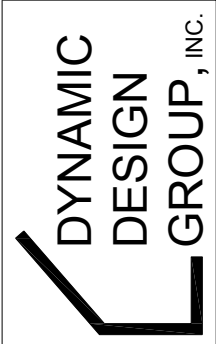


Cotton Farms Lot 11
 240 Hook Dr
 Fuquay Varina, NC



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KEN HARVEY
 PROJECT FOR: HOMES
 LOCATION: T.B.D.
 LOT: T.B.D.
 SUBD: T.B.D.
 COUNTY: T.B.D.



FRONT ELEVATION "A"
 SCALE: 3/16" = 1'-0"

- Screen Porch
- Conditioned Crawl Space
- 3 sides parged with stone on the front
- 6' windows first floor
- 10' ceilings 1st floor
- 9' ceilings 2nd floor
- Open Railing
- Zero Entry Shower



LEFT SIDE ELEVATION "A"
 SCALE: 3/16" = 1'-0"

ABIGAIL
 PLAN NAME
 B-2926-50GL
 PLAN I.D.
 7.28.23
 DATE

A-1A
 SHEET

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LOCATION: T.B.D.
LOT: T.B.D.
SUBD: T.B.D.
COUNTY: T.B.D.



REAR ELEVATION "A"
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION "A"
SCALE: 3/16" = 1'-0"

ABIGAIL
PLAN NAME
B-2926-50GL
PLAN I.D.
7.28.23
DATE

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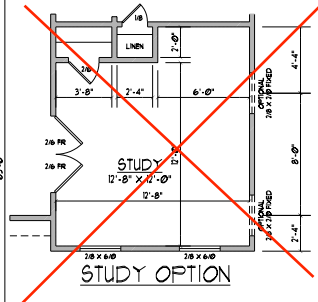
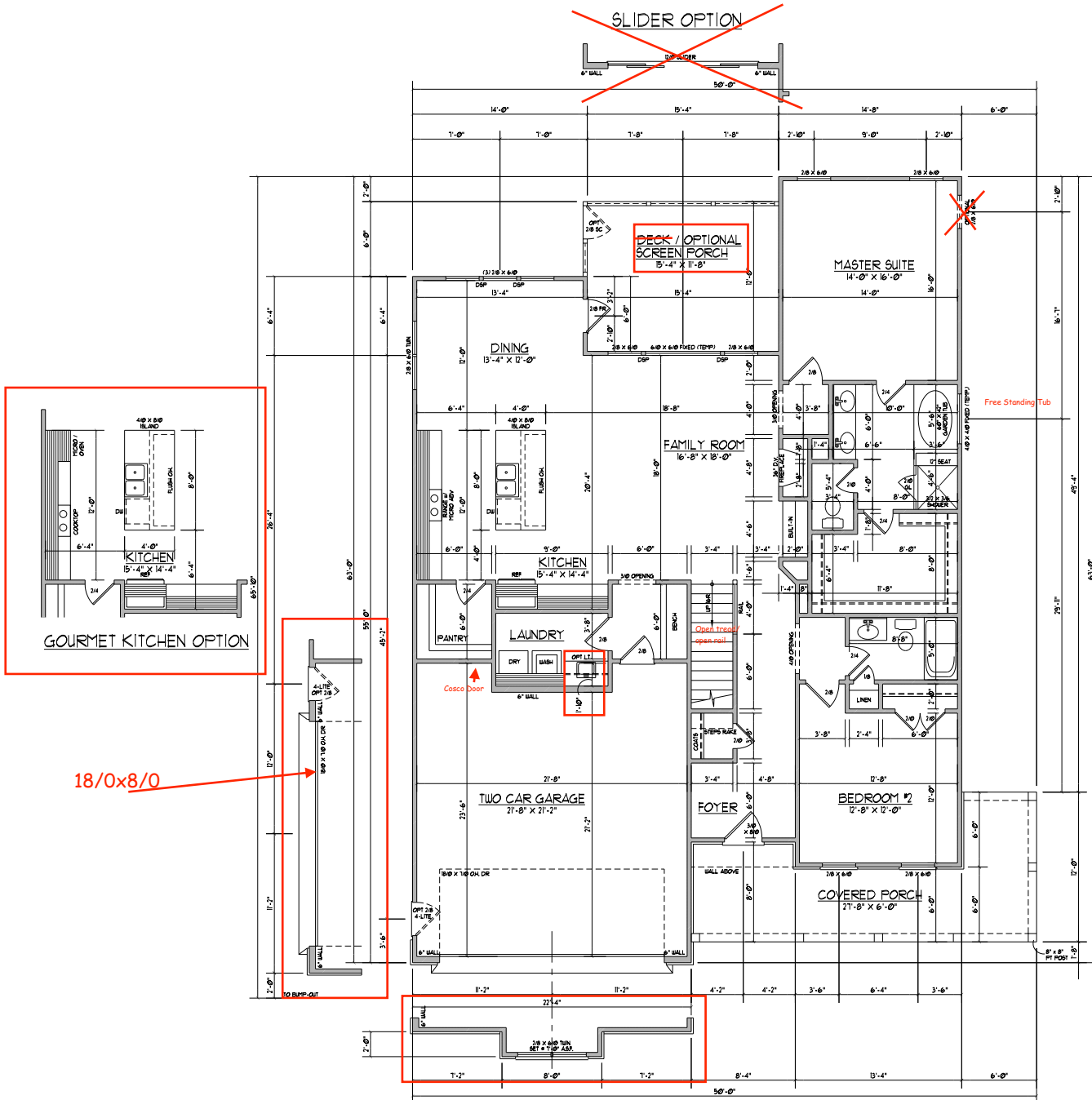
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PROJECT FOR: KEN HARVEY HOMES
 LOCATION: T.B.D.
 LOT: T.B.D.
 SUBD: T.B.D.
 COUNTY: T.B.D.

ABIGAIL
 PLAN NAME
B-2926-50GL 7.28.23
 DATE
 PLAN I.D.

