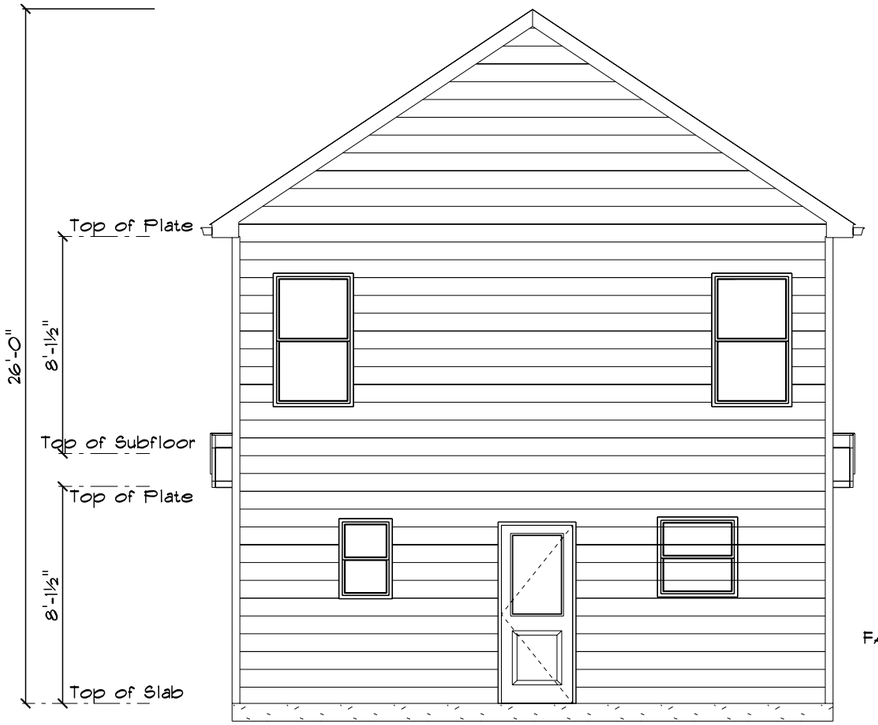
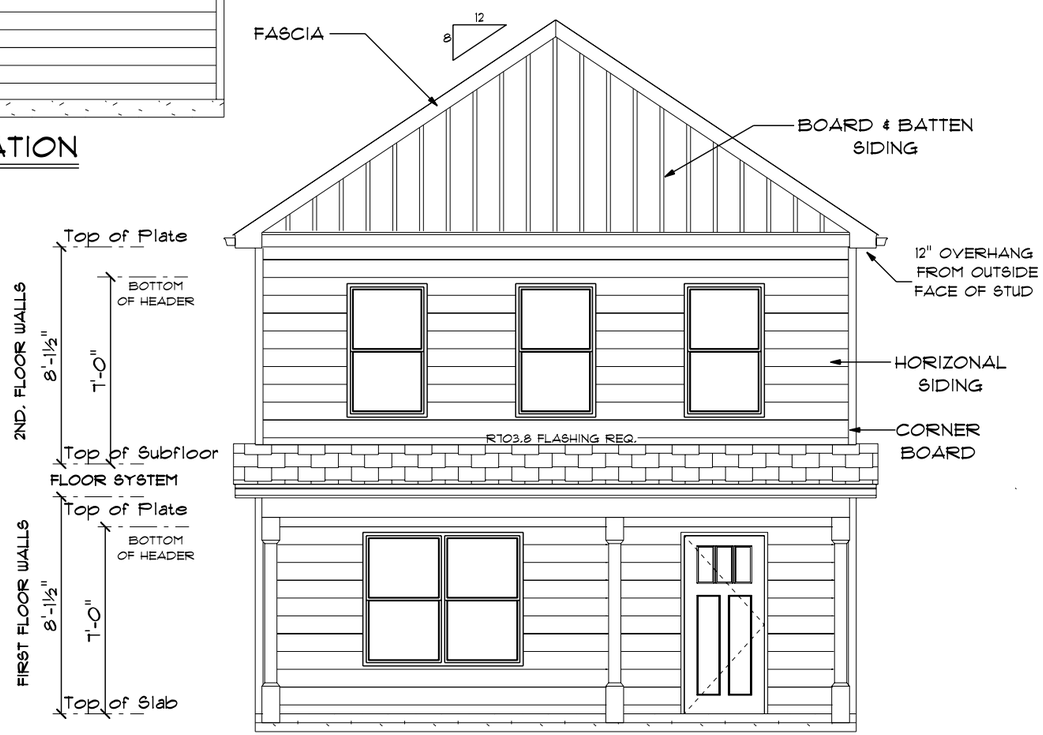


REAR ELEVATION



FRONT ELEVATION

NC Plans to Go, LLC
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ncplanstogo@gmail.com
R.HOPKINS

Project # 461935

MECKLENBURG COUNTY CODE ENFORCEMENT

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APPROVED
07/01/2024

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PLANS REVIEWED BY:

Ed Calhoun

N1102.1.2 OF 2018 NCRC
INSULATION REQUIREMENTS
FLOOR R-19
WALL R-15
ROOF R-38

2018 NC Recidential Code

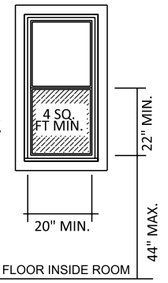
R308.4.2 Glazing adjacent to doors.
Glazing in an individual fixed or operable panel adjacent to a in the same plane as the door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.

Emergency Escape And Rescue Openings

NCRC 2018 R310 Emergency escape and rescue opening required.
Basements, habitable attics and every sleeping room shall have not less than one emergengy escape and rescue opening. Where basements contain one or more sleeping rooms, an emergency escape and rescue opening shall be required in each sleeping room. Emergency escape and rescue openings shall open directly into a public way , or yard or court that opens too a public way.

R310.1 Operational constraints and opening control devices.
Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys, tools or special knowledge. Window opening control devices complying with ASTM F2090 shall be permitted for use on windows serving as a required emergency escape and rescue opening.

R310.2.1 Minimum opening area.
Emergency and escape rescue openings shall have a minimum net clear openable area of 4 square feet (0.372 m2). The minimum net clear opening height shall be 22 inches (558 mm). The minimum net clear opening width shall be 20 inches (508 mm). Emergency escape and rescue openings must have a minimum total glazing area of not less than 5 square feet (0.465 m2) in the case of a ground floor level window and not less than 5.7 square feet (0.530 m2) in the case of an upper story window.



NOTE:
WINDOWS WITHIN 18" OF FLOOR SHALL BE TEMPERED. 1ST. FLOOR WINDOWS ABOVE 6' FROM GRADE AND ALL 2ND. FLOOR WINDOWS SHALL HAVE SAFTY LATCHES.

R311.1 Means of egress.
All dwelling sshall be provided with a means of egress as provided in this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the exterior of the dwelling at the required exterior egress door without requiring travel through a garage.

R311.2 Egress door.
Not less than one exterioregress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other exterior doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

R311.6 Hallways.
The width of a hallway shall be not less than 3 feet (914 mm) measured from the finished surface of the walls.

R311.6.1 Interior egress doors.
All doors providing egress from habitable rooms shall have nominal minimum dimensions of 2 feet 6 inches (782 mm) width by 6 feet 8 inches (2032 mm) height. Interior egress doors shall be readily openable from the side from which egress is to be made without the use of a key or special knowledge or effort.

ATTENTION
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3. ALL DIMENSIONS SHOULD BE READ OR CALCULATED, DO NOT SCALE
4. DESIGNER IS NOT RESPONSIBLE FOR ERRORS DISCOVERED AFTER CONSTRUCTION HAS STARTED

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

The Taylor 2024

1290 PLAN

REVISIONS: 04-8-2024
DRAWN: 05-15-2019

9251 MISENHEIMER RD
CHARLOTTE, NC

A-1

MECKLENBURG COUNTY
CODE ENFORCEMENT

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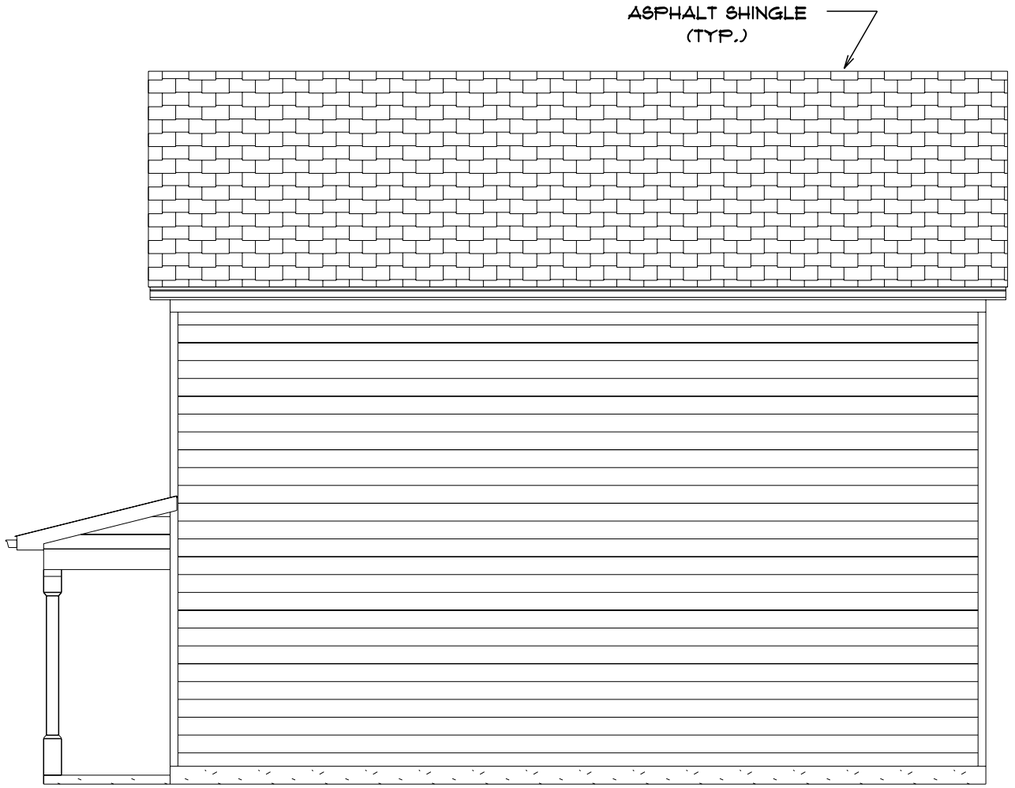
PLANS REVIEWED BY:

