

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

15-May-24 - Initial Redlines

Lot 132 - Duncan's Creek  
 --- Plainfield Lane  
 Lillington, NC 27546  
 Trademark

# The Brunswick Craftsman - RH



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



SQUARE FOOTAGE		
	'CRAFTSMAN' ELEVATION	
	UNHEATED	HEATED
FIRST FLOOR	0	824
SECOND FLOOR	0	1008
FRONT PORCH	70	0
REAR PATIO/DECK	144	0
2 CAR GARAGE	401	0
<b>SUBTOTALS</b>	<b>615</b>	<b>+1008</b>
<b>TOTAL UNDER ROOF</b>	<b>2447</b>	
OPTIONS		
	UNHEATED S.F.	HEATED S.F.
POCKET OFFICE	0	+55
FIREPLACE BUMP OUT	0	+11
MESSY KIT/ PWR PANTRY	0	+72
COV. PATIO/DECK	144	0

Total Heated: 1,959  
 Total Unheated: 615

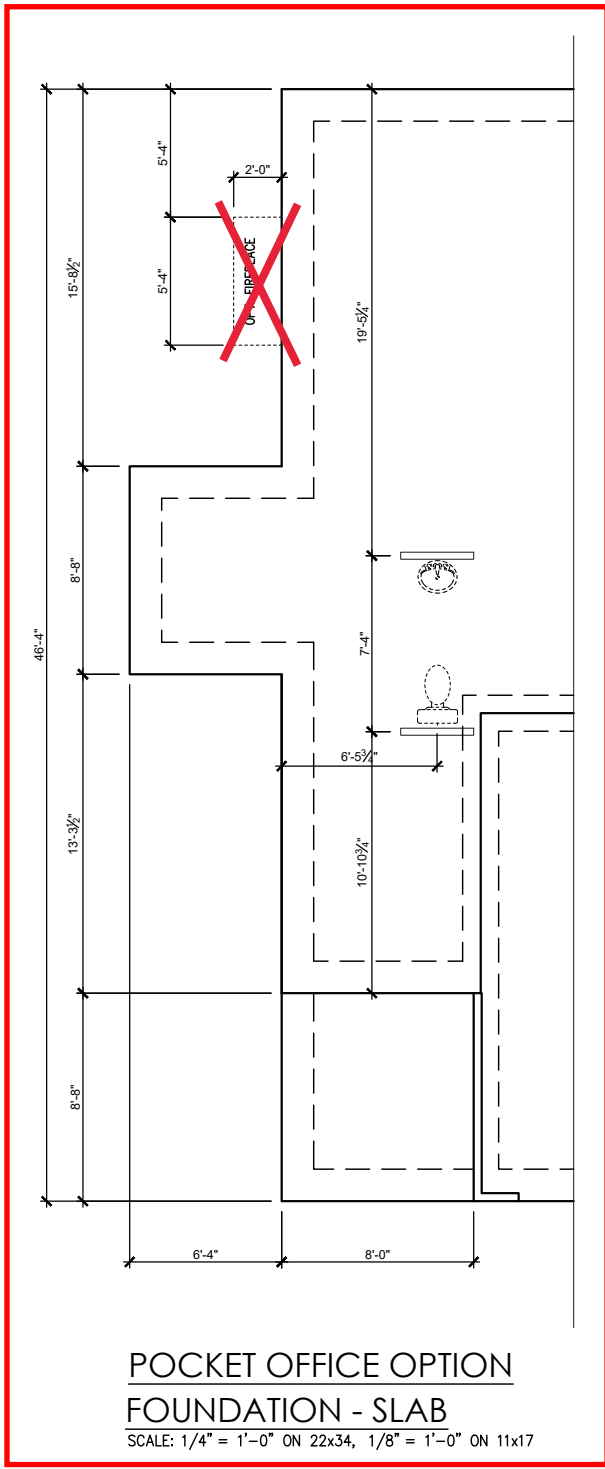
### DESIGN CRITERIA:

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.

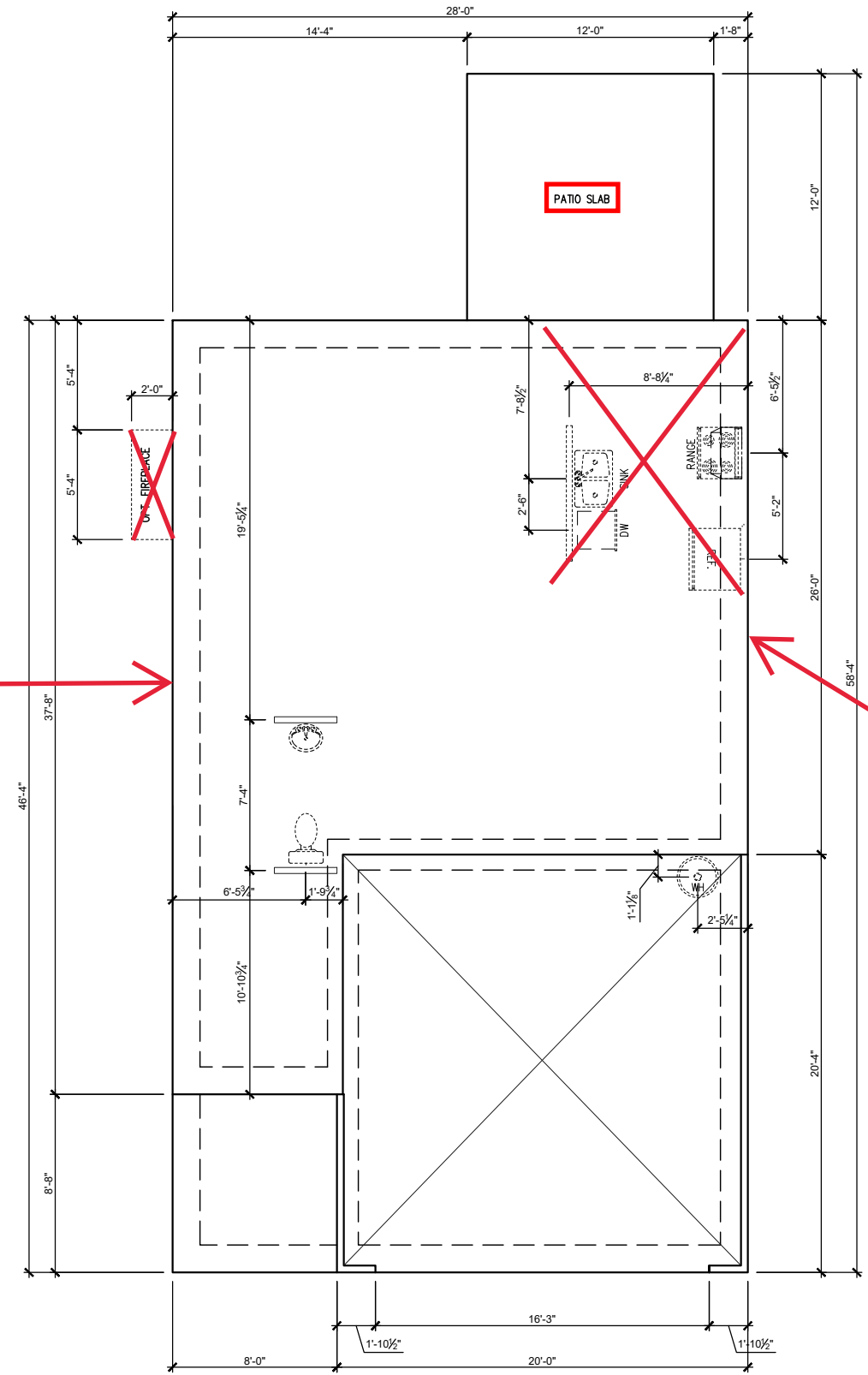
REV.#	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

THE BRUNSWICK - RH  
 Cover - Craftsman

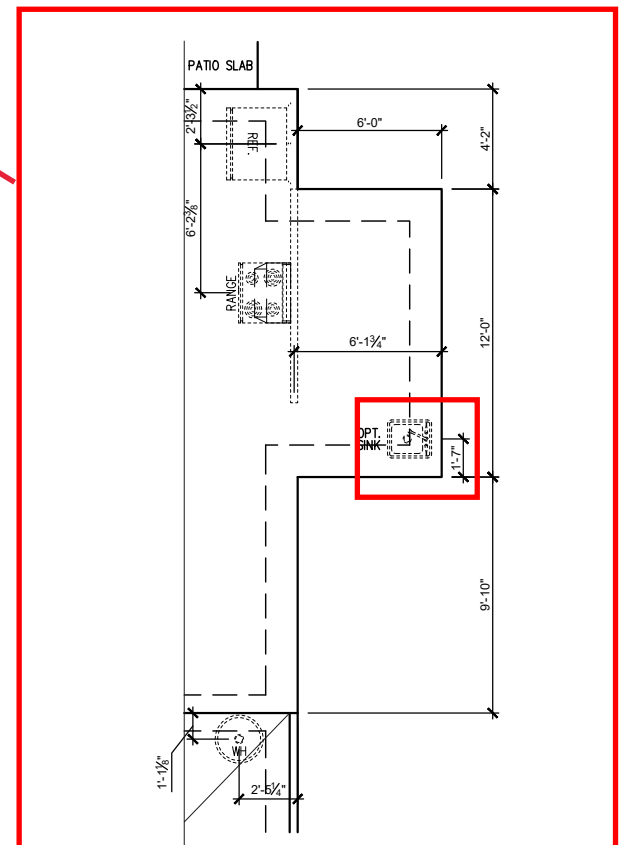
DRAWN BY: South Designs
ISSUE DATE: 7/1/2021
CURRENT REVISION DATE: 08-31-23- JJ
SCALE: 1/8" = 1'-0"
SHEET 0.0



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



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



**MESSY KITCHEN, POWER PANTRY  
FOUNDATION - SLAB**  
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

REV.#	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

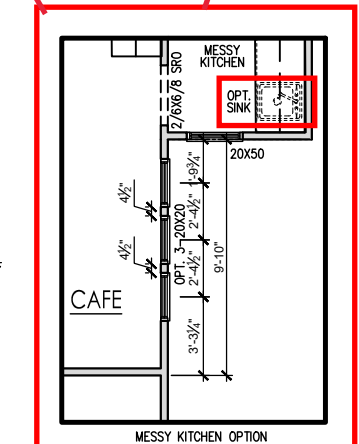
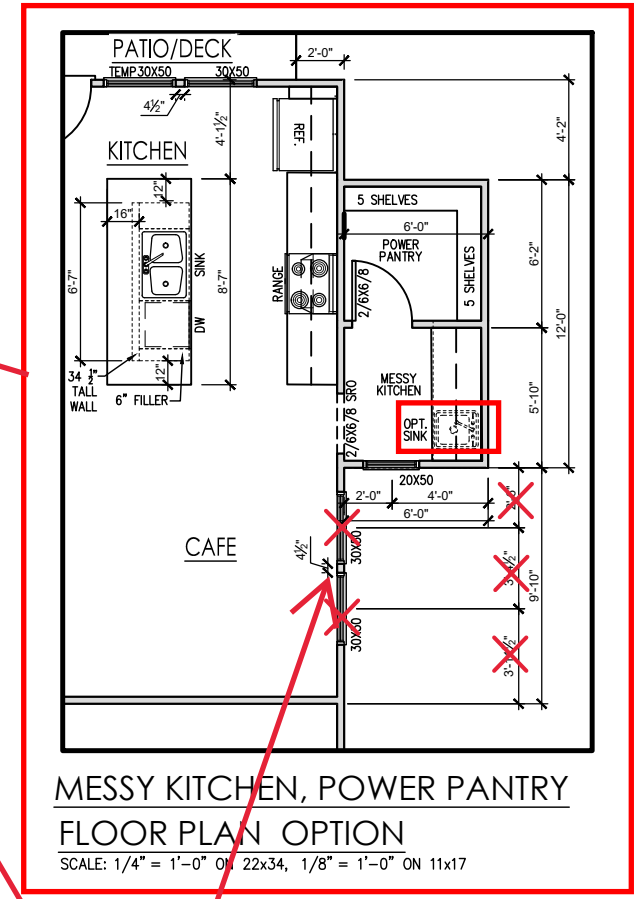
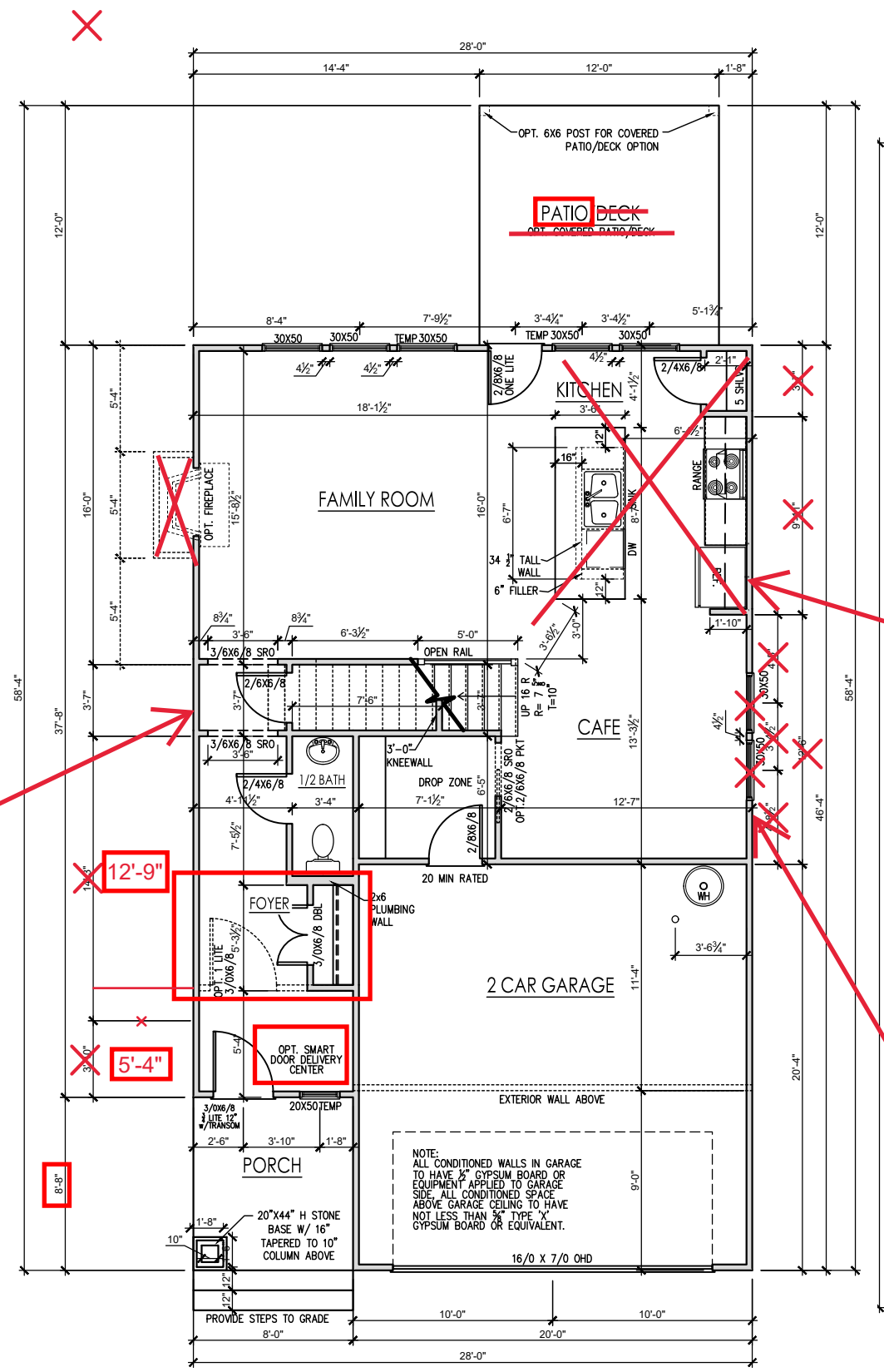
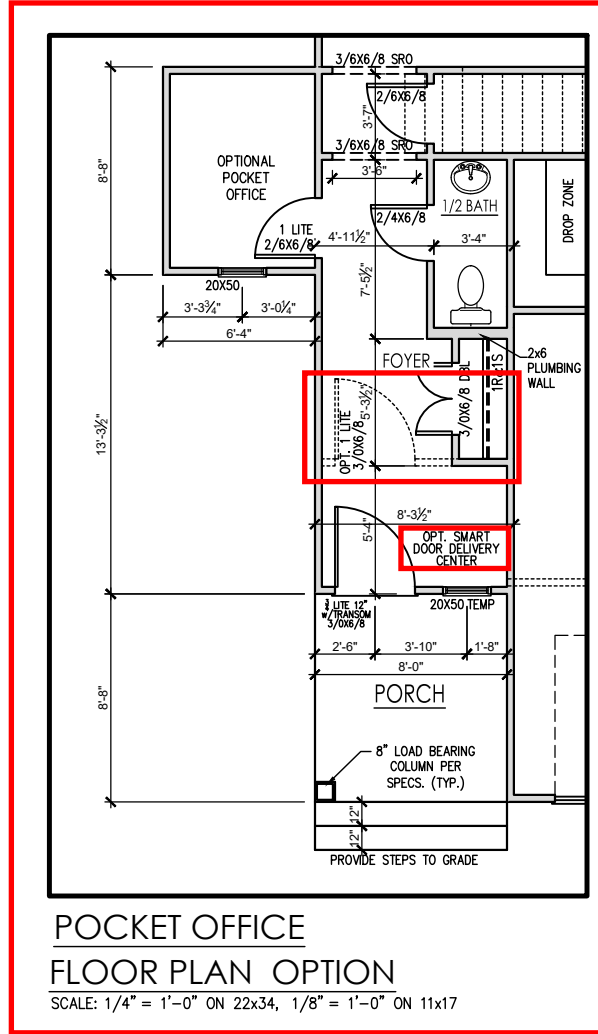
**THE BRUNSWICK - RH**  
Foundation Plan - Slab

DRAWN BY:  
South Designs  
ISSUE DATE:  
7/1/2021  
CURRENT REVISION DATE:  
08-31-23- JJ  
SCALE:  
1/8" = 1'-0"  
SHEET  
**1.0**

**GENERAL FLOOR PLAN NOTES**

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

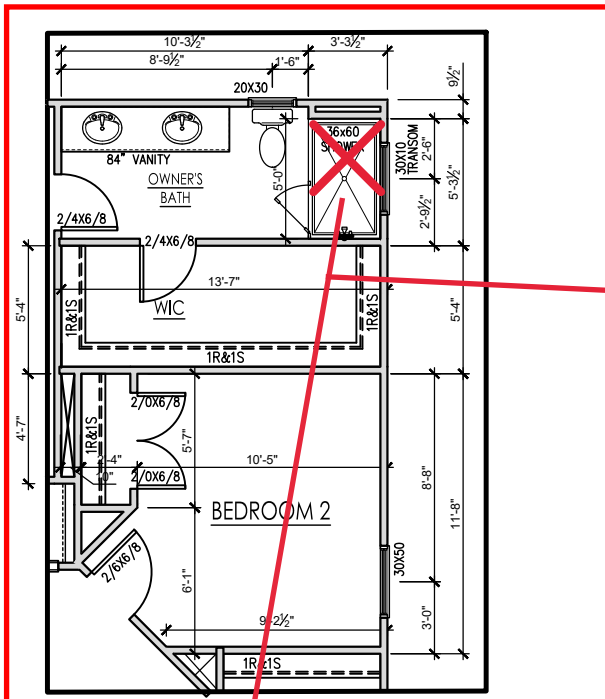
1. WALL HEIGHTS: TYPICALLY 9'-4 1/2" AT FIRST FLOOR AND SECOND FLOOR, AND 9'-1 1/2" AT ATTICS U.N.O. ALL WALLS ARE CONSTRUCTED USING A DOUBLE TOP PLATE. SPLICES AT DOUBLE TOP PLATE DO NOT NEED TO OCCUR AT VERTICAL STUDS BUT MUST BE AT LEAST 24" APART FROM JOINT IN OTHER TOP PLATE LAYER. SPECIAL WALL HEIGHTS ARE NOTED ON PLANS WHERE THEY OCCUR.
2. WALL THICKNESS IS TYPICALLY 3 1/2". 2X6 FRAME SHALL BE USED AT WALLS THAT BACK UP TO PLUMBING FIXTURES. WALLS GREATER THAN 10' HIGH SHALL BE FRAMED WITH 2X6 FRAMING OR GREATER AND WILL BE NOTED AS A SPECIAL CONDITION WHERE IT OCCURS ON PLAN.
3. TYPICAL HEADER HEIGHT SHALL BE 7'-8" AFF AT FIRST FLOOR, AND 7'-4" AFF AT SECOND FLOOR U.N.O.
4. JACKS: OPENINGS UP TO 3'-4" WIDE SHALL HAVE (1) 2X4 JACK STUD SPF ON EACH SIDE. OPENINGS GREATER THAN 3'-4" WIDE SHALL HAVE (2) 2X4 JACK STUDS SPF ON EACH SIDE.
5. SOFFITS, COFFERED CEILINGS, TREY CEILINGS AND OTHER SIGNIFICANT CEILING PLAN ELEMENTS ARE SHOWN ON THE FLOOR PLANS AND ARE DENOTED AS SINGLE DASHED LINES. UNLESS SPECIFICALLY CALL OUT AS INCLUDED, KITCHENS DO NOT INCLUDE SOFFITS OVER WALL CABINERY.
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" GWS SUPPORTING 5/8" TYPE "X" GWS ON CEILING.



