

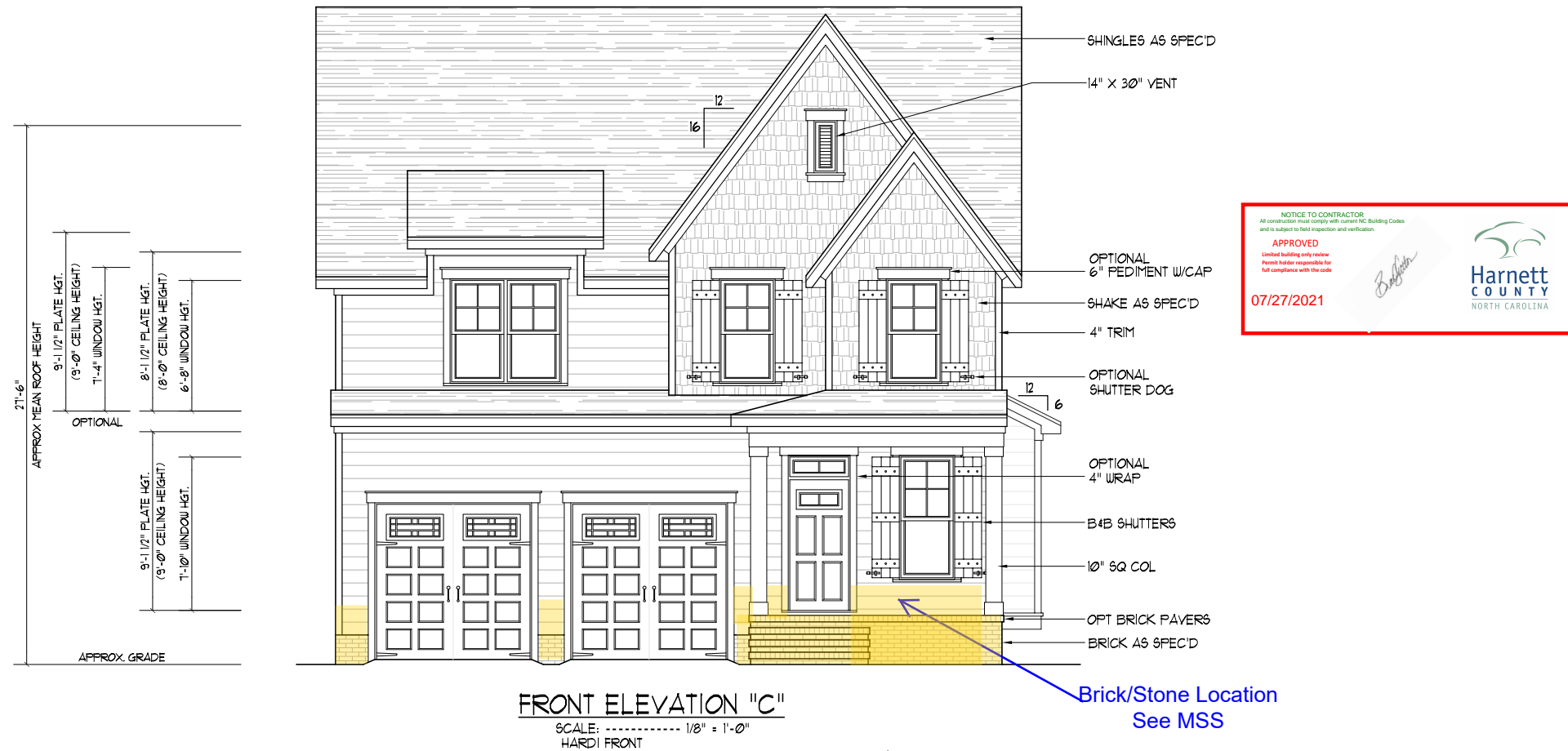
Crossing at Anderson Creek 210- 100 Kensington Dr. Spring Lake, 28390
 Harnett County
 Created: 7/21/2021

House Plan: Kessler
 Elevation: C
 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

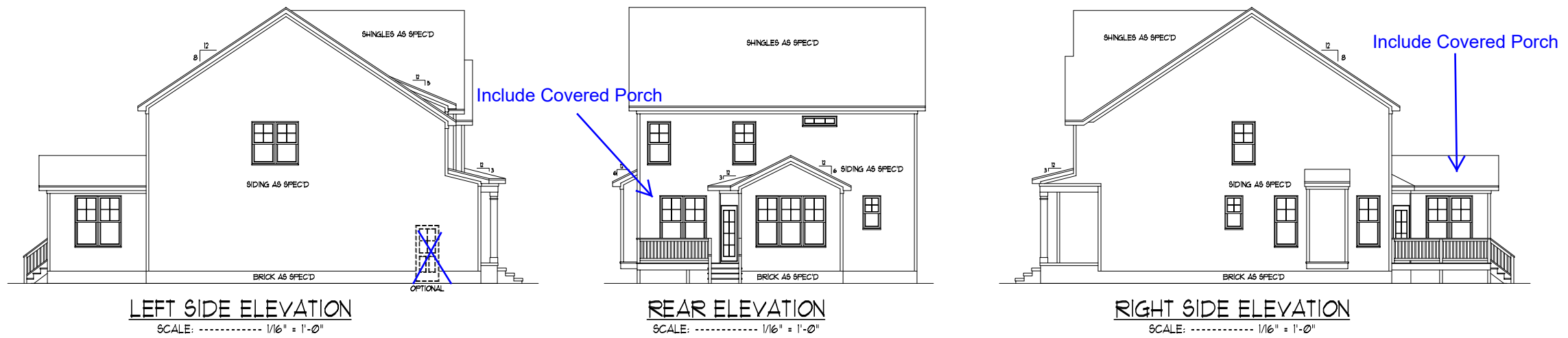
OPTIONS
 Covered Porch
 Tray Ceiling in Master Bedroom

Total Heated Sq. Ft.: 2150
 Total Unheated Sq. Ft.: 734
 Total SQ FT: 2884

Bedrooms: 3 + Rec Room
 Full Bathrooms: 2
 Half Bathrooms: 1



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



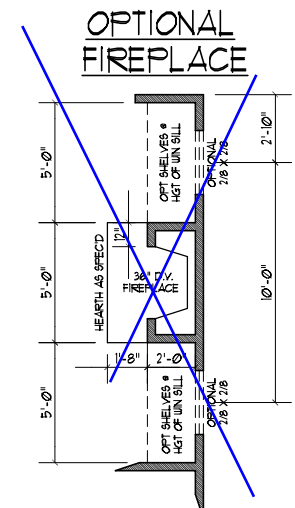
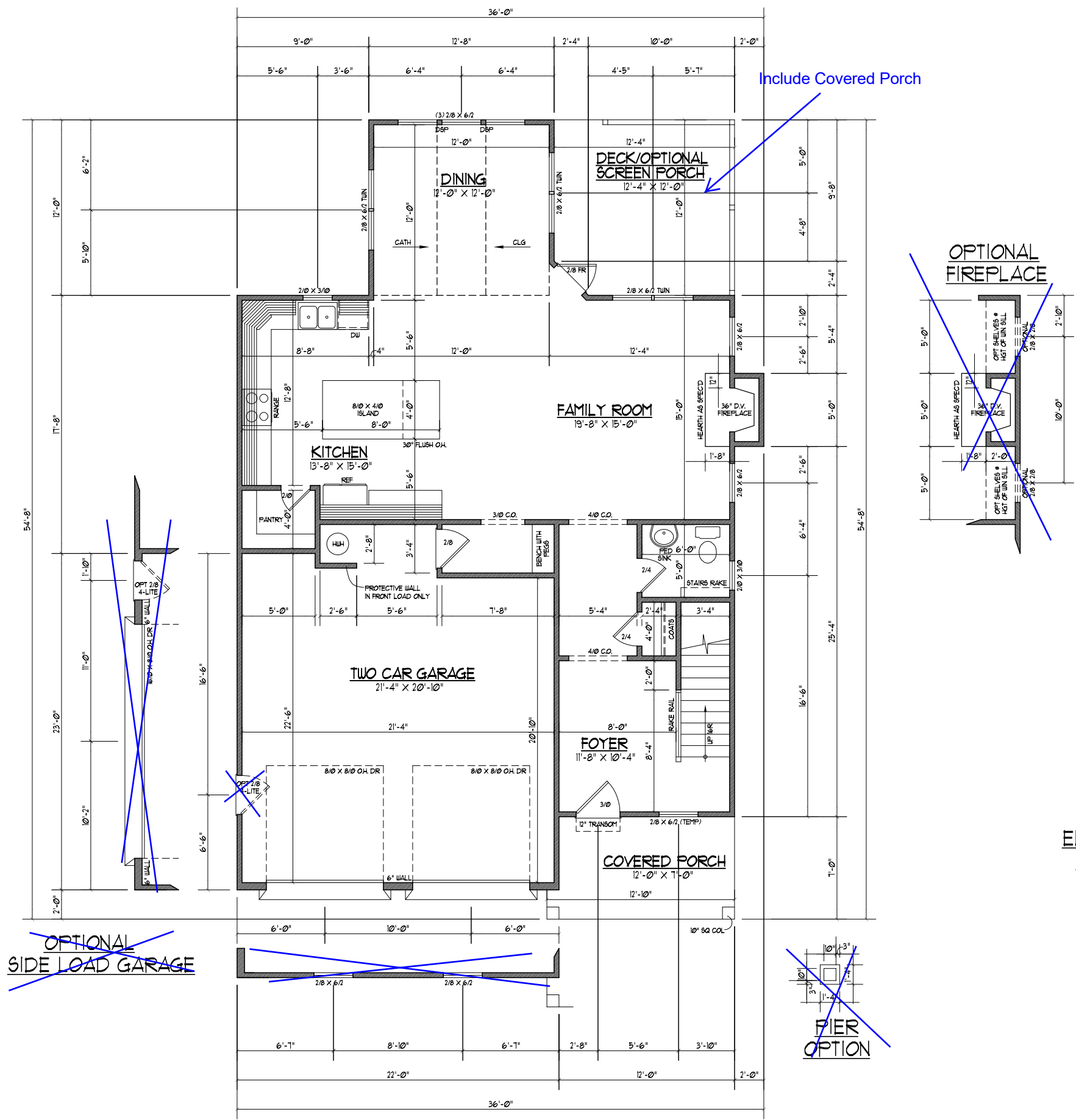
DYNAMIC DESIGN GROUP, INC
 David D Grorud
 (919) 601-1406
 DynamicDesignGroup@gmail.com
 www.DDGhomeplans.com

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

KESSLER
 PLAN NAME
 C-2150-34GL
 PLAN I.D.
 11-04-19
 DATE

A-1C
 SHEET



ELEVATIONS "A" & "C"
FIRST FLOOR PLAN
 SCALE: ----- 1/8" = 1'-0"

2150 HEATED SQ. FT.
503 SQ. FT. GARAGE
86 SQ. FT. COVERED PORCH
145 SQ. FT. DECK/OPT. SCREEN PORCH
108 SQ. FT. OPTIONAL BBQ DECK

- NOTES:
- 1) 9'-0" CLG. HGT. (9' - 1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
 - 2) ALL WALLS FIGURED AT 4" WIDTHS
 - 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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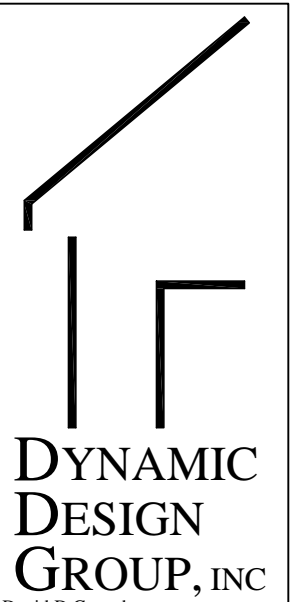
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 PLAN I.D.