A-2A
 SHEET



**ELEVATION "A"
 FIRST FLOOR PLAN**
 SCALE: 3/16" = 1'-0"

1754 HEATED SQ. FT.
 509 SQ. FT. GARAGE
 178 SQ. FT. COVERED PORCH
 186 SQ. FT. DECK / OPT. SCREEN PORCH

- NOTES:**
- 1) 9'-0" CLG. HGT. (9' - 11 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
 - 2) ALL WALLS DRAIN AT 4" WIDTHS
 - 3) SET WINDOWS AT 6'-0" A.B.F. UNLESS OTHERWISE NOTED.
 - 4) DIMENSIONS ARE TO FINISH UNLESS OTHERWISE NOTED.
 - 5) CONSULT WINDOW MANUFACTURER'S SPECS. FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS.
 - 6) ELECTRICAL LAYOUT BY BUILDER

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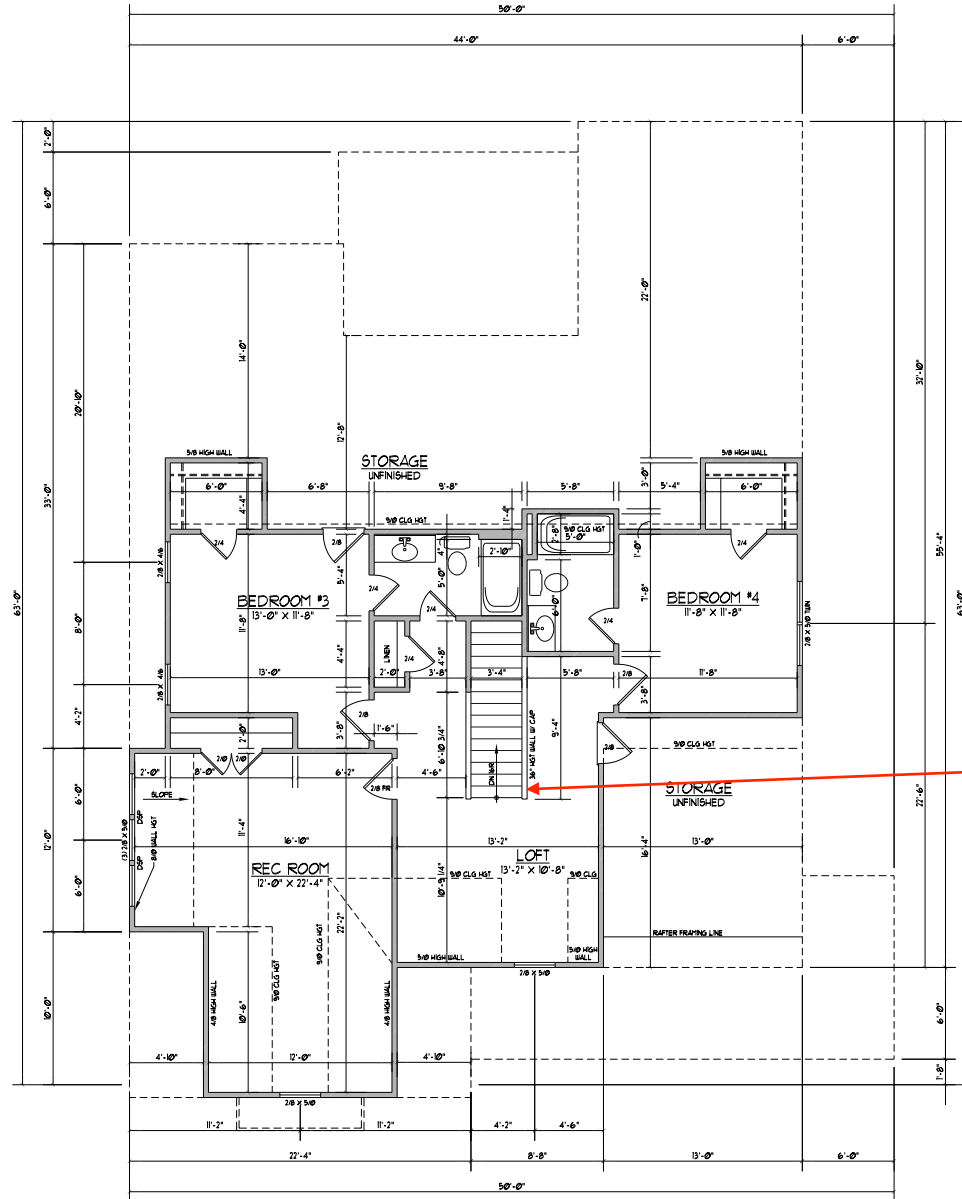
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PROJECT FOR: KEN HARVEY HOMES
 LOCATION: T.B.D.
 LOT: T.B.D.
 SUBD: T.B.D.
 COUNTY: T.B.D.

ABIGAIL
 PLAN NAME
B-2926-50GL **7.28.23**
 PLAN I.D. DATE

A-3A
 SHEET

5/0 windows



Open Rail

ELEVATION "A"
 SECOND FLOOR PLAN
 SCALE 3/8"=1'-0"

1183 HEATED SQ. FT.

- NOTES:
- 1) 3'-0" CLG. HGT. (5' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
 - 2) ALL WALLS DRAIN AT 4" WIDTHS UNLESS OTHERWISE NOTED.
 - 3) SET WINDOWS AT 1'-4" ASB. 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 LAYOUT BY BUILDER

