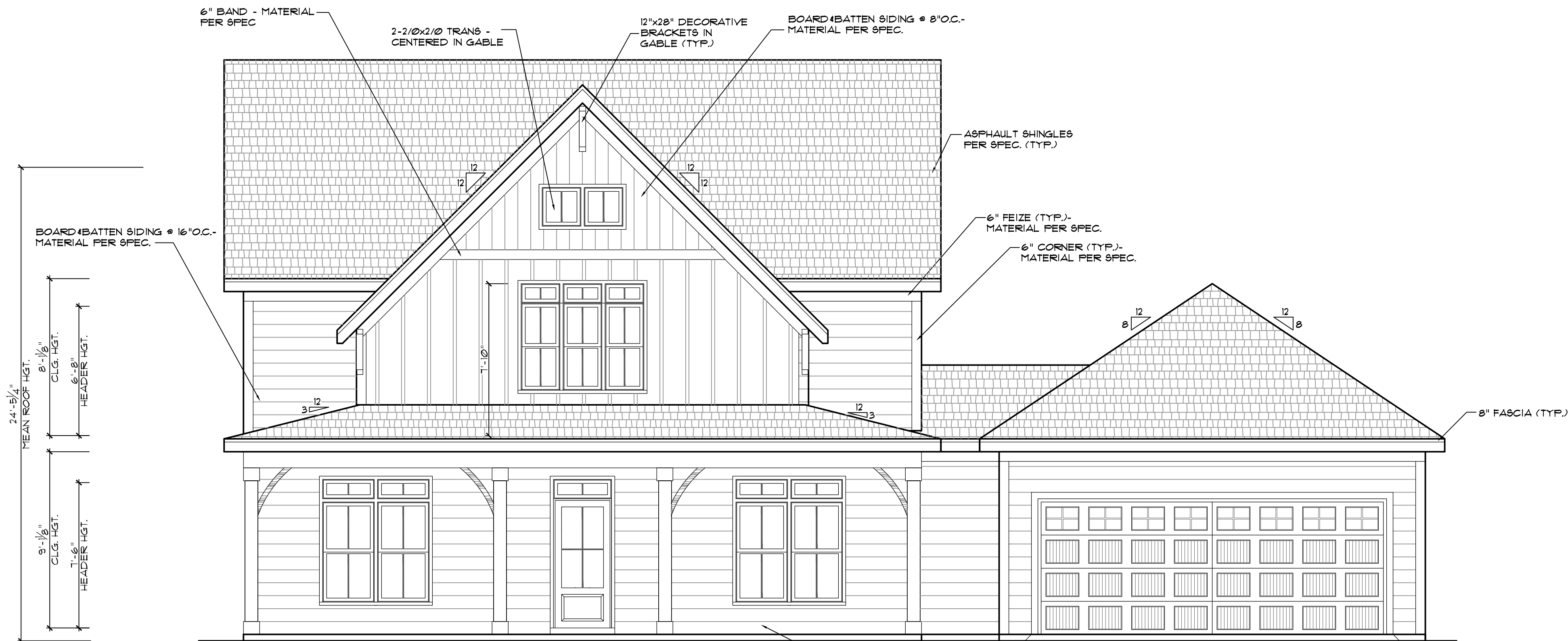
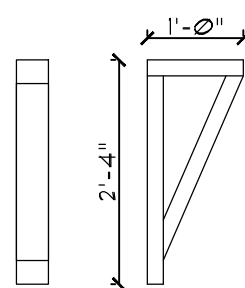




NOTE: MEAN ROOF HGT.
MAY VARY PER GRADE

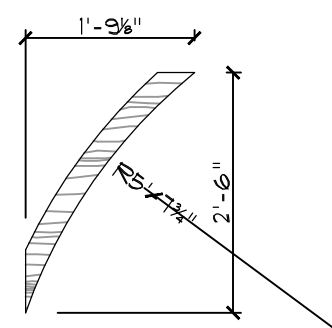
FRONT ELEVATION

Scale: 1/4" = 1'



BRACKET DETAIL

SCALE: 1/2" = 1'



CORBELL DETAIL

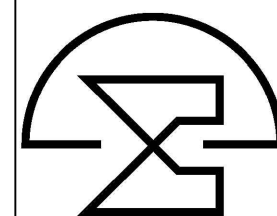
SCALE: 1/2" = 1'



LEFT ELEVATION

Scale: 1/4" = 1'

McMillan Design
847 Wake Forest Business Park, Suite 102
Wake Forest, NC 27587
919.263.1509
www.mcmillan-design.com



Pleasant Builder's
Lot 6 Wesley Rd
Dunn, NC

Sheet Title:
**FRONT & LEFT
ELEVATION**

REVISIONS	
NUMBER	DATE

This plan is the property of
McMillan Design and may not
be used or reproduced without the expressed
written consent of McMillan Design.
These drawings are offered to the named
client for a conditional one time use. The conditional
use is limited to the lot or property as specified herein,
and only for said location.
McMillan Design assumes no liability
for any home constructed from these plans.
Contractor or Builder shall verify all dimensions
and conditions prior to construction. Caution must
be exercised when making modifications to these
drawings. If changes are made to these drawings,
contact McMillan Design.

