

Crossing at Anderson Creek 206- 144 Kensington Dr. Spring Lake, 28390

Harnett County

Created: 7/21/2021

House Plan: Havenbrook

Elevation: C

Stone/Brick Option: #1

Foundation: Slab

Foundation Finish: 3 Sides Parged

Garage Hand: Right

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

Trey Ceiling in Master Bedroom

Trey Ceiling in Dining Room

Total Heated Sq. Ft.: 2189

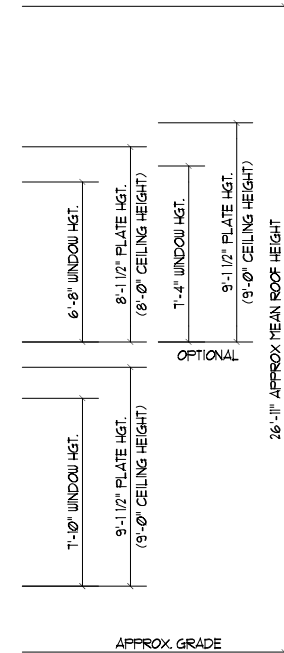
Total Unheated Sq. Ft.: 809

Total SQ FT: 2998

Bedrooms: 3 + Rec Room

Full Bathrooms: 2

Half Bathrooms: 1

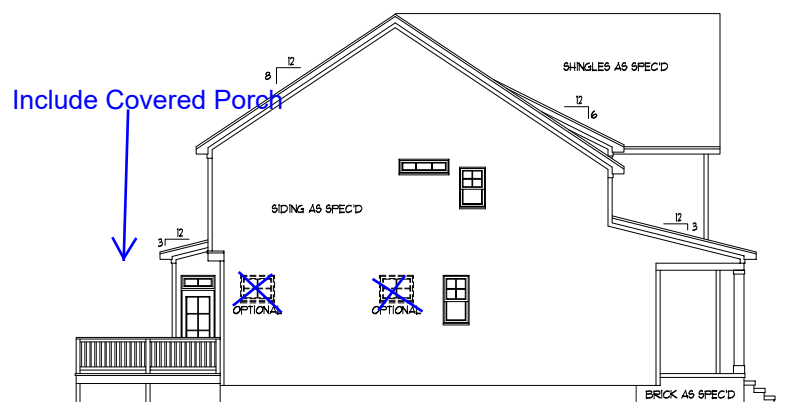


Brick/Stone Location
See MSS

FRONT ELEVATION "C"

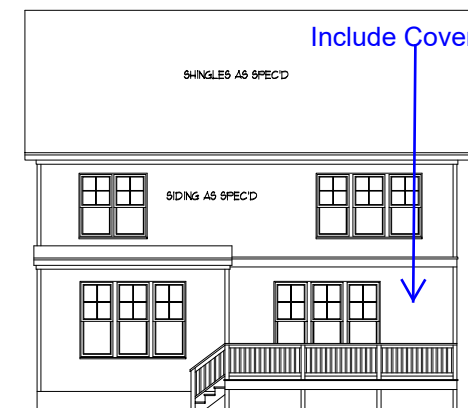
SCALE: -----1/8" = 1'-0"
HARD FRONT

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



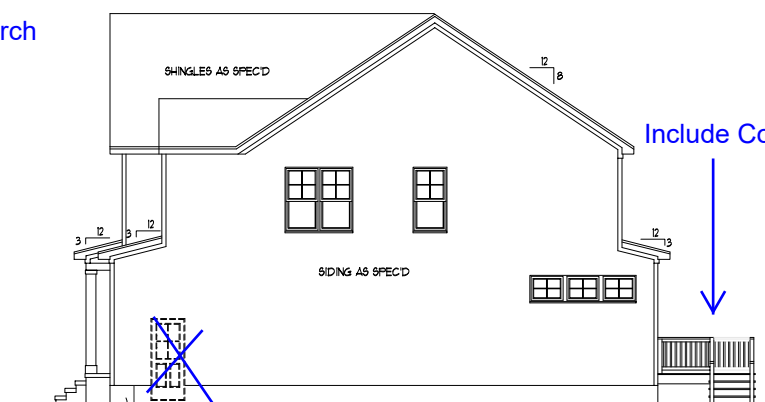
LEFT SIDE ELEVATION

SCALE: -----1/16" = 1'-0"



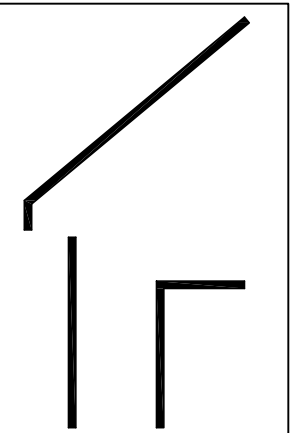
REAR ELEVATION

SCALE: -----1/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: -----1/16" = 1'-0"



DYNAMIC DESIGN GROUP, INC
 David D Grorud
 (919) 601-1406
 DynamicDesignGroup@gmail.com
 www.DDGhomeplans.com

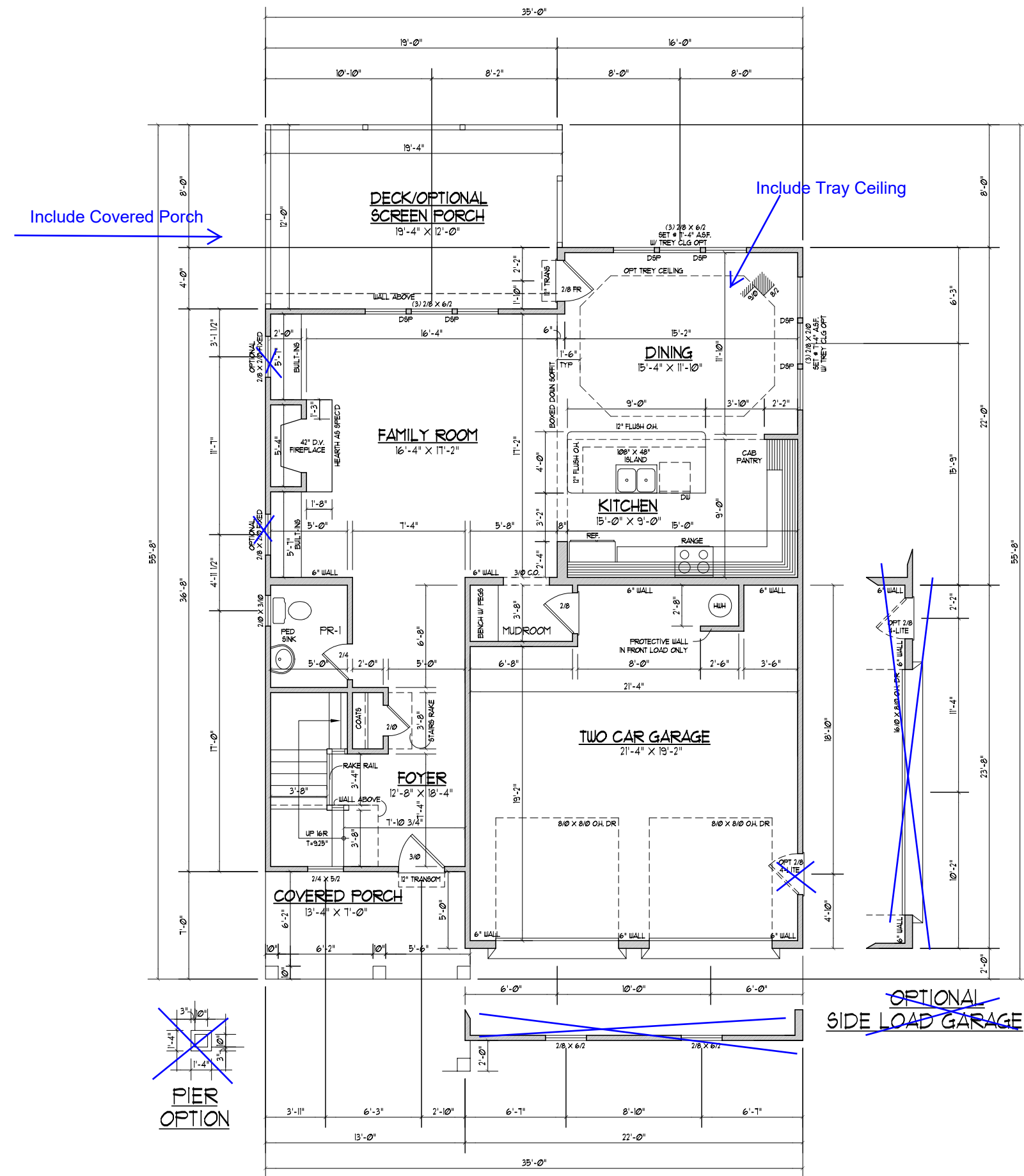
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CAPITOL
 PROJECT FOR: CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

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

A-1C
 SHEET



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

921 HEATED SQ. FT.
 486 SQ. FT. GARAGE
 92 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
 - 3) SET WINDOWS AT 1"-10" ASF. UNLESS OTHERWISE NOTED.
 - 4) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
 - 5) CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS.

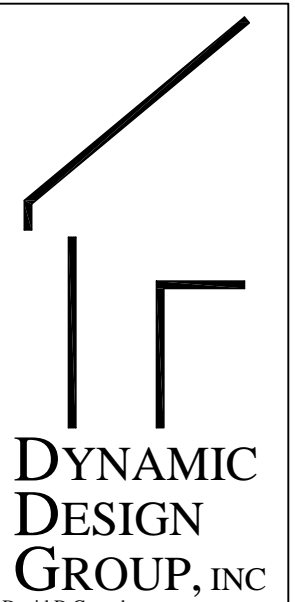
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OPT SCREEN PORCH/BBQ DECK



