

ELEVATION NOTES

BUILDING CODES:
THIS PLAN HAS BEEN DESIGNED UNDER THE NC BUILDING CODES, 2018 RESIDENTIAL EDITION.

ICE GUARDS:
ICE GUARD 4 WATER SHIELD REQUIRED ON ALL ROOF SLOPES 4:12 4 LESS PER NCRBC

VENTING CALCULATIONS:

CRAWL SPACE:
THE MIN. NET FREE AREA OF CRAWL VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQ. FT. FOR EACH 150 SQ. FT. OF CRAWL SPACE AREA.
1662 SQ. FT. CRAWL SPACE AREA / 150 = 1108 SQ. FT. NET FREE AREA REQUIRED
*MAY BE REDUCED BY 50% W/ VAPOR BARRIER

ATTIC:
2760 SQ. FT. OF ATTIC / 300 = 92 SQ. FT. OF INLET AND OUTLET.
VENTILATION MAY BE REDUCED 50% WHEN VENTILATORS ARE USED AT LEAST 3'-0" ABOVE THE CORNICE VENTS.



**Herring Homes
The Fillmore - C**

Sheet Title:
**3-CAR SIDE
LOAD ELEV.**

REVISIONS	
NUMBER	DATE

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Plan Number
M090-22
Sheet No. **A5**
Drawn By: **MB**
Date: **05/04/22**

* Deck in lieu of screen porch
16' 8" x 10'

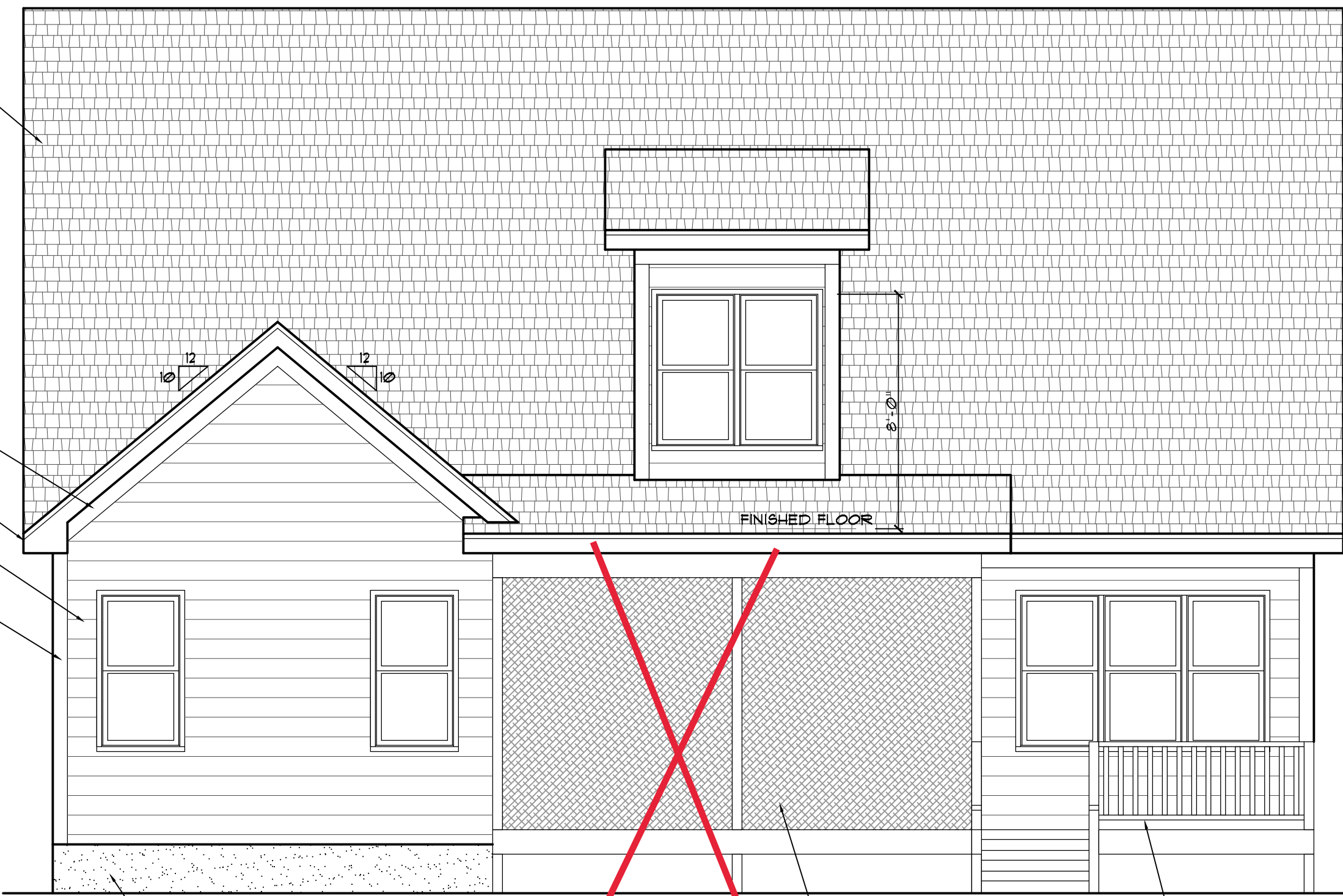
ASPHALT SHINGLES -
PER SPEC. (TYP.)

FRIEZE BOARD - SIZE
4 MATERIAL PER SPEC. (TYP.)

8" FASCIA
(TYP.)

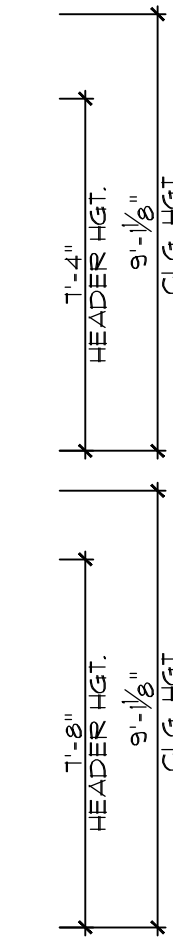
HORIZONTAL LAP SIDING -
MATERIAL PER SPEC. (TYP.)

CORNER BOARD - SIZE
4 MATERIAL PER SPEC. (TYP.)



REAR ELEVATION

Scale: 1/4" = 1'



ASPHALT SHINGLES -
PER SPEC. (TYP.)



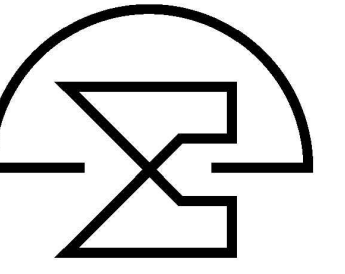
RIGHT ELEVATION

Scale: 1/4" = 1'

HORIZONTAL LAP SIDING -
MATERIAL PER SPEC. (TYP.)

PARGED BLOCK FOUNDATION
(TYP.)

OPT. SCREENED
PORCH

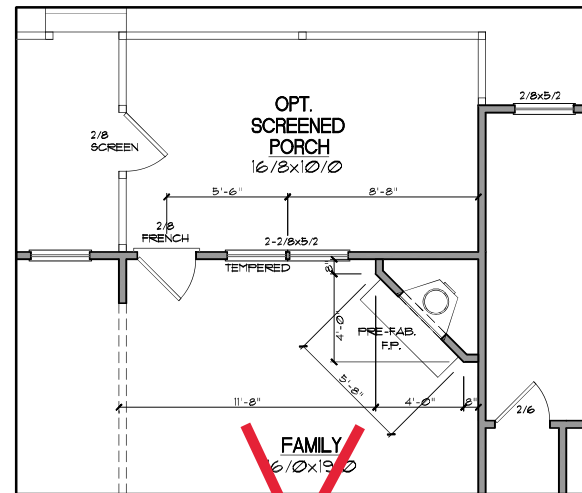


Sheet Title:
**REAR & RIGHT
ELEVATIONS**

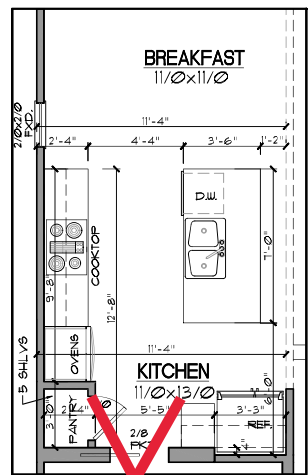
REVISIONS	
NUMBER	DATE

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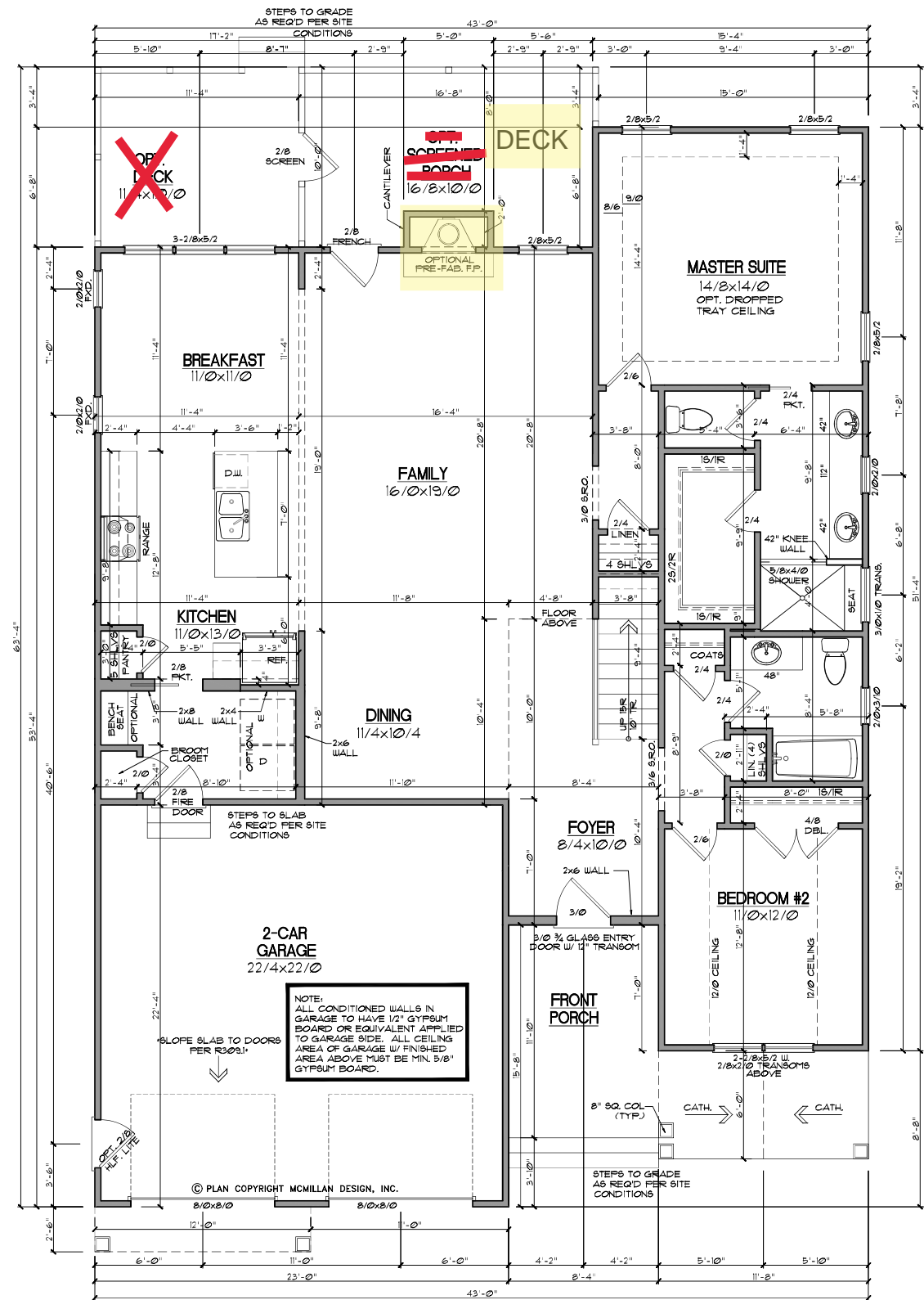
Plan Number
M090-22
Sheet No. **A2**
Drawn By: **MB**
Date: **08/29/22**



FIRST FLOOR FIREPLACE OPTION
SCALE: 1/4"=1'



OPTIONAL GOURMET KITCHEN
SCALE: 1/4"=1'



GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN 4" THICK UNLESS NOTED OTHERWISE. ANGLED WALL ARE DRAWN @45° UNLESS NOTED OTHERWISE.

