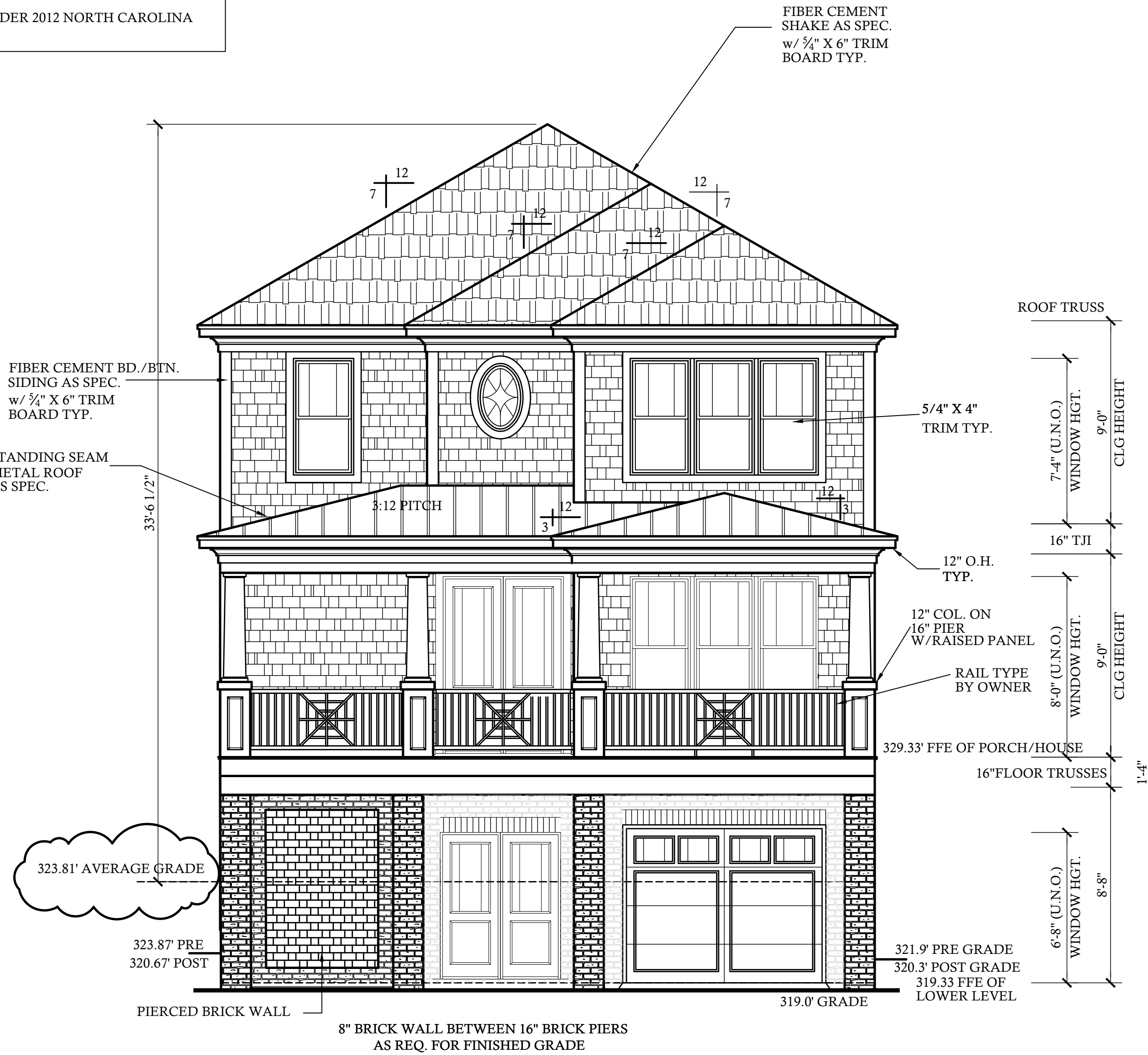


NOTE: PLANS DESIGNED UNDER 2012 NORTH CAROLINA RESIDENTIAL CODE.



FRONT ELEVATION

SCALE: 1/4"=1'-0"

- PLANS TO BE DESIGNED UNDER 2012 NORTH CAROLINA RESIDENTIAL CODE.
- HOUSE DESIGNED FOR 100 MPH 3 SECOND GUST (85 FASTEST WIND) , EXPOSURE B
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE
- ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF THE CORNER
- WALL BRACING IS REQUIRED. DESIGNER MUST SPECIFY METHOD OF BRACING PER SECTION R602 (NC 2012 RESIDENTIAL BUILDING CODE) AND PROVIDE DETAIL

MEAN ROOF HEIGHT = _____

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

MEAN ROOF HEIGHT

- ZONE 1
- ZONE 2
- ZONE 3
- ZONE 4
- ZONE 5

MINIMUM VALUES FOR ENERGY COMPLIANCE:

< 30'-0"

UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0
ZONE 4 MAX GLAZING U-FACTOR = 0.35			

CEILING R-38 WALLS R-15 FLOORS R-19

LIST OF ABBREVIATIONS

CLG. : CEILING	ABV. : ABOVE
HGT. : HEIGHT	C.O. : CASIED OPENING
D.O. : DOUBLE OVEN	REFG. : REFRIGERATOR
WD. : WOOD	D.W. : DISHWASHER
CONT.:CONTINUOUS	T.B.D.: TO BE DETERMINED
CONC. : CONCRETE	W.I.C. : WALK IN CLOSET
COL. : COLUMN	W. : WASHER
ELLIP. : ELLIPSE	D : DRYER
W/ : WITH	SHWR. : SHOWER
TRANS. : TRANSOM	DN. : DOWN
CANT. : CANTILEVER	K.S. : KNEE SPACE
M.O. : MASONRY OPENING	TYP. : TYPICAL
SS= 5 SHELVES	
1R/1S = 1 ROD AND 1 SHELF	
2R/2S =2 RODS AND 2 SHELVES	
SD= SMOKE DETECTOR	
CMD= CARBON MONOXIDE DETECTOR	

GENERAL PLAN NOTES

- 1.) SEE CHAPTER 6 OF 2012 NCRC FOR WALL CONSTRUCTION.
- 2.) TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS ACCORDING TO 2012 NCRC SECTION R308.4.
- 3.) DWELLING/GARAGE FIRE SEPARATION SHALL PER TABLE 302.6 OF 2012 NCRC.
- 4.) ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS AS REQUIRED IN 2012 NCRC SECTIONS R303.1 AND R310
- 5.) ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
- 6.) VERIFY ALL WINDOW SIZES, RADIUS, AND DETAILS WITH CHOSEN MANUFACTURE.
- 7.) LOCATE DORMER FACE TO ALLOW 4" MIN. BELOW WINDOW FRAME.
- 8.) FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.
- 9.) ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH OWNER VIA SHOP DRAWINGS FROM CABINET MANUF.
- 10.) ALL FLOOR COVERINGS AND FINISHES BY OWNER/ BLDR. COORDINATE HEIGHTS DUE TO THICKNESS CHANGES.
- 11.) ALL WINDOW GLAZING TO HAVE 0.35 U-FACTOR MIN. SEE TABLE N1102.1, N1102.1.2
- 12.) FINISHES OF SCREEN PORCH COLUMNS,RAILS, FLOORS , CEILINGS ,SCREEN DOOR SYSTEM,AND DOOR TO PORCH BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS
- 13.) FINISHES FOR CLOSET SHELVING AND ROD BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS
- 14.) FINISHES OF ALL INTERIOR BASE BOARD , CLG. DETAIL / MOLDING ,OPENING DETAILS ,PASS-THRUS, WAINSCOTTING DETAILS BY BLDR. & OWNER, PER CONTRACT SPECIFICATIONS

ACCESSORIES LEGEND

PROVIDE BLOCKING FOR:
TB = TOWEL BAR MR = MAGAZINE RACK
TP = TOILET PAPER MC = MEDICINE CABINET
TR = TOWEL RING
NOTE:
SELECTION BY OWNER PER
BUILDER CONTRACT SPECIFICATIONS

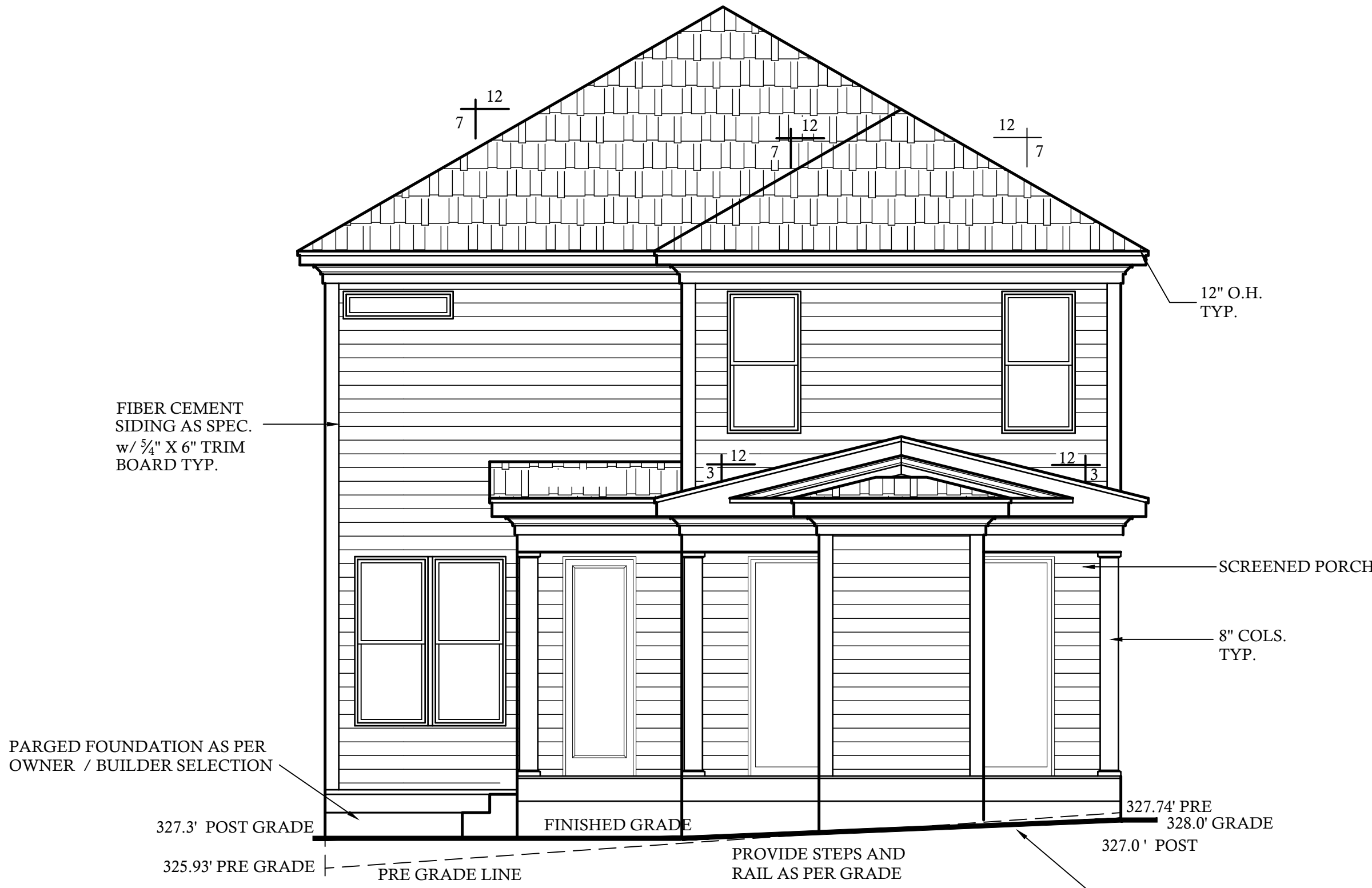
NOTE:
-SEE ROOF PLAN FOR
KNEEWALL HEIGHTS AND
LOCATIONS.

-GRADE LINES ARE ASSUMED.
VERIFY WITH FINAL GRADING PLAN.

AREA CALCULATIONS

HEATED (SQ. FT.)	UNHEATED (SQ. FT.)
1ST FLOOR: 1403	COV. PORCH: 34
2ND FLOOR: 1461	PORCH: 219
BASEMENT: 647	SCR. PORCH: 208
	GARAGE/MECH.: 700
	ENTRY SLAB: 200
TOTAL: (HEATED) 3511	TOTAL: (UNHEATED) 1361

OVERALL DIMENSION	UNFINISHED (SQ. FT.)
WIDTH: 29'-0"	
DEPTH: 73'-0"	



REAR ELEVATION

SCALE: 1/4"=1'-0"

CITY OF RALEIGH PLANS AUTHORIZED FOR CONSTRUCTION

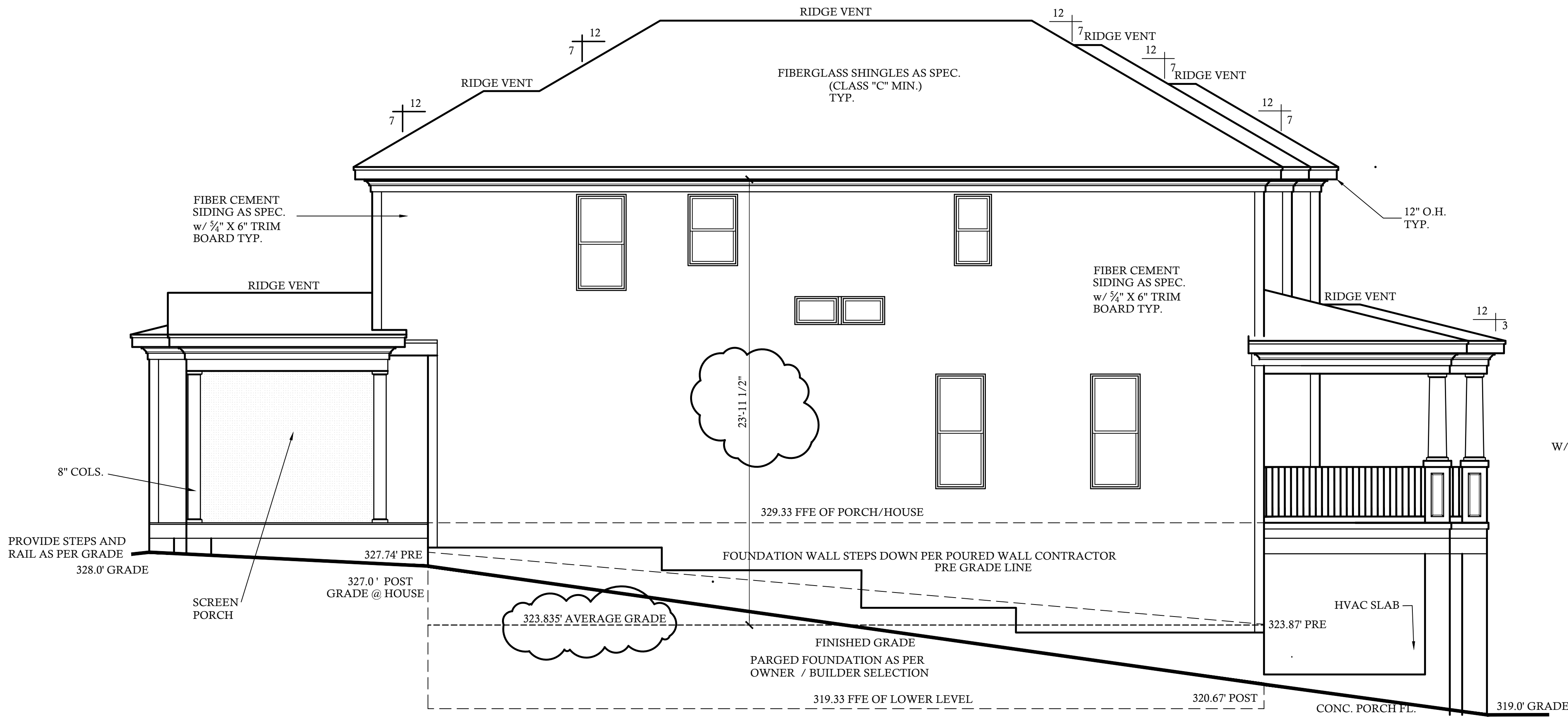
Plans for the proposed use have been reviewed for general compliance with applicable codes. This limited review, and authorization for construction is not to be considered to represent total compliance with all legal requirements for development and construction. The property owner, design consultants, 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: Justin Greenwood
City of Raleigh Review Officer

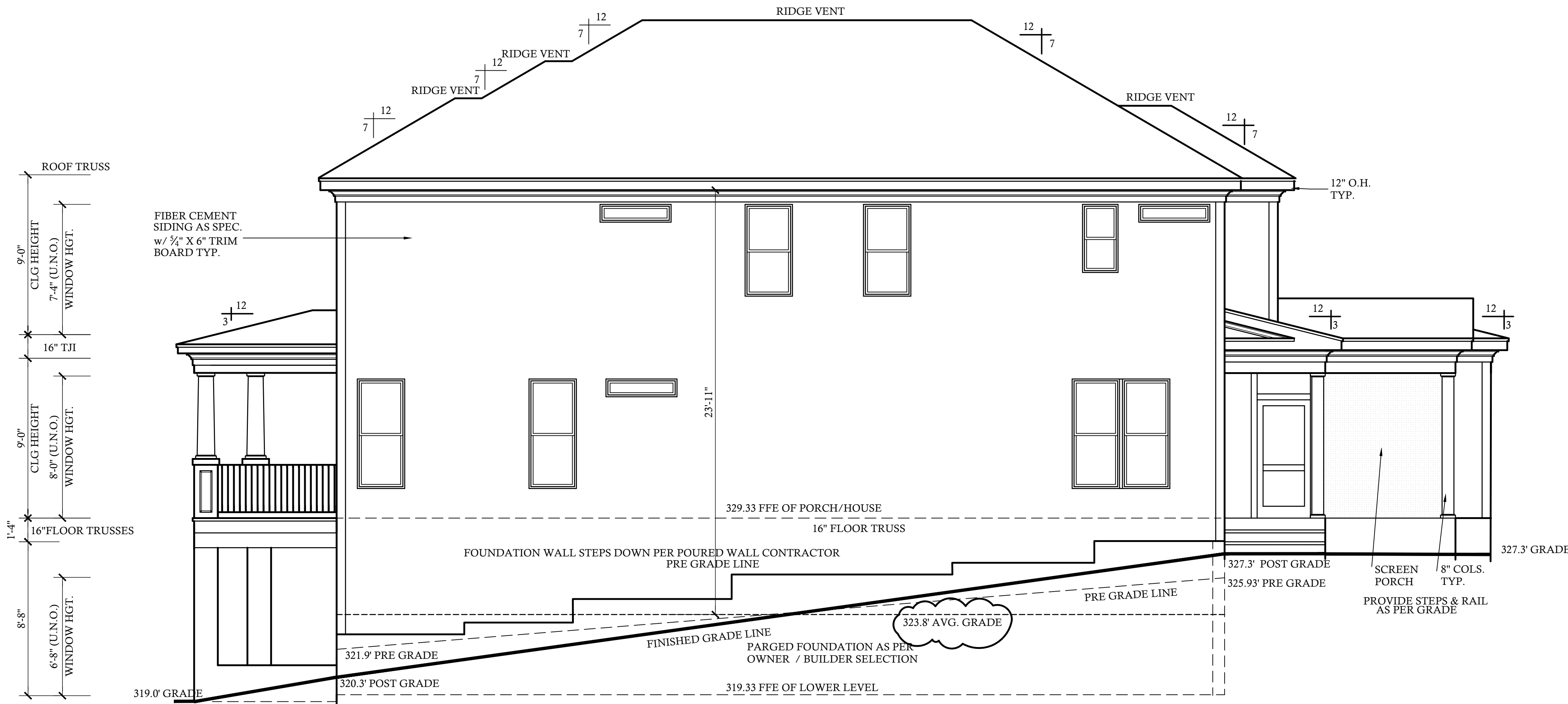
WALTON BUILDING CO.
1309 NOTTINGHAM
RALEIGH, NC

SHEET NO.
1
OF
7



LEFT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

NOTE:
SEE ROOF PLAN FOR KNEEWALL
HEIGHTS AND LOCATIONS.

