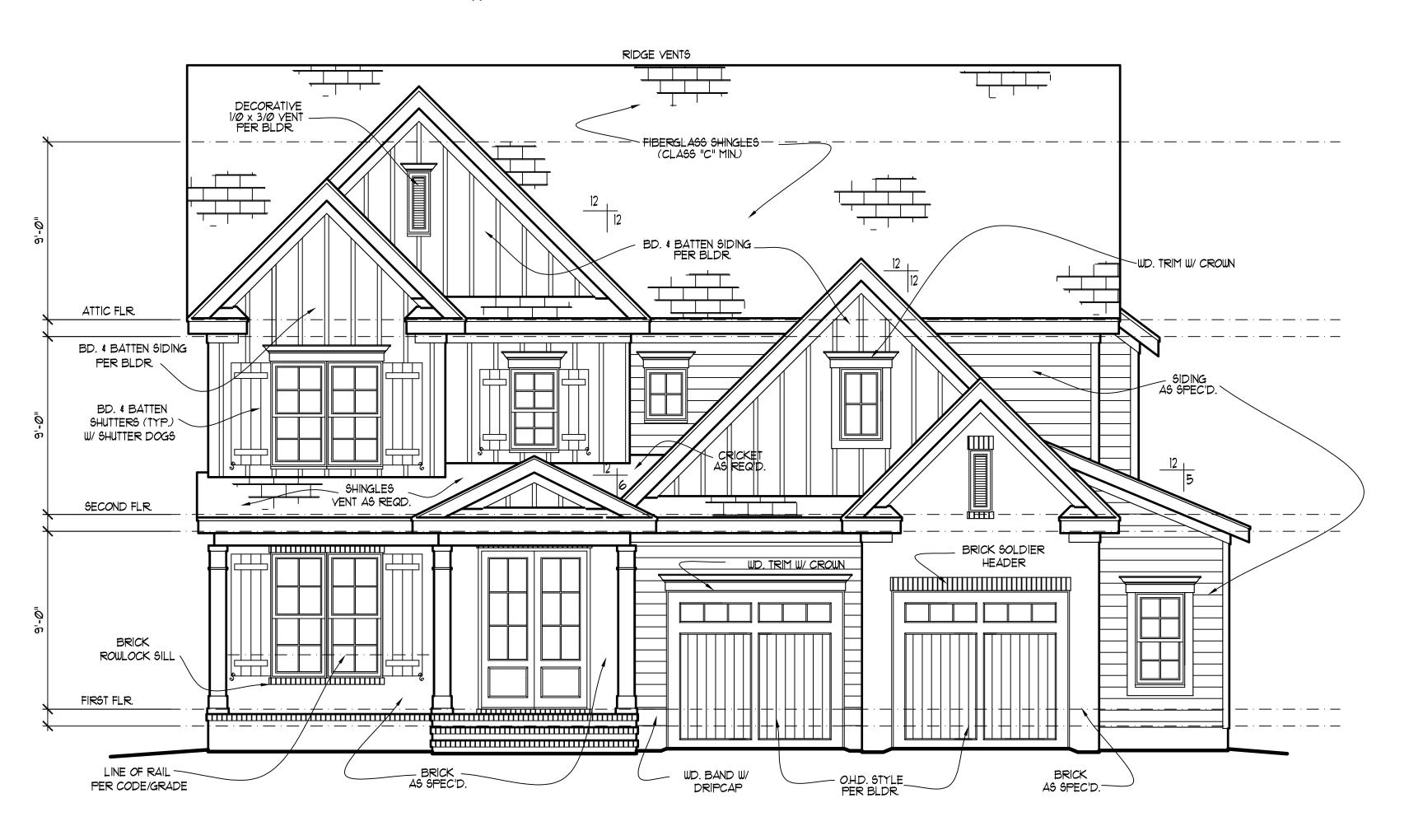


# REAR ELEVATION SCALE: -----1/4" = 1'-0"



MURPHY GARNOW DESIGN GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE TO BE USED FOR THE CONSTRUCTION OF (ONE) RESIDENCE ONLY, ANY OTHER USE, CHANGE AND/OR REPRODUCTION IN ANY FORM WILL RENDER THESE PLANS FRAUDULENT.

# ATTIC VENTILATION

# 2255 = 7.52 sq. ft. REQD. 3*00* BASE, / VENTS = BASE, / VENTS = \* (90') - RIDGE VENT @ 9 sq.in./ft. = 5.62 SQ. FT. <u>TOTAL' = 5.62 SQ. FT.</u>

\*\* PROVIDE CONTINUOUS SOFFIT VENT SURROUND TO EQUAL OR EXCEED 3.75 6Q. FT. \*\*\* (OPT.) PROVIDE THEMOSTATICALLY CONTROLLED POWER VENT TO EQUAL OR EXCEED 3.75 SQ. FT.

## CODE INFORMATION

```
* ZONE: (CHECK ONE)
   ZONE 7
   ZONE 8
   ZONE
* GLAZING U-FACTOR
* R-VALUES
   CEILING
   FLOOR
    BSMNT, WALL
   SLAB PERIMETER
   CRAWL SPACE WALL
MEAN ROOF HEIGHT 29'-3"
```

WALL AND ROOF CLADDING DESIGN VALUE: (MEAN ROOF HGT. 30 ft. OR LESS) CRAWL SPACE WALL

+18.0, -24.1 ROOF PITCH 0/12 TO 2.25/12 +10.0, -45.4 ROOF PITCH 2.25/12 TO 7/12 +10.4,-34.8 ROOF PITCH 7/12 TO 12/12 +16.5,-21.0 EXPOSURE ADJUSTMENT

DESIGN GROUP, INC. WILL NOT ASSUME ANY LIABILITY FOR ANY EXPENSES ASSOCIATED WITH ERRORS & OMMISIONS.

