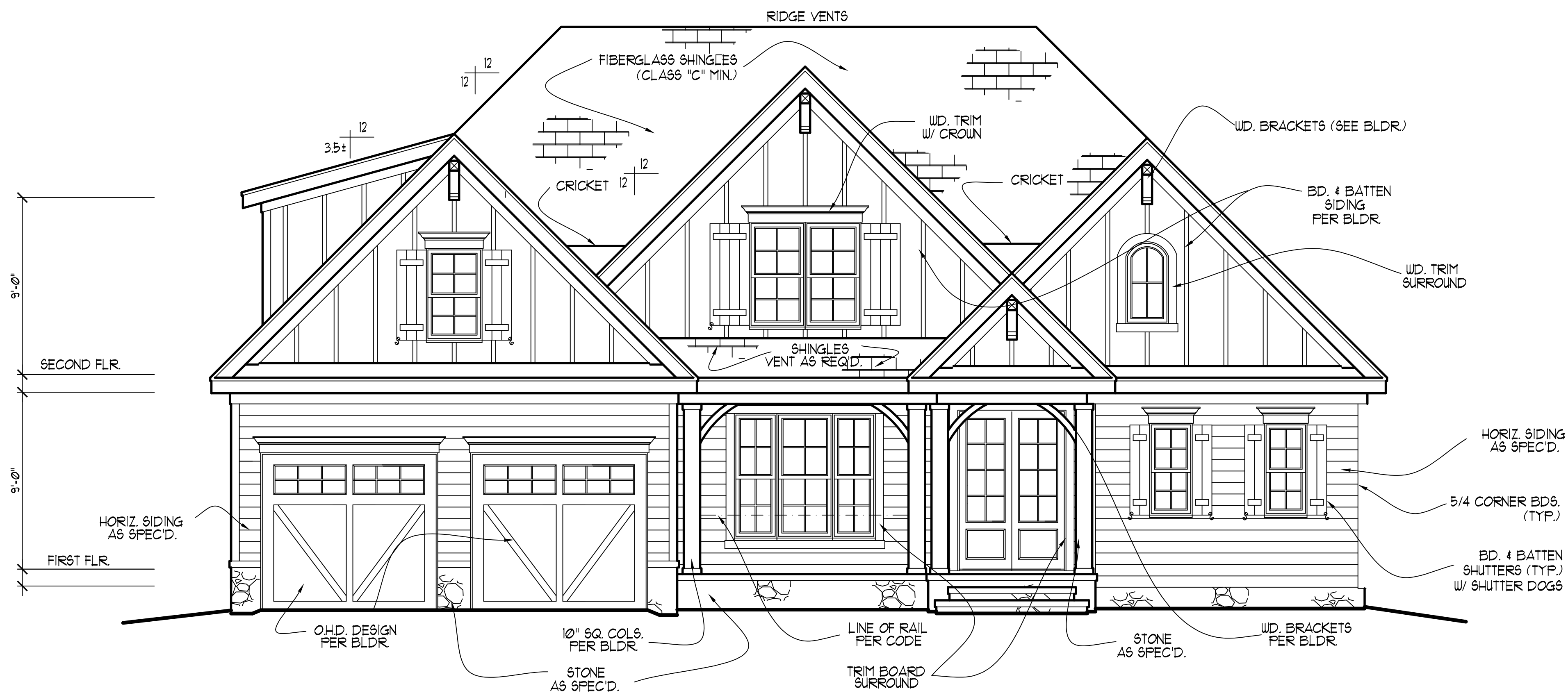


**REAR ELEVATION**  
SCALE: .....1/4" = 1'-0"



**FRONT ELEVATION 1B-SL**  
SCALE: .....1/4" = 1'-0"

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**ATTIC VENTILATION**  
2360 = 786 sq. ft. REQD.  
300  
\* ( ) - BASE / VENTS =  
\* ( ) - BASE / VENTS =  
\* ( ) - BASE / VENTS =  
\* ( ) - BASE / VENTS =  
\* ( ) - BASE / VENTS =  
\* (14') - RIDGE VENT @ 9 sq.in./ft. = 4.62 SQ. FT.  
TOTAL = 4.62 SQ. FT.  
  
\*\* PROVIDE CONTINUOUS SOFFIT VENT SURROUND TO EQUAL OR EXCEED 3.93 SQ. FT.  
\*\*\* (OPT.) PROVIDE THERMOSTATICALLY CONTROLLED POWER VENT TO EQUAL OR EXCEED 3.93 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'-1"  
\* WALL AND ROOF CLADDING DESIGN VALUE:  
(MEAN ROOF HGT. 30 FT. OR LESS)  
CRAWL SPACE WALL  
WALLS +8.0, -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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1140-500 KILPAKE FARM ROAD  
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(919) 481-9115 FAX: (919) 481-6970  
www.murphygarnowdesign.com

