

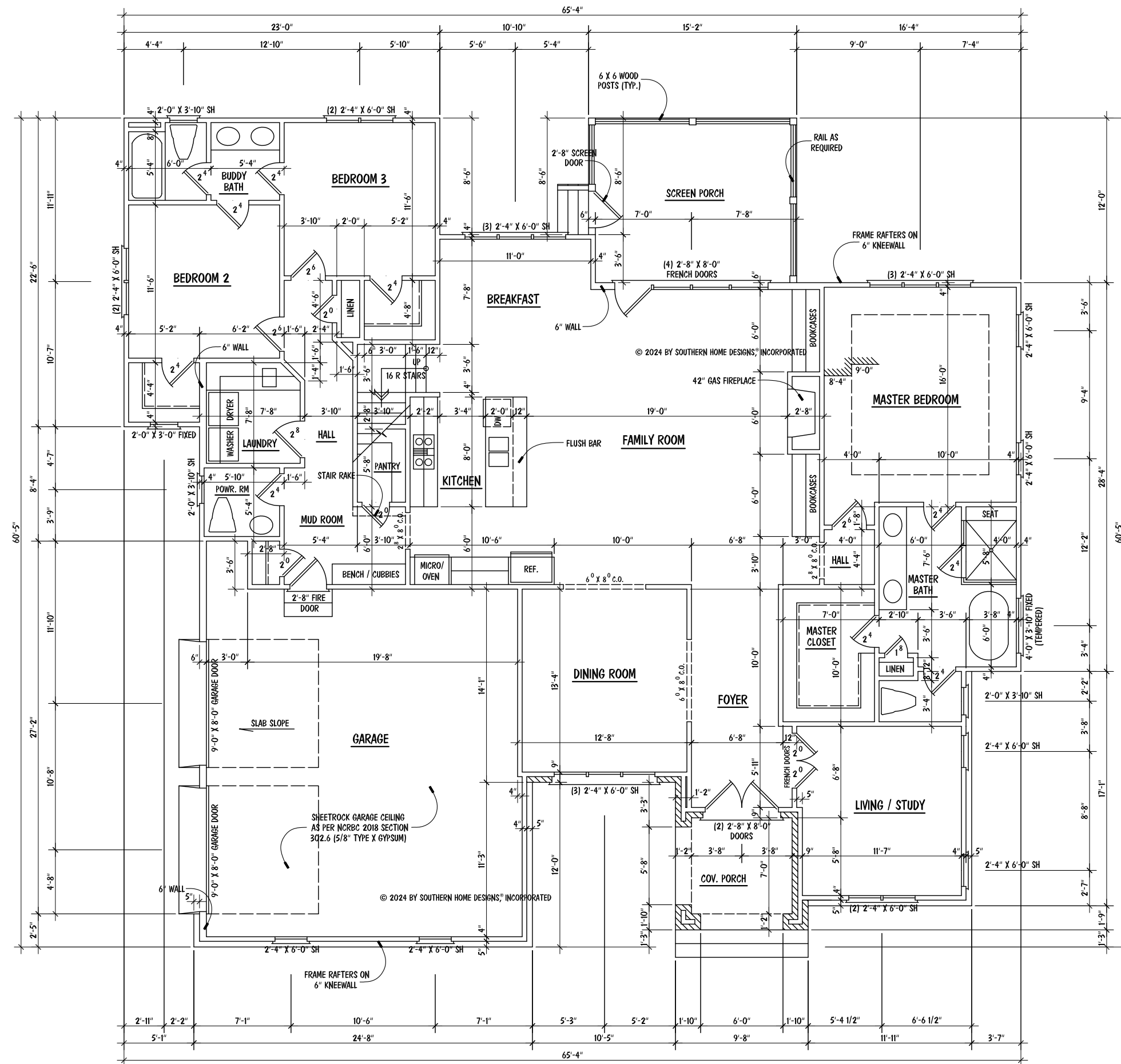
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THE
 ERICA ANN
 2024
 LOT 17 COTTON FARMS

TRIPLE A HOMES

ENGR. #:
 DATE: 03-21-24
 SHEET: A-1
 PLAN #: 24-032124



NOTES:

- 9'-0" CEILING HGT. (TYP.) U.N.O.
- SET WINDOWS @ 8'-0" A.F.F. (TYP.) U.N.O
- SET WINDOWS IN POWR. RM., MASTER BATH TOILET, BEDROOM 2 CLOSET & BUDDY BATH @ 7'-4" A.F.F.
- STAIRS: UP 16 R (TYP.), 1ST FLOOR TO 2ND FLOOR

CRAWL SPACE VENTILATION
 2312 SQ. FT. OF CRAWL AREA / 150 = 15.41 SQ. FT. OF FREE VENT AREA REQUIRED
 SEE SECTION R408.1 OF IRC 2015 NCRBC 2018
 FREE VENT AREA REQUIRED MAY BE REDUCED TO 1/1500 IF APPROVED VAPOR BARRIER IS INSTALLED OVER 100% OF CRAWL FLOOR AREA AND VENTS ARE INSTALLED TO PERMIT CROSS-VENTILATION OF CRAWL SPACE.
 SEE SECTION R408.1.1.

NOTES:

- MEAN ROOF HEIGHT FOR THIS STRUCTURE IS 18'-9"

ATTIC VENTILATION:

3179 SQUARE FEET = 10.60 REQUIRED
 300
 THE NET FREE AREA OF VENTILATION REQUIRED IS TO BE
 10.60 SQUARE FEET.

SQUARE FOOTAGE	
FIRST FLOOR	2312
SECOND FLOOR	000
TOTAL	2312
MISCELLANEOUS	
UNFIN. SECOND FLOOR	497
GARAGE	615
FRONT PORCH	72
SCREEN PORCH	180
MECH. / STOR.	874

