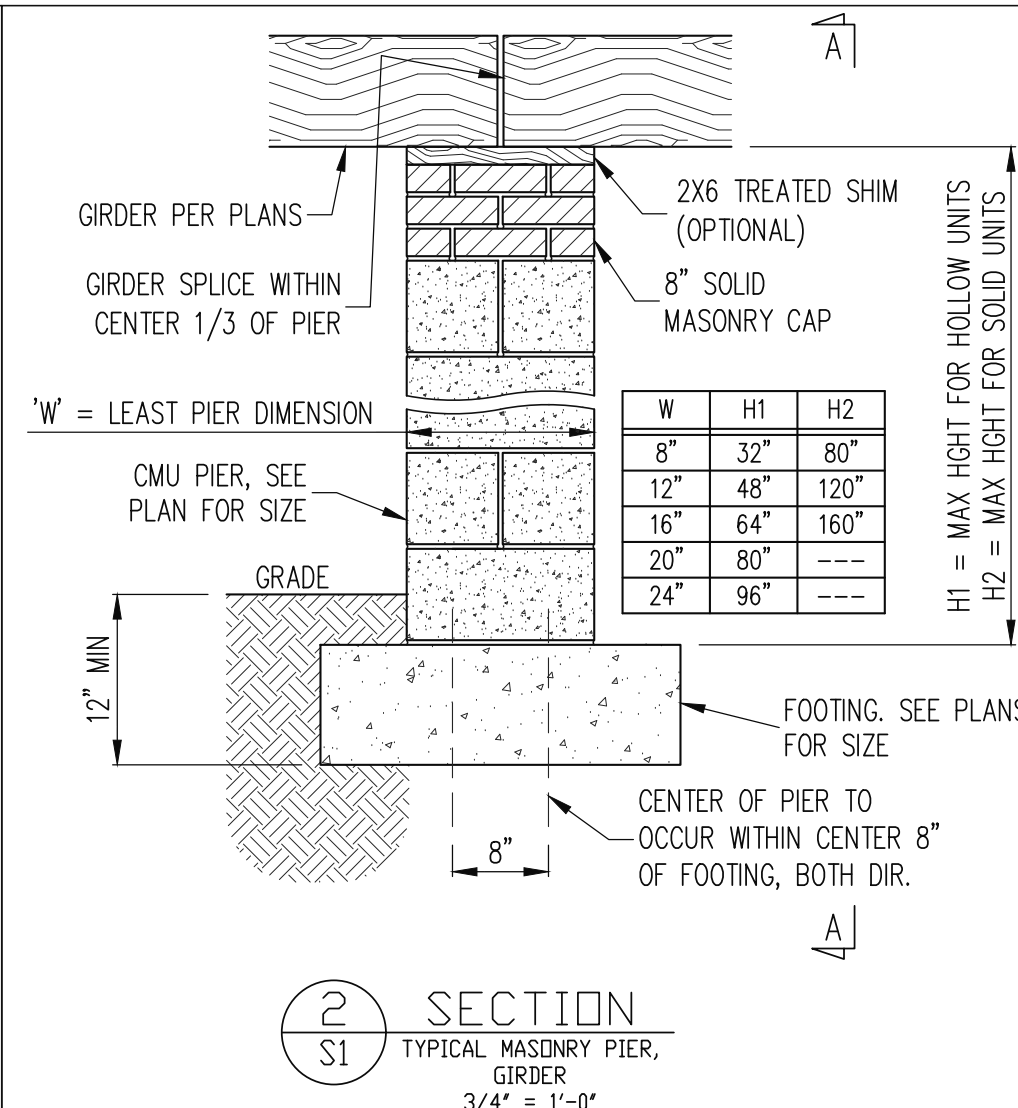
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S4
4 of 6

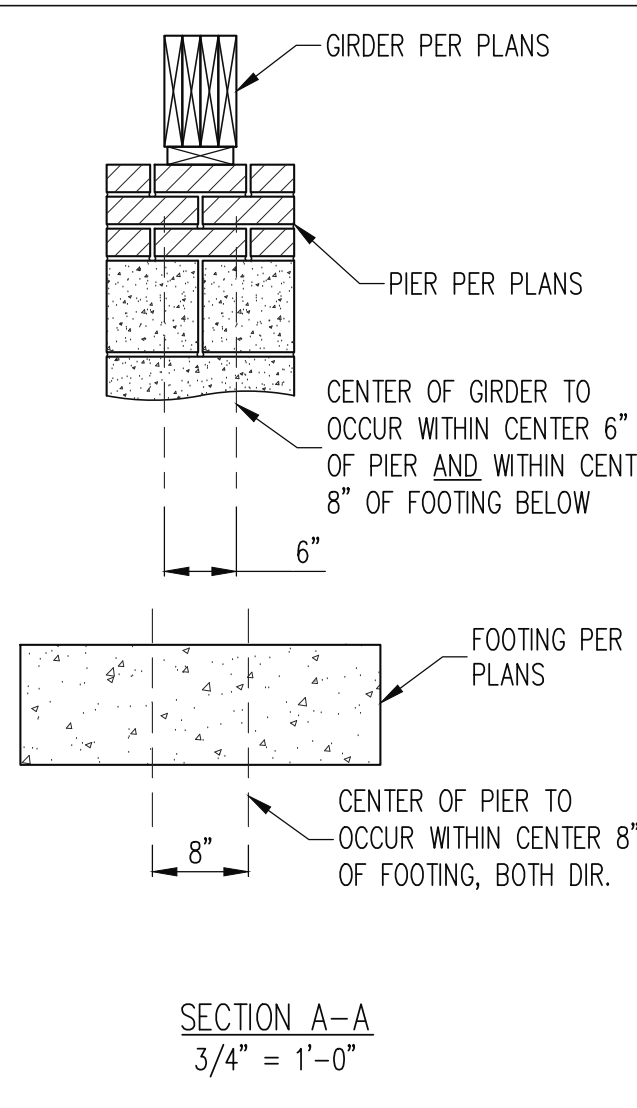
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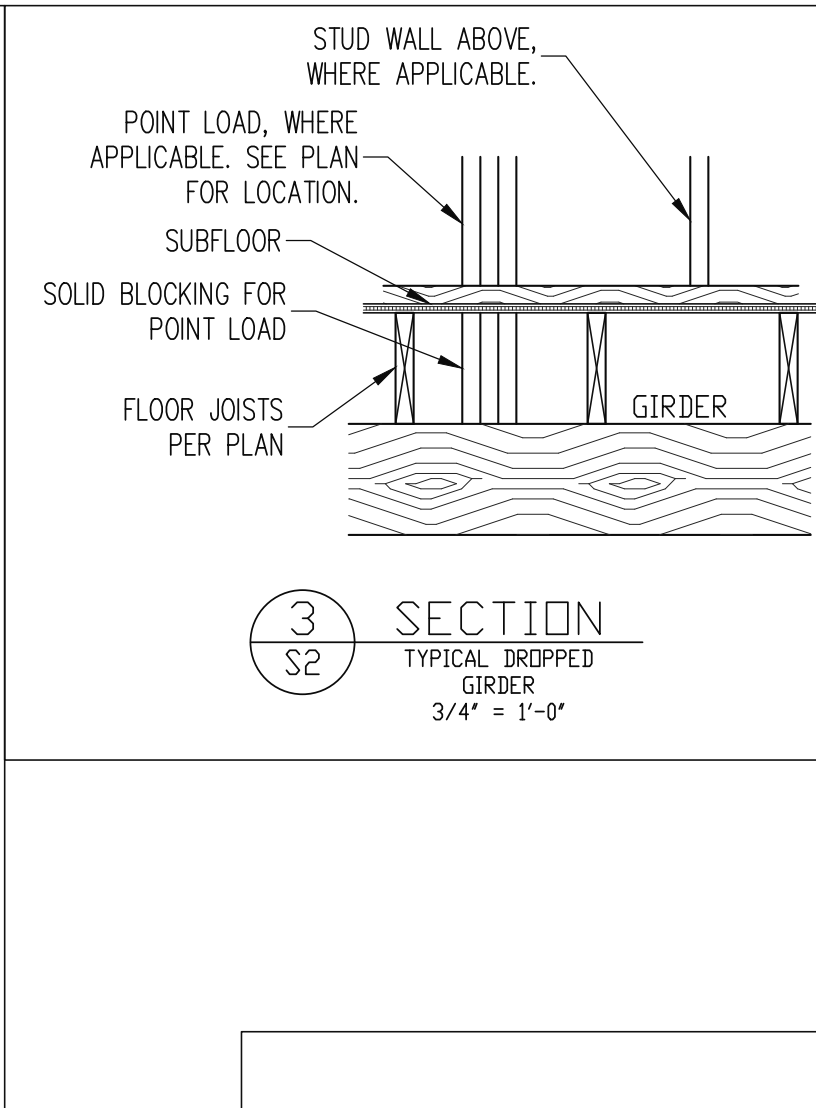
1 SECTION
S1
TYPICAL GRAVEL SPACE
FND WALL, BRICK OPTION
3/4" = 1'-0"



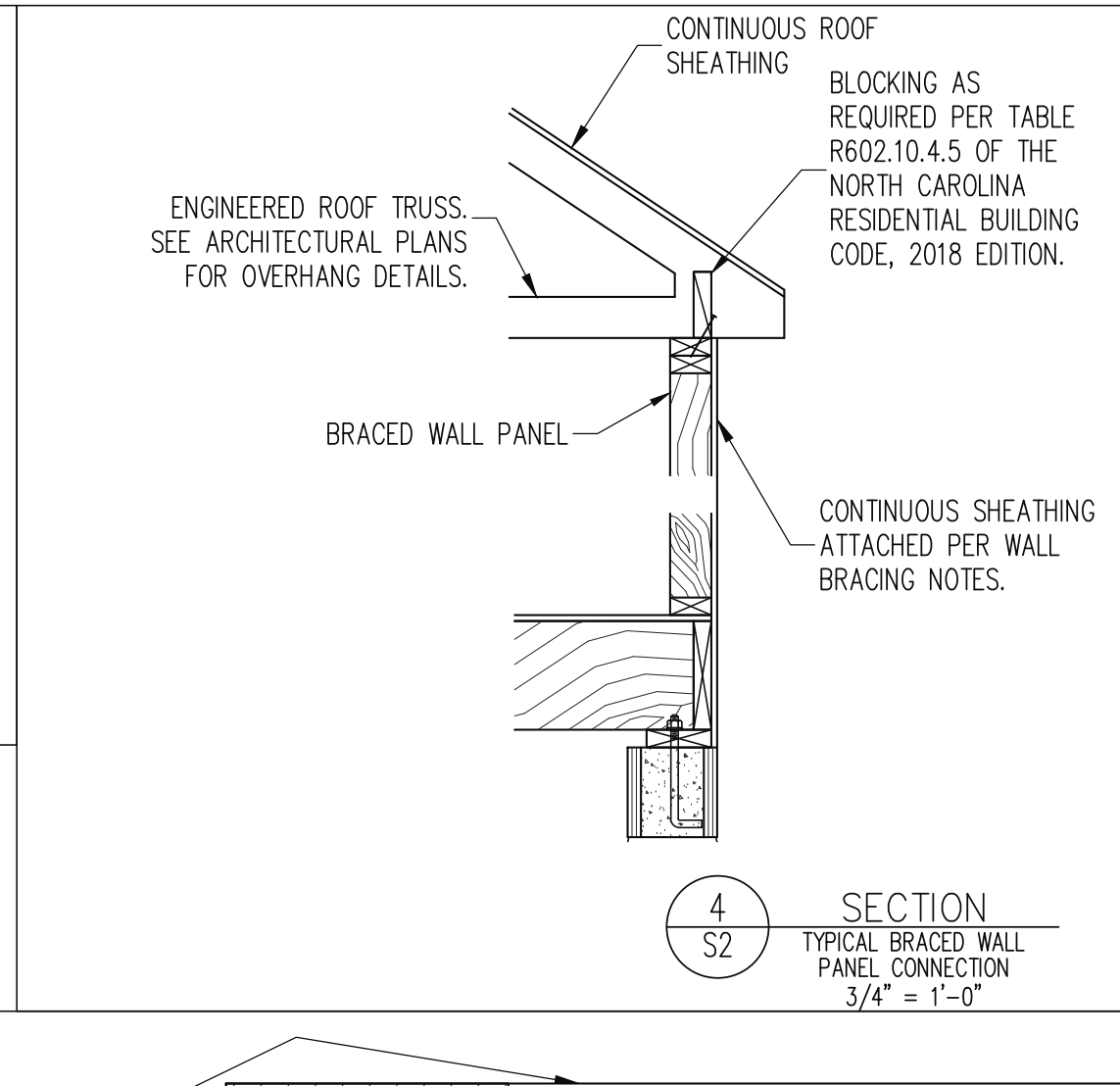
2 SECTION
S1
TYPICAL MASONRY PIER,
GIRDER
3/4" = 1'-0"



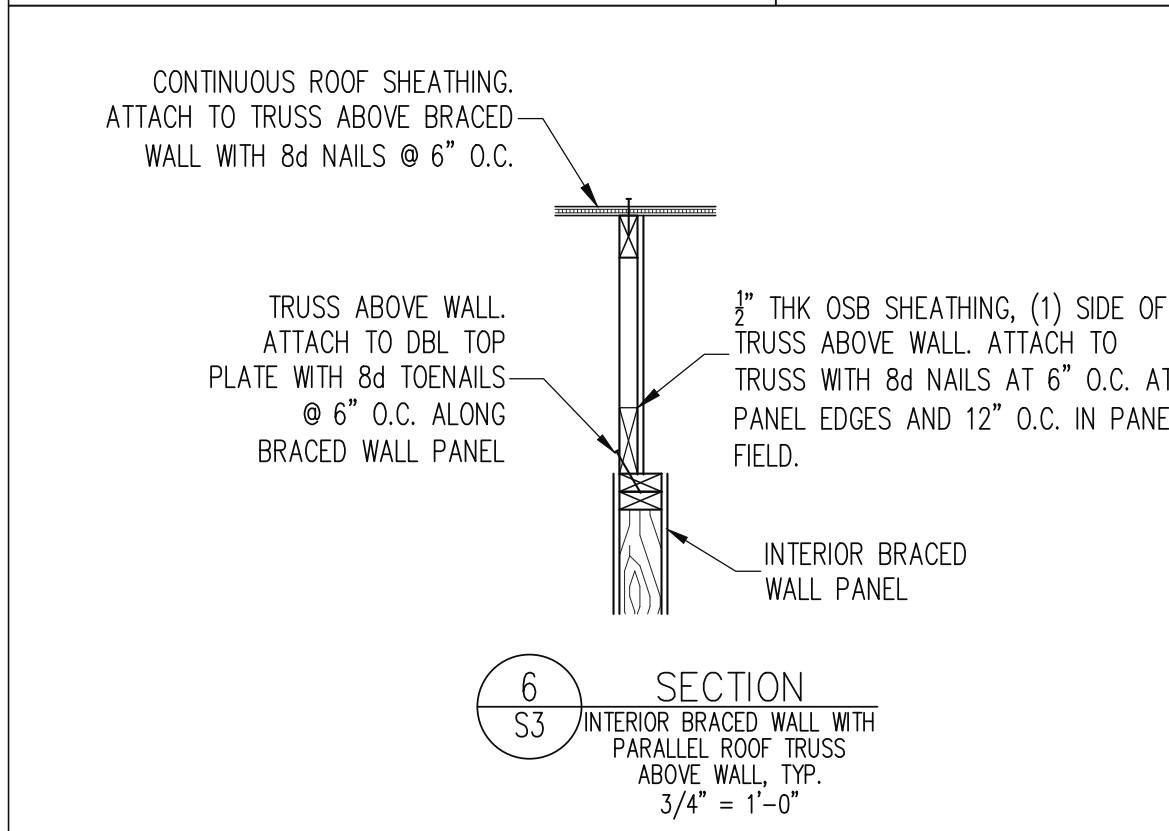
SECTION A-A
3/4" = 1'-0"



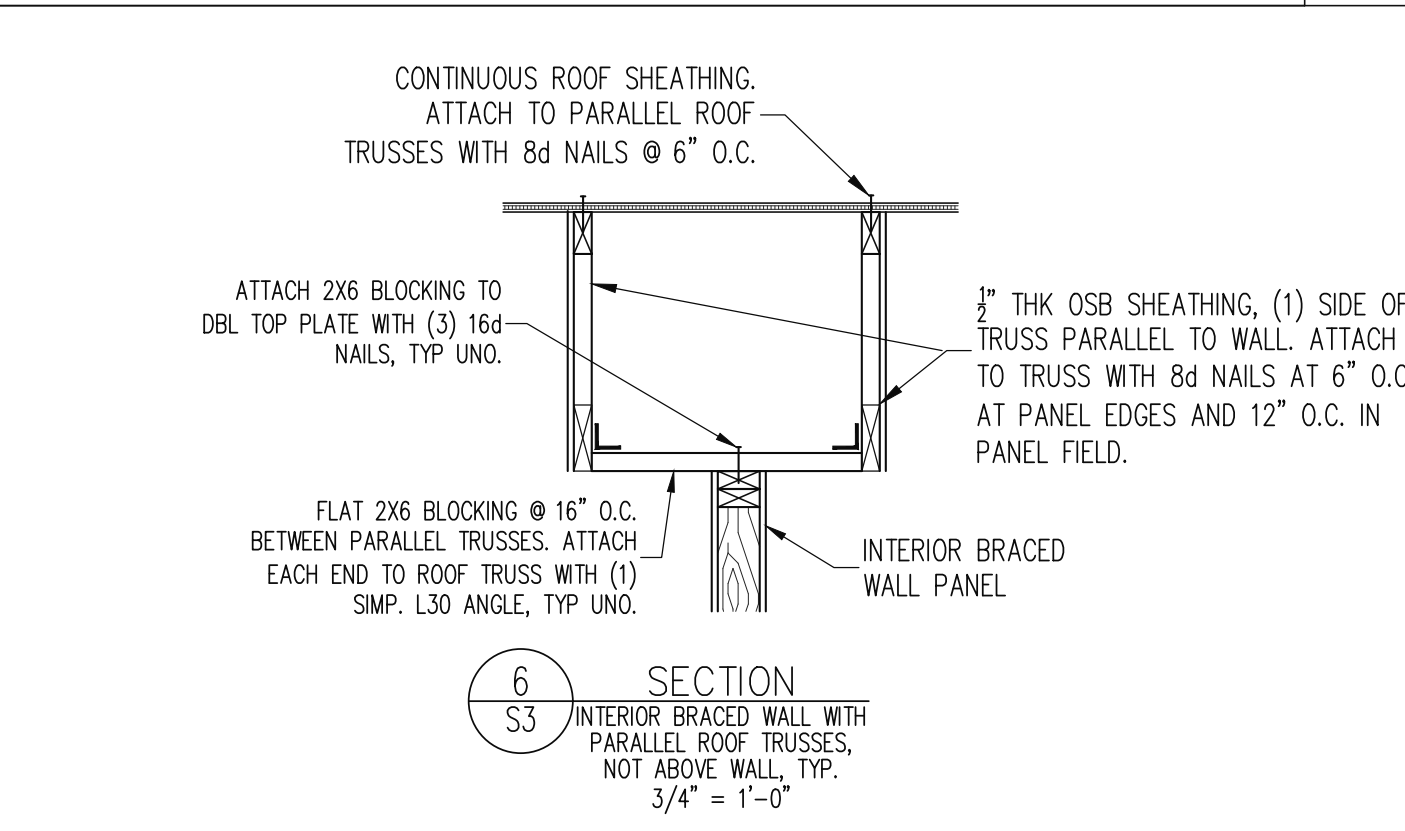
3 SECTION
S2
TYPICAL DROPPED
GIRDER
3/4" = 1'-0"



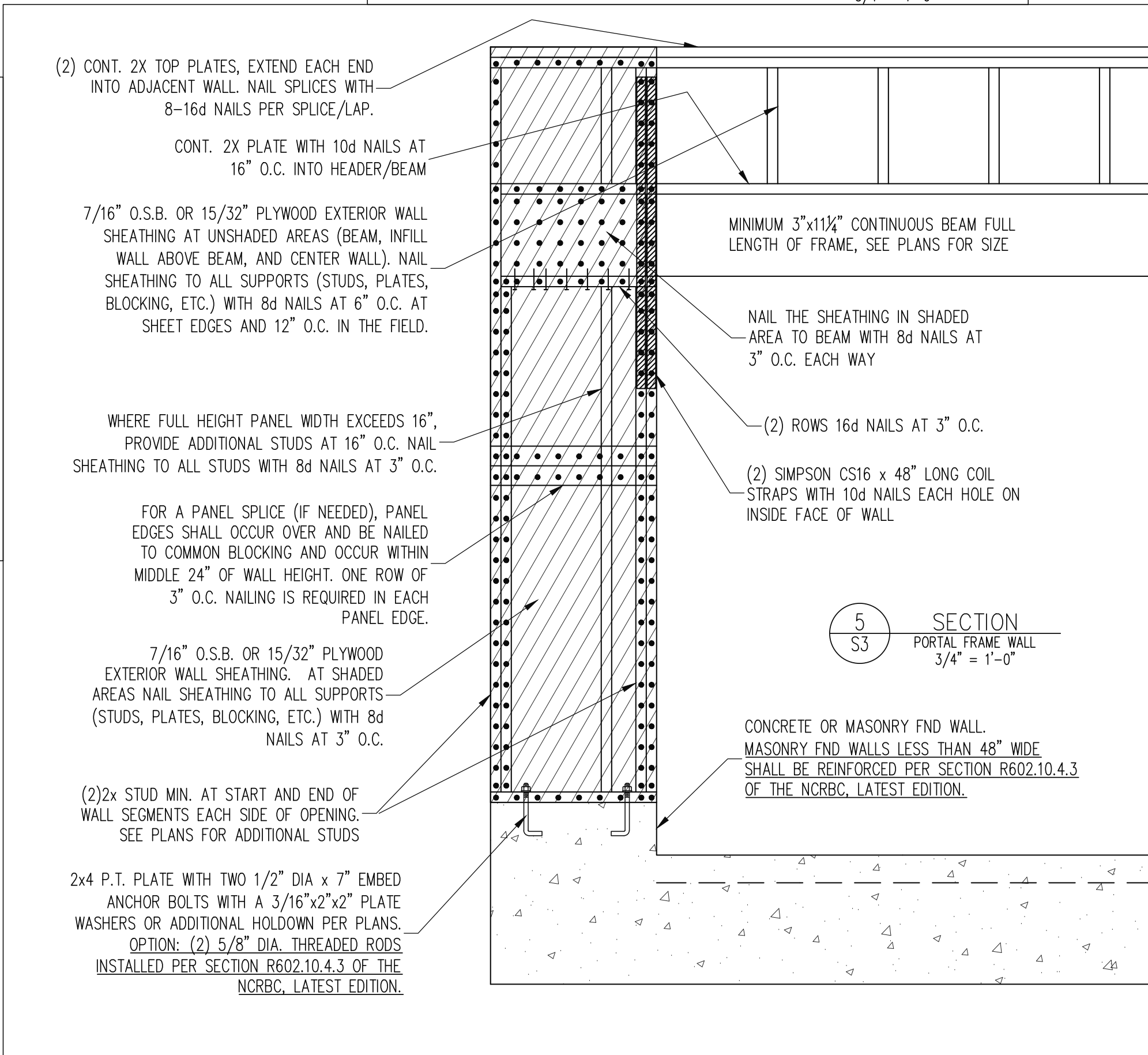
4 SECTION
S2
TYPICAL BRACED WALL
PANEL CONNECTION
3/4" = 1'-0"



6 SECTION
S3
INTERIOR BRACED WALL WITH
PARALLEL ROOF TRUSS
ABOVE WALL, TYP.
3/4" = 1'-0"

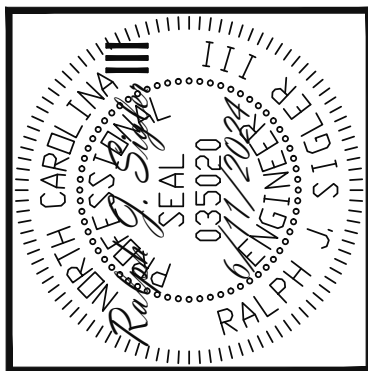


6 SECTION
S3
INTERIOR BRACED WALL WITH
PARALLEL ROOF TRUSSES,
NOT ABOVE WALL, TYP.
3/4" = 1'-0"



5 SECTION
S3
PORTAL FRAME WALL
3/4" = 1'-0"

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LILIAM HOMES		STRUCTURAL ADDENDUM	
SCOPE:	REV #	REF PROJ #	DATE
LOC:	124 HORSEMAN		

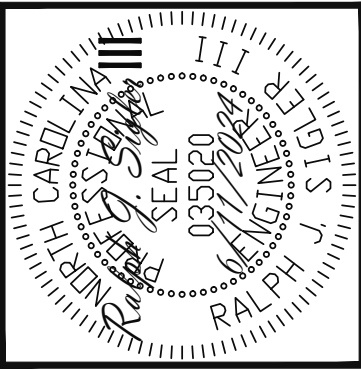
ENG: RJS/CR
DATE: 6/11/2024

PROJECT NO.
24-65-186

SHEET NO.
SD1
5 of 6

CONSTRUCTION SPECIFICATIONS																																																				
