



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

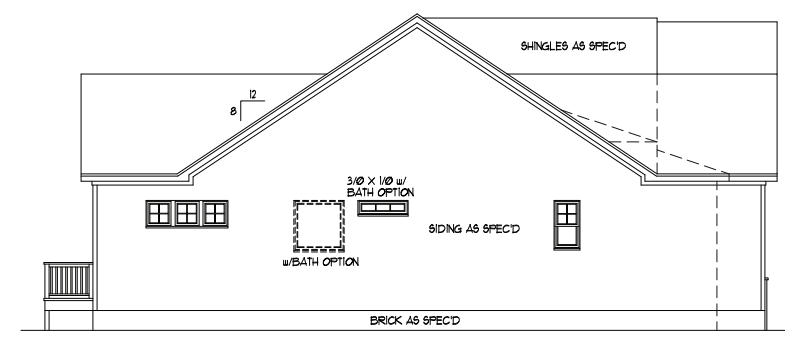
THIS PLAN CONFORMS TO THE 2018 I.R.C. / NORTH CAROLINA RESIDENTIAL CODE.

DYNAMIC DESIGN GROUP, INC

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

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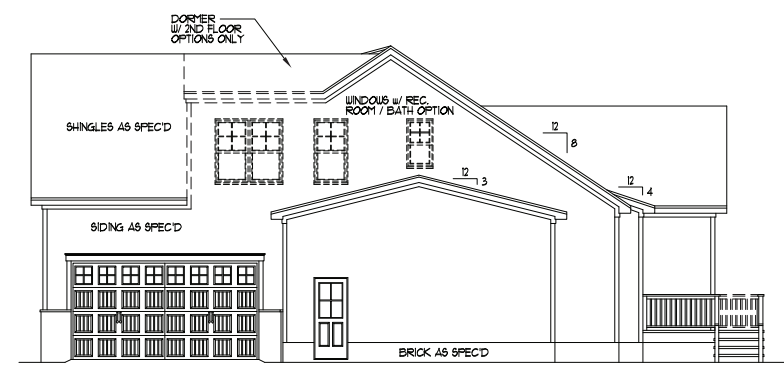
HERRING
 PROJECT FOR: HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI



LEFT SIDE ELEVATION
 SCALE: ----- 1/16" = 1'-0"



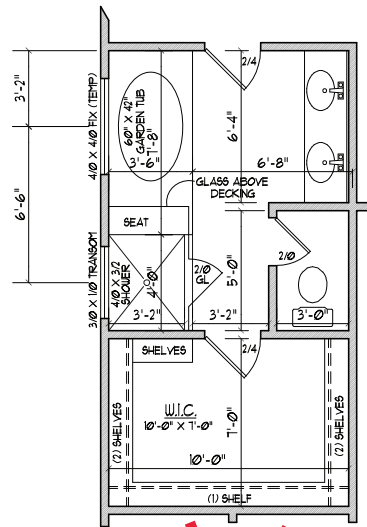
REAR ELEVATION
 SCALE: ----- 1/16" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: ----- 1/16" = 1'-0"

HAMILTON
 PLAN NAME
 A1-1977-67GR
 PLAN I.D.
 5.19.22
 DATE

A-1C
 SHEET



~~OPTIONAL
 MASTER BATH
 WITH GARDEN TUB~~

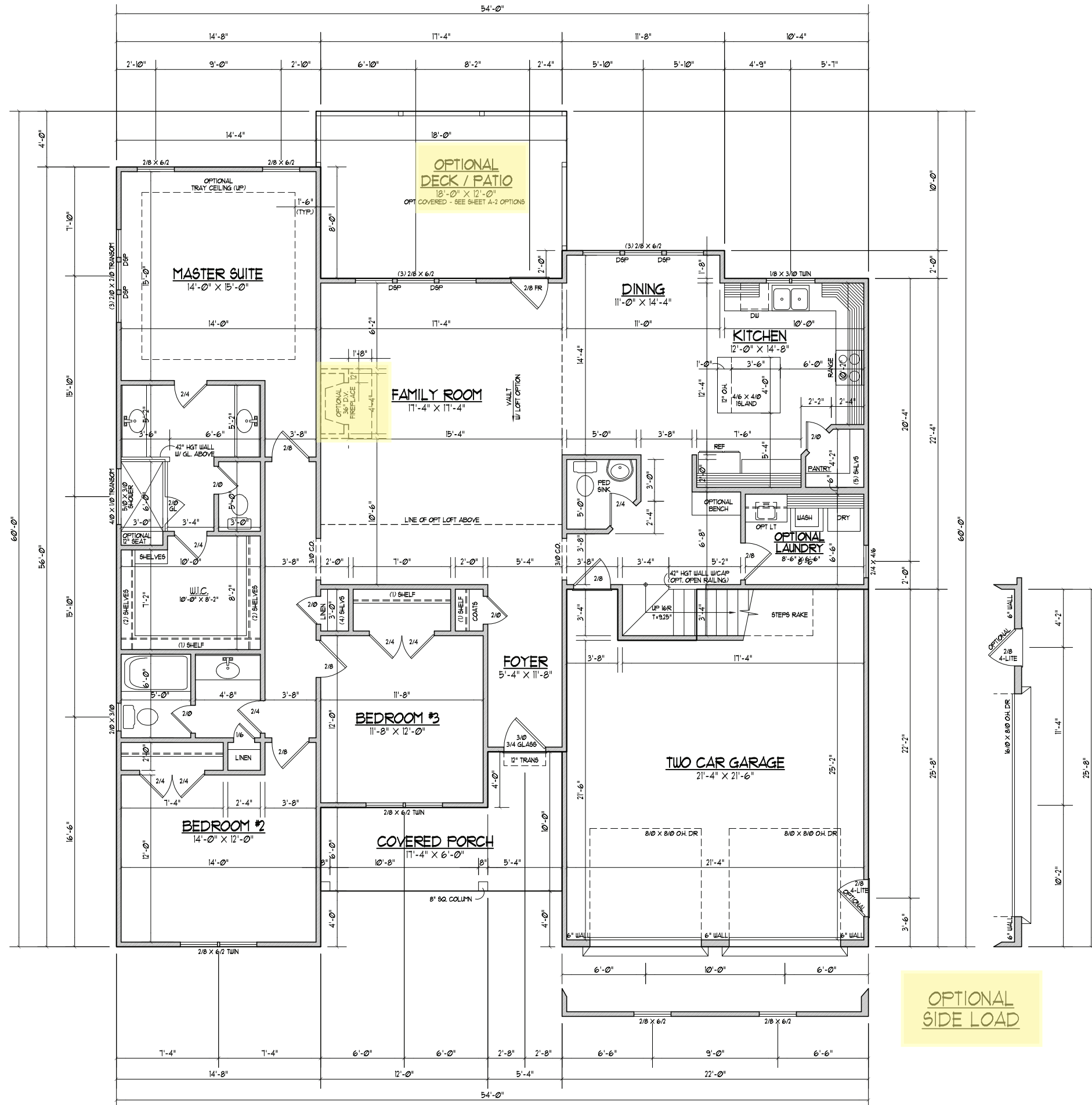
ELEVATIONS "A" & "C"
FIRST FLOOR PLAN
WITH SECOND FLOOR

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

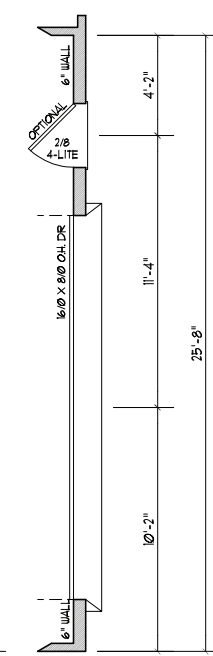
1998 HEATED SQ. FT.
 540 SQ. FT. GARAGE
 125 SQ. FT. COVERED PORCH
 213 SQ. FT. PATIO / DECK

NOTES:

- 1) 9'-0" CLG. HGT. (9' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
- 2) ALL WALLS FIGURED AT 4" WIDTHS
- 3) SET WINDOWS AT 1'-10" A.S.F. UNLESS OTHERWISE NOTED.
- 4) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
- 5) CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS.
- 6) ELECTRICAL BY BUILDER



