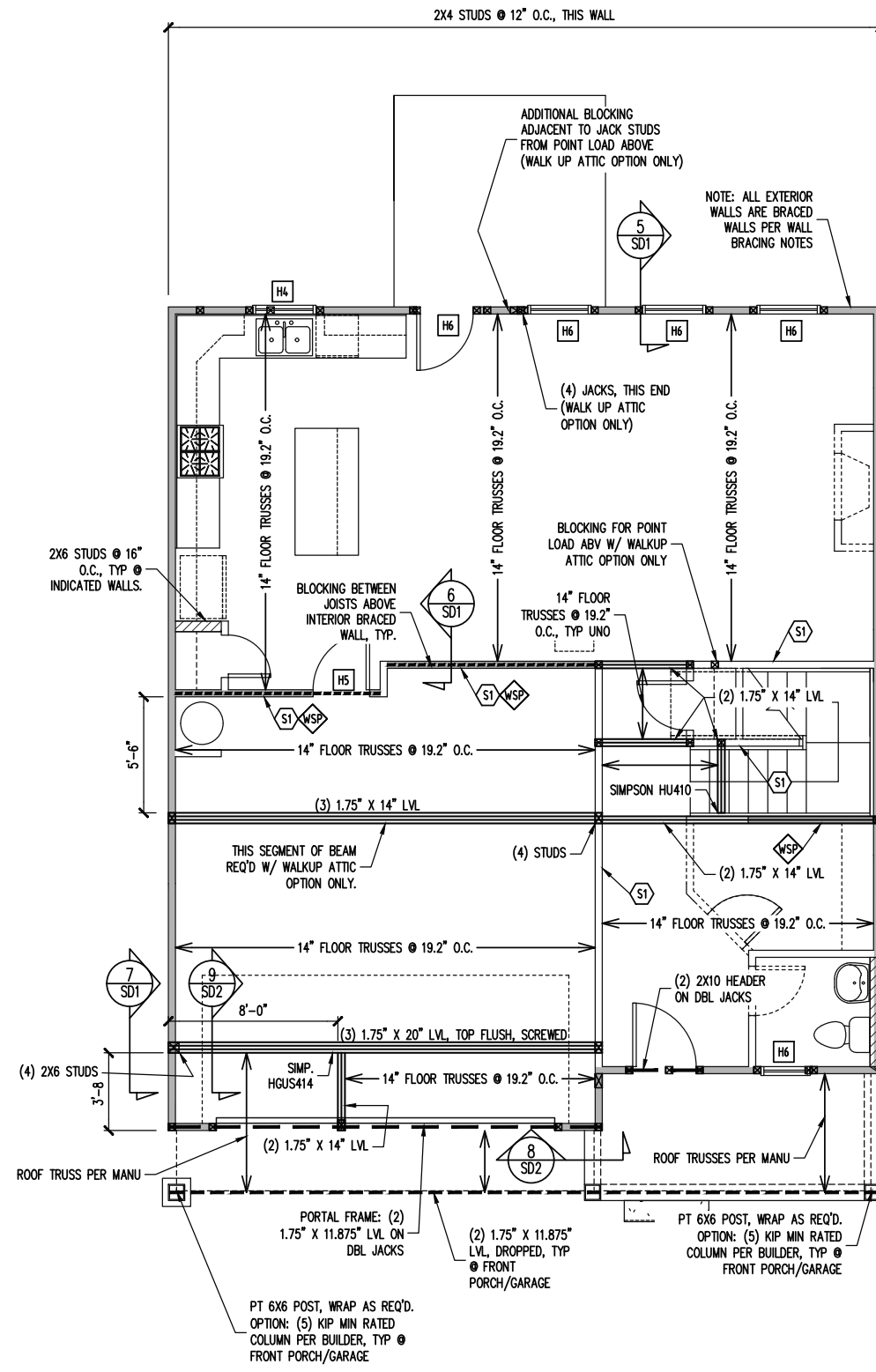


FOUNDATION PLAN
ELEVATION A
1/8" = 1'-0"



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

FOUNDATION SCHEDULE

F1 12" THICK X 36" SQ. FOOTING

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

FRAMING SCHEDULE

S1 INTERIOR LOAD BEARING WALL: SECURE TO THICKENED SLAB BELOW WITH 1/2" RED HEADER ANCHOR (OR EQUAL) @ 6'-0" O.C., 12" MAX FROM ENDS / CORNERS OF WALL, 7" MIN EMBEDMENT INTO SLAB BELOW.

JOIST SUBSTITUTION

14" FLOOR TRUSSES PERMITTED TO BE SUBSTITUTED WITH 14" I-JOISTS.

MAINTAIN MINIMUM SPACING AS CALLED OUT ON PLANS.

SIMP. IUS/ITS3.56/14 HANGERS TO BE SUBSTITUTED WITH SIMP. IUS/ITS2.06/14 HANGER WHEN I-JOISTS HAVE BEEN INSTALLED.

CONSTRUCTION SPECIFICATIONS

INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

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

WALL BRACING

SHADED WALLS:

ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

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.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 145" MIN.

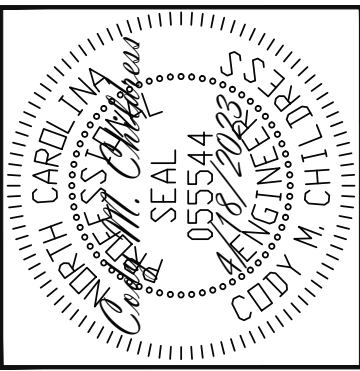
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

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 (2) 2X8'S ON SINGLE JACKS
- H6 (2) 2X8'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.



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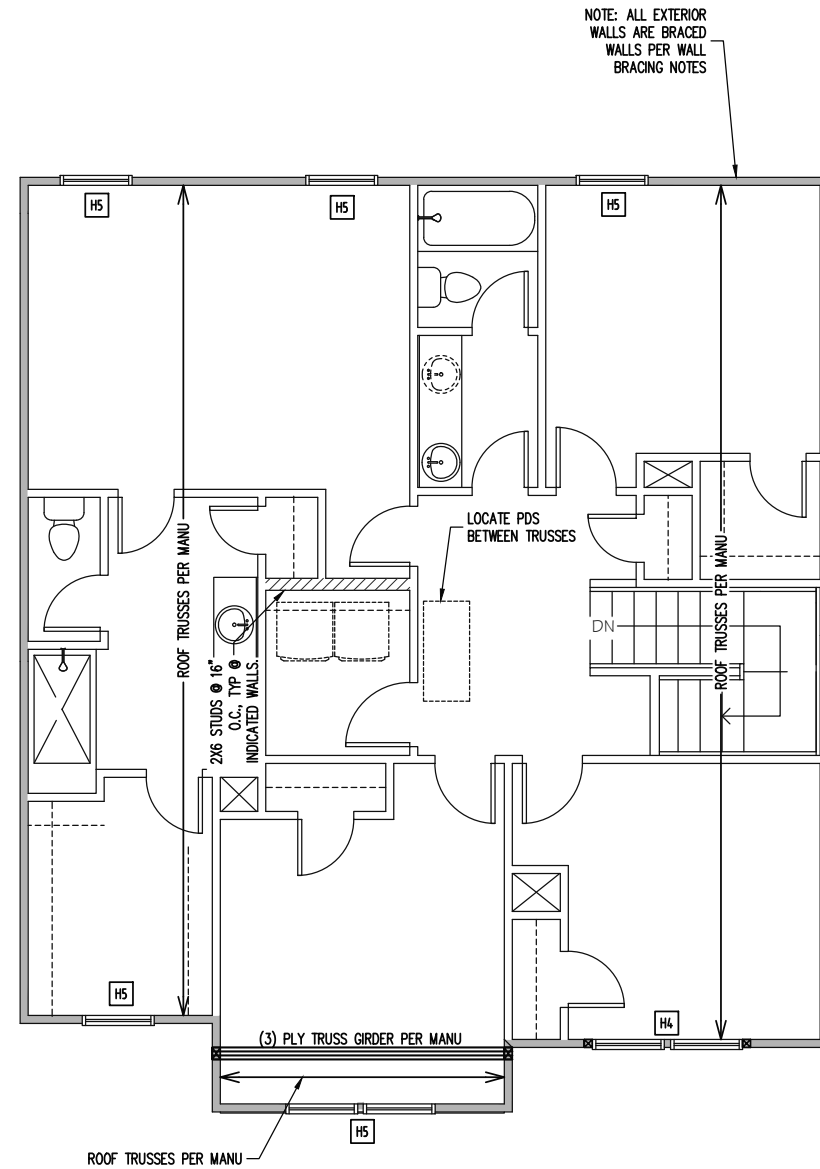
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318 W Millbrook Rd, Suite 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

SCOPE	FRESH PAINT
LOC	STRUCTURAL ADDENDUM
PLAN	TBD
	REV 1 23-66-318 9/18/2023
	WISTERIA

ENG: NBG/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

SHEET NO.
S1A



NOTE: ALL EXTERIOR WALLS ARE BRACED WALLS PER WALL BRACING NOTES

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

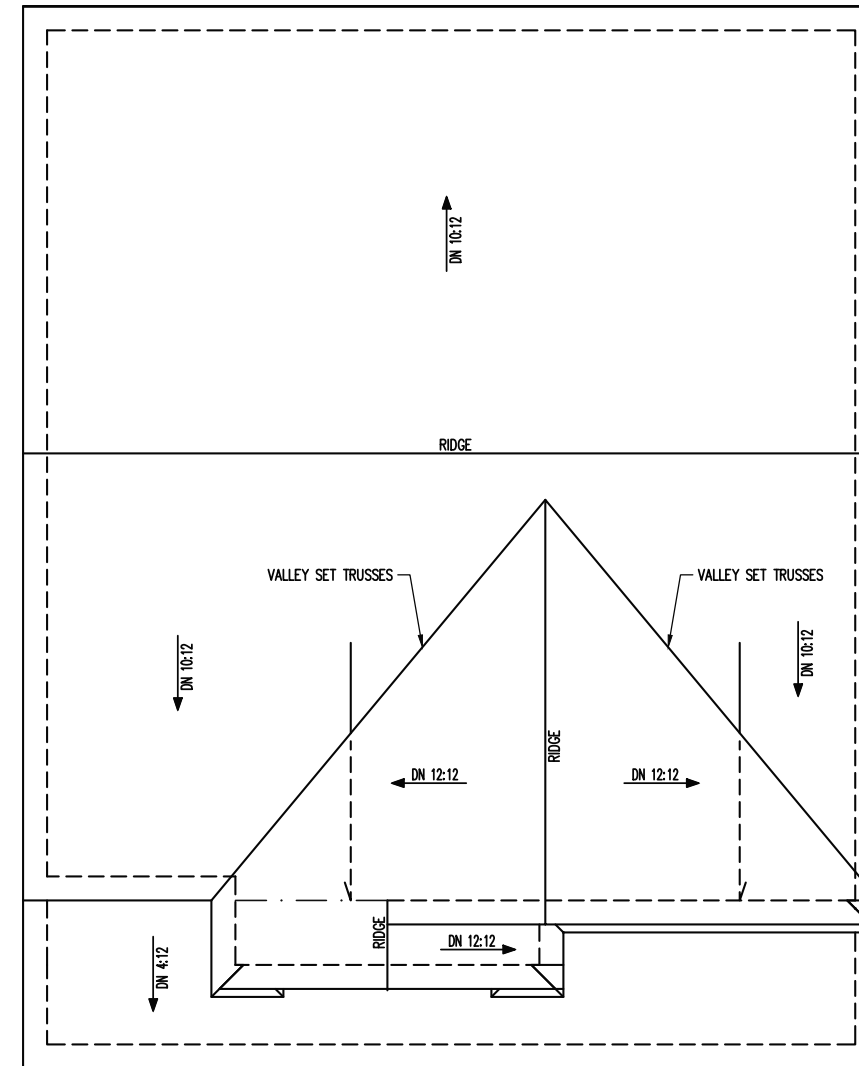
TRUSS UPLIFT CONNECTORS

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	CONNECTOR
UP TO 28'	CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM OR (1) SIMPSON H3 CLIP TO SINGLE 2X4 PLATE



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

FRAMING NOTES

ROOF ONLY

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

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

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 = 72" MIN.