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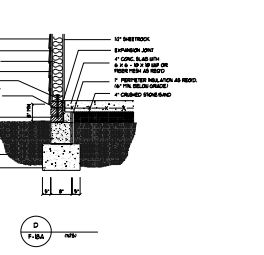
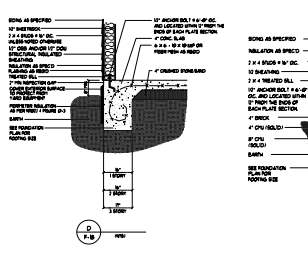
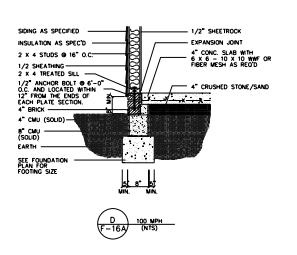
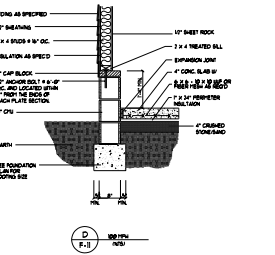
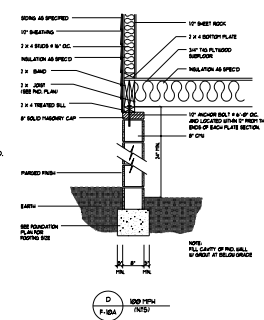
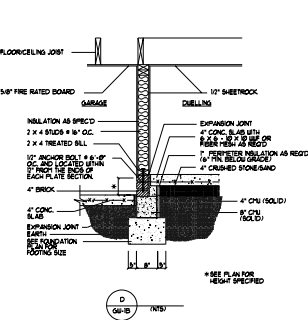
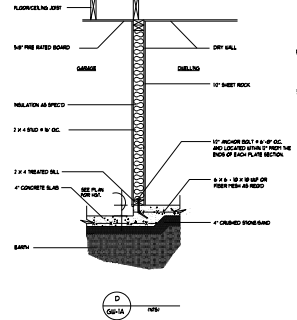
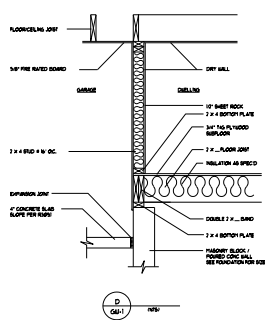
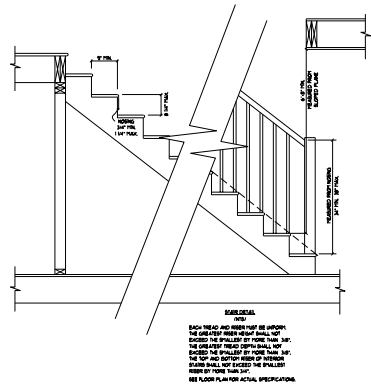
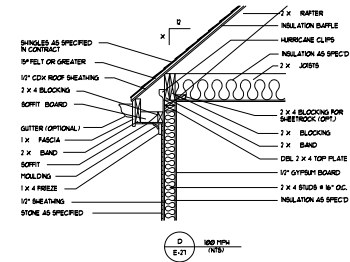
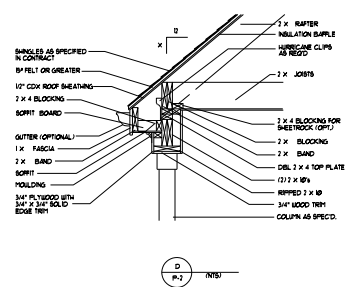
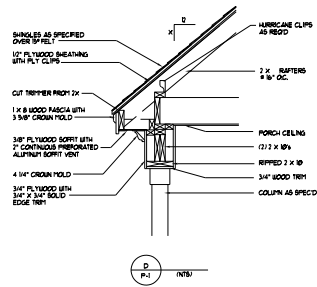
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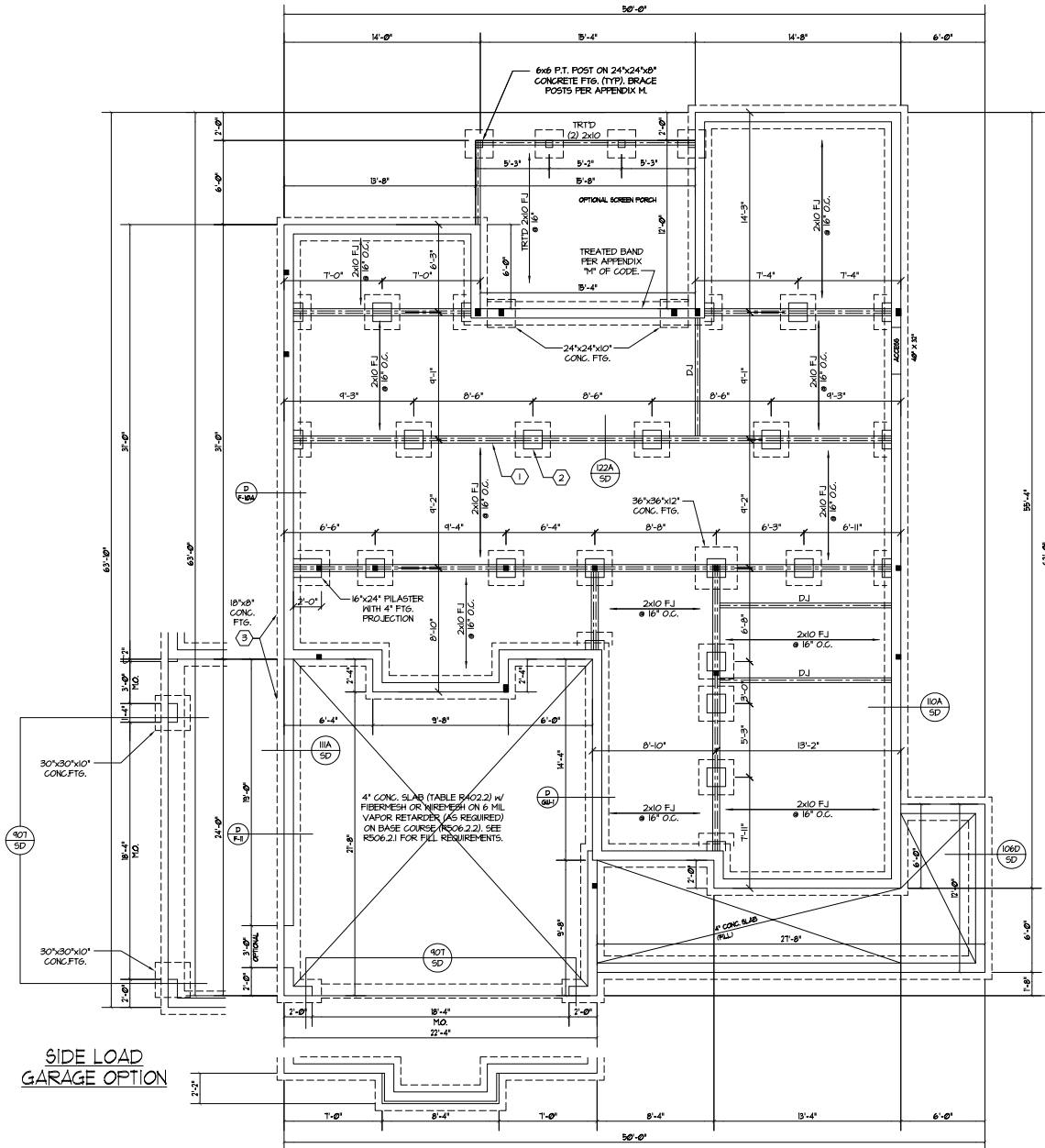
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KEN HARVEY
 PROJECT FOR: HOMES
 LOCATION: T.B.D.
 LOT: T.B.D.
 SUBD: T.B.D.
 COUNTY: T.B.D.

