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.

REVISION:003	DATE: 9-10-24

1. ADJUST OWNER'S SHOWER OPTION TO FRAME CORRECTLY FOR A 42" PAN WITH A SEAT. THE SIZE OF THE VANITY DECREASED.

25-Mar-2025 - Redlines - DD

Duncans Creek - Lot 27

433 Beacon Hill Road
Lillington, NC 27546

NEW HOME INC.

The Brunswick French Country - 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

	'FRENCH COUNTRY' 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
~~SUBTOTALS~~	~~615~~	~~1832~~
TOTAL UNDER ROOF	2447	

Total Heated: 1,970 Sq Ft
Total Unheated: 615 Sq Ft

OPTIONS		
	UNHEATED S.F.	HEATED S.F.
POCKET OFFICE	0	+55
FIREPLACE BUMPOUT	0	+11
MESSY KIT/ PWR PANTRY	0	+72
~~2ND FL BAY~~	~~0~~	~~+18~~
~~COV. PATIO/DECK~~	~~144~~	~~0~~

DESIGN CRITERIA:

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

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

NEW HOME INC.

REV #	DESCRIPTION	DATE
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THE BRUNSWICK - RH

Cover - French Country

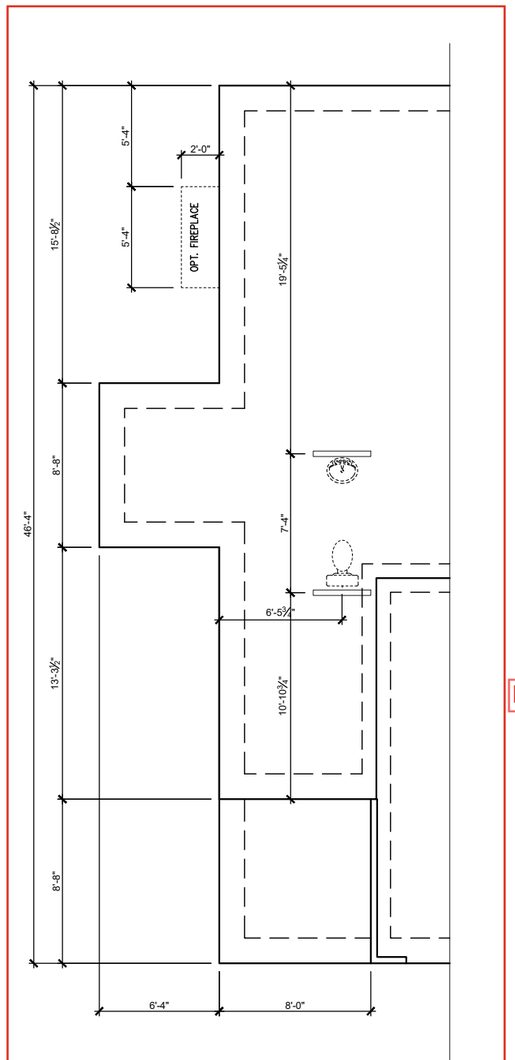
DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

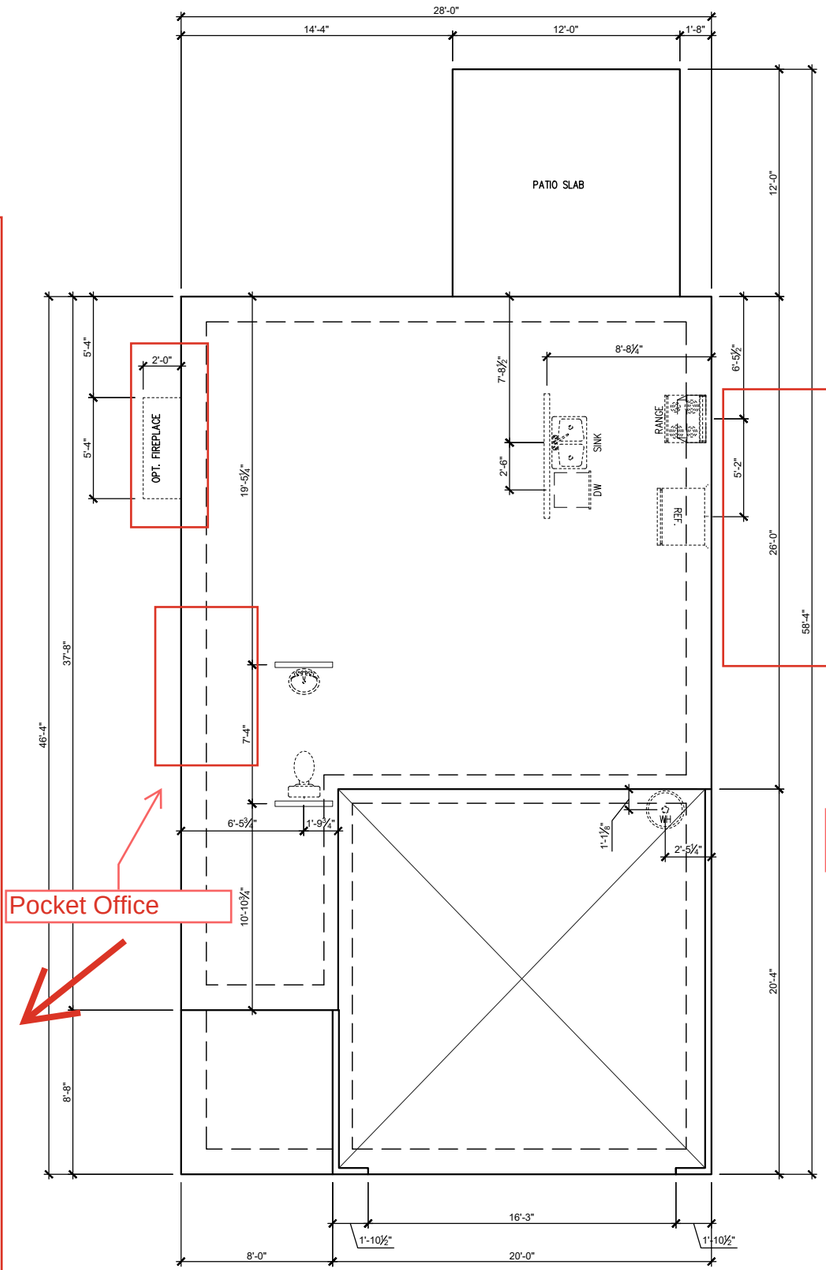
CURRENT REVISION DATE: 08-31-23- JJ

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

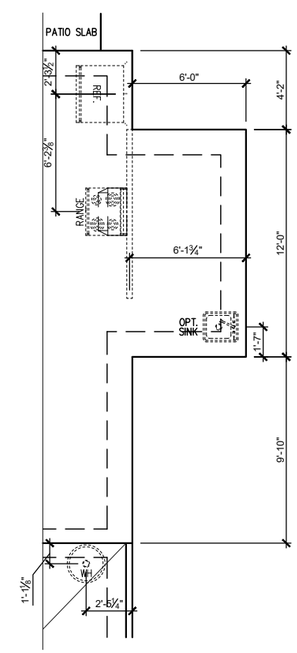
SHEET 0.0



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

IN NEW HOME INC.

REV. #	DESCRIPTION	DATE
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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