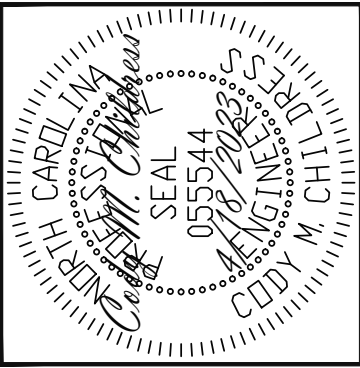
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

- H1 SINGLE 2X4 TURNED FLAT (A)
 - H2 (2) 2X4'S ON SINGLE JACKS (B)
 - H3 (2) 2X10'S ON SINGLE JACKS (C)
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 - H5 (2) 2X8'S ON SINGLE JACKS
- (A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
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(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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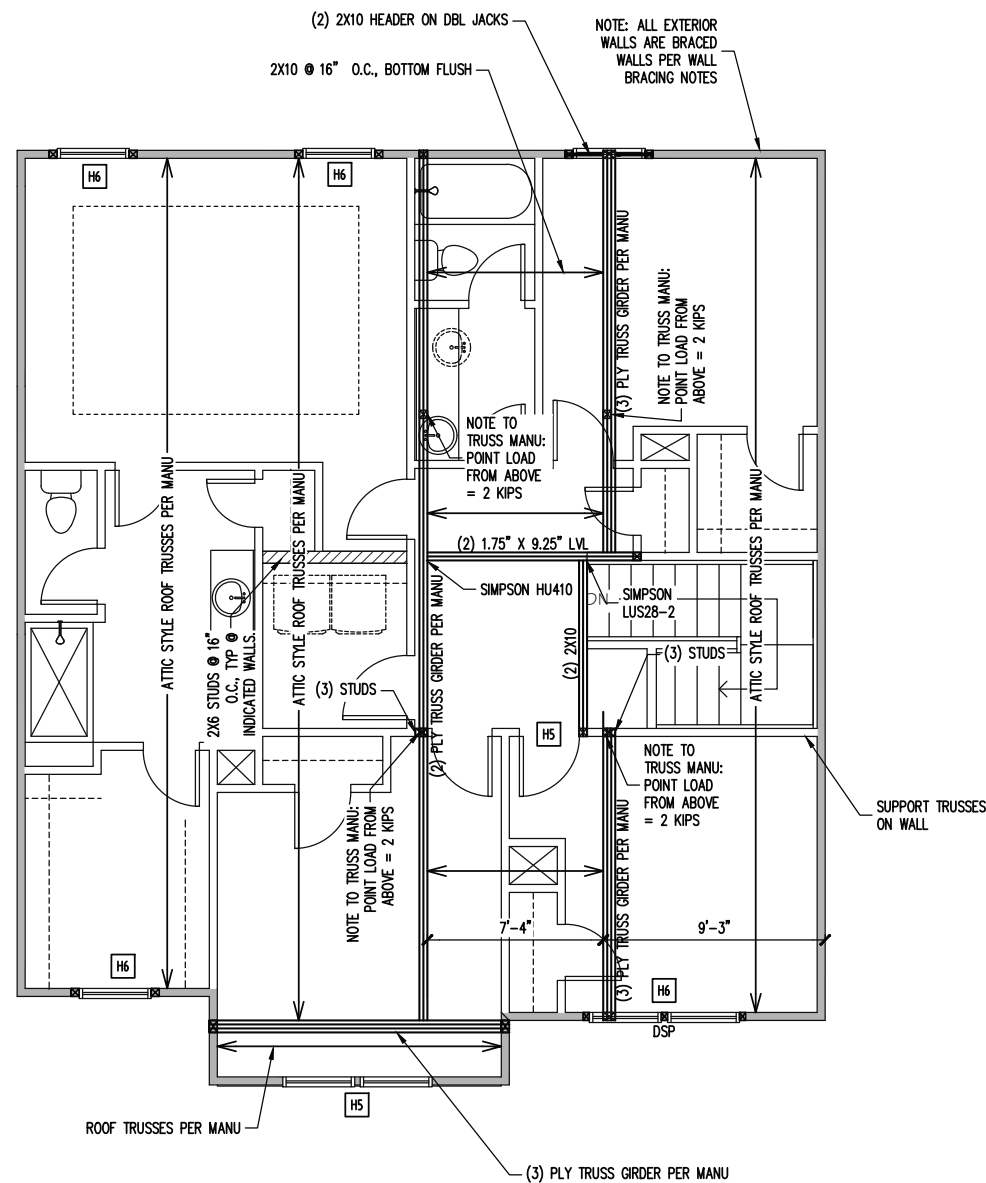
SCOPE	LOC	PLAN
FRESH PAINT	STRUCTURAL ADDENDUM	WISTERIA
REV 1 23-66-318	9/18/2023	TBD

ENG: NBG/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

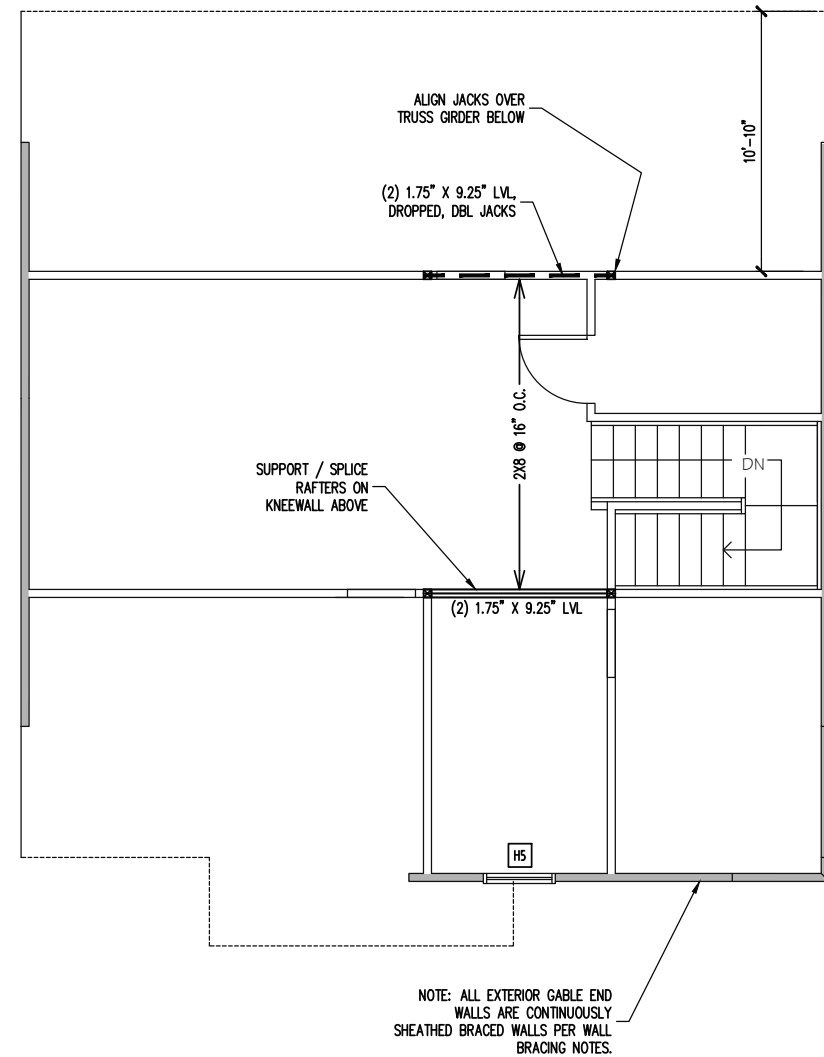
SHEET NO.
S2A

2 of 10



2ND FLOOR FRAMING PLAN
WALK UP ATTIC OPTION
ELEVATION A

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



ATTIC FRAMING PLAN
ELEVATION A

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

CONSTRUCTION SPECIFICATIONS
INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:
PART 1.01: CURRENT GOVERNING CODE
PART 14: STUD SUPPORT FOR BEAMS
PART 17: KING STUDS FOR EXTERIOR WALLS

WALL BRACING

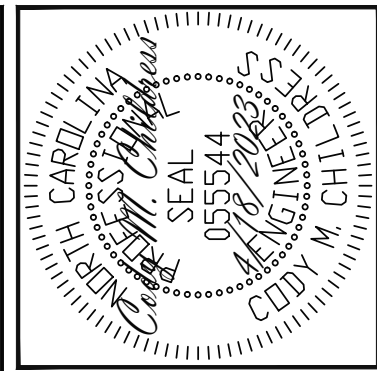
SHADED WALLS:
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NOTES:
PROVIDED CONTINUOUS SHEATHING = 145' MIN.
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

- H1 SINGLE 2X4 TURNED FLAT (A)
 - H2 (2) 2X4'S ON SINGLE JACKS (B)
 - H3 (2) 2X10'S ON SINGLE JACKS (C)
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(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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SCOPE	FRESH PAINT
	STRUCTURAL ADDENDUM
LOC	TBD
PLAN	WISTERIA
REV	123-66-318 9/18/2023

ENG: NBG/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

SHEET NO.
S3A

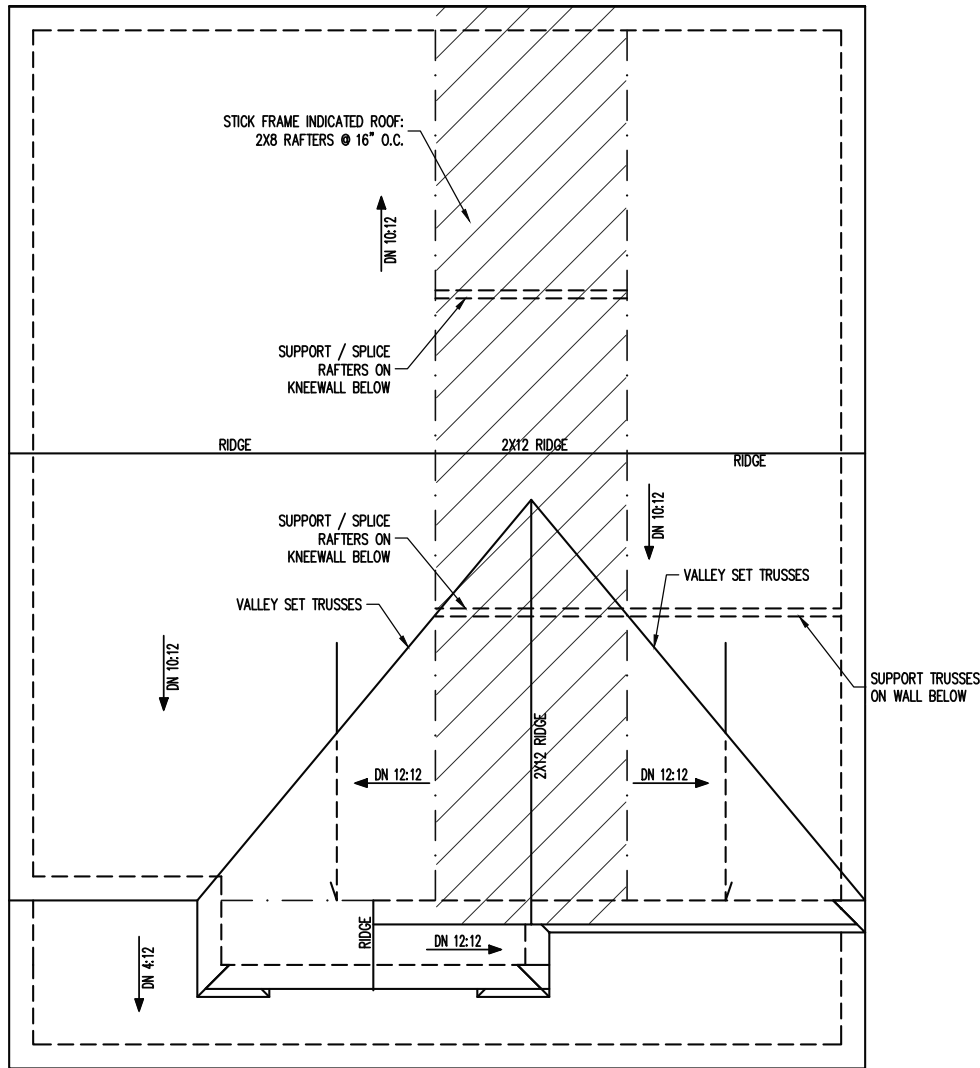
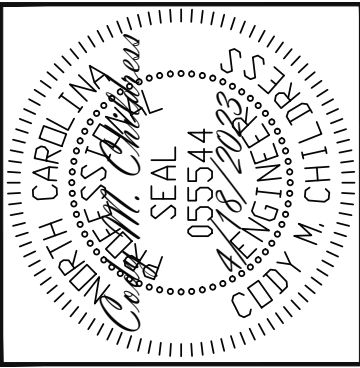
TRUSS UPLIFT CONNECTORS

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



ROOF FRAMING PLAN
WALK UP ATTIC OPTION
ELEVATION A

1/8" = 1'-0"

FRAMING NOTES

ROOF ONLY

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

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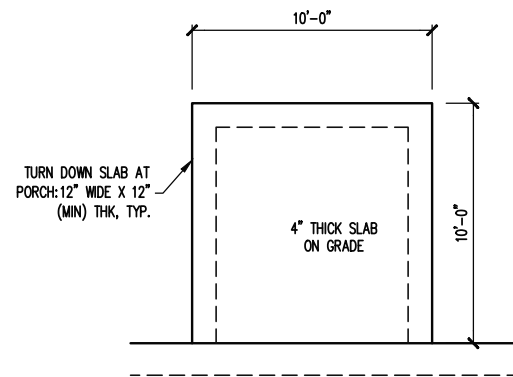
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LOC	STRUCTURAL ADDENDUM
PLAN	TBD
	REV 1 23-66-318 9/18/2023
	WISTERIA

ENG: NBG/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

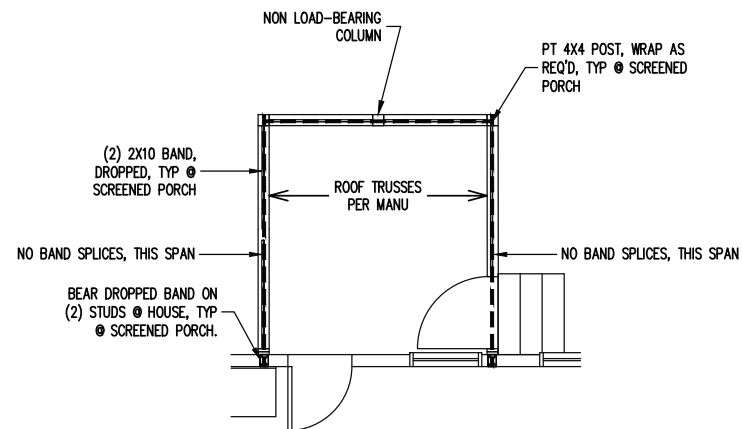
SHEET NO.
S4A

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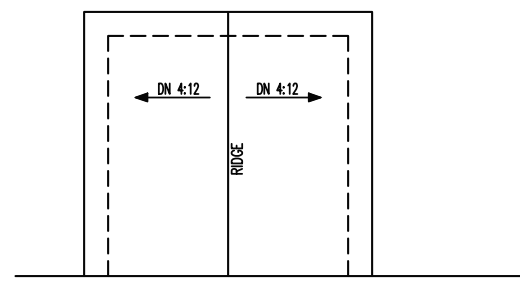
FOUNDATION PLAN
OPTIONAL SCREENED PORCH
MONOSLAB FOUNDATION

1/8" = 1'-0"



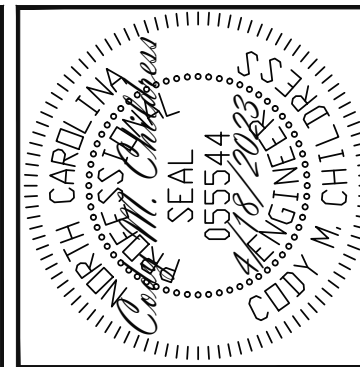
1ST FLOOR FRAMING PLAN
OPTIONAL SCREENED PORCH

