Crossing at Anderson Creek 215- 42 Kensington Dr. Spring Lake, 28390
Harnett County
Created: 7/21/2021

House Plan: Kessler
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

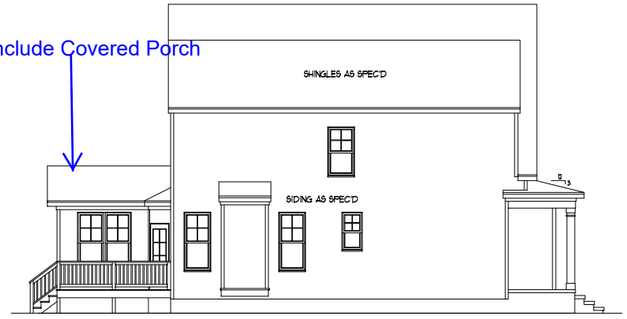
Total Heated Sq. Ft.: 2146
Total Unheated Sq. Ft.: 734
Total SQ FT: 2880

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

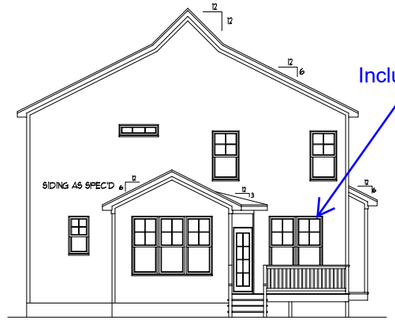
FRONT ELEVATION "B"
SCALE: ---------- 1/8" = 1'-0"
HARDI FRONT

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

Include Covered Porch

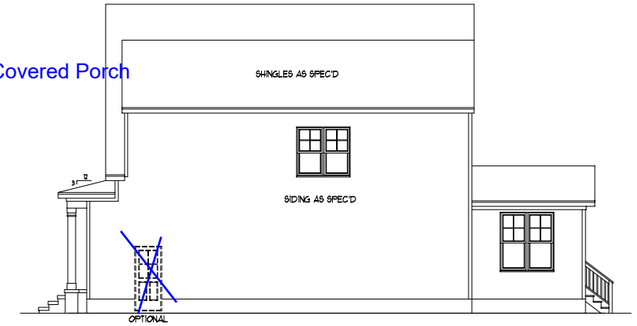


LEFT SIDE ELEVATION
SCALE: ---------- 1/16" = 1'-0"



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

Include Covered Porch



RIGHT SIDE ELEVATION
SCALE: ---------- 1/16" = 1'-0"

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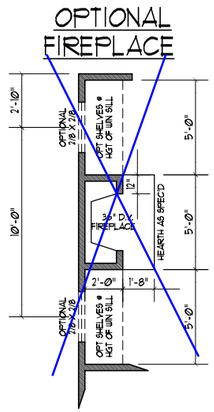
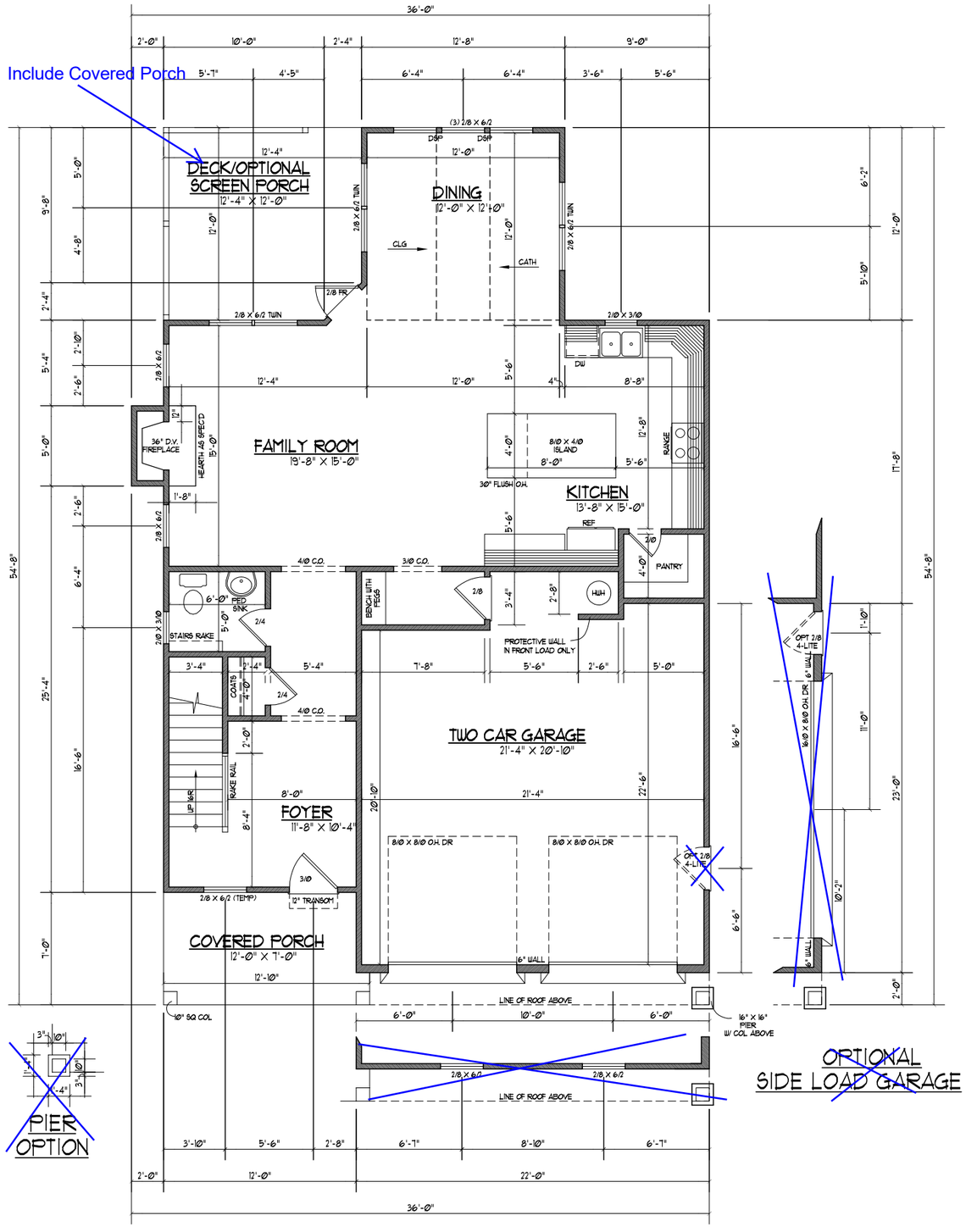
PROJECT FOR: CAPITOL CITY HOMES
LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

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

A-1B
SHEET





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

920 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 7'-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 OPNG'S.

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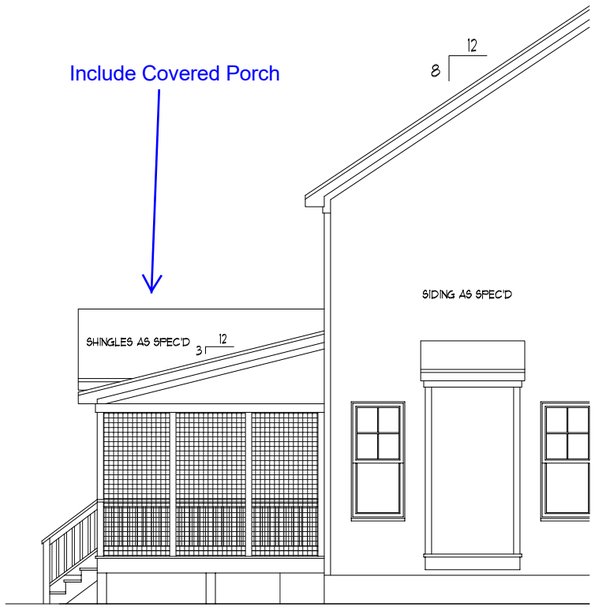
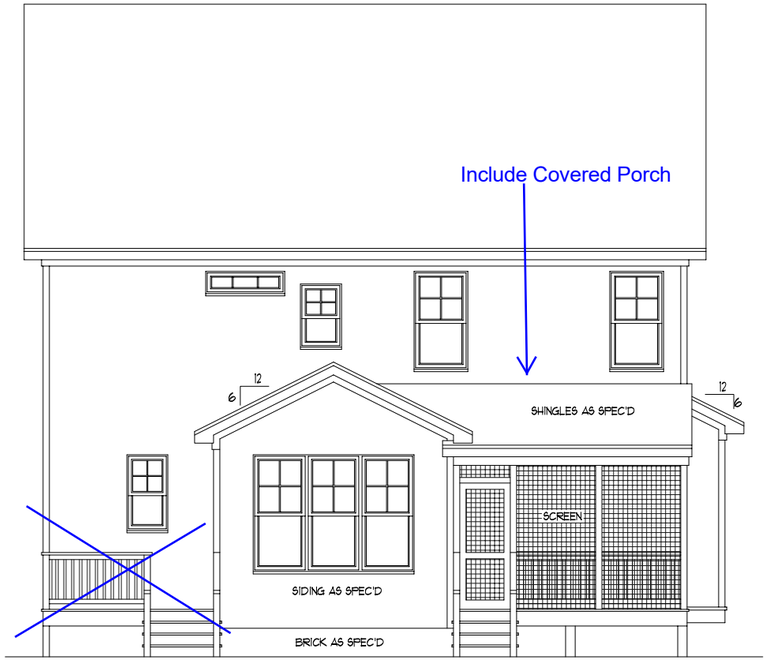
A-2B
SHEET