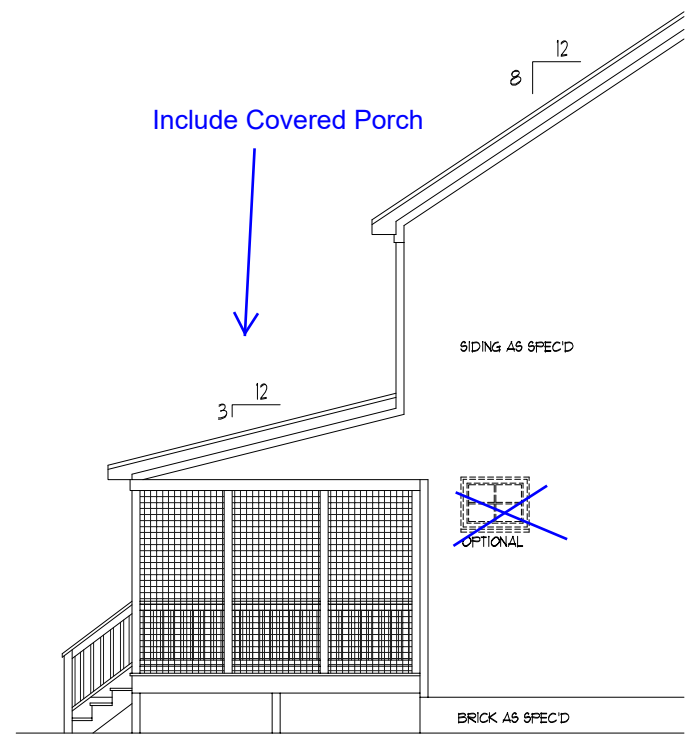
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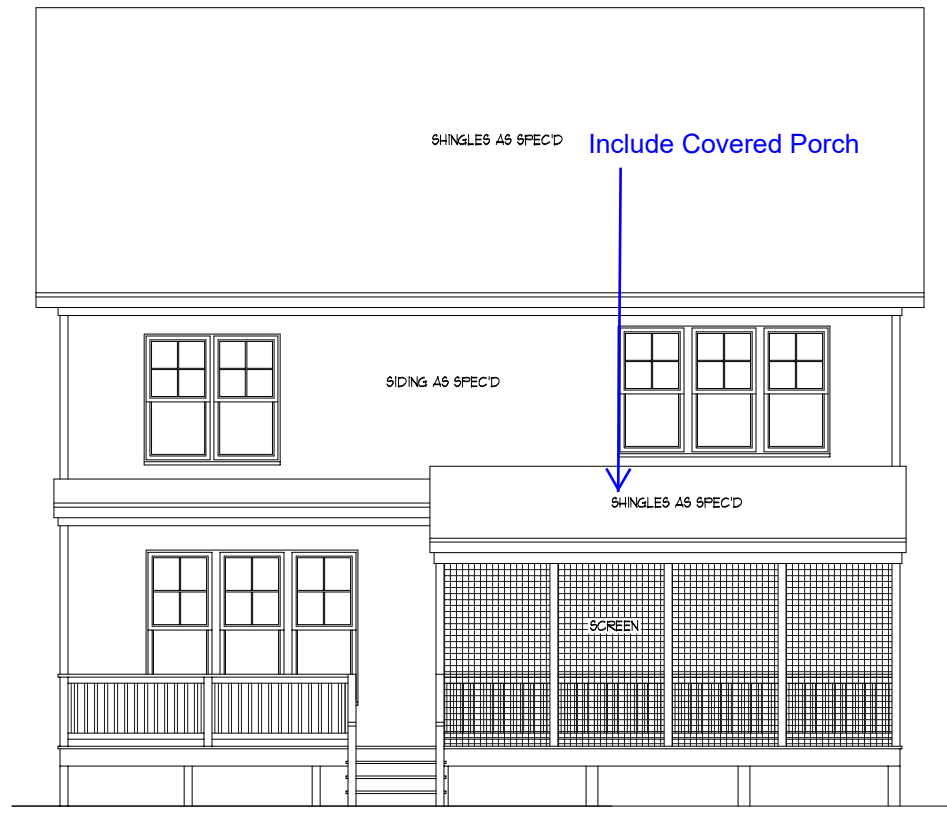
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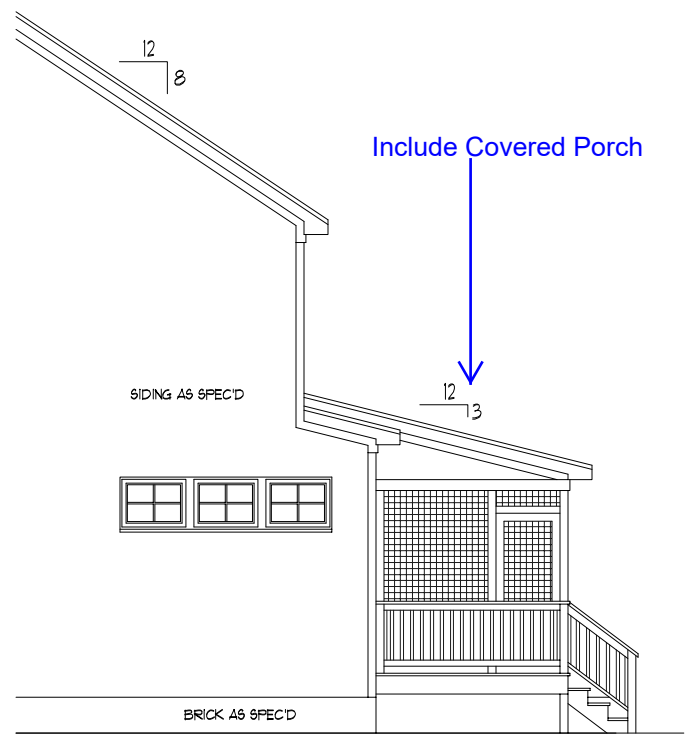
A-2 SCR PORCH / BBQ DECK OPTIONS
 SHEET



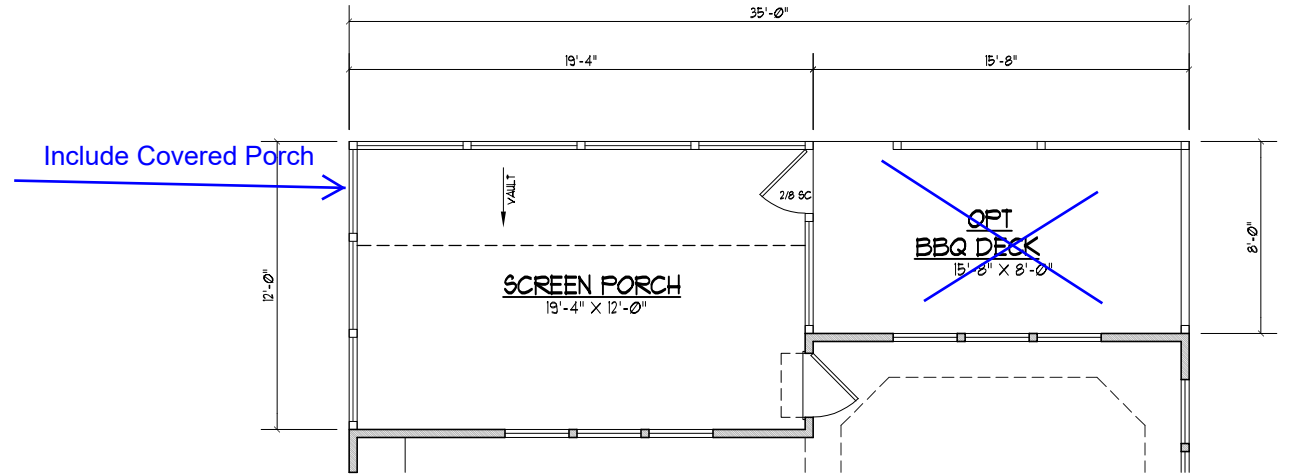
LEFT SIDE ELEVATION



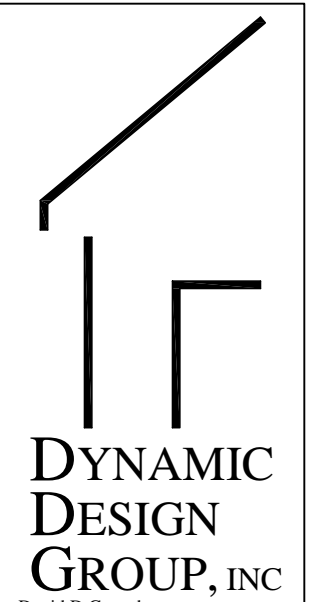
REAR ELEVATION
 SCALE: ----- 1/8" = 1'-0"



RIGHT SIDE ELEVATION



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



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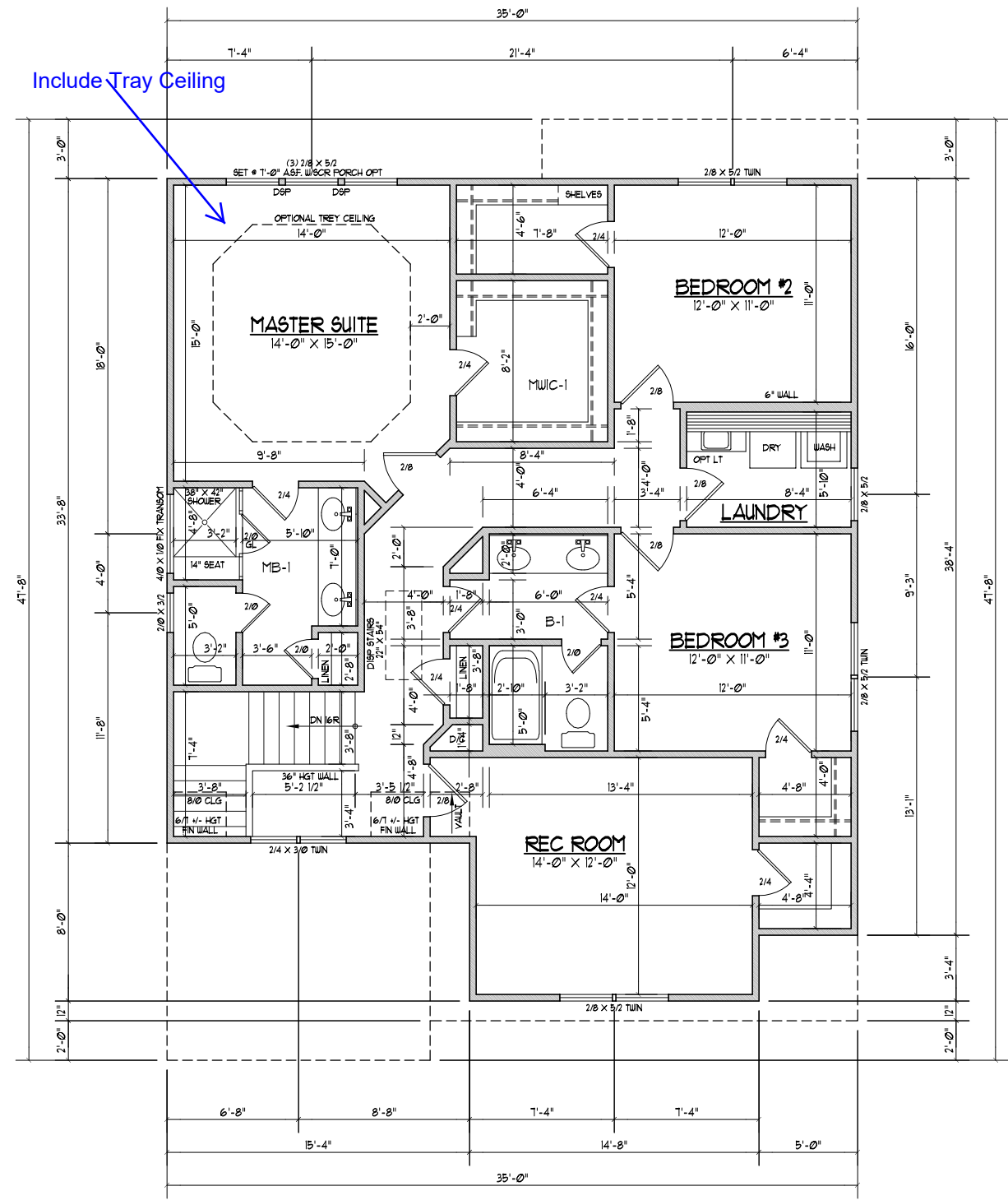
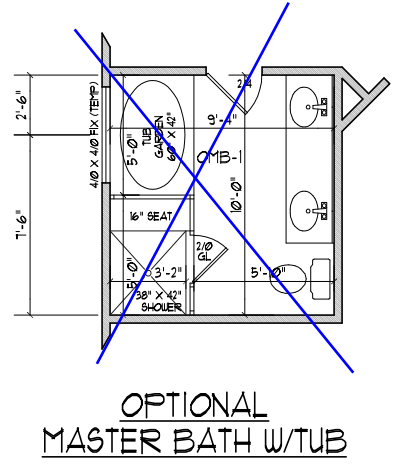
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A-3C
 SHEET



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

1268 HEATED SQ. FT.

- NOTES:
- 1) 8'-0" CLG. HGT. (8' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
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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	