FIRST FLOOR PLAN

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

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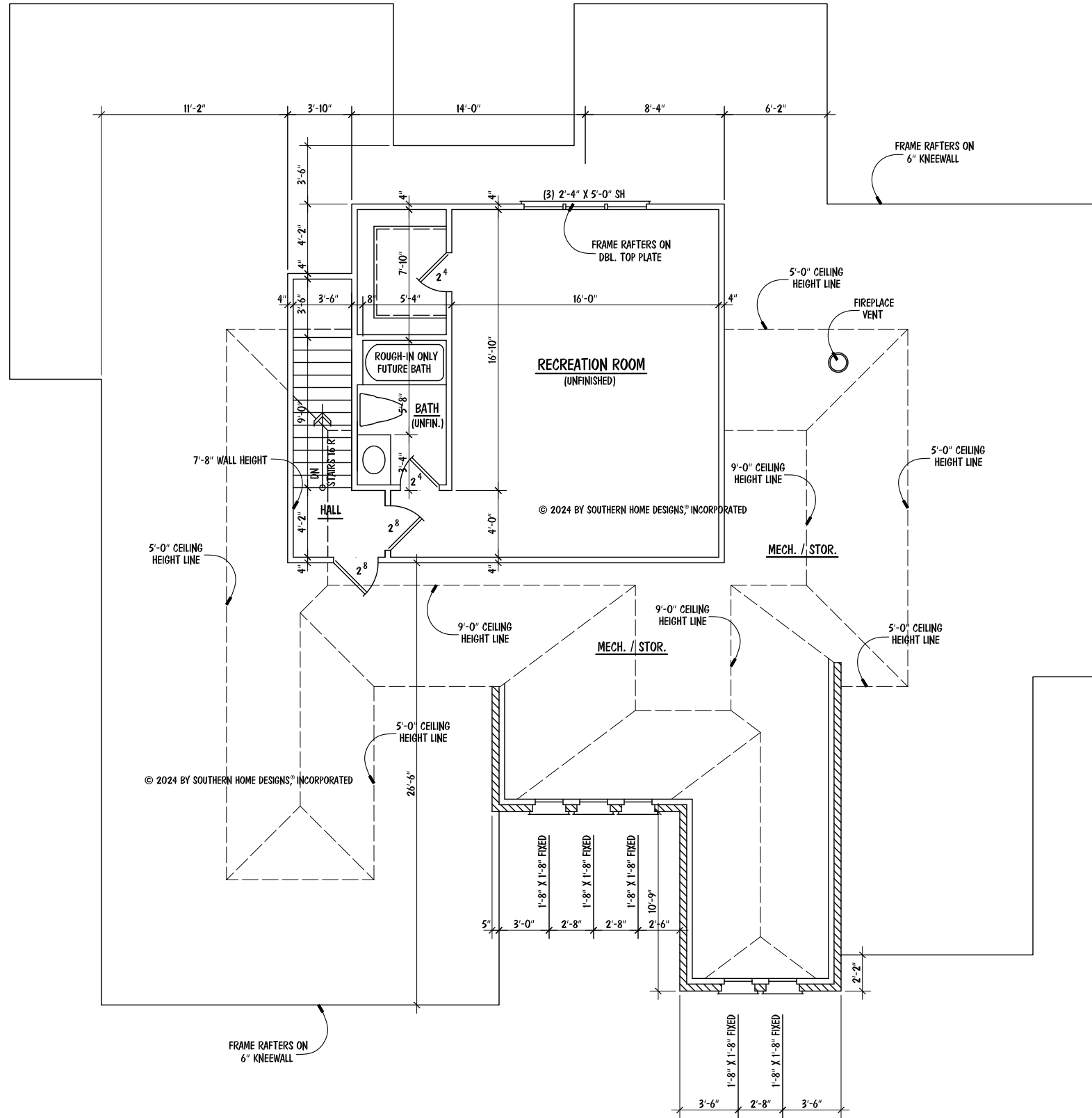
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THE
 ERICA ANN
 2024
 LOT 17 COTTON FARMS

TRIPLE A HOMES

ENGR. #:
 DATE: 03-21-24
 SHEET: A-2
 PLAN #: 24-032124



NOTES:

- 9'-0" CEILING HGT. (TYP.) U.N.O.
- SET WINDOWS @ 7'-4" A.F.F. (TYP.) U.N.O
- STAIRS: UP 16 R (TYP.), 1ST FLOOR TO 2ND FLOOR

SECOND FLOOR PLAN

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

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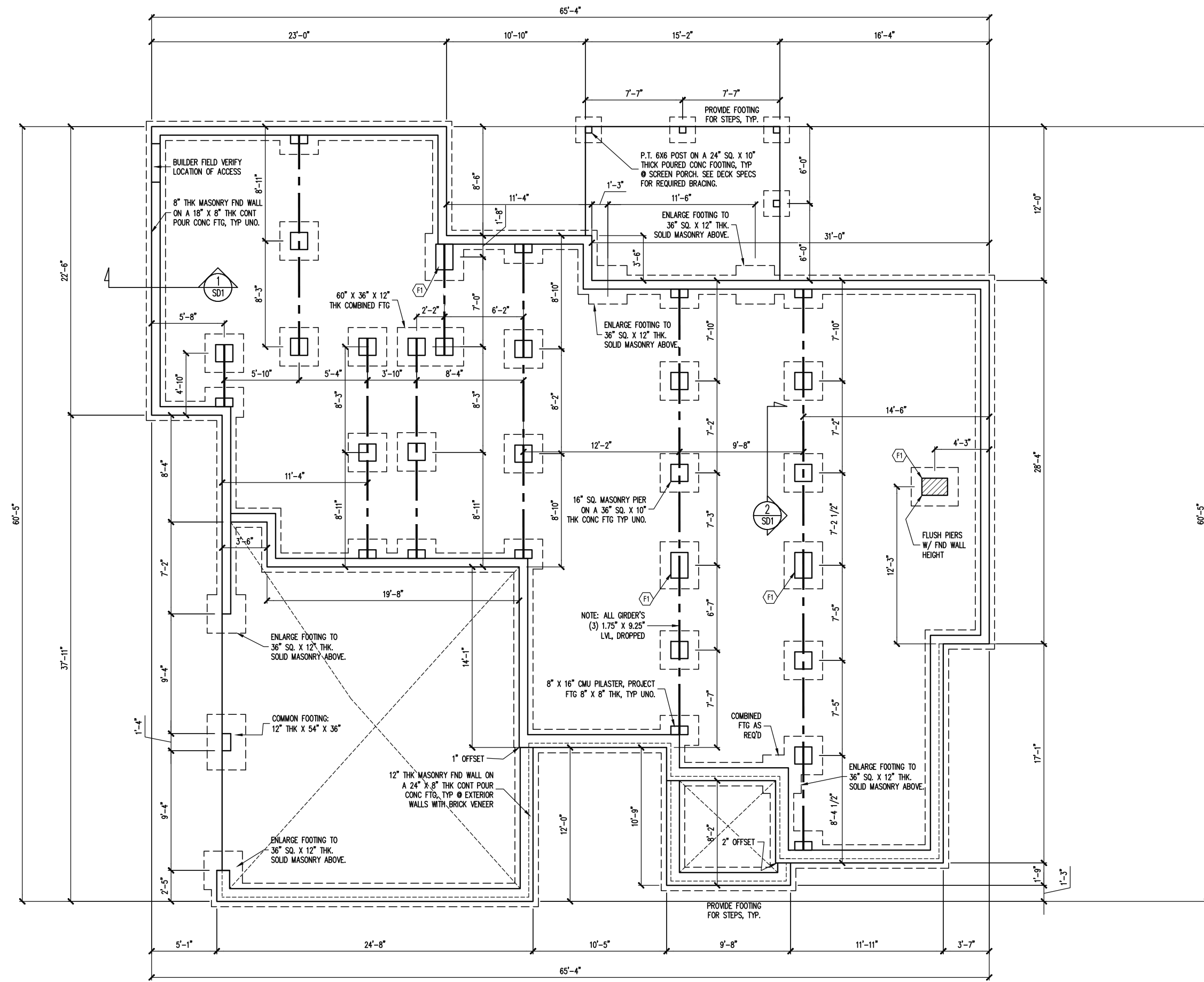
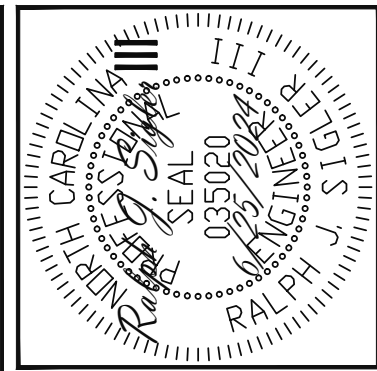
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THE
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 2024
 LOT 17 COTTON FARMS



ENGR. #:	
DATE:	03-21-24
SHEET:	A-3
PLAN #:	24-032124

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FOUNDATION SCHEDULE

F1 16" X 24" MASONRY PIER ON A 36" X 48" X 12" THICK CONC FTG.

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. 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.

