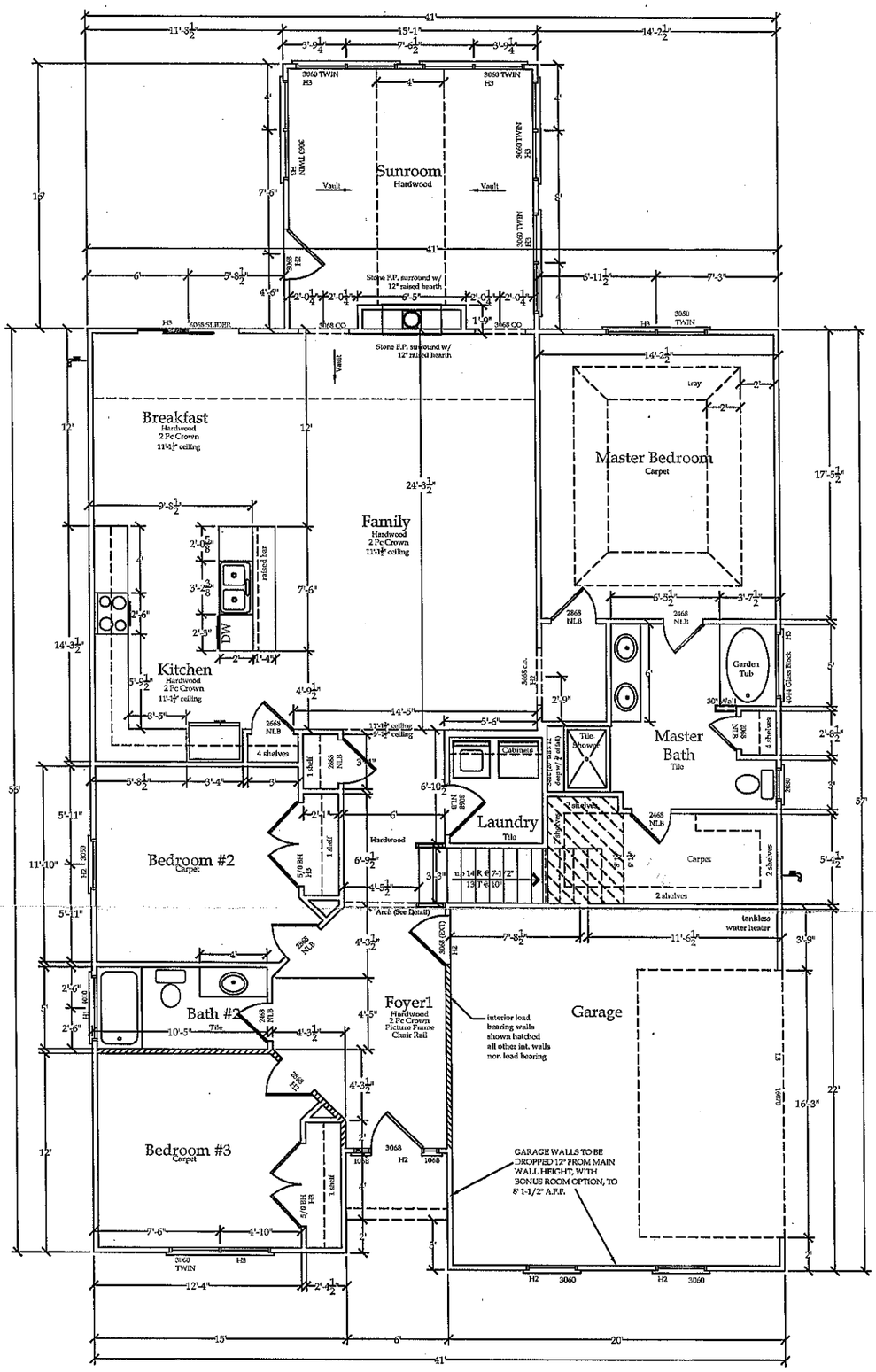
Acknowledgement of
Plans Submittal ONLY!

Date 5-5-15

Date APPROVED MAY 11 2015

*See Page 5 For
Header Schedule



WALL BRACING

ALL EXTERIOR WALLS ARE TO BE CONSIDERED BRACED WALLS LINES AND MEET THE REQUIREMENTS OF THE 2012 NORTH CAROLINA RESIDENTIAL CODE SECTION R602.10. GARAGE PORTAL WALLS ARE REQUIRED TO BE SHEATHED ON BOTH SIDES WITH WOOD STRUCTURAL PANELS.

EXCEPTIONS TO THE ABOVE STATEMENTS ARE LISTED BELOW:

1. FOR GARAGE PORTAL WALLS THAT DO NOT MEET THE MINIMUM BRACED WALL PANE LENGTH AND ONLY SUPPORT ROOF LOAD, THE ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING METHOD DETAILED IN FIGURE R602.10.3.3 OF THE 2012 NCRC MAY BE USED.
2. FOR GARAGE PORTAL WALLS THAT DO NOT MEET THE MINIMUM BRACED WALL PANEL LENGTH AND SUPPORT A SECOND FLOOR AND ROOF, THE ALTERNATE BRACED WALL PANEL ADJACENT TO A DOOR OR WINDOW OPENING METHOD DETAILED IN FIGURE R602.10.3.3 OF THE 2012 NCRC MAY BE USED, PROVIDED THAT THE INTERIOR GARAGE WALLS ARE SHEATHED BOTH SIDES WITH ½" GYPSUM WALL BOARD (GWB) ATTACHED TO STUDS NOT MORE THAN 24" O.C. FASTENED 3" O.C EDGE AND 6" O.C. FIELD IN ACCORDANCE WITH TABLE R602.3(1) OF THE 2012 NCRC AND THE DESIGN PROVISIONS SET FORTH IN ASCE 7-05 FOR LATERAL FORCE RESISTING SYSTEMS.
3. IF A STAIRWAY IS LOCATED ON AN INTERIOR GARAGE WALL **AND** ANY OF THE EXCEPTIONS LISTED HERE APPLY, THE WALL SHALL BE SHEATHED ONE SIDE WITH WOOD STRUCTURAL PANELS INSTEAD OF GWB AND ATTACHED PER R602.3(1) OF THE 2012 NCRC.
4. GARAGE PORTAL WALLS THAT MEET THE MINIMUM BRACED WALL PANEL LENGTH REQUIREMENTS DO NOT HAVE TO BE SHEATHED ON BOTH SIDES IF SIMPSON HTT5 TENSION TIES (OR EQUIVALENT) ARE INSTALLED AT THE BOTTOM OF EACH GARAGE PORTAL WALL SECTION AND A CS16 STRAP (OR EQUIVALENT) IS INSTALLED AT THE TOP OF EACH GARAGE PORTAL WALL. INSTALL ALL SIMPSON PRODUCTS ACCORDING TO MANUFACTURER RECOMMENDATIONS.

All load bearing wall studs to be spaced 16" O.C. Load bearing walls are all exterior walls and interior walls shown hatched.

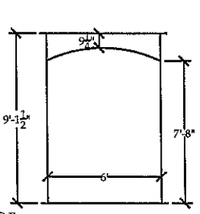
Use 2x4 flat headers on all non load bearing headers.
Use ladder tees and energy corners per detail.

3/8

Todos sementales de la pared del cojinete de la carga para ser espaciados 16" O.C. La carga que soporta paredes es todas paredes y el interior exteriores tapia mostrado salido del huevo.

Utilice 2x4 encabezamientos planos en todo no carga que soporta encabezamientos.
Las tes de la escalera del uso y la energía acoparan por detalle.

3/8



Arch @ Foyer

Essex Homes, Inc.

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The Jackson B

Lot 48 Autumn Grove

1ST FLOORPLAN

REVISIONS

SCALE: 1/8" = 1'

DRAWN BY: CJA

4-28-15

Notes for energy efficiency:

1. Attic knee walls - install a top and bottom plate or blocking at the top and bottom of knee wall cavities. Back knee walls with a rigid air barrier (OSB) to create a continuos thermal barrier.

2. Wall adjoining porch roof - install air barrier (OSB) to separate the porch attic from the conditioned space.

3. Garage rim/band joist adjoining conditioned space - install a rigid air barrier to separate garage from conditioned space.

4. Install rigid air barrier to separate cantilevers from conditioned space.

5. Install insulation dams at all ceiling changes in attic and around scuttle holes to allow for proper depth of insulation.

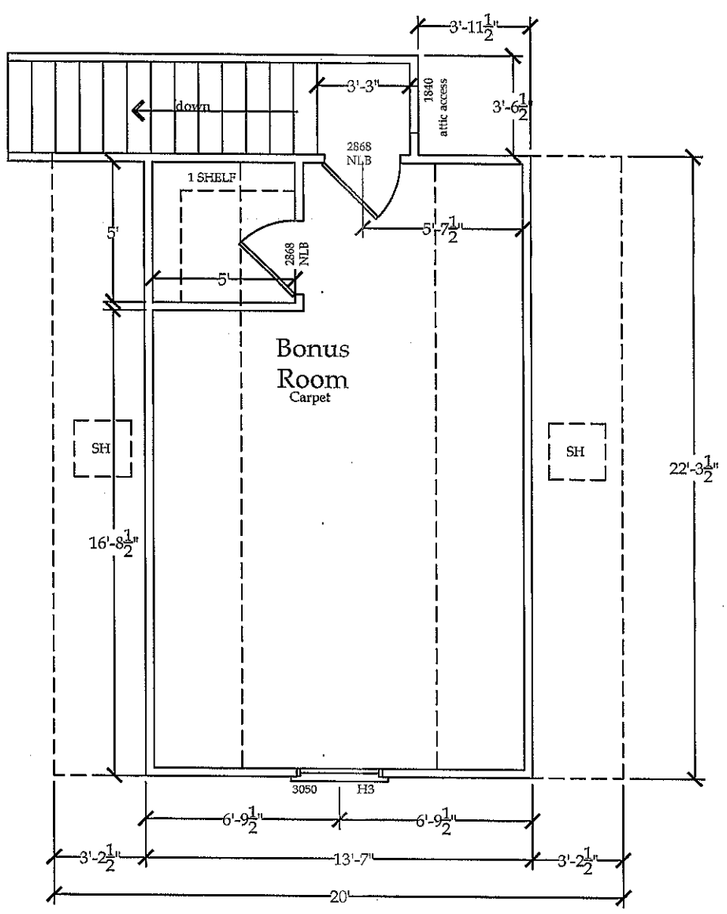
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Header/ Jack Schedule
NLB= Non-Load Bearing; See 27-FM In Detail Book
H1 = 2 ply 2x6's SYP w/ ½" OSB
H2 = 2 ply 2x8's SYP w/ ½" OSB
H3 = 2 ply 2x10's SYP w/ ½" OSB
H4 = 2 ply 2x12's SYP w/ ½" OSB
L1 = 2 ply 1-3/4" x 9-1/4" LVL
L2 = 2 ply 1-3/4" x 11-7/8" LVL
L3 = 2 ply 1-3/4" x 14" LVL
L4 = 2 ply 1-3/4" x 16" LVL
L5 = 2 ply 1-3/4" x 18" LVL
No Splice's In Headers
-Single Jack Stud up to 4' 11", Double Jack Studs 5'-10' 6", Triple Jack Studs @ Garage Door.



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2ND FLOORPLAN

REVISIONS

SCALE: 3/16" = 1'

DRAWN BY: CJA

4-28-15