

Crossing at Anderson Creek 209- 112 Kensington Dr. Spring Lake, 28390

Harnett County

Created: 7/21/2021

House Plan: Havenbrook

Elevation: B

Stone/Brick Option: #1

Foundation: Slab

Foundation Finish: 3 Sides Parged

Garage Hand: Left

Garage: 2 Car Front

Garage Door:(2) 8x8

Front Porch: Concrete

Roof: Truss

Siding: Vinyl

Ceiling Height 1st Floor: 9'

Ceiling Height 2nd Floor: 9'

Door Frame Height 1st Floor: 83"

Door Frame Height 2nd Floor: 83"

Windows 1st Floor: 6/0 Front, 5/0 rear/sides

Windows 2nd Floor: 5/0

OPTIONS

Covered Porch

Tray Ceiling in Master Bedroom

Tray Ceiling in Dining Room

Total Heated Sq. Ft.: 2166

Total Unheated Sq. Ft.: 809

Total SQ FT: 2975

Bedrooms: 3 + Rec Room

Full Bathrooms: 2

Half Bathrooms: 1



**DYNAMIC DESIGN GROUP, INC**

David D Grorud  
(919) 601-1406  
DynamicDesignGroup@gmail.com  
www.DDGhomeplans.com

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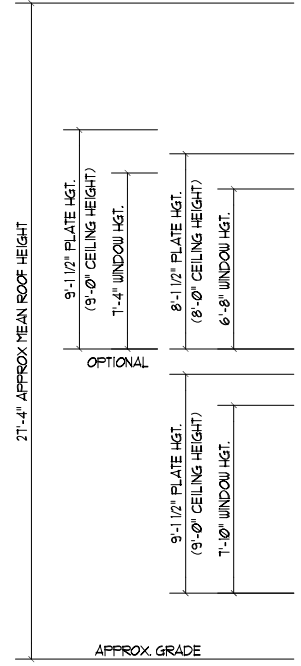
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CAPITOL  
PROJECT FOR: CITY HOMES  
LOCATION: MULTI  
LOT: MULTI  
SUBDIVISION: MULTI  
COUNTY: MULTI

**HAVENBROOKE**

PLAN NAME: C-2190-35GL  
DATE: 3-25-20  
PLAN I.D.: \_\_\_\_\_

**A-1B**  
SHEET

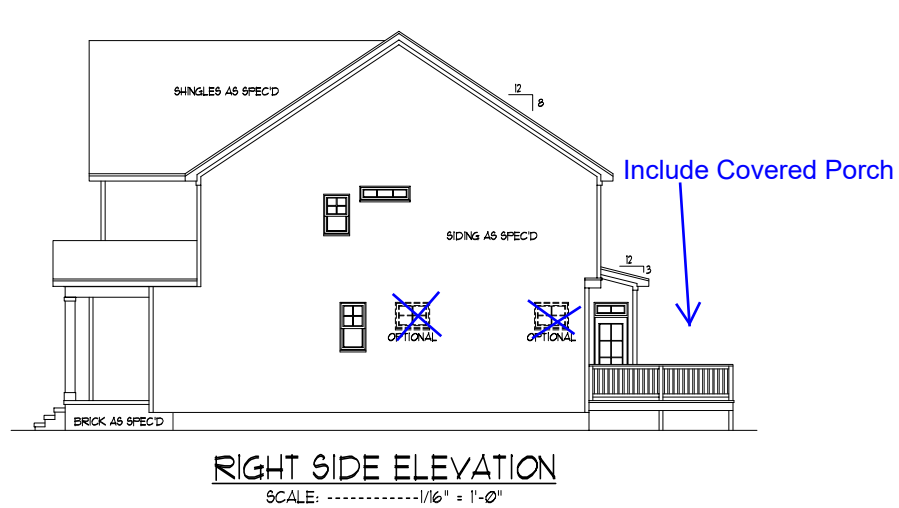
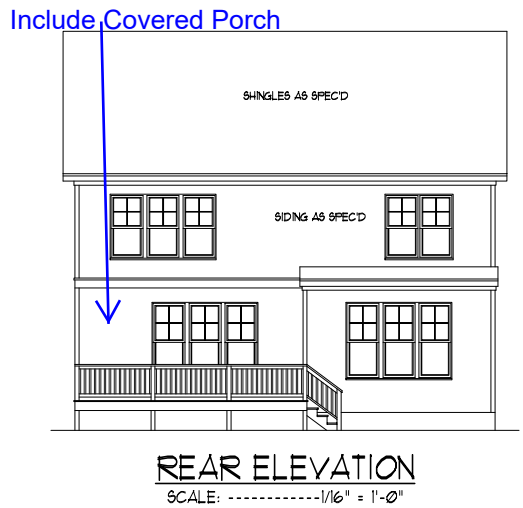
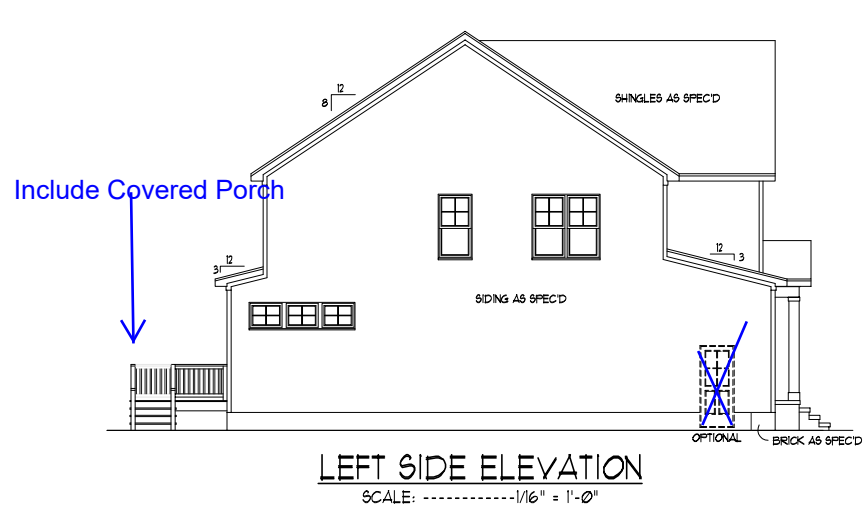


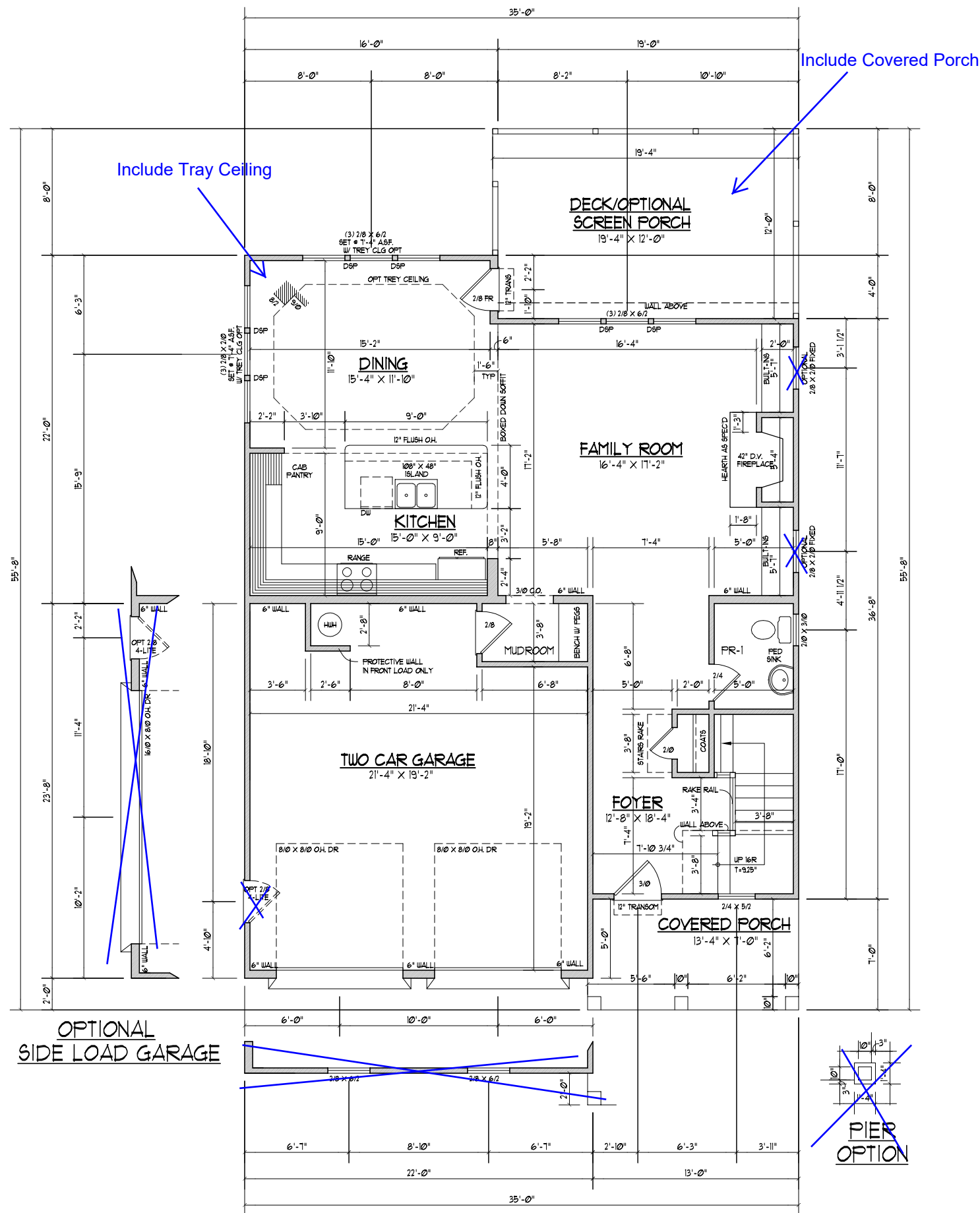
FRONT ELEVATION "B"

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

THIS PLAN CONFORMS TO THE 2018 EDITION OF THE I.R.C. / NORTH CAROLINA RESIDENTIAL CODE.