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SCOPE	TRIPLE A HOMES	
	STRUCTURAL ADDENDUM	REV # REF PROJ # DATE
LOC	17 COTTON FARMS	

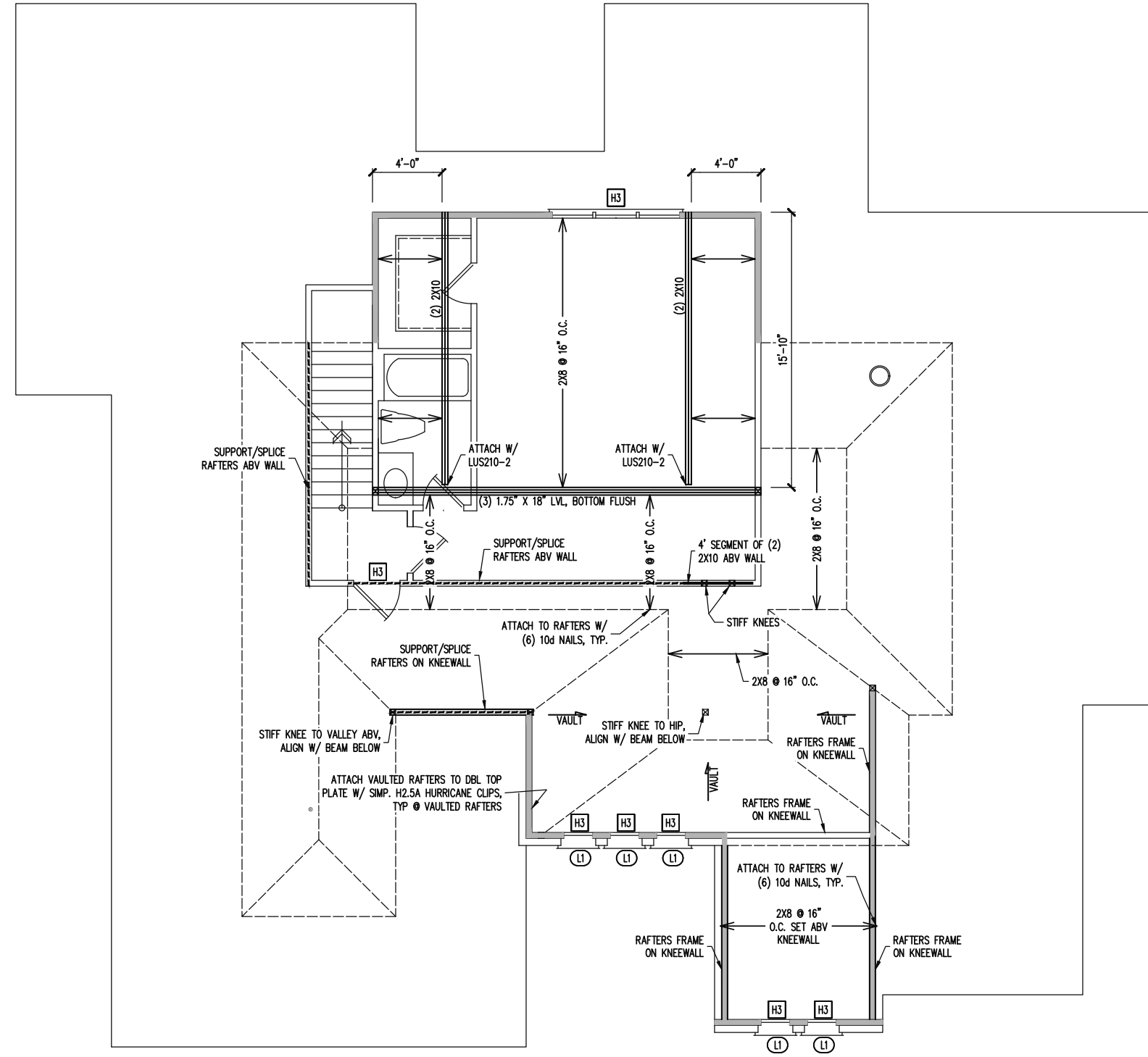
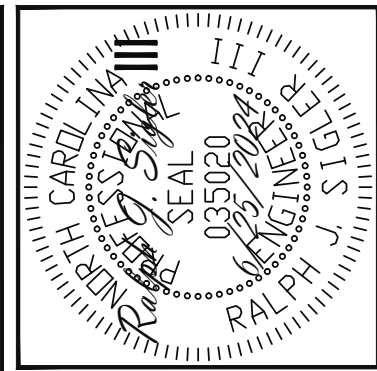
ENG: **RJS/CR**
DATE: **6/25/2024**

PROJECT NO.
24-28-019

SHEET NO.
S1
1 of 8

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

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LINTEL SCHEDULE

L1	L 3 1/2 X 3 1/2 X 1/4
L2	L 5 X 3 1/2 X 5/16
L3	L 6 X 4 X 5/16 ATTACHED TO HEADER (2)- 1/2" DIA. X 3" LONG LAG SCREWS AT 16" O.C. (ONE LAG SCREW @ 16" O.C. PERMITTED FOR 5' OR LESS BRICK ABOVE)
L4	16 GAUGE FLEX LINTEL PER BUILDER

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 = 175 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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	STRUCTURAL ADDENDUM			
	LOC			

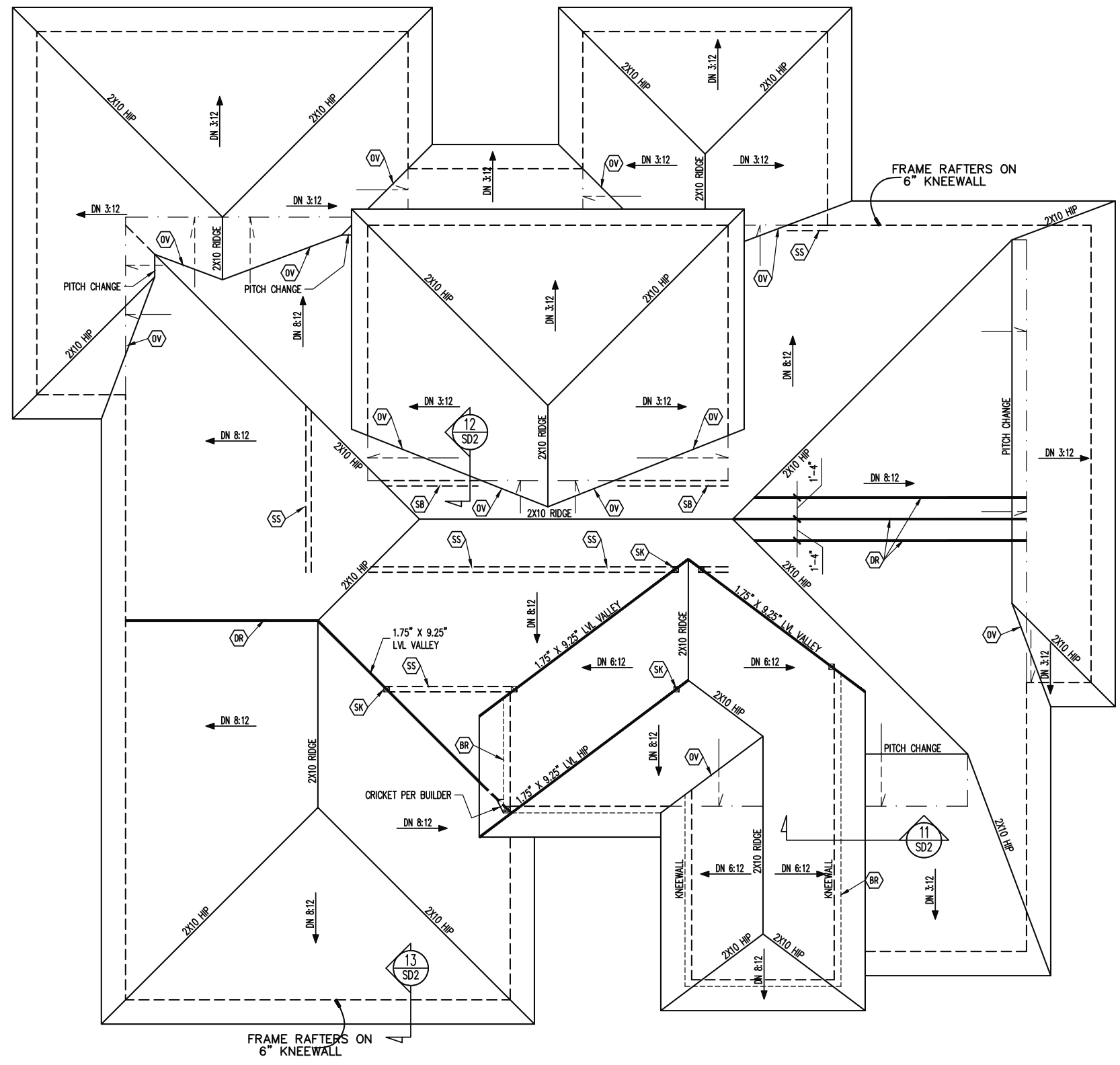
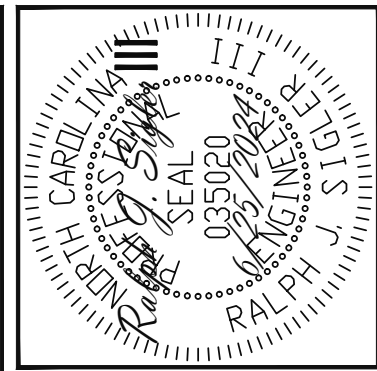
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PROJECT NO.
24-28-019

SHEET NO.
S4
4 of 8

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

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

FRAMING SCHEDULE
 ROOF ONLY
 OV OVERFRAME VALLEY (2X10 SLEEPER)
 SS SUPPORT/SPICE RAFTERS ON KNEEWALL BELOW
 SB SUPPORT/SPICE RAFTERS ON BEAM BELOW
 BR SUPPORT BRICK VENEER PER SECT. 703.7 OF NCRC, LATEST EDITION
 DR DOUBLE RAFTER

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

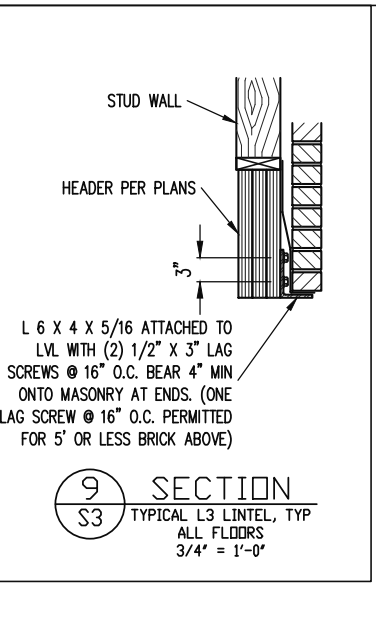
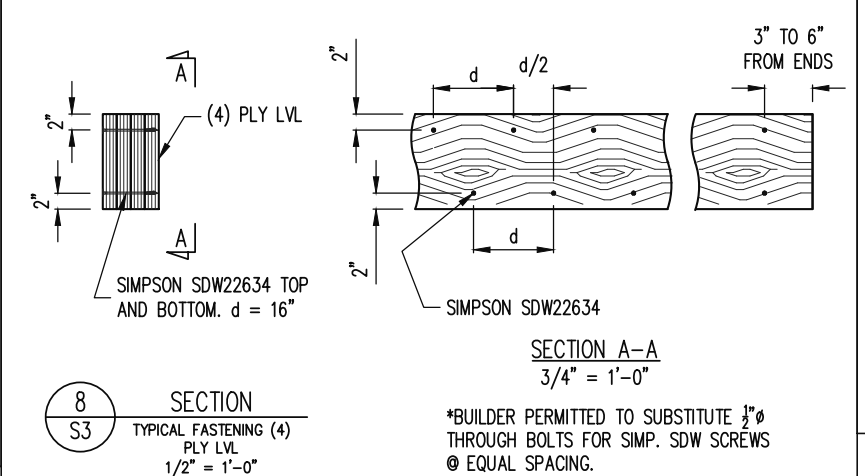
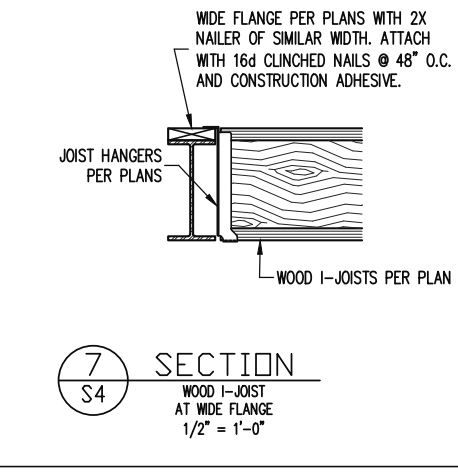
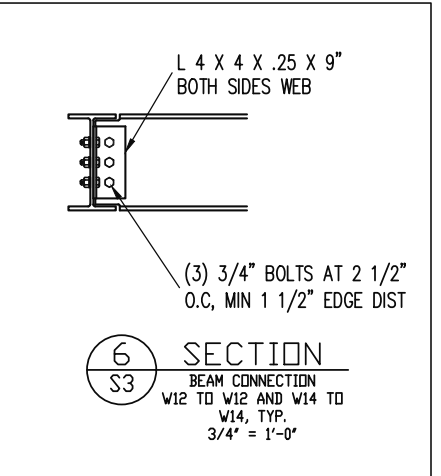
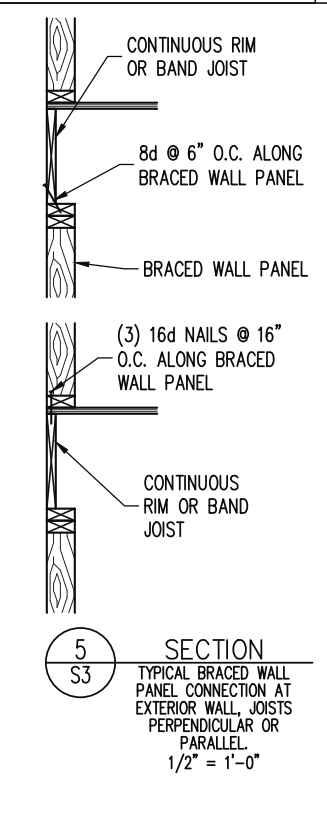
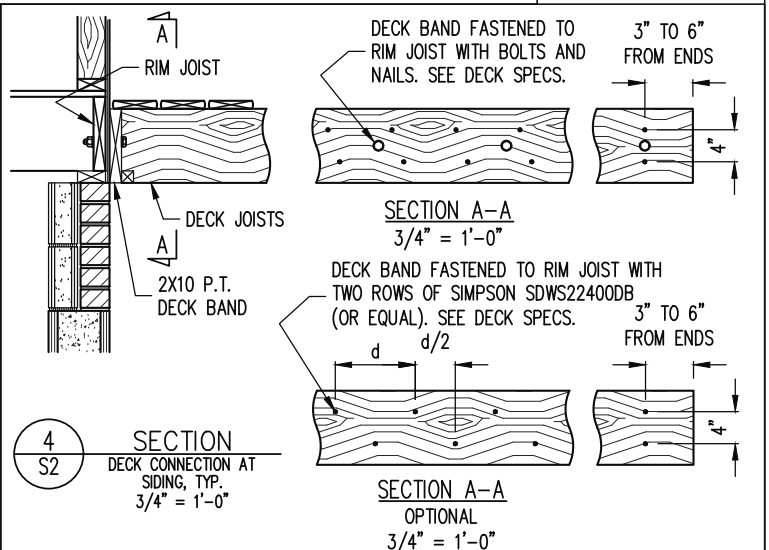
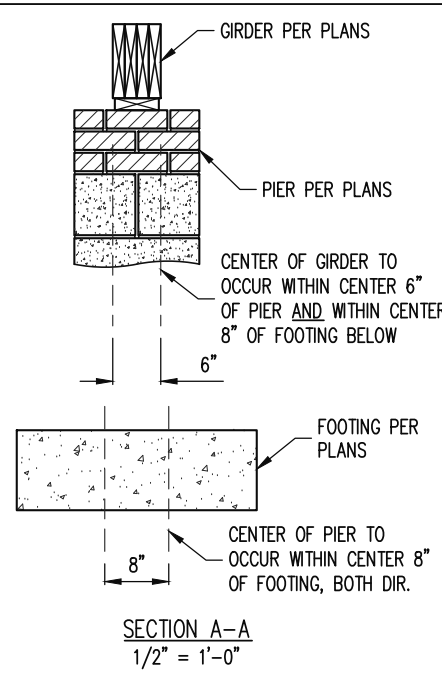
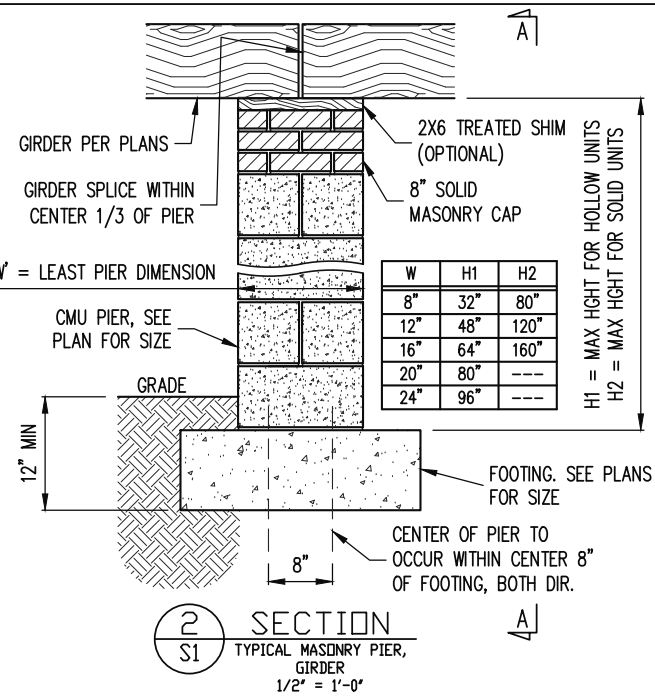
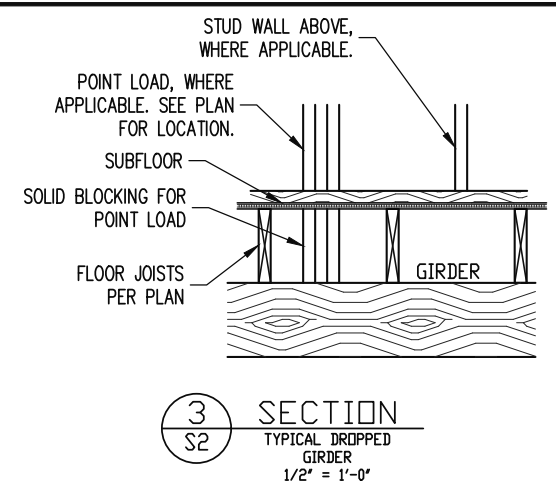
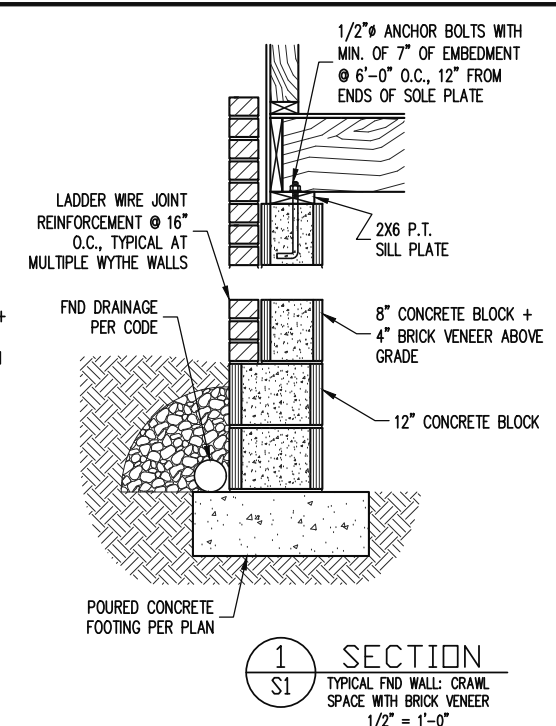
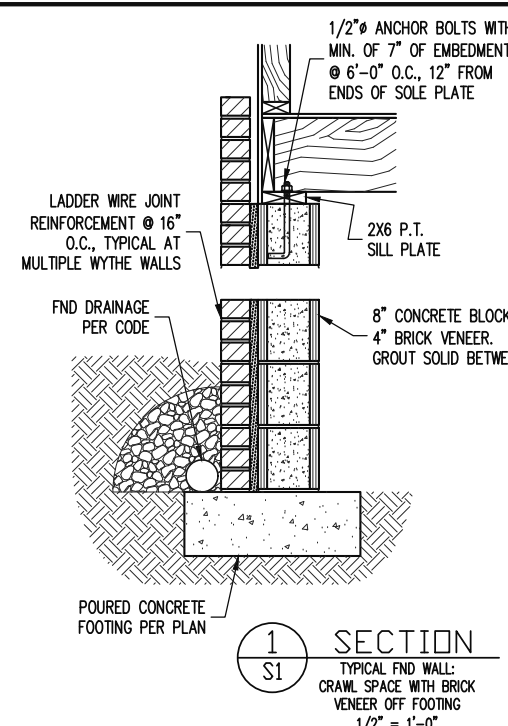
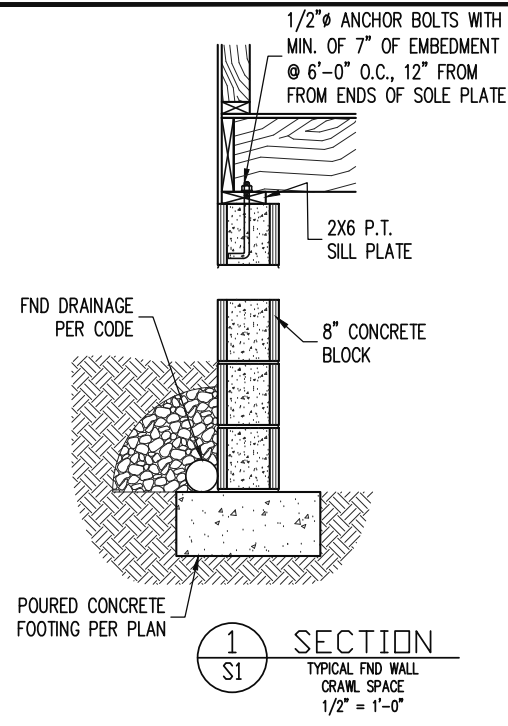
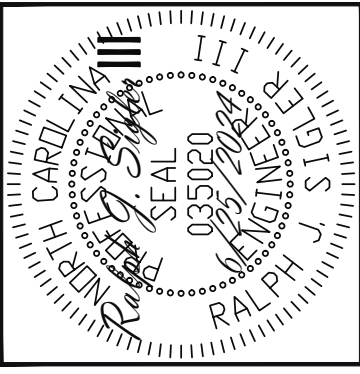
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SCOPE	STRUCTURAL ADDENDUM
LOC	17 COTTON FARMS
REV #	REF PROJ #
DATE	

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SHEET NO.
 S5
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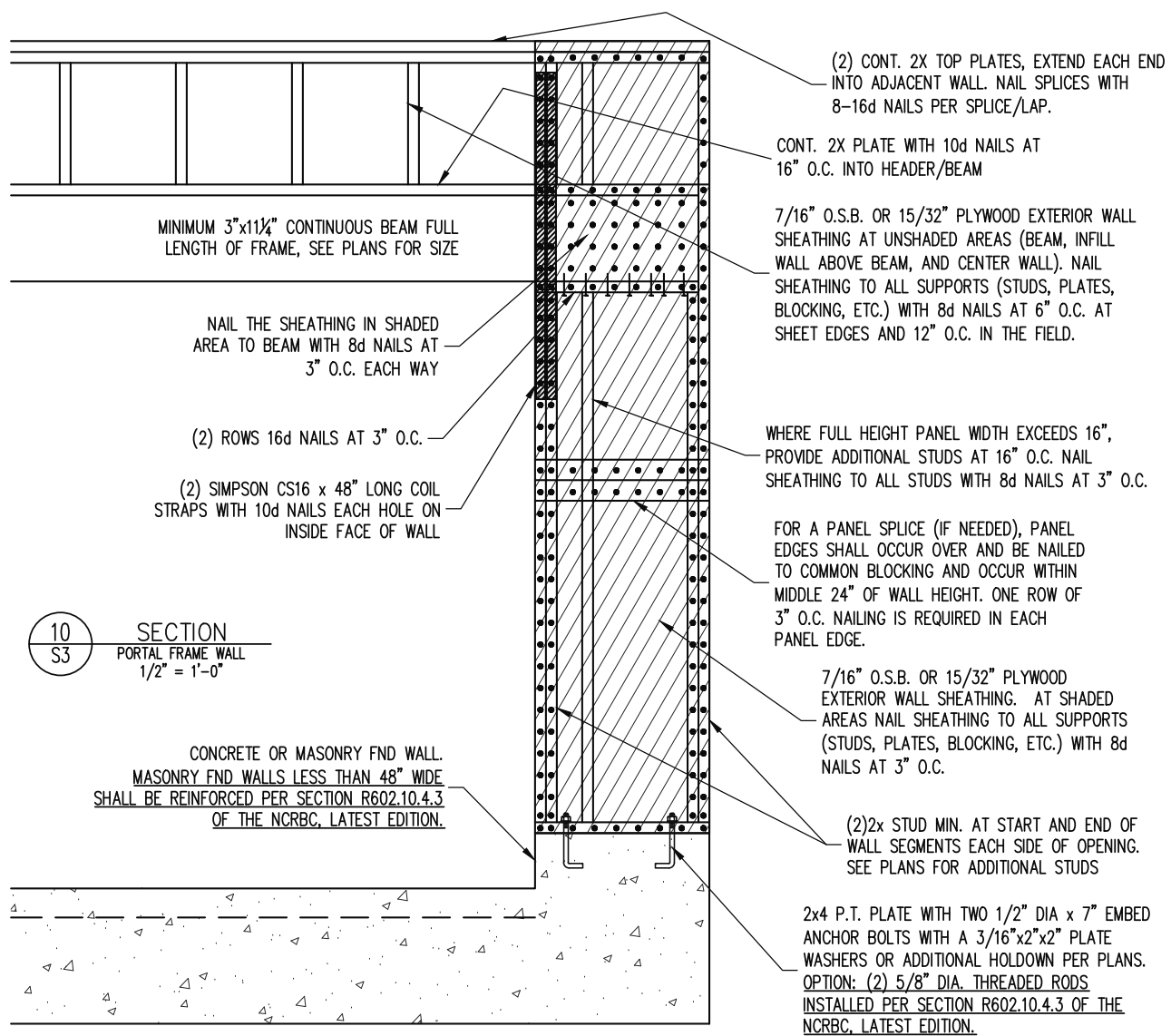
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STRUCTURAL ADDENDUM			
SCOPE			
LOC		17 COTTON FARMS	

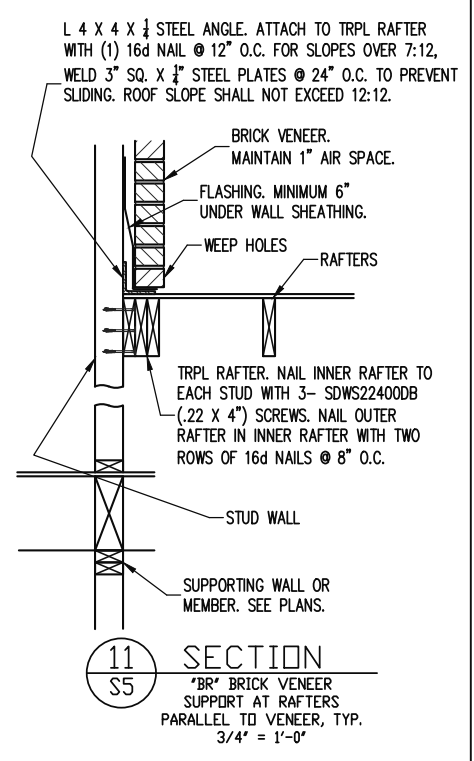
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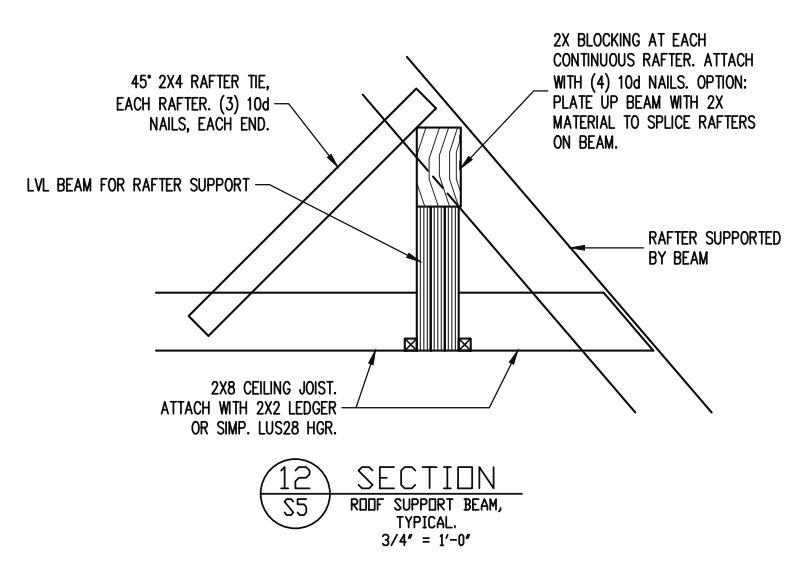
SHEET NO.
SD1
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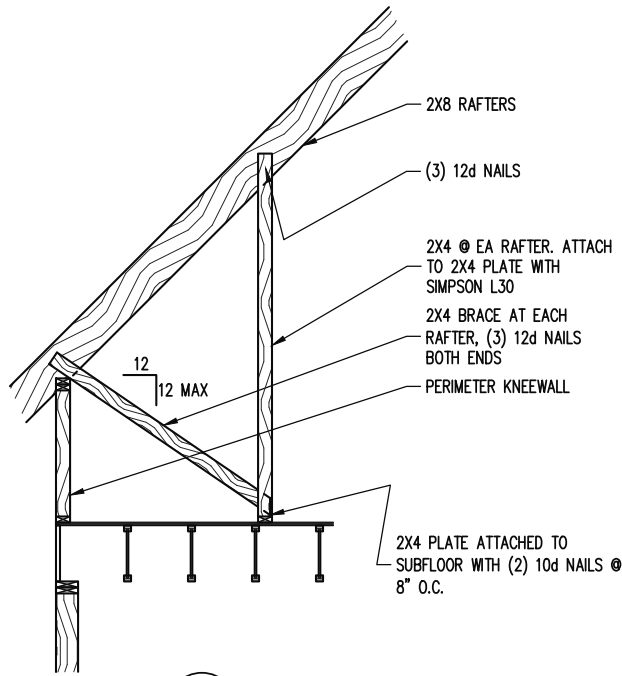
10 SECTION
S3 PORTAL FRAME WALL
1/2" = 1'-0"