NOTE:
GRADE LINES ARE ASSUMED. VERIFY
WITH FINAL GRADING PLAN.



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RALEIGH, NC

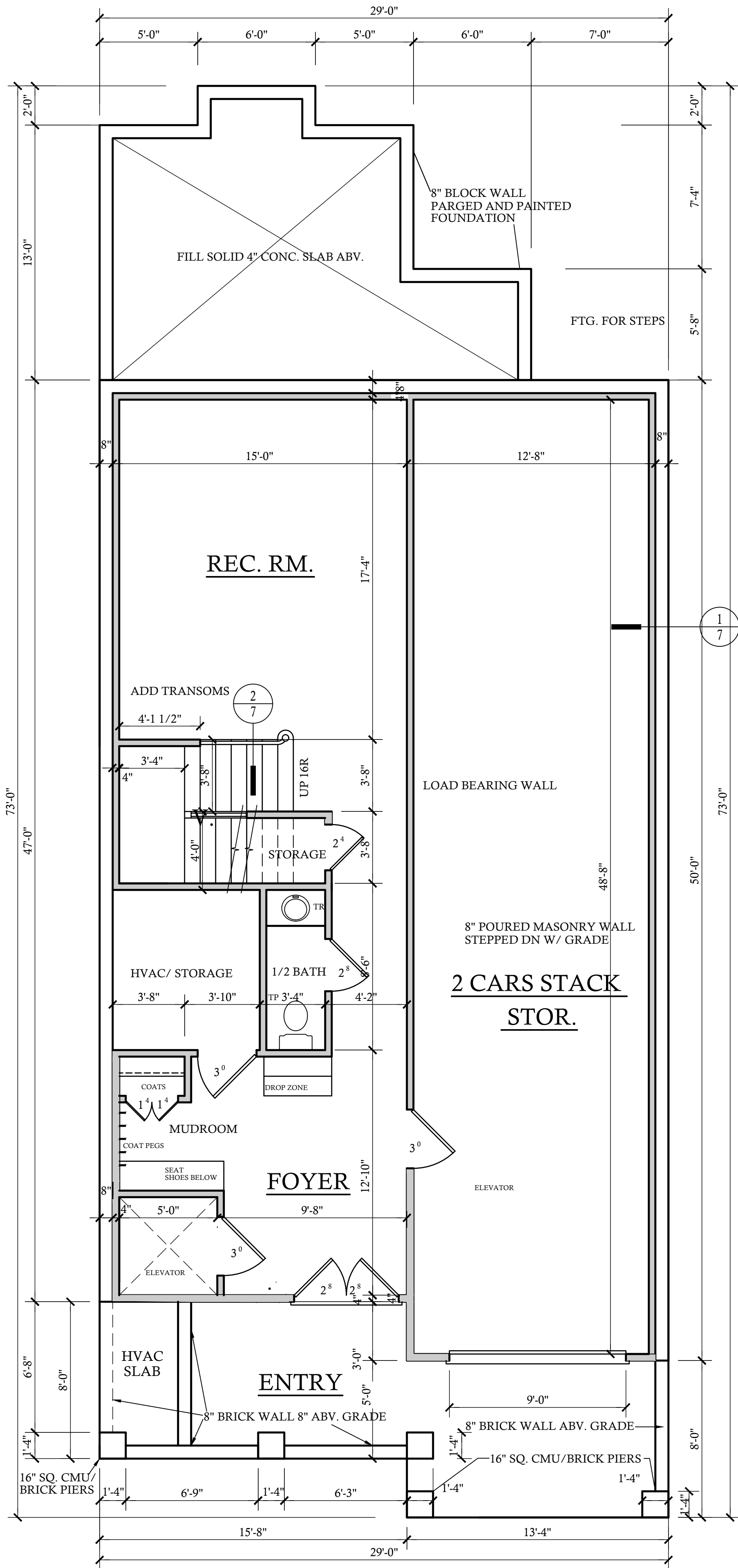
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO DESIGN TECH, INC. FOR CORRECTIONS OR REVISIONS. CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES WHERE HOME IS TO BE BUILT. IF NO ENGINEERING CONSULT WITH LOCAL ENGINEER FOR ALL RESPONSIBILITY. CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR ANY CHANGES. THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH ALL APPLICABLE CODES.

REVISIONS:	
DATE:	NAME:
4-21-26	RRR

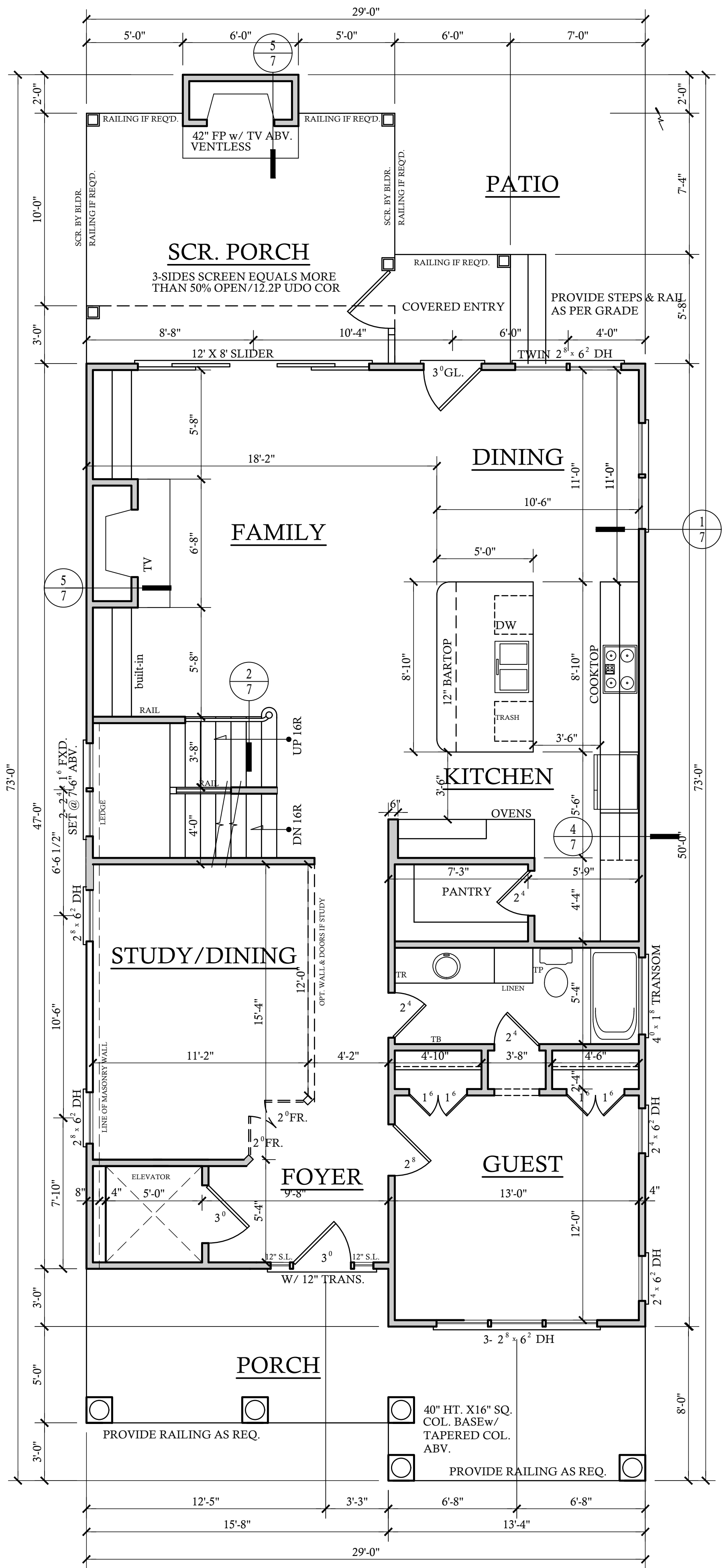
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RRR
CHECKED BY:
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DATE:
3-4-2026
PLAN NO.
20-3511-DT

130 WIND CHIME CT.
RALEIGH, NC 27615
919.699.9999
WWW.DESIGNTECH.COM

BY DESIGN TECH, INC. ALL RIGHTS RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE WITHOUT THE PERMISSION OF DESIGN TECH, INC.



LOWER LEVEL PLAN SCALE: 1/4"=1'-0"
8'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 6'-8" U.N.O. 6'-8" HT. DOORS & CASED OPENINGS

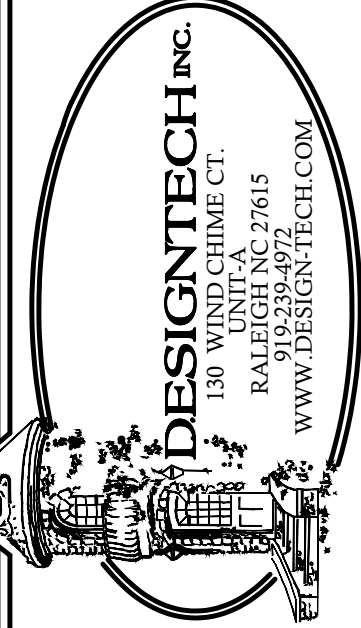


FIRST FLOOR PLAN SCALE: 1/4"=1'-0"
9'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 8'-0" U.N.O.

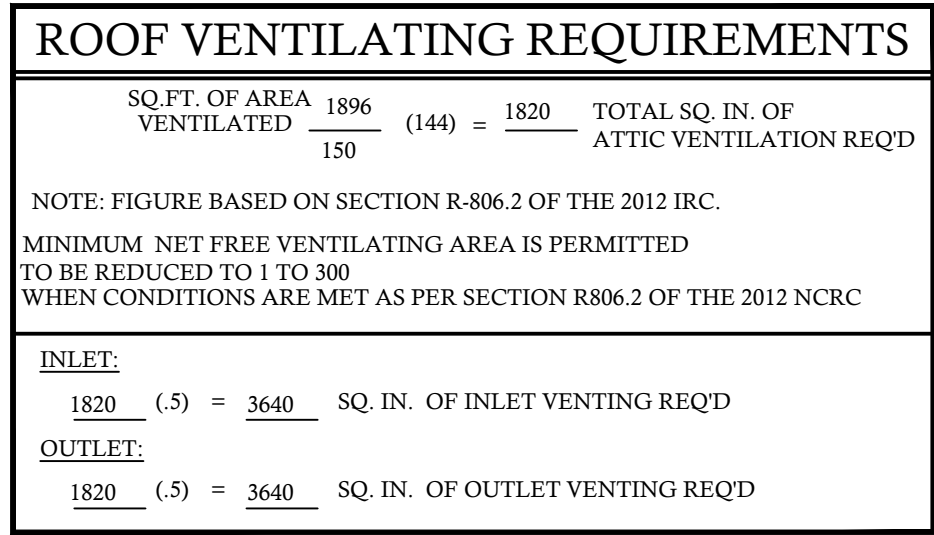
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REVISIONS:
DATE: NAME:

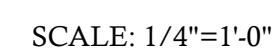
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RALEIGH, NC



SCALE : 1/8"=1'-0"



9'-0" CLG. HGT. U.N.O.
SET WINDOWS @ 7'-8" U.N.O.

6'-8" HT. DOORS & CASED OPENINGS

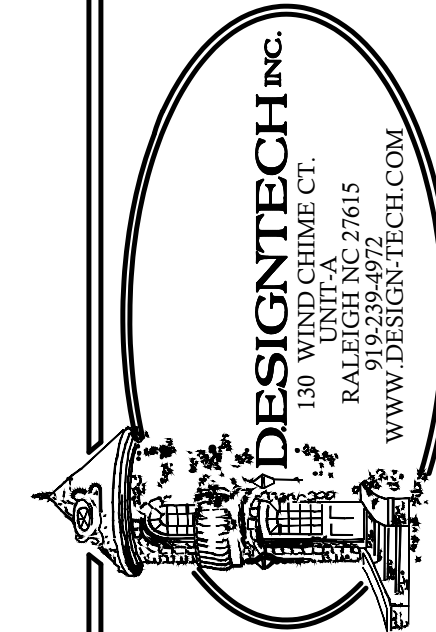
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PLAN HAS BEEN DESIGNED TO COMPLY WITH 2018 NRCR.

REVISIONS:	
DATE:	NAME:

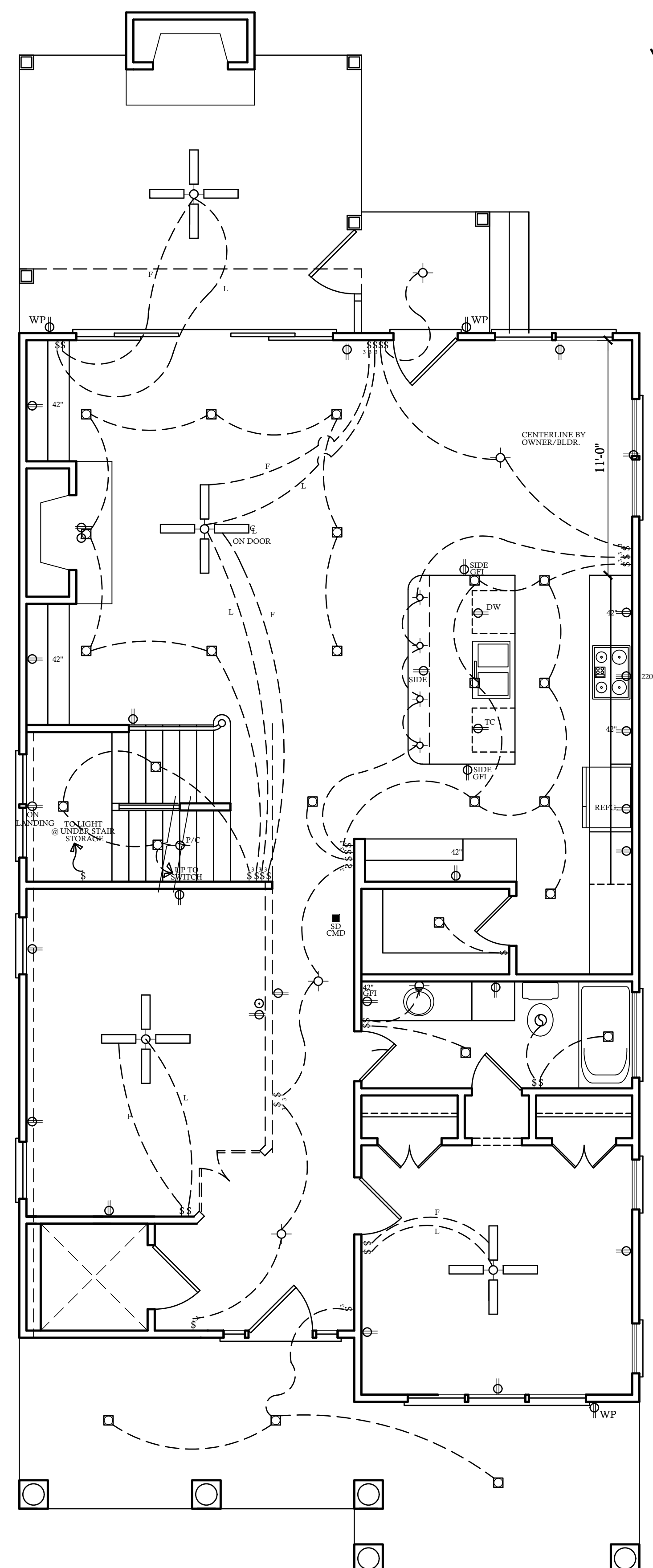
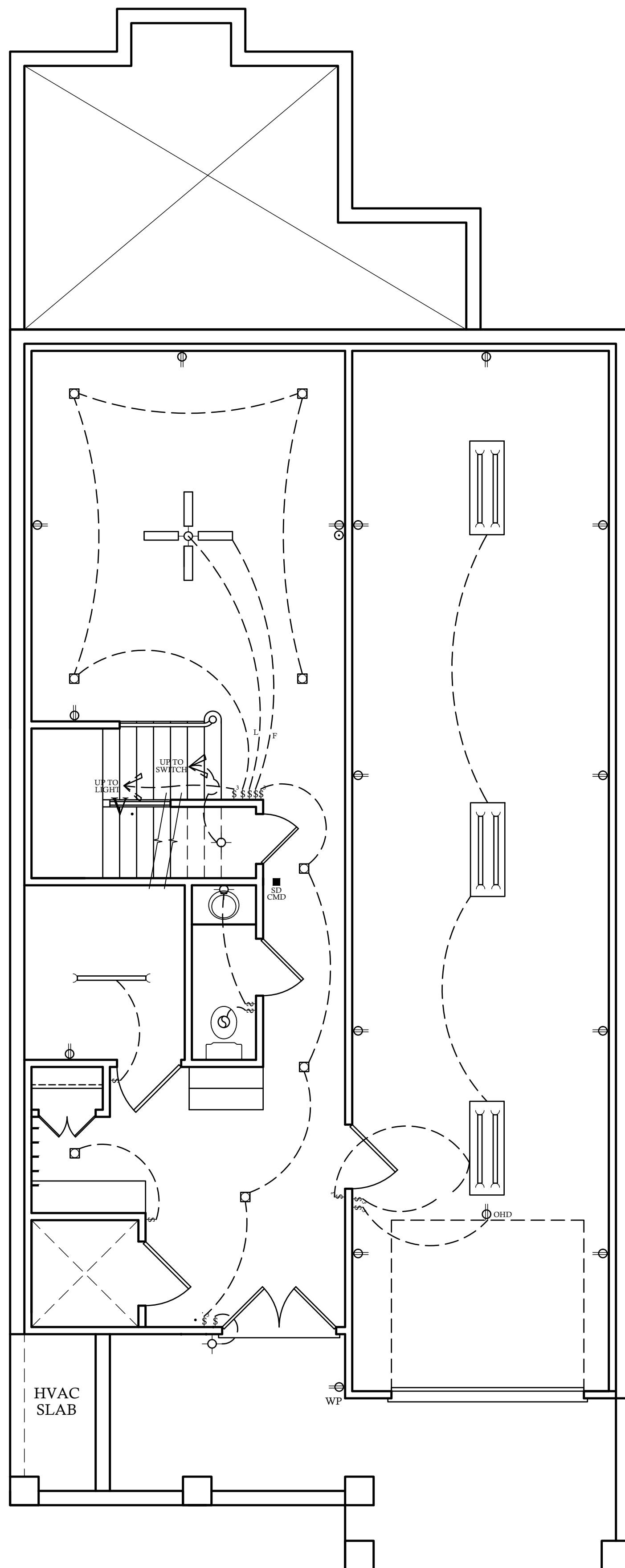
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1309 NOTTINGHAM
RALEIGH, NC

