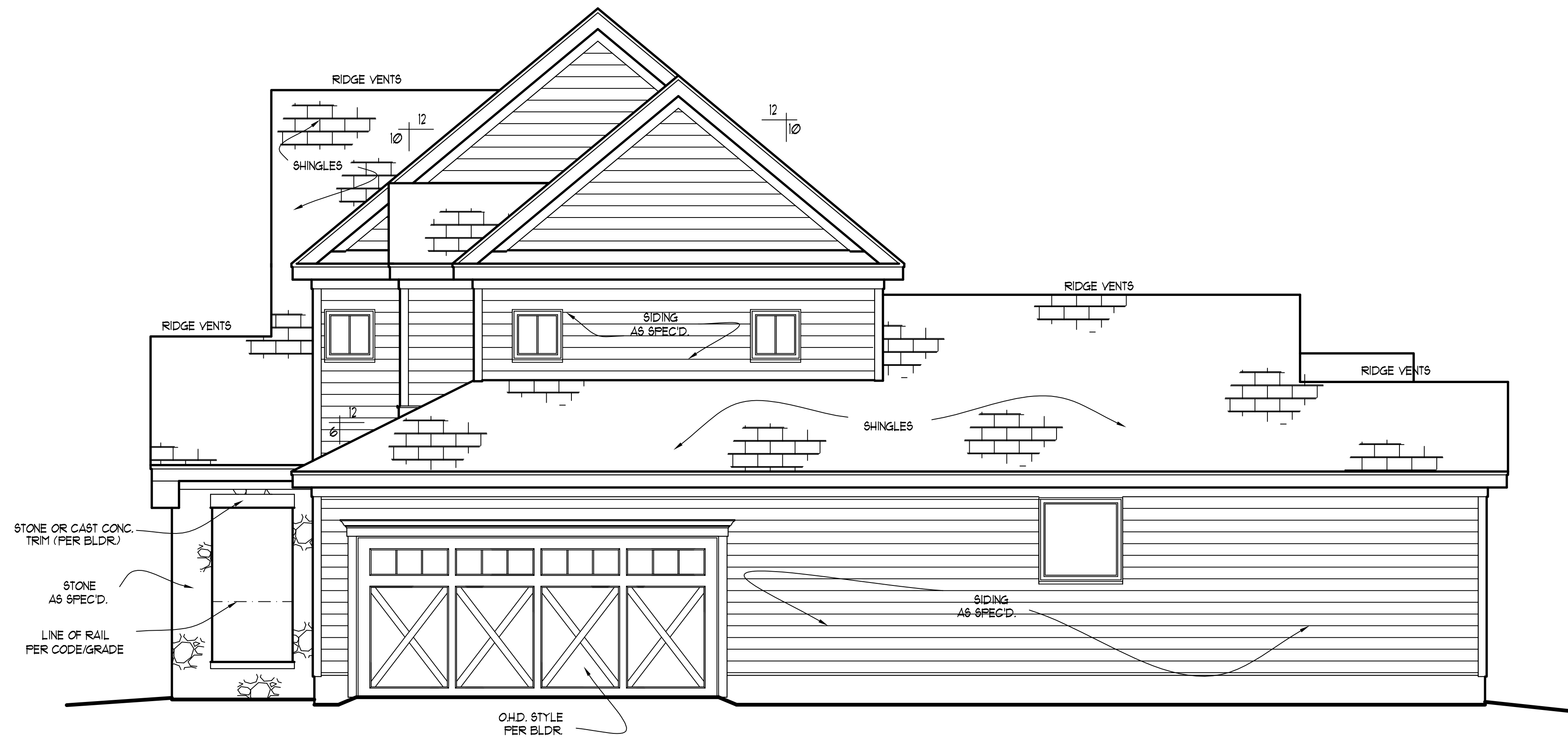


LEFT ELEVATION

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



RIGHT ELEVATION

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

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 www.murphygarnowdesign.com

HALCYON HOMES
 PRINCE PLACE
 LOT #5

DRAWN BY: TUG
 DATE: 12-2-14
 FILE NAME: HH-2-2604

REVISIONS	
5-3-16	TUG PLAN
1-8-19	TUG PLAN
12-14-20	TUG PLAN
1-1-21	TUG PLAN
12-22-21	TUG REV.

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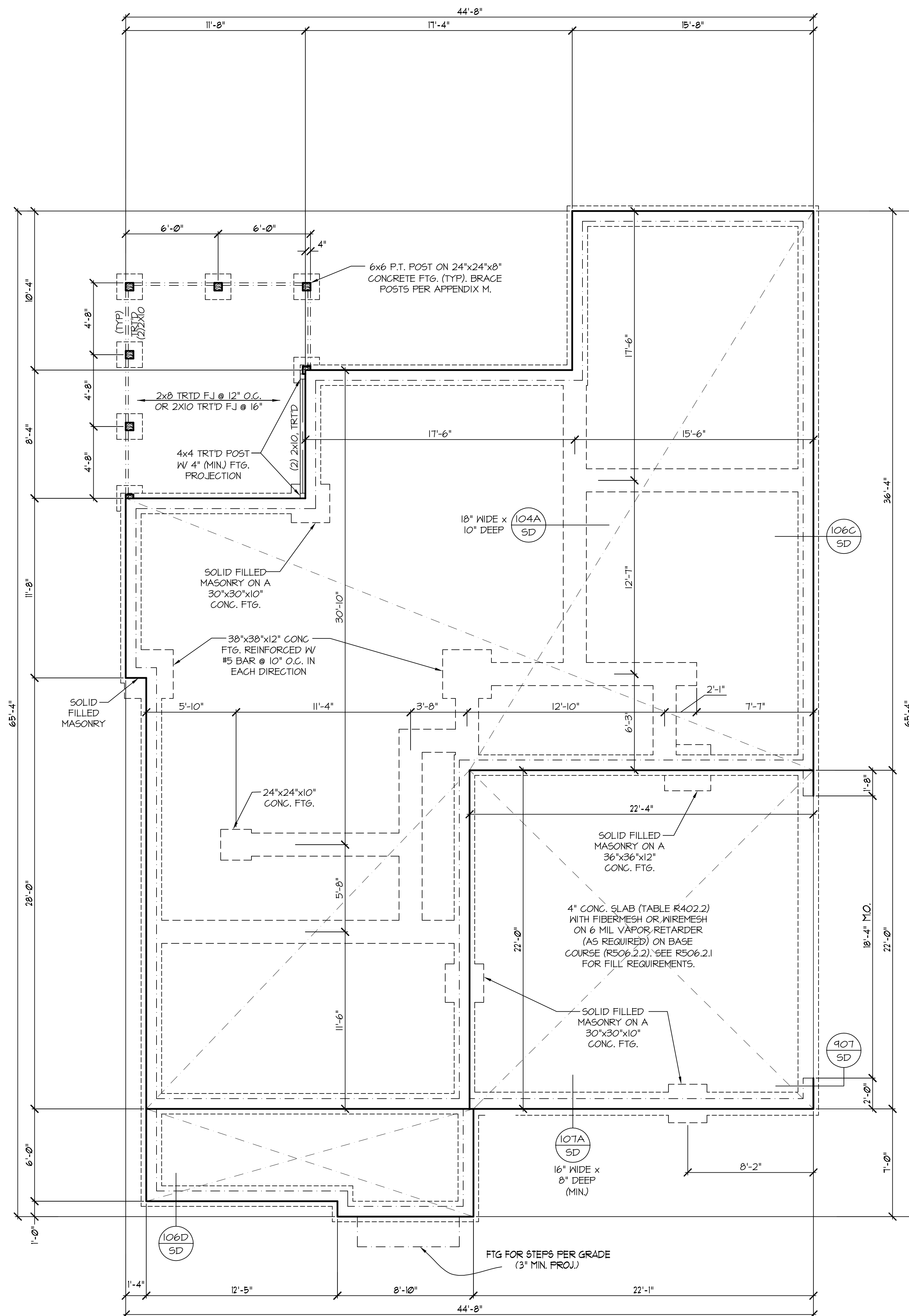
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FND. VENTILATION

1/80 = 112 SQ. FT. REQUIRED:
150
OR
1/60 = 112 SQ. FT. REQUIRED:
1500
WITH APPROVED VAPOR RETARDER MATERIAL AND OPENINGS PLACED FOR CROSS VENTILATION
• ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED

ALL DIMENSIONS, SITE CONDITIONS & CODES ARE TO BE VERIFIED BEFORE CONSTR. BEGINS, ONCE CONSTR. HAS BEGUN MURPHY GARNOW DESIGN GROUP, INC. WILL NOT ASSUME ANY LIABILITY FOR ANY EXPENSES ASSOCIATED WITH ERRORS & OMISSIONS.