SMOKE DETECTORS:
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO N.E.C.

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 FOR WALLS UNDER RAFTERS 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.

SQUARE FOOTAGE

Heated Square Footage	
First Floor	1,662.4
Second Floor	182.2
Total	2,444.6

Unheated Square Footage	
2-Car Garage	511.4
Front Porch	168.6
Opt. 1-Car Garage	264.0
Opt. 2-Car Side Load	541.4
Opt. Deck	119.3
Opt. Screened Porch	154.4
Storage	150.1
Walk-in Storage	405.1

FIRST FLOOR
SCALE: 1/4"=1'



Herring Homes
The Fillmore - C

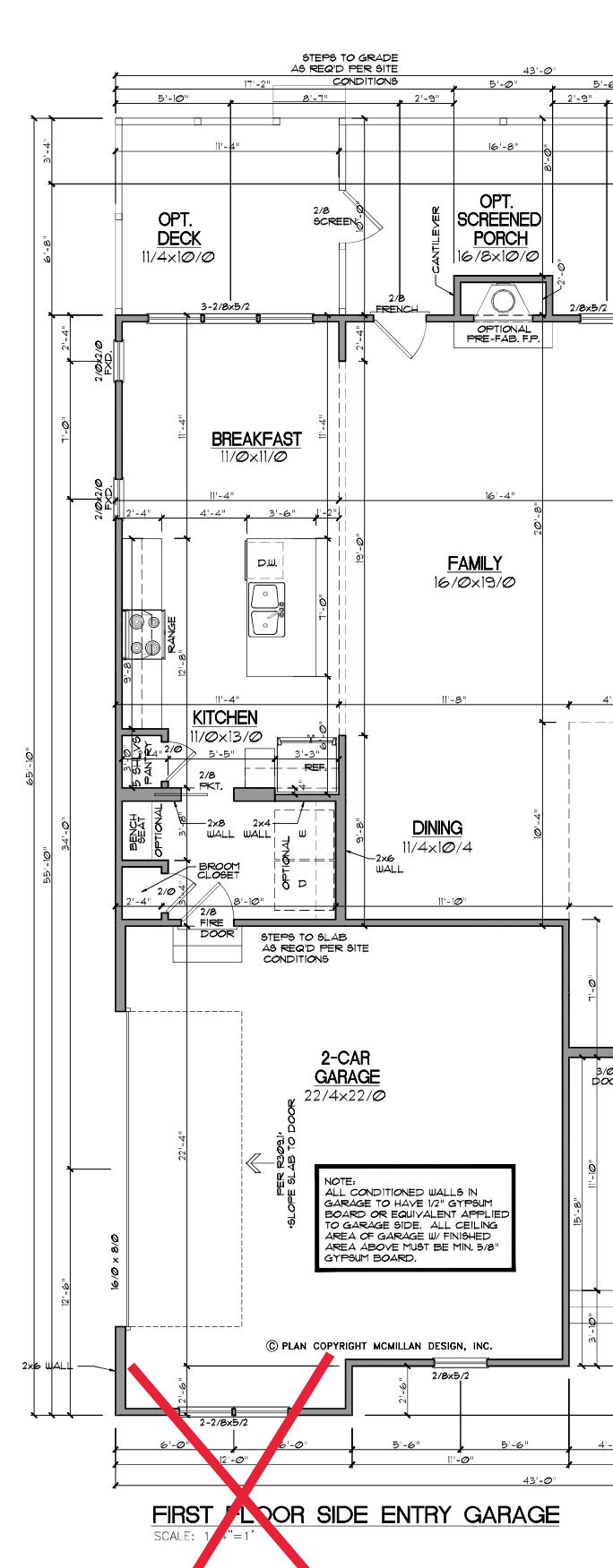
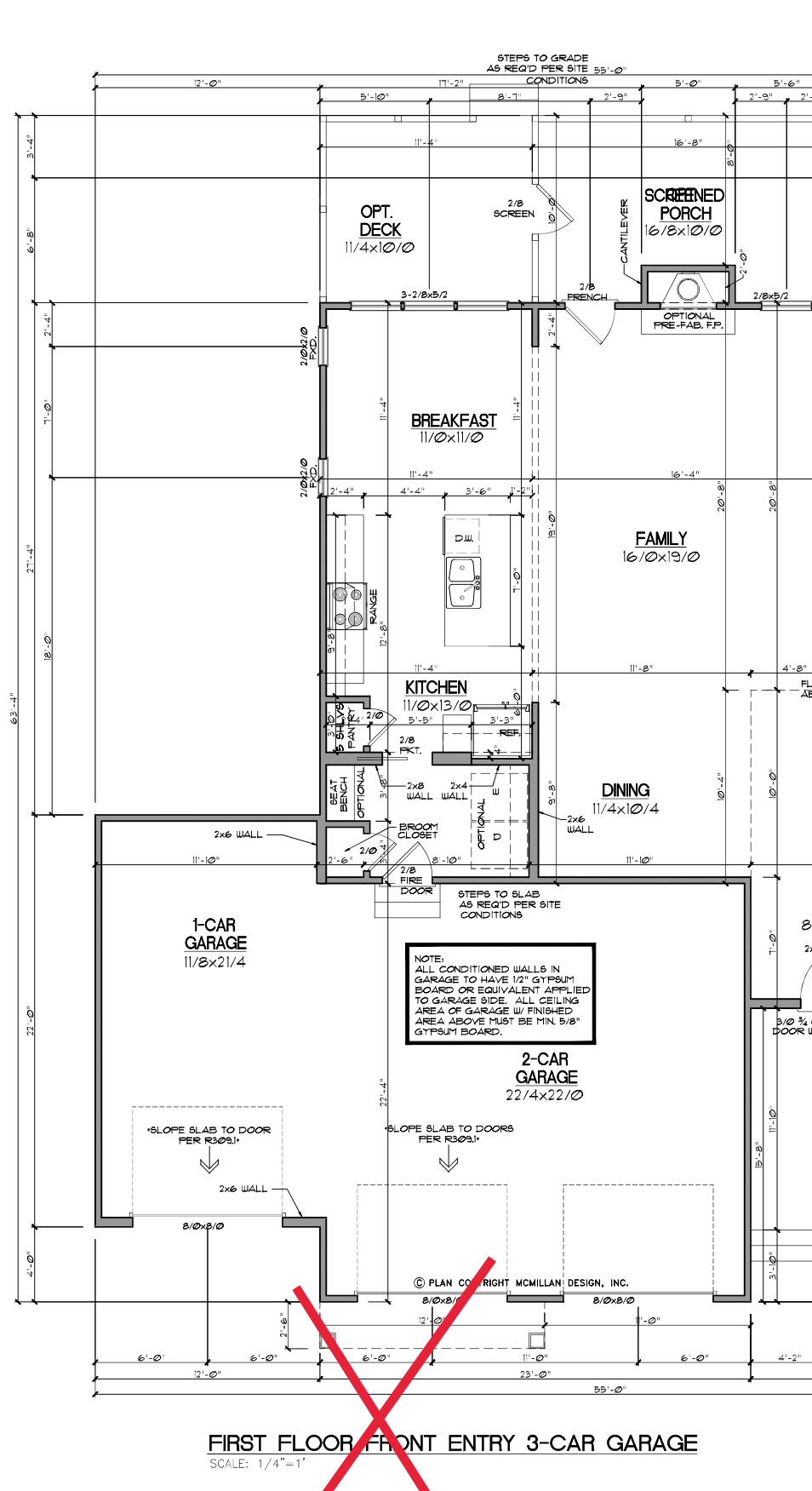
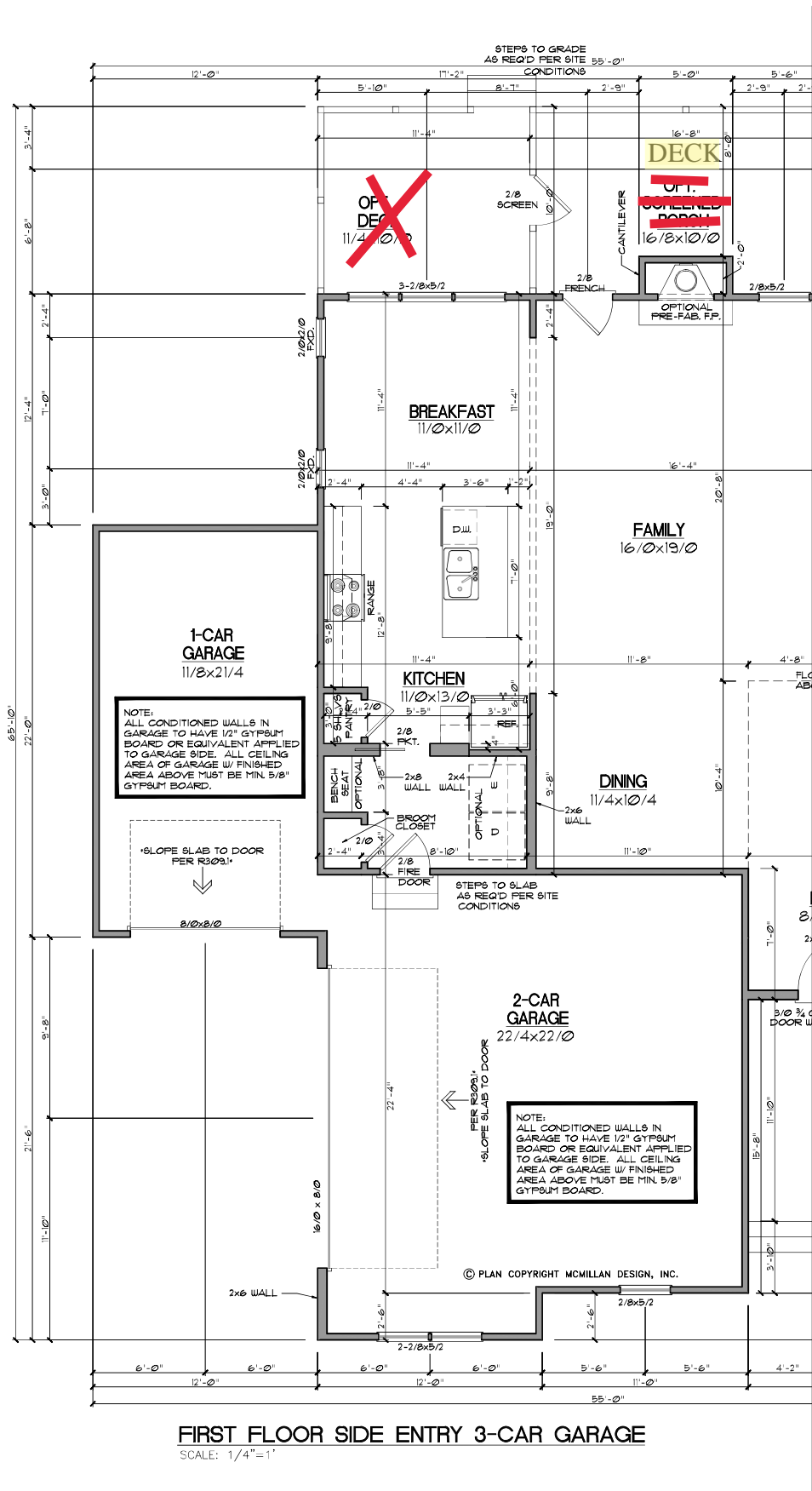
Sheet Title:
FIRST FLOOR PLAN

REVISIONS

NUMBER	DATE

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Plan Number
M090-22
Sheet No. **A6**
Drawn By: **MB**
Date: **05/04/22**



