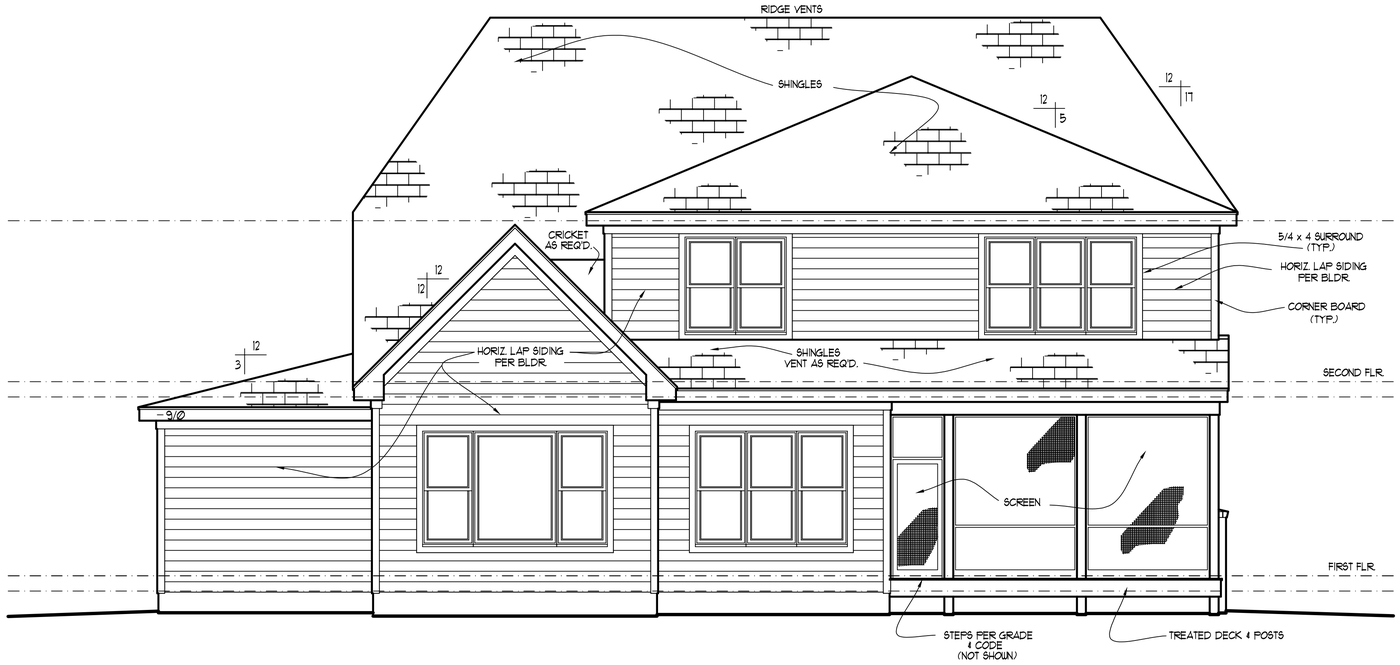
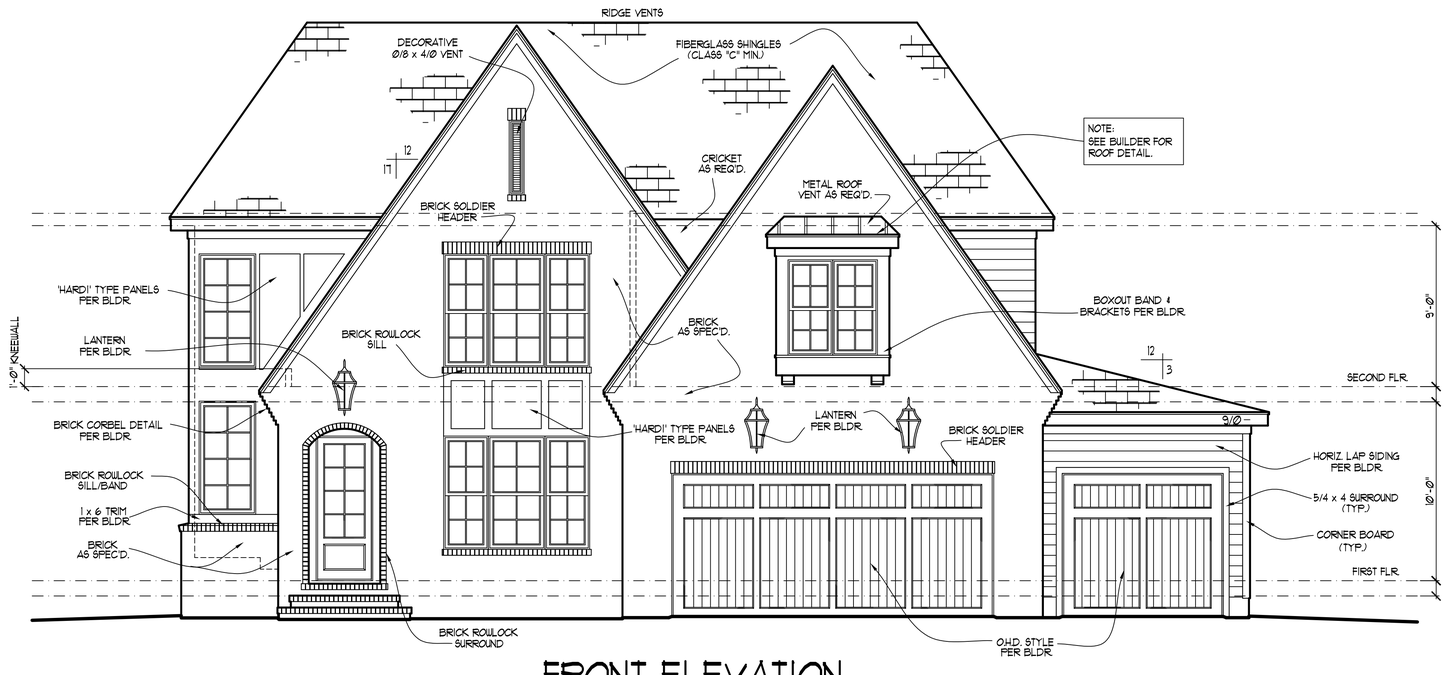


REAR ELEVATION

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



FRONT ELEVATION

SCALE: ----------1/4" = 1'-Ø"

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ATTIC VENTILATION

3203 = 1067 sq. ft. REQD.
300
* ( ) - BASE, / VENTS =
* ( ) - BASE, / VENTS =
* =
* =
* =
* (180") - RIDGE VENT @ 9 sq.in/ft. = 6.37 SQ. FT.
TOTAL = 6.37 SQ. FT.

** PROVIDE CONTINUOUS SOFFIT VENT SURROUND TO EQUAL OR EXCEED 5.33 SQ. FT.
*** (OPT.) PROVIDE THERMOSTATICALLY CONTROLLED POWER VENT TO EQUAL OR EXCEED 5.33 SQ. FT.

