

REVISION LOG	
REVISION:001	DATE: ...

1. ...

Revised 9-25-23 to add Structurals to set.

Lot 117 Duncan Creek
92 Beacon Hill Rd. Fuquay
Varina, NC 27546

The Guilford Traditional - LH

NEW HOME INC.



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
2.3	Optional Second Floor Plan
3.0	Front & Rear Elevations (Slab)
3.0.1	Front & Rear Elevations (Crawl)
3.1	Side Elevations (Slab)
3.1.1	Side Elevations (Crawl)
3.2	Elevation Options (Slab)
3.2.1	Elevation Options (Crawl)
3.3	Elevation Options (Slab)
3.3.1	Elevation Options (Crawl)
3.4	Elevations For Optional Second Floor (Crawl)
3.4.1	Elevations For Optional Second Floor (Slab)
4.0	Roof Plan
4.0.1	Roof Plan for Optional Second Floor
5.0	First Floor Electrical
5.1	First Floor Options Electrical

SQUARE FOOTAGE		
	'TRADITIONAL' ELEVATION	
	UNHEATED	HEATED
FIRST FLOOR	0	1536
SECOND FLOOR	0	796
FRONT PORCH	37	0
EQUIPMENT ROOM	52	0
REAR PATIO/DECK	144	0
2 CAR GARAGE	394	0
SUBTOTALS	627	2332
TOTAL UNDER ROOF	2959	

OPTIONS		
	UNHEATED S.F.	HEATED S.F.
FIREPLACE BUMP OUT	0	11
OPTIONAL CAFE/OFFICE	0	144
SECOND FLOOR B	0	50
OPTIONAL SECOND FLOOR A	0	100
OPTIONAL SECOND FLOOR B	0	244
OPT. 2ND FL OPTIONAL POCKET OFFICE	70	70
EQUIPMENT ROOM	+114	0
OPTIONAL REAR PATIO/DECK	100	0

DESIGN CRITERIA:

THIS PLAN IS TO BE BUILT IN CONFORMANCE WITH THE 2018 NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE

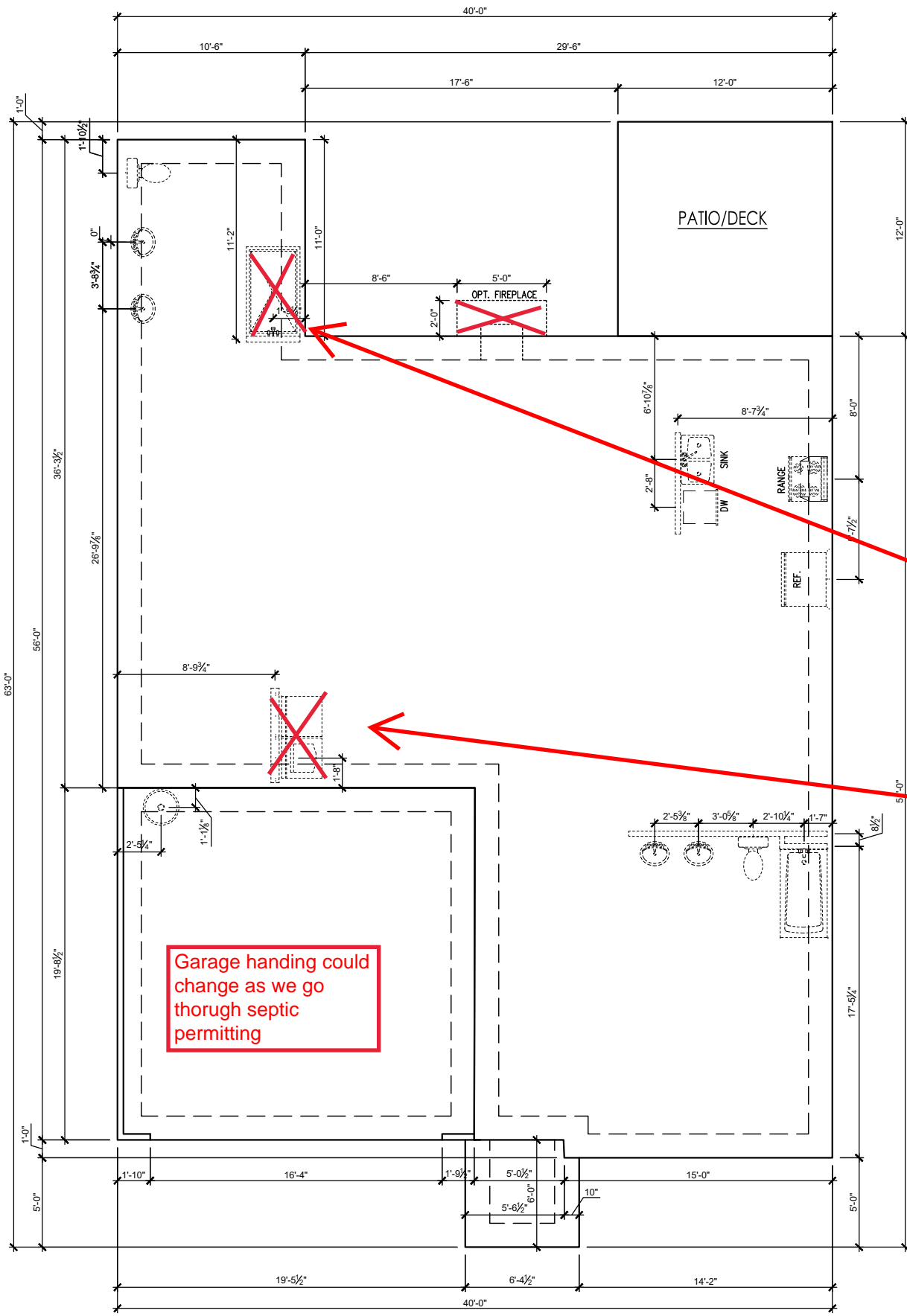
DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS.

NEW HOME INC.

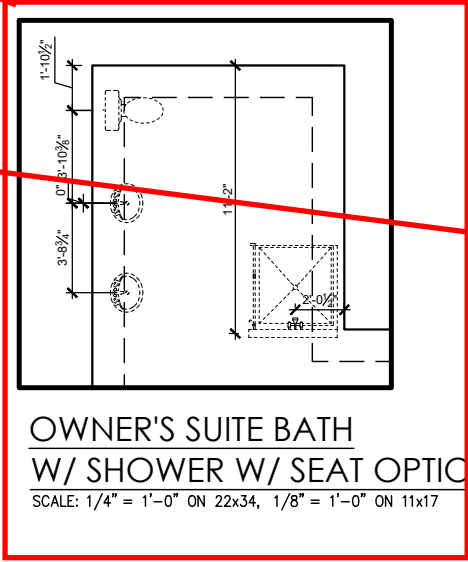
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THE GUILFORD - LH
Cover - Traditional

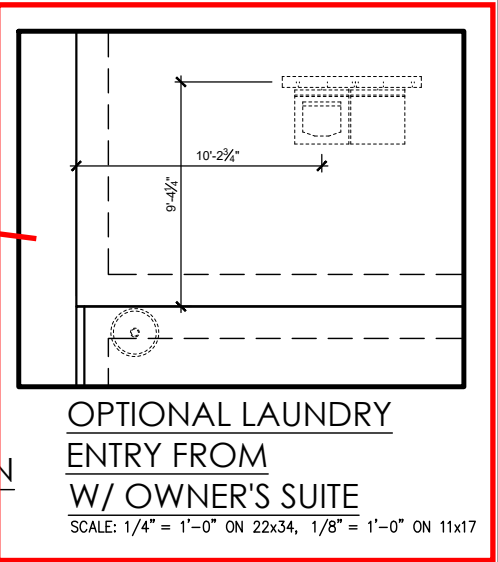
DRAWN BY: New Home Inc. - Jennifer Jones
ISSUE DATE: 07-25-2023
CURRENT REVISION DATE:
SCALE: 1/8" = 1'-0"
SHEET 0.0



Garage handing could change as we go through septic permitting



OWNER'S SUITE BATH
W/ SHOWER W/ SEAT OPTION
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



OPTIONAL LAUNDRY
ENTRY FROM
W/ OWNER'S SUITE
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

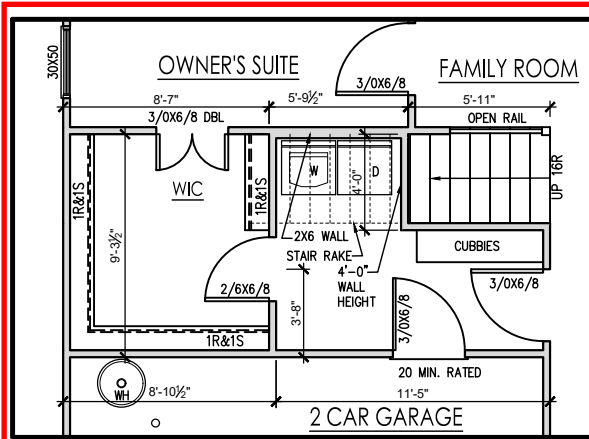
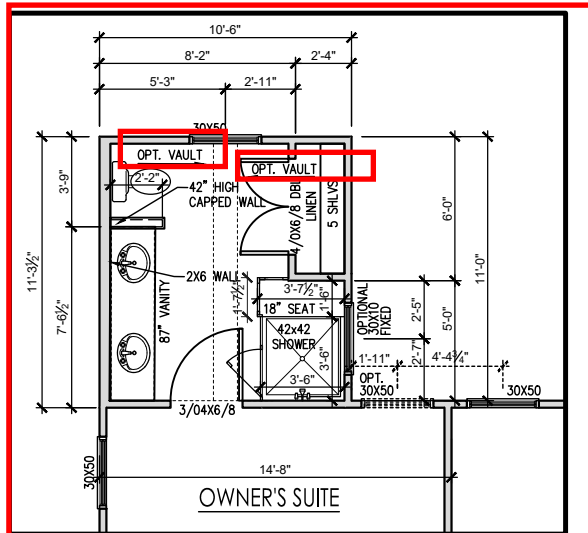
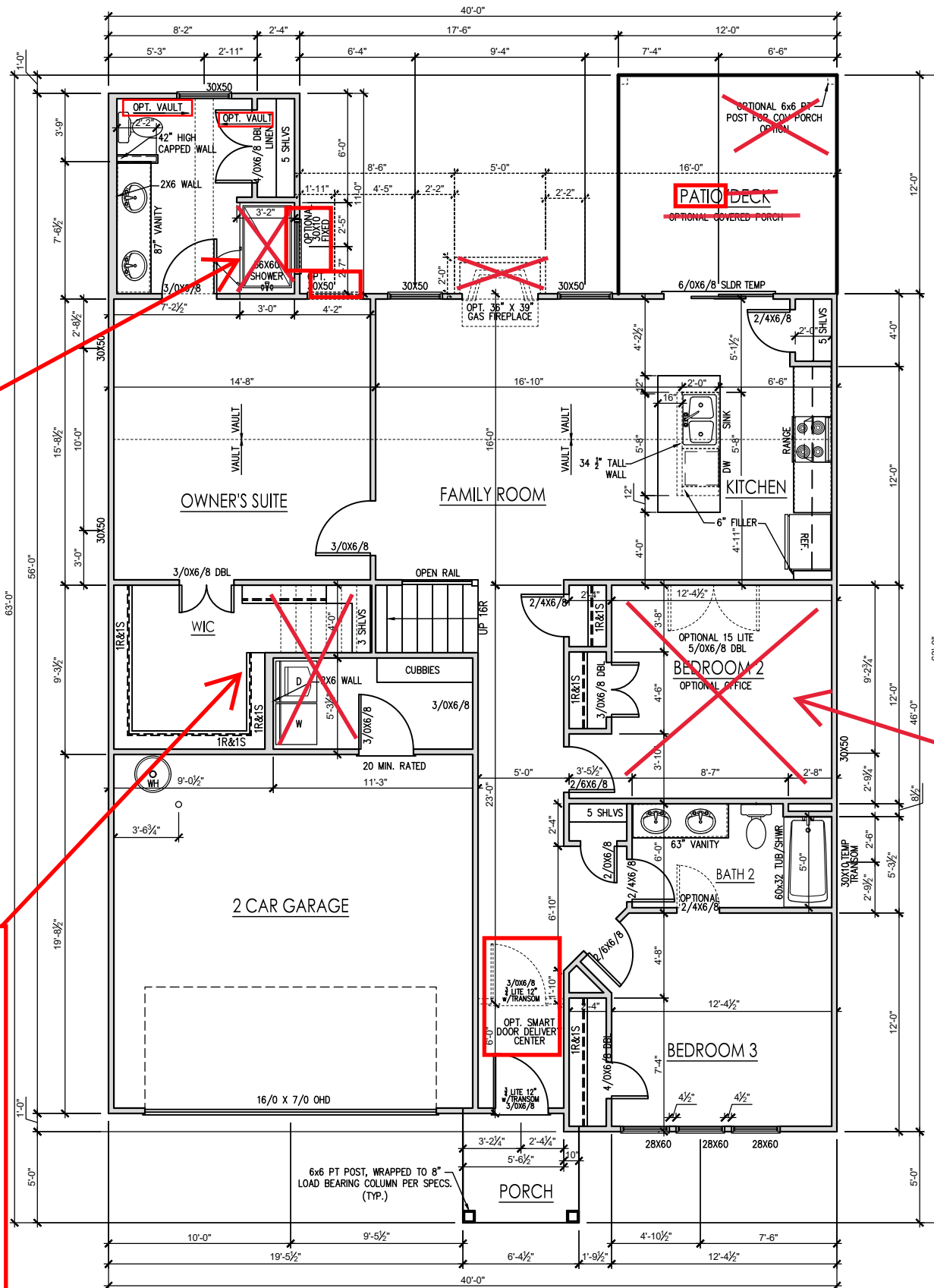
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THE GUILFORD - LH
Foundation - Traditional (Slab)

DRAWN BY:
New Home Inc. - Jennifer Jones
ISSUE DATE:
07-25-2023
CURRENT REVISION DATE:

SCALE:
1/8" = 1'-0"
SHEET
1.0

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



Opt Dining with 2 Closets see Page 2.1

GENERAL FLOOR PLAN NOTES

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

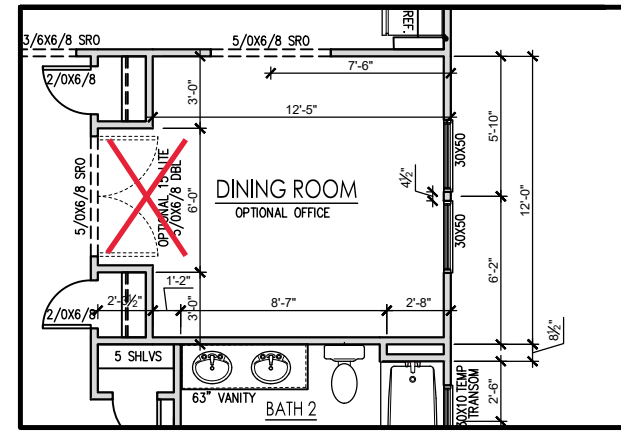
- WALL HEIGHTS: TYPICALLY 9'-1 1/2" AT FIRST FLOOR AND SECOND FLOOR, AND 9'-1 1/2" AT ATTICS U.N.O. ALL WALLS ARE CONSTRUCTED USING A DOUBLE TOP PLATE. SPLICES AT DOUBLE TOP PLATE DO NOT NEED TO OCCUR AT VERTICAL STUDS BUT MUST BE AT LEAST 24" APART FROM JOINT IN OTHER TOP PLATE LAYER. SPECIAL WALL HEIGHTS ARE NOTED ON PLANS WHERE THEY OCCUR.
- 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.
- TYPICAL HEADER HEIGHT SHALL BE 7'-8" AFF AT FIRST FLOOR, AND 7'-4" AFF AT SECOND FLOOR U.N.O.
- 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.
- 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 CABINERY.
- 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.
- 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.
- 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.
- 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
- 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.
- 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.
- GARAGE DOOR TO LIVING SPACE SHALL BE 2'-8" X 6'-8" MINIMUM SIZE AND SHALL BE 20 MINUTE FIRE RATED AND WEATHER SEALED.
- 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.