1/8" = 1'-0"



ROOF FRAMING PLAN
OPTIONAL SCREENED PORCH

1/8" = 1'-0"



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FRESH PAINT	
SCOPE	STRUCTURAL ADDENDUM
LOC	TBD
PLAN	WISTERIA
	REV 1 23-66-318 9/18/2023

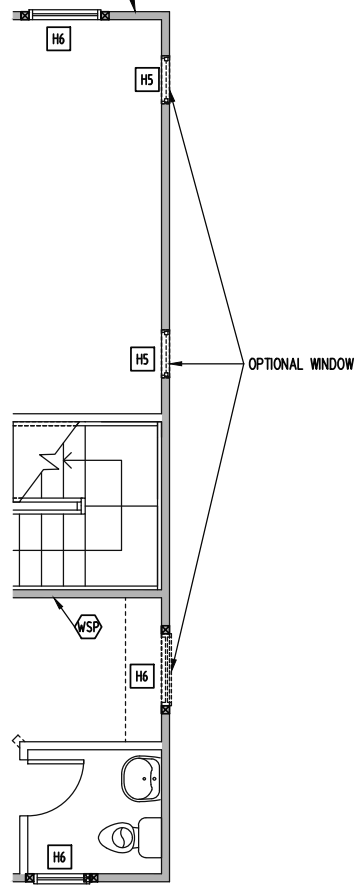
ENG: NBC/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

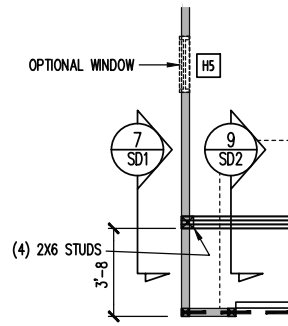
SHEET NO.
S5A

5 of 10

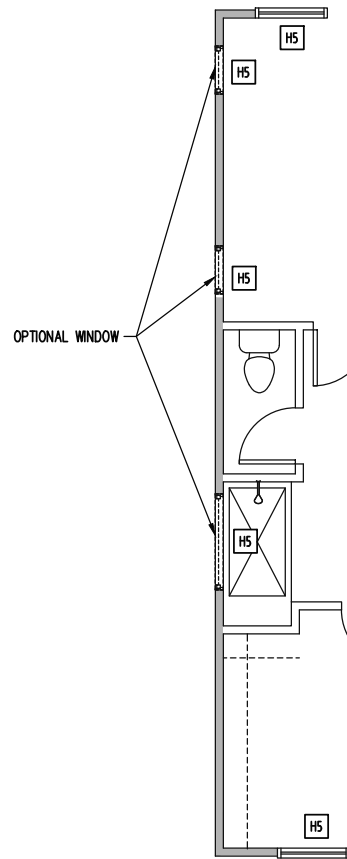
NOTE: ALL EXTERIOR WALLS ARE BRACED WALLS PER WALL BRACING NOTES



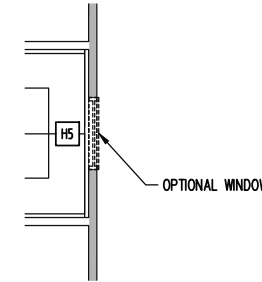
1ST FLOOR PLAN
OPTIONAL WINDOWS
1/8" = 1'-0"



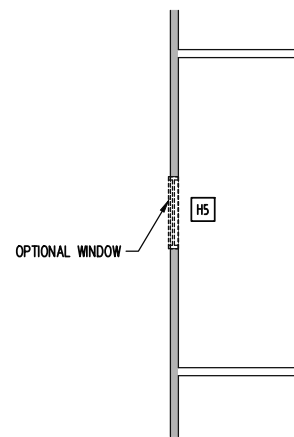
1ST FLOOR PLAN
OPTIONAL GARAGE WINDOW
1/8" = 1'-0"



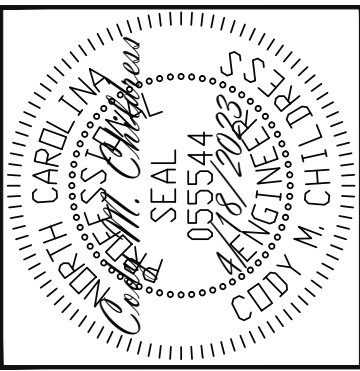
2ND FLOOR PLAN
OPTIONAL WINDOWS
1/8" = 1'-0"



2ND FLOOR PLAN
OPTIONAL WINDOW AT STAIRS
1/8" = 1'-0"



ATTIC FRAMING PLAN
OPTIONAL WINDOW
1/8" = 1'-0"



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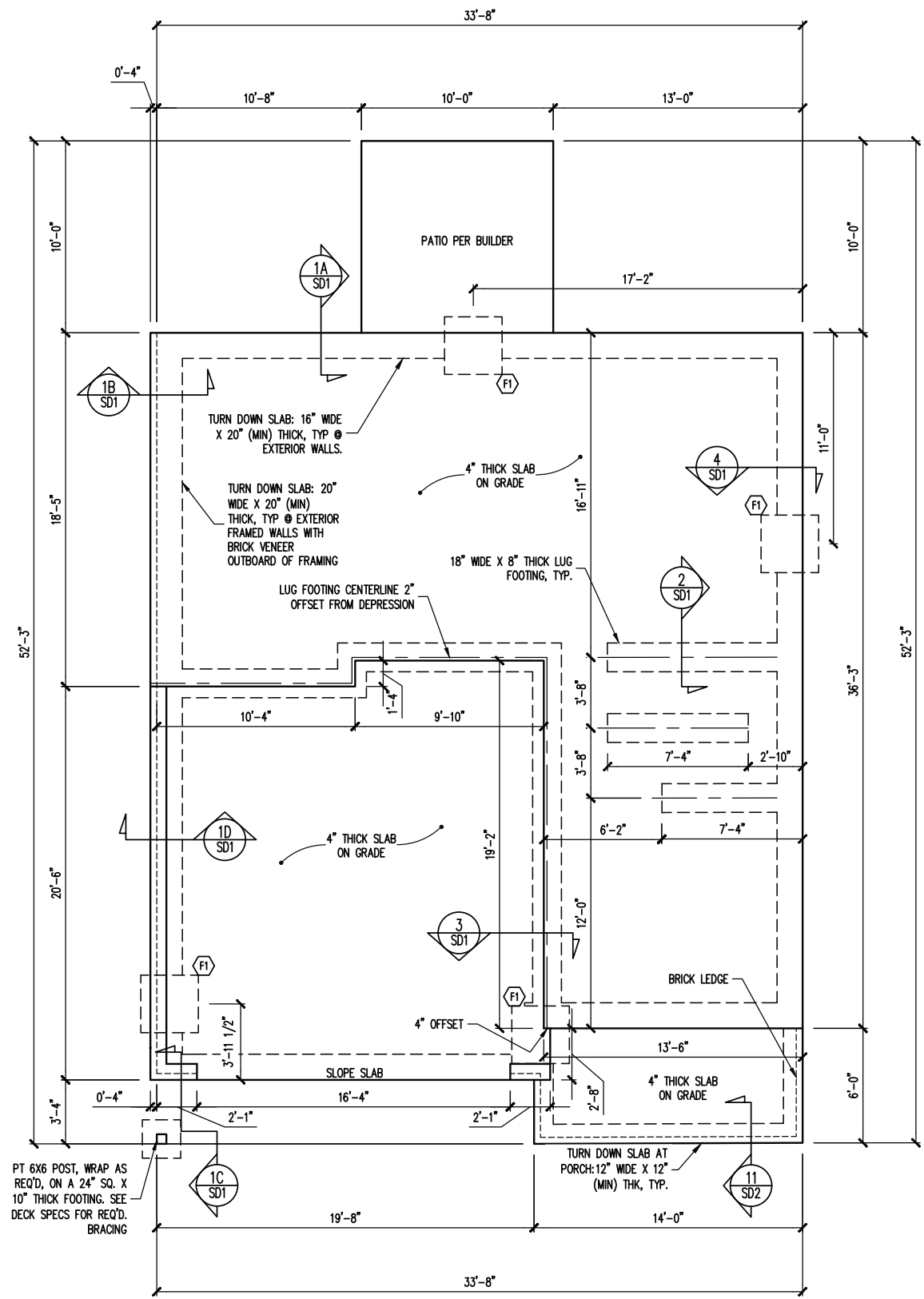
SCOPE	FRESH PAINT
LOC	STRUCTURAL ADDENDUM
PLAN	REV 1 23-66-318 9/18/2023
	TBD
	WISTERIA

ENG: NBC/CMC
DATE: 4/18/2023

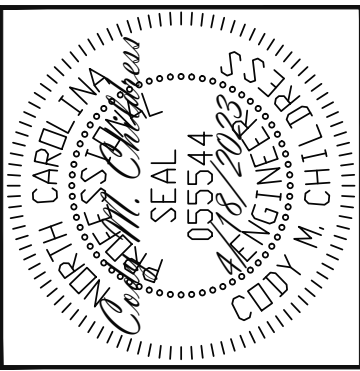
PROJECT NO.
23-30-029

SHEET NO.
S6A

6 of 10



FOUNDATION PLAN
ELEVATION A-BRICK LEFT
1/8" = 1'-0"



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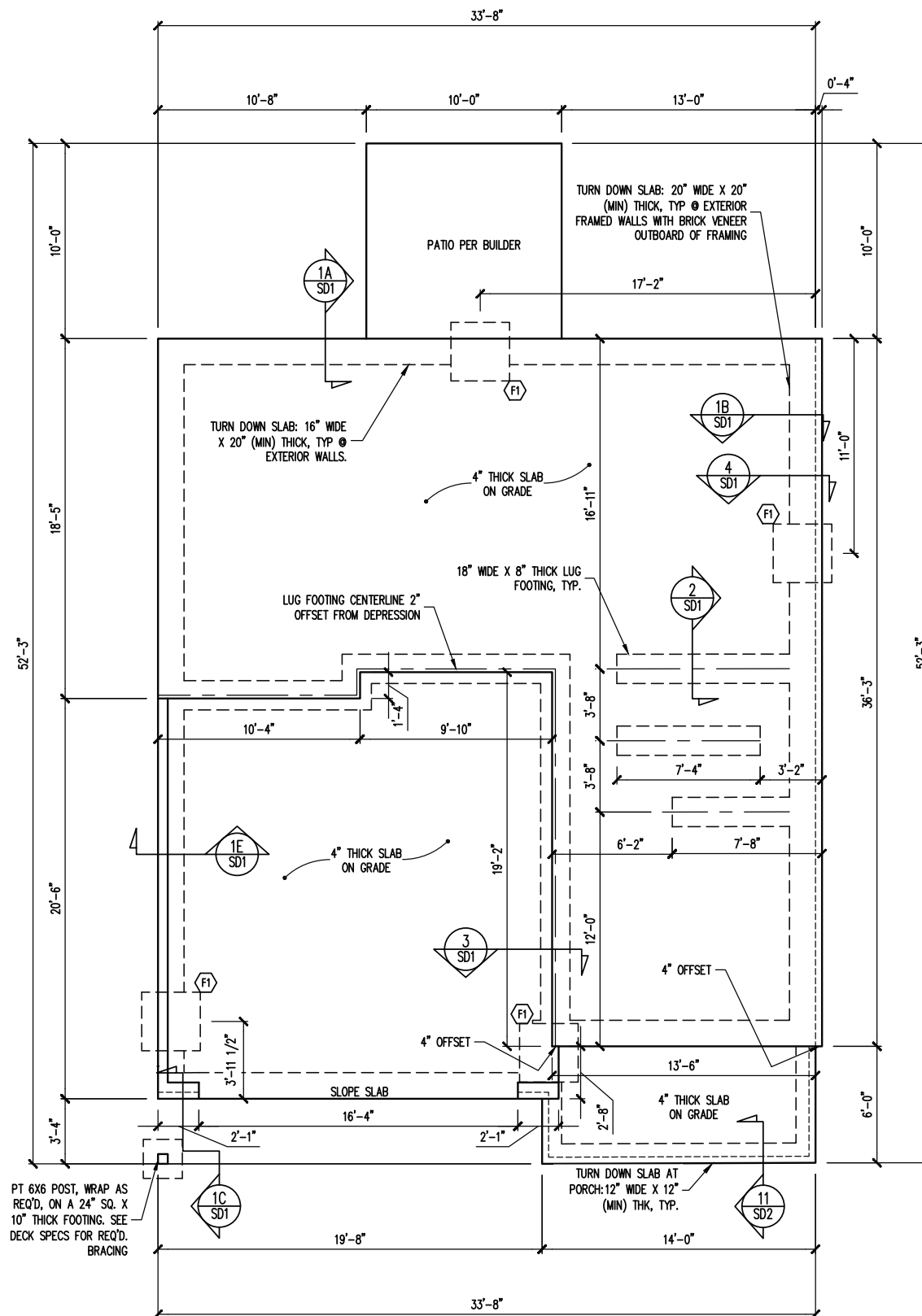
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ASSOCIATES, P.A.