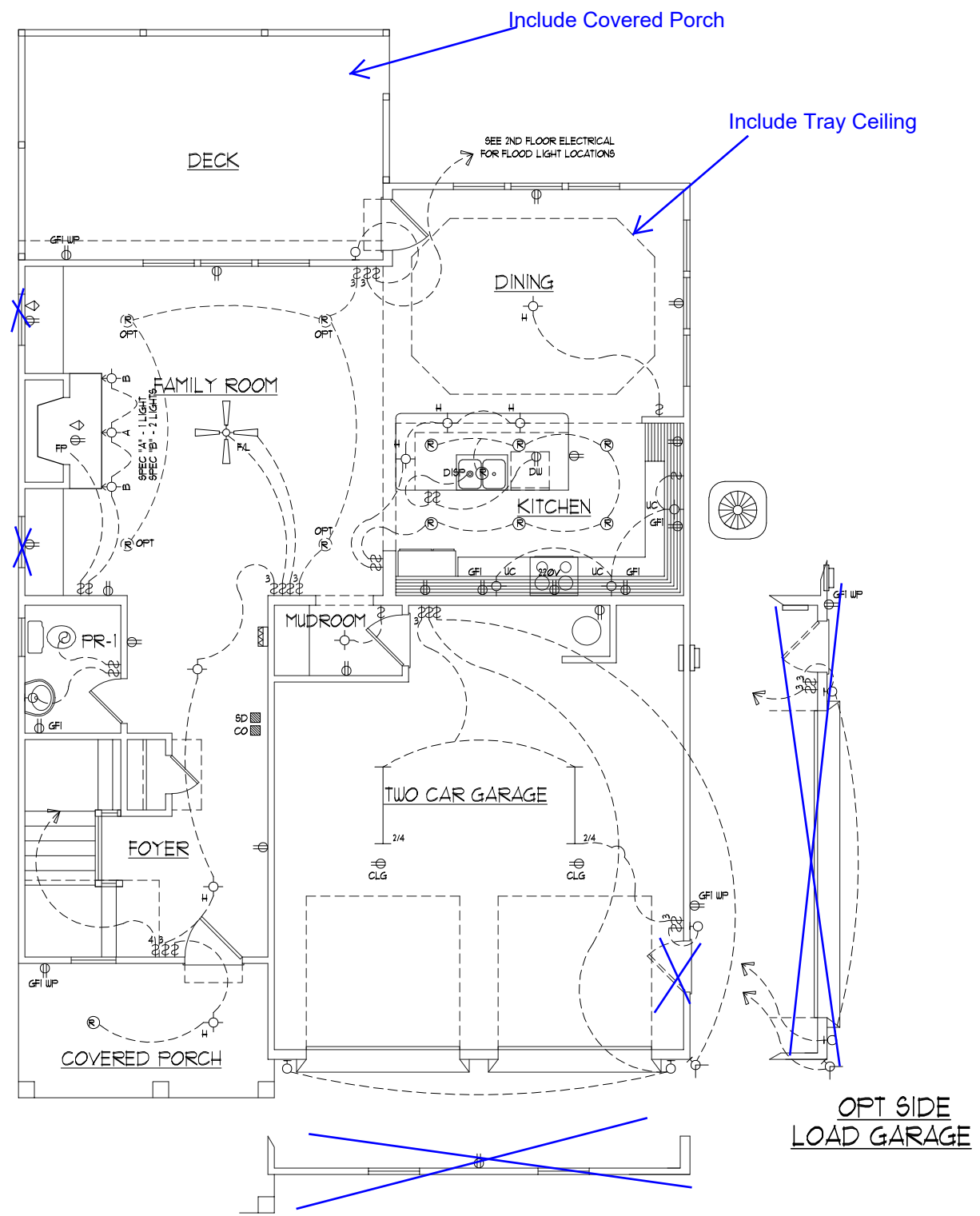


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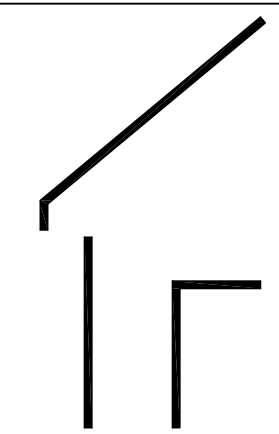
ELECTRICAL SYMBOLS			
	CEILING MOUNTED LIGHT FIXTURE		EXHAUST FAN
	DIRECTIONAL EYEBALL LIGHT FIXTURE		RECESSED SHOWER LIGHT
	RECESSED LIGHT FIXTURE		EXTERIOR FLOOD LIGHT
	MINI RECESSED LIGHT FIXTURE		SMOKE DETECTOR
	WALL MOUNTED LIGHT FIXTURE		CARBON MONOXIDE DETECTOR
	FLUORESCENT LIGHT 1/2 -- 1 BULB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



FIRST FLOOR
 ELECTRICAL LAYOUT

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

E-1
 SHEET



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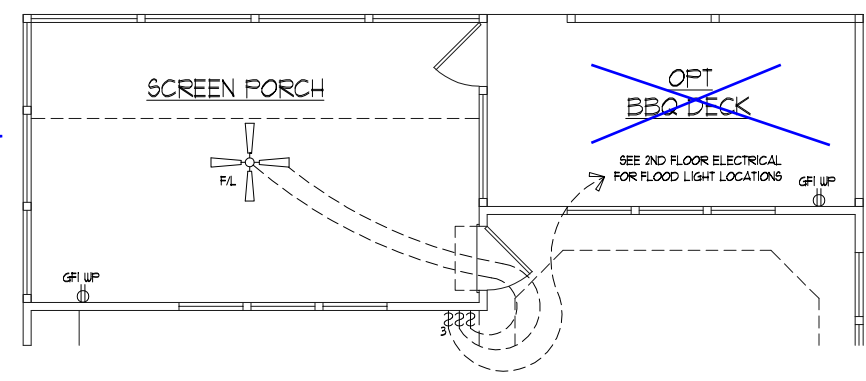
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E-1 SCR PORCH
/BBQ DECK
OPTIONS
SHEET

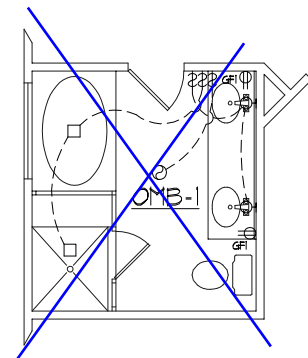
Include Covered Porch →



OPTIONAL
SCREEN PORCH/BBQ DECK
ELECTRICAL LAYOUT

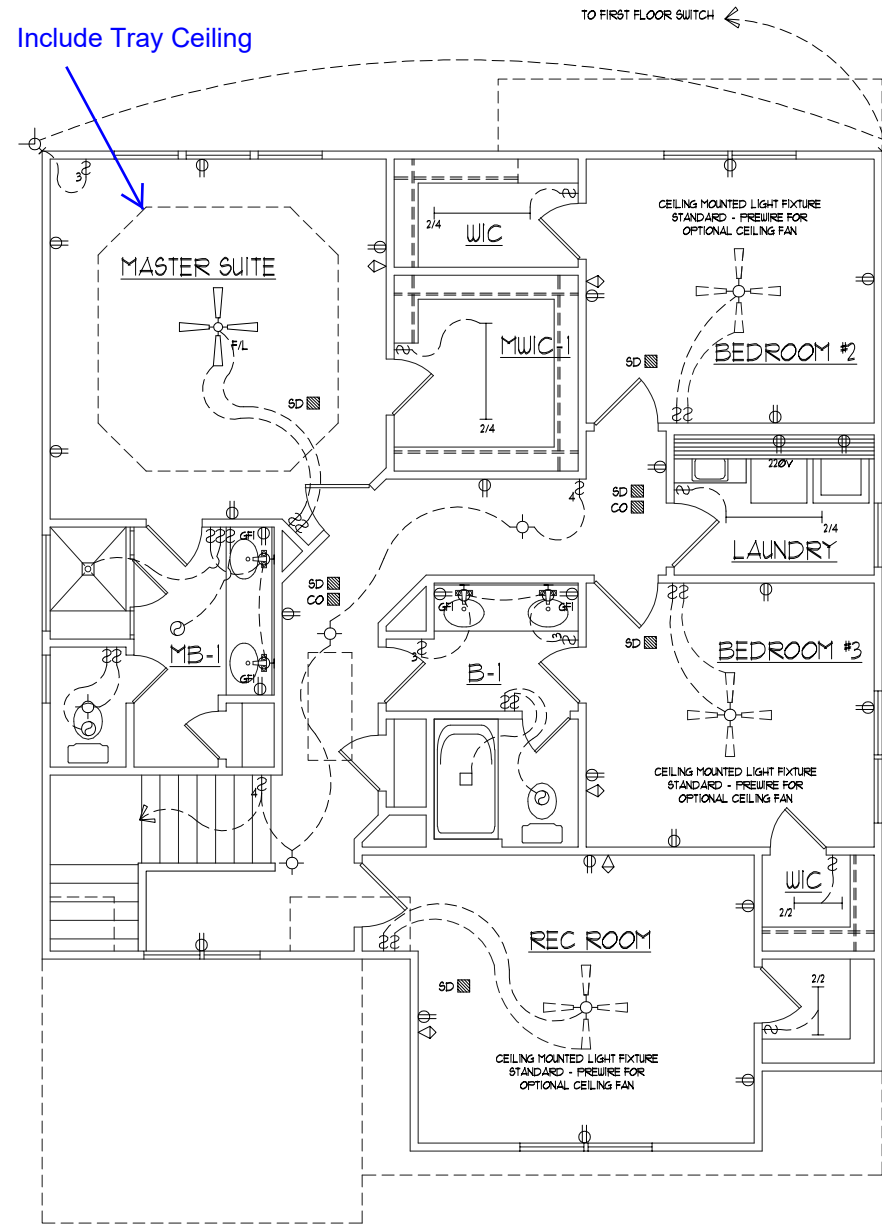
ELECTRICAL SYMBOLS

	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
	HANGING LIGHT FIXTURE		ELECTRICAL PANEL
	TELEPHONE JACK		METERBOX
	CABLE JACK		A/C UNIT
	KEYLESS LIGHT FIXTURE		110V OUTLET
	CEILING FAN WITH LIGHT FIXTURE		220V OUTLET
	UNDER CABINET LIGHT		SINGLE SWITCH
			3-WAY SWITCH
			4-WAY SWITCH
			OUTDOOR OUTLET
			GFI



OPTIONAL MASTER BATH

Include Tray Ceiling



ELEVATION "C"
SECOND FLOOR
WITH REC ROOM
ELECTRICAL LAYOUT



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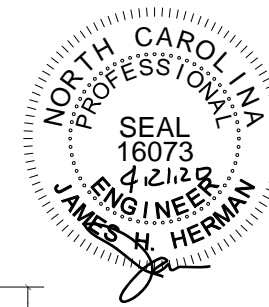
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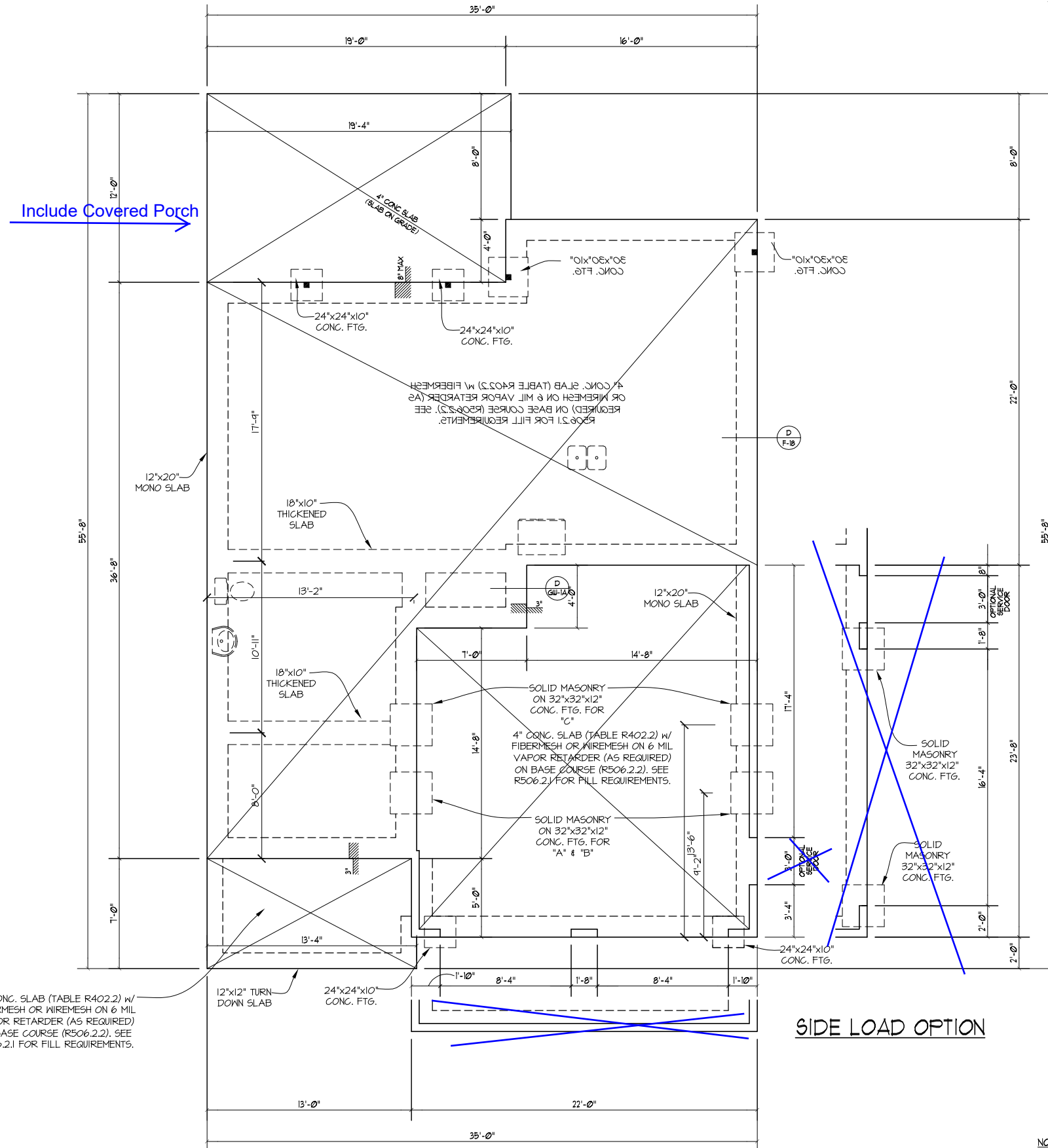
E-2C
SHEET



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

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- 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.