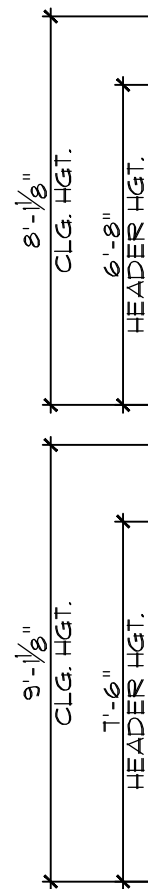
Plan Number
M139-25

Sheet No. **A1**

Drawn By: **MMC.**

Date: **08.08.2025**

© COPYRIGHT 2025
McMillan Design, Inc.



REAR ELEVATION

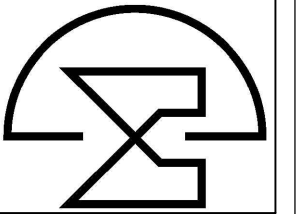
Scale: 1/4" = 1'



RIGHT ELEVATION

Scale: 1/4" = 1'

McMillan Design
847 Wake Forest Business Park, Suite 102
Wake Forest, NC 27587
919.263.1509
www.mcmillan-design.com



Pleasant Builder's
Lot 6 Wesley Rd
Dunn, NC

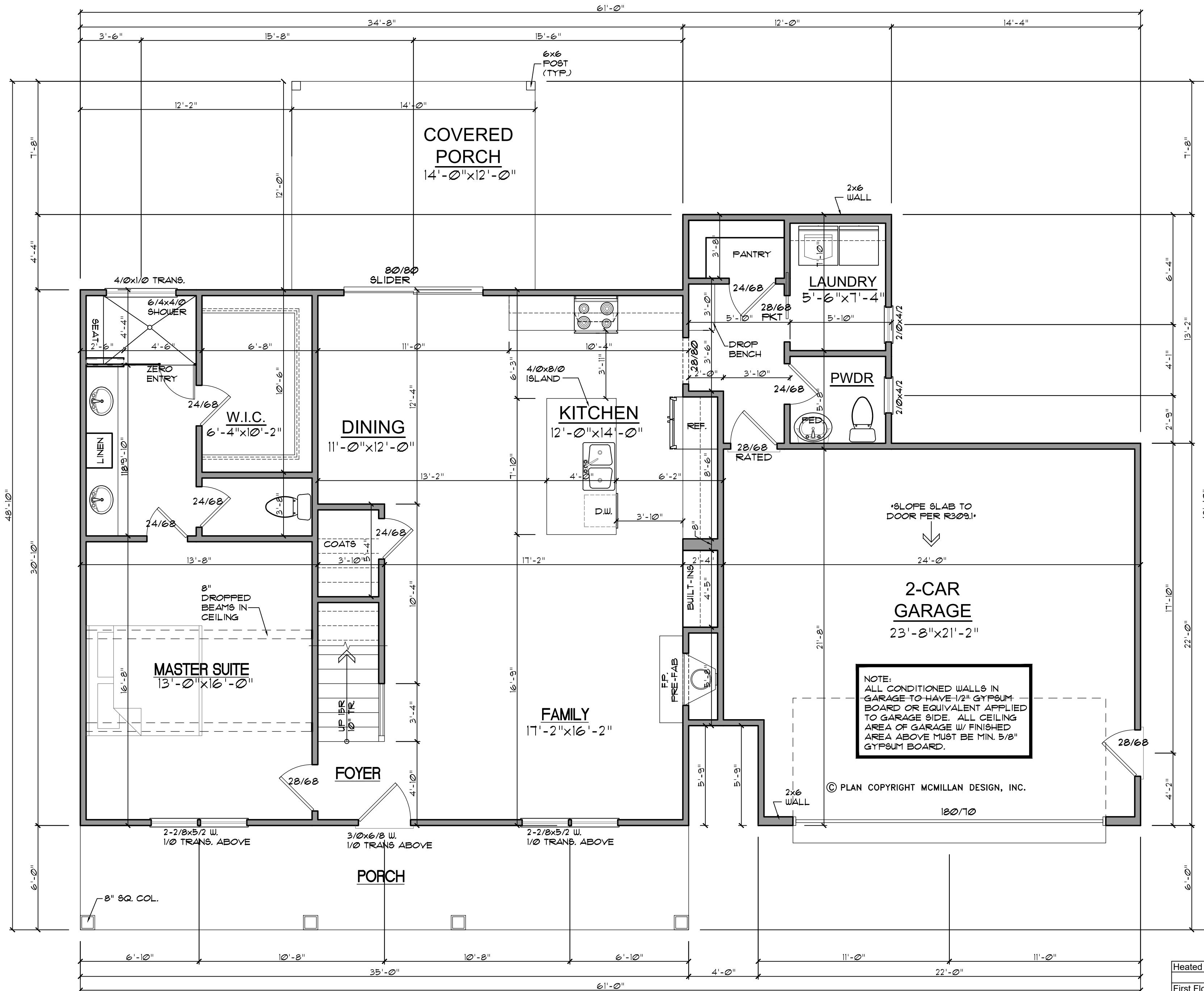
Sheet Title
REAR & RIGHT
ELEVATION

REVISIONS	
NUMBER	DATE

This plan is the property of McMillan Design and may not be used or reproduced without the expressed written consent of McMillan Design. These drawings are offered to the named client for a conditional one time use. The conditional use is limited to the lot or property as specified herein, and only for said location. McMillan Design assumes no liability for any home constructed from these plans. Contractor or Builder shall verify all dimensions and conditions prior to construction. Caution must be exercised when making modifications to these drawings. If changes are made to these drawings, contact McMillan Design.