A|I
B|D®



ELECTRICAL LEGEND

-  - LIGHT FIXTURE
-  - FAN/LIGHT
-  WP - WATERPROOF OUTLET
-  - RECESSED LIGHTING
-  - SINGLE PULL SWITCH
-  - 3-WAY SWITCH
-  - 4-WAY SWITCH
-  - DIMMER SWITCH
-  SD - SMOKE DETECTOR
-  - FLOOD LIGHTS
-  - EYEBALL SPOTS
-  - DUPLEX RECEPTACLE (110V)
-  - 220 VOLT RECEPTACLE
-  - SWITCHED RECEPTACLE (TOP WIRE ONLY)
-  GFI - GROUND FAULT CIRCUIT INTERRUPTOR
-  - CLG FAN/LIGHTS
-  - TRACK LIGHTS
-  - FLUORESCENT LIGHTING
-  - CABLE OUTLET
-  - TELEPHONE OUTLET
-  - COMPUTER DATA OUTLET
-  - BURGLAR ALARM
-  - INTERCOM

NOTE:
ALL ELECTRICAL INSTALLATIONS SHALL BE
IN ACCORDANCE WITH THE NEC.

ELECTRICAL NOTES:

1. THE ELECTRICAL DIAGRAMS SHOWN ON THESE PLANS ARE TO BE USED AS A GUIDE. HOME OWNER AND BUILDER ARE REQUIRED TO REVIEW AND CONFIRM WITH LICENSED ELECTRICAL CONTRACTOR THESE CONTENTS PRIOR TO ROUGH-IN FOR CODE COMPLIANCE AND SPECIAL REQUIREMENTS BY THE HOME OWNER. ONCE CONSTRUCTION BEGINS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR, NOT DESIGN TECH, INCORPORATED.
2. SEE ELECTRICIAN, BUILDER, AND OWNER FOR POSSIBLE GENERATOR LOCATION, SWITCHES, RECEPTACLES, AND ATTACHMENTS. COORDINATE SIZE AND MODEL OF GENERATOR TO HANDLE LOADS ADEQUATELY.
3. UNDER-CABINET COUNTER LIGHTING FOR KITCHEN IS OPTIONAL. PLEASE CONFIRM WITH CABINET MAKER AND ELECTRICIAN.
4. ELECTRICAL FOR EXTERIOR LANDSCAPE LIGHTING AND POOL EQUIPMENT BY BUILDER AS PER CODE.
5. IT IS AN OPTION FOR EVERY TOP RECEPTACLE AT FRONT WINDOWS TO BE ON ONE SWITCH LOCATED BY OWNER/ BUILDER FOR WINDOW DECORATION LIGHTING.
6. CLOSET LIGHTING TO BE CONTROLLED BY SWITCH AS SHOWN OR IN-JAMB SWITCH WHICH WOULD ILLUMINATE LIGHT WHEN DOOR IS OPENED. SOME ELECTRICAL PLANS MAY OR MAY NOT SHOW CLOSET LIGHTING. SEE OWNER AND CONFIRM WITH BUILDER.
7. EXHAUST FANS ARE REQUIRED IN BATHROOMS WITHOUT NATURAL VENTILATION. OUR PLANS WILL ALWAYS SHOW EXHAUST FAN.
8. NO HEAT LAMPS OR HEATERS MAY BE SHOWN IN THIS DRAWING. PLEASE CONFIRM WITH BUILDER FOR PRESENCE AND LOCATION.
9. ALL SLEEPING AREAS/BEDROOMS SHOULD CONTAIN SMOKE DETECTORS. SOME CORRIDORS ALSO REQUIRE SMOKE DETECTORS. PLEASE SEE LOCAL, STATE, AND FEDERAL BUILDING CODES TO CONFIRM THESE REQUIREMENTS.
10. PANEL BOX LOCATION BY ELECTRICIAN/BUILDER AS PER CODE.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSIONS SHALL BE REPORTED TO DESIGN TECH, INC. FOR CORRECTIONS OR JUSTIFICATION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE DRAWINGS ARE PROVIDED. CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY.

2018 NCRC.

REVISIONS:

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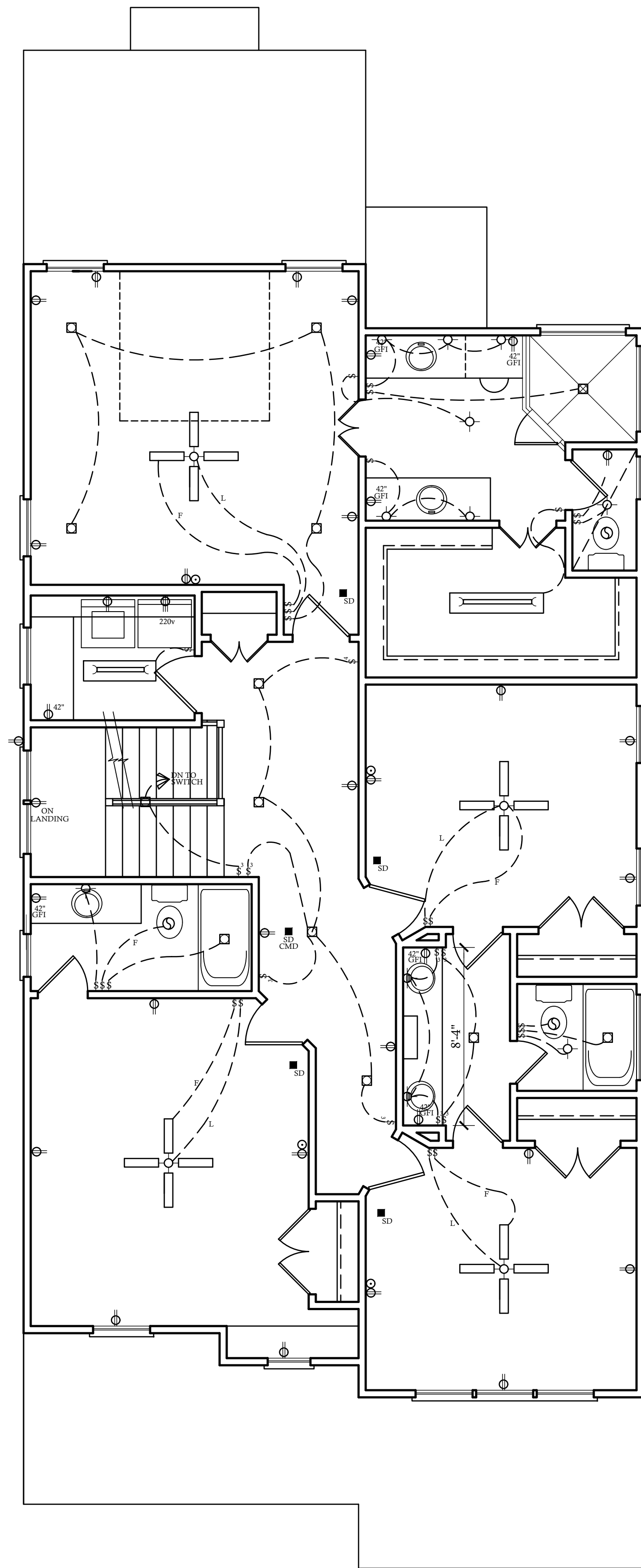
WALTON BUILDING CO.
1309 NOTTINGHAM
RALEIGH, NC

ELECTRICAL LEGEND

	-	LIGHT FIXTURE
	-	FAN/LIGHT
	WP	WATERPROOF OUTLET
	-	RECESSED LIGHTING
	-	SINGLE PULL SWITCH
	-	3-WAY SWITCH
	-	4-WAY SWITCH
	-	DIMMER SWITCH
	-	SMOKE DETECTOR
	-	FLOOD LIGHTS
	-	EYEBALL SPOTS
	-	DUPLEX RECEPTACLE (110V)
	-	220 VOLT RECEPTACLE
	-	SWITCHED RECEPTACLE (TOP WIRE ONLY)
	-	GROUND FAULT CIRCUIT INTERRUPTER
		
	-	CLG FAN/LIGHTS
		
	-	TRACK LIGHTS
		
	-	FLUORESCENT LIGHTING
	-	CABLE OUTLET
	-	TELEPHONE OUTLET
	-	COMPUTER DATA OUTLET
	-	BURGLAR ALARM
	-	INTERCOM
<u>NOTE:</u>		
ALL ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE NEC.		

ELECTRICAL NOTES:

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2. SEE ELECTRICIAN, BUILDER, AND OWNER FOR POSSIBLE GENERATOR LOCATION, SWITCHES, RECEPTACLES, AND ATTACHMENTS. COORDINATE SIZE AND MODEL OF GENERATOR TO HANDLE LOADS ADEQUATELY.
3. UNDER-CABINET COUNTER LIGHTING FOR KITCHEN IS OPTIONAL. PLEASE CONFIRM WITH CABINET MAKER AND ELECTRICIAN.
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10. PANEL BOX LOCATION BY ELECTRICIAN/ BUILDER AS PER CODE.



SECOND FLOOR ELECTRICAL PLAN

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSIONS SHALL BE REPORTED TO DESIGN TECH, INC. FOR CORRECTIONS OR JUSTIFICATION. CONTRACTOR MUST COMPLY WITH ALL CITY ORDINANCES. THE HOME IS TO BE BUILT, IF NO ENGINEERING DRAWINGS ARE PROVIDED, CONTRACTOR MUST CONSULT WITH LOCAL ENGINEER FOR STRUCTURAL DESIGN. ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY.

2018 NCRC.

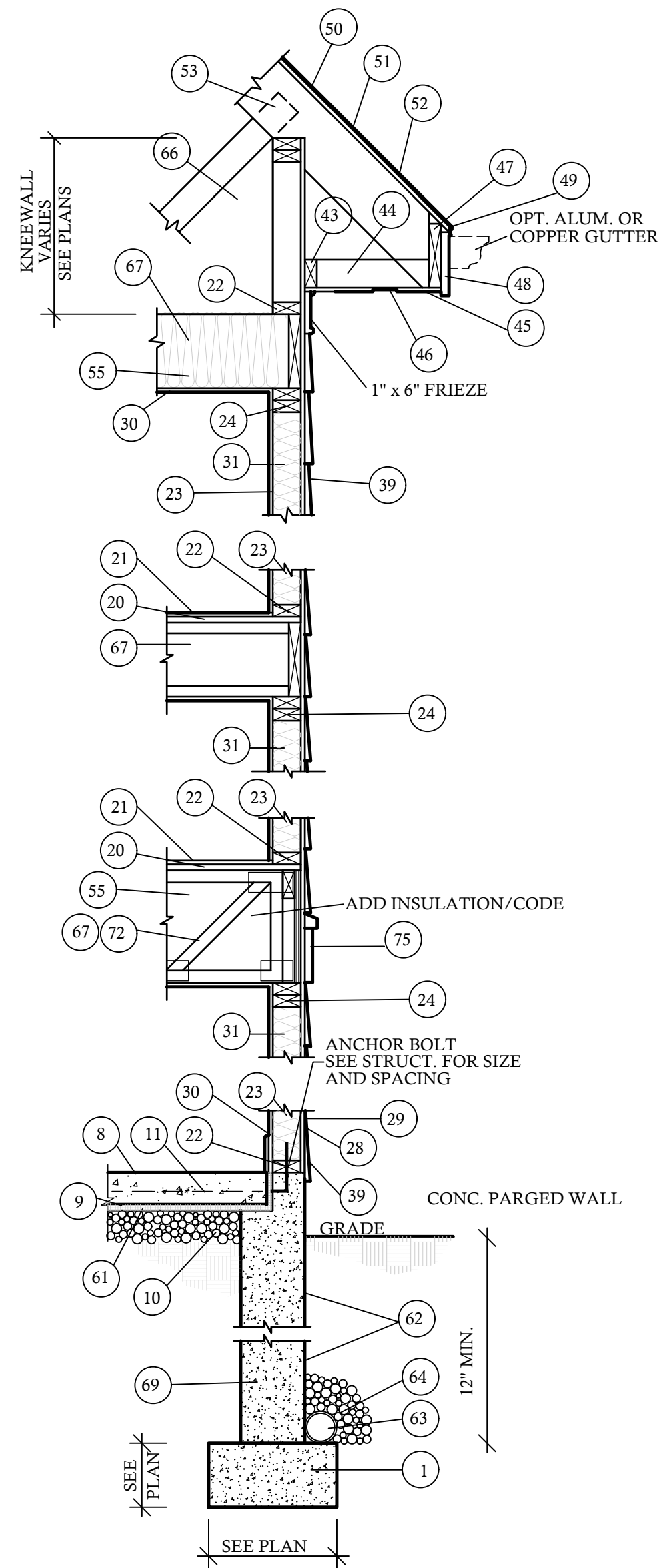
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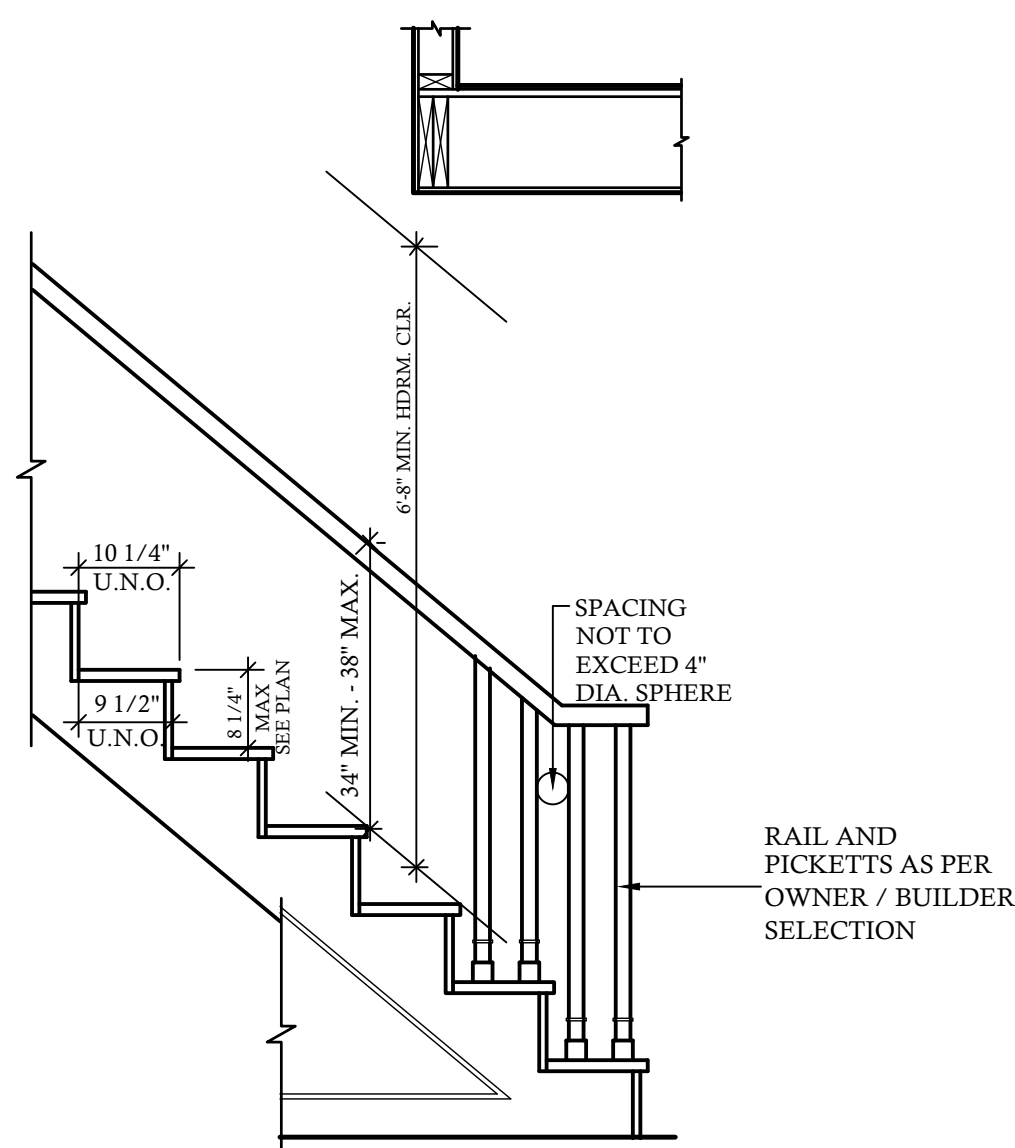


