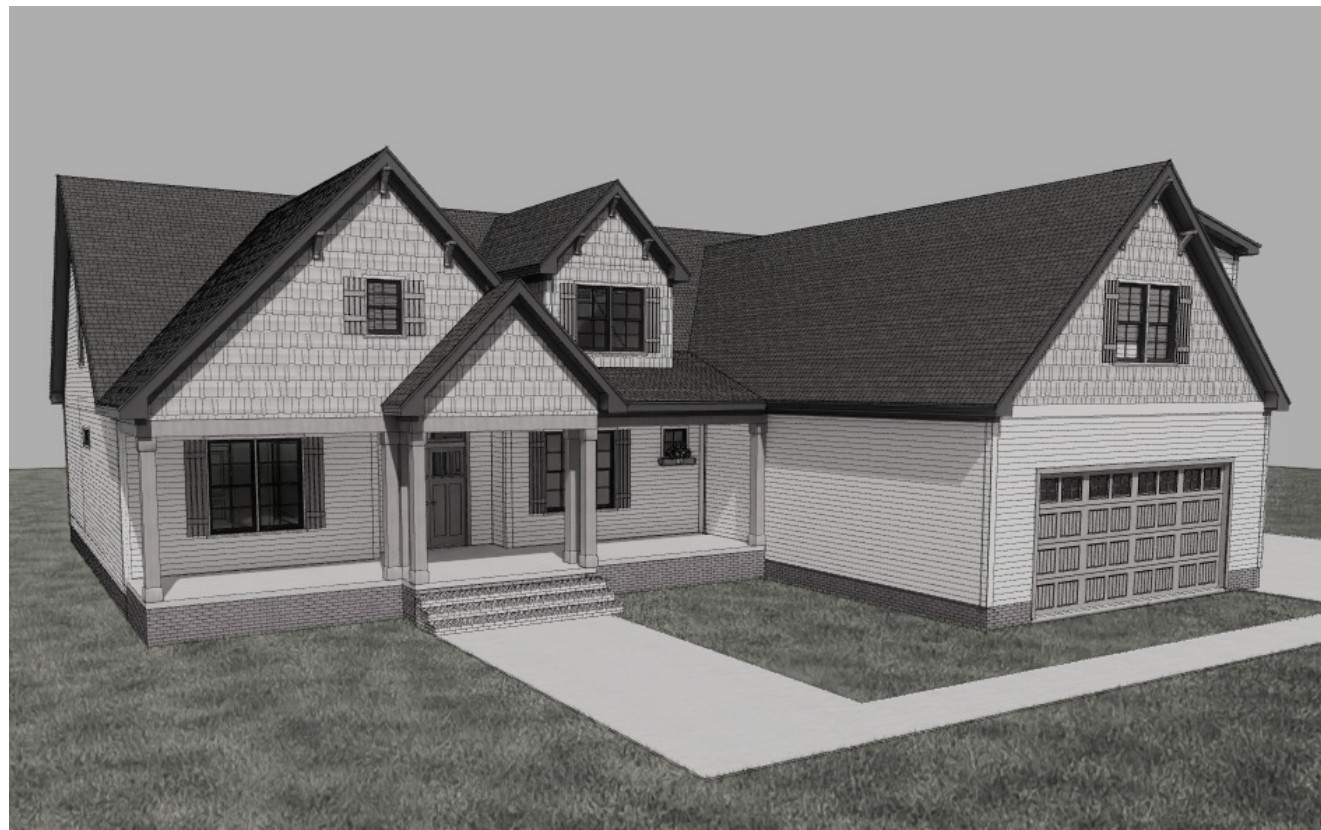




VENTING CALCULATIONS

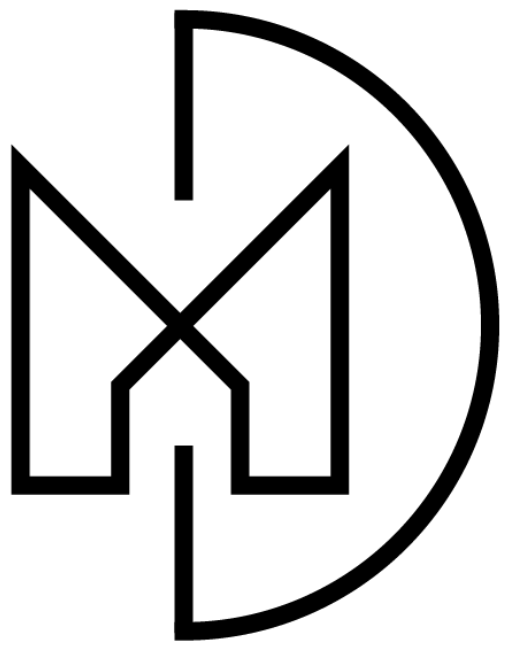
CRAWL SPACE VENTILATION

THE MIN. NET FREE AREA OF CRAWL VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA.
2,466 SQ. FT. CRAWL SPACE AREA / 150
16.4 SQ. FT. NET FREE AREA REQUIRED
*MAY BE REDUCED BY 50% W. VAPOR BARRIER

ATTIC VENTILATION

4,083 SQ. FT. OF ATTIC / 300 = 13.6 SQ. FT. OF INLET AND OUTLET. VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.

Genesis Builders
Lot #20
Manors at Harvest View



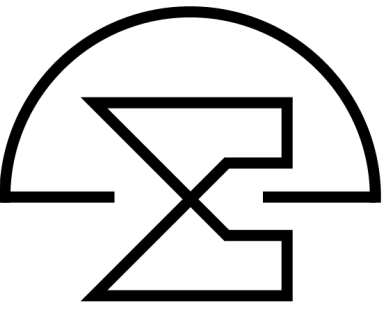
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--McCanady
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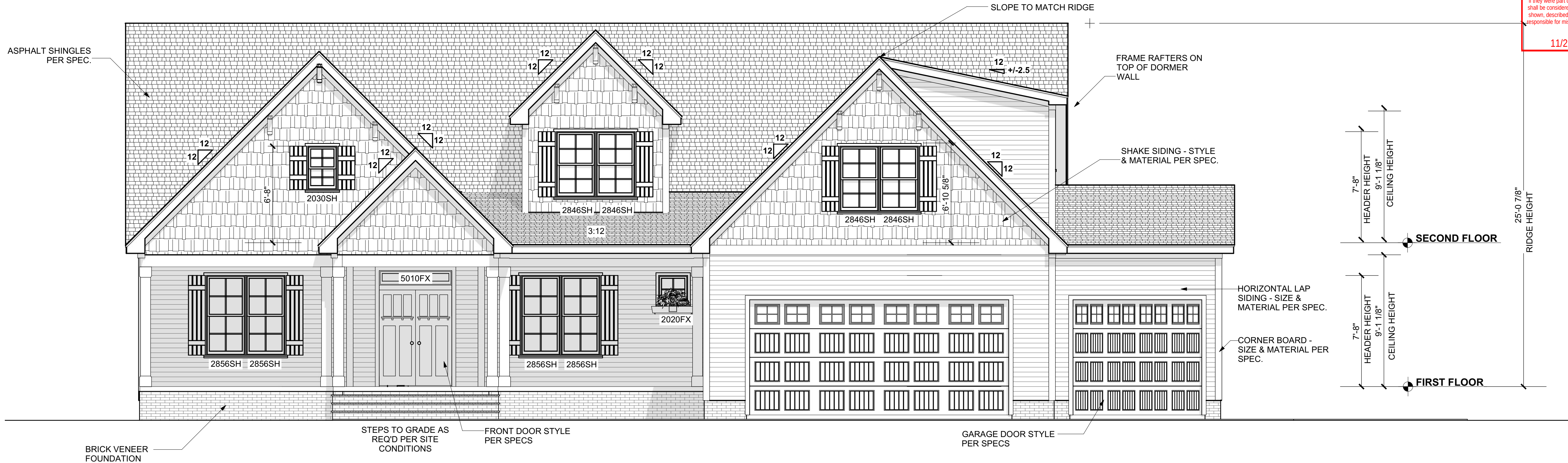
Genesis Builders
Lot #20
Manors at Harvest View

Sheet Title:
Cover Sheet

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NUMBER	DATE

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Sheet No. CS-1
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FRONT ELEVATION
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-McCarthy
11/26/2025 10:36:48 AM

ELEVATION NOTES

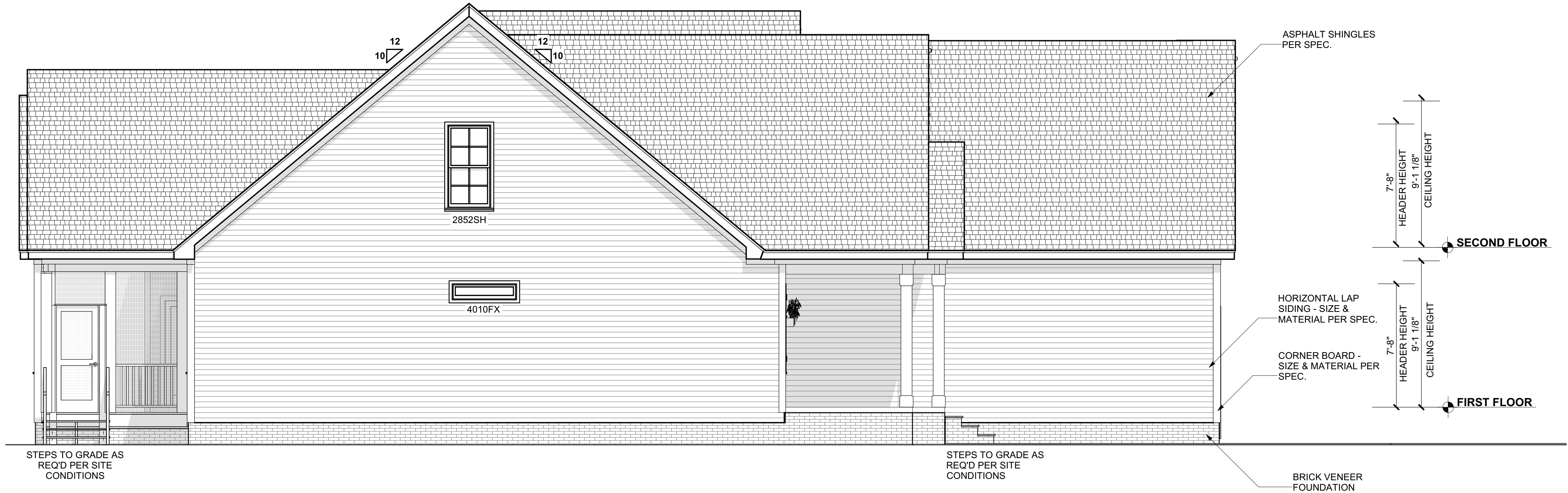
BUILDING CODES
THIS PLAN HAS BEEN DESIGNED UNDER THE NC BUILDING CODES, 2018 RESIDENTIAL EDITION.

