

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



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

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ATTIC VENTILATION
2233 = 7.44 sq. ft. REQD.
3000
*() - BASE / VENTS =
*() - BASE / VENTS =
* (64') - RIDGE VENT @ 9 sq.in./ft. = 576 SQ. FT.
TOTAL = 576 SQ. FT.
** PROVIDE CONTINUOUS SOFFIT VENT SURROUND TO EQUAL OR EXCEED 3.12 SQ. FT.
*** (OPT.) PROVIDE THERMOSTATICALLY CONTROLLED FLOWER VENT TO EQUAL OR EXCEED 3.12 SQ. FT.

CODE INFORMATION
* ZONE: (CHECK ONE)
ZONE 1 SCREEN
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 30'-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 1.05

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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(919) 481-9115 FAX (919) 481-6970
www.murphygarnowdesign.com

HALCYON HOMES
PRINCE PLACE
LOT #19

DRAWN BY: TUG
DATE: 12-2-14
FILE NAME: HH-2-2604
REVISIONS
6-15-22 TUG LOT
12-14-20 TUG PLAN
1-1-21 TUG PLAN
12-22-21 TUG REV.

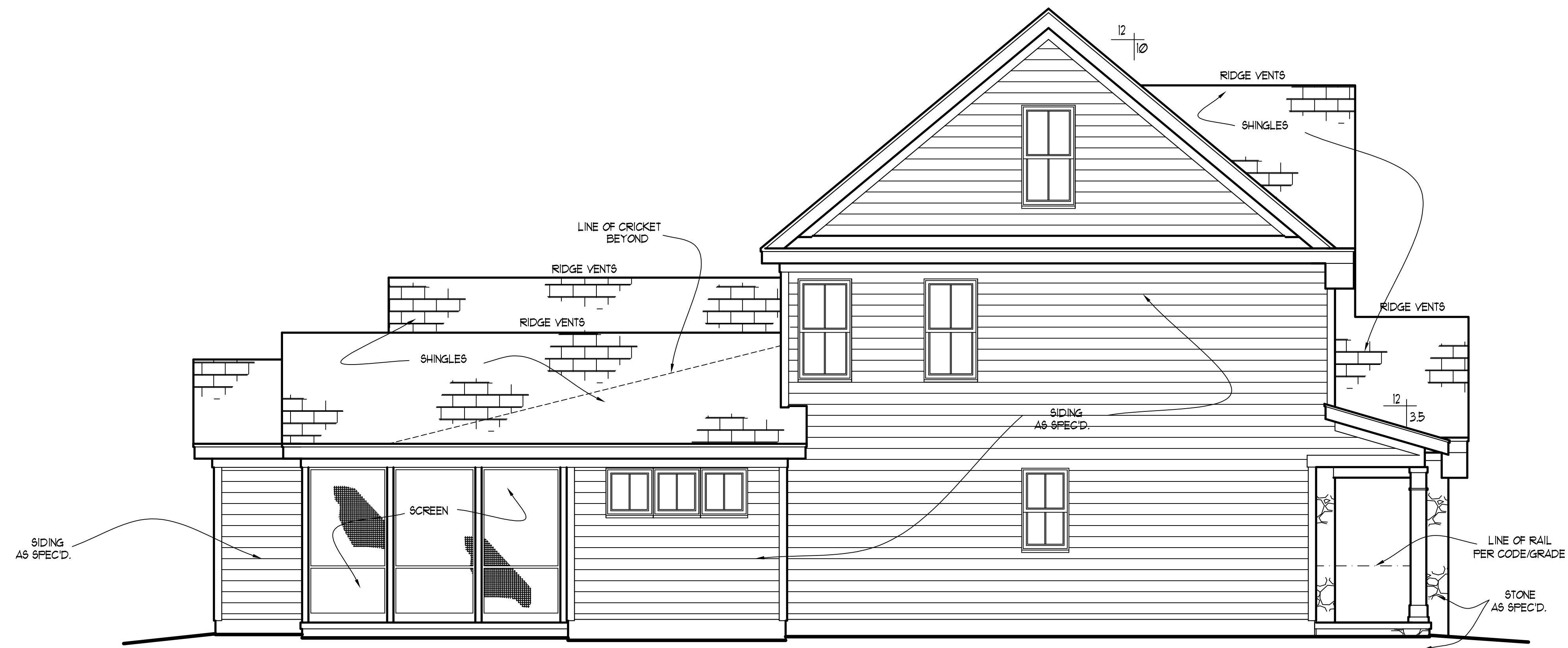
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HOUSE NAME:
BELLA

HOUSE NUMBER:

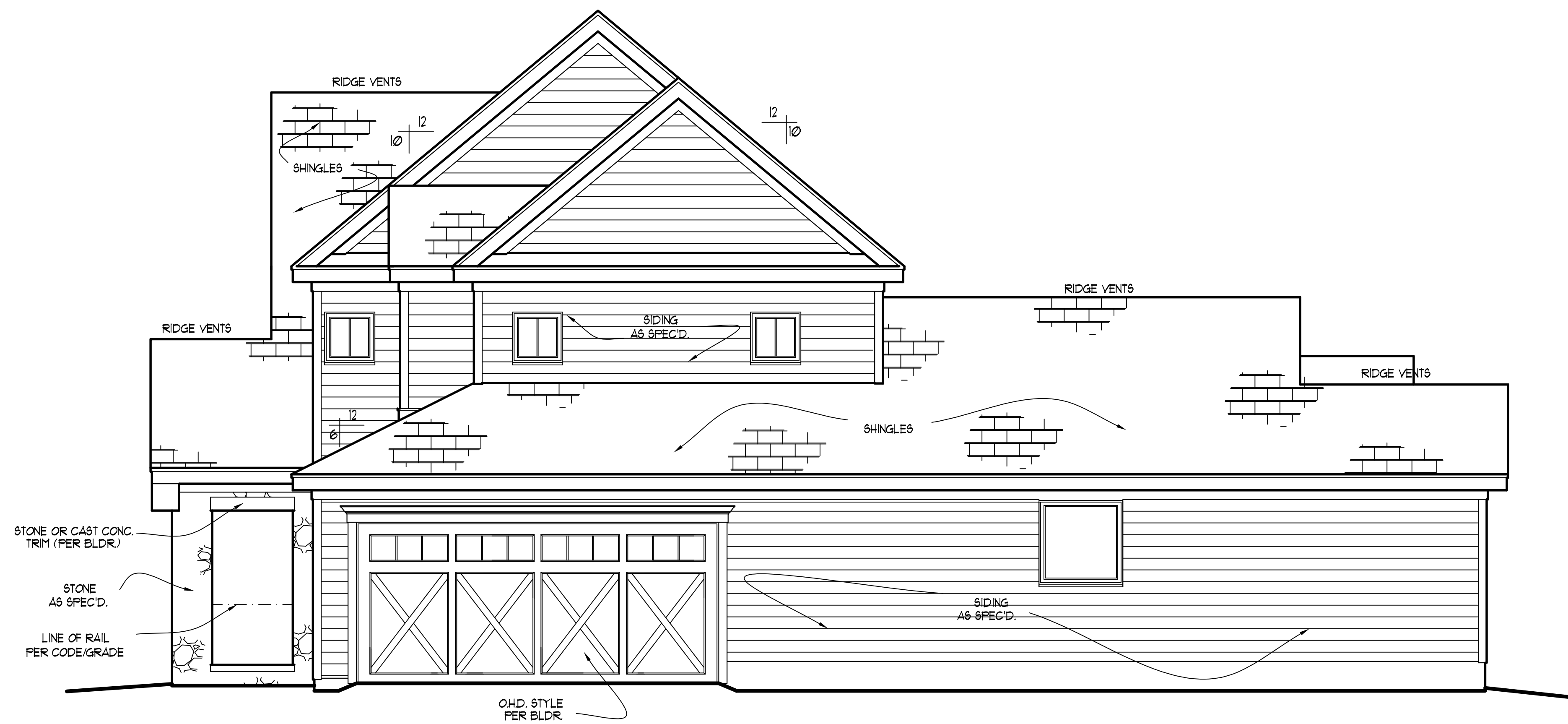
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THESE PLANS MEET THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE '2015' AND THE NORTH CAROLINA RESIDENTIAL CODE '2018' EDITION.



LEFT ELEVATION

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



RIGHT ELEVATION

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

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HALCYON HOMES

PRINCE PLACE
 LOT #19

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

REVISIONS	TUG	LOT
6-15-22	TUG	LOT
12-14-20	TUG	PLAN
1-1-21	TUG	PLAN
12-22-21	TUG	REV.