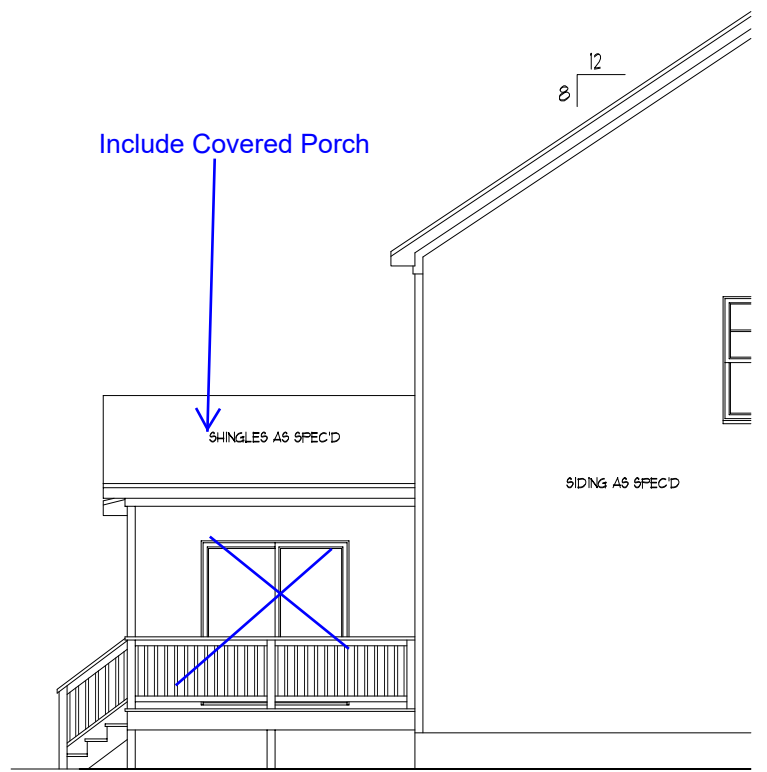
OPT SCREEN PORCH/BBQ DECK



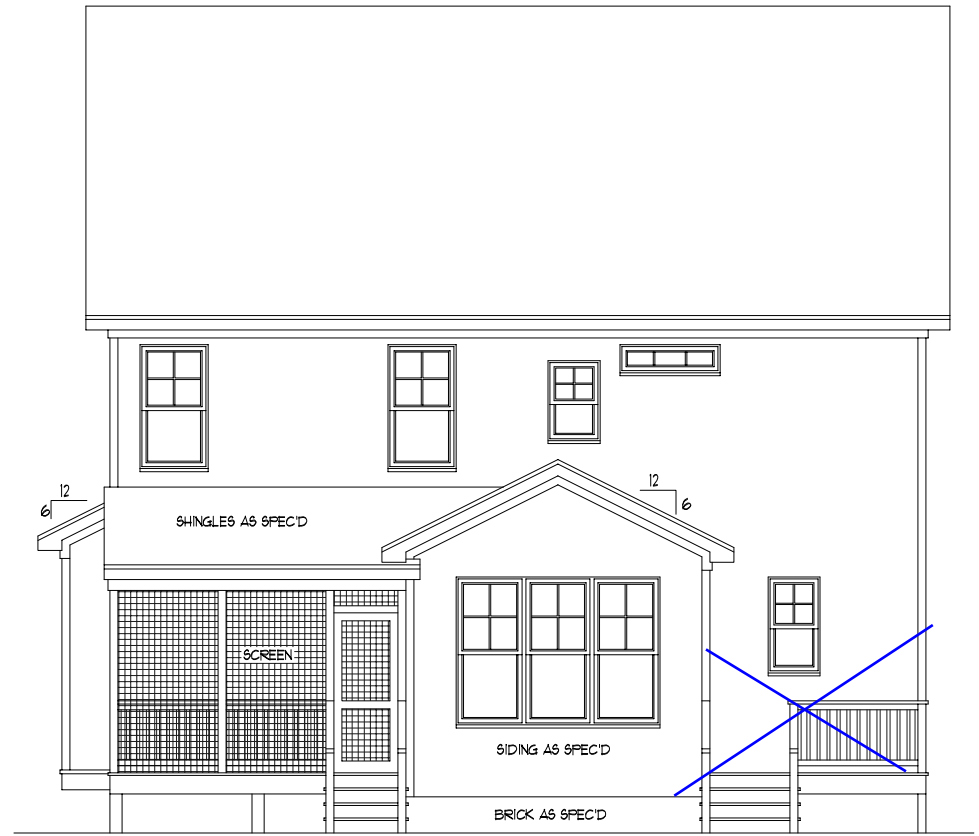
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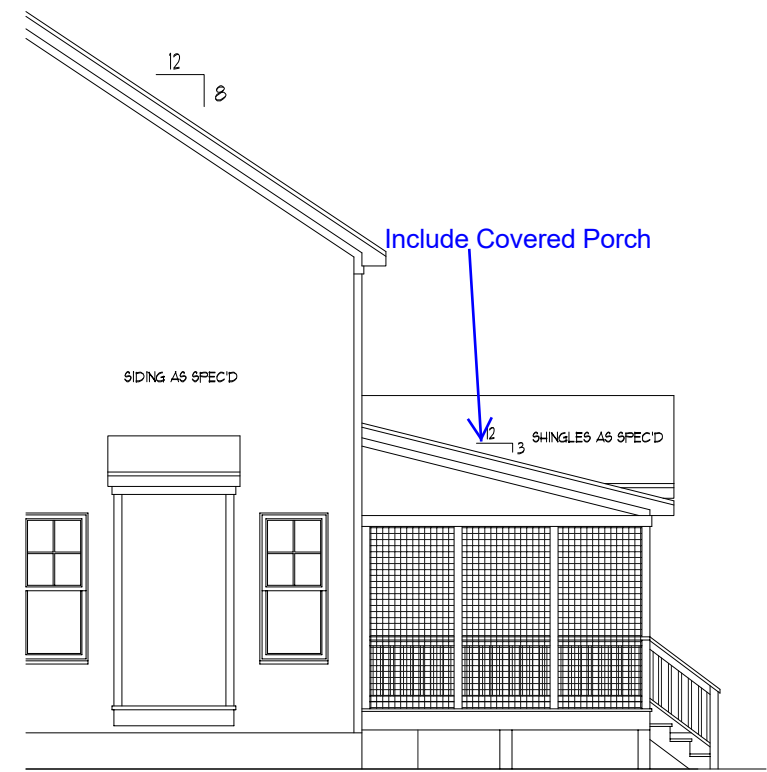
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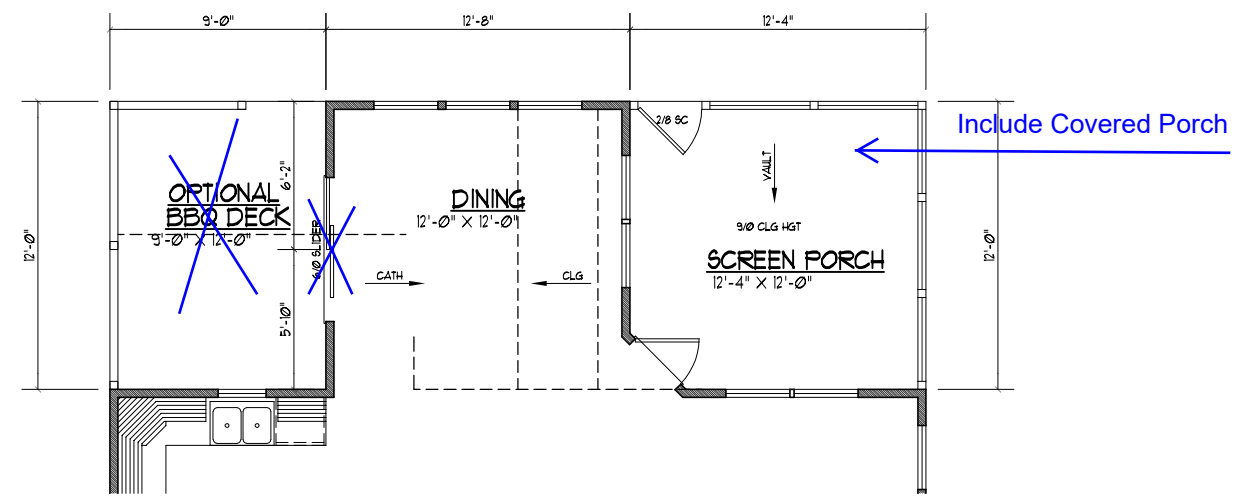
LEFT SIDE ELEVATION



