





**SOUTH  
DESIGNS**

P.O. Box 688  
Wake Forest, NC 27588  
(O) 919-556-2226  
(F) 919-556-2228  
www.southdesigns.com

Drawn By: SDI

Checked By: RWB

6-15-2021

Revision No.    Revision Date

Revision No.	Revision Date

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Client:

**Triple A  
Homes**

Title:

**ELEVATIONS**

Plan No.

**2520**

**EL-1**

Sheet No.



**FRONT ELEVATION**

SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24x36" SHEET SIZE)



**REAR ELEVATION**

NOTE:  
DECK HANDRAIL AND STEPS  
OMITTED FOR CLARITY.  
TO BE INSTALLED PER N.C.  
BUILDING CODE

SCALE: 1/8"=1'-0" (11x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24x36" SHEET SIZE)



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Client:

**Triple A  
Homes**

Title:

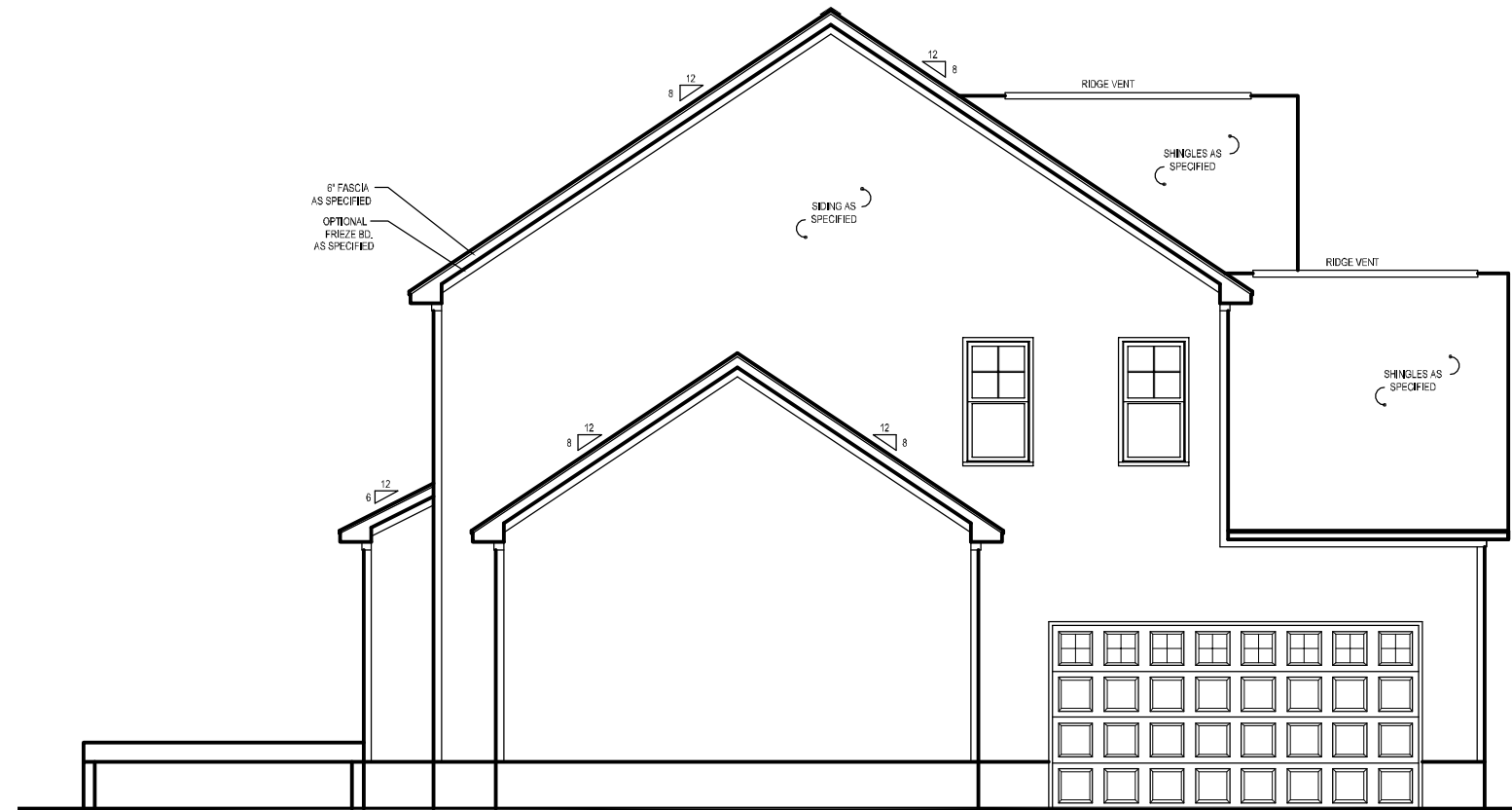
**ELEVATIONS**

Plan No.

**2520**

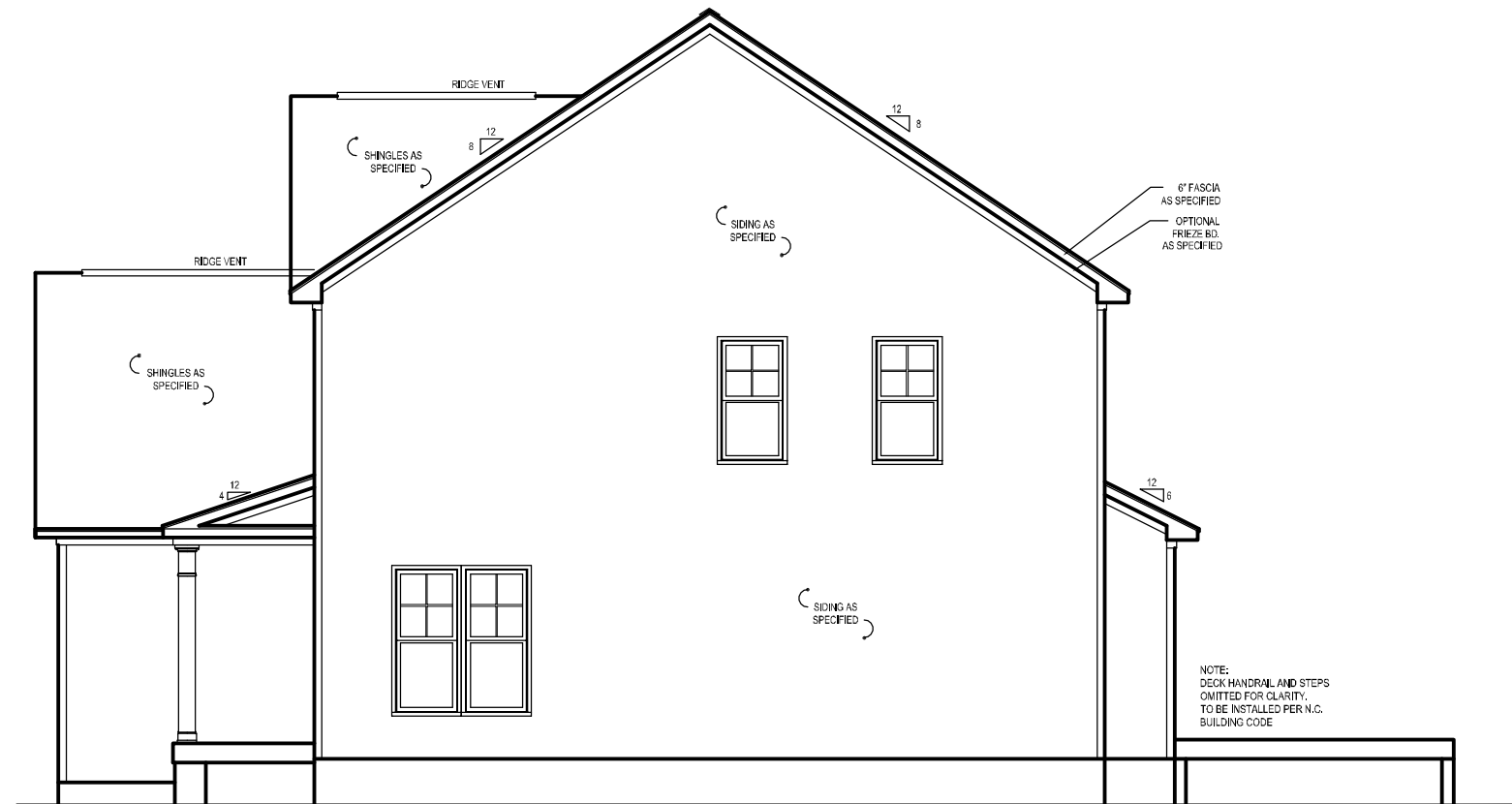
**EL-2**

Sheet No.



**RIGHT SIDE ELEVATION**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**LEFT SIDE ELEVATION**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)

NOTE:  
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Client:

**Triple A  
Homes**

Title:

**ELEVATIONS**

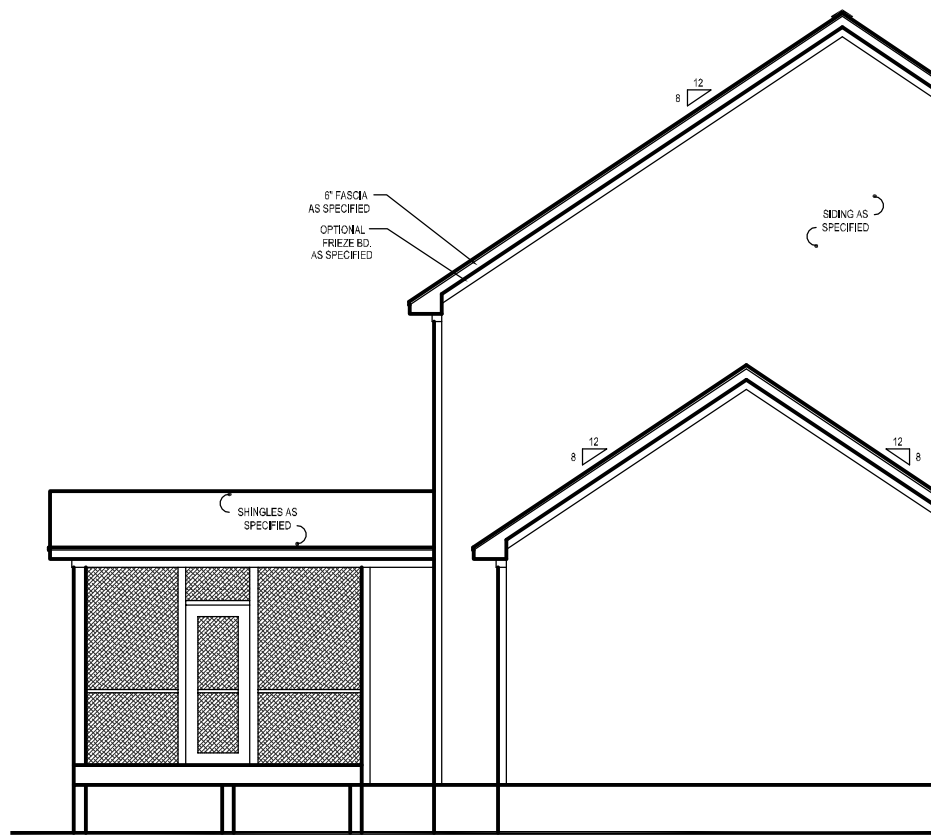
Plan No.

