

Cotton Farms  
 Lot 34  
 Riley C  
 Garage Left  
 Screen porch option

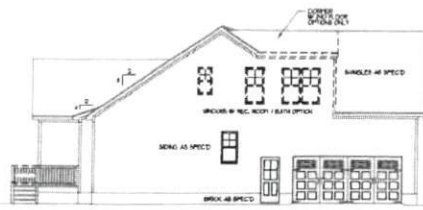
Zero Entry Shower



Painted Brick instead of stone

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

THIS PLAN CONFORMS TO THE 2018  
 IRC / NORTH CAROLINA RESIDENTIAL CODE



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



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



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



**DYNAMIC  
 DESIGN  
 GROUP, INC**

David D Grand  
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 DynamicDesignGroup@gmail.com  
 www.DDGDesign.com

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PROJECT FOR: RILEY HOMES  
 LOCATION: MULTI  
 LOT: MULTI  
 SUBDIVISION: MULTI  
 COUNTY: MULTI

**RILEY**  
 PLAN NAME  
 A-1977-54GL  
 PLAN I.D.  
 8-12-21  
 DATE

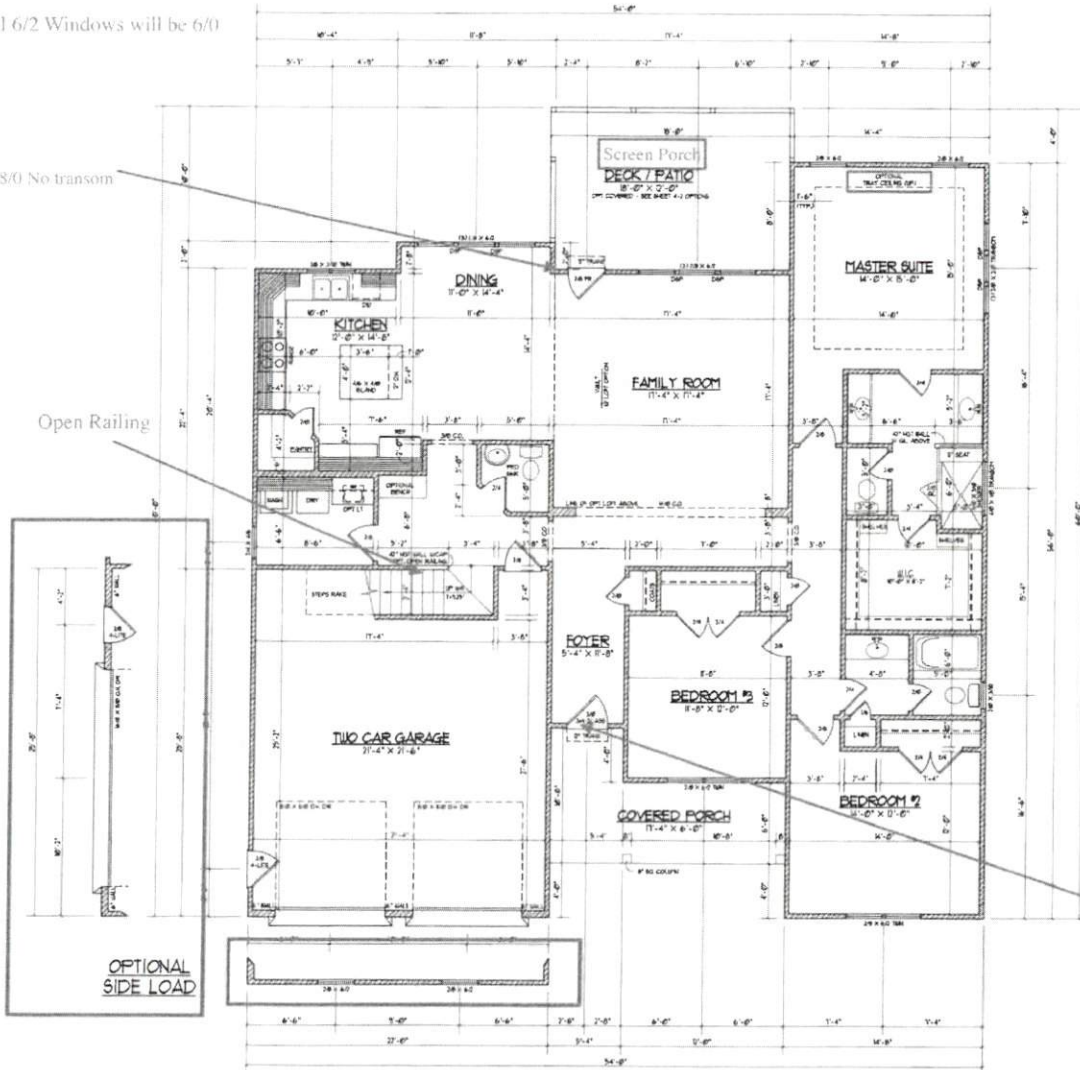
**A-1C**  
 SHEET

All 6/2 Windows will be 6/0

2/8 x 8/0 No transom

Open Railing

OPTIONAL SIDE LOAD



Zero Entry Shower

3/0x8/0

ELEVATIONS "A" & "C"  
FIRST FLOOR PLAN  
WITH SECOND FLOOR  
SCALE: 1/4" = 1'-0"

1000 HEATED SQ. FT.  
1400 SQ. FT. GARAGE  
100 SQ. FT. COVERED PORCH  
200 SQ. FT. PATIO / DECK

- NOTES:
- 1) 8'-0" CLS. NOT (V - 1/2" PLY 1/4")
  - 2) BALCONY CHAIRING NOTED.
  - 3) ALL WALLS FINISHED AT 4" BATHS
  - 4) SET WINDOWS AT 1'-0" ASB
  - 5) BALCONY CHAIRING NOTED.
  - 6) OPENINGS ARE TO FRAMING
  - 7) BALCONY CHAIRING NOTED.
  - 8) CONSULT BRIDGE MANUFACTURER'S SPEC'S FOR BRIDGE REQUIREMENTS.
  - 9) PRESSURE TREATED LUGS, ROUGH OPENINGS.
  - 10) ELECTRICAL BY BUILDER



