

Planning Approved Plot Plan

Talia Pepper

Digitally signed by Talia Pepper
Date: 2024.11.13 11:55:15-05'00'

SURVEY FOR

J&W CUSTOM HOMES

2410 CARPENTER POND ROAD

PIN# 0870-80-1092

REF: D.B. 1132, PAGE 1092

REF: P.B. 102, PAGE 106

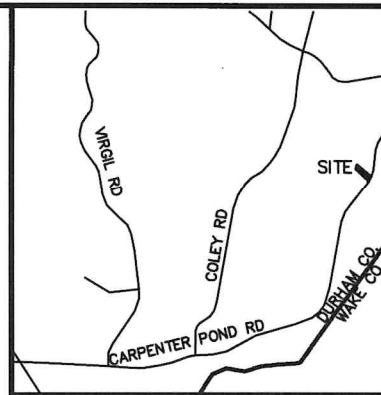
CARR TOWNSHIP

DURHAM COUNTY, NORTH CAROLINA

AUGUST 1, 2024

REVISED SEPTEMBER 26, 2024

REVISED NOVEMBER 8, 2024



VICINITY MAP

LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- CC - CONCRETE
- CB - CATCH BASIN
- MH - MANHOLE
- FH - FIRE HYDRANT

60 30 0 60 120

SCALE 1"=60'

NOTE:
-REVISION ON NOVEMBER 8, 2024 ONLY
ADDRESSES CITY OF DURHAM COMMENTS.
NO ADDITIONAL FIELD WORK WAS
COMPLETED AT THIS TIME.
-STREET TREES AND COVERAGE TREE TO
BE TRIDENT MAPLE(ACER BUERGERIANUM).
PROPOSED TREES HAVE A 250 S.F. ROOT
PROTECTION ZONE. ALL PROPOSED TREES
TO BE A MINIMUM OF 2.5" CALIPER AT
THE TIME OF PLANTING.

IMPERVIOUS SURFACE TABLE

HOUSE	3,059 S.F.
SCREEN PORCH	282 S.F.
DRIVEWAY	2,924 S.F.
SIDEWALKS	150 S.F.
MISC/UTILITIES	18 S.F.
TOTAL IMPERVIOUS AREA	6,433 S.F.
TOTAL LOT AREA	43,846 S.F.
PERCENTAGE OF IMPERVIOUS AREA	14.67%

LOT AREA
43,846 S.F.
1.007 AC.

TIE TO THE INTERSECTION
OF CARPENTER POND RD
AND PADDOCK DRIVE

ADOPTED FROM D.B. 1132, PAGE 1092

N/F
DAVID J. LUPIN
NATALIE L. LUPIN
D.B. 8384, PG. 369
P.B. 76, PG. 66
PIN# 0779-89-1818

N/F
CLAY L. HARVEY, TRUSTEE
D.B. 8500, PG. 529
P.B. 102, PG. 106
PIN# 0870-80-2137

PROPOSED COVERAGE
TREE (SEE NOTES)

5' NO GRADE
SETBACK AROUND
ENTIRE LOT

SCREEN
PORCH

PROPOSED
HOUSE

PROPOSED HOUSE
(NOT TO SCALE)

PROPOSED STREET
TREES (SEE NOTES)

CARPENTER POND ROAD 60' PUBLIC R/W



CMP

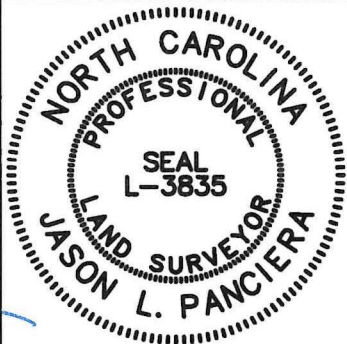
Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

(2410CARPENTER.DWG - RCB)

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-3835

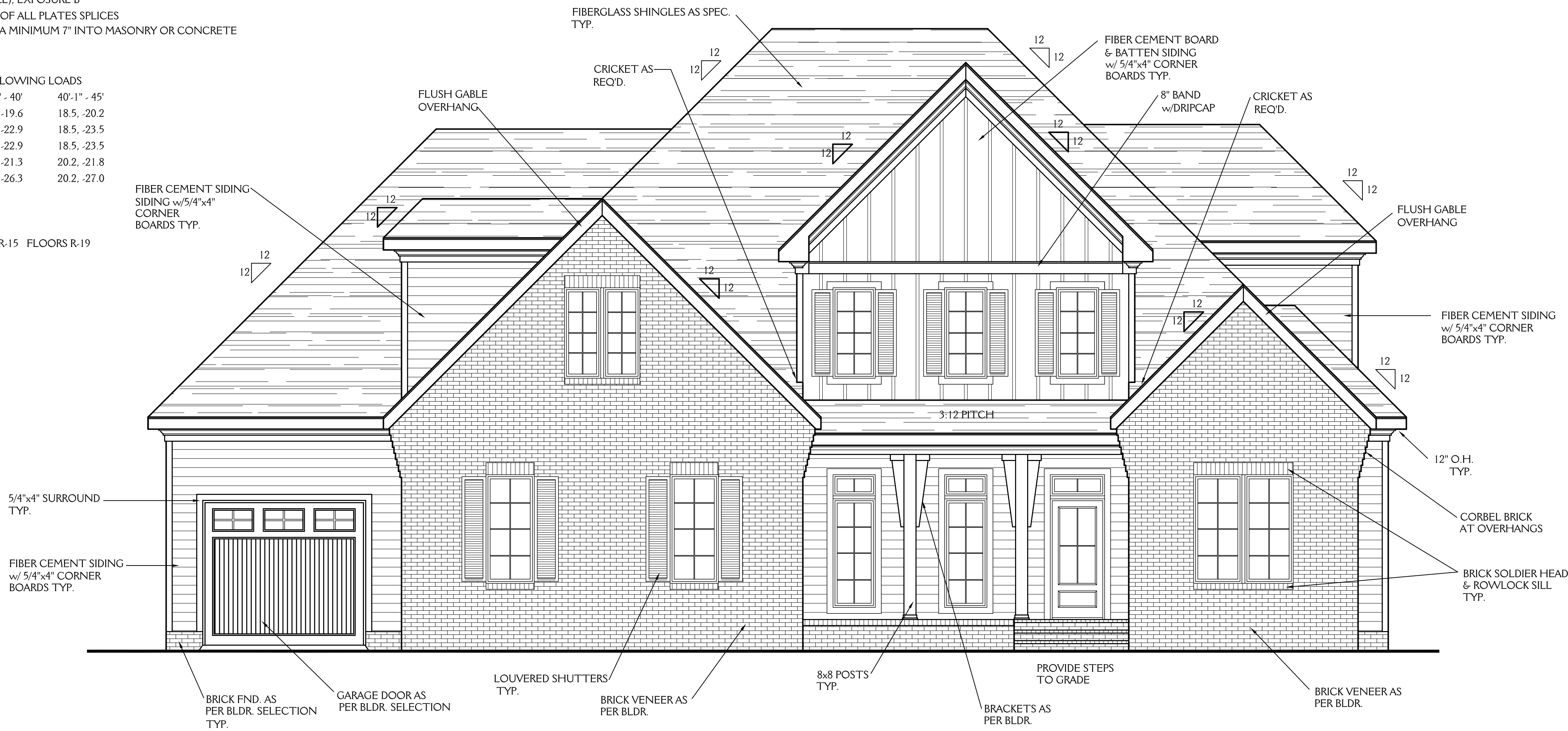


PLANS DESIGNED TO THE 2018 NORTH CAROLINA RESIDENTIAL CODE
HOUSE DESIGNED FOR 115 MPH 3 SECOND GUST (89 FASTEST MILE), EXPOSURE B
ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF ALL PLATES SPLICES
ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE

MEAN ROOF HEIGHT = < 30'-0"

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS				
MEAN ROOF HEIGHT	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0

MINIMUM VALUES FOR ENERGY COMPLIANCE:
ZONE 4 MAX GLAZING U-FACTOR = 0.35 CEILING R-38 WALLS R-15 FLOORS R-19



FRONT ELEVATION

SCALE 1/4"=1'-0"



REAR ELEVATION

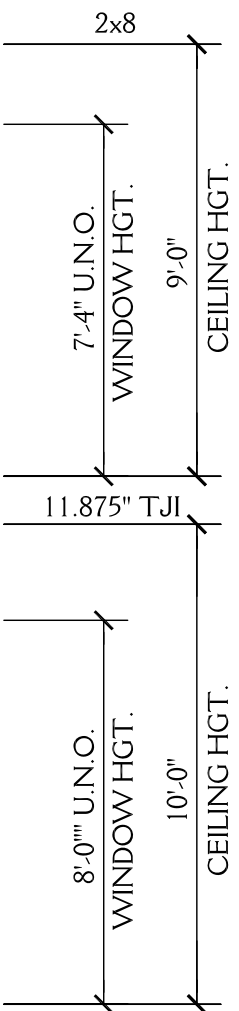
SCALE 1/4"=1'-0"

NOTE:

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Inspections
Reviewed by M. Bunster 10/30/2024 3:12:11 PM

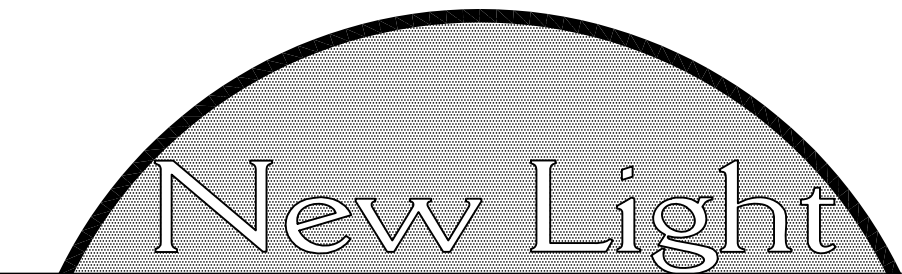


JOBSITE COPY

A copy of the plans, as approved by the Durham City-County Inspections Department, is required to be kept at the building during the period of construction.

Per 204.5.2 Permit Intent: A permit issued shall be construed as permission to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the technical codes. Issuance of a permit shall not prevent the inspections department from requiring correction of errors in plans, construction, or violations of this code. (General Statute 160D-1110)

24104600

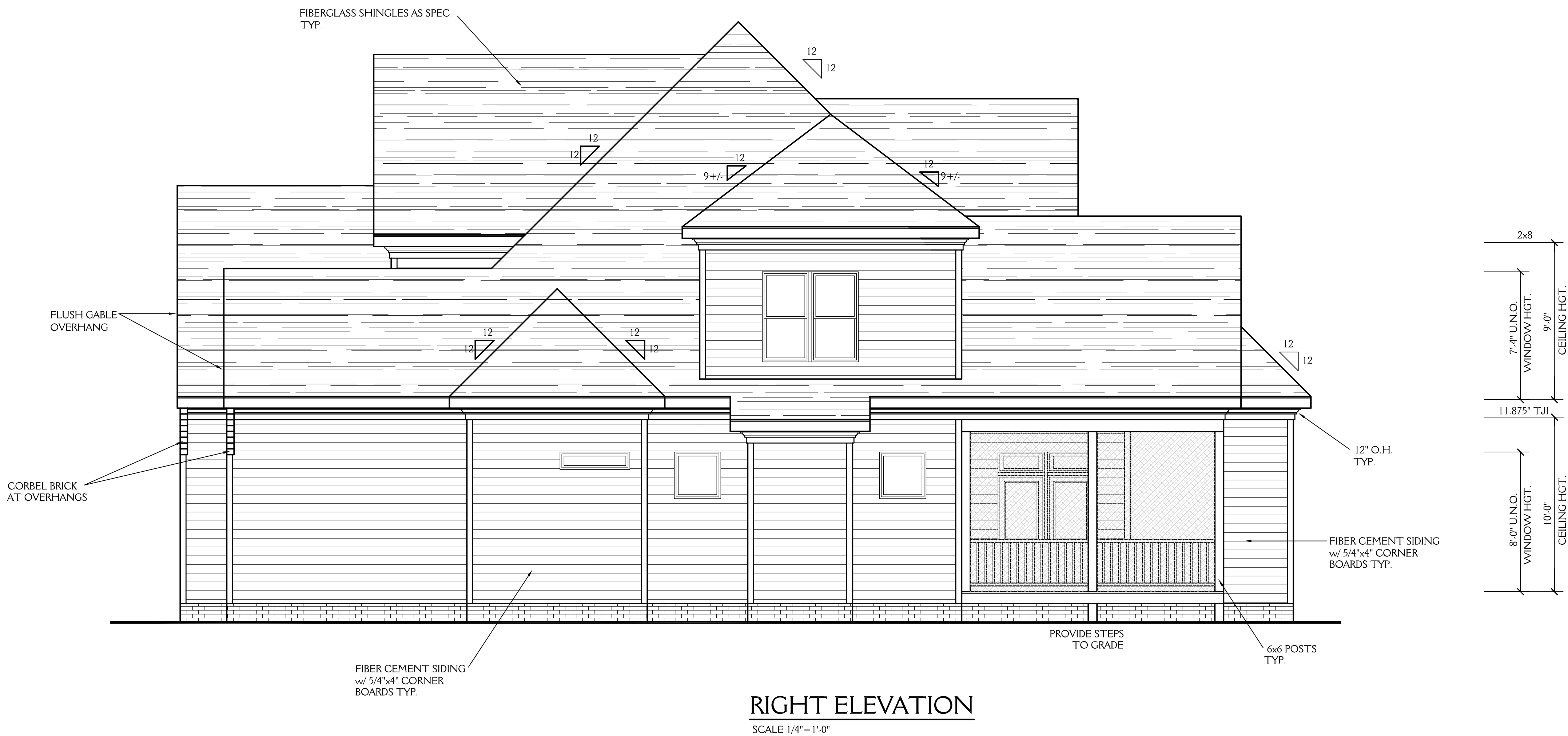


Residential Design, L.L.C.
newlightdesign1@gmail.com

J&W CUSTOM HOMES 2410 CARPENTER POND RD RALEIGH NC		SHEET 1 OF 6
DRAWN BY: JD	DATE: 10-3-24	
REVISIONS:		PROJECT NO. 2421

NOTE:

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New Light

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newlightdesign1@gmail.com

J&W CUSTOM HOMES
2410 CARPENTER POND RD
RALEIGH NC

DRAWN BY: JD DATE: 10-3-24

REVISIONS:

SHEET
2
OF 6

PROJECT NO.
2421

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NOTES:

CONSTRUCTION TO MEET OR EXCEED ALL REQUIREMENTS OF THE 2018 NC RESIDENTIAL BUILDING CODE

- SEE SECTION R310 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL EMERGENCY ESCAPE & RESCUE OPENING REQUIREMENTS.
SEE SECTION R303 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR LIGHT & VENTILATION REQUIREMENTS.
SEE SECTION R310.1 & R311 OF THE 2018 NC RESIDENTIAL BUILDING CODE EGRESS REQUIREMENTS
- BUILDER & WINDOW SALESMAN TO CONFIRM THAT WINDOWS CHOSEN MEET ALL REQUIREMENTS OF SECTION R310 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
- SEE SECTION R308.4 OF THE 2018 NC RESIDENTIAL BLDG. CODE FOR GLAZING REQUIREMENTS IN HAZARDOUS LOCATIONS
- PROVIDE FALL PROTECTION AT WINDOWS AS REQUIRED BY 2018 NC RESIDENTIAL BUILDING CODE
- ALL GLASS TO HAVE A U FACTOR OF 0.32 OR BETTER AND SHGC OF .30 OR BETTER.
- SEE CHAPTER 11 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL ENERGY CONSERVATION REQUIREMENTS
- SEE SECTION R302.5 & R302.6 OF THE 2018 NC RESIDENTIAL BLDG. CODE FOR DWELLING/ GARAGE FIRE SEPARATION REQUIREMENTS
- SEE APPENDIX M OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL DECK CONSTRUCTION REQUIREMENTS
- PROVIDE CARBON MONOXIDE DETECTORS AS PER SECTION R315 OF THE 2018 NC RESIDENTIAL BUILDING CODE
- PROVIDE CRAWLSPACE ACCESS AS PER SECTION 408.8 OF THE 2018 NC RESIDENTIAL BUILDING CODE LOCATION T.B.D. IN FIELD BY BUILDER.
- PROVIDE FOUNDATION DRAINAGE AS PER CODE. SEE SECTIONS 405, 801.3 & 401.3 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
- SEE SECTION R311.7 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL STAIRWAY REQUIREMENTS. SEE SECTION R312 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL GUARD RAIL & HAND RAIL REQUIREMENTS.
- SEE SECTION R307 OF THE 2018 NC RESIDENTIAL BUILDING CODE FOR ALL BATH FIXTURE CLEARANCES.
- SEE CHAPTER 10 OF THE NC RESIDENTIAL BUILDING CODE FOR ALL FIREPLACE & CHIMNEY CLEARANCES & REQUIREMENTS.
- ALL ANGLES WALLS ARE 45° U.N.O.