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



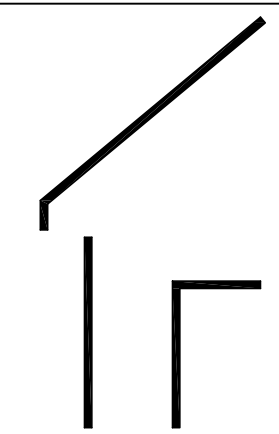
RIGHT SIDE ELEVATION



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

KESSLER
 PLAN NAME
C-2150-34GL
 PLAN I.D.
11-04-19
 DATE

A-2 SCR PORCH / BBQ DECK OPTIONS
 SHEET



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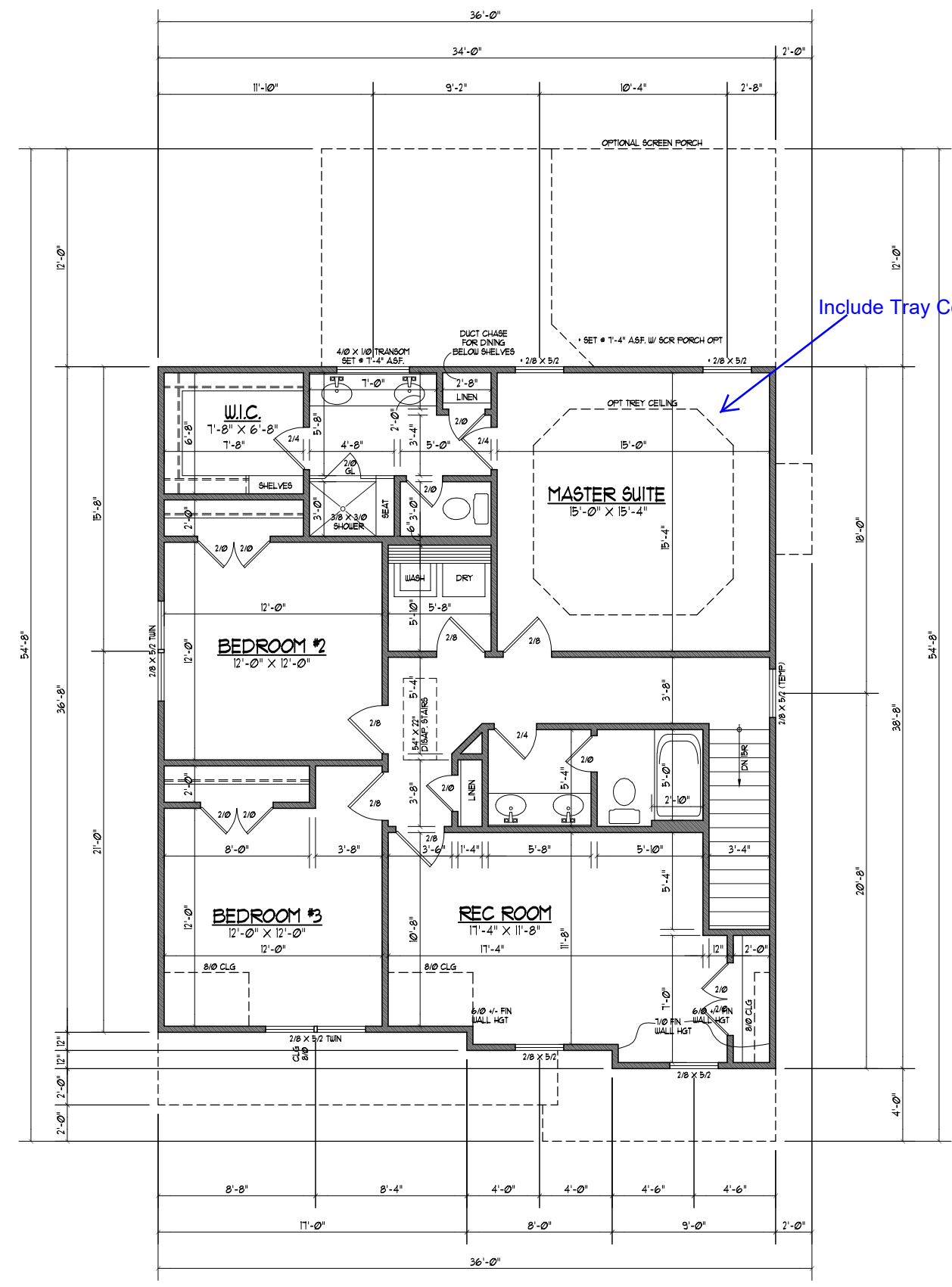
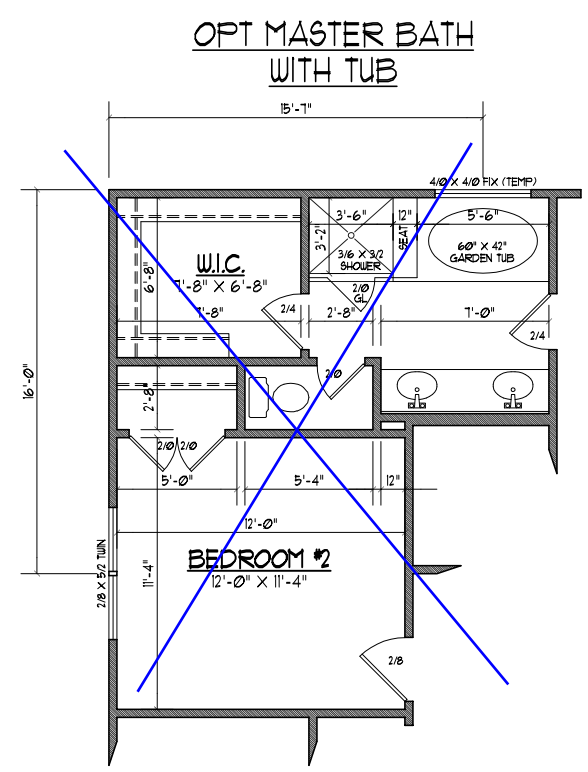
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C-2150-34GL 11-04-19
 PLAN I.D. DATE

A-3C
 SHEET



Include Tray Ceiling

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

1225 HEATED SQ. FT.

OPTIONAL 9'-0" CEILING HEIGHT WITH WINDOWS SET @ 1'-4" A.S.F.

- NOTES:
- 1) 8'-0" CLG. HGT. (8' - 1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
 - 2) ALL WALLS FIGURED AT 4" WIDTHS 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

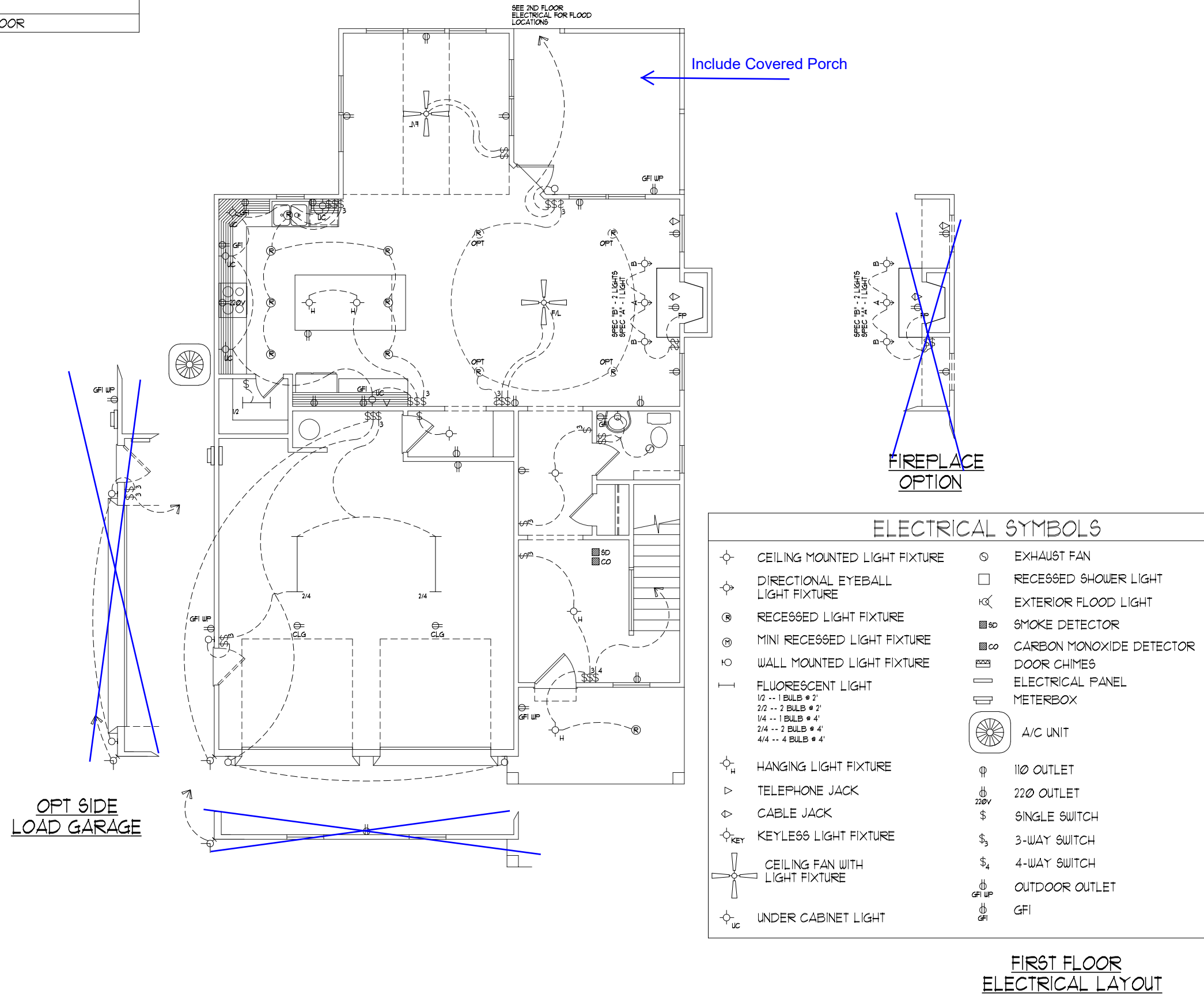


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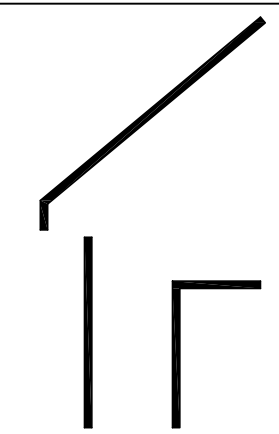
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FIRST FLOOR
 ELECTRICAL LAYOUT

KESSLER
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 PLAN I.D. DATE



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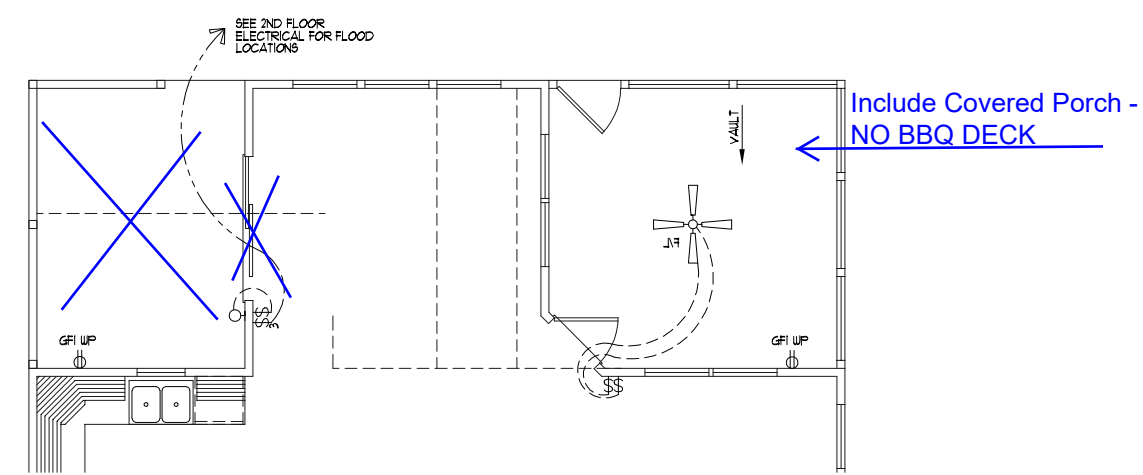
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COUNTY: MULTI

KESSLER
PLAN NAME
C-2150-34GL 11-04-19
PLAN I.D. DATE

SCR PORCH
/BBQ DECK
OPTIONS
SHEET



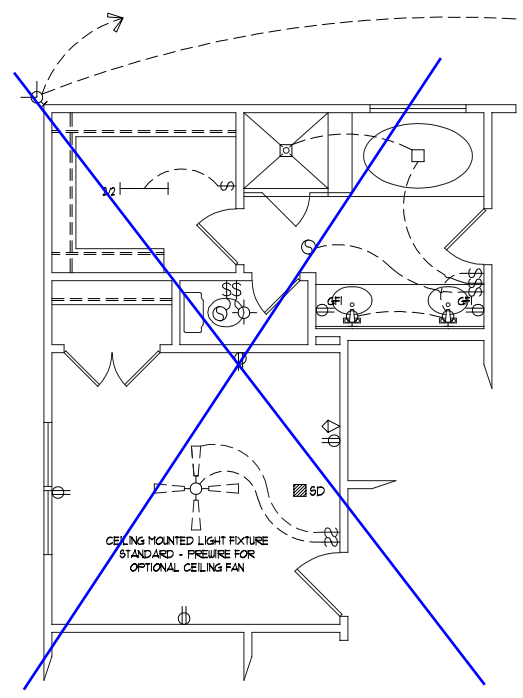
OPTIONAL
SCREEN PORCH/BBQ DECK
ELECTRICAL LAYOUT