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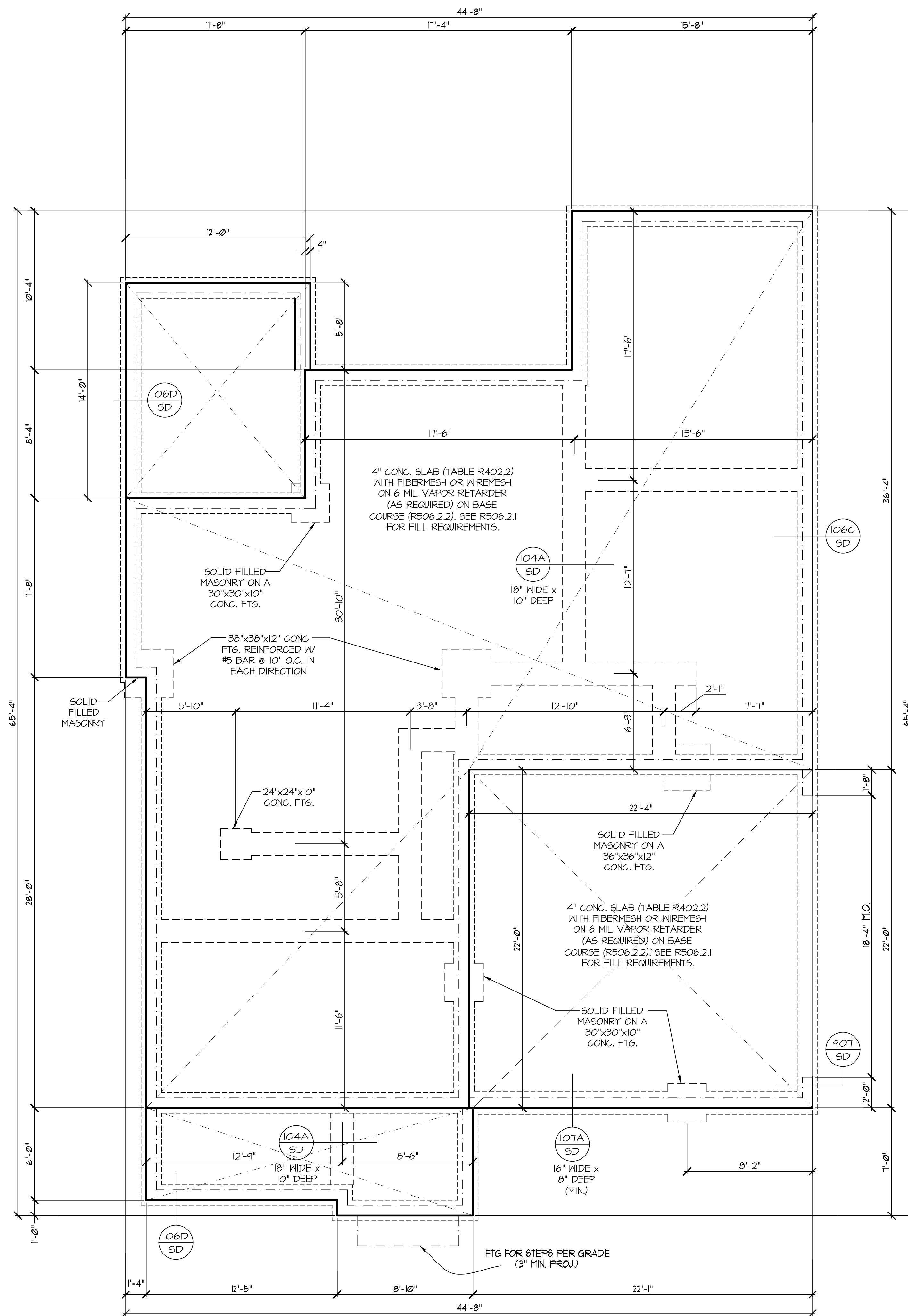
HOUSE NAME:
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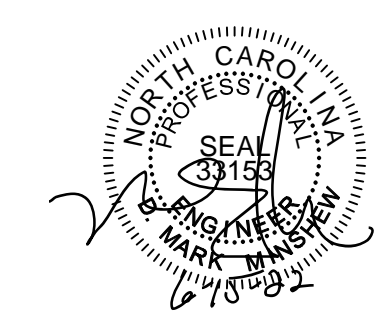
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FND. VENTILATION

1680 = 112 SQ. FT. REQUIRED:
150
OR
1600 = 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



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 #: 22-1573

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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"

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HALCYON HOMES
PRINCE PLACE
LOT #19

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

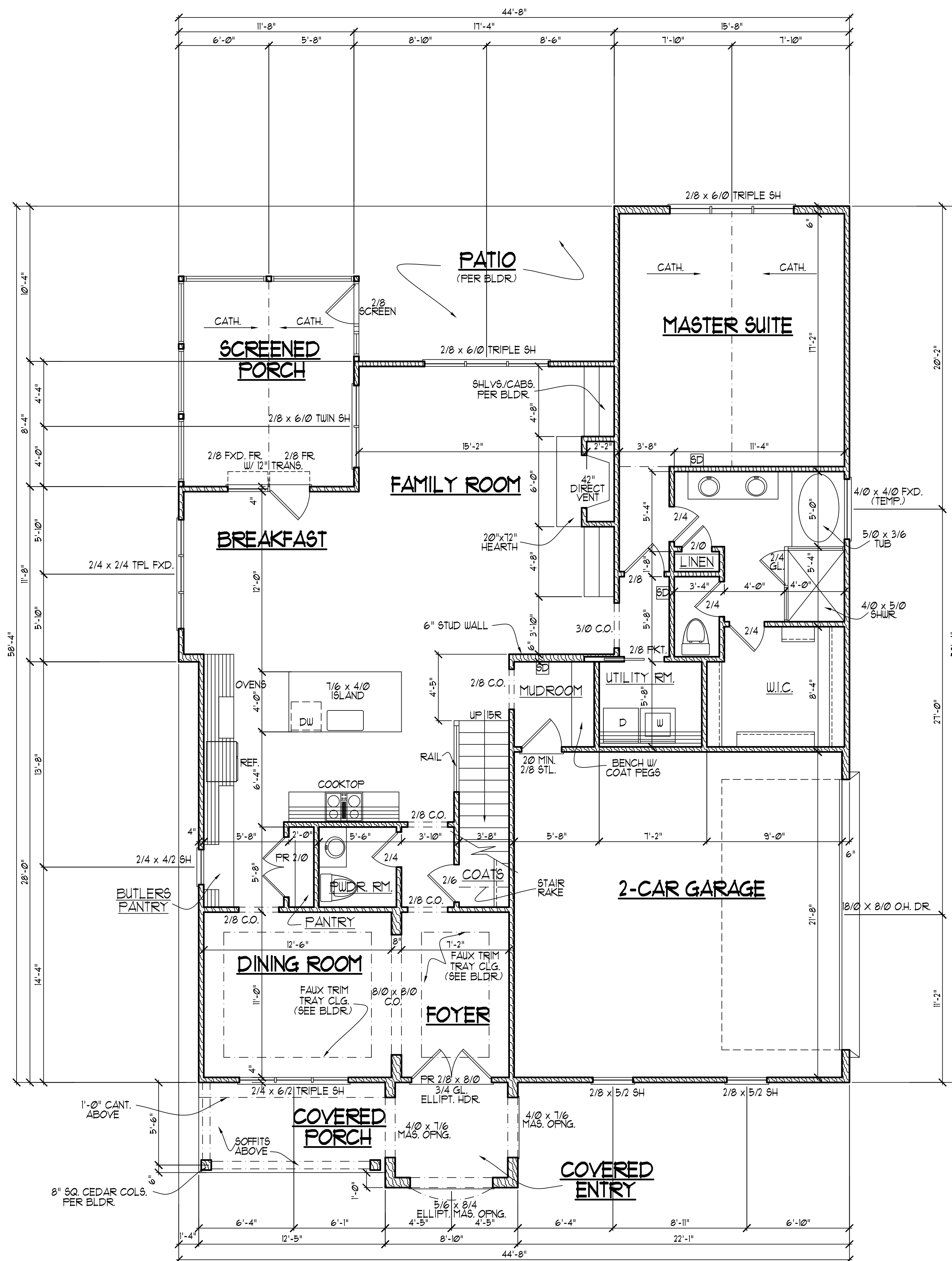
REVISIONS	TUG	LOT
6-15-22	TUG	LOT
12-14-20	TUG	PLAN
1-1-21	TUG	PLAN
12-22-21	TUG	REV.

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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.)		519
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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HALCYON HOMES
 PRINCE PLACE
 LOT #19

DRAWN BY: TUG
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REVISIONS	TUG	LOT
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12-14-20	TUG	PLAN
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12-22-21	TUG	REV.

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

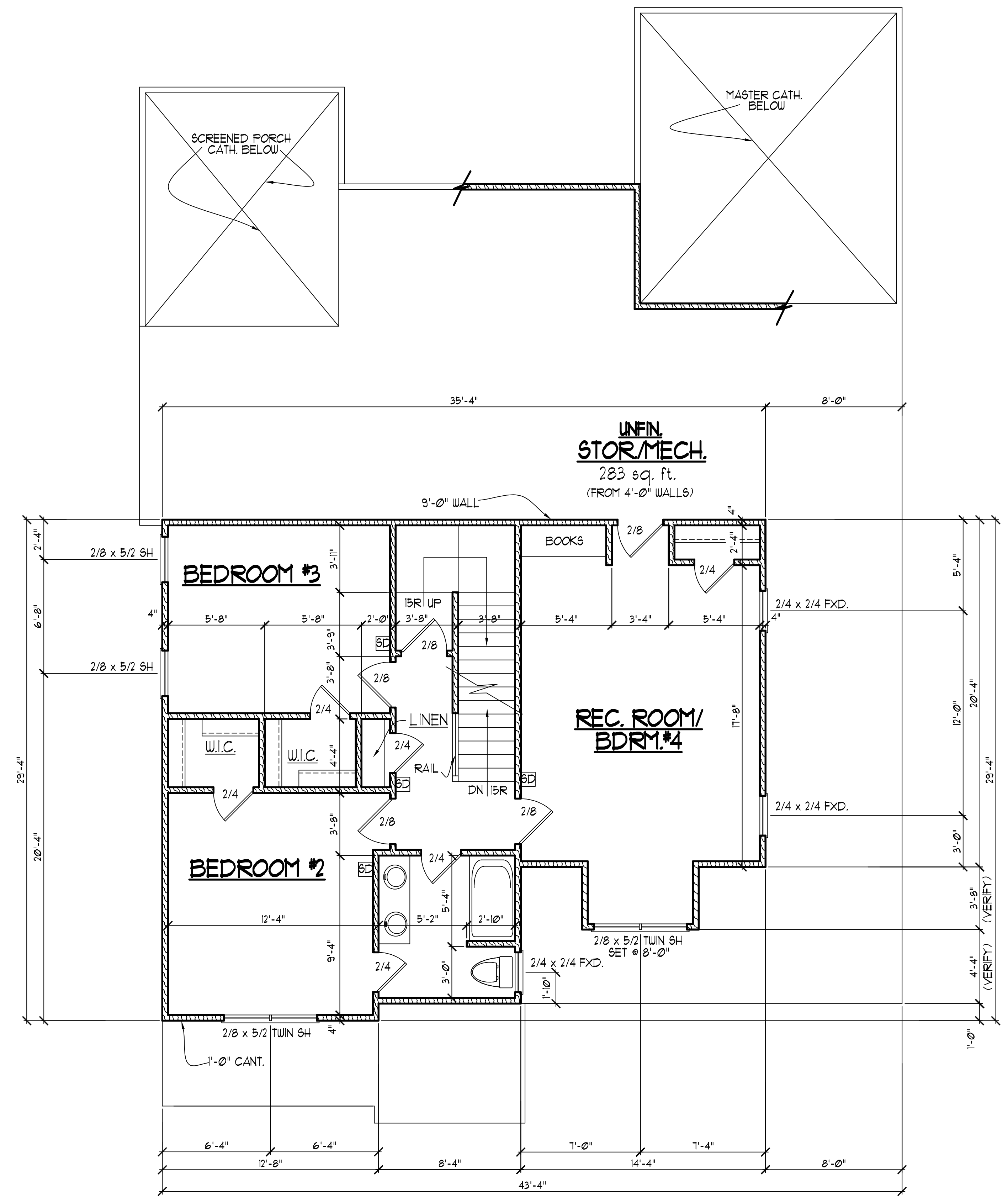
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SECOND FLOOR NOTES:
 1) 9'-0" CLG. HGT. (TYP.) UNO.
 2) SET WINDOWS @ 1'-4" AFF. (TYP.) UNO.
 3) STAIRS: UP 15 RISERS @ 8" (.-) (TYP.) UNO.
 4) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) UNO.
 5) VERIFY ROUGH OPNG'S,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

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HALCYON HOMES
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 LOT #19

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REVISIONS		
NO.	DATE	DESCRIPTION
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1-1-21	TUG	PLAN
12-22-21	TUG	REV.

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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 OPENG S.SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
- 5) SD = SMOKE DETECTOR

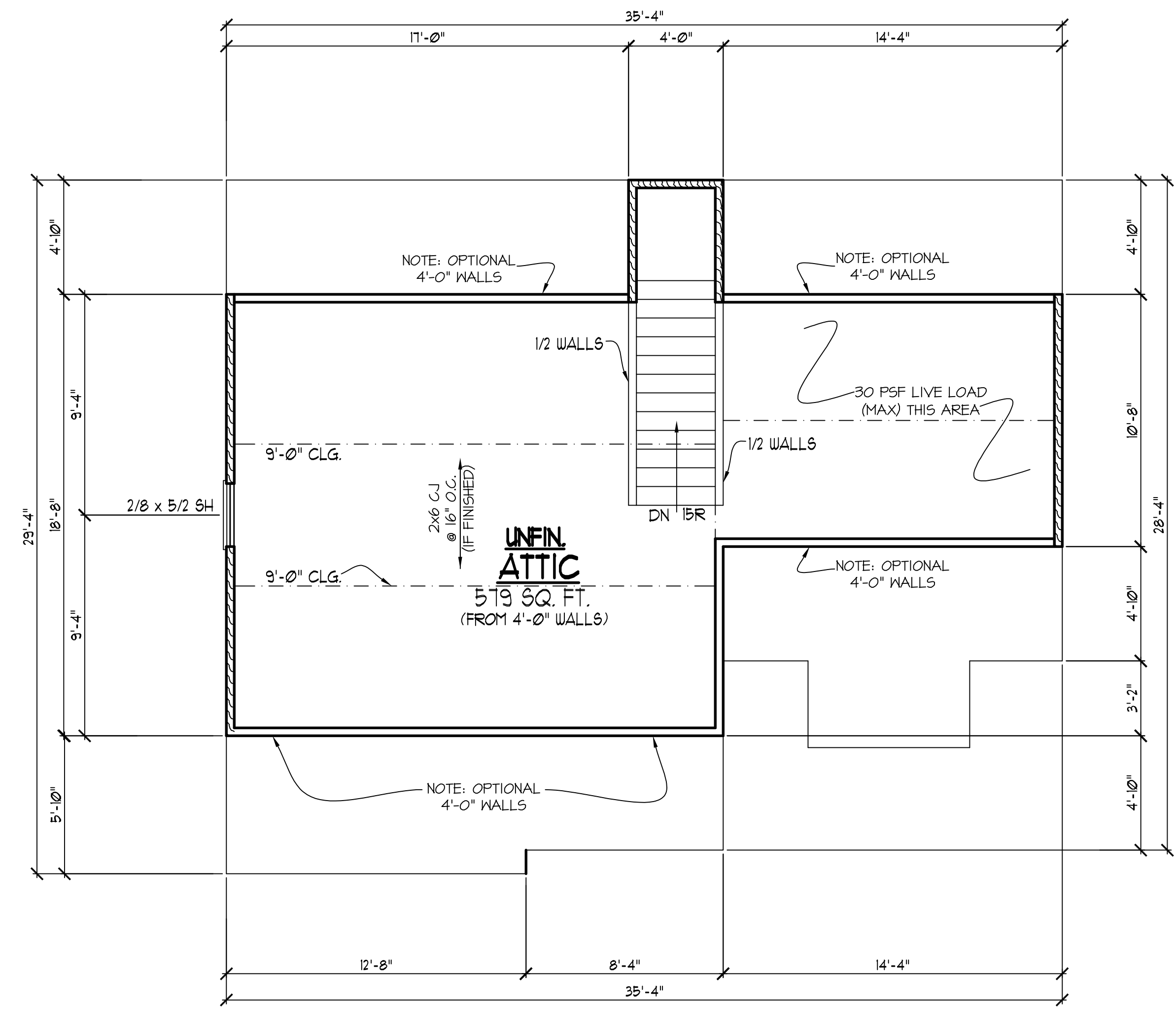
HEADER/BEAM & COLUMN NOTES

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 14" 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 NOTES

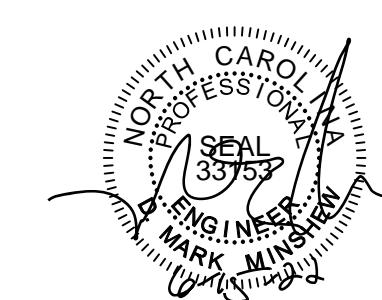
- NC (2018 NCRG); Wind: 115-120 mph
1. BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP. GS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE PLANS (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL 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/ (1) 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.

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



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 #: 22-1573



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THIRD FLR/ ATTIC PLAN

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

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HALCYON HOMES
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LOT #19

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REVISIONS		
6-15-22	TUG	LOT
12-14-20	TUG	PLAN
1-1-21	TUG	PLAN
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FRAMING NOTES

- NC (2018 NRCRC): Wind: 115-120 mph
- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED WSP. CS-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 CODES. 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: 1/16", 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 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 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.
 - 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 "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 3/4" 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 NRCRC): 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 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

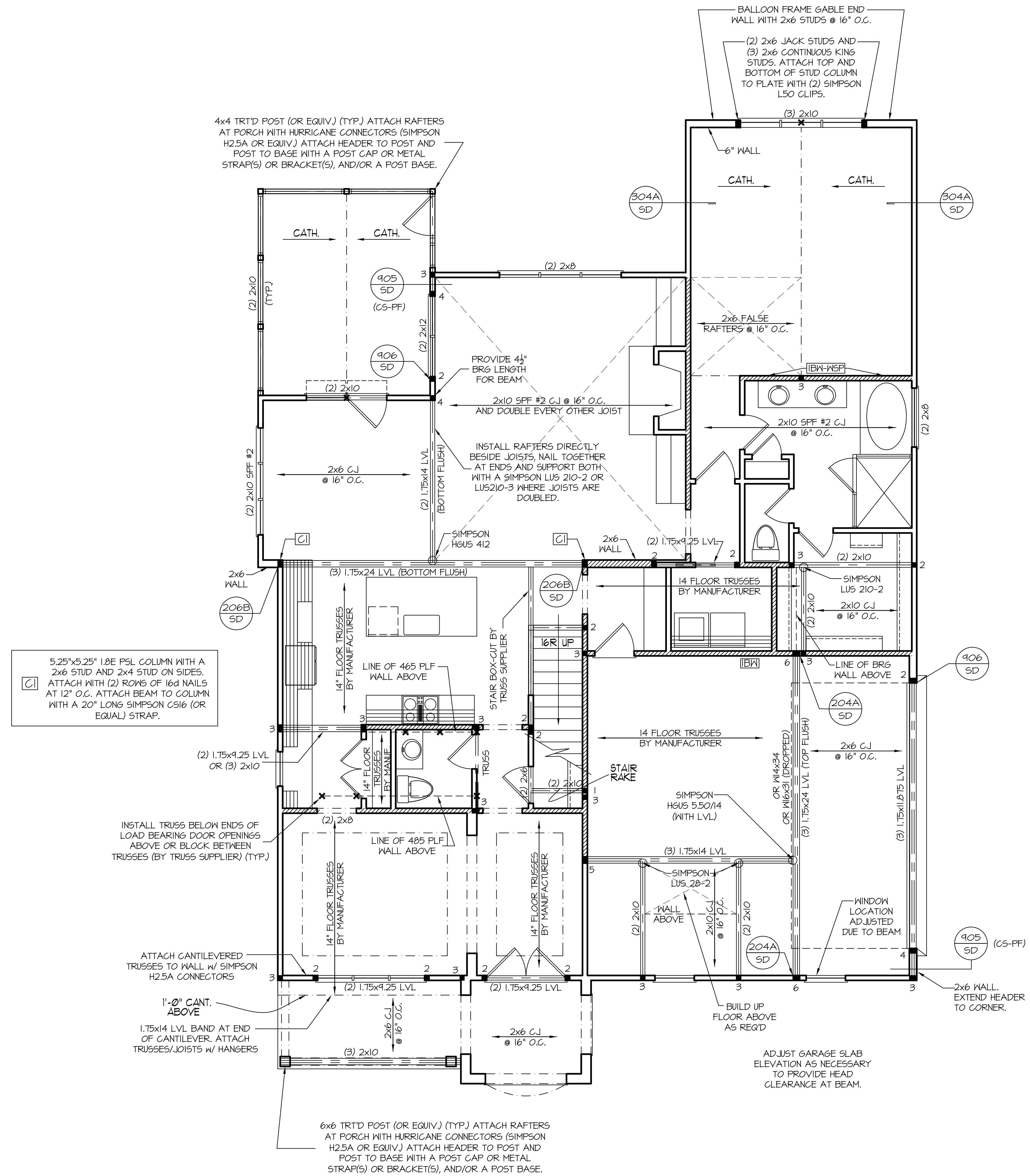
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STRUCTURAL DESIGN BY: SOUTHERN ENGINEERS, P.A. 3716 BENSON DRIVE RALEIGH, NC 27609 LICENSE: C-4772, PHONE: 919-878-1617 PROJECT #: 22-1573

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FIRST FLOOR CEILING STRUCTURAL PLAN

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

MURPHY GARNOW DESIGN GROUP, INC. 1140-500 KILPAKE FARM ROAD GARY, NORTH CAROLINA 27511 (919) 481-9115 FAX: (919) 481-6970 www.murphygarnowdesign.com

HALCYON HOMES PRINCE PLACE LOT #19

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

REVISIONS	TUG	LOT
6-15-22	TUG	PLAN
12-14-20	TUG	PLAN
1-1-21	TUG	PLAN
12-22-21	TUG	REV.

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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: 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 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.

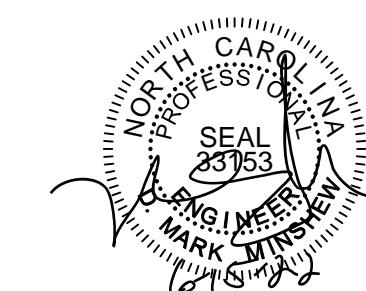
HEADER/BEAM & COLUMN NOTES

- 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

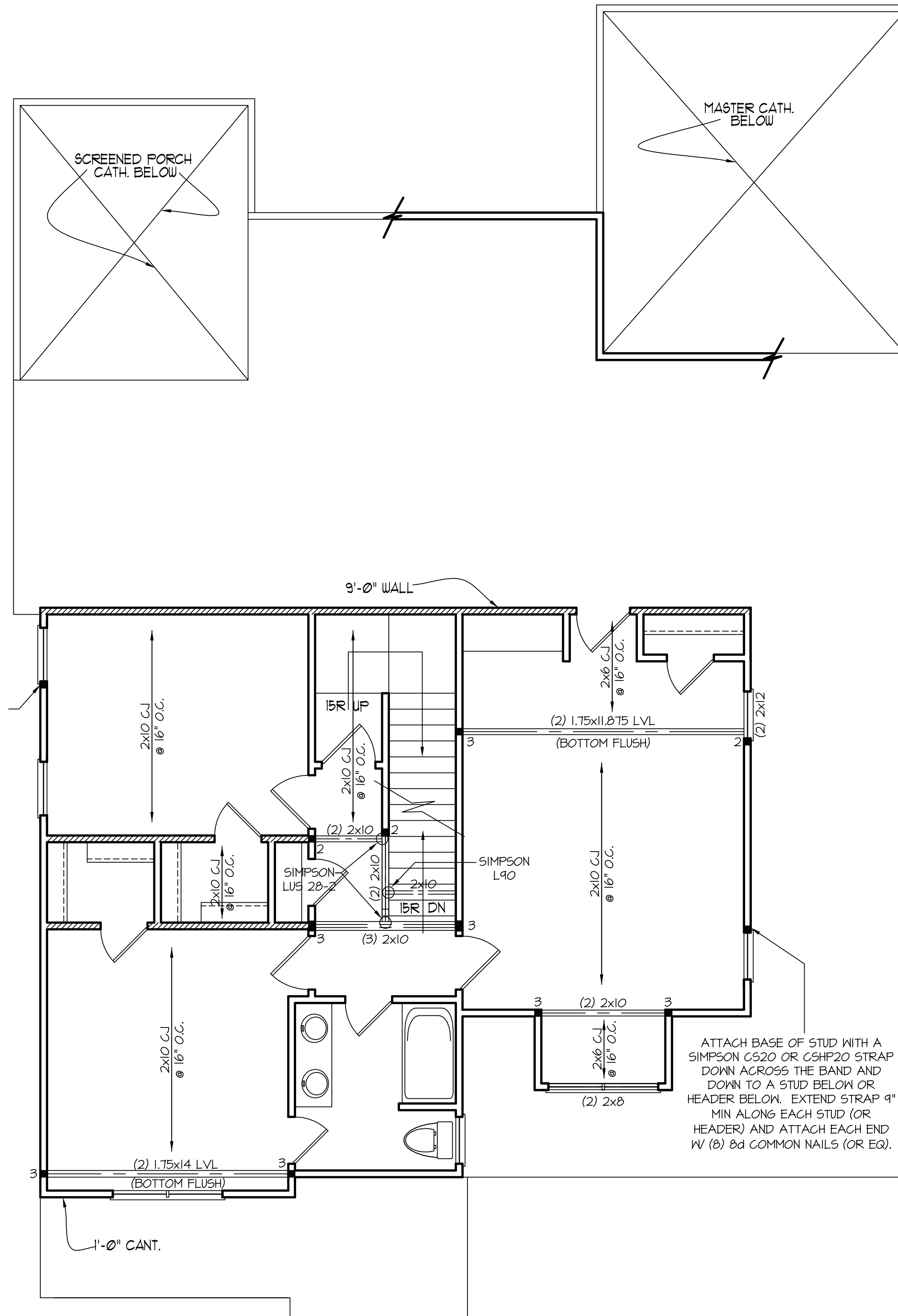
FRAMING NOTE: ALL DIMENSIONAL LUMBER ON THIS SHEET MAY BE SPP #2 OR SYP #2, UNLESS SPECIFICALLY NOTED OTHERWISE.

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

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-4772, PHONE: 919-878-1617
PROJECT #: 22-1573



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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.).

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

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HALCYON HOMES
PRINCE PLACE
LOT #19

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

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1-1-21	TUG	PLAN
12-22-21	TUG	REV.

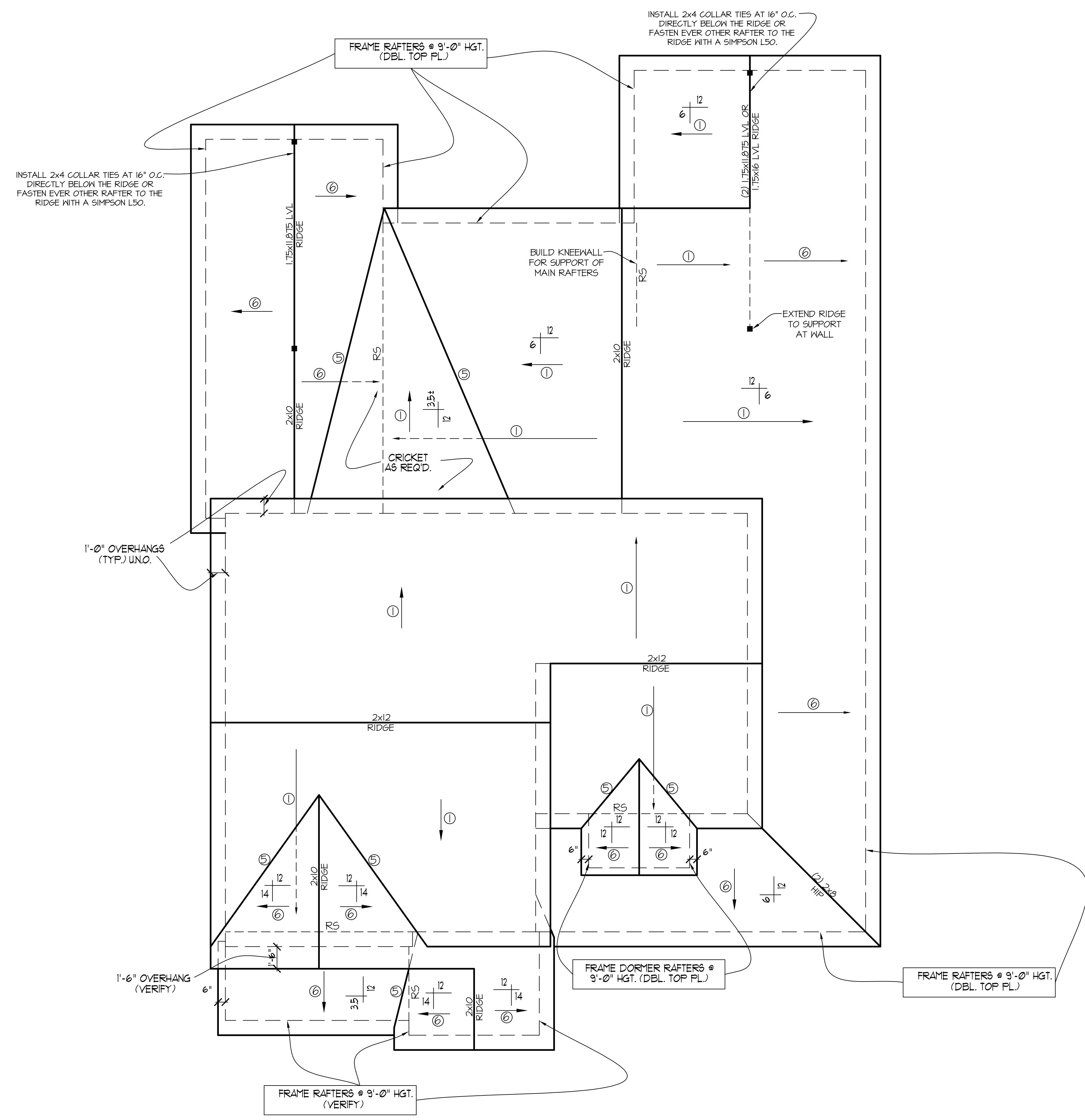
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- ROOF FRAMING NOTES:**
- 1) ALL ROOF PITCHES TO BE 10/12 (TYP.) UNO.
 - 2) PROVIDE 2x4 COLLAR BEAMS EVERY OTHER RAFTER (TYP.)
 - 3) PROVIDE "HURRICANE CLIPS" AT ALL VALLEYS AND OPPOSING DBL. RAFTERS
 - 4) PROVIDE DBL. HEADERS AND TRIMMERS AT ALL ROOF OPENINGS (EX: DORMERS, SKYLIGHTS, CHIMNEYS ETC.)
 - 5) 2x6 RAFTERS @ CATH. OR VAULTED CLGS. TO BE FURRED DOWN OR USE DEEPER RAFTERS (VERIFY BRNG. HGT.) FOR PROPER INSULATION PER CODE
 - 6) VERIFY ALL RAFTER BRNG. HGTs. BEFORE CONSTR. HAS BEGUN

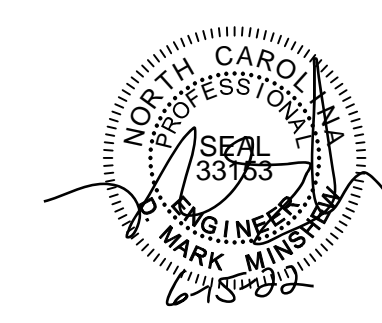
NOTE:
 FRAME 12/12 RAFTERS ON A 3 1/2" KNEEWALL TO ALIGN SOFFITS W/ 10/12 SOFFITS. (VERIFY W/ BLDR.)

- ROOF FRAMING NOTES:**
 NC (2018 NRC): Wind: 115-120 mph
- 1) 2x6 @ 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 R802.3.1 OF THE 2018 NC RESIDENTIAL CODE.

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

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

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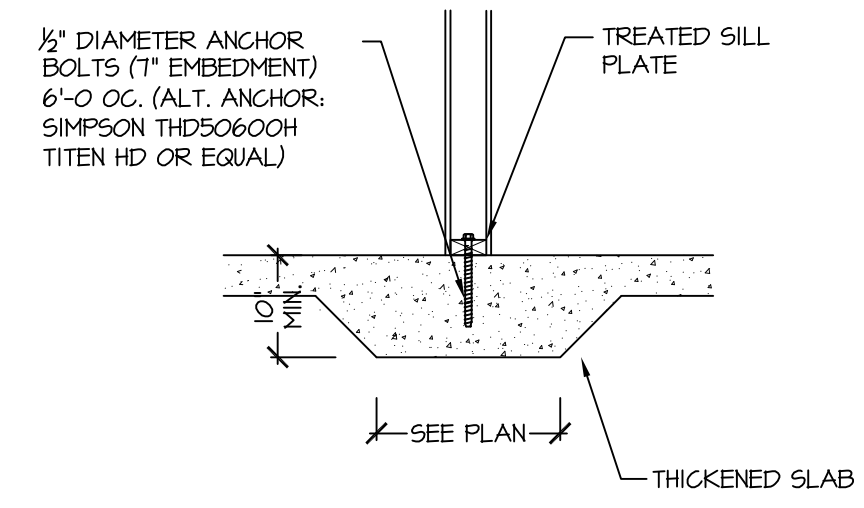
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1-1-21	TUG	PLAN
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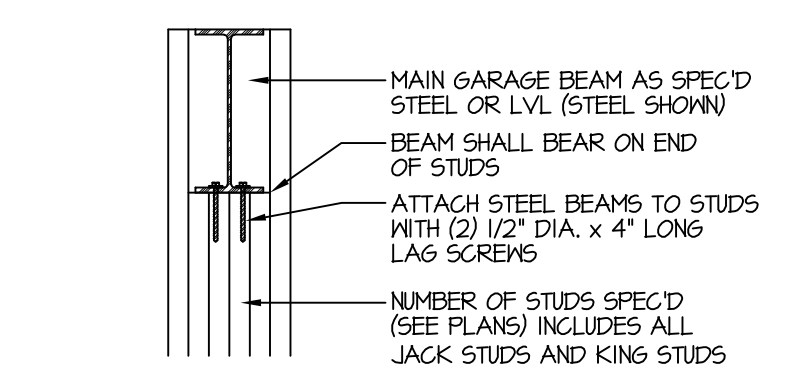
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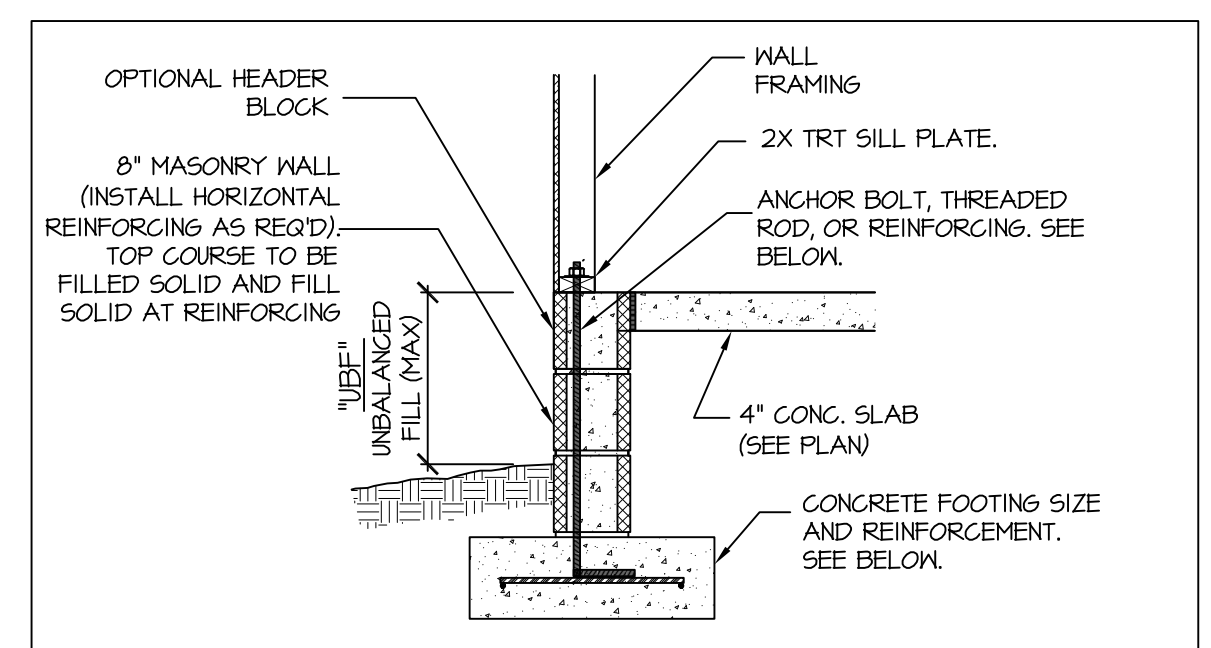
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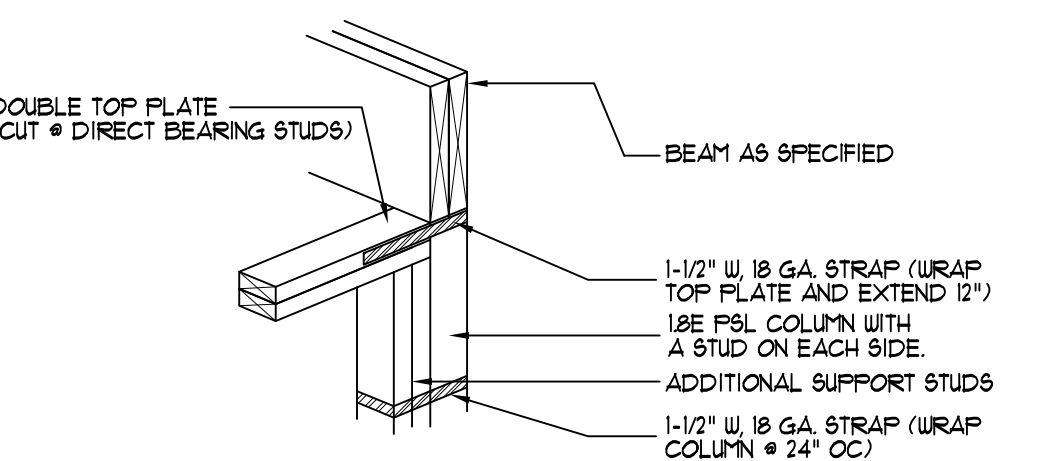
115-120 MPH 104A SD
THICKENED SLAB
(INTERIOR BEARING WALL)



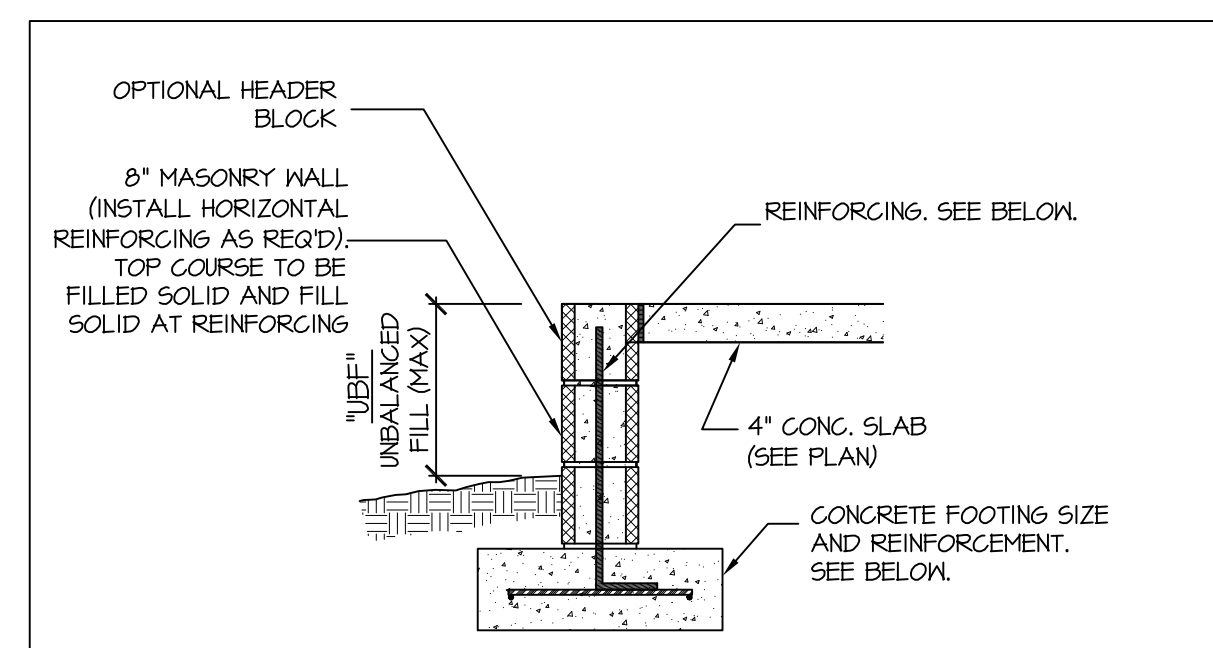
204A SD
TYP. GARAGE BEAM BEARING
NTS



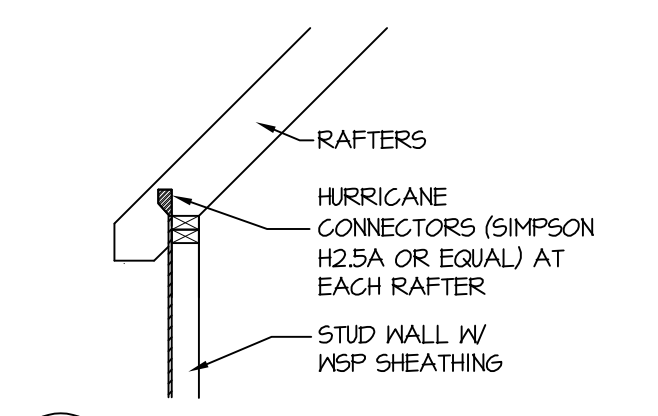
- 115-120 MPH 106C SD**
STEM WALL SLAB FOOTING
(SIDING OR EQUAL)
- "UBF" = UP TO 16' → 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. 16" WIDE BY 8" DEEP (MIN) CONG. FTG.
- "UBF" = 16' UP TO 24' → 1/2" DIAM ANCHOR BOLT (EMBED 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 24" O.C. W/ 1.5" LEG INTO FTG. OR INSTALL 3/8" THREADED ROD W/ 1.5" 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 7") @ 6'-0" O.C. REINFORCE WALL W/ #5 BAR @ 32" O.C. W/ 1.5" 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.



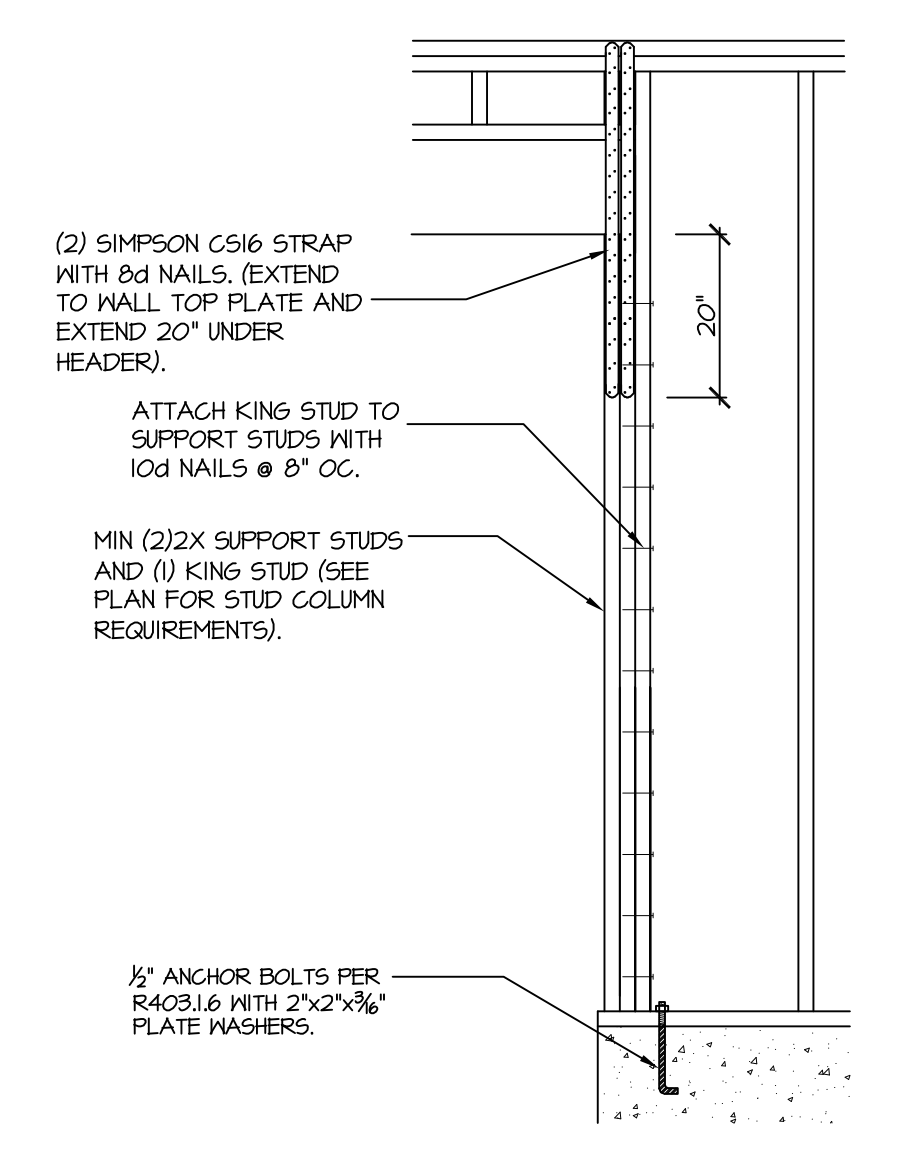
206B SD
DIRECT BEAM BEARING
NTS



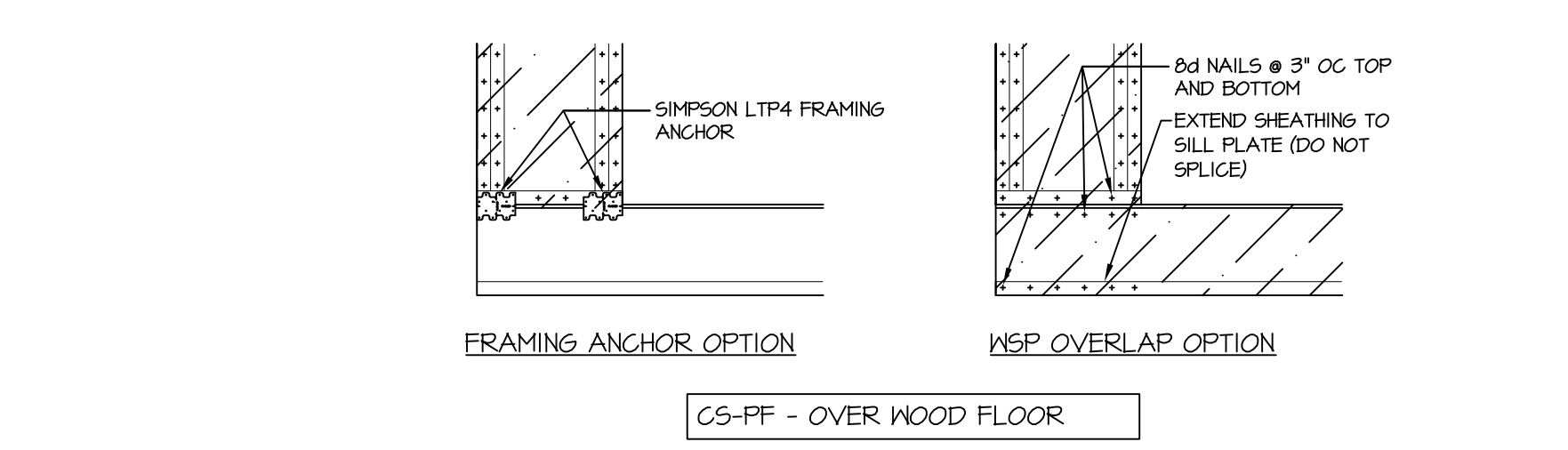
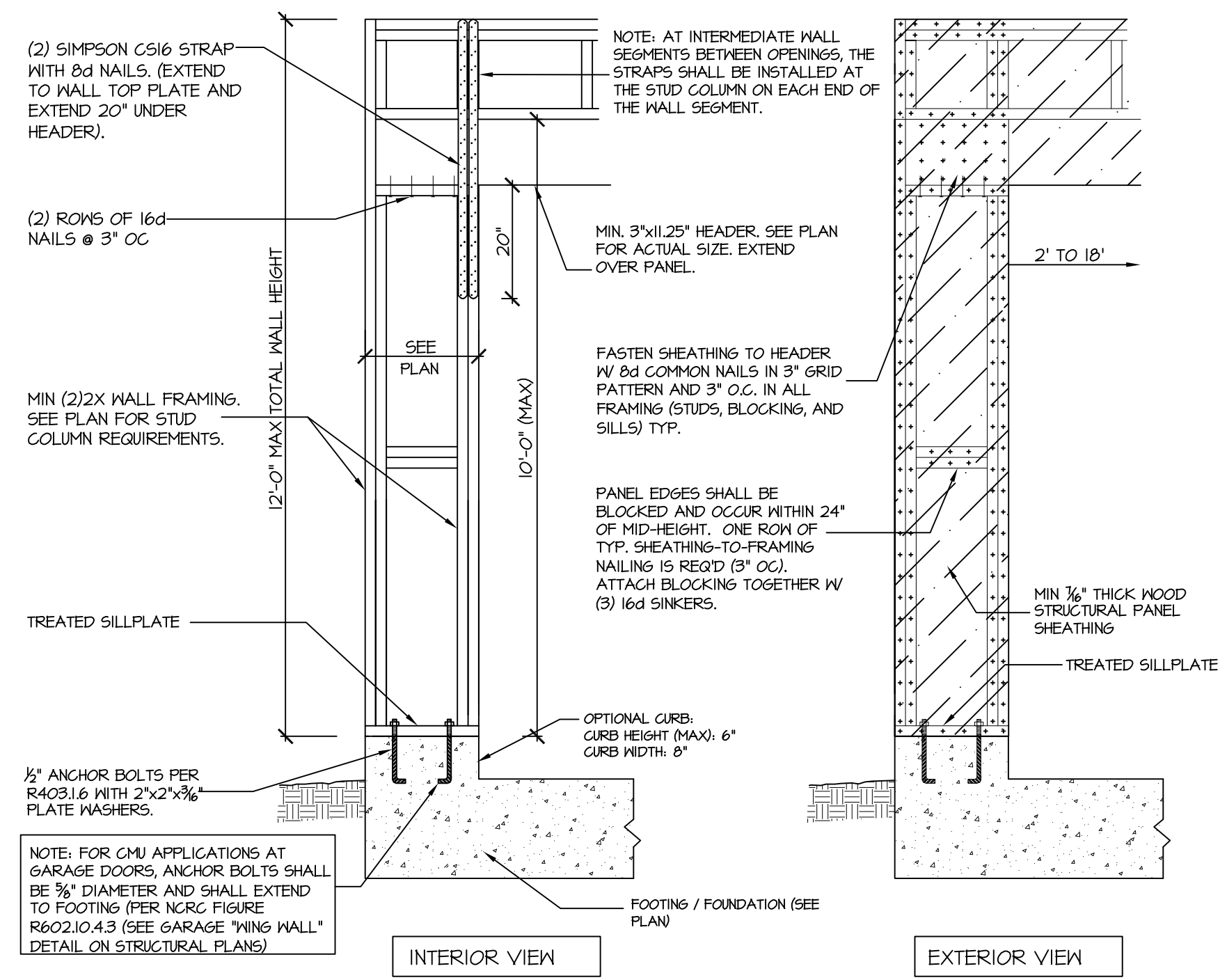
- 115-120 MPH 106D SD**
FILLED PORCH WALL
- "UBF" = UP TO 16' → 8" MASONRY (UN-REINFORCED) ON 16" WIDE BY 8" DEEP (MIN) CONG. FTG.
- "UBF" = 16' UP TO 24' → REINFORCE WALL W/ #4 BAR @ 32" O.C. BEND 6" INTO FTG. 24" WIDE BY 10" DEEP CONG FTG REINFORCED W/ (3) #4 BAR OR (2) #5 BAR CONTINUOUS WITH #4 TIES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



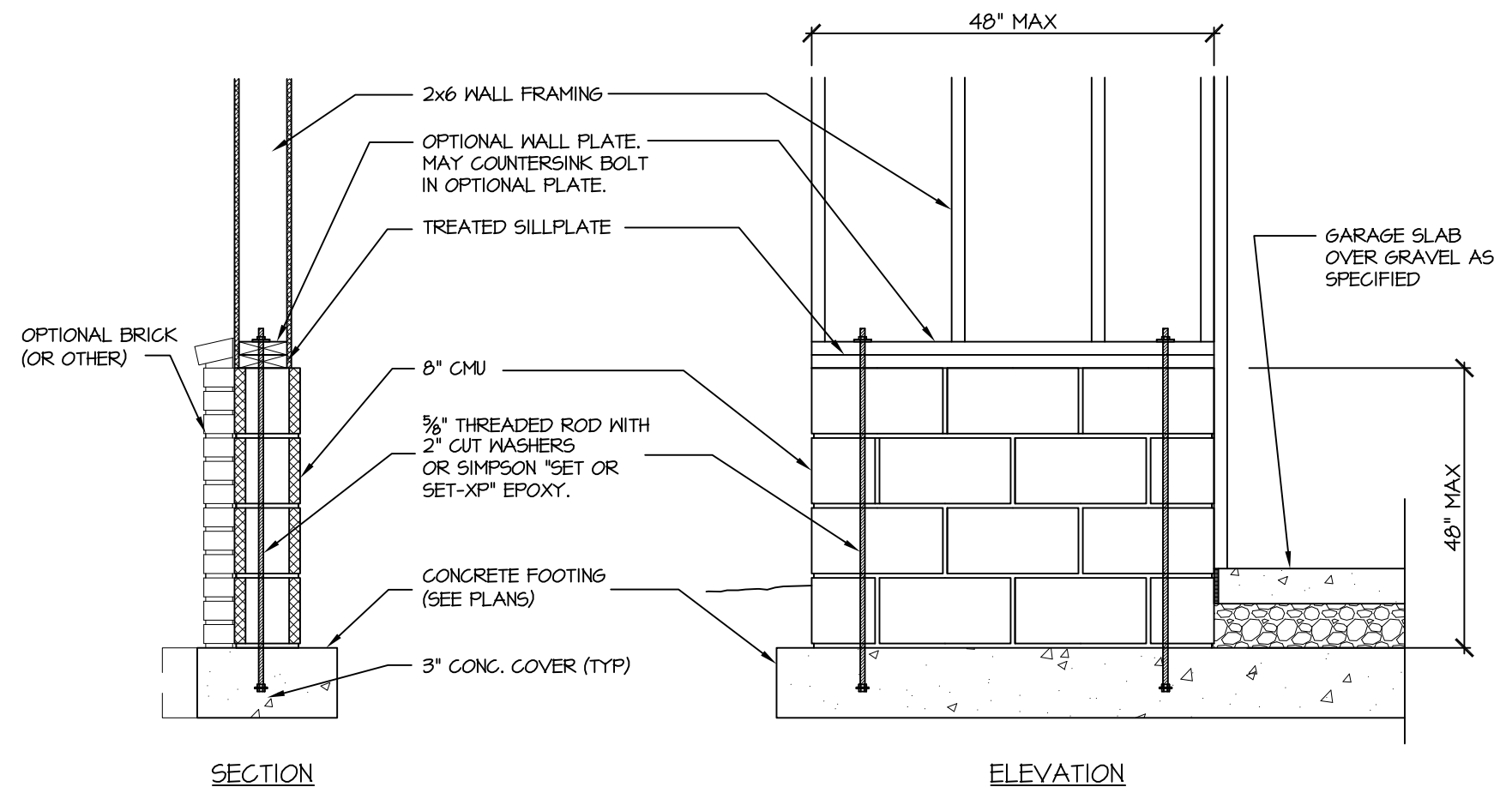
304A SD
RAFTER TIE @ VAULT
NTS



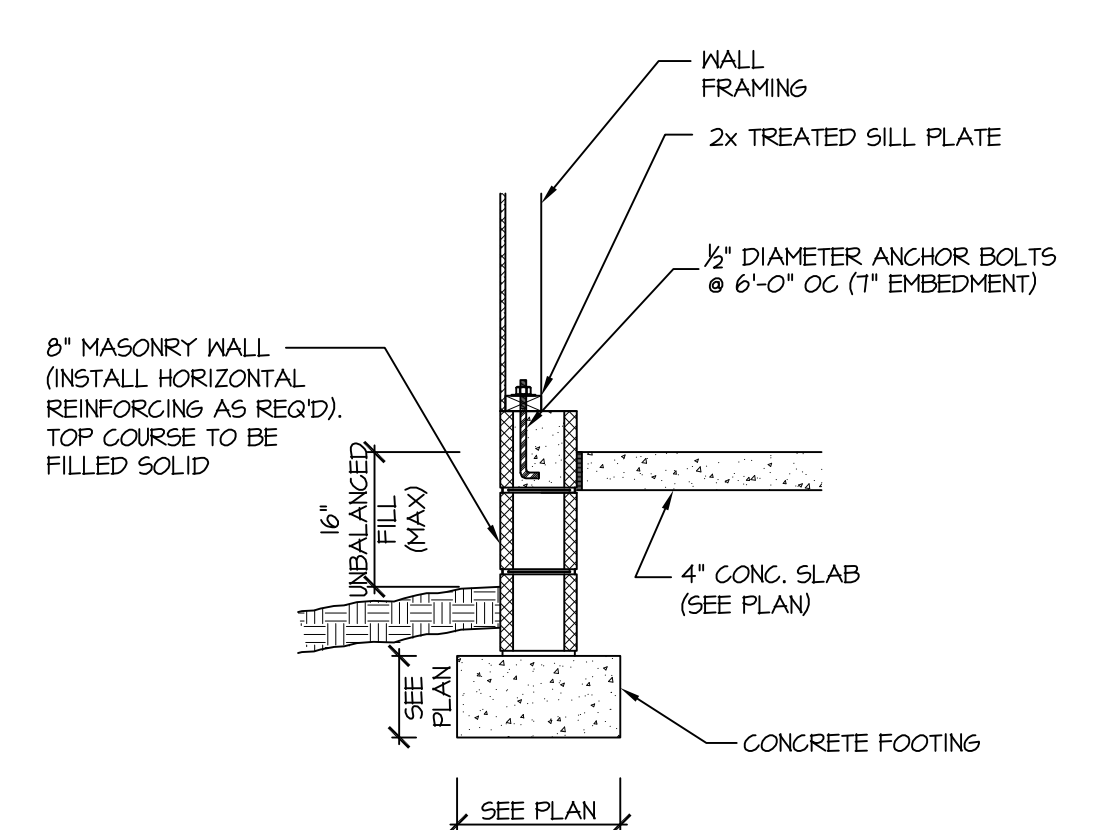
406 SD
CS-PF: END CONDITION DETAIL
(FOR USE WITH SINGLE CS-PF CONDITION)
DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



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



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

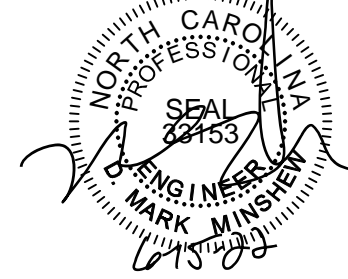


115-120 MPH 107A SD
STEM WALL SLAB @ GARAGE
(SIDING OR EQUAL)

STRUCTURAL NOTES
NC (2018 NCRG); 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 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.
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)
 - PASSENGER 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. 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).
7. 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.
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 (F_c(perp) = 425 PSI - MIN).
9. L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=14100 PSI.
 - 4.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=290 PSI, E=22000 PSI.
 - 4.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=15500 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S 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 MANUFACTURER'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.
12. REBAR SHALL BE DEFORMED STEEL, ASTM615, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.
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"x1/8" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION RT03.B.3 LINTELS.

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-4772, PHONE: 919-878-1617
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HALCYON HOMES
PRINCE PLACE
LOT #19

DRAWN BY: TUG
DATE: 12-2-14
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REVISIONS	DATE	BY	REVISION
6-15-22		TUG	LOT
12-14-20		TUG	PLAN
1-1-21		TUG	PLAN
12-22-21		TUG	REV.

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