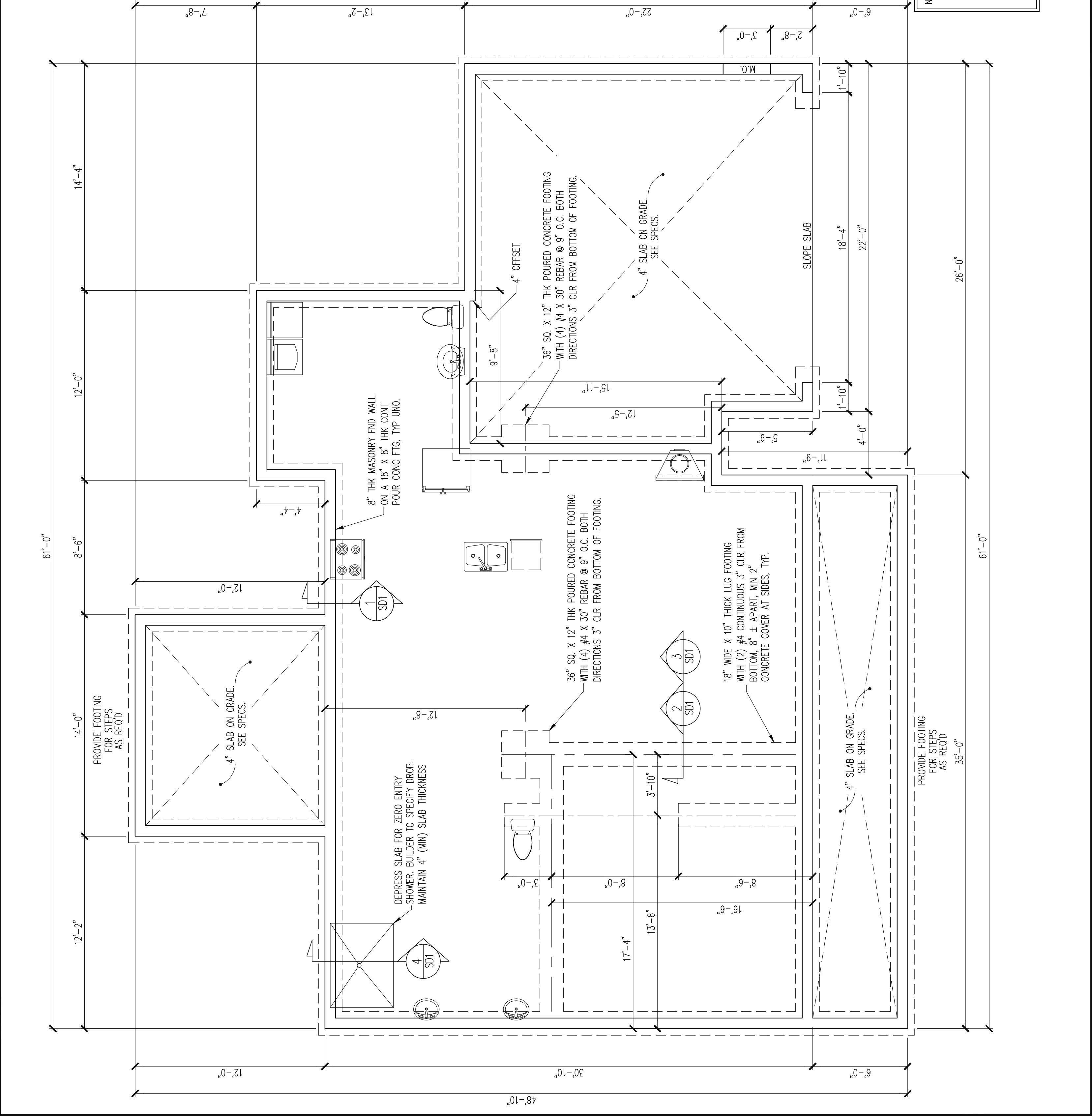
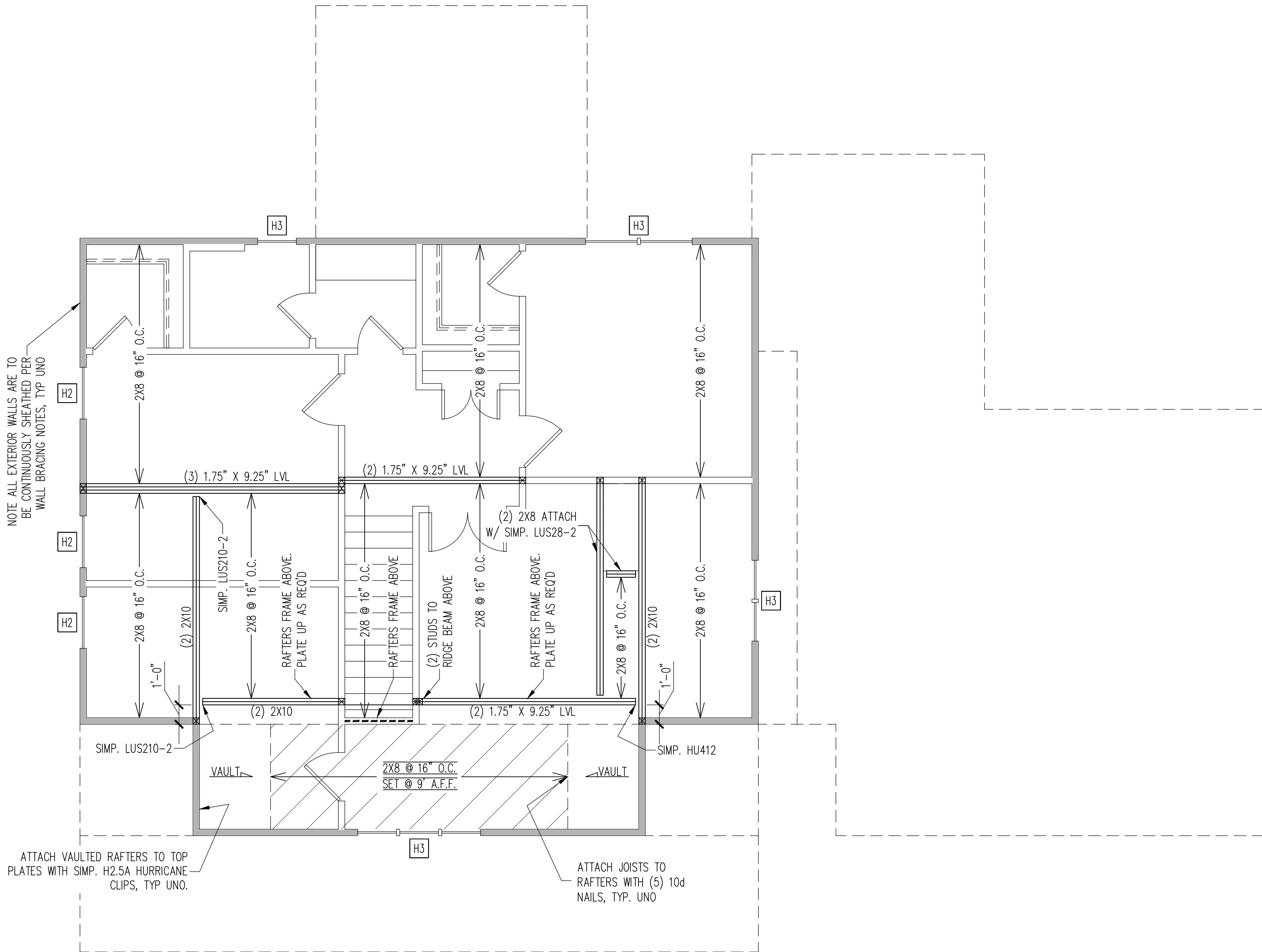