ICE GUARDS:
ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) OR GREATER. FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (2:12) UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (4:12), DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.

VENTING CALCULATIONS

CRAWL SPACE VENTILATION
THE MIN. NET FREE AREA OF CRAWL VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA.
2,466 SQ. FT. CRAWL SPACE AREA / 150
16.4 SQ. FT. NET FREE AREA REQUIRED
*MAY BE REDUCED BY 50% W. VAPOR BARRIER

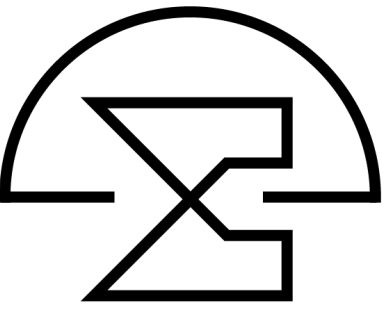
ATTIC VENTILATION
4,085 SQ. FT. OF ATTIC / 300 = 13.6 SQ. FT. OF INLET AND OUTLET. VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.



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

MATERIAL LEGEND

- ASPHALT SHINGLES
- STANDING SEAM METAL ROOF
- HORIZONTAL LAP SIDING
- BOARD & BATTEN SIDING @ 16" O. C.
- SHAKE SIDING
- BRICK VENEER
- SYNTHETIC STONE VENEER
- PARGED BLOCK FOUNDATION



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NUMBER	DATE

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-McMillan
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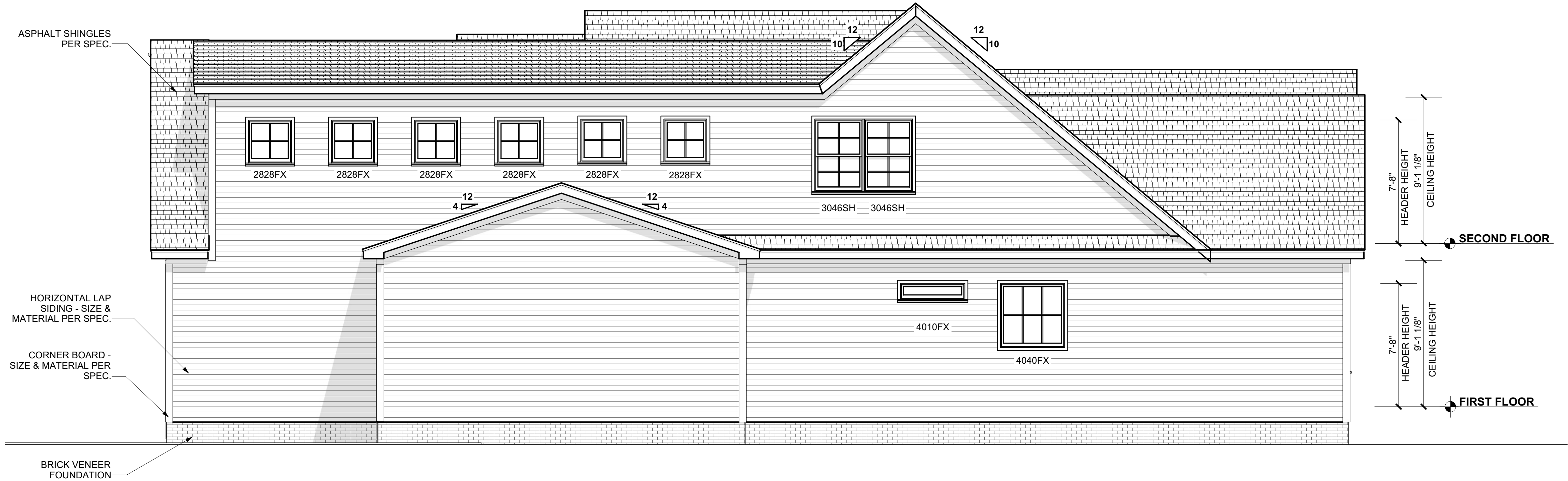
REAR ELEVATION

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

ELEVATION NOTES

BUILDING CODES
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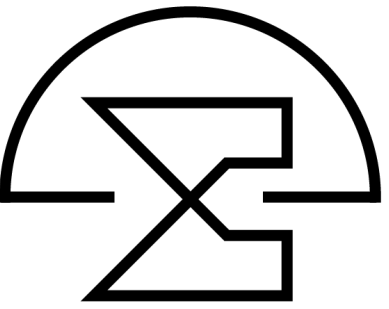
RIGHT ELEVATION

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

MATERIAL LEGEND

- ASPHALT SHINGLES
- STANDING SEAM METAL ROOF
- HORIZONTAL LAP SIDING
- BOARD & BATTEN SIDING @ 16" O. C.
- SHAKE SIDING
- BRICK VENEER
- SYNTHETIC STONE VENEER
- PARGED BLOCK FOUNDATION

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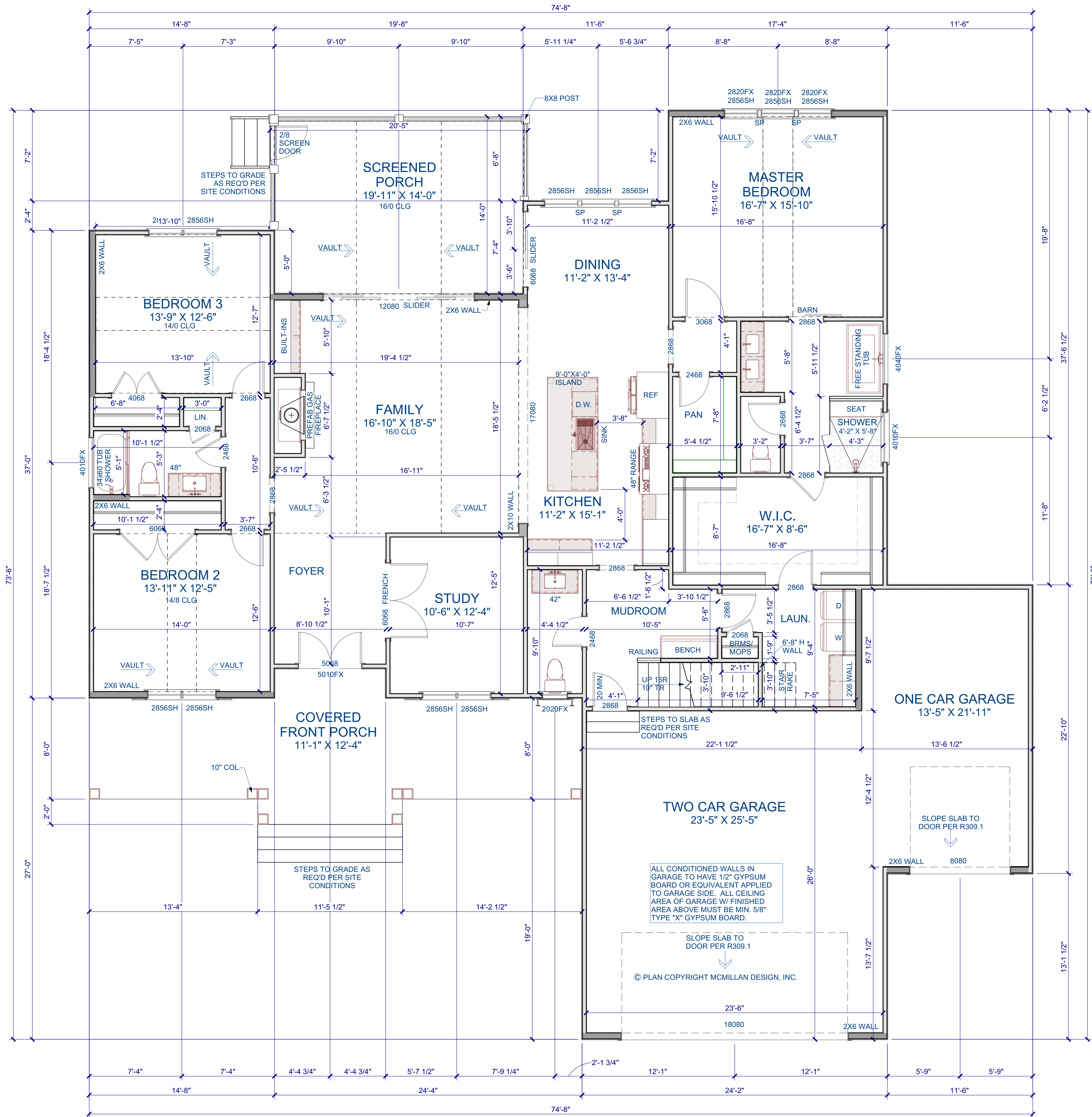
Genesis Builders
Lot #20
Manors at Harvest View

Sheet Title:
Exterior Elevations

REVISIONS	
NUMBER	DATE

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Sheet No. **A-2**
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-McMillan
11/26/2025 10:36:48 AM

GENERAL NOTES

WALLS
ALL WALLS ARE DRAWN 3.5" WIDE (2X4) OR 5.5" WIDE (2X6) U.N.O. ANGLED WALL ARE DRAWN @45° U.N.O. EXTERIOR DIMENSIONS ARE TO FACE OF SHEATHING. INTERIOR DIMENSIONS ARE TO FACE OF STUD.