<u>PART 1: GENERAL</u> 1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION. 1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS. 1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION. <u>PART 2: DESIGN LOADS</u> 2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW: <table><tr><th>USE</th><th>LIVE LOAD (PSF)</th><th>DEAD LOAD (PSF)</th></tr><tr><td>BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS; DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES</td><td>40</td><td>10</td></tr><tr><td>GARAGES (PASSENGER CARS ONLY)</td><td>50</td><td>---</td></tr><tr><td>ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)</td><td>10</td><td>10</td></tr><tr><td>ATTICS (WITH STORAGE)</td><td>20</td><td>10</td></tr><tr><td>ROOF</td><td>20</td><td>10 (15 FOR VAULTS)</td></tr></table> NOTES: - INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS. - BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS 2.02 INTERIOR WALLS: 5 PSF LATERAL. 2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH. 2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE). <u>PART 3: STRUCTURAL STEEL</u> 3.01 WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE. 3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE. 3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE. 3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE. 3.05 STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS. <u>PART 4: WELDING</u> 4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER <u>PART 5: CONCRETE AND SLABS ON GRADE</u> 5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 4-6% AIR ENTRAINMENT, FOR EXTERIOR CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL ITEMS NOTED AS "CONCRETE" ARE TO BE CAST IN PLACE, TYP UNO. 5.02 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION. 5.03 SLABS ON GRADE, IF ANY, SHALL BE CAST IN PLACE, CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/CY YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 4" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS <u>PART 6: REBAR AND WIRE REINFORCEMENT</u> 6.01 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO 6.02 LAP SPLICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO. <u>STAGGER ADJACENT SPLICES A MINIMUM OF ONE LAP LENGTH</u> 6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064. <u>PART 7: MASONRY</u>		USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)	BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS; DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10	GARAGES (PASSENGER CARS ONLY)	50	---	ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10	ATTICS (WITH STORAGE)	20	10	ROOF	20	10 (15 FOR VAULTS)	7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, FM = 1,500 PSI MIN 7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW 7.03 MORTAR SHALL BE TYPE S MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI. 7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530 7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS <u>PART 8: BOLTS AND LAG SCREWS</u> 8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO, INSTALL USS STEEL WASHERS (ASTM