Include Covered Porch

SIDE LOAD OPTION

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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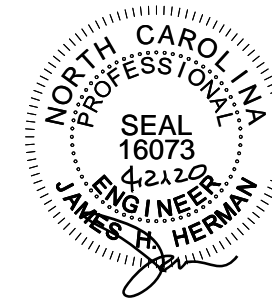
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HAVENBROOKE

PLAN NAME
C-2190-35GR 3-25-20 DATE

PLAN I.D.

S-1
 SHEET

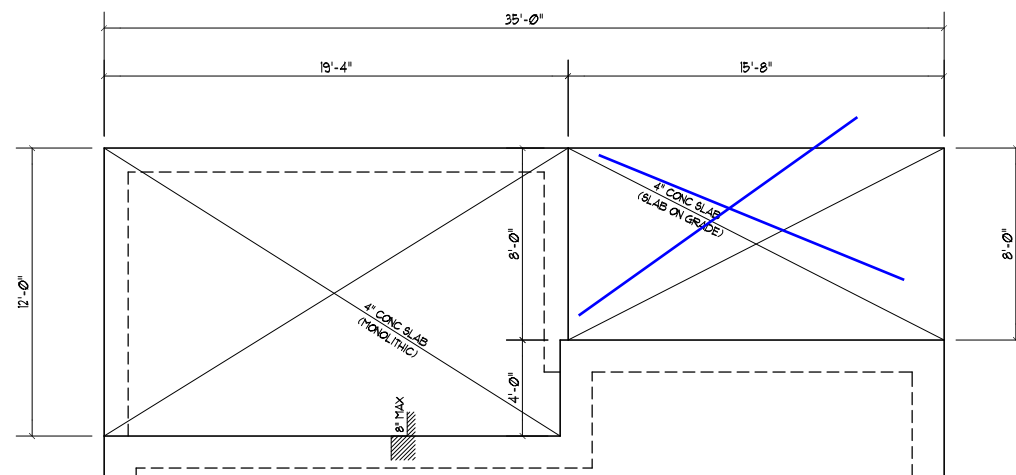


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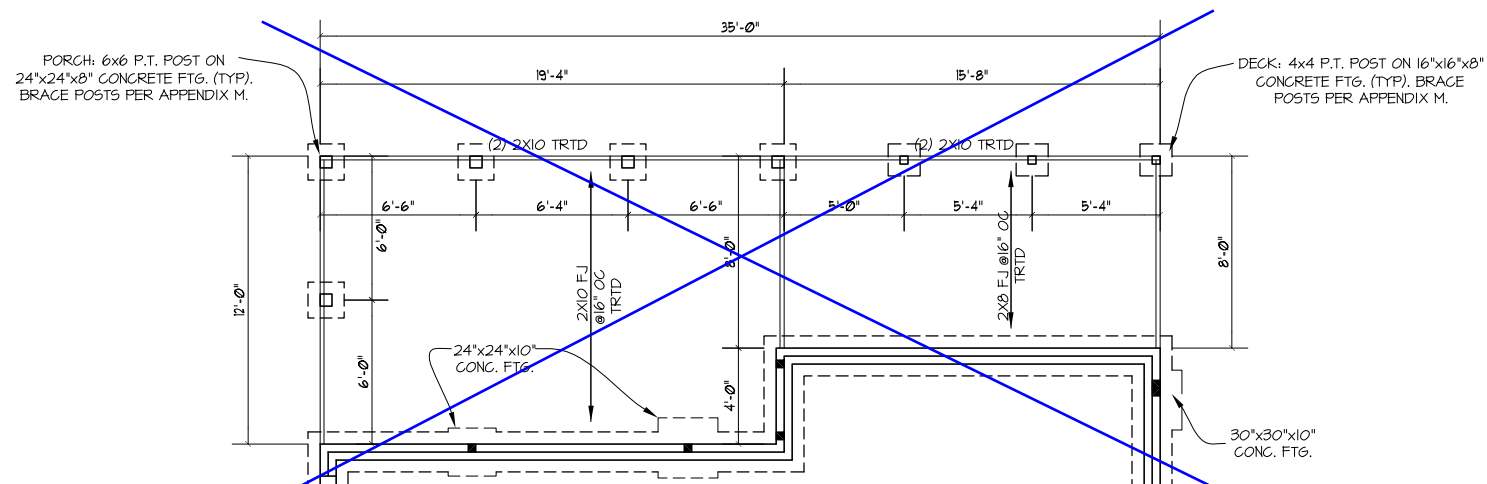
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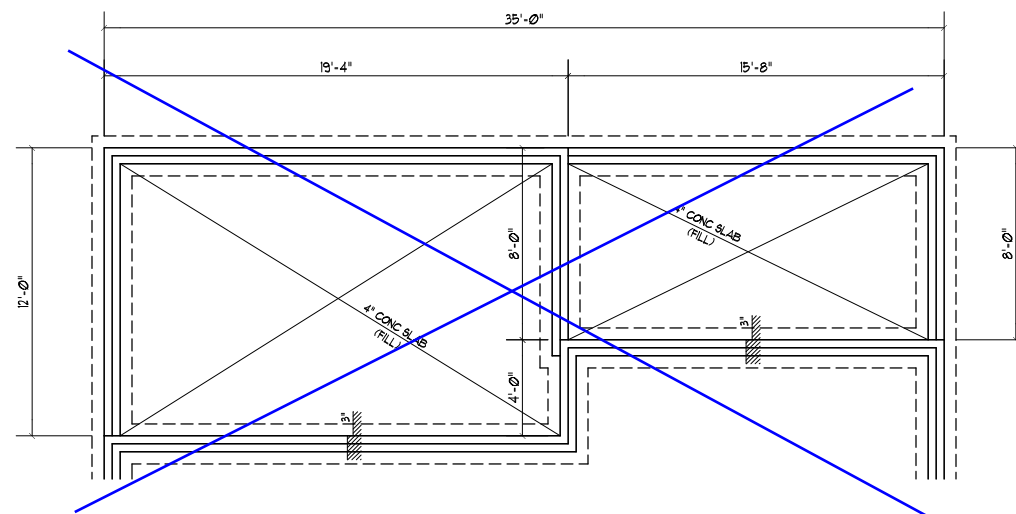
Include Covered Porch-
 NO BBQ DECK →



SCREEN PORCH/BBQ DECK
 WITH MONOLITHIC SLAB FOUNDATION



SCREEN PORCH/BBQ DECK
 WITH CRAWLSPACE FOUNDATION

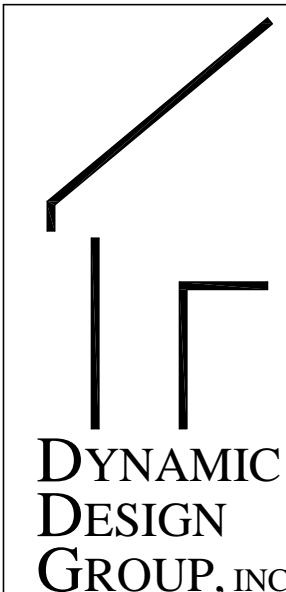


SCREEN PORCH/BBQ DECK
 WITH STEM WALL/SLAB FOUNDATION

SCREEN PORCH/BBQ DECK
 FOUNDATION OPTIONS

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

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



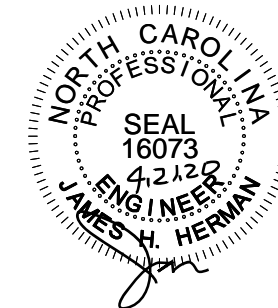
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S-1 SCR PORCH/BBQ DECK OPTIONS SHEET



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S-2C
 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

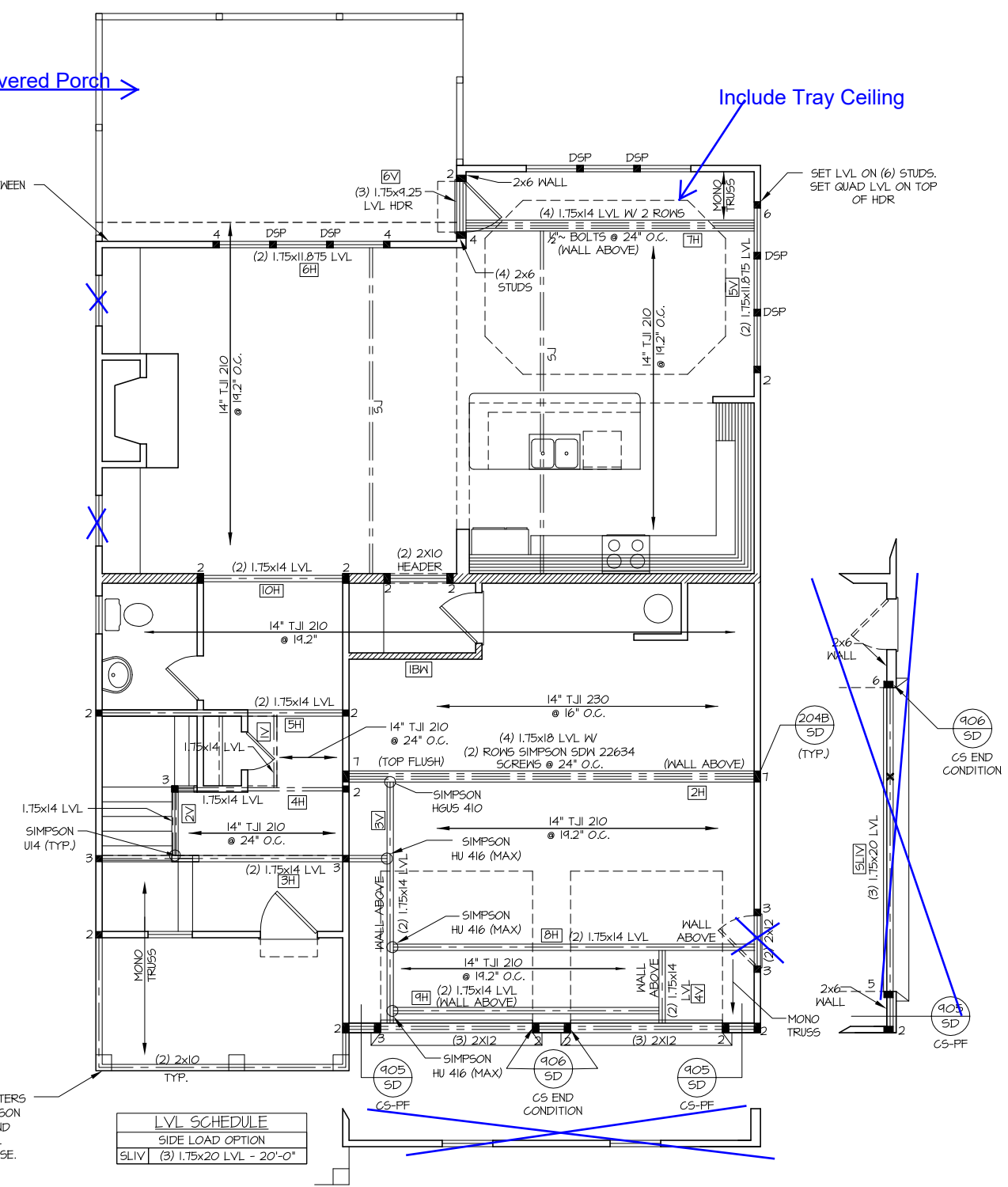
WHOLE HOUSE BRACING SUMMARY
 TOTAL REQUIRED BRACING: 89
 TOTAL PROVIDED BRACING: 147
 (IN FEET)

4x4 TRTD POST (OR EQUIV.) (TYP.) ATTACH RAFTERS AT PORCH WITH HURRICANE CONNECTORS (SIMPSON H2.5 OR EQUIV.) ATTACH HEADER TO POST AND POST TO BASE WITH A POST CAP OR METAL STRAP(S) OR BRACKET(S), AND/OR A POST BASE.