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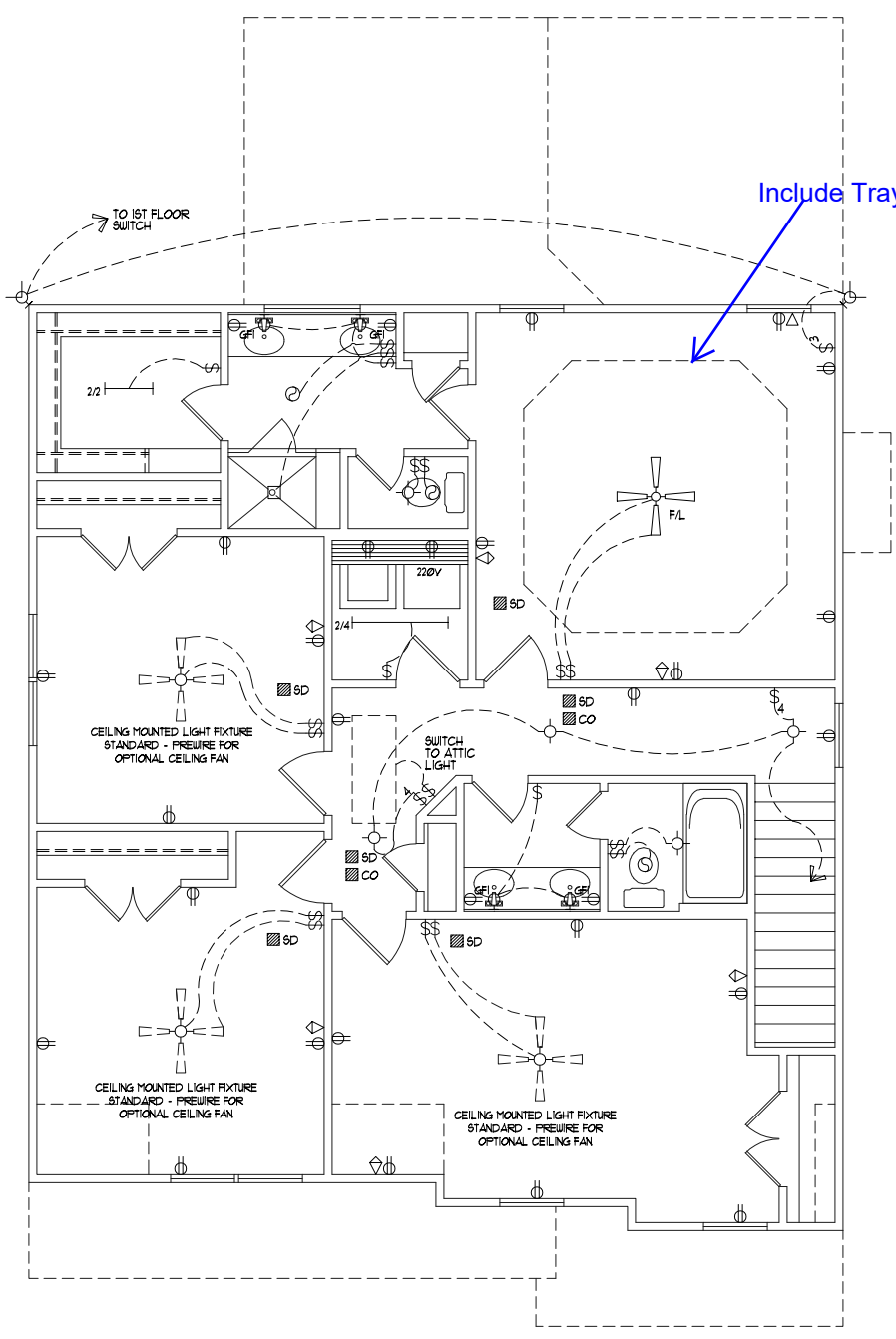
CAPITOL PROJECT FOR: CITY HOMES
 LOCATION: MULTI
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 COUNTY: MULTI

KESSLER
 PLAN NAME
C-2150-34GL 11-04-19
 PLAN I.D. DATE

E-2C
 SHEET



OPT MASTER BATH WITH TUB



Include Tray Ceiling

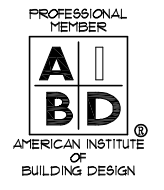
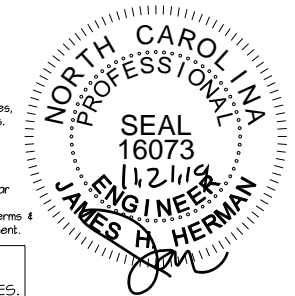
ELECTRICAL SYMBOLS

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

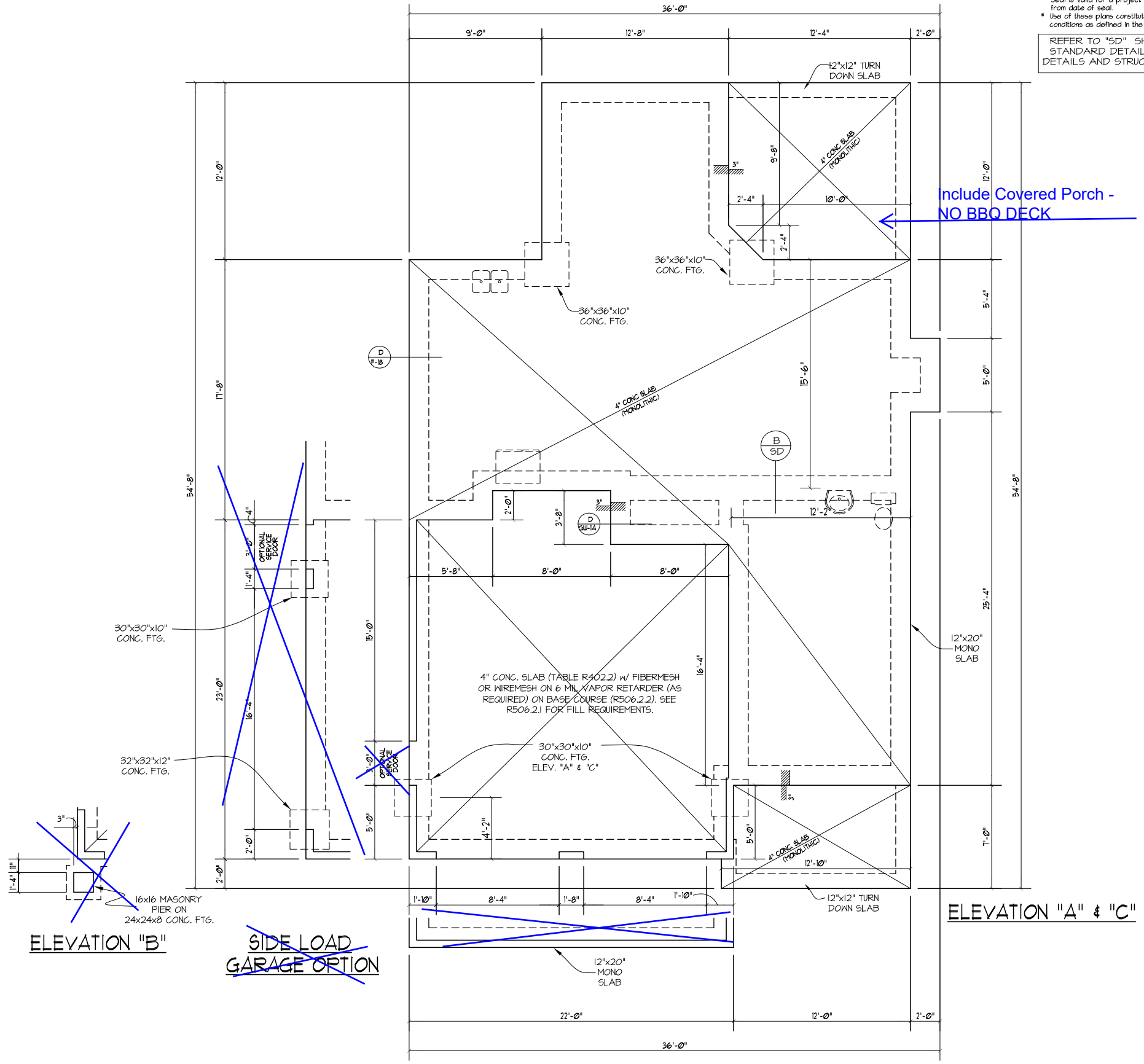
ELEVATION "C"
SECOND FLOOR
WITH REC ROOM
ELECTRICAL LAYOUT

SOUTHERN ENGINEERS, P.A.
 3716 BENSON DR., RALEIGH, NC (919) 878-1617
 LICENSE: C-12871, PHONE: 919-878-1617
 PROJECT # 17-1793GL

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



REFER TO "5D" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.



ELEVATION "A" & "C"

ELEVATION "B"

~~SIDE LOAD GARAGE 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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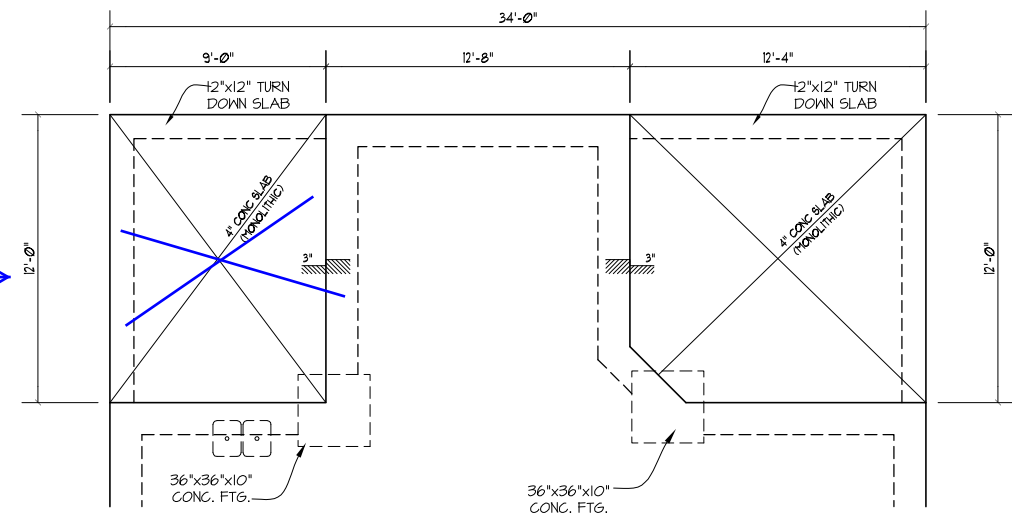
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CAPITOL CITY HOMES
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 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

