

TDB

RBPR-077508-2022

Contractor is required to provide field building inspector engineered floor truss design package and layout at framing inspection.

NOTE:

ALL DIMENSIONS ARE TO BE VERIFIED BY OWNER/BUILDER BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN, DESIGNER IS RELEASED FROM ANY AND ALL LIABILITY ASSOCIATED WITH THE CONSTRUCTION OF THIS CUSTOM RESIDENCE. THIS PLAN IS DESIGNED UNDER THE 2018 NORTH CAROLINA RESIDENTIAL CODE.



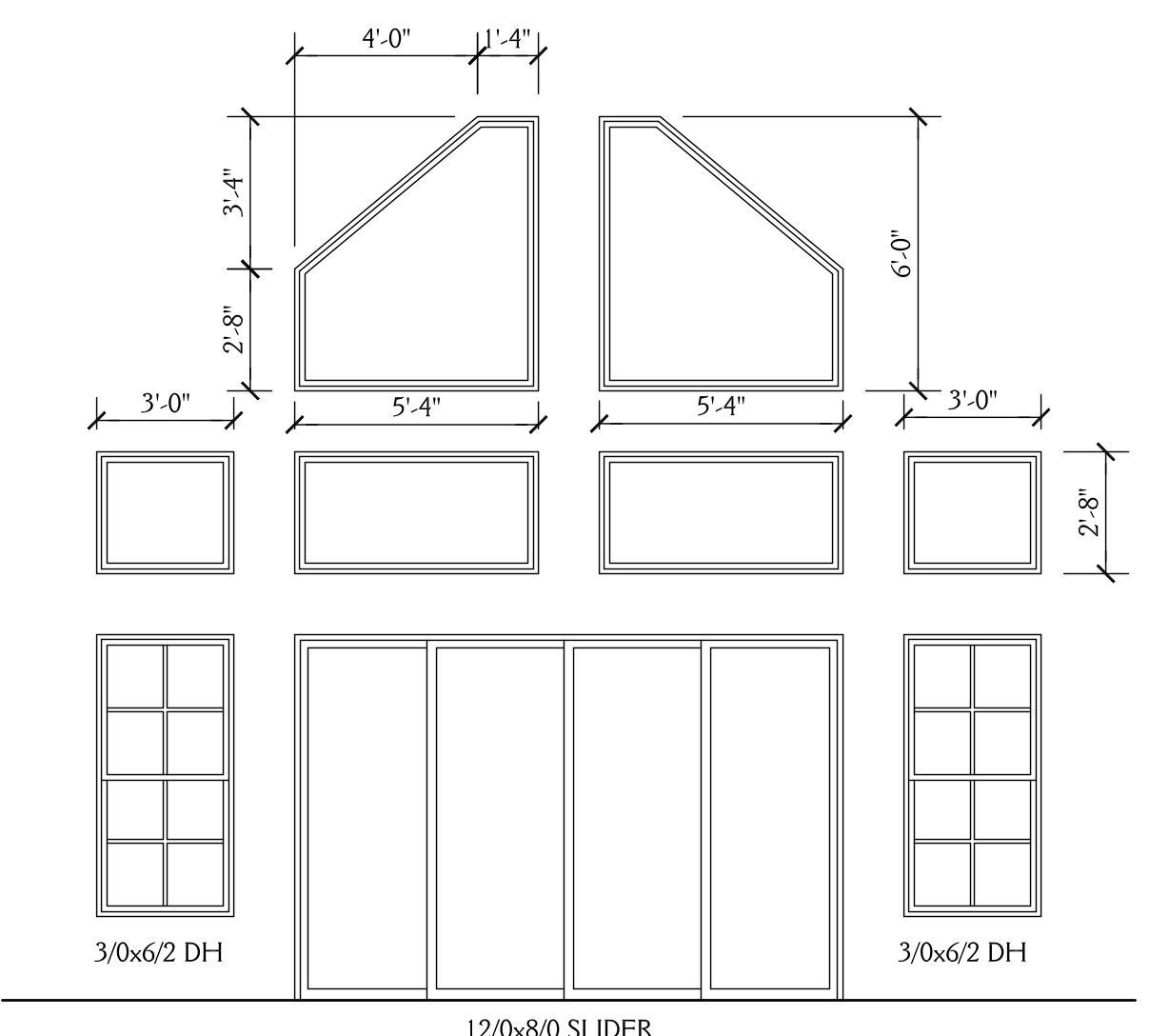
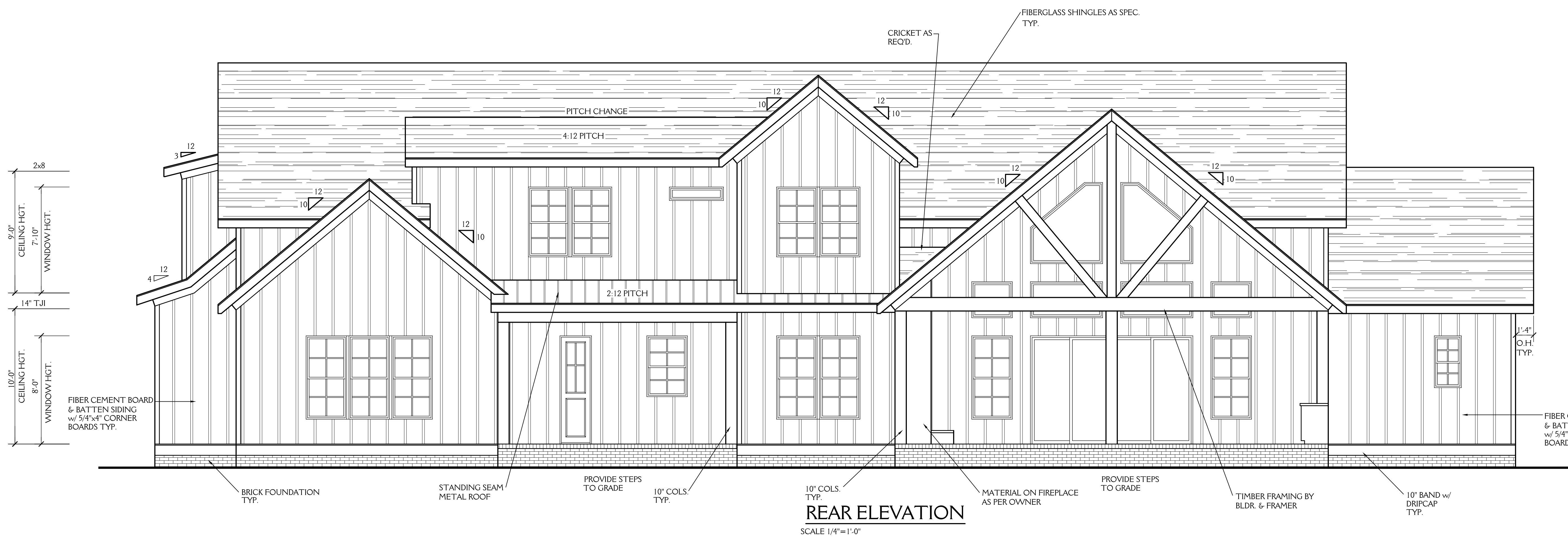
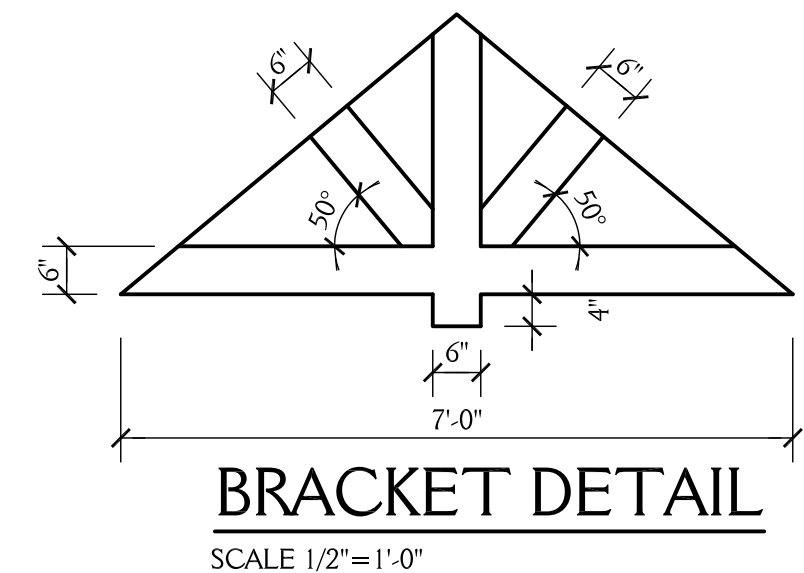
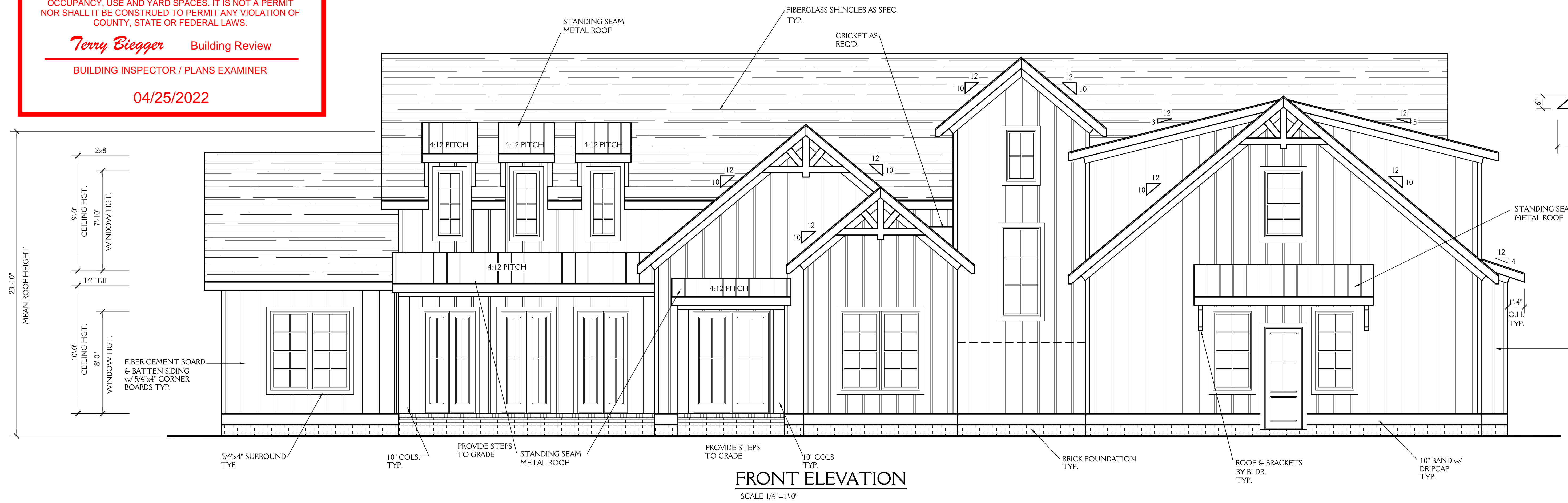
PLANS APPROVED BY WAKE COUNTY N.C. P.D.I.

THIS APPROVAL ENCOMPASSES BUILDING CONSTRUCTION, OCCUPANCY, USE AND YARD SPACES. IT IS NOT A PERMIT NOR SHALL IT BE CONSTRUED TO PERMIT ANY VIOLATION OF COUNTY, STATE OR FEDERAL LAWS.

Terry Biegger Building Review

BUILDING INSPECTOR / PLANS EXAMINER

04/25/2022

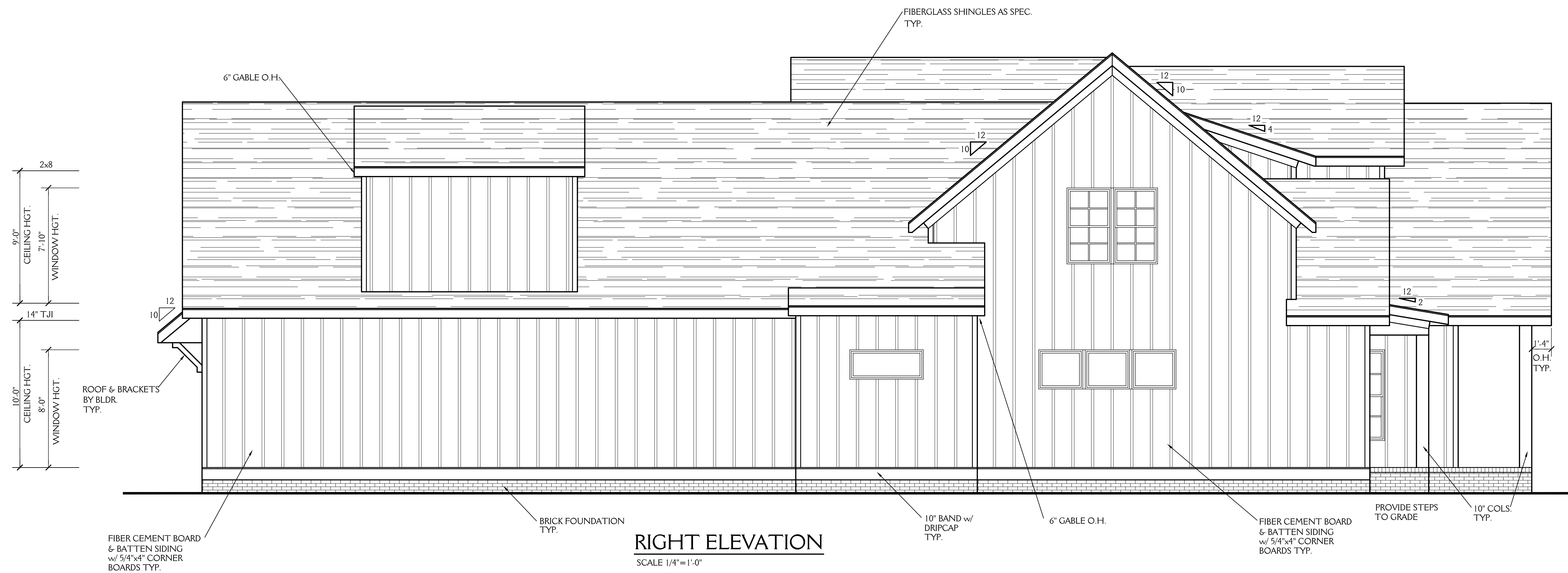
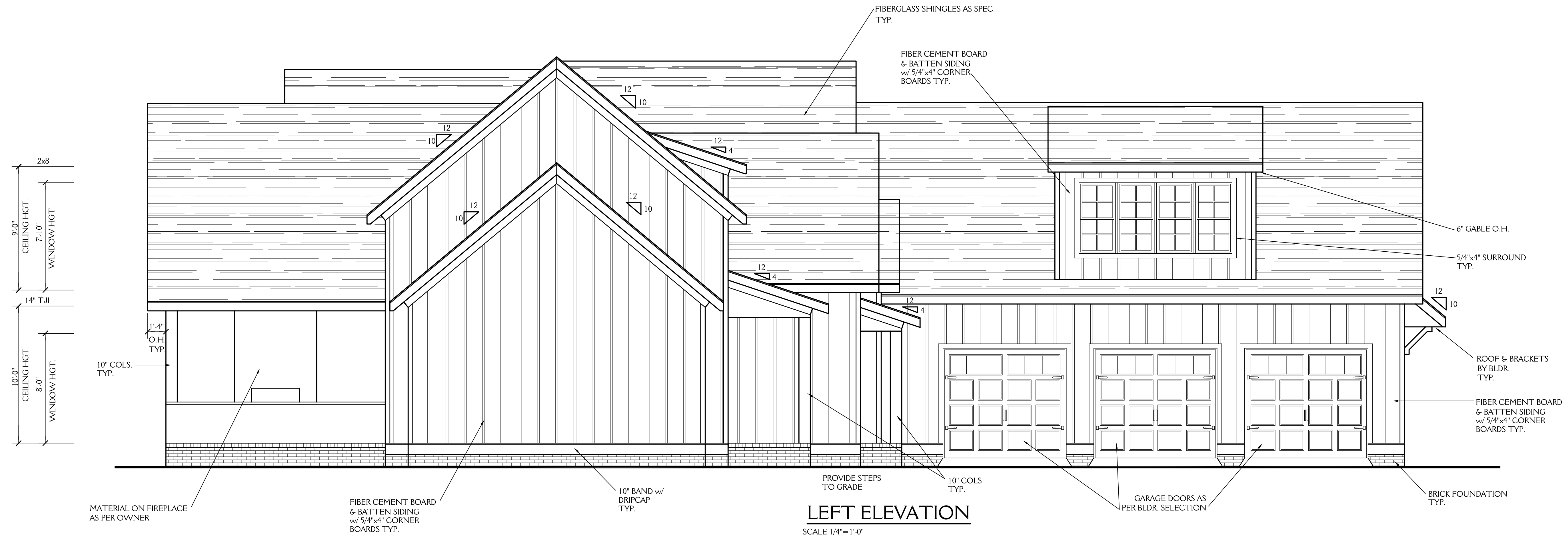


PLANS DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE
 PLANS DESIGNED FOR MIN. 115 MPH 3 SECOND GUST (89 MPH FASTEST WIND), EXPOSURE B
 ANCHOR BOLTS TO BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM OF 7" INTO
 MASONRY OR CONCRETE. ANCHOR BOLTS TO BE NO MORE THAN 6" O.C. AND WITHIN
 12" OF THE CORNER.
 MEAN ROOF HEIGHT = < 30'-0"
 COMPONENT & CLADDING FOR THESE PLANS SHALL BE DESIGNED TO MEET SECTION R301.2.1,
 TABLE R301.2(2) AND R301.2(6) ADJUSTED FOR MEAN ROOF HEIGHT AND EXPOSURE.
 MINIMUM VALUES FOR ENERGY COMPLIANCE:
 ZONE 4 MAX GLAZING U-FACTOR = 0.35 CEILING R-38 WALLS R-15 FLOORS R-19 SLABS R-10

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J&W CUSTOM HOMES		SHEET 1 OF 6
WELLS RESIDENCE		
DRAWN BY: JD	DATE: 4-17-22	PROJECT NO: 2208
REVISIONS:		