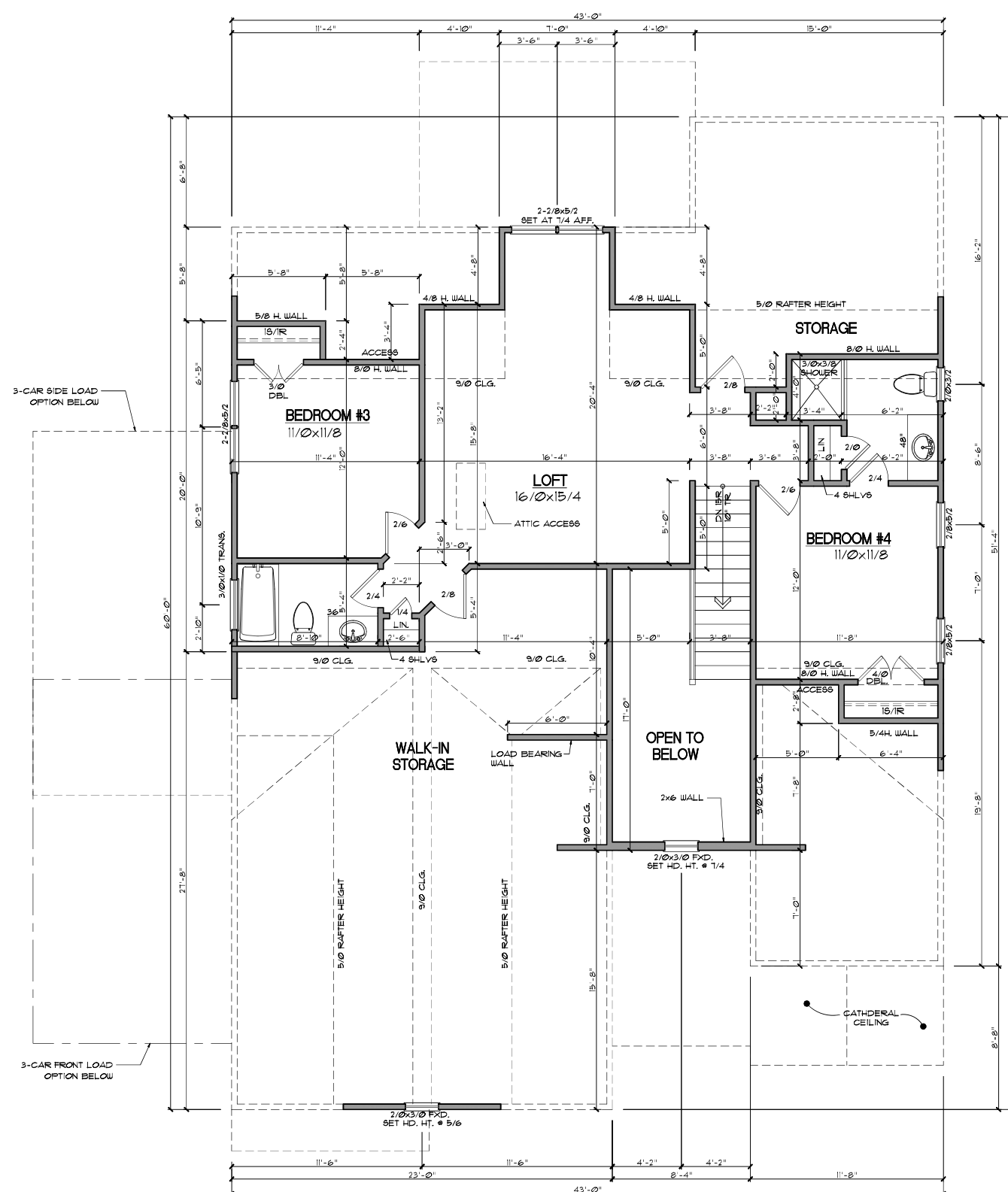
Herring Homes
The Fillmore - C

Sheet Title:
FIRST FLOOR PLAN OPTIONS

REVISIONS	
NUMBER	DATE

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GENERAL NOTES

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

EGRESS:
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SECOND FLOOR
SCALE: 1/4"=1'

Herring Homes
The Fillmore - C

Sheet Title:
SECOND FLOOR PLAN

REVISIONS

NUMBER	DATE

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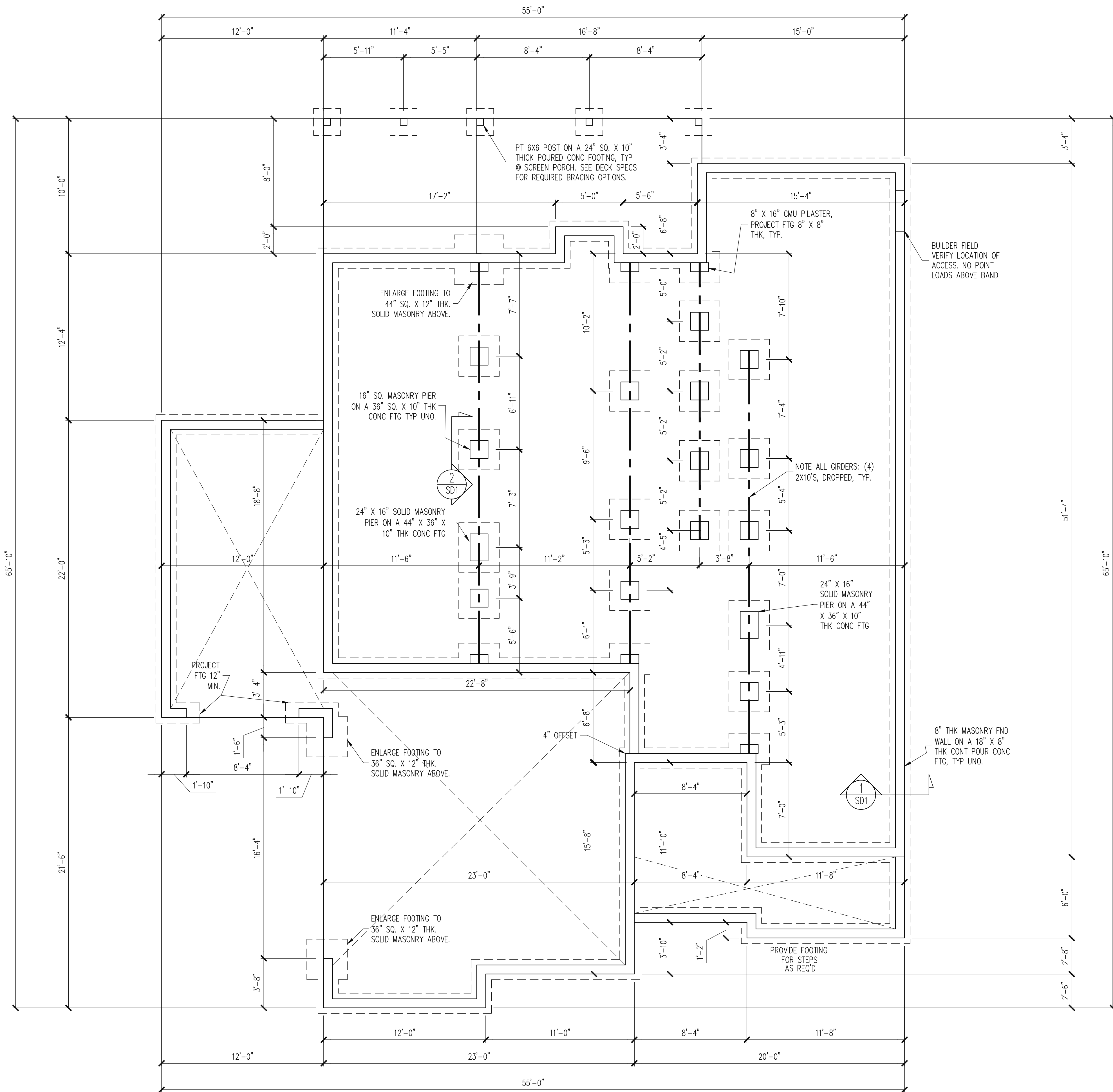
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Plan Number
M090-22

Sheet No. **A8**

Drawn By: **MB**

Date: **05/04/22**



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

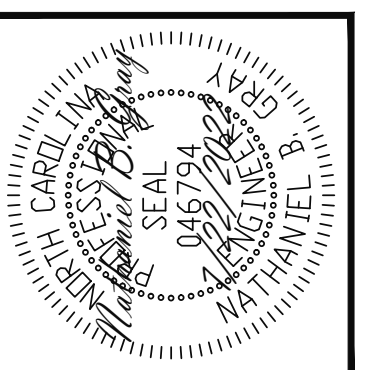
SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

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
3 CAR GARAGE SIDE LOAD
 1/4" = 1'-0"

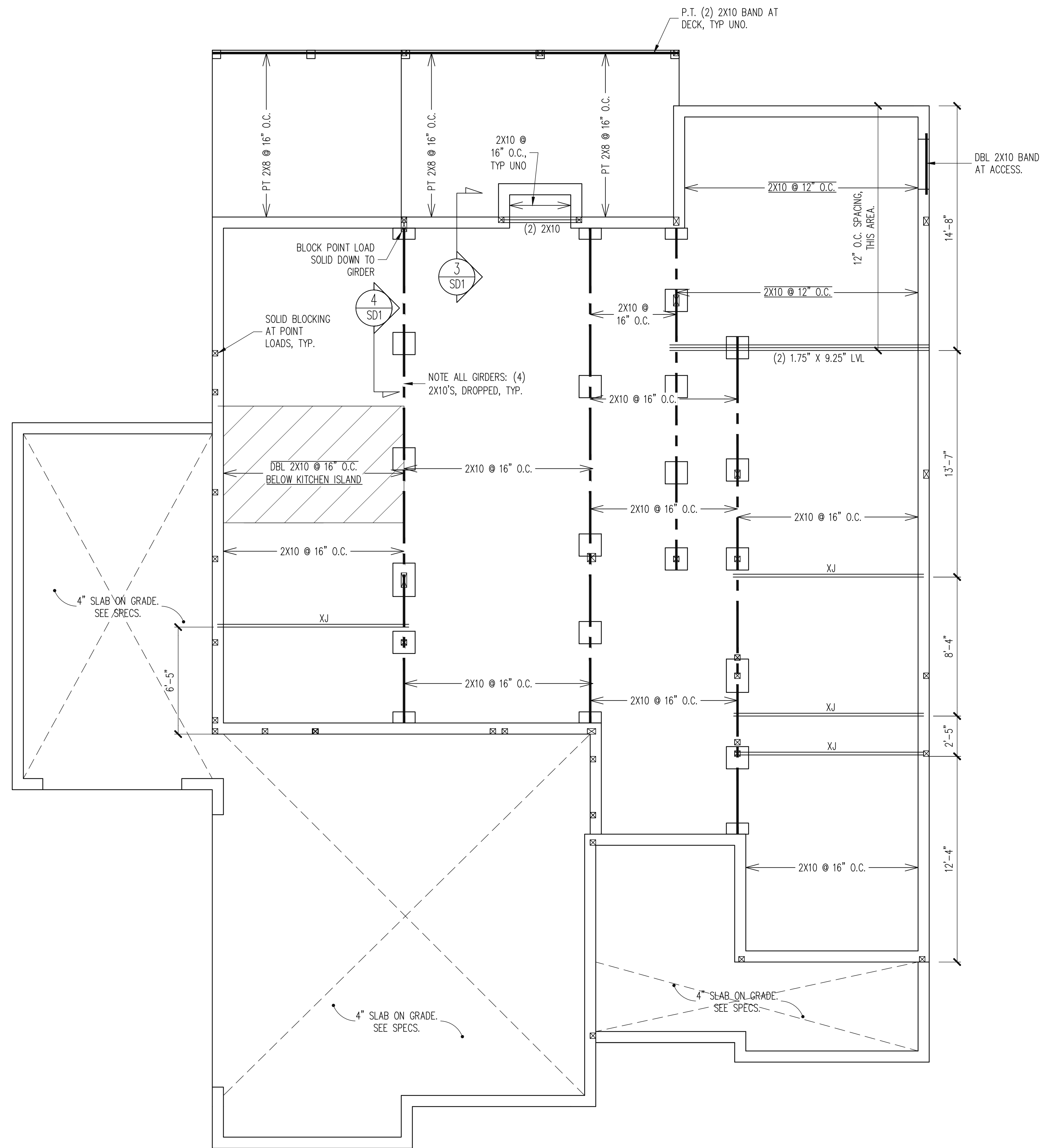
STRUCTURAL ENGINEERS
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 318 W Millbrook Rd, Suite 201
 Raleigh, North Carolina 27609
 Phone: (919) 844-1661