Brick/Stone Location See MSS





**FIRST FLOOR PLAN**

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

921 HEATED SQ. FT.
486 SQ. FT. GARAGE
93 SQ. FT. COVERED PORCH
231 SQ. FT. DECK/OPT. SCREEN PORCH
125 SQ. FT. OPTIONAL BBQ DECK

- NOTES:
- 1) 9'-0" CLG. HGT. (9' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
  - 2) ALL WALLS FIGURED AT 4" WIDTHS UNLESS OTHERWISE NOTED.
  - 3) SET WINDOWS AT 1'-10" A.S.F. UNLESS OTHERWISE NOTED.
  - 4) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
  - 5) CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS.

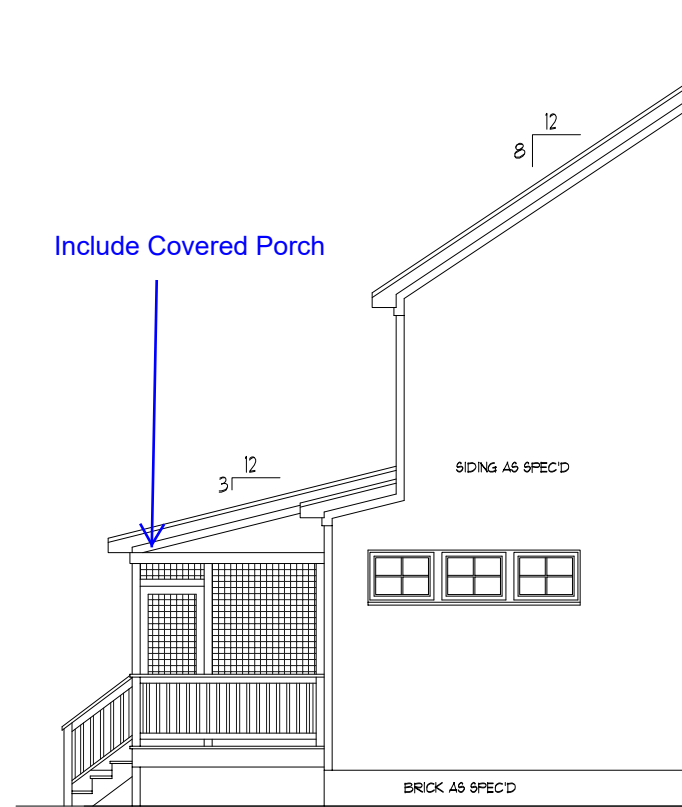
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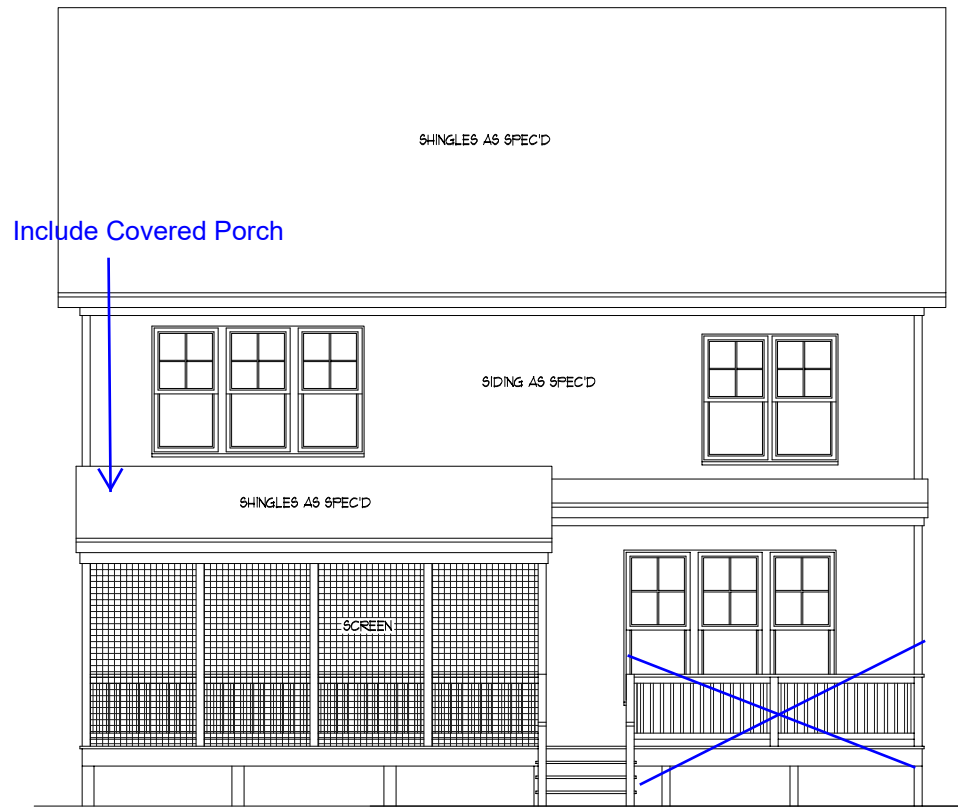
CAPITOL  
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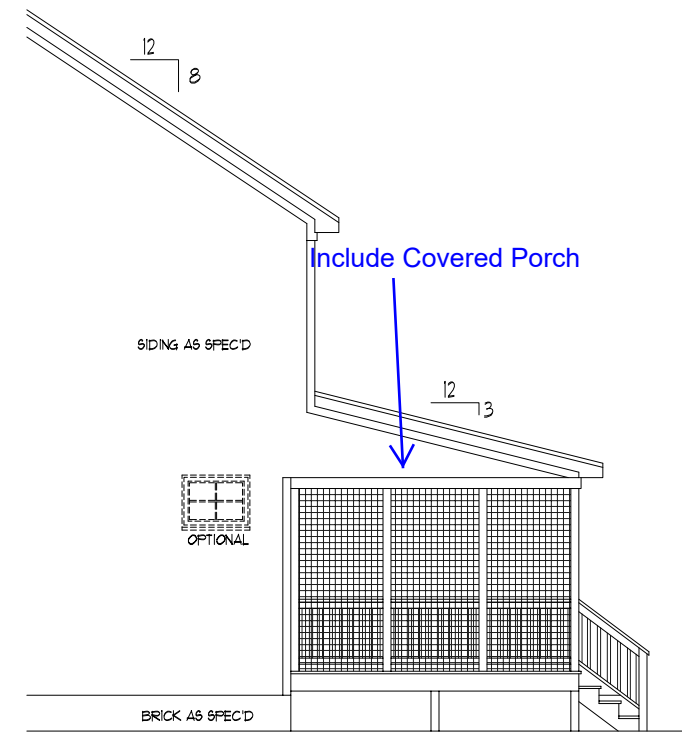
# OPT SCREEN PORCH/BBQ DECK



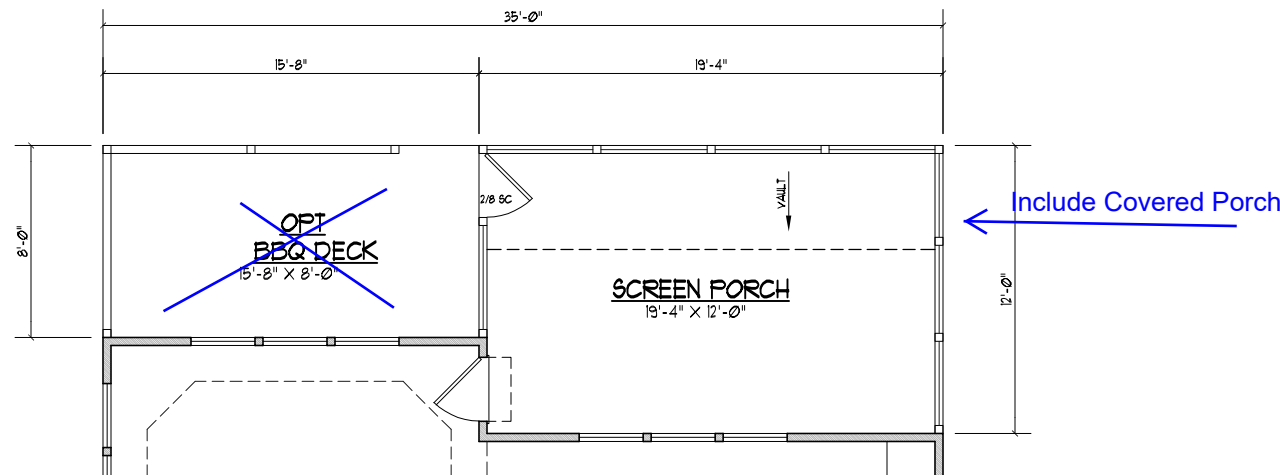
LEFT SIDE ELEVATION



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



RIGHT SIDE ELEVATION



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

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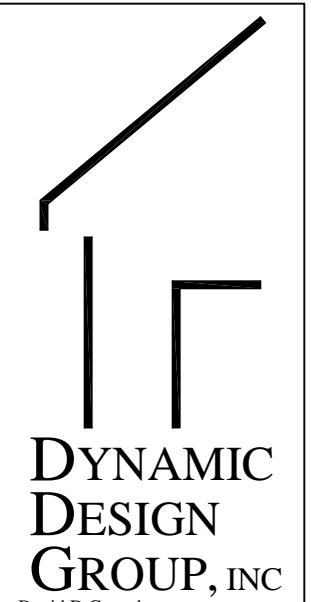
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DATE  
**3-25-20**