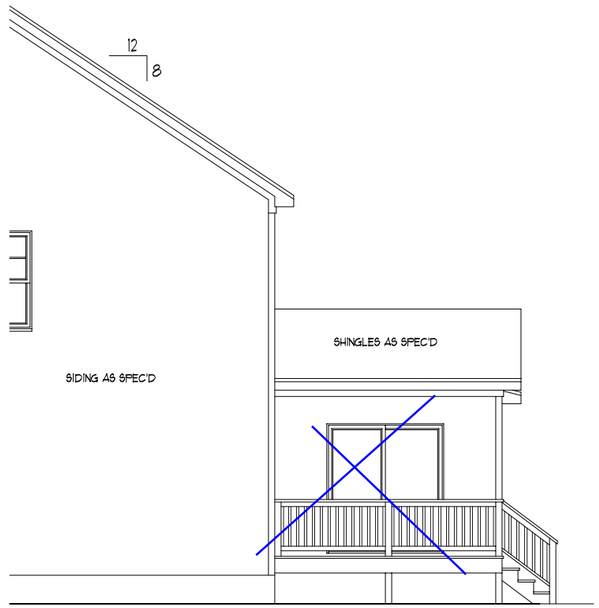
OPT SCREEN PORCH/BBQ DECK



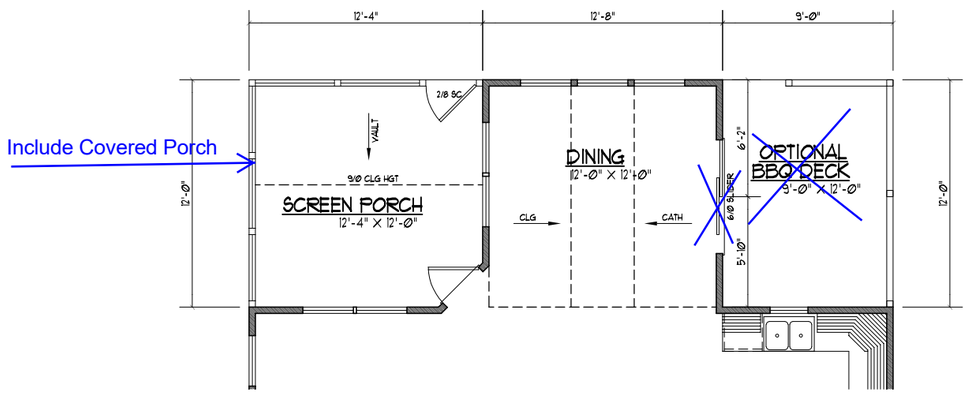
LEFT SIDE ELEVATION



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



RIGHT SIDE ELEVATION



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

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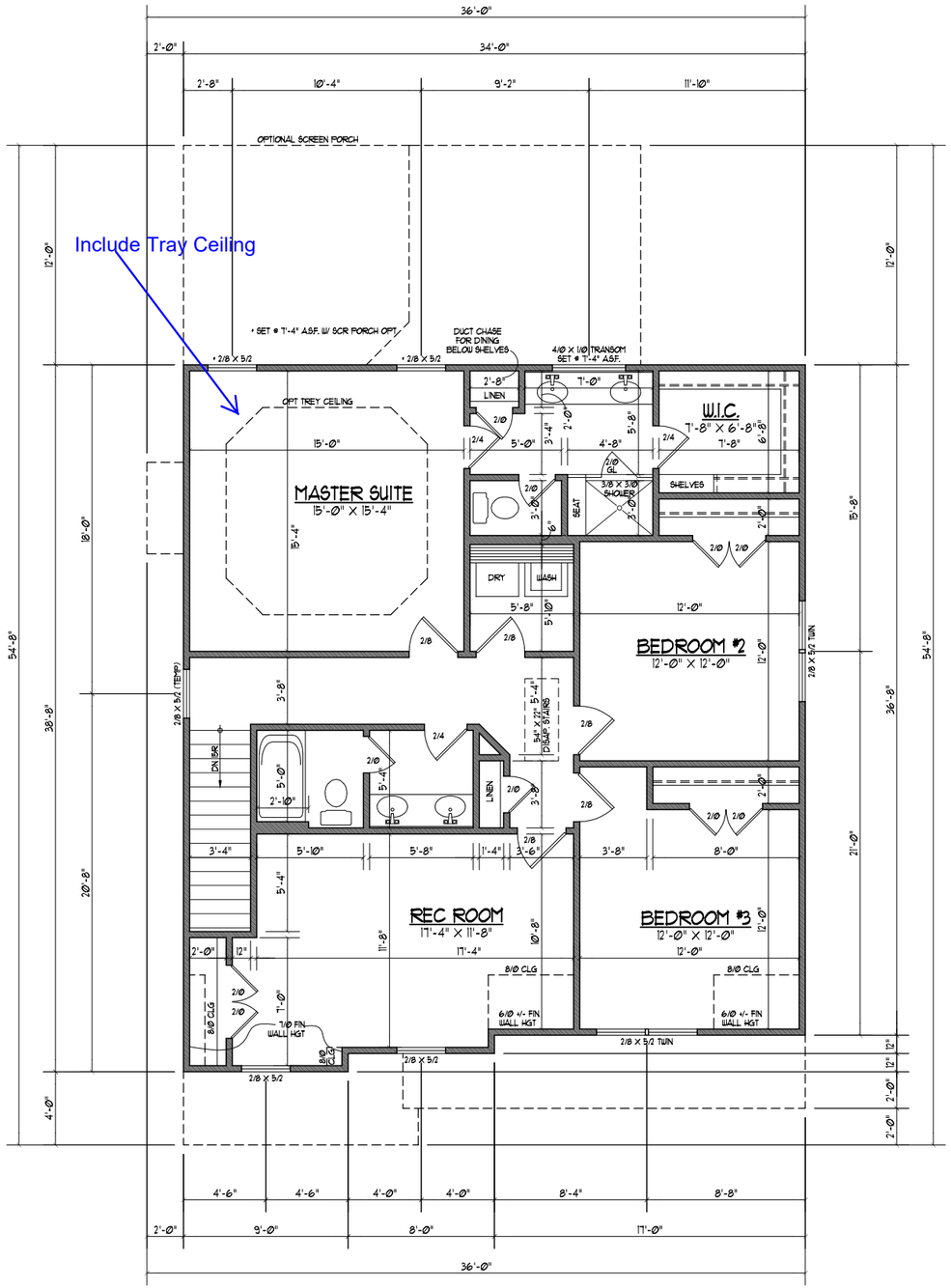
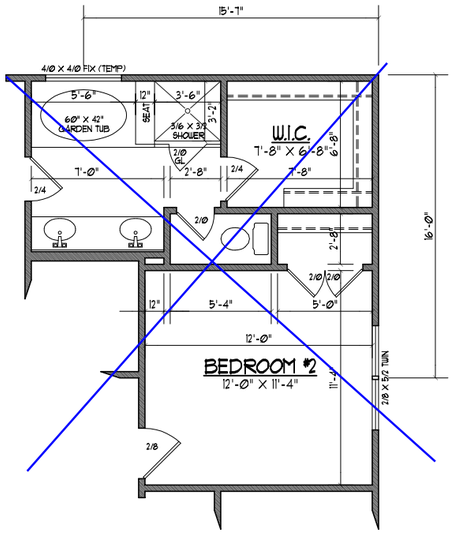
A-2
SCR PORCH /BBQ DECK OPTIONS
SHEET





ELEVATION "C"
SECOND FLOOR PLAN
WITH REC ROOM

SCALE ---------- 1/8"=1'-Ø"

1225 HEATED SQ. FT.

OPTIONAL 9'-Ø" CEILING HEIGHT WITH WINDOWS SET @ 7'-4" A.S.F.

NOTES:

1) 8'-Ø" CLG. HGT. (8' - 1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
2) ALL WALLS FIGURED AT 4" WIDTHS UNLESS OTHERWISE NOTED.
3) SET WINDOWS AT 6'-8" 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 OPNG'S.