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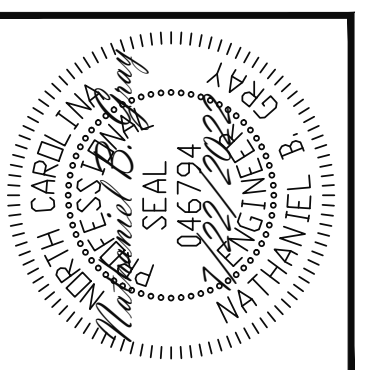
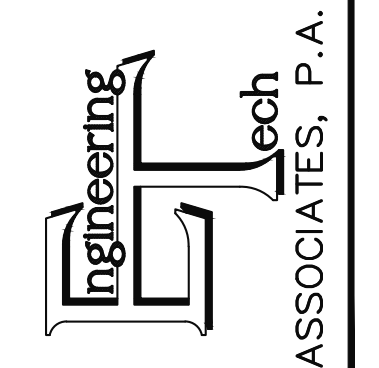
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SCOPE:	STRUCTURAL ADDENDUM
LOT #:	15 GRIFTON POINT
PLAN:	THE FILMORE C
ENG:	NBG
REV:	THE FILMORE C
DATE:	7/22/2022

PLAN NO.	M243-18C
PROJECT NO.	22-21-143
SHEET NO.	S1
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CRAWLSPACE FRAMING PLAN
 3 CAR GARAGE SIDE LOAD
 1/4" = 1'-0"

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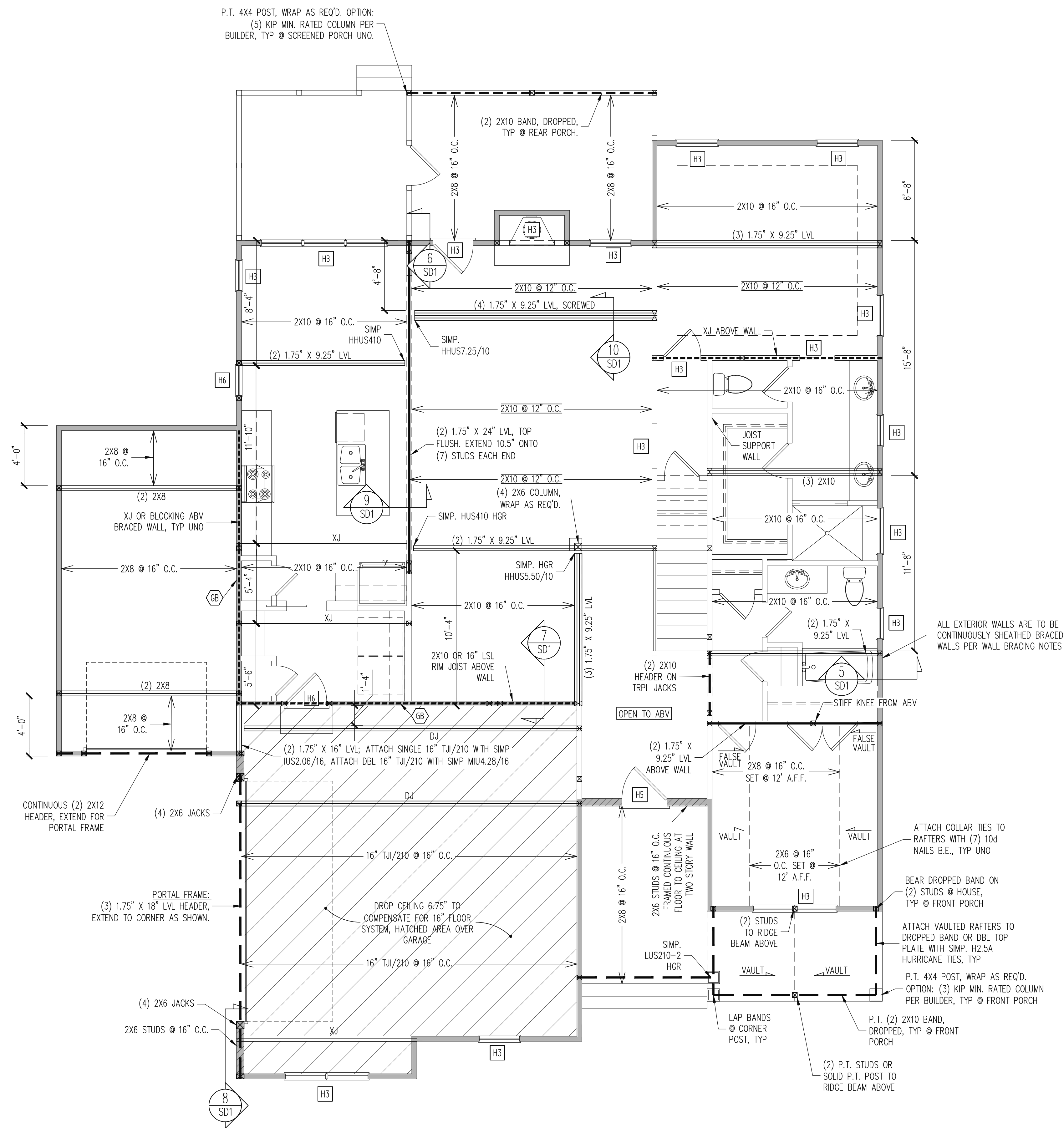
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SCOPE:	STRUCTURAL ADDENDUM
LOT #:	15 GRIFFON POINTE
PLAN:	THE FILMORE C
ENG:	NBG
REV:	
DATE:	7/22/2022

PLAN NO.
M243-18C

PROJECT NO.
22-21-143

SHEET NO.
S2

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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)

NOTES:
PROVIDED CONTINUOUS SHEATHING = 275' 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
H6	(2) 2X10'S ON DBL JACKS

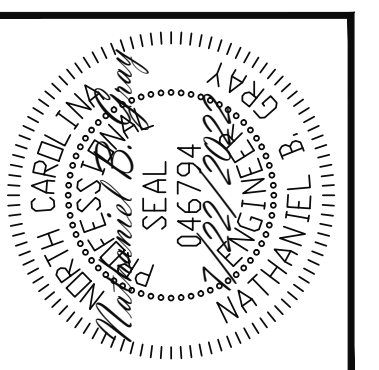
(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.

(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.

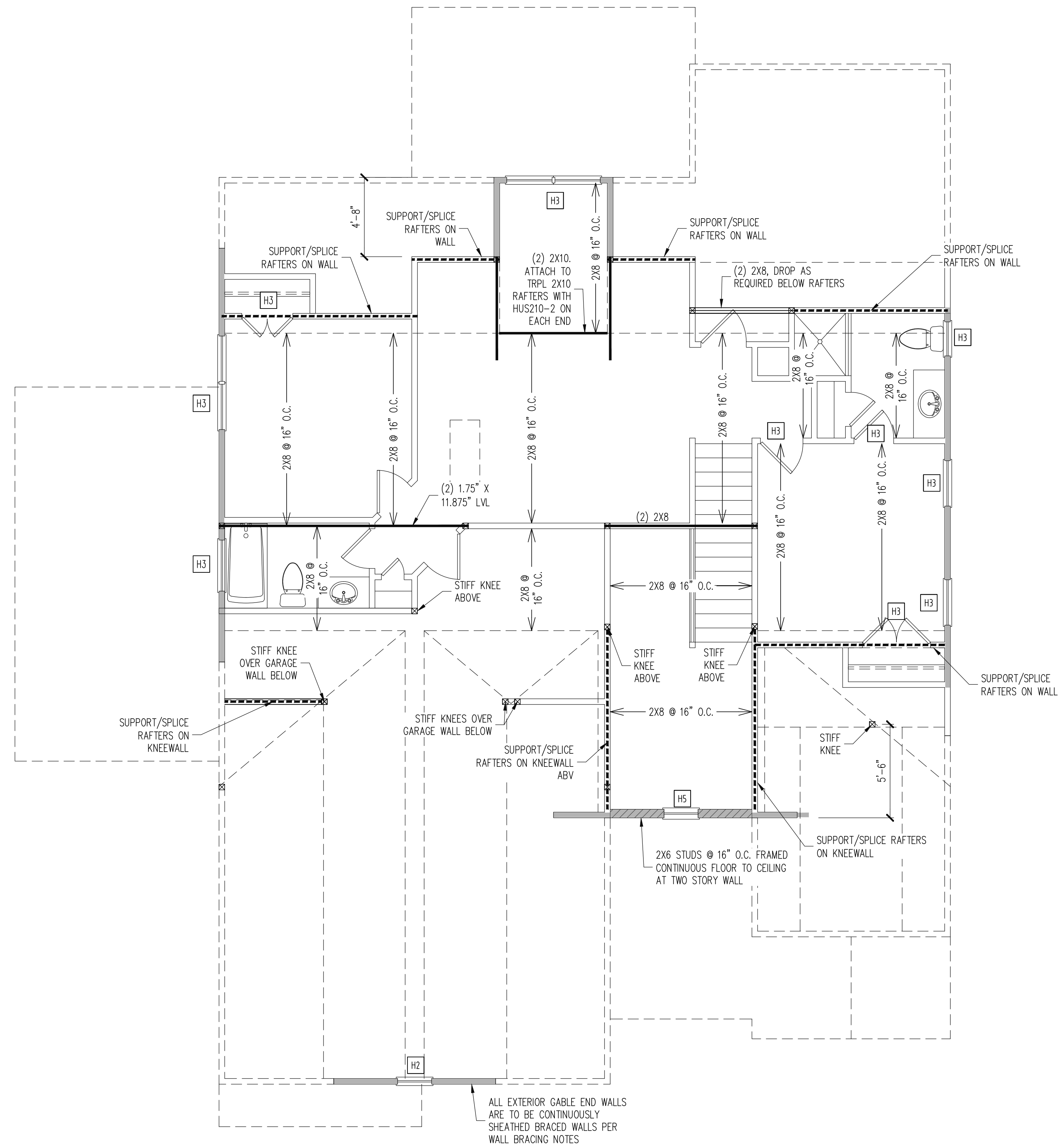
1ST FLOOR FRAMING PLAN
3 CAR GARAGE SIDE LOAD
WALLS AND CEILING
1/4" = 1'-0"



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CLIENT:	HERRING HOMES
SCOPE:	STRUCTURAL ADDENDUM
LOT #:	15 GRIFFON POINTE
PLAN:	THE FILMORE C
ENG:	NBG
REV:	THE FILMORE C
DATE:	7/22/2022

PLAN NO.	M243-18C
PROJECT NO.	22-21-143
SHEET NO.	S3
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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 = 84" 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
H6	(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.

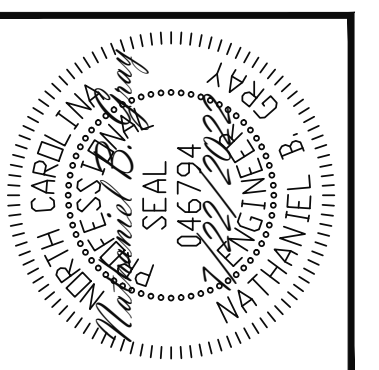
NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

2ND FLOOR FRAMING PLAN
3 CAR GARAGE SIDE LOAD

WALLS AND CEILING
1/4" = 1'-0"

