PROFESSIONAL MEMBER
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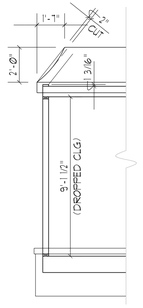
FRONT ELEVATION
SCALE: ---------- 3/16" = 1'-Ø"



GUEST SUITE DETAIL
(FRONT ELEVATION)

THIS PLAN CONFORMS TO THE 2018 EDITION OF THE I.R.C. / NORTH CAROLINA RESIDENTIAL CODE.

TABLE 402.1.1 ENERGY CONSERVATION CODE
INSULATION AND FENSTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENS. U-FAC	SKY-LIGHT U-FAC	GLAZED FENS. SHGC	MINIMUM INSULATION R-VALUE					
				CEILING	WOOD WALL	MASS WALL	FLOOR	BSMNT WALL	SLAB & DEPTH	CRAWL SPACE
3	Ø.35	Ø.55	Ø.3Ø	38 or 3Ø cont.	15 or 13+2.5	5/13 or 5/1Ø cont.	19	5/13	Ø	5/13
4	Ø.35	Ø.55	Ø.3Ø	38 or 3Ø cont.	15 or 13+2.5	5/13 or 5/1Ø cont.	19	1Ø/13	1Ø	1Ø/13
5	Ø.35	Ø.55	NR	38 or 3Ø cont.	19, 13+5 or 15+3	13/17 or 13/2Ø cont.	3Ø	1Ø/13	1Ø	1Ø/19

SEE TABLE 3Ø1.1 CLIMATE ZONES BY COUNTY ENERGY CONSERVATION CODE
SEE FOOTNOTES OF TABLE N1102.1 FOR FOOTNOTES AND DETAILED EXPLANATIONS.

RIGHT SIDE ELEVATION
SCALE: ---------- 3/16" = 1'-Ø"

DYNAMIC DESIGN GROUP, INC.

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www.DynamicDesignGroupInc.com

PROJECT FOR: TUSCANY
LOCATION: RALEIGH, NC
HOUSE #: 2101
STREET: MANUEL
COUNTY: WAKE

2101 MANUEL

PLAN NAME

B1-4375-79GL

PLAN I.D.

4-11-25

DATE

A-1A

SHEET

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REAR ELEVATION

SCALE: ---------- 3/16" = 1'-0"

LEFT SIDE ELEVATION

SCALE: ---------- 3/16" = 1'-0"

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2101 MANUEL

PLAN NAME

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PLAN I.D.

4-11-25

DATE

A-1B

SHEET

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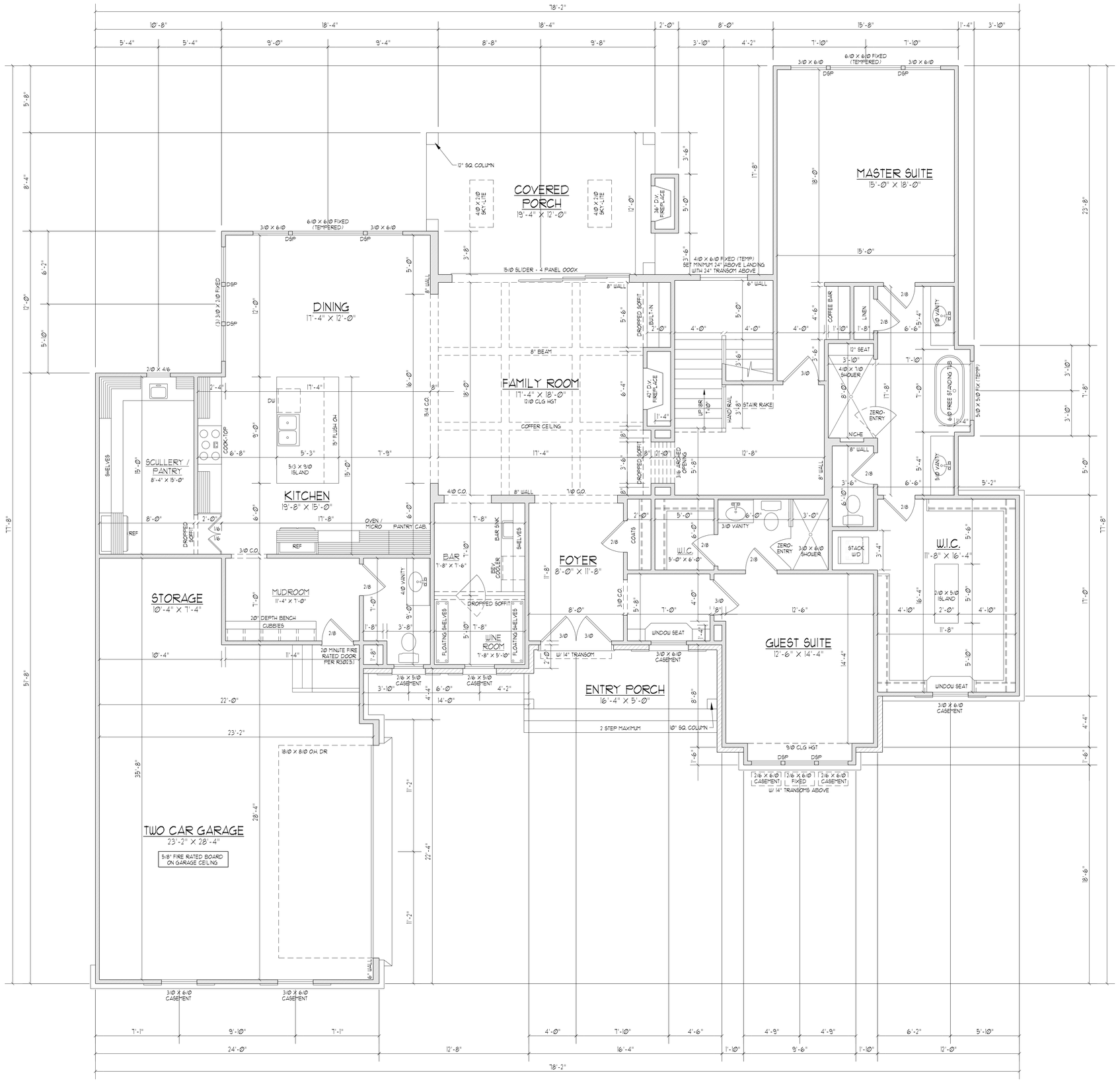

FIRST FLOOR PLAN

SCALE: ---------- 1/4" = 1'-Ø"

2749 HEATED SQ. FT.
751 SQ. FT. GARAGE
8Ø SQ. FT. ENTRY PORCH
228 SQ. FT. COVERED PORCH

NOTES:

1) 1Ø'-Ø" CLG. HGT. (1Ø' + 1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
2) ALL WALLS DRAWN AT 4" WIDTHS
3) SET WINDOWS AT 8'-Ø" A.F.F. UNLESS OTHERWISE NOTED.
4) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
5) CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPNG'S.
6) ELECTRICAL LAYOUT BY BUILDER

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HOUSE #: 2101
STREET: MANUEL
COUNTY: WAKE

2101 MANUEL

PLAN NAME

B1-4375-79GL

PLAN I.D.