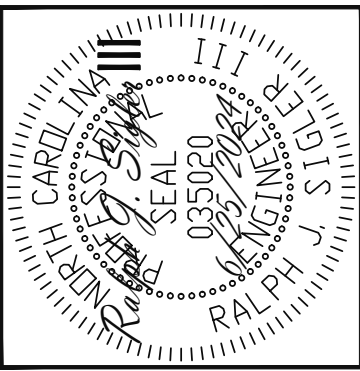
11 SECTION
S5 "BR" BRICK VENEER SUPPORT AT RAFTERS PARALLEL TO VENEER, TYP.
3/4" = 1'-0"



12 SECTION
S5 ROOF SUPPORT BEAM, TYPICAL.
3/4" = 1'-0"



13 SECTION
S5 RAFTER TIE DOWN AT TALL KNEEWALL, I-JOISTS PERPENDICULAR.
3/8" = 1'-0"



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PROJECT NO.
24-28-019

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, FM = 1,500 PSI MIN
- 7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW
- 7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.

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

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

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

ABBREVIATIONS

ABV ABOVE	FND FOUNDATION	TJ TRIPLE JOIST
B BOTH	FTG FOOTING	TYP TYPICAL
B.E. BOTH ENDS	HDG HOT DIPPED	TRPL TRIPLE
BTHN BETWEEN	HGR GALVANIZED	TSP TRIPLE STUD POCKET
CIP CAST IN PLACE	HGR HANGER	UNO UNLESS NOTED
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	QJ QUAD JOIST	
EQ EQUAL	SP STUD POCKET	
EA EACH	SQ SQUARE	
FLG FLANGE		
FL PL FLUTCH PLATE		
FLR FLOOR		

- 7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530
- 7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS

PART 8: BOLTS AND LAG SCREWS

- 8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL STANDARD STEEL WASHERS (ASTM F844-07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS
- 8.02 LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844-07a) FOR SCREW HEAD

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

PART 12: PRESSURE TREATED LUMBER

- 12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH ANPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH ANPA STANDARD C-2 OR BY ANY METHOD GIVING EQUAL PROTECTION. THE BUILDING CODE OFFICE MAY ALSO APPROVE A NATURAL DECAY RESISTANT WOOD PER SECTION 19-6(A)

PART 14: STUD SUPPORTS FOR BEAMS

- 14.01 STEEL, ENGINEERED LUMBER, AND FLUTCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:

- 1-WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR FULL WIDTH ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER OF STUDS SUCH THAT THE STUD COLUMN IS AT LEAST AS WIDE AS THE TRUE WIDTH OF THE BEAM BEING SUPPORTED, WHICHEVER IS GREATER, TYP UNO. FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM
- 2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED COLUMN TYP UNO.

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

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

- 14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.

- 14.04 STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NAILED TOGETHER WITH ONE ROW OF 10d NAILS AT 8" O.C. (TWO ROWS OF 10d NAILS @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL

BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE 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

- 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

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

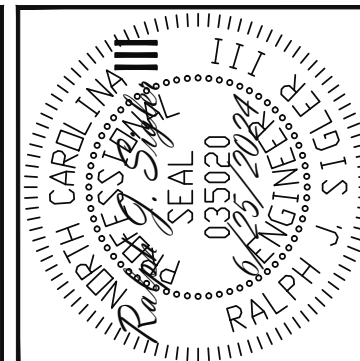
- 19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER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

ALLOWABLE I-JOIST SUBSTITUTION

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

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BLUELINX	11.875"	BLI 40	IUS2.56/11.88	ITS2.56/11.88
BOISE CASCADE	11.875"	BCI 6000s	IUS2.37/11.88	ITS2.37/11.88
INTERNATIONAL BEAMS	11.875"	IB 400	IUS2.56/11.88	ITS2.56/11.88
LP CORP	11.875"	LPI 20+	IUS2.56/11.88	ITS2.56/11.88
NORDIC	11.875"	NI 40X	IUS2.56/11.88	ITS2.56/11.88
ROSEBURG	11.875"	RFPI 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"	EEL-20	IUS2.37/11.88	ITS2.37/11.88
BLUELINX	16"	BLI 40	IUS2.56/16	ITS2.56/16
BLUELINX	16"	BLI 60	IUS2.56/16	ITS2.56/16
BOISE CASCADE	16"	BCI 5000s	IUS2.06/16	ITS2.06/16
BOISE CASCADE	16"	BCI 6000s	IUS2.37/16	ITS2.37/16
INTERNATIONAL BEAMS	16"	IB 600	IUS2.56/16	ITS2.56/16
LP CORP	16"	LPI 20+	IUS2.56/16	ITS2.56/16
NORDIC	16"	NI 40X	IUS2.56/16	ITS2.56/16
ROSEBURG	16"	RFPI 60S	IUS2.56/16	ITS2.56/16
WEYERHAEUSER	16"	TJ 210	IUS2.06/16	ITS2.06/16

JOISTS NOT LISTED IN THE ABOVE TABLE MAY BE USED PROVIDED THEY MEET OR EXCEED THE PROPERTIES OF THOSE LISTED. SUBSTITUTE USP BRAND HANGERS WITH EQUIVALENT VALUES AS DESIRED.



Engineering Tech Associates, P.A.

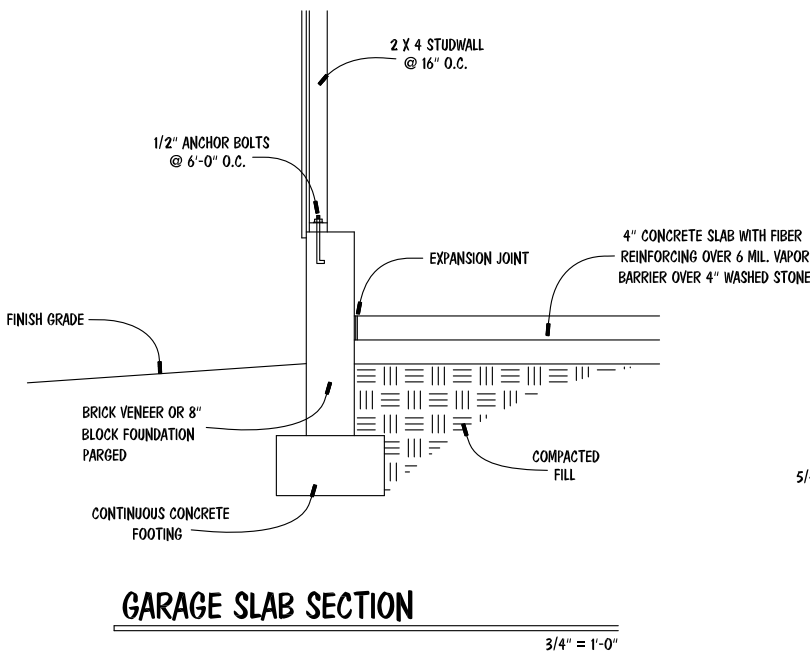
STRUCTURAL ENGINEERS
 License No. C-3870
 318 W Millbrook Rd. Unit 201
 Raleigh, North Carolina 27609
 Phone (919) 844-1661