Plan Number
M139-25
Sheet No. **A2**
Drawn By: **MMC.**
Date: **08.08.2025**

© COPYRIGHT 2025
McMillan Design, Inc.



GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN 4" THICK UNO.
ANGLED WALL ARE DRAWN @45° UNO.

SMOKE DETECTORS:
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS:
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS:
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HGT.
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE.
KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

SQUARE FOOTAGE

Heated Square Footage	
First Floor	1,263.2
Second Floor	971.6
	2,234.8

Unheated Square Footage	
Front Porch	210.0
Garage	513.3
	723.3

FIRST FLOOR

SCALE: 1/4"=1'

Pleasant Builder's
Lot 6 Wesley Rd
Dunn, NC

Sheet Title:
FIRST
FLOOR PLAN

REVISIONS	
NUMBER	DATE

This plan is the property of McMillan Design and may not be used or reproduced without the expressed written consent of McMillan Design. These drawings are offered to the named client for a conditional one time use. The conditional use is limited to the lot or property as specified herein, and only for said location.

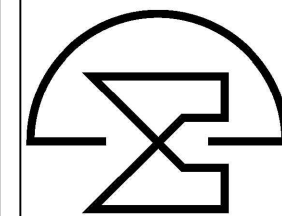
McMillan Design assumes no liability for any home constructed from these plans. Contractor or Builder shall verify all dimensions and conditions prior to construction. Caution must be exercised when making modifications to these drawings. If changes are made to these drawings, contact McMillan Design.

Plan Number
M139-25
Sheet No. **A3**

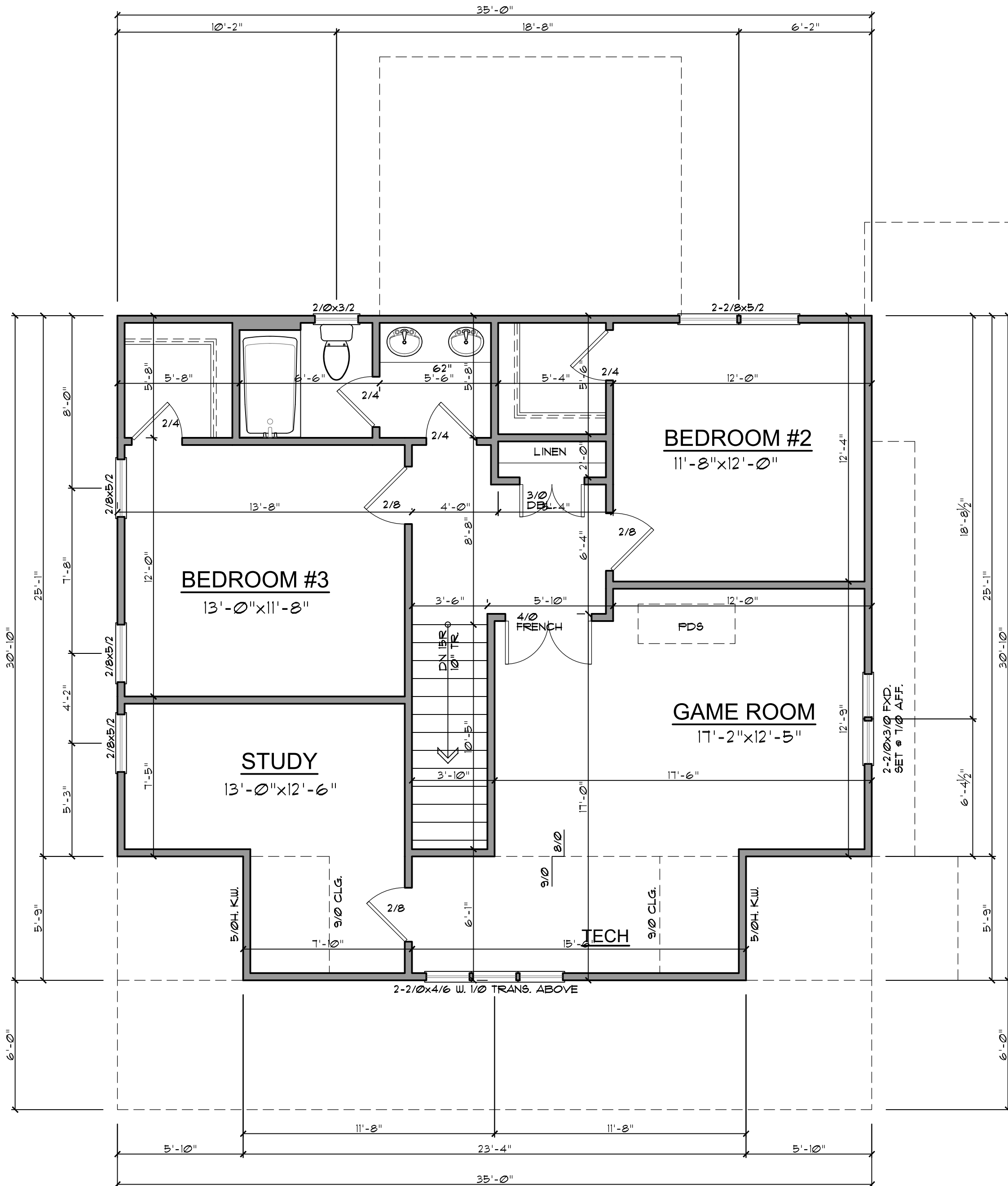
Drawn By: **MMC.**

Date: **08.08.2025**

© COPYRIGHT 2025
McMillan Design, Inc.