F844-076) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS. HOLES FOR BOLTS SHALL BE AISC STANDARD HOLES UNO 8.02 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844-076) FOR SCREW HEAD 8.03 ANCHOR RODS AND BOLTS SHALL CONFORM TO ASTM F1554-15 GRADE 36 UNO. BENT ANCHOR BOLTS SHALL HAVE A 2" MIN HOOK UNO <u>PART 9: DRIVEN FASTENERS</u> 9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667- 05. NAILS ARE TO BE COMMON WIRE OR BOX <u>PART 10: DIMENSIONAL LUMBER</u> 10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC. MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS: E= 1,400,000 PSI, F_{c pop} = 425 PSI, F_v = 135 PSI, SPECIFIC GRAVITY = 0.42 MIN F_b = 875 PSI FOR 2X4, 2X6, 2X8, F_b = 800 PSI FOR 2X10'S, 750 PSI FOR 2X12'S <u>PART 11: ENGINEERED LUMBER</u> 11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS: E= 1,900,000 PSI, F_b = 2850 PSI, F_c = 285 PSI, F_{c pop} = 750 PSI LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E= 1.3 X 10E6 PSI, F_b = 1700 PSI, F_v = 400 PSI, F_{c pop} = 680 PSI 11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS. MAY SUBSTITUTE PSL AND LVL FOR EACH OTHER UNO <u>PART 12: PRESSURE TREATED LUMBER</u> 12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD C-2 OR BY ANY METHOD GIVING EQUAL PROTECTION. THE BUILDING CODE OFFICE MAY ALSO APPROVE A NATURAL DECAY RESISTANT WOOD PER SECTION 19-6(A) <u>PART 13: STEEL FLITCH PLATE BEAMS</u> 13.