

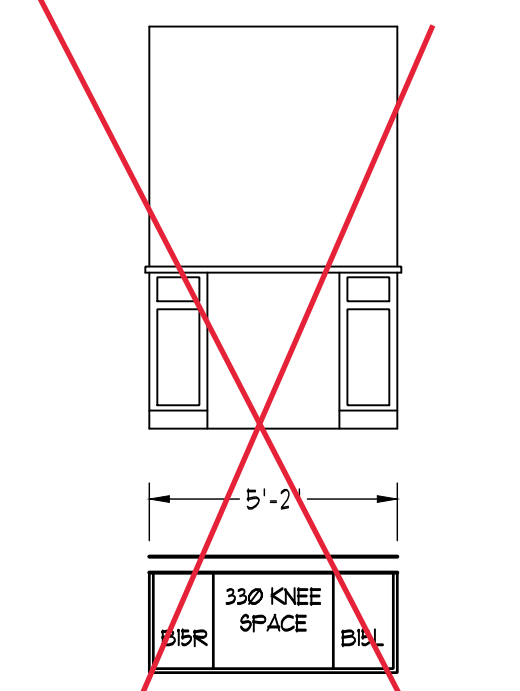




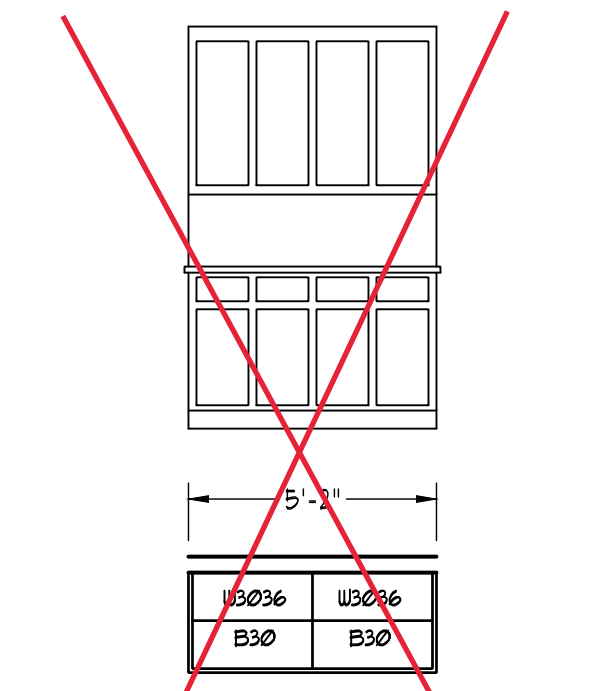
\*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

\* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

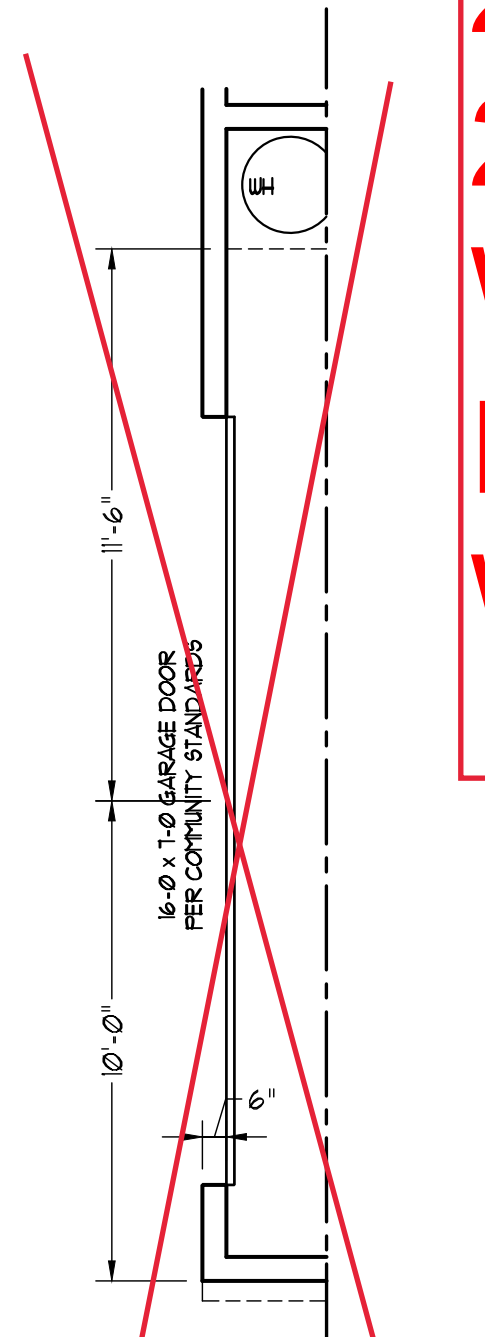
INSTALL BLINDS THROUGHOUT HOME



OPTIONAL KITCHEN DESK

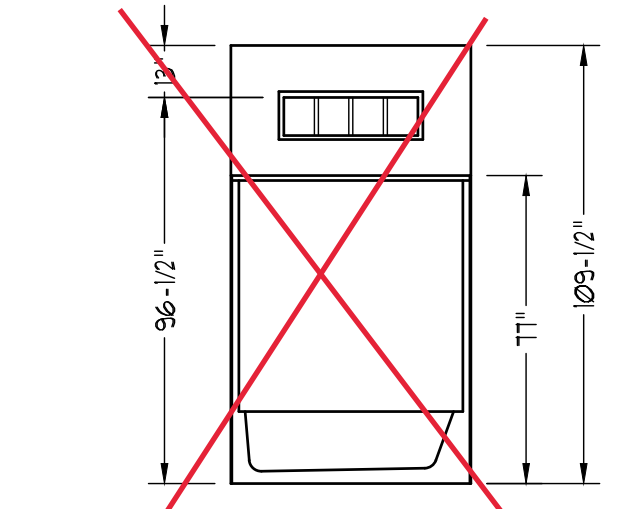


OPTIONAL KITCHEN CABINETS (UPPERS AND LOWERS)



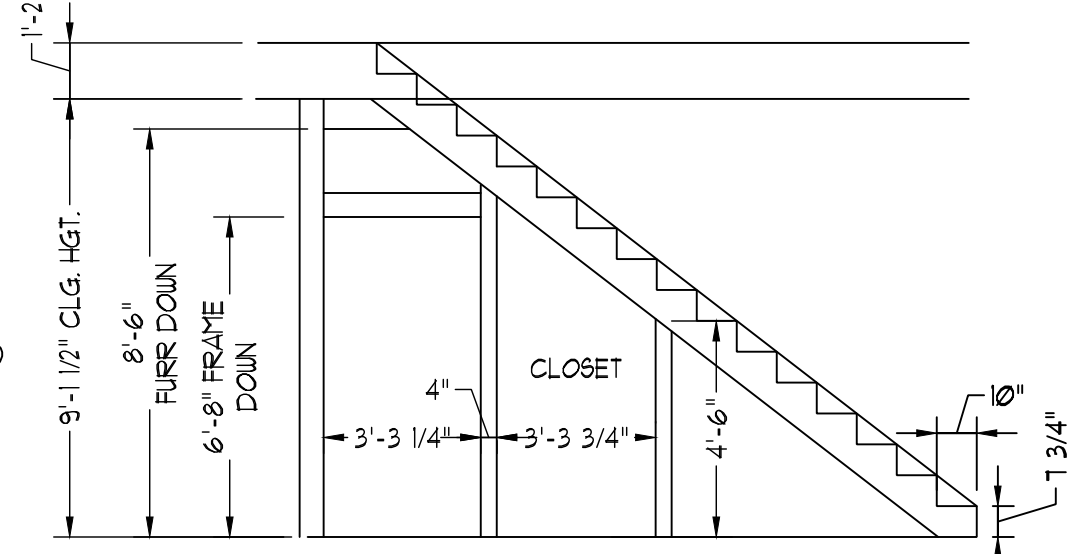
SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

2X4 WALLS;  
2X6 GARAGE WALLS & 2X6 PLUMBING WALLS



OPTIONAL BATHROOM TRANSOM WINDOW OVER TUB DETAIL

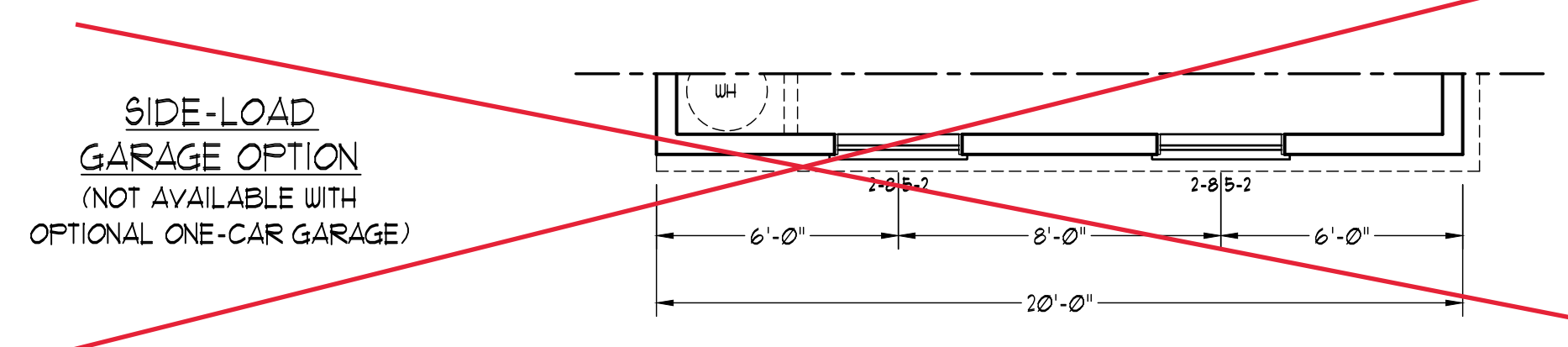
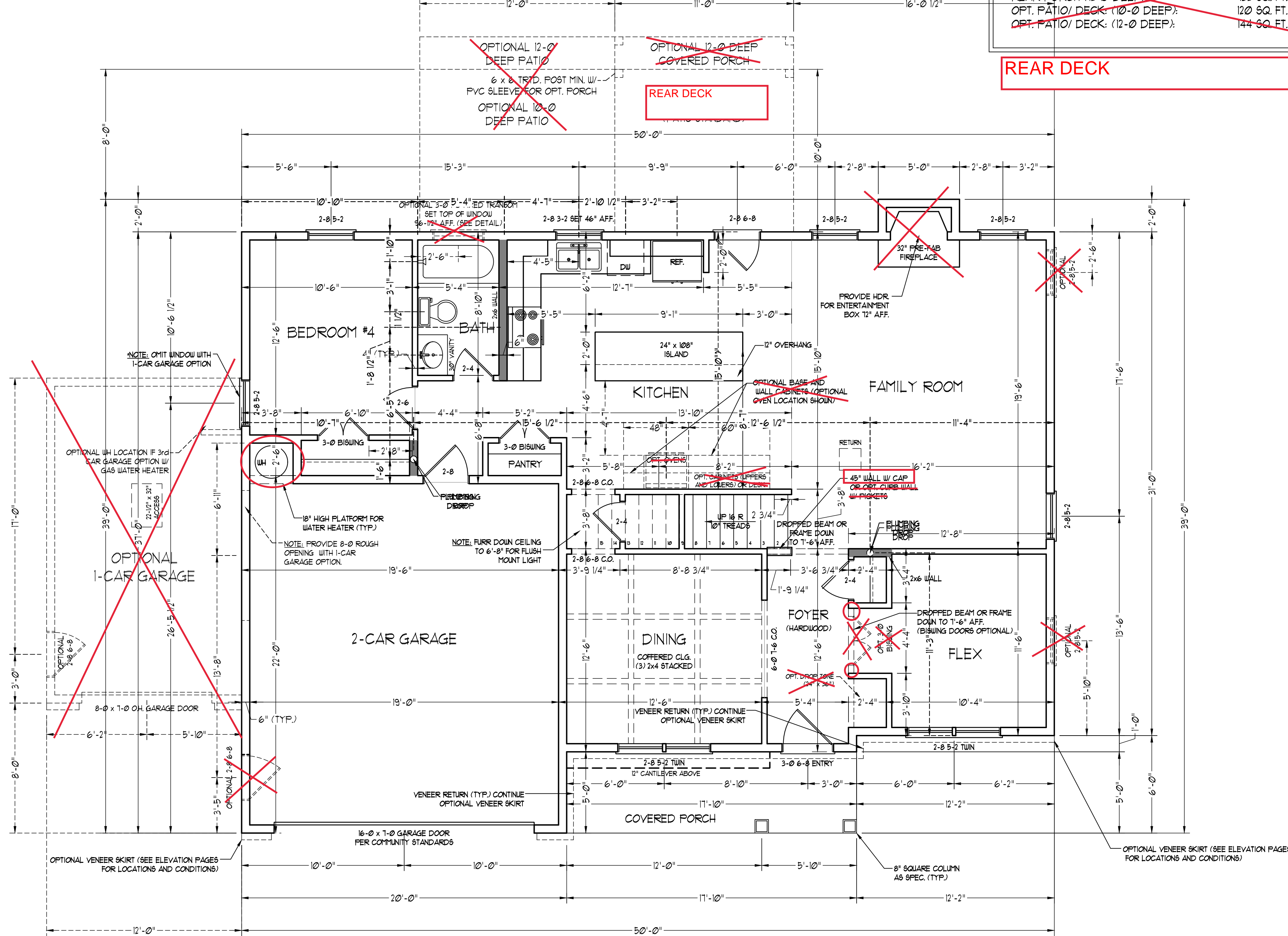
STAIR PROFILE (FROM DINING ROOM. STANDRD STAIRS SHOWN)



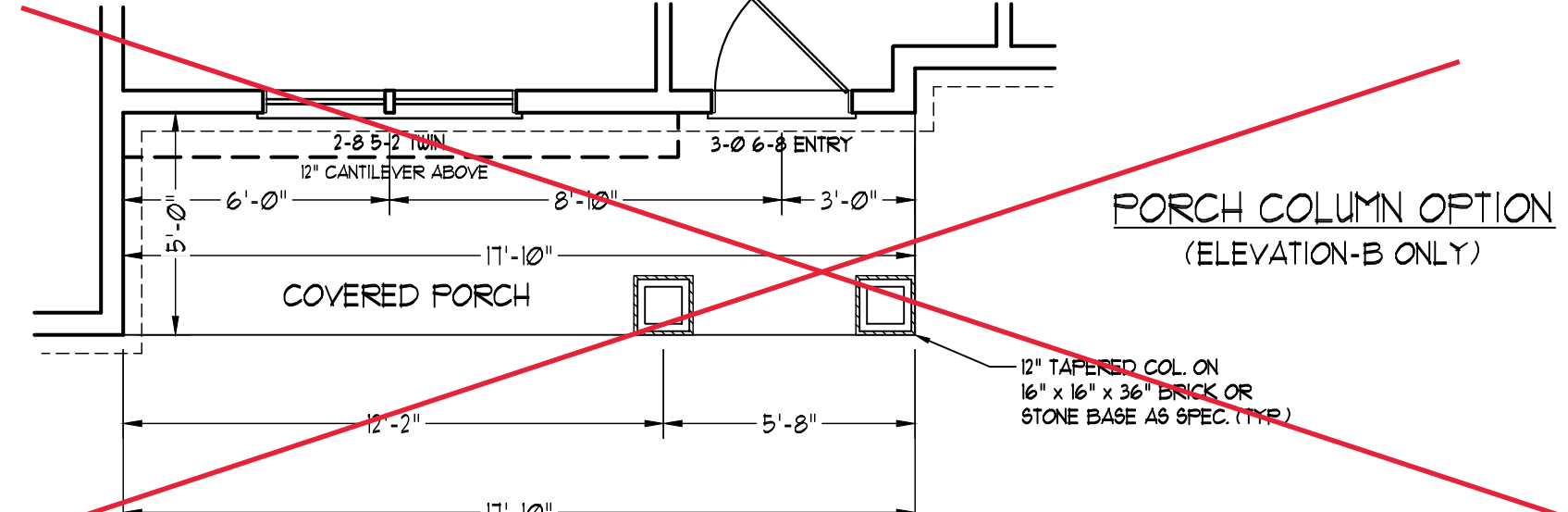
SQUARE FOOTAGE	
1st FLOOR:	1280 SQ. FT.
2nd FLOOR:	1585 SQ. FT.
TOTAL:	2865 SQ. FT.
FRONT PORCH:	83 SQ. FT.
<del>STD. REAR PATIO:</del>	<del>110 SQ. FT.</del>
GARAGE:	428 SQ. FT.

SQUARE FOOTAGE (OPTIONS)	
<del>1-CAR GARAGE:</del>	<del>240 SQ. FT.</del>
<del>REAR PORCH (10'-0" DEEP):</del>	<del>110 SQ. FT.</del>
<del>REAR PORCH (12'-0" DEEP):</del>	<del>132 SQ. FT.</del>
<del>OPT. PATIO/DECK (10'-0" DEEP):</del>	<del>120 SQ. FT.</del>
<del>OPT. PATIO/DECK: (12'-0" DEEP):</del>	<del>144 SQ. FT.</del>

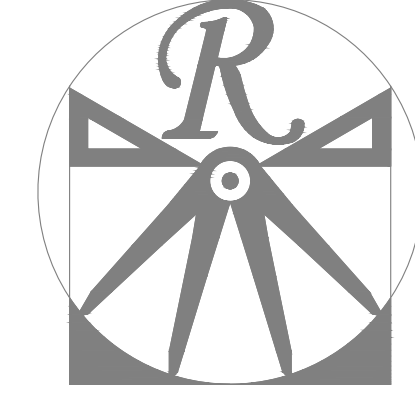
REAR DECK



SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)



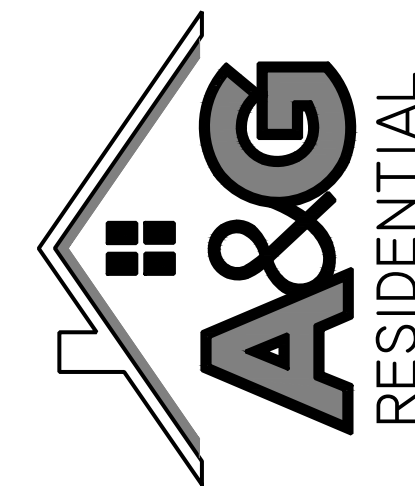
PORCH COLUMN OPTION (ELEVATION-B ONLY)



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919 848-4128  
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PHONE: (919) 789-9919  
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N.C. CERTIFICATE NO.: C-1733



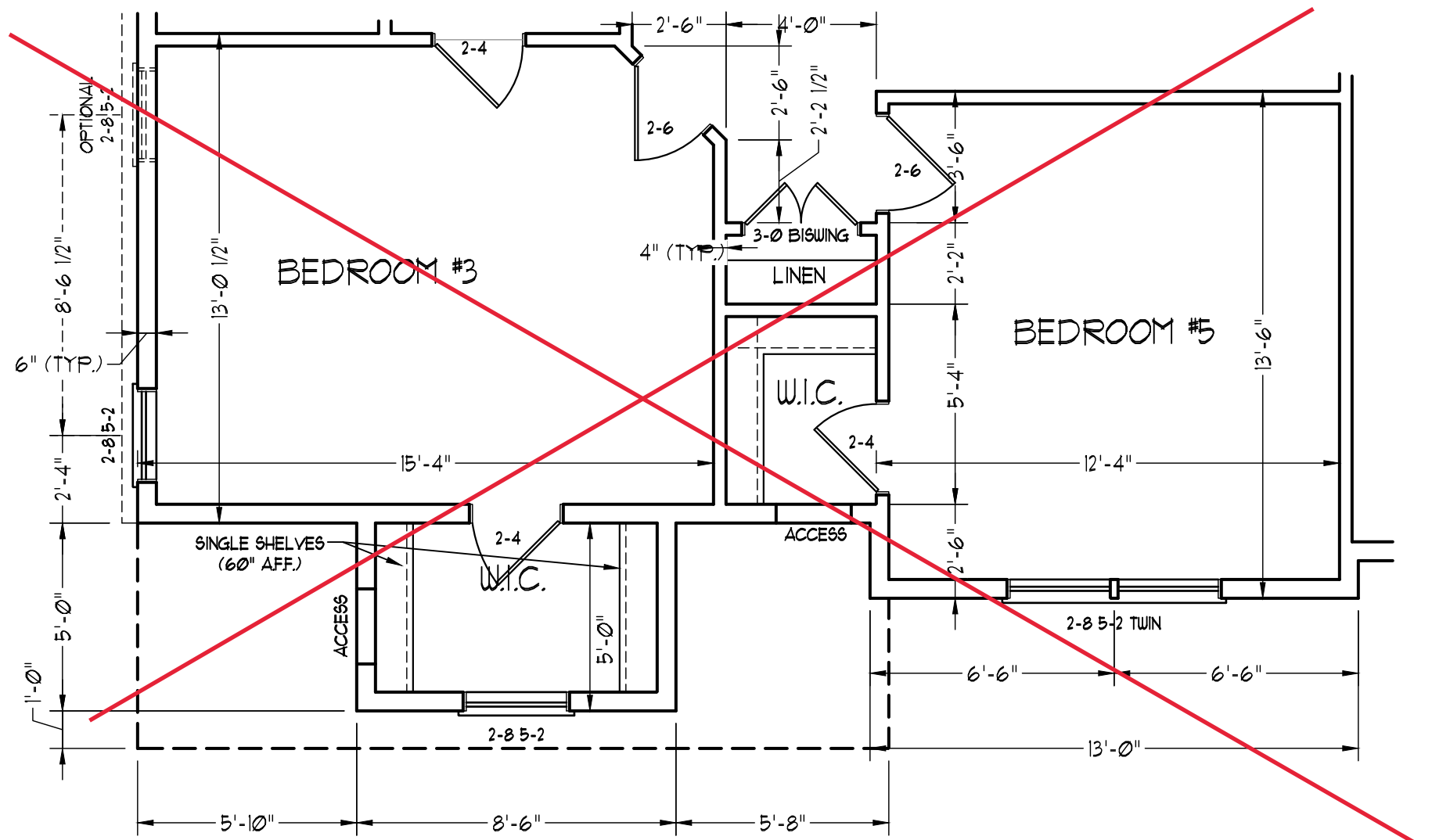
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A&G RESIDENTIAL  
PICKENS DRIVE LEFT

DATE: MAY 3, 2022  
REV.:  
SCALE: 1/4"=1'-0"  
DRAWN BY: WG  
ENGINEERED BY: JAG  
REVIEWED BY: MGS

FIRST FLOOR PLAN  
A-4



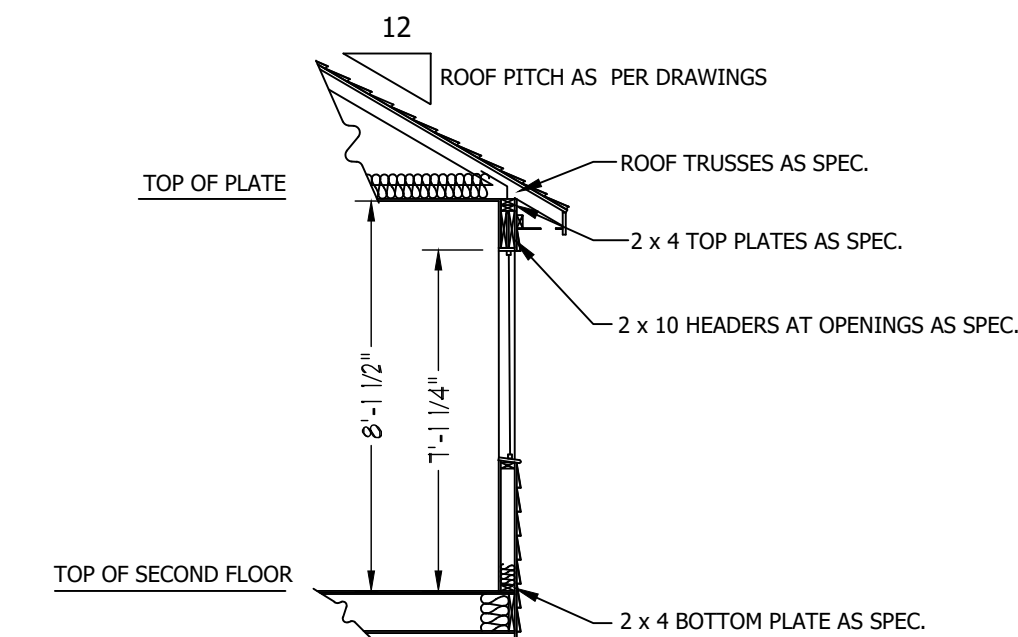


BEDROOM #5 OPTION

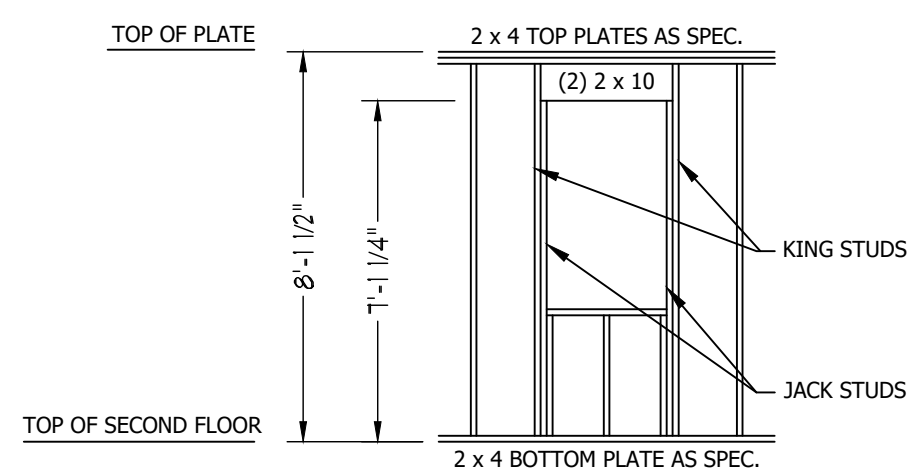
\*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

2x6 WALL

\* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION



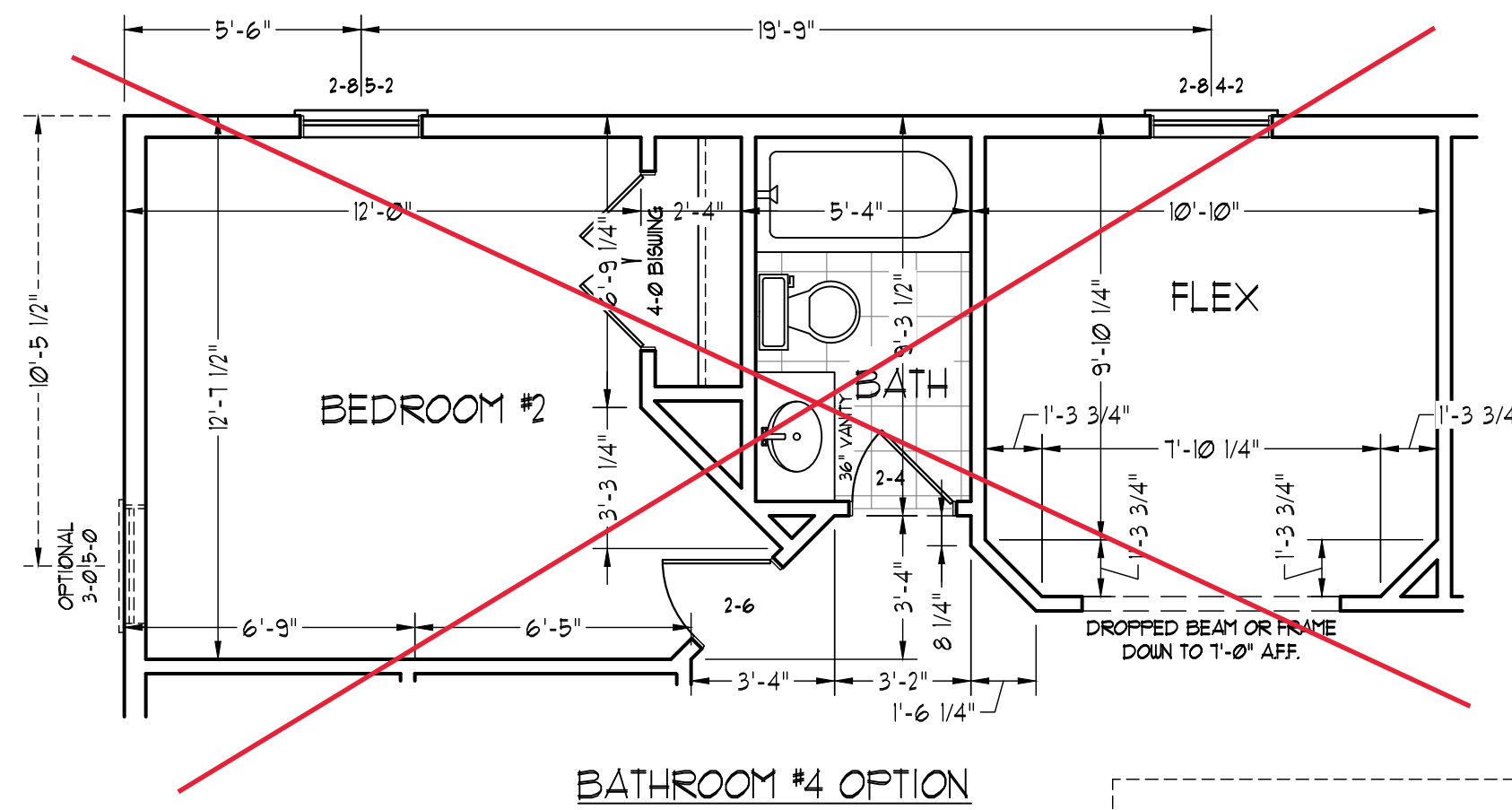
SECOND FLOOR WINDOW HEADER DETAIL (NTS)



SECOND FLOOR WINDOW HEADER DETAIL (NTS)

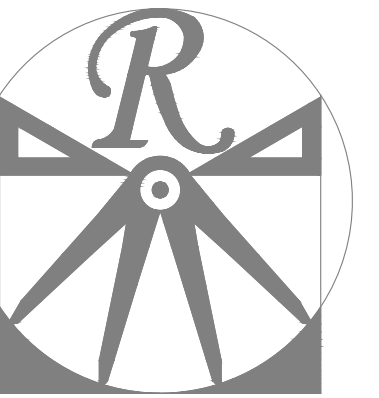
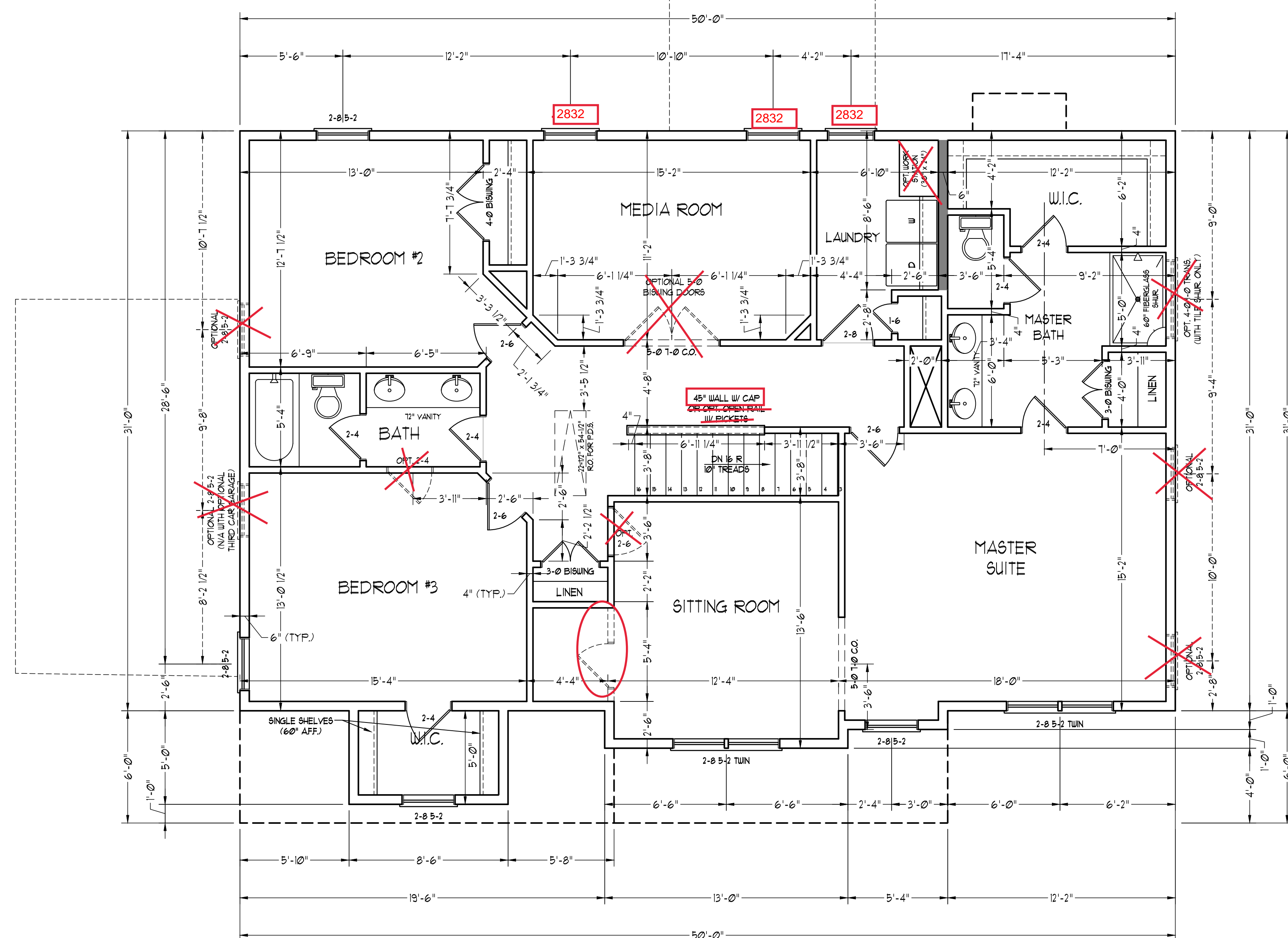
MASTER BATH OPTION #1

MASTER BATH OPTION #2



BATHROOM #4 OPTION

2X4 WALLS;  
2X6 GARAGE  
WALLS & 2X6  
PLUMBING  
WALLS

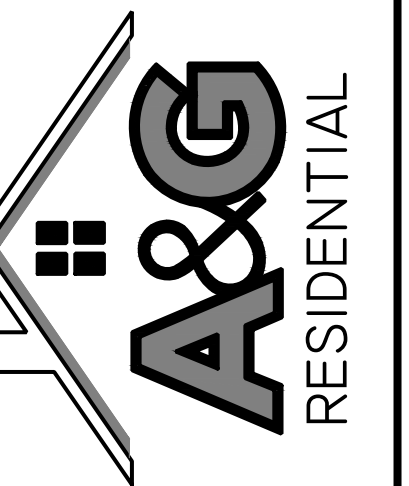


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DATE: MAY 3, 2022

REV.:

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

DRAWN BY: WG

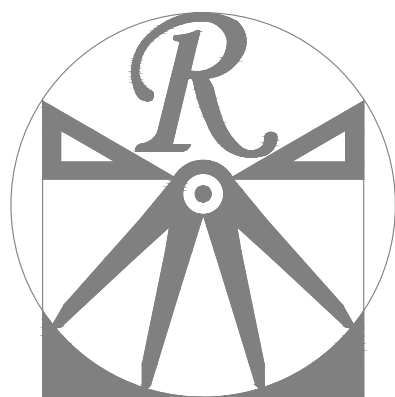
ENGINEERED BY: JAG

REVIEWED BY: MGS

SECOND FLOOR  
PLAN

A-5





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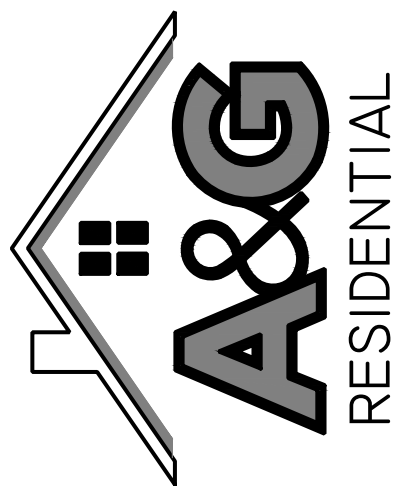
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PICKENS DRIVE LEFT

DATE: MAY 3, 2022

REV.:

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

DRAWN BY: WG

ENGINEERED BY: JAG

REVIEWED BY: MGS

FIRST FLOOR  
ELECTRICAL  
PLAN

E-1

○ = FLUSH MOUNT; NO CEILING FANS, PENDANTS. VANITY LIGHTS ONLY IN MASTER BATH

2X4 WALLS;  
2X6 GARAGE  
WALLS & 2X6  
PLUMBING  
WALLS

**ELECTRICAL LAYOUT NOTES:**

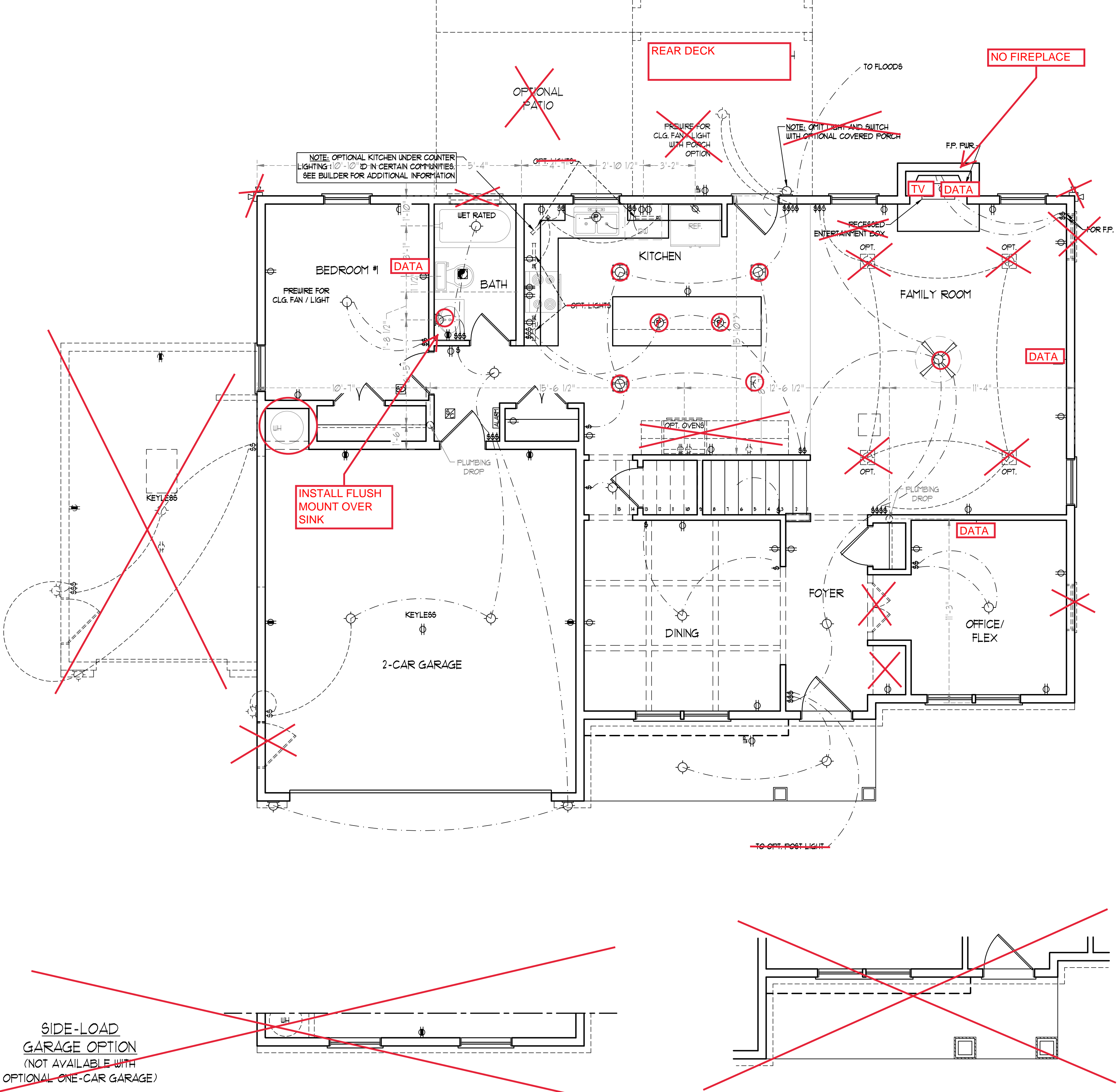
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
- 4) PLACE SWITCHES 3" (MIN) FROM ROUGH OPENINGS.

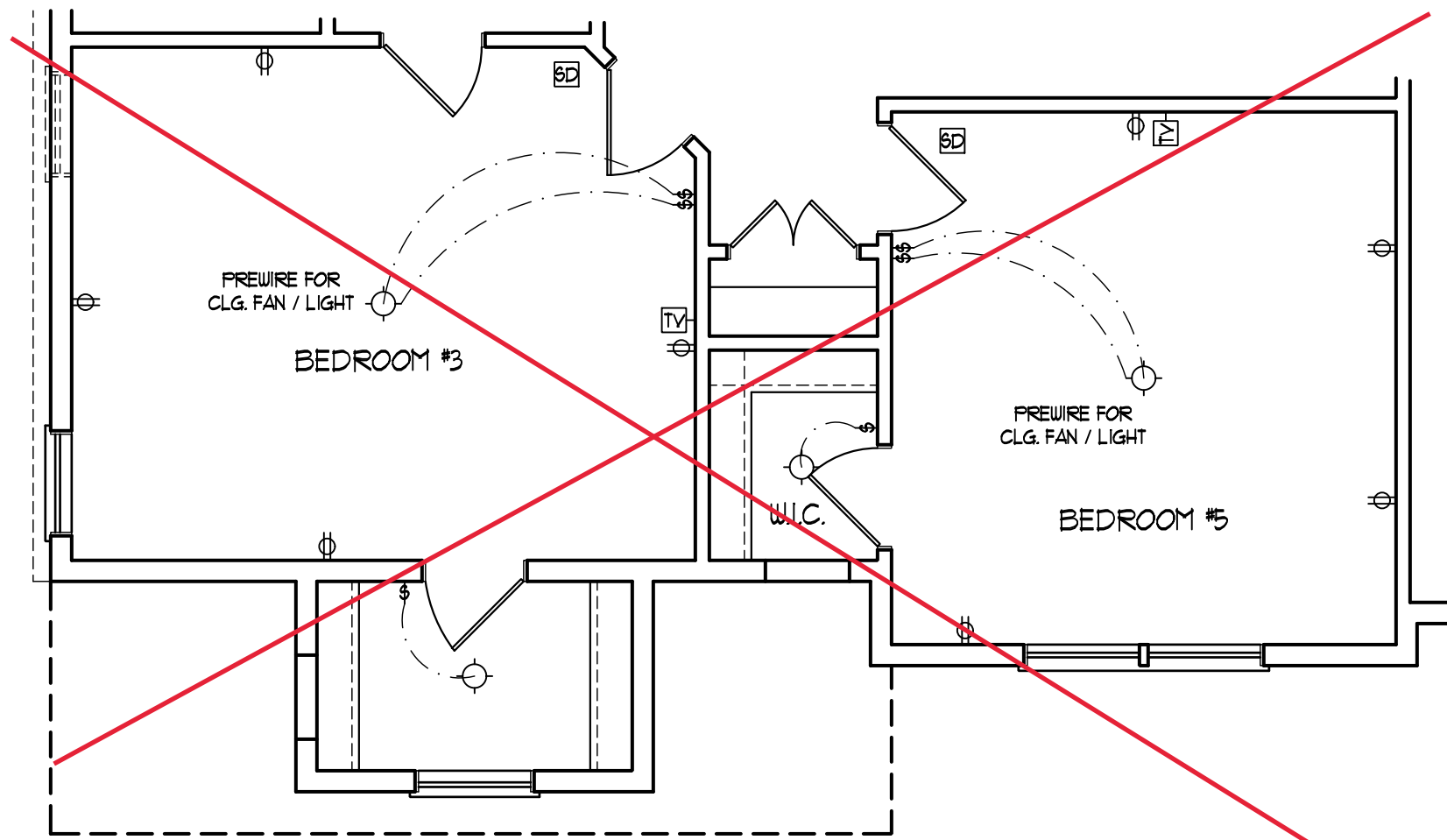
**ELECTRICAL LEGEND**

- 110 V OUTLET
- 110 V GFI OUTLET
- 110 V SWITCHED OUTLET
- 110 V BASEBOARD OUTLET
- 4-PLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED 110V GFI
- WEATHERPROOF
- 220 V OUTLET
- 110 V DEDICATED CIRCUIT
- 220 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- DIMMER SWITCH
- TELEPHONE
- DATA
- TELEPHONE AND DATA
- TV CONNECTION
- TV/ DATA
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- 110 V SMOKE/ CO DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- ALARM PANEL
- CEILING FAN
- CEILING FAN W/ LIGHT

~~SIDE-LOAD  
GARAGE OPTION  
(NOT AVAILABLE WITH  
OPTIONAL ONE-CAR GARAGE)~~

~~SIDE-LOAD  
GARAGE OPTION  
(NOT AVAILABLE WITH  
OPTIONAL ONE-CAR GARAGE)~~





BEDROOM #5 OPTION

ELECTRICAL LAYOUT NOTES:

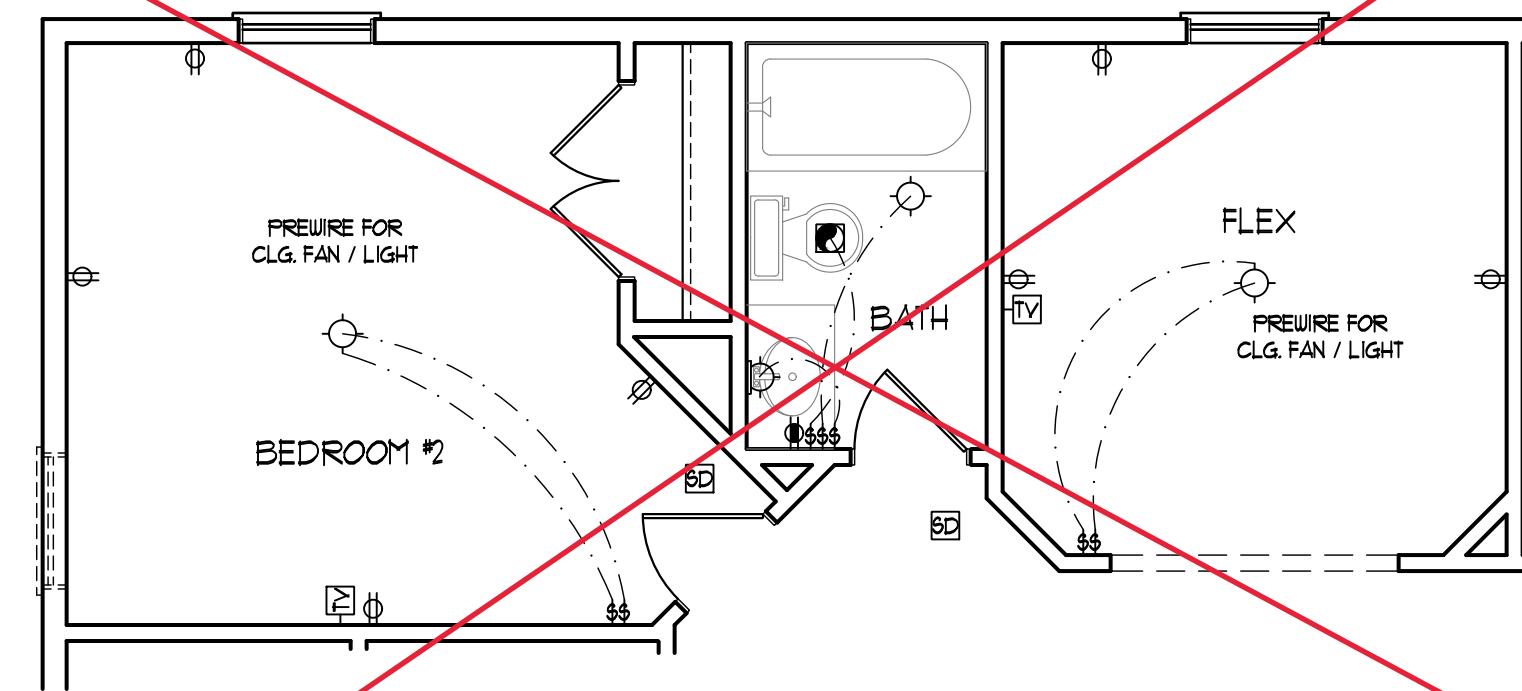
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
- 2) VANITY LIGHTS TO BE SET @ 30" AFF. (TYP.)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
- 4) PLACE SWITCHES 8" (MIN) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

- 110 V OUTLET
- 110 V GFI OUTLET
- 110 V SWITCHED OUTLET
- 110 V BASEBOARD OUTLET
- 4-FLEX
- COUNTER OR FLOOR MOUNTED
- COUNTER OR FLOOR MOUNTED 110V GFI
- WEATHERPROOF
- 220 V OUTLET
- 110 V DEDICATED CIRCUIT
- 220 V DEDICATED CIRCUIT
- SPECIAL PURPOSE (240 V, ETC.)
- WALL MOUNT LIGHT
- CEILING MOUNT LIGHT
- PENDANT LIGHT
- RECESSED CAN LIGHT
- MINI CAN LIGHT
- EYEBALL LIGHT
- FLUORESCENT LIGHT
- UNDERCABINET LIGHT
- FLOOD LIGHT
- SWITCH
- DIMMER SWITCH
- TELEPHONE
- DATA
- TELEPHONE AND DATA
- TV CONNECTION
- TV/ DATA
- CONDUIT FOR COMPONENT WIRING
- SPEAKER
- 110 V SMOKE/ CO DETECTOR
- 110 V SMOKE DETECTOR
- EXHAUST FAN
- LOW VOLTAGE PANEL
- ALARM PANEL
- CEILING FAN
- CEILING FAN w/ LIGHT

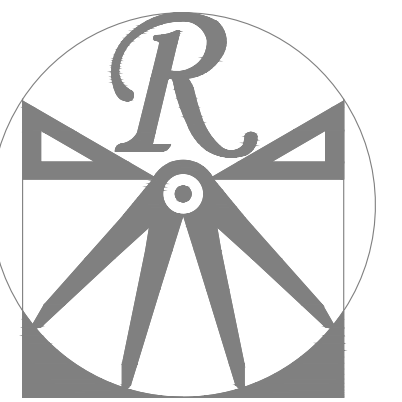
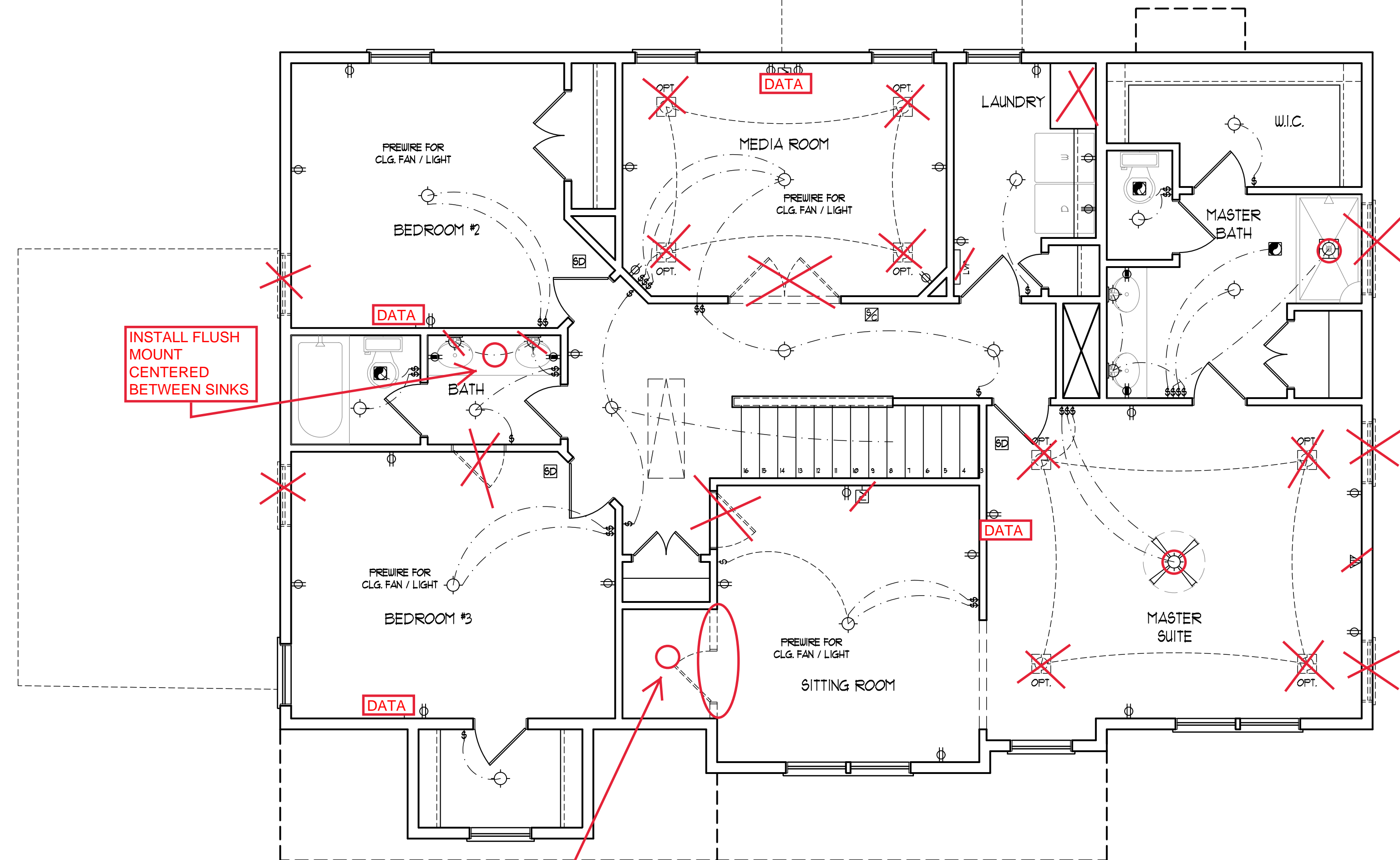
MASTER BATH OPTION #1

MASTER BATH OPTION #2



BATHROOM #4 OPTION

2X4 WALLS;  
2X6 GARAGE  
WALLS & 2X6  
PLUMBING  
WALLS



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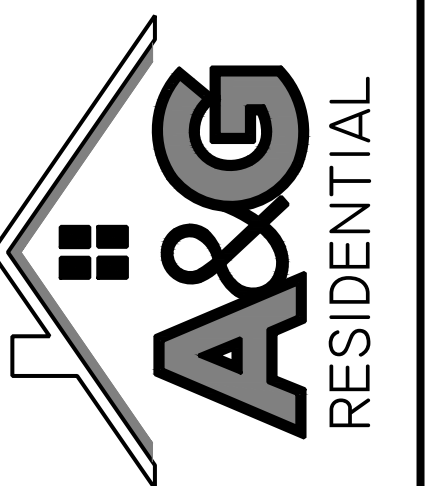
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PICKENS DRIVE LEFT

DATE: MAY 3, 2022

REV.:

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

DRAWN BY: WG

ENGINEERED BY: JAG

REVIEWED BY: MGS

SECOND FLOOR  
ELECTRICAL  
PLAN

E-2



120 MPH ULTIMATE DESIGN WIND SPEED  
NOTES FOR LESS THAN  
30' MEAN ROOF HEIGHT:

1. ENGINEER'S SEAL APPLIES ONLY TO  
STRUCTURAL COMPONENTS ENGINEER'S SEAL  
DOES NOT CERTIFY DIMENSIONAL  
CORRECTION OF ARCHITECTURAL LAYOUT  
INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA  
RESIDENTIAL CODE, 2008 EDITION
3. 1.5" MIN. ANCHOR BOLT FROM EACH CORNER  
AND WITHIN 1'-0" FROM END OF EACH CORNER  
ANCHOR BOLT MUST EXCEED AN MINIMUM OF  
1" IN MASONRY OR CONCRETE LOCATE  
ANCHOR BOLT TO BE 1/2" DIA. MINIMUM
4. PEAK ROOF HEIGHT IS LESS THAN 30 FEET
5. EXTERIOR WALLS DESIGNED FOR 20 MPH WINDS
6. WALL CLADDING DESIGNED FOR -15.5 PSF +/-  
-20 PSF +/- (W INDICATE POSITIVE /  
NEGATIVE PRESSURE (TYP))
7. ROOF CLADDING DESIGNED FOR 142 PSF  
AND -18 PSF FOR ROOF PITCHES 1/2" TO 1/2  
AND -18 PSF AND -36 PSF FOR ROOF  
PITCHES 22 1/2" TO 1/2
8. INSTALL TYP. OVER SHEATHING ON ALL  
EXTERIOR WALLS OF ALL STOREIES  
CONFORMING WITH SECTION 05110.03 OF  
THE NCRS 2008 EDITION. SEE THE WALL  
BRACING NOTES AND DETAILS SHEET FOR  
MORE INFORMATION
9. ENERGY SERVICE COMPLIANCE AND  
INSULATION VALUES OF THE BUILDING TO BE  
IN ACCORDANCE WITH CHAPTER II OF THE  
NCRS, 2008 EDITION
10. REPAIRS AND DETAIL SHEETS FOR  
ADDITIONAL STRUCTURAL INFORMATION

130 MPH ULTIMATE DESIGN WIND SPEED  
NOTES FOR LESS THAN  
30' MEAN ROOF HEIGHT:

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
2. STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 2008 EDITION.
3. INTERIOR FINISHES SHALL BE 1/2" O.C. AND 1/4" FROM 1'-0" FROM END OF EACH CORNER. ANCHOR BOLTS MUST EXCEED A MINIMUM OF 1" INTO MASONRY OR CONCRETE. LOCATIONS OF FINISHES SHALL BE SHOWN ON MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
4. EXTERIOR WALLS DESIGNED FOR 120 MPH WINDS.
5. WALL ADDING DESIGNED FOR -182 PSF AND -24 PSF (W - INDICATE POSITIVE / NEGATIVE PRESSURE (TYP)).
6. ROOF CLADDING DESIGNED FOR -161 PSF. ROOF CLADDING SHALL BE 1/2" TO 1/2" AND 1/25 PSF AND -43 PSF FOR ROOF. FITTED 225/12 TO 092.
7. INSTALL 176" 092 SHEETING ON ALL WALLS IN ACCORDANCE WITH SECTION 9602.01(3) OF THE NCRC, 2008 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR INFORMATION.
8. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NCRC, 2008 EDITION.
9. REFERENCE TO WALLS AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

STRUCTURAL NOTES:

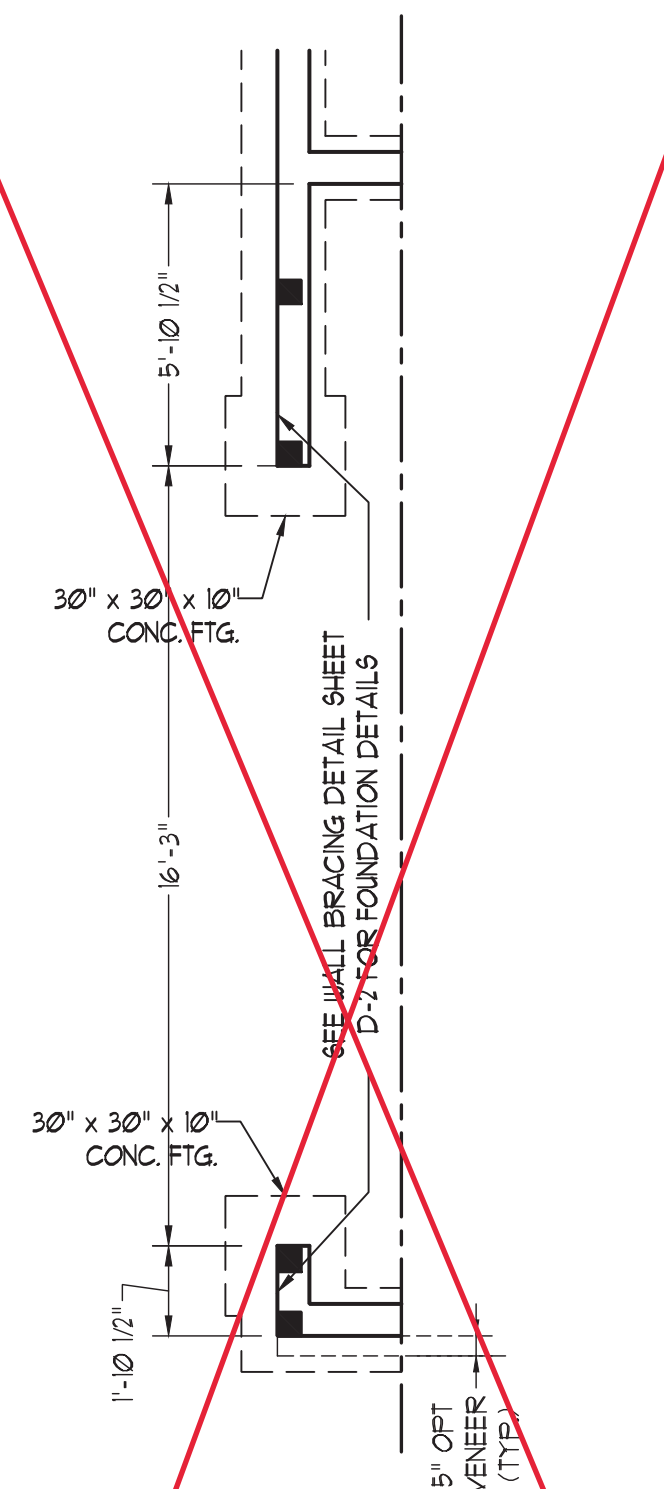
1. ALL FRAMING LUMBER TO BE 2 SFF (NO) ALL TREATED LUMBER TO BE 2 SYP (NO)
2. INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS & PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
3. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
4. SHAPED PIERS TO BE FILLED SOLID.
5. INSTALL LADDER WIRE @ 16" O.C. TO SECURE MULTIPLE WYTHE FOUNDATION WALLS TOGETHER.
6. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE:

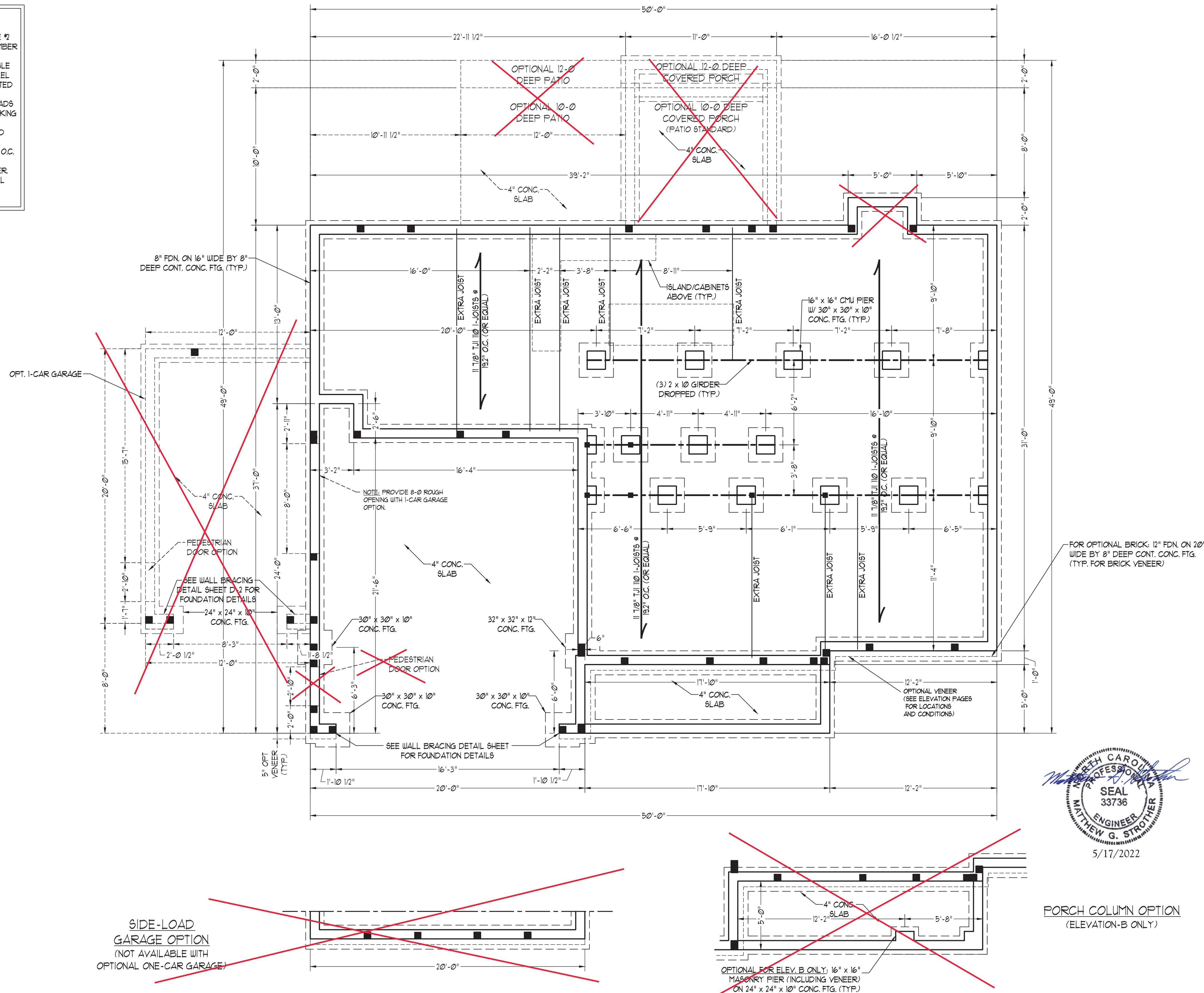
BCI 4500s-18 JOISTS MAY BE USED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING NOTED ON THE PLAN.

LEGEND

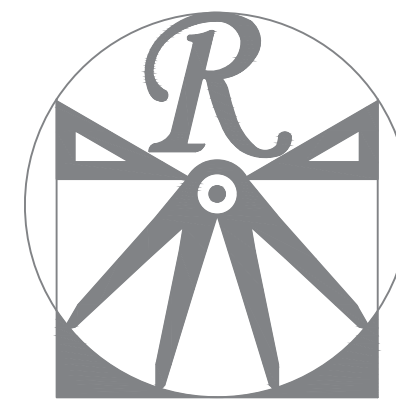
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
FDN	FOUNDATION
FTG	FOOTING
OC	ON CENTER
SFF	SPRUCE PINE FIR
YYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TTY	TYPICAL
UNO	UNLESS NOTED OTHERWISE



SIDE-LOAD  
GARAGE OPTION  
(NOT AVAILABLE WITH  
OPTIONAL ONE-CAR GARAGE)



PORCH COLUMN OPTION  
(ELEVATION-B ONLY)



RENAISSANCE

RESIDENTIAL DESIGN, INC.  
WILMINGTON, NC 28401

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N.C. CERTIFICATE NO.: C-1733



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A&G RESIDENTIAL  
PICKENS DRIVE LEFT

DATE: MAY 3, 2022

REV.:

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

DRAWN BY: WG

ENGINEERED BY: JAG

REVIEWED BY: MGS

CRAWL  
FOUNDATION  
PLAN

S-1



STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE SFF #2 (UNO). ALL TREATED LUMBER TO BE SYP #2 (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 SFF #2 OR SYP #2 (KLN DRIED) (UNO). HEADERS HAVE BEEN DESIGNED BASED ON CALCULATED LOADS. CODE TABLES HAVE NOT BEEN USED.
- PROVIDE AN EXTRA JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS w/ SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS w/ ABU66 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB w/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS w/ 1/4" THROUGH BOLTS w/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

\*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

NOTE:

- BCI 4500s-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 110 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN
- BCI 5000s-18 JOISTS MAY BE INSTALLED IN LIEU OF TJI 210 JOISTS AT THE DEPTH AND SPACING INDICATED ON THE PLAN.

TABLE R602.15  
MINIMUM NUMBER OF FULL HEIGHT KING STUDS  
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGSS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

BRACED WALL DESIGN

RECTANGLE A

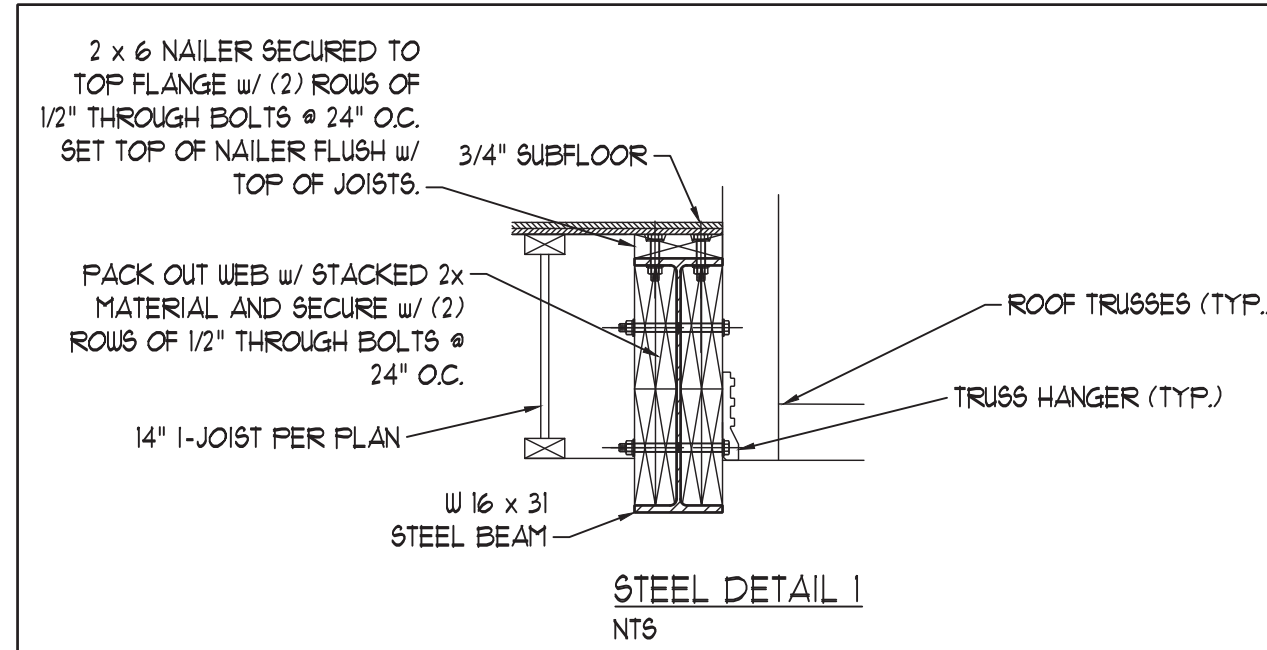
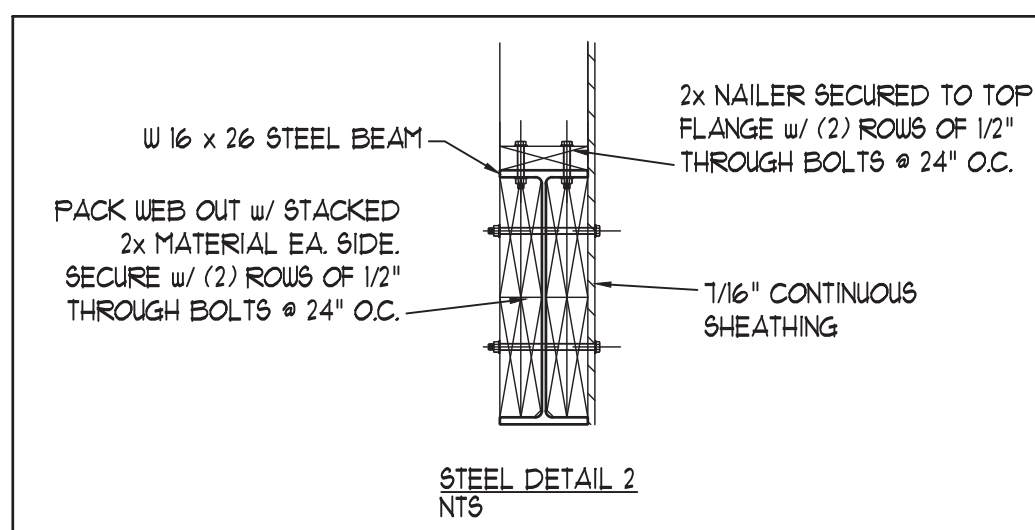
SIDE 1A (FRONT LOAD)  
METHOD: C5-W5P/FF  
TOTAL REQUIRED LENGTH: 112'  
TOTAL PROVIDED LENGTH: 1933'  
SIDE 2A  
METHOD: C5-W5P  
TOTAL REQUIRED LENGTH: 112'  
TOTAL PROVIDED LENGTH: 2842'  
SIDE 3A  
METHOD: C5-W5P  
TOTAL REQUIRED LENGTH: 1864'  
TOTAL PROVIDED LENGTH: 2142'  
SIDE 4A (SIDE LOAD)  
METHOD: C5-W5P/FF  
TOTAL REQUIRED LENGTH: 1864'  
TOTAL PROVIDED LENGTH: 2116'

RECTANGLE B

SIDE 1B  
METHOD: FF-C5-W5P  
TOTAL REQUIRED LENGTH: 456'  
TOTAL PROVIDED LENGTH: 6'  
SIDE 2B  
METHOD: C5-W5P  
TOTAL REQUIRED LENGTH: 456'  
TOTAL PROVIDED LENGTH: 12'  
SIDE 3B / SIDE 4A CUMULATIVE  
METHOD: C5-W5P/GB  
TOTAL REQUIRED LENGTH: 2183'  
TOTAL PROVIDED LENGTH: 2467'  
SIDE 4B  
METHOD: C5-W5P  
TOTAL REQUIRED LENGTH: 313'  
TOTAL PROVIDED LENGTH: 1558'

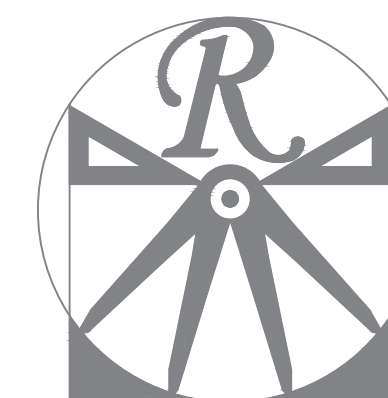
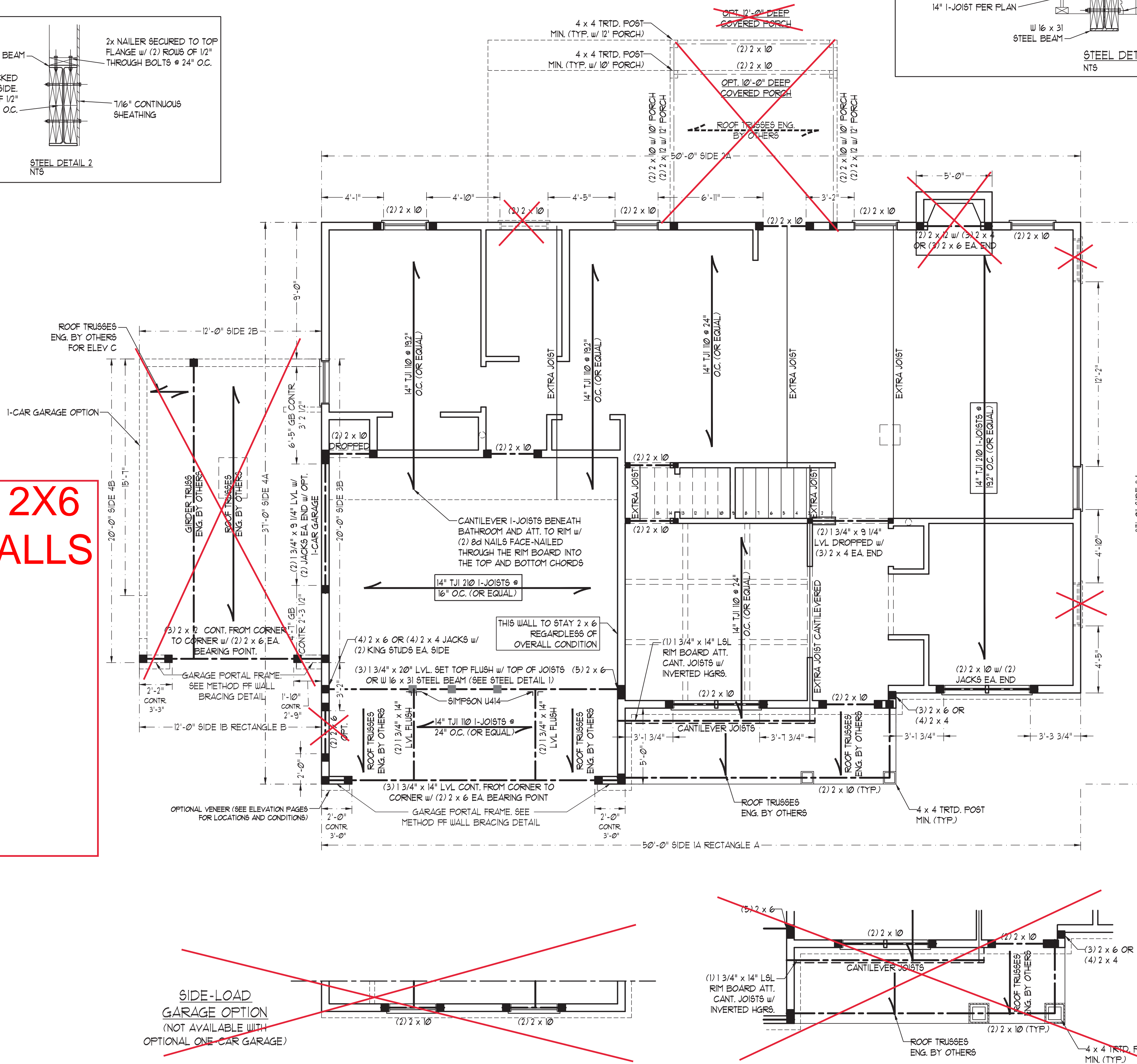
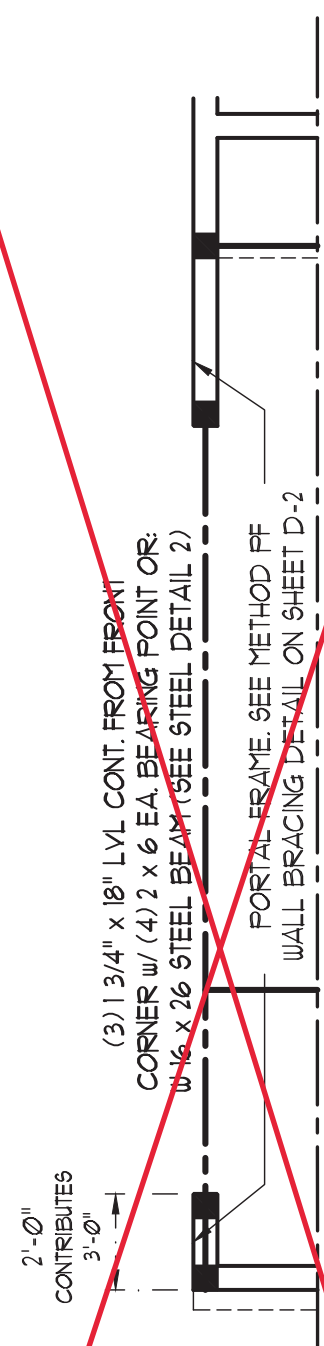
BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NRC 2018 EDITION.
- C5-W5P REFERS TO 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS' CONTRACTOR IS TO INSTALL 7/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- GB REFERS TO 'GYPSUM BOARD' CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.



LEGEND	
CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
( )	NUMBER OF STUDS
DSP	DOUBLE STUD POCKET
TSP	TRIPLE STUD POCKET
OC	ON CENTER
SFF	SPRUCE PINE FIR
SYP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

2x4 WALLS; 2X6 GARAGE WALLS AND 2X6 PLUMBING WALLS AS NEEDED



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A&G RESIDENTIAL  
PICKENS DRIVE LEFT

DATE: MAY 3, 2022

REV.:

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

DRAWN BY: WG

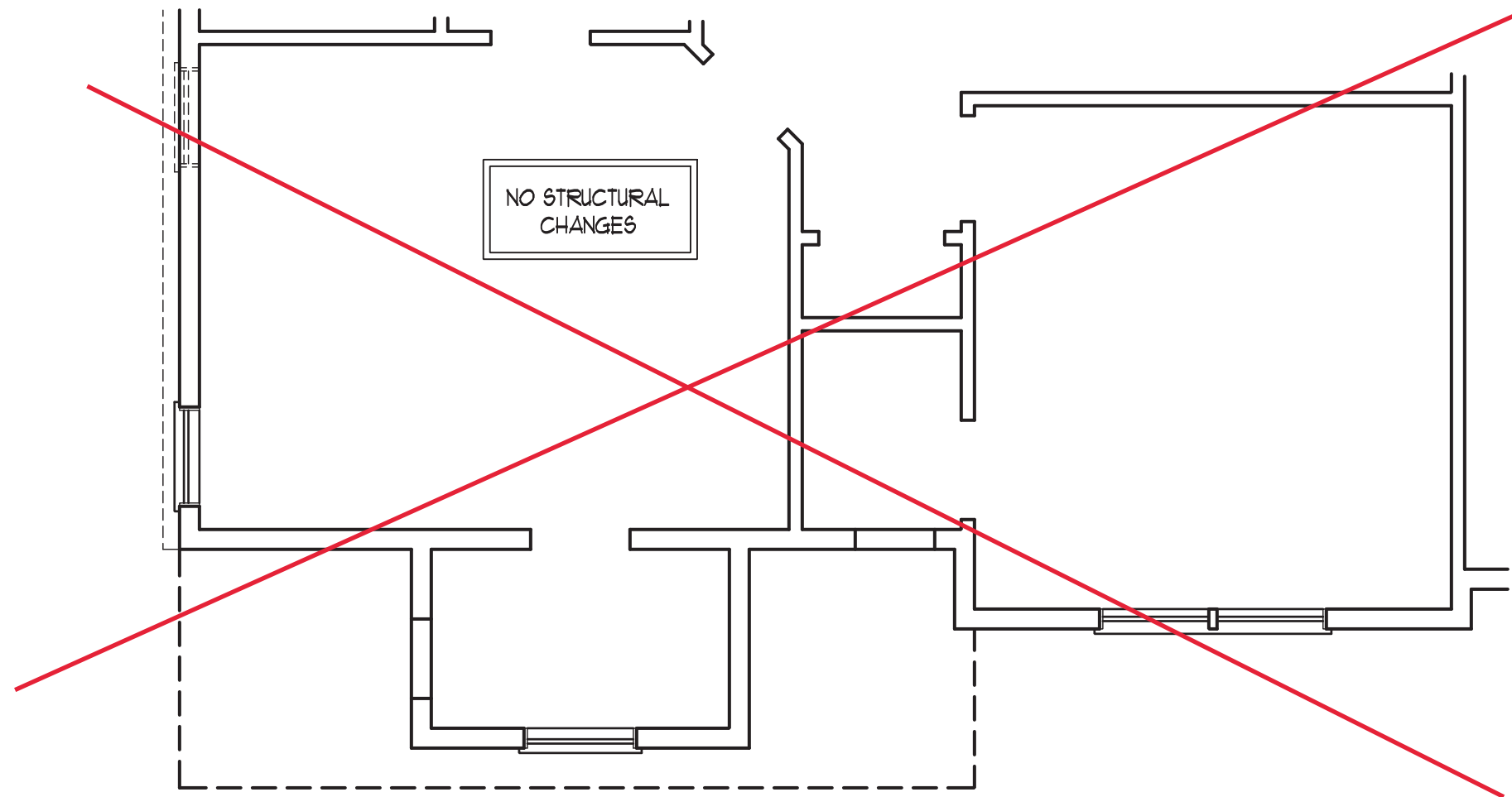
ENGINEERED BY: JAG

REVIEWED BY: MGS

SECOND FLOOR  
FRAMING PLAN

S-2





BEDROOM #5 OPTION

**BRACED WALL DESIGN NOTES:**

- BRACED WALL DESIGN PER SECTION R602.10 OF THE NCRC 2018 EDITION.
- CS-USP REFERS TO "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL 1/16" OSB ON ALL EXTERIOR WALLS ATTACHED w/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- "GB" REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM FLATES.
- BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

**NOTE:**

- PER SECTION R602.10.3.2 OF THE 2018 NCRC, THE AMOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AMOUNT REQUIRED FOR THE FIRST FLOOR AND NO BRACED WALL ANALYSIS IS REQUIRED.
- SHEATH ALL EXTERIOR WALLS WITH 1/16" OSB SHEATHING ATTACHED WITH 8d NAILS AT 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.

**STRUCTURAL NOTES:**

- ALL FRAMING LUMBER TO BE #2 SPF (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- WINDOW AND DOOR HEADERS TO BE SUPPORTED w/ (1) JACK STUD AND (1) KING STUD EA. END (UNO). SEE TABLE R602.15 FOR ADDITIONAL KING STUD REQUIREMENTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SQUARES TO BE (2) STUDS (UNO).
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

**LEGEND**

CONT	CONTINUOUS
XJ	EXTRA JOIST
DJ	DOUBLE JOIST
TJ	TRIPLE JOIST
EA	EACH
( )	NUMBER OF STUDS
D&P	DOUBLE STUD POCKET
T&P	TRIPLE STUD POCKET
OC	ON CENTER
SPF	SPRUCE PINE FIR
STP	SOUTHERN YELLOW PINE
TRTD	PRESSURE TREATED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE

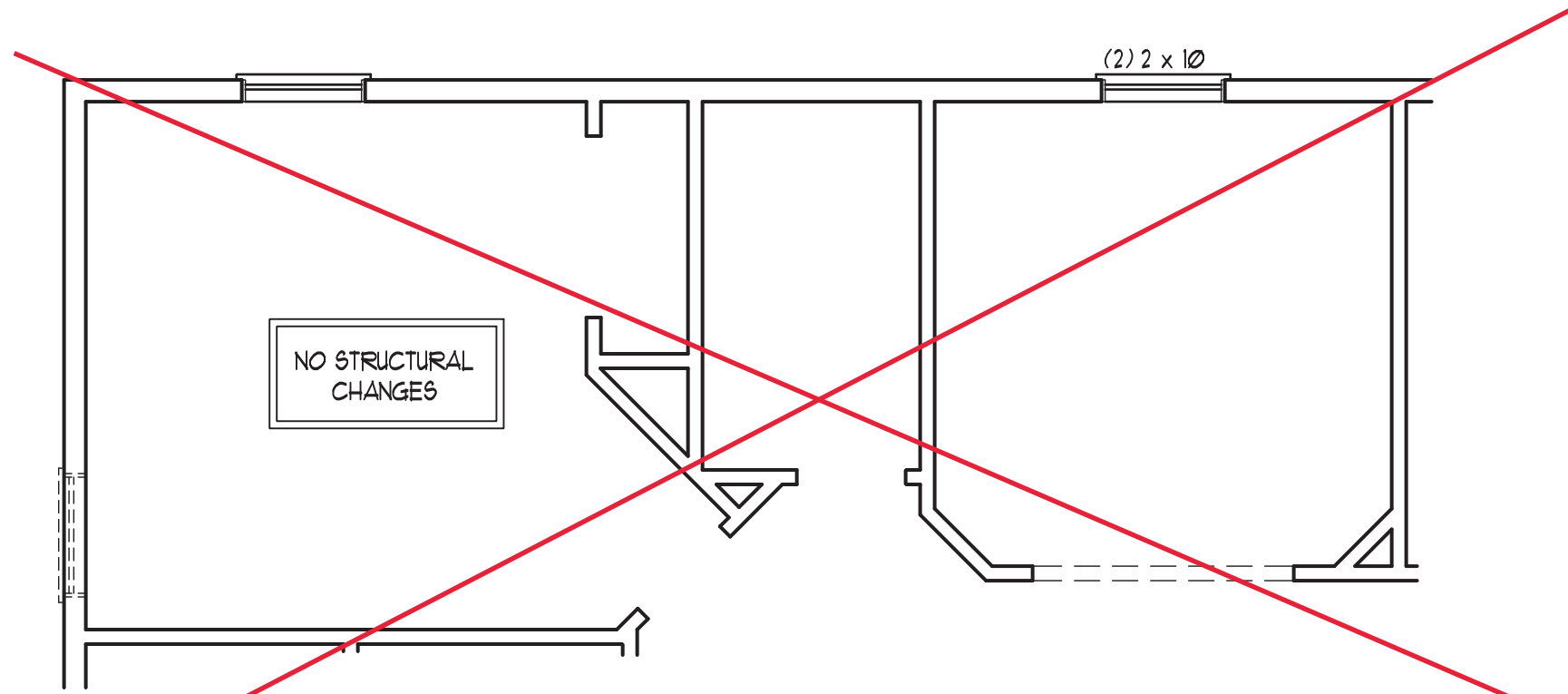
TABLE R602.15  
MINIMUM NUMBER OF FULL HEIGHT KING STUDS  
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN (FEET)	MINIMUM NUMBER OF FULL HEIGHT STUDS (KINGS)
UP TO 3'	1
> 3' TO 6'	2
> 6' TO 9'	3
> 9' TO 12'	4
> 12' TO 15'	5

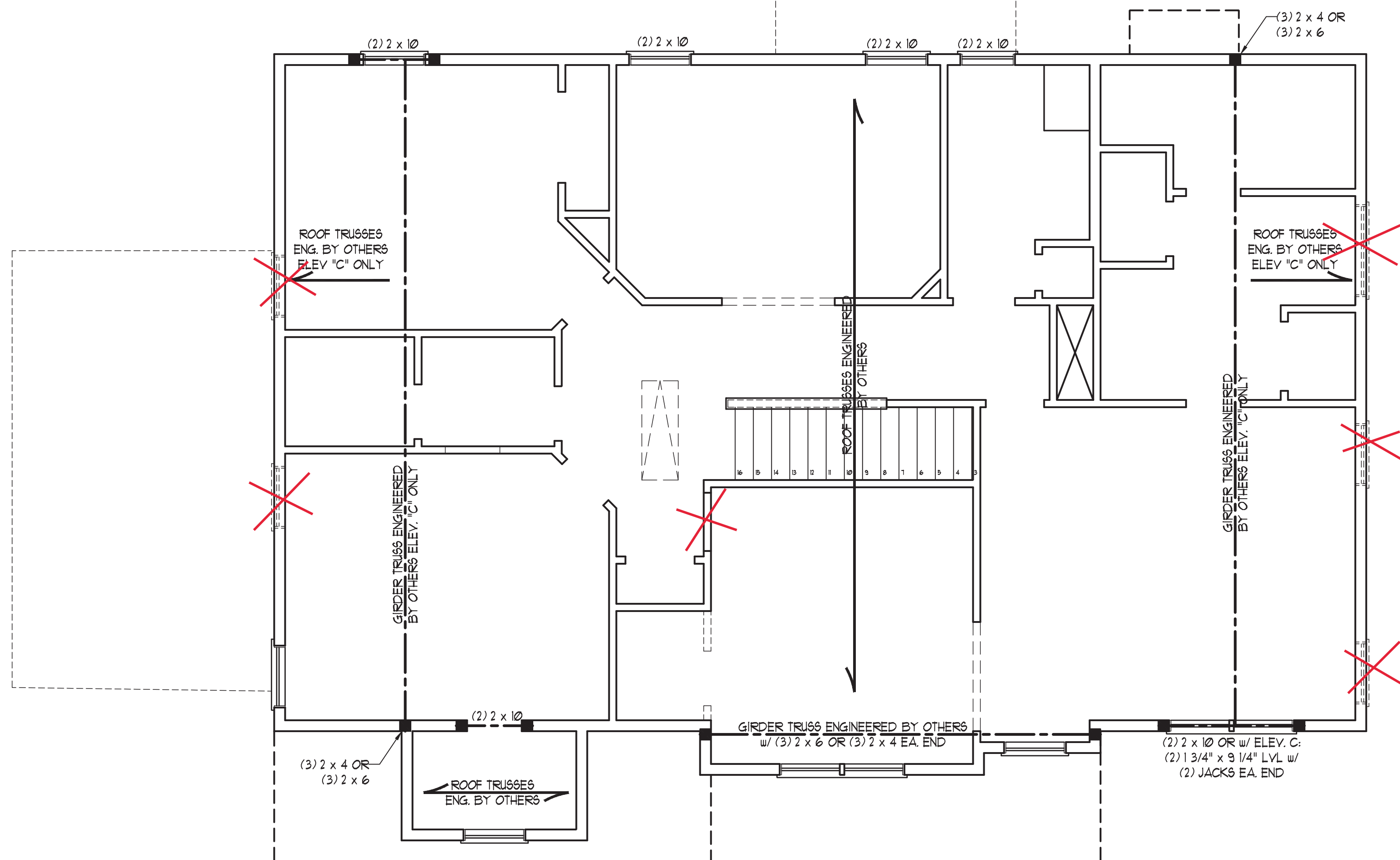
\*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

MASTER BATH OPTION #1

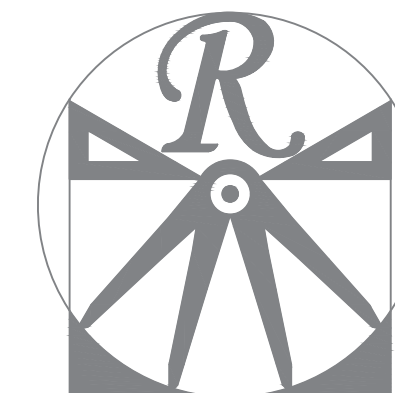
MASTER BATH OPTION #2



BATHROOM #4 OPTION



**2x4 WALLS; 2X6  
GARAGE WALLS  
AND 2X6 PLUMBING  
WALLS AS NEEDED**



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**A&G RESIDENTIAL**  
**PICKENS DRIVE LEFT**

DATE: MAY 3, 2022

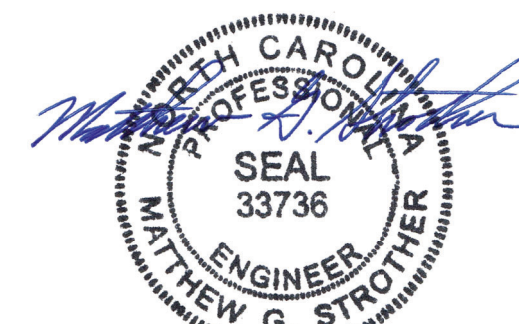
REV.:

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

DRAWN BY: WG

ENGINEERED BY: JAG

REVIEWED BY: MGS



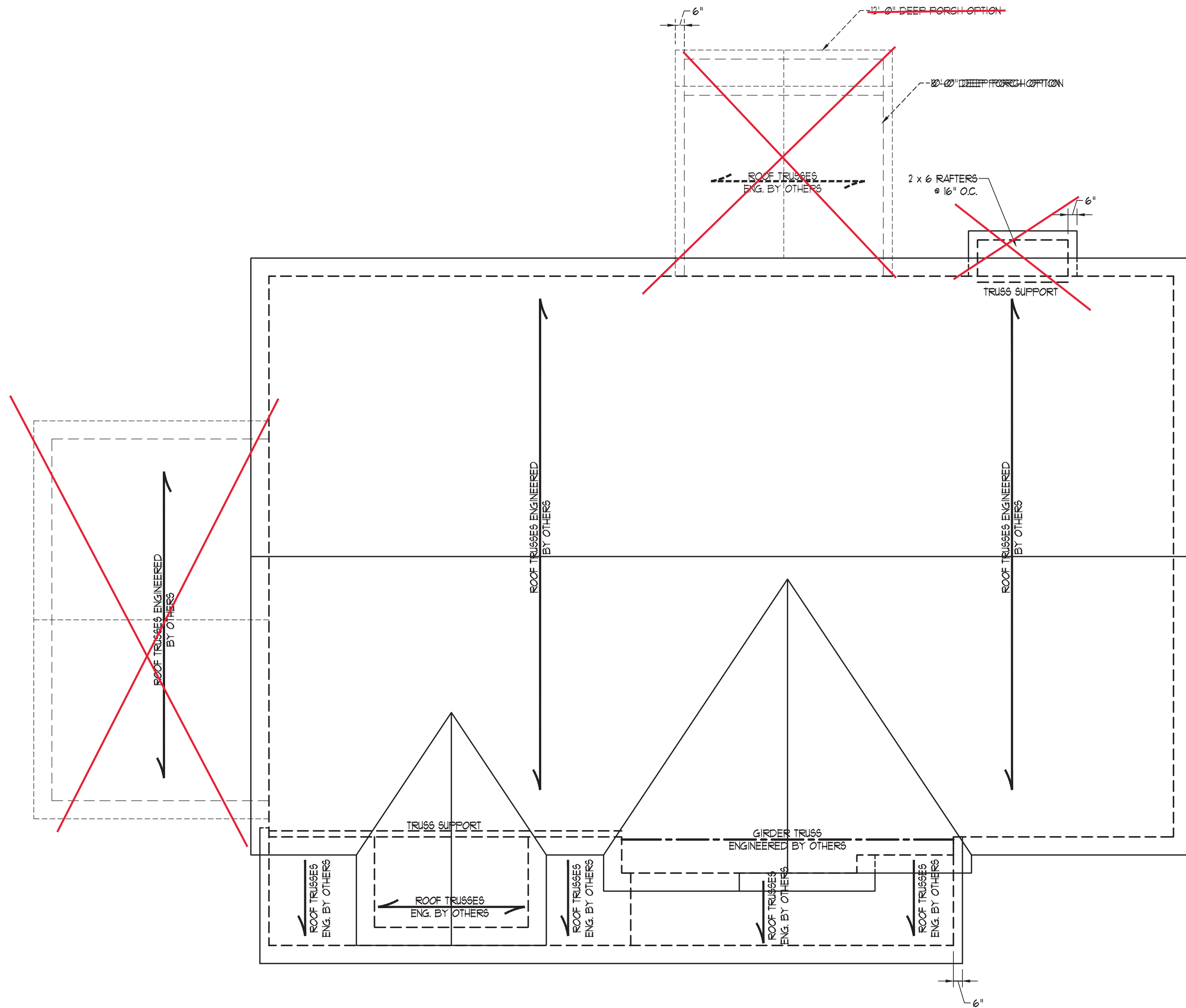
5/17/2022

ATTIC FLOOR  
FRAMING PLAN

**S-3**

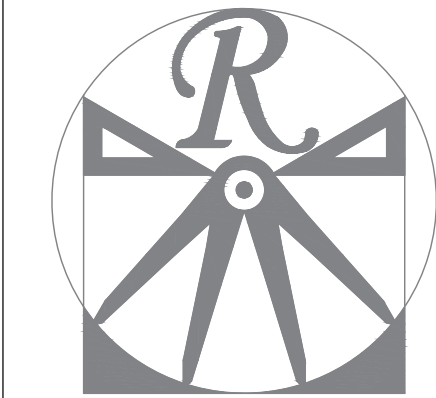


2x4 WALLS; 2X6 GARAGE  
WALLS AND 2X6 PLUMBING  
WALLS AS NEEDED



- STRUCTURAL NOTES:
- ALL FRAMING LUMBER TO BE #2 SFF (UNO).
  - CIRCLES DENOTE (3/2 x 4 POSTS FOR ROOF SUPPORT.
  - FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS.
  - HIP SPLICES ARE TO BE SPACED A MIN. OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS @ 16" O.C. (TYP.)
  - STICK FRAME OVER-FRAMED ROOF SECTIONS W/ 2 x 8 RIDGES, 2 x 6 RAFTERS @ 16" O.C. AND FLAT 2 x 10 VALLEYS OR USE VALLEY TRUSSES.
  - FASTEN FLAT VALLEYS TO RAFTERS OR TRUSSES WITH SIMPSON HURRICANE TIES @ 32" O.C. MAX. PASS HURRICANE TIES THROUGH NOTCH IN ROOF SHEATHING. EACH RAFTER IS TO BE FASTENED TO THE FLAT VALLEY WITH A MIN. OF (6) 12d TOE NAILS.
  - REFER TO SECTION R202.11 OF THE 2018 NRC FOR REQUIRED UPLIFT RESISTANCE AT RAFTERS AND TRUSSES.
  - REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

LEGEND	
CONT	CONTINUOUS
XR	EXTRA RAFTER
DR	DOUBLE RAFTER
TR	TRIPLE RAFTER
EA	EACH
OC	ON CENTER
SFF	SPRUCE PINE FIR
STP	SOUTHERN YELLOW PINE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



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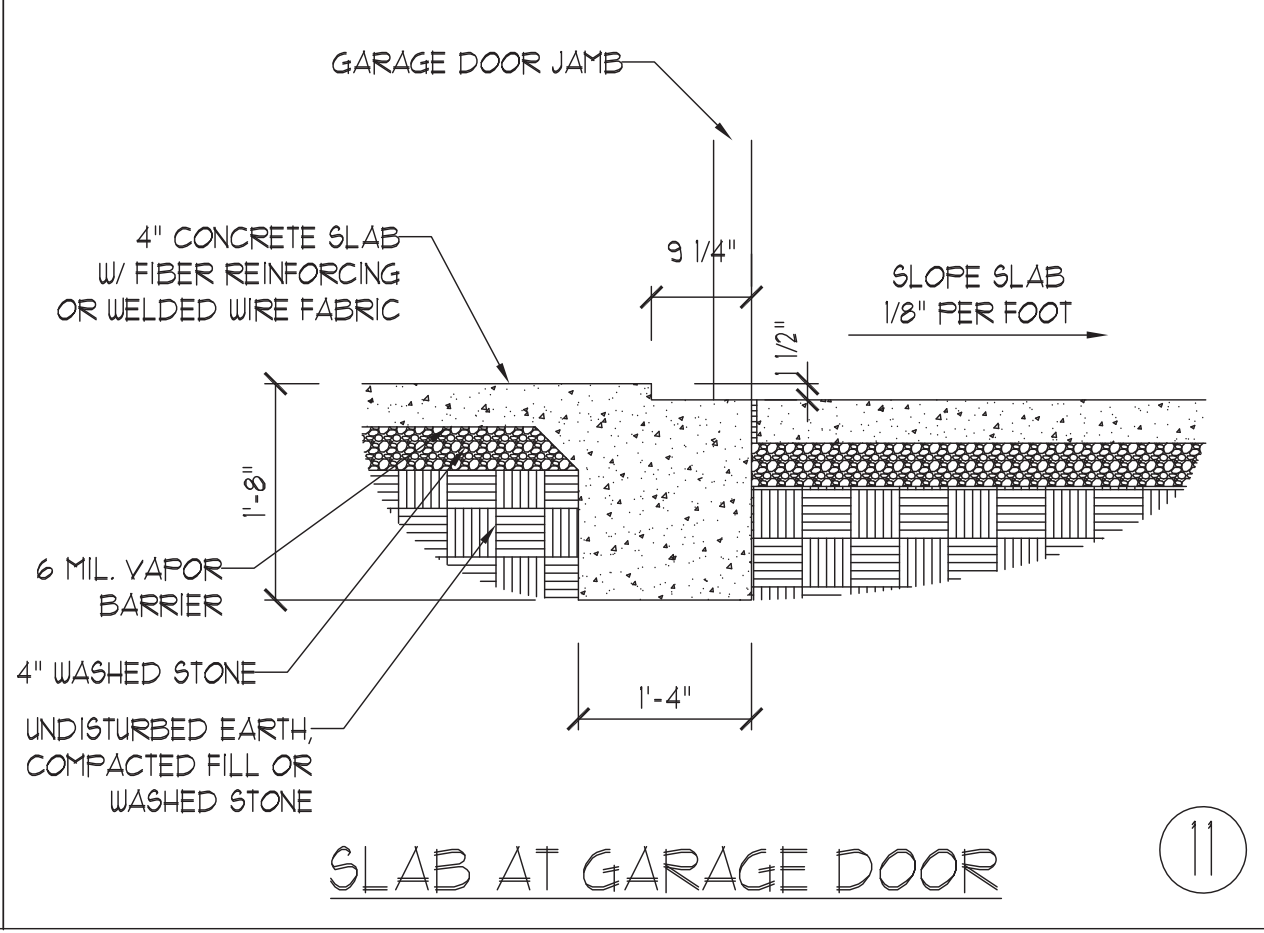
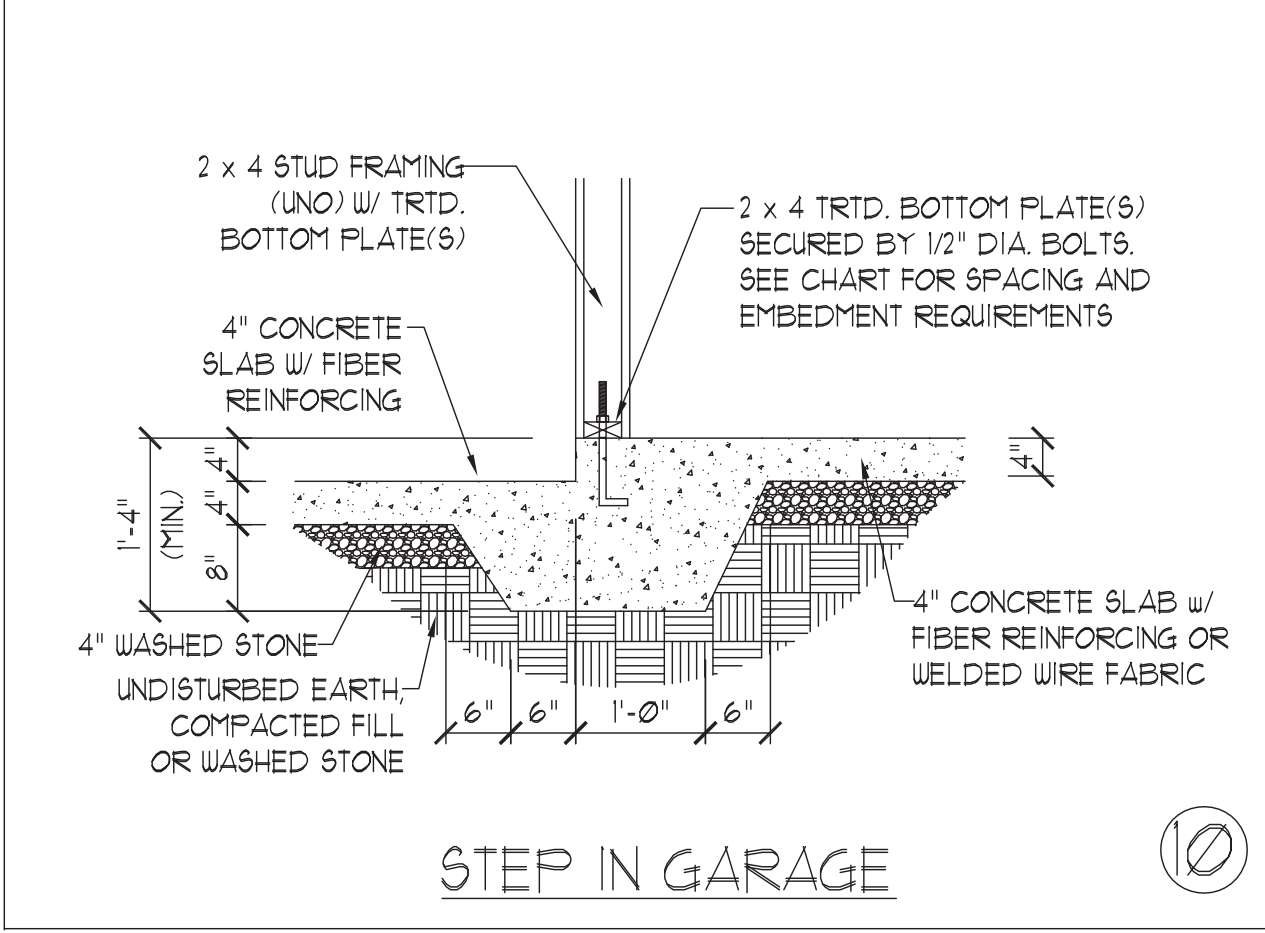
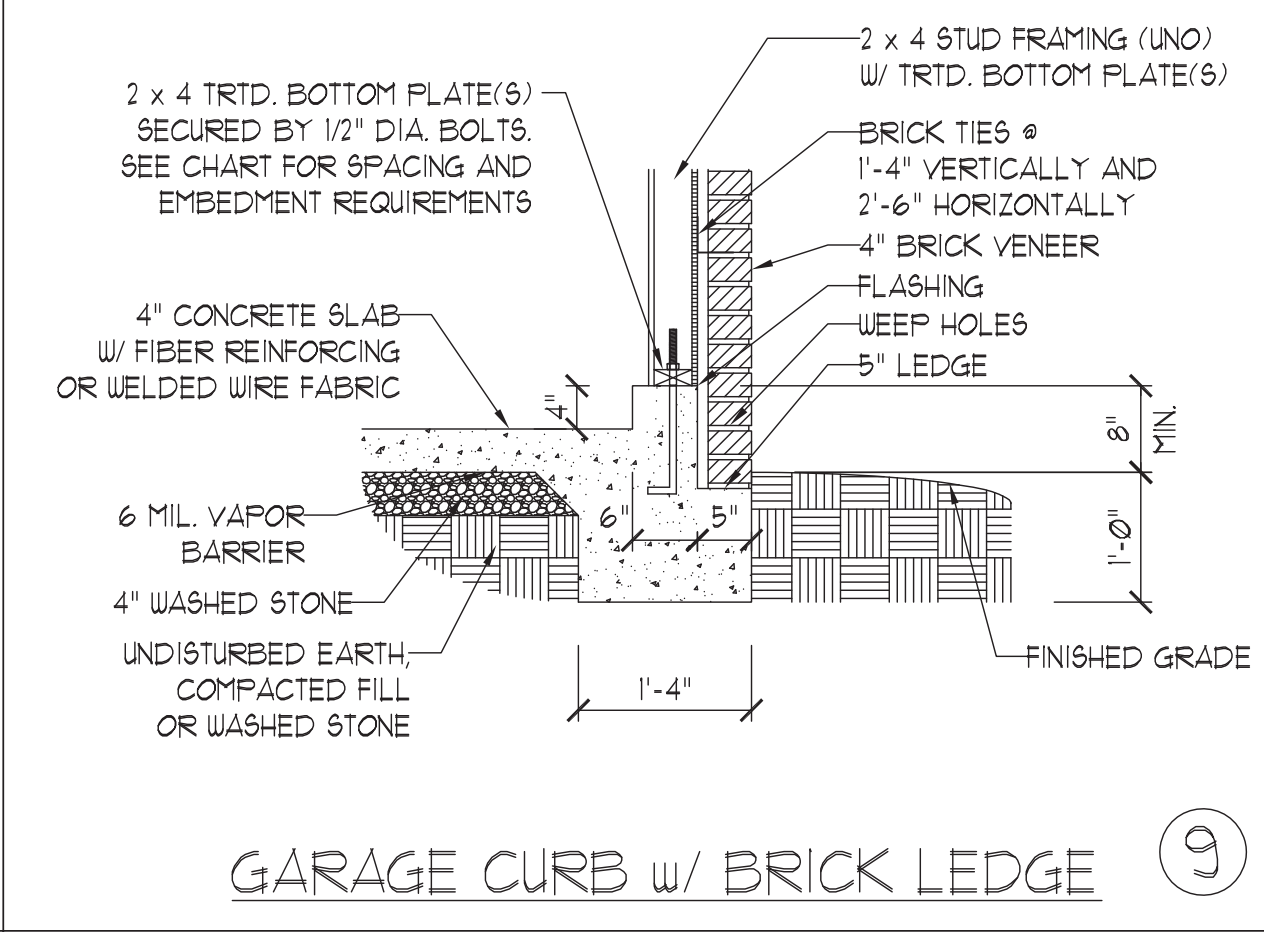
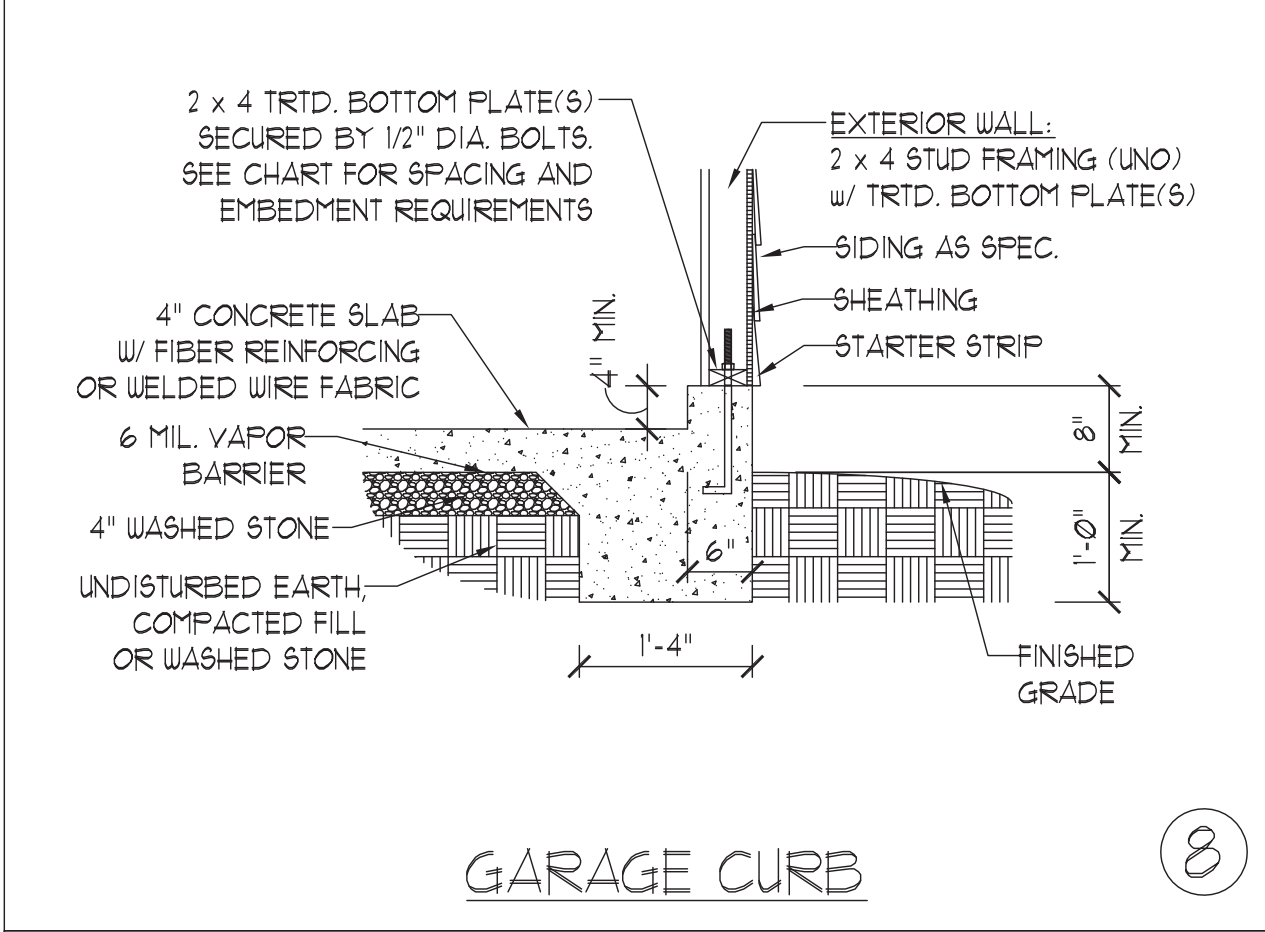
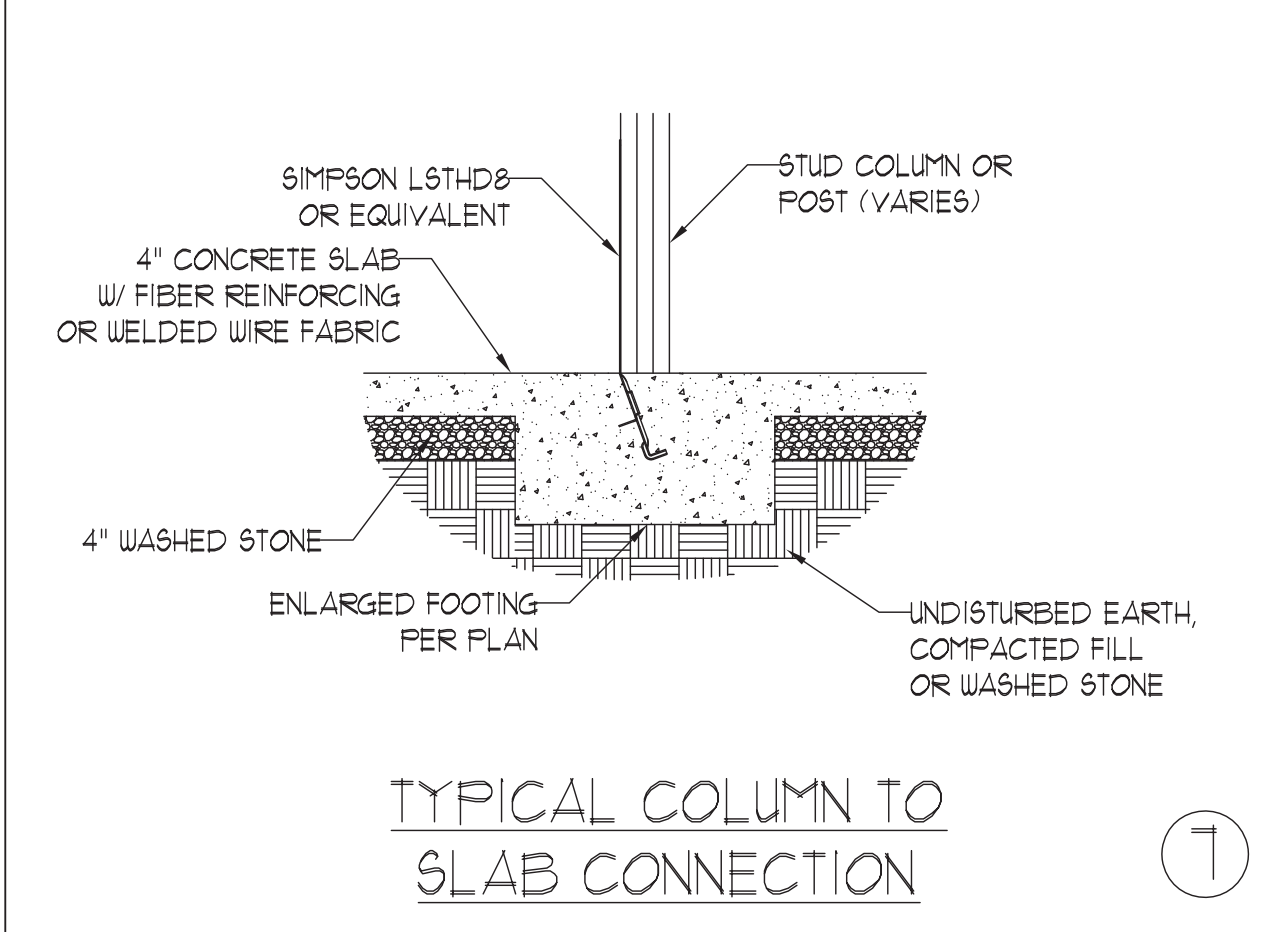
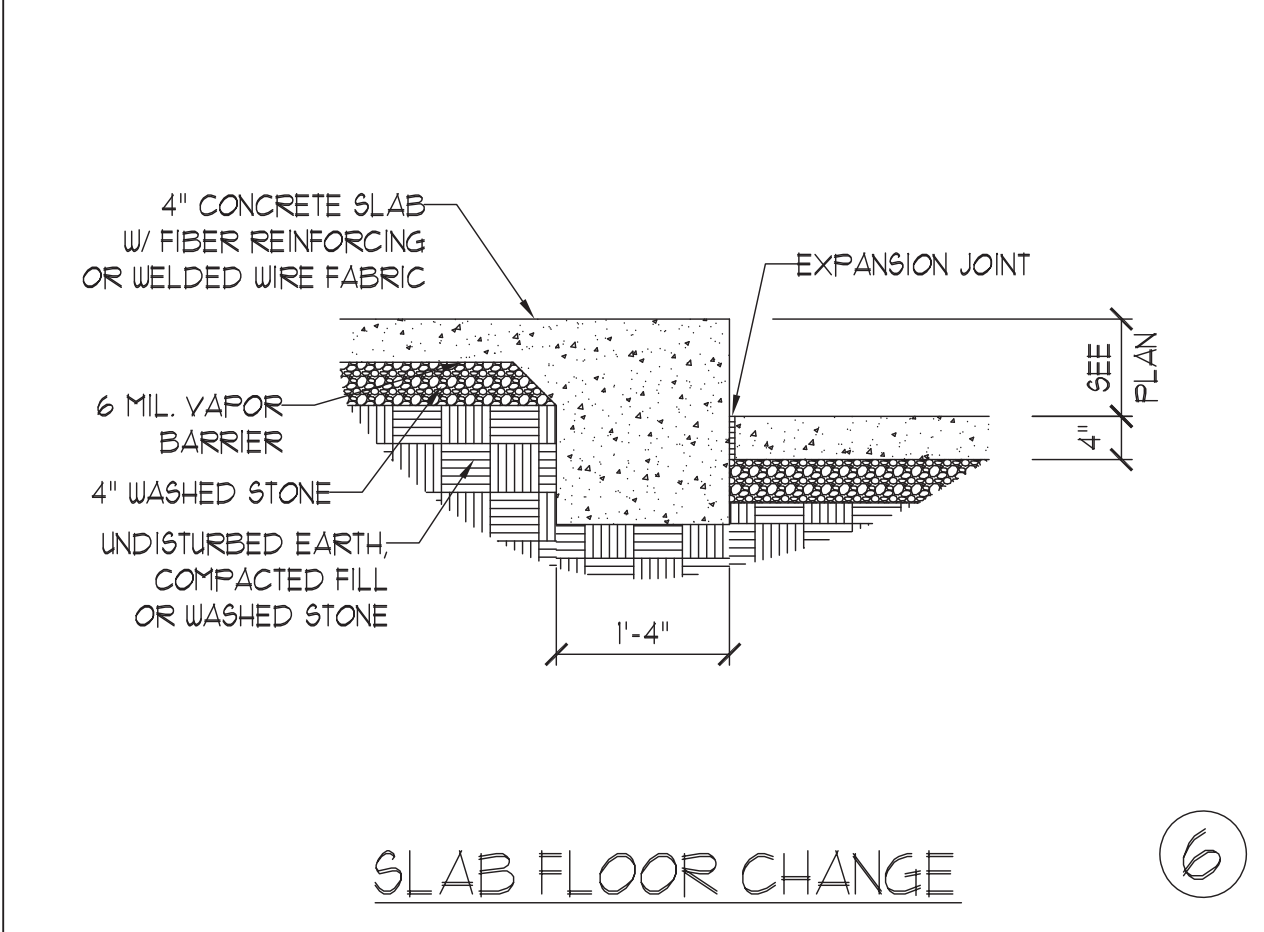
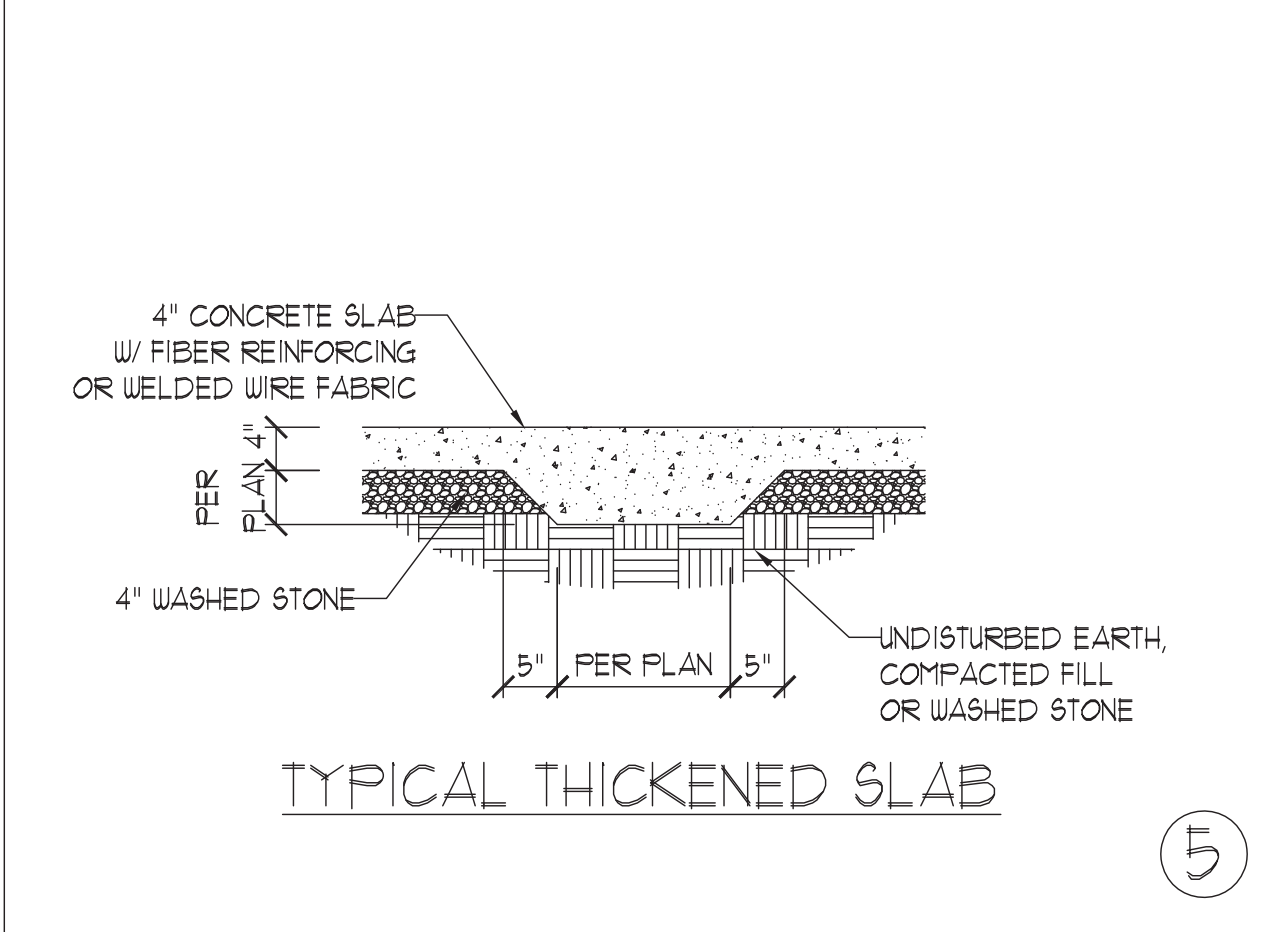
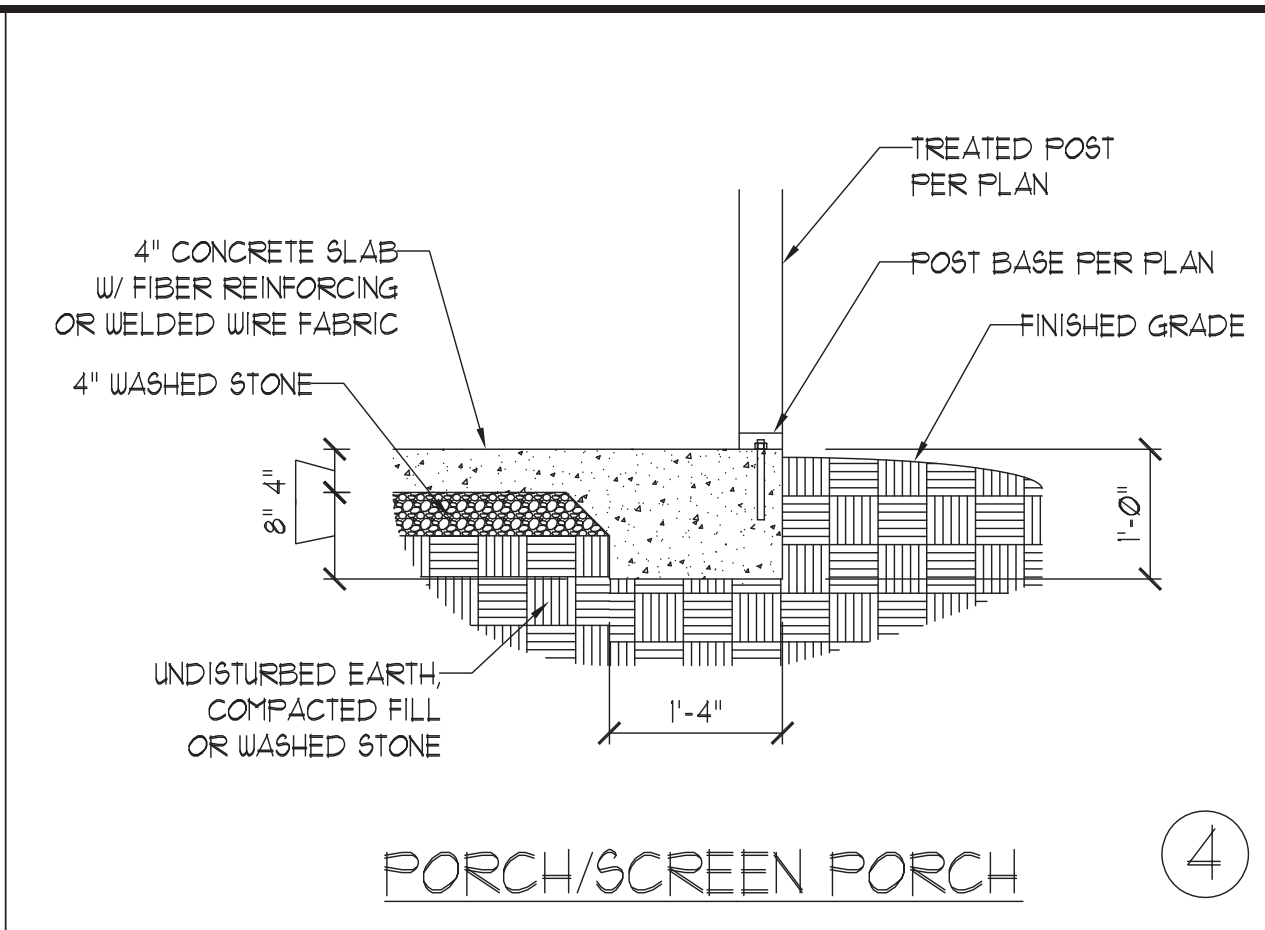
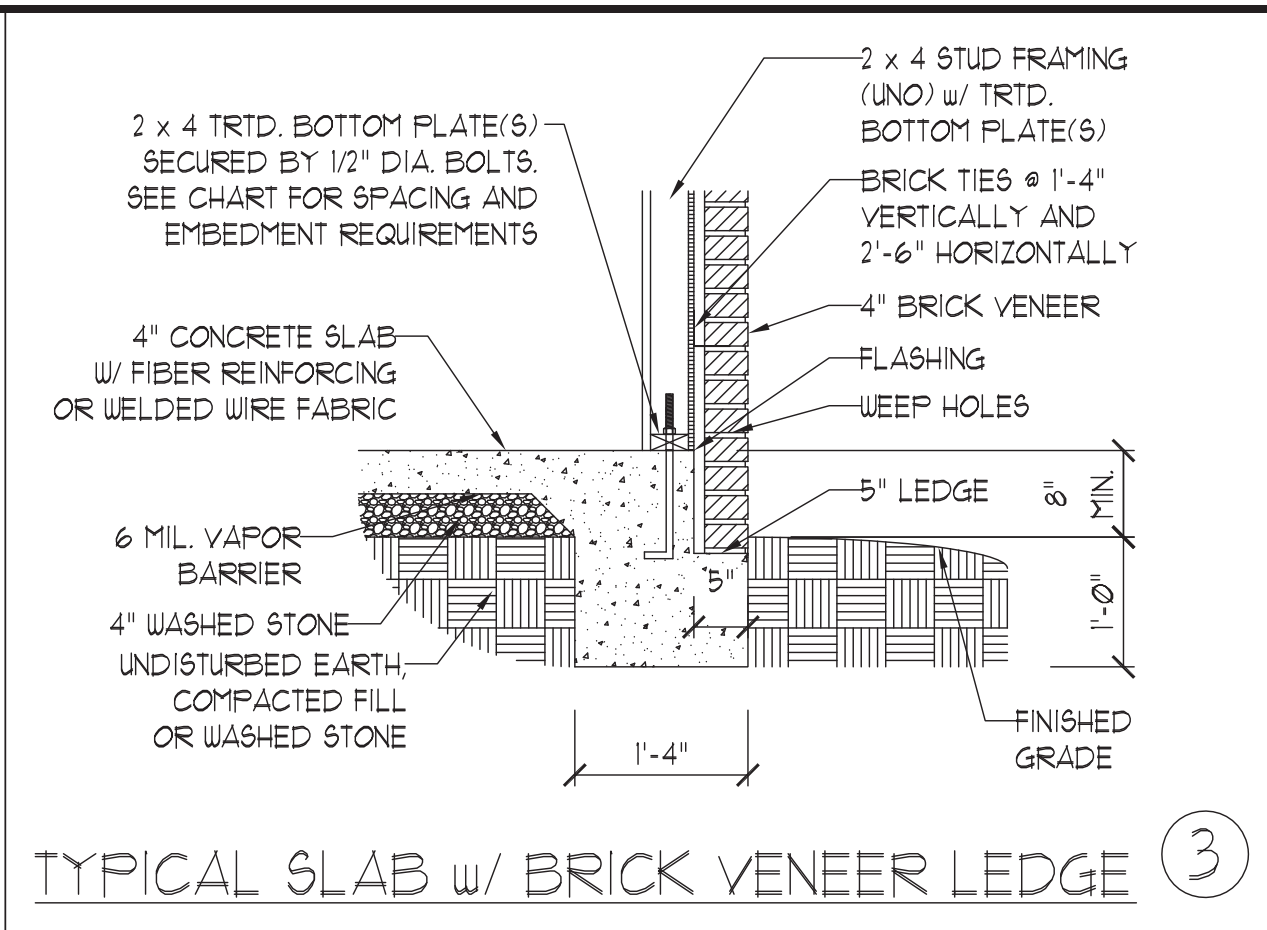
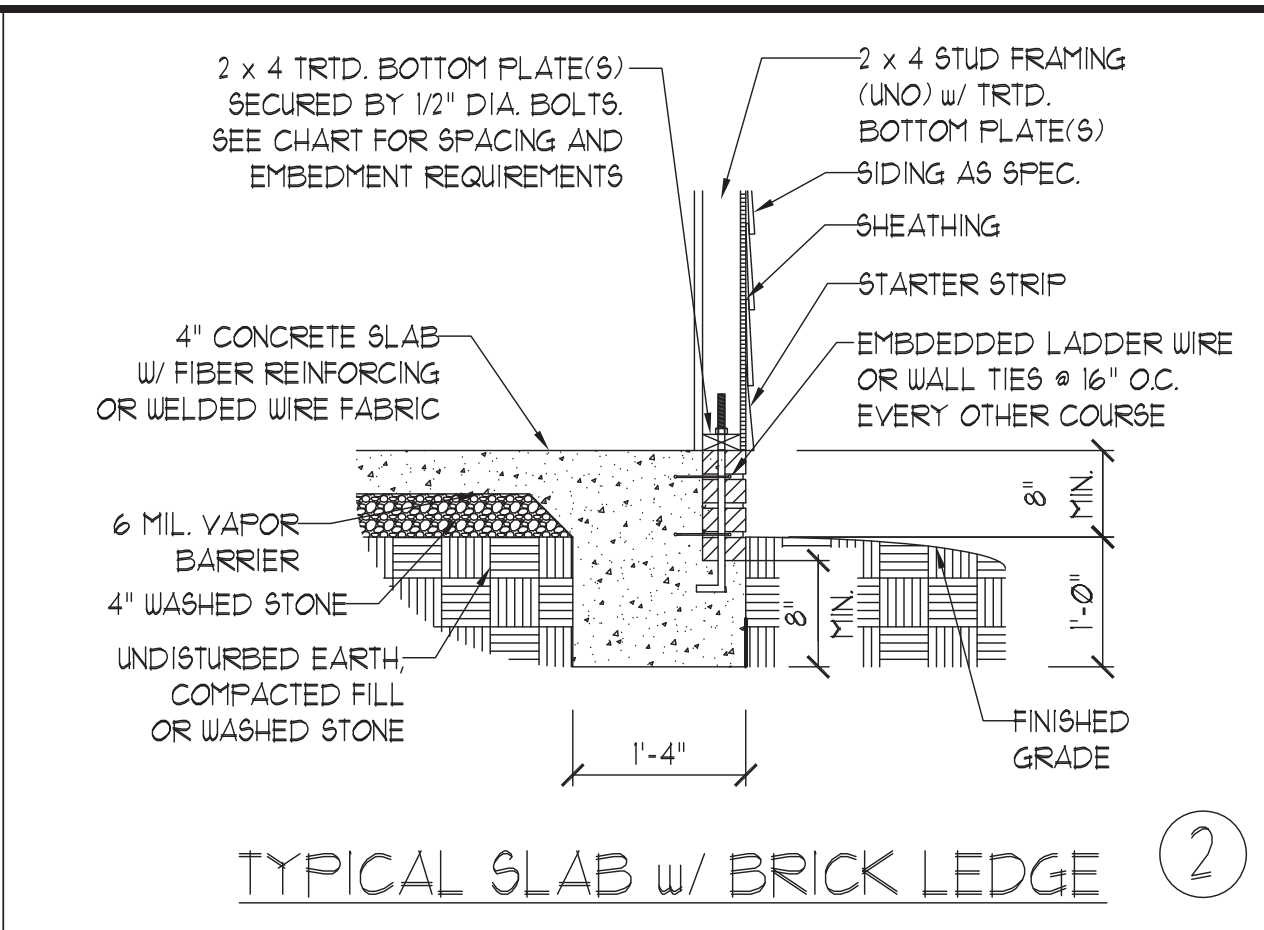
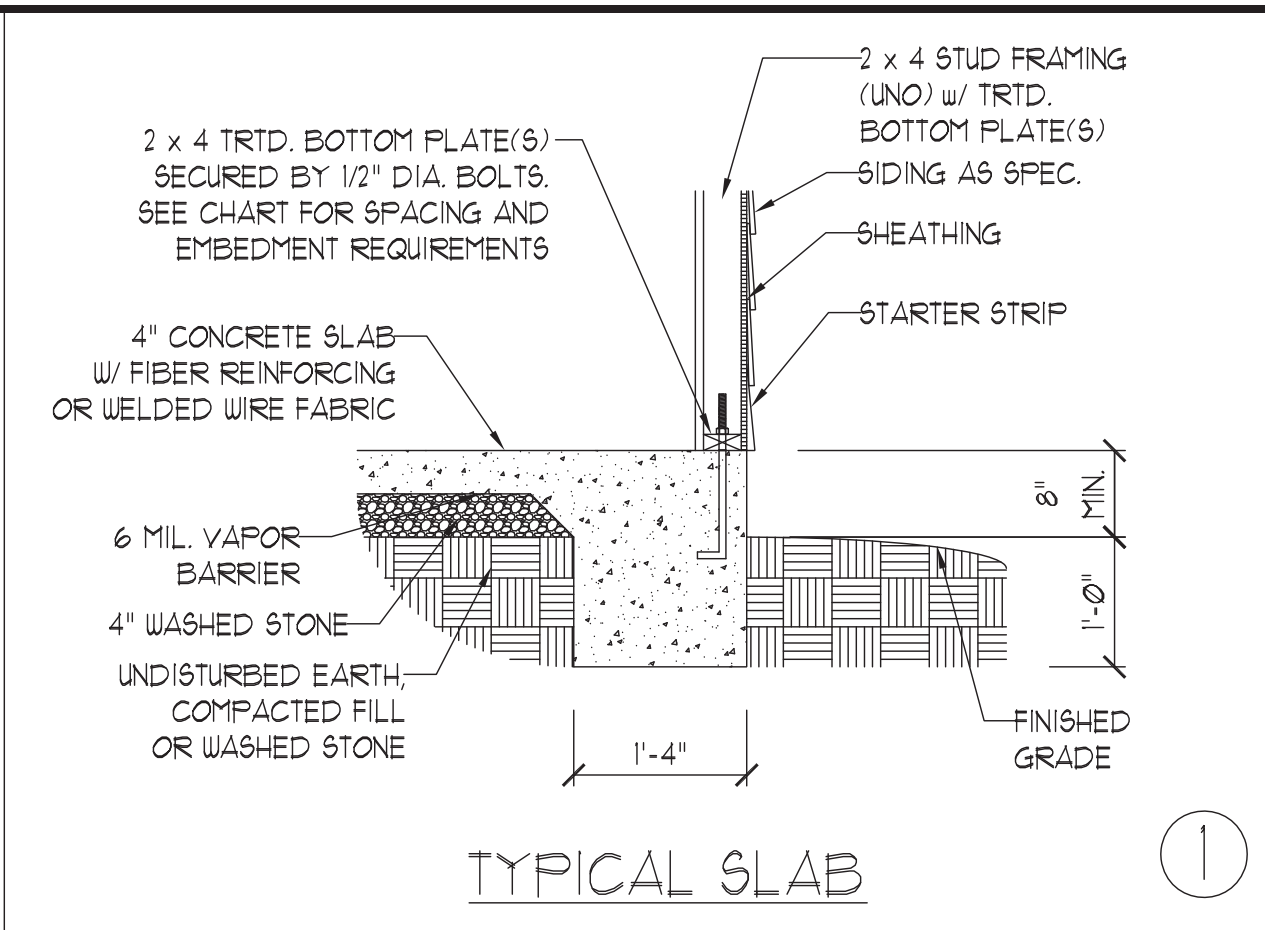
A&G RESIDENTIAL  
PICKENS DRIVE LEFT

DATE: MAY 3, 2022  
REV.:  
SCALE: 1/4"=1'-0"  
DRAWN BY: WG  
ENGINEERED BY: JAG  
REVIEWED BY: MGS

ROOF PLAN  
ELEVATIONS  
A&B  
S-4

ELEVATION A & B





ANCHOR SPACING AND EMBEDMENT			NOTE:  THREADED ROD WITH EPOXY, SIMPSON TITEN HD, OR APPROVED ANCHORS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2\"
WIND ZONE	120 MPH	130 MPH	
SPACING	6'-0\"	4'-0\"	
EMBEDMENT	7\"	15\" INTO MASONRY, 7\" INTO CONCRETE	

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5/17/2022

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N.C. LICENSE NO.: C-1733

MONOLITHIC SLAB  
FOUNDATION DETAILS

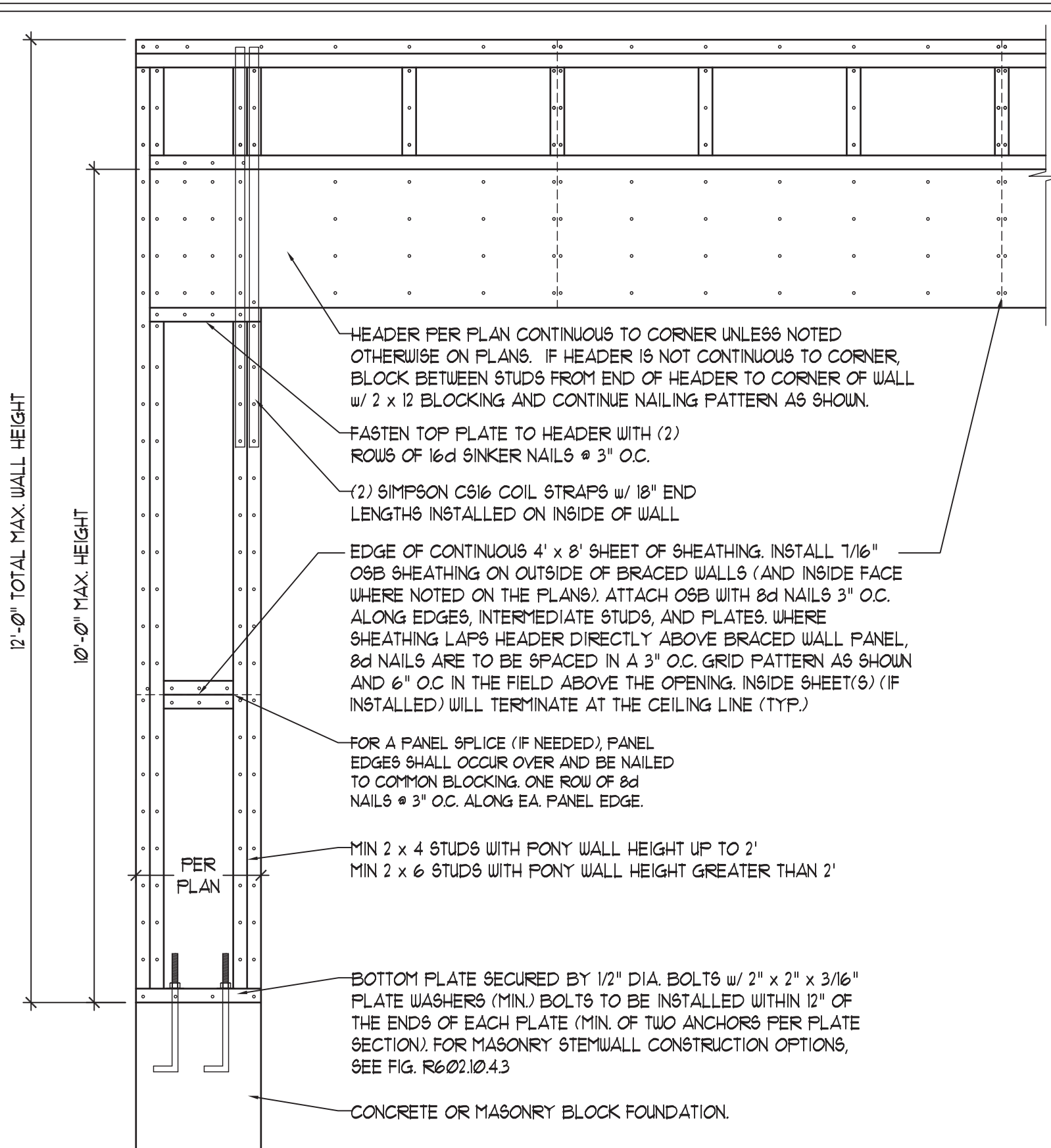
DATE: NOVEMBER 1, 2018
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST

FOUNDATION  
DETAILS

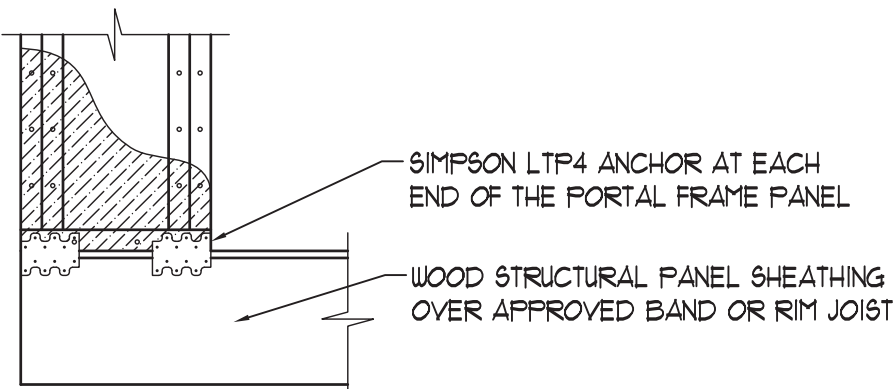


## GENERAL WALL BRACING NOTES:

1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NRC.
2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2018 NRC FOR ADDITIONAL INFORMATION AS NEEDED.
3. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R602.3.5 (3). WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLIFT AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERED PRACTICE.
4. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-USP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
6. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED. WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE R102.3.5. METHOD GB TO BE FASTENED PER TABLE R602.10.1.
7. CS-USP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 1/16" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED w/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0.13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO.).
8. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MIN) GYPSUM WALL BOARD IS TO BE INSTALLED ON BOTH SIDES OF THE BRACED WALL FASTENED WITH 1 1/4" SCREWS OR 1 5/8" NAILS SPACED 1" O.C. ALONG PANEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERMEDIATE SUPPORTS (UNO.). VERIFY ALL FASTENER OPTIONS FOR 1/2" AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OPTIONS SEE TABLE R102.3.5. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R602.3(1). EXTERIOR GB TO BE INSTALLED VERTICALLY.
9. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-USP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.



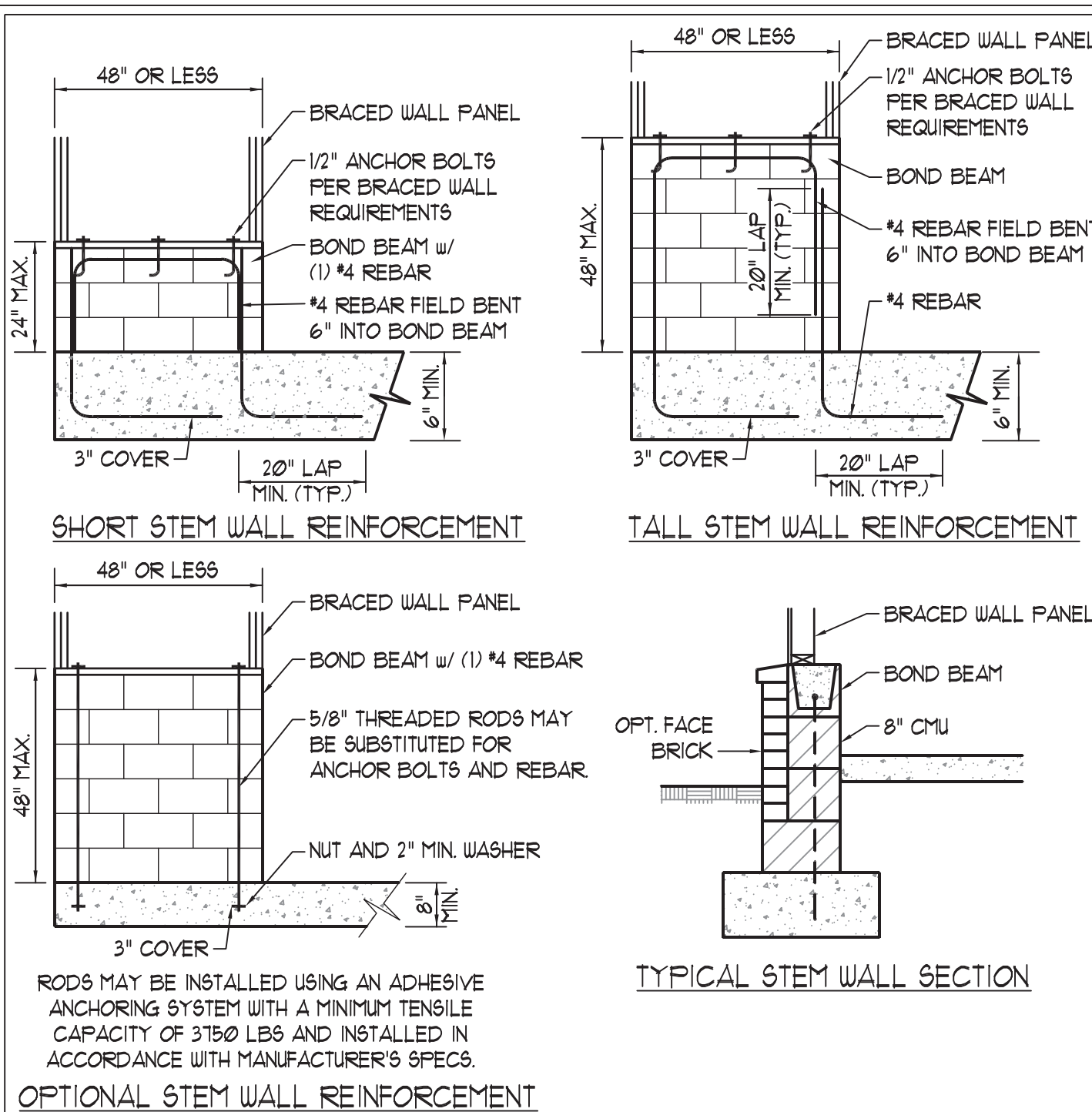
OVER CONCRETE OR MASONRY BLOCK FOUNDATION



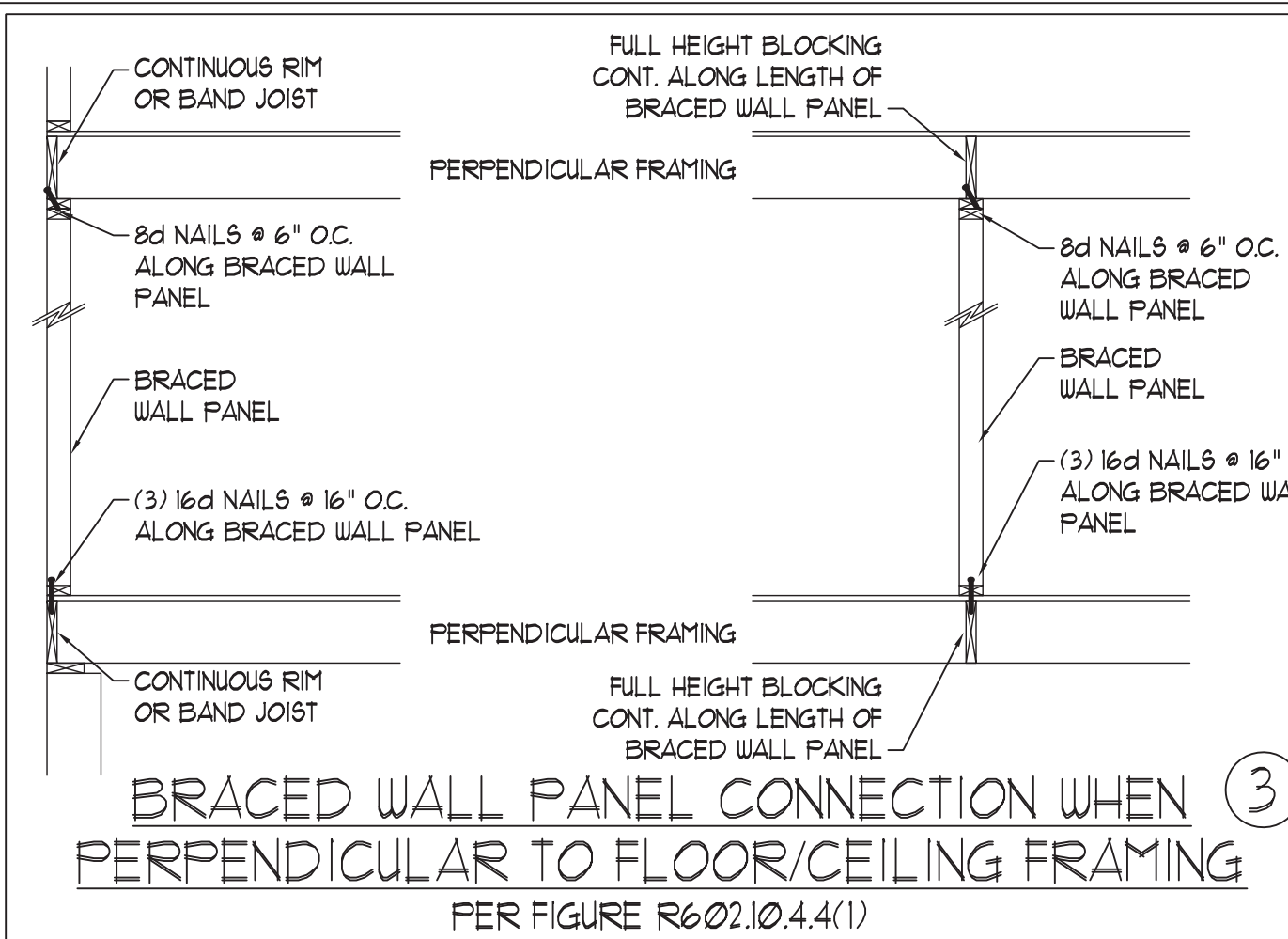
OVER RAISED WOOD FLOOR - FRAMING ANCHOR OPTION

\* APPLICABLE w/ GREATER THAN 12" KNEE WALL HEIGHTS IN CRAWL SPACE AND ABOVE FRAMED BASEMENT WALLS \*

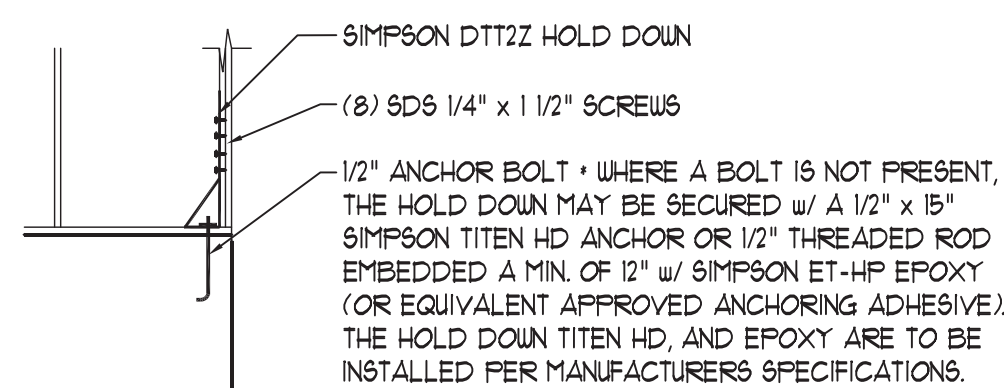
## METHOD PF-PORTAL FRAME DETAIL ①



NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS  
MASONRY STEM WALLS SUPPORTING  
BRACED WALL PANELS ②  
PER FIGURE R602.10.4.3

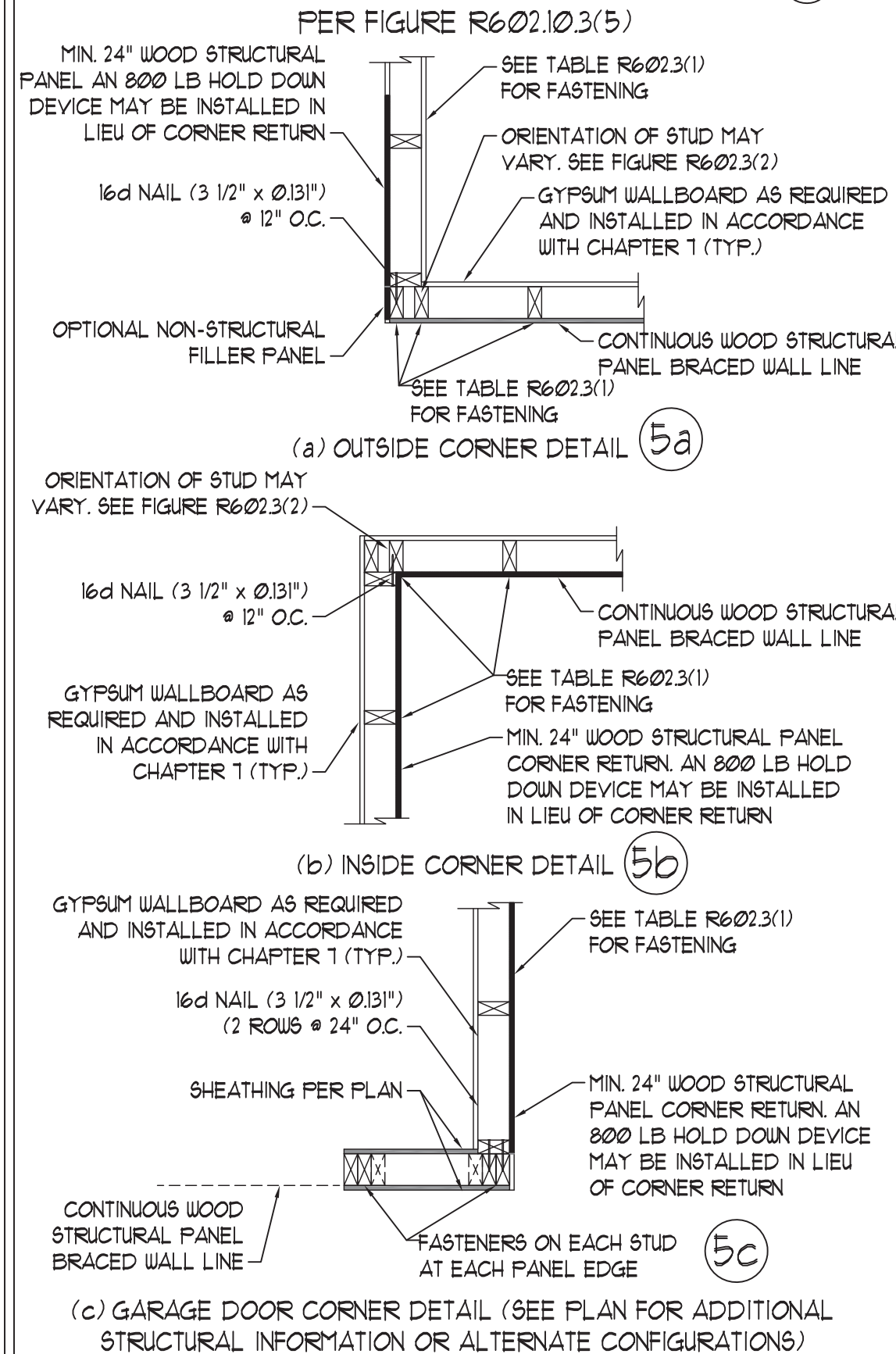


BRACED WALL PANEL CONNECTION WHEN ③  
PERPENDICULAR TO FLOOR/CEILING FRAMING  
PER FIGURE R602.10.4.4(1)

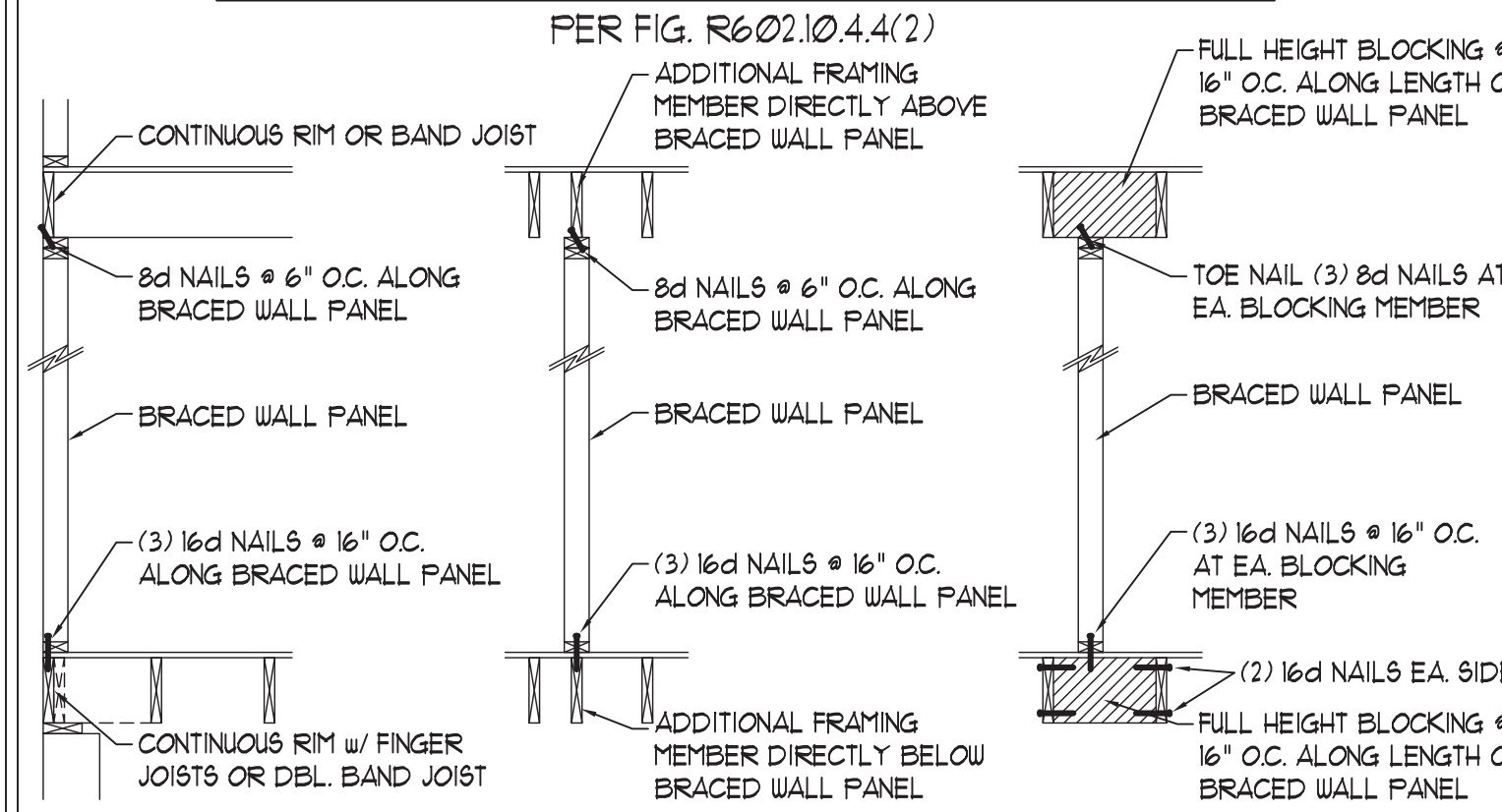


HOLD DOWN DETAIL FOR MASONRY  
FOUNDATION OR MONOLITHIC SLAB ④  
\* APPLICABLE ONLY WHERE SPECIFIED ON PLAN \*

## TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING ⑤

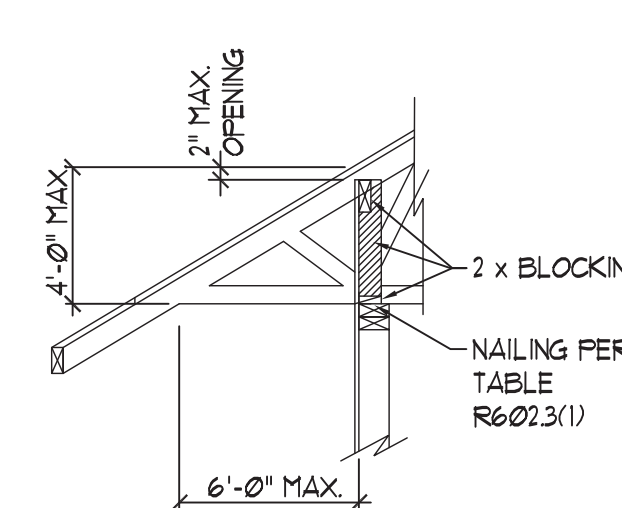


## BRACED WALL PANEL CONNECTION WHEN ⑥ PARALLEL TO FLOOR/CEILING FRAMING

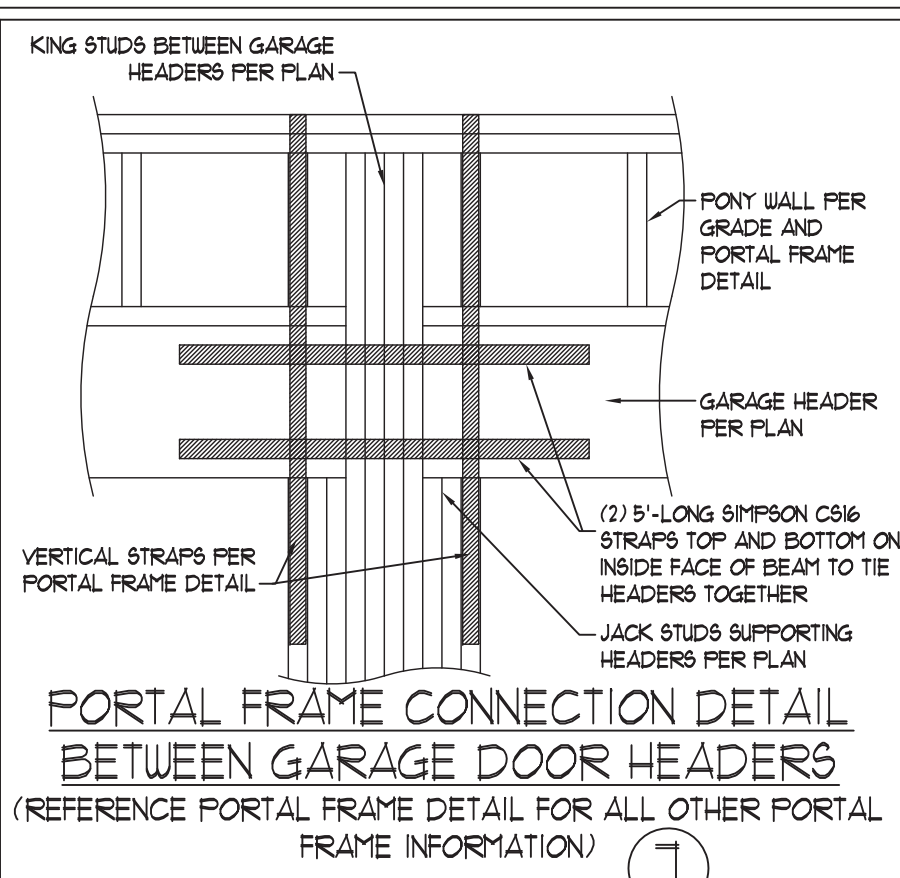
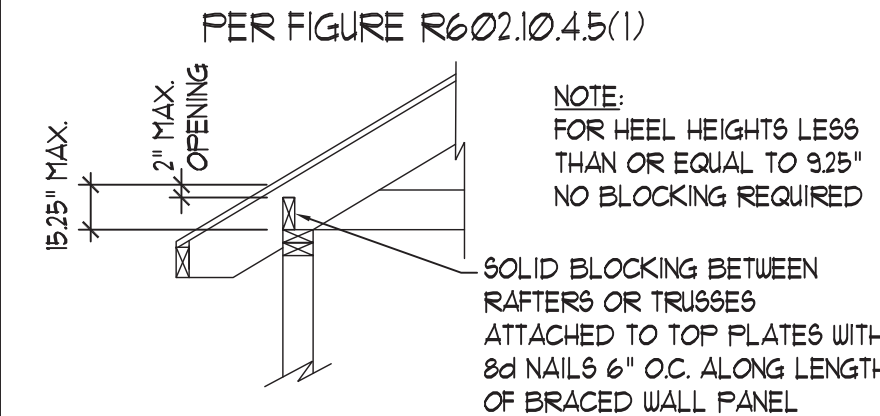


## BRACED WALL PANEL CONNECTION TO PERPENDICULAR ROOF TRUSSES ⑦

PER FIGURE R602.10.4.5(3)  
(OR ALTERNATIVE: FIGURE R602.10.4.5(2))



## BRACED WALL PANEL ⑧ CONNECTION TO PERPENDICULAR RAFTERS



PORTAL FRAME CONNECTION DETAIL  
BETWEEN GARAGE DOOR HEADERS  
(REFERENCE PORTAL FRAME DETAIL FOR ALL OTHER PORTAL  
FRAME INFORMATION) ⑦

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WALL BRACING NOTES AND DETAILS

DATE: MAY 18, 2020  
SCALE: 1/4" = 1'-0"  
DRAWN BY: JST  
ENGINEERED BY: JST

BRACED WALL  
NOTES AND DETAILS  
AND PF DETAIL



GENERAL NOTES

1. ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPs, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NRC) 2018 EDITION, 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 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.
3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NRC, 2018 EDITION (R301.4 - R301.7)
- | DESIGN CRITERIA:               | LIVE LOAD (PSF)                                  | DEAD LOAD (PSF) | DEFLECTION (IN)                   |
|--------------------------------|--|-----------------|-----------------------------------|
| ATTIC WITH LIMITED STORAGE     | 20   | 10              | L/240 (L/360 w/ BRITTLE FINISHES) |
| ATTIC WITHOUT STORAGE          | 10   | 10              | L/360                             |
| DECKS                          | 40   | 10              | L/360                             |
| EXTERIOR BALCONIES             | 40   | 10              | L/360                             |
| FIRE ESCAPES                   | 40   | 10              | L/360                             |
| HANDRAILS/GUARDRAILS           | 200 LB OR 50 (PLF)                               | 10              | L/360                             |
| PASSENGER VEHICLE GARAGE       | 50   | 10              | L/360                             |
| ROOMS OTHER THAN SLEEPING ROOM | 40   | 10              | L/360                             |
| SLEEPING ROOMS                 | 30   | 10              | L/360                             |
| STAIRS                         | 40   | 10              | L/360                             |
| WIND LOAD                      | (BASED ON TABLE R3012(4) WIND ZONE AND EXPOSURE) |                 |                                   |
| GROUND SNOW LOAD: Pg           | 20 (PSF)   |                 |                                   |
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
4. FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.1.6 OF THE NRC, 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 450.4 OF THE NRC, 2018 EDITION.
5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NRC, 2018 EDITION.

FOOTING AND FOUNDATION NOTES

1. FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION, TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R4051 OF THE NRC, 2018 EDITION.
3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAUED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
4. CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NRC, 2018 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60. WELDED WIRE FABRIC TO BE ASTM A185. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR POURED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 402. MORTAR SHALL CONFORM TO ASTM C270.
6. THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
7. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NRC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCHA TR88-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.11(1), R404.11(2), R404.11(3), OR R404.11(4) OF THE NRC, 2018 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.11(5) OF THE NRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

1. ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
2. LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 1800000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2900 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS
- |                                |                                |
|--------------------------------|--------------------------------|
| A. W AND WT SHAPES:            | ASTM A992                      |
| B. CHANNELS AND ANGLES:        | ASTM A36                       |
| C. PLATES AND BARS:            | ASTM A36                       |
| D. HOLLOW STRUCTURAL SECTIONS: | ASTM A500 GRADE B              |
| E. STEEL PIPE:                 | ASTM A53, GRADE B, TYPE E OR S |
4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):
- |                            |  |
|----------------------------|--|
| A. WOOD FRAMING            | (2) 1/2" DIA. x 4" LONG LAG SCREWS               |
| B. CONCRETE                | (2) 1/2" DIA. x 4" WEDGE ANCHORS                 |
| C. MASONRY (FULLY GROUTED) | (2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS |
- LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 3/16" DIAMETER HOLES @ 16" O.C.
5. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO). WHICHEVER IS GREATER ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
7. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
9. ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
11. PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
12. FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED w/ (4) 12d NAILS EA. FLY BETWEEN WALL STUDS WITH (2) ROWS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.8.2(1) OF THE NRC, 2018 EDITION.
13. FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
14. FOR TRUSSED ROOFS, FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
15. ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON L6 OR L7S2 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C916 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIN STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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N.C. LICENSE NO.: C-1733

STANDARD STRUCTURAL NOTES

DATE: OCTOBER 29, 2018

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

DRAWN BY: JES

ENGINEERED BY: JST

SHEET:

STRUCTURAL  
NOTES