McMillan Design
847 Wake Forest Business Park, Suite 102
Wake Forest, NC 27587
919.263.1509
www.mcmillan-design.com



GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN 4" THICK UNO.
ANGLED WALL ARE DRAWN @45° UNO.

SMOKE DETECTORS:
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS:
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS:
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HGT.
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE.
KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

SECOND FLOOR

SCALE: 1/4"=1'

Pleasant Builder's
Lot 6 Wesley Rd
Dunn, NC

Sheet Title:
SECOND
FLOOR PLAN

REVISIONS	
NUMBER	DATE

This plan is the property of McMillan Design and may not be used or reproduced without the expressed written consent of McMillan Design. These drawings are offered to the named client for a conditional one time use. The conditional use is limited to the lot or property as specified herein, and only for said location.

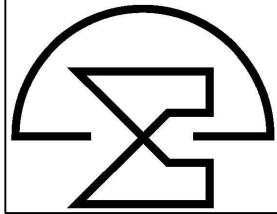
McMillan Design assumes no liability for any home constructed from these plans. Contractor or Builder shall verify all dimensions and conditions prior to construction. Caution must be exercised when making modifications to these drawings. If changes are made to these drawings, contact McMillan Design.

Plan Number
M139-25

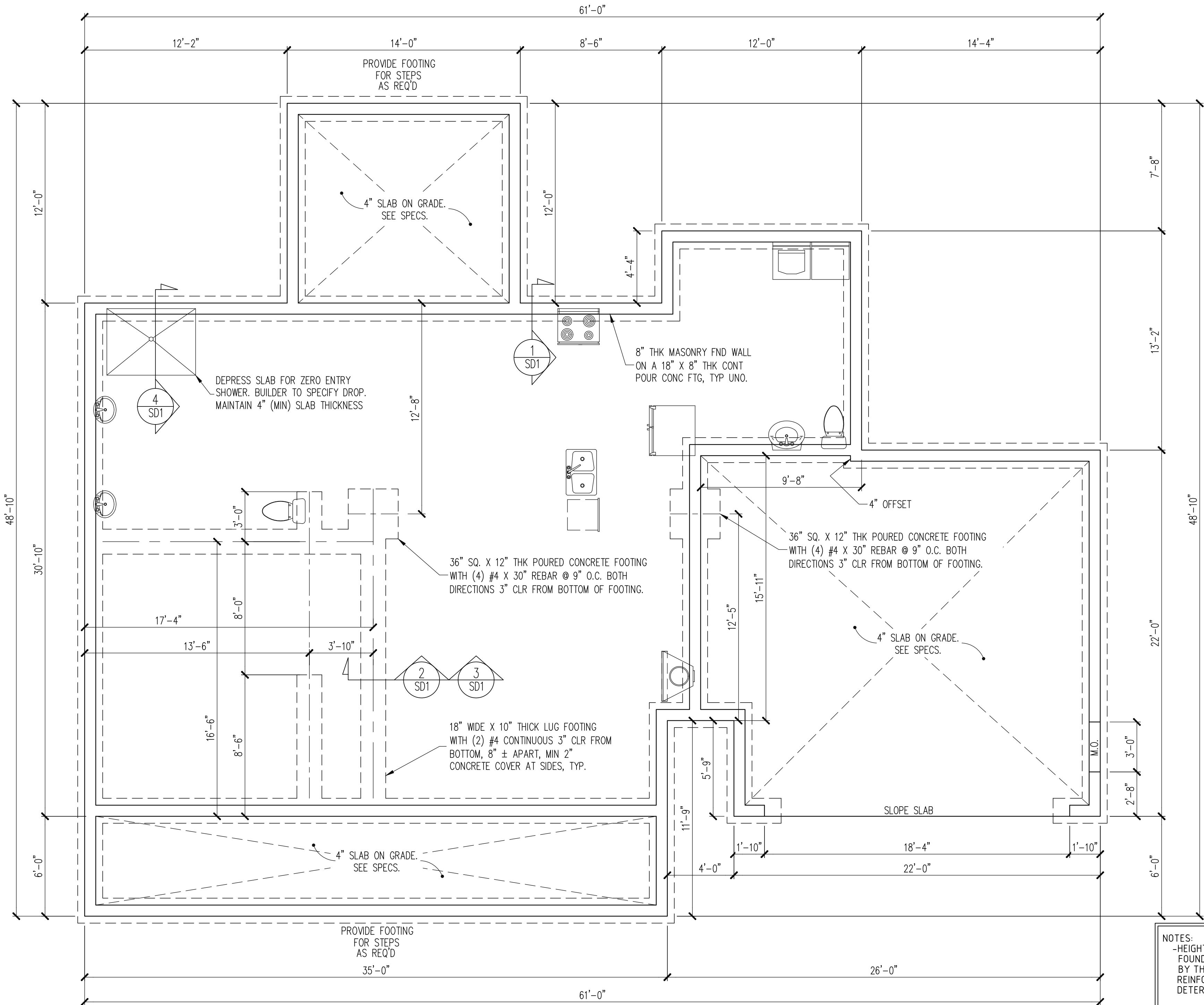
Sheet No. **A4**

Drawn By: **MMc.**

Date: **08.08.2025**



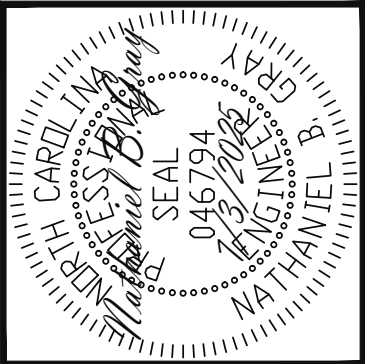
McMillan Design
847 Wake Forest Business Park, Suite 102
Wake Forest, NC 27587
919.263.1509
www.mcmillan-design.com



