

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	

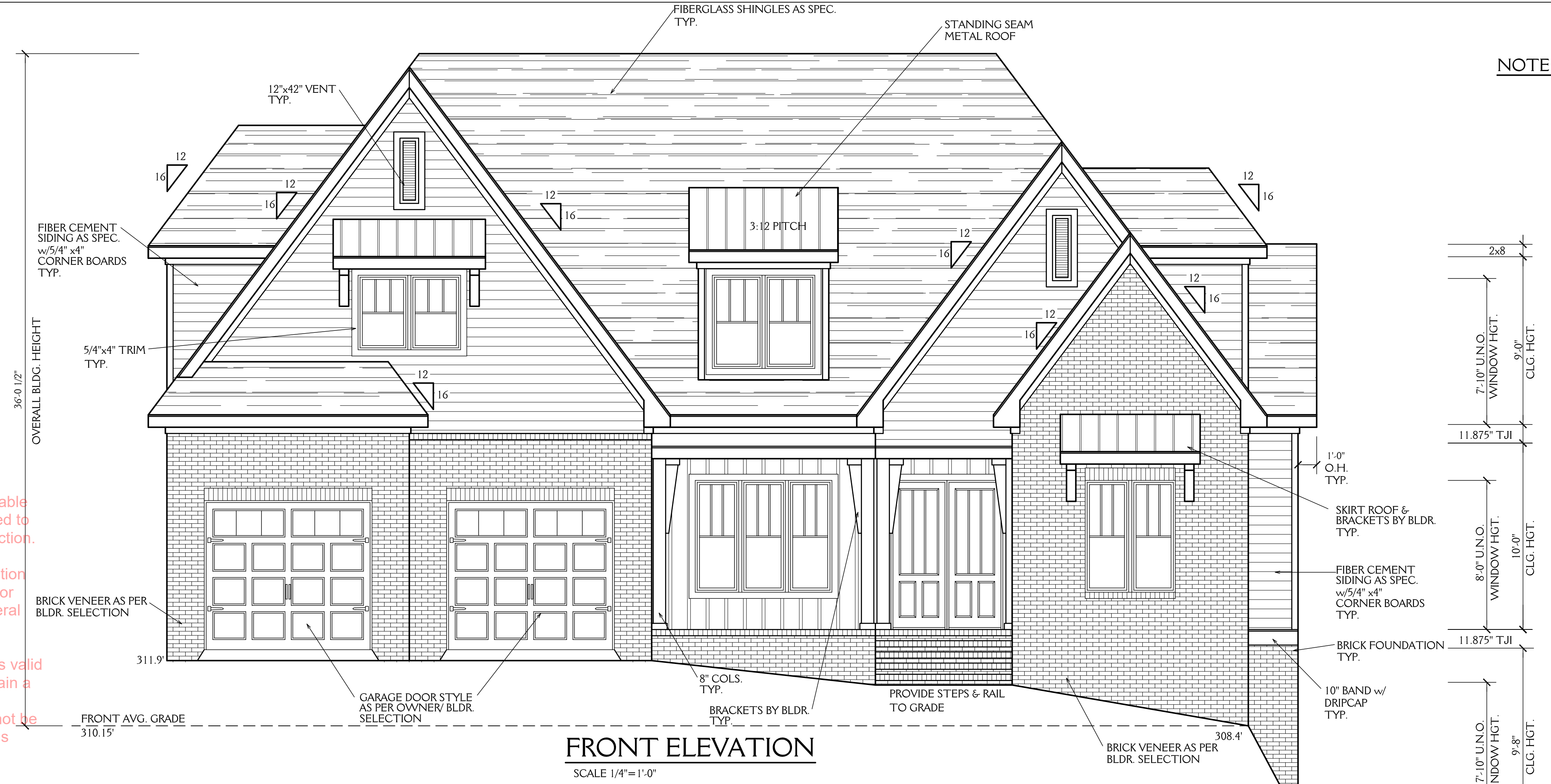
MINIMUM VALUES FOR ENERGY COMPLIANCE:
ZONE 4 MAX GLAZING U-FACTOR = 0.32 CEILING R-38 WALLS R-15 FLOORS R-19

CITY OF RALEIGH
PLANS AUTHORIZED FOR CONSTRUCTION

Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, and contractors are each responsible for compliance with all applicable City, State and Federal laws. This specific authorization below is not a permit, nor shall it be construed to permit any violation of City, State or Federal Law. All construction must be in accordance with all Local, State and Federal Rules and Regulations.

Electronic Approval: This approval is being issued electronically. This approval is valid only upon the signature of a City of Raleigh Review Officer below. The City will retain a copy of the approved plans. Any work authorized by this approval must proceed in accordance with the plans kept on file with the City. This electronic approval may not be edited once issued. Any modification to this approval once issued will invalidate this approval.

City of Raleigh Development Approval: Michelle Pearce
City of Raleigh Review Officer



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

BLDR-001383-2025 FINAL PLAN SET.PDF

New Light

Residential Design, L.L.C.

NEWLIGHTDESIGN1@GMAIL.COM

J&W CUSTOM HOMES
LOT 62 QUAIL MEADOWS
RALEIGH NC

DRAWN BY: DATE: 1-9-25

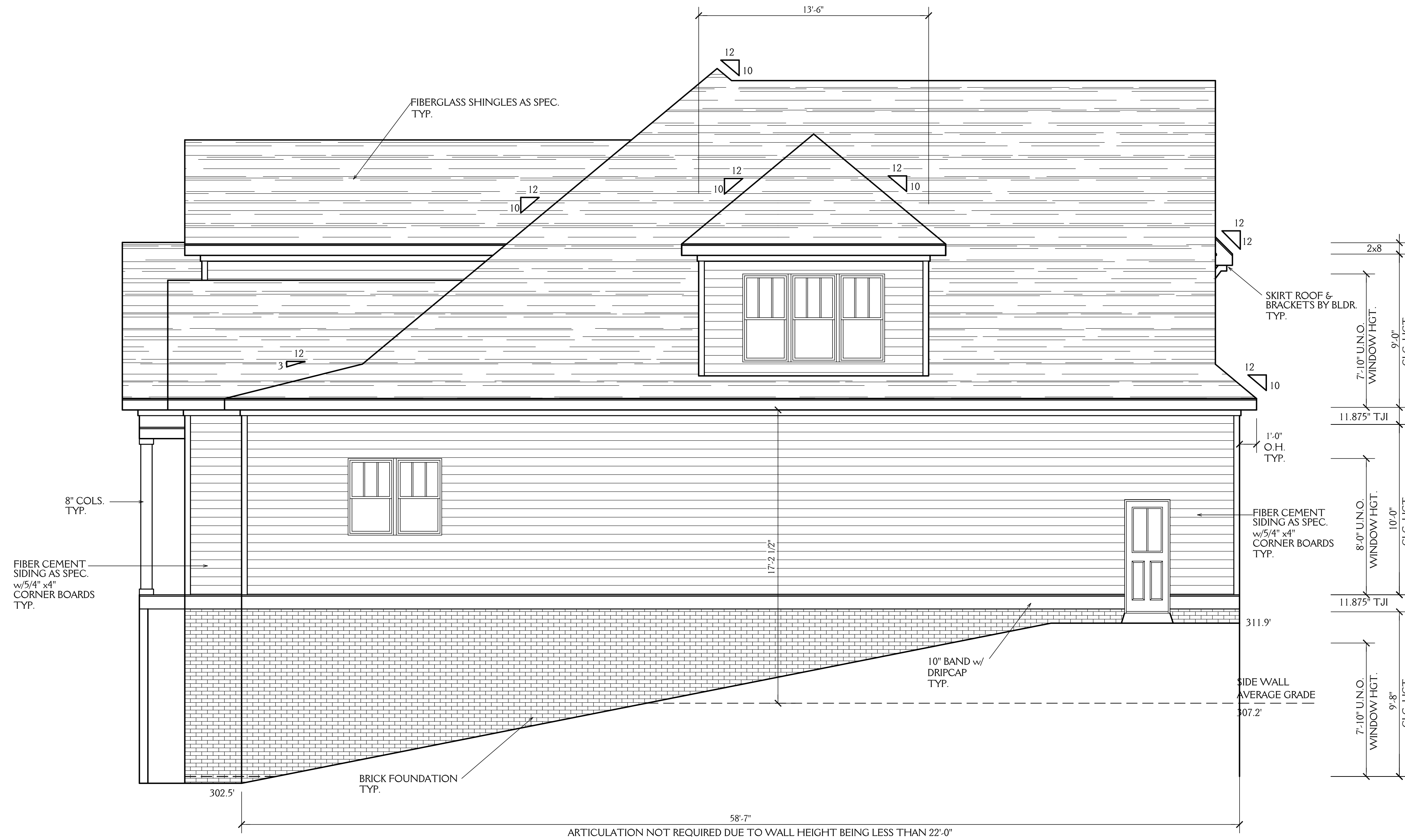
REVISIONS: 2-5-25

SHEET 1 OF 8

PROJECT NO. 2429

NOTE:

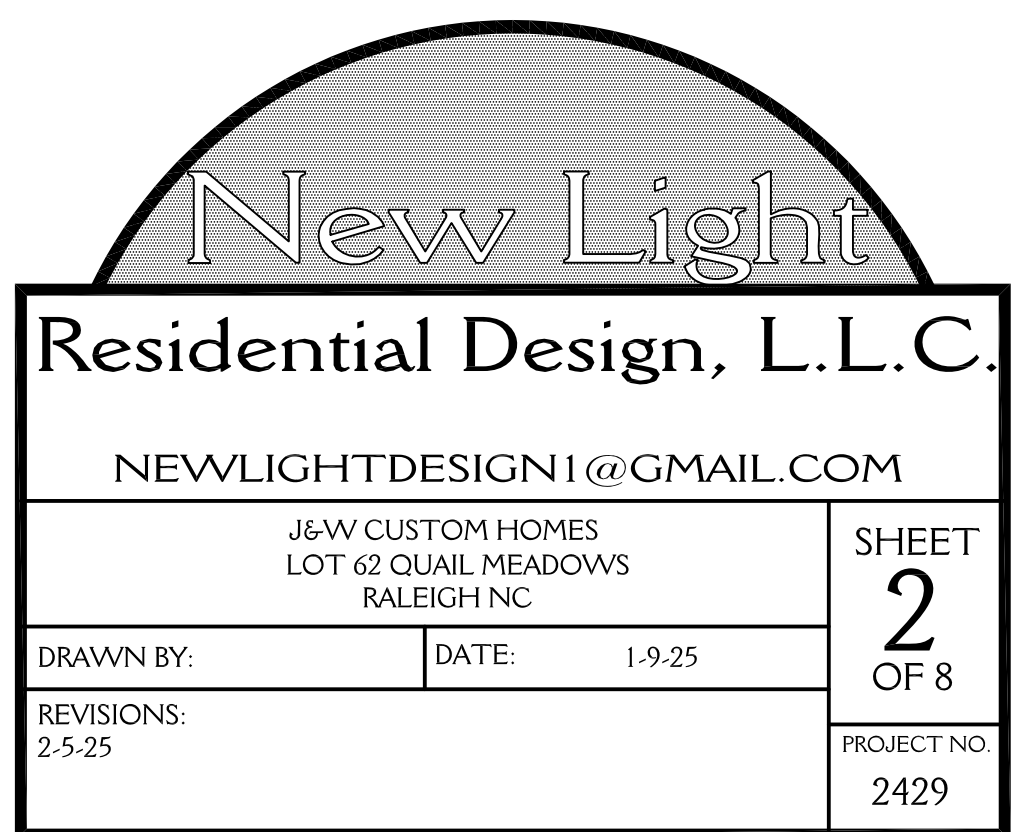
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LEFT ELEVATION

SCALE 1/4"=1'-0"

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RIGHT ELEVATION
SCALE 1/4"=1'-0"

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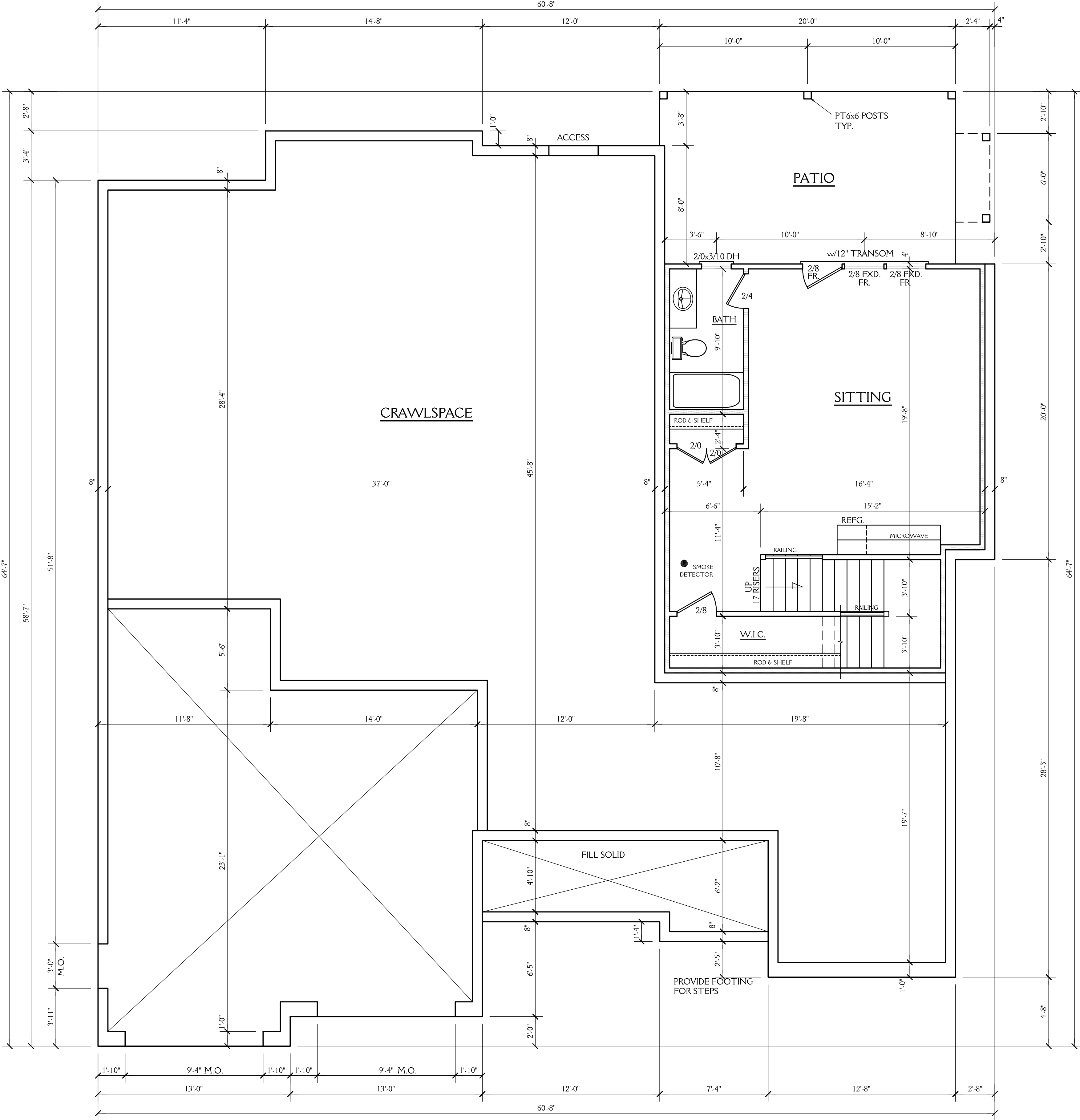
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SHEET
3
OF 8

PROJECT NO.
2429

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FND VENT CALCS

$$1723 \text{ SQ.FT.} / 150 = 11.49 \text{ SQ.FT. REQ'D}$$

BUILDER TO PROVIDE APPROPRIATE
VENTILATION AS REQUIRED BY CODE
SEE SECTION R408 OF
THE 2018 NC RESIDENTIAL BLDG. CODE

BASEMENT PLAN

SCALE 1/4"=1'-0"

9'-8" CLG. HGT.
SET WINDOWS AT 7'-10" AFF U.N.O.



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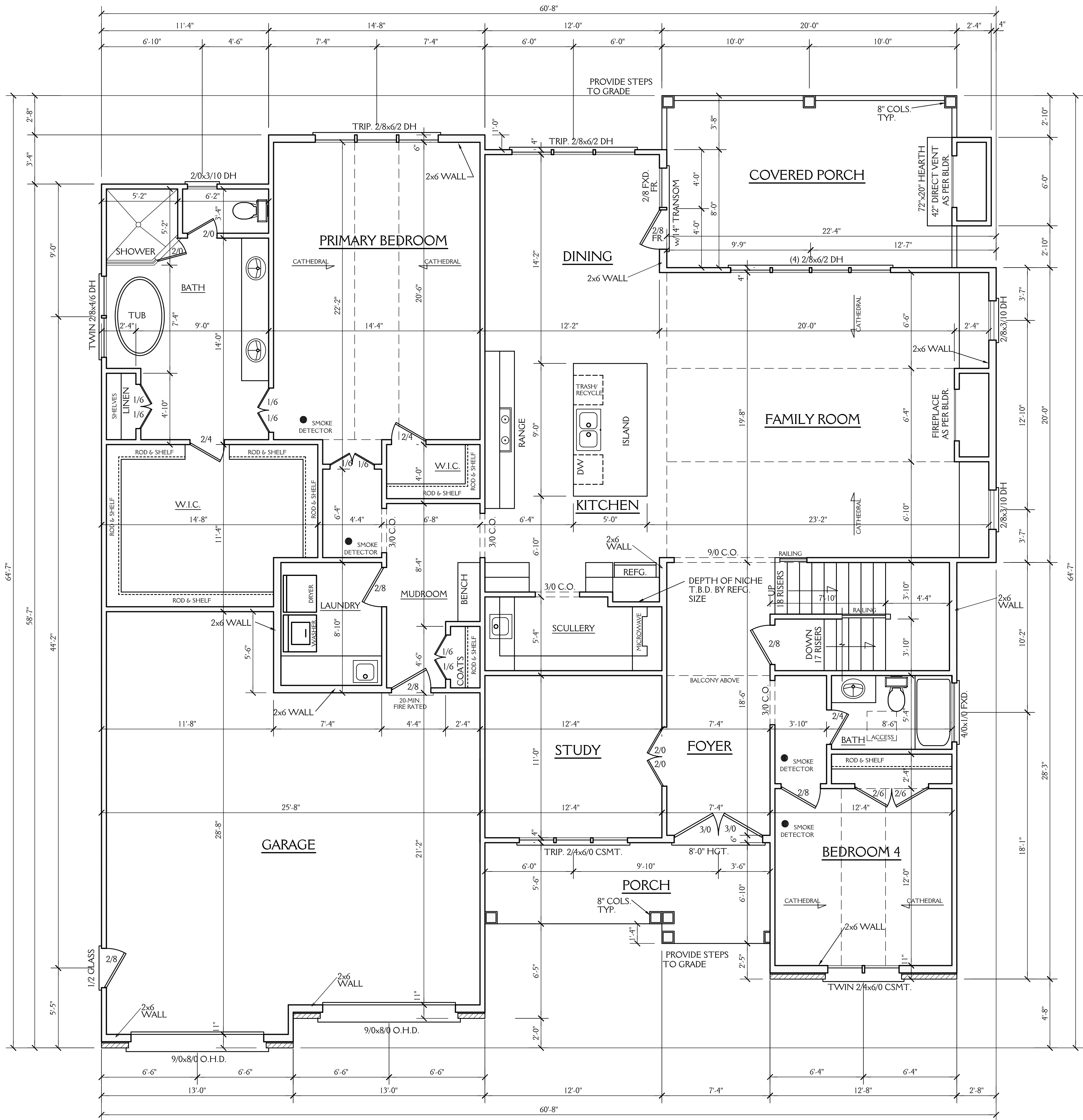
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2-5-25

SHEET
4
OF 8

PROJECT NO.
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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.

