## RESIDENTIAL PLAN SPECIFICATIONS

Owner's Name:	 
Project Location:	

## **GENERAL CONDITIONS**

- These specifications are intended to supplement the working drawings, which together shall be used for performing the work.
- All building codes, and other applicable local, state, and federal laws, rules and regulations having jurisdiction over this project, shall be part of the specifications and shall be complied with by the owner and the contractor whether herein specified or not.
- All the materials used on this project shall be listed and identified by an approved agency and shall be installed in accordance with any instructions that are part of that listing.

BASIC BUILDING DATA	AREA PER FLOOR (Square Footage)	WINDZONE
Use of Building Construction Type Height of Building Number of Stories	3 <sup>rd</sup> Floor	Elevation  Less than 2700

FOOTINGS	DECKS
FROST LINE 24"	Decay Resistant Wood
Width	Frost Line 24"
Depth	Footer Size x x
Reinforcing/Rebar#	Girder Size 2x
Size of Interior Pier Footings	Post Size
(LxWxD)	Post SpacingO.C.
	Floor Joist 2x @ O.C.
	5/8" Anchor Bolts O.C.
Footings must bear on undisturbed/virgin soil.	Flashing Type
RETAINING WALLS	Picket Spacing 4" max
Height	Rail Height 36" min
Construction Type	No Aluminum Flashing
Construction Type	Lateral Bracing required on deck post higher than 4'
*All retaining walls that retain in excess of 48	4x4 guard post cannot be noticed
inches of unbalanced fill or support buildings or	
accessory structures must be designed by NC	*All Double Decks must be designed by a NC Registered
Registered Design Professional.	Design Professional.
Registered Design Professional.	Hot Tub (Yor N)
	*Decks with hot tubs must be designed by a NC
	Registered Design Professional

	FOUNDATIONS	MONOLITHIC CLAD
BASEMENT	CRAWLSPACE	MONOLITHIC SLAB
<b>Design</b> (Precast walls, engineered,		FROST LINE 24"
code, etc.)	Height	Footer Depth
	HT of Backfill	Footer Width
Height	CMU Block Size	Reinforcing/Rebar#
HT of Backfill	Vented (Comply w/ R408)	
CMU Block Size	Closed (Comply w/R409)	
Vertical Bars		
#@O.C.	ALL FOUNDATIONS	All Slabs:
Horizontal Bars	Treated 2x Sill Plate	
# @ O.C.	Anchor Bolts Size	4" Minimum Concrete
	Spacing	4" clean stone w/ 6 mil poly
* All walls taller than 10' must be		
designed by a NC Registered	Waterproof System	R-10 perimeter insulation
Design Professional.	Drain System	
		Garage Slabs must slope floor to
	Final grade will be sloped away from	door or drain
	the foundation at least ½" per foot for	
	the first 10 feet. Water runoff from the roof will be	
	controlled.	
	controlled	
FLOORS	EXTERIOR WALLS	ROOF
Floor Joist 2x@ O.C.		2x @ O.C.
Engineer TrustO.C.		Engineered trusses O.C.
I-JoistO.C.		I-JoistO.C.
0.e.	Wall Height	0.c.
Girder Size 2x	Interior Finish	Roof to wall attachment method
Steel Beam	Exterior Finish	Roof to wan attachment method
*LVL sized by engineers	Sheathing Size	Sheathing
LVL sized by engineers	Sheathing Size	Roof Covering
Pier or column spacingO.C.	*Maintain Fire and Draftstopping	Roof Ventilation
i ici oi coidiiii spaciiigO.C.	* All walls must comply with	
Sub Floor Thickness	Table R602.3(5) unless designed	Ridge Soffit
Sub Floor Thickness	by a NC Registered Design	Attic Access
	Professional.	*Baffles must be in place before
	Troressional.	rough-in inspection.
Insulation R	Insulation R	Insulation R
K	modulation X	mount in
*Minimum Zone 5: R-30	*Minimum Zone 5: R-19 truction require a REScheck to demon	*Minimum Zone 5: R-38
	iciency Certificate required on-site at f	
WIND OWG	EIDEDI A CIEC	ELECTRICAL CERVICE
WINDOWS	FIREPLACES	ELECTRICAL SERVICE
DP Rating:	Masonry	Location of Service
<i>C</i>		
Basements, habitable attics & every	Manufactured	Size of Service:
sleeping room will comply with		Grounding Electrodes
egress per R310.2		
Maximum sill height for egress		
window is 44"		
owner or builder, it is my res	 sponsibility to ensure all items ar	 re implemented to the North (
g Code.	<u>.</u>	
Printed Name		Signature
rimed maine		Signature