ABBREVIATIONS

C.O. : CASED OPENING
D.W. : DISHWASHER
W.I.C. : WALK IN CLOSET
SHWR. : SHOWER
DN. : DOWN
CANT. : CANTILEVER
TYP. : TYPICAL
CLG. : CEILING
HGT. : HEIGHT
COL. : COLUMN
TRANS. : TRANSOM

2050 SQ FT HTD (1ST FLOOR) 98 SQ FT (PORCH)
1531 SQ FT HTD (2ND FLOOR) 277 SQ FT (SCR. PORCH)
3581 SQ FT HTD TOTAL 874 SQ FT (GARAGE)
1249 UNHEATED TOTAL

New Light

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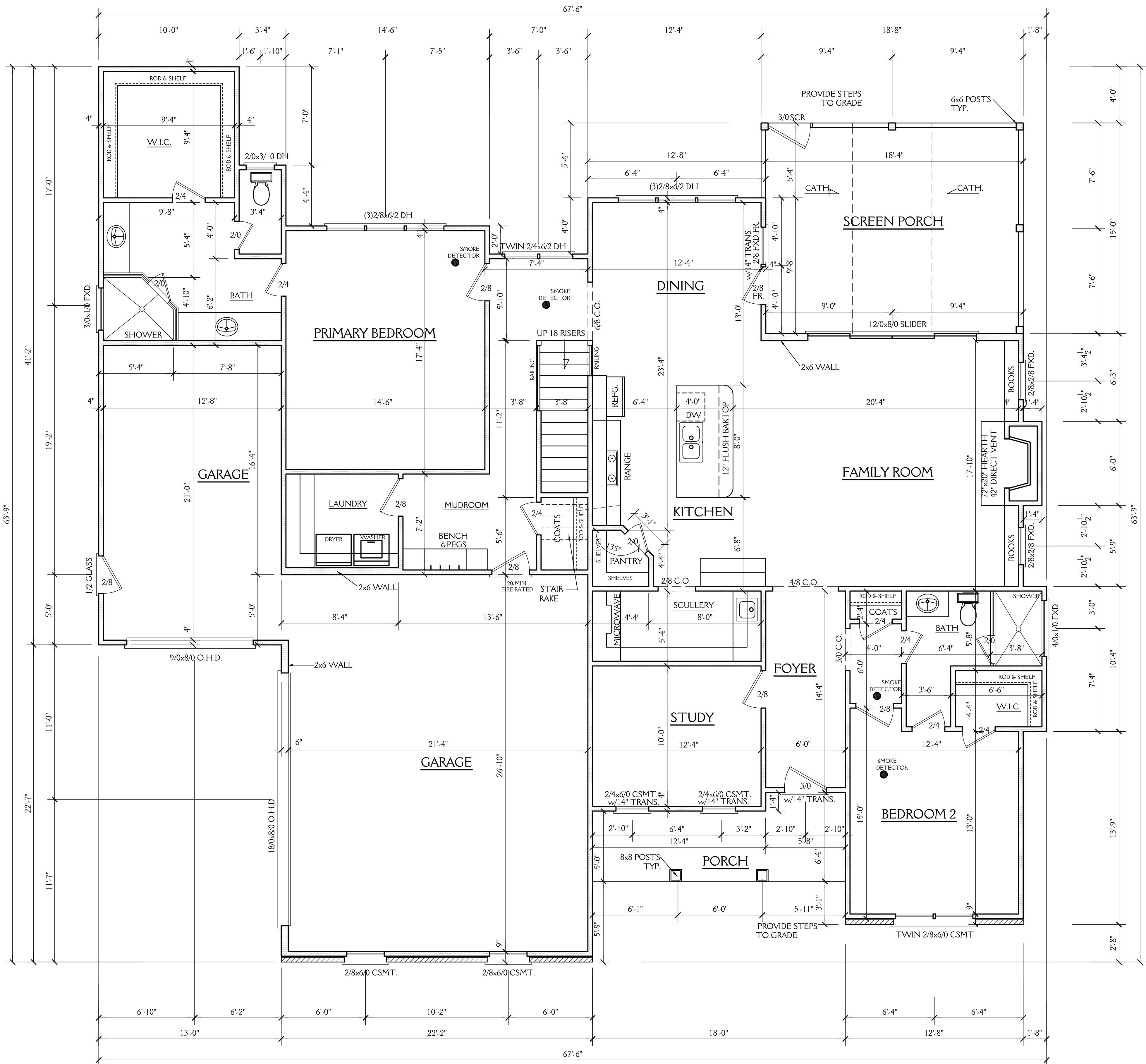
REVISIONS:

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PROJECT NO.
2421

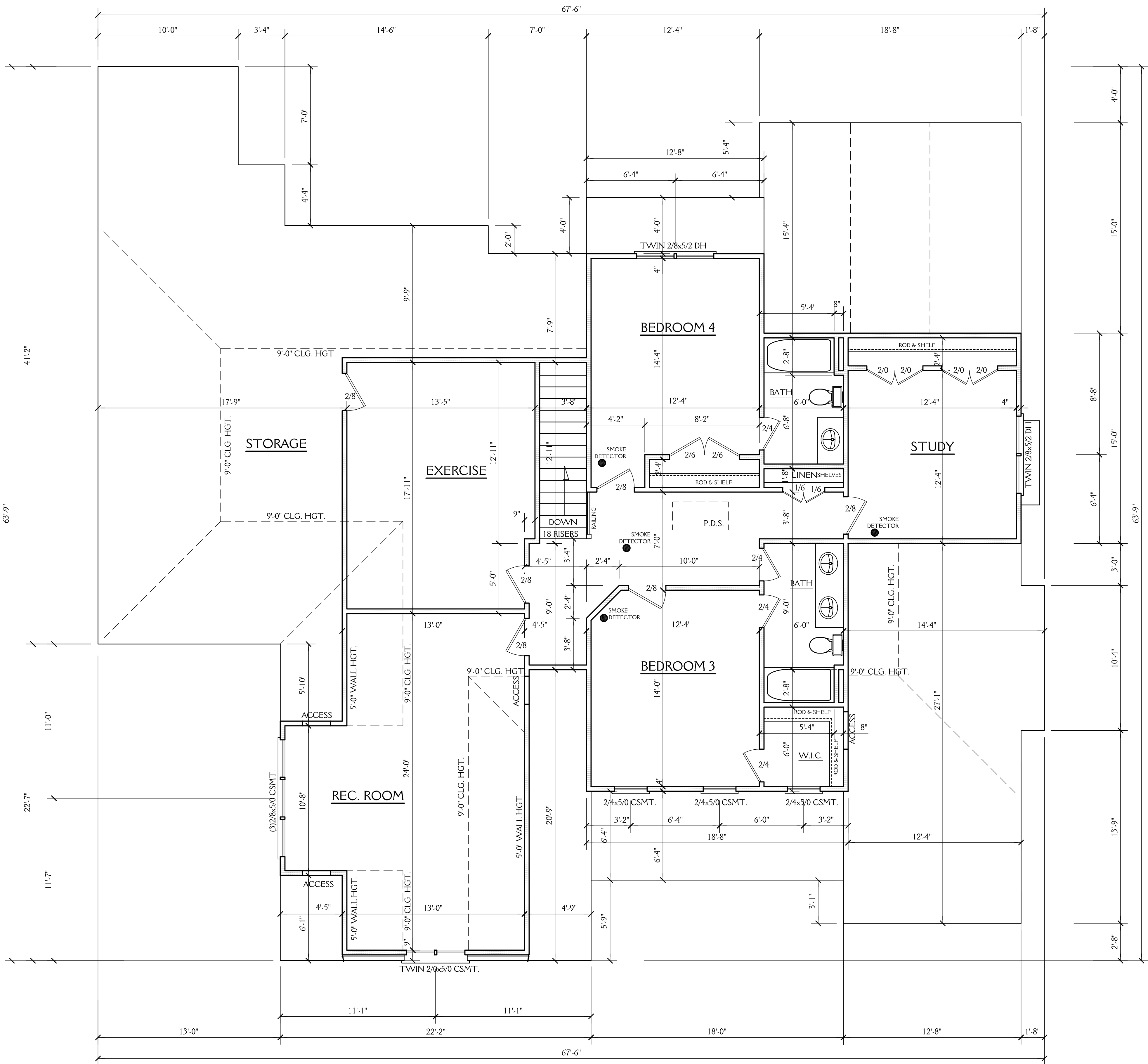
FIRST FLOOR PLAN

SCALE 1/4"=1'-0"
10'-0" CLG. HGT.
SET WINDOWS AT 8'-0" AFF



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SECOND FLOOR PLAN

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

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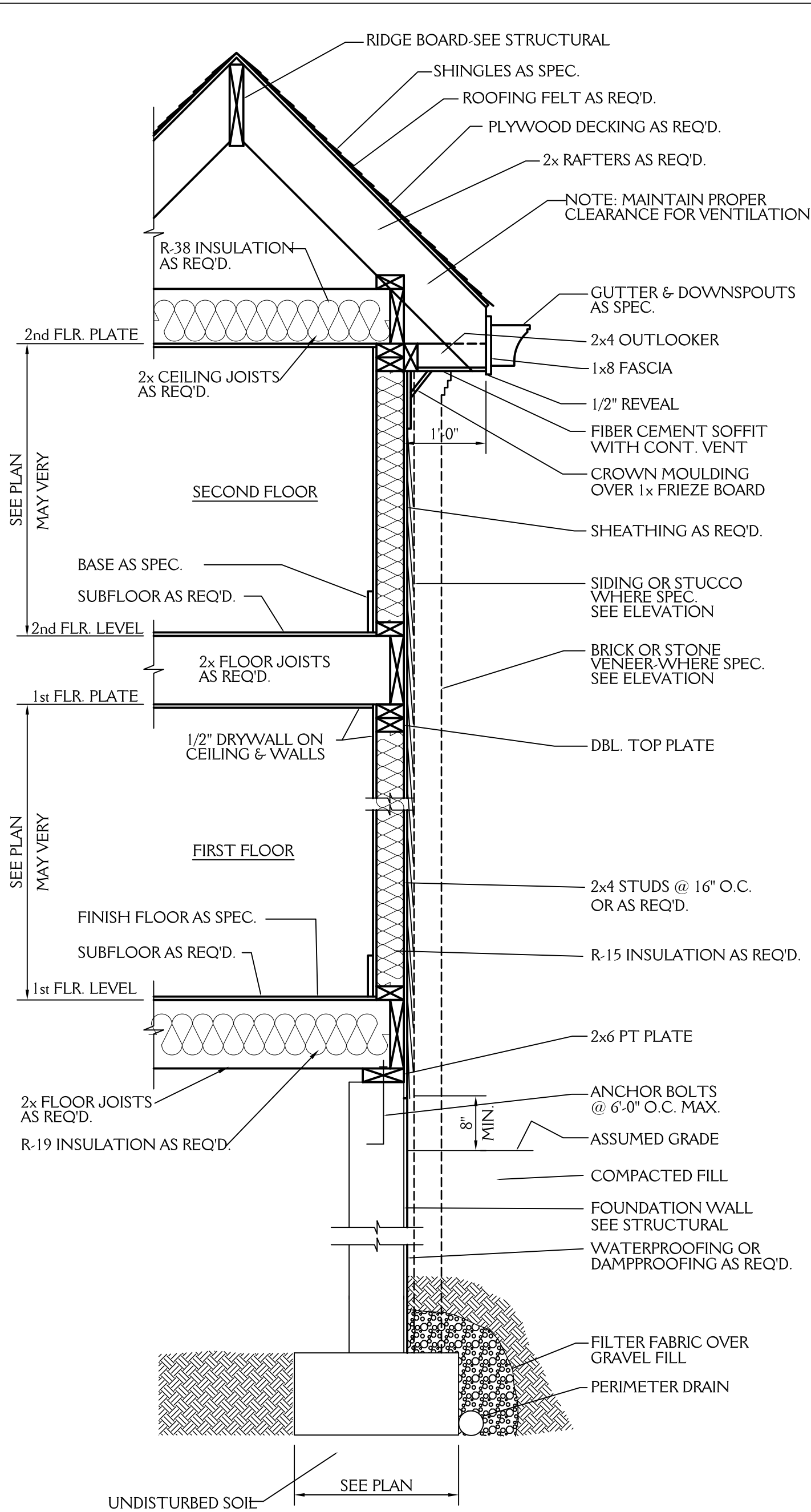
J&W CUSTOM HOMES
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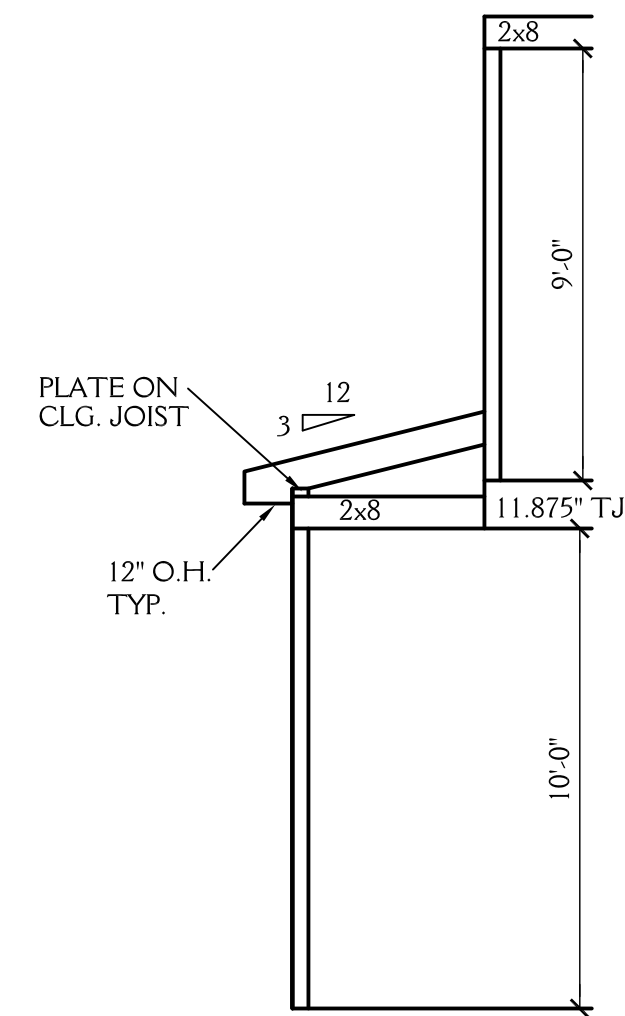
REVISIONS:

SHEET 4 OF 6

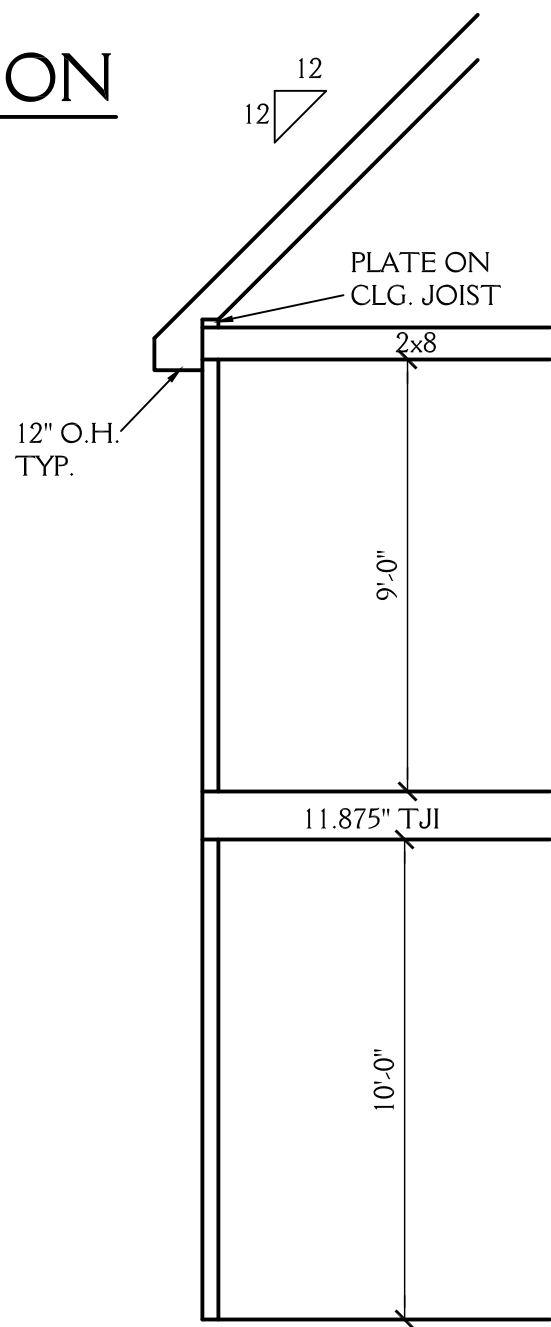
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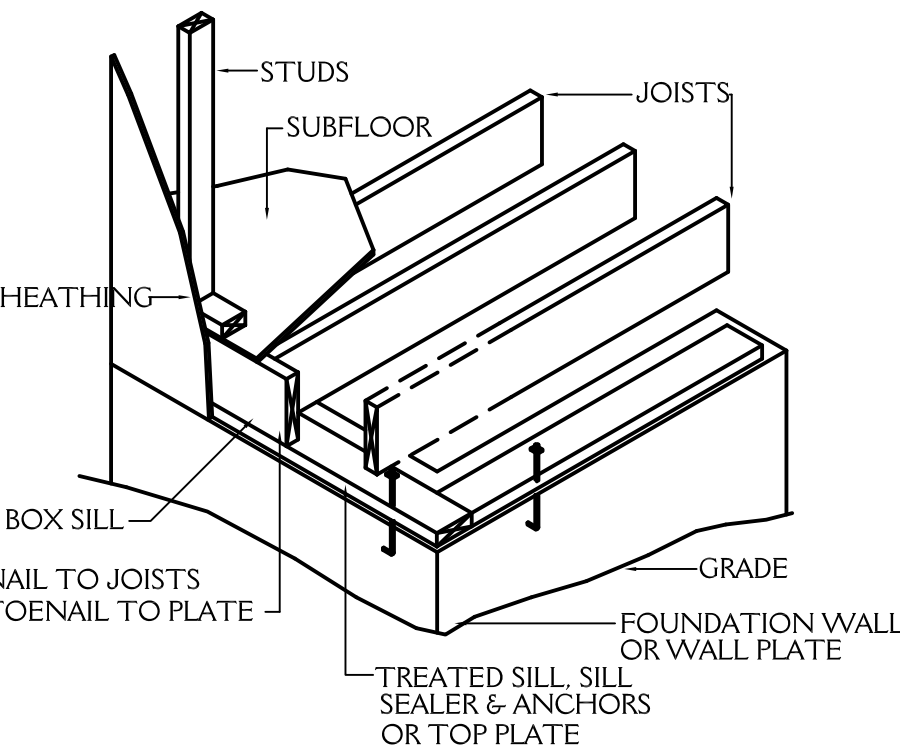
TYPICAL WALL SECTION
3/4" = 1'-0"



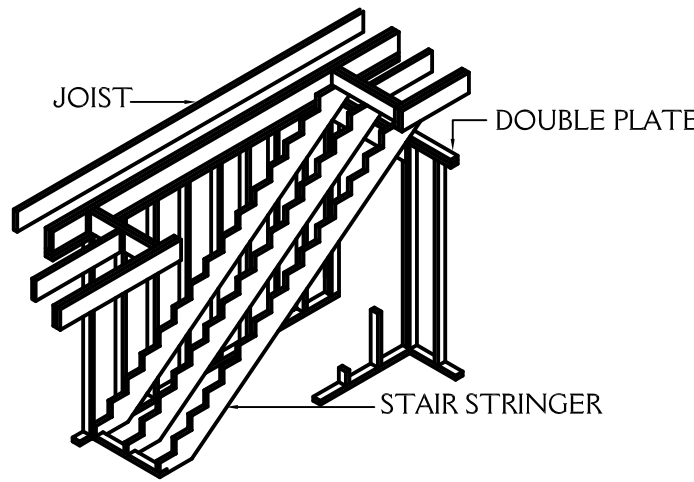
4 SCHEMATIC SECTION
5 SCALE 1/4" = 1'-0"
SEE STRUCTURAL DRAWINGS FOR ALL
STRUCTURAL MEMBER SIZES & DIRECTIONS



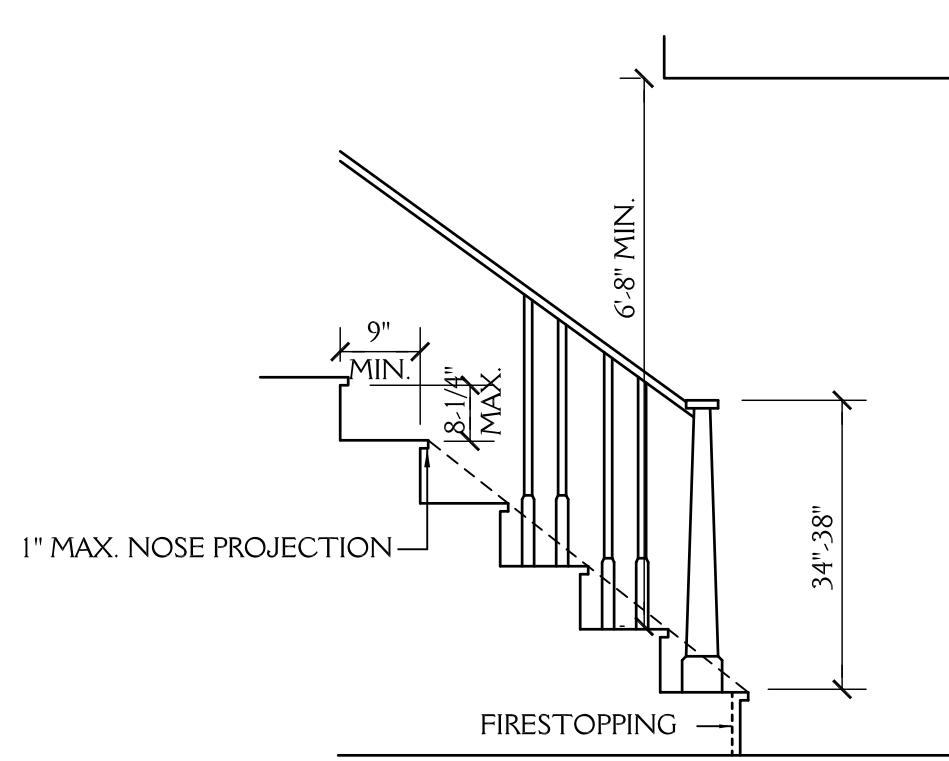
5 SCHEMATIC SECTION
5 SCALE 1/4" = 1'-0"
SEE STRUCTURAL DRAWINGS FOR ALL
STRUCTURAL MEMBER SIZES & DIRECTIONS



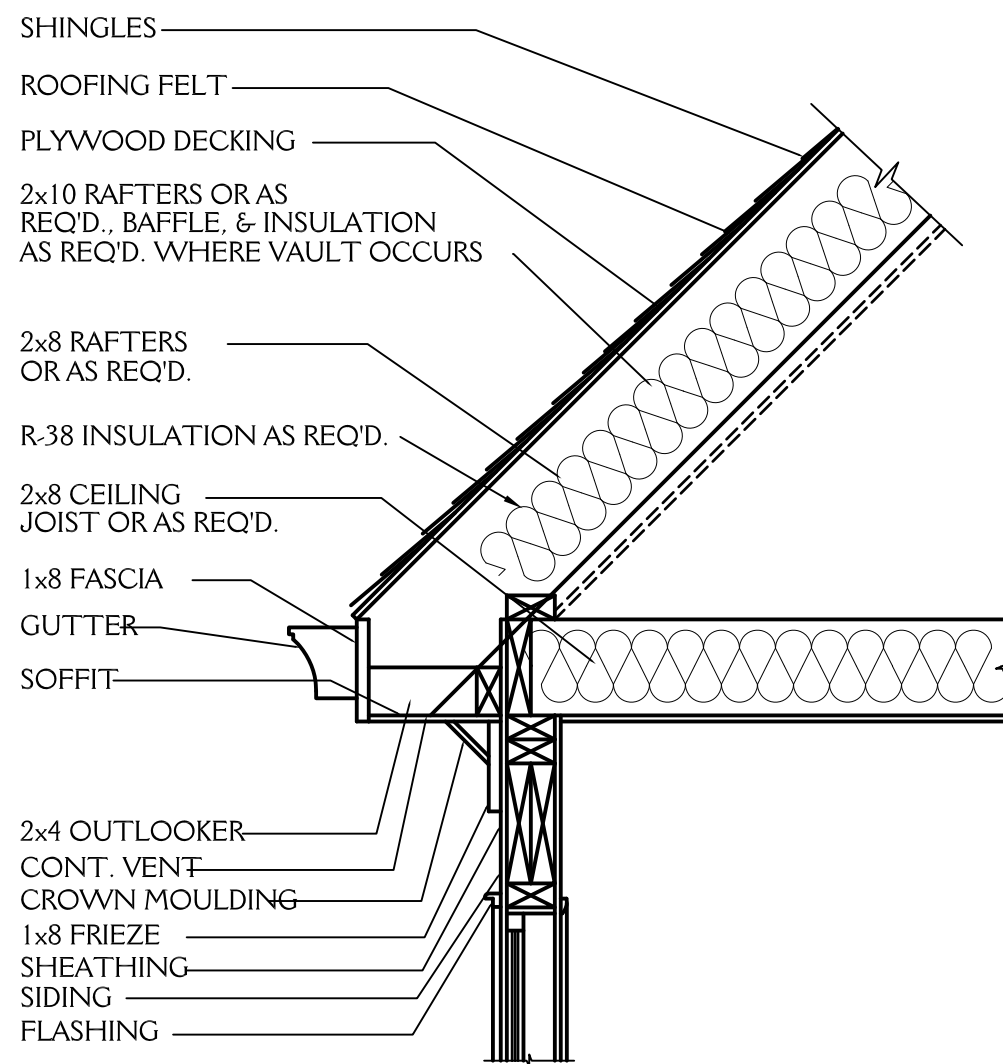
FLOOR FRAMING
NTS



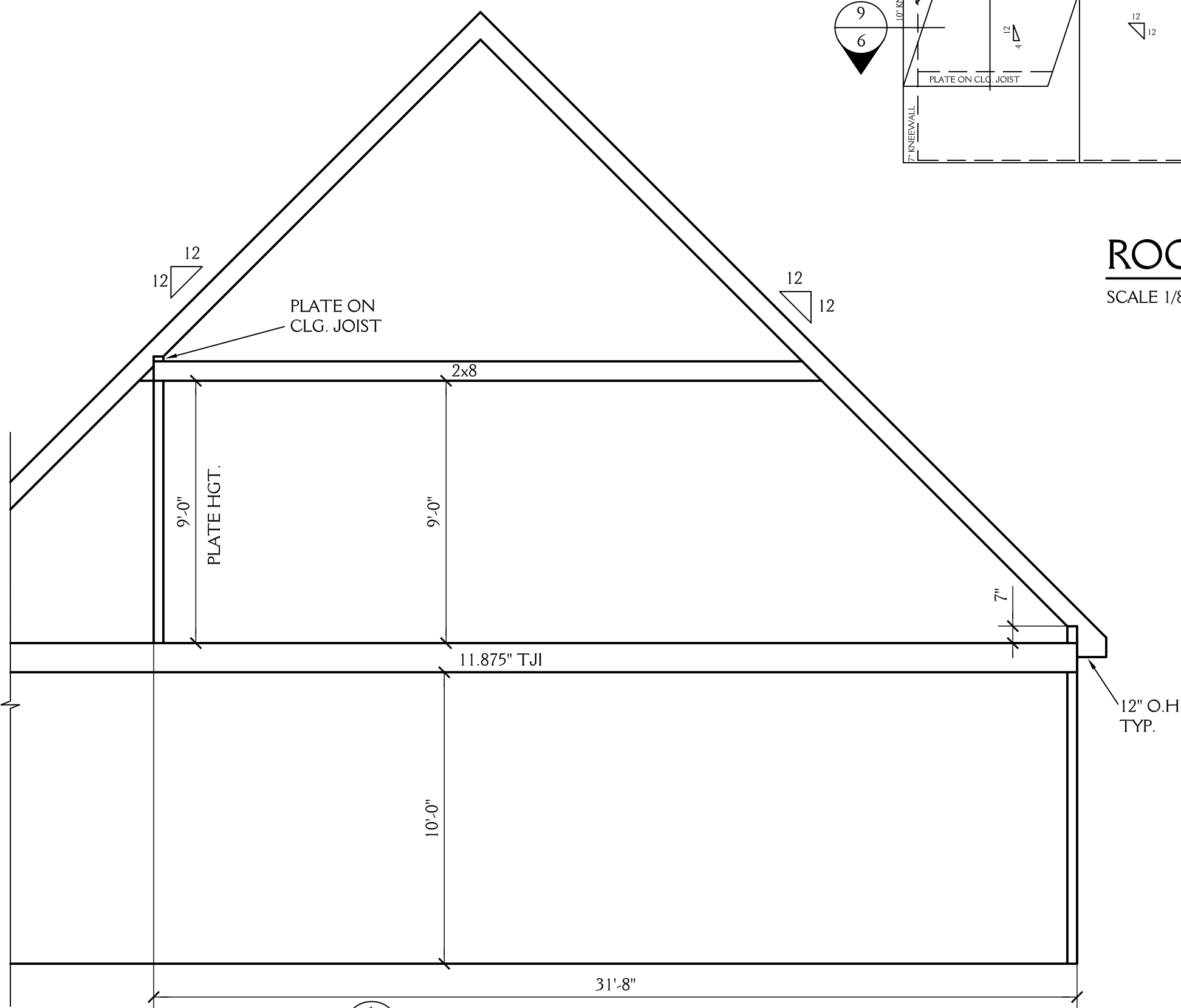
STAIRWAY FRAMING
NTS



STAIR DETAIL
SCALE: NTS

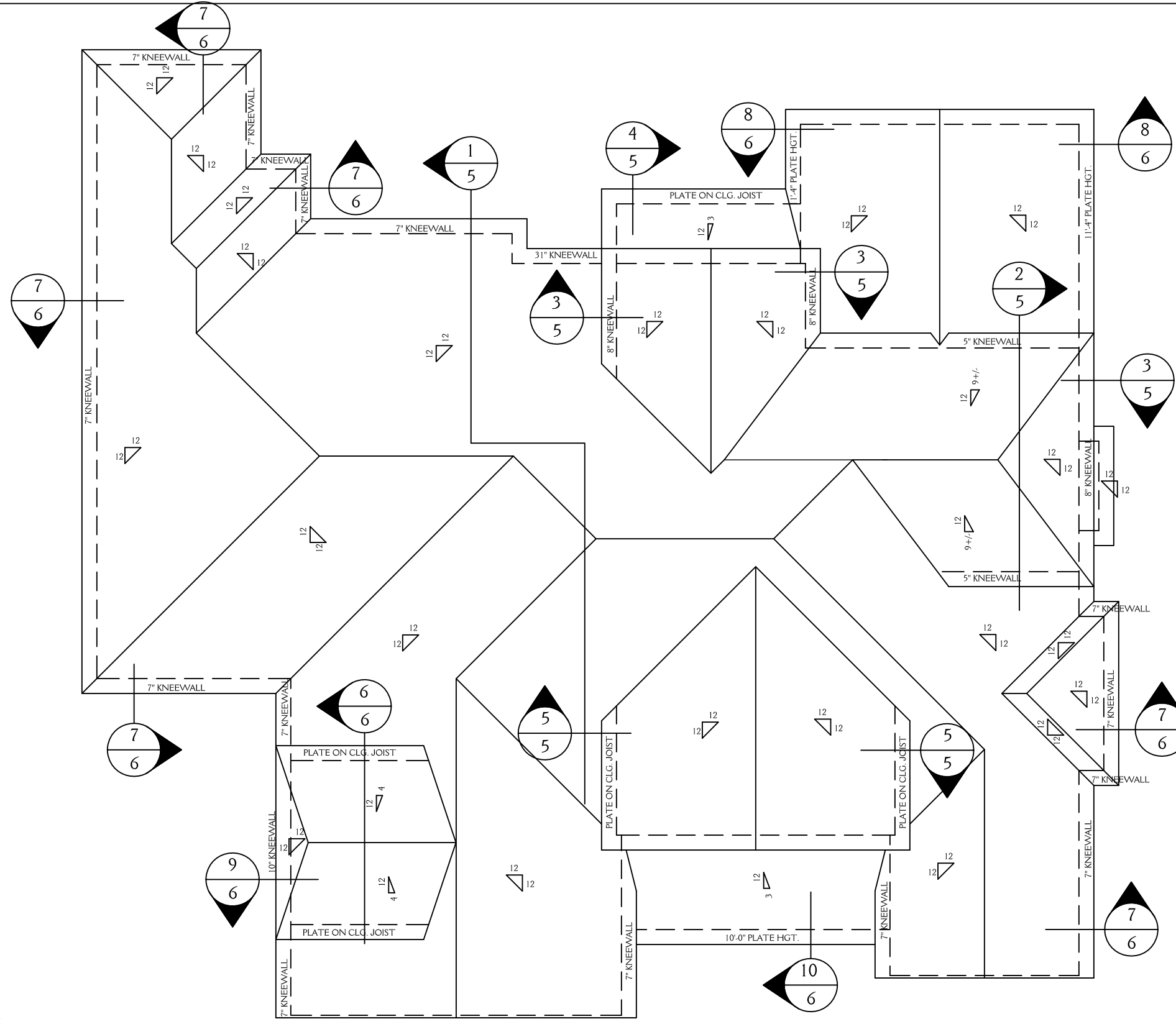


CORNICE DETAIL
3/4" = 1'-0"