SMOKE DETECTORS
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HEIGHT
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE. KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

WINDOW NOTE LEGEND

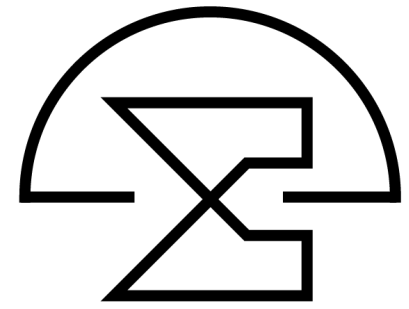
DOUBLE HUNG
SINGLE HUNG
FIXED
SINGLE CASEMENT
DOUBLE CASEMENT
TRIPLE CASEMENT

Square Footage	
Heated Square Footage	
First Floor	2406
Second Floor	602
Total Heated	3008
Unfinished Square Footage	
Future Bedroom #4	381
Front Porch	359
Screened Porch	281
Three Car Garage	906
Total Unfinished	1546

FIRST FLOOR PLAN

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

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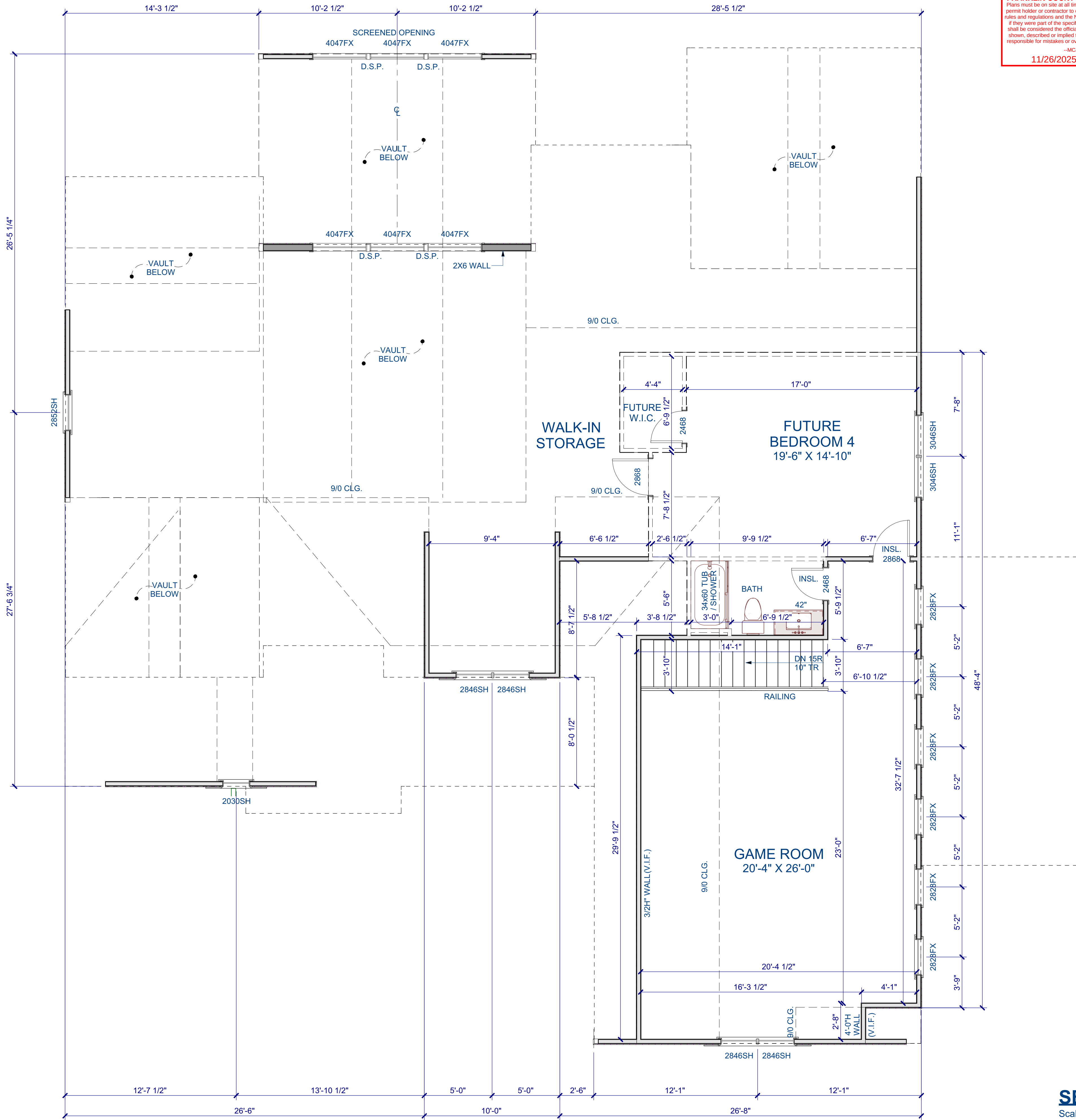
Genesis Builders
Lot #20
Manors at Harvest View

Sheet Title:
First Floor Plan

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NUMBER	DATE

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Sheet No. A-3
Drawn By: TV
Date: 11/12/2025
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-McCannady
11/26/2025 10:36:49 AM

GENERAL NOTES

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SMOKE DETECTORS
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WINDOW NOTE LEGEND

- DH DOUBLE HUNG
- SH SINGLE HUNG
- FX FIXED
- SC SINGLE CASEMENT
- DC DOUBLE CASEMENT
- TC TRIPLE CASEMENT

SECOND FLOOR PLAN

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

Genesis Builders
Lot #20
Manors at Harvest View

Sheet Title:
Second Floor Plan

REVISIONS	
NUMBER	DATE

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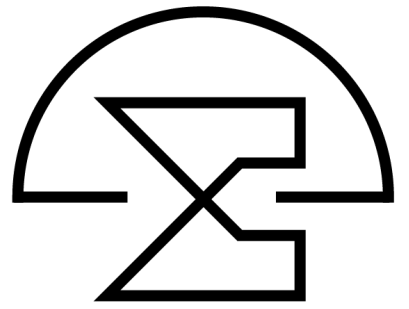
Plan Number
M238-25

Sheet No.
A-4

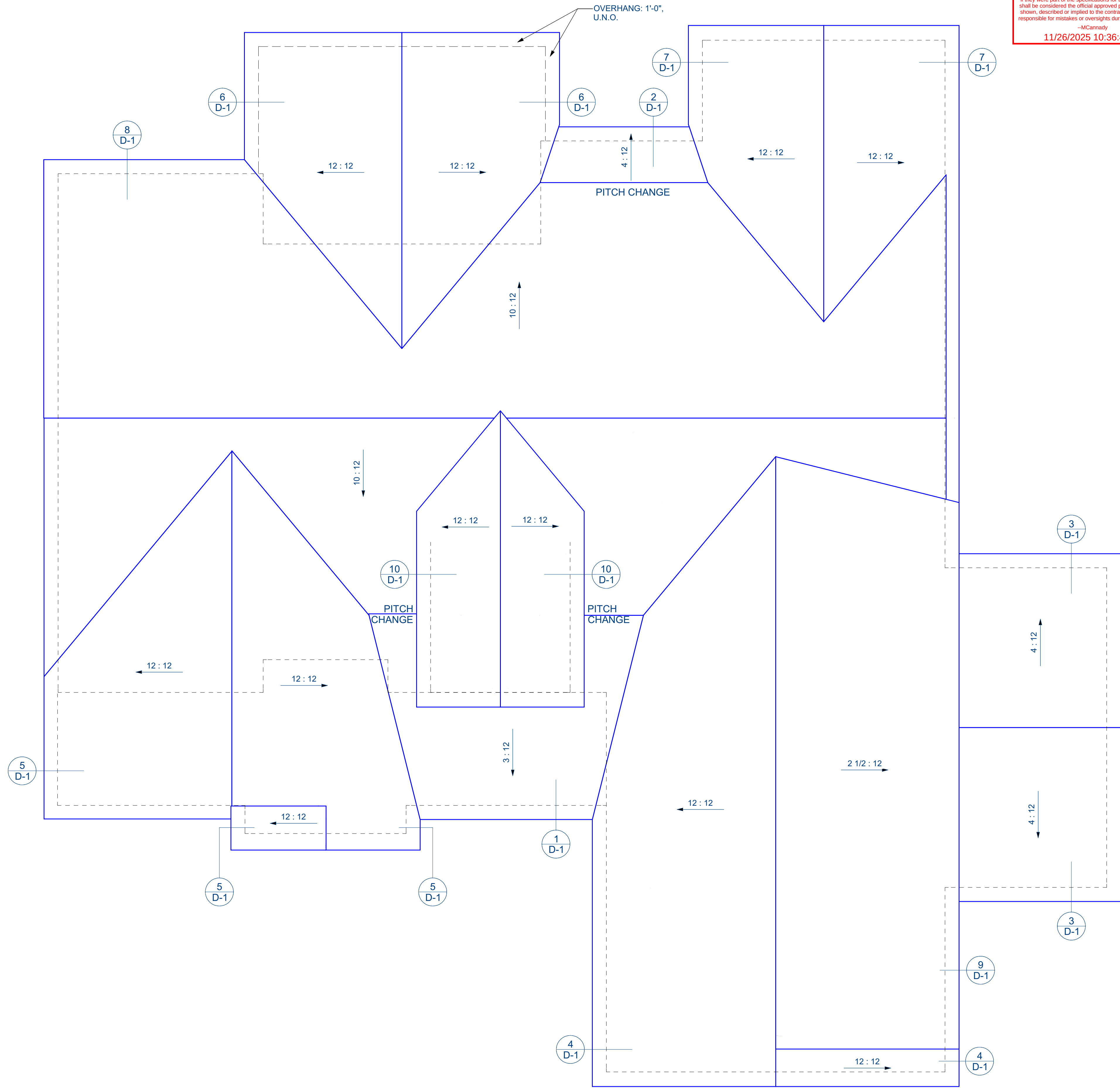
Drawn By: TV

Date: 11/12/2025

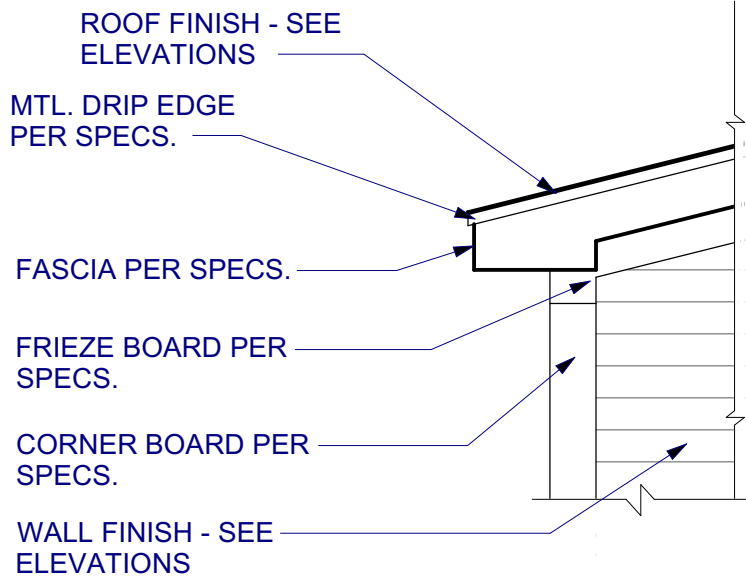
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-McCannady
11/26/2025 10:36:49 AM



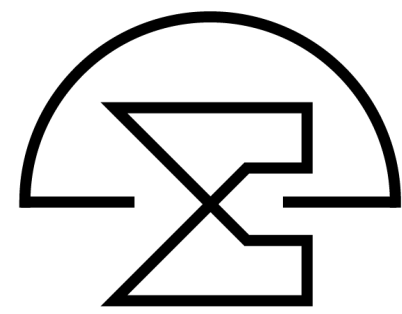
1
A-5 **TYP. BOXED CORNICE DETAIL**
Scale: 1/2" = 1'-0"

ROOF PLAN

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

GENERAL NOTES

1. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
2. ALL DETAILS ARE FOR REFERENCE PURPOSES. ALL MATERIAL AND APPLICATIONS TO BE APPLIED/BUILT PER SPECS./BUILDER AND/OR BUILDING CODES.
3. ALL DIMENSIONS SHOULD BE VERIFIED BY BUILDER/OWNER/ CONTRACTOR PRIOR TO CONSTRUCTION.
4. PROVIDE FLASHING/WATERPROOFING AS NEEDED/REQUIRED PER APPLICATION PER MANUFACTURER INSTALLATION.



