

REVISION LOG

REVISION:001	DATE: 02/16/23
1. OPTIONS DETERMINED AND REVISED	
REVISION:002	DATE: 03/29/23
1. CORRECT LABEL FOR OWNER'S CLOSET OPTION TO SAY OPTIONAL LARGER OWNER'S CLOSET.	
2. ADD OPTIONAL TO THE SECOND FLOOR PLAN WITH 3 BEDROOMS.	

Lot 118 Duncan's Creek
74 Beacon Hill Road Lillington, NC 27546

The Brunswick French Country - LH



ARCHITECTURAL DRAWINGS	
Sheet No.	Sheet Description
0.0	Cover Sheet
1.0	Foundation (Slab)
1.0.1	Foundation (Crawl)
2.0	First Floor Plan
2.1	First Floor Plan Options
2.2	Second Floor Plan
3.0	Front Elevations (Slab)
3.0.1	Front Elevations (Crawl)
3.1	Rear & Side Elevations (Slab)
3.1.1	Rear & Side Elevations (Crawl)
3.2	Elevation Options (Slab)
3.2.1	Elevation Options (Crawl)
4.0	Roof Plan
5.0	First Floor Electrical
5.1	First Floor Options Electrical
5.2	Second Floor Electrical



SQUARE FOOTAGE		
	'TRADITIONAL' ELEVATION	
	UNHEATED	HEATED
FIRST FLOOR	0	822
SECOND FLOOR	0	1008
FRONT PORCH	72	0
REAR PATIO/DECK	144	0
2 CAR GARAGE	401	0
SUBTOTALS	617	1830
TOTAL UNDER ROOF	2447	
OPTIONS		
	UNHEATED S.F.	HEATED S.F.
POCKET OFFICE	0	+42
FIREPLACE BUMPOUT	0	-11
MESSY KIT/ PWR PANTRY	0	+72
2ND FL BAY	0	+18

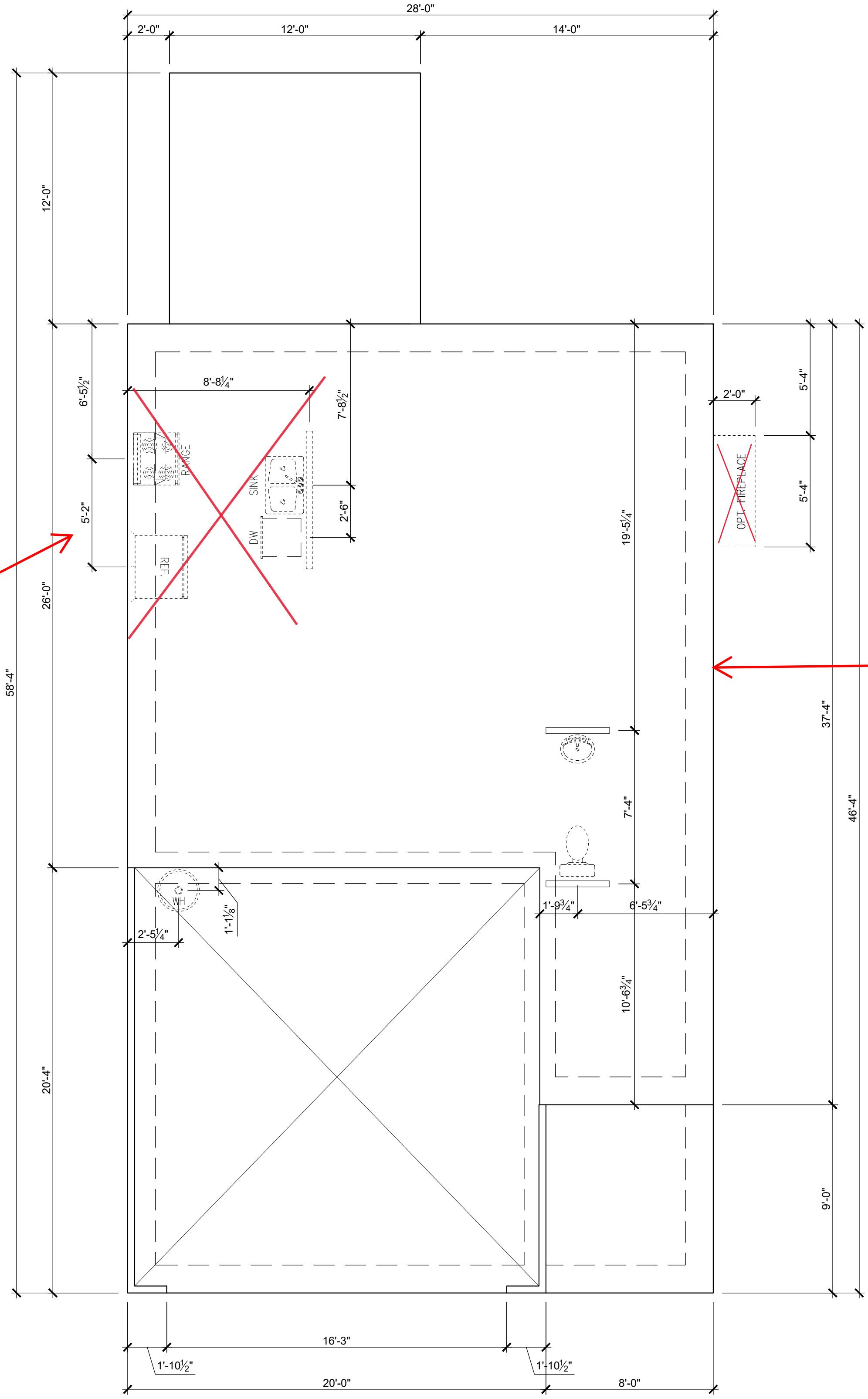
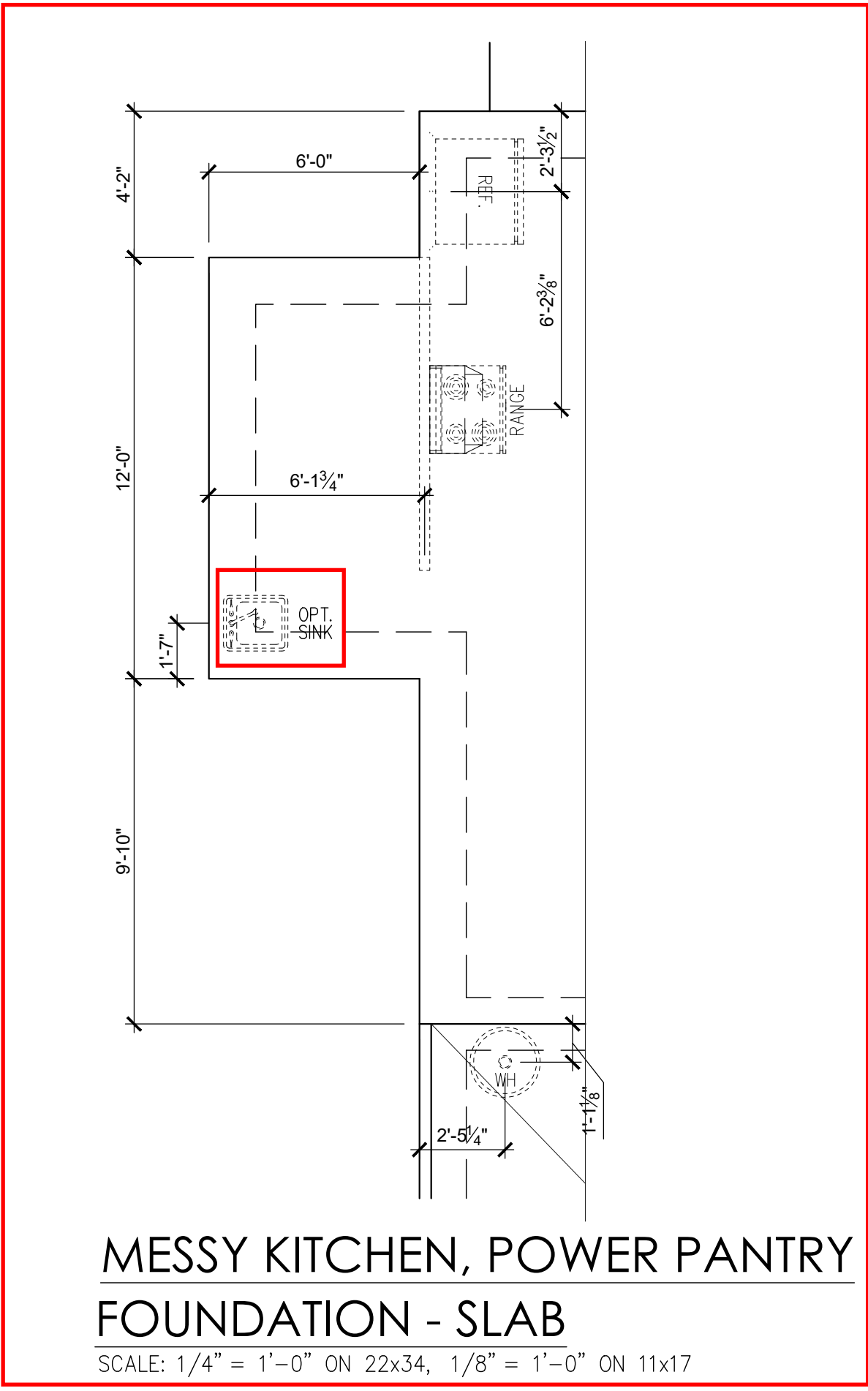
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THE BRUNSWICK - LH
Cover - French Country

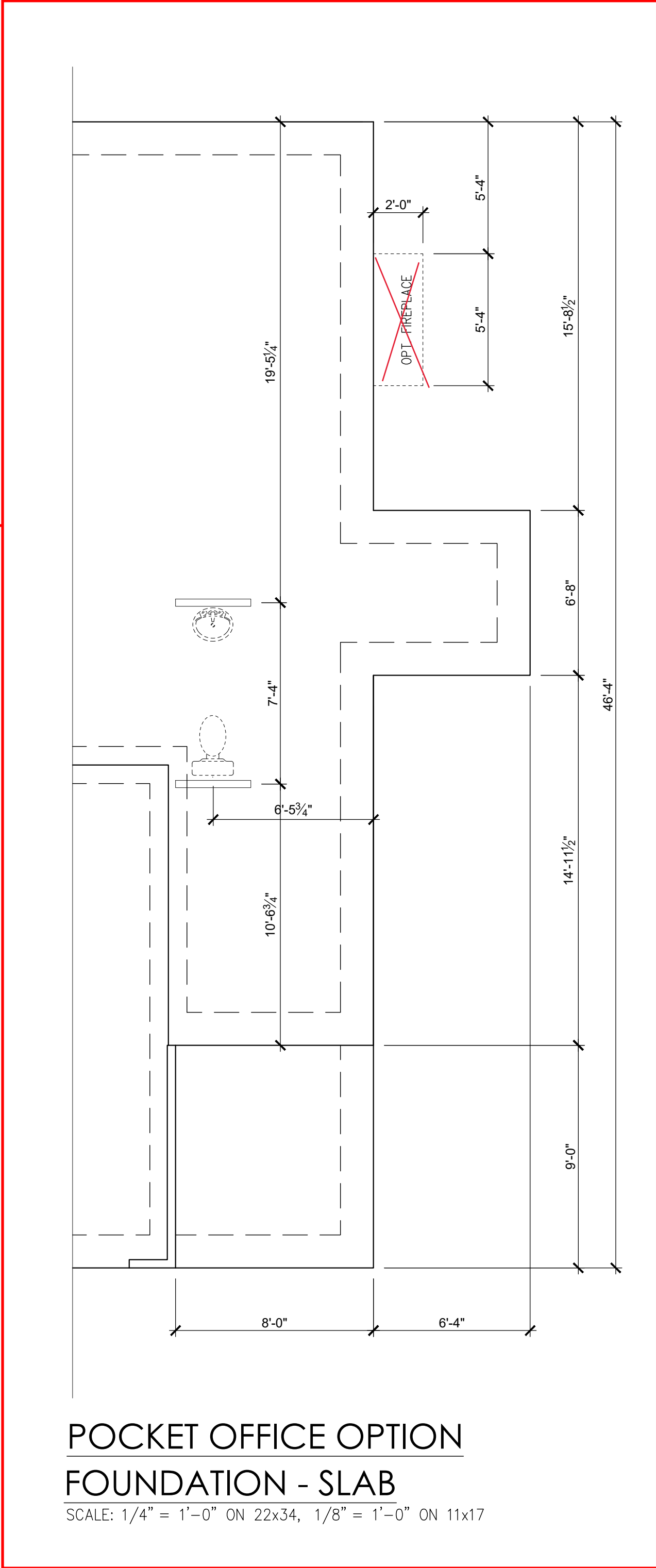
DESIGN CRITERIA:

THIS PLAN IS TO BE BUILT IN CONFORMANCE WITH THE 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE
DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.

DRAWN BY: South Designs
ISSUE DATE: 7/1/2021
CURRENT REVISION DATE: 03-03-2023- JJ
SCALE: 1/8" = 1'-0"
SHEET 0.0



FOUNDATION- SLAB
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



**POCKET OFFICE OPTION
FOUNDATION - SLAB**
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

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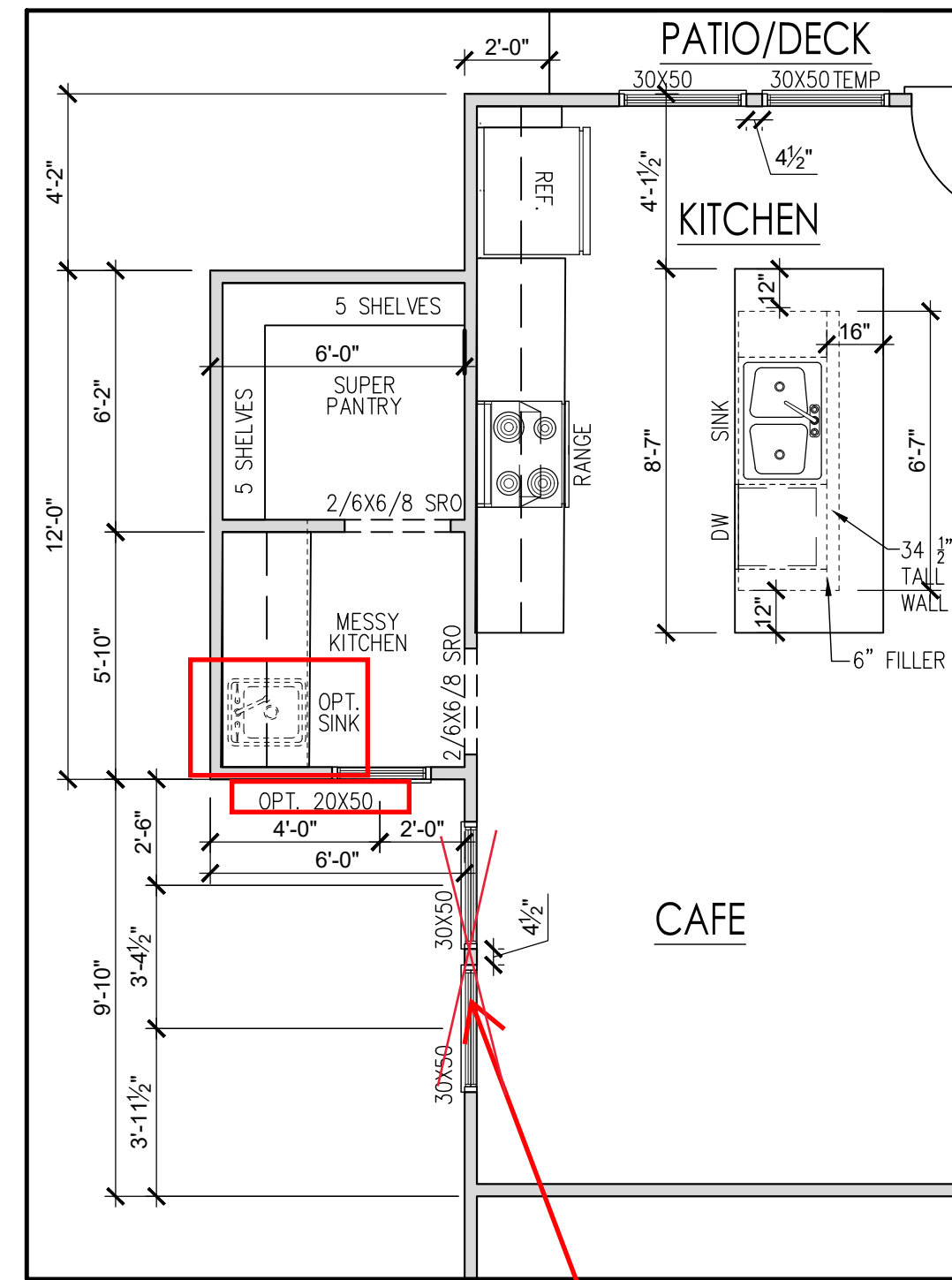
THE BRUNSWICK - LH
Foundation Plan - Slab

DRAWN BY:
South Designs
ISSUE DATE:
7/1/2021
CURRENT REVISION DATE:
03-03-2023- JJ
SCALE:
1/8" = 1'-0"
SHEET
1.0

GENERAL FLOOR PLAN NOTES

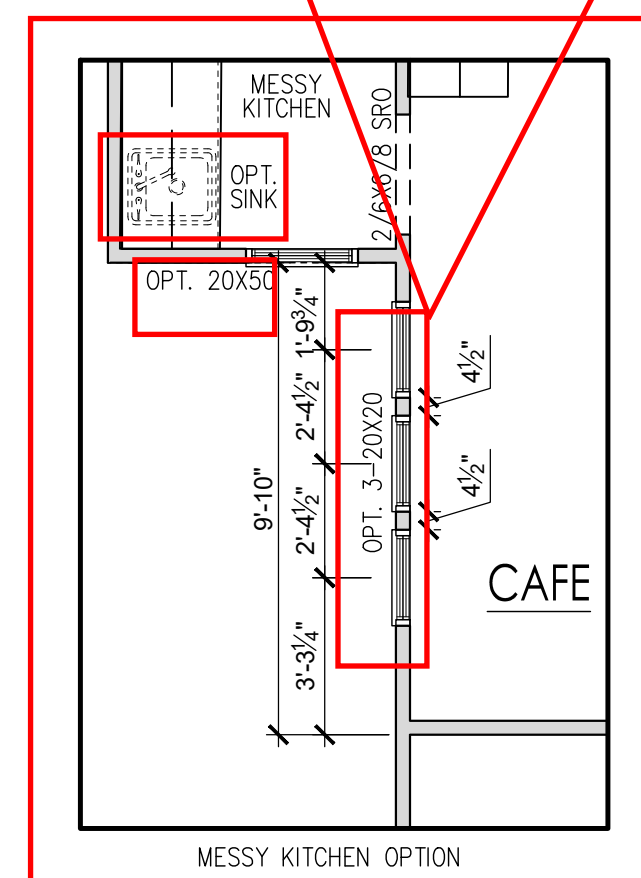
GENERAL FLOOR PLAN NOTES SHALL APPLY UNLESS NOTED OTHERWISE ON PLAN.

1. WALL HEIGHTS: TYPICALLY 9'-1 1/2" AT FIRST FLOOR AND SECOND FLOOR, AND 9'-1 1/2" AT ATTICS U.N.O. ALL WALLS ARE CONSTRUCTED USING A DOUBLE TOP PLATE. SPLICES AT DOUBLE TOP PLATE DO NOT NEED TO OCCUR AT VERTICAL STUDS BUT MUST BE AT LEAST 24" APART FROM JOINT IN OTHER TOP PLATE LAYER. SPECIAL WALL HEIGHTS ARE NOTED ON PLANS WHERE THEY OCCUR.
2. WALL THICKNESS IS TYPICALLY 3 1/2". 2X6 FRAME SHALL BE USED AT WALLS THAT BACK UP TO PLUMBING FIXTURES. WALLS GREATER THAN 10' HIGH SHALL BE FRAMED WITH 2X6 FRAMING OR GREATER AND WILL BE NOTED AS A SPECIAL CONDITION WHERE IT OCCURS ON PLAN.
3. TYPICAL HEADER HEIGHT SHALL BE 7'-8" AFF AT FIRST FLOOR, AND 7'-4" AFF AT SECOND FLOOR U.N.O.
4. JACKS: OPENINGS UP TO 3'-4" WIDE SHALL HAVE (1) 2X4 JACK STUD SPF ON EACH SIDE. OPENINGS GREATER THAN 3'-4" WIDE SHALL HAVE (2) 2X4 JACK STUDS SPF ON EACH SIDE.
5. SOFFITS, COFFERED CEILINGS, TREY CEILINGS AND OTHER SIGNIFICANT CEILING PLAN ELEMENTS ARE SHOWN ON THE FLOOR PLANS AND ARE DENOTED AS SINGLE DASHED LINES. UNLESS SPECIFICALLY CALL OUT AS INCLUDED, KITCHENS DO NOT INCLUDE SOFFITS OVER WALL CABINETRY.
6. DOOR AND WINDOW FRAMES, WHERE OCCURRING NEAR CORNERS, SHALL BE A MINIMUM OF 4 1/2" FROM CORNER. EXCEPT FOR WALK-IN CLOSETS WITH DOORS NEAR A CORNER, DOORS AT CLOSETS SHALL BE CENTERED ON CLOSET.
7. WINDOWS: SHALL HAVE AT LEAST (1) WINDOW IN EACH SLEEPING ROOM, THAT MEETS EGRESS. SHALL BE PROVIDED WITH TEMPERED GLASS AT HAZARDOUS GLAZING AREAS. FALSE WINDOWS SHALL BE INSTALLED WITH OBSCURE GLAZING.
8. CLOSETS FOR CLOTHING OR COAT STORAGE SHALL BE EQUIPPED WITH 1 ROD/SHELF. CLOSETS FOR LINEN SHALL HAVE 4 OPEN EQUAL SHELVES. CLOSETS FOR PANTRIES SHALL HAVE 4 EQUAL WOOD SHELVES, PAINTED.
9. STAIR TREADS SHALL BE A MIN OF 9" DEEP, RISERS SHALL BE A MAXIMUM OF 8 1/4", UNLESS NOTED OTHERWISE, PER THE CURRENT NORTH CAROLINA RESIDENTIAL CODE
10. HANDRAILS AND GUARDS AT STAIRS SHALL BE 34" ABOVE THE FINISHED SURFACE OF THE RAMP SURFACE OF THE STAIR. HANDRAILS AT LANDINGS AND OVERLOOKS OF MULTILEVEL SPACES SHALL BE 36" ABOVE FINISHED FLOOR. GUARDS (PICKETS OR BALUSTERS) SHALL BE SPACED WITH NO MORE THAN 4" BETWEEN GUARDS.
11. ATTIC ACCESS SHALL BE PROVIDED AT ALL ATTIC AREA WITH A HEIGHT GREATER THAN 30". MINIMUM CLEAR ATTIC ACCESS SHALL BE 20" X 30". PULL DOWN STAIRS AND ACCESS DOORS IN KNEE WALLS MEETING MINIMUM CRITERIA ARE ALSO ACCEPTABLE.
12. GARAGE DOOR TO LIVING SPACE SHALL BE 2'-8" X 6'-8" MINIMUM SIZE AND SHALL BE 20 MINUTE FIRE RATED AND WEATHER SEALED.
13. GARAGE WALLS, AS A MINIMUM, SHALL BE SEPARATED FROM LIVING SPACE BY INSTALLING 1/2" GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL. WITH HABITABLE SPACE ABOVE, THE INSIDE OF ALL GARAGE WALLS REQUIRE 1/2" GWB SUPPORTING 5/8" TYPE "X" GWB ON CEILING.