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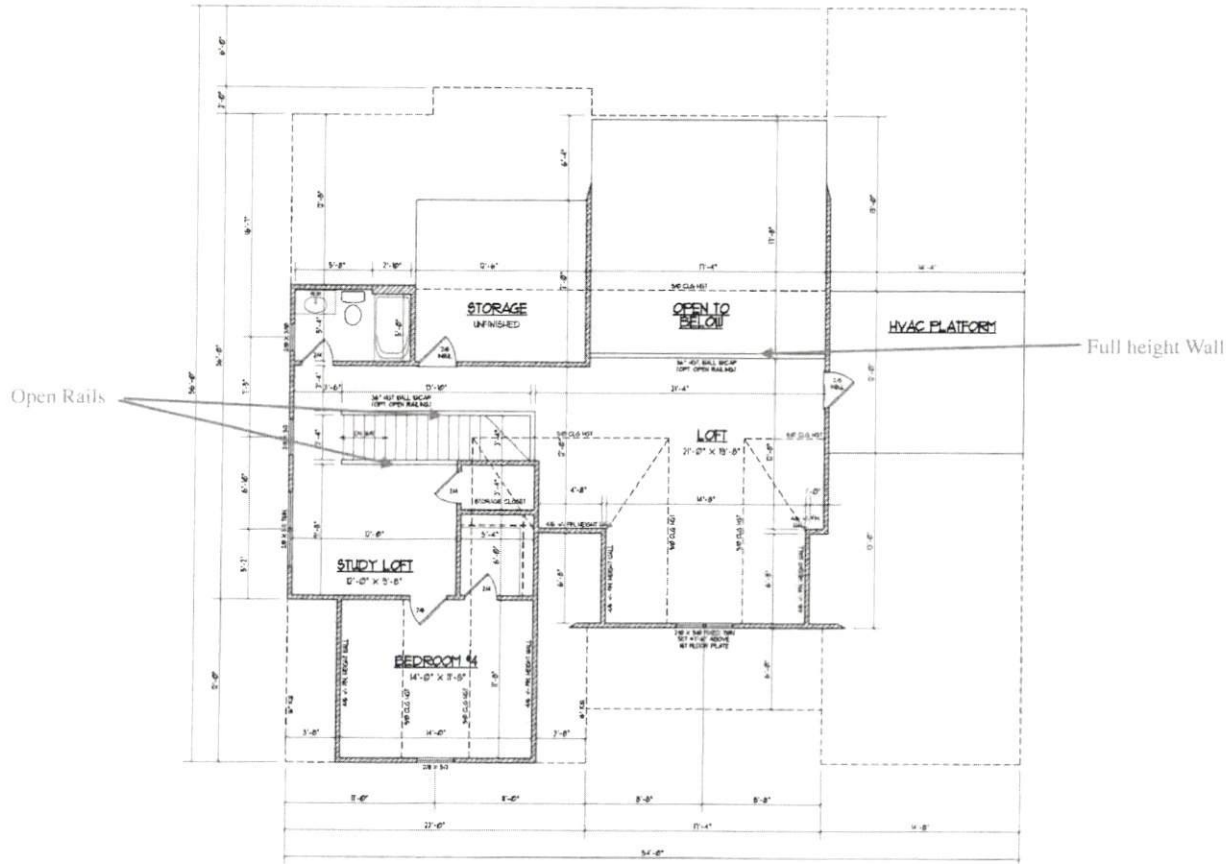
PROJECT FOR:	KEN HARVEY
LOCATION:	MULTI
LOT:	MULTI
SUBDIVISION:	MULTI
COUNTY:	MULTI

**RILEY**  
 PLAN NAME  
**A-1977-54GL**  
 PLAN I.D.  
 8-12-21  
 DATE

**A-2A**  
 SHEET



All 5/2 Windows will be 5/0



OPTIONAL 8'-0" CLG. HGT.  
 (8' - 1 1/2" FLT. HGT.)  
 SET WINDOWS @ 6'-8" A.S.F.

**ELEVATION "C"  
 SECOND FLOOR PLAN  
 WITH OPT. BEDROOM #4 / LOFT  
 & OPEN TO FAMILY ROOM**

SCALE: 1/8" = 1'-0"  
 1/8" HTD. SQ. FT.  
 NO STORAGE SQ. FT.

- NOTES:
- 1) 5'-0" CLG. HGT. (5' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED
  - 2) ALL WALLS FINISHED AT 4" BATHS UNLESS OTHERWISE NOTED
  - 3) SET WINDOWS AT 7'-4" A.S.F. UNLESS OTHERWISE NOTED
  - 4) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED
  - 5) CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS
  - 6) ELECTRICAL BY BUILDER



**DYNAMIC DESIGN GROUP, INC.**  
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KEN HARVEY  
 PROJECT FOR: HOMES  
 LOCATION: MULTI  
 LOT: MULTI  
 SUBDIVISION: MULTI  
 COUNTY: MULTI

