

PRELIMINARY PLOT PLAN FOR

# DANIEL WINTILL

LOT 2, AUBRIE PLACE SUBDIVISION

3805 BENNETT GROVE DRIVE

REF: P.B. 53, PG. 132-133

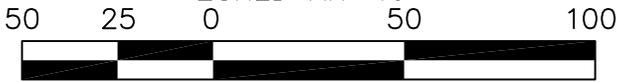
BRASSFIELD TOWNSHIP

GRANVILLE COUNTY, NORTH CAROLINA

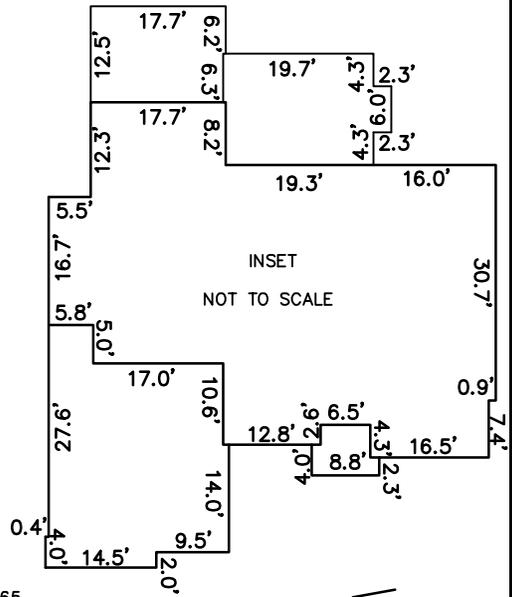
MAY 14, 2025

REVISED MAY 27, 2025

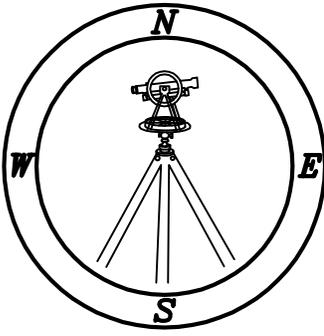
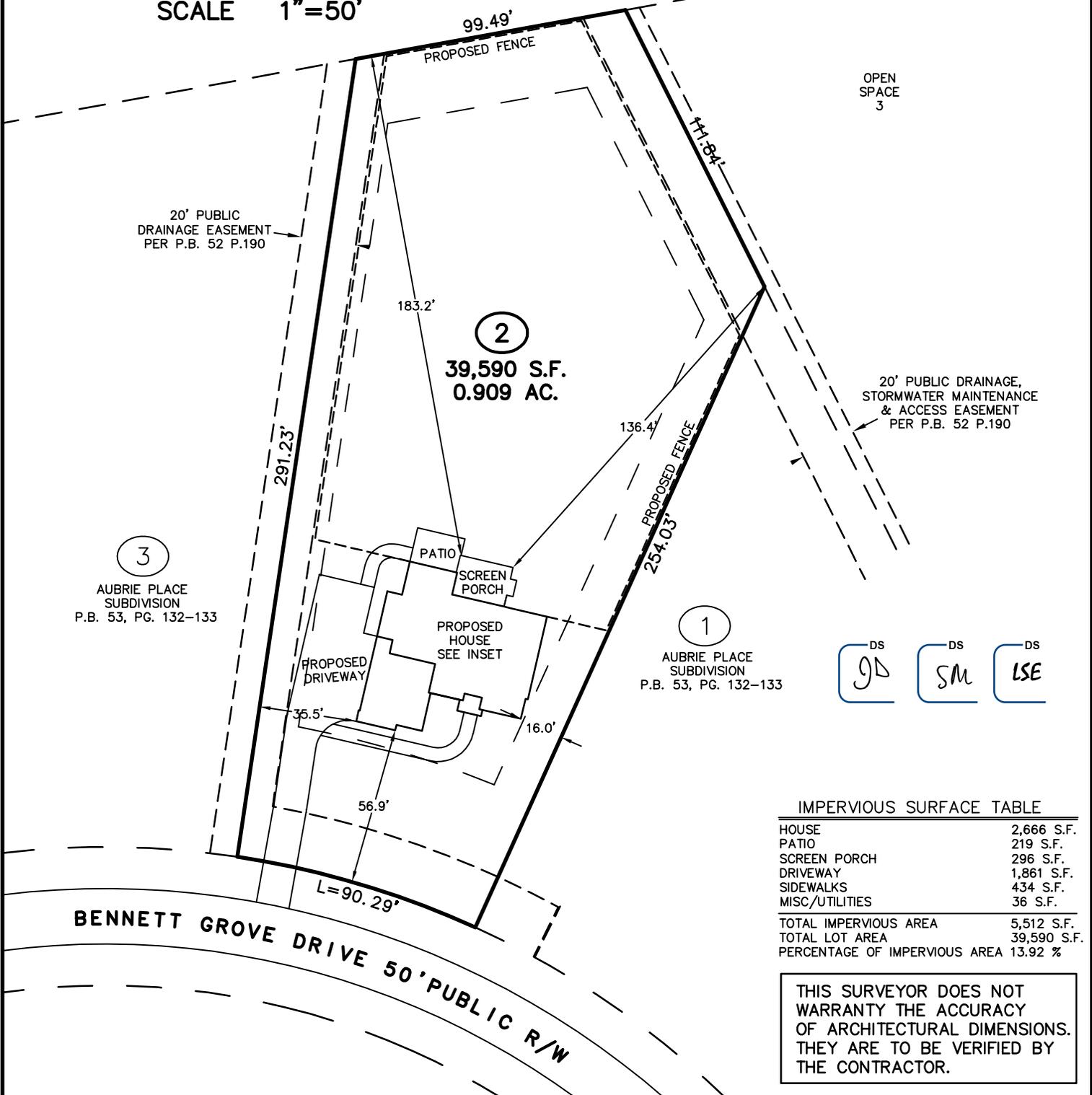
ZONED AR-40



SCALE 1"=50'



N/F  
SONYA WILSON  
D.B. 2000, PAGE 165  
PIN #1824-67-3669

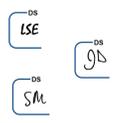


# CMP

Professional Land Surveyors  
C-1525

333 S. White Street  
Post Office Box 1253  
Wake Forest, N.C. 27588  
(919)556-3148

**NOTES:**  
-THIS PLAN DOES NOT REFLECT AN ACTUAL SURVEY. IT IS A PRELIMINARY PLAN AND SHOULD BE USED FOR ITS INTENDED PURPOSE ONLY.  
-NOT FOR RECORDATION, CONVEYANCES, OR SALES.



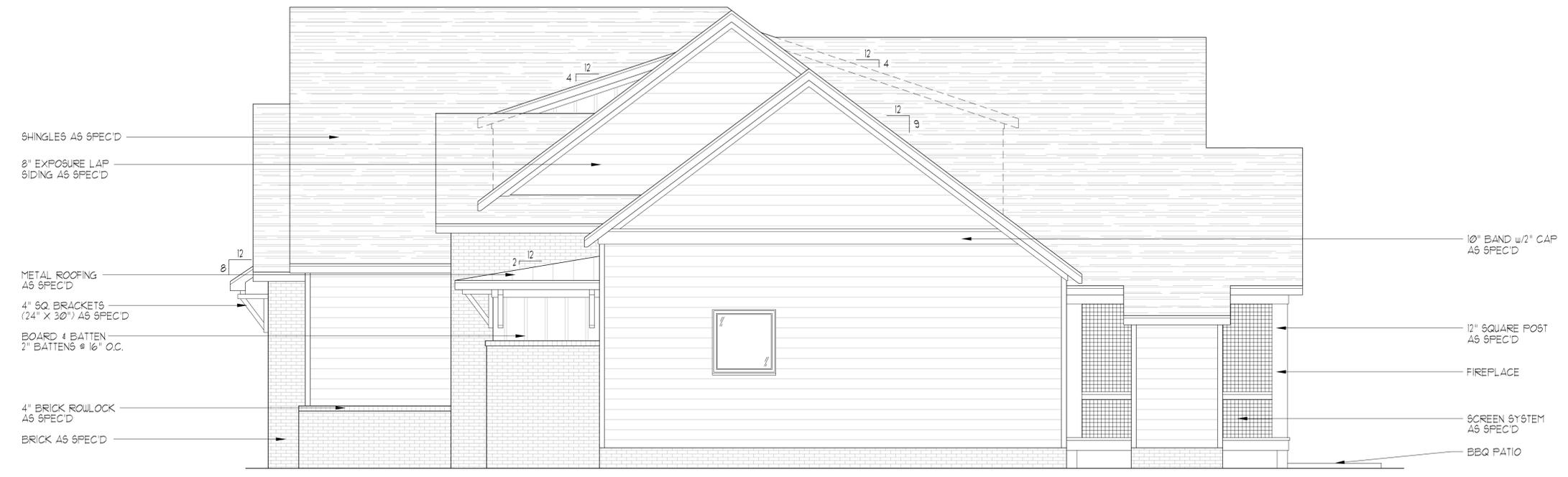
**FRONT ELEVATION**  
SCALE: ..... 1/4" = 1'-0"

**TABLE 402.11 ENERGY CONSERVATION CODE INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT**

CLIMATE ZONE	PEN. U-FACTOR	SKY-LIGHT U-FACTOR	GLAZED PEN. SHGC	MINIMUM INSULATION R-VALUE						
				CEILING	WOOD WALL	MASS WALL	FLOOR	BSMT WALL	SLAB DEPTH	CRAWL SPACE
3	0.35	0.55	0.30	38 or 30 cont.	15 or 13.25	5/13 or 5/10 cont.	19	5/13	0	5/13
4	0.35	0.55	0.30	38 or 30 cont.	15 or 13.25	5/13 or 5/10 cont.	19	10/13	10	10/13
5	0.35	0.55	NR	38 or 30 cont.	19, 13+5 or 15+3	13/11 or 13/12.5 cont.	30	10/13	10	10/19

SEE TABLE 301 CLIMATE ZONES BY COUNTY ENERGY CONSERVATION CODE  
SEE FOOTNOTES OF TABLE N100.1 FOR FOOTNOTES AND DETAILED EXPLANATIONS.

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



**RIGHT SIDE ELEVATION**  
SCALE: ..... 1/4" = 1'-0"



David D Grorud  
(919) 601-1406  
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PROJECT FOR: WINTILL  
LOCATION: WAKE FOREST  
LOT: 2  
SUBDIVISION: AUBRIE PLACE  
COUNTY: GRANVILLE

**WINTILL**  
PLAN NAME  
**B1-3167-59GR**  
PLAN I.D.  
**4.23.25**  
DATE

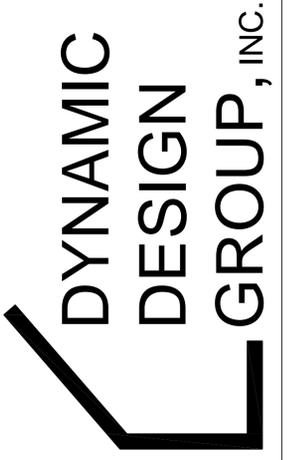
**A-1A**  
SHEET



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



LEFT SIDE ELEVATION  
SCALE: ----- 1/4" = 1'-0"