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER USING 1/2" Ø BOLTS SPACED AT 16" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 16" MAX FROM EACH END OF THE BEAM. TYP UNO <u>PART 14: STUD SUPPORTS FOR BEAMS</u> 14.01 STEEL, ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS: 1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER OF STUDS SUCH THAT THE STUD COLUMN IS AT LEAST AS WIDE AS THE TRUE WIDTH OF THE BEAM BEING SUPPORTED, WHICHEVER IS GREATER, TYP UNO. FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM 2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED COLUMN TYP UNO. 14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS: 1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL		BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM 2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO. 14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD. 14.04 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C. TYP. 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. <u>PART 15: NAILING OF MULTI PLY WOOD BEAMS</u> 15.01 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS @ 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS @ 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN. 15.02 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO. <u>PART 16: WALL FRAMING AND BRACING</u> 16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS, TYP UNO MAX ALLOWABLE WALL HEIGHTS FOR EXTERIOR STUD WALLS, INCLUSIVE OF SOLE PLATE AND DBL TOP PLATE AND 7/16" OSB EXTERIOR BRACING AND ROW OF 2X4 2X8 FURLING AT 8' HEIGHT (AND AT 16' HEIGHT FOR TALL WALLS), TYP UNO: 2X4 @ 16" O.C.: 11'-1 1/2" 2X6 @ 16" O.C.: 17'-0" 2X4 @ 12" O.C.: 12'-1 1/2" 2X6 @ 12" O.C.: 18'-8" DBL 2X4 @ 16" O.C.: 15'-4" DBL 2X6 @ 16" O.C.: 21'-0" 16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY: -BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED PREP TYP UNO. -WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESUPPOSED PER SECTION 602.01 OF THE 2018 NCRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.01 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 NCRC 602.01.5 AND 602.01.1 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. -MAY SUBSTITUTE WSP FOR GB -SINGLE JOIST, CONTINUOUS RM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. BLOCKING ABOVE WALL TO TOP PLATE WITH 16d toe NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHARDED WALLS, UNO. <u>PART 17: KING STUDS</u> 17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS: <table><tr><th rowspan="2">MAX OPENING WIDTH</th><th colspan="5">NUMBER OF KING STUDS</th></tr><tr><th>5'-0"</th><th>9'-0"</th><th>13'-0"</th><th>17'-0"</th><th>21'-0"</th></tr><tr><td>2X4</td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>2X6</td><td>1</td><td>1</td><td>2</td><td>2</td><td>2</td></tr><tr><td>2X8</td><td></td><td>1</td><td>2</td><td></td><td></td></tr></table> <u>PART 18: SUBSTITUTIONS</u> 18.01 MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN VARIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. <u>PART 19: OWNERSHIP OF STRUCTURAL DESIGN</u> 19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE, AT THE LOCATION INDICATED AND FOR THE PERMIT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA.		MAX OPENING WIDTH	NUMBER OF KING STUDS					5'-0"	9'-0"	13'-0"	17'-0"	21'-0"	2X4	1	2	3	4	5	2X6	1	1	2	2	2	2X8		1	2		
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<u>NOTES</u> THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION: 1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR 2) THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION ANY ERRORS DUE TO A FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE EOR. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAN ANY REVISIONS ISSUED BY THE EOR ARE PROMPLY DISTRIBUTED TO THE SUBCONTRACTORS THE EOR DOES NOT PERFORM FENESTRATION OR VENTING CALCULATIONS OR ANY OTHER CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO STRUCTURAL ENGINEERING. ROOF AND FLOOR TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED BY THE STATE. FINAL TRUSS DRAWING SHOULD BE SUBMITTED TO THE EOR FOR REVIEW		<u>ABBREVIATIONS</u> <table><tr><td>ABV ABOVE</td><td>FND FOUNDATION</td><td>TJ TRIPLE JOIST</td></tr><tr><td>B BOTH</td><td>FTG FOOTING</td><td>TYP TYPICAL</td></tr><tr><td>B.E. BOTH ENDS</td><td>HOG HOT DIPPED</td><td>TRPL TRIPLE</td></tr><tr><td>BTWN BETWEEN</td><td>GLV GALVANIZED</td><td>TSP TRIPLE STUD