4-11-25

DATE

A-2

SHEET

PROFESSIONAL MEMBER
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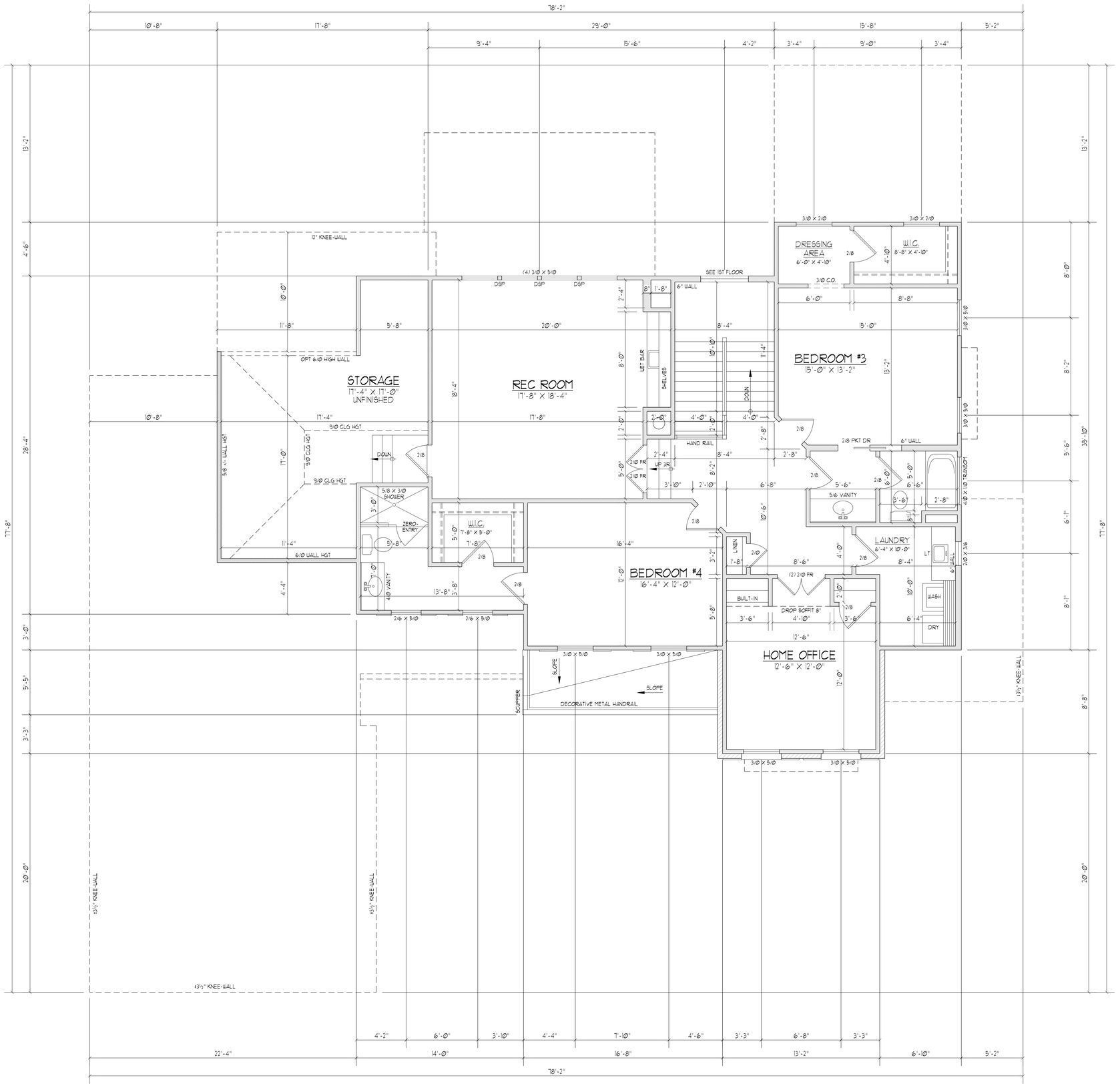

SECOND FLOOR PLAN

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

1626 HEATED SQ. FT.
310 SQ. FT. STORAGE

NOTES:
1) 9'-0" CLG. HGT. (9' - 1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
2) ALL WALLS DRAWN AT 4" WIDTHS UNLESS OTHERWISE NOTED.
3) SET WINDOWS AT 1'-4" ASF. UNLESS OTHERWISE NOTED.
4) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
5) CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPNG'S.
6) ELECTRICAL LAYOUT BY BUILDER

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COUNTY: WAKE

2101 MANUEL

PLAN NAME

B1-4375-79GL

PLAN I.D.

4-11-25

DATE

A-3

SHEET

PROFESSIONAL MEMBER
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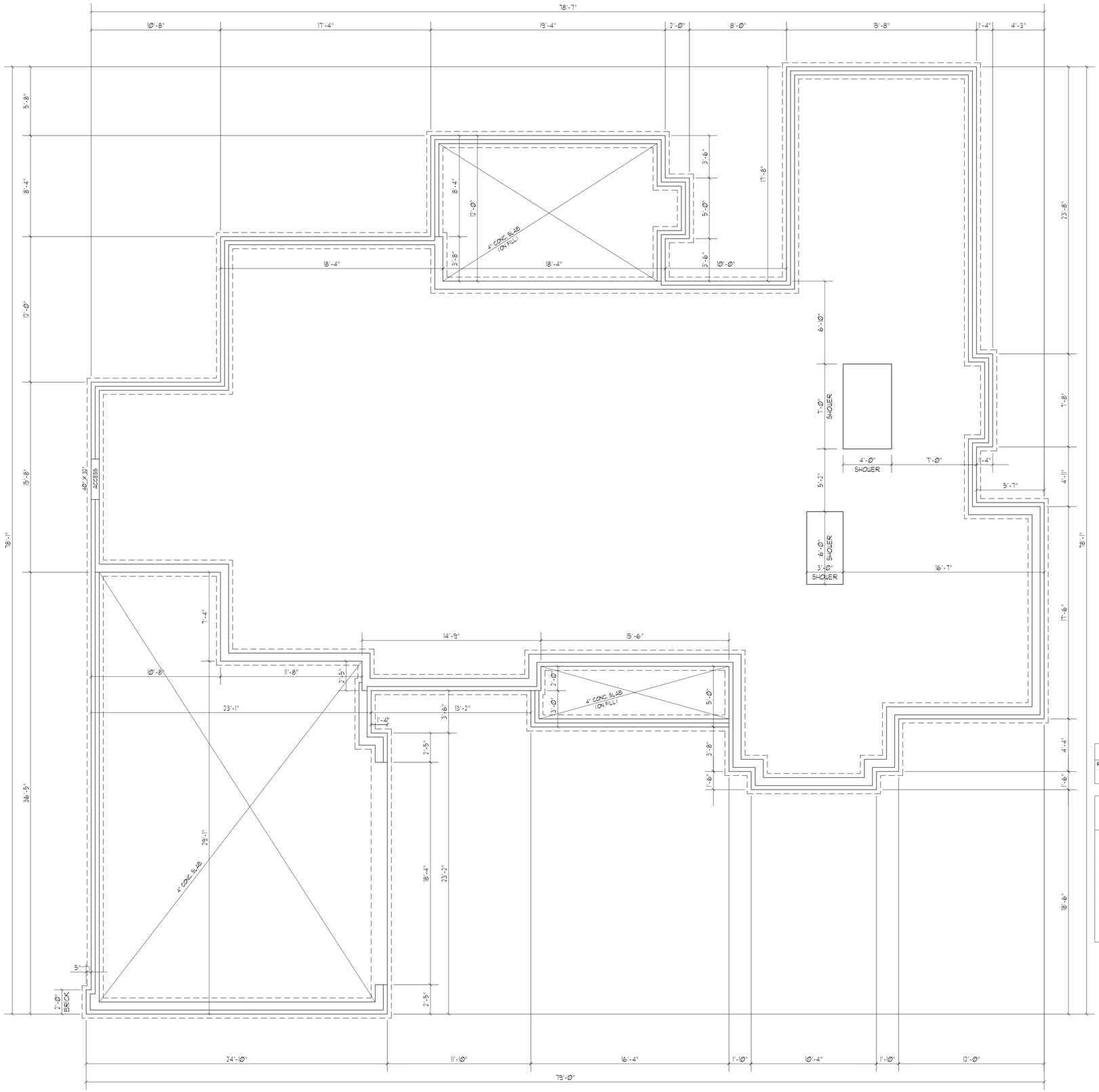