CONSTRUCTION SPECIFICATIONS

INSTANT REFERENCES

REFER TO THE CONSTRUCTION SPECIFICATIONS SECTIONS FOR THE FOLLOWING INFORMATION:

PART 1.01: CURRENT GOVERNING CODE

PART 14: STUD SUPPORT FOR BEAMS

PART 17: KING STUDS FOR EXTERIOR WALLS

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

WALL BRACING

SHADED WALLS:

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

NOTES:

PROVIDED CONTINUOUS SHEATHING = 130' 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

NOTES:

(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.

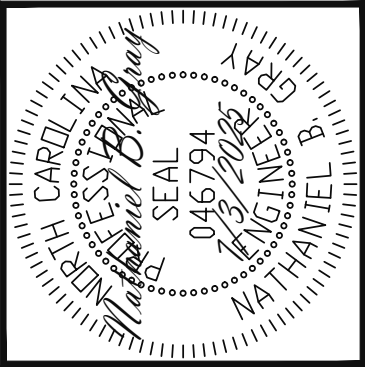
(C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

NOTES:

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

2ND FLOOR FRAMING PLAN

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

Engineering Tech ASSOCIATES, P.A.

PLEASANT BUILDERS	STRUCTURAL ADDENDUM	REV #	REF PROJ #	DATE
		1	2	3
SCOPE:	LOC:	1388 DELMA GRIMES ROAD		

ENG: NBG/ZCH

DATE: 7/3/2025

PLAN

M139-25

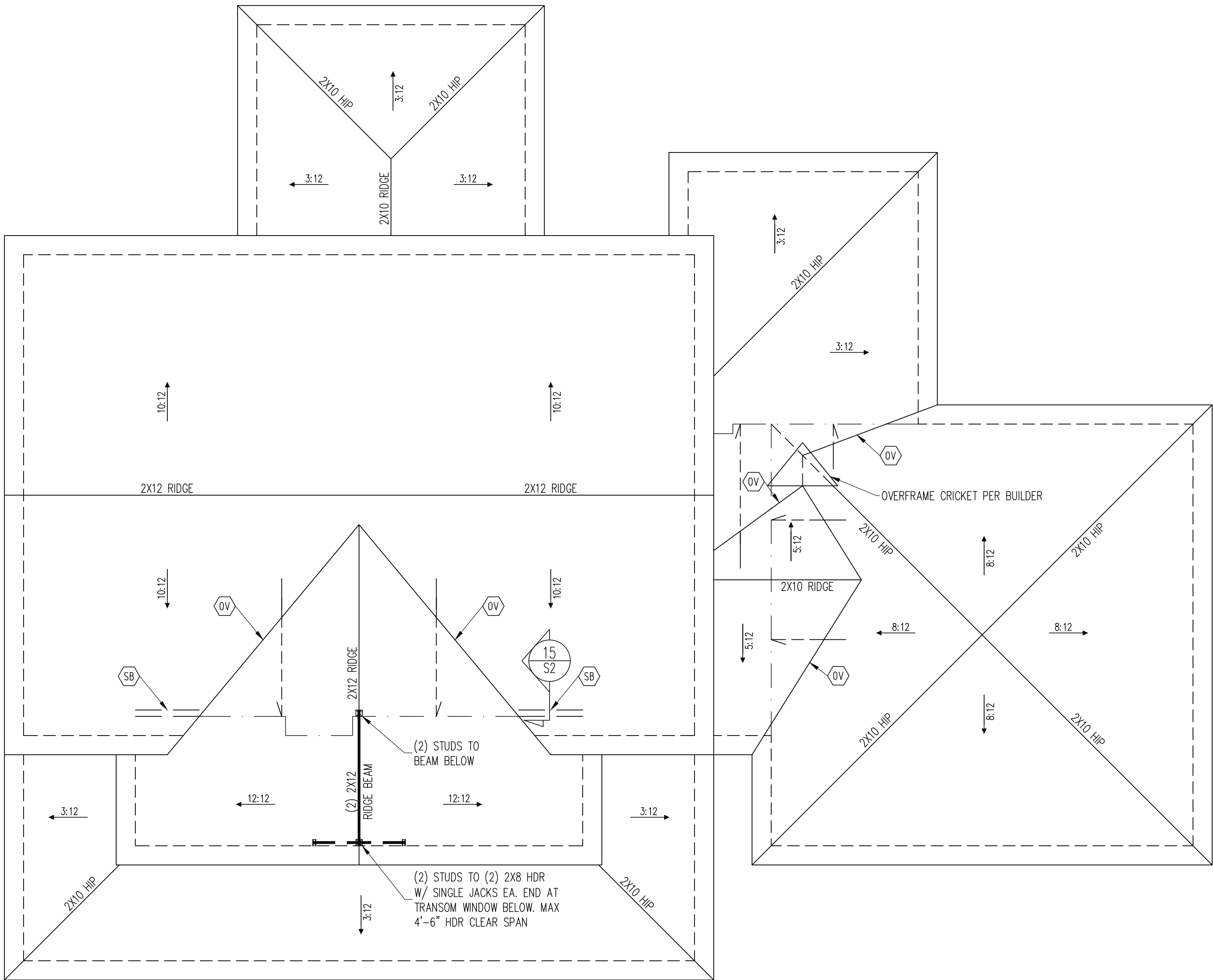
PROJECT NO.