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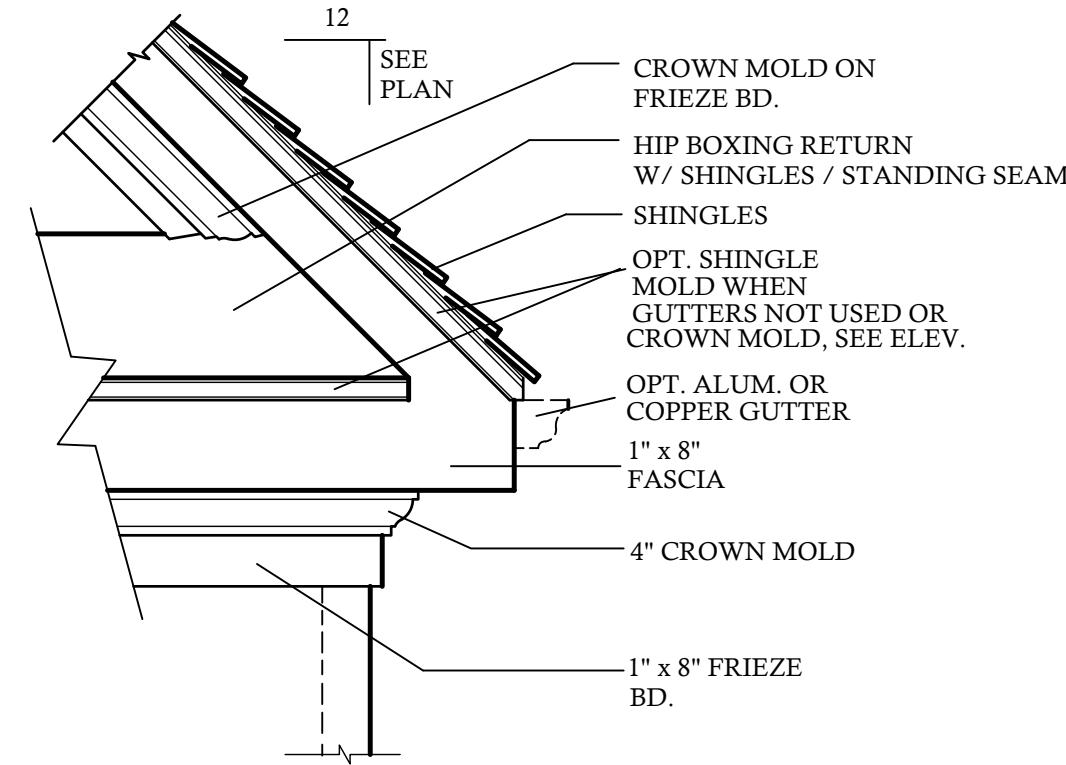
MATERIAL REFERENCE	
1. CONT. POURED CONC. FOOTING	42. 1 X FRIEZE BOARD
2. 4 X 8 X 16 C.M.U.	43. NAILER
3. 6 X 8 X 16 C.M.U.	44. LOOKOUT
4. 6 X 8 X 16 C.M.U.	45. 3/8" ECT PLYWOOD SOFFIT
5. 12 X 8 X 16 C.M.U.	46. SOFFIT VENT
6. BRICK	47. SUB FASCIA
7. SOLID MASONRY CAP	48. 1" FASCIA
8. 4" CONCRETE SLAB	49. METAL DRIP STRIP
9. 6 MIL VAPOR BARRIER	50. SHINGLES AS SPECIFIED
10. 4" STONE BASE	51. 15 L.B. FELT PAPER
11. 6" X 6" 10-10 W.W.M.	52. A.P.A. RATED SHEATHING
12. 2 X 4 TREATED SILL PLATE	53. 2 X RAFTER
13. 2 X 4 TREATED SILL PLATE	54. 2 X 6 RAFTER
14. 2 X 6 JOIST	55. R-38 BATT INSULATION MIN.
15. 2 X 6 BAND	56. C.M.U. PIER
16. 2 X 8 JOIST	57. TREATED 2 X 6 SHIM PLATE
17. 2 X 8 BAND	58. GIRDER SICE PER PLAN
18. 2 X 10 JOIST	59. 2 X 2 LEDGER BOARD
19. 2 X 10 BAND	60. 1/2" EXPANSION JOINT
20. A.P.A. RATED SUB-FLOOR	61. 1 1/2" RIGID INSULATION (R 5.0 MIN)
21. A.P.A. RATED UNDERLAYMENT	62. WATERPROOFING
22. 2 X SOLE PLATE	63. 4" PERFORATED DRAIN TILE (SLOPE TO DRAIN)
23. 2 X 4 STUD WALL	64. CRUSHED STONE W/ INFILTRATION BARRIER ABOVE
24. DBL. 2 X 4 TOP PLATE	65. CONC. WASH
25. 2 X 6 SOLE PLATE	66. 2 X 4 RAFTER TIE BACKS PER ENG SPCS. AT MIN EVERY THIRD RAFTER
26. 2 X 4 STUD WALL	67. SEE STRUCTURAL SHEETS FOR POK JOIST DIRECTION & SIZES
27. DBL. 2 X 6 TOP PLATE	68. R-19 BATT INSULATION (MIN.)
28. EXTERIOR SHEATHING	69. POURED CONC. FND. WALL
29. SHEATHING TYVEK	70. OPT. TDM SEE BLDG.
30. 1/2" DRY WALL	71. STONE VENEER
31. R-15 BATT INSULATION MN.	72. 16" TICI
32. BRICK VENEER	73. STUCCO DRIP CAP
33. WALL TIE	74. STUCCO ON CMU OR CONCRETE WALL
34. WEEP HOLES @ 10" OC. HORIZ.	75. BAND W/ DRIP CAP
35. FLASHING AS REQ. PER CODE	76. SOFFIT RED MOLD TRIM
36. SELF PURRING GALV. METAL LATH	77. 2 X 8 TREATED SILL PLATE
37. METAL HEAD	78. 2 X 12 JOIST
38. STUCCO PLASTER	79. 2 X 12 BAND
39. SIDING AS SPECIFIED	80. 66 MIL. OF THRU WALL FLASHING
40. TPL 2 X BLOCKING	
41. WOOD FILLER	
	GRAVEL BED
	WELDED WIRE MESH
	DETAIL NUMBER
	SHEET NUMBER
	INT ELEV LETTER
	INT ELEV NUMBER
	SECTION NUMBER
	SHEET NUMBER
	ROOF PITCH RATIO
	ROOM NUMBER



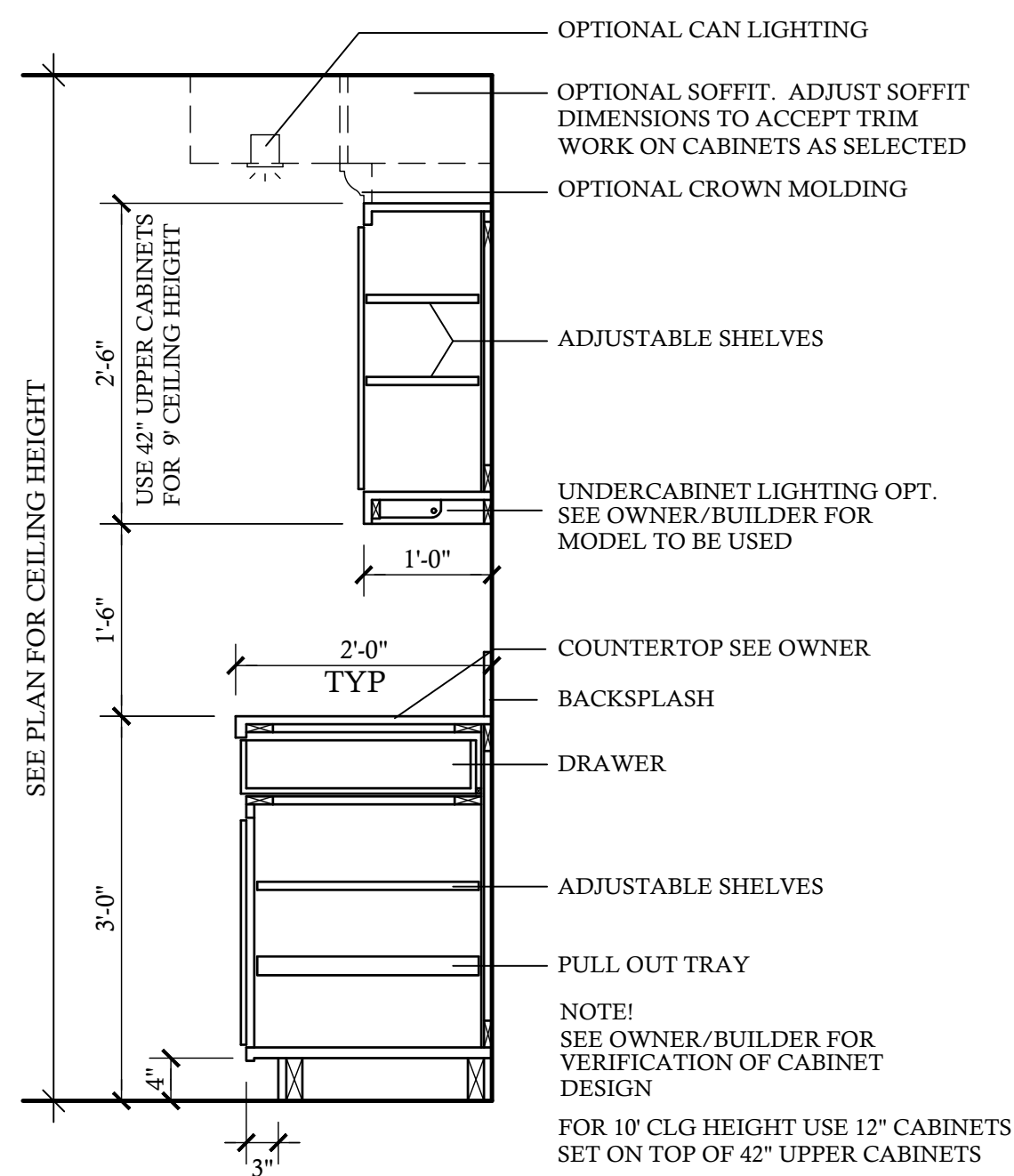
1 2-STORY
POURED WALL W/ SIDING @ 3/4"=1'-0"
PROPERTY OF DESIGN TECH INC.
DESIGNED FOR 115 MPH WINDS



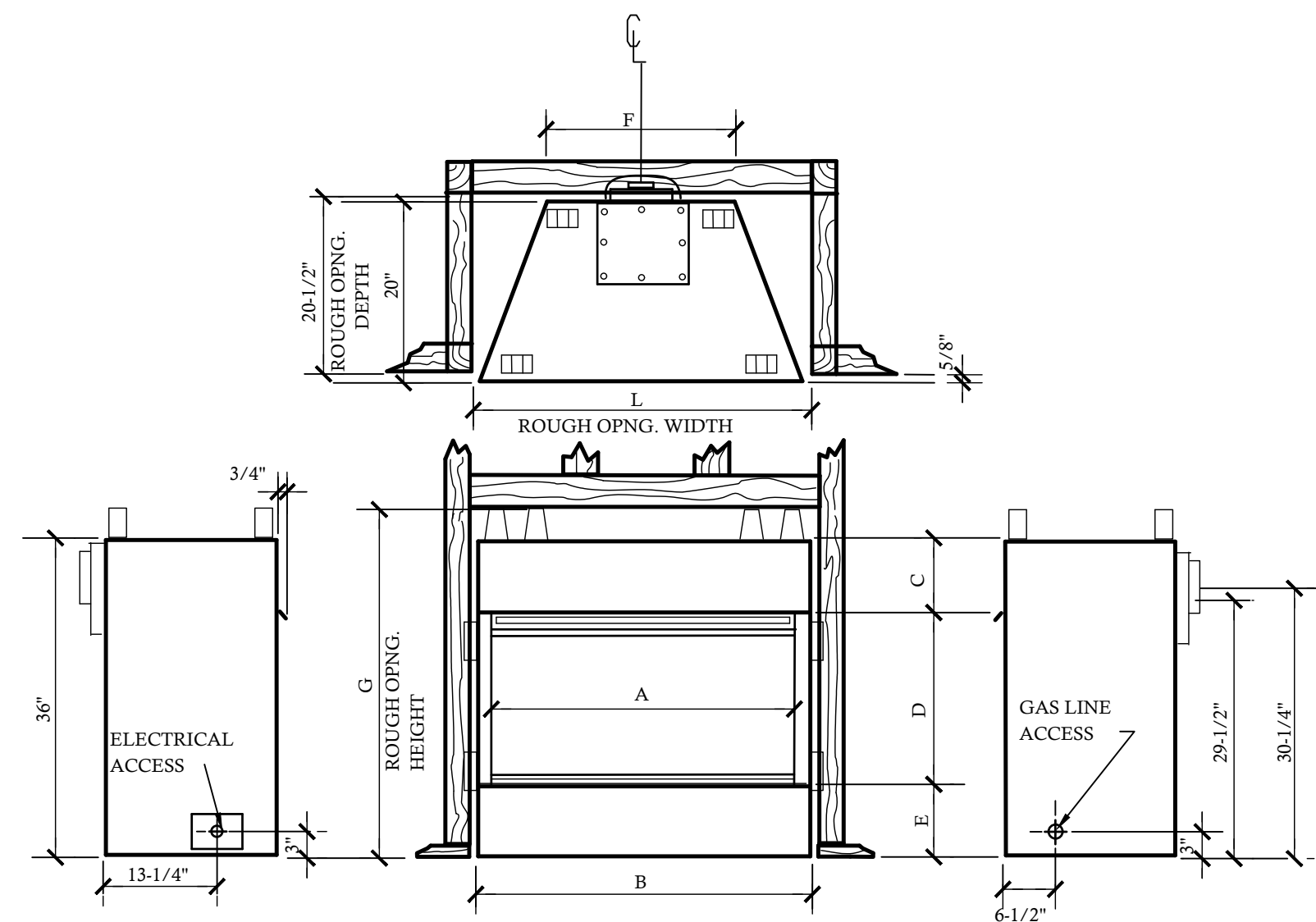
2 TYP. STAIR DETAIL @ $\frac{3}{4}"=1'-0"$
PROPERTY OF DESIGN TECH INC.



3 HIP BOXING DETAIL @ 3/4"=1'-0"
PROPERTY OF DESIGN TECH INC.



4 TYP. KITCHEN CABINET SECTION @ 3/4"=1'-0"
PROPERTY OF DESIGN TECH INC.



5 DIRECT VENT FIREPLACE NTS
PROPERTY OF DESIGN TECH INC.

FIREPLACE DIMENSIONS												
	A	B	C	D	E	F	G	H	J	K	L	M
DVBR36	36"	40"	6-3/8"	23-1/4"	6-3/8"	22"	40-1/2"	45-3/4"	45-3/4"	64-3/4"	41"	32-3/8"
DVBR42	42"	46"	6-3/8"	23-1/4"	5-3/8"	28"	40-1/2"	49"	49"	69-1/2"	47"	35-1/4"

NOTE - VERIFY W/ MANUF. UNIT MODEL NO. & DIMENSIONS REQUIRED FOR FRAMING AROUND FIREPLACE UNIT PRIOR TO CONSTRUCTION

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSIONS SHALL BE REPORTED TO DESIGN TECH, INC. FOR CORRECTIONS OR JUSTIFICATION. CONTRACTOR MUST COMPLY WITH ALL LOCAL BUILDING CODES WHERE HOME IS TO BE BUILT. IF NO ENGINEERING CONSULTING FIRM OR ENGINEER OF RECORD MUST BE APPOINTED, ONCE CONSTRUCTION HAS BEGUN, CONTRACTOR WILL ASSUME ALL RESPONSIBILITY. PLAN HAS BEEN DESIGNED TO COMPLY WITH 1918 NCBC.

