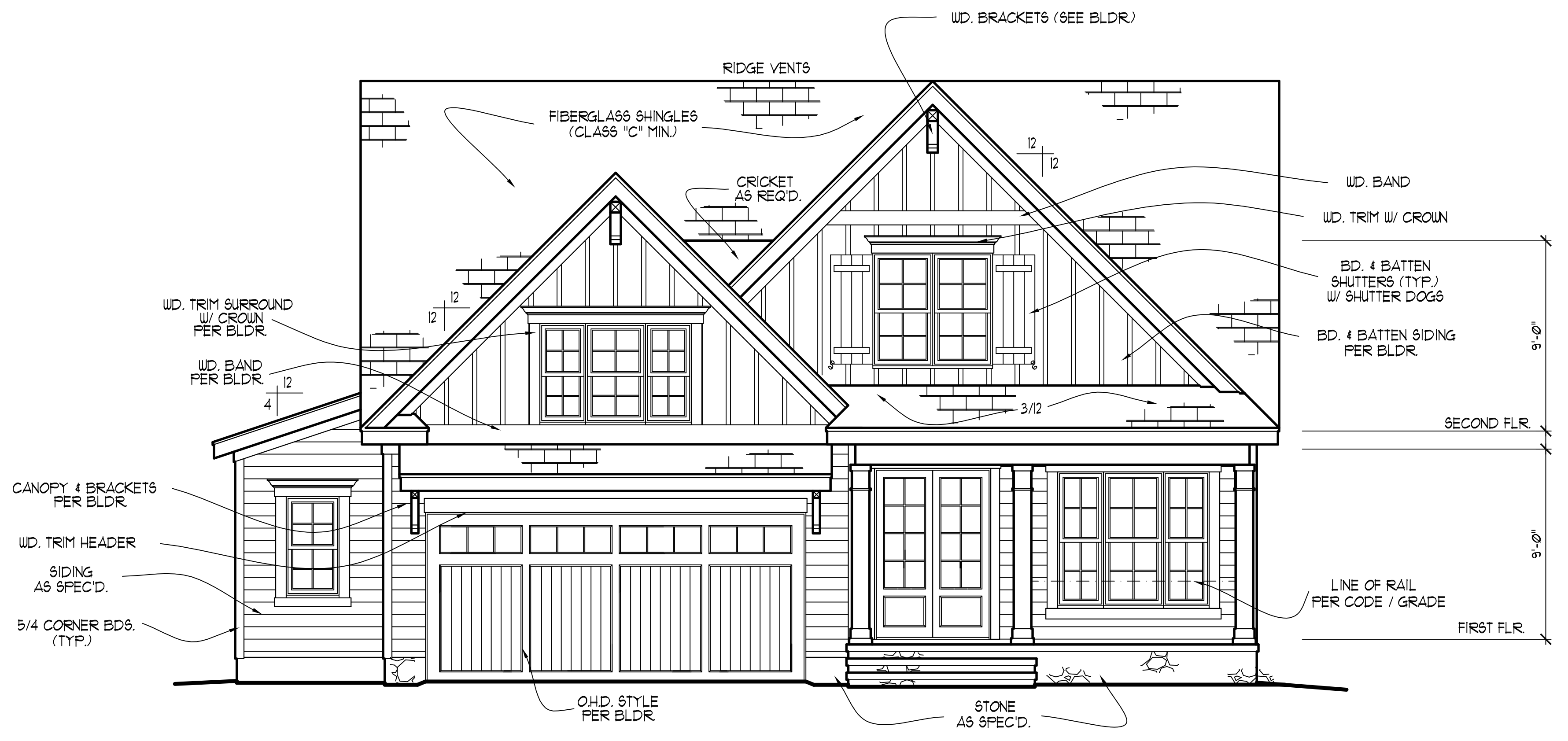


REAR ELEVATION
SCALE: -----1/4" = 1'-0"



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

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ATTIC VENTILATION
2584 ± sq. ft. REQD.
3000
* () - BASE / VENTS =
* () - BASE / VENTS =
* (94') - RIDGE VENT @ 9 sq.in./ft. = 5.875 SQ. FT.
TOTAL = 5.875 SQ. FT.
** PROVIDE CONTINUOUS SOFFIT VENT SURROUND TO EQUAL OR EXCEED 430 SQ. FT.
*** (OPT.) PROVIDE THERMOSTATICALLY CONTROLLED FOUER VENT TO EQUAL OR EXCEED 430 SQ. FT.

CODE INFORMATION
* ZONE: (CHECK ONE)
ZONE 1
ZONE 2
ZONE 3
* GLAZING U-FACTOR
* R-VALUES
CEILING R-38
WALL R-15
FLOOR R-19
BSMT. WALL
SLAB PERIMETER
CRAWL SPACE WALL
* MEAN ROOF HEIGHT 20'-3"
* WALL AND ROOF CLADDING DESIGN VALUE:
(MEAN ROOF HGT. 30 FT. OR LESS)
CRAWL SPACE WALL
WALLS +18.0, -24.1
ROOF PITCH 0/12 TO 225/12 +10.0, -45.4
ROOF PITCH 225/12 TO 1/12 +10.4, -34.8
ROOF PITCH 1/12 TO 12/12 +16.5, -21.0
EXPOSURE ADJUSTMENT x

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HALCYON HOMES
PRINCE PLACE
LOT #4