SCOPE	FRESH PAINT
LOC	STRUCTURAL ADDENDUM
PLAN	TBD
	REV 1 23-66-318 9/18/2023
	WISTERIA

ENG: NBG/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

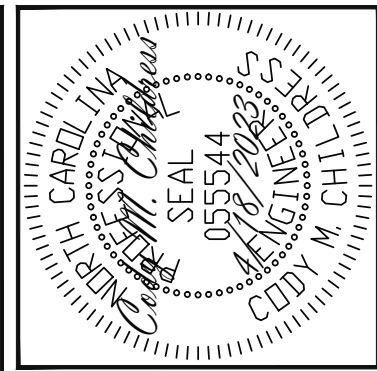
SHEET NO.
S7A



FOUNDATION PLAN
 ELEVATION A-BRICK RIGHT
 1/8" = 1'-0"

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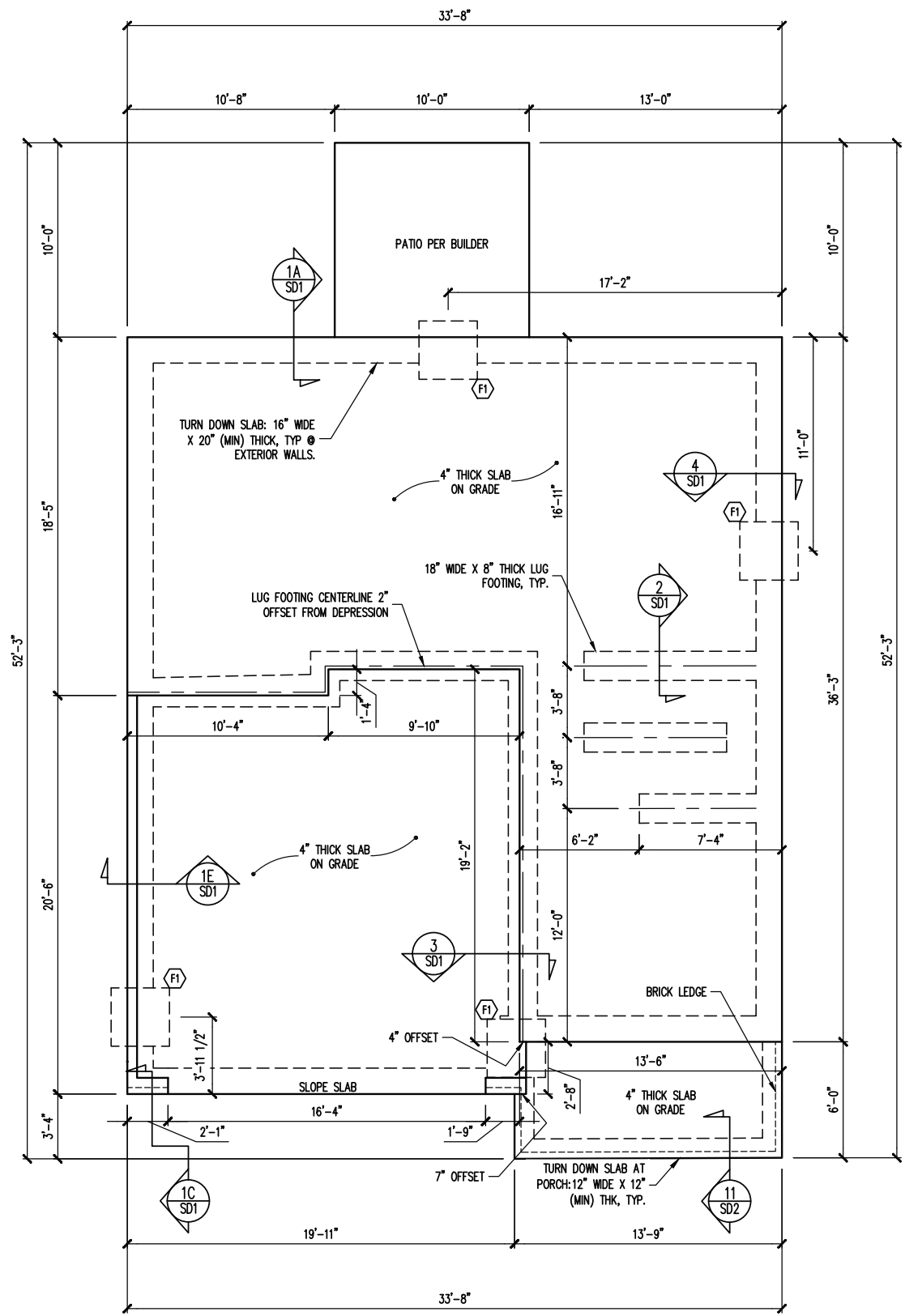
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FRESH PAINT	
SCOPE	STRUCTURAL ADDENDUM
LOC	TBD
PLAN	WISTERIA
REV 1	23-66-318 9/18/2023

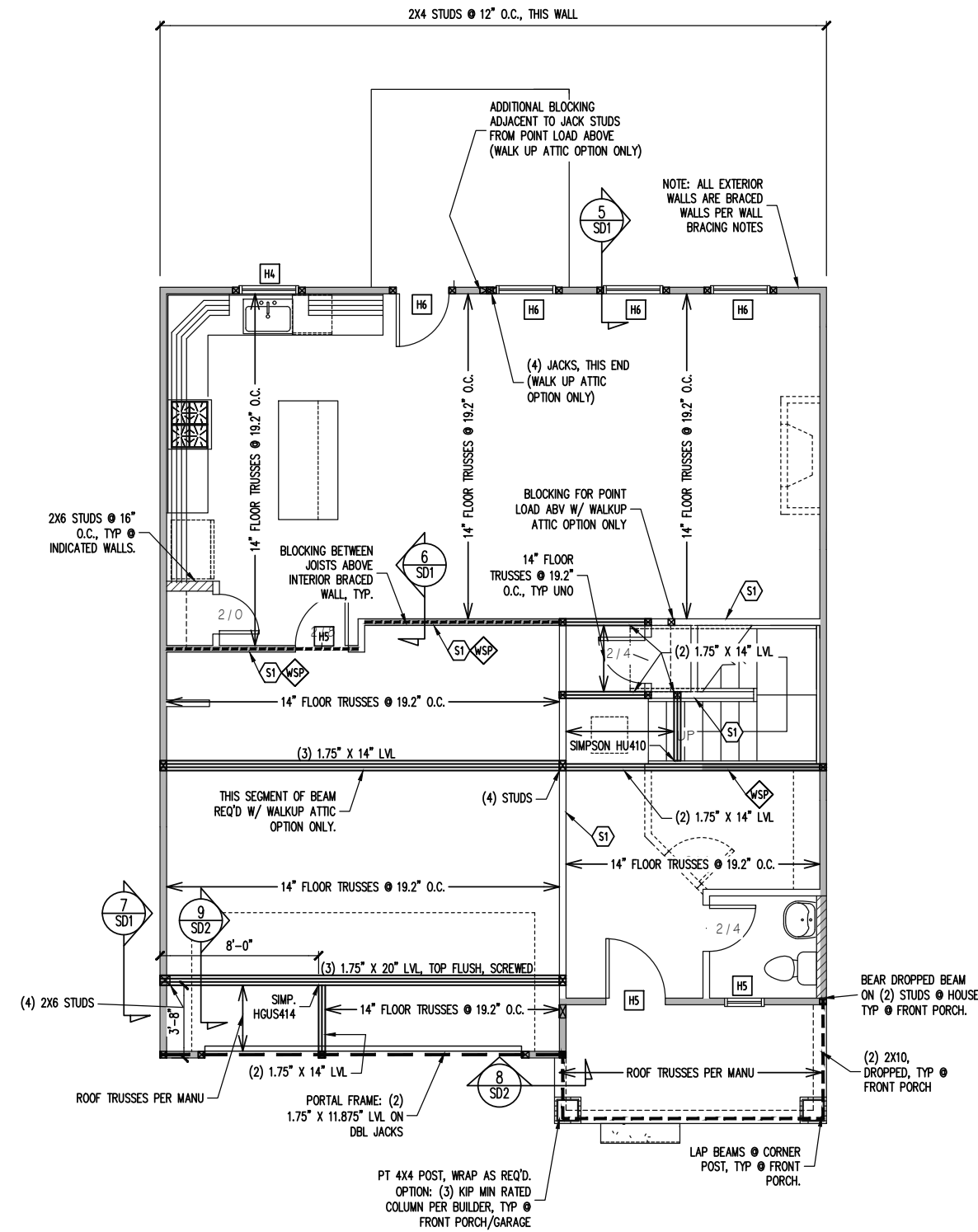
ENG	NBG/CMC
DATE	4/18/2023

PROJECT NO.	23-30-029
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SHEET NO.	S7A
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**FOUNDATION PLAN
ELEVATION B**
1/8" = 1'-0"



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

FOUNDATION SCHEDULE

F1 12" THICK X 36" SQ. FOOTING
NOTES:
HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.

FRAMING SCHEDULE

S1 INTERIOR LOAD BEARING WALL: SECURE TO THICKENED SLAB BELOW WITH 1/2" RED HEADER ANCHOR (OR EQUAL) @ 6'-0" O.C., 12" MAX FROM ENDS / CORNERS OF WALL, 7" MIN EMBEDMENT INTO SLAB BELOW.

JOIST SUBSTITUTION

14" FLOOR TRUSSES PERMITTED TO BE SUBSTITUTED WITH 14" I-JOISTS.
MAINTAIN MINIMUM SPACING AS CALLED OUT ON PLANS.
SIMP. IUS/ITS3.56/14 HANGERS TO BE SUBSTITUTED WITH SIMP. IUS/ITS2.06/14 HANGER WHEN I-JOISTS HAVE BEEN INSTALLED.

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INSTANT REFERENCES

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WALL BRACING

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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.

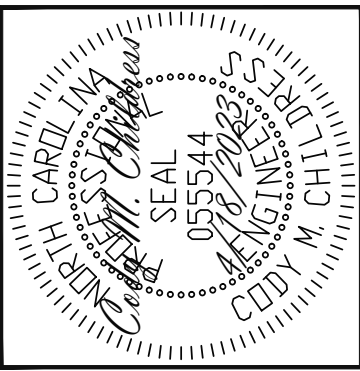
NOTES:
PROVIDED CONTINUOUS SHEATHING = 145" MIN.
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

HEADER SCHEDULE

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- (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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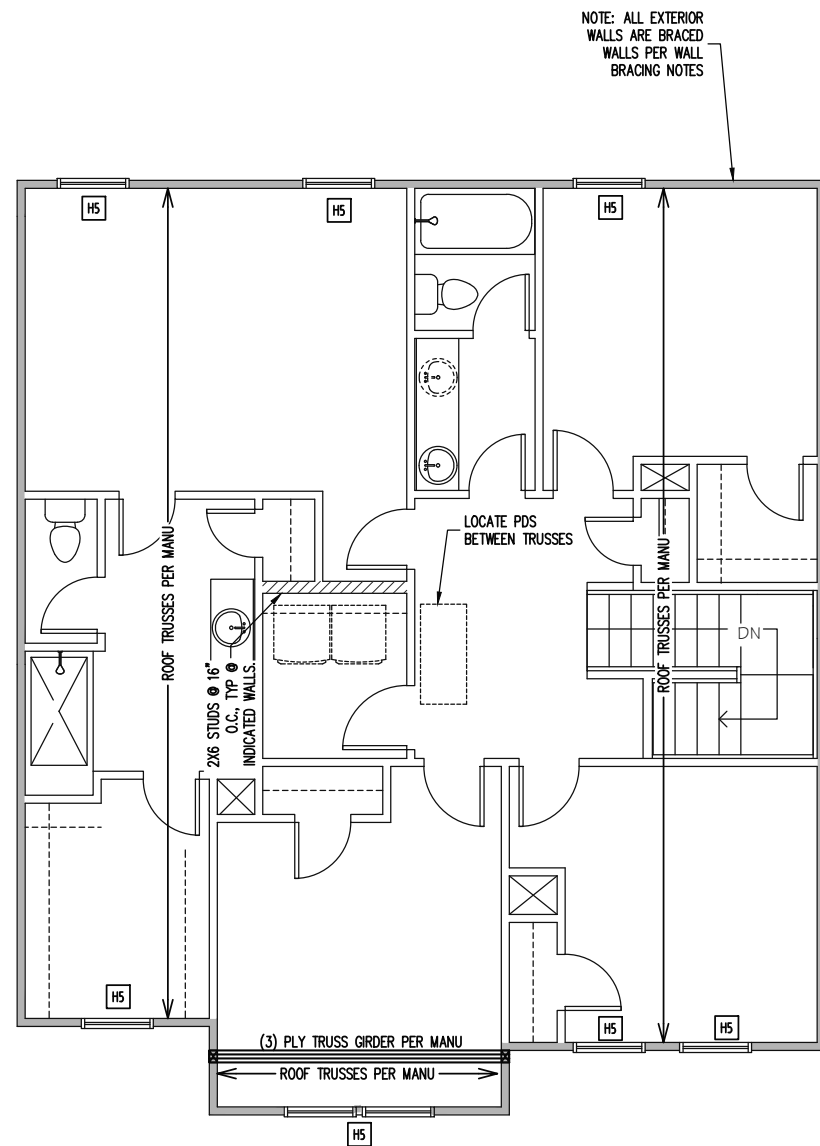
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Phone (919) 844-1661

FRESH PAINT	
STRUCTURAL ADDENDUM	REV 1 23-66-318 9/18/2023
SCOPE	TBD
LOC	WISTERIA
PLAN:	

ENG: NBG/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

SHEET NO.
S1B
1 of 10



NOTE: ALL EXTERIOR WALLS ARE BRACED WALLS PER WALL BRACING NOTES

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

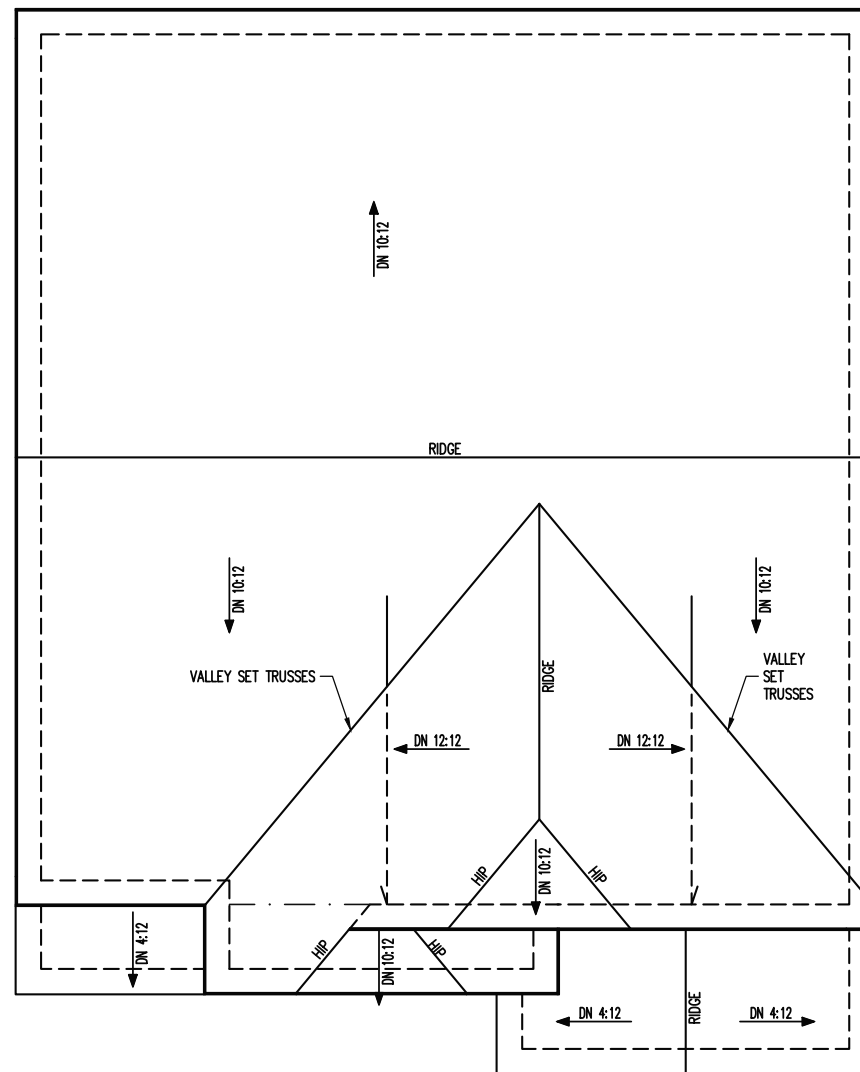
TRUSS UPLIFT CONNECTORS

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	CONNECTOR
UP TO 28'	CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL TOP PLATE OR BEAM OR (1) SIMPSON H3 CLIP TO SINGLE 2X4 PLATE



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

FRAMING NOTES

ROOF ONLY

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

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

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 = 72" MIN.