**2520**

**EL-2**

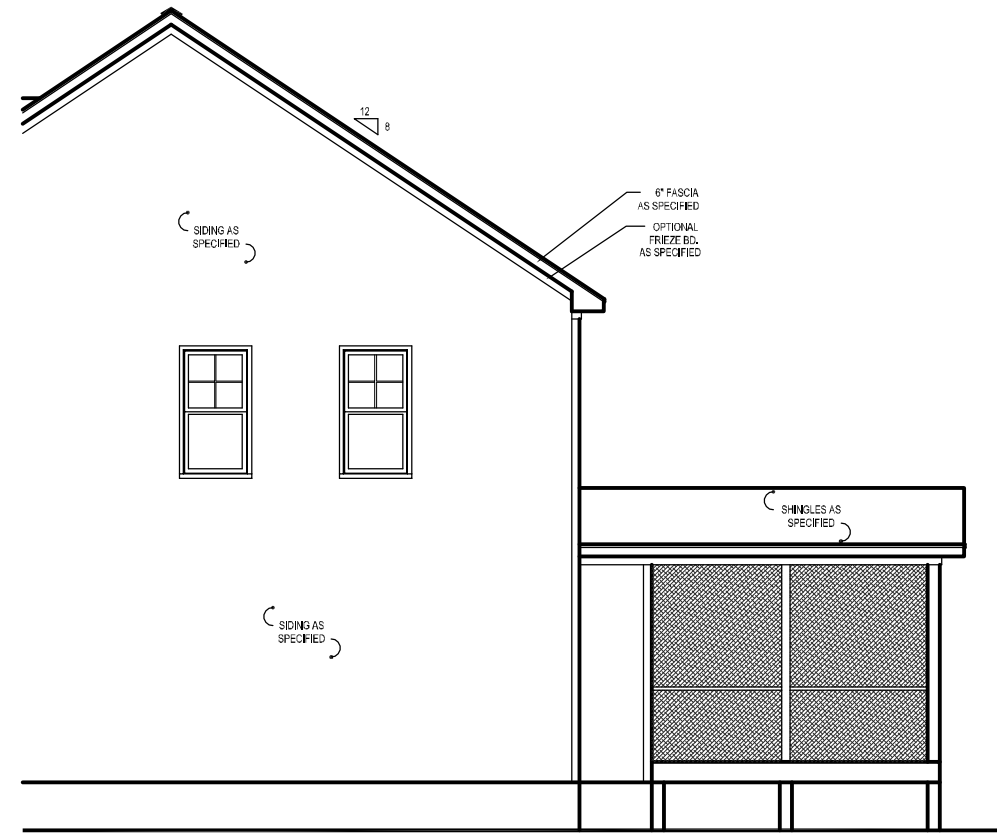
Sheet No.

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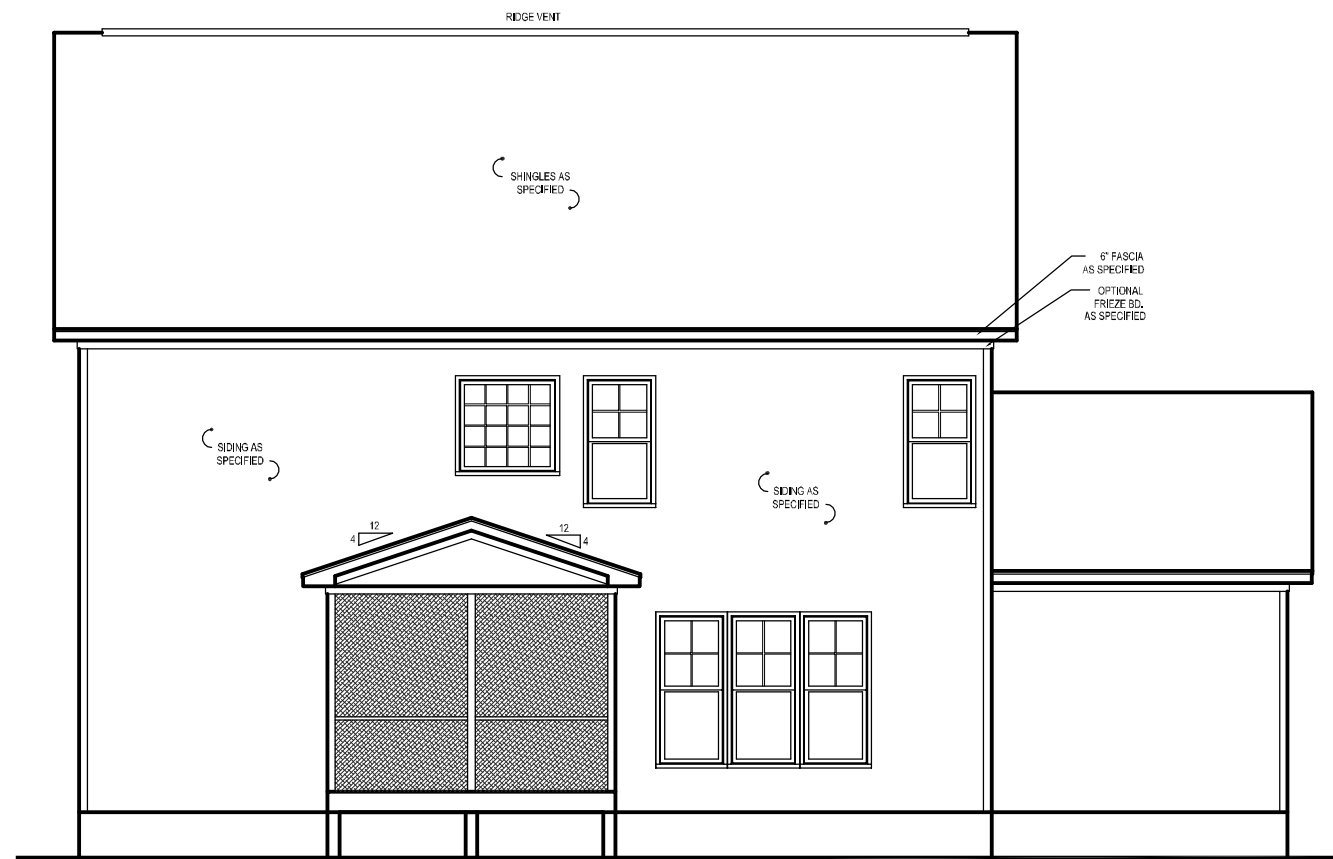
**RIGHT SIDE ELEVATION – OPT. SCREEN PORCH**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**LEFT SIDE ELEVATION – OPT. SCREEN PORCH**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)



**REAR ELEVATION – OPT. SCREEN PORCH**

SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)





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Client:

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Homes**

Title:

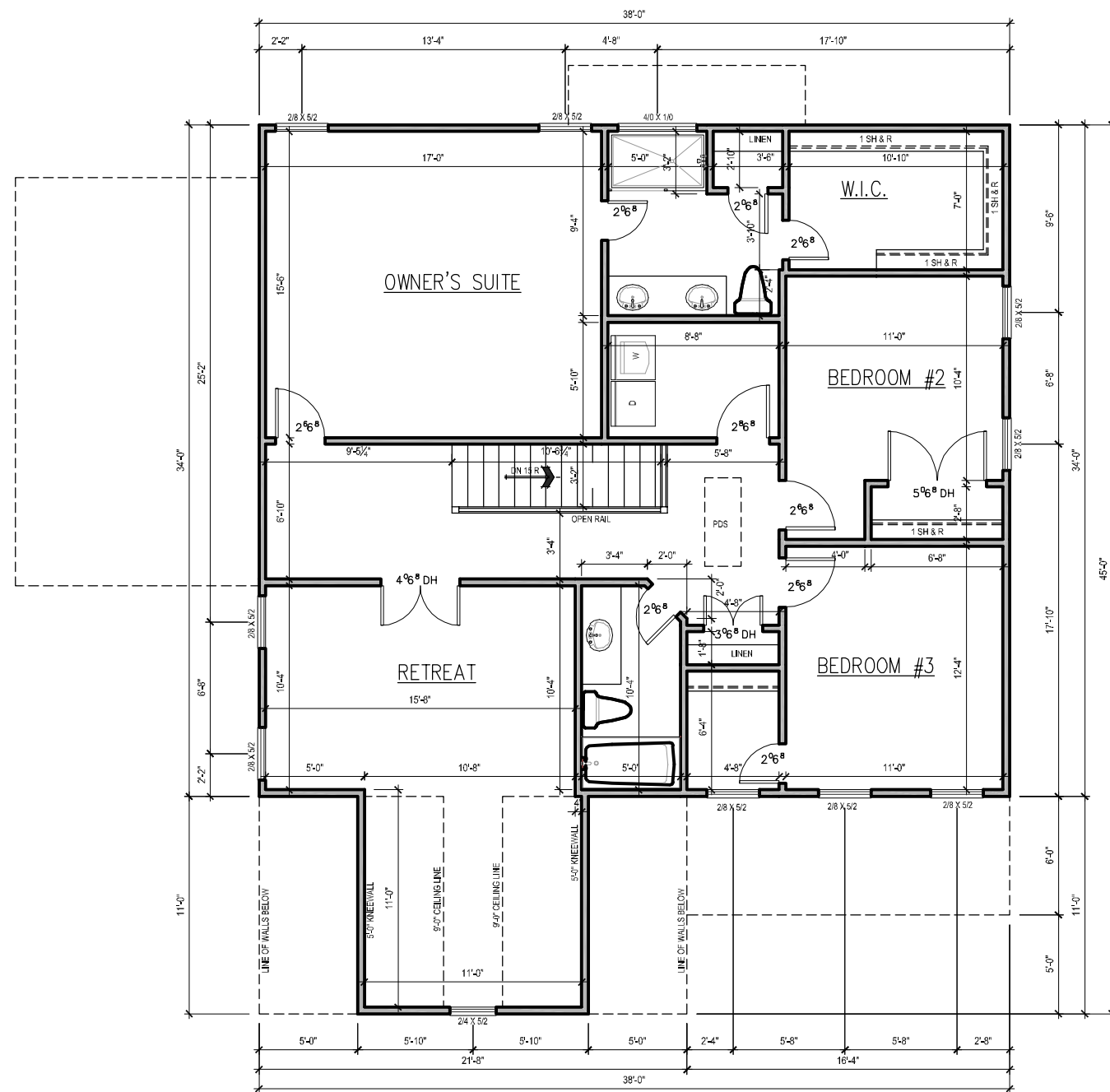
**SECOND  
FLOOR  
PLAN**

Plan No.

**2520**

**A-2**

Sheet No.



**GENERAL NOTES**

**WALLS:**  
ALL WALLS ARE DRAWN 4" THICK U.N.O.  
ANGLED WALL ARE DRAWN @45° U.N.O.

**SMOKE DETECTORS:**  
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

**EGRESS:**  
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

**ATTIC ACCESS:**  
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

**WALL/CEILING HGT.**  
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE.  
KNEE WALL HEIGHT LABELS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