ABBREVIATIONS

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

577 SQ FT HTD (BASEMENT)	116 SQ FT (PORCH)
2397 SQ FT HTD (1ST FLOOR)	231 SQ FT (COV. PORCH)
1166 SQ FT HTD (2ND FLOOR)	231 SQ FT (PATIO)
4140 SQ FT HTD TOTAL	232 SQ FT (STORAGE 1)
	171 SQ FT (STORAGE 2)
	650 SQ FT (GARAGE)
	1460 UNHEATED TOTAL

FIRST FLOOR PLAN

SCALE 1/4"=1'-0"

10'-0" CLG. HGT.

SET WINDOWS AT 8'-0" AFF U.N.O.

NOTE: ALL DOORS & CASSED OPENINGS ARE 8'-0" HGT.

New Light

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LOT 62 QUAIL MEADOWS
RALEIGH NC

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SHEET 5 OF 8

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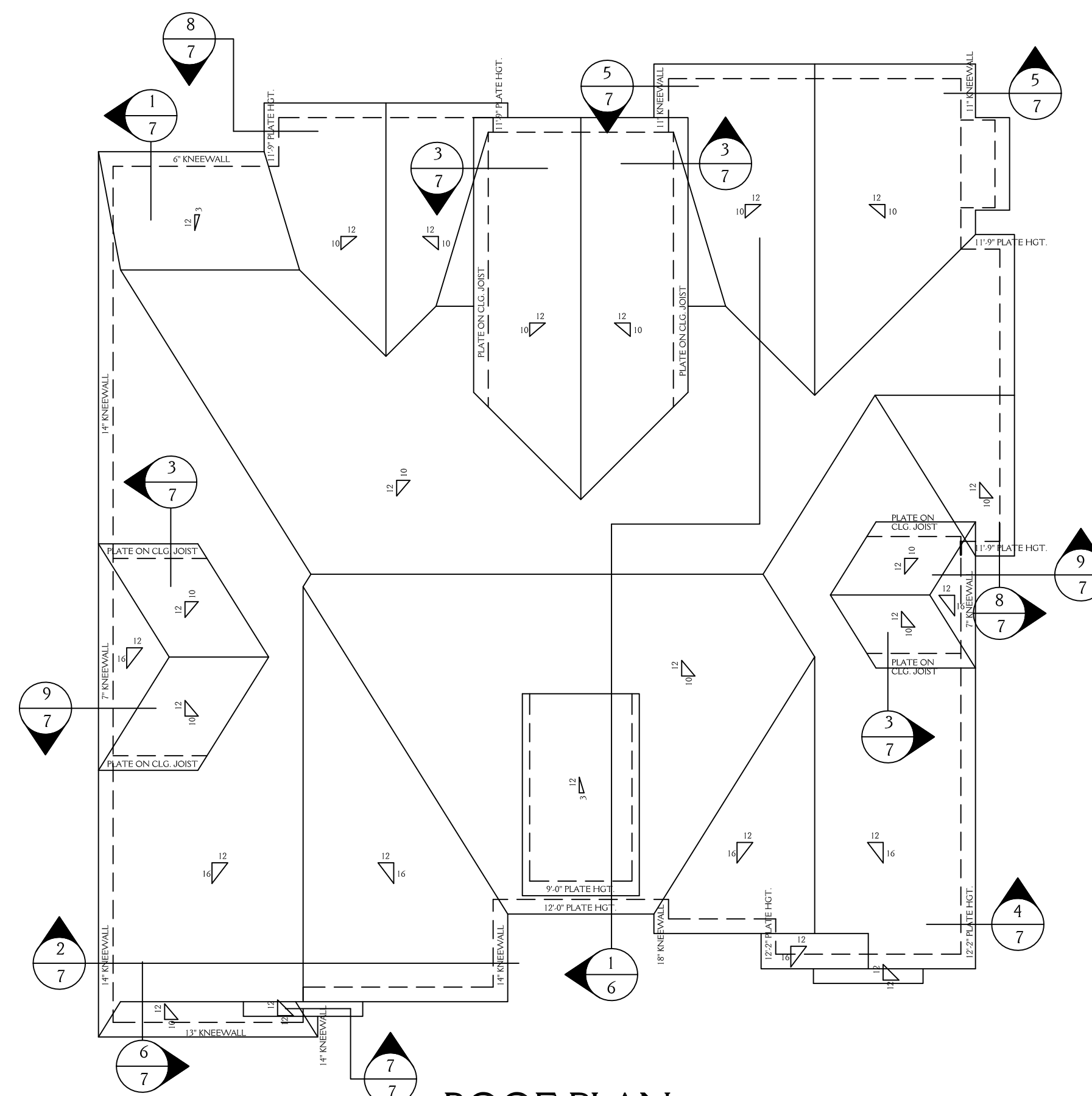
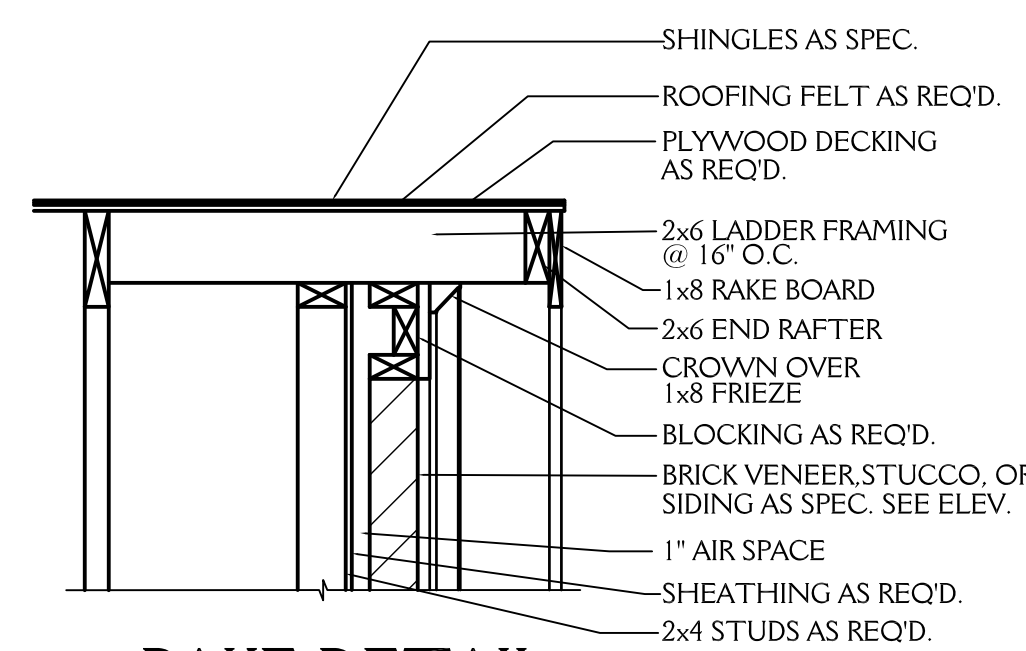
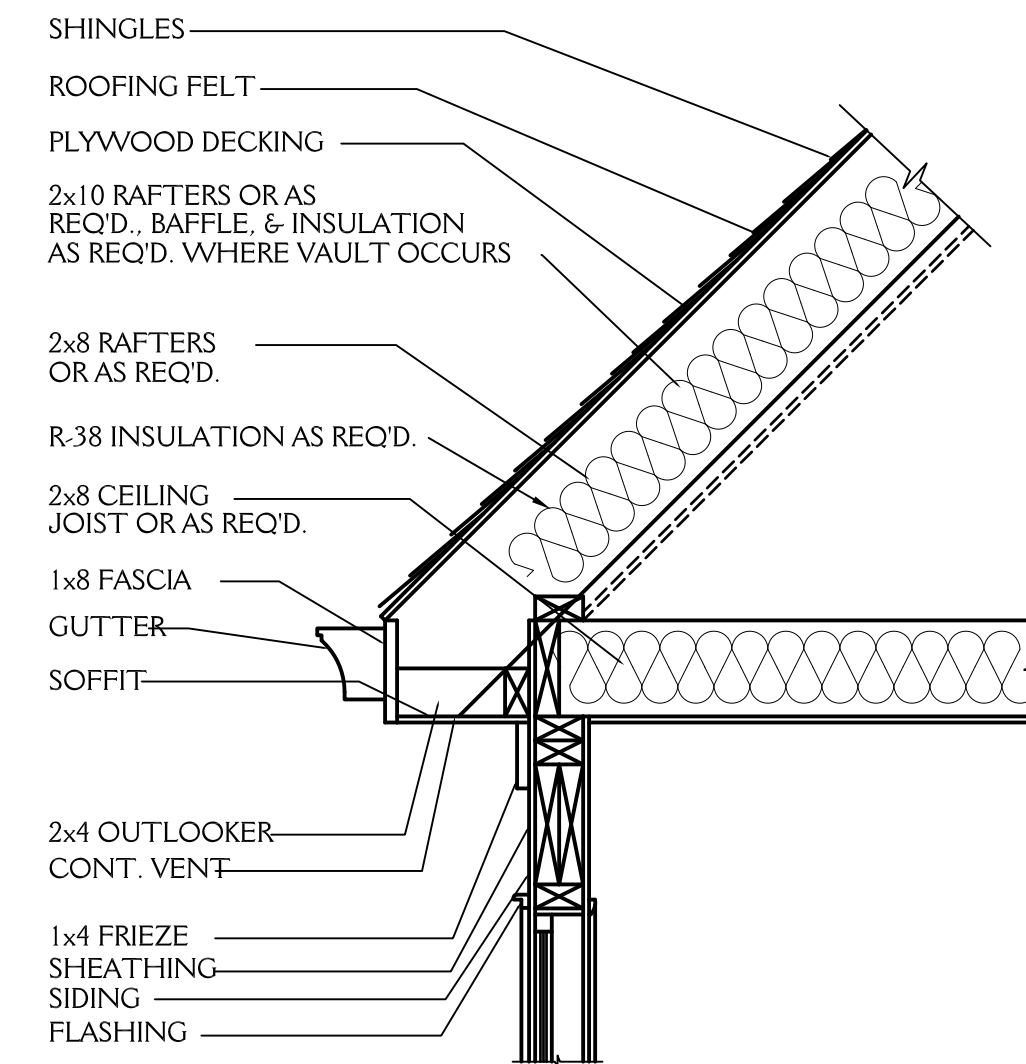
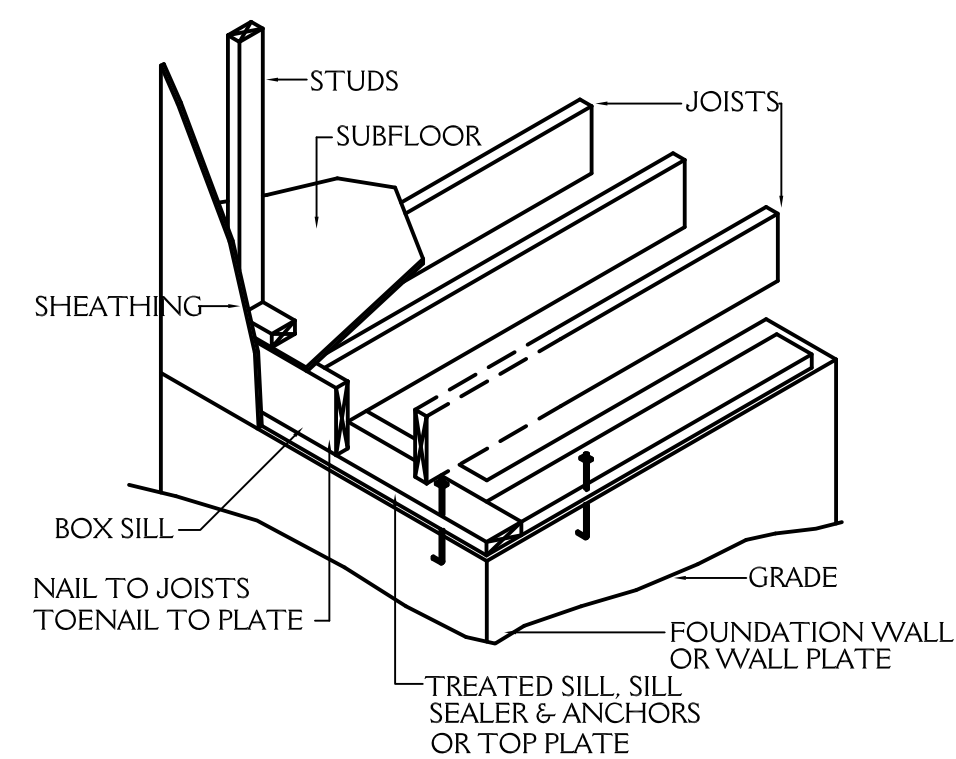
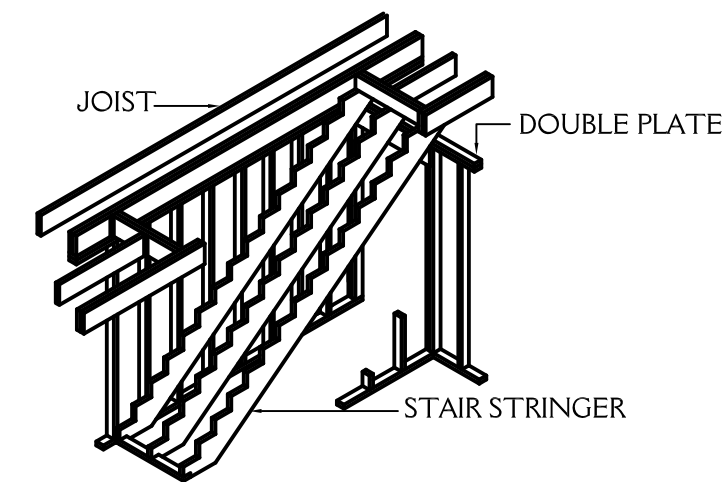
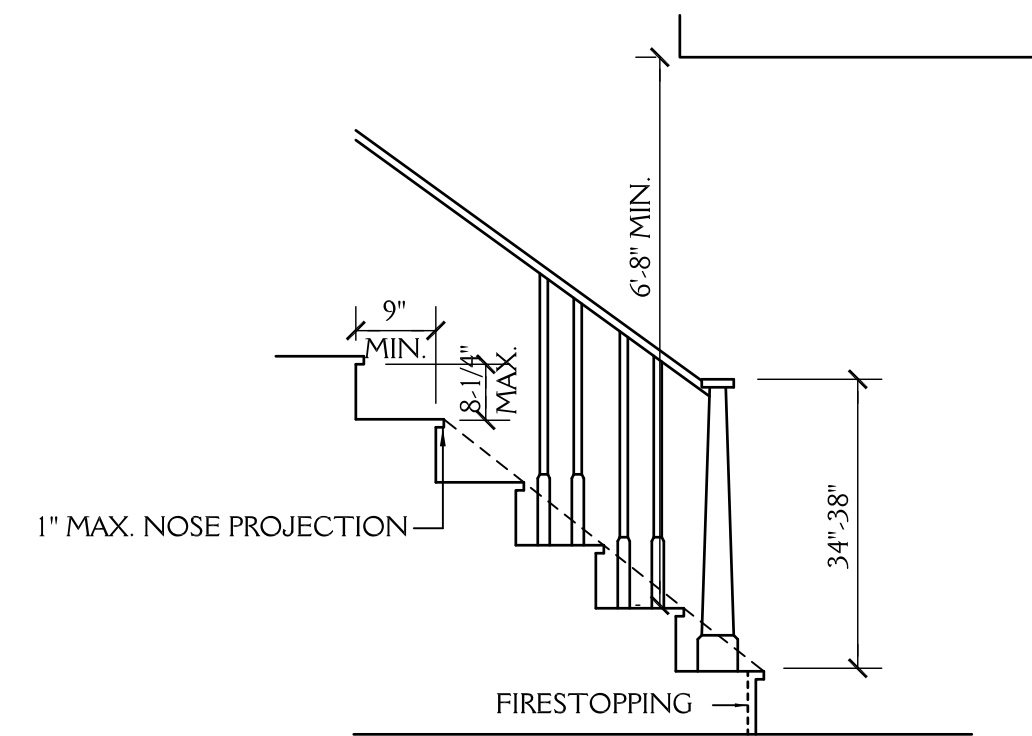
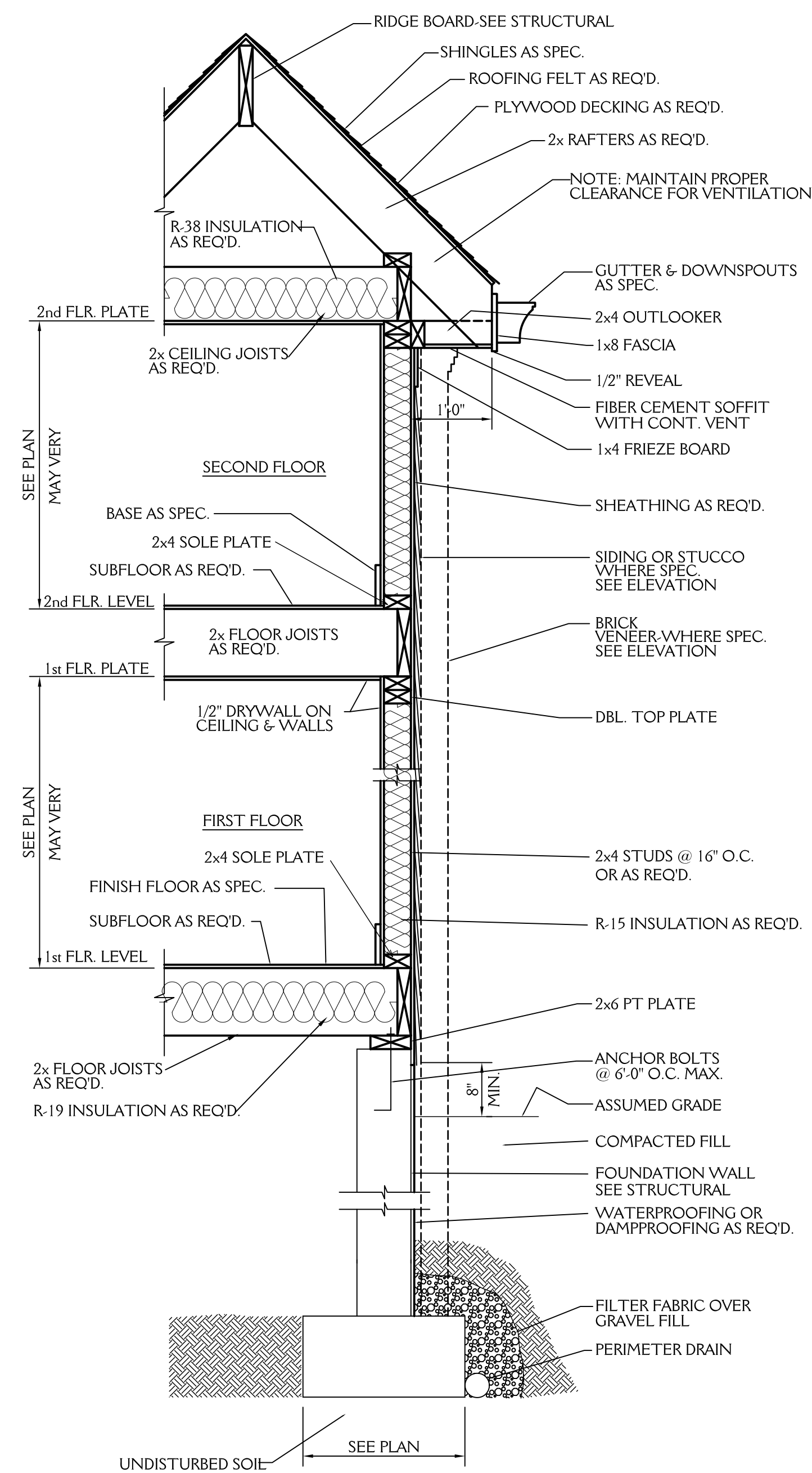


SCALE 1/4"=1'-0"

9'-0" CLG. HGT.
SET WINDOWS AT 7'-10" AFF U.N.O.