HALCYON HOMES  
PRINCE PLACE  
LOT #27

DRAWN BY: TUG  
DATE: 2-22-10  
FILE NAME: B1-2-2625

REVISIONS	
1-8-21	TUG PLAN
5-19-22	TUG PLAN
4-11-15	TUG ELEV.
1-10-15	TUG ORIG. CHG

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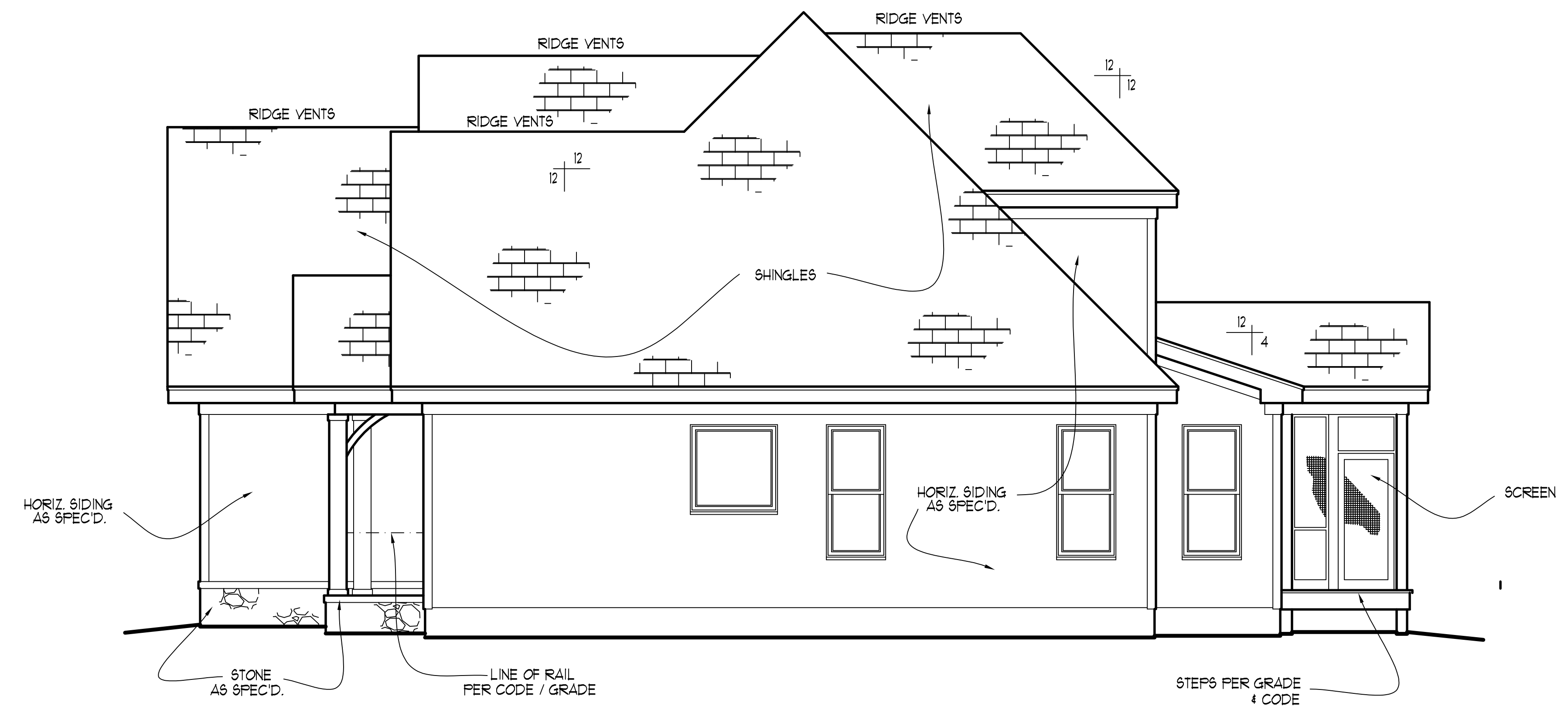
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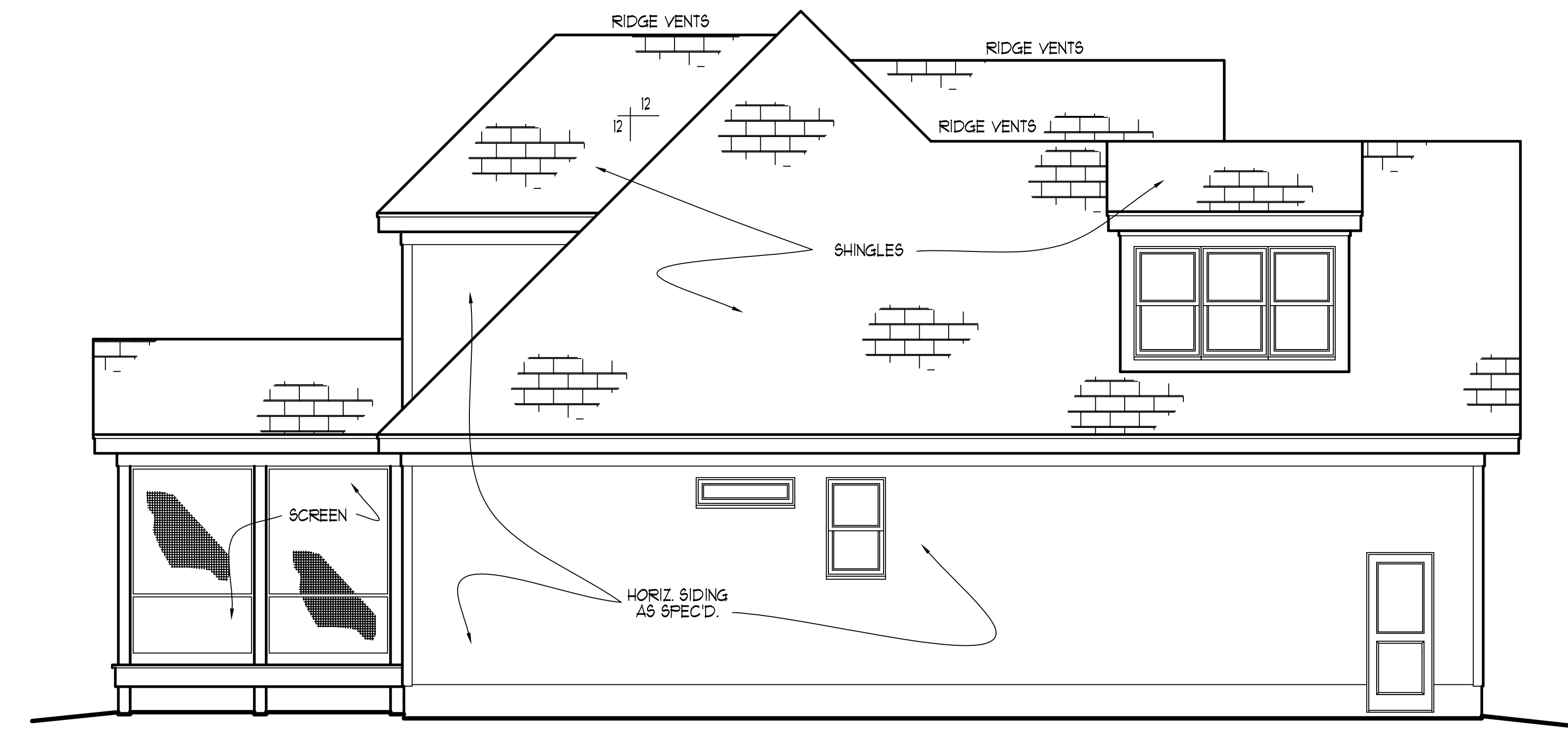
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**RIGHT ELEVATION**  
SCALE: -----1/4" = 1'-0"



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

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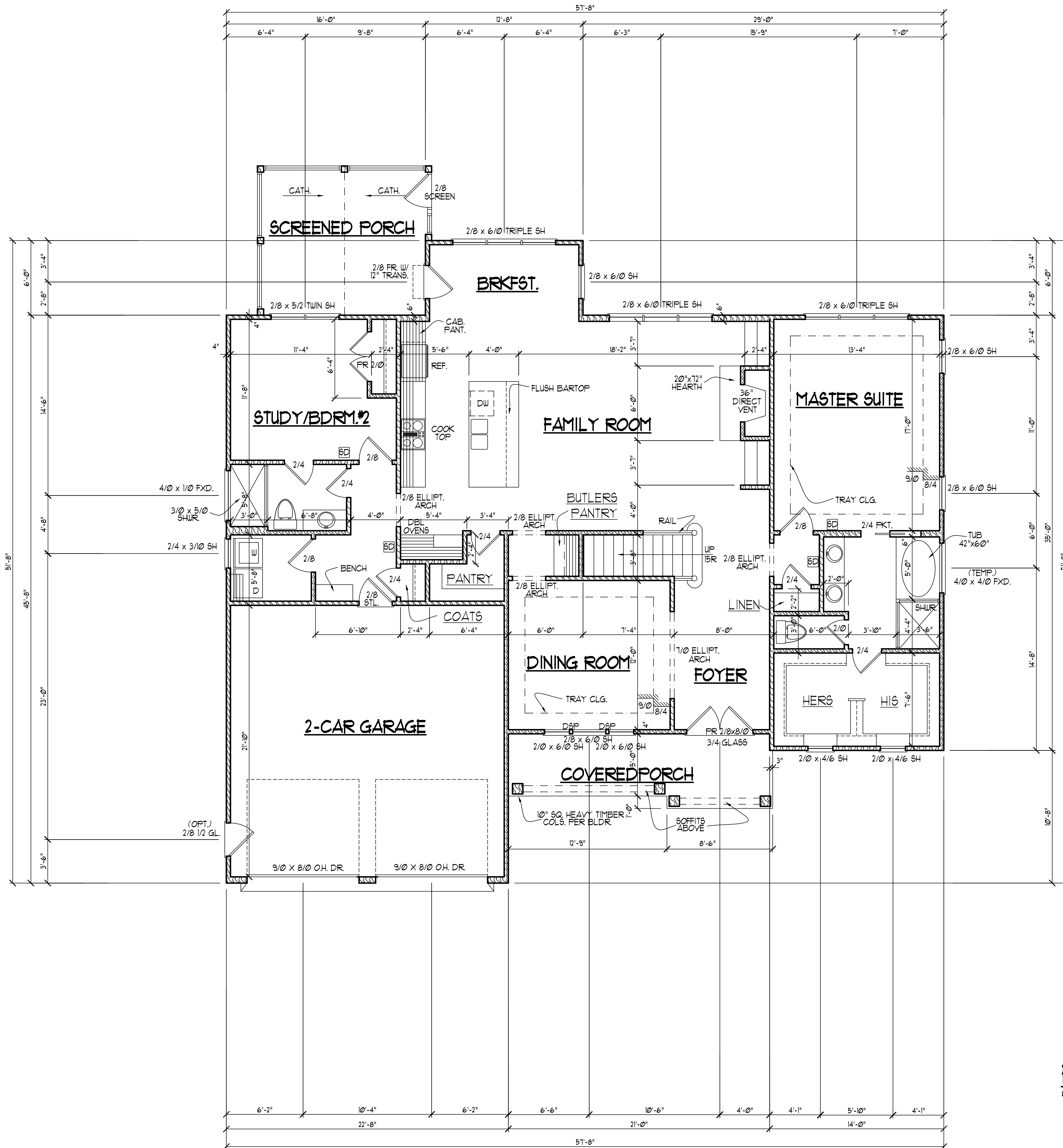
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- FIRST FLOOR NOTES:**
- 1) 9'-0" CLG. HGT. (TYP.) UNO.
  - 2) SET WINDOWS @ 1'-10" AFF. (TYP.) UNO.
  - 3) STAIRS: UP 15 RISERS @ 8" (+) (TYP.) UNO.
  - 4) PROVIDE 5/8" TYPE 'X' GYPSUM @ GARAGE CEILING ADJACENT TO HTD. SPACES. PROVIDE 1/2" GYPSUM @ 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 OPENINGS, SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
  - 7) SD = SMOKE DETECTOR