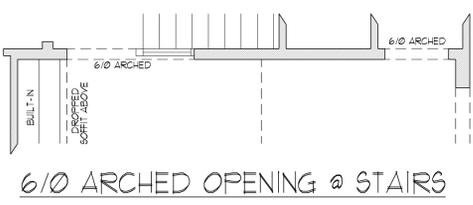
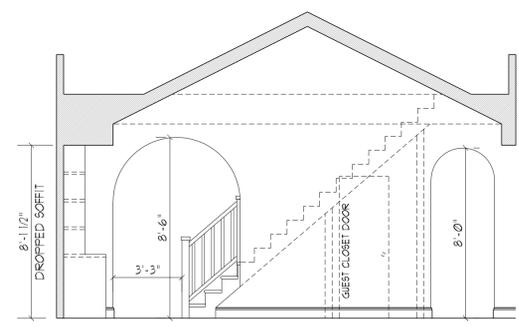
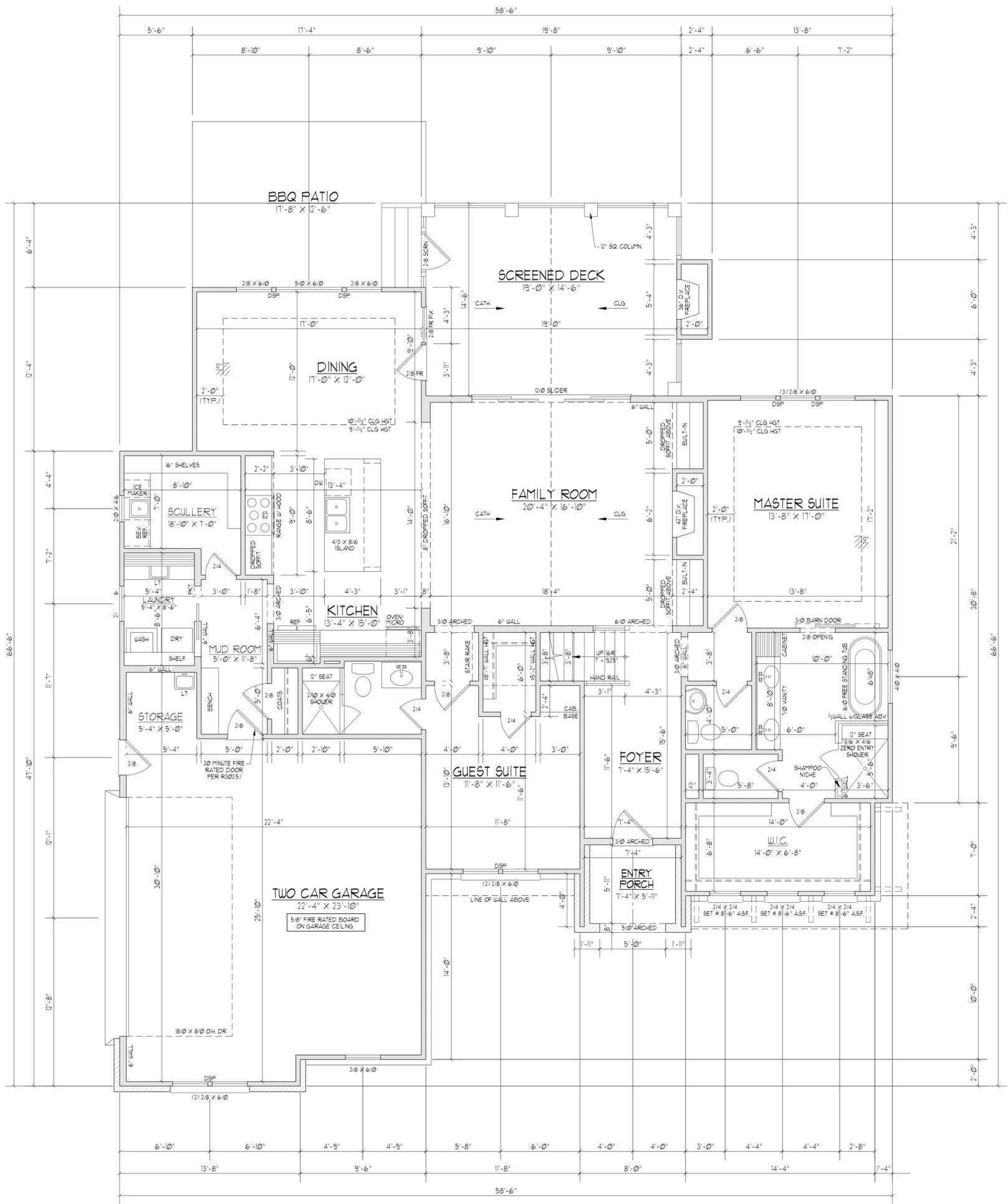
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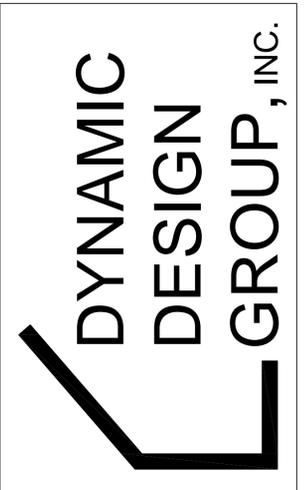
A-1B  
SHEET



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

1868 HEATED SQ. FT.
613 SQ. FT. GARAGE
42 SQ. FT. ENTRY PORCH
280 SQ. FT. SCREENED DECK
221 SQ. FT. BBQ PATIO

- NOTES:
- 9'-0" CLG. HGT. (9' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
  - ALL WALLS DRAIN AT 4" WIDTHS
  - SET WINDOWS AT 8'-0" ASF. UNLESS OTHERWISE NOTED.
  - DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
  - CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS.
  - ELECTRICAL LAYOUT BY BUILDER



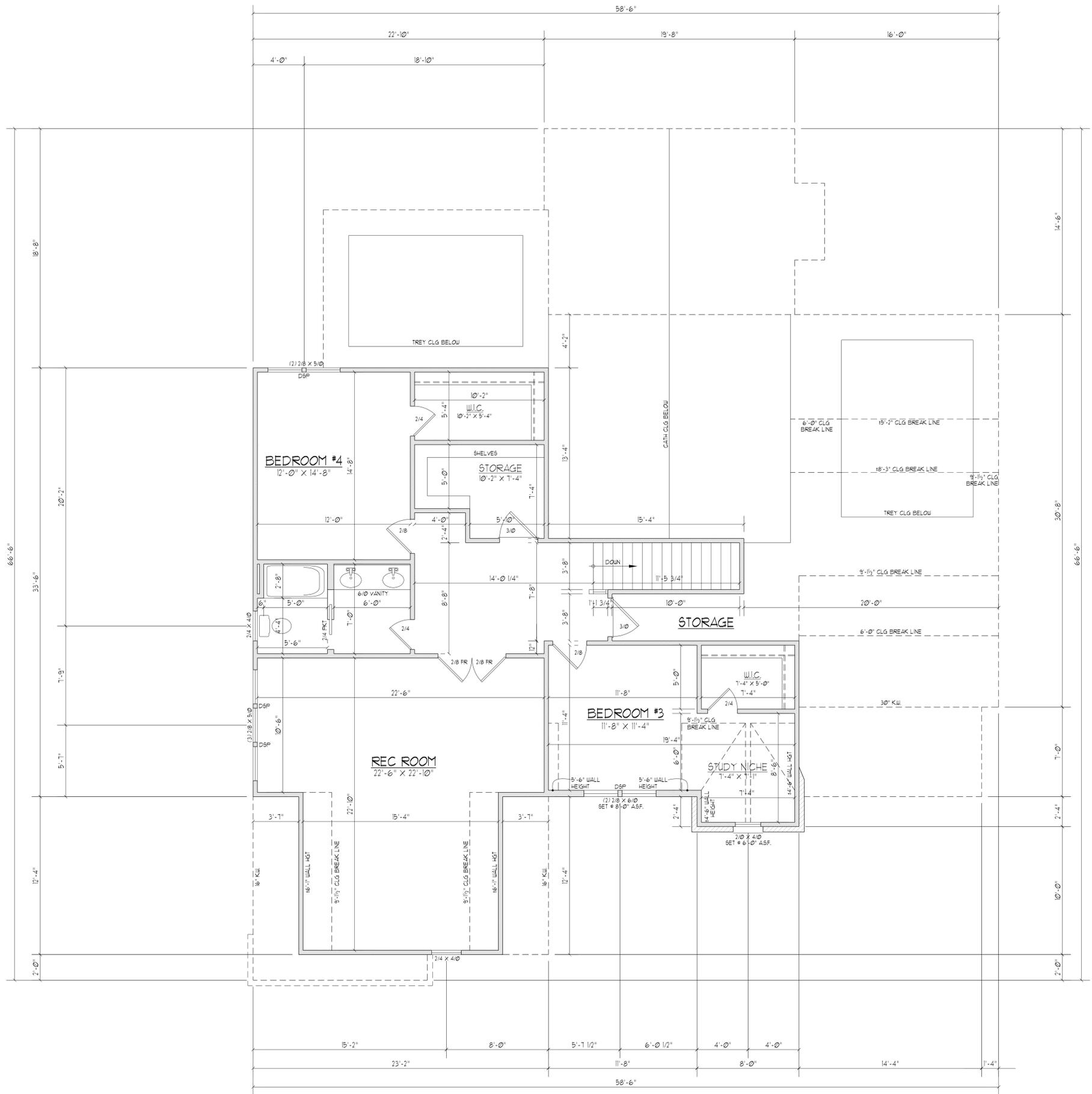
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SECOND FLOOR PLAN  
SCALE ..... 1/4"=1'-0"

1199 HEATED SQ. FT.

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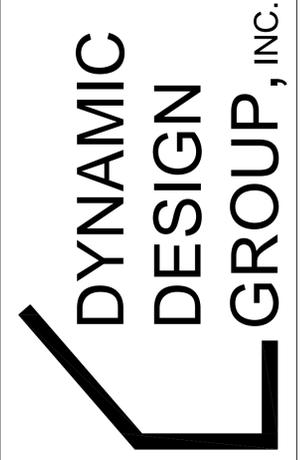
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**A-3**  
SHEET