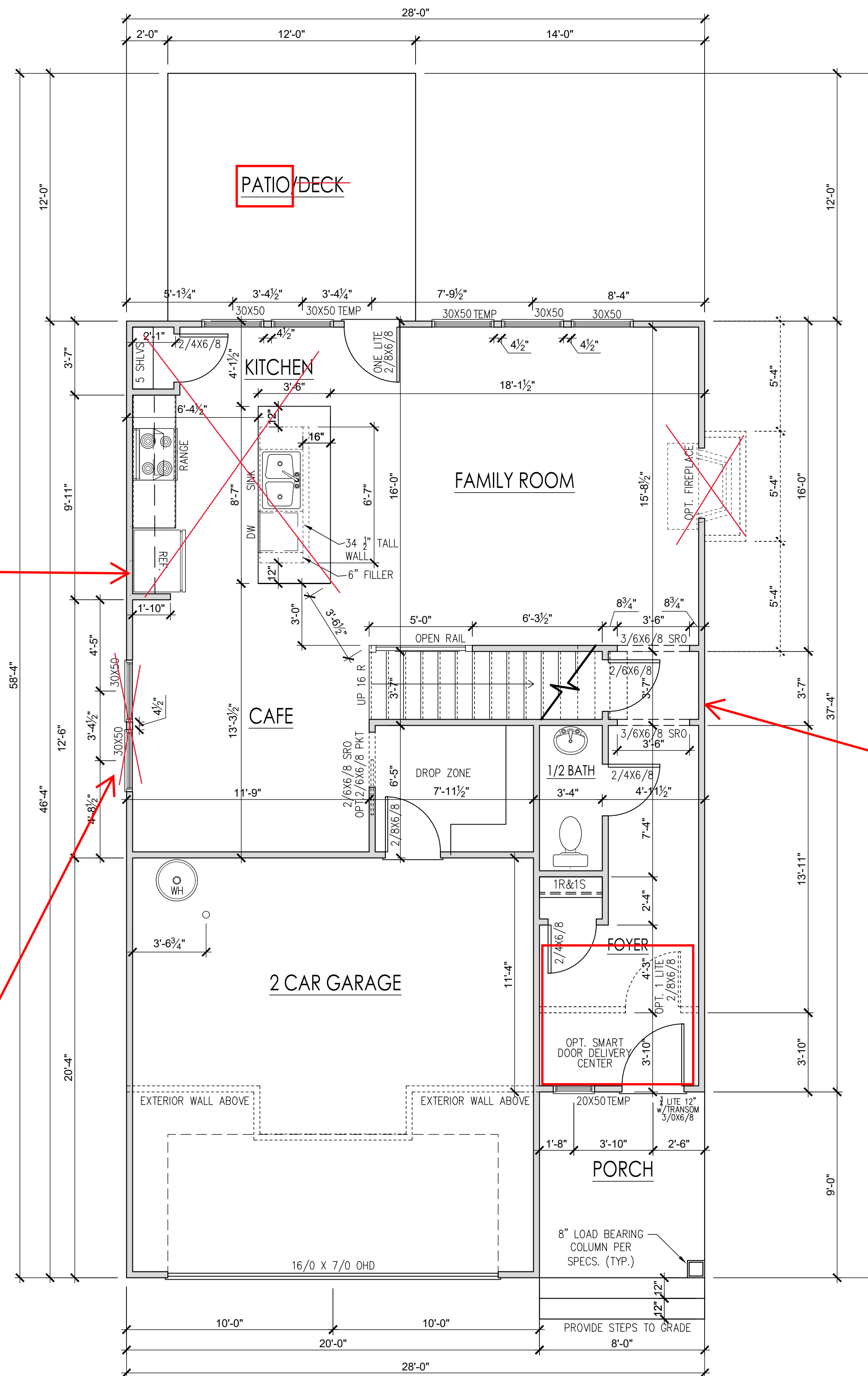
MESSY KITCHEN, POWER PANTRY FLOOR PLAN OPTION

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



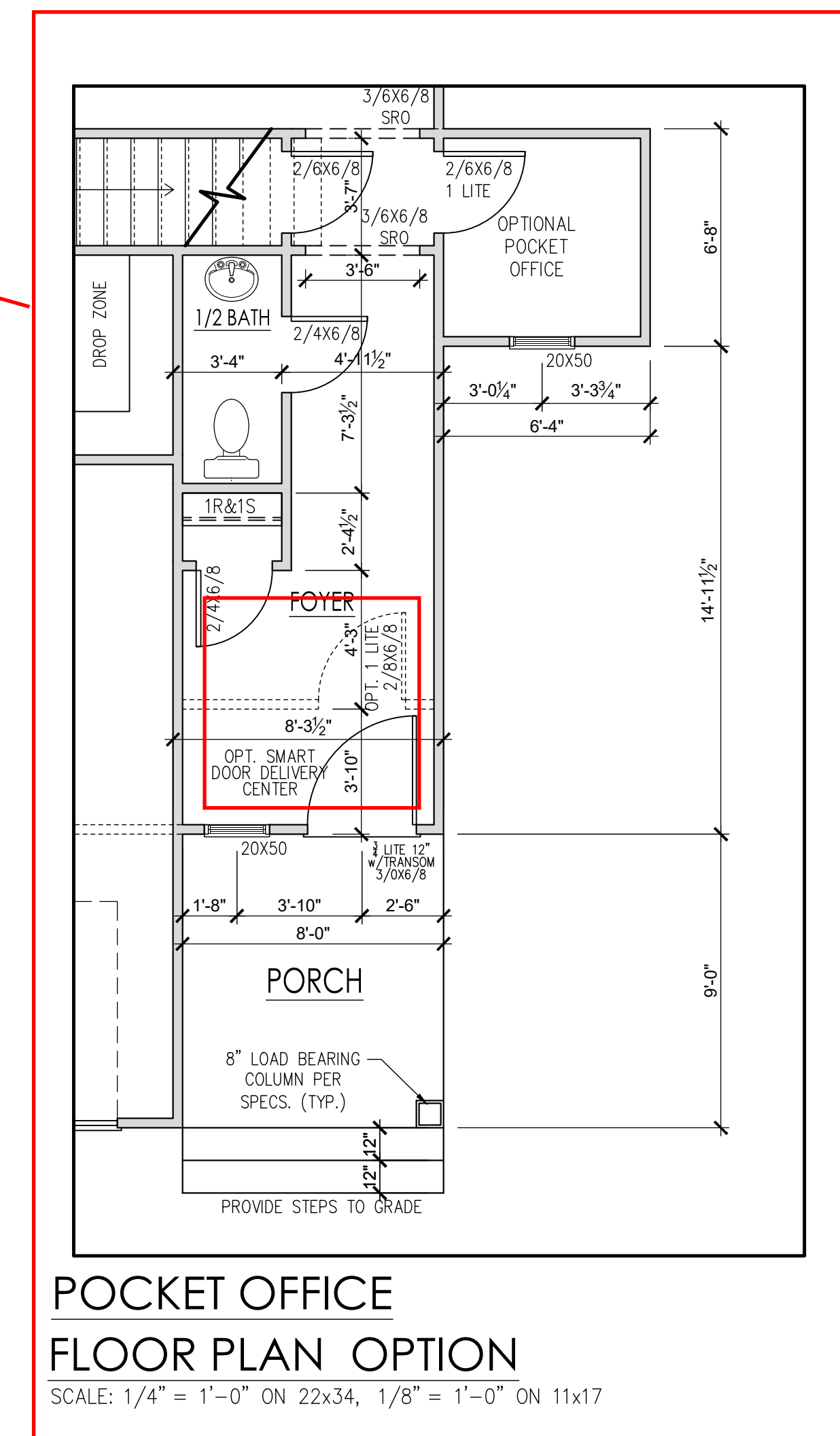
OPTIONAL WINDOWS FOR CAFE

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



FIRST FLOOR PLAN - FRENCH COUNTRY

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

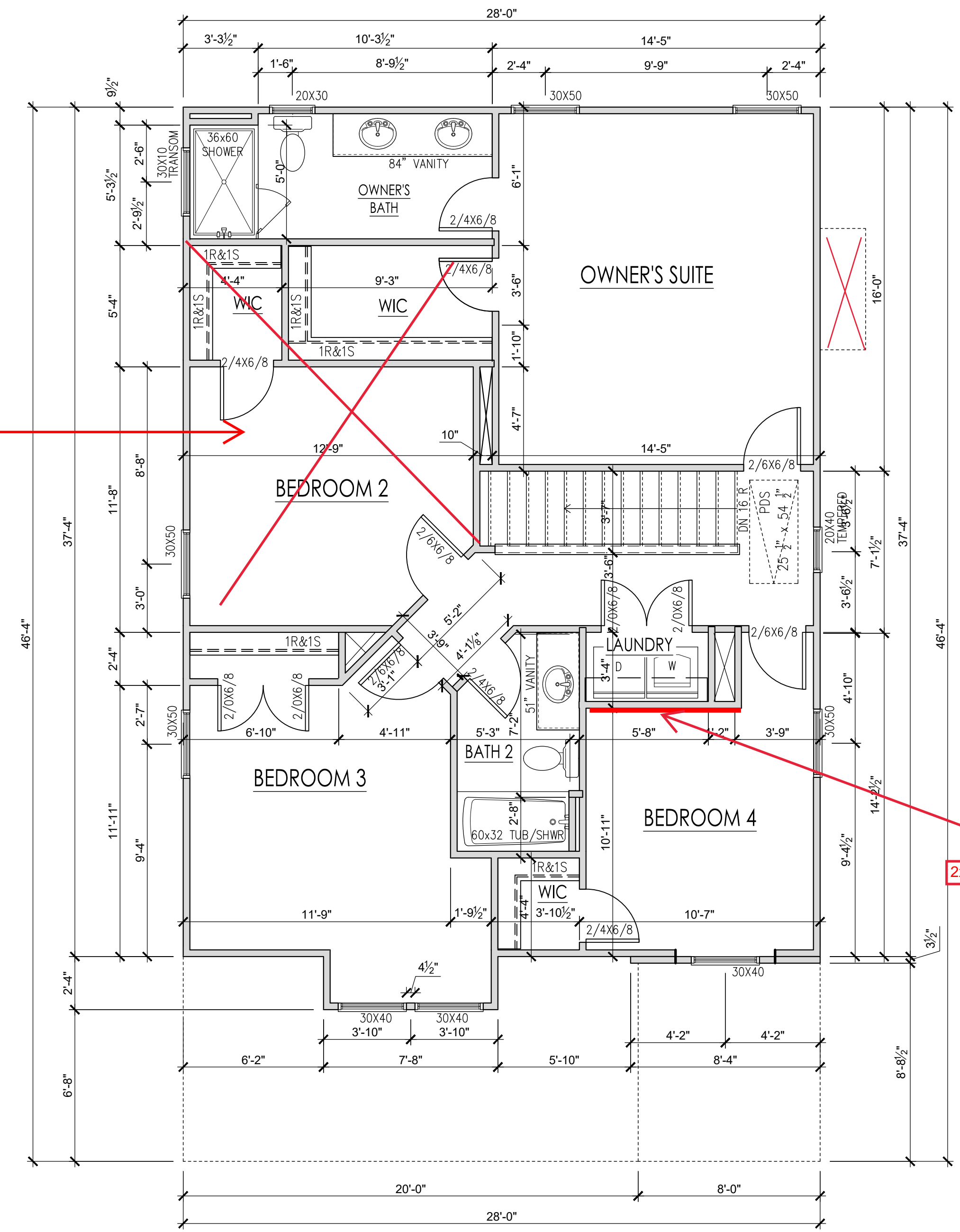
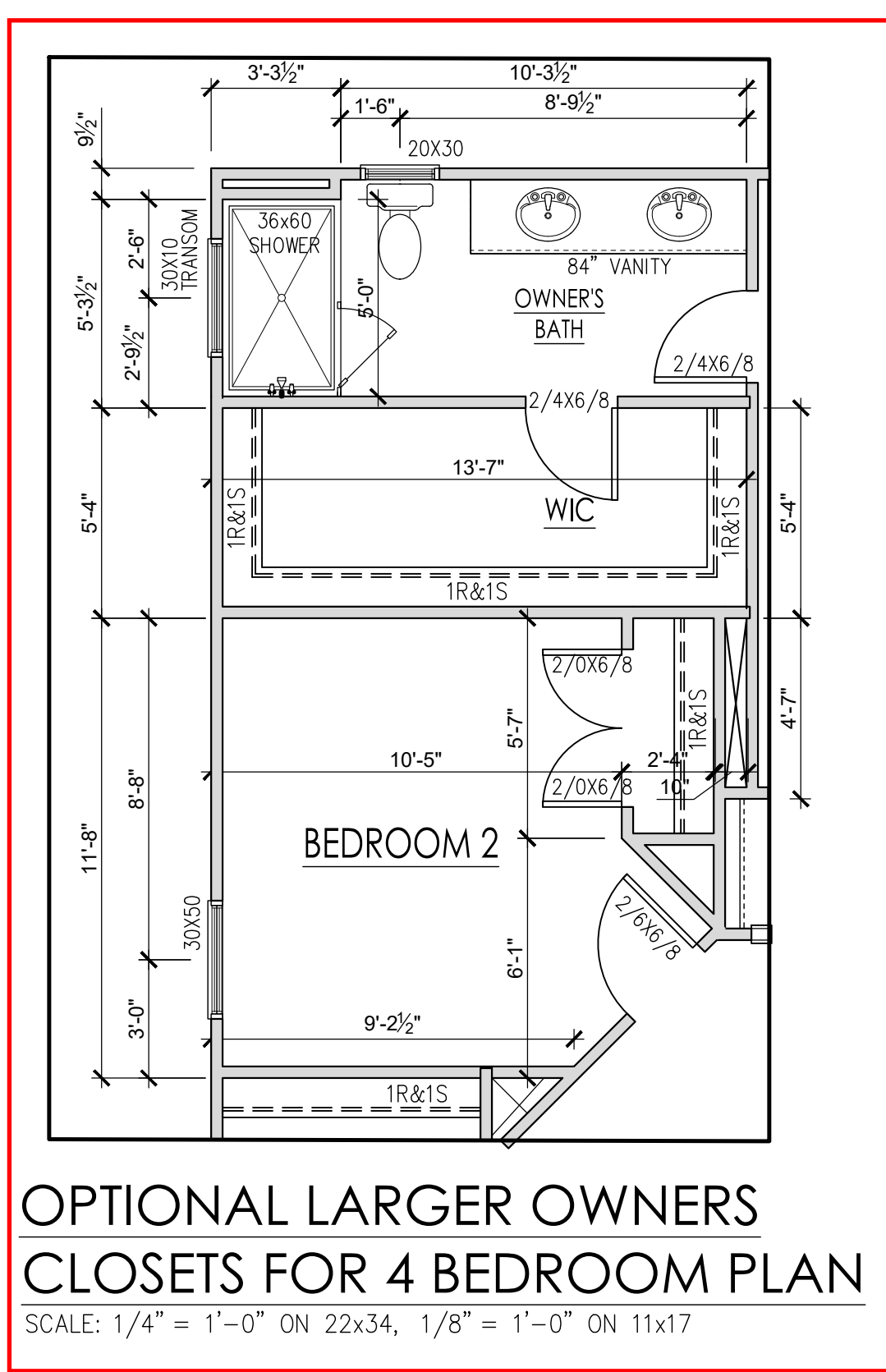


POCKET OFFICE FLOOR PLAN OPTION

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

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SCALE: 1/8" = 1'-0"
SHEET 2.0



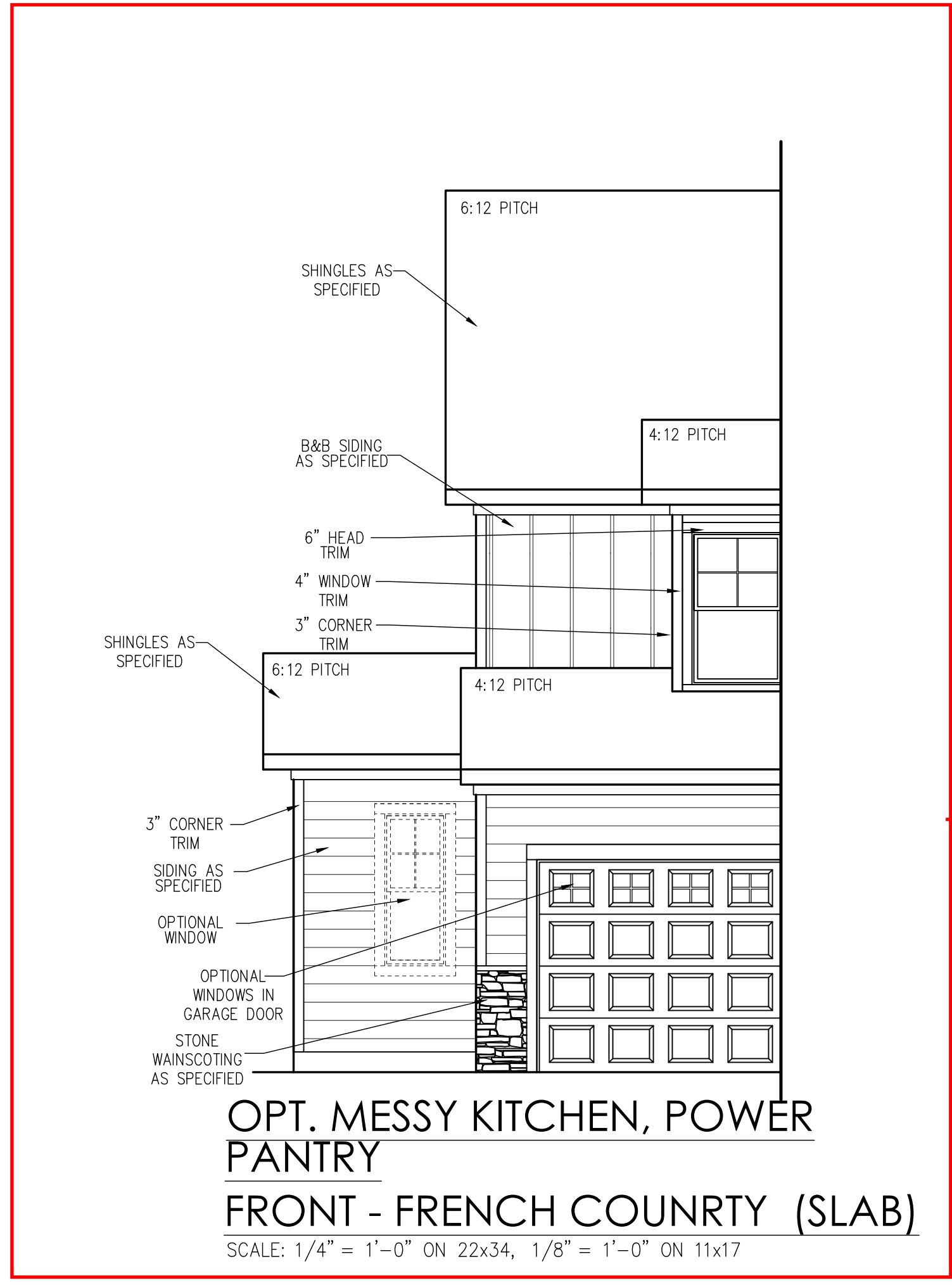
V PLAN.

