

GENERAL NOTES:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE ARE CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
2. ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
3. ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
4. STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
5. DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA RESIDENTIAL STATE BUILDING CODE, 2018 EDITION.

SQUARE FOOTAGE

HEATED SQUARE FOOTAGE		UNHEATED SQUARE FOOTAGE	
FIRST FLOOR=	2310	GARAGE=	525
SECOND FLOOR=	283	FRONT PORCH=	140
THIRD FLOOR=	N/A	SCREEN PORCH=	220
BASEMENT=	N/A	DECK=	N/A
		SIDE PORCH=	33
TOTAL HEATED=	2593	TOTAL UNHEATED=	918

CRAWL SPACE VENTILATION CALCULATIONS

-VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.

-100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

N/A SQ. FT. OF CRAWLSPACE/1500

N/A SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: N/A VENTS AT 0.45 SQ. FT. NET FREE

VENTILATION EACH= N/A SQ. FT. OF VENTILATION

****FOUNDATION DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406.**

ATTIC VENTILATION CALCULATIONS

- CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 3 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY EAVE VENTS.

- CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

3227 SQ. FT. OF ATTIC/300= 10.76

EACH OF INLET AND OUTLET REQUIRED.

***WALL AND ROOF CLADDING DESIGN VALUES**

- WALL CLADDING IS DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.

- ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12

34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12

21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

**** MEAN ROOF HEIGHT 30' OR LESS**



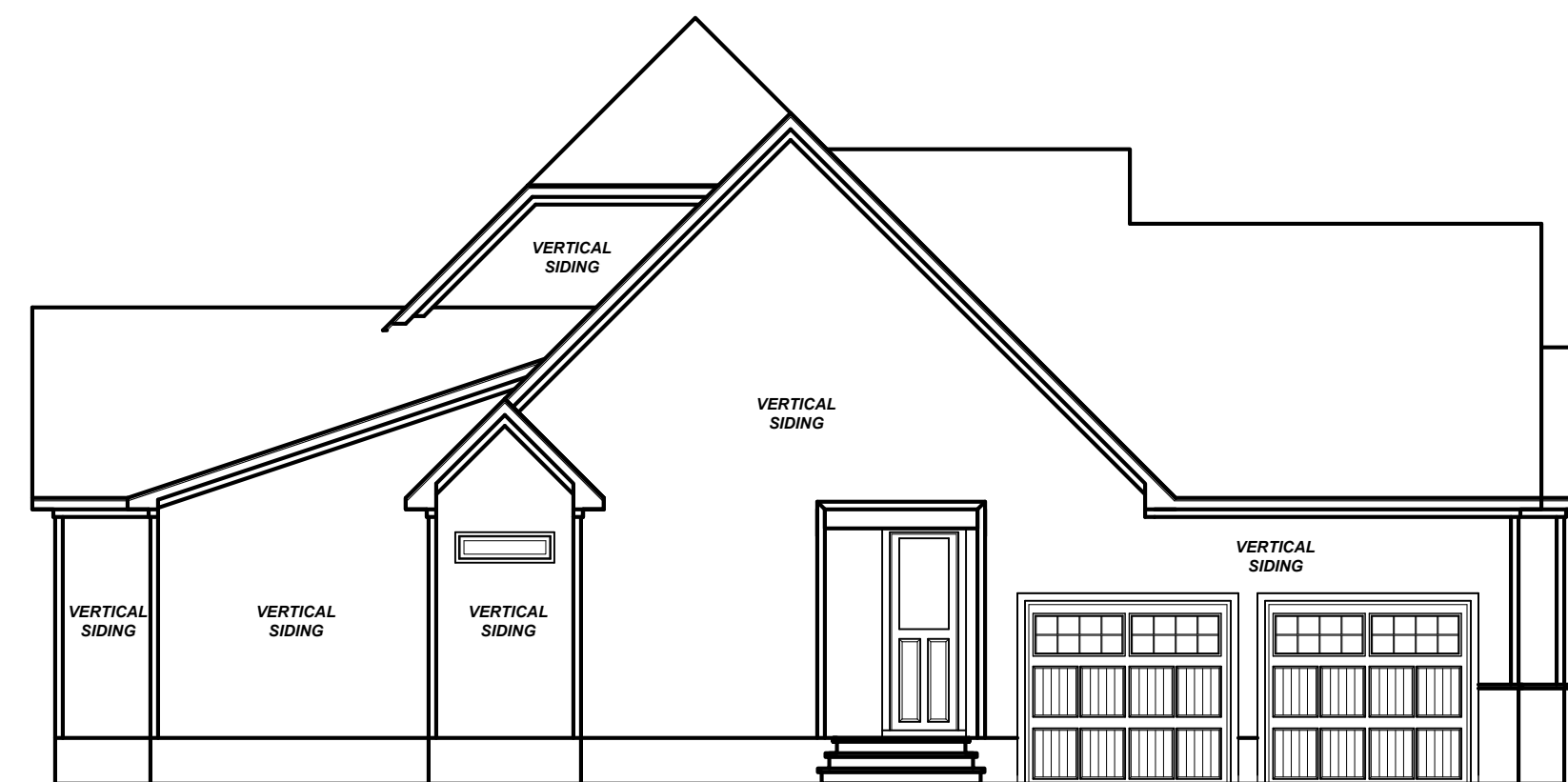
FRONT ELEVATION

1/4" = 1'-0"



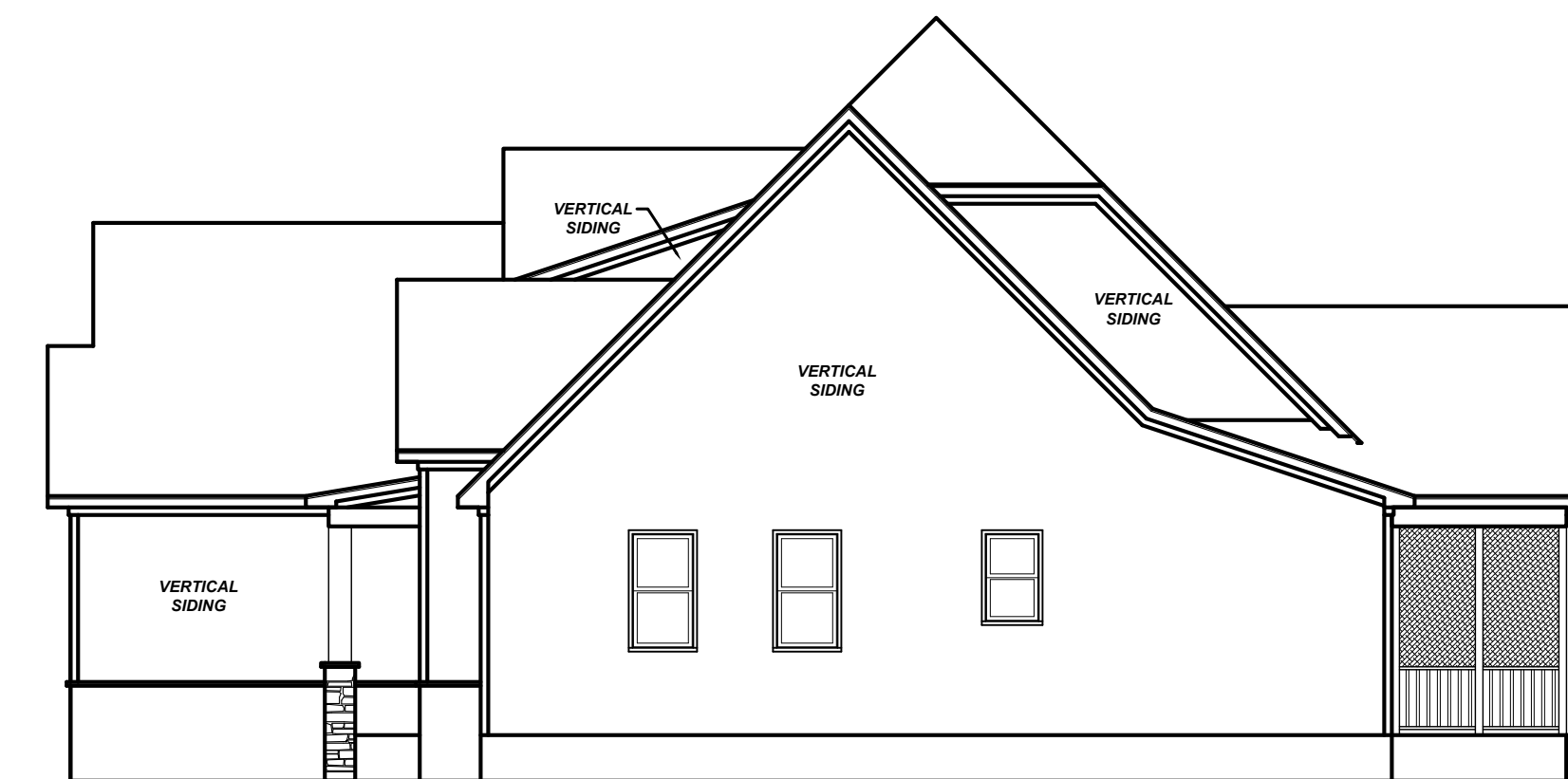
REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

Project No.	23-329
Date	10-13-23
Drawn/Design By	KBB
Scale	REFER TO ELEV.

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693



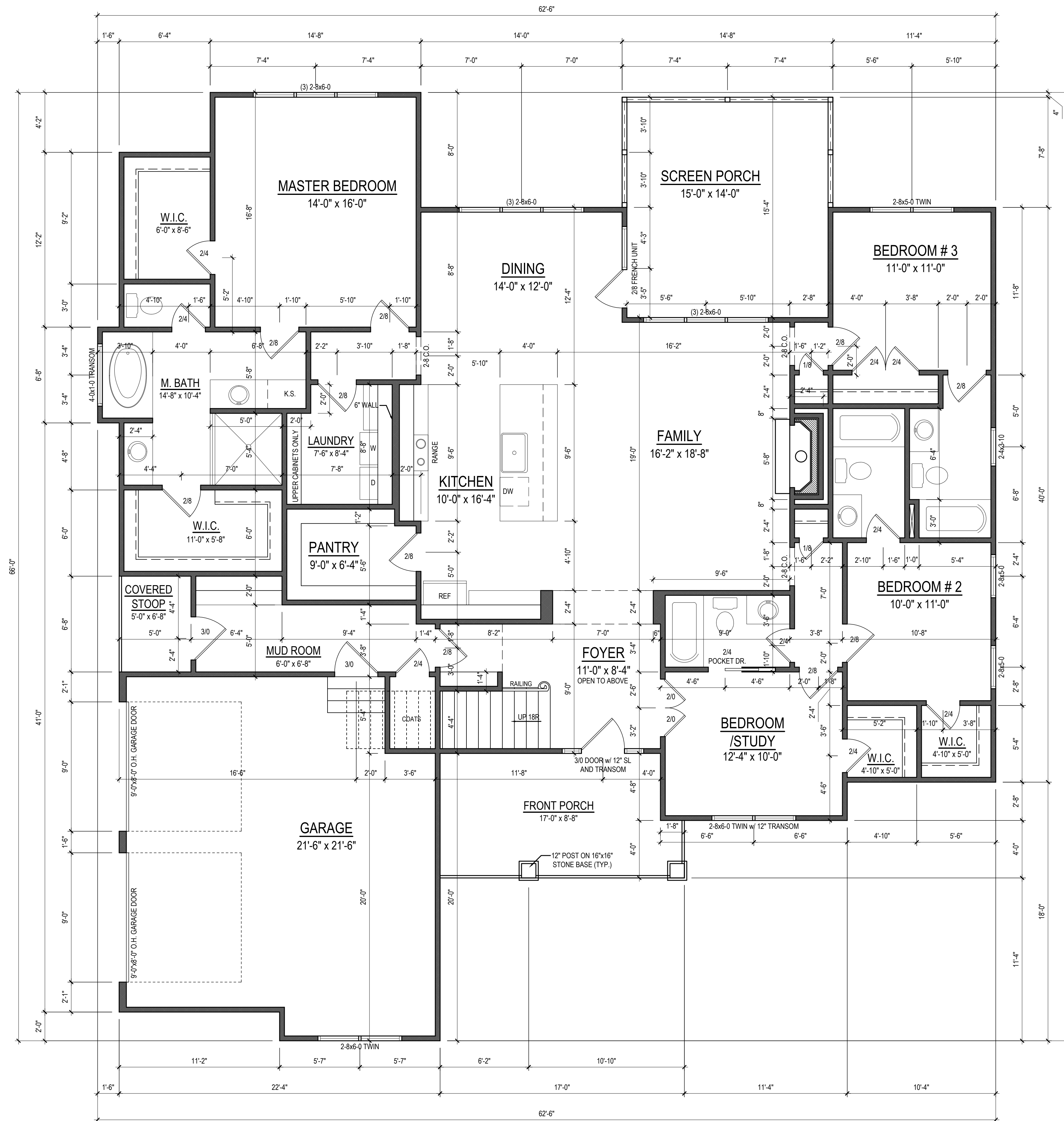
Website: www.KandAHomeDesigns.com

Email: Kent@KandAHomeDesigns.com



ELEVATIONS

Sheet Number	1
	of 3



FIRST FLOOR PLAN
 1/4" = 1'-0" CEILING HT. = 10'-0"

Project No.	23-329
Date	10-13-23
Drawn/Design By	KBB
Scale	1/4" = 1'-0"

REVISIONS		
No.	Date	Remarks
1		
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3		
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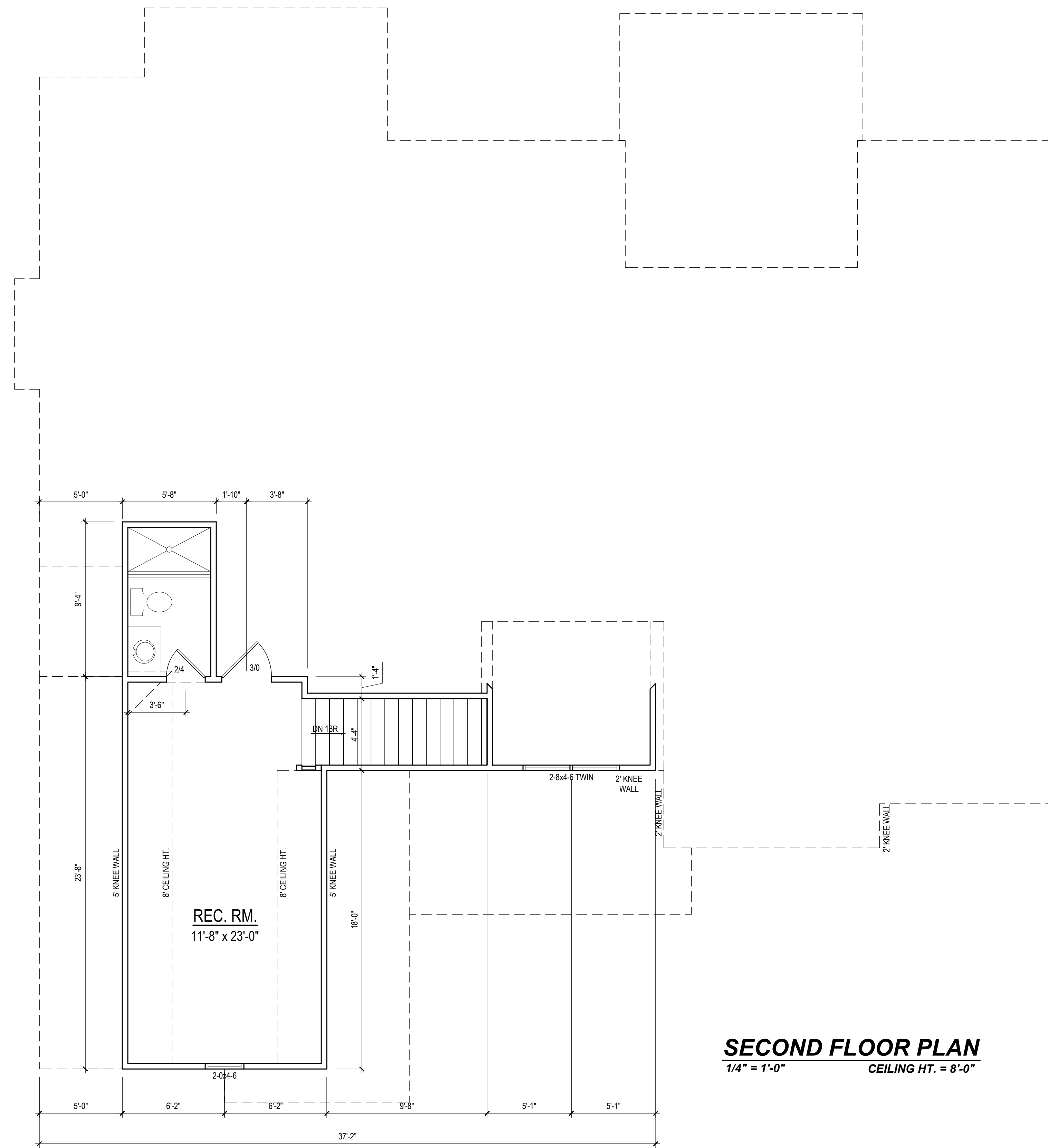
Email: Kent@KandAHomeDesigns.com

**Bass
 Residence**

Terry Bass
 199 Courtney Ln.
 Dunn, NC 28334

FIRST FLOOR

Sheet Number
2
 of 3



SECOND FLOOR PLAN
 1/4" = 1'-0" CEILING HT. = 8'-0"

Project #: 23-329
 Date: 10-13-23
 Drawn/Design By: KBB
 Scale: 1/4" = 1'-0"

REVISIONS		
No.	Date	Remarks
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3		
4		

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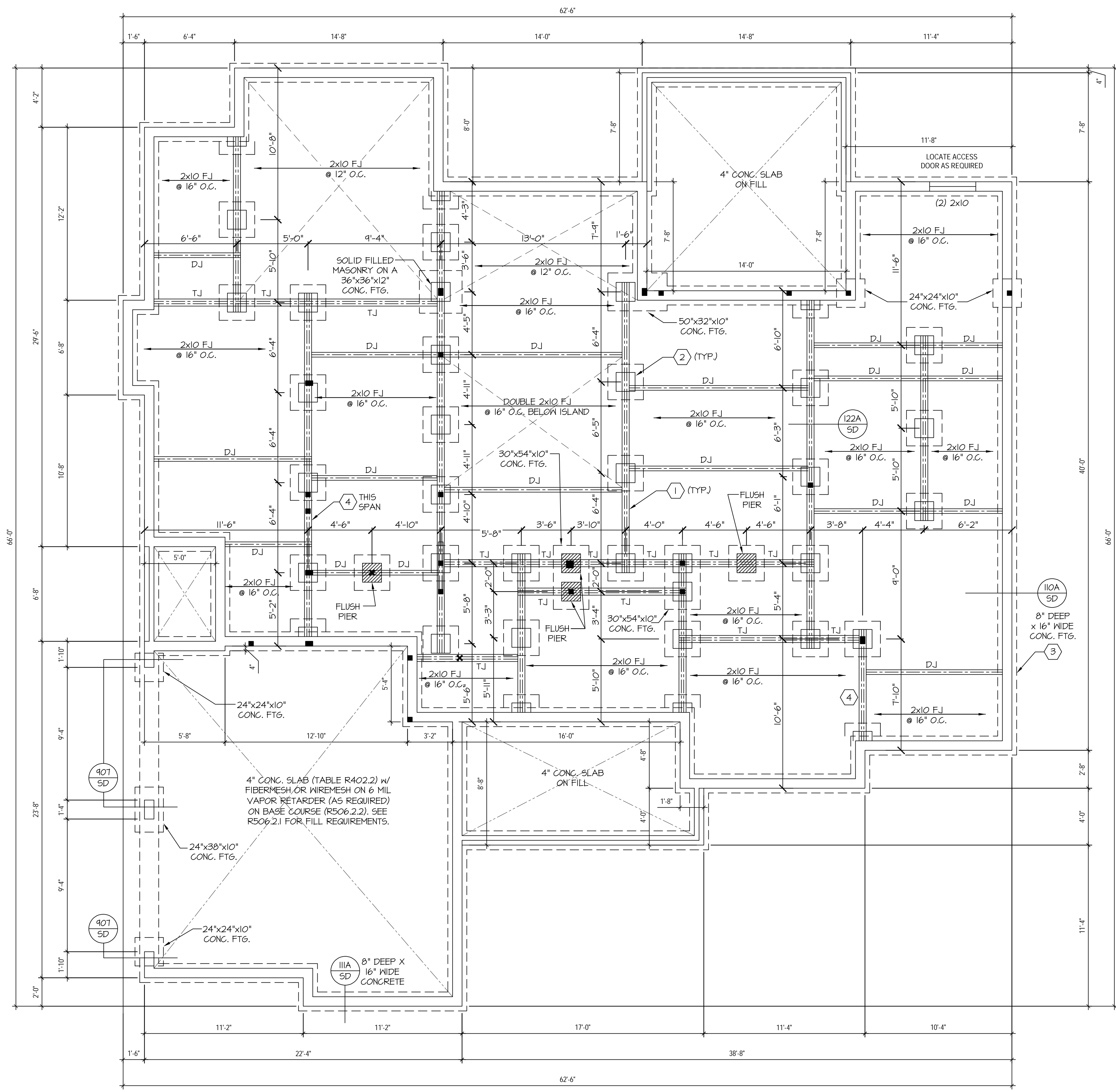
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SECOND FLOOR

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3
 of 3



FOUNDATION STRUCTURAL NOTES
NC (2018 NCRG); Wind: 115-120 mph - GRAVL

- ① (3)2x10 SYP#2 OR SFP#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
 - WIDTH: 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 (4) 2x10 SFP #2 OR SYP #2 GIRDER
- ⑤ (2) 1.75x9.25 LVL OR LSL GIRDER
- ⑥ (3) 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.
- 8. ABBREVIATIONS:
 - "SJ" = SINGLE JOIST
 - "DJ" = DOUBLE JOIST
 - "TJ" = TRIPLE JOIST
- 9. ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.

16" MAX UNBALANCED FILL RECOMMENDED FOR HOLLOW 8" MASONRY STEINWALLS SHOWN ON NOTED DETAILS. HIGHER UNBALANCED FILL MAY BE UTILIZED AT THE BUILDER'S AND/OR OWNER'S DISCRETION PROVIDED THAT CONSTRUCTION IS WITHIN THE CONSTRAINTS OF THE 2018 NC RESIDENTIAL CODE, ANY LOCAL CODES, DESIGN BY OTHERS, AND/OR THE BUILDING INSPECTOR'S INTERPRETATION OR APPROVAL.

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 License: C-4772
 www.southernengineers.com

K&A HOME DESIGN, INC.

Bass Residence
 Corner of Neighbors Rd
 and Miller Rd
 Dunn, NC

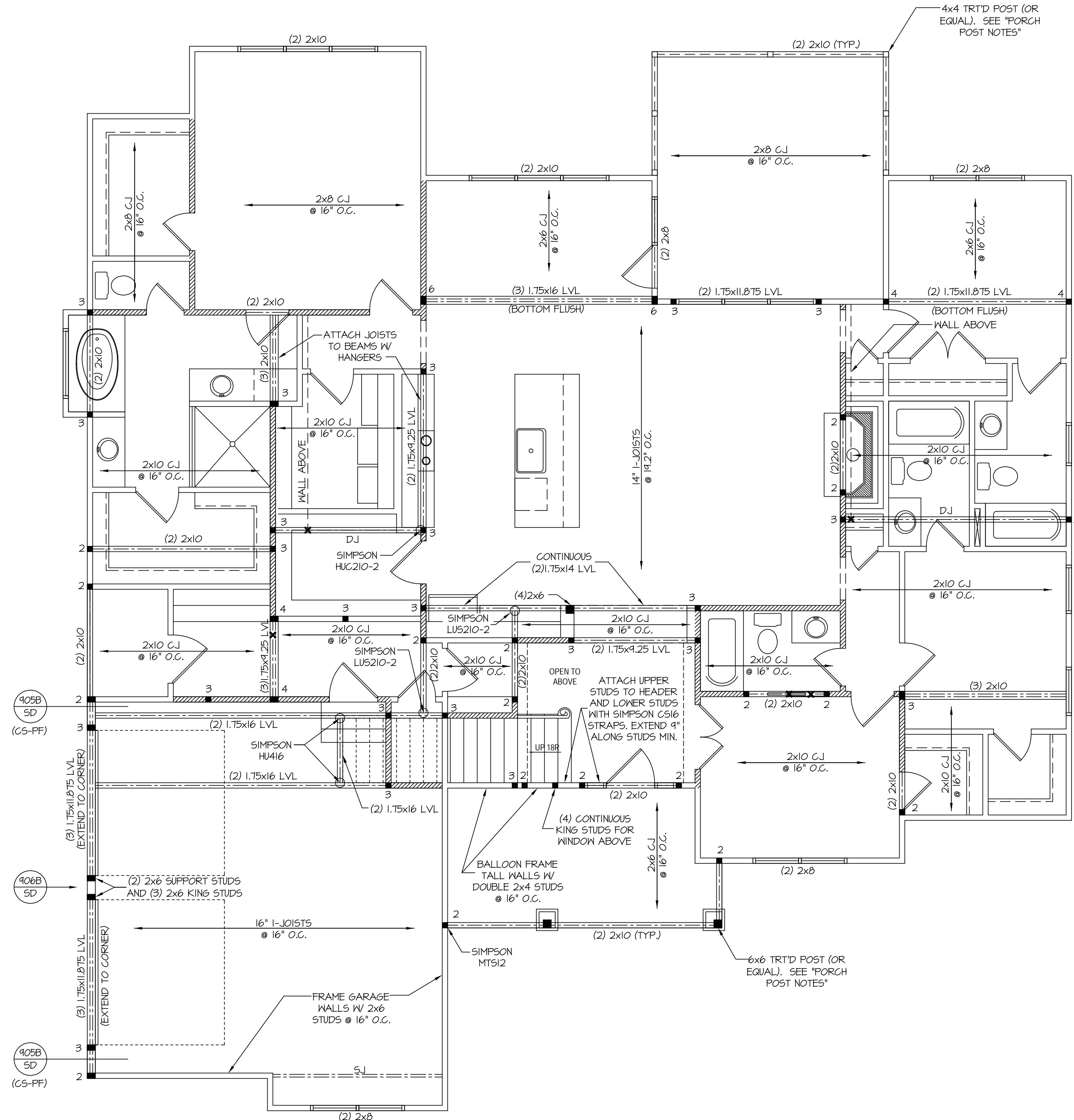


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FRAMING NOTES

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

- BRACING METHOD AND TYPE. CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE FLANG 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" 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 SPICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPICED 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 CS220 OR CS420 STRAP DOWN ACROSS THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP 1" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 8d NAILS.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (68" SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" 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 "IBWSP" ON PLANS). ATTACH ONE SIDE WITH 3/8" WSP SHEATHING WITH 8d NAILS AT A 6" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH 6B OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" 6B WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" 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)2x6 (4" WALL) OR (3)2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM "d" IN TABLE R602.3(5) OR AS BELOW PER NCDI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-9-2020:
 - 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

LVL CONNECTION LEGEND

- (2) PLY 1.75" LVL BEAMS.
 - (3) ROWS OF 10d NAILS @ 12" O.C. OR
 - (2) ROWS OF SIMPSON SDK22338 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDK22338 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".
- (3) PLY 1.75" LVL BEAMS.
 - (3) ROWS OF 10d NAILS @ 8" O.C. ON EACH SIDE OR
 - (2) ROWS OF SIMPSON SDK22500 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDK22500 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".
- (4) PLY 1.75" LVL BEAMS.
 - (2) ROWS OF SIMPSON SDK22634 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDK22634 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".

PORCH POST NOTES:

- 4x4 (6x6) TRTD 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 (1) SIMPSON H6.
 - POST BASE: SIMPSON ABU44 (ABU66).
 - MON2: 3/8" ANCHOR (EMBED 7")
 - 2x4: 3/8" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
 - POST BASE/ WOOD FOUNDATION: (2) SIMPSON CS16 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.
- NOTE: THE ABOVE CONNECTORS ARE SUGGESTIONS. 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.

WOOD I-JOISTS

- (SHALL BE ONE OF THE FOLLOWING):
- TJI 210 BY TRUS JOIST
 - LPI 20 PLUS BY LP
 - BCI 5000s 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.



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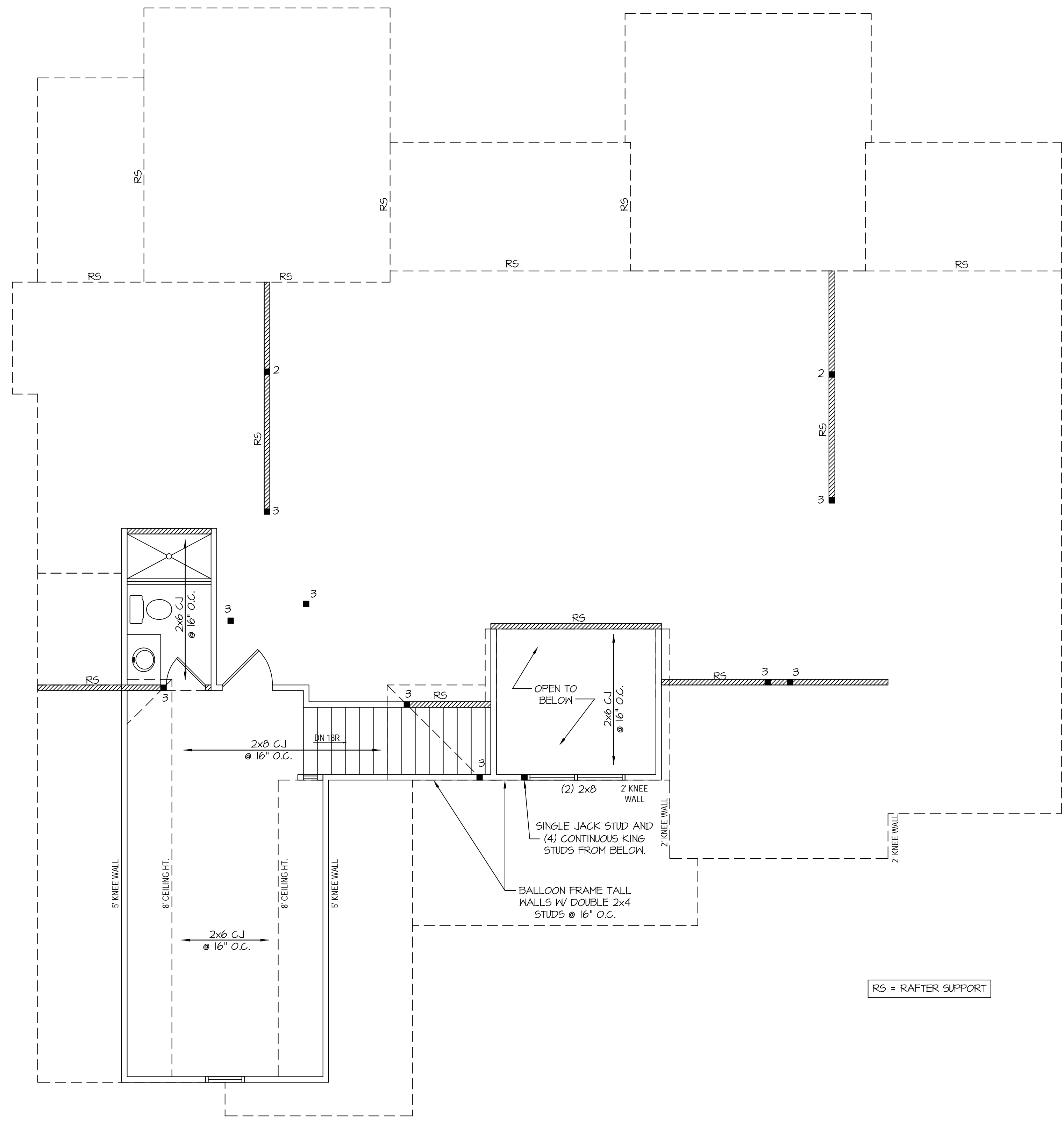
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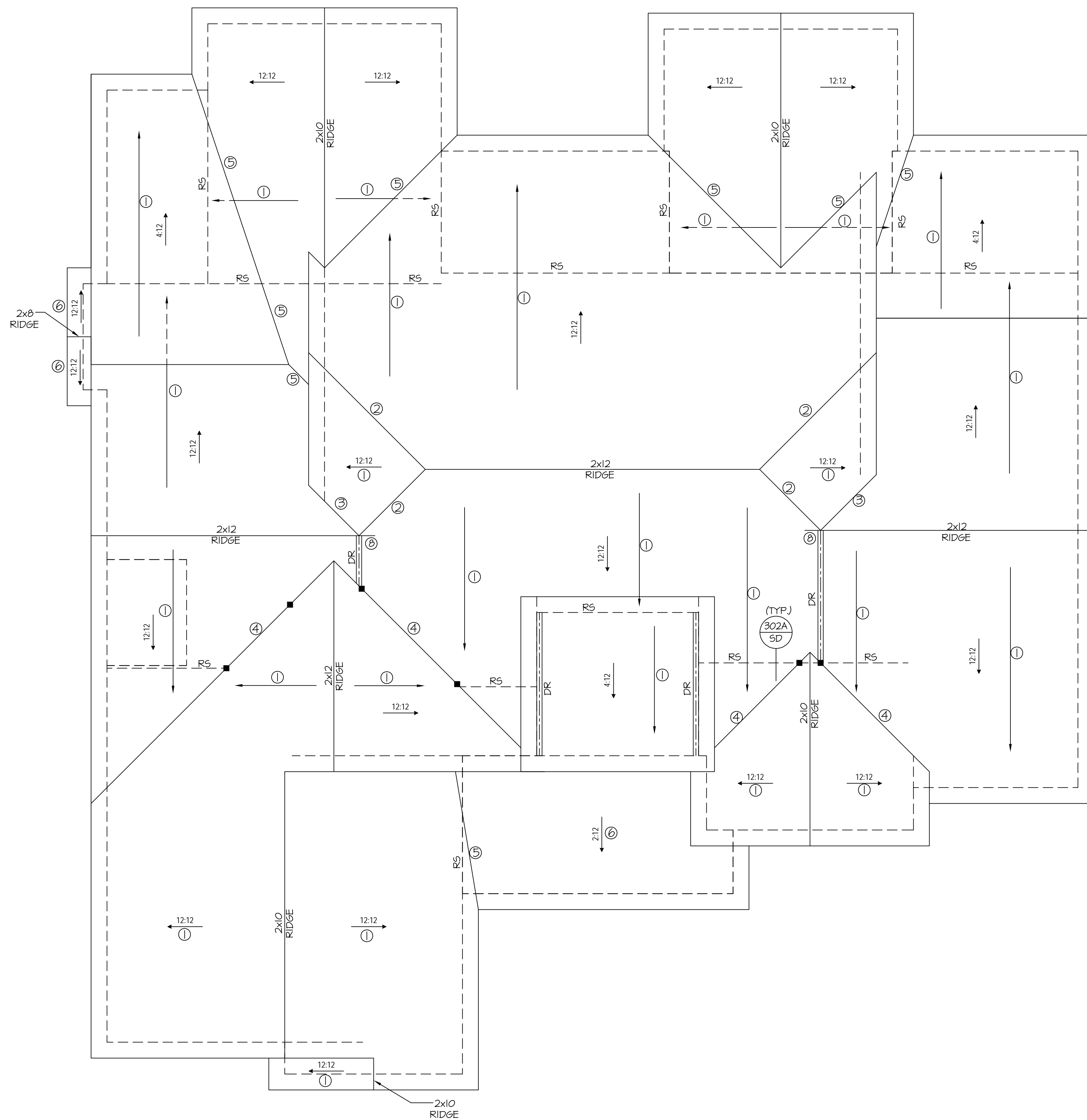
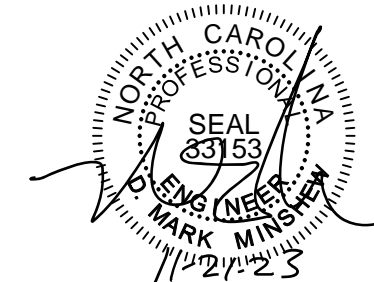
- FRAMING NOTES**
NC (2018 NRC). Wind: 115-120 mph
- BRACING METHOD AND TYPE. CONTINUOUSLY SHEATHED WSP, CS-WSP. NOTE THAT THE WALL BRACING AMOUNT PROVIDED ON THE FLANG (DETAILS AND SPECIFICATIONS) IS GREATER THAN THE AMOUNT OF WALL BRACING REQUIRED BY SECTION R602.10 OF THE CODE. SEE NOTES BELOW FOR DETAILS AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
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 - "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 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/ (7) 8d NAILS.
 - INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) ON EACH SIDE OF WALL WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.
 - INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBWSP" ON PLANS). ATTACH ONE SIDE WITH 1/8" WSP SHEATHING WITH 8d NAILS AT A 6 1/2" NAILING PATTERN (6" OC AT PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH OPPOSITE SIDE WITH 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 1" O.C. ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. 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 (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 NCDI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-9-2020.
 - 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

- LVL CONNECTION LEGEND**
- (2) PLY 1.75" LVL BEAMS.
 - (3) ROWS OF 10d NAILS @ 12" O.C. OR
 - (2) ROWS OF SIMPSON SDN22330 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDN22330 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".
 - (3) PLY 1.75" LVL BEAMS.
 - (3) ROWS OF 10d NAILS @ 8" O.C. ON EACH SIDE OR
 - (2) ROWS OF SIMPSON SDN22500 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDN22500 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".
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 - (3) ROWS OF SIMPSON SDN22634 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".



RS = RAFTER SUPPORT



- ROOF FRAMING NOTES:**
 NC (2018 NCRC): Wind: 115-120 mph
- ① 2x8 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. 6'-0" OVERLAP AT CENTER
 - ③ (2) 2x10 OR 1.75x9.25 LVL VALLEY. DO NOT SPLICE VALLEYS
 - ④ 1.75x11.875 LVL OR (2) 1.75x9.25 LVL VALLEY
 - ⑤ FALSE FRAME VALLEY ON 2x10 FLAT PLATE
 - ⑥ 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
 - ⑦ 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
 - ⑧ EXTEND RIDGE 12" BEYOND INTERSECTION
- "SR" = SINGLE RAFTER
 - "DR" = DOUBLE RAFTER
 - "TR" = TRIPLE RAFTER
 - "RS" = ROOF SUPPORT
 - ■ = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2x6 STUDS OR 6x6 POST FOR SUPPORT OVER 10'-0" IN HEIGHT)
 - ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS, SIMPSON "H-2.5A" OR EQUIVALENT. TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING.
 - INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R802.3.1 OF THE 2018 NC RESIDENTIAL CODE.

PROJECT #
 23-1997

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 Corner of Neighbors Rd
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 Dunn, NC

ROOF STRUCTURAL PLAN
 SCALE: 1/4" = 1'-0"
 REFER TO "5D" SHEET(S) FOR STANDARD DETAILS AND STRUCTURAL NOTES

S-4



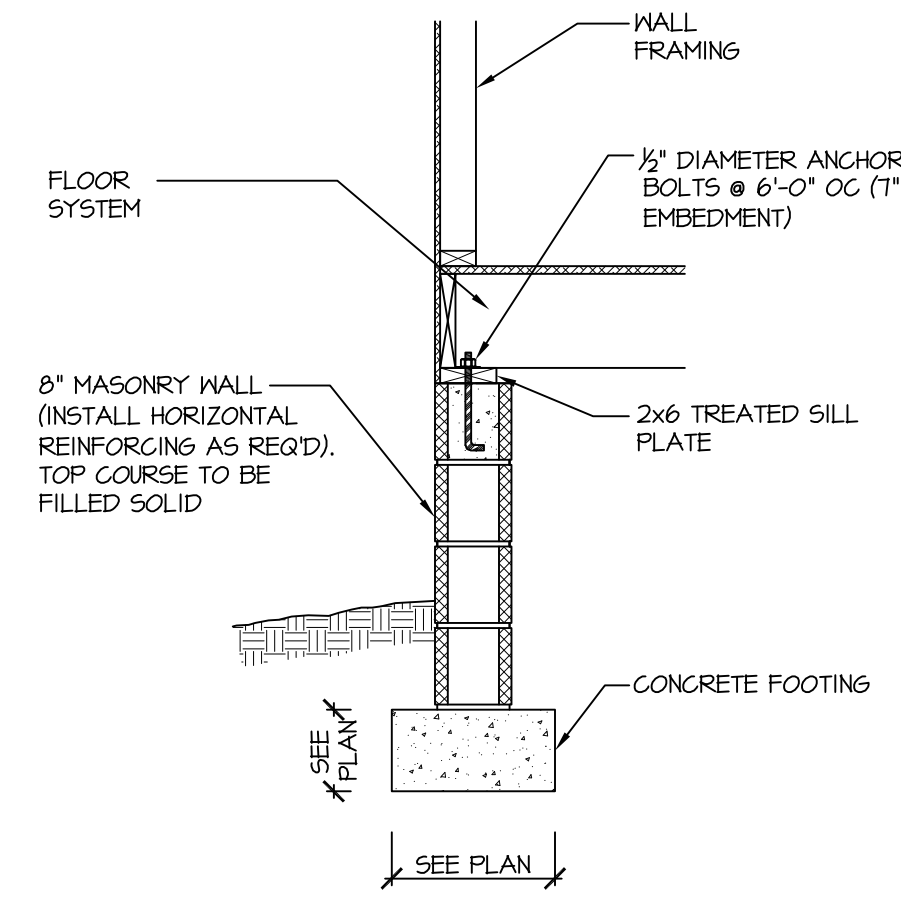
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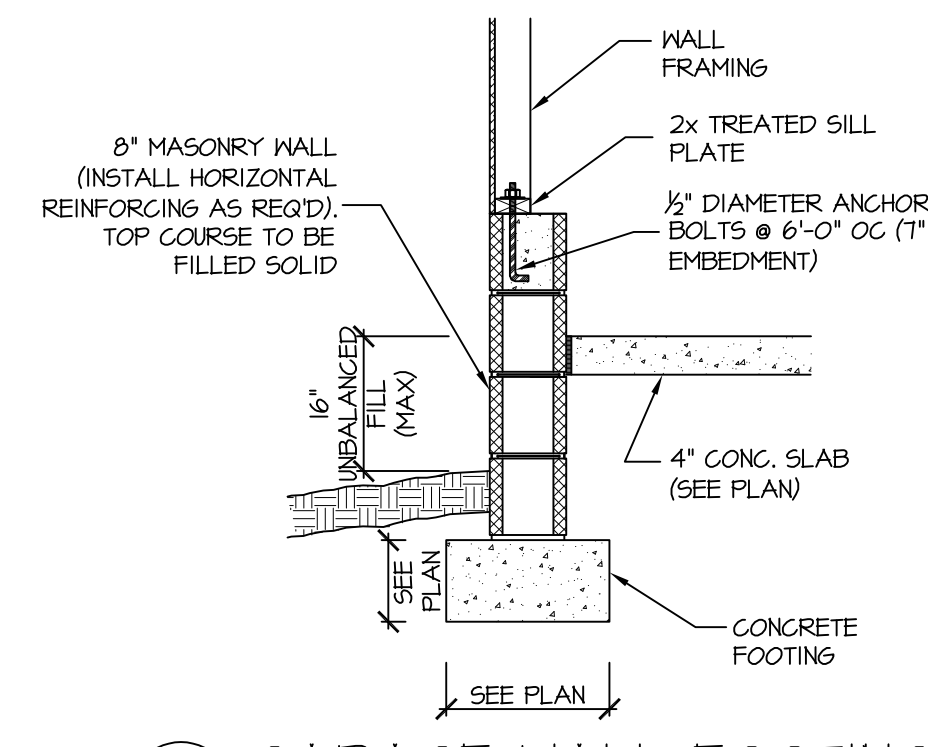
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Bass Residence
Corner of Neighbors Rd
and Miller Rd
Dunn, NC

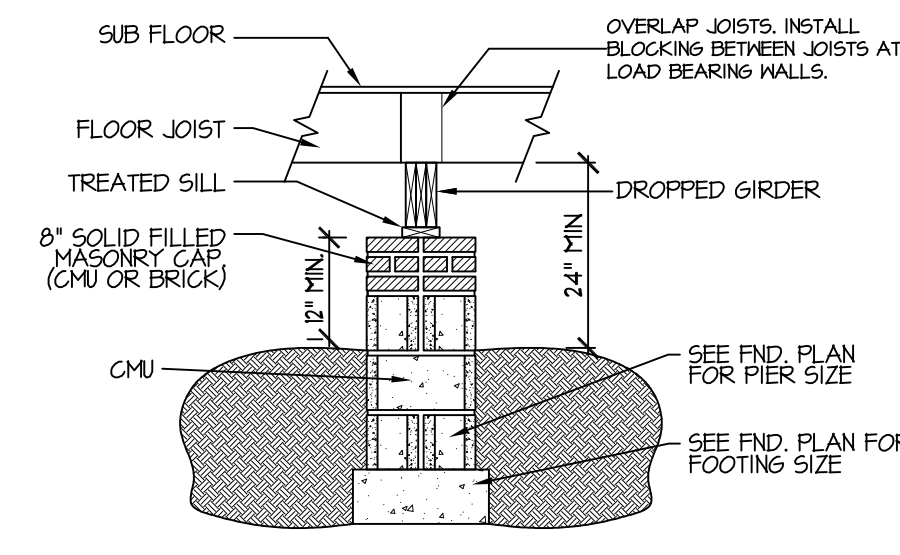
SD



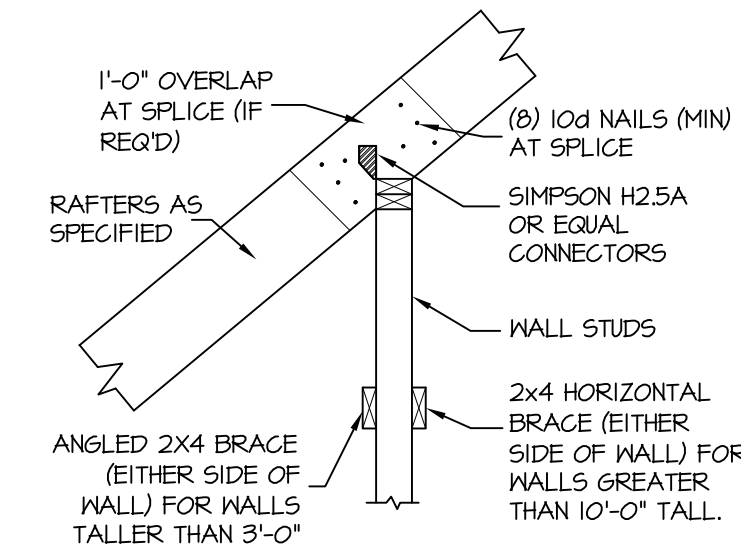
115-120 **110A**
MPH **SD**
CRAWL SPACE FOOTING
(SIDING OR EQUAL)



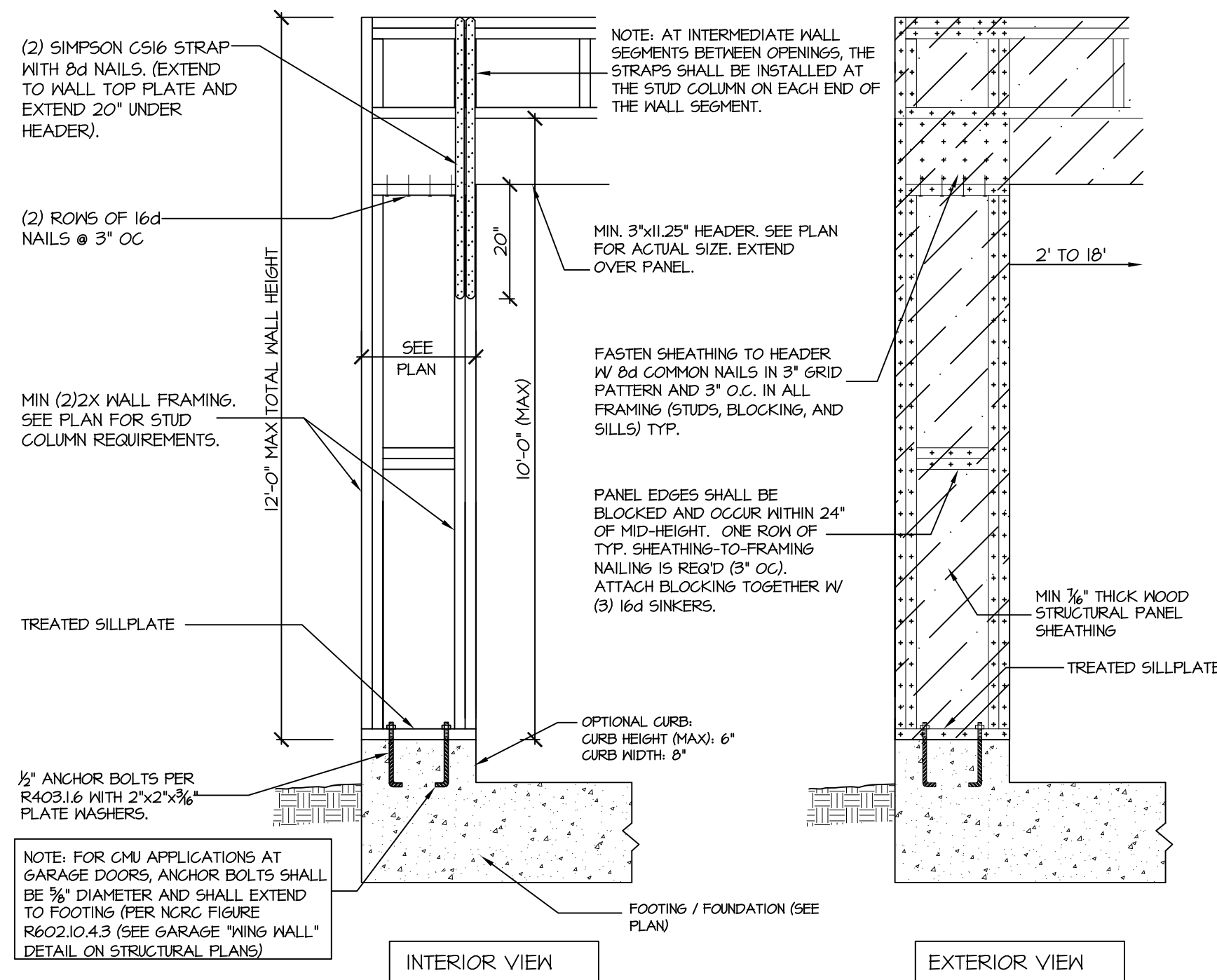
115-120 **111A**
MPH **SD**
GARAGE WALL FOOTING
(SIDING OR EQUAL)



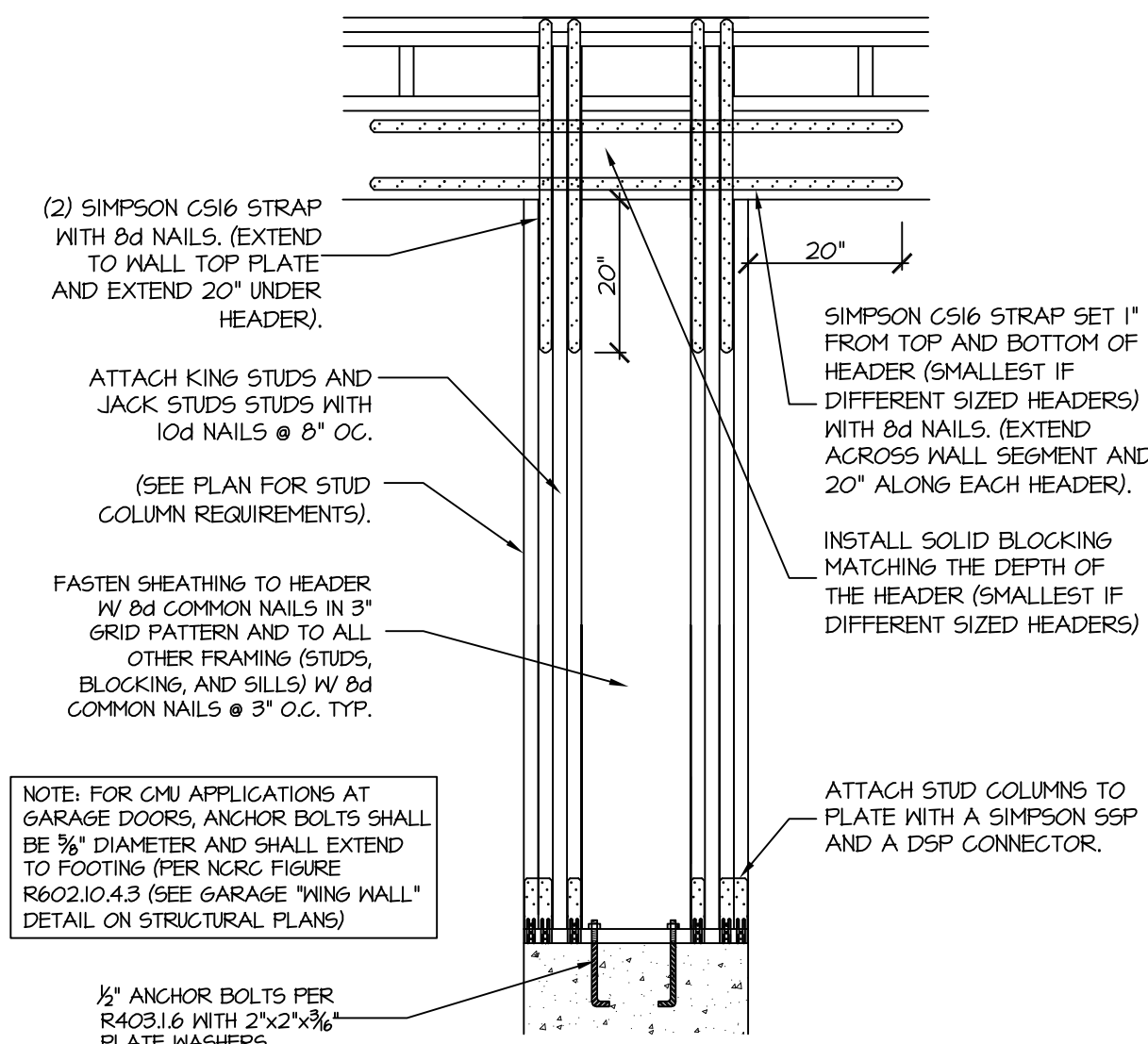
122A
SD
DROPPED GIRDER
NTS



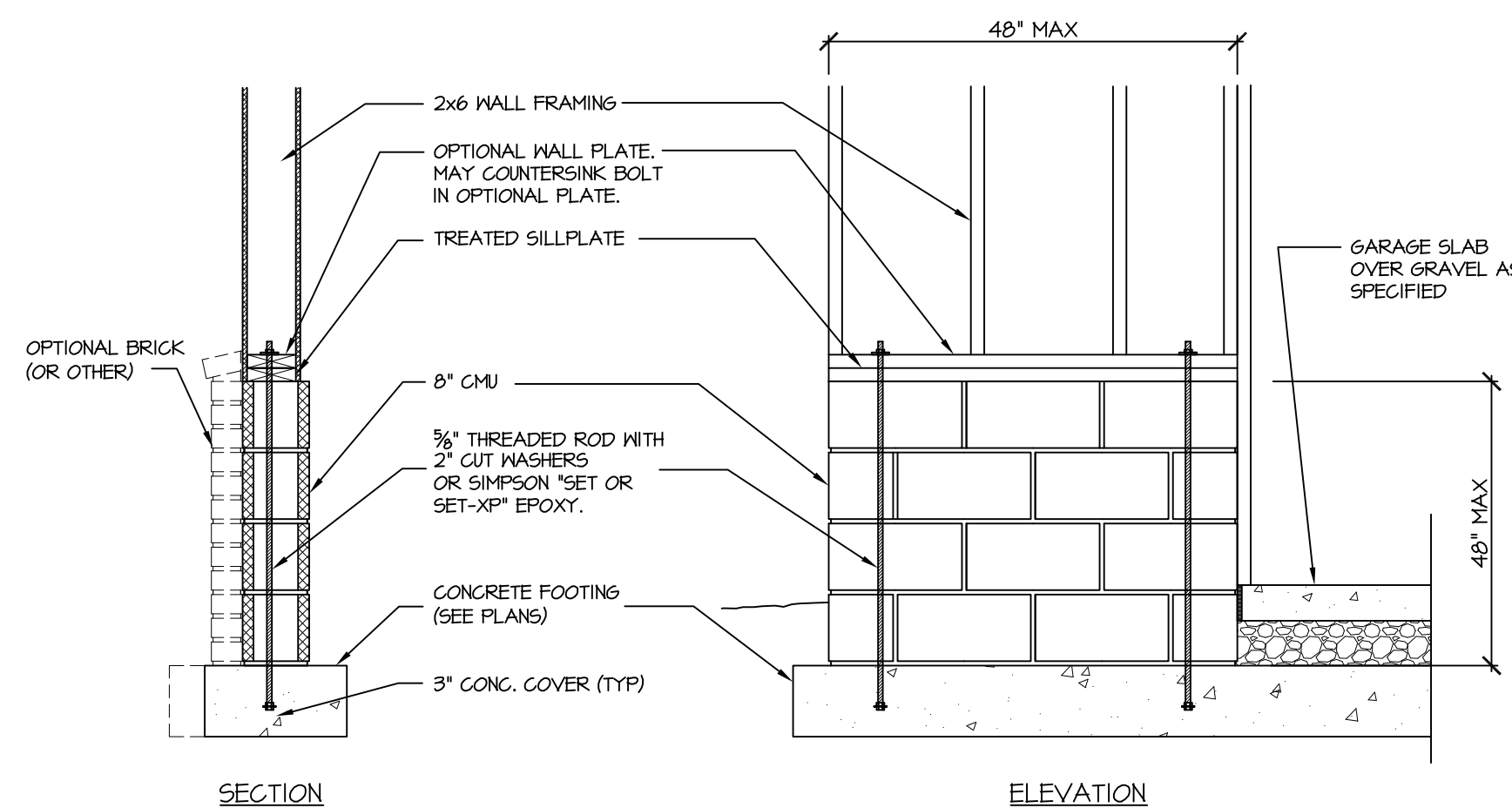
302A
SD
TYPICAL RAFTER SUPPORT ON ATTIC KNEEWALL
NTS.
2x4 BRACES NOT REQ'D FOR WALLS THAT ARE SHEATHED W/ PVP OR DRYWALL.



909B **CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION**
SD DETAIL AND APPLICATION BASED ON NCRG FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



909B **SD**
DUAL END CONDITION DETAIL
(FOR USE WITH CS-PF CONDITION OR AS NOTED)



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

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 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)
 - 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 NAILING REQUIREMENTS.
- SEE APPENDIX M (DC66) 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 ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/D. (I.E. 4\"/>