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C-2150-34GR 11-04-19
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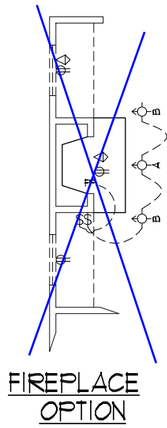
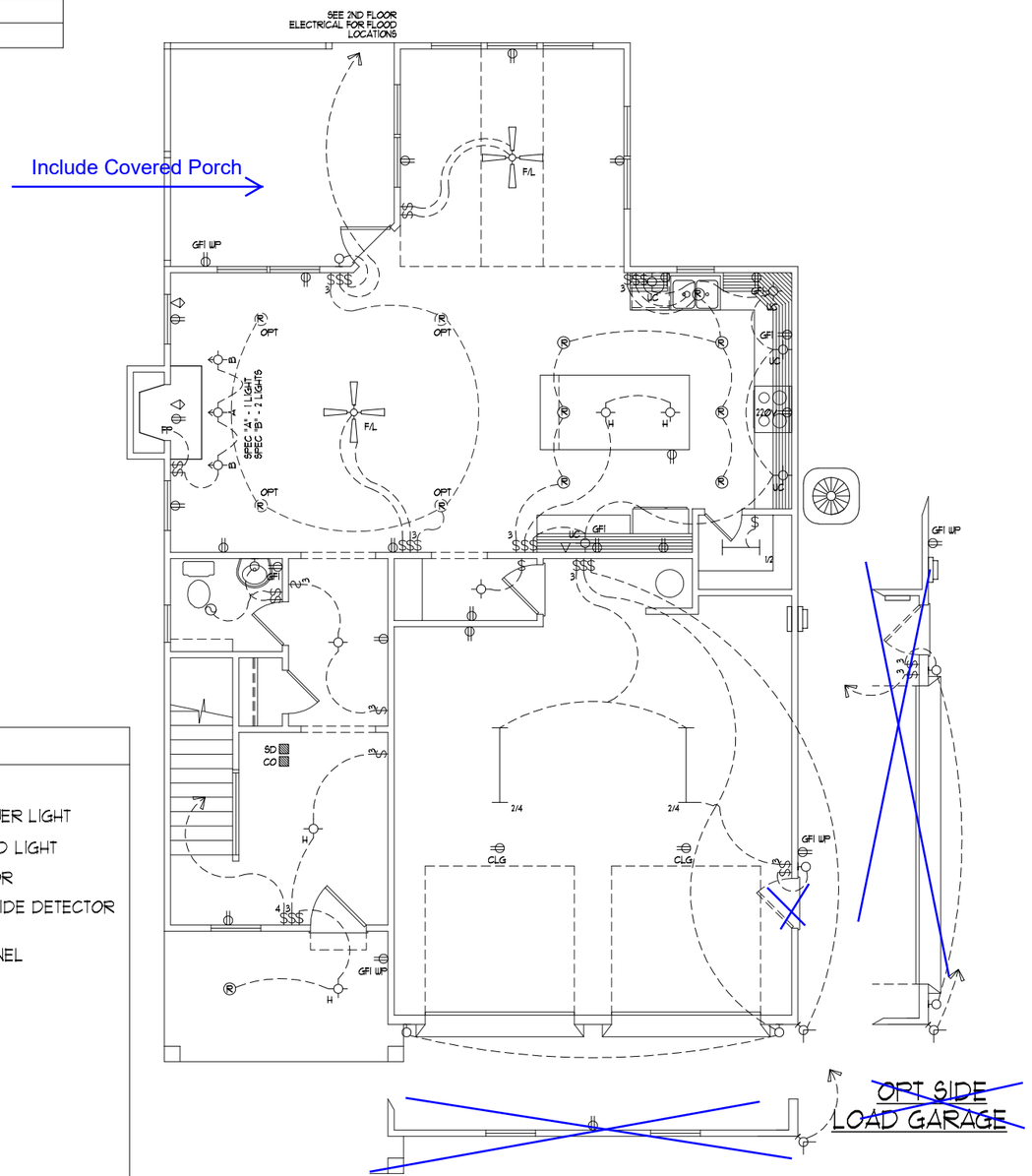
A-3C
SHEET

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



FIREPLACE OPTION



FIRST FLOOR ELECTRICAL LAYOUT

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
- 220 OUTLET
- SINGLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- OUTDOOR OUTLET
- GFI

PROFESSIONAL MEMBER
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11-04-19
DATE

E-1
SHEET

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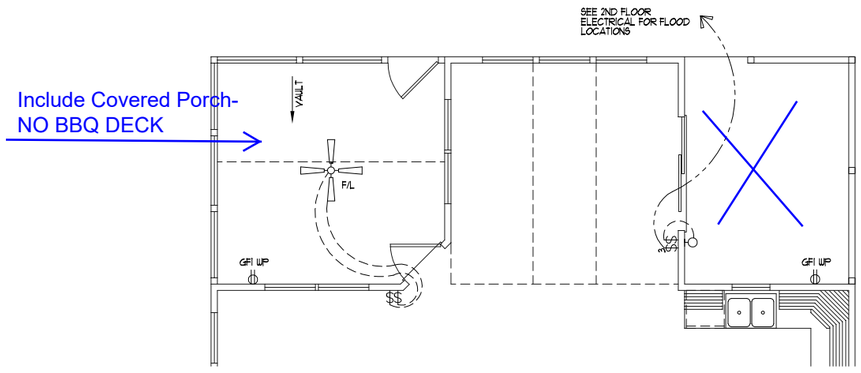


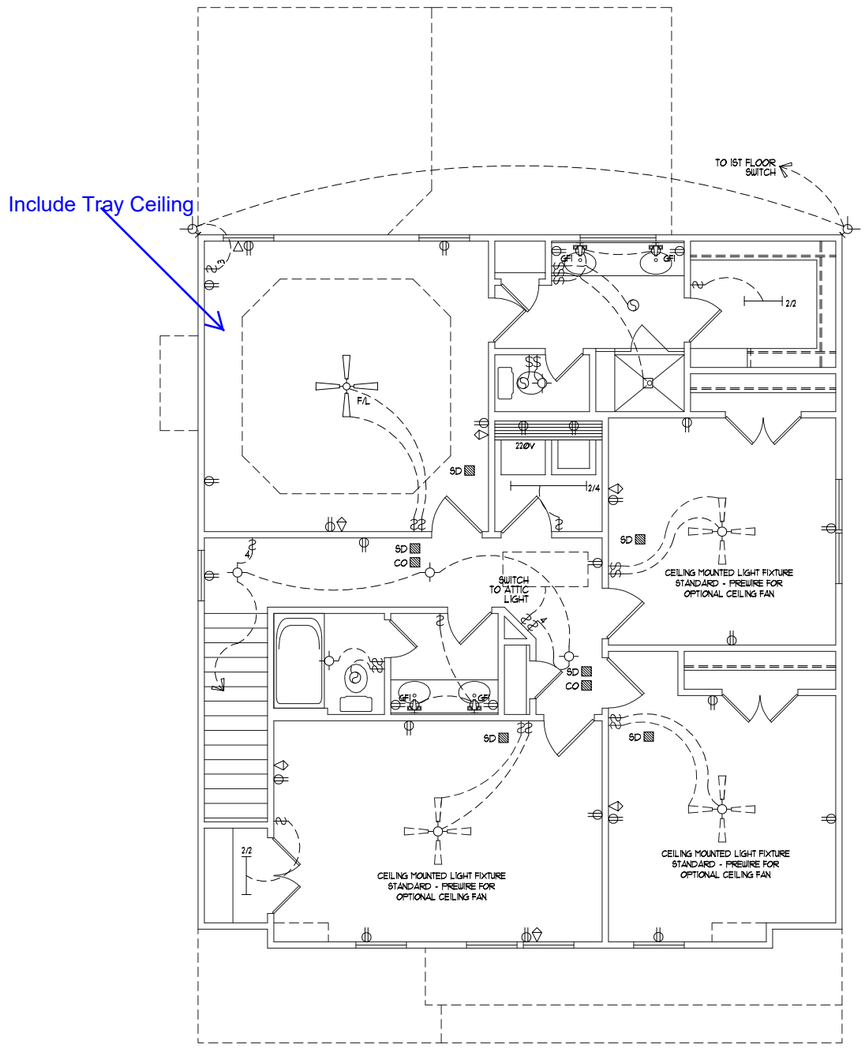
OPTIONAL
SCREEN PORCH/BBQ DECK
ELECTRICAL LAYOUT

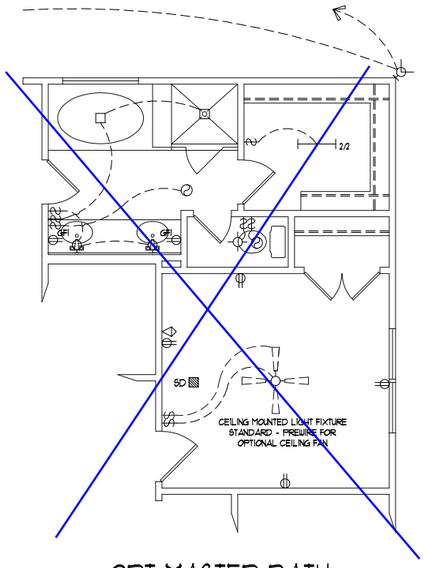
SCR PORCH /BBQ DECK OPTIONS

SHEET

ELECTRICAL SYMBOLS

- CEILING MOUNTED LIGHT FIXTURE
- DIRECTIONAL EYEBALL LIGHT FIXTURE
- (R) RECESSED LIGHT FIXTURE
- (M) 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'
- H HANGING LIGHT FIXTURE
- TELEPHONE JACK
- CABLE JACK
- KEY KEYLESS LIGHT FIXTURE
- CEILING FAN WITH LIGHT FIXTURE
- UC UNDER CABINET LIGHT
- EXHAUST FAN
- RECESSED SHOWER LIGHT
- EXTERIOR FLOOD LIGHT
- SD SMOKE DETECTOR
- CO CARBON MONOXIDE DETECTOR
- DOOR CHIMES
- ELECTRICAL PANEL
- METERBOX
- A/C UNIT
- 110 OUTLET
- 220V 220 OUTLET
- $ SINGLE SWITCH
- $3 3-WAY SWITCH
- $4 4-WAY SWITCH
- GFI WP OUTDOOR OUTLET
- GFI GFI