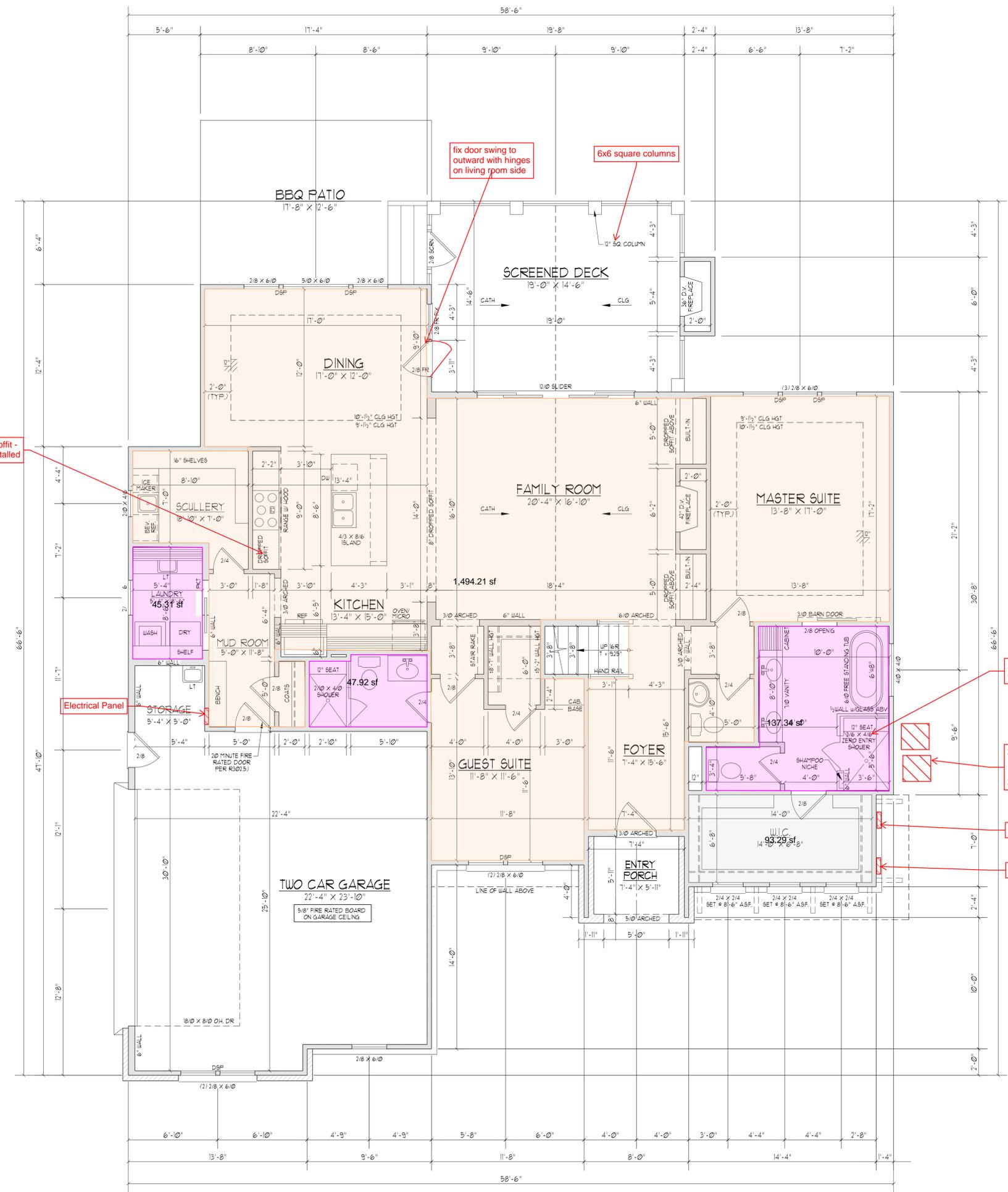


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SHEET



Delete dropped soffit - cabinets to be installed

fix door swing to outward with hinges on living room side

6x6 square columns

- tile
- hardwoods
- carpet

Add curb; delete 0 entry shower

2 HVAC units  
1st floor AC & gas furnace  
2nd floor heat pump

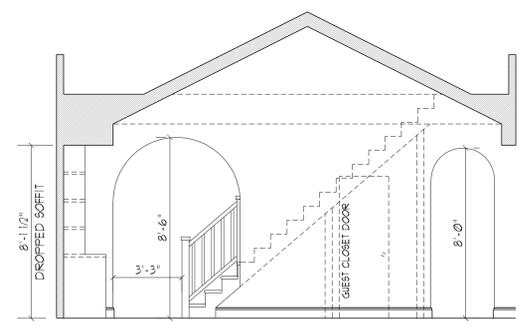
Electrical meter base

Gas meter base

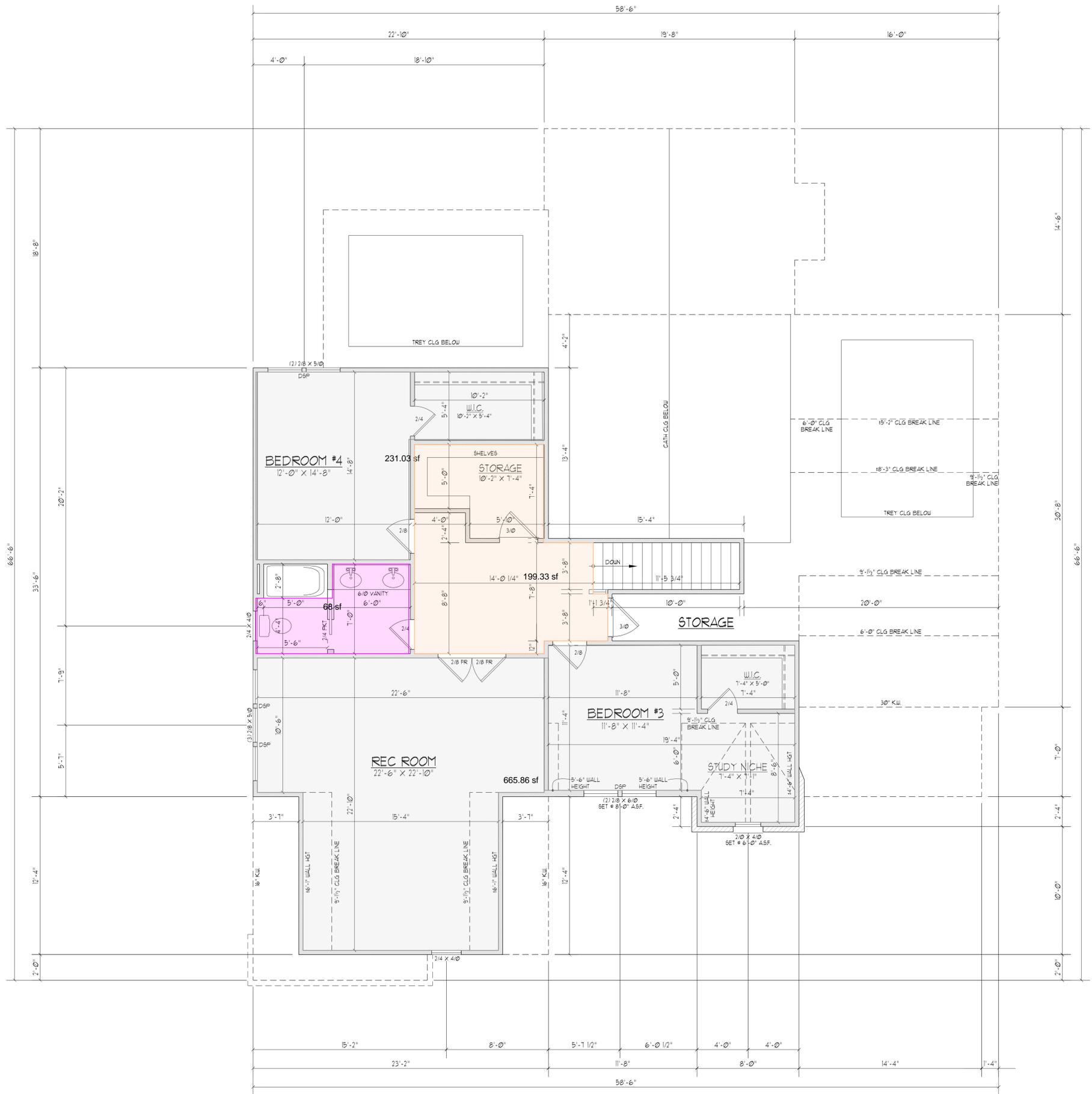
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6/0 ARCHED OPENING @ STAIRS



= tile  
 = hardwoods  
 = carpet

**SECOND FLOOR PLAN**  
SCALE ..... 1/4"=1'-0"

1199 HEATED SQ. FT.

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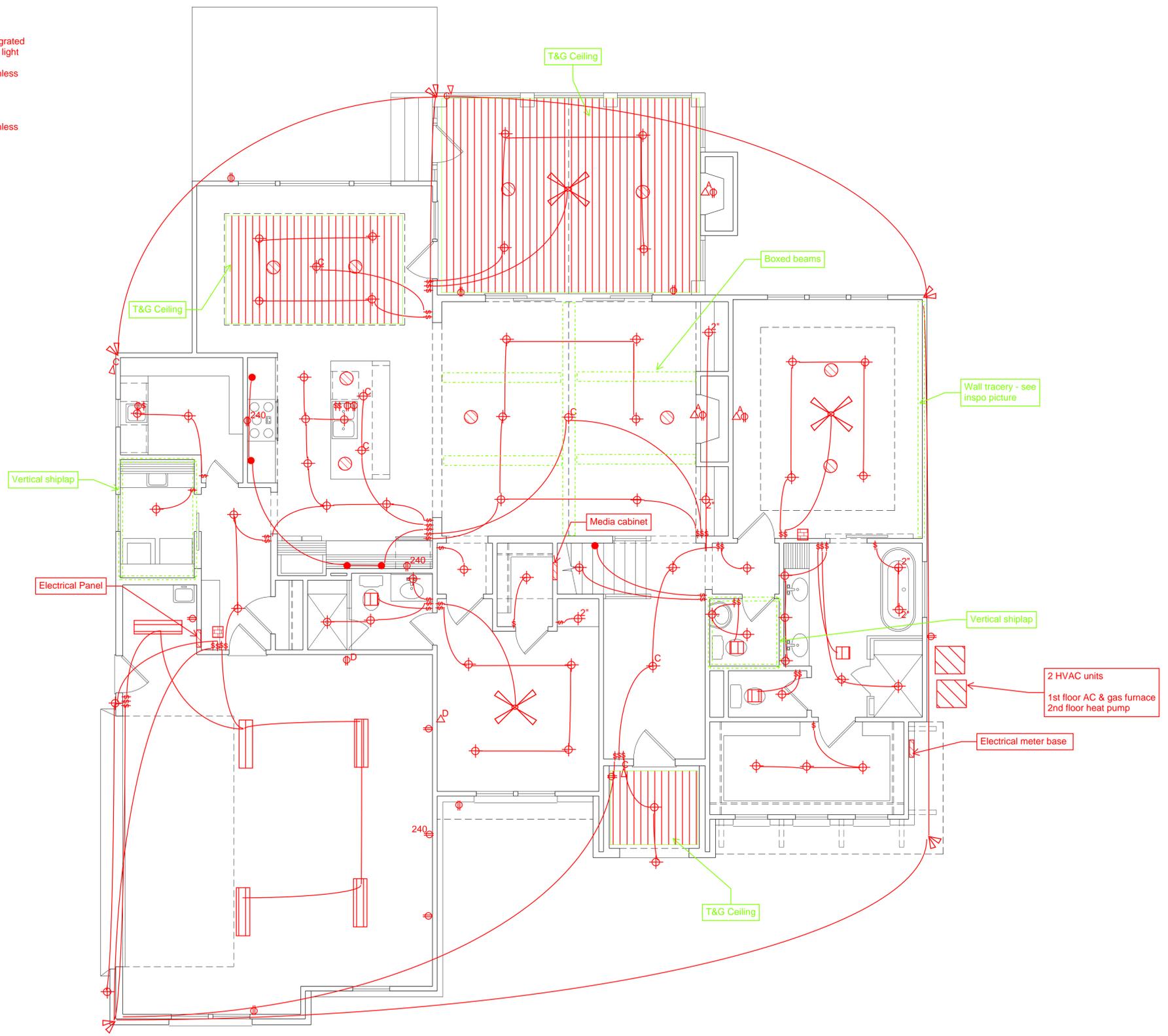
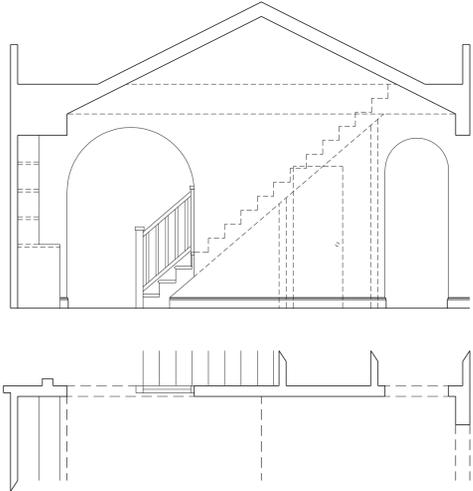
PLAN I.D.

A-3

SHEET

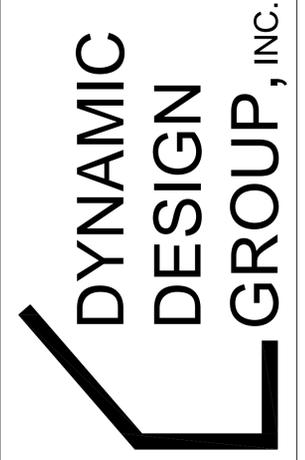


- = ceiling fan
- = flood light
- = standard outlet
- = 220/240V outlet
- = dedicated outlet
- = under cabinet light with integrated outlets OR wall mounted stair light
- = 4" integrated LED baffle canless recessed trim
- = Chandelier or pendant light
- = 2" integrated LED baffle canless recessed trim
- = bath fan
- = LED strip light
- = ethernet security camera
- = data port
- = arlington box with an outlet
- = 8" ceiling speaker
- = Security keypad pre-wire



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

NOTES:  
1) SHADED WALLS DENOTE LOAD BEARING WALLS.  
2) ■ DENOTES SOLID STUDS.