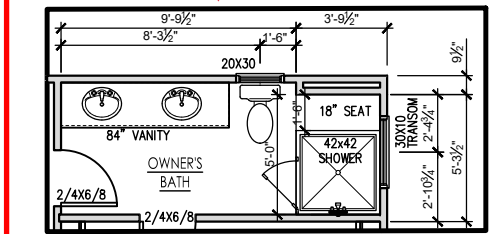
REV.#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

**THE BRUNSWICK - RH**  
First Floor Plan - Craftsman

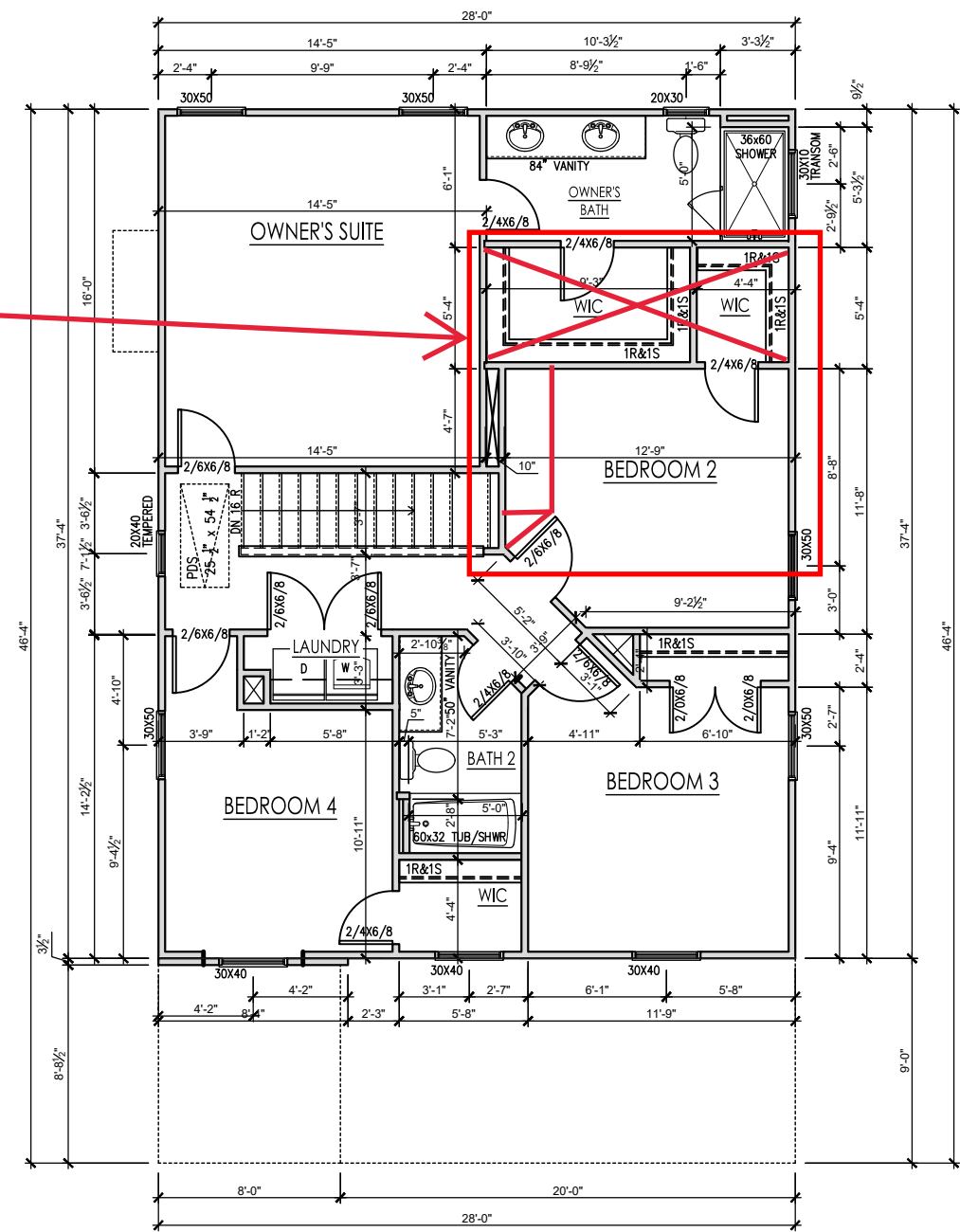
DRAWN BY:  
South Designs  
ISSUE DATE:  
7/1/2021  
CURRENT REVISION DATE:  
08-31-23- JJ  
SCALE:  
1/8" = 1'-0"  
SHEET  
**2.0**



**OPTIONAL LARGER OWNERS CLOSETS FOR 4 BEDROOM PLAN**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



**OPTIONAL SHOWER FOR OWNER'S BATHROOM**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



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

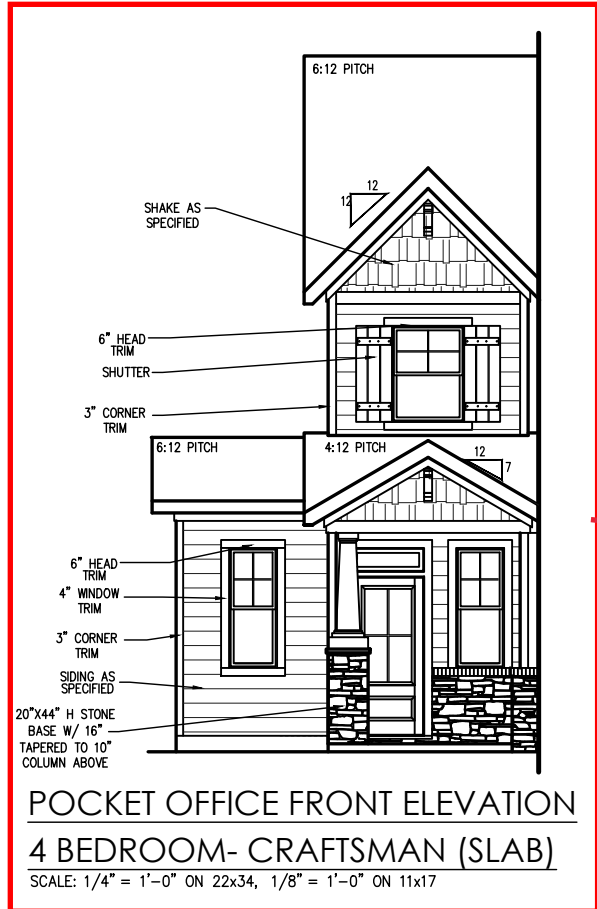
GENERAL FLOOR PLAN NOTES SHALL APPLY UNLESS NOTED OTHERWISE ON PLAN.

1. WALL HEIGHTS: TYPICALLY 9'-1 1/2" AT FIRST FLOOR AND SECOND FLOOR, AND 9'-1 1/2" AT ATTICS U.N.O. ALL WALLS ARE CONSTRUCTED USING A DOUBLE TOP PLATE. SPLICES AT DOUBLE TOP PLATE DO NOT NEED TO OCCUR AT VERTICAL STUDS BUT MUST BE AT LEAST 24" APART FROM JOINT IN OTHER TOP PLATE LAYER. SPECIAL WALL HEIGHTS ARE NOTED ON PLANS WHERE THEY OCCUR.
2. WALL THICKNESS IS TYPICALLY 3 1/2". 2X6 FRAME SHALL BE USED AT WALLS THAT BACK UP TO PLUMBING FIXTURES. WALLS GREATER THAN 10' HIGH SHALL BE FRAMED WITH 2X6 FRAMING OR GREATER AND WILL BE NOTED AS A SPECIAL CONDITION WHERE IT OCCURS ON PLAN.
3. TYPICAL HEADER HEIGHT SHALL BE 7'-8" AFF AT FIRST FLOOR, AND 7'-4" AFF AT SECOND FLOOR U.N.O.
4. JACKS: OPENINGS UP TO 3'-4" WIDE SHALL HAVE (1) 2X4 JACK STUD SPF ON EACH SIDE. OPENINGS GREATER THAN 3'-4" WIDE SHALL HAVE (2) 2X4 JACK STUDS SPF ON EACH SIDE.
5. SOFFITS, COFFERED CEILINGS, TREY CEILINGS AND OTHER SIGNIFICANT CEILING PLAN ELEMENTS ARE SHOWN ON THE FLOOR PLANS AND ARE DENOTED AS SINGLE DASHED LINES. UNLESS SPECIFICALLY CALL OUT AS INCLUDED, KITCHENS DO NOT INCLUDE SOFFITS OVER WALL CABINERY.
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.

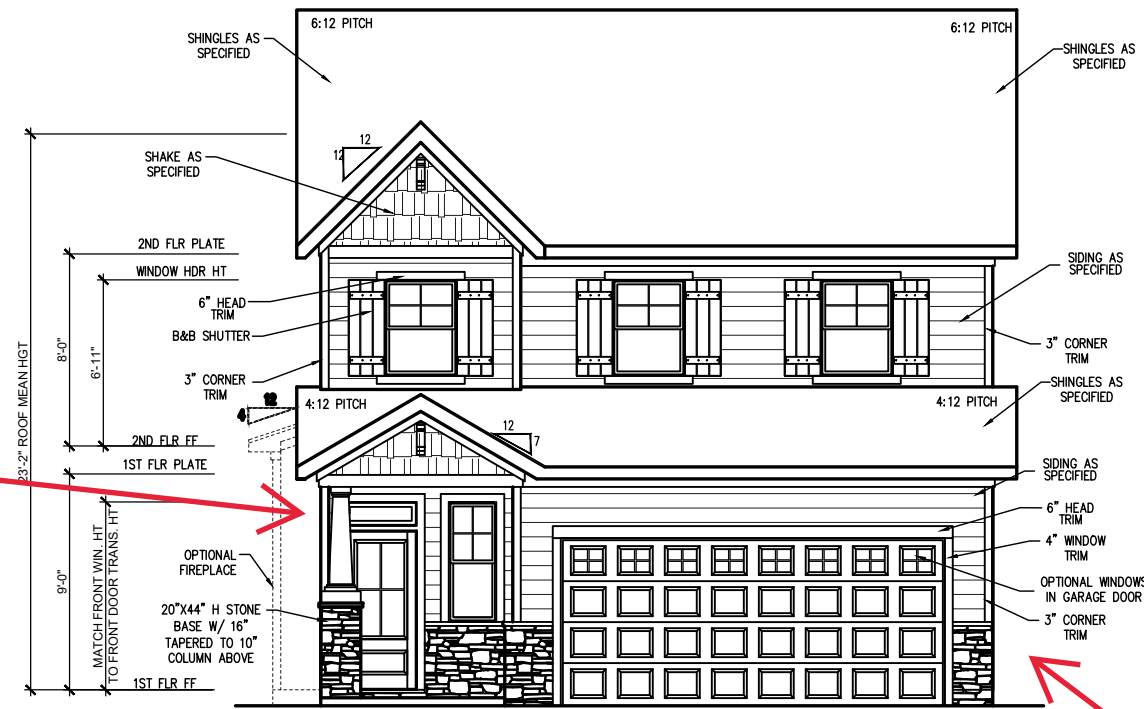
REV.#	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

**THE BRUNSWICK - RH**  
 Second Floor Plan 4 and 3 Bedroom

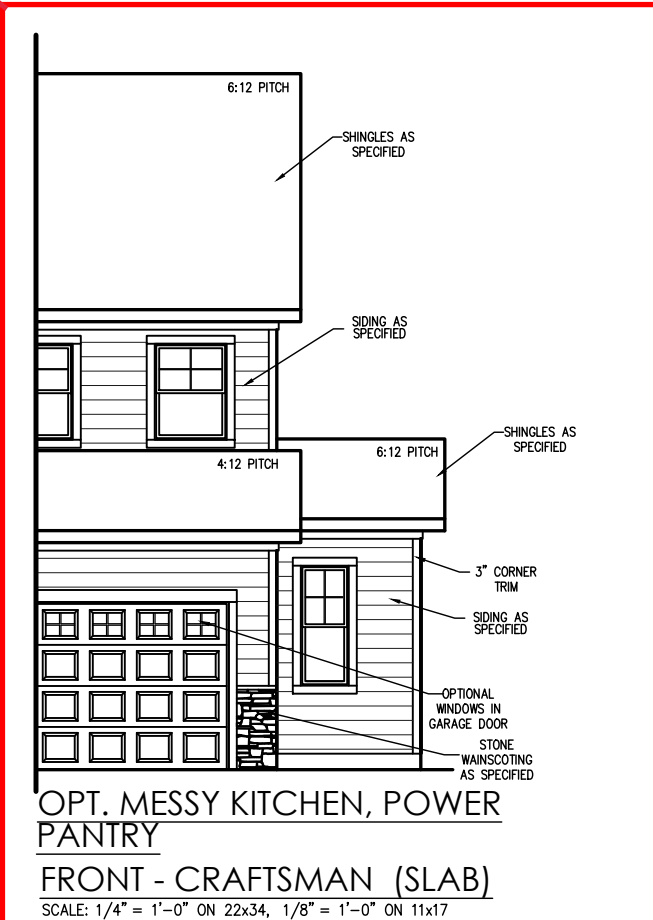
DRAWN BY:  
 South Designs  
 ISSUE DATE:  
 7/1/2021  
 CURRENT REVISION DATE:  
 08-31-23 JJ  
 SCALE:  
 1/8" = 1'-0"  
 SHEET  
**2.2**



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



**FRONT ELEVATION - CRAFTSMAN - 4 BEDROOM - (SLAB)**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

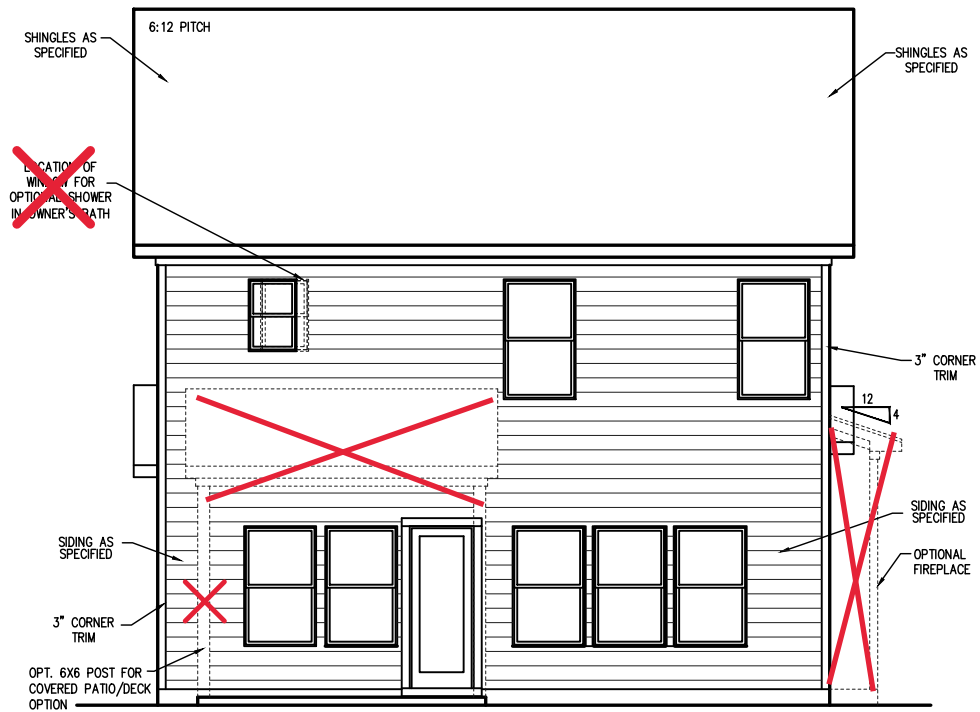


**OPT. MESSY KITCHEN, POWER PANTRY**  
**FRONT - CRAFTSMAN (SLAB)**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

REV.#	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

**THE BRUNSWICK - RH**  
 Front Elevations  
 3 & 4 Bedroom - Craftsman

DRAWN BY:  
 South Designs  
 ISSUE DATE:  
 7/1/2021  
 CURRENT REVISION DATE:  
 08-31-23- JJ  
 SCALE:  
 1/8" = 1'-0"  
 SHEET  
**3.0**



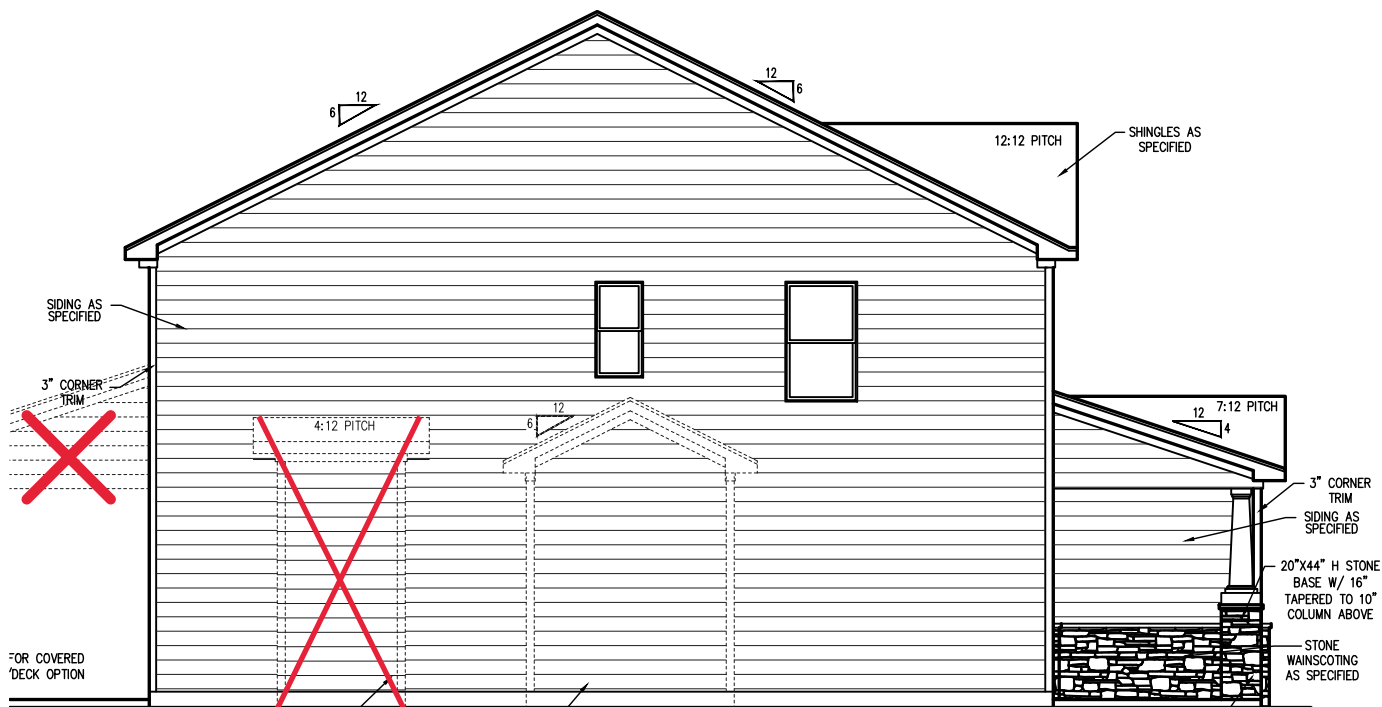
**REAR ELEVATION (SLAB)**  
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

**Patio Only  
No Cov. Porch**



**RIGHT ELEVATION (SLAB)**  
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

**Patio Only  
No Cov. Porch**



**LEFT SIDE ELEVATION  
4 BEDROOM- CRAFTSMAN (SLAB)**  
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

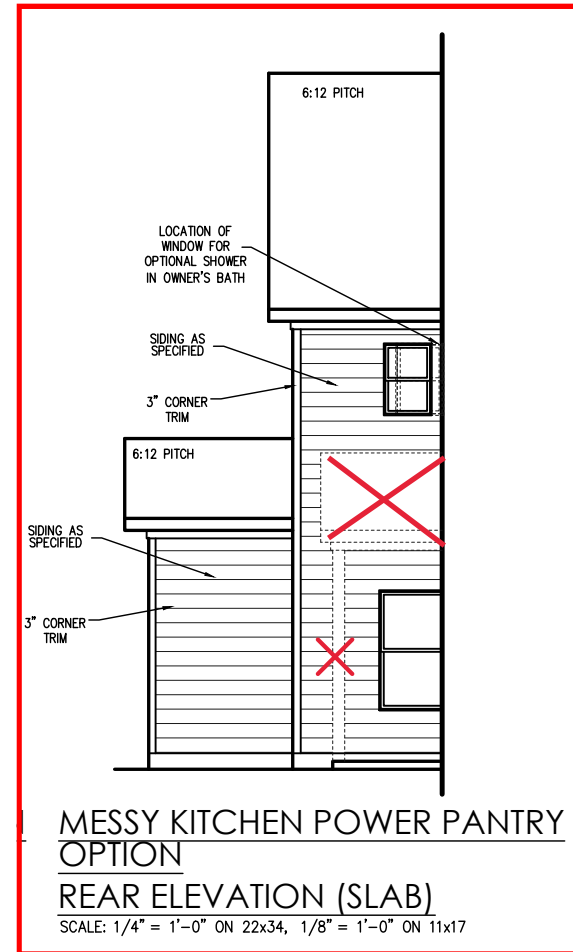
**Patio Only  
No Cov. Porch**

REV.#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

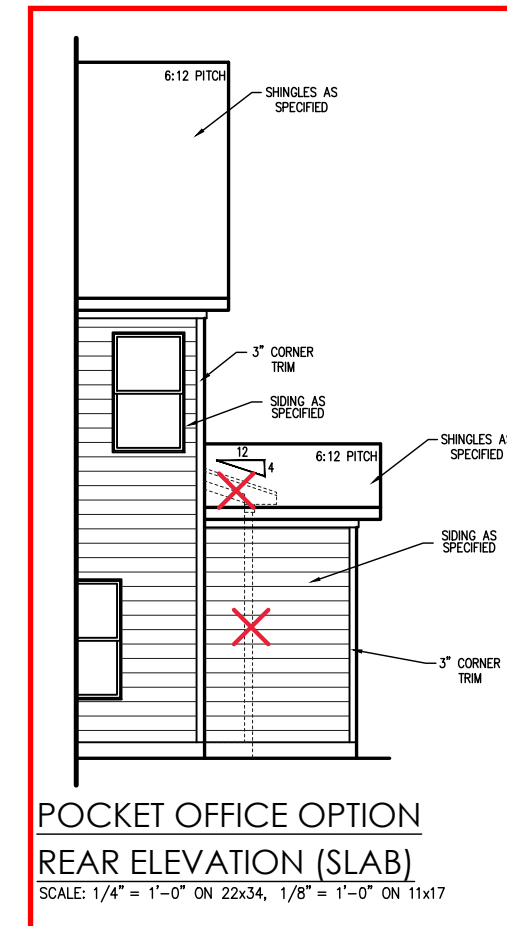
**THE BRUNSWICK - RH**

Rear and Side Elevations - Craftsman

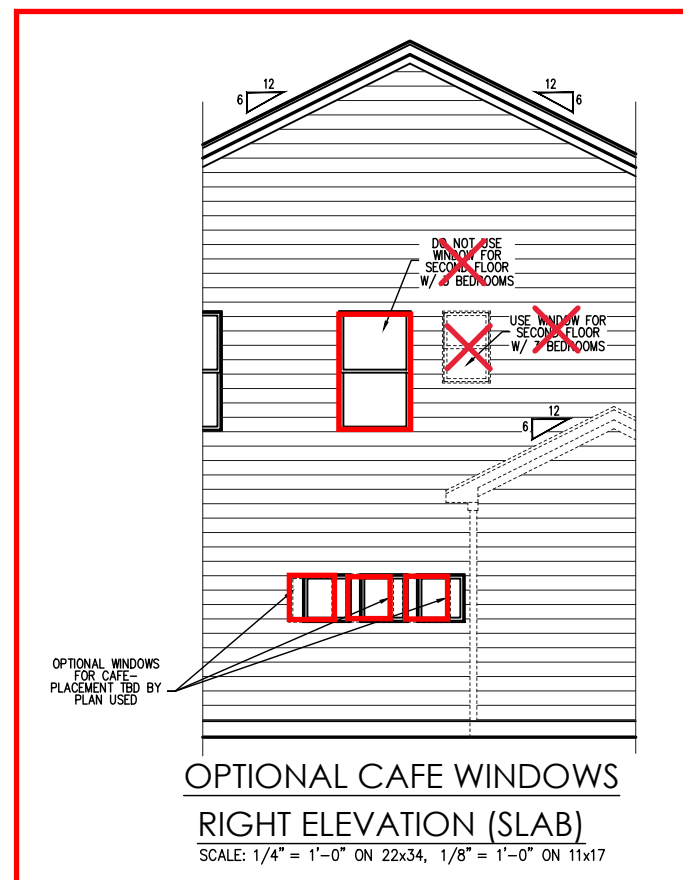
DRAWN BY:  
South Designs  
ISSUE DATE:  
7/1/2021  
CURRENT REVISION DATE:  
08-31-23- JJ  
SCALE:  
1/8" = 1'-0"