MURPHY GARNOW DESIGN GROUP

Q RINCE LOT

DRAWN BY: TWG

FILE NAME: HH-2-2989

REVISIONS
6-17-22 TWG PLAN
3-17-23 TWG REV.
7-16-14 TWG PLAN
11-12-15 TWG PLAN

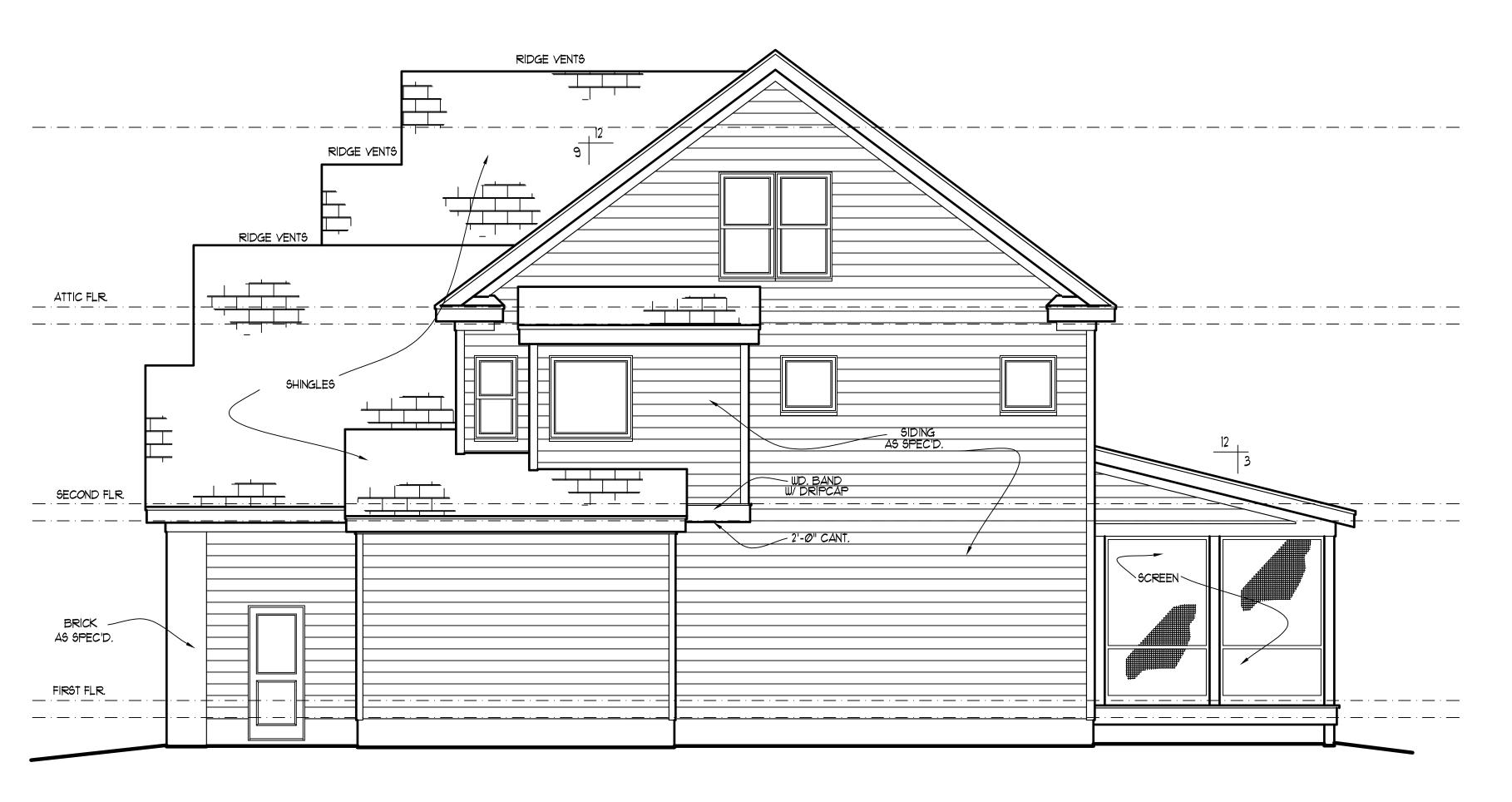
© COPYRIGHT 2023
MURPHY GARNOW DESIGN
GROUP, INC.
ALL RIGHTS RESERVED

HOUSE NAME:

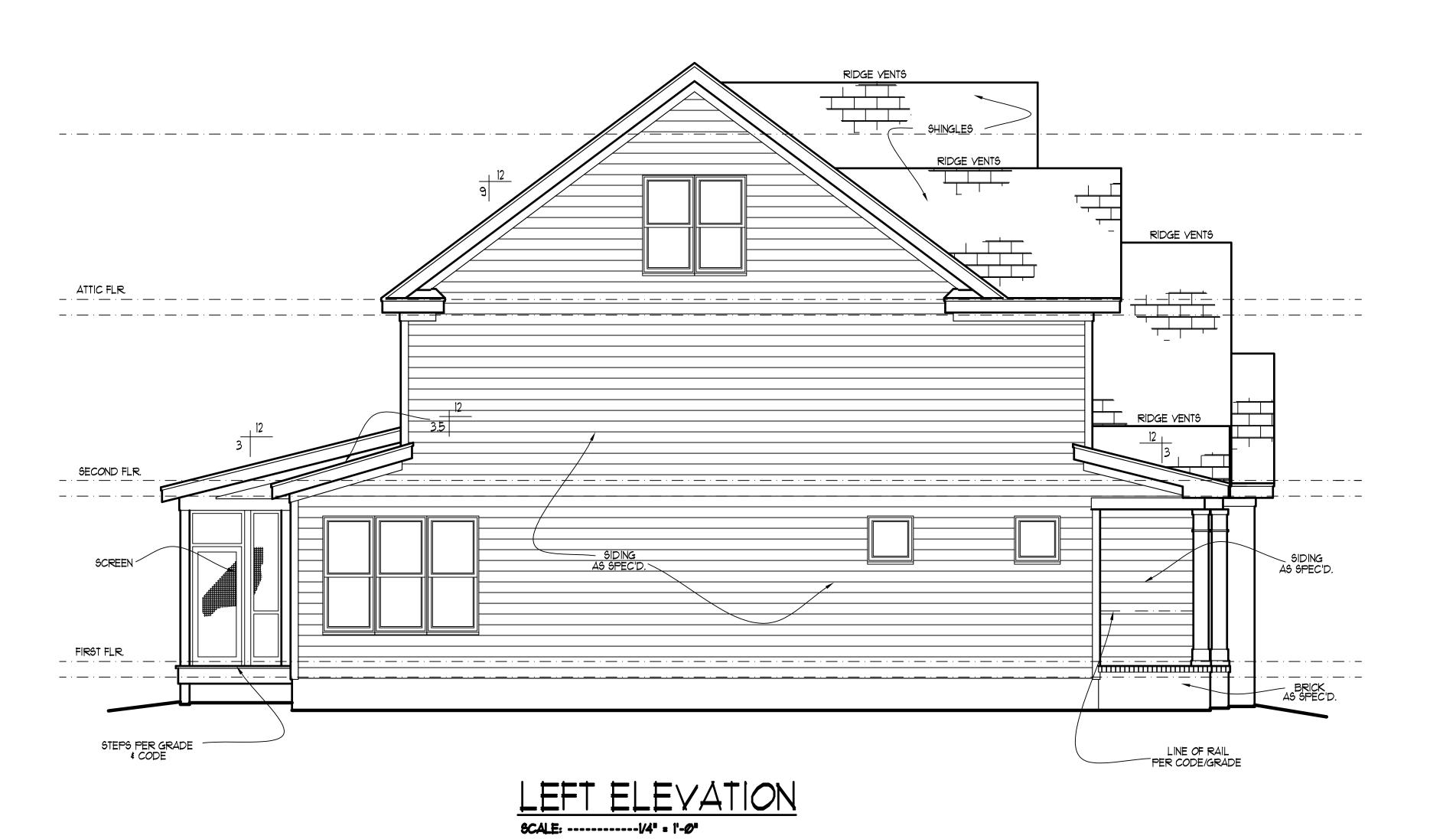
HOUSE NUMBER:

PAGE NUMBER:

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



# 



#### NOTE

MURPHY GARNOW DESIGN GROUP, INC.
HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND
OTHER PROPERTY RIGHTS TO THESE PLANS. THESE
PLANS ARE TO BE USED FOR THE CONSTRUCTION OF
(ONE) RESIDENCE ONLY, ANY OTHER USE, CHANGE
AND/OR REPRODUCTION IN ANY FORM WILL RENDER
THESE PLANS FRAUDULENT.

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 & OMMISIONS.