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HALCYON HOMES

PRINCE PLACE
LOT #5

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5-3-16	TUG	PLAN
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12-14-20	TUG	PLAN
1-1-21	TUG	PLAN
12-22-21	TUG	REV.

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

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-4772, PHONE: 919-878-1617
PROJECT #: 21-2909(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 and conditions as defined in the customer agreement.



STEM WALL FOUNDATION PLAN
SCALE: ----- 1/4"=1'-0"

THESE PLANS MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE '2018' EDITION.

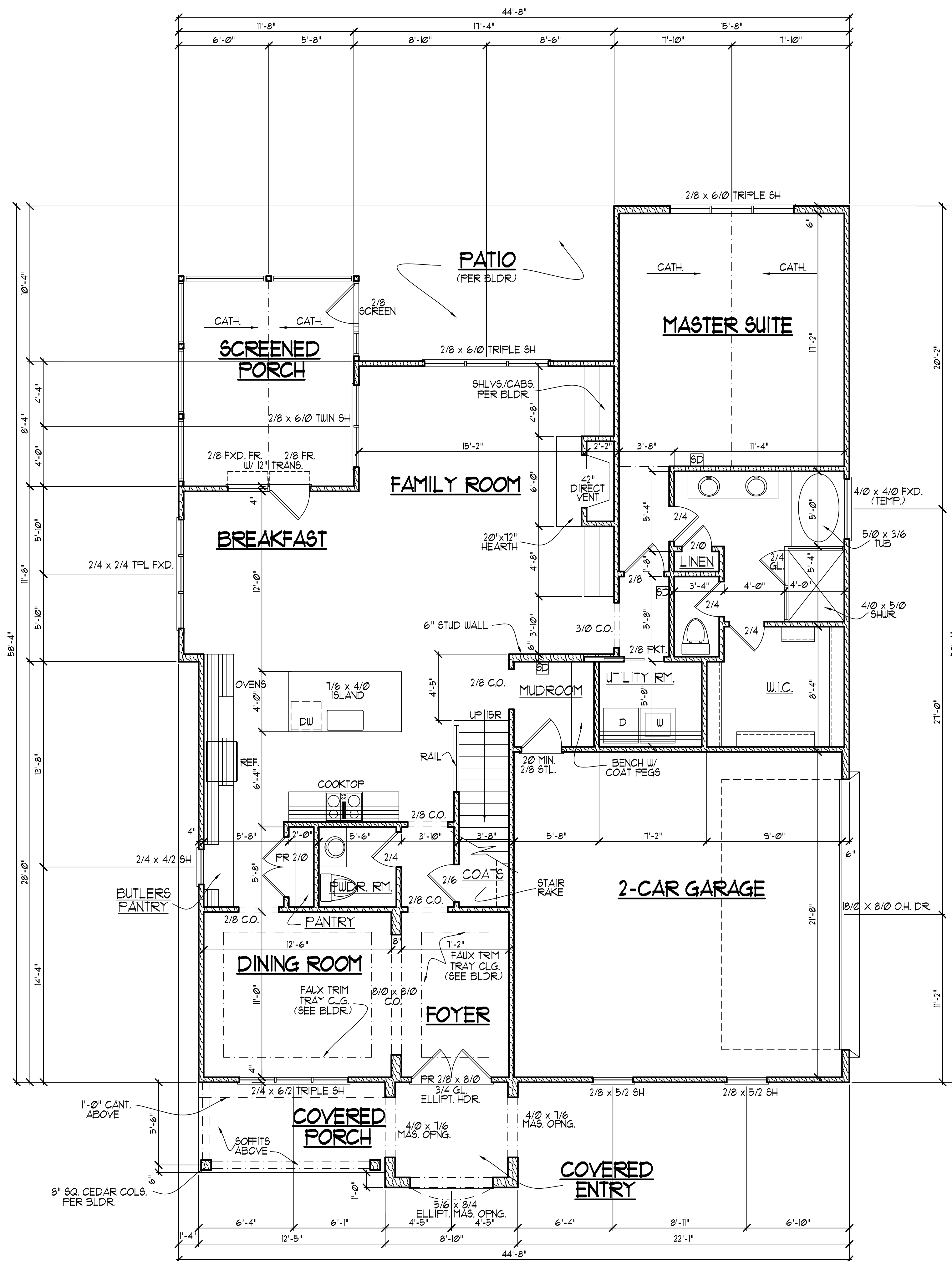
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- FIRST FLOOR NOTES:**
- 1) 9'-0" CLG. HGT. (TYP.) UNO.
 - 2) SET WINDOWS @ 1'-10" AFF. (TYP.) UNO.
 - 3) STAIRS: UP 15 RISERS @ 8" (+) (TYP.) UNO.
 - 4) PROVIDE 5/8" TYPE 'X' GYPSUM @ GARAGE CEILING ADJACENT TO HTD. SPACES. PROVIDE 1/2" GYPSUM @ GARAGE WALLS ADJACENT TO HTD. SPACES.
 - 5) ALL WALLS FIGURED AT 4" WIDTHS FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) UNO.
 - 6) VERIFY ROUGH OPNG'S, SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
- 1) SD = SMOKE DETECTOR

SQUARE FOOTAGE

	HTD.	UNHTD.
* BSMT.		
* FIRST FLR.	1680	492
* SECOND FLR.	924	283
* ATTIC (3rd. FLR.)		579
TOTAL	2604	1354
MISC.		
* COVERED ENTRY		62
* COVERED PORCH		15
* SCREENED PORCH		165

WINDW. FALL PROTECTION NOTES:
 SEE CODE SECTIONS R612 THRU R612.4 FOR WINDOW FALL PROTECTION DEVICE REQUIREMENTS IF WINDOW SILL IS LESS THAN 24" ABV. FLR WITH A 6'-0" OR GREATER DISTANCE TO A SURFACE OUTSIDE AND BELOW THE WINDOW.

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FIRST FLOOR PLAN
 SCALE:1/4" = 1'-0"

THESE PLANS MEET THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE '2015' AND THE NORTH CAROLINA RESIDENTIAL CODE '2018' EDITION.