REV.#	DESCRIPTION	DATE
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THE GUILFORD - LH
First Plan - Traditional

DRAWN BY:
New Home Inc. - Jennifer Jones
ISSUE DATE:
07-25-2023
CURRENT REVISION DATE:
SCALE:
1/8" = 1'-0"
SHEET
2.0

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



OPTIONAL DINING WITH TWO COAT CLOSETS

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

GENERAL FLOOR PLAN NOTES

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

1. WALL HEIGHTS: TYPICALLY 9'-4 1/2" AT FIRST FLOOR AND SECOND FLOOR, AND 9'-4 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.

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THE GUILFORD - LH

First Floor Options

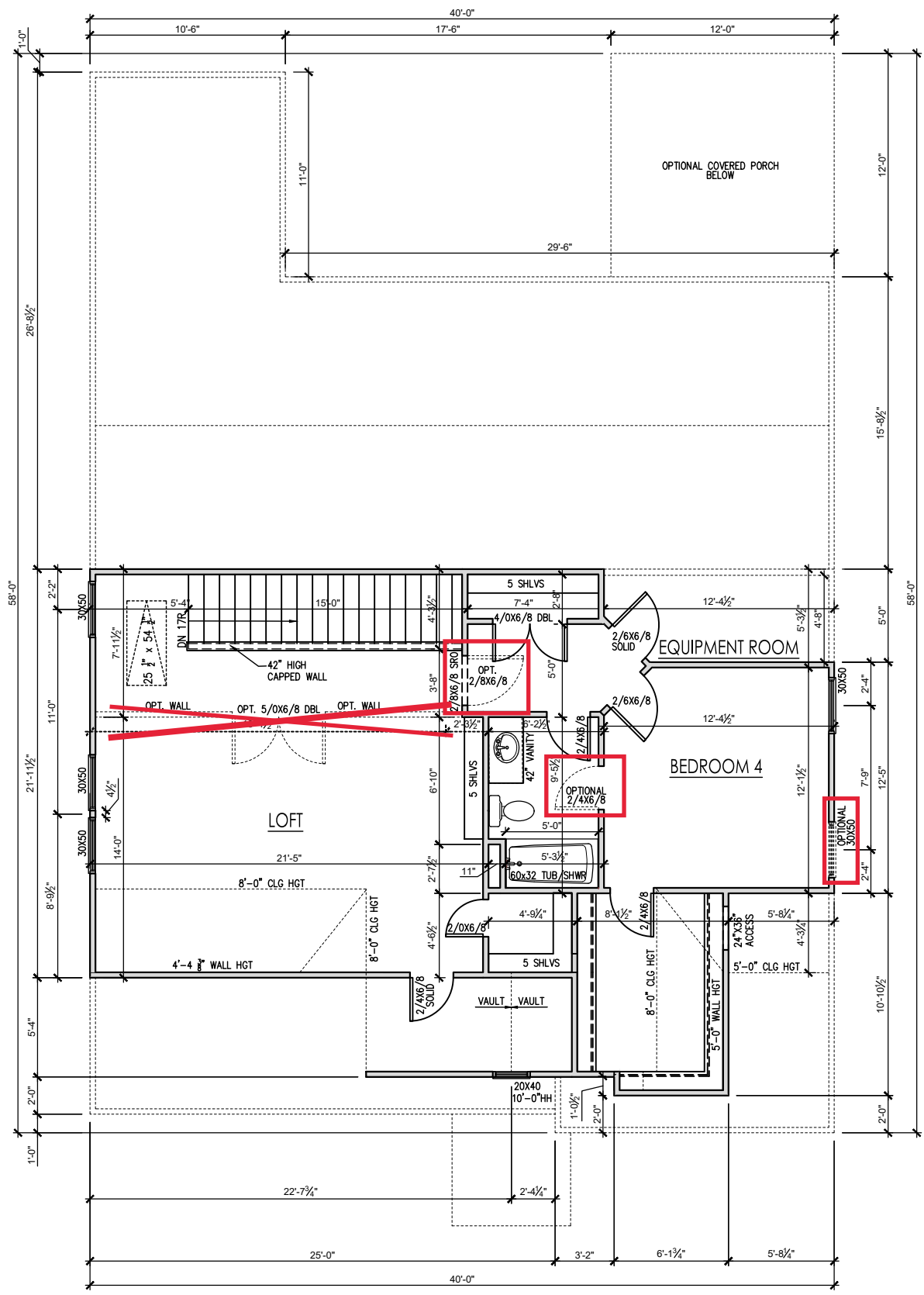
DRAWN BY:
New Home Inc. - Jennifer Jones

ISSUE DATE:
07-25-2023

CURRENT REVISION DATE:

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

SHEET
2.1



REV.#	DESCRIPTION	DATE
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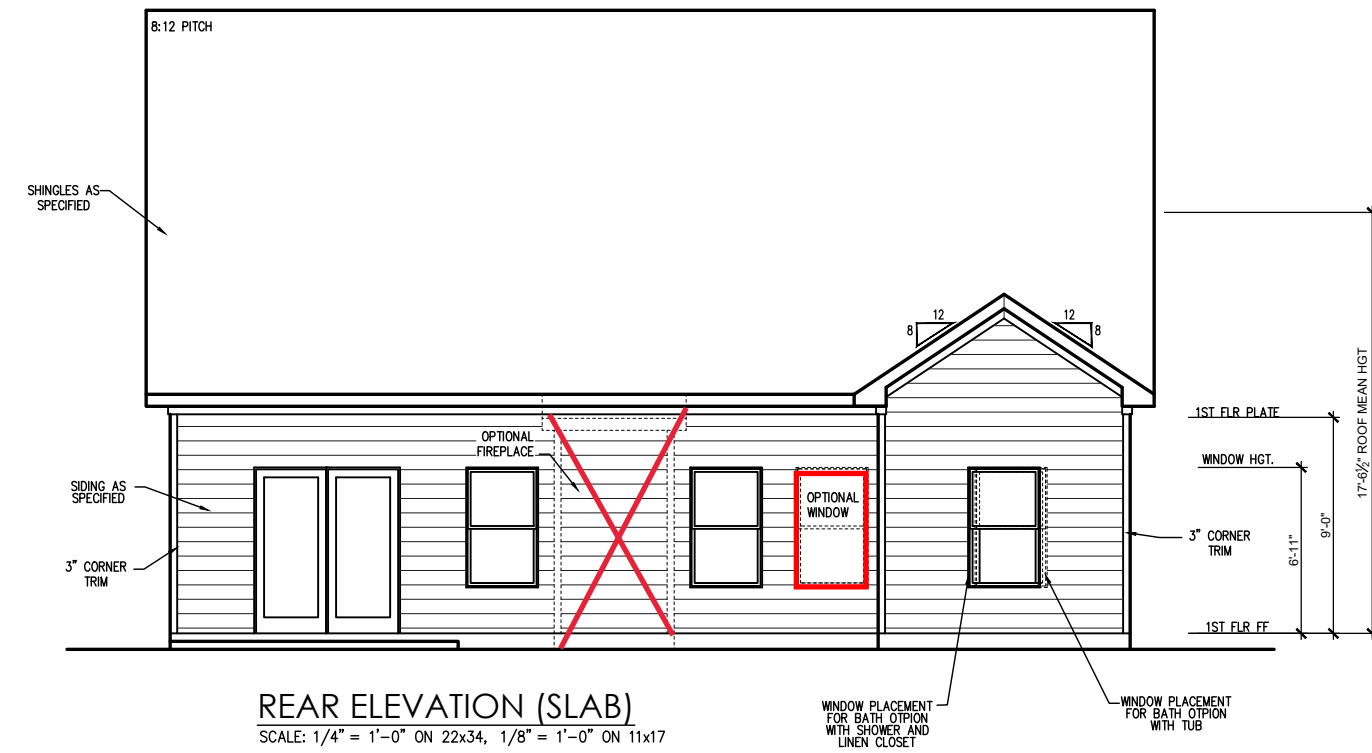
THE GUILFORD - LH
Second Floor Plan - Traditional

DRAWN BY:
New Home Inc. - Jennifer Jones
ISSUE DATE:
08-10-2023
CURRENT REVISION DATE:
09-27-2023

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

SHEET
2.2

SECOND FLOOR PLAN - TRADITIONAL - A
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



REV.#	DESCRIPTION	DATE
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THE GUILFORD - LH

Elevations - Traditional (Slab)

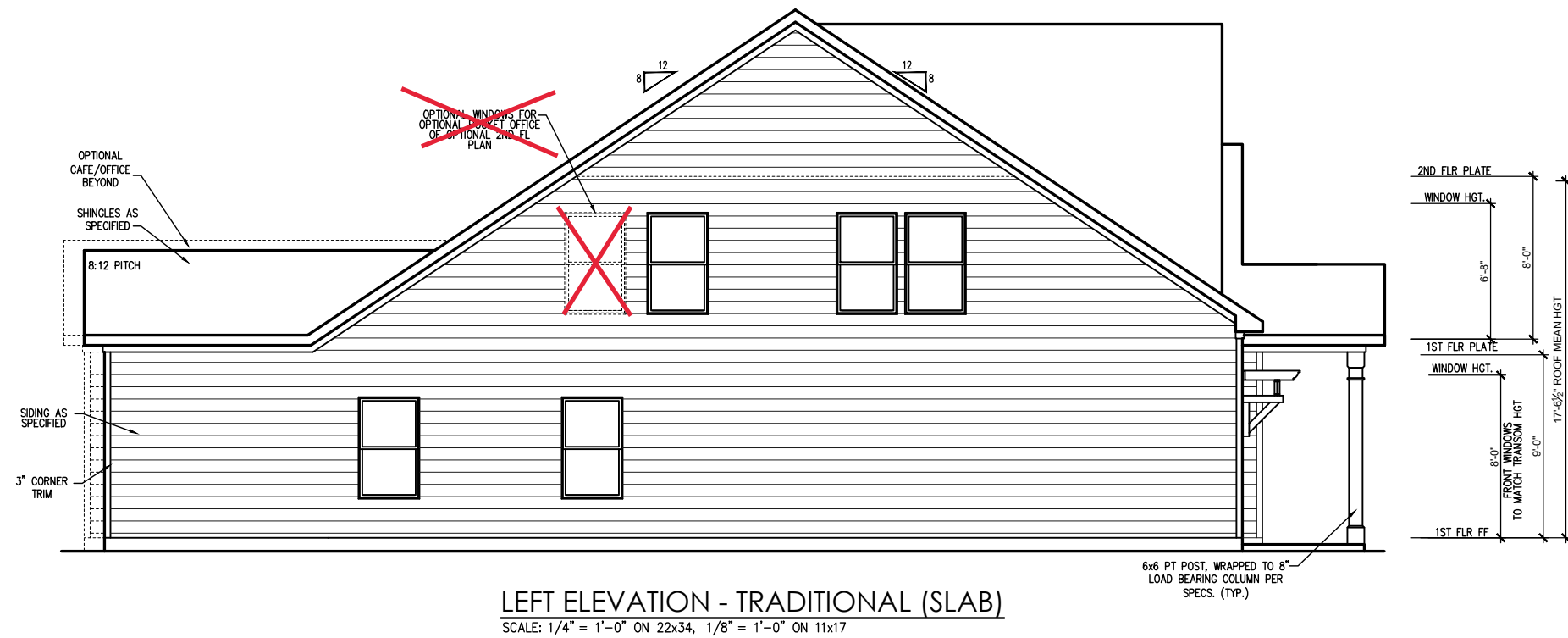
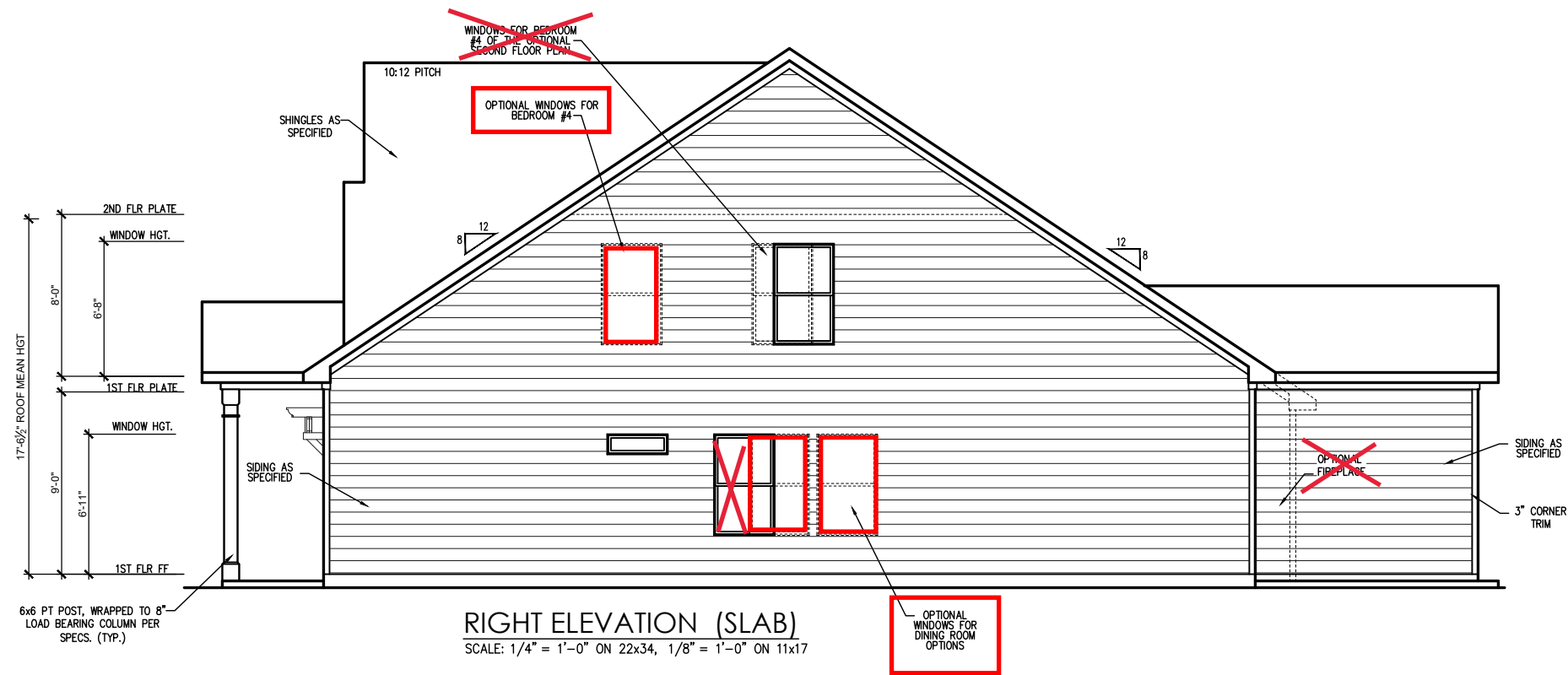
DRAWN BY:
New Home Inc. - Jennifer Jones

ISSUE DATE:
07-25-2023

CURRENT REVISION DATE:

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

SHEET
3.0

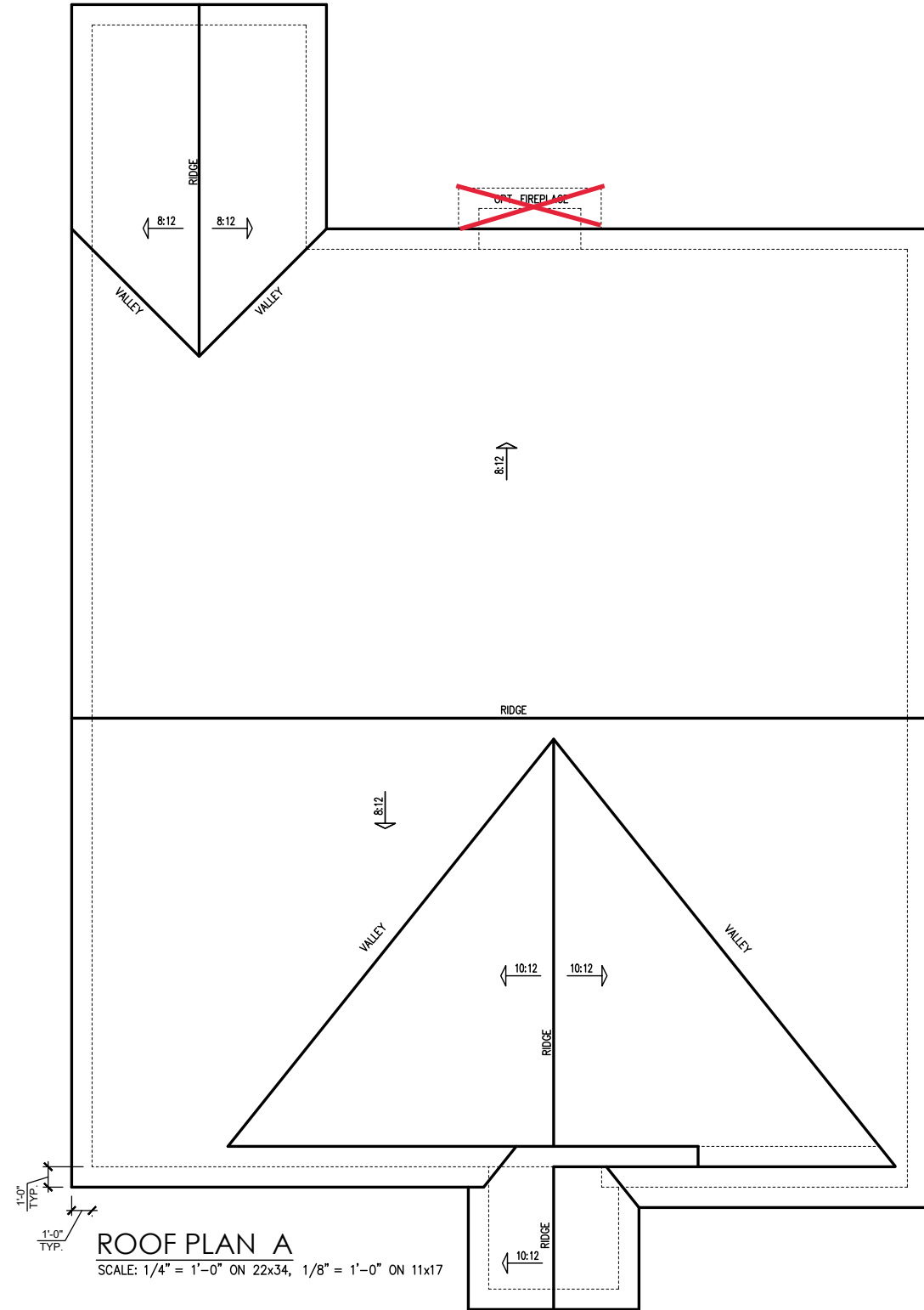


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THE GUILFORD - LH
Side Elevations - Traditional (Slab)

DRAWN BY:
New Home Inc. - Jennifer Jones
ISSUE DATE:
07-25-2023
CURRENT REVISION DATE:

SCALE:
1/8" = 1'-0"
SHEET
3.1



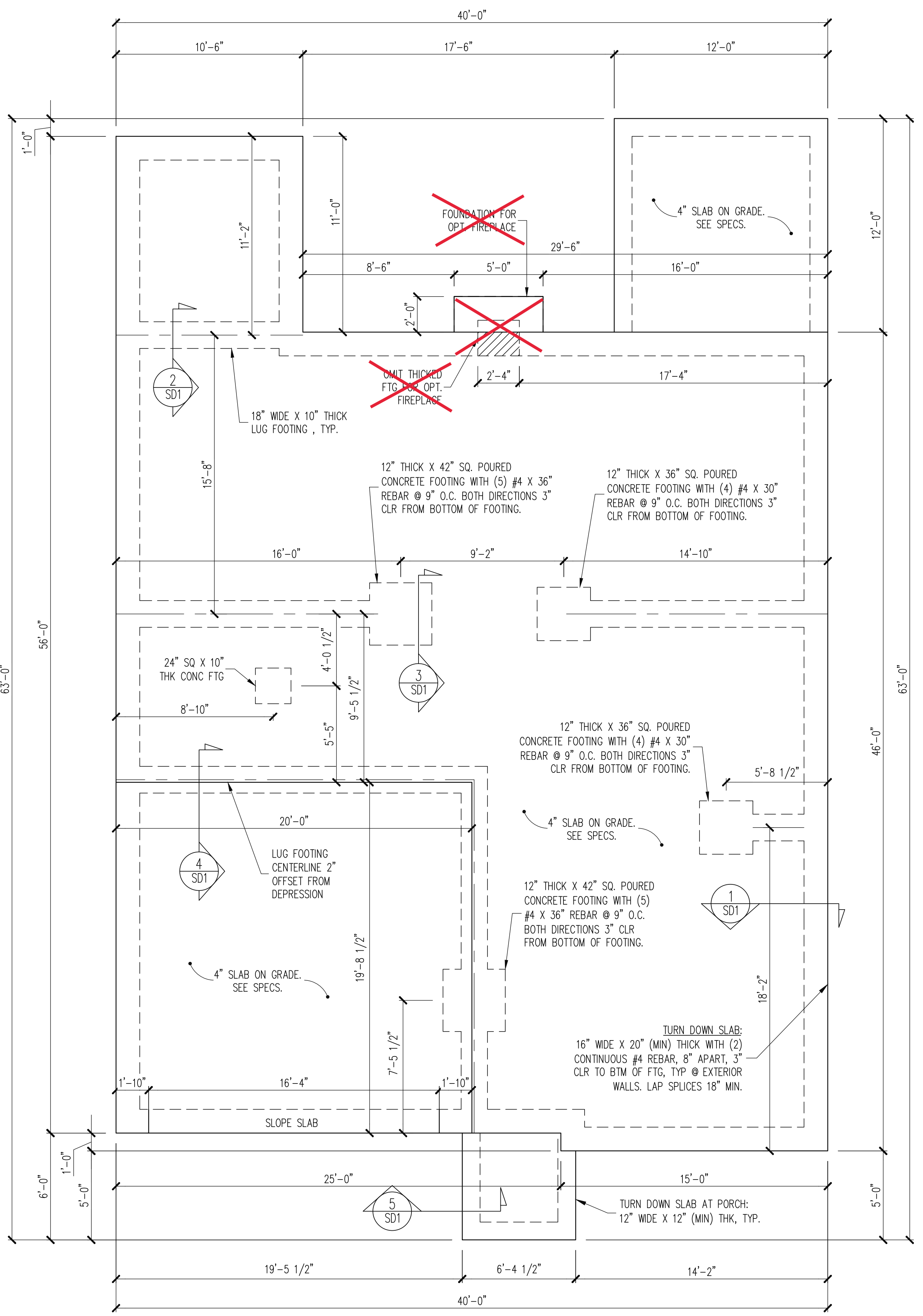
ROOF PLAN A
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

THE GUILFORD - LH
Roof Plan - Traditional

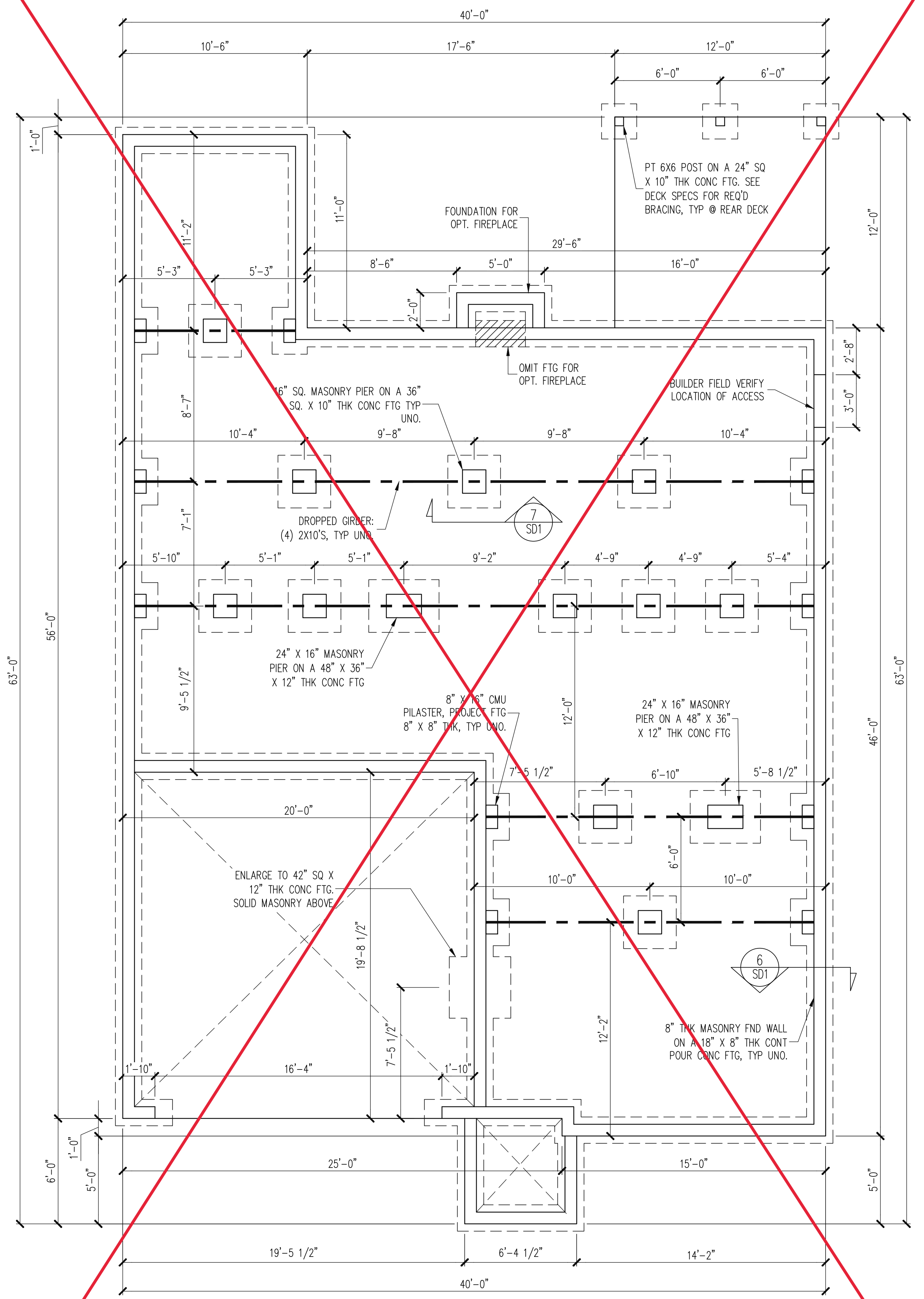
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DRAWN BY:
New Home Inc. - Jennifer Jones
ISSUE DATE:
07-25-2023
CURRENT REVISION DATE:

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



MONO SLAB FOUNDATION PLAN
ELEVATION A & B
1/4" = 1'-0"



CRAWLSPACE FOUNDATION PLAN
ELEVATION A & B
1/4" = 1'-0"

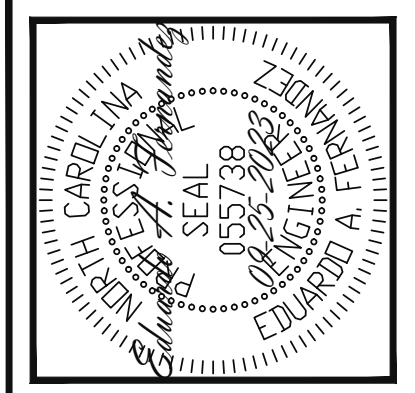
CONSTRUCTION SPECIFICATIONS
INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:
PART 1.01: CURRENT GOVERNING CODE
PART 14: STUD SUPPORT FOR BEAMS
PART 17: KING STUDS FOR EXTERIOR WALLS
SEE DETAIL / CONSTRUCTION SPECIFICATIONS SHEETS FOR I-JOISTS ALLOWABLE SUBSTITUTIONS

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.
-PLUMBING SHOWN FOR REFERENCE ONLY. BUILDER VERIFY FINAL FIXTURE LOCATIONS, SIZES AND REQUIREMENTS PRIOR TO INSTALLATION.

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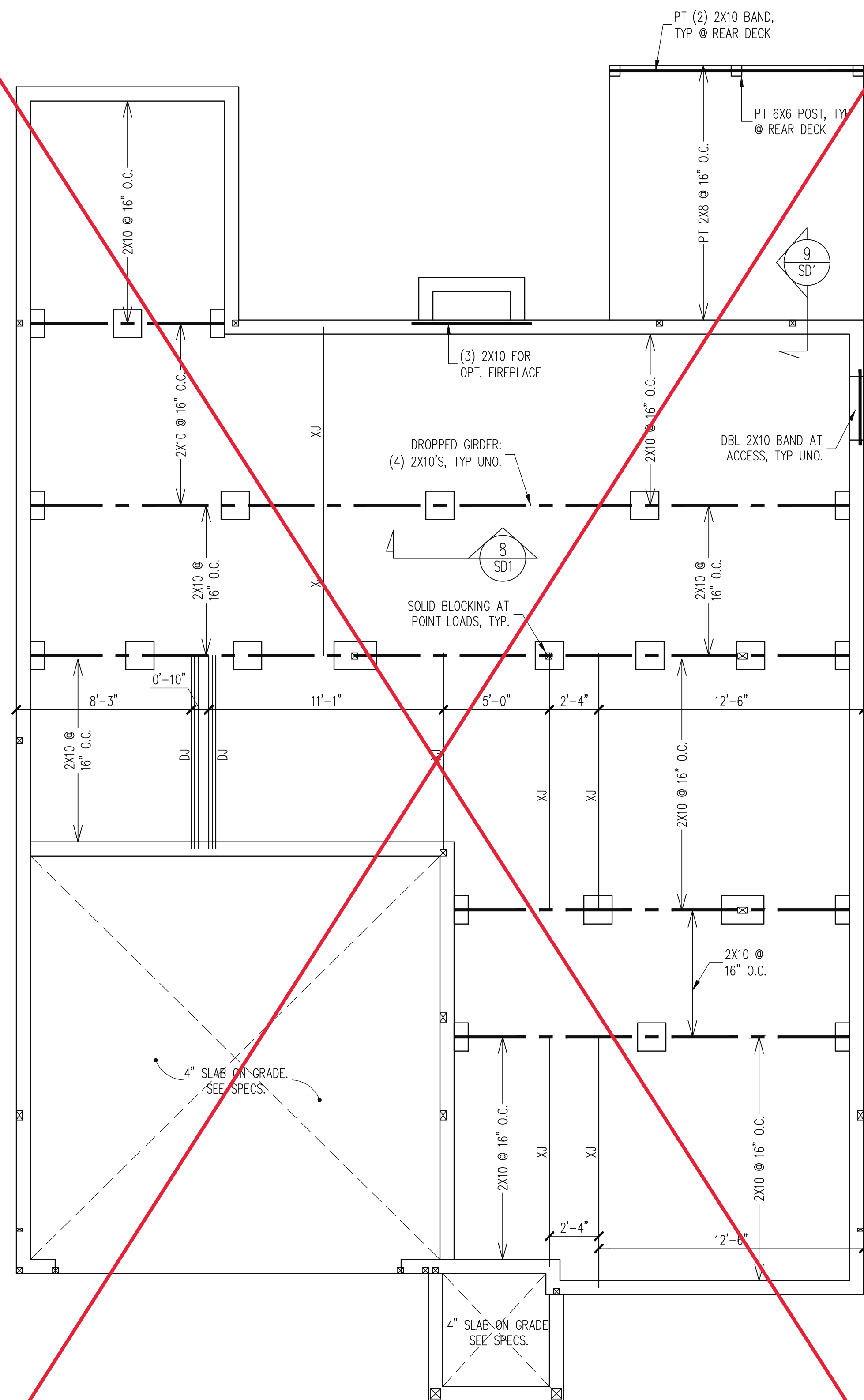
STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd. Unit 201
Raleigh, North Carolina 27609
Phone (919) 844-1661
Engineering Tech Associates, P.A.