ENSES ASSOCI RORS & OMMISI

MURPHY GARNOW DESIGN GROUP, INC

1140-300 KILDAIKE FARM RC CARY, NORTH CAROLINA 275

HALCYON HOMES

DRAWN BY: TWG DATE: 6-1-11

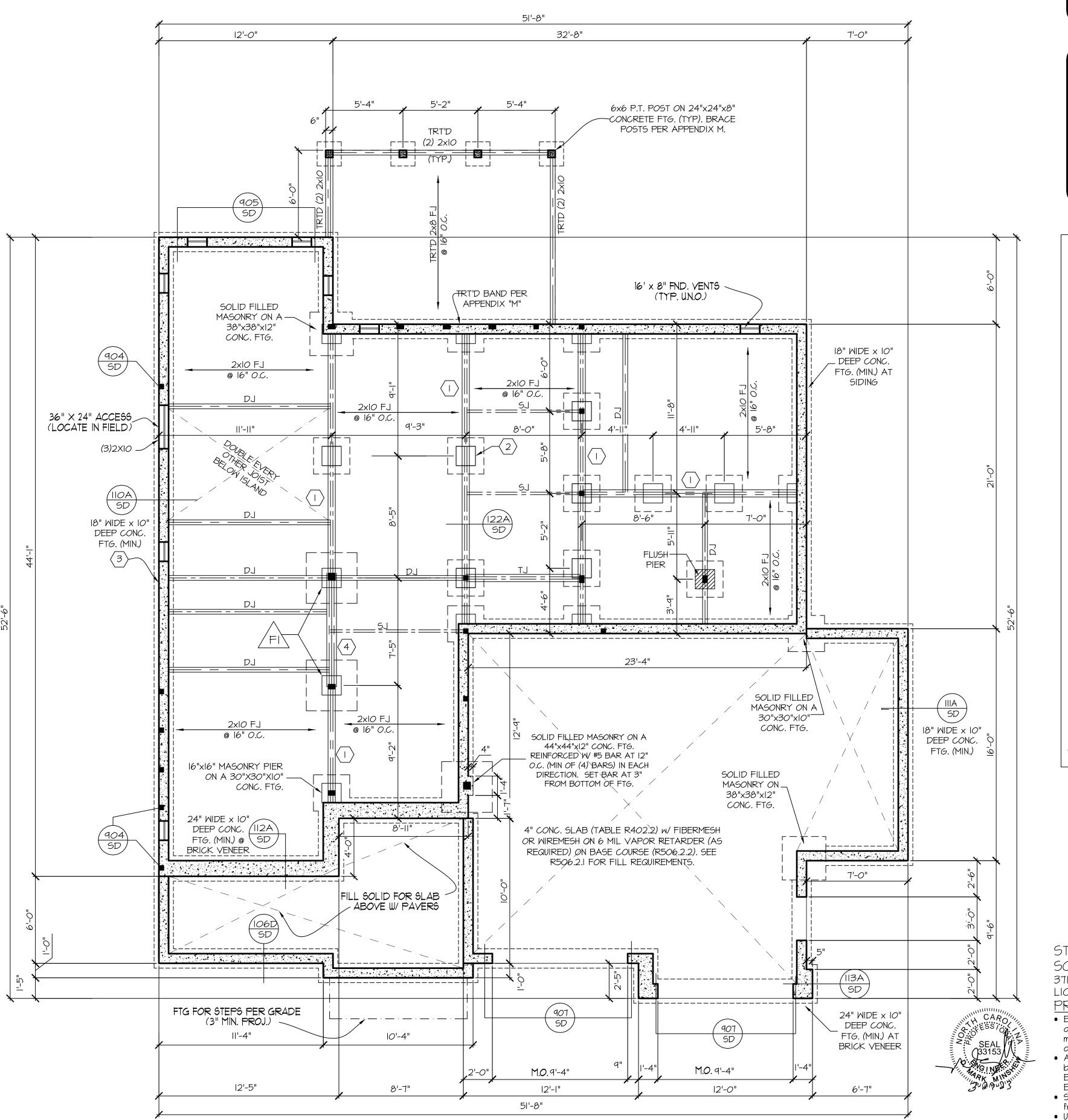
FILE NAME: HH-2-2989

REVISIONS
6-17-22 TWG PLAN
3-17-23 TWG REV.
7-16-14 TWG PLAN
11-12-15 TWG PLAN

© COPYRIGHT 2023
MURPHY GARNOW DESIGN
GROUP, INC.
ALL RIGHTS RESERVED

HOUSE NAME:

HOUSE NUMBER:



NOTE

MURPHY GARNOW DESIGN GROUP, INC.
HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND
OTHER PROPERTY RIGHTS TO THESE PLANS. THESE
PLANS ARE TO BE USED FOR THE CONSTRUCTION OF
(ONE) RESIDENCE ONLY, ANY OTHER USE, CHANGE
AND/OR REPRODUCTION IN ANY FORM WILL RENDER
THESE PLANS FRAUDULENT.

FND. VENTILATION

1315 = 8.76 SQ. FT. REQUIRED\*

0

1315 = .87 SQ. FT. REQUIRED\*

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 NCRC): Wind: 115-120 mph - CRAWL

(3)2xIO SPF#2 GIRDER, TYPICAL UNO.

(2) 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"

24x24 UP TO 96"
 WITH 30" x 30" x IO" CONCRETE FOOTING, UNO.

16×16 UP TO 64" UP TO 12'-0"

(3) WALL FOOTING AS FOLLOWS
●● DEPTH: 8" - UP TO 2 STORY
IO" - 3 STORY

•• <u>MIDTH:</u>
•• SIDING:

SIDING: 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.I.I (I
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) 2xIO SPF #2 GIRDER

(2) 1.75×9.25 LVL OR LSL GIRDER

(3) 1.75x9.25 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

9. ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.

FI

44"x44"x12" CONC. FTG. REINFORCED W/ #5
BAR AT 12" O.C. (MIN OF (4) BARS) IN EACH
DIRECTION. SET BAR AT 3" FROM BOTTOM
OF FTG.

16"x16" SOLID FILLED MASONRY PIER ON A

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

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-4772, PHONE: 919-878-1617
PROJECT #: 22-1674(GR)

- Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures
- or safety precautions.

   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: ----- V4"=1'-0"

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

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 & OMMISIONS.

Y LIABILITY F SES ASSOCIA RS & OMMISION

02

aroup,

GARNOW DESIGN

MURPHY

7-300 NLVAIRE L'ARM RUAV ?Y, NORTH CAROLINA 27511 81-9115 FAX; (919) 481-6970

HOMES ACE

RINCE PLACE

DRAWN BY: TWG

 $\triangleleft$ 

DATE: **6-1-11** FILE NAME: **HH-2-2989** 

REVISIONS
6-17-22 TWG PLAN
3-17-23 TWG REV.
7-16-14 TWG PLAN
11-12-15 TWG PLAN

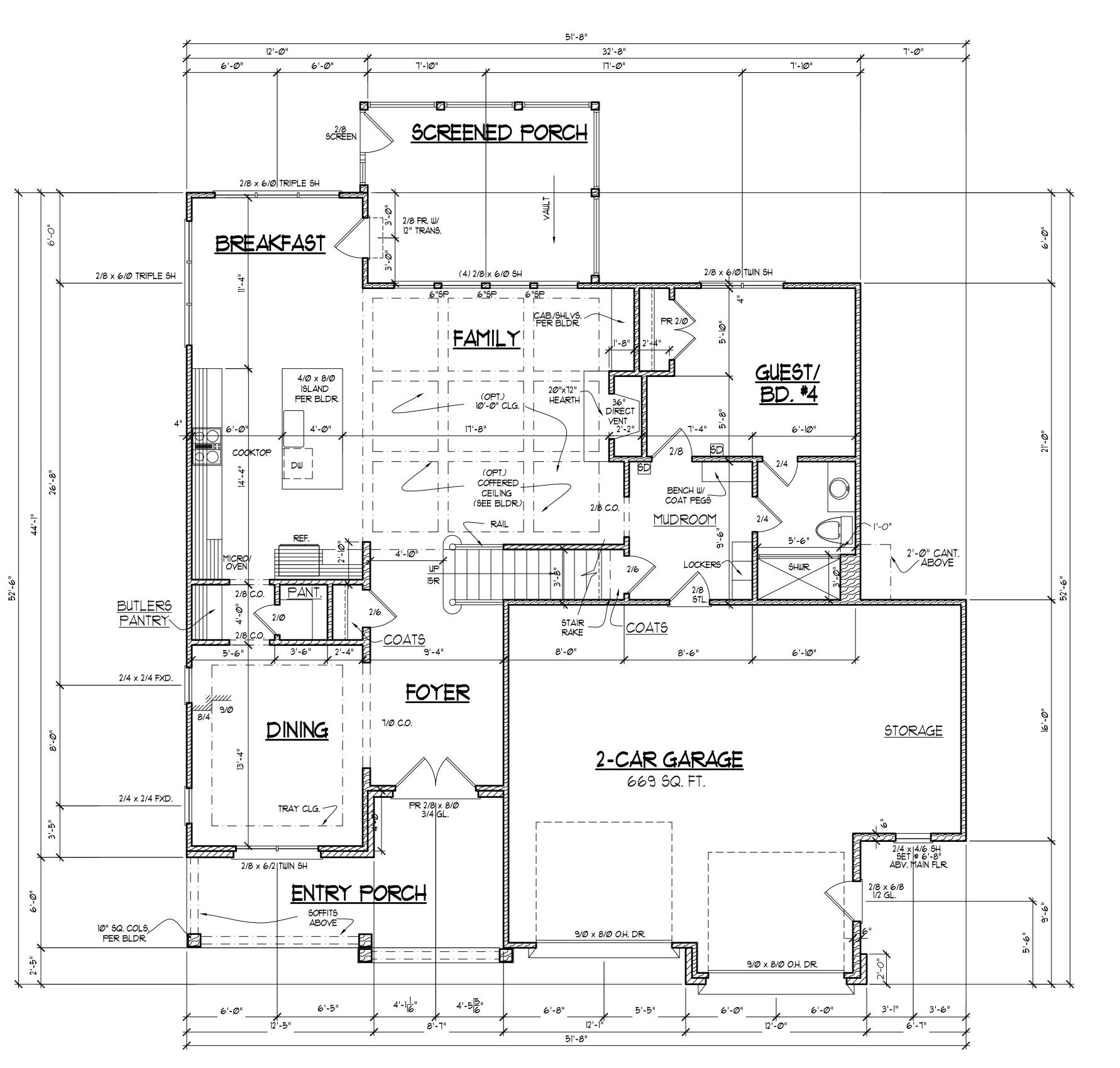
© COPYRIGHT 2023 MURPHY GARNOW DESIGN GROUP, INC. ALL RIGHTS RESERVED

HOUSE NAME:

HOUSE NUMBER:

PAGE NUMBER:

3 of 9



MURPHY GARNOW DESIGN GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE TO BE USED FOR THE CONSTRUCTION OF (ONE) RESIDENCE ONLY, ANY OTHER USE, CHANGE AND/OR REPRODUCTION IN ANY FORM WILL RENDER

THESE PLANS FRAUDULENT.

#### FIRST FLOOR NOTES:

- 1) 9'-0" CLG. HGT. (TYP.) U.N.O.
- 2) SET WINDOWS @ 7'-10" A.F.F. (TYP.) U.N.O.
- 3) STAIRS: UP 15 RISERS @ 81/8" (+ -) (VERIFY W/ FLR. SYSTEM SPEC'D. BY ENG.) (TYP.) UN.O.
- 4) PROVIDE 5/8" TYPE 'X' GYPSUM @ GARAGE CEILING ADJACENT TO HTD. SPACES
- 5) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) U.N.O.
- 6) VERIFY ROUGH OPNG'S, SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
- 1) SD = SMOKE DETECTOR

ALL	INI.	DOOF	30 IC	DE	8-0"	HG1.	( VEKIL	1 W/	PLI

### HTD. UNHTD  # B9MNT.  # FIRST FLR. 1337 669  # SECOND FLR. 1652  # ATTIC (3rd. FLR.) 1065  ###################################	- BMNT.		UNHTD.
* SECOND FLR. 1652 * ATTIC (3rd. FLR.) 1065  TOTAL 2989 1734  MISC. * ENTRY PORCH 171 * SCREENED PORCH 187			
* ATTIC (3rd. FLR.) 1065  TOTAL 2989 1734  MISC.  * ENTRY PORCH 171 * SCREENED PORCH 187	RST FLR.	1337	669
TOTAL       2989       1734         MISC.       * ENTRY PORCH       171         * SCREENED PORCH       187	ECOND FLR.	1652	
MISC.  * ENTRY PORCH 171  * SCREENED PORCH 187	TTIC (3rd. FLR.)		1065
* ENTRY PORCH 171 * SCREENED PORCH 187	DTAL	2989	1734
* SCREENED PORCH 181	<u>5C.</u>		
	ITRY PORCH		ודו
*	CREENED PORCH		187
*			

#### WNDW. FALL PROTECTION NOTES:

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

GARNOW DESIGN GROUP

MURPHY

RINCE LOT

DRAWN BY: TWG

FILE NAME: **HH-2-2989** 

REVISIONS
6-17-22 TWG PLAN
3-17-23 TWG REV.
7-16-14 TWG PLAN
11-12-15 TWG PLAN

© COPYRIGHT 2023
MURPHY GARNOW DESIGN
GROUP, INC.
ALL RIGHTS RESERVED

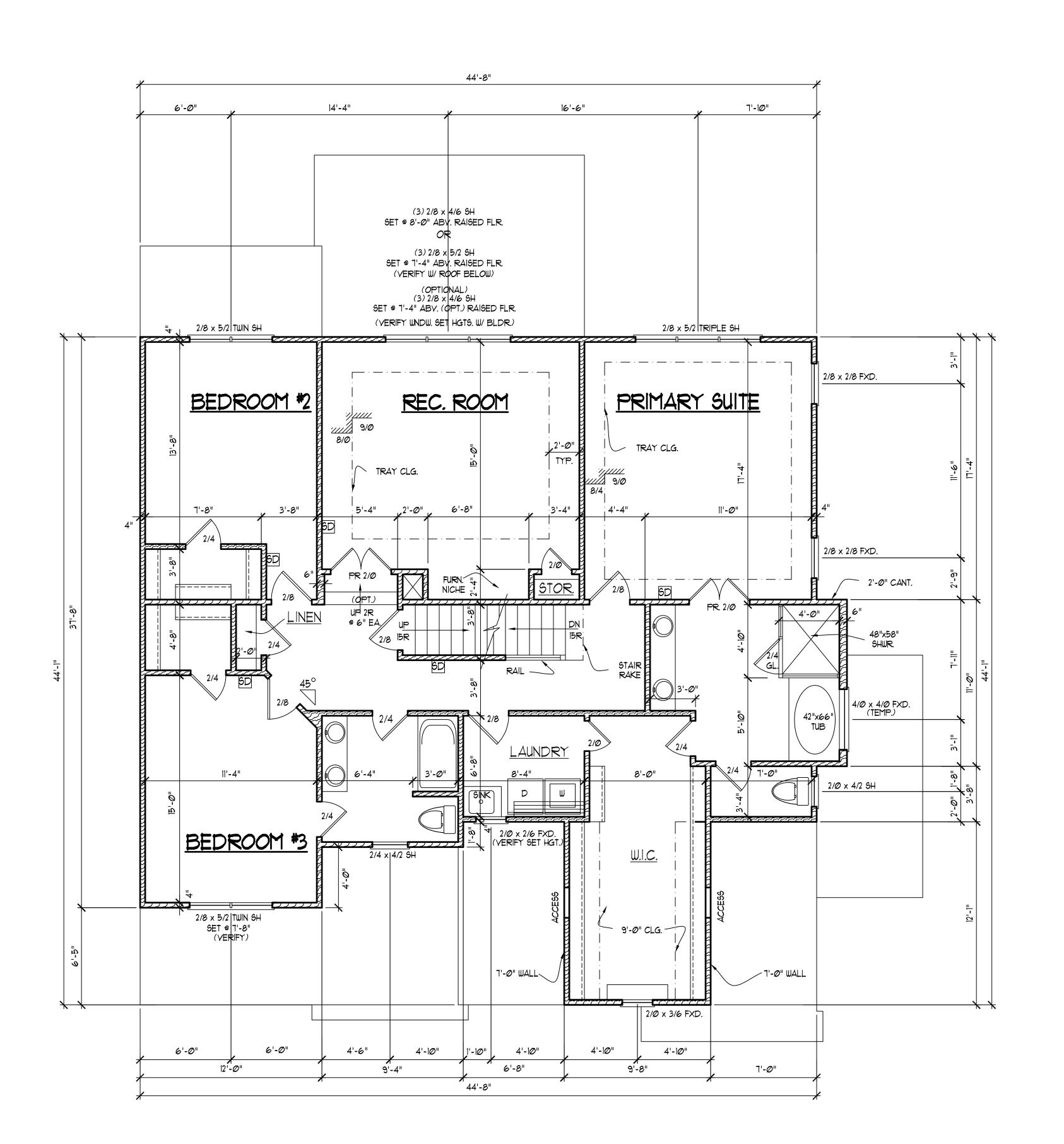
HOUSE NAME:

HOUSE NUMBER:

PAGE NUMBER:

FIRST FLOOR PLAN

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



MURPHY GARNOW DESIGN GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE TO BE USED FOR THE CONSTRUCTION OF (ONE) RESIDENCE ONLY, ANY OTHER USE, CHANGE AND/OR REPRODUCTION IN ANY FORM WILL RENDER THESE PLANS FRAUDULENT.

### SECOND FLOOR NOTES:

1) 9'-0" CLG. HGT. (TYP.) U.N.O.