**A-2** SCR PORCH / BBQ DECK OPTIONS  
SHEET



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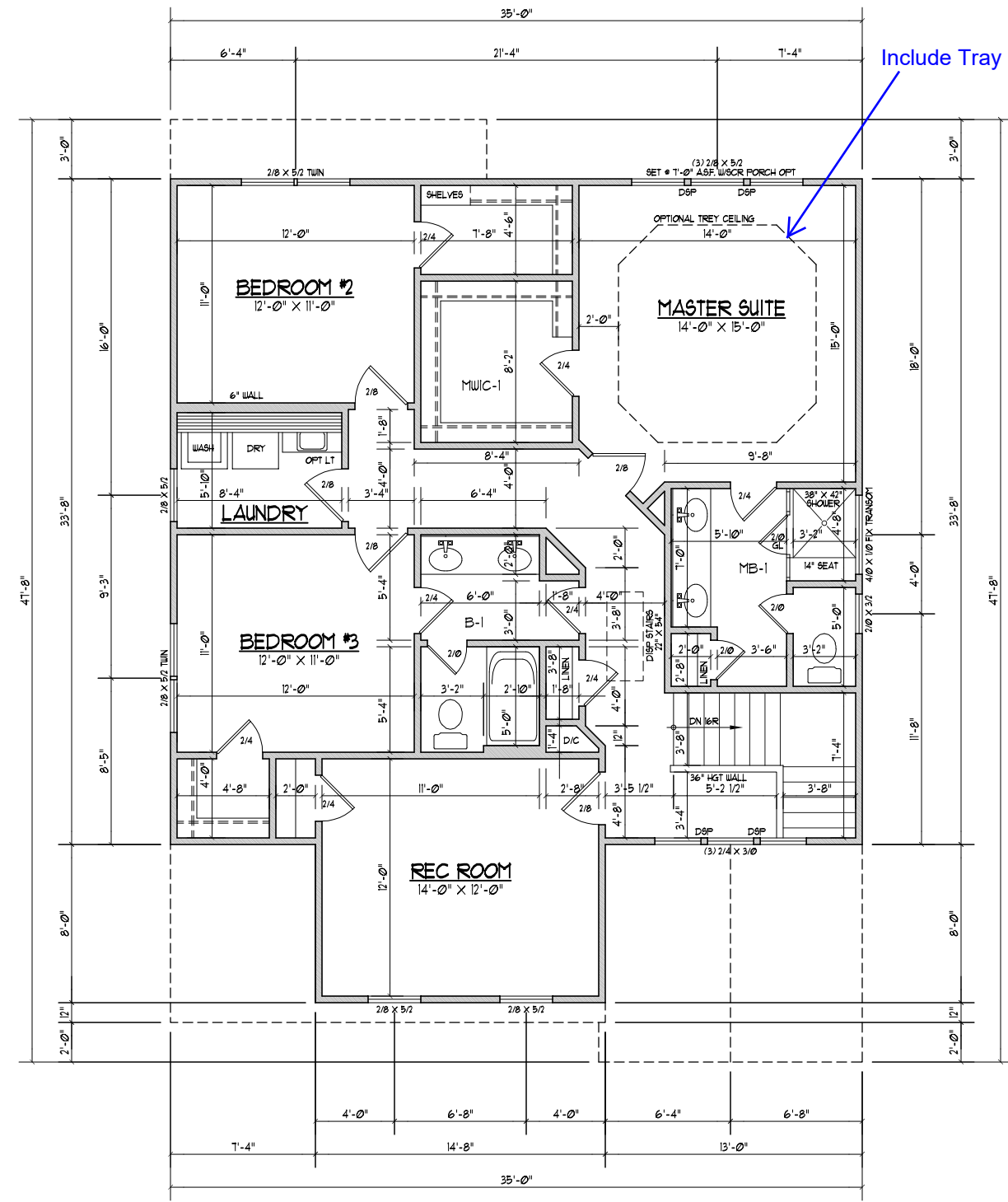
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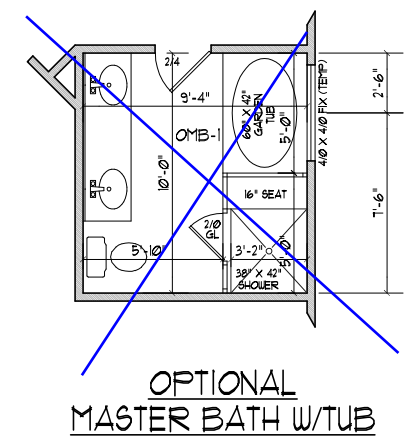
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Include Tray Ceiling



OPTIONAL MASTER BATH W/TUB

ELEVATION "B"  
 SECOND FLOOR PLAN  
 WITH REC ROOM  
 SCALE ..... 1/8"=1'-0"

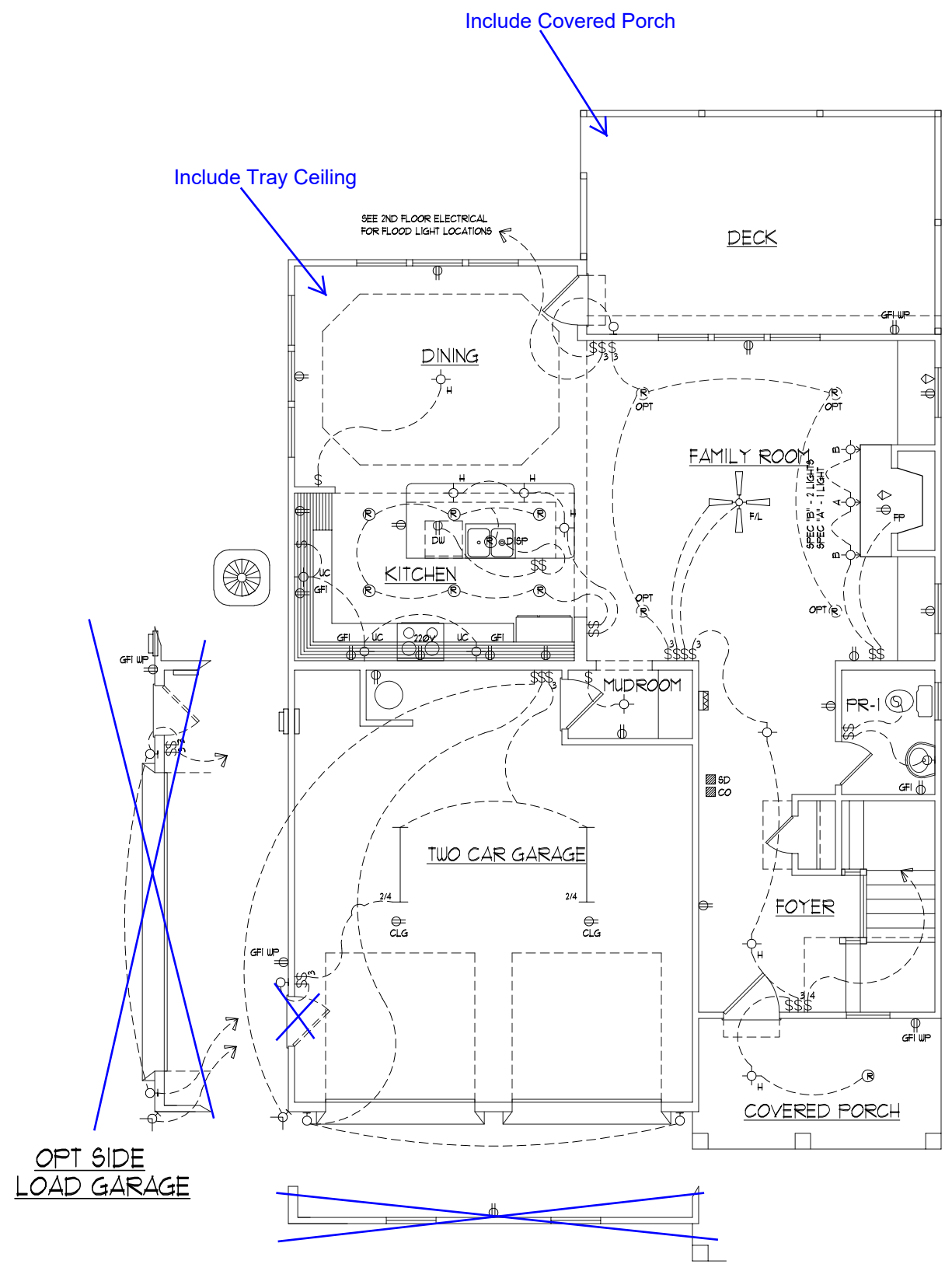
1245 HEATED SQ. FT.

- NOTES:
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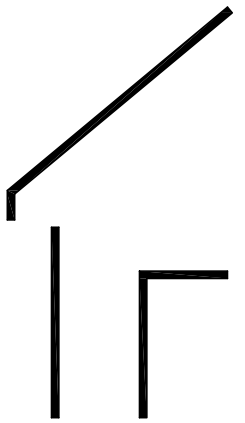
**A-3B**  
 SHEET

OPTIONAL ELECTRICAL ITEMS	
WITH ALL LIGHTS LISTED RESPECTIVE SWITCHES ARE ASSUMED	
RECESSED LIGHTS	
FLUORESCENT LIGHT IN LIEU OF RECESSED CANS @ KITCHEN ONLY	
CEILING FANS IN LIEU OF FLUSH MOUNT	
FLOODLIGHTS	
HANGING LIGHTS @ KITCHEN	
UNDER CABINET LIGHTS	
EXTERIOR LIGHTS AT GARAGE DOOR	



ELECTRICAL SYMBOLS			
⊙	CEILING MOUNTED LIGHT FIXTURE	⊙	EXHAUST FAN
⊙	DIRECTIONAL EYEBALL LIGHT FIXTURE	□	RECESSED SHOWER LIGHT
⊙	RECESSED LIGHT FIXTURE	⊙	EXTERIOR FLOOD LIGHT
⊙	MINI RECESSED LIGHT FIXTURE	⊙	SMOKE DETECTOR
⊙	WALL MOUNTED LIGHT FIXTURE	⊙	CARBON MONOXIDE DETECTOR
—	FLUORESCENT LIGHT	⊙	DOOR CHIMES
	1/2 -- 1 BULB @ 2'	—	ELECTRICAL PANEL
	2/2 -- 2 BULB @ 2'	—	METERBOX
	1/4 -- 1 BULB @ 4'	⊙	A/C UNIT
	2/4 -- 2 BULB @ 4'	⊙	110 OUTLET
	4/4 -- 4 BULB @ 4'	⊙	220 OUTLET
⊙	HANGING LIGHT FIXTURE	\$	SINGLE SWITCH
▷	TELEPHONE JACK	\$3	3-WAY SWITCH
◁	CABLE JACK	\$4	4-WAY SWITCH
⊙	KEYLESS LIGHT FIXTURE	⊙	OUTDOOR OUTLET
⊙	CEILING FAN WITH LIGHT FIXTURE	⊙	GFI
⊙	UNDER CABINET LIGHT		

FIRST FLOOR  
 ELECTRICAL LAYOUT



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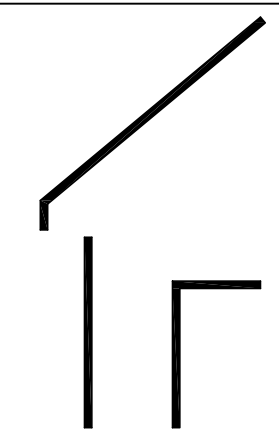
PLAN NAME: C-2190-35GL      DATE: 3-25-20