ABIGAIL
 PLAN NAME
B-2926-50GL
7.28.23
 DATE
 PLAN I.D.

D-1
 SHEET





SIDE LOAD GARAGE OPTION

PRICING SET
NOT FOR CONSTRUCTION

FOUNDATION STRUCTURAL NOTES
NC (2016 NCRG). Wind: 15-20 mph - CRAWL

- (1) (3)2x10 SYP#2 OR 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 40"	UP TO 9'-0"
16x16	UP TO 64"	UP TO 12'-0"
24x24	UP TO 46"	UP TO 16'-0"

 WITH 30" x 30" x 10' CONCRETE FOOTINGS, UNO.
- (3) WALL FOOTING AS FOLLOWS

DEPTH:	8' - UP TO 2 STORY
	10' - 3 STORY
MIDTH:	
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 R404.11 (1) THRU (4) NOTE: ASSUMED SOIL BEARING CAPACITY = 2000 PSF. CONTRACTOR MUST VERIFY SITE CONDITIONS AND CONTACT SOILS ENGINEER IF MARGINAL OR UNSTABLE SOILS ARE ENCOUNTERED.
- (4) (1) 2x10 SPF #2 OR SYP #2 GIRDER
- (2) 1.75x9.25 LVL OR LSL GIRDER
- (5) (1) 1.75x9.25 LVL OR LSL GIRDER
- (6) (1) 1.75x9.25 LVL OR LSL GIRDER
- (7) * 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:
 - "S.J." = SINGLE JOIST
 - "D.J." = DOUBLE JOIST
 - "T.J." = TRIPLE JOIST
- ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.

WALL VENTED CRAWL SPACE

REQUIRED	1164	sq. ft. / 50' ±	1169	sq. ft. OF VENTILATION
----------	------	-----------------	------	------------------------

CLOSED CRAWL SPACE VENTILATION METHODS
(SEE REFERENCED SECTIONS IN CODE BOOK FOR DETAILED INSTRUCTIONS)

(R402B) CRACKED PIER	A PERMANENTLY INSTALLED DEWATERER SHALL BE PROVIDED IN THE CRAWL SPACE WITH THE MINIMUM RATED CAPACITY OF 5 PINTS PER DAY.			
(R402B) SUPPLY AIR	1164	sq. ft. / 30' ±	59	CFM
(R402B) HOUSE AIR	1164	sq. ft. / 50' ±	36	CFM
(R402B) EXHAUST FAN	1164	sq. ft. / 50' ±	36	CFM
(R402B) CONDITIONED SPACE	THE CRAWL SPACE SHALL BE DESIGNED AS A HEATED AND COOLED CONDITIONED SPACE WITH WALL INSULATION INSTALLED AS PER THE REQUIREMENTS OF SECTION R402.8.1.			

PROJECT #
23-1726-GL

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Any deviations or discrepancies on plans are to be brought to the attention of the Engineer. Engineers' failure to do so will constitute negligence on the part of the Engineer.
Seal is valid for projects permitted one year from date of seal.
Use of these plans constitutes approval of terms & conditions as defined in the customer agreement.

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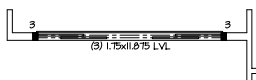
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Abigail Gaage-Lett
KEN HARVEY HOMES

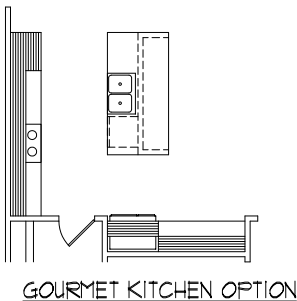
ELEVATION "A"
CRAWL SPACE FOUNDATION PLAN
SCALE: 3/16"=1'-0"

S-1

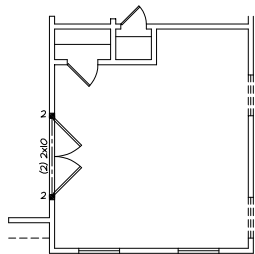
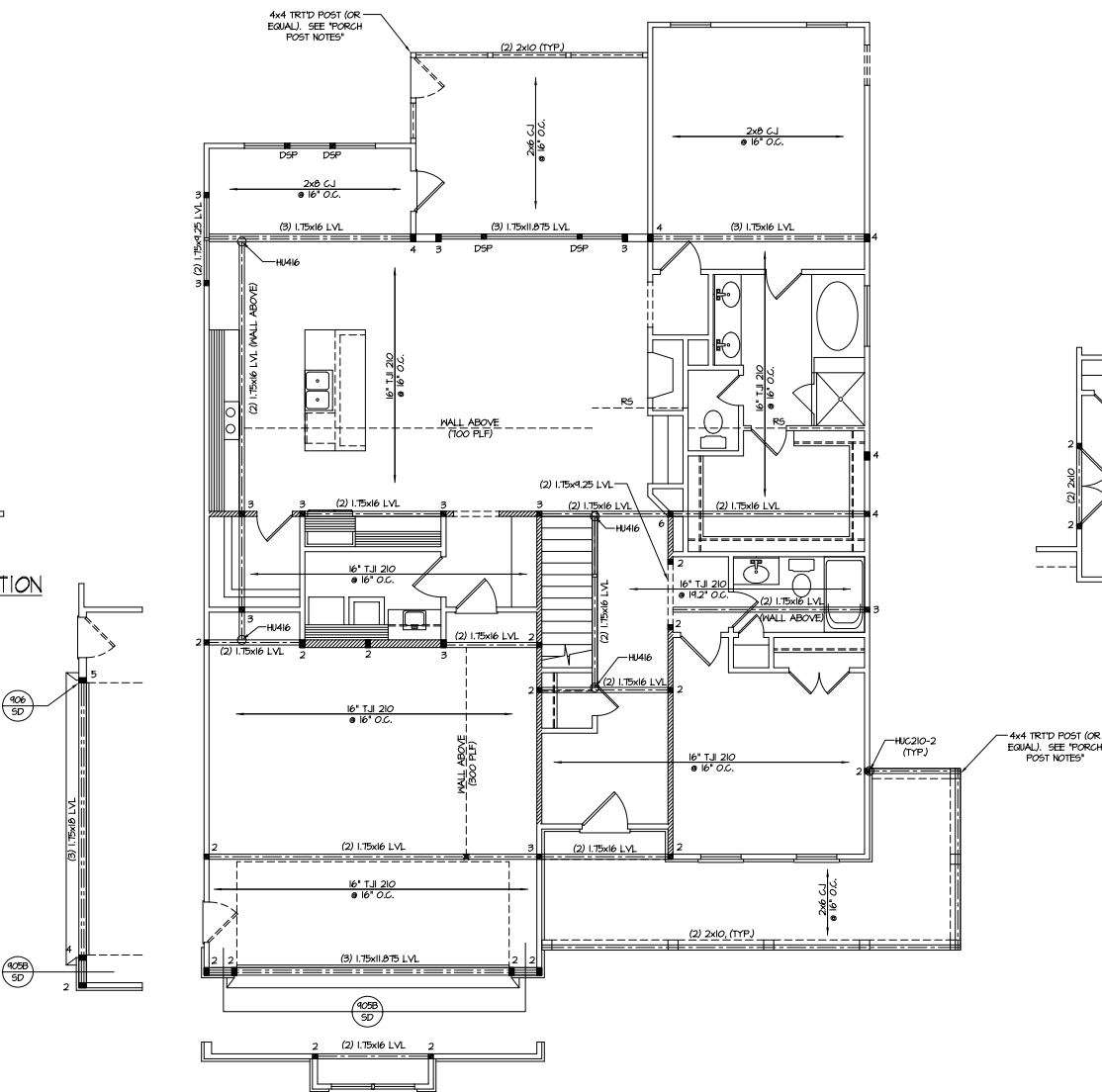
SLIDER OPTION