25-21-145

SHEET NO.

S3

3 of 7



FRAMING NOTES

ROOF ONLY

-COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.

-COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.

-ROOF PITCHES 12:12 TYP U.N.O.

-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING SCHEDULE

ROOF ONLY

OV OVERFRAME VALLEY (2X10 SLEEPER)

SB SUPPORT/SPLICE RAFTERS ON BEAM BELOW

ROOF FRAMING PLAN

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

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PLEASANT BUILDERS

STRUCTURAL ADDENDUM

SCOPE: 1388 DELMA GRIMES ROAD

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.

S4

4 of 7

SEAL

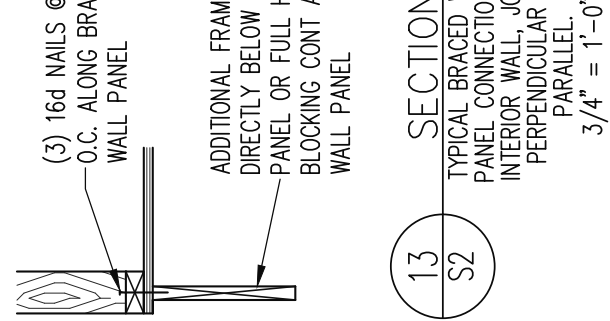
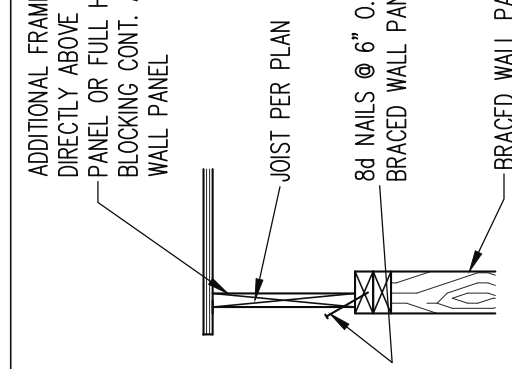
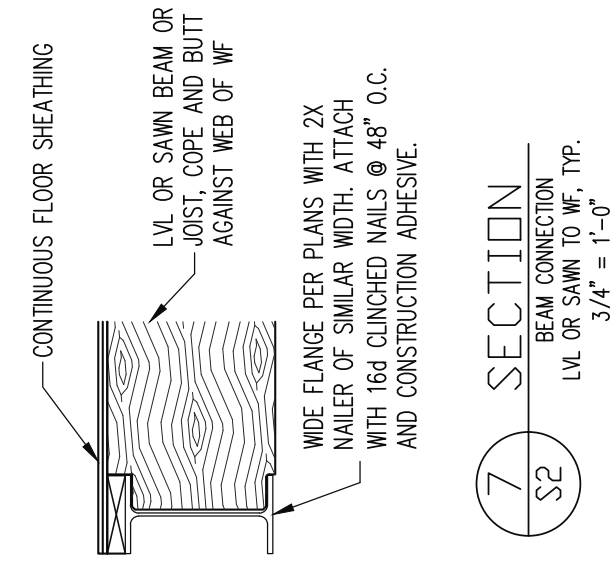
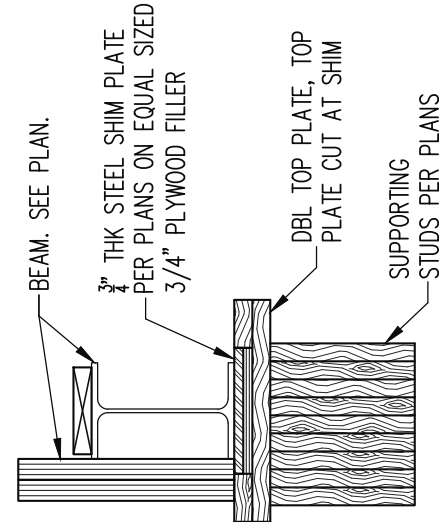
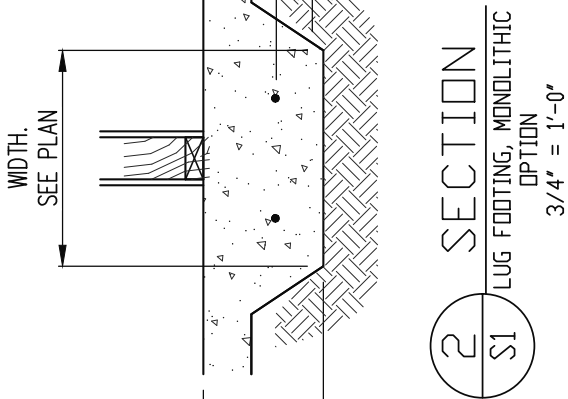