PLAN I.D.:

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**E-1**

SHEET



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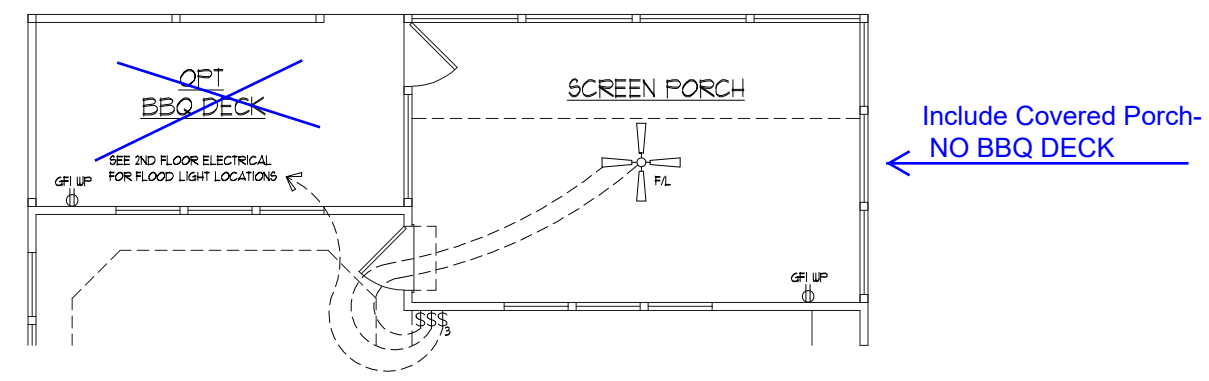
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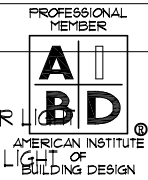


OPTIONAL  
SCREEN PORCH/BBQ DECK  
ELECTRICAL LAYOUT

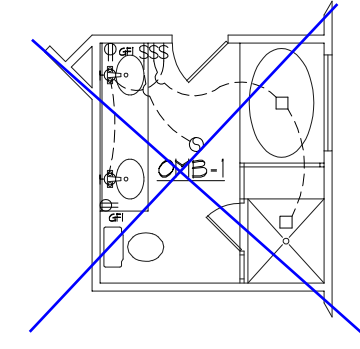
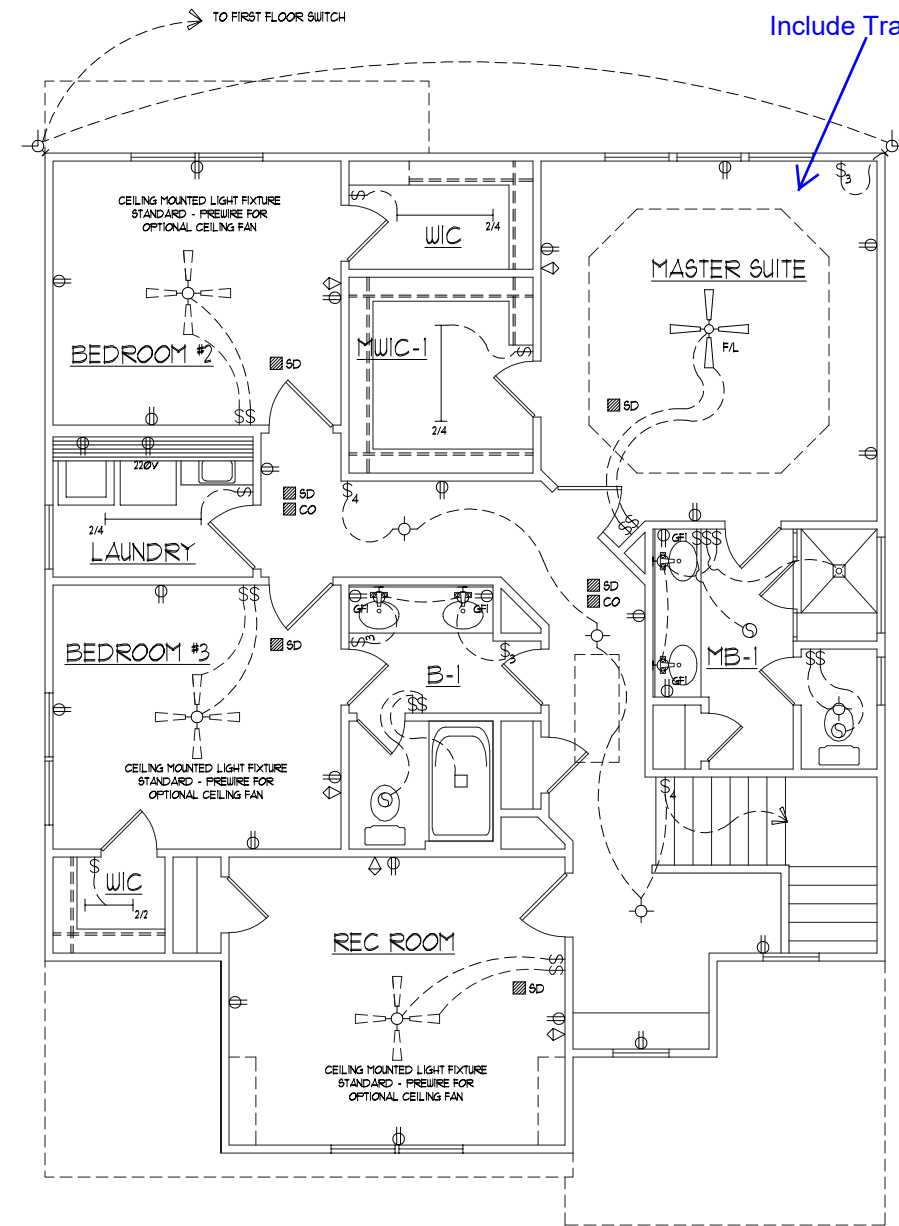
**E-1** SCR PORCH  
/BBQ DECK  
OPTIONS  
SHEET



# ELECTRICAL SYMBOLS



⊕	CEILING MOUNTED LIGHT FIXTURE	⊖	EXHAUST FAN
⊕	DIRECTIONAL EYEBALL LIGHT FIXTURE	□	RECESSED SHOWER LIGHT
⊖	RECESSED LIGHT FIXTURE	⊕	EXTERIOR FLOOD LIGHT
⊖	MINI RECESSED LIGHT FIXTURE	⊖	SMOKE DETECTOR
⊖	WALL MOUNTED LIGHT FIXTURE	⊖	CARBON MONOXIDE DETECTOR
—	FLUORESCENT LIGHT 1/2 -- 1 BULB @ 2' 2/2 -- 2 BULB @ 2' 1/4 -- 1 BULB @ 4' 2/4 -- 2 BULB @ 4' 4/4 -- 4 BULB @ 4'	⊖	DOOR CHIMES
—		—	ELECTRICAL PANEL
—		—	METERBOX
⊖	HANGING LIGHT FIXTURE	⊖	A/C UNIT
▷	TELEPHONE JACK	⊖	110 OUTLET
▷	CABLE JACK	⊖	220V OUTLET
⊖	KEYLESS LIGHT FIXTURE	\$	SINGLE SWITCH
⊖	CEILING FAN WITH LIGHT FIXTURE	\$	3-WAY SWITCH
⊖	UNDER CABINET LIGHT	\$	4-WAY SWITCH
		⊖	OUTDOOR OUTLET
		⊖	GFI



OPTIONAL MASTER BATH

ELEVATION "A"  
SECOND FLOOR  
WITH REC ROOM  
ELECTRICAL LAYOUT

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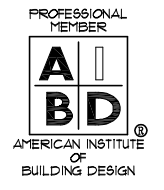
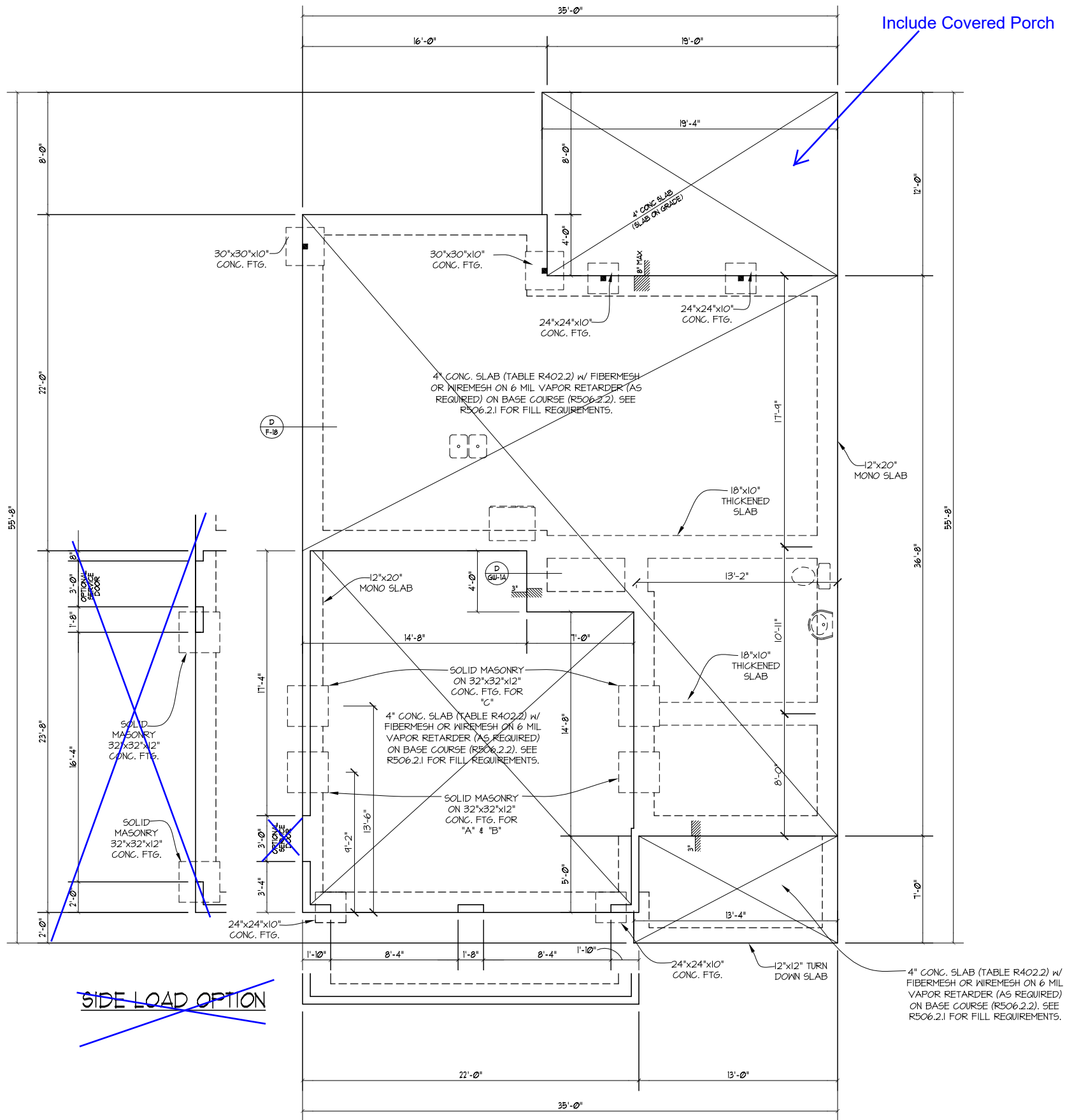
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**HAVENBROOKE**  
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**C-2190-35GL** 3-25-20  
 PLAN I.D. DATE