OPTIONAL
 SIDE LOAD



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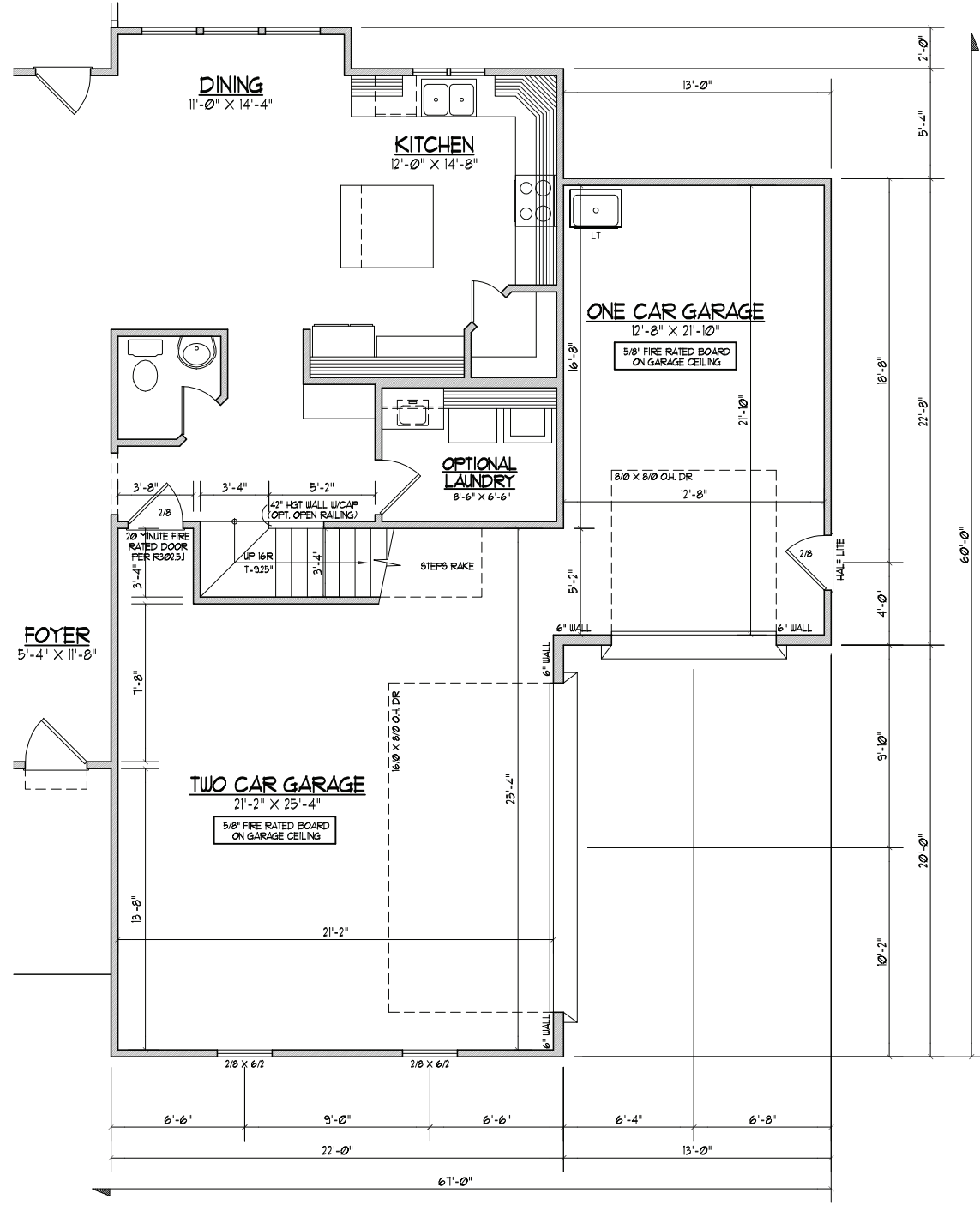
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JORDAN BUILT
 PROJECT FOR: HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

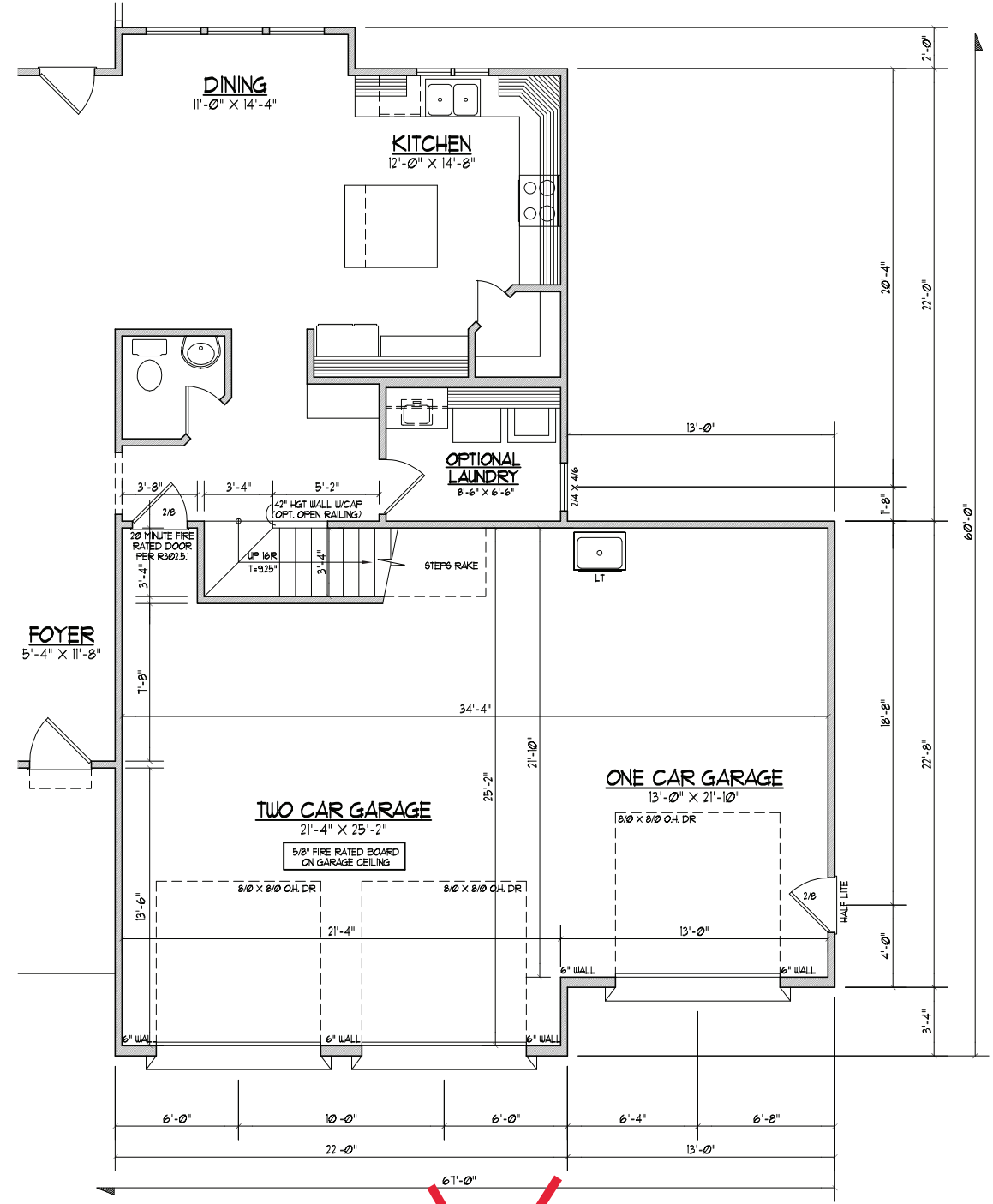
HAMILTON
 PLAN NAME
A1-1977-54GR 5.2.22
 PLAN I.D. DATE

A-2A
 SHEET



ELEVATIONS "A" & "C"
 OPTIONAL SIDE LOAD
 WITH SECOND FLOOR
 SCALE: ----- 1/4" = 1'-0"

1911 HEATED SQ. FT.
 885 SQ. FT. GARAGE
 125 SQ. FT. COVERED PORCH
 213 SQ. FT. PATIO / DECK



~~ELEVATIONS "A" & "C"
 STANDARD
 WITH SECOND FLOOR
 SCALE: ----- 1/4" = 1'-0"~~

~~1911 HEATED SQ. FT.
 885 SQ. FT. GARAGE
 125 SQ. FT. COVERED PORCH
 213 SQ. FT. PATIO / DECK~~

- NOTES:
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 - 2) ALL WALLS FIGURED AT 4" WIDTHS UNLESS OTHERWISE NOTED.
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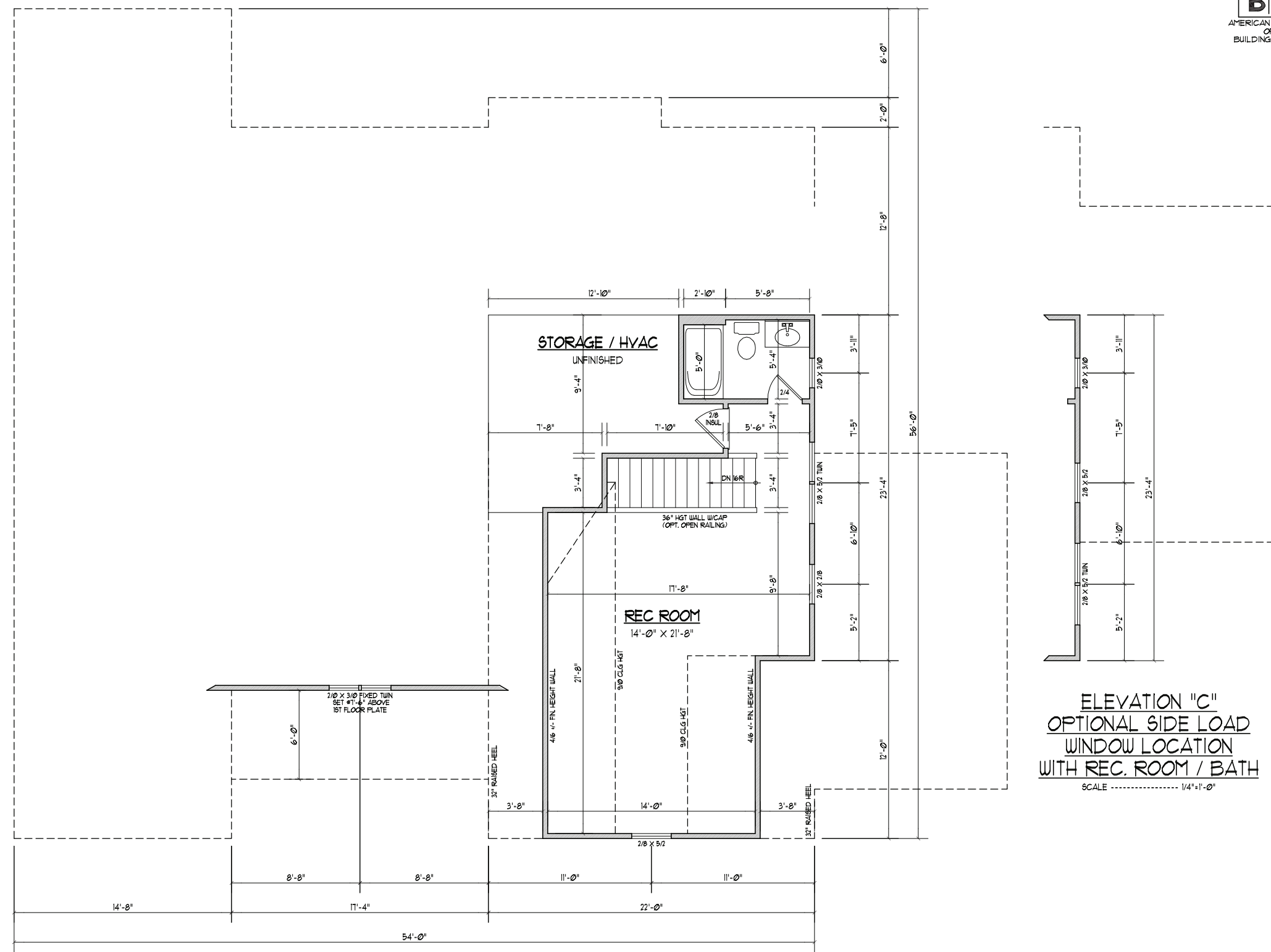
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 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