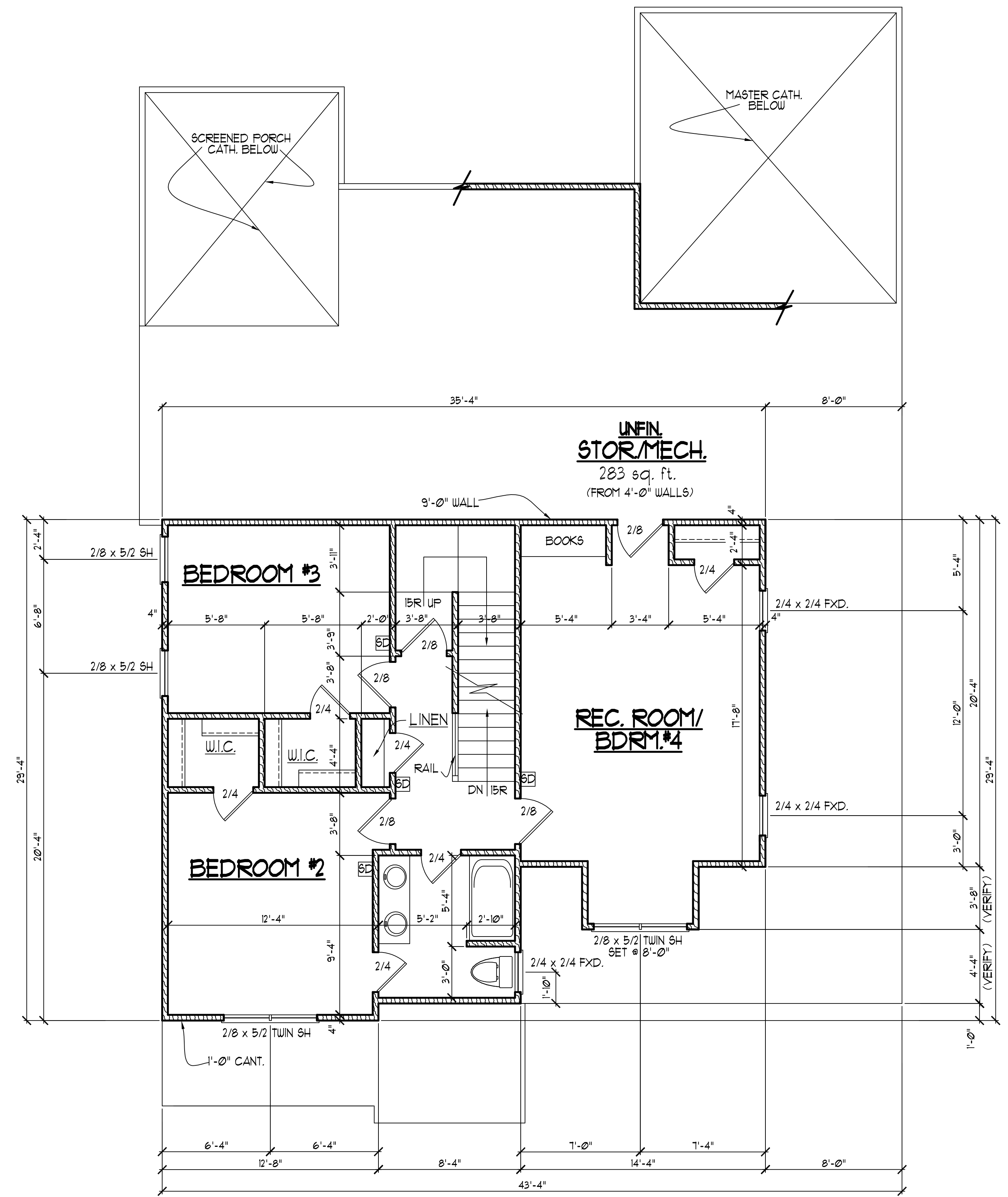
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SECOND FLOOR NOTES:

- 1) 9'-0" CLG. HGT. (TYP.) UNO.
- 2) SET WINDOWS @ 1'-4" AFF. (TYP.) UNO.
- 3) STAIRS: UP 15 RISERS @ 8" (+) (TYP.) UNO.
- 4) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) UNO.
- 5) VERIFY ROUGH OPNG'S, SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
- 6) SD = SMOKE DETECTOR

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SECOND FLOOR PLAN
 SCALE:1/4" = 1'-0"

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ATTIC FLOOR PLAN

- 1) 9'-0" CLG. HGT. (TYP.) UNO.
- 2) SET WINDOWS @ 1'-4" AFF. (TYP.) UNO.
- 3) ALL WALLS FIGURED AT 4" WIDTHS FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) UNO.
- 4) VERIFY ROUGH OPNG S. SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
- 5) SD = SMOKE DETECTOR

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 "4" IN TABLE R602.3(5) OR AS BELOW PER NCDOT COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020.
 - UP TO 3' SPAN: (1) KING STUD
 - OVER 3' UP TO 6' SPAN: (2) KING STUDS
 - OVER 6' UP TO 9' SPAN: (3) KING STUDS
 - OVER 9' UP TO 12' SPAN: (4) KING STUDS
 - OVER 12' UP TO 15' SPAN: (5) KING STUDS

FRAMING NOTE: ALL DIMENSIONAL LUMBER ON THIS SHEET MAY BE SPP #2 OR SYP #2, UNLESS SPECIFICALLY NOTED OTHERWISE.

FRAMING NOTES

- NC (2018 NCRG): 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" = 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.
 - **SECOND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
 - **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/ (7) 8d NAILS.
 5. 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.
 6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" 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" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

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HALCYON HOMES
PRINCE PLACE
LOT #5

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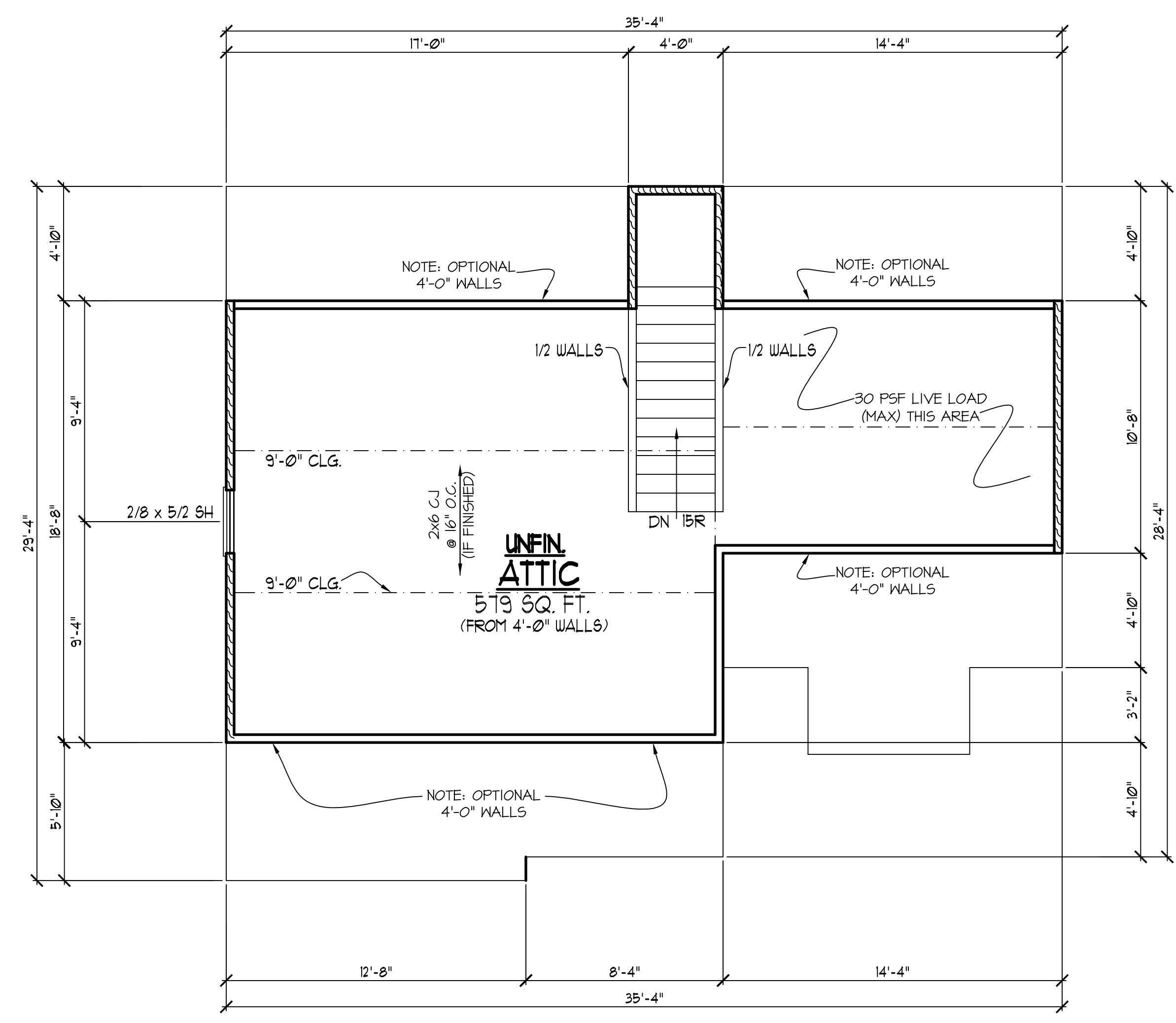
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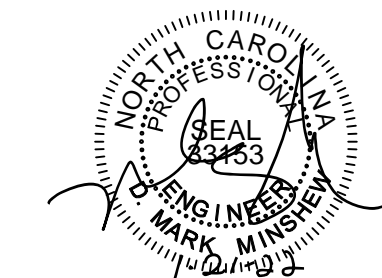
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REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-4772, PHONE: 919-878-1617
PROJECT #: 21-2909(GR)



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THIRD FLR/ ATTIC PLAN

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

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FRAMING NOTES

- NC (2018 NRC): Wind: 115-120 mph
- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP, C5-WEP. 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 STORES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 1/8", EXPOSURE C: 1/32"). 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 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 BREAKS) 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 C522 STRAP DOWN ACROSS THE BAND AND TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
 - INTERIOR BRACED WALL: (NOTED AS "IB" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
 - INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBWSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" 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.