Ed Calhoun



RIGHT ELEVATION

LEFT ELEVATION

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R.HOPKINS

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The Taylor 2024

1290 PLAN

REVISIONS:
04-08-2024

DRAWN:
05-15-2019

9251 MISENHEIMER RD
CHARLOTTE, NC

A-2

MECKLENBURG COUNTY NORTH CAROLINA
MAY 20, 1775

MECKLENBURG COUNTY
CODE ENFORCEMENT

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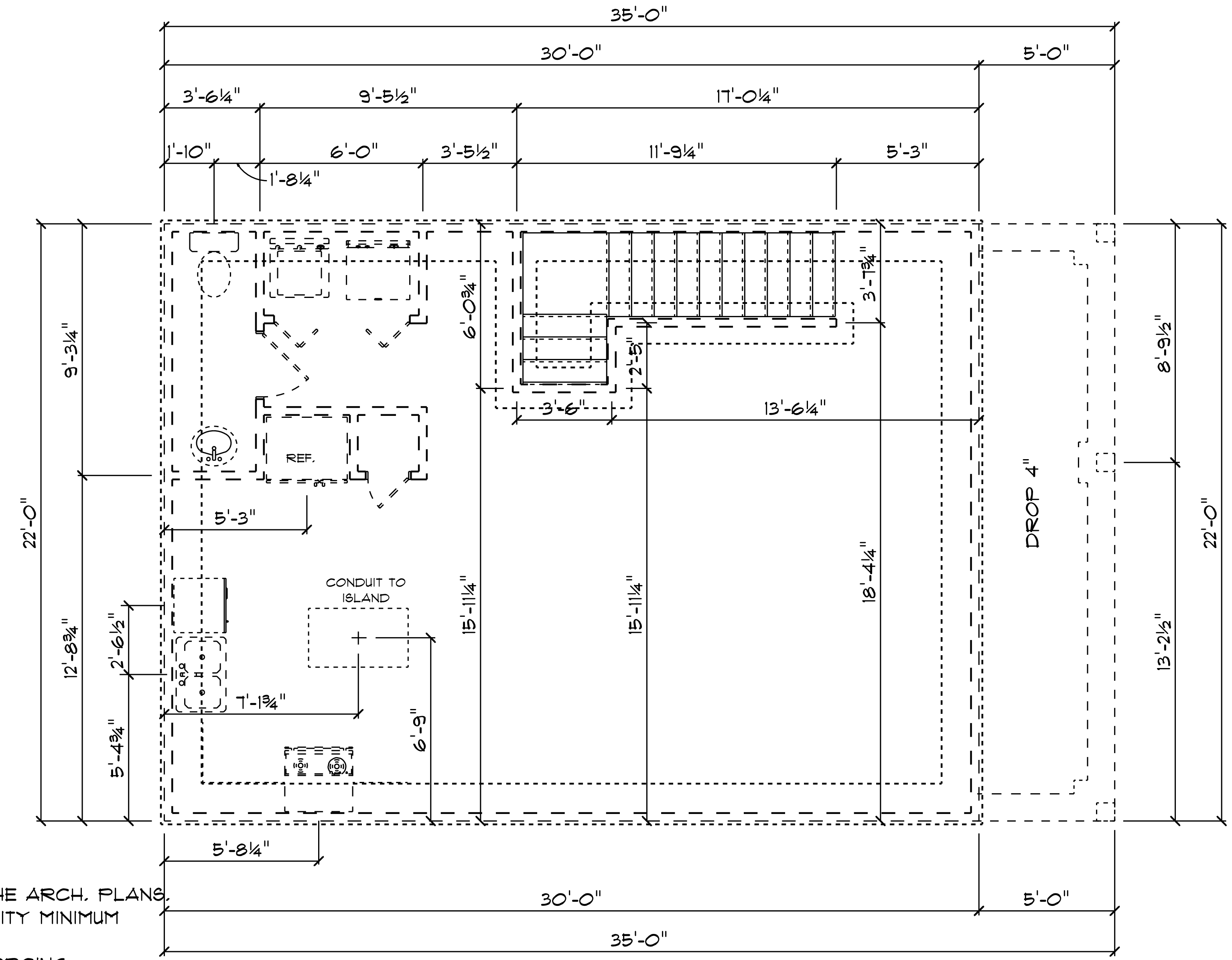
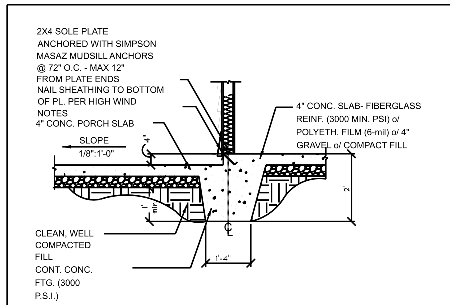


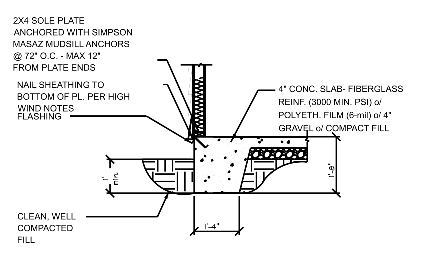
FOUNDATION NOTES:
1. ALL DIMENSIONS TO BE VERIFIED AGAINST THE ARCH. PLANS.
2. ALL SOIL TO BE 2000 PSF BEARING CAPACITY MINIMUM
3. ALL CONCRETE TO BE 3000 PSI MINIMUM
4. SEE DETAILS FOR FOUNDATION SIZE & REINFORCING
5. ALL FOOTINGS TO BEAR MINIMUM 12" BELOW GRADE

FOUNDATION PLAN

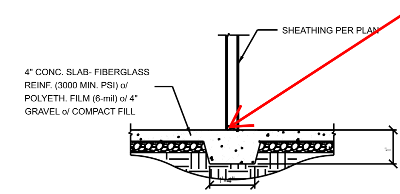
Verify positive anchorage of load bearing wall not part of a BWP per R403.1.6



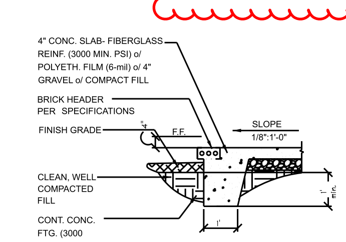
TYP. SLAB - HOUSE TO PORCH
SCALE: 1/4" = 1'-0"



TYP. SLAB HOUSE TO GRADE
SCALE: 1/4" = 1'-0"



TYP. THICKENED SLAB DETAIL
SCALE: 1/4" = 1'-0"



TYP. PORCH END DETAIL
SCALE: 1/4" = 1'-0"

NORTH CAROLINA PROFESSIONAL SEAL 041609 ENGINEER SETH J. WHEELER
[illegible] 6/6/24

NORTH CAROLINA RESIDENTIAL STRUCTURES PC No. 3295 CERTIFICATE OF AUTHORIZATION

RESIDENTIAL STRUCTURES, P.C.
3410 N. Davidson St.
Charlotte, N.C. 28205
Seal For Structural Only

Every Effort has been made in the preparation of these plans to avoid errors. There is no guarantee by the designer against error. The Contractor and/or Owner shall verify all dimensions and conditions prior to begining construction. Any error or omissions should be reported to the designer for correction before begining construction. The Contractor and/or Owner shall assume responsibility for errors that are not reported.

The Taylor

1290 PLAN

REVISIONS: 04-08-2024

DRAWN: 05-15-2019

9251 MISENHEIMER RD
CHARLOTTE, NC

NC Plans to Go, LLC
704-275-1379
ncplanstogo@gmail.com
R.HOPKINS

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

A-3

MECKLENBURG COUNTY
CODE ENFORCEMENT

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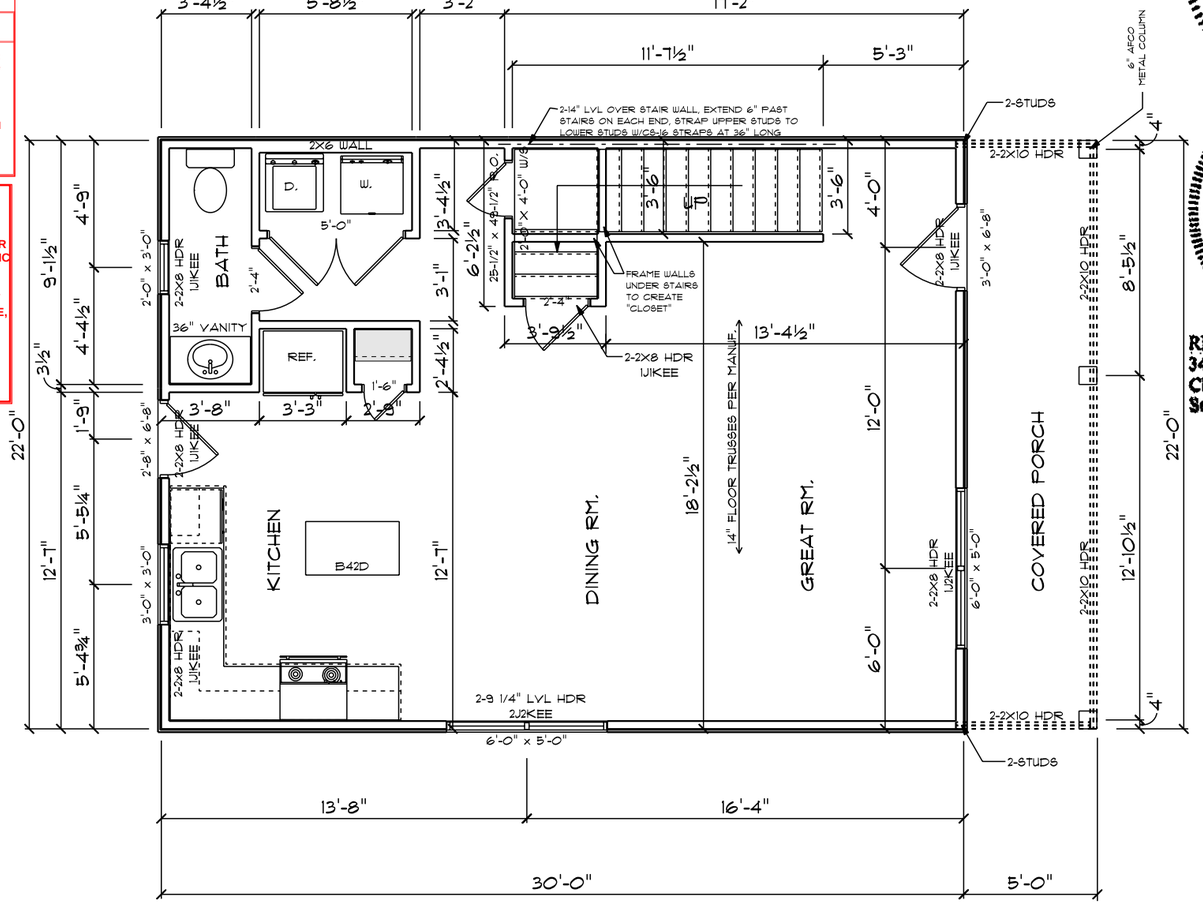
PLANS REVIEWED BY:

Ed Calhoun



1ST FLOOR PLAN

1ST FLOOR WALLS & CEILING NOTES:
1. ALL EXTERIOR LOAD BEARING HEADERS PER PLAN
2. ALL INTERIOR LOAD BEARING HEADERS PER PLAN
3. #J#KEE = NUMBER OF JACK STUDS & NUMBER OF KING STUDS AT EACH END OF A HEADER
4. FLOOR TRUSSES = 14" FLOOR TRUSSES PER MANUF. 24" O.C. MAX
5. ALL WALL BRACING FOR THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE INTENT OF THE 2018 NCRC.
5.1 CS-WSP TYP UNO
5.2 R602.10.5 TYP UNO

1ST FLOOR 660 SQFT.
2ND FLOOR 630 SQFT.
TOTAL HEATED 1290 SQFT.
COVERED PORCH 109 SQFT.
TOTAL UNDER ROOF 1399 SQFT.