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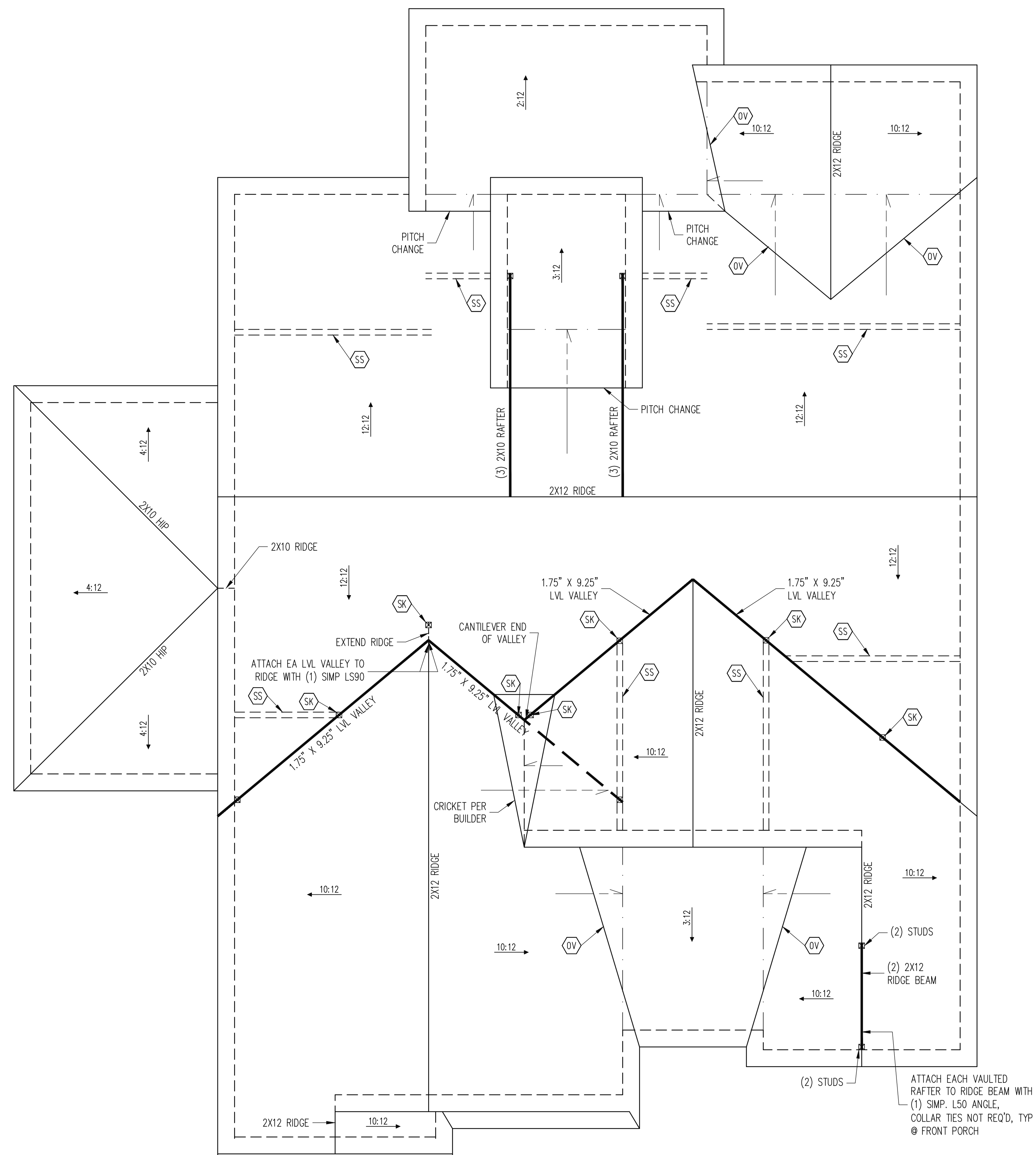
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SCOPE:	STRUCTURAL ADDENDUM	ENG:	NBG
LOT #:	15 GRIFFON POINTE	REV:	
PLAN:	THE FILMORE C	DATE:	7/22/2022

PLAN NO.
M243-18C

PROJECT NO.
22-21-143

SHEET NO.
S4

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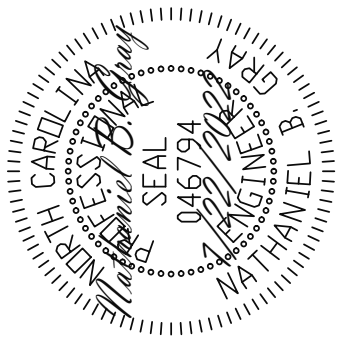
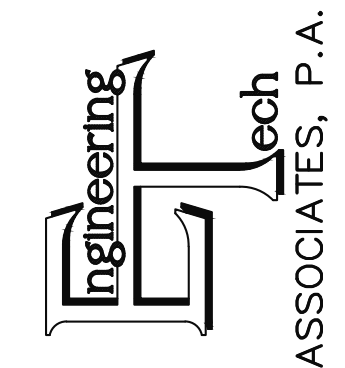


FRAMING NOTES
 ROOF ONLY
 -COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.
 -COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.
 -ROOF PITCHES 12:12 TYP U.N.O.
 -VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING SCHEDULE
 ROOF ONLY
 DR DOUBLE RAFTER
 OV OVERFRAME VALLEY (2X10 SLEEPER)
 SB SUPPORT/SPLICE RAFTERS ON BEAM BELOW
 SK DBL 2X4 STIFF KNEE
 SS SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW

ROOF FRAMING PLAN
3 CAR GARAGE SIDE LOAD
 1/4" = 1'-0"