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

Include Covered Porch →

Include Tray Ceiling



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	(4) 1.75x18 LVL - 22'
3H	(2) 1.75x14 LVL - 16'
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 - 20'
9H	(2) 1.75x14 LVL - 16'
10H	(2) 1.75x14 LVL - 8'
IV	(1) 1.75x14 LVL - 4'
2V	(1) 1.75x14 LVL - 4'
3V	(2) 1.75x14 LVL - 14'
4V	(2) 1.75x14 LVL - 6'
5V	(2) 1.75x11.875 LVL - 10'
6V	(3) 1.75x9.25 LVL - 6'

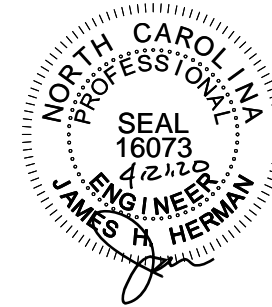
REFER TO "SD" & "BD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

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

ELEVATION "C" FIRST FLOOR CEILING / STRUCTURAL PLAN

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

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



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

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

DYNAMIC DESIGN GROUP, INC

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

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

HAVENBROOKE

PLAN NAME

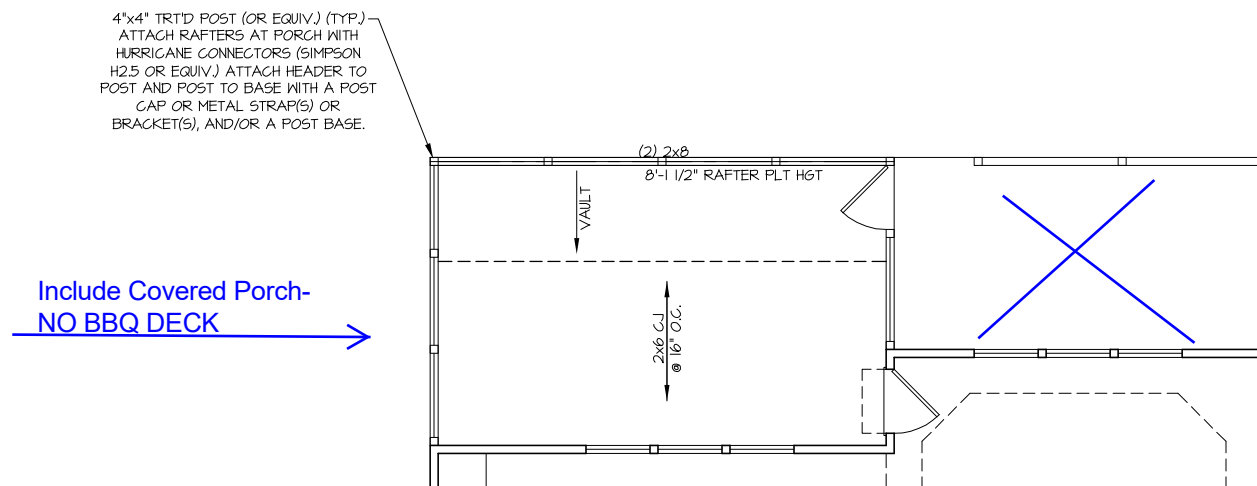
C-2190-35GR

PLAN I.D.

3-25-20

DATE

S-2 SCR PORCH OPTION SHEET

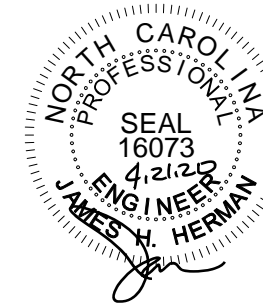


SCREEN PORCH CEILING / STRUCTURAL PLAN

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

NOTES:

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- 2) ■ DENOTES SOLID STUDS.



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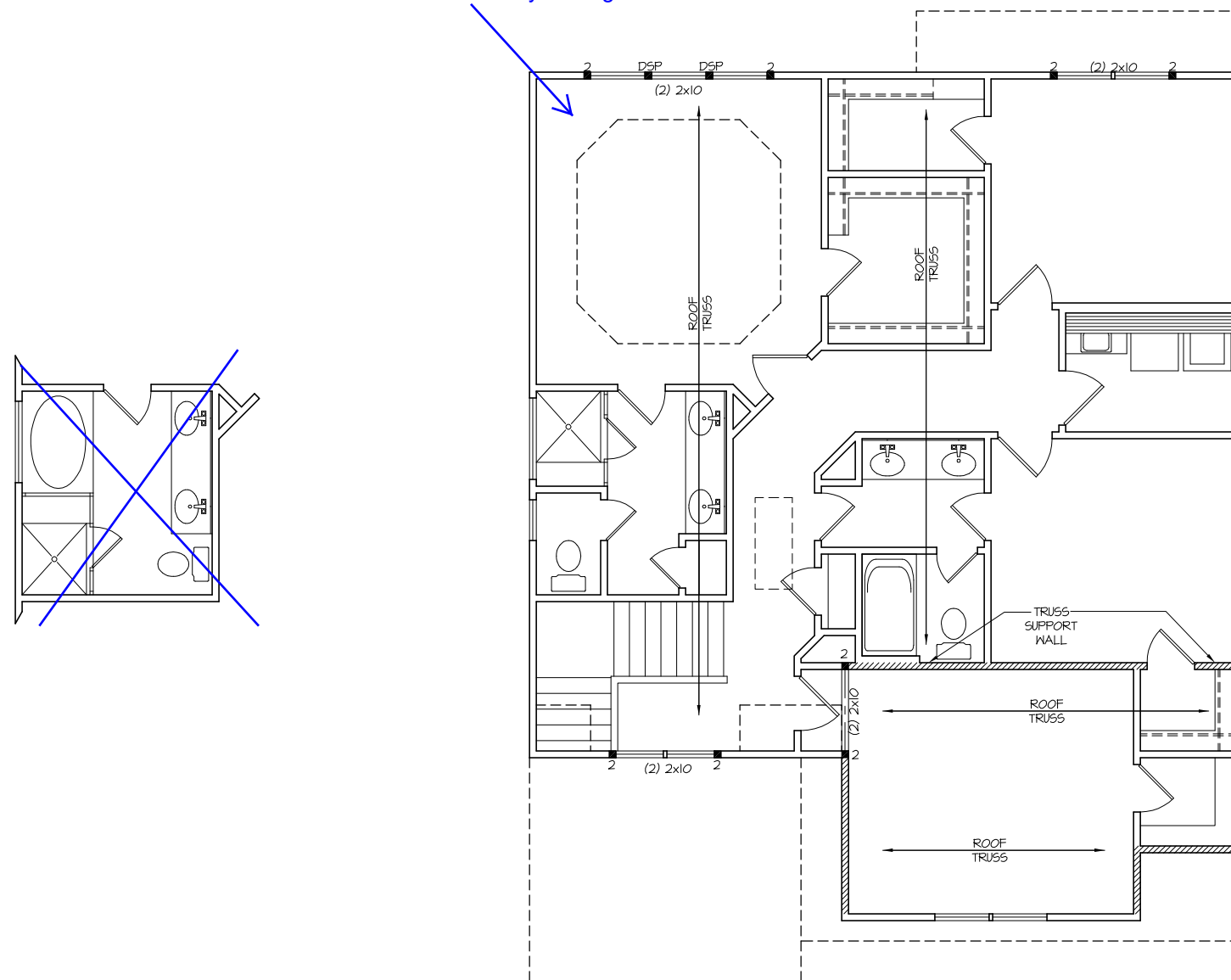
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HEADER/BEAM & COLUMN NOTES

- 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

Include Tray Ceiling

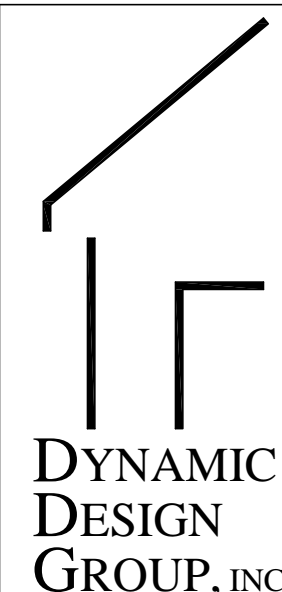


**ELEVATION "C"
WITH REC ROOM
SECOND FLOOR CEILING /
STRUCTURAL PLAN**

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

NOTES:

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- DENOTES SOLID STUDS.



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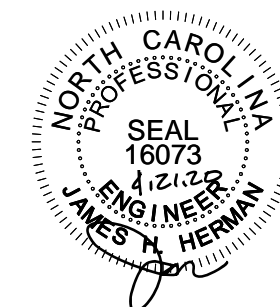
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PROJECT FOR: CITY HOMES
LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