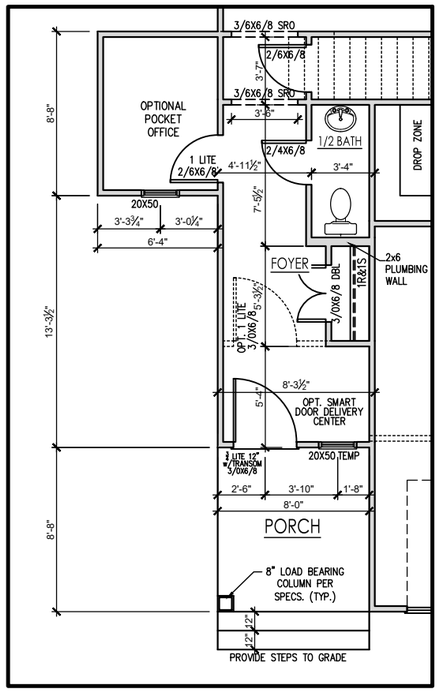
GENERAL FLOOR PLAN NOTES

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

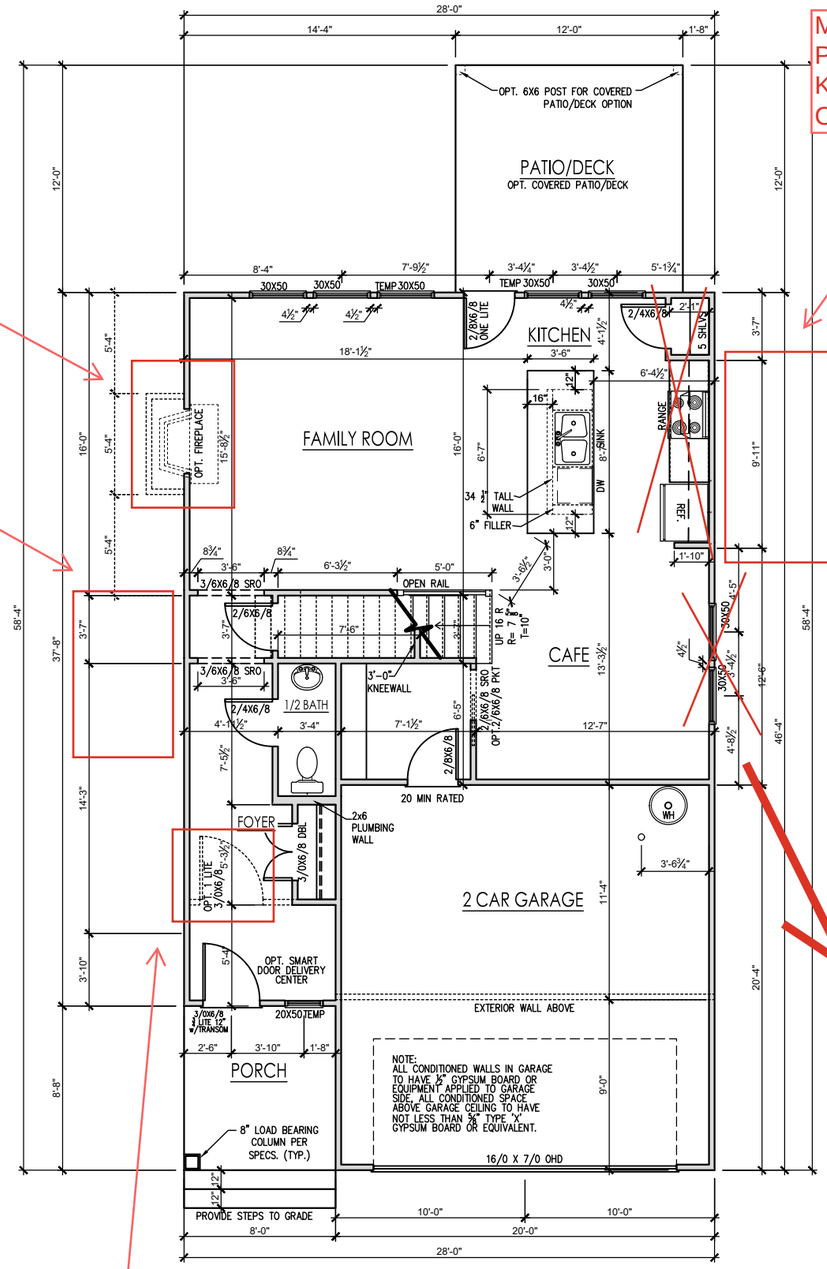
1. WALL HEIGHTS: TYPICALLY 9'-1 1/2" AT FIRST FLOOR AND SECOND FLOOR, AND 9'-1 1/2" AT ATTICS U.N.O. ALL WALLS ARE CONSTRUCTED USING A DOUBLE TOP PLATE. SPLICES AT DOUBLE TOP PLATE DO NOT NEED TO OCCUR AT VERTICAL STUDS BUT MUST BE AT LEAST 24" APART FROM JOINT IN OTHER TOP PLATE LAYER. SPECIAL WALL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

Opt. Fireplace

Opt. Pocket Office



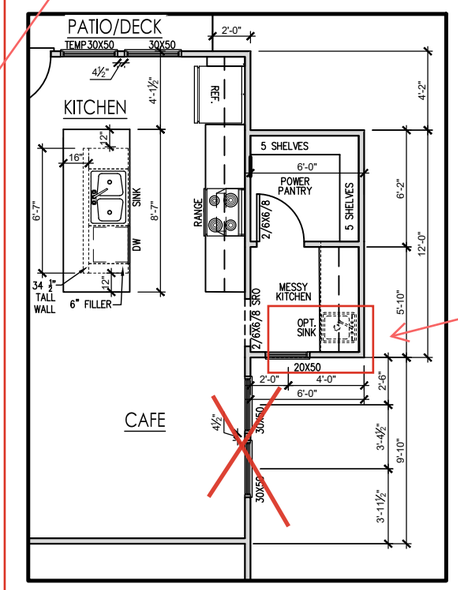
POCKET OFFICE
FLOOR PLAN OPTION
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



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

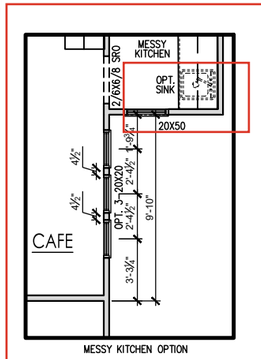
Smart Door Delivery Center

Messy Kitchen/ Power Pantry - Kitchen Layout Changes



MESSY KITCHEN, POWER PANTRY
FLOOR PLAN OPTION
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

Sink/Window @ Messy Kitchen



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

NEW HOME INC.

REV #	DATE	DESCRIPTION
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THE BRUNSWICK - RH

First Floor Plan - French Country

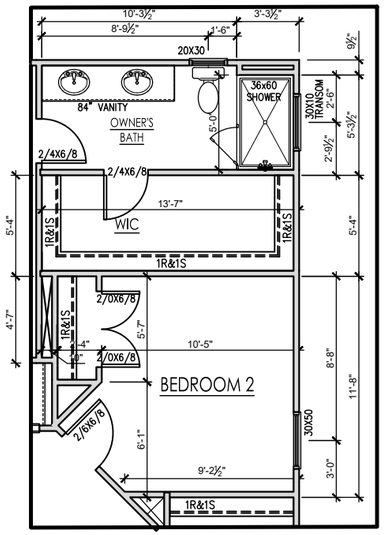
DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: 08-31-23- JJ

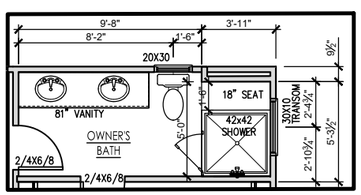
SCALE: 1/8" = 1'-0"

SHEET 2.0



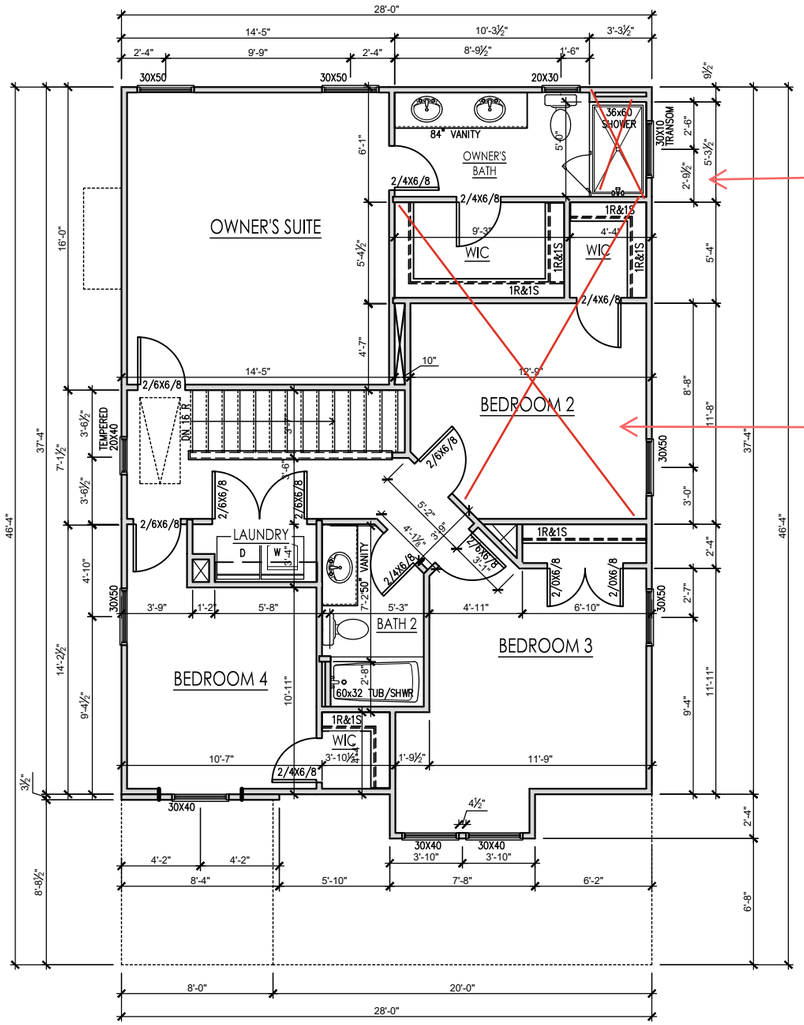
OPTIONAL LARGER OWNERS CLOSETS FOR 4 BEDROOM PLAN

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



Shower w/ Seat @ Owner's - See left

Opt. Larger Owner's Closets - See Left

SECOND FLOOR PLAN - 4 BEDROOM - FRENCH COUNTRY

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

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NEW HOME INC.