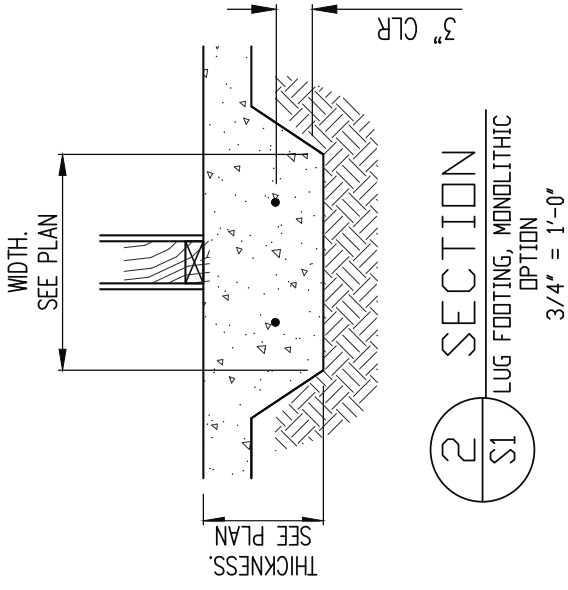
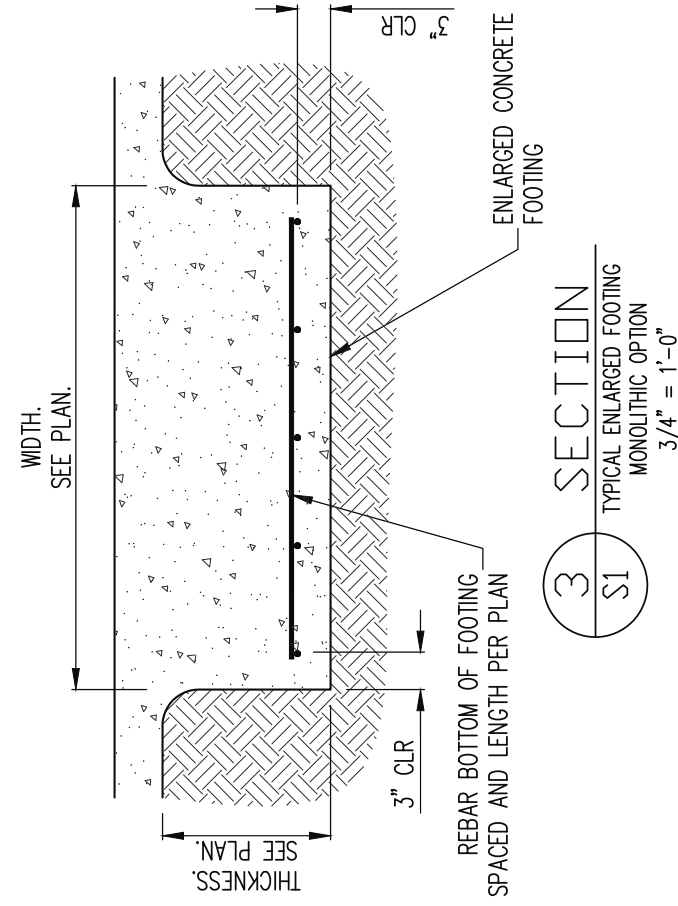
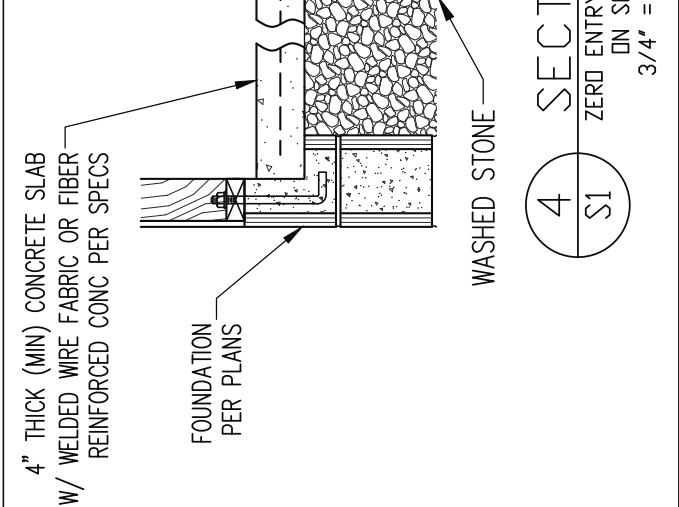
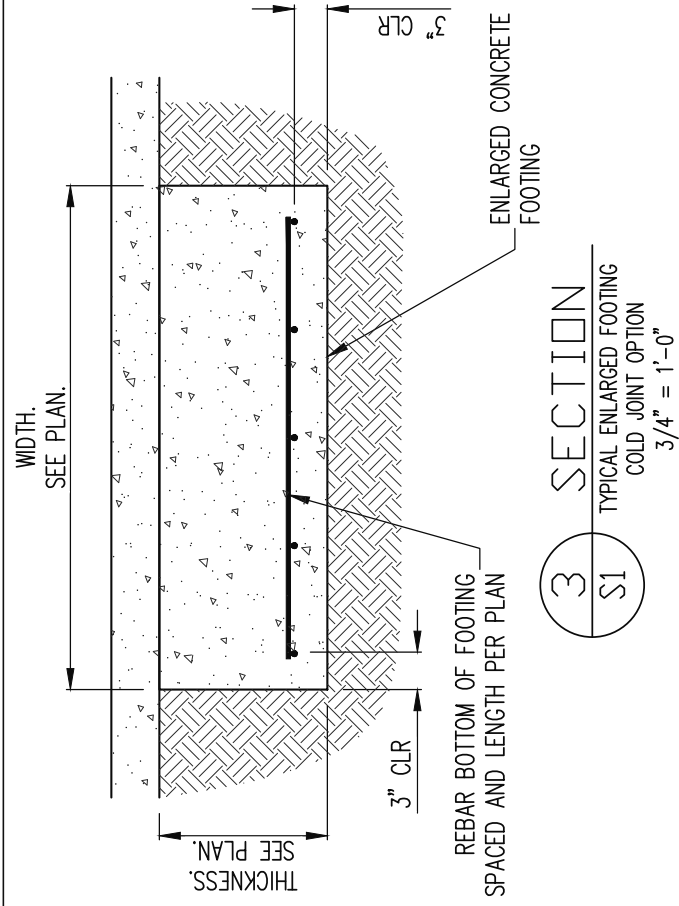
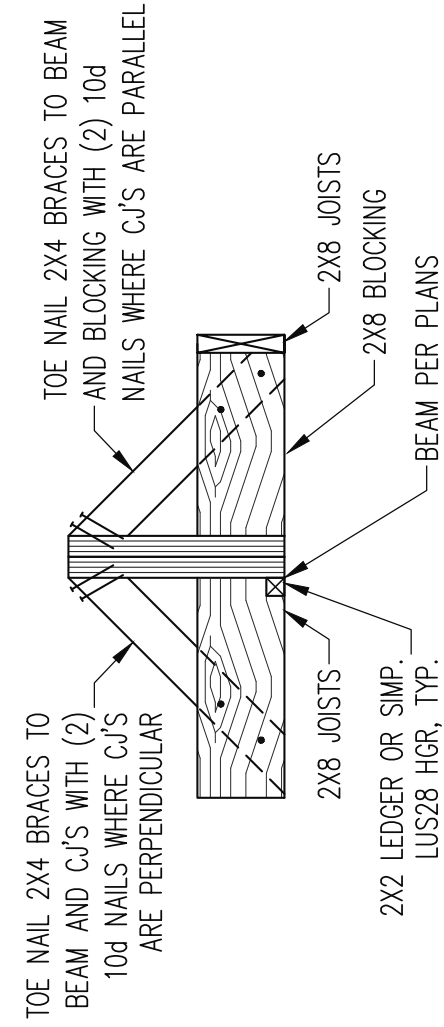
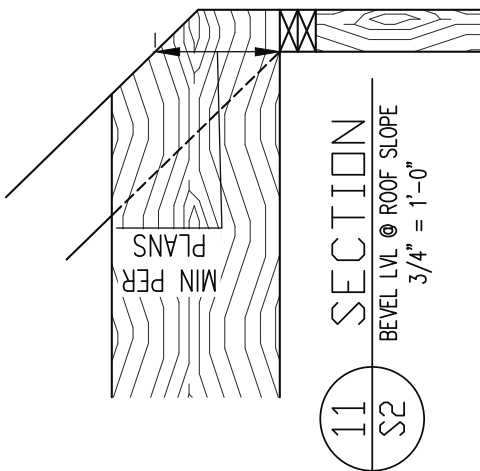
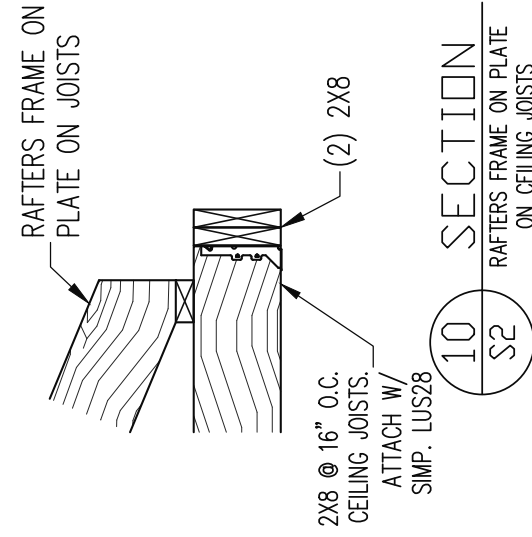
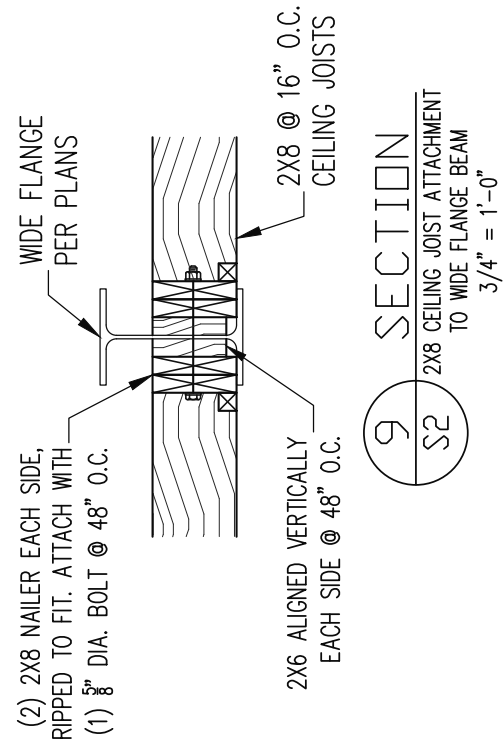