NEW HOMES INC	REV #	REF PROJ #	DATE
STRUCTURAL ADDENDUM			
SCOPE: CUILFORD MASTER PLANS			
LOC: THE TRADITIONAL-LH			

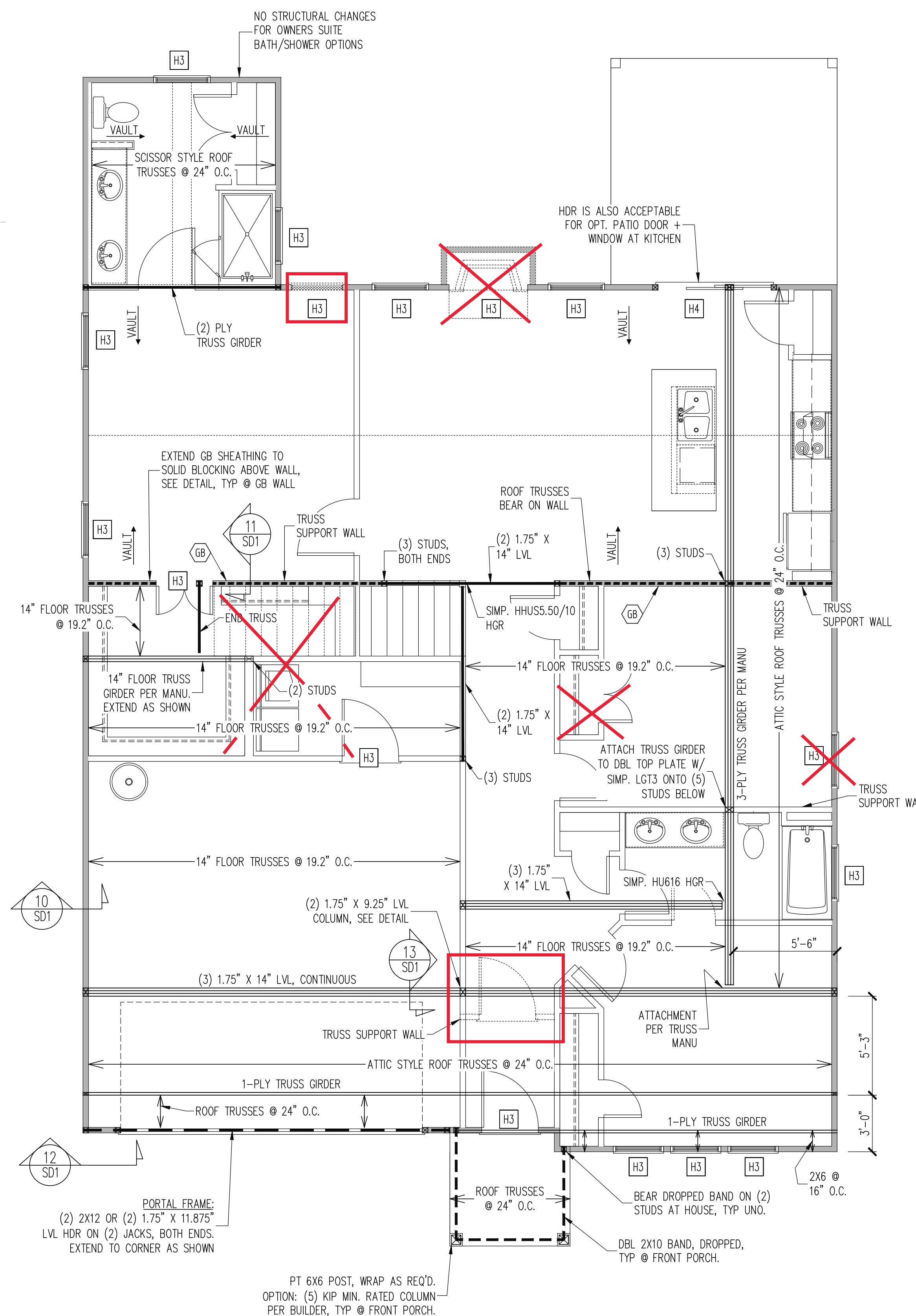
ENG: EAF
DATE: 09-25-2023

PROJECT NO.
23-65-205

SHEET NO.
S1A



CRAWL SPACE FRAMING PLAN
ELEVATION A & B
1/4" = 1'-0"



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

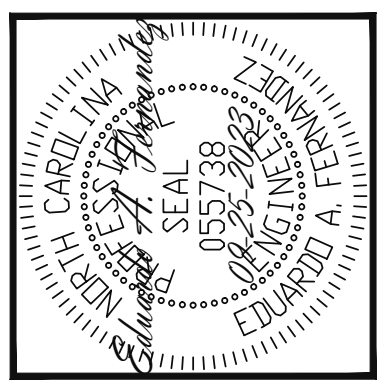
WALL BRACING

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 @ 4" O.C. AT PANEL EDGES, 8" 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 = 192" MIN.
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

- H1 SINGLE 2X4 TURNED FLAT (A)
 - H2 (2) 2X4'S ON SINGLE JACKS (B)
 - H3 (2) 2X10'S ON SINGLE JACKS (C)
 - H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS
 - H5 (3) 2X10'S ON SINGLE JACKS
- (A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.
NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

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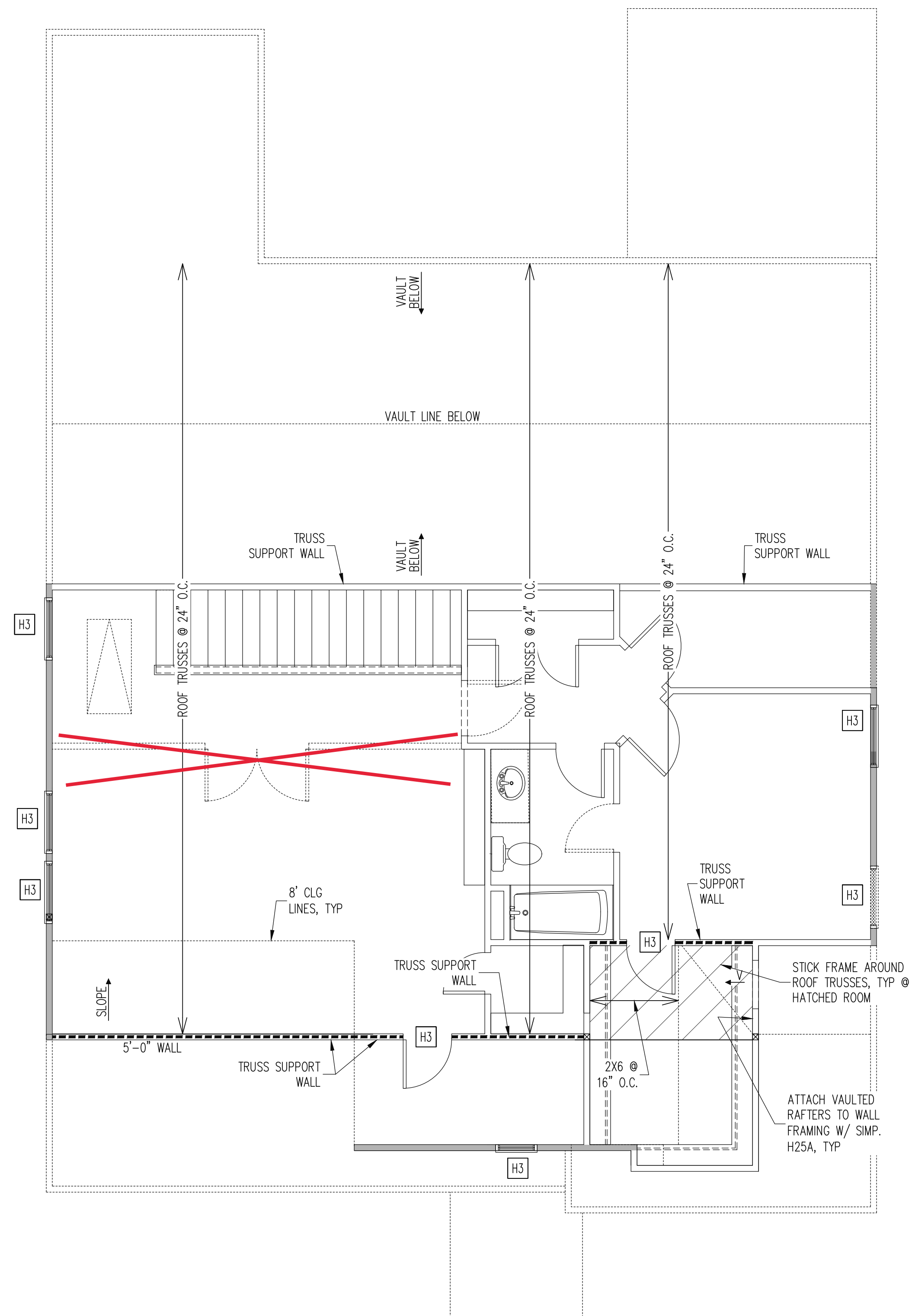
Engineering Tech Associates, P.A.
STRUCTURAL ENGINEERS
License No. C-3870
318 W Millbrook Rd. Unit 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

NEW HOMES INC	REV #	REF PROJ #	DATE
STRUCTURAL ADDENDUM			
SCOPE: CUILFORD MASTER PLANS			
LOC: THE TRADITIONAL-LH			

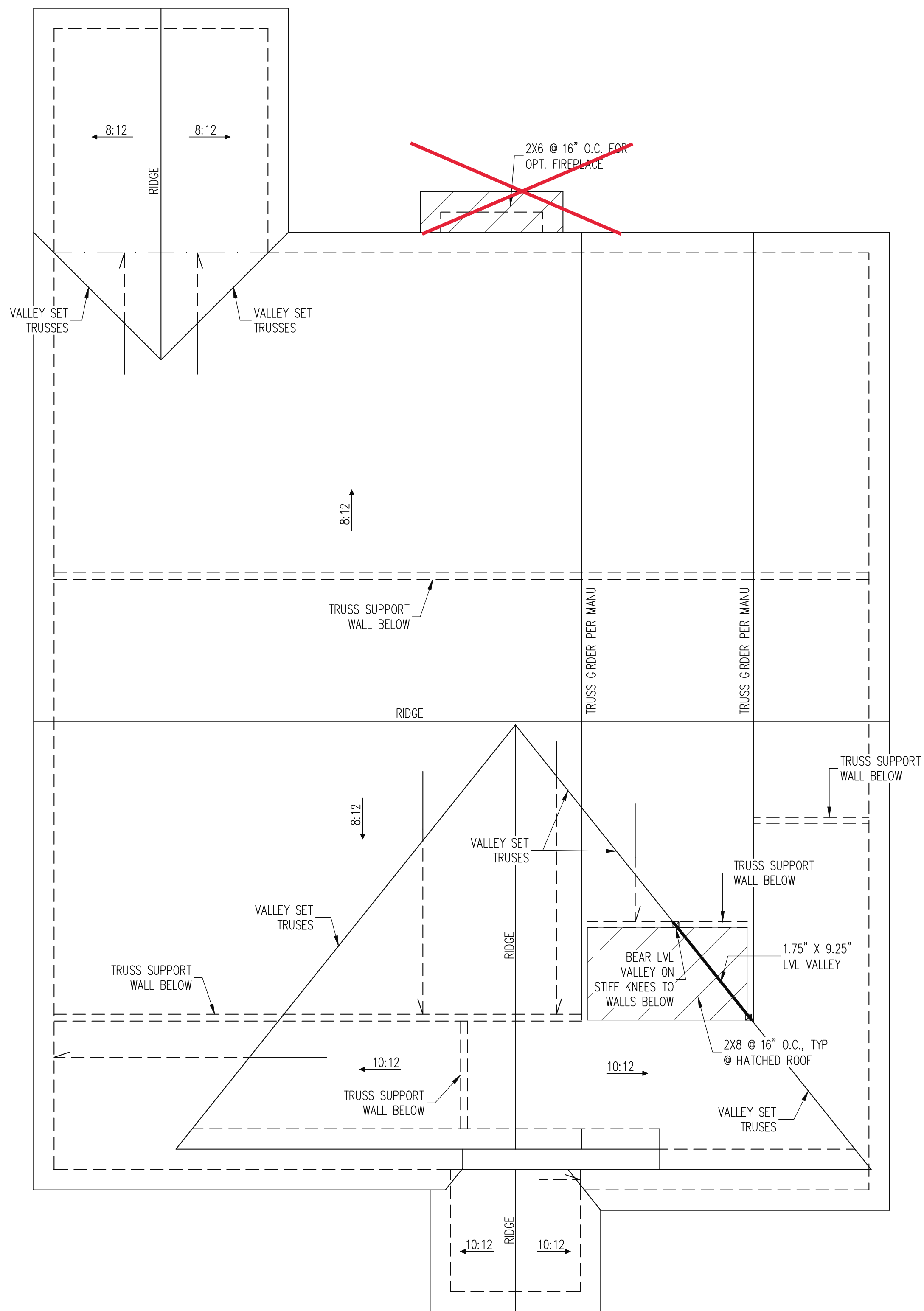
ENG: EAF
DATE: 09-25-2023

PROJECT NO.
23-65-205

SHEET NO.
S2A



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



ROOF FRAMING PLAN
ELEVATION A
1/4" = 1'-0"

TRUSS UPLIFT CONNECTORS

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

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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

FRAMING NOTES

ROOF ONLY

- 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.

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.

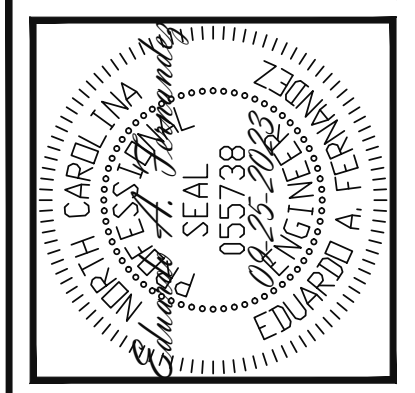
NOTES:
PROVIDED CONTINUOUS SHEATHING = 3/4" MIN.

REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

- | | |
|----|--------------------------------------|
| H1 | SINGLE 2X4 TURNED FLAT (A) |
| H2 | (2) 2X4'S ON SINGLE JACKS (B) |
| H3 | (2) 2X10'S ON SINGLE JACKS (C) |
| H4 | (2) 1.75" X 9.25" LVL'S ON DBL JACKS |
| H5 | (3) 2X10'S ON SINGLE JACKS |
- (A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
- (B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
- (C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.
- NOTES:
-HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.