WALL VENTED CRAWL SPACE

REQUIRED

2749 SQ. FT. / 150 = 18.33 SQ. FT. OF VENTILATION

CLOSED CRAWL SPACE VENTILATION METHODS

(SEE REFERENCED SECTIONS IN CODE BOOK FOR DETAILED INSTRUCTIONS)

(R408.5.1) DEHUMIDIFIER
A PERMANENTLY INSTALLED DEHUMIDIFIER SHALL BE PROVIDED IN THE CRAWL SPACE WITH THE MINIMUM RATED CAPACITY OF 15 PINTS PER DAY.

(R408.5.2) SUPPLY AIR
2749 SQ. FT. / 30 = 92 CFM

(R408.5.3) HOUSE AIR
2749 SQ. FT. / 50 = 55 CFM

(R408.5.4) EXHAUST FAN
2749 SQ. FT. / 50 = 55 CFM

(R408.5.5) CONDITIONED SPACE
THE CRAWL SPACE SHALL BE DESIGNED AS A HEATED AND COOLED, CONDITIONED SPACE WITH WALL INSULATION INSTALLED AS PER THE REQUIREMENTS OF SECTION R408.8.1.

FOUNDATION PLAN

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

NOTES:

1) SEE SHEET D-1 FOR DETAILS.
2) DIMENSIONS ARE TO EXTERIOR OF FOUNDATION.

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HOUSE #: 2101
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COUNTY: WAKE

2101 MANUEL

PLAN NAME

B1-4375-79GL

PLAN I.D.

4-11-25

DATE

S-1

SHEET

PROFESSIONAL MEMBER
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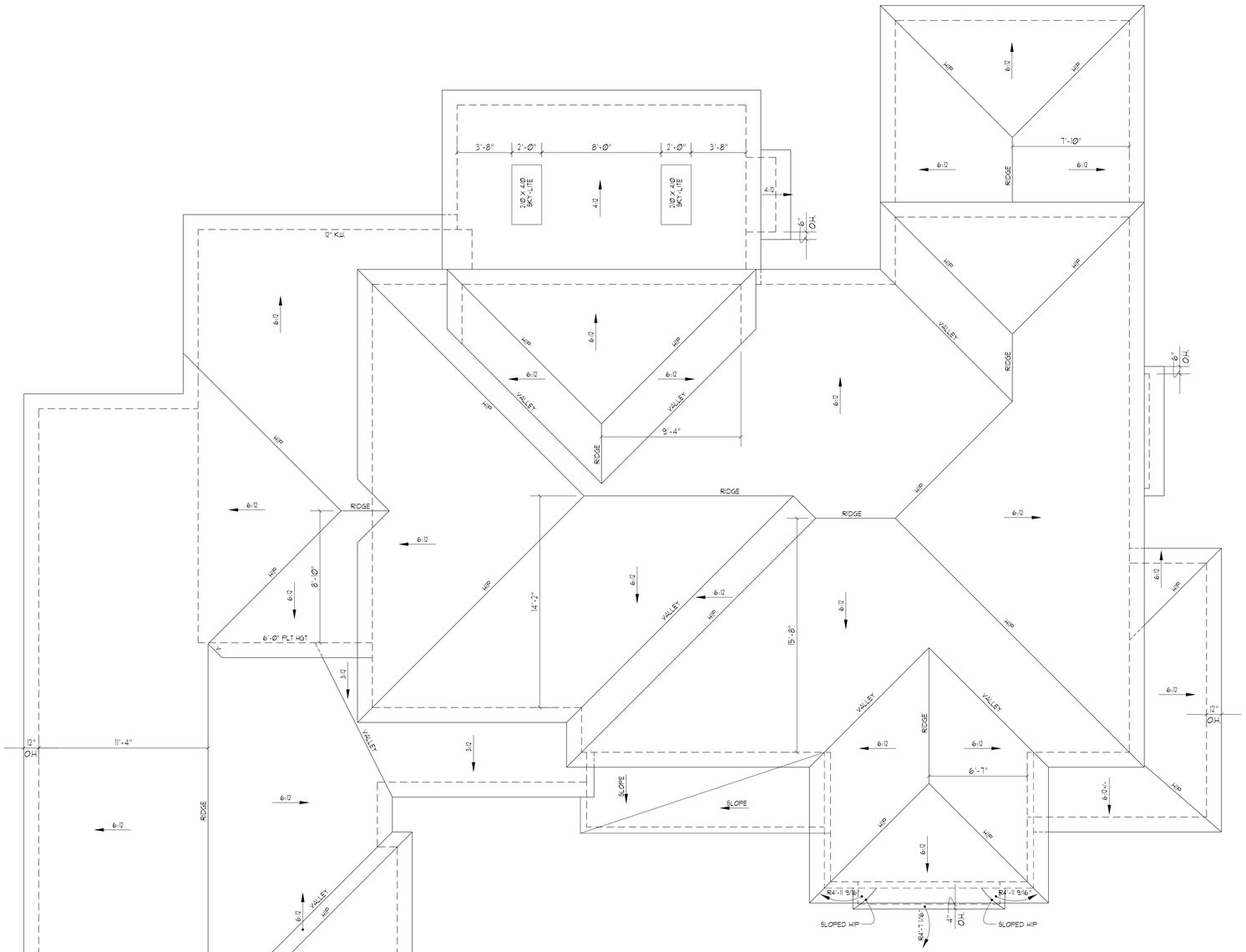

ATTIC VENTILATION

REQUIRED

3814 SQ FT OF ATTIC / 300 = 12.71 SQ. FT. OF INLET & OUTLET

PROVIDED

(INLET) SOFFIT .07 SQ. FT. PER x 272 LINEAR FT. OF VENT. LINEAR FT. = 19.04 SQ. FT. OF VENT. 47 % (TOTAL OF INLET)

(OUTLET) RIDGE .11 SQ. FT. PER x 65 LINEAR FT. OF VENT. LINEAR FT. = 7.15 SQ. FT. OF VENT. 53 % (TOTAL OF OUTLET)

26.19 TOTAL SQ. FT. OF VENT.

ROOF FRAMING PLAN

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

NOTE:
DIMENSIONS ARE FROM EXT. OF FRAMING TO CENTER LINE OF RIDGE.