OPT MASTER BATH
WITH TUB

ELEVATION "B"
SECOND FLOOR
WITH REC ROOM
ELECTRICAL LAYOUT

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COUNTY: MULTI

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

E-2B
SHEET

SOUTHERN ENGINEERS, P.A.
3716 BENSON DR, RALEIGH, NC (919) 878-1617
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 17-1793GR

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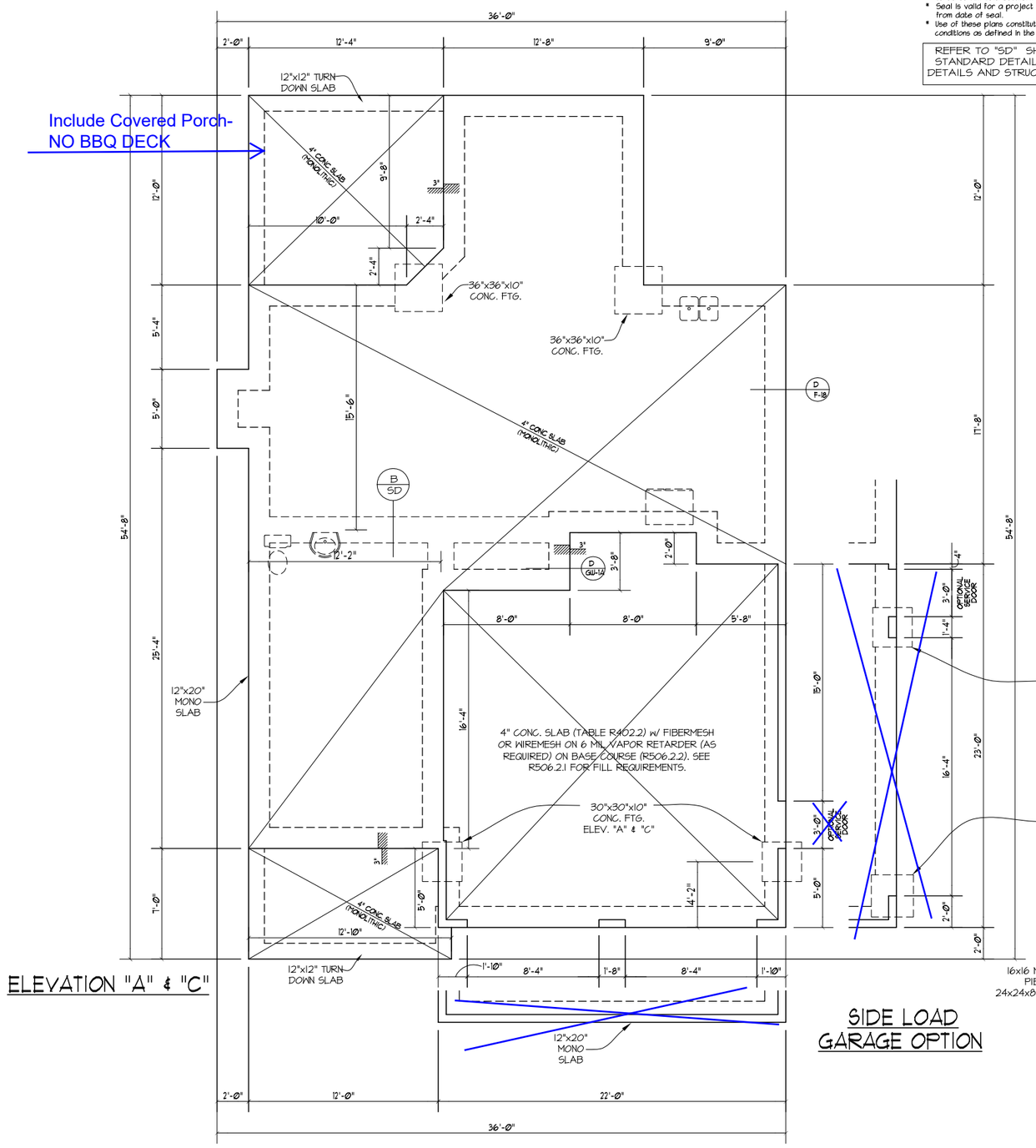
- Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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

NORTH CAROLINA PROFESSIONAL SEAL 16073 ENGINEER JAMES H. HERMAN 11.2.19

PROFESSIONAL MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN



ELEVATION "A" & "C"

SIDE LOAD GARAGE OPTION

ELEVATION "B"

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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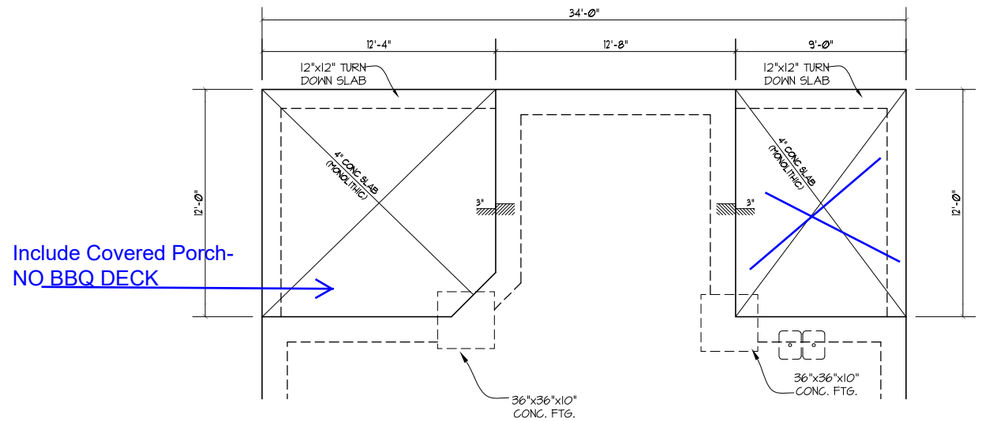
S-1
SHEET

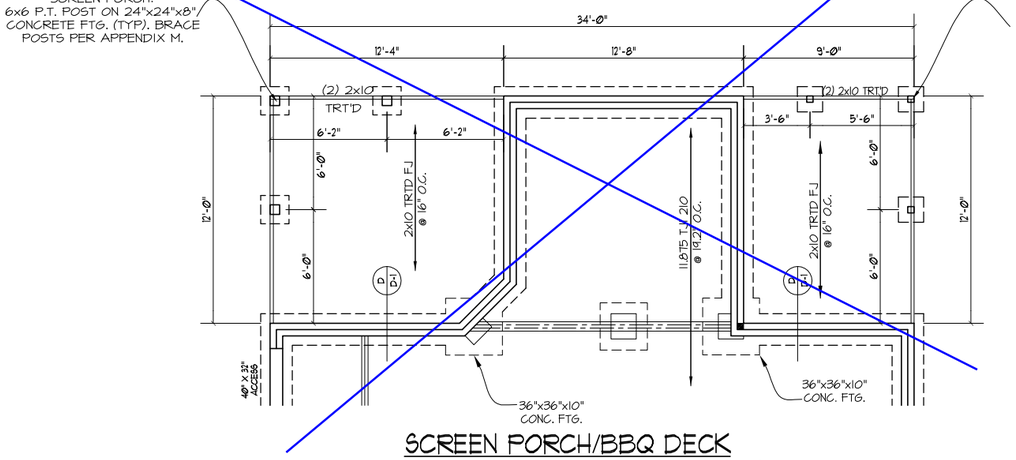


Include Covered Porch-
NO BBQ DECK

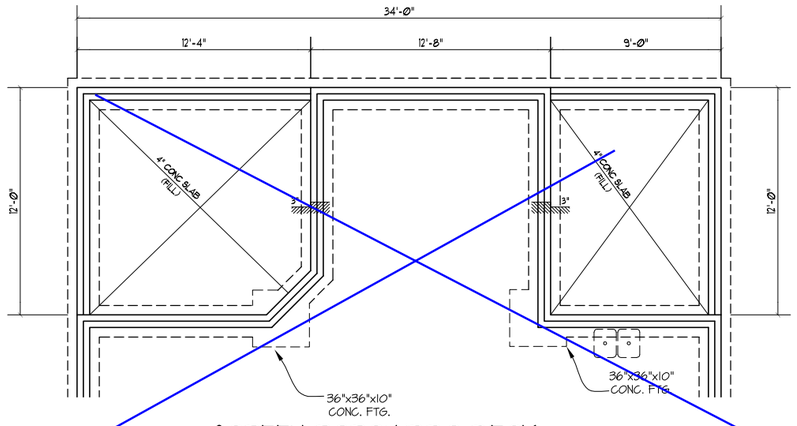
SCREEN PORCH/BBQ DECK WITH MONOLITHIC SLAB FOUNDATION