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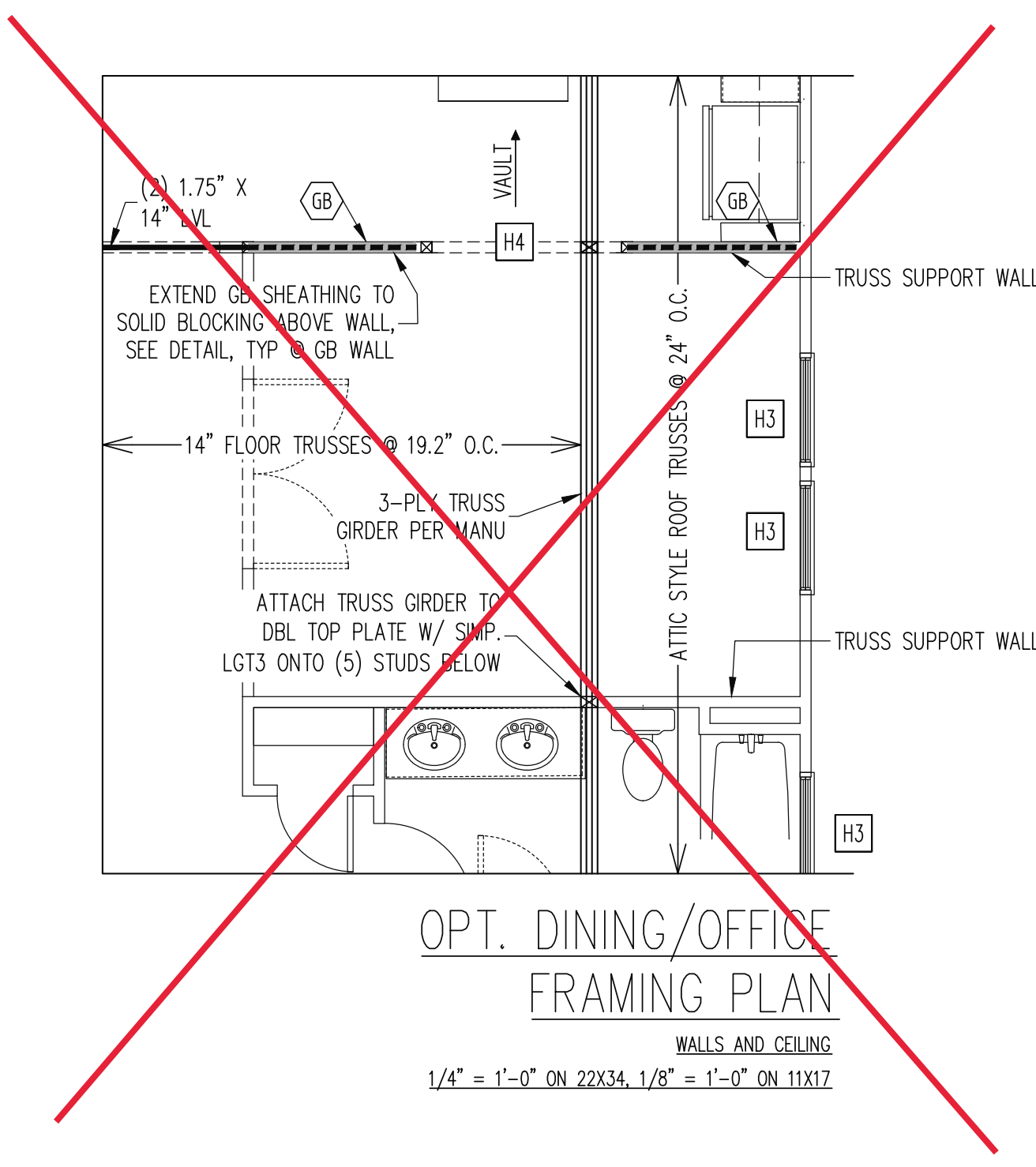
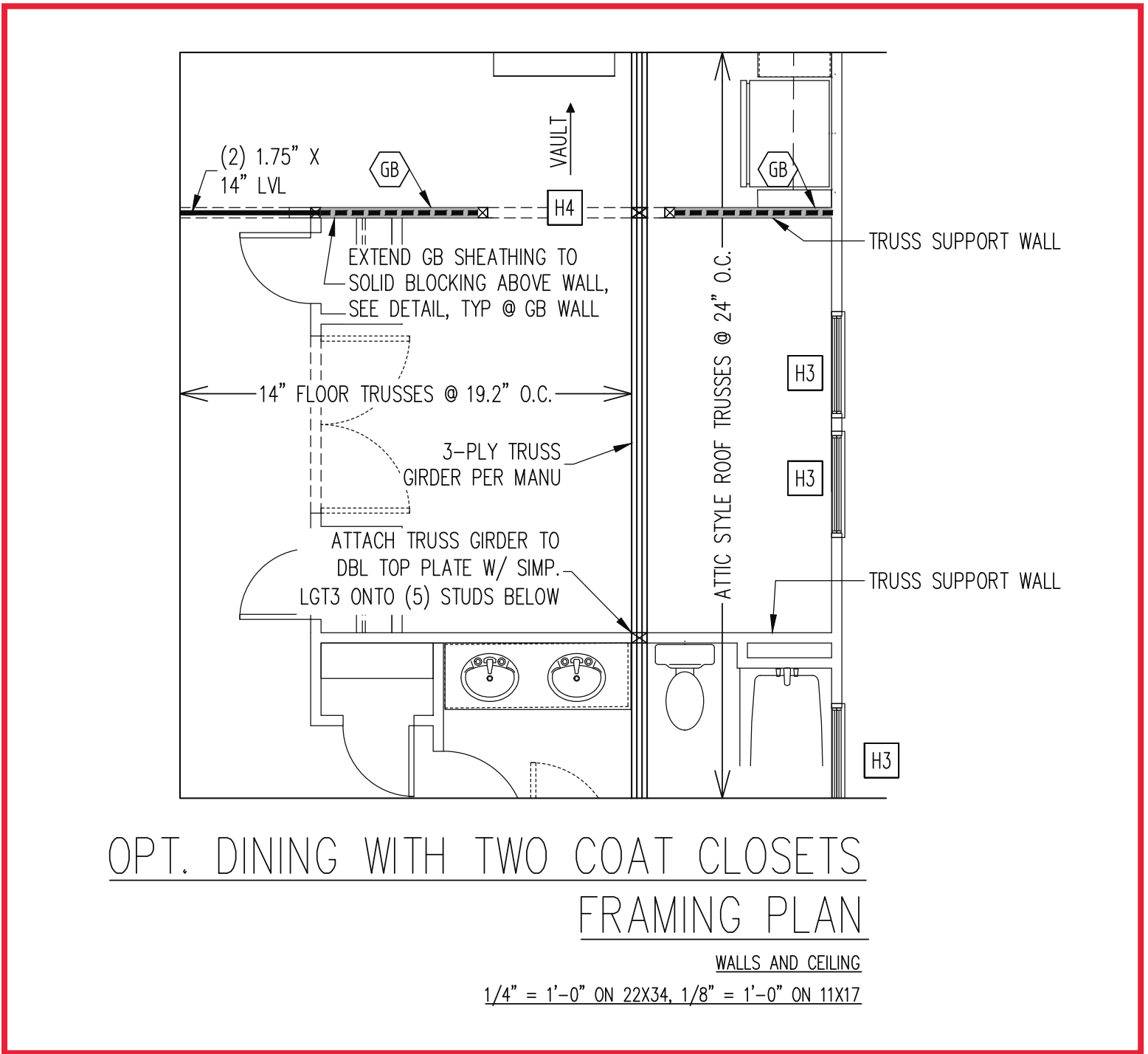
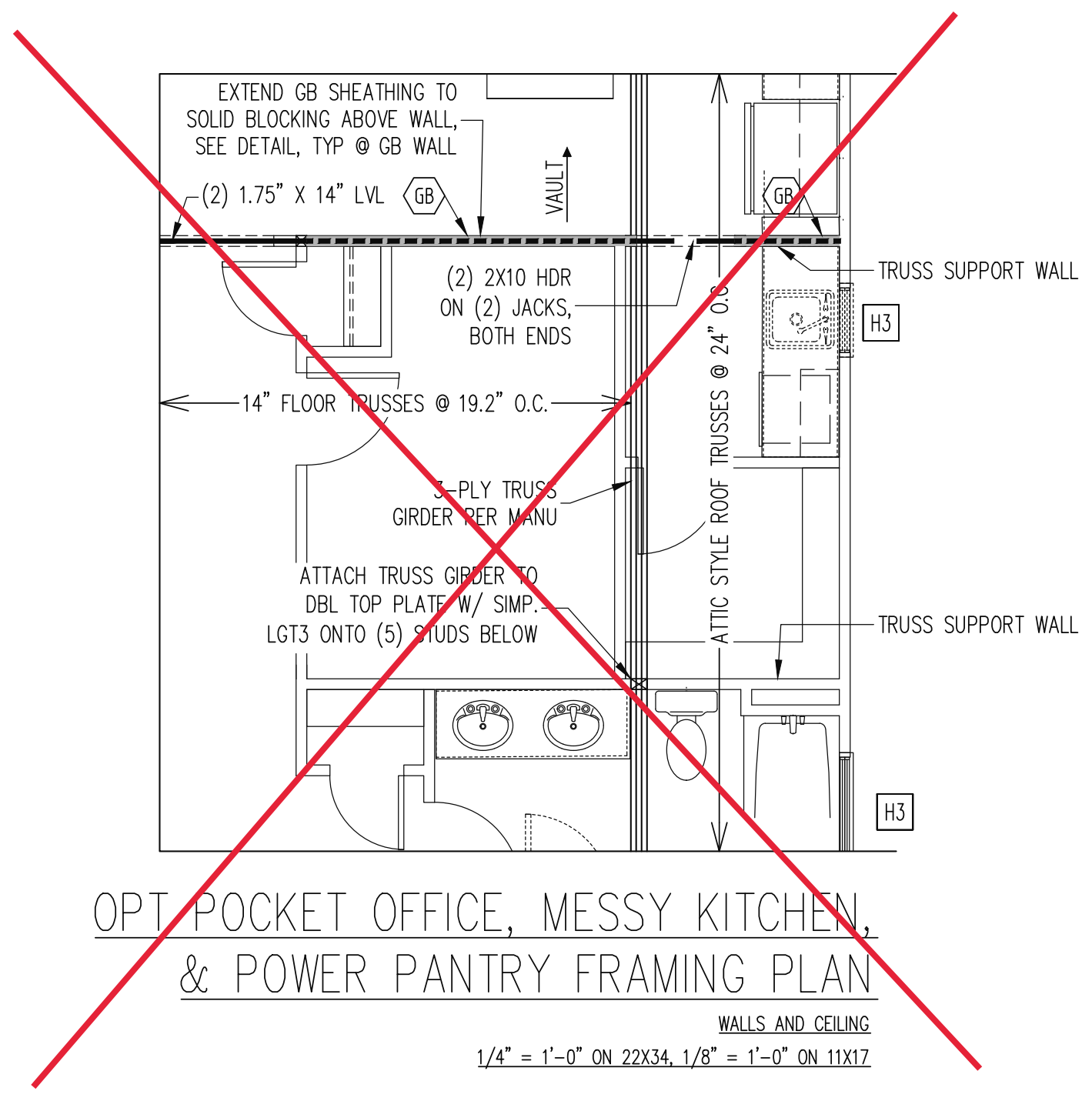
NEW HOMES INC	REV #	REF PRO #	DATE
STRUCTURAL ADDENDUM			
SCOPE: CUILFORD MASTER PLANS			
LOC: THE TRADITIONAL-LH			

ENG: EAF
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PROJECT NO.
23-65-205