NORTH CAROLINA PROFESSIONAL SEAL 041509 ENGINEER BETH J. WHEELER 6/6/24

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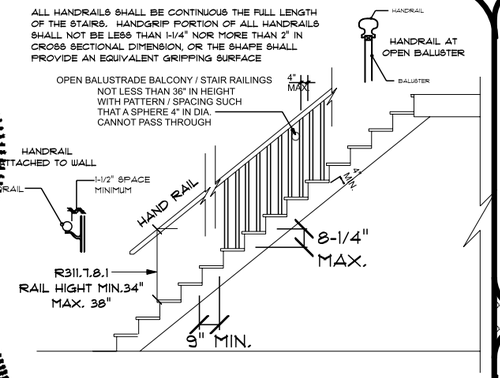
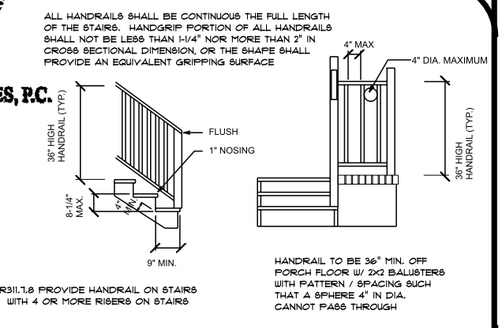


STAIRS SECTION



GARAGE / EXT. STAIR

WALL STUD REQUIREMENTS

EXT.WALL HT. (h)	STUD SIZE & SPACING
h ≤ 10'-0"	2X4 @ 16" O/C
10'-0" < h ≤ 11'-0"	2X4 @ 12" O/C
10'-0" < h ≤ 11'-0"	2X6 @ 16" O/C
h > 18'-0"	CONSULT ENGINEER

NC Plans to Go, LLC
704-275-1379
ncplanstogo@gmail.com
R.HOPKINS

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The Taylor 1290 PLAN

REVISIONS: 04-08-2024
DRAWN: 05-15-2019

9251 MISENHEIMER RD
CHARLOTTE, NC

A-4

MECKLENBURG COUNTY
CODE ENFORCEMENT

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WALL STUD REQUIREMENTS

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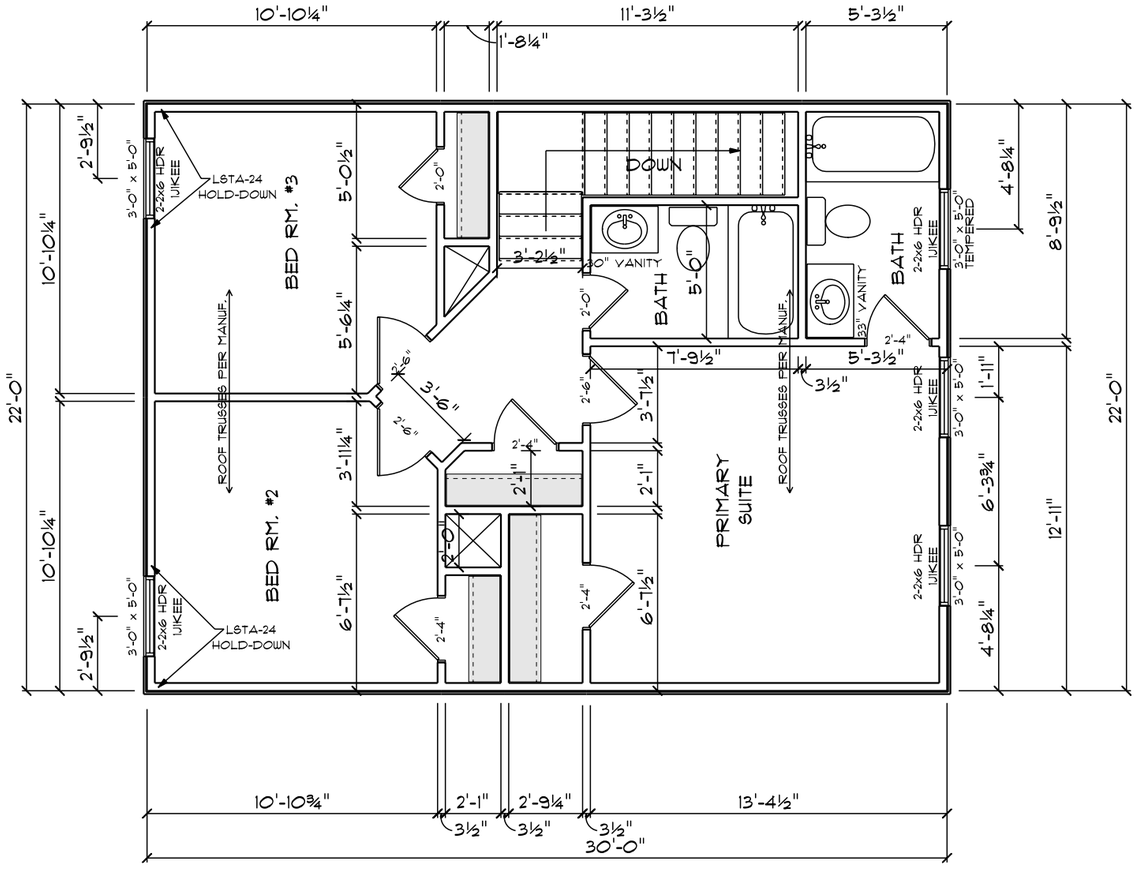
10'-0" < h ≤ 11'-0"	2X6 @ 16" O/C
h > 18'-0"	CONSULT ENGINEER



SECOND FLOOR PLAN

2ND FLOOR WALLS & CEILING NOTES:
1. ALL EXTERIOR LOAD BEARING HEADERS PER PLAN
2. ALL INTERIOR LOAD BEARING HEADERS PER PLAN
3. #J#KEE = NUMBER OF JACK STUDS & NUMBER OF KING STUDS AT EACH END OF A HEADER
4. ROOF TRUSSES = ROOF TRUSSES PER MANUF, 24" O.C. MAX
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5.1 CS-WSP TYP UNO
5.2 R602.10.5 TYP UNO

Verify minimum panel fastening of 6" on edge and 12" in the field.

NORTH CAROLINA PROFESSIONAL SEAL 041509 ENGINEER BETH J. WHEELER

NORTH CAROLINA RESIDENTIAL STRUCTURES PC No. 3295 CERTIFICATE OF AUTHORIZATION

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

The Taylor 2024

1290 PLAN

REVISIONS: 04-08-2024
DRAWN: 05-15-2019

9251 MISENHEIMER RD
CHARLOTTE, NC

A-5

MECKLENBURG COUNTY
CODE ENFORCEMENT

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PLANS REVIEWED BY:

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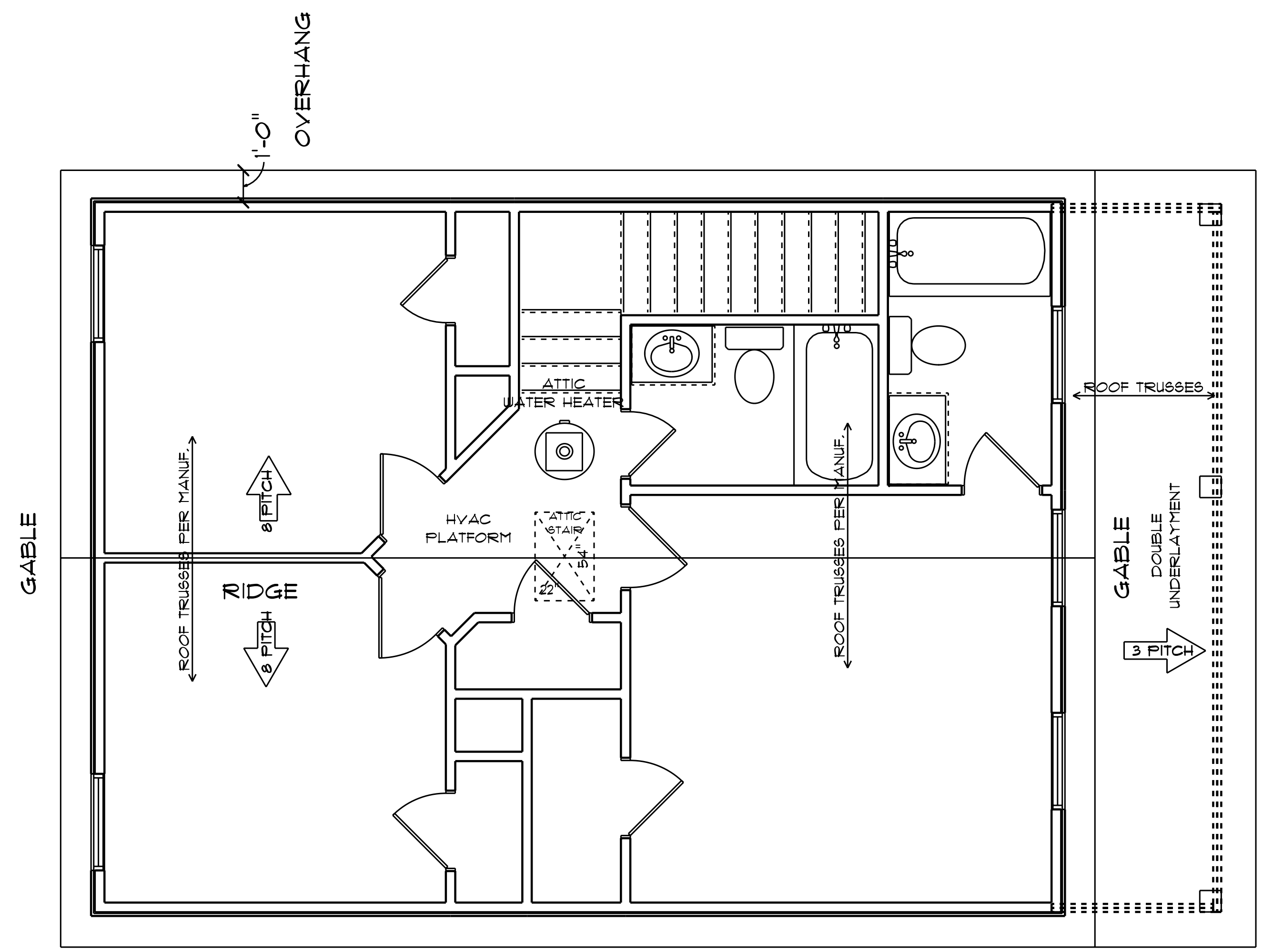