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J&W CUSTOM HOMES LOT 62 QUAIL MEADOWS RALEIGH NC		SHEET 6 OF 8
DRAWN BY:	DATE: 1-9-25	
REVISIONS: 2-5-25		PROJECT NO. 2429



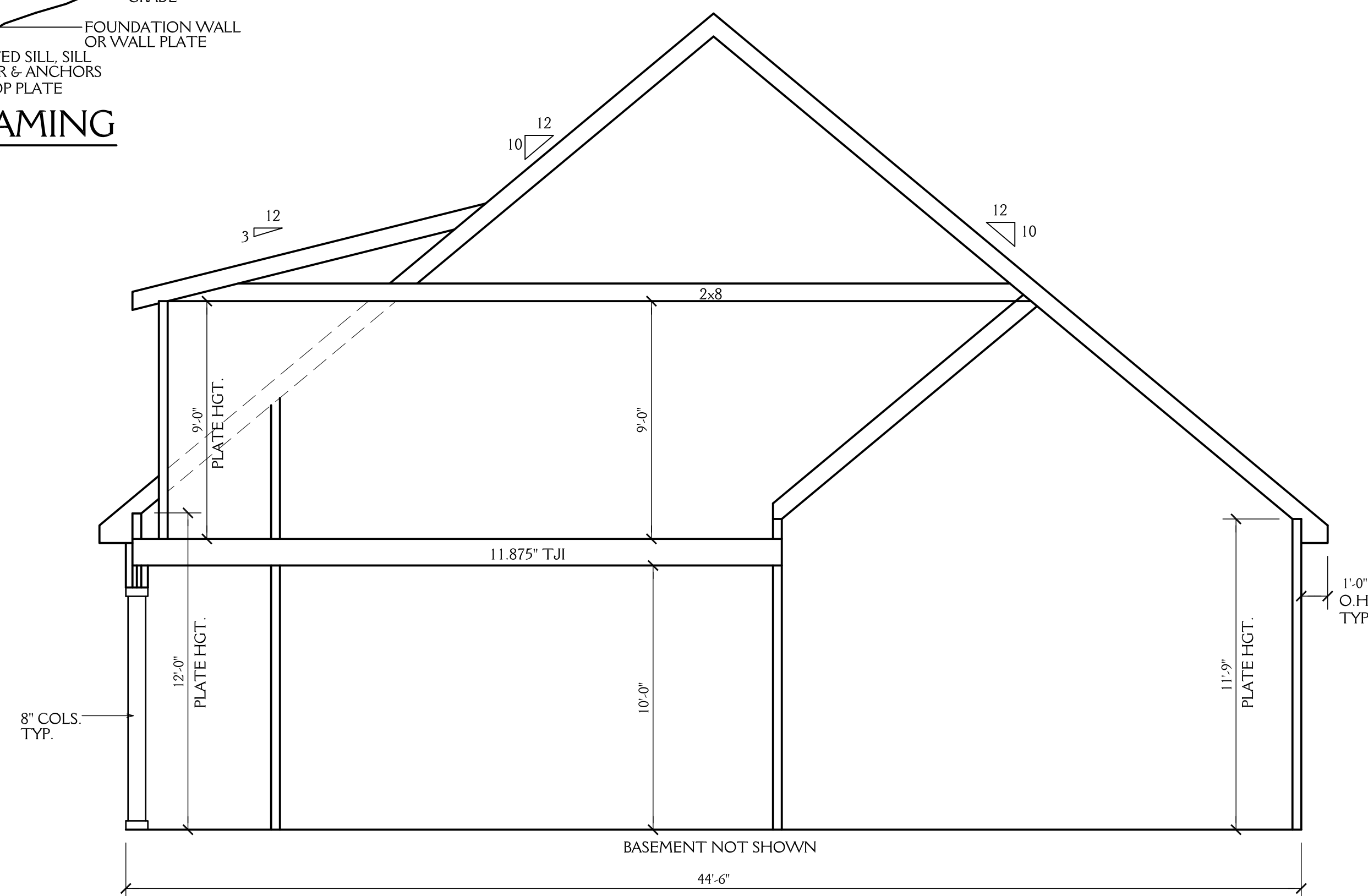
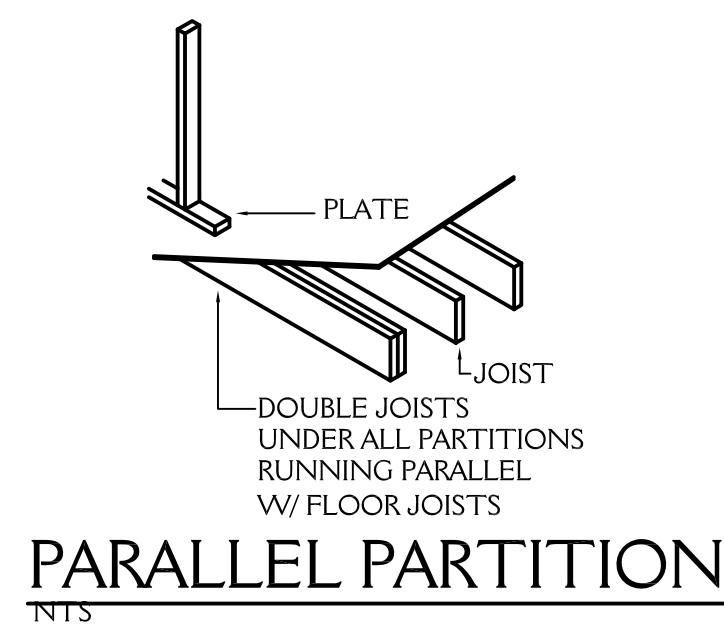
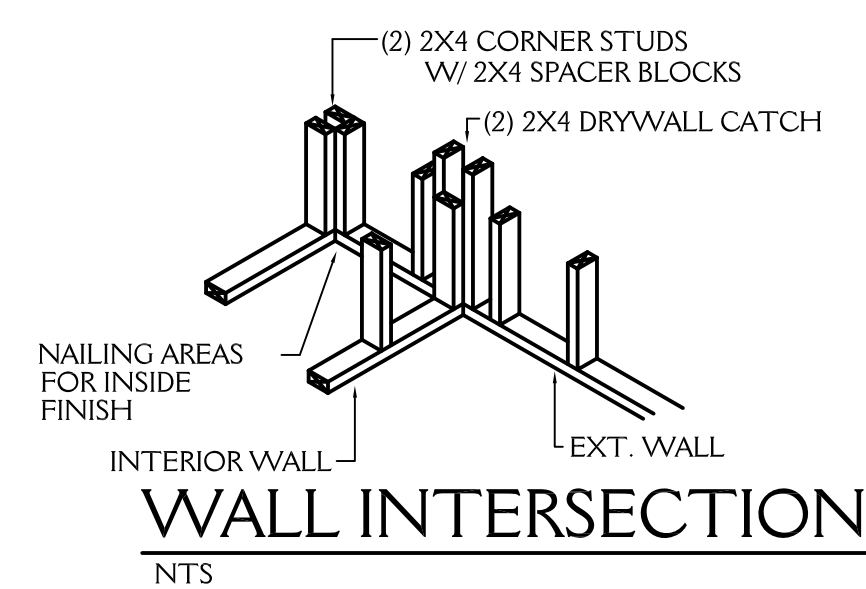
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ROOF VENT CALCS

$$2622 \text{ SQ.FT.} / 150 = 17.48 \text{ SQ.FT. REQ'D}$$

BUILDER TO PROVIDE APPROPRIATE
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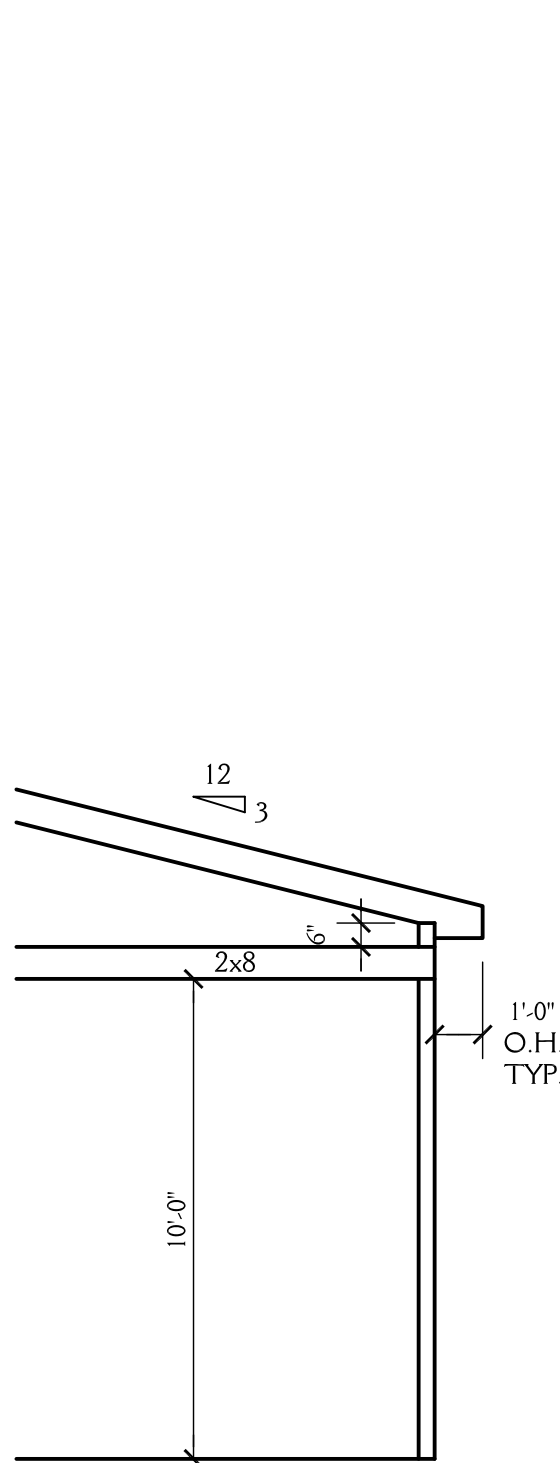
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2-5-25

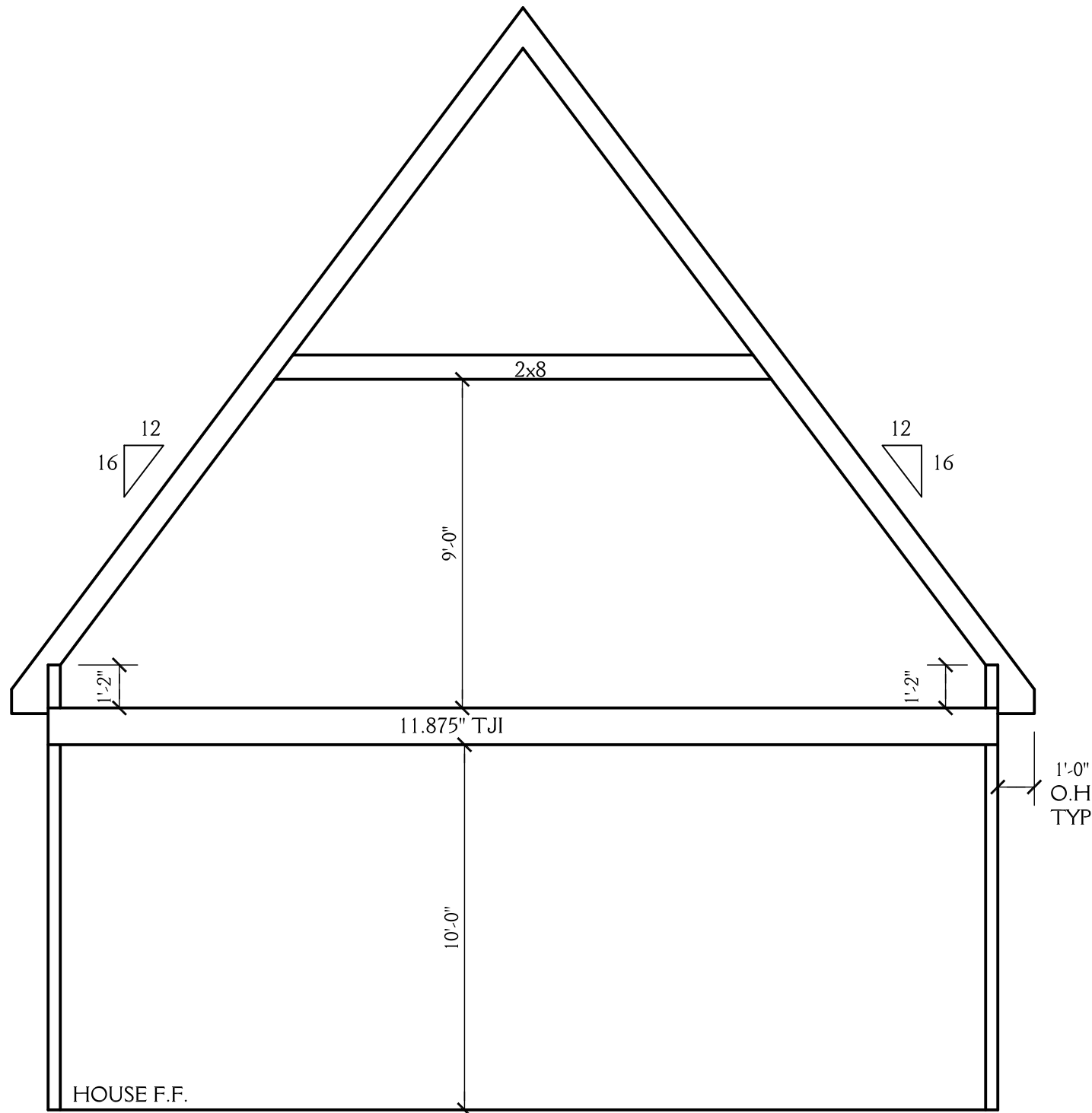
SHEET
7
OF 8

PROJECT NO.
2429

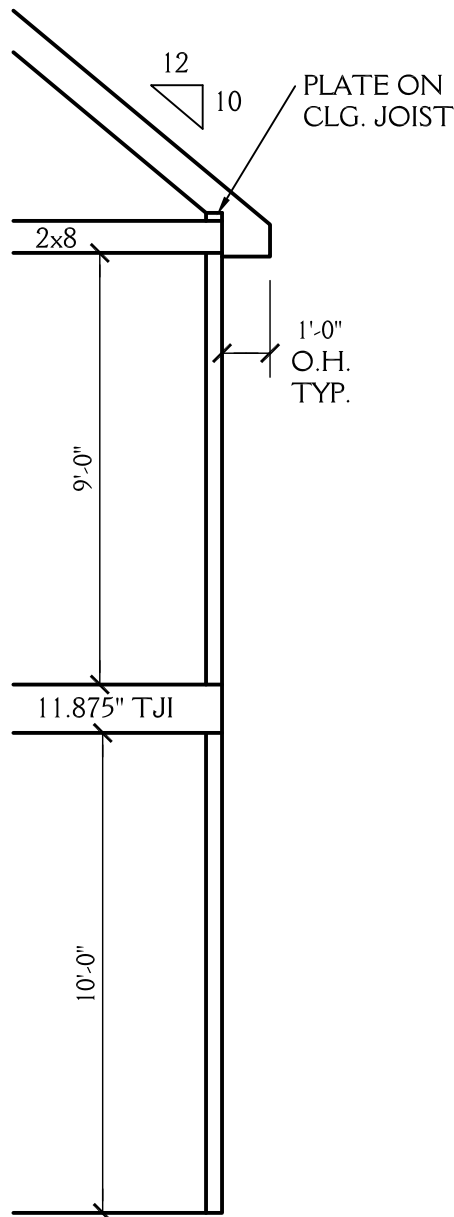
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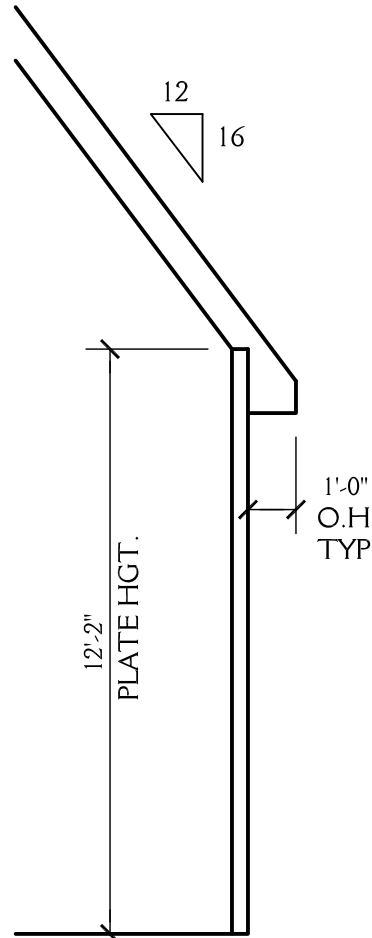
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7 SCHEMATIC SECTION
SCALE 1/4"=1'-0"