KESSLER
 PLAN NAME
C-2150-34GL 11-04-19
 PLAN I.D. DATE

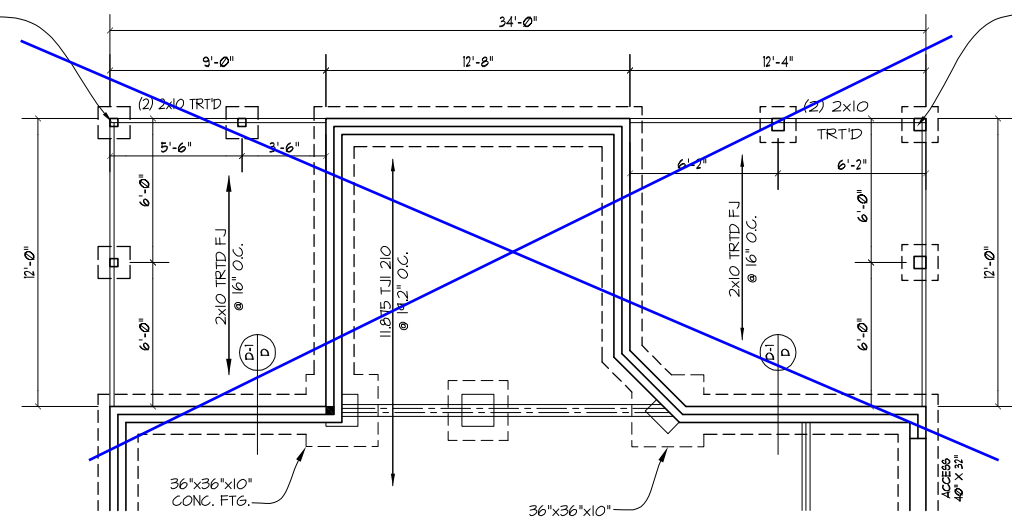
S-1
 SHEET

Include Covered Porch - NO BBQ DECK



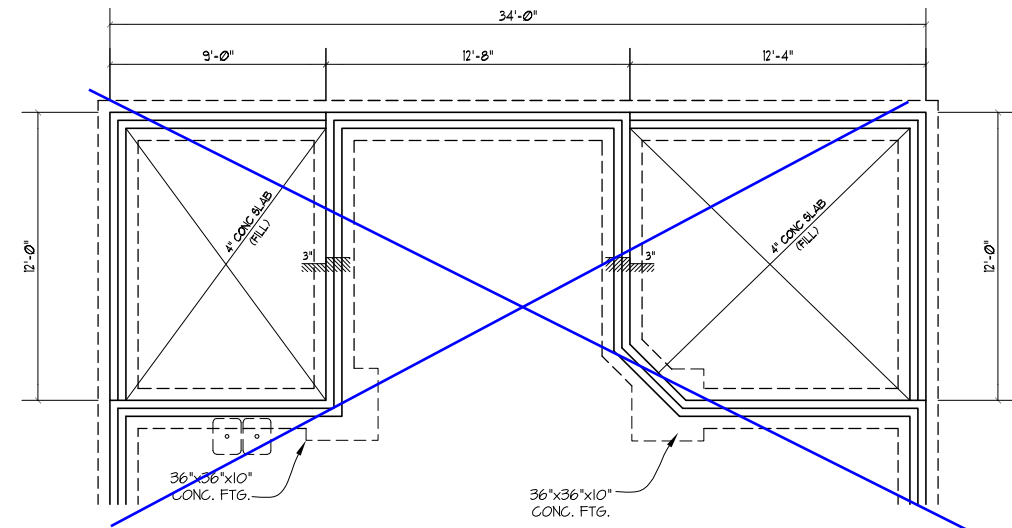
SCREEN PORCH/BBQ DECK WITH MONOLITHIC SLAB FOUNDATION

DECK:
4x4 P.T. POST ON 16"x16"x8"
CONCRETE FTG. (TYP), BRACE
POSTS PER APPENDIX M.



SCREEN PORCH/BBQ DECK WITH CRAWLSPACE FOUNDATION

SCREEN PORCH:
6x6 P.T. POST ON 24"x24"x8"
CONCRETE FTG. (TYP), BRACE
POSTS PER APPENDIX M.

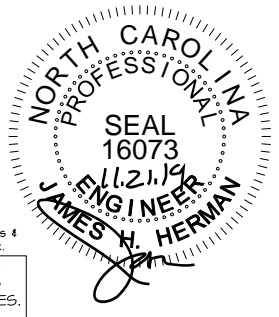


SCREEN PORCH/BBQ DECK WITH STEM WALL/SLAB FOUNDATION

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC (919) 878-1611
LICENSE: C-12871, PHONE: 919-878-1611
PROJECT # 17-1793GL

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



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COUNTY: MULTI

KESSLER

PLAN NAME: C-2150-34GL PLAN I.D.: 11-04-19 DATE

SCREEN PORCH/BBQ DECK FOUNDATION OPTIONS

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

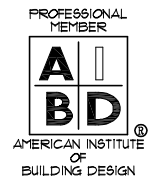
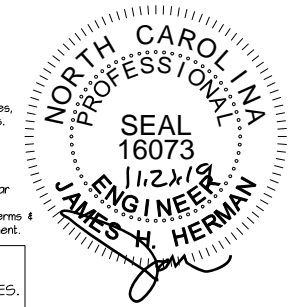
- NOTES:
- SEE SHEET D-1 FOR DETAILS.
 - DIMENSIONS ARE TO EXTERIOR OF FOUNDATION.

S-1 SCR PORCH /BBQ DECK OPTIONS SHEET

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 3716 BENSON DR., RALEIGH, NC (919) 878-1617
 LICENSE: C-12871, PHONE: 919-878-1617
 PROJECT # 17-17936L

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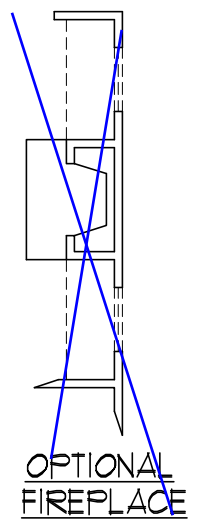
KESSLER
 PLAN NAME
C-2150-34GL
 PLAN I.D.
11-04-19
 DATE

S-2C
 SHEET

WHOLE HOUSE BRACING SUMMARY
 TOTAL REQUIRED BRACING: 81
 TOTAL PROVIDED BRACING: 158
 (IN FEET)

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

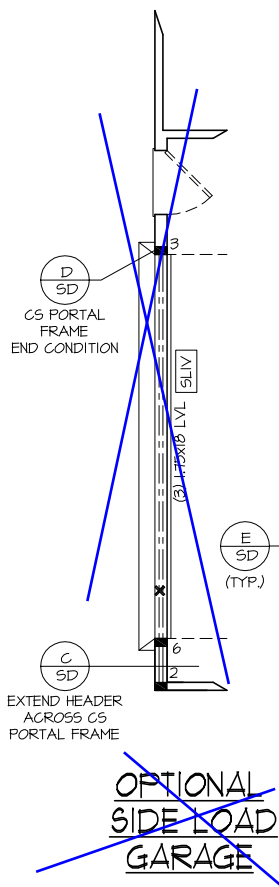
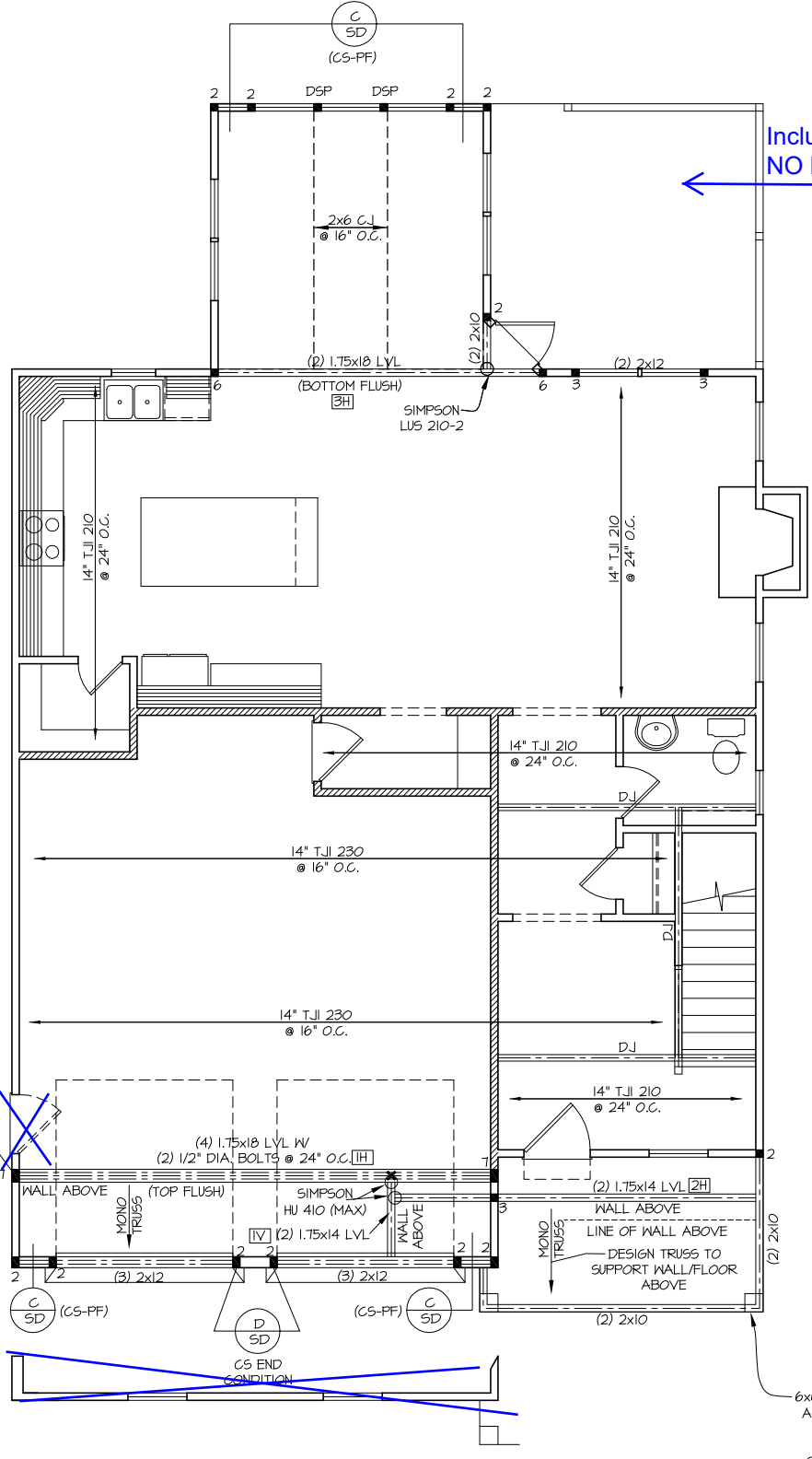


LVL SCHEDULE

(4) 1.75x18 - 22'	1H
(2) 1.75x14 - 18'	2H
(2) 1.75x18 - 18'	3H
(2) 1.75x14 - 4'	1V

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

SCALE: 1/8" = 1'-0"
 NOTES:
 1) SHADED WALLS DENOTE LOAD BEARING WALLS.
 2) ■ DENOTES SOLID STUDS.



**LVL SCHEDULE
 SIDE LOAD GARAGE**

ADD	SLIV	(3) 1.75x18-20'
-----	------	-----------------

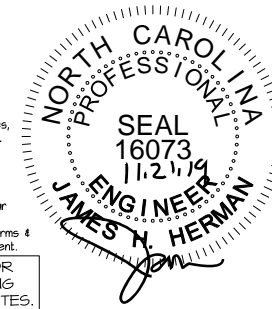
FRAMING NOTES

- NC (2018 NCRG); 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 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"X12" 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 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 5D 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/ (7) 8d NAILS.
 - 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 7/8" WSP SHEATHING WITH 8d NAILS AT A 6"X12" 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" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC (919) 878-1617
LICENSE: C-1281, PHONE: (919) 878-1617
PROJECT # 17-1793GL

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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 one year from date of seal.
- Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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



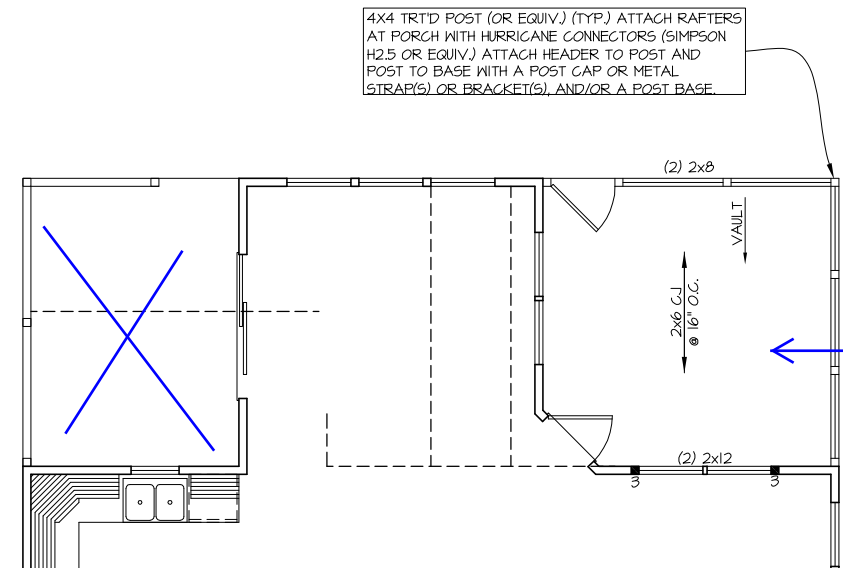
HEADER/BEAM & COLUMN NOTES

- 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

FRAMING NOTES

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

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP: C5-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
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 - **UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON C522 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 NAILS.
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SCREEN PORCH
CEILING / STRUCTURAL PLAN