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

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/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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STRUCTURAL DESIGN BY:
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NORTH CAROLINA PROFESSIONAL SEAL 16073 ENGINEER JAMES A. HERMAN 11/21/19

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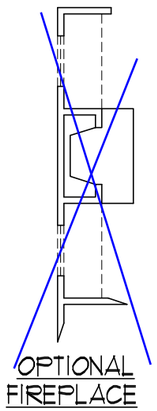
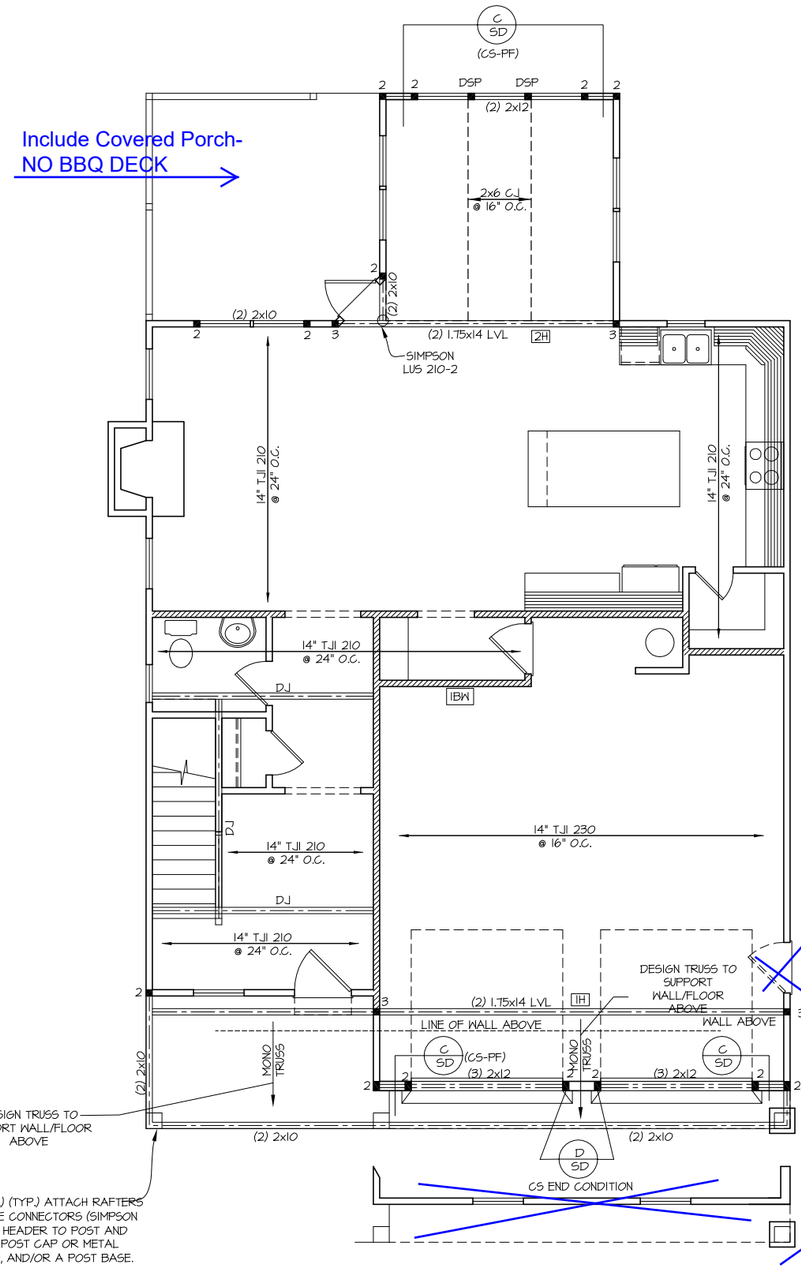
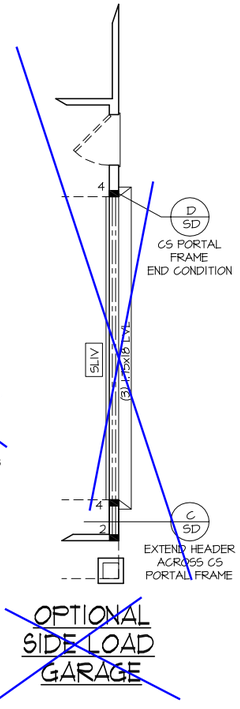
S-1
SCR PORCH /BBQ DECK OPTIONS
SHEET



LVL SCHEDULE	
1H	(2) 1.75x14 - 34'
2H	(2) 1.75x14 - 16'





LVL SCHEDULE SIDE LOAD GARAGE		
ADD	SLIV	(3) 1.75x18-20'

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NORTH CAROLINA PROFESSIONAL SEAL 16073 ENGINEER JAMES H. HERMAN 11/21/19

PROFESSIONAL MEMBER AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

WHOLE HOUSE BRACING SUMMARY

TOTAL REQUIRED BRACING: 81
TOTAL PROVIDED BRACING: 158
(IN FEET)

HEADER/BEAM & COLUMN NOTES

1. 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.
2. 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 NCRC): Wind: 115-120 mph

1. 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.
2. 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.
3. 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.
4. "HD" = HOLDOWN: 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 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
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6. 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" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

ELEVATION "B" FIRST 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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PROJECT FOR: CAPITOL CITY HOMES
LOCATION: MULTI
LOT: MULTI
SUBDIVISION: MULTI
COUNTY: MULTI

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

S-2B
SHEET

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC (919) 878-1617
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 17-1793GR

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

NORTH CAROLINA PROFESSIONAL SEAL 16073 11.21.19 ENGINEER JAMES H. HERMAN

PROFESSIONAL MEMBER
AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

HEADER/BEAM & COLUMN NOTES

1. 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.

2. 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 NCRC): Wind: 115-120 mph

1. 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.

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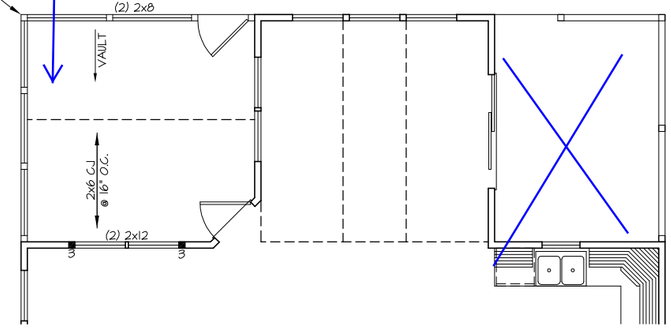
Include Covered Porch-
NO BBQ DECK

4X4 TRT'D 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.



SCREEN PORCH CEILING / STRUCTURAL PLAN

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

NOTES:
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2) ■ DENOTES SOLID STUDS.

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S-2 SCR PORCH OPTION
SHEET

HEADER/BEAM & COLUMN NOTES

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FRAMING NOTES

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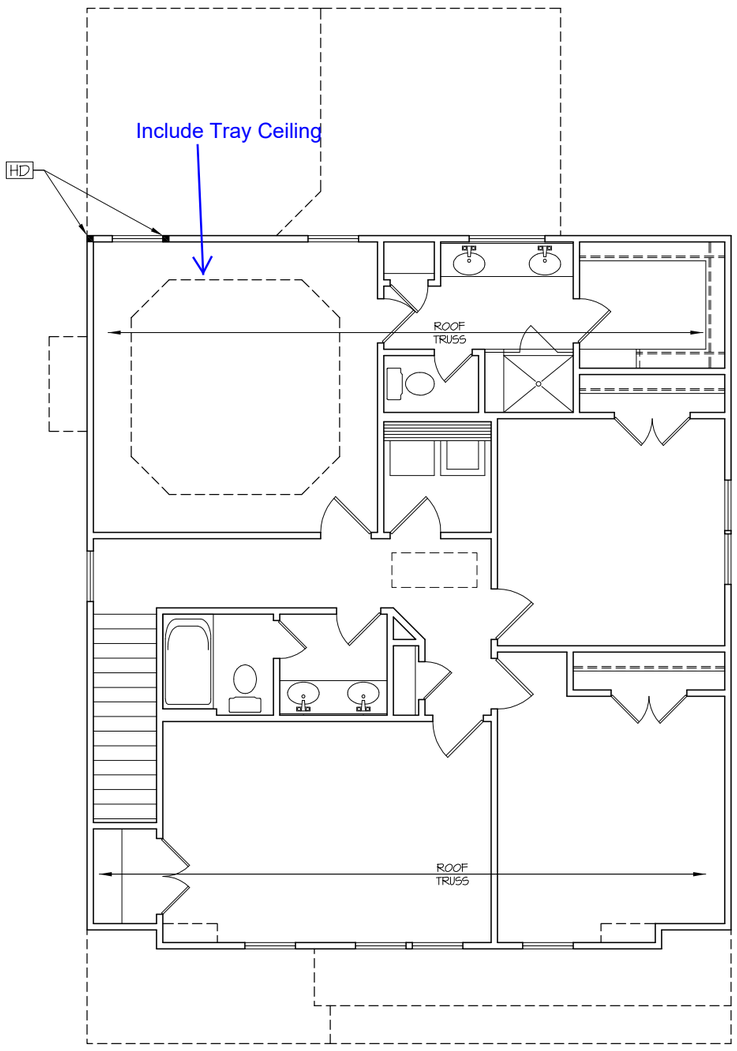