- WALL HEIGHTS: TYPICALLY 9'-1 1/2" AT FIRST FLOOR AND SECOND FLOOR, AND 9'-1 1/2" AT ATTICS U.N.O. ALL WALLS ARE CONSTRUCTED USING A DOUBLE TOP PLATE. SPLICES AT DOUBLE TOP PLATE DO NOT NEED TO OCCUR AT VERTICAL STUDS BUT MUST BE AT LEAST 24" APART FROM JOINT IN OTHER TOP PLATE LAYER. SPECIAL WALL HEIGHTS ARE NOTED ON PLANS WHERE THEY OCCUR.
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THE BRUNSWICK - LH
 Second Floor Plan 4 and 3 Bedroom

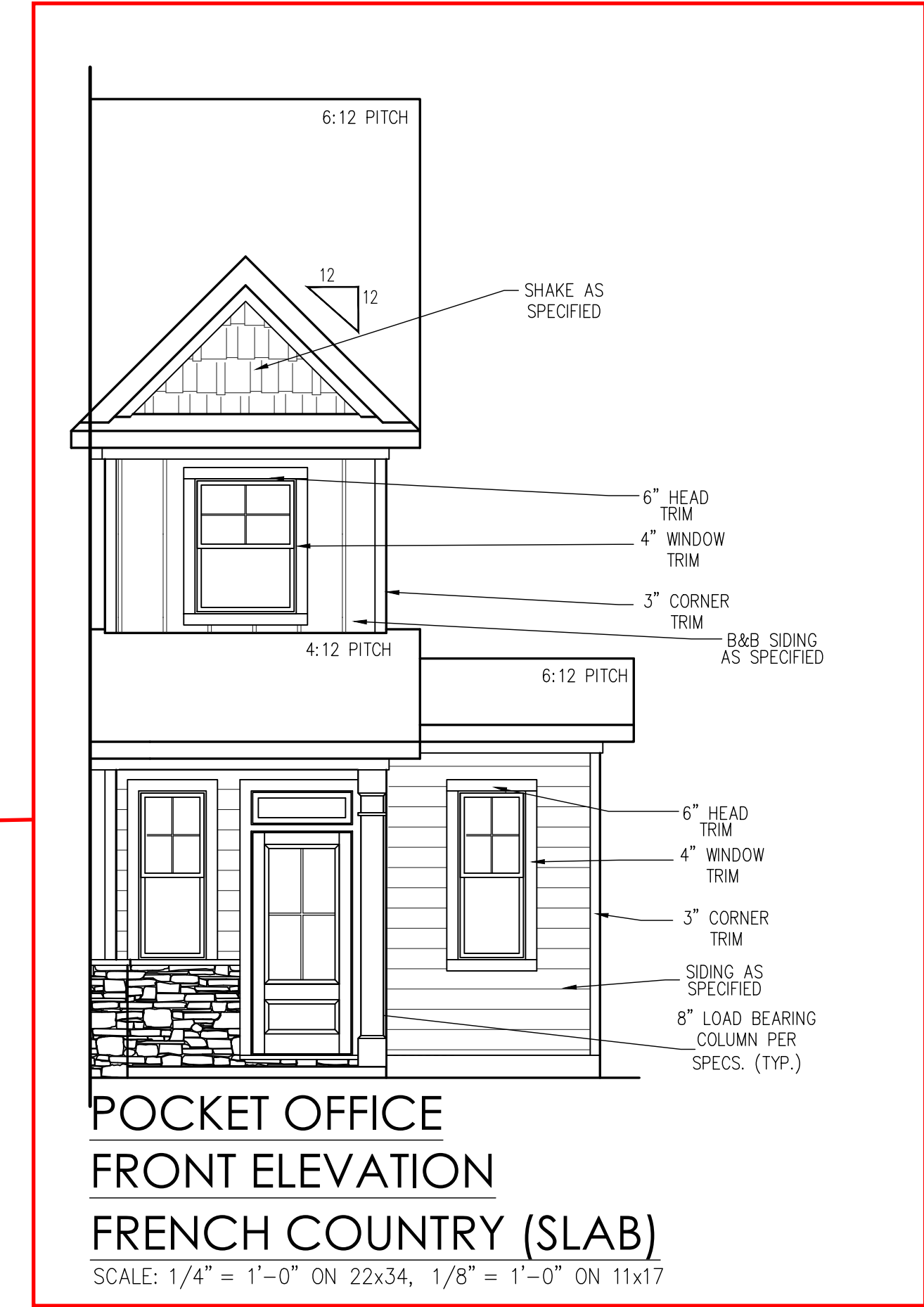
DRAWN BY:
South Designs
 ISSUE DATE:
7/1/2021
 CURRENT REVISION DATE:
03-03-2023- JJ
 SCALE:
1/8" = 1'-0"
 SHEET
2.2



OPT. MESSY KITCHEN, POWER PANTRY
FRONT - FRENCH COUNTRY (SLAB)
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



OPTIONAL FRONT ELEVATION
FRENCH COUNTRY - 3 BEDROOM - (SLAB)
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



POCKET OFFICE
FRONT ELEVATION
FRENCH COUNTRY (SLAB)
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

REV. #	DESCRIPTION	DATE
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THE BRUNSWICK - LH
 Front Elevations
 3 & 4 Bedroom - French Country

DRAWN BY:
 South Designs
 ISSUE DATE:
 7/1/2021
 CURRENT REVISION DATE:
 03-03-2023- JJ
 SCALE:
 1/8" = 1'-0"
 SHEET
3.0

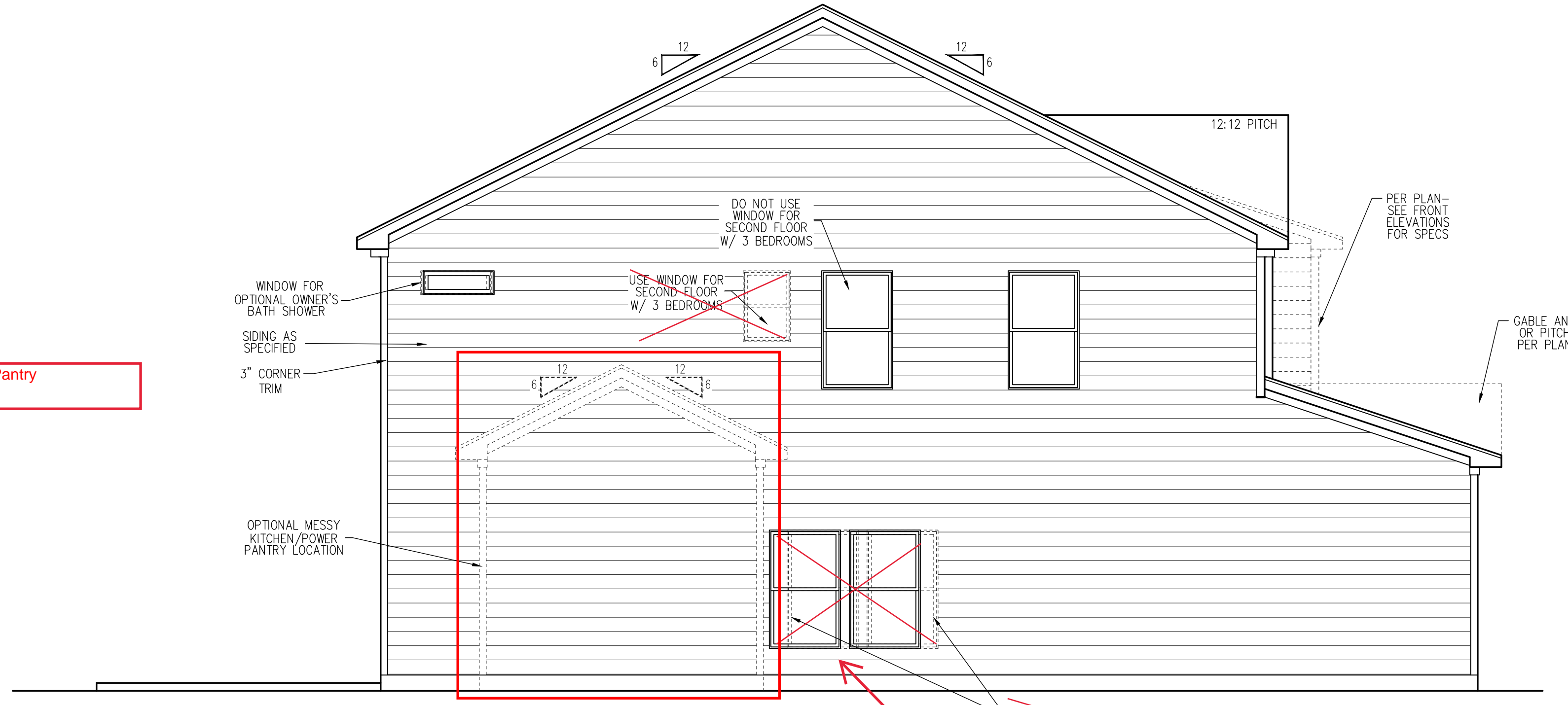


REAR ELEVATION (SLAB)

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

Opt Pocket Office
see Page 3.2

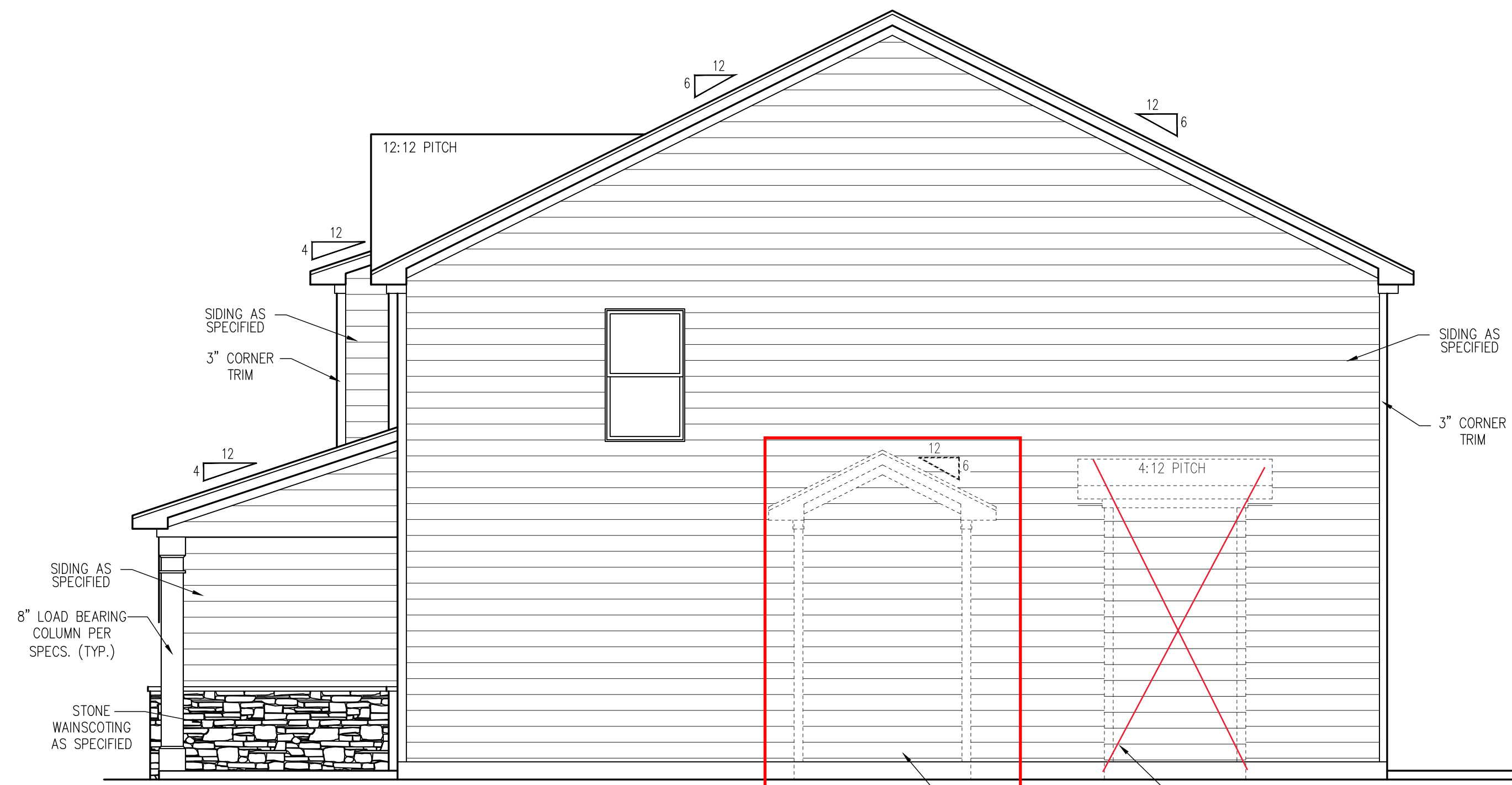
Opt. Messy Kitchen and Power Pantry
see Page 3.2



LEFT ELEVATION (SLAB)

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

Insert Opt 2/0 x 2/0 Windows
see Page 3.1



RIGHT ELEVATION - FRENCH COUNTRY (SLAB)

SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

OPTIONAL
POCKET
OFFICE

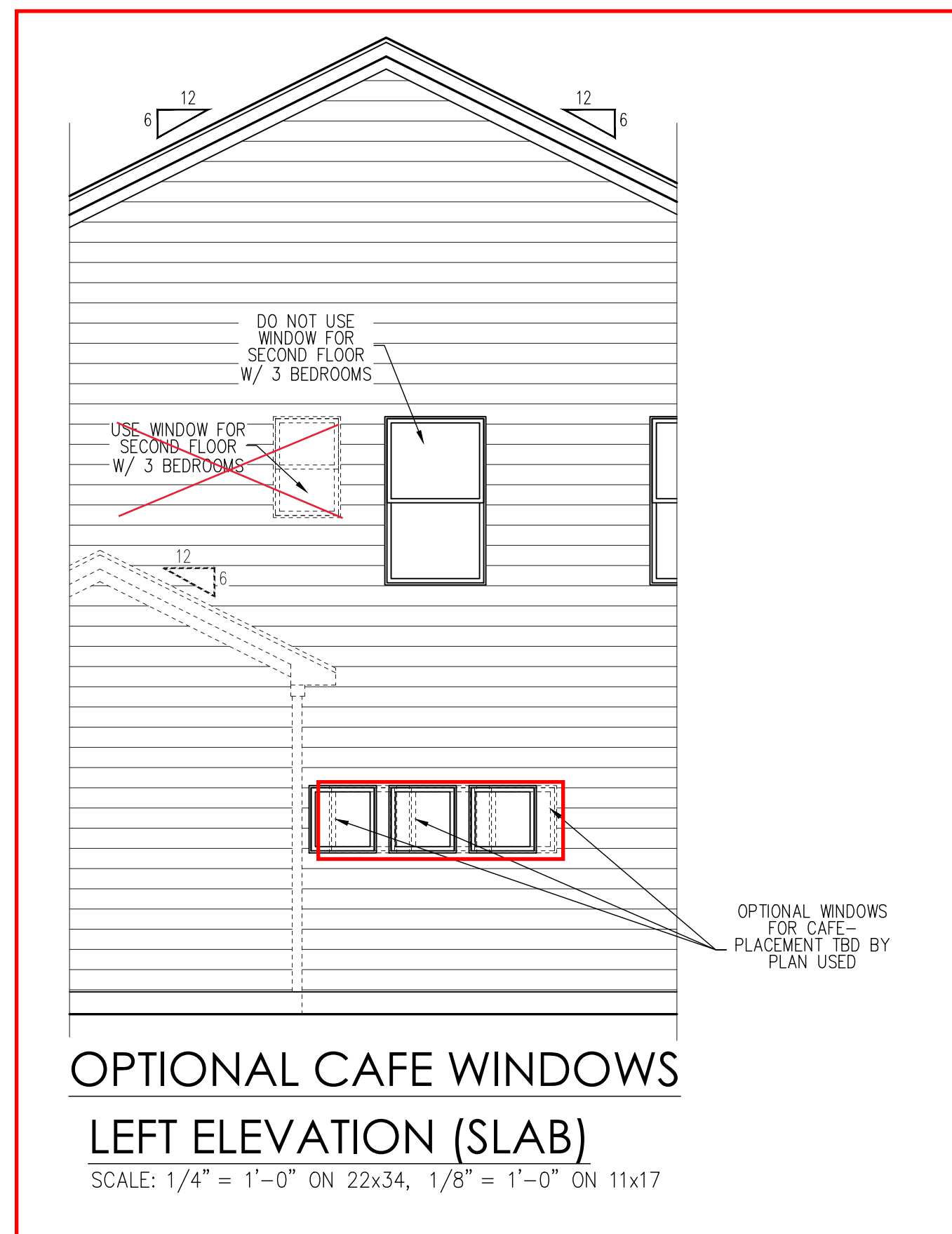
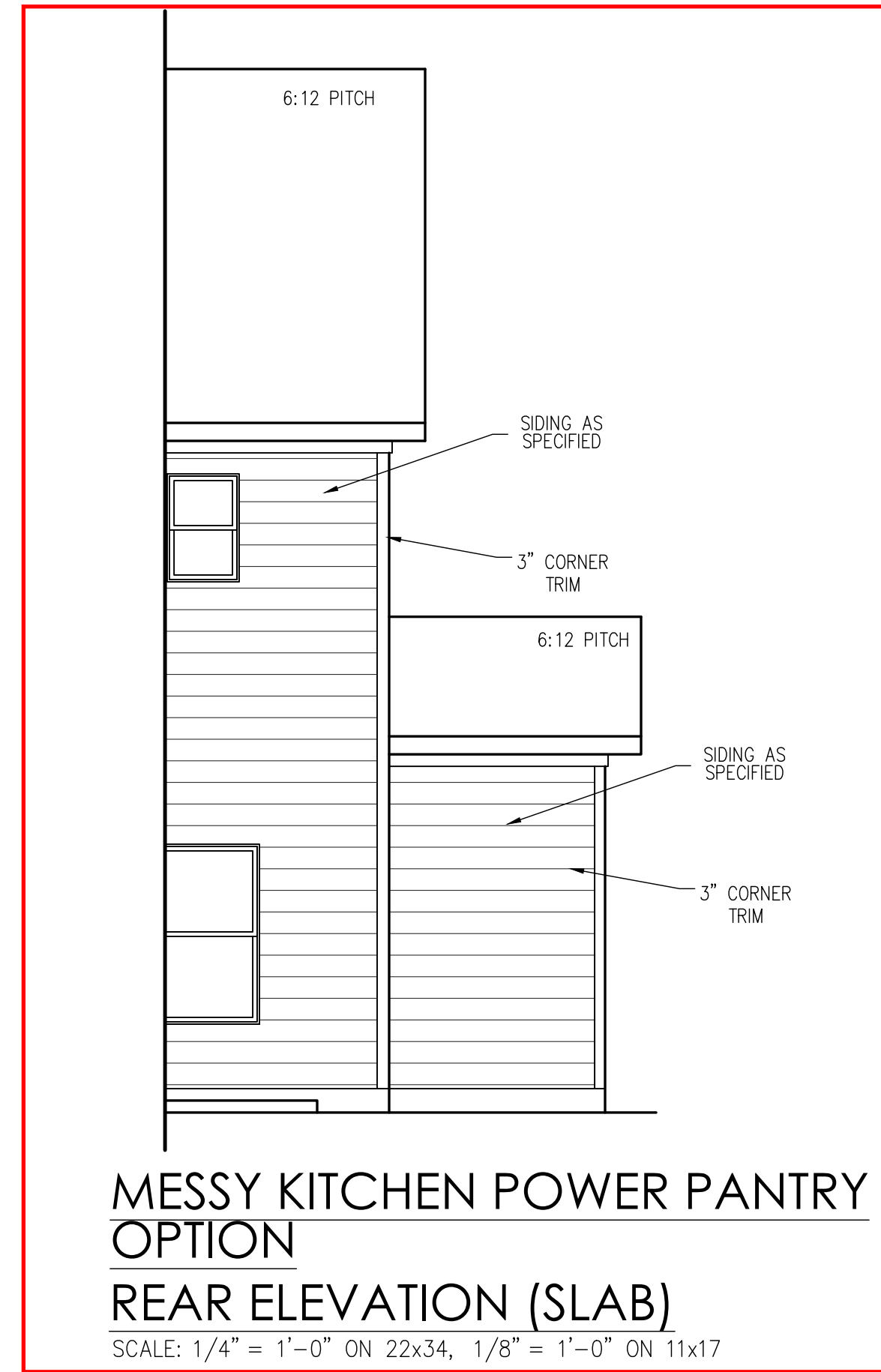
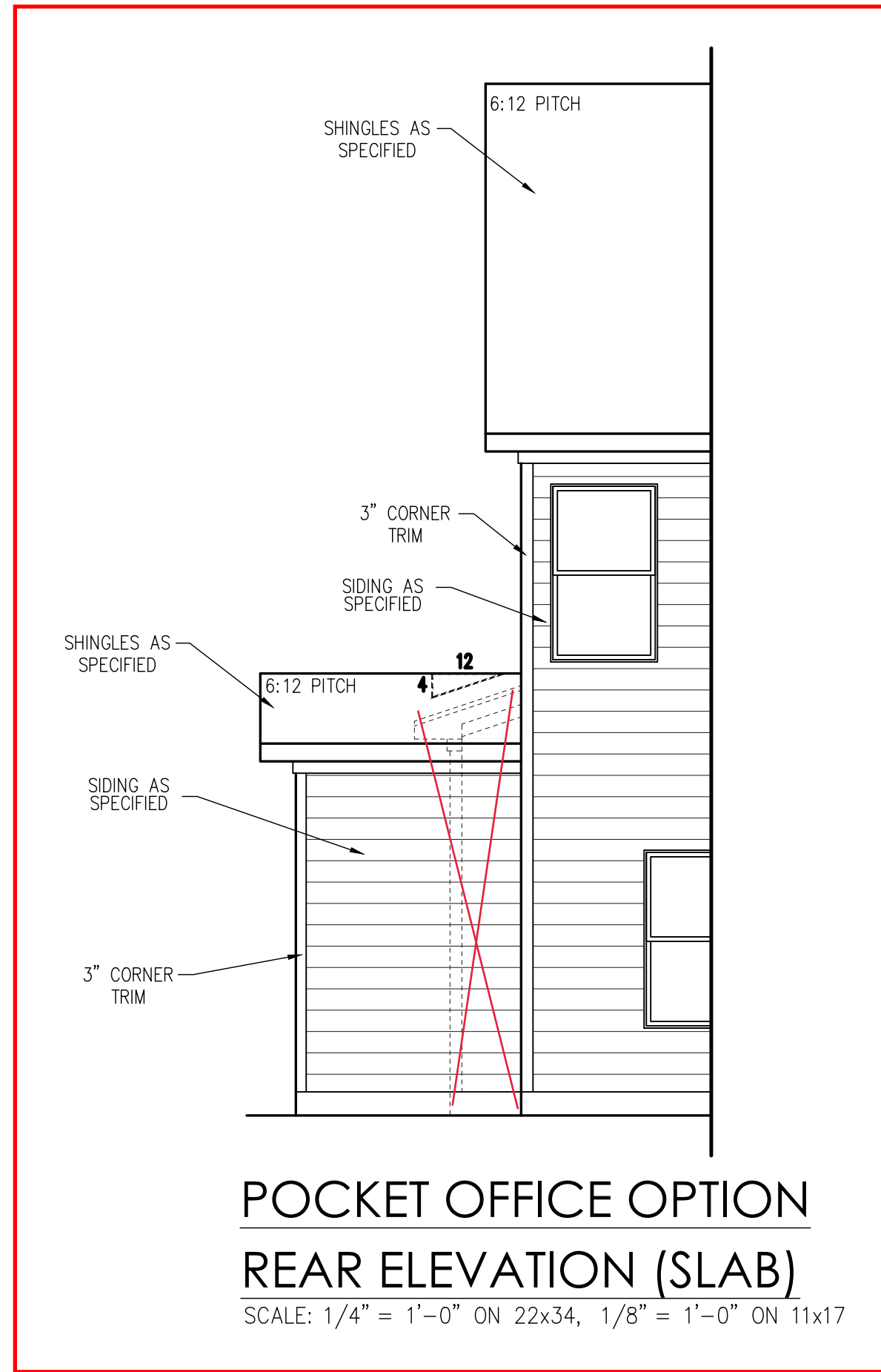
OPTIONAL
FIREPLACE