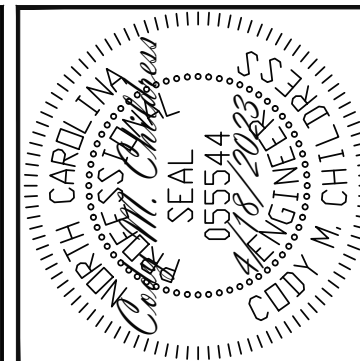
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

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 (2) 2X8'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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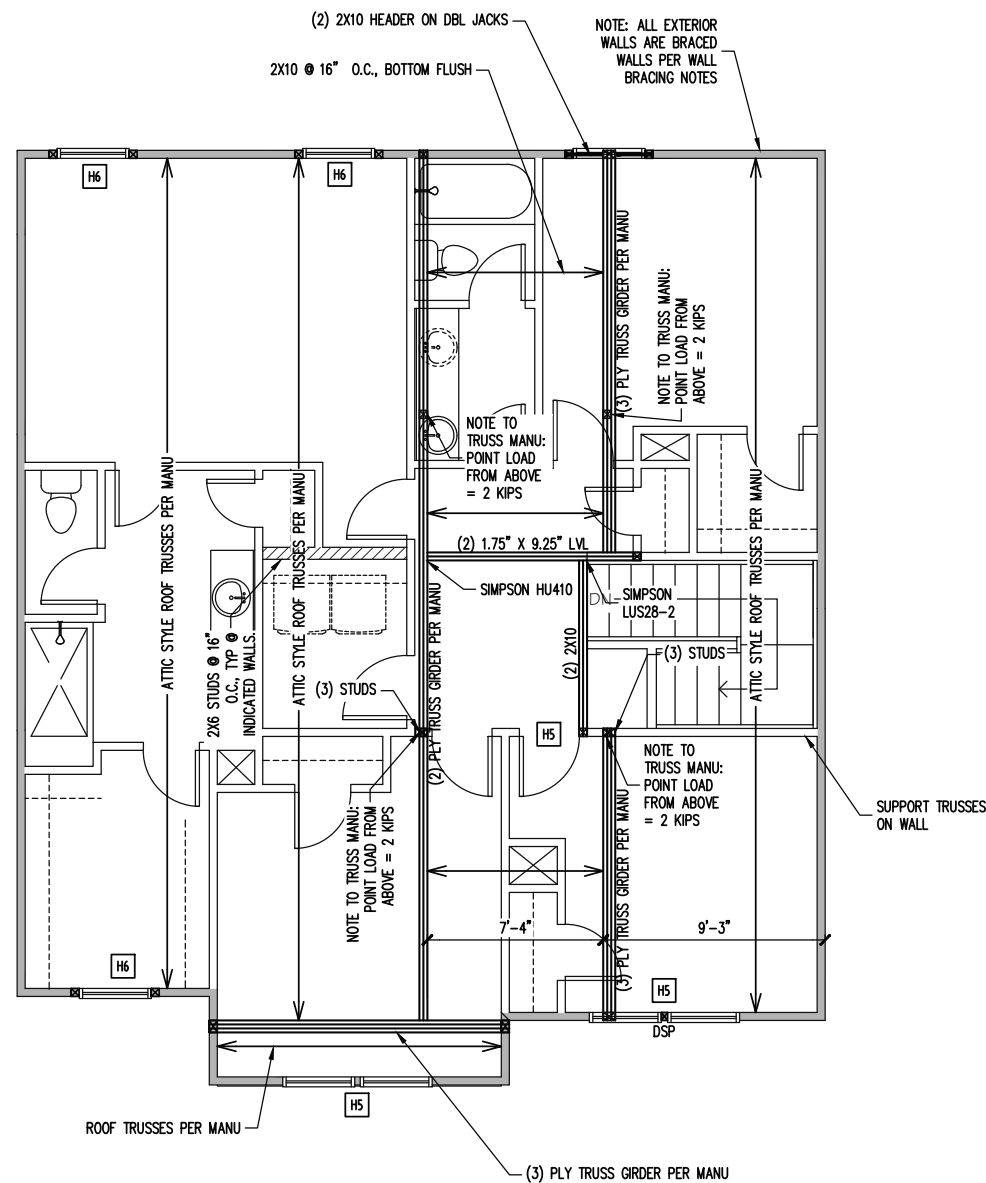
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SCOPE	LOC	PLAN
FRESH PAINT	STRUCTURAL ADDENDUM	WISTERIA
REV 1 23-66-318	9/18/2023	

ENG: NBG/CMC
DATE: 4/18/2023

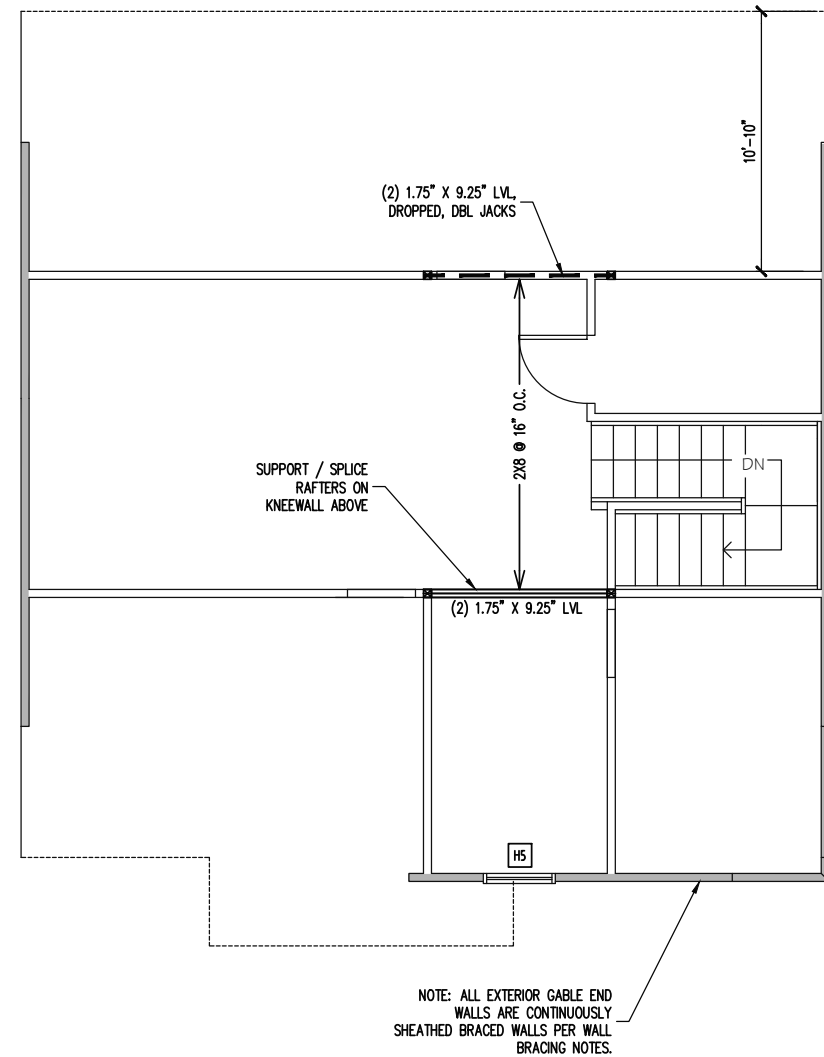
PROJECT NO.
23-30-029

SHEET NO.
S2B



2ND FLOOR FRAMING PLAN
WALK UP ATTIC OPTION
ELEVATION B

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



ATTIC FRAMING PLAN
ELEVATION B

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

CONSTRUCTION SPECIFICATIONS
INSTANT REFERENCES
REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:
PART 1.01: CURRENT GOVERNING CODE
PART 14: STUD SUPPORT FOR BEAMS
PART 17: KING STUDS FOR EXTERIOR WALLS

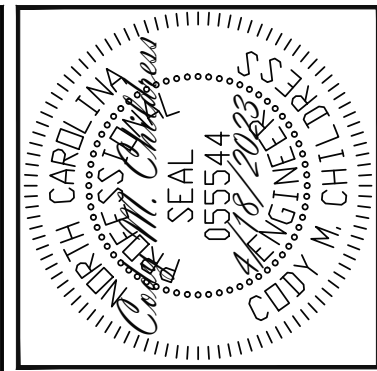
WALL BRACING
SHADED WALLS:
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NOTES:
PROVIDED CONTINUOUS SHEATHING = 145' MIN.
REFERENCE PART 16.02 OF CONSTRUCTION SPECIFICATIONS FOR GENERAL WIND BRACING INFORMATION.

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	(2) 2X8'S ON SINGLE JACKS
H6	(2) 2X8'S ON DBL JACKS

NOTES:
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FRESH PAINT	
SCOPE	STRUCTURAL ADDENDUM
LOC	TBD
PLAN	WISTERIA
REV 1	23-66-318 9/18/2023

ENG: NBG/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

SHEET NO.
S3B

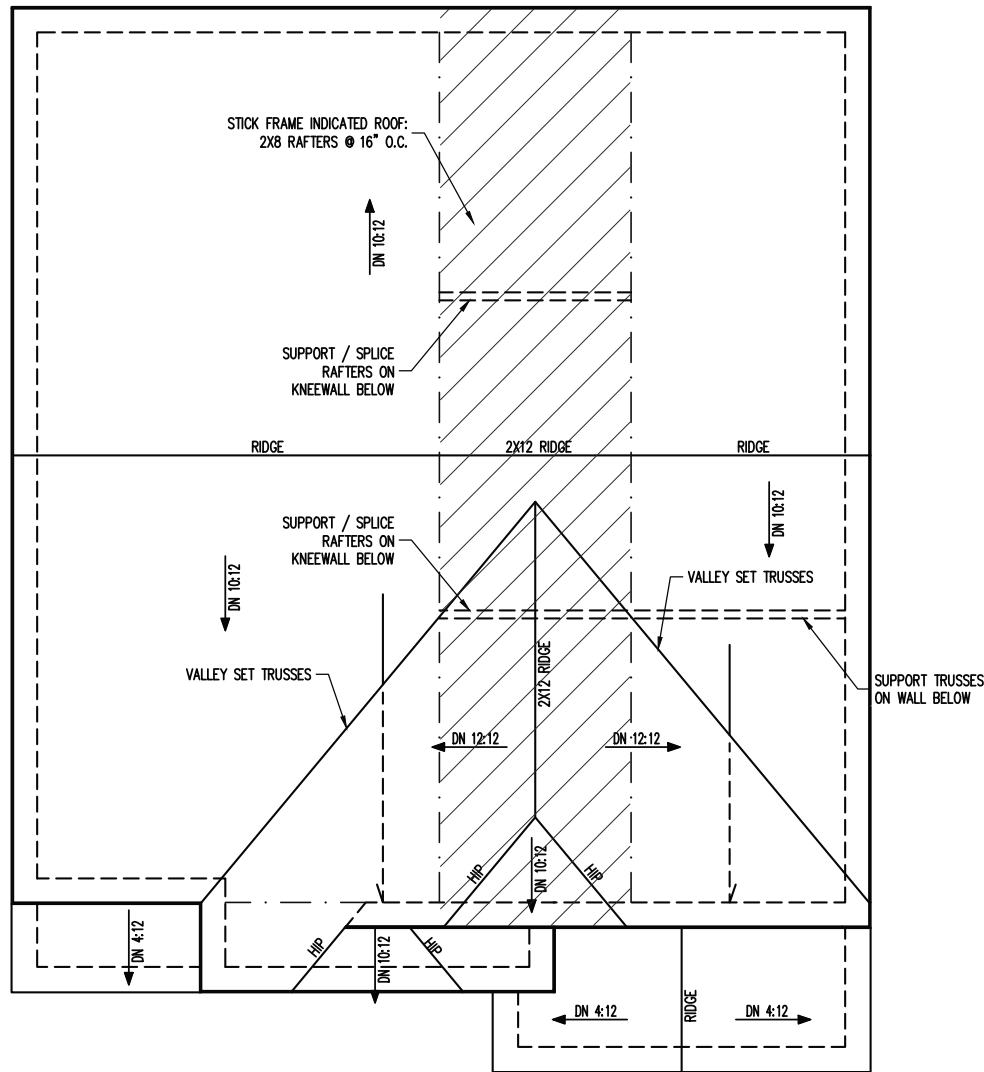
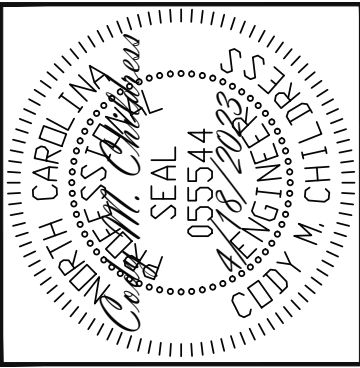
TRUSS UPLIFT CONNECTORS