NOTES:
-HEIGHT AND BACKFILL LIMITATIONS FOR
FOUNDATION WALLS ARE TO BE GOVERNED
BY THE NCSBC, LATEST EDITION.
REINFORCEMENT AND GROUTING SHALL BE
DETERMINED BY FINAL SITE CONDITIONS.
-UTILITIES SHOWN FOR REFERENCE ONLY.
BUILDER VERIFY FINAL FIXTURE LOCATIONS,
SIZES AND REQUIREMENTS PRIOR TO
INSTALLATION.

FOUNDATION PLAN

1/4" = 1'-0"



Engineering
Structural Engineers
License No. C-3870
318 W Millbrook Rd. Suite 201
Raleigh, North Carolina 27609
Phone (919) 844-1661
Associates, P.A.

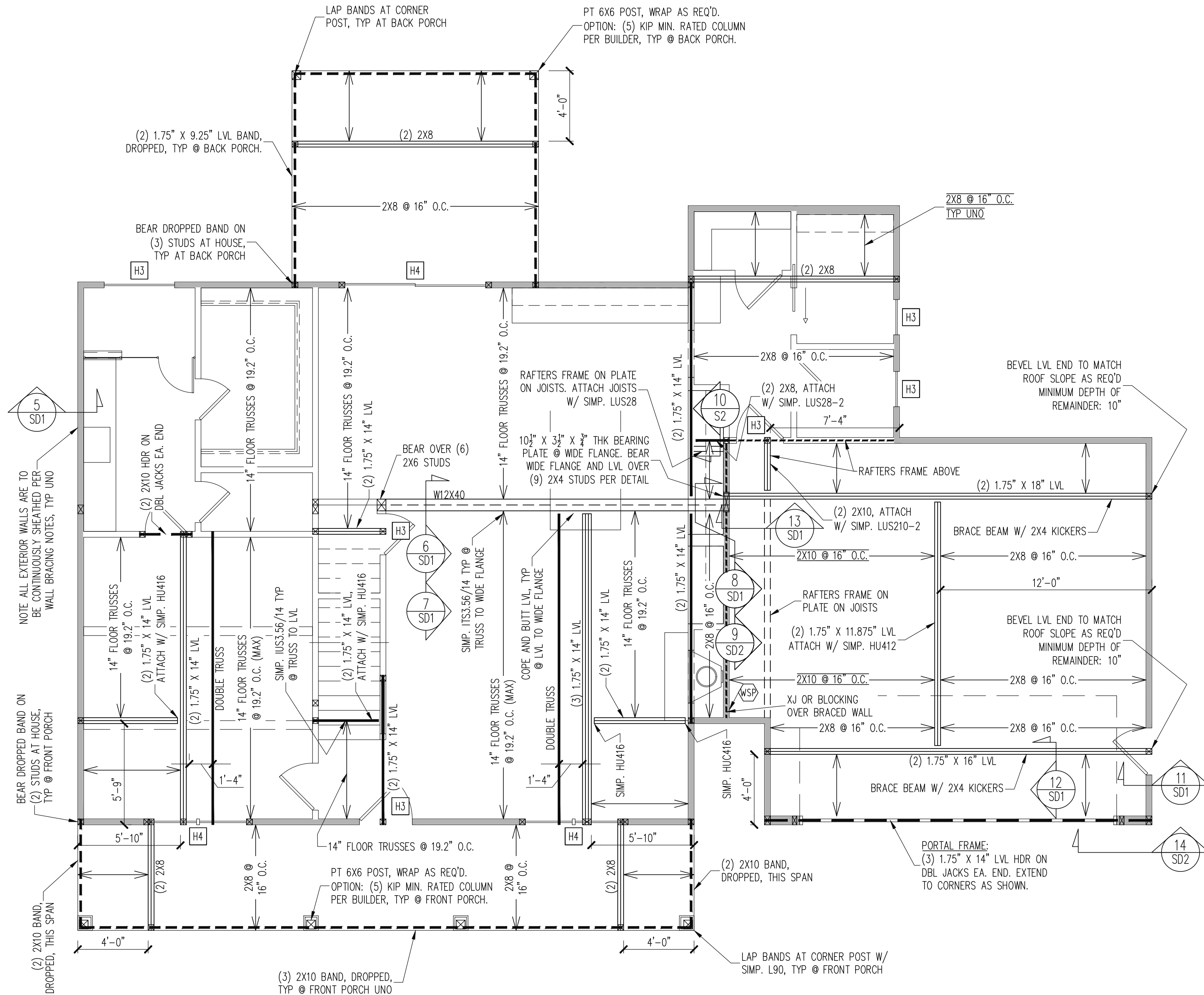
PLEASANT BUILDERS		STRUCTURAL ADDENDUM		REV # REF PROJ #		DATE	
SCOPE:	LOC:	1388 DELMA GRIMES ROAD					

ENG: NBG/ZCH
DATE: 7/3/2025

PLAN
M139-25

PROJECT NO.
25-21-145

SHEET NO.
S1
1 of 7



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

WALL BRACING

SHADED WALLS:

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

WSP - ONE SIDE OF INTERIOR WALL OR INSIDE OF EXTERIOR WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 4" O.C. AT PANEL EDGES, 8" O.C. IN PANEL FIELD.