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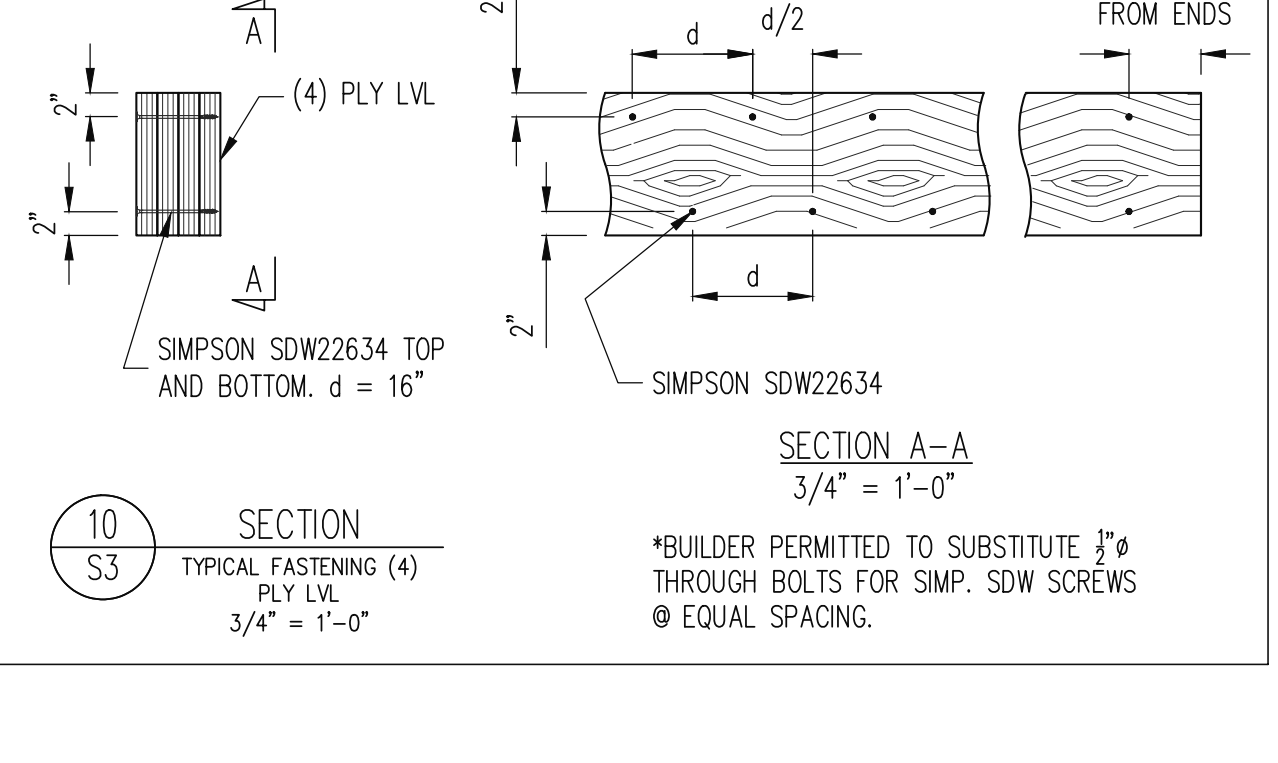
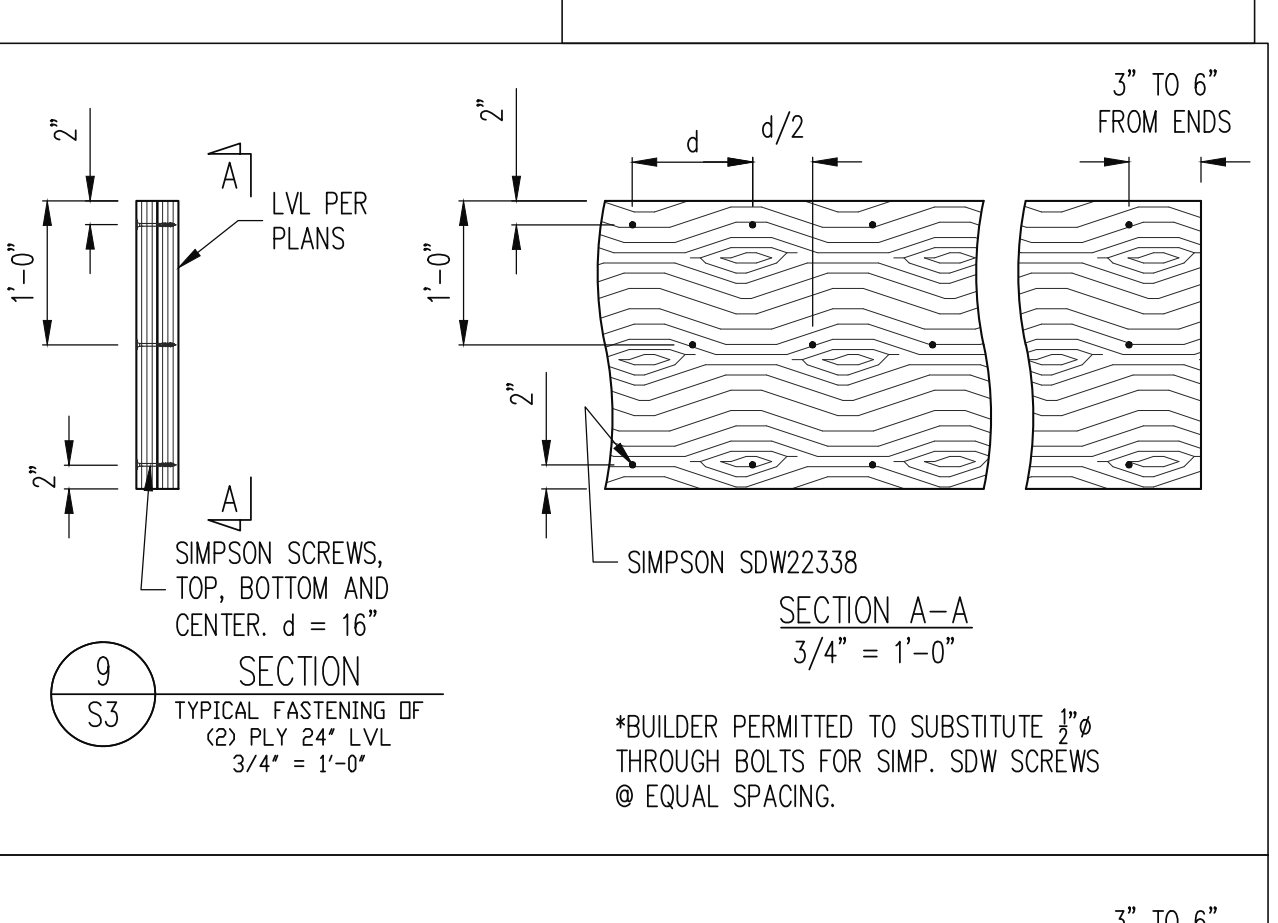
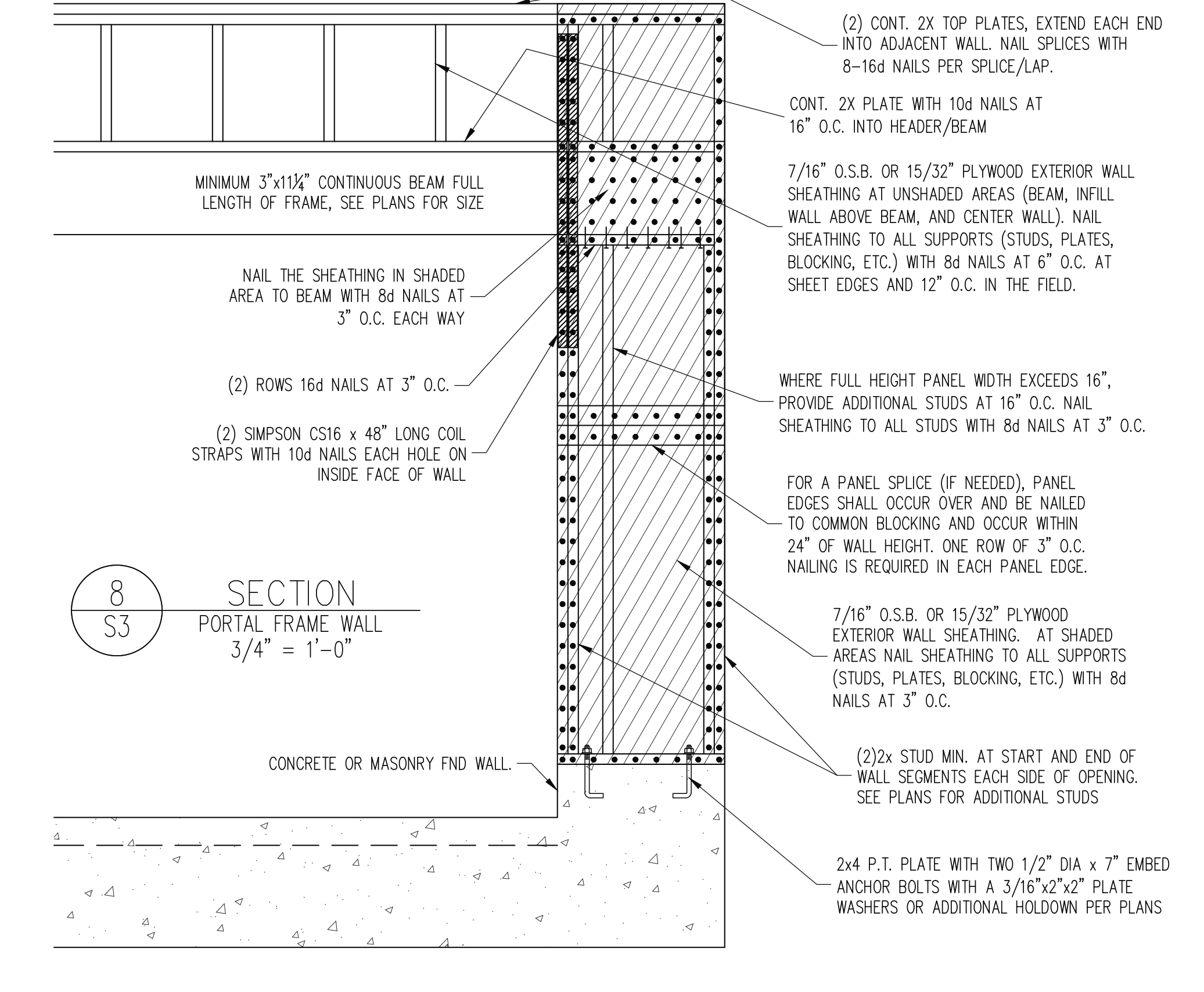
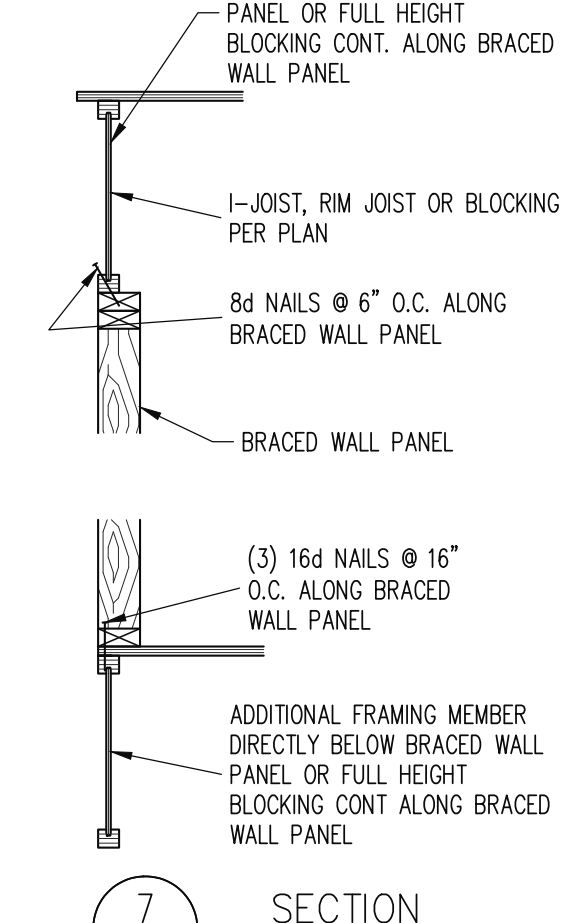
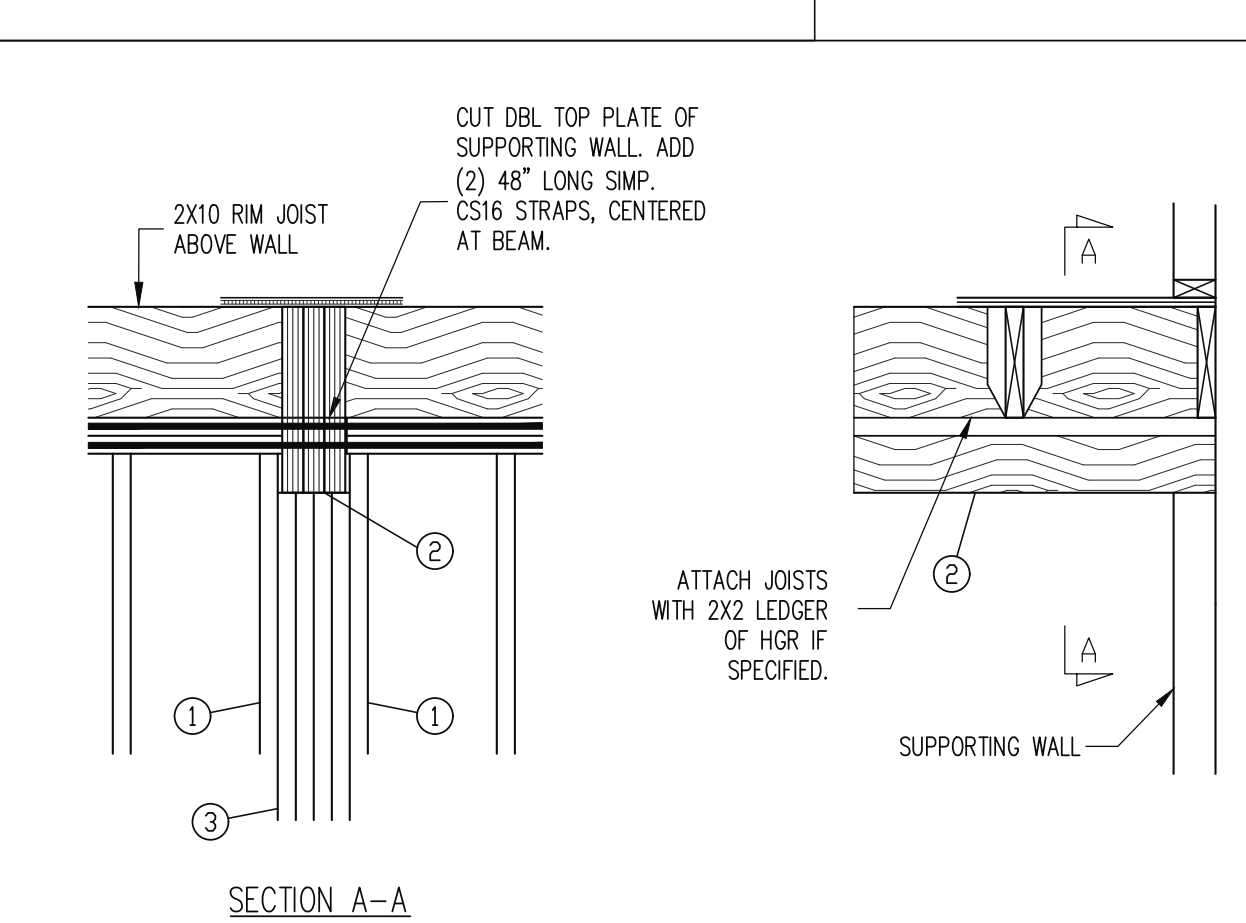
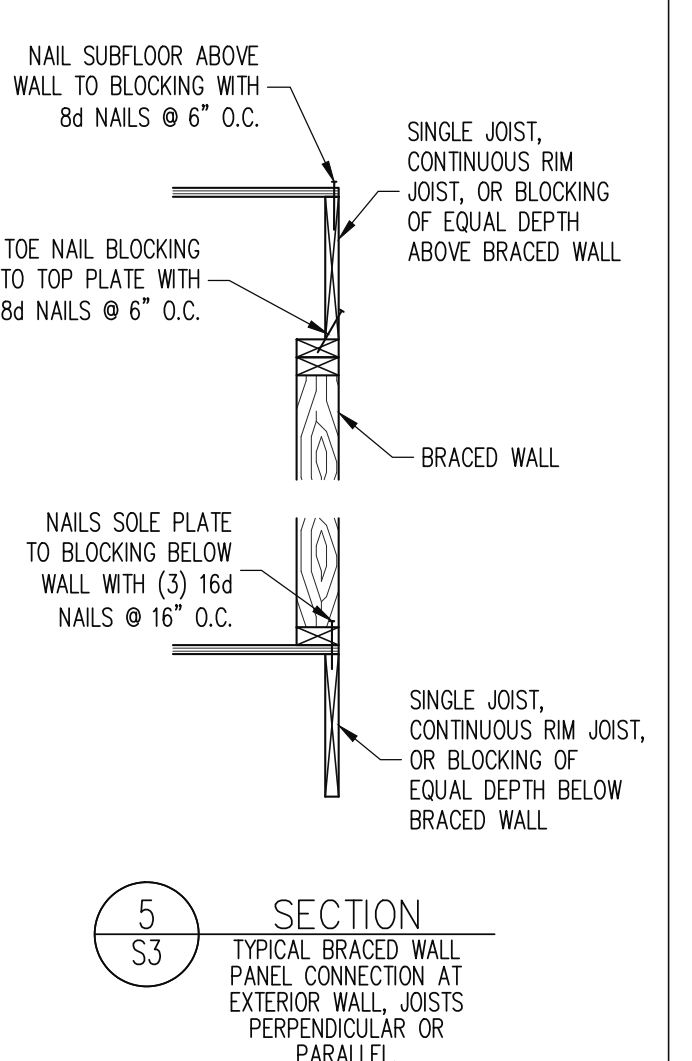