ROOF PLAN

NORTH CAROLINA PROFESSIONAL SEAL 041509 ENGINEER SETH J. WHEELER
6/6/24

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ncplanstogo@gmail.com
R.HOPKINS

ROOF VENTILATION CALCULATIONS

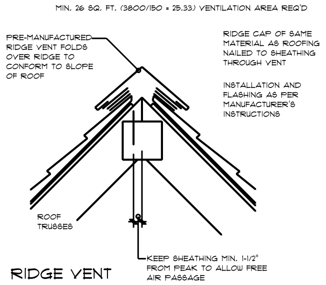
2" CONT. ALUM. SOFFIT VENT = 8 SQ. IN./FT. OF VENT AREA RIDGE VENT - 12.5 SQ. IN./FT. OF VENT AREA

MAIN BUILDING (AS PERSECTION R806.2 OF 2018 NCRC):

ATTIC VENTILATED AREA: 144 SQ. IN. x 1/300 = SQ. IN. VENT

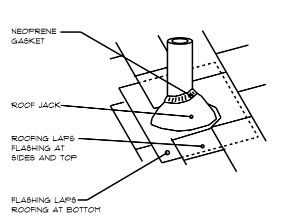
NOTE THAT "DORMER" STYLE THROUGH-ROOF EXHAUST VENTS MAY BE PROVIDED IN ADDITION TO OR IN LIEU OF RIDGE VENTS INDICATED.

MIN. 26 SQ. FT. (3800/150 = 25.33) VENTILATION AREA REQ'D

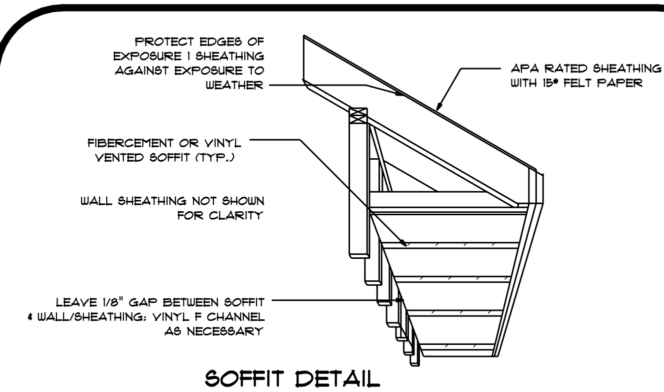


PRE-MANUFACTURED RIDGE VENT FOLDS OVER RIDGE TO CONFORM TO SLOPE OF ROOF
RIDGE CAP OF SAME MATERIAL AS ROOFING NAILED TO SHEATHING THROUGH VENT
INSTALLATION AND FLASHING AS PER MANUFACTURER'S INSTRUCTIONS
ROOF TRUSSES
KEEP SHEATHING MIN. 1-1/2" FROM PEAK TO ALLOW FREE AIR PASSAGE

RIDGE VENT



ROOF JACKS AND VENTS

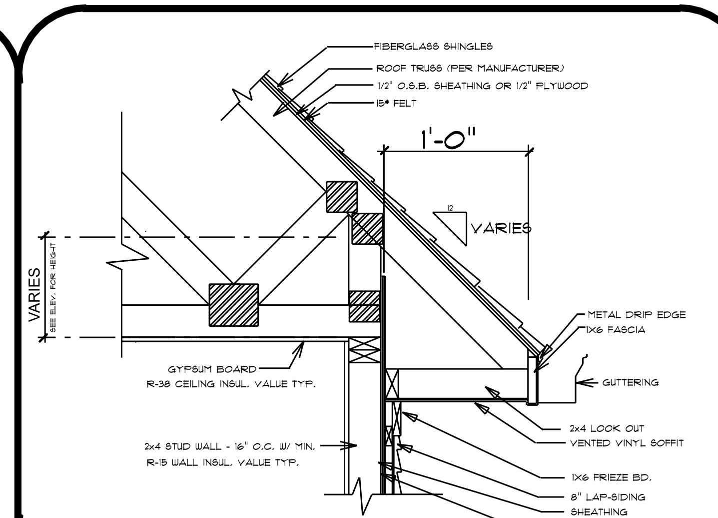


PROTECT EDGES OF EXPOSURE 1 SHEATHING AGAINST EXPOSURE TO WEATHER
APA RATED SHEATHING WITH 15# FELT PAPER
FIBERCEMENT OR VINYL VENTED SOFFIT (TYP.)
WALL SHEATHING NOT SHOWN FOR CLARITY
LEAVE 1/8" GAP BETWEEN SOFFIT & WALL/SHEATHING: VINYL F CHANNEL AS NECESSARY

SOFFIT DETAIL

VENTILATION NOTE:

BUILDER TO CONFIRM THE SQ. IN./FT. VENTED AREA w/ THEIR MANUF. OF VENTING PRODUCTS USED FOR THIS CONSTRUCTION SO THEY WILL COMPLY w/ THE CALCULATED SQ. IN./FT. OF VENTED AREA REQUIRED.
PROVIDE 12" OVERHANG THROUGHOUT U.N.O.



FIBERGLASS SHINGLES
ROOF TRUSS (PER MANUFACTURER)
1/2" O.S.B. SHEATHING OR 1/2" PLYWOOD
15# FELT
1'-0"
12
VARIES
VARIES
SEE ELEV. FOR HEIGHT
METAL DRIP EDGE
1X6 FASCIA
GUTTERING
GYPSUM BOARD
R-38 CEILING INSUL. VALUE TYP.
2x4 LOOK OUT
VENTED VINYL SOFFIT
2x4 STUD WALL - 16" O.C. W/ MIN. R-15 WALL INSUL. VALUE TYP.
1X6 FRIEZE BD.
8" LAP-SIDING
SHEATHING
HOUSEWRAP

TYPICAL CORNICE DETAIL (SIDING)
SCALE: 3/4" = 1'-0"

STRUCTURAL NOTES:

1. R.T. = ROOF TRUSS PER MANUFACTURER @ 24" O.C. MAX.

2. G.T. = GIRDER TRUSS PER MANUFACTURER

3. DESIGN AND LAYOUT OF ROOF TRUSSES SHALL BE PROVIDED BY MANUFACTURER. INSTALLATION SHALL BE PER MANUFACTUERERS INSTRUCTIONS.

4. ROOF TRUSS STRUCTURAL DESIGN FOR EXTERIOR WALL BEARING ONLY. CONSULT WITH ENGINEER OF RECORD SHOULD INTERIOR SUPPORT BE NECESSARY

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The Taylor 2024
1290 PLAN

REVISIONS: 04-08-2024
DRAWN: 05-15-2019

9251 MISENHEIMER RD
CHARLOTTE, NC

A-6

GENERAL NOTES

RESIDENTIAL FOUNDATIONS:

1) ALL CONTINUOUS WALL FOOTINGS ARE 8 " X 12 " FOR ONE-STORY AND 8"X16" FOR TWO-STORY HOUSES UNLESS OTHERWISE NOTED. REINFORCING IS TO BE AS NOTED ON PLANS. FOOTINGS ON ORIGINAL SOIL DO NOT NEED REBAR. REBAR IS REQUIRED ON ANY COMPACTED FILL REGARDLESS OF COMPACTION.
2) ALL INTERIOR PIERS ARE 8" X 16 " CMU UP TO A MAXIMUM HEIGHT OF 32 ". ALL PIERS OVER 32 " HIGH MUST BE FILLED WITH TYPE S MORTAR. MAXIMUM HEIGHT FOR 8 " X 16 " FILLED PIER IS 6'-8 ". PIERS LARGER THAN 8 " X 16 " ARE NOTED ON PLANS AND MUST BE FILLED WITH TYPE S MORTAR. FOR ONE-STORY STRUCTURES, PIER CAPS ARE TO BE 4 " SOLID MASONRY. FOR TWO-STORY STRUCTURES, PIER CAPS ARE TO BE 8 " OF SOLID MASONRY.
3) FOOTINGS FOR 8" X 16 " PIERS ARE 24 " X 36 " X 10 " UNLESS NOTED OTHERWISE. REINFORCING IS TO BE AS NOTED ON PLANS.
4) INTERIOR THICKENED SLAB FOOTINGS WHICH OCCUR IN BASEMENTS AND "SLAB ON GRADE" FLOORS ARE 10 " DEEP BY 16 " WIDE WITH 2-#4 REINFORCING BARS RUNNING CONTINUOUSLY UNLESS NOTED OTHERWISE. THICKENED FOOTINGS ARE REQUIRED UNDER ALL BEARING WALLS.
5) ALL REBAR SPLICES SHALL BE A MINIMUM OF 2'-0 " UNLESS OTHERWISE NOTED.
6) SHALLOW FOUNDATIONS ARE DESIGNED FOR AN ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF RECORD IF ANY SOILS ARE FOUND TO BE UNSUITABLE FOR THIS BEARING CAPACITY. THEE CONTRACTOR IS RESPONSIBLE FOR OBTAINING SOIL TESTING TO ENSURE THAT THE BEARING CAPACITY OF THE SOIL MEETS OR EXCEEDS THIS VALUE. ALL FILL IS TO BE COMPACTED TO 95% DENSITY AS MEASURED BY THE STANDARD PROCTOR TEST (ASTM D-698).
7) ALL SOILS AND FILL UNDER FLOORS AND/OR WITHIN OR UNDER BUILDINGS SHALL HAVE PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES. CERTIFICATION OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY.
8) ALL FOOTING EXCAVATIONS SHALL BE NEAT, STRAIGHT, AND LEVEL IN THE PROPER ELEVATIONS TO RECEIVE THE CONCRETE. EXCESSIVE VARIATIONS IN THE DIMENSIONS OF FOOTINGS OR SLABS WILL NOT BE PERMITTED. REINFORCING STEEL AND MESH SHALL BE ACCURATELY PLACED AND SUPPORTED TO MAINTAIN THEIR POSITION DURING THE CONCRETE POURING. EDGE FORMS SHALL BE USED FOR CONCRETE THAT WILL BE EXPOSED.
9) ALL SLAB PENETRATIONS ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR. PENETRATIONS INTERFERING WITH REINFORCING SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF CONCRETE.
10) ELEVATIONS DIFFERENCES BETWEEN THE BOTTOM OF ADJACENT FOOTINGS SHALL BE LESS THAN THEIR HORIZONTAL DISTANCE LESS ONE FOOT. DIFFERENTIAL HEIGHTS BETWEEN FOOTINGS CAN BECOME EXCESSIVE USUALLY WHERE A PIER FOOTING IN A CRAWLSPACE OR GARAGE FOOTING IS NEXT TO A BASEMENT WALL FOOTING.