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

S-3C
SHEET



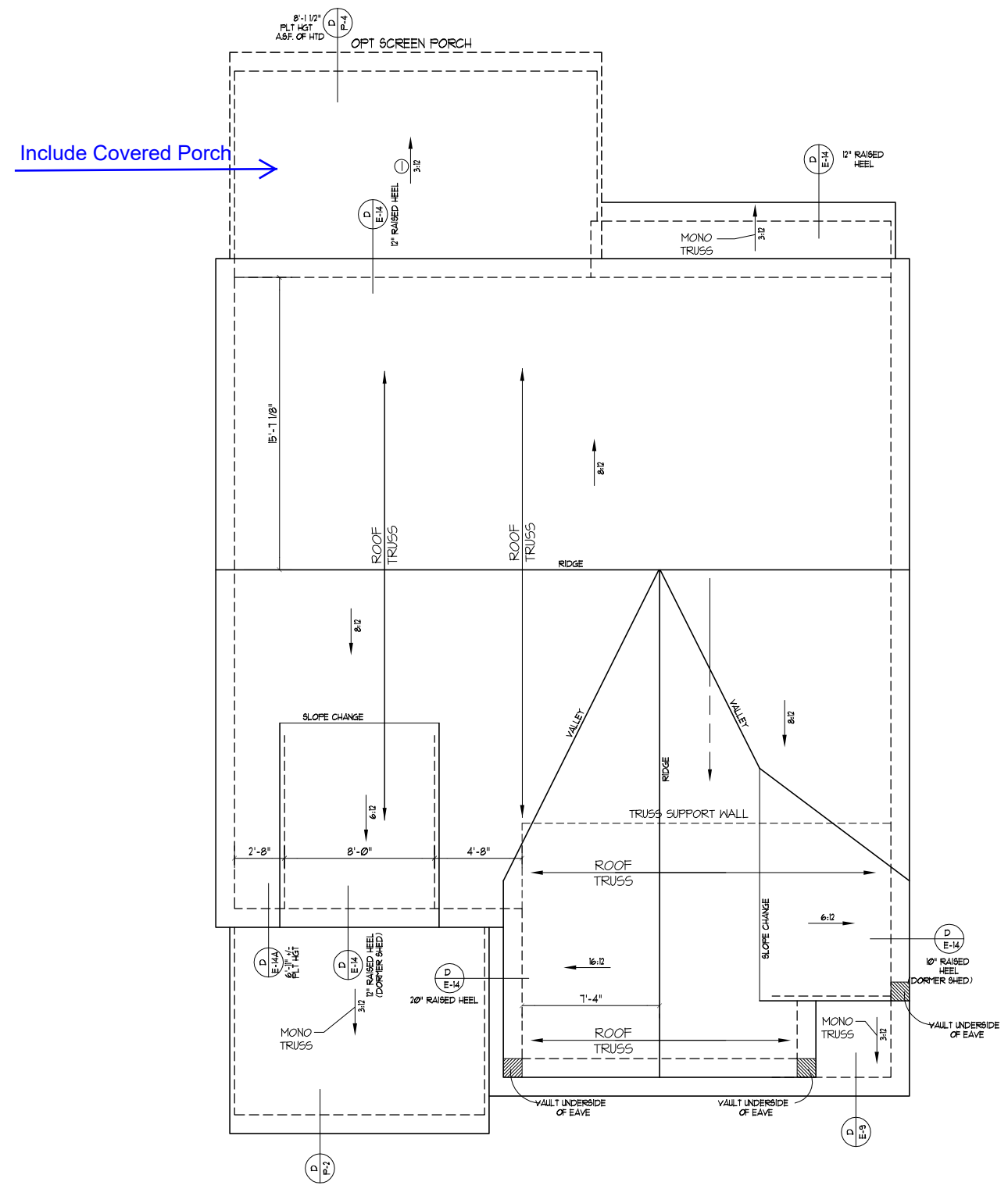
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REFER TO "SD" & "BD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

TRUSS SYSTEM REQUIREMENTS
 NC (2018 NCRG): 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 SPF #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)	SOFFIT	07 SQ. FT. PER x 64 LINEAR FT. = 448 SQ. FT. OF VENT.	46% (TOTAL OF INLET)
(OUTLET)	RIDGE	11 SQ. FT. PER x 48 LINEAR FT. = 528 SQ. FT. OF VENT.	54% (TOTAL OF OUTLET)
		9.76 TOTAL SQ. FT. OF VENT.	

ELEVATION "C"
 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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HAVENBROOKE

PLAN NAME
 C-2190-35GR
 PLAN I.D.

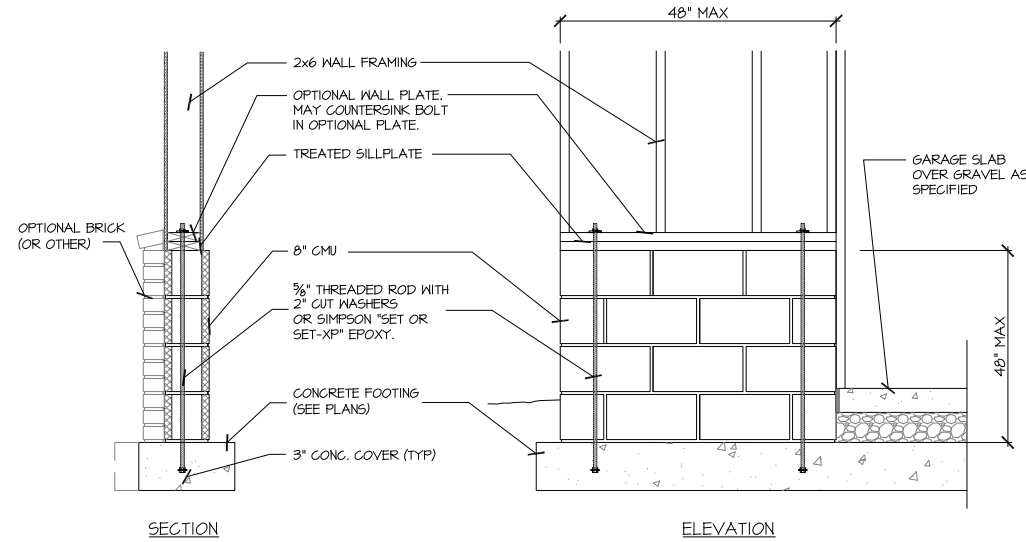
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S-4C
 SHEET

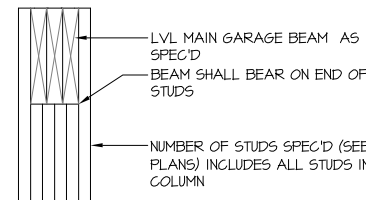
STRUCTURAL NOTES

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

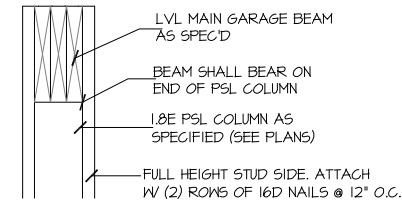
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTINGS, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL 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=1.9x10⁶ PSI.
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 PSI, E=2.0x10⁶ PSI.
 - L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ 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.



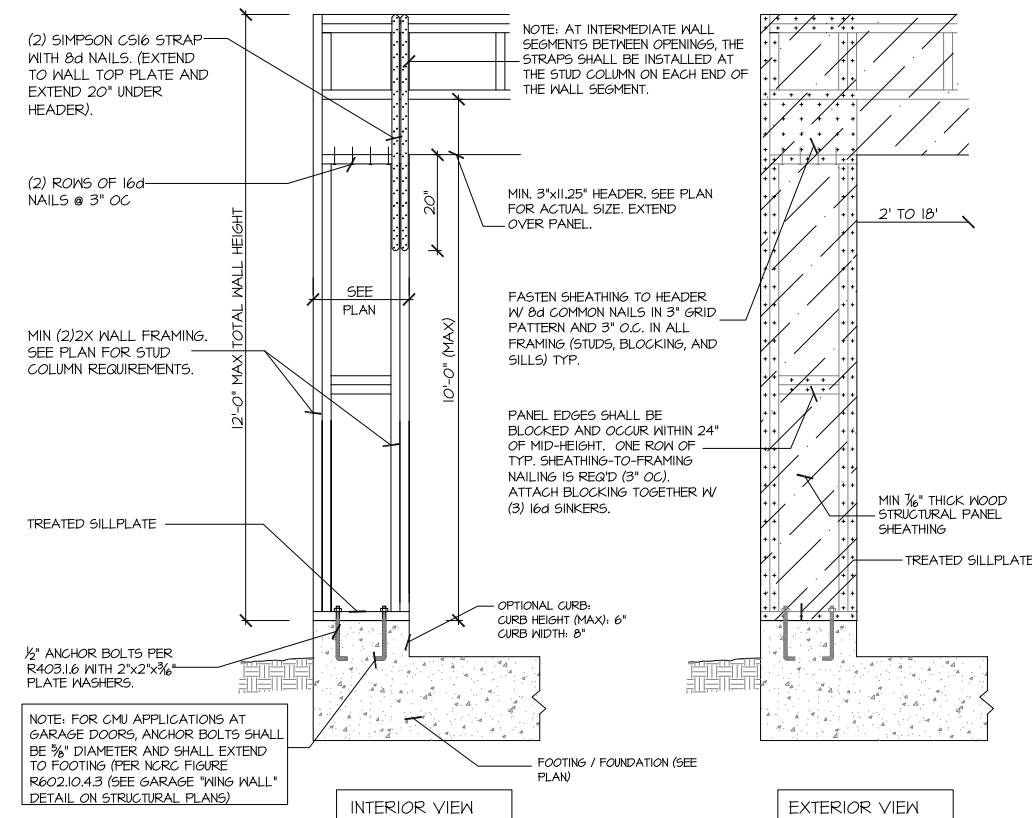
907 SD GARAGE 'WING WALL' REINFORCING PER IRC FIGURE R602.10.4.3



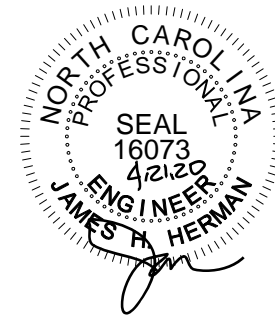
204B SD TYP. GARAGE BEAM BEARING NT5



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
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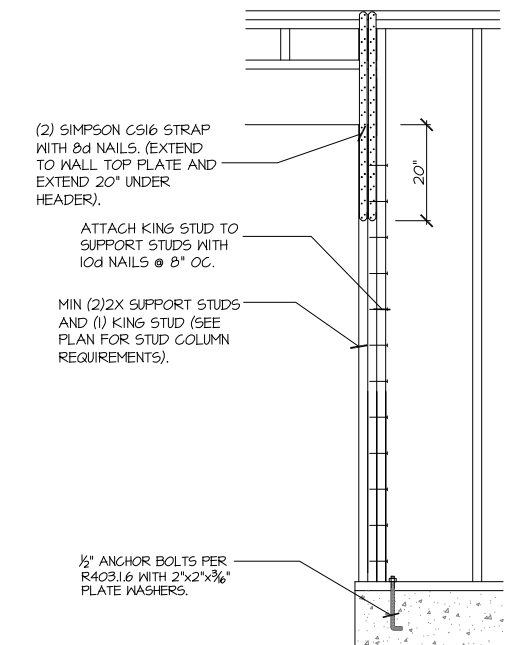


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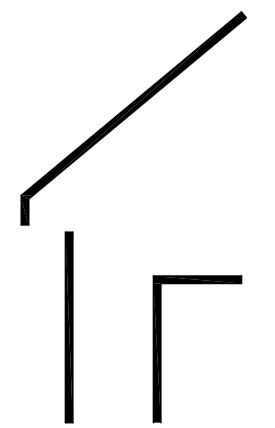
FRAMING NOTES

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 @ 1" 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 @ 1" 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