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THE BRUNSWICK - RH

Second Floor Plan 4 and 3 Bedroom

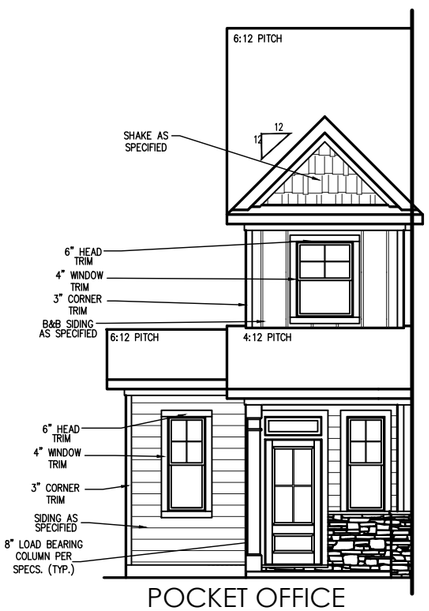
DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

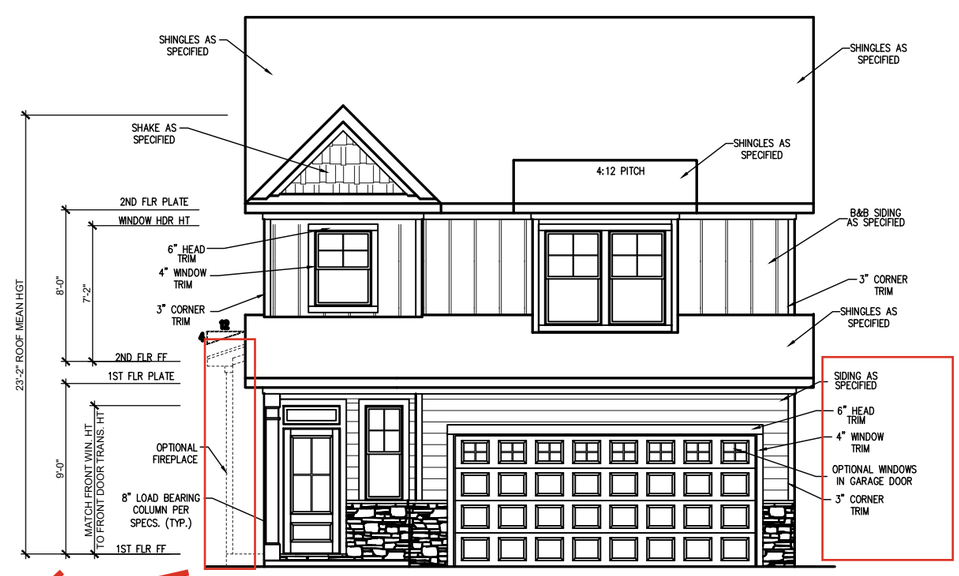
CURRENT REVISION DATE: 08-31-23- JJ

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

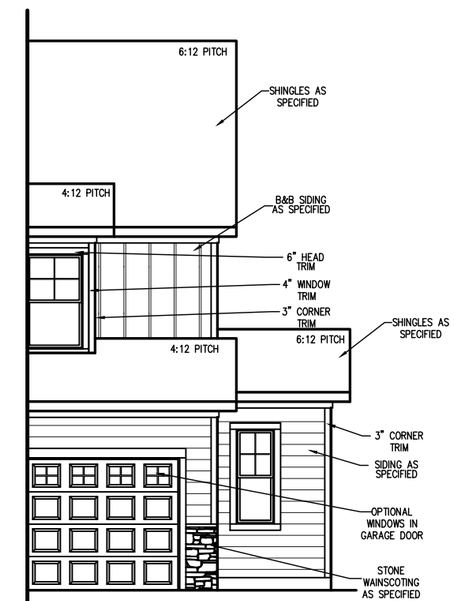
SHEET 2.2



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



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



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

Pocket Office Front Elevation - See Left

Messy Kitchen/ Power Pantry Front Elevation - See Right

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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THE BRUNSWICK - RH

Front Elevations
3 & 4 Bedroom - French Country

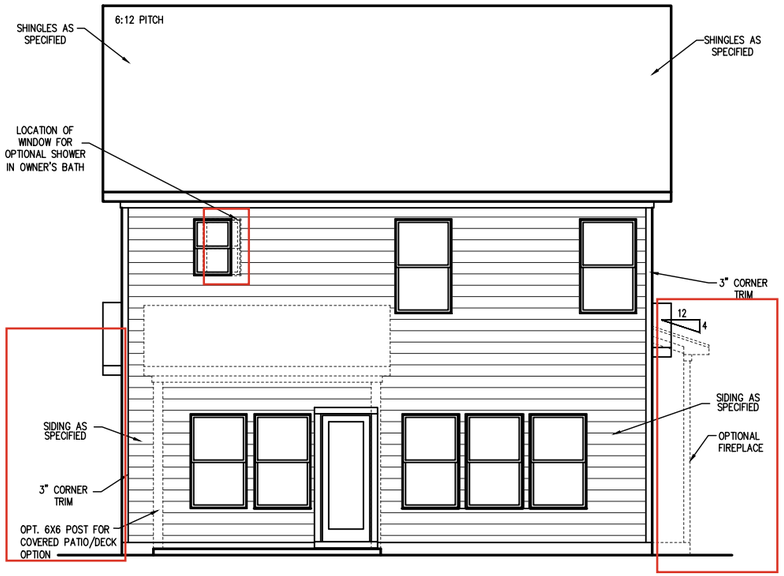
DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: 08-31-23- JJ

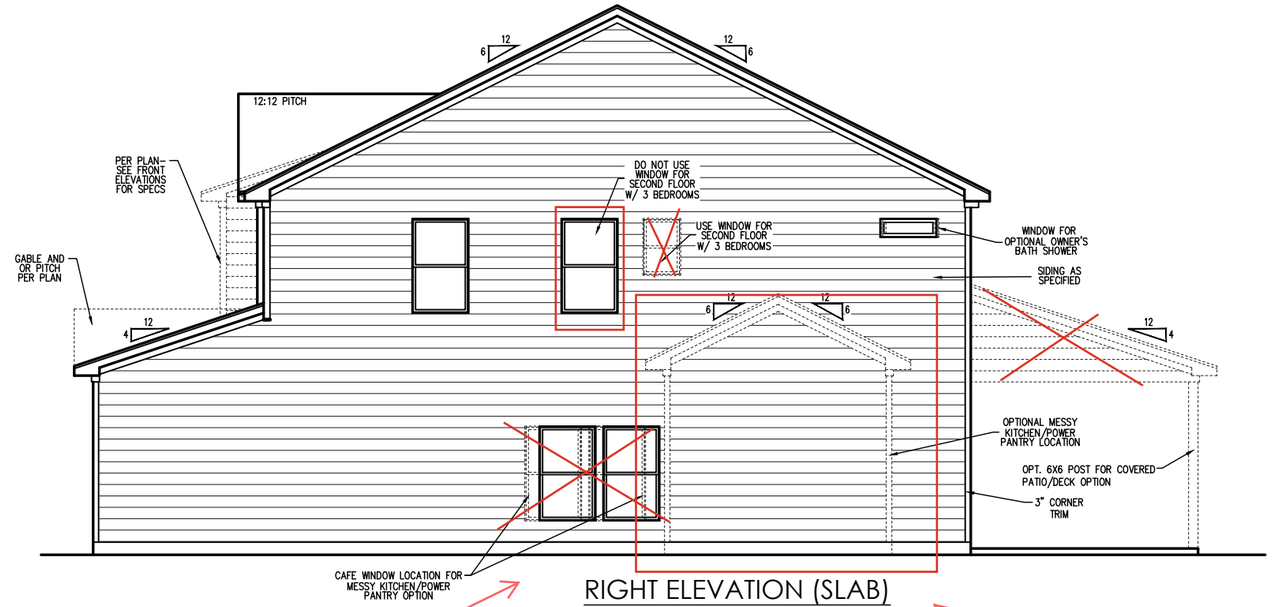
SCALE: 1/8" = 1'-0"

SHEET 3.0



REAR ELEVATION (SLAB)

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



RIGHT ELEVATION (SLAB)

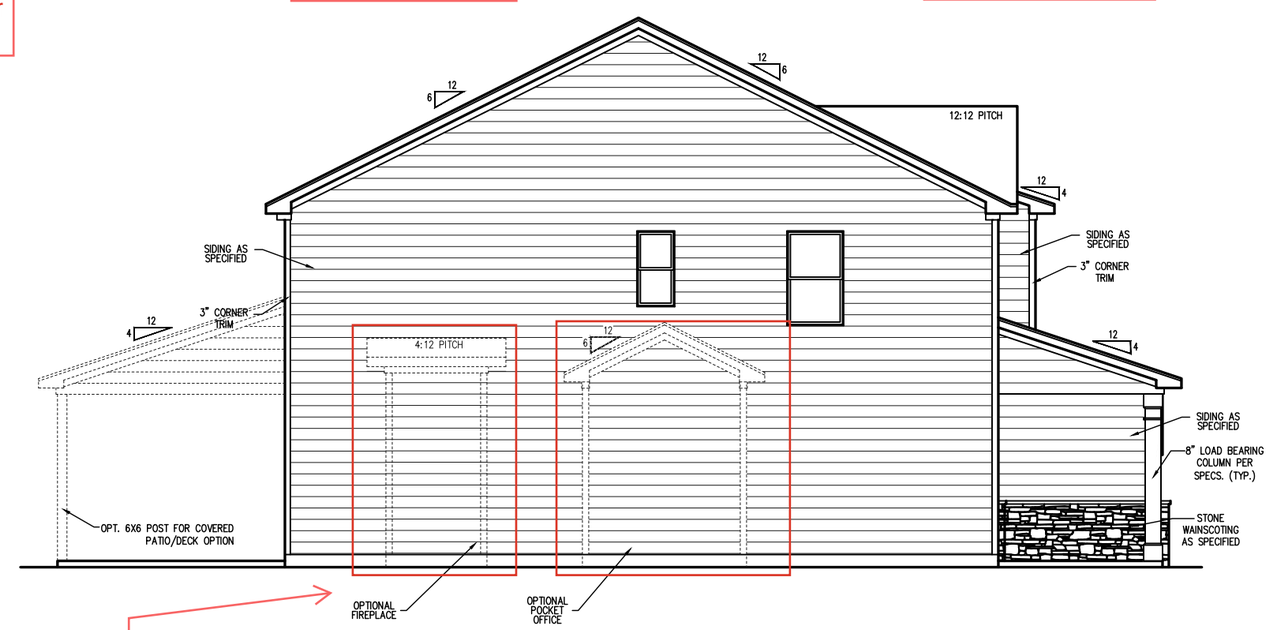
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17

Messy Kitchen/ Power Pantry Rear Elevation - 3.2

Pocket Office Rear Elevation - 3.2

Opt. Cafe Window Locations - 3.2

Messy Kitchen/ Power Pantry



LEFT ELEVATION - FRENCH COUNTRY (SLAB)

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

Pocket Office and Fireplace

NEW HOME INC.