HAMILTON
 PLAN NAME
A1-1977-67GR
 PLAN I.D.
5.19.22
 DATE

A-2A
 SHEET



ELEVATION "C"
OPTIONAL SIDE LOAD WINDOW LOCATION WITH REC. ROOM / BATH
 SCALE 1/4"=1'-0"

OPTIONAL 8'-0" CLG. HGT.
 (8' - 1 1/2" PLT. HGT.)
 SET WINDOWS @ 6'-8" A.S.F.
ELEVATION "C" STANDARD GARAGE SECOND FLOOR PLAN WITH REC. ROOM / BATH
 SCALE 1/4"=1'-0"

456 HTD. SQ. FT. REC. ROOM/BATH
 159 STORAGE SQ. FT.

- NOTES:**
- 1) 9'-0" CLG. HGT. (9' - 1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
 - 2) ALL WALLS FIGURED AT 4" WIDTHS UNLESS OTHERWISE NOTED.
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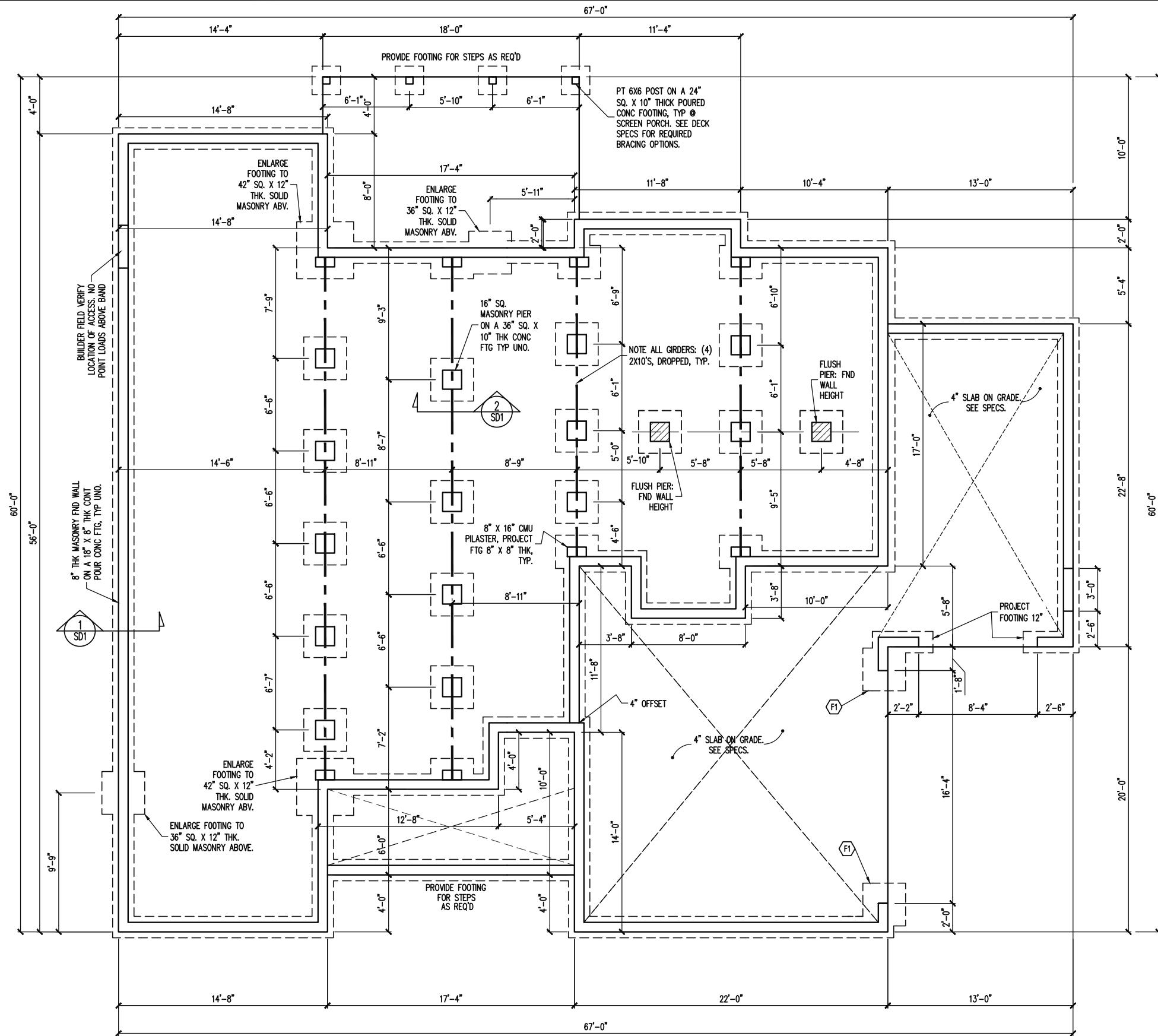
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HAMILTON
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A1-1977-67GR
 PLAN I.D.
5.19.22
 DATE

A-3C
 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 17: KING STUDS FOR EXTERIOR WALLS

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

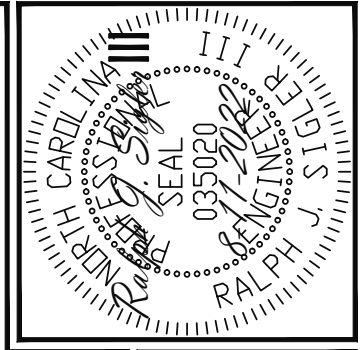
NOTES:

- 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.

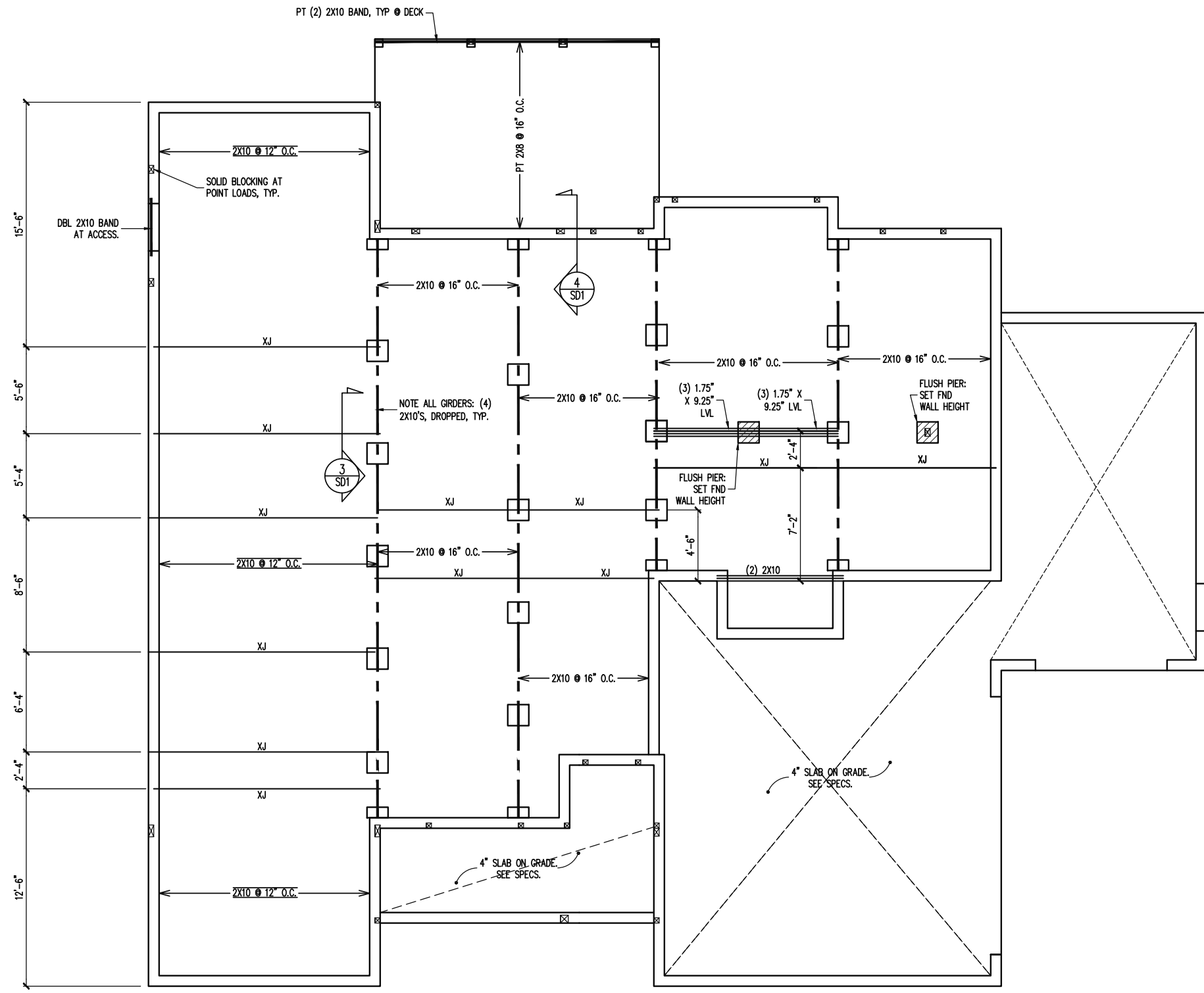
FOUNDATION PLAN – CRAWLSPACE
 SIDE LOAD GARAGE WITH 3RD CAR GARAGE OPTION
 ELEVATION A&C – OPTIONAL REC ROOM

WALLS AND CEILING
 1/8" = 1'-0"