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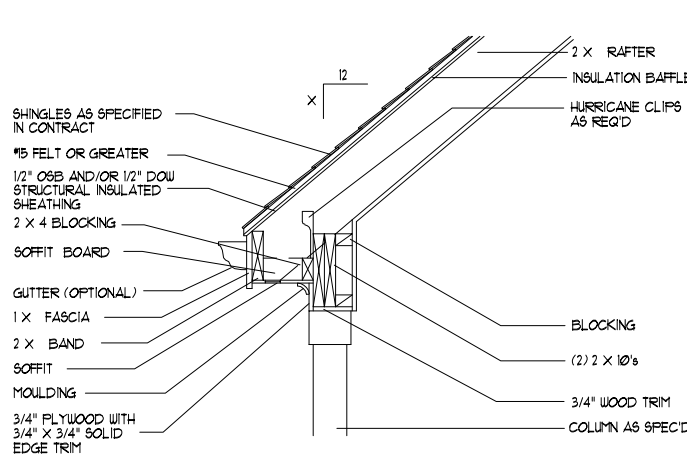
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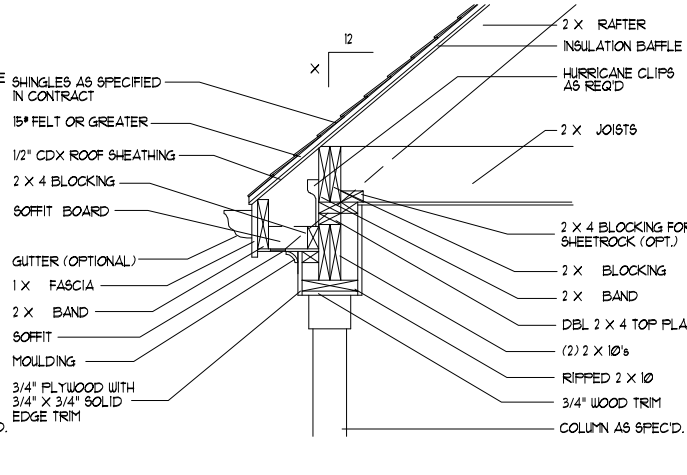
CAPITOL CITY HOMES
PROJECT FOR:
LOCATION: MULTI
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SUBDIVISION: MULTI
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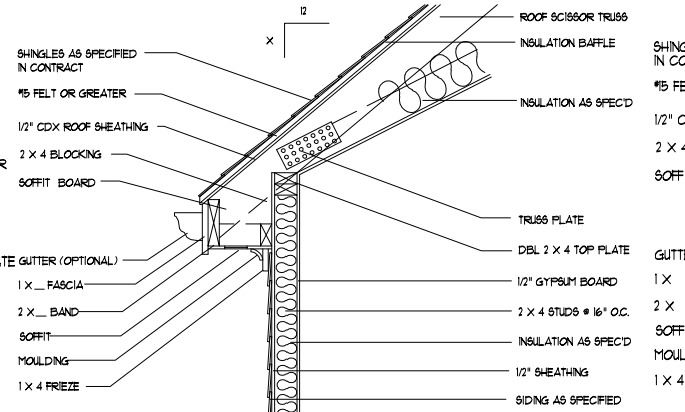
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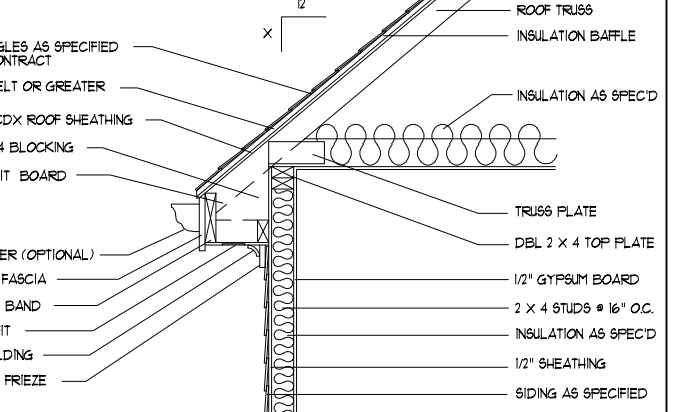
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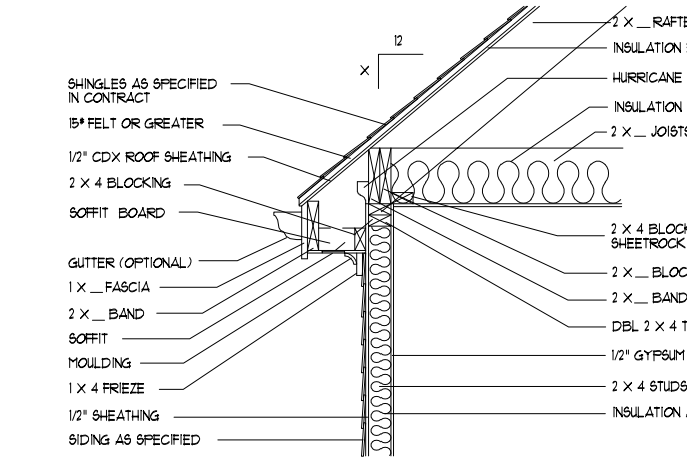
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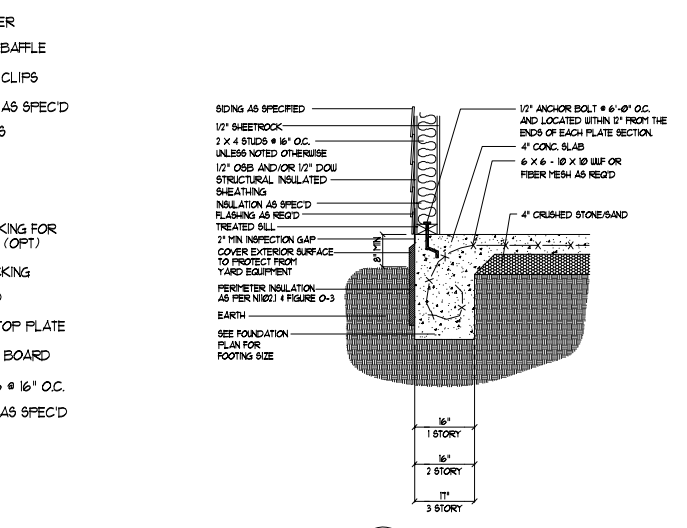
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E-14A (NTS)



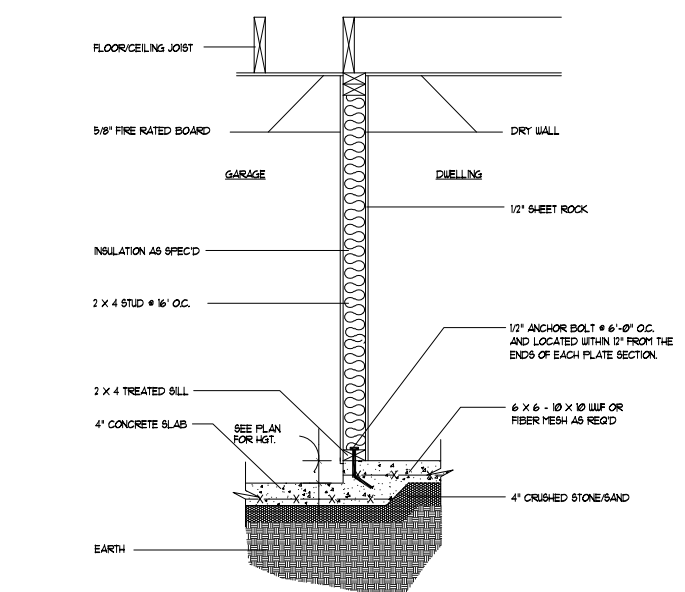
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E-14 (NTS)



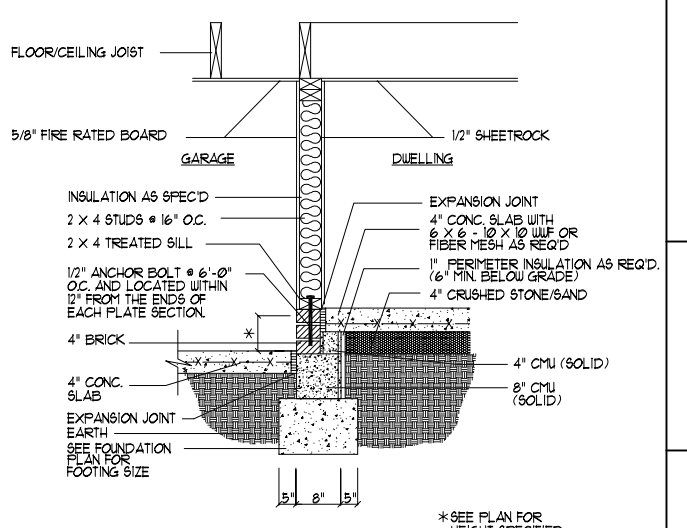
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E-9 (NTS)



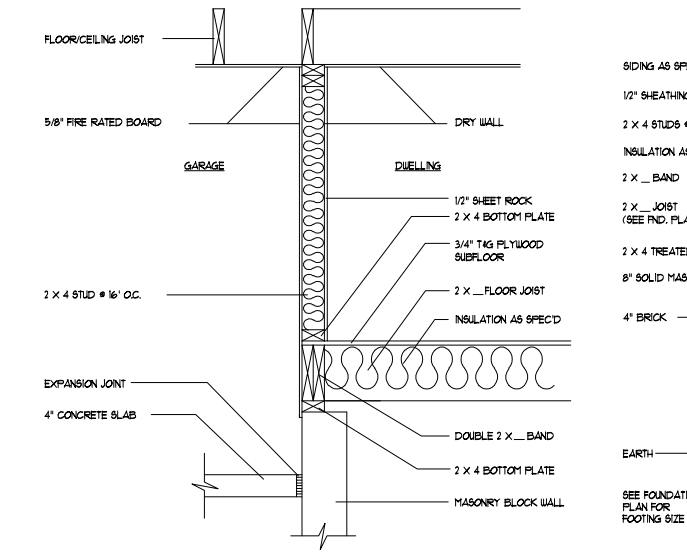
D
F-12 (NTS)



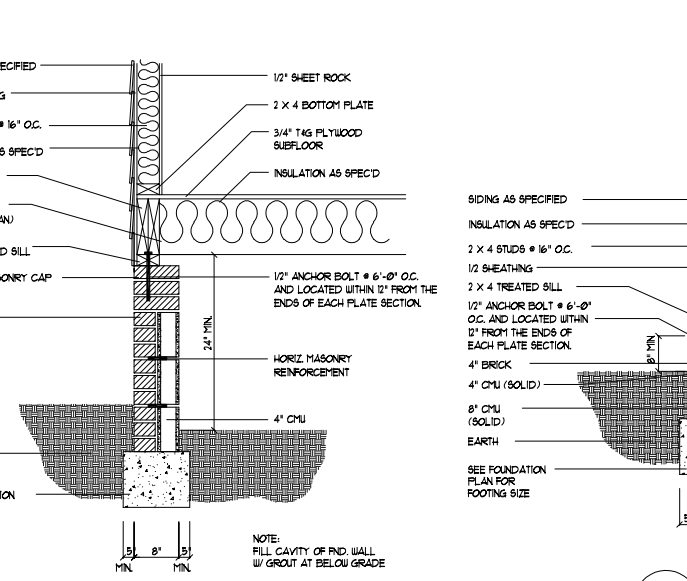
D
GU-1A (NTS)



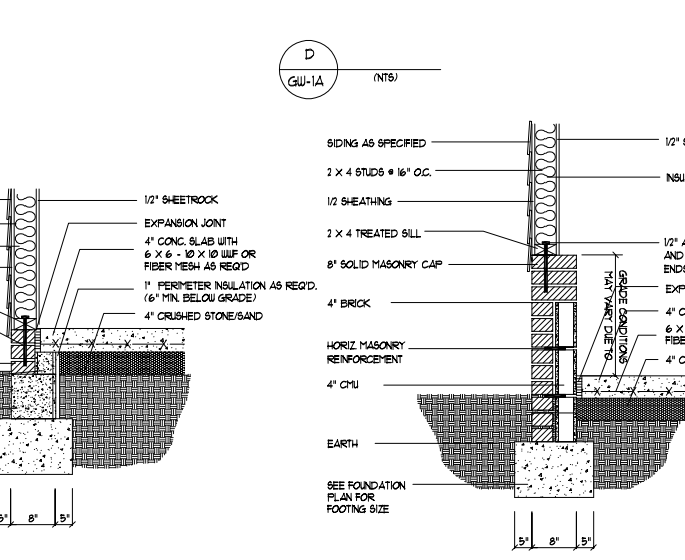
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GU-1B (NTS)



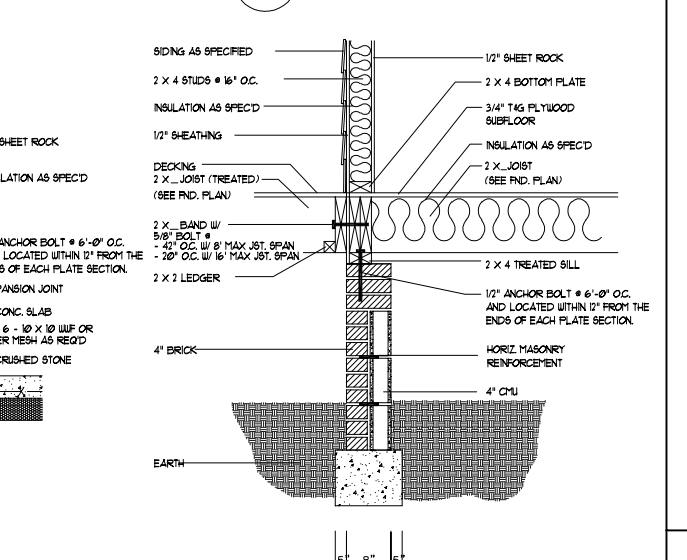
D
GU-1 (NTS)