REV. #	DESCRIPTION	DATE
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THE BRUNSWICK - RH

Rear and Side Elevations - French Country

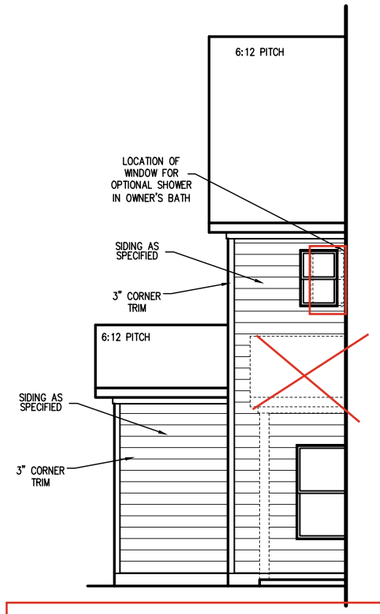
DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

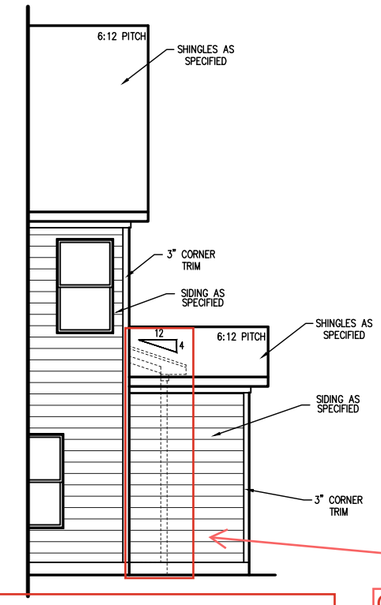
CURRENT REVISION DATE: 08-31-23- JJ

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

SHEET 3.1

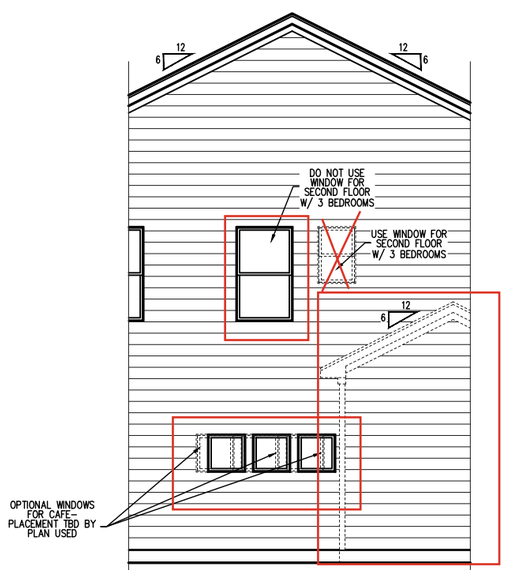


N MESSY KITCHEN POWER PANTRY OPTION
REAR ELEVATION (SLAB)
SCALE: 1/4" = 1'-0" ON 22x34, 1/8" = 1'-0" ON 11x17



Opt. Fireplace

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



Messy Kitchen/
Power Pantry

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

NEW HOME INC.

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THE BRUNSWICK - RH

Elevation Options - French Country

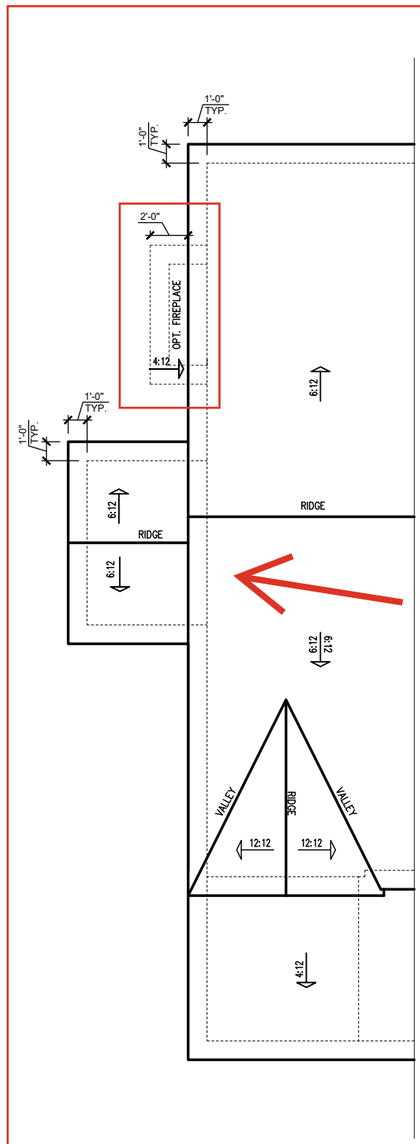
DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: 08-31-23- JJ

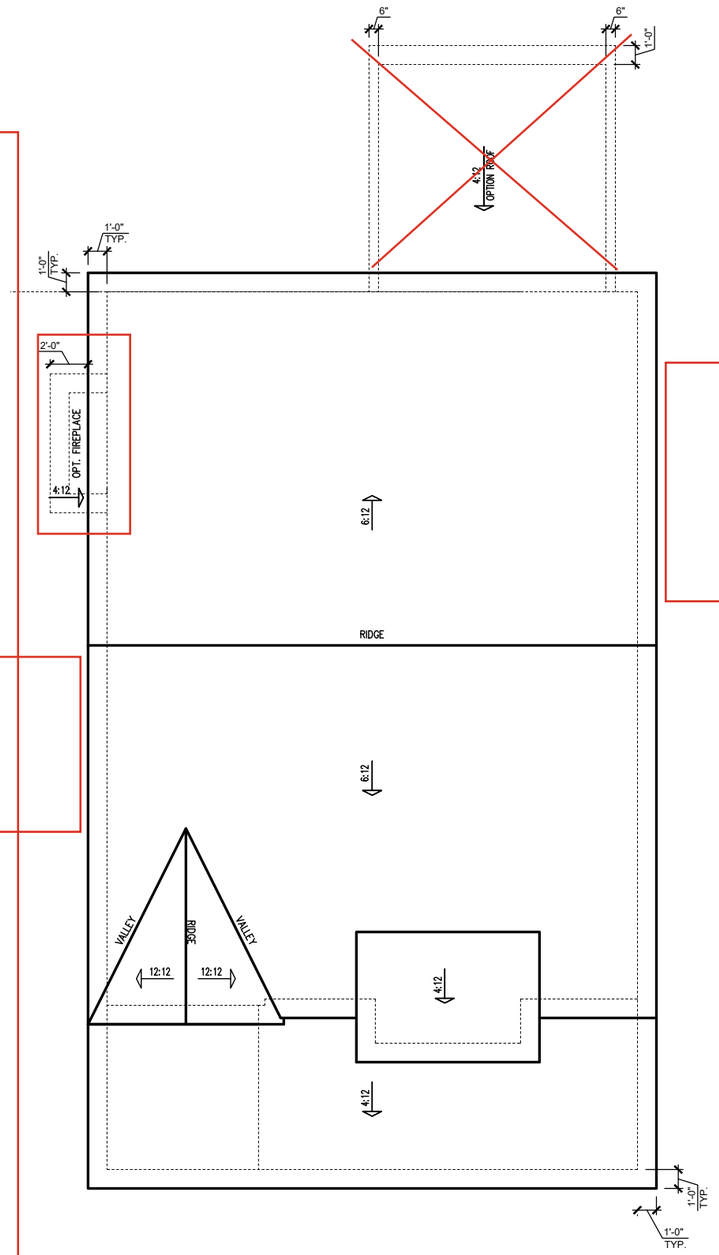
SCALE: 1/8" = 1'-0"

SHEET 3.2



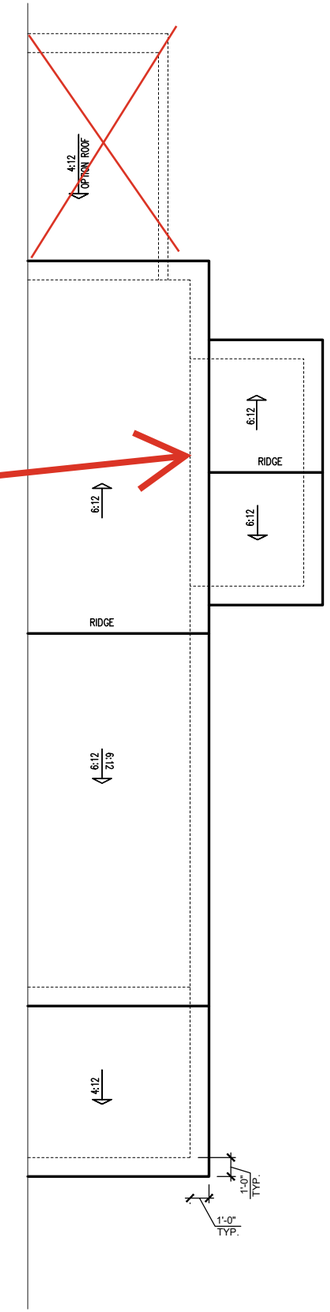
POCKET OFFICE OPTION ROOF PLAN

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



ROOF PLAN - FRENCH COUNTRY

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

NEW HOME INC.