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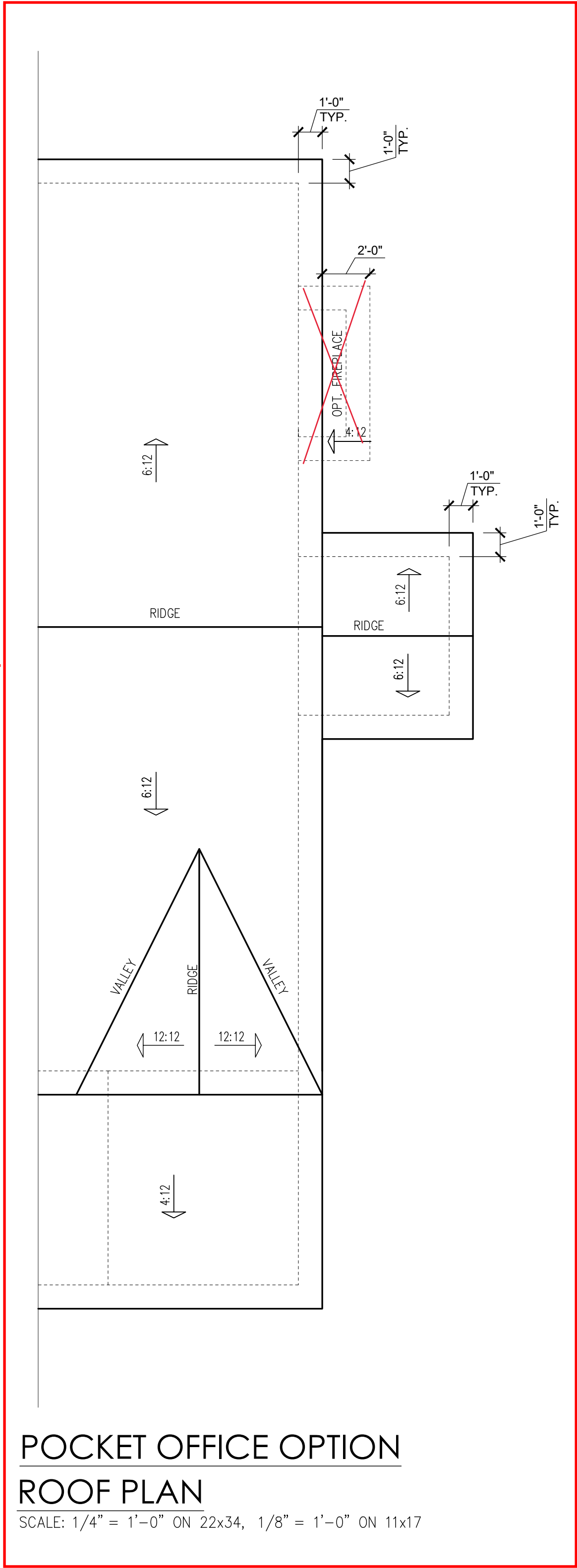
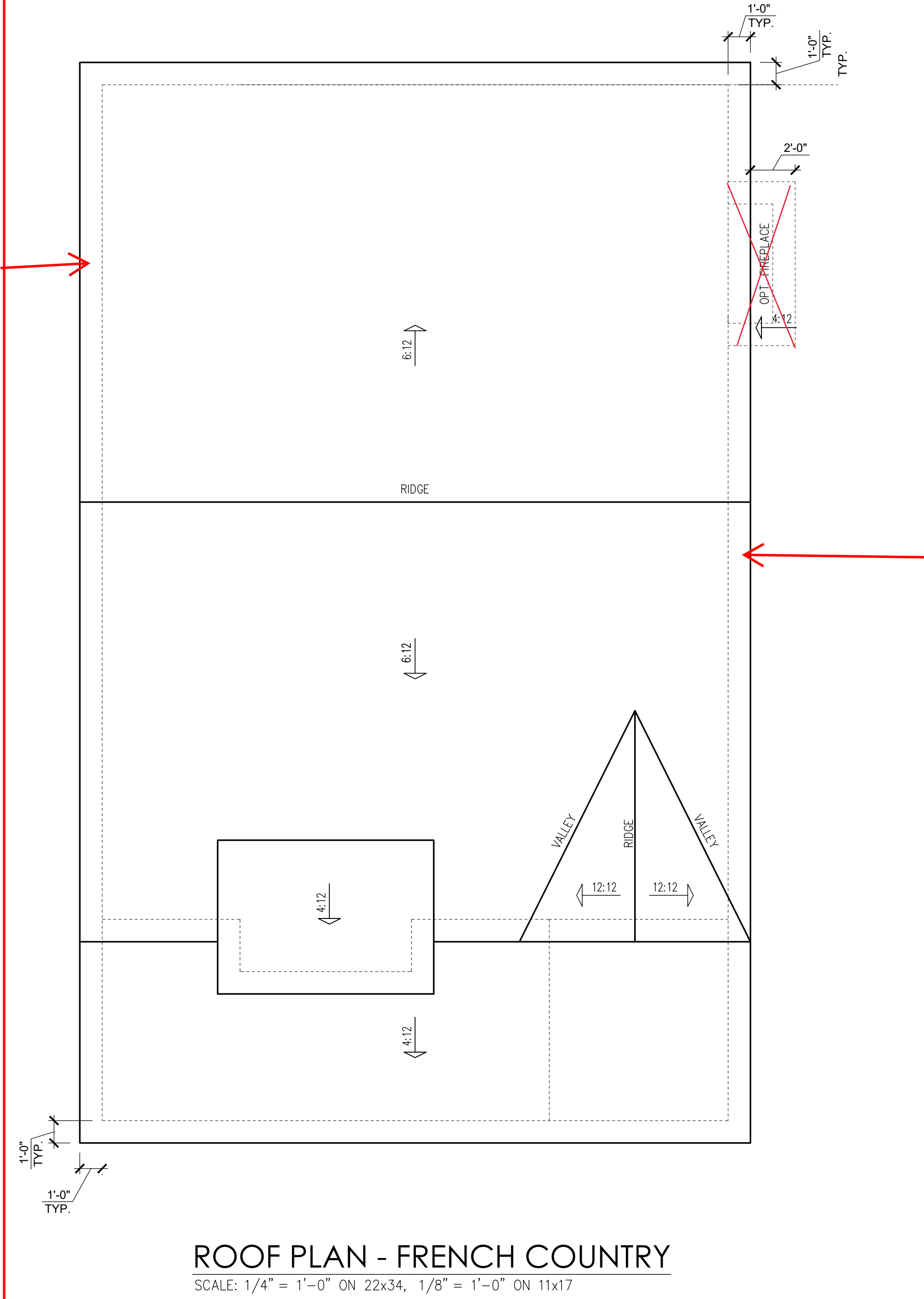
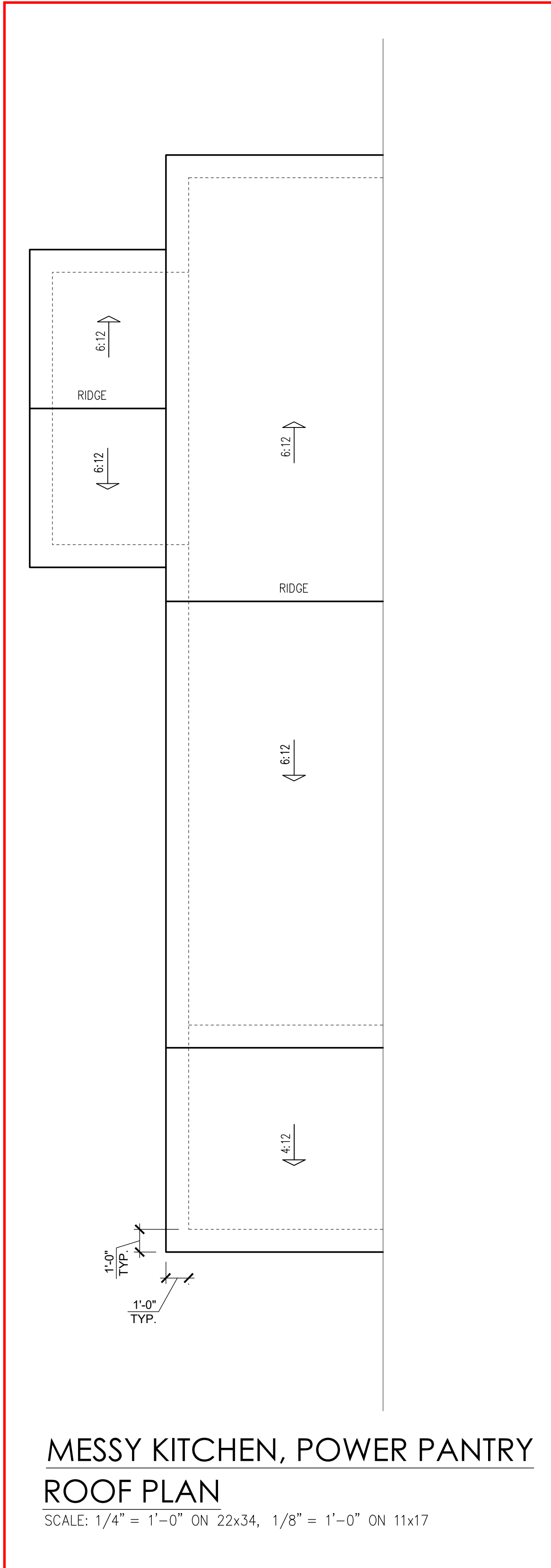
THE BRUNSWICK - LH

Rear and Side Elevations - French Country

DRAWN BY:	South Designs
ISSUE DATE:	7/1/2021
CURRENT REVISION DATE:	03-03-2023- JJ
SCALE:	1/8" = 1'-0"
SHEET	3.1

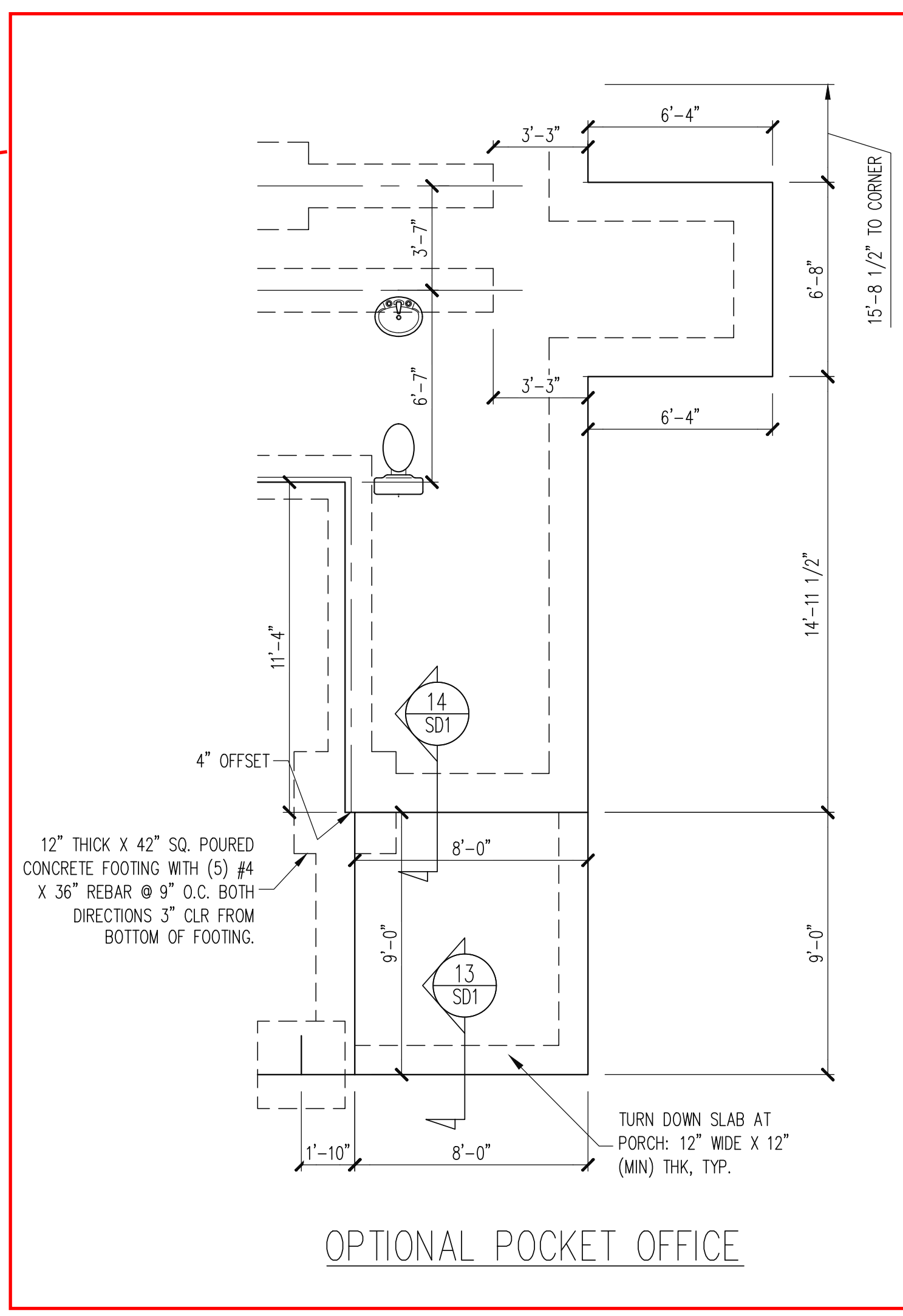
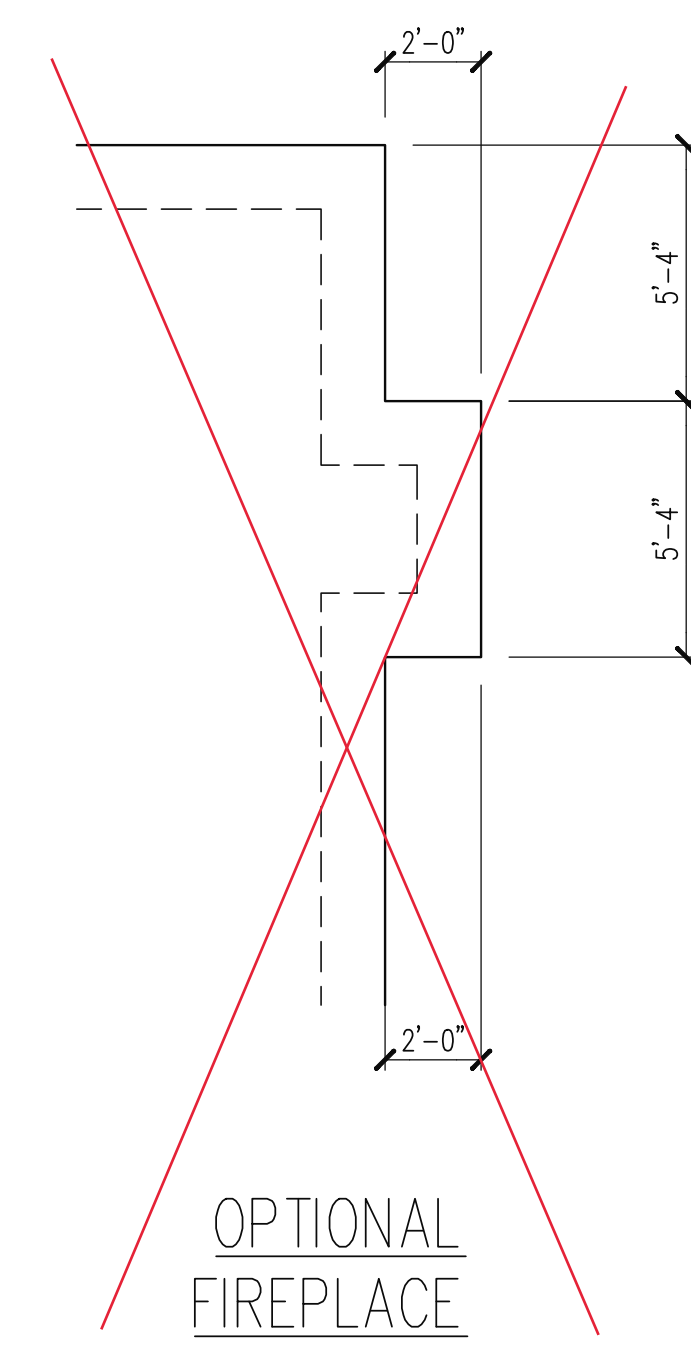
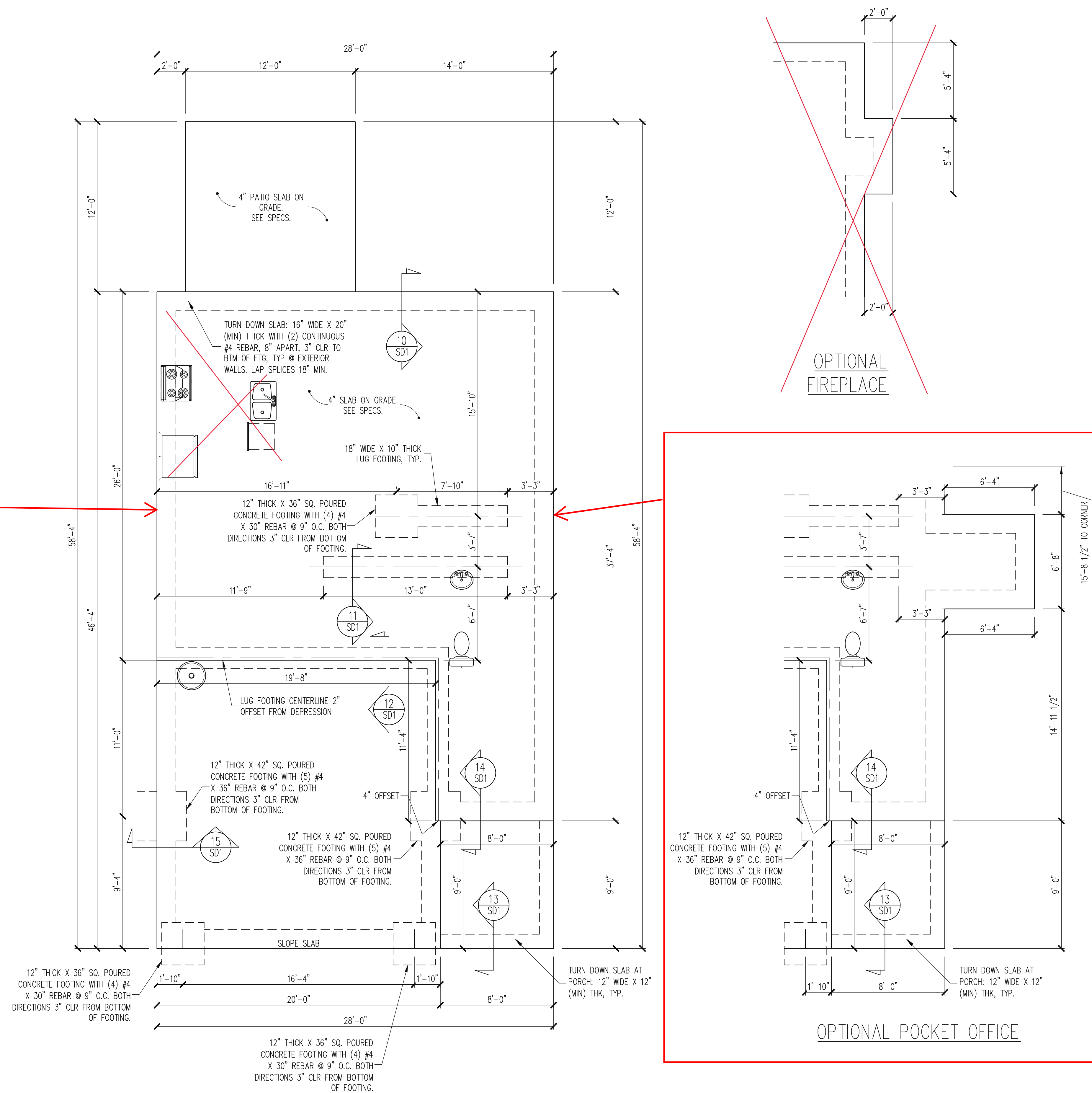
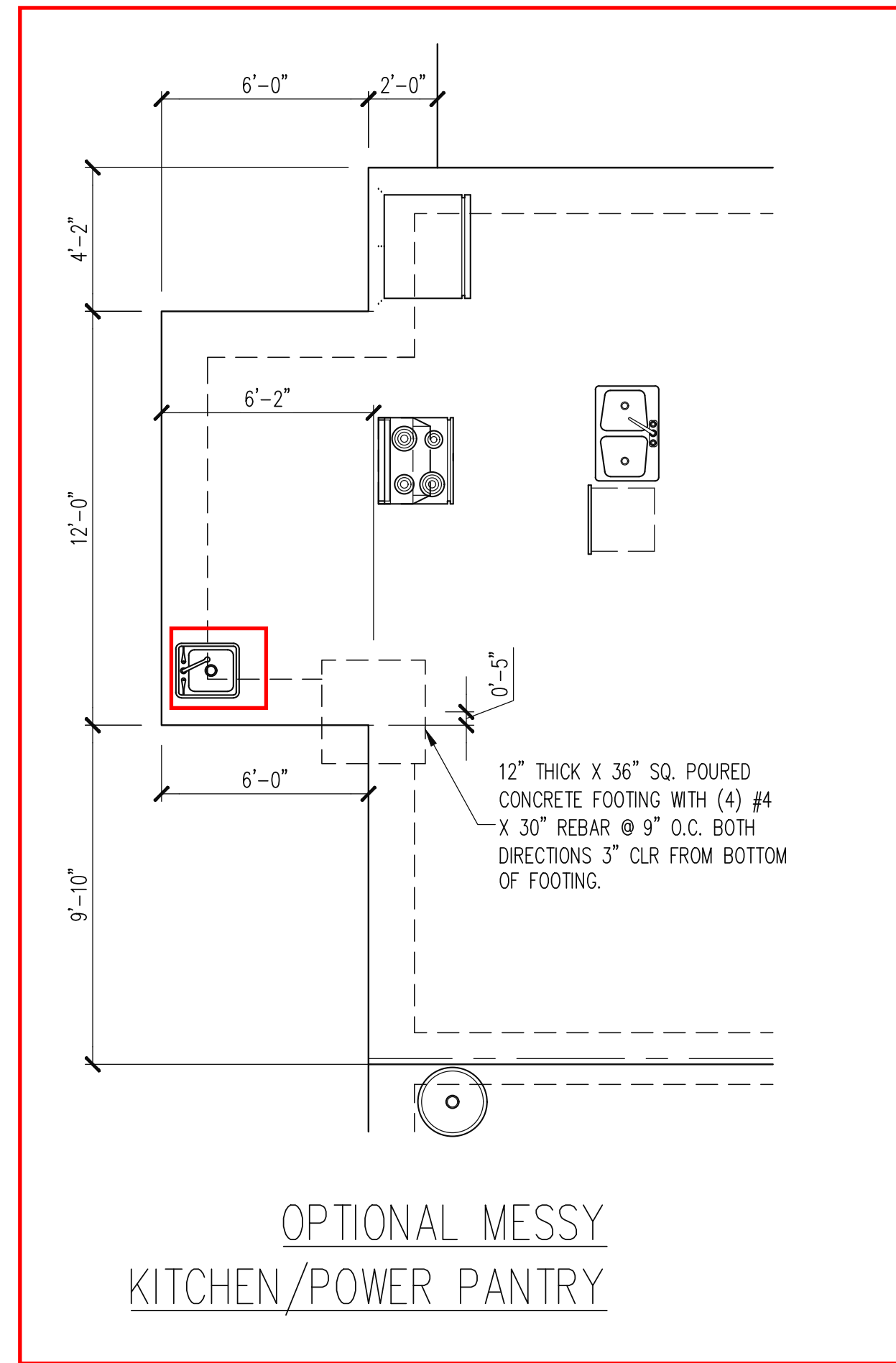