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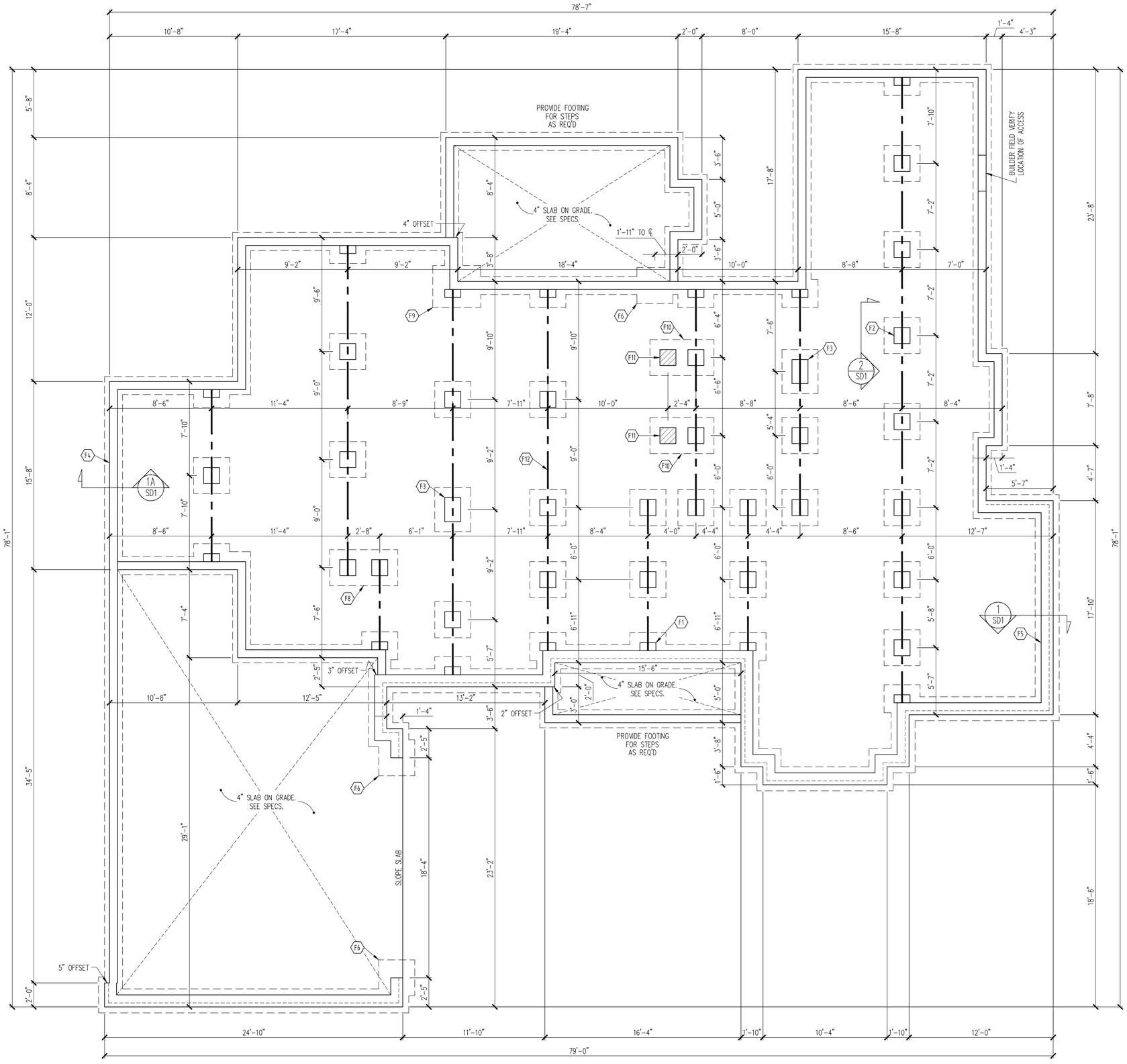
LOCATION: RALEIGH, NC
HOUSE #: 2101
STREET: MANUEL
COUNTY: WAKE

2101 MANUEL
PLAN NAME

B1-4375-79GL
PLAN I.D.

4-11-25
DATE

S-4
SHEET



FOUNDATION PLAN

1/4" = 1'-0"

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

FOUNDATION SCHEDULE

F1 8" X 16" CMU PILASTER, PROJECT FOOTING 8" X 8" THICK, TYP UNO.

F2 16" SQ. MASONRY PIER ON A 36" SQ. X 10" THICK CONC FTG TYP UNO.

F3 16" X 24" MASONRY PIER ON A 36" X 44" X 10" THICK CONC FTG.

F4 8" THICK MASONRY FND WALL ON A 18" X 8" THICK CONT POUR CONC FTG TYP UNO

F5 12" THICK MASONRY FND WALL ON A 24" X 8" THICK CONT POUR CONC FTG, TYP @ FOUNDATION WALLS W/ BRICK VENEER ABOVE FLOOR LEVEL.

F6 ENLARGE FOOTING TO 36" SQ. X 12" THICK. SOLID MASONRY ABOVE.

F7 ENLARGE FOOTING TO 42" SQ. X 12" THICK. SOLID MASONRY ABOVE.

F8 COMMON FOOTING 68" X 36" X 12" THICK.

F9 ENLARGE FOOTING TO 48" X 42" X 12" THICK. SOLID MASONRY ABOVE.

F10 COMMON FOOTING 64" X 36" X 12" THICK.

F11 FLUSH PIER SET @ FND HGT

F12 DROPPED GIRDER: (4) 2X10'S, TYP UNO.

NOTES:
- HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.
- 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.