**RILEY**  
 PLAN NAME  
**A-1977-54GL**  
 PLAN I.D.

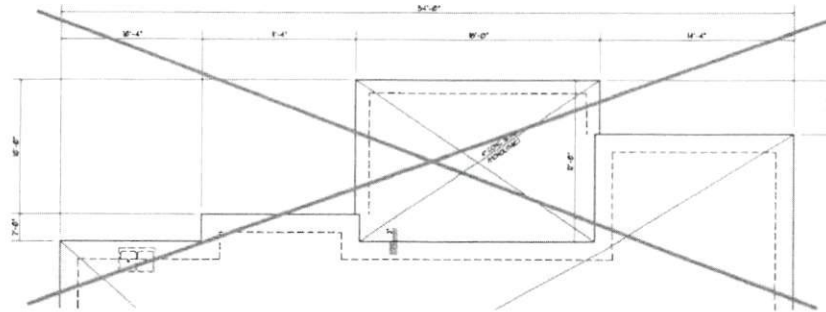
**8-12-21**  
 DATE

**A-3C**  
 SHEET

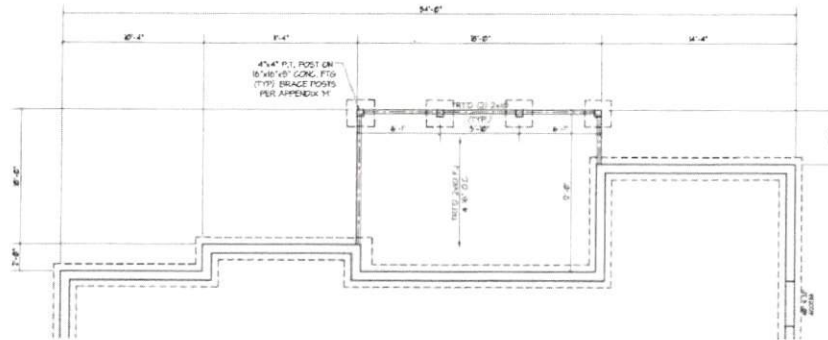




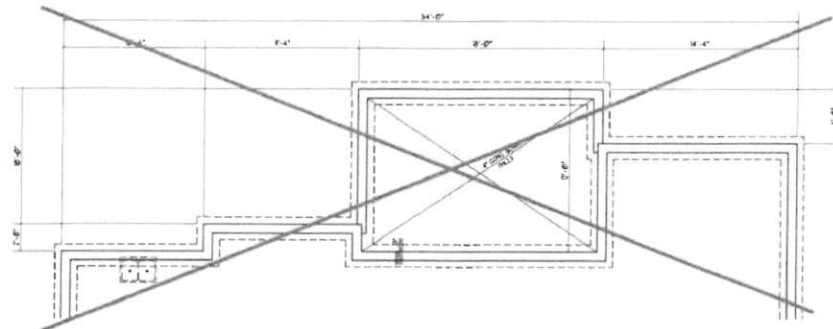
MONOLITHIC SLAB  
FOUNDATION PLAN



CRAWLSPACE  
FOUNDATION PLAN



STEM WALL WITH SLAB  
FOUNDATION PLAN



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PROJECT FOR: KEN HARVEY HOMES  
LOCATION: MULTI  
LOT: MULTI  
SUBDIVISION: MULTI  
COUNTY: MULTI



STRUCTURAL DESIGN BY:  
SOUTHERN ENGINEERS, P.A.  
3710 BENSON DRIVE RALEIGH, NC 27608  
LICENSE: C-4772, PHONE: 919-278-1617  
PROJECT #: 21-2621-G1

- Engineer's seal applies only to structural components on the document. Seal does not include construction means, methods, techniques, sequences, procedures or safety practices.
- 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 period of one year from date of seal.
- Use of these plans constitutes approval of terms and conditions as defined in the customer agreement.
- REFER TO "SD" SHEETS FOR STANDARD DETAILS, BRACING DETAILS, AND STRUCTURAL NOTES.

**OPTIONAL  
COVERED PORCH  
FOUNDATION PLANS**

SCALE: ..... 1/8"=1'-0"  
NOTES:  
1. SEE SHEET S-1 FOR DETAILS.  
2. DIMENSIONS ARE TO EXTERIOR OF FOUNDATION.

**RILEY**  
PLAN NAME  
A-1977-54GL  
PLAN I.D.  
8-12-21  
DATE

**S-1 COVERED PORCH OPTION**  
SHEET

**TRUSS SYSTEM REQUIREMENTS**

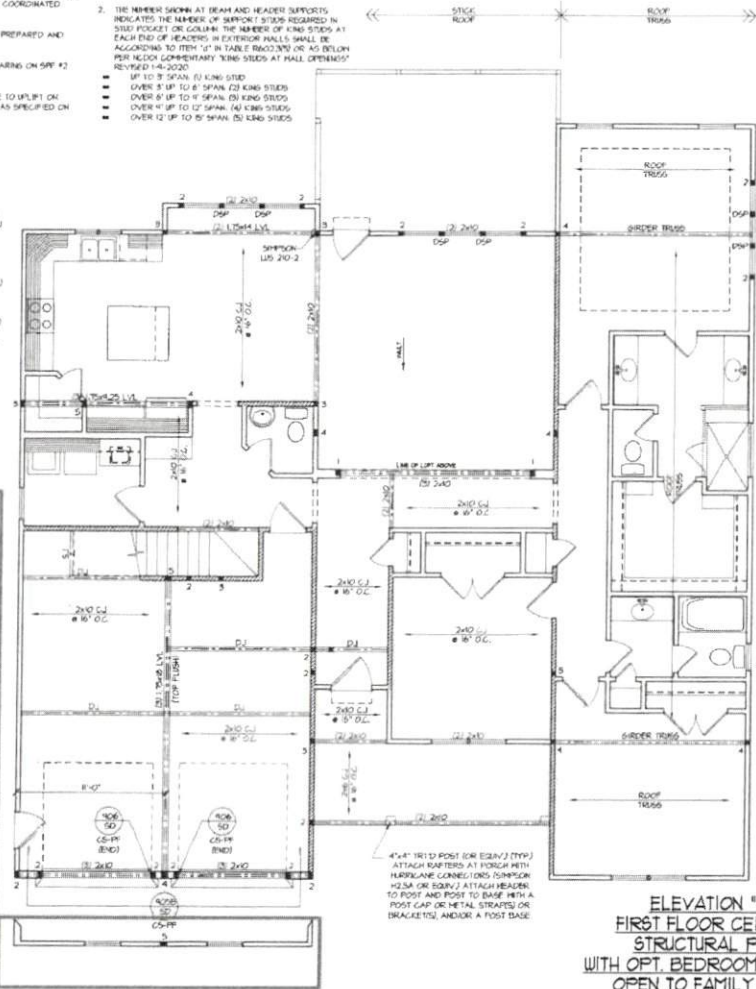
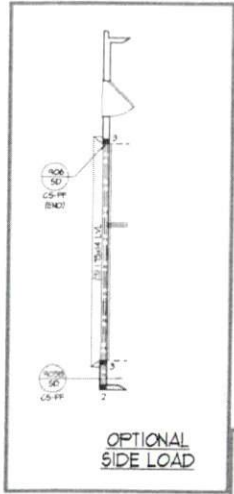
- NC (2016 NCEC) HNS 10-120 RFP
- TRUSS SYSTEM LAYOUTS/PLACEMENT PLANS SHALL BE DESIGNED IN ACCORDANCE WITH SCALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
  - TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURER.
  - ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPT #2 OR #3 PLATES OR LEDGERS (NOT).
  - ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT ON BEARINGS SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