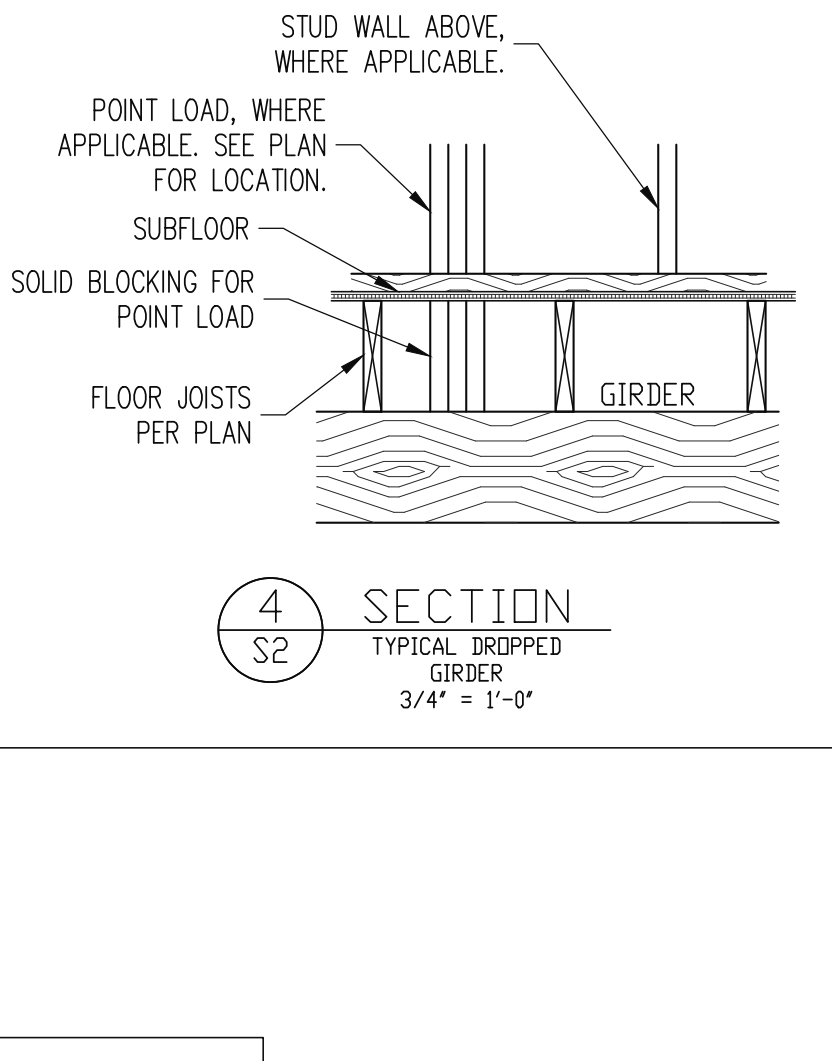
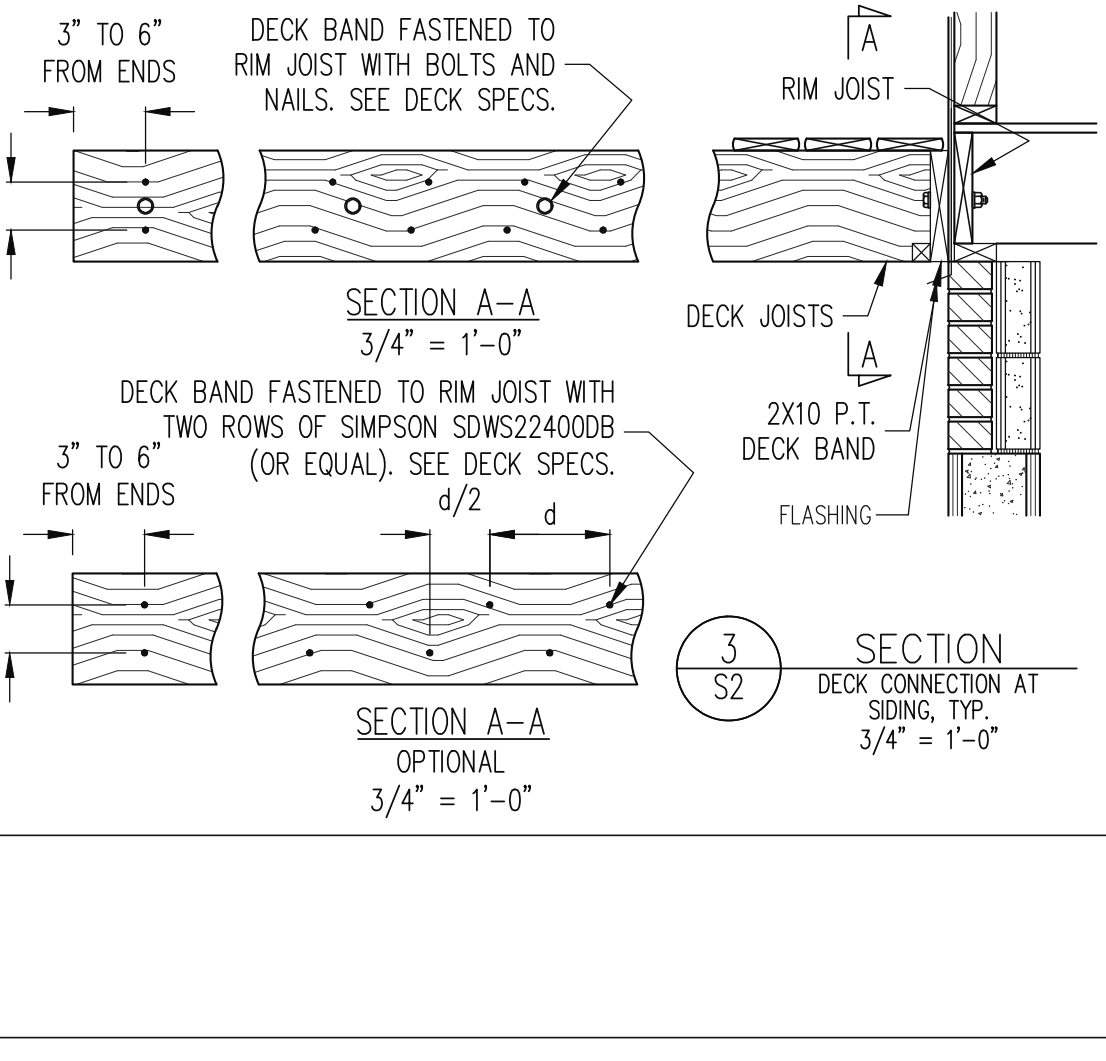
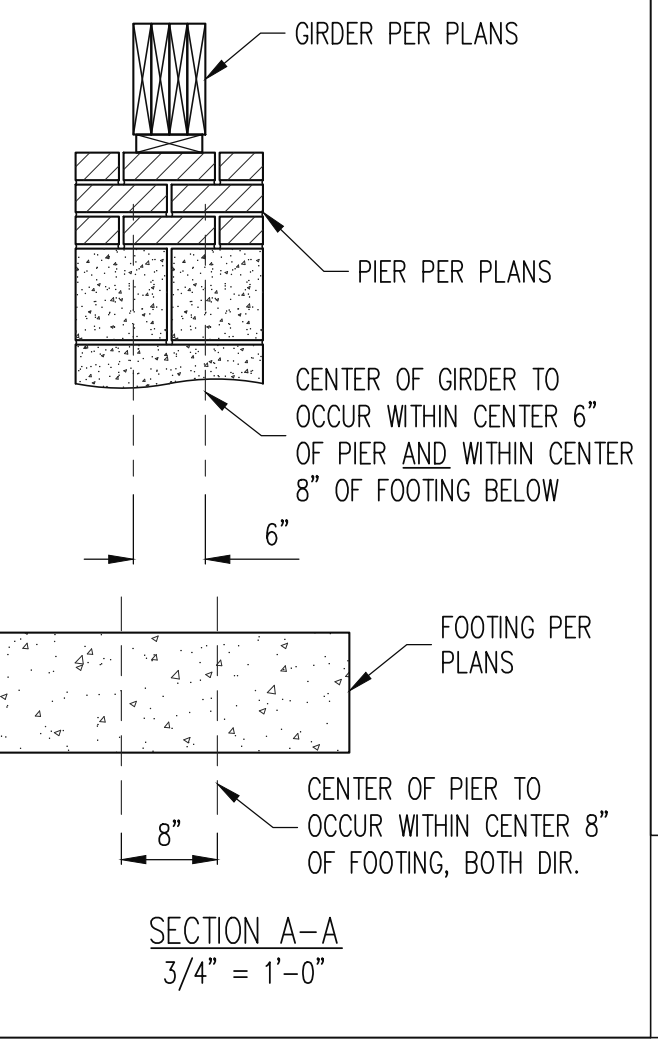
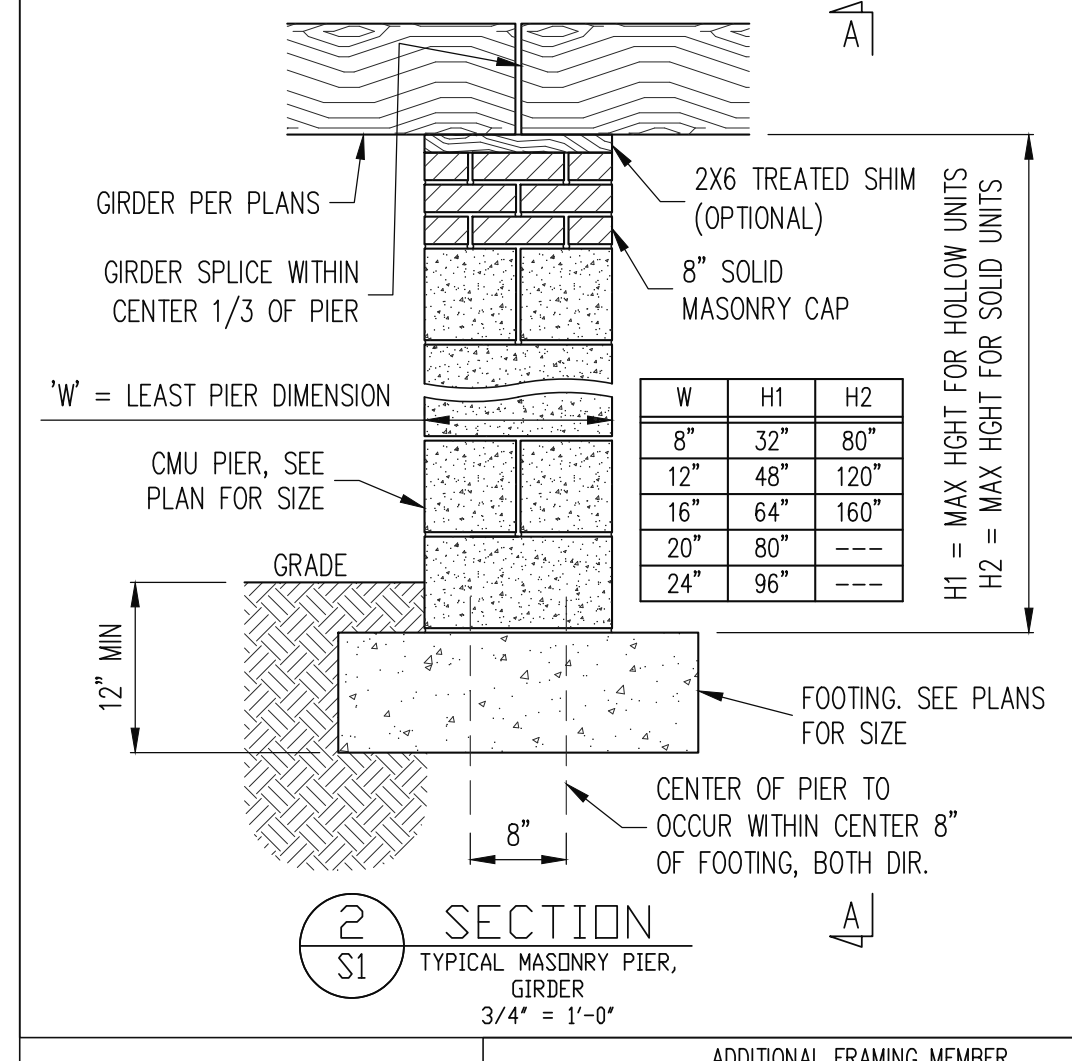
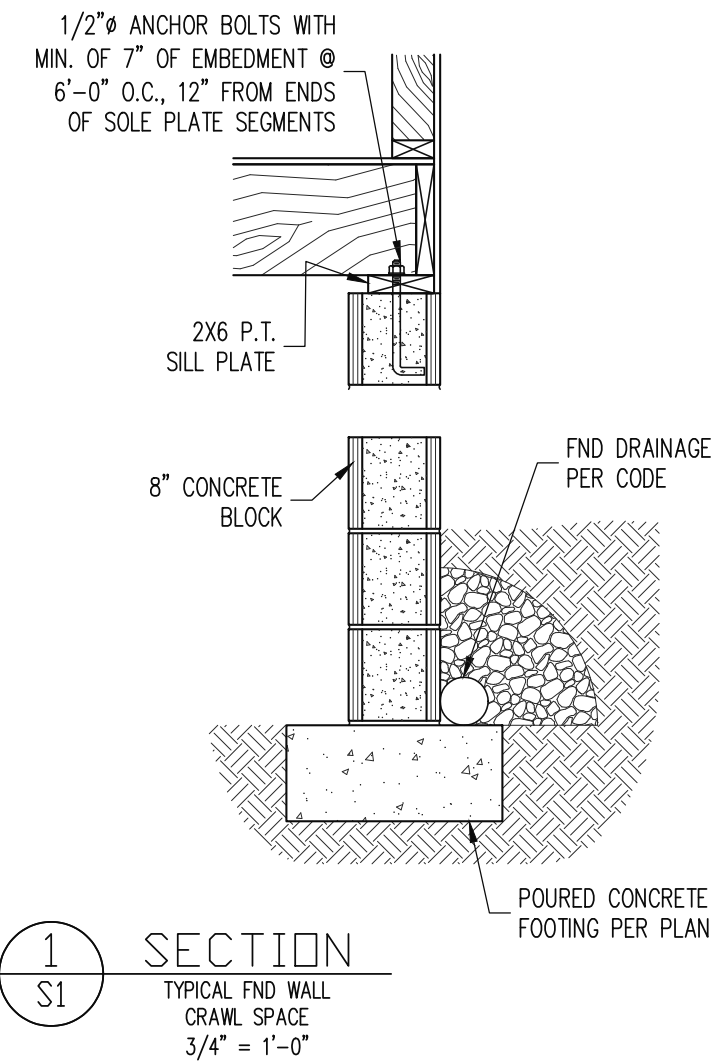
CLIENT:	HERRING HOMES		
SCOPE:	STRUCTURAL ADDENDUM		
LOT #:	15 GRIFFON POINTE	ENG:	NBG
PLAN:	THE FILMORE C	REV:	
		DATE:	7/22/2022