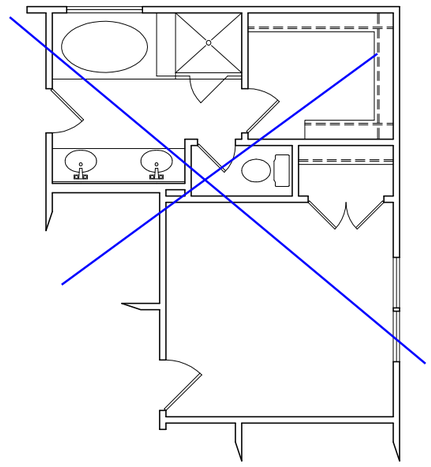

ELEVATION "B"
WITH REC ROOM
SECOND FLOOR CEILING/
STRUCTURAL PLAN

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

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

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DR., RALEIGH, NC (919) 878-1617
LICENSE: C-1287, PHONE: 919-878-1617
PROJECT # 17-17936R

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

NORTH CAROLINA PROFESSIONAL SEAL 16073 (1,2),19 ENGINEER JAMES H. HERMAN

PROFESSIONAL MEMBER
AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

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SUBDIVISION: MULTI
COUNTY: MULTI

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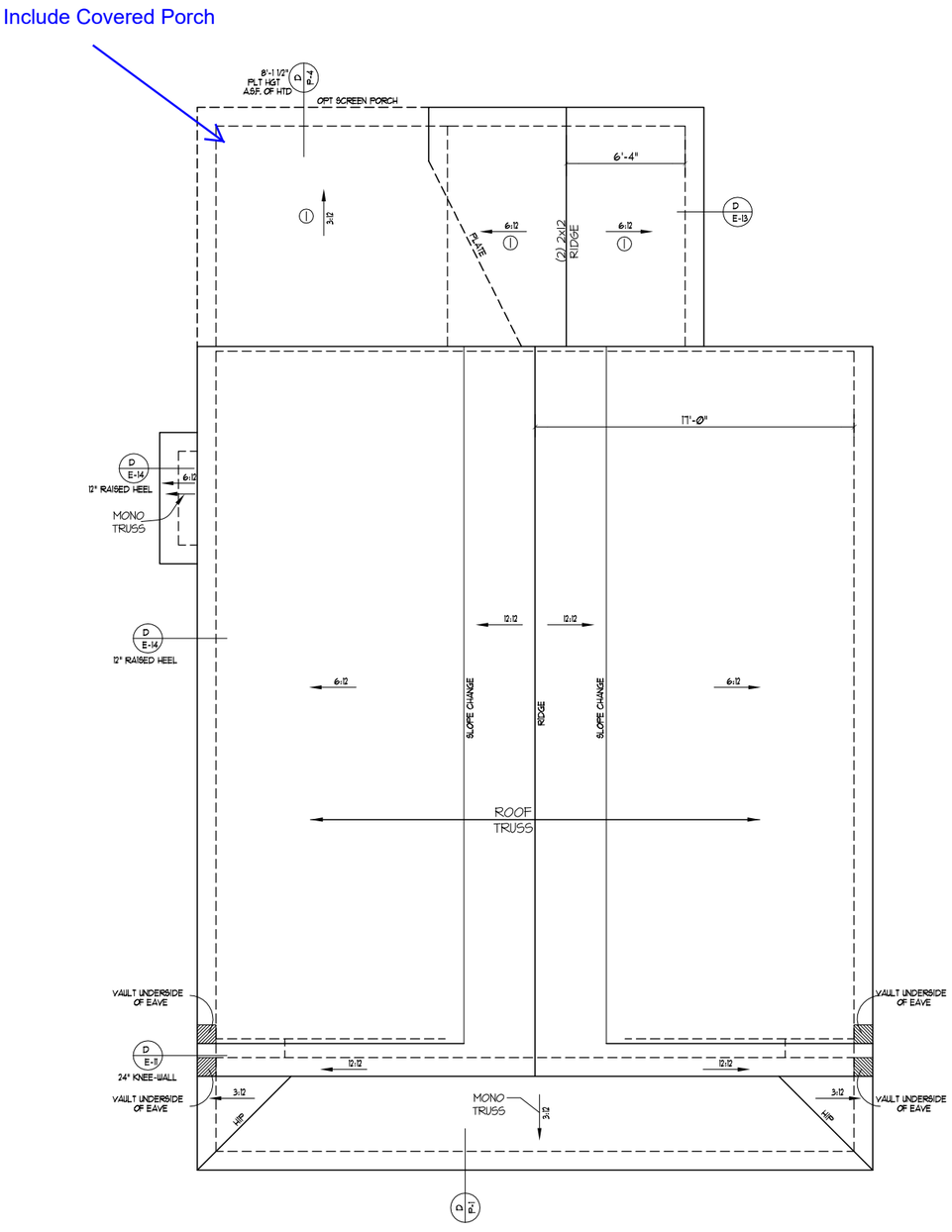
S-3B
SHEET



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NORTH CAROLINA PROFESSIONAL SEAL 16073 11.21.19 ENGINEER JAMES H. HERMAN

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

PROFESSIONAL MEMBER
AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

ROOF FRAMING NOTES:

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

1. 2x8 @ 16" O.C. WITH 2x10 RIDGE, UNO.
2. (2) 2x10 OR 1.75x11.875 LVL HIP. (2) 2x10 HIPS 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 NCRC): 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
1751 SQ FT OF ATTIC / 300 = 5.84 SQ. FT. OF INLET & OUTLET

PROVIDED
(INLET)
SOFFIT .07 SQ. FT. PER LINEAR FT. OF VENT. x 56 LINEAR FT. OF VENT. = 3.92 SQ. FT. OF VENT. 43 % (TOTAL OF INLET)
(OUTLET)
RIDGE .11 SQ. FT. PER LINEAR FT. OF VENT. x 48 LINEAR FT. OF VENT. = 5.28 SQ. FT. OF VENT. 57 % (TOTAL OF OUTLET)
9.20 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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S-4B
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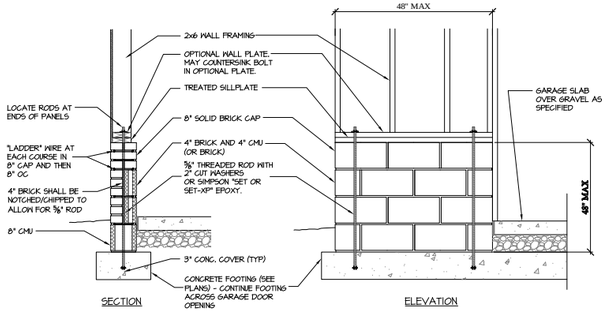
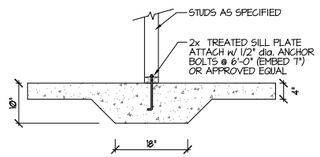
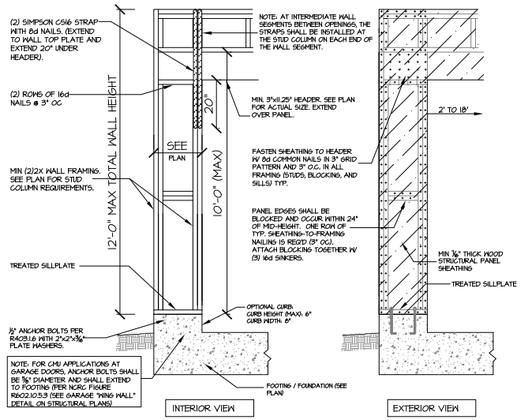


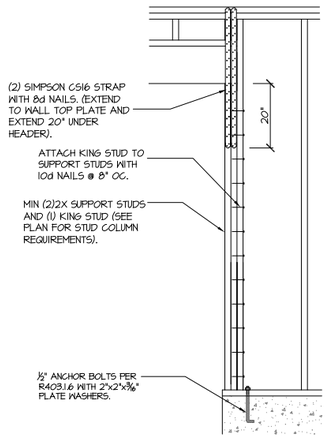
Ⓐ GARAGE 'WING WALL' REINFORCING
(CODE REFERENCE: IRC FIGURE R602.10.5.3)



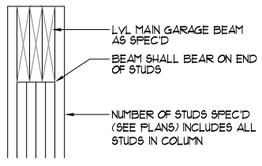
Ⓑ TYPICAL THICKENED SLAB
NTS



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



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



Ⓔ TYP. GARAGE BEAM BEARING
NTS

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NORTH CAROLINA PROFESSIONAL SEAL 16073 ENGINEER JAMES H. HERMAN 11/21/19

PROFESSIONAL MEMBER
AIBD AMERICAN INSTITUTE OF BUILDING DESIGN

STRUCTURAL NOTES

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

1. 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.