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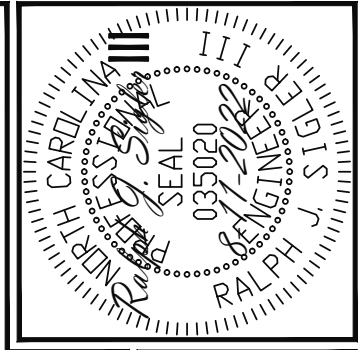


Engineering Tech ASSOCIATES, P.A.		STRUCTURAL ENGINEERS License No. C-3870 318 W Millbrook Rd, Suite 201 Raleigh, North Carolina 27609 Phone: (919) 844-1661	
HERRING HOMES STRUCTURAL ADDENDUM	SCOPE LOT #: 3 GRIFFON POINTE	ENG RJS	REV: DATE: 8-11-2022
PLAN. HAMILTON		PROJECT NO. 22-65-453	
SHEET NO. S1		1 of 8	



12'-6"
8'-6"
6'-4"
2'-4"
2'-4"
6'-4"
8'-6"
5'-4"
5'-6"
15'-6"

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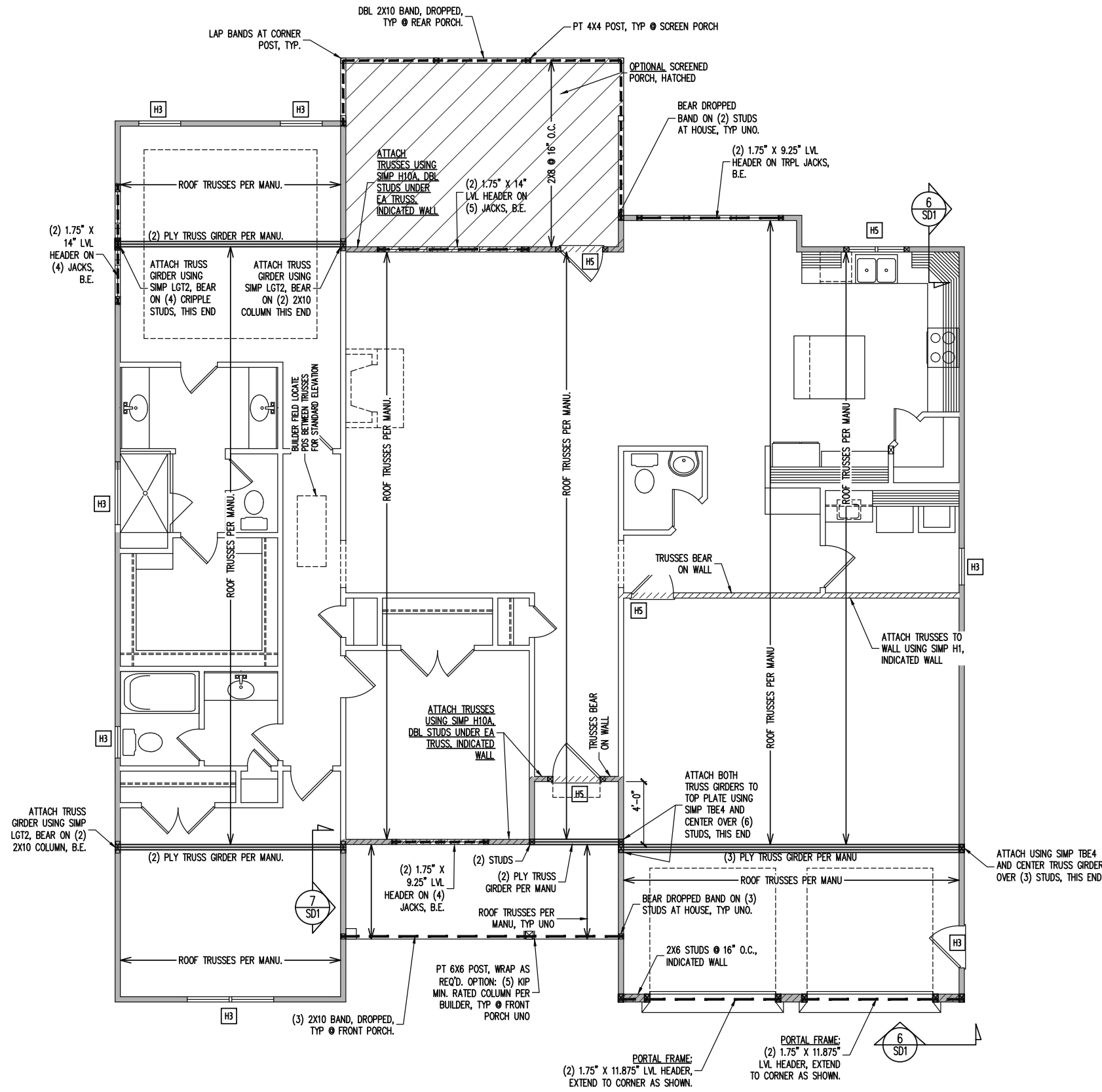
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HERRING HOMES			
SCOPE	STRUCTURAL ADDENDUM	ENG	RJS
LOT #:	3 CRIFFON POINTE	REV:	
		DATE	8-11-2022

PLAN.
HAMILTON
PROJECT NO.
22-65-453
SHEET NO.
S2
2 of 8

CRAWL SPACE FRAMING PLAN
1/8" = 1'-0"

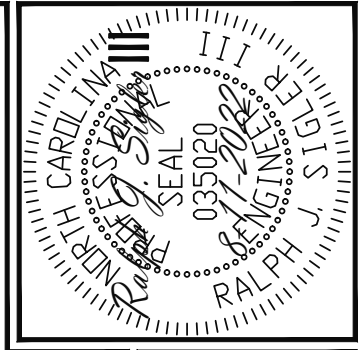


HEADER SCHEDULE			
H1	SINGLE 2X4 TURNED FLAT (A)	ENG	RJS
H2	(2) 2X4'S ON SINGLE JACKS (B)	REV:	
H3	(2) 2X10'S ON SINGLE JACKS (C)	DATE	8-11-2022
H4	(2) 1.75" X 9.25" LVL'S ON DBL JACKS		
H5	(2) 2X10'S ON DBL JACKS		
H6	(3) 2X10'S ON DBL 2X6 JACKS		

(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.			

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 = 251' MIN.	
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.	

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HERRING HOMES			
SCOPE	STRUCTURAL ADDENDUM	ENG	RJS
LOT #:	3 GRIFFON POINTE	REV:	
		DATE	8-11-2022

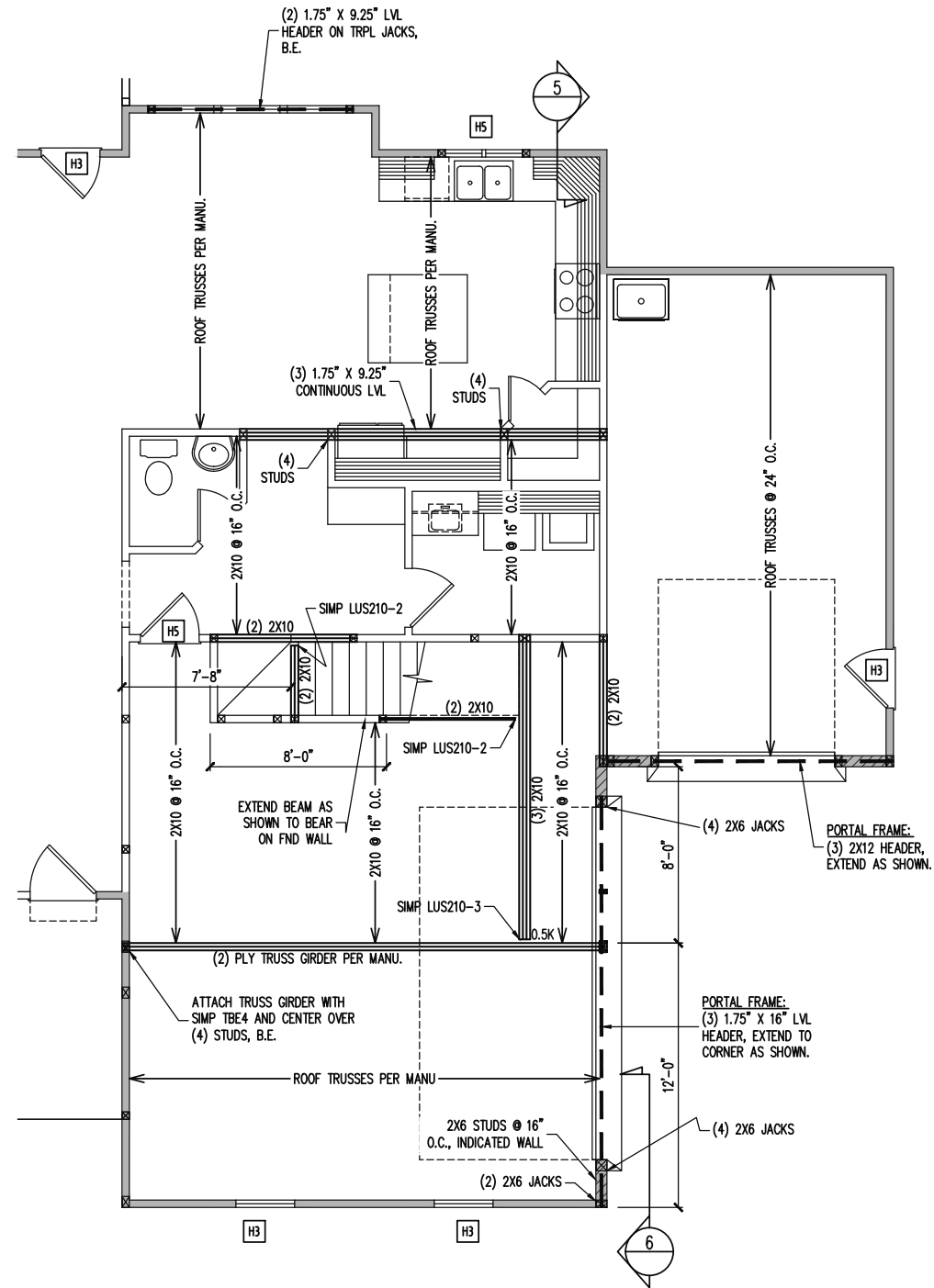
PLAN.
HAMILTON

PROJECT NO.
22-65-453

SHEET NO.
S3

3 of 8

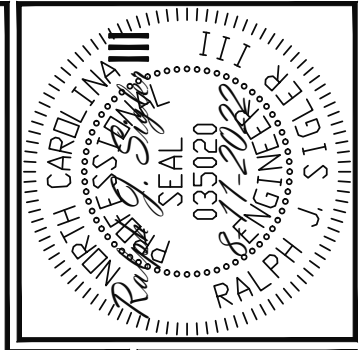
1ST FLOOR FRAMING PLAN ELEVATION C
 WALLS AND CEILING
 1/8" = 1'-0"