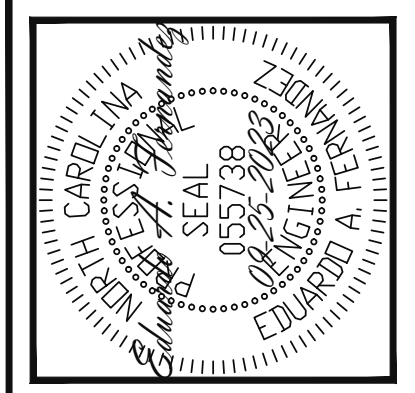
SHEET NO.
S3A

ELEVATION A & B
W/ TYP 2ND LEVEL
FLOOR PLAN



NO FOUNDATION CHANGES FOR
OFFICE OR DINING ROOM OPTIONS

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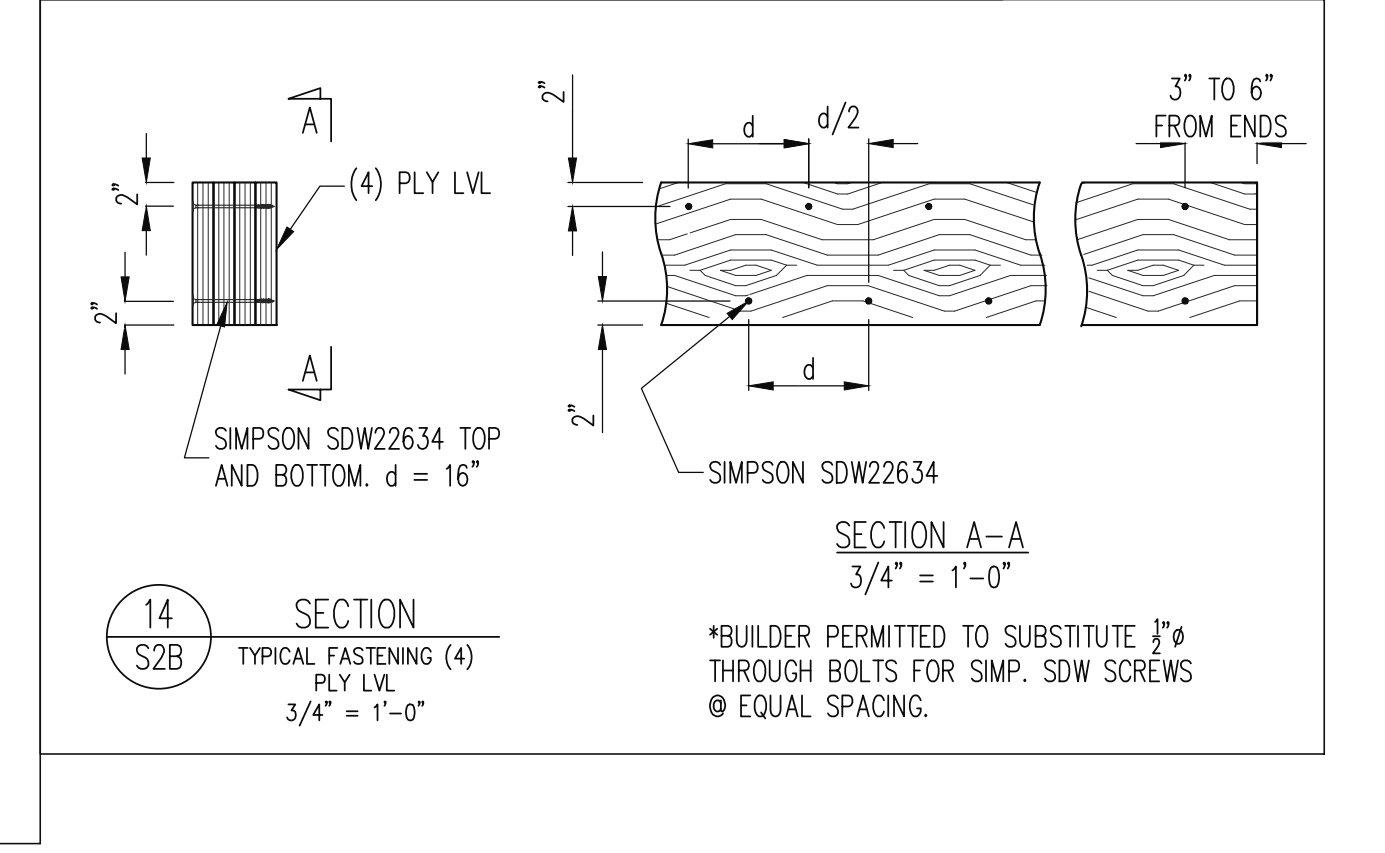
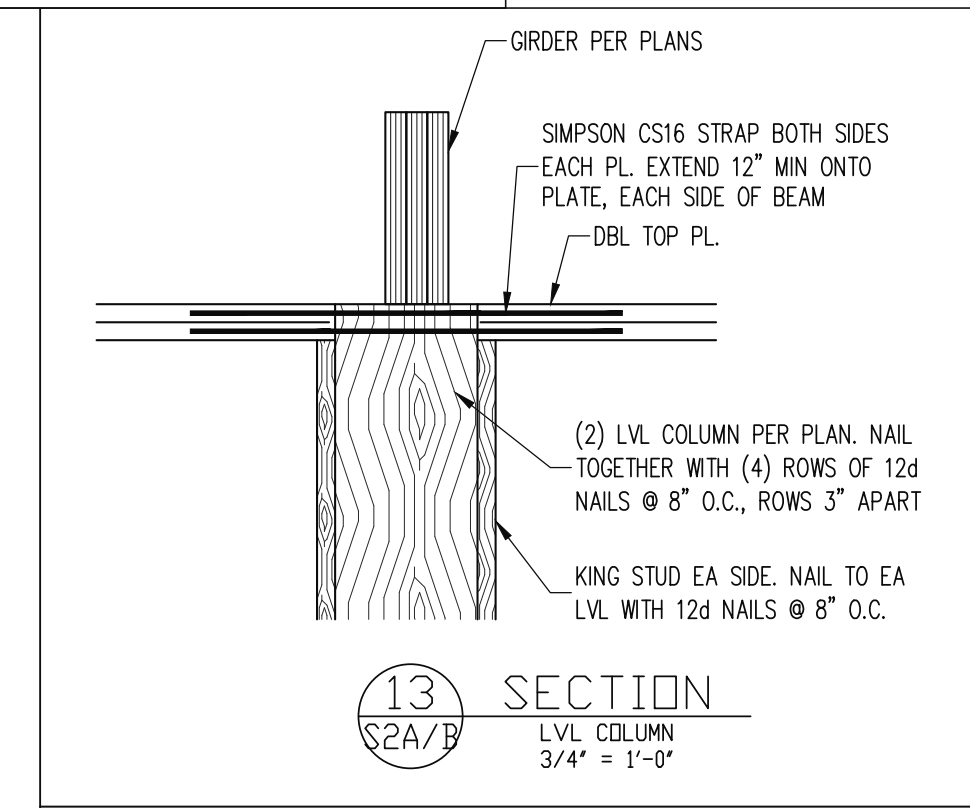
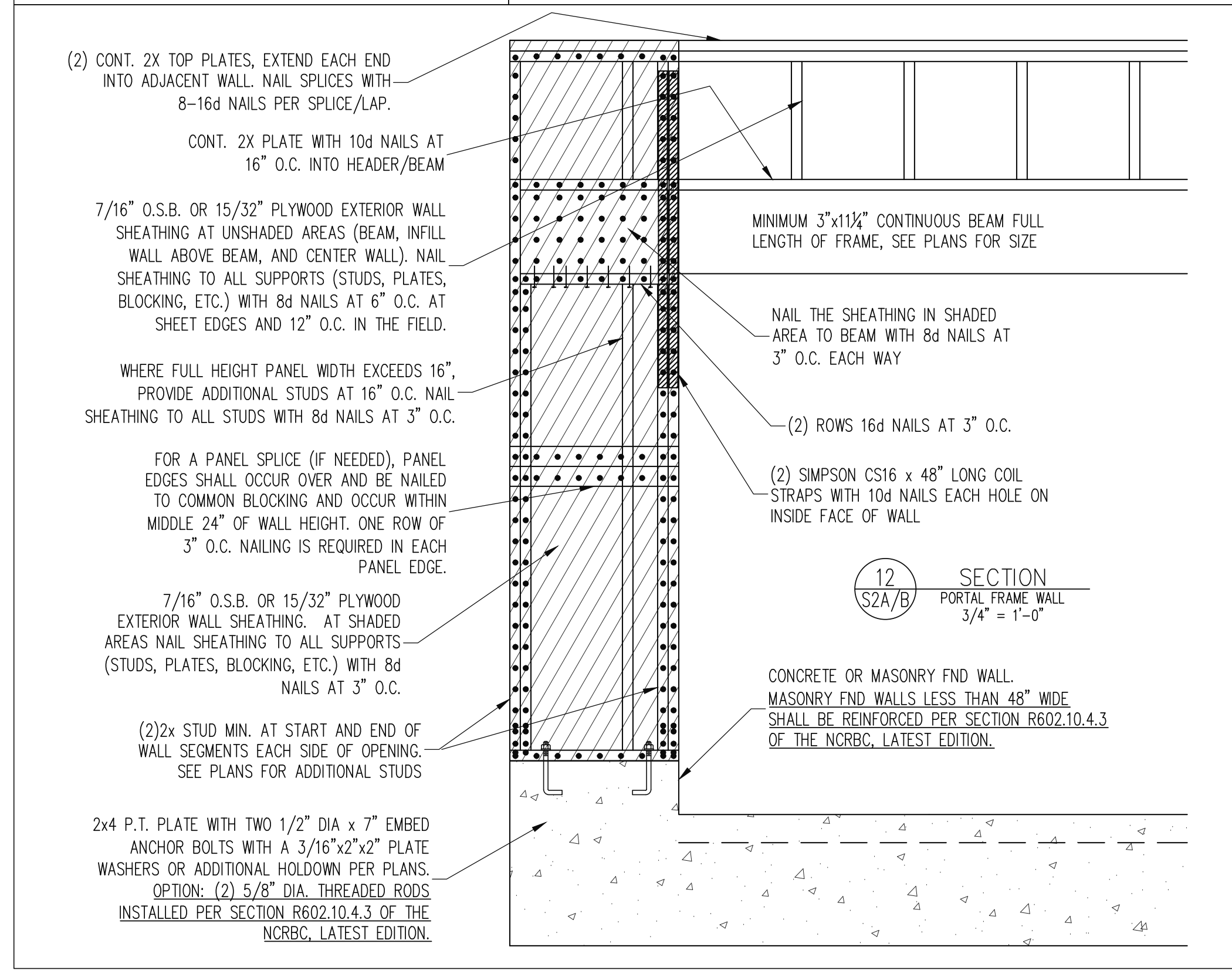
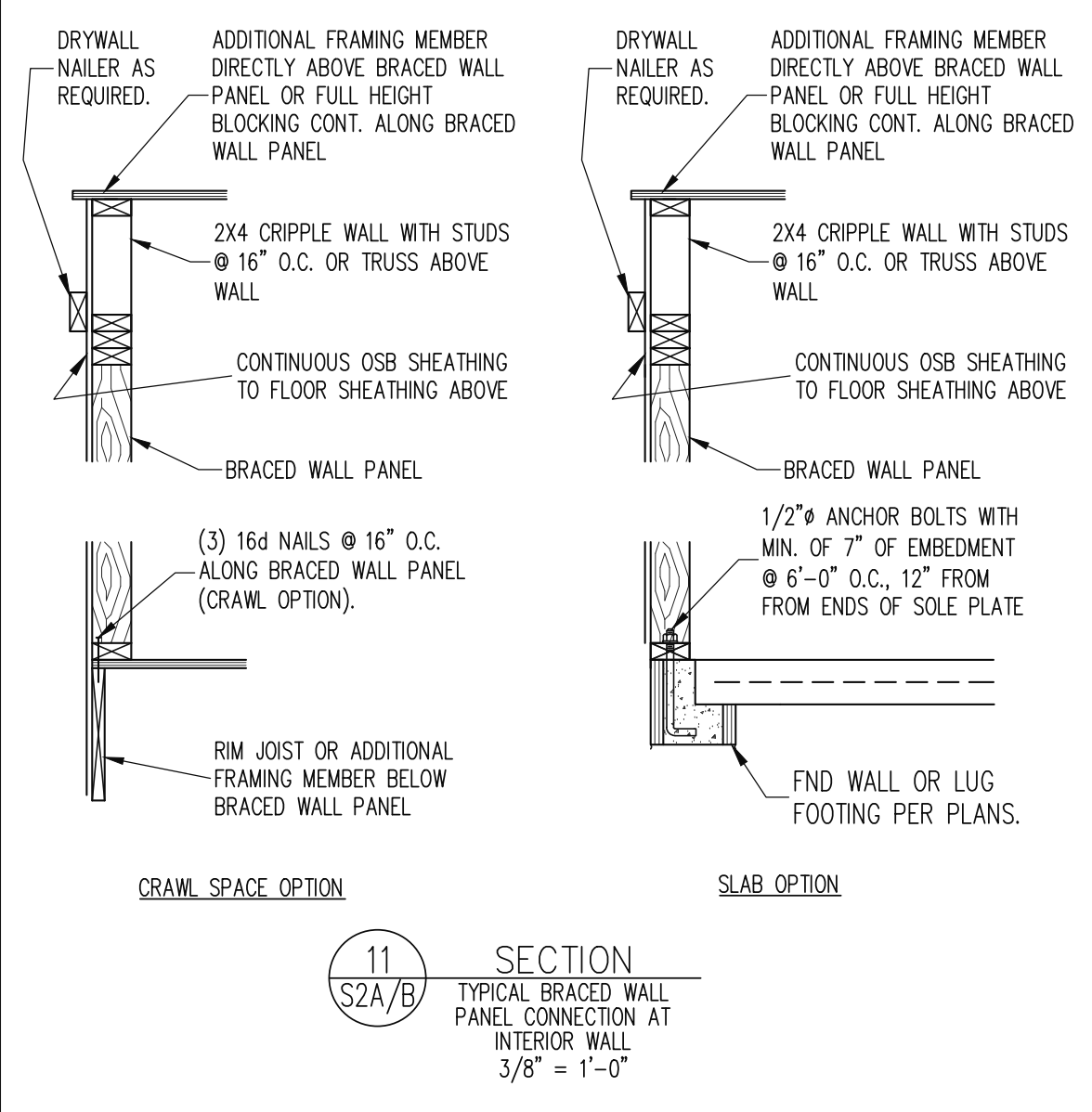
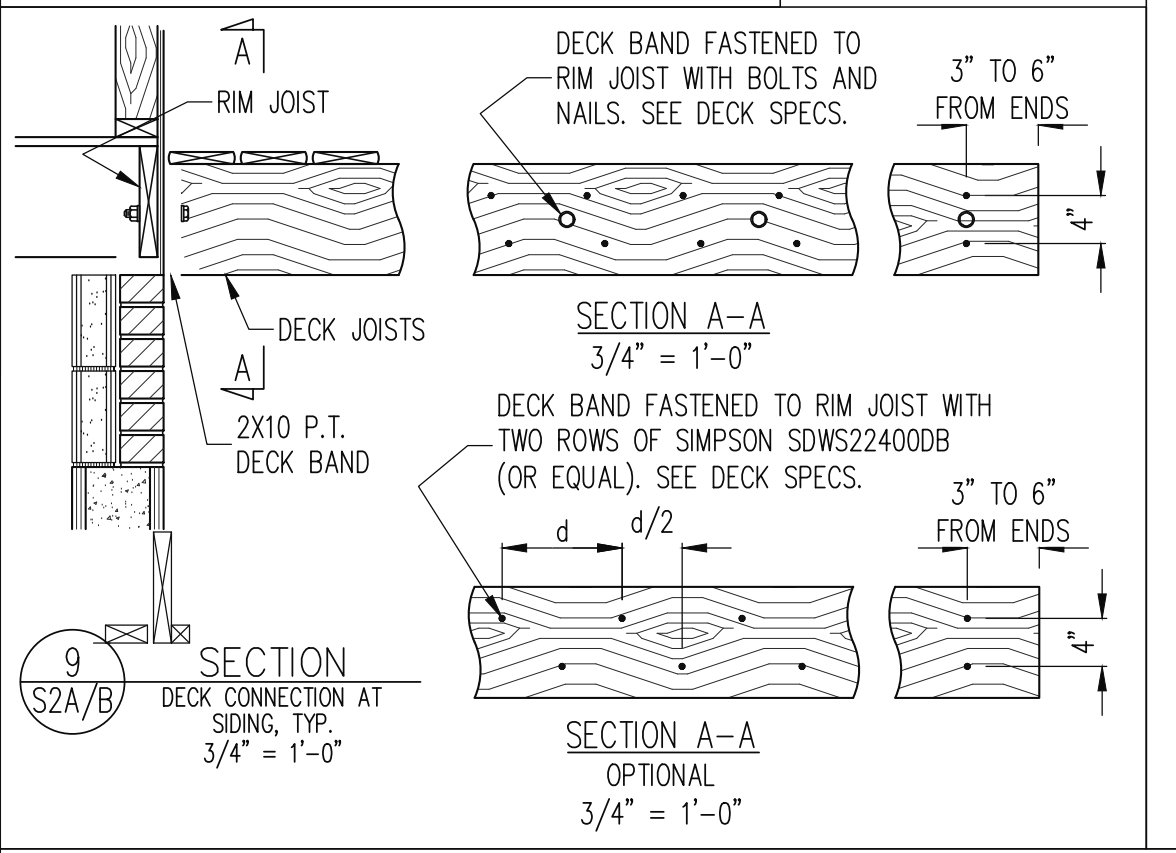
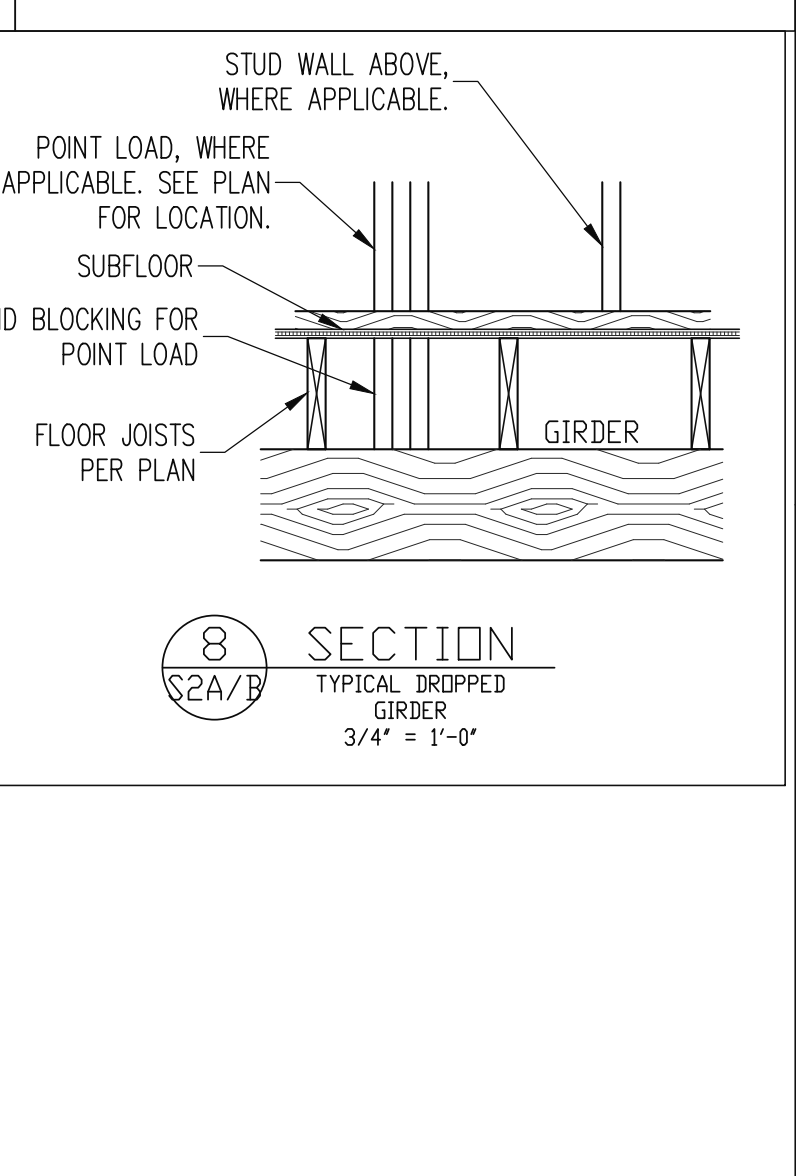
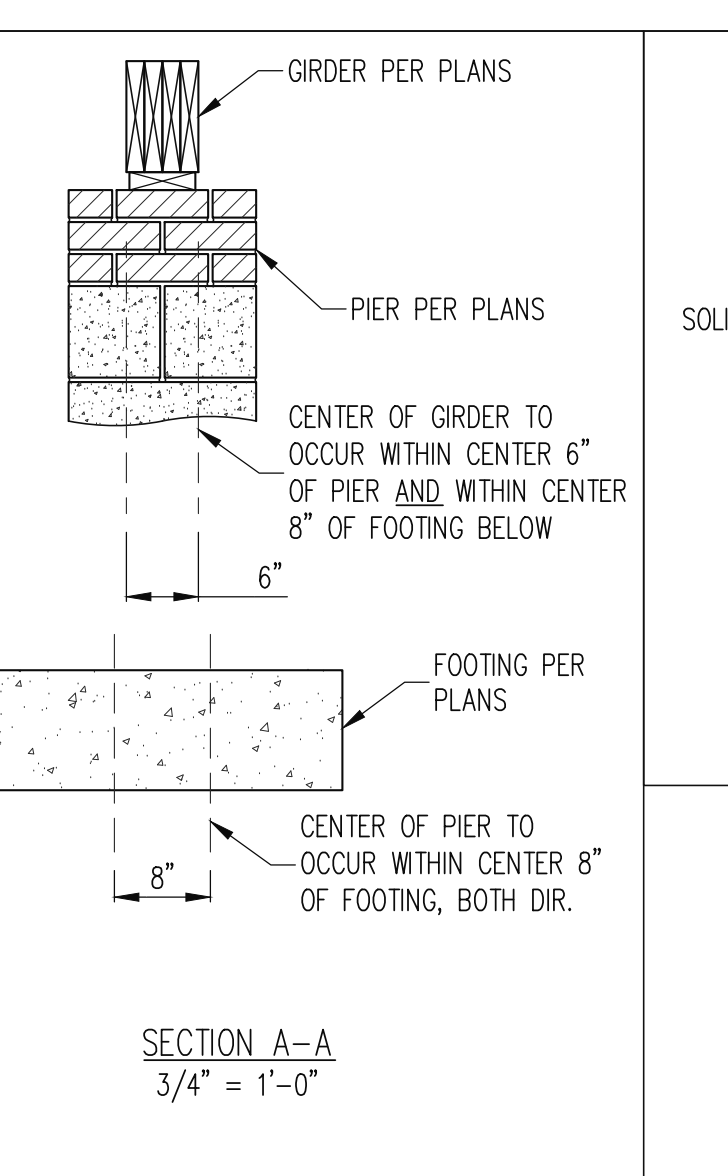