POCKET</td></tr><tr><td>CIP CAST IN PLACE</td><td>HGR HANGER</td><td>UNO UNLESS NOTED OTHERWISE</td></tr><tr><td>CONC CONCRETE</td><td>LVL LAMINATED VENEER LUMBER</td><td>XJ EXTRA JOIST</td></tr><tr><td>CS CONTINUOUS SHEATHING</td><td>NTS NOT TO SCALE</td><td></td></tr><tr><td>DIA DIAMETER</td><td>O.C. ON CENTER</td><td></td></tr><tr><td>DBL DOUBLE</td><td>PSL PARALLEL STRAND LUMBER</td><td></td></tr><tr><td>DJ DOUBLE JOIST</td><td></td><td></td></tr><tr><td>DSP DBL STUD POCKET</td><td>PT PRESSURE TREATED</td><td></td></tr><tr><td>EQ EQUAL</td><td>QJ QUAD JOIST</td><td></td></tr><tr><td>EA EACH</td><td>SP SPACE (OR SPACING)</td><td></td></tr><tr><td>FLG FLANGE</td><td>SSP SINGLE STUD POCKET</td><td></td></tr><tr><td>FL PL FLITCH PLATE</td><td>SQ SQUARE</td><td></td></tr><tr><td>FLR FLOOR</td><td></td><td></td></tr></table>		ABV ABOVE	FND FOUNDATION	TJ TRIPLE JOIST	B BOTH	FTG FOOTING	TYP TYPICAL	B.E. BOTH ENDS	HOG HOT DIPPED	TRPL TRIPLE	BTWN BETWEEN	GLV GALVANIZED	TSP TRIPLE STUD POCKET	CIP CAST IN PLACE	HGR HANGER	UNO UNLESS NOTED OTHERWISE	CONC CONCRETE	LVL LAMINATED VENEER LUMBER	XJ EXTRA JOIST	CS CONTINUOUS SHEATHING	NTS NOT TO SCALE		DIA DIAMETER	O.C. ON CENTER		DBL DOUBLE	PSL PARALLEL STRAND LUMBER		DJ DOUBLE JOIST			DSP DBL STUD POCKET	PT PRESSURE TREATED		EQ EQUAL	QJ QUAD JOIST		EA EACH	SP SPACE (OR SPACING)		FLG FLANGE	SSP SINGLE STUD POCKET		FL PL FLITCH PLATE	SQ SQUARE		FLR FLOOR			
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6	of 6