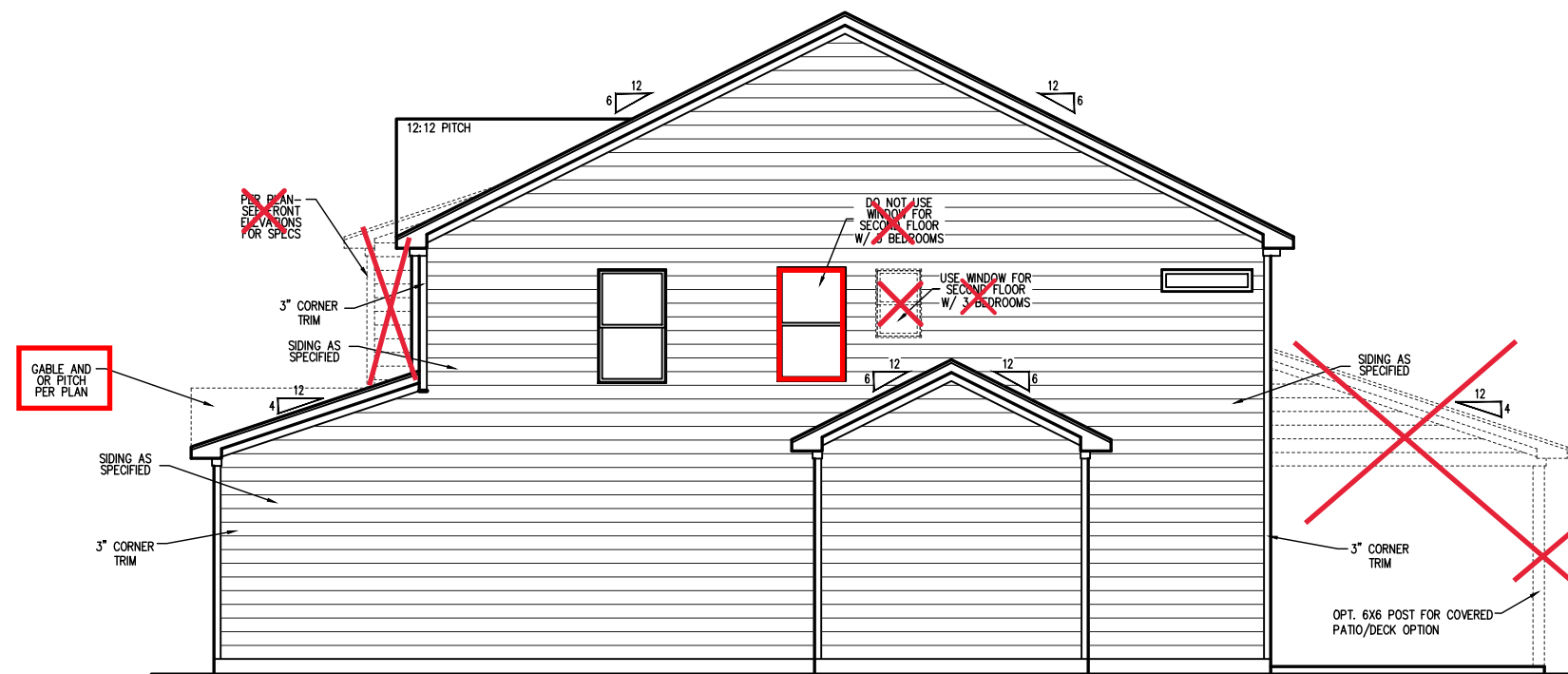
**MESSY KITCHEN POWER PANTRY OPTION**  
**REAR ELEVATION (SLAB)**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



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



**OPTIONAL CAFE WINDOWS**  
**RIGHT ELEVATION (SLAB)**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



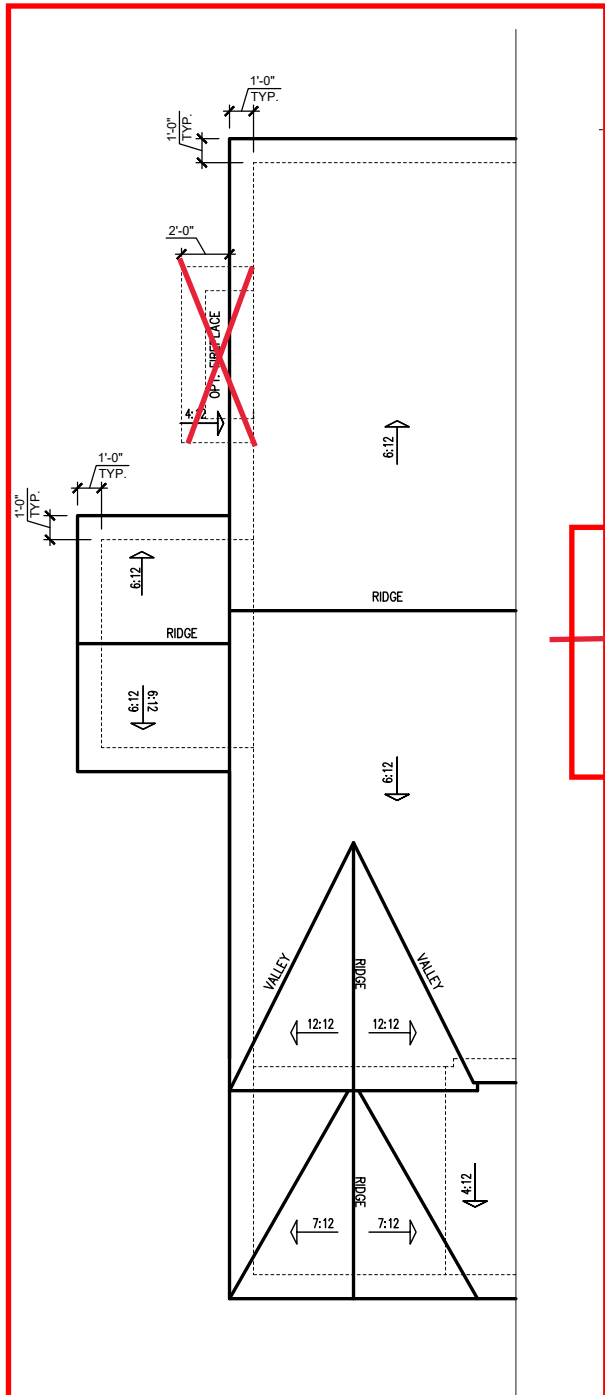
**MESSY KITCHEN POWER PANTRY OPTION FOR KITCHEN /CAFE**  
**RIGHT ELEVATION (SLAB)**  
 SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

**Patio Only**  
**No Cov. Porch**

REV.#	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

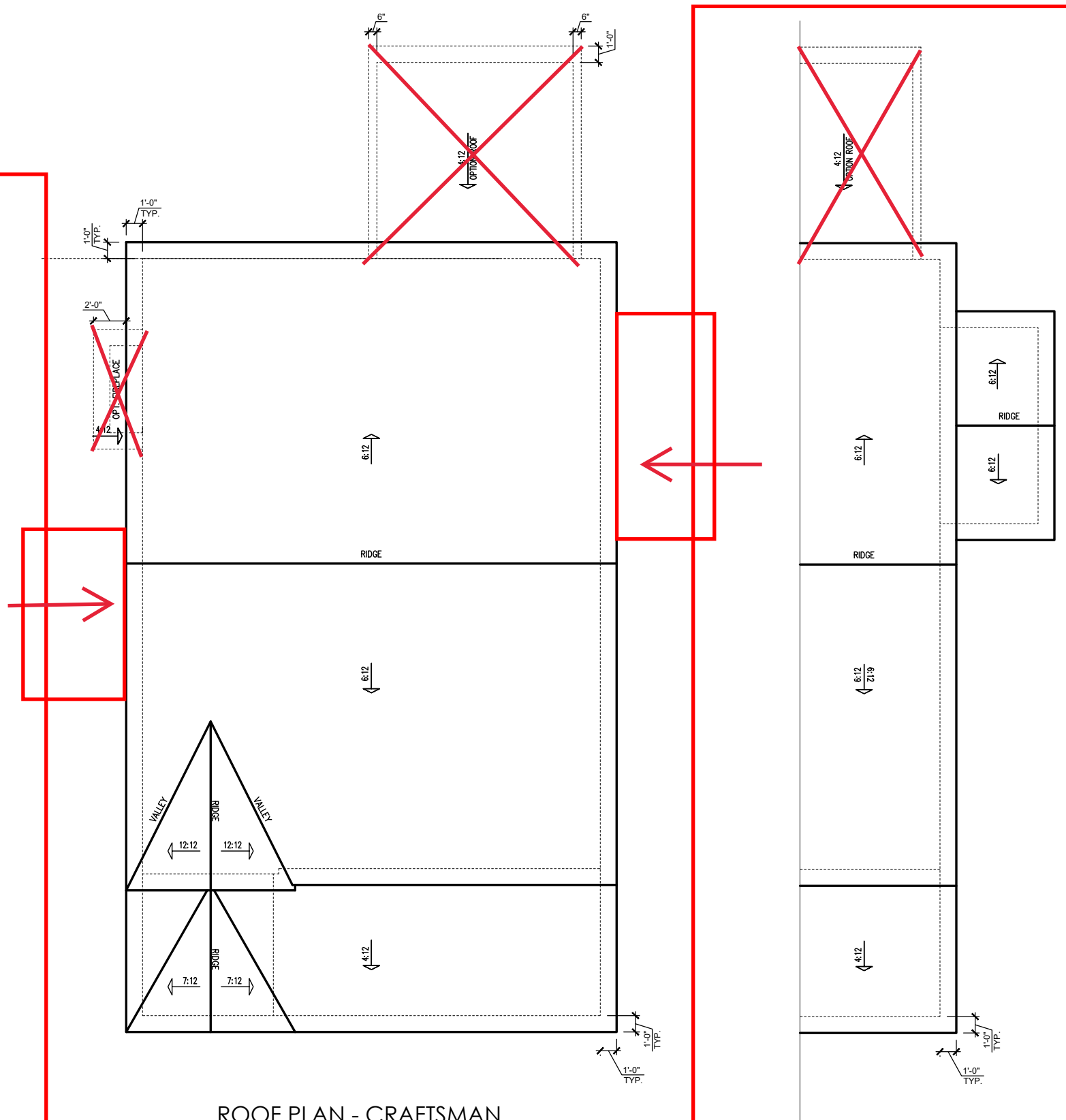
**THE BRUNSWICK - RH**  
 Elevation Options - Craftsman

DRAWN BY:  
 South Designs  
 ISSUE DATE:  
 7/1/2021  
 CURRENT REVISION DATE:  
 08-31-23- JJ  
 SCALE:  
 1/8" = 1'-0"  
 SHEET  
**3.2**



**POCKET OFFICE OPTION  
ROOF PLAN**

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



**ROOF PLAN - CRAFTSMAN**

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

**MESSY KITCHEN, POWER PANTRY  
ROOF PLAN**

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

REV.#	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		

DRAWN BY:  
South Designs

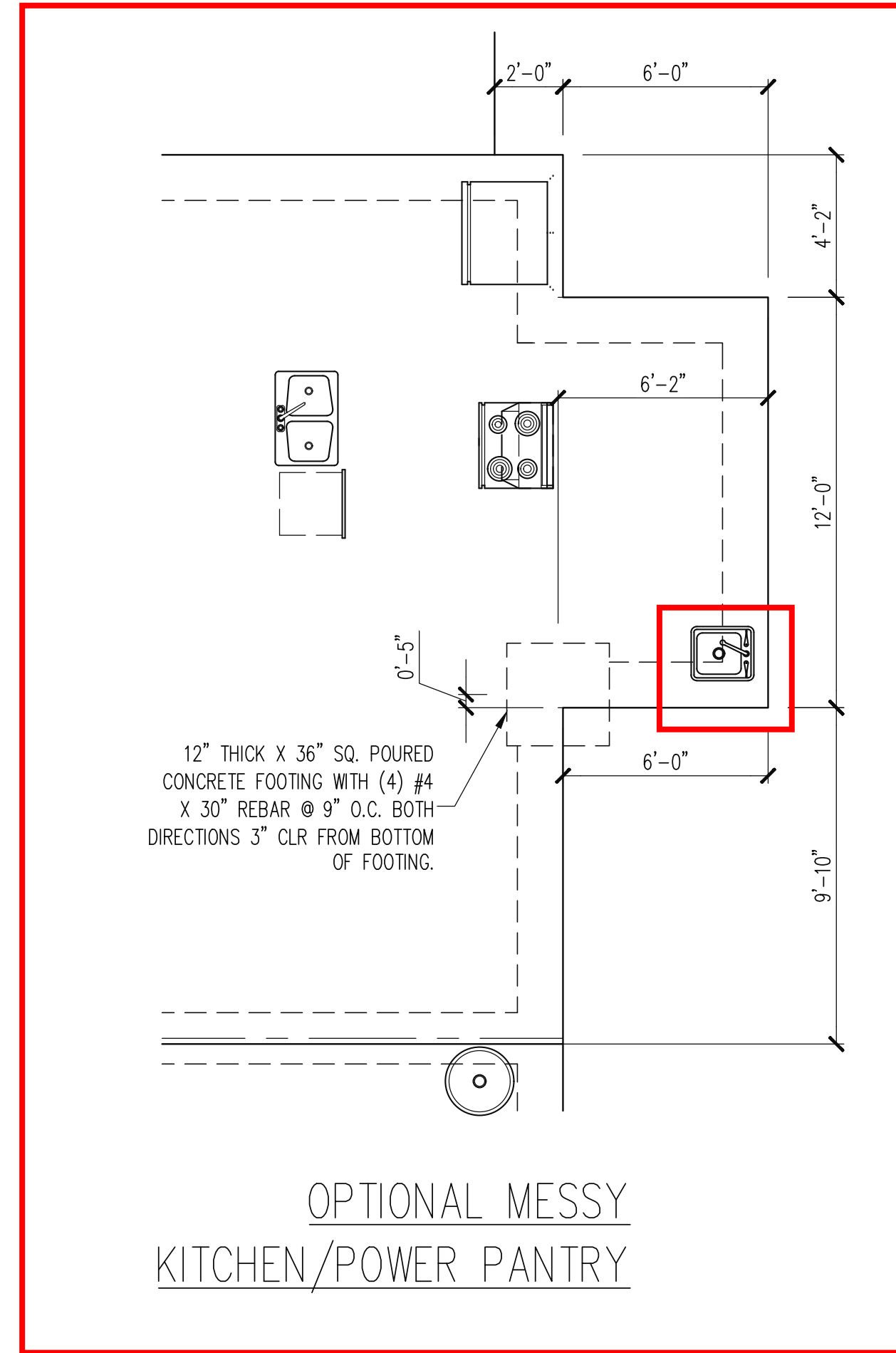
ISSUE DATE:  
7/1/2021

CURRENT REVISION DATE:  
08-31-23 JJ

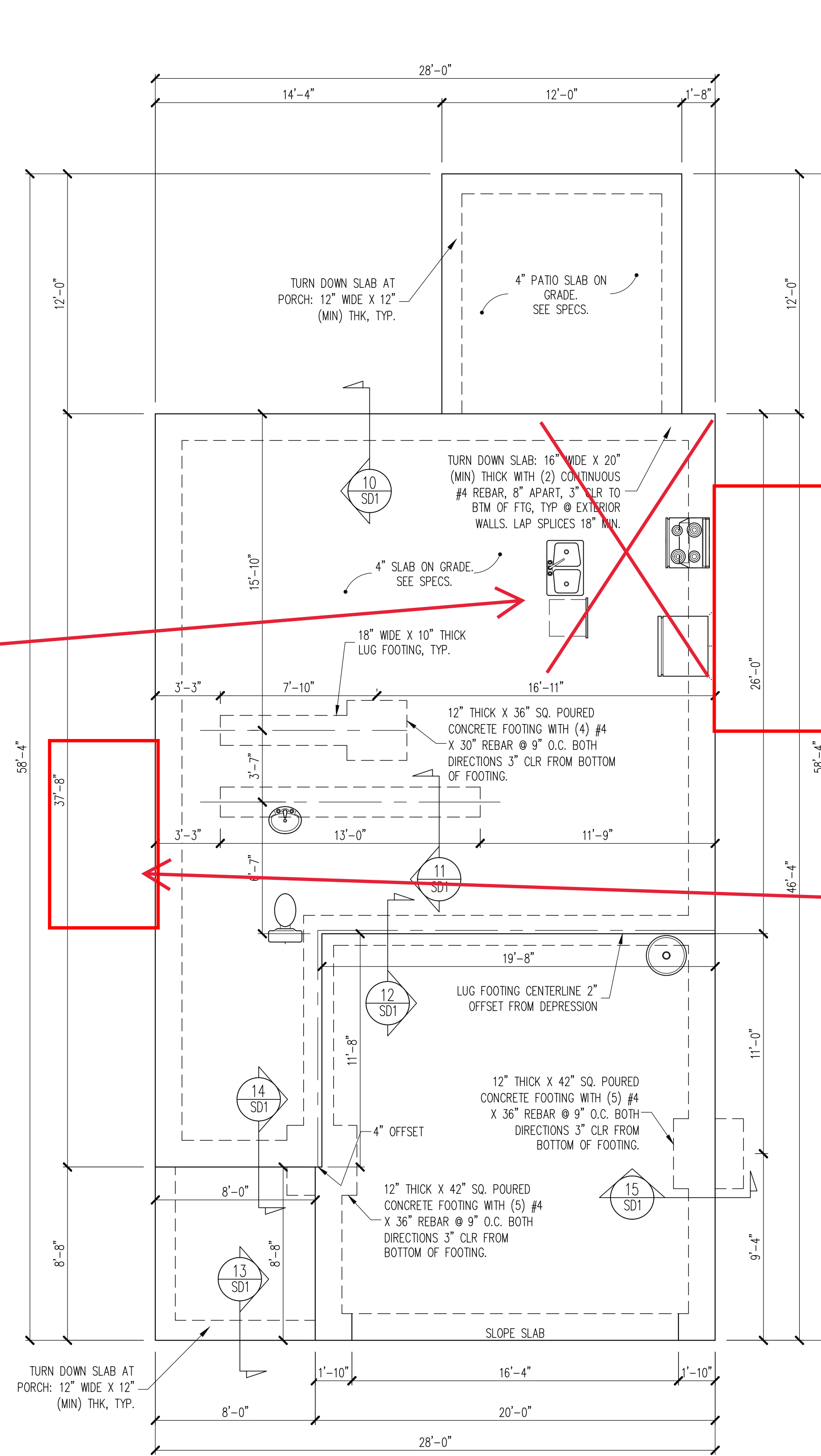
SCALE:  
1/8" = 1'-0"

SHEET  
**4.0**

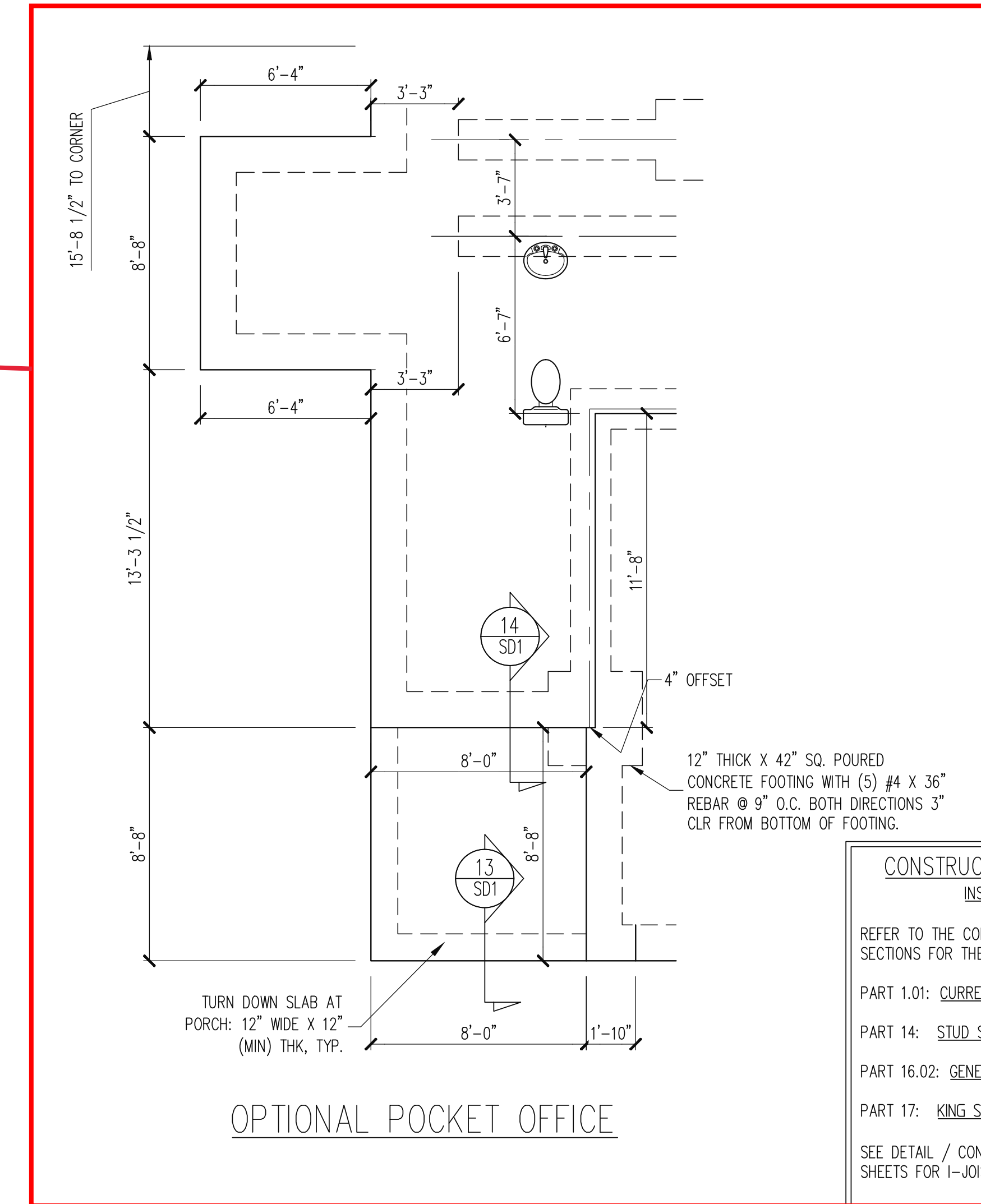




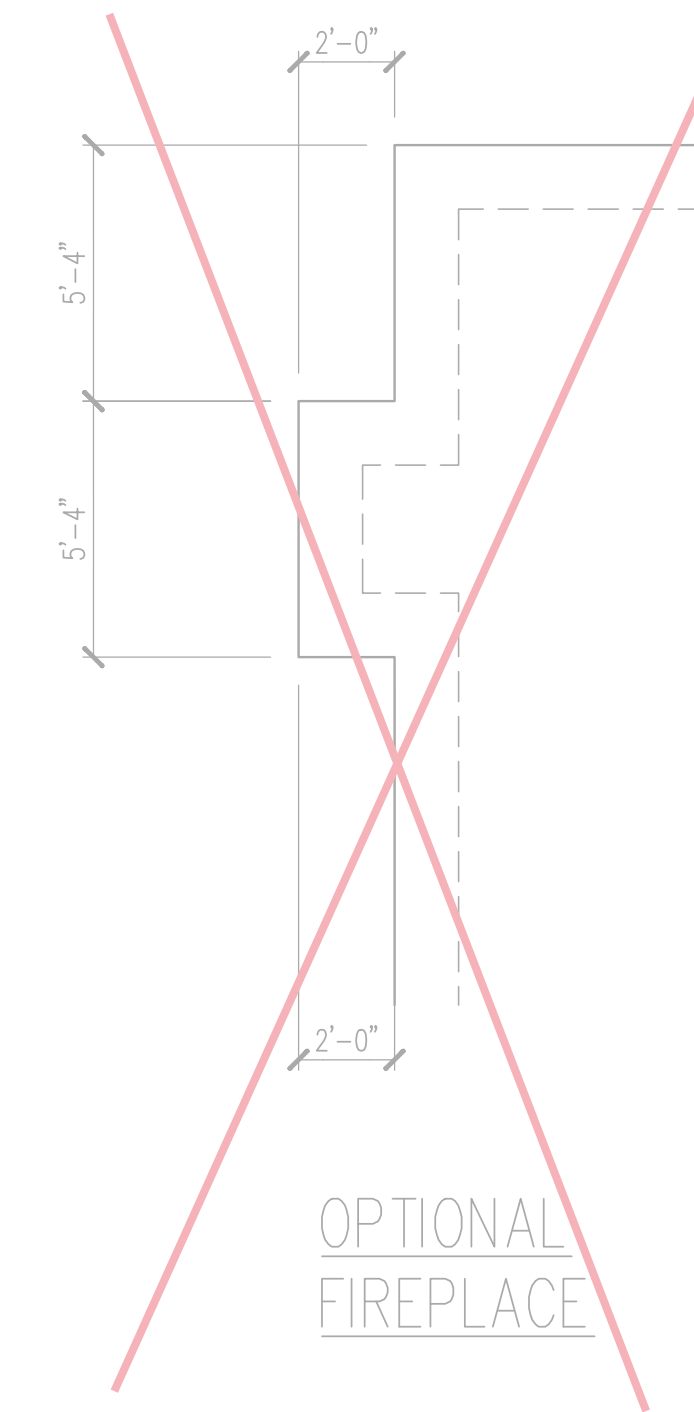
OPTIONAL MESSY  
KITCHEN/POWER PANTRY



CRAFTSMAN



OPTIONAL POCKET OFFICE



OPTIONAL  
FIREPLACE

**CONSTRUCTION SPECIFICATIONS**  
INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 16.02: GENERAL WALL BRACING NOTES

PART 17: KING STUDS FOR EXTERIOR WALLS

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

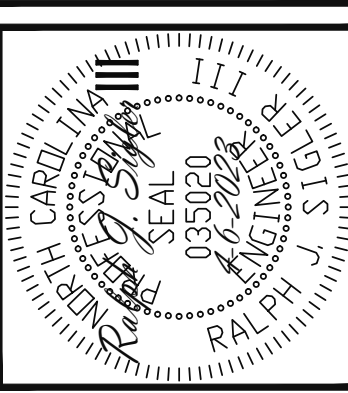
**NOTES:**

- HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION.
- 14" SQ POURED CONC PIERS OR 16" Ø POURED CONC PIERS MAY BE USED IN LIEU OF 16" SQ MASONRY PIERS.