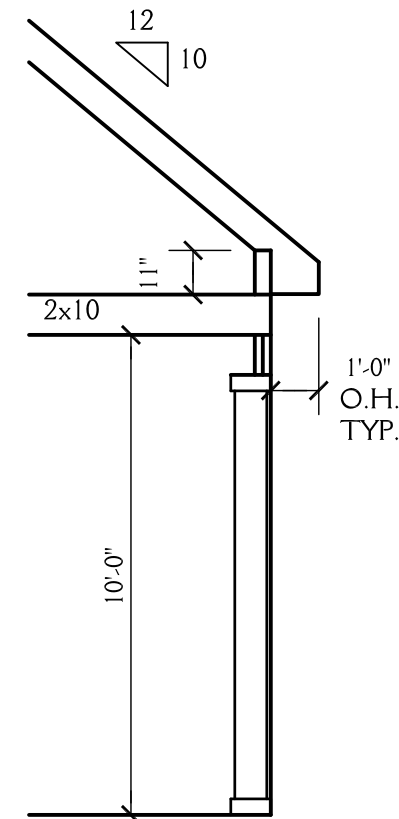
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SCALE 1/4"=1'-0"



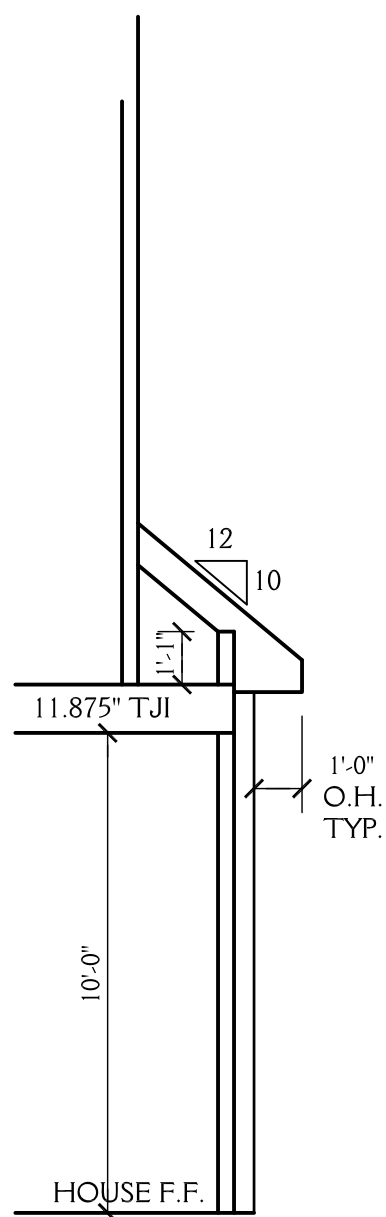
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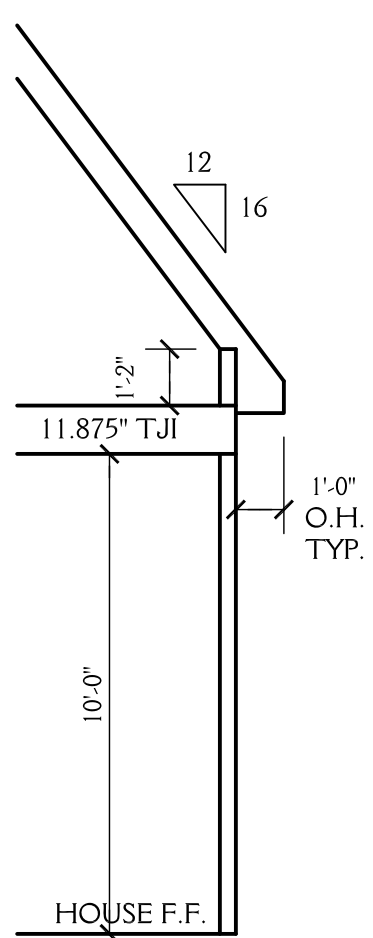
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SCALE 1/4"=1'-0"



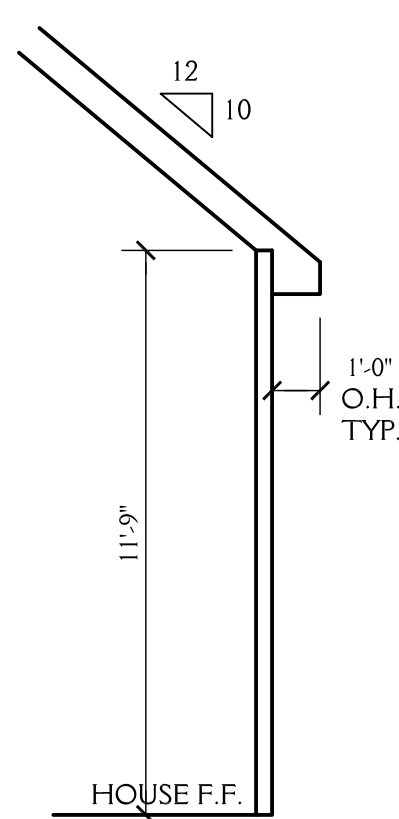
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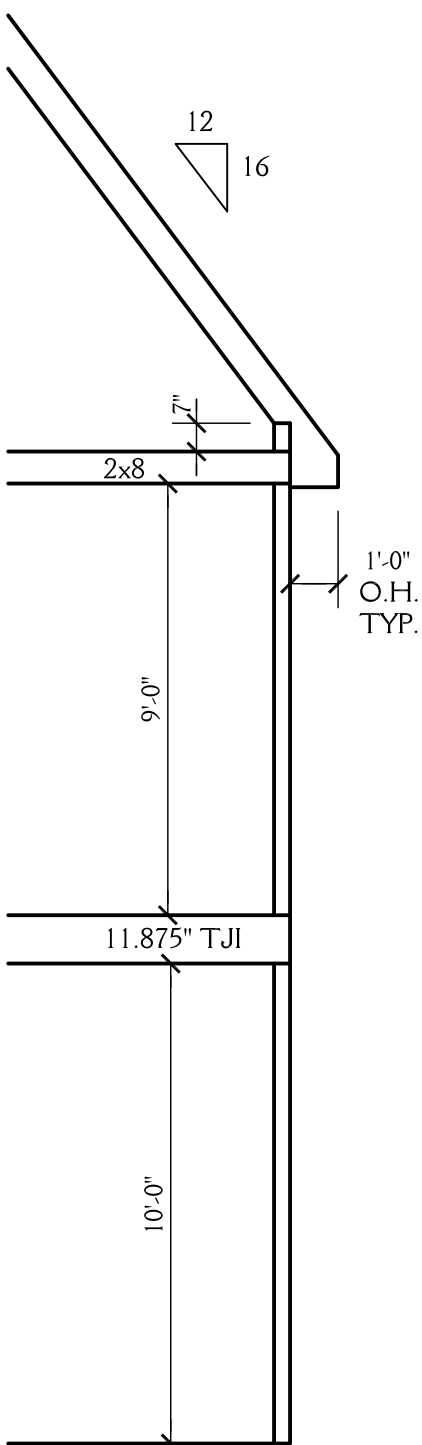
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7 SCHEMATIC SECTION
SCALE 1/4"=1'-0"



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



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



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

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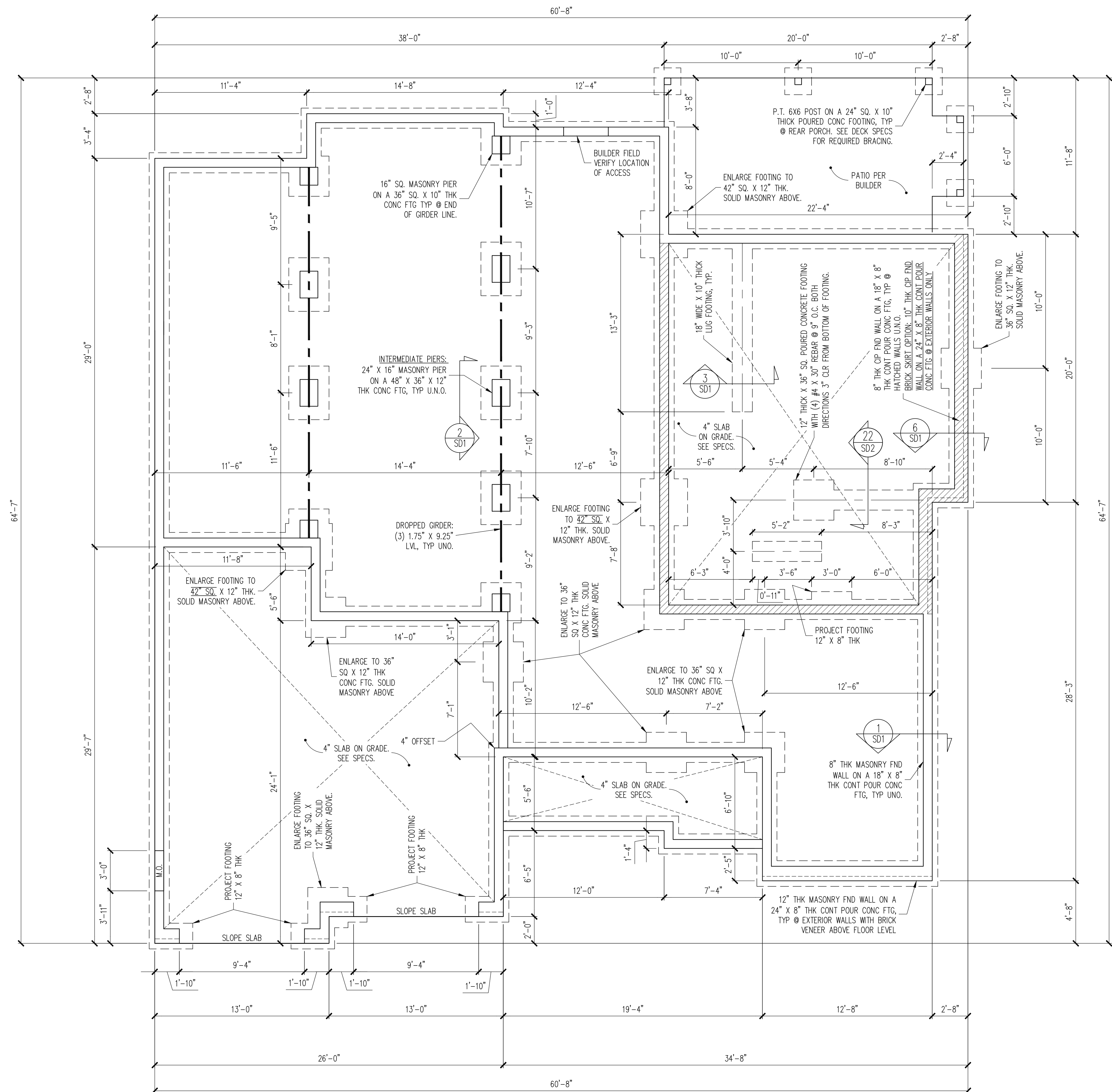
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LOT 62 QUAIL MEADOWS
RALEIGH NC

DRAWN BY: DATE: 1-9-25

REVISIONS: 2-5-25

SHEET
8
OF 8

PROJECT NO.
2429



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

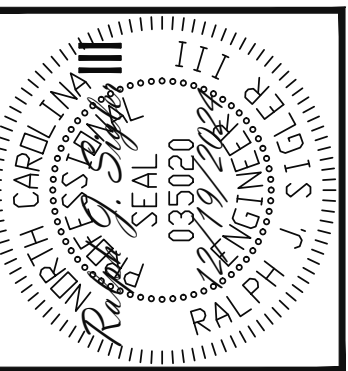
NOTES:
-HEIGHT AND BACKFILL LIMITATIONS FOR
FOUNDATION WALLS ARE TO BE GOVERNED
BY THE NCSBC, LATEST EDITION.
REINFORCEMENT AND GROUTING SHALL BE
DETERMINED BY FINAL SITE CONDITIONS.

-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

$$\underline{1/4'' = 1'-0''}$$

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183 Wind Chime Ct, Ste 100
Raleigh, North Carolina 27615
Phone (919) 844-1661

J&W CUSTOM HOMES
STRUCTURAL ADDENDUM

STRUCTURAL ADDENDUM

SCOPE:

LOC:

62 QUAIL MEADOWS

1/8/2025

1/8/2025

ENG: JKM/RJS

DATE: 12/19/2024

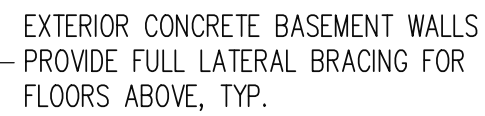
PROJECT NO.

24-17-018_563

SHEET NO.

S1

1 of 7



NOT REQUIRED

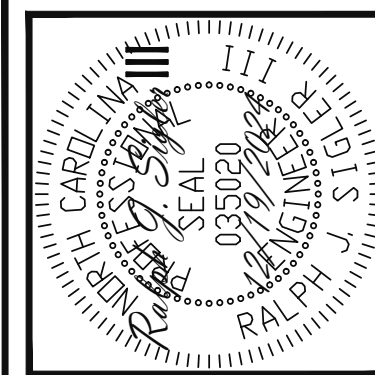
1/4" = 1'-0"

2 of 7

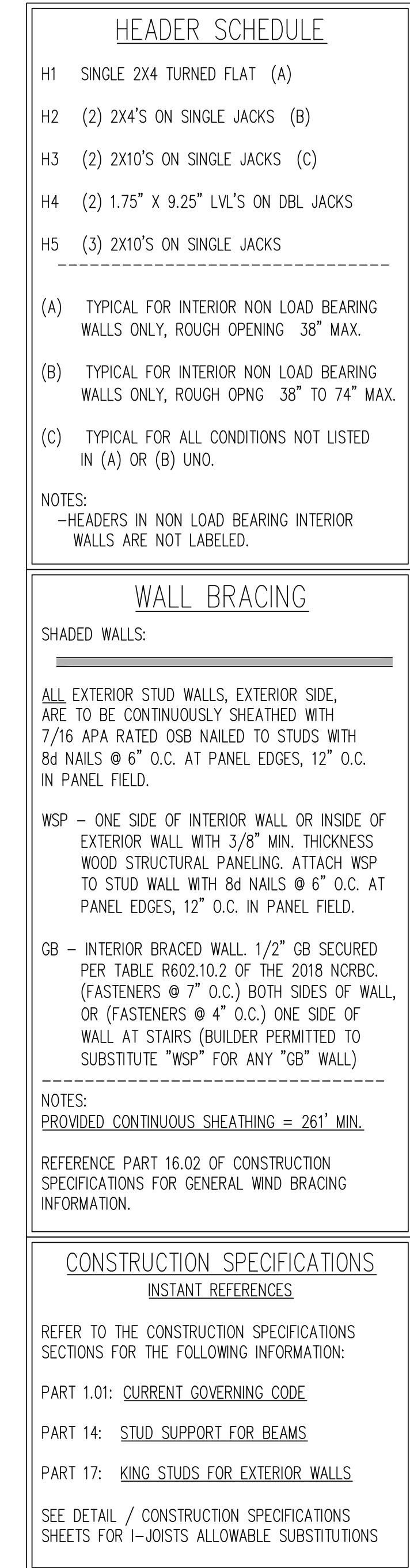
Engineering

ASSOCIATES, P.A.

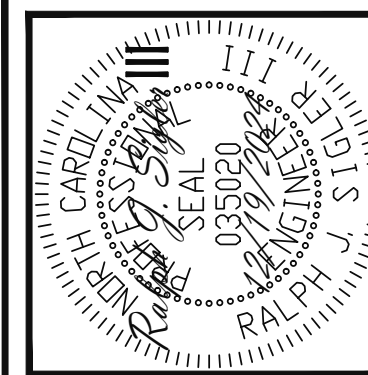
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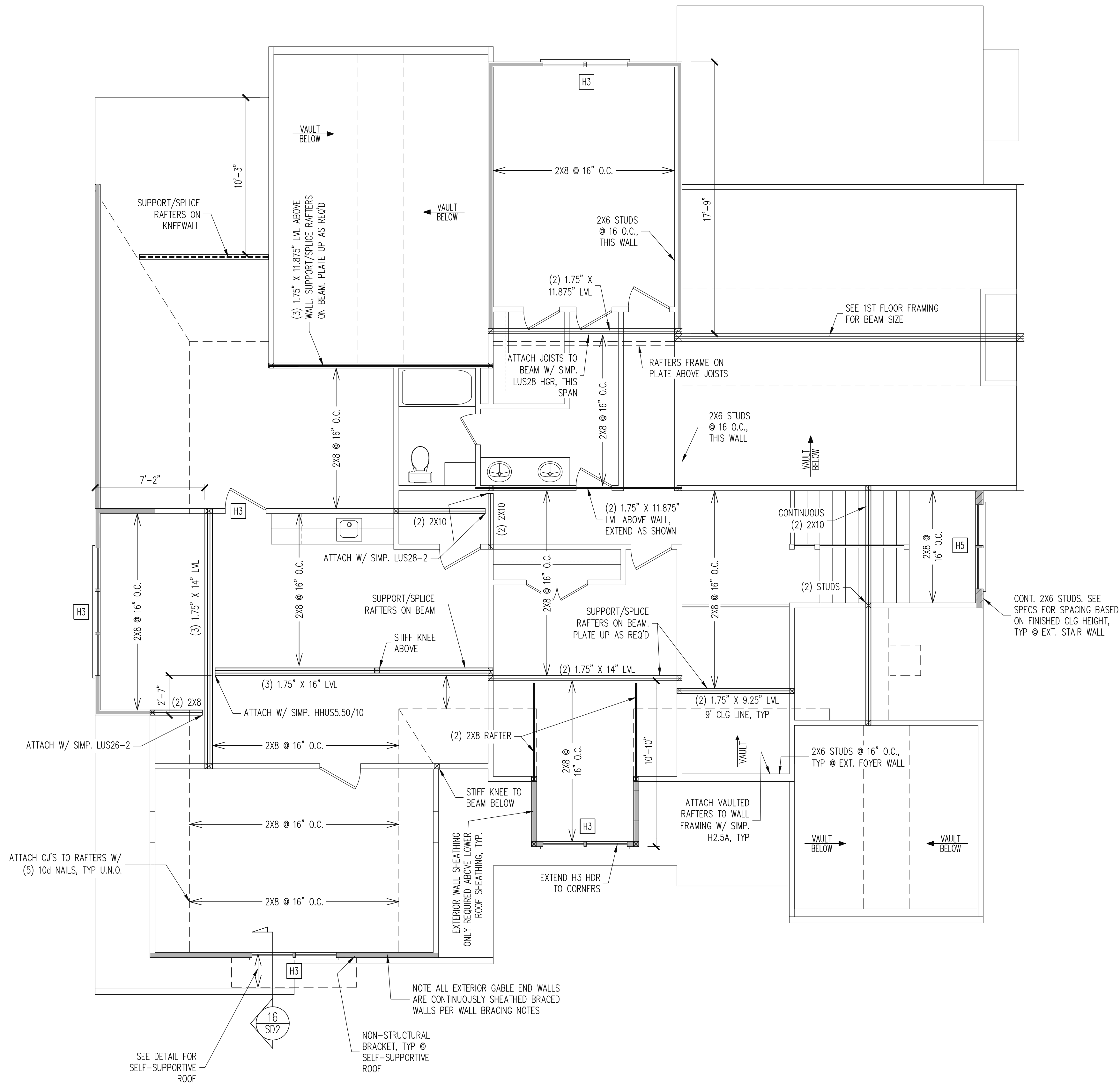
	J&W CUSTOM HOMES
SCOPE:	STRUCTURAL ADDENDUM
LOC:	62 QUAIL MEADOWS
	REV 1 R

ENG:	JKM/RJS
DATE:	12/19/2024

PROJECT NO.
24-17-018__563

SHEET NO.
S3
3 of 7

1ST FLOOR FRAMING PLAN



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

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

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 = 133' MIN.