D
F-10 (NTS)



D
F-18A (NTS)



D
D-1 (NTS)

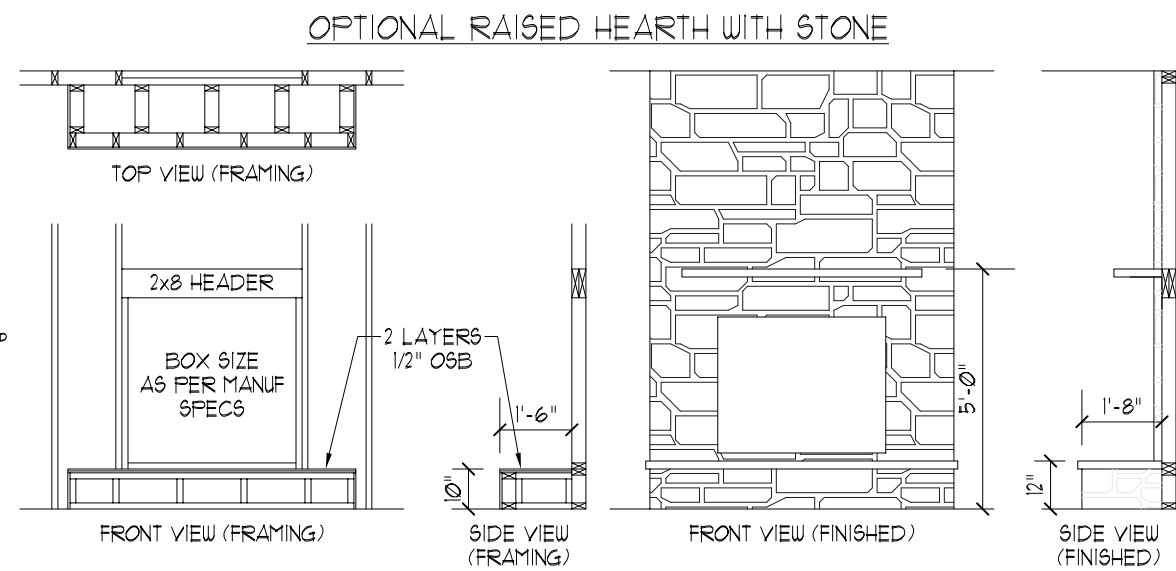
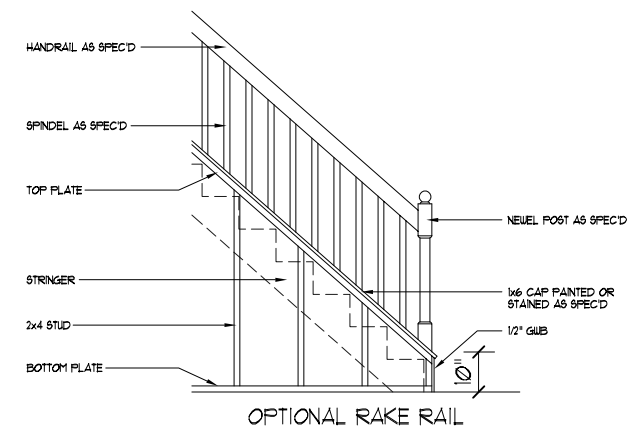
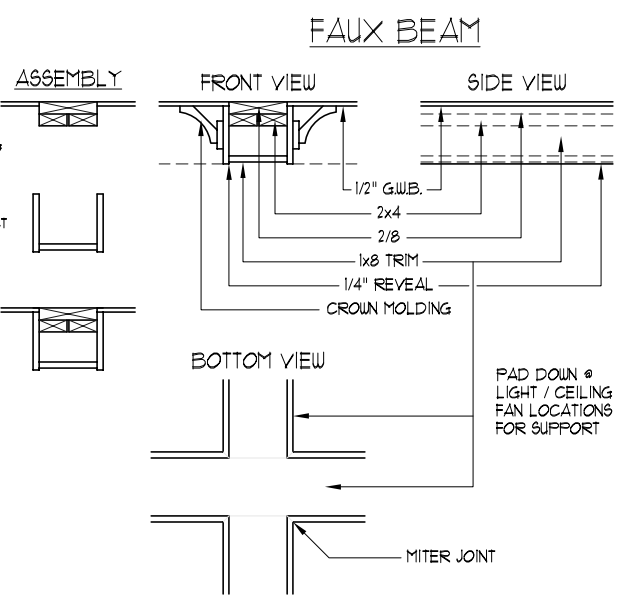
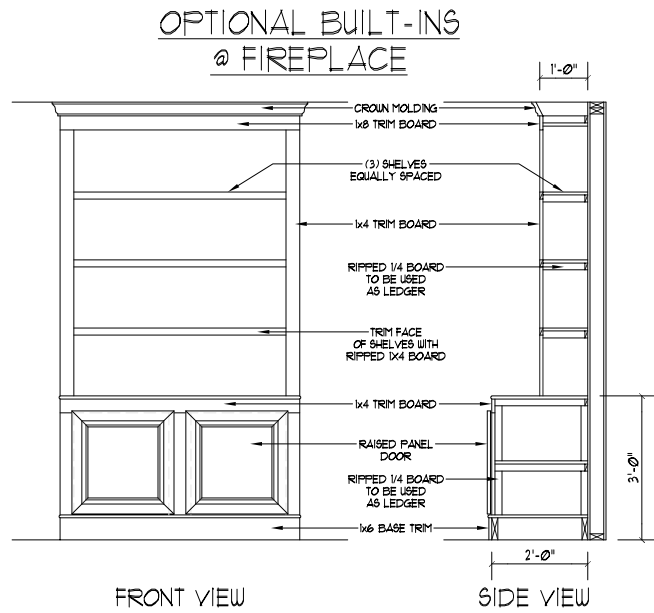
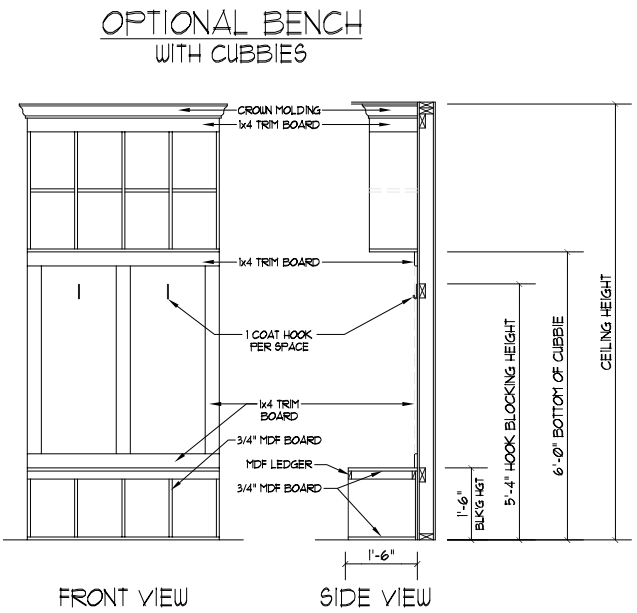
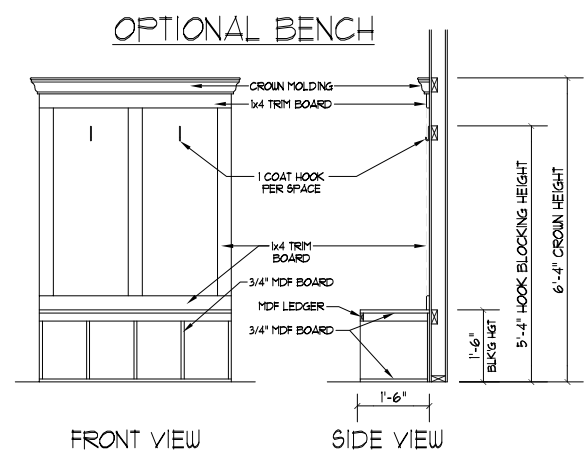
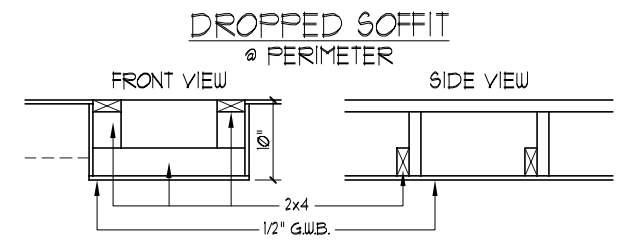
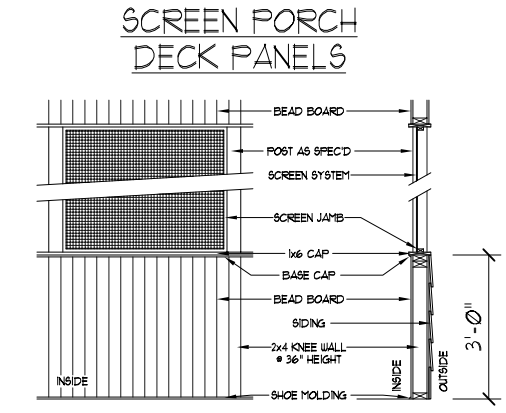
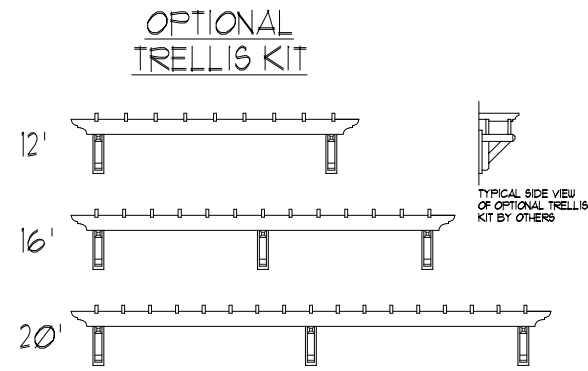
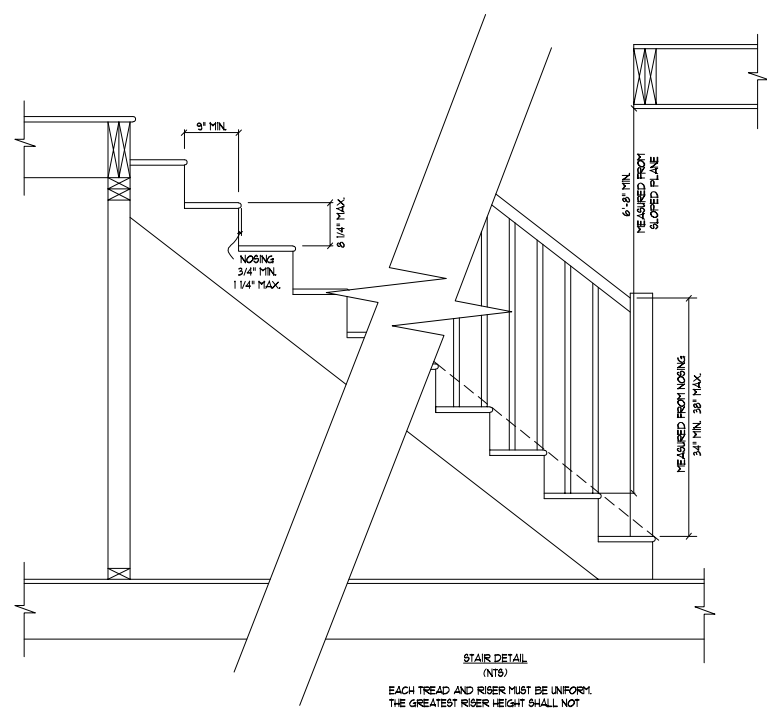
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PROJECT FOR: CAPITOL CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

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

D-1A
 SHEET



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 LOCATION: MULTI
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 COUNTY: MULTI

HAVENBROOKE
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 PLAN I.D.
D-1B
 SHEET

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