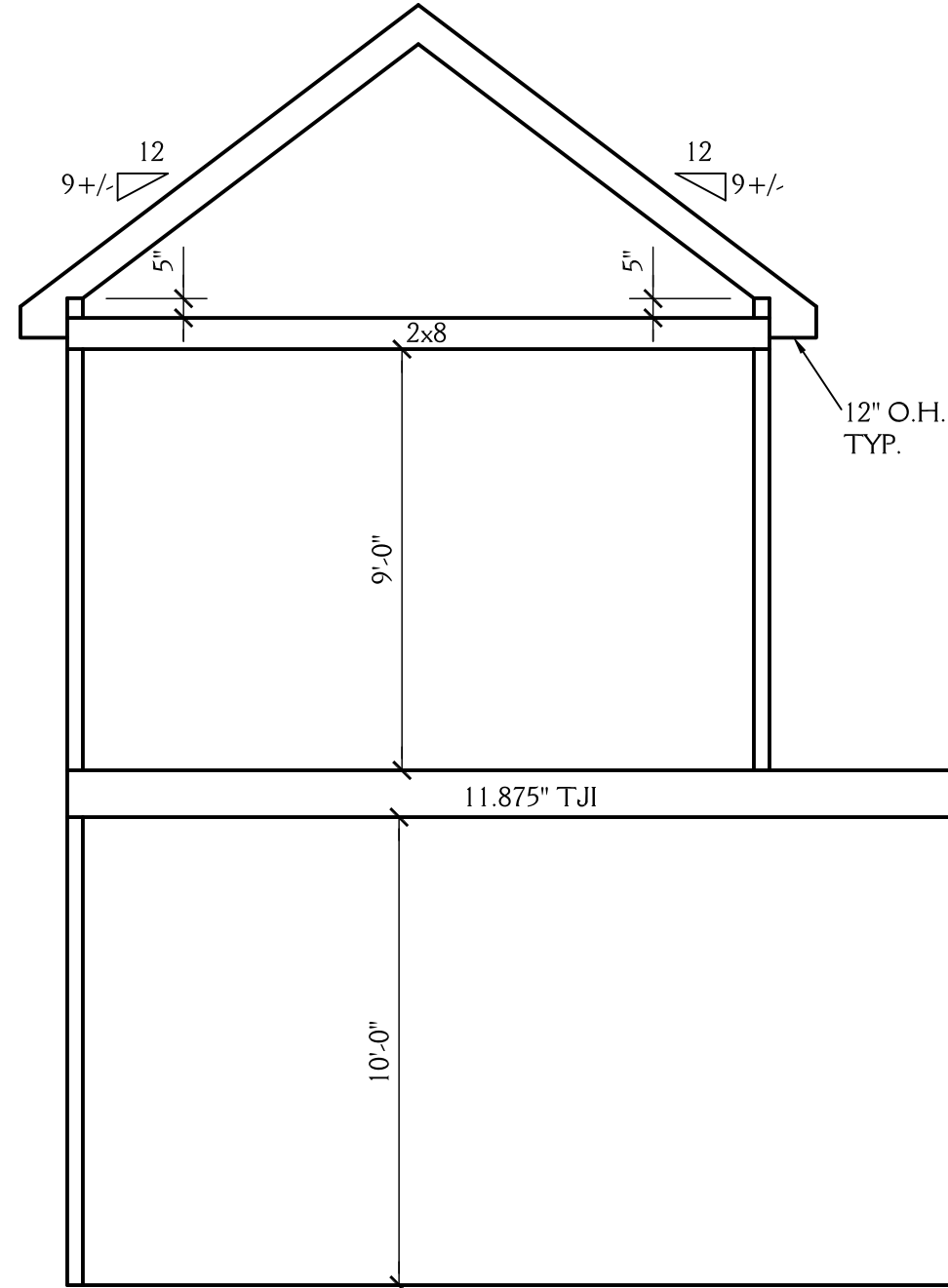


1 SCHEMATIC SECTION
5 SCALE 1/4" = 1'-0"

SEE STRUCTURAL DRAWINGS FOR ALL
STRUCTURAL MEMBER SIZES & DIRECTIONS

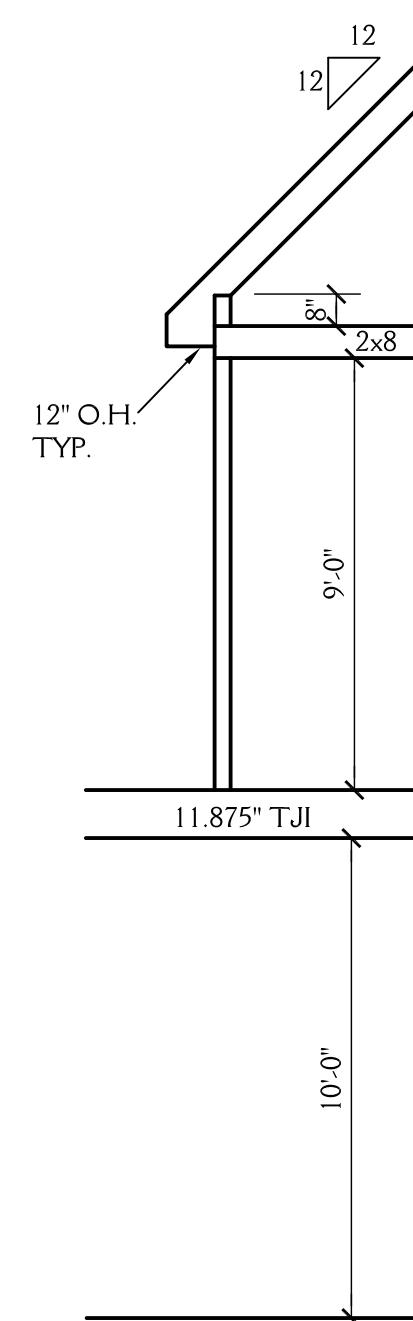


ROOF PLAN
SCALE 1/8" = 1'-0"



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

SEE STRUCTURAL DRAWINGS FOR ALL
STRUCTURAL MEMBER SIZES & DIRECTIONS



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

SEE STRUCTURAL DRAWINGS FOR ALL
STRUCTURAL MEMBER SIZES & DIRECTIONS

ROOF VENT CALCS

3312 SQ.FT. / 150 = 22.08 SQ.FT. REQ'D

BUILDER TO PROVIDE APPROPRIATE
VENTILATION AS REQUIRED BY CODE
SEE SECTION R806 OF
THE 2012 NC RESIDENTIAL BLDG. CODE

FND VENT CALCS

1881 SQ.FT. / 150 = 12.54 SQ.FT. REQ'D

BUILDER TO PROVIDE APPROPRIATE
VENTILATION AS REQUIRED BY CODE
SEE SECTION R408 OF
THE 2012 NC RESIDENTIAL BLDG. CODE

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INSPECTIONS
Reviewed by M. Bunster 10/30/2024 3:12:21 PM

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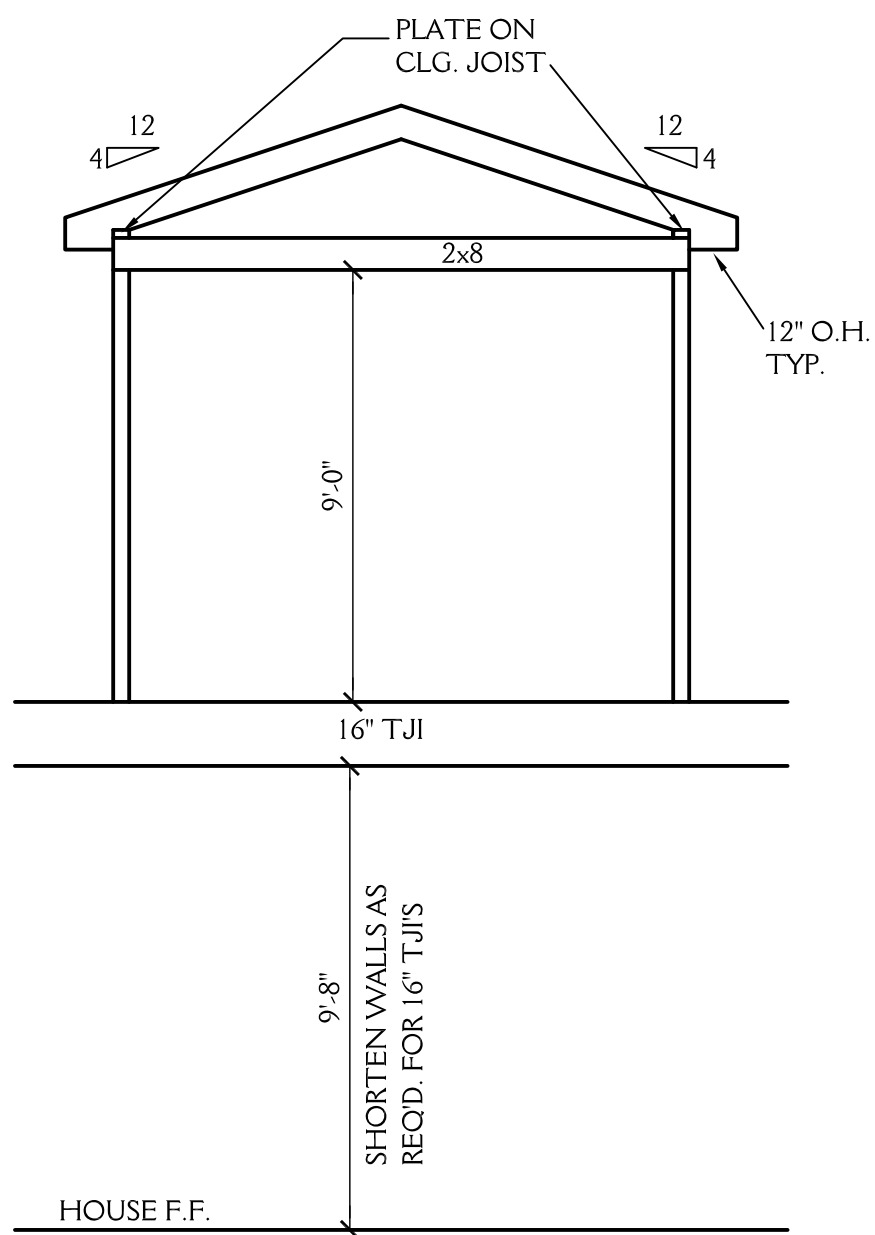
J&W CUSTOM HOMES
2410 CARPENTER POND RD
RALEIGH NC

DRAWN BY: JD
REVISIONS:

DATE: 10-3-24

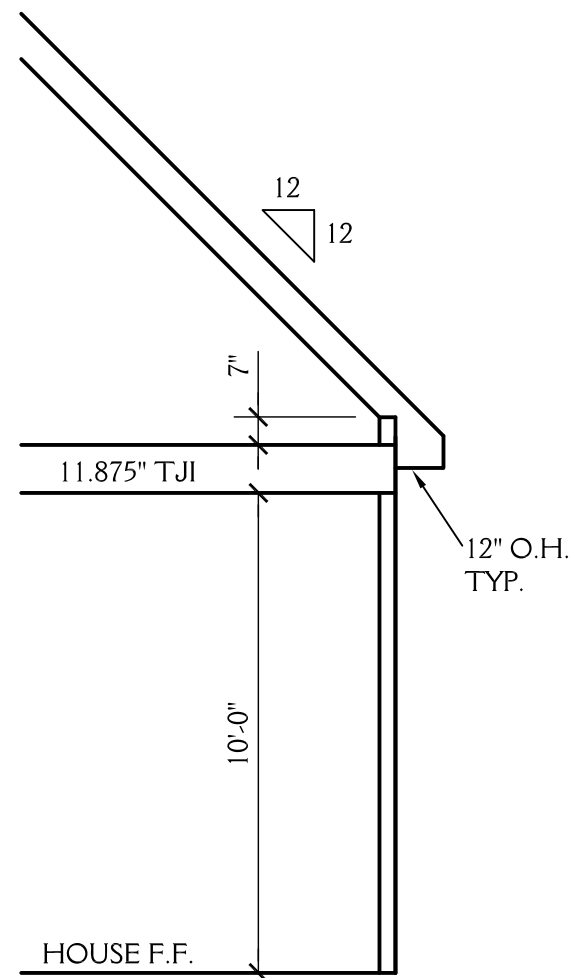
SHEET
5
OF 6

PROJECT NO.
2421



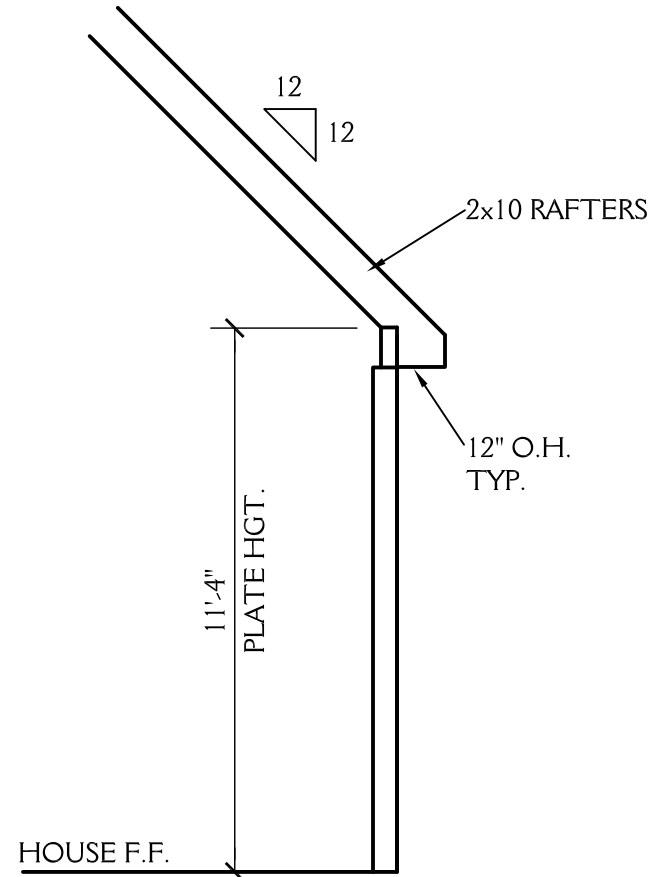
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6 SCHEMATIC SECTION
SCALE 1/4"=1'-0"

SEE STRUCTURAL DRAWINGS FOR ALL
STRUCTURAL MEMBER SIZES & DIRECTIONS



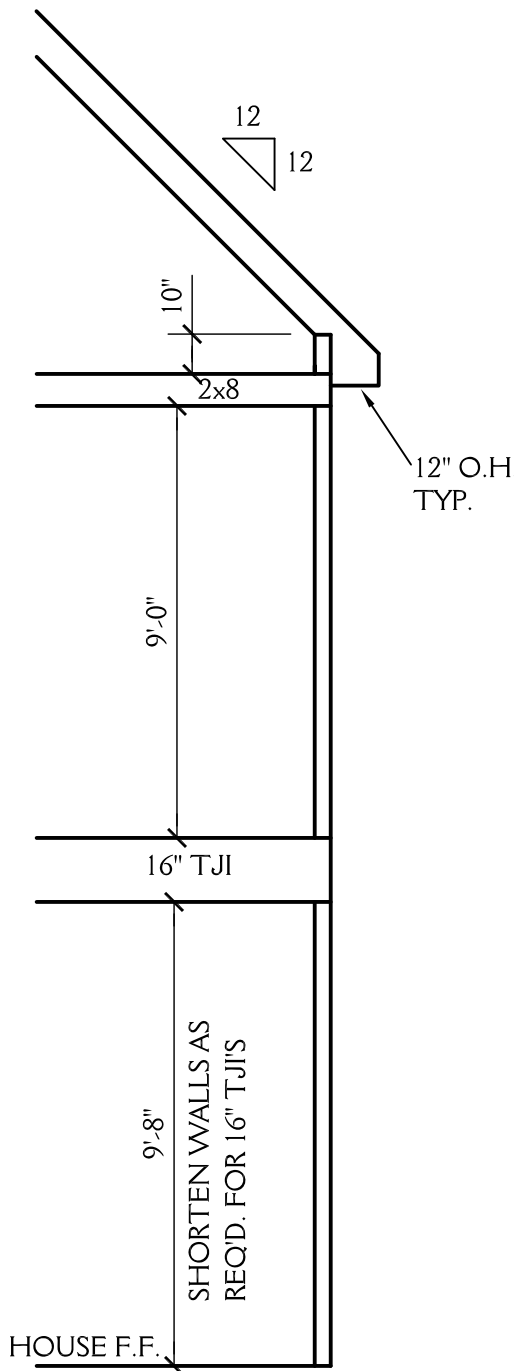
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6 SCHEMATIC SECTION
SCALE 1/4"=1'-0"