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

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

2ND FLOOR FRAMING PLAN

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

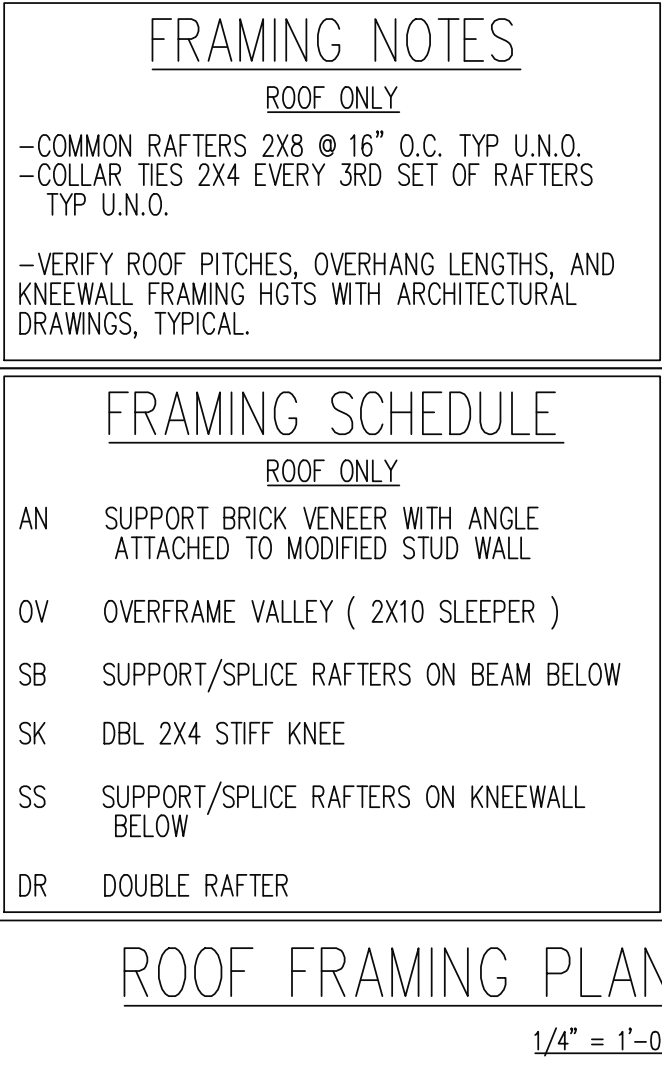
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Stamp: RALPH J. JONES, P.E., 035020, ENGINEER, SOUTH CAROLINA

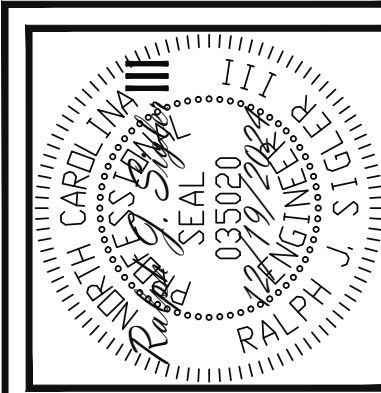
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J&W CUSTOM HOMES	
STRUCTURAL ADDENDUM	
SCOPE:	REV 1 RJS/JKM 1/8/2025
LOC:	62 QUAIL MEADOWS
PROJECT NO.	
24-17-018_563	
SHEET NO.	
54	
4 of 7	