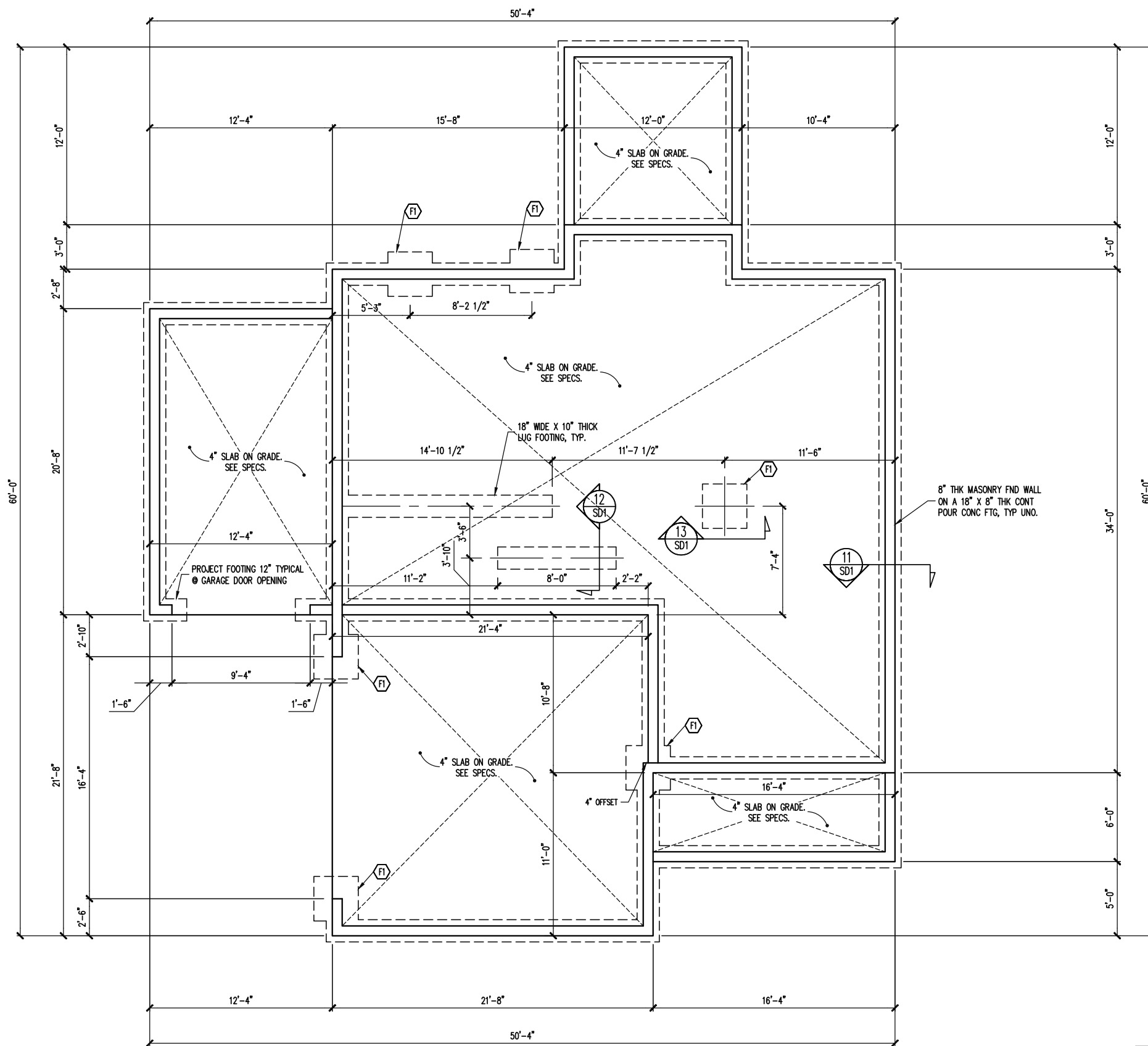
NOTE:  
IF CLEAR OPENING OF THE OPERABLE PORTION OF A WINDOW IS MORE THAN 72" ABOVE GRADE, LOWEST PART OF OPENING MUST BE 24" ABOVE FLOOR UNLESS:

- A. WINDOW IS FIXED UNIT
- B. OPENING DOES NOT ALLOW PASSAGE 4" SPHERE
- C. WINDOW IS EQUIPPED WITH FALL PREVENTION DEVICE
- D. WINDOW IS EQUIPPED WITH AN APPROVED LIMITING DEVICE

**SECOND FLOOR PLAN**

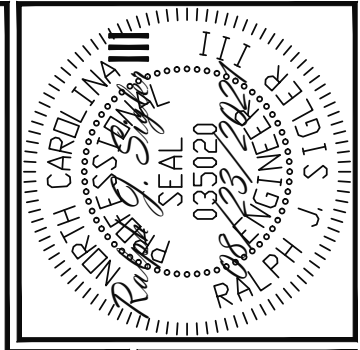
SCALE: 1/8"=1'-0" (11"x17" SHEET SIZE)  
SCALE: 1/4"=1'-0" (24"x36" SHEET SIZE)





FOUNDATION SCHEDULE	
F1	12" THICK X 36" SQ. POURED CONCRETE FOOTING WITH (4) #4 X 30" REBAR @ 9" O.C. BOTH DIRECTIONS 3" CLR FROM BOTTOM OF FOOTING.

OPTIONAL STEM WALL  
 FOUNDATION PLAN  
 1/8" = 1'-0"

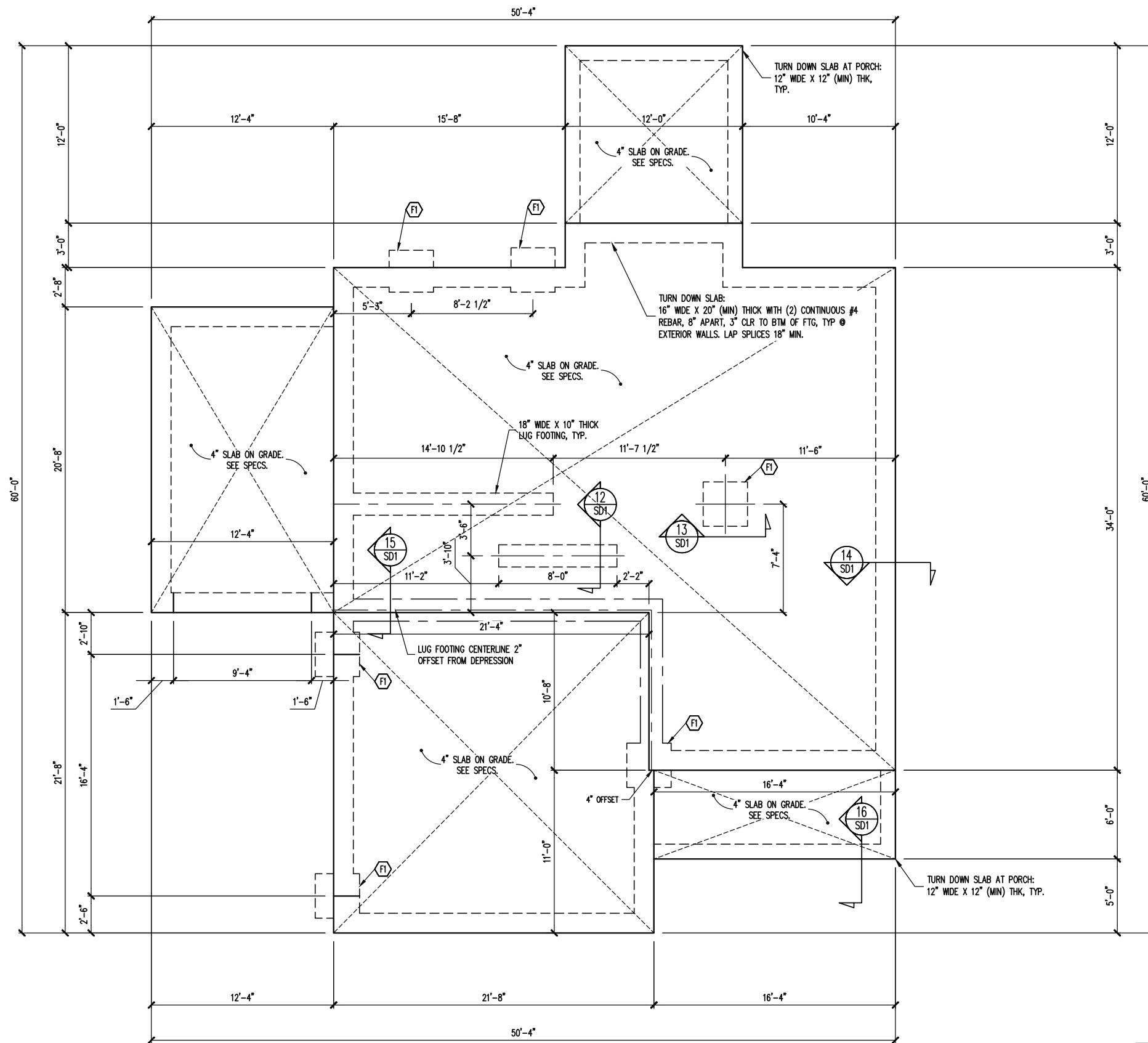


**Engineering**  
**Lech**  
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 STRUCTURAL ENGINEERS  
 License No. C-3870  
 183 Wind Chime Court, Suite 100  
 Raleigh, North Carolina 27615

TRIPLE A HOMES	ENG: RJS/TRB	DATE: 08/23/2021
STRUCTURAL ADDENDUM	REV:	
SCOPE	3 PRINCE PLACE	
LOT #:		

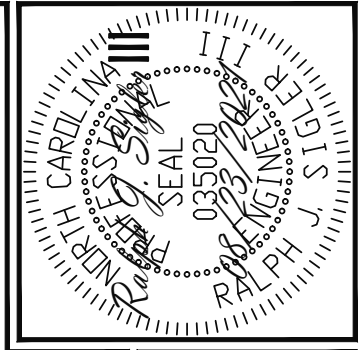
PLAN	PROJECT NO.
2520	21-28-027
SHEET NO.	
S2	
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**FOUNDATION SCHEDULE**  
 F1 12" THICK X 36" SQ. POURED CONCRETE FOOTING WITH (4) #4 X 30" REBAR @ 9" O.C. BOTH DIRECTIONS 3" CLR FROM BOTTOM OF FOOTING.

**OPTIONAL MONO SLAB FOUNDATION PLAN**  
 1/8" = 1'-0"



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 Raleigh, North Carolina 27615  
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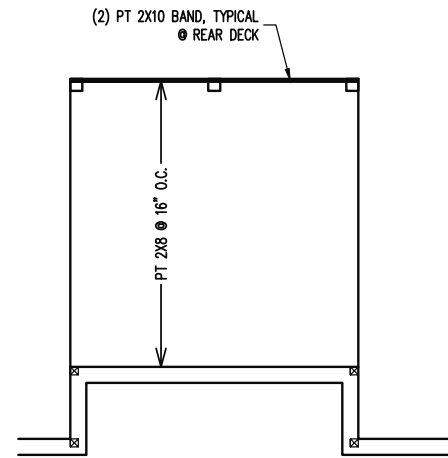
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LOT #:	3 PRINCE PLACE
ENG:	RJS/TRB
REV:	
DATE	08/23/2021

**PLAN**  
2520

**PROJECT NO.**  
21-28-027

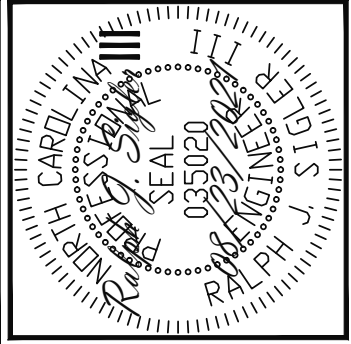
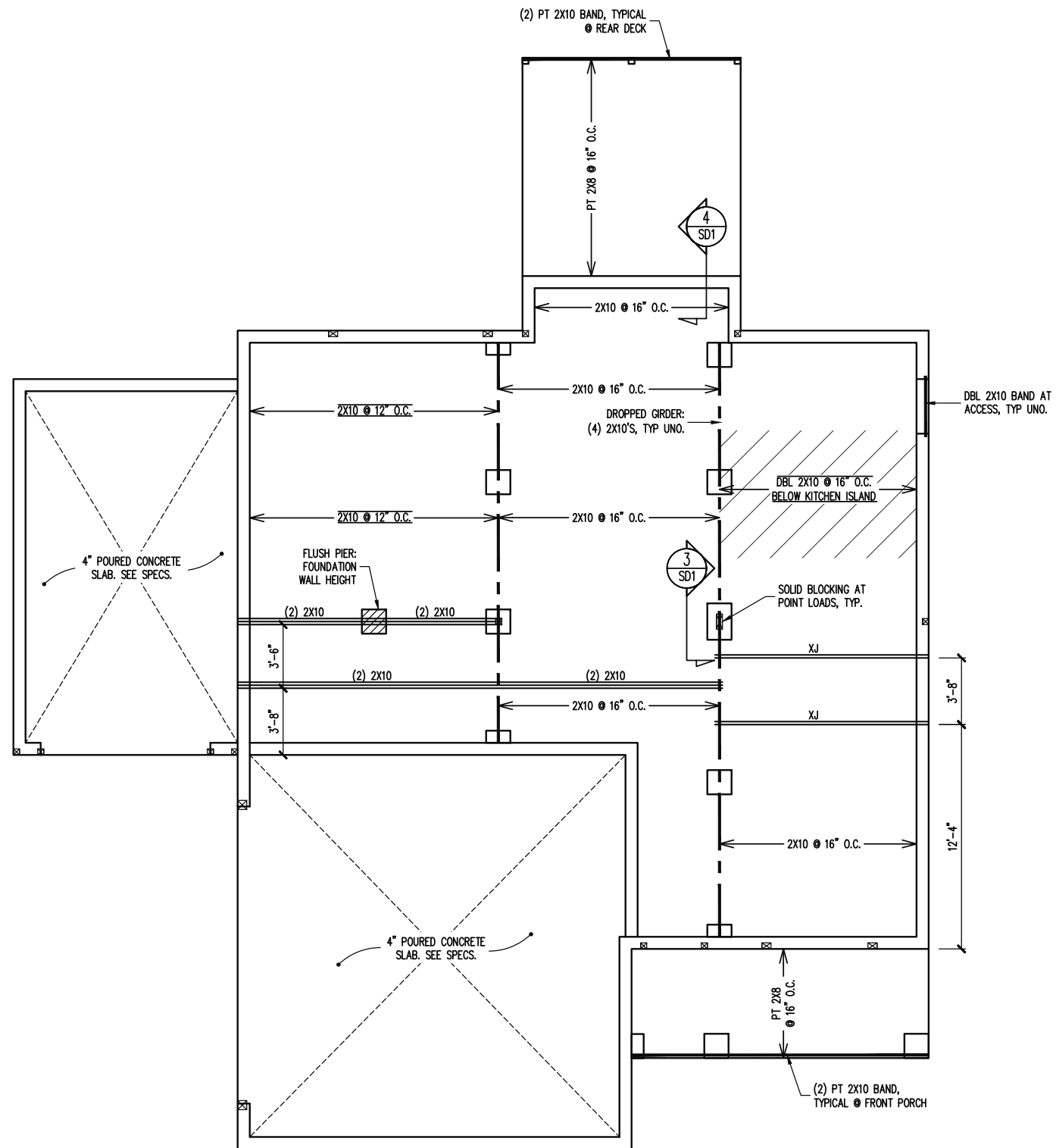
**SHEET NO.**  
S3