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1/8" = 1'-0"
SHEET
4.0



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 16.02: GENERAL WALL BRACING NOTES

PART 17: KING STUDS FOR EXTERIOR WALLS

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

NOTES:

-HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.

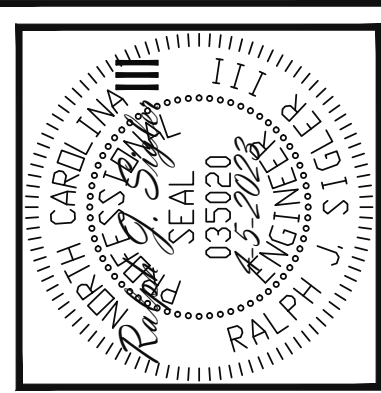
-14" SQ POURED CONC PIERS OR 16" # POURED CONC PIERS MAY BE USED IN LIEU OF 16" SQ MASONRY PIERS.

FOUNDATION PLAN
 MONOSLAB OPTION

1/4" = 1'-0"

ENGINEERING SEAL VALID FOR 1 YEAR ONLY

The structural design of this plan is the property of Engineering Tech Associates, P.A. These plans are for the client listed only. Engineering Tech Associates, P.A. assumes no liability for these plans if construction or permitting takes place more than 1 year after the seal date without written permission from Engineering Tech Associates, P.A.



STRUCTURAL ENGINEERS
 License No. C-3870
 318 W Millbrook Rd. Unit 201
 Raleigh, North Carolina 27609
 Phone (919) 844-1661

Engineering Tech Associates, P.A.

NEW HOME INC STRUCTURAL ADDENDUM	REV #	REF PROJ #	DATE	
	SCOPE:	LEFT HAND		
	ENC: RJS/MEB	DATE: 4-5-2023		

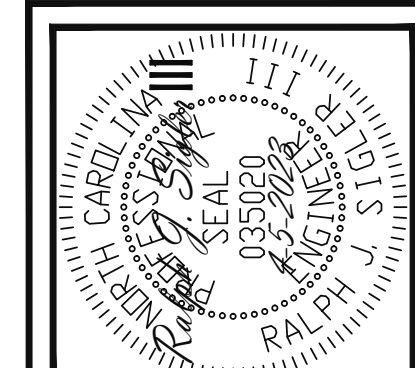
PLAN
 BRUNSWICK

PROJECT NO.
 23-65-081 LH

SHEET NO.
 S1

1 of 7

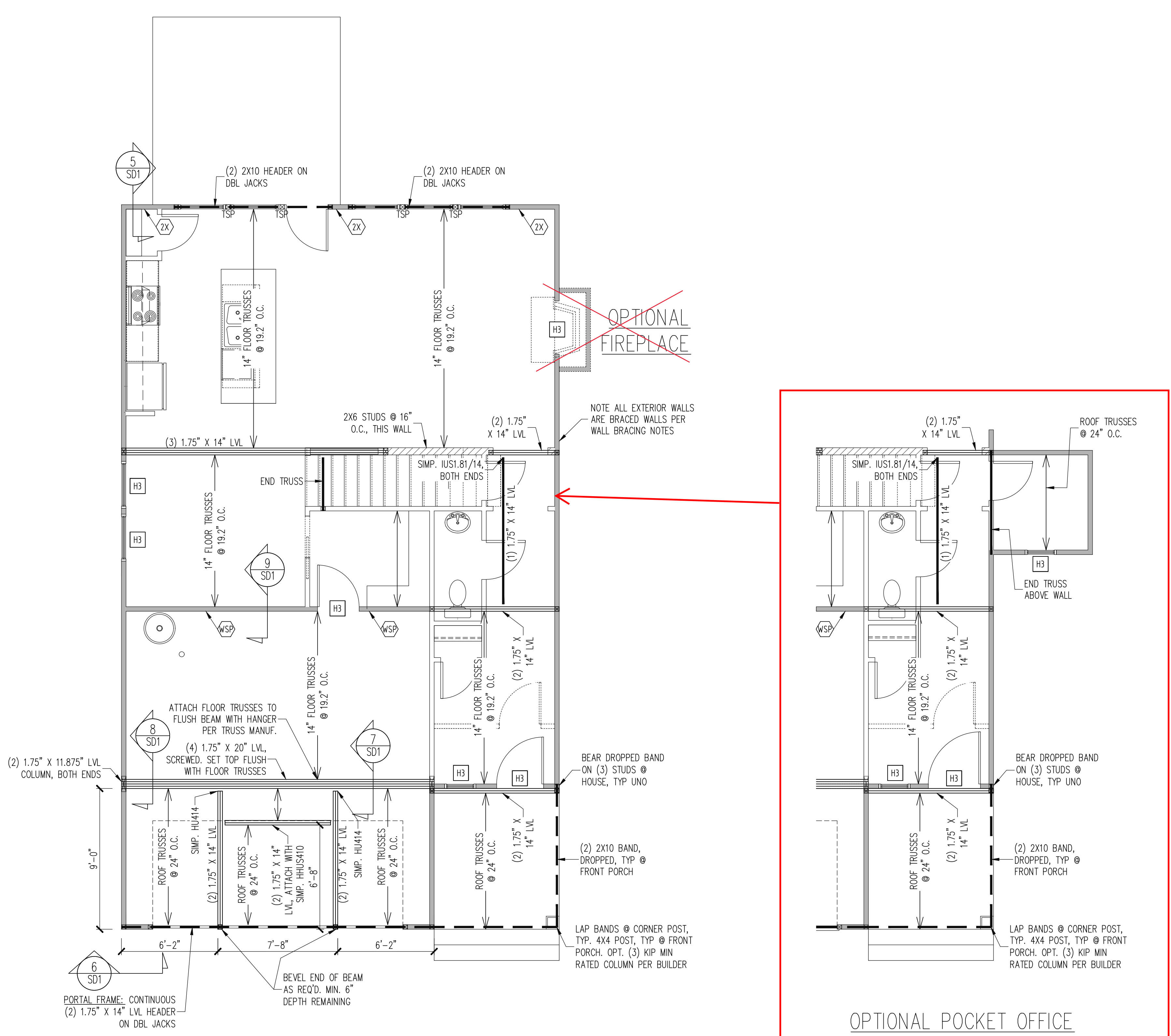
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NEW HOME INC	REV #	REF PROJ #	DATE
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SCOPE:	STRUCTURAL ADDENDUM		
	LEFT HAND		

ENC:	RJS/MEB
DATE:	4-5-2023
PLAN:	BRUNSWICK
PROJECT NO.:	23-65-081 LH
SHEET NO.:	S3
	3 of 7



WALL BRACING
 FIRST FLOOR ONLY

CS - 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.

SHADED WALLS:

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 2012 NCRBC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS

2X SHEATH BOTH SIDES OF STUD WALL WITH 7/16 APA RATED OSB, NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

BUILDER PERMITTED TO SUBSTITUTE INTERIOR OSB SHEATHING WITH THERMO-PLY RED PROTECTIVE SHEATHING. REFERENCE TECHNICAL EVALUATION REPORT COL#P-108 PROVIDED BY DRJ ENGINEERING, LLC AND SEALED BY RYAN DEXTER, P.E.

NOTES:
 -PROVIDED CONTINUOUS SHEATHING = 176' MIN.

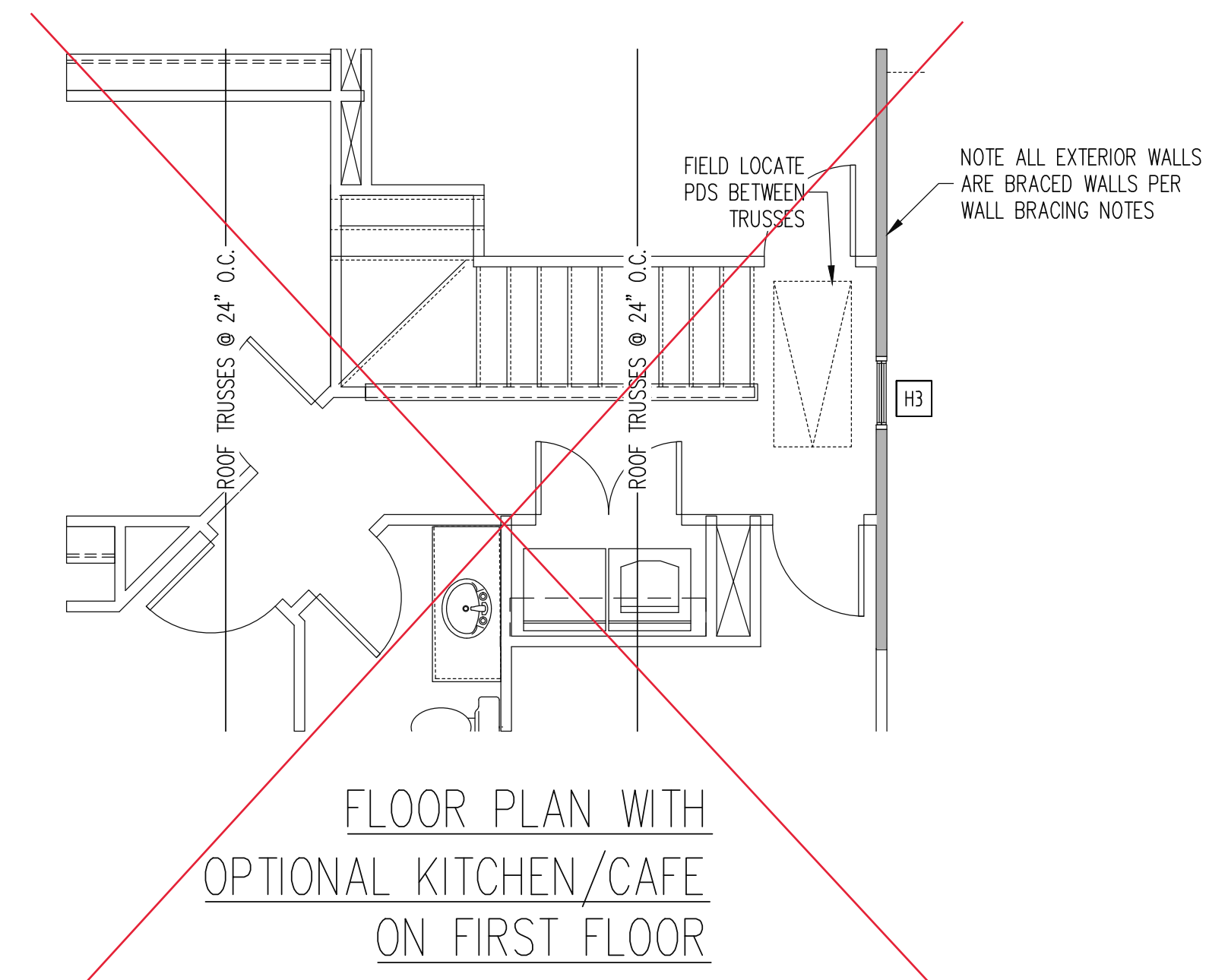
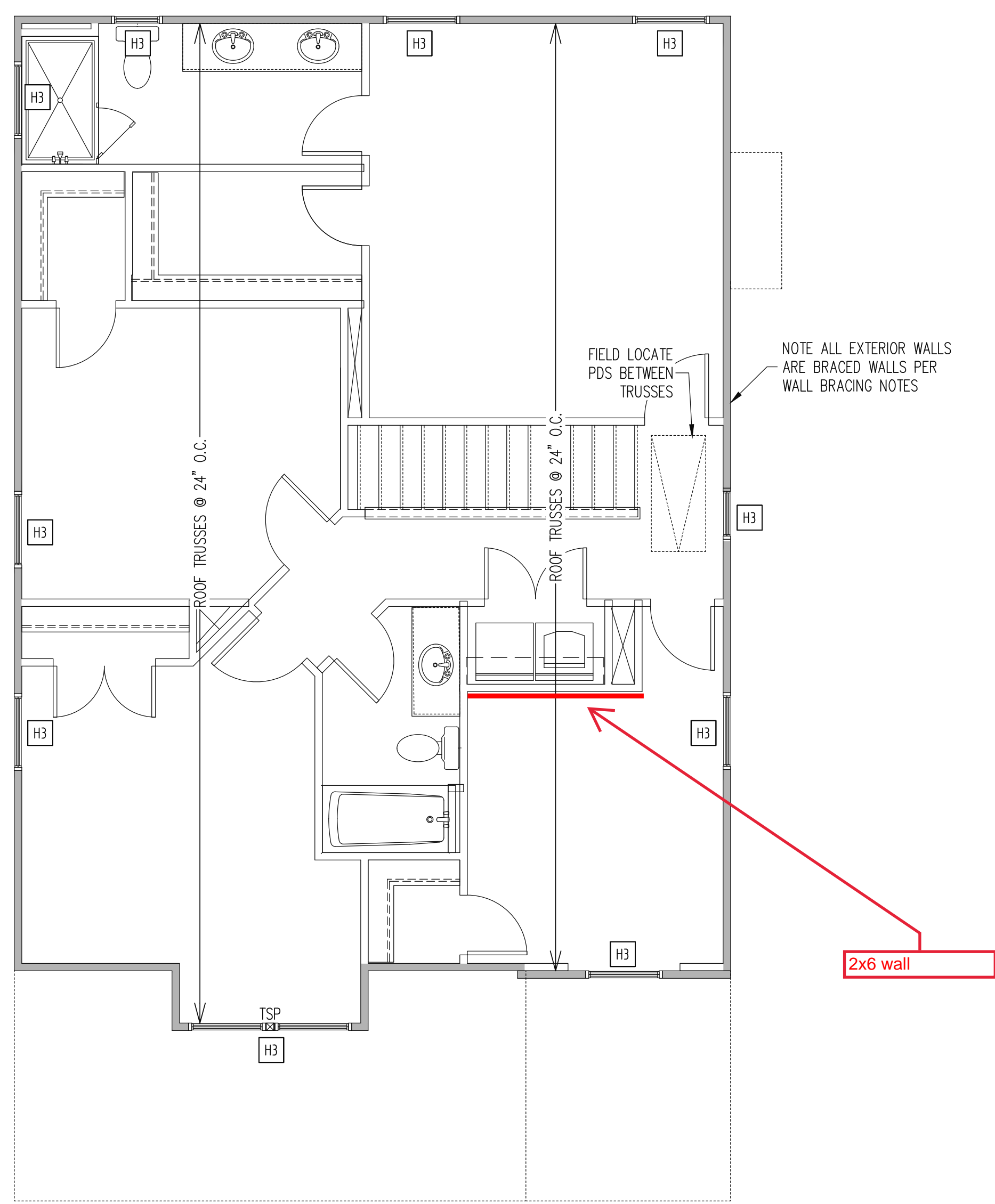
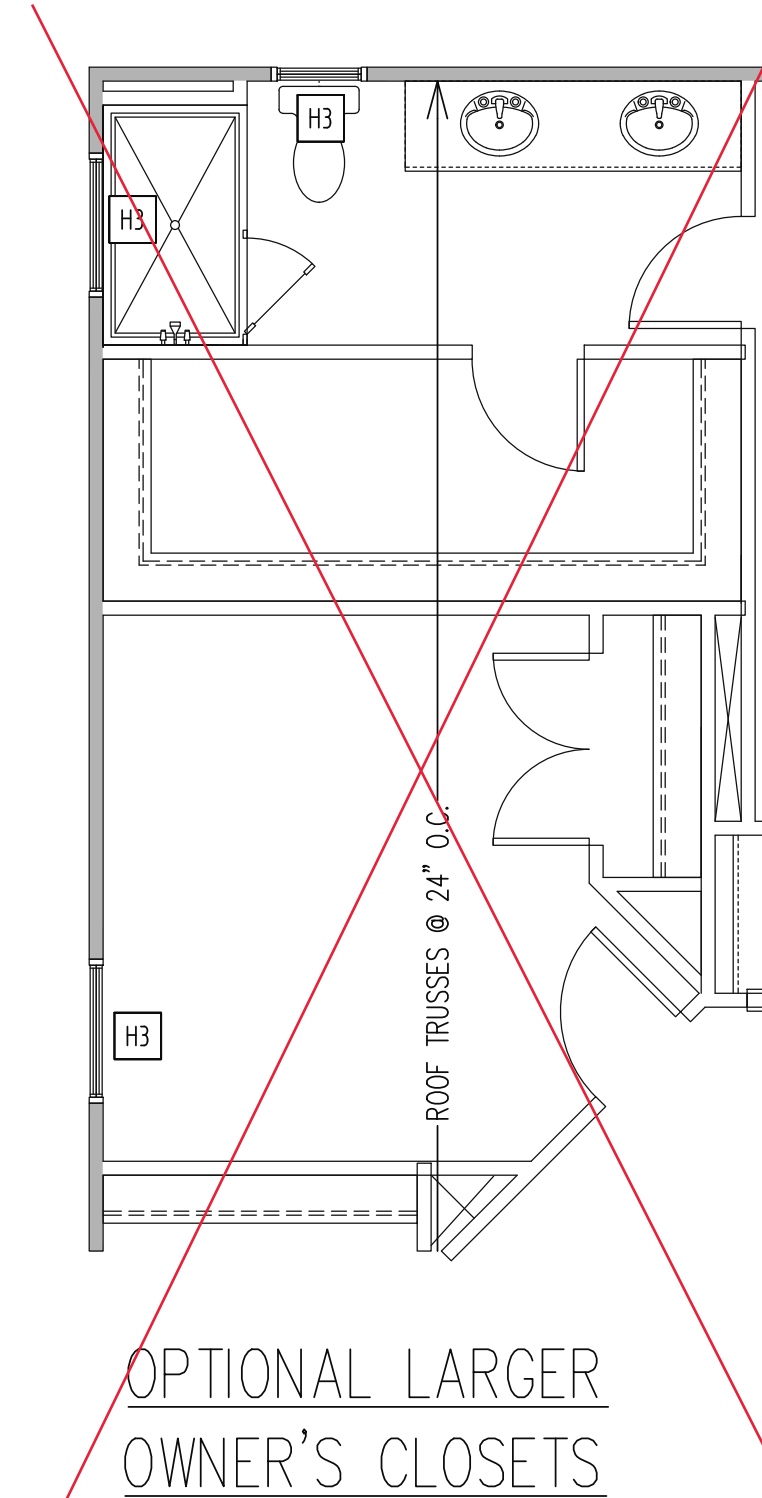
HEADER SCHEDULE

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.