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Genesis Builders
Lot #20
Manors at Harvest View

Sheet Title:
Roof Plan

REVISIONS	
NUMBER	DATE

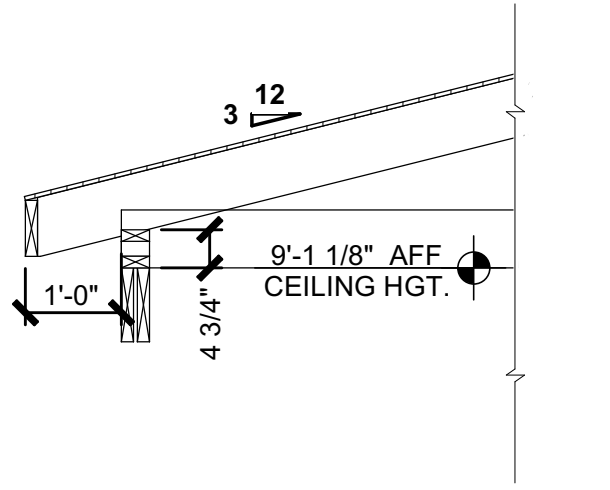
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Sheet No. **A-5**

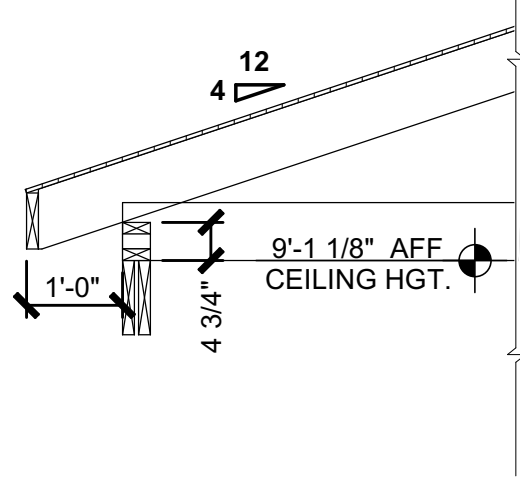
Drawn By: **TV**

Date: **11/12/2025**

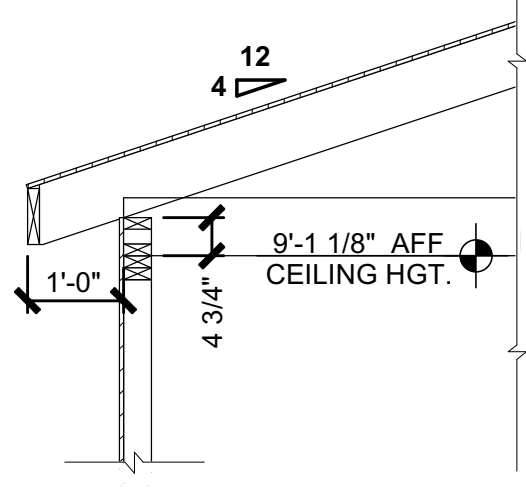
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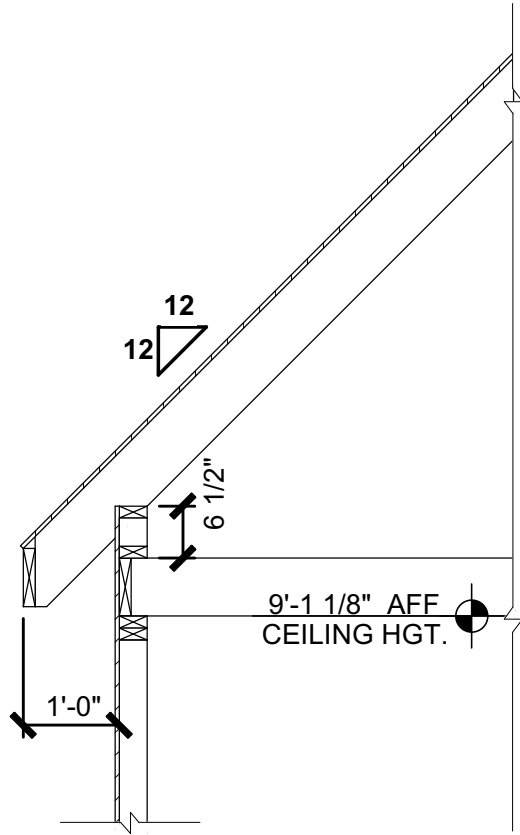
1 FRAMING DETAIL
D-1 Scale: 1/2" = 1'-0"



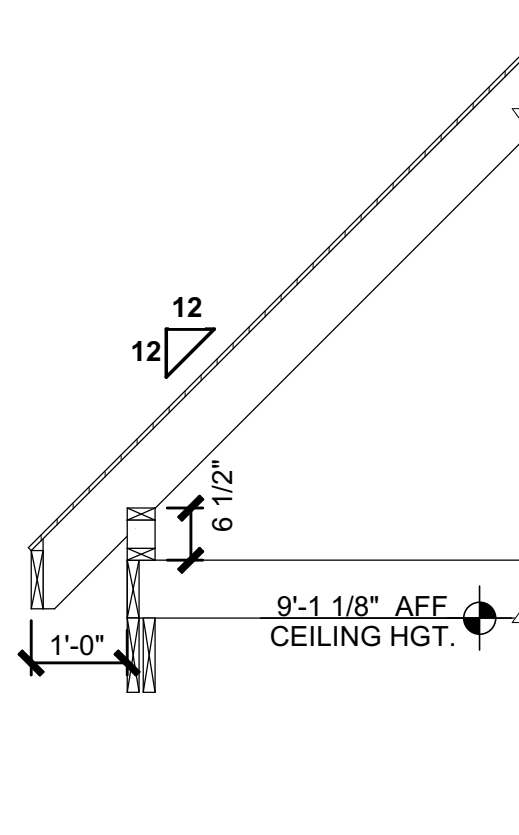
2 FRAMING DETAIL
D-1 Scale: 1/2" = 1'-0"



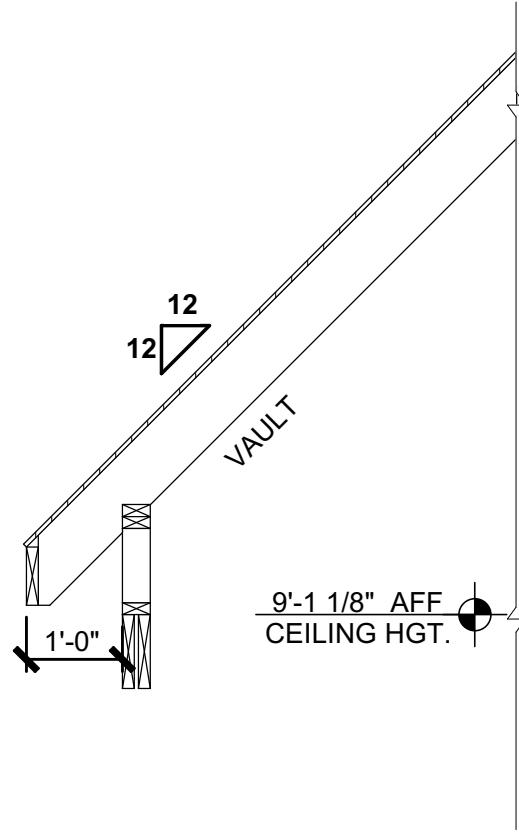
3 FRAMING DETAIL
D-1 Scale: 1/2" = 1'-0"



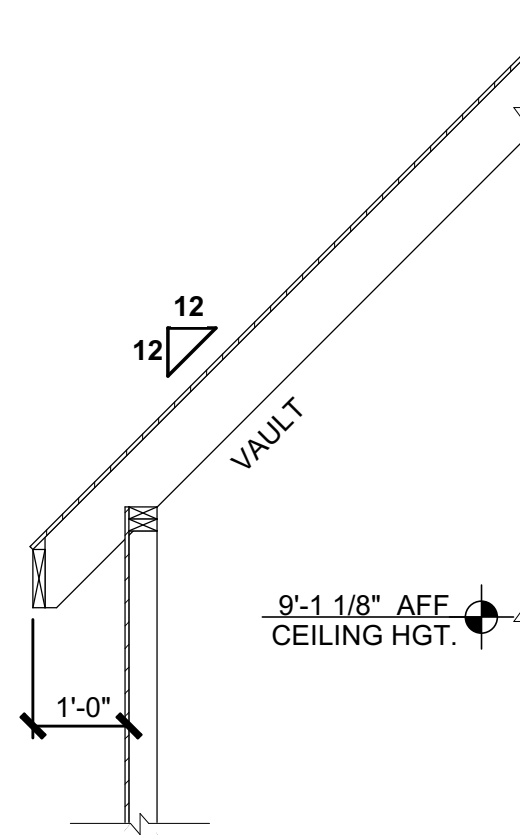
4 FRAMING DETAIL
D-1 Scale: 1/2" = 1'-0"



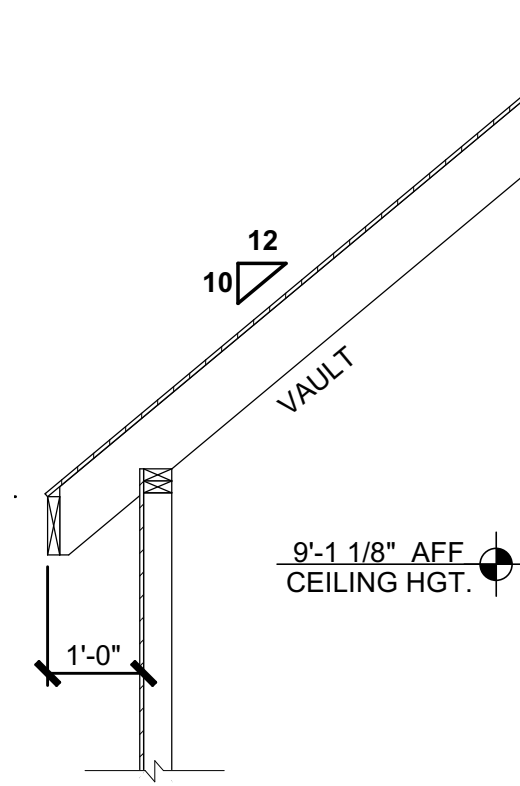
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D-1 Scale: 1/2" = 1'-0"