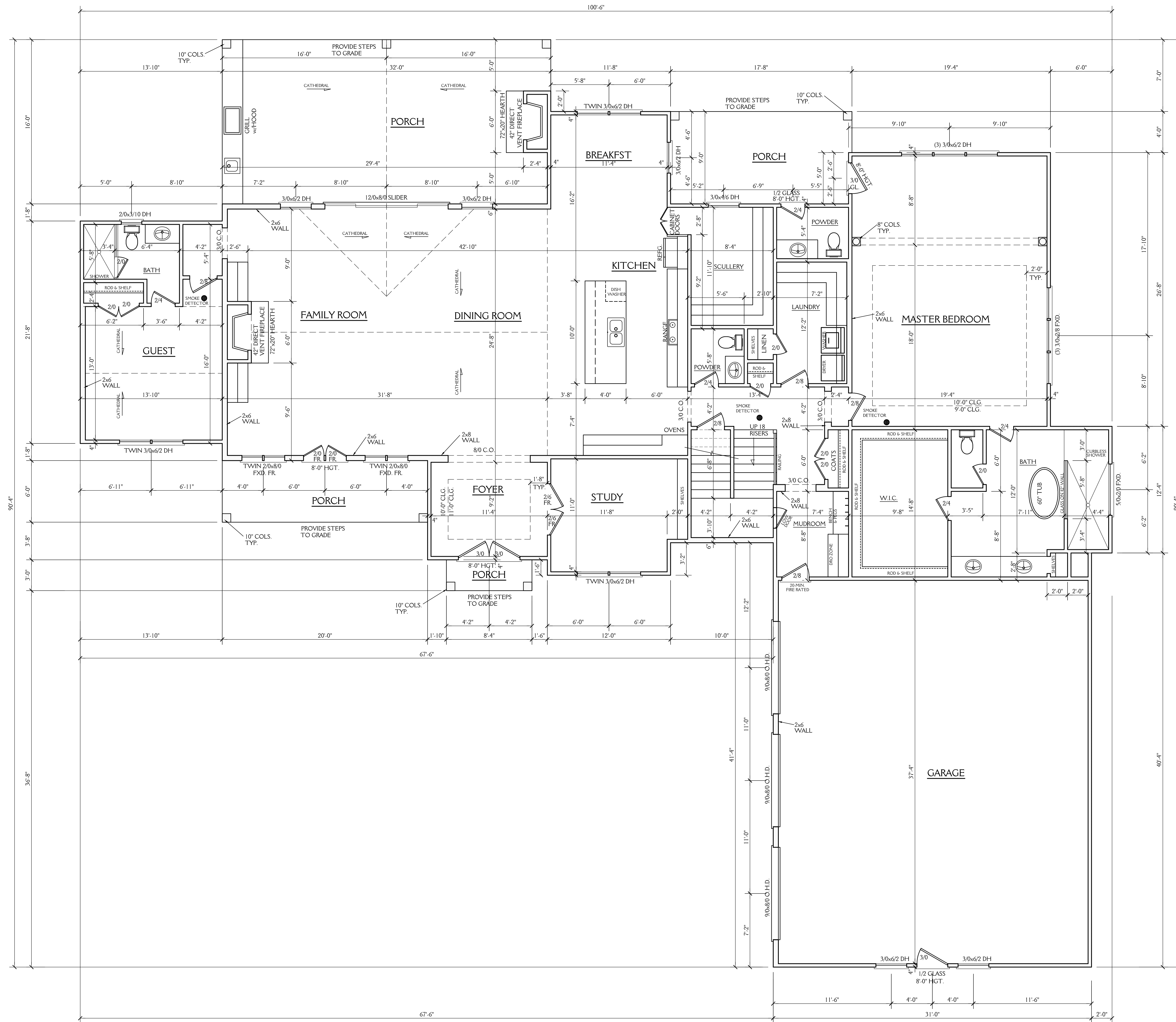
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED BY OWNER/BUILDER BEFORE CONSTRUCTION BEGINS. ONCE CONSTRUCTION HAS BEGUN, DESIGNER IS RELEASED FROM ANY AND ALL LIABILITY ASSOCIATED WITH THE CONSTRUCTION OF THIS CUSTOM RESIDENCE. THIS PLAN IS DESIGNED UNDER THE 2018 NORTH CAROLINA RESIDENTIAL CODE



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J&W CUSTOM HOMES		SHEET 2 OF 6
WELLS RESIDENCE		
DRAWN BY: JD	DATE: 4-17-22	PROJECT NO: 2208
REVISIONS:		

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3244 SQ FT HTD (1ST FLOOR)	811 SQ FT (PORCHES)
2377 SQ FT HTD (2ND FLOOR)	1168 SQ FT (GARAGE)
5638 SQ FT HTD TOTAL	1979 UNHEATED TOTAL

FIRST FLOOR PLAN

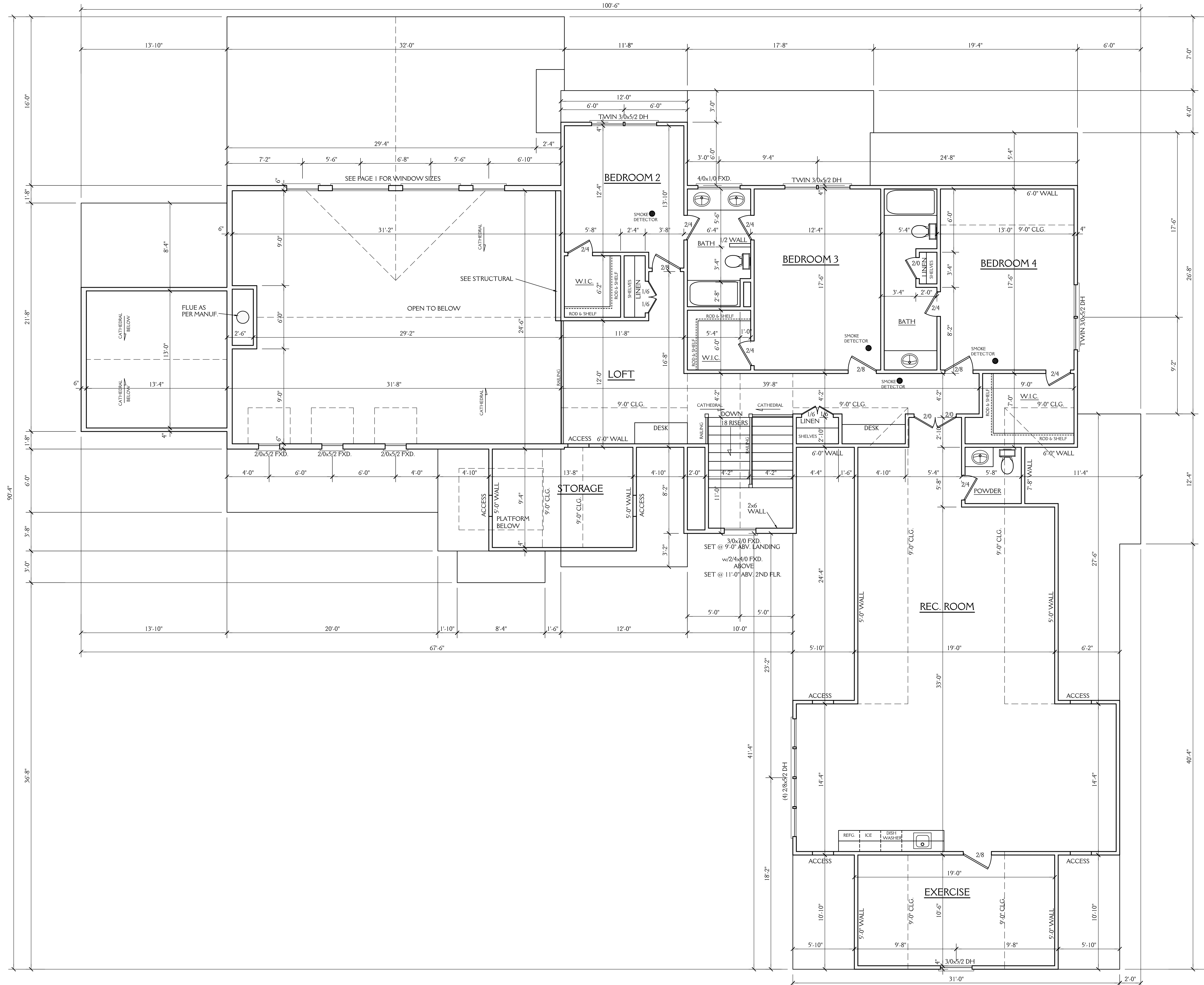
SCALE 1/4"=1'-0"
 10'-0" CLG. HGT.
 SET WINDOWS AT 8'-0" AFF
 NOTE: ALL DOORS AND C.O. 8'-0" HGT.

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J&W CUSTOM HOMES

WELLS RESIDENCE		SHEET 3 OF 6
DRAWN BY: JD	DATE: 4-17-22	
REVISIONS:		PROJECT NO. 2208

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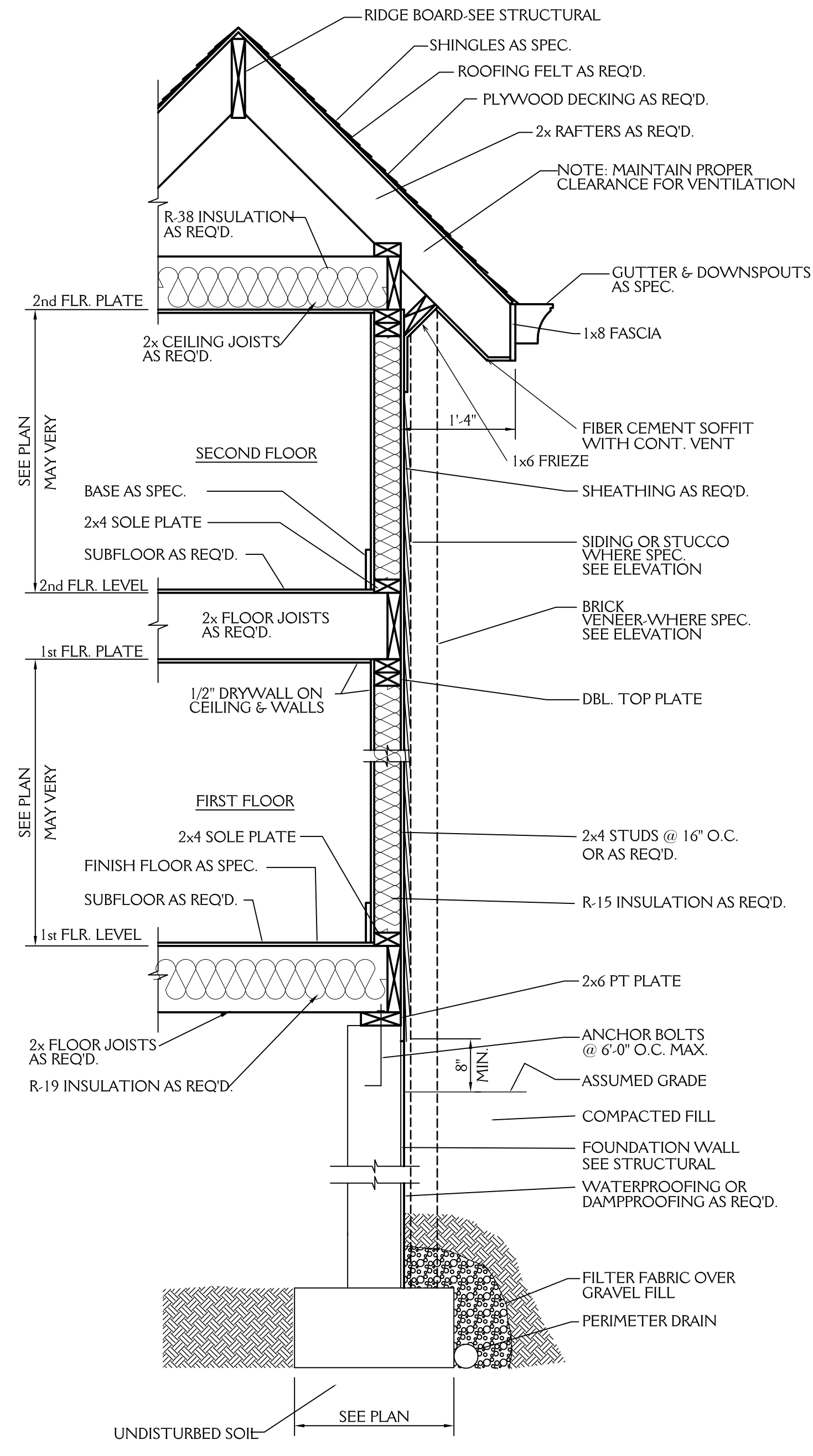
SECOND FLOOR PLAN

SCALE 1/4"=1'-0"
9'-0" CLG. HGT.
SET WINDOWS AT 7'-10" AFF U.N.O.

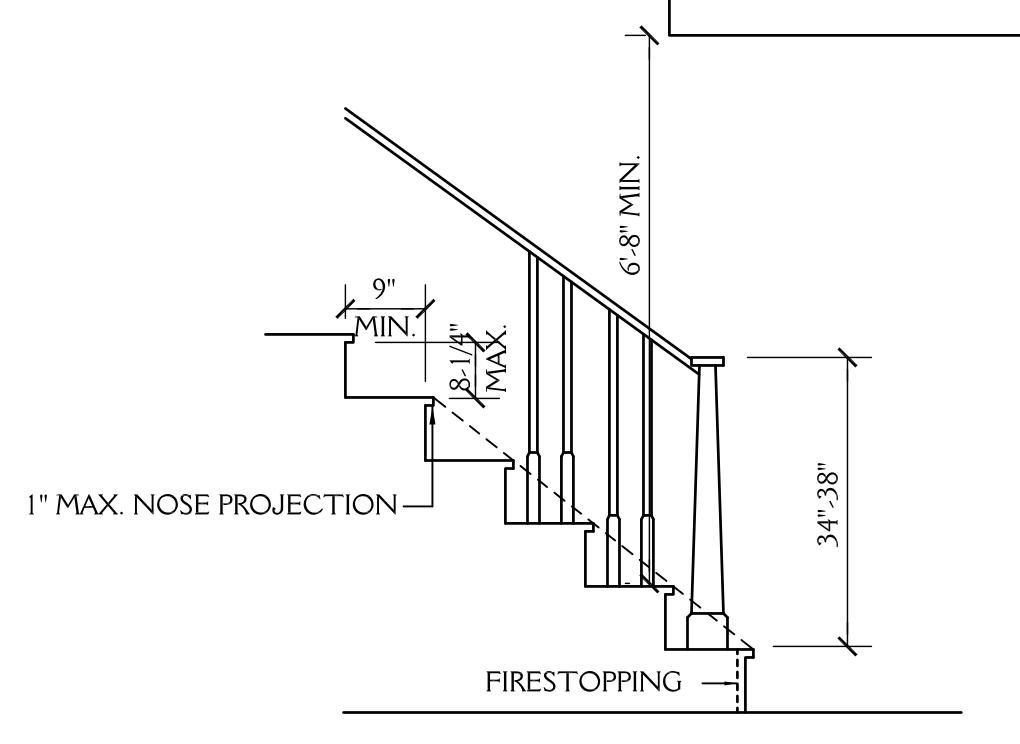
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J&W CUSTOM HOMES		SHEET 4 OF 6
WELLS RESIDENCE		
DRAWN BY: JD	DATE: 4-17-22	PROJECT NO: 2208
REVISIONS:		

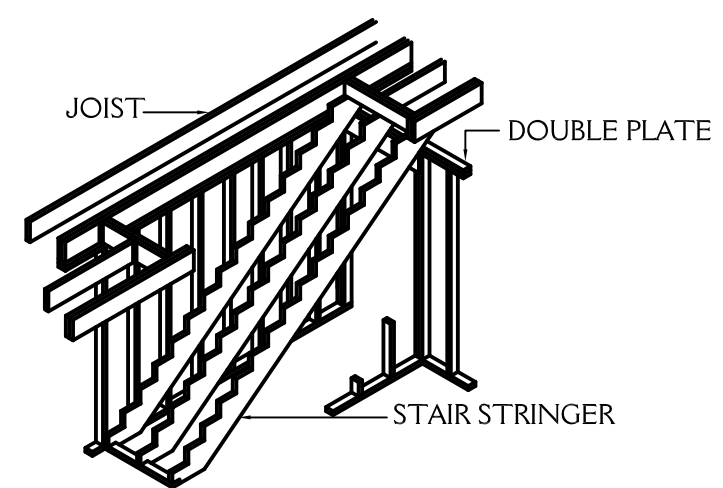
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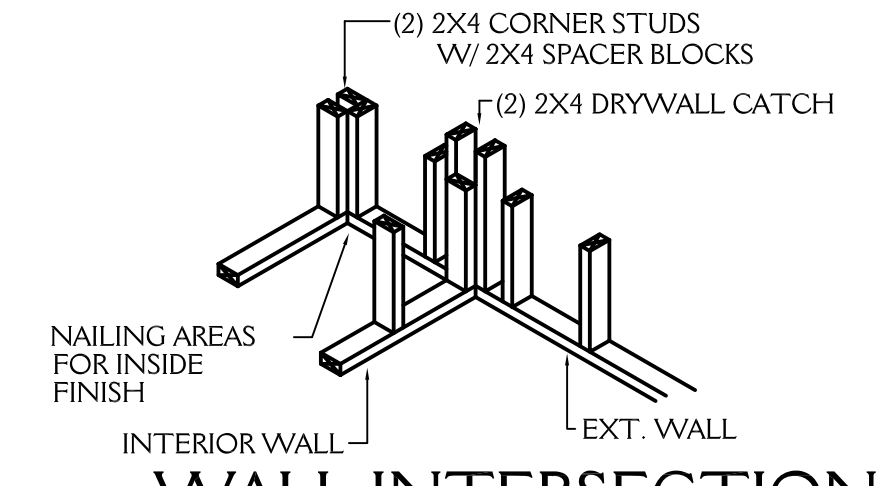
TYPICAL WALL SECTION
3/4"=1'-0"