**HEADER/BEAM & COLUMN NOTES**

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE #10 (2X10) W/ WALL OR (2X10) 8" WALL WITH 2" SUPPORT STUD (UNLESS NOTED OTHERWISE).
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN THIS JOCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM 11 IN TABLE B300.300 OR AS EXPLICIT FOR NON-COMMERCIAL TRUSS STUDS AT WALL OPENINGS REVISED 1-4-2020.
  - UP TO 8' SPAN (3) KING STUDS
  - OVER 8' UP TO 8' SPAN (2) KING STUDS
  - OVER 8' UP TO 12' SPAN (3) KING STUDS
  - OVER 12' UP TO 12' SPAN (4) KING STUDS
  - OVER 12' UP TO 24' SPAN (5) KING STUDS

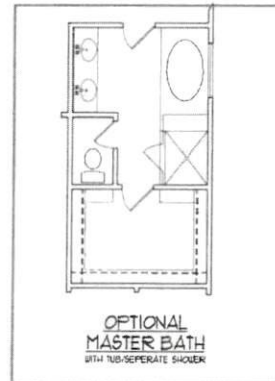
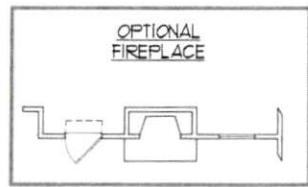
**LVL CONNECTION LEGEND**

- (2) PLY 175 LVL BEAMS
  - (2) ROWS OF 150 NAILS @ 12" O.C. OR
  - (2) ROWS OF SIMPSON SCH22230 (OR EQUAL) SCREWS @ 6" O.C.
- (3) PLY 180 LVL BEAMS
  - (3) ROWS OF 150 NAILS @ 8" O.C. ON EACH SIDE OR
  - (2) ROWS OF SIMPSON SCH22250 (OR EQUAL) SCREWS @ 6" O.C.
- (4) PLY 175 LVL BEAMS
  - (2) ROWS OF SIMPSON SCH22230 (OR EQUAL) SCREWS @ 6" O.C. FOR BEAMS UP TO 8"
  - (3) ROWS OF SIMPSON SCH22250 (OR EQUAL) SCREWS @ 6" O.C. FOR BEAMS GREATER THAN 8"



**ELEVATION "C"**  
**FIRST FLOOR CEILING /**  
**STRUCTURAL PLAN**  
**WITH OPT. BEDROOM #4 / LOFT**  
**OPEN TO FAMILY ROOM**  
 SCALE: 1/4" = 1'-0"

1) SHADDED WALLS DENOTE LOAD BEARING WALLS  
 2) DOTTED WALLS DENOTE SOLID WALLS



Zero Entry Shower

STRUCTURAL DESIGN BY:  
 SOUTHERN ENGINEERS, P.A.  
 3710 DENSON DRIVE RALEIGH, NC 27609  
 LICENSE: C-4112, PHONE: 404-878-1611  
 PROJECT 5: 21-2021-6L

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- REFER TO "S&P" SHEET (S) FOR STANDARD DETAILS, DRIVING DETAILS, AND STRUCTURAL NOTES.



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PROJECT FOR HOMES \_\_\_\_\_  
 LOCATION MULTI \_\_\_\_\_  
 LOT MULTI \_\_\_\_\_  
 SUBDIVISION MULTI \_\_\_\_\_  
 COUNTY MULTI \_\_\_\_\_

**RILEY**  
 PLAN NAME  
**A-1977-54GL**  
 PLAN I.D.

**6-8-21**  
 DATE

**S-2C**  
 SHEET



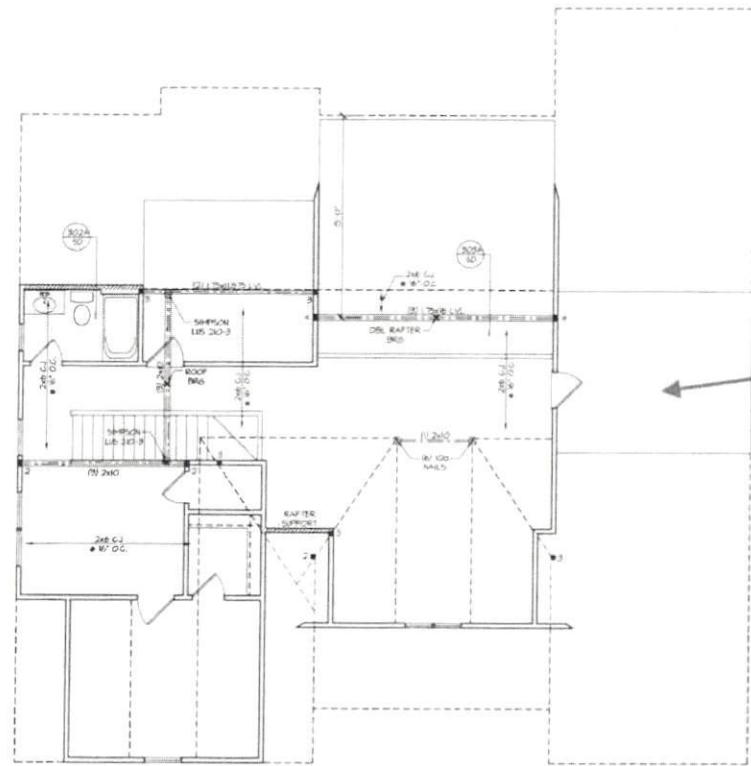
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KEN HARVEY HOMES  
 PROJECT FOR  
 LOCATION MULTI  
 LOT MULTI  
 SUBDIVISION MULTI  
 COUNTY MULTI

**RILEY**  
 PLAN NAME  
 A-1977-54GL  
 PLAN I.D.  
 DATE  
 6-8-21

**S-3C**  
 SHEET



- LVL CONNECTION LEGEND**
- 1 (2) PLY 1" LVL BEAMS:
    - (2) ROWS OF 6X6 NAILS @ 12" O.C. OR
    - (2) ROWS OF SIMPSON SKH2236 (OR EQUAL) SCREWS @ 8" O.C.
  - 2 (2) PLY 1.5" LVL BEAMS:
    - (2) ROWS OF 6X6 NAILS @ 8" O.C. ON EACH SIDE OR
    - (2) ROWS OF SIMPSON SKH2200 (OR EQUAL) SCREWS @ 8" O.C.
  - 3 (4) PLY 1" LVL BEAMS:
    - (2) ROWS OF SIMPSON SKH2204 (OR EQUAL) SCREWS @ 8" O.C. FOR BEAMS UP TO 16'
    - (2) ROWS OF SIMPSON SKH2204 (OR EQUAL) SCREWS @ 8" O.C. FOR BEAMS GREATER THAN 16'

- HEADER/BEAM & COLUMN NOTES**
- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE 12X12 (2X12) (4" WALL) OR (2X12) (8" 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 JOCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM 10" IN TABLE RB02303 OR AS BELOW PER AC08 COMMENTARY. KING STUDS ON ALL WALL OPENINGS:
    - REVISED 1-8-2020
    - UP TO 8' SPAN (1) KING STUD
    - OVER 8' UP TO 11' SPAN (2) KING STUDS
    - OVER 11' UP TO 12' SPAN (3) KING STUDS
    - OVER 12' UP TO 15' SPAN (3) KING STUDS

- TRUSS SYSTEM REQUIREMENTS**  
 NC (2008 NRC), Wind: 105-120 mph
- TRUSS SYSTEM LAYERS (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 SPT #3 OR #2 PLATES OR LEDGERS (NO).
  - ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

STRUCTURAL DESIGN BY:  
 SOUTHERN ENGINEERS, P.A.  
 5700 BENSON DRIVE, RALEIGH, NC 27608  
 LICENSE: C-4712, PHONE: 919-875-1617  
 PROJECT #: 21-2021-GL

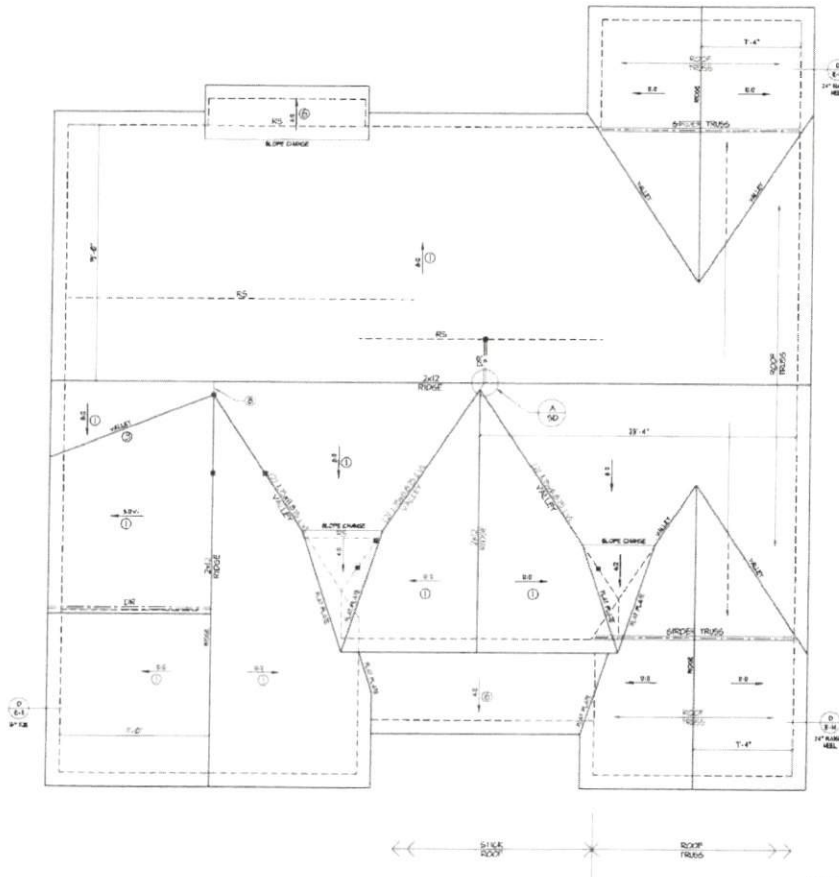
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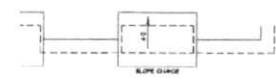
**ELEVATION "C"  
 SECOND FLOOR CEILING/  
 STRUCTURAL PLAN  
 WITH OPT. BEDROOM #4 / LOFT  
 OPEN TO FAMILY ROOM**  
 SCALE: 1/4"=1'-0"

**NOTES**  
 1) SHADDED WALLS DENOTE LOAD BEARING WALLS  
 2) # DENOTES N.O.D.#'S





ATTIC VENTILATION	
REQUIRED	2663 SQ FT OF ATTIC / 300 = 8.88 SQ FT OF RAFTERS PER 100 SQ FT OF ATTIC
PROVIDED	271 SQ FT PER 100 SQ FT OF ATTIC
INLET	271 SQ FT PER 100 SQ FT OF ATTIC
OUTLET	271 SQ FT PER 100 SQ FT OF ATTIC
ROOF	271 SQ FT PER 100 SQ FT OF ATTIC
TOTAL	271 SQ FT PER 100 SQ FT OF ATTIC



**ROOF FRAMING NOTES:**  
NC (2008 N.C.R.C.) MIN: 105-120 mph

- 1) 2x6 RAFTERS @ 24" O.C. WITH 2x12 RIDGE END
  - 2) 2x6 OR 1.75x12.5 LVL @ 24" O.C. WITH 2x12 RIDGE END
  - 3) 2x6 OR 1.75x12.5 LVL VALLEY. DO NOT SPLICE VALLEYS
  - 4) 1.75x12.5 LVL OR 2x12x12.5 LVL VALLEY
  - 5) FALSE FRAME VALLEY ON 2x12 FLAT PLATE
  - 6) 2x6 RAFTERS @ 24" O.C. WITH 2x12 RIDGE END
  - 7) 2x6 RAFTERS @ 24" O.C. WITH 2x12 RIDGE END
  - 8) EXTEND RIDGE 12" BEYOND INTERSECTION
- "S" = SINGLE RAFTER
  - "D" = DOUBLE RAFTER
  - "T" = TRIPLE RAFTER
  - "R" = ROOF SUPPORT
  - "S" = 2x12 SING OR 1.75x12.5 POST FOR ROOF SUPPORT ASSE 2x12 STUDS ON END POST FOR SUPPORT OVER 10' 0" IN HEIGHT
  - ATTACH VALLEYED RAFTERS WITH HINGED LAG BOLTS @ 24" O.C. OR EQUIVALENT TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING
  - INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R020.31 OF THE 2008 NC RESIDENTIAL CODE