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

THE BRUNSWICK - RH

Roof Plan - French Country

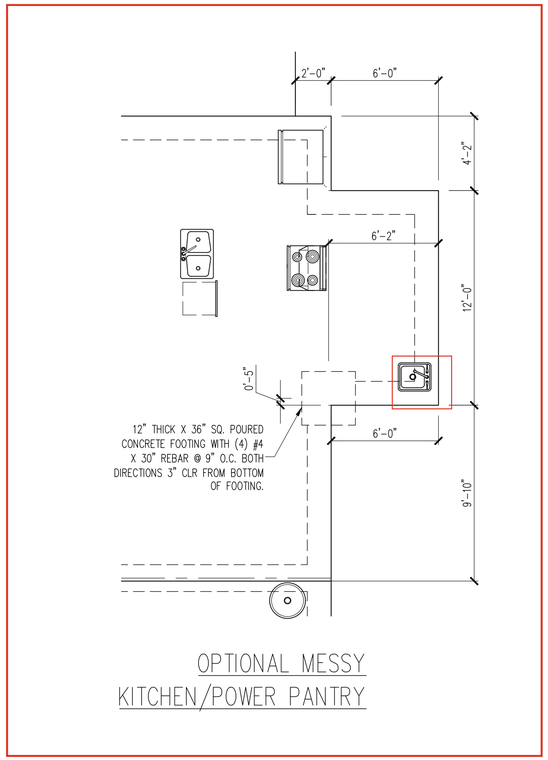
DRAWN BY: South Designs

ISSUE DATE: 7/1/2021

CURRENT REVISION DATE: 08-31-23- JJ

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

SHEET 4.0

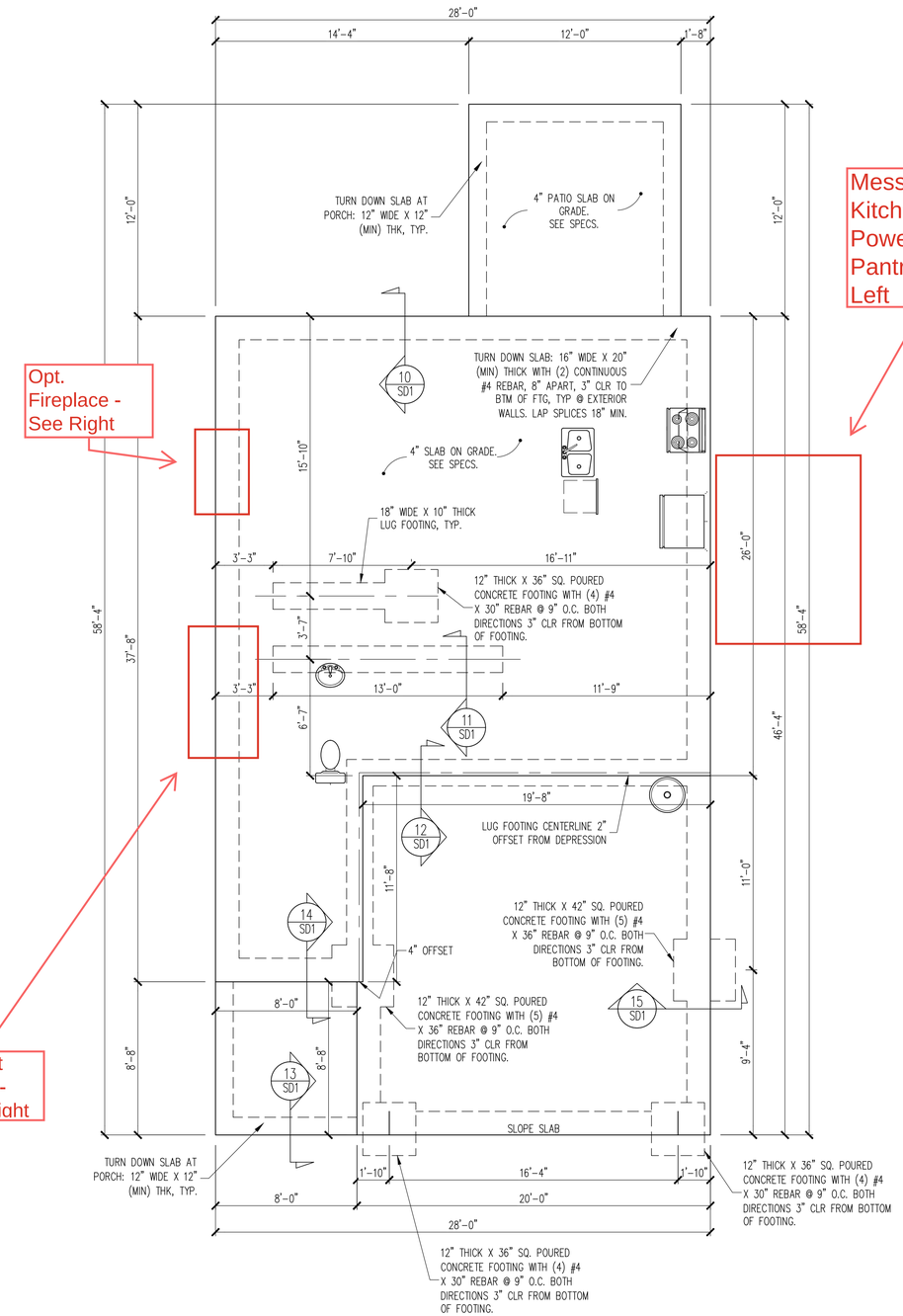


OPTIONAL MESSY KITCHEN/POWER PANTRY

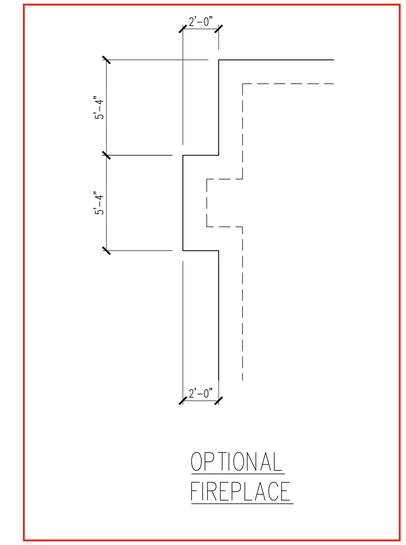
Opt. Fireplace - See Right

Pocket Office - See Right

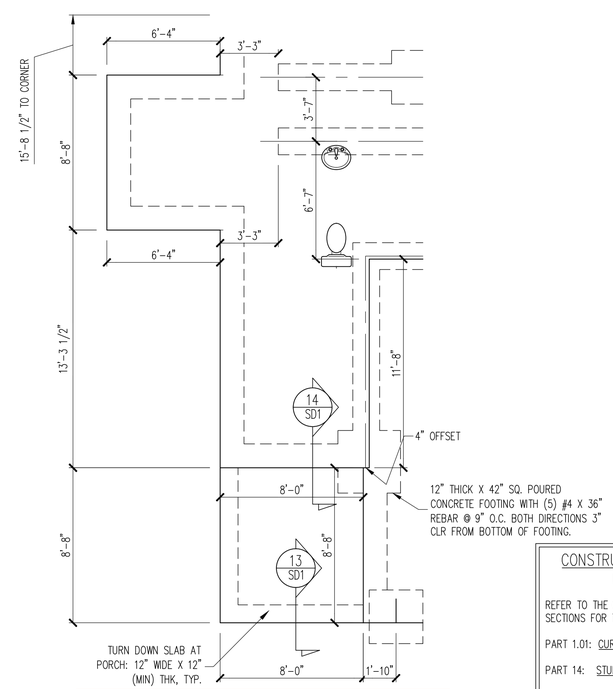
Messy Kitchen/ Power Pantry - See Left



FRENCH COUNTRY



OPTIONAL FIREPLACE



OPTIONAL POCKET OFFICE

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.
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NORTH CAROLINA PROFESSIONAL SEAL 035020 ENGINEER RALPH J. STG
4-8-2024