PRICING SET
NOT FOR CONSTRUCTION



GOURMET KITCHEN OPTION



STUDY OPTION

ELEVATION "A"
FIRST FLOOR CEILING /
STRUCTURAL PLAN
SCALE: 3/16" = 1'-0"

PROJECT #
23-1726-GL

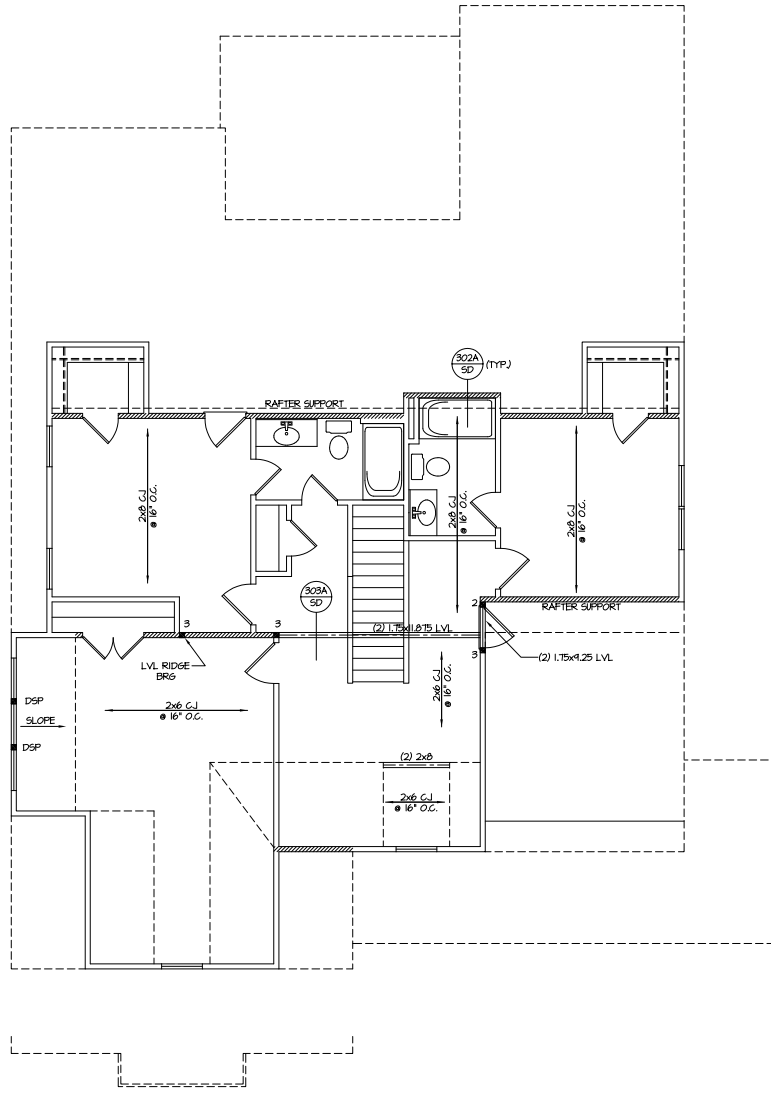
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DYNAMIC
DESIGN
GROUP

Abigail
Gauger-Lett
KEN HARVEY HOMES

S-2a



PRICING SET
NOT FOR CONSTRUCTION

ELEVATION "A"
SECOND FLOOR CEILING/
STRUCTURAL PLAN
SCALE: 3/16" = 1'-0"

PROJECT #
23-1726-GL

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Gauger-Lett**
KEN HARVEY HOMES