- 2) SET WINDOWS @ 7'-4' A.F.F. (TYP.) U.N.O.
- 3) STAIRS: UP 15 RISERS @ 8" (+ -) (TYP.) U.N.O.
- 4) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 9" WIDTHS FOR STUD/BRICK
- (TYP.) U.N.O. 5) VERIFY ROUGH OPNG'S, SPECS. FOR CODE
- REQUIREMENTS WITH WINDOW MANUF. 6) SD = SMOKE DETECTOR

MURPHY GARNOW DESIGN GROUP

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 & OMMISIONS.

FILE NAME: HH-2-2989

REVISIONS
6-17-22 TWG PLAN
3-17-23 TWG REV.
1-16-14 TWG PLAN
11-12-15 TWG PLAN

© COPYRIGHT 2023
MURPHY GARNOW DESIGN
GROUP, INC.
ALL RIGHTS RESERVED

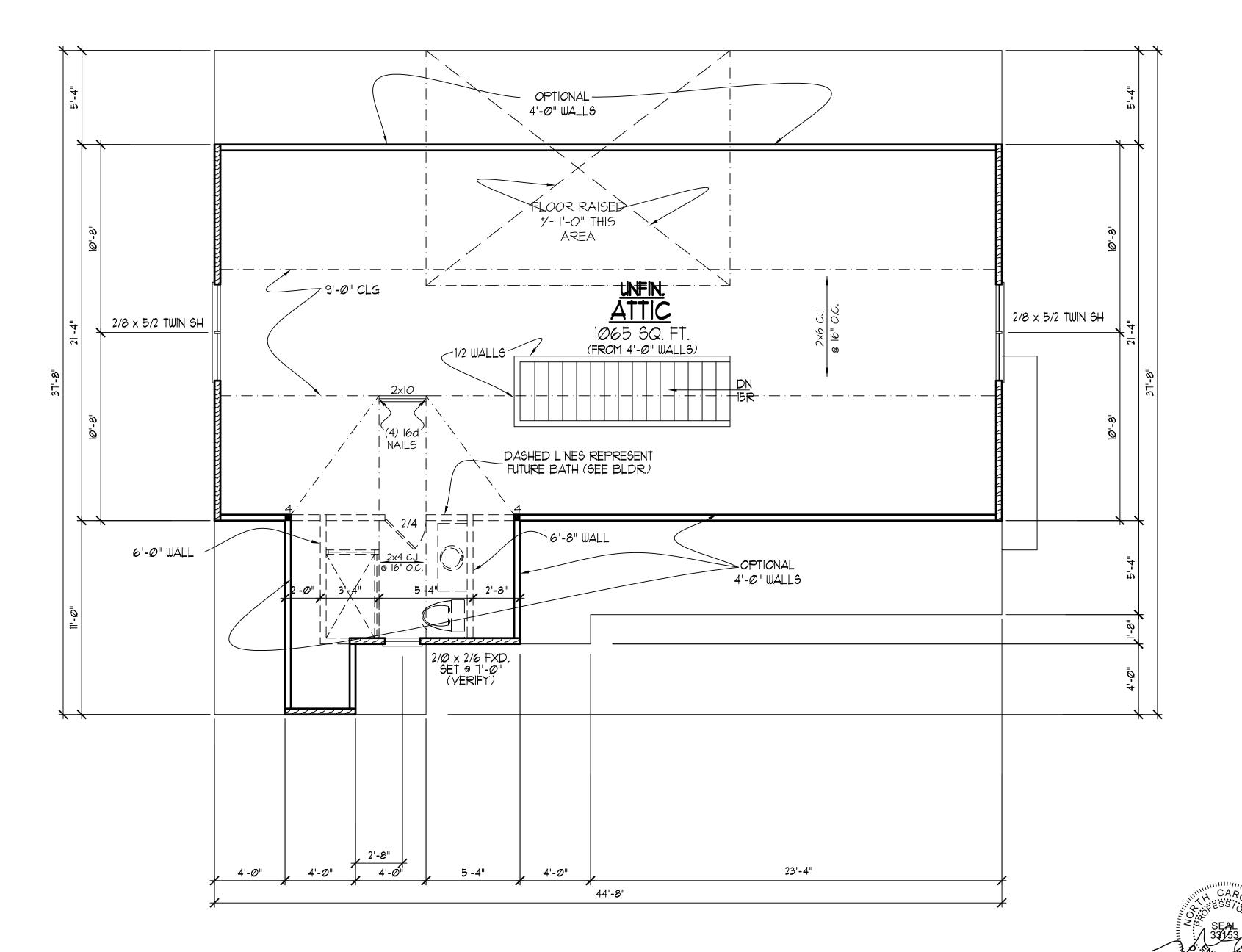
HOUSE NAME:

PAGE NUMBER:

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

SECOND FLOOR PLAN

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



#### NOT!

MURPHY GARNOW DESIGN GROUP, INC.
HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND
OTHER PROPERTY RIGHTS TO THESE PLANS. THESE
PLANS ARE TO BE USED FOR THE CONSTRUCTION OF
(ONE) RESIDENCE ONLY, ANY OTHER USE, CHANGE
AND/OR REPRODUCTION IN ANY FORM WILL RENDER
THESE PLANS FRAUDULENT.

#### ATTIC FLOOR PLAN

1) 9'-0" CLG. HGT. (TYP.) UN.O.

2) SET WINDOWS @ 7'-4" A.F. (TYP.) UN.O.
3) ALL WALLS FIGURED AT 4" WIDTHS FOR
FOR STUDS, 9" WIDTHS FOR STUD/BRICK
(TYP.) U.N.O.

4) VERIFY ROUGH OPNG'S,SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF. 5) SD = SMOKE DETECTOR

#### FRAMING NOTES

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

- BRACING METHOD AND TYPE: CONTINUOUSLY SHEATHED MSP: CS-MSP. 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.
- 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 PER SECTION R602.IO.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.
- 4. "HD" = HOLDOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS)
  SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS.
  SEE DETAILS FOR HD ASSEMBLY.
- \*\*GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV.)
- \*\*UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON
  CS20 OR CSHP20 STRAP DOWN ACROSS THE BAND AND DOWN TO A
  STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH
  STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
- 5. INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH I/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. SEE SECTION R602.10.4.4 OF THE CODE.
- 6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 1/6" 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. SEE SECTION R602.10.4.4 OF THE CODE.

#### HEADER/BEAM & COLUMN NOTES

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

# STRUCTURAL DESIGN BY: SOUTHERN ENGINEERS, P.A. 3716 BENSON DRIVE RALEIGH, NC 27609 LICENSE: C-4772, PHONE: 919-878-1617 PROJECT #: 22-1674(GR) • Engineers seal applies only to structural compo

- Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures or safety precautions.
- 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.

# 

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

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 & OMMISIONS.

ES ASSOCIA SS & OMMISIC

970

aroup,

GARNOW DESIGN

MURPHY

7-500 NILVAKE PAKM KOAV RY, NORTH CAROLINA 27511 81-9115 FAX; (919) 481-6970

1140-3C CARY, 1 (919) 481-4

> RINCE PLACE LOT # 32

DRAWN BY: TWG DATE: 6-1-11

 $\triangleleft$ 

FILE NAME: HH-2-2989

REVISIONS
6-17-22 TWG PLAN
3-17-23 TWG REV.
7-16-14 TWG PLAN
11-12-15 TWG PLAN

© COPYRIGHT 2023 MURPHY GARNOW DESIGN GROUP, INC. ALL RIGHTS RESERVED

HOUSE NAME:

HOUSE NUMBER:

PAGE NUMBER:

o = 9

LAG SCREMS @ 16" O.C.

MURPHY GARNOW DESIGN GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE TO BE USED FOR THE CONSTRUCTION OF (ONE) RESIDENCE ONLY, ANY OTHER USE, CHANGE AND/OR REPRODUCTION IN ANY FORM WILL RENDER THESE PLANS FRAUDULENT.

FRAMING NOTES

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

- 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 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 (MSP) (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 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" = HOLDOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY. \*\*GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET
- (OR EQUIV.) \*\*UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS20 OR CSHP20 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH I/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. SEE SECTION R602.10.4.4 OF THE CODE.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 1/6" 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 I/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.