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OPTIONAL SCREEN PORCH

1/8" = 1'-0"



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TRIPLE A HOMES	
SCOPE	STRUCTURAL ADDENDUM
LOT #:	3 PRINCE PLACE
ENG:	RJS/TRB
REV:	
DATE:	08/23/2021

PLAN  
2520

PROJECT NO.  
21-28-027

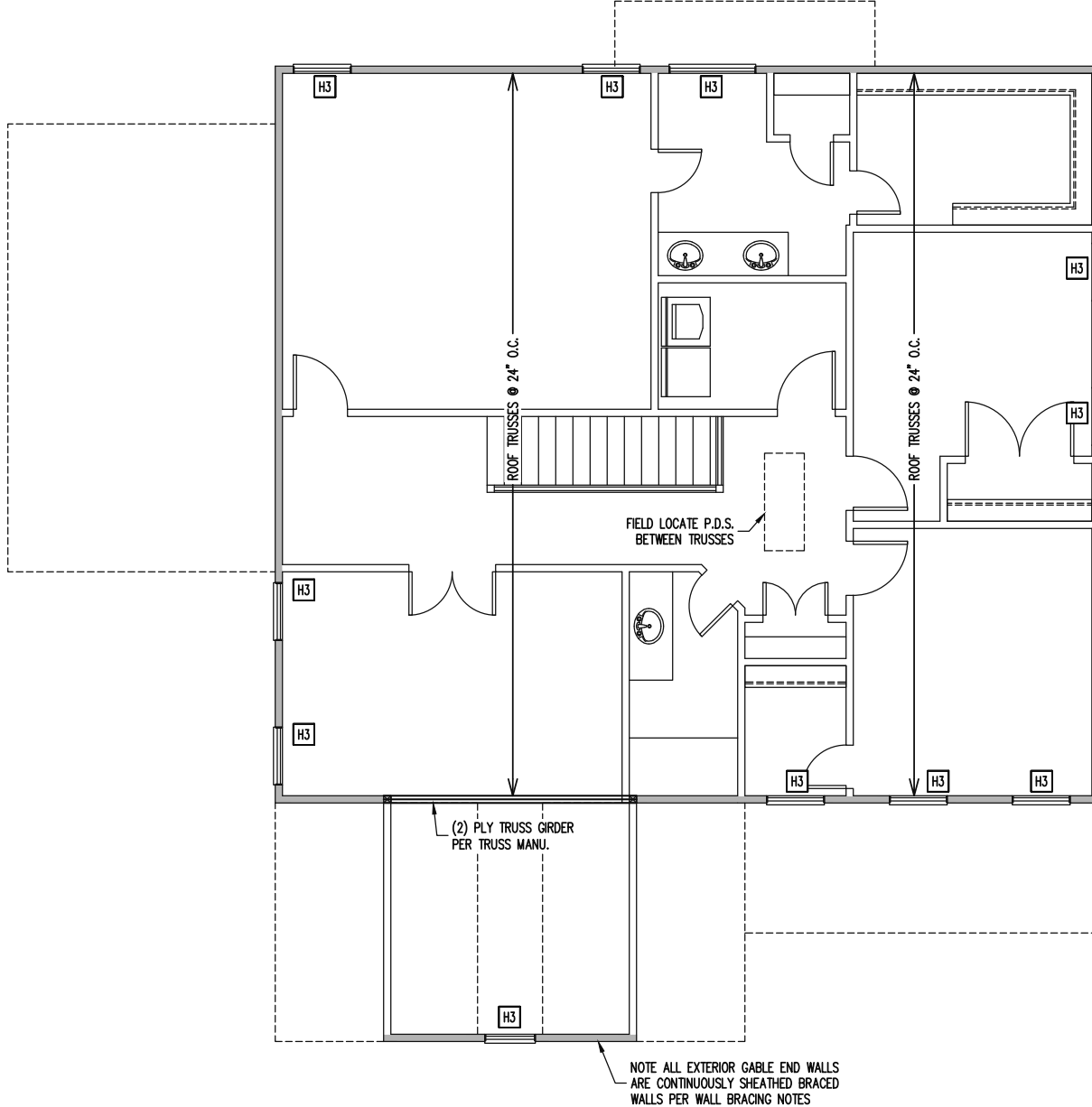
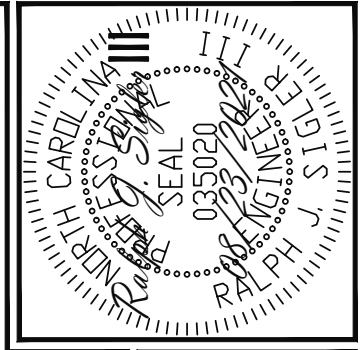
SHEET NO.  
S4

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CRAWL SPACE FRAMING PLAN

1/8" = 1'-0"





**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 17: KING STUDS FOR EXTERIOR WALLS  
 SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

**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 = 150' MIN.  
 REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

**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

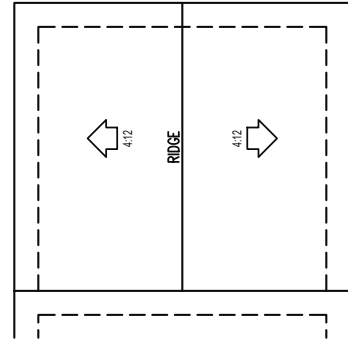
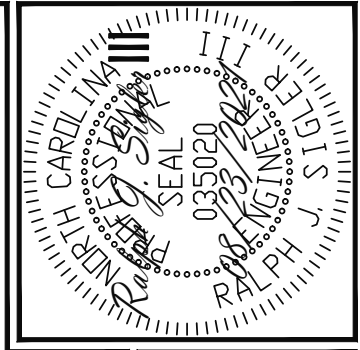
-----  
 (A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.  
 (B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.  
 (C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.  
 NOTES:  
 -HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

**2ND FLOOR FRAMING PLAN**  
 WALLS AND CEILING  
 1/8" = 1'-0"

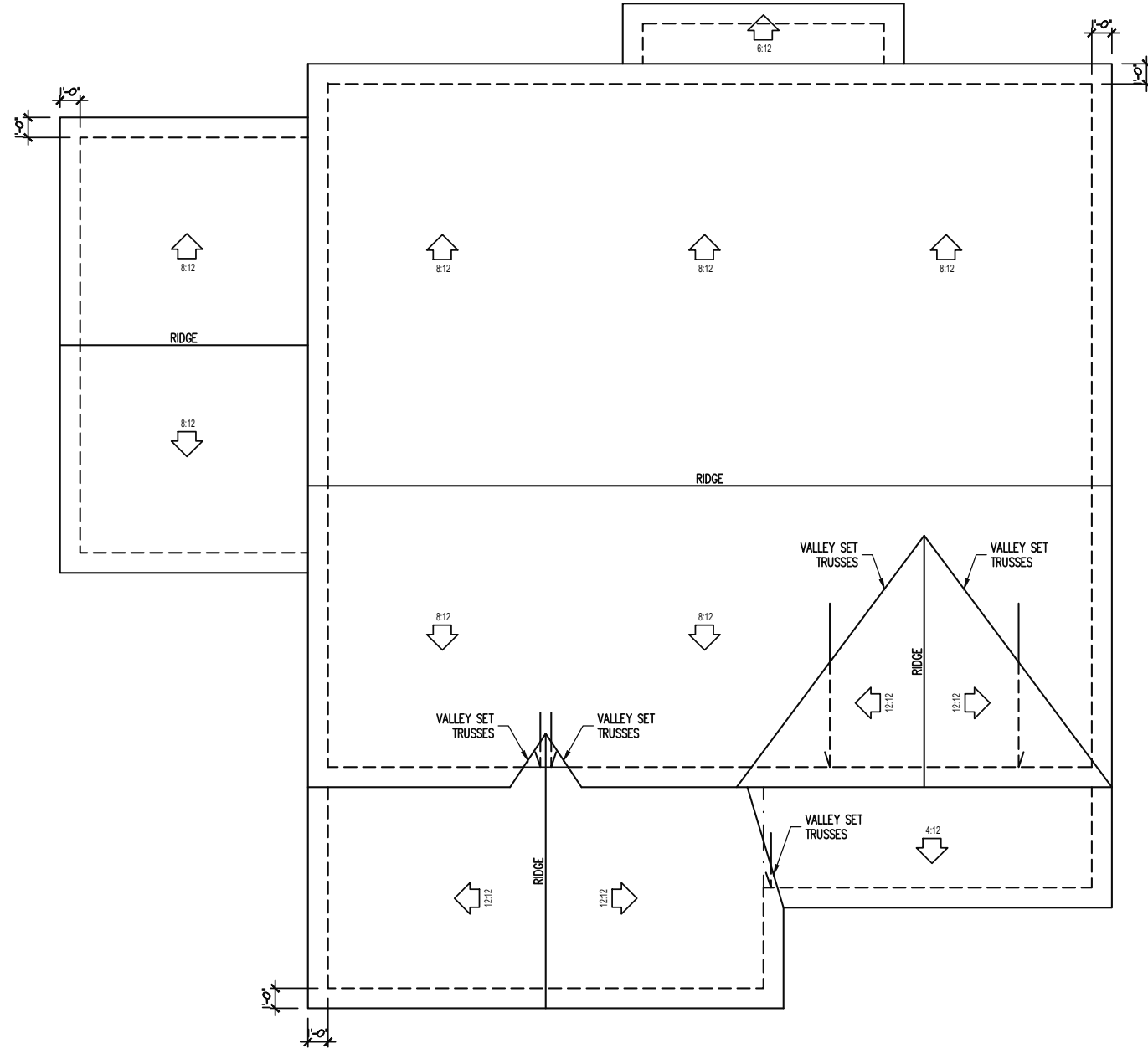
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TRIPLE A HOMES			
SCOPE	STRUCTURAL ADDENDUM	ENG: RJS/TRB	REV:
LOT #:	3 PRINCE PLACE		DATE: 08/23/2021

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OPTIONAL SCREEN PORCH  
1/8" = 1'-0"



**TRUSS UPLIFT CONNECTORS**

EXPOSURE B, 115 MPH, ANY PITCH  
24" O.C. MAX ROOF TRUSS SPACING

TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE BELOW.