S-3a

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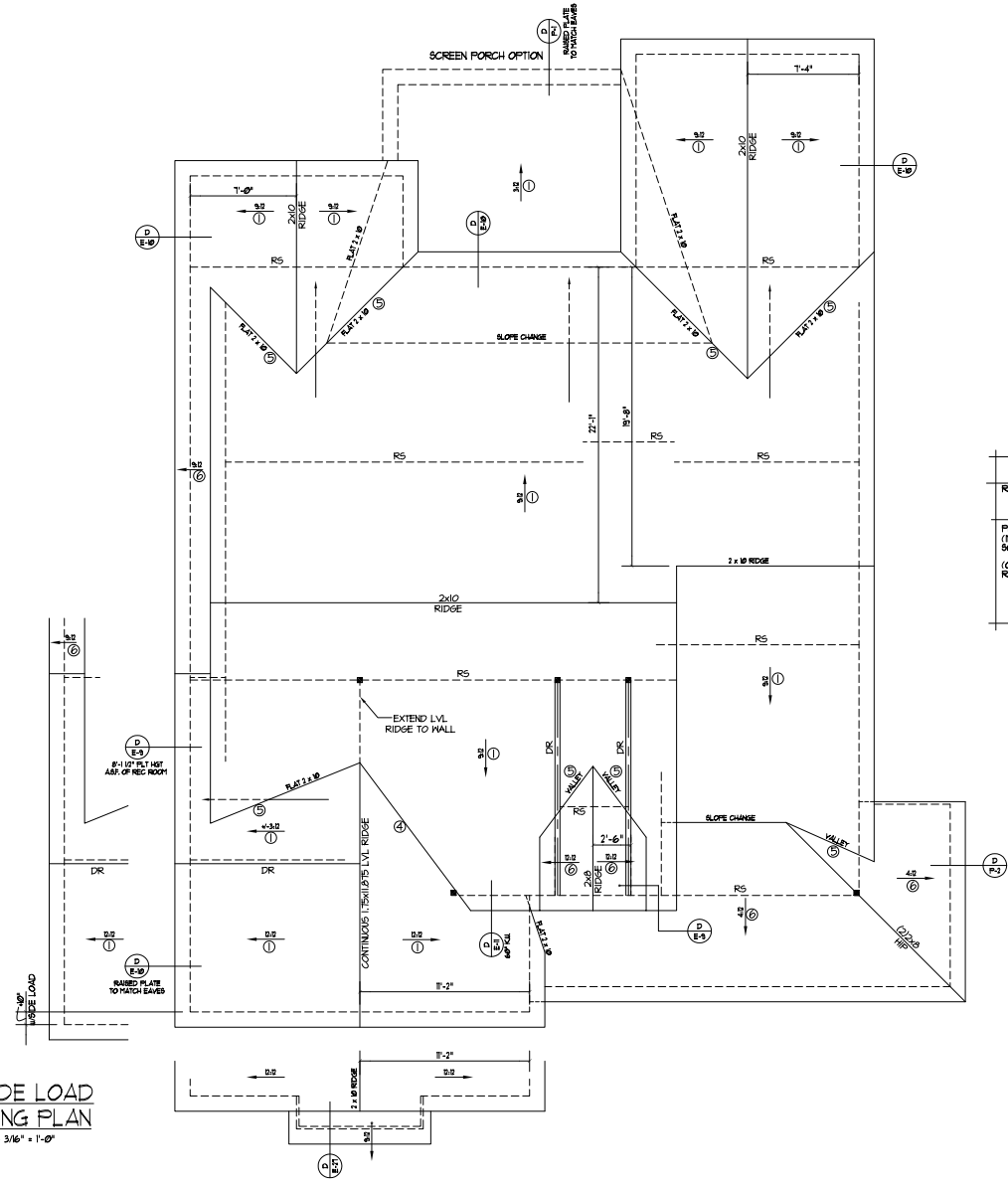
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DYNAMIC
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Abigail
Gauger-Lett
KEN HARVEY HOMES

S-4a

PRICING SET
NOT FOR CONSTRUCTION



ATTIC VENTILATION	
REQUIRED	2631 SQ FT OF ATTIC / 300 = 8.77 SQ FT OF INLET & OUTLET
PROVIDED INLET	0.71 SQ. FT. PER X 153 LINEAR FT. = 107.11 SQ. FT. OF VENT. (TOTAL OF INLET)
PROVIDED OUTLET	11 SQ. FT. PER X 110 LINEAR FT. = 1210 SQ. FT. OF VENT. (TOTAL OF OUTLET)
	22.81 TOTAL SQ. FT. OF VENT.

- ROOF FRAMING NOTES:
NC (2018 NRC). Wind: 115-120 mph
- 2x8 RAFTERS @ 16" O.C. WITH 2x10 RIDGE UNO.
 - (1) 2x10 OR 1.75x10.75 LVL HP. (2) 2x10 HPS MAY BE SPLICED WITH A 1x10 6'-0" OVERLAP AT CENTER.
 - (1) 2x10 OR 1.75x10.25 LVL VALLEY. DO NOT SPLICE VALLEYS.
 - 1.75x10.75 LVL OR (2) 1.75x10.25 LVL VALLEY.
 - FALSE FRAME VALLEY ON 2x10 PLAT PLATE.
 - 2x8 RAFTERS @ 16" O.C. W/ 2x8 RIDGE UNO.
 - 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE UNO.
 - EXTEND RIDGE 12" BEYOND INTERSECTION.
- "SR" = SINGLE RAFTER
 - "DR" = DOUBLE RAFTER
 - "TR" = TRIPLE RAFTER
 - "RS" = ROOF SUPPORT
 - "M" = (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-25A" 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.

ELEV. "A" SIDE LOAD
ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

ELEVATION "A"
ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"

STRUCTURAL NOTES

NC (2018 NCRG), Wind: 115-120 mph

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLLARS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM FOOTING, AND FLING 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. ENGINEERS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTORS 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)
 - DECKS AND EXTERIOR BALCONIES: (40 PSF, 10 PSF, L/360)
 - PASSENGER VEHICLE GARAGES: (50 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 MAILING REQUIREMENTS.
- SEE APPENDIX M (DC6) 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 3 INCHES UNLESS NOTED OTHERWISE (NO). AIR ENTRAINMENT SHALL BE PROVIDED. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, 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 1/2" (IE. 4" CONCRETE SLABS SHALL HAVE 1/2" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A 1'-10"-0" x 1'-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 SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (NO). ALL TREATED LUMBER SHALL BE 57P # 2. PLATE MATERIAL MAY BE 57P # 3 OR 57P #3 (F_c(perp) = 425 PSI - MIN).
- L.V.L. SHALL BE LAMINATED VENEER LUMBER: F_b=2600 PSI, F_v=285 PSI, E=1.4x10⁶ PSI. P.S.L. SHALL BE PARALLEL STRAND LUMBER: F_b=2900 PSI, F_v=280 PSI, E=2.2x10⁶ PSI. L.S.L. SHALL BE LAMINATED STRAND LUMBER: F_b=2250 PSI, F_v=400 PSI, E=1.5x10⁶ PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S INSTRUCTIONS.
- 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.
- 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 NAILLED 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"x14" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/8" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 4'-0". SEE PLANS FOR SPANS OVER 6'-0". SEE ALSO SECTION R103.9.3 LINTELS.
- METAL CONNECTORS REFERENCED ON PLANS CORRESPOND TO SIMPSON STRONG-TIE BRAND CONNECTORS OF EQUAL OR BETTER CAPACITY AND ACCEPTABLE CORROSION RESISTANCE PER CODE AND AS RECOMMENDED BY MANUFACTURER.