1ST FLOOR FRAMING PLAN – ELEVATION A&C
 3RD CAR BOLT ON WITH SIDE LOAD GARAGE
 OPTIONAL 2ND FLOOR REC ROOM

WALLS AND CEILING
 1/8" = 1'-0"

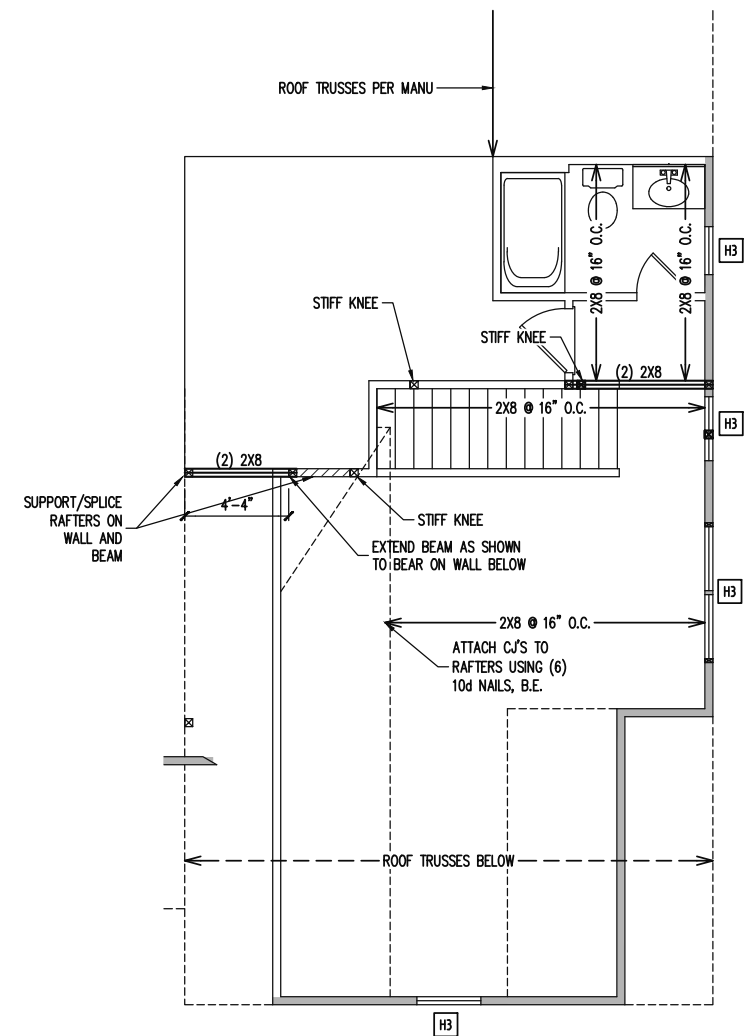
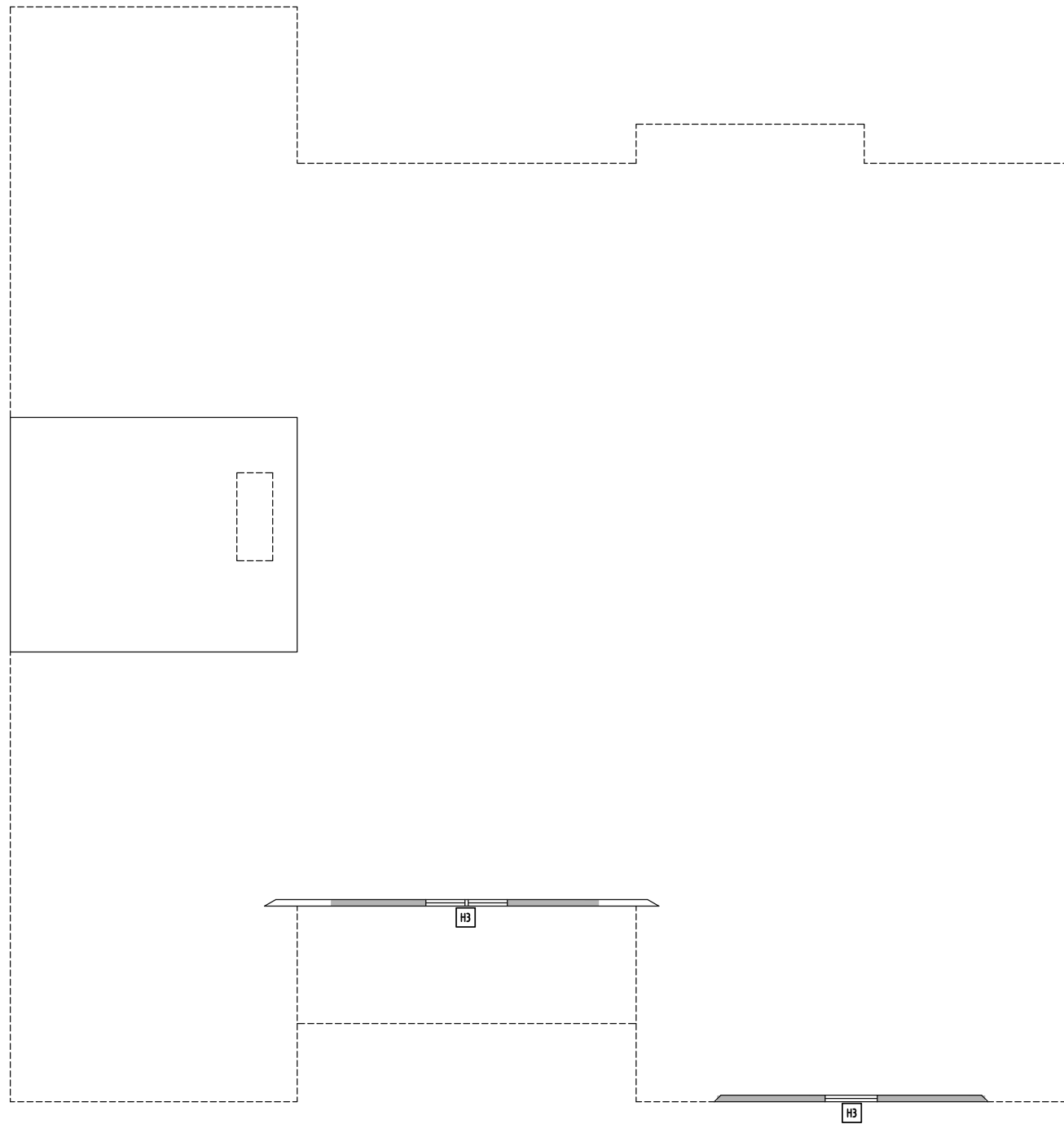
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SCOPE	STRUCTURAL ADDENDUM	ENG	RJS
LOT #:	3 GRIFFON POINTE	REV:	
		DATE	8-11-2022

PLAN.
HAMILTON
PROJECT NO.
22-65-453
SHEET NO.
S4
4 of 8



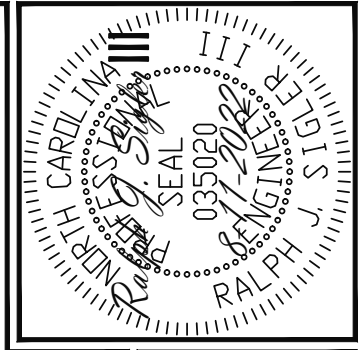
HEADER SCHEDULE	
H1	SINGLE 2X4 TURNED FLAT (A)
H2	(2) 2X4'S ON SINGLE JACKS (B)
H3	(2) 2X10'S ON SINGLE JACKS (C)
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H5	(2) 2X10'S ON DBL JACKS

(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.	

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 = 39' MIN.	
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.	

2ND FLOOR FRAMING PLAN
 ELEVATION C
 OPT. REC ROOM
 WALLS AND CEILING
 1/8" = 1'-0"