**E-2A**  
 SHEET



STRUCTURAL DESIGN BY:  
 SOUTHERN ENGINEERS, P.A.  
 3716 BENSON DR., RALEIGH, NC 27609  
 LICENSE: C-1287, PHONE: 919-878-1617  
 PROJECT # 16-1591-GL

Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.

Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern Engineers. Failure to do so will void Southern Engineer's liability.

Seal is valid for a project permitted within one year from date of seal.

Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

REFER TO "SD" & "BD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

**MONOLITHIC SLAB FOUNDATION PLAN**  
 SCALE ----- 1/8" = 1'-0"

- NOTES:  
 1) SEE SHEET D-1 FOR DETAILS.  
 2) DIMENSIONS ARE TO EXTERIOR OF FOUNDATION.

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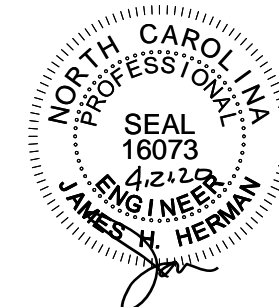
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 PLAN NAME  
**C-2190-35GL** 3-25-20 DATE  
 PLAN I.D.

**S-1**  
 SHEET





STRUCTURAL DESIGN BY:  
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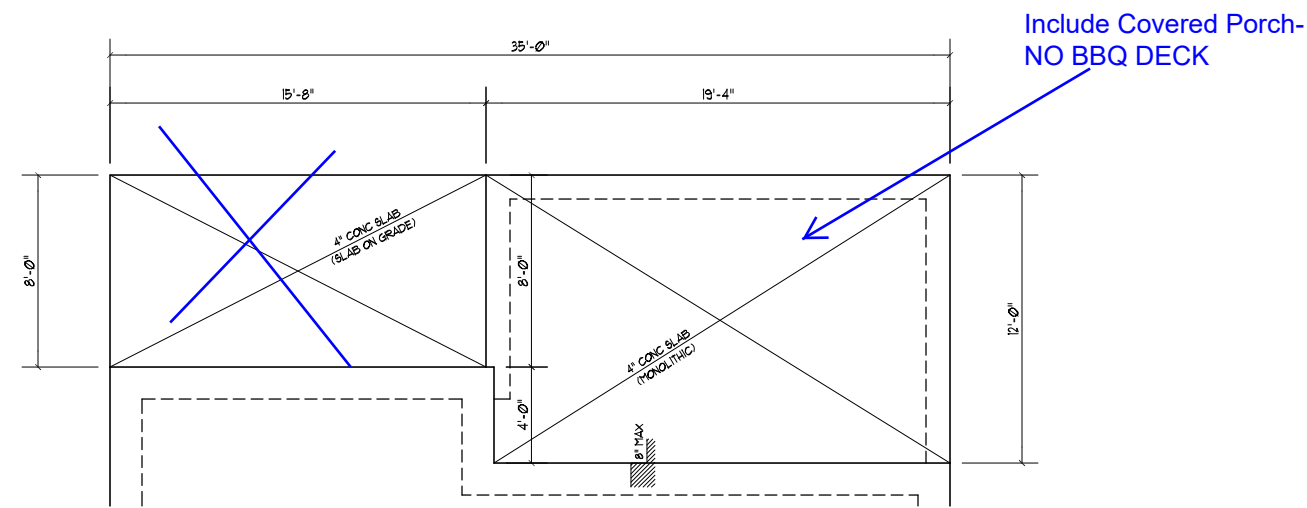
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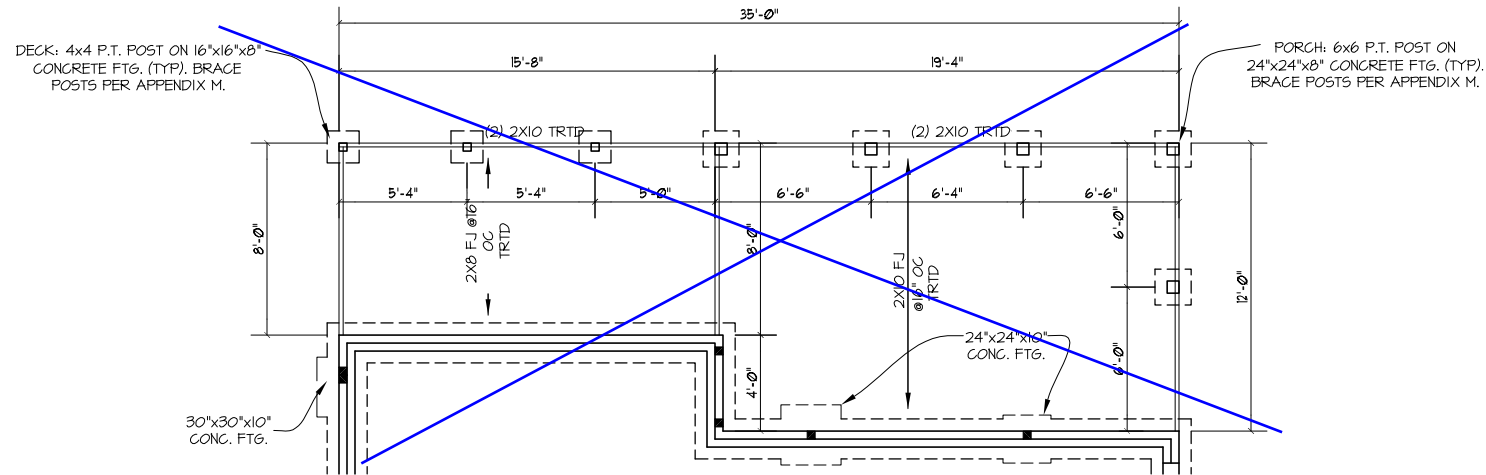
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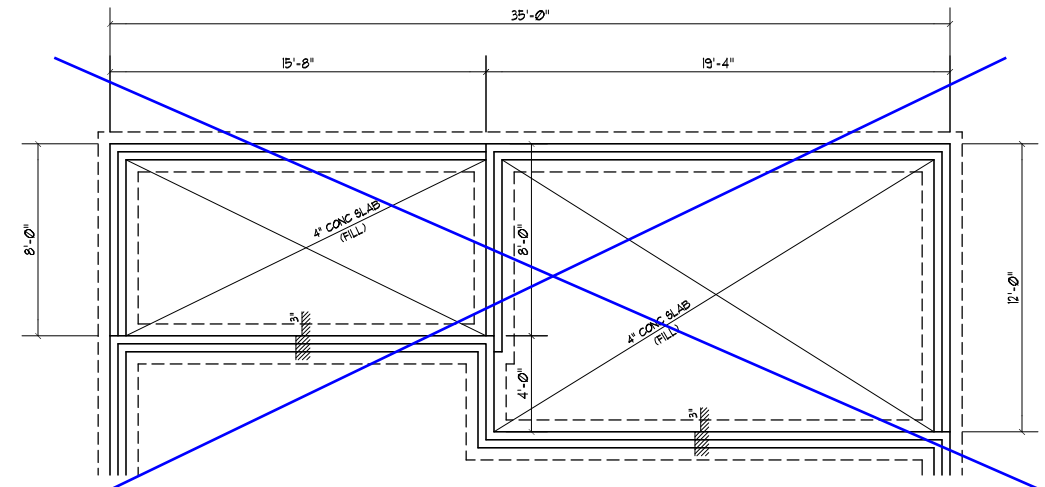
**S-1** SCR PORCH / BBQ DECK OPTIONS SHEET