FOUNDATION PLAN  
MONOSLAB OPTION

1/4" = 1'-0"

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



**STRUCTURAL ENGINEERS**  
License No. C3870  
318 W Millbrook Rd. Unit 201  
Raleigh, North Carolina 27609  
Phone (919) 844-1661  
Engineering Tech Associates, P.A.

REV #	REF PROJ #	DATE
1	23-65-081	8-24-2023
2	23-65-081	10-17-2023

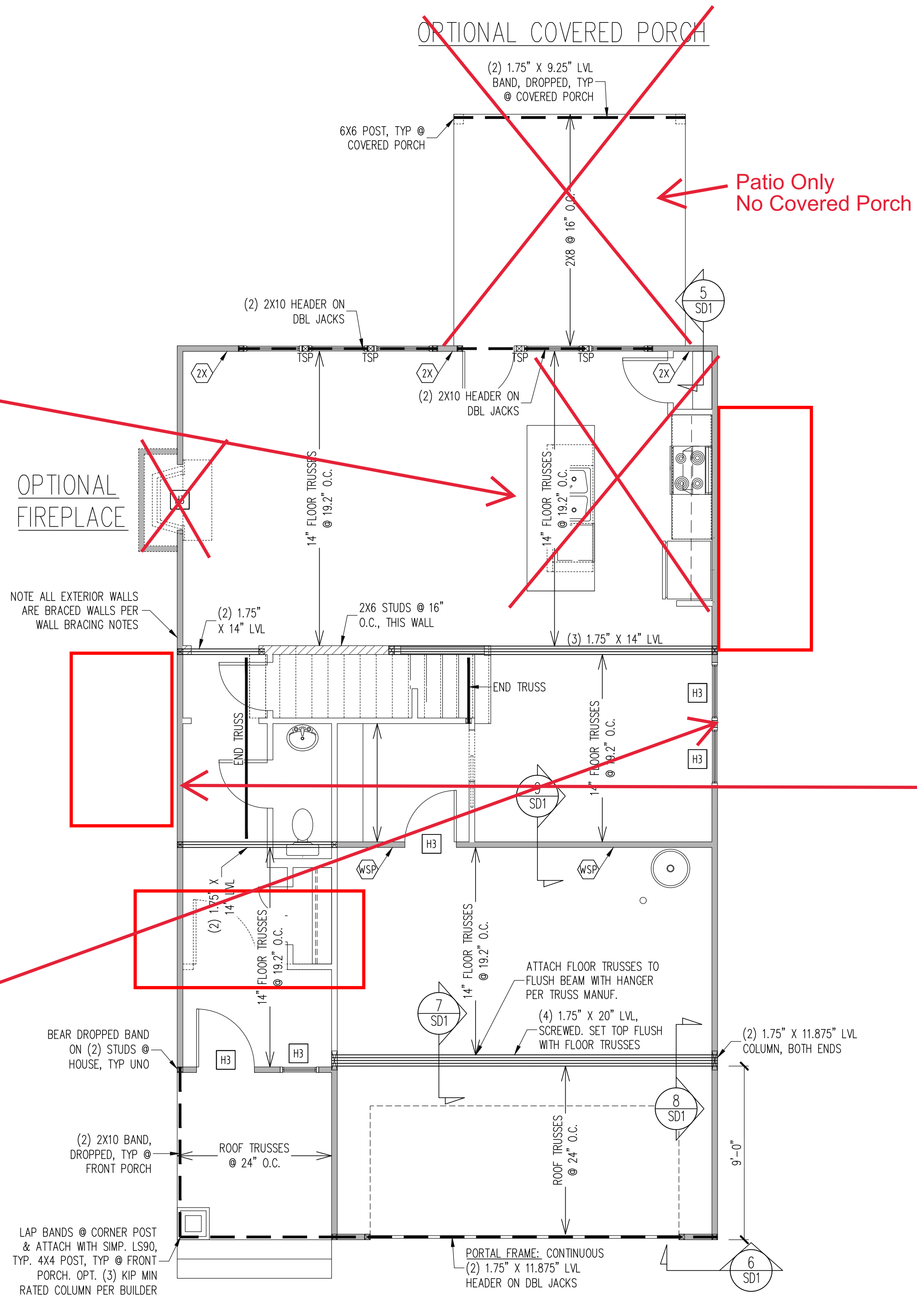
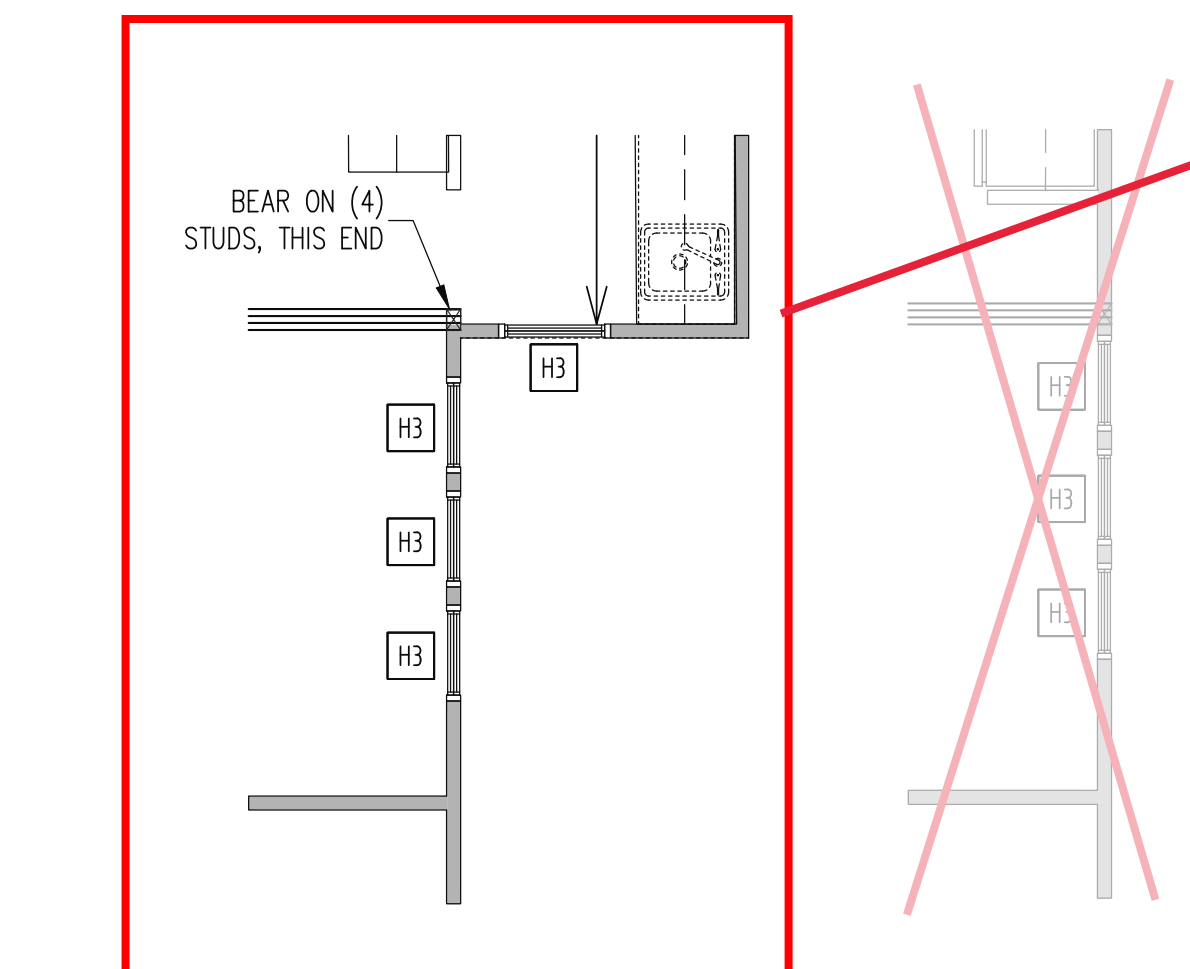
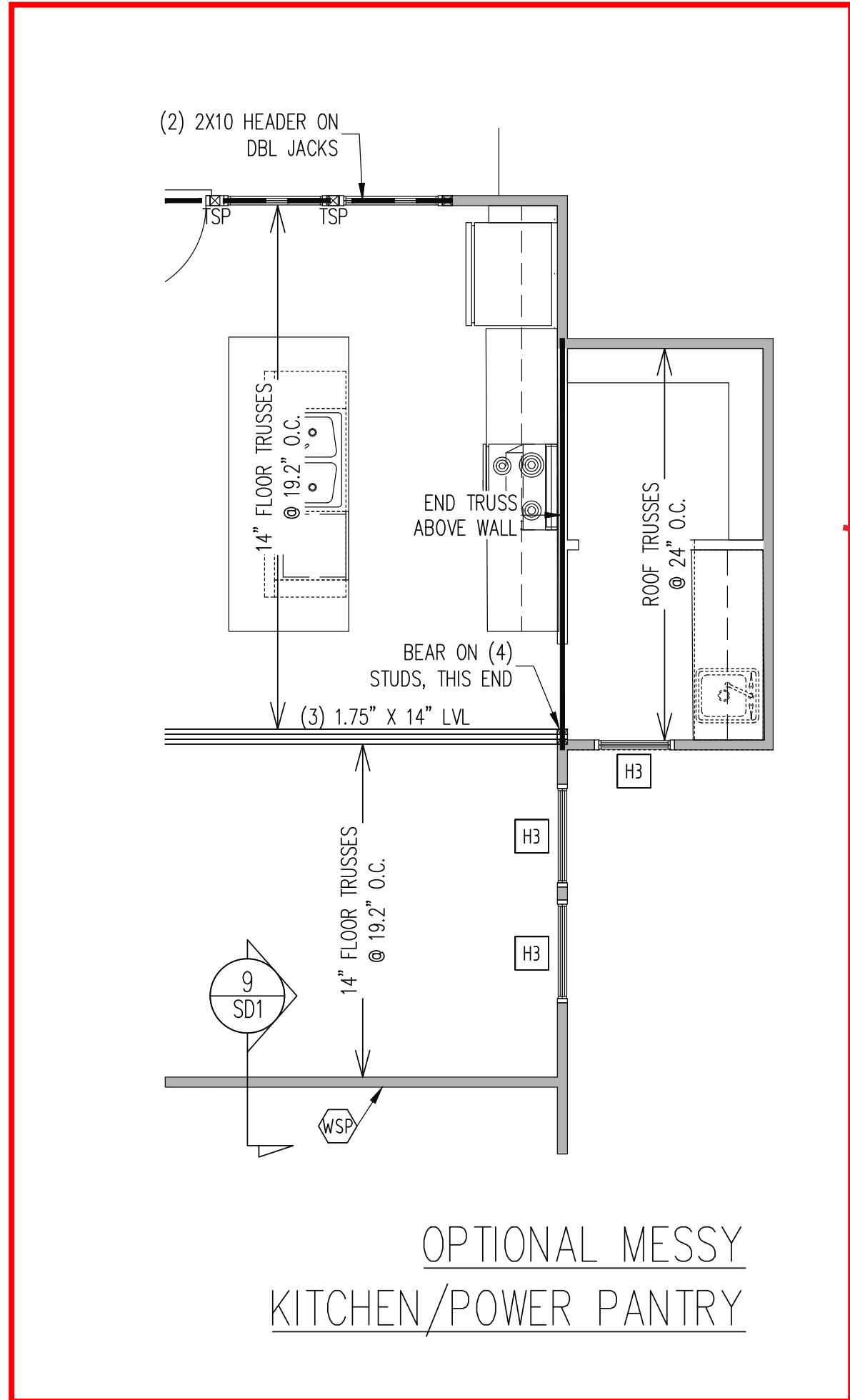
NEW HOME INC  
STRUCTURAL ADDENDUM  
SCOPE: STRUCTURAL ADDENDUM  
RIGHT HAND

ENC: RJS/MEB  
DATE: 4-6-2023

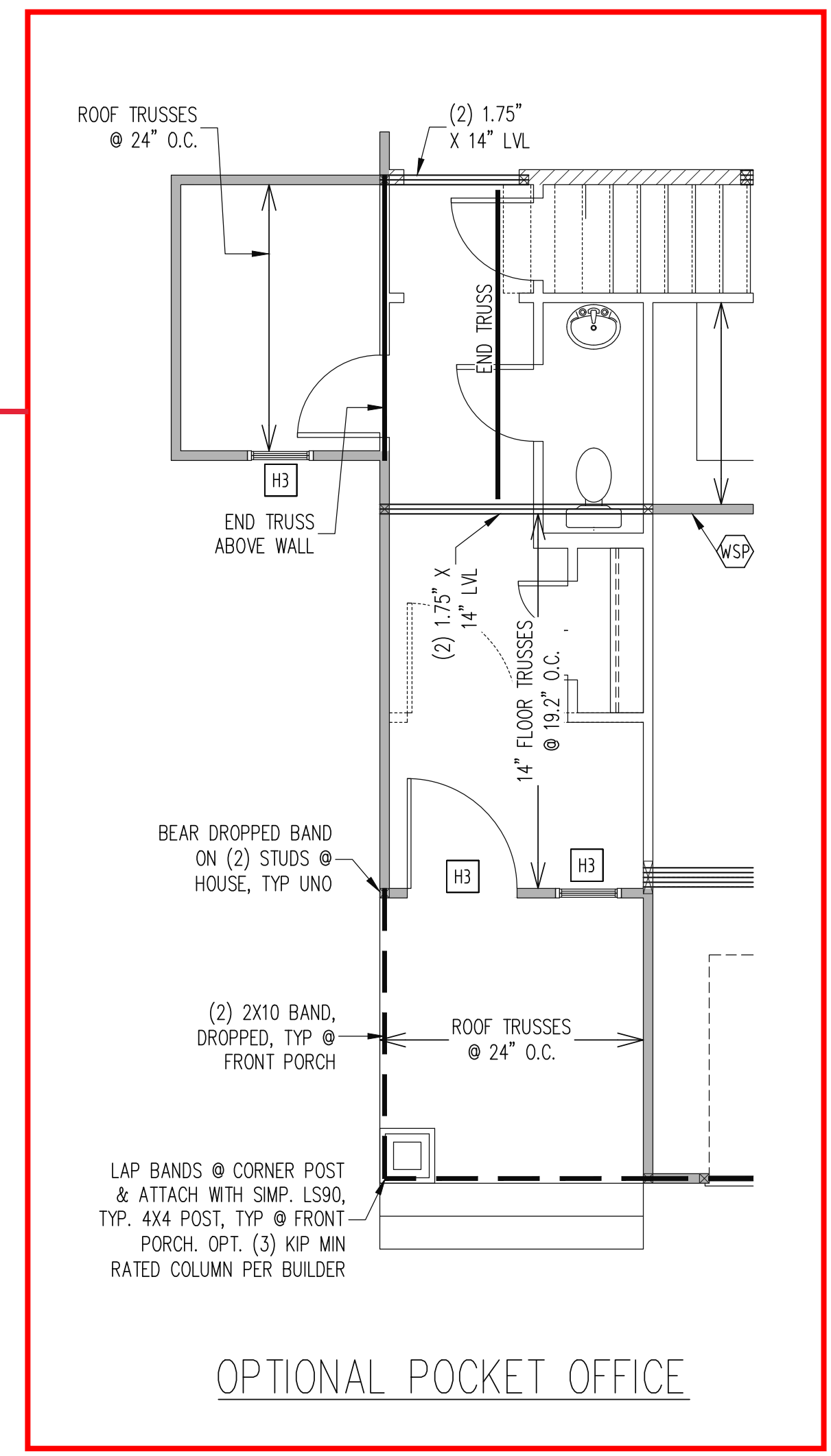
PLAN  
BRUNSWICK

PROJECT NO.  
23-65-081\_299 R

SHEET NO.  
S1  
1 of 7



Patio Only  
No Covered Porch



**WALL BRACING**  
FIRST FLOOR ONLY

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

SHADED WALLS:

WSP ONE SIDE OF INTERIOR WALL OR INSIDE OF EXTERIOR WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.

GB INTERIOR BRACED WALL, 1/2" GB SECURED PER TABLE R602.10.2 OF THE 2012 NCRBC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS

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

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

NOTES:  
-PROVIDED CONTINUOUS SHEATHING = 176" MIN.

**HEADER SCHEDULE**

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

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

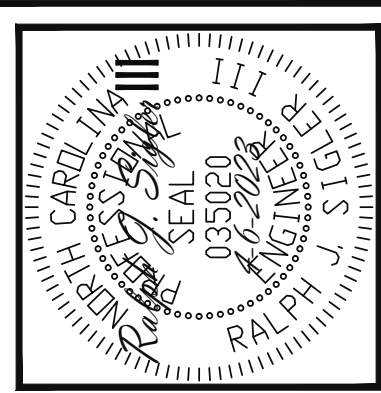
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.

(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

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

ENGINEERING SEAL VALID FOR 1 YEAR ONLY

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



**STRUCTURAL ENGINEERS**  
License No. C3870  
318 W Millbrook Rd. Unit 201  
Raleigh, North Carolina 27609  
Phone (919) 844-1661