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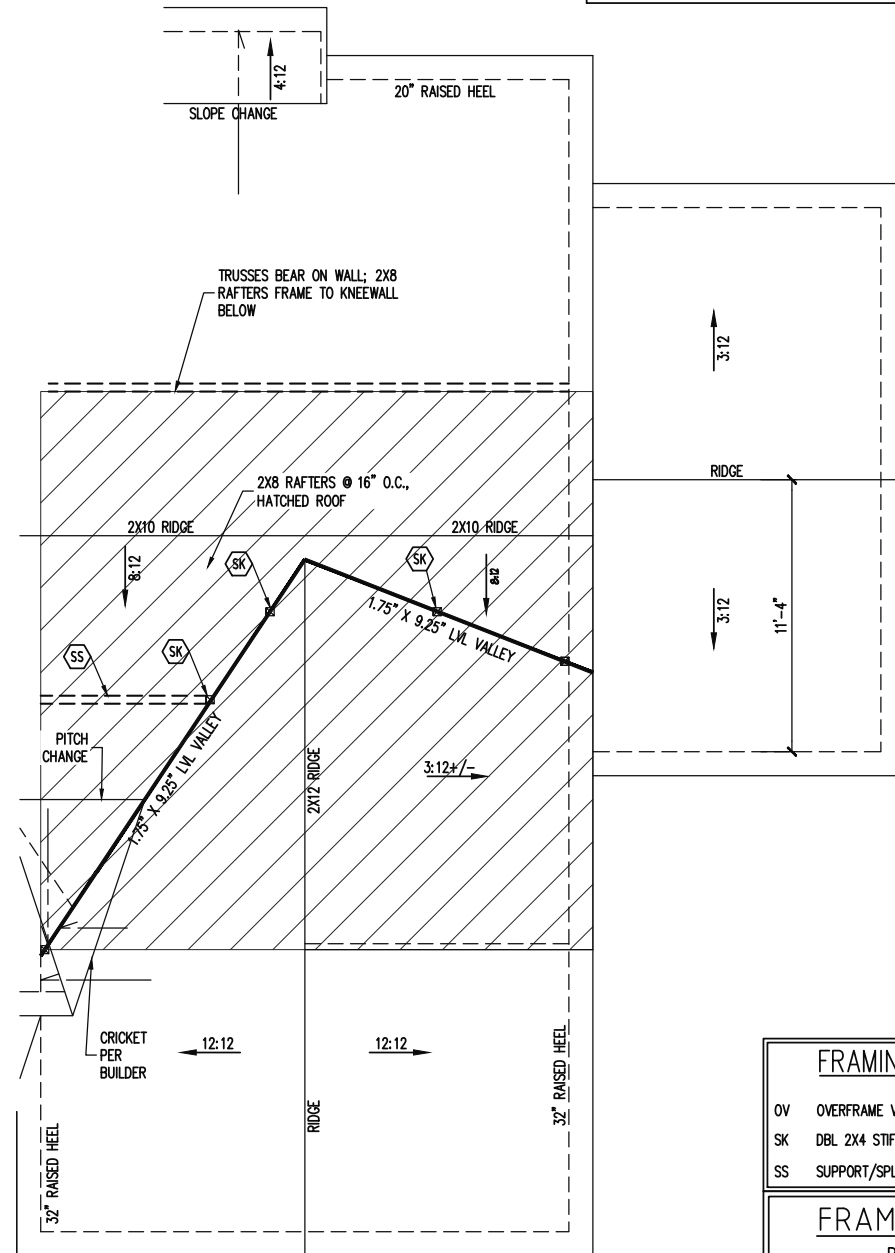
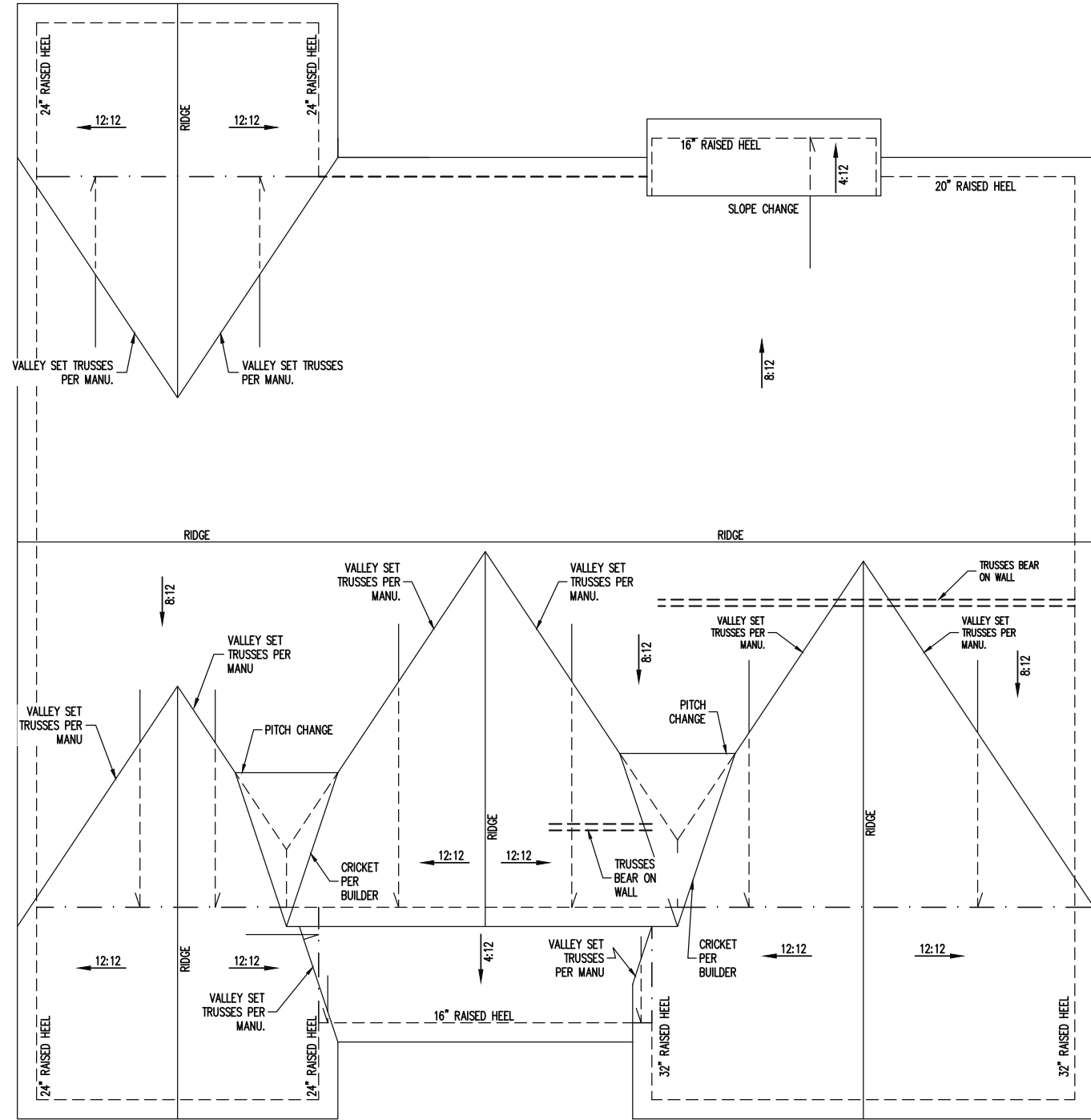
HERRING HOMES			
SCOPE	STRUCTURAL ADDENDUM	ENG	RJS
LOT #:	3 GRIFFON POINTE	ENG	REV:
			DATE
			8-11-2022

PLAN.
 HAMILTON

PROJECT NO.
 22-65-453

SHEET NO.
 S5

5 of 8



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 OR (1) SIMPSON H3 CLIP TO SINGLE 2X4 PLATE

FRAMING SCHEDULE
 ROOF ONLY

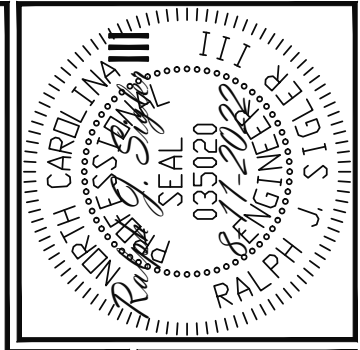
OV OVERFRAME VALLEY (2X10 SLEEPER)
 SK DBL 2X4 STIFF KNEE
 SS SUPPORT/SPLICE RAFTERS ON KNEEWALL

FRAMING NOTES
 ROOF ONLY

-ROOF TRUSSES PER MANU. TYPICAL U.N.O.
 -VERIFY ALL KNEEWALL HEIGHTS, ROOF PITCHES, AND ARCHITECTURAL OVERHANGS PRIOR TO CONSTRUCTION
 -COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS, TYP UNO @ STICK FRAMED SECTIONS OF ROOF

ROOF FRAMING PLAN – ALL ELEVATIONS
 3RD CAR BOLT ON WITH SIDE LOAD GARAGE
 OPTIONAL 2ND FLOOR REC ROOM
 1/8" = 1'-0"