**SCREEN PORCH/BBQ DECK WITH MONOLITHIC SLAB FOUNDATION**



**SCREEN PORCH/BBQ DECK WITH CRAWLSPACE FOUNDATION**

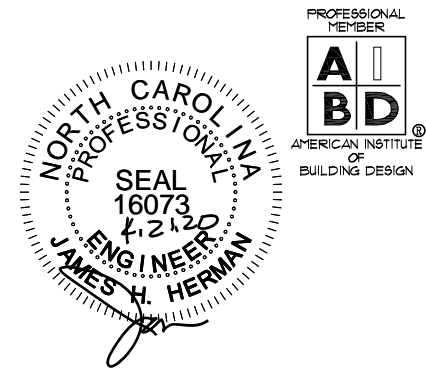


**SCREEN PORCH/BBQ DECK WITH STEM WALL/SLAB FOUNDATION**

**SCREEN PORCH/BBQ DECK FOUNDATION OPTIONS**

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

- NOTES:  
 1) SEE SHEET D-1 FOR DETAILS.  
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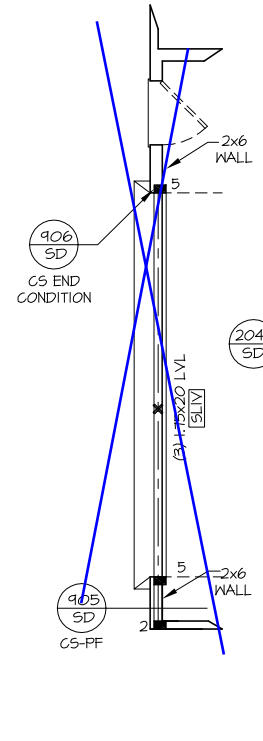
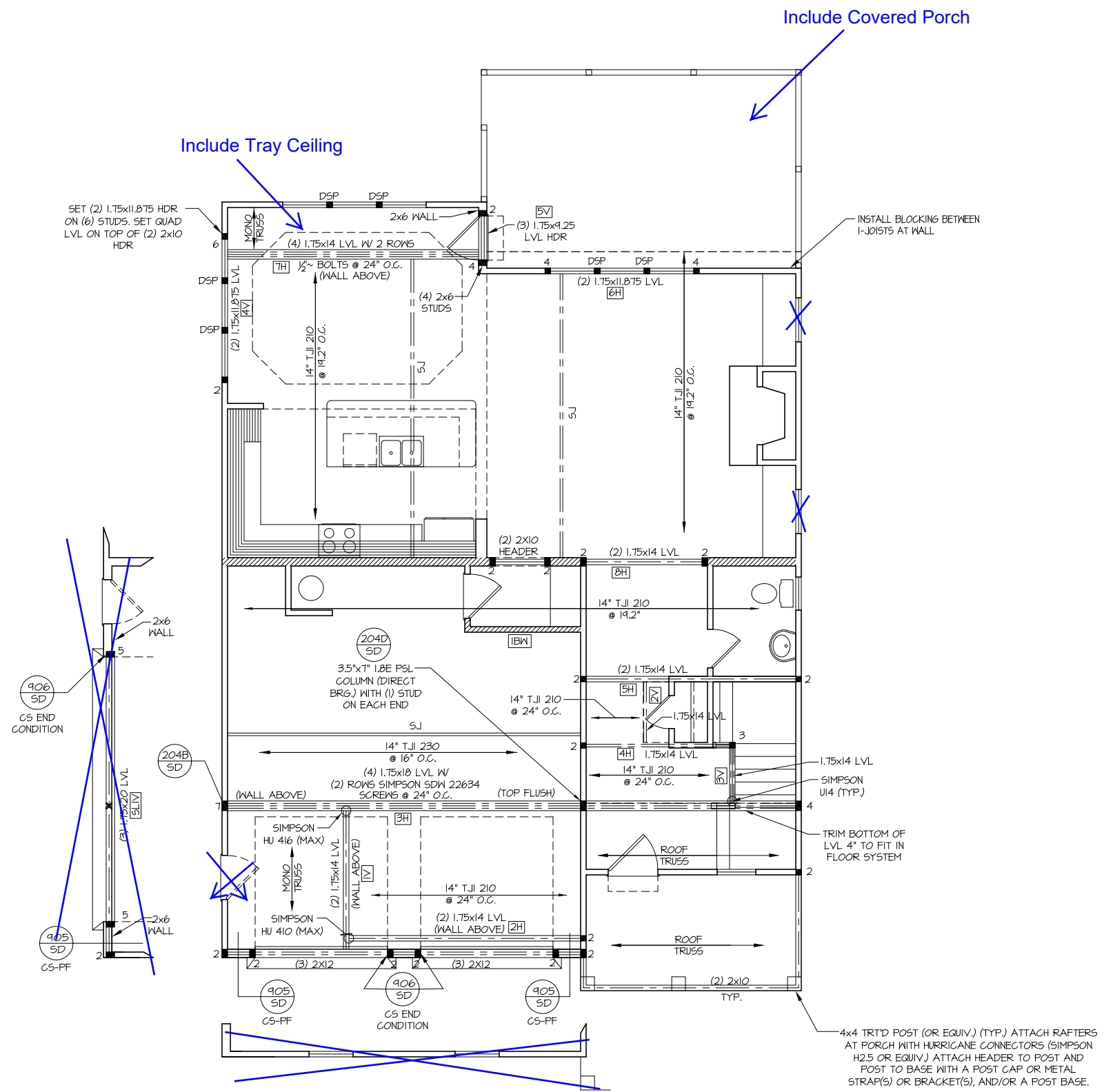
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**HEADER/BEAM & COLUMN NOTES**

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:
  - UP TO 4' SPAN: (1) KING STUD
  - OVER 4' UP TO 8' SPAN: (2) KING STUDS
  - OVER 8' UP TO 11' SPAN: (3) KING STUDS
  - OVER 11' SPAN: (4) KING STUDS

**WHOLE HOUSE BRACING SUMMARY**  
 TOTAL REQUIRED BRACING: 84  
 TOTAL PROVIDED BRACING: 147  
 (IN FEET)



**WOOD "I" JOISTS**  
 (SHALL BE ONE OF THE FOLLOWING):

- TJI 210 BY I-LEVEL
- LPI 20 PLUS BY LP
- BCI 5000s 1.8 BY BC

- ALL WOOD "I" JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.

LVL SCHEDULE	
2H	(2) 1.75x14 LVL - 16'
3H	(4) 1.75x18 LVL - 36'
4H	(1) 1.75x14 LVL - 10'
5H	(2) 1.75x14 LVL - 14'
6H	(2) 1.75x11.875 LVL - 10'
7H	(4) 1.75x14 LVL - 16'
8H	(2) 1.75x14 LVL - 8'
9H	(2) 1.75x14 LVL - 8'
IV	(2) 1.75x14 LVL - 10'
2V	(1) 1.75x14 LVL - 4'
3V	(1) 1.75x14 LVL - 4'
4V	(2) 1.75x11.875 LVL - 10'
5V	(3) 1.75x9.25 LVL - 6'

REFER TO "SD" & "BD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

LVL SCHEDULE	
SIDE LOAD OPTION	
(3)	1.75x20 LVL - 20'-0" SLIV

**ELEVATION "B"  
 FIRST FLOOR CEILING /  
 STRUCTURAL PLAN**

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

- NOTES:
- SHADED WALLS DENOTE LOAD BEARING WALLS.
  - DENOTES SOLID STUDS.

**DYNAMIC DESIGN GROUP, INC**  
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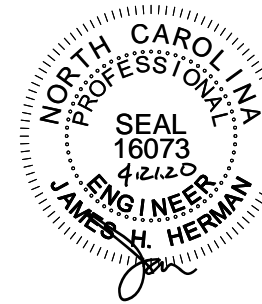
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**CAPITOL CITY HOMES**  
 PROJECT FOR: CAPITOL CITY HOMES  
 LOCATION: MULTI  
 LOT: MULTI  
 SUBDIVISION: MULTI  
 COUNTY: MULTI

**HAVENBROOKE**  
 PLAN NAME  
**C-2190-35GL**  
 PLAN I.D.  
**3-25-20**  
 DATE

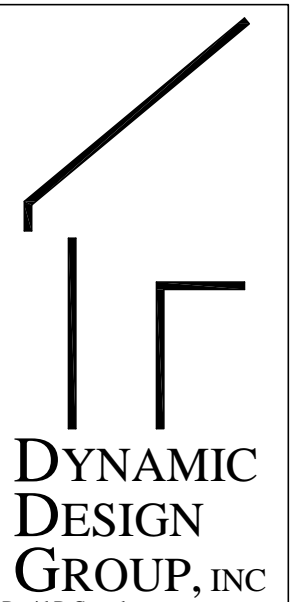
**S-2B**  
 SHEET



STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27609  
LICENSE: C-1287, PHONE: 919-878-1617  
PROJECT # 16-1591-GL

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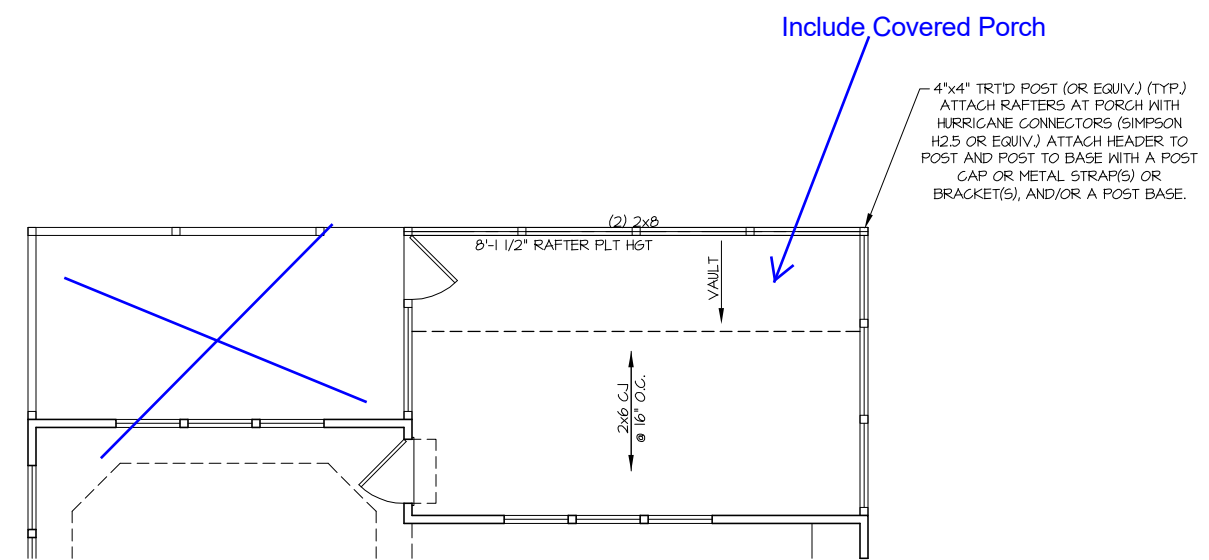
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CAPITOL  
PROJECT FOR: CITY HOMES  
LOCATION: MULTI  
LOT: MULTI  
SUBDIVISION: MULTI  
COUNTY: MULTI

**HAVENBROOKE**  
PLAN NAME  
**C-2190-35GL**  
PLAN I.D.  
**3-25-20**  
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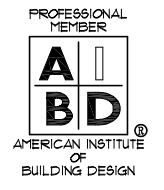
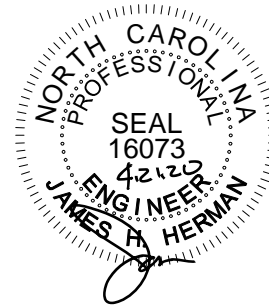
SCREEN PORCH  
CEILING / STRUCTURAL PLAN  
SCALE: ..... 1/8" = 1'-0"

- NOTES:
- 1) SHADED WALLS DENOTE LOAD BEARING WALLS.
  - 2) ■ DENOTES SOLID STUDS.