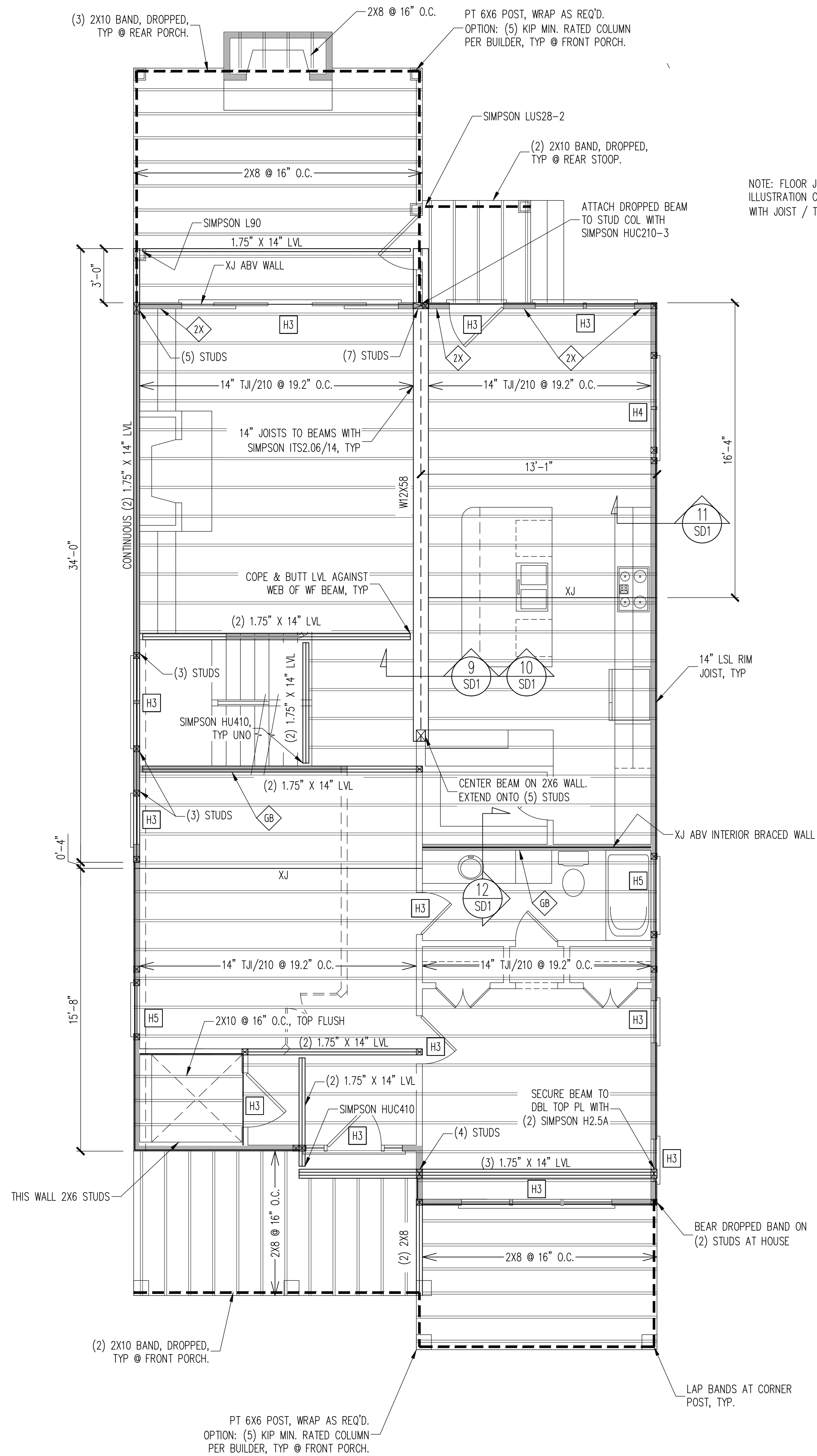
REVISIONS:

DATE:	NAME:
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DRAWN BY:
RKR
CHECKED BY:
TH
DATE:
3-4-2026
PLAN NO.
20-3511-DT



WALTON BUILDING CO.
1309 NOTTINGHAM
RALEIGH, NC



NOTE: FLOOR JOISTS SHOWN FOR ILLUSTRATION ONLY. VERIFY LAYOUT WITH JOIST / TRUSS MANUFACTURER.

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

2X - SHEATH BOTH SIDES OF STUD WALL 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 = 156" 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

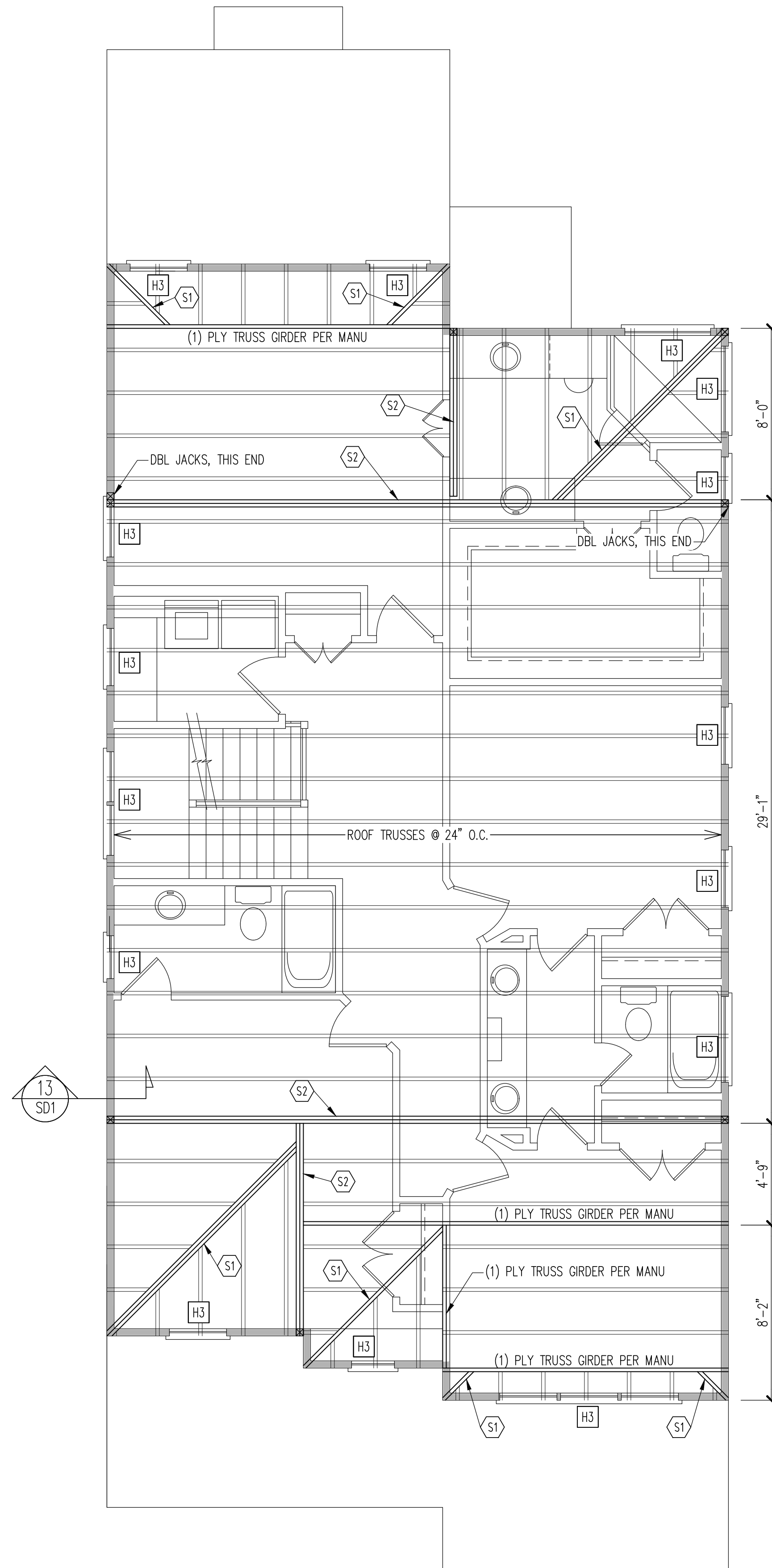
H5 (2) 2X10'S ON DBL JACKS

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

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

1ST FLOOR FRAMING PLAN

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



NOTE: ROOF TRUSSES SHOWN FOR ILLUSTRATION ONLY. VERIFY LAYOUT WITH TRUSS MANUFACTURER.

FRAMING SCHEDULE

- S1 HIP GIRDER PER TRUSS MANU
- S2 (2) PLY TRUSS GIRDER PER MANU

WALL BRACING

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:

NOTES:
-PROVIDED CONTINUOUS SHEATHING = 164" 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

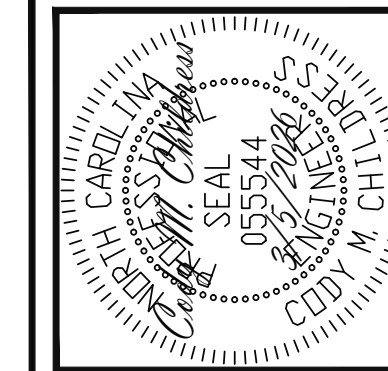
- (A) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPENING 38" MAX.
- (B) TYPICAL FOR INTERIOR NON LOAD BEARING WALLS ONLY, ROUGH OPNG 38" TO 74" MAX.
- (C) TYPICAL FOR ALL CONDITIONS NOT LISTED IN (A) OR (B) UNO.

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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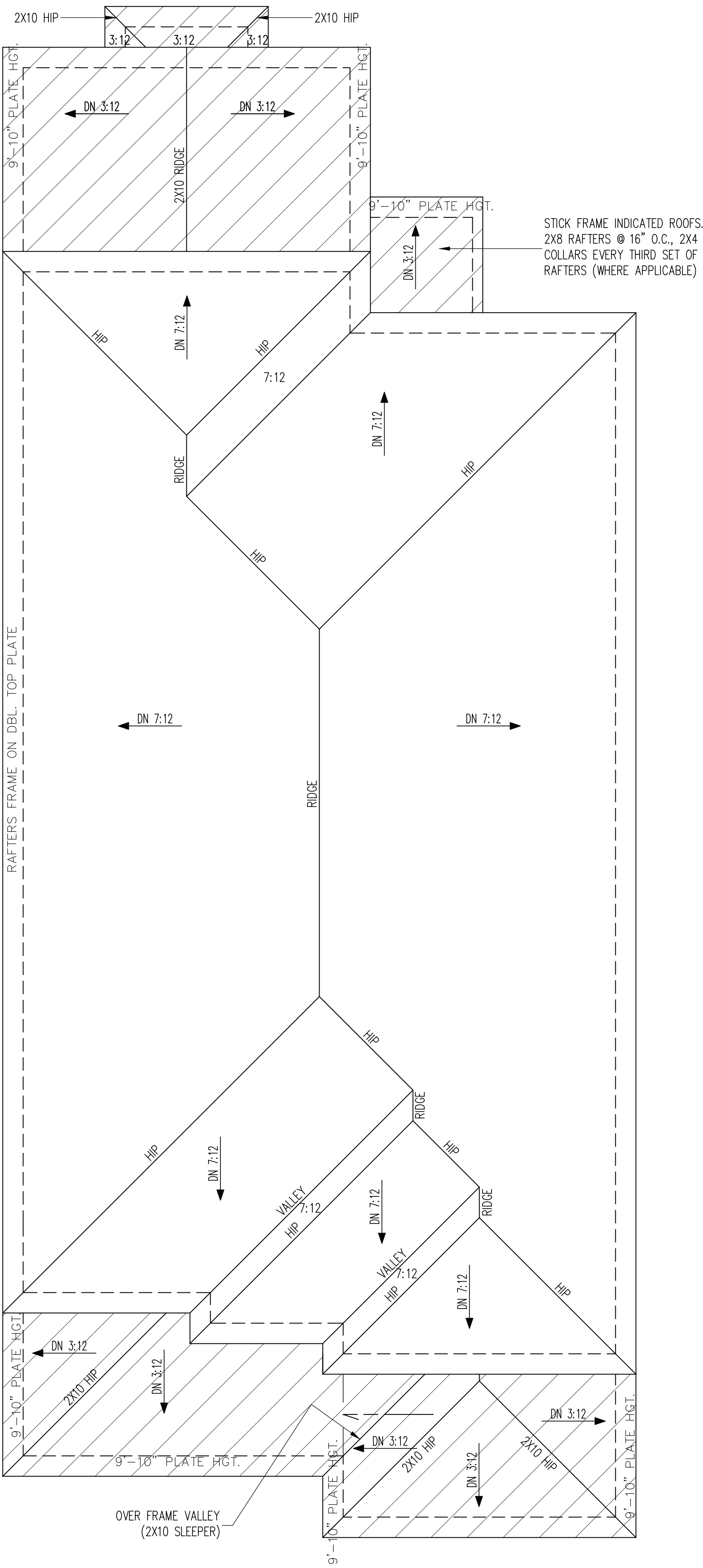
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318 W Millbrook Rd. Unit 201
Raleigh, North Carolina 27609
Phone (919) 844-1661

WALTON BUILDING COMPANY		STRUCTURAL ADDENDUM		REV #	REF PROJ #	DATE
SCOPE:	LOC:	307 NOTTINGHAM		1	25-66-071	3/20/2025
				2	26-66-095	3/5/2026

ENG: CMC
DATE: 7/14/2025

PROJECT NO.
25-15-010_095

SHEET NO.
S2
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TRUSS UPLIFT CONNECTORS

EXPOSURE B, 115 MPH, ANY PITCH
24" O.C. MAX ROOF TRUSS SPACING

TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE BELOW.

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

ROOF SPAN UP TO 28'	CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION
OVER 28'	(1) SIMPSON H2.5A HURRICANE CLIP TO DBL. TOP PLATE OR BEAM

FRAMING NOTES

ROOF ONLY

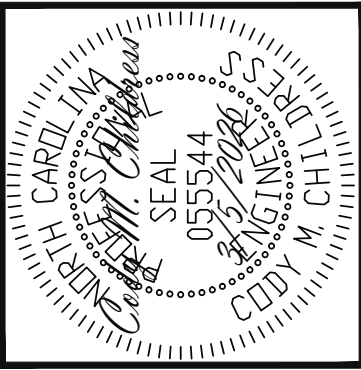
-COMMON RAFTERS ROOF TRUSSES @ 24" MAX O.C. TYP U.N.O.

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

ROOF FRAMING PLAN

1/4" = 1'-0"

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SCOPE		STRUCTURAL ADDENDUM		
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	307 NOTTINGHAM	1	25-66-071	3/20/2025
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ENG: CMC

DATE: 7/14/2025

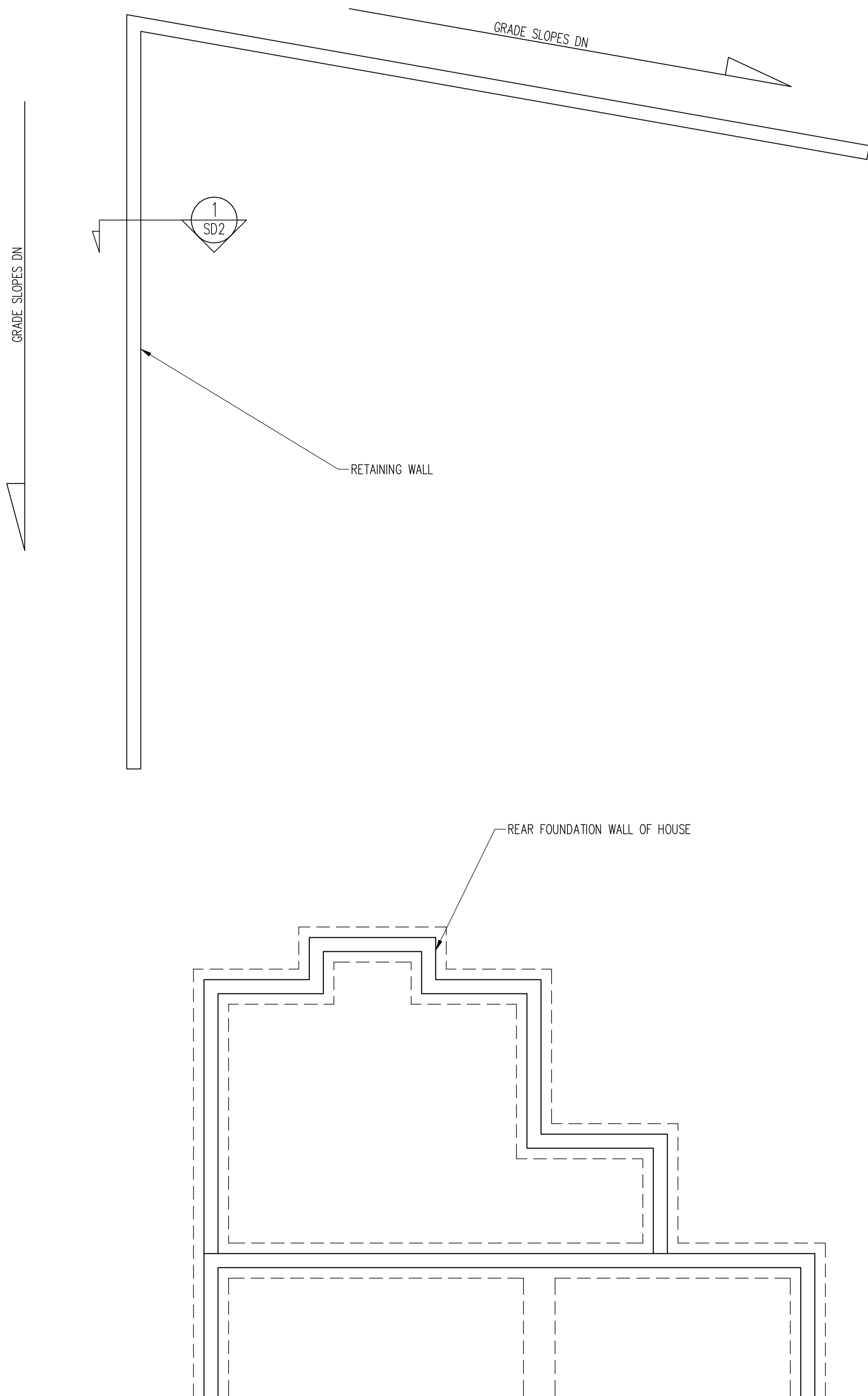
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RETAINING WALL PLAN
1/4" = 1'-0"

