

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



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

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ATTIC VENTILATION

2255 ± 152 sq. ft. REQD.
3000
* () - BASE, / VENTS =
* () - BASE, / VENTS =
*
* (90') - RIDGE VENT @ 9 sq.in./ft. = 5.62 SQ. FT.
TOTAL = 5.62 SQ. FT.

** PROVIDE CONTINUOUS SOFFIT VENT SURROUND
TO EQUAL OR EXCEED 3.75 SQ. FT.
*** (OPT.) PROVIDE THERMOSTATICALLY CONTROLLED
POWER VENT TO EQUAL OR EXCEED 3.75 SQ. FT.

CODE INFORMATION

* ZONE: (CHECK ONE)
ZONE 1
ZONE 2
ZONE
* GLAZING U-FACTOR
* R-VALUES
CEILING R-38
WALL R-15
FLOOR R-19
BSMT. WALL
SLAB PERIMETER
CRAWL SPACE WALL
* MEAN ROOF HEIGHT 29'-3"
* WALL AND ROOF CLADDING DESIGN VALUE:
(MEAN ROOF HGT. 30' R. OR LESS)
CRAWL SPACE WALL
WALLS +18.0, -24.1
ROOF PITCH 0/12 TO 225/12 +10.0, -45.4
ROOF PITCH 225/12 TO 1/12 +10.4, -34.8
ROOF PITCH 1/12 TO 12/12 +16.5, -21.0
EXPOSURE ADJUSTMENT x

MURPHY GARNOW DESIGN GROUP, INC.

1140-500 KILDAKE FARM ROAD
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www.murphygarnowdesign.com

HALCYON HOMES

COTTON FARMS
LOT # 45

DRAWN BY: TUG
DATE: 6-1-11
FILE NAME: HH-2-2989

REVISIONS		
6-11-22	TUG	PLAN
3-11-23	TUG	REV.
4-24-24	TUG	PLAN
11-12-15	TUG	PLAN

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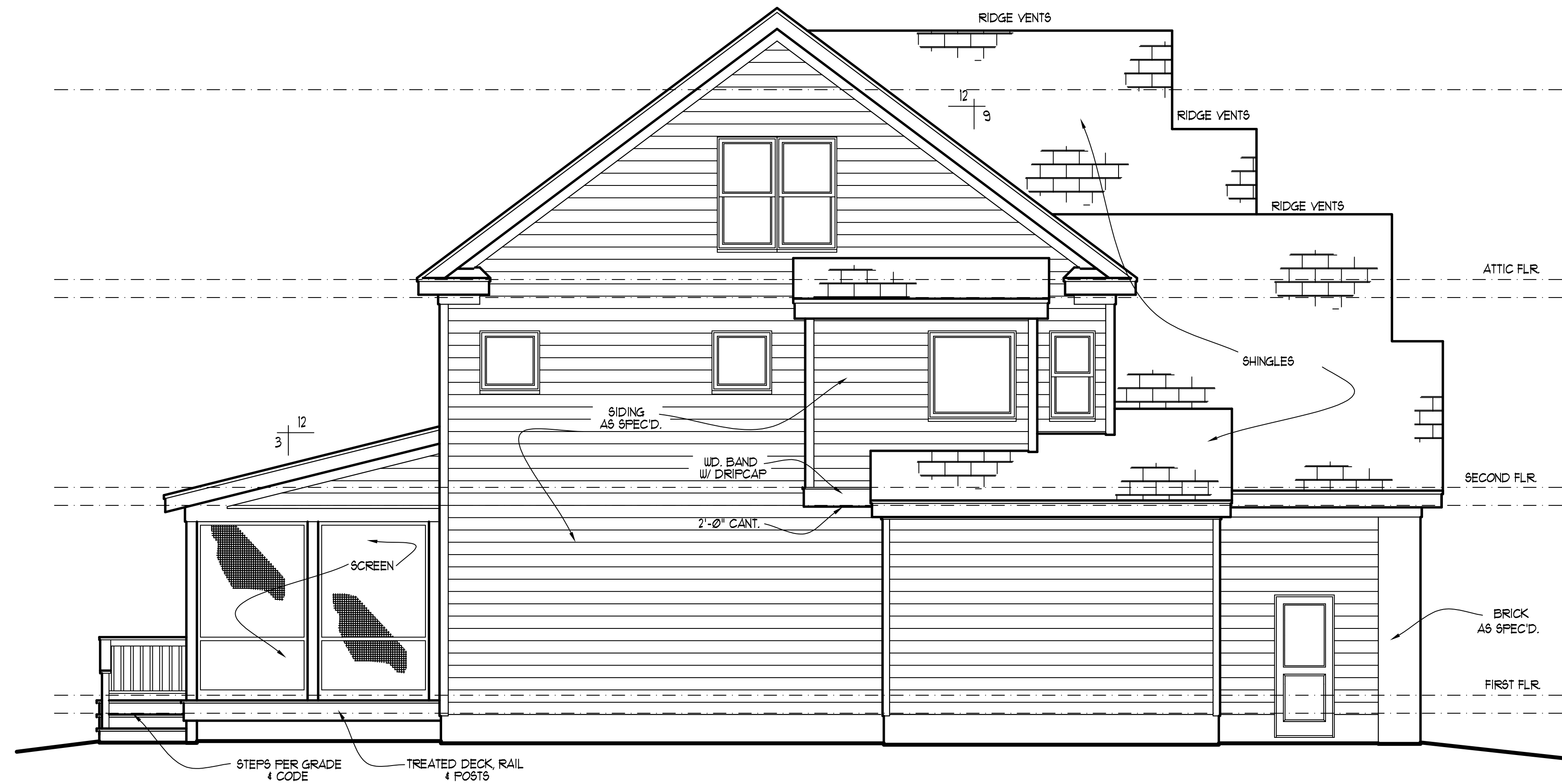
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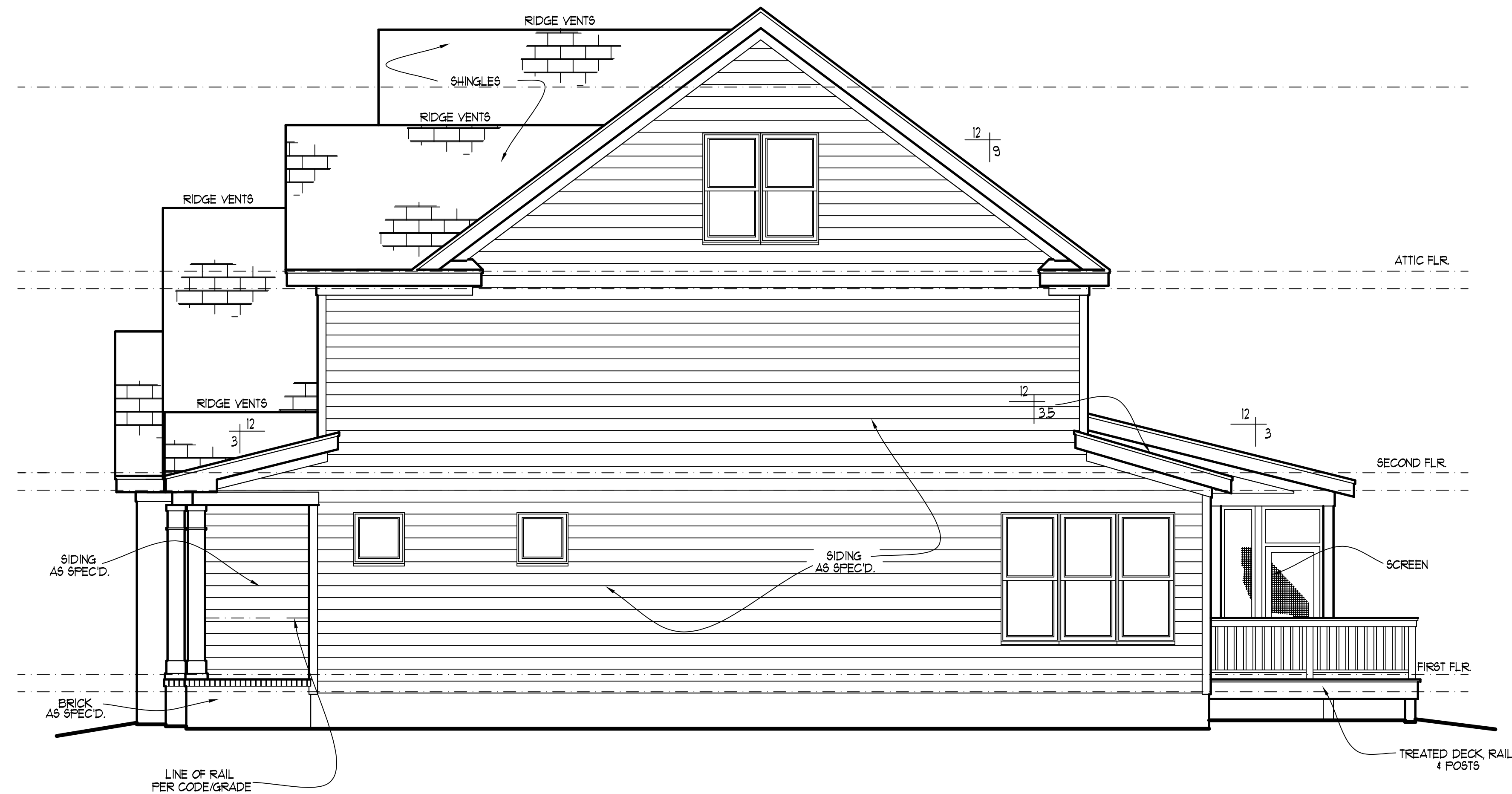
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THESE PLANS MEET THE REQUIREMENTS OF THE
INTERNATIONAL RESIDENTIAL CODE 2015 EDITION AND THE
NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION.



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



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

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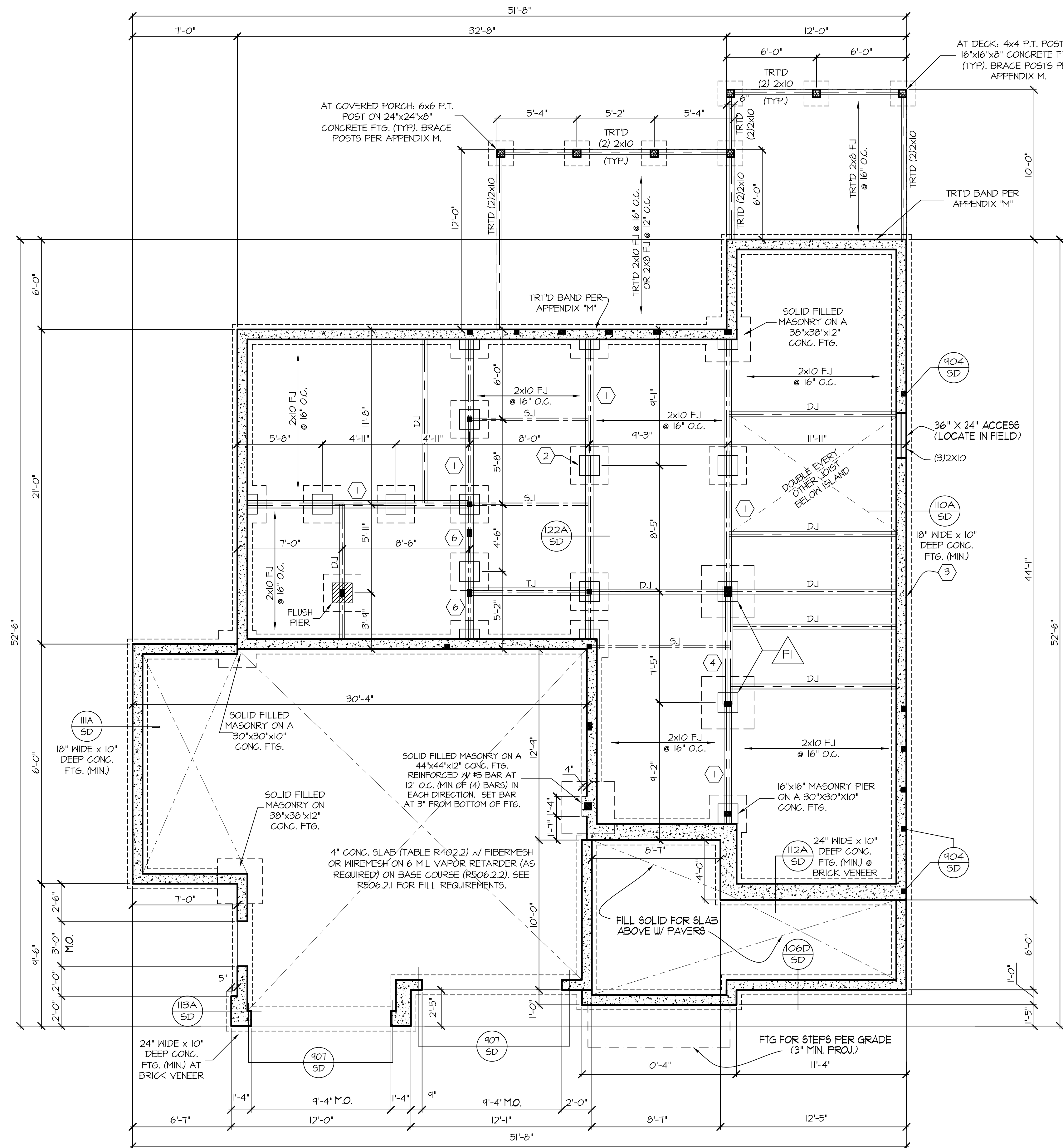
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FOUNDATION STRUCTURAL NOTES

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

- (3)2x10 SFF#2 GIRDER, TYPICAL UNO.
- 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 FOOTINGS, UNO.
- WALL FOOTING AS FOLLOWS
DEPTH: 8" - UP TO 2 STORY
10" - 3 STORY
WIDTH: 16" - UP TO 2 STORY
20" - 3 STORY
SIDING: 16" - 1 STORY
20" - 2 STORY
24" - 3 STORY
BRICK: 20" - 2 STORY
24" - 3 STORY

FOR FOUNDATION WALL HEIGHT AND BACKFILL
REQUIREMENTS, REFER TO CODE TABLE R404.1.1 (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) 2x10 SFF #2 GIRDER
- (2) 1.75x4.25 LVL OR LSL GIRDER
- (3) 1.75x4.25 LVL OR LSL GIRDER

1. "■" 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.

- ABBREVIATIONS:
- "SJ" = SINGLE JOIST
 - "DJ" = DOUBLE JOIST
 - "TJ" = TRIPLE JOIST

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

16"x16" SOLID FILLED MASONRY PIER ON A
44"x44"x12" CONC. FTG. REINFORCED W/ #5
BAR AT 12" O.C. (MIN OF (4) BARS) IN EACH
DIRECTION. SET BAR AT 3" FROM BOTTOM
OF FTG.

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

REFER TO "SD" SHEET(S) FOR
STANDARD DETAILS, BRACING
DETAILS AND STRUCTURAL NOTES.

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-4712, PHONE: 919-878-1611
PROJECT #: 24-1426

- Engineers seal applies only to structural components
on this document. Seal does not include construction
means, methods, techniques, sequences, procedures
or safety precautions.
- Any deviations or discrepancies on plans are to be
brought to the immediate attention of Southern
Engineers. Failure to do so will void Southern
Engineers liability.
- Seal is valid for a project permitted within one year
from date of seal.
- Use of these plans constitutes approval of terms
and conditions as defined in the customer agreement.



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

HALCYON HOMES

COTTON FARMS
LOT # 45

DRAWN BY: TUG
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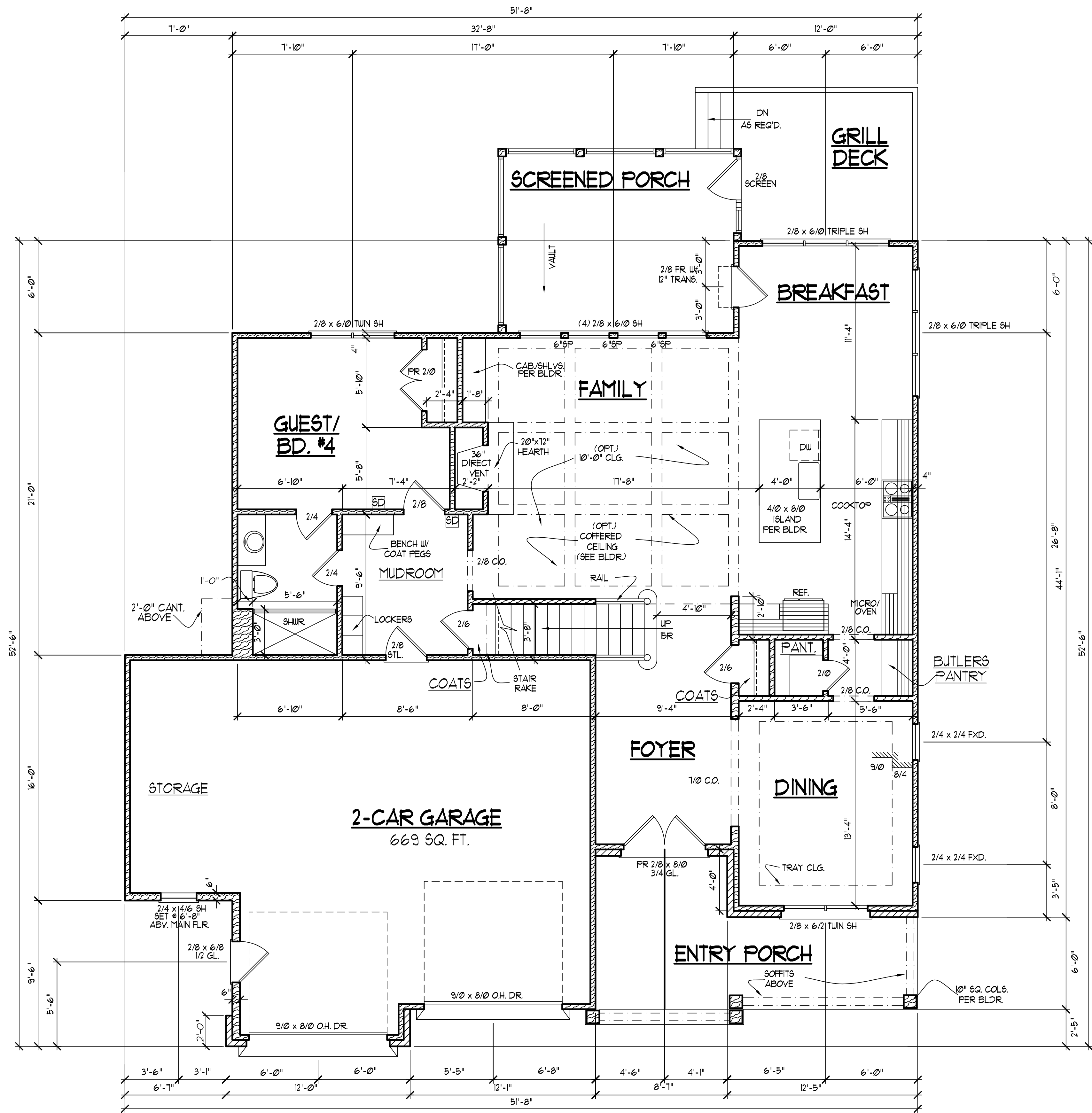
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FIRST FLOOR NOTES:
1) 9'-0" CLG. HGT. (TYP.) UNO.
2) SET WINDOWS @ 1'-10" AFF. (TYP.) UNO.
3) STAIRS: UP 15 RISERS @ 8 1/8" (+/-)
(VERIFY W/ FLR. SYSTEM SPEC'D. BY ENG.)
(TYP.) UNO.
4) PROVIDE 5/8" TYPE 'X' GYPSUM @ GARAGE
CEILING ADJACENT TO HTD. SPACES
5) ALL WALLS FIGURED AT 4" WIDTHS FOR
FOR STUDS. 9" WIDTHS FOR STUD/BRICK
(TYP.) UNO.
6) VERIFY ROUGH OPENINGS, SPECS. FOR CODE
REQUIREMENTS WITH WINDOW MANUF.
7) SD = SMOKE DETECTOR
8) ALL INT. DOORS TO BE 8'-0" HGT. (VERIFY W/ BLDG.

SQUARE FOOTAGE		
	HTD.	UNHTD.
• BSMT.		
• FIRST FLR.	1331	669
• SECOND FLR.	1652	
• ATTIC (3rd. FLR.)		1065
TOTAL	2989	1734
MISC.		
• ENTRY PORCH		171
• SCREENED PORCH		187
• GRILL DECK		117
•		
•		

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

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COTTON FARMS
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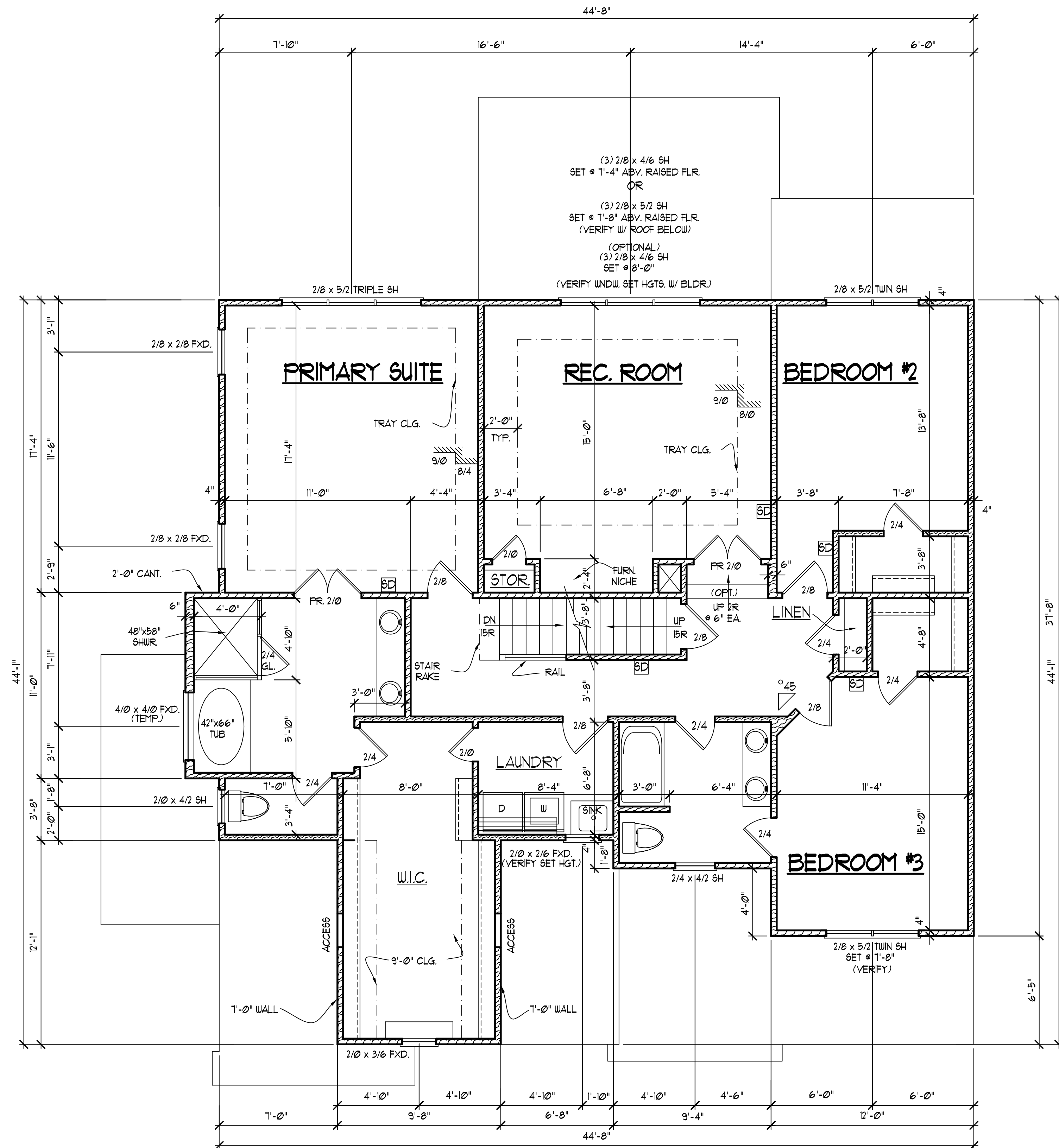
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SECOND FLOOR NOTES:
1) 9'-0" CLG. HGT. (TYP.) UNO.
2) SET WINDOWS @ 1'-4" AFF. (TYP.) UNO.
3) STAIRS: UP 15 RISERS @ 8" (+/-)
(TYP.) UNO.
4) ALL WALLS FIGURED AT 4" WIDTHS FOR
FOR STUDS, 9" WIDTHS FOR STUD/BRICK
(TYP.) UNO.
5) VERIFY ROUGH OPNG'S, SPECS. FOR CODE
REQUIREMENTS WITH WINDOW MANUF.
6) SD = SMOKE DETECTOR

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

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ATTIC FLOOR PLAN

- 1) 9'-0" CLG. HGT. (TYP.) UNO.
- 2) SET WINDOWS @ 1'-4" AFF. (TYP.) UNO.
- 3) ALL WALLS FIGURED AT 4" WIDTHS FOR
FOR STUDS, 9" WIDTHS FOR STUD/BRICK
(TYP.) UNO.
- 4) VERIFY ROUGH OPNG'S, SPECS. FOR CODE
REQUIREMENTS WITH WINDOW MANUF.
- 5) SD = SMOKE DETECTOR

FRAMING NOTES

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

1. 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.
2. EXTERIOR WALL SHEATHING: WALLS SHALL BE BRACED BY SHEATHING
WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANEL SHEATHING
(WSP) (EXPOSURE 1: 7/16" EXPOSURE 2: 15/32"). SHEATHING SHALL BE
ATTACHED WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT
PANEL EDGES AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL
BLOCKING AT ALL PANEL EDGES.
3. WSP SHEATHING SHALL EXTEND TO THE UPPERMOST DOUBLE BEARING
PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 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.
4. "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/ (1) 8d NAILS.
5. 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.
6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS
"IBW-WSP" ON PLANS). ATTACH ONE SIDE WITH 7/8" WSP SHEATHING
WITH 8d NAILS AT A 6"/12" NAILING PATTERN (6" OC AT PANEL EDGES
AND 12" OC AT INTERMEDIATE SUPPORTS). INSTALL BLOCKING AT ALL
PANEL EDGES. ATTACH GB OVER WSP AS REQUIRED. ATTACH
OPPOSITE SIDE WITH 12" GB WITH A MIN. OF 5d COOLER NAILS OR #6
SCREWS @ 1" OC ALONG THE EDGES AND AT INTERMEDIATE
SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.

HEADER/BEAM & COLUMN NOTES

1. 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.
2. THE NUMBER SHOWN AT BEAM AND HEADER
SUPPORTS INDICATES THE NUMBER OF SUPPORT
STUDS REQUIRED IN STUD POCKET OR COLUMN.
THE NUMBER OF KING STUDS AT EACH END OF
HEADERS IN EXTERIOR WALLS SHALL BE
ACCORDING TO ITEM "d" IN TABLE R602.3(5)
OR AS BELOW PER 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

FRAMING NOTE: ALL DIMENSIONAL LUMBER
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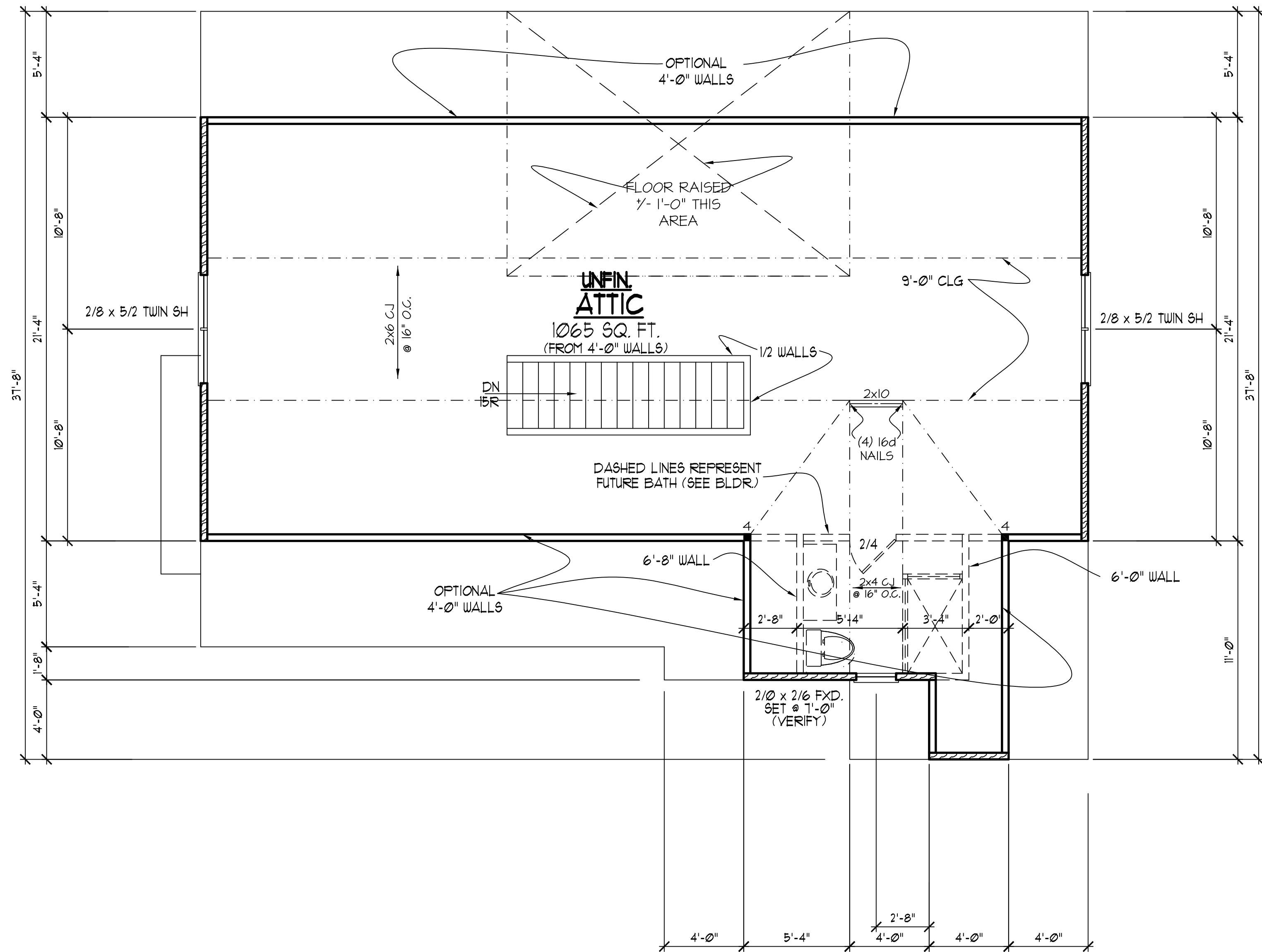
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STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-4772, PHONE: 919-878-1617
PROJECT #: 24-1426

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THIRD FLR./ ATTIC PLAN
SCALE: -----1/4" = 1'-0"



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- 4X4 (6x6) TRTD POST (OR EQUAL).
- ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.
- 1. POST CAP: SIMPSON AC4-MAX (AC6-MAX)
- 2. POST CAP AT CORNER: (2) SIMPSON LC64 (MITER HEADER AT CORNER). HIGH WIND; ADD (1) SIMPSON H6.
- 3. POST BASE: SIMPSON ABU44 (ABU66).
- 3.1. MONI: 3/8" ANCHOR (EMBED 7")
- 3.2. CM: 1/2" ANCHOR EXTEND TO FOOTING - HIGH WIND ONLY)
- 4. POST BASE: WOOD FOUNDATION: (2) SIMPSON CS16 STRAPS AT POS15. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER

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

1. 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 R602.10.4 OF THE CODE. SEE DETAILS BELOW FOR WALL BRACING AND SPECIFICATIONS FOR WALL BRACING AND WALL FRAMING.
2. EXTERIOR WALL BRACING: WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL SIDES WITH RIGID STRUCTURAL PANEL SHEATHING (WSP) EXPOSURE B, TAPED, MINIMUM $\geq 15/32"$. SHEATHING SHALL BE ATTACHED 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.
3. WSP SHEATHING SHALL EXTEND TO THE UPPEMOST DOUBLE BEARING PLATE. BLOCK AT ROOF PER SECTION R602.10.4.5 AND ATTACH BRACED NAILS PER CODE. WSP SHEATHING BETWEEN FLOORS SHALL BE SPICED ALONG CONTINUOUS BAND OR THE WSP SHEATHING MAY BE SPICED AGAINST THE 2"1/2" Gypsum Board (GWB) FLOOR SYSTEM WITH BLOCKING AT PANEL EDGES, (MINIMUM 12" BEYOND FLOOR BREAK) OR OTHER APPROVED METHOD.
4. "HD" = HOLD-DOWN, HOLD-DOWN DEVICE (NOTED AS "HD" ON PLANS) SHALL BE AN 800 POUND CAPACITY TYPE 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 SD-105 2"1/2" STRAP DOWN, GROUND THE BAND AND DOWN TO A STUD BELOW OR HEADER BELOW. EXTEND STRAP T MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (1) 8d NAILS.
5. 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 6d SCREWS $\geq 7"$ OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.
6. INTERIOR BRACED WALL-WOOD STRUCTURAL PANEL: (NOTED AS "IBWHP" ON PLANS) ATTACH ONE SIDE WITH 3/4" 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 6d SCREWS $\geq 7"$ OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS. SEE SECTION R602.10.4.4 OF THE CODE.

1. 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.
2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET PER 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 NCCO 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

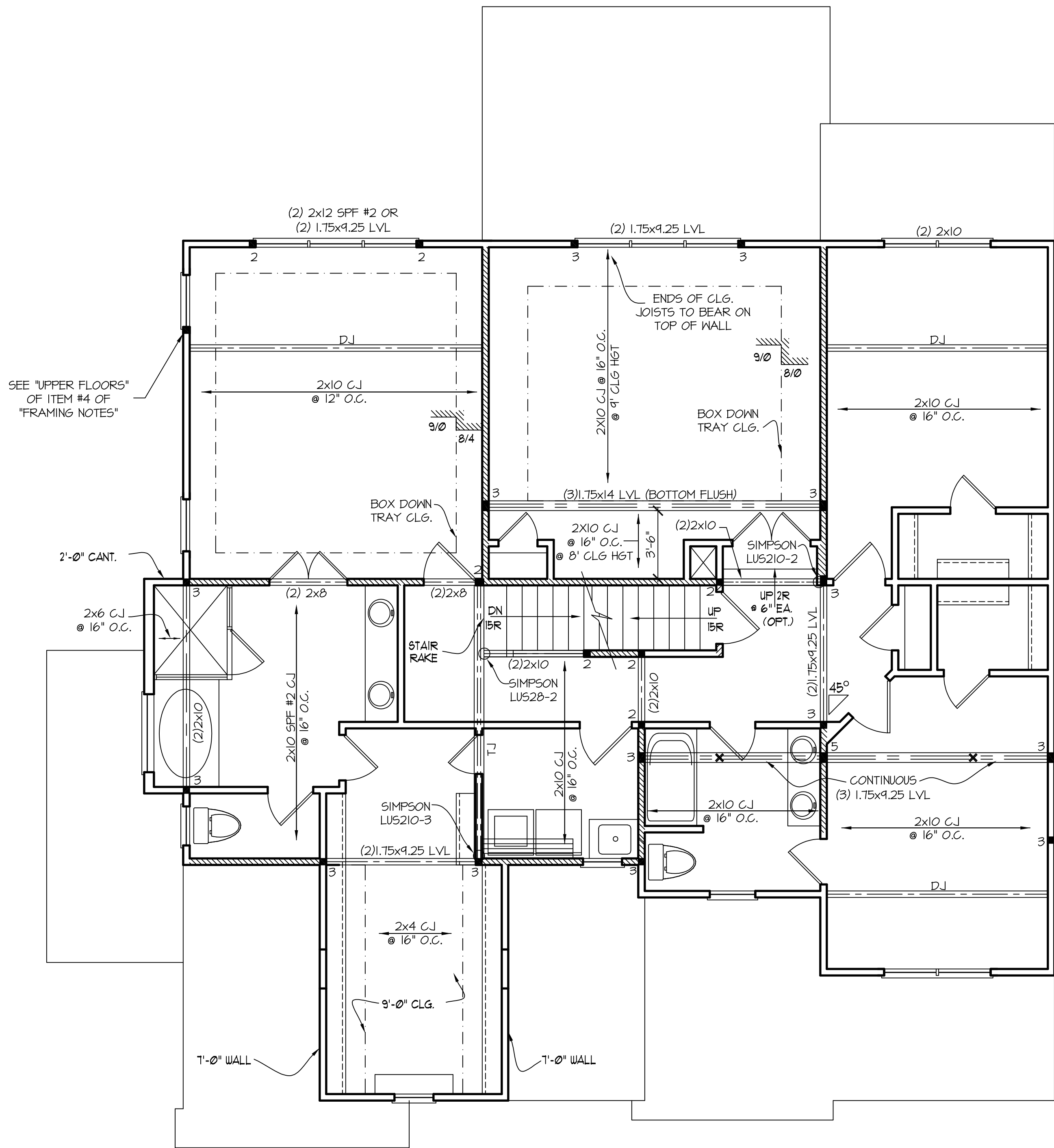
FRAMING NOTE: ALL DIMENSIONAL LUMBER
ON THIS SHEET MAY BE SPF #2 OR SYP #1
UNLESS SPECIFICALLY NOTED OTHERWISE

REFER TO "SD" SHEET(S) FOR
STANDARD DETAILS, BRACING
DETAILS AND STRUCTURAL NOTES

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-4772, PHONE: 919-878-1617
PROJECT #: 24-1426

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FIRST FLOOR CEILING STRUCTURAL PLAN
SCALE: 1/4" = 1'-0" 9'-0" CLG. HGT.



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FRAMING NOTES

NC (2018 NRCG); 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: 1/8\"

HEADER/BEAM & COLUMN NOTES

- ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)2x6 (4\"
- THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD ROCKET 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 NCDOL 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

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SECOND FLOOR CEILING STRUCTURAL PLAN
SCALE: ----- 1/4" = 1'-0"
9'-0" CLG. HGT.

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HALCYON HOMES

COTTON FARMS
LOT # 45

DRAWN BY: TUG
DATE: 6-1-11
FILE NAME: HH-2-2989

REVISIONS		
6-11-22	TUG	PLAN
3-11-23	TUG	REV.
4-24-24	TUG	PLAN
11-12-15	TUG	PLAN

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COTTON FARMS
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DRAWN BY: TUG
DATE: 6-1-11
FILE NAME: HH-2-2389

REVISIONS		
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3-17-23	TWG	REV.
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11-12-15	TWG	PLAN

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9 0 F 9

- 1) ALL ROOF PITCHES TO BE 9/12 (TYF.) UNO.
- 2) PROVIDE 2x4 COLLAR BEAMS EVERY OTHER RAFTER (TYF.)
- 3) PROVIDE "HURRICANE CLIPS" AT ALL VALLEYS AND OFFSETTING DEL. RAFTERS
- 4) PROVIDE DEL. HEADERS AND TRIMMERS AT ALL ROOF OPENINGS (EX: DORMERS, SKYLIGHTS, CHIMNEYS, ETC.)
- 5) 2x6 RAFTERS @ CATH. OR VAULTED CLGS. TO BE FURRED DOWN OR USE DEEPER RAFTERS (VERIFY BRNG. HG.T. FOR PROPER INSULATION PER CODE
- 6) VERIFY ALL RAFTER BRNG. HG.TS. BEFORE CONSTR. HAS BEGUN

NOTE:
VERIFY RAFTER FRAMING HGTS. TO ALIGN
SOFFITS OF DIFFERENT PITCHES PER
THE ELEVATION. (VERIFY W/ BLDR.)

- ① 2x8 RAFTERS @ 16" O.C. WITH 2X10 RIDGE, UNO.
- ② (2) 2X10 OR 1.75X11.8" 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 1.75X11.8" LVL OR (2) 1.75X9.25 LVL VALLEY
- ⑤ FALSE FRAME VALLEY ON 2X10 FLAT PLATE
- ⑥ 2x6 RAFTERS @ 16" O.C. W/ 2X10 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-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.

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

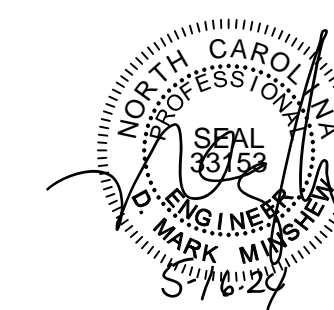
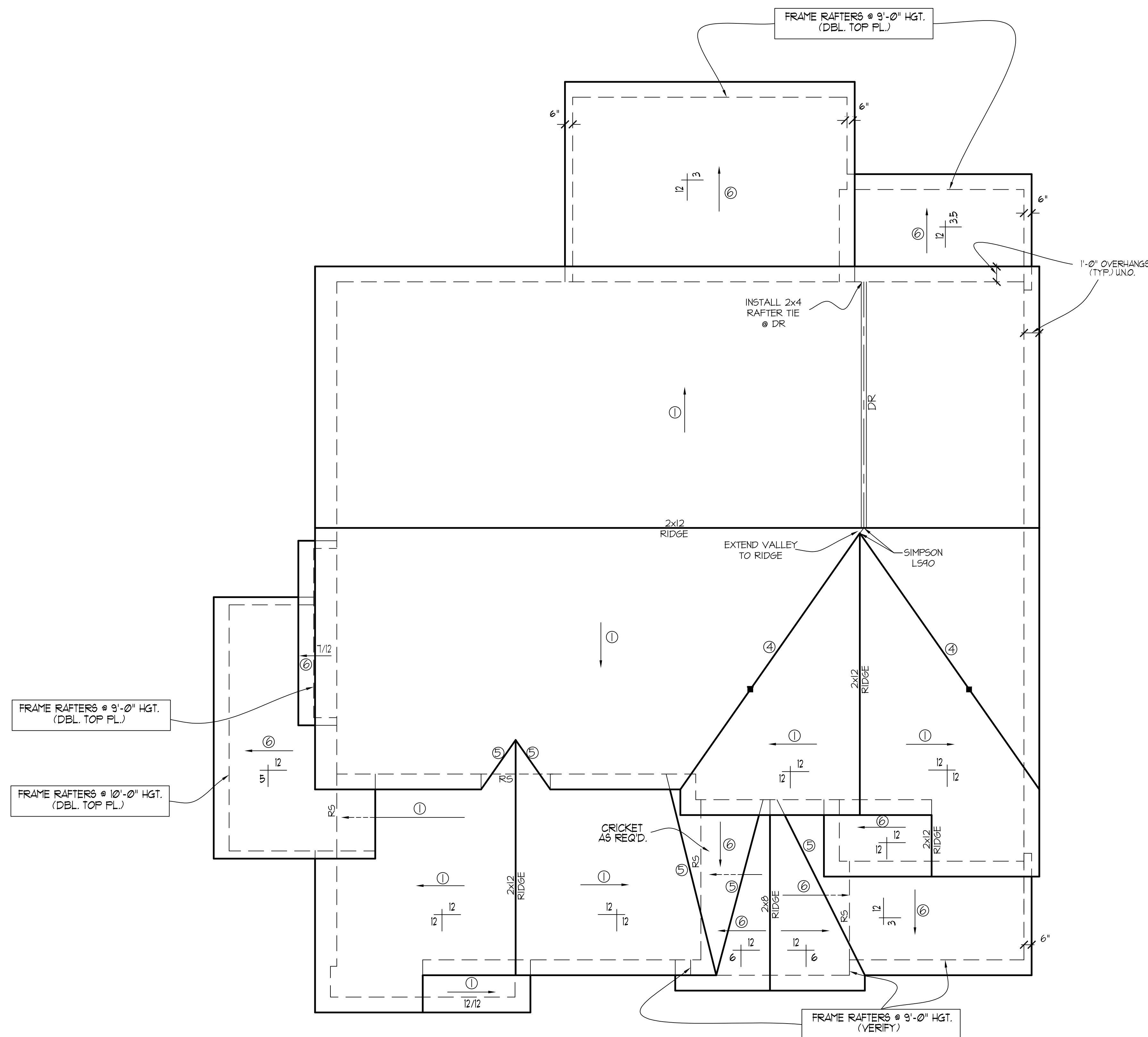
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DETAILS AND STRUCTURAL NOTES.

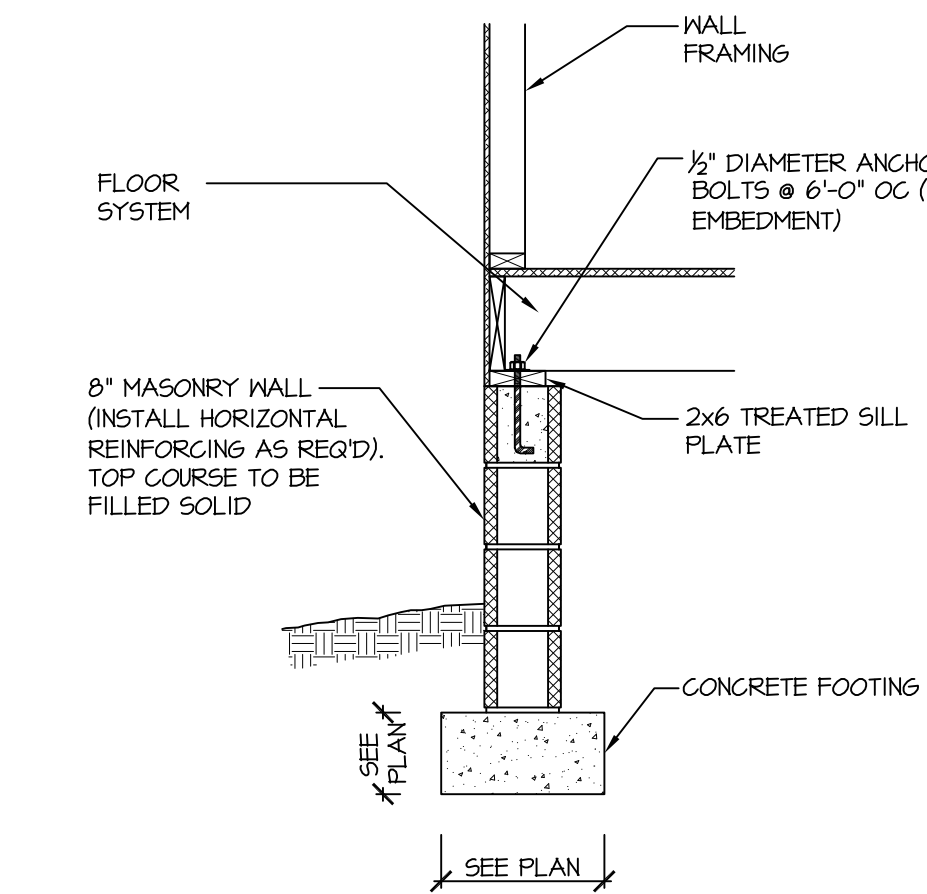
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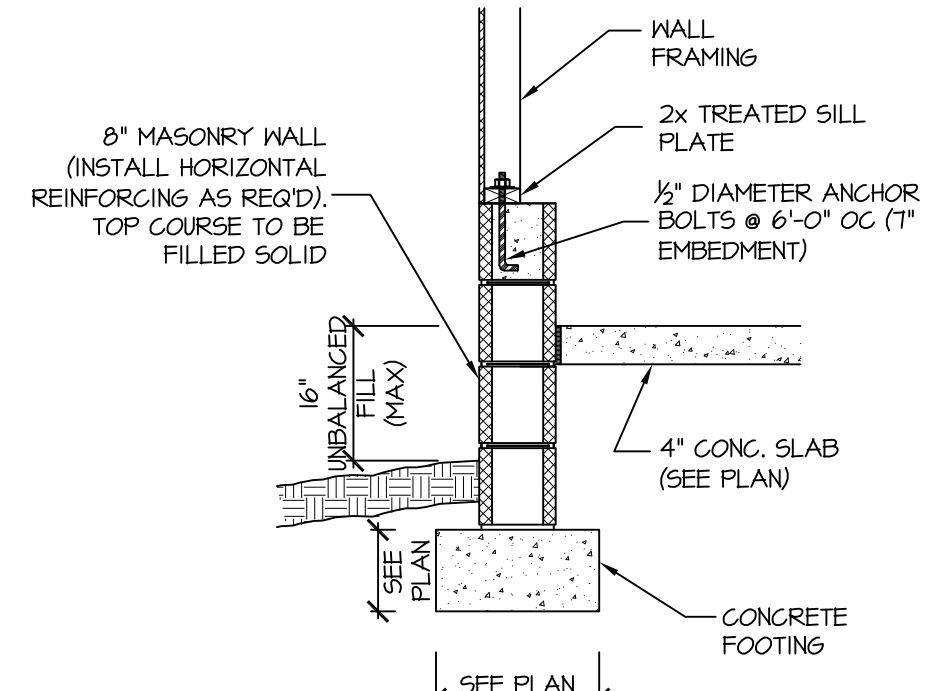
ROOF FRAMING PLAN

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

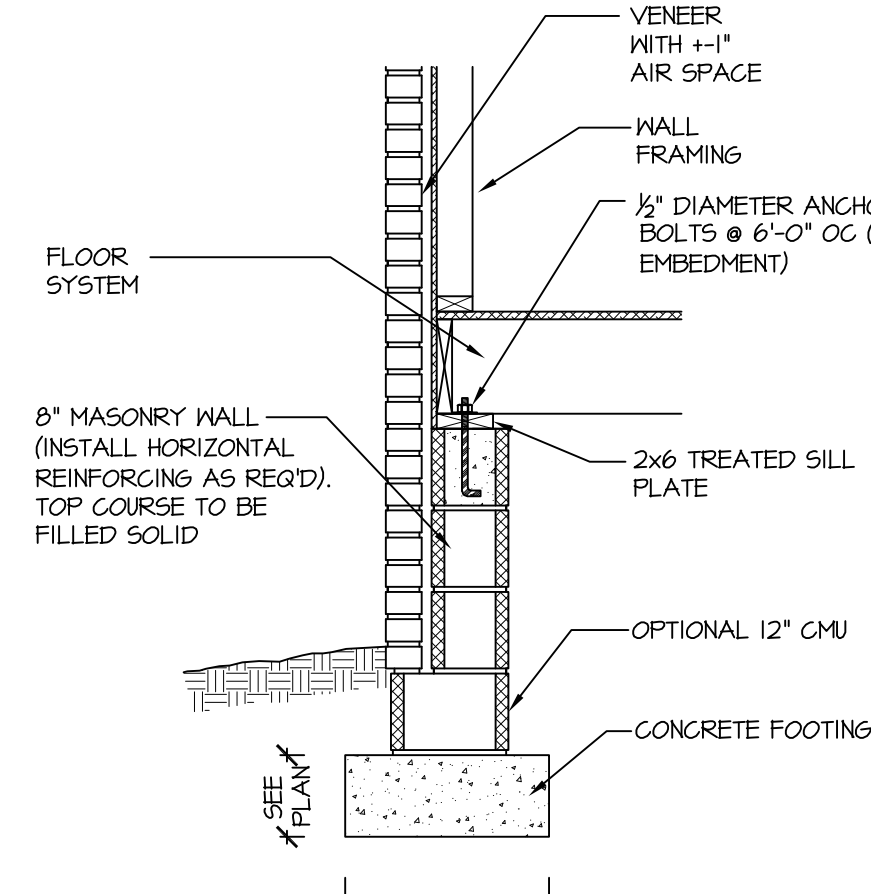




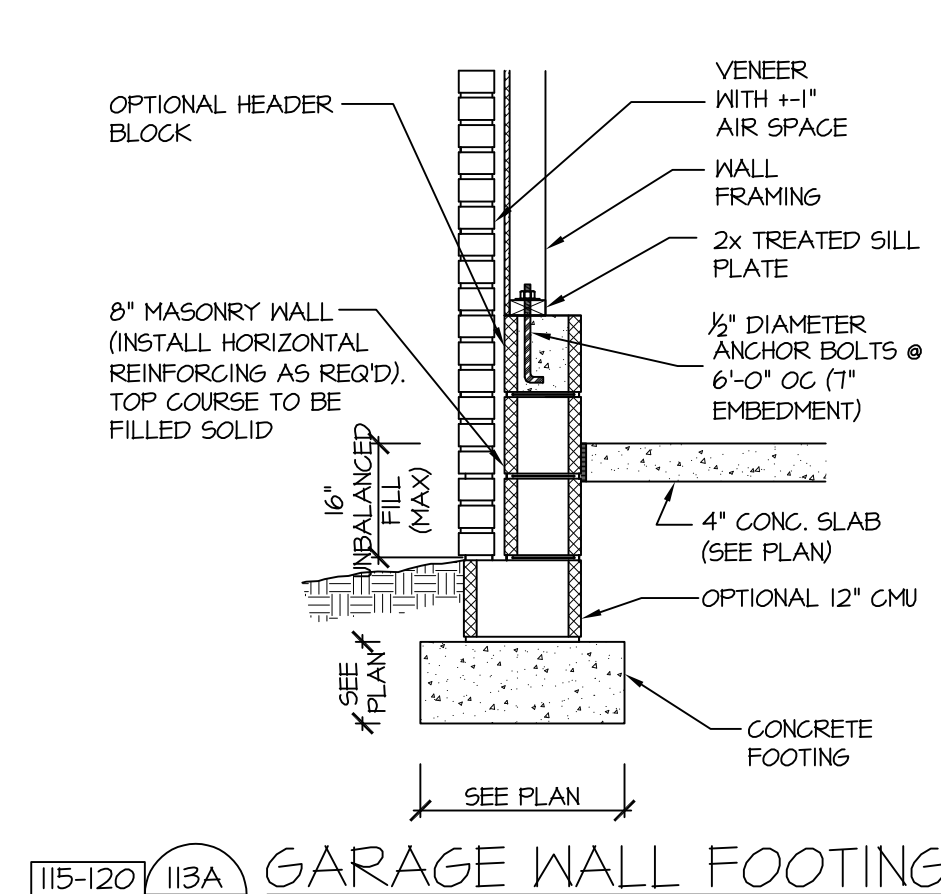
115-120 MPH 110A SD CRAWL SPACE FOOTING (SIDING OR EQUAL)



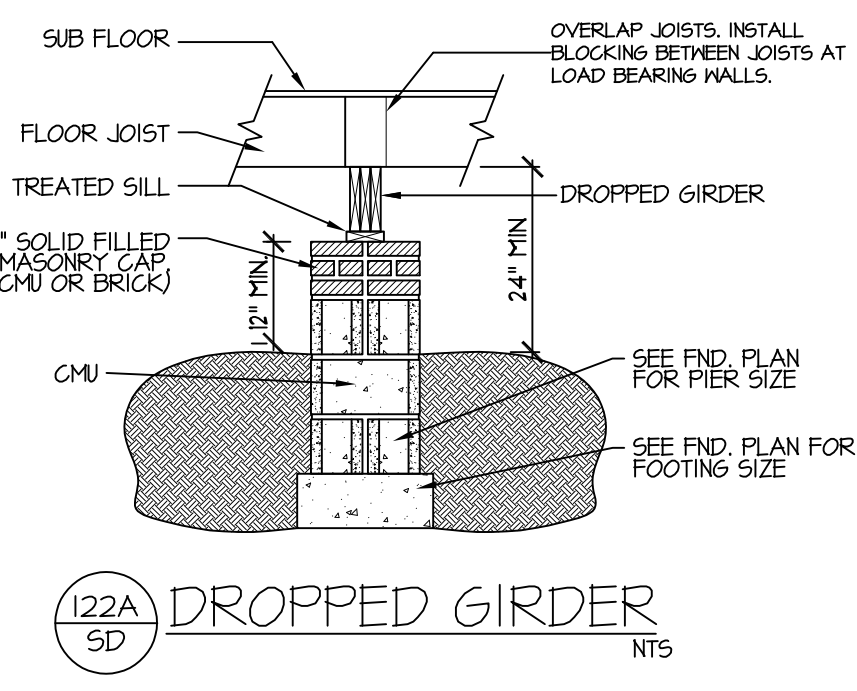
115-120 MPH 111A SD GARAGE WALL FOOTING (SIDING OR EQUAL)



115-120 MPH 112A SD CRAWL SPACE FOOTING (VENEER)



115-120 MPH 113A SD GARAGE WALL FOOTING (VENEER)



122A SD DROPPED GIRDER NTS

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

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS AND HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIER & GIRDER SYSTEM, FOOTING, AND PILING SYSTEM. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM. ALL REQUIREMENTS FOR PROFESSIONAL CERTIFICATION SHALL BE PROVIDED BY THE APPROPRIATE PROFESSIONAL. SOUTHERN ENGINEERS, P.A. CERTIFIES ONLY THE STRUCTURAL COMPONENTS AS SPECIFICALLY STATED.

2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE 2018 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 PRECAUTIONS OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK, NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. "CONSTRUCTION REVIEW" SERVICES ARE NOT PART OF OUR CONTRACT. ALL MEMBERS SHALL BE FRAMED, ANCHORED, TIED AND BRACED IN ACCORDANCE WITH GOOD CONSTRUCTION PRACTICE AND THE BUILDING CODE.

3. DESIGN LOADS (LISTED AS: LIVE LOAD, DEAD LOAD, DEFLECTION)
• ROOMS OTHER THAN SLEEPING ROOMS: (40 PSF, 10 PSF, L/360)
• SLEEPING ROOMS: (30 PSF, 10 PSF, L/360)
• ATTIC WITH PERMANENT STAIRS: (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)

4. WALLS SHALL BE BRACED BY SHEATHING WALLS ON ALL STORIES WITH WOOD STRUCTURAL PANELS. SEE FRAMING NOTES FOR THICKNESS AND NAILING REQUIREMENTS.

5. SEE APPENDIX M (DCAB) FOR EXTERIOR DECK REQUIREMENTS INCLUDING ATTACHMENTS FOR LATERAL LOADS.

6. CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF 5 INCHES UNLESS NOTED OTHERWISE (INO). 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 CURING 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" CONCRETE SLABS SHALL HAVE 1/4" DEEP CONTROL JOINTS SAWCUT IN SLAB ON A +10'-0" x +10'-0" GRID).

7. ALLOWABLE SOIL BEARING PRESSURE ASSUMED TO BE 2000 PSF. THE CONTRACTOR MUST CONTACT A GEOTECHNICAL ENGINEER AND THE STRUCTURAL ENGINEER IF UNSATISFACTORY SUBSURFACE CONDITIONS ARE ENCOUNTERED. THE SURFACE AREA ADJACENT TO THE FOUNDATION WALL SHALL BE PROVIDED WITH ADEQUATE DRAINAGE, AND SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS.

8. ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 875 PSI) UNLESS NOTED OTHERWISE (INO). ALL TREATED LUMBER SHALL BE SYP #2. PLATE MATERIAL MAY BE SYP #3 OR SYP #3 (Fc(perp) = 425 PSI - MIN).

9. L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.9x10⁶ PSI.
41. P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 PSI, E=2.0x10⁶ PSI.
42. L.S.L. SHALL BE LAMINATED STRAND LUMBER: Fb=2250 PSI, Fv=400 PSI, E=1.55x10⁶ PSI. INSTALL ALL CONNECTIONS PER MANUFACTURERS INSTRUCTIONS.

10. 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.

11. 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.

12. REBAR SHALL BE DEFORMED STEEL, ASTM#615, GRADE 60. LAP ALL REBAR SPLICES 30 BAR DIAMETERS.

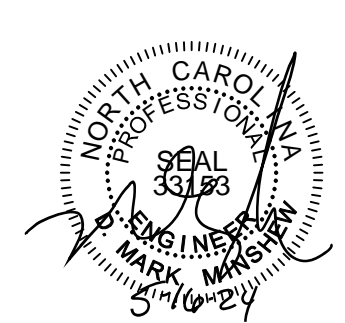
13. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING (2) ROWS OF 1/2" DIAMETER BOLTS (ASTM A325) WITH WASHERS PLACED UNDER THE THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" O.C. (MAX) AND STAGGERED AT THE TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH 2 BOLTS LOCATED AT 6" FROM EACH END.

14. BRICK LINTELS (WHEN REQUIRED) SHALL BE 3 1/2"x3 1/2"x1/4" STEEL ANGLE FOR UP TO 6'-0" SPAN AND 6"x4"x5/8" STEEL ANGLE WITH 6" LEGS VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R103.B.3 LINTELS.

15. METAL CONNECTORS REFERENCED ON PLANS CORRESPOND TO SIMPSON STRONG-TIE BRAND. CONNECTORS OF EQUAL OR BETTER CAPACITY ARE ACCEPTABLE. CORROSION RESISTANCE PER CODE AND AS RECOMMENDED BY MANUFACTURER.

STRUCTURAL DESIGN BY:
SOUTHERN ENGINEERS, P.A.
3716 BENSON DRIVE RALEIGH, NC 27609
LICENSE: C-4712, PHONE: 919-878-1617
PROJECT #: 24-1426

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HALCYON HOMES
COTTON FARMS
LOT # 45

DRAWN BY: TUG
DATE: 6-1-11
FILE NAME: HH-2-2989

REVISIONS		
6-11-22	TUG	PLAN
3-11-23	TUG	REV.
4-24-24	TUG	PLAN
11-2-15	TUG	PLAN

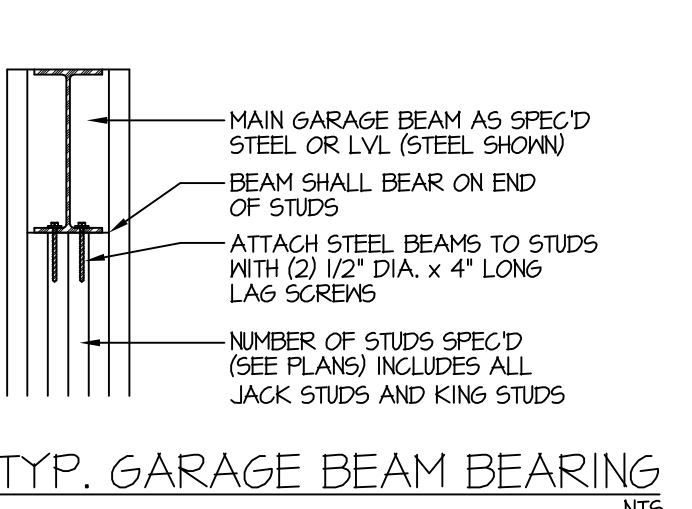
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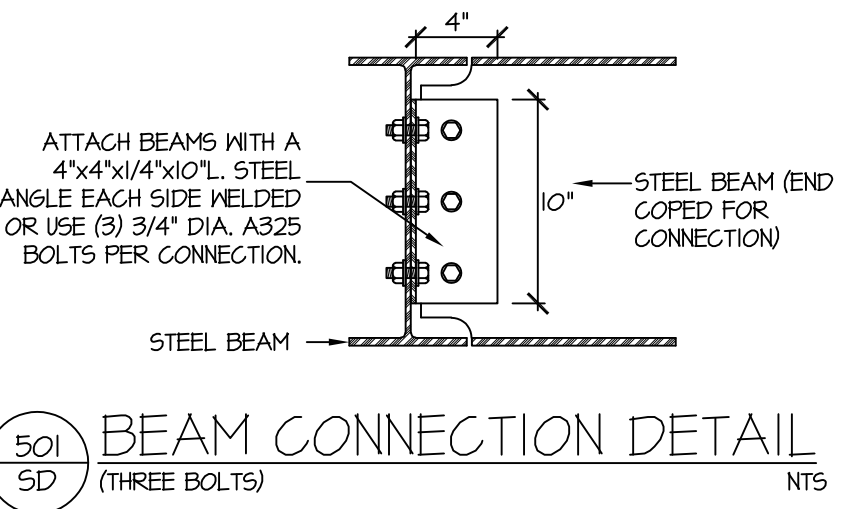
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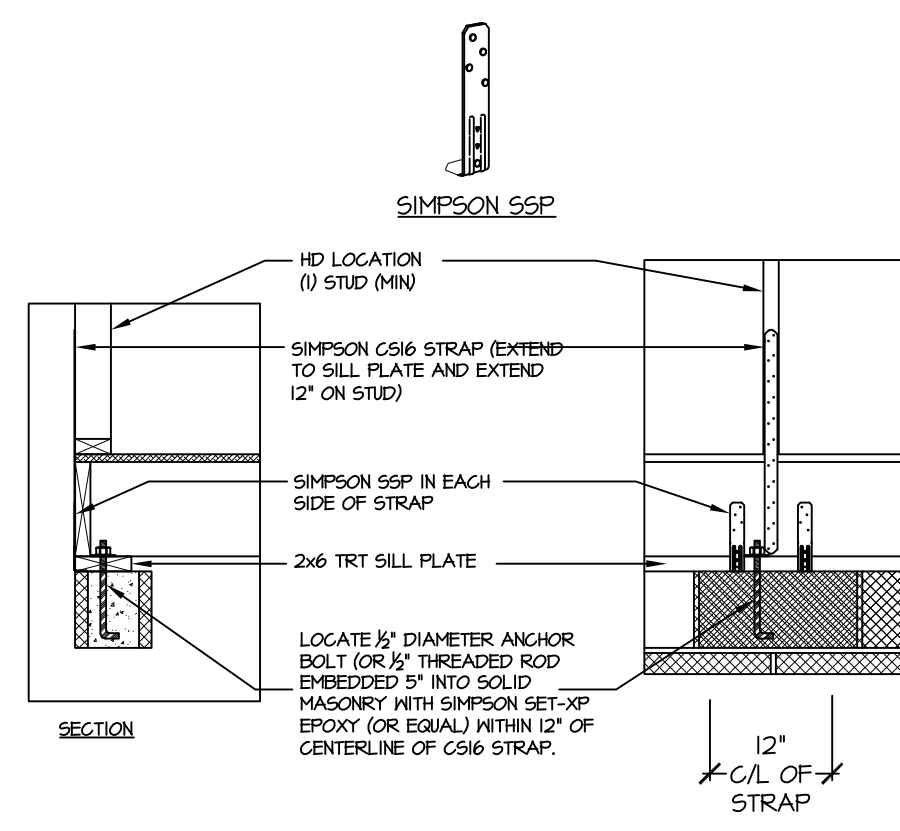
SD



204A SD TYP. GARAGE BEAM BEARING NTS

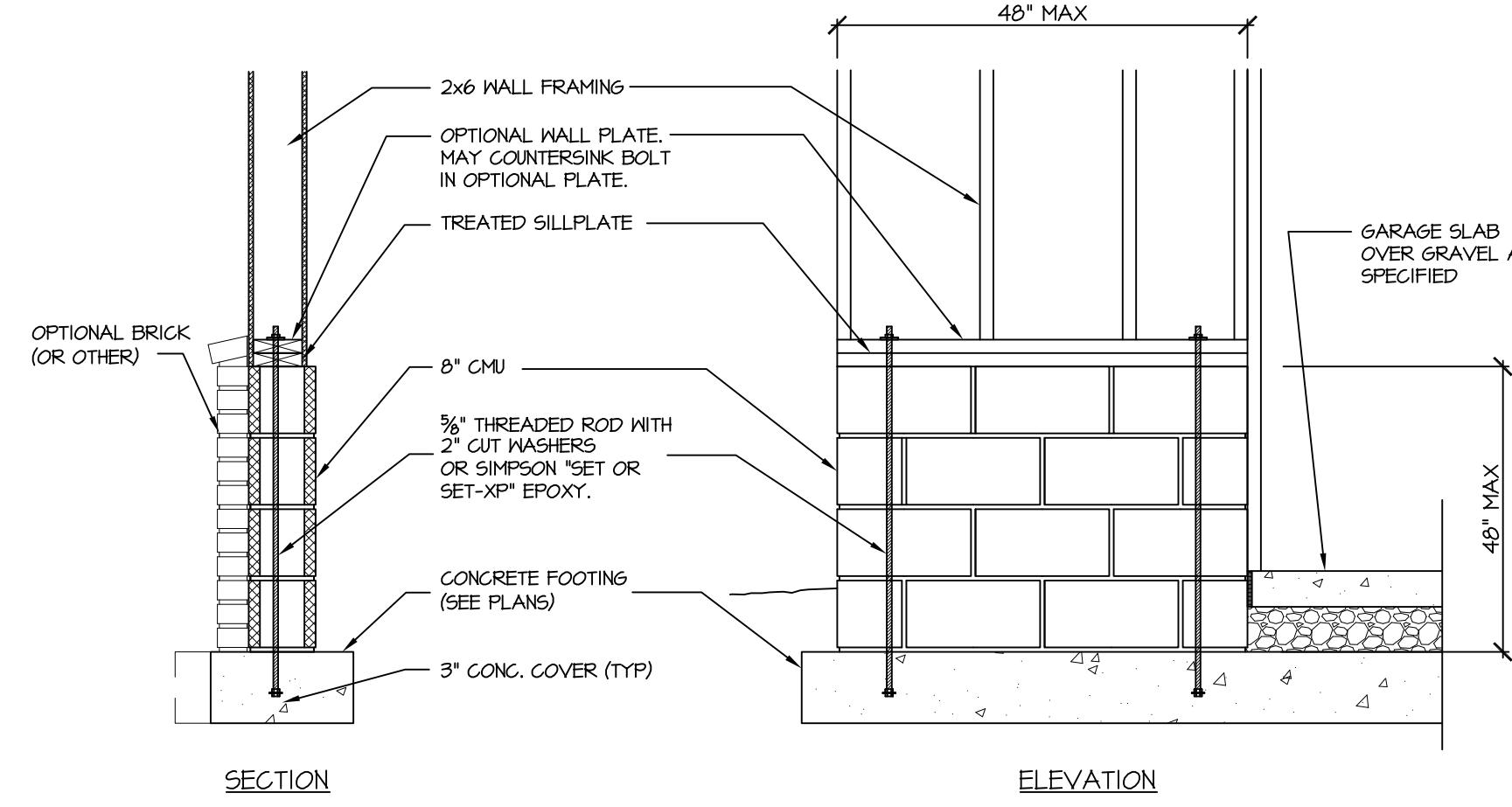


501 SD BEAM CONNECTION DETAIL NTS

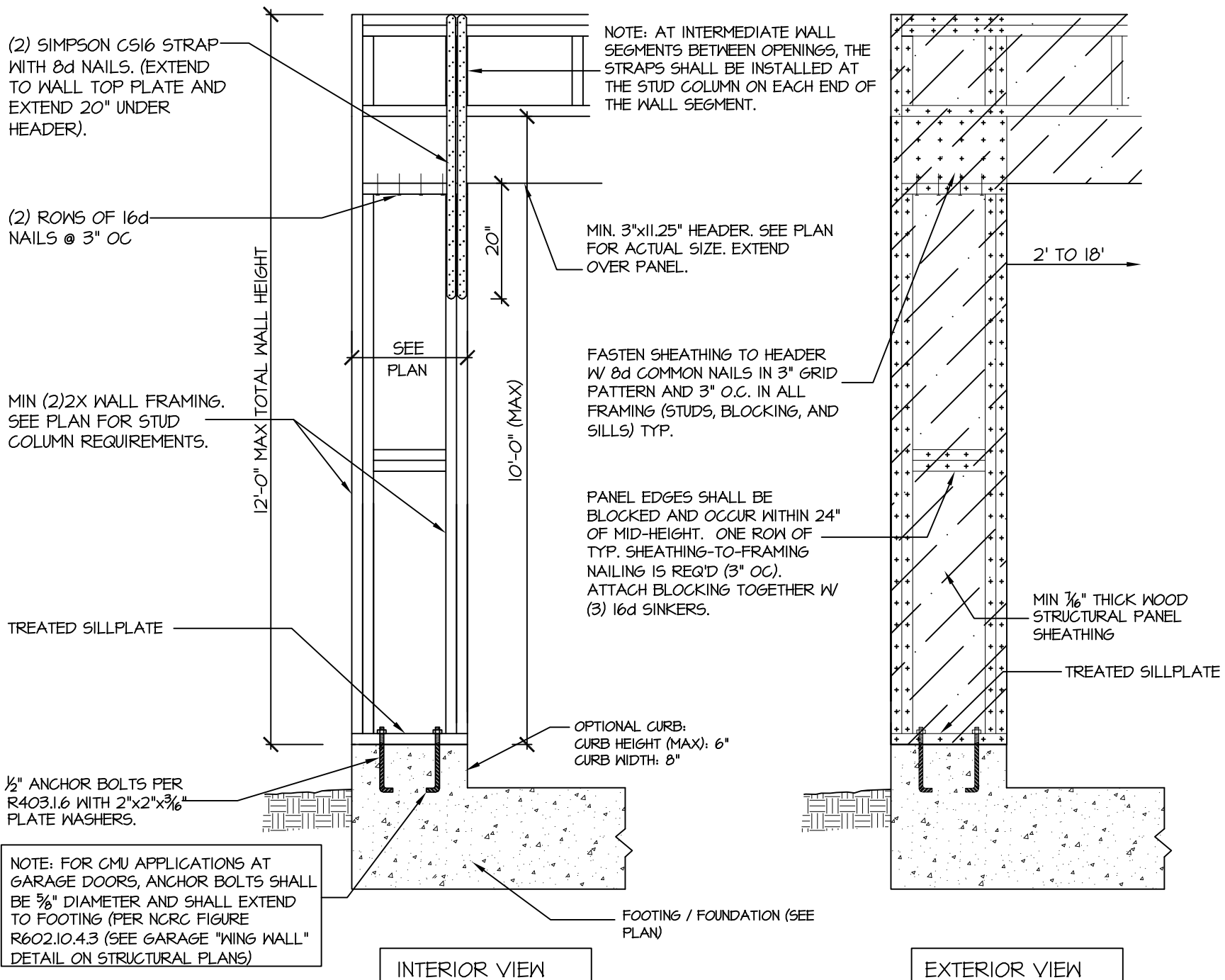


904 SD BRACED WALL END CONDITION "HD" HOLD-DOWN DETAIL

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



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



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