1ST FLOOR FRAMING PLAN
 WALLS AND CEILING: 1/4" = 1'-0"



WALL BRACING
SECOND FLOOR ONLY

CS - 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.

SHADED WALLS:

NOTES:
-PROVIDED CONTINUOUS SHEATHING = 131' MIN.

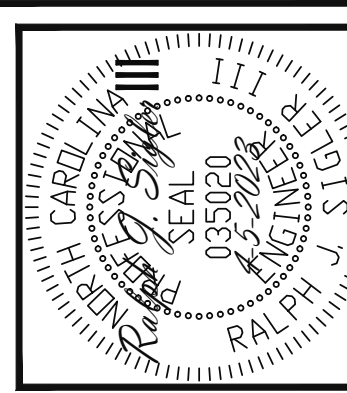
HEADER SCHEDULE

H1	SINGLE 2X4 TURNED FLAT (A)
H2	(2) 2X4'S ON SINGLE JACKS (B)
H3	(2) 2X10'S ON SINGLE JACKS (C)
H4	(1) 1.75" X 9.25" LVL'S ON DBL JACKS
H5	(3) 2X10'S ON SINGLE JACKS

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

2ND FLOOR FRAMING PLAN
4 BEDROOM
WALLS AND CEILING 1/4" = 1'-0"

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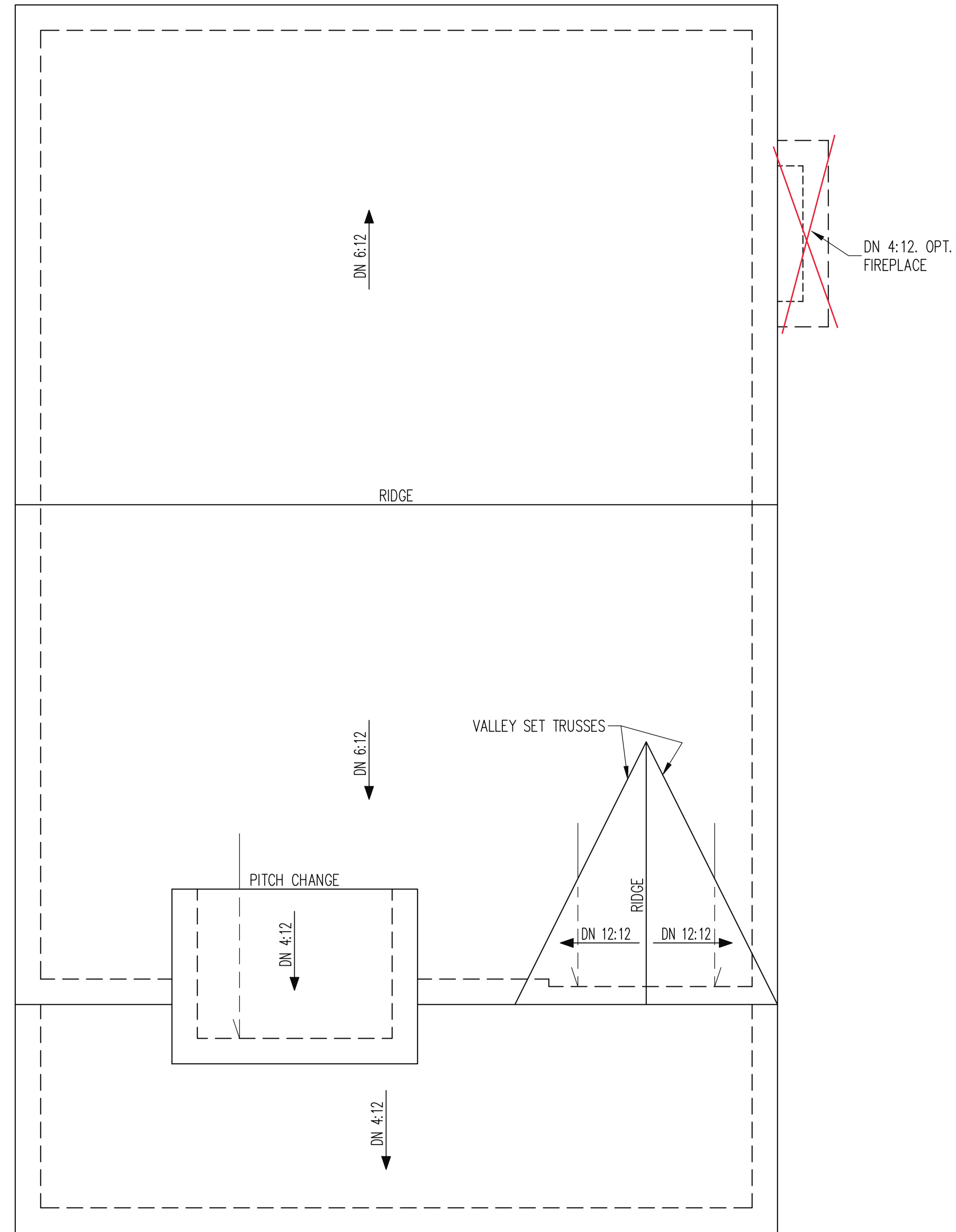
NEW HOME INC	REV #	REF PROJ #	DATE
STRUCTURAL ADDENDUM			
SCOPE:			
LEFT HAND			

ENC: RJS/MEB
DATE: 4-5-2023

PLAN
BRUNSWICK

PROJECT NO.
23-65-081 LH

SHEET NO.
S4
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FRENCH COUNTRY

FRAMING NOTES
 ROOF ONLY
 -ROOF TRUSSES PER MANU. TYPICAL U.N.O.
 -ATTACH TRUSSES WITH SIMP. H2.5A OR HGR PER TRUSS MANU. TYP.
 -VERIFY ALL KNEEWALL HEIGHTS, ROOF PITCHES, AND ARCHITECTURAL OVERHANGS PRIOR TO CONSTRUCTION

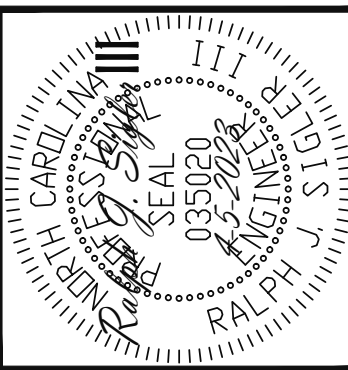
TRUSS UPLIFT CONNECTORS
 EXPOSURE B, 120 MPH, ANY PITCH
 24" O.C. MAX ROOF TRUSS SPACING
 TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE BELOW.
 ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF SPAN UP TO 18'	CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 18'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM

ROOF FRAMING PLAN

1/4" = 1'-0"