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Phone (919) 844-1661

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 51637 JAMES CHANG

SCOPE:	STRUCTURAL ADDENDUM	REV #	REF PROJ #	DATE
LOC:	2101 MANUEL			

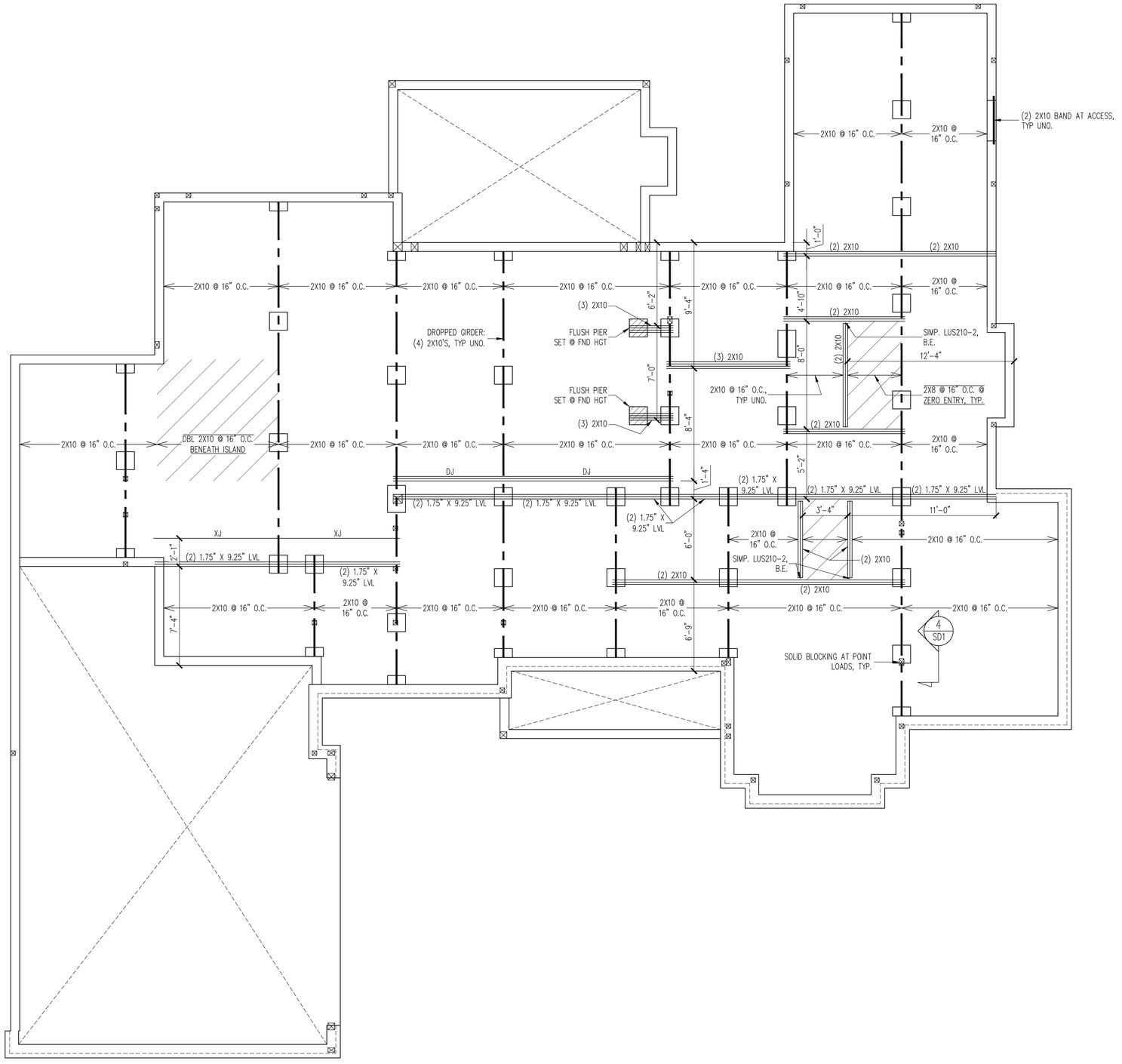
ENG: JNC

DATE: 5/27/2025

PROJECT NO.
25-22-020

SHEET NO.
S1

1 of 7



CRAWLSPACE FRAMING PLAN

1/4" = 1'-0"

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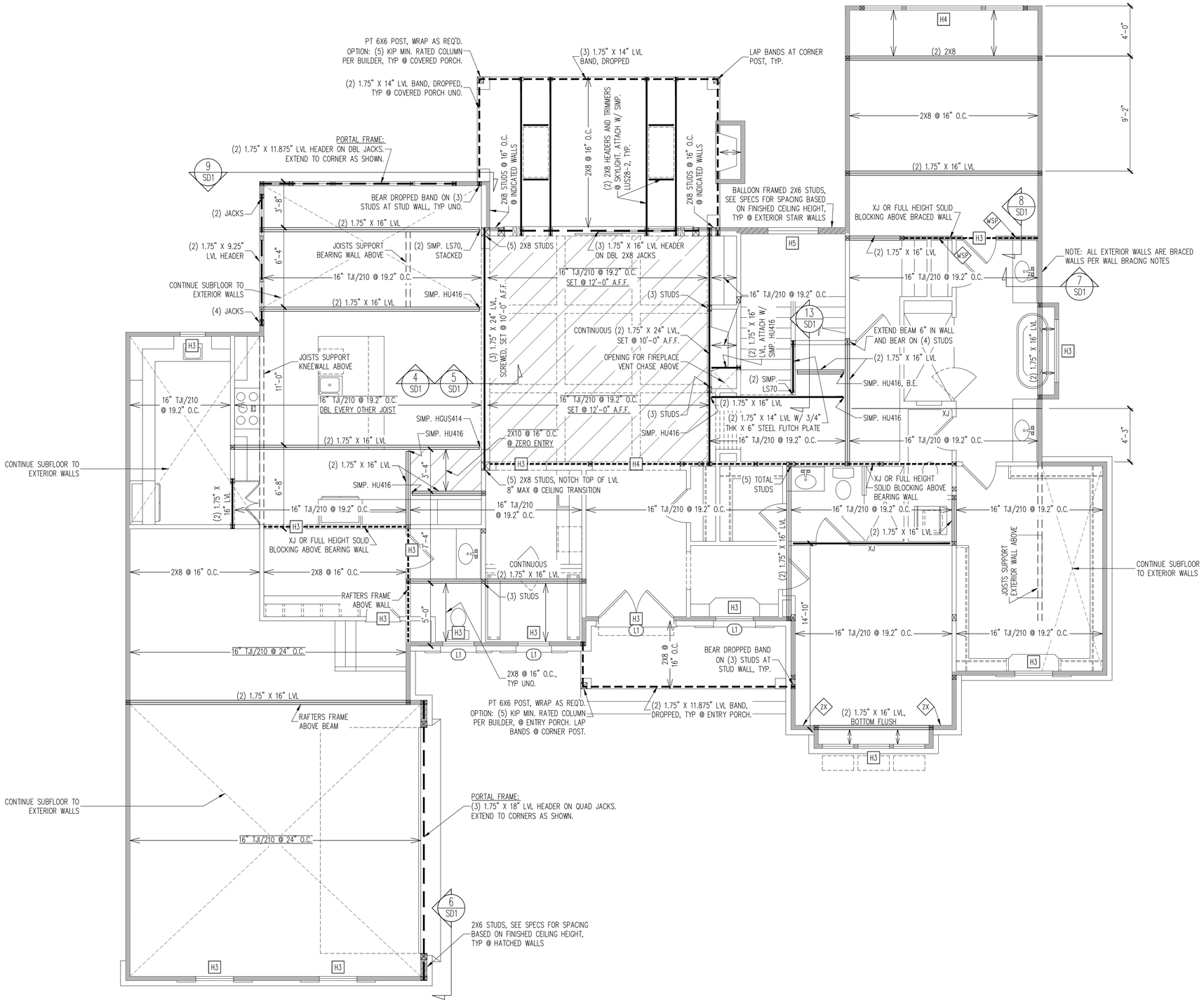
TUSCANY CONSTRUCTION
STRUCTURAL ADDENDUM
SCOPE:
LOC: 2101 MANUEL

REV #	REF PROJ #	DATE

ENG: JNC
DATE: 5/27/2025

PROJECT NO.
25-22-020

SHEET NO.
S2
2 of 7



WALL BRACING

CS – 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.

SHADED WALLS:

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 R602.10.1 OF THE 2018 NCRBC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS

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 = 344' MIN.

LINTEL SCHEDULE

L1 L 3 1/2 X 3 1/2 X 1/4 TYP UNO

L2 L 5 X 3 1/2 X 5/16

L3 L 6 X 4 X 5/16 ATTACHED TO HEADER WITH (2) 1/2" X 3" LAG SCREWS @ 16" O.C.

L4 16 GAGE STEEL FLEX LINTEL AT ARCH

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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Engineering Tech ASSOCIATES, P.A.