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF SPAN UP TO 28'	CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM

**FRAMING NOTES**

ROOF ONLY

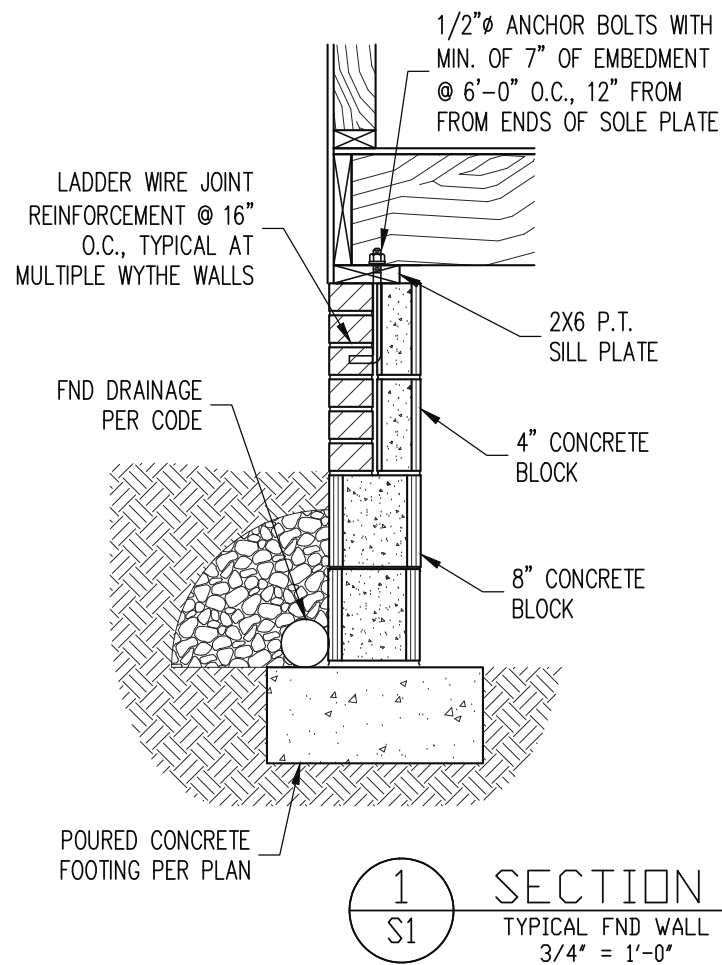
- ROOF TRUSSES PER MANU. TYPICAL U.N.O.
- VERIFY ALL KNEEWALL HEIGHTS, ROOF PITCHES, AND ARCHITECTURAL OVERHANGS PRIOR TO CONSTRUCTION

ROOF FRAMING PLAN  
1/8" = 1'-0"

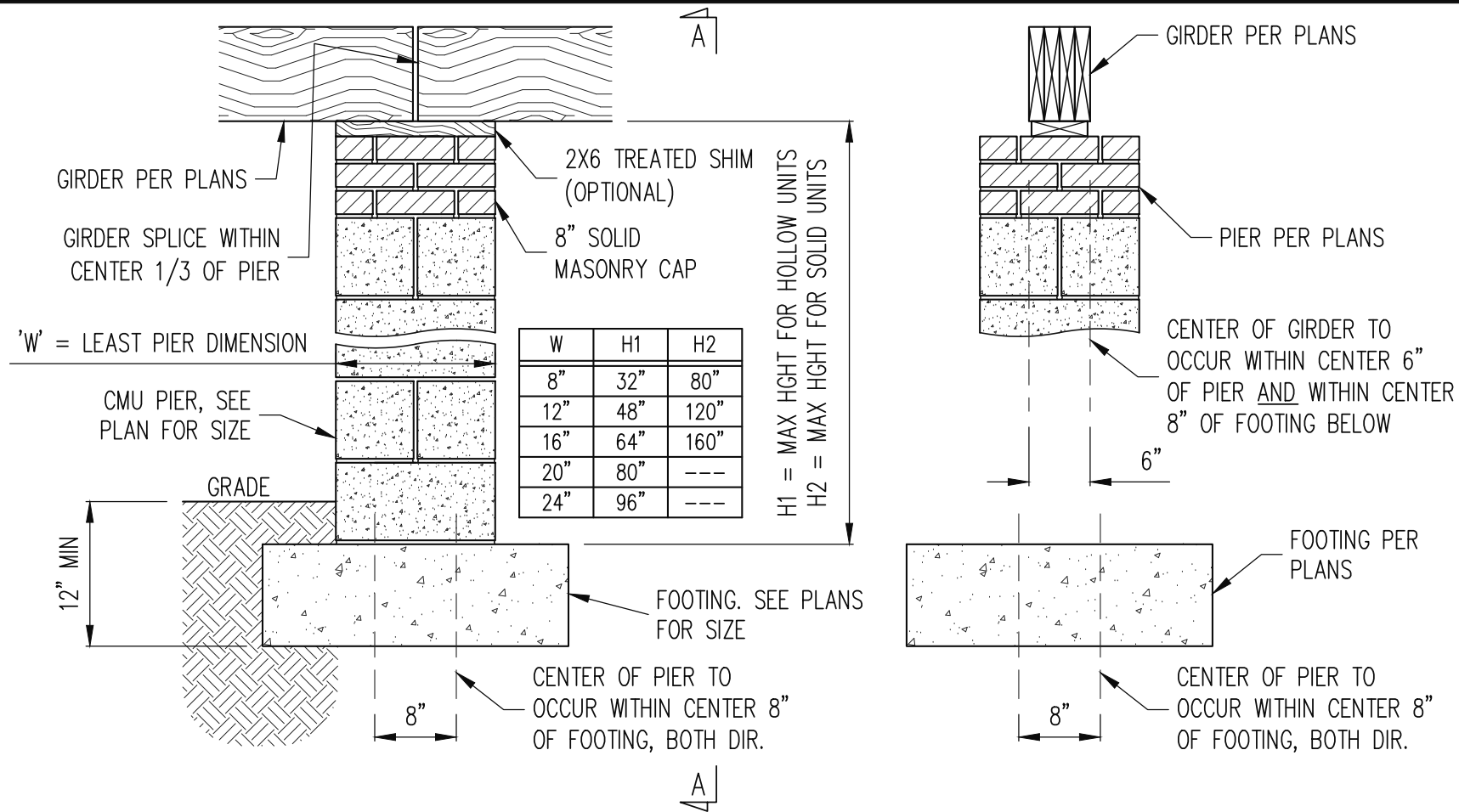
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TRIPLE A HOMES			
SCOPE	STRUCTURAL ADDENDUM	ENG.	RJS/TRB
LOT #:	3 PRINCE PLACE	REV:	
		DATE	08/23/2021

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2520
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S7
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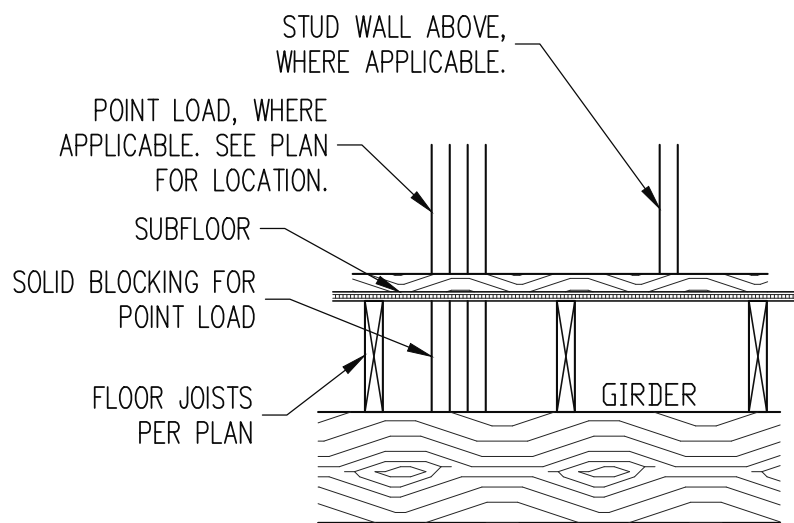


**1**  
SECTION  
S1  
TYPICAL FND WALL  
3/4" = 1'-0"

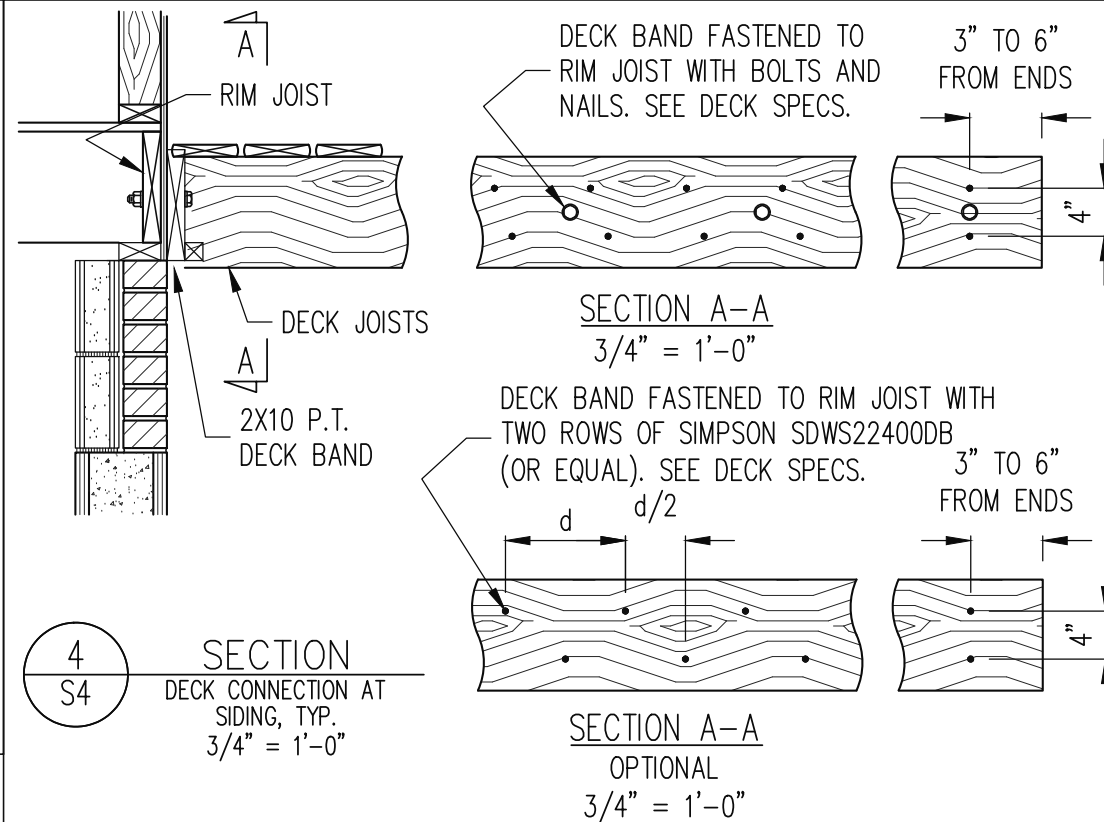


**2**  
SECTION  
S1  
TYPICAL MASONRY PIER,  
GIRDER  
3/4" = 1'-0"

SECTION A-A  
3/4" = 1'-0"