**SQUARE FOOTAGE**

	HTD.	UNHTD.
* BSMT.		
* FIRST FLR.	1806	503
* SECOND FLR.	819	828
* ATTIC (3rd. FLR.)		
<b>TOTAL</b>	<b>2625</b>	<b>1331</b>
<b>MISC.</b>		
* ENTRY PORCH		51
* PORCH		64
* SCREENED PORCH		165
* (OPT.) BATH		55

**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 #27

**DRAWN BY: TUG**  
**DATE: 2-22-10**  
**FILE NAME: B51-2-2625**

REVISIONS	
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5-18-22	TUG PLAN
4-11-15	TUG ELEV.
1-10-15	TUG ORIG. CHG.

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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 '2010' EDITION.



**PORCH POST NOTES:**

- 4x4 (6x6) TRTD POST (OR EQUAL).
- ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.
- 1. POST CAP: SIMPSON AC4-MAX (AC6-MAX)
- 2. POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND; ADD (1) SIMPSON H6
- 3. POST BASE: SIMPSON ABU44 (ABU66).
- 3.1. MONO: 3/4" ANCHOR (EMBED 1')
- 3.2. DUO: 3/4" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
- 4. POST BASE: WOOD FOUNDATION: (2) SIMPSON C516 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.
- NOTE: EQUIVALENT POST CAP AND BASE ACCEPTABLE.

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**FRAMING NOTES**  
NC (2018 NRCG); Wind: 115-120 mph

- 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 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 FLATE BLOCK AT ROOF PER SECTION R602.10.4.5 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.
- "SGRND/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 "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 @ 1' O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

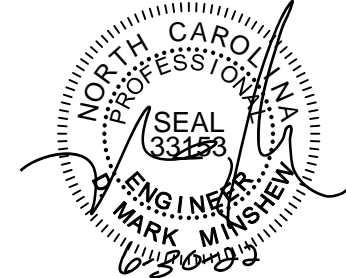
**HEADER/BEAM & COLUMN NOTES**

- 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 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

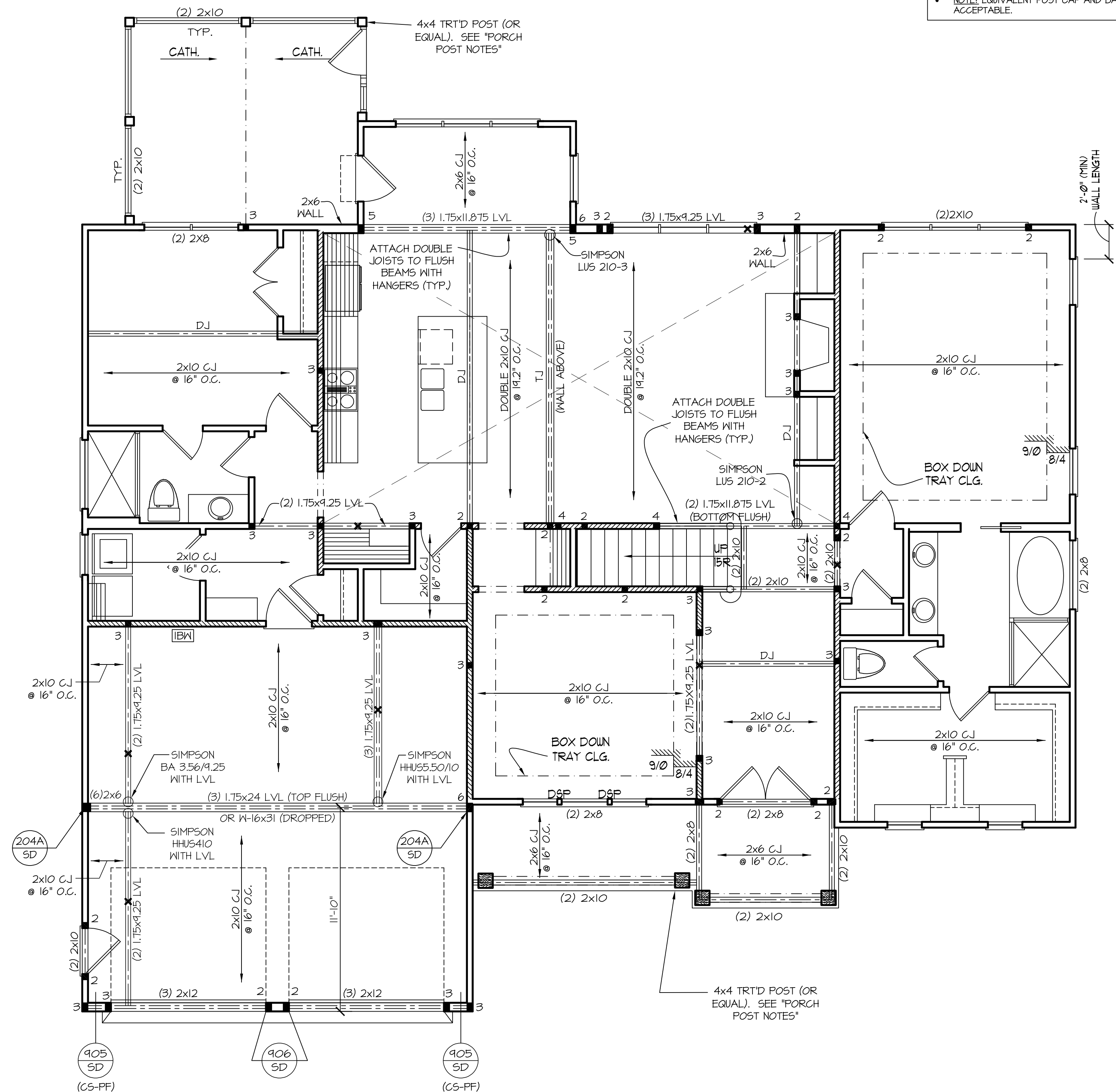
**FRAMING NOTE:** ALL DIMENSIONAL LUMBER ON THIS SHEET MAY BE SPF #2 OR SYP #2, UNLESS SPECIFICALLY NOTED OTHERWISE.

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 #: 22-1574



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- 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.