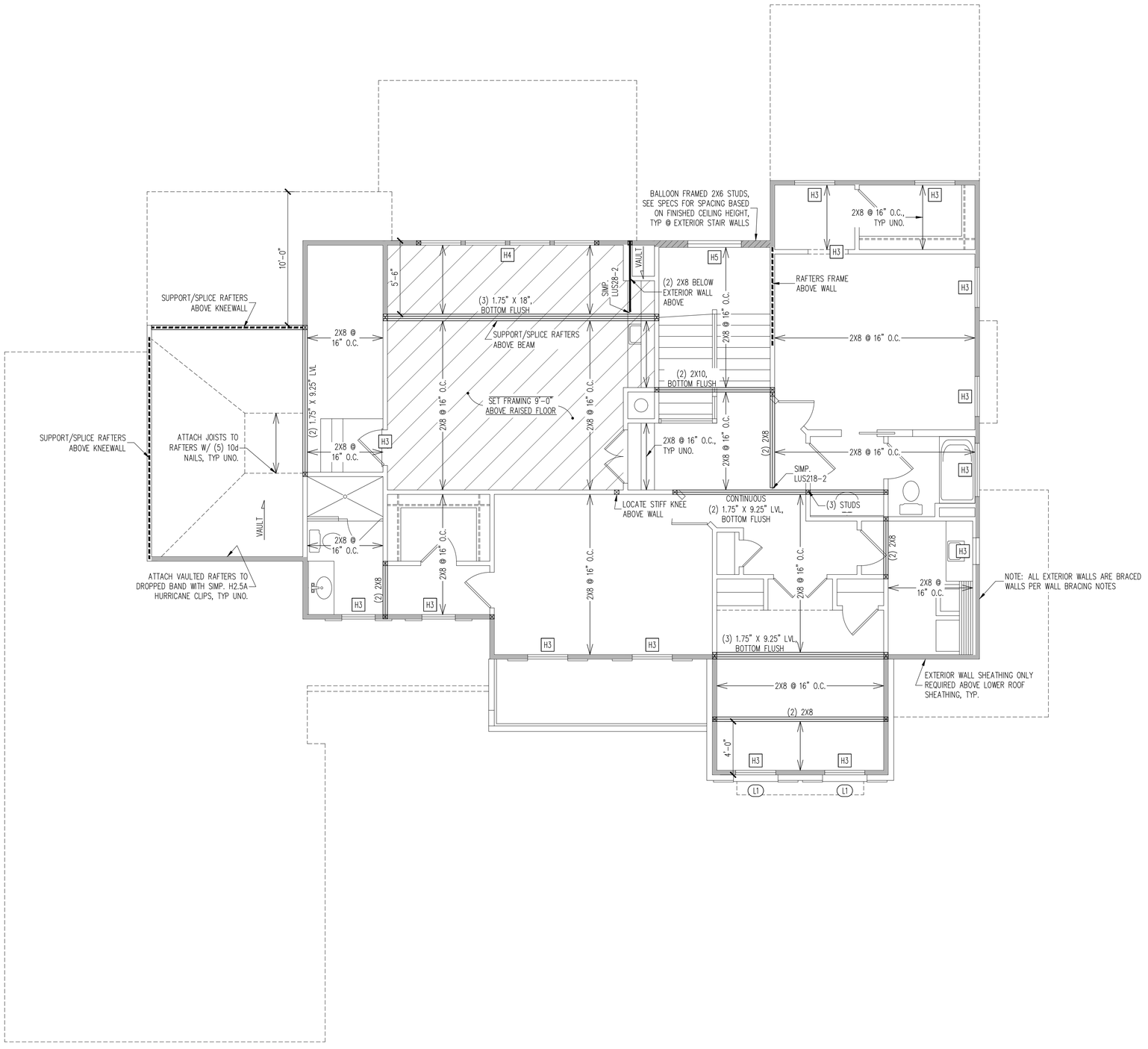
TUSCANY CONSTRUCTION
SCOPE: STRUCTURAL ADDENDUM
LOC: 2101 MANUEL

REV #	REF PROJ #	DATE

ENG: JNC
DATE: 5/27/2025

PROJECT NO.
25-22-020

SHEET NO.
S3
3 of 7



WALL BRACING

CS – 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.

SHADED WALLS:

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 R602.10.1 OF THE 2018 NCRBC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS

NOTES:
–PROVIDED CONTINUOUS SHEATHING = 181' MIN.

LINTEL SCHEDULE

L1 L 3 1/2 X 3 1/2 X 1/4 TYP UNO

L2 L 5 X 3 1/2 X 5/16

L3 L 6 X 4 X 5/16 ATTACHED TO HEADER WITH (2) 1/2" X 3" LAG SCREWS @ 16" O.C.

L4 16 GAGE STEEL FLEX LINTEL AT ARCH

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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TUSCANY CONSTRUCTION
STRUCTURAL ADDENDUM

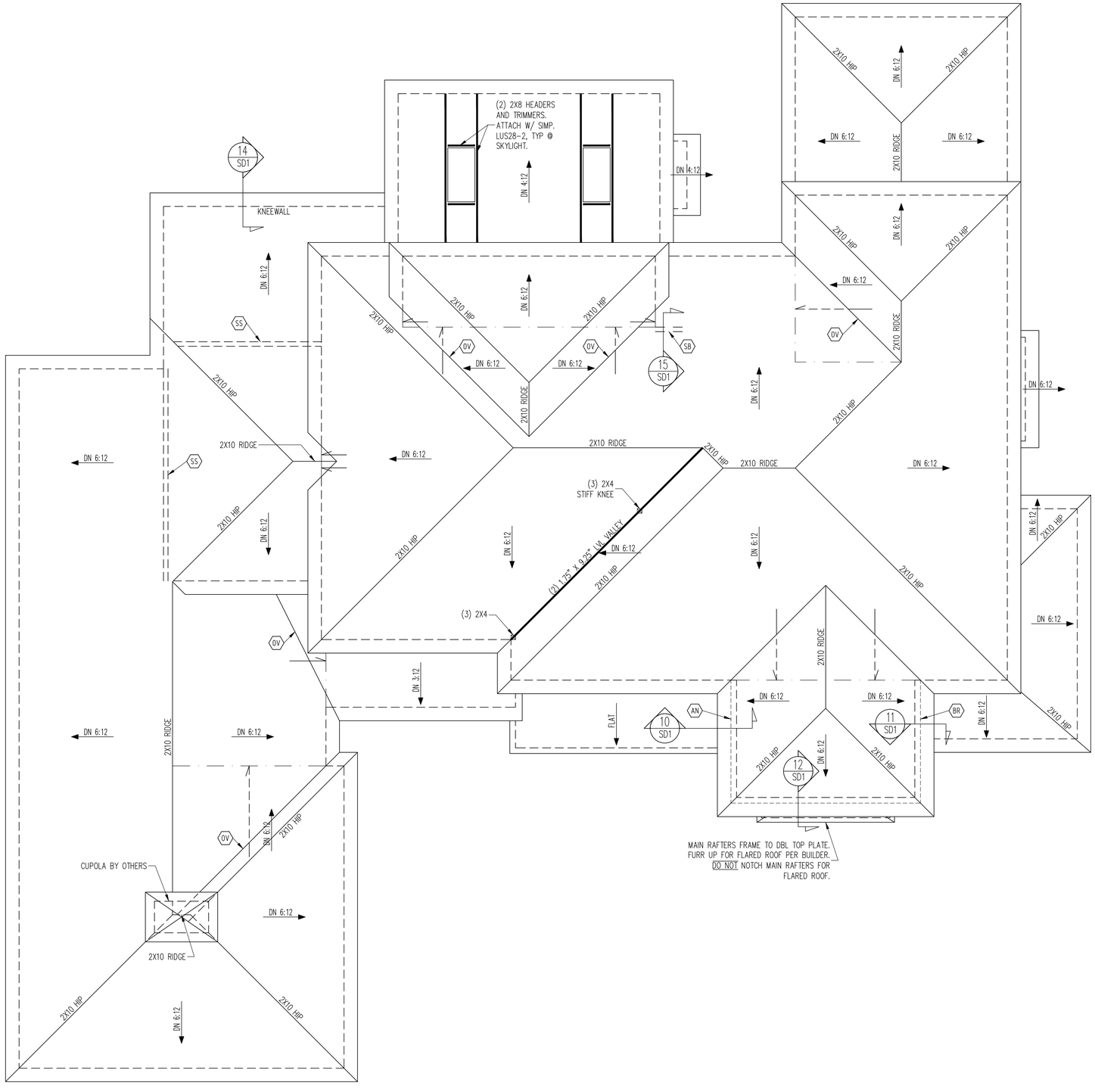
REV #	REF PROJ #	DATE

SCOPE:
LOC: 2101 MANUEL

ENG: JNC
DATE: 5/27/2025

PROJECT NO.
25-22-020

SHEET NO.
S4
4 of 7



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

OV	OVERFRAME VALLEY (2X10 SLEEPER)
SK	STIFF KNEE (DBL 2X4)
SS	SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW
BR	SUPPORT BRICK VENEER PER SECT 703.8.2 OF THE NCRC, LATEST EDITION
AN	SUPPORT BRICK VENEER WITH ANGLE ATTACHED TO MODIFIED STUD WALL