TRUSS SYSTEM REQUIREMENTS

- NC (2018 NRC): 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 SFP #2 OR #3 PLATES OR LEDGERS (LNO).
 - ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.
 - INSTALL TRUSS BELOW PARALLEL PARTITION WALLS OR BLOCK BETWEEN TRUSSES (BY TRUSS SUPPLIER)

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 PER NCCI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020.
 - UP TO 3' SPAN: (1) KING STUD
 - OVER 3' UP TO 6' SPAN: (2) KING STUDS
 - OVER 6' UP TO 9' SPAN: (3) KING STUDS
 - OVER 9' UP TO 12' SPAN: (4) KING STUDS
 - OVER 12' UP TO 15' SPAN: (5) KING STUDS

FRAMING NOTE: ALL DIMENSIONAL LUMBER ON THIS SHEET MAY BE SFP #2 OR SYP #2, UNLESS SPECIFICALLY NOTED OTHERWISE.

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

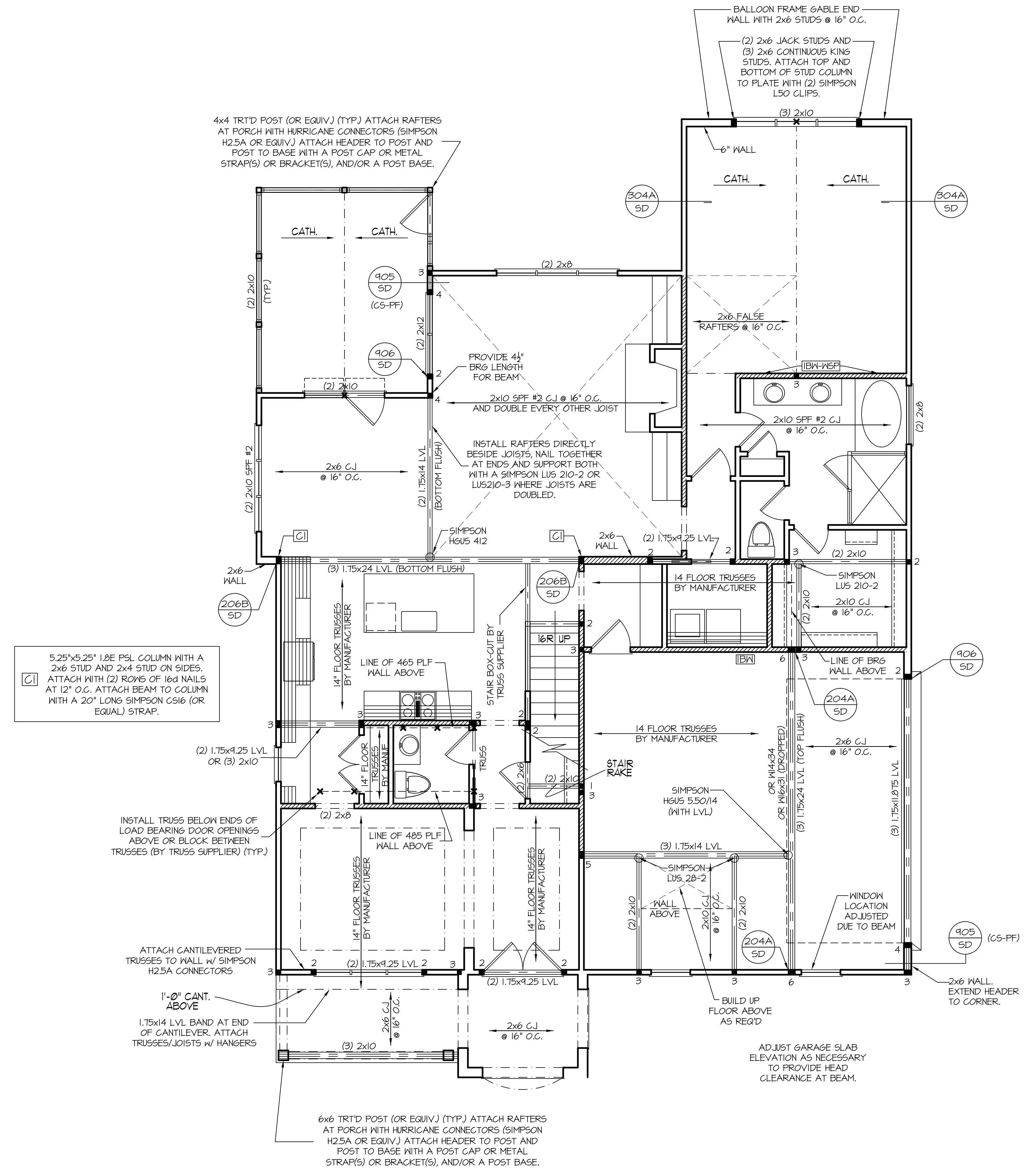
STRUCTURAL DESIGN BY:
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FIRST FLOOR CEILING STRUCTURAL PLAN
9'-0" CLG. HGT.

THESE PLANS MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.



5.25"x5.25" I BE PSL COLUMN WITH A 2x6 STUD AND 2x4 STUD ON SIDES. ATTACH WITH (2) ROWS OF 16d NAILS AT 12" O.C. ATTACH BEAM TO COLUMN WITH A 20" LONG SIMPSON C516 (OR EQUAL) STRAP.

INSTALL TRUSS BELOW ENDS OF LOAD BEARING DOOR OPENINGS ABOVE OR BLOCK BETWEEN TRUSSES (BY TRUSS SUPPLIER) (TYP.)

ATTACH CANTILEVERED TRUSSES TO WALL W/ SIMPSON H2.5A CONNECTORS

1'-0" CANT. ABOVE
1.75x14 LVL BAND AT END OF CANTILEVER. ATTACH TRUSSES/JOISTS W/ HANGERS

6x6 TRTD POST (OR EQUIV.) (TYP.) ATTACH RAFTERS AT PORCH WITH HURRICANE CONNECTORS (SIMPSON H2.5A 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.

4x4 TRTD POST (OR EQUIV.) (TYP.) ATTACH RAFTERS AT PORCH WITH HURRICANE CONNECTORS (SIMPSON H2.5A 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.

PROVIDE 44" BRG LENGTH FOR BEAM
2x10 SFP #2 C.J. @ 16" O.C. AND DOUBLE EVERY OTHER JOIST

INSTALL RAFTERS DIRECTLY BESIDE JOISTS, NAIL TOGETHER AT ENDS AND SUPPORT BOTH WITH A SIMPSON LUS 210-2 OR LUS210-3 WHERE JOISTS ARE DOUBLED.

BUILD UP FLOOR ABOVE AS REQD

ADJUST GARAGE SLAB ELEVATION AS NECESSARY TO PROVIDE HEAD CLEARANCE AT BEAM.

BALLOON FRAME GABLE END WALL WITH 2x6 STUDS @ 16" O.C.
(2) 2x6 JACK STUDS AND (3) 2x6 CONTINUOUS KING STUDS. ATTACH TOP AND BOTTOM OF STUD COLUMN TO PLATE WITH (2) SIMPSON L50 CLIPS.

2x6 FALSE RAFTERS @ 16" O.C.

14 FLOOR TRUSSES BY MANUFACTURER

14 FLOOR TRUSSES BY MANUFACTURER

SIMPSON H6U5 5.50/14 (WITH LVL)

SIMPSON LUS 20-2

OR W4x24 OR W6x31 (DROPPED)

OR 1.75x24 LVL (TOP FLUSH)

OR 1.75x14 LVL

OR 1.75x14 LVL

OR 1.75x14 LVL

OR 1.75x14 LVL

OR 1.75x14 LVL

OR 1.75x14 LVL

NOTE!!

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FRAMING NOTES

NC (2018 NRC); 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.
- EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) (EXPOSURE B: 1/8", EXPOSURE C: 1/8"). 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 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 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/ (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 @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBWSP" ON PLANS) ATTACH ONE SIDE WITH 3/8" 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.