NOTES:
PROVIDED CONTINUOUS SHEATHING = 200' MIN.

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

HEADER SCHEDULE

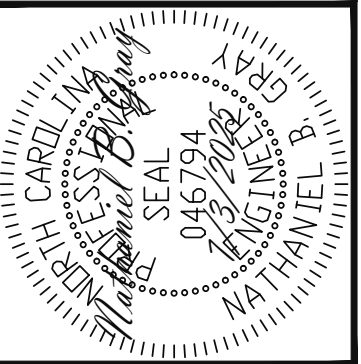
- H1 SINGLE 2X4 TURNED FLAT (A)
- H2 (2) 2X4'S ON SINGLE JACKS (B)
- H3 (2) 2X10'S ON SINGLE JACKS (C)
- H4 (2) 1.75" X 9.25" LVL'S ON DBL JACKS
- H5 (3) 2X10'S ON SINGLE 2X6 JACKS
- H6 (3) 1.75" X 9.25" LVL'S ON DBL 2X6 JACKS
- H7 (2) 2X10'S ON DBL JACKS

- (A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
- (B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
- (C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

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

1ST FLOOR FRAMING PLAN

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



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



PLEASANT BUILDERS

STRUCTURAL ADDENDUM

SCOPE: 1388 DELMA GRIMES ROAD

ENG: NBG/ZCH

DATE: 7/3/2025

PLAN

M139-25

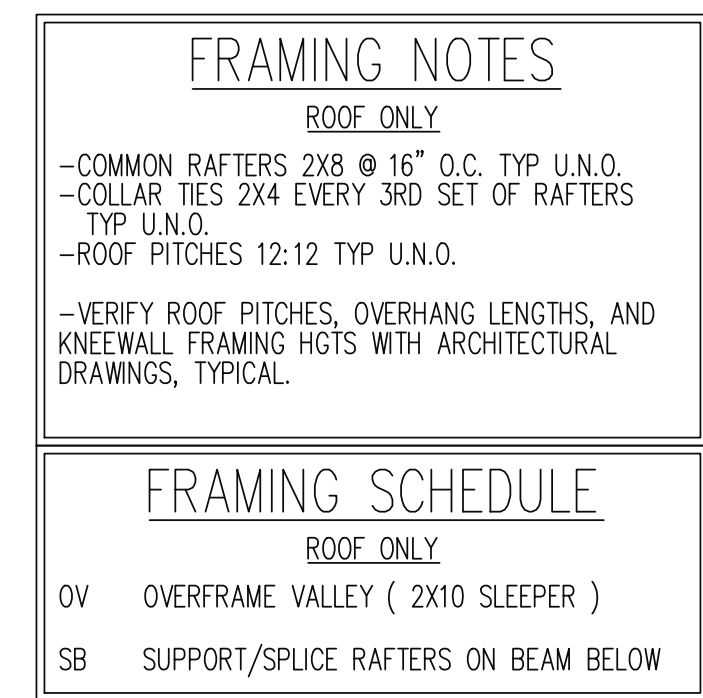
PROJECT NO.

25-21-145

SHEET NO.

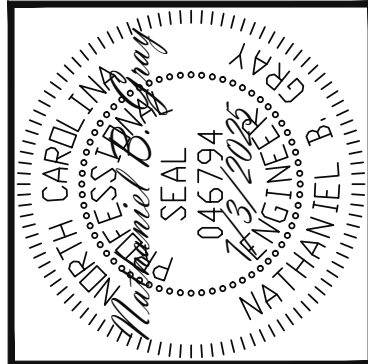
S2

2 of 7



ROOF FRAMING PLAN

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



Engineering
LE**Tech**
ASSOCIATES, P.A.

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

PLEASANT BUILDERS			
STRUCTURAL ADDENDUM			
SCOPE:	REV #	REF PROJ #	DATE
LOC: 1388 DELMA GRIMES ROAD			

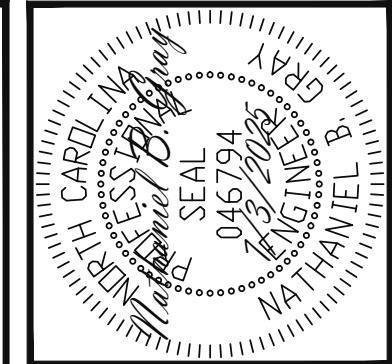
ENG: NBG/ZCH
DATE: 7/3/2025

PLAN
M139-25

PROJECT NO.
25-21-145

SHEET NO.
S4
4 of 7





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

Engineering
Associates, P.A.