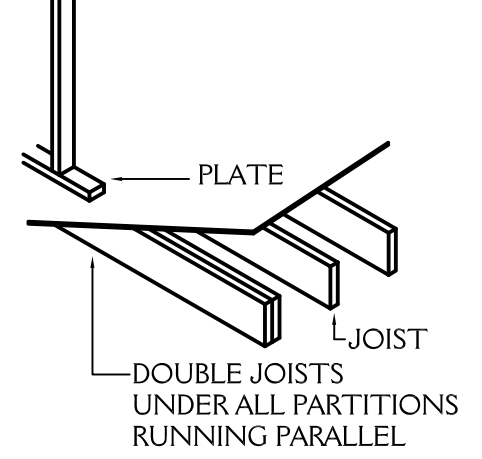
STAIR DETAIL
SCALE: NTS



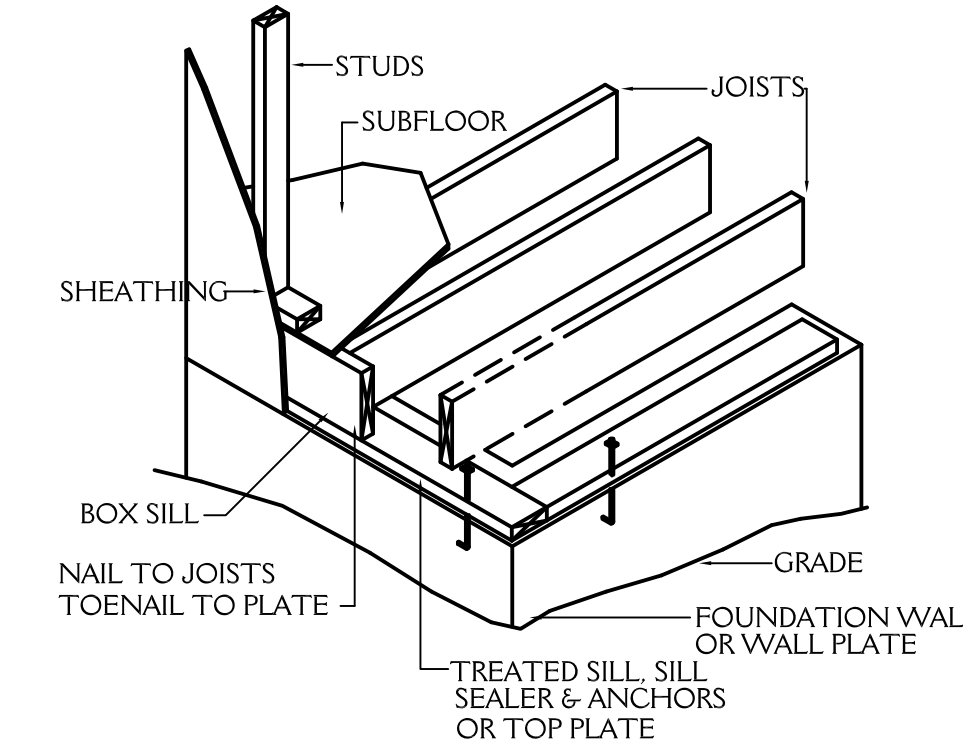
STAIRWAY FRAMING
NTS



WALL INTERSECTION
NTS



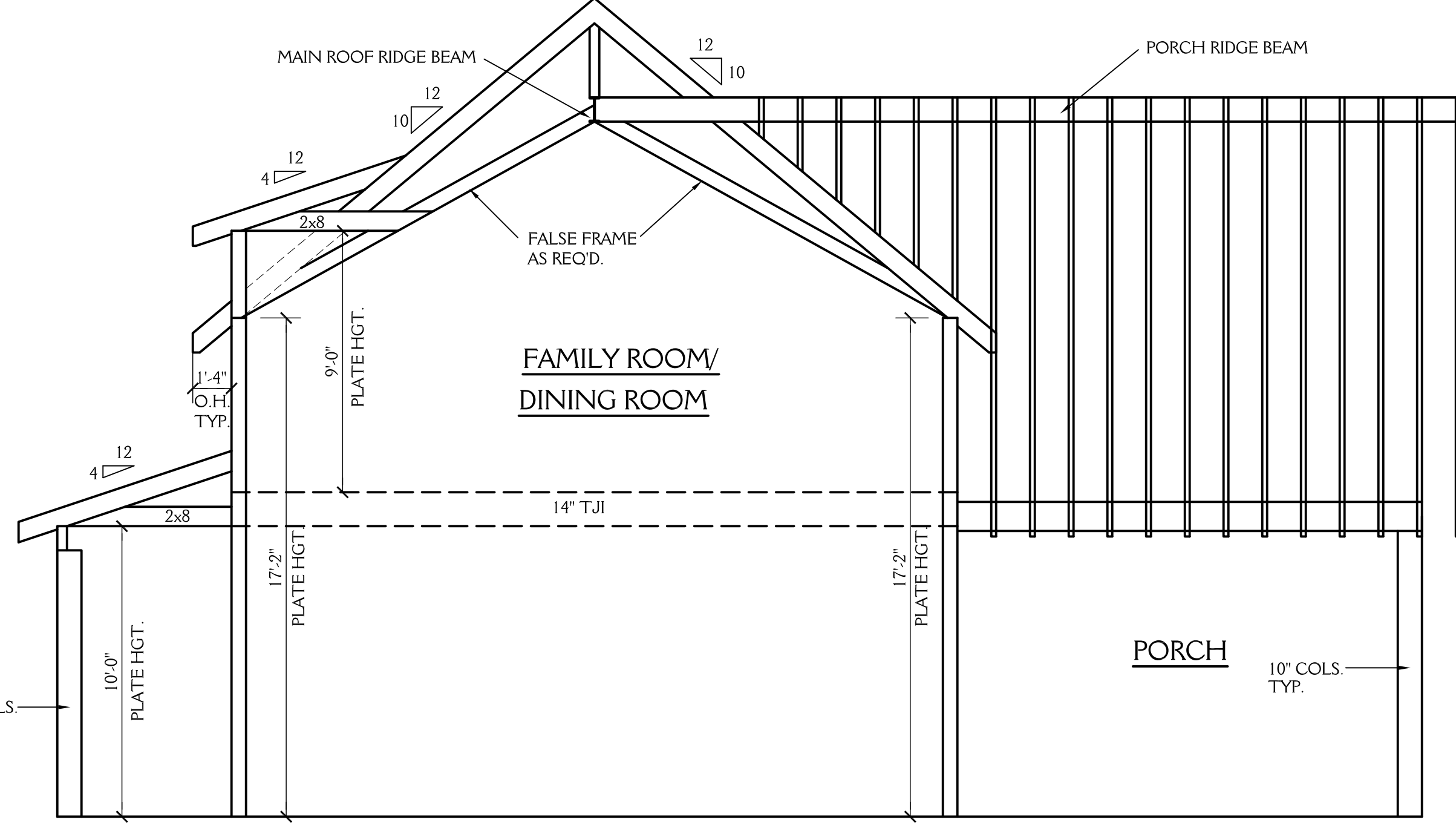
PARALLEL PARTITION
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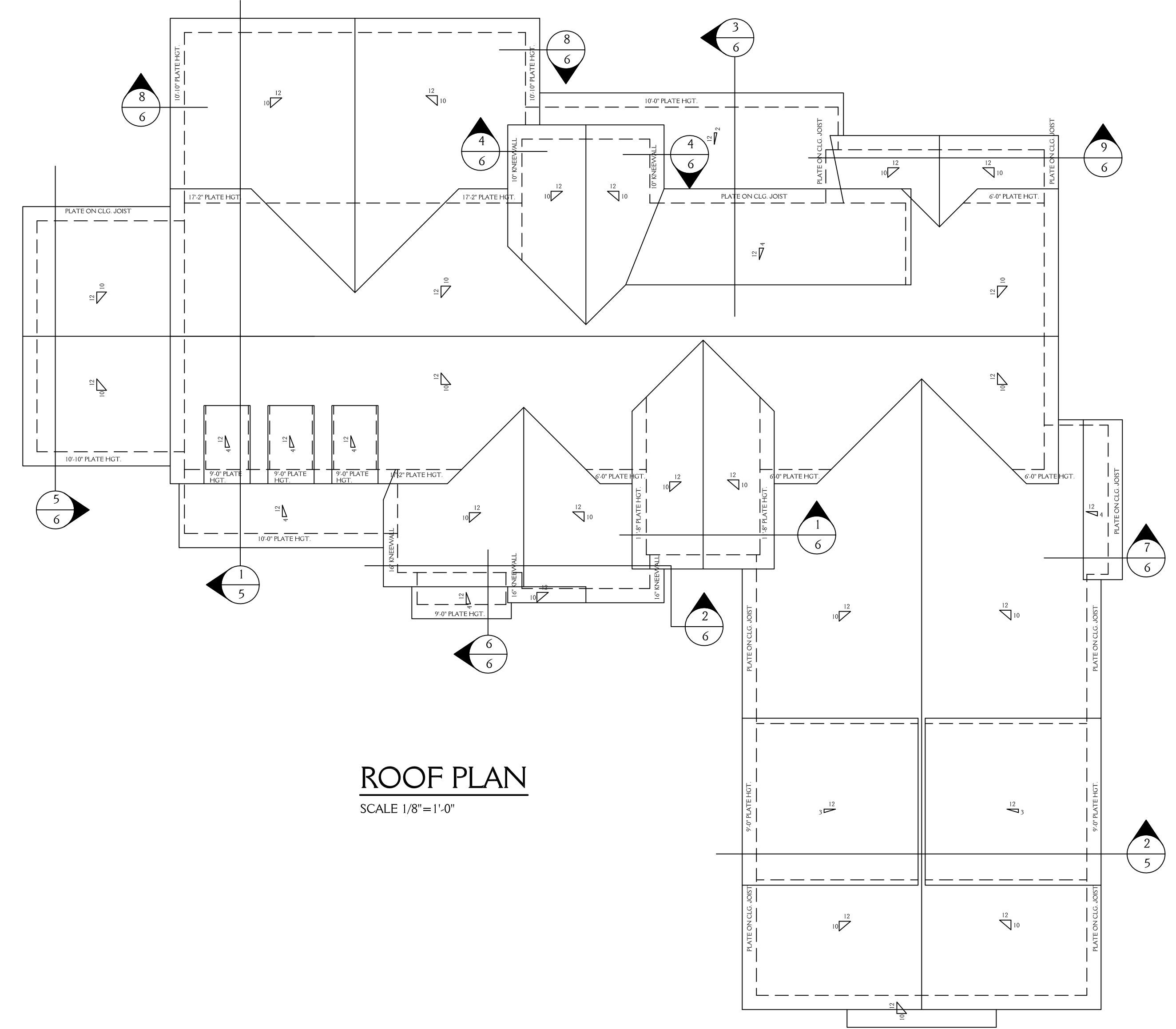
FLOOR FRAMING
NTS

ROOF VENT CALCS
5210 SQ.FT. /150 =34.73 SQ.FT. REQ'D
BUILDER TO PROVIDE APPROPRIATE VENTILATION AS REQUIRED BY CODE
SEE SECTION R806 OF THE 2018 NC RESIDENTIAL BLDG. CODE

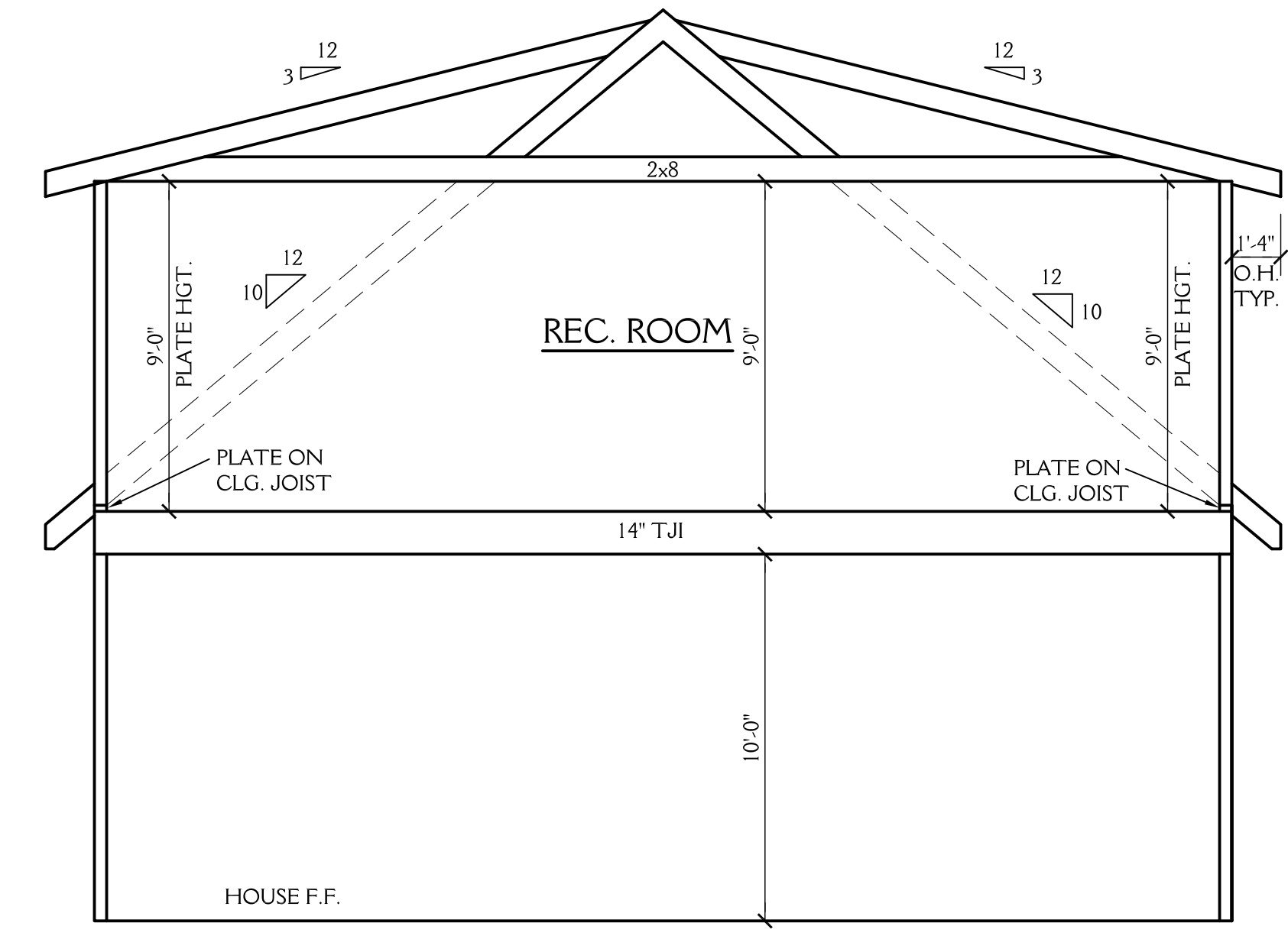
FND VENT CALCS
3045 SQ.FT. /150 =20.3 SQ.FT. REQ'D
BUILDER TO PROVIDE APPROPRIATE VENTILATION AS REQUIRED BY CODE
SEE SECTION R408 OF THE 2018 NC RESIDENTIAL BLDG. CODE



NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.
SCHEMATIC SECTION
SCALE 1/4"=1'-0"



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



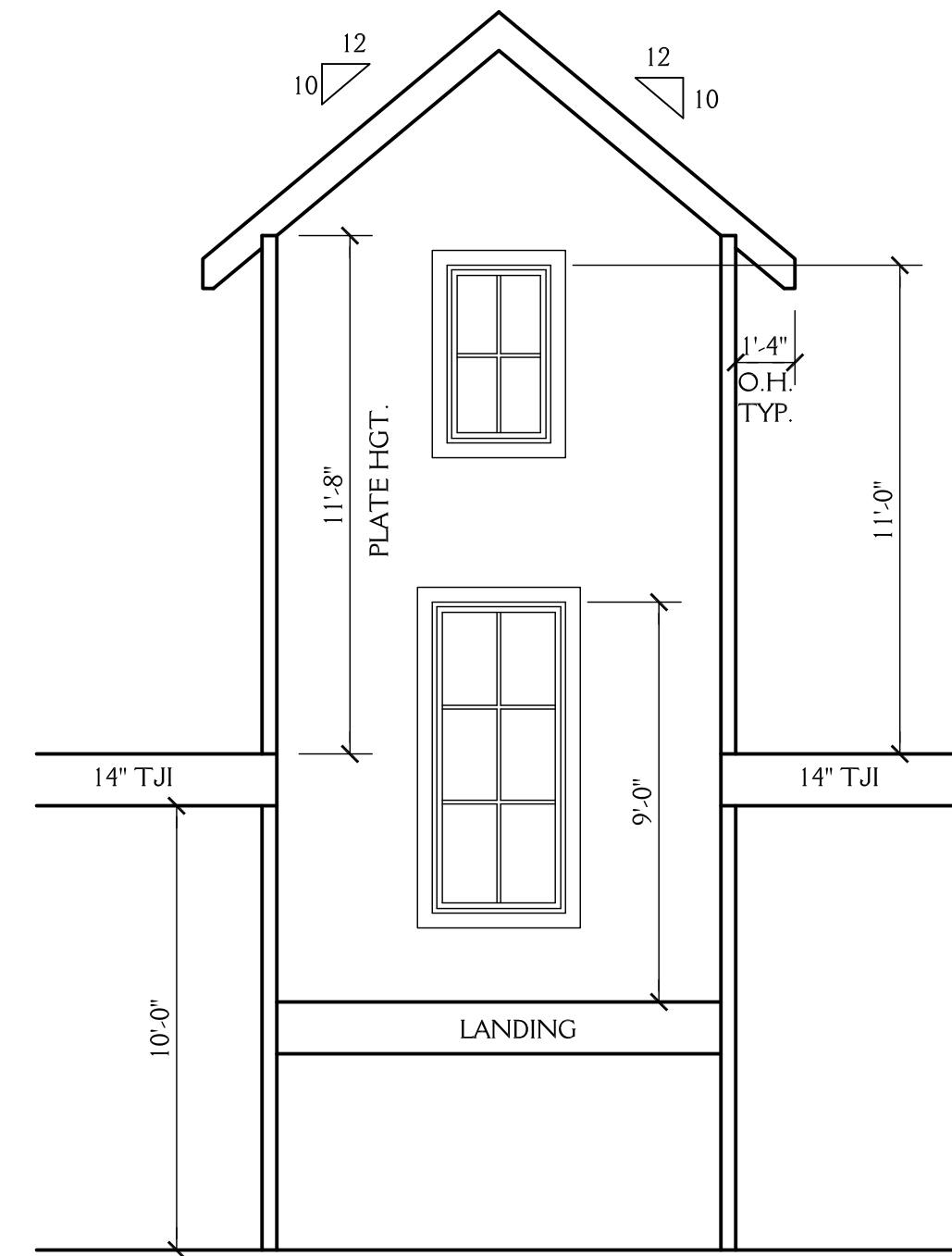
NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.
SCHEMATIC SECTION
SCALE 1/4"=1'-0"