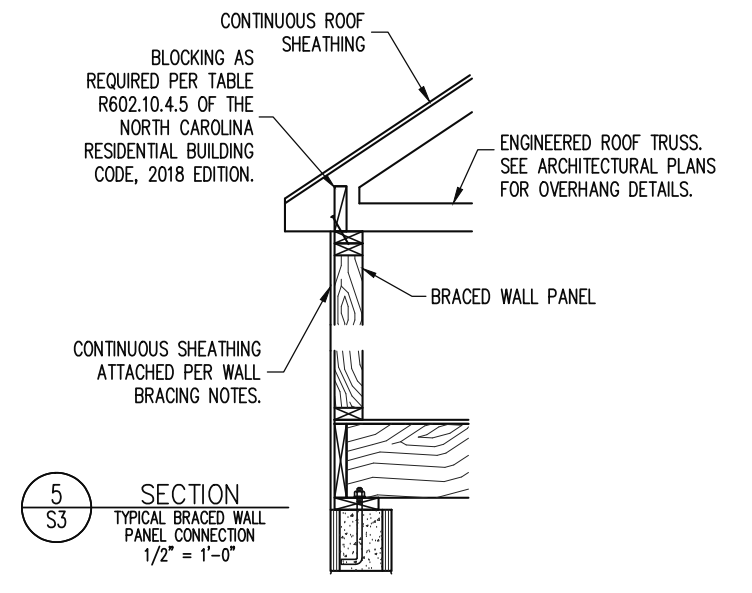
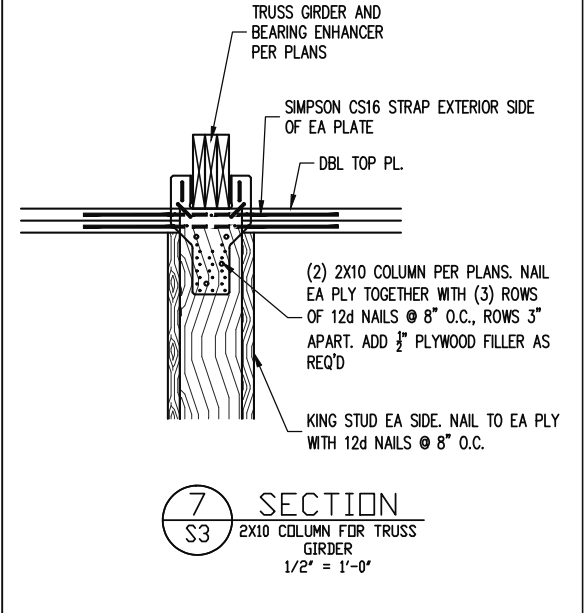
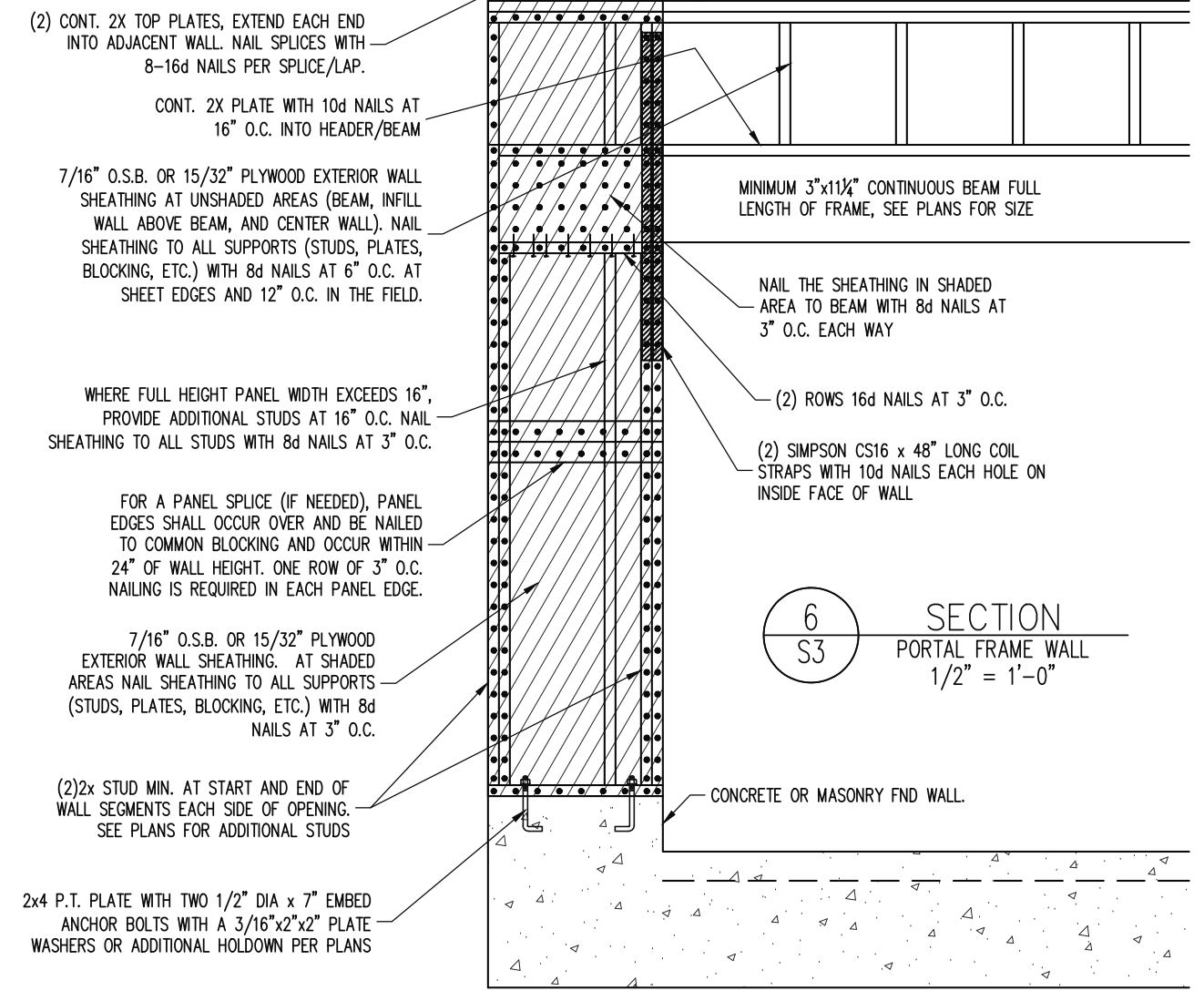
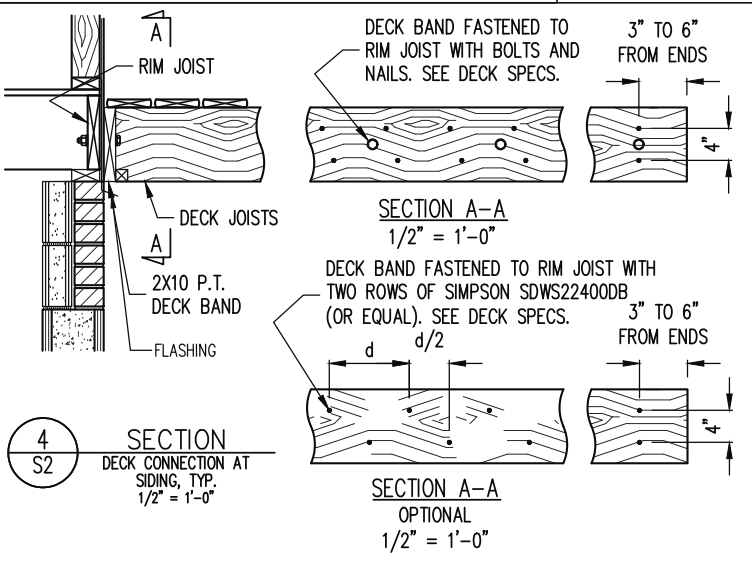
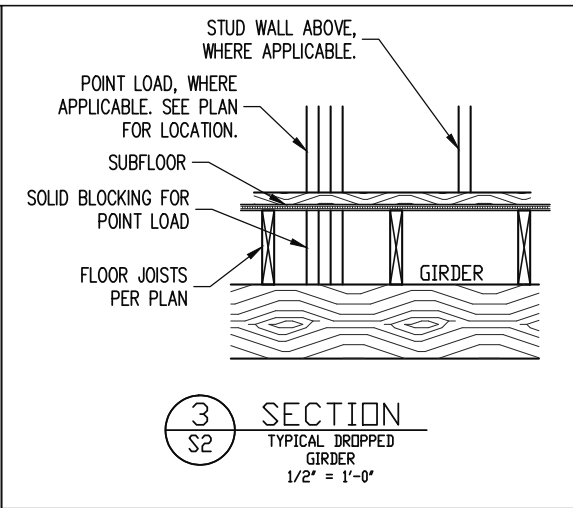
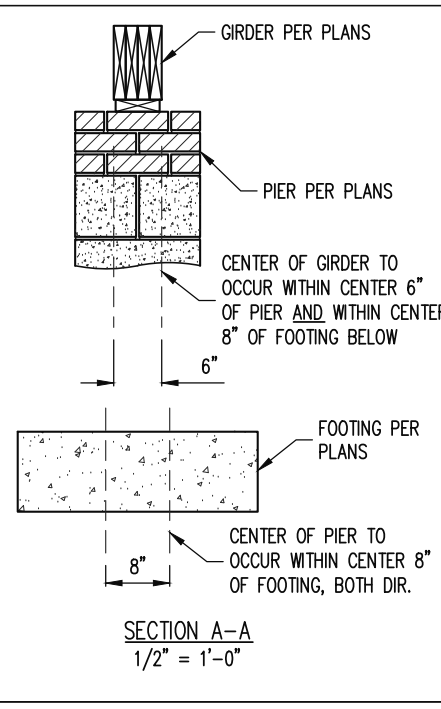
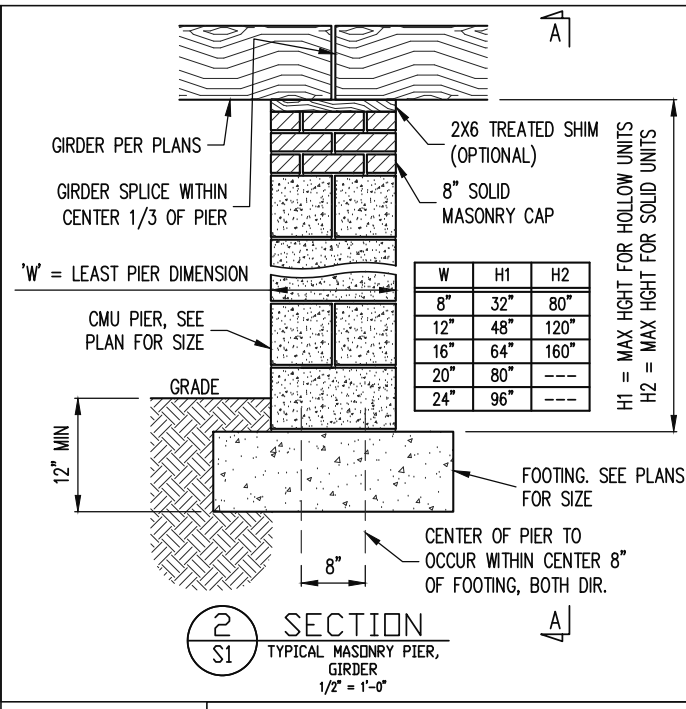
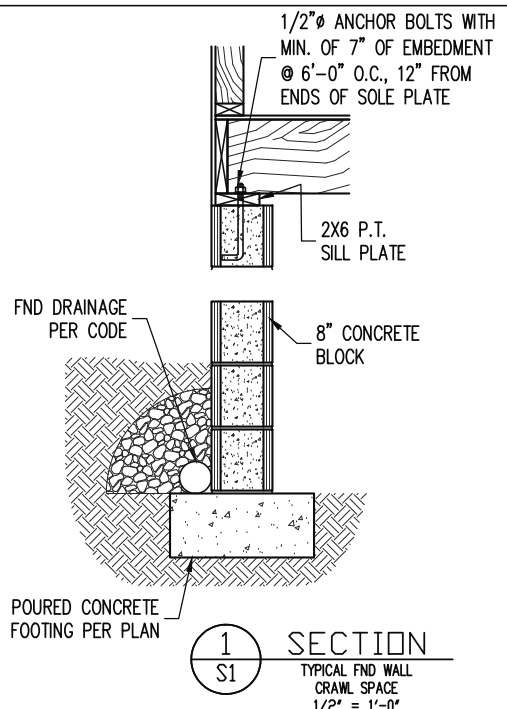
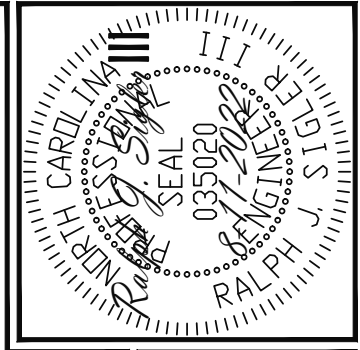
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HERRING HOMES			
SCOPE	STRUCTURAL ADDENDUM	ENG	RJS
LOT #:	3 GRIFFON POINTE	REV:	
		DATE	8-11-2022