#### HEADER/BEAM & COLUMN NOTES

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

#### PORCH POST NOTES:

- 4X4 (6x6) TRT'D POST (OR EQUAL). ATTACH TRUSSES (RAFTERS) AT PORCH WITH
- HURRICANE CONNECTORS. POST CAP: SIMPSON AC4-MAX (AC6-MAX) POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND; ADD (I)
- SIMPSON H6. POST BASE: SIMPSON ABU44 (ABU66). 3.1. MONO: %" ANCHOR (EMBED 7")
  3.2. CMU: %" ANCHOR (EXTEND TO FOOTING -
- HIGH WIND ONLY) POST BASE: WOOD FOUNDATION: (2) SIMPSON CSI6 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.
- NOTE: EQUIVALENT POST CAP AND BASE ACCEPTABLE.

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

STRUCTURAL DESIGN BY: SOUTHERN ENGINEERS, P.A. 3716 BENSON DRIVE RALEIGH, NC 27609 LICENSE: C-4772, PHONE: 919-878-1617 PROJECT #: 22-1674(GR)

- Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures
- or safety precautions. 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.

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

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

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 & OMMISIONS.

aroup,

DESIGN

GARNOW

MURPHY

FAX; (919),

NN NCE LOT

DRAWN BY: TWG

 $\triangleleft$ 

DATE: FILE NAME: **HH-2-2989** 

REVISIONS
6-17-22 TWG PLAN
3-17-23 TWG REV. 1-16-14 TWG PLAN 11-12-15 TWG PLAN

© COPYRIGHT 2023 MURPHY GARNOW DESIGN GROUP, INC. ALL RIGHTS RESERVED

HOUSE NAME:

HOUSE NUMBER:

MURPHY GARNOW DESIGN GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE TO BE USED FOR THE CONSTRUCTION OF (ONE) RESIDENCE ONLY, ANY OTHER USE, CHANGE AND/OR REPRODUCTION IN ANY FORM WILL RENDER THESE PLANS FRAUDULENT.

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

- 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 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 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" = HOLDOWN: HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY. \*\*GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET
- (OR EQUIV.) \*\*UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON CS20 OR CSHP20 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
- 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. SEE SECTION R602.10.4.4 OF THE CODE.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 1/6" 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 I/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.

#### HEADER/BEAM & COLUMN NOTES

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

STRUCTURAL DESIGN BY: SOUTHERN ENGINEERS, P.A. 3716 BENSON DRIVE RALEIGH, NC 27609 LICENSE: C-4772, PHONE: 919-878-1617 PROJ<u>ECT #</u>: 22-1674(GR)

- Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures
- or safety precautions. 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.

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

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

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 & OMMISIONS.

aroup, DESIGN GARNOW I

FAX; (919) 9||5

MURPHY

RINCE LOT

DRAWN BY: TWG

 $\triangleleft$ 

FILE NAME: HH-2-2989

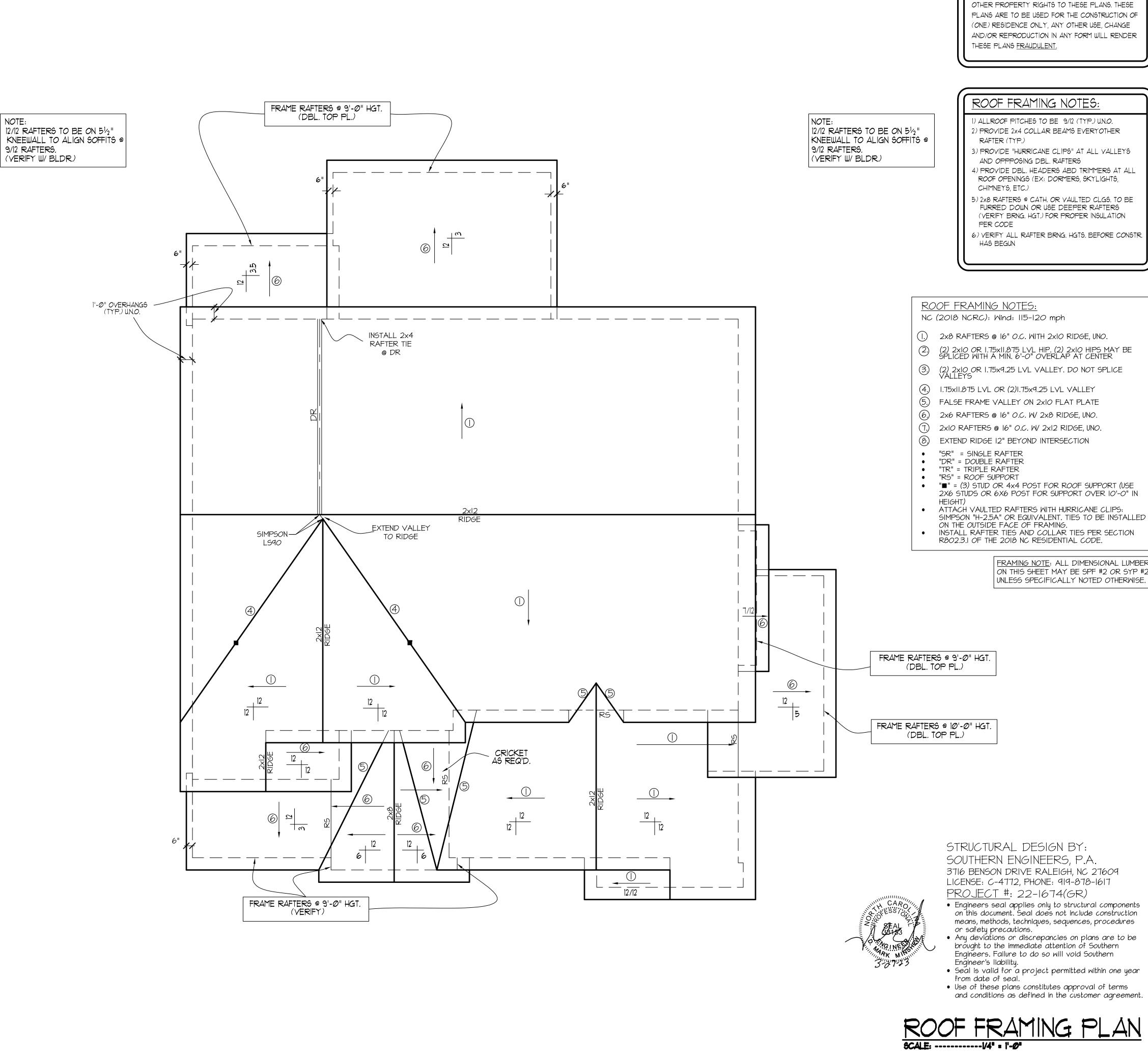
REVISIONS
6-17-22 TWG PLAN
3-17-23 TWG REV.
7-16-14 TWG PLAN
11-12-15 TWG PLAN

© COPYRIGHT 2023 MURPHY GARNOW DESIGN GROUP, INC. ALL RIGHTS RESERVED

HOUSE NAME:

HOUSE NUMBER:





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 & OMMISIONS.

DESIGN GROUP

GARNOW

MURPHY

4) PROVIDE DBL. HEADERS ABD TRIMMERS AT ALL

MURPHY GARNOW DESIGN GROUP, INC.

HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND

- 6) VERIFY ALL RAFTER BRNG. HGTS. BEFORE CONSTR.