**Engineering Tech Associates, P.A.**

**NEW HOME INC**

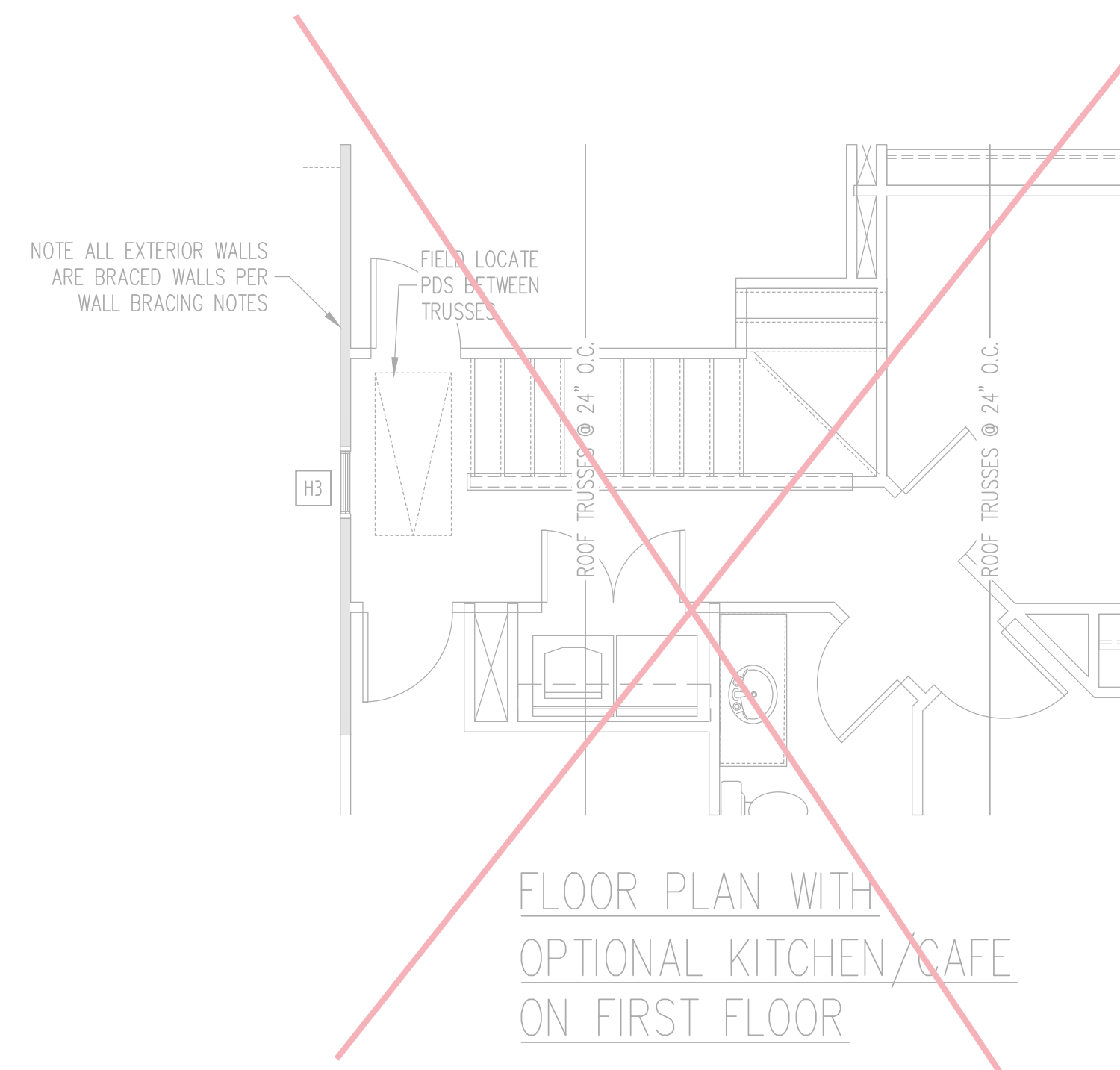
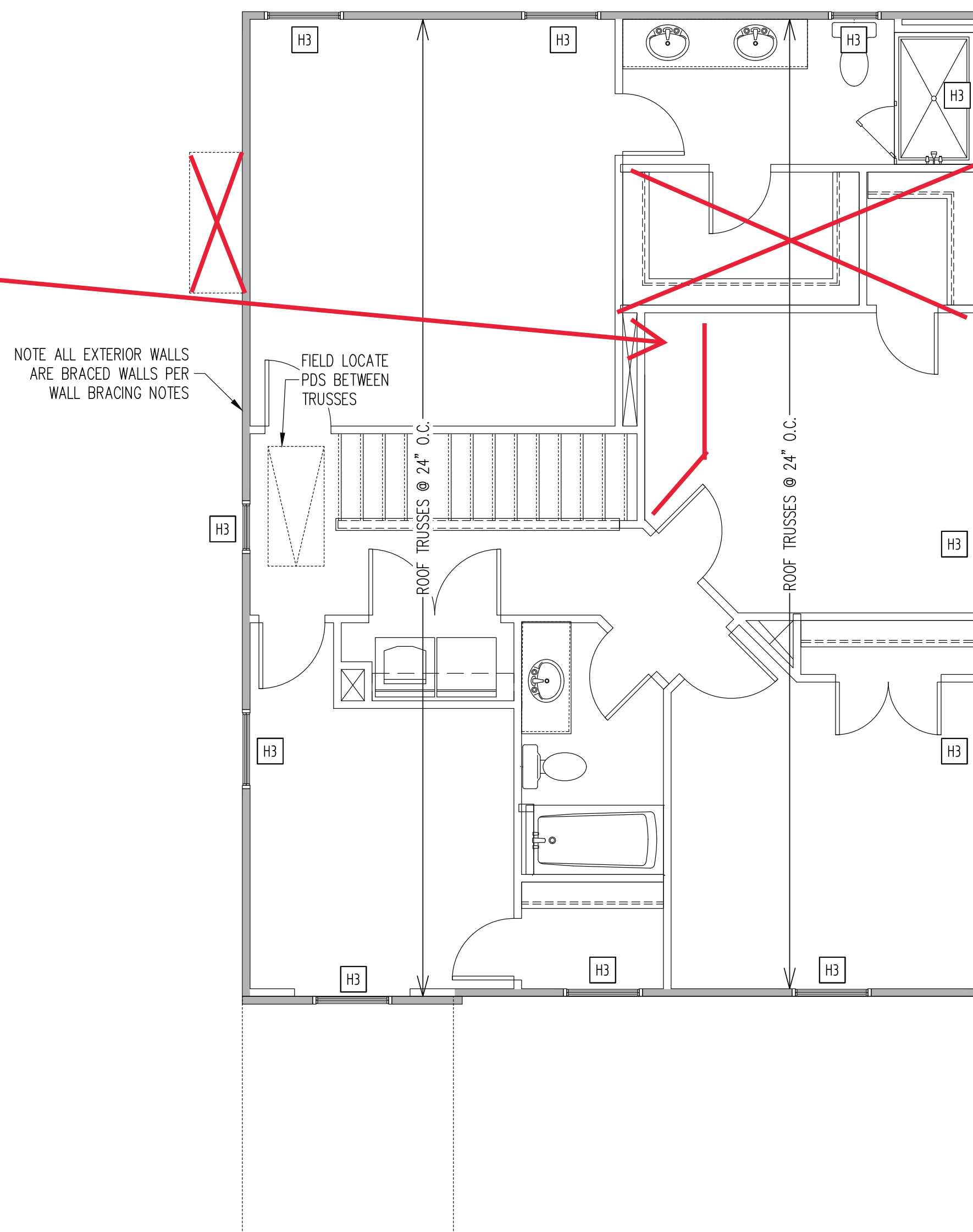
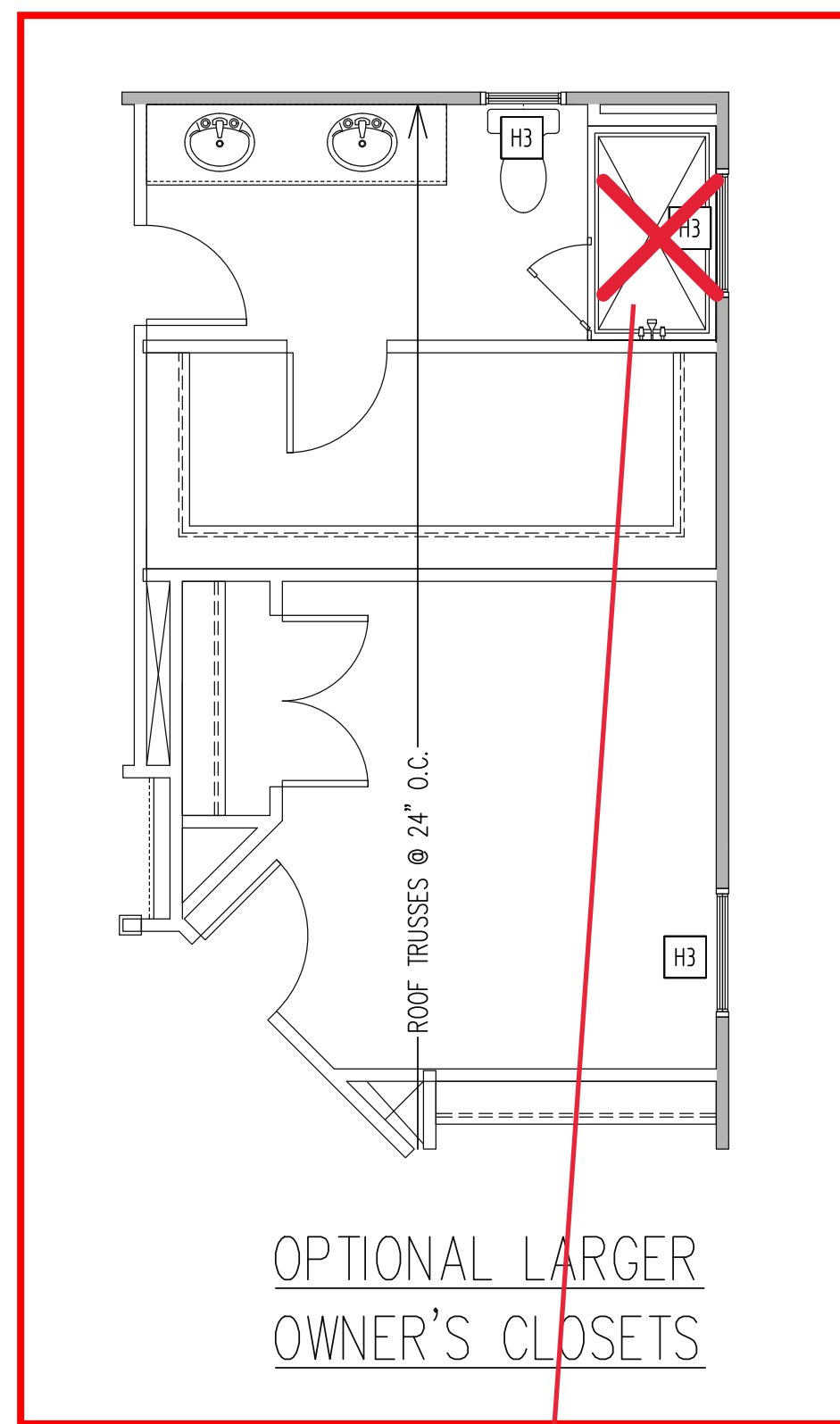
SCOPE:	STRUCTURAL ADDENDUM	
RIGHT HAND		
REV #	REF PROJ #	DATE
1	23-65-081	8-24-2023
2	23-65-081	10-17-2023

ENC: RJS/MEB  
DATE: 4-6-2023  
PLAN: BRUNSWICK  
PROJECT NO.: 23-65-081\_299 R

SHEET NO.: S3  
3 of 7

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

CRAFTSMAN

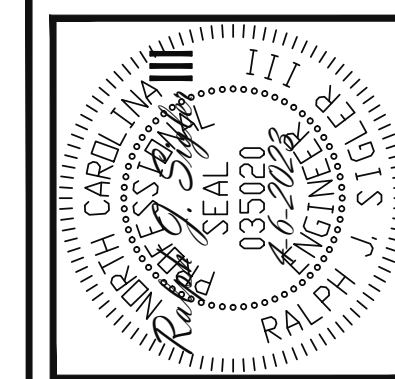


CRAFTSMAN

WALL BRACING	
SECOND FLOOR ONLY	
CS - ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.	
SHADED WALLS:	
NOTES: -PROVIDED CONTINUOUS SHEATHING = 131' MIN.	
HEADER SCHEDULE	
H1	SINGLE 2X4 TURNED FLAT (A)
H2	(2) 2X4'S ON SINGLE JACKS (B)
H3	(2) 2X10'S ON SINGLE JACKS (C)
H4	(1) 1.75" X 9.25" LVL'S ON DBL JACKS
H5	(3) 2X10'S ON SINGLE JACKS
(A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.	
(B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.	
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.	
NOTES: -HEADERS IN NON LOAD BEARING INTERIOR WALLS ARE NOT LABELED.	

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

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



STRUCTURAL ENGINEERS  
License No. C3870  
318 W Millbrook Rd. Unit 201  
Raleigh, North Carolina 27609  
Phone (919) 844-1661  
Engineering Tech Associates, P.A.

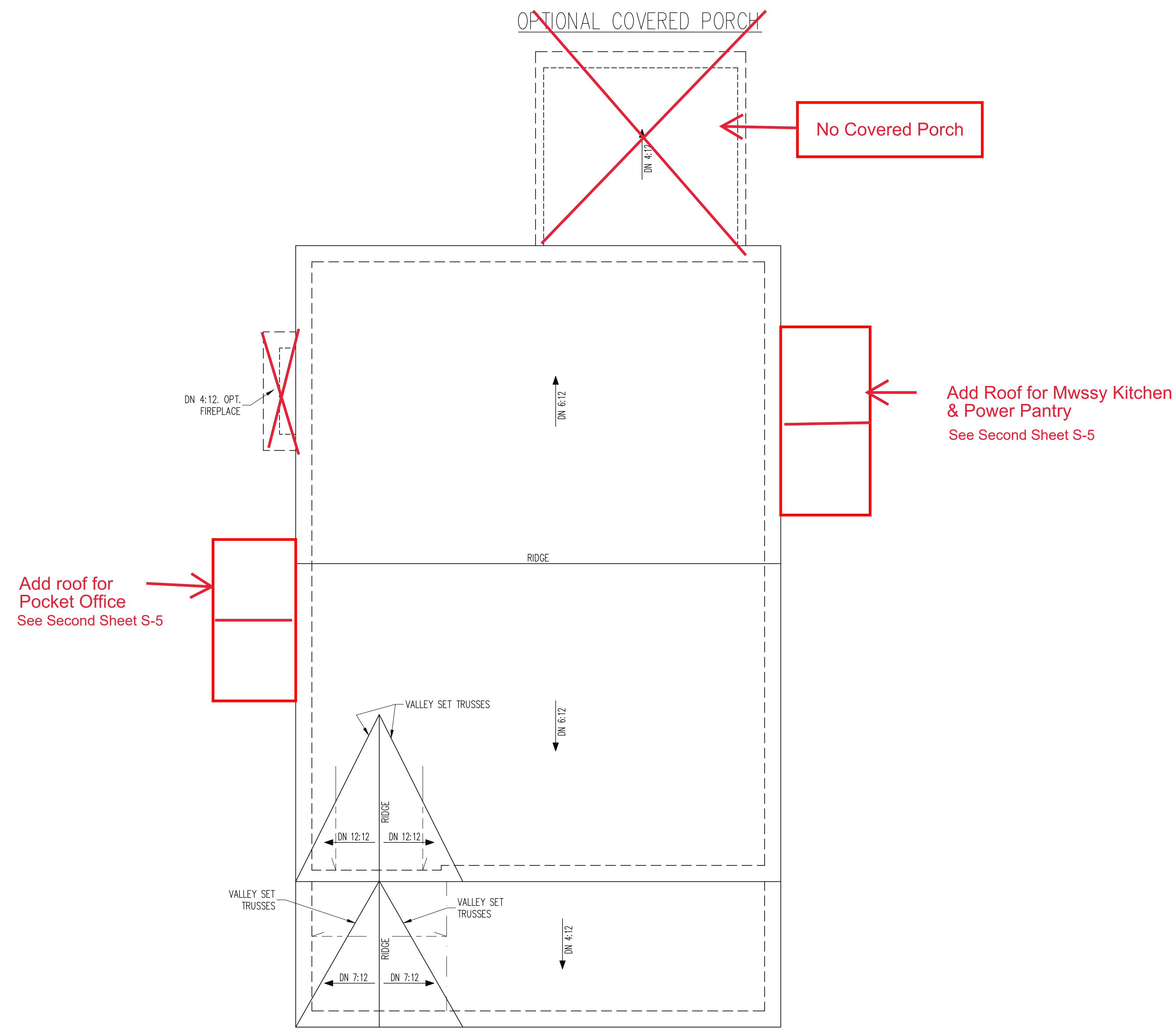
NEW HOME INC	REV #	REF PROJ #	DATE
	1	23-65-081	8-24-2023
SCOPE: STRUCTURAL ADDENDUM	REV #	REF PROJ #	DATE
	2	23-65-081	10-17-2023
RIGHT HAND			

ENC: RJS/MEB  
DATE: 4-6-2023

PLAN  
BRUNSWICK

PROJECT NO.  
23-65-081\_299 R

SHEET NO.  
S4  
4 of 7



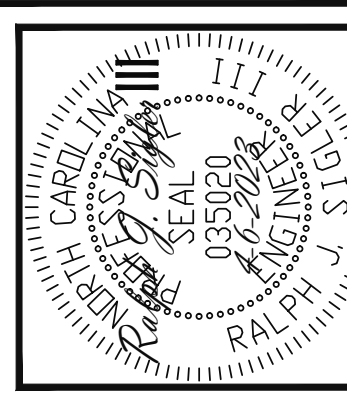
**FRAMING NOTES**  
 ROOF ONLY  
 -ROOF TRUSSES PER MANU. TYPICAL U.N.O.  
 -ATTACH TRUSSES WITH SIMP. H2.5A OR HGR PER TRUSS MANU. TYP.  
 -VERIFY ALL KNEEWALL HEIGHTS, ROOF PITCHES, AND ARCHITECTURAL OVERHANGS PRIOR TO CONSTRUCTION

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

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

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

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



**STRUCTURAL ENGINEERS**  
 License No. C3870  
 318 W Millbrook Rd. Unit 201  
 Raleigh, North Carolina 27609  
 Phone (919) 844-1661  
**Engineering Tech Associates, P.A.**

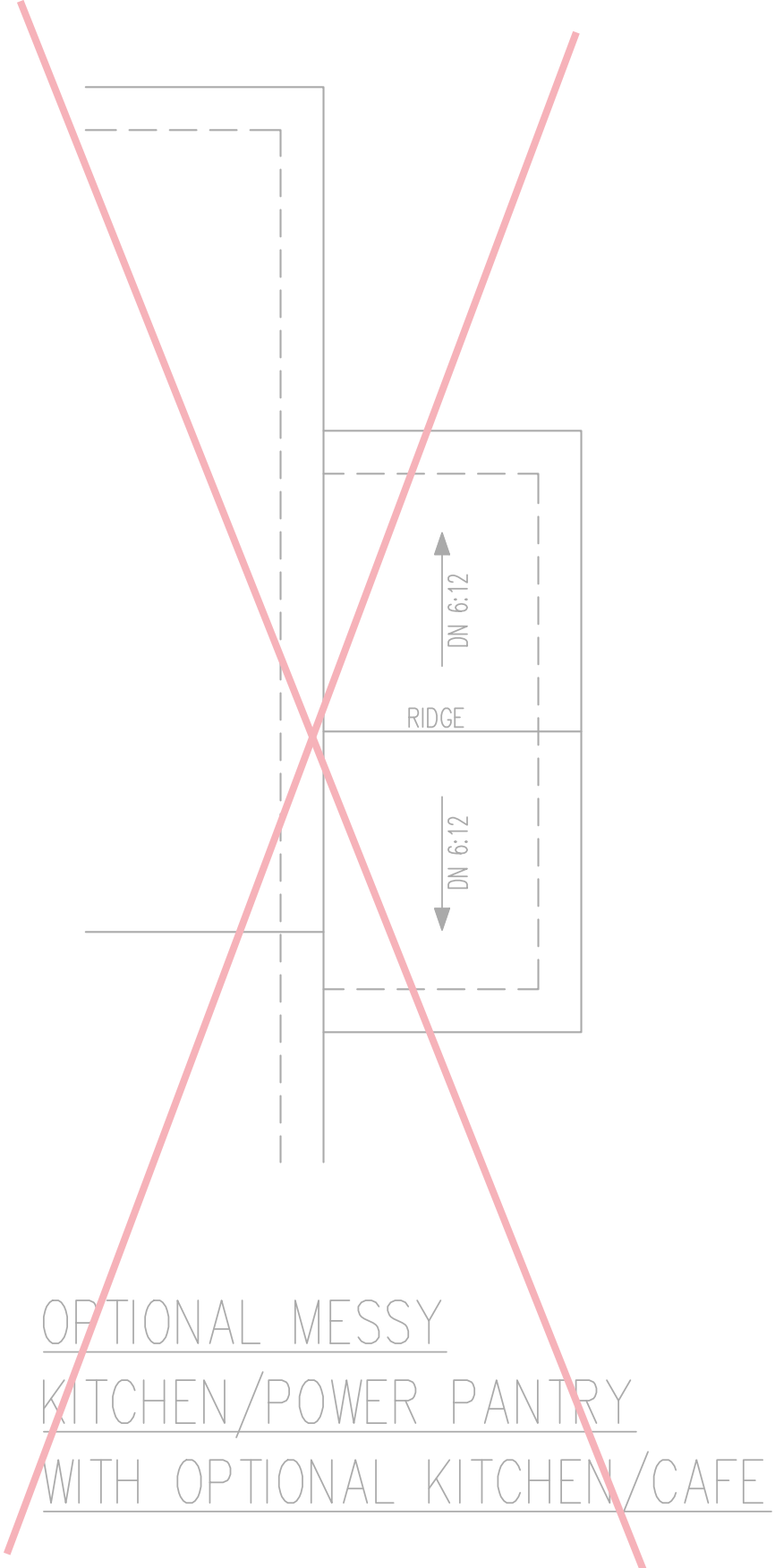
<b>NEW HOME INC</b>	
<b>STRUCTURAL ADDENDUM</b>	
<b>SCOPE:</b>	RIGHT HAND
REV #	REF PROJ #
1	23-65-081
2	23-65-081
DATE	8-24-2023
DATE	10-17-2023

ENG: RJS/MEB  
 DATE: 4-6-2023

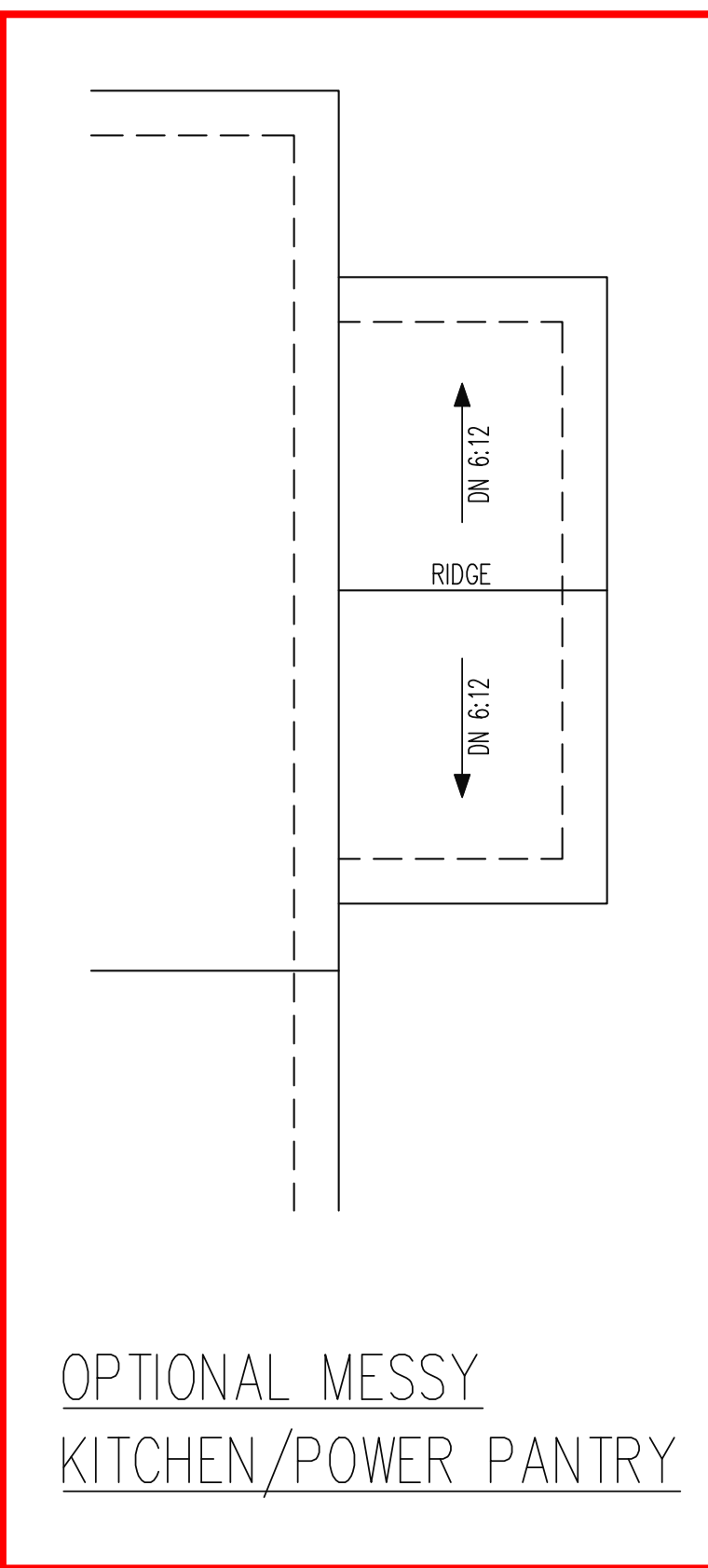
PLAN  
 BRUNSWICK

PROJECT NO.  
 23-65-081\_299 R

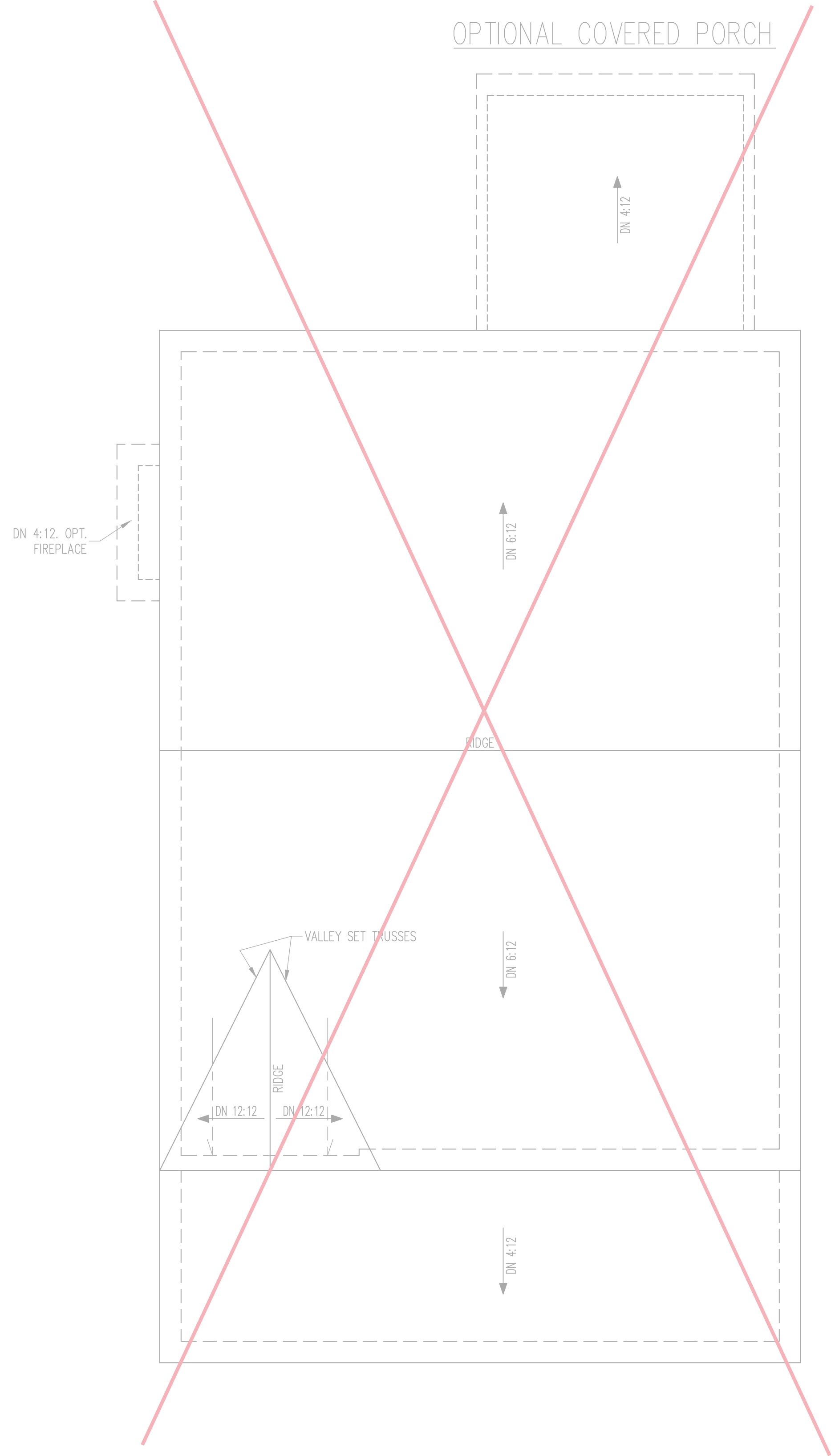
SHEET NO.  
 S5  
 5 of 7



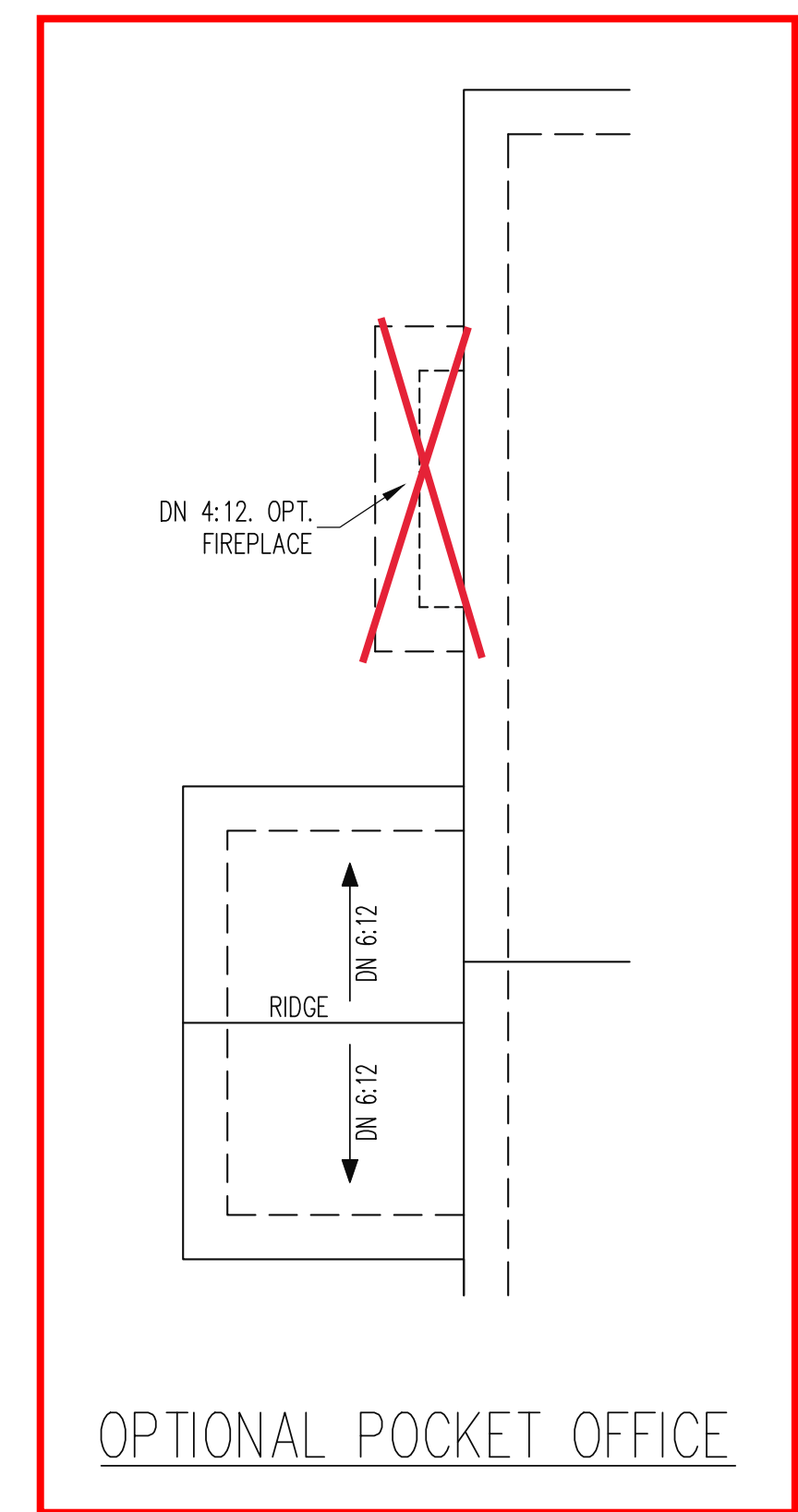
OPTIONAL MESSY  
KITCHEN/POWER PANTRY  
WITH OPTIONAL KITCHEN/CAFE



OPTIONAL MESSY  
KITCHEN/POWER PANTRY



TRADITIONAL



OPTIONAL POCKET OFFICE

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

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

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

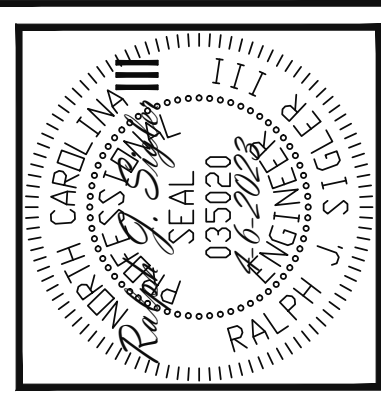
ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

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

ROOF FRAMING PLAN

1/4" = 1'-0"

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



**Engineering Tech Associates, P.A.**  
 STRUCTURAL ENGINEERS  
 License No. C3870  
 318 W Millbrook Rd. Unit 201  
 Raleigh, North Carolina 27609  
 Phone (919) 844-1661

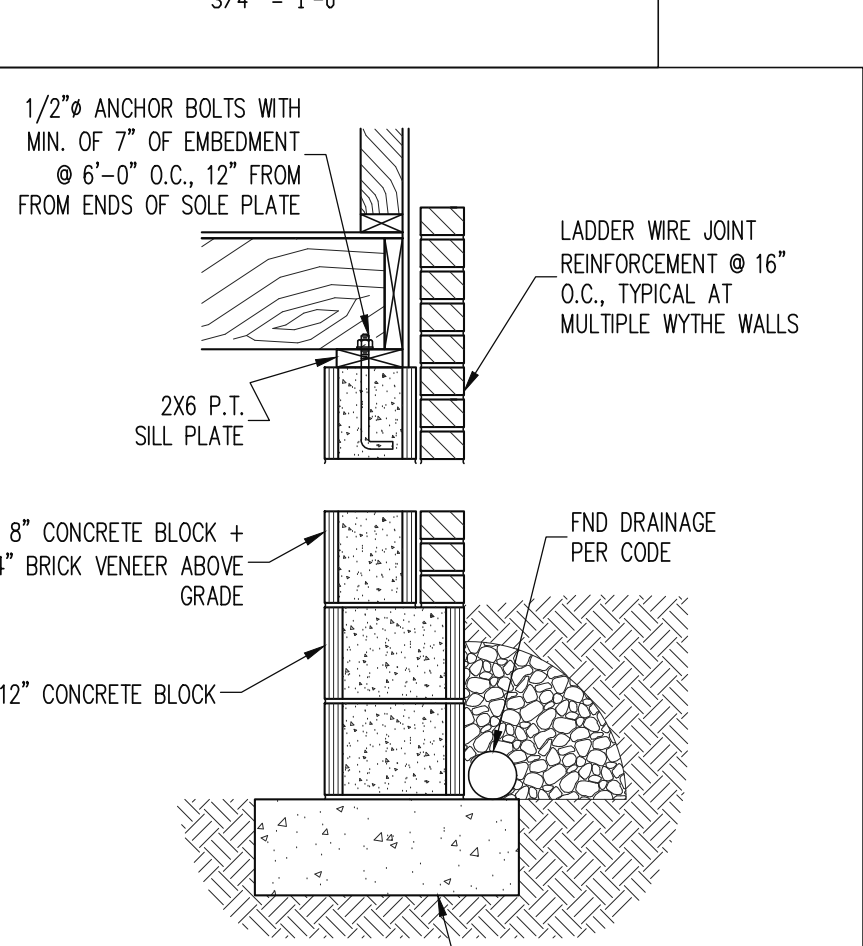
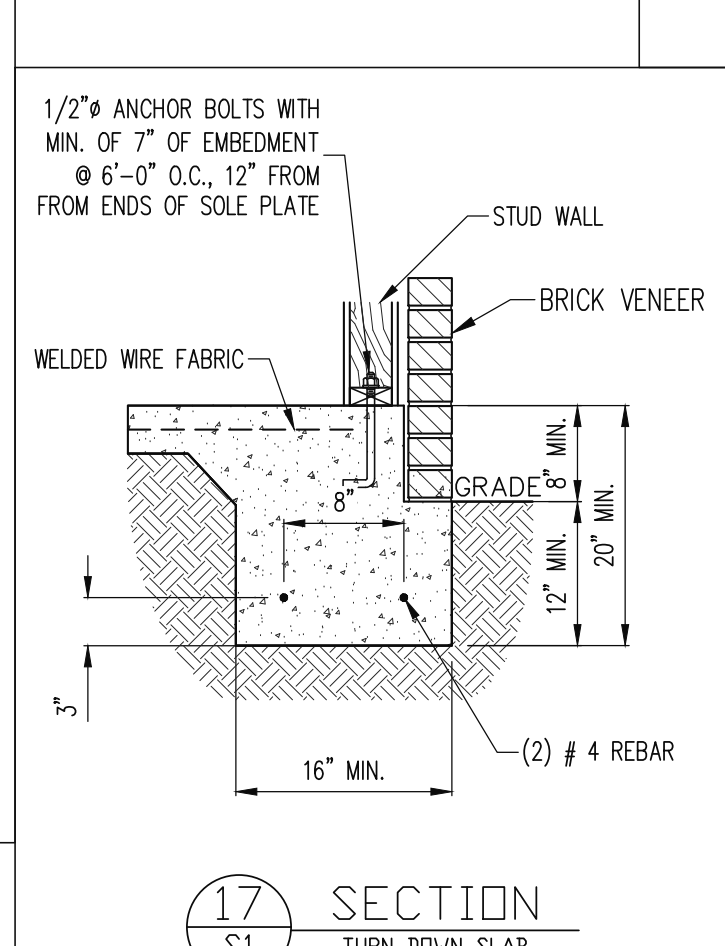
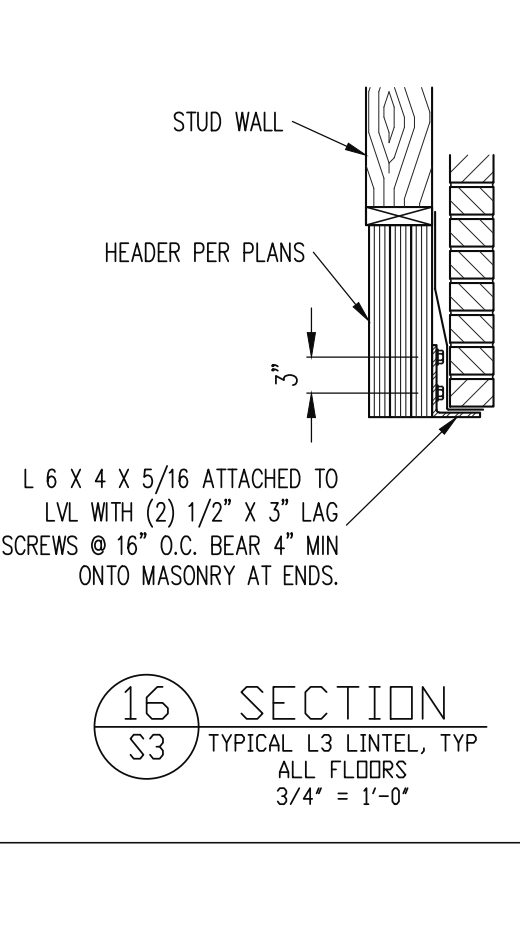
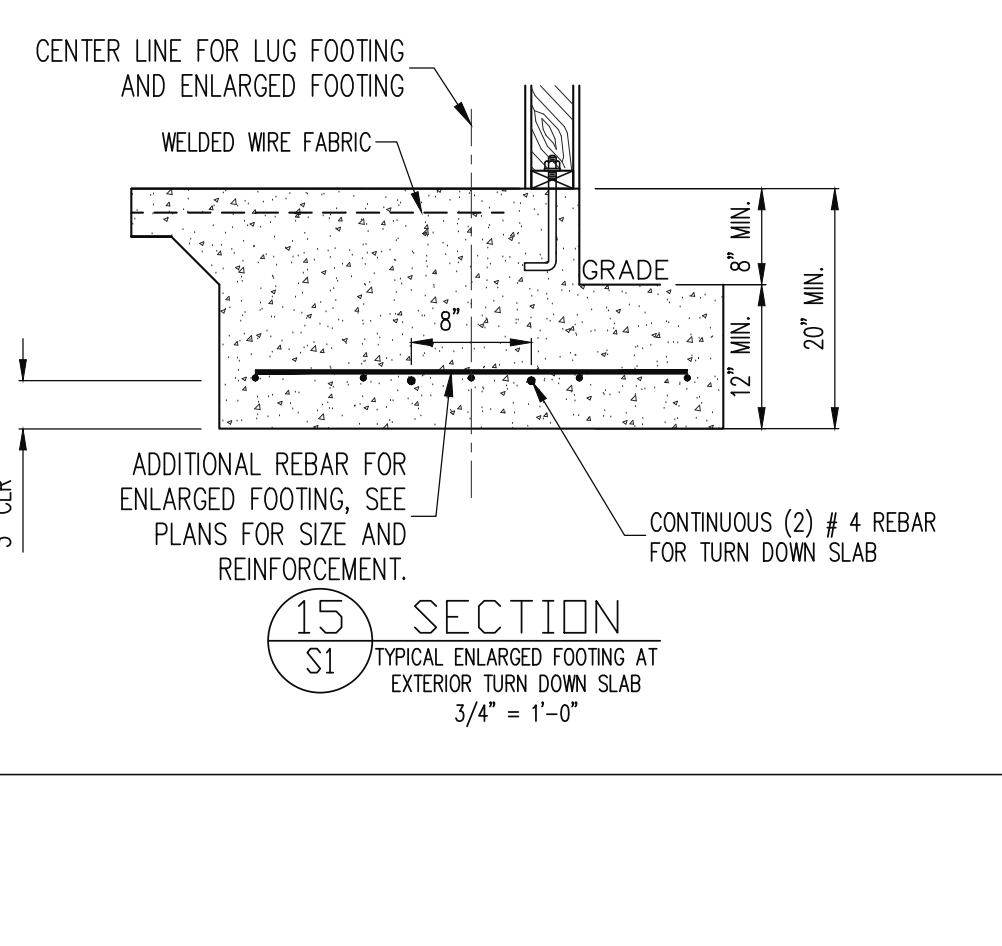
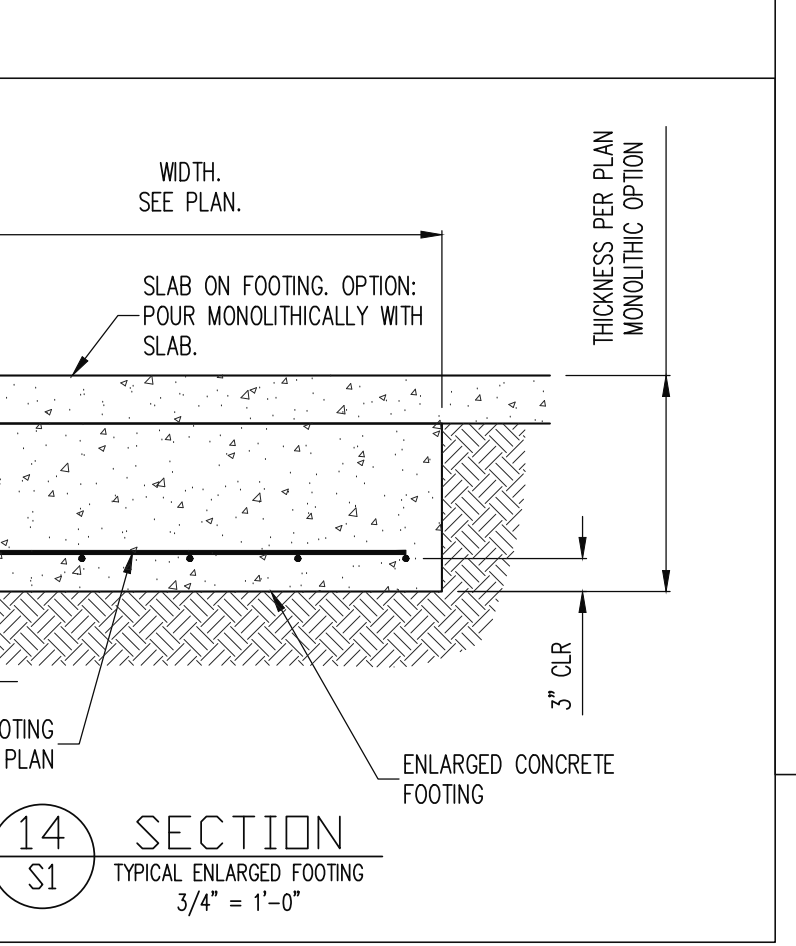
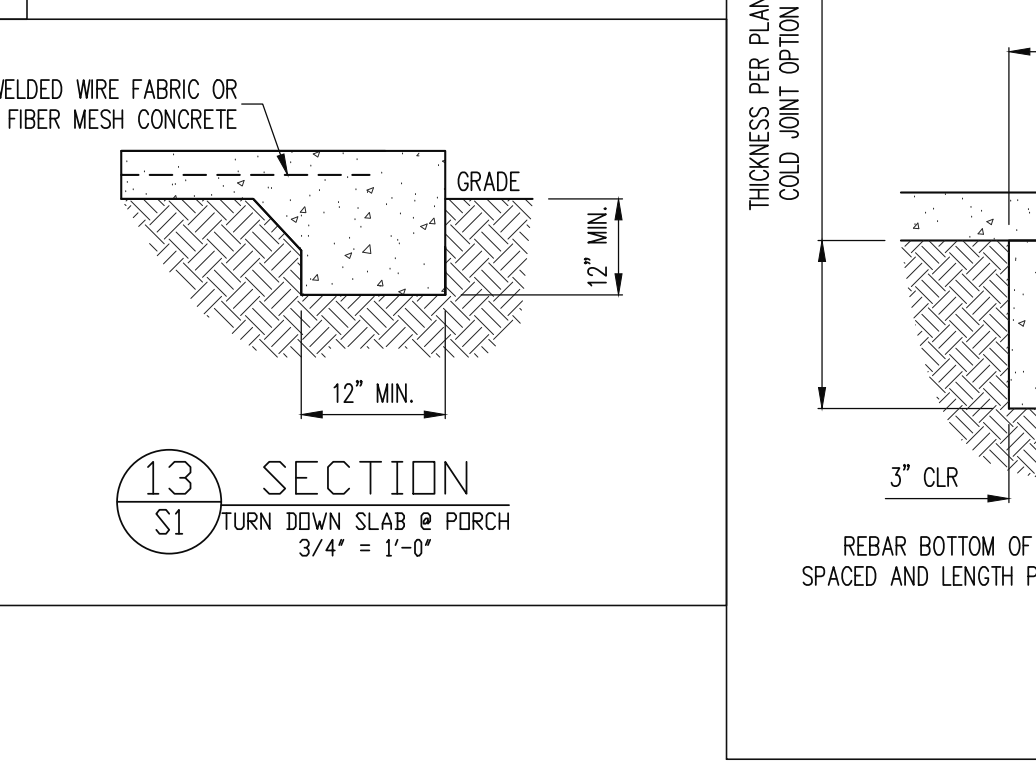
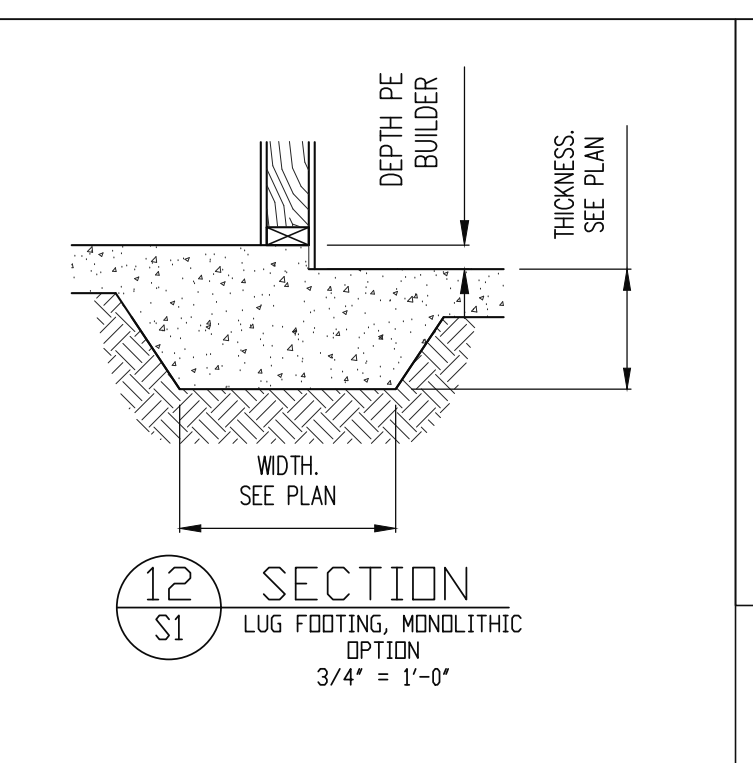
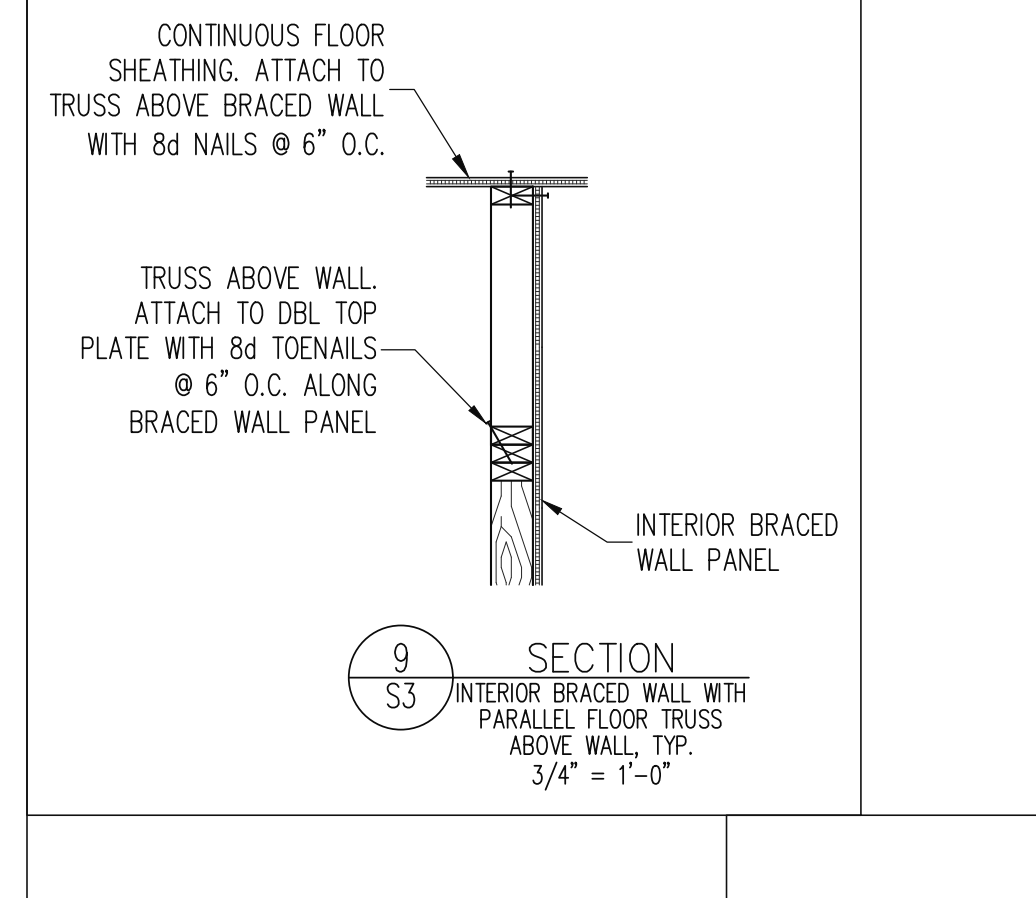
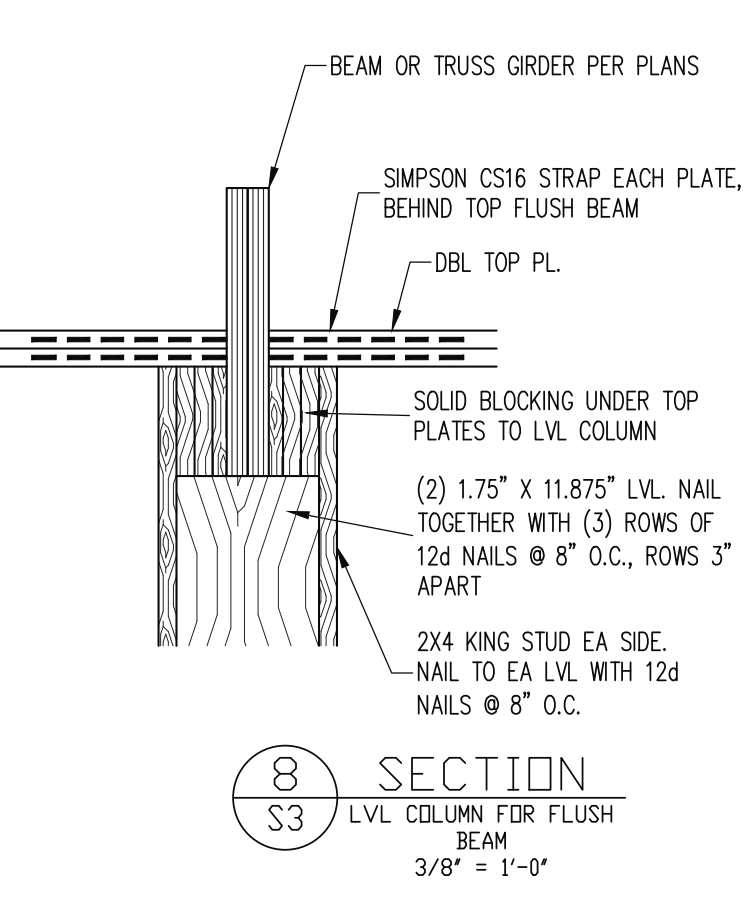
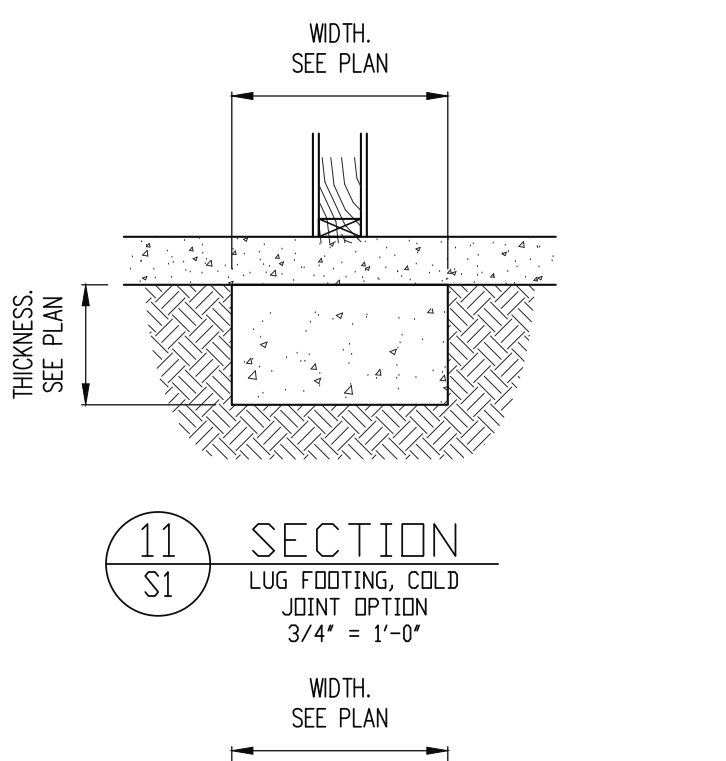
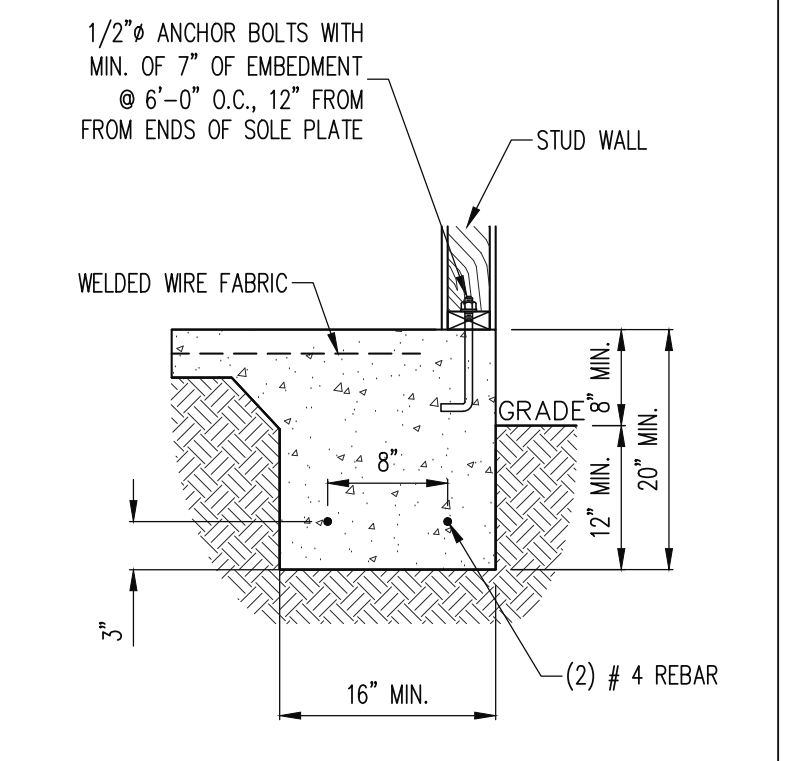
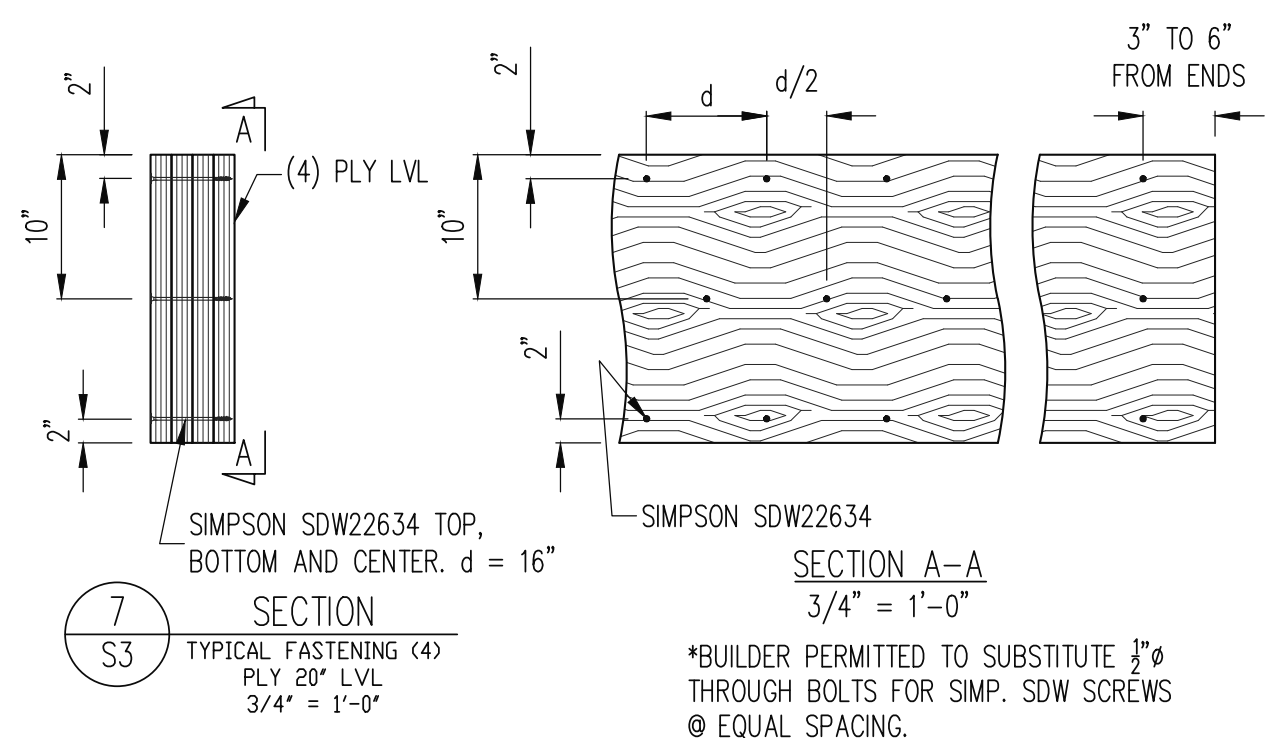
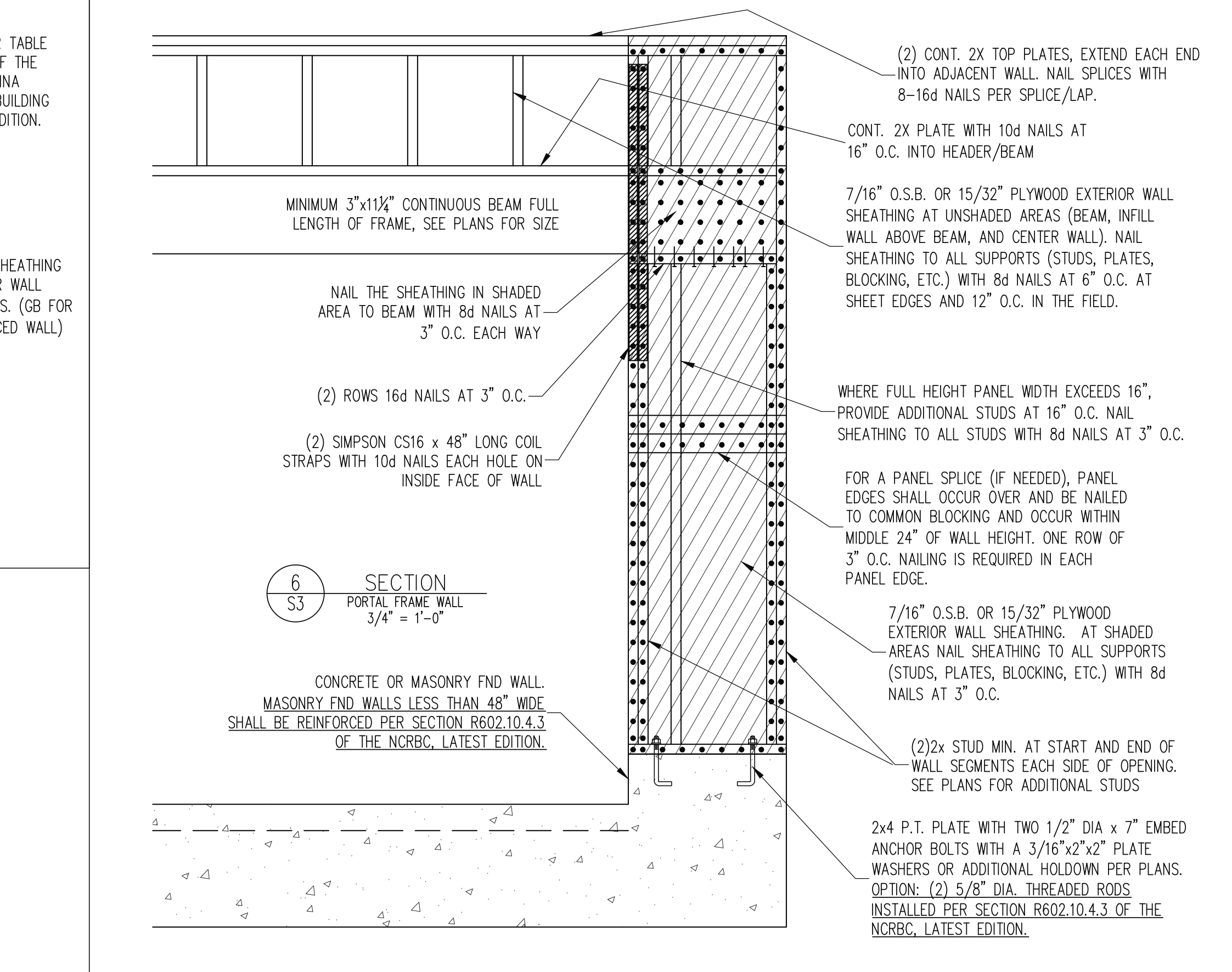
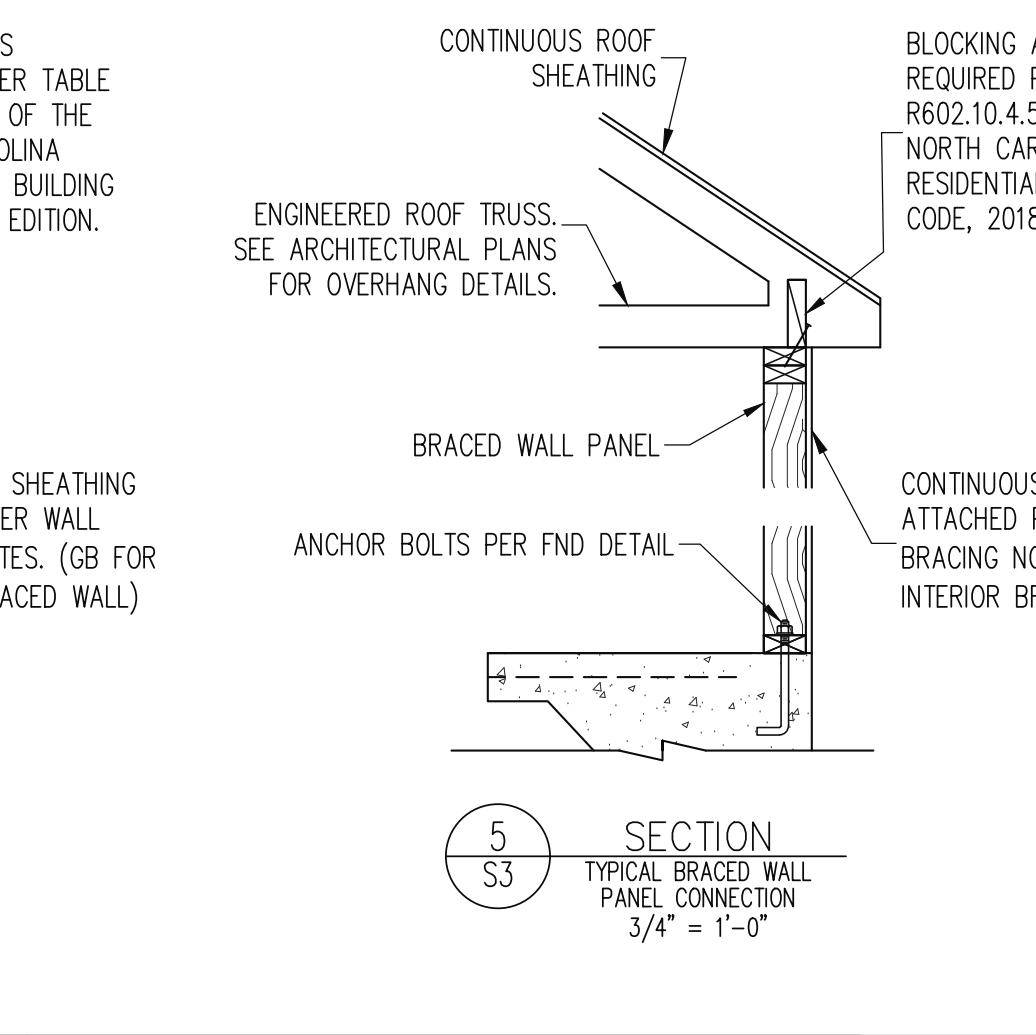
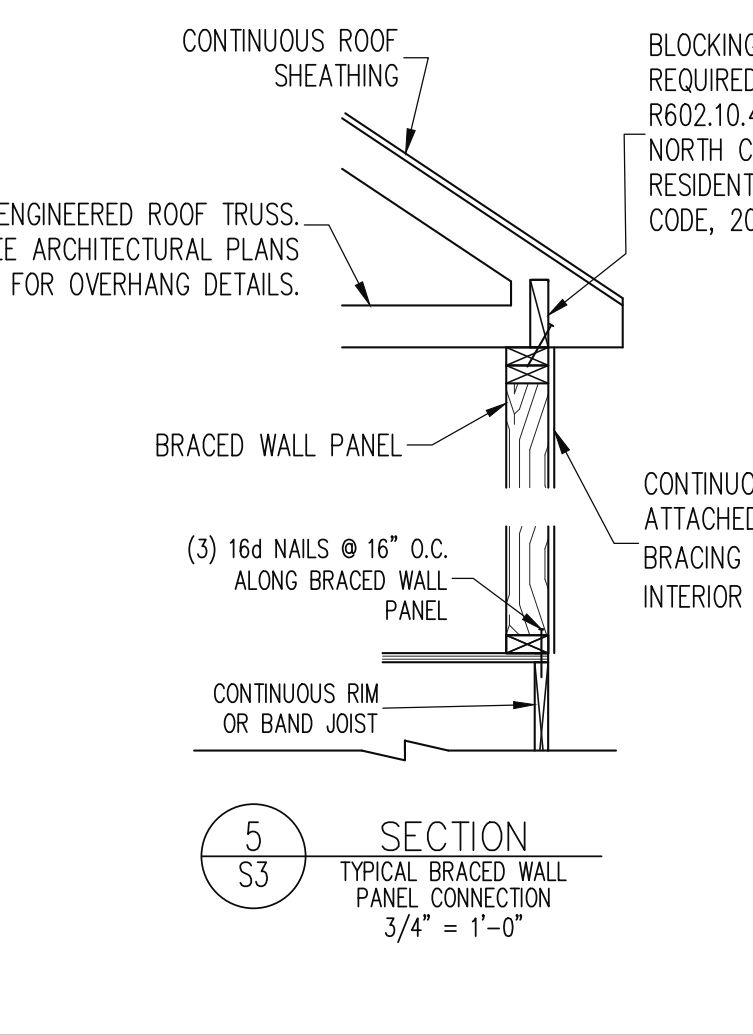
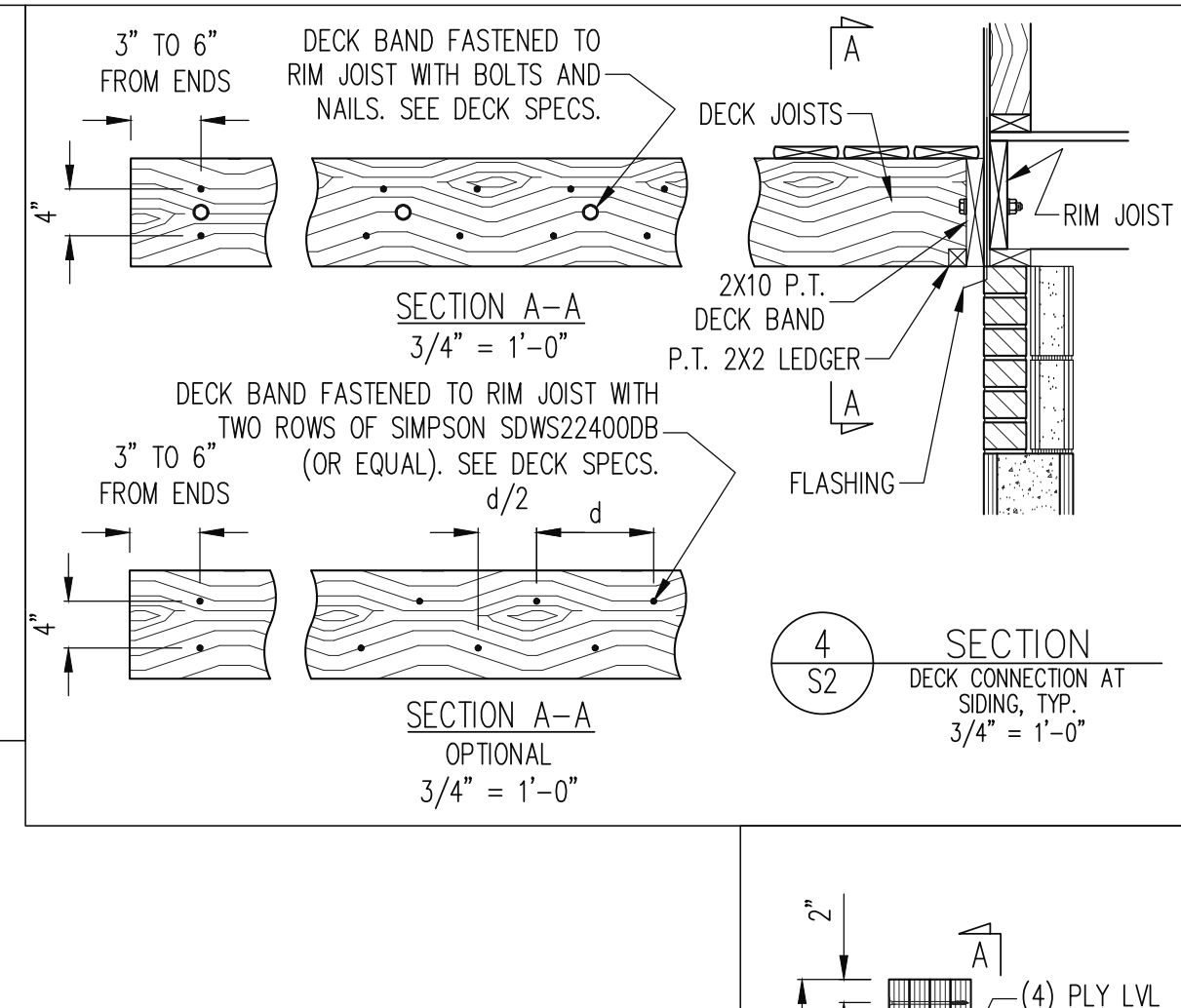
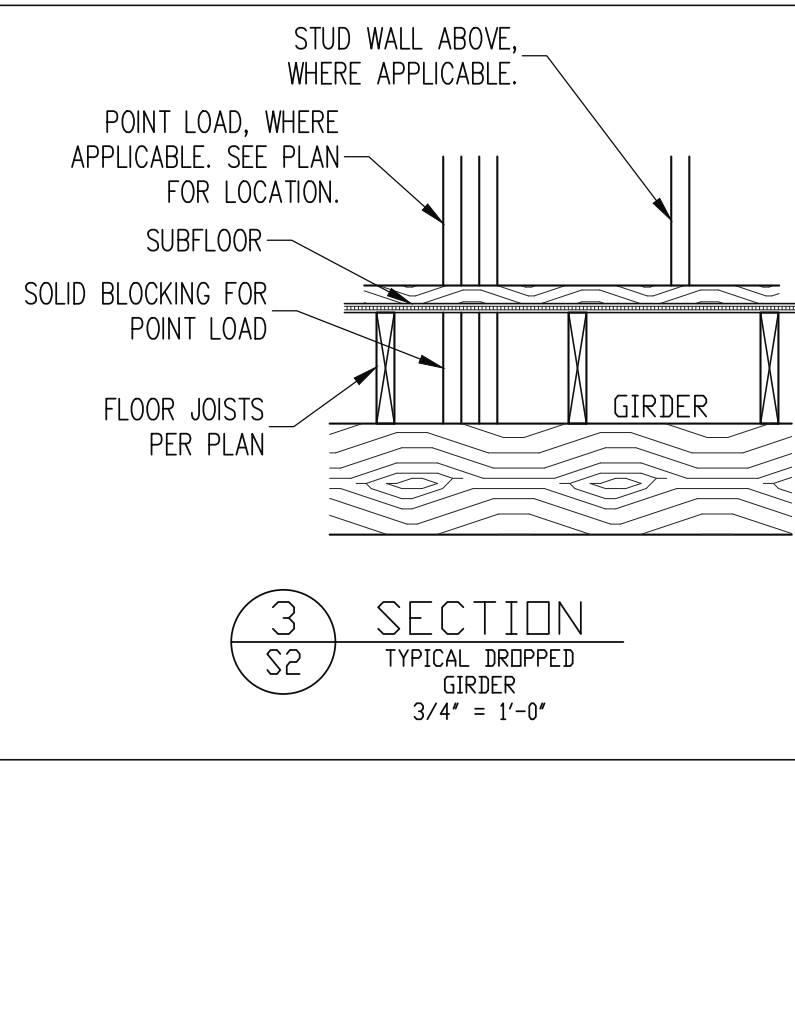
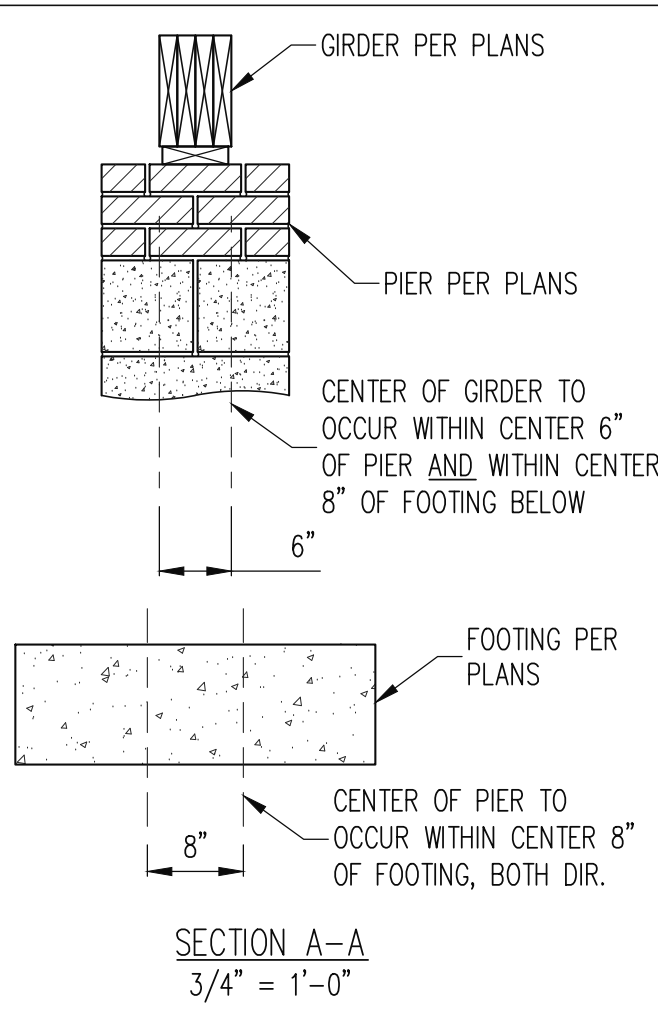
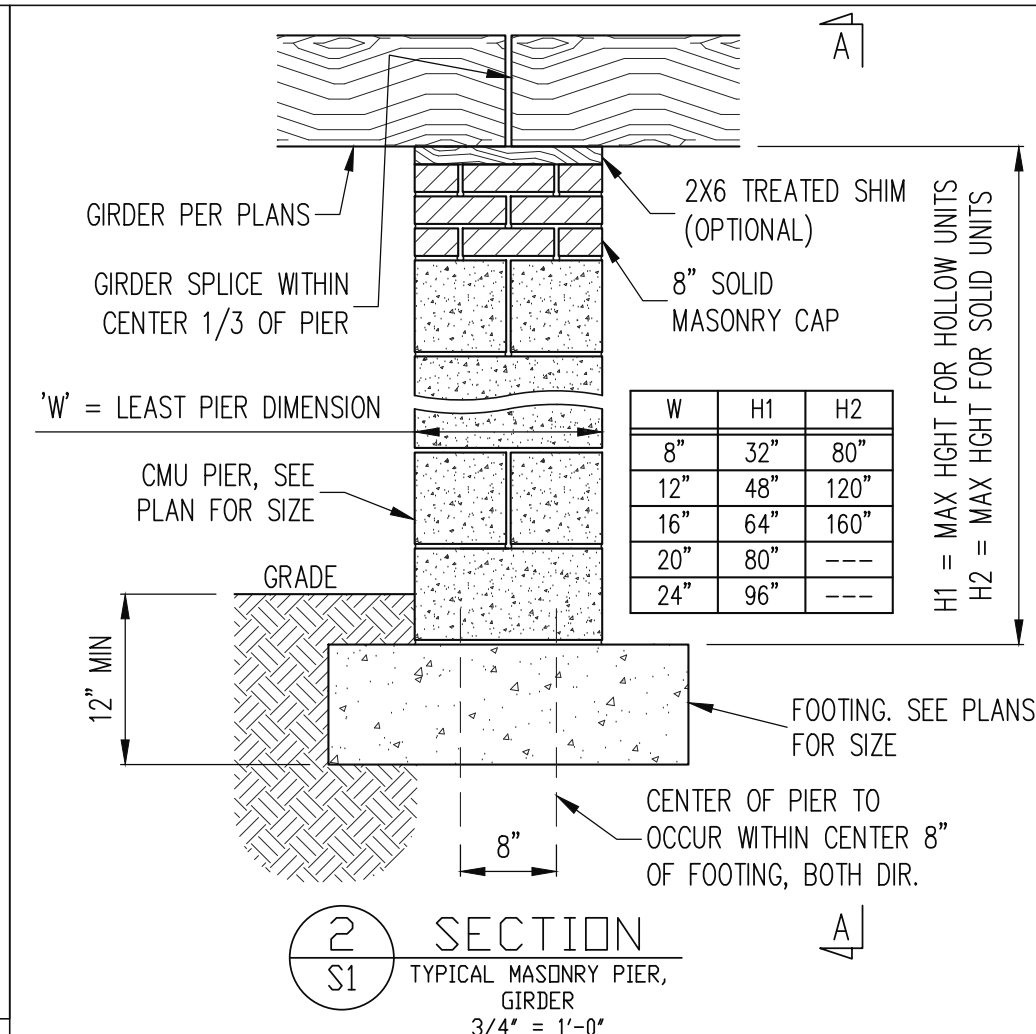
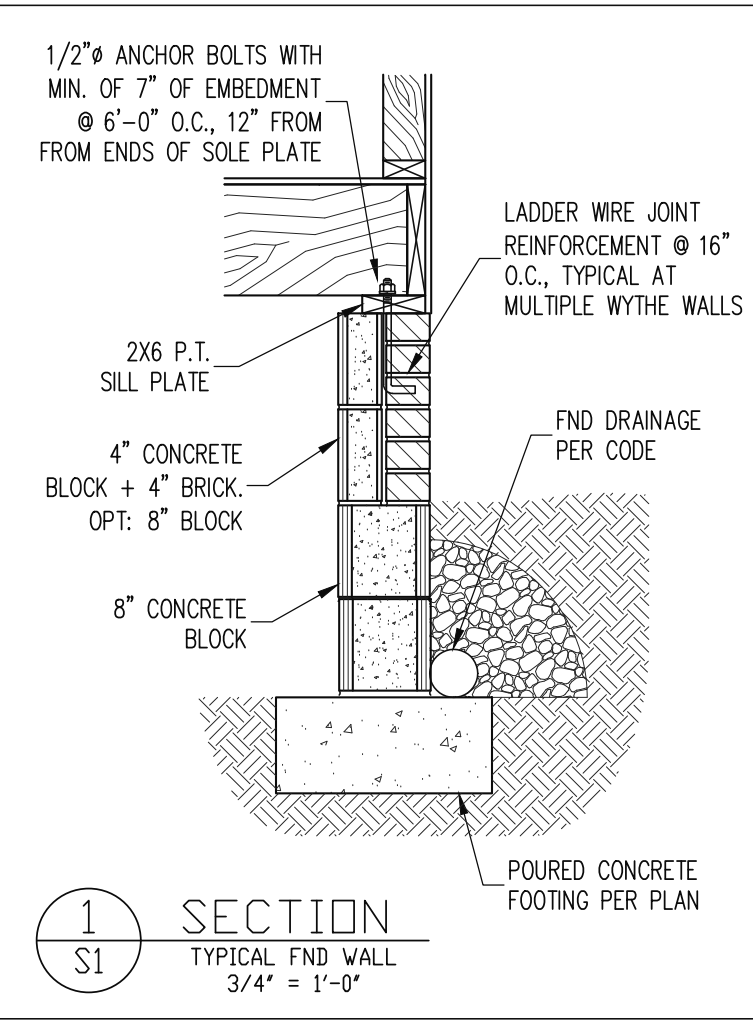
SCOPE:	NEW HOME INC
	STRUCTURAL ADDENDUM
RIGHT HAND	REV #
	REF PROJ #
DATE	23-65-081
	8-24-2023
SCOPE:	1
	2
DATE	23-65-081
	10-17-2023