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

NOTES:

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

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

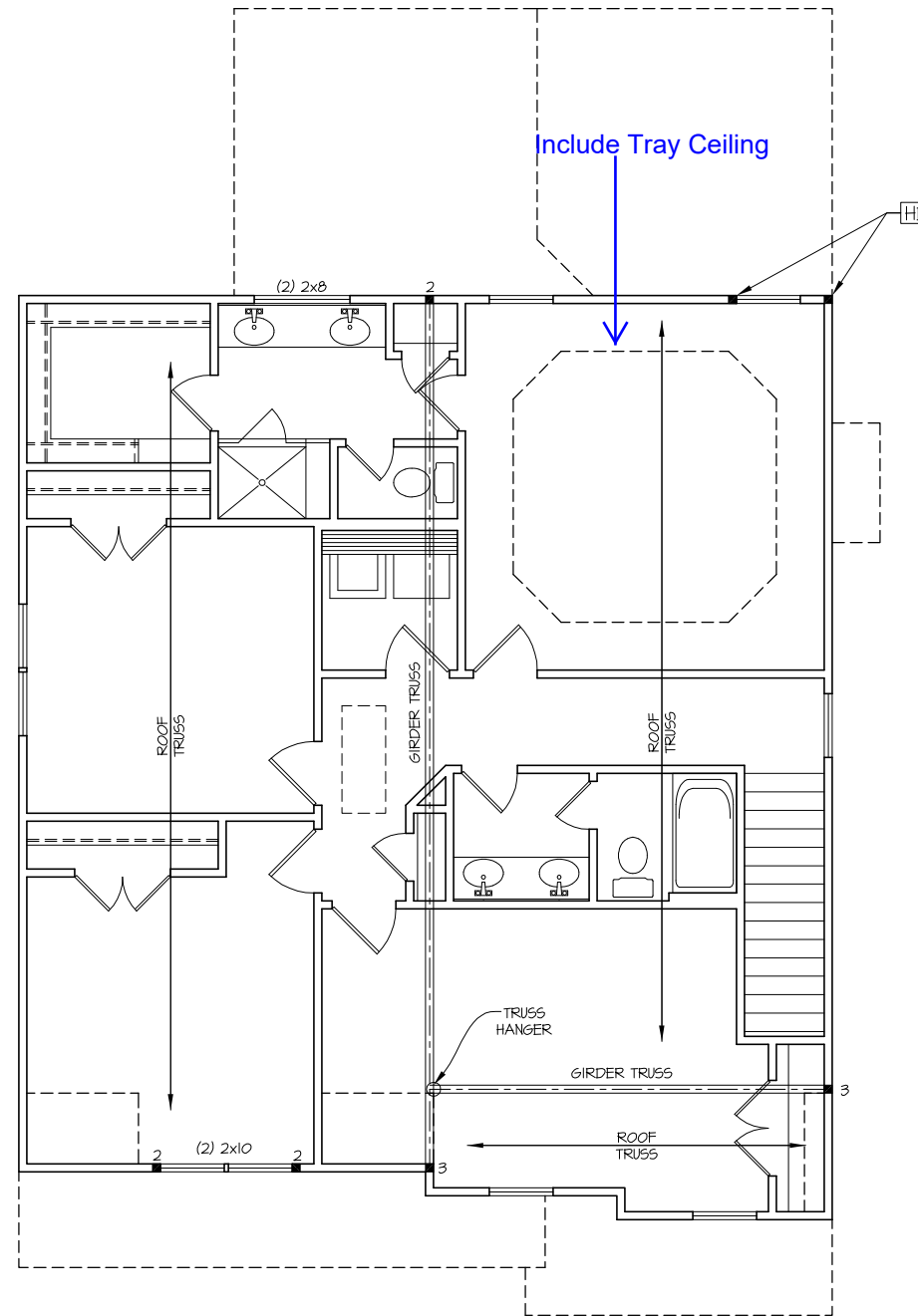
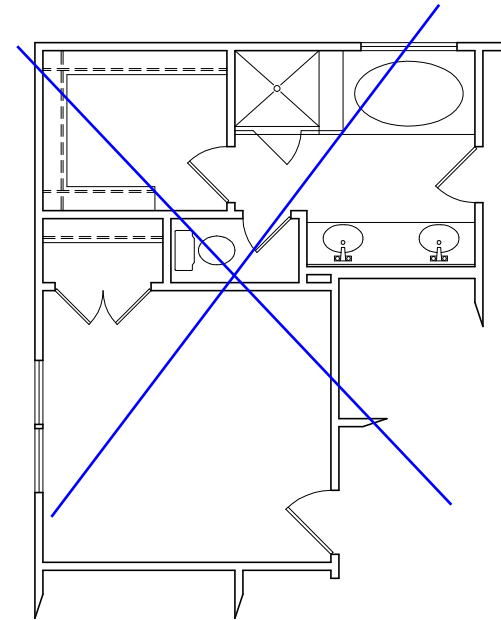
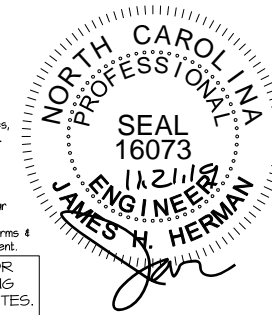
KESSLER
PLAN NAME
C-2150-34GL
PLAN I.D.
11-04-19
DATE

S-2 SCR PORCH
OPTION
SHEET

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
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LICENSE: C-12871, PHONE: 919-878-1611
PROJECT # 17-1793GL

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FRAMING NOTES

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

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

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

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

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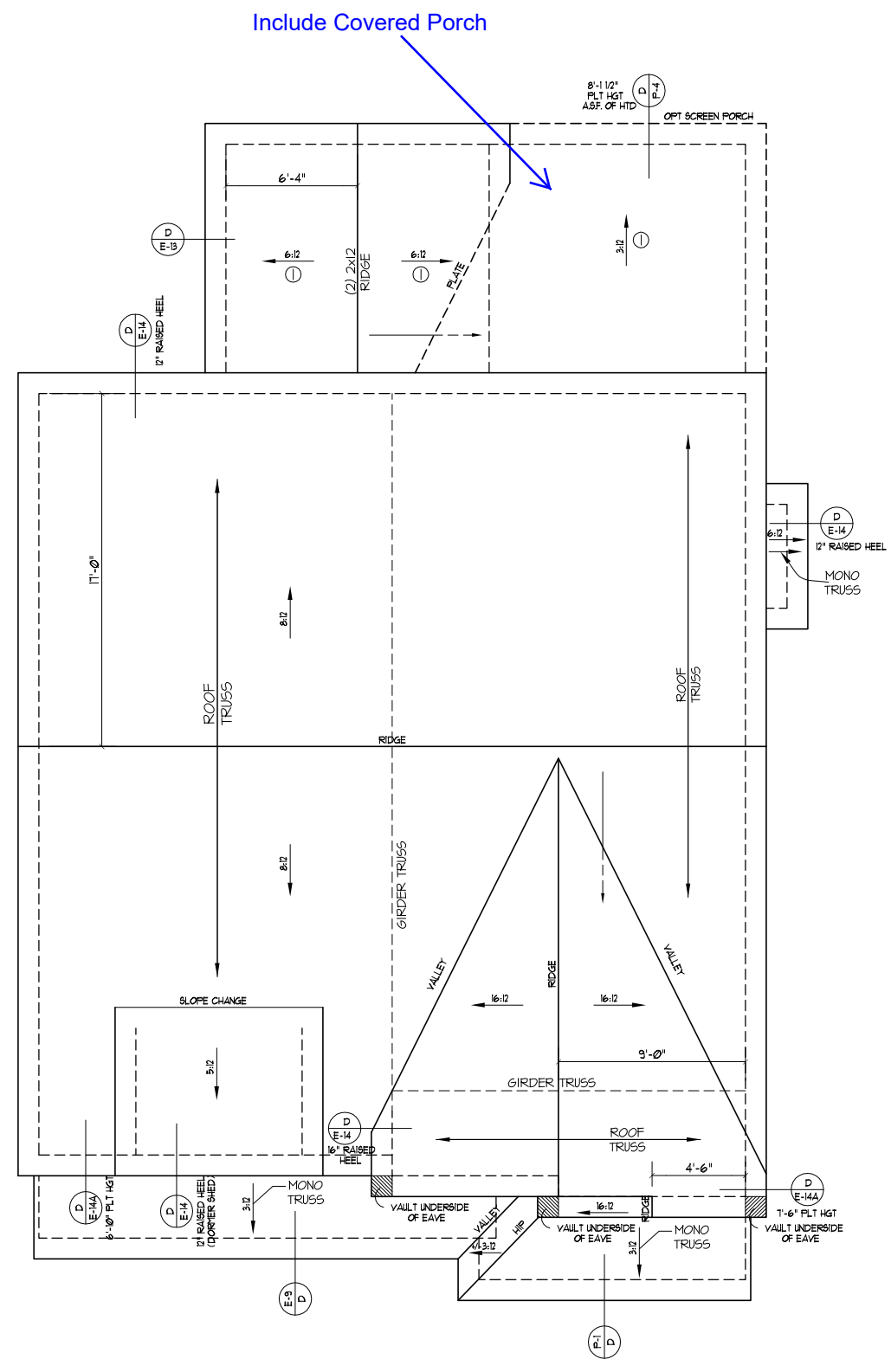
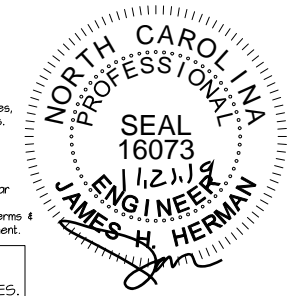
CAPITOL
PROJECT FOR: CITY HOMES
LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

KESSLER
PLAN NAME
C-2150-34GL
PLAN I.D.
11-04-19
DATE

S-3C
SHEET

SOUTHERN ENGINEERS, P.A.
 3716 BENSON DR., RALEIGH, NC (919) 878-1611
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 PROJECT # 17-1793GL

REFER TO "5D" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.



Include Covered Porch

ROOF FRAMING NOTES:

- NC (2018 NCRS): Wind: 115-120 mph
- ① 2x8 @ 16" O.C. WITH 2x10 RIDGE, UNO.
 - ② (2) 2x10 OR 1.75x11.875 LVL HIP, (2) 2x10 HIP MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
 - ③ (2) 2x10 OR 1.75x9.25 LVL VALLEY. DO NOT SPLICE VALLEYS
 - ④ 1.75x11.875 LVL OR (2) 1.75x9.25 LVL VALLEY
 - ⑤ FALSE FRAME VALLEY ON 2x10 FLAT PLATE
 - ⑥ 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
 - ⑦ 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
 - ⑧ EXTEND RIDGE 12" BEYOND INTERSECTION
- "SR" = SINGLE RAFTER
 - "DR" = DOUBLE RAFTER
 - "TR" = TRIPLE RAFTER
 - "RS" = ROOF SUPPORT
 - "■" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2X6 OR 6X6 FOR SUPPORT POSTS OVER 10'-0" IN HEIGHT)
 - ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS: SIMPSON "H-2.5A" OR EQUIVALENT
 - INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R802.3.1 OF THE 2018 NC RESIDENTIAL CODE.