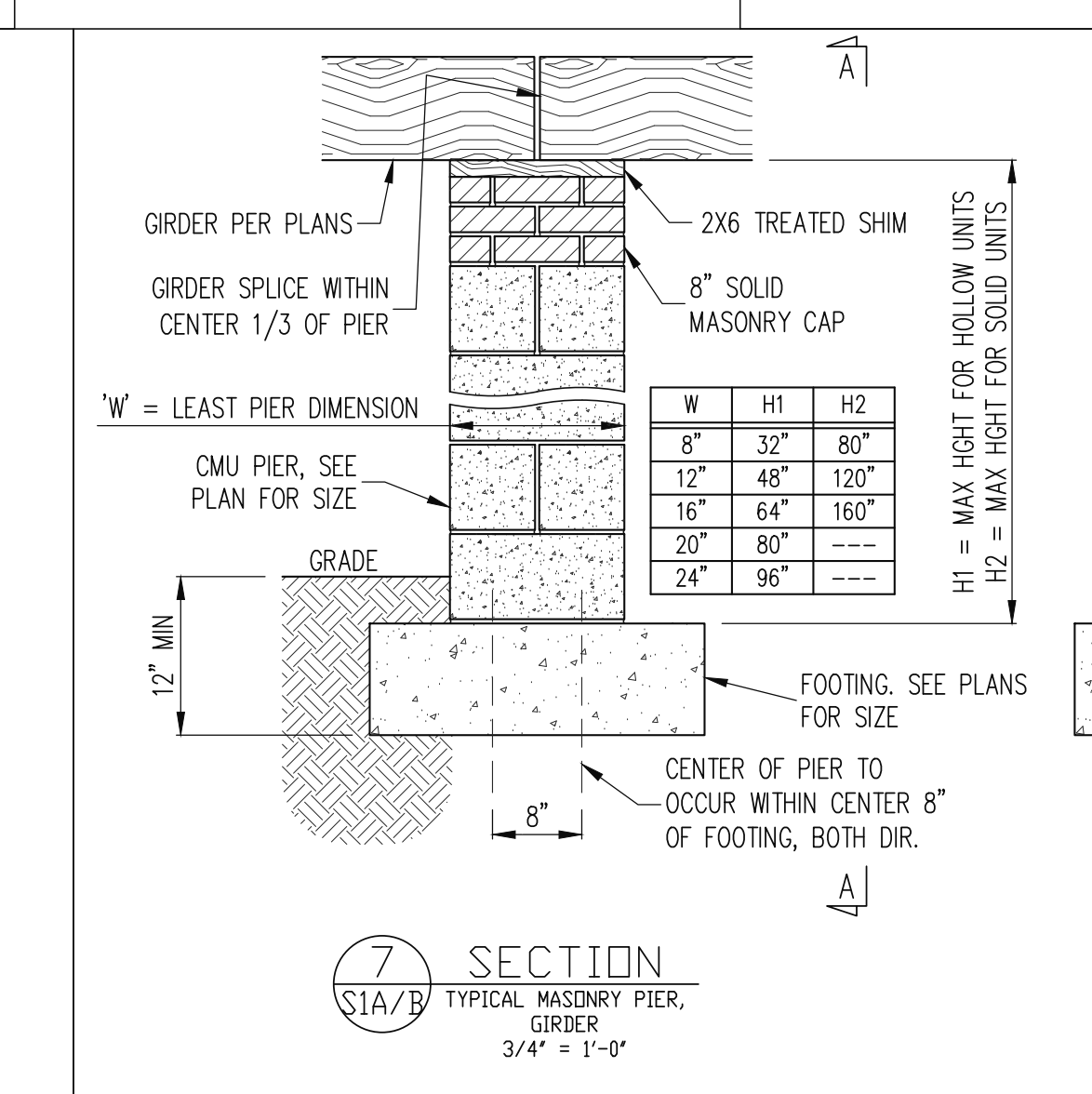
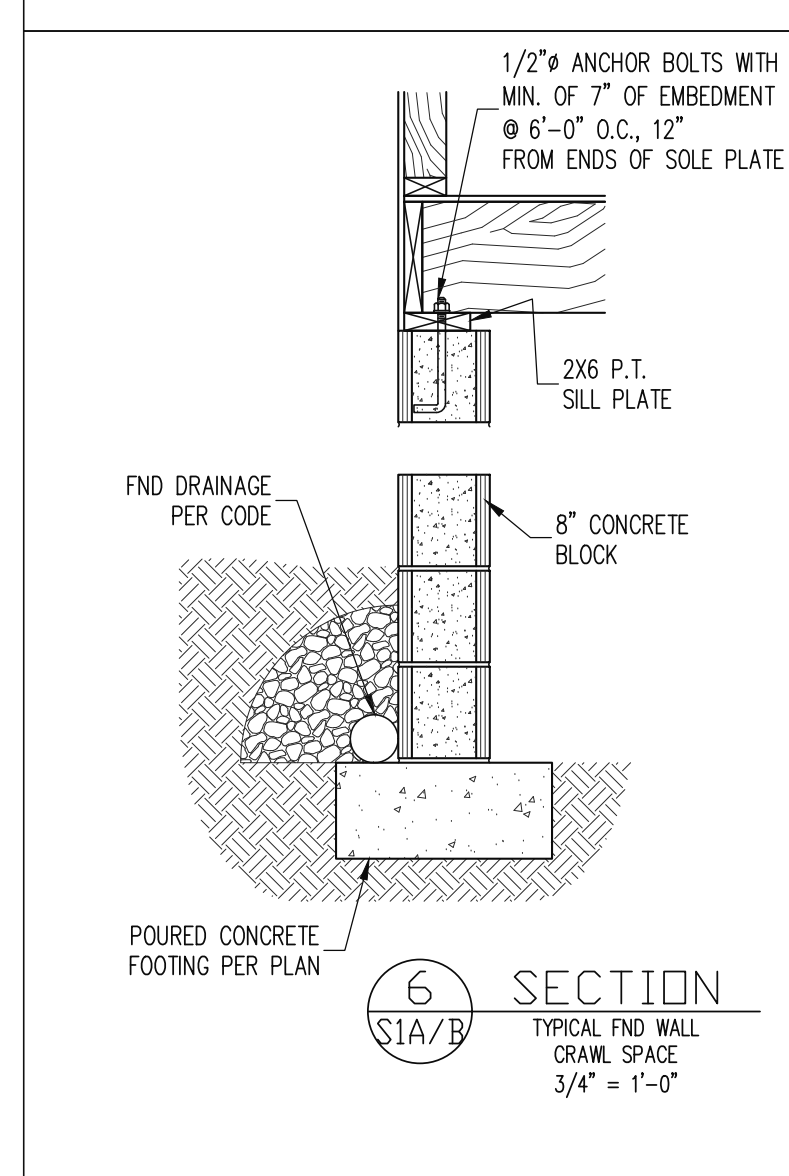
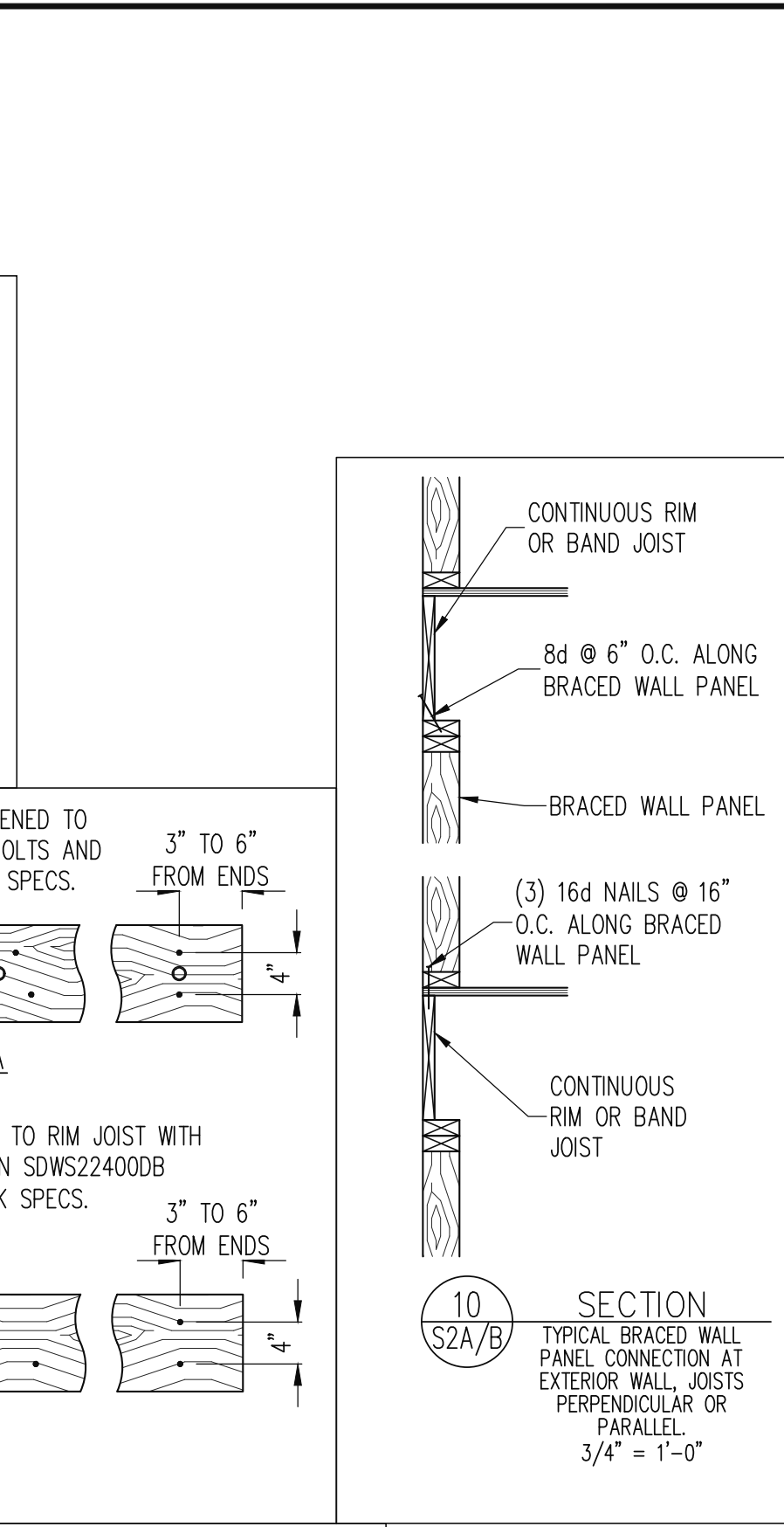
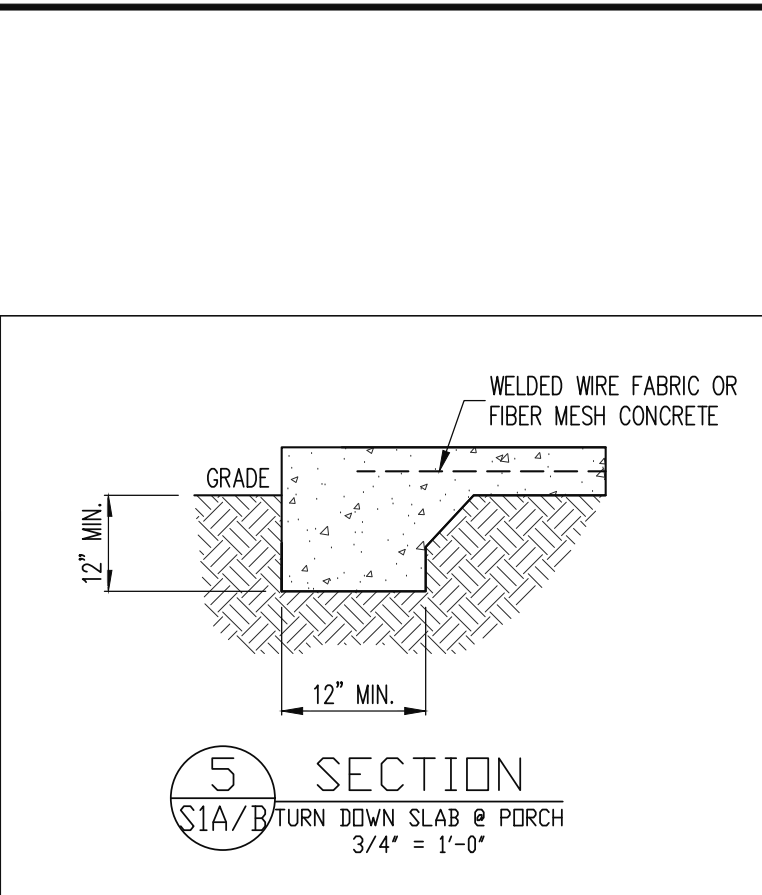
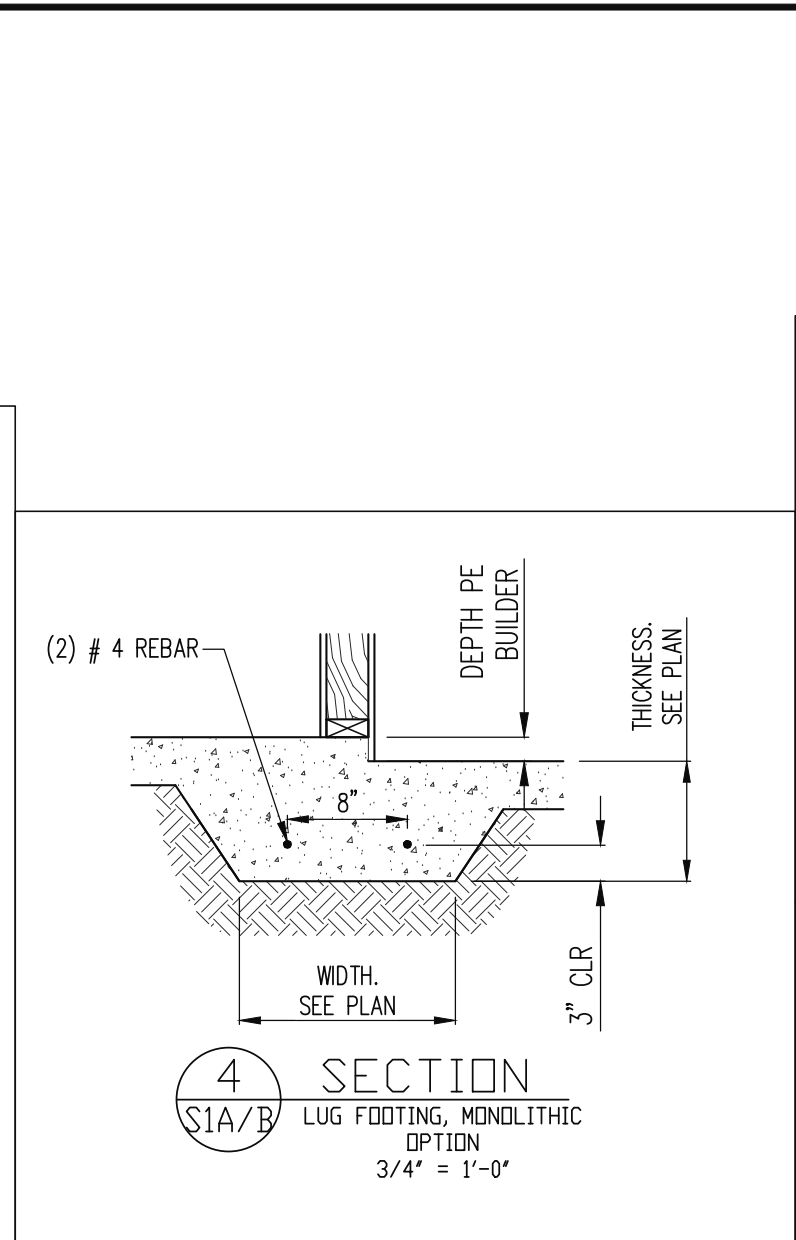
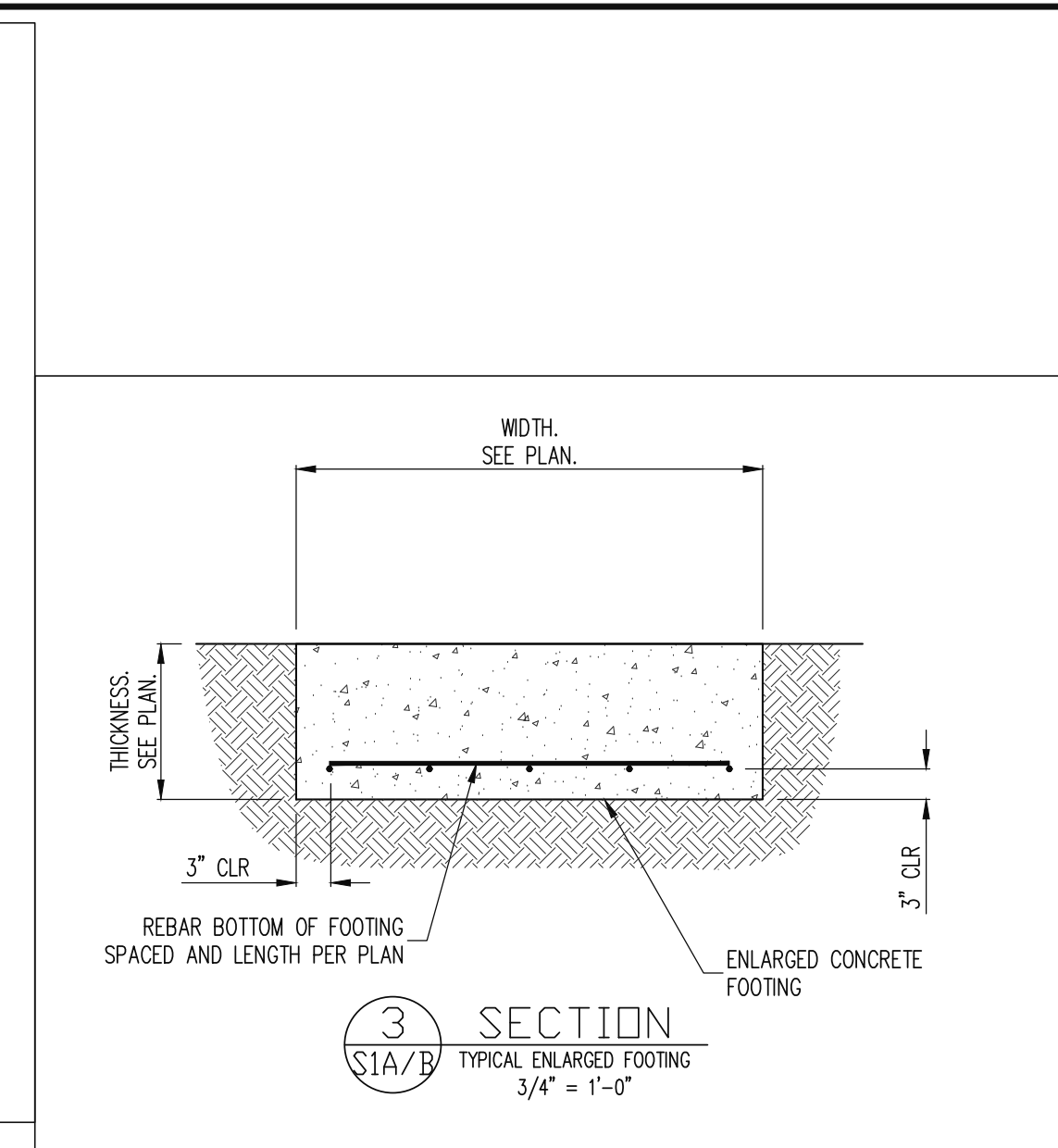
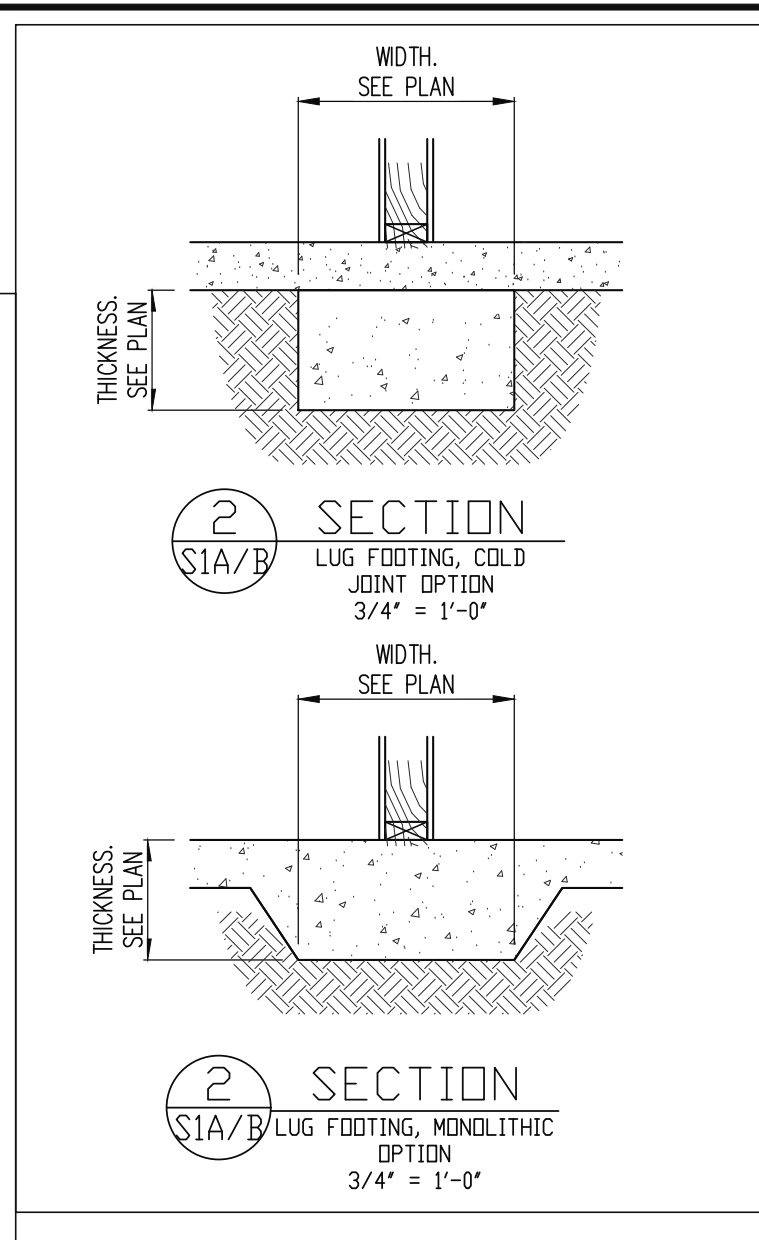
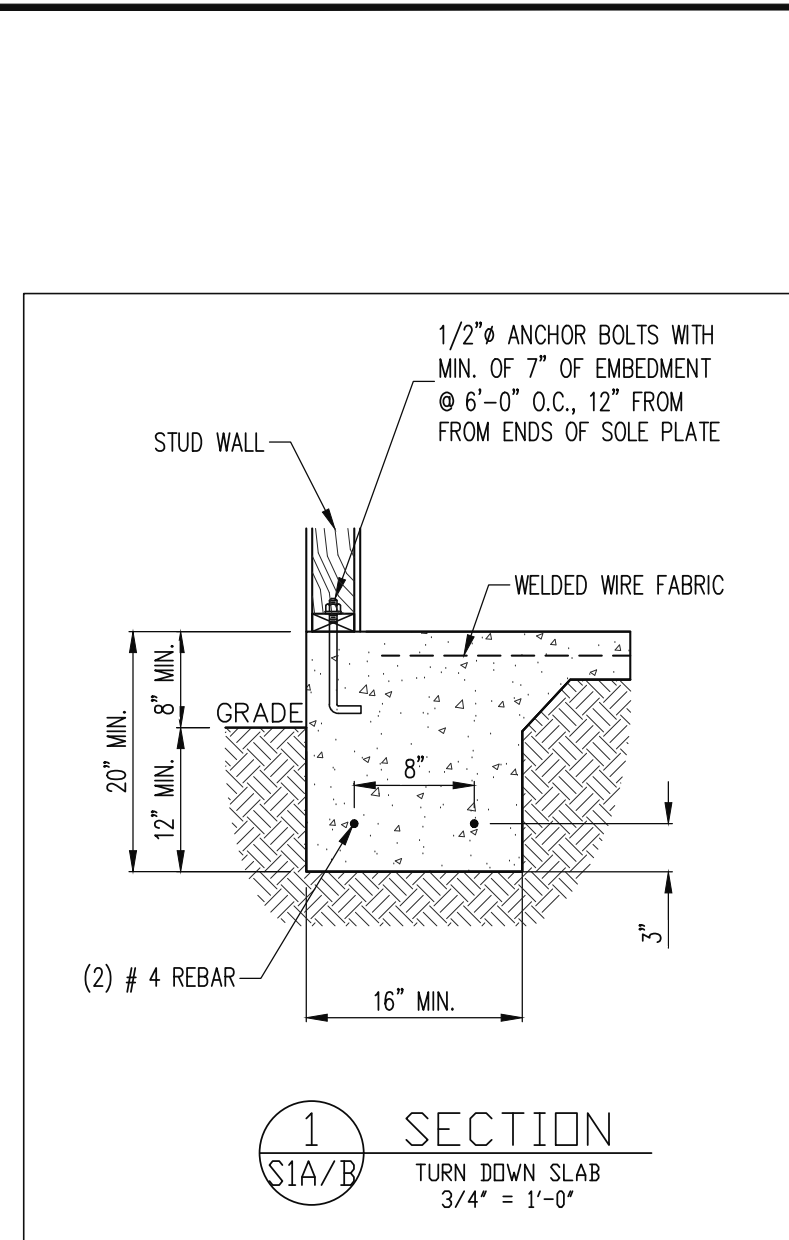
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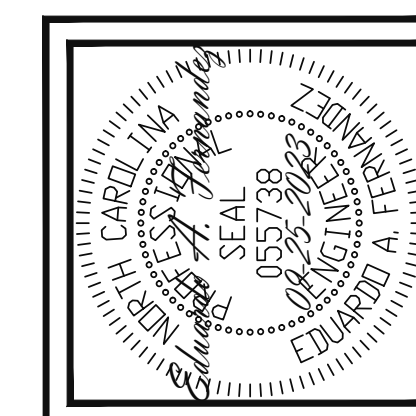
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S4