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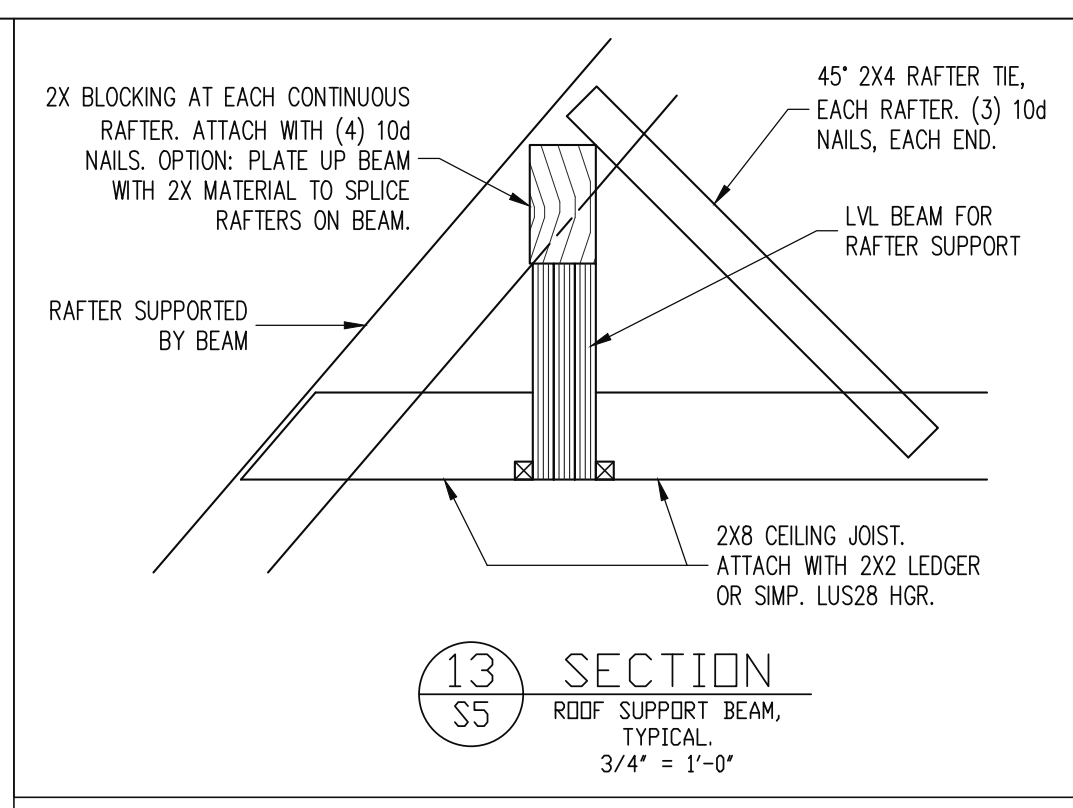
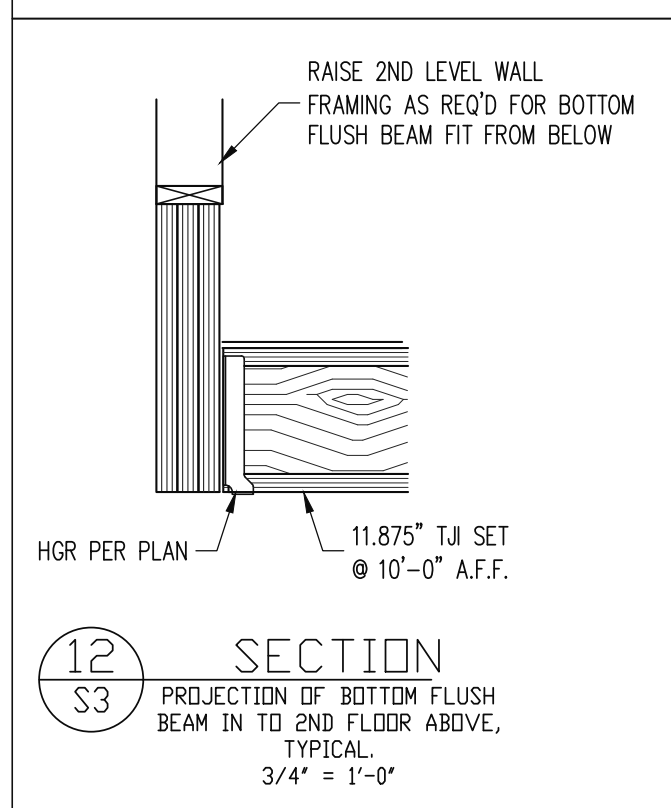
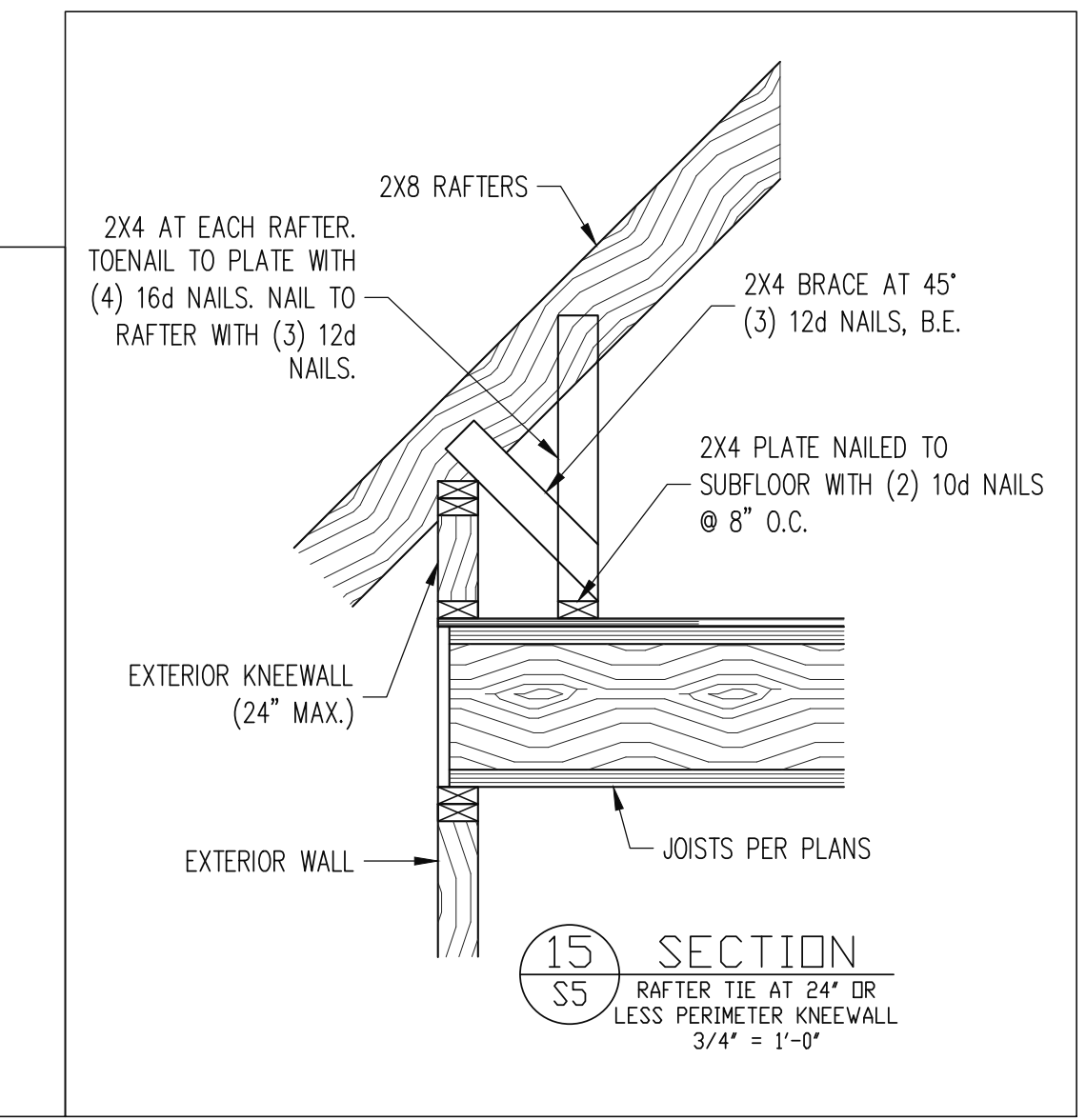
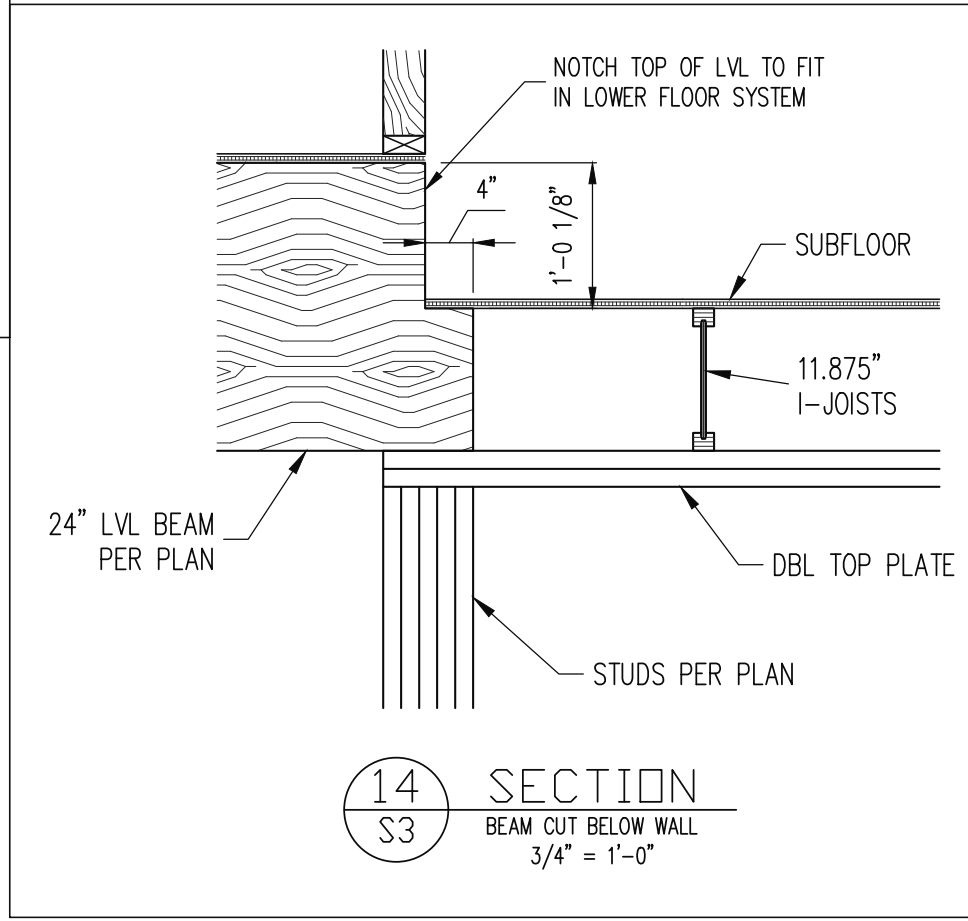
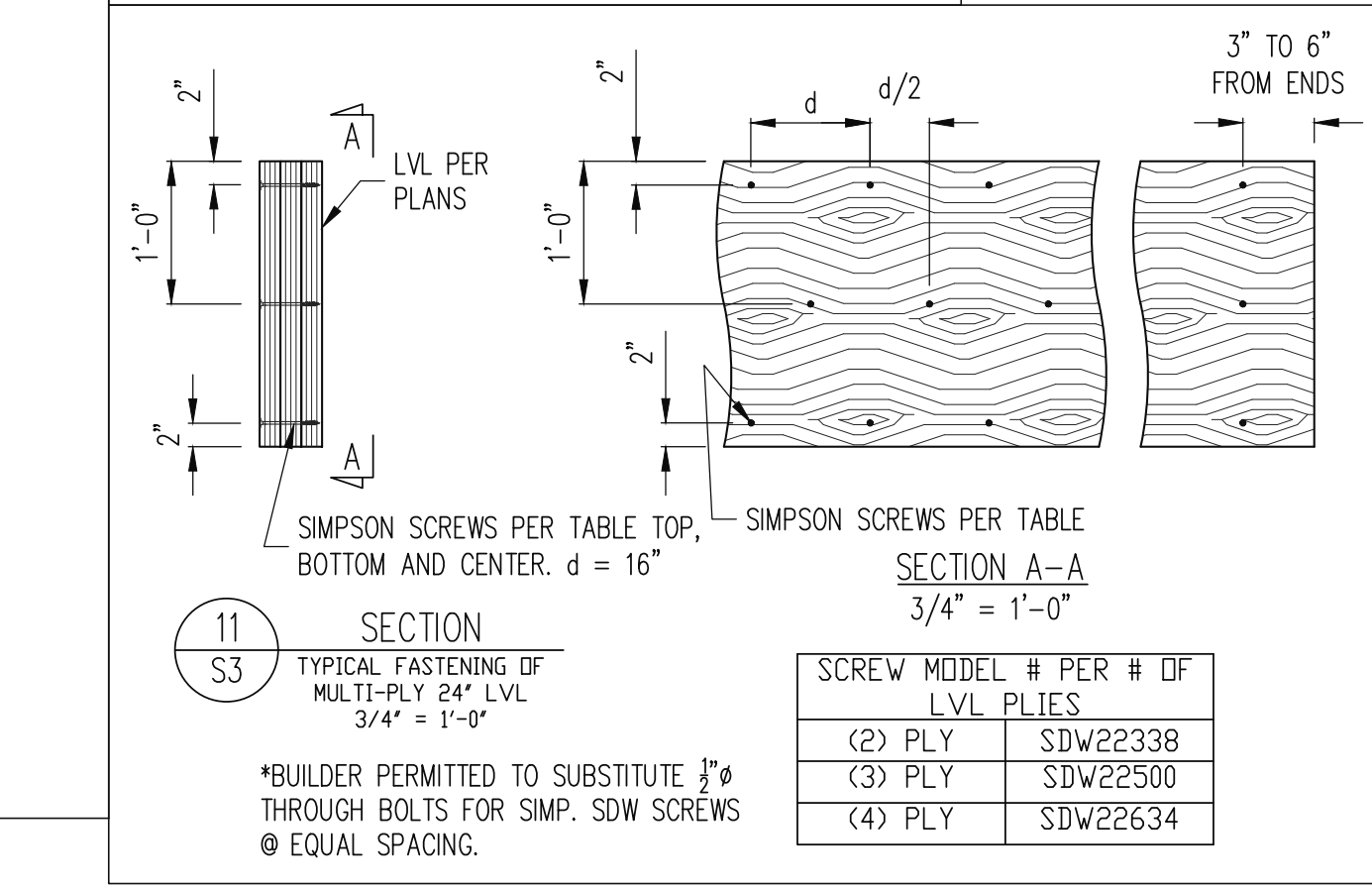
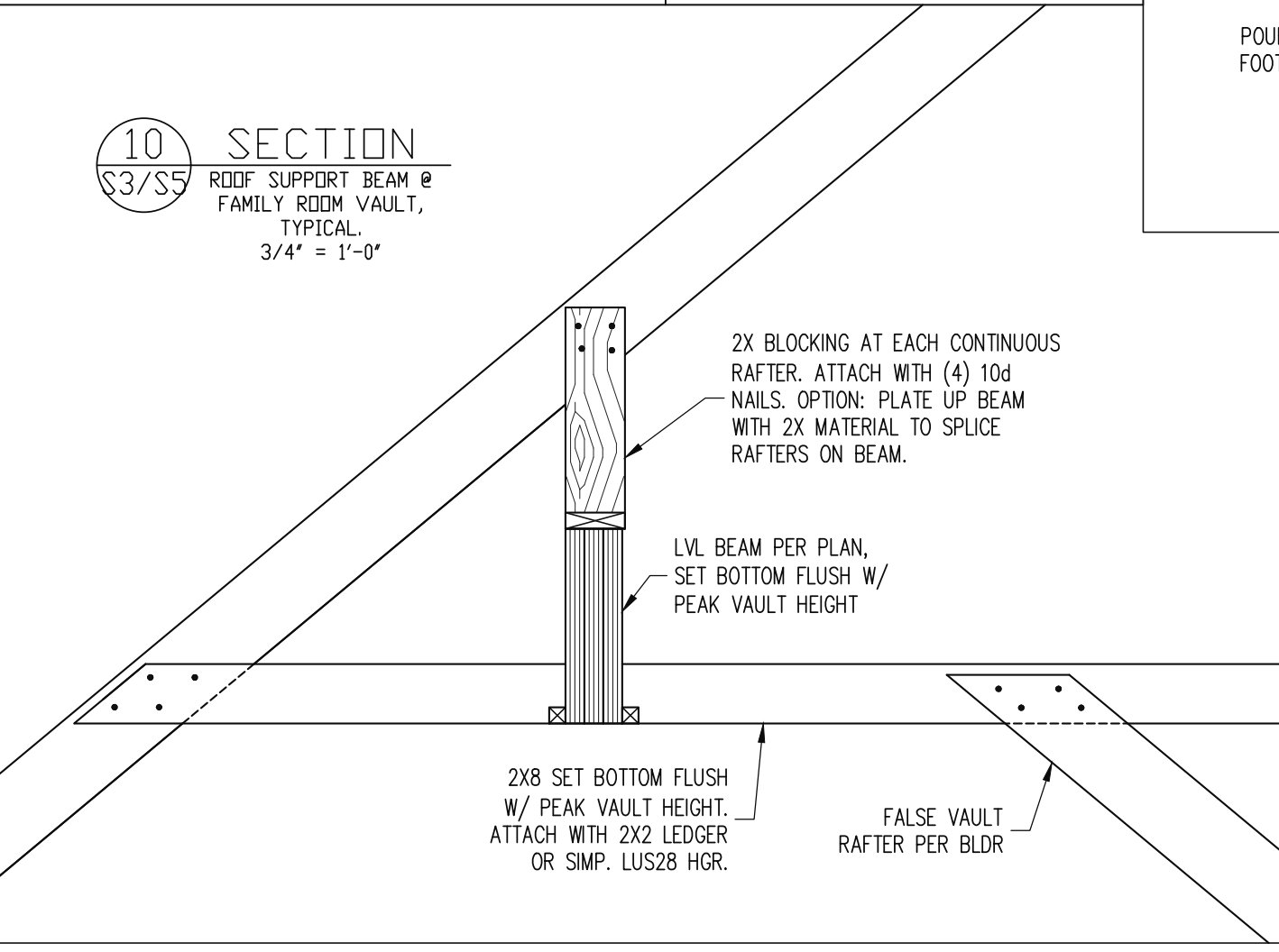
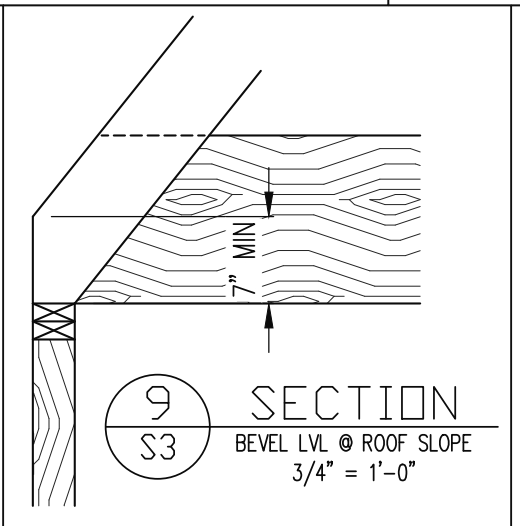
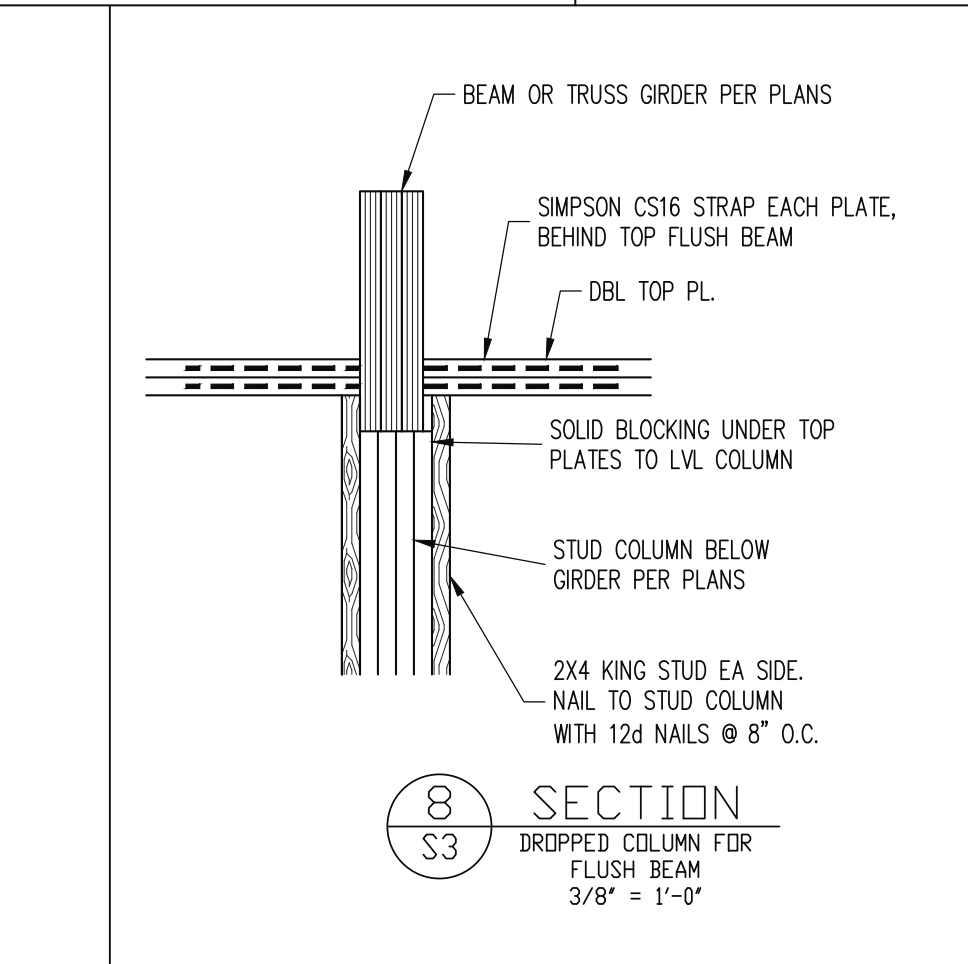
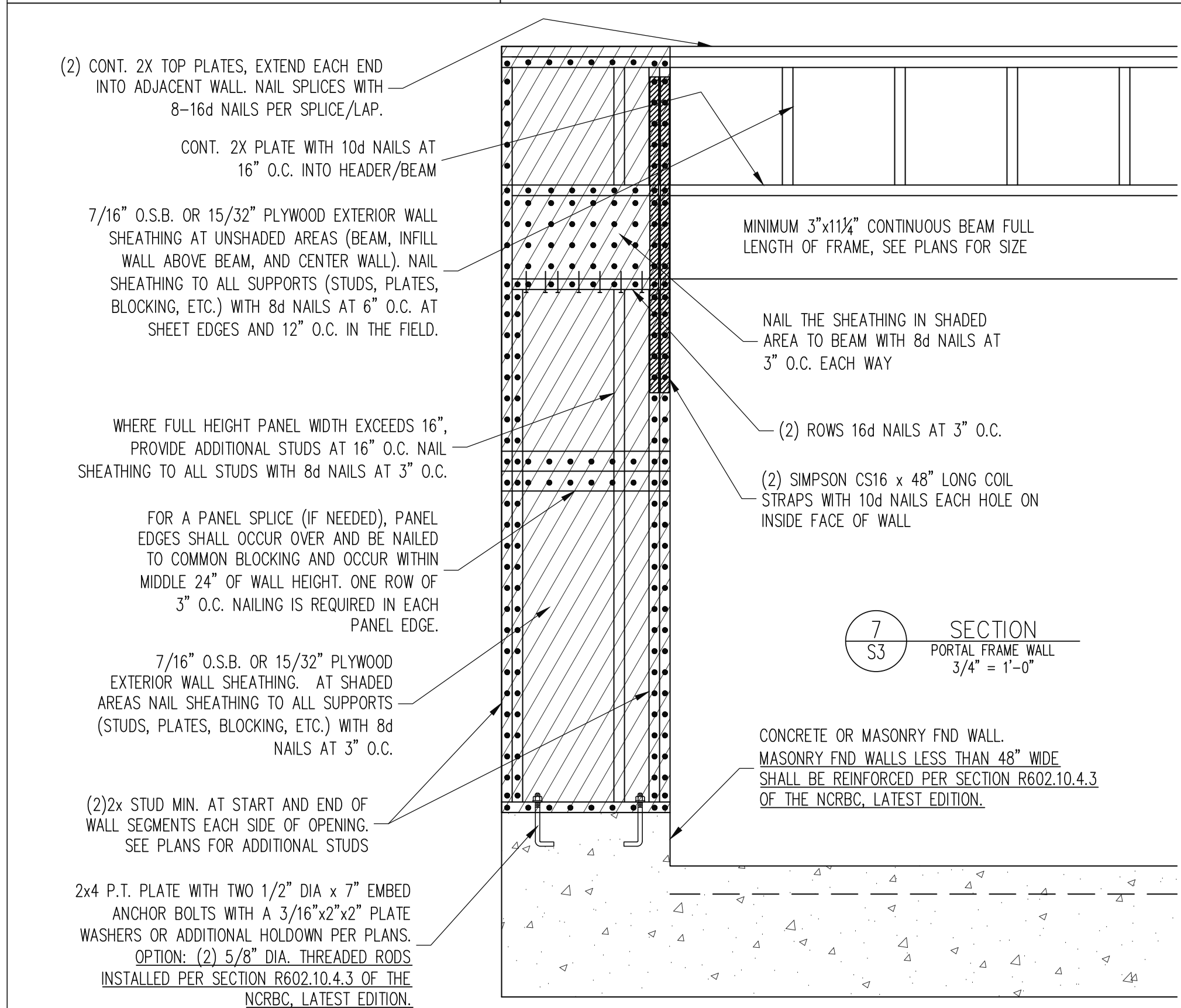
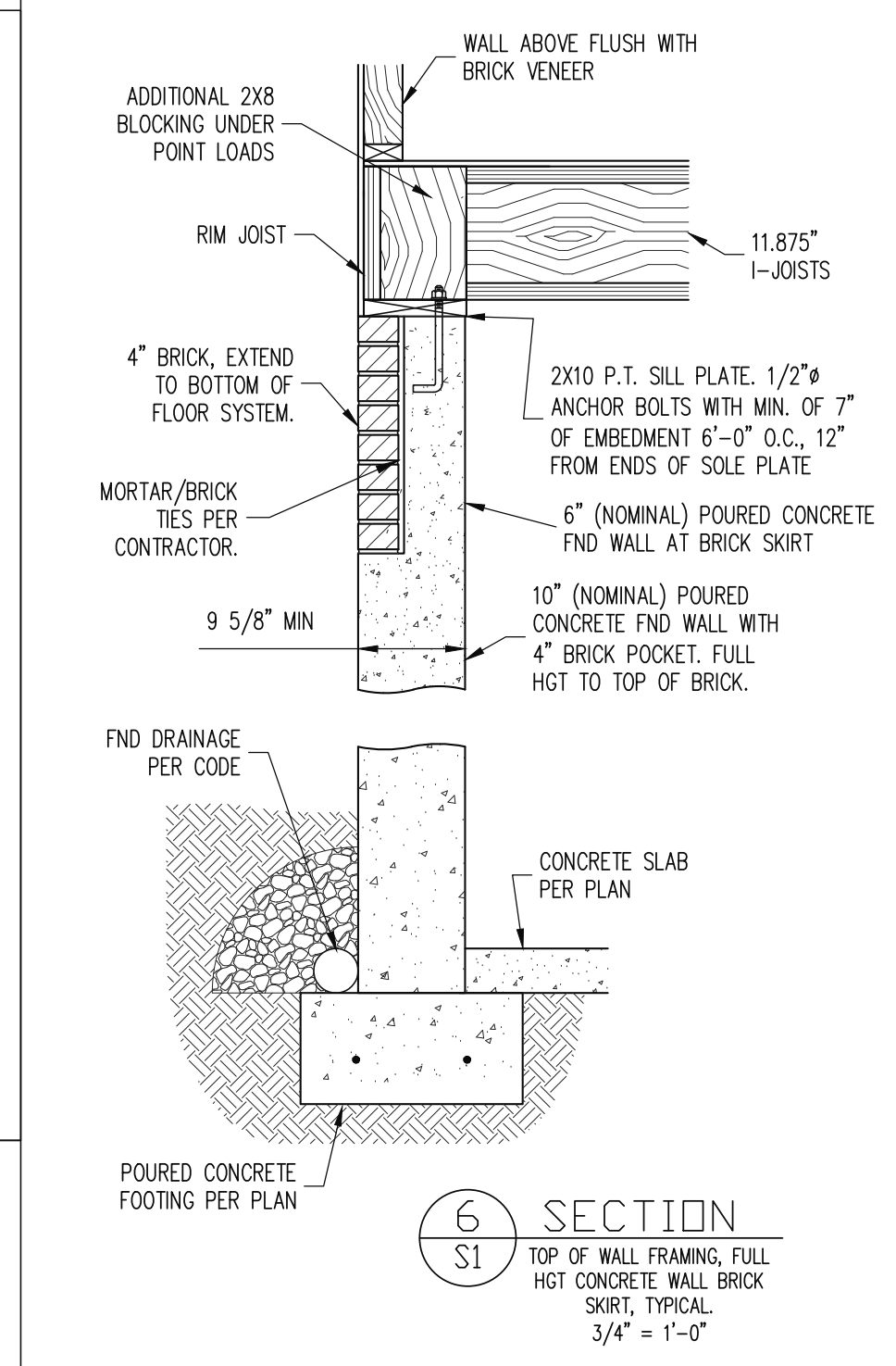
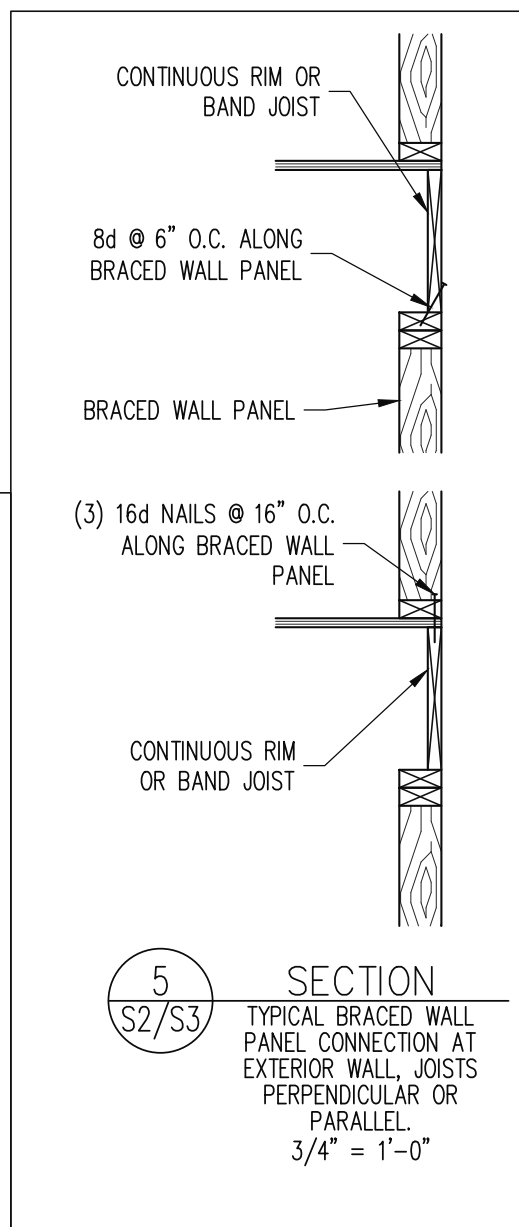
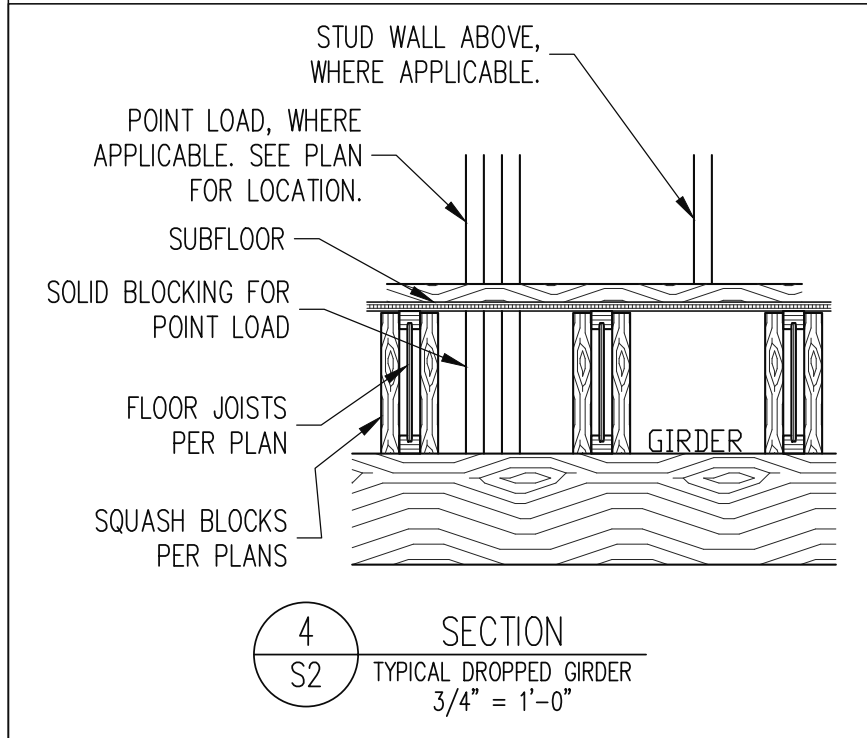
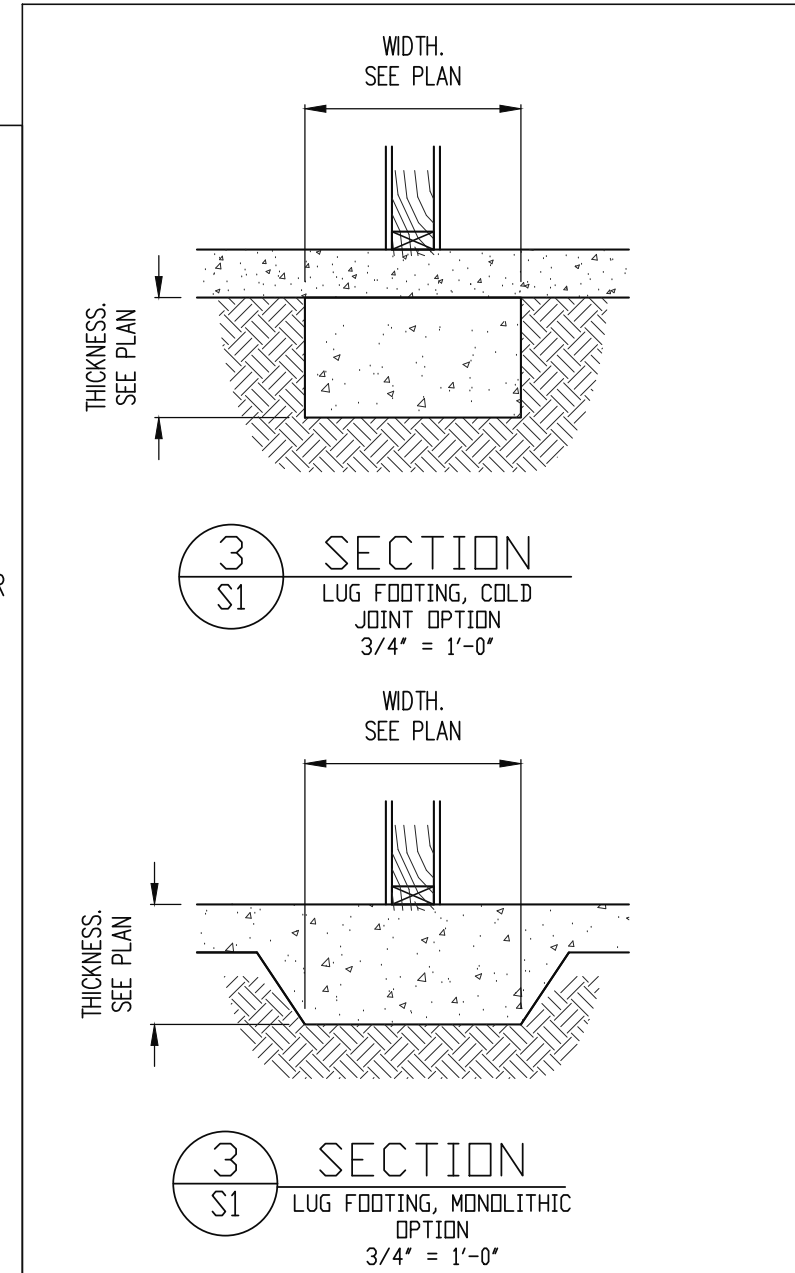
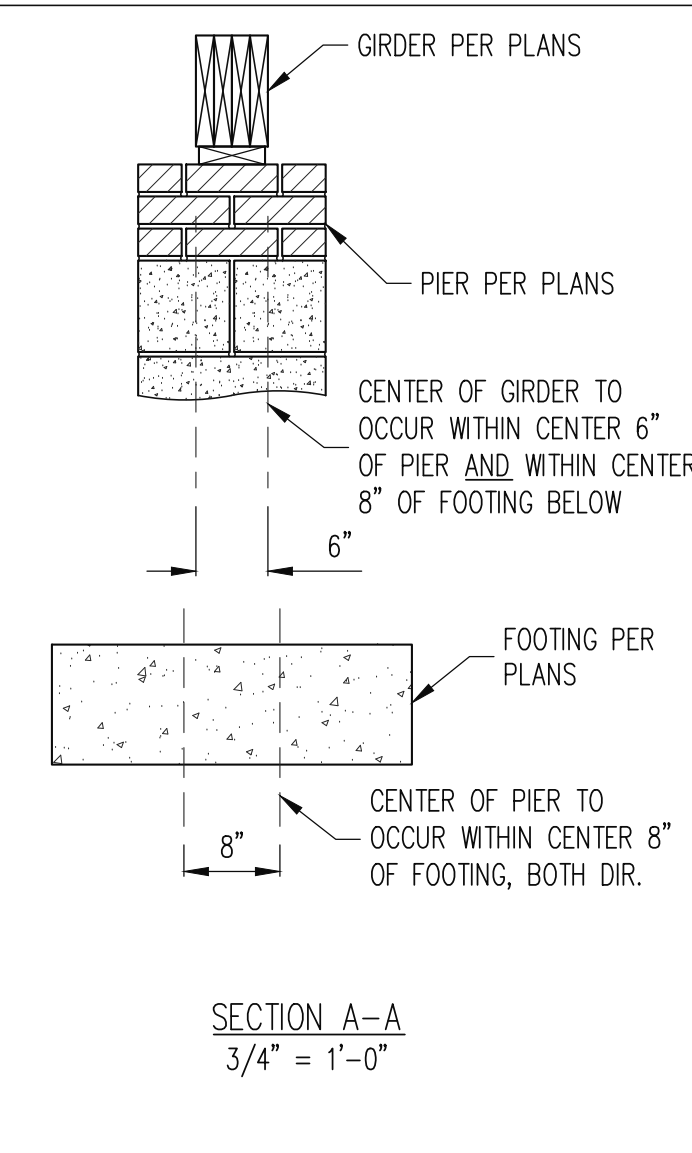
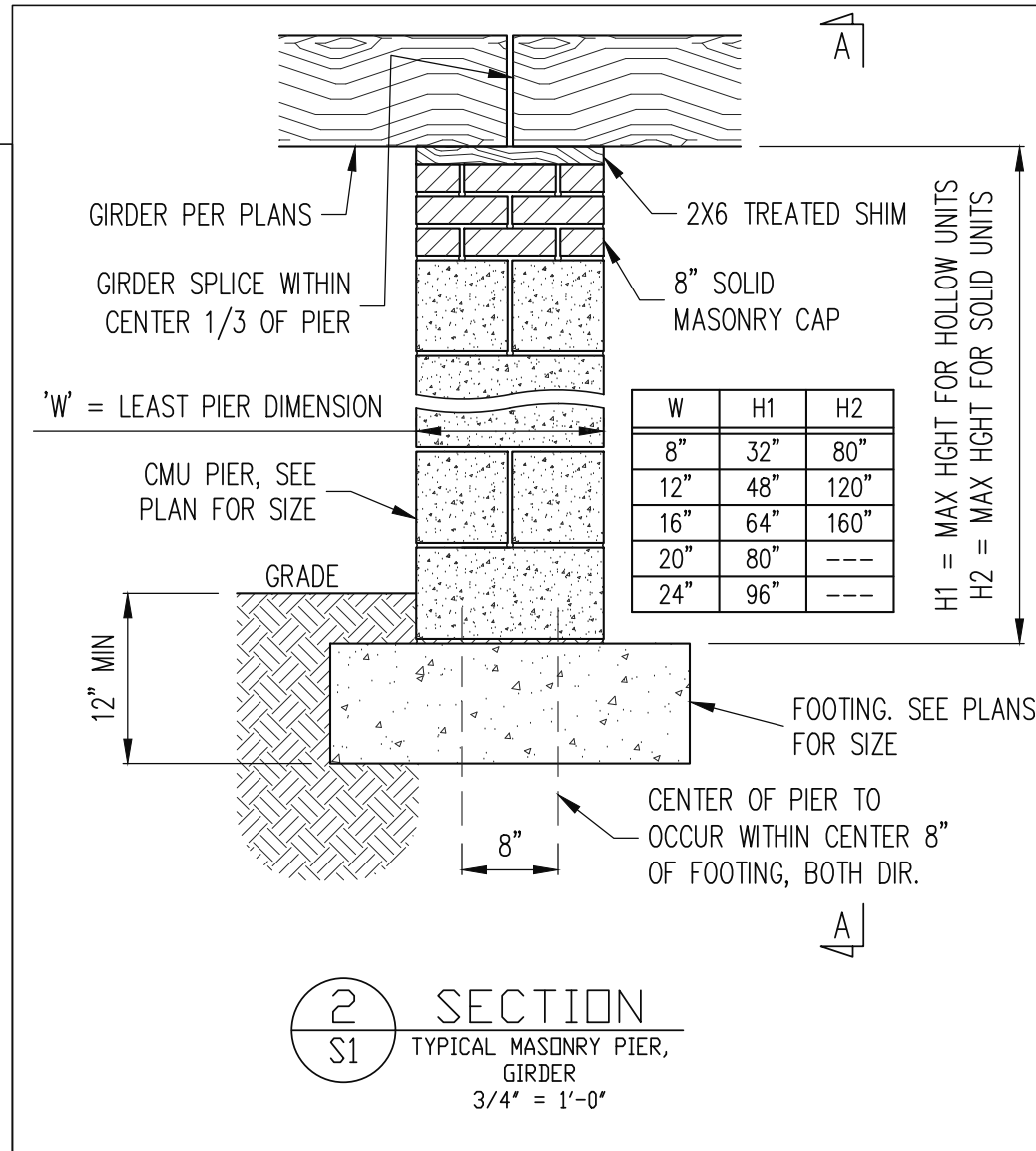
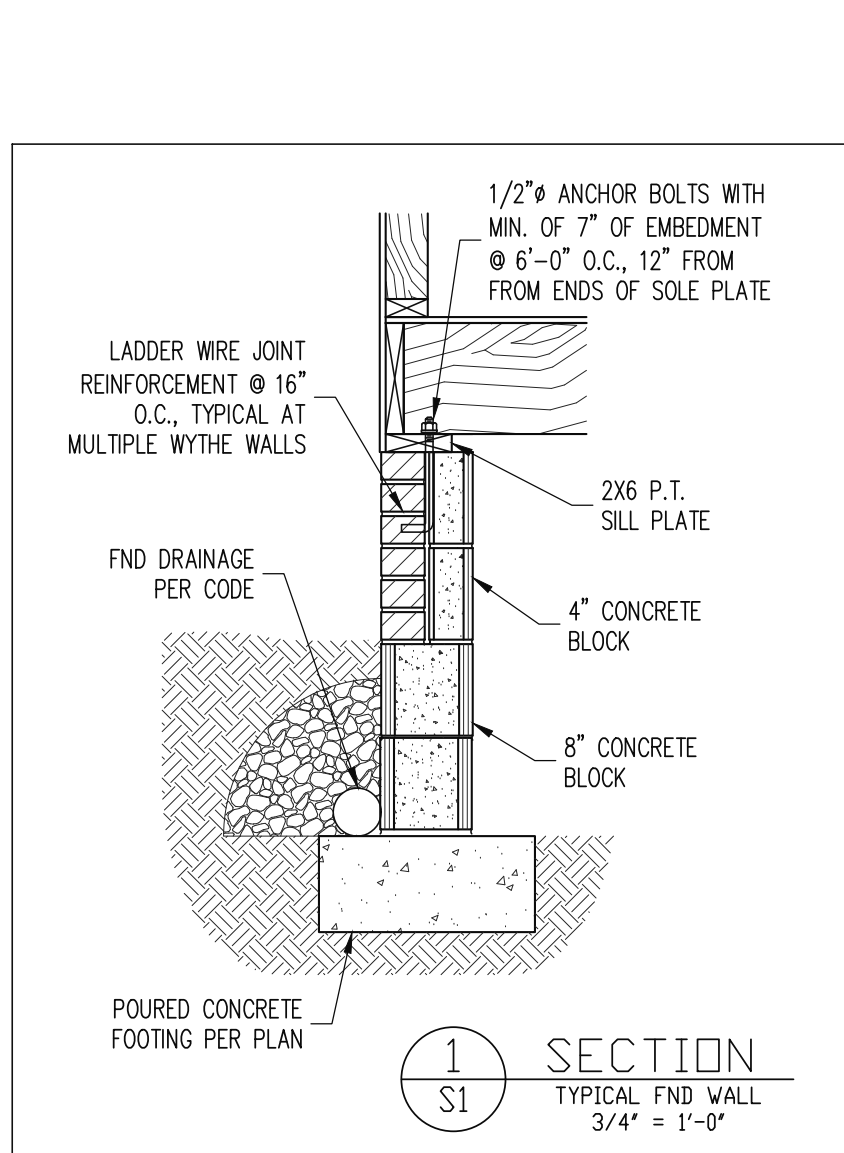
STRUCTURAL ENGINEERS
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Phone (919) 844-1661

