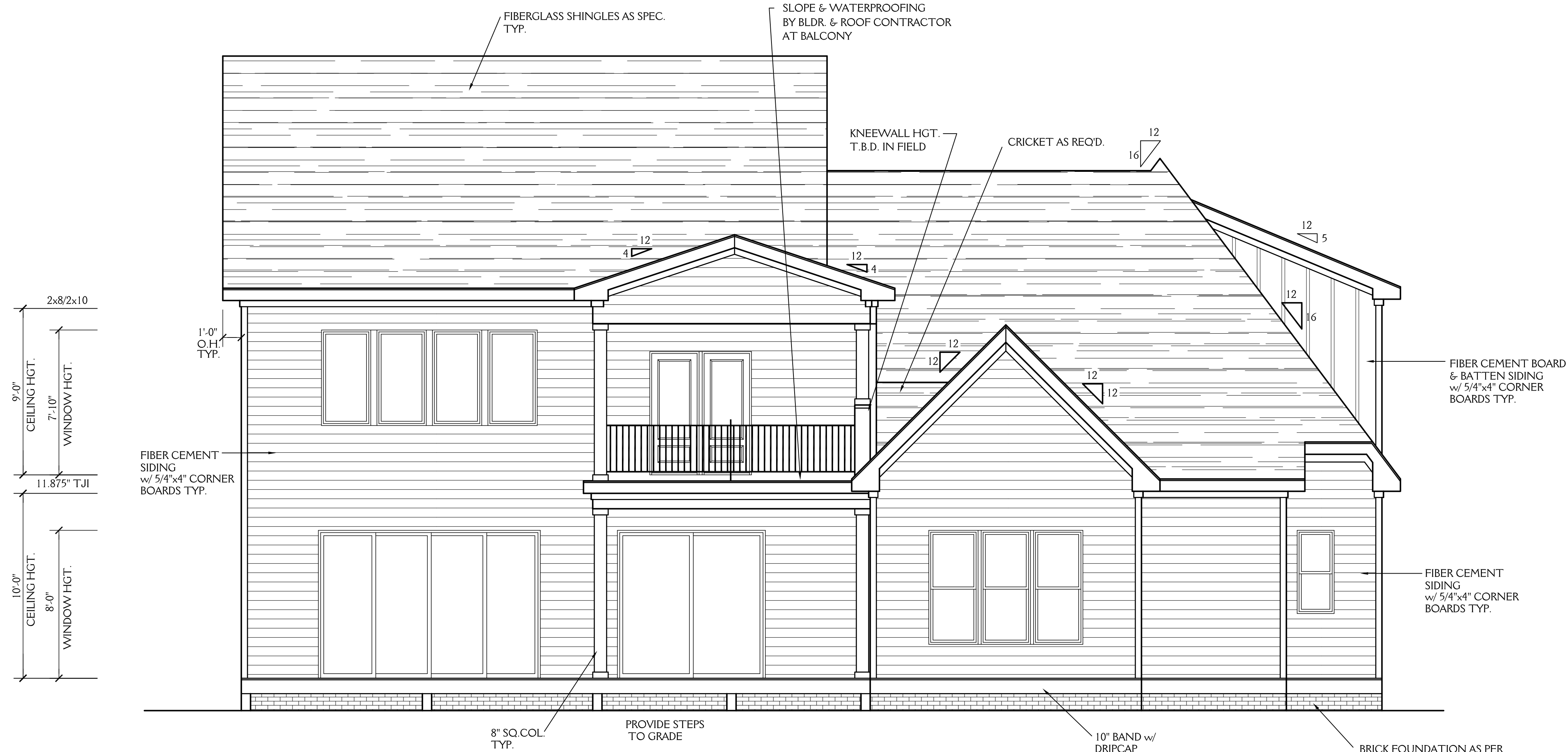


FRONT ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

SCALE 1/4"=1'-0"

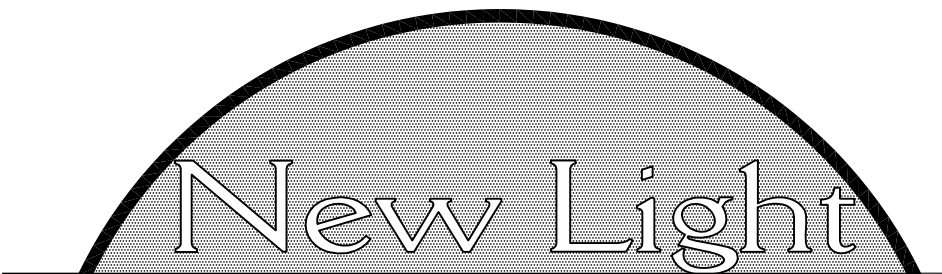
NOTE:

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PLANS DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE
HOUSE DESIGNED FOR 115 MPH 3 SECOND GUST (89 FASTEST MILE), EXPOSURE B
ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF ALL PLATES SPLICES
ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE

MEAN ROOF HEIGHT =		< 30'-0"			
COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS					
MEAN ROOF HEIGHT	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'	
ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2	
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5	
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5	
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8	
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0	

MINIMUM VALUES FOR ENERGY COMPLIANCE:
ZONE 4 MAX GLAZING U-FACTOR = 0.32 CEILING R-38 WALLS R-15 FLOORS R-19



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919-880-1287

J&W CUSTOM HOMES JOHNSON RESIDENCE		SHEET 1 OF 6
DRAWN BY: JD	DATE: 6-5-22	
REVISIONS:		PROJECT NO. 2218

NOTE: BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN, DESIGNER IS RELEASED FROM ANY AND ALL LIABILITY ASSOCIATED WITH THE CONSTRUCTION OF THIS CUSTOM RESIDENCE. THIS PLAN IS DESIGNED UNDER THE 2018 NORTH CAROLINA RESIDENTIAL CODE



10" BAND w/
DRIPCAP
TYP.

LEFT ELEVATION

BRICK FOUNDATION AS PER
BLDR. SELECTION



PROVIDE STEPS
TO GRADE

BRICK VENEER AS PER
BLDR. SELECTION

BRICK FOUNDATION AS PER
BLDR. SELECTION

10" BAND w/
DRAINCAP
TYP.

PROVIDE STEPS
TO GRADE

RIGHT ELEVATION

Residential Design, L.L.C.
919-880-1287

JOHNSON RESIDENCE

DATE:	6-5-22
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SHEET
2
OF 6

PROJECT NO.	2218
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ALL DIMENSIONS ARE TO BE VERIFIED BY OWNER/BUILDER
BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN,
DESIGNER IS RELEASED FROM ANY AND ALL LIABILITY ASSOCIATED
WITH THE CONSTRUCTION OF THIS CUSTOM RESIDENCE.
THIS PLAN IS DESIGNED UNDER THE 2018 NORTH CAROLINA
RESIDENTIAL CODE

CONSTRUCTION TO MEET OR EXCEED ALL REQUIREMENTS
OF THE 2018 NC RESIDENTIAL BUILDING CODE

1. SEE SECTION R310 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL EMERGENCY ESCAPE & RESCUE OPENING REQUIREMENTS.
SEE SECTION R303 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR LIGHT & VENTILATION REQUIREMENTS.
SEE SECTION R310.1 & R311 OF THE 2018 NC RESIDENTIAL BUILDING CODE EGRESS REQUIREMENTS.
2. BUILDER & WINDOW SALESMAN TO CONFIRM THAT WINDOWS CHOSEN MEET ALL REQUIREMENTS OF SECTION R310 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
3. SEE SECTION R308.4 OF THE 2018 NC RESIDENTIAL BLDG. CODE FOR GLAZING REQUIREMENTS IN HAZARDOUS LOCATIONS
4. PROVIDE FALL PROTECTION AT WINDOWS AS REQUIRED BY 2018 NC RESIDENTIAL BUILDING CODE
5. ALL GLASS TO HAVE A U FACTOR OF 0.32 OR BETTER AND SHGC OF .30 OR BETTER.
6. SEE CHAPTER 11 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL ENERGY CONSERVATION REQUIREMENTS
7. SEE SECTION R302.5 & R302.6 OF THE 2018 NC RESIDENTIAL BLDG. CODE FOR DWELLING/ GARAGE FIRE SEPARATION REQUIREMENTS
8. SEE APPENDIX M OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL DECK CONSTRUCTION REQUIREMENTS
9. PROVIDE CARBON MONOXIDE DETECTORS AS PER SECTION R315 OF THE 2018 NC RESIDENTIAL BUILDING CODE
10. PROVIDE CRAWLSPACE ACCESS AS PER SECTION 408.8 OF THE 2018 NC RESIDENTIAL BUILDING CODE LOCATION T.B.D. IN FIELD BY BUILDER.
11. PROVIDE FOUNDATION DRAINAGE AS PER CODE.
SEE SECTIONS 405, 401.3 & 401.3 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
12. SEE SECTION R311.7 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL STAIRWAY REQUIREMENTS.
SEE SECTION R312 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL GUARD RAIL & HAND RAIL REQUIREMENTS.
13. SEE SECTION R307 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL BATH FIXTURE CLEARANCES.

C.O. : CASD OPENING	CANT. : CANTILEVER
D.W. : DISHWASHER	TYP. : TYPICAL
W.I.C. : WALK IN CLOSET	CLG. : CEILING
SHWR. : SHOWER	HGT. : HEIGHT
DN. : DOWN	COL. : COLUMN
	TRANS. : TRANSOM

1735 SQ FT HTD (1ST FLOOR)	340 SQ FT (DECK)
<u>1313 SQ FT HTD (2ND FLOOR)</u>	172 SQ FT (PORCH)
3048 SQ FT HTD TOTAL	26 SQ FT (STOOP)
	150 SQ FT (BALCONY)
	<u>684 SQ FT (GARAGE)</u>
	1372 UNHEATED TOTAL

SCALE 1/4"=1'-0"
10'-0" CLG. HGT.
SET WINDOWS AT 8'-0" AFF

NOTE: ALL DOORS AND CASED OPENINGS SHALL BE 8'-0" TALL ON 1ST FLOOR

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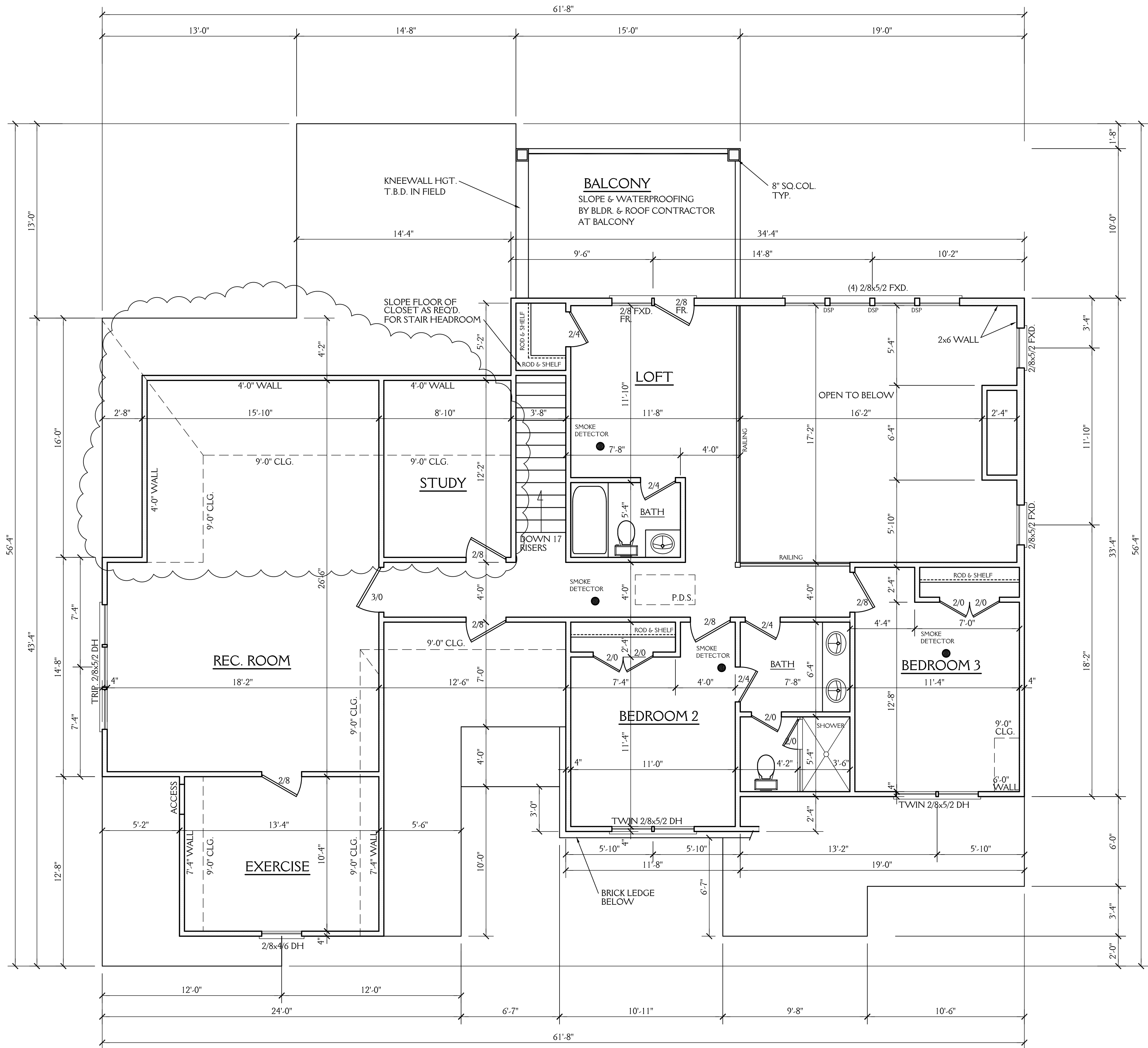
SHEET
3
OF 6

PROJECT N
2218

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NOTE:

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SECOND FLOOR PLAN

SCALE 1/4"=1'-0"
9'-0" CLG. HGT.
SET WINDOWS AT 7'-10" AFF U.N.O.

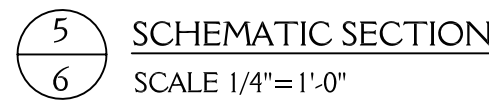
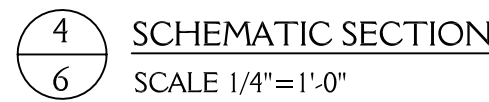
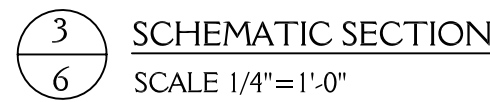
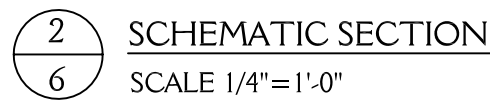
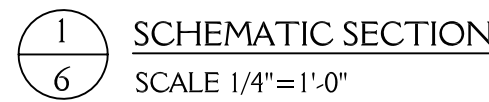
New Light

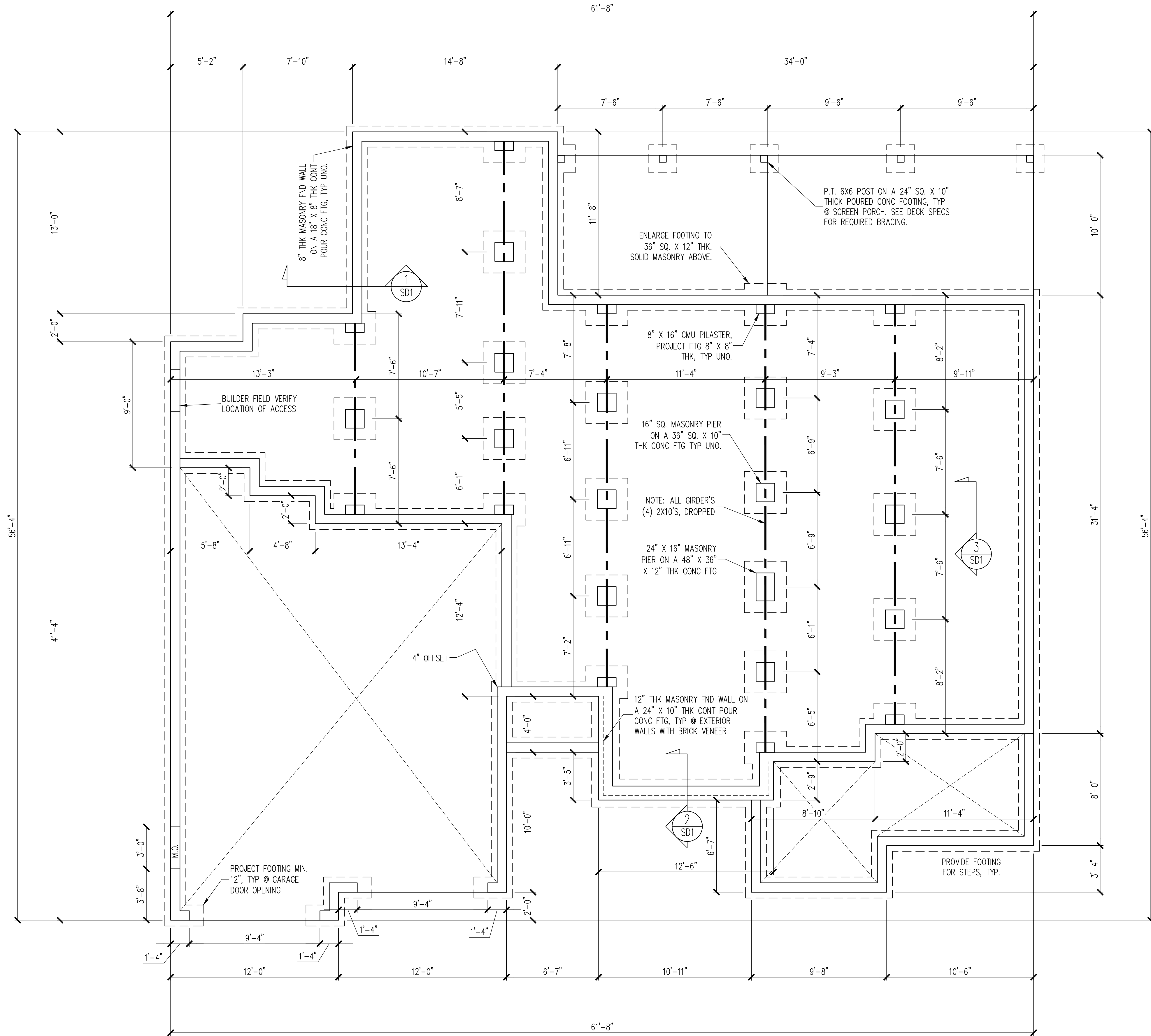
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J&W CUSTOM HOMES JOHNSON RESIDENCE		SHEET 4 OF 6
DRAWN BY: JD	DATE: 6-5-22	
REVISIONS: 12-6-22		PROJECT NO. 2218

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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 NCSCC, LATEST EDITION.

-14" SQ POURED CONC PIERS OR 16" Ø POURED CONC PIERS MAY BE USED IN LIEU OF 16" SQ MASONRY PIERS.

FOUNDATION PLAN

1/4" = 1'-0"

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Associates, P.A.

STRUCTURAL ENGINEERS
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Raleigh, North Carolina 27609
Phone (919) 844-1661

J&W CUSTOM HOMES

STRUCTURAL ABENDUM

SCOPE: 8500 MOOSE WAY

LOC: 22-17-019

REV # REF PROJ # DATE

ENG: NBG/CR

DATE: 6/3/2022

PROJECT NO. 22-17-019

SHEET NO. S1

1 of 7



Engineering
STech
ASSOCIATES, P.A.

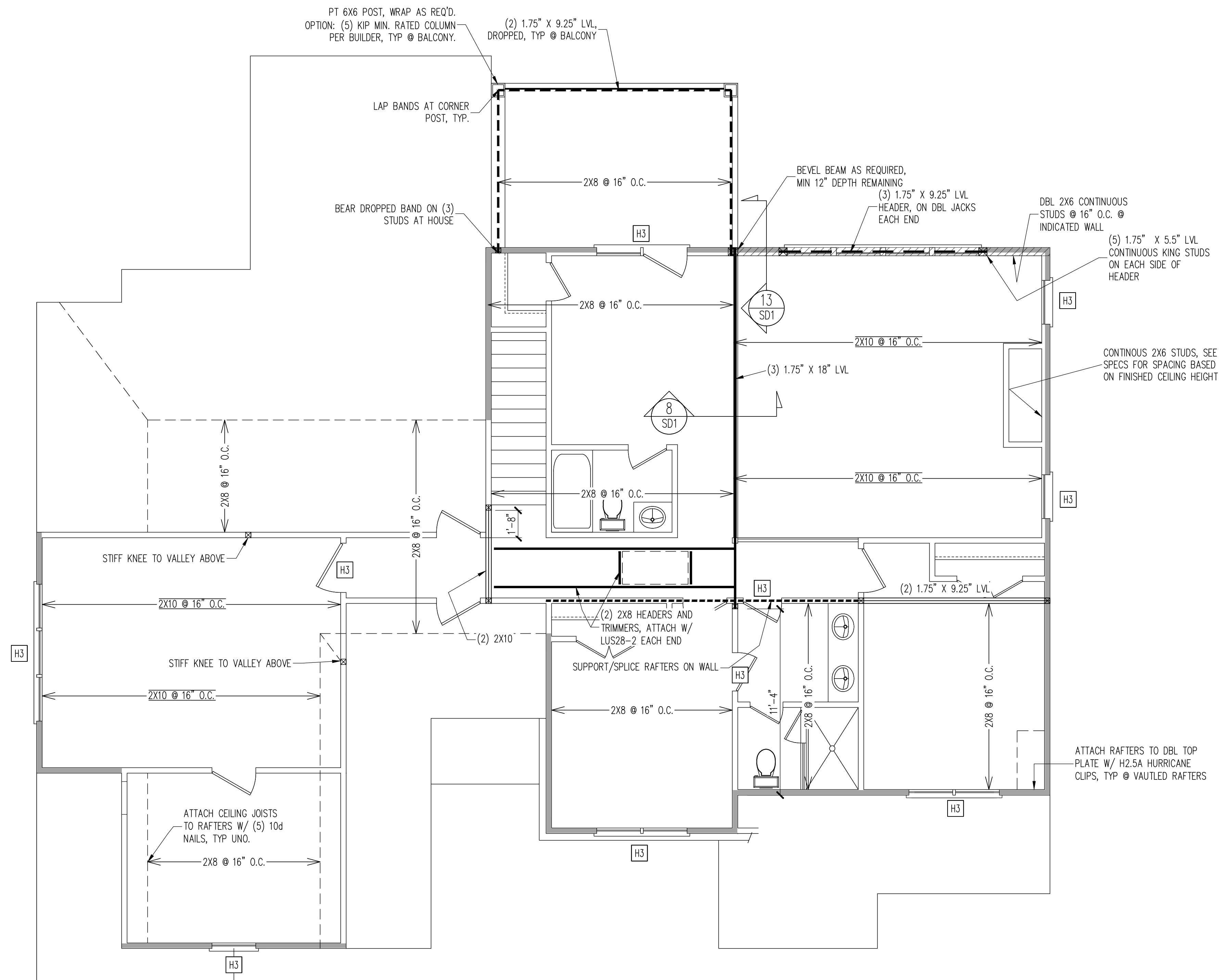
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Phone (919) 844-1661

J&W CUSTOM HOMES			
SCOPE:	STRUCTURAL ABENDUM		
LOC:	8500 MOOSE WAY	REV #	REF PROJ # DATE

ENG:	NBG/CR
DATE:	6/3/2022

PROJECT NO.
22-17-019

SHEET NO.
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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 @ 4" O.C. AT PANEL EDGES, 8" O.C. IN PANEL FIELD.

SHADED WALLS:

NOTES:
-PROVIDED CONTINUOUS SHEATHING = 155' MIN.

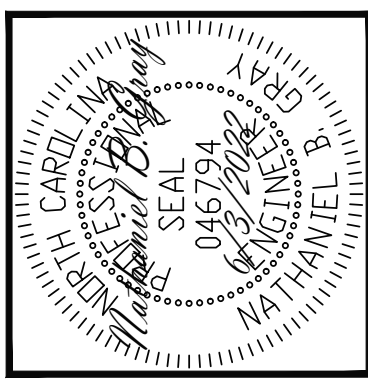
HEADER SCHEDULE

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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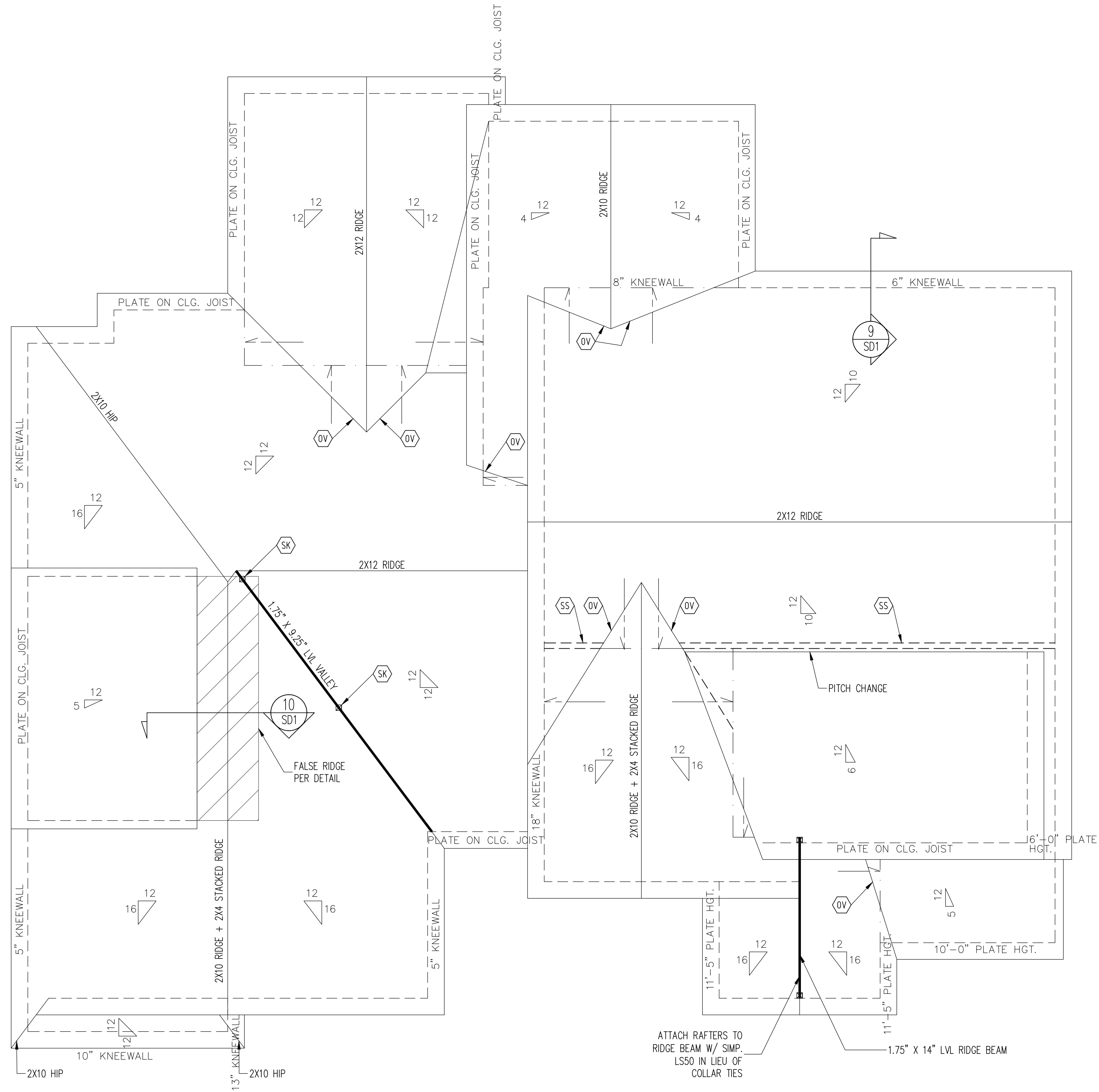
SCOPE:	J&W CUSTOM HOMES		REV #	REF	PROJ #	DATE
	STRUCTURAL ABENDUM					
LOC:	8500 MOOSE WAY					

ENG: NBG/CR
DATE: 6/3/2022

PROJECT NO.
22-17-019

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S4

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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

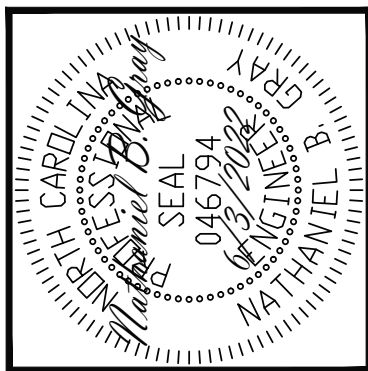
OV OVERFRAME VALLEY (2X10 SLEEPER)

SK STIFF KNEE (DBL 2X4)

SS SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW

ROOF FRAMING PLAN

1/4" = 1'-0"



Engineering

Lech

ASSOCIATES, P.A.

STRUCTURAL ENGINEERS

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SCOPE:	J&W CUSTOM HOMES		
	STRUCTURAL ABENDUM		
LOC:	8500 MOOSE WAY		
	REV #	REF PROJ #	DATE

ENG: NBG/CR

DATE: 6/3/2022

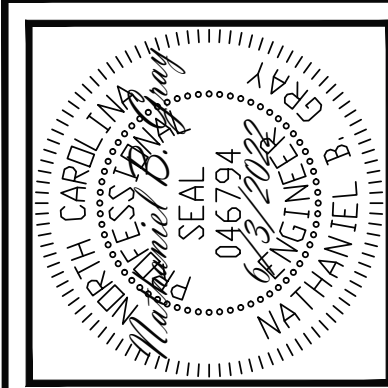
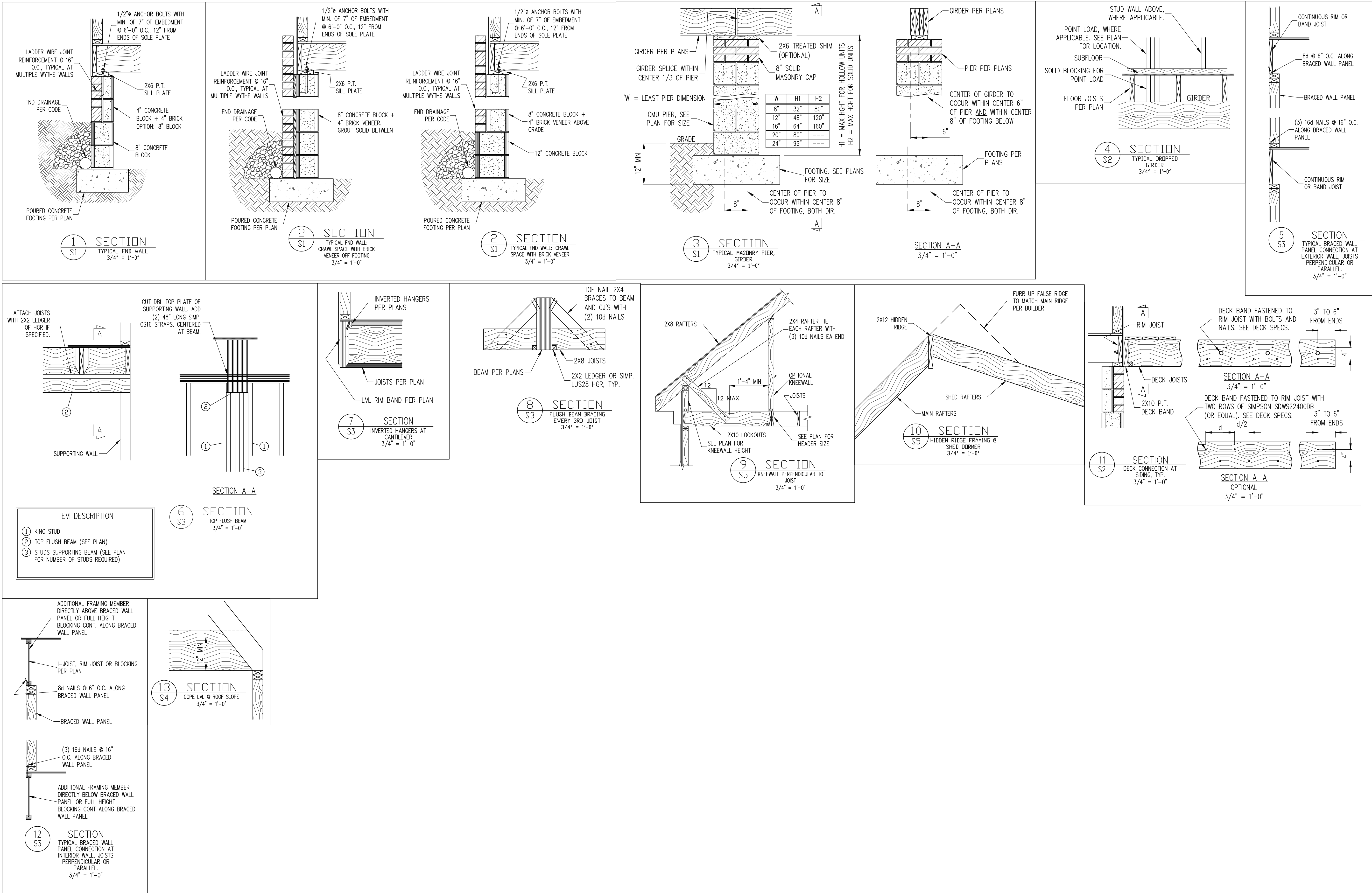
PROJECT NO.

22-17-019

SHEET NO.

S5

5 of 7



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Lech
ASSOCIATES, P.A.

SCOPE:	J&W CUSTOM HOMES			
	STRUCTURAL ABENDUM			
LOC:	8500 MOOSE WAY	REV #	REF PROJ #	DATE

ENG: NBG/CR
DATE: 6/3/2022

PROJECT NO.
22-17-019

SHEET NO.
SD1
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CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL			f'm = 1,500 PSI MIN		
1.01	CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.		7.02	CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW	
1.02	DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.		7.03	MORTAR SHALL BE TYPE S, MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.	
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.		7.04	MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 305	
PART 2: DESIGN LOADS			7.05	LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951, 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS	
2.01	DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:		PART 8: BOLTS AND LAG SCREWS		
	USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)	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
	BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10	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
	GARAGES (PASSENGER CARS ONLY)	50	---	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
	ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10	PART 9: DRIVEN FASTENERS	
	ATTICS (WITH STORAGE)	20	10	9.01	NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667- 05. NAILS ARE TO BE COMMON WIRE OR BOX
	ROOF	20	10 (15 FOR VAULTS)	PART 10: DIMENSIONAL LUMBER	
NOTES: - INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 500 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			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 pres = 425 PSI, $F_v = 285$ 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	
2.02	INTERIOR WALLS: 5 PSF LATERAL.			PART 11: ENGINEERED LUMBER	
2.03	BASIC WIND DESIGN VELOCITY OF 120 MPH.			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 pres = 750 PSI LVL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: $E = 1.3 \times 10^{16}$ PSI, $F_b = 1700$ PSI, $F_v = 400$ PSI, F_c pres = 680 PSI
2.04	SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).			11.02	LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS
PART 3: STRUCTURAL STEEL			PART 12: PRESSURE TREATED LUMBER		
3.01	WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE.		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)	
3.02	SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.		PART 13: STEEL FLITCH PLATE BEAMS		
3.03	STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE		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	
3.04	ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE		PART 14: STUD SUPPORTS FOR BEAMS		
3.05	STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.		14.01	STEEL, ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:	
PART 4: WELDING			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		
4.01	WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER		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.		
PART 5: CONCRETE AND SLABS ON GRADE			14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:		
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.		1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM		
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 50% 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,				

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 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	HDC	HOT DIPPED	TRPL	TRIPLE
BTWN	BETWEEN	GLV	GALVANIZED	TSP	TRIPLE STUD POCKET
OP	CAST IN PLACE	HGR	HANGER	UNO	UNLESS NOTED OTHERWISE
CONC	CONCRETE	LVL	LAMINATED VENEER LUMBER	XJ	EXTRA JOIST
CS	CONTINUOUS SHEATHING	NTS	NOT TO SCALE		
DIA	DIAMETER	O.C.	ON CENTER		
DBL	DOUBLE	PSL	PARALLEL STRAND LUMBER		
DJ	DOUBLE JOIST	PT	PRESSURE TREATED		
DSP	DBL STUD POCKET	QJ	QUAD JOIST		
EQ	EQUAL	SP	SPACE (OR SPACING)		
EA	EACH	SPP	SINGLE STUD POCKET		
FLG	FLANGE	SQ	SQUARE		
FL PL	FLITCH PLATE				
FLR	FLOOR				

DECK SPECIFICATIONS

1. A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO A STRUCTURE OR BE FREE STANDING. ROOFED PORCHES, OPEN OR SCREENED IN, MAY BE CONSTRUCTED USING THESE PROVISIONS.

2. SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.

3. WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED SHALL HAVE A TREATED WOOD BAND FOR THE LENGTH OF THE DECK, OR CORROSION RESISTANT FLASHING SHALL BE USED TO PREVENT MOISTURE FROM COMING IN CONTACT WITH THE UNTREATED FRAMING OF THE STRUCTURE. THE DECK BAND AND THE STRUCTURE BAND SHALL BE CONSTRUCTED IN CONTACT WITH EACH OTHER EXCEPT AT BRICK VENEER AND WHERE PLYWOOD SHEATHING IS REQUIRED AND PROPERLY FLASHED. SIDING SHALL NOT BE INSTALLED BETWEEN THE STRUCTURE AND THE DECK BAND. IF ATTACHED TO A BRICK STRUCTURE, NEITHER FLASHING NOR A TREATED BAND FOR THE BRICK STRUCTURE IS REQUIRED. IN ADDITION, THE TREATED DECK BAND SHALL BE CONSTRUCTED IN CONTACT WITH THE BRICK

4. WHEN THE DECK IS SUPPORTED AT THE STRUCTURE BY ATTACHING THE DECK TO THE STRUCTURE, THE FOLLOWING ATTACHMENT SCHEDULES SHALL APPLY FOR ATTACHING THE DECK BAND TO THE STRUCTURE:

A. ALL STRUCTURES EXCEPT BRICK STRUCTURES

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

A. BRICK VENEER STRUCTURES

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

5. IF THE DECK BAND IS SUPPORTED BY A 1/2" MINIMUM MASONRY LEDGE ALONG THE FOUNDATION WALL, 5/8" Ø BOLTS SPACED @ 48" O.C. MAY BE USED FOR SUPPORT.

6. OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE.

7. GIRDERS SHALL BEAR DIRECTLY ON POSTS OR BE CONNECTED TO THE SIDES OF POSTS WITH 2 - 5/8" Ø BOLTS

8. FLOOR DECKING SHALL BE NO. 2 GRADE TREATED SOUTHERN PINE OR EQUIVALENT. THE MINIMUM FLOOR DECKING THICKNESS SHALL BE AS FOLLOWS:

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

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

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

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

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

A. WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION 4, LATERAL BRACING IS NOT REQUIRED.

B. 4X4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE ATTACHED AT THE ENDS TO THE ORDER AND THE POST WITH ONE - 5/8"Ø BOLT

C. FOR FREE STANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN CONCRETE IN ACCORDANCE WITH THE FOLLOWING:

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

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

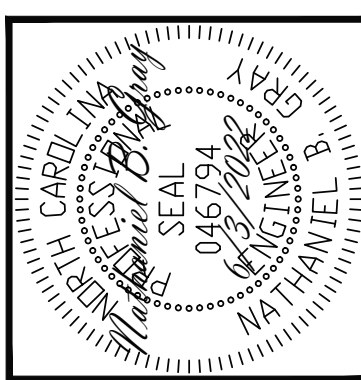
NOTES: 1) ALL NAILS AND BOLTS ARE TO BE HOT DIPPED GALVANIZED.
2) MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2".
3) NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2".

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	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"	RFP1 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
BLUELINX	16"	BLI 60	IUS2.56/16	ITS2.56/16
BLUELINX	16"	BLI 80	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"	RFP1 60S	IUS2.56/16	ITS2.56/16
WEYERHAEUSER	16"	TJ 210	IUS2.06/16	ITS2.06/16
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"	RFP1 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.



STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd. Unit 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

Engineering Associates, P.A.

SCOPE:	J&W CUSTOM HOMES			
	STRUCTURAL ABENDUM			
LOC:	8500 MOOSE WAY	REV #	REF PROJ #	DATE

ENG: NBG/CR
DATE: 6/3/2022

PROJECT NO.
22-17-019

SHEET NO.
SPECS
7 of 7

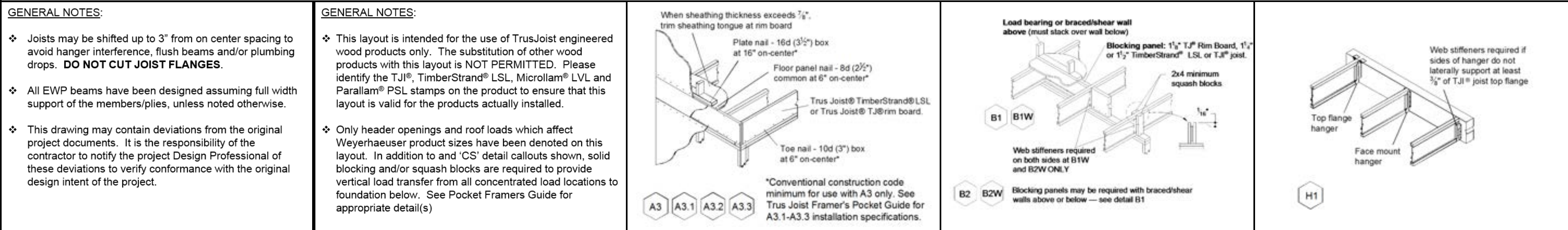


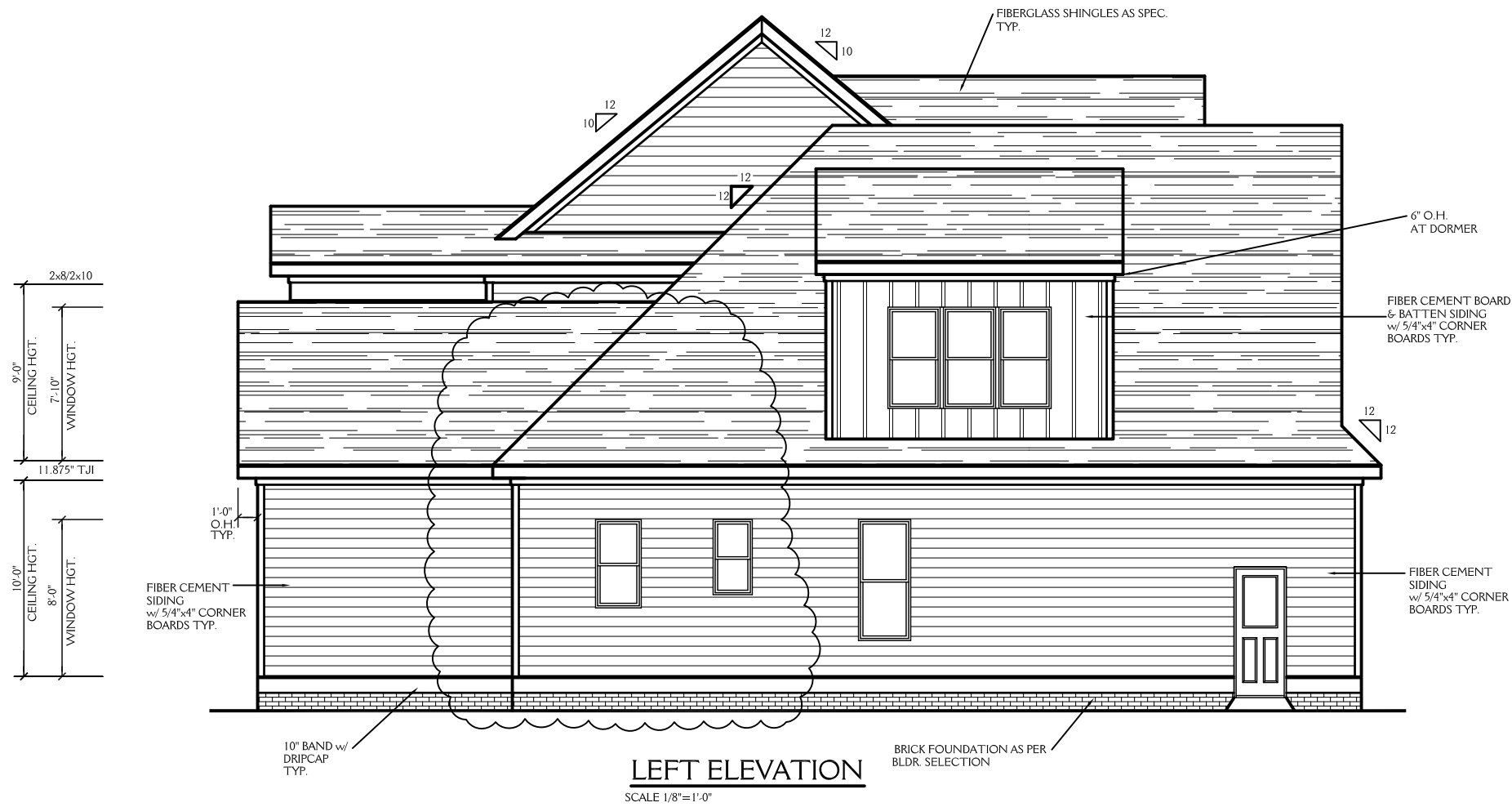
Lot 8500 Moose Way

2nd Floor Layout

Estimator: JTM
Tracking: JMP4050

Sheet 1 of 1



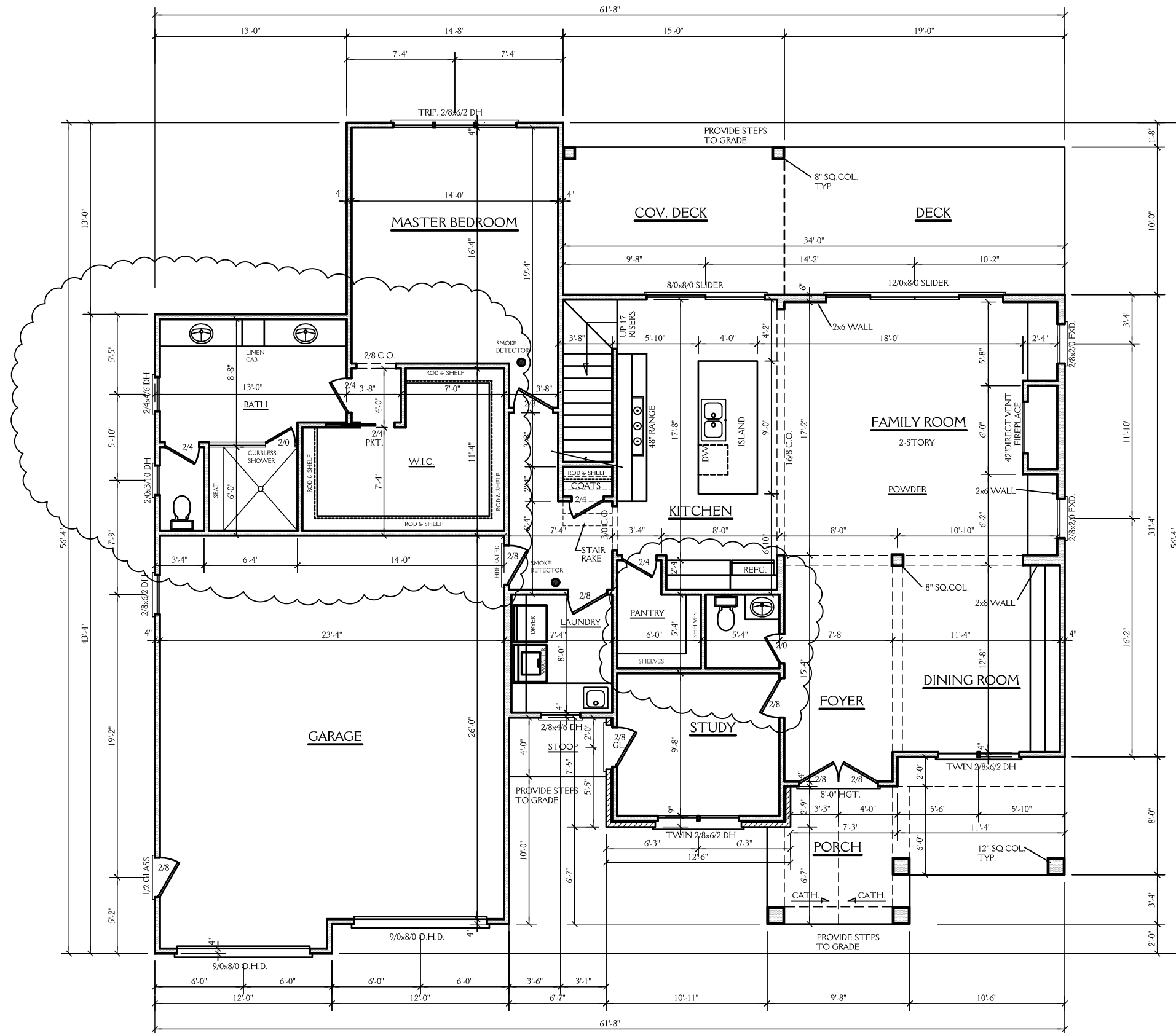


New Light

Residential Design, L.L.C.

919-880-1287

J&W CUSTOM HOMES		SHEET 2 OF 3
JOHNSON RESIDENCE		
DRAWN BY: JD	DATE: 8-25-22	PROJECT NO. 2218
REVISIONS:		



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"
10'-0" CLG. HGT.
SET WINDOWS AT 8'-0" AFF

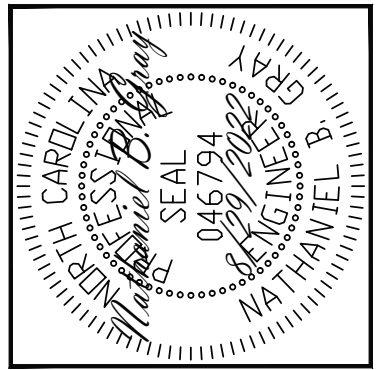
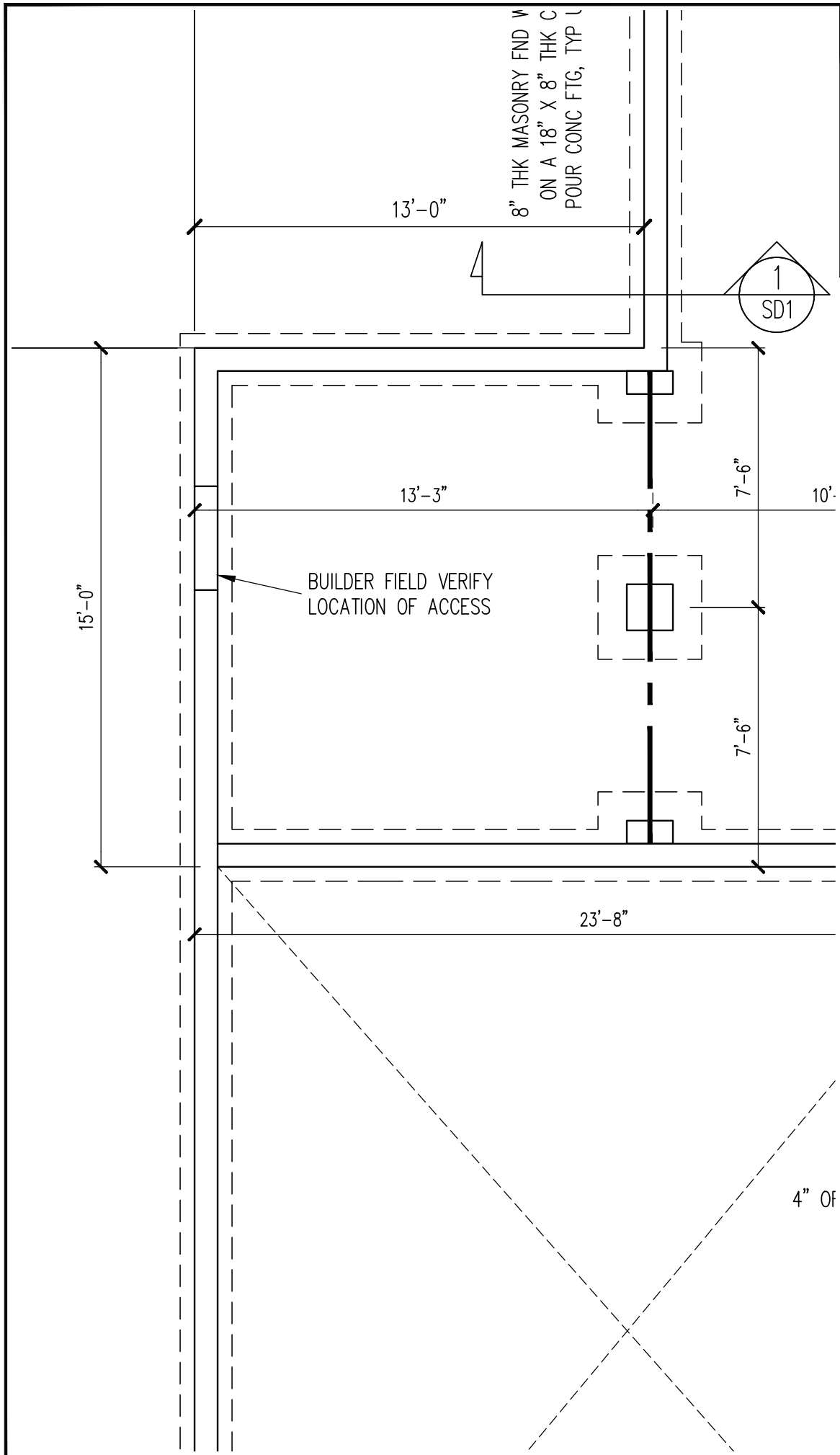
NOTE: ALL DOORS AND CASSED OPENINGS
SHALL BE 8'-0" TALL ON 1ST FLOOR

New Light

Residential Design, L.L.C.

919-880-1287

J&W CUSTOM HOMES		SHEET 3 OF 3
JOHNSON RESIDENCE		
DRAWN BY: JD	DATE: 8-25-22	PROJECT NO. 2218
REVISIONS:		



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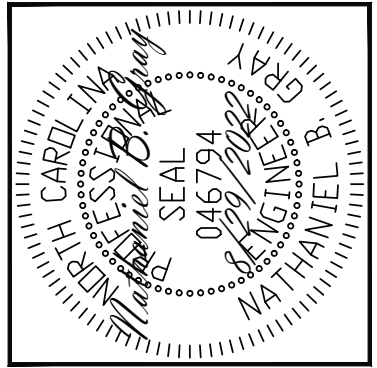
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SCOPE	MASTER BATH/PANTRY CHANGES			
LOC	8500 MOOSE WAY			

ENG:	NBG/CR
DATE:	8/29/2022

PARENT
22-17-019

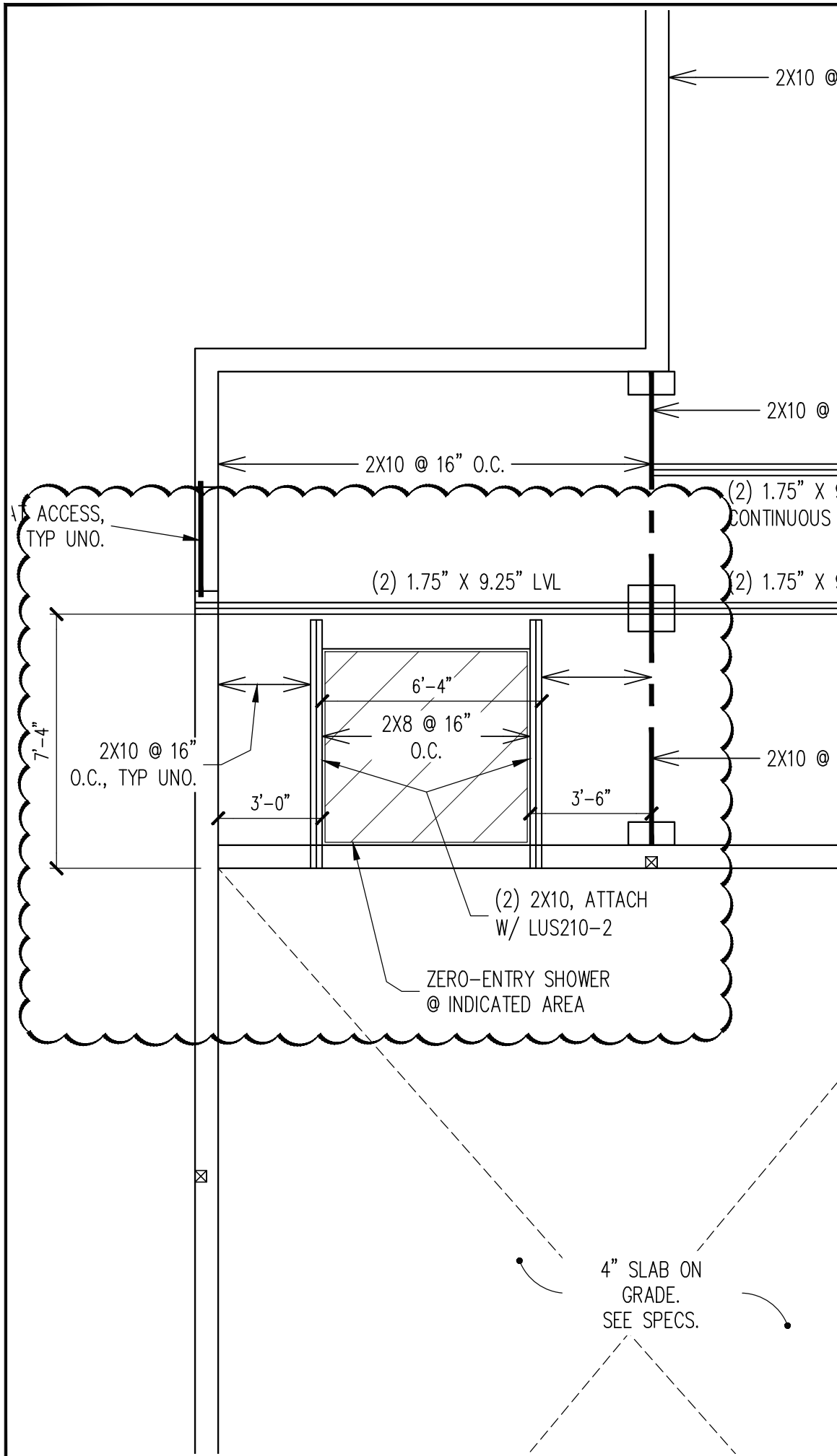
PROJECT NO.
22-75-867

SHEET NO.
SL1
1 of 5



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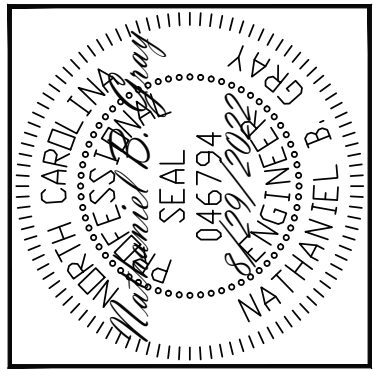
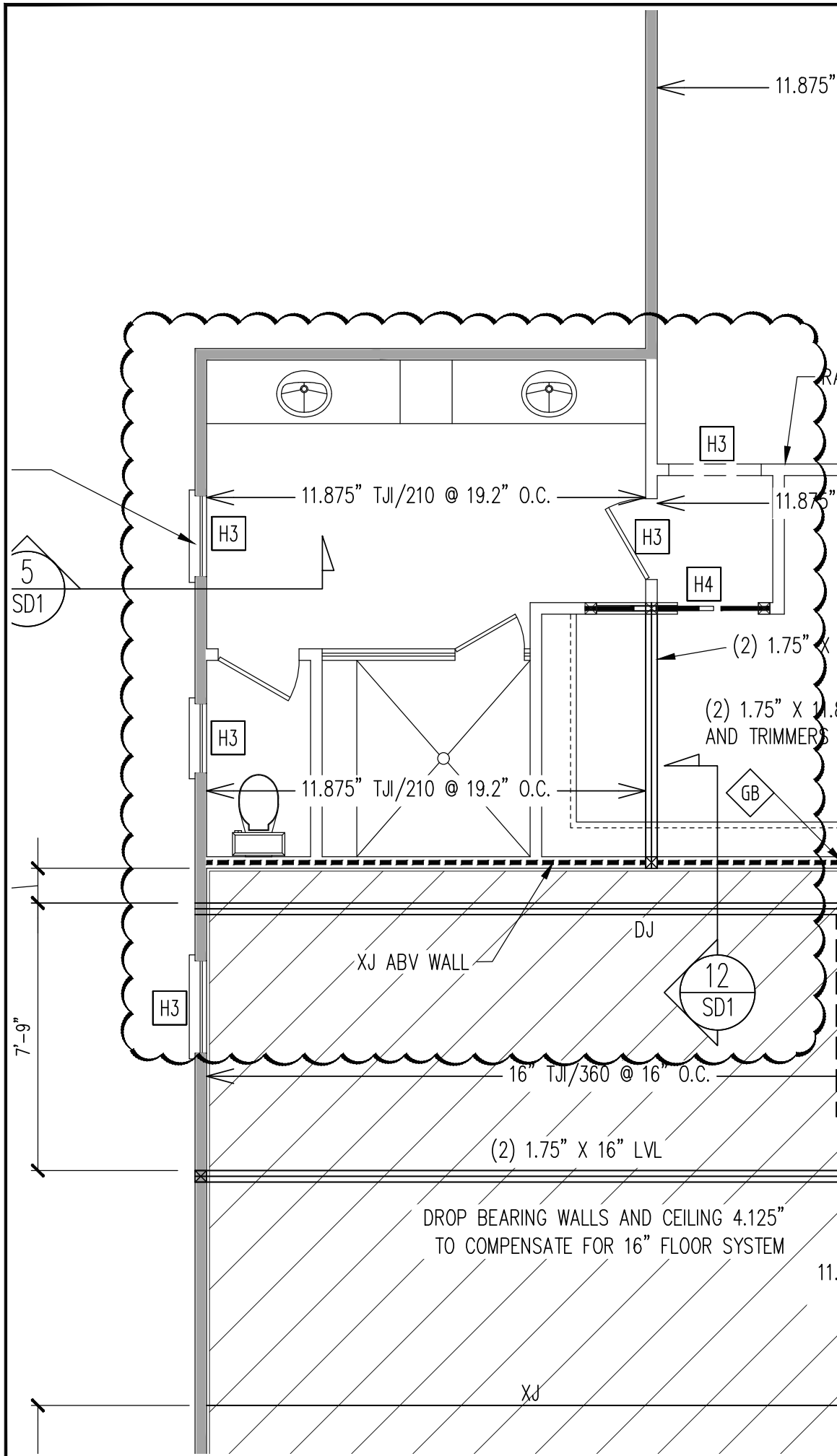
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MASTER BATH/PANTRY CHANGES				
SCOPE	LOC	8500 MOOSE WAY		

ENG: NBG/CR
 DATE: 8/29/2022

PARENT
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PROJECT NO.
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SHEET NO.
 SL2
 2 of 5



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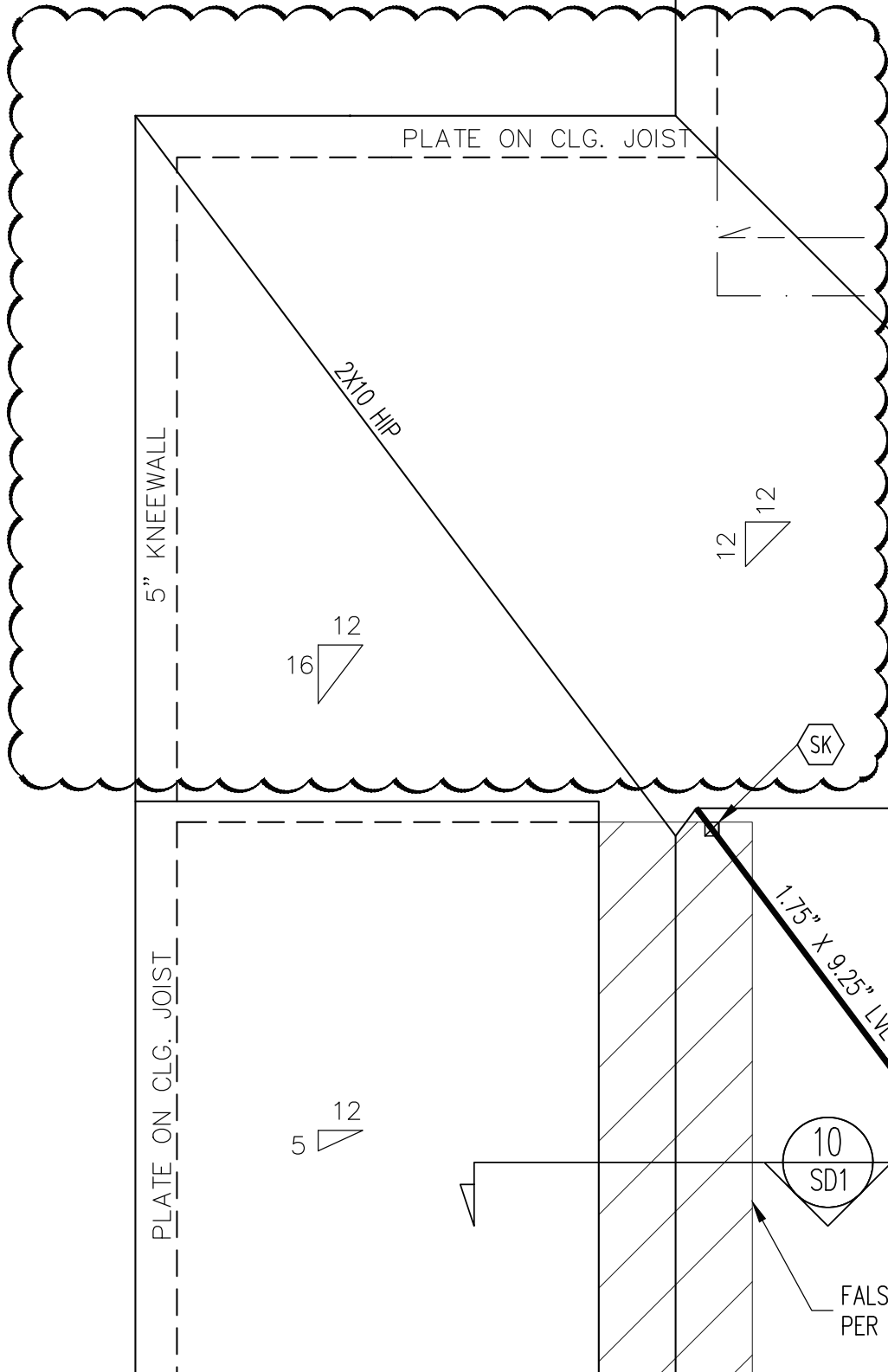
J&W CUSTOM HOMES			
MASTER BATH/PANTRY CHANGES			
SCOPE	REV #	REF PROJ #	DATE
LOC	8500 MOOSE WAY		

ENG: NBG/CR
 DATE: 8/29/2022

PARENT
 22-17-019

PROJECT NO.
 22-75-867

SHEET NO.
 SL3
 3 of 5



12 $\frac{1}{12}$

12 $\frac{12}{12}$

16 $\frac{12}{16}$

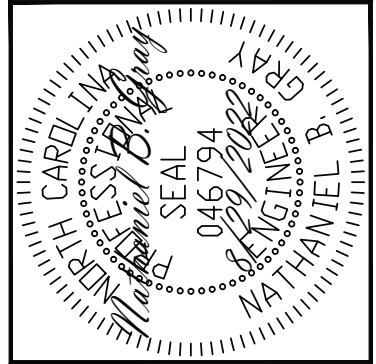
5 $\frac{12}{5}$

SK

1.75" X 9.25" LVL

10
SD1

FALSE
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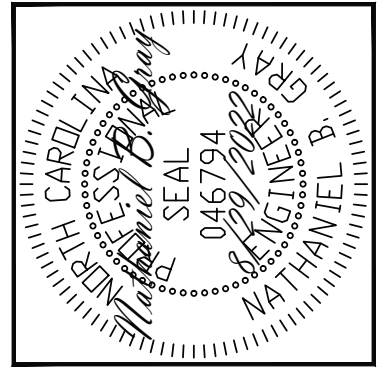
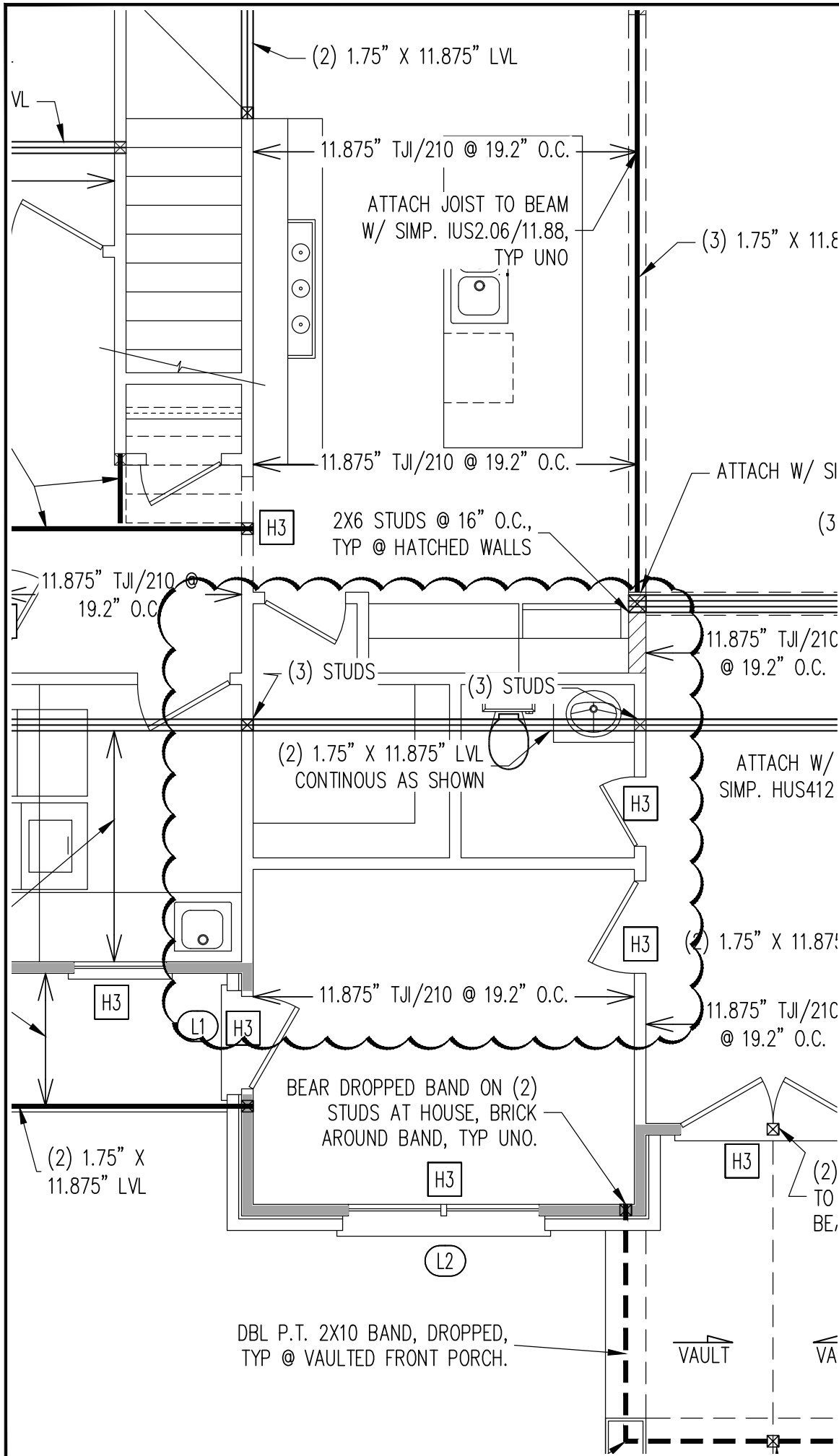
J&W CUSTOM HOMES		REV #	REF PROJ #	DATE
SCOPE: MASTER BATH/PANTRY CHANGES				
LOC: 8500 MOOSE WAY				

ENG: NBG/CR
DATE: 8/29/2022

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SHEET NO.
SL4
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8500 MOOSE WAY				
SCOPE				
LOC				

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PROJECT NO.
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SHEET NO.
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