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J&W CUSTOM HOMES

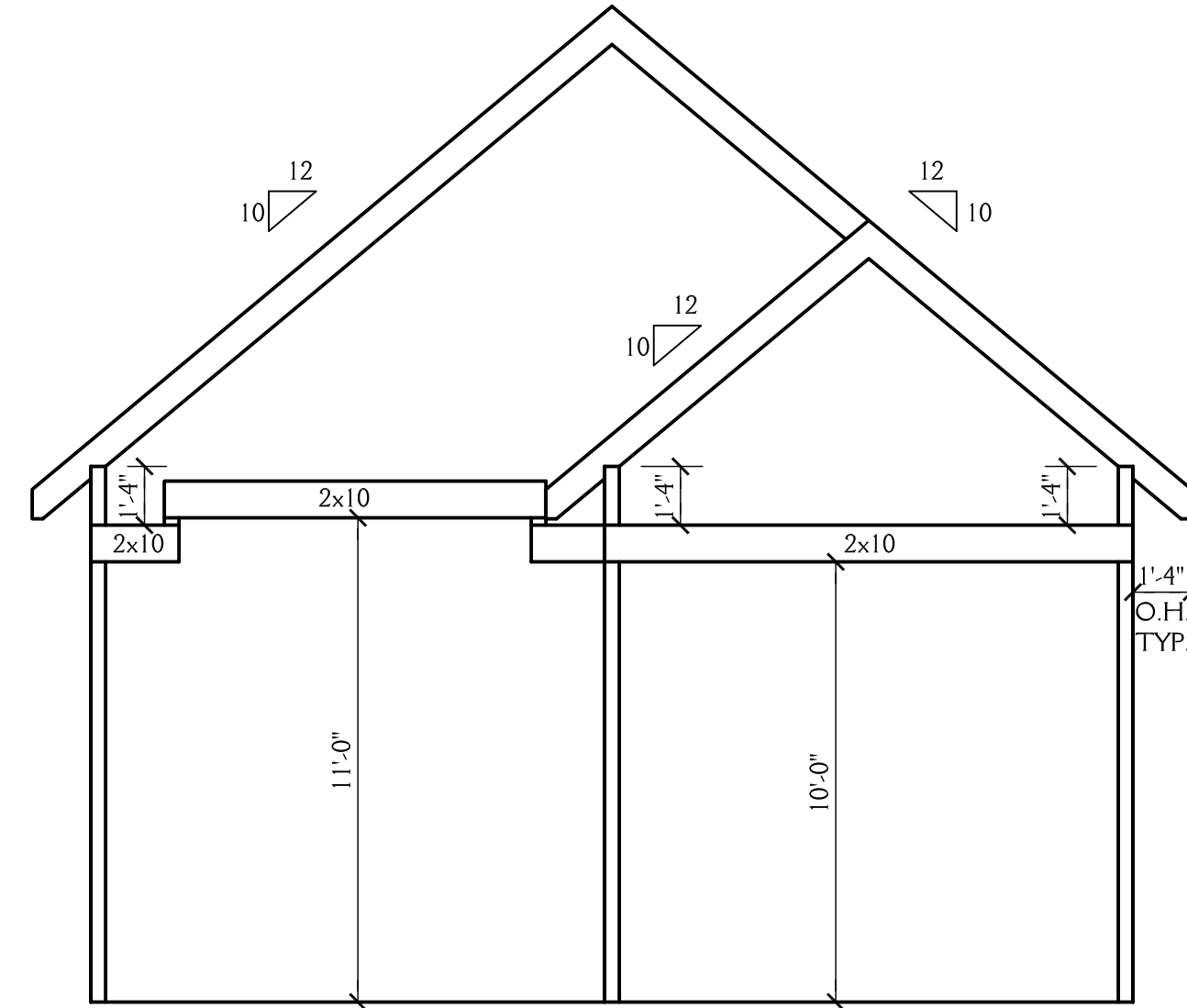
WELLS RESIDENCE		SHEET 5 OF 6
DRAWN BY: JD	DATE: 4-17-22	
REVISIONS:		PROJECT NO: 2208

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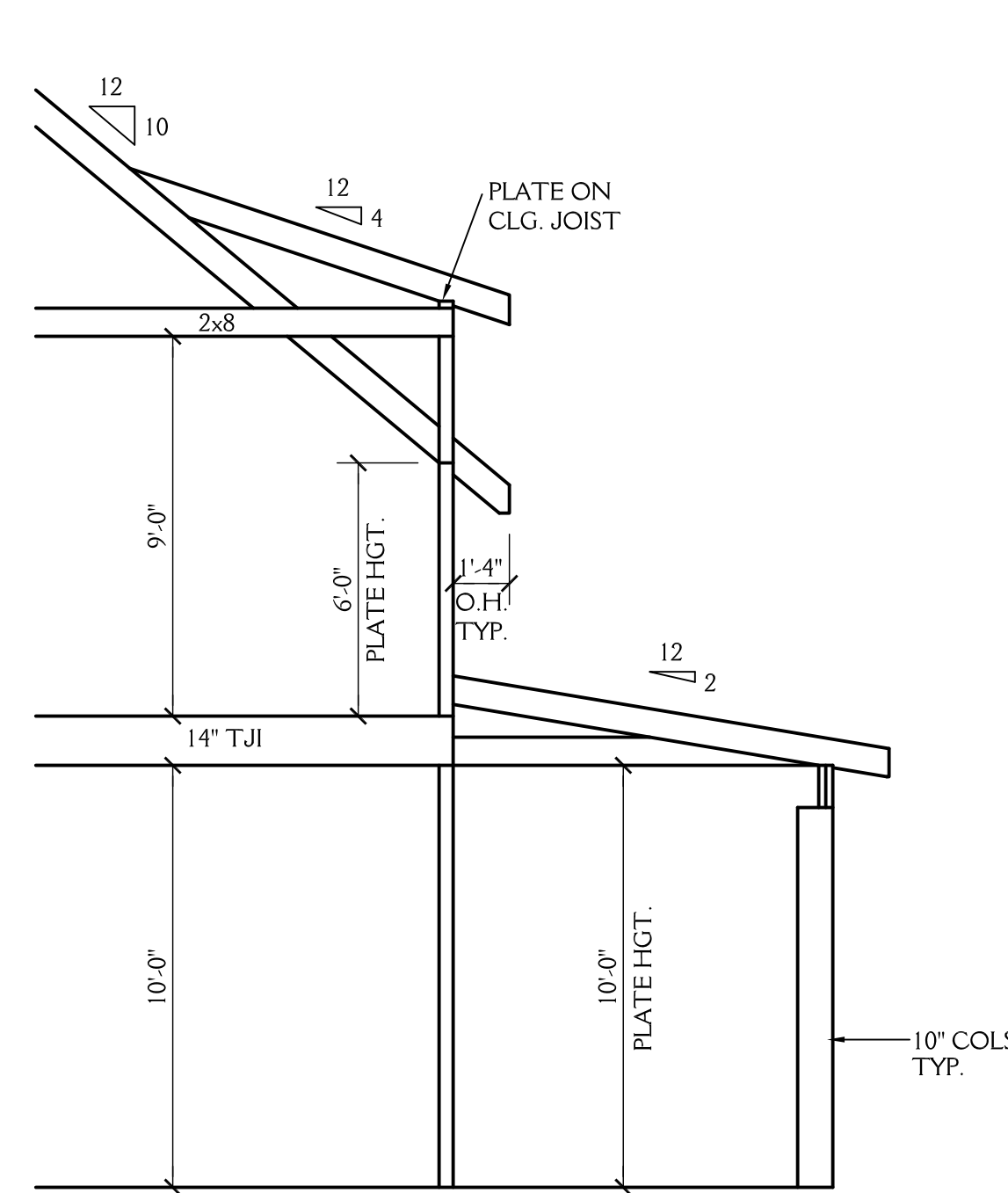
1/6 SCHEMATIC SECTION SCALE 1/4"=1'-0"

NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.



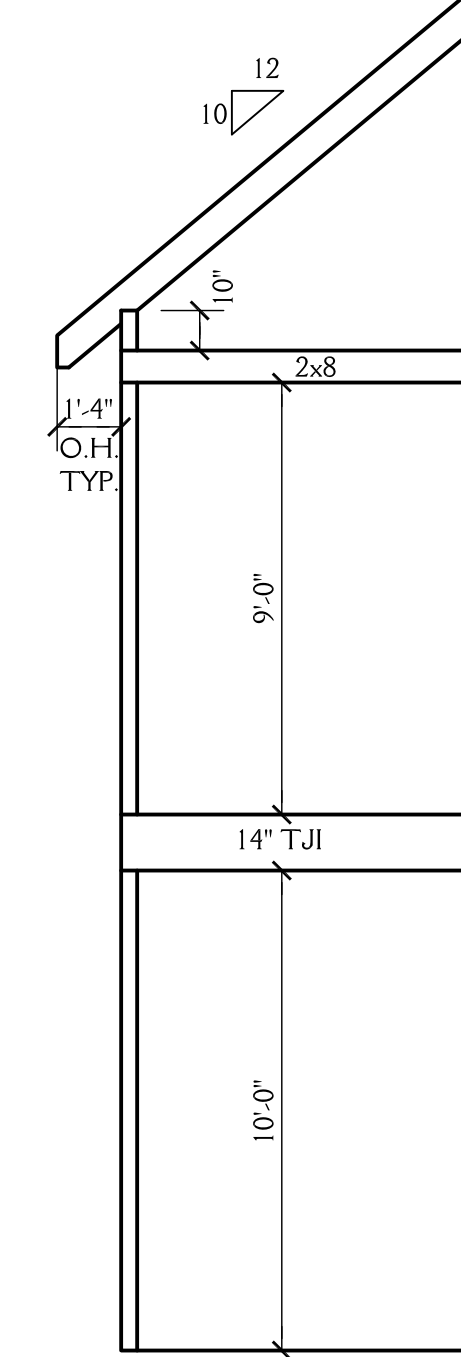
2/6 SCHEMATIC SECTION SCALE 1/4"=1'-0"

NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.



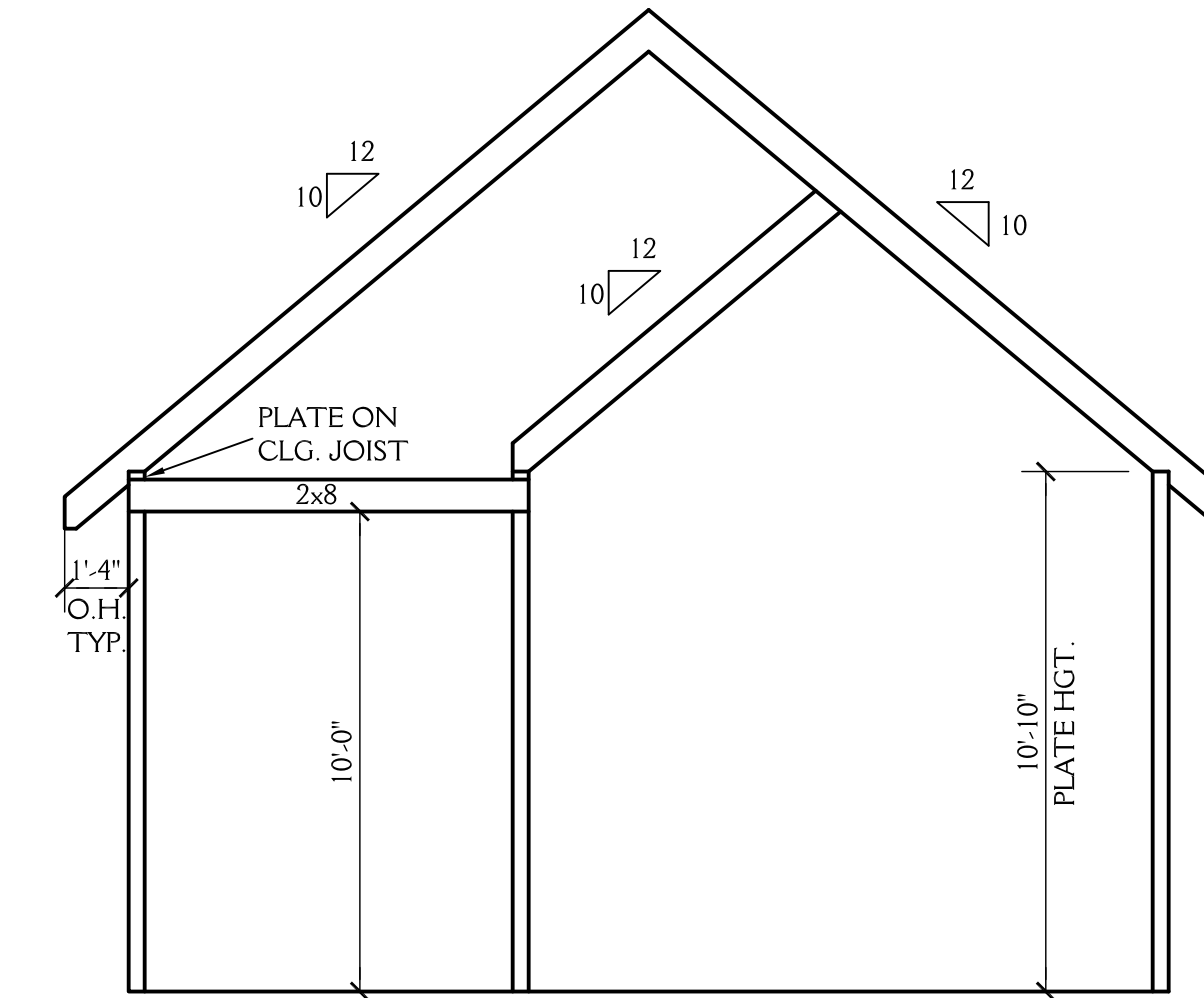
3/6 SCHEMATIC SECTION SCALE 1/4"=1'-0"

NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.



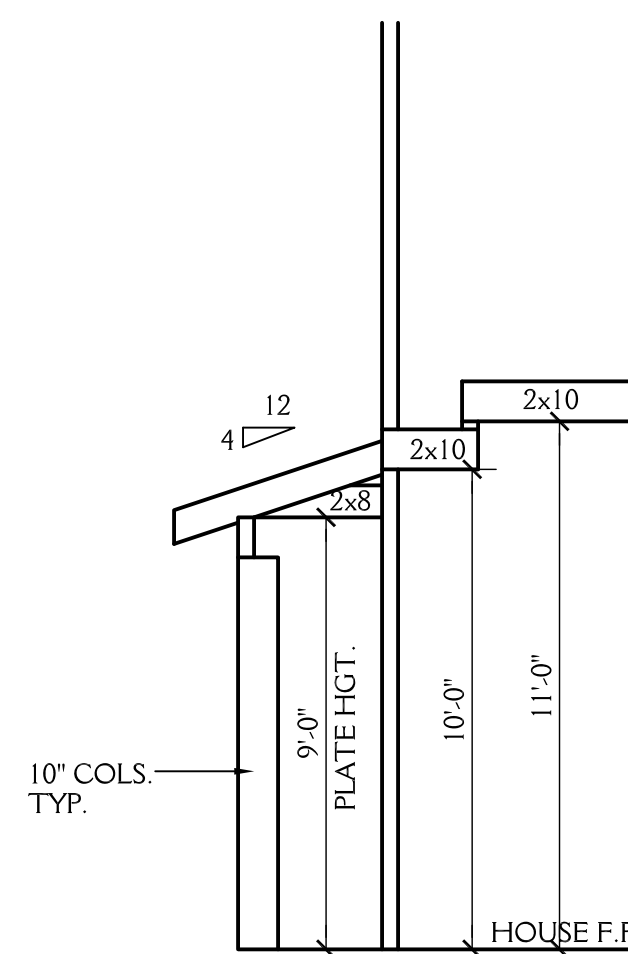
4/6 SCHEMATIC SECTION SCALE 1/4"=1'-0"

NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.



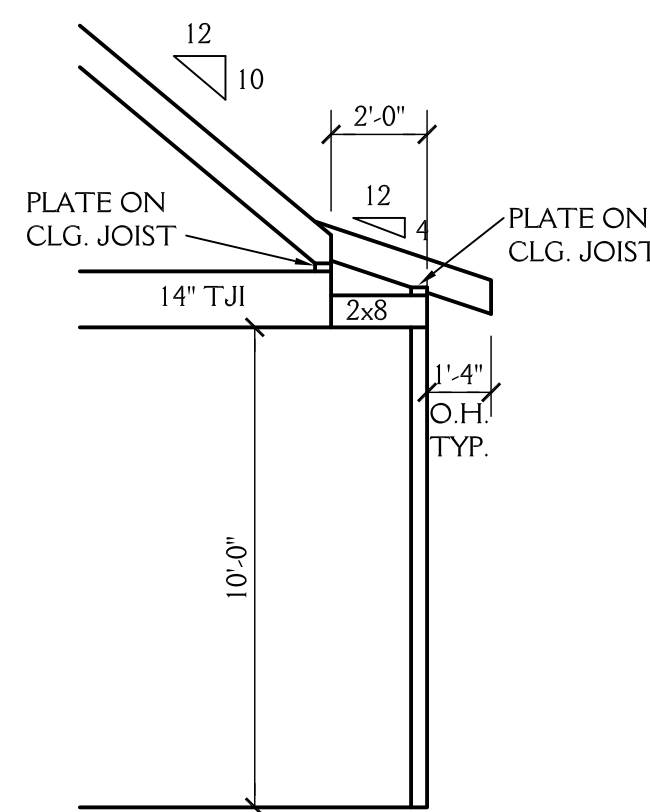
5/6 SCHEMATIC SECTION SCALE 1/4"=1'-0"

NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.



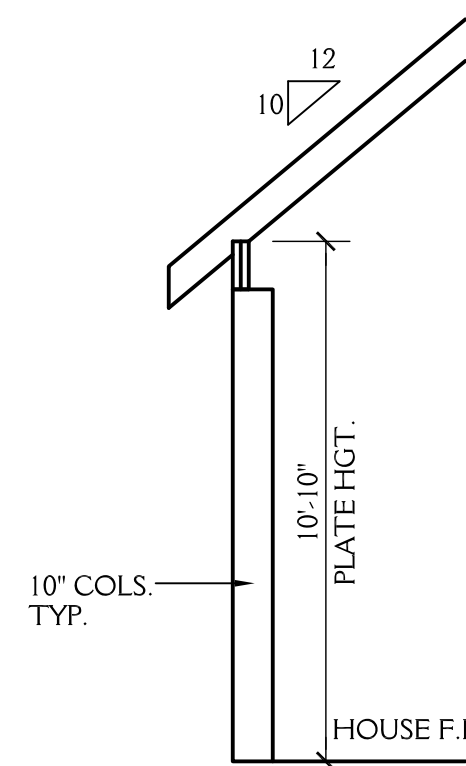
6/6 SCHEMATIC SECTION SCALE 1/4"=1'-0"

NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.