**TRUSS SYSTEM REQUIREMENTS**  
NC (2008 N.C.R.C.) MIN: 105-120 mph

- 1) TRUSS SYSTEM LAYOUTS (PLACEMENT PLANS) SHALL BE DESIGNED IN ACCORDANCE WITH SEALED STRUCTURAL PLANS. ANY NEED TO CHANGE TRUSSES SHALL BE COORDINATED WITH STRUCTURAL ENGINEERS.
- 2) TRUSS SCHEMATICS (PROFILES) SHALL BE PREPARED AND SEALED BY TRUSS MANUFACTURERS.
- 3) ALL TRUSSES SHALL BE DESIGNED FOR BEARING ON SPS 42 OR #3 PLATES OR LEDGERS (S&S).
- 4) ALL REQUIRED ANCHORS FOR TRUSSES DUE TO UPLIFT OR BEARING SHALL MEET THE REQUIREMENTS AS SPECIFIED ON THE TRUSS SCHEMATICS.

**STRUCTURAL DESIGN BY:**  
SOUTHERN ENGINEERS, P.A.

3716 BENSON DRIVE RALEIGH, NC 27604  
PHONE: 919-873-4477  
FAX: 919-873-4477

PROJECT # 21-2821-6L

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**ELEVATION "C"  
ROOF FRAMING PLAN  
W/ SECOND FLOOR OPEN TO FAMILY ROOM**  
SCALE: 1/4" = 1'-0"

NOTES:  
1) SEE SHEET D-1 FOR DETAILS.  
2) DIMENSIONS ARE FROM EXC. OF FRAMING TO CENTER LINE OF RIDGE.

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DynamicDesignGroup@gmail.com  
www.DDGroup.com

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PROJECT FOR: KEN HARVEY HOMES  
LOCATION: MULTI  
LOT: MULTI  
SUBDIVISION: MULTI  
COUNTY: MULTI

---

**RILEY**  
PLAN NAME: A-1977-54GL  
PLAN I.D.: S-4C  
DATE: 6-8-21

---

**S-4C**  
SHEET



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PROJECT FOR: KEN HARVEY  
 LOCATION: MULTI  
 LOT: MULTI  
 SUBDIVISION: MULTI  
 COUNTY: MULTI

PLAN NAME: RILEY  
 PLAN I.D.: A-1977-54GL  
 DATE: 6-8-21

**S-2 COVERED PORCH OPTION SHEET**

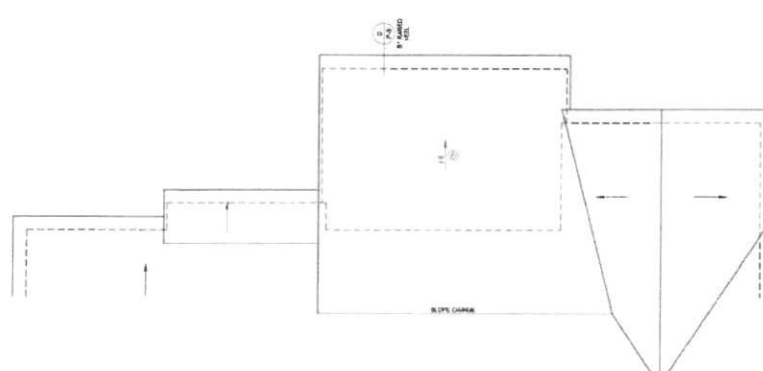
**HEADER/BEAM / COLUMN NOTES**

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2X6) (4" WALL) OR (2X8) (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 "1" IN TABLE R602.301 OR AS BELOW PER ACCO COMPANY KING STUDS AT WALL OPENINGS" REVISED 1/4/2020.
  - UP TO 3' SPAN (3) KING STUDS
  - OVER 3' UP TO 6' SPAN (3) 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

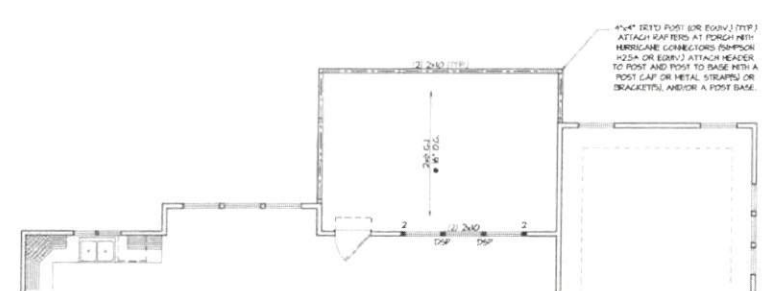
**ROOF FRAMING NOTES:**

NC (2018 NCRC) - PINKS, 10-1203 1/18P

- 2x6 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNLESS NOTED OTHERWISE. 1/2" OVERLAP AT CENTER.
- 1x8 OR 1x10 VALLEY OR (2) 1x4x25 L.V. VALLEY. DO NOT SPLICE.
- FALSE FRAME VALLEY ON 2x10 FLAT PLATE.
- 2x6 RAFTERS @ 16" O.C. IN 2x12 RIDGE, UNLESS NOTED OTHERWISE.
- EXTEND RIDGE 12" BEYOND INTERSECTION.
  - "S" - SINGLE RAFTER
  - "D" - DOUBLE RAFTER
  - "T" - TRIPLE RAFTER
  - "R" - ROOF SUPPORT
  - "S" - (3) STUDS ON 4x4 POST FOR ROOF SUPPORT (SEE SECTION ON 4x4 POST FOR SUPPORT OVER 12" IN HEIGHT)
- ATTACH VANEED RAFTERS WITH HURRICANE CLIPS. SIMPSON "H" CLIP OR EQUIVALENT TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING.
- MINI-METAL RAFTER TIES AND COLLARS PER PER SECTION R602.31 OF THE 2018 NC RESIDENTIAL CODE.