2. 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.

3. 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)
- PASSSENGER VEHICLE GARAGES: (50 PSF, 10 PSF, L/360)
- FIRE ESCAPES: (40 PSF, 10 PSF, L/360)
- SNOW: (20 PSF)

4. WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.

5. SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.

6. 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 ¼" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +-10'-0" x +-10'-0" GRID).

7. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTUAL 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.

8. 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).

9. L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10 PSI.
   9.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=290 PSI, E=2.0x10 PSI.
   9.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10 PSI.
   INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

10. 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.

11. 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.

12. REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60.

13. 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.

14. 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 R703.7.3 LINTELS.

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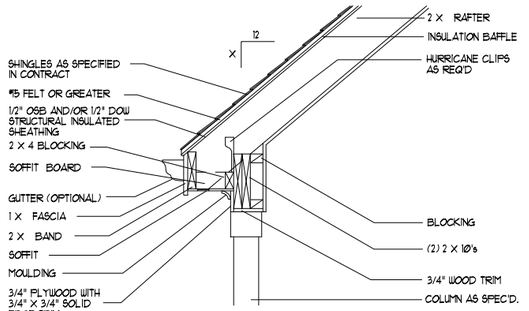

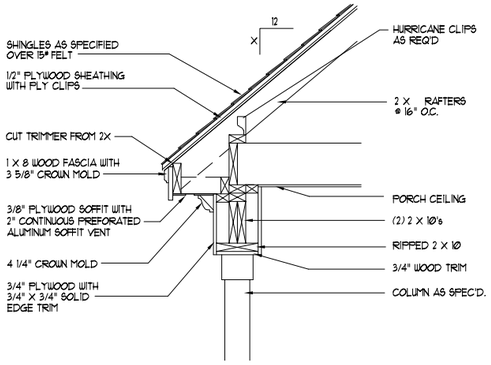

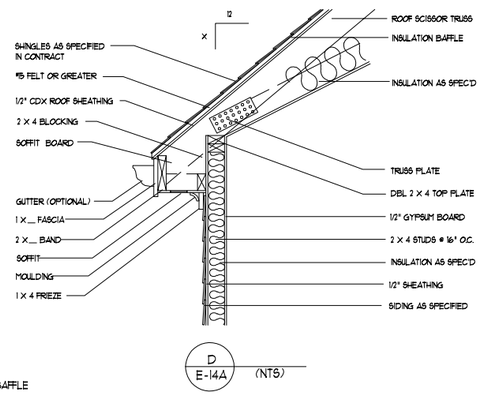

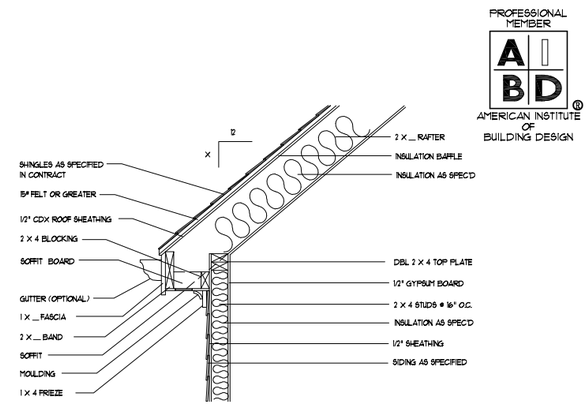