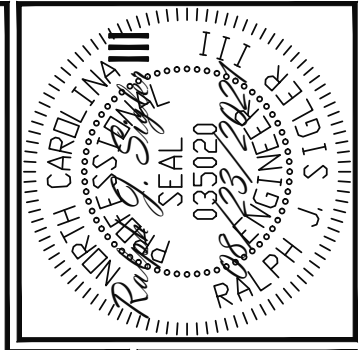


**3**  
SECTION  
S4  
TYPICAL DROPPED  
GIRDER  
3/4" = 1'-0"



**4**  
SECTION  
S4  
DECK CONNECTION AT  
SIDING, TYP.  
3/4" = 1'-0"

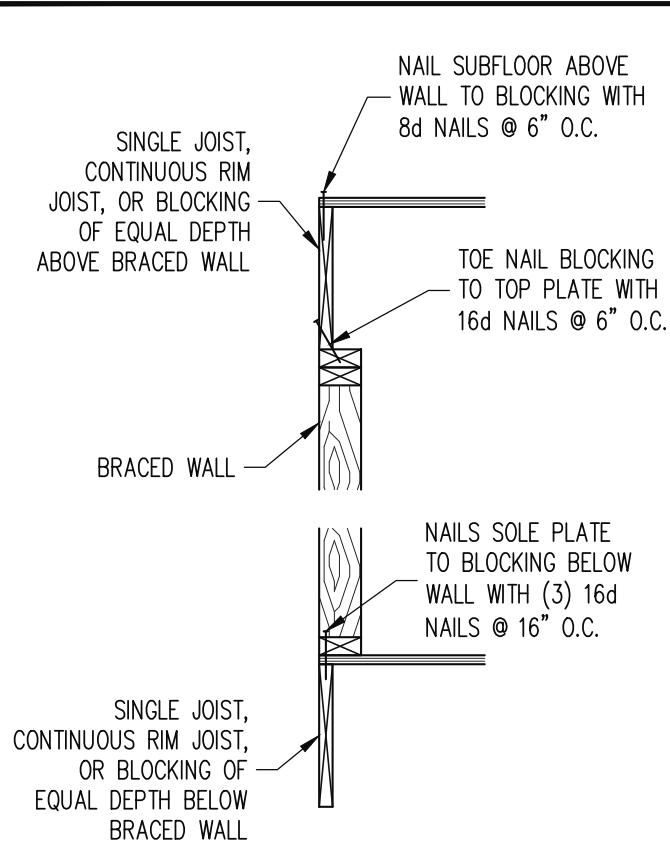
SECTION A-A  
OPTIONAL  
3/4" = 1'-0"



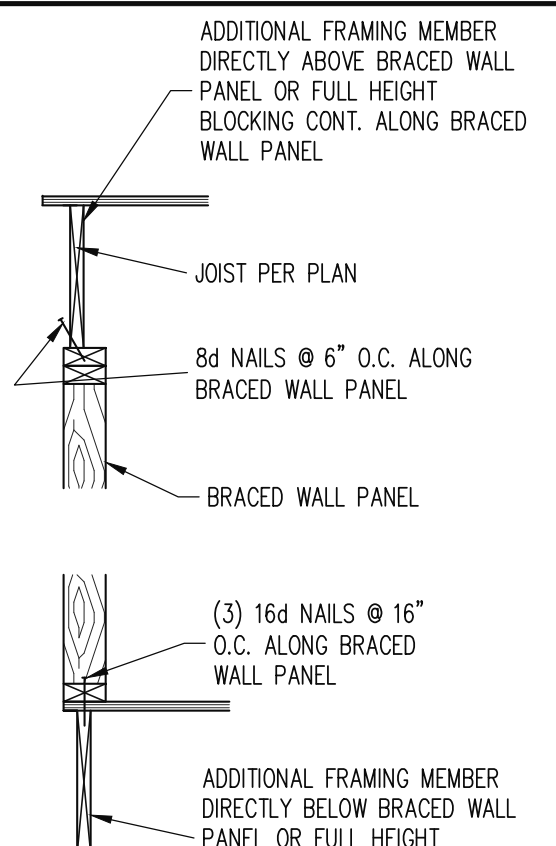
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TRIPLE A HOMES	ENG: RJS/TRB	DATE: 08/23/2021
STRUCTURAL ADDENDUM	REV:	
SCOPE	LOT #:	
	3 PRINCE PLACE	

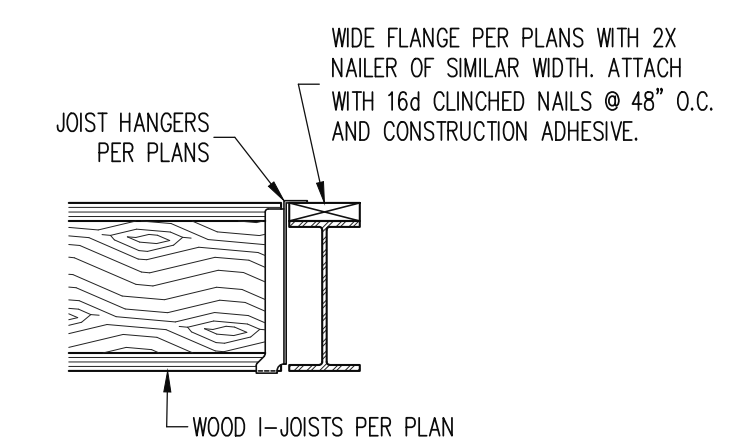
PLAN
2520
PROJECT NO.
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SHEET NO.
SD1
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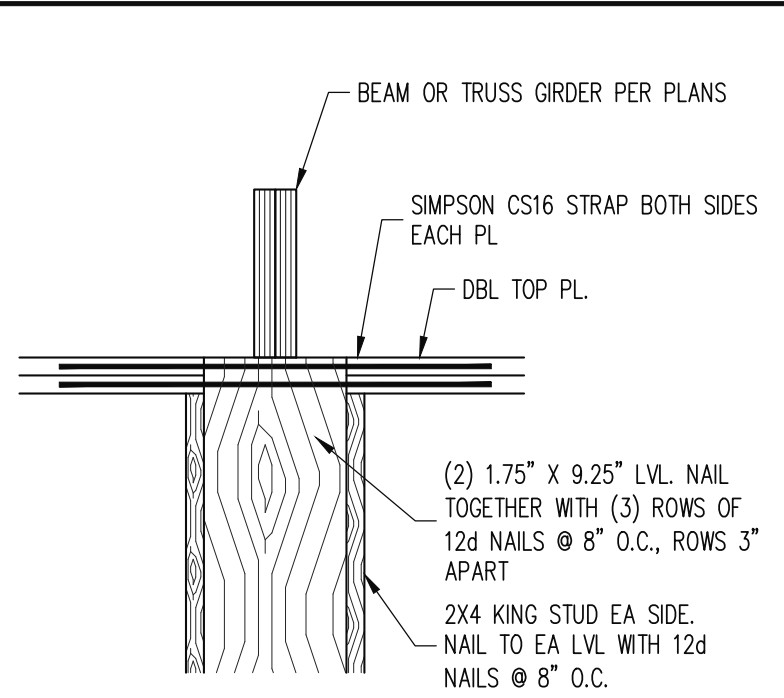
**5**  
S5 SECTION  
TYPICAL BRACED WALL PANEL CONNECTION AT EXTERIOR WALL, JOISTS PERPENDICULAR OR PARALLEL.  
3/4" = 1'-0"



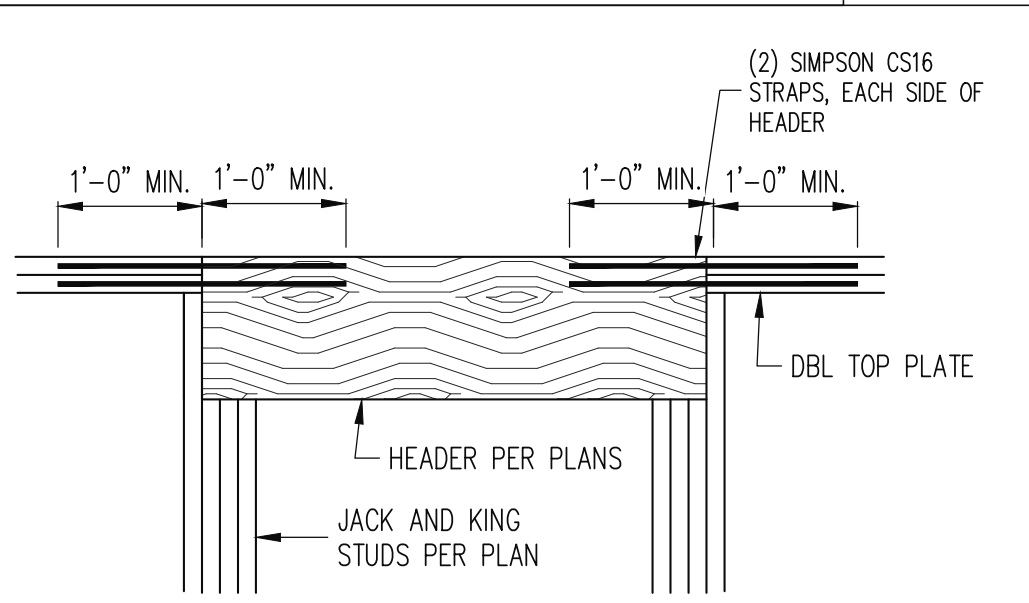
**6**  
S5 SECTION  
TYPICAL BRACED WALL PANEL CONNECTION AT INTERIOR WALL, JOISTS PERPENDICULAR OR PARALLEL.  
3/4" = 1'-0"



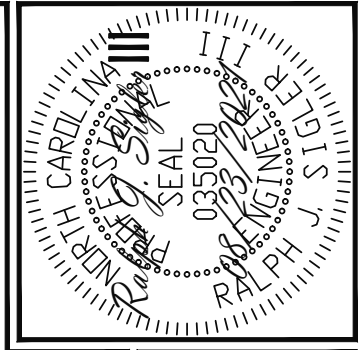
**8**  
S5 SECTION  
WOOD I-JOIST AT WIDE FLANGE  
3/4" = 1'-0"



**7**  
S5 SECTION  
LVL COLUMN FOR FLUSH BEAM  
3/4" = 1'-0"



**9**  
S5 SECTION  
TOP FLUSH HEADER  
3/4" = 1'-0"



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TRIPLE A HOMES	ENG: RJS/TRB	REV:	DATE: 08/23/2021
STRUCTURAL ADDENDUM			
SCOPE	3 PRINCE PLACE		
LOT #:			

PLAN  
2520

PROJECT NO.  
21-28-027

SHEET NO.  
SD2

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(2) CONT. 2X TOP PLATES, EXTEND EACH END INTO ADJACENT WALL. NAIL SPLICES WITH 8-16d NAILS PER SPLICE/LAP.

CONT. 2X PLATE WITH 10d NAILS AT 16" O.C. INTO HEADER/BREAM

7/16" O.S.B. OR 15/32" PLYWOOD EXTERIOR WALL SHEATHING AT UNSHADED AREAS (BEAM, INFILL WALL ABOVE BEAM, AND CENTER WALL). NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 6" O.C. AT SHEET EDGES AND 12" O.C. IN THE FIELD.

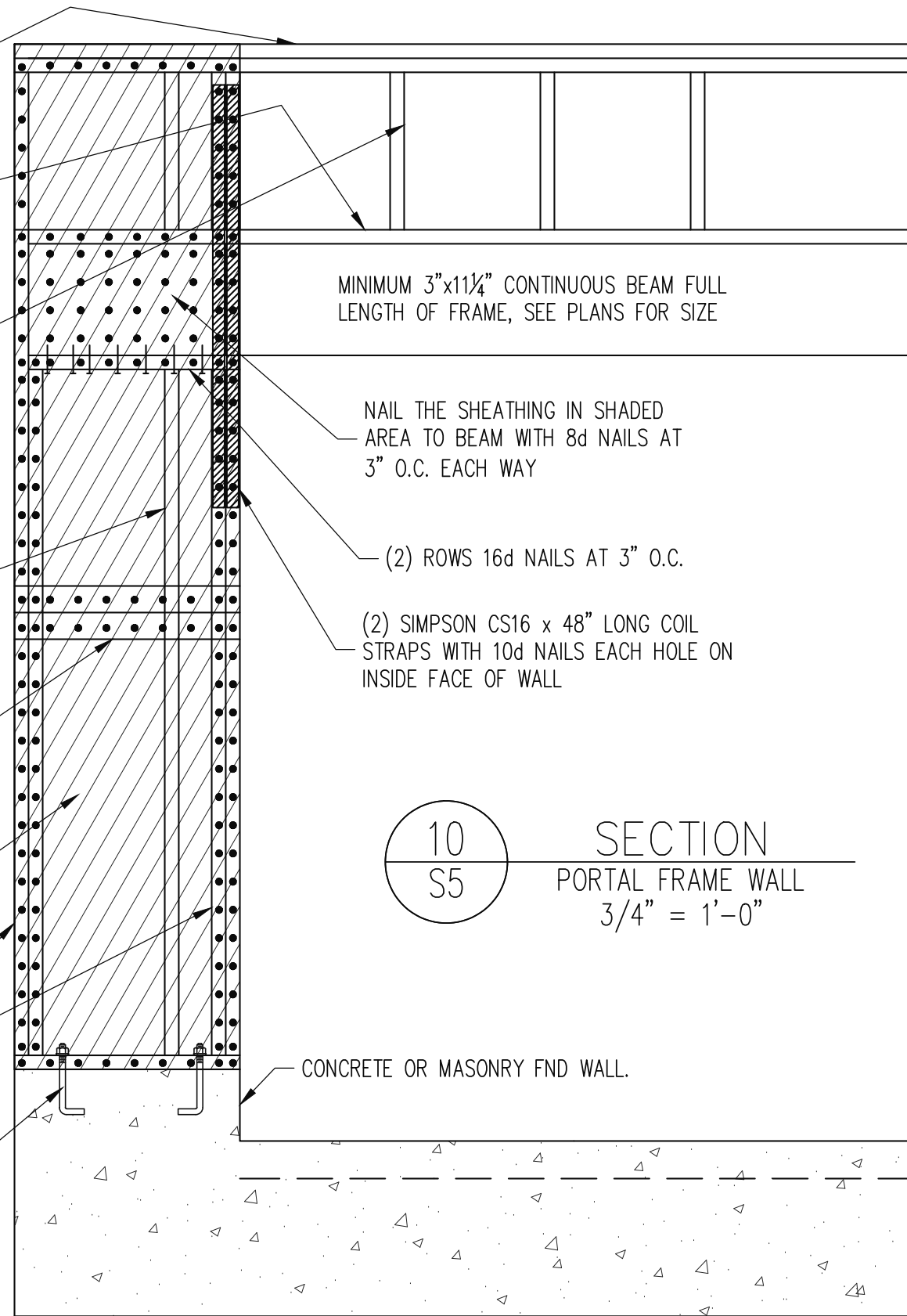
WHERE FULL HEIGHT PANEL WIDTH EXCEEDS 16", PROVIDE ADDITIONAL STUDS AT 16" O.C. NAIL SHEATHING TO ALL STUDS WITH 8d NAILS AT 3" O.C.

FOR A PANEL SPLICE (IF NEEDED), PANEL EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON BLOCKING AND OCCUR WITHIN MIDDLE 24" OF WALL HEIGHT. ONE ROW OF 3" O.C. NAILING IS REQUIRED IN EACH PANEL EDGE.

7/16" O.S.B. OR 15/32" PLYWOOD EXTERIOR WALL SHEATHING. AT SHADED AREAS NAIL SHEATHING TO ALL SUPPORTS (STUDS, PLATES, BLOCKING, ETC.) WITH 8d NAILS AT 3" O.C.

(2)2x STUD MIN. AT START AND END OF WALL SEGMENTS EACH SIDE OF OPENING. SEE PLANS FOR ADDITIONAL STUDS

2x4 P.T. PLATE WITH TWO 1/2" DIA x 7" EMBED ANCHOR BOLTS WITH A 3/16"x2"x2" PLATE WASHERS OR ADDITIONAL HOLDOWN PER PLANS



MINIMUM 3"x1 1/4" CONTINUOUS BEAM FULL LENGTH OF FRAME, SEE PLANS FOR SIZE

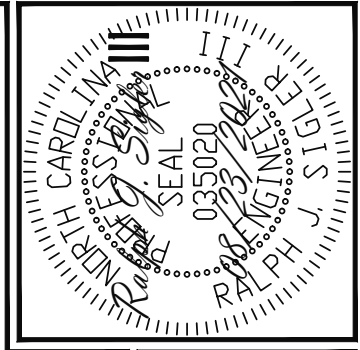
NAIL THE SHEATHING IN SHADED AREA TO BEAM WITH 8d NAILS AT 3" O.C. EACH WAY

(2) ROWS 16d NAILS AT 3" O.C.

(2) SIMPSON CS16 x 48" LONG COIL STRAPS WITH 10d NAILS EACH HOLE ON INSIDE FACE OF WALL

CONCRETE OR MASONRY FND WALL.

SECTION 10 S5 PORTAL FRAME WALL 3/4" = 1'-0"



**Engineering Lech ASSOCIATES, P.A.**  
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TRIPLE A HOMES	ENG: RJS/TRB	REV:	DATE: 08/23/2021
STRUCTURAL ADDENDUM			
SCOPE	3 PRINCE PLACE		
LOT #:			

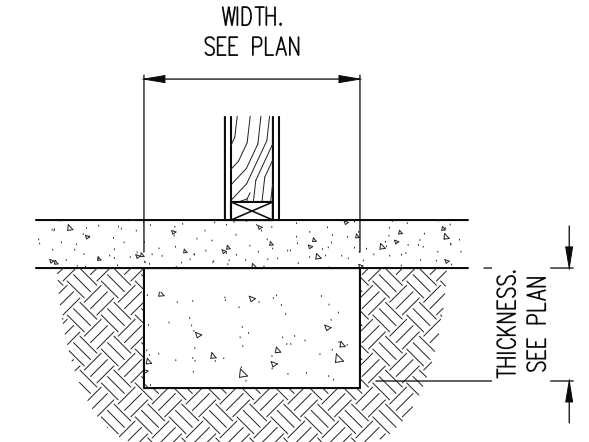
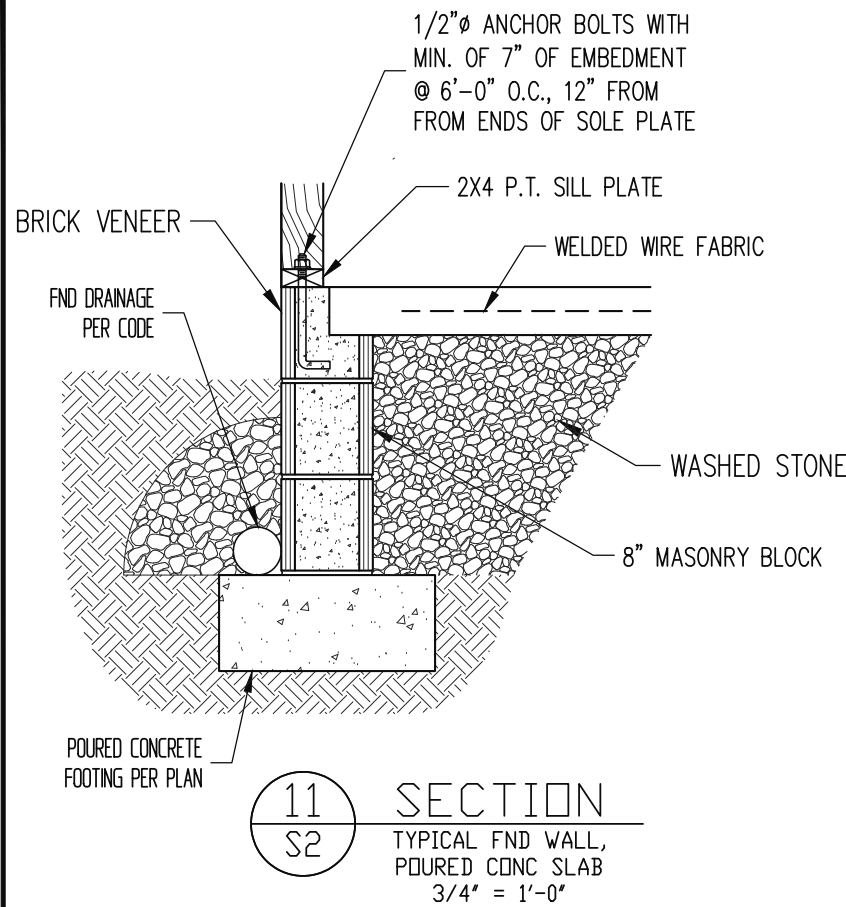
PLAN 2520