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

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**HALCYON HOMES**  
PRINCE PLACE  
LOT #27

DRAWN BY: TUG  
DATE: 2-22-10  
FILE NAME: B71-2-2625

REVISIONS	
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5-18-22	TUG PLAN
4-11-15	TUG ELEV.
1-10-15	TUG ORIG. CLG.

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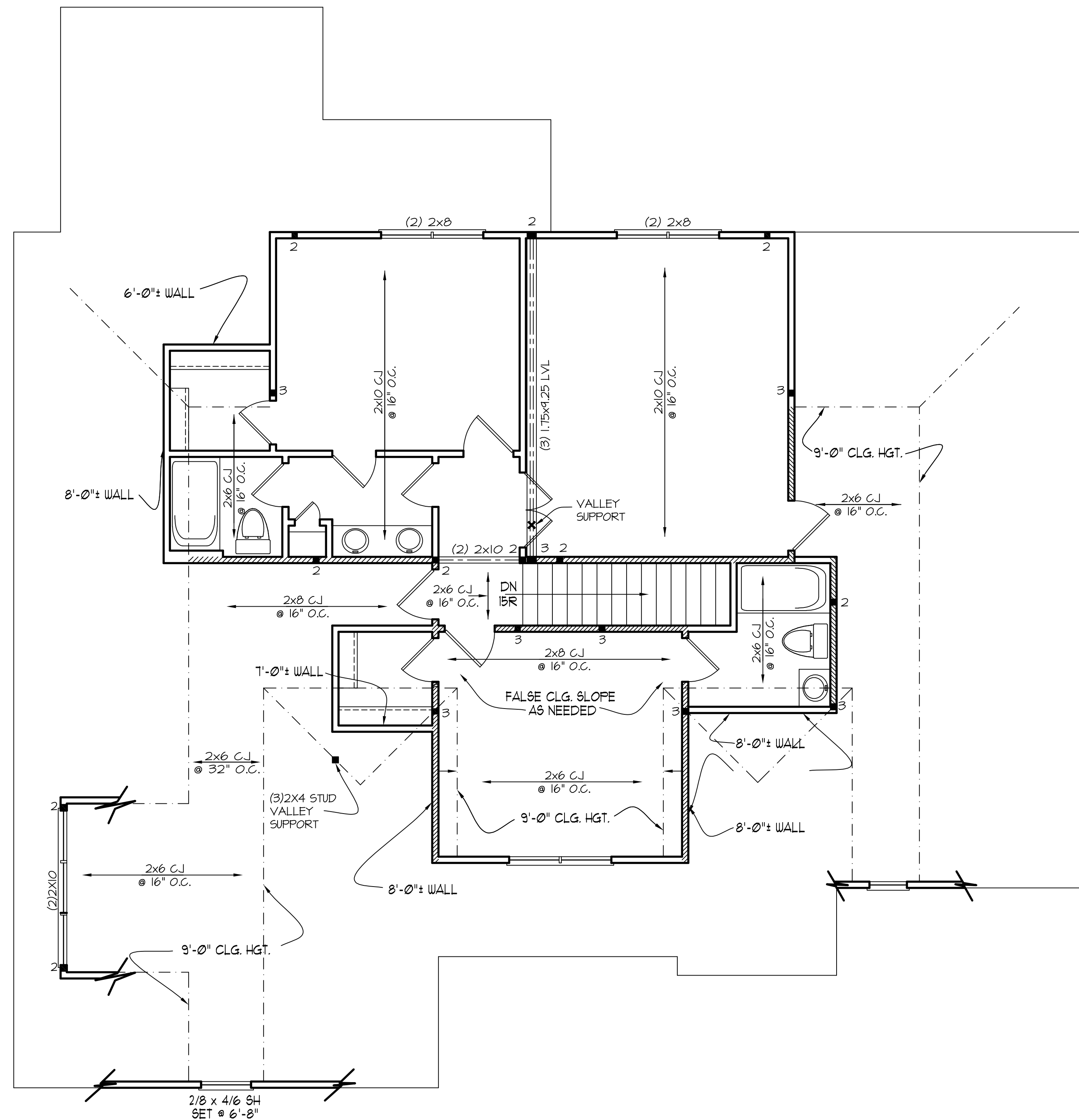
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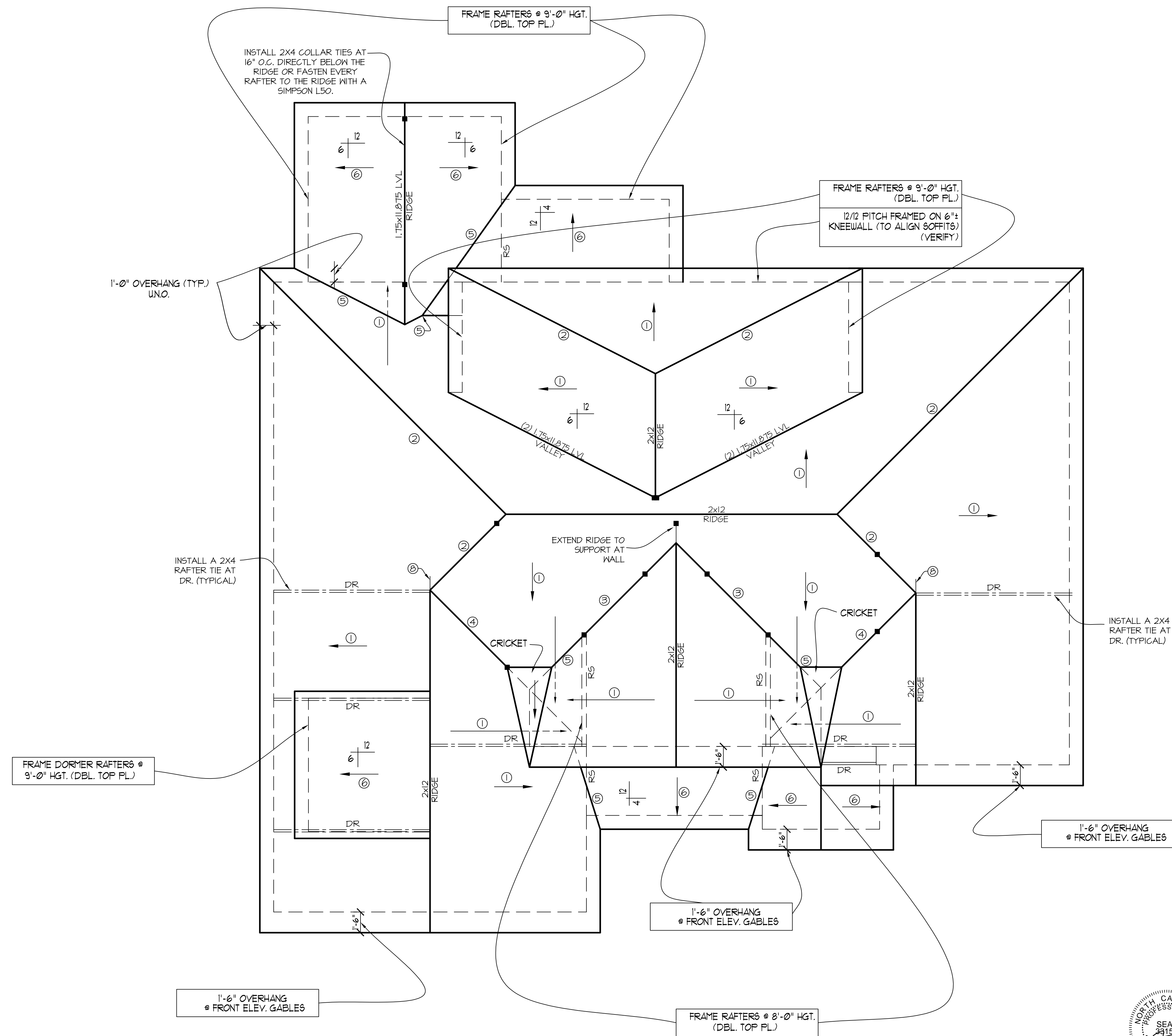
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**ROOF FRAMING NOTES:**

- 1) ALL ROOF PITCHES TO BE 12/12 (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 CLGS. TO BE FURRED DOWN OR USE DEEPER RAFTERS (VERIFY BRNG. HGT. FOR PROPER INSULATION PER CODE)
- 6) VERIFY ALL RAFTER BRNG. HGT'S. BEFORE CONSTR. HAS BEGUN

**ROOF FRAMING NOTES:**  
 NC (2018 NRCG): Wind: 115-120 mph

- 1) 2x8 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNO.
- 2) 2x10 OR 1.75x1.875 LVL HIP. (2) 2x10 HIP'S MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
- 3) (2) 2x10 OR 1.75x1.875 LVL VALLEY. DO NOT SPLICE VALLEYS
- 4) 1.75x1.875 LVL OR (2) 1.75x1.875 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.