	J&W CUSTOM HOMES	
SCOPE:	STRUCTURAL ADDENDUM	
LOC:	62 QUAIL MEADOWS	REV 1 R/S/JKM 1/8/2025

ENG:	JKM/RJS
DATE:	12/19/2024

PROJECT NO.
24-17-018__563

SHEET NO.
S5
5 of 7



BLDR-001383-2025 FINAL PLAN SET.PDF

J&W CUSTOM HOMES
STRUCTURAL ADDENDUM

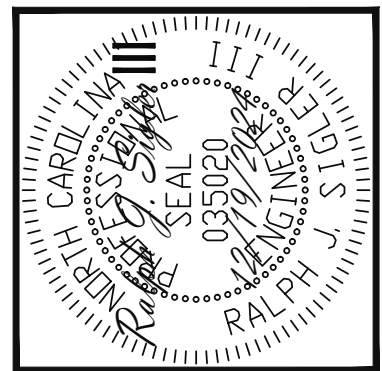
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DATE: 12/19/2024

PROJECT NO.
24-17-018_563

SHEET NO.
SD1
6 of 7

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ALLOWABLE I-JOIST SUBSTITUTION

NOTE: MAINTAIN JOIST DEPTH, DIRECTION, AND SPACING SPECIFIED ON PLANS.

MANUFACTURER	DEPTH	SERIES	SIMPSON FACE MOUNT HOR	SIMPSON TOP FLANGE HOR
BLUELINX	11.875"	BLI 40	IUS2.56/11.88	ITS2.56/11.88
BOISE CASCADE	11.875"	BCI 6000s	IUS2.37/11.88	ITS2.37/11.88
INTERNATIONAL BEAMS	11.875"	IB 400	IUS2.56/11.88	ITS2.56/11.88
LP CORP	11.875"	LPI 20+	IUS2.56/11.88	ITS2.56/11.88
NORDIC	11.875"	NI 40X	IUS2.56/11.88	ITS2.56/11.88
ROSEBURG	11.875"	RPI 40s	IUS2.56/11.88	ITS2.56/11.88
WEYERHAEUSER	11.875"	TJ 210	IUS2.06/11.88	ITS2.06/11.88
WEYERHAEUSER	11.875"	EEL-20	IUS2.37/11.88	ITS2.37/11.88

BLUELINX	14"	BLI 40	IUS2.56/14	ITS2.56/14
BOISE CASCADE	14"	BCI 5000s	IUS2.06/14	ITS2.06/14
BOISE CASCADE	14"	BCI 6000s	IUS2.37/14	ITS2.37/14
LP CORP	14"	LPI 20+	IUS2.56/14	ITS2.56/14
NORDIC	14"	NI 40X	IUS2.56/14	ITS2.56/14
ROSEBURG	14"	RPI 40s	IUS2.56/14	ITS2.56/14
WEYERHAEUSER	14"	TJ 210	IUS2.06/14	ITS2.06/14
WEYERHAEUSER	14"	EEL-20	IUS2.37/14	ITS2.73/14

BLUELINX	14"	BLI 80	IUS3.56/14	ITS3.56/14
LP CORP	14"	LPI 42+	IUS3.56/14	ITS3.56/14
NORDIC	14"	NI-80	IUS3.56/14	ITS3.56/14
ROSEBURG	14"	RPI 80s	IUS3.56/14	ITS3.56/14
WEYERHAEUSER	14"	TJ 360	IUS2.37/14	ITS2.37/14
WEYERHAEUSER	14"	EEL-20	IUS3.56/14	ITS3.56/14

BLUELINX	16"	BLI 40	IUS2.56/16	ITS2.56/16
BLUELINX	16"	BLI 60	IUS2.56/16	ITS2.56/16
BOISE CASCADE	16"	BCI 5000s	IUS2.06/16	ITS2.06/16
BOISE CASCADE	16"	BCI 6000s	IUS2.37/16	ITS2.37/16
INTERNATIONAL BEAMS	16"	IB 600	IUS2.56/16	ITS2.56/16

LP CORP	16"	LPI 20+	IUS2.56/16	ITS2.56/16
NORDIC	16"	NI 40X	IUS2.56/16	ITS2.56/16
ROSEBURG	16"	RPI 60s	IUS2.56/16	ITS2.56/16
WEYERHAEUSER	16"	TJ 210	IUS2.06/16	ITS2.06/16

BOISE CASCADE	16"	BCI 60s	IUS2.37/16	ITS2.37/16
LP CORP	16"	LP 36	IUS2.37/16	ITS2.37/16
LP CORP	16"	LP 42+	IUS2.56/16	ITS2.56/16
NORDIC	16"	NI 70	IUS2.56/16	ITS2.56/16
ROSEBURG	16"	RPI 70	IUS2.37/16	ITS2.37/16
WEYERHAEUSER	16"	TJ 360	IUS2.37/16	ITS2.37/16
WEYERHAEUSER	16"	EEL-30	IUS2.37/16	ITS2.73/16

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.