PROJECT NO. 21-28-027

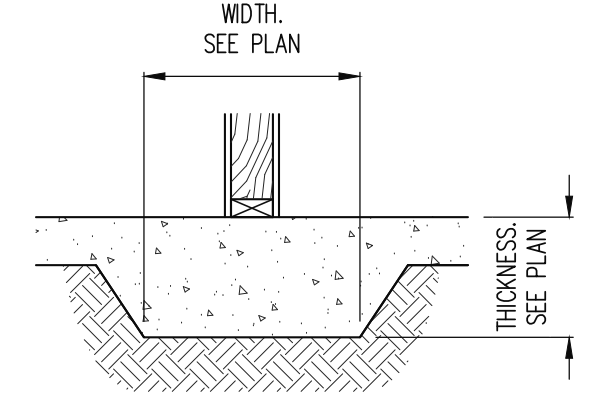
SHEET NO. SD3

10 of 12

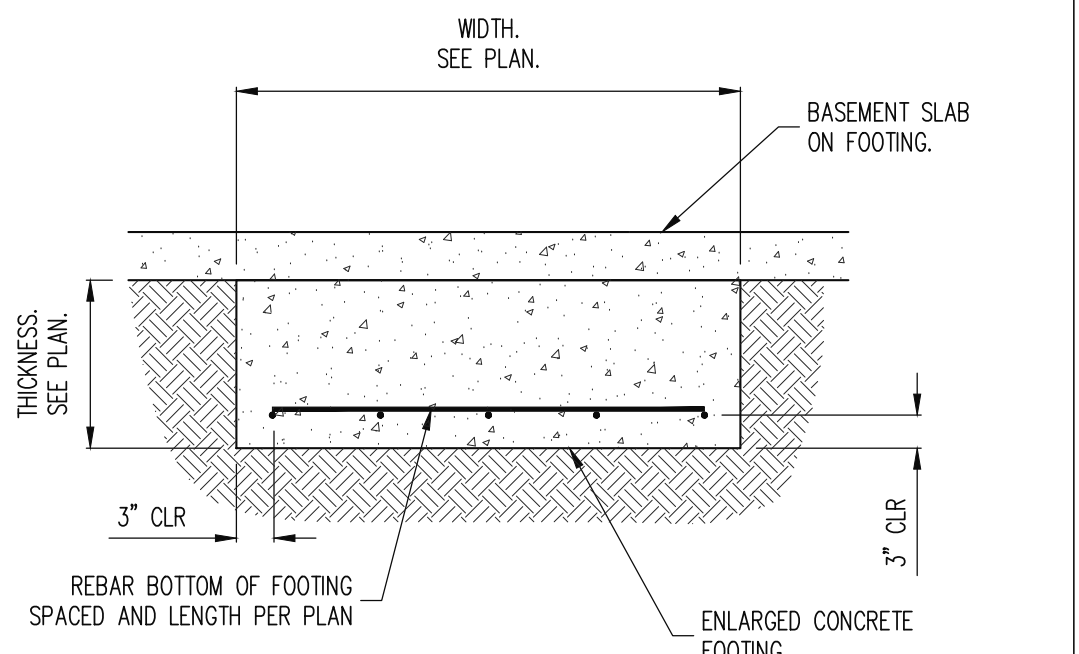




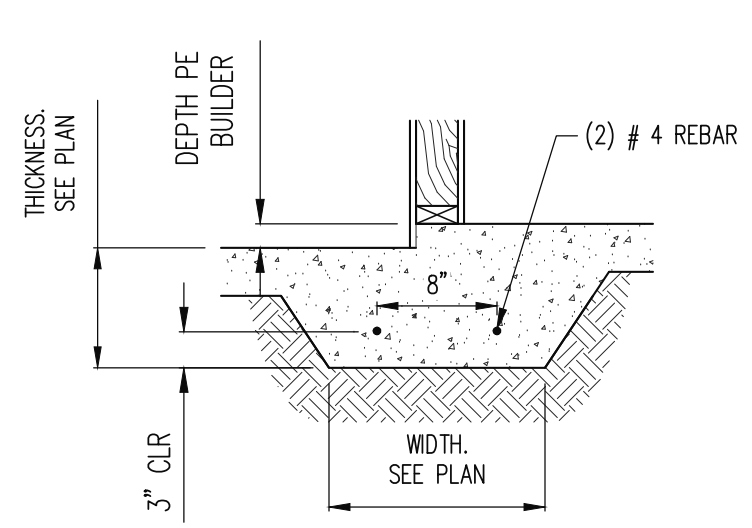
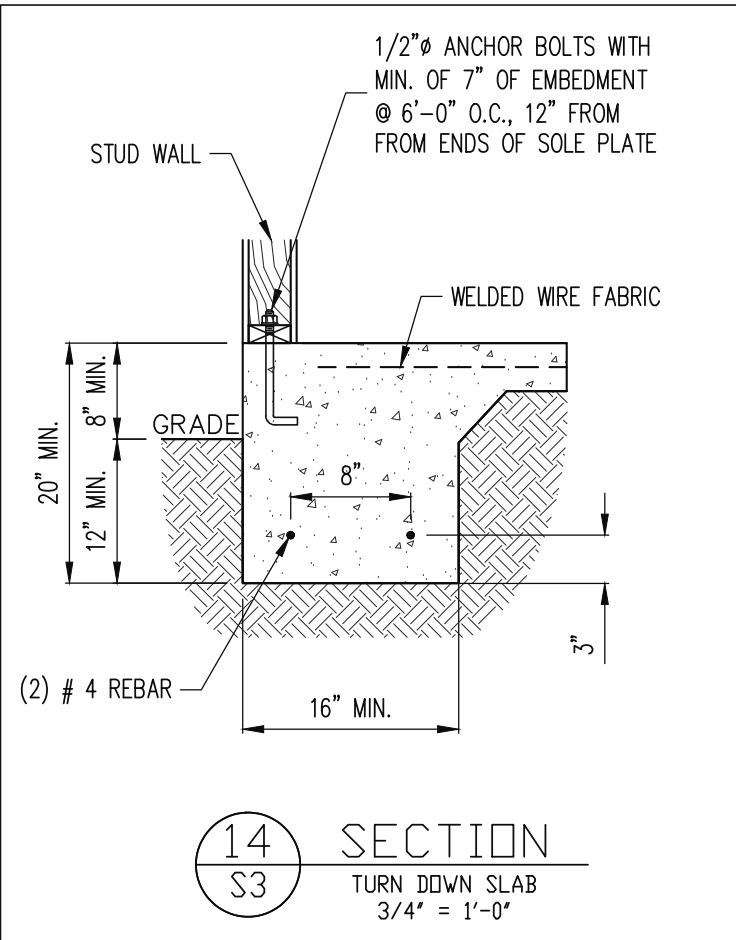
**12** SECTION  
S2/S3 LUG FOOTING, COLD JOINT OPTION  
1/2" = 1'-0"



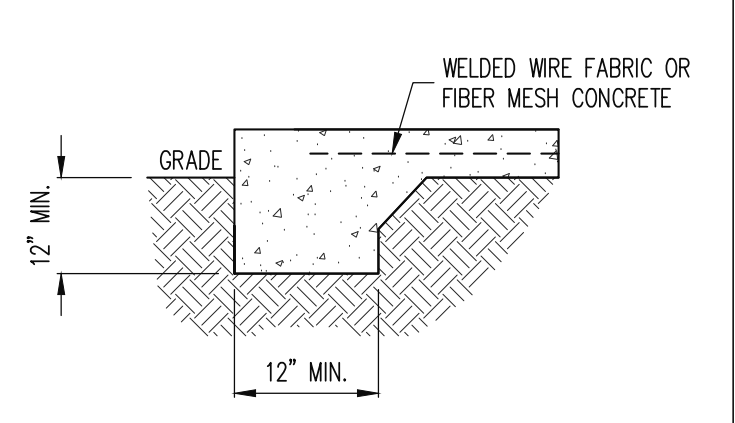
**12** SECTION  
S2/S3 LUG FOOTING, MONOLITHIC OPTION  
3/4" = 1'-0"



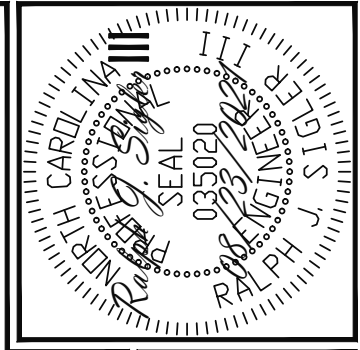
**13** SECTION  
S2/S3 TYPICAL ENLARGED FOOTING  
3/4" = 1'-0"



**15** SECTION  
S3 LUG FOOTING, MONOLITHIC OPTION  
3/4" = 1'-0"



**16** SECTION  
S3 TURN DOWN SLAB @ PORCH  
3/4" = 1'-0"



**Engineering**  
**Lech**

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TRIPLE A HOMES			
SCOPE	STRUCTURAL ADDENDUM	ENG.	RJS/TRB
LOT #:	3 PRINCE PLACE	REV:	
		DATE	08/23/2021

PLAN	2520
PROJECT NO.	21-28-027
SHEET NO.	SD4
11 of 12	

# 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, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

## PART 2: DESIGN LOADS

2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10
GARAGES (PASSENGER CARS ONLY)	50	--
ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10
ATTICS (WITH STORAGE)	20	10
ROOF	20	10 (15 FOR VAULTS)

NOTES: - INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS.  
- BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEER UNDER THESE CONDITIONS

- 2.02 INTERIOR WALLS: 5 PSF LATERAL.
- 2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.
- 2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).

## PART 3: STRUCTURAL STEEL

- 3.01 WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE.
- 3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.
- 3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE
- 3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE
- 3.05 STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

## PART 4: WELDING

- 4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER

## PART 5: CONCRETE AND SLABS ON GRADE

- 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.
- 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 90% 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,

f'm = 1,500 PSI MIN

- 7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW
- 7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.
- 7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530
- 7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS

## PART 8: BOLTS AND LAG SCREWS

- 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
- 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
- 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

## PART 9: DRIVEN FASTENERS

- 9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667- 05. NAILS ARE TO BE COMMON WIRE OR BOX

## PART 10: DIMENSIONAL LUMBER

- 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.

## PART 11: ENGINEERED LUMBER

- 11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:  
E= 1.9 X 10E6 PSI, Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI  
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:  
E= 1.3 X 10E6 PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc = 680 PSI

- 11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS

## PART 12: PRESSURE TREATED LUMBER

- 12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWP A STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWP A 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)

## PART 13: STEEL FLITCH PLATE BEAMS

- 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

## PART 14: STUD SUPPORTS FOR BEAMS

- 14.01 STEEL, ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:

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  
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.

- 14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:

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 RIM 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  
2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO.

- 14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.
- 14.04 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS.

## PART 15: NAILING OF MULTI PLY WOOD BEAMS

- 15.01 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS @ 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS @ 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN.
- 15.02 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO

## PART 16: WALL FRAMING AND BRACING

- 16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS, TYP UNO.  
MAX ALLOWABLE WALL HEIGHTS FOR EXTERIOR STUD WALLS, INCLUSIVE OF SOLE PLATE AND DBL TOP PLATE AND 7/16" OSB EXTERIOR BRACING AND ROW OF 2X4 2X6 PURLINS AT 8' HEIGHT (AND AT 16' HEIGHT FOR TALL WALLS), TYP UNO:  
2X4 @ 16" O.C.: 11'-1 1/2" 2X6 @ 16" O.C.: 17'-0"  
2X4 @ 12" O.C.: 12'-1 1/2" 2X6 @ 12" O.C.: 18'-8"  
DBL 2X4 @ 16" O.C.: 13'-4" DBL 2X6 @ 16" O.C.: 21'-0"
- 16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY:  
-BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO.  
-WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NCR. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCR HAS BEEN MET AND EXCEEDED.  
-BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NCRBC R602.3.5 AND R802.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.  
-MAY SUBSTITUTE WSP FOR GB  
-SINGLE JOIST, CONTINUOUS RIM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 16d TOE NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO.

## PART 17: KING STUDS

- 17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:
- | MAX OPENING WIDTH | NUMBER OF KING STUDS |       |        |        |        |
|-------------------|----------------------|-------|--------|--------|--------|
|                   | 5'-0"                | 9'-0" | 13'-0" | 17'-0" | 21'-0" |
| 2X4               | 1                    | 2     | 3      | 4      | 5      |
| 2X6               | 1                    | 1     | 2      | 2      | 2      |
| 2X8               | 1                    | 1     | 1      | 1      | 2      |

## PART 18: SUBSTITUTIONS

- 18.01 MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

## PART 19: OWNERSHIP OF STRUCTURAL DESIGN

- 19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA

# 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

REQUIRED FASTENERS	JOIST LENGTH	
	UP TO 8' MAX.	UP TO 16' MAX.
ONE- 5/8" Ø BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS22400DB @ d = 32" O.C. STAGGERED	ONE- 5/8" Ø BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 6" O.C. OR TWO ROWS OF SIMPSON SDWS22400DB @ d = 16" O.C. STAGGERED	

A. BRICK VENEER STRUCTURES

REQUIRED FASTENERS	JOIST LENGTH	
	UP TO 8' MAX.	UP TO 16' MAX.
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 BAND
- 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.	1" S4S
16" O.C.	1" T&G
24" O.C.	1 1/4" S4S
32" O.C.	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 GIRDER.

- 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 GIRDER 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".

## ABBREVIATIONS

FND	FOUNDATION	CS	CONTINUOUS SHEATHING
FTG	FOOTING	DA	DIAMETER
HGB	HOT DIPPED GALVANIZED	DBL	DOUBLE
HGR	HANGER	DSP	DOUBLE STUD POCKET
LVL	LAMINATED VENEER LUMBER	EQ	EQUAL
NIS	NOT TO SCALE	EA	EACH
OSB	ORIENTED STRAND BOARD	FLG	FLANGE
PSL	PARALLEL STRAND LUMBER	FLP	FLITCH PLATE
PT	PRESSURE TREATED	FLR	FLOOR
QD	QUAD JOIST		
SP	SPACE (OR SPACING)		
SPP	SINGLE STUD POCKET		
SQ	SQUARE		

ABV	ABOVE	FIN	FINAL
B	BOTH	FL	FLOOR
B/B	BOTH ENDS		
B/W	BETWEEN		
CP	CAST IN PLACE CONCRETE		
CONC	CONCRETE		
CS	CONTINUOUS SHEATHING		
DA	DIAMETER		
DBL	DOUBLE		
DSP	DOUBLE STUD POCKET		
EQ	EQUAL		
EA	EACH		
FLG	FLANGE		
FLP	FLITCH PLATE		
FLR	FLOOR		

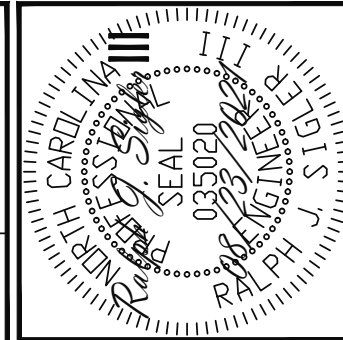
THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION:  
1) THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR  
2) THE PLANS CONTAIN 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 PROMPTLY DISTRIBUTED TO THE SUBCONTRACTORS  
THE EOR DOES NOT PERFORM PENETRATION 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

## 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
BLUENIX	11.875"	BLI 40	IJS2.56/11.88	IJS2.56/11.88
BOISE CASCADE	11.875"	BCI 5000s	IJS2.06/11.88	IJS2.06/11.88
BOISE CASCADE	11.875"	BCI 6000s	IJS2.37/11.88	IJS2.37/11.88
INTERNATIONAL BEAMS	11.875"	IB 400	IJS2.56/11.88	IJS2.56/11.88
LP CORP	11.875"	LPI 20+	IJS2.56/11.88	IJS2.56/11.88
NORDIC	11.875"	NI 40X	IJS2.56/11.88	IJS2.56/11.88
ROSEBURG	11.875"	RPI 40s	IJS2.56/11.88	IJS2.56/11.88
WETTERHAUSER	11.875"	TA 210	IJS2.06/11.88	IJS2.06/11.88
WETTERHAUSER	11.875"	EEI-20	IJS2.37/11.88	IJS2.37/11.88

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.



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TRIPLE A HOMES	ENG: RJS/TRB	REV:	DATE: 08/23/2021
STRUCTURAL ADDENDUM			
3 PRINCE PLACE			
SCOPE			
LOT #:			

PLAN
2520
PROJECT NO.
21-28-027
SHEET NO.
SPECS
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