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 Dimensions govern over scale, code governs over dimensions.

PROJECT FOR: ICG HOMES
 LOCATION: ---
 LOT: ---
 SUBDIVISION: ---
 COUNTY: ---

CHARLESTON
 PLAN NAME
C2-3063-48GR
 PLAN I.D.
1.9.24
 DATE

A-1B.1
 SHEET



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

THIS PLAN CONFORMS TO THE 2018 EDITION OF THE I.R.C. / NORTH CAROLINA RESIDENTIAL CODE.

TABLE 402.11 ENERGY CONSERVATION CODE INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENS. U-FAC	SKY-LIGHT U-FAC	GLAZED FENS. SHGC	MINIMUM INSULATION R-VALUE						
				CEILING	WOOD WALL	MASS WALL	FLOOR	BS-MT WALL	SLAB & DEPTH	CRAILL SPACE
3	0.35	0.55	0.30	38 or 30 cont.	15 or 13-2.5	5/13 or 15/10 cont.	19	5/13	0	5/13
4	0.35	0.55	0.30	38 or 30 cont.	15 or 13-2.5	5/13 or 15/10 cont.	19	10/13	10	10/13
5	0.35	0.55	NR	38 or 30 cont.	19, 13-5 or 15-3	13/11 or 15/13 cont.	30	10/13	10	10/13

SEE TABLE 301 CLIMATE ZONES BY COUNTY ENERGY CONSERVATION CODE
 SEE FOOTNOTES OF TABLE N1021 FOR FOOTNOTES AND DETAILED EXPLANATIONS.



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



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



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

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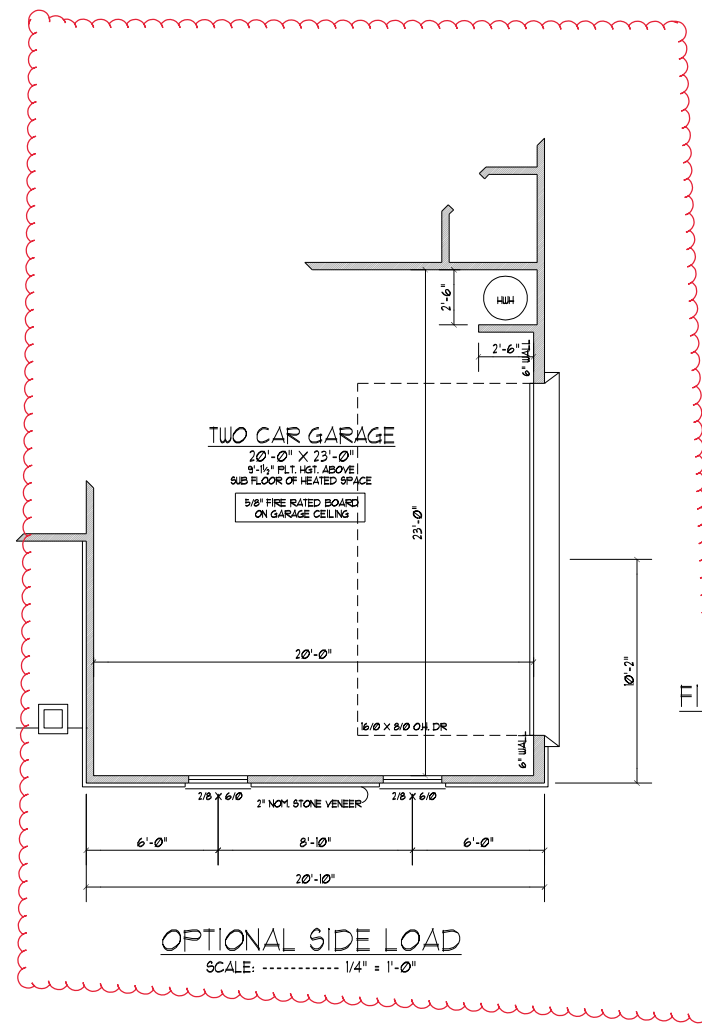
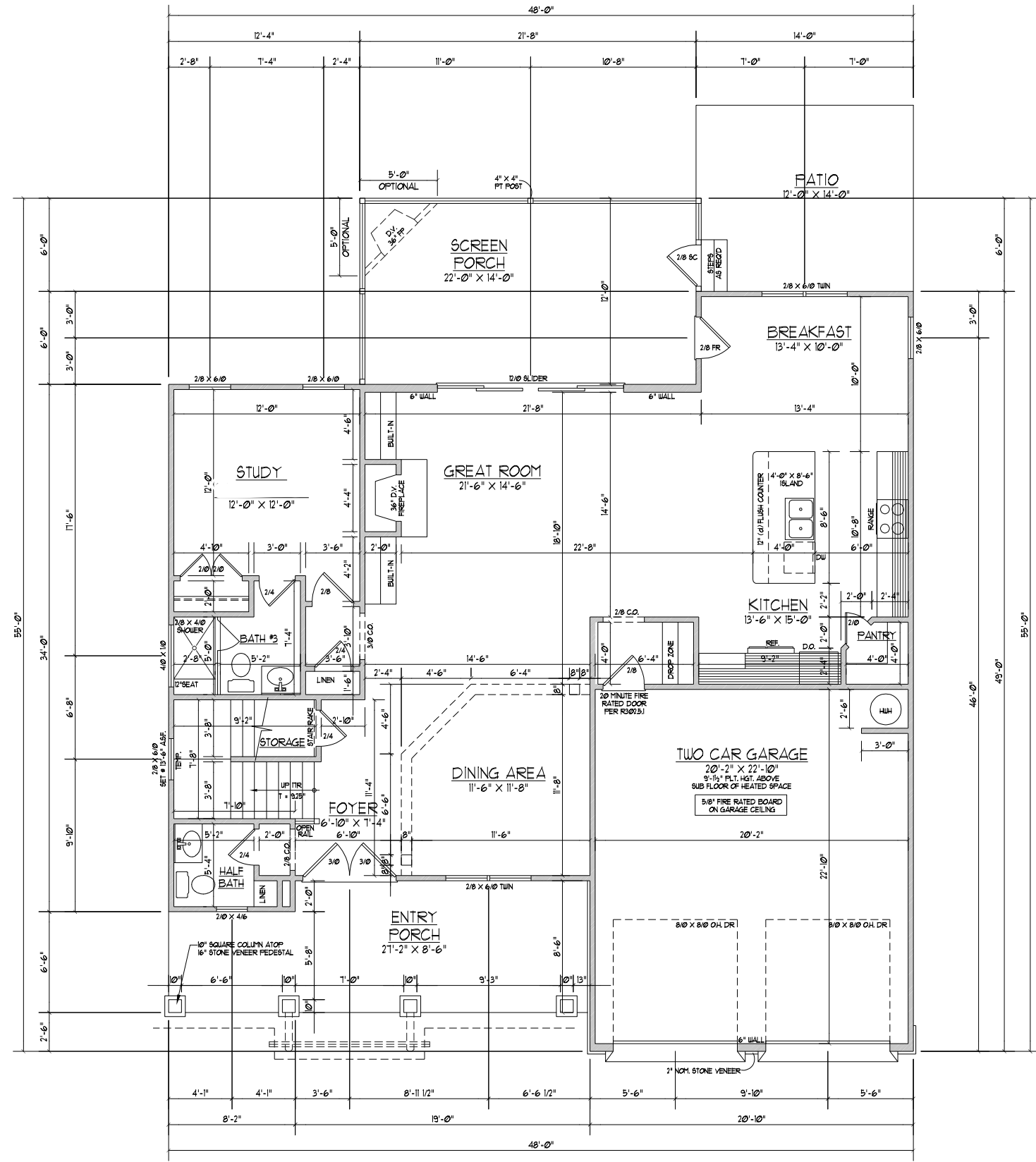
PROJECT FOR: ICG HOMES
 LOCATION: ---
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 COUNTY: ---



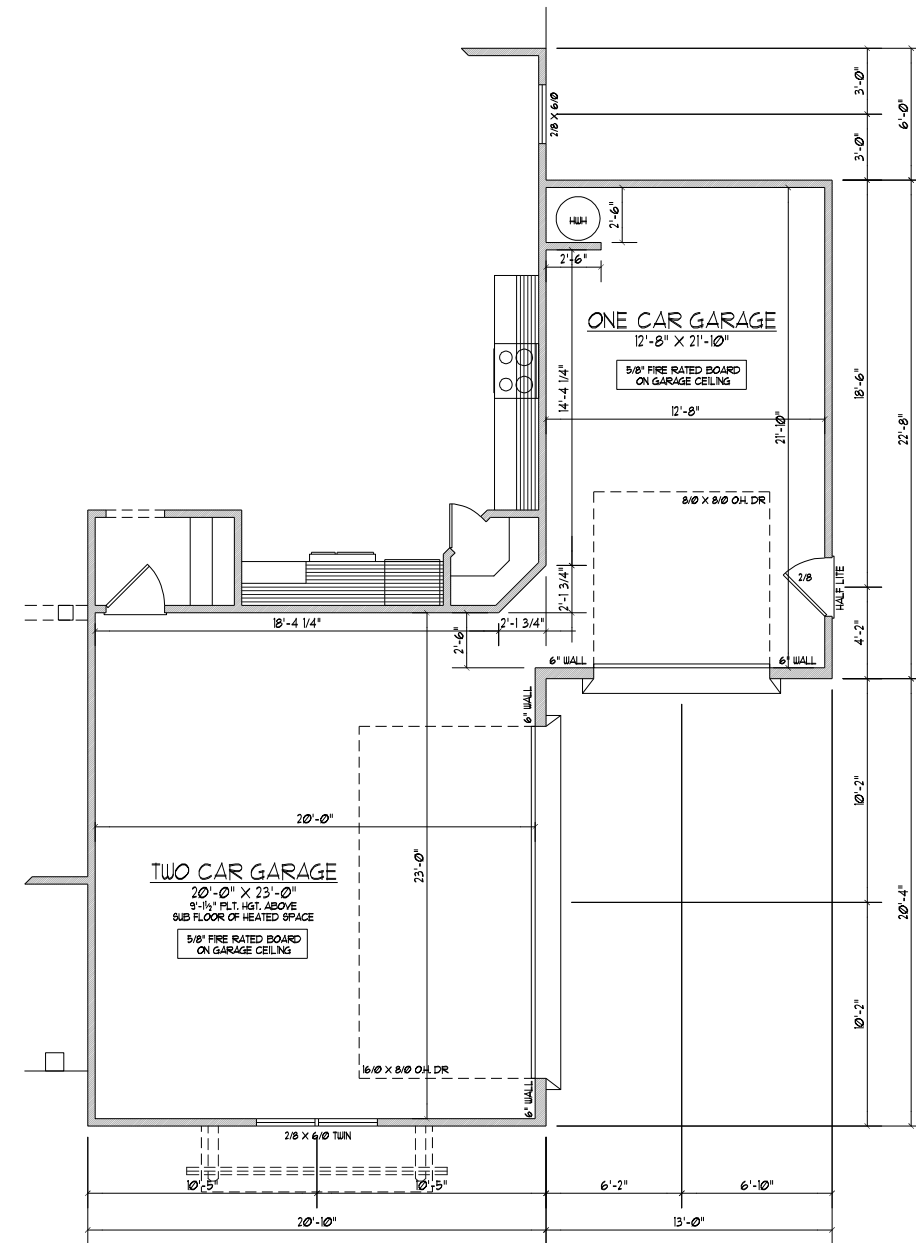
FIRST FLOOR PLAN "B"
 SCALE: ----- 1/4" = 1'-0"

1384 HEATED SQ. FT.
 482 SQ. FT. GARAGE
 216 SQ. FT. ENTRY PORCH
 262 SQ. FT. SCREEN PORCH
 162 SQ. FT. PATIO

- NOTES:
- 1) 10'-0" CLG. HGT. (10' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
 - 2) ALL WALLS DRAWN AT 4" WIDTHS
 - 3) SET WINDOWS AT 8'-0" ASF. UNLESS OTHERWISE NOTED.
 - 4) DIMENSIONS ARE TO FRAMING UNLESS OTHERWISE NOTED.
 - 5) CONSULT WINDOW MANUFACTURER'S SPEC'S FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS.
 - 6) ELECTRICAL LAYOUT BY BUILDER

CHARLESTON
 PLAN NAME
C2-3063-48GR
 PLAN I.D.
1.9.24
 DATE

A-2B
 SHEET



OPT. 3rd CAR SIDE LOAD GARAGE

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

1381 HEATED SQ. FT.
 179 SQ. FT. GARAGE

NOTES:

- 1) 10'-0" CLG. HGT. (10' - 1 1/2" PLT. HGT.) UNLESS OTHERWISE NOTED.
- 2) ALL WALLS DRAIN AT 4" WIDTHS UNLESS OTHERWISE NOTED.
- 3) SET WINDOWS AT 8'-0" 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 OPENGS.
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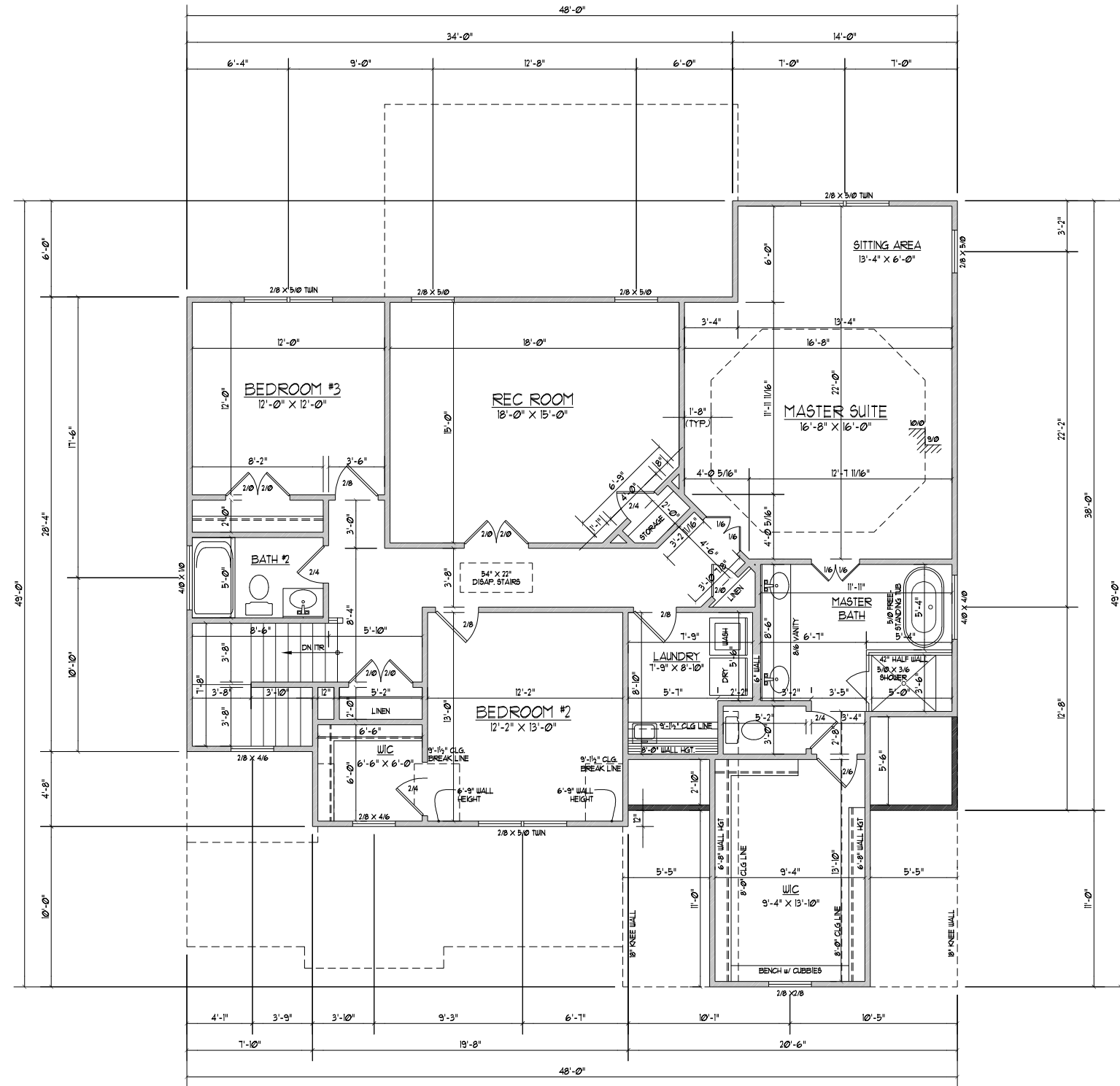
PROJECT FOR: ICG HOMES
 LOCATION: ---
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 SUBDIVISION: ---
 COUNTY: ---



**ELEVATION "B"
 SECOND FLOOR PLAN**
 SCALE ----- 1/4"=1'-0"

1613 HEATED SQ. FT.

- NOTES:
- 1) 9'-0" CLG. HGT. (9' - 1 1/2" FLT. HGT.) UNLESS OTHERWISE NOTED.
 - 2) ALL WALLS DRAIN AT 4" WIDTHS UNLESS OTHERWISE NOTED.
 - 3) SET WINDOWS AT 11'-4" ASJF. 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

CHARLESTON
 PLAN NAME
C2-3063-48GR
 PLAN I.D.
1.9.24
 DATE
A-3B
 SHEET

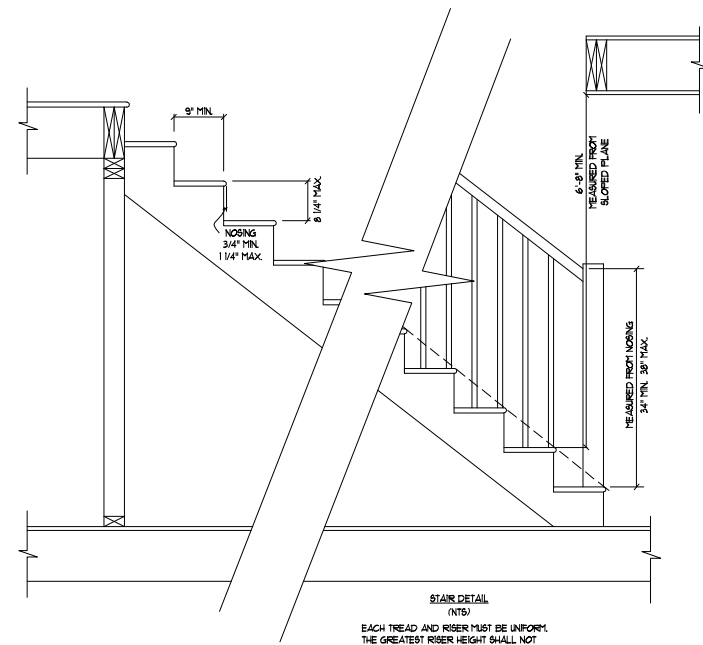
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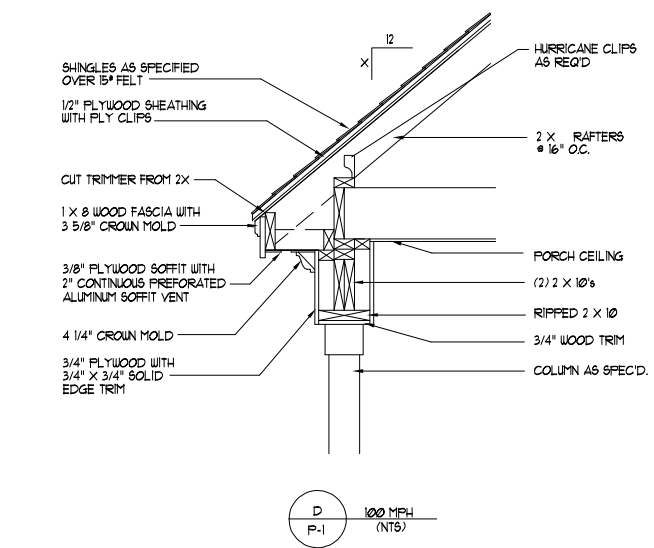
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LOCATION: ---
LOT: ---
SUBDIVISION: ---
COUNTY: ---

CHARLESTON
PLAN NAME
C2-3063-48GR
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PLAN I.D.

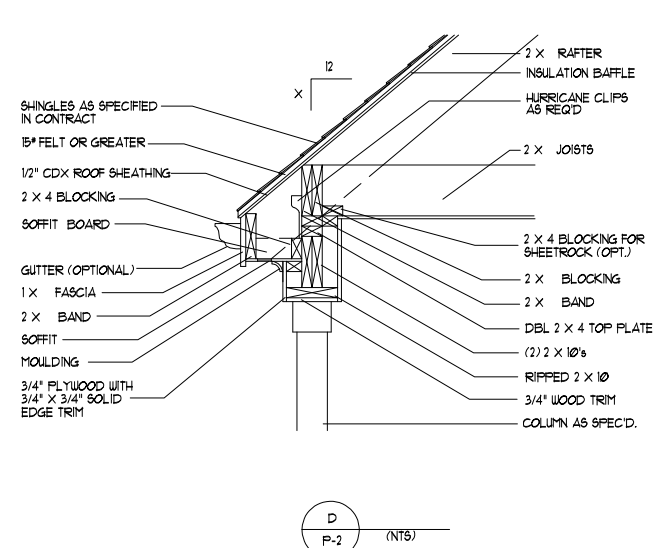
D-1
SHEET



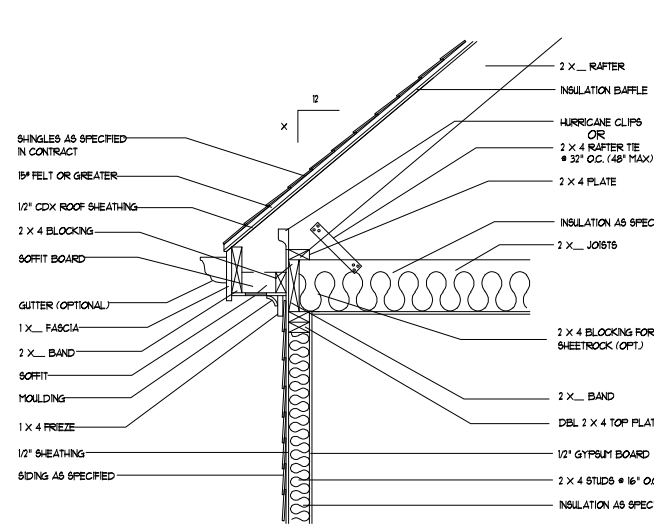
STAIR DETAIL
(NTS)
EACH TREAD AND RISER MUST BE UNIFORM. THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8\". THE GREATEST TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8\". THE TOP AND BOTTOM RISER OF INTERIOR STAIRS SHALL NOT EXCEED THE SMALLEST RISER BY MORE THAN 3/4\".
SEE FLOOR PLAN FOR ACTUAL SPECIFICATIONS.



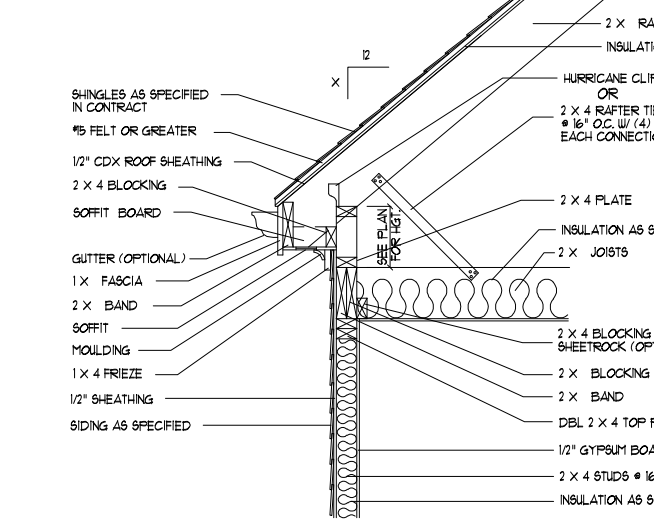
D
P-1
100 MPH
(NTS)



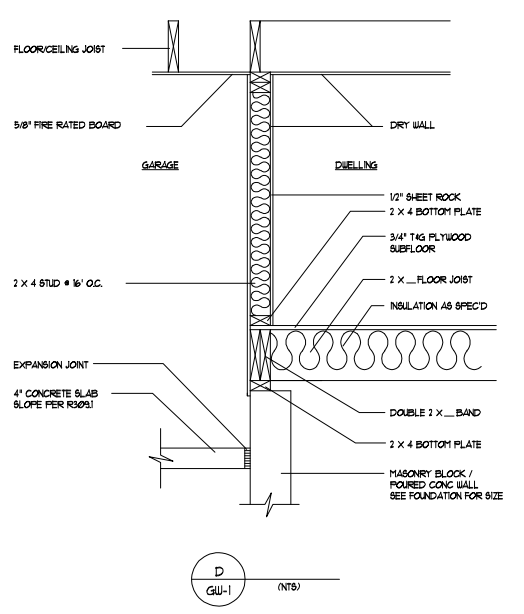
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P-2
(NTS)



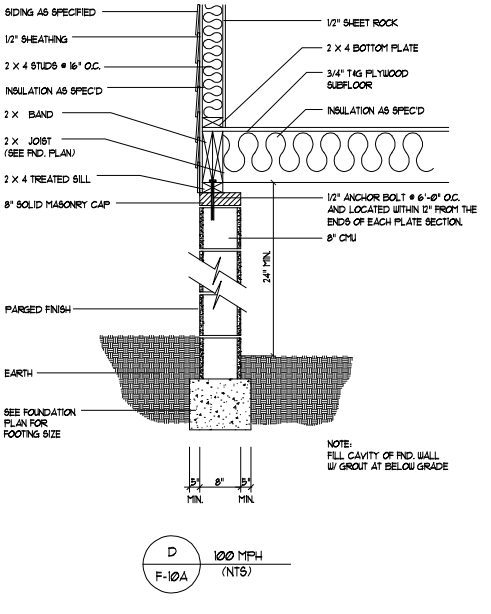
D
E-10
(NTS)



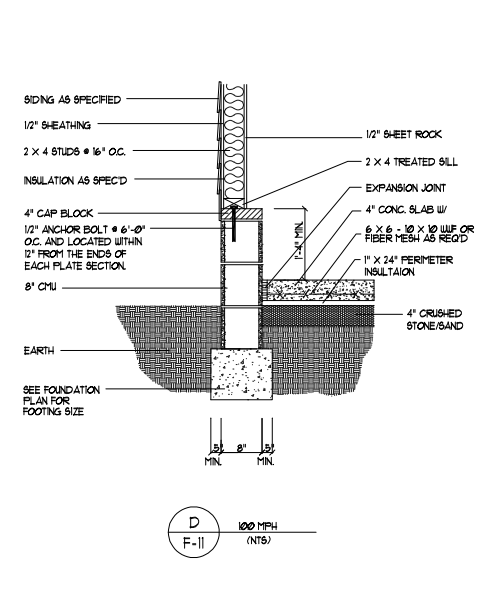
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(NTS)



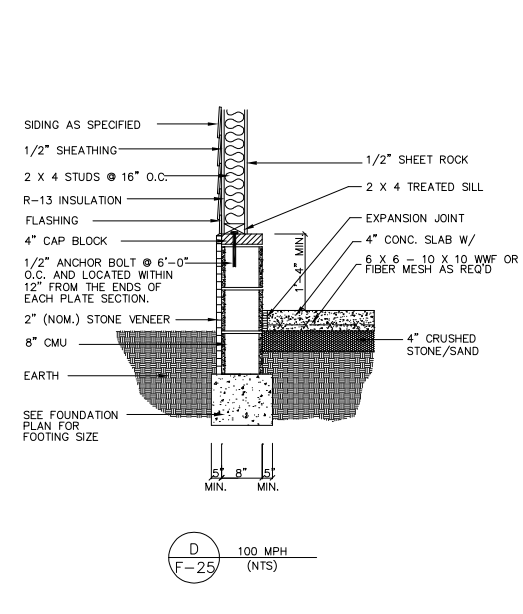
D
G-11
(NTS)



D
F-10A
100 MPH
(NTS)



D
F-11
100 MPH
(NTS)



D
F-25
100 MPH
(NTS)



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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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DYNAMIC DESIGN GROUP

Charleston
310, Serenity - 147 Inspiration Way
ICG HOMES

WALL VENTED CRAWL SPACE		
REQUIRED		
1384	SQ. FT. / 150'	923
		SQ. FT. OF VENTILATION

CLOSED CRAWL SPACE VENTILATION METHODS		
(SEE REFERENCED SECTIONS IN CODE BOOK FOR DETAILED INSTRUCTIONS)		
(R402.5.1) DEHUMIDIFIER	A PERMANENTLY INSTALLED DEHUMIDIFIER SHALL BE PROVIDED IN THE CRAWL SPACE WITH THE MINIMUM RATED CAPACITY OF 5 PINTS PER DAY.	
(R402.5.2) SUPPLY AIR	1384	SQ. FT. / 30' = 41 CFM
(R402.5.3) HOUSE AIR	1384	SQ. FT. / 30' = 28 CFM
(R402.5.4) EXHAUST FAN	1384	SQ. FT. / 30' = 28 CFM
(R402.5.5) 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.	

NOTE: DETAILS WITH A 'D' REFERENCE (EX. "D-F10") ARE FOR ARCHITECTURAL REPRESENTATIONS ONLY. REFER TO "SD" SHEET(S) FOR STRUCTURAL DETAILS.

FOUNDATION STRUCTURAL NOTES
NC (2018 NCRS). Wind: 115-120 mph - CRANL

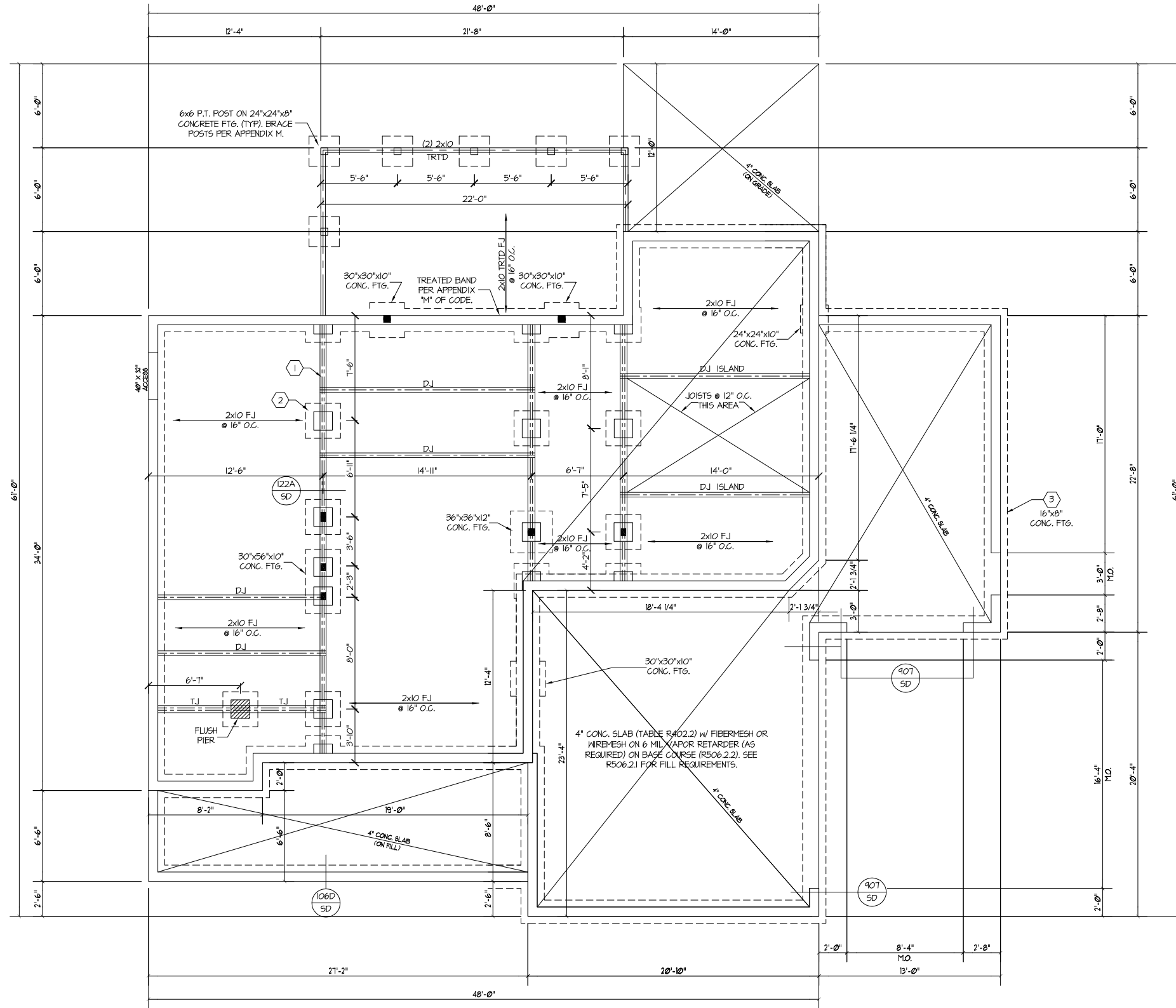
- ① (3) 2x10 SYP #2 OR SFF #2 GIRDER, TYPICAL UNO.
- ② CONCRETE BLOCK PIER SIZE SHALL BE:

SIZE	HOLLOW	SOLID
8x16	UP TO 32"	UP TO 5'-0"
12x16	UP TO 48"	UP TO 9'-0"
16x16	UP TO 64"	UP TO 12'-0"
24x24	UP TO 96"	

 WITH 30" x 30" x 10" CONCRETE FOOTING, 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
	16"	1 STORY
	20"	2 STORY
	24"	3 STORY
- FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO CODE TABLE R404.1.1 (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 (4) 2x10 SFF #2 OR SYP #2 GIRDER
- ⑤ (2) 1.75x4.25 LVL OR LSL GIRDER
- ⑥ (3) 1.75x4.25 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 END, TYPICAL.
- 8. ABBREVIATIONS:
 - "S,J" = SINGLE JOIST
 - "D,J" = DOUBLE JOIST
 - "T,J" = TRIPLE JOIST
- 9. ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.



ELEVATION "A/B"
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



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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 #1* IN TABLE R602.3(5) OR AS BELOW PER NCDCI 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

LVL CONNECTION LEGEND

- (2) FLY 1.75" BEAMS:
 - (3) 10d NAILS @ 12" OC OR
 - (2) SDW22338 (OR EQUAL) @ 16" OC
- (3) FLY 1.75" BEAMS:
 - (2) SDW22500 (OR EQUAL) @ 16" OC
- (4) FLY 1.75" BEAMS:
 - (2) SDW22634 (OR EQUAL) @ 16" OC

WOOD "I" JOISTS

(SHALL BE ONE OF THE FOLLOWING):

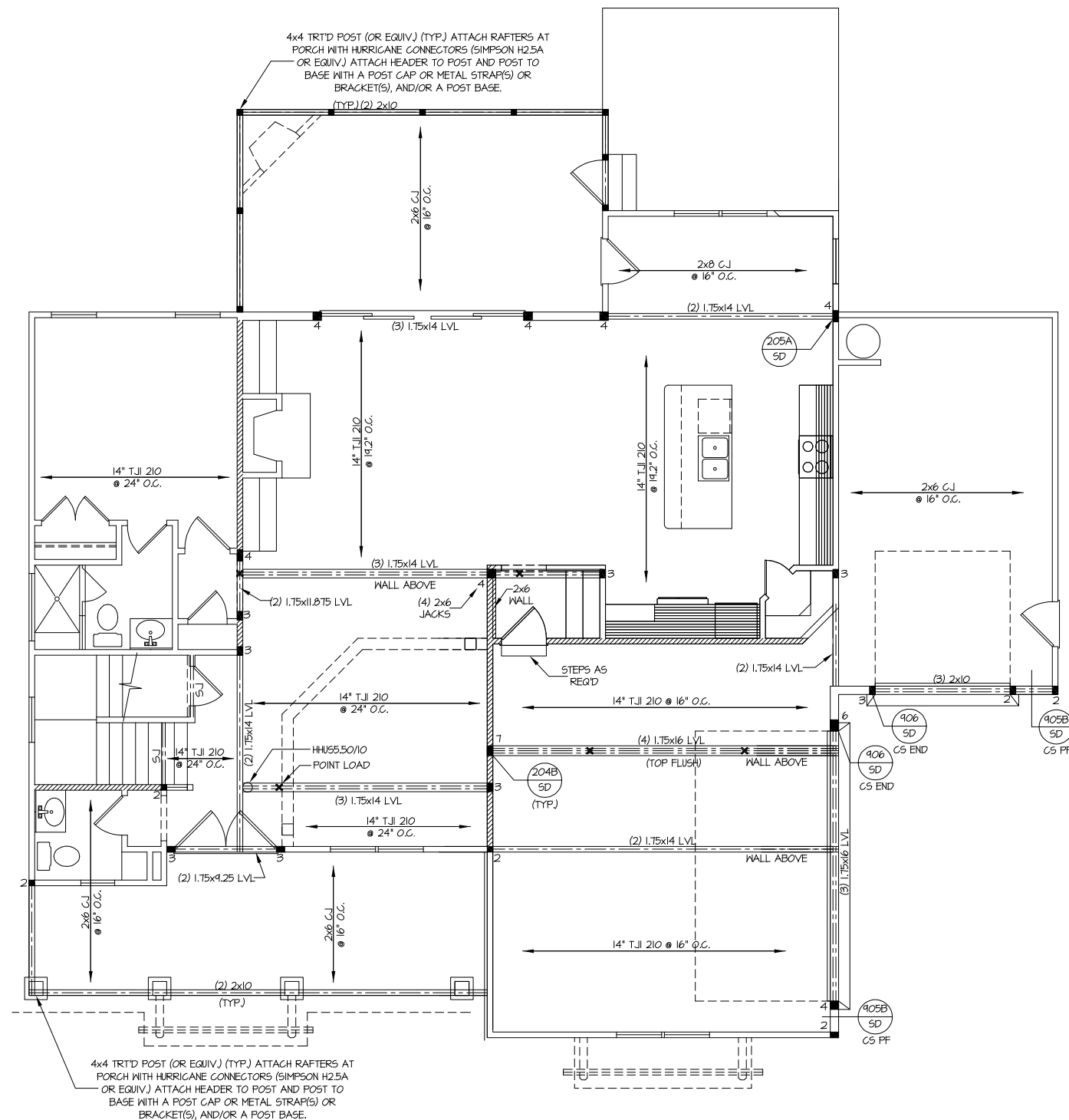
- TJI 210 BY I-LEVEL
- LPI 20 PLUS BY LP
- BCI 5000s I.B BY BC

ALL WOOD "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)



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



PROJECT #
22-1025 (310SER)

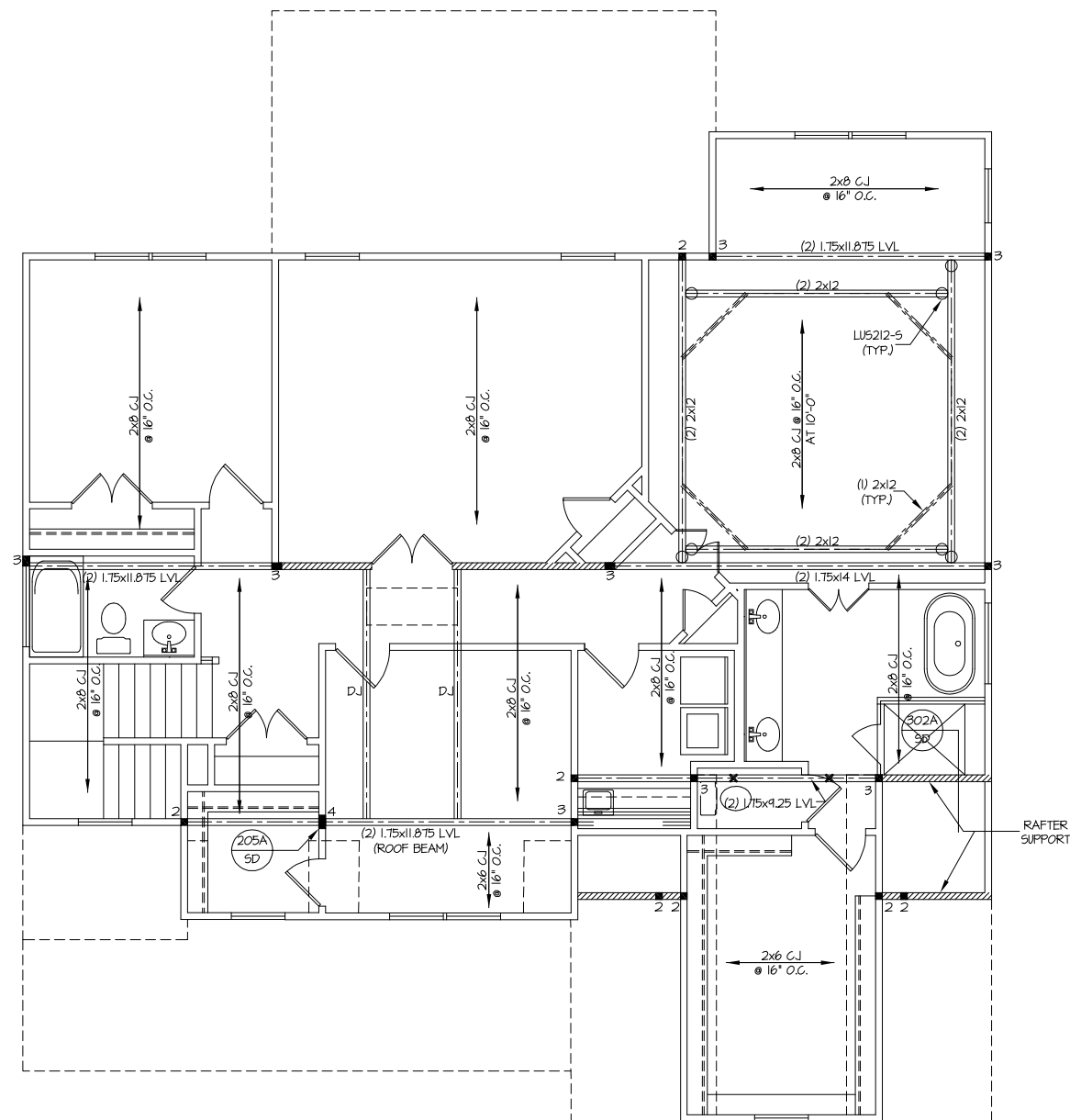
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ICG HOMES

S-3



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 "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

ELEVATION "B"
**SECOND FLOOR CEILING/
STRUCTURAL PLAN**

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



PROJECT #
22-1025 (310SER)

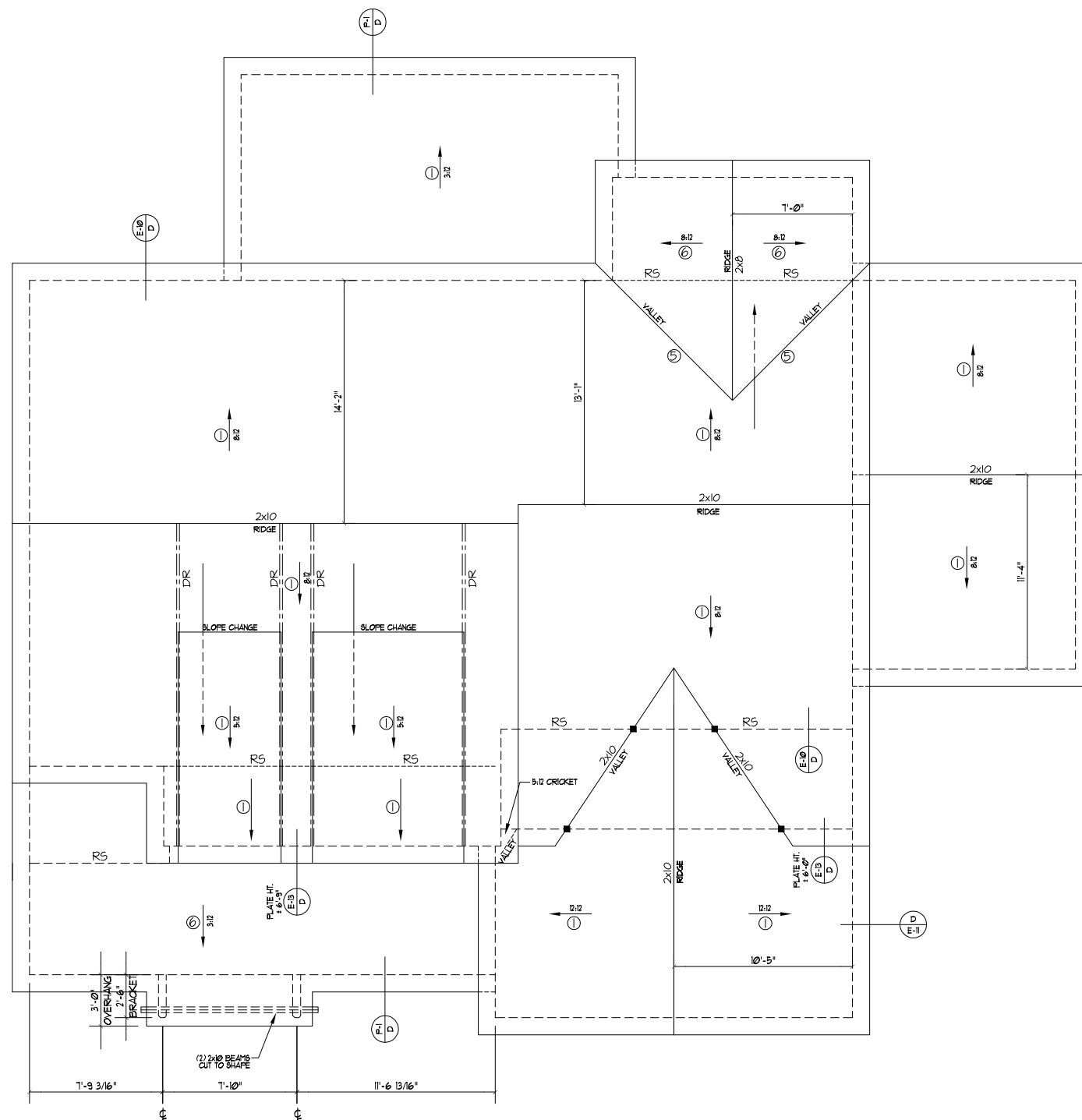
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S-4



ROOF FRAMING NOTES:

NC (2018 NRC); Wind: 115-120 mph

- ① 2x6 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNO.
 - ② (2) 2x10 OR 1.75x11.875 LVL HIP, (2) 2x10 HIPs MAY BE SPLICED WITH A MIN. 8'-0" OVERLAP AT CENTER
 - ③ (2) 2x10 OR 1.75x11.875 LVL VALLEY, DO NOT SPLICE VALLEYS
 - ④ 1.75x11.875 LVL OR (2) 1.75x11.875 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
 - "SS" = ROOF SUPPORT
 - "SP" = (2) 5/16" 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 R602.3.1 OF THE 2018 NC RESIDENTIAL CODE.

NOTE: DETAILS WITH A 'D' REFERENCE (EX. 'D-F10') ARE FOR ARCHITECTURAL REPRESENTATIONS ONLY. REFER TO 'SD' SHEET(S) FOR STRUCTURAL DETAILS.

ATTIC VENTILATION			
REQUIRED	2183 SQ. FT. OF ATTIC / 300 = 7.28 SQ. FT. OF INLET & OUTLET		
PROVIDED (INLET)	SOFFIT	07 SQ. FT. PER LINEAR FT. OF VENT.	122 LINEAR FT. = 8.54 SQ. FT. OF VENT.
			46% (TOTAL OF INLET)
(OUTLET)	RIDGE	11 SQ. FT. PER LINEAR FT. OF VENT.	118 LINEAR FT. = 12.98 SQ. FT. OF VENT.
			54% (TOTAL OF OUTLET)
			2152 TOTAL SQ. FT. OF VENT.

ELEVATION "B"
OPT. 3rd CAR SIDE LOAD GARAGE
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



PROJECT #
22-1025 (310SER)

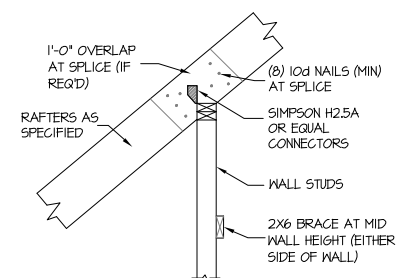
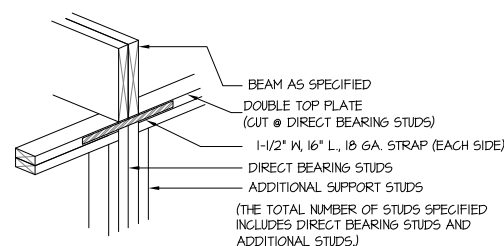
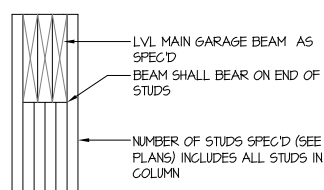
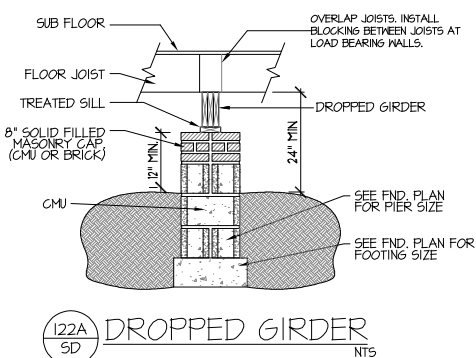
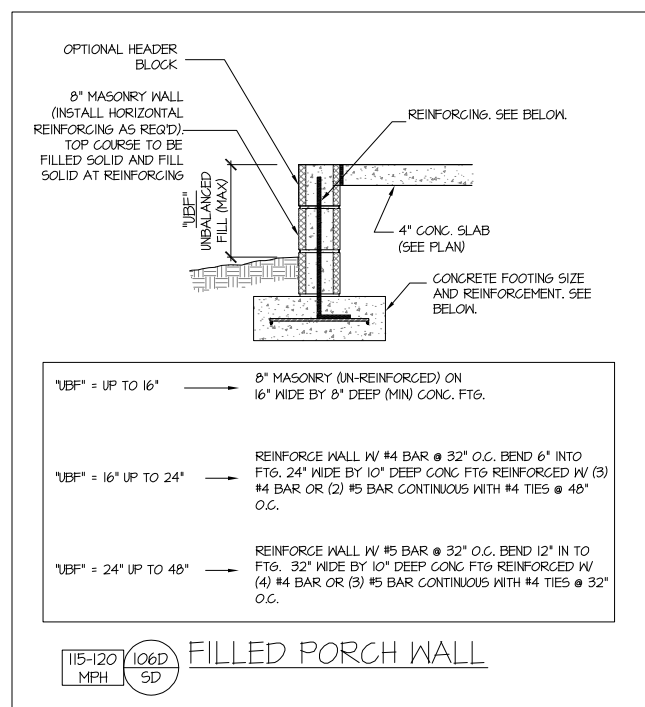
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DYNAMIC
DESIGN
GROUP

Charleston
310, Serenity - 147 Inspiration Way
ICG HOMES

SD



FRAMING NOTES

NC (2018 NCRS): 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" x 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" = HOLD-DOWN. HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY ASSEMBLY AS NOTED ON PLANS. SEE DETAILS FOR HD ASSEMBLY.
 - **GROUND/FIRST FLOOR: USE "HD HOLD-DOWN DETAIL" ON SD SHEET (OR EQUIV)
 - **UPPER FLOORS: ATTACH BASE OF KING STUD WITH A SIMPSON C522 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.
- INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" WSP SHEATHING WITH 8d NAILS AT A 6" x 12" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

STRUCTURAL NOTES

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

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIP, 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.
- 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 (UNO). AIR ENTRAINMENT 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 1/4" 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 SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE SYP # 2. PLATE MATERIAL MAY BE SYP # 3 OR SYP #3 (Fdp/pep) = 425 PSI - MIN.
 - L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10⁶ PSI.
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2900 PSI, Fv=290 PSI, E=2.0x10⁶ PSI.
 - L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS 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 MANUFACTURE'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 R103.8.3 LINTELS.



PROJECT #
22-1025 (310SER)

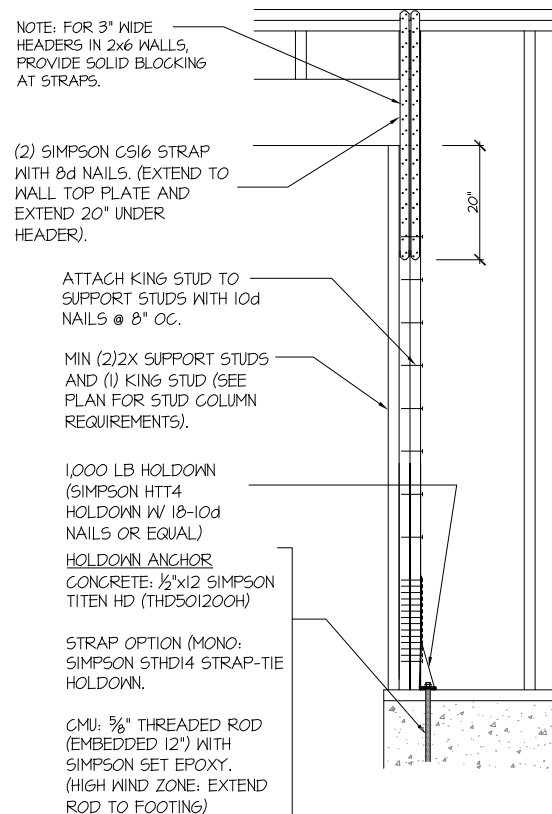
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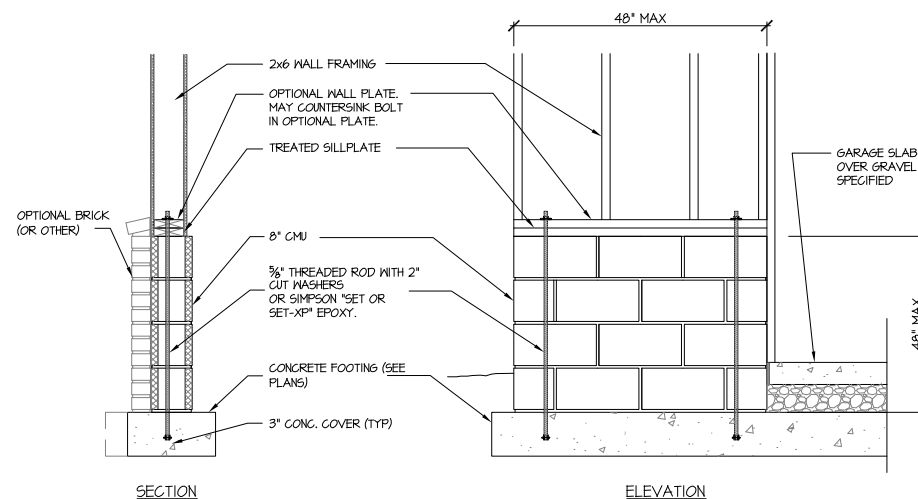
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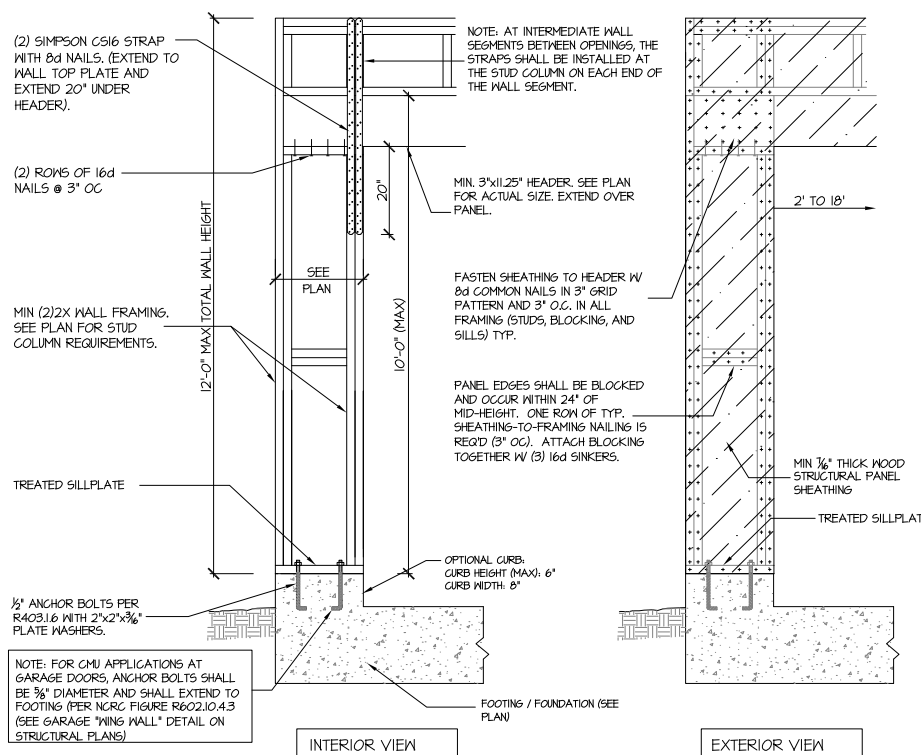
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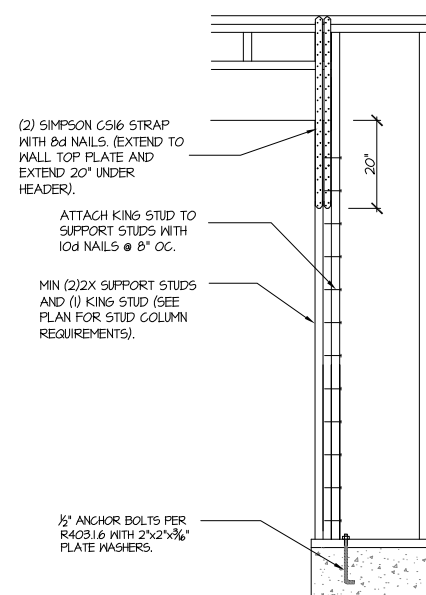
902 SD END CONDITION DETAIL
(FOR USE WITH SINGLE APA PORTAL FRAME CONDITION) DETAIL AND APPLICATION BASED ON APA TT-100F WITH USE OF TABLE I FOR APA PORTAL FRAME WITH HOLD-DOWN CAPACITIES.



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



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