HEADER/BEAM & COLUMN NOTES

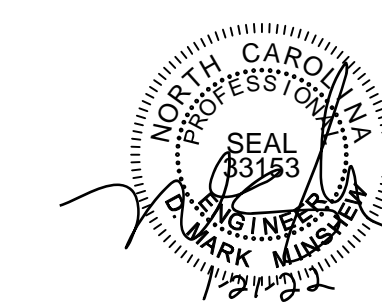
- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW PER NCDOL COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020.
 - UP TO 3' SPAN: (1) KING STUD
 - OVER 3' UP TO 6' SPAN: (2) KING STUDS
 - OVER 6' UP TO 9' SPAN: (3) KING STUDS
 - OVER 9' UP TO 12' SPAN: (4) KING STUDS
 - OVER 12' UP TO 15' SPAN: (5) KING STUDS

FRAMING NOTE: ALL DIMENSIONAL LUMBER ON THIS SHEET MAY BE SPP #2 OR SYP #2, UNLESS SPECIFICALLY NOTED OTHERWISE.

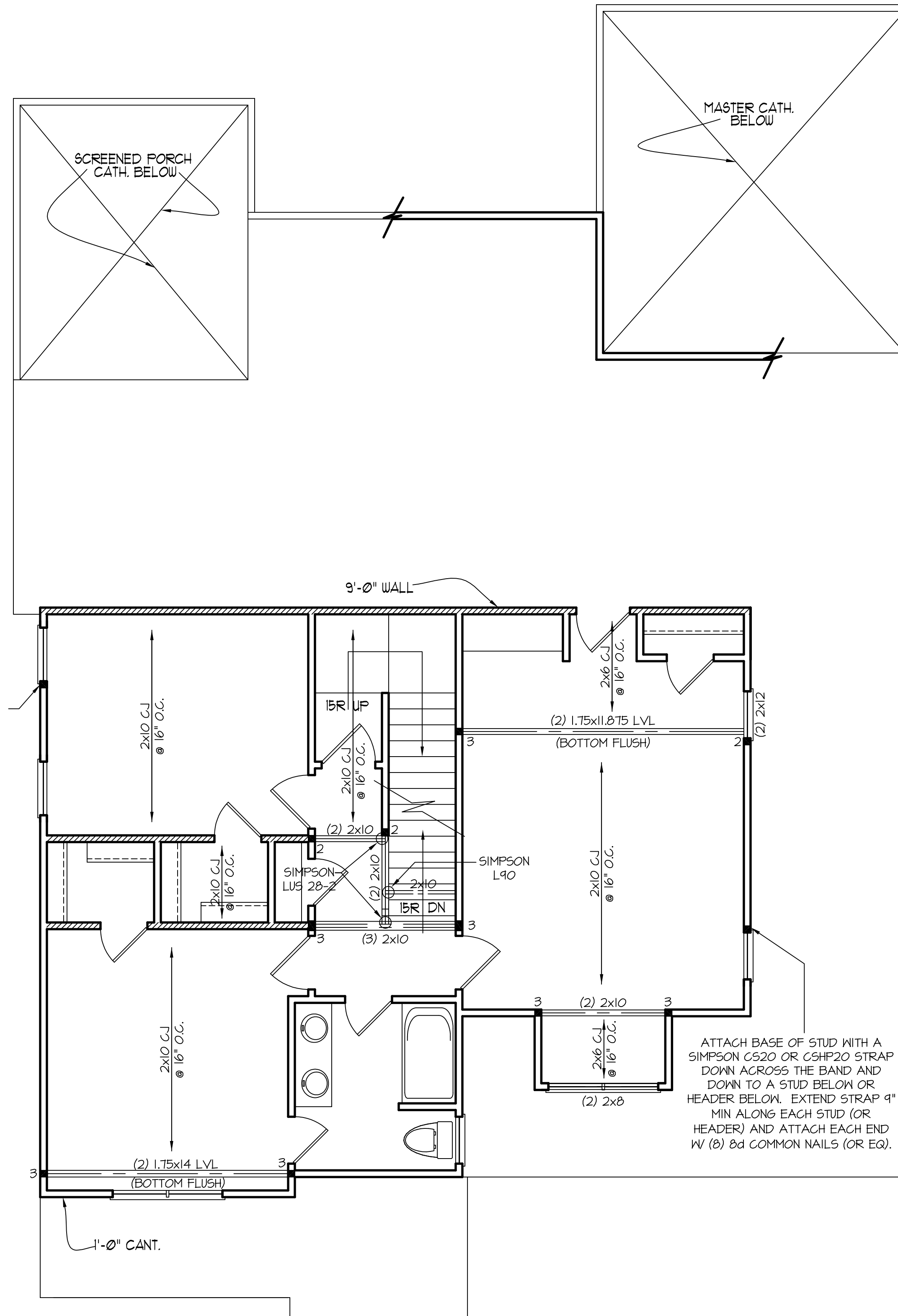
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

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PROJECT #: 21-2909(6R)



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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.
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ATTACH BASE OF STUD WITH A SIMPSON C520 OR C5HP20 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 9" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (8) 8d COMMON NAILS (OR EQ).

ATTACH BASE OF STUD WITH A SIMPSON C520 OR C5HP20 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 9" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (8) 8d COMMON NAILS (OR EQ).

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HALCYON HOMES
PRINCE PLACE
LOT #5

DRAWN BY: TUG
DATE: 12-2-14
FILE NAME: HH-2-2604

REVISIONS	DATE	BY	DESCRIPTION
5-3-16		TUG	PLAN
1-8-19		TUG	PLAN
12-14-20		TUG	PLAN
1-11-21		TUG	PLAN
12-22-21		TUG	REV.

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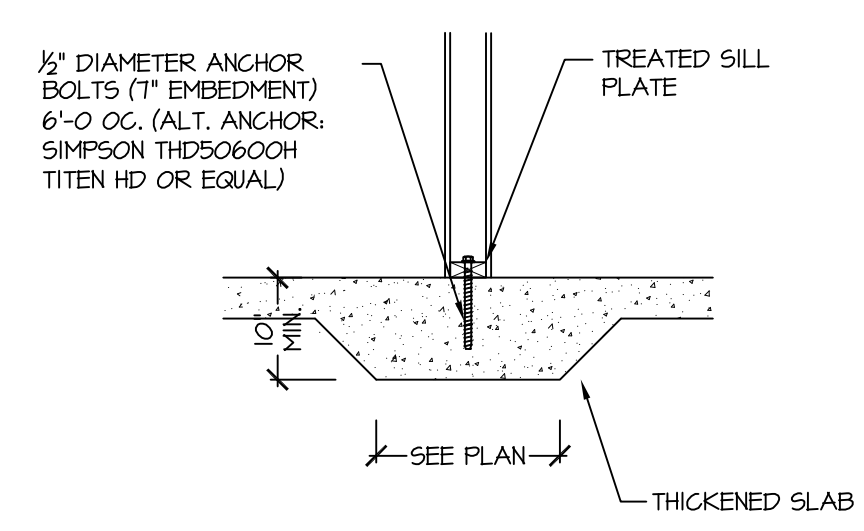
HOUSE NAME:
BELLA

HOUSE NUMBER:

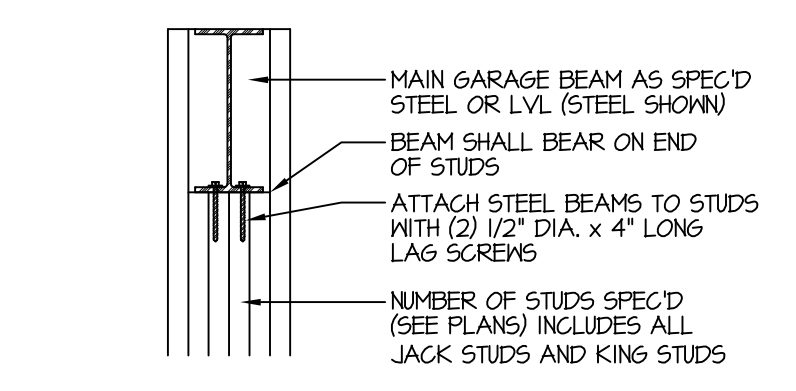
PAGE NUMBER:
8 of 9

SECOND FLOOR CEILING STRUCTURAL PLAN
SCALE: ----- 1/4" = 1'-0"
9'-0" CLG. HGT.

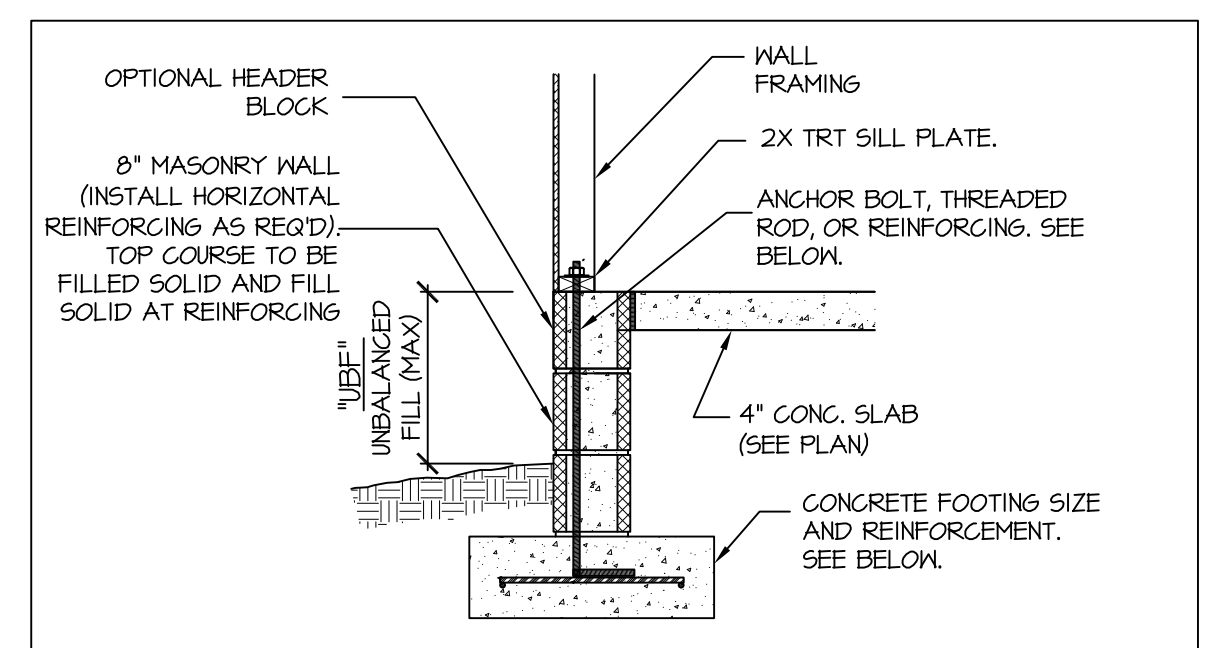
THESE PLANS MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE '2018' EDITION.



115-120 MPH (104A) THICKENED SLAB (INTERIOR BEARING WALL) SD

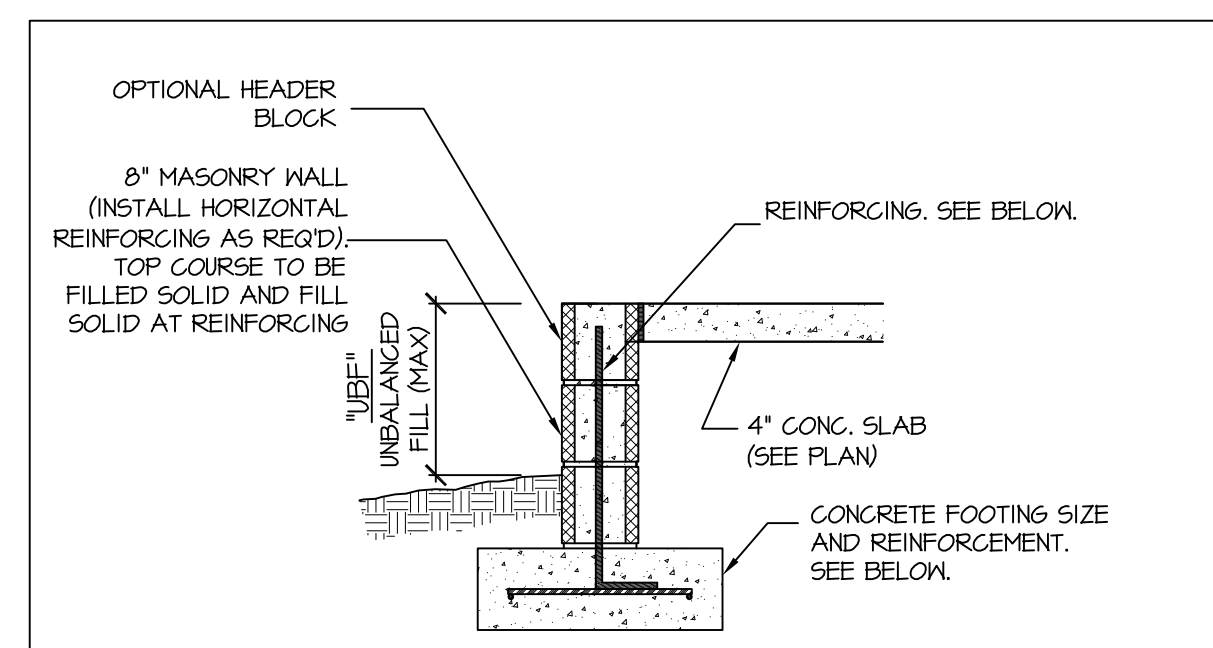


204A TYP. GARAGE BEAM BEARING SD



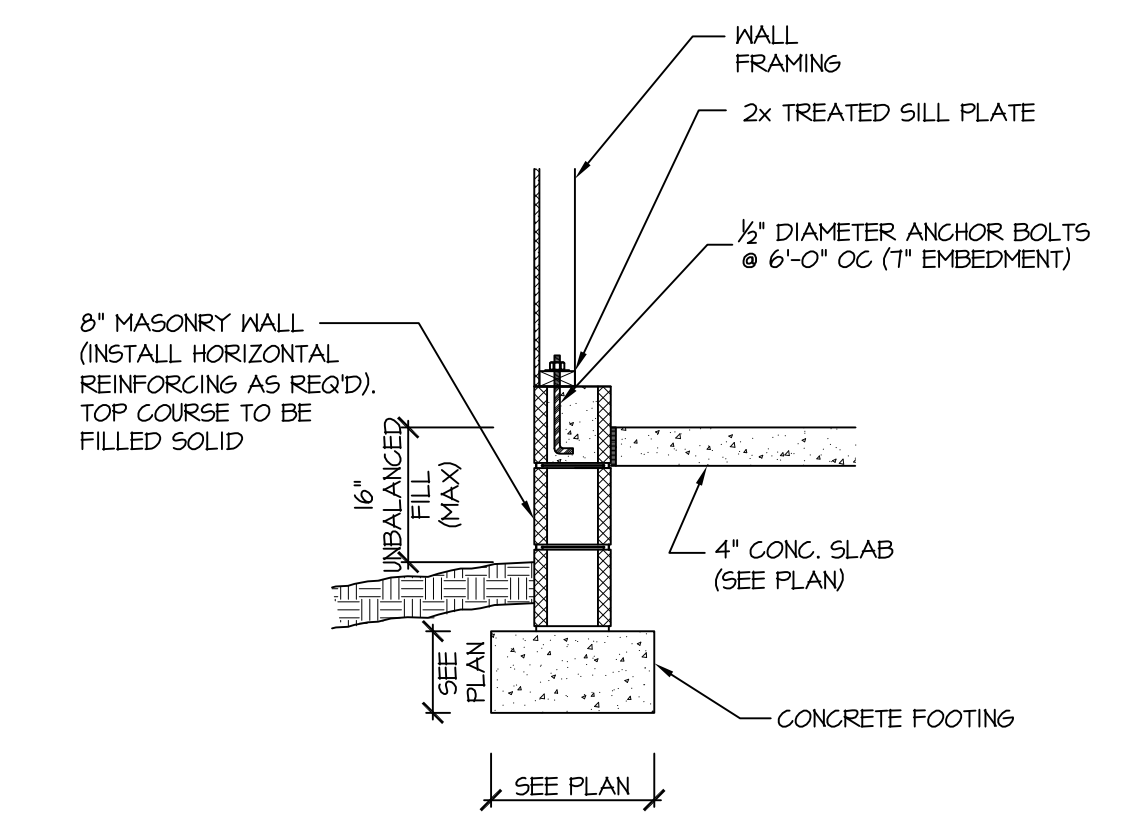
- 115-120 MPH (106C) STEM WALL SLAB FOOTING (SIDING OR EQUAL) SD
- "UBF" = UP TO 16" → 1/2" DIAM ANCHOR BOLT (EMBED 1") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONG. FTG.
- "UBF" = 16" UP TO 24" → 1/2" DIAM ANCHOR BOLT (EMBED 1") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 48" O.C. W/ 15" LEG INTO FTG. OR INSTALL 3/8" THREADED ROD W/ 15" LEG @ 48" O.C. WITH WASHERS 24" WIDE BY 10" DEEP CONG. FTG. REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
- "UBF" = 24" UP TO 48" → 1/2" DIAM ANCHOR BOLT (EMBED 1") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 32" O.C. W/ 15" LEG INTO FTG. 32" WIDE BY 12" DEEP CONG. FTG. REINFORCED W/ (4) #4 BAR OR (3) #5 BAR CONTINUOUS WITH #4 TIES @ 24" O.C.

115-120 MPH (106C) STEM WALL SLAB FOOTING (SIDING OR EQUAL) SD



- 115-120 MPH (106D) FILLED PORCH WALL SD
- "UBF" = UP TO 16" → 8" MASONRY (IN-REINFORCED) ON 16" WIDE BY 8" DEEP (MIN) CONG. FTG.
- "UBF" = 16" UP TO 24" → REINFORCE WALL W/ #4 BAR @ 32" O.C. BEND 6" INTO FTG. 24" WIDE BY 10" DEEP CONG. FTG. REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES @ 48" O.C.
- "UBF" = 24" UP TO 48" → REINFORCE WALL W/ #5 BAR @ 32" O.C. BEND 12" IN TO FTG. 32" WIDE BY 10" DEEP CONG. FTG. REINFORCED W/ (4) #4 BAR OR (3) #5 BAR CONTINUOUS WITH #4 TIES @ 32" O.C.

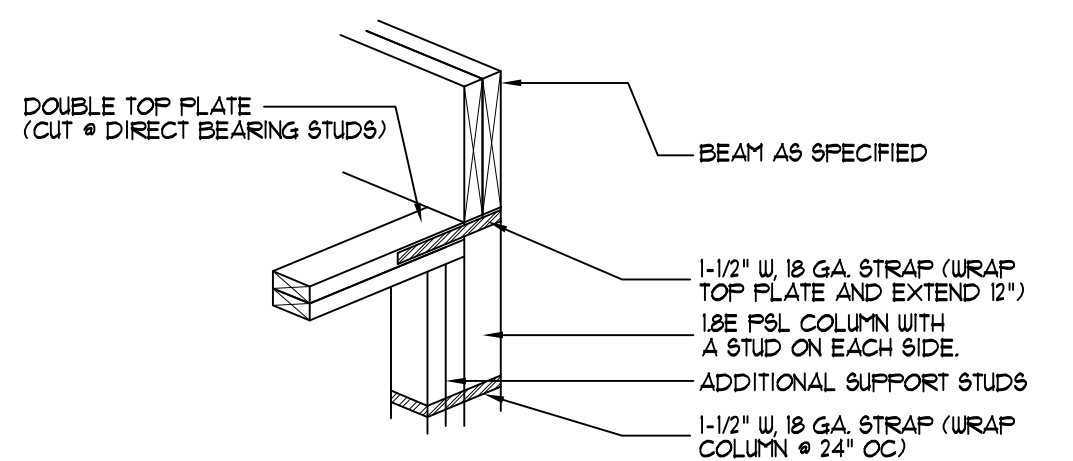
115-120 MPH (106D) FILLED PORCH WALL SD



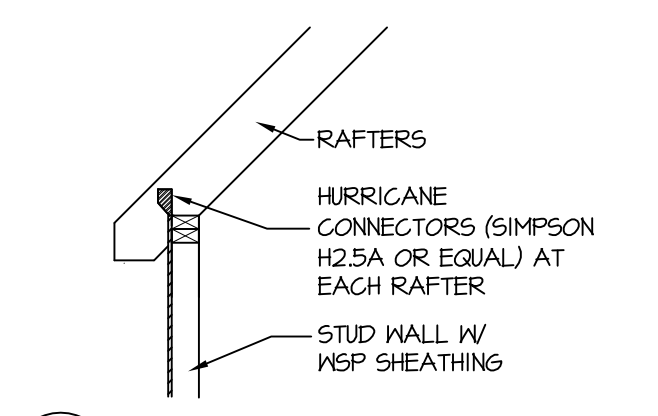
115-120 MPH (107A) STEM WALL SLAB @ GARAGE (SIDING OR EQUAL) SD

STRUCTURAL NOTES
NC (2018 NCRCC); Wind: 115-120 mph

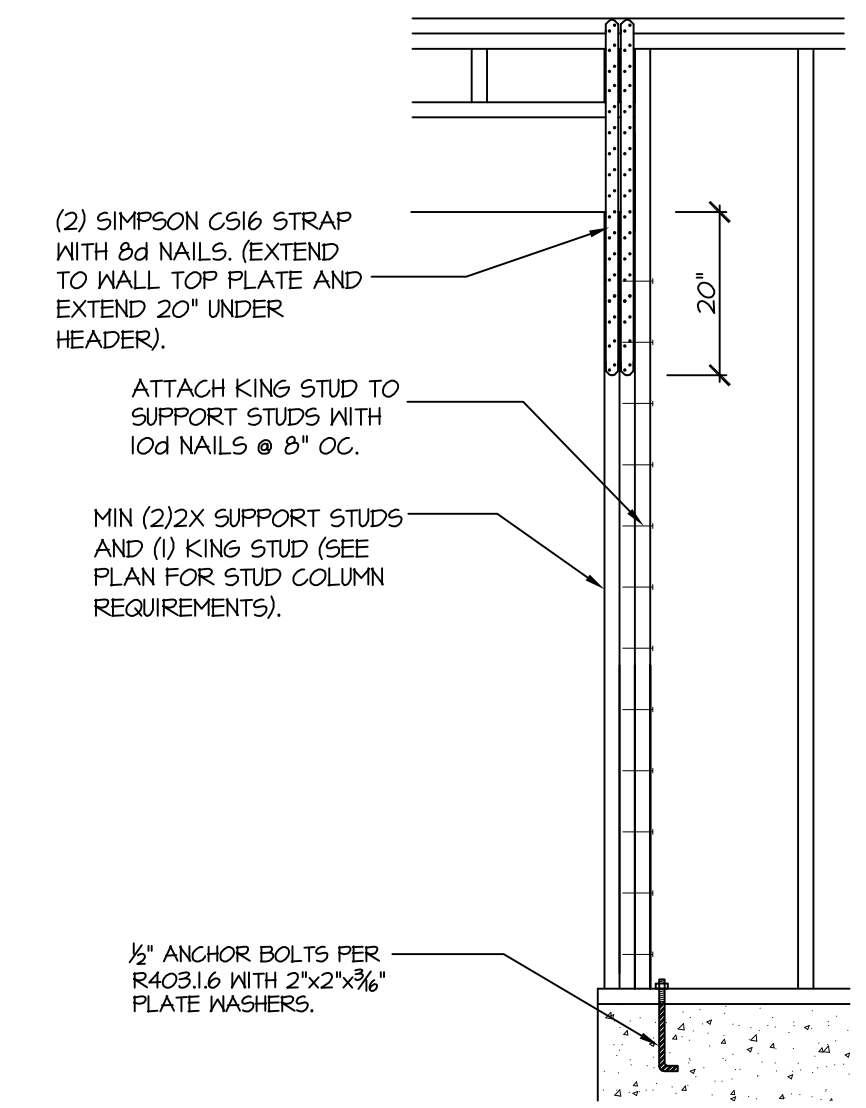
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL 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 THE 2018 NC 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 H (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 ENTRAINMENT 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 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 (F_c/E_p) = 425 PSI - MIN.
- L.V.L. SHALL BE LAMINATED VENEER LUMBER; Fb=2600 PSI, Fv=285 PSI, E=14x10 PSI.
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER; Fb=2400 PSI, Fv=290 PSI, E=2.0x10 PSI.
 - L.S.L. SHALL BE LAMINATED STRAND LUMBER; Fb=2250 PSI, Fv=400 PSI, E=1.5x10 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S 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.
- REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
- 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"x14" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R103.B.3 LINTELS.