EXPOSURE B, 120 MPH, ANY PITCH, 24" O.C. MAX ROOF TRUSS SPACING

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



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

ROOF FRAMING PLAN
 WALK UP ATTIC OPTION
 ELEVATION B
 1/8" = 1'-0"

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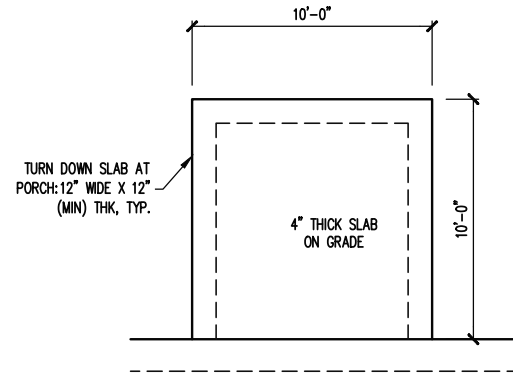
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FRESH PAINT	
SCOPE	STRUCTURAL ADDENDUM
LOC	TBD
PLAN	WISTERIA
REV 1	23-66-318 9/18/2023

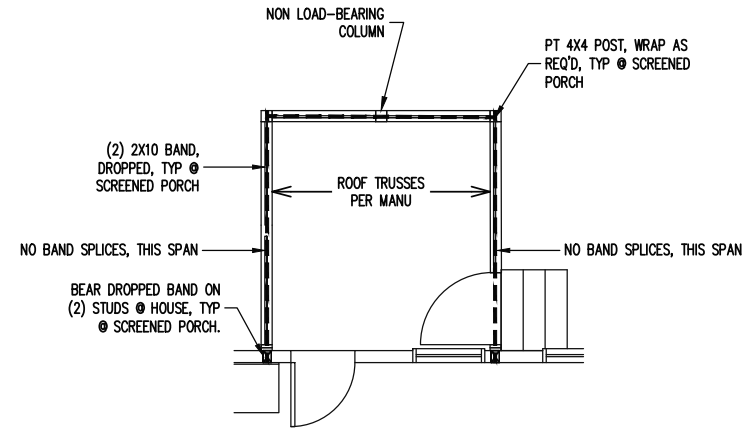
ENG: NBG/CMC
 DATE: 4/18/2023

PROJECT NO.
 23-30-029

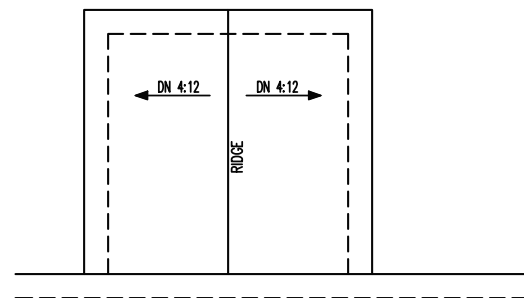
SHEET NO.
 S4B
 4 of 10



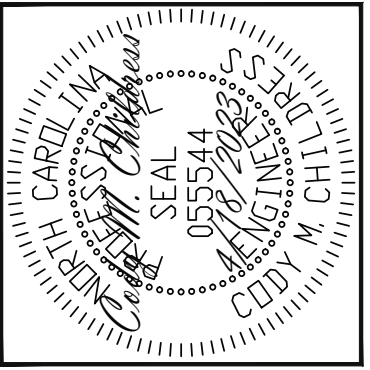
FOUNDATION PLAN
OPTIONAL SCREENED PORCH
MONOSLAB FOUNDATION
1/8" = 1'-0"



1ST FLOOR FRAMING PLAN
OPTIONAL SCREENED PORCH
1/8" = 1'-0"



ROOF FRAMING PLAN
OPTIONAL SCREENED PORCH
1/8" = 1'-0"



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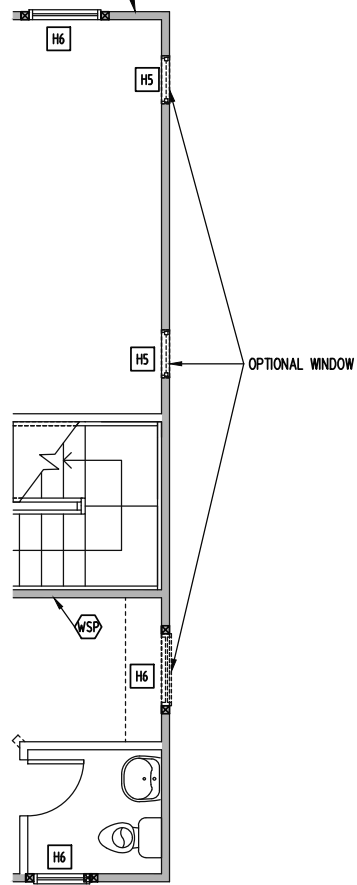
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SCOPE	STRUCTURAL ADDENDUM
LOC	TBD
PLAN	WISTERIA
REV 1	23-66-318 9/18/2023

ENG: NBG/CMC
DATE: 4/18/2023

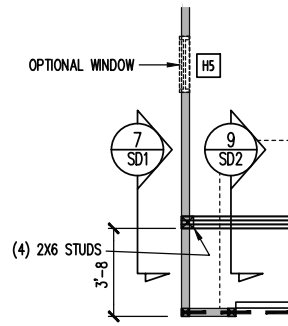
PROJECT NO.
23-30-029

SHEET NO.
S5B

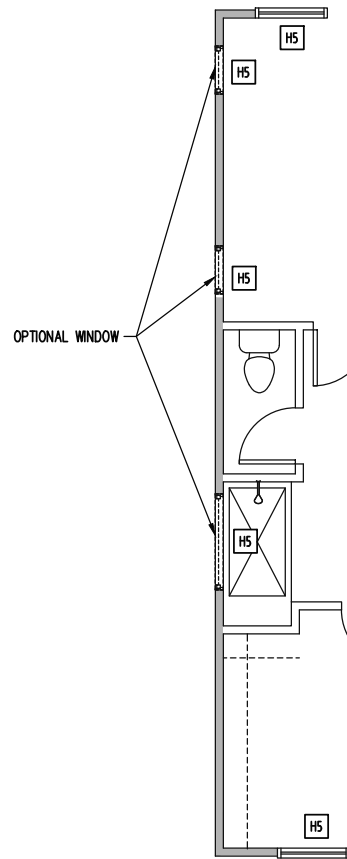
NOTE: ALL EXTERIOR WALLS ARE BRACED WALLS PER WALL BRACING NOTES



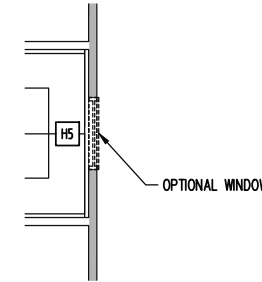
1ST FLOOR PLAN
OPTIONAL WINDOWS
1/8" = 1'-0"



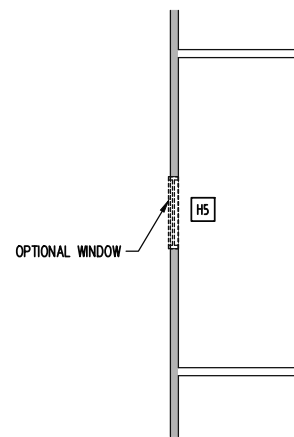
1ST FLOOR PLAN
OPTIONAL GARAGE WINDOW
1/8" = 1'-0"



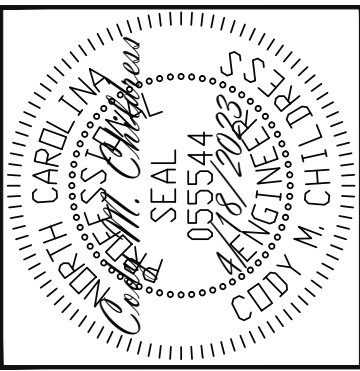
2ND FLOOR PLAN
OPTIONAL WINDOWS
1/8" = 1'-0"



2ND FLOOR PLAN
OPTIONAL WINDOW AT STAIRS
1/8" = 1'-0"



ATTIC FRAMING PLAN
OPTIONAL WINDOW
1/8" = 1'-0"



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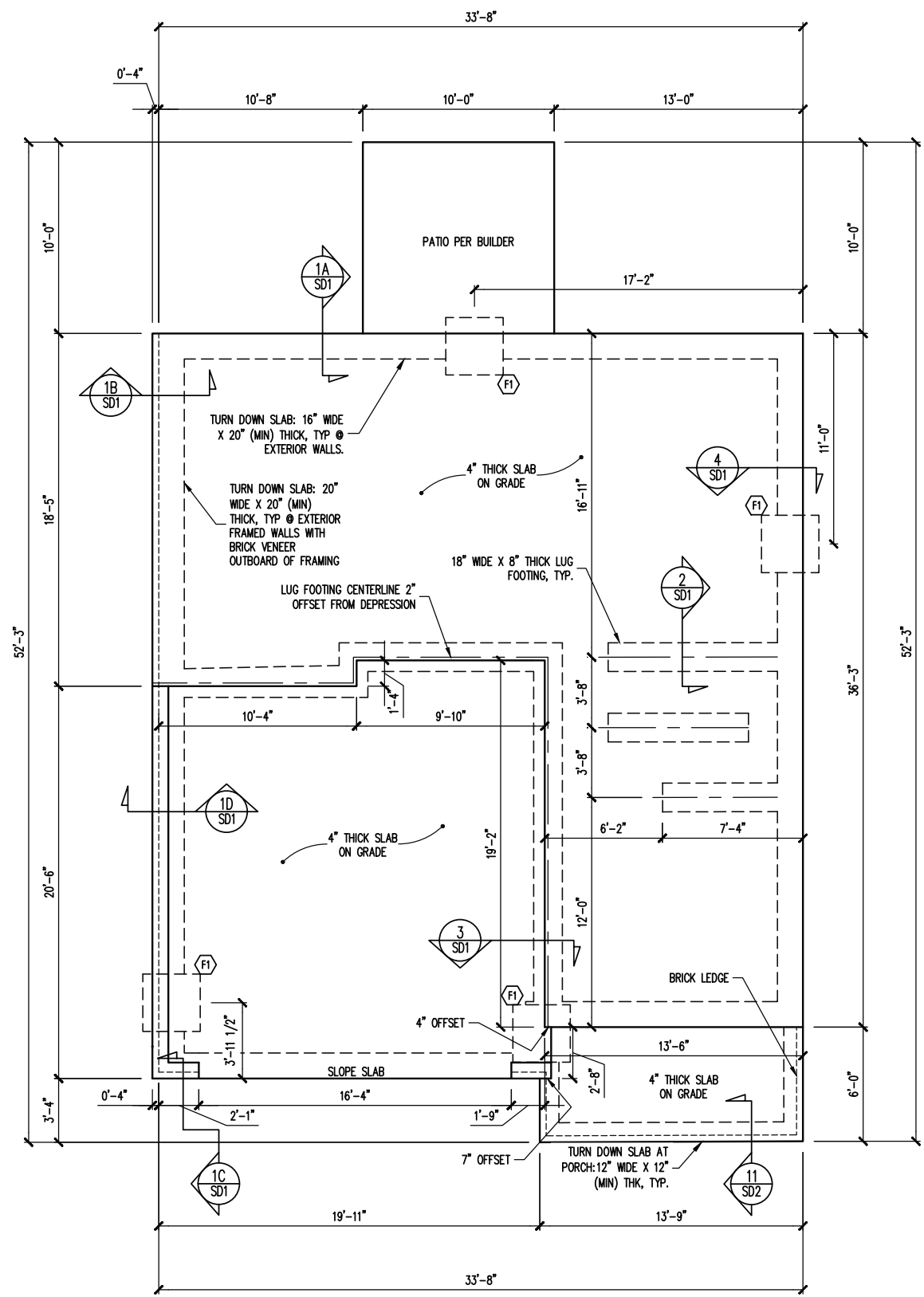
SCOPE	FRESH PAINT
LOC	STRUCTURAL ADDENDUM
PLAN	REV 1 23-66-31B 9/18/2023
	TBD
	WISTERIA

ENG: NBC/CMC
DATE: 4/18/2023

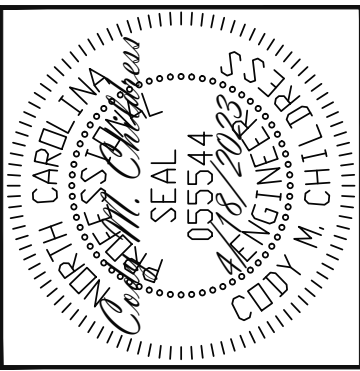
PROJECT NO.
23-30-029

SHEET NO.
S6B

6 of 10



FOUNDATION PLAN
ELEVATION B-BRICK LEFT
1/8" = 1'-0"