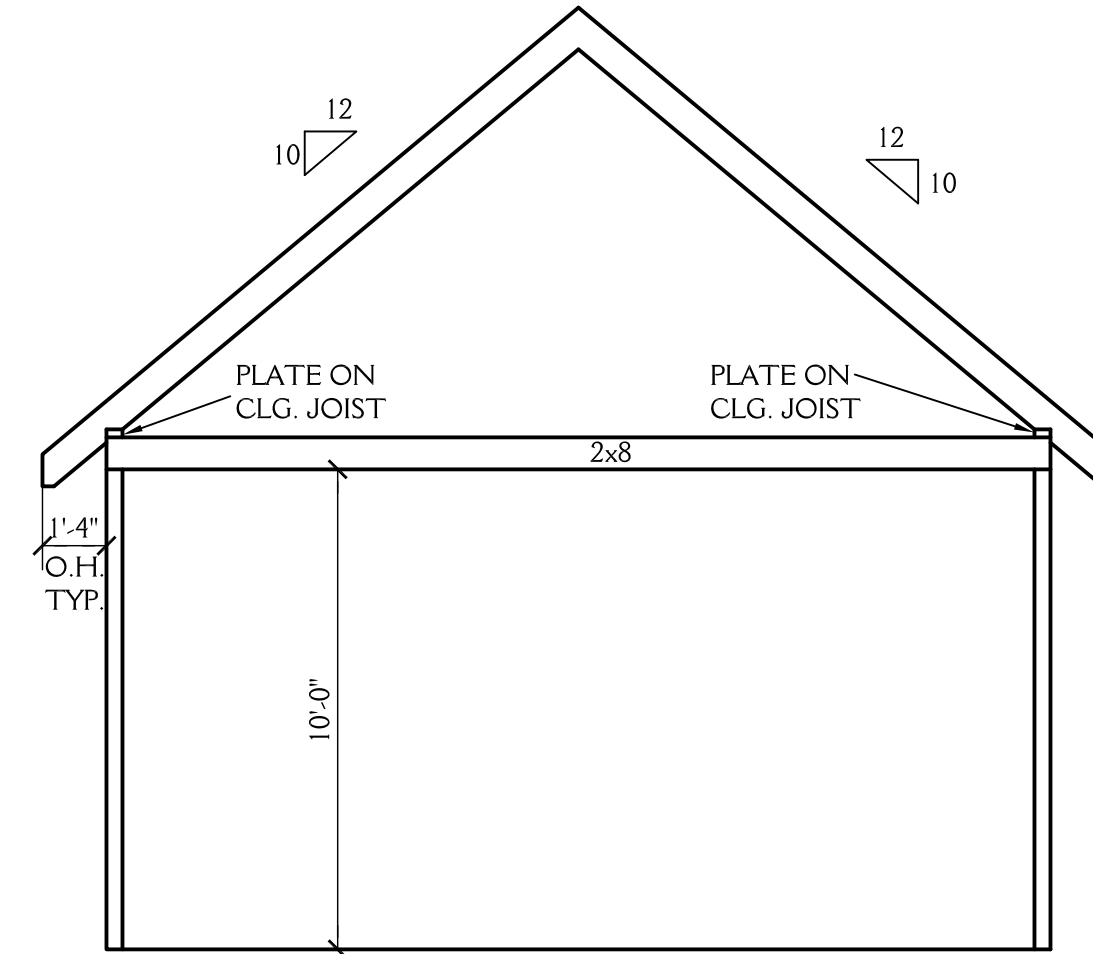
7/6 SCHEMATIC SECTION SCALE 1/4"=1'-0"

NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.



8/6 SCHEMATIC SECTION SCALE 1/4"=1'-0"

NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.

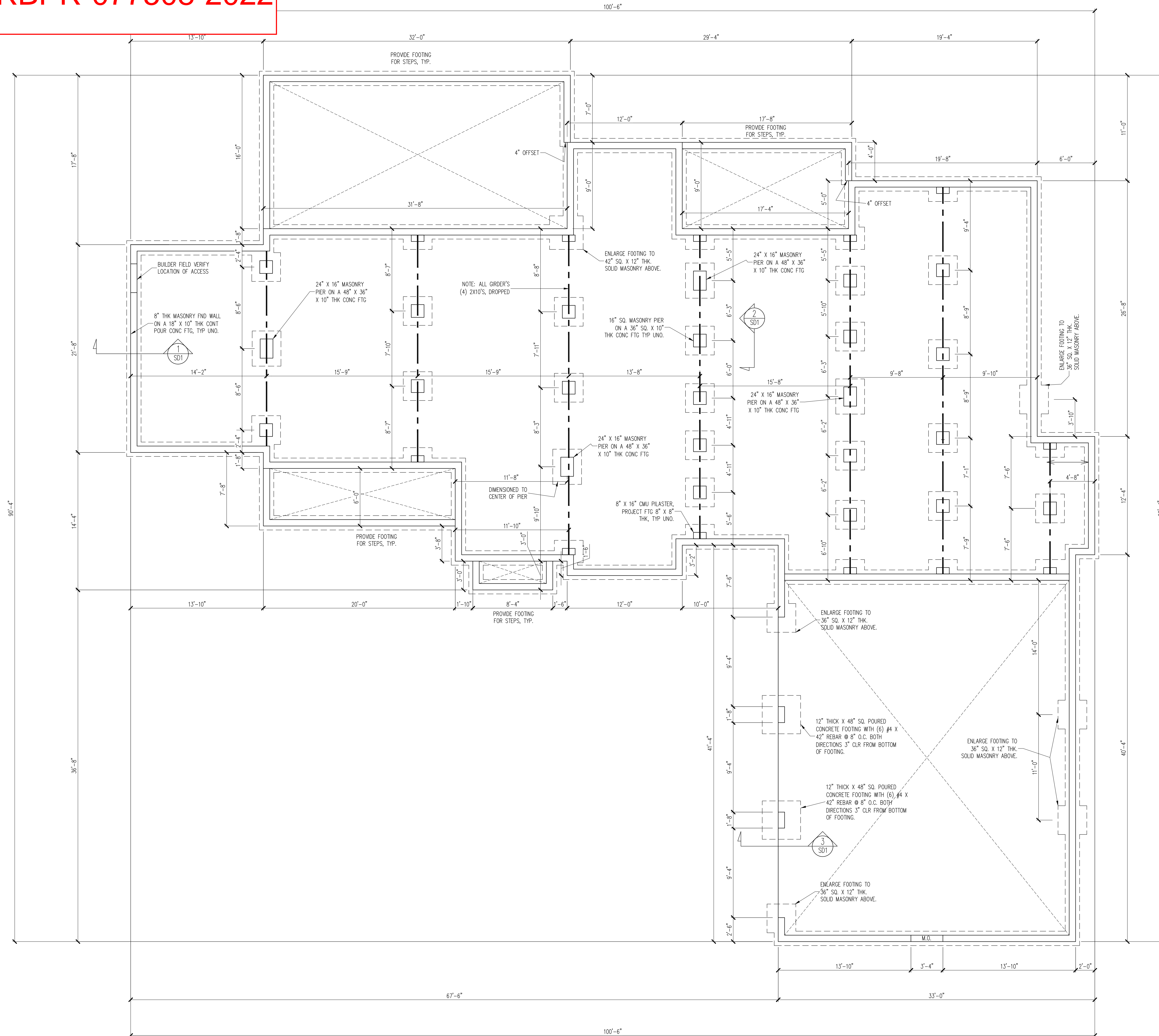


9/6 SCHEMATIC SECTION SCALE 1/4"=1'-0"

NOTE: SEE STRUCTURAL FOR ALL JOIST SIZES AND DIRECTIONS TYP.

TDB

RBPR-077508-2022



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

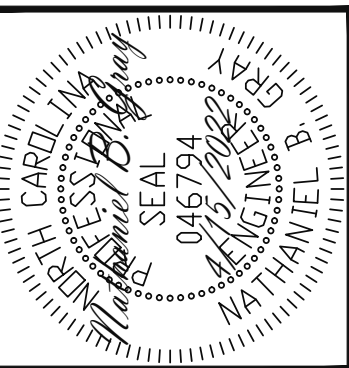
PART 17: KING STUDS FOR EXTERIOR WALLS

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

1/4" = 1'-0"



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

SCOPE	REV #	REF PROJ #	DATE
LOC: PLEASANT UNION CHURCH RD			

ENG: NBG/CR
 DATE: 4/15/2022

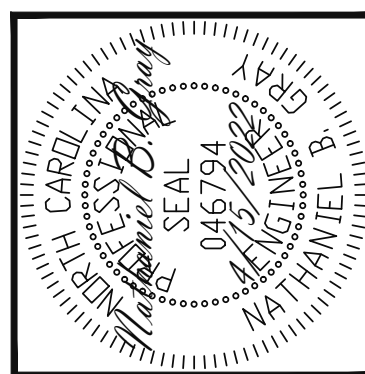
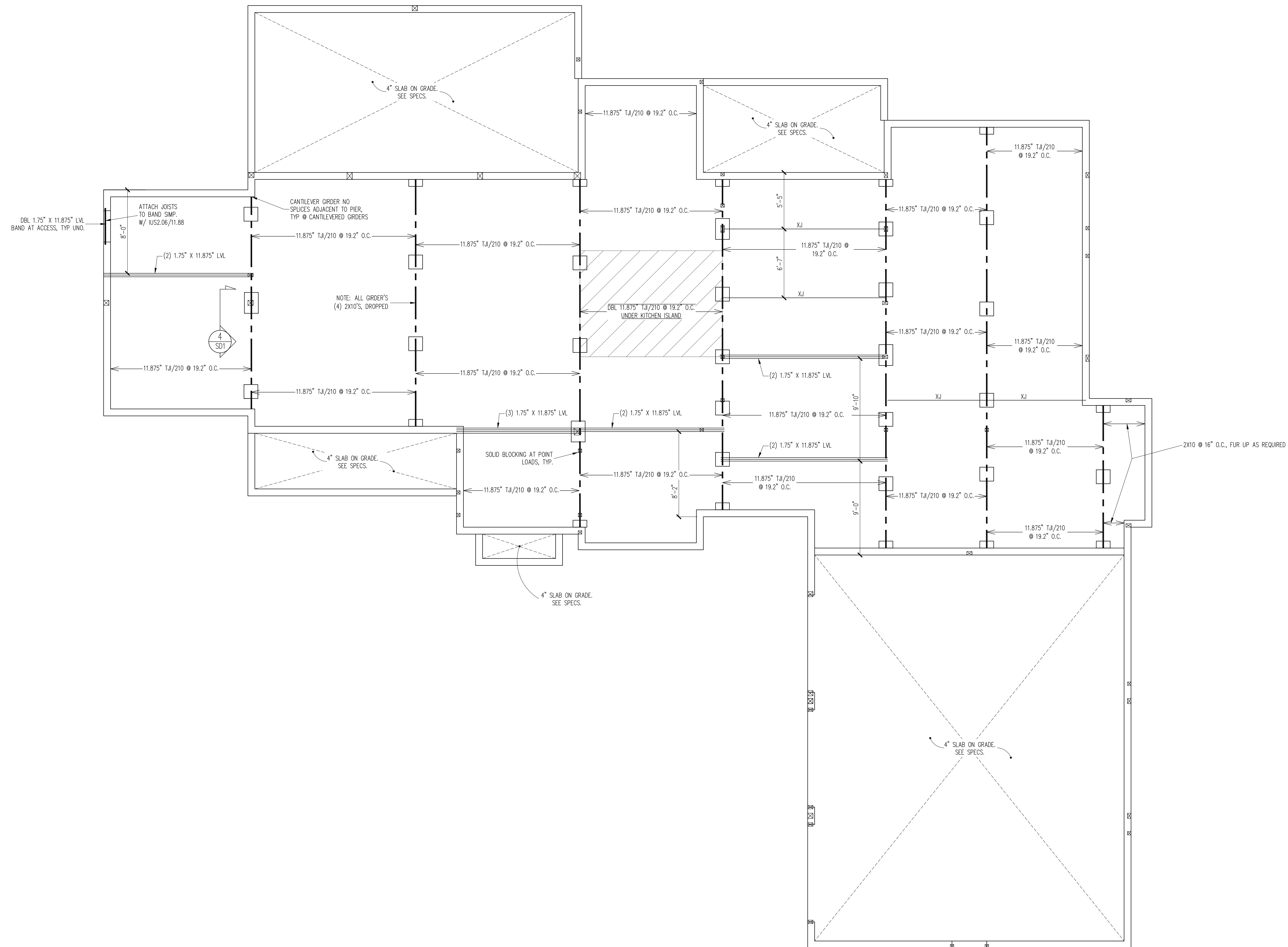
PROJECT NO.
 22-17-015

SHEET NO.
 S1

1 of 6

TDB

RBPR-077508-2022



J&W 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

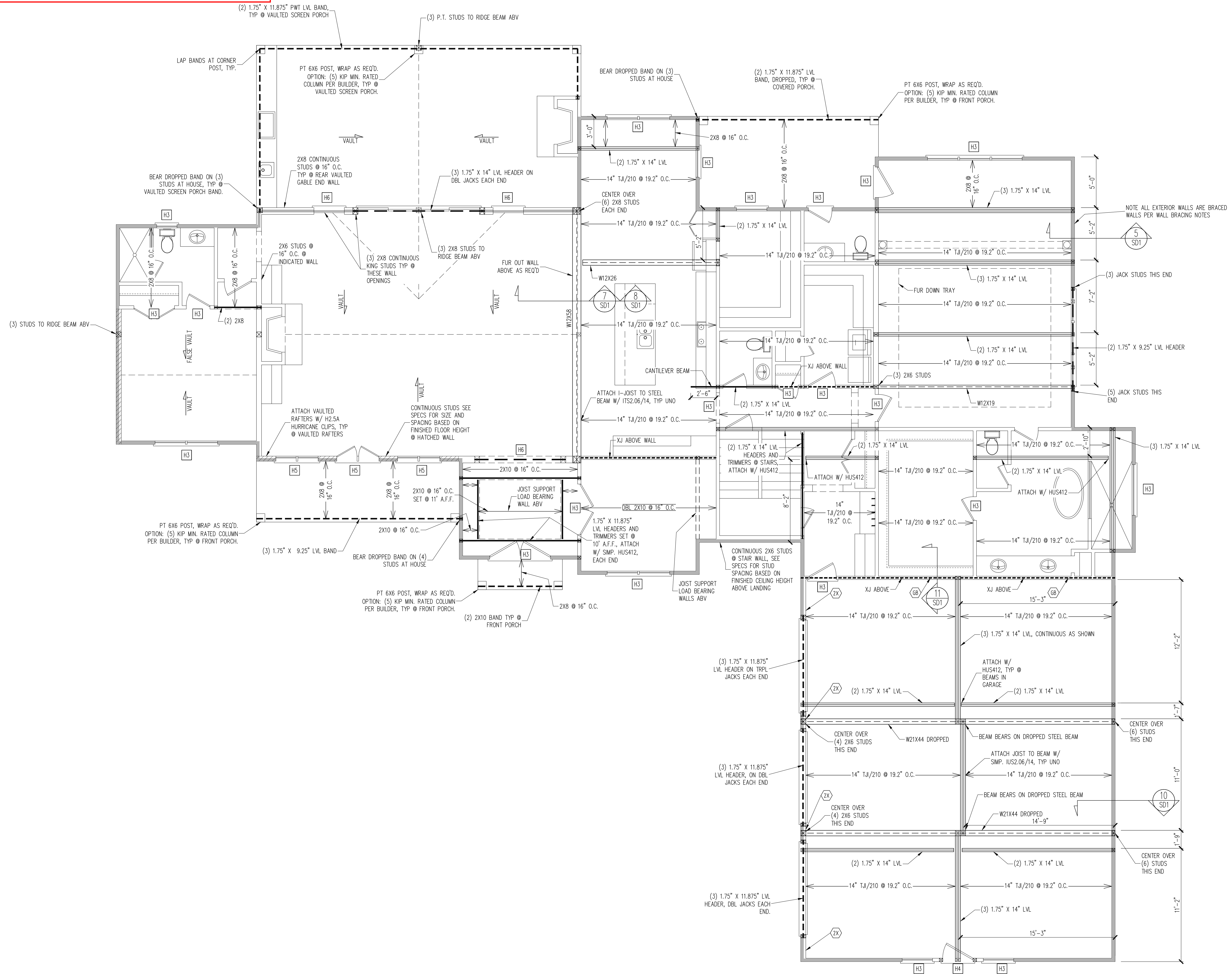
CLIENT:	J&W CUSTOM HOMES	
PROJECT:	STRUCTURAL ABENDUM	
SCOPE:	PLEASANT UNION CHURCH RD	
REV #	REF PROJ #	DATE

ENG: NBG/CR
 DATE: 4/15/2022

PROJECT NO.
 22-17-015

SHEET NO.
 S2

2 of 6



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.

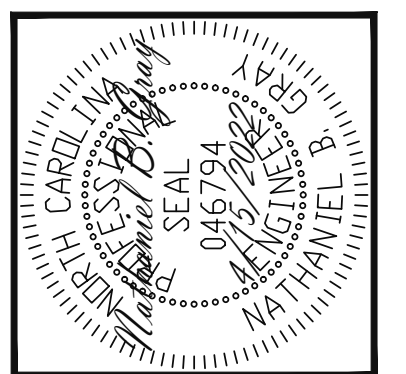
SHADED WALLS:
 WSP ONE SIDE OF INTERIOR WALL OR INSIDE OF EXTERIOR WALL WITH 3/8" MIN. THICKNESS WOOD STRUCTURAL PANELING. ATTACH WSP TO STUD WALL WITH 8d NAILS @ 4" O.C. AT PANEL EDGES, 8" O.C. IN PANEL FIELD.
 GB INTERIOR BRACED WALL. 1/2" GB SECURED PER TABLE R602.10.2 OF THE 2012 NCRBC. (FASTENERS @ 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 3/8" APA RATED OSB, NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD

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
H6	(4) 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 OPENING 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.



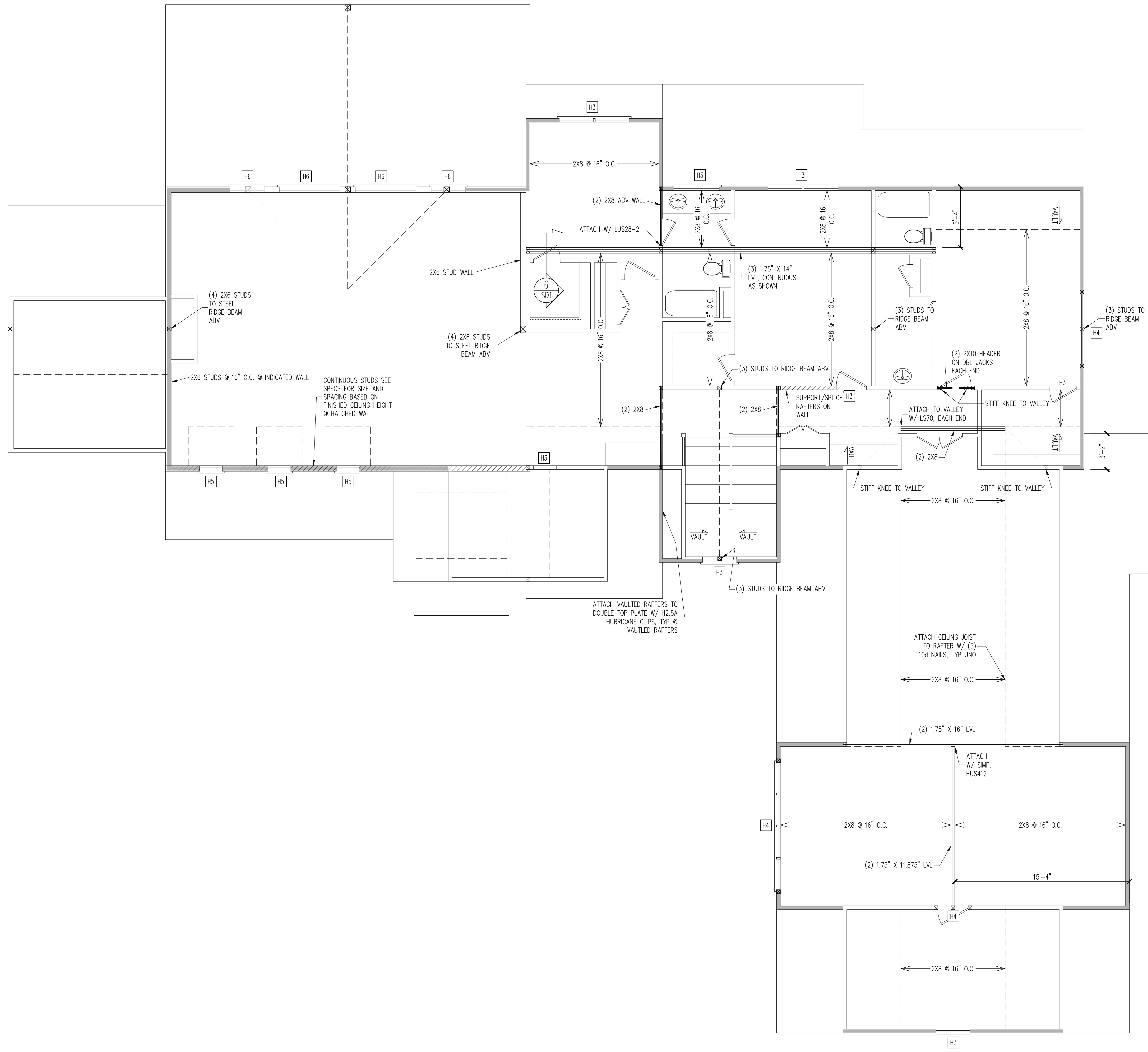
J&W CUSTOM HOMES
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 318 W. Millbrook Rd. Unit 201
 Raleigh, North Carolina 27609
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SCOPE:	PLEASANT UNION CHURCH RD
LOC:	
REV #	REF PROJ #
DATE	

ENG: NBG/CR
 DATE: 4/15/2022

PROJECT NO.
 22-17-015

SHEET NO.
 S3



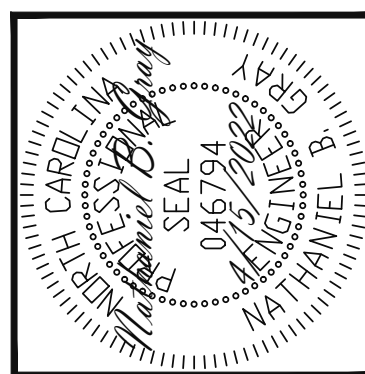
WALL BRACING
 SECOND FLOOR ONLY
 CS - ALL EXTERIOR STUD WALLS, EXTERIOR SIDE, ARE TO BE CONTINUOUSLY SHEATHED WITH 7/16 APA RATED OSB NAILED TO STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES, 12" O.C. IN PANEL FIELD.
 SHADED WALLS:
 NO INTERIOR BRACED WALLS REQUIRED
 NOTES:
 -PROVIDED CONTINUOUS SHEATHING = 210' 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
 WALLS AND CEILING - 1/4" = 1'-0"



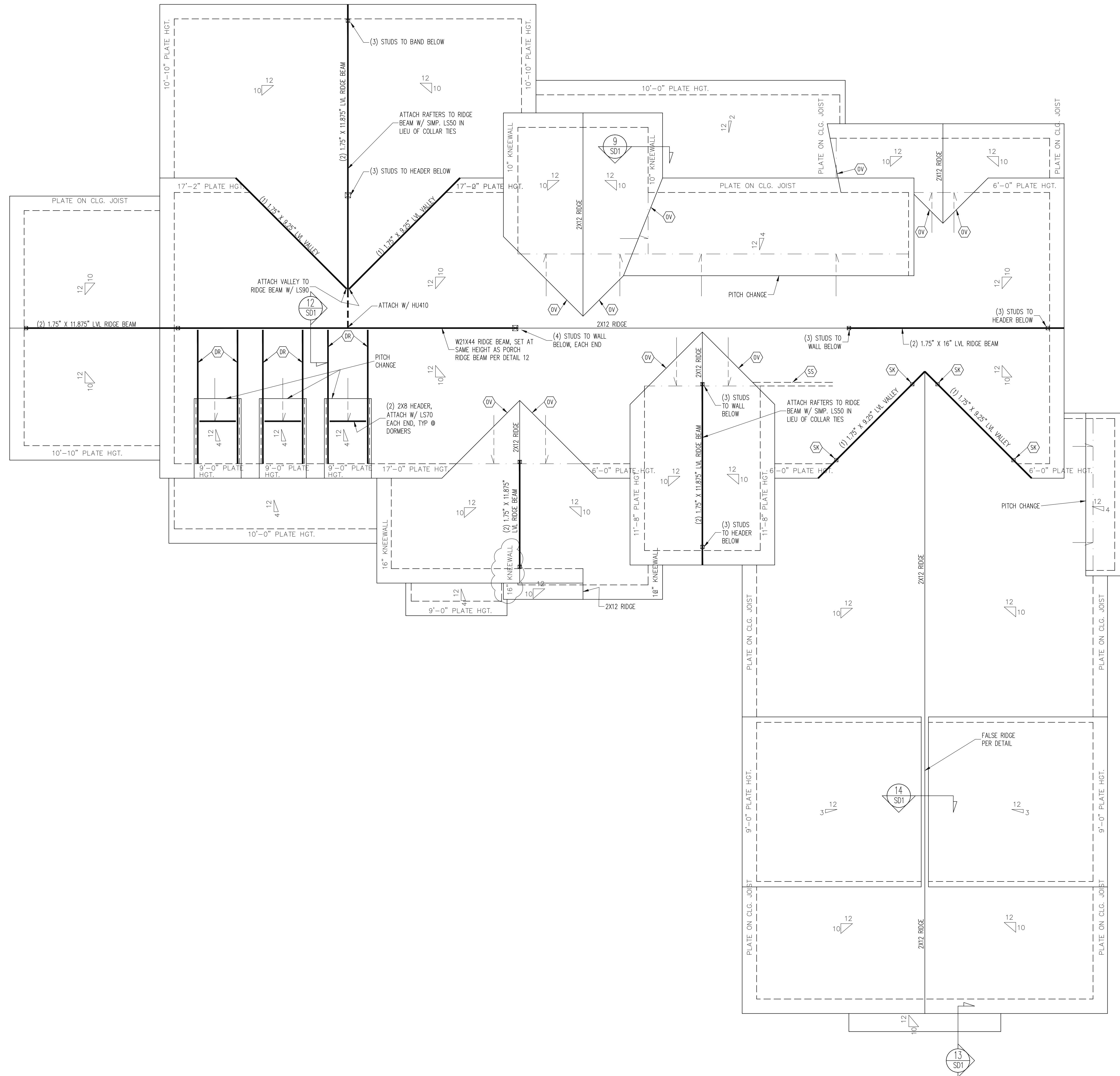
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REV #	REF PROJ #
DATE	

ENG: NBG/CR
 DATE: 4/15/2022

PROJECT NO.
 22-17-015

SHEET NO.
 S4



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.

FRAMING SCHEDULE
 ROOF ONLY
 XX OVERFRAME VALLEY (2X10 SLEEPER)
 XXX STIFF KNEE (DBL 2X4)
 XX SUPPORT/SPICE RAFTERS ON KNEEWALL BELOW
 XX SUPPORT/SPICE RAFTERS ON BEAM BELOW
 XX SUPPORT BRICK VENEER PER SECT 703.7 OF THE NRC

ROOF FRAMING PLAN

1/4" = 1'-0"



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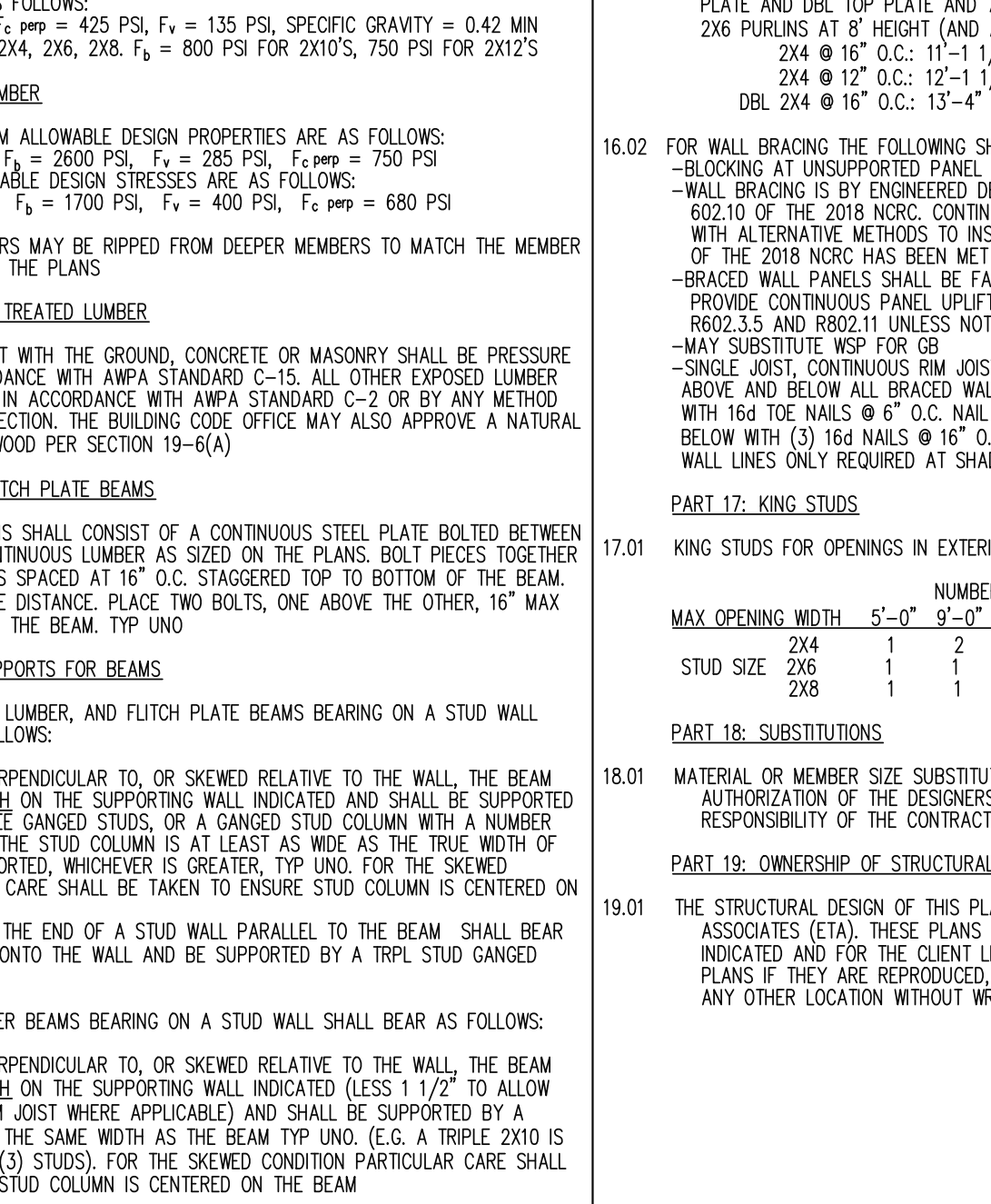
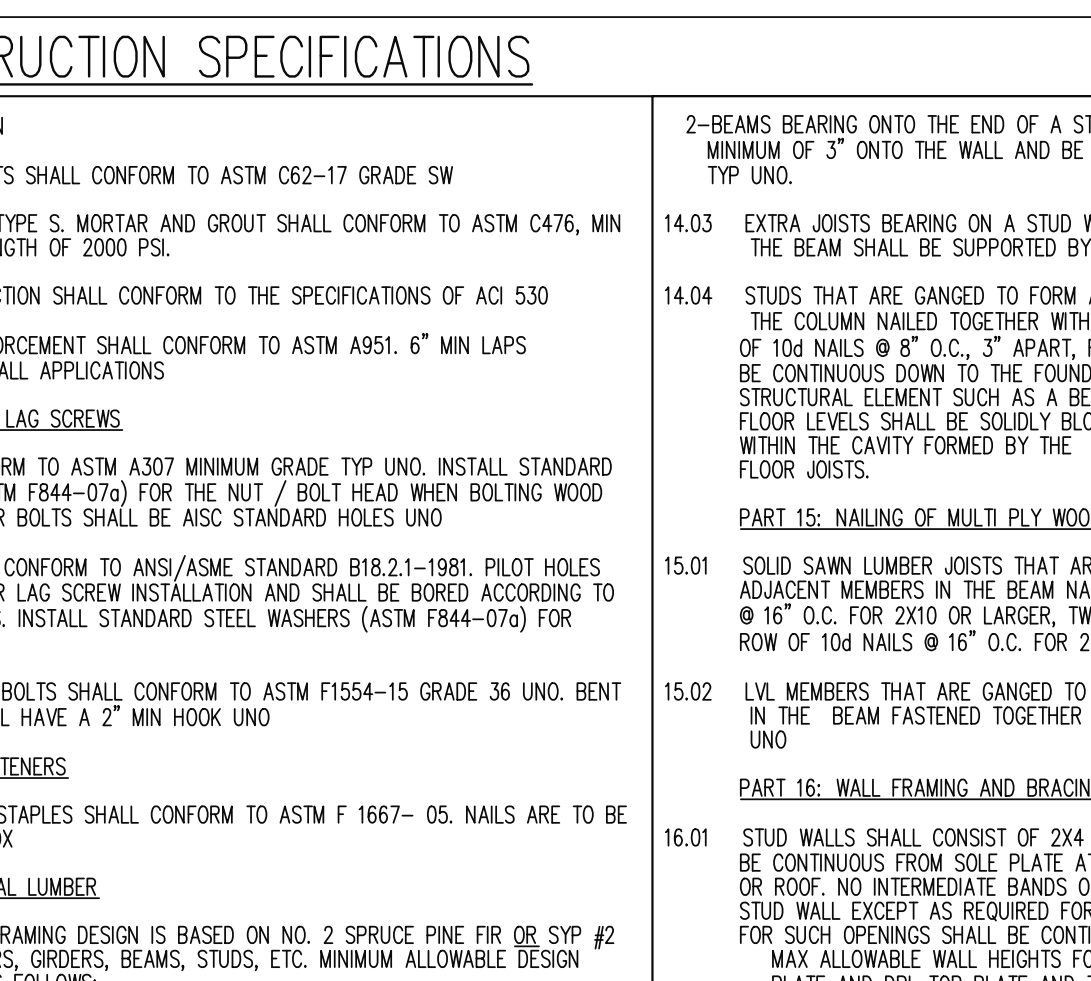
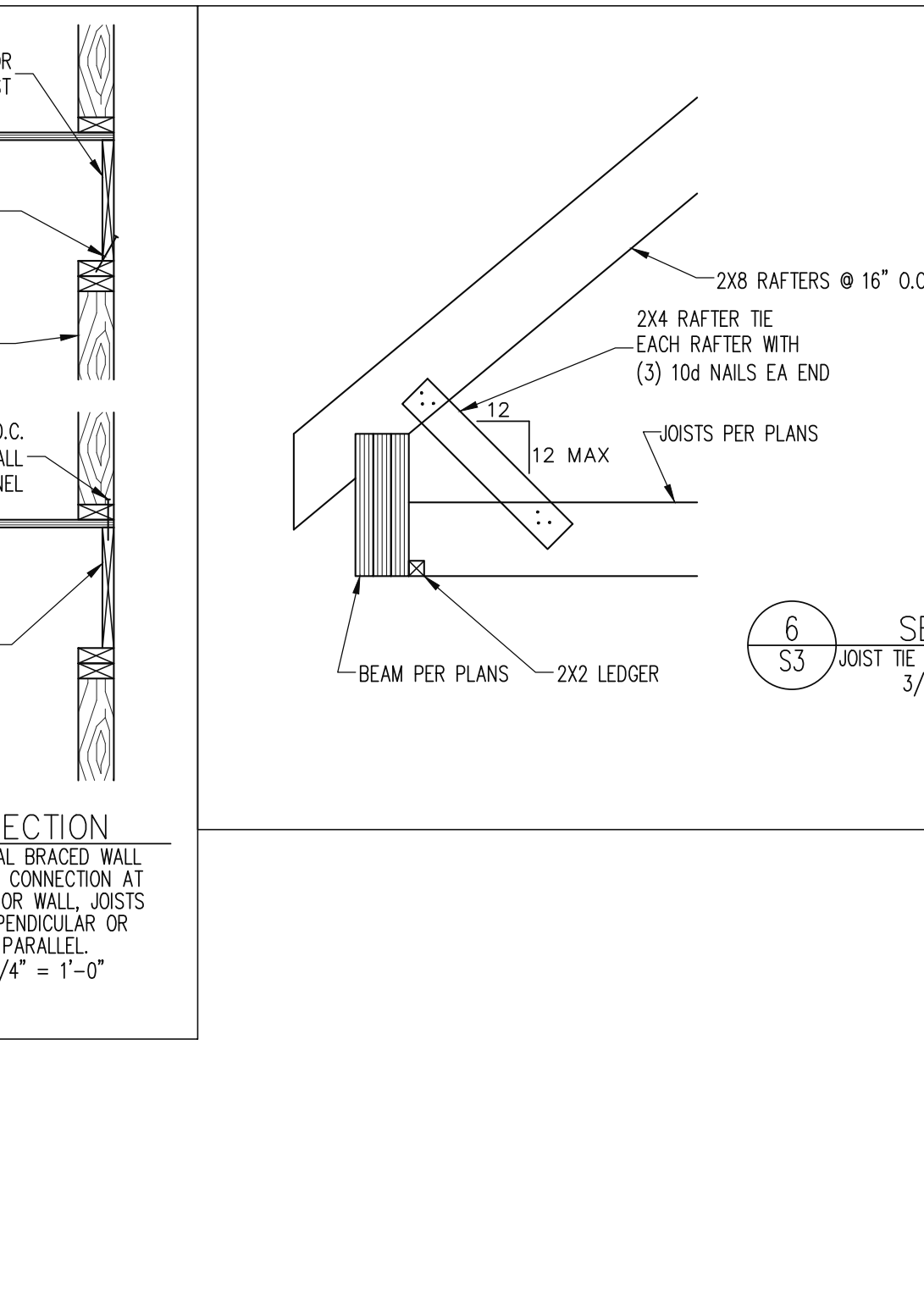
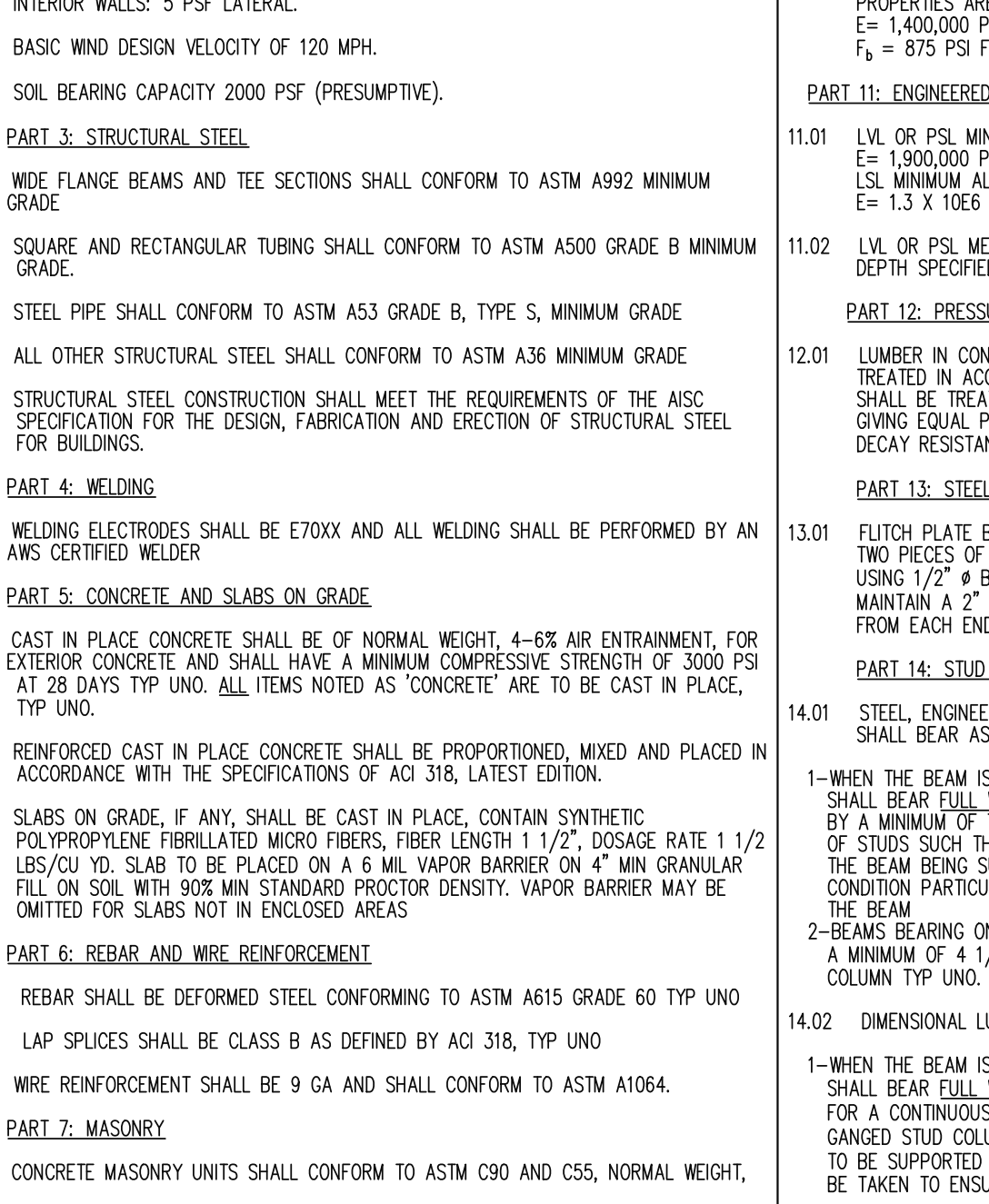
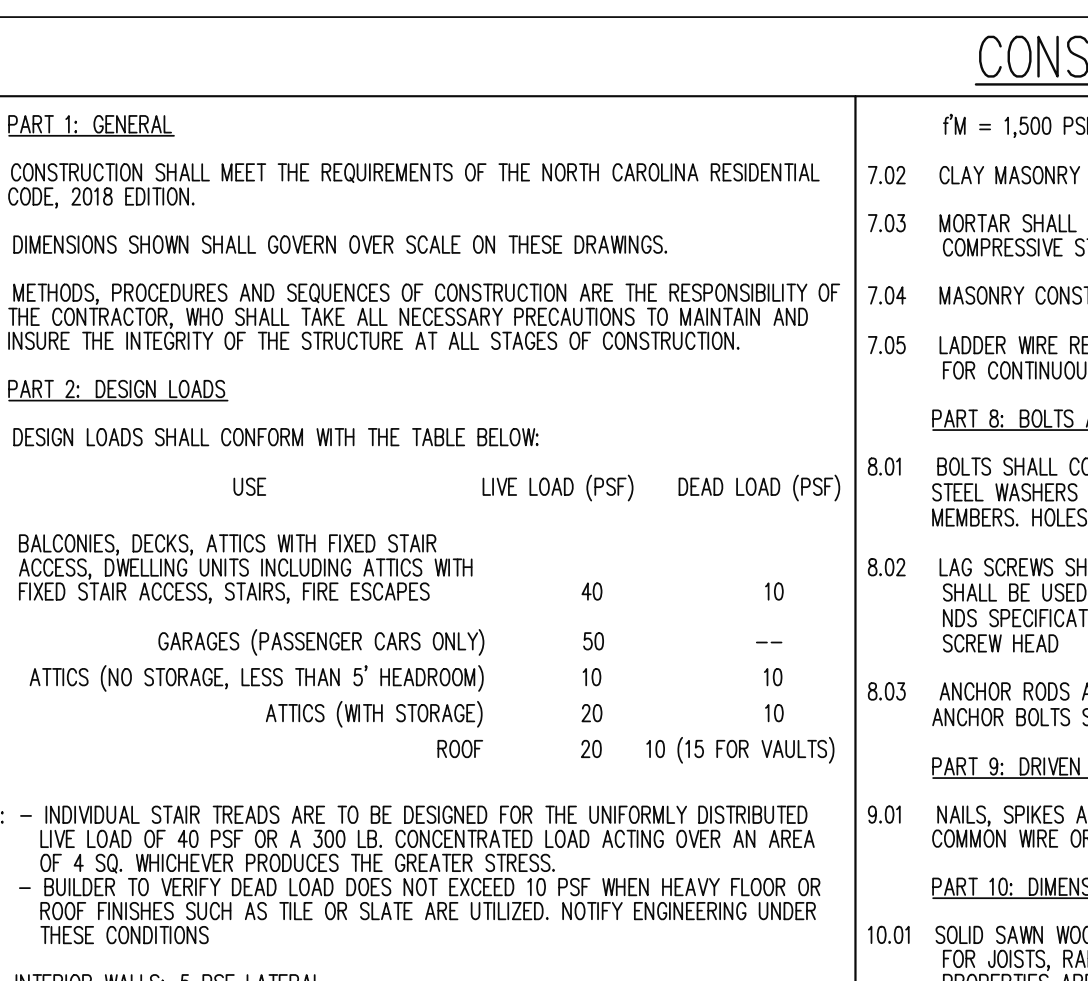
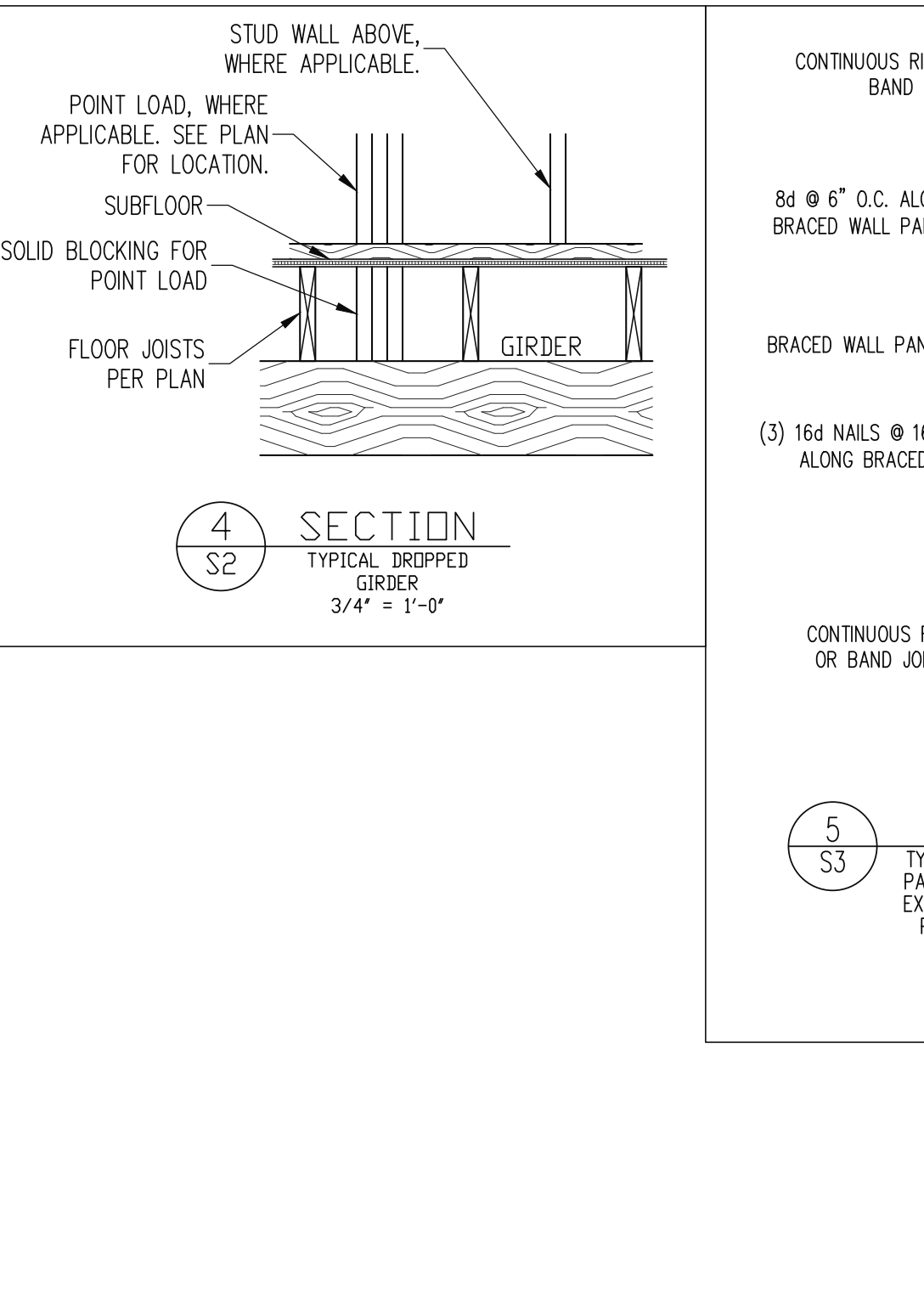
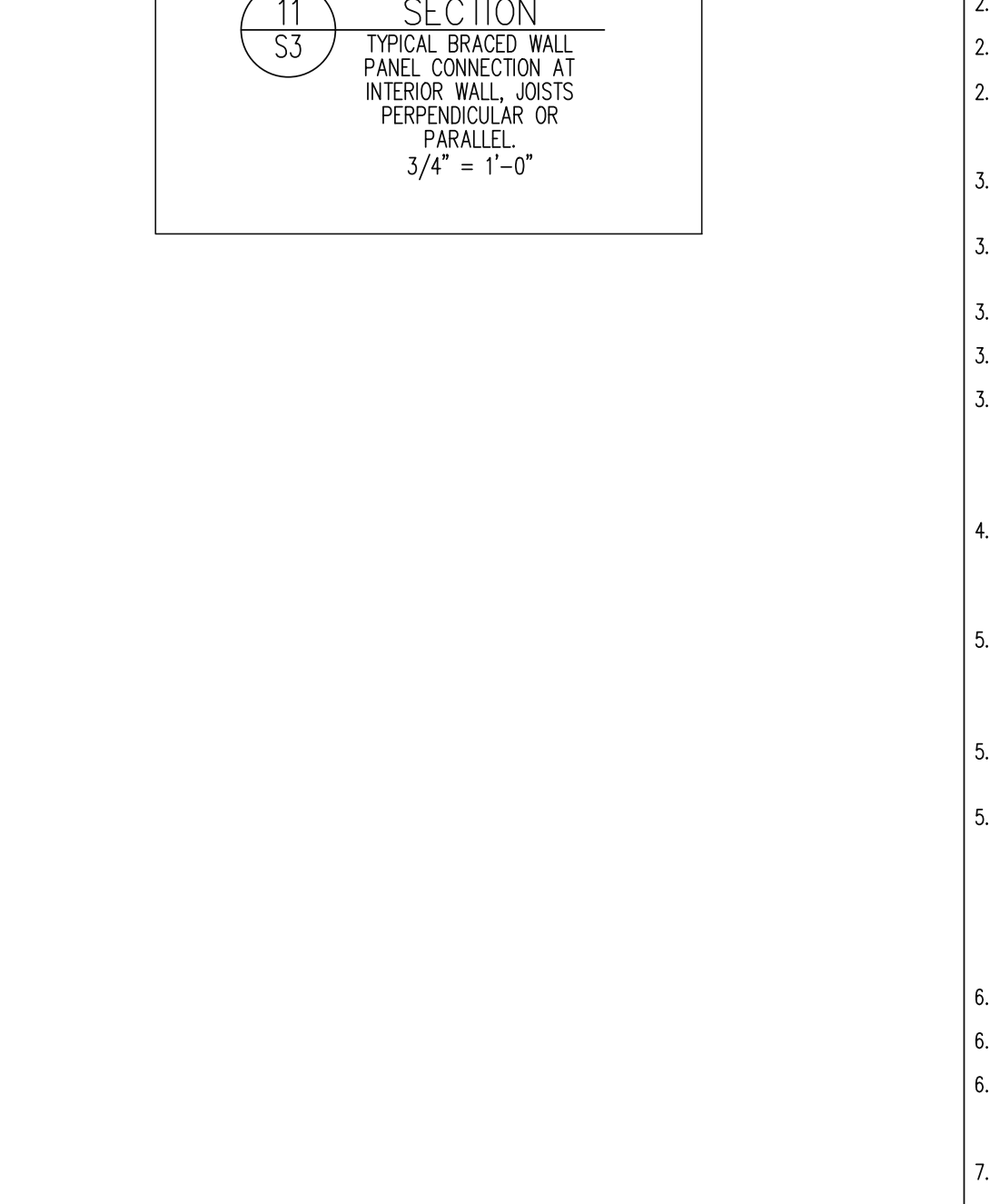
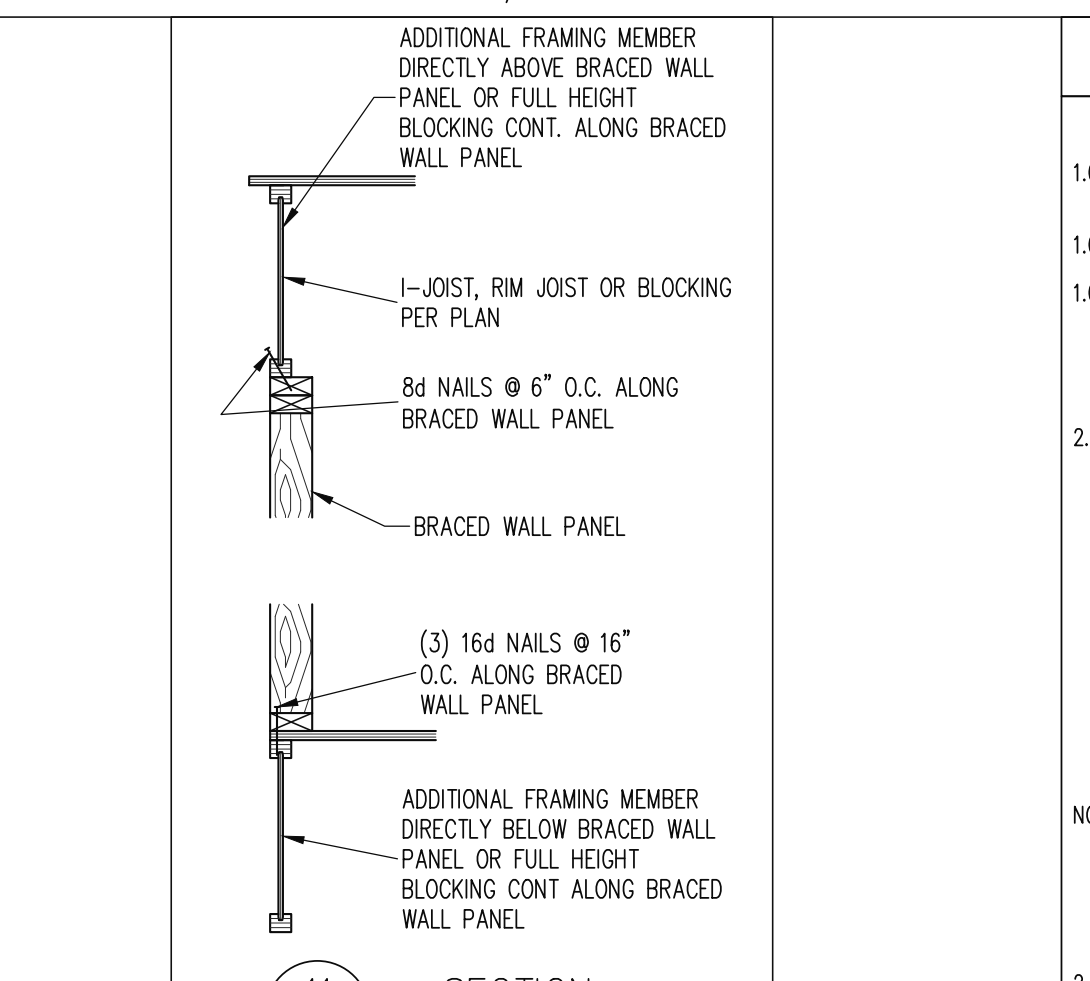
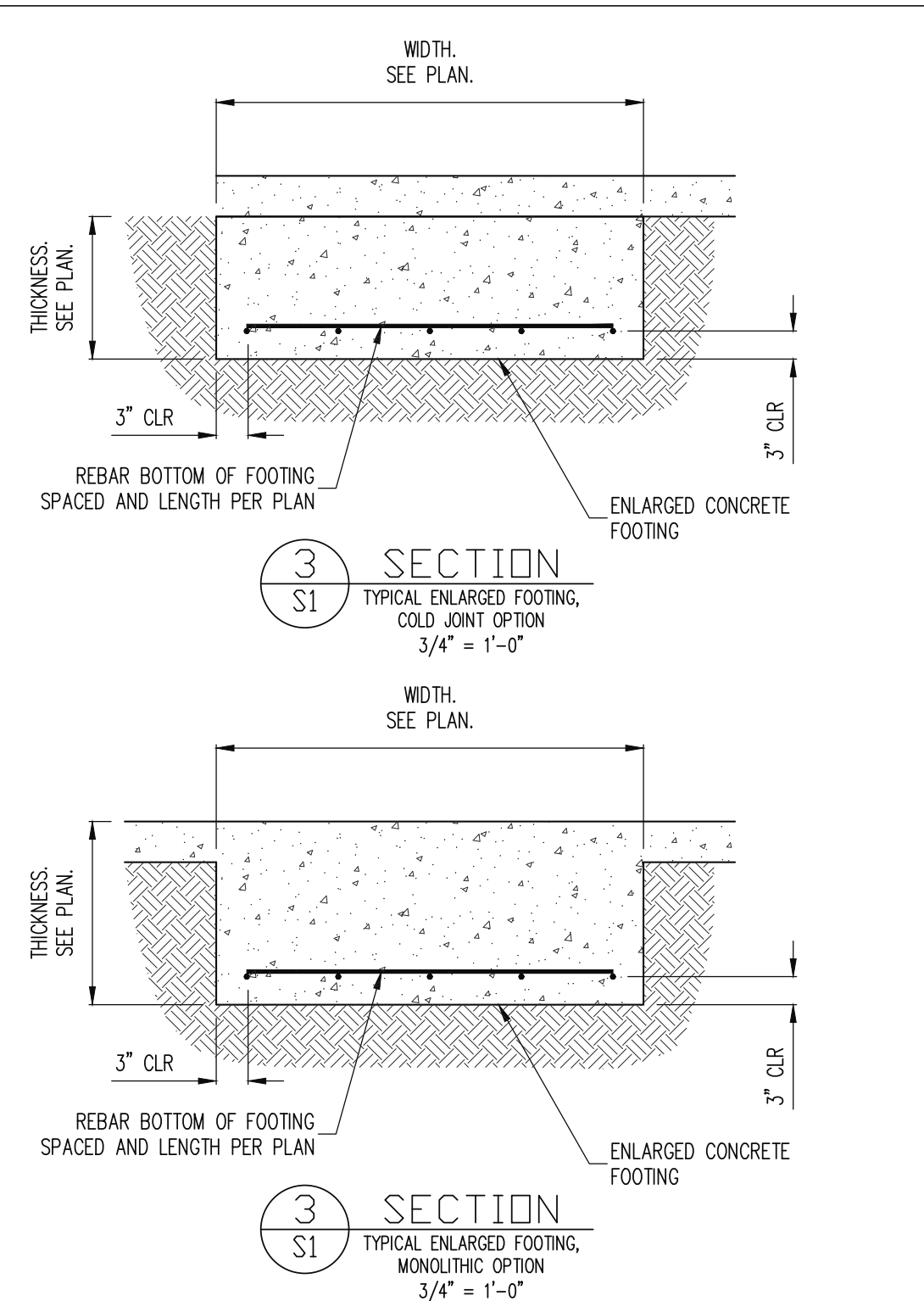
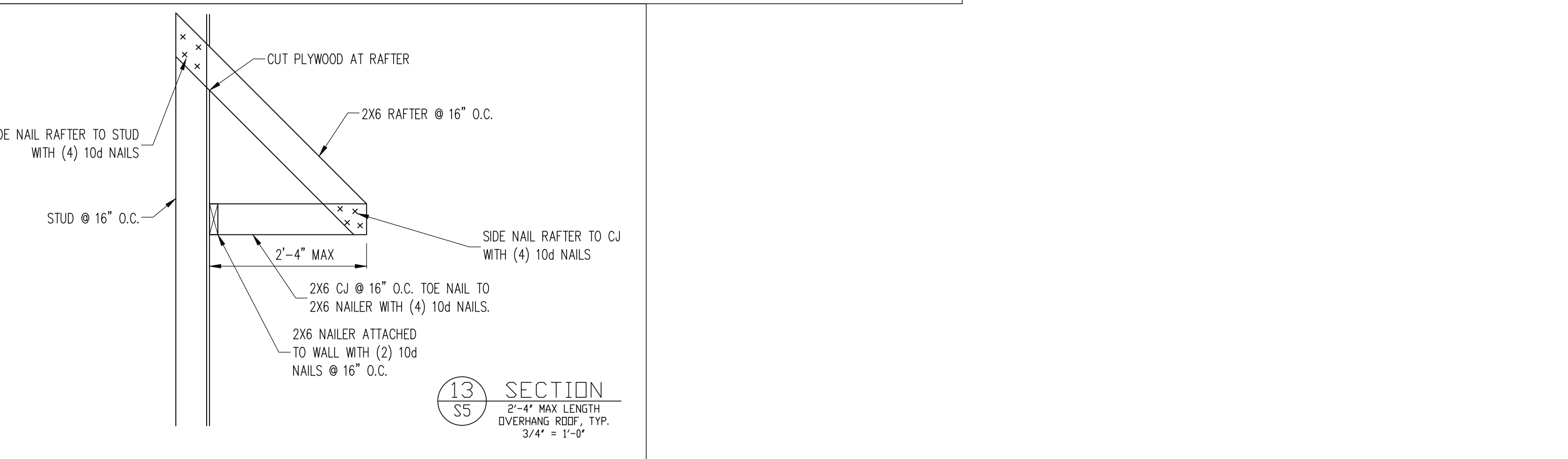
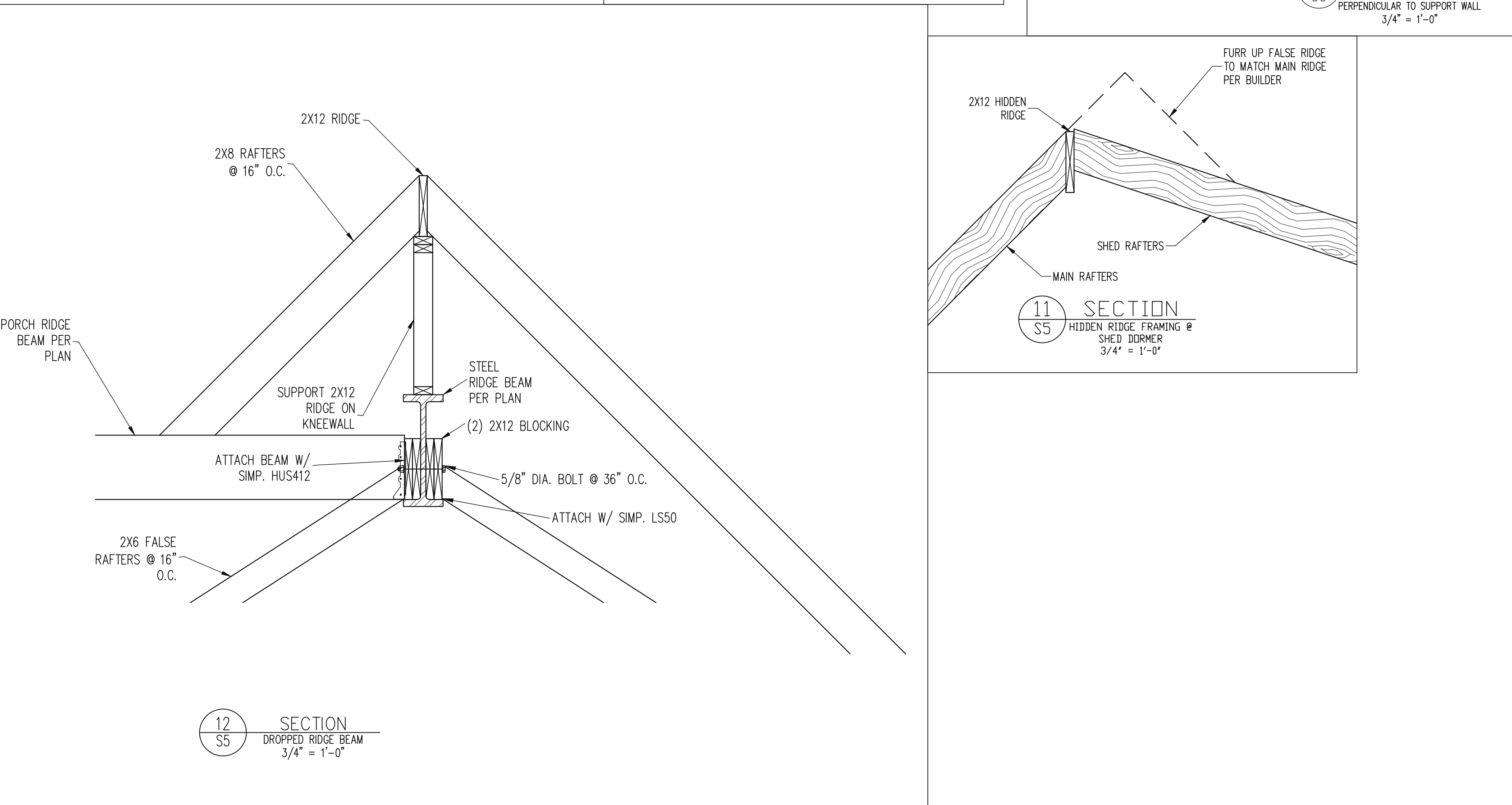
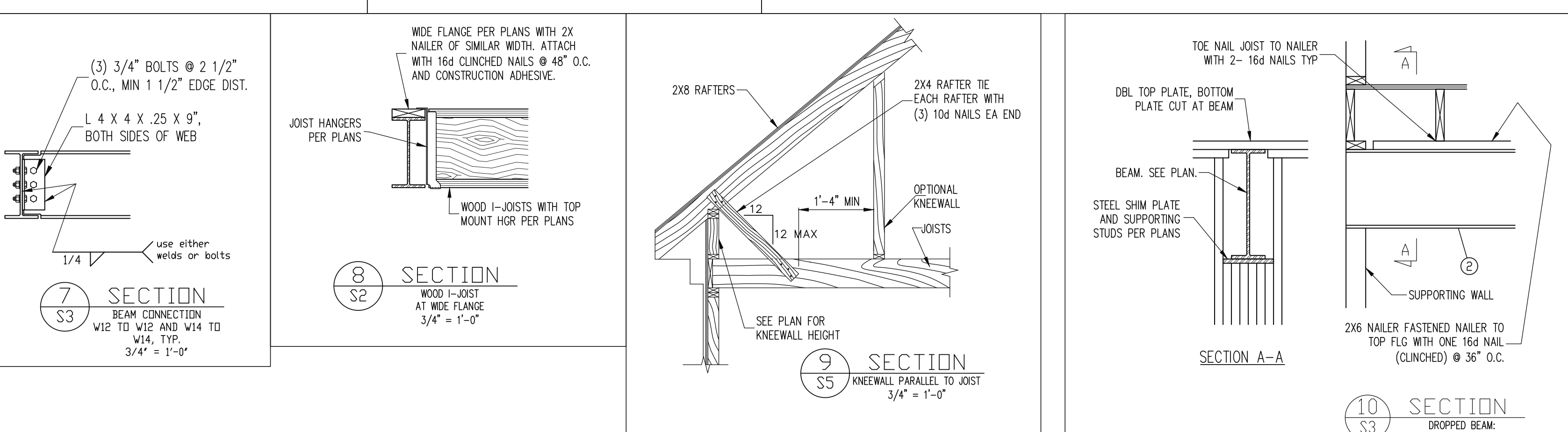
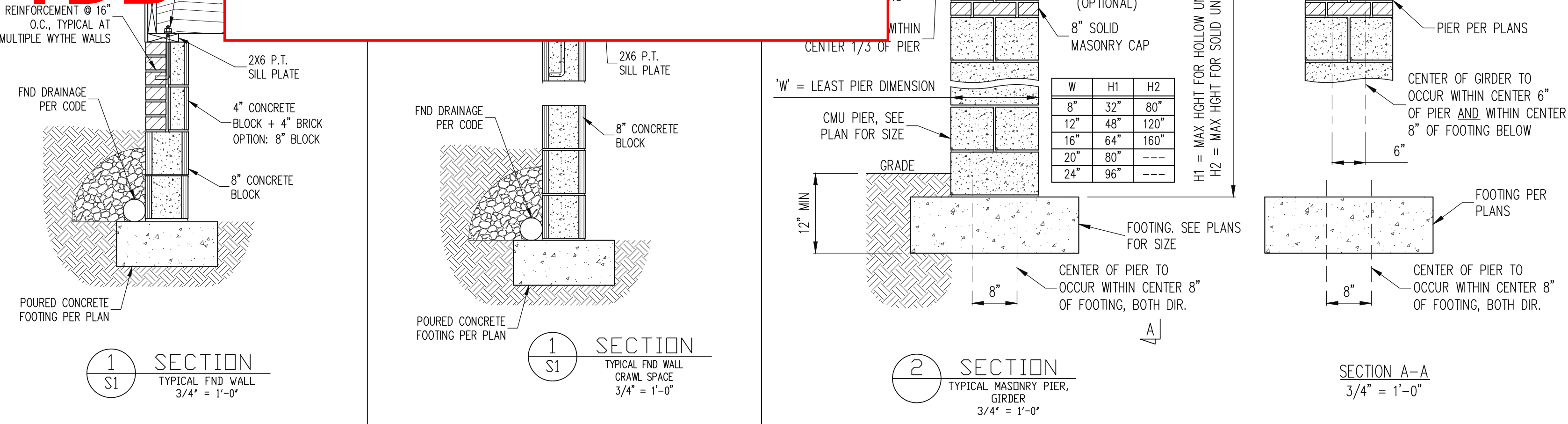
CLIENT	J&W CUSTOM HOMES
PROJECT	STRUCTURAL ABENDUM
SCOPE	PLEASANT UNION CHURCH RD
REV #	REF PROJ #
DATE	

ENG: NBG/CR
 DATE: 4/15/2022

PROJECT NO.
 22-17-015

SHEET NO.
 S5

TDB RBPR-077508-2022



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 PROTECT 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. FEET, WHICHEVER PRODUCES THE GREATER STRESS.

-- BUILDERS TO VERIFY DEAD LOAD DOES NOT EXCEED TO 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 TEI 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 LB/SQ YD, SLAB TO BE PLACED ON A 4 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 #4 AND SHALL CONFORM TO ASTM A1064.

PART 7: MASONRY

7.01 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT.

PART 8: DRIVEN FASTENERS

8.01 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 SWAIN 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_b spp = 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

PART 11: ENGINEERED LUMBER

11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
E = 1,900,000 PSI, F_b = 2800 PSI, F_v = 285 PSI, F_c spp = 750 PSI
L35 MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E = 1.3 X 10⁶ PSI, F_b = 1700 PSI, F_v = 400 PSI, F_c spp = 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 ANFA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH ANFA 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 PICES TOGETHER USING 1/2" x 4 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 ON 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 TRIP. 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 1/2" TO ALLOW FOR A CONTINUOUS RM 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.

PART 17: KING STUDS

17.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:

MAX OPENING WIDTH	NUMBER OF KING STUDS
4'-0"	1
4'-0" TO 4'-6"	2
4'-6" TO 5'-0"	3
5'-0" TO 5'-6"	4
5'-6" TO 6'-0"	5

STUD SIZE: 2X8, 2X10, 2X12

PART 18: SUBSTITUTIONS

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.

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.

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 PENETRATION 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

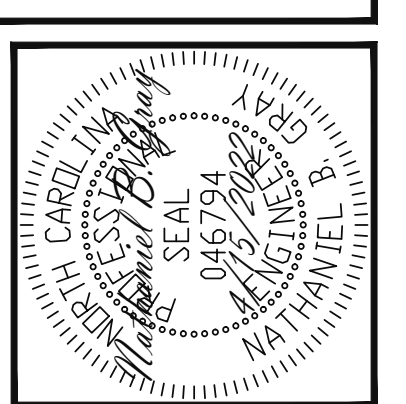
ABV	ABOVE	FND	FOUNDATION	TJ	TRIPLE JOIST
B	BOTH ENDS	HDC	HOT DIPPED GALVANIZED	TRPL	TRIPLE
B/TWN	BETWEEN	HGR	HANGER	TSP	TRIPLE STUD POCKET UNO UNLESS NOTED OTHERWISE
CP	CAST IN PLACE CONCRETE	LVL	LAMINATED VENEER LUMBER	XJ	EXTRA JOIST
CS	CONTINUOUS SHEATHING	NTS	NOT TO SCALE		
DBL	DOUBLE	O.C.	ON CENTER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

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
BLUELINE	14"	BLI 40	US2,56/74	ITS2,56/74
BOISE CASCADE	14"	BCI 5000s	US2,56/74	ITS2,56/74
BOISE CASCADE	14"	BCI 6000s	US2,37/74	ITS2,37/74
LP CORP	14"	LP 204	US2,56/74	ITS2,56/74
NORCIS	14"	N 40i	US2,56/74	ITS2,56/74
ROSEBURG	14"	RFR 40s	US2,56/74	ITS2,56/74
MEYERHEUSER	14"	TA 210	US2,06/74	ITS2,06/74
MEYERHEUSER	14"	EE-20	US2,37/74	ITS2,37/74
BLUELINE	14"	BLI 80	US3,56/74	ITS3,56/74
LP CORP	14"	LP 424	US3,56/74	ITS3,56/74
NORCIS	14"	N 40i	US3,56/74	ITS3,56/74
ROSEBURG	14"	RFR 80s	US3,56/74	ITS3,56/74
MEYERHEUSER	14"	TA 360	US2,37/74	ITS2,37/74
MEYERHEUSER	14"	EE-20	US3,56/74	ITS3,56/74

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.



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SCOPE:	LOC:	REV #	REF PROJ #	DATE
J&W CUSTOM HOMES	PLEASANT UNION CHURCH RD			

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DATE: 4/15/2022

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