



P-0961

**JDS Consulting**  
ENGINEERING • DESIGN • ENERGY

INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting P.L.L.C., 545 PLYMOUTH DR., RALEIGH, NC 27669-9194, 1075

JDS Consulting P.L.L.C. IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: DR HORTON

PROJECT: HORTON PARK MAILBOX SHELTER - PHASE 2

LOCATION: APEX, NORTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO: 24903324

DATE: 12/6/2024

DRAWN BY: TDE

GENERAL NOTES

# GN1.0

### BID NOTES

- NO SUBCONTRACTOR SHOULD BE PROVIDED WITH A PARTIAL SET OF PLANS FOR EITHER BIDDING OR CONSTRUCTION PURPOSES WITHOUT FIRST HAVING AMPLIFIED TIME TO REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS. ONLY HAVING A PARTIAL SET OF DRAWINGS WILL NOT BE ACCEPTED AS AN EXCUSE FOR DELAYS. INCOMPLETE WORK, OR CHANGE ORDERS AS THERE ARE MANY CROSS REFERENCES IN A SET OF CONSTRUCTION DOCUMENTS.
- BIDDERS ARE REQUIRED TO VISIT SITE AND VERIFY CONDITIONS PRIOR TO SUBMITTING BIDS.
- SUBCONTRACTORS WORK MAY INCLUDE WORK IN CONJUNCTION WITH OTHER TRADES. IT SHALL BE THE G.C.'S RESPONSIBILITY TO MAKE SURE THAT THE SUBCONTRACTORS ARE FAMILIAR WITH ALL DRAWINGS AND SPECS. FOR THIS PROJECT AND SHALL BE REFLECTED IN THE G.C.'S BID.
- ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE EOR & OWNER PRIOR TO SUBMISSION OF BIDS. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CONFLICTS NOT IDENTIFIED PRIOR TO BID.

Harnett COUNTY  
NORTH CAROLINA

01/12/2026

Reviewed for Code Compliance

NOTICE TO CONTRACTOR: All construction activities must comply with the Building Code and applicable regulations for Harnett County.

### COMMERCIAL GENERAL NOTES

- ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL CODES AS INTERPRETED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
- THE WORD 'PROVIDE' SHALL MEAN THAT THE CONTRACTOR SHALL SUPPLY ALL LABOR AND MATERIALS AS REQUIRED TO RESULT IN A COMPLETELY FINISHED AND/OR OPERABLE SYSTEM. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE EOR & OWNER.
- MEANS OF EGRESS AND BUILDING SECURITY SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- INTERIOR SIGNAGE IS THE RESPONSIBILITY OF THE OWNER AND MUST COMPLY WITH THE 2018 NBC 1111.
- GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLUMBING, MECHANICAL, AND ELECTRICAL EQUIPMENT AND MILLWORK ORDERED. GC SHALL REVIEW ALL SHOP DRAWINGS AND RECEIVE APPROVED STAMP FROM EOR OR ENGINEER (IF IN CONTRACT) PRIOR TO ORDERING AND FABRICATION.
- PER 2018 NBC 2509: GYPSUM BOARD WALL CONSTRUCTION THAT IS EXPOSED TO WETNESS OR HIGH HUMIDITY SHALL BE WATER RESISTANT.
- GENERAL CONTRACTOR TO BRACE TOPS OF FULL HEIGHT PARTITIONS TO STRUCTURE ABOVE PER 2018 NBC SECTION 1604.8
- GENERAL CONTRACTOR TO COMPLY WITH 2018 NBC 1607.14 INTERIOR WALLS AND PARTITIONS THAT EXCEED 6 FEET IN HEIGHT INCLUDING THEIR FINISH MATERIALS, SHALL HAVE ADEQUATE STRENGTH TO RESIST THE LOADS TO WHICH THEY ARE SUBJECTED, BUT NOT LESS THAN A HORIZONTAL LOAD OF 5psf.
- USE TWO-STUD CORNERS WHERE POSSIBLE.
- PROVIDE WOOD BLOCKING IN PARTITIONS AT ALL LOCATIONS WHERE WORK SURFACE, SHELVING BRACKETS, DISPLAYS, GRAB BARS, HANDRAILS, AND/OR EQUIPMENT WILL BE MOUNTED OR ATTACHED TO THE FACE OF WALL FOR STRUCTURAL STABILITY. REFERENCE FLOOR PLANS FOR LOCATIONS OF SUCH EQUIPMENT. ALL CONCEALED WOOD SHALL BE FIRE RETARDANT LUMBER AND INSTALLED WITH THE LABEL FACING OUT.
- LUMBER AND BLOCKING IN CONTACT WITH MASONRY AND CONCRETE SHALL BE PRESSURE TREATED.
- GENERAL CONTRACTOR TO FURNISH AND INSTALL BACKING FOR ALL FIXTURES AND EQUIPMENT AS REQUIRED.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5.0 LBF (222 N ) FOR INTERIOR DOORS.
- IT IS THE RESPONSIBILITY FOR THE GC TO VERIFY AND PLAN FOR LEAD TIMES.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS AND OWNER.

### SUBMITTALS AND RFI'S

- CONTACT THE PROJECT MANAGER FOR SUBMITTALS AND RFI'S SHALL BE FORWARDED TO EOR VIA EMAIL FOR DOCUMENTATION PURPOSES (IF IN CONTRACT). ALL SUBMITTALS MUST BE REVIEWED AND STAMPED BY THE G.C. PRIOR TO SENDING TO EOR. ALLOW A MAXIMUM OF 14 BUSINESS DAYS FOR REVIEW.

### ABBREVIATIONS

ABV	ABOVE FINISHED FLOOR	ENCL	ENCLOSE	KVA	KILOVOLT-AMPERES	RLA	RUNNING LOAD AMPS
AFF	ACOUSTIC	ERU	ENGINEER	KW	KILOWATT-HOURS	SAN	SANITARY SEWER
ACST	ADJUSTABLE MATERIAL	ENG	ENTRANCE	KWH	KING STUD COLUMN	SCH	SCHEDULE
AM	AIR CONDITIONING UNIT	ENT	EQUAL	KS	KNOCK DOWN	SECT	SECTION
ADJ	AIR HANDLING UNIT	EQU	EQUATE	KD	KNOCK OUT	SEC	SECONDARY
ACU	AIR HANDLING UNIT	EST	ESTIMATE	KO		SAD	SEE ARCHITECTURAL DRAWINGS
AHU	ANCHOR BOLTS	EV	EVAPORATORS	LVL	LAMINATED VENEER	SCD	SEE CIVIL DRAWINGS
ALT	ANCHOR BOLTS	EVAP	EVAPORATIVE COOLING	LAV	LAVATORY	SED	SEE ELECTRICAL DRAWINGS
ALU	APPROVED	EVAPORATIVE	EXHAUST FAN	LAV	LAVATORY	SMD	SEE MECHANICAL DRAWINGS
AMP(S)/A	ARCHITECTURAL	EXHAUST	EXHAUST GRILLE	L	LENGTH	SSD	SEE STRUCTURAL DRAWINGS
AB	AREA DRAIN	EXHAUST	EXPANSION	LTG	LIGHTING	SRT	SHEATHING
APPD	ASPHALT	EXP	EXPANSION JOINT	LA	LIGHTING ARRESTOR	SHG	SHEET
ARCH	AUTHORITY HAVING JURISDICTION	EXP	EXPLOSION-PROOF	LL	LIVE LOAD	SH	SHEET METAL SCREWS
AD	AUTOMATIC	XP	