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

NEW HOME INC
STRUCTURAL ADDENDUM
SCOPE:
RIGHT HAND

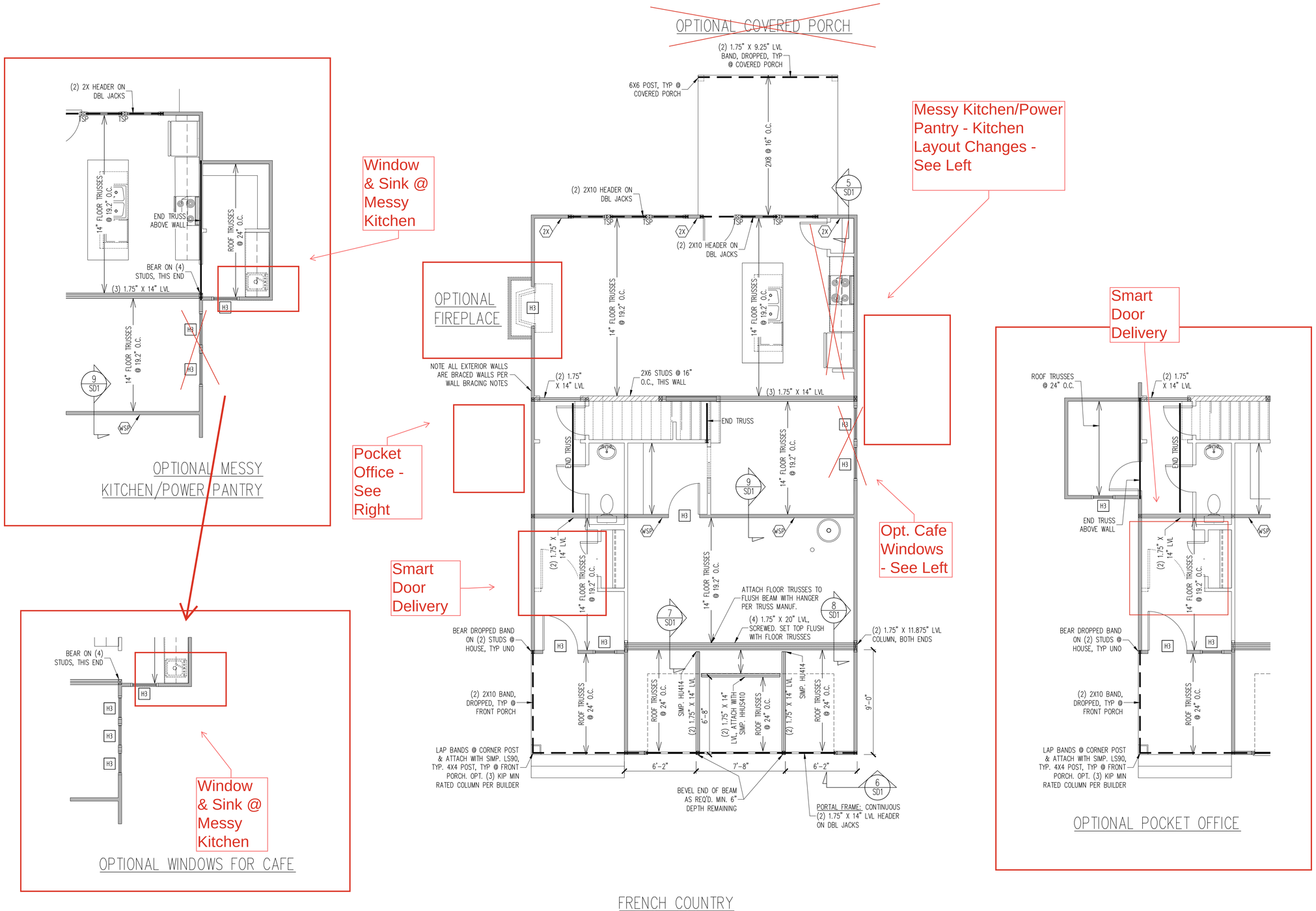
REV #	REF PROJ #	DATE
1	23-65-081	8-24-2023
2	23-65-081	10-17-2023

ENG: RJS/MEB
DATE: 4-8-2024

PLAN
BRUNSWICK

PROJECT NO.
24-65-130 R

SHEET NO.
S1
1 of 7



WALL BRACING

FIRST FLOOR ONLY

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

SHADED WALLS:

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

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

2X SHEATH BOTH SIDES OF STUD WALL WITH $\frac{7}{16}$ 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 BBY RYAN DEXTER, P.E.

NOTES:
-PROVIDED CONTINUOUS SHEATHING = 176' MIN.

HEADER SCHEDULE

H1 SINGLE 2X4 TURNED FLAT (A)

H2 (2) 2X4'S ON SINGLE JACKS (B)

H3 (2) 2X10'S ON SINGLE JACKS (C)

H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS

H5 (3) 2X10'S ON SINGLE JACKS

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

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

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

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

1ST FLOOR FRAMING PLAN

WALLS AND CEILING 1/4" = 1'-0"

ENGINEERING SEAL VALID FOR 1 YEAR ONLY.
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NORTH CAROLINA PROFESSIONAL SEAL 035021 ENGINEER RALPH J. STEWART III 4-8-2024

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NEW HOME INC
STRUCTURAL ADDENDUM
SCOPE:
RIGHT HAND

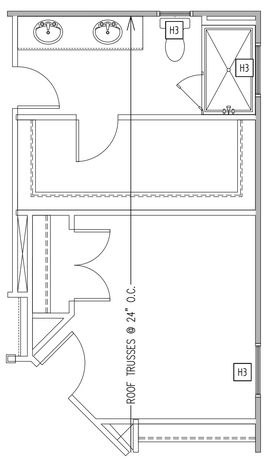
REV #	REF PROJ #	DATE
1	23-65-081	8-24-2023
2	23-65-081	10-17-2023

ENG: RJS/MEB
DATE: 4-8-2024

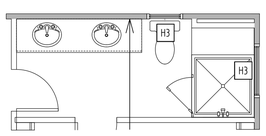
PLAN
BRUNSWICK

PROJECT NO.
24-65-130 R

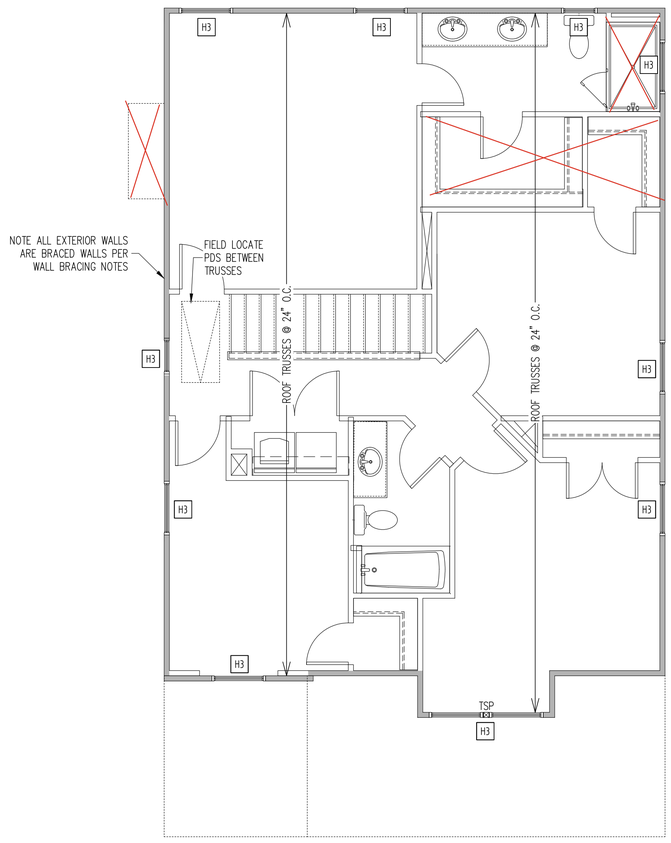
SHEET NO.
S3



OPTIONAL LARGER
OWNER'S CLOSETS



OPTIONAL SHOWER FOR
OWNER'S BATHROOM



Opt. Shower w/
Seat @ Owner's -
See Left

Larger Owner's
Closet - See Left

FRENCH COUNTRY

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 (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.

2ND FLOOR FRAMING PLAN
4 BEDROOM

WALLS AND CEILING 1/4" = 1'-0"

ENGINEERING SEAL VALID FOR 1 YEAR ONLY.
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NEW HOME INC
SCOPE: STRUCTURAL ADDENDUM
RIGHT HAND