**S-2** SCR PORCH  
OPTION  
SHEET

HEADER/BEAM & COLUMN NOTES

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW:
  - UP TO 4' SPAN: (1) KING STUD
  - OVER 4' UP TO 8' SPAN: (2) KING STUDS
  - OVER 8' UP TO 11' SPAN: (3) KING STUDS
  - OVER 11' SPAN: (4) KING STUDS

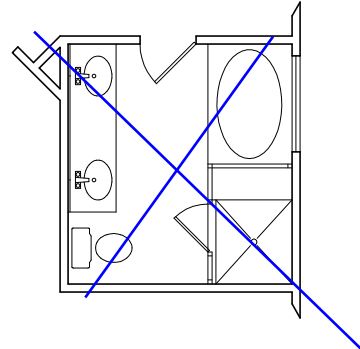
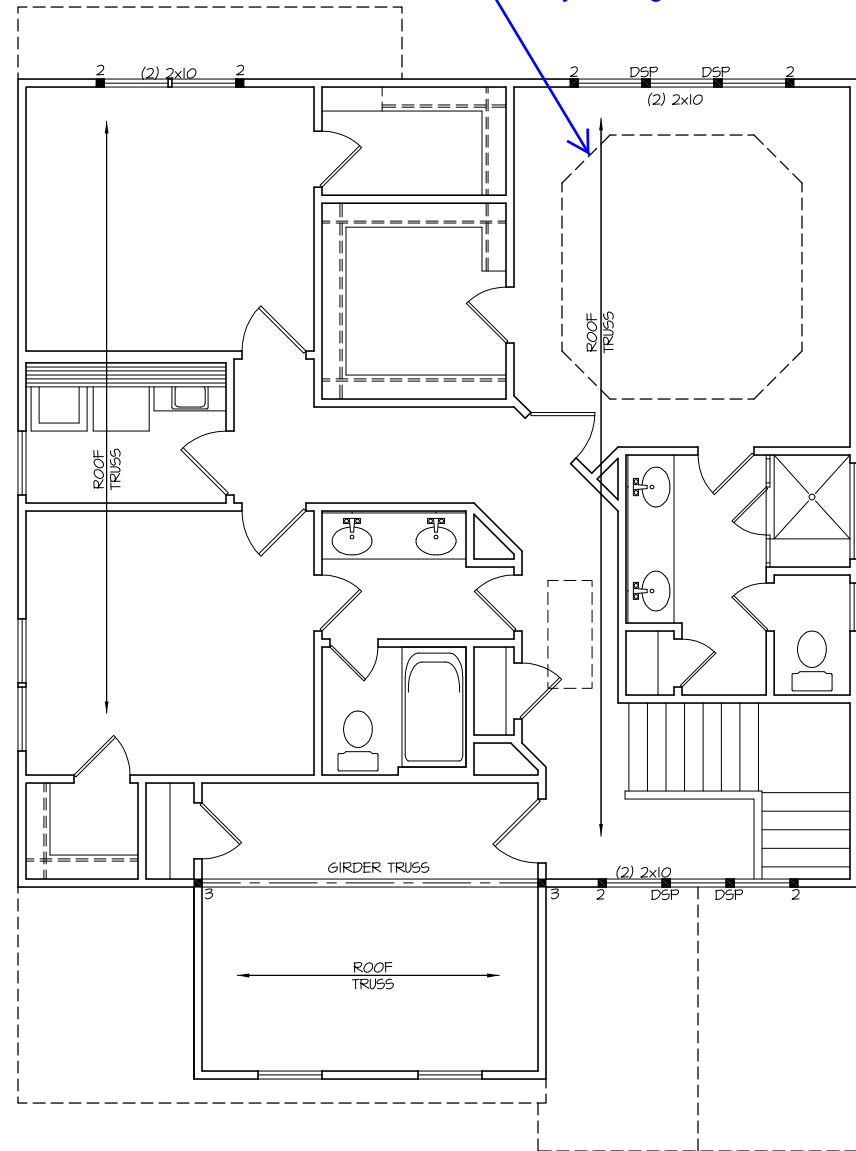


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REFER TO "SD" & "BD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

Include Tray Ceiling



ELEVATION "B"  
 WITH REC ROOM  
 SECOND FLOOR CEILING /  
 STRUCTURAL PLAN

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

- NOTES:
- SHADED WALLS DENOTE LOAD BEARING WALLS.
  - DENOTES SOLID STUDS.

**DYNAMIC DESIGN GROUP, INC**

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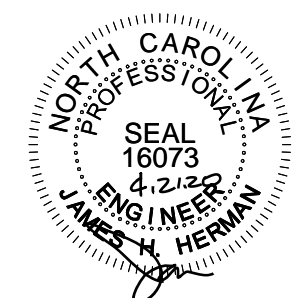
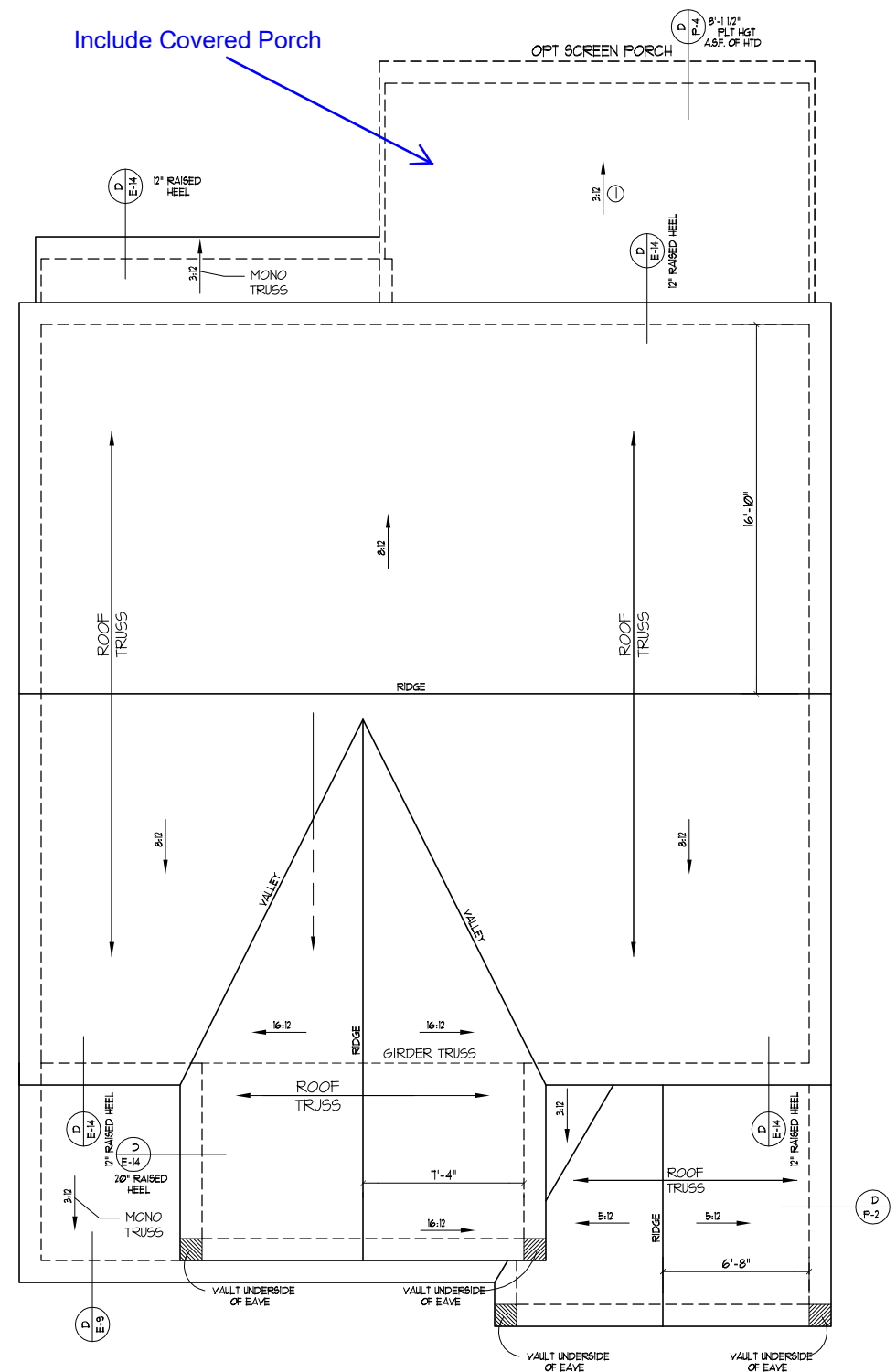
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CAPITOL  
 PROJECT FOR: CITY HOMES  
 LOCATION: MULTI  
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 SUBDIVISION: MULTI  
 COUNTY: MULTI

**HAVENBROOKE**  
 PLAN NAME  
**C-2190-35GL** 3-25-20  
 PLAN I.D. DATE

**S-3B**  
 SHEET



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REFER TO "SD" & "BD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

**TRUSS SYSTEM REQUIREMENTS**  
 NC (2018 NCRC): Wind: 115-120 mph

- TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
- ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SFF #2 OR #3 PLATES OR LEDGERS (UNO).
- ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

ATTIC VENTILATION			
REQUIRED	1780	SQ FT OF ATTIC / 300 =	5.93 SQ. FT. OF INLET & OUTLET
PROVIDED (INLET)	07	SQ. FT. PER x 64 LINEAR FT. =	4.48 SQ. FT. OF VENT. (46% TOTAL OF INLET)
(OUTLET)	11	SQ. FT. PER x 48 LINEAR FT. =	5.28 SQ. FT. OF VENT. (54% TOTAL OF OUTLET)
			9.76 TOTAL SQ. FT. OF VENT.

**ELEVATION "B"  
 ROOF FRAMING PLAN**  
 SCALE -----1/8"=1'-0"

- NOTES:  
 1) SEE SHEET D-1 FOR DETAILS.  
 2) DIMENSIONS ARE FROM EXT. OF FRAMING TO CENTER LINE OF RIDGE.