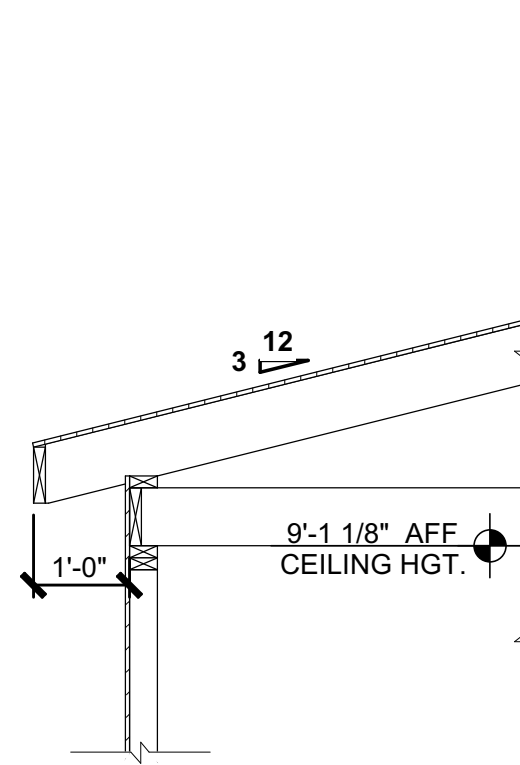
6 FRAMING DETAIL
D-1 Scale: 1/2" = 1'-0"



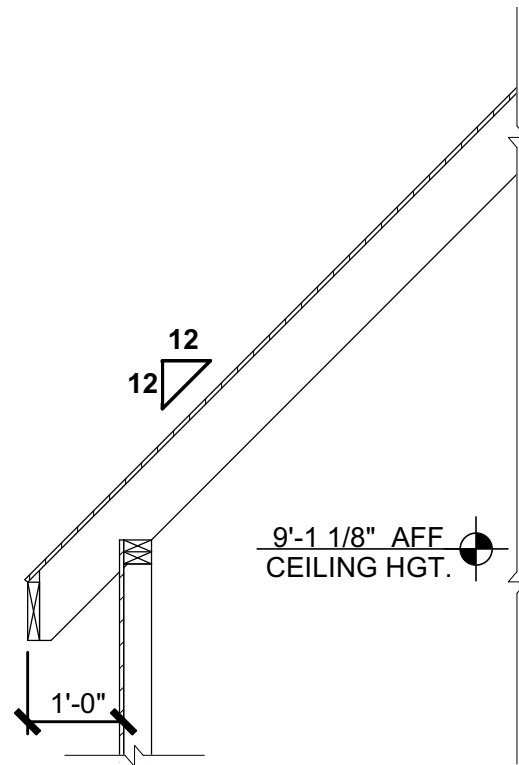
7 FRAMING DETAIL
D-1 Scale: 1/2" = 1'-0"



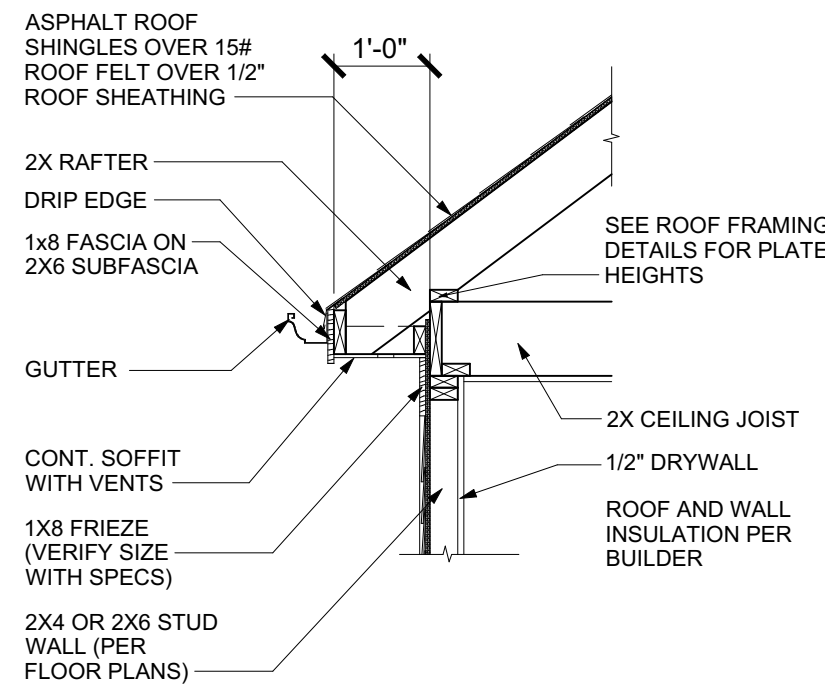
8 FRAMING DETAIL
D-1 Scale: 1/2" = 1'-0"



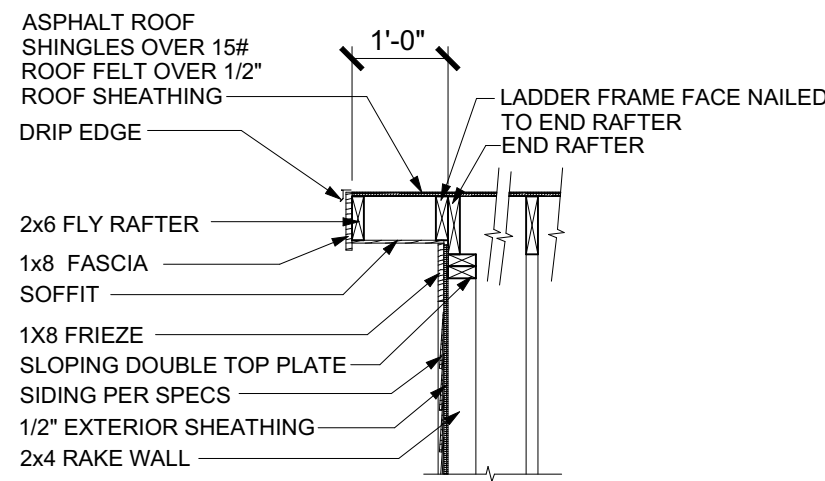
9 FRAMING DETAIL
D-1 Scale: 1/2" = 1'-0"



10 FRAMING DETAIL
D-1 Scale: 1/2" = 1'-0"



TYPICAL CORNICE DETAIL
Scale: 1/2" = 1'-0"



TYPICAL RAKE DETAIL
Scale: 1/2" = 1'-0"

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-McCanady
11/26/2025 10:36:49 AM

NOTES

1. REFER TO CORNICE DETAILS AND ELEVATIONS FOR CORNICE AND SOFFIT INFORMATION.

2. REFER TO ROOF PLAN FOR ALL ROOF OVERHANG AND PITCH SPECIFICATIONS.

3. SEE STRUCTURAL DRAWINGS FOR EXACT STRUCTURAL FRAMING DESIGN.

AFF = ABOVE FINISH FLOOR
AFFF = ABOVE FINISH FIRST FLOOR
AFSF = ABOVE FINISH SECOND FLOOR
VIF = VERIFY IN FIELD
BRG. = BEARING
COORD. = COORDINATE
CONT. = CONTINUOUS

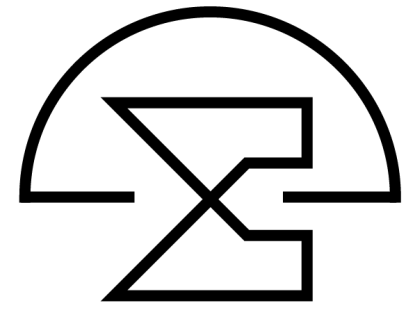
4. REFER TO STRUCTURAL PLANS FOR ALL RAFTER, BEAM, JOIST SIZES AND CONNECTION INFORMATION.

5. VERIFY ALL DIMENSIONS IN THE FIELD. CONTACT MCMILLAN DESIGN FOR CLARIFICATION OF ANY DISCREPANCIES.

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Genesis Builders
Lot #20
Manors at Harvest View

Sheet Title:
Roof Details

REVISIONS	
NUMBER	DATE

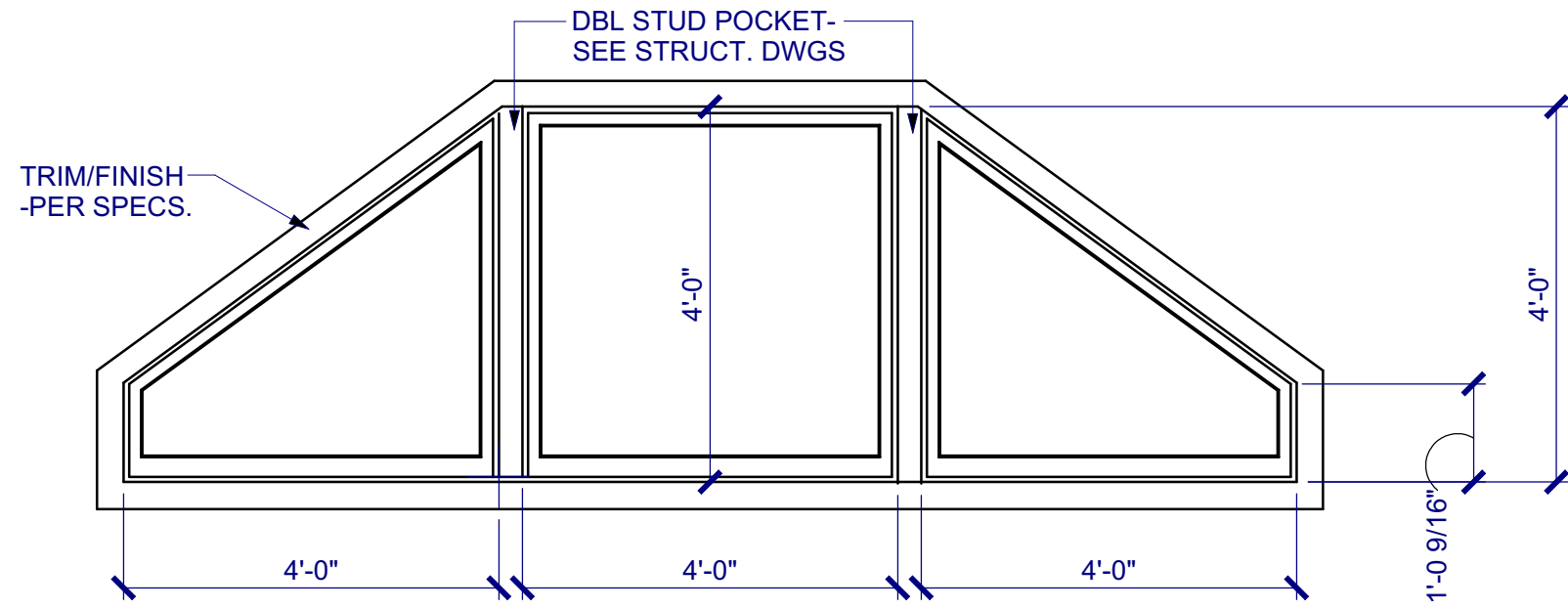
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Plan Number
M238-25
Sheet No. **D-1**