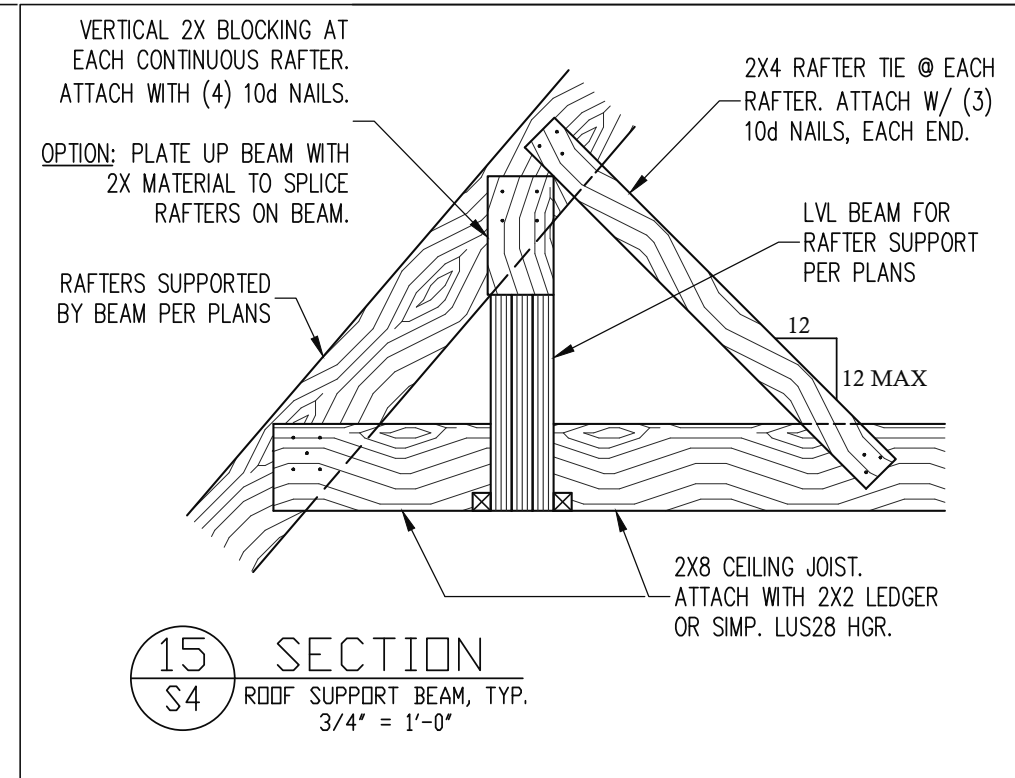
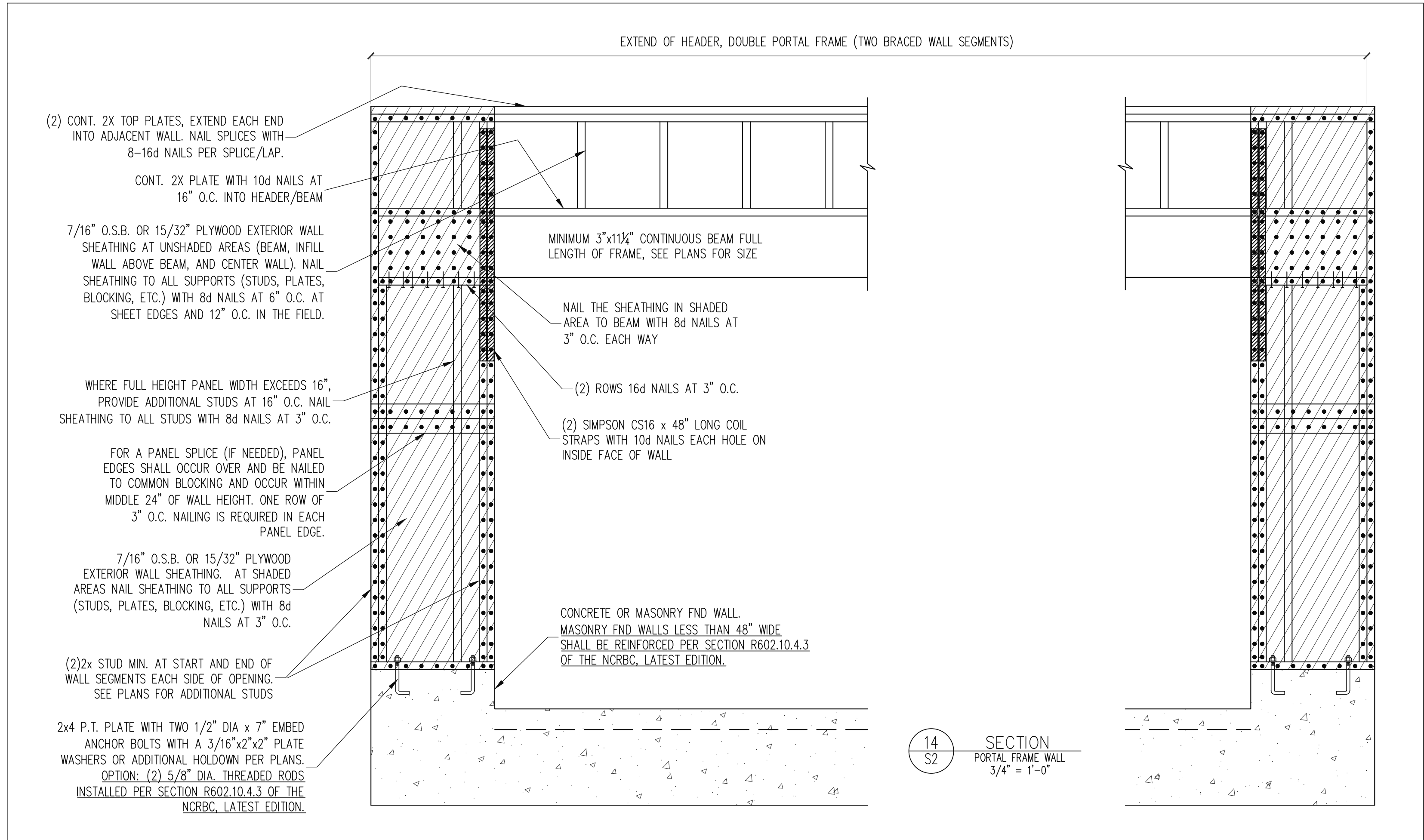
PLEASANT BUILDERS	STRUCTURAL ADDENDUM		REV #	REF PROJ #	DATE
	SCOPE:	LOC:	1388 DELMA GRIMES ROAD		