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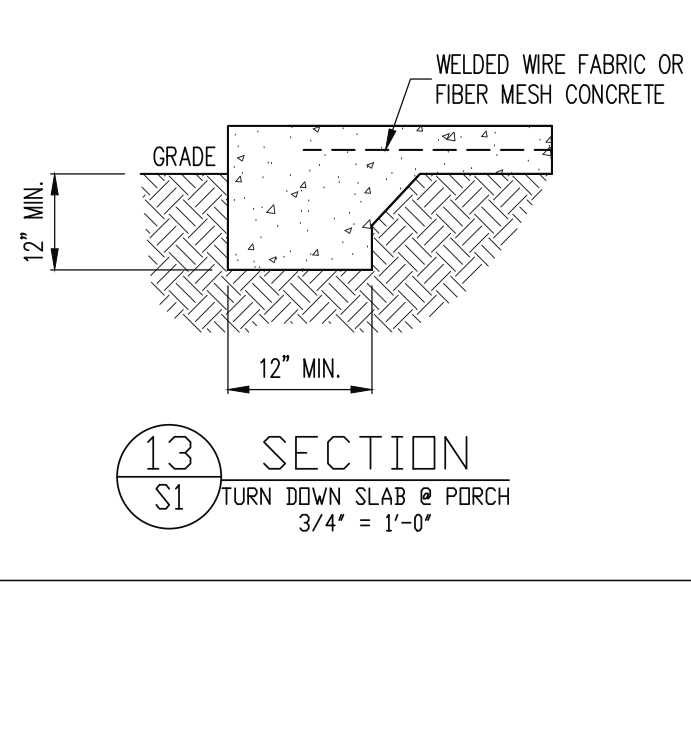
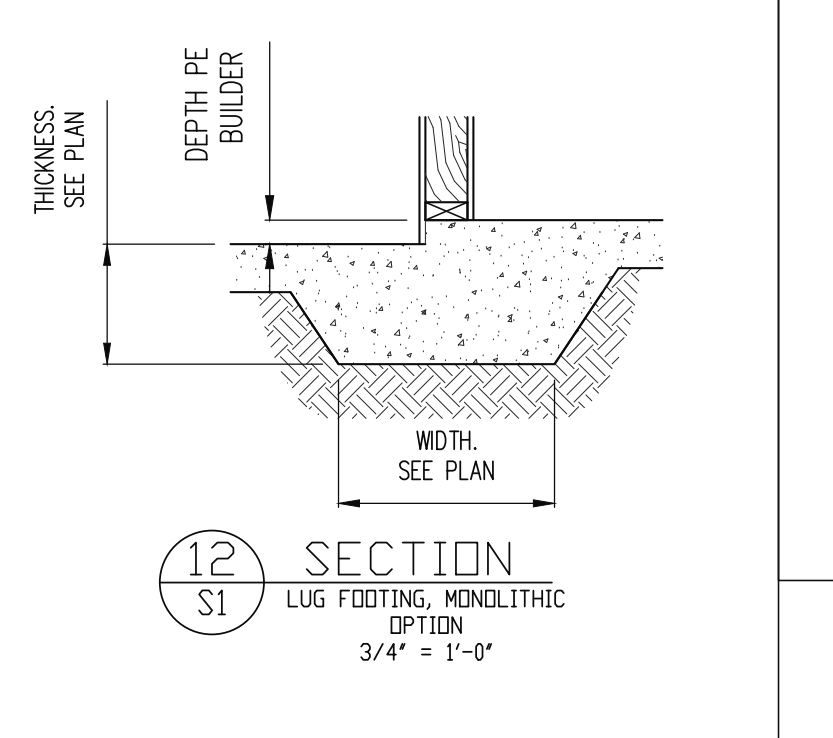
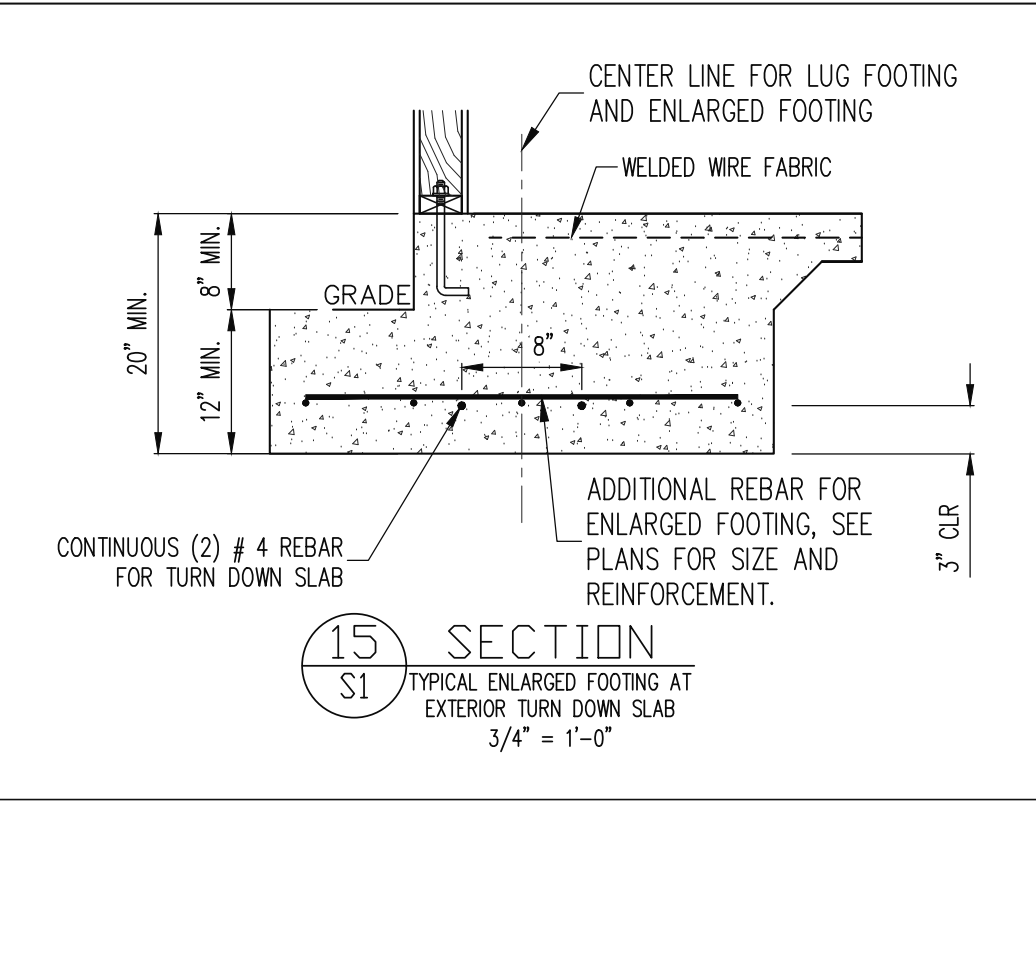
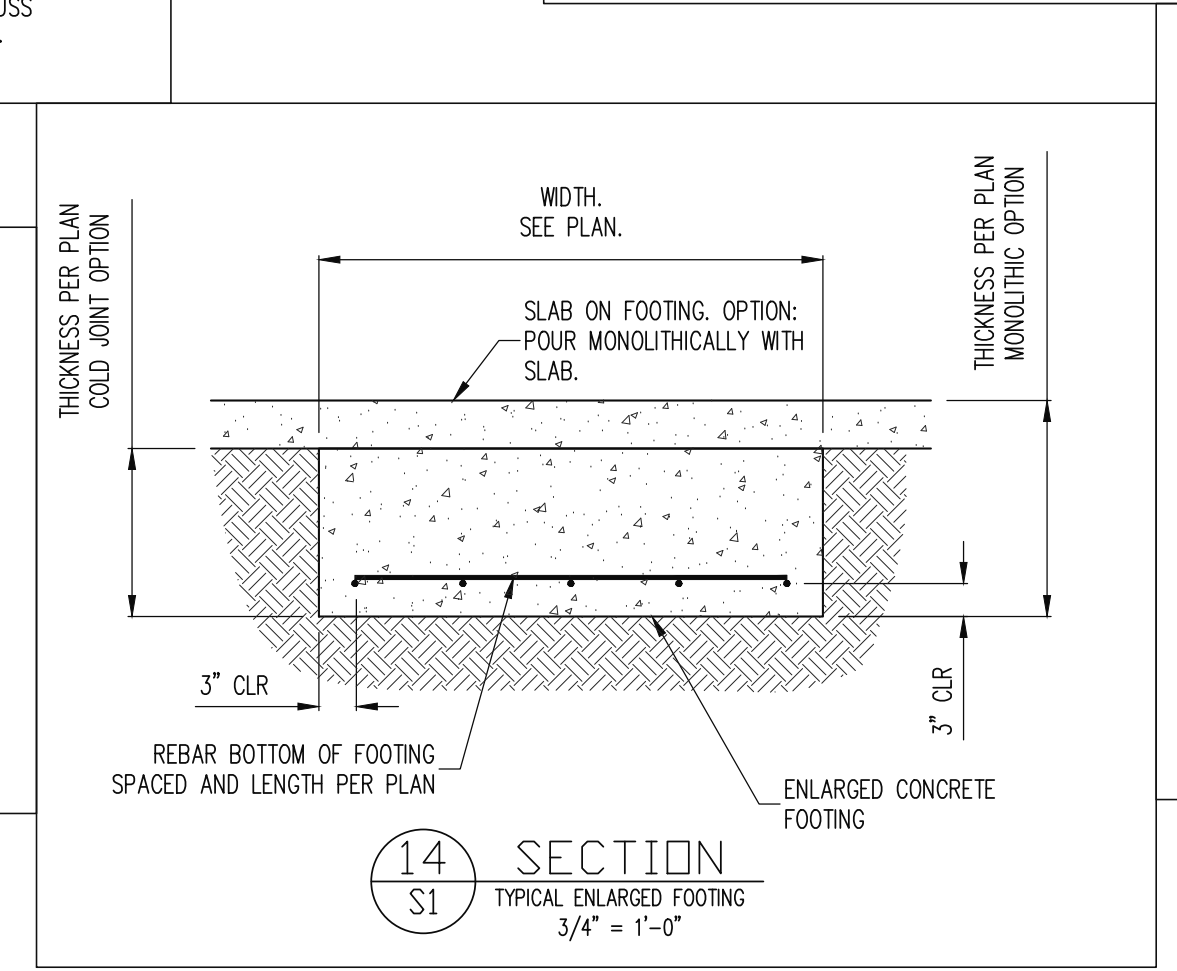
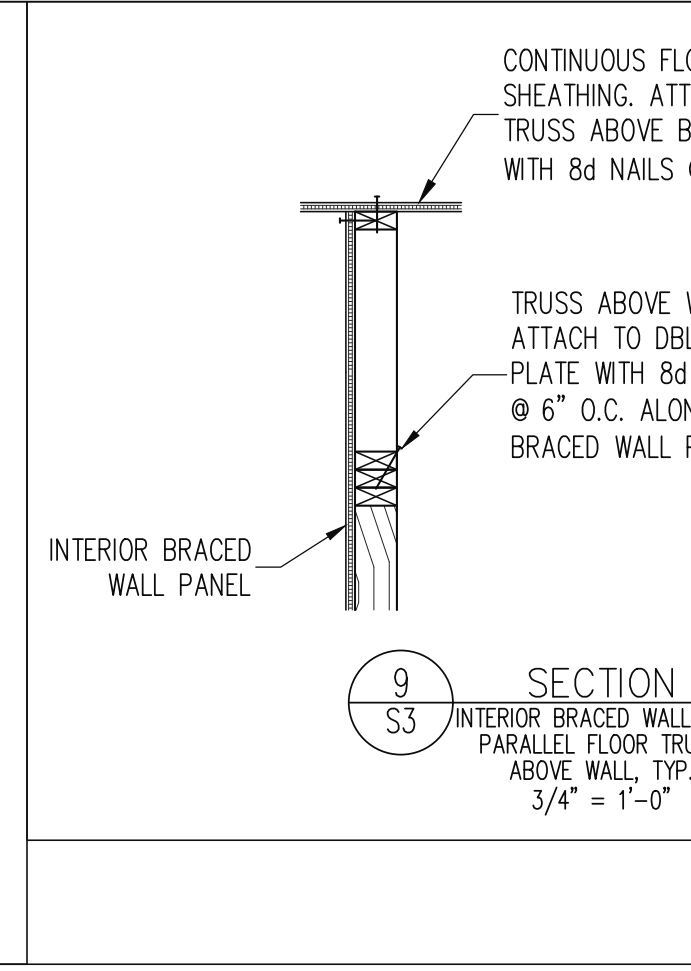
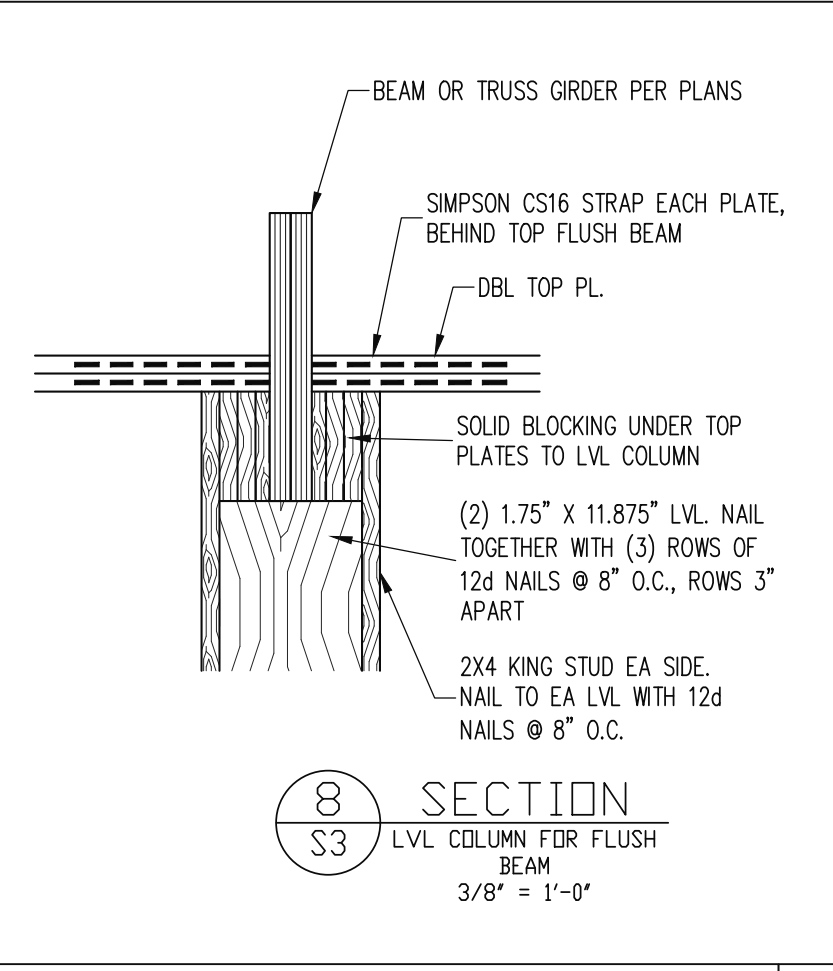
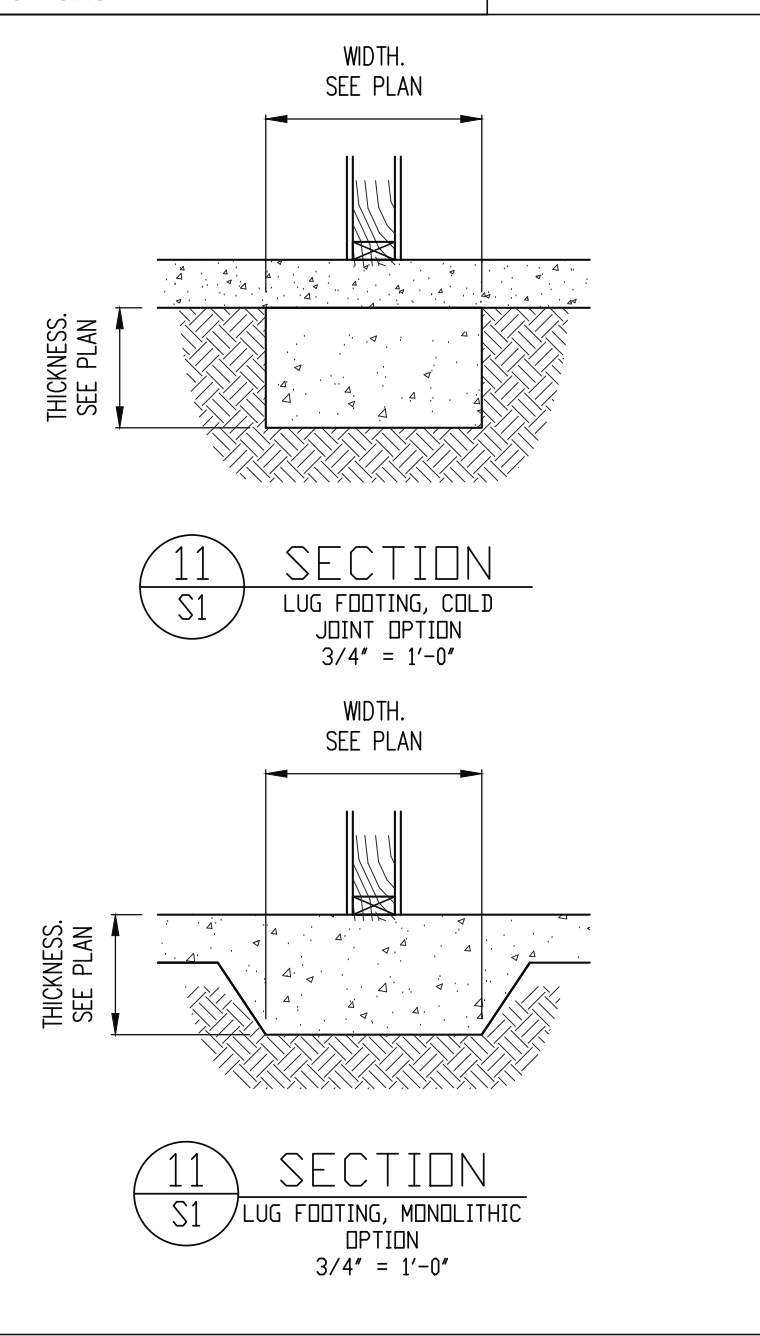
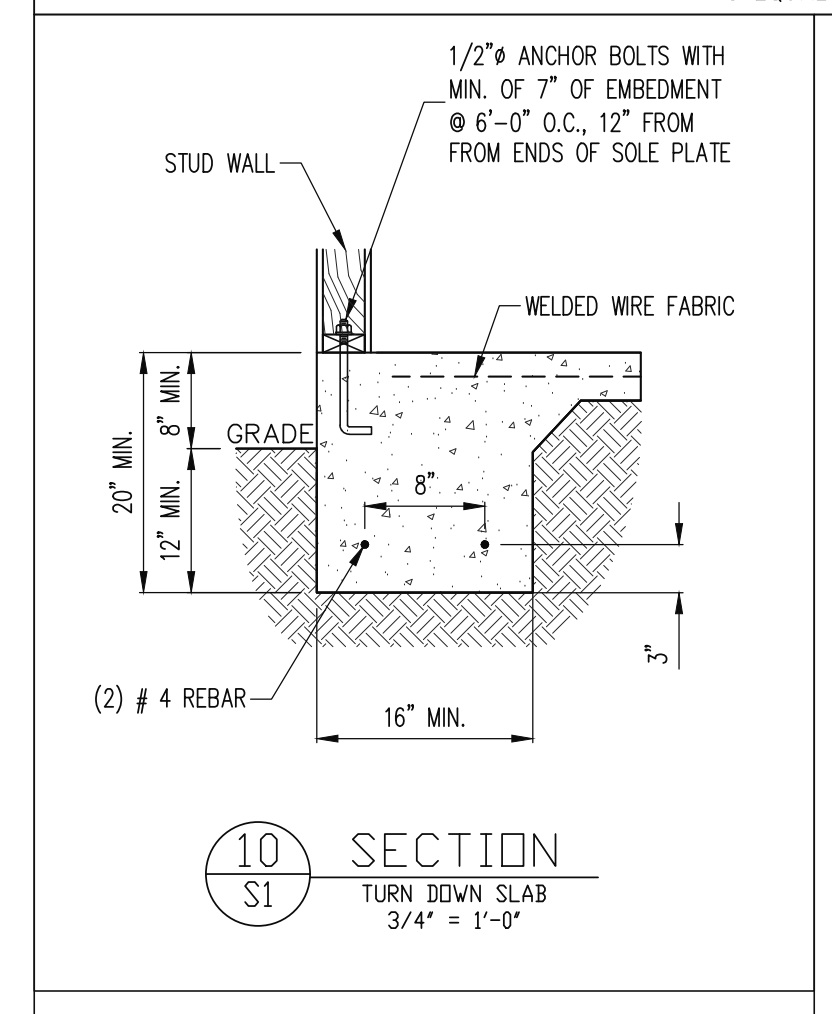
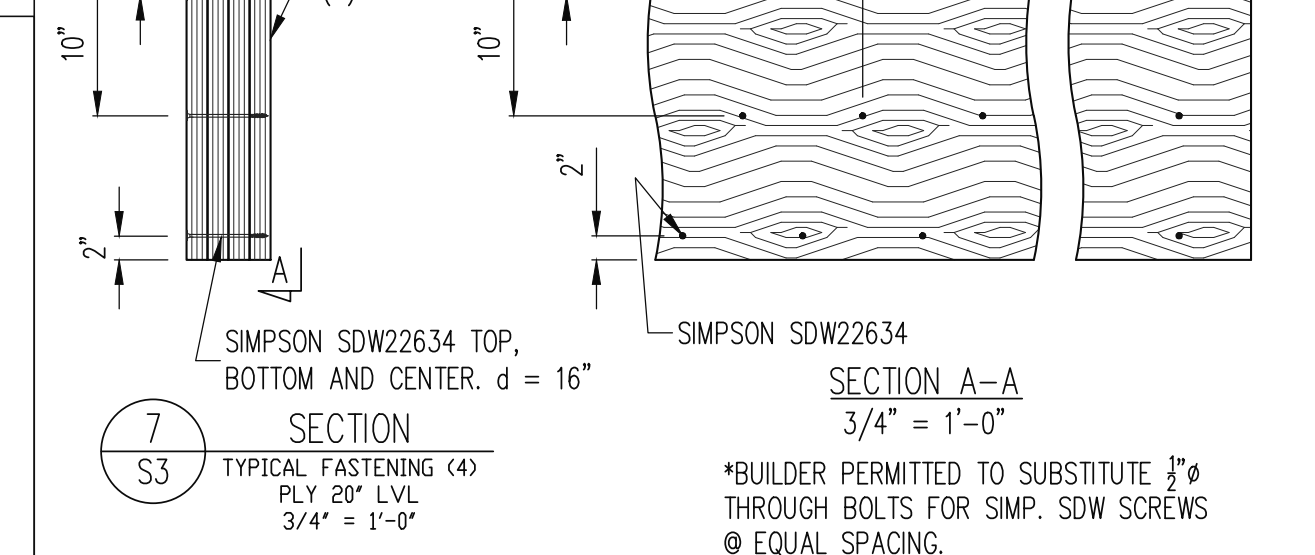
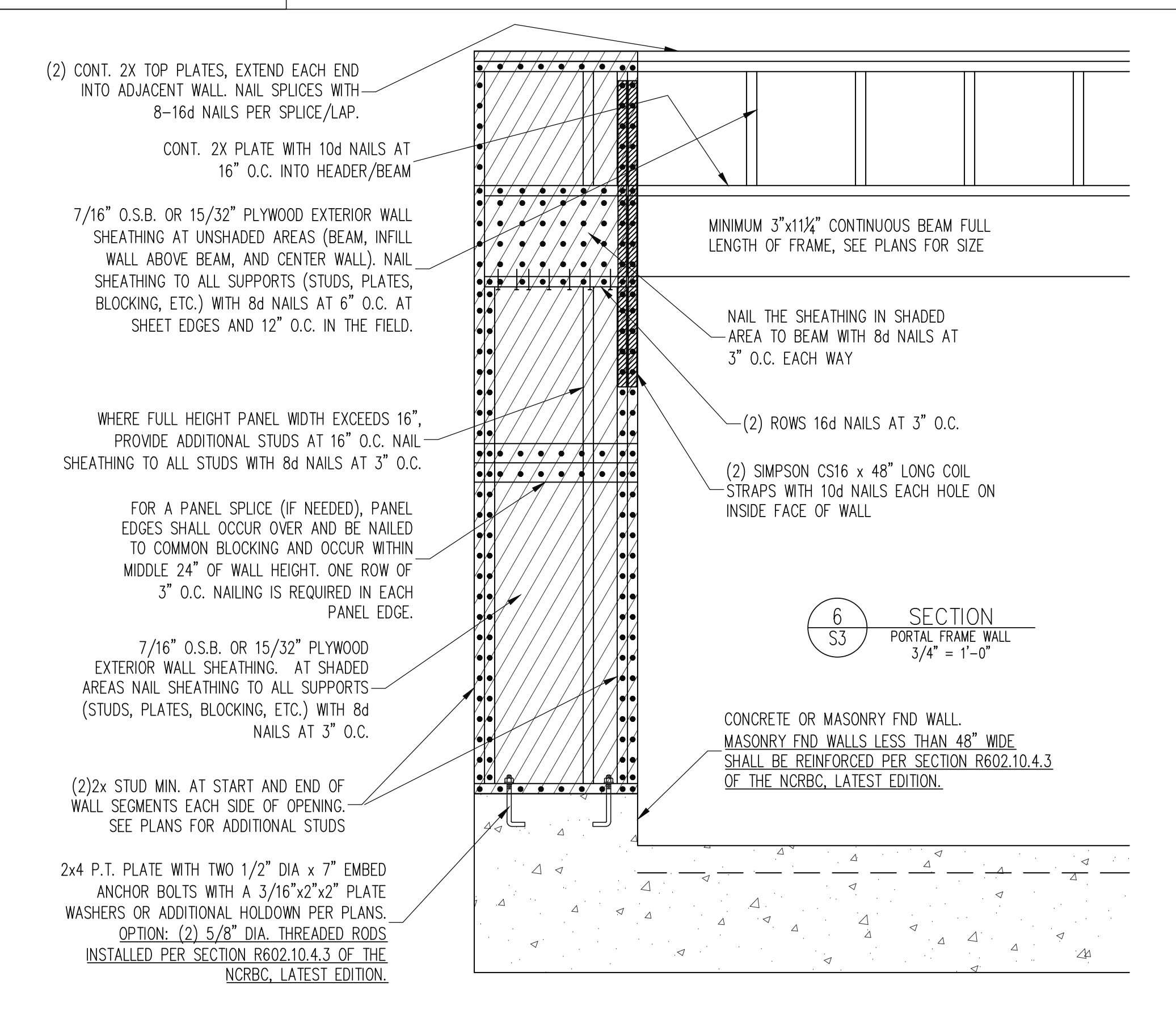
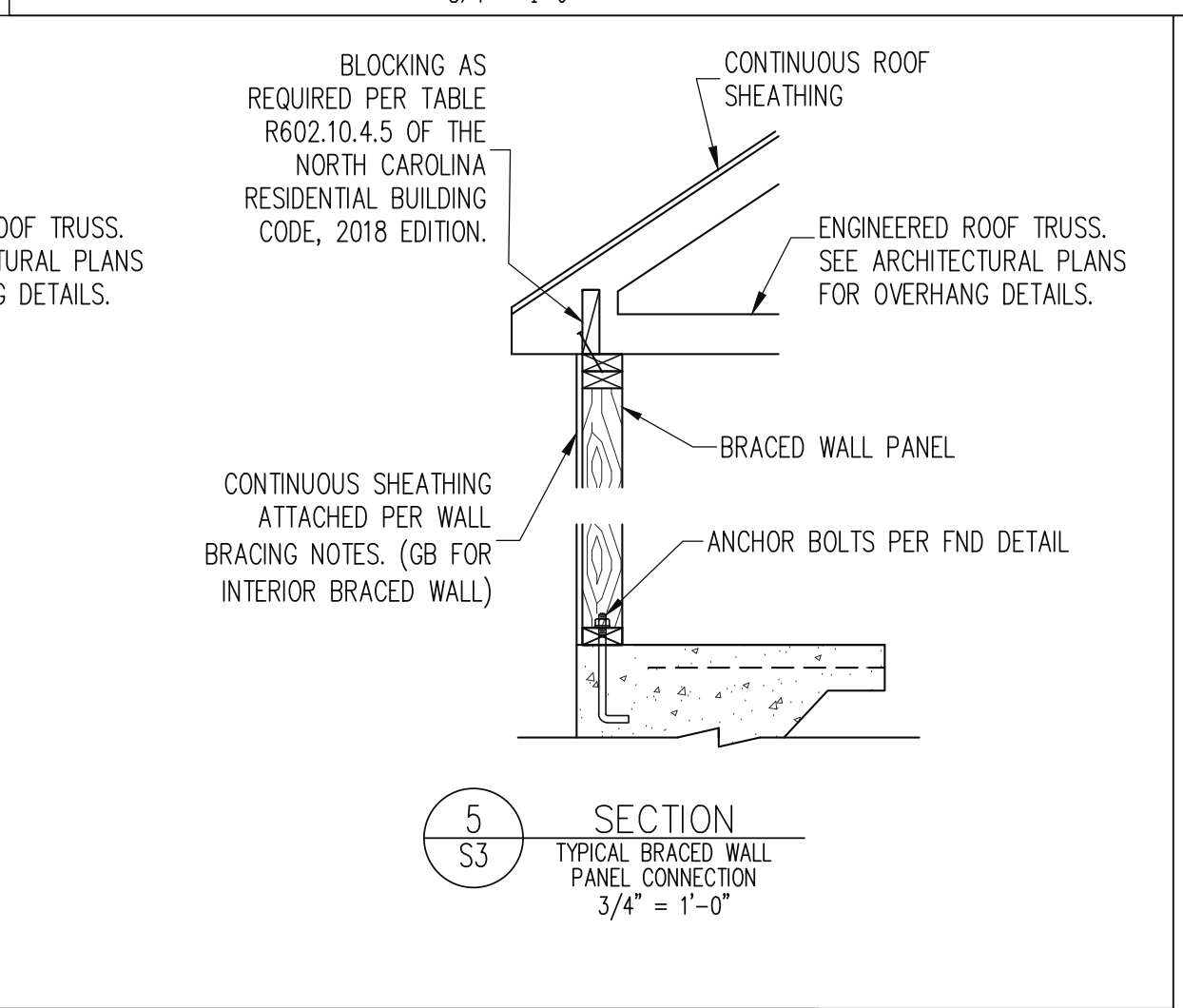
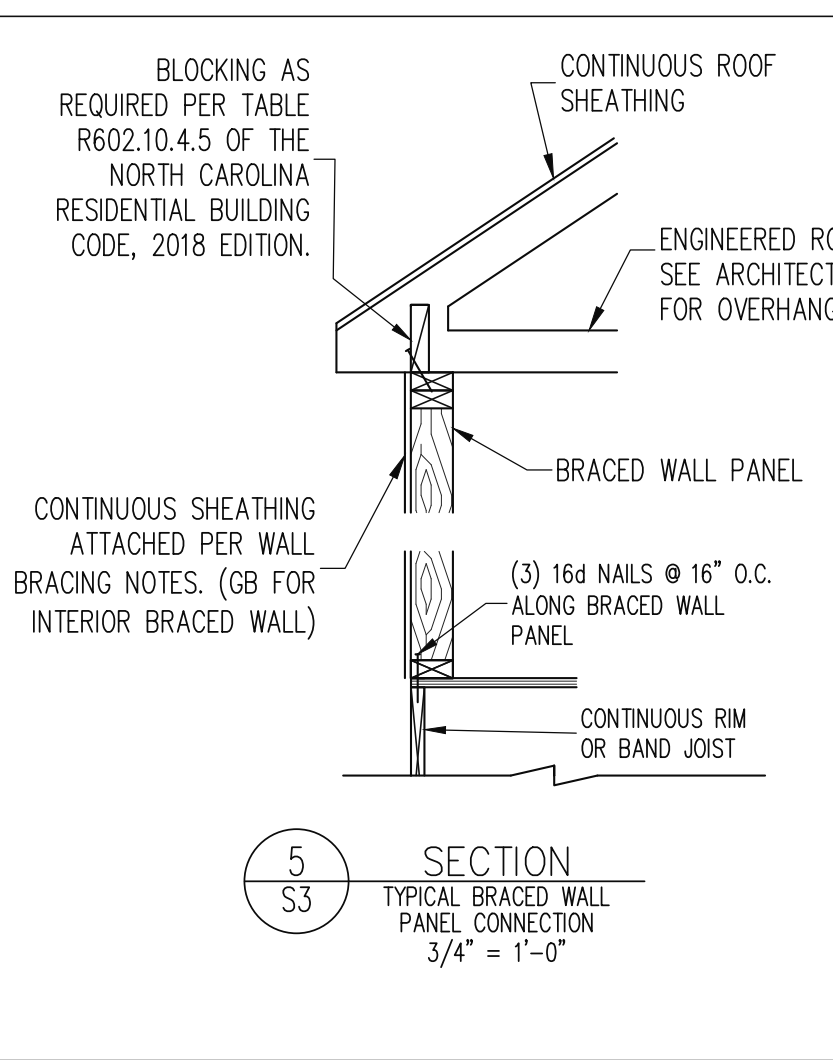
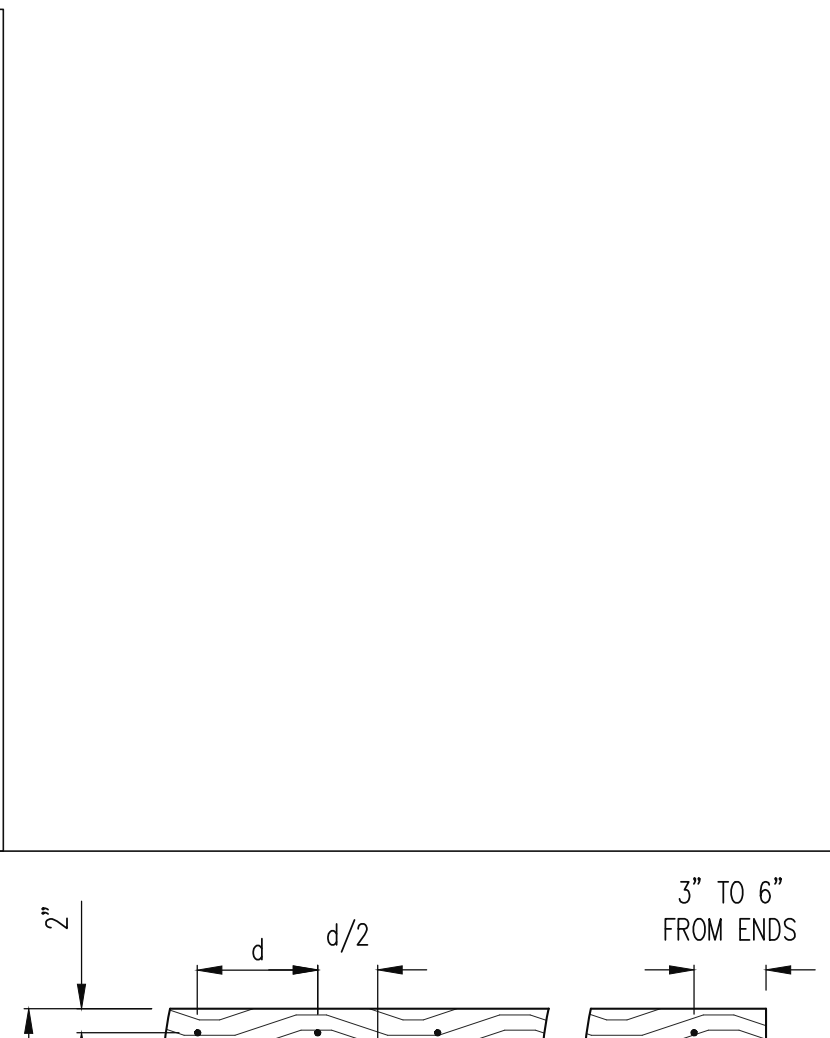
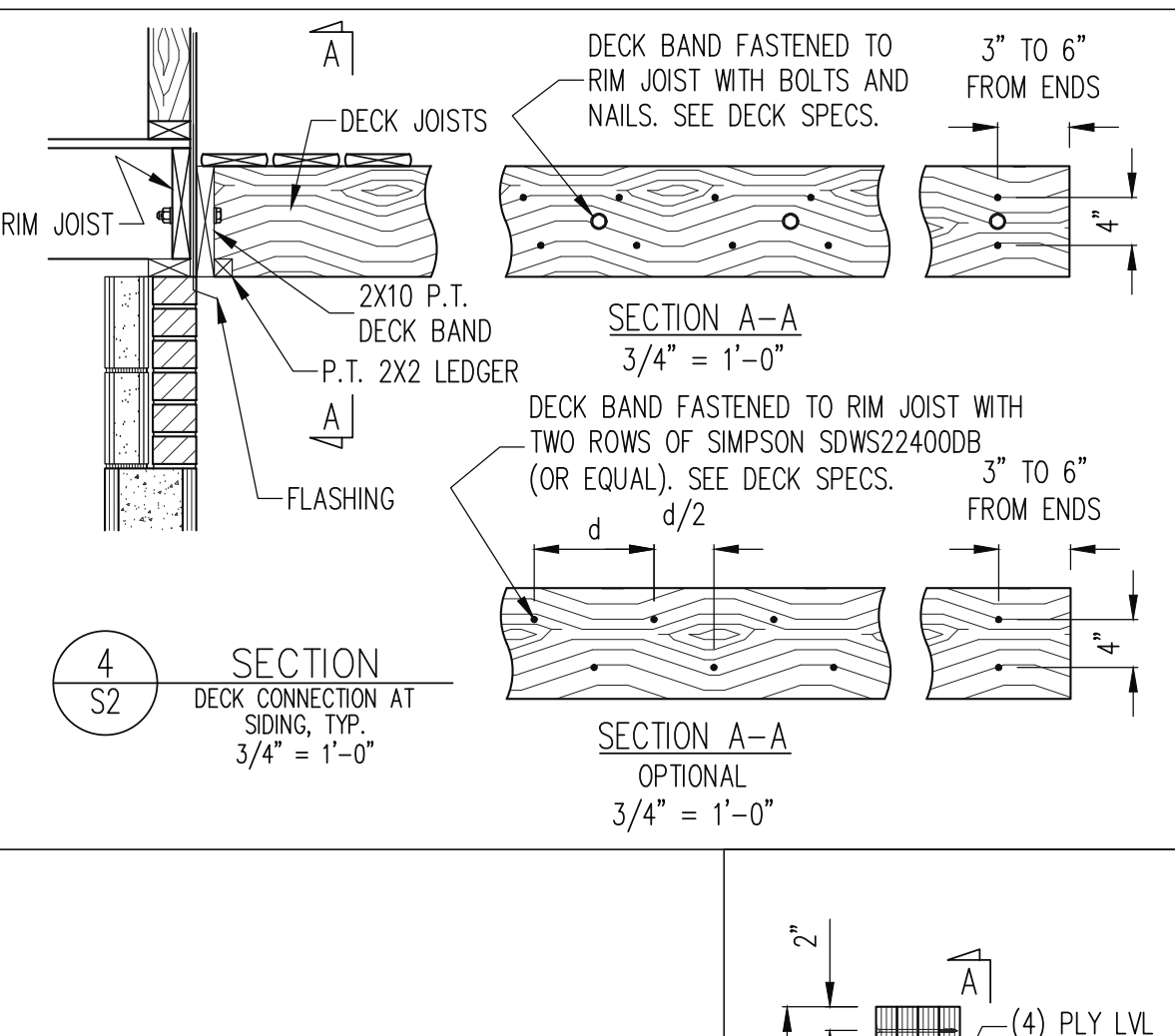
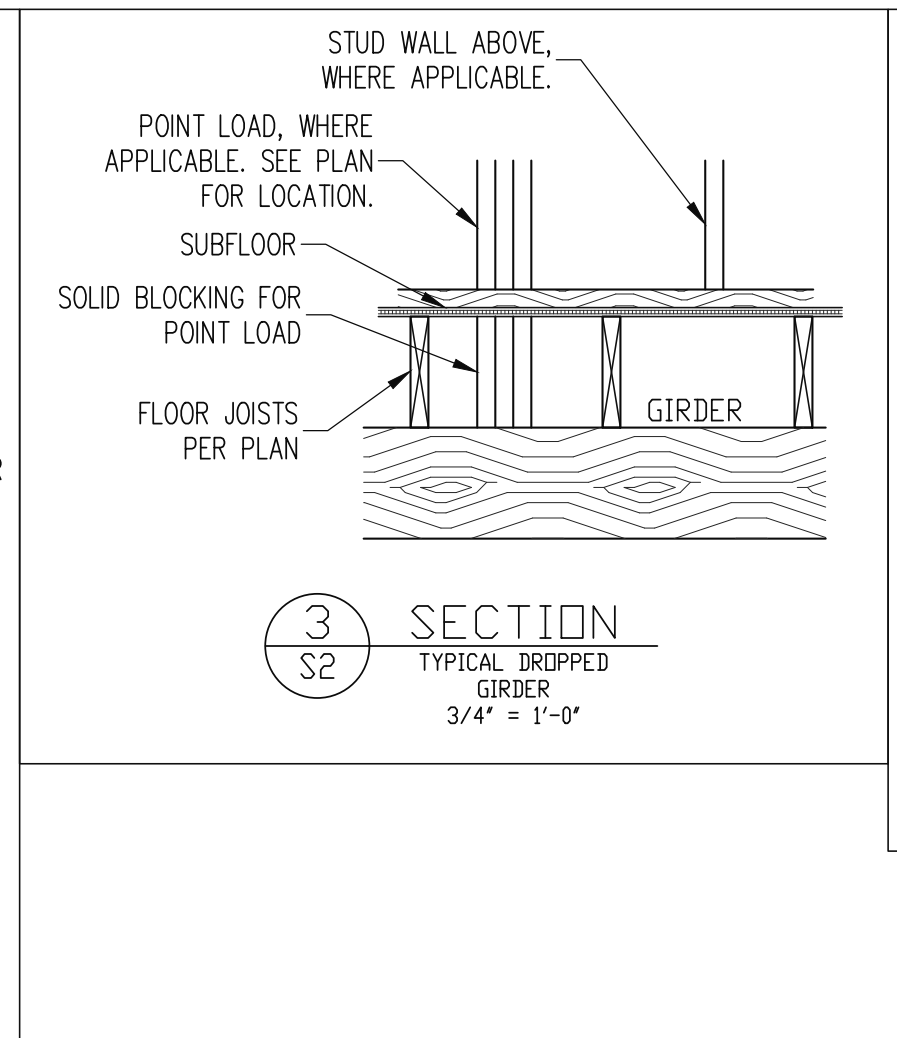
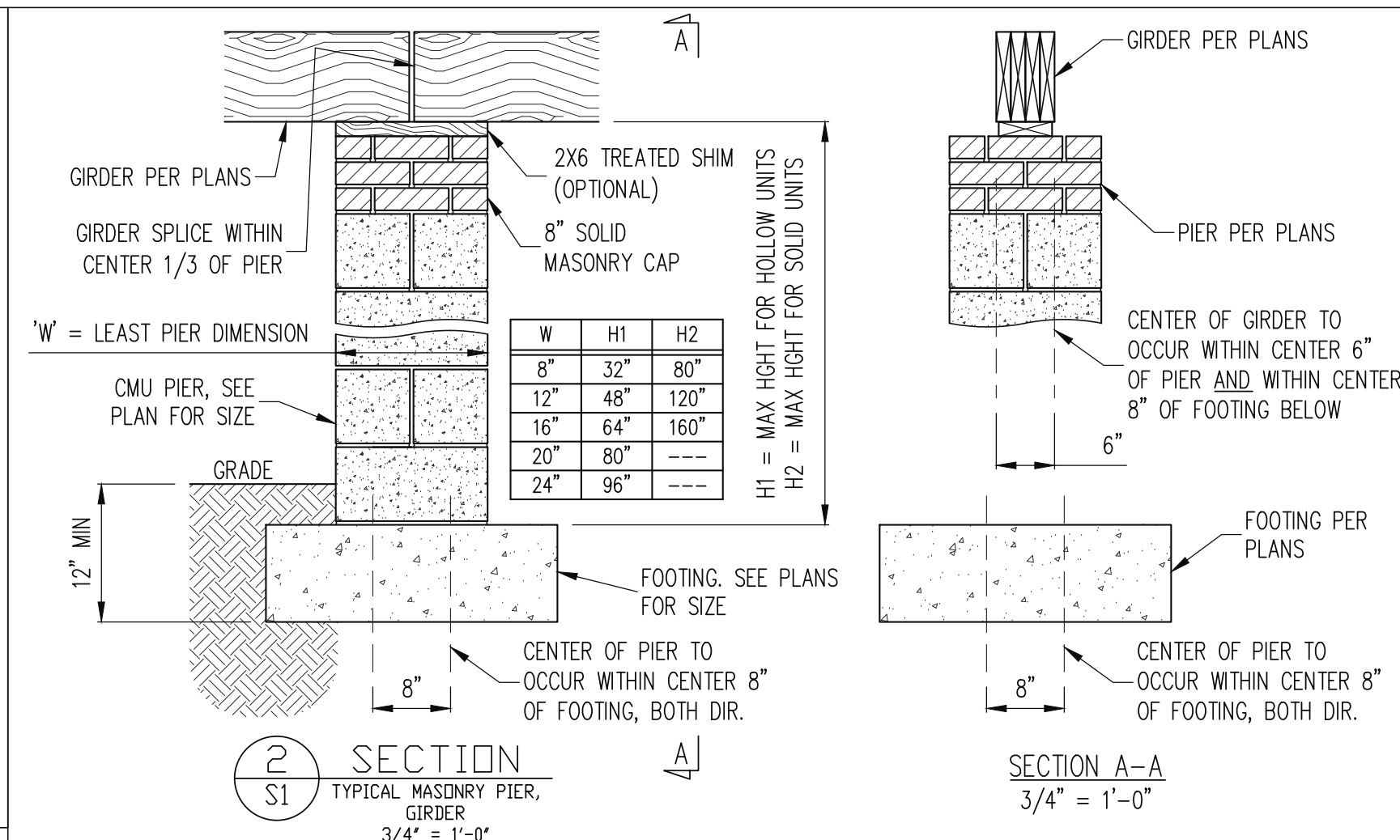
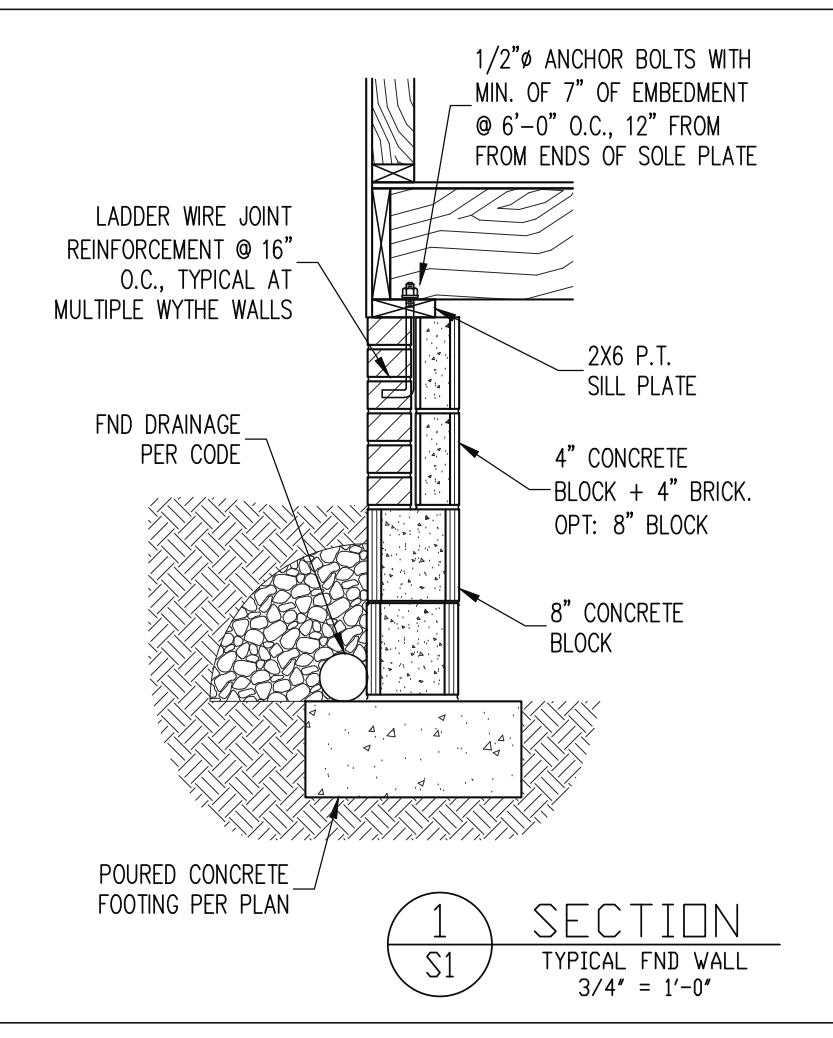
NEW HOME INC STRUCTURAL ADDENDUM LEFT HAND	REV #	REF PROJ #	DATE
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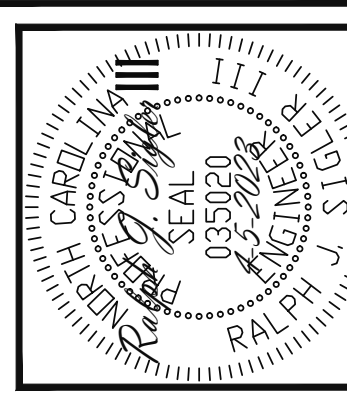
PLAN
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 23-65-081 LH