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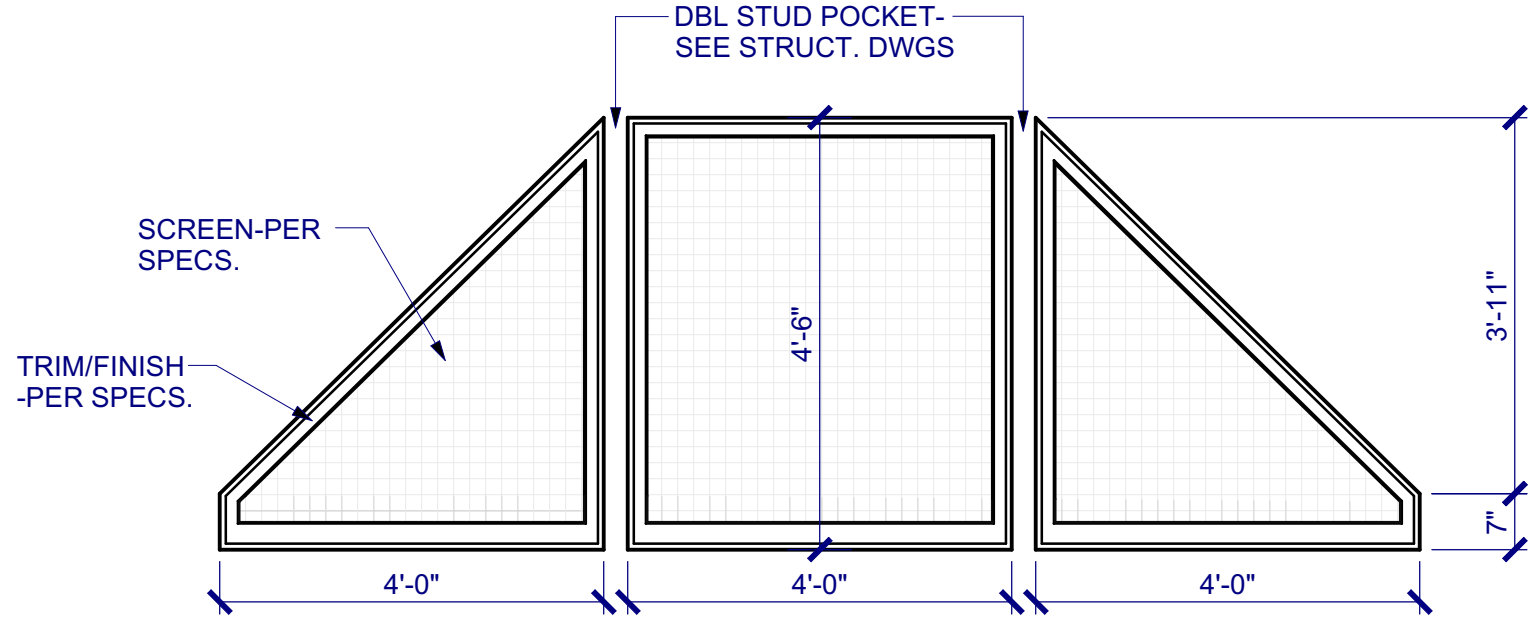
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DIMENSIONS/SIZES TO BE VERIFIED

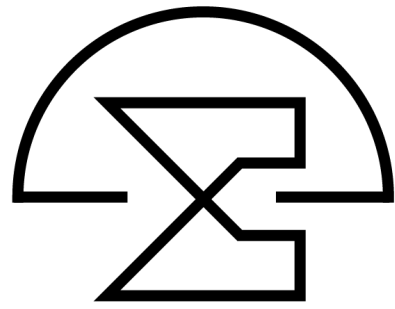
1
D-2 WINDOW DETAIL@FAMILT/SCREENED PORCH
Scale: 1/2" = 1'-0"



DIMENSIONS/SIZES TO BE VERIFIED

2
D-2 SCREEN WINDOW DETAIL
Scale: 1/2" = 1'-0"

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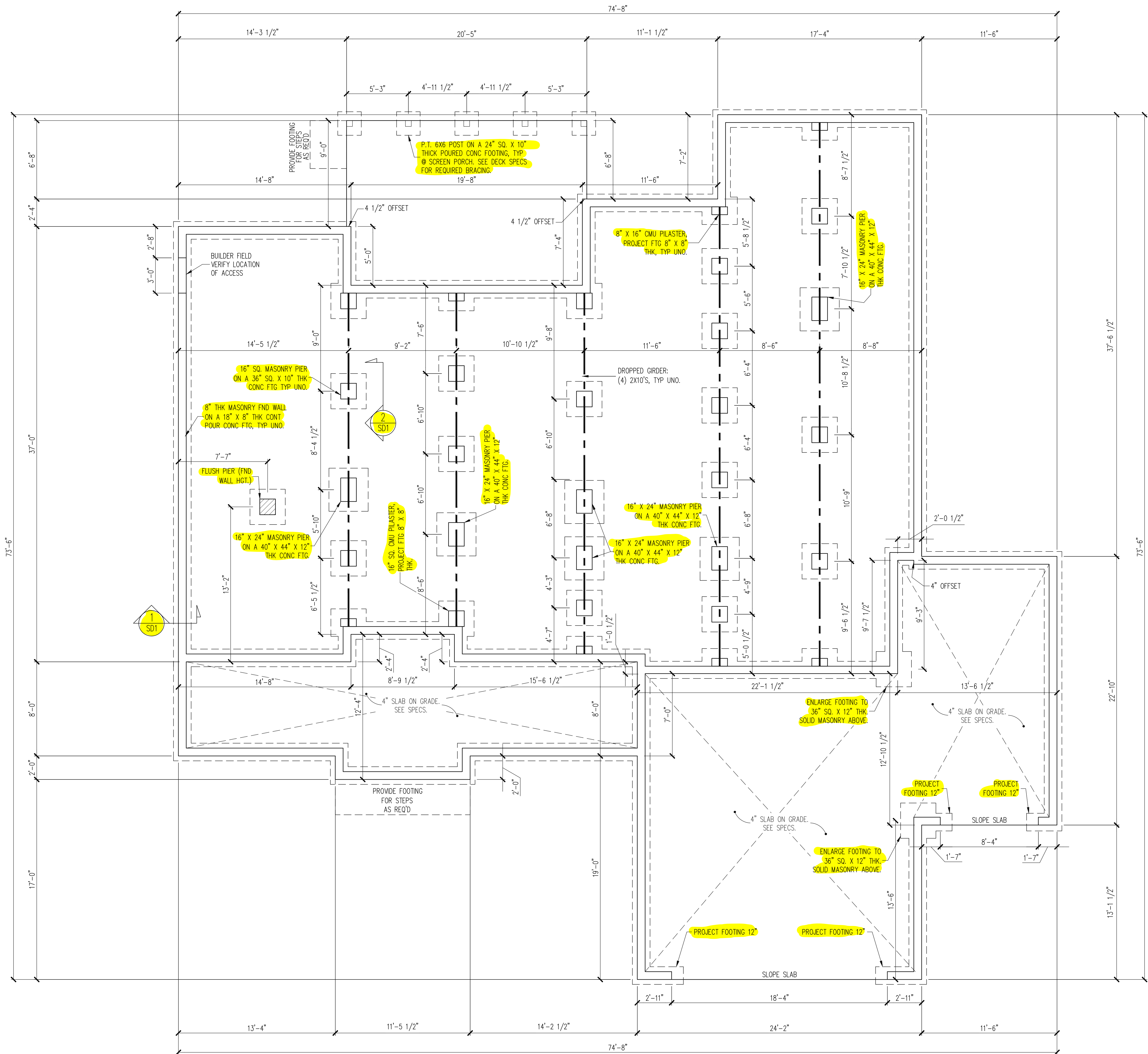
Genesis Builders
Lot #20
Manors at Harvest View

Sheet Title:
Details

REVISIONS	
NUMBER	DATE

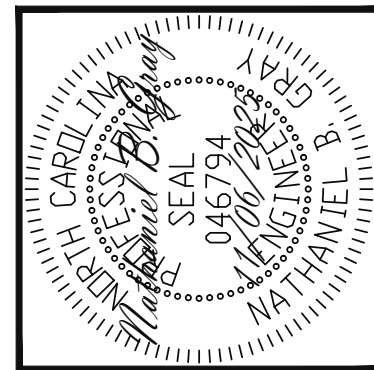
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Plan Number
M238-25
Sheet No. D-2
Drawn By: TV
Date: 11/12/2025
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GENESIS BUILDING COMPANY INC.	STRUCTURAL ADDENDUM	
	REV #	REF PROJ #
	DATE	
SCOPE	LOC	20 HARVEST VIEW