ENG: NBG/ZCH
DATE: 7/3/2025

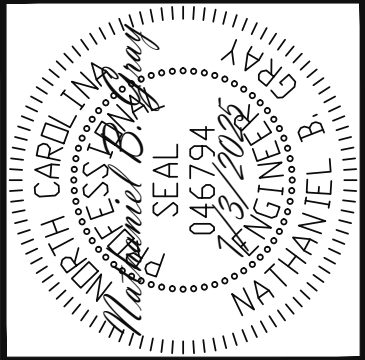
PLAN
M139-25

PROJECT NO.
25-21-145

SHEET NO.
SD2
6 of 7



CONSTRUCTION SPECIFICATIONS			NOTES																																																	
<u>PART 1: GENERAL</u> 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. <u>PART 2: DESIGN LOADS</u> 2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW: <table><tr><th>USE</th><th>LIVE LOAD (PSF)</th><th>DEAD LOAD (PSF)</th></tr><tr><td>BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES</td><td>40</td><td>10</td></tr><tr><td>GARAGES (PASSENGER CARS ONLY)</td><td>50</td><td>--</td></tr><tr><td>ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)</td><td>10</td><td>10</td></tr><tr><td>ATTICS (WITH STORAGE)</td><td>20</td><td>10</td></tr><tr><td>ROOF</td><td>20</td><td>10 (15 FOR VAULTS)</td></tr></table> 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). <u>PART 3: STRUCTURAL STEEL</u> 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. <u>PART 4: WELDING</u> 4.01 WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER <u>PART 5: CONCRETE AND SLABS ON GRADE</u> 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. <u>ALL ITEMS NOTED AS 'CONCRETE' ARE TO BE CAST IN PLACE, TYP UNO.</u> 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 <u>PART 6: REBAR AND WIRE REINFORCEMENT</u> 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. <u>STAGGER ADJACENT SPLICES A MINIMUM OF ONE LAP LENGTH</u> 6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064. <u>PART 7: MASONRY</u>			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)	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 <u>PART 8: BOLTS AND LAG SCREWS</u> 8.01 BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL USS 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 <u>PART 9: DRIVEN FASTENERS</u> 9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667– 05. NAILS ARE TO BE COMMON WIRE OR BOX <u>PART 10: DIMENSIONAL LUMBER</u> 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 = 135 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 <u>PART 11: ENGINEERED LUMBER</u> 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 X 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. MAY SUBSTITUTE PSL AND LVL FOR EACH OTHER UNO <u>PART 12: PRESSURE TREATED LUMBER</u> 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) <u>PART 13: STEEL FLITCH PLATE BEAMS</u> 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 <u>PART 14: STUD SUPPORTS FOR BEAMS</u> 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 <u>FOR THE FULL WIDTH</u> OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS. <u>PART 15: NAILING OF MULTI PLY WOOD BEAMS</u> 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 <u>PART 16: WALL FRAMING AND BRACING</u> 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 NCRCB 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. <u>PART 17: KING STUDS</u> 17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS: <table><tr><th rowspan="2">MAX. OPENING WIDTH</th><th colspan="5">NUMBER OF KING STUDS</th></tr><tr><th>5'–0"</th><th>9'–0"</th><th>13'–0"</th><th>17'–0"</th><th>21'–0"</th></tr><tr><td>2X4</td><td>1</td><td>2</td><td>3</td><td>4</td><td>5</td></tr><tr><td>2X6</td><td>1</td><td>1</td><td>2</td><td>2</td><td>2</td></tr><tr><td>2X8</td><td>1</td><td>1</td><td>1</td><td>1</td><td>2</td></tr></table> <u>PART 18: SUBSTITUTIONS</u> 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. <u>PART 19: OWNERSHIP OF STRUCTURAL DESIGN</u> 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	MAX. OPENING WIDTH	NUMBER OF KING STUDS					5'–0"	9'–0"	13'–0"	17'–0"	21'–0"	2X4	1	2	3	4	5	2X6	1	1	2	2	2	2X8	1	1	1	1	2	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
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)																																																		
MAX. OPENING WIDTH	NUMBER OF KING STUDS																																																			
	5'–0"	9'–0"	13'–0"	17'–0"	21'–0"																																															
2X4	1	2	3	4	5																																															
2X6	1	1	2	2	2																																															
2X8	1	1	1	1	2																																															
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																																																		



STRUCTURAL ENGINEERS

Engineering

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

Tech

ASSOCIATES, P.A.

PLEASANT BUILDERS				
STRUCTURAL ADDENDUM				
SCOPE:				
LOC:	1388 DELMA GRIMES ROAD	REV #	REF PROJ #	DATE

ENG: NBG/ZCH

DATE: 7/3/2025

PLAN

M139-25

PROJECT NO.

25-21-145

SHEET NO.

SD3

7 of 7