DRAWN BY: TUG
DATE: 6-21-11
FILE NAME: HH-2-2667

REVISIONS	DATE	BY
10-11-12	TUG	PLAN
4-11-16	TUG	PLAN
12-20-18	TUG	PLAN
10-30-20	TUG	PLAN
11-29-21	TUG	PLAN

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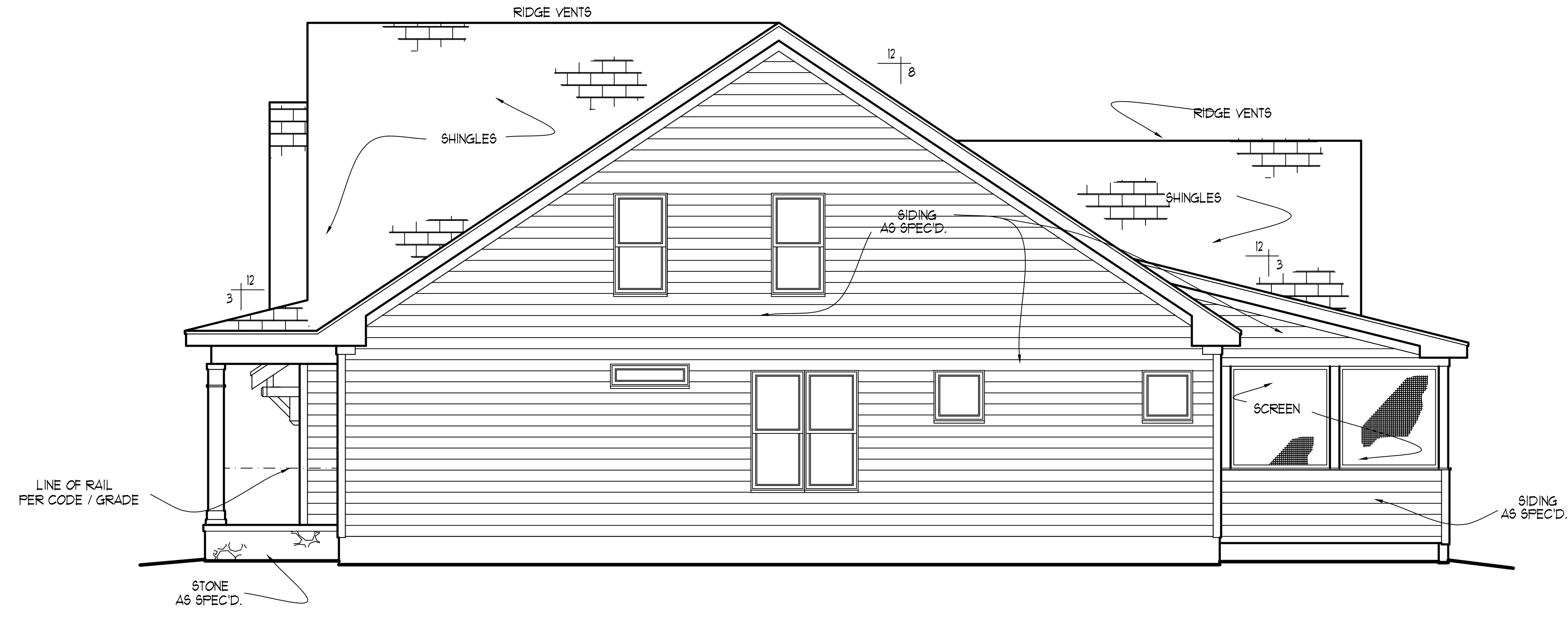
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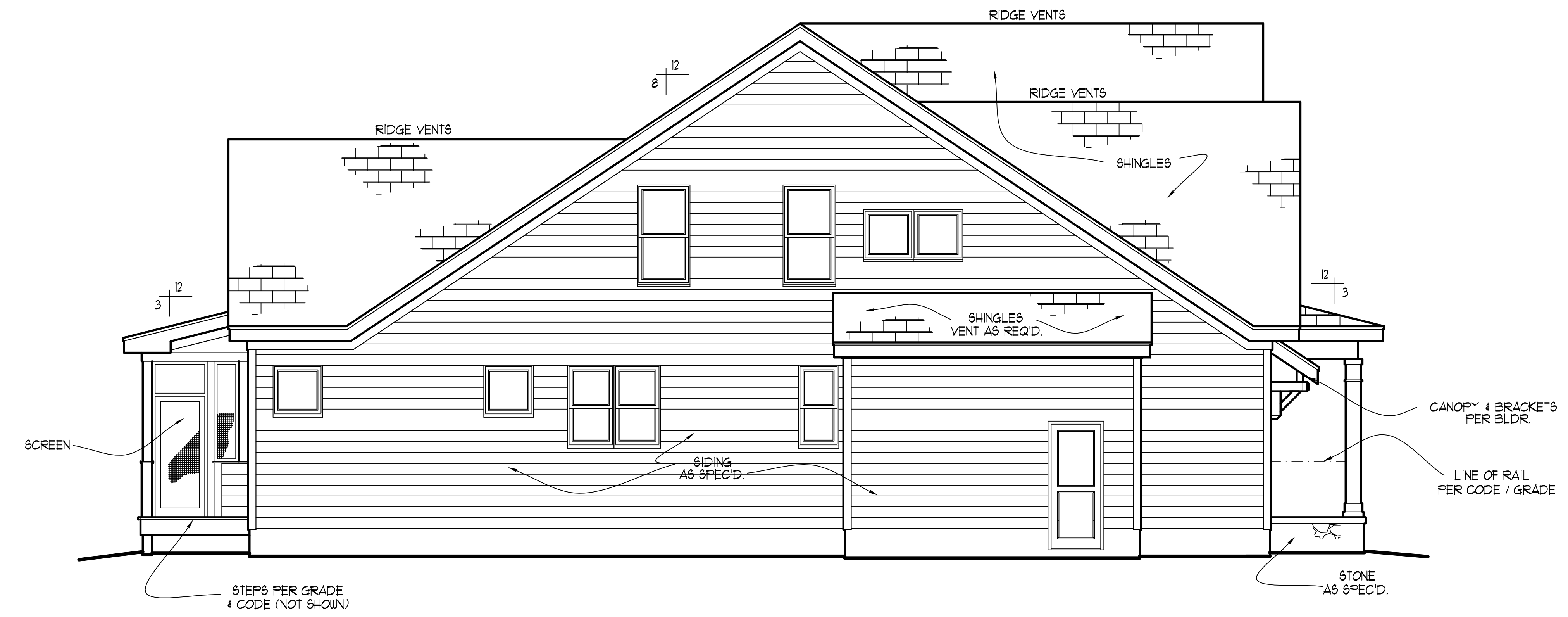
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RIGHT ELEVATION
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LEFT ELEVATION
 SCALE: -----1/4" = 1'-0"

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HALCYON HOMES
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 LOT #4

DRAWN BY: TUG
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12-20-18	TUG PLAN
10-30-20	TUG PLAN

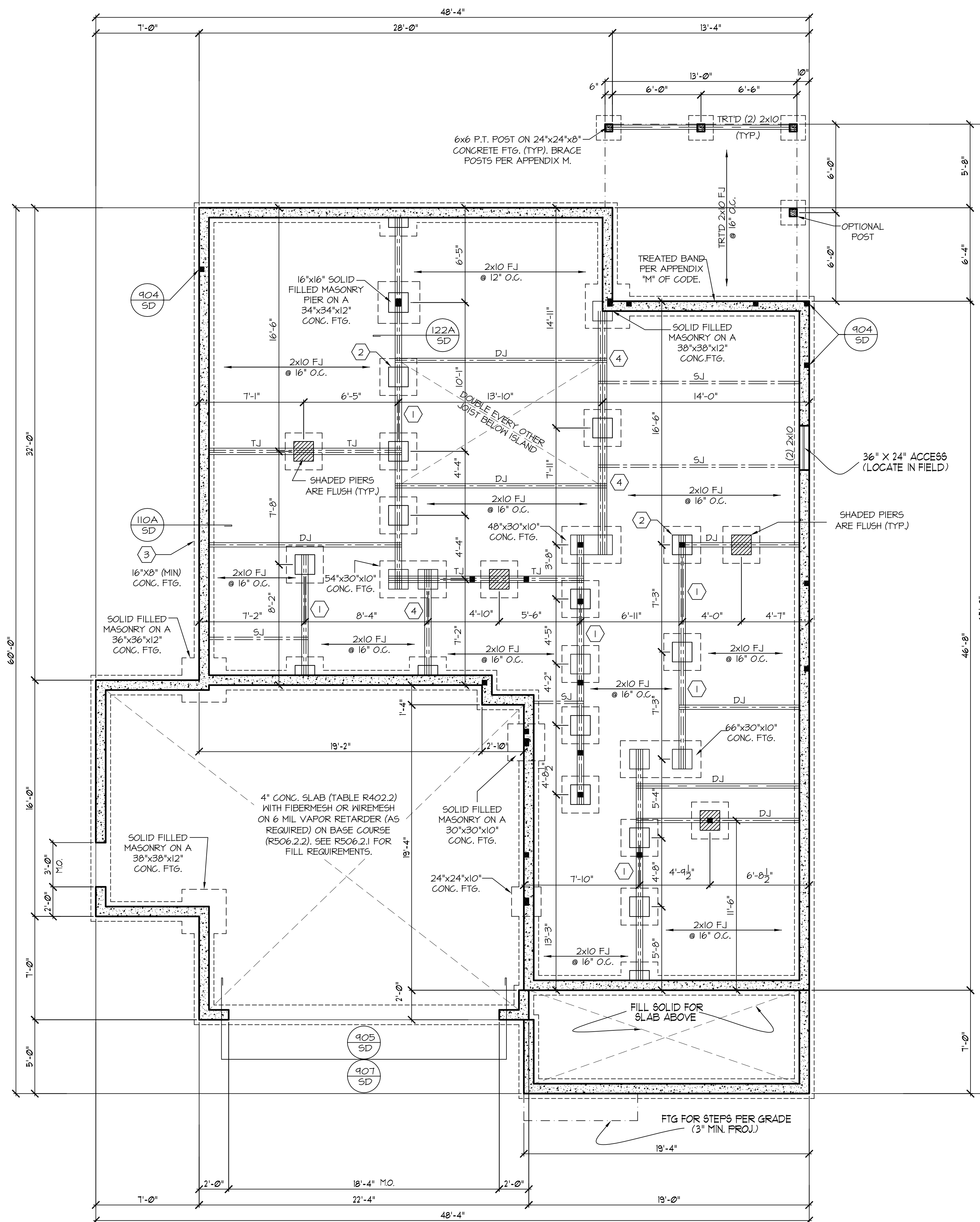
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FND. VENTILATION
 1655 = 1103 SQ. FT. REQUIRED;
 150
 OR
 1655 = 110 SQ. FT. REQUIRED;
 1500
 WITH APPROVED VAPOR RETARDER MATERIAL AND OPENINGS PLACED FOR CROSS VENTILATION
 * ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING

FOUNDATION STRUCTURAL NOTES
 NC (2018 NCRG). Wind: 115-120 mph - CRANE.

- (3) 2x10 SFF #2 GIRDER, TYPICAL UNO.
- CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE	HOLLOW	SOLID
8x16	UP TO 32"	UP TO 5'-0"
12x16	UP TO 48"	UP TO 9'-0"
16x16	UP TO 64"	UP TO 12'-0"
24x24	UP TO 96"	

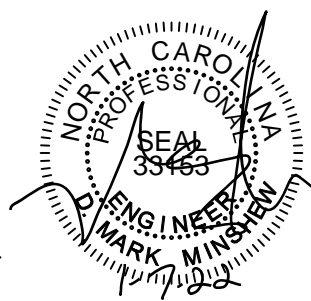
 WITH 30" x 30" x 10" CONCRETE FOOTINGS, UNO.
- WALL FOOTINGS AS FOLLOWS

DEPTH:	0" - UP TO 2 STORY
10" - 3 STORY	
MIDTH:	16" - UP TO 2 STORY
20" - 3 STORY	
BRICK:	16" - 1 STORY
20" - 2 STORY	
24" - 3 STORY	
- FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO CODE TABLE R404.1.1 (1 THRU 4) NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
- (4) 2x10 SFF #2 GIRDER
- (2) 1.175x4.25 LVL OR LSL GIRDER
- (3) 1.175x4.25 LVL OR LSL GIRDER
- *■ DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO FND, TYPICAL.
- ABBREVIATIONS:
 - *SJ* = SINGLE JOIST
 - *DJ* = DOUBLE JOIST
 - *TJ* = TRIPLE JOIST
- ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.

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 #: 21-3464

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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.



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

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HALCYON HOMES
 PRINCE PLACE
 LOT #4

DRAWN BY: TUG
 DATE: 6-21-11
 FILE NAME: HH-2-2667

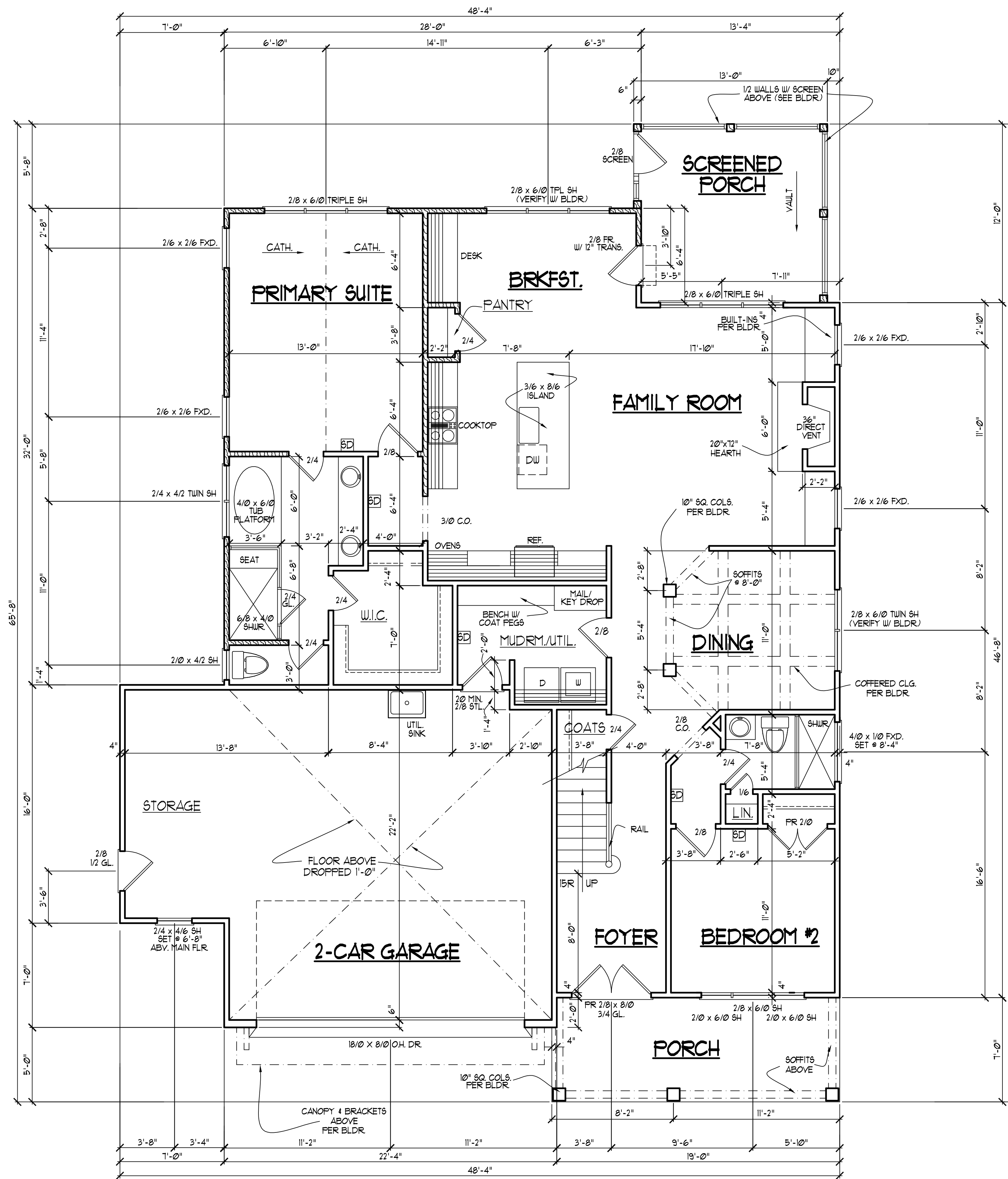
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11-29-21	TUG	PLAN	

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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" (+ -) (VERIFY W/ FLR. SYSTEM SPEC'D. BY ENG.) (TYP.) UNO.
 - 4) PROVIDE 5/8" TYPE 'X' GYPSUM @ GARAGE CEILING ADJACENT TO HTD. SPACES
 - 5) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 3" WIDTHS FOR STUD/BRICK (TYP.) UNO.
 - 6) VERIFY ROUGH OPENINGS, SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
- 1) SD = SMOKE DETECTOR
 8) ALL INT. DOORS TO BE 8'-0" HGT. (VERIFY W/ BLDG.)

SQUARE FOOTAGE

	HTD.	UNHTD.
• BSMT.		
• FIRST FLR.	1655	606
• SECOND FLR.	1012	521
• ATTIC (3rd. FLR.)		
TOTAL	2667	1127
MISC.		
• PORCH		135
• SCREENED PORCH		153
•		
•		
•		

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11-29-21	TUG	PLAN	

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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: NA
 4) ALL WALLS FIGURED AT 4" WIDTHS 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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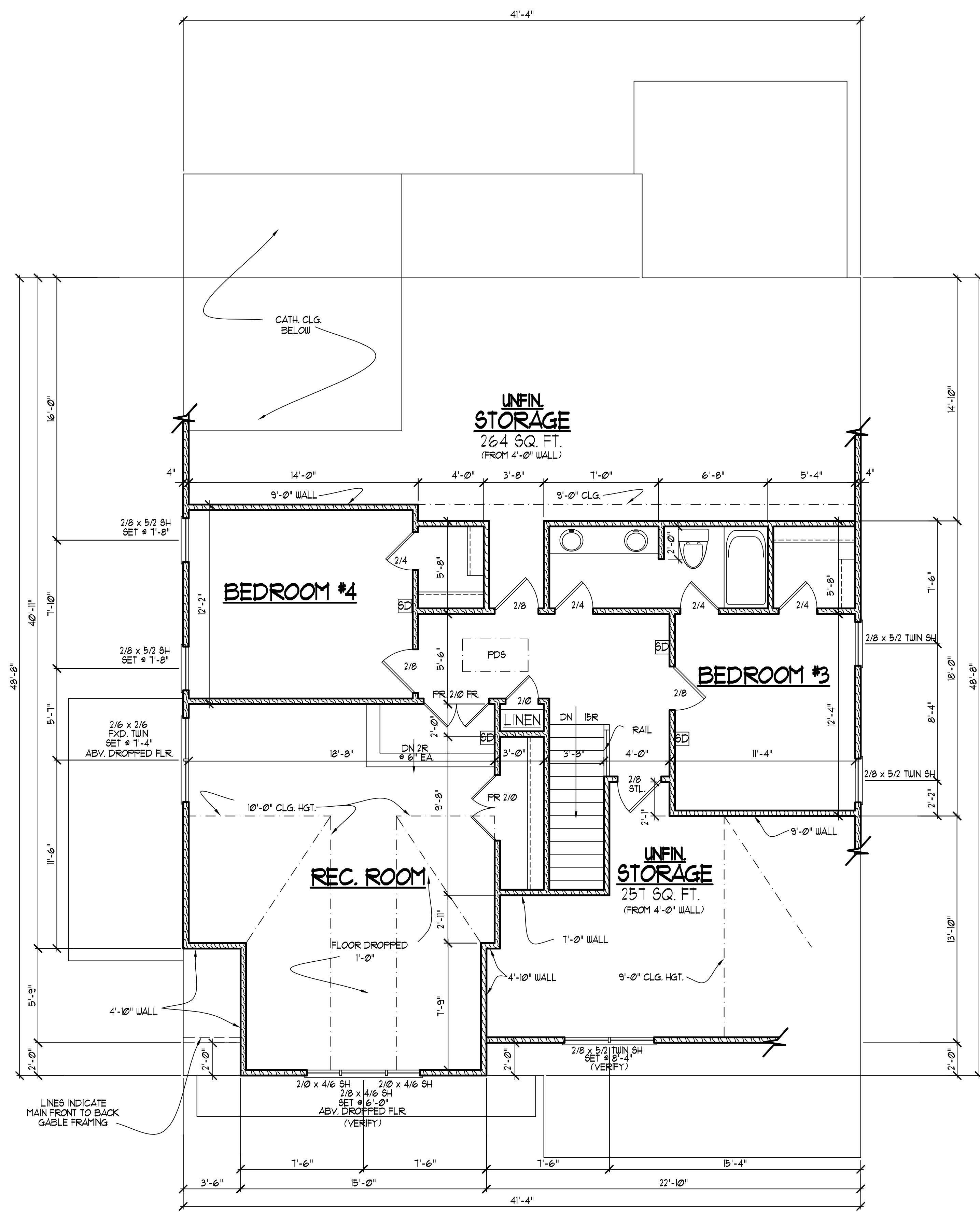
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SECOND FLOOR PLAN
 SCALE: -----1/4" = 1'-0"

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HALCYON HOMES

PRINCE PLACE
 LOT #4

FRAMING NOTES

NC (2018 NCRG), 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 SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
- EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING (WSP) EXPOSURE B, 7/16" EXPOSURE C, 15/32". SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPICED 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 @ 1' O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBWP" 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' O.C. 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 NCD01 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

WOOD "I" JOISTS

(SHALL BE ONE OF THE FOLLOWING):

- TJI 210 BY I-LEVEL
- LFI 20 PLUS BY LP
- BCI 5000s 1.8 BY EC

• ALL WOOD "I" JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

• INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

• HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.

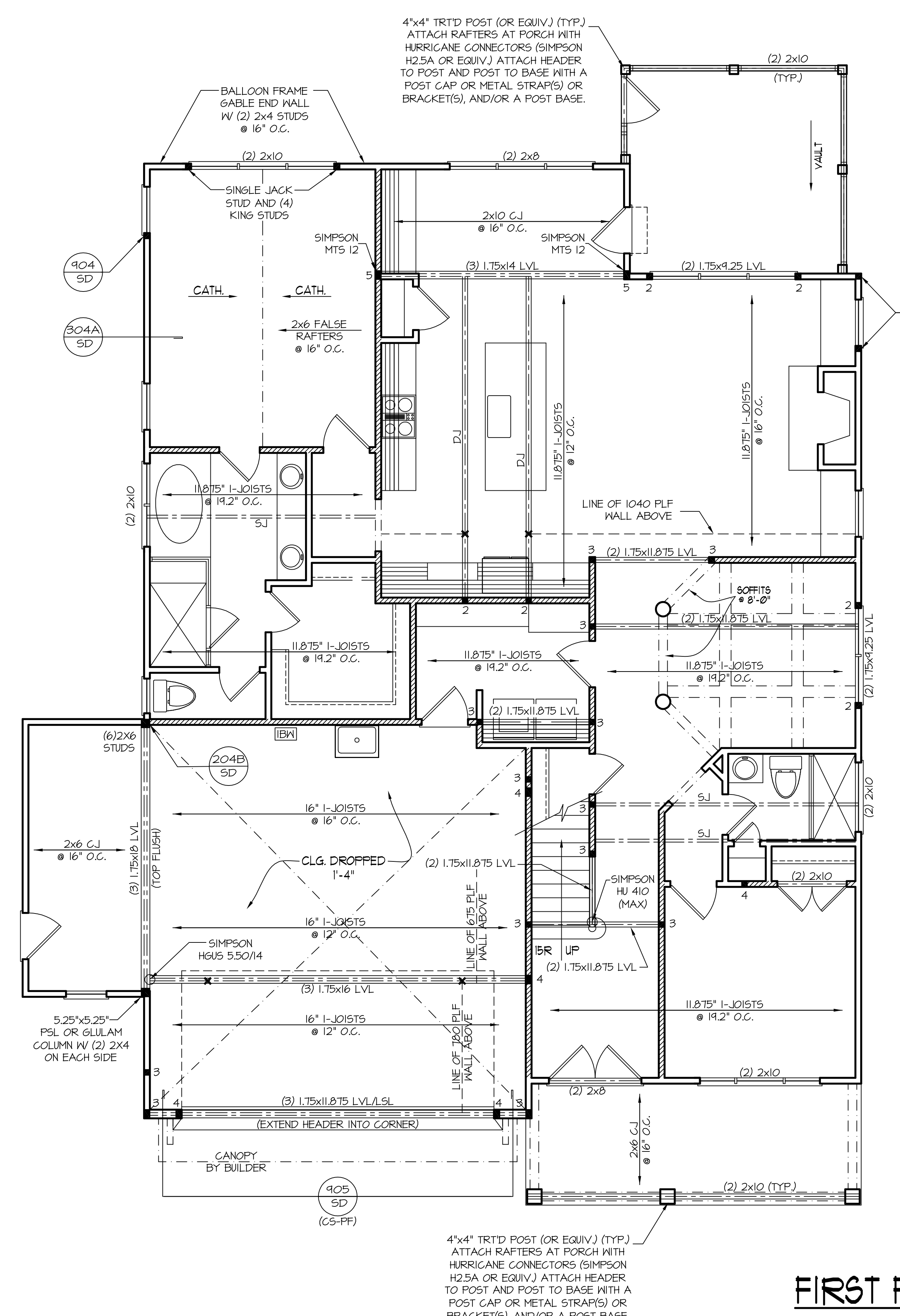
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REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

STRUCTURAL DESIGN BY:
 SOUTHERN ENGINEERS, P.A.

3716 BENSON DRIVE RALEIGH, NC 27609
 LICENSE: C-4772, PHONE: 919-878-1617
 PROJECT #: 21-3464

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

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 DATE: 6-21-11
 FILE NAME: HH-2-2667

REVISIONS	DATE	BY	DESCRIPTION
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12-20-18		TUG	PLAN
10-30-20		TUG	PLAN
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ROOF FRAMING NOTES:

- 1) ALL ROOF PITCHES TO BE 8/12 (TYP.) UNO.
- 2) PROVIDE 2x4 COLLAR BEAMS EVERY OTHER RAFTER (TYP.)
- 3) PROVIDE "HURRICANE CLIPS" AT ALL VALLEYS AND OPPOSING DBL. RAFTERS
- 4) PROVIDE DBL. HEADERS AND TRIMMERS AT ALL ROOF OPENINGS (EX: DORMERS, SKYLIGHTS, CHIMNEYS, ETC.)
- 5) 2x8 RAFTERS @ CATH. OR VAULTED CLGGS. TO BE FURRED DOWN OR USE DEEFER RAFTERS (VERIFY BRNG. HGT.) FOR PROPER INSULATION PER CODE
- 6) VERIFY ALL RAFTER BRNG. HGTs. BEFORE CONSTR. HAS BEGUN

ROOF FRAMING NOTES:

- NC (2018 NCRG): Wind: 115-120 mph
- ① 2x8 RAFTERS @ 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 STUDS OR 6x6 POST FOR SUPPORT OVER 10'-0" IN HEIGHT)
 - ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS: SIMPSON "H-2.5A" OR EQUIVALENT. TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING.
 - INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R202.3.1 OF THE 2018 NC RESIDENTIAL CODE.

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

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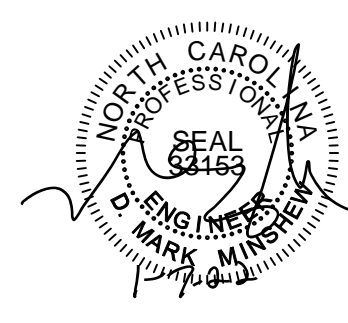
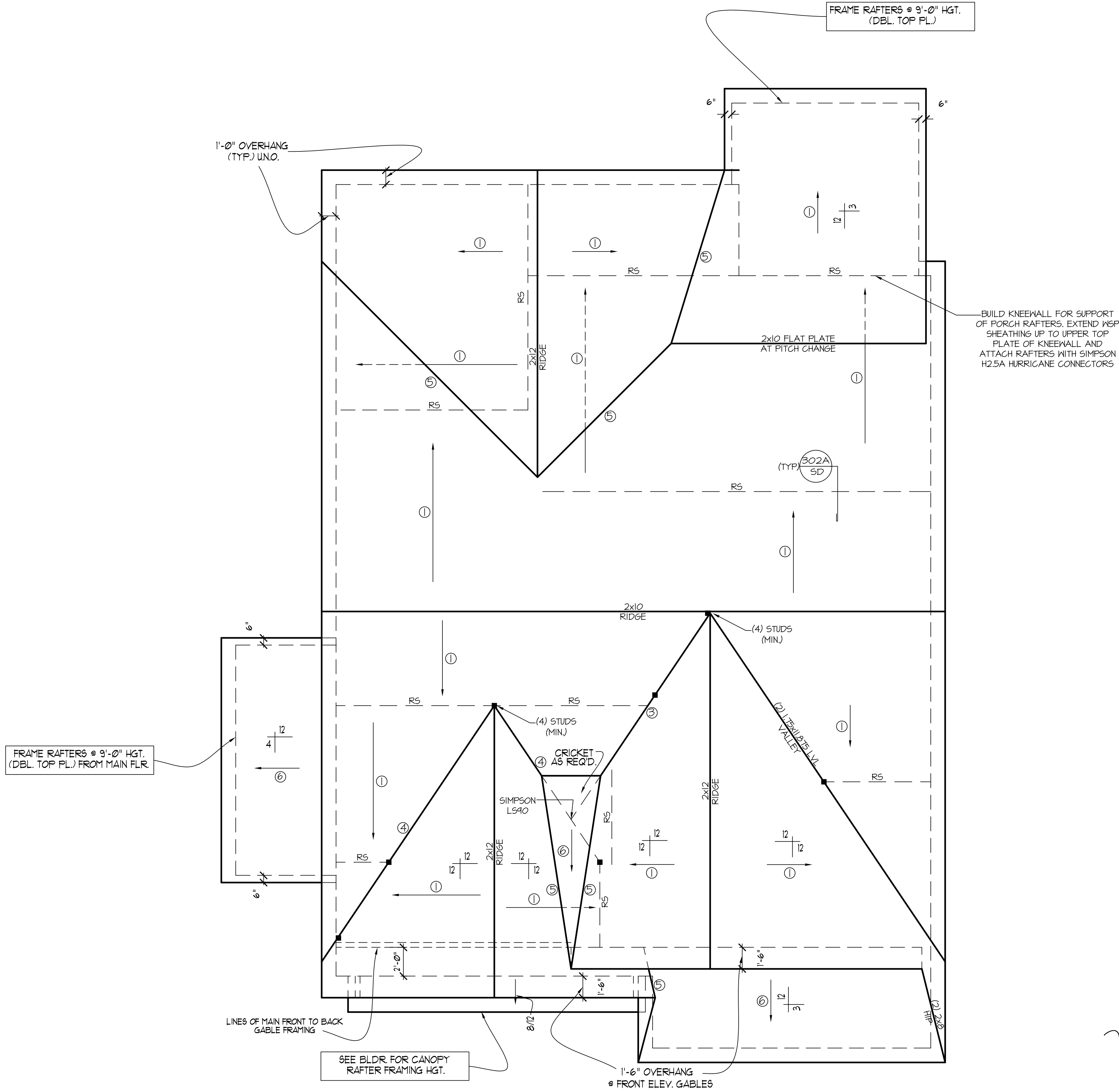
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ROOF FRAMING PLAN
SCALE:1/4" = 1'-0"

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HALCYON HOMES
 PRINCE PLACE
 LOT #4

DRAWN BY: TUG
 DATE: 6-21-11
 FILE NAME: HH-2-2667

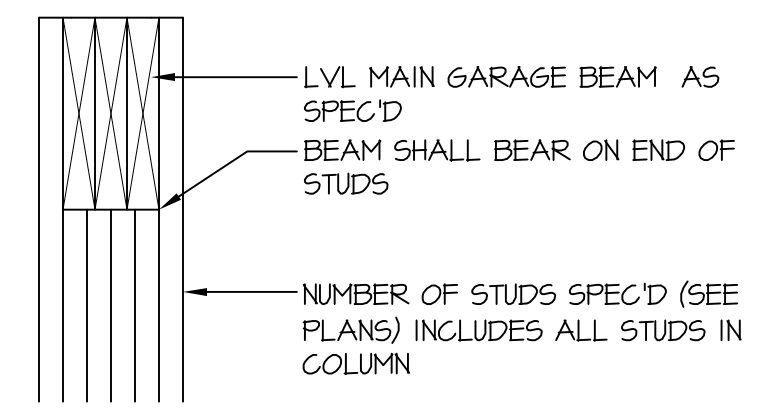
REVISIONS	DATE	BY	DESCRIPTION
10-11-12	TUG	PLAN	
4-11-16	TUG	PLAN	
12-20-16	TUG	PLAN	
10-30-20	TUG	PLAN	
11-29-21	TUG	PLAN	

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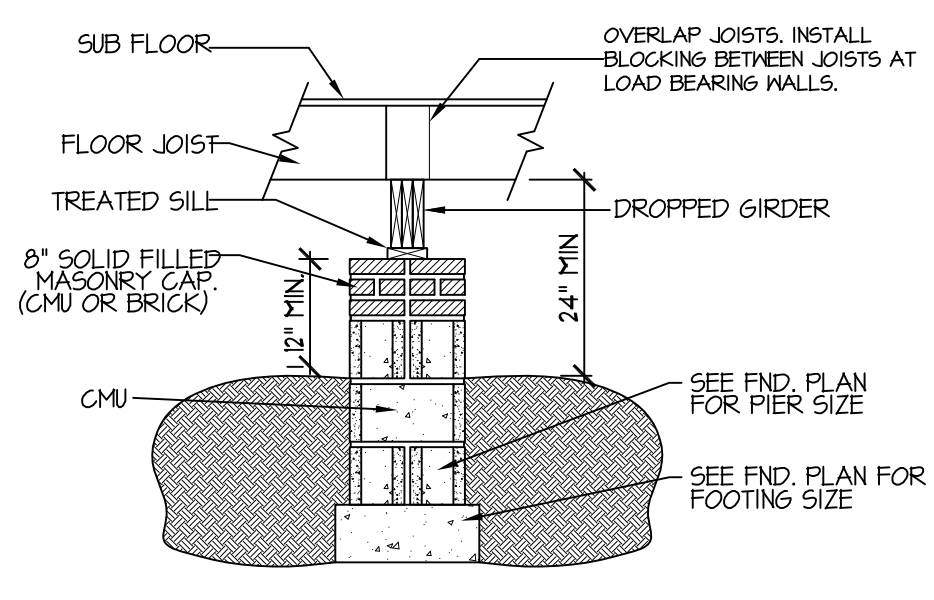
HOUSE NAME:
CHELSEA

HOUSE NUMBER:

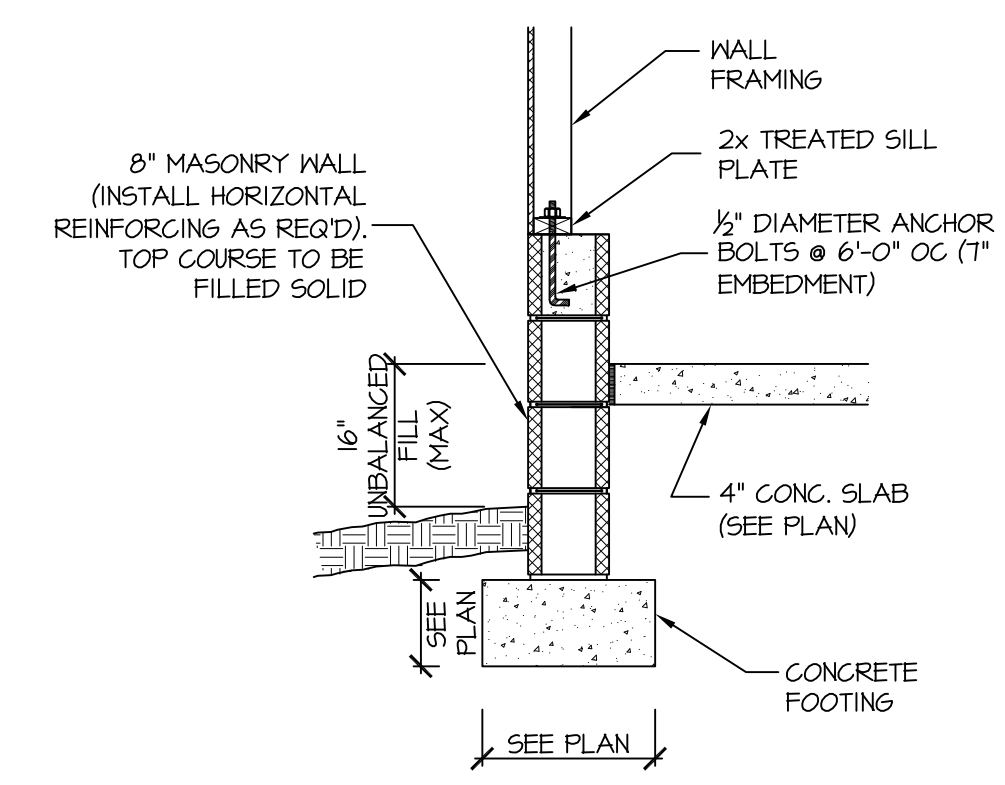
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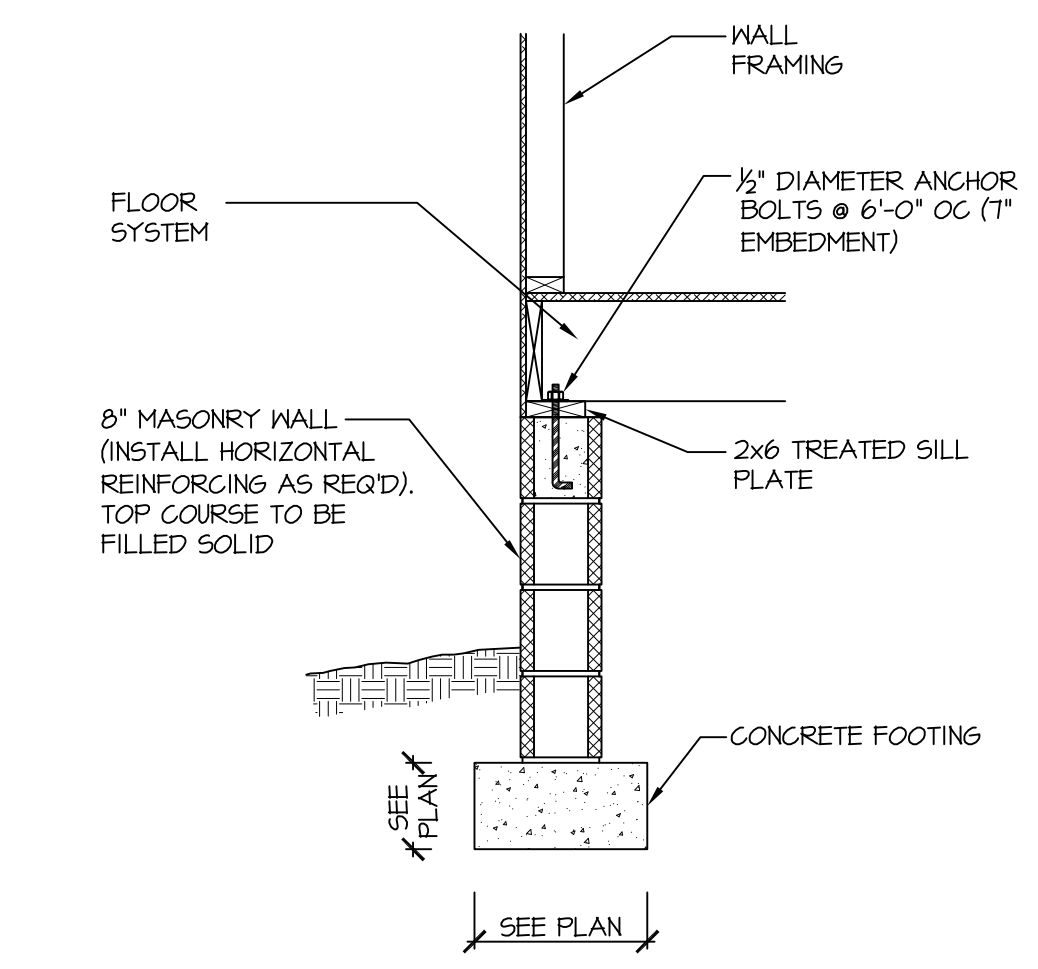
204B TYP. GARAGE BEAM BEARING NTS



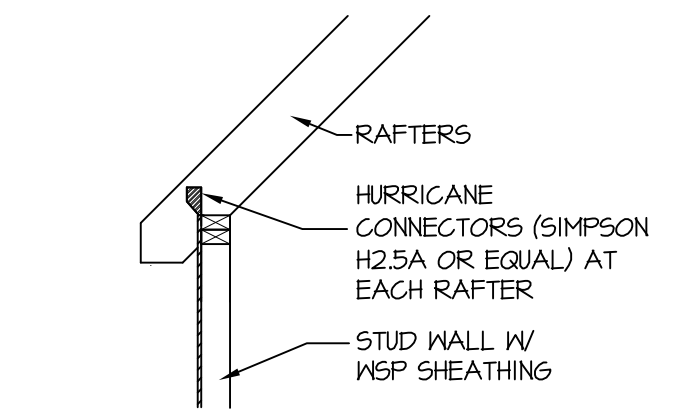
122A DROPPED GIRDER NTS



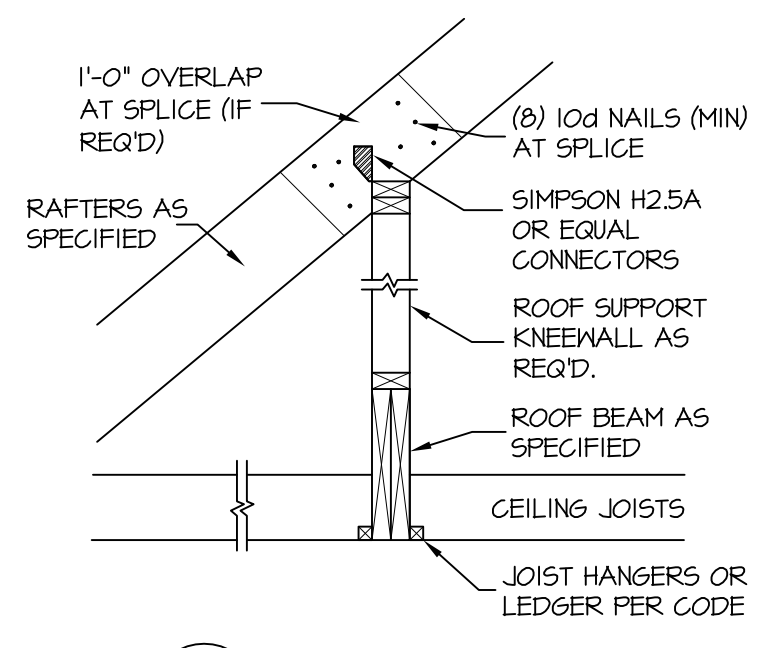
115-120 IIIA GARAGE WALL FOOTING (SIDING OR EQUAL) SD



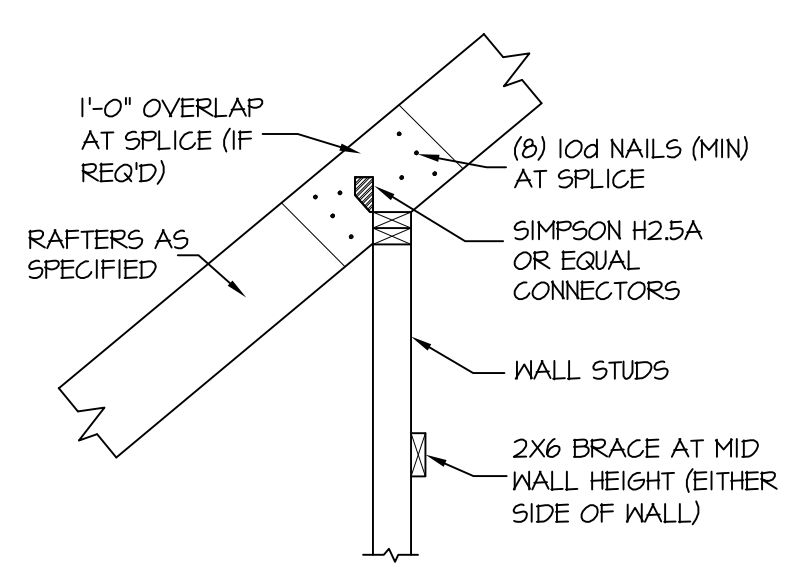
115-120 IIIA CRAWL SPACE FOOTING (SIDING OR EQUAL) SD



304A RAFTER TIE @ VAULT NTS

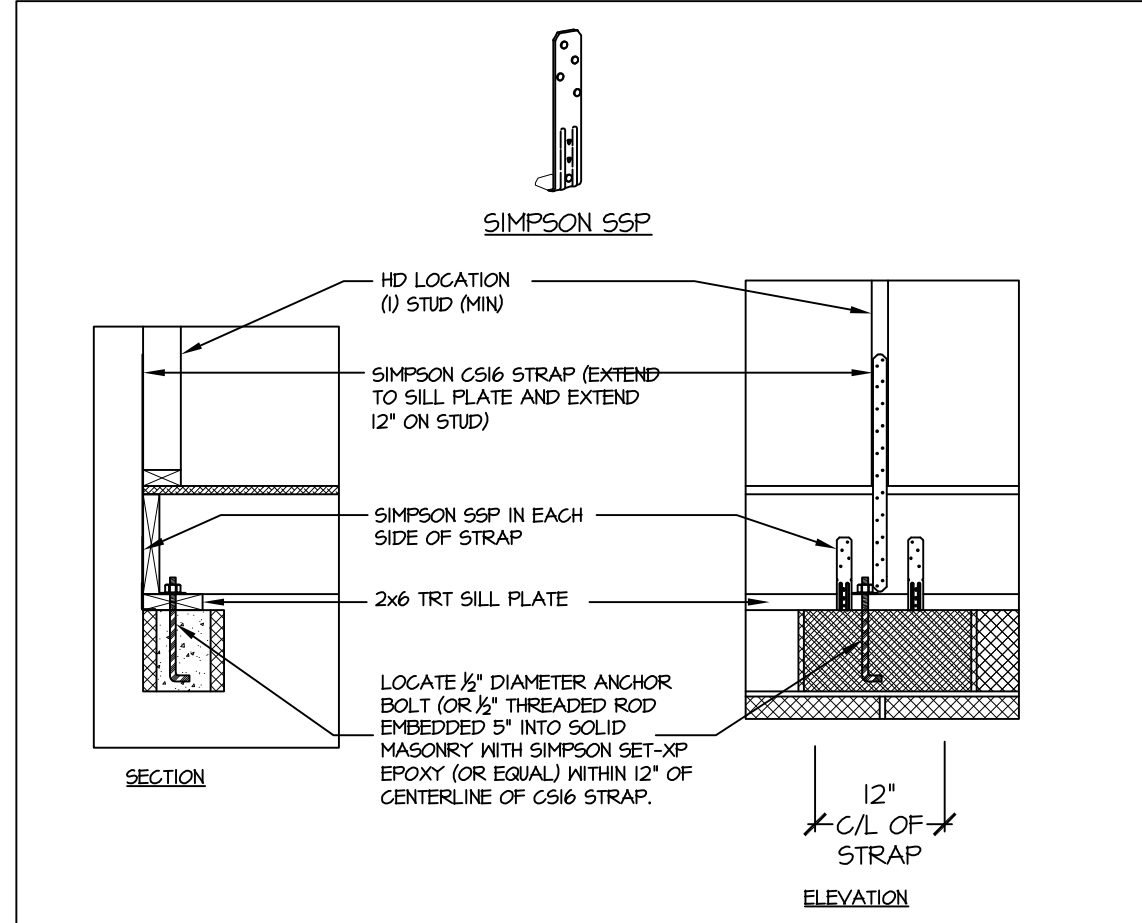


303A ROOF BEAM NTS

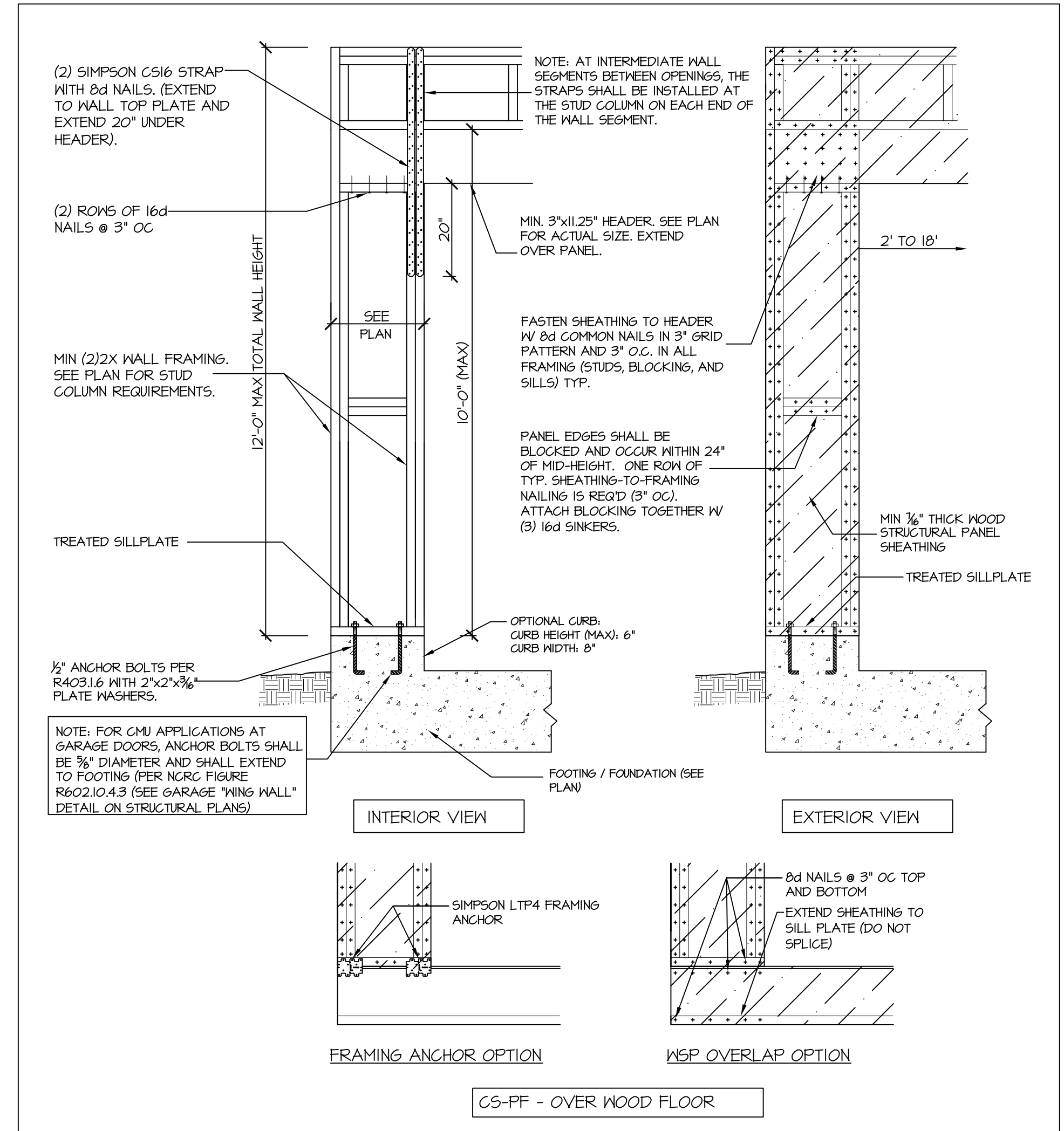


302A TYPICAL RAFTER SUPPORT ON ATTIC KNEEWALL NTS

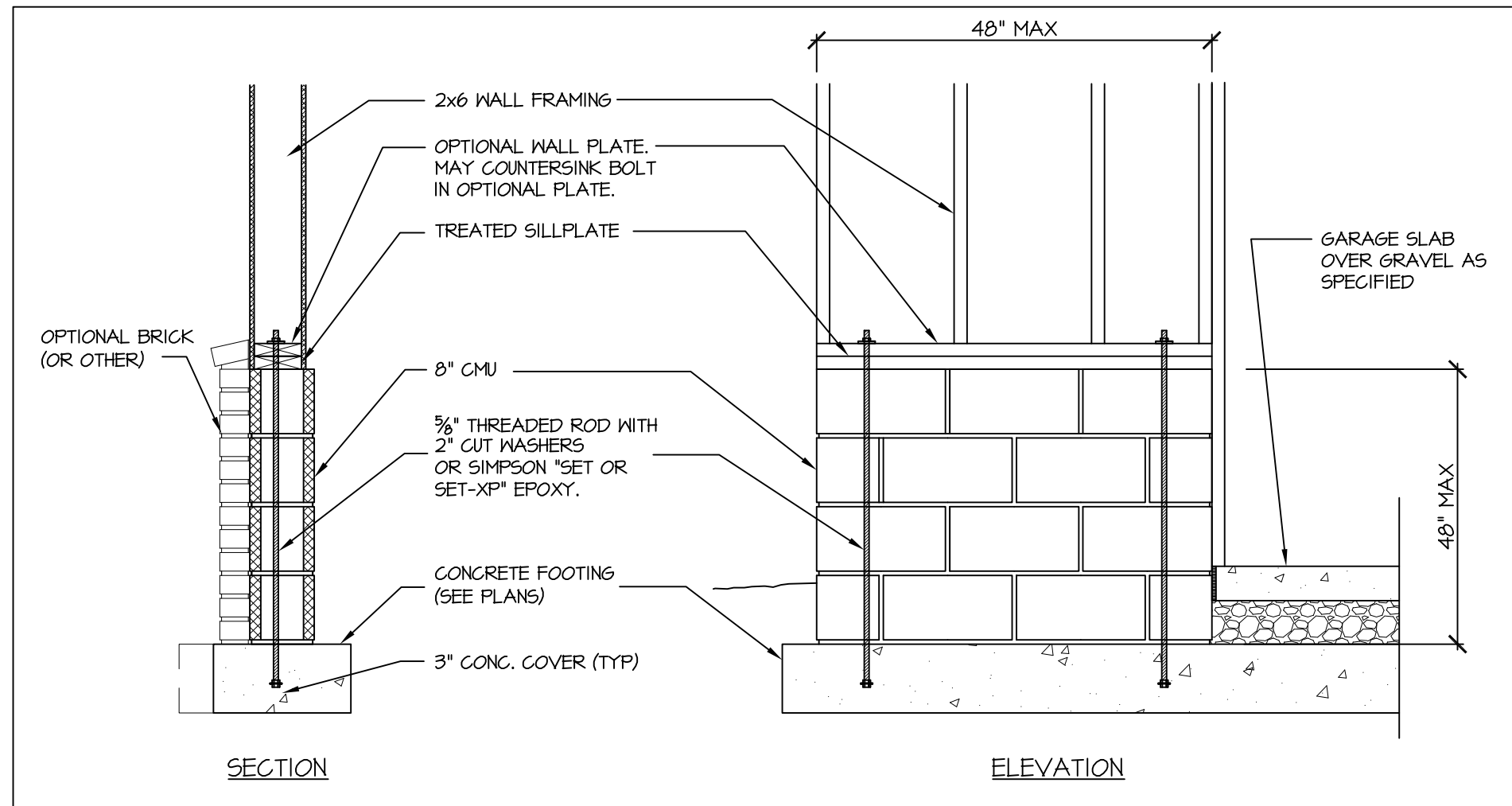
- STRUCTURAL NOTES**
 NC (2018 NCRG); Wind: 115-120 mph
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIP, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S 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 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 (NO). 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 SAUCUT TO A DEPTH OF 1/2" (I.E. 4" CONCRETE SLABS SHALL HAVE 1/2" DEEP CONTROL JOINTS SAUCUT IN SLAB ON A +10'-0" x +10'-0" GRID).
 - ALLOWABLE SOIL BEARING PRESSURE ASSIGNED 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 (NO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SYP #3 OR SYP #3 (Fcp/ptp) = 425 PSI - MIN.
 - L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10⁶ PSI.
 - 4.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2100 PSI, Fv=290 PSI, E=2.0x10⁶ PSI.
 - 4.2. 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 SEALER'S SPECIFICATIONS 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.
 - REBAR SHALL BE DEFORMED STEEL, ASTM#615, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
 - FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A529) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
 - BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R103.9.3 LINTELS.



904 BRACED WALL END CONDITION "HD" HOLD-DOWN DETAIL NTS
 NOTE: SIMPSON DTT-1Z IS ACCEPTABLE ALTERNATE
 NOTE: ALTERNATE HD HOLD-DOWN DEVICES OR SYSTEMS MAY BE USED TO MEET THE CODE REQUIRED 800 LB CAPACITY IN LIEU OF THE ABOVE DETAIL.



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



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



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 PROJECT #: 21-3464

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