SEE STRUCTURAL DRAWINGS FOR ALL
STRUCTURAL MEMBER SIZES & DIRECTIONS



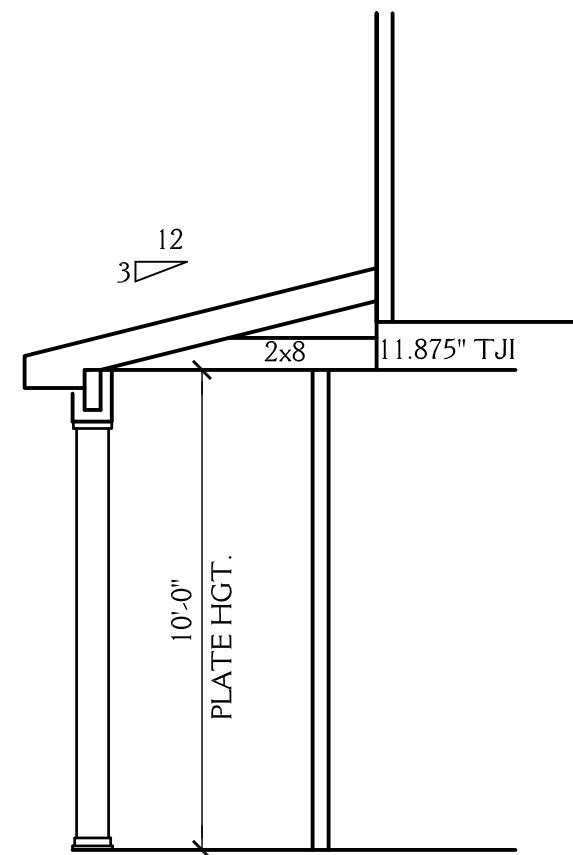
8
6 SCHEMATIC SECTION
SCALE 1/4"=1'-0"

SEE STRUCTURAL DRAWINGS FOR ALL
STRUCTURAL MEMBER SIZES & DIRECTIONS



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

SEE STRUCTURAL DRAWINGS FOR ALL
STRUCTURAL MEMBER SIZES & DIRECTIONS



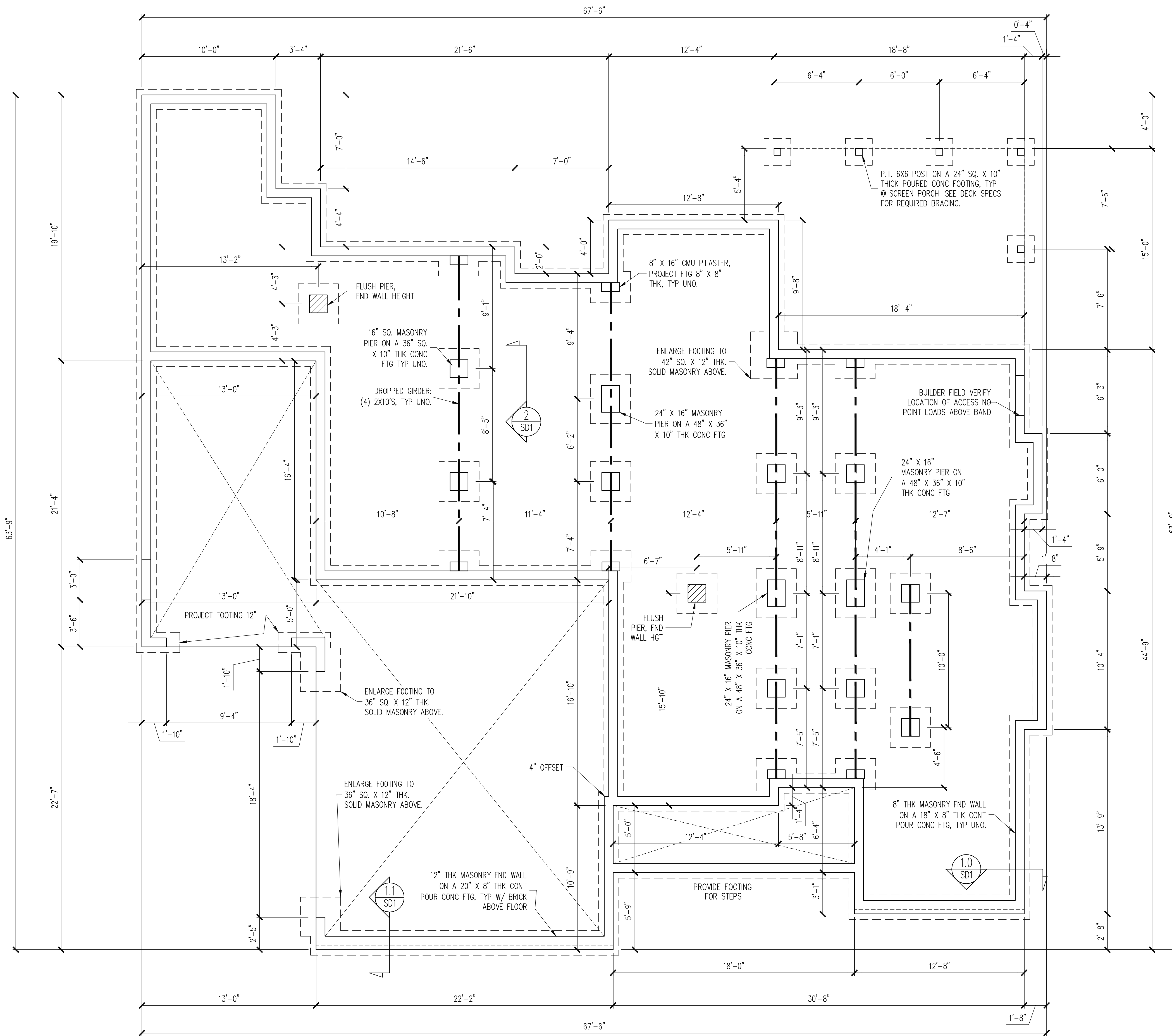
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6 SCHEMATIC SECTION
SCALE 1/4"=1'-0"

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newlightdesign1@gmail.com
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2410 CARPENTER POND RD
RALEIGH NC
DRAWN BY: JD DATE: 10-3-24
REVISIONS:
SHEET 6 OF 6
PROJECT NO. 2421
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Reviewed by M. Bunster 10/30/2024 3:12:21 PM

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

NOTES:

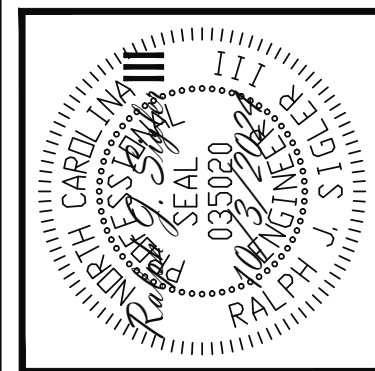
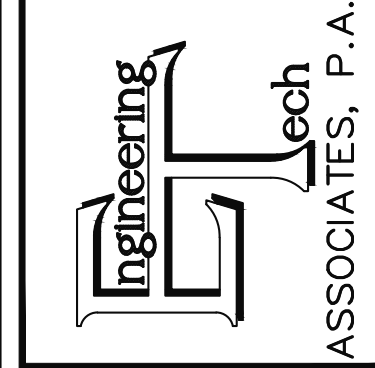
-HEIGHT AND BACKFILL LIMITATIONS FOR FOUNDATION WALLS ARE TO BE GOVERNED BY THE NCSBC, LATEST EDITION. REINFORCEMENT AND GROUTING SHALL BE DETERMINED BY FINAL SITE CONDITIONS.

-BUILDER TO FIELD LOCATE CRAWLSPACE ACCESS OPENING WITH MINIMUM DIMENSIONS OF 18X24. DO NOT LOCATE ACCESS OPENING BELOW POINT LOADS FROM ABOVE WITHOUT ENGINEER APPROVAL.

FOUNDATION PLAN

1/4" = 1'-0"

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

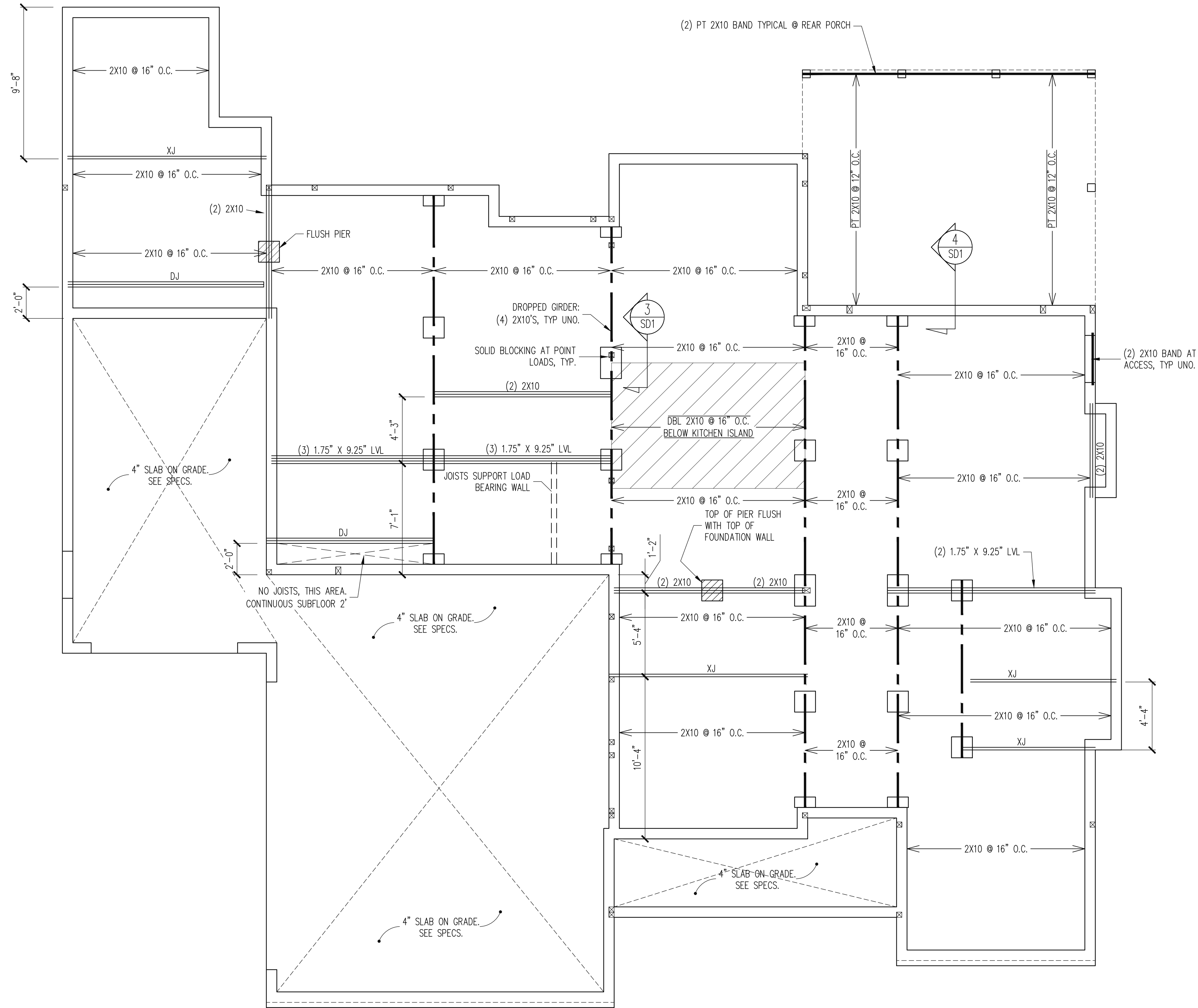


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CLIENT:	J&W CUSTOM HOMES
SCOPE:	STRUCTURAL ADDENDUM
LOT #:	2410 CARPENTER POND RD
ENG:	RJS
REV:	
DATE:	10/31/2024

PROJECT NO.
24-17-016

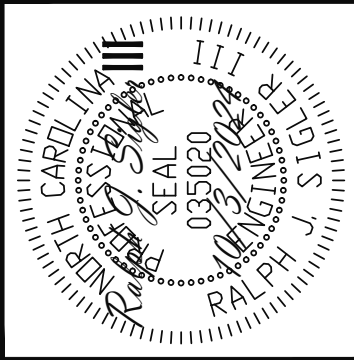
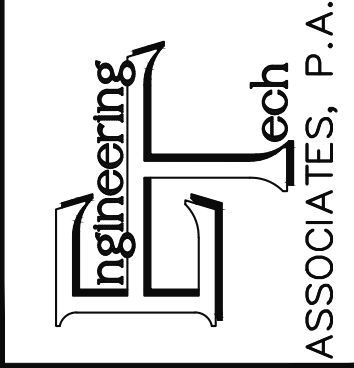
SHEET NO.
S1
1 of 7



CRAWL SPACE FRAMING PLAN
1/4" = 1'-0"



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

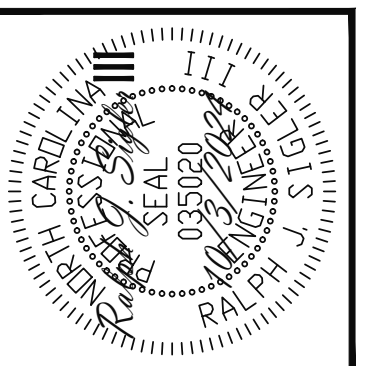


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LOT #:	2410 CARPENTER POND RD
ENG:	RJS
REV:	
DATE:	10/31/2024

PROJECT NO.
24-17-016

SHEET NO.
S2
2 of 7



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CLIENT:	J&W CUSTOM HOMES		
SCOPE	STRUCTURAL ADDENDUM		
LOT #:	2410 CARPENTER POND RD	ENG:	RJS
		REV:	
		DATE:	10/3/2024

PROJECT NO.
24-17-016

SHEET NO.

S3

3 of 7



L1	L 3 1/2 X 3 1/2 X 1/4
L2	L 5 X 3 1/2 X 5/16
L3	L 6 X 4 X 5/16 ATTACHED TO HEADER (2)- 1/2" DIA. X 3" LONG LAG SCREWS AT 16" O.C. (ONE LAG SCREW @ 16" O.C. PERMITTED FOR 5' OR LESS BRICK ABOVE)
L4	16 GAUGE FLEX LINTEL PER BUILDER

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 @ 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 2018 NCRBC. (FASTENERS @ 7" O.C.) BOTH SIDES OF WALL, OR (FASTENERS @ 4" O.C.) ONE SIDE OF WALL AT STAIRS (BUILDER PERMITTED TO SUBSTITUTE "WSP" FOR ANY "GB" WALL)

NOTES:
PROVIDED CONTINUOUS SHEATHING = 280' MIN.