ROOF FRAMING PLAN



CEILING / STRUCTURAL PLAN

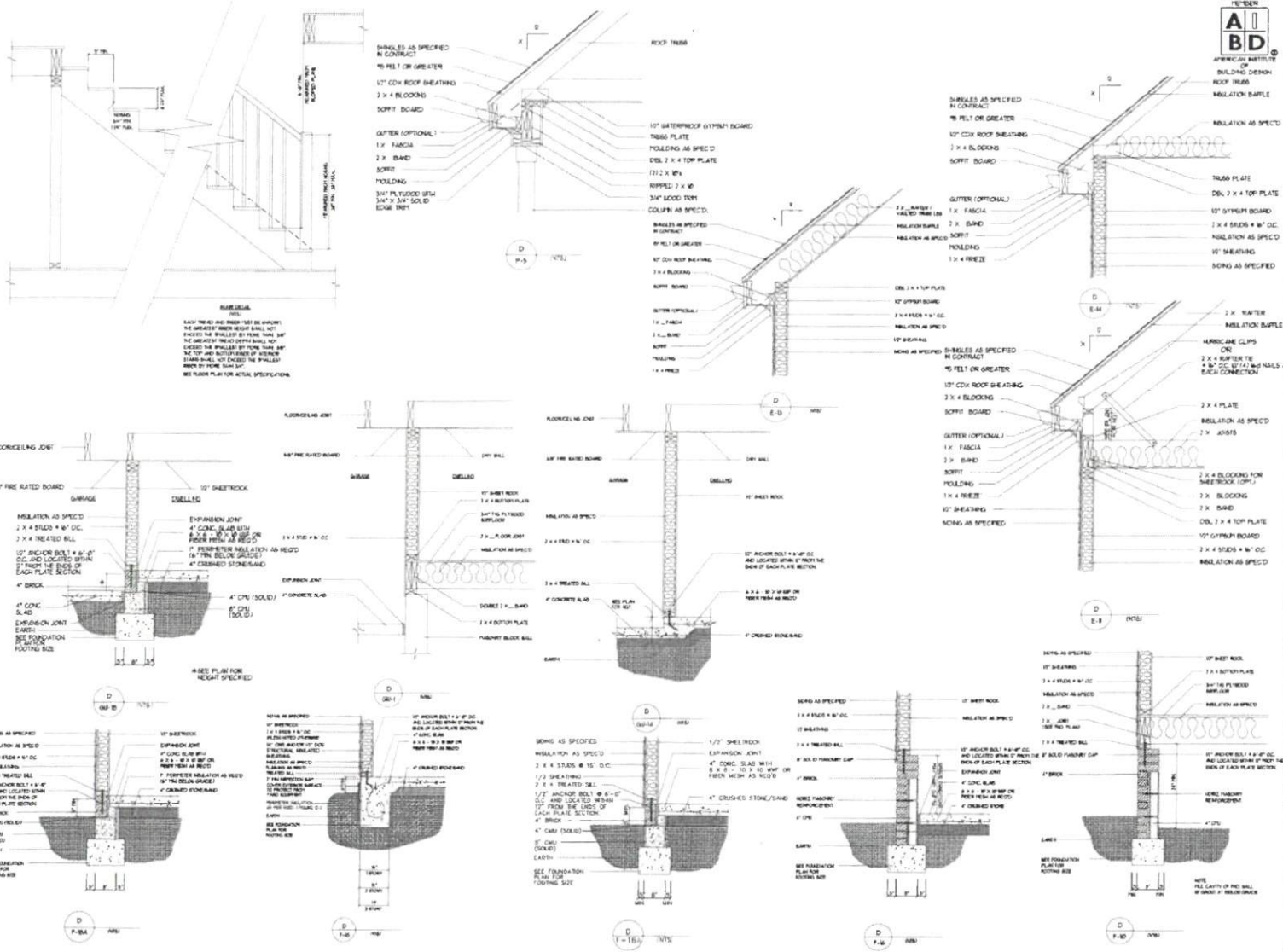


STRUCTURAL DESIGN BY:  
 SOUTHERN ENGINEERS, P.A.  
 3716 BENSON DRIVE RALEIGH, NC 27609  
 LICENSE: C-4712, PHONE: 484-816-1611  
 PROJECT # 21-2821-CL

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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.
- REFER TO NOT SHEETS FOR STANDARD DETAILS, BRACING DETAILS AND STRUCTURAL NOTES.

**COVERED PORCH OPTION**  
 SCALE: 1/8" = 1'-0"

- NOTES:**
- SHADDED WALLS DENOTE LOAD BEARING WALLS
  - 2" DENOTES SOLID STUDS



**DYNAMIC DESIGN GROUP, INC**

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The drawings and specifications herein constitute the entire contract for the project. Any error or omission shall be the responsibility of the contractor. The contractor shall verify all conditions and quantities prior to construction. Any error or omission shall be the responsibility of the contractor. The contractor shall verify all conditions and quantities prior to construction. Any error or omission shall be the responsibility of the contractor.

**KEN HARVEY**  
 PROJECT FOR: HOMES  
 LOCATION: MULTI  
 LOT: MULTI  
 SUBDIVISION: MULTI  
 COUNTY: MULTI

**RILEY**  
 PLAN NAME  
**A-1977-54GL**  
 PLAN I.D.  
**8-12-21**  
 DATE

**D-1**  
 SHEET



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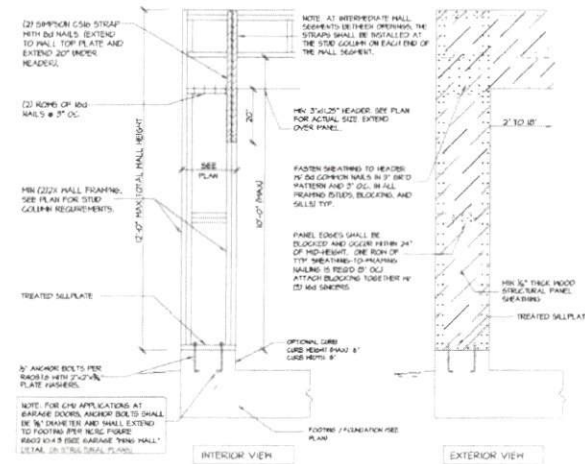
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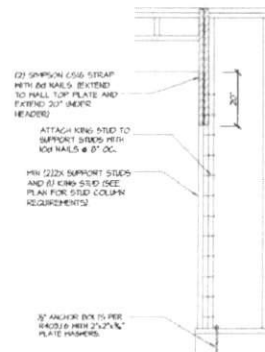
PROJECT FOR: KEN HARVEY HOMES  
LOCATION: MULTI  
LOT: MULTI  
SUBDIVISION: MULTI  
COUNTY: MULTI