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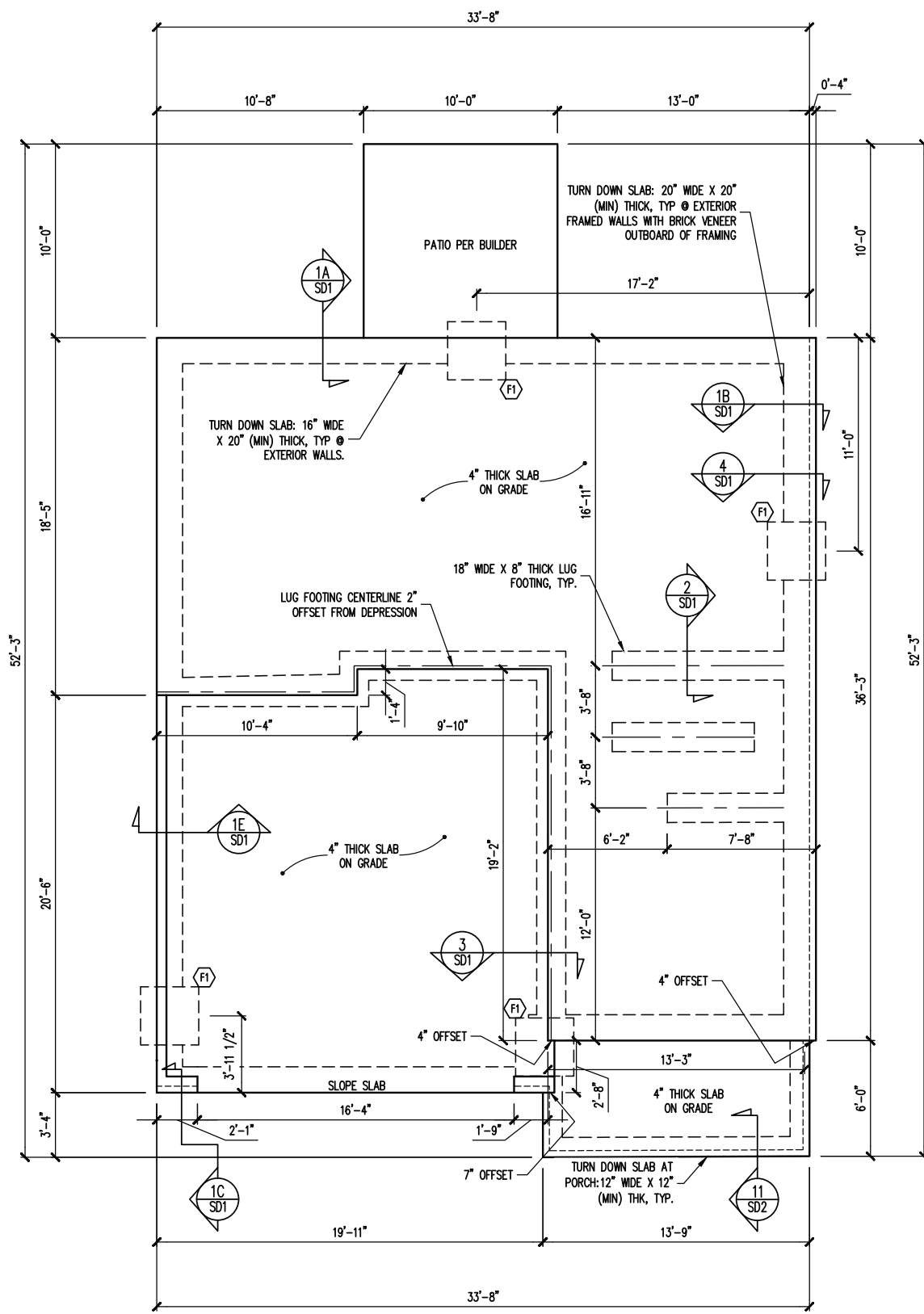
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SCOPE	FRESH PAINT
LOC	STRUCTURAL ADDENDUM
PLAN	TBD
	REV 1 23-66-318 9/18/2023
	WISTERIA

ENG: NBG/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

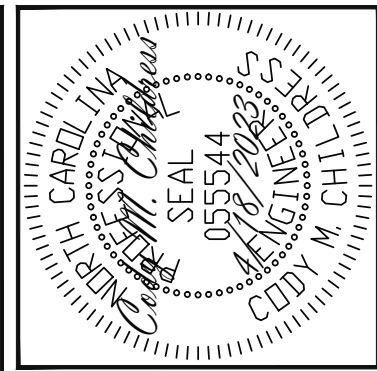
SHEET NO.
S7B



FOUNDATION PLAN
 ELEVATION B-BRICK RIGHT
 1/8" = 1'-0"

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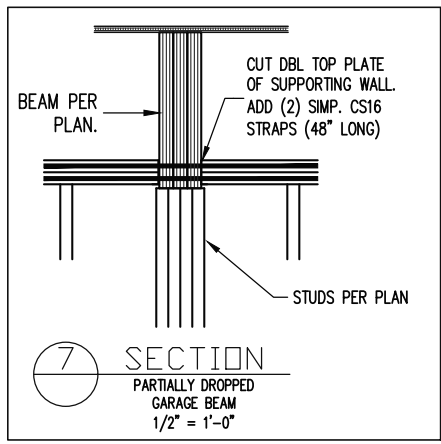
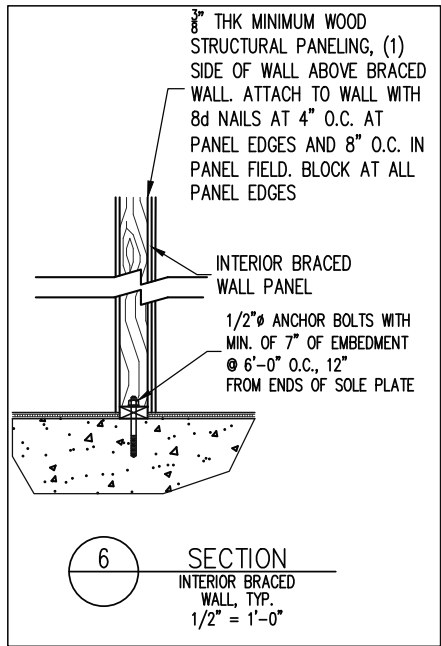
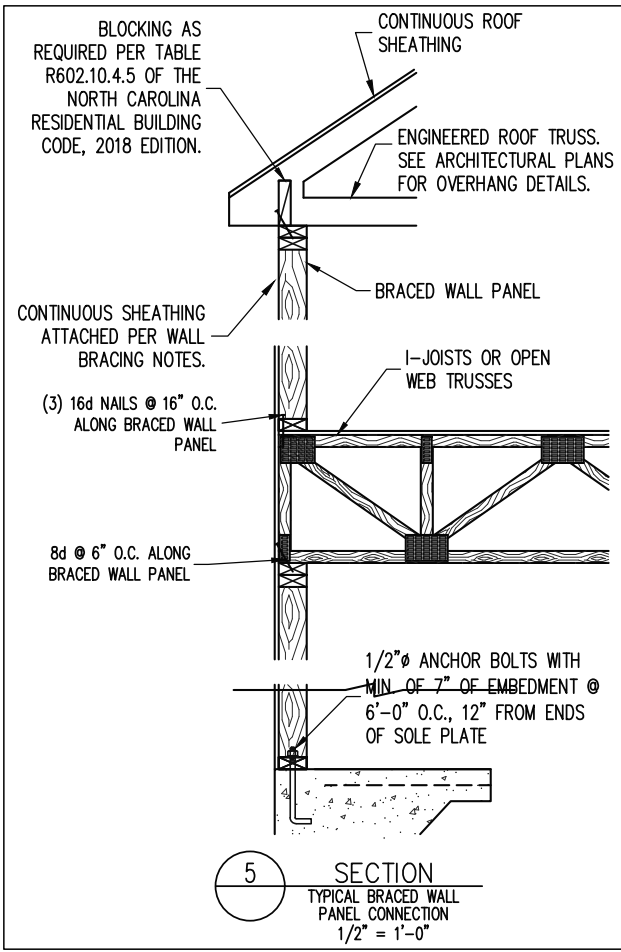
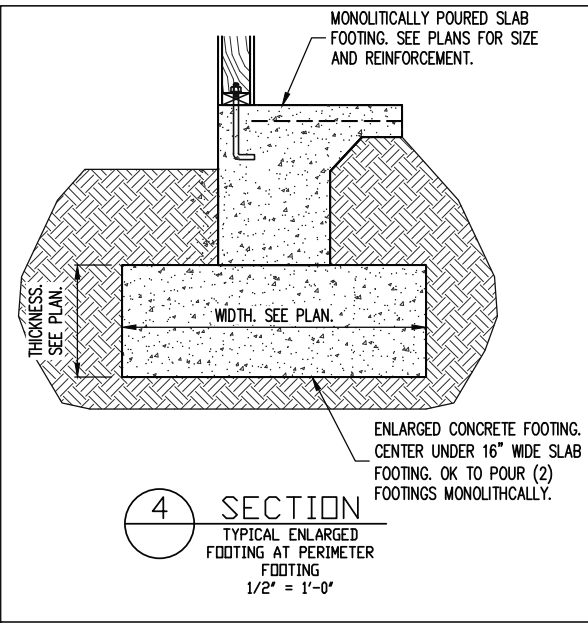
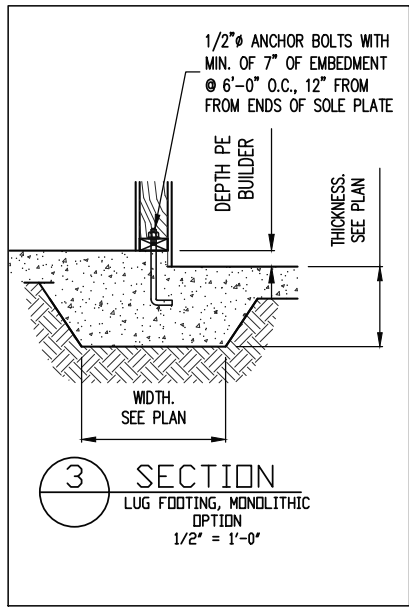
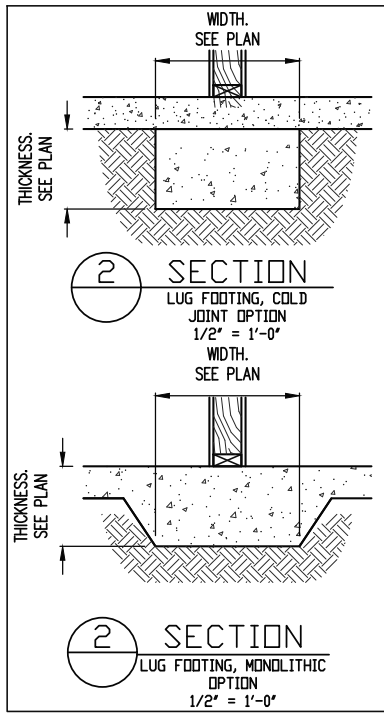
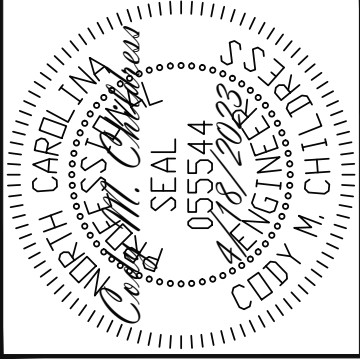
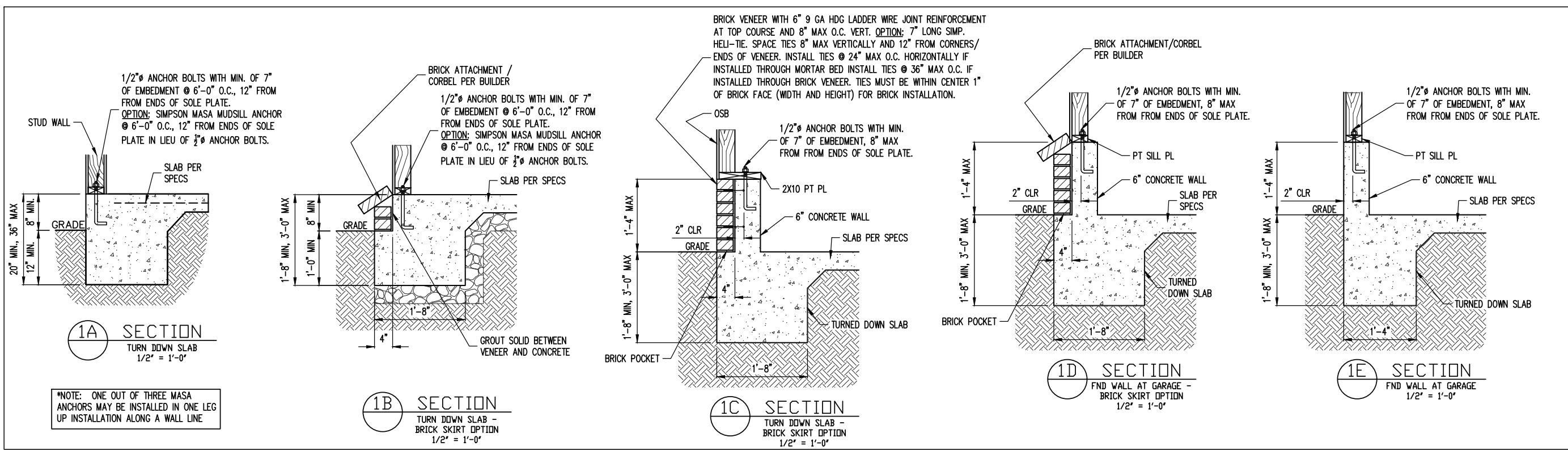
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FRESH PAINT	
SCOPE	STRUCTURAL ADDENDUM
LOC	TBD
PLAN	WISTERIA
REV 1	23-66-318 9/18/2023