PLAN.	HAMILTON
PROJECT NO.	22-65-453
SHEET NO.	S6
	6 of 8



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HERRING HOMES			
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LOT #:	3 GRIFFON POINTE	REV:	
		DATE	8-11-2022

PLAN	HAMILTON
PROJECT NO.	22-65-453
SHEET NO.	SD1
	7 of 8

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 ENGINEERING 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, 6% AIR ENTRAINMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL CONCRETE, INCLUDING CONCRETE FOR FOOTINGS, IS 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 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 2" 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 SPICES 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, FM = 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

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 10⁶ PSI, F_b = 2600 PSI, F_v = 285 PSI, F_c = 750 PSI
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E = 1.3 X 10⁶ PSI, F_b = 1700 PSI, F_v = 400 PSI, F_c = 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 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)

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 24" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 6" ± 2" FROM EACH END OF THE BEAM.

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

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 PURLS 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 PRESORPTIVE PER SECTION 602.10 OF THE 2018 NRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NRC 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 R602.11 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

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:

- THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR
- 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 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	GALV GALVANIZED	TRPL STUD POCKET
CIP CAST IN PLACE	HGR HANGER	UNLESS NOTED OTHERWISE
CONC CONCRETE	LV LAMINATED VENEER LUMBER	XJ EXTRA JOIST
CS CONTINUOUS SHEATHING	N/A 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 STUD POCKET	
EA EACH	SQ SQUARE	
FLG FLANGE		
FL PL FLITCH PLATE		
FLR FLOOR		

DECK SPECIFICATIONS

- 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.
- SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.
- 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
- 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:
 - 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 SDWS22400B @ 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 SDWS22400B @ d = 16" O.C. STAGGERED	
 - 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.	
- 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.
- OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE BAND
- GIRDERS SHALL BEAR DIRECTLY ON POSTS OR BE CONNECTED TO THE SIDES OF POSTS WITH 2- 5/8" Ø BOLTS
- 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:

- 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.
- 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
- 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"
- 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".

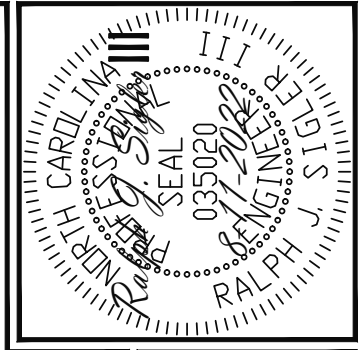
ALLOWABLE I-JOIST SUBSTITUTION

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"	TJ1 210	IUS2.06/11.88	ITS2.06/11.88
WEYERHAEUSER	11.875"	EET-20	IUS2.37/11.88	ITS2.37/11.88

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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HERRING HOMES	STRUCTURAL ADDENDUM	ENG	RJS	DATE
SCOPE	LOT #:	REV:		
	3 GRIFFON POINTE			8-11-2022

PLAN.
HAMILTON

PROJECT NO.
22-65-453

SHEET NO.
SPECS

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General Notes:
 - Per ANSI/TPI 1-2002 all "Truss to Wall" connections are the responsibility of the Building Designer, not the Truss Manufacturer.
 - Dimensions are Feet-Inches- Sixteenths.
 - Trusses are to be 24" o.c. unless noted otherwise (U.N.O.)
 - Trusses are not designed to support brick U.N.O.
 - Do not cut or modify trusses without first contacting Builders FirstSource.
 - Immediately contact Builders FirstSource if trusses are damaged.

Connection Notes:
 - All hangers are to be Simpson or equivalent U.N.O.
 - Use Manufacturer's specifications for all hanger connections U.N.O.
 - Use 10d x 1 1/2" Nails in hanger connections to single ply roof girder trusses.

Floor Notes:
 - Shift truss as required to avoid plumbing traps.
 - Installation Contractor and/or Field Supervisor are to verify all dimensions, trap locations, and options prior to installation

Dimension Notes:
 - Drawing not to scale. Do not scale dimensions

Hanger List		All Tie Downs H2.5A Unless noted	
17	HTU26	MJL8	
7	LUS26	UL8	
2	TBE4	11	

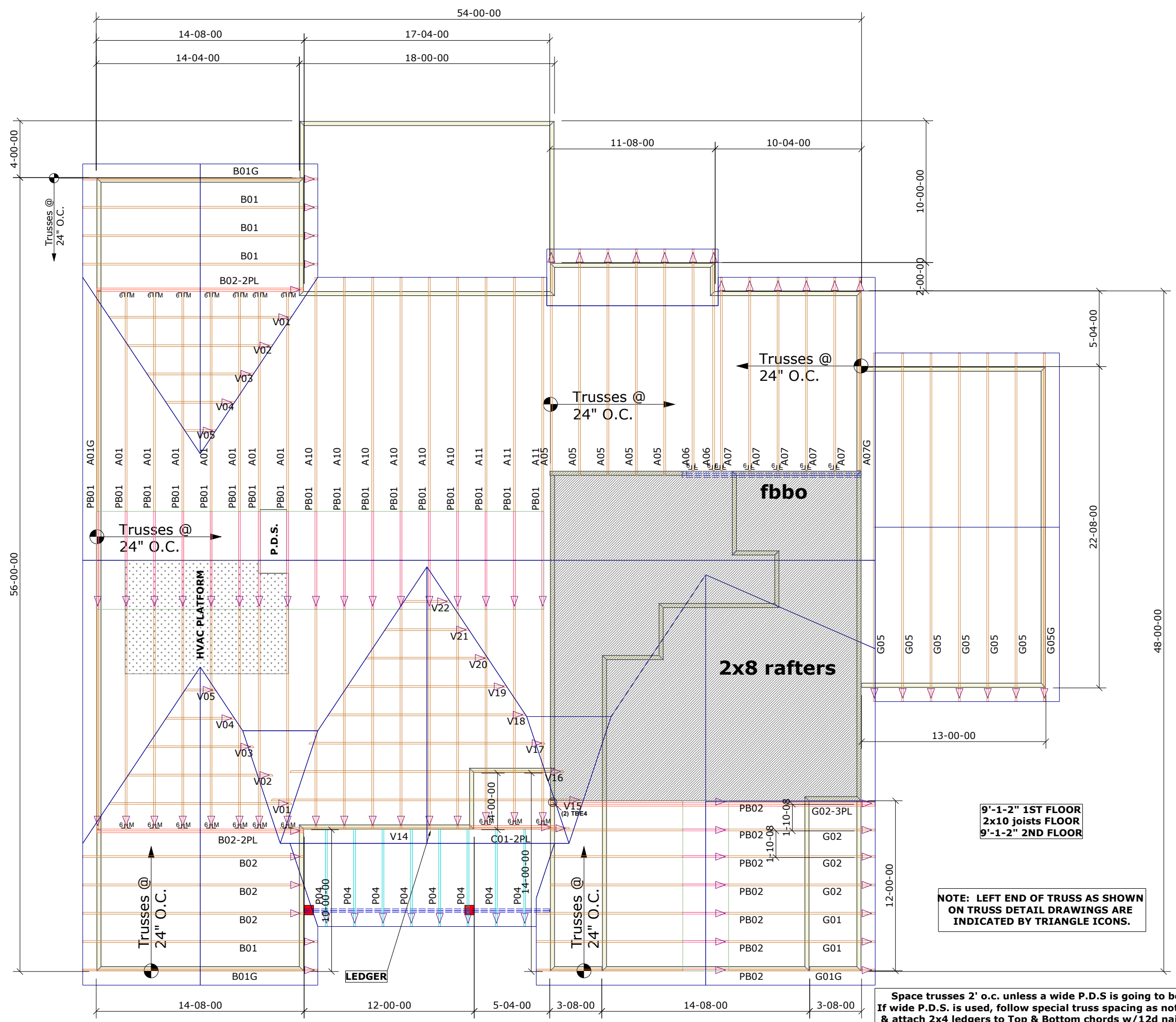
Special Items List

Misc Material

JORDAN			
HAMILTON	Elev:	C	
GRIFFON POINTE			
-	NC	Lot:	3
Appwright #			
REC ROOM/3 CAR SIDE LOAD/RH			
Code:		IRC 2015	
Loading:			
T.C.L.L.		20	
T.C.D.L		10	
B.C.L.L.		0	
B.C.D.L.		10	

Revision History		Wind:	
Rev1:	xx/xx/xx	M.P.H.	115 MPH
Rev2:	xx/xx/xx	Exposure Category	
Rev3:	xx/xx/xx	EXPOSURE B	
Pick Ticket:	-	Job No.:	GP3
Sales No.:	-	Acct No.:	-

Hatch Legend	
	Attic Room
	Volume Ceiling
	Stick Framing



9'-1-2" 1ST FLOOR
 2x10 joists FLOOR
 9'-1-2" 2ND FLOOR

NOTE: LEFT END OF TRUSS AS SHOWN ON TRUSS DETAIL DRAWINGS ARE INDICATED BY TRIANGLE ICONS.

Space trusses 2' o.c. unless a wide P.D.S. is going to be installed. If wide P.D.S. is used, follow special truss spacing as noted on layout, & attach 2x4 ledgers to Top & Bottom chords w/12d nail @ 16" o.c.