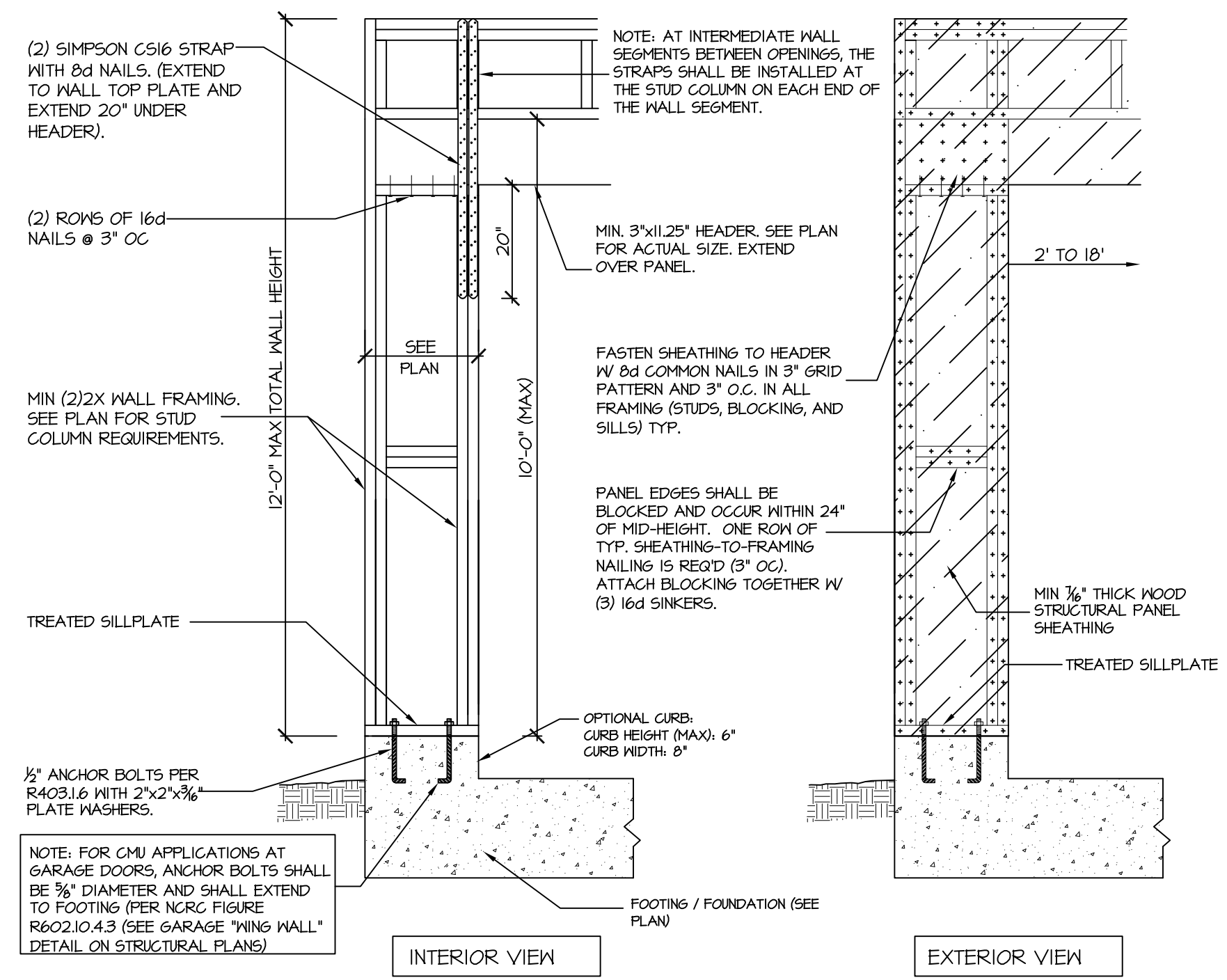
206B DIRECT BEAM BEARING SD



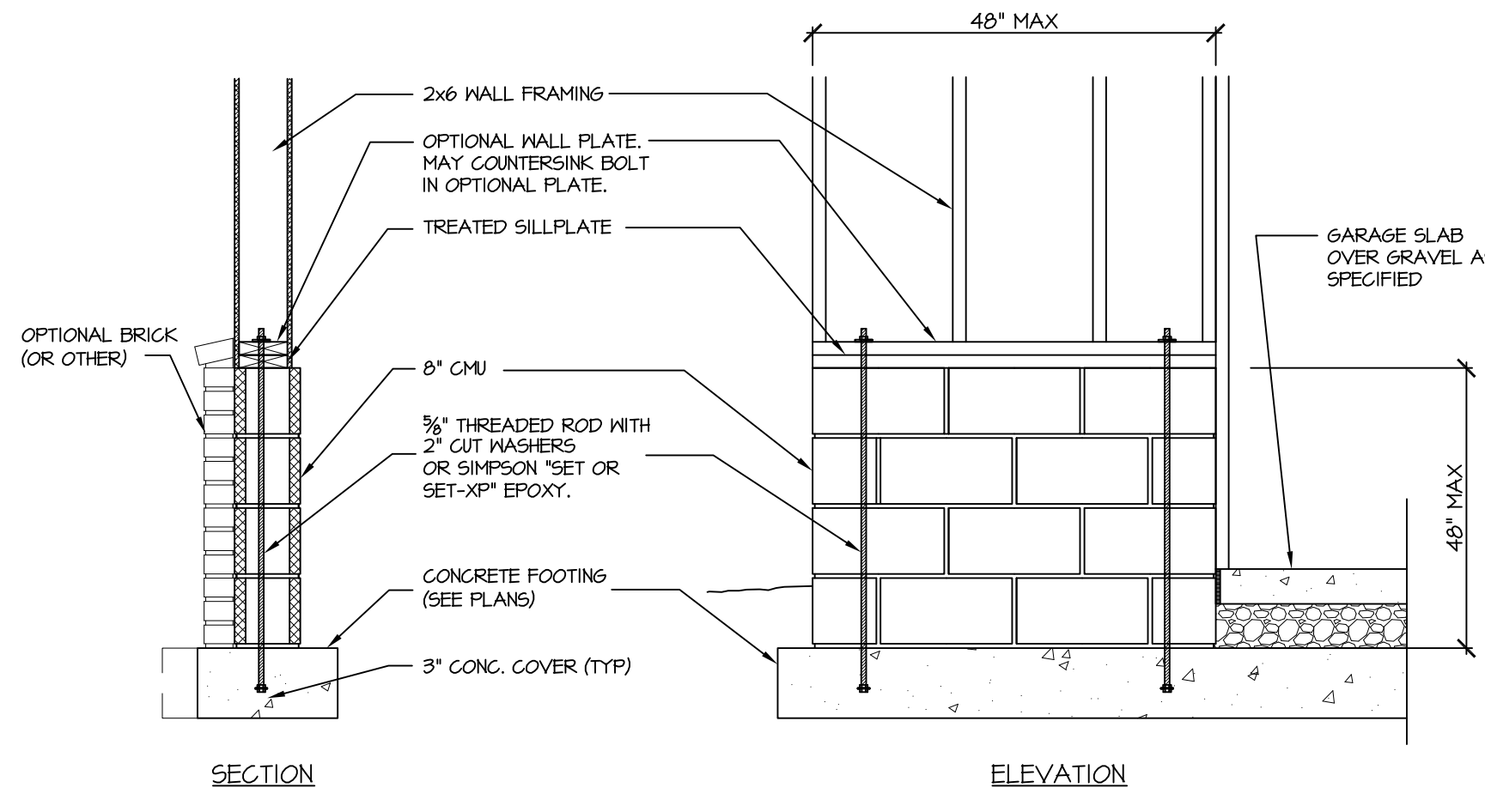
304A RAFTER TIE @ VAULT SD



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



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



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



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PROJECT #: 21-2909(GR)

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HALCYON HOMES
PRINCE PLACE
LOT #5

DRAWN BY: TUG
DATE: 12-2-14
FILE NAME: HH-2-2604

REVISIONS	TUG	PLAN
5-3-16	TUG	PLAN
1-8-19	TUG	PLAN
12-14-20	TUG	PLAN
1-1-21	TUG	PLAN
12-22-21	TUG	REV.

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