SCOPE	LOC	REV #	REF PROJ #	DATE
TRIPLE A HOMES	STRUCTURAL ADDENDUM			
	7' COTTON FARMS			

ENG: RJS/CR
 DATE: 6/25/2024

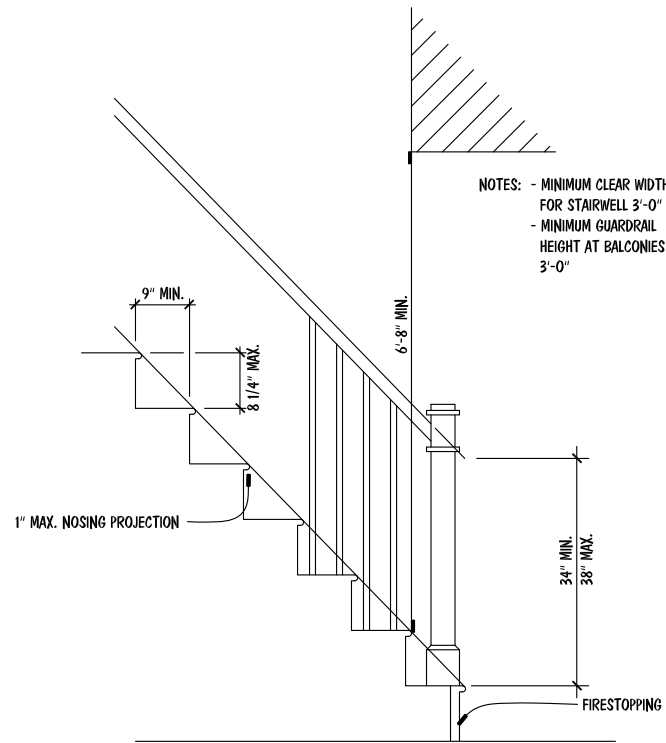
PROJECT NO.
 24-28-019

SHEET NO.
 SPECS
 8 of 8



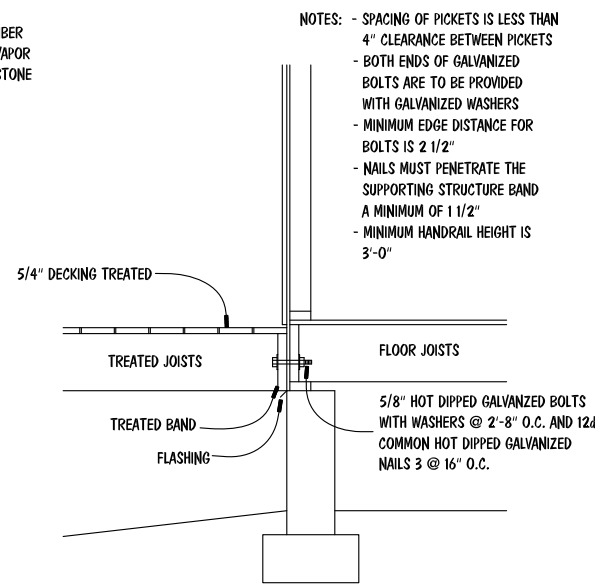
GARAGE SLAB SECTION

3/4" = 1'-0"



STAIR DETAIL

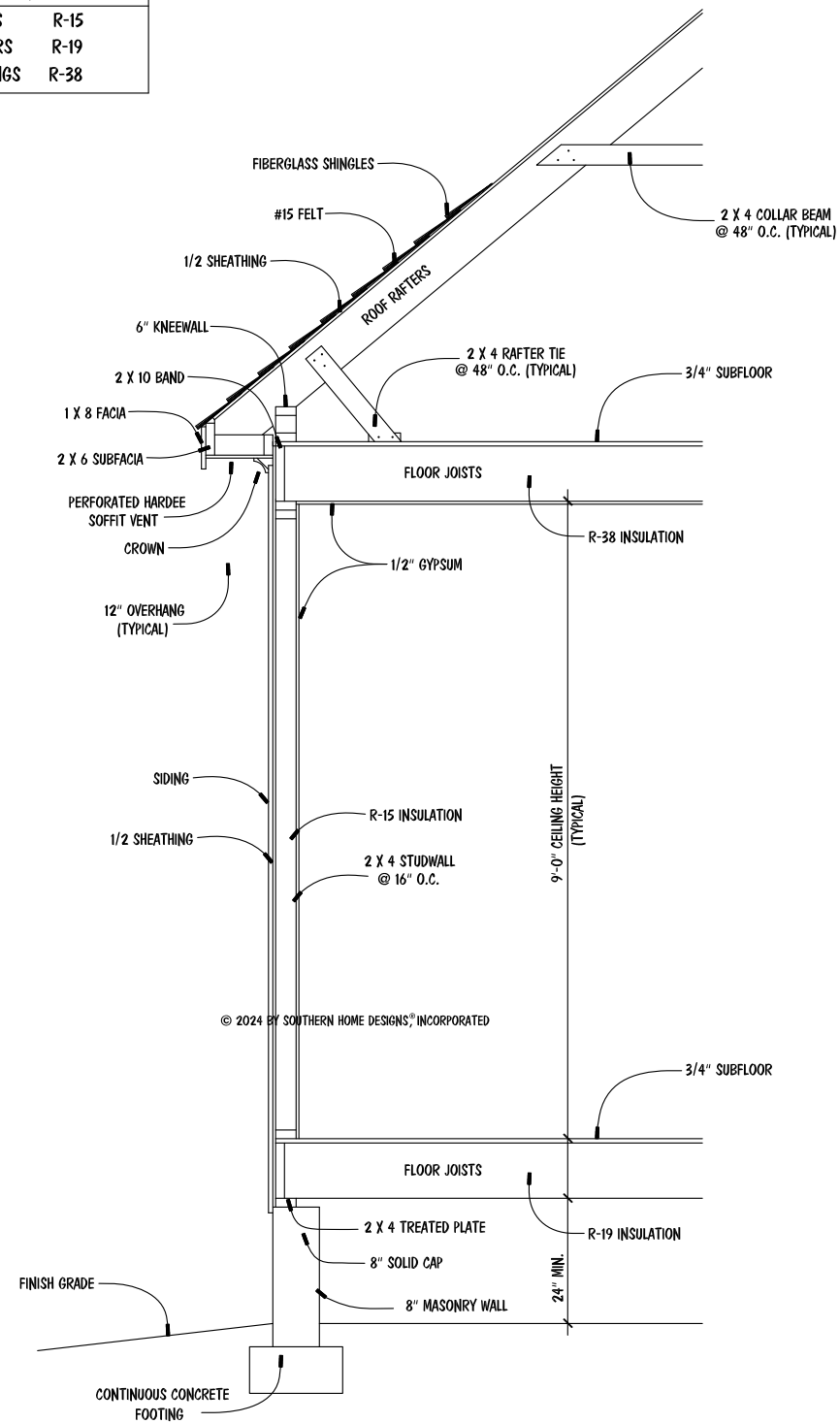
N.T.S.



DECK ATTACHMENT DETAIL

3/4" = 1'-0"

INSULATION VALUES	
WALLS	R-15
FLOORS	R-19
CEILINGS	R-38



TYPICAL SECTION

3/4" = 1'-0"

NOTES: - MINIMUM CLEAR WIDTH FOR STAIRWELL 3'-0"
- MINIMUM GUARDRAIL HEIGHT AT BALCONIES 3'-0"

NOTES: - SPACING OF PICKETS IS LESS THAN 4"
- CLEARANCE BETWEEN PICKETS
- BOTH ENDS OF GALVANIZED BOLTS ARE TO BE PROVIDED WITH GALVANIZED WASHERS
- MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2"
- NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2"
- MINIMUM HANDRAIL HEIGHT IS 3'-0"

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STR. DETAIL PLAN

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THE ERICA ANN
2024
LOT 17 COTTON FARMS



ENGR. #:
DATE: 03-21-24
SHEET: A-4
PLAN #: 24-032124