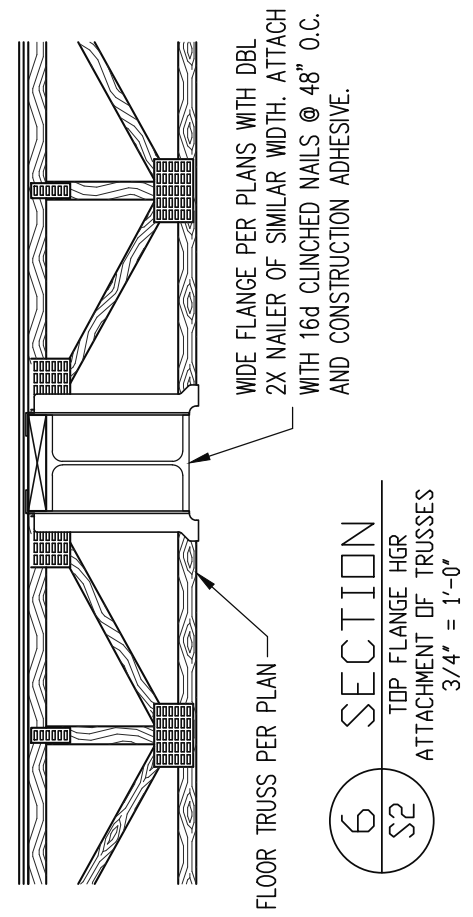
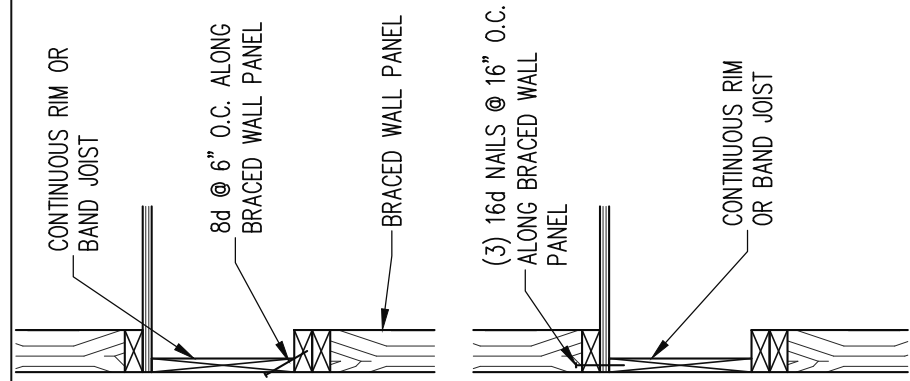
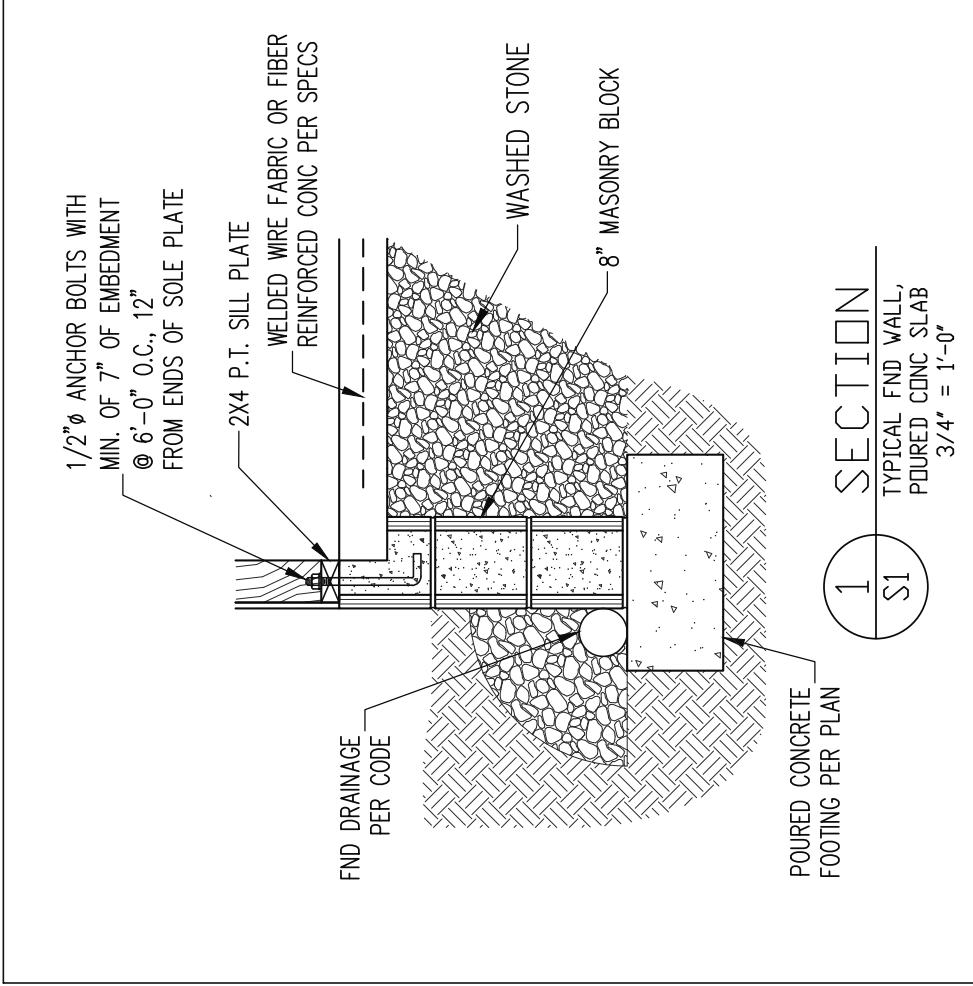
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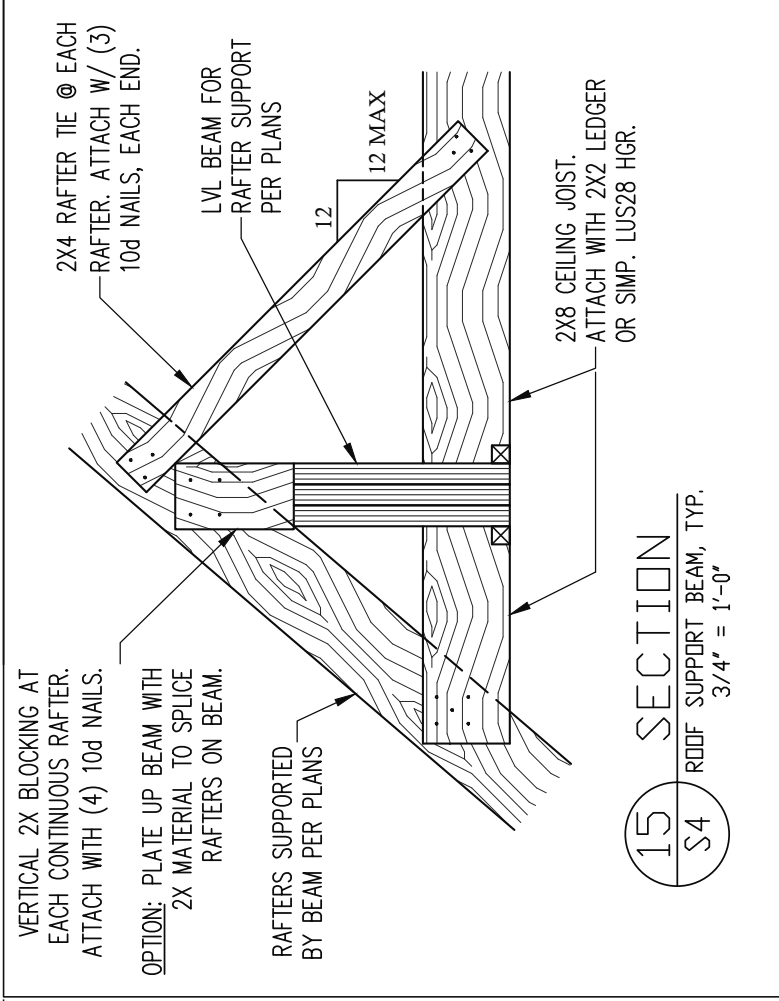
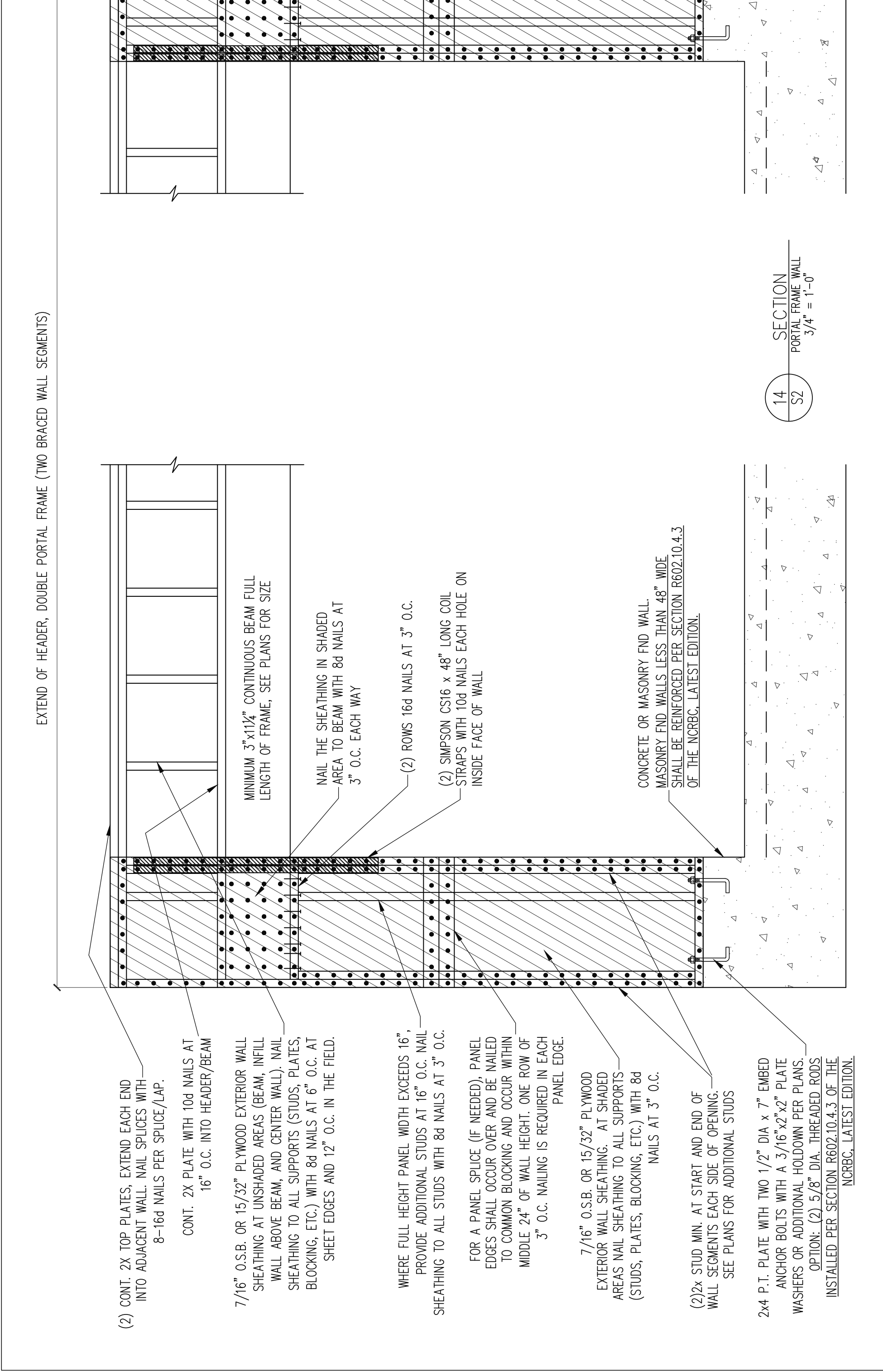
7/3/2025