TRUSS SYSTEM REQUIREMENTS

- NC (2018 NCRS): Wind: 115-120 mph
1. 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.
 2. TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
 3. ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPF #2 OR #3 PLATES OR LEDGERS (UNO).
 4. ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

ATTIC VENTILATION			
REQUIRED	1708 SQ. FT. OF ATTIC / 300 = 5.69 SQ. FT. OF INLET & OUTLET		
PROVIDED (INLET)	SOFFIT 21 SQ. FT. PER LINEAR FT. OF VENT.	56 LINEAR FT. OF VENT.	3.92 SQ. FT. OF VENT.
(OUTLET)	RIDGE 11 SQ. FT. PER LINEAR FT. OF VENT.	48 LINEAR FT. OF VENT.	5.28 SQ. FT. OF VENT.
			9.20 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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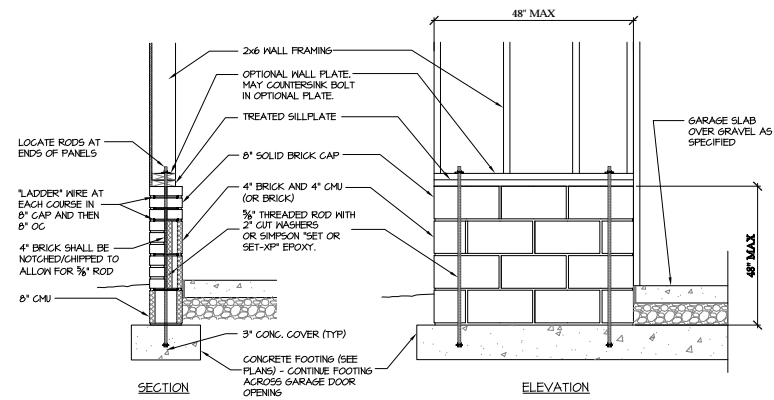
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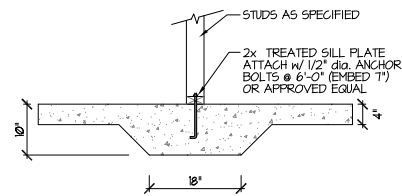
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 PROJECT FOR: CITY HOMES
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KESSLER
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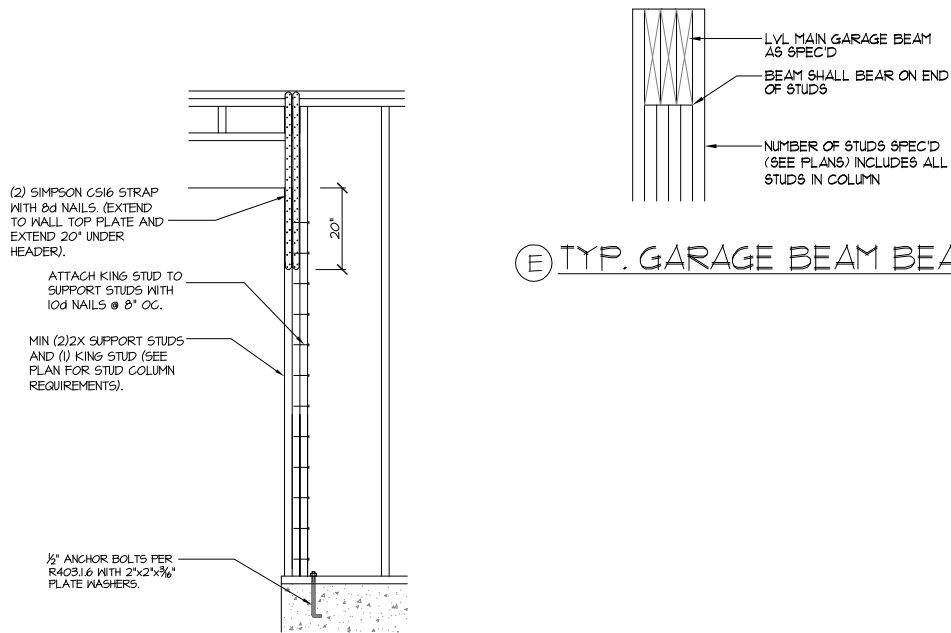
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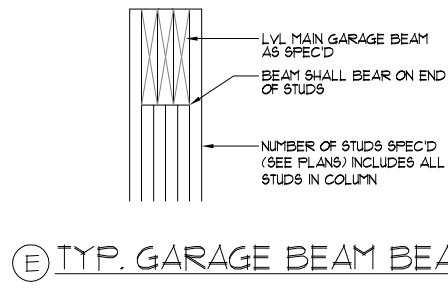
A GARAGE 'WING WALL' REINFORCING
(CODE REFERENCE: IRC FIGURE R602.10.5.3)



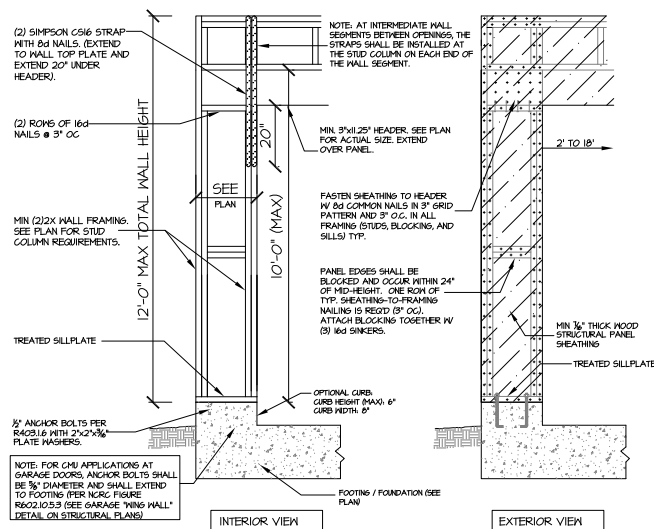
B TYPICAL THICKENED SLAB
NTS



D END CONDITION DETAIL
(FOR USE WITH SINGLE CS-PF CONDITION)
DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION

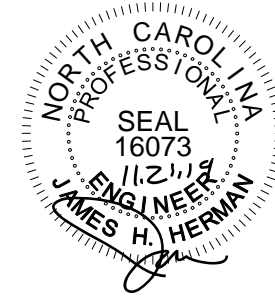


E TYP. GARAGE BEAM BEARING
NTS



C CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION

STRUCTURAL DESIGN BY:
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LICENSE: C-1281, PHONE: 919-878-1617
PROJECT # 17-1743GL



STRUCTURAL NOTES

NC (2018 NCRG): 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, FOOTING, 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 (INO). 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 1/3. (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 DRAINSURFACE WATER AWAY FROM FOUNDATION WALLS.
- ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (INO). 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=290 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 MANUFACTURE'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 RT03.1.3 LINTELS.

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CAPITOL PROJECT FOR: CITY HOMES

LOCATION: MULTI

LOT: MULTI

SUBDIVISION: MULTI

COUNTY: MULTI

KESSLER

PLAN NAME

C-2150-34GL

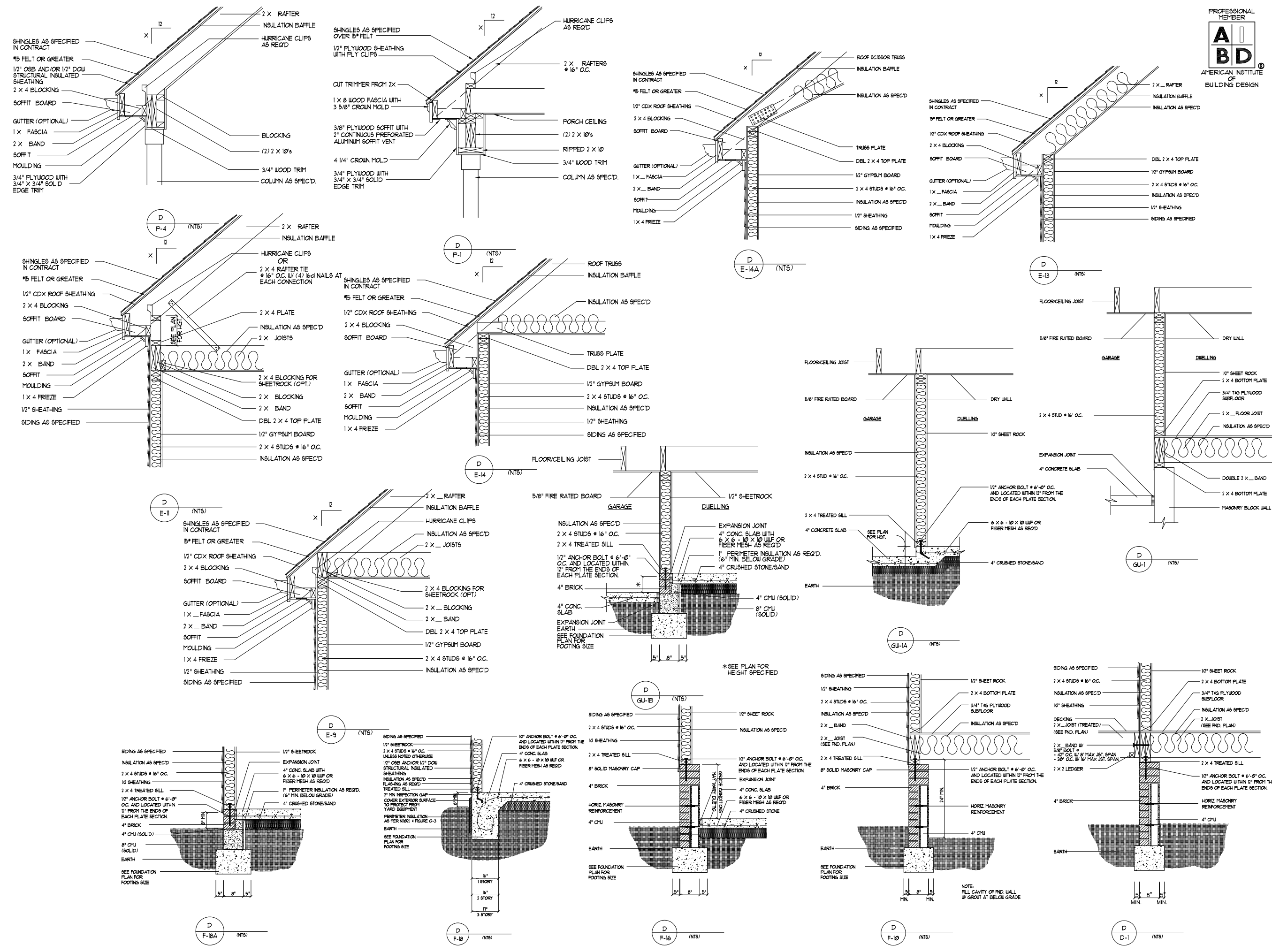
DATE

PLAN I.D.