ROOF FRAMING PLAN

1/4" = 1'-0"

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TUSCANY CONSTRUCTION
STRUCTURAL ADDENDUM

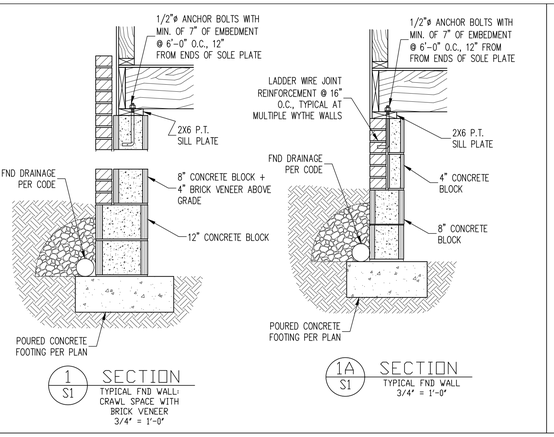
REV #	REF PROJ #	DATE

SCOPE:
LOC: 2101 MANUEL

ENG: JNC
DATE: 5/27/2025

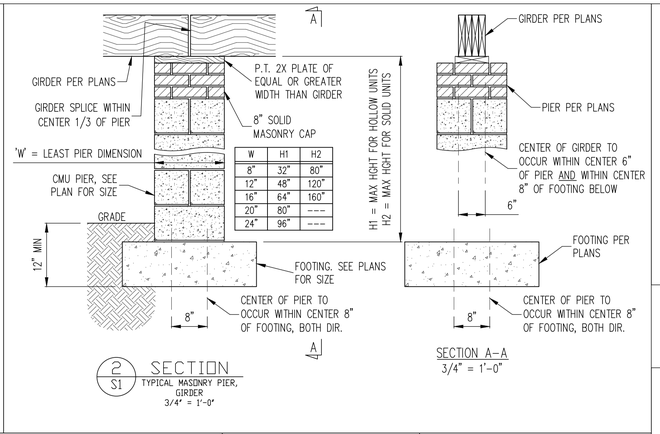
PROJECT NO.
25-22-020

SHEET NO.
S5
5 of 7



1 S1 SECTION
TYPICAL FND WALL: CRAWL SPACE WITH BRICK VENEER
3/4" = 1'-0"

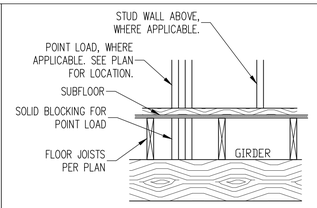
1A S1 SECTION
TYPICAL FND WALL
3/4" = 1'-0"



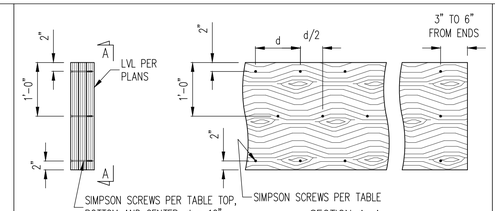
W	H1	H2
8"	32"	80"
12"	48"	120"
16"	64"	160"
20"	80"	---
24"	96"	---

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

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



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

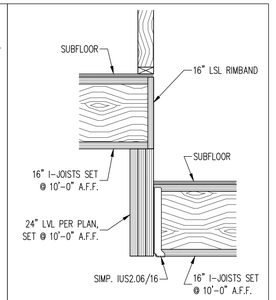


SECTION A-A
3/4" = 1'-0"

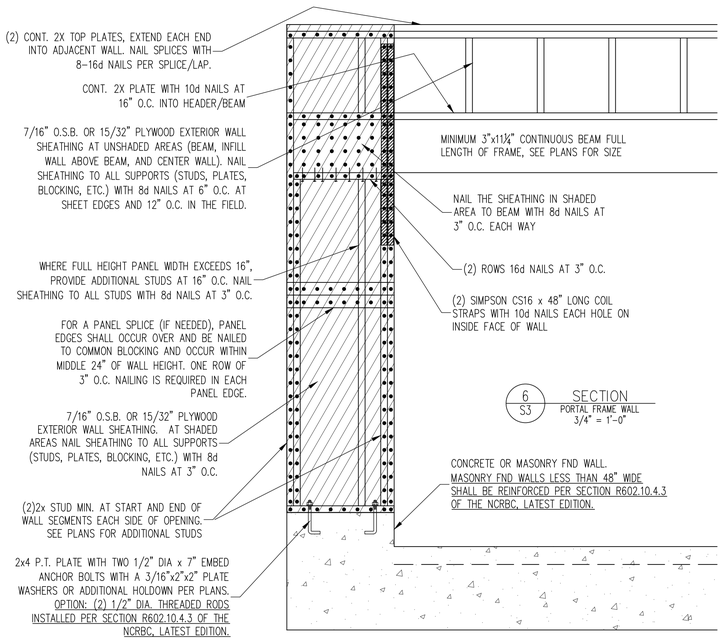
4 S3 SECTION
TYPICAL FASTENING OF MULTI-PLY 24" LVL
3/4" = 1'-0"

*BUILDER PERMITTED TO SUBSTITUTE ½"ø THROUGH BOLTS FOR SIMP. SDW SCREWS @ EQUAL SPACING.

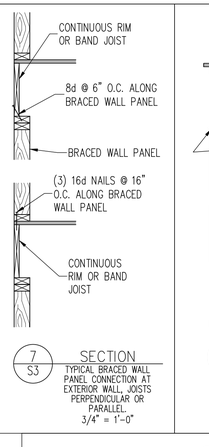
SCREW MODEL # PER # OF LVL PLIES	
(2) PLY	SDW22338
(3) PLY	SDW22500
(4) PLY	SDW22634



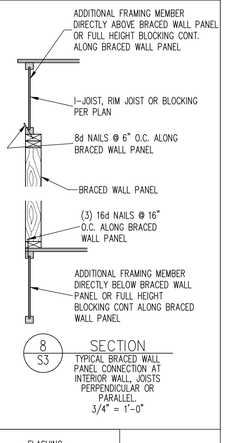
5 S3 SECTION
FRAMING AT CEILING HEIGHT TRANSITION
3/4" = 1'-0"



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



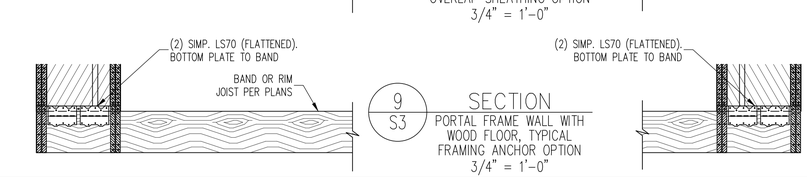
7 S3 SECTION
TYPICAL BRACED WALL PANEL CONNECTION AT EXTERIOR WALL, JOISTS PERPENDICULAR OR PARALLEL.
3/4" = 1'-0"