CODE INFORMATION

* ZONE: (CHECK ONE)
ZONE 7
ZONE 8
ZONE
* GLAZING U-FACTOR
* R-VALUES
CEILING R-38
WALL R-15
FLOOR R-19
BSMNT. WALL
SLAB PERIMETER
CRAWL SPACE WALL
* MEAN ROOF HEIGHT 26'-Ø"
* WALL AND ROOF CLADDING DESIGN VALUE: (MEAN ROOF HGT. 30 ft. OR LESS)
CRAWL SPACE WALL
WALLS +18.0, -24.1
ROOF PITCH Ø/12 TO 2.25/12 +10.0, -45.4
ROOF PITCH 2.25/12 TO 7/12 +10.4,-34.8
ROOF PITCH 7/12 TO 12/12 +16.5,-21.0
EXPOSURE ADJUSTMENT x

PLAN DESIGN REQUIREMENT INFO

AS PER NC STATE BUILDING CODE-LAW & ADMIN. BOOK SECTION 106.2.1

TED W. GARNOW
P.O. BOX 859, FRANKLINTON, NC 27525

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FUTURE HOMES
PRESERVES @ HOLLAND
LOT #22

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FILE NAME: PC-2-3239

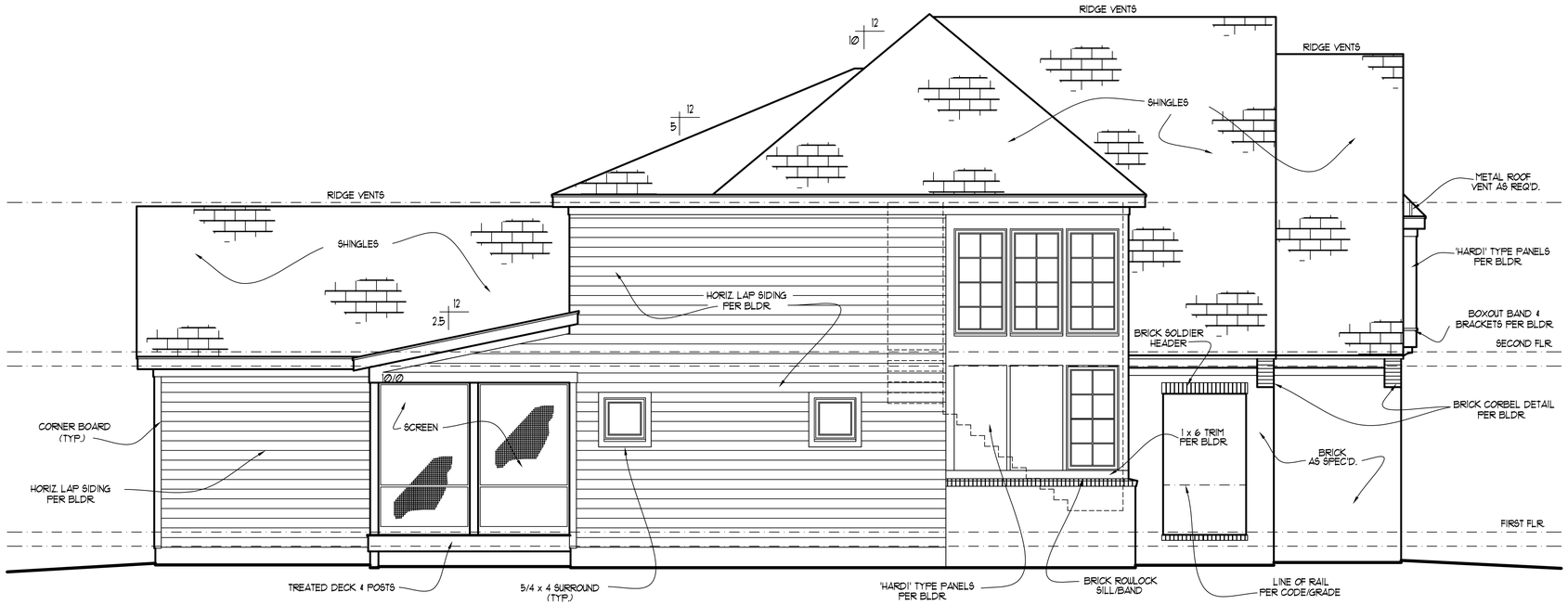
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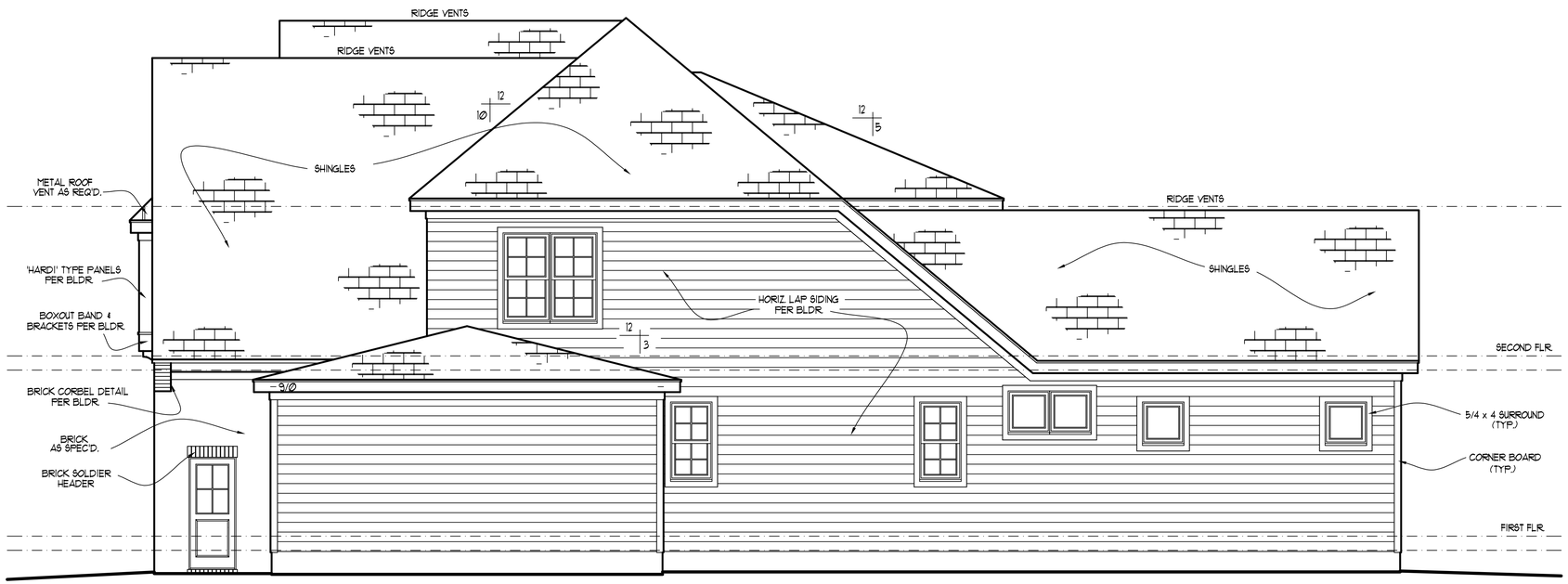
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LEFT ELEVATION

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



RIGHT ELEVATION

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

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PLAN DESIGN REQUIREMENT INFO

AS PER NC STATE BUILDING CODE-LAW & ADMIN. BOOK, SECTION 106.2.1

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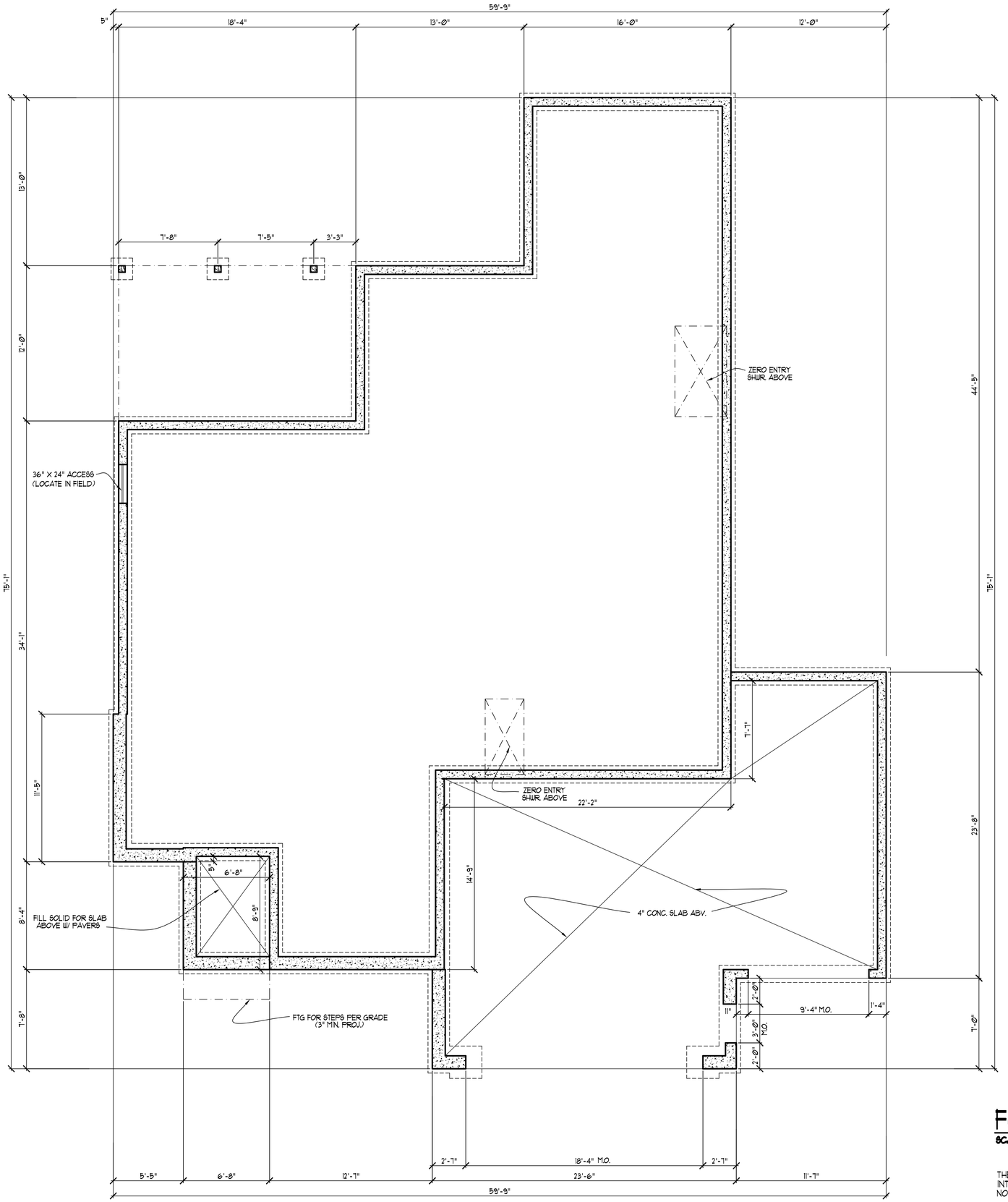
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FOUNDATION NOTES

1) PROVIDE DBL. BAND @ EXTERIOR WALLS PARALLEL TO FLOOR JOISTS
2) ALL 1/2 PIERS TO BE TIED INTO FND. WALL (BONDED)
3) PROVIDE 1/2" ANCHOR BOLTS @ EXT. WALLS W/ 7" EMBEDMENT @ 6'-0" CNTRS. AND 12" FROM CORNERS
4) CRAWL SPACE TO BE A 'SEALED' CRAWL SPACE. (SEE BUILDER FOR REQUIREMENTS.)

FOUNDATION PLAN

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

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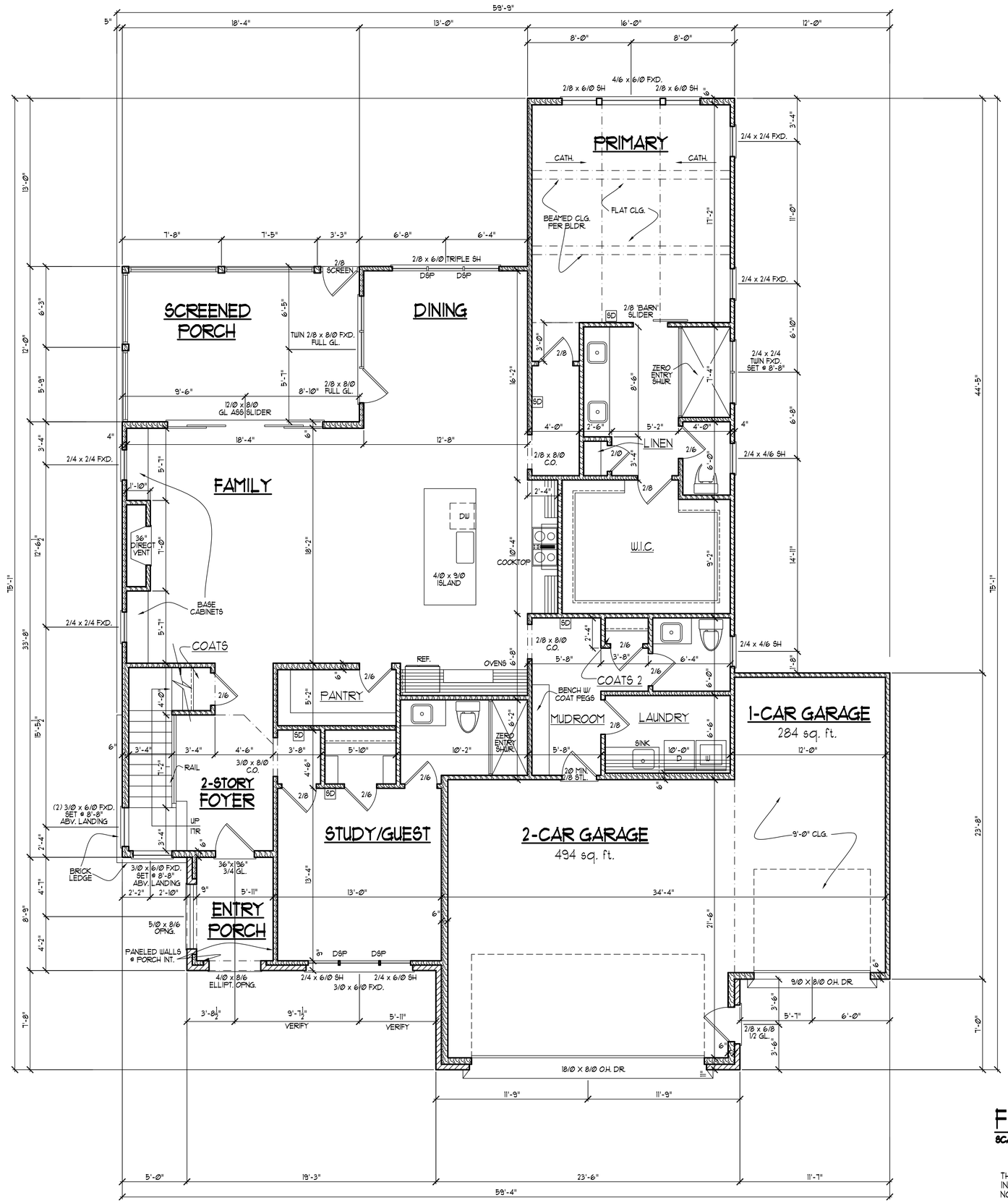
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FIRST FLOOR NOTES:

1) 10'-0" CLG. HGT. (TYP.) U.N.O.
2) SET WINDOWS @ 8'-0" AFF. (TYP.) U.N.O. (VERIFY)
3) STAIRS: UP 17 RISERS @ 7¾" (+ -) (TYP.) (VERIFY W/ FLR. SYSTEM.)
4) PROVIDE 5/8" TYPE 'X' GYPSUM @ GARAGE CEILING ADJACENT TO HTD. SPACES PROVIDE 1/2" GYPSUM @ GARAGE WALLS ADJACENT TO HTD. SPACES
5) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) U.N.O.
6) VERIFY ROUGH OPNG'S, SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
7) SD = SMOKE DETECTOR
8) INT. DOORS TO BE 8'-0" H. (VERIFY W/ BLDR.)

SQUARE FOOTAGE w/o brick

	HTD.	UNHTD.
• FIRST FLR.	2127	778
• SECOND FLR.	1112	687
TOTAL	3239	1465
MISC.		
• ENTRY PORCH		58
• SCREENED PORCH		220
,		
,		

WNDW. 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.

FIRST FLOOR PLAN

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

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FUTURE HOMES
PRESERVES @ HOLLAND
LOT #22

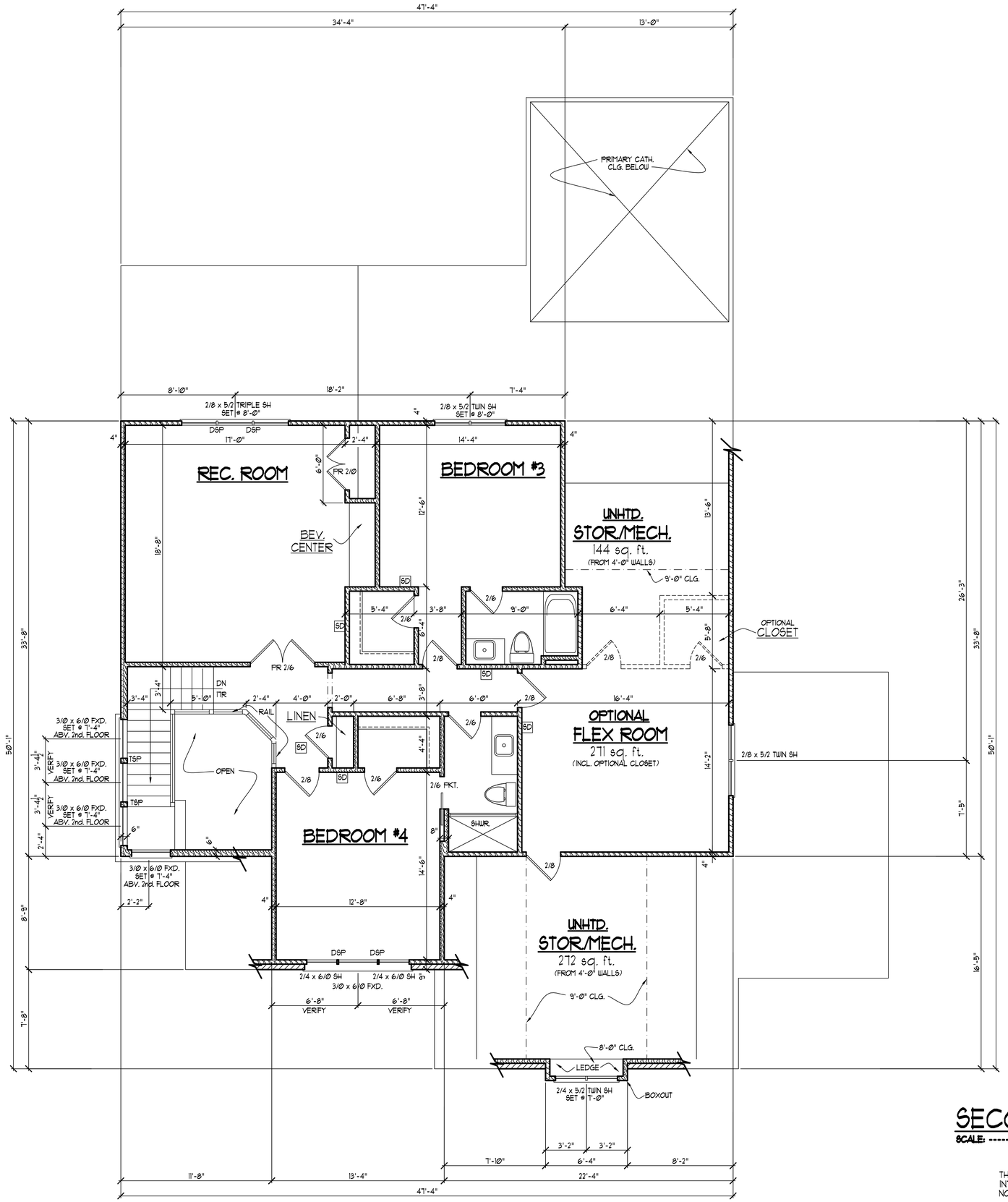
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SECOND FLOOR NOTES:

1) 9'-0" CLG. HGT. (TYP.) U.N.O.
2) SET WINDOWS @ 7'-4" A.F.F. (TYP.) U.N.O. (VERIFY)
3) STAIRS: N/A VERIFY ATTIC ACCESS W/ BUILDER.
4) ALL WALLS FIGURED AT 4" WIDTHS FOR FOR STUDS, 9" WIDTHS FOR STUD/BRICK (TYP.) U.N.O.
5) VERIFY ROUGH OPNG'S, SPECS. FOR CODE REQUIREMENTS WITH WINDOW MANUF.
6) SD = SMOKE DETECTOR

SECOND FLOOR PLAN

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

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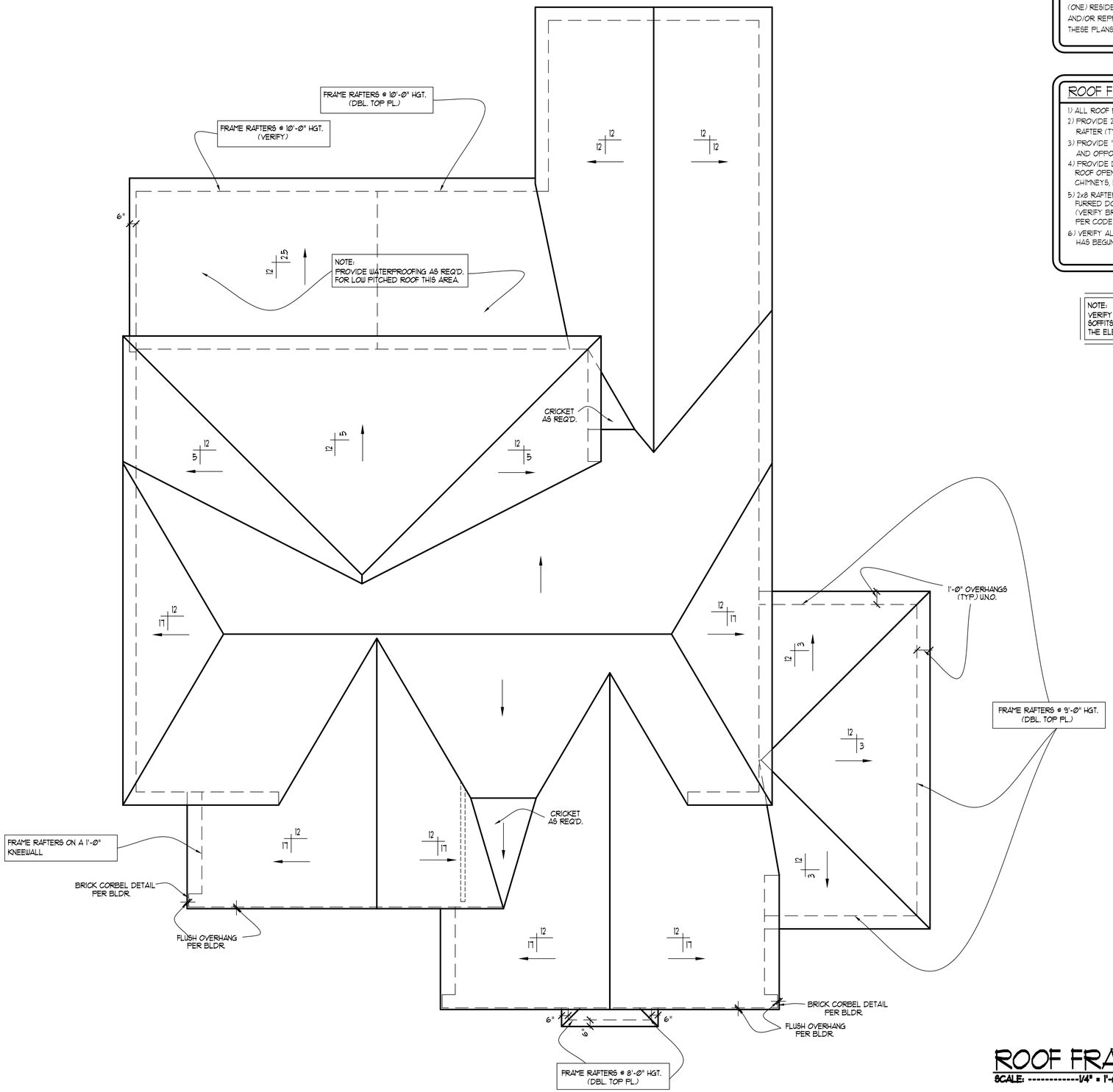
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ROOF FRAMING NOTES:

1) ALL ROOF PITCHES TO BE 10/12 (TYP.) U.N.O.
2) PROVIDE 2x4 COLLAR BEAMS EVERY OTHER RAFTER (TYP.)
3) PROVIDE "HURRICANE CLIPS" AT ALL VALLEYS AND OPPOSING DBL. RAFTERS
4) PROVIDE DBL. HEADERS ABD TRIMMERS AT ALL ROOF OPENINGS (EX: DORMERS, SKYLIGHTS, CHIMNEYS, ETC.)
5) 2x8 RAFTERS @ CATH. OR VAULTED CLGS. TO BE FURRED DOWN 2" OR USE 2x10 RAFTERS (VERIFY BRNG. HGT.) FOR PROPER INSULATION PER CODE
6) VERIFY ALL RAFTER BRNG. HGTS. BEFORE CONSTR. HAS BEGUN

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

ROOF FRAMING PLAN

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

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FUTURE HOMES @ HOLLAND PRESERVES LOT #22

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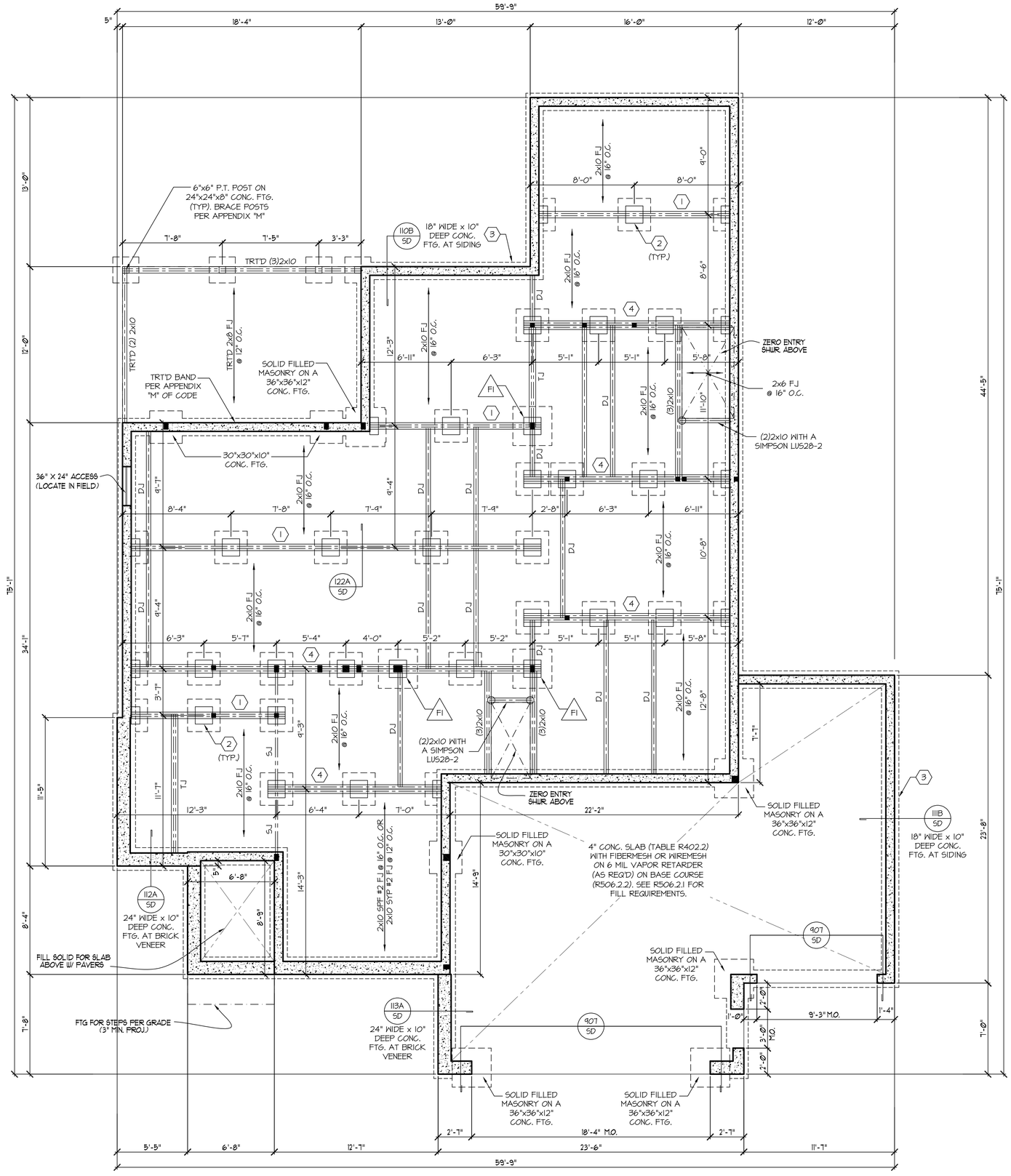
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HOUSE NUMBER:



FOUNDATION STRUCTURAL NOTES

NC (2018 NCRC): 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 96"	

- WITH 30" x 30" x 10" CONCRETE FOOTING, UNO.

3. WALL FOOTING AS FOLLOWS

DEPTH:	8" - UP TO 2 STORY 10" - 3 STORY
WIDTH:	
SIDING:	16" - UP TO 2 STORY 20" - 3 STORY
BRICK:	16" - 1 STORY 20" - 2 STORY 24" - 3 STORY

- FOR FOUNDATION WALL HEIGHT AND BACKFILL REQUIREMENTS, REFER TO CODE TABLE R404.1.1 (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. (4) 2x10 SPF #2 OR SYP #2 GIRDER
5. (2) 1.75x9.25 LVL OR LSL GIRDER
6. (3) 1.75x9.25 LVL OR LSL GIRDER
7. "■" DESIGNATES A SIGNIFICANT POINT LOAD TO HAVE SOLID BLOCKING TO PIER. SOLID BLOCK ALL BEAM BEARING POINTS NOTED TO HAVE THREE OR MORE STUDS TO END, TYPICAL.
8. ABBREVIATIONS:
   - "SJ" = SINGLE JOIST
   - "DJ" = DOUBLE JOIST
   - "TJ" = TRIPLE JOIST
9. ADJUST SUBFLOOR THICKNESS OR JOIST SPACING AS REQ'D FOR FLOOR FINISH MATERIALS.

FI = 16"x16" SOLID FILLED MASONRY PIER ON A 36"x36"x12" CONC. FTG.

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 STEMWALLS 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.

FOUNDATION STRUCTURAL PLAN

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

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

NORTH CAROLINA PROFESSIONAL SEAL 049537 ENGINEER D. MARK MINSHEW 10-18-21

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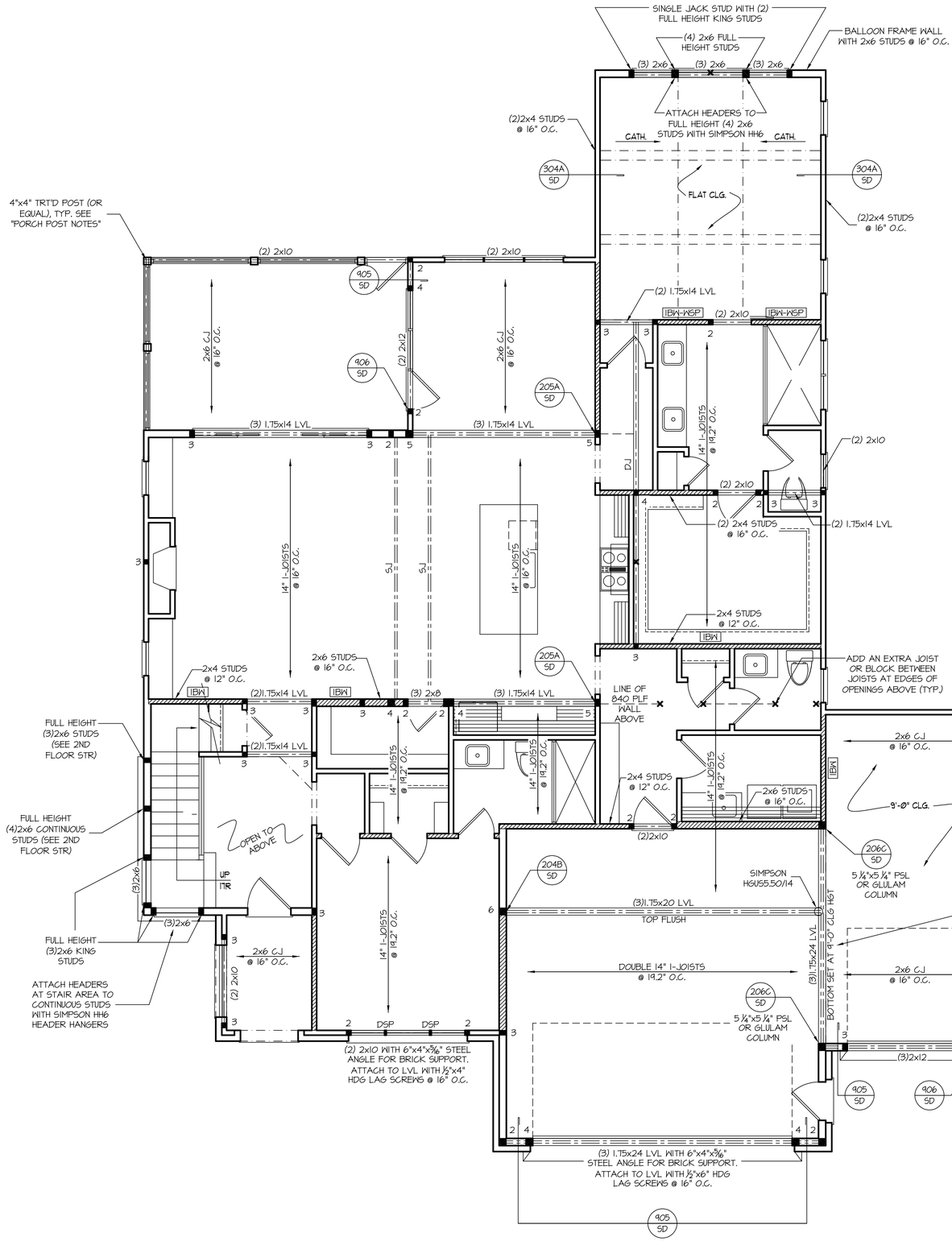
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MURPHY GARNOW DESIGN GROUP, INC.

Lot 22, Preserves at Holland

FUTURE HOMES

S-1



LVL CONNECTION LEGEND

1. (2) PLY 1.75" LVL BEAMS:
   - (3) ROWS OF 10d NAILS @ 12" O.C. OR
   - (2) ROWS OF SIMPSON SDW22338 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS UP TO 18"
   - (3) ROWS OF SIMPSON SDW22338 (OR EQUAL) SCREWS @ 16" O.C. FOR BEAMS GREATER THAN 18".
2. (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".
3. (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".

FRAMING NOTES

NC (2018 NCRC): 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 B: 7/16", EXPOSURE C: 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" = HOLDOWN: 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 5D 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 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 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 @ 7" 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 7/16" 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 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" 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 NCDOI COMMENTARY "KING STUDS AT WALL OPENINGS" REVISED 1-9-2020:
   - •• UP TO 3' SPAN: (1) KING STUD
   - •• OVER 3' UP TO 6' SPAN: (2) KING STUDS
   - •• OVER 6' UP TO 9' SPAN: (3) KING STUDS
   - •• OVER 9' UP TO 12' SPAN: (4) KING STUDS
   - •• OVER 12' UP TO 15' SPAN: (5) KING STUDS

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

PORCH POST NOTES:

- 4X4 (6X6) TRT'D 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 LCE4 (MITER HEADER AT CORNER). HIGH WIND: ADD (1) SIMPSON H6.
3. POST BASE: SIMPSON ABU44 (ABU66).
   - 3.1. MONO: 5/8" ANCHOR (EMBED 7")
   - 3.2. CMU: 5/8" ANCHOR (EXTEND TO FOOTING - HIGH WIND ONLY)
4. POST BASE: WOOD FOUNDATION: (2) SIMPSON CS16 STRAPS AT POSTS. EXTEND 12" ONTO EACH POST (UPPER AND LOWER) OR TO GIRDER.

- NOTE: THE ABOVE CONNECTORS ARE SUGGESTIONS. EQUIVALENT CONNECTORS THAT MEET THE REQUIREMENTS OF THE NC RESIDENTIAL BUILDING CODE, LOCAL CODES, AND/OR ARE APPROVED BY THE BUILDING INSPECTOR MAY BE SUBSTITUTED.

WOOD I-JOISTS

(SHALL BE ONE OF THE FOLLOWING):
- TJI 210 BY TRUS JOIST
- LPI 20 PLUS BY LP
- BCI 5000s 1.8 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.

FIRST FLOOR STRUCTURAL PLAN

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

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

NORTH CAROLINA PROFESSIONAL SEAL 033153 ENGINEER MARK MINSHEW

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PROJECT # 25-1678

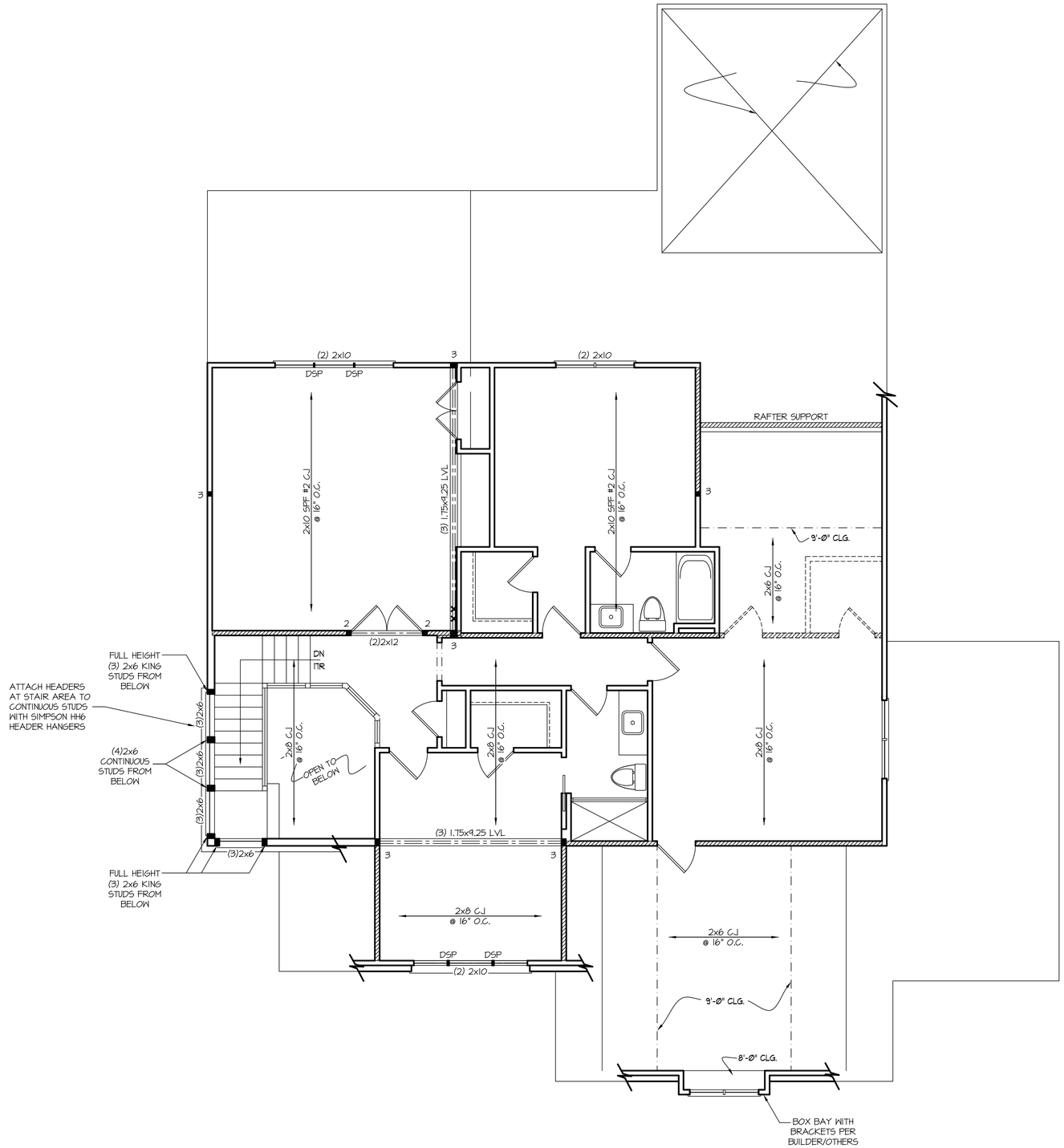
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Lot 22, Preserves at Holland

FUTURE HOMES

S-2



FRAMING NOTES

NC (2018 NCRC): 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 B: 7/16", EXPOSURE C: 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" = HOLDOWN: 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 7" MIN ALONG EACH STUD (OR HEADER) AND ATTACH EACH END W/ (7) 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 @ 7" 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 7/16" 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 1/2" GB WITH A MIN. OF 5d COOLER NAILS OR #6 SCREWS @ 7" 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 NCDOI 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 #2, UNLESS SPECIFICALLY NOTED OTHERWISE.

SECOND FLOOR STRUCTURAL PLAN

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

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

NORTH CAROLINA PROFESSIONAL SEAL 033753 ENGINEER MARK MINSHEW

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PROJECT # 25-1678

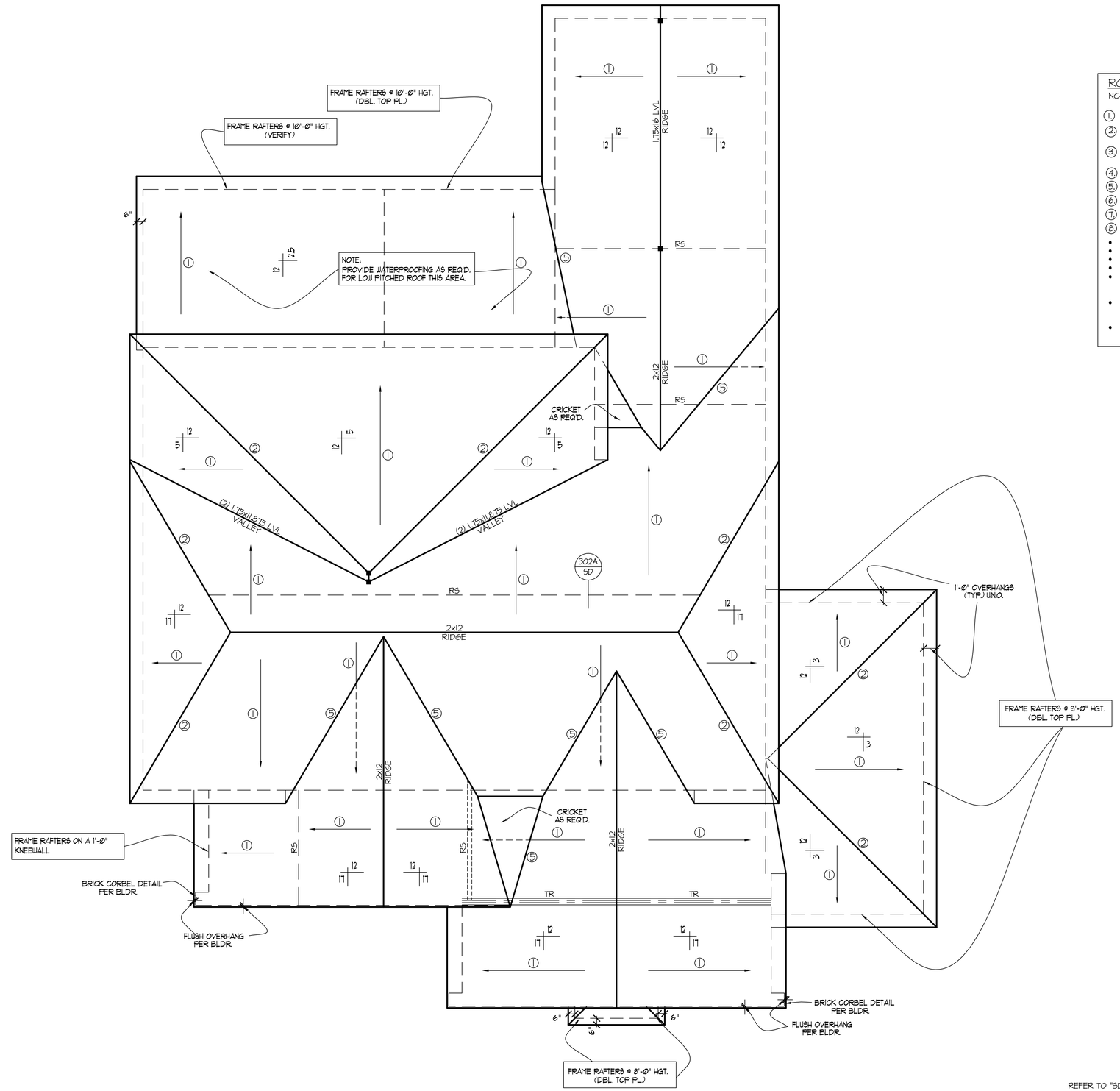
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FUTURE HOMES

S-3



ROOF STRUCTURAL PLAN

SCALE: 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

1. 2x8 RAFTERS @ 16" O.C. WITH 2x10 RIDGE, UNO.
2. (2) 2x10 OR 1.75x11.875 LVL HIP. (2) 2x10 HIPS MAY BE SPLICED WITH A MIN. 6'-0" OVERLAP AT CENTER
3. (2) 2x10 OR 1.75x9.25 LVL VALLEY. DO NOT SPLICE VALLEYS
4. 1.75x11.875 LVL OR (2)1.75x9.25 LVL VALLEY
5. FALSE FRAME VALLEY ON 2x10 FLAT PLATE
6. 2x6 RAFTERS @ 16" O.C. W/ 2x8 RIDGE, UNO.
7. 2x10 RAFTERS @ 16" O.C. W/ 2x12 RIDGE, UNO.
8. EXTEND RIDGE 12" BEYOND INTERSECTION

- "SR" = SINGLE RAFTER
- "DR" = DOUBLE RAFTER
- "TR" = TRIPLE RAFTER
- "RS" = ROOF SUPPORT
- "■" = (3) STUD OR 4x4 POST FOR ROOF SUPPORT (USE 2X6 STUDS OR 6X6 POST FOR SUPPORT OVER 10'-0" IN HEIGHT)
- ATTACH VAULTED RAFTERS WITH HURRICANE CLIPS, SIMPSON "H-2.5A" OR EQUIVALENT. TIES TO BE INSTALLED ON THE OUTSIDE FACE OF FRAMING.
- INSTALL RAFTER TIES AND COLLAR TIES PER SECTION R802.3.1 OF THE 2018 NC RESIDENTIAL CODE.

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 37162 MARK W. MINSLOW 10-9-20

PROJECT # 25-1678

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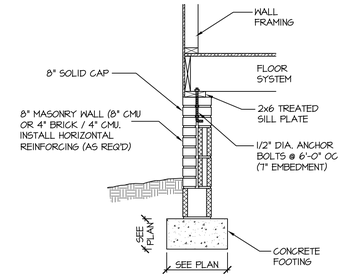
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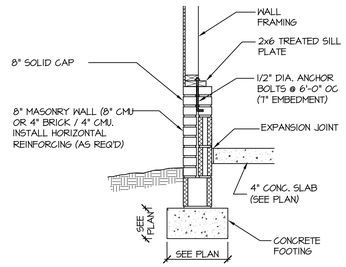
FUTURE HOMES

S-4



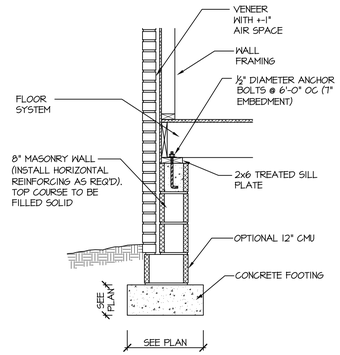
115-120 MPH / 110B 5D — CRAWL SPACE FOOTING

(SIDING W/ BRICK SKIRT)



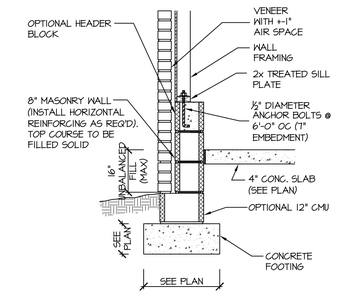
115-120 MPH / 111B 5D — GARAGE WALL FOOTING

(SIDING W/ BRICK SKIRT)



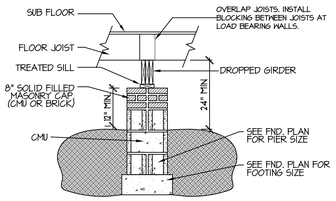
115-120 MPH / 112A 5D — CRAWL SPACE FOOTING

(VENEER)



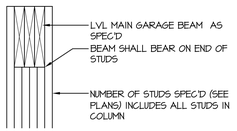
115-120 MPH / 113A 5D — GARAGE WALL FOOTING

(VENEER)



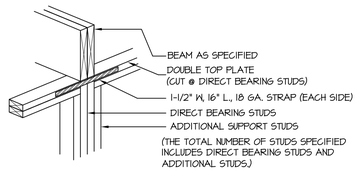
122A 5D — DROPPED GIRDER

NTS



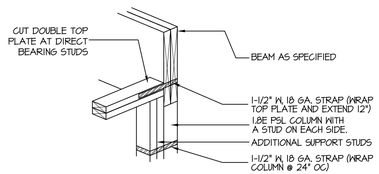
204B 5D — TYP. GARAGE BEAM BEARING

NTS



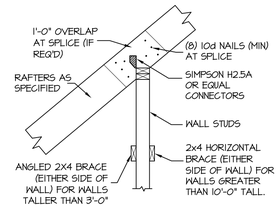
205A 5D — DIRECT STUD BEARING

NTS



206C 5D — DIRECT BEAM BEARING

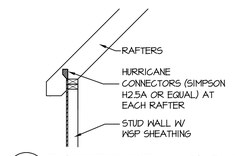
PSL COLUMN



302A 5D — TYPICAL RAFTER SUPPORT ON ATTIC KNEEWALL

2X4 BRACES NOT REQ'D FOR WALLS THAT ARE SHEATHED W/ WSP OR DRYWALL.

NTS.



304A 5D — RAFTER TIE @ VAULT

NTS.

STRUCTURAL NOTES

NC (2018 NCRC); 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 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.

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 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)

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 (DCA6) 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 (UNO). AIR ENTRAINED PER TABLE 402.2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED HANDLED, SAMPLED, TESTED, AND PLACED IN ACCORDANCE WITH ACI STANDARDS. ALL SAMPLES FOR PUMPING SHALL BE TAKEN FROM THE EXIT END OF THE PUMP. CONTROL JOINTS IN SLABS SHALL BE SPACED ON A GRID OF +-30 TIMES THE DEPTH (D). CONTROL JOINTS SHALL BE SAWCUT TO A DEPTH OF 1/D. (I.E. 4" CONCRETE SLABS SHALL HAVE ¼" 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 (UNO). ALL TREATED LUMBER SHALL BE SYP # 2. PLATE MATERIAL MAY BE SPF # 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=1.9x10 PSI.
   - 9.1. P.S.L. SHALL BE PARALLEL STRAND LUMBER. Fb=2400 PSI, Fv=240 PSI, E=2.0x10 PSI.
   - 9.2. L.S.L. SHALL BE LAMINATED STRAND LUMBER. Fb=2250 PSI, Fv=400 PSI, E=1.55x10 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, ASTM615, 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"x5/16" STEEL ANGLE WITH 6" LEG VERTICAL FOR SPANS UP TO 9'-0". SEE PLANS FOR SPANS OVER 9'-0". SEE ALSO SECTION R703.8.3 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.

NORTH CAROLINA PROFESSIONAL SEAL 033163 ENGINEER D. MARK MINSHEW

PROJECT # 25-1678

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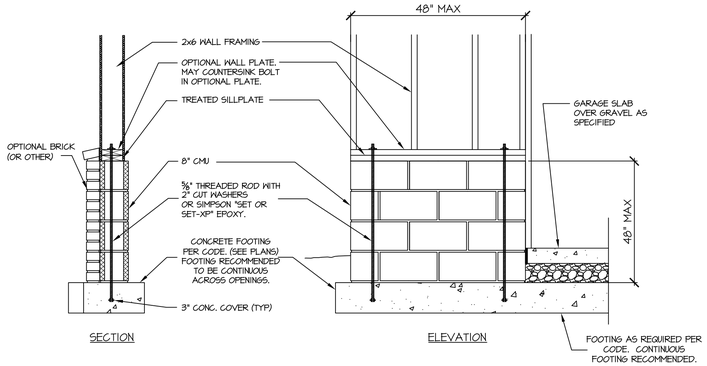
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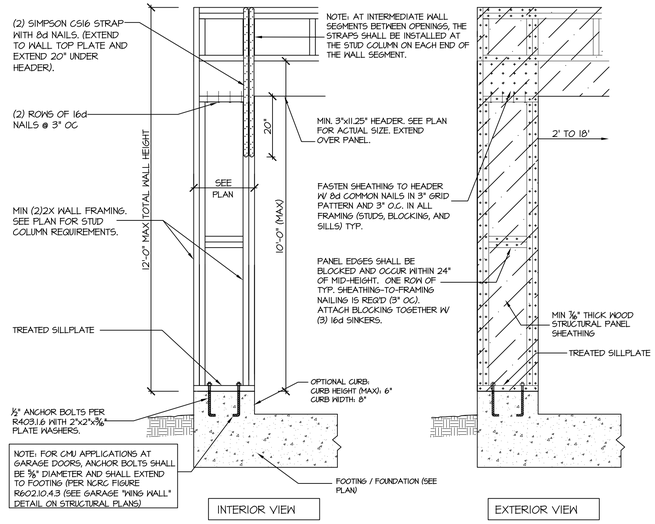
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FUTURE HOMES

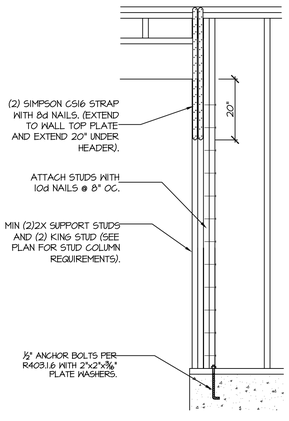
SD



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 NCRC 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 NCRC FIGURE R602.10.1 - PORTAL FRAME CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 035884 ENGINEER J. MARK MINSHEW
10/9/25

PROJECT # 25-1678

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