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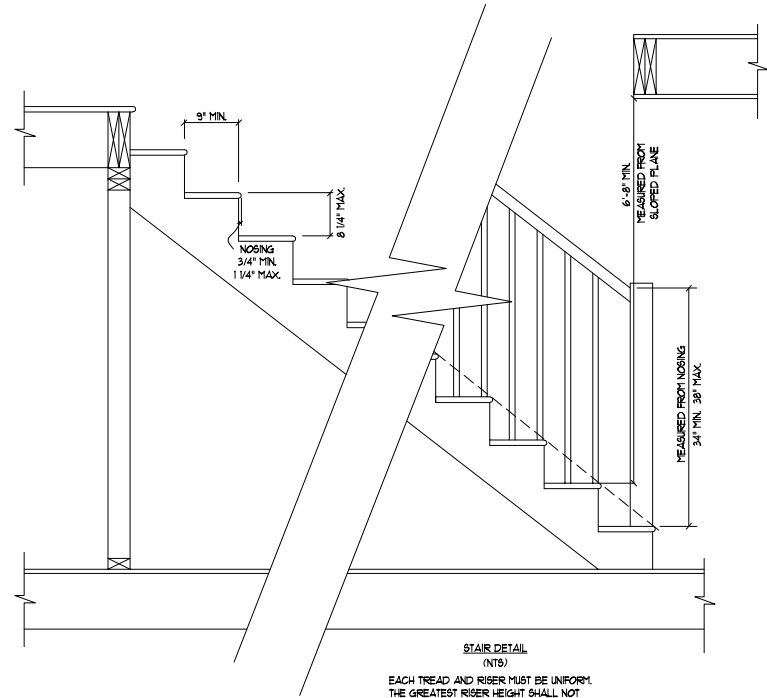
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CAPITOL PROJECT FOR: CITY HOMES
 LOCATION: MULTI
 LOT: MULTI
 SUBDIVISION: MULTI
 COUNTY: MULTI

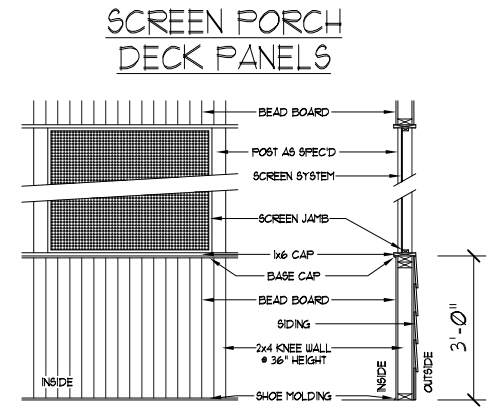
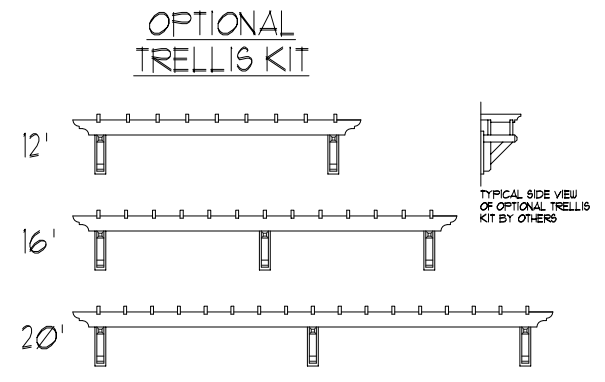
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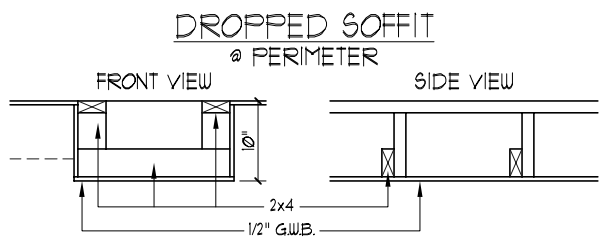


STAIR DETAIL (NTS)
 EACH TREAD AND RISER MUST BE UNIFORM. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8\"/>

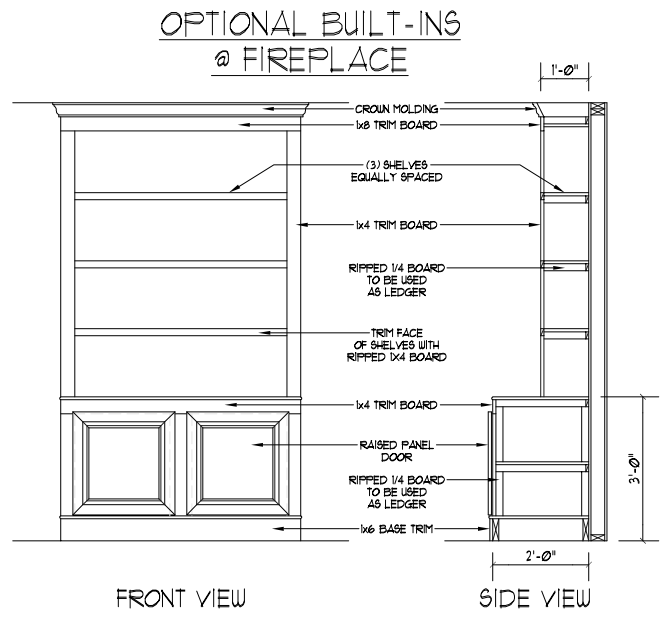
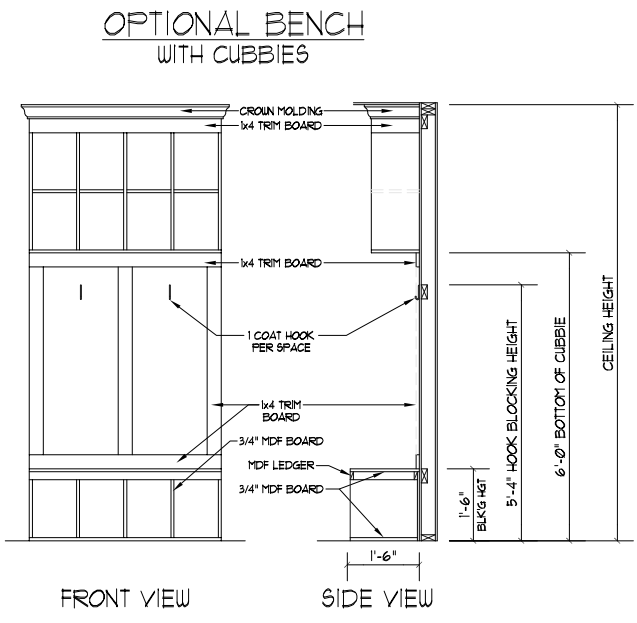
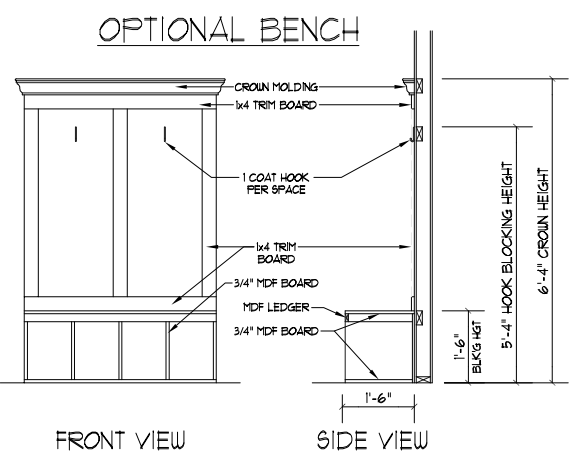
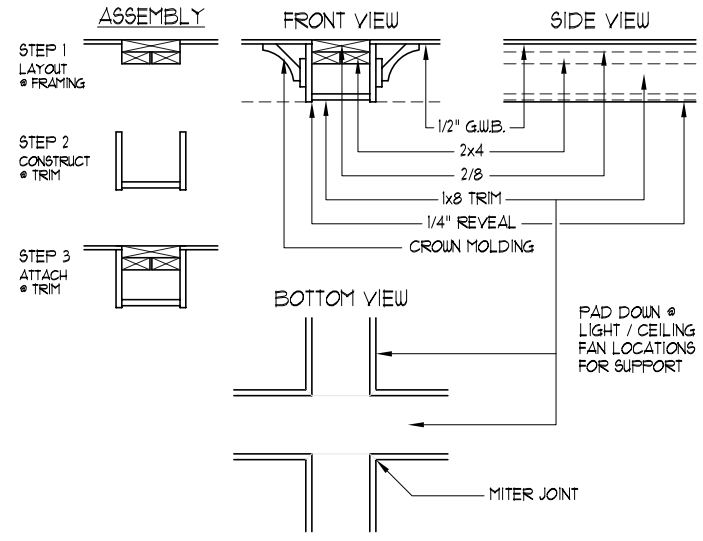


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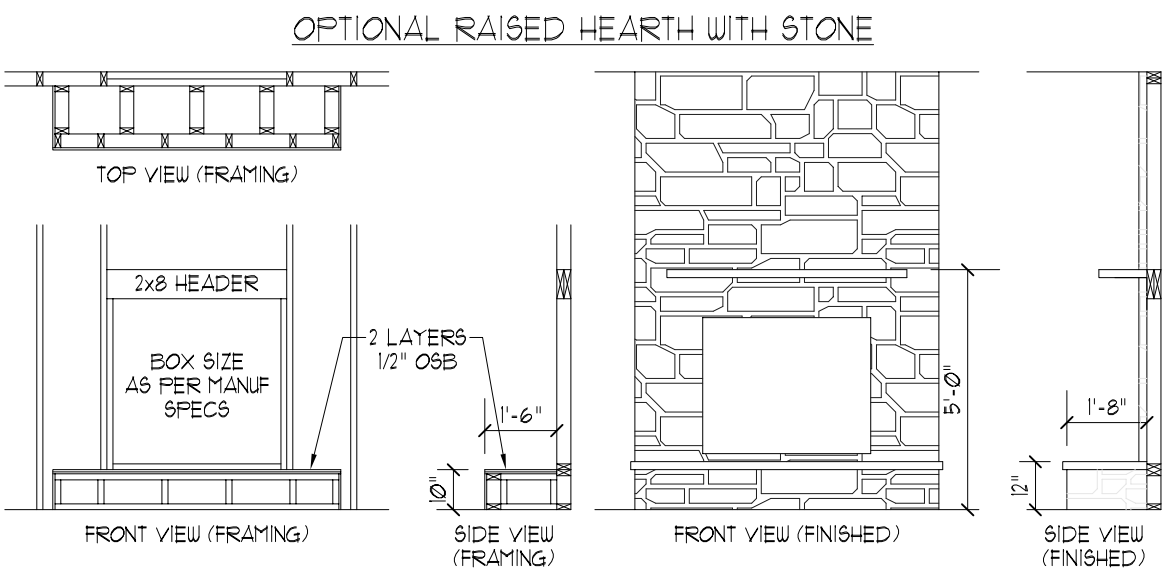
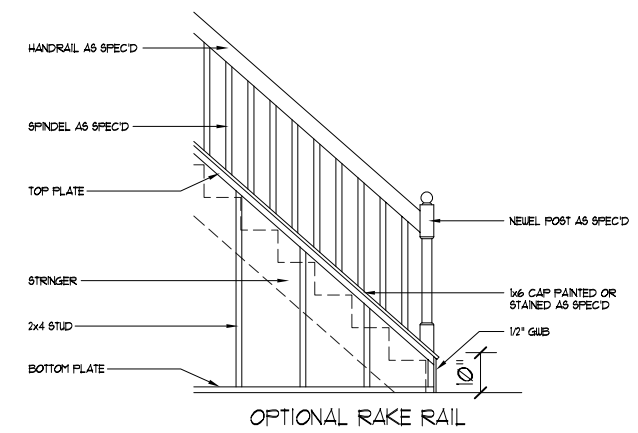
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FAUX BEAM



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



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