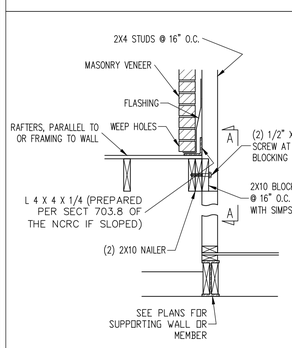
8 S3 SECTION
TYPICAL BRACED WALL PANEL CONNECTION AT INTERIOR WALL, JOISTS PERPENDICULAR OR PARALLEL.
3/4" = 1'-0"

12 S5 SECTION
BRICK VENEER AT FLAT ROOF AT BAYWINDOW, TYPICAL
3/4" = 1'-0"

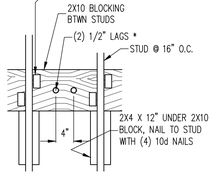
9 S3 SECTION
PORTAL FRAME WALL WITH WOOD FLOOR, TYPICAL OVERLAP SHEATHING OPTION
3/4" = 1'-0"



9 S3 SECTION
PORTAL FRAME WALL WITH WOOD FLOOR, TYPICAL FRAMING ANCHOR OPTION
3/4" = 1'-0"

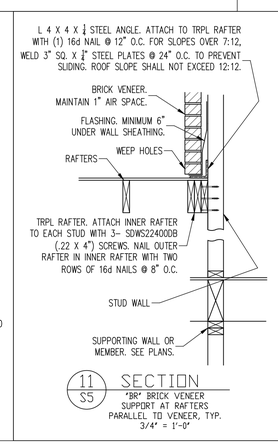


10 S5 SECTION
STUD WALL MODIFIED FOR SUPPORT OF BRICK VENEER AT ROOF LINE, TYP.
3/4" = 1'-0"

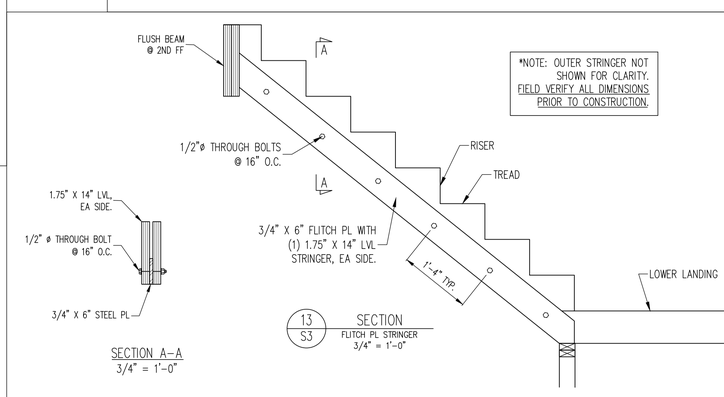


SECTION A-A
3/4" = 1'-0"

* USE (1) LAG WHERE HEIGHT OF VENEER IS LESS THAN 4'



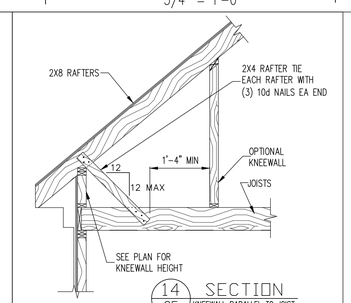
11 S5 SECTION
"BR" BRICK VENEER SUPPORT AT RAFTERS PARALLEL TO VENEER, TYP.
3/4" = 1'-0"



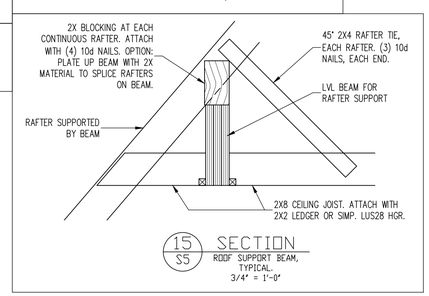
SECTION A-A
3/4" = 1'-0"

13 S3 SECTION
FLITCH PL STRINGER
3/4" = 1'-0"

*NOTE: OUTER STRINGER NOT SHOWN FOR CLARITY. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.



14 S5 SECTION
KNEEWALL PARALLEL TO JOIST
3/4" = 1'-0"



15 S5 SECTION
ROOF SUPPORT BEAM, TYPICAL
3/4" = 1'-0"

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TUSCANY CONSTRUCTION
STRUCTURAL ADDENDUM
SCOPE:
LOC: 2101 MANUEL

REV #	REF PROJ #	DATE

ENG: JNC
DATE: 5/27/2025

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ALLOWABLE I-JOIST SUBSTITUTION

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

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BLUELINX	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"	TJI 210	IUS2.06/14	ITS2.06/14
WEYERHAEUSER	14"	EEI-20	IUS2.37/14	ITS2.73/14
BLUELINX	16"	BLI 40	IUS2.56/16	ITS2.56/16
BLUELINX	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"	TJI 210	IUS2.06/16	ITS2.06/16

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.

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 90% 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

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

PART 7: MASONRY

7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, f'_M = 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

PART 8: BOLTS AND LAG SCREWS

8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL STANDARD STEEL WASHERS (ASTM F844–07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS. 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 F844–07a) 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

PART 9: DRIVEN FASTENERS

9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667– 05. NAILS ARE TO BE COMMON WIRE OR BOX

PART 10: DIMENSIONAL LUMBER

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, $F_{c\ perp}$ = 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

PART 11: ENGINEERED LUMBER

11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
E= 1,900,000 PSI, F_b = 2600 PSI, F_v = 285 PSI, $F_{c\ perp}$ = 750 PSI
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.3 X 10E6 PSI, F_b = 1700 PSI, F_v = 400 PSI, $F_{c\ perp}$ = 680 PSI

11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS

PART 12: PRESSURE TREATED LUMBER

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)

PART 13: STEEL FLITCH PLATE BEAMS

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

PART 14: STUD SUPPORTS FOR BEAMS

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 RIM 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., 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.

PART 15: NAILING OF MULTI PLY WOOD BEAMS

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

PART 16: WALL FRAMING AND BRACING

16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR 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 2X6 PURLINS AT 8' HEIGHT (AND AT 16' HEIGHT FOR TALL WALLS), TYP UNO;
2X4 @ 16" O.C.: 11'–1 1/2" 2X6 @ 16" O.C.: 17'–0"
2X4 @ 12" O.C.: 12'–1 1/2" 2X6 @ 12" O.C.: 18'–8"
DBL 2X4 @ 16" O.C.: 13'–4" DBL 2X6 @ 16" O.C.: 21'–0"

16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY:
–BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO.
–WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 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 R602.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.
–MAY SUBSTITUTE WSP FOR GB
–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 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 SHADED WALLS, UNO.

PART 17: KING STUDS

17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:

		NUMBER OF KING STUDS				
MAX OPENING WIDTH		5'–0"	9'–0"	13'–0"	17'–0"	21'–0"
STUD SIZE	2X4	1	2	3	4	5
	2X6	1	1	2	2	2
	2X8	1	1	1	1	2

PART 18: SUBSTITUTIONS

18.01 MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PART 19: OWNERSHIP OF STRUCTURAL DESIGN

19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA

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 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

ABBREVIATIONS

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

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