PLAN NO.
M243-18C

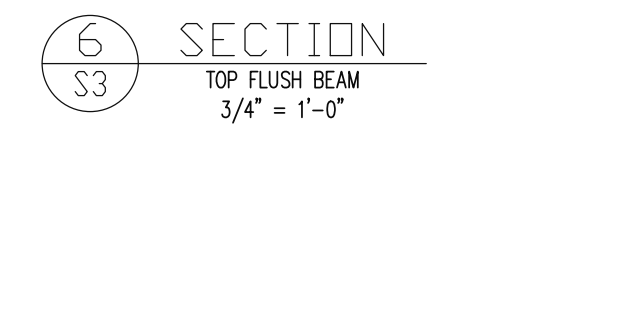
PROJECT NO.
22-21-143

SHEET NO.
S5

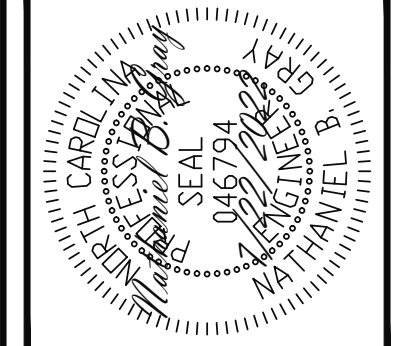
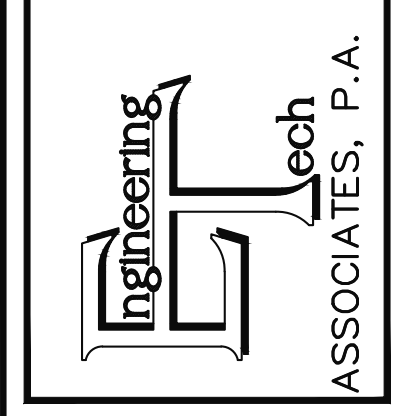
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ITEM DESCRIPTION	
1	KING STUD
2	TOP FLUSH BEAM (SEE PLAN)
3	STUDS SUPPORTING BEAM (SEE PLAN FOR NUMBER OF STUDS REQUIRED)



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CLIENT:	HERRING HOMES
SCOPE:	STRUCTURAL ADDENDUM
LOT #:	15 GRIFFON POINTE
PLAN:	THE FILMORE C
ENG:	NBG
REV:	THE FILMORE C
DATE:	7/22/2022

PLAN NO.
M243-18C

PROJECT NO.
22-21-143

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. 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/SQ. 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 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, FM = 1500 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 B18.21-1981. 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:
LVL: 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
PSL: 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 ANPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH ANPA 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" # 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 (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RIM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN WITH A MINIMUM OF 4 1/2" STUDS, FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM.
2-BEAMS BEARING ON 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 WITH A MINIMUM OF 4 1/2" STUDS, FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM.
2-BEAMS BEARING ON 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 IBC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 IBC 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 NRCBC R602.3.5 AND R602.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.
-MAY SUBSTITUTE WSP FOR OSB
-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 12d NAILS @ 8" 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:

- 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.

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

	JOIST LENGTH	
	UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	ONE - 5/8" # BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS224000B @ d = 32" O.C. STAGGERED	ONE - 5/8" # BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS224000B @ d = 16" O.C. STAGGERED

A. BRICK VENEER STRUCTURES

	JOIST LENGTH	
	UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	ONE - 5/8" # BOLT @ 28" O.C.	ONE - 5/8" # BOLT @ 16" O.C.

5. IF THE DECK BAND IS SUPPORTED BY A 1/2" MINIMUM MASONRY LEDGE ALONG THE FOUNDATION WALL, 5/8" # 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" # 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 ORDER.

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 ORDER AND THE POST WITH ONE - 5/8" # 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" # 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".

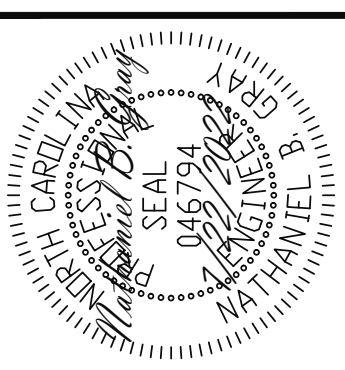
ALLOWABLE I-JOIST SUBSTITUTION

NOTE: MAINTAIN JOIST DEPTH, DIRECTION, AND SPACING SPECIFIED ON PLANS.

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BLUELIX	16"	BLI 40	IUS2.56/16	ITS2.56/16
BLUELIX	16"	BLI 60	IUS2.56/16	ITS2.56/16
BOISE CASCADE	16"	BO 5000S	IUS2.06/16	ITS2.06/16
BOISE CASCADE	16"	BO 6000S	IUS2.37/16	ITS2.37/16
INTERNATIONAL BEAMS	16"	IB 600	IUS2.56/16	ITS2.56/16
LP CORP	16"	LPI 20+	IUS2.56/16	ITS2.56/16
NORDIC	16"	NI 40X	IUS2.56/16	ITS2.56/16
ROSEBURG	16"	RFP1 60S	IUS2.56/16	ITS2.56/16
MEYERHAEUSER	16"	TJ 210	IUS2.06/16	ITS2.06/16

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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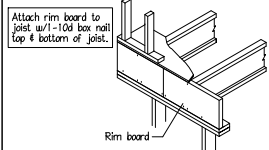
CLIENT:	HERRING HOMES			
SCOPE:	STRUCTURAL ADDENDUM			
LOT #:	15	GRIFTON	POINTE	THE FILMORE C
PLAN:	ENG	NBG	REV:	DATE:
	7/22/2022			

PLAN NO.
M243-18C

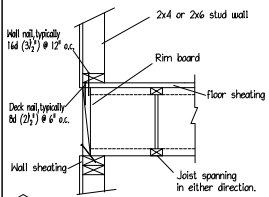
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22-21-143

SHEET NO.
SPECS

7 of 7



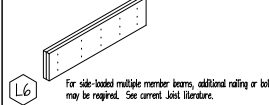
Attach rim board to joist w/1-100 box nail top & bottom of joist.



Must have 1 3/4\"/>

CONNECTION OF MULTIPLE PIECES OF TOP-LOADED BEAMS

- LVL # PSL (1 3/4\"/>



For side-loaded multiple member beams, additional nailing or bolting may be required. See current Joist literature.

ENGINEERED WOOD MATERIAL LIST

HERRING HOMES
LOT 15 GRIFFON POINTE
2ND FLOOR I-JOIST PLACEMENT PLAN

MARK	QTY	CUT LENGTH	DESCRIPTION
12	2	12'-0"	2 3/8" x 16' BCI 6000
23	19	23'-0"	2 3/8" x 16' BCI 6000 (Total 461')

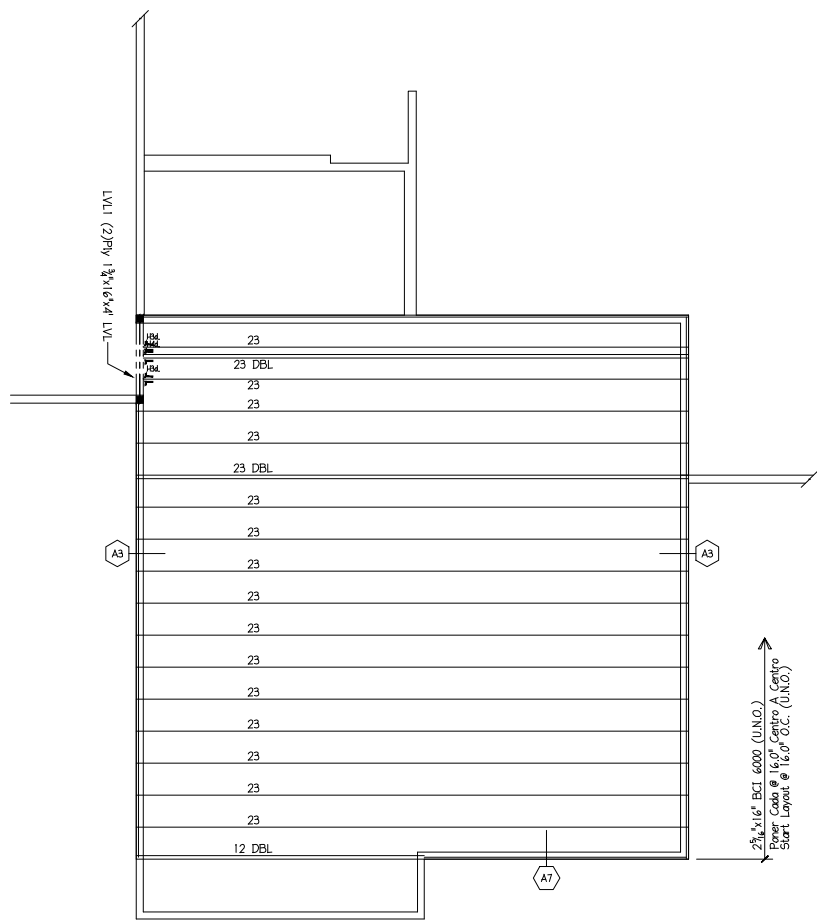
BEAMS AND HEADERS

LVL#	QTY	UNIT	DESCRIPTION
LVL1	2	4'-0"	1 3/4" x 16' LVL 2.0E (Flush)

ACCESSORIES & OTHER MATERIALS (Simpson Hangers)

ITEM	QTY	UNIT	DESCRIPTION
16' Rim	76	LF	1 1/2" x 16' Rim 7 pcs@12' or 5 pcs@16'
Hkd	2	PCS	1052.37/16 Single Face Mint Hanger
Hkd	1	PCS	M1U4.75/16 Double Face Mint Hanger
BCGJIDE	1	PCS	BCI Installation Guide
BCLAYOUT	1	PCS	BCI Placement Layout

SEE MATERIAL LIST FOR DEPTH, SERIES & LENGTH
 INDICATED I-JOIST
 INDICATED TYPED/STANDARD FOR. LVL
 INDICATED PLYWOOD/PL. LVL
 INDICATED PARALLEL PCL
 INDICATED BLUE-LINE
 INDICATES A SECTION FROM THE INSTALLATION GUIDE SHEET IS ALSO SHOWN ON THIS SHEET
 LOAD BEARING WALL ABOVE
 BEAM BY CHAINS
 EXTRA JOIST ADDED
 EXTRA JOIST (1) UNDER WALL
 DOUBLE JOIST (2)
 TYPICAL BRACKET PANEL
 1 JOIST BRACKET PANEL
 1 JOIST OR 1 LVL WITH BOARD
 CONCENTRATED POINT LOAD FROM ABOVE
 DEEP BEAM
 FLUSH BEAM



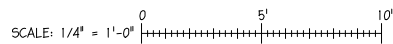
2ND FLOOR I-JOIST PLACEMENT PLAN
HERRING HOMES - LOT 15 GRIFFON POINTE

I-Joists

12BCI4500	=	12TJI110
12BCI5000	=	12TJI210
14BCI4500	=	14TJI110
14BCI5000	=	14TJI210
14BCI6000	=	14TJI230
16BCI5000	=	16TJI210
16BCI60	=	16TJI360

POINT LOAD FROM ABOVE (P.L.F.A.)

USE SOLID BLOCKING TO TRANSFER LOAD FROM ABOVE TO FOUNDATION



THIS SHOP DRAWING IS BASED ON THE FOLLOWING:

PROJECT LOCATION	
PROJECT NUMBER	
ARCHITECT DWG# BY	
ARCHITECT REVISION	
CHECKED BY	
STRUCTURAL REVIEW BY	

REV	BY	DATE / DESC.
SD	ET	8/29/22

DESIGN DATA

LIVE	40 PSF
DEAD	10 PSF
TOTAL LOAD	= 50 PSF
STRESS DURATION	= 100%
DEFLECTION CRITERIA	= (L/480)

Builders FirstSource

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BUILDER: HERRING HOMES
 MODEL: LOT 15 GRIFFON POINTE
 2ND FLOOR I-JOIST PLACEMENT PLAN
 TIME: WEDNESDAY, 9 NOVEMBER 2022 - 11:14 AM
 FILE: 1...G - JORDAN HOMES\TITMORE - LOT 15 GRIFFON POINTE.DWG