PORCH POST NOTES:

- 4x4 (6x6) TRITD POST (OR EQUAL).
- ATTACH TRUSSES (RAFTERS) AT PORCH WITH HERRICANE CONNECTORS.
- POST CAP: SIMPSON AC4-MAX (AC6-MAX)
- POST CAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND; ADD (1) SIMPSON H6.
- POST BASE: SIMPSON ABM4 (ABM6).
- MON. 3/4" ANCHOR (EMBED 7")
- 230 3/8" ANCHOR (EXTEND TO FOOTING - HIGH WIND O.C.)
- POST BASE, WOOD FOUNDATION: (2) SIMPSON CS80 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST UPPER AND LOWER OR TO GIRDER.
- NOTE: THE ABOVE CONNECTORS ARE SUBSTITUTIONS. EQUIVALENT CONNECTORS THAT MEET THE REQUIREMENTS OF THE NC RESIDENTIAL BUILDING CODE LOCAL CODES, AND/OR ARE APPROVED BY THE BUILDING INSPECTOR MAY BE SUBSTITUTED.

LVL CONNECTION LEGEND

- (2) PLY 1 1/8" LVL BEAMS.
 - (3) ROWS OF 100 NAILS @ 12" O.C. OR
 - (2) ROWS OF SIMPSON SDW22590 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDW22590 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18"
- (3) PLY 1 1/8" LVL BEAMS.
 - (3) ROWS OF 100 NAILS @ 8" O.C. ON EACH SIDE OR
 - (2) ROWS OF SIMPSON SDW22590 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDW22590 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18"
- (4) PLY 1 1/8" LVL BEAMS.
 - (2) ROWS OF SIMPSON SDW22634 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDW22634 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18"

FRAMING NOTES

NC (2018 NCRG), 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 R602.02 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: 1/8"). SHEATHING SHALL BE ATTACHED WITH 8d NAILS AT A 6"X12" NAILING PATTERN 16" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. INSTALL BLOCKING AT ALL PANEL EDGES.
- WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED WALLS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPICED ACROSS STUDS (CONTINUOUS ABOVE 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.
 - "MSGR/INTERST FLOOR": USE "HD HOLD-DOWN DETAIL" ON SO 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 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAIL.
- 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 "IBWHP" ON PLANS). ATTACH ONE SIDE WITH 7/8" WSP SHEATHING WITH 8d NAILS AT A 6"X12" NAILING PATTERN 16" O.C. AT PANEL EDGES AND 12" O.C. 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" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.

HEADER/BEAM & COLUMN NOTES

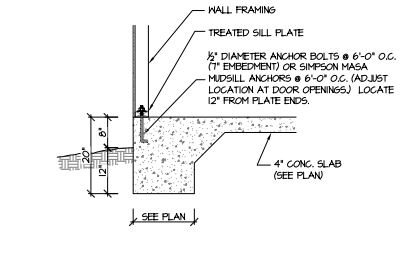
- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN (2)2x10 (4" WALL) OR (3)2x10 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "4" IN TABLE R602.3(5) OR AS BELOW PER NCOI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-4-2020.
 - UP TO 3' SPAN: (1) KING STUD
 - OVER 3' UP TO 6' SPAN: (2) KING STUDS
 - OVER 6' UP TO 9' SPAN: (3) KING STUDS
 - OVER 9' UP TO 12' SPAN: (4) KING STUDS
 - OVER 12' UP TO 15' SPAN: (5) KING STUDS

WOOD I-JOISTS

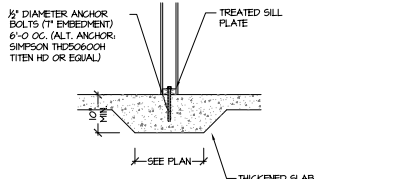
- (SHALL BE ONE OF THE FOLLOWING):
- TJ 210 BY TRUSS JOIST
 - LFI 200 PLUS BY LF
 - BCI 50006 LB BY BC
 - BLI 40 BY ONCENTER
- ALL I-JOISTS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
- INSTALL SQUASH BLOCKS, WEB STIFFENERS, ETC. AS REQUIRED BY AND ACCORDING TO THE I-JOIST MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
- HANGERS FOR I-JOISTS ARE THE RESPONSIBILITY OF THE I-JOIST SUPPLIER.

NOTE: I-JOISTS MAY BE SUBSTITUTED WITH FLOOR TRUSSES DESIGNED BY SUPPLIER (SAME DEPTH AND LAYOUT).

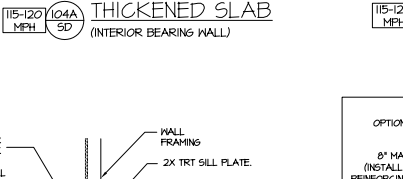
MONOLITHIC SLAB FOOTING
(SIDING OR EQUAL)



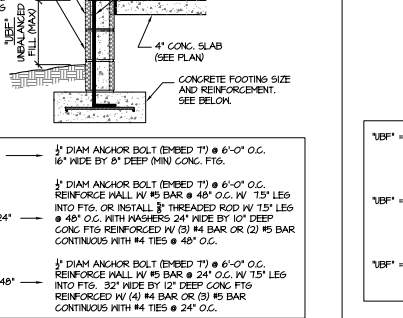
THICKENED SLAB
(INTERIOR BEARING WALL)



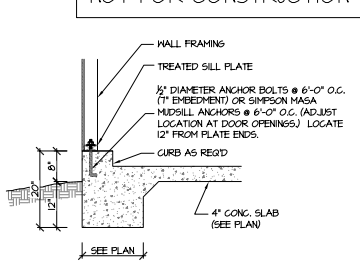
THICKENED SLAB @ GARAGE
(INTERIOR GARAGE WALL)