WALTON BUILDING COMPANY			
SCOPE:	STRUCTURAL ADDENDUM		
LOC:	307 NOTTINGHAM	REV #	REF PROJ # DATE
		1	25-66-071 3/20/2025
		2	26-66-095 3/5/2026

ENG:	CMC
DATE:	7/14/2025

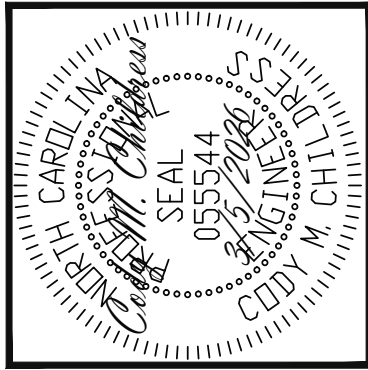
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PROJECT NO.
25-15-010_095

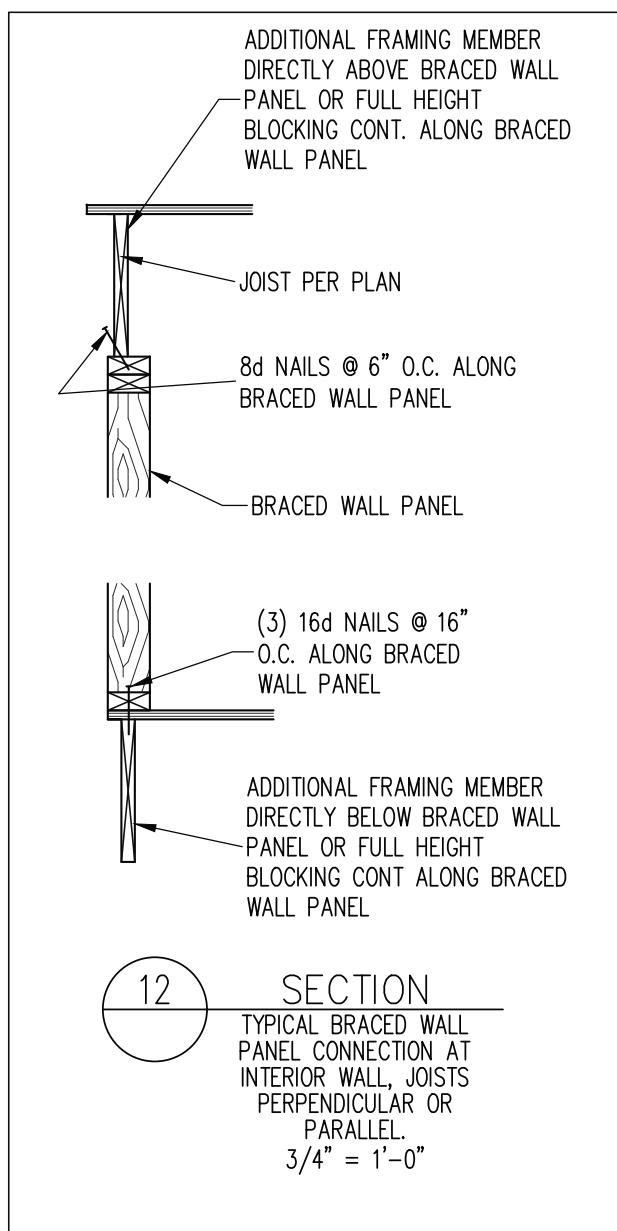
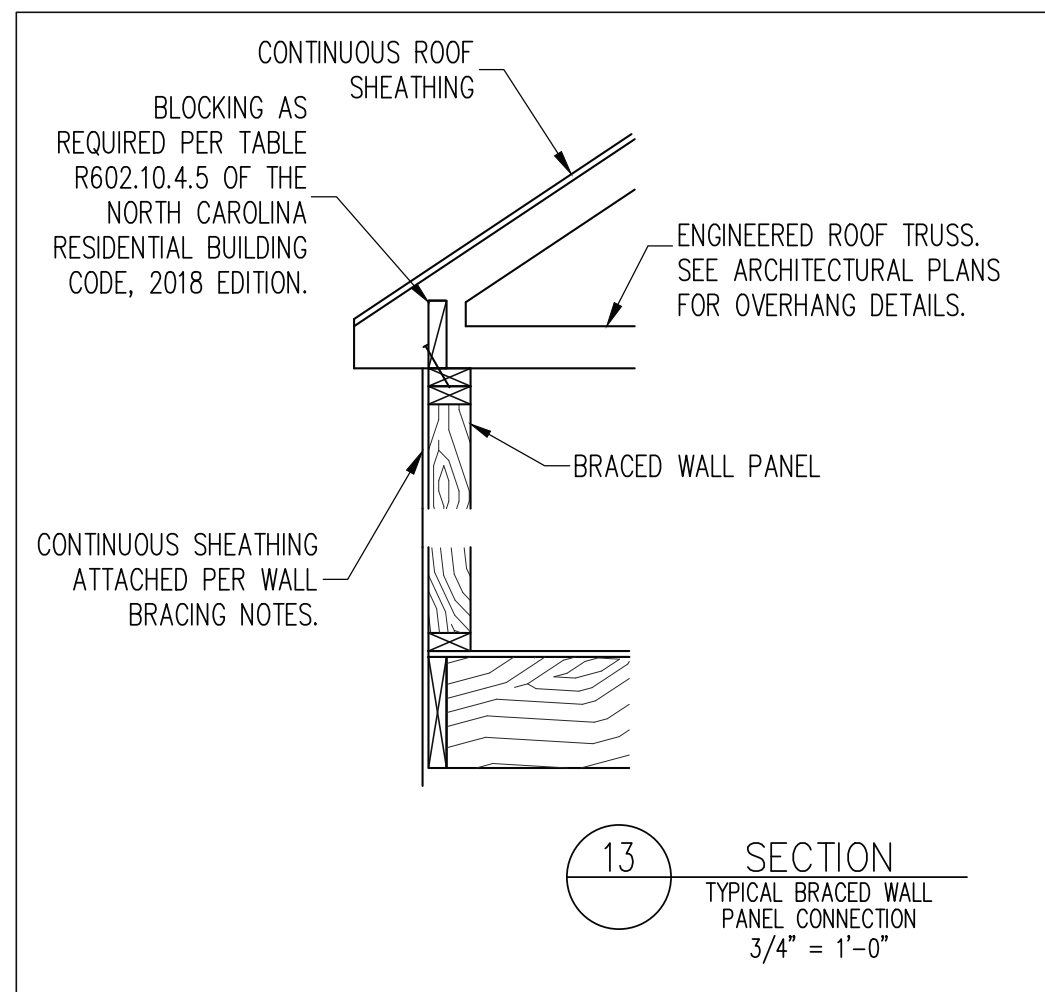
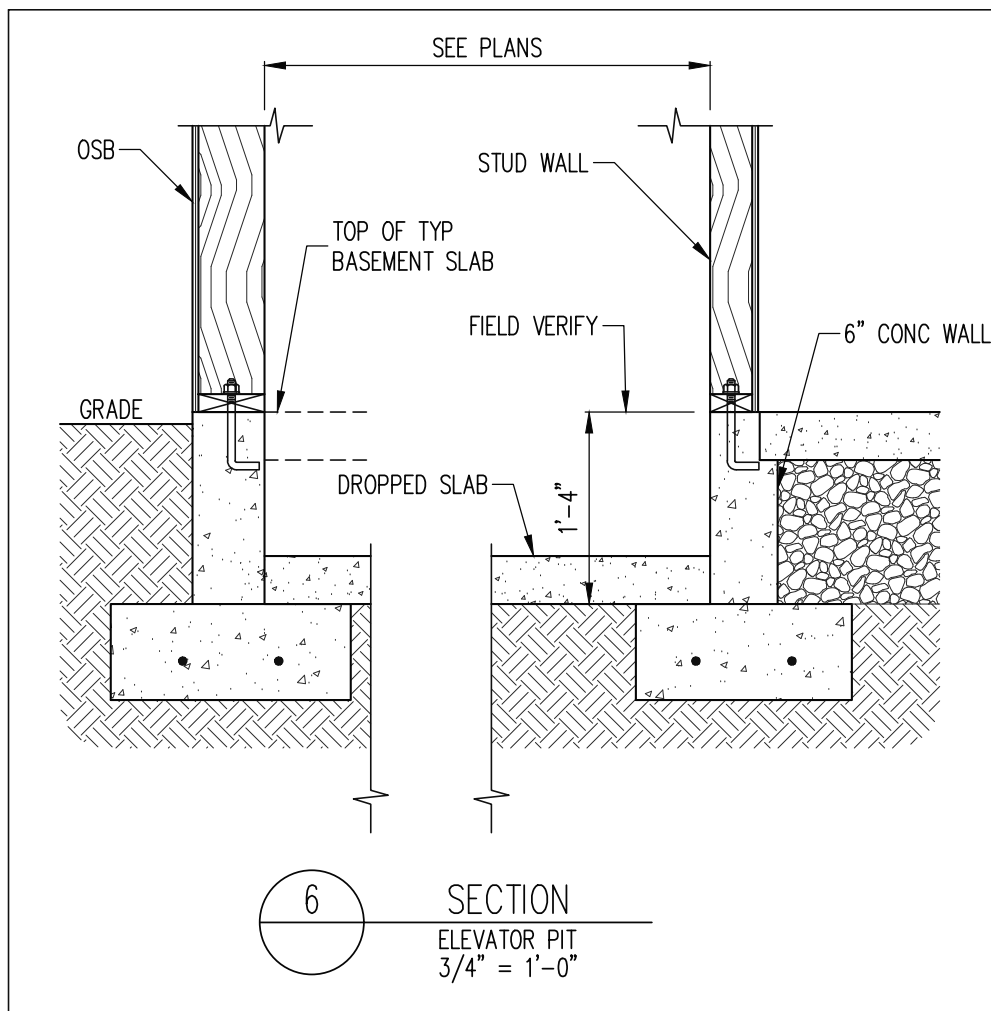
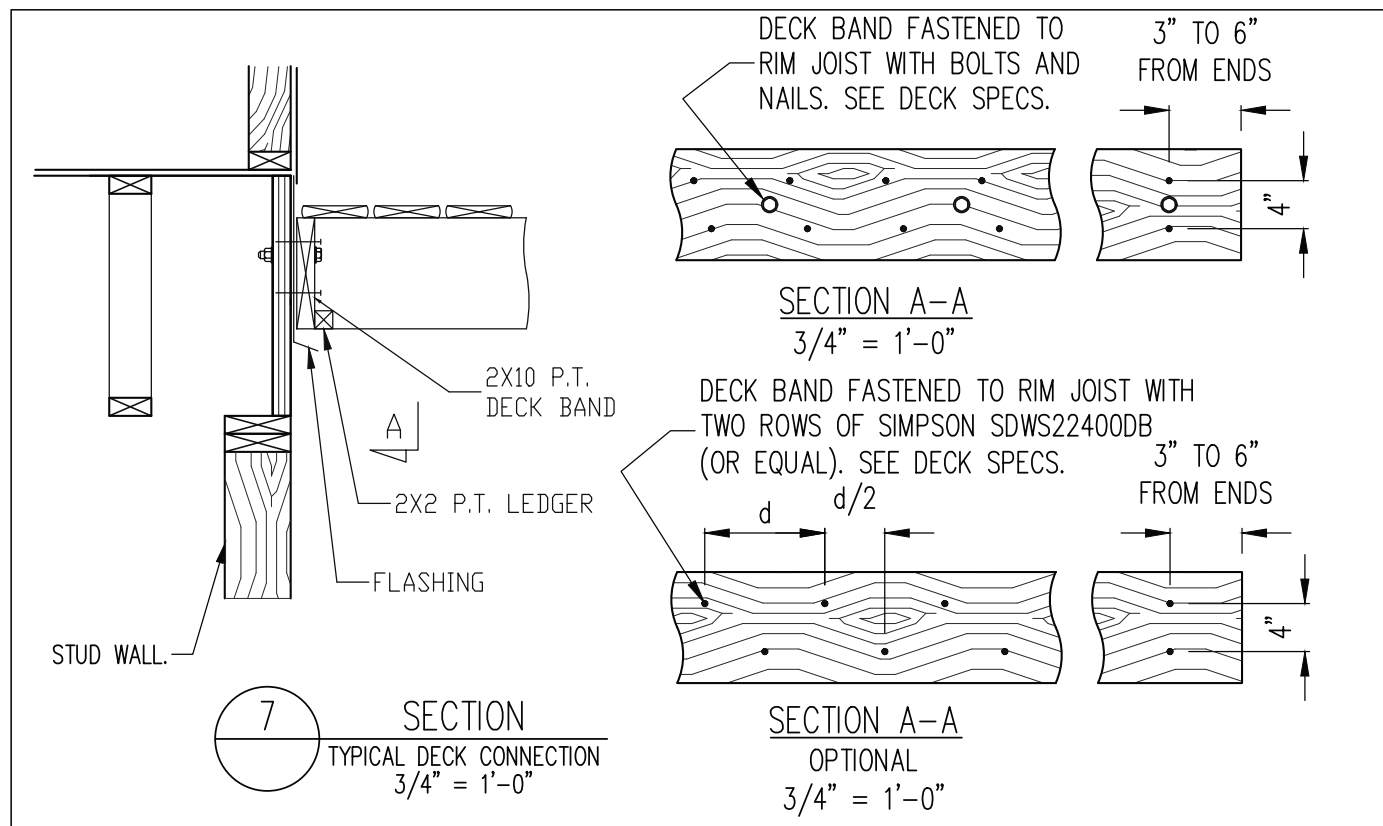
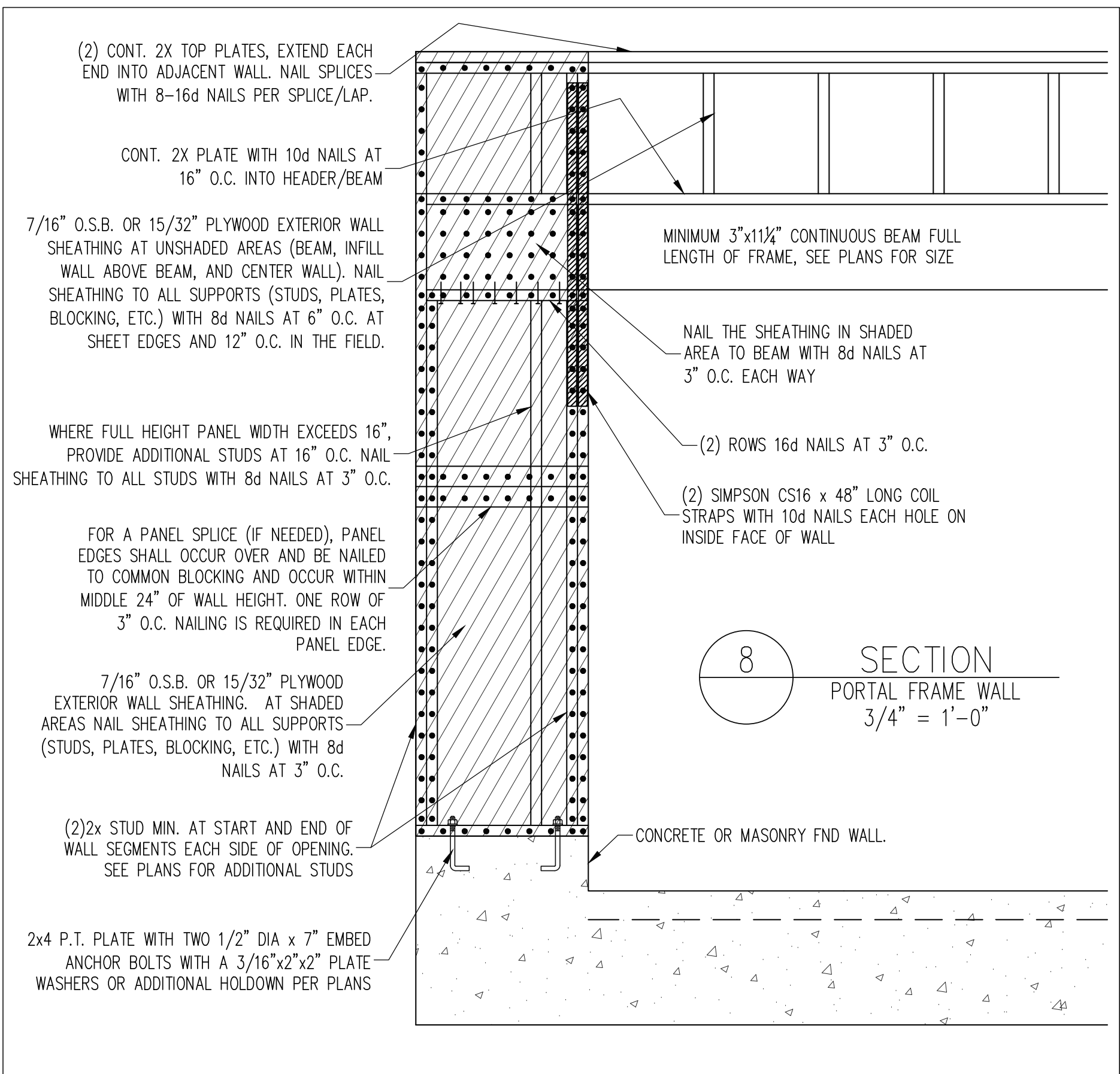
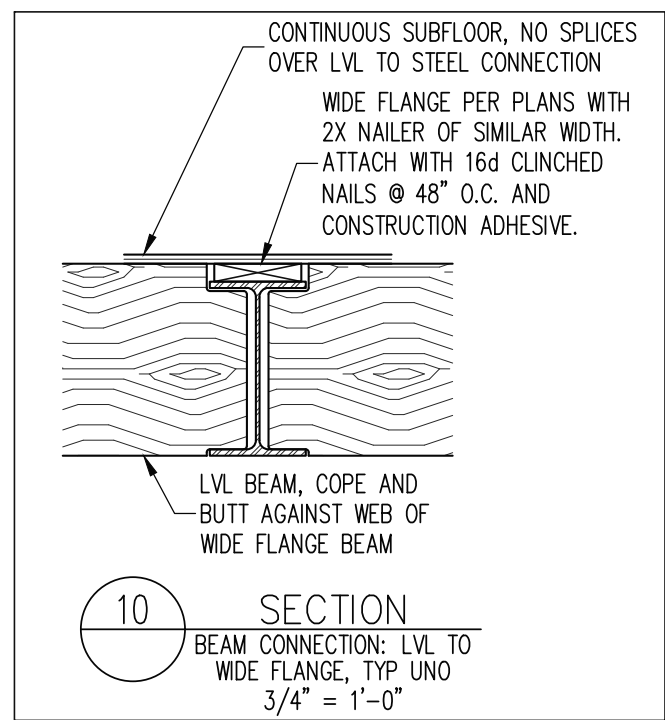
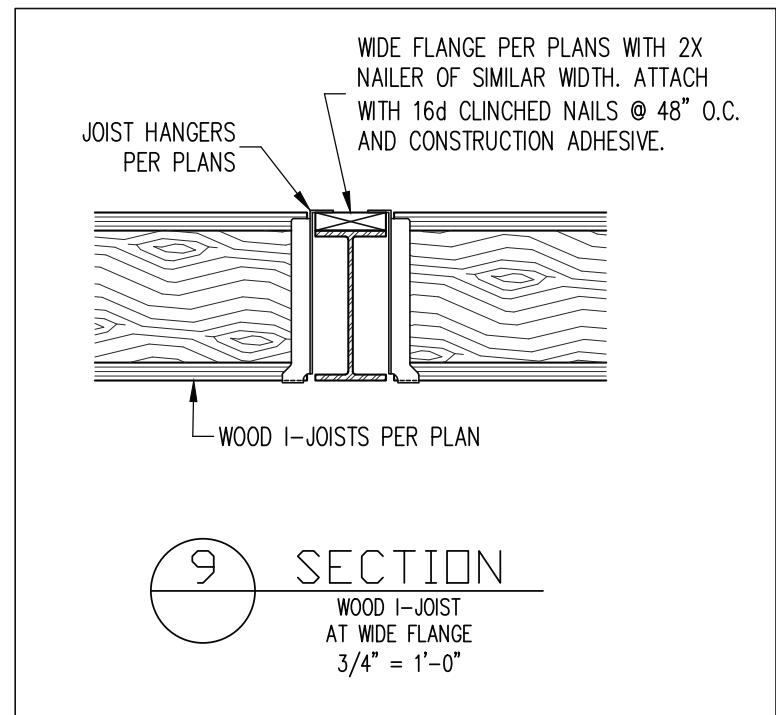
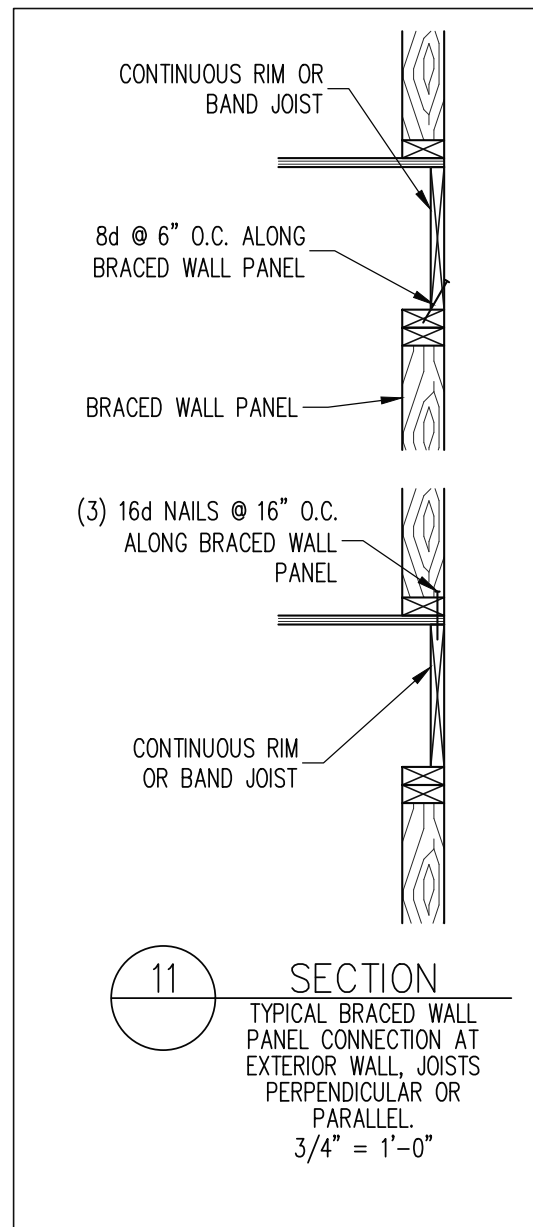