- "■" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2X6 STUDS OR 6X6 POST FOR SUPPORT OVER 10'-0" IN
- SIMPSON "H-2.5A" OR EQUIVALENT. TIES TO BE INSTALLED

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

- Engineers seal applies only to structural components on this document. Seal does not include construction
- Any deviations or discrepancies on plans are to be brought to the immediate attention of Southern

ROOF FRAMING PLAN

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

 $\triangleleft$ 

RINCE LOT

DRAWN BY: TWG

FILE NAME: **HH-2-2989** 

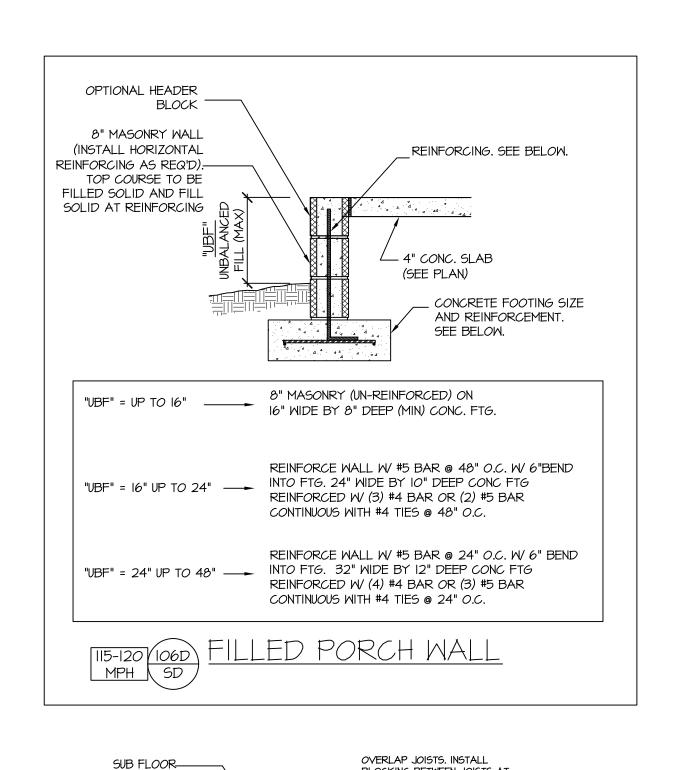
REVISIONS
6-17-22 TWG PLAN
3-17-23 TWG REV.
7-16-14 TWG PLAN
11-12-15 TWG PLAN

© COPYRIGHT 2023 MURPHY GARNOW DESIGN GROUP, INC. ALL RIGHTS RESERVED

HOUSE NAME:

HOUSE NUMBER:





-BLOCKING BETWEEN JOISTS AT

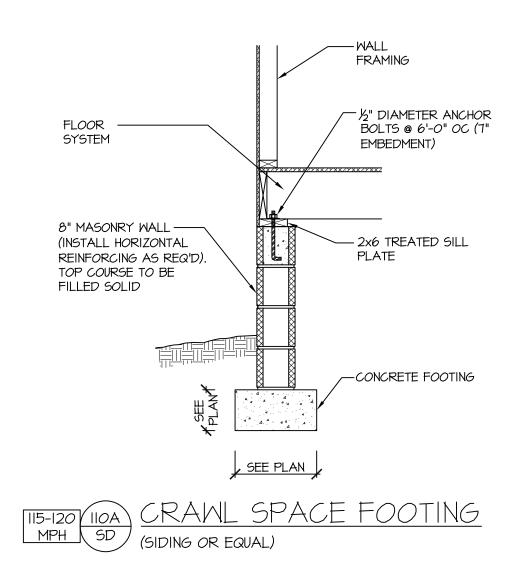
- SEE FND. PLAN FOR PIER SIZE

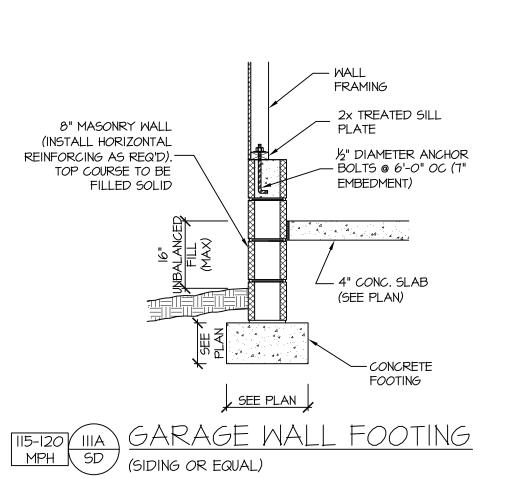
LOAD BEARING WALLS.