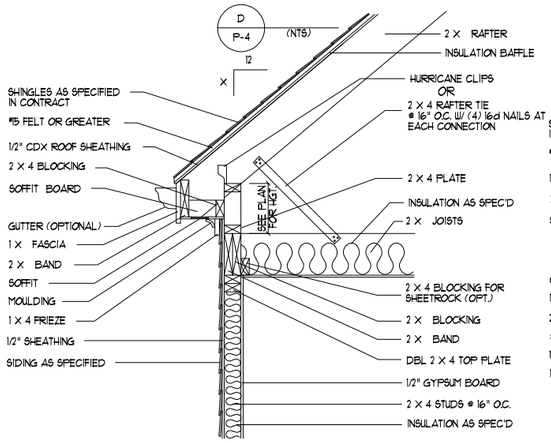

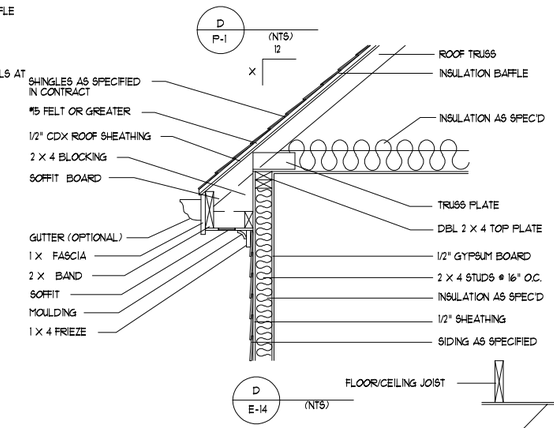

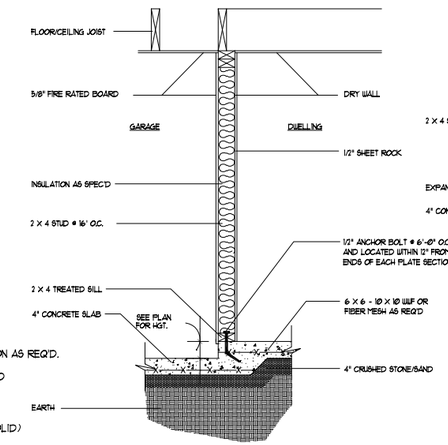

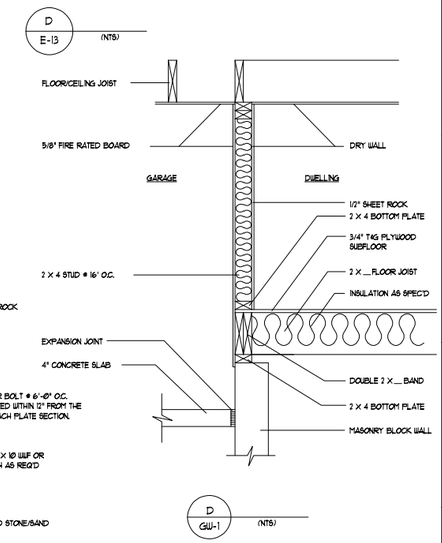

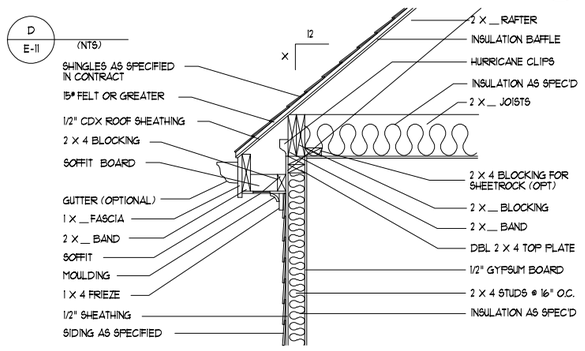

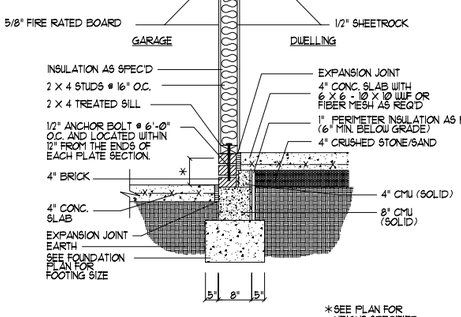

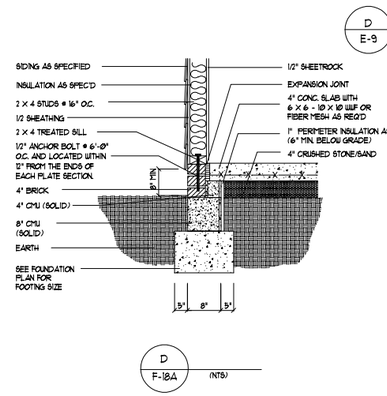

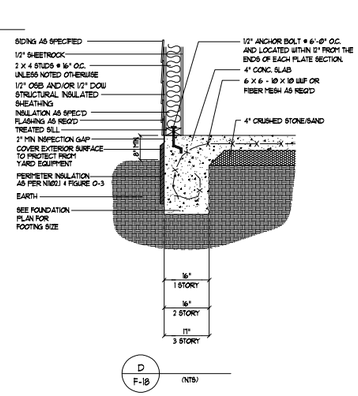

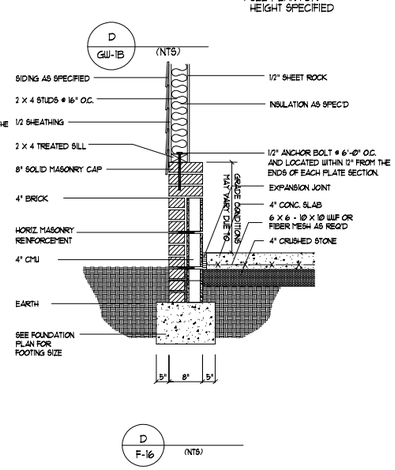

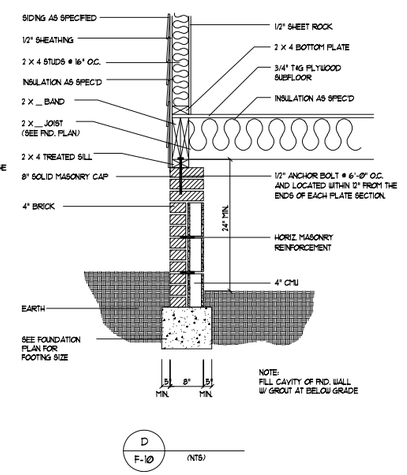

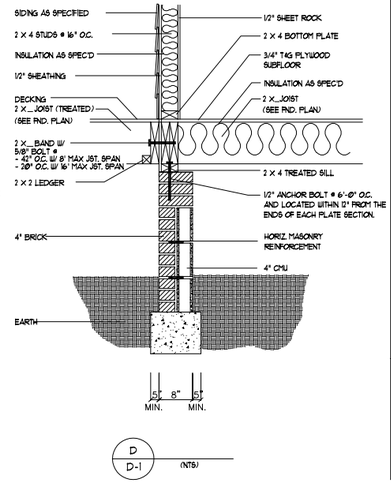

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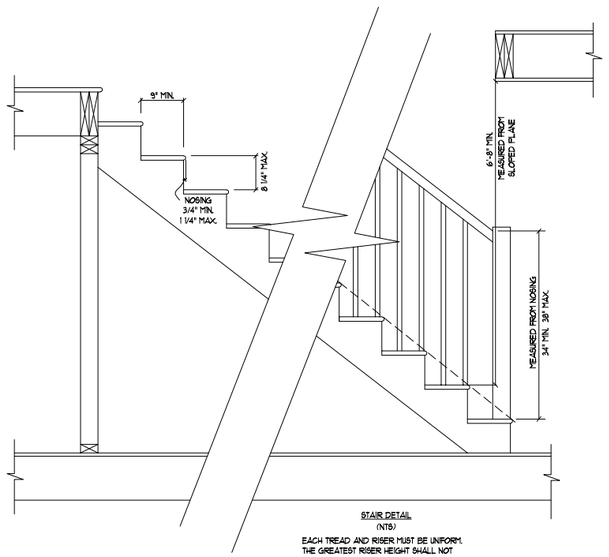
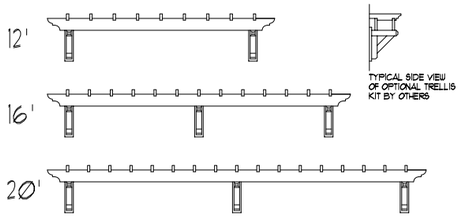


STAIR DETAIL
(NTS)

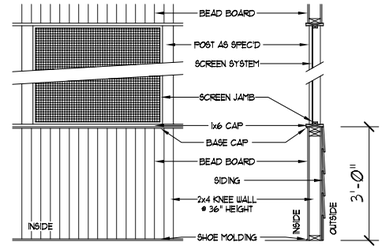
EACH TREAD AND RISER MUST BE UNIFORM. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE TOP AND BOTTOM RISER OF INTERIOR STAIRS SHALL NOT EXCEED THE SMALLEST RISER BY MORE THAN 3/4".

SEE FLOOR PLAN FOR ACTUAL SPECIFICATIONS.

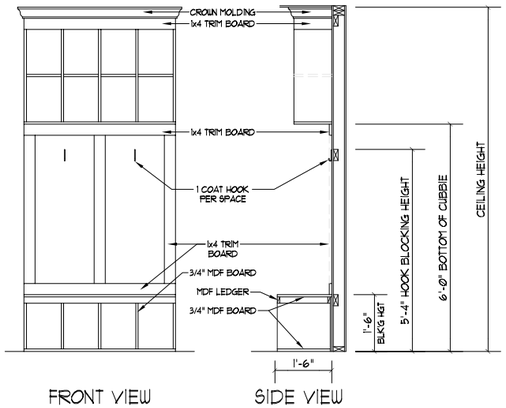
OPTIONAL TRELLIS KIT



SCREEN PORCH DECK PANELS



OPTIONAL BENCH WITH CUBBIES



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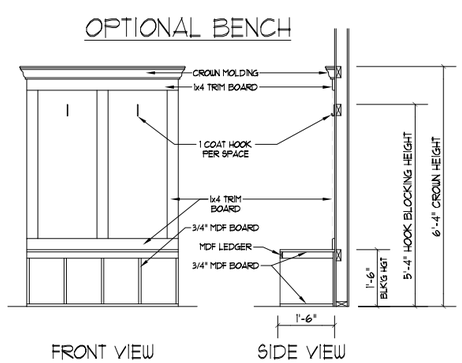
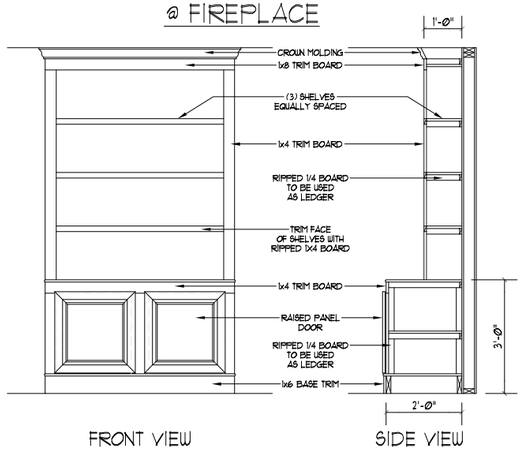
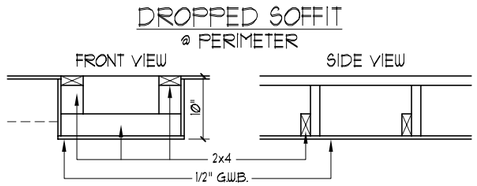


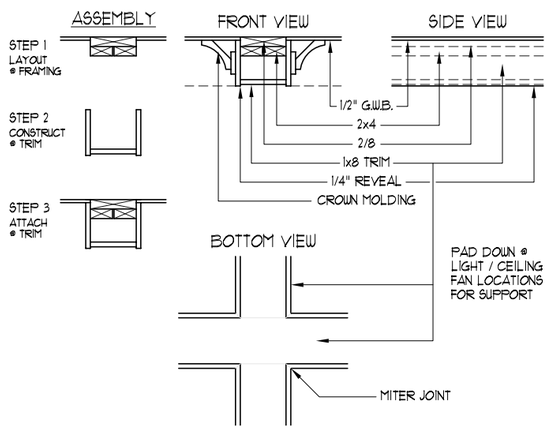
OPTIONAL BUILT-INS @ FIREPLACE



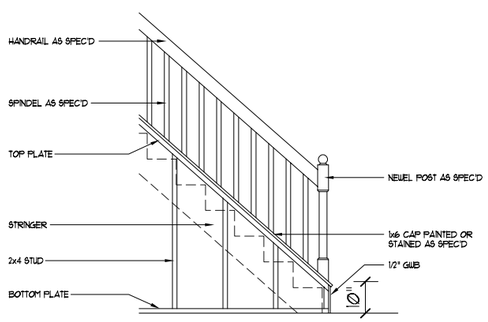
DROPPED SOFFIT @ PERIMETER



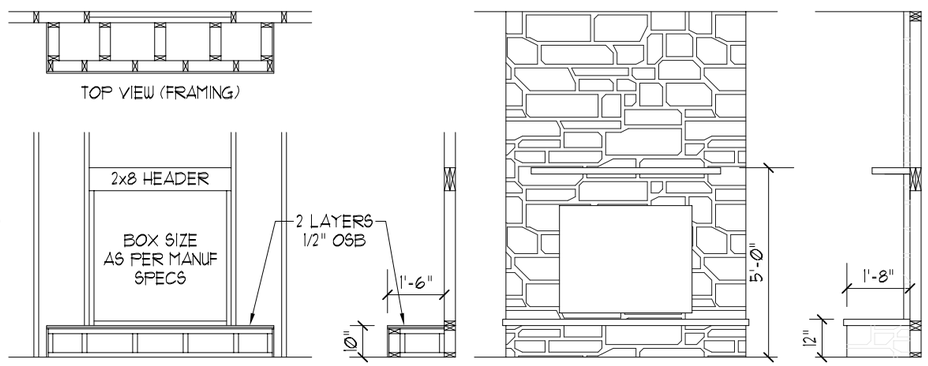
FAUX BEAM



OPTIONAL RAKE RAIL



OPTIONAL RAISED HEARTH WITH STONE



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