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

HEADER SCHEDULE

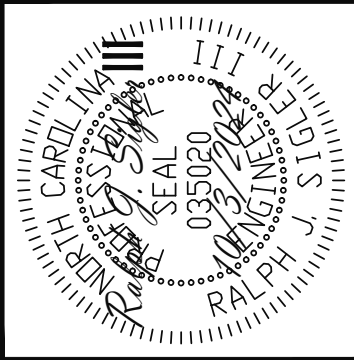
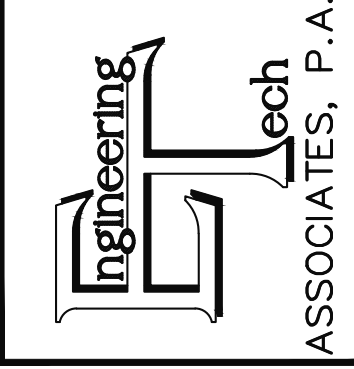
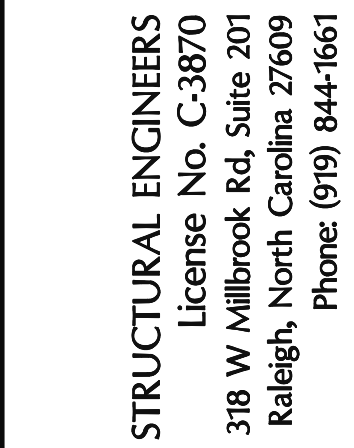
H1	SINGLE 2X4 TURNED FLAT (A)
H2	(2) 2X4'S ON SINGLE JACKS (B)
H3	(2) 2X10'S ON SINGLE JACKS (C)
H4	(2) 1.75" X 9.25" LVL'S ON DBL JACKS
H5	(3) 2X10'S ON SINGLE JACKS

- (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"

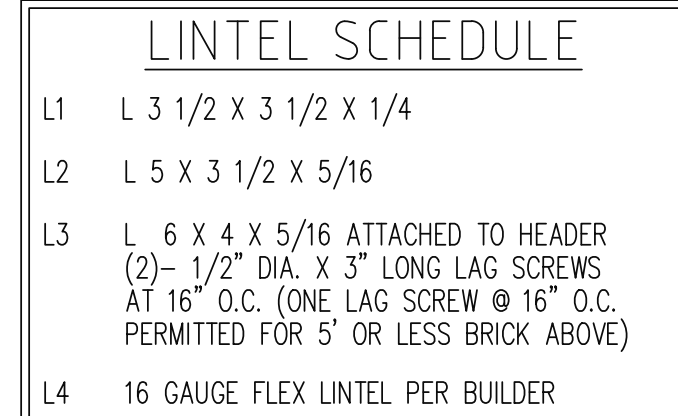


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CLIENT:	J&W CUSTOM HOMES		
SCOPE	STRUCTURAL ADDENDUM		
LOT #:	2410 CARPENTER POND RD	ENG:	RJS
		REV:	
		DATE:	10/3/2024

PROJECT NO.
24-17-016

SHEET NO.
S4
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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 = 119' MIN.

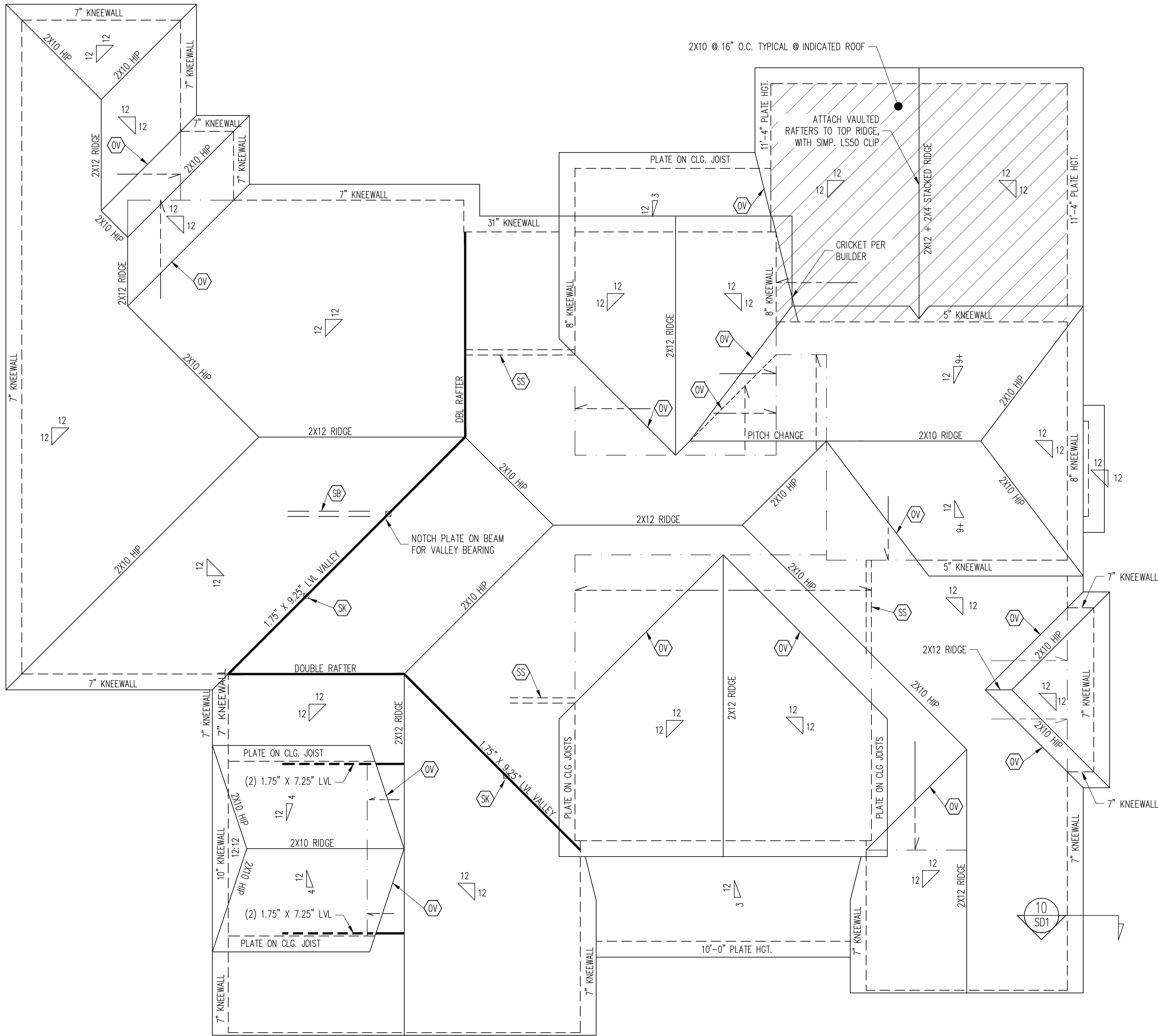
REFERENCE PART 16.02 OF CONSTRUCTION
 SPECIFICATIONS FOR GENERAL WIND BRACING
 INFORMATION.

H1	SINGLE 2X4 TURNED FLAT (A)
H2	(2) 2X4'S ON SINGLE JACKS (B)
H3	(2) 2X10'S ON SINGLE JACKS (C)
H4	(1) 1.75" X 9.25" LVL'S ON DBL JACKS
H5	(3) 2X10'S ON SINGLE JACKS

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

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

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



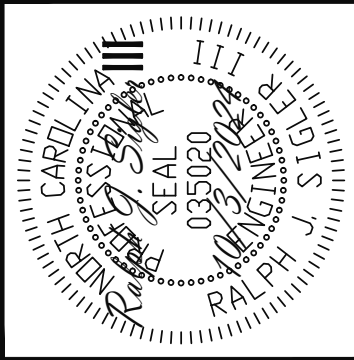
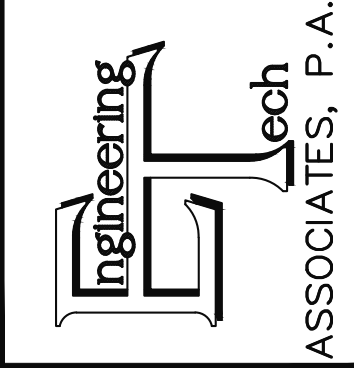
FRAMING NOTES
ROOF ONLY
-COMMON RAFTERS 2X8 @ 16" O.C. TYP U.N.O.
-COLLAR TIES 2X4 EVERY 3RD SET OF RAFTERS TYP U.N.O.
-ROOF PITCHES 12:12 TYP U.N.O.
-VERIFY ROOF PITCHES, OVERHANG LENGTHS, AND KNEEWALL FRAMING HGTS WITH ARCHITECTURAL DRAWINGS, TYPICAL.

FRAMING SCHEDULE
ROOF ONLY
OV OVERFRAME VALLEY (2X10 SLEEPER)
SB SUPPORT/SPLICE RAFTERS ON BEAM BELOW
SK DBL 2X4 STIFF KNEE
SS SUPPORT/SPLICE RAFTERS ON KNEEWALL BELOW

ROOF FRAMING PLAN

1/4" = 1'-0"