SHEET NO.
 S5
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ENG:	RJS/MEB
DATE:	4-5-2023
PLAN:	BRUNSWICK
PROJECT NO.:	23-65-081 LH
SHEET NO.:	SD1
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CONSTRUCTION SPECIFICATIONS

- PART 1: GENERAL**
- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
 - DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.
 - 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**
- 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
- INTERIOR WALLS: 5 PSF LATERAL.
 - BASIC WIND DESIGN VELOCITY OF 120 MPH.
 - SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).
- PART 3: STRUCTURAL STEEL**
- WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE.
 - SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.
 - STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE.
 - ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE.
 - 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**
- WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER.
- PART 5: CONCRETE AND SLABS ON GRADE**
- 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.
 - REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.
 - 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 OR 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**
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO
 - LAP SPLICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO
 - WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064.
- PART 7: MASONRY**
- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT.

- f'm = 1,500 PSI MIN
- CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW
 - MORTAR SHALL BE TYPE S, MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.
 - MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530
 - LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS
- PART 8: BOLTS AND LAG SCREWS**
- BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL STANDARD STEEL WASHERS (ASTM F344-07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS. HOLES FOR BOLTS SHALL BE AISC STANDARD HOLES UNO
 - LAG SCREWS SHALL CONFORM TO ANS/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
 - 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**
- NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667- 05. NAILS ARE TO BE COMMON WIRE OR BOX
- PART 10: DIMENSIONAL LUMBER**
- SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR @ 8' CYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC. MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
E= 1,400,000 PSI, F_c = 425 PSI, F_v = 285 PSI, SPECIFIC GRAVITY = 0.42 MIN
F_e = 875 PSI FOR 2X4, 2X6, 2X8. F_e = 800 PSI FOR 2X10'S, 750 PSI FOR 2X12'S
- PART 11: ENGINEERED LUMBER**
- LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
E= 1,900,000 PSI, F_b = 2600 PSI, F_v = 285 PSI, F_c = 750 PSI
E= 1.3 X 10E6 PSI, F_b = 1700 PSI, F_v = 400 PSI, F_c = 680 PSI
 - LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS
- PART 12: PRESSURE TREATED LUMBER**
- 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**
- 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**
- 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.
- PART 15: 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.
- EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.
 - 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 2X6 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**
- 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.
 - 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**
- 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"
 - 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 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 NCRB 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 10d 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**
- KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:
- | STUD SIZE | NUMBER OF KING STUDS | | | | |
|-----------|----------------------|-------|--------|--------|--------|
| | 5'-0" | 6'-0" | 12'-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**
- MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNER. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- PART 19: OWNERSHIP OF STRUCTURAL DESIGN**
- 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

- 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:

JOIST LENGTH	
UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	ONE- 5/8" Ø BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS224008 @ 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 SDWS224008 @ d = 16" O.C. STAGGERED

- ALL STRUCTURES EXCEPT BRICK STRUCTURES

JOIST LENGTH	
UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	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:

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".

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

POST SIZE	MAX POST HEIGHT
4x4	8'
6x6	20'
ENGINEERED	20' +

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	FTC FOOTING	TYP TYPICAL
B.E. BOTH ENDS	HDG HOT DIPPED	TRPL TRIPLE
B/TW/B BETWEEN	GALV GALVANIZED	TSP TRIPLE STUD POCKET
CP CAST IN PLACE	HGR HANGER	UNO UNLESS NOTED OTHERWISE
CONC CONCRETE	LVL LAMINATED VENEER LUMBER	XJ EXTRA JOIST
CS CONTINUOUS SHEATHING	N/S NOT TO SCALE	
DBL DIAMETER	O.C. ON CENTER	
DI DOUBLE	PSL PARALLEL STRAND LUMBER	
DJ DOUBLE JOIST	PT PRESSURE TREATED	
DSP DBL STUD POCKET	QJ QUAD JOIST	
E EQUAL	SP SPACE (OR SPACING)	
EA EACH	SSP SINGLE STUD POCKET	
FLG FLANGE	SQ SQUARE	
FL PL FLITCH PLATE		
FLR FLOOR		

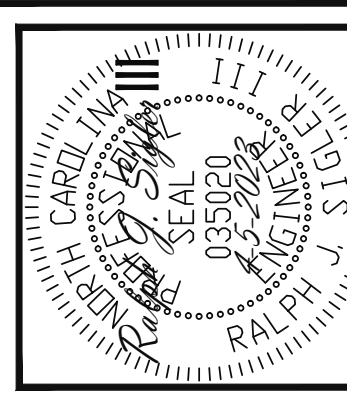
ALLOWABLE I-JOIST SUBSTITUTION

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

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BULEVIN	11.875"	BU 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	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
NORCOK	11.875"	NI 40x	IUS2.56/11.88	ITS2.56/11.88
ROSEBURG	11.875"	RFP 40s	IUS2.56/11.88	ITS2.56/11.88
WEYERHAEUSER	11.875"	TJ 210	IUS2.06/11.88	ITS2.06/11.88
WEYERHAEUSER	11.875"	ED-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.

ENGINEERING SEAL VALID FOR 1 YEAR ONLY
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Engineering Tech Associates, P.A.

SCOPE:	REV #	REF	PROJ #	DATE
NEW HOME INC				
STRUCTURAL ADDENDUM				
LEFT HAND				

ENG: RJS/MEB
DATE: 4-5-2023
PLAN: BRUNSWICK
PROJECT NO.: 23-65-081 LH
SHEET NO.: SPECS
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