ENG: NBG/CMC
 DATE: 4/18/2023

PROJECT NO.
 23-30-029

SHEET NO.
 S7B



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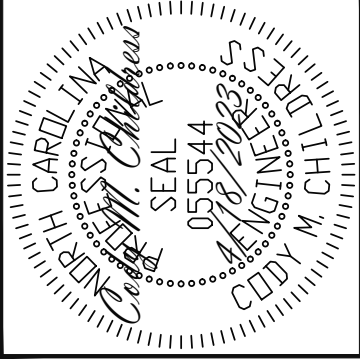
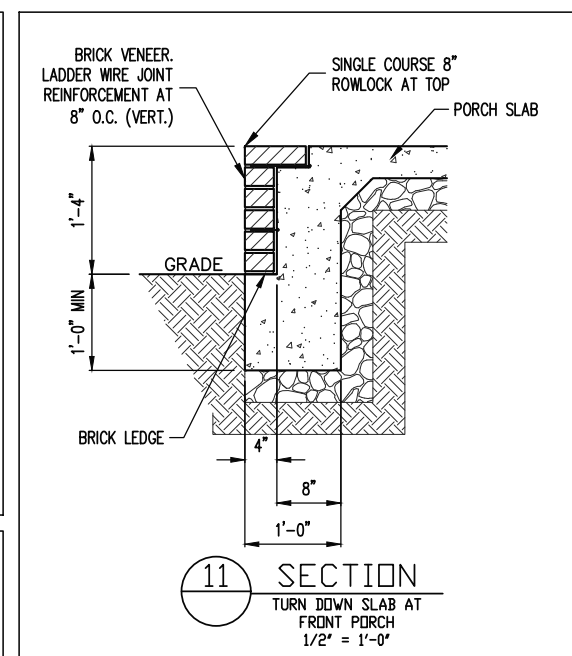
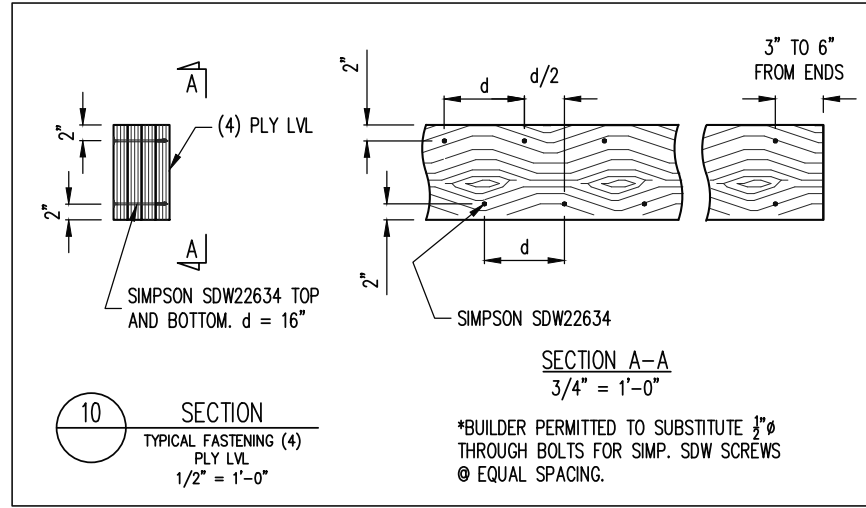
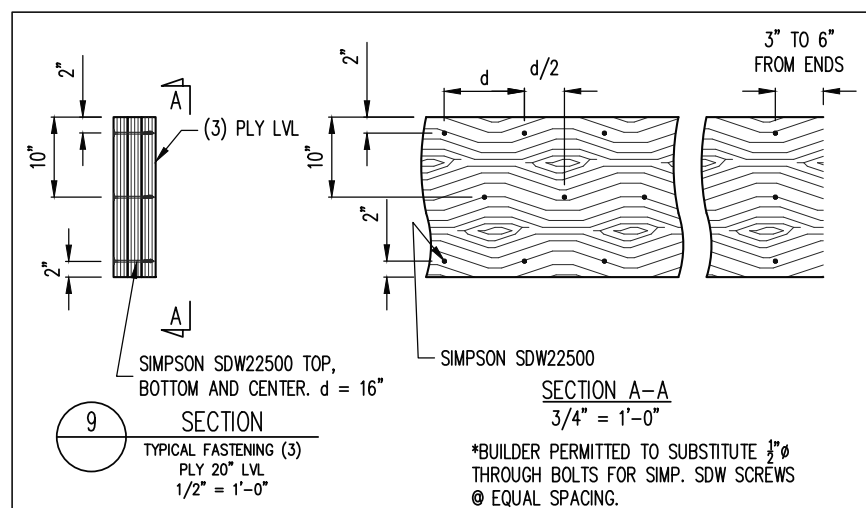
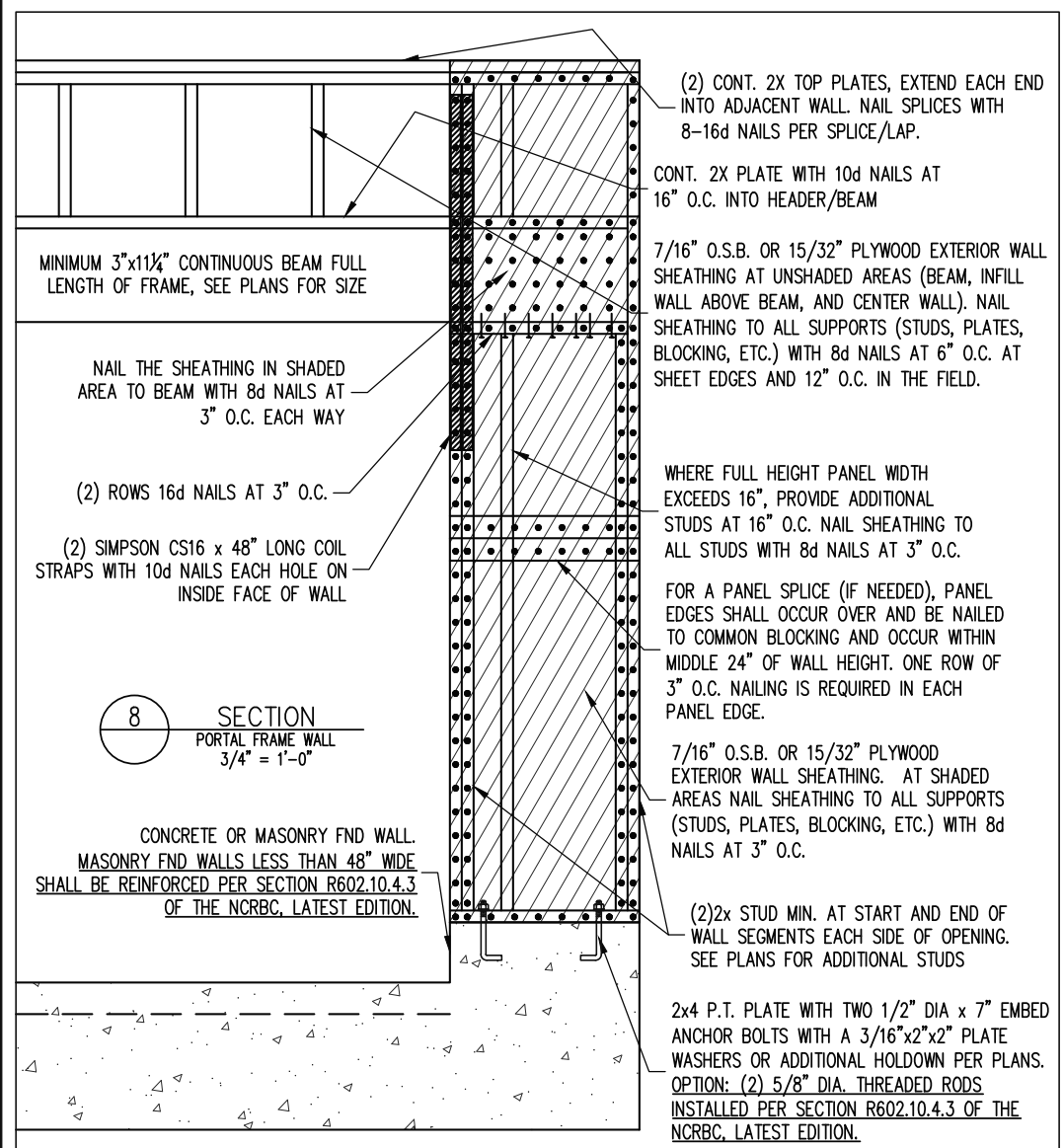
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SCOPE	FRESH PAINT
LOC	STRUCTURAL ADDENDUM
PLAN	TBD
	REV 1 23-66-318 9/18/2023
	WISTERIA

ENG: Nbg/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

SHEET NO.
SD1
8 of 10



ENGINEERING SEAL VALID FOR 1 YEAR ONLY.
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SCOPE	FRESH PAINT
LOC	STRUCTURAL ADDENDUM
PLAN	TBD
	WISTERIA
	REV 1 23-66-318 9/18/2023

ENG: NBG/CMC
DATE: 4/18/2023

PROJECT NO.
23-30-029

SHEET NO.
SD2

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 5: CONCRETE AND SLABS ON GRADE

5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 6% AIR ENTRAINMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL CONCRETE, INCLUDING CONCRETE FOR FOOTINGS, IS TO BE CAST IN PLACE, TYP UNO.

5.02 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.

5.03 SLABS ON GRADE, IF ANY, SHALL CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/CU YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 2" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS.

PART 6: REBAR AND WIRE REINFORCEMENT

6.01 REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO

6.02 LAP SPLICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO

6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064.

PART 7: MASONRY

7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, f'm = 1,500 PSI MIN

7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW

7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.

7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530

7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS

PART 8: BOLTS AND LAG SCREWS

8.03 ANCHOR RODS AND BOLTS SHALL CONFORM TO ASTM F1554-15 GRADE 36 UNO. BENT ANCHOR BOLTS SHALL HAVE A 2" MIN HOOK UNO

PART 9: DRIVEN FASTENERS

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

PART 10: DIMENSIONAL LUMBER

10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC.

PART 11: ENGINEERED LUMBER

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

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

PART 12: PRESSURE TREATED LUMBER

12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH 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 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 ON TO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ON TO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED COLUMN TYP UNO.

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

1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED (LESS 1 1/2" TO ALLOW FOR A CONTINUOUS RIM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM

2-BEAMS BEARING ON TO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ON TO 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, WITH 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'-0" 2X6 @ 16" O.C.: 17'-0"
2X4 @ 12" O.C.: 12'-0" 2X6 @ 12" O.C.: 18'-8"
DBL 2X4 @ 16" O.C.: 13'-4" DBL 2X6 @ 16" O.C.: 21'-0"

16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY:
-BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO.
-WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NCR. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCR HAS BEEN MET AND EXCEEDED.
-BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIFT RESISTANCE AND COMPLIANCE WITH NCRBC R602.3.5 AND R602.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.
-MAY SUBSTITUTE WSP FOR GB
-SINGLE JOIST, CONTINUOUS RIM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 16d TOE NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO.

PART 17: KING STUDS

17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:

MAX OPENING WIDTH	NUMBER OF KING STUDS				
	5'-0"	9'-0"	13'-0"	17'-0"	21'-0"
2X4	1	2	3	4	5
2X6	1	1	2	2	2
2X8	1	1	1	1	2

PART 18: SUBSTITUTIONS

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

PART 19: OWNERSHIP OF STRUCTURAL DESIGN

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

NOTES

THE BUILDER IS RESPONSIBLE FOR REVIEWING PLANS PRIOR TO CONSTRUCTION. THE BUILDER SHALL IMMEDIATELY CONTACT THE ENGINEER OF RECORD (EOR) BEFORE PROCEEDING IF THE FOLLOWING CONDITIONS ARE NOTED BEFORE OR DURING CONSTRUCTION:

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 THAN ANY REVISIONS ISSUED BY THE EOR ARE PROMPLY DISTRIBUTED TO THE SUBCONTRACTORS

THE EOR DOES NOT PERFORM FENESTRATION OR VENTING CALCULATIONS OR ANY OTHER CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO STRUCTURAL ENGINEERING.

ROOF AND FLOOR TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED BY THE STATE. FINAL TRUSS DRAWING SHOULD BE SUBMITTED TO THE EOR FOR REVIEW

ABBREVIATIONS

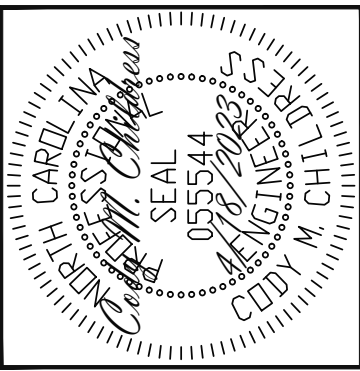
ABV ABOVE	FND FOUNDATION	TJ TRIPLE JOIST
B. BOTH	FTG FOOTING	TYP TYPICAL
B.E. BOTH ENDS	HDG HOT DIPPED	TRPL TRIPLE
BTWN BETWEEN	GALV GALVANIZED	TSP TRIPLE STUD POCKET
CIP CAST IN PLACE	HGR HANGER	UNO UNLESS NOTED OTHERWISE
CONC CONCRETE	LVL LAMINATED VENEER LUMBER	XJ EXTRA JOIST
CS CONTINUOUS SHEATHING	NTS NOT TO SCALE	
DIA DIAMETER	O.C. ON CENTER	
DBL DOUBLE	PSL PARALLEL STRAND LUMBER	
DJ DOUBLE JOIST	PT PRESSURE TREATED	
DSP DBL STUD POCKET	EQ EQUAL	
EA EACH	EA EACH	
EQ EQUAL	FLG FLANGE	
EA EACH	FL PL FLITCH PLATE	
FLG FLANGE	FLR FLOOR	
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
BLUELINX	14"	BLI 40	IUS2.56/14	ITS2.56/14
BOISE CASCADE	14"	BCI 5000s	IUS2.06/14	ITS2.06/14
BOISE CASCADE	14"	BCI 6000S	IUS2.37/14	ITS2.37/14
LP CORP	14"	LPI 20+	IUS2.56/14	ITS2.56/14
NORDIC	14"	NI 40X	IUS2.56/14	ITS2.56/14
ROSEBURG	14"	RFPI 40s	IUS2.56/14	ITS2.56/14
WEYERHAEUSER	14"	TJI 210	IUS2.06/14	ITS2.06/14
WEYERHAEUSER	14"	EEL-20	IUS2.37/14	ITS2.73/14

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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SCOPE	FRESH PAINT
LOC	STRUCTURAL ADDENDUM
PLAN	REV 1 23-66-318 9/18/2023
	TBD
	WISTERIA

ENG: NBG/CMC

DATE: 4/18/2023

PROJECT NO. 23-30-029

SHEET NO. SD3

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