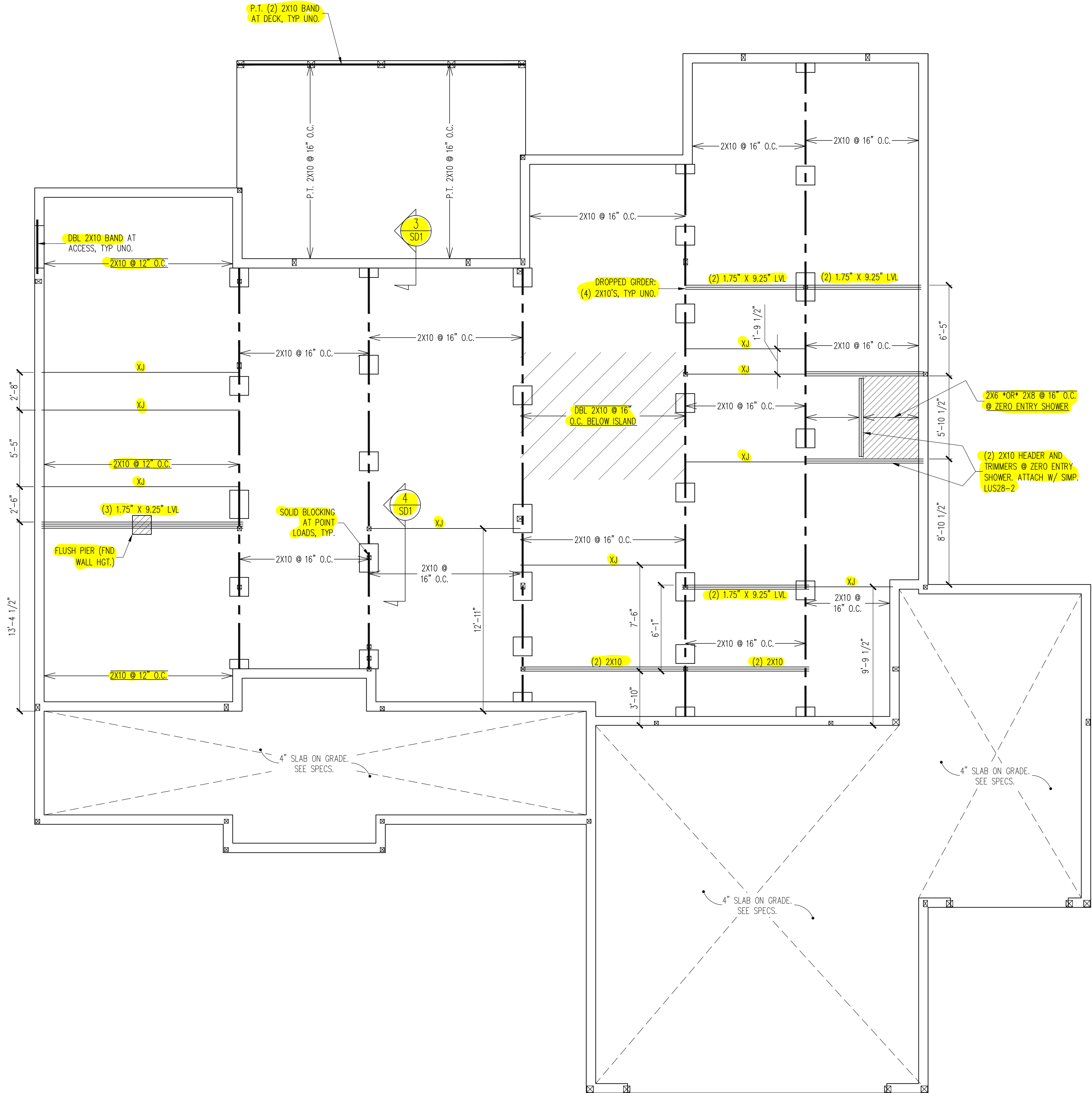
ENG: MRC/NBG
DATE 11/06/2025
PLAN NO. M238-25
PROJECT NO. 25-21-242
SHEET NO. S1
1 of 7

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

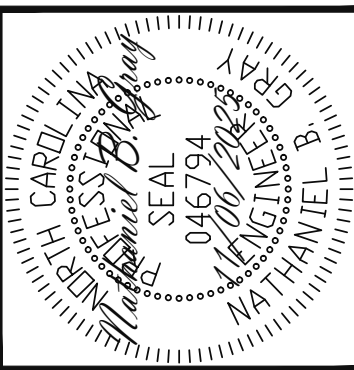
NOTES:
-HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.
REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.
-BUILDER TO FIELD LOCATE CRAWLSPACE ACCESS OPENING WITH MINIMUM DIMENSIONS OF 18X24. DO NOT LOCATE ACCESS OPENING BELOW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

FOUNDATION PLAN
1/4" = 1'-0"

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SCOPE:	GENESIS BUILDING COMPANY INC.		
	STRUCTURAL ADDENDUM		
LOC:	REV #	REF PROJ #	DATE
	20	HARVEST VIEW	

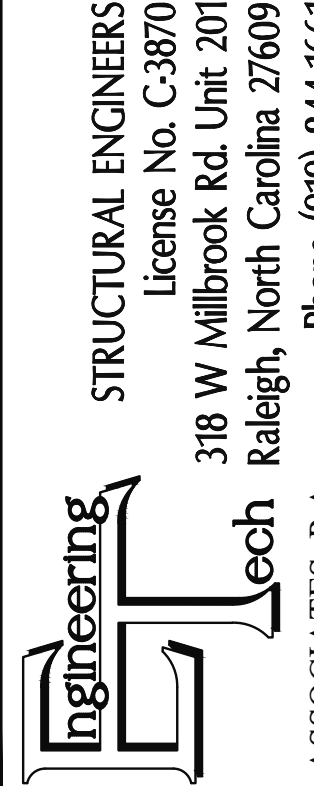
ENG: MRC/NBG
DATE 11/06/2025

PLAN NO.
M238-25

PROJECT NO.
25-21-242

SHEET NO.
S2
2 of 7

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GENESIS BUILDING COMPANY INC.			
SCOPE:	STRUCTURAL ADDENDUM		
LOC:	20 HARVEST VIEW	REV #	REF PROJ # DATE

PLAN NO.
M238-25

SHEET NO.

S3
3 of 7



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.

2X - SHEATH BOTH SIDES OF STUD WALL WITH 7/8" 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 = 320' MIN.

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

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.

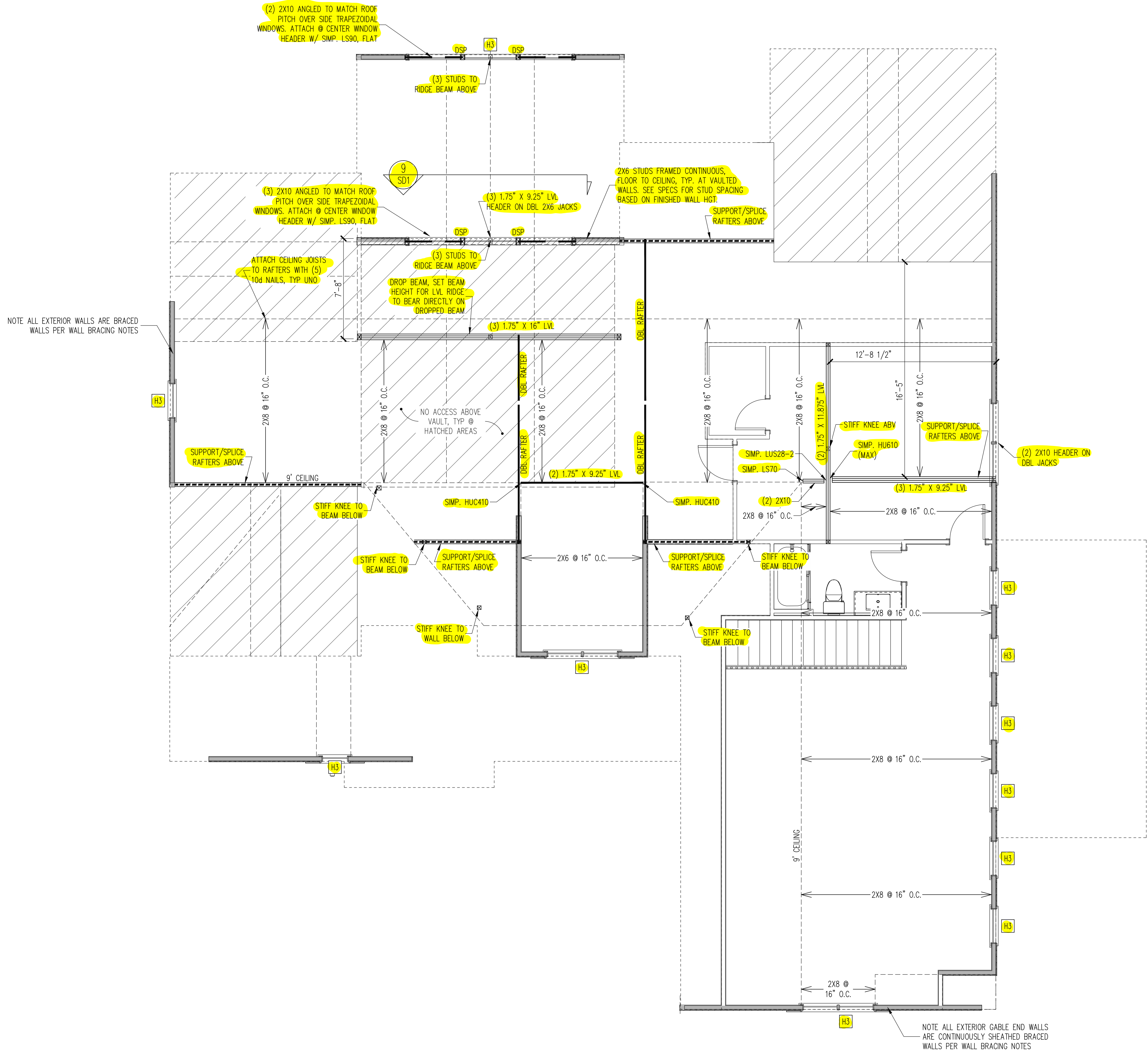
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

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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WALL BRACING

SHADED WALLS:

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

NOTES:
PROVIDED CONTINUOUS SHEATHING = 137' MIN.

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

HEADER SCHEDULE

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

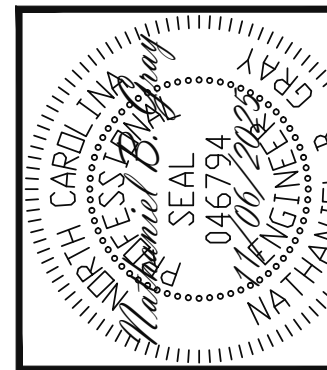
- (A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

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

2ND FLOOR FRAMING PLAN

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

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SCOPE	GENESIS BUILDING COMPANY INC.	
	STRUCTURAL ADDENDUM	
LOC:	REV #	REF PROJ #
	DATE	
20 HARVEST VIEW		

ENG: MRC/NBG
DATE 11/06/2025
PLAN NO. M238-25
PROJECT NO. 25-21-242
SHEET NO. S4

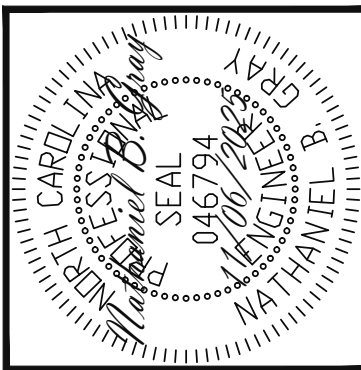
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-McCanady
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- FRAMING NOTES**
ROOF ONLY
-COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.
-COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.
-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.
- FRAMING SCHEDULE**
ROOF ONLY
- | | |
|----|---|
| DR | DOUBLE RAFTER |
| OV | OVERFRAME VALLEY (2X10 SLEEPER) |
| SB | SUPPORT/SPUCE RAFTERS ON BEAM BELOW |
| SK | DBL 2X4 STIFF KNEE |
| SS | SUPPORT/SPUCE RAFTERS ON KNEEWALL BELOW |

ROOF FRAMING PLAN
1/4" = 1'-0"

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GENESIS BUILDING COMPANY INC.		STRUCTURAL ADDENDUM	
SCOPE:	REV #	REF PROJ #	DATE
LOC:	20	HARVEST VIEW	

ENG:	MRC/NBG
DATE	11/06/2025
PLAN NO.	M238-25
PROJECT NO.	25-21-242
SHEET NO.	S5
5 of 7	

FRANKLIN COUNTY NORTH CAROLINA

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-McCamamy

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Engineering

ASSOCIATES, P.A.