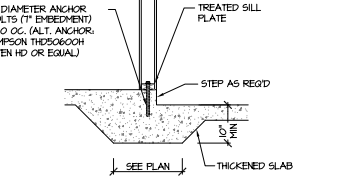
STEM WALL SLAB FOOTING
(SIDING OR EQUAL)



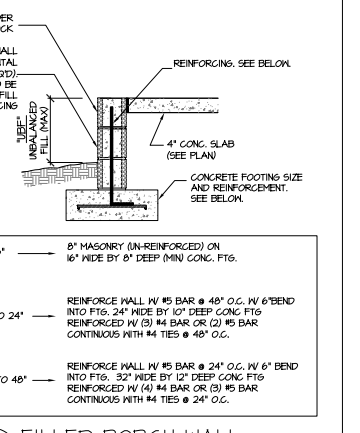
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THICKENED SLAB @ GARAGE
(INTERIOR GARAGE WALL)



FILLED PORCH WALL



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DYNAMIC DESIGN GROUP

Abigail Gaug-Latt
KEN HARVEY HOMES

SD

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PROJECT #
23-1726-GL

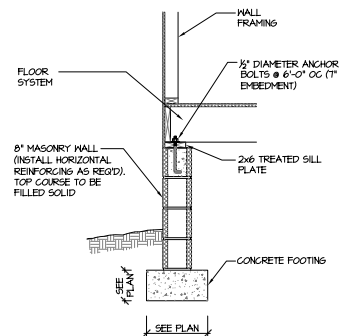
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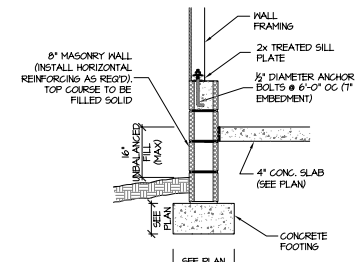
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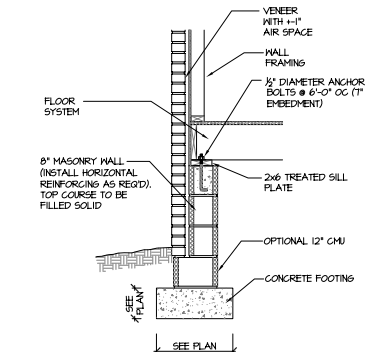
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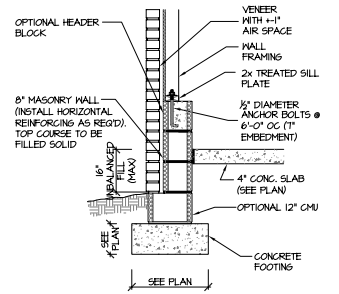
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MEH (SIDING OR EQUAL)



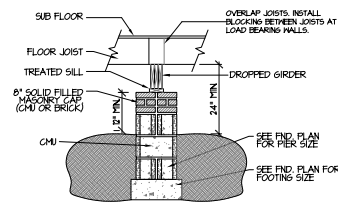
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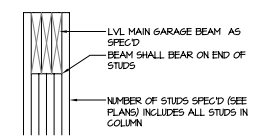
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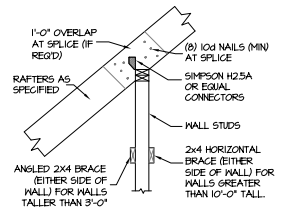
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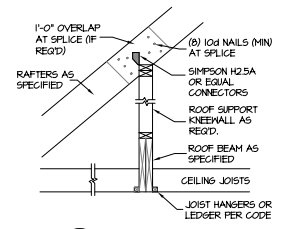
122A' SD
NTS



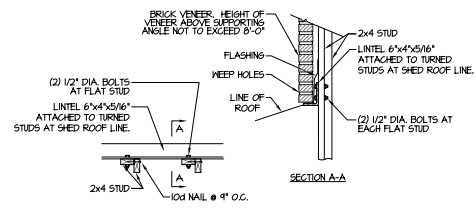
204B' SD
NTS



302A' SD
NTS.



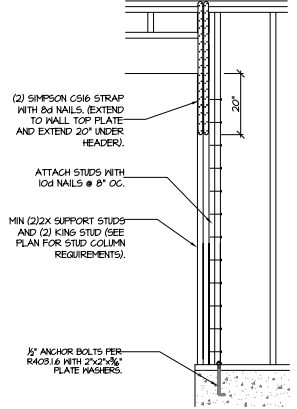
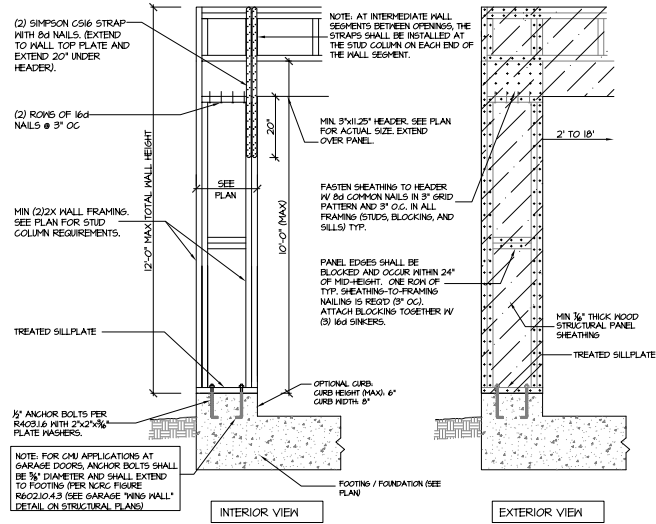
303A' SD
NTS.



604A' SD
NTS

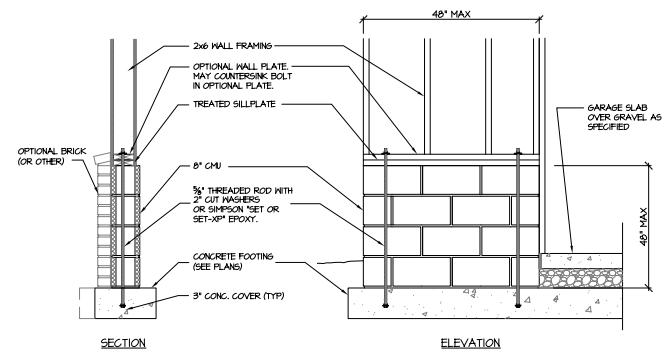
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PROJECT #
23-1726-GL



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

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



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

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