STRUCTURAL ENGINEERS
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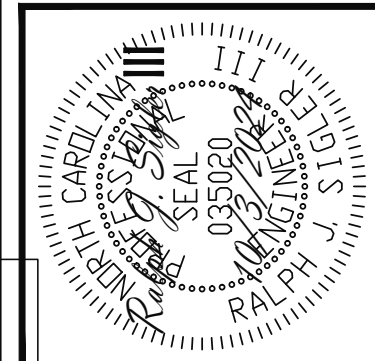
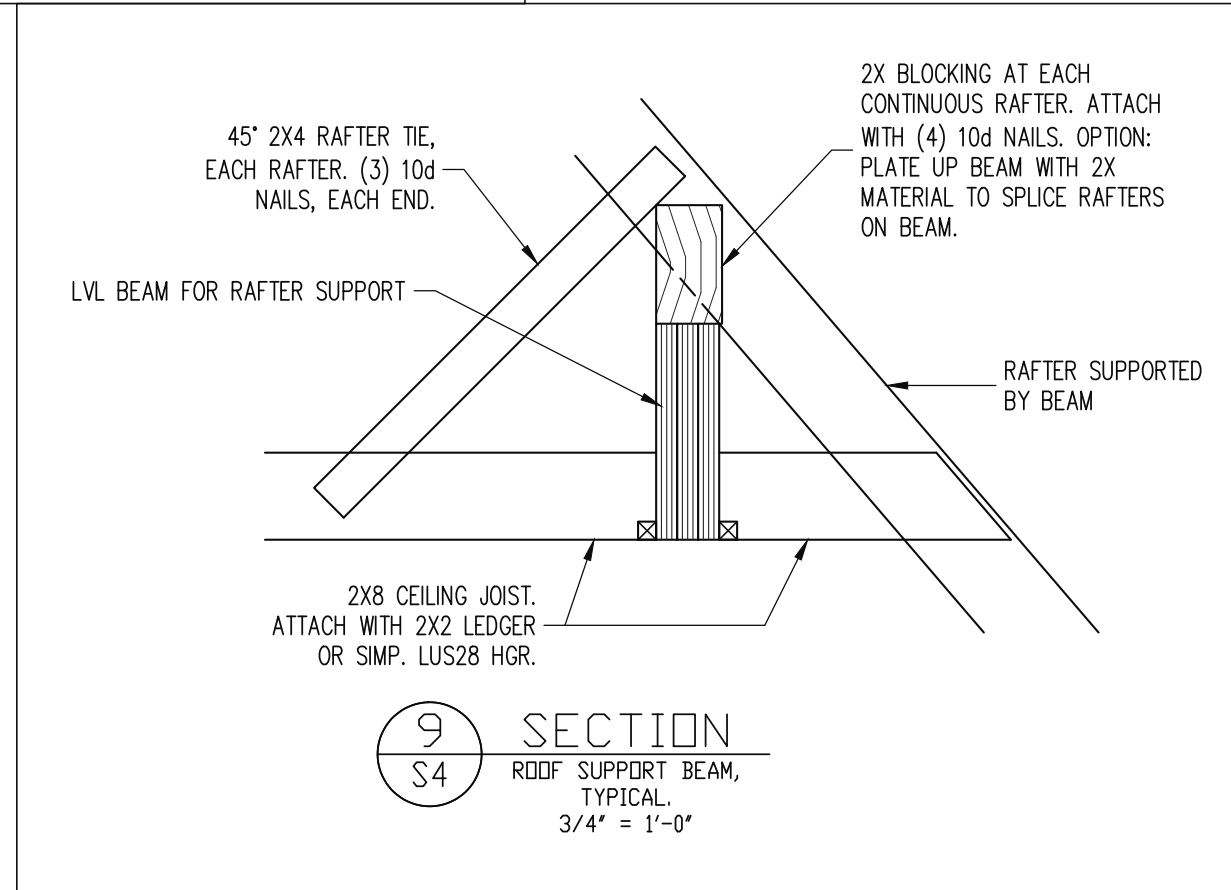
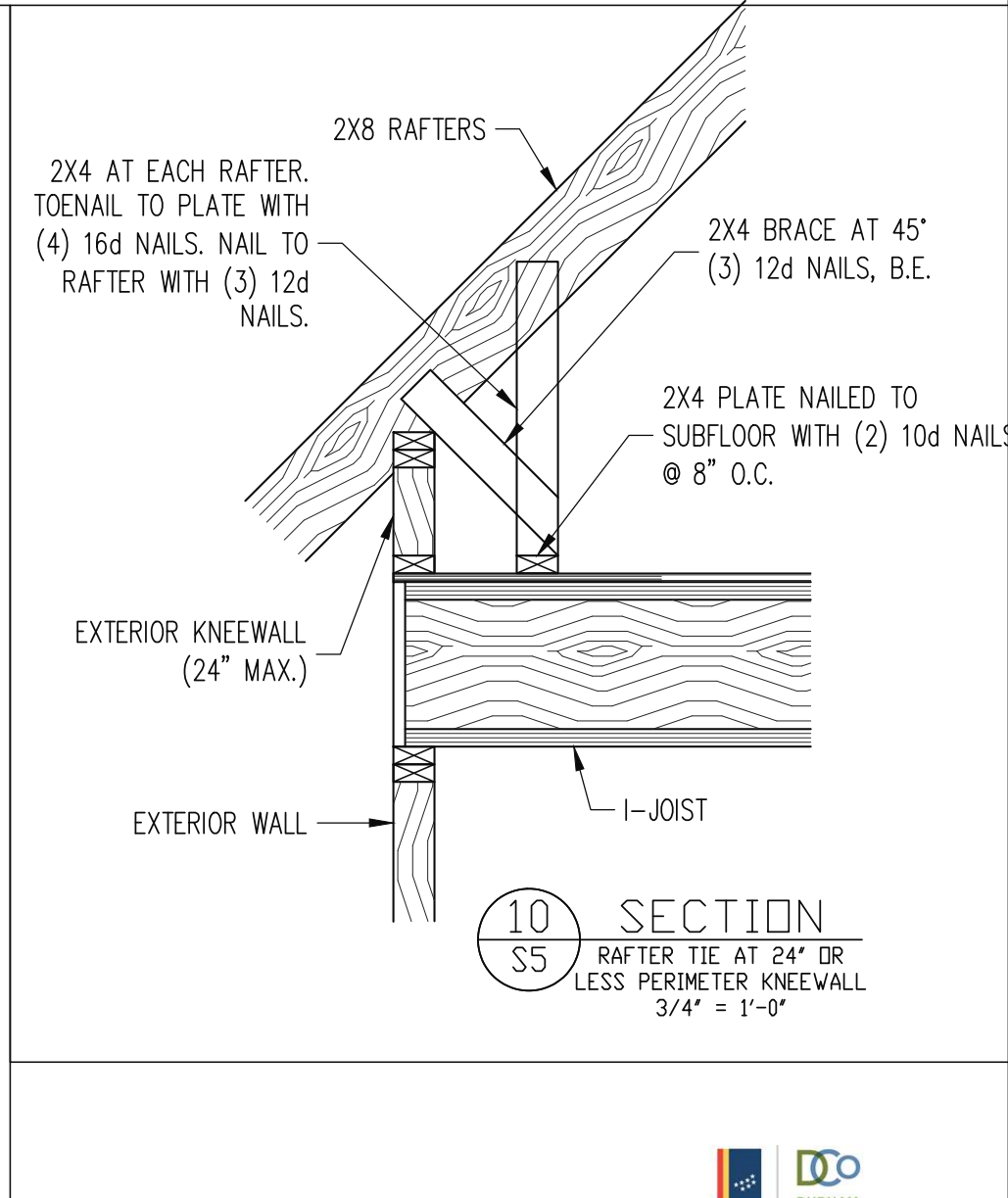
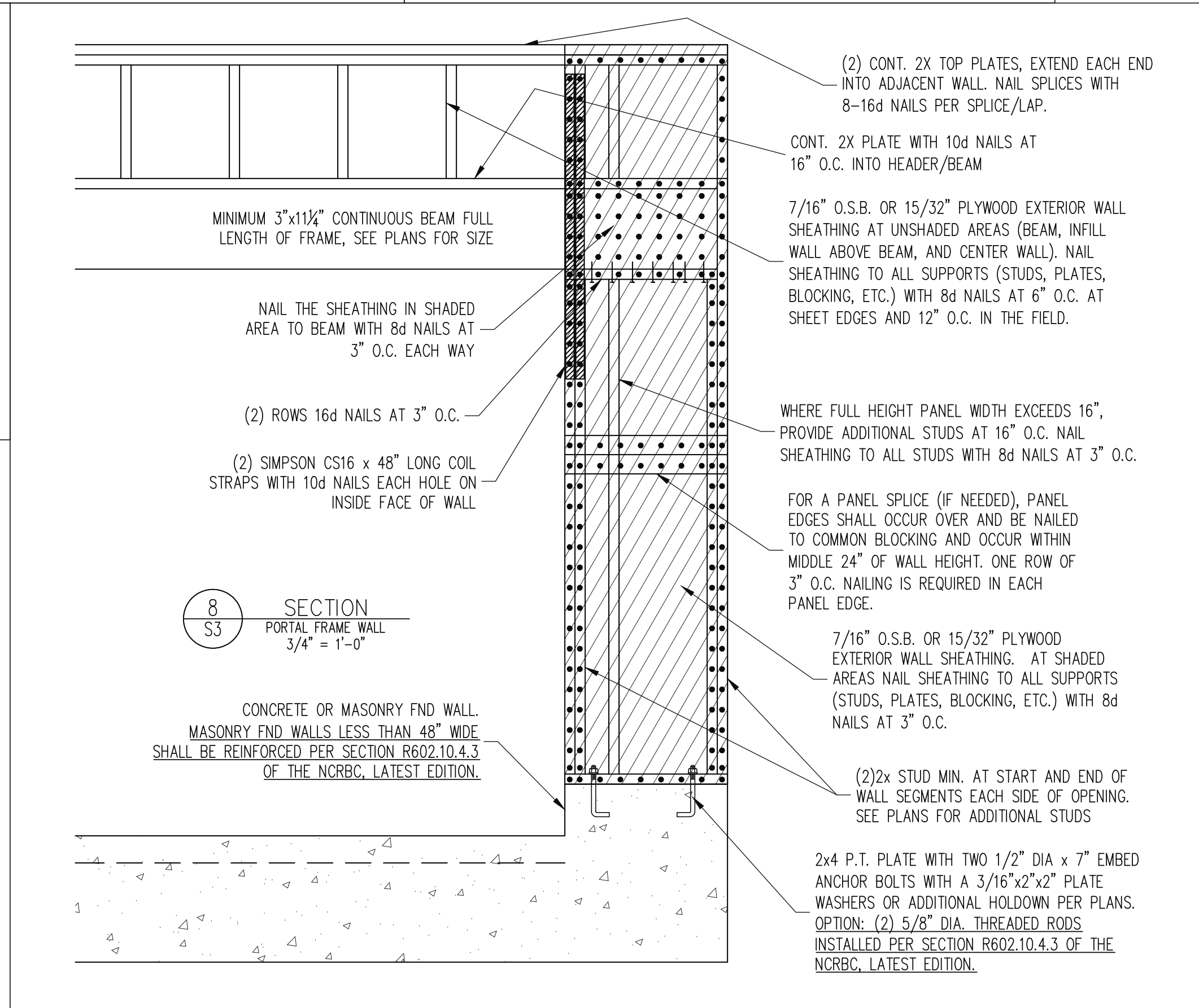
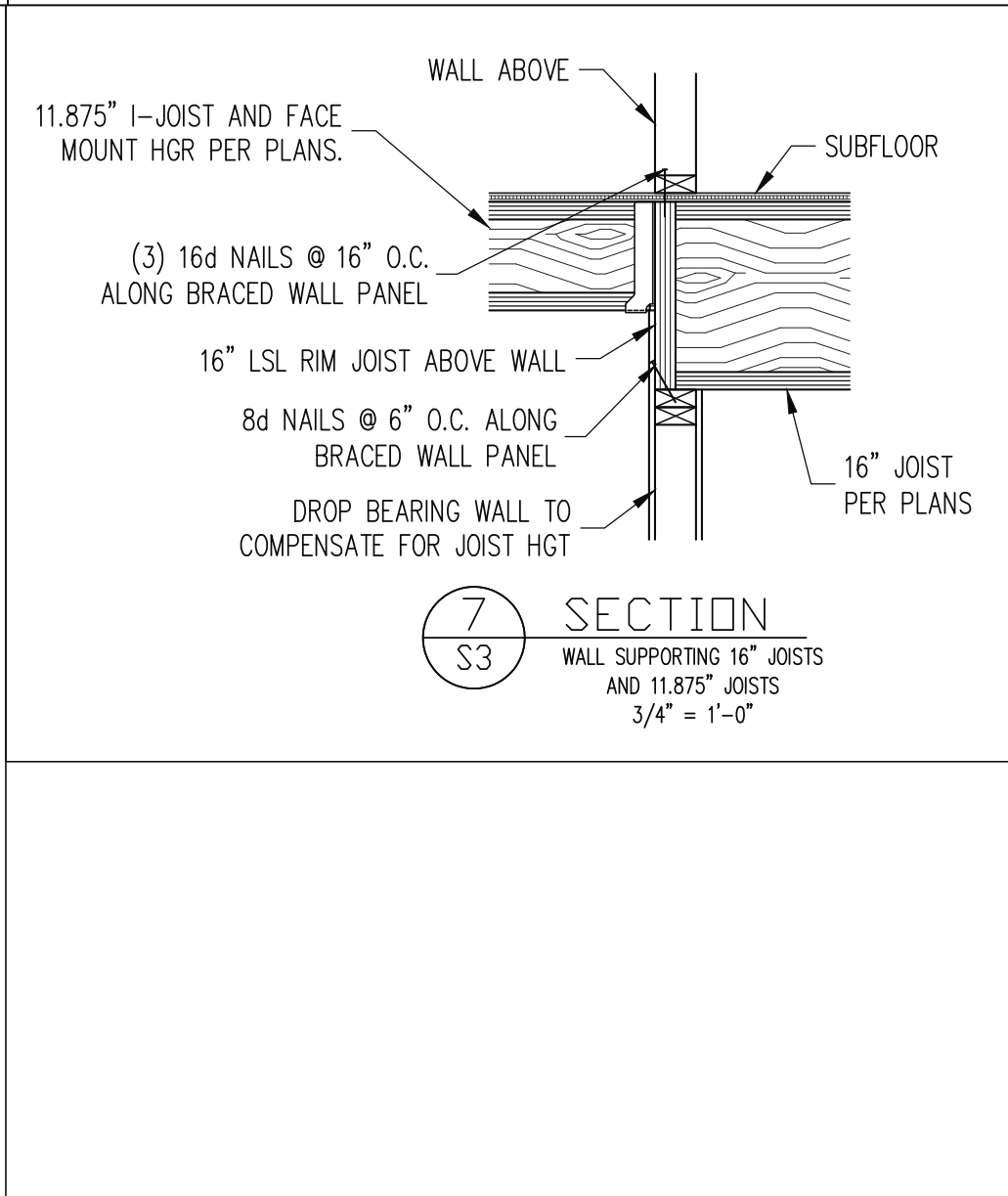
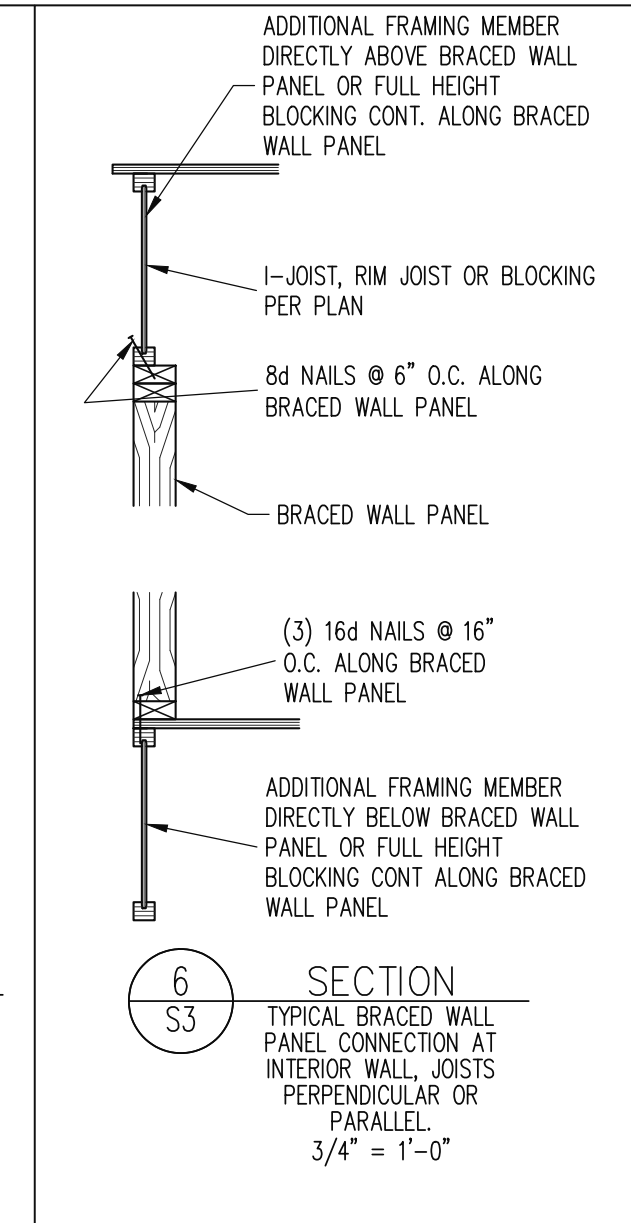
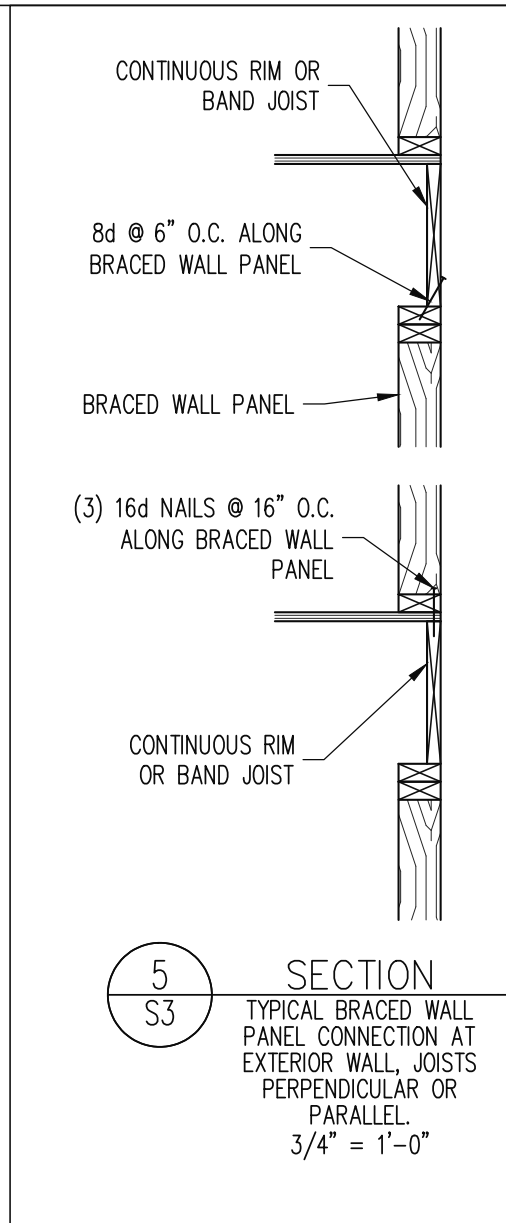
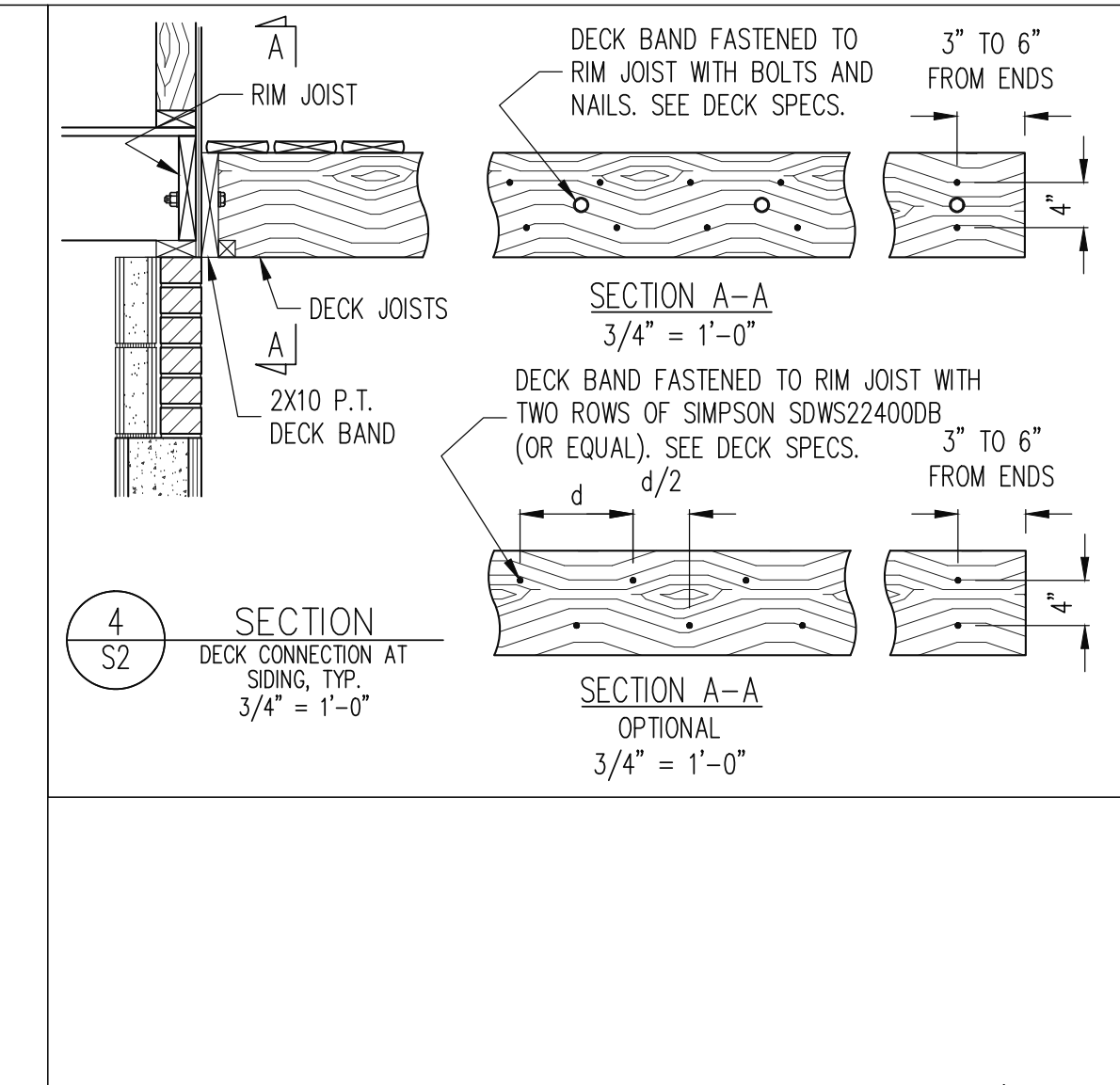
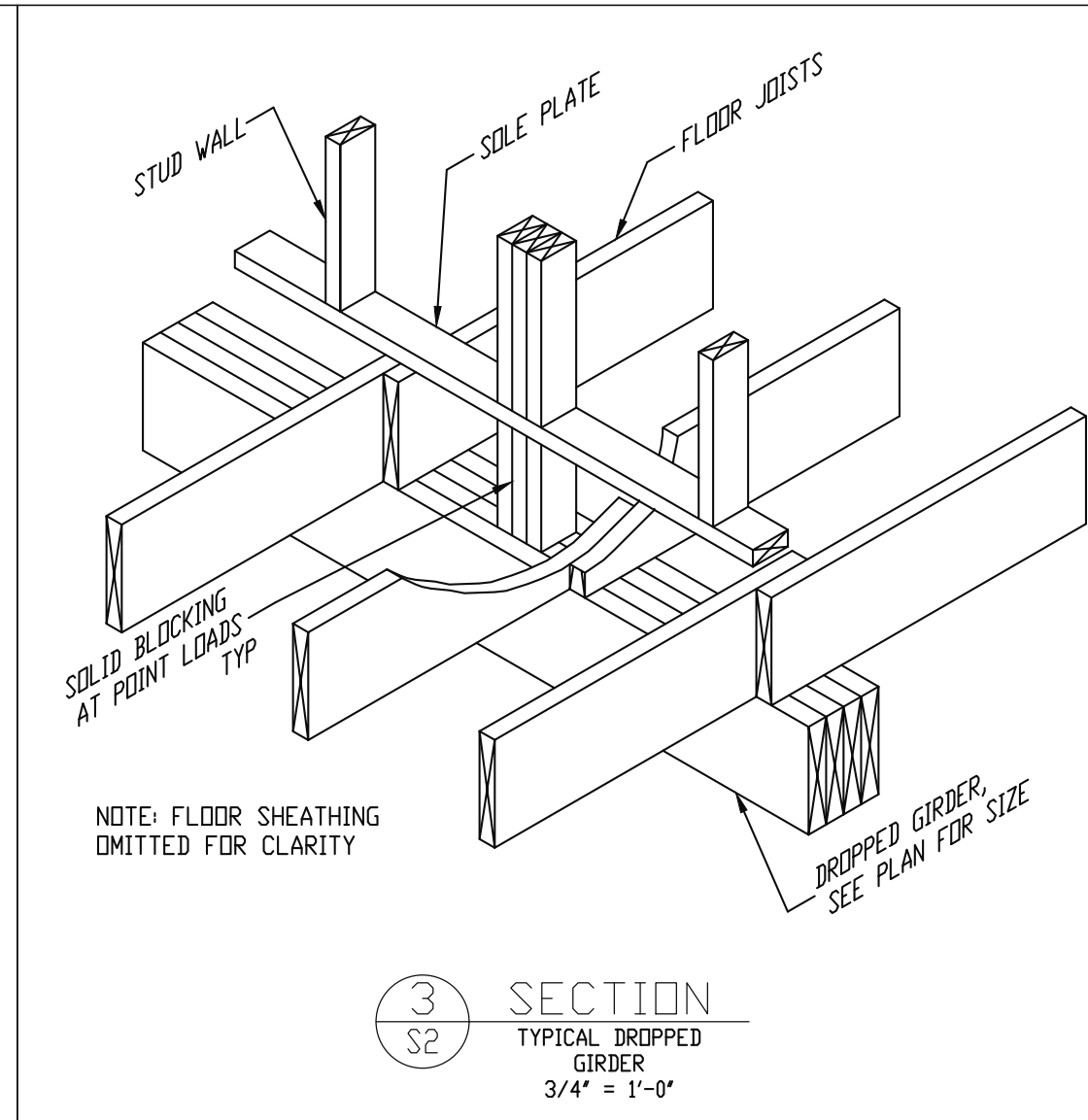
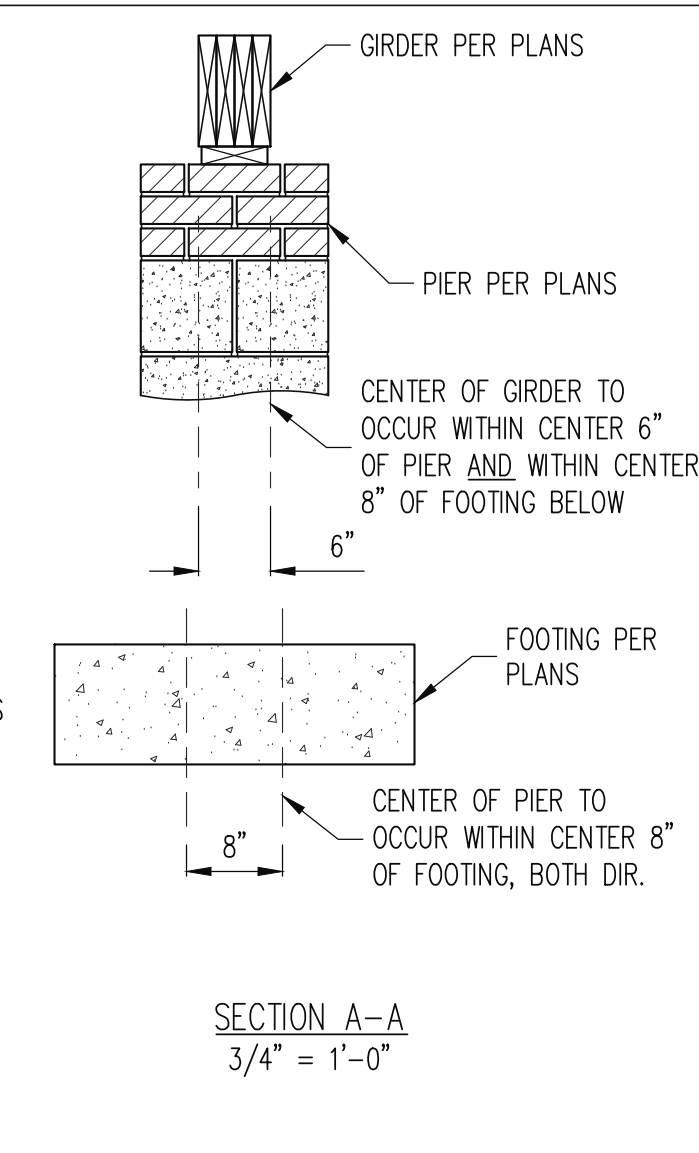
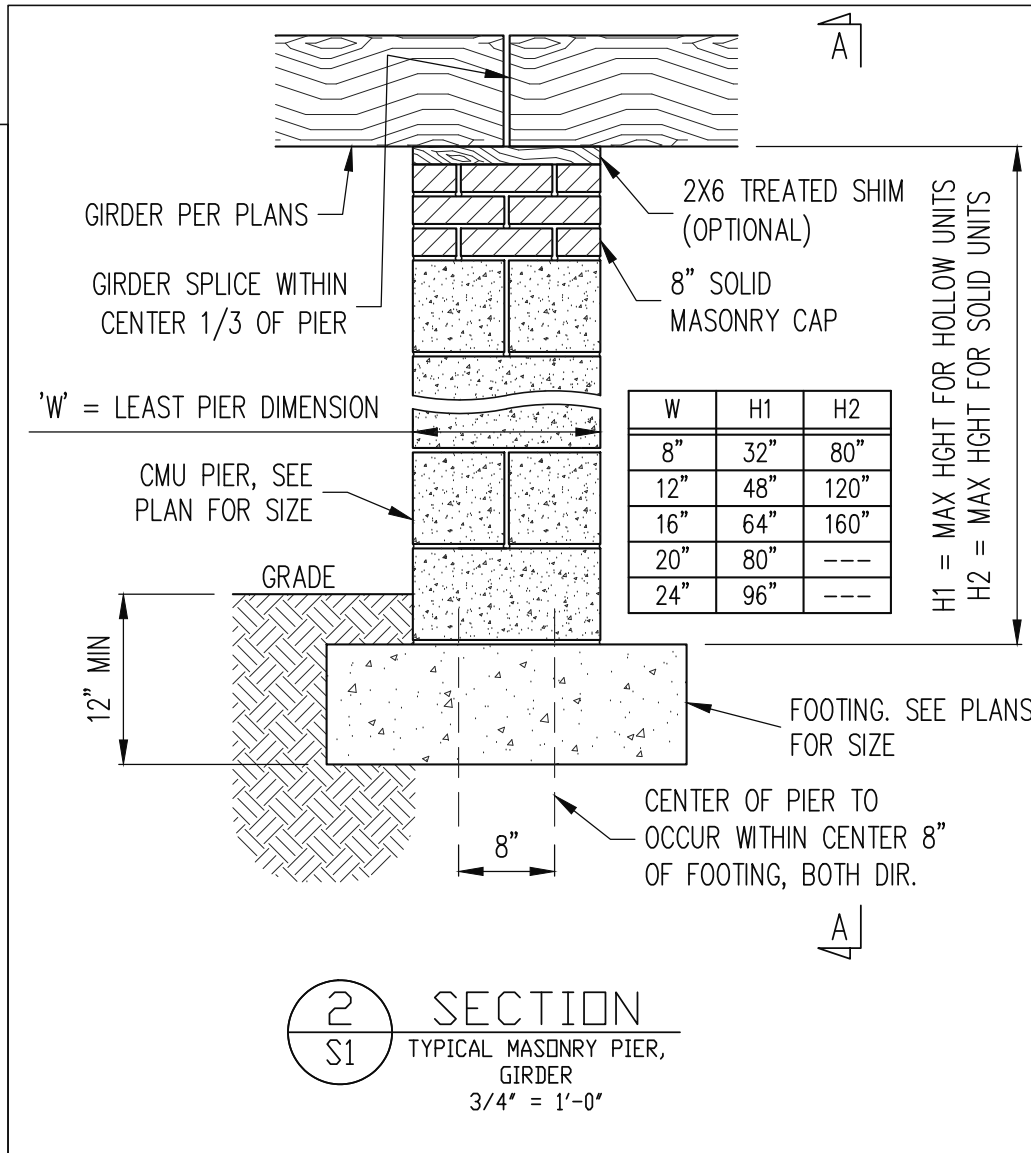
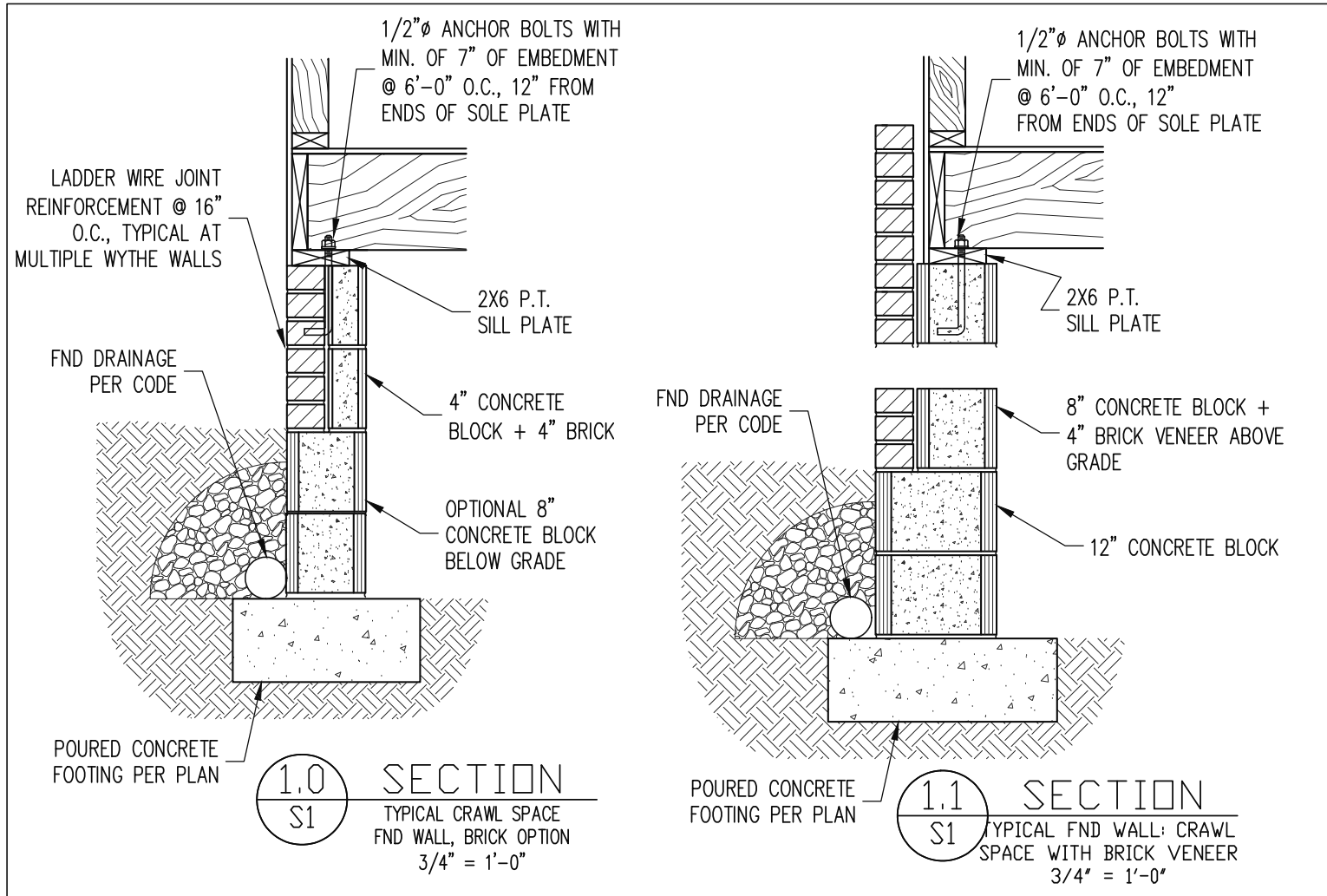


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CLIENT:	J&W CUSTOM HOMES
SCOPE:	STRUCTURAL ADDENDUM
LOT #:	2410 CARPENTER POND RD
ENG:	RJS
REV:	
DATE:	10/31/2024

PROJECT NO.
24-17-016

SHEET NO.
S5
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CLIENT:	J&W CUSTOM HOMES
SCOPE:	STRUCTURAL ADDENDUM
LOT #:	2410 CARPENTER POND RD
ENG:	RJS
REV:	
DATE:	10/31/2024

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PROJECT NO.
24-17-016

SHEET NO.
SD1

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:																			
<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>			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)
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' x 50" 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, 6% AIR ENTRAINMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL CONCRETE, INCLUDING CONCRETE FOR FOOTINGS, IS 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 CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2". DOSAGE RATE 1 1/2 LBS/100 YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 2" 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, FM = 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																			
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, ORDERS, BEAMS, STUDS, ETC.																			
PART 11: ENGINEERED LUMBER																				
11.01	LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E= 1.9 X 10 ⁶ PSI, Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E= 1.3 X 10 ⁶ PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc = 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 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)	
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 24" O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A 2" EDGE DISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER, 6" ± 2" FROM EACH END OF THE BEAM.	
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 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 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 Ø 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 Ø 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS Ø 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS Ø 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 Ø 16" O.C.: 11'-1 1/2" 2X6 Ø 16" O.C.: 17'-0" 2X4 Ø 12" O.C.: 12'-1 1/2" 2X6 Ø 12" O.C.: 18'-8" DBL 2X4 Ø 16" O.C.: 13'-4" DBL 2X6 Ø 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 PRESRIPTIVE 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 NCRC R602.3.5 AND R602.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS. -MAY SUBSTITUTE WSP FOR OSB -SINGLE JOIST, CONTINUOUS RM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 16d 10d NAILS Ø 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS Ø 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" 2X4 1 2 3 4 5 STUD SIZE 2X6 1 2 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	

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

DECK SPECIFICATIONS

- 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.
- SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.
- 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.
- 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:
 - ALL STRUCTURES EXCEPT BRICK STRUCTURES

JOIST LENGTH	
UP TO 8' MAX.	UP TO 16' MAX.
REQUIRED FASTENERS	ONE- 5/8" Ø BOLT Ø 42" O.C. AND (2) ROWS OF 12d NAILS Ø 8" O.C. OR TWO ROWS OF SIMPSON SDWS224X008 Ø d = 32" O.C. STAGGERED
- IF THE DECK BAND IS SUPPORTED BY A 1/2" MINIMUM MASONRY LEDGE ALONG THE FOUNDATION WALL, 5/8" Ø BOLTS SPACED Ø 48" O.C. MAY BE USED FOR SUPPORT.
- OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE BAND
- ORDERS SHALL BEAR DIRECTLY ON POSTS OR BE BE CONNECTED TO THE SIDES OF POSTS WITH 2- 5/8" Ø BOLTS
- FLOOR DECKING SHALL BE NO. 2 GRADE TREATED SOUTHERN PINE OR EQUIVALENT. THE MINIMUM FLOOR DECKING THICKNESS SHALL BE AS FOLLOWS:

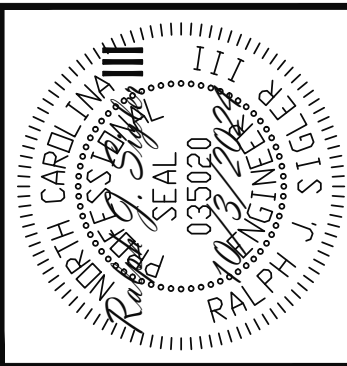
ALLOWABLE I-JOIST SUBSTITUTION

NOTE: MAINTAIN JOIST DEPTH, DIRECTION, AND SPACING SPECIFIED ON PLANS.					
MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HGR	SIMPSON TOP FLANGE HGR	
BLUELINX	11.875"	BLJ 40	IUS2.56/11.88	ITS2.56/11.88	
BOISE CASCADE	11.875"	BCJ 5000s	IUS2.06/11.88	ITS2.06/11.88	
BOISE CASCADE	11.875"	BCJ 6000s	IUS2.37/11.88	ITS2.37/11.88	
INTERNATIONAL	11.875"	IB 400	IUS2.56/11.88	ITS2.56/11.88	
BEAMS					
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"	TJL 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.					



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CLIENT:	J&W CUSTOM HOMES			
	STRUCTURAL ADDENDUM			
	SCOPE:	2410 CARPENTER POND RD	ENG: RJS	REV:
LOT #:				DATE: 10/31/2024

PROJECT NO.
24-17-016

SHEET NO.
SPECS
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