SPECIAL FOUNDATION CONSIDERATIONS:

1) CAISSON FOUNDATIONS SHALL BE A MINIMUM OF 12 " DIAMETER DRILLED UNREINFORCED CONCRETE CAISSONS. CAISSONS SHALL EXTEND TO A MINIMUM DEPTH PROVIDING 2' PENETRATIONS INTO GOOD ORIGINAL GROUND. DEPTH OF DRILLING IS LIMITED TO 15'. THEREFORE, NO POOR MATERIAL MORE THAN 13' DEEP IS SUITABLE FOR A CAISSON FOUNDATION. A CAISSON CANNOT BE USED IF WATER RISES IMMEDIATELY INTO A DRILLED HOLE. PILES WILL HAVE TO BE USED IN SUCH CASES.
2) TREATED WOOD PILES WITH A MINIMUM DIAMETER OR 6 " AND A MINIMUM DESIGN LOAD OF SIX TONS ARE USED FOR ALL FOUNDATIONS WITH UNSUITABLE SOIL DEEPER THAN 13' OR WITH WATER IN DRILLED CAISSON HOLES. DRIVE PER NORTH CAROLINA OR SOUTH CAROLINA CODE.
3) SIZES AND REINFORCING FOR FOOTING CAPS OVER CAISSONS OR PILES SHALL BE AS SHOWN ON PLANS.
4) CHIMNEY FOOTINGS ARE TO BE 12 " LARGER THAN THE CHIMNEY FOOTPRINT BY 12 " THICK.
5) FOUNDATION WALLS BACKFILLED WITH DIRT WHICH SUPPORT STRUCTURAL FRAMING SHALL BE CONSTRUCTED AS FOLLOWS:
A)FOR EARTH FILL UP TO A MAXIMUM HEIGHT OF 4': USE 8 " CMU OR 8 " BRICK WITH BITUTHENE MEMBRANE WATERPROOFING ON EXTERIOR. FOOTINGS ARE TO BE 8 " X 16 " OR 8 " X 24 " AS NOTED ON THE PLAN.
B)FOR EARTH FILL 4' TO A MAXIMUM HEIGHT OF 9': USE 8 " X 24 " FOOTING WITH #4 AT 16 " DOWELS HOOKED IN FOOTING AND PROJECTING 18 " ABOVE FOOTINGS. USE 12 " CMU WALLS WITH #4 AT 16 " VERTICAL BARS LOCATED 4' FROM NON-DIRT FILL FACE, LAP ALL SPLICES 12 " AND USE DUR-O-WALL HORIZONTAL REINFORCING EVERY 8 " IN CMU JOINTS. INSTALL 1-#3 L-BAR WITH 24 " LEGS IN EVERY OTHER JOINT HORIZONTALLY AT ALL CORNERS; I.E., #3 CORNER BARS AT 16 " O.C. VERTICALLY. FILL ALL OPEN CELLS OF CMU WITH EITHER TYPE S OR M MORTAR OR FILL WITH 2,500 PSI CONCRETE. INSTALL WATERPROOF BITUTHENE MEMBRANE OR EQUAL.
C)IN LIEU OF THE PRECEDING DESIGN, BASEMENT WALLS MAY BE CONSTRUCTED IN ACCORDANCE WITH R404.1 OF THE CODE. HOWEVER, 24 " X 24 ", #3 CORNER BARS SHALL BE INSTALLED AT 16 " O/C VERTICALLY REGARDLESS OF THE WALL HEIGHT. ERECT ALL FRAMING BEFORE BACKFILLING.
7) FOR RETAINING WALLS WITHOUT FRAMING SEE SPECIAL DESIGNS ON DRAWINGS.

FRAMING CONSTRUCTION - OTHER THAN ROOF:

1) SEE TABLE R602.3(1) OF THE CODE FOR A FASTENER SCHEDULE FOR STRUCTURAL MEMBERS.
2) WOOD BEAMS SHALL BE SUPPORTED BY METAL HANGERS OF ADEQUATE CAPACITY WHERE FRAMING INTO BEAMS OR LEDGERS. THE ALLOWABLE LOAD CAPACITY OF THE HANGER SHALL BE EQUAL TO OR GREATER THAN THE LOAD SPECIFIED ON THE PLAN. WHERE NO LOAD IS SPECIFIED, THE "LIGHTEST" AVAILABLE HANGER FOR THE APPLICATION IS ACCEPTABLE.
3) CRAWL GIRDERS AND BAND WITH 4 " CURTAIN WALL AND PIER CONSTRUCTION SHALL BE 2-2 X 10 SOUTHERN YELLOW PINE #2 UNLESS NOTED OTHERWISE. MAXIMUM CLEAR SPANS ARE TO BE 4'-8 " (6'-0 " O/C SPACING OF PIERS).
TO AVOID OBJECTIONABLE CRACKING IN FINISHED HARDWOOD FLOORS OVER ANY GIRDERS, USE THE FOLLOWING PROCEDURE:
A)NAILING
I) ALL FLOOR JOISTS MUST BE TOENAILED TO THEIR SUPPORT GIRDERS WITH A MINIMUM OF 3-8D NAILS AT EACH END. LARGER NAILS WILL SPLIT AND RENDER THE TOENAIL INEFFECTIVE. NO END NAILING THROUGH THE GIRDER OR BAND IS PERMITTED.
II) IF DROPPED GIRDERS ARE USED, END LAP ALL JOISTS AND SIDE NAIL EACH WITH A MINIMUM OF 3-16D NAILS AT EACH END OF EACH JOIST. LEDGER STRIPS SHOULD BE SPACED 3 " APART AND NAILED WITH 3-16D NAILS AT EACH JOIST END.
III) NAIL MULTIPLE MEMBER BUILT-UP GIRDERS WITH TWO ROWS OF 16D NAILS STAGGERED AT 32 " O/C, 2 " DOWN FROM THE TOP AND 2 " UP FROM THE BOTTOM WITH 3-16D NAILS AT EACH END OF EACH PIECE IN THE JOIST THROUGH THE MEMBERS MAKING UP THE MULTIPLE GIRDER.
IV) THIS NAILING PATTERN WILL ENSURE A TIGHT FLOOR FROM THE OUTSIDE OF THE HOUSE TO THE OUTSIDE SO THAT WHEN THE FRAMING SHRINKS DURING THE FIRST HEATING SEASON, THE SHRINKAGE WILL BE UNIFORMLY DISTRIBUTED OVER THE ENTIRE FLOOR. IF THE GIRDER NAILING PATTERN IS OMITTED, THEN THE SHRINKAGE WILL ACCUMULATE OVER THE GIRDERS AND AN OBJECTIONABLE CRACK WILL DEVELOP IN THE FINISHED HARDWOOD FLOOR OVER THE GIRDER LINE.
B) AT ALL GIRDERS WHERE THE JOISTS CHANGE DIRECTION, INSTALL BRIDGING AT 6' O/C FOR A MINIMUM OF SIX JOIST SPACINGS BEYOND ANY JOIST DIRECTION CHANGE. THIS WILL INSURE SHRINKAGE DISTRIBUTION OVER THE FLOOR AND NOT LET IT ACCUMULATE AT THE GIRDER.
C) THERE MUST BE WOOD BLOCKING THRU BOLTED TO THE STEEL BEAM WITH JOISTS TOENAILED OR ATTACHED TO THE BEAM WITH METAL HANGERS UNDER ANY HARDWOOD FLOORS THAT PASS OVER A STEEL BEAM SUPPORTING FLOOR JOISTS. THIS CONDITION OFTEN EXISTS OVER BASEMENT AREAS.
4) ALL OTHER LUMBER MAY BE SPRUCE #2 UNLESS NOTED OTHERWISE.
5) "LAM" BEAMS MUST HAVE 3-2X4 STUD JACKS UNDER EACH END SUPPORT UNLESS NOTED OTHERWISE.
6) MASONRY LINTELS:
A)FOR SPANS UP TO 6': USE 3 ½" X 3 ½" X ¼" STEEL ANGLES.
B)FOR SPANS FROM 6' TO 10': USE 5 " X 3 ½" X 5/16 " STEEL ANGLES.
C)FOR SPANS FROM 9' TO 18': USE A PAIR OF 9-GAUGE WIRES IN EACH OF THE FIRST 3 COURSES OF BRICK ON A 5 " X 3 ½" X 5/16 " STEEL ANGLE. LAP ALL 9-GAUGE WIRE SPLICES A MINIMUM OF 12 " AND EXTEND WIRES A MINIMUM OF 12 " INTO JAMBS. TEMPORARILY SUPPORT THE STEEL ANGLES BEFORE LAYING MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS FOLLOWING THE INSTALLATION OF MASONRY.
D)WHEN STRUCTURAL STEEL BEAMS WITH BOTTOM PLATES ARE USED TO SUPPORT MASONRY, THE BOTTOM PLATE MUST EXTEND THE FULL LENGTH OF THE STEEL BEAM. THIS PROVIDES SUPPORT TO THE ENDS OF THE PLATE BY BEARING ON THE ADJACENT MASONRY JAMBS. THE BEAM SHOULD BE TEMPORARILY SHORED PRIOR TO LAYING THE MASONRY. THE SHORING MAY BE REMOVED FIVE DAYS AFTER LAYING THE MASONRY.
8) ALL BRICK VENEER OVER LOWER ROOFS (BRICK CLIMBS) MUST HAVE A STRUCTURAL ANGLE LAG SCREWED TO AN ADJACENT STUD WALL IN ACCORDANCE WITH DETAIL, WITH STEEL BRICK STOPS TO PREVENT SLIDING OF BRICK.
9) ALL RAFTER BRACES MUST HAVE TWO STUDS FROM PLATE THROUGH ALL FLOORS TO THE FOUNDATION OR SUPPORTING BEAM BELOW. NO BRACES SHALL BE ATTACHED TO TOP WALL PLATE WITHOUT STUDS DIRECTLY UNDER THEM.

MATERIALS SPECIFICATIONS:

CONCRETE GENERAL NOTES:

1) EXCEPT WHERE OTHERWISE NOTED, FOR ALL CONCRETE, THE PROPORTIONS OF CEMENT, AGGREGATE, AND WATER TO ATTAIN REQUIRED PLASTICITY AND COMPRESSIVE STRENGTH SHALL BE IN ACCORDANCE WITH ACI 318 CODE. CONCRETE SHALL BE 2,500 PSI IN 28 DAYS FOR FOOTINGS AND 3,000 PSI FOR WALLS, BEAMS, AND COLUMNS, UNLESS NOTED OTHERWISE.
2) BEFORE PLACING CONCRETE, ALL DEBRIS, WATER AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE PLACES TO BE OCCUPIED BY THE CONCRETE. THE PLACING OF ALL CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318 AND ASTM C94 REQUIREMENTS. PUMPING OF CONCRETE WILL BE PERMITTED ONLY WITH THE ENGINEER OF RECORD'S APPROVAL OF PROPOSED CONCRETE MIX AND METHOD OF PUMPING. CONCRETE SHALL BE RAPIDLY HANDLED FROM THE MIXER TO FORMS AND DEPOSITED AS NEARLY AS POSSIBLE TO ITS FINAL POSITION TO AVOID SEGREGATION DUE TO REHANDLING. CONCRETE TO BE SPADED AND WORKED BY HAND AND VIBRATED TO ASSURE CLOSE CONTACT WITH ALL SURFACES OF FORMS AND REINFORCING STEEL AND LEVELED OFF AT PROPER GRADE TO RECEIVE FINISH. ALL CONCRETE SHALL BE PLACED UPON CLEAN, DAMP SURFACES. VIBRATION SHALL BE APPLIED DIRECTLY TO THE CONCRETE AND SHALL BE SUFFICIENT TO CAUSE FLOW OF SETTLEMENT BUT NOT LONG ENOUGH TO CAUSE SEGREGATION OF THE MIX.
3) CONSTRUCTION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH ACI 301. ALL REINFORCING STEEL SHALL BE CONTINUOUS ACROSS JOINTS. IN SLABS ON GRADE, SAW CONTRACTION JOINTS SHALL NOT BE OVER 20 FEET CENTER TO CENTER EACH WAY. JOINTS SHALL BE SAWN A DEPTH OF ONE-THIRD OF THE SLAB THICKNESS. SAWING OF THE JOINTS SHALL COMMENCE AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING. FILL THE SAW CUTS WITH APPROVED JOINT FILLER AFTER THE CONCRETE HAS CURED.
4) CONCRETE, WHEN DEPOSITED, SHALL HAVE A TEMPERATURE NOT BELOW 50 %%DAND NOT ABOVE 90 %%D THE METHODS AND RECOMMENDED PRACTICES AS DESCRIBED IN ACI 306 SHALL BE FOLLOWED FOR COLD WEATHER CONCRETING AND ACI 305 FOR HOT WEATHER CONCRETING.
5) FRESHLY PLACED CONCRETE SHALL BE PROTECTED FROM PREMATURE DRYING BY ONE OF THE FOLLOWING METHODS:
A)PONDING OR CONTINUOUS SPRINKLING.
B)ABSORPTIVE MAT OR FABRIC KEPT CONTINUOUSLY WET.
C)WATERPROOF PAPER CONFORMING TO ASTM C171
D)APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND.
THE CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OR DAYS WHEN THE AMBIENT TEMPERATURE ABOVE 50 %%DHAS TOTALED SEVEN. DURING CURING, THE CONCRETE SHALL BE PROTECTED FROM ANY MECHANICAL INJURY, LOAD STRESSES, SHOCK, VIBRATION, OR DAMAGE TO FINISHED SURFACES.
6) REINFORCING STEEL BARS SHALL BE DEFORMED IN ACCORDANCE WITH ASTM A305 AND OR A408 AND FORMED OF ASTM A615-78 GRADE 60 STEEL. WELDED WIRE FABRIC REINFORCING TO BE ASTM A185 STEEL WIRE. ACCESSORIES SHALL CONFORM TO THE CRSI "MANUAL OF STANDARD PRACTICE". THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED OVER REINFORCING BARS:
A)EXPOSED TO EARTH ....3"
B)EXPOSED TO WEATHER ....1 ½"
C)SLABS NOT EXPOSED TO WEATHER .... ¾"
D)BEAMS AND COLUMNS ....1 ½"

MASONRY GENERAL NOTES:

1) MASONRY WALLS ARE TO BE OF THE SIZES AND IN THE LOCATIONS SHOWN ON THE PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ACI 530.
2) HOLLOW LOAD BEARING UNITS: ASTM C90 MADE WITH LIGHTWEIGHT OR NORMAL WEIGHT AGGREGATES. GRADE N-I UNITS SHALL BE PROVIDED FOR EXTERIOR AND FOUNDATION WALLS. GRADE N-I OR S-I UNITS SHALL BE PROVIDED FOR OTHER LOAD-BEARING WALLS OR PARTITIONS.
3) CONCRETE BUILDING BRICK: ASTM C55 MADE WITH LIGHTWEIGHT OR NORMAL AGGREGATES, GRADE N-I OR S-I EXCEPT THAT BRICK EXPOSED TO WEATHER SHALL BE N-I.
4) MORTAR: ASTM C270-95, TYPE S PREPACKAGED MORTAR MIX WHICH SHALL NOT CONTAIN ANY NON-CEMENTITIOUS FILLERS COMBINED WITH NOT MORE THAN THREE PARTS SAND PER ON PART MIX.
5) REINFORCING STEEL: ASTM A615 GRADE 60 STEEL DEFORMED BARS WHERE INDICATED ON THE PLANS. WHERE REINFORCING BARS ARE INSTALLED IN THE CELLS OF CONCRETE MASONRY UNITS, THEY SHALL BE SECURED WITH WIRE TIES AT INTERVALS NOT EXCEEDING 24 " O/C TO MAINTAIN THE BARS LOCATION IN THE CELL. THE TOLERANCE FOR SPACING OF VERTICAL BARS IS %%PINCHES ALONG THE LENGTH OF THE WALL. THE TOLERANCE FOR THE DISTANCE BETWEEN THE FACE OF THE CONCRETE MASONRY UNIT AND THE CENTER OF THE BAR SHALL NOT EXCEED %%P.
6) MORTAR PROTRUSION SHALL BE LESS THAN ½". A PROTRUSION OF ½" OR GREATER MUST BE REMOVED BEFORE GROUTING.
7) HORIZONTAL JOINT REINFORCEMENT: ASTM A82 FABRICATED FROM COLD DRAWN STEEL WIRE AND HOT DIP ZINC COATED (ASTM A153). IT SHALL CONSIST OF TWO OR MORE PARALLEL, LONGITUDINAL WIRES 0.1875 " IN DIAMETER WITH WELD-CONNECTED CROSS WIRES 0.1483 " IN DIAMETER AT A MINIMUM OF 16 " O/C. JOINT REINFORCEMENT IS TO BE INSTALLED IN EVERY OTHER COURSE AND IN THE FIRST TWO COURSES AT THE BOTTOM AND TOP OF WALL OPENINGS AND SHALL EXTEND NOT LESS THAN 24 " PAST THE OPENING. SPLICES SHALL OVERLAP NOT LESS THAN 12 ".
8) EXECUTION: MASONRY UNITS SHALL BE LAID IN A RUNNING BAND PATTERN UNLESS NOTED OTHERWISE. THE WALLS SHALL BE CARRIED UP LEVEL AND PLUMB WITHIN THE TOLERANCES SPECIFIED IN ACI 530.1-88, SECTION 2.3.3.2. IF NONSTANDARD DIMENSIONS ARE ENCOUNTERED, BLOCK SHALL BE CUT WITH A MASONRY SAW TO FIT, NOT BY STRETCHING OR SHRINKING JOINTS. UNFINISHED WORK SHALL BE STEPPED BACK FOR JOINING WITH NEW WORK. TOOTHING WILL NOT BE PERMITTED EXCEPT WHERE SPECIFICALLY APPROVED. DAMAGED UNITS ARE TO BE CUT OUT AND NEW UNITS SET IN PLACE.
9) THE FILLED CELLS AND BOND BEAM BLOCKS OF REINFORCED MASONRY WALLS ARE TO BE FILLED WITH ASTM C476-91, GROUT FOR MASONRY WITH MINIMUM COMPRESSIVE STRESS OF 2,000 PSI AND SLUMP RANGE OR 8 " TO 11 ". THE OUTSIDE FACE OF THE BOTTOM BLOCK OF EACH CELL IS TO BE BROKEN OUT FOR INSPECTION OF REINFORCING AND CLEAN OUT OF MORTAR DROPPINGS IN CELL. THE GROUT IS TO BE PUMPED INTO THE CELL IN MAXIMUM FIVE FOOT LIFTS AND IMMEDIATELY VIBRATED TO MINIMIZE ANY VOIDING OF THE GROUT. RECONSOLIDATE EACH LIFT BY VIBRATING SEVERAL INCHES INTO THE PRECEDING LIFT BEFORE PLASTICITY IS LOST. RECONSOLIDATE THE TOP LIFT AND FILL WITH GROUT ANY SPACE LEFT BY SETTLEMENT SHRINKAGE.
10) WHERE PARTITIONS FALL BETWEEN FLOOR JOISTS OR TRUSSES, 2 X 4 LADDERS AT 16 " O/C MUST BE PLACED PERPENDICULAR TO THE TRUSSES TO SUPPORT THE PLYWOOD DECKING. THE LADDERS SHALL BE SUPPORTED WITH SIMPSON "Z" CLIP OR SIMILAR DEVICE.
11) ALL WOOD I-JOISTS AND OPEN JOISTS MUST BE BRACED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS PLUS DETAILS SHOWN ON PLANS. LOAD-BEARING PARTITIONS, JACKS, BEAMS AND COLUMN SUPPORTS MUST BE SOLID BLOCKED THROUGH FLOOR. TRUSSES AND PLYWOOD SHALL NOT CARRY CONCENTRATED POINT LOADS. I-JOIST MATERIAL SHOULD NOT BE USED AS BLOCKING UNDER CONCENTRATED POINT LOADS. ALL POINT LOADS MUST BE CARRIED TO FOUNDATIONS WITH ADEQUATE BLOCKING AND/OR BEAMS.
12) ALL STEEL COLUMNS WHERE STEEL COLUMNS BEAR ON CONCRETE OR MASONRY, UNLESS OTHERWISE NOTED, A 5/8 " X 6 ½" X 6 ½" OR 5/8 " X 3 ½" X 8 " BASE PLATE SHALL BE USED TO SPREAD THE COLUMN LOAD ACROSS THE BEARING SURFACE. BASE PLATES SHALL BE BOLTED WITH AT LEAST TWO ½" DIAMETER ANCHOR BOLTS OR EXPANSION BOLTS TO CONCRETE OR MASONRY.
13) UNLESS NOTED OTHERWISE ON PLANS, ALL EXTERIOR FACING WALL STUDS TALLER THAN 10' SHALL BE CONSTRUCTED AS FOLLOWS:
A) WALLS 10' TO 12' HIGH: BALLOON FRAME 2 X 4 STUDS AT 12 " O/C WITH ½" OSB SHEATHING AND 3 KING STUDS ON EACH SIDE OF EACH OPENING NAILED SECURELY TO THE HEADER.
B) WALLS 12' TO 20' HIGH: BALLOON FRAME 2 X 6 STUDS AT 16 " O/C (½" OSB SHEATHING REQUIRED FOR WALL HEIGHTS > 17'). PROVIDE 2-1 ¾" X 5 ¼" LVL KING STUDS ON EACH SIDE OF OPENINGS 3' TO 6' WIDE AND 2-2 X 6 KING STUDS FOR OPENINGS LESS THAN 3' WIDE. FASTEN KING STUDS SECURELY TO ALL HEADERS WITH A MINIMUM OF 12-16D NAILS OR 4-3/8 " DIAMETER LAG SCREWS EMBEDDED A MINIMUM OF 4 " INTO THE HEADER.
C) GABLE END WALLS OR ROOMS WITH VAULTED CEILING JOISTS: BALLOON FRAME WALL AND PROVIDE TRIPLE KING STUD ON EACH SIDE OF OPENINGS, NAILED SECURELY TO THE HEADER.
D) TWO-STORY HIGH FOYER WALLS LESS THAN 9' WIDE: EXTEND 3 ½" X 9 ¼" PSL MEMBER WITH 3-2 X 4 FLAT PLATES ACROSS THE ENTIRE WALL. LOCATE THE BEAM NEAR MID-HEIGHT OF THE WALL AT OR NEAR FIRST FLOOR TOP PLATE.
NOTE: SEE SPECIAL DESIGN OR ENGINEER FOR WALLS TALLER THAN 20', WHEN OPENINGS IN HIGH WALLS EXCEED 6' IN WIDTH, OR IF THE WALL CANNOT BE CONSTRUCTED USING ANY OF THE METHODS MENTIONED.
14) CONTINUOUS 2 X 6 BRIDGING SHALL BE NAILED TO DIAGONAL OR VERTICAL WEB MEMBERS OF ALL OPEN-WEB FLOORS TRUSSES OVER 10' LONG. THEY SHALL BE INSTALLED NEAR MID-SPAN AS A LOAD DISTRIBUTION MEMBER. IF THE 2 X 6 BRIDGING IS NOT CONTINUOUS, LAB ENDS OF BRIDGING ONE TRUSS SPACE.
15) LOWER STUD WALLS FOR BUILDINGS OVER TWO STORIES, BUT NOT MORE THAN THREE STORIES "
A) INTERIOR WALLS
I) LOAD BEARING .... 2 X 4 @ 12 " O/C
II) NON LOAD BEARING .... 2 X 4 @ 12 " O/C
B) EXTERIOR WALLS
I) USE 2 X 6 AT 16 " O/C WITH ½" X 4' X 8' PLYWOOD SHEATHING AT ALL CORNERS AND EVERY 25'; OR USE 2 X 4 AT 12 " O/C WITH ½" PLYWOOD SHEATHING SOLID ON WALLS.
16) HEADERS SHALL BE AS SHOWN UNLESS NOTED DIFFERENTLY ON PLANS:
A) INTERIOR AND EXTERIOR
I) SPANS UP TO 2'-6 " .... 2-2 X 6'S
II) SPANS 2'-6 " TO 3'-6 " .... 2-2 X 8'S
III) SPANS 3'-6 " TO 6'-6 " .... 2-2 X 10'S
IV) SPANS 6'6" OR MORE .... SEE PLAN
B) HEADERS WIDER THAN 5' SHALL HAVE A MINIMUM OF THREE KING STUDS ON EACH SIDE UNLESS NOTED OTHERWISE.
17) WHEN CEILING JOISTS ARE PARALLEL TO AN EXTERIOR WALL, TIE THE RAFTERS NEAR THE TOP PLATE TO CEILING JOISTS WITH A 2 X 6 STRONG-BACK A MINIMUM OF 6' LONG AT 4 FEET ON CENTER ACROSS THE TOP OF THE CEILING JOISTS. 2 X 4 RAFTER TIES SHALL BE FASTENED TO THE SIDE OF THE RAFTER AND THE STRONG-BACK.
18) AT ALL EXTERIOR DIAGONAL WALL PANELS, EACH PANEL SHALL BE NAILED TO EACH ADJACENT PANEL WITH 5-16D NAILS OR TIED TOGETHER WITH METAL STRIPPING NAILED AT FOUR LOCATIONS BETWEEN FLOORS WITH A MINIMUM OF 2-16D NAILS INTO EACH PANEL AT EACH STRAP. THIS WILL AVOID VERTICAL CRACKING IN PANEL JOINTS DUE TO HORIZONTAL OSCILLATING PANELS.
19) AT ALL STAIRS, EVERY STUD AT EACH STRINGER MUST BE NAILED TO EACH STRINGER WITH A MINIMUM OF 2-16D NAILS. THIS WILL AVOID CRACKING BETWEEN WALLBOARD AND TOP OF BASE MOLDING DUE TO VERTICAL OSCILLATION OF STAIR STRINGERS.
20) ROOF TRUSSES THAT HAVE NON-BEARING PARTITIONS PASSING UNDER THEM SHOULD BE NAILED TO THE PARTITION PLATES TO AVOID CEILING-WALL CRACKING.
21) ROOF TRUSSES CLOSE TO SIDE WALLS FRAMING AND USED AS DEAD WOOD FOR SHEETROCK BOARDS SHOULD BE NAILED TO THE WALL FRAMING TO PREVENT CEILING-WALL CRACKING.
22) ALL STRUCTURAL FRAMING LUMBER EXPOSED DIRECTLY TO THE WEATHER OR BEARING DIRECTLY ON EXTERIOR MASONRY PIERS OR CONCRETE SHALL BE TREATED. ALL WOOD IN CONTACT WITH THE GROUND IS TO BE GROUND-CONTACT APPROVED. ALL WOOD EXPOSED DIRECTLY TO THE WEATHER SHALL BE PROTECTED TO PREVENT THE OCCURRENCE OF ROT.
23) UNLESS OTHERWISE DETAILED, ALL STICK-BUILT "FALSE CHIMNEYS" SHALL BE CONSTRUCTED WITH 2 X 4 STUDS AT 12 " O/C, BALLOON-FRAMED FROM ATTIC CEILING OR FLOOR. FASTEN 15/32 " CDX PLYWOOD ON ALL SIDES OF THE CHIMNEY ALONG THE FULL LENGTH OF THE STUDS. FASTEN EACH STUD TO THE SUPPORTING BEAM OR CEILING JOIST WITH A 1 ½" X 24 ", 18-GAUGE METAL STRAP, OR A SIMILAR CONNECTOR.
24) ITEM UNCHANGED, BUT MOVED FROM UNDER #14 ON OLD PAGE 2:
NOTE: ALL POINT LOADS FROM ROOF BRACES, JACK STUDS, BEAM SUPPORTS - WHETHER WOOD OR STEEL - CANNOT BEAR ON SHEATHING ALONE. BLOCKING EQUAL TO OR BETTER THAN THE POINT LOAD SUPPORTS ABOVE MUST BE CARRIED THROUGH ALL CONSTRUCTION TO THE FOUNDATION.
25) NOTE TO APPLY TO ALL HARD COAT STUCCO EXTERIOR FINISHES:
A) JOINTS ARE NECESSARY AT THE FOLLOWING LOCATIONS:
I) HORIZONTALLY AT EACH FLOOR LINE.
II) NO AREAS LARGER THAN 144 S.F. SURFACE EXPOSED.
III) NO DIMENSION LONGER THAN 18'.
IV) NO DIMENSION LONGER THAN 2 ½ TIMES THE SHORTEST DIMENSION.
B) DRIP SCREED REQUIRED AT THE BOTTOM OF ALL WALLS 2 " ABOVE PAVED AREAS AND 4' ABOVE GRADE.
C) SEE ASTM 926 AND 1063 FOR FURTHER INFORMATION.
D) APPLICATION OF AN APPROVED CHEMICAL CURING COMPOUND.
THE CURING SHALL CONTINUE UNTIL THE CUMULATIVE NUMBER OR DAYS WHEN THE AMBIENT TEMPERATURE ABOVE 50 %%DHAS TOTALED SEVEN. DURING CURING, THE CONCRETE SHALL BE PROTECTED FROM ANY MECHANICAL INJURY, LOAD STRESSES, SHOCK, VIBRATION, OR DAMAGE TO FINISHED SURFACES.

DESIGN CRITERIA:

I. DESIGN LOADS ARE ALL DEAD LOADS PLUS:

A.	SLEEPING ROOMS	30 PSF
B.	ALL OTHER FLOORS	40 PSF
C.	BALCONIES	60 PSF
D.	ATTIC FLOOR LIVE LOADING WITH THE FOLLOWING:	
I.	AREA ACCESSIBLE BY STAIRS	40 PSF
II.	ROOF SLOPES >3:12	20 PSF
III.	ROOF SLOPES <3:12	10 PSF
E.	ROOF LIVE LOAD	20 PSF
F.	WIND LOAD	115 MPH
G.	SNOW LOAD	20 PSF
H.	SEISMIC ZONE	C

ROOF CONSTRUCTION:

1) ALL ROOF TRUSSES MUST BE BUILT IN ACCORDANCE WITH TRUSS MANUFACTURERS' REQUIREMENTS. TIE-DOWN CONNECTIONS TO RESIST UPLIFT SHALL BE INSTALLED WHERE REQUIRED. WHEN ROOF TRUSS MANUFACTURERS DO NOT PROVIDE THE REQUIRED CONNECTORS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ROOF TRUSS ENGINEER OR THE ENGINEER OF RECORD TO PROVIDE AN ADEQUATE CONNECTOR.
2) IN ADDITION TO THE CODE'S FASTENER SCHEDULE, UNLESS NOTED OTHERWISE ON THE PLAN, ROOF MEMBERS SHALL BE TIED DOWN WITH ADDITIONAL METAL CONNECTORS AS FOLLOWS:
A) STICK-FRAMED RAFTER MEMBERS EXCEEDING 10' IN LENGTH, AS MEASURED FROM THEIR HORIZONTAL PROJECTION, AND ALL ROOFS OVER UNENCLOSED AREAS SUCH AS PORCHES USE SIMPSON H2.5 CONNECTORS EVERY 4' OR AT EVERY THIRD RAFTER TO FASTEN THE LOWER END OF THE RAFTER TO THE TOP PLATE.
B) ALL LOWER ENDS OF VALLEY AND HIP MEMBERS WHICH BEAR ON A TOP PLATE USE A SIMPSON HCP OR EQUIVALENT CONNECTOR.
3) RAFTERS SHALL BE 2 X 6 AT 16 " O/C SPRUCE-PINE-FUR #2 FOR SHINGLES EXCEPT AS NOTED. THEY ARE TO BE CUT INTO HIPS, RIDGES, ETC., UNLESS NOTED OTHERWISE. TILE, SLATE AND OTHER HEAVY ROOF COVERINGS SHALL USE 2 X 8 AT 16 " O/C SPRUCE-PINE-FUR #2 RAFTERS UNLESS NOTED OTHERWISE.
4) COLLAR TIES SHALL BE 2 X 6 AT 48 " O/C AT ALL RIDGES UNLESS NOTED OTHERWISE AND LOCATED A NOMINAL 3' BELOW THE RIDGE. VAULTED CEILINGS REQUIRE SPECIAL COLLAR TIE OR RIDGE BEAM DETAILS. SEE THE END OF TABLE R802.5.1. IN THE CODE UNLESS OTHERWISE DETAILED ON THE PLAN.
5) A MINIMUM OF THREE COLLAR TIES SHALL BE USED AT ALL RIDGES EVEN IF TWO TIES MUST BE PUT ON ONE SET OF RAFTERS.
6) ALL HIPS AND RIDGES ARE A SIZE LARGER THAN RAFTERS UNLESS NOTED OTHERWISE.
7) ALL HOGS ON CEILING JOISTS OR RAFTERS ARE 12' LONG AND 2 X 6'S UNLESS NOTED OTHERWISE. RAFTERS MAY BE SPLICED OVER HOGS. SPLICE RAFTER HOGS ONLY AT A ROOF BRACE.
8) GABLE END FRAMING MUST BE BRACED PARALLEL TO RIDGES WITH A MINIMUM OF 2 X 6 DIAGONAL BRACES AT 6' O/C ALONG THE GABLE WALL TO INTERIOR CEILING JOISTS. BRACES TO BEAR ON 2 X 6 HOGS AND TO THE GABLE WALL AT APPROXIMATELY MID-HEIGHT OF GABLE WALLS. BRACES SHALL BE AT AN ANGLE OF APPROXIMATELY 45%%D. OTHER BRACING MAY BE USED WITH THE DESIGN ENGINEER'S APPROVAL.
9) GABLE END FRAMING MUST BE BRACED PARALLEL TO RIDGES WITH A MINIMUM OF 2 X 6 DIAGONAL BRACES AT 6' O/C ALONG THE GABLE WALL TO INTERIOR CEILING JOISTS. BRACES TO BEAR ON 2 X 6 HOGS AND TO THE GABLE WALL AT APPROXIMATELY MID-HEIGHT OF GABLE WALLS. BRACES SHALL BE AT AN ANGLE OF APPROXIMATELY 45%%D. OTHER BRACING MAY BE USED WITH THE DESIGN ENGINEER'S APPROVAL.
10) CEILING JOISTS WHEN ERECTED PARALLEL TO RAFTERS MUST BE SISTERED TO RAFTERS AND NAILED WITH 3-16D NAILS AT EACH RAFTER. IF A KNEEWALL IS USED AND CEILING JOISTS CANNOT TOUCH RAFTERS, THEN RAFTERS MUST BE TIED TO THE CEILING JOISTS USING 2 X 4 OR 1 X 6 RAFTER TIES SPACED NO MORE THAN 4 " ON CENTER.
D) ALL ROOF BRACES ARE 2-2 X 4 NAILED WITH 16 PENNY NAILS AT 9 " O/C VERTICALLY FROM TOP TO BOTTOM. BRACES LONGER THAN 10' MUST BE BRACED HORIZONTALLY IN TWO DIRECTIONS AT MID-HEIGHT.
E) MAXIMUM SPACING OF ROOF BRACES IS TO BE AS FOLLOWS:
I) FOR 2 X 6 HOG .... 6'-0 " O/C
II) FOR 2 X 8 HOG .... 7'-6 " O/C

LUMBER GENERAL NOTES:

1) ALL COMMON FRAMING LUMBER IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS AT 19% MOISTURE CONTENT:

MATERIAL	FB (PSI)	FT (PSI)	FC (PSI)(PERP)	E (PSI)
# 2 SPRUCE PINE FUR	875	450	425	1,400,000
SOUTHERN YELLOW PINE	1,150	600	480	1,600,000

2) ALL STRUCTURAL COMPOSITE LUMBER (LVL, LSL, PSL) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION	FB (PSI)	FC (PSI)(PARALLEL)	FC (PSI)(PERP.)	E (PSI)
GIRDERS & BEAMS (LVL,PSL)	2,600	2,310	650	1,900,000
COLUMNS (LSL) & RIMBOARDS	1,700	1,400	400	1,300,000

3) ALL GLUE LAMINATED TIMBER (GLU-LAM) IS TO MEET THE FOLLOWING MINIMUM SPECIFICATIONS:

APPLICATION	FB (PSI)	FC (PSI)(PARALLEL)	FC (PSI)(PERP.)	E (PSI)
GIRDERS & BEAMS	2,400	1,700	740	1,700,000
COLUMNS	1,600	1,550	560	1,500,000

4) OPEN WEB FLOOR TRUSSES:

APPLICATION	FB	
TOP & BOTTOM CHORDS	2,500	1.9E MSR LUMBER
COLUMNS (LSL) & RIMBOARDS	950	1.4E LUMBER

5) WHERE THREE OR FOUR-PLY "LAM" BEAMS ARE SIDE-LOADED (JOISTS FRAME INTO THE SIDE AT THE OUTSIDE PLIES), FASTEN ALL PLIES TOGETHER WITH TWO ROWS OF ½" DIAMETER BOLTS AT 16 " O/C. THE BOLTS SHALL BE LOCATED A MINIMUM OF 2 ½" AND A MAXIMUM OF 3 ½" FROM THE TOP OR BOTTOM OF THE BEAM.

6) BUILT-UP WOOD COLUMNS CONSISTING OF MULTIPLE STUDS SHALL HAVE EACH LAMINATION NAILED WITH 16D NAILS AT 9 " O/C.

PLANS PERMITTED IN NORTH CAROLINA ARE DESIGNED TO MEET THE 2018 NORTH CAROLINA RESIDENTIAL BUILDING CODE, LATEST EDITION W/AMENDMENTS AS ISSUED BY THE STATE OF NORTH CAROLINA

PLANS PERMITTED IN SOUTH CAROLINA DESIGNED TO MEET 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE AS ISSUED BY THE STATE OF SOUTH CAROLINA, WITH MODIFICATIONS AS REQUIRED TO MEET LOCAL BUILDING CODES FOR EACH APPLICABLE JURISDICTION.

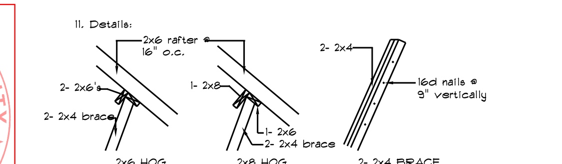
REFER TO THE RELEVANT CODE FOR ANY ADDITIONAL INFORMATION NOT COVERED IN THESE NOTES OR THE DESIGNS. ENGINEERING DESIGN IS FOR STRUCTURAL INFORMATION ONLY. THE ENGINEER OF RECORD DOES NOT ACCEPT RESPONSIBILITY FOR DIMENSION ERRORS, ARCHITECTURAL ERRORS, DETAILING OF WATERPROOFING, PLUMBING, ELECTRICAL, OR MECHANICAL INFORMATION OR ANY PART OF THE PLAN NOT RELEVANT TO THE STRUCTURAL INFORMATION.

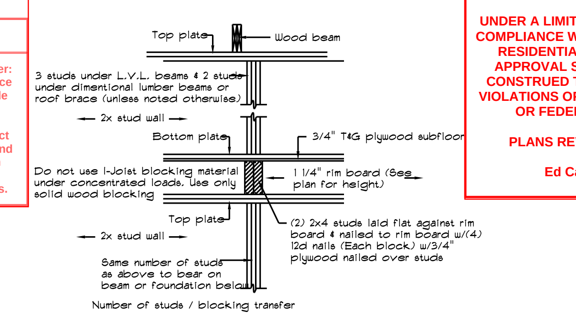
MECKLENBURG COUNTY NORTH CAROLINA MAY 20, 1775

MECKLENBURG COUNTY CODE ENFORCEMENT

Residential Plan Review Disclaimer: A limited plan review for compliance with the NC State Residential Code was performed on these plans. It is the Responsibility Of The Contractor to construct this project using good engineering practice and in full compliance with the North Carolina Residential Code, local ordinances, and State regulations.

11. Details:





Number of studs / blocking transfer load detail at engineered floor system

APPROVED
07/01/2024

UNDER A LIMITED REVIEW FOR COMPLIANCE WITH THE 2018 NC RESIDENTIAL CODE. THIS APPROVAL SHALL NOT BE CONSTRUED TO PERMIT ANY VIOLATIONS OF LOCAL, STATE, OR FEDERAL LAWS.

PLANS REVIEWED BY:

Ed Calhoun

NORTH CAROLINA PROFESSIONAL SEAL 041509 ENGINEER SETH J. WHEELER 6/6/24

NORTH CAROLINA RESIDENTIAL STRUCTURES PC No. 3295 CERTIFICATE OF AUTHORIZATION

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GENERAL NOTES

REVISIONS:

DRAWN DATE: 05/16/2023

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