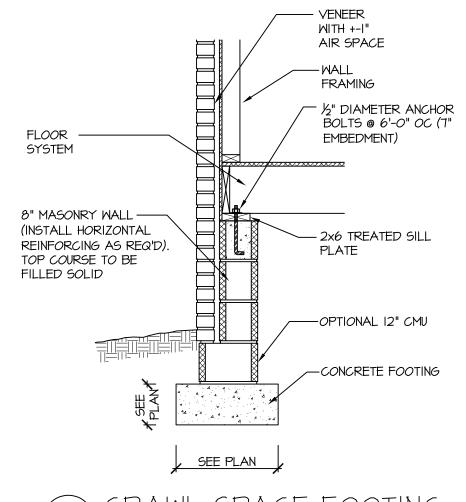
-DROPPED GIRDER

FLOOR JOIST

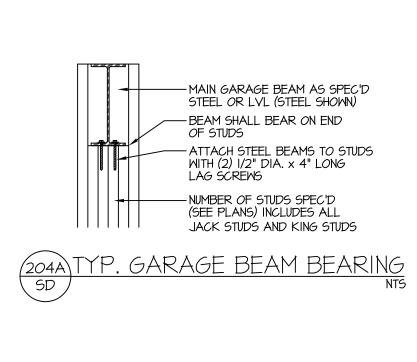
TREATED SILL

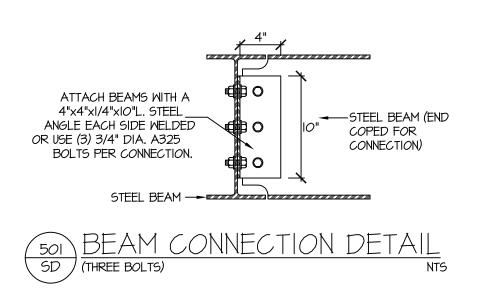


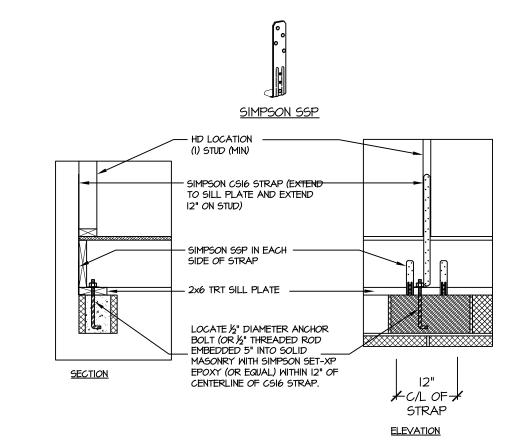






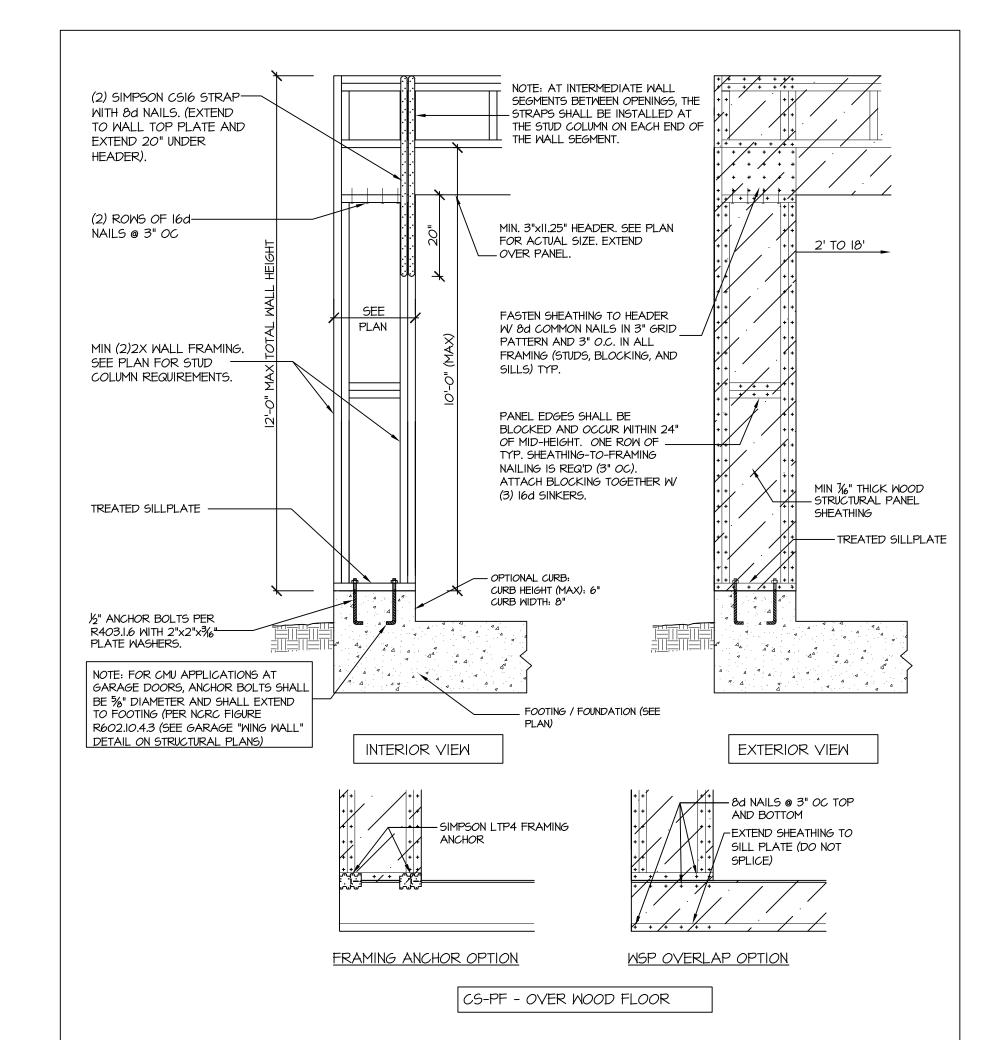








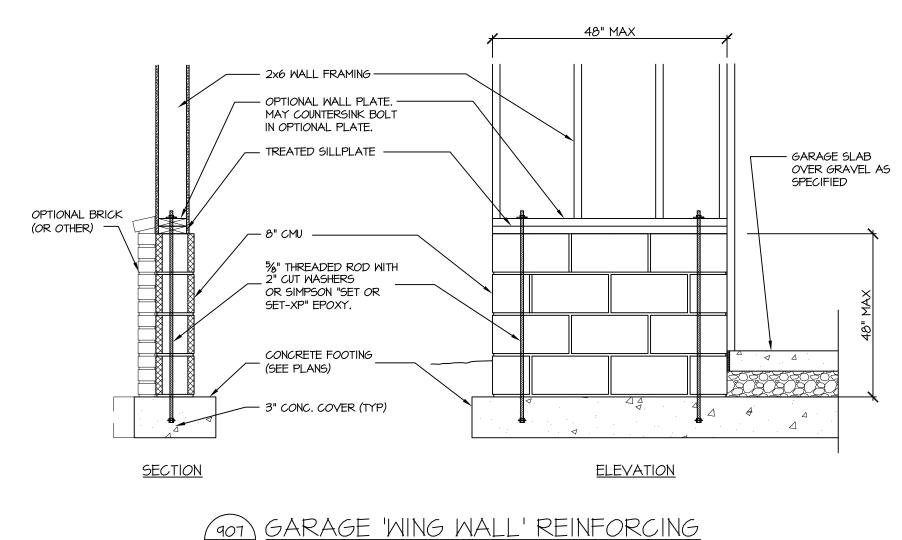
NOTE: SIMPSON DTT-IZ IS ACCEPTABLE ALTERNATE NOTE: ALTERNATE HD HOLD-DOWN DEVICES OR SYSTEMS MAY BE USED TO MEET THE CODE REQUIRED 800 LB CAPACITY IN LIEU OF THE ABOVE DETAIL.

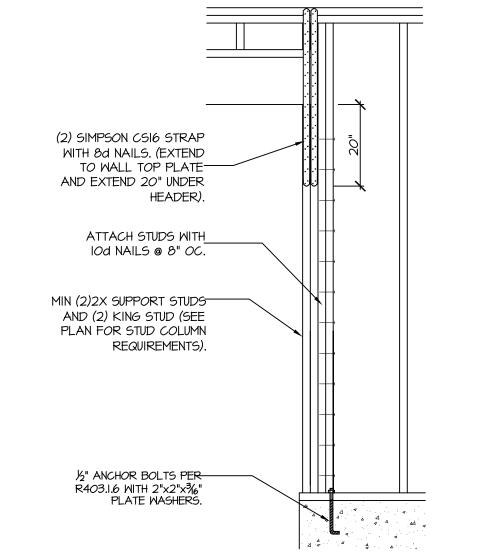


<u>CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION</u>

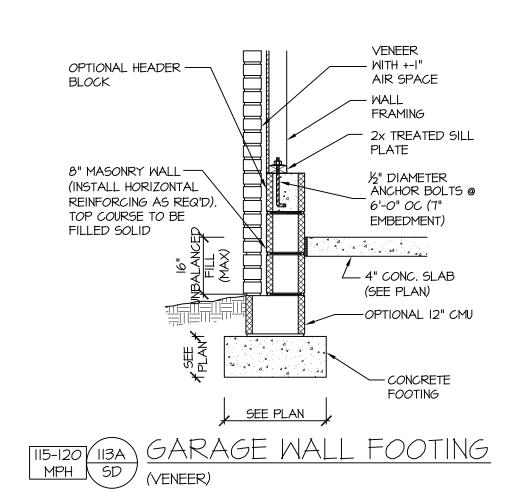
DETAIL AND APPLICATION BASED ON NORC FIGURE

R602.10.1 - PORTAL FRAME CONSTRUCTION





CS-PF: END CONDITION DETAIL (FOR USE WITH SINGLE CS-PF CONDITION) DETAIL AND APPLICATION BASED ON NORC FIGURE R602.IO.I - PORTAL FRAME CONSTRUCTION



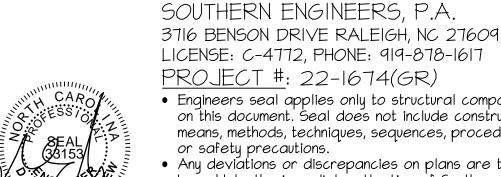
#### STRUCTURAL NOTES NC (2018 NCRC): Wind: 115-120 mph

- 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.
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 NO 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, IO PSF, L/360) SLEEPING ROOMS: (30 PSF, IO PSF, L/360)
- ATTIC WITH PERMANENT STAIR: (40 PSF, IO PSF, L/360)
- ATTIC WITHOUT PERMANENT STAIR: (20 PSF, IO PSF, L/360) ATTIC WITHOUT STORAGE: (10 PSF, 10 PSF, L/240)
- STAIRS: (40 PSF, IO PSF, L/360) DECKS AND EXTERIOR BALCONIES: (40 PSF, IO PSF, L/360)
- PASSENGER VEHICLE GARAGES: (50 PSF, IO PSF, L/360)
- SNOW: (20 PSF)
- PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.

4. WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL

- 5. SEE APPENDIX M (DCA6) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.
- 6. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (UNO). AIR ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +-30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF I/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 (Fc(perp) =
- 9. L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=I.9xI0 PSI. 9.I. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=290 PSI, E=2.0x10 PSI. 9.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55xI0 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.
- IO. ALL ROOF TRUSS AND I-JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS. TRUSSES AND I-JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURE'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- II. 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 (I/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
- 13. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX), AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.
- 14. BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-O". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R703.8.3 LINTELS.

STRUCTURAL DESIGN BY:



- Engineers seal applies only to structural components on this document. Seal does not include construction means, methods, techniques, sequences, procedures
- 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.

STRUCTURAL DETAILS

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 & OMMISIONS.

GARNOW

多子

ORAWN BY: **TWG** 

FILE NAME: HH-2-2989 6-17-22 TWG PLAN

3-17-23 TWG REV.

1-16-14 TWG PLAN 11-12-15 TWG PLAN © COPYRIGHT 2023

MURPHY GARNOW DESIGN GROUP, INC. ALL RIGHTS RESERVED

HOUSE NAME:

HOUSE NUMBER: