

WENDELL, NC
919-524-2932

PLAN NO:	2451
DATE:	11/21/2

REVISIONS	DATE

These plans are designed to be used by a general contractor. It is the responsibility of the contractor to ensure that all phases of construction comply with all building code requirements. The contractor is also responsible for obtaining all required permits for all phases of construction.

All structural systems and components including but not limited to, roof system, beams, headers, columns, cantilevers and offset load bearing walls are to be sized and sealed by a structural or civil engineer and/or supplier.

Do not scale the drawings. All dimensions shall be read or calculated. Written dimensions will have precedence over scaled dimensions. Codes govern over dimensions.

Electrical, plumbing and hvac plans are to be handled by the general contractor, unless noted otherwise. Each must comply with all building code requirements.

Kathy Pickens Residential Designs does not assume liability for any deviation or construction methods of these plans, nor any changes or modifications made to these plans by others.

All construction, workmanship, material selection and quality shall be in accordance with the North Carolina State Building Code – Residential Code 2018 Edition and local codes and regulations.

It is the responsibility of the contractor to ensure the house fits properly on the lot. Kathy Pickens Residential Designs is not responsible for any changes necessary to ensure the house fits according to the setbacks, subdivision regulations, etc. The house was designed according to dimension specifications from the client. It is recommended that a professional surveyor be hired if there are concerns about the setbacks and the house fitting correctly on the property.

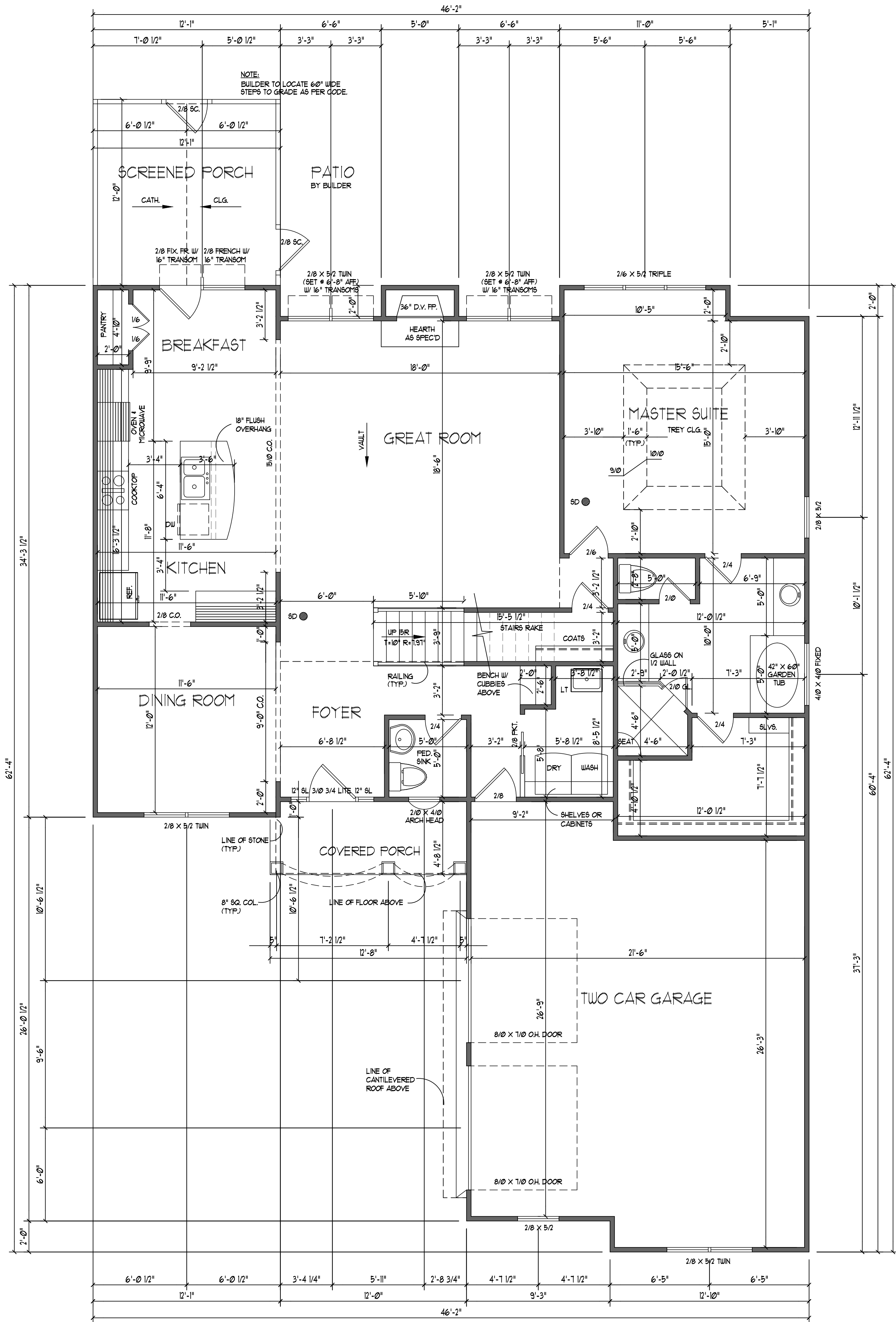
$$\triangle =$$


NOTES:

- 1) SEE ENGINEER'S SHEET FOR ROOF FRAMING PLAN
- 2) ROOF HEIGHT DISTANCE INDICATED IS FROM FINISHED GRADE AND ASSUMING A FLAT LOT.

REAR ELEVATION
SCALE: -----1/8" = 1'-0"





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

FIRST FLOOR SQUARE FOOTAGES	
HEATED	1534
GARAGE	591
COVERED PORCH	59
SCREENED PORCH	145

- FIRST FLOOR NOTES
- 1) 9'-0" CLG. HGT. (9'-1 1/2" FLT. HGT.) UNO.
 - 2) ALL WALLS FIGURED AT 3 1/2" WIDTHS, UNO.
 - 3) SET WINDOWS AT 1'-4" AFF. UNO.
 - 4) DIMENSIONS ARE TO FRAMING, UNO.
 - 5) CONSULT WINDOW MANUFACTURER'S SPECS FOR EGRESS REQUIREMENTS, PRESSURE RATINGS, & ROUGH OPENINGS.
 - 6) ELECTRICAL LAYOUT BY BUILDER / SD = SMOKE DETECTOR
 - 7) ALL ANGLES ARE 45°, UNO.
 - 8) RISER HGT. IS APPROXIMATE. BUILDER TO DETERMINE EXACT HGT. CONSIDERING FLOOR JOIST OR TRUSS DEPTH.



TODD
MARSHBURN
BUILDERS
WENDELL, NC
919-524-2932

LOT:	6
SUBDIVISION:	TANTALLON

PLAN NO:	2451-2
DATE:	11/21/24

REVISIONS	DATE

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The plan was designed to meet the requirements of the North Carolina Residential Building Code 2018 Edition.

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It shall be the responsibility of the Owner/Contractor to verify the accuracy of the information shown on these plans prior to construction. Should any inconsistency, error or omissions be found, contact Kathy Pickens Residential Designs immediately for corrections or justification. Once construction has commenced, the contractor or owner shall assume all responsibility for any errors and their costs.

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1st FLOOR
PLAN

A-2



WENDELL, NC
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PLAN NO:	2451-2
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A = 3



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

SECOND FLOOR NOTES

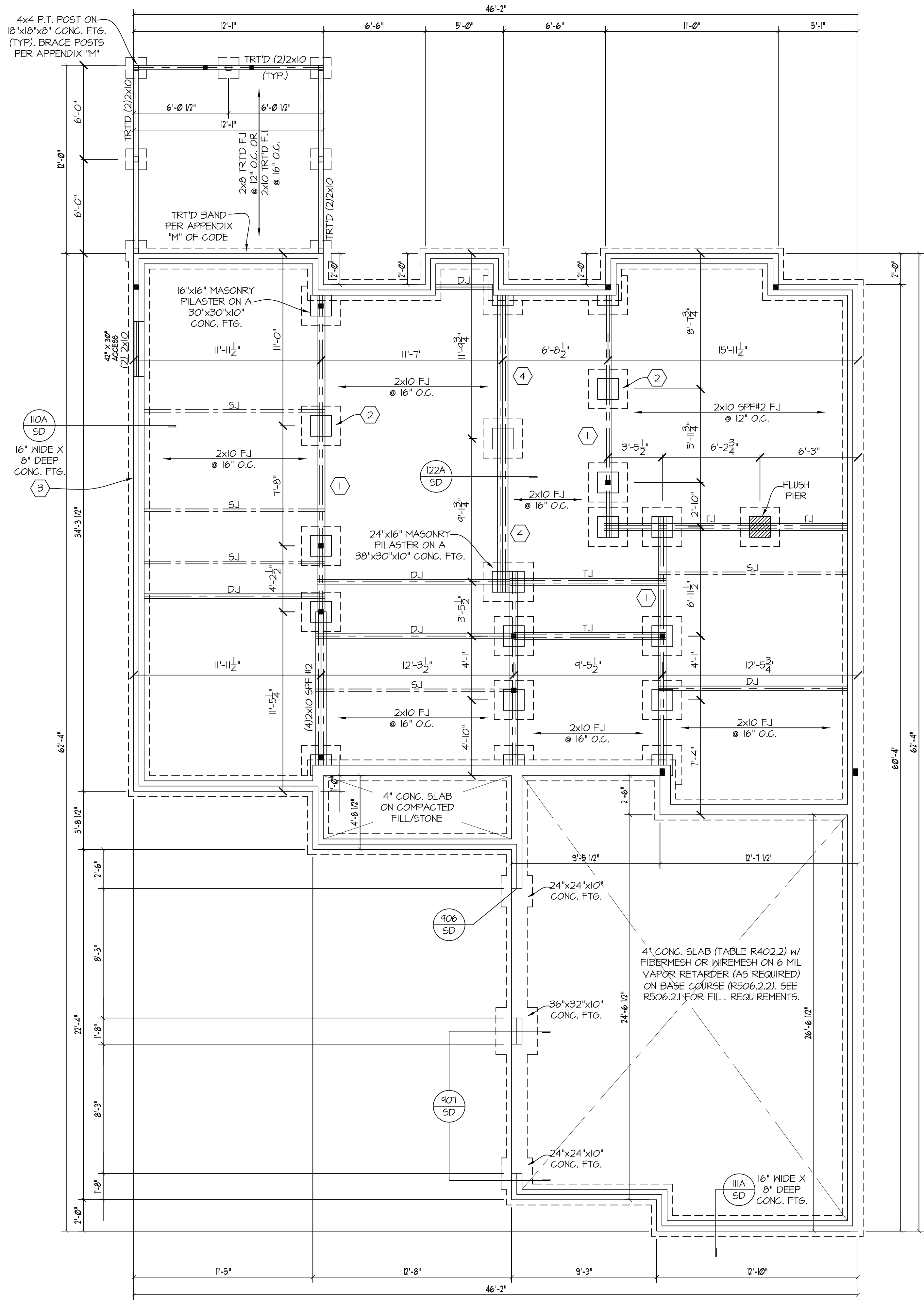
- 1) 8'-0" CLG. HGT. (8'-1 1/2" FLT. HGT.) UNO.
- 2) ALL WALLS FIGURED AT 3 1/2" WIDTHS, UNO.
- 3) SET WINDOWS AT 6'-8" AFF, UNO.
- 4) DIMENSIONS ARE TO FRAMING, UNO.
- 5) CONSULT WINDOW MANUFACTURER'S
SPECS. FOR EGRESS REQUIREMENTS,
PRESSURE RATINGS, & ROUGH OPENING.
- 6) ELECTRICAL LAYOUT BY BUILDER /
SD = SMOKE DETECTOR
- 7) ALL ANGLES ARE 45°, UNO.
- 8) RISER HGT. IS APPROXIMATE. BUILDER
TO DETERMINE EXACT HGT. CONSIDERING
FLOOR JOIST OR TRUSS DEPTH.
- 9) ATTIC ACCESS AS PER CODE.

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 Engineer's liability.
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License: C-4772
www.southernengineers.com

**KATHY PICKENS
RESIDENTIAL
DESIGNS**

Lot 6, Tantallon
TODD MARSHBURN BUILDERS



FOUNDATION STRUCTURAL NOTES

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

- (1) (3) 2x10 SYP #2 OR SPF #2 GIRDER, TYPICAL UNO.
- (2) CONCRETE BLOCK PIER SIZE SHALL BE:
- | SIZE | HOLLOW | SOLID |
|-------|-----------|--------------|
| 8x16 | UP TO 32" | UP TO 5'-0" |
| 12x16 | UP TO 48" | UP TO 9'-0" |
| 16x16 | UP TO 64" | UP TO 12'-0" |
| 24x24 | UP TO 46" | |
- (3) WALL FOOTING AS FOLLOWS:
- | DEPTH | WIDTH | SIDING | BRICK |
|--------------------|---------------------|---------------|---------------|
| 8" - UP TO 2 STORY | 16" - UP TO 2 STORY | 16" - 1 STORY | 20" - 2 STORY |
| 10" - 3 STORY | 20" - 3 STORY | 20" - 2 STORY | 24" - 3 STORY |

- (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 FND, 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.

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

16" MAX UNBALANCED FILL RECOMMENDED FOR HOLLOW 8" MASONRY STEPMALLS SHOWN ON NOTED DETAILS AND AT PORCHES. 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.

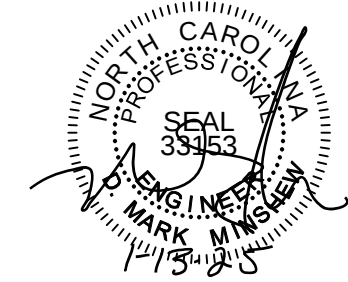
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KATHY PICKENS
RESIDENTIAL
DESIGNS

Lot 6, Tantallon
TODD MARSHBURN BUILDERS

S-2



FRAMING NOTES

NC (2018 NGR.C); 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"X12" 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 CS20 OR CS4P20 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.
- INTERIOR BRACED WALL: (NOTED AS "IBW" ON PLANS) ATTACH 1/2" GYPSUM BOARD (GB) OR 5/8" OSB SHEATHING TO STUDS WITH 8d COOLER NAILS OR #6 SCREWS @ 1" 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 1/2" WSP SHEATHING WITH 8d NAILS AT A 6"X12" 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" OC ALONG THE EDGES AND AT INTERMEDIATE SUPPORTS.

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 NCD01 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

PORCH POST NOTES:

- 4x4 (6x6) TRTD POST (OR EQUAL).
 - ATTACH TRUSSES (RAFTERS) AT PORCH WITH HURRICANE CONNECTORS.
 - POST CAP: SIMPSON ACA-MAX (AC6-MAX)
- POST GAP AT CORNER: (2) SIMPSON LCE4 (MITER HEADER AT CORNER). HIGH WIND; ADD (1) SIMPSON H6.
 - POST BASE: SIMPSON ABU44 (ABU66).
 1. MONO 3/8" ANCHOR (EMBED 1")
2. CMU 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.

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

WOOD I-JOISTS

(SHALL BE ONE OF THE FOLLOWING):

- TJI 210 BY TJI 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.

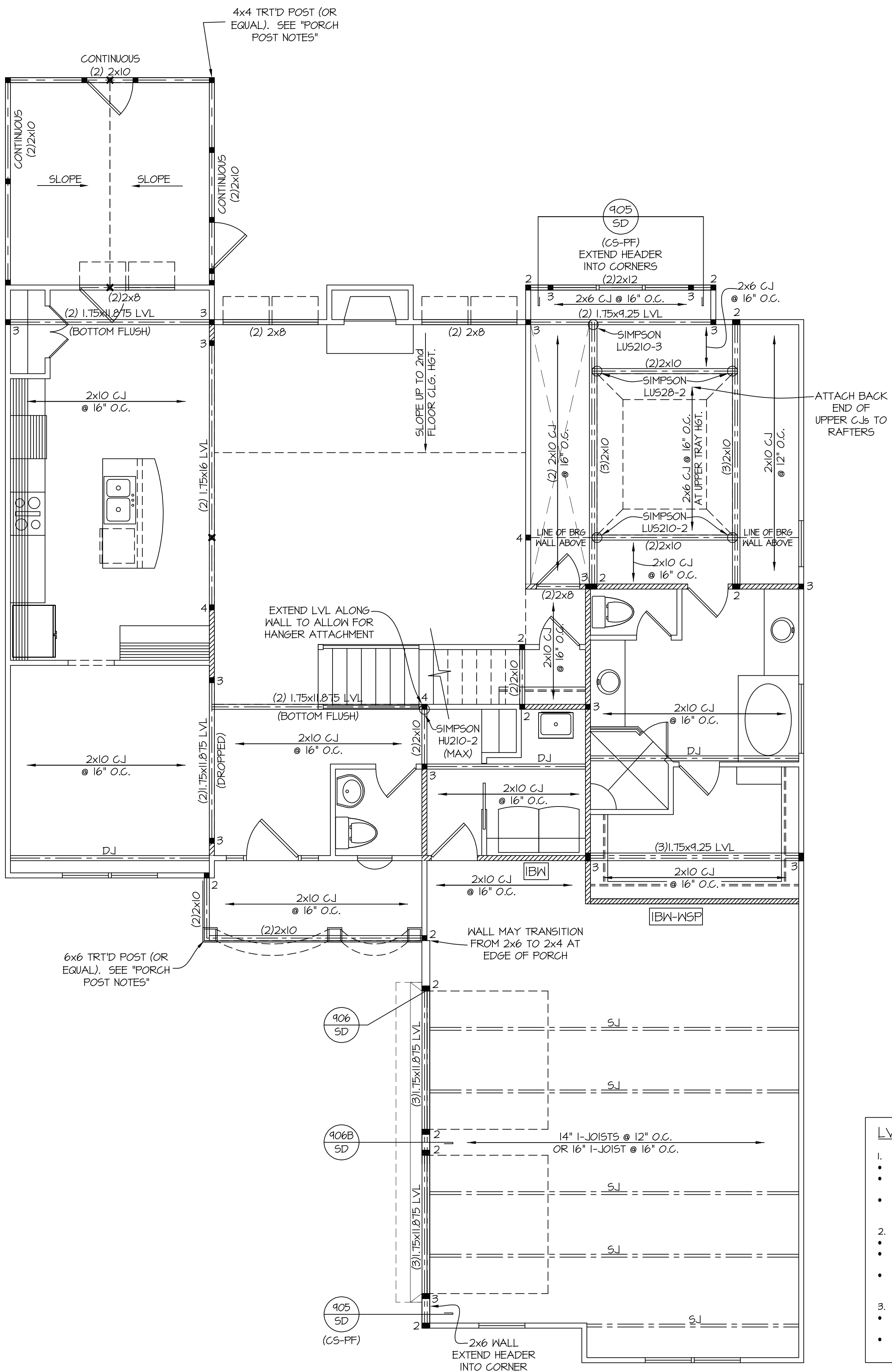
LVL CONNECTION LEGEND

- (2) PLY 1.75" LVL BEAMS:
 - (3) ROWS OF 10d NAILS @ 12" O.C. OR
 - (2) ROWS OF SIMPSON SDW22330 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDW22350 (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 SDW22500 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDW22500 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".
- (4) PLY 1.75" LVL BEAMS:
 - (2) ROWS OF SIMPSON SDW22634 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
 - (3) ROWS OF SIMPSON SDW22634 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".

FIRST FLOOR STRUCTURAL PLAN

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

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





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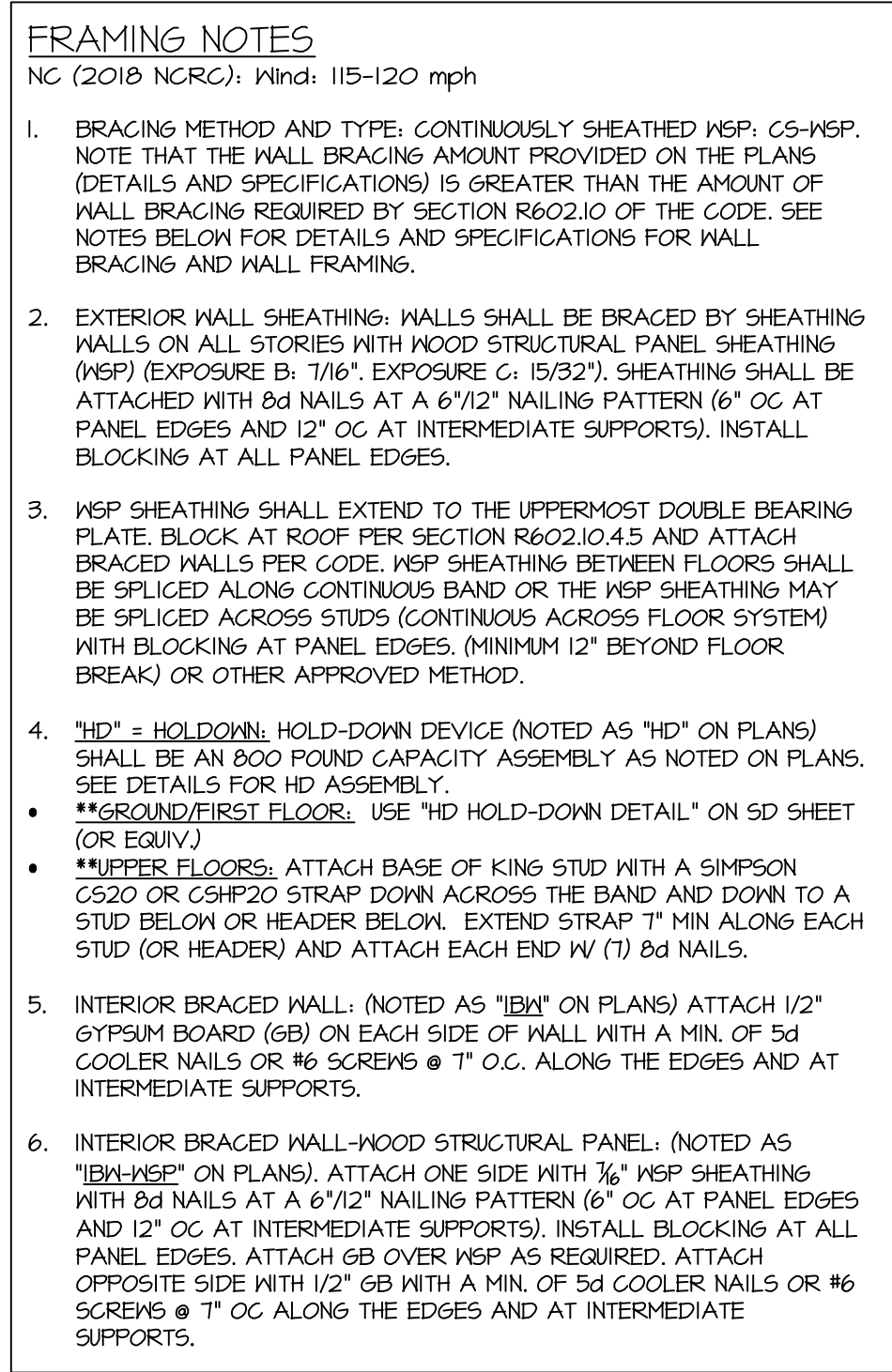
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KATHY PICKENS
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DESIGNS

Lot 6, Tantallon
TODD MARSHBURN BUILDERS

S-3



HEADER/BEAM & COLUMN NOTES

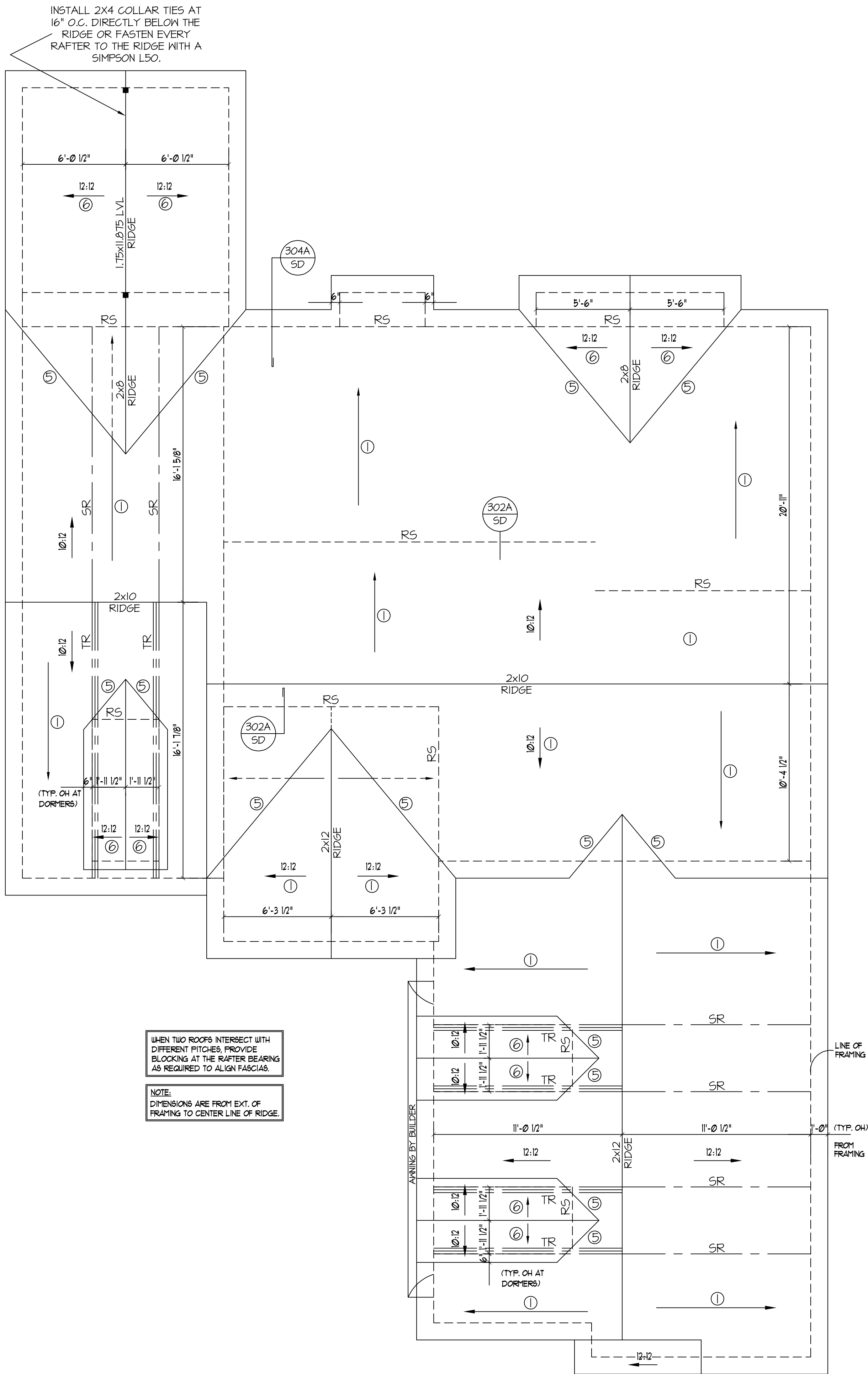
1. ALL EXTERIOR AND LOAD BEARING HEADERS SHALL BE MIN. (2)x6x (4" WALL) OR (3)x2x6 (6" WALL) WITH (1) SUPPORT STUD, UNLESS NOTED OTHERWISE.
2. THE NUMBER SHOWN AT BEAM AND HEADER SUPPORTS INDICATES THE NUMBER OF SUPPORT STUDS REQUIRED IN STUD POCKET OR COLUMN. THE NUMBER OF KING STUDS AT EACH END OF HEADERS IN EXTERIOR WALLS SHALL BE ACCORDING TO ITEM #17 IN TABLE R602.3(5) OR AS BELOW PER NCCI COMMENTARY "KING STUDS AT WALL OPENINGS" REVENISED 1-4-2020:
 - UP TO 6" SPAN: (1) KING STUD
 - OVER 6" UP TO 8" SPAN: (2) KING STUDS
 - OVER 8" 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 STRUCTURAL PLAN

SCALE: $\frac{1}{4}"=1'-0"$

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



ROOF FRAMING NOTES:

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

- 2x8 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNO.
- (2) 2x10 OR 1.75x11.875 LVL HIP, (2) 2x10 HIPs MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
- (2) 2x10 OR 1.75x9.25 LVL VALLEY, DO NOT SPLICE VALLEYS
- 1.75x11.875 LVL OR (2)1.75x9.25 LVL VALLEY
- FALSE FRAME VALLEY ON 2x10 FLAT PLATE
- 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
- 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
- EXTEND RIDGE 12" BEYOND INTERSECTION

- "SR" = SINGLE RAFTER
- "DR" = DOUBLE RAFTER
- "TR" = TRIPLE RAFTER
- "RS" = ROOF SUPPORT
- "■" = (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.

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

WHEN TWO ROOFS INTERSECT WITH DIFFERENT PITCHES, PROVIDE BLOCKING AT THE RAFTER BEARING AS REQUIRED TO ALIGN FASCIAS.

NOTE:
DIMENSIONS ARE FROM EXT. OF FRAMING TO CENTER LINE OF RIDGE.

ROOF STRUCTURAL PLAN

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

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

PROJECT #
21-3300 (Lot 6)

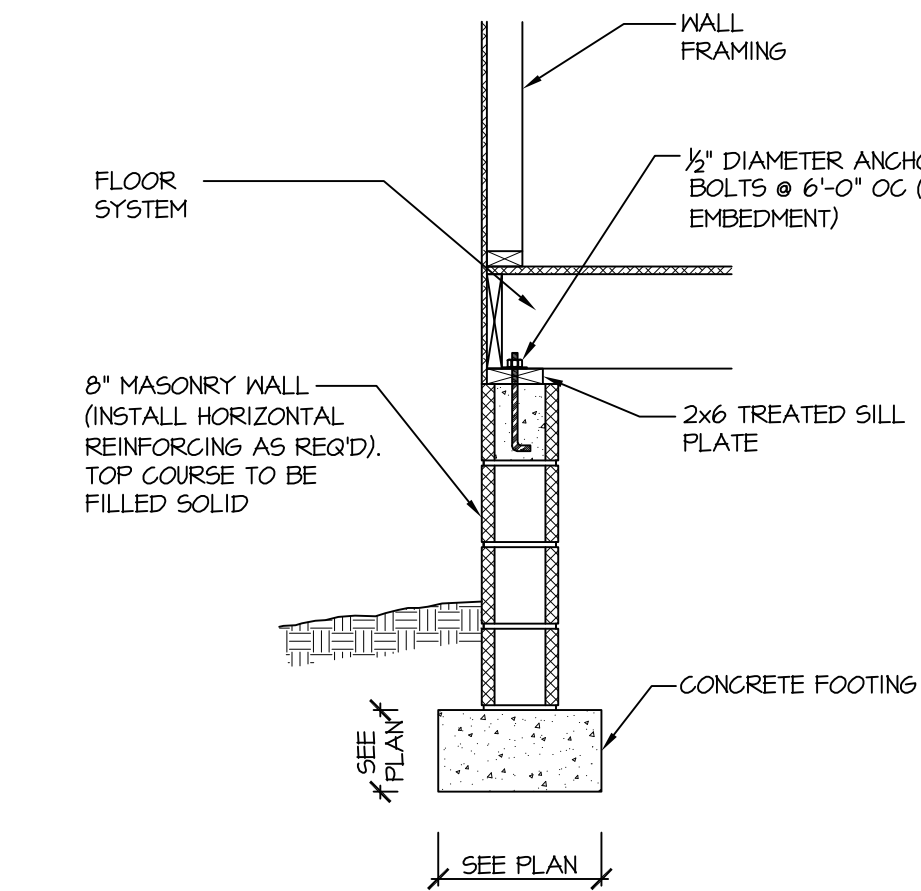
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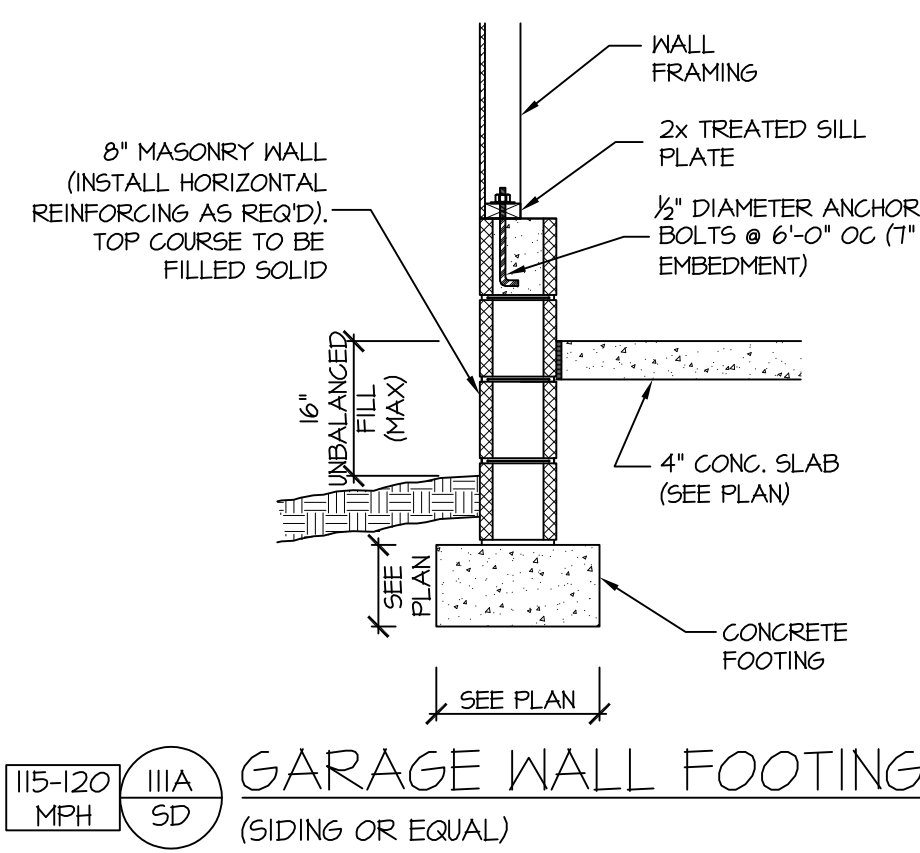
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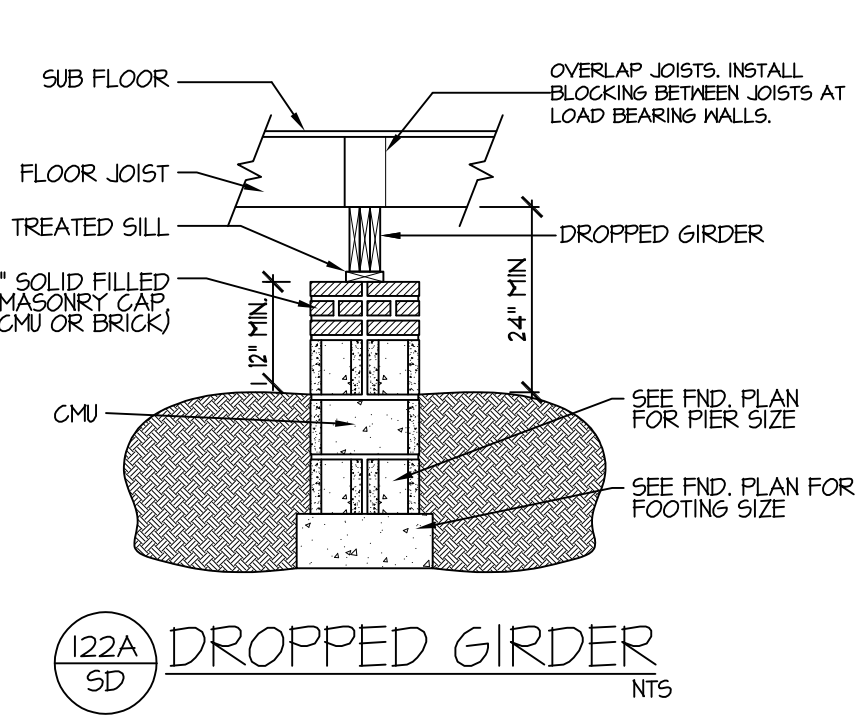
S-4



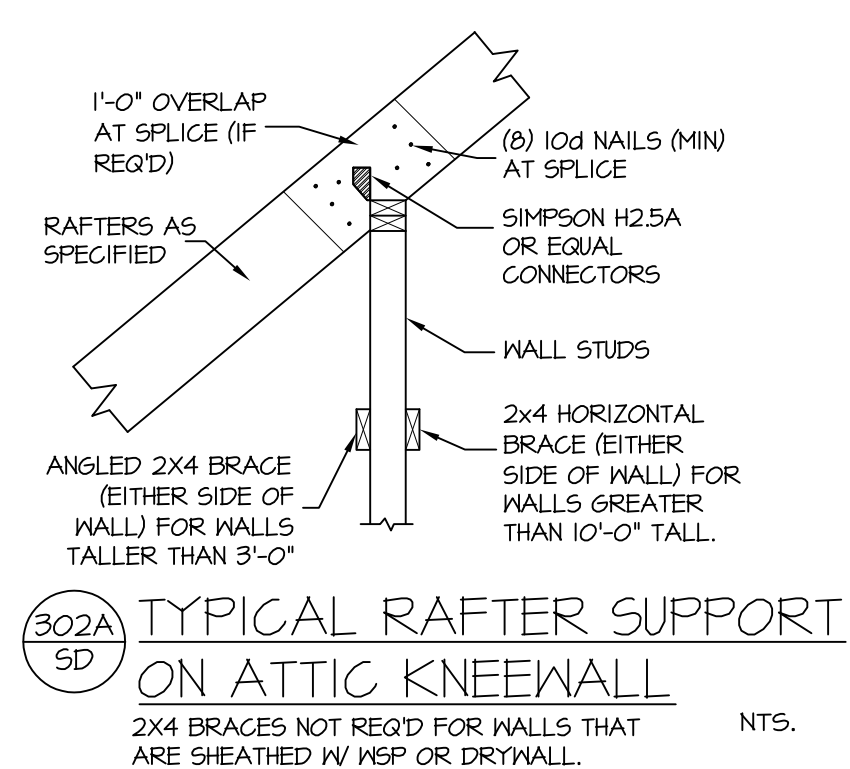
115-120 MPH 110A SD CRAWL SPACE FOOTING
(SIDING OR EQUAL)



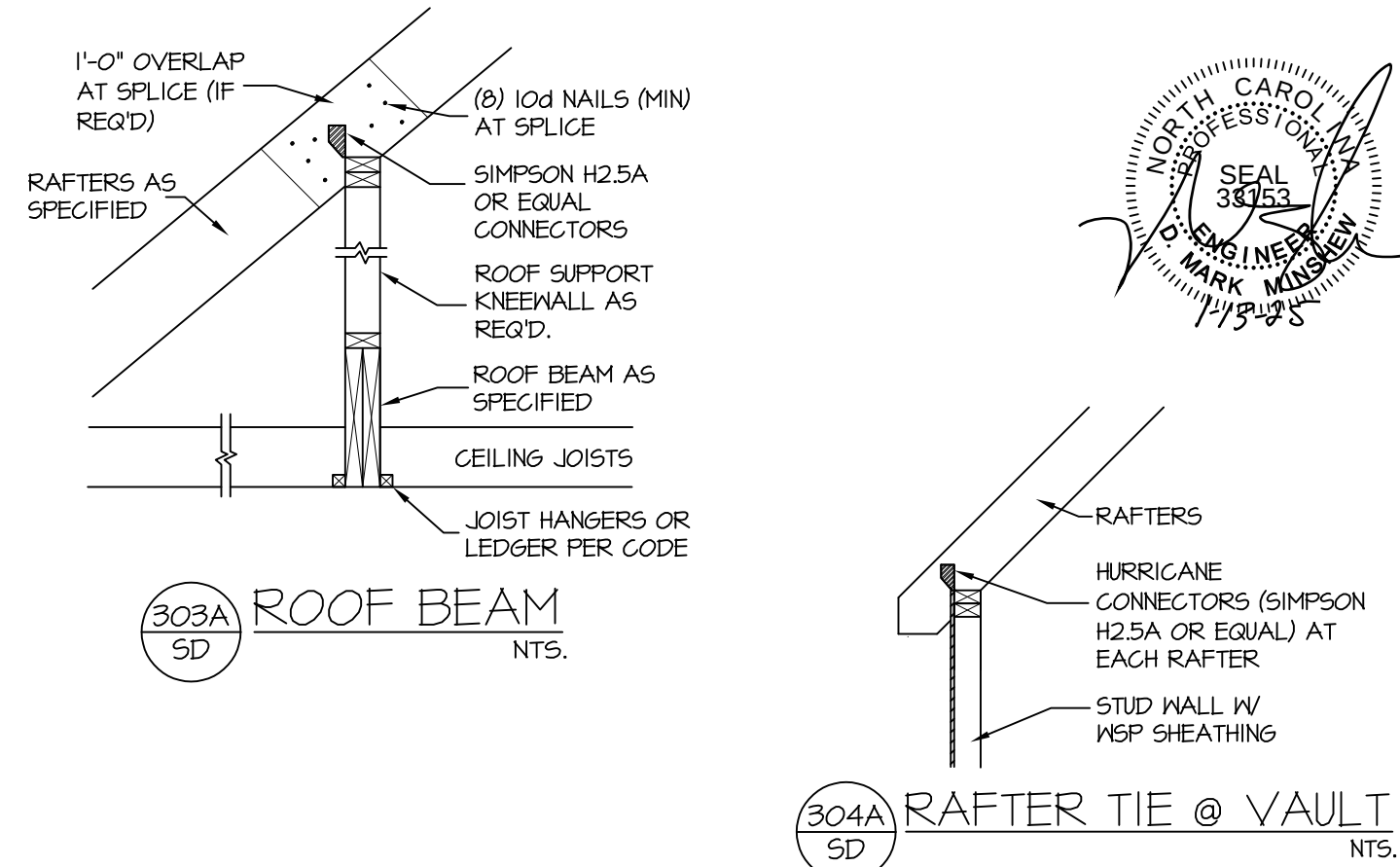
115-120 MPH 111A SD GARAGE WALL FOOTING
(SIDING OR EQUAL)



122A SD DROPPED GIRDER
NTS

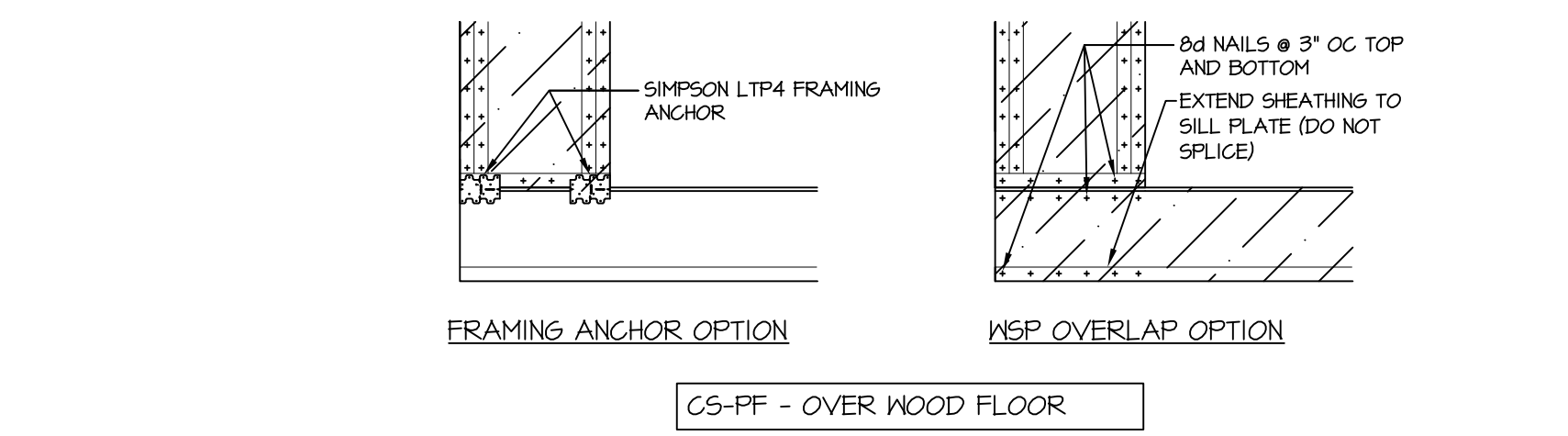
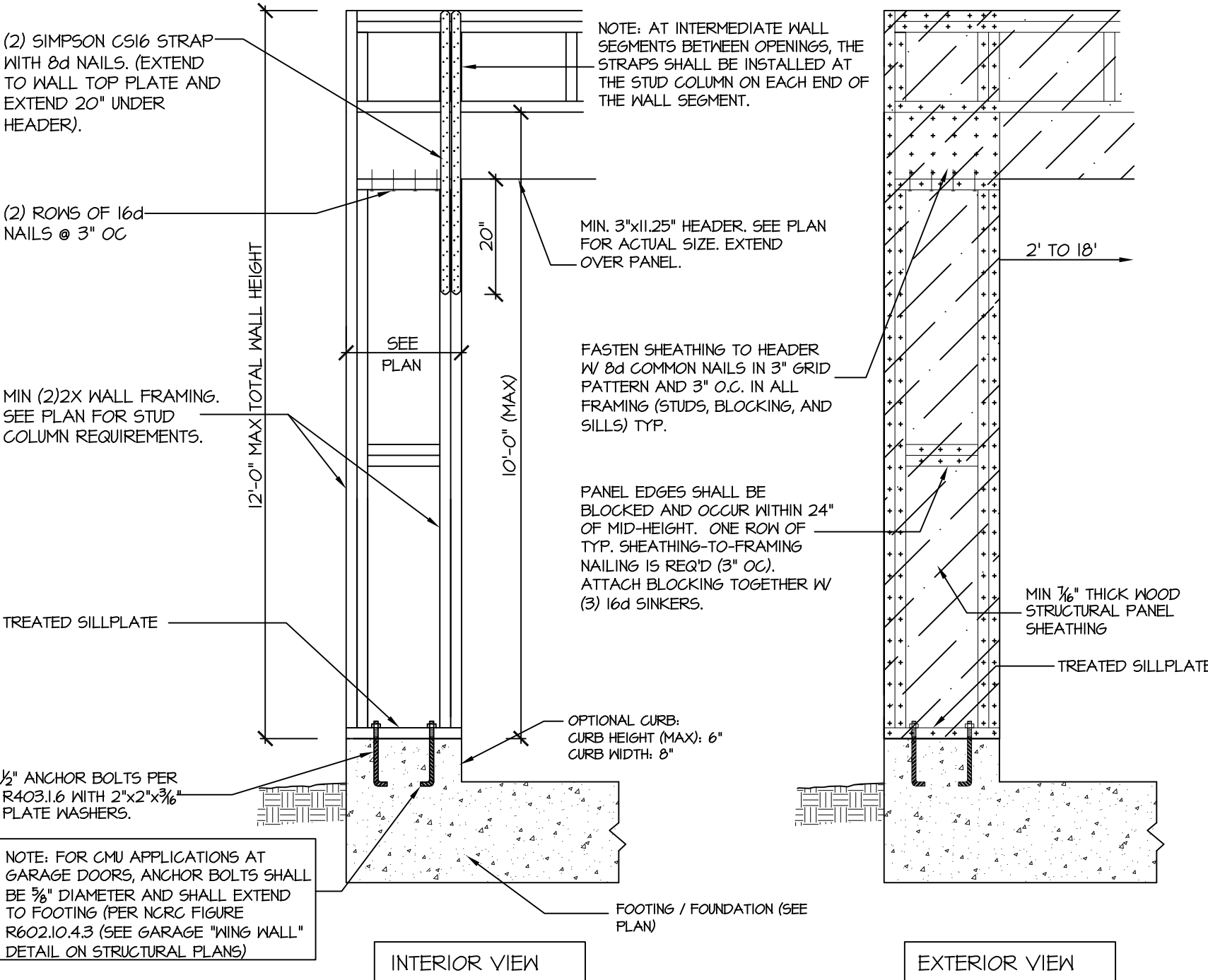


302A SD TYPICAL RAFTER SUPPORT ON ATTIC KNEEWALL
NTS.

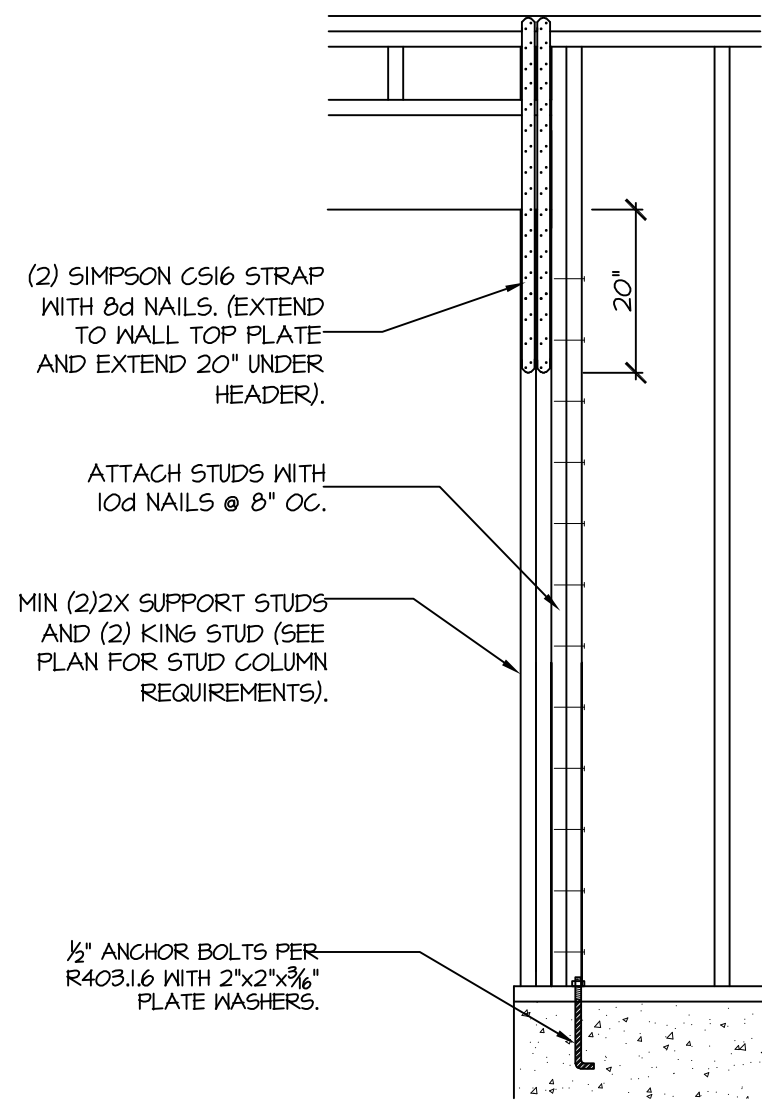


303A SD ROOF BEAM
NTS.

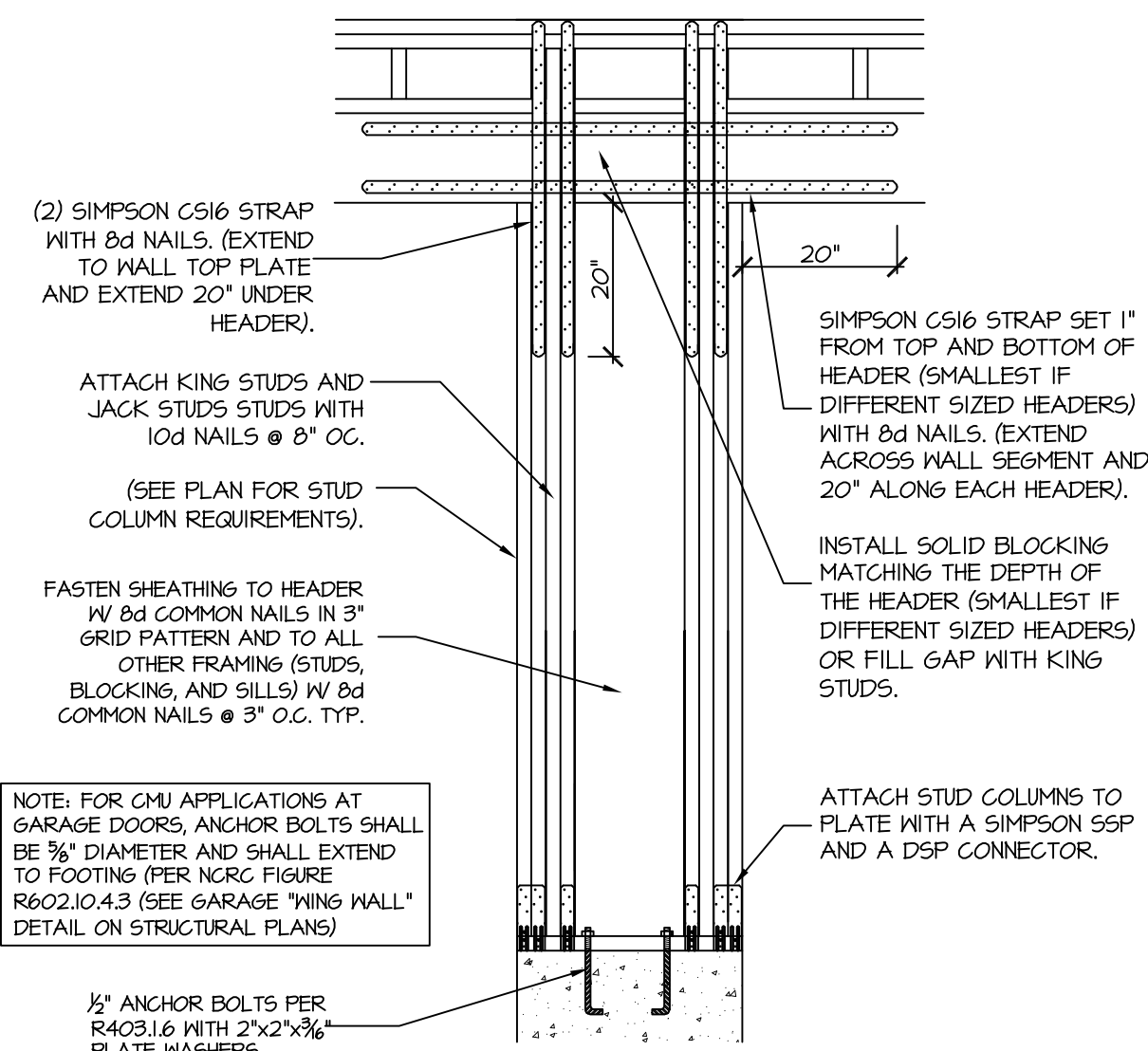
304A SD RAFTER TIE @ VAULT
NTS.



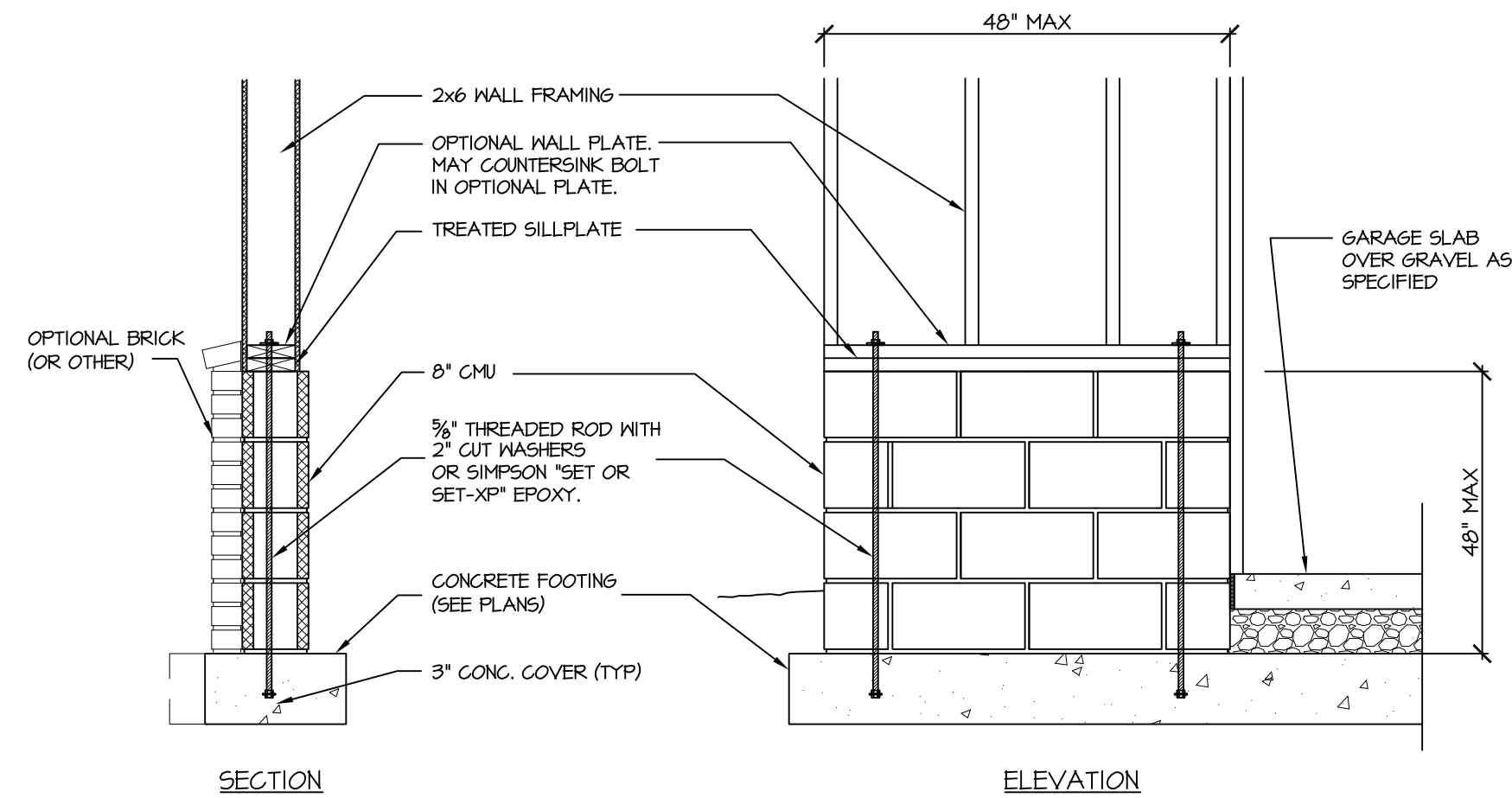
905 SD CS-PF: CONTINUOUS PORTAL FRAME CONSTRUCTION
DETAIL AND APPLICATION BASED ON NRC FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION



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



906B 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

- 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.
- 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 (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 1/2". (I.E. 4" CONCRETE SLABS SHALL HAVE 1/2" 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 51P #2. PLATE MATERIAL MAY BE 51P #3 OR 51P #3 (Fcl/perp) = 425 PSI - MIN.
- L.V.L. SHALL BE LAMINATED VENEER LUMBER: Fb=2600 PSI, Fv=285 PSI, E=1.4x10⁶ PSI.
 - P.S.L. SHALL BE PARALLEL STRAND LUMBER: Fb=2400 PSI, Fv=240 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 MANUFACTURER'S SPECIFICATIONS. ANY CHANGE IN TRUSS OR I-JOIST LAYOUT SHALL BE COORDINATED WITH SOUTHERN ENGINEERS.
- ALL STRUCTURAL STEEL SHALL BE ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER x 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOIST ARE TOE 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 4'-0". SEE PLANS FOR SPANS OVER 4'-0". SEE ALSO SECTION RT03.0.3 LINTELS.
- 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.

PROJECT #
21-3300 (Lot 6)

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DESIGNS

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TODD MARSHBURN BUILDERS

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