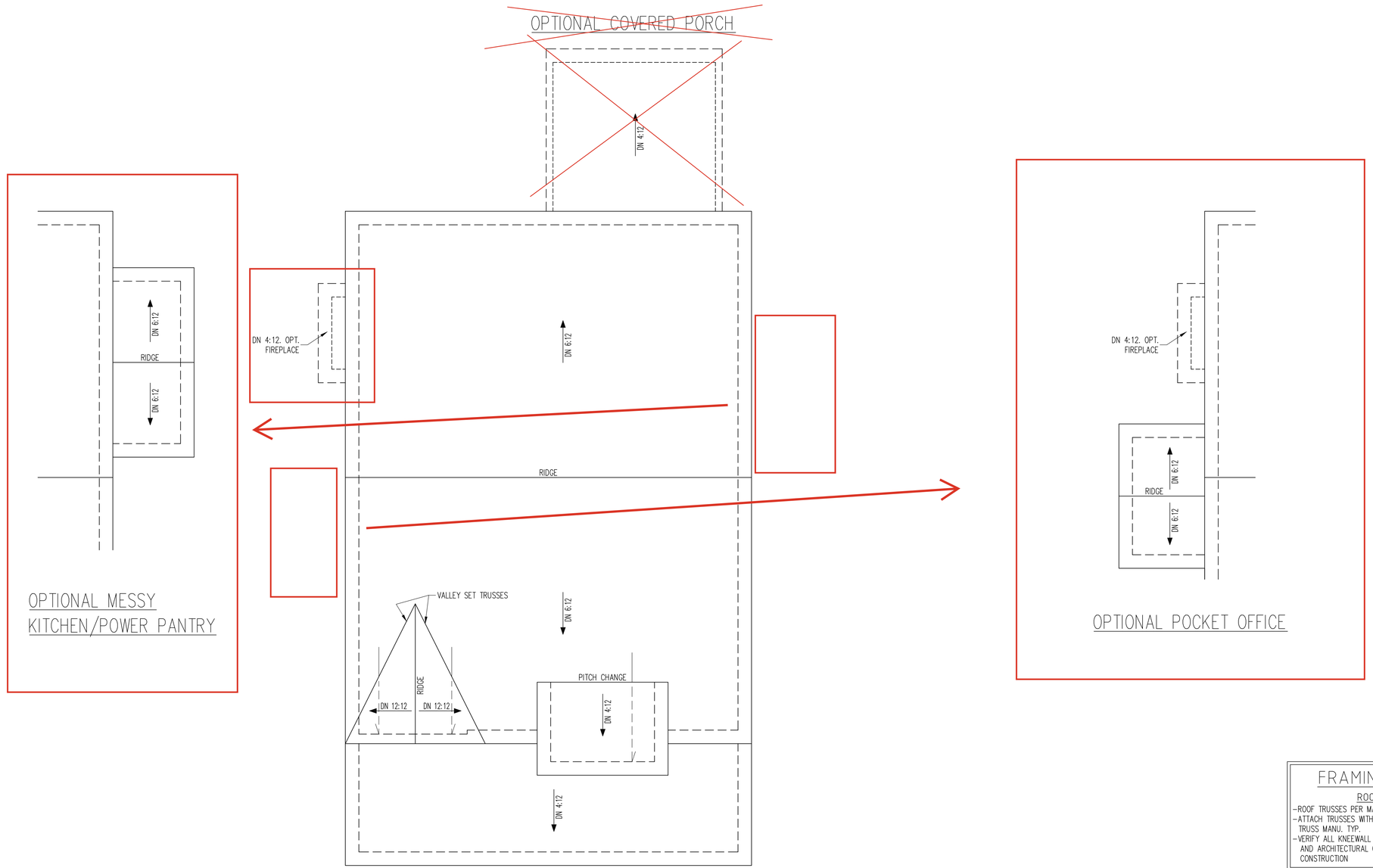
REV #	REF PROJ #	DATE
1	23-65-081	8-24-2023
2	23-65-081	10-17-2023

ENG: RJS/MEB
DATE: 4-8-2024

PLAN
BRUNSWICK

PROJECT NO.
24-65-130 R

SHEET NO.
S4



FRENCH COUNTRY

FRAMING NOTES

ROOF ONLY

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

TRUSS UPLIFT CONNECTORS

EXPOSURE B, 120 MPH, ANY PITCH

24" O.C. MAX ROOF TRUSS SPACING

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

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF SPAN	CONNECTOR
UP TO 18'	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.
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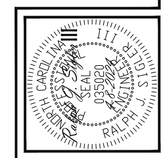

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Raleigh, North Carolina 27609
Phone (919) 844-1661

NEW HOME INC

STRUCTURAL ADDENDUM

SCOPE: RIGHT HAND

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

ENG: RJS/MEB

DATE: 4-8-2024

PLAN

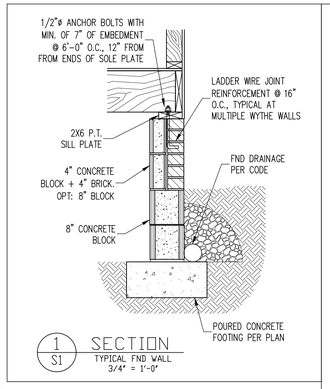
BRUNSWICK

PROJECT NO.

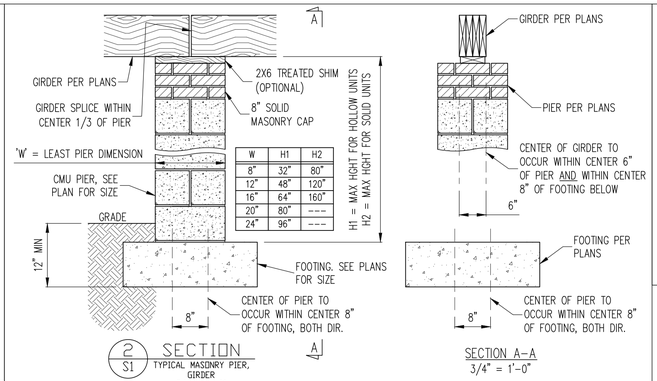
24-65-130 R

SHEET NO.

S5



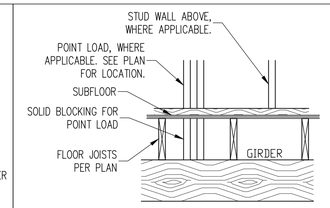
1 / S1 SECTION
TYPICAL FND WALL
3/4" = 1'-0"



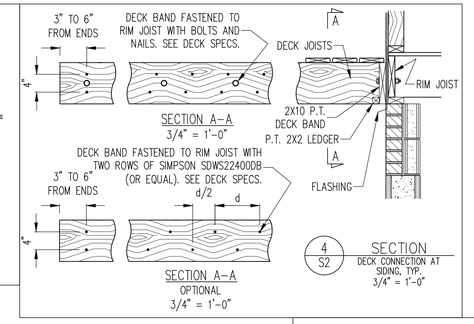
W	H1	H2
8"	32"	80"
12"	48"	120"
16"	64"	160"
20"	80"	---
24"	96"	---

2 / S1 SECTION
TYPICAL MASONRY PIER, GIRDER
3/4" = 1'-0"

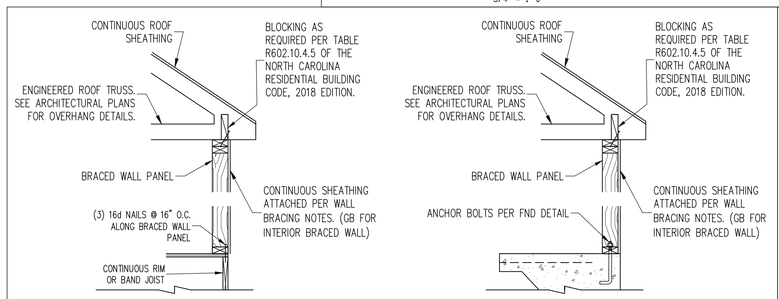
SECTION A–A
3/4" = 1'-0"



3 / S2 SECTION
TYPICAL DROPPED GIRDER
3/4" = 1'-0"

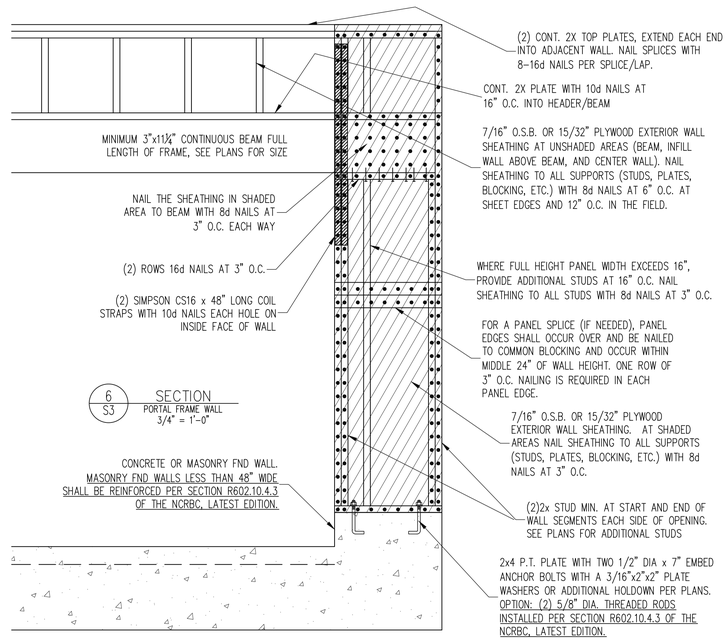


4 / S2 SECTION
DECK CONNECTION AT SIDING, TYP.
3/4" = 1'-0"

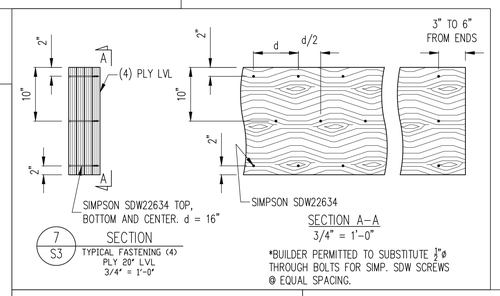


5 / S3 SECTION
TYPICAL BRACED WALL PANEL CONNECTION
3/4" = 1'-0"

5 / S3 SECTION
TYPICAL BRACED WALL PANEL CONNECTION
3/4" = 1'-0"



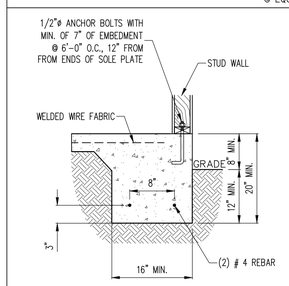
6 / S3 SECTION
PORTAL FRAME WALL
3/4" = 1'-0"



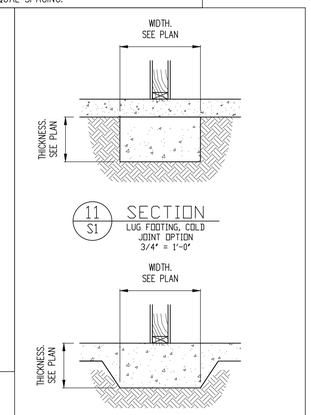
7 / S3 SECTION
TYPICAL FASTENING (4) PLY 2ø" LVL
3/4" = 1'-0"

SECTION A–A
3/4" = 1'-0"

*BUILDER PERMITTED TO SUBSTITUTE ½"ø THROUGH BOLTS FOR SIMP. SDW SCREWS @ EQUAL SPACING.