ENG: RJS/MEB  
 DATE: 4-6-2023

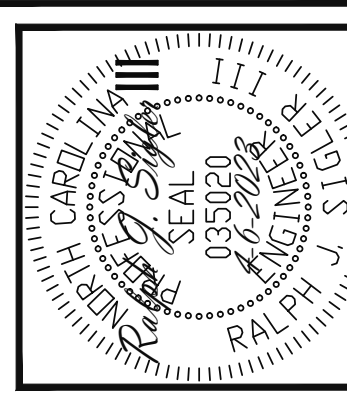
PLAN  
 BRUNSWICK

PROJECT NO.  
 23-65-081\_299 R

SHEET NO.  
 S5  
 5 of 7



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



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

REV #	REF PROJ #	DATE
1	23-65-081	8-24-2023
2	23-65-081	10-17-2023

**NEW HOME INC**  
STRUCTURAL ADDENDUM  
RIGHT HAND  
SCOPE

ENG: RJS/MEB  
DATE: 4-6-2023

PLAN  
BRUNSWICK

PROJECT NO.  
23-65-081\_299 R

SHEET NO.  
SD1  
6 of 7

## CONSTRUCTION SPECIFICATIONS

- PART 1: GENERAL**
- 1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- 1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.
- 1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.
- PART 2: DESIGN LOADS**
- 2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:
- | USE                                                                                                                             | LIVE LOAD (PSF) | DEAD LOAD (PSF)    |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------------|
| BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES | 40              | 10                 |
| GARAGES (PASSENGER CARS ONLY)                                                                                                   | 50              | --                 |
| ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)                                                                                      | 10              | 10                 |
| ATTICS (WITH STORAGE)                                                                                                           | 20              | 10                 |
| ROOF                                                                                                                            | 20              | 10 (15 FOR VAULTS) |
- NOTES: - INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS.  
- BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS
- 2.02 INTERIOR WALLS: 5 PSF LATERAL.
- 2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.
- 2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).
- PART 3: STRUCTURAL STEEL**
- 3.01 WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE.
- 3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.
- 3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE.
- 3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE.
- 3.05 STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
- PART 4: WELDING**
- 4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER.
- PART 5: CONCRETE AND SLABS ON GRADE**
- 5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 4-6% AIR ENTRAINMENT, FOR EXTERIOR CONCRETE AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL ITEMS NOTED AS 'CONCRETE' ARE TO BE CAST IN PLACE, TYP UNO.
- 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 BE CAST IN PLACE, CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS./CU. YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER OR 4" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS.
- PART 6: REBAR AND WIRE REINFORCEMENT**
- 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.

## NOTES

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

- THE WORKING PLANS DO NOT BEAR THE SEAL OF THE EOR
- THE PLANS CONTAIN DISCREPANT OR INCOMPLETE INFORMATION

ANY ERRORS DUE TO A FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE EOR. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THAT ANY REVISIONS ISSUED BY THE EOR ARE PROMPTLY DISTRIBUTED TO THE SUBCONTRACTORS.

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

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

## ABBREVIATIONS

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

## ALLOWABLE I-JOIST SUBSTITUTION

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

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR
BULEVIN	11.875"	BU 40	IUS2.56/11.88	ITS2.06/11.88
BOISE CASCADE	11.875"	BCI 5000s	IUS2.06/11.88	ITS2.06/11.88
BOISE CASCADE	11.875"	BCI 6000s	IUS2.37/11.88	ITS2.37/11.88
INTERNATIONAL	11.875"	IB 400	IUS2.56/11.88	ITS2.56/11.88
LP CORP	11.875"	LPI 20+	IUS2.56/11.88	ITS2.56/11.88
NORCOK	11.875"	NI 40X	IUS2.56/11.88	ITS2.56/11.88
ROSEBURG	11.875"	RFP 40s	IUS2.56/11.88	ITS2.56/11.88
WEYERHAEUSER	11.875"	TJ 210	IUS2.06/11.88	ITS2.06/11.88
WEYERHAEUSER	11.875"	ED-20	IUS2.37/11.88	ITS2.37/11.88

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

## DECK SPECIFICATIONS

1. A DECK IS AN EXPOSED EXTERIOR WOOD FLOOR STRUCTURE WHICH MAY BE ATTACHED TO A STRUCTURE OR BE FREE STANDING. ROOFED PORCHES, OPEN OR SCREENED IN, MAY BE CONSTRUCTED USING THESE PROVISIONS.
2. SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.
3. WHEN ATTACHED TO A STRUCTURE, THE STRUCTURE TO WHICH ATTACHED SHALL HAVE A TREATED WOOD BAND FOR THE LENGTH OF THE DECK, OR CORROSION RESISTANT FLASHING SHALL BE USED TO PREVENT MOISTURE FROM COMING IN CONTACT WITH THE UNTREATED FRAMING OF THE STRUCTURE. THE DECK BAND AND THE STRUCTURE BAND SHALL BE CONSTRUCTED IN CONTACT WITH EACH OTHER EXCEPT AT BRICK VENEER AND WHERE PLYWOOD SHEATHING IS REQUIRED AND PROPERLY FLASHED. SIDING SHALL NOT BE INSTALLED BETWEEN THE STRUCTURE AND THE DECK BAND IF ATTACHED TO A BRICK STRUCTURE. NEITHER FLASHING NOR A TREATED BAND FOR THE BRICK STRUCTURE IS REQUIRED. IN ADDITION, THE TREATED DECK BAND SHALL BE CONSTRUCTED IN CONTACT WITH THE BRICK.
4. WHEN THE DECK IS SUPPORTED AT THE STRUCTURE BY ATTACHING THE DECK TO THE STRUCTURE, THE FOLLOWING ATTACHMENT SCHEDULES SHALL APPLY FOR ATTACHING THE DECK BAND TO THE STRUCTURE:
- A. ALL STRUCTURES EXCEPT BRICK STRUCTURES
- | JOIST LENGTH                                                                                                                |                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| REQUIRED FASTENERS                                                                                                          | UP TO 16' MAX.                                                                                                              |
| ONE - 5/8" # BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS224008 @ d = 32" O.C. STAGGERED | ONE - 5/8" # BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 6" O.C. OR TWO ROWS OF SIMPSON SDWS224008 @ d = 16" O.C. STAGGERED |
- B. BRICK VENEER STRUCTURES
- | JOIST LENGTH                 |                              |
|------------------------------|------------------------------|
| REQUIRED FASTENERS           | UP TO 16' MAX.               |
| ONE - 5/8" # BOLT @ 28" O.C. | ONE - 5/8" # BOLT @ 16" O.C. |
5. IF THE DECK BAND IS SUPPORTED BY A 1/2" MINIMUM MASONRY LEDGE ALONG THE FOUNDATION WALL, 5/8" # BOLTS SPACED @ 48" O.C. MAY BE USED FOR SUPPORT.
6. OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE BAND.
7. GIRDERS SHALL BEAR DIRECTLY ON POSTS OR BE CONNECTED TO THE SIDES OF POSTS WITH 2- 5/8" # BOLTS.
8. FLOOR DECKING SHALL BE NO. 2 GRADE TREATED SOUTHERN PINE OR EQUIVALENT. THE MINIMUM FLOOR DECKING THICKNESS SHALL BE AS FOLLOWS:

JOIST SPAN	DECKING
12" O.C.	1" S4S
16" O.C.	1" T&G
24" O.C.	1 1/4" S4S
32" O.C.	2" S4S

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

- NOTES: 1) THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS.  
2) THIS TABLE IS BASED ON A MAXIMUM TRIBUTARY AREA OF 128 SQ. FT.  
3) POST HEIGHT IS FROM TOP OF FOOTING TO BOTTOM OF GIRDER.

10. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING METHODS:

- A. WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION 4, LATERAL BRACING IS NOT REQUIRED.

- B. 4x4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45° AND 60° FROM THE HORIZONTAL. KNEE BRACES SHALL BE ATTACHED AT THE ENDS TO THE GIRDER AND THE POST WITH ONE - 5/8" BOLT

- C. FOR FREE STANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN CONCRETE IN ACCORDANCE WITH THE FOLLOWING:

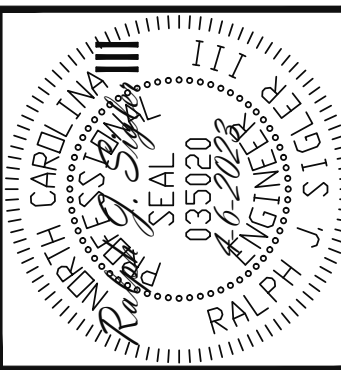
POST SIZE	TRIBUT. AREA	POST HEIGHT	EMB. DEPTH	CONC. DIAM.
4x4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6x6	120 SQ. FT.	6'-0"	3'-6"	1'-8"

- D. 2x6 DIAGONAL VERTICAL CROSS BRACING SHALL BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FOR FREE STANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE BRACES SHALL BE ATTACHED TO THE POSTS WITH ONE - 5/8" # BOLT AT EACH END OF THE BRACE.

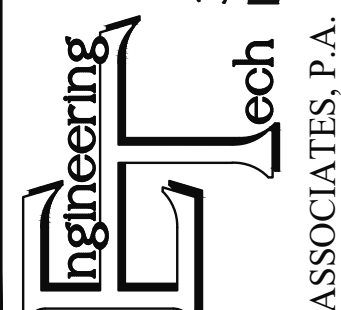
- NOTES: 1) ALL NAILS AND BOLTS ARE TO BE HOT DIPPED GALVANIZED.  
2) MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2".  
3) NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2".

ENGINEERING SEAL VALID FOR 1 YEAR ONLY

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



**STRUCTURAL ENGINEERS**  
License No. C33870  
318 W Millbrook Rd. Unit 201  
Raleigh, North Carolina 27609  
Phone (919) 844-1661



REV #	REF PROJ #	DATE
1	23-65-081	8-24-2023
2	23-65-081	10-17-2023

NEW HOME INC  
STRUCTURAL ADDENDUM  
RIGHT HAND

SCOPE:  
STRUCTURAL ADDENDUM  
RIGHT HAND

ENG: RJS/MEB  
DATE: 4-6-2023

PLAN  
BRUNSWICK

PROJECT NO.  
23-65-081\_299 R

SHEET NO.  
SPECS

7 of 7