ENGINEER

NATHANIEL B. CRAY

Professional Engineer





CONSTRUCTION SPECIFICATIONS				THE BUILDER IS RESPONSIBLE FOR REVIEWING THE FOLLOWING CONDITIONS ARE NOTED BECAUSE OF THE FOLLOWING REASONS: 1) THE WORKING PLANS DO NOT BEAR OUT 2) THE PLANS CONTAIN DISCREPANCIES ANY ERRORS DUE TO A FAILURE TO ENSURE RESPONSIBILITY OF THE EOR. FURTHERMORE, THE EOR HAS NOT REVIEWED THE PLANS FOR ANY REVISIONS ISSUED BY THE SUBCONTRACTORS THE EOR DOES NOT PERFORM FENESTRATION CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO THE TRUSS ROOF AND FLOOR TRUSSES TO BE DESIGNED BY THE ARCHITECT TRUSS DRAWING SHOULD BE SUBMITTED TO THE ARCHITECT FOR REVIEW
				ABV ABOVE B. BOTH B.E. BETWEEN 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 FLR FLOOR
7.01	CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, FM = 1,500 PSI MIN	7.01	CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT, FM = 1,500 PSI MIN	BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM
7.02	CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW	7.02	CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW	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.
7.03	MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.	7.03	MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.	14.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.
7.04	MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530	7.04	MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530	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.
7.05	LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951, 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS	7.05	LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951, 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS	
8.01	BOLTS AND LAG SCREWS	8.01	BOLTS AND LAG SCREWS	
8.01	BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL USS STEEL WASHERS (ASTM F844-07g) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS. HOLES FOR BOLTS SHALL BE AISC STANDARD HOLES UNO	8.01	BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL USS STEEL WASHERS (ASTM F844-07g) 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 B18.21-1-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844-07g) FOR SCREW HEAD	8.02	LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.21-1-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844-07g) 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	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	
9.01	DRIVEN FASTENERS	9.01	DRIVEN FASTENERS	
9.01	NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667- 05. NAILS ARE TO BE COMMON WIRE OR BOX	9.01	NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667- 05. NAILS ARE TO BE COMMON WIRE OR BOX	
10.01	DIMENSIONAL LUMBER	10.01	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, Fc perp = 425 PSI, Fv = 135 PSI, SPECIFIC GRAVITY = 0.42 MIN Fb = 875 PSI FOR 2X4, 2X6, 2X8. Fb = 800 PSI FOR 2X10'S, 750 PSI FOR 2X12'S	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, Fc perp = 425 PSI, Fv = 135 PSI, SPECIFIC GRAVITY = 0.42 MIN Fb = 875 PSI FOR 2X4, 2X6, 2X8. Fb = 800 PSI FOR 2X10'S, 750 PSI FOR 2X12'S	
11.01	ENGINEERED LUMBER	11.01	ENGINEERED LUMBER	
11.01	LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS: E= 1,900,000 PSI, Fb = 2800 PSI, Fv = 285 PSI, Fc perp = 750 PSI LS: MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E= 1.3 X 10E6 PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc perp = 680 PSI	11.01	LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS: E= 1,900,000 PSI, Fb = 2800 PSI, Fv = 285 PSI, Fc perp = 750 PSI LS: MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E= 1.3 X 10E6 PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc perp = 680 PSI	
11.02	LVL OR PSL MEMBERS MAY BE RIPPE FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS. MAY SUBSTITUTE PSL AND LVL FOR EACH OTHER UNO	11.02	LVL OR PSL MEMBERS MAY BE RIPPE FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS. MAY SUBSTITUTE PSL AND LVL FOR EACH OTHER UNO	
12.01	PRESSURE TREATED LUMBER	12.01	PRESSURE TREATED LUMBER	
12.01	LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AMPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AMPA 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)	12.01	LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AMPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AMPA 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)	
13.01	STEEL FLITCH PLATE BEAMS	13.01	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 PICES 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	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 PICES 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	
14.01	STUD SUPPORTS FOR BEAMS	14.01	STUD SUPPORTS FOR BEAMS	
14.01	STEEL ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:	14.01	STEEL ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:	
15.01	OWNERSHIP OF STRUCTURAL DESIGN	15.01	OWNERSHIP OF STRUCTURAL DESIGN	
15.01	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	15.01	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	
16.01	WALL FRAMING AND BRACING	16.01	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.	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.	
16.02	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	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"	
17.01	KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:	17.01	KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:	
17.01	KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:	17.01	KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:	
18.01	MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNER. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	18.01	MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNER. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.	
19.01	OWNERSHIP OF STRUCTURAL DESIGN	19.01	OWNERSHIP OF STRUCTURAL DESIGN	
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