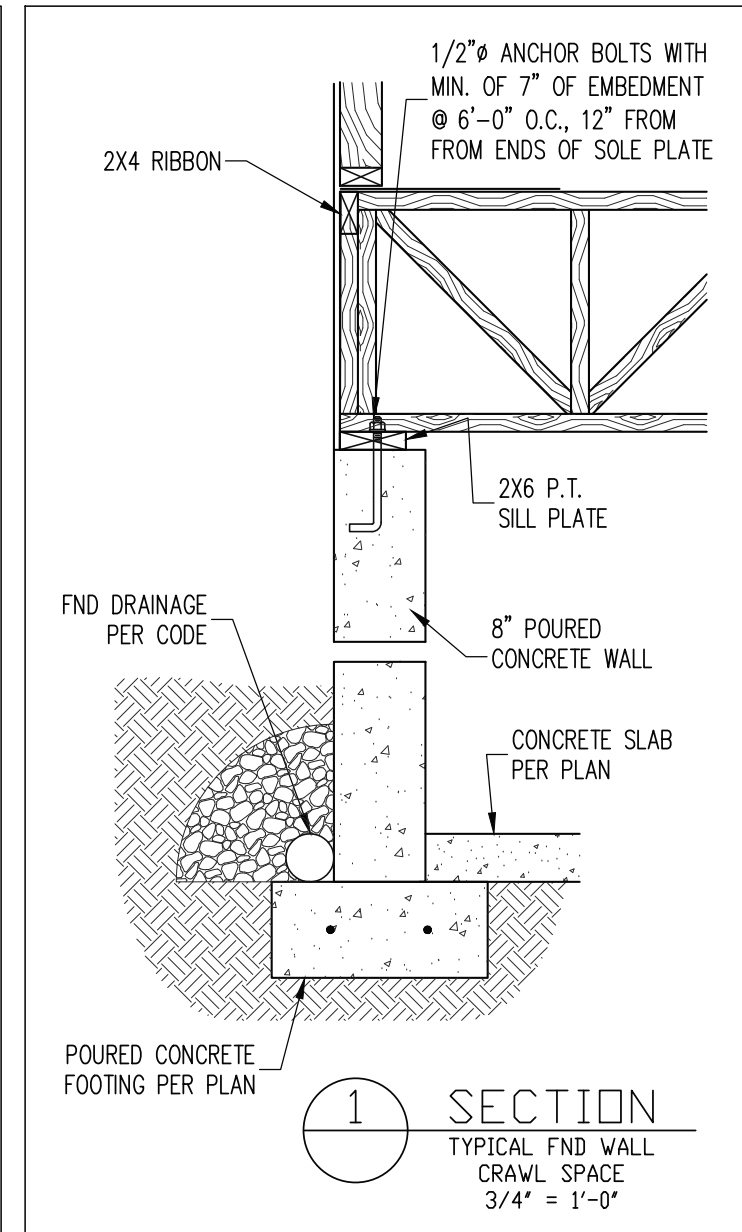
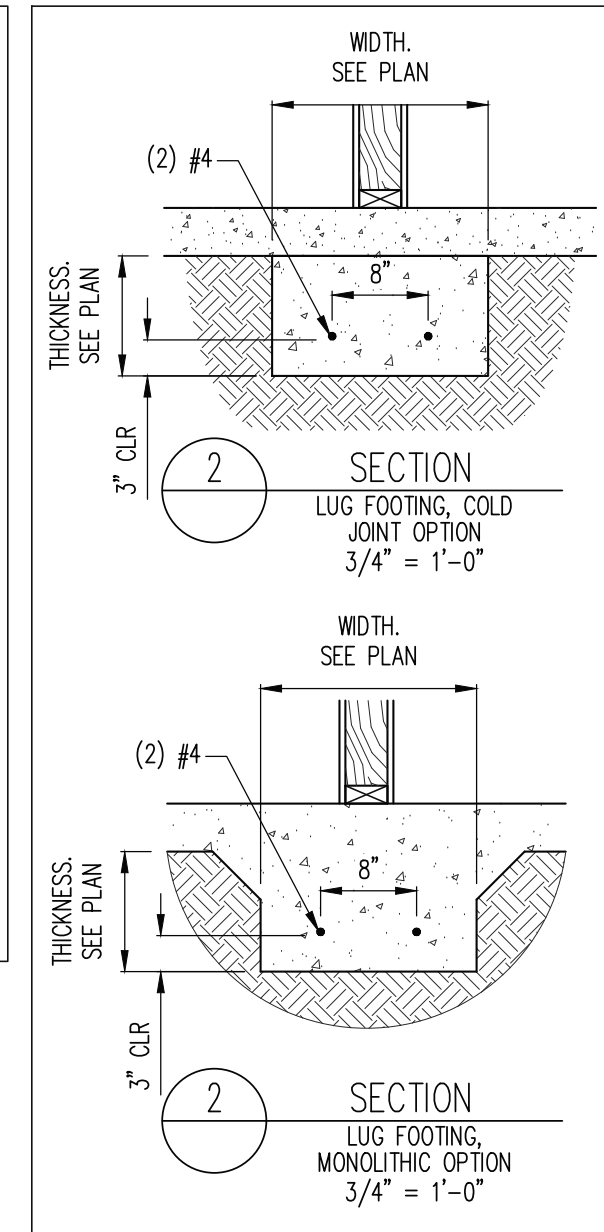
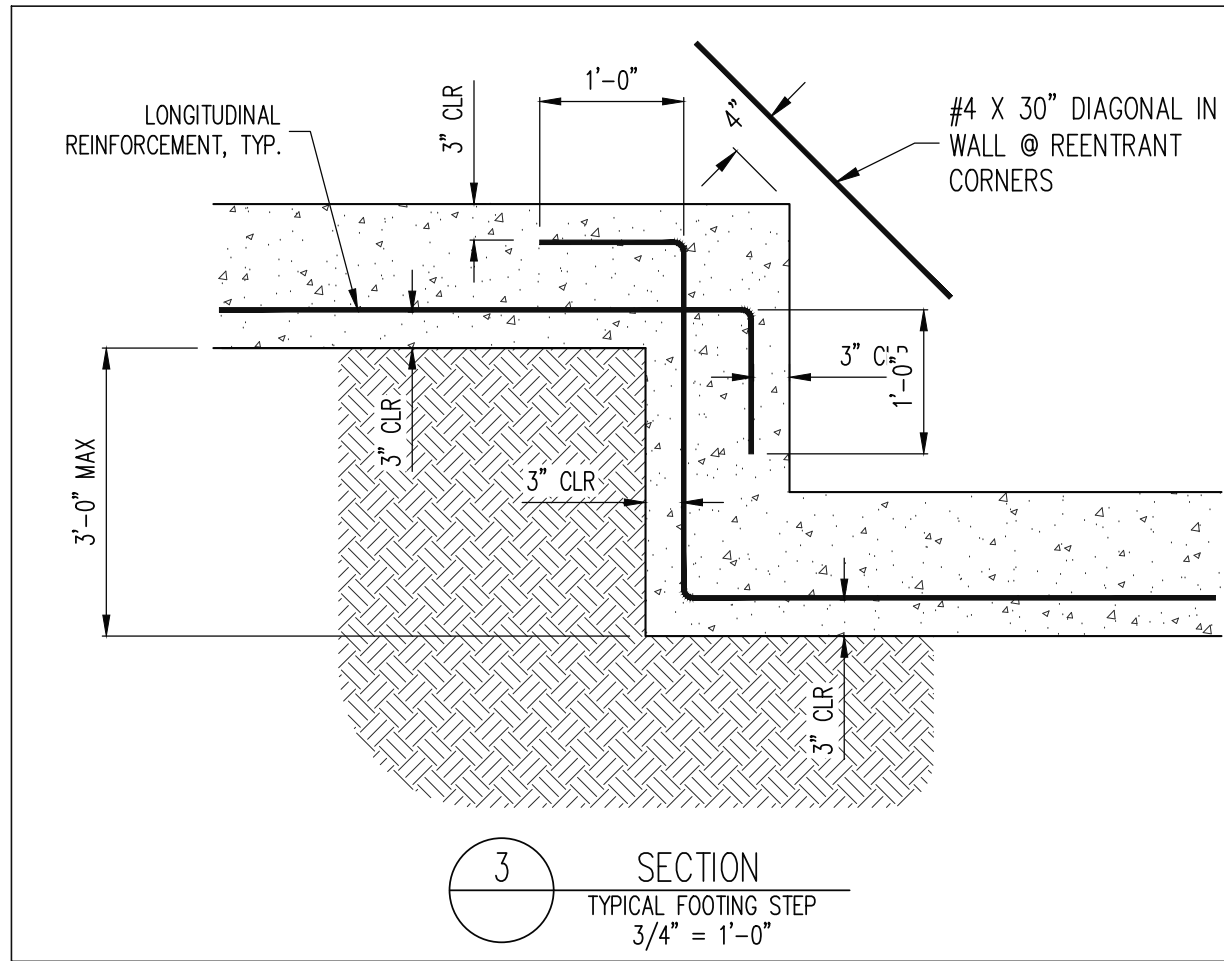
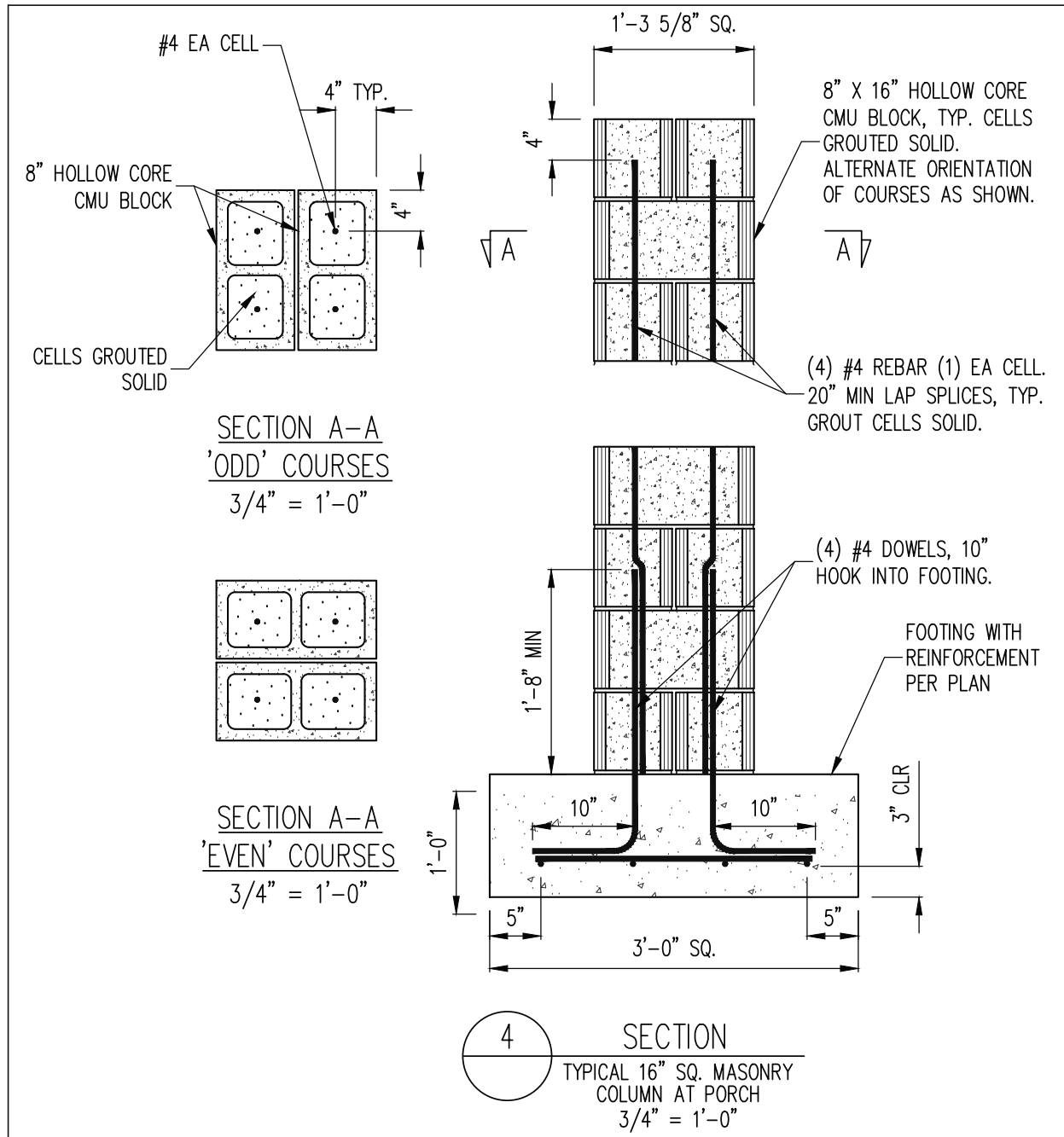
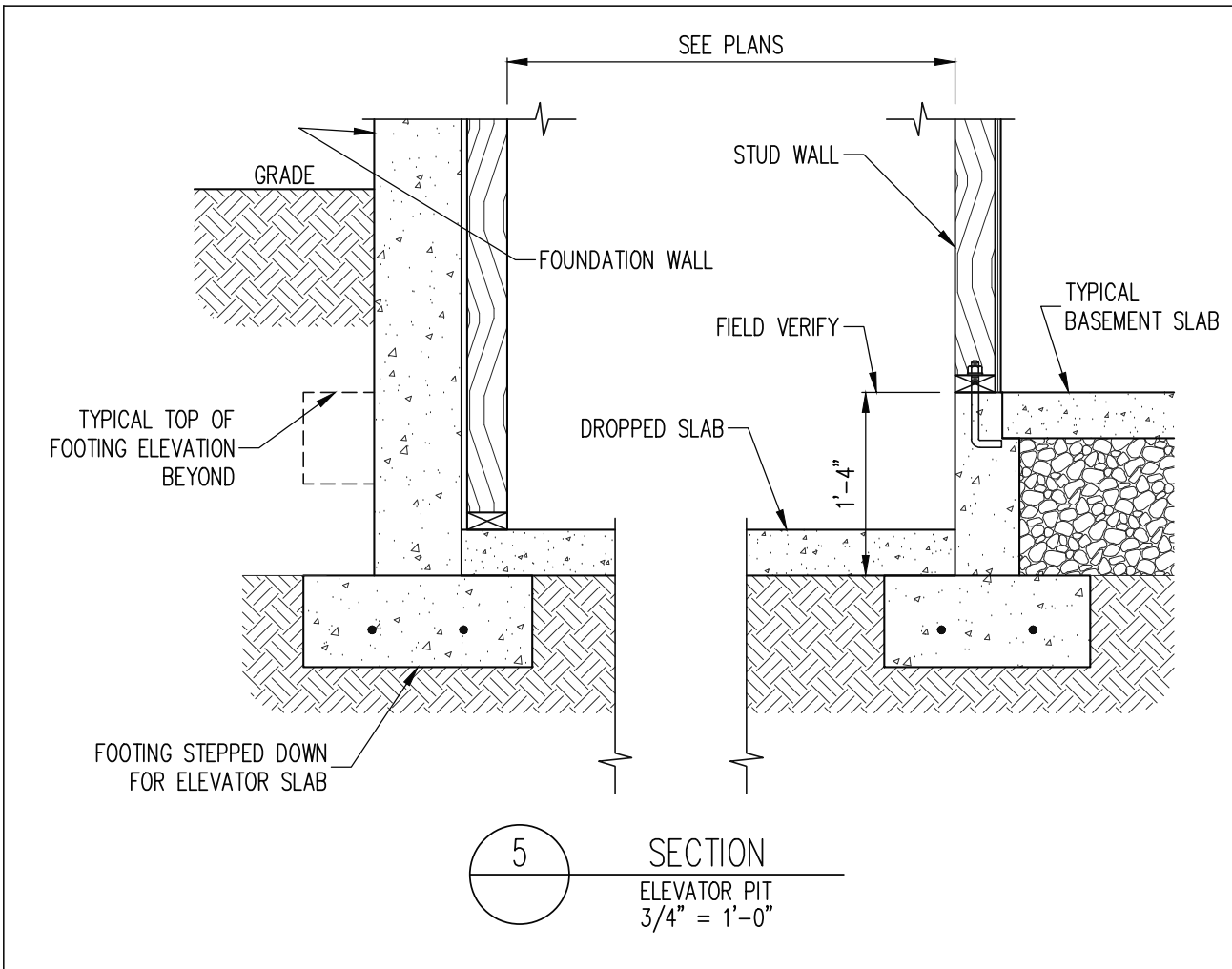
SHEET NO.
S4
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Engineering
Tech
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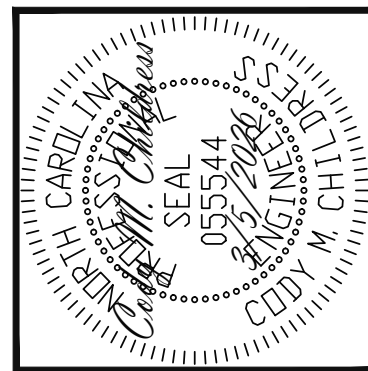
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WALTON BUILDING COMPANY		STRUCTURAL ADDENDUM		DATE	
SCOPE:	LOC:	REV #	REF PROJ #	1	2
307 NOTTINGHAM				25-66-071	3/20/2025
				26-66-095	3/5/2026

ENG: CMC
DATE: 7/14/2025

PROJECT NO.
25-15-010_095

SHEET NO.
SD1
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DECK SPECIFICATIONS

1. 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.
2. SUPPORT POSTS SHALL BE SUPPORTED BY A FOOTING.
3. 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

4. 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:

A. ALL STRUCTURES EXCEPT BRICK STRUCTURES

JOIST LENGTH		
UP TO 8' MAX.		
REQUIRED FASTENERS	ONE- 5/8" ϕ BOLT @ 42" O.C. AND (2) ROWS OF 12d NAILS ϕ 8" O.C. OR TWO ROWS OF SIMPSON SDWS2240008 ϕ d = 32" O.C. STAGGERED	ONE- 5/8" ϕ BOLT @ 20" O.C. AND (3) ROWS OF 12d NAILS ϕ 6" O.C. OR TWO ROWS OF SIMPSON SDWS2240008 ϕ d = 16" O.C. STAGGERED

A. BRICK VENEER STRUCTURES

JOIST LENGTH		
UP TO 8' MAX.		
REQUIRED FASTENERS	ONE- 5/8" ϕ BOLT @ 28" O.C.	ONE- 5/8" ϕ BOLT @ 16" O.C.

5. IF THE DECK BAND IS SUPPORTED BY A 1/2" MINIMUM MASONRY LEDGE ALONG THE FOUNDATION WALL, 5/8" ϕ BOLTS SPACED ϕ 48" O.C. MAY BE USED FOR SUPPORT.
6. OTHER MEANS OF SUPPORT, SUCH AS JOIST HANGERS, MAY BE USED TO CONNECT DECK JOISTS TO A TREATED STRUCTURE BAND
7. GIRDERS SHALL BEAR DIRECTLY ON POSTS OR BE CONNECTED TO THE SIDES OF POSTS WITH 2- 5/8" ϕ BOLTS
8. FLOOR DECKING SHALL BE NO. 2 GRADE TREATED SOUTHERN PINE OR EQUIVALENT. THE MINIMUM FLOOR DECKING THICKNESS SHALL BE AS FOLLOWS:

JOIST SPAN	DECKING
12" O.C.	1" S4S
16" O.C.	1" T&G
24" O.C.	1 1/4" S4S
32" O.C.	2" S4S

MAXIMUM HEIGHT OF DECK SUPPORT POSTS IS AS FOLLOWS:

POST SIZE	MAX POST HEIGHT
4x4	8'
6x6	20'
ENGINEERED	20' +

- NOTES: 1) THIS TABLE IS BASED ON NO. 2 TREATED SOUTHERN PINE POSTS.
2) THIS TABLE IS BASED ON A MAXIMUM TRIBUTARY AREA OF 128 SQ. FT.
3) POST HEIGHT IS FROM TOP OF FOOTING TO BOTTOM OF ORDER.

10. DECKS SHALL BE BRACED TO PROVIDE LATERAL STABILITY BY ONE OF THE FOLLOWING METHODS:

- A. WHEN THE DECK FLOOR HEIGHT IS LESS THAN 4'-0" AND THE DECK IS ATTACHED TO THE STRUCTURE IN ACCORDANCE WITH SECTION 4, LATERAL BRACING IS NOT REQUIRED.

- B. 4X4 WOOD KNEE BRACES MAY BE PROVIDED ON EACH COLUMN IN BOTH DIRECTIONS. THE KNEE BRACES SHALL ATTACH TO EACH POST AT A POINT NOT LESS THAN 1/3 OF THE POST LENGTH FROM THE TOP OF THE POST, AND THE BRACES SHALL BE ANGLED BETWEEN 45 AND 60 FROM THE HORIZONTAL. KNEE BRACES SHALL BE ATTACHED AT THE ENDS TO THE ORDER AND THE POST WITH ONE - 5/8" BOLT

- C. FOR FREE STANDING DECKS WITHOUT KNEE BRACES OR DIAGONAL BRACING, LATERAL STABILITY MAY BE PROVIDED BY EMBEDDING THE POSTS IN CONCRETE IN ACCORDANCE WITH THE FOLLOWING:

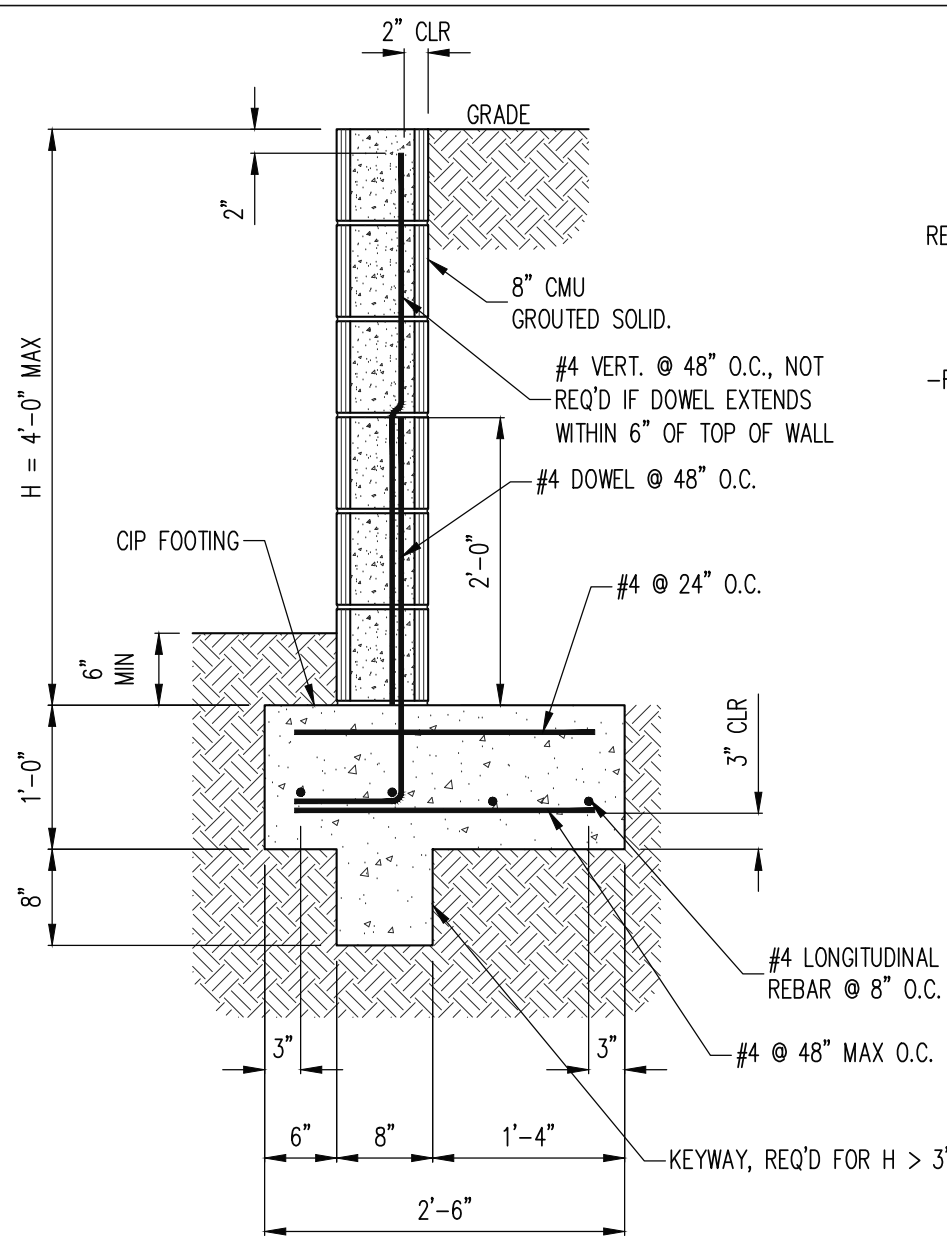
POST SIZE	TRIBUT. AREA	POST HEIGHT	EMB. DEPTH	CONC. DIAM.
4X4	48 SQ. FT.	4'-0"	2'-6"	1'-0"
6X6	120 SQ. FT.	6'-0"	3'-6"	1'-8"

- D. 2X6 DIAGONAL VERTICAL CROSS BRACING SHALL BE PROVIDED IN TWO PERPENDICULAR DIRECTIONS FOR FREE STANDING DECKS OR PARALLEL TO THE STRUCTURE AT THE EXTERIOR COLUMN LINE FOR ATTACHED DECKS. THE BRACES SHALL BE ATTACHED TO THE POSTS WITH ONE - 5/8" ϕ BOLT AT EACH END OF THE BRACE.

- NOTES: 1) ALL NAILS AND BOLTS ARE TO BE HOT DIPPED GALVANIZED.
2) MINIMUM EDGE DISTANCE FOR BOLTS IS 2 1/2".
3) NAILS MUST PENETRATE THE SUPPORTING STRUCTURE BAND A MINIMUM OF 1 1/2".

RETAINING WALL NOTES:

- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60
-CONCRETE SHALL BE 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI
-LAP LONGITUDINAL REBAR WITH CLASS B LAP SPLICES PER ACI. STAGGER ADJACENT SPLICES A MINIMUM OF ONE LAP LENGTH
-RETURN HORIZONTAL REBAR 20" MIN AT ALL CORNERS AND INTERSECTIONS.
-SOIL PARAMETERS:
FRICTION ANGLE = 28°
COEFFICIENT OF FRICTION = 0.33
DENSITY = 120 PCF MOIST WEIGHT
BEARING CAPACITY = 2000 PSF MIN.
-DESIGN IS ONLY FOR LEVEL BACKFILL



SECTION
MASONRY RETAINING WALL,
H = 4' MAX
3/4" = 1'-0"

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 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, 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 LBS/CU YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 4" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN EXPOSED 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. STAGGER ADJACENT SPLICES A MINIMUM OF ONE LAP LENGTH
- 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 USS STEEL WASHERS (ASTM F844-07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS. HOLES FOR BOLTS SHALL BE ALSO STANDARD HOLES UNO.

- 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. MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
E= 1,400,000 PSI, F_c perp = 425 PSI, F_v = 135 PSI, SPECIFIC GRAVITY = 0.42 MIN
F_b = 875 PSI FOR 2X4, 2X6, 2X8, F_b = 800 PSI FOR 2X10'S, 750 PSI FOR 2X12'S

PART 11: ENGINEERED LUMBER

- 11.01 LVL OR PSL MINIMUM ALLOWABLE DESIGN PROPERTIES ARE AS FOLLOWS:
E= 1,900,000 PSI, F_b = 2600 PSI, F_v = 285 PSI, F_c perp = 750 PSI
LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS:
E= 1.1 X 10E6 PSI, F_b = 1700 PSI, F_v = 400 PSI, F_c perp = 680 PSI

- 11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS. MAY SUBSTITUTE PSL AND LVL FOR EACH OTHER UNO

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 FLUTCH PLATE BEAMS

- 13.01 FLUTCH 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" ϕ 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 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 RIM JOIST WHERE APPLICABLE) AND SHALL BE SUPPORTED BY A GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL

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	IUS2.56/14	ITS2.56/14
BOISE CASCADE	14"	BOI 5000a	IUS2.06/14	ITS2.06/14
BOISE CASCADE	14"	BOI 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"	RFP1 40s	IUS2.56/14	ITS2.56/14
WEYERHAEUSER	14"	TA 210	IUS2.06/14	ITS2.06/14
WEYERHAEUSER	14"	EEL-20	IUS2.37/14	ITS2.73/14

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.TWN BETWEEN	HOG HOT DIPPED	TRPL TRIPLE
CIP CAST IN PLACE	HGR GALVANIZED	TSP TRIPLE STUD POCKET
CONC CONCRETE	HGR HANGER	UNO UNLESS NOTED OTHERWISE
CS CONTINUOUS SHEATHING	LVL LAMINATED VENEER LUMBER	XJ EXTRA JOIST
DIA DIAMETER	NTS NOT TO SCALE	
DBL DOUBLE	O.C. ON CENTER	
DSP DBL STUD POCKET	PSL PARALLEL STRAND LUMBER	
EQ EQUAL	PT PRESSURE TREATED	
EA EACH	QJ QUAD JOIST	
FLG FLANGE	SP SPACE (OR SPACING)	
FL PL FLUTCH PLATE	SSP SINGLE STUD POCKET	
FLR FLOOR	SQ SQUARE	

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

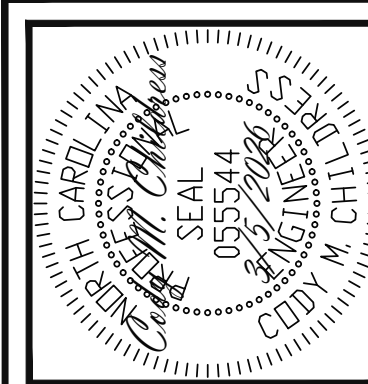
PART 18: SUBSTITUTIONS

- 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.

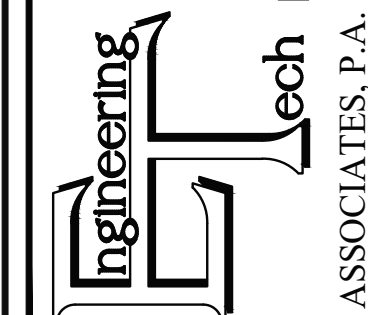
PART 19: OWNERSHIP OF STRUCTURAL DESIGN

- 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

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WALTON BUILDING COMPANY		STRUCTURAL ADDENDUM		DATE	
SCOPE	REV #	REF PROJ #	REV #	DATE	
LOC: 307 NOTTINGHAM	1	25-66-071	1	3/20/2025	
	2	26-66-095	2	3/5/2026	

ENG: CMC
DATE: 7/14/2025

PROJECT NO.
25-15-010_095

SHEET NO.
SD2
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