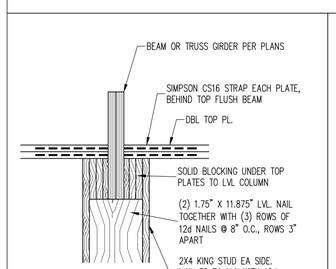


10 / S1 SECTION
TURN DOWN SLAB
3/4" = 1'-0"

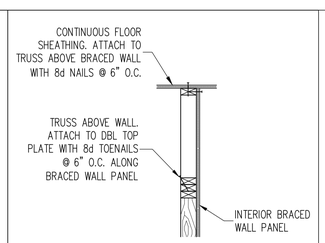


11 / S1 SECTION
LUG FOOTING, COLD JOINT OPTION
3/4" = 1'-0"

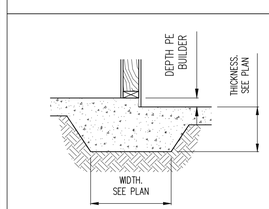
11 / S1 SECTION
LUG FOOTING, MONOLITHIC OPTION
3/4" = 1'-0"



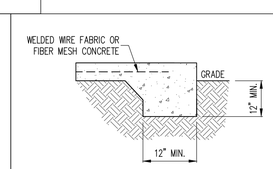
8 / S3 SECTION
LVL COLUMN FOR FLUSH BEAM
3/8" = 1'-0"



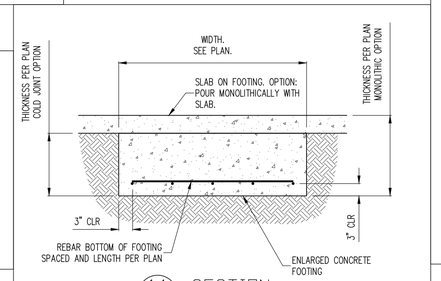
9 / S3 SECTION
INTERIOR BRACED WALL WITH PARALLEL FLOOR TRUSS ABOVE WALL, TYP.
3/4" = 1'-0"



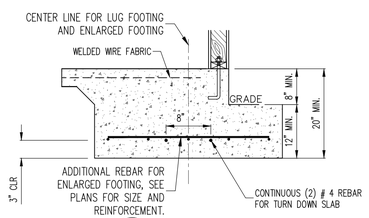
12 / S1 SECTION
LUG FOOTING, MONOLITHIC OPTION
3/4" = 1'-0"



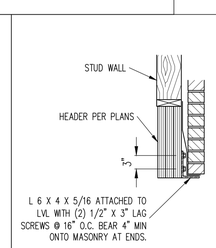
13 / S1 SECTION
TURN DOWN SLAB @ PORCH
3/4" = 1'-0"



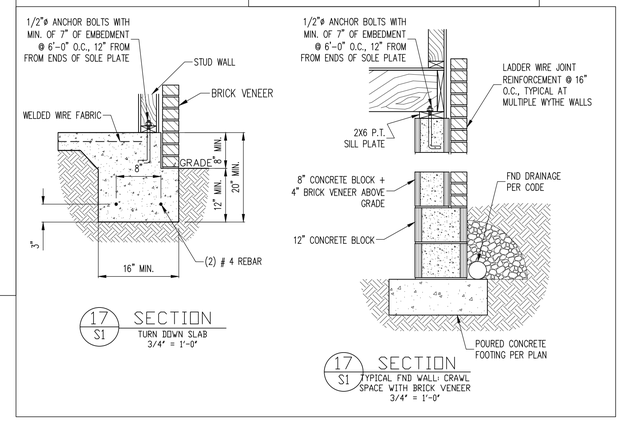
14 / S1 SECTION
TYPICAL ENLARGED FOOTING
3/4" = 1'-0"



15 / S1 SECTION
TYPICAL ENLARGED FOOTING AT EXTERIOR TURN DOWN SLAB
3/4" = 1'-0"



16 / S3 SECTION
TYPICAL L3 LINTEL, TYP ALL FLOORS
3/4" = 1'-0"



17 / S1 SECTION
TURN DOWN SLAB
3/4" = 1'-0"

17 / S1 SECTION
TYPICAL FND WALL: CRAWL SPACE WITH BRICK VENEER
3/4" = 1'-0"

ENGINEERING SEAL VALID FOR 1 YEAR ONLY.
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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 035020 RALPH J. SIGLER III 4-8-2024

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Phone (919) 844-1661

NEW HOME INC
STRUCTURAL ADDENDUM
SCOPE: RIGHT HAND

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

ENG: RJS/MEB
DATE: 4-8-2024

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CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL

1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.

1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.

1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, 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 ON 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, 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

8.01 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. HOLES FOR BOLTS SHALL BE AISC STANDARD HOLES UNO

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

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. MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
$E = 1{,}400{,}000$ PSI, $F_{c\ perp} = 425$ PSI, $F_v = 285$ PSI, SPECIFIC GRAVITY = 0.42 MIN
$F_b = 875$ PSI FOR 2X4, 2X6, 2X8, $F_b = 800$ PSI FOR 2X10'S, 750 PSI FOR 2X12'S

PART 11: ENGINEERED LUMBER

11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
$E = 1{,}900{,}000$ PSI, $F_b = 2600$ PSI, $F_v = 285$ PSI, $F_{c\ perp} = 750$ PSI
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
$E = 1.3 \times 10E6$ PSI, $F_b = 1700$ PSI, $F_v = 400$ PSI, $F_{c\ perp} = 680$ 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 13: STEEL FLITCH PLATE BEAMS

13.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER USING 1/2" ø BOLTS SPACED AT 16" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 16" MAX FROM EACH END OF THE BEAM. TYP UNO

PART 14: STUD SUPPORTS FOR BEAMS

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

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

16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS, TYP UNO.
MAX ALLOWABLE WALL HEIGHTS FOR EXTERIOR STUD WALLS, INCLUSIVE OF SOLE PLATE AND DBL TOP PLATE AND 7/16" OSB EXTERIOR BRACING AND ROW OF 2X4 2X6 PURLINS AT 8' HEIGHT (AND AT 16' HEIGHT FOR TALL WALLS), TYP UNO:
2X4 @ 16" O.C.: 11'-1 1/2" 2X6 @ 16" O.C.: 17'-0"
2X4 @ 12" O.C.: 12'-1 1/2" 2X6 @ 12" O.C.: 18'-8"
DBL 2X4 @ 16" O.C.: 13'-4" DBL 2X6 @ 16" O.C.: 21'-0"

16.02 FOR WALL BRACING THE FOLLOWING SHALL APPLY:
-BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO.
-WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NCRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCRC 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 R802.11 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:

NUMBER OF KING STUDS

MAX OPENING WIDTH		5'-0"	9'-0"	13'-0"	17'-0"	21'-0"
STUD SIZE	2X4	1	2	3	4	5
	2X6	1	1	2	2	2
	2X8	1	1	1	1	2

PART 18: SUBSTITUTIONS

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

PART 19: OWNERSHIP OF STRUCTURAL DESIGN

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

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	
	UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	ONE- 5/8" ø BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS @ 8" O.C. OR TWO ROWS OF SIMPSON SDWS22400DB @ d = 32" O.C. STAGGERED	ONE- 5/8" ø BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS @ 6" O.C. OR TWO ROWS OF SIMPSON SDWS22400DB @ d = 16" O.C. STAGGERED

A . BRICK VENEER STRUCTURES

	JOIST LENGTH	
	UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	ONE- 5/8" ø BOLT @ 28" O.C.	ONE- 5/8" ø BOLT @ 16" O.C.

5. IF THE DECK BAND IS SUPPORTED BY A 1/2" MINIMUM MASONRY LEDGE ALONG THE FOUNDATION WALL, 5/8" ø BOLTS SPACED @ 48" O.C. MAY BE USED FOR SUPPORT.
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 BE CONNECTED TO THE SIDES OF POSTS WITH 2- 5/8" ø 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

9. MAXIMUM HEIGHT OF DECK SUPPORT POSTS IS AS FOLLOWS:

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"ø 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" ø BOLT AT EACH END OF THE BRACE.

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

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

ALLOWABLE I-JOIST SUBSTITUTION

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 5000s	IUS2.06/11.88	ITS2.06/11.88
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"	TJI 210	IUS2.06/11.88	ITS2.06/11.88
WEYERHAEUSER	11.875"	EEI-20	IUS2.37/11.88	ITS2.37/11.88

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

ENGINEERING SEAL VALID FOR 1 YEAR ONLY.
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NEW HOME INC
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