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 THAT ANY REVISIONS ISSUED BY THE EOR ARE PROMPTLY DISTRIBUTED TO THE SUBCONTRACTORS

THE EOR DOES NOT PERFORM FENESTRATION OR VENTING CALCULATIONS OR ANY OTHER CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO STRUCTURAL ENGINEERING.

ROOF AND FLOOR TRUSSES TO BE DESIGNED BY AN ENGINEER REGISTERED BY THE STATE. FINAL TRUSS DRAWING SHOULD BE SUBMITTED TO THE EOR FOR REVIEW

ABBREVIATIONS

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

CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL

- 1.01 CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- 1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.

- 1.05 METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

PART 2: DESIGN LOADS

- 2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:

USE	LIVE LOAD (PSF)	DEAD LOAD (PSF)
BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES	40	10
GARAGES (PASSENGER CARS ONLY)	50	--
ATTICS (NO STORAGE, LESS THAN 5' HEADROOM)	10	10
ATTICS (WITH STORAGE)	20	10
ROOF	20	10 (15 FOR VAULTS)

NOTES: - INDIVIDUAL STAIR TREADS ARE TO BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OF 40 PSF OR A 300 LB. CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQ. WHICHEVER PRODUCES THE GREATER STRESS
- BUILDER TO VERIFY DEAD LOAD DOES NOT EXCEED 10 PSF WHEN HEAVY FLOOR OR ROOF FINISHES SUCH AS TILE OR SLATE ARE UTILIZED. NOTIFY ENGINEERING UNDER THESE CONDITIONS

- 2.02 INTERIOR WALLS: 5 PSF LATERAL.

- 2.03 BASIC WIND DESIGN VELOCITY OF 115 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/CU 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 SPICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNO

- 6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A106A.

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 B18.21-1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844-07a) FOR SCREW HEAD

- 8.03 ANCHOR RODS AND BOLTS SHALL CONFORM TO ASTM F1554-15 GRADE 36 UNO. BENT ANCHOR BOLTS SHALL HAVE A 2" MIN HOOK UNO

PART 9: DRIVEN FASTENERS

- 9.01 NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667--05. NAILS ARE TO BE COMMON WIRE OR BOX

PART 10: DIMENSIONAL LUMBER

- 10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GIRDERS, BEAMS, STUDS, ETC.

PART 11: ENGINEERED LUMBER

- 11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.9 X 10⁶ PSI, Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.3 X 10⁶ PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc = 680 PSI

- 11.02 LVL OR PS� 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 FLUTCH PLATE BEAMS

- 13.01 FLUTCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PILES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PICES TOGETHER USING 1/2" # 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 FLUTCH 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 @ 8" O.C., 3" APART, FOR 2X8 OR 2X10 STUDS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERLY DESIGNED STRUCTURAL ELEMENT SUCH AS A BEAM. COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE FLOOR JOISTS.

PART 15: NAILING OF MULTI PLY WOOD BEAMS

- 15.01 SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 10d NAILS @ 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 10d NAILS @ 16" O.C. FOR 2X8, ONE ROW OF 10d NAILS @ 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN.

- 15.02 LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP UNO

PART 16: WALL FRAMING AND BRACING

- 16.01 STUD WALLS SHALL CONSIST OF 2X4 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CEILING OR ROOF. NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DISCONTINUITIES IN A STUD WALL EXCEPT AS REQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS, TYP UNO.

- 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 NRC. CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NRC 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 NRCB R602.3.5 AND R602.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.
-MAY SUBSTITUTE WSP FOR CB
-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 NAILS @ 6" O.C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 16d NAILS @ 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO.

PART 17: KING STUDS

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

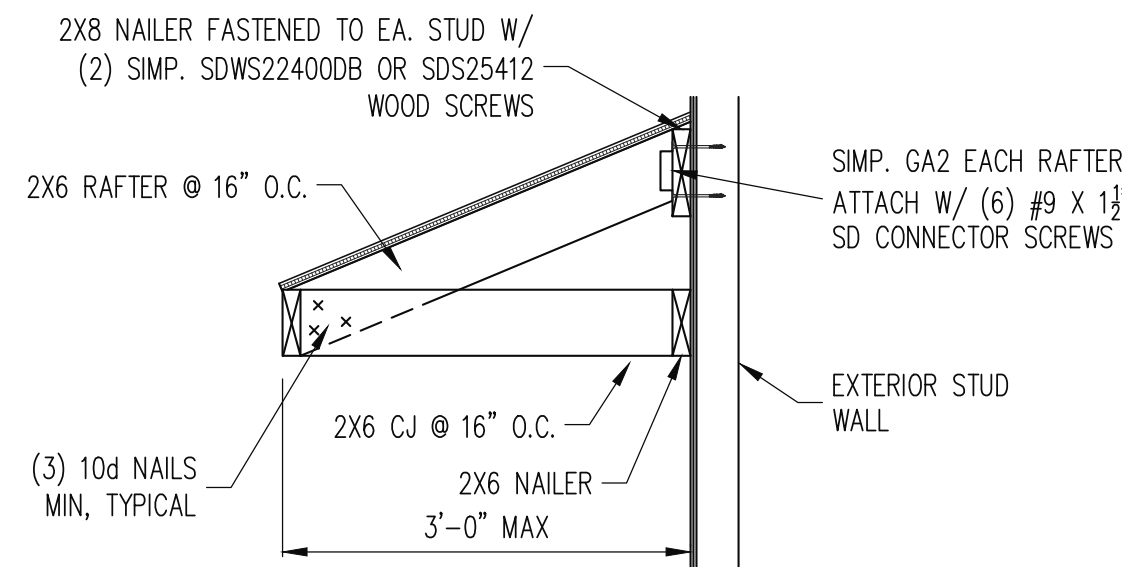
	NUMBER OF KING STUDS					
MAX OPENING WIDTH	5'-0"	9'-0"	13'-0"	17'-0"	21'-0"	
STUD SIZE	2X4	1	2	3	4	5
2X6	1	1	2	2	1	2
2X8	1	1	1	1	1	2

PART 18: SUBSTITUTIONS

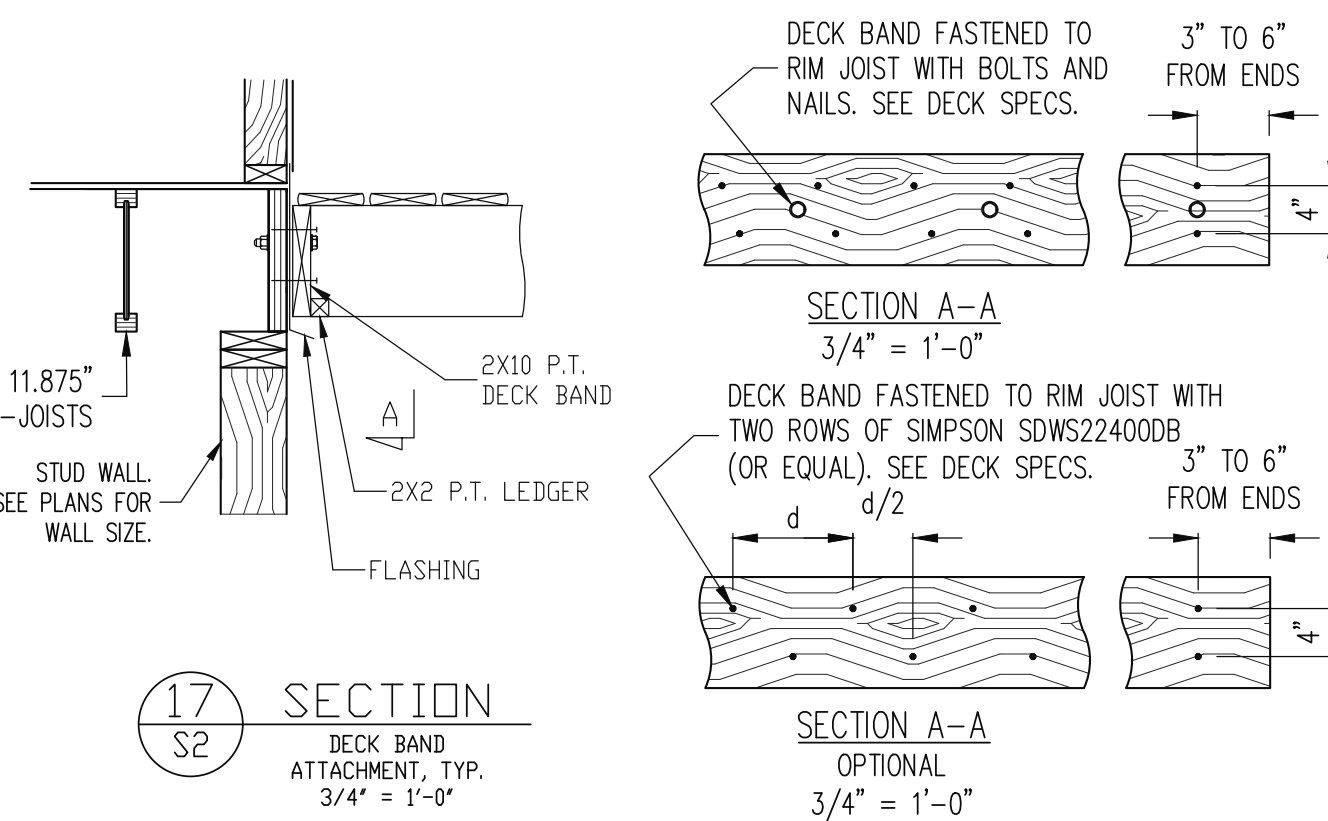
- 18.01 MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNER. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

PART 19: OWNERSHIP OF STRUCTURAL DESIGN

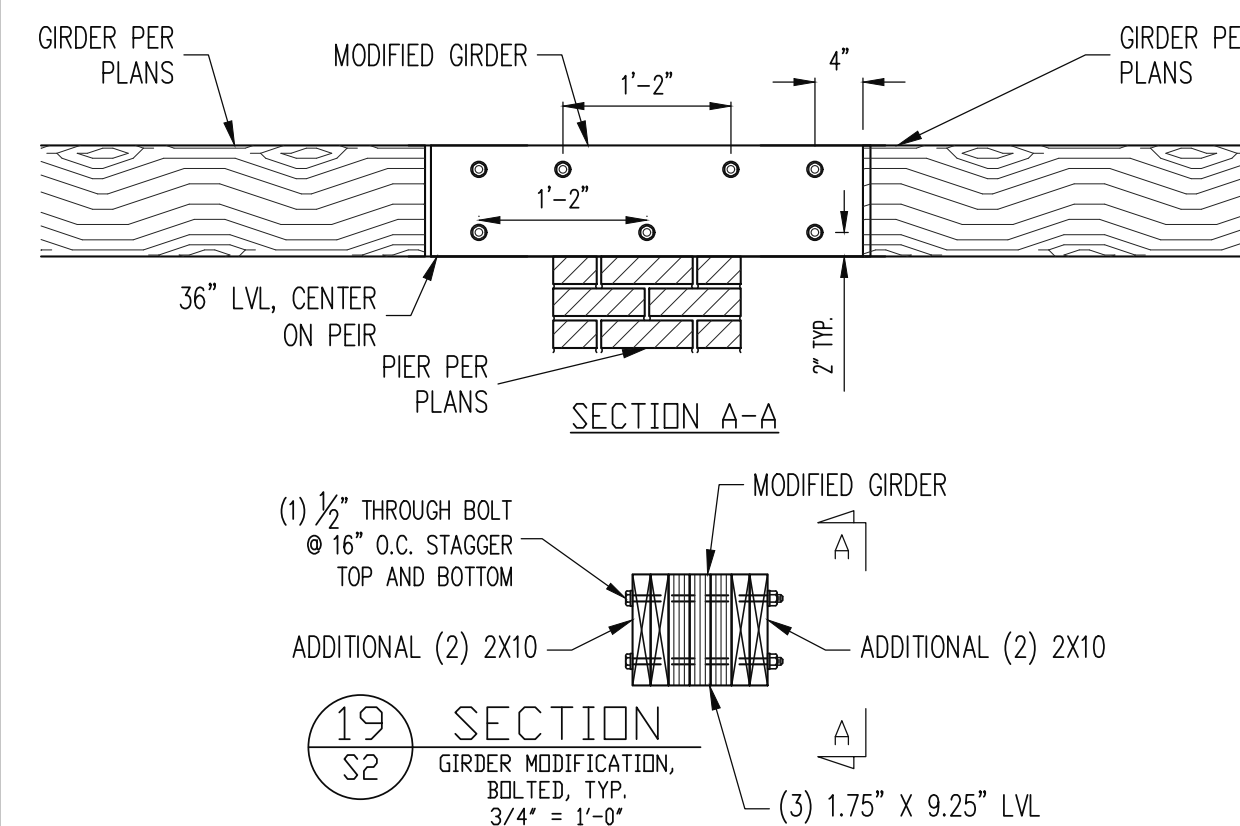
- 19.01 THE STRUCTURAL DESIGN OF THIS PLAN IS THE PROPERTY OF ENGINEERING TECH ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLIENT LISTED. ETA ASSUMES NO LIABILITY FOR THESE PLANS IF THEY ARE REPRODUCED, IN WHOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER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



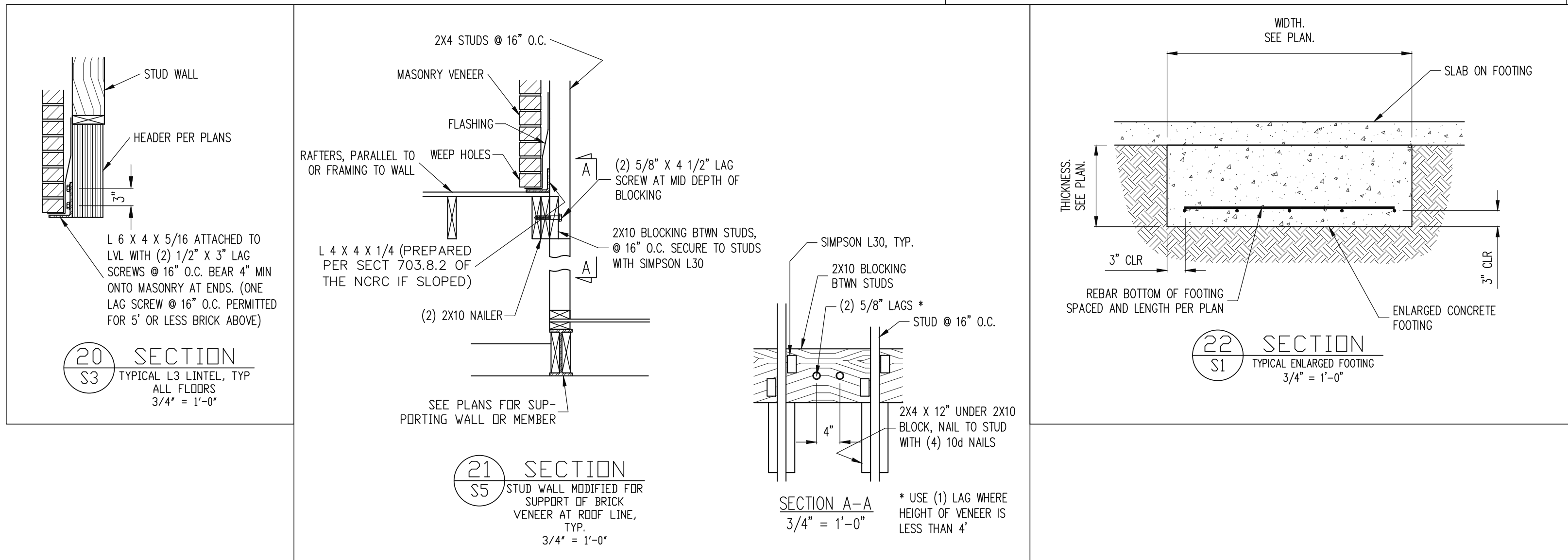
SECTION S3
3' MAX LENGTH OVERHANG ROOF, TYP.
3/4" = 1'-0"



SECTION S2
DECK BAND ATTACHMENT, TYP.
3/4" = 1'-0"



SECTION S2
GIRDER MODIFICATION, BOLTED, TYP.
3/4" = 1'-0"

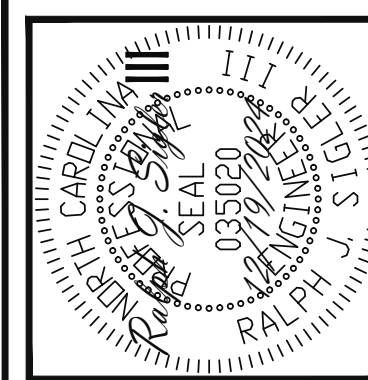


SECTION S5
STUD WALL MODIFIED FOR SUPPORT OF BRICK VENEER AT ROOF LINE, TYP.
3/4" = 1'-0"

SECTION A-A
3/4" = 1'-0"

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

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SCOPE:	J&W CUSTOM HOMES	
	STRUCTURAL ADDENDUM	
LOC:	REV 1 RIS/JKM	
	1/8/2025	
62 QUAIL MEADOWS		

ENG: JKM/RJS
DATE: 12/19/2024

PROJECT NO.
24-17-018_