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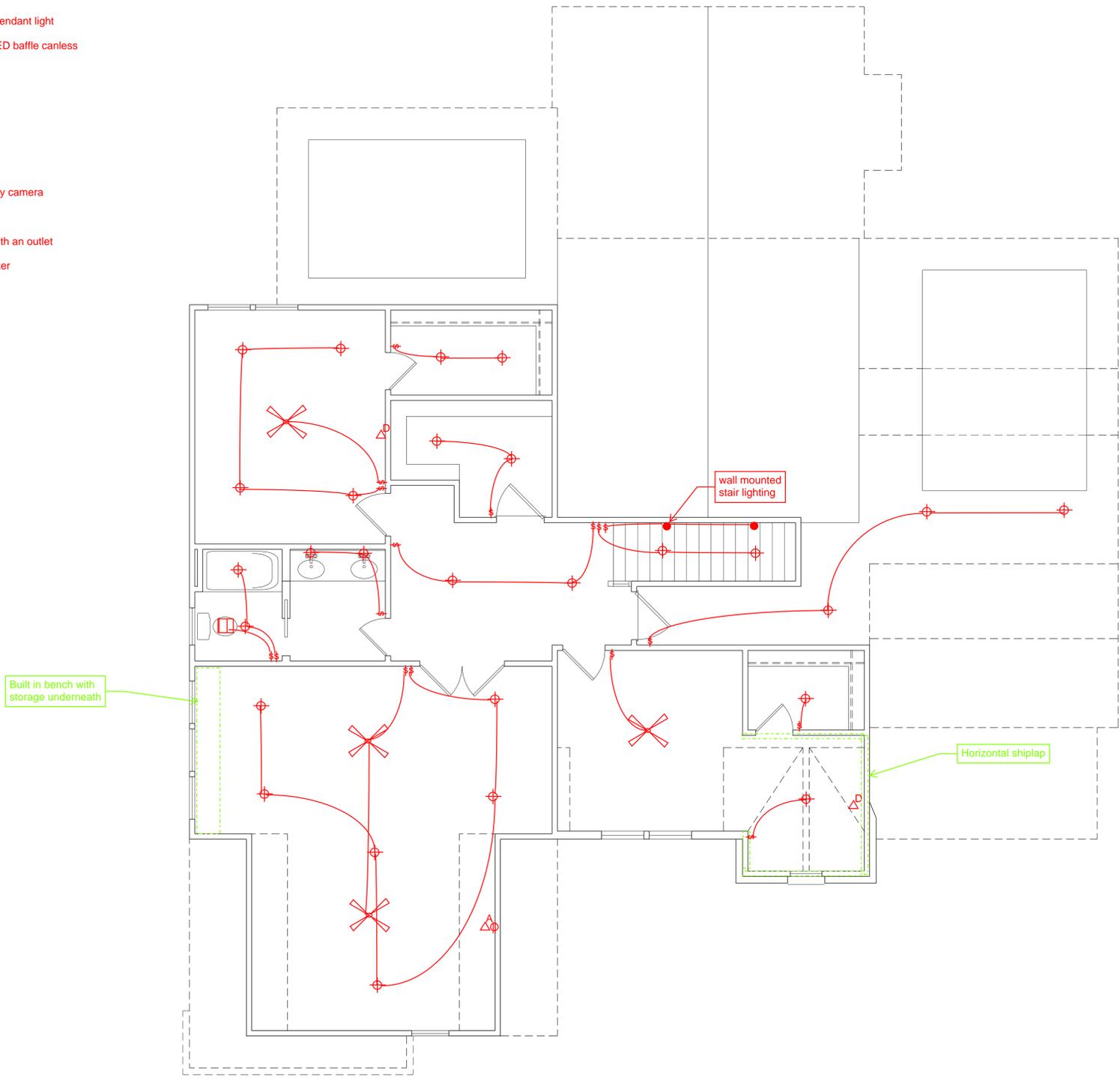
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**S-2**  
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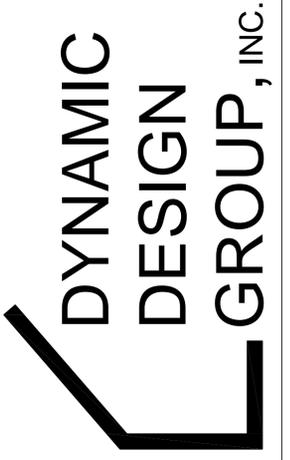


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- = arlington box with an outlet
- = 8" ceiling speaker



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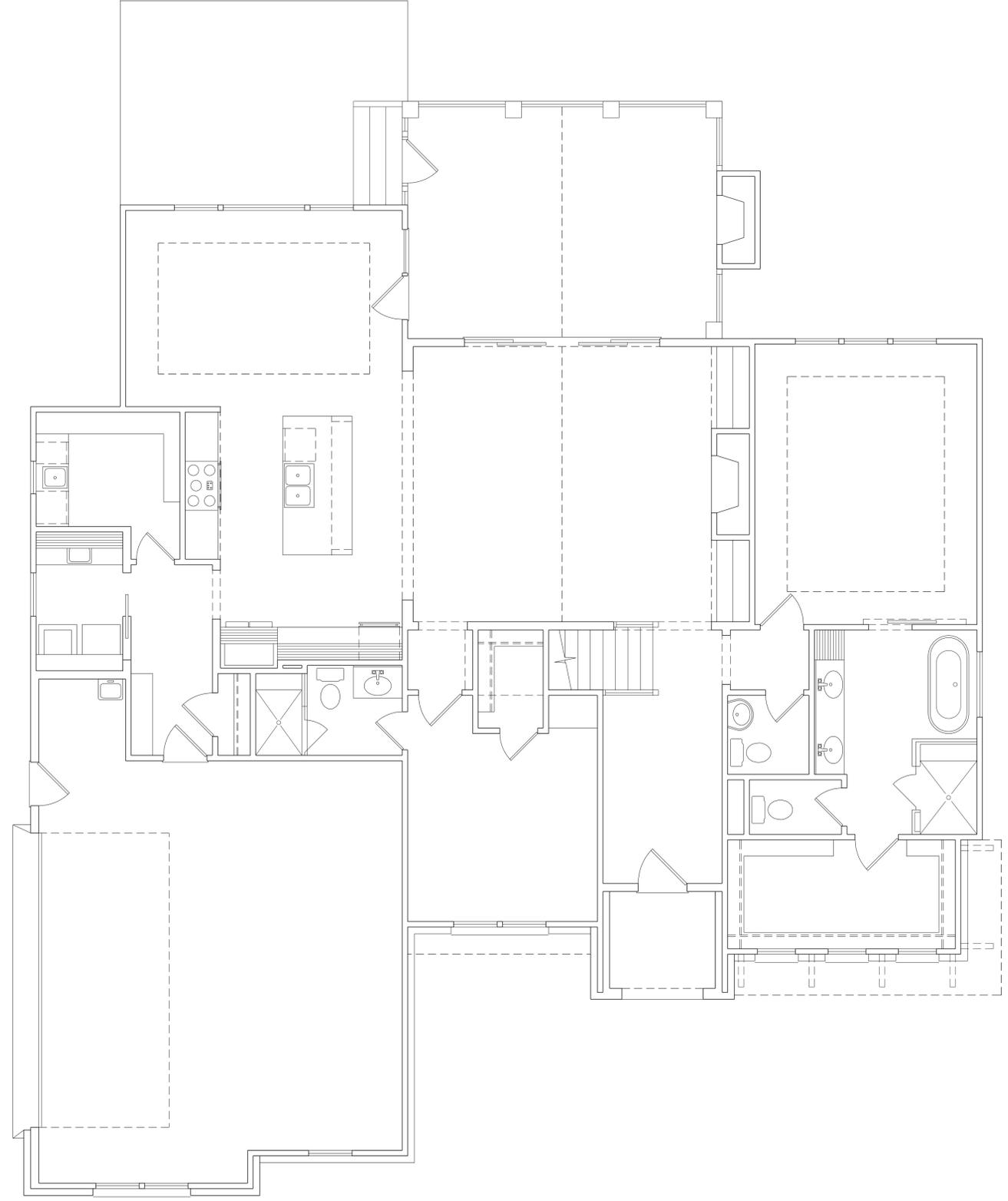
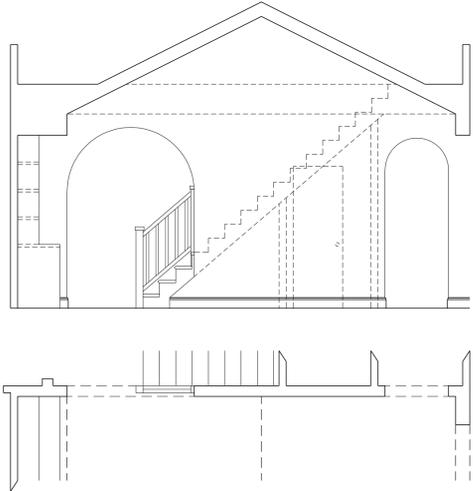
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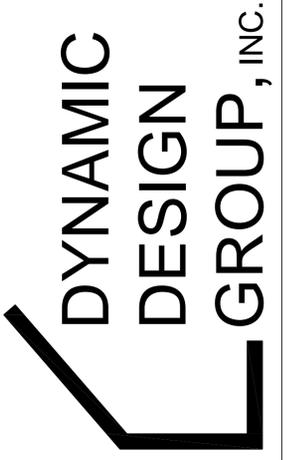
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**S-3**  
 SHEET



FIRST FLOOR CEILING /  
STRUCTURAL PLAN  
SCALE: ..... 1/4" = 1'-0"

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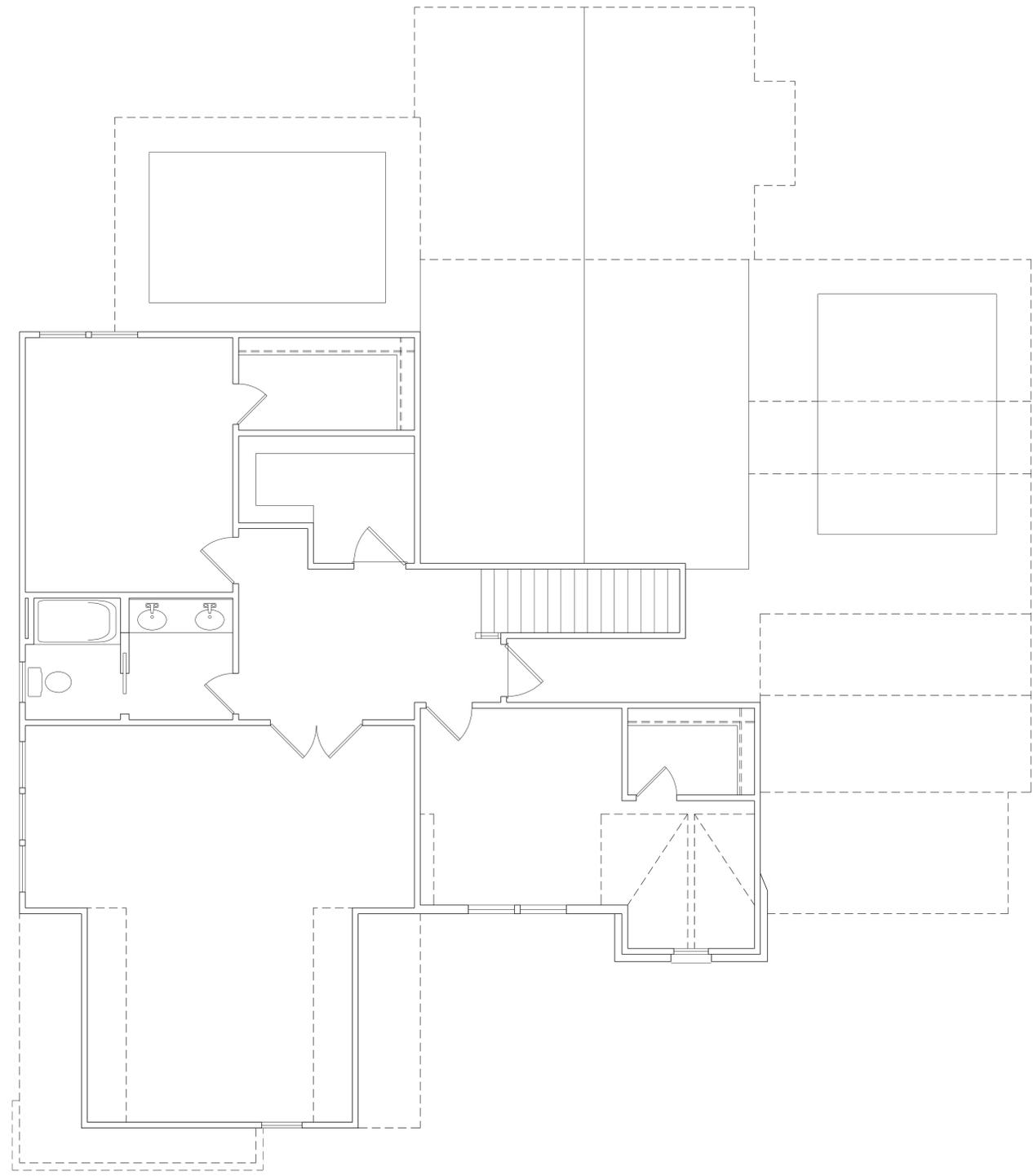
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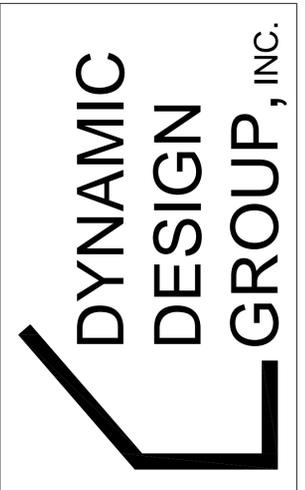
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SECOND FLOOR CEILING/  
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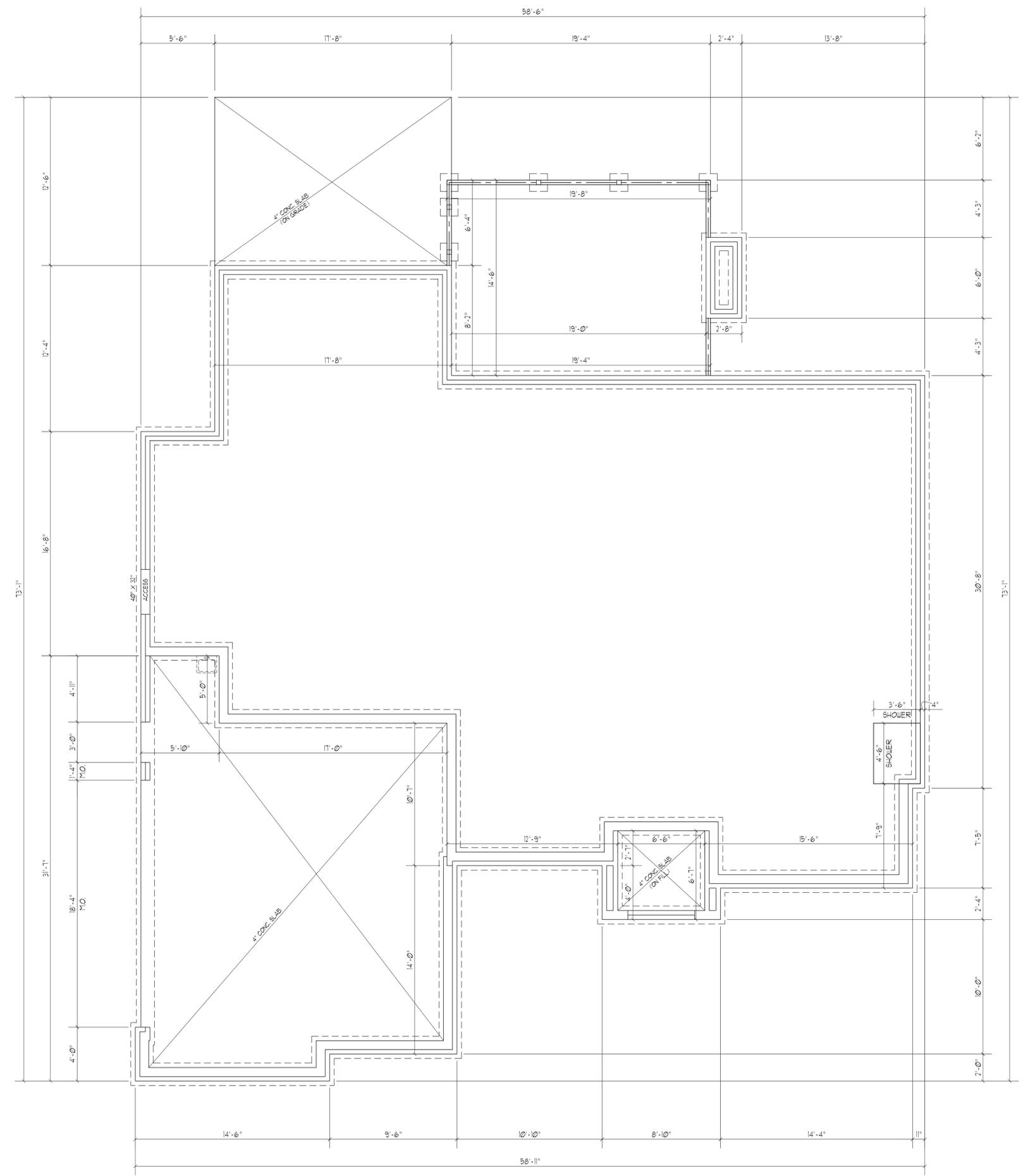
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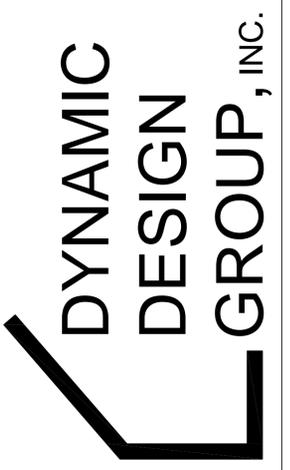


WALL VENTED CRAWL SPACE	
REQUIRED	
1368	50 SQ. FT. / 50' ± 13.12 SQ. FT. OF VENTILATION

CLOSED CRAWL SPACE VENTILATION METHODS	
(SEE REFERENCED SECTIONS IN CODE BOOK FOR DETAILED INSTRUCTIONS)	
(R4093.1) DEHUMIDIFIER A PERMANENTLY INSTALLED DEHUMIDIFIER SHALL BE PROVIDED IN THE CRAWL SPACE WITH THE MINIMUM RATED CAPACITY OF 15 PINTS PER DAY.	
(R4093.2) SUPPLY AIR	1368 SQ. FT. / 30' ± 66 CFM
(R4093.3) HOUSE AIR	1368 SQ. FT. / 50' ± 40 CFM
(R4093.4) EXHAUST FAN	1368 SQ. FT. / 50' ± 40 CFM
(R4093.5) 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 R4093.	

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

NOTE:  
DIMENSIONS ARE TO EXTERIOR OF FOUNDATION.



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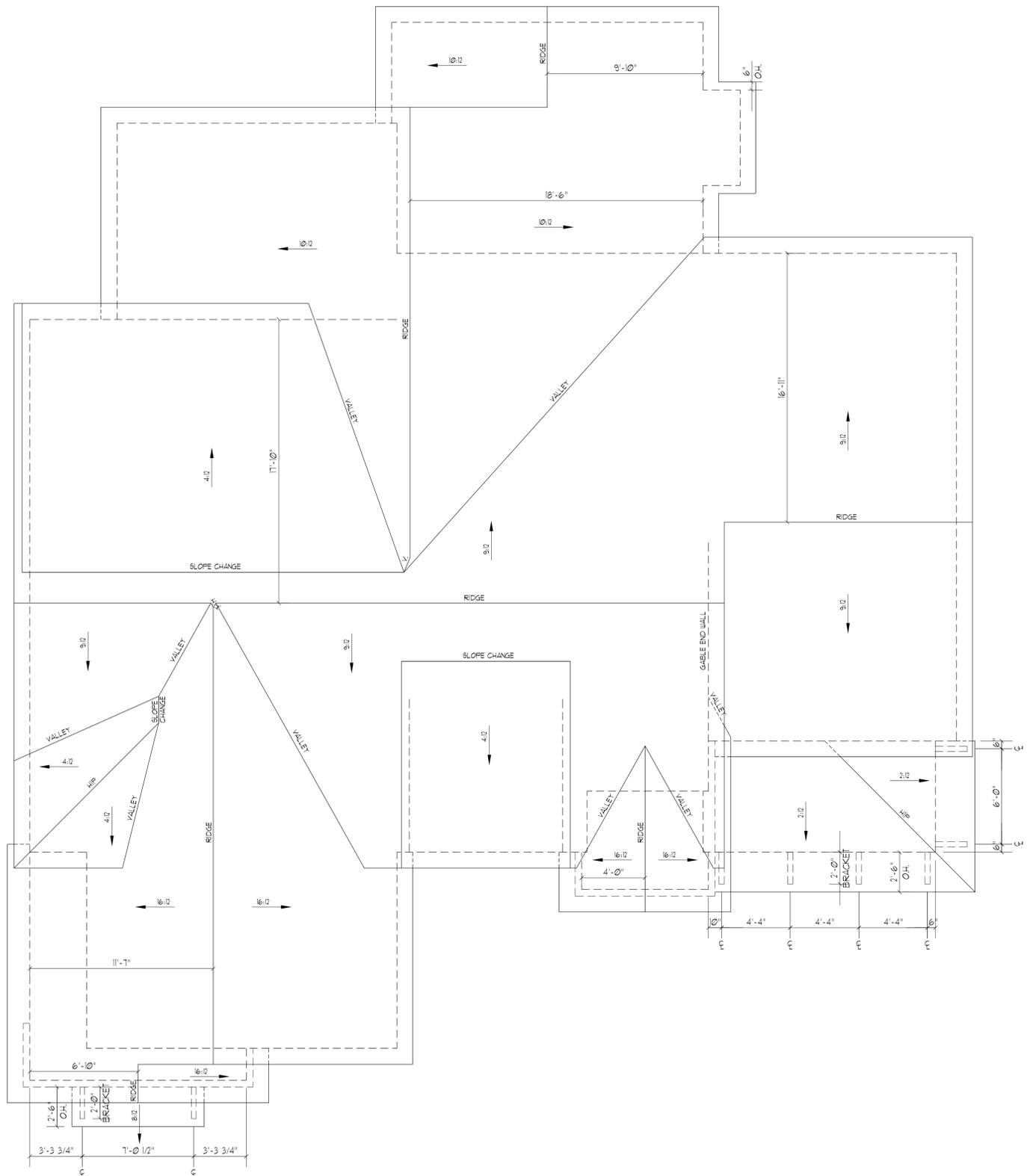
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S-1  
SHEET

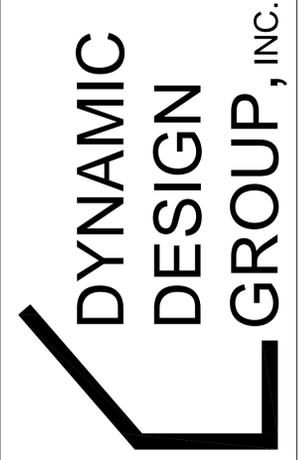


REQUIRED			
2903	SQ. FT. OF ATTIC / 300 =	9.68	SQ. FT. OF INLET & OUTLET
PROVIDED			
(INLET) SOFFIT	07	SQ. FT. PER LINEAR FT. OF VENT.	210
(OUTLET) RIDGE	11	SQ. FT. PER LINEAR FT. OF VENT.	124
		LINEAR FT. OF VENT.	14.70
		SQ. FT. OF VENT.	13.64
		(TOTAL OF INLET)	47
		(TOTAL OF OUTLET)	53
		TOTAL SQ. FT. OF VENT.	28.34



ROOF FRAMING PLAN  
SCALE: ..... 1/4" = 1'-0"

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



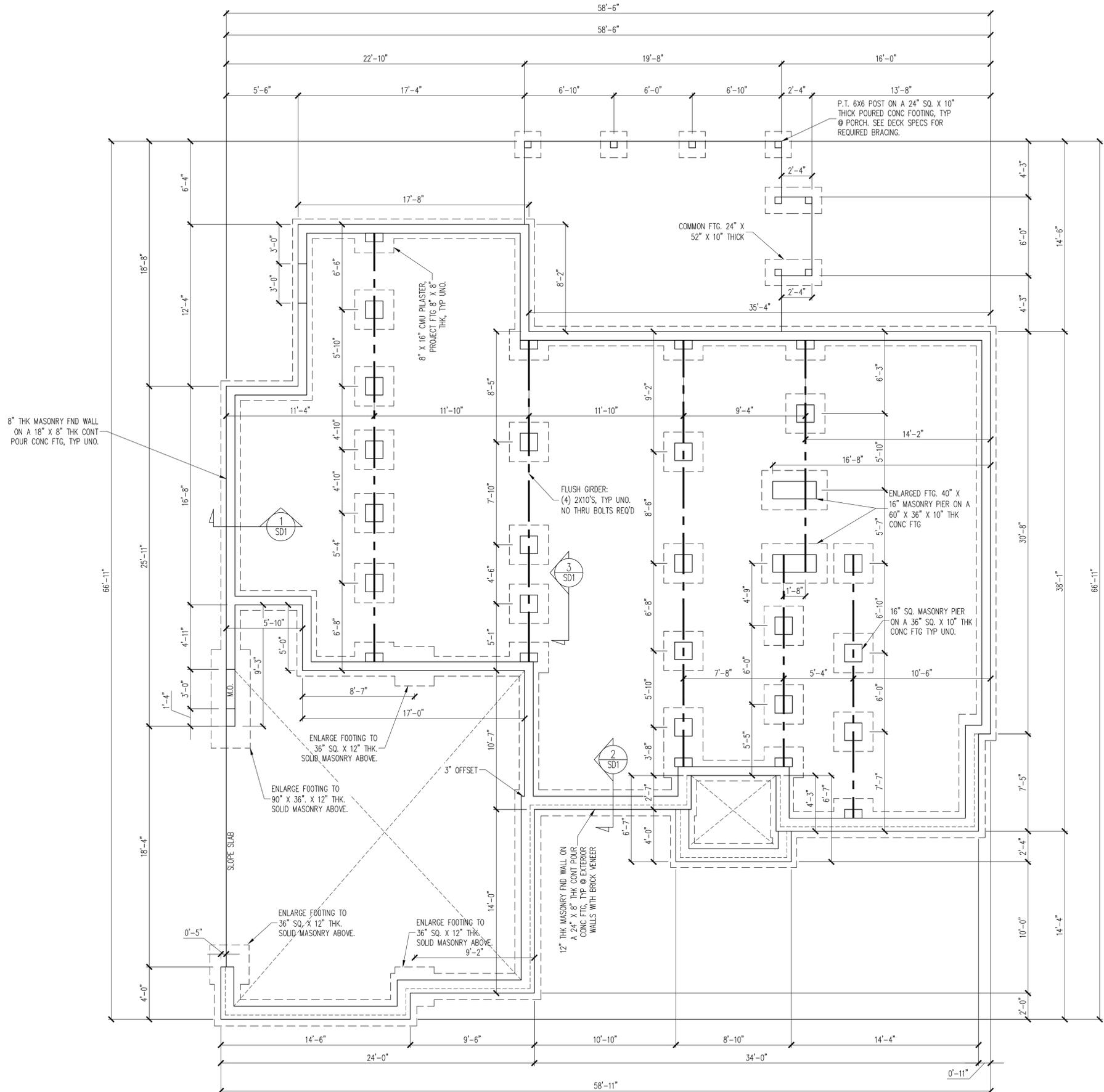
David D Grorud  
(919) 601-1406  
DynamicDesignGroup@gmail.com  
www.DynamicDesignGroupInc.com

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Contractor shall verify all conditions and dimensions prior to construction. Any error or omissions shall be reported to Dynamic Design Group for corrections or justification. Once construction has commenced, the contractor shall assume all responsibility. Dimensions govern over scale, code governs over dimensions.

PROJECT FOR: WINTILL  
LOCATION: WAKE FOREST  
LOT: 2  
SUBDIVISION: AUBRIE PLACE  
COUNTY: GRANVILLE

**WINTILL**  
PLAN NAME  
**B1-3167-59GR**  
PLAN I.D.  
**4.23.25**  
DATE

**S-5**  
SHEET



**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

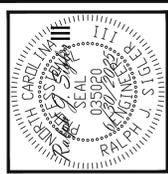
SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

NOTES:

- HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION. REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.
- 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.

**FOUNDATION PLAN**  
 1/4" = 1'-0"

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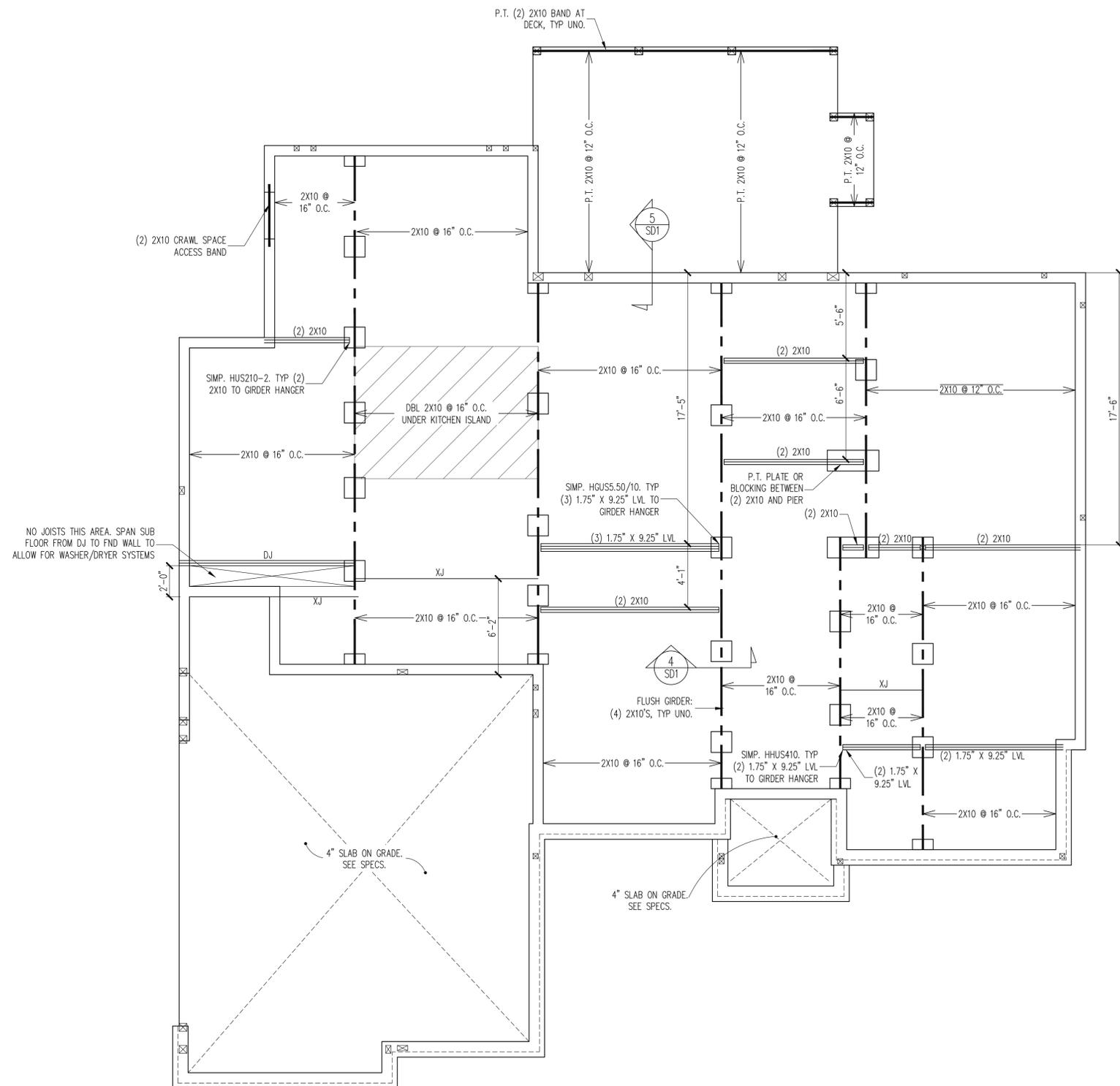
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<b>DANIEL WINTILL</b>	
<b>STRUCTURAL ADDENDUM</b>	
SCOPE:	REV # REF PROJ # DATE
LOC:	2 AUBRIE PLACE

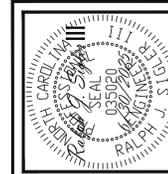
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 DATE: 6/30/2025

PROJECT NO.  
 25-22-021

SHEET NO.  
 S1  
 1 of 7



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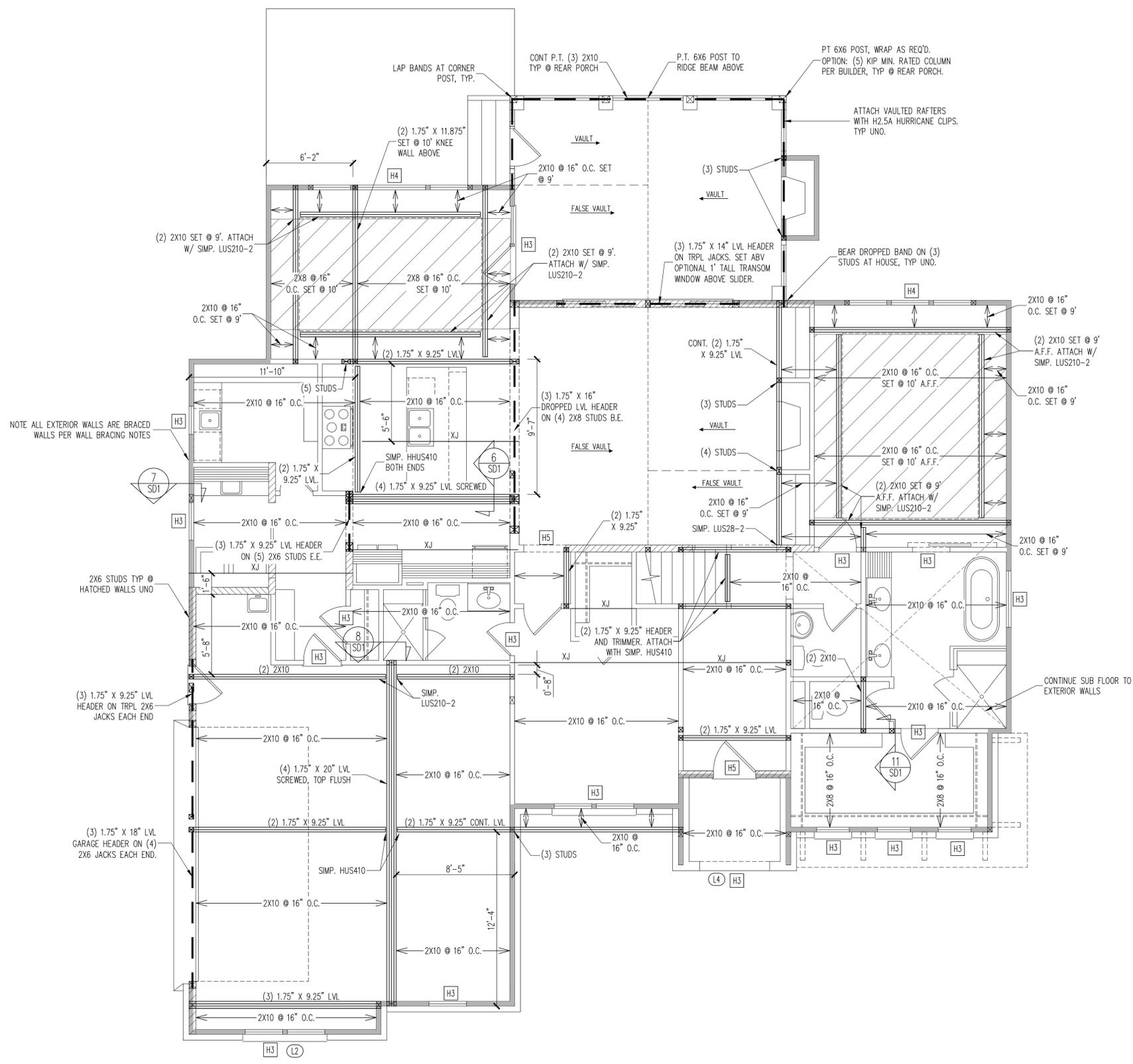
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SCOPE:	STRUCTURAL ADDENDUM
LOC:	2 AUBRIE PLACE
REV #	REF PROJ #
DATE	DATE

ENC: RJS/WHF  
 DATE: 6/30/2025

PROJECT NO.  
 25-22-021

SHEET NO.  
 S2  
 2 of 7



NOTE ALL EXTERIOR WALLS ARE BRACED WALLS PER WALL BRACING NOTES

### WALL BRACING

**SHADED WALLS:**

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.

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 R602.10.2 OF THE 2018 NCRBC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS (BUILDER PERMITTED TO SUBSTITUTE "WSP" FOR ANY "GB" WALL)

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 = 245' MIN.  
 REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

### LINTEL SCHEDULE

L1	L 3 1/2 X 3 1/2 X 1/4
L2	L 5 X 3 1/2 X 5/16
L3	L 6 X 4 X 5/16 ATTACHED TO HEADER (2)- 1/2" DIA. X 3" LONG LAG SCREWS AT 16" O.C. (ONE LAG SCREW @ 16" O.C. PERMITTED FOR 5" OR LESS BRICK ABOVE)
L4	16 GAUGE FLEX LINTEL PER BUILDER OR SELF SUPPORTIVE ARCH PER BUILDER

### 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 DBL JACKS

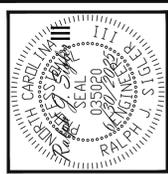
(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.  
 (B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.  
 (C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

**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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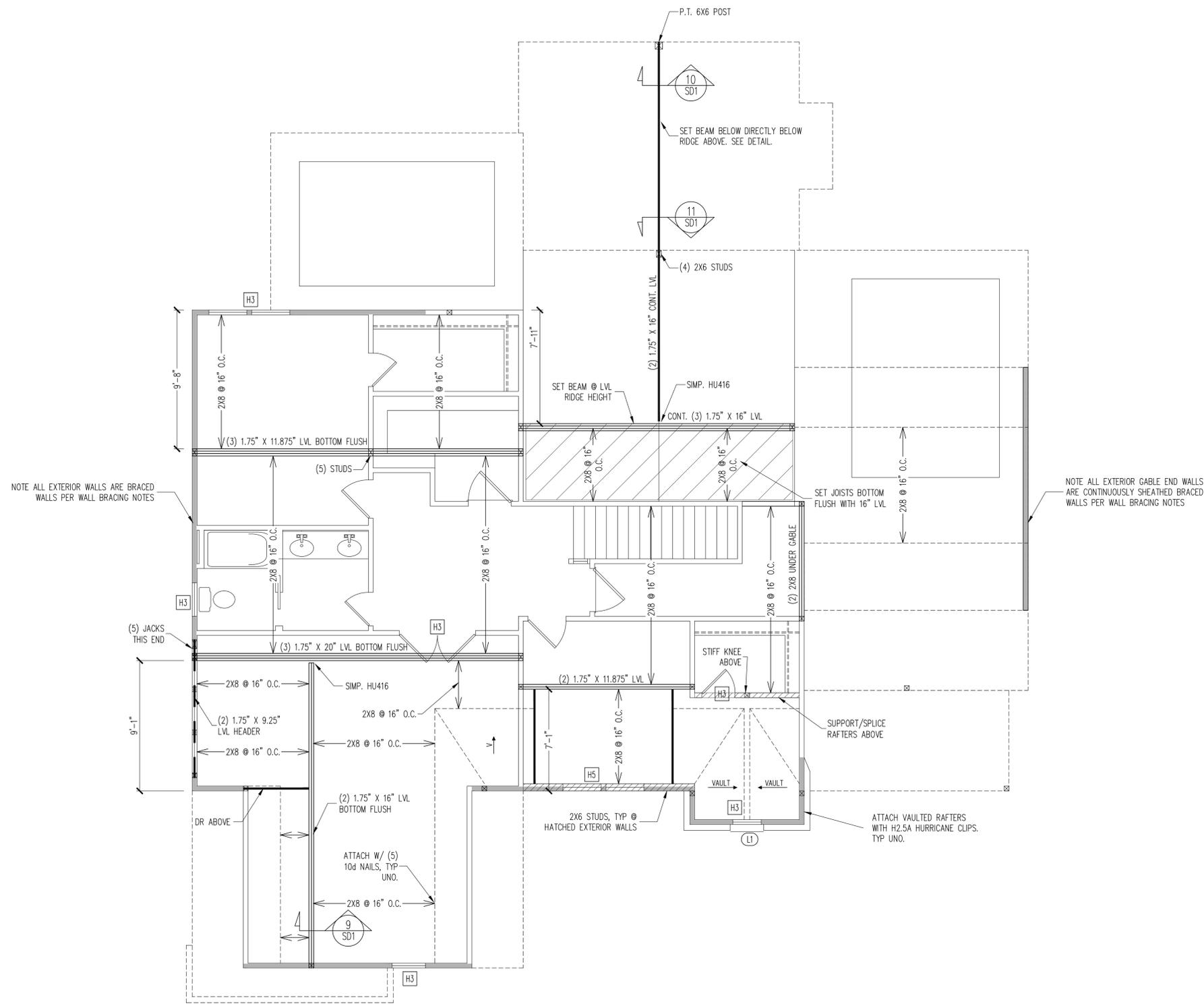
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<b>DANIEL WINTILL</b>	<b>DATE</b>
<b>STRUCTURAL ADDENDUM</b>	
<b>REV #</b>	<b>REF PROJ #</b>
<b>SCOPE:</b> 2 AUBRIE PLACE	
<b>LOC:</b>	

**ENG:** RJS/WHF  
**DATE:** 6/30/2025

**PROJECT NO.:**  
 25-22-021

**SHEET NO.:**  
 S3  
 3 of 7



NOTE ALL EXTERIOR WALLS ARE BRACED WALLS PER WALL BRACING NOTES

NOTE ALL EXTERIOR GABLE END WALLS ARE CONTINUOUSLY SHEATHED BRACED WALLS PER WALL BRACING NOTES

**WALL BRACING**  
 SHADED WALLS:  
 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.  
 NOTES:  
 PROVIDED CONTINUOUS SHEATHING = 90' MIN.  
 REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

**LINTEL SCHEDULE**

L1	L 3 1/2 X 3 1/2 X 1/4
L2	L 5 X 3 1/2 X 5/16
L3	L 6 X 4 X 5/16 ATTACHED TO HEADER (2) - 1/2" DIA. X 3" LONG LAG SCREWS AT 16" O.C. (ONE LAG SCREW @ 16" O.C. PERMITTED FOR 5" OR LESS BRICK ABOVE)
L4	16 GAUGE FLEX LINTEL PER BUILDER

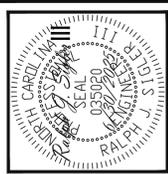
**HEADER SCHEDULE**

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

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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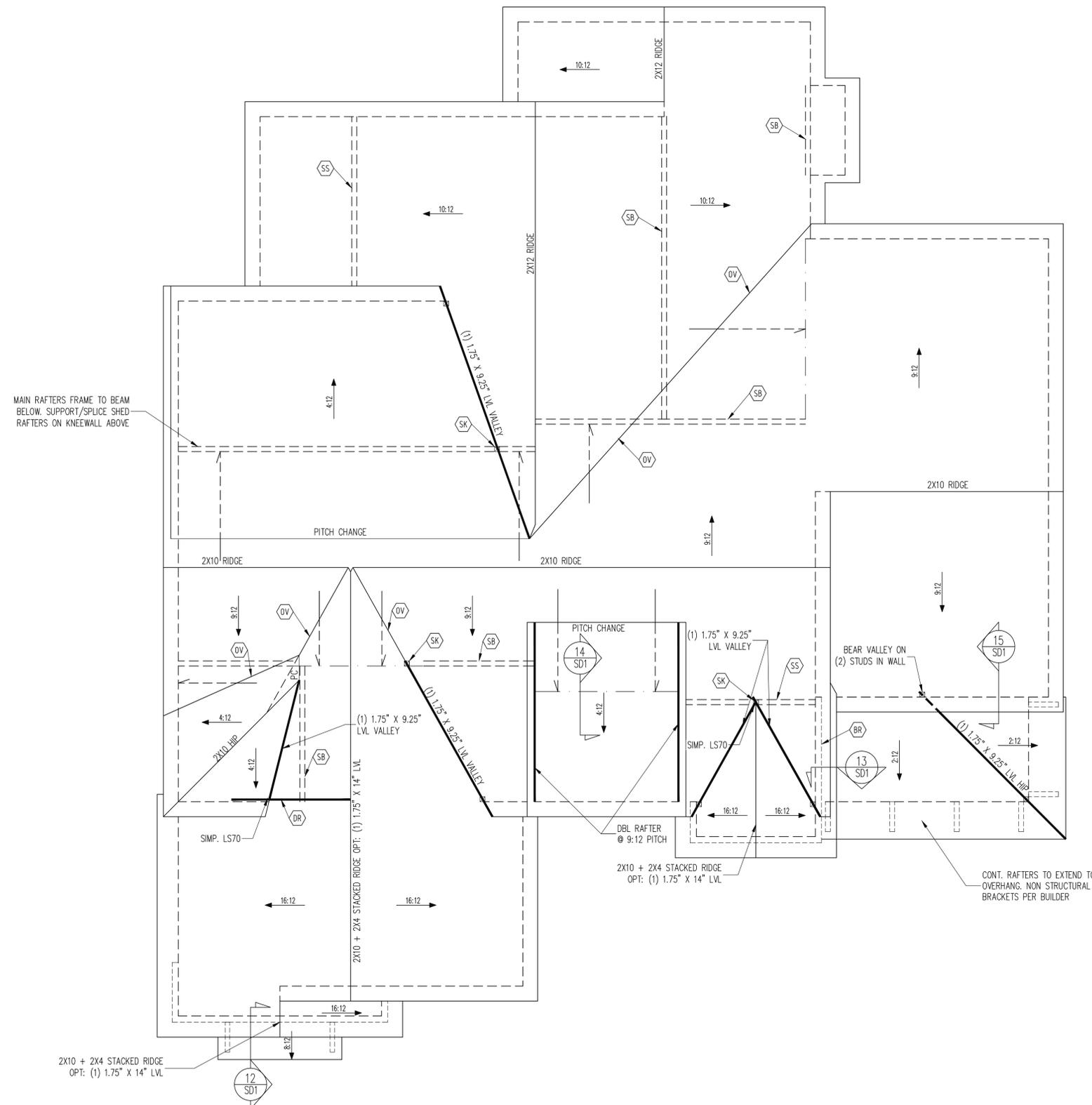
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SCOPE:	DANIEL WINTILL
	STRUCTURAL ADDENDUM
LOC:	REV # REF PROJ # DATE
	2 AUBRIE PLACE

ENC: RJS/WHF  
 DATE: 6/30/2025

PROJECT NO.  
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MAIN RAFTERS FRAME TO BEAM BELOW. SUPPORT/SPLICE SHED RAFTERS ON KNEEWALL ABOVE

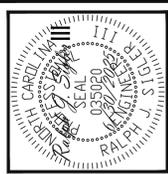
**FRAMING NOTES**  
 ROOF ONLY  
 -COMMON RAFTERS 2X8 @ 16" O.C. TYP. U.N.O.  
 -COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP. U.N.O.  
 -VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

**FRAMING SCHEDULE**  
 ROOF ONLY

AN	SUPPORT BRICK VENEER WITH ANGLE ATTACHED TO MODIFIED STUD WALL
BR	SUPPORT BRICK VENEER PER SECT.703.7 OF THE NCR, LATEST EDITION.
DR	DOUBLE RAFTER
OV	OVERFRAME VALLEY ( 2X10 SLEEPER )
SK	DBL 2X4 STIFF KNEE
SS	SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW

**ROOF FRAMING PLAN**  
 1/4" = 1'-0"

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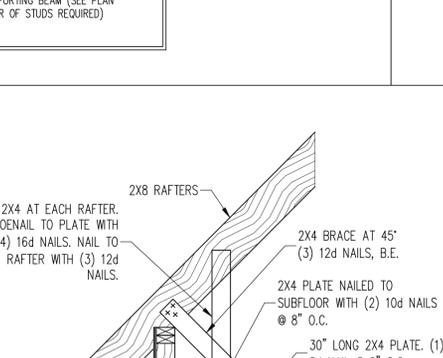
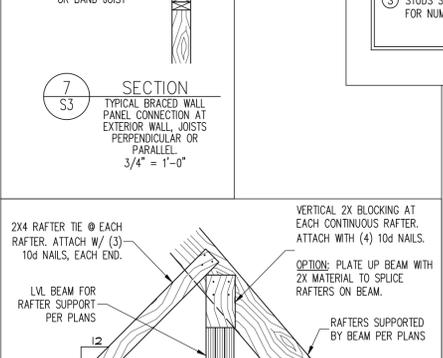
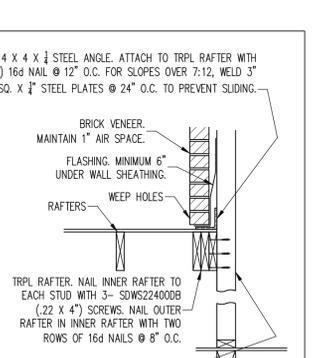
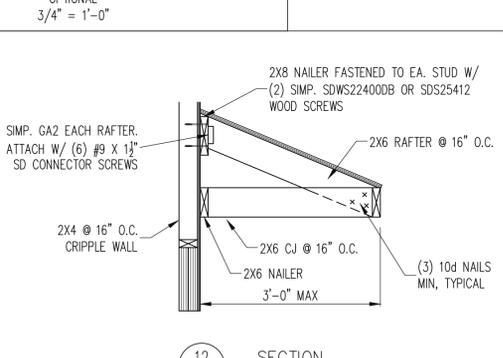
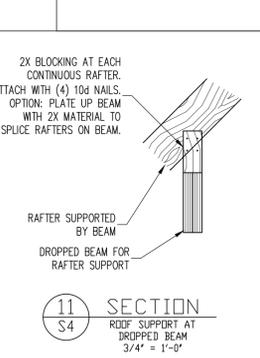
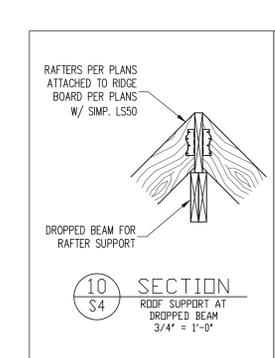
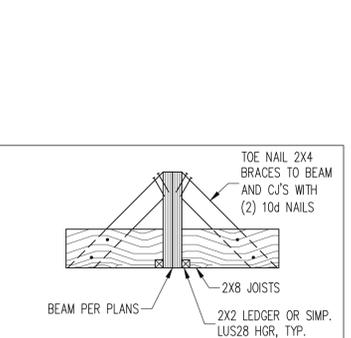
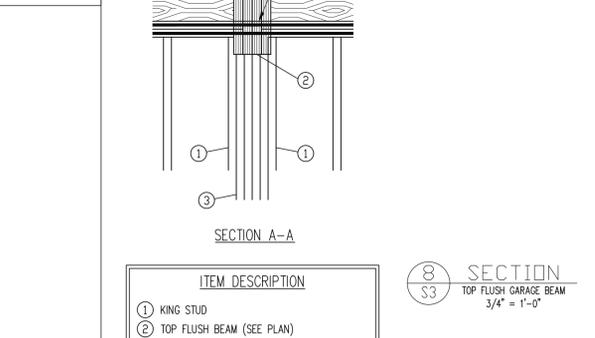
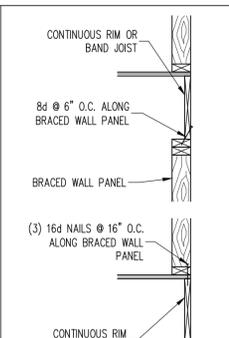
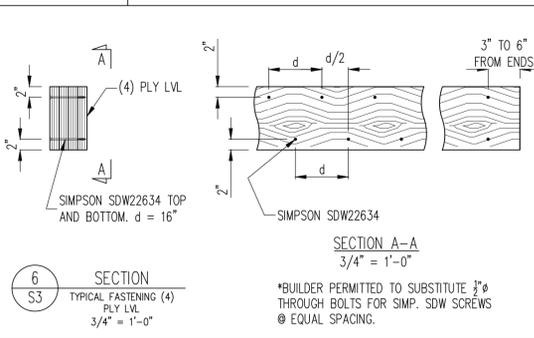
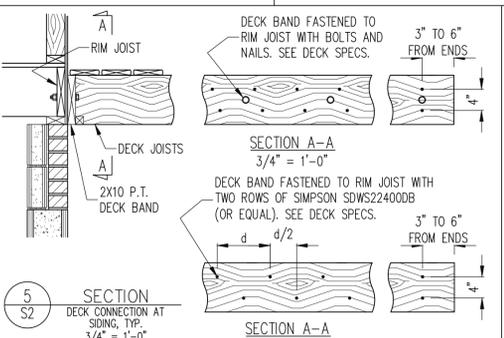
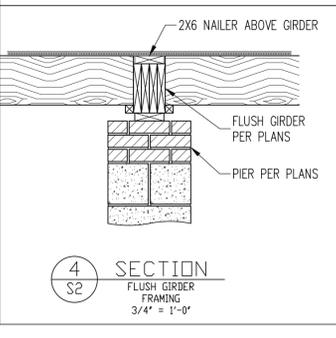
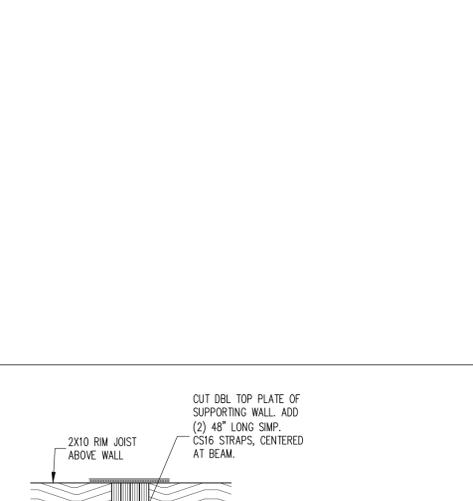
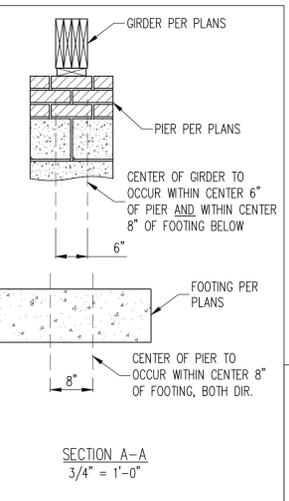
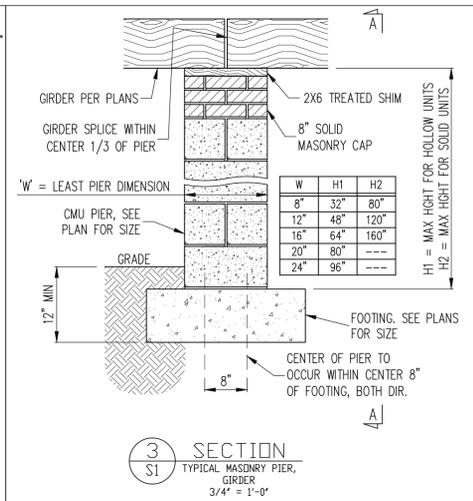
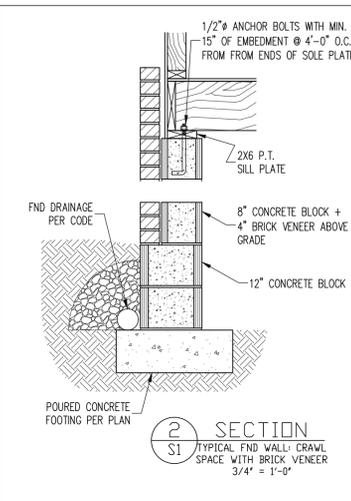
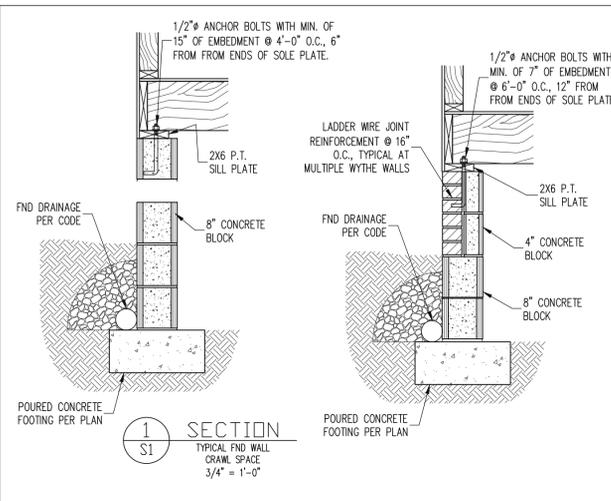
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DANIEL WINTHILL	
STRUCTURAL ADDENDUM	
SCOPE:	2 AUBRIE PLACE
LOC:	
REV #	REF PROJ #
DATE	

ENC: RJS/WHF  
 DATE: 6/30/2025

PROJECT NO.  
 25-22-021

SHEET NO.  
 S5  
 5 of 7



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DANIEL WINTILL	REV #	REF PROJ #	DATE
SCOPE: STRUCTURAL ADDENDUM			
LOC: 2 AUBRIE PLACE			

ENG: RJS/WHF  
 DATE: 6/30/2025

PROJECT NO.  
 25-22-021

SHEET NO.  
 SD1

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...

PART 7: MASONRY
7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, Fm = 1,500 PSI MIN
7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C82-17 GRADE SW
7.03 MORTAR SHALL BE TYPE S MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI...

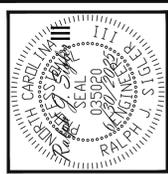
DECK SPECIFICATIONS

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...

JOIST SPAN and DECKING table with columns for joist span (12" O.C., 16" O.C., 24" O.C., 32" O.C.) and decking (1" S4S, 1" T&G, 1 1/4" S4S, 2" S4S). Includes tables for post size, post height, and post height based on tributary area.

NOTES and ABBREVIATIONS table. NOTES include: THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. ABBREVIATIONS include: ARV ABOVE, B BOTH, B.E. BOTH ENDS, BTM BETWEEN, CIP CAST IN PLACE, CONC CONCRETE, CS CONTINUOUS SHEATHING, DIA DIAMETER, DBL DOUBLE, DJ DOUBLE JOIST, DSP DEL STUD POCKET, EQ EQUAL, EA EACH, FLG FLANGE, FL PL FLUTCH PLATE, FLR FLOOR, FND FOUNDATION, FTG FOOTING, HDG HOT DIPPED, HGR GALVANIZED, HGR HANGER, LVL LAMINATED VENEER LUMBER, NTS NOT TO SCALE, O.C. ON CENTER, PSL PARALLEL STRAND LUMBER, EQ EQUAL, FT PRESSURE TREATED, QUAD QUAD JOIST, SQ STUD POCKET, SP SQUARE.

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PROJECT INFORMATION table with columns: SCOPE (STRUCTURAL ADDENDUM), LOC (2 AUBRIE PLACE), DATE, REV #, REF PROJ #.

PROJECT NO. (25-22-021) and SHEET NO. (S7 of 7) table.