**RILEY**  
PLAN NAME  
A-1977-54GL  
PLAN I.D.  
6-8-21  
DATE

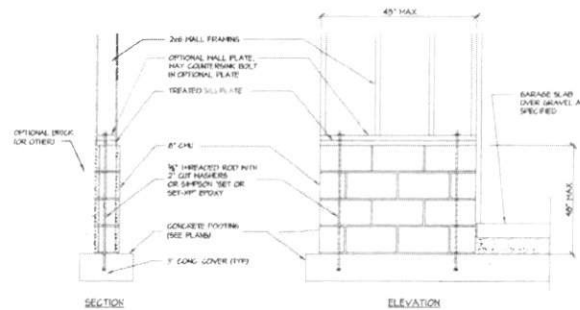
**SD**  
SHEET



1006 CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION  
50 DETAIL AND APPLICATION BASED ON NCRC FIGURE R602.01 - PORTAL FRAME CONSTRUCTION



1006 CS-PF: END CONDITION DETAIL  
50 (FOR USE WITH SINGLE CS-PF CONDITION)  
DETAIL AND APPLICATION BASED ON NCRC FIGURE R602.01 - PORTAL FRAME CONSTRUCTION



1007 GARAGE 'WING WALL' REINFORCING  
50 PER IRC FIGURE R602.10.4.5

STRUCTURAL DESIGN BY:  
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516 BENSON DRIVE RAIL HIGH, NC 27609  
LICENSE: C-4112, PHONE: 919 370-1611  
PROJECT #: 21-2021-01

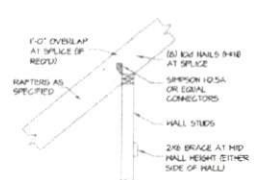
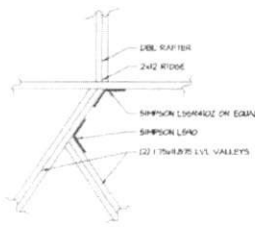
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3. Seal is valid for a project period unless noted one year from date of seal.  
4. Use of these plans constitutes approval of terms and conditions as defined in the customer agreement.





**STRUCTURAL NOTES**  
 NC (2016 NCBCE), MINN. (10-120) MINN.

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HPs, VALLETS, ROOFS, FLOORS, HALLS, BEAMS AND HEADERS, COLUMNS, CAR VESTERS, OFFICE LOAD BEARING WALLS, PER A ORDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT COVER DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL SOCIETY ENGINEERS. P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2008 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 PROPERLY ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.
- DESIGN LOADS (LISTED AS LIVE LOAD, DEAD LOAD, DEFLECTION)
  - ROOFS OTHER THAN SLEEPING ROOFS (40 PSF, 10 PSF, L/240)
  - SLEEPING ROOFS (20 PSF, 10 PSF, L/240)
  - ATTIC WITH PERMANENT STAIRS (40 PSF, 10 PSF, L/240)
  - ATTIC WITHOUT PERMANENT STAIRS (20 PSF, 10 PSF, L/240)
  - ATTIC WITHOUT STAIRS (30 PSF, 10 PSF, L/240)
  - STAIRS (40 PSF, 10 PSF, L/240)
  - EXTERIOR BALCONIES (60 PSF, 10 PSF, L/240)
  - DECKS (40 PSF, 10 PSF, L/240)
  - RAVENDALS AND HANDRAILS (200 LBS)
  - PARAMOUNTS (40 PSF, 10 PSF, L/240)
  - FIRE ESCAPES (40 PSF, 10 PSF, L/240)
  - SACKS (20 PSF)



TYPICAL RAFTER SUPPORT ON ATTIC KNEEWALL  
 NTS.

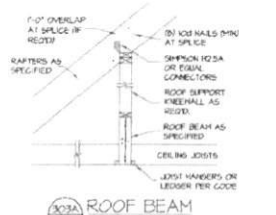
**FRAMING NOTES**

NC (2016 NCBCE), MINN. (10-120) MINN.

- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF BEARING CAPACITY OR SOIL CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROTECTED WITH APPROPRIATE DRAINAGE AND SHALL BE GRADED 30 TO 100 INCHES AWAY FROM FOUNDATION WALLS.
- ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF BEARING CAPACITY OR SOIL CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROTECTED WITH APPROPRIATE DRAINAGE AND SHALL BE GRADED 30 TO 100 INCHES AWAY FROM FOUNDATION WALLS.
- ALL FRAMING LUMBER SHALL BE SPF #2 (FIR - 1875 PSI) UNLESS NOTED OTHERWISE (KAL). ALL TREATED LUMBER SHALL BE SPF #2, PLATE MATERIAL MAY BE SPF #3 OR SPF #3 (Eucalyptus) - 425 PSI - HRG.
- L.V.L. SHALL BE LAMINATED VENEER LUMBER, FH-2900 PSI, FV-295 PSI, E-1940 PSI.
- P.S.L. SHALL BE PARALLEL STRAND LUMBER, FH-2900 PSI, FV-290 PSI, E-2040 PSI.
- L.S.L. SHALL BE LAMINATED STRAND LUMBER, FH-2250 PSI, FV-1400 PSI, E-1950 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
- ALL ROOF TRUSS AND JOIST LAYOUTS SHALL BE PREPARED IN ACCORDANCE WITH THE SEALED STRUCTURAL DRAWINGS, TRUSSES AND JOISTS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS AND CHANGE IN TRUSS OR JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- ALL STRUCTURAL STEEL SHALL BE A572-50. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2 INCHES, AND FULL PLANKING WITHIN PROTECTIVE CO. OF BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO 1/4\"/>



THICKENED SLAB  
 (INTERIOR BEARING WALL)  
 NTS.



ROOF BEAM  
 NTS.

STRUCTURAL DESIGN BY:  
 SOUTHERN ENGINEERS, P.A.  
 1716 NELSON DRIVE, RALEIGH, NC 27601  
 LICENSE: C-4112, PHONE: 919-870-1617  
 PROJECT #: 21-2821-GL



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PROJECT FOR: KEN HARVEY HOMES  
 LOCATION: MULTI  
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RILEY  
 PLAN NAME: A-1977-54GL  
 PLAN ID:  
 DATE: 6-8-21

SD SHEET