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PAGE NUMBER:

8 OF 8



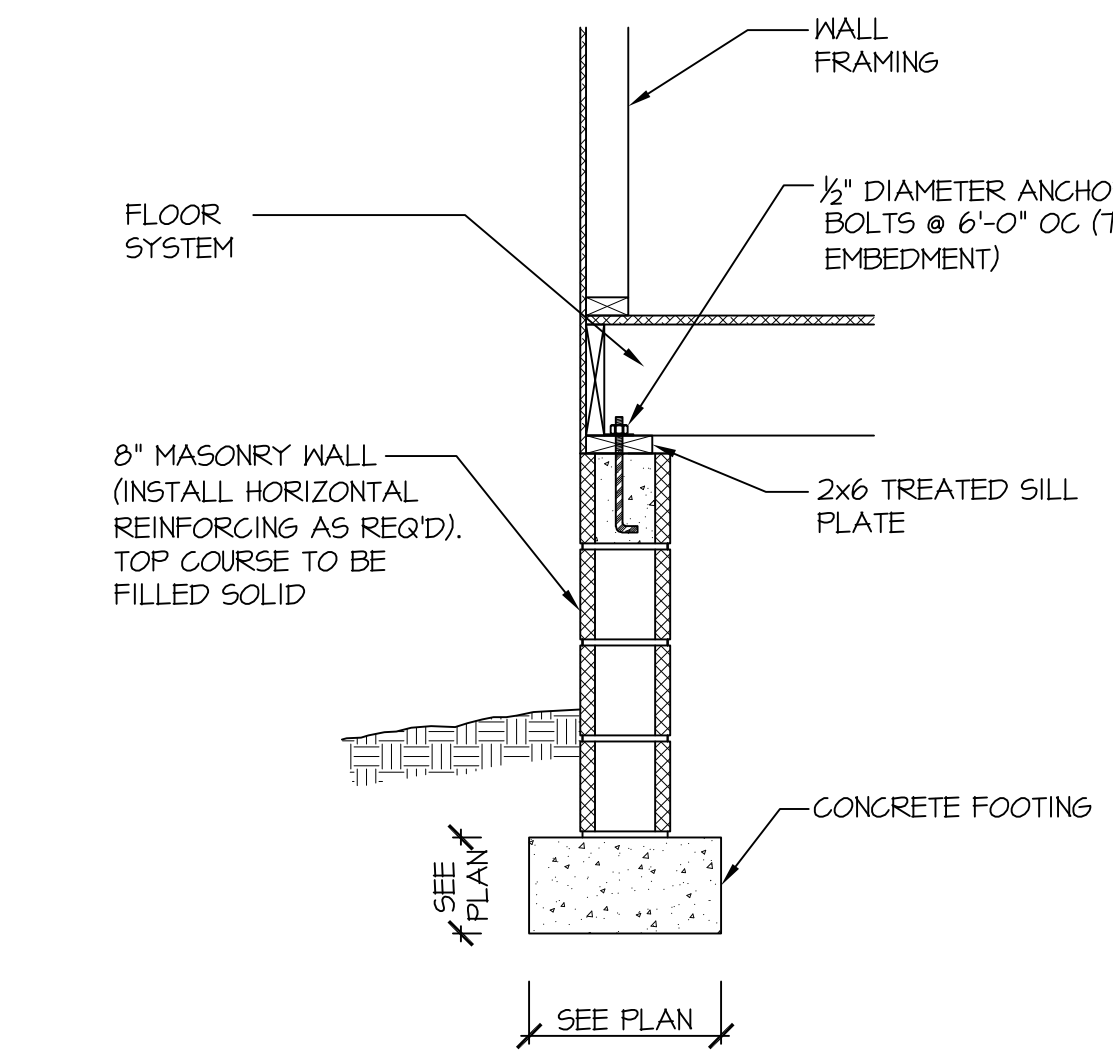
REFER TO "SD" SHEET(S) FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

STRUCTURAL DESIGN BY:  
 SOUTHERN ENGINEERS, P.A.  
 3716 BENSON DRIVE RALEIGH, NC 27609  
 LICENSE: C-4772, PHONE: 919-878-1617  
 PROJECT #: 22-1574

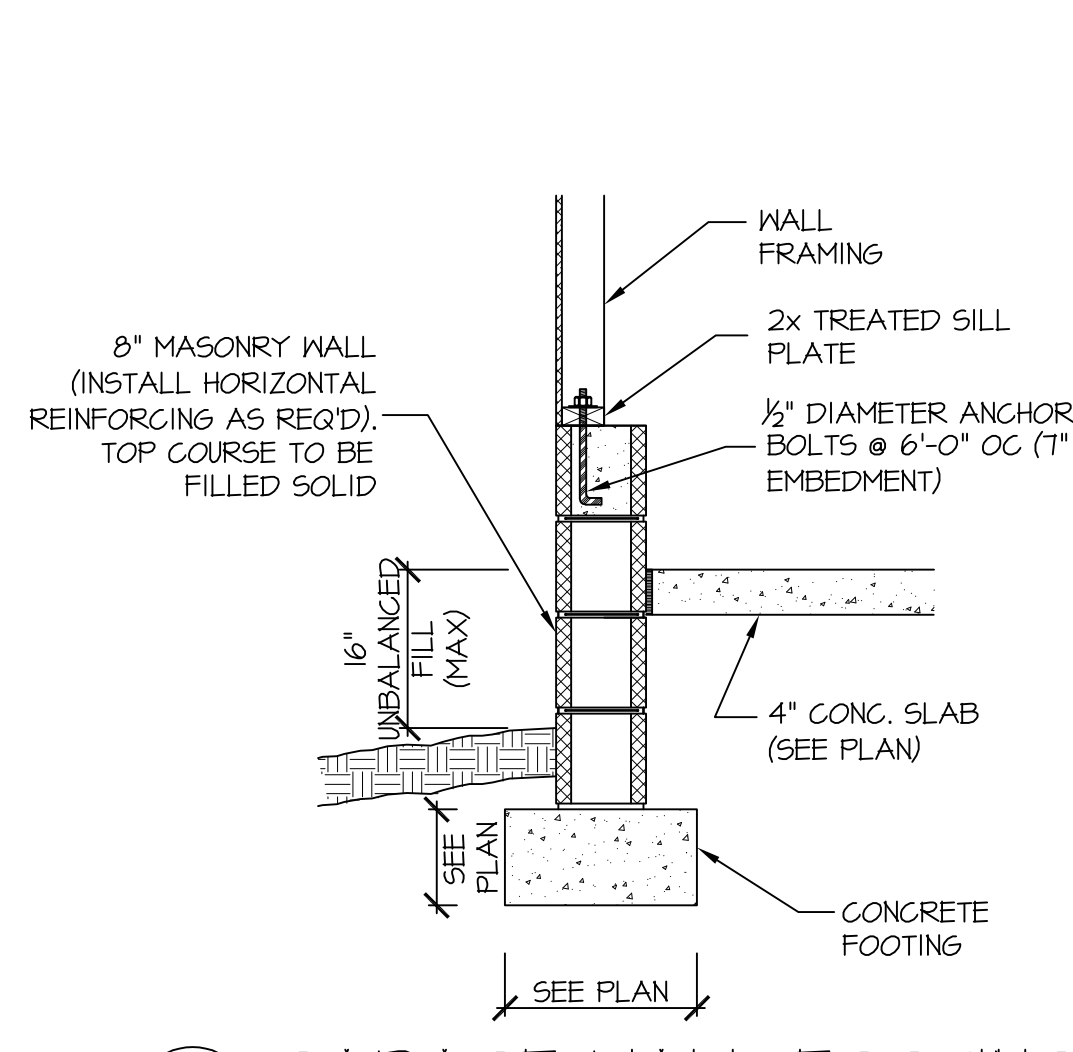
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**ROOF FRAMING PLAN**  
 SCALE: -----1/4" = 1'-0"

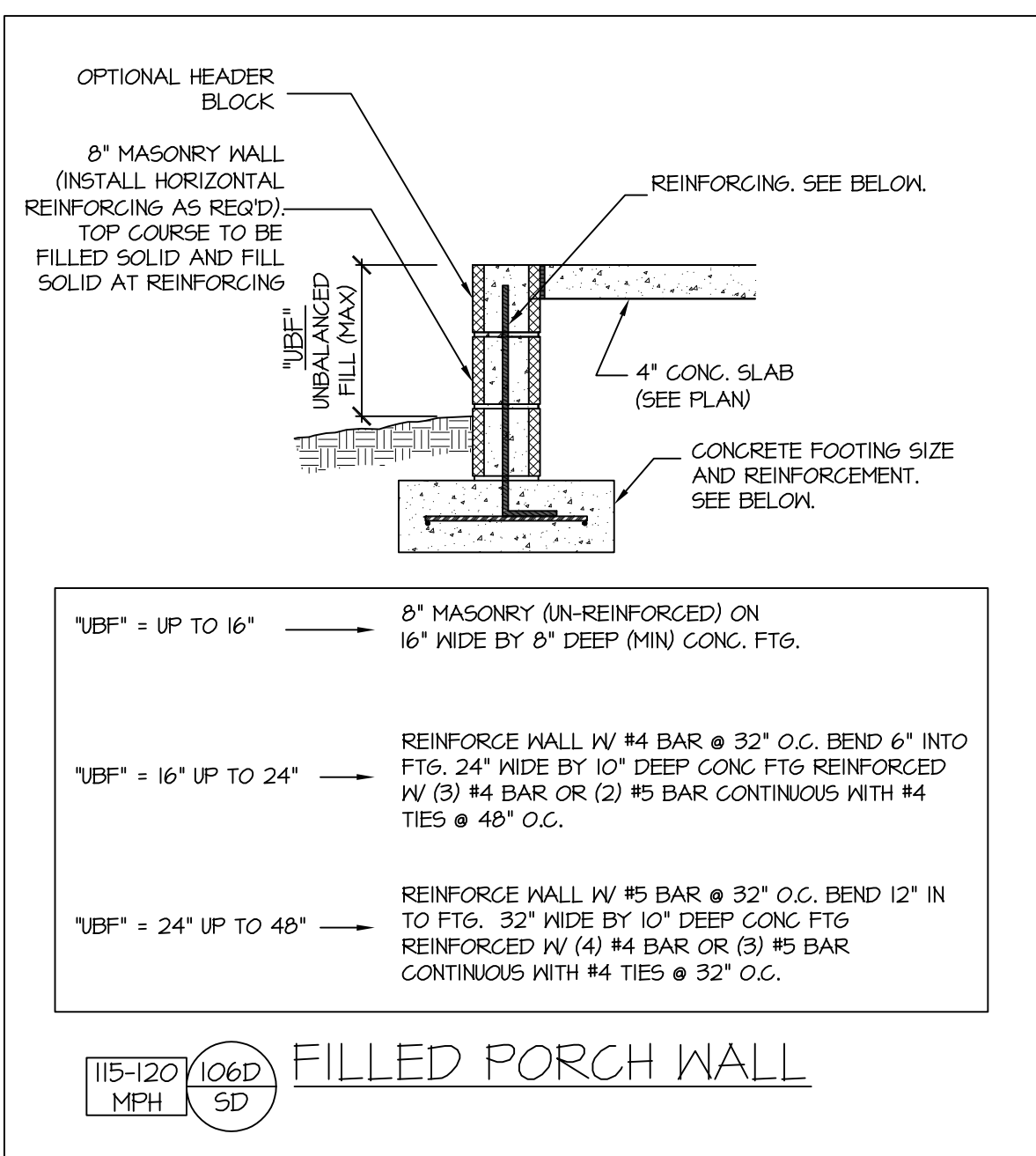




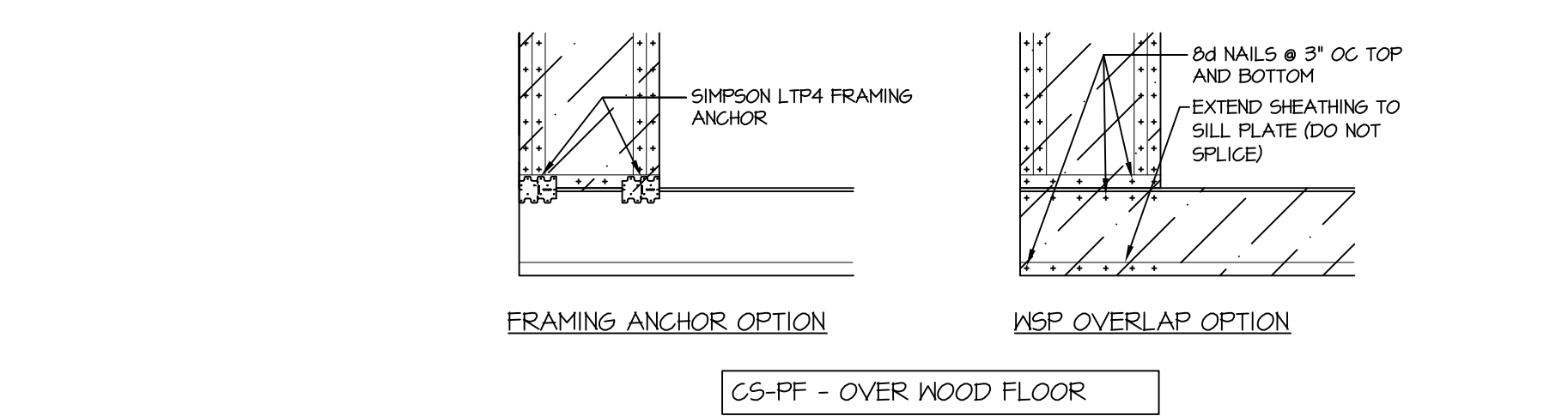
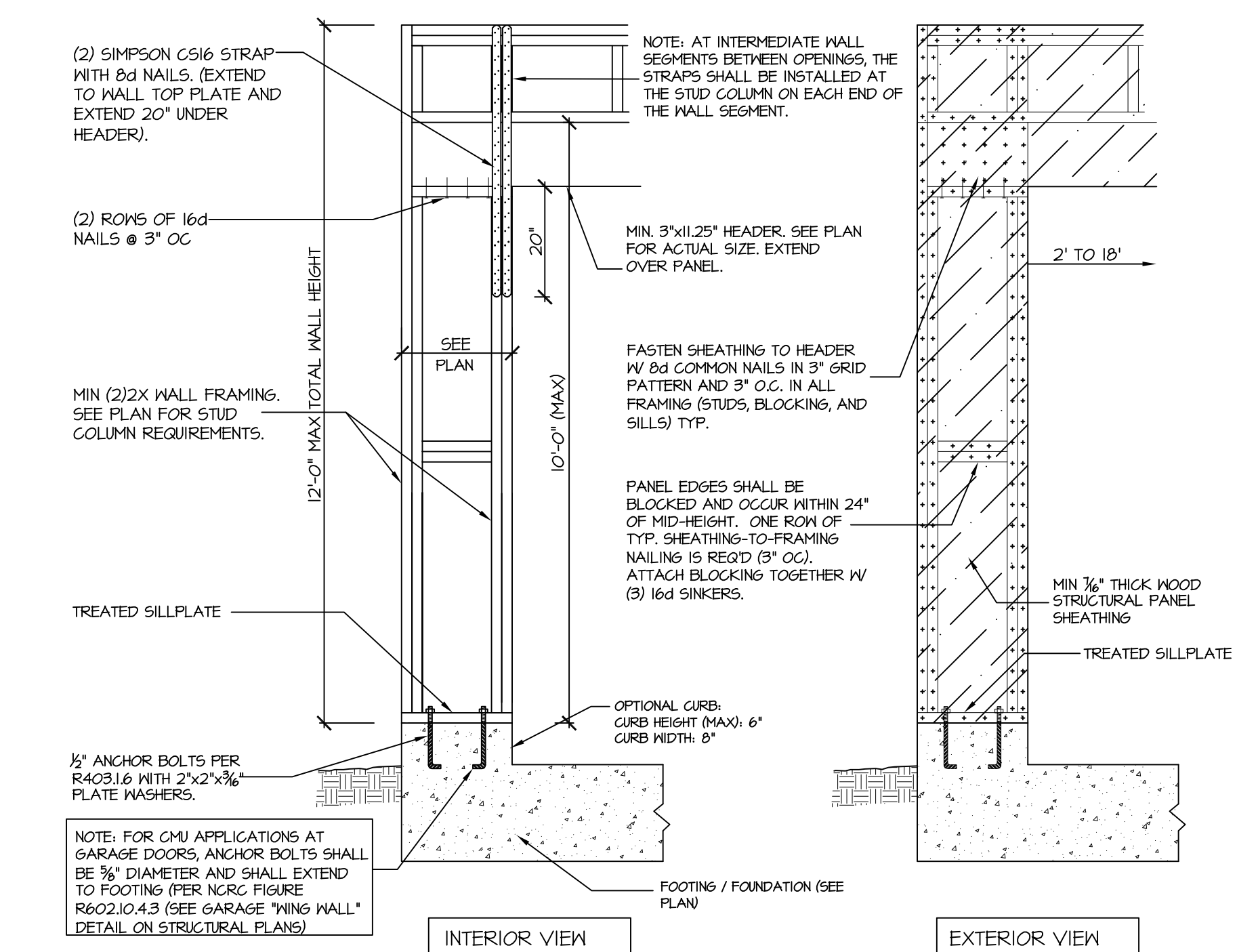
115-120 MPH (110A SD) CRAWL SPACE FOOTING (SIDING OR EQUAL)



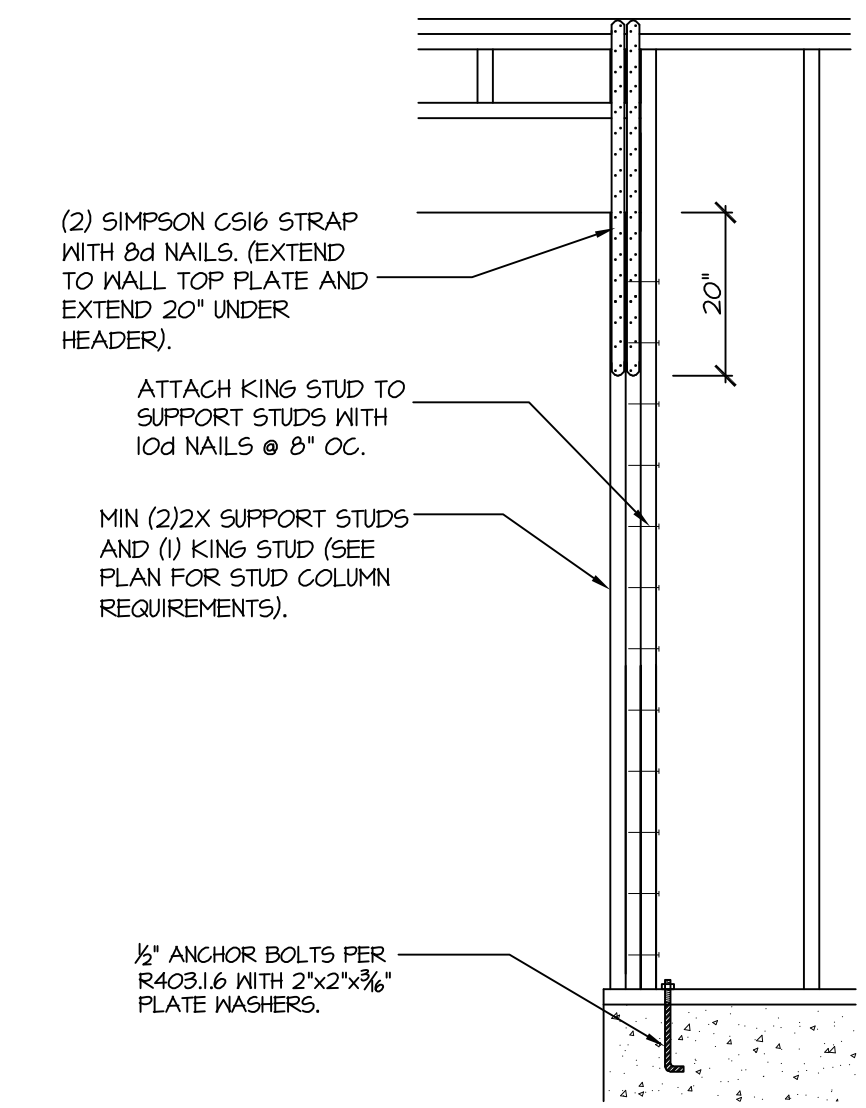
115-120 MPH (111A SD) GARAGE WALL FOOTING (SIDING OR EQUAL)



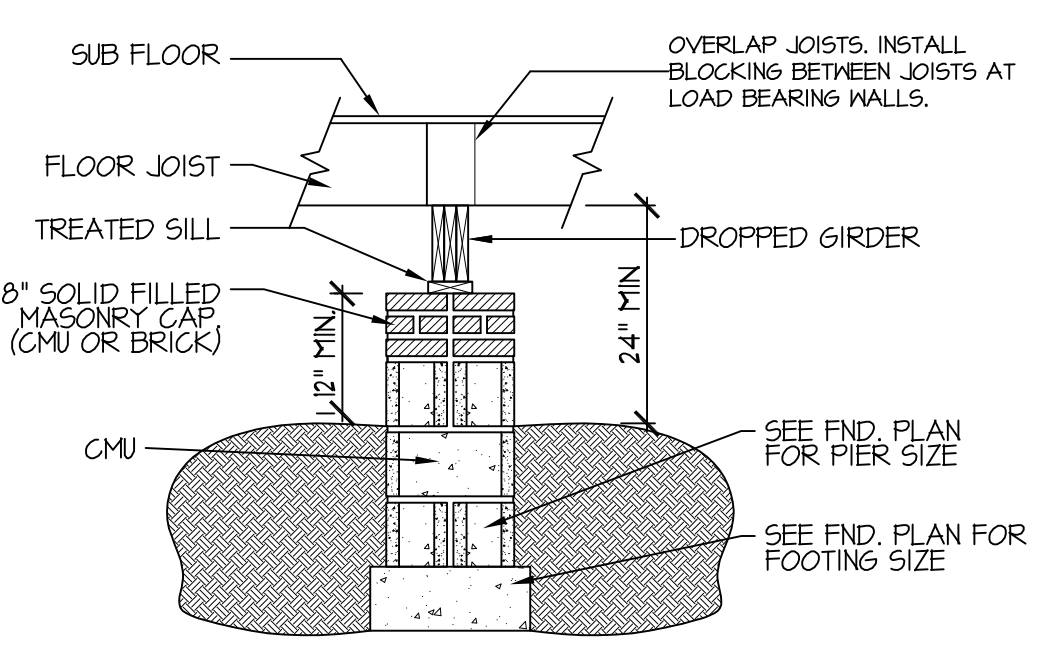
115-120 MPH (106D SD) FILLED PORCH WALL



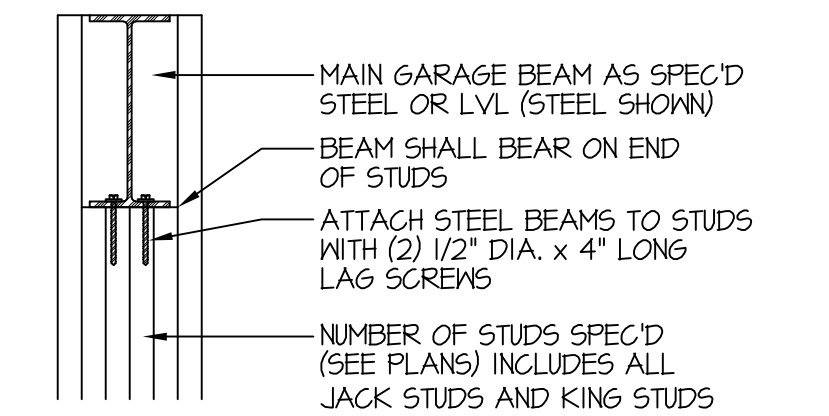
905 SD CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



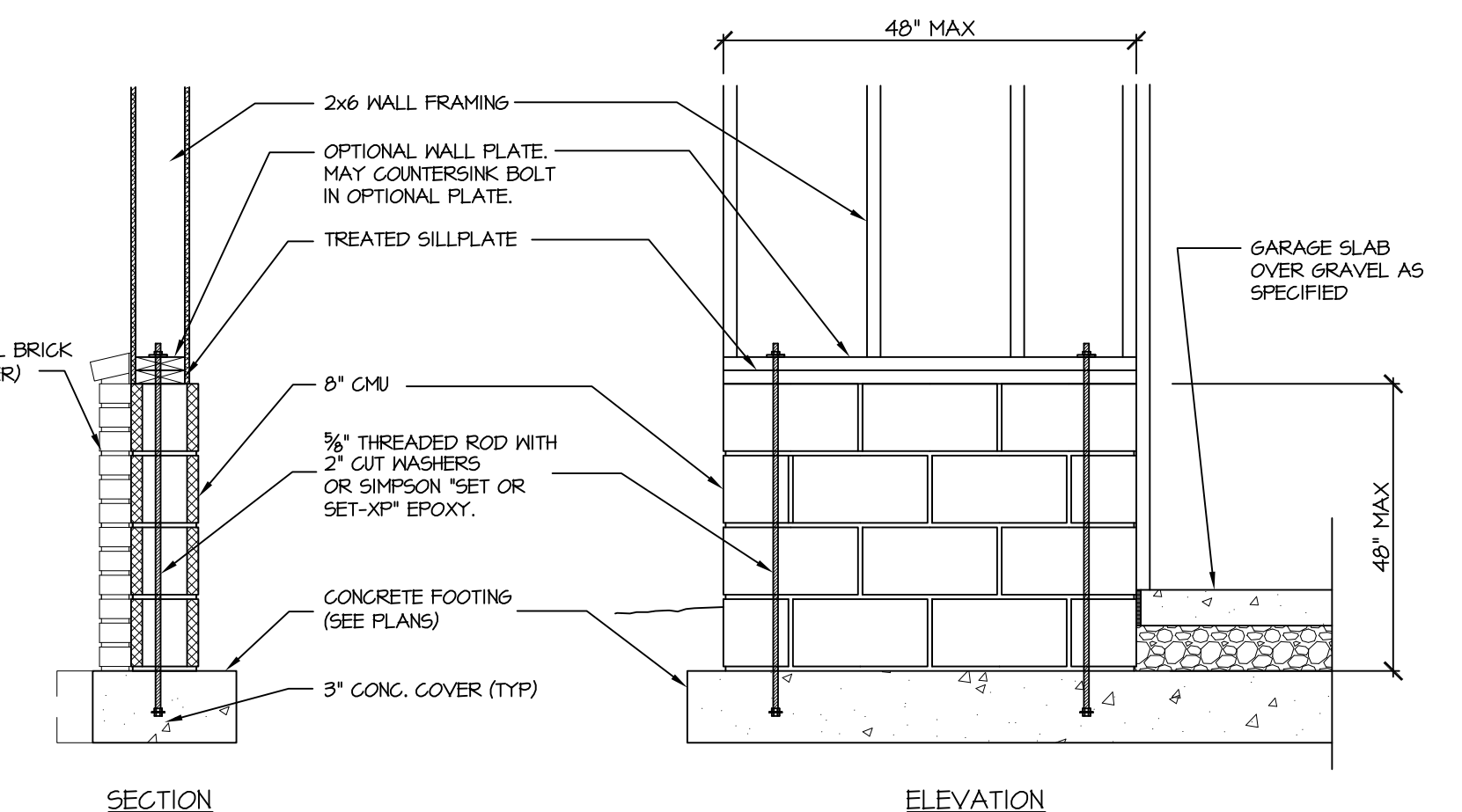
906 SD CS-PF: END CONDITION DETAIL (FOR USE WITH SINGLE CS-PF CONDITION) DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



122A SD DROPPED GIRDER NTS



204A SD TYP. GARAGE BEAM BEARING NTS



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

**STRUCTURAL NOTES**

NC (2018 NCRG); Mincl: 115-120 mph

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPES, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLLINGS, 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 (INO). AIR ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/3. (I.E. 4" CONCRETE SLABS SHALL HAVE 1" 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 SFF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (INO). ALL TREATED LUMBER SHALL BE SYP # 2. PLATE MATERIAL MAY BE SYP # 3 OR SYP #3 (F<sub>u</sub>/f<sub>perp</sub>) = 425 PSI - MIN.
- L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.4x10<sup>6</sup> PSI.
  - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 PSI, E=2.0x10<sup>6</sup> PSI.
  - L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10<sup>6</sup> PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
- ALL ROOF TRUSSES 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"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION RT03.B.3 LINTELS.

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1140-500 KILPAPE FARM ROAD  
CARY, NORTH CAROLINA 27511  
(919) 481-9115 FAX: (919) 481-6970  
www.murphygarnowdesign.com

HALCYON HOMES  
PRINCE PLACE  
LOT #27

DRAWN BY: TUG  
DATE: 2-22-10  
FILE NAME: B1-2-2625

REVISIONS	
1-8-21	TUG PLAN
5-18-22	TUG PLAN
4-11-15	TUG ELEV.
1-10-15	TUG ORIG. CHG

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**STRUCTURAL DETAILS**