#

DATE

NOTES:

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

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

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BLUELINE	14"	BLI 40	IUS2.56/14	ITS2.56/14
BOISE CASCADE	14"	BCI 5000s	IUS2.06/14	ITS2.06/14
BOISE CASCADE	14"	BCI 6000S	IUS2.37/14	ITS2.37/14
LP CORP	14"	LPI 20+	IUS2.56/14	ITS2.56/14
NORDIC	14"	NI 40X	IUS2.56/14	ITS2.56/14
ROSEBURG	14"	RFPI 40s	IUS2.56/14	ITS2.56/14
WEYERHAEUSER	14"	TJ 210	IUS2.06/14	ITS2.06/14
WEYERHAEUSER	14"	EEL-20	IUS2.37/14	ITS2.73/14

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BLUELINE	16"	BLI 80	IUS3.56/16	ITS3.56/16
LP CORP	16"	LPI 42+	IUS3.56/16	ITS3.56/16
NORDIC	16"	NI-80	IUS3.56/16	ITS3.56/16
ROSEBURG	16"	RFPI 80s	IUS3.56/16	ITS3.56/16
WEYERHAEUSER	16"	TJ 360	IUS2.37/16	ITS2.37/16
WEYERHAEUSER	16"	EEL-20	IUS3.56/16	ITS3.56/16

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BLUELINE	16"	BLI 40	IUS2.56/16	ITS2.56/16
BLUELINE	16"	BLI 60	IUS2.56/16	ITS2.56/16
BOISE CASCADE	16"	BCI 5000s	IUS2.06/16	ITS2.06/16
BOISE CASCADE	16"	BCI 6000S	IUS2.37/16	ITS2.37/16
INTERNATIONAL BEAMS	16"	IB 600	IUS2.56/16	ITS2.56/16
LP CORP	16"	LPI 20+	IUS2.56/16	ITS2.56/16
NORDIC	16"	NI 40X	IUS2.56/16	ITS2.56/16
ROSEBURG	16"	RFPI 60S	IUS2.56/16	ITS2.56/16
WEYERHAEUSER	16"	TJ 210	IUS2.06/16	ITS2.06/16

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BOISE CASCADE	16"	BCI 60s	IUS2.37/16	ITS2.37/16
LP CORP	16"	LP 36	IUS2.37/16	ITS2.37/16
LP CORP	16"	LP 42+	IUS2.56/16	ITS2.56/16
NORDIC	16"	NI 70	IUS2.56/16	ITS2.56/16
ROSEBURG	16"	RFPI 70	IUS2.37/16	ITS2.37/16
WEYERHAEUSER	16"	TJ 360	IUS2.37/16	ITS2.37/16
WEYERHAEUSER	16"	EEL-30	IUS2.37/16	ITS2.73/16

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

ABBREVIATIONS

ABV	ABOVE	FND	FOUNDATION	TJ	TRIPLE JOIST
BT	BOTH	FTG	FOOTING	TYP	TYPICAL
B.W.	BOTH ENDS	HDC	HOT DIPPED	TRPL	TRIPLE
B.TN	BETWEEN	HGR	HANGER	TSP	TRIPLE STUD POCKET
CIP	CAST IN PLACE	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
CONC	CONCRETE	N	NOT	XJ	EXTRA JOIST
CS	CONTINUOUS SHEATHING	NTS	NOT TO SCALE		
DIA	DIAMETER	O.C.	ON CENTER		
DBL	DOUBLE	SP	SPACE (OR SPACING)		
DJ	DOUBLE JOIST	PSL	PARALLEL STRAND LUMBER		
DSP	DBL STUD POCKET	PT	PRESSURE TREATED		
EQ	EQUAL	QJ	QUAD JOIST		
EA	EACH	SQ	SQUARE		
FLG	FLANGE				
FL PL	FLUTCH PLATE				
FLR	FLOOR				

DECK SPECIFICATIONS

JOIST SPAN	DECKING
12'-0" O.C.	1" S4S
16'-0" O.C.	1" T&G
24'-0" O.C.	1 1/4" S4S
32'-0" O.C.	2" S4S

POST SIZE	MAX POST HEIGHT
4x4	8'
6x6	20'
ENGINEERED	29' +

MAXIMUM HEIGHT OF DECK SUPPORT POSTS IS AS FOLLOWS:

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 GRADER.

10. THE DECK 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 GRADER 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. 2X6S 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".

NOTES:

THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION:

1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR

2) THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION

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

ABBREVIATIONS

ABV	ABOVE	FND	FOUNDATION	TJ	TRIPLE JOIST
BT	BOTH	FTG	FOOTING	TYP	TYPICAL
B.W.	BOTH ENDS	HDC	HOT DIPPED	TRPL	TRIPLE
B.TN	BETWEEN	HGR	HANGER	TSP	TRIPLE STUD POCKET
CIP	CAST IN PLACE	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
CONC	CONCRETE	N	NOT	XJ	EXTRA JOIST
CS	CONTINUOUS SHEATHING	NTS	NOT TO SCALE		
DIA	DIAMETER	O.C.	ON CENTER		
DBL	DOUBLE	SP	SPACE (OR SPACING)		
DJ	DOUBLE JOIST	PSL	PARALLEL STRAND LUMBER		
DSP	DBL STUD POCKET	PT	PRESSURE TREATED		
EQ	EQUAL	QJ	QUAD JOIST		
EA	EACH	SQ	SQUARE		
FLG	FLANGE				
FL PL	FLUTCH PLATE				
FLR	FLOOR				

DECK SPECIFICATIONS

JOIST SPAN	DECKING
12'-0" O.C.	1" S4S
16'-0" O.C.	1" T&G
24'-0" O.C.	1 1/4" S4S
32'-0" O.C.	2" S4S

POST SIZE	MAX POST HEIGHT
4x4	8'
6x6	20'
ENGINEERED	29' +

MAXIMUM HEIGHT OF DECK SUPPORT POSTS IS AS FOLLOWS:

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 GRADER.

10. THE DECK 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 GRADER 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. 2X6S 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".

NOTES:

THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION:

1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR

2) THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION

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

ABBREVIATIONS

ABV	ABOVE	FND	FOUNDATION	TJ	TRIPLE JOIST
BT	BOTH	FTG	FOOTING	TYP	TYPICAL
B.W.	BOTH ENDS	HDC	HOT DIPPED	TRPL	TRIPLE
B.TN	BETWEEN	HGR	HANGER	TSP	TRIPLE STUD POCKET
CIP	CAST IN PLACE	LVL	LAMINATED VENEER LUMBER	UNO	UNLESS NOTED OTHERWISE
CONC	CONCRETE	N	NOT	XJ	EXTRA JOIST
CS	CONTINUOUS SHEATHING	NTS	NOT TO SCALE		
DIA	DIAMETER	O.C.	ON CENTER		
DBL	DOUBLE	SP	SPACE (OR SPACING)		
DJ	DOUBLE JOIST	PSL	PARALLEL STRAND LUMBER		
DSP	DBL STUD POCKET	PT	PRESSURE TREATED		
EQ	EQUAL	QJ	QUAD JOIST		
EA	EACH	SQ	SQUARE		
FLG	FLANGE				
FL PL	FLUTCH PLATE				
FLR	FLOOR				

DECK SPECIFICATIONS

JOIST SPAN	DECKING
12'-0" O.C.	1" S4S
16'-0" O.C.	1" T&G
24'-0" O.C.	1 1/4" S4S
32'-0" O.C.	2" S4S

POST SIZE	MAX POST HEIGHT
4x4	8'
6x6	20'
ENGINEERED	29' +

MAXIMUM HEIGHT OF DECK SUPPORT POSTS IS AS FOLLOWS:

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 GRADER.

10. THE DECK 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 GRADER 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. 2X6S 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:

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CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL

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

1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.

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

PART 2: DESIGN LOADS

2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10
GARAGES (PASSENGER CARS ONLY)	50	---
ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10
ATTICS (WITH STORAGE)	20	10
ROOF	20	10 (15 FOR VAULTS)

NOTES: -- INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS.
-- BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED TO PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS.

2.02 INTERIOR WALLS: 5 PSF LATERAL.

2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.

2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).

PART 3: STRUCTURAL STEEL

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

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

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

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

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

PART 4: WELDING

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

PART 5: CONCRETE AND SLABS ON GRADE

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

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

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

PART 6: REBAR AND WIRE REINFORCEMENT

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

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

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

PART 7: MASONRY

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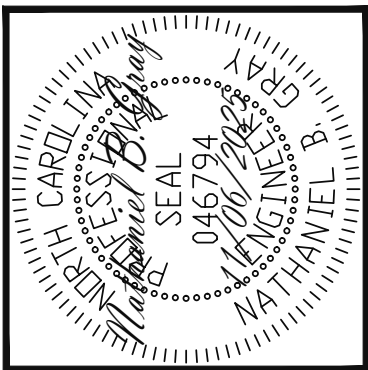
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REVIEWED FOR CODE COMPLIANCE
FRANKLIN COUNTY NORTH CAROLINA
Plans must be on site at all times. It is the responsibility of the permit holder or contractor to comply with all local ordinances, rules and regulations and the North Carolina Building Codes as if they were part of the specifications for the building. These shall be considered the official approved plans over anything shown, described or implied to the contrary. Reviewer is not responsible for mistakes or omissions during the plan review.
--McCamdy
11/26/2025 10:36:50 AM

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ASSOCIATES, P.A.

GENESIS BUILDING COMPANY INC.		STRUCTURAL ADDENDUM		REV # REF PROJ #		DATE	
SCOPE:		LOC:	20 HARVEST VIEW				

ENG:	MRC/NBG
DATE	11/06/2025
PLAN NO.	M238-25
PROJECT NO.	25-21-242
SHEET NO.	
SPECS	
7 of 7	