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SD1
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CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL
1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.
1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR...
PART 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 UNFORMALLY 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 4 #4 MI. VAPOR BARRIER OR 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, 1M = 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 ANS/ASME STANDARD B18.2.1-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO MFG 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 2. SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GRIDDERS, BEAMS, STUDS, ETC.
PART 11: ENGINEERED LUMBER
11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E = 1.9 X 10E6 PSI, Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E = 1.3 X 10E6 PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc = 680 PSI

NOTES

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 PICES 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 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 TRIPLE STUD GANGED COLUMN TYP UNO.
14.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:
1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RIM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM.
2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO.
14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.
14.04 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS.
PART 15: NAILING OF MULTI-PLY WOOD BEAMS
15.01 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS @ 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS @ 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN.
15.02 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO.
PART 16: WALL FRAMING AND BRACING
16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS, TYP UNO.
MAX ALLOWABLE WALL HEIGHTS FOR EXTERIOR STUD WALLS, INCLUSIVE OF SOLE PLATE AND DBL TOP PLATE AND 7/16" OSB EXTERIOR BRACING AND ROW OF 2X4 2X6 PURLINS AT 8' HEIGHT (AND AT 16' HEIGHT FOR TALL WALLS), TYP UNO:
2x4 @ 16" O.C.: 11'-1 1/2" 2x6 @ 16" O.C.: 17'-0"
2x4 @ 12" O.C.: 12'-1 1/2" 2x6 @ 12" O.C.: 18'-8"
DBL 2x4 @ 16" O.C.: 13'-4" DBL 2x6 @ 16" O.C.: 21'-0"
16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY:
-BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO.
-WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NCR. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCR HAS BEEN MET AND EXCEEDED.
-BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NCRRC R602.3.5 AND R802.11 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 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 SHADDED WALLS, UNO.
PART 17: KING STUDS
17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:
NUMBER OF KING STUDS
MAX OPENING WIDTH 5'-0" 9'-0" 13'-0" 17'-0" 21'-0"
STUD SIZE 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.

ABBREVIATIONS

ABV ABOVE
B. BOTH ENDS
B.E. BETWEEN
CP CAST IN PLACE
CONC CONCRETE
CS CONTINUOUS SHEATHING
DIA DIAMETER
EQ EACH
DRL DOUBLE
DJ DOUBLE JOIST
DSP DBL STUD POCKET
EA EACH
FLG FLANGE
FL FLITCH PLATE
FLR FLOOR
FND FOUNDATION
FTG FOOTING
HDC HOT DIPPED
HR HANGER
LVL LAMINATED VENER LUMBER
NLS NOT TO SCALE
O.C. ON CENTER
PSL PARALLEL STRAND LUMBER
PT PRESSURE TREATED
QJ QUAD JOIST
SP STUD POCKET
SQ SQUARE
TJ TRIPLE JOIST
TYP TYPICAL
TRPL TRIPLE
TSP TRIPLE STUD POCKET
UNO UNLESS NOTED OTHERWISE
XJ EXTRA JOIST

ALLOWABLE I-JOIST SUBSTITUTION

Table with columns: MANUFACTURER, DEPTH, SERIES, SIMPSON FACE MOUNT HGR, SIMPSON TOP FLANGE HGR. Lists various joist brands like BLUELINX, BOISE CASCADE, LP CORP, etc.

DECK SPECIFICATIONS

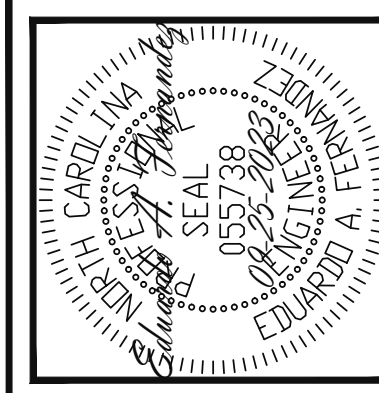
1. A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO A STRUCTURE OR BE FREE STANDING. ROOFED PORCHES, OPEN OR SCREENED IN, MAY BE CONSTRUCTED USING THESE PROVISIONS.
2. SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.
3. WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED 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 VENER 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 ATTACHMENT:
A. ALL STRUCTURES EXCEPT BRICK STRUCTURES
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:
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".

Tables for JOIST SPAN vs DECKING and POST SIZE vs MAX POST HEIGHT.

Table for JOIST LENGTH vs REQUIRED FASTENERS.

Table for POST SIZE vs TRIBUT. AREA vs POST HEIGHT vs EMB. DEPTH vs CONC. DIAM.

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Table with columns: SCOPE, LOC, REV #, REF PROJ #, DATE. Includes project name NEW HOMES INC and STRUTURAL ADDENDUM.

ENG: EAF DATE: 09-25-2023

PROJECT NO. 23-65-205

SHEET NO. SPECS