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 www.DDGhomeplans.com

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CAPITOL  
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 LOCATION: MULTI  
 LOT: MULTI  
 SUBDIVISION: MULTI  
 COUNTY: MULTI

**HAVENBROOKE**  
 PLAN NAME  
 C-2190-35GL  
 PLAN I.D.  
 3-25-20  
 DATE

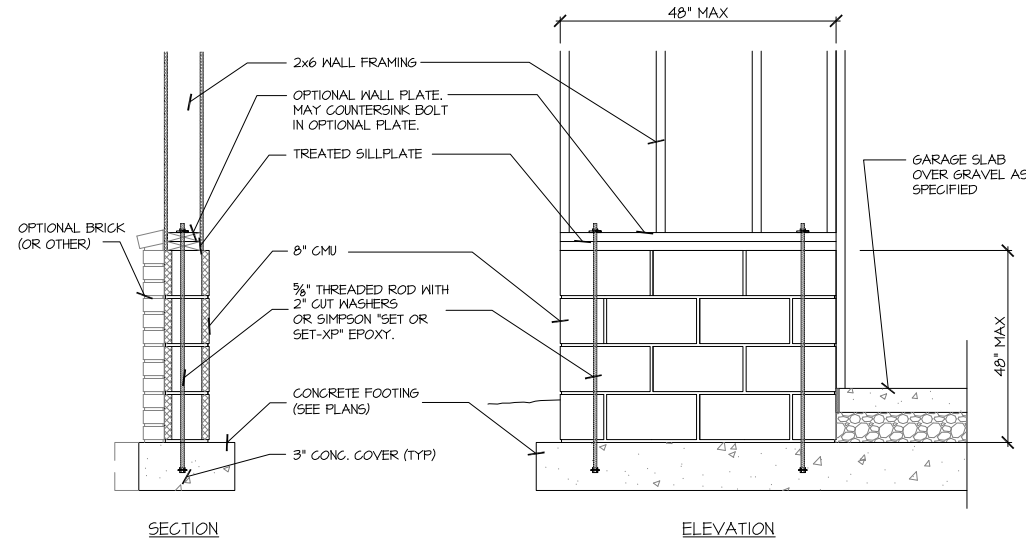
**S-4B**  
 SHEET



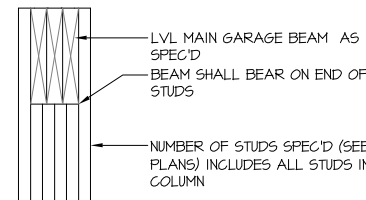
**STRUCTURAL NOTES**

NC (2018 NCR): Wind: 115-120 mph

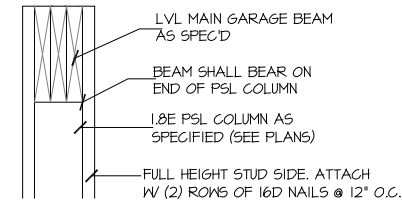
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTINGS, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF RESIDENTIAL CODE, PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
- DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
  - ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
  - SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
  - ATTIC WITH PERMANENT STAIR: (40 PSF, 10 PSF, L/360)
  - ATTIC WITHOUT PERMANENT STAIR: (20 PSF, 10 PSF, L/360)
  - ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
  - STAIRS: (40 PSF, 10 PSF, L/360)
  - EXTERIOR BALCONIES: (60 PSF, 10 PSF, L/360)
  - DECKS: (40 PSF, 10 PSF, L/360)
  - GUARDRAILS AND HANDRAILS: (200 LBS)
  - PASSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
  - FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
  - SNOW: (20 PSF)
- WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.
- SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.
- CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/D. (I.E. 4" CONCRETE SLABS SHALL HAVE 1/4" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +10'-0" x +10'-0" GRID).
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.
- ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SPF #3 OR SYP #3 (Fc(perp) = 425 PSI - MIN).
- L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10<sup>6</sup> PSI.
  - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 PSI, E=2.0x10<sup>6</sup> PSI.
  - L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10<sup>6</sup> PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.
- ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE NAILED TO THE SOLE PLATE, AND SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE @ 48" O.C. ALL STEEL TUBING SHALL BE ASTM A500. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
- REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60.
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
- BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R103.7.3 LINTELS.



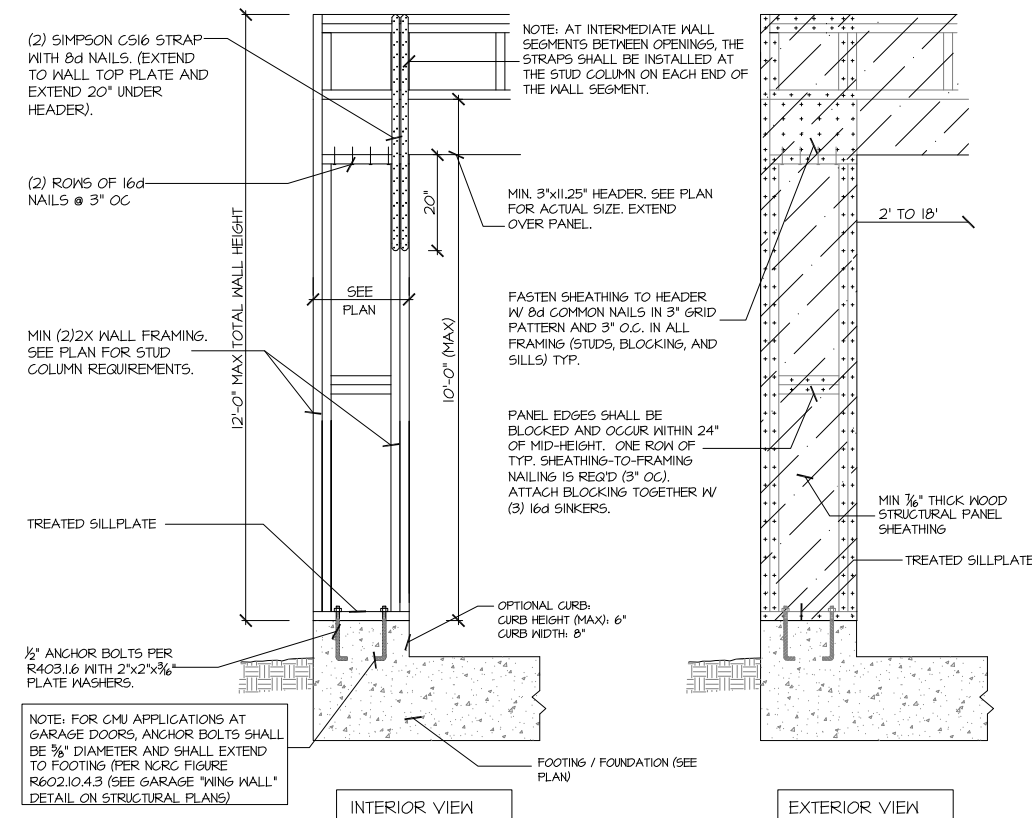
907 SD GARAGE 'WING WALL' REINFORCING PER IRC FIGURE R602.10.4.3



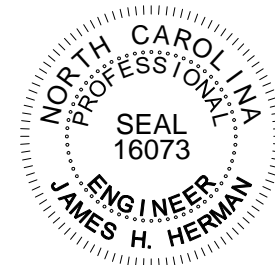
204B SD TYP. GARAGE BEAM BEARING NT5



204D SD TYP. GARAGE BEAM BEARING NT5



905B SD CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION DETAIL AND APPLICATION BASED ON NCR FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



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SOUTHERN ENGINEERS, P.A.  
3716 BENSON DR., RALEIGH, NC 27604  
LICENSE: C-1287, PHONE: 919-878-1617  
PROJECT # 16-1591-GL

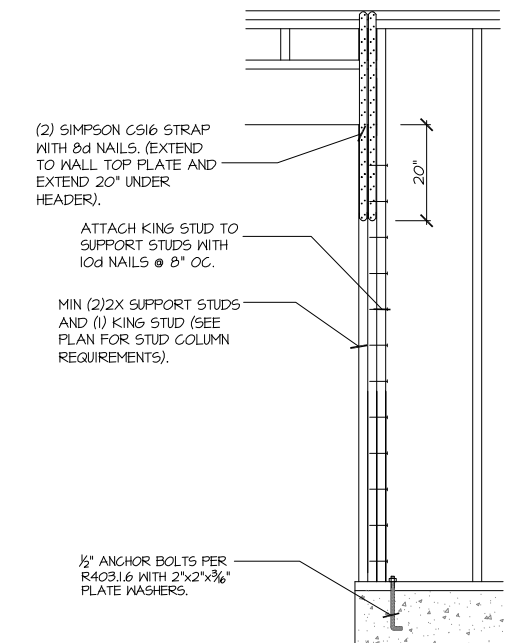


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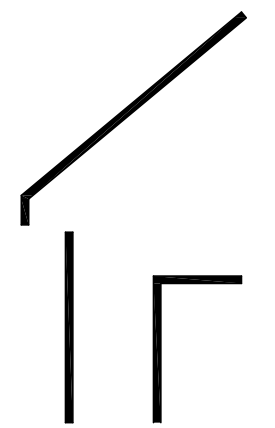
**FRAMING NOTES**

NC (2018 NCR): Wind: 115-120 mph

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP: CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 7/16", EXPOSURE C: 15/32"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6" / 12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPLICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPLICED ACROSS STUDS (CONTINUOUS ACROSS FLOOR SYSTEM) WITH BLOCKING AT PANEL EDGES. (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
- "HD" = HOLD-DOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
  - \*\*GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
  - \*\*UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS22 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAIL.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 7/16" WSP SHEATHING WITH 8d NAILS AT A 6" / 12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.



906 SD CS-PF: END CONDITION DETAIL (FOR USE WITH SINGLE CS-PF CONDITION) DETAIL AND APPLICATION BASED ON NCR FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



**DYNAMIC DESIGN GROUP, INC**

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PROJECT FOR:  
LOCATION: MULTI  
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SUBDIVISION: MULTI  
COUNTY: MULTI

**HAVENBROOKE**  
PLAN NAME  
C-2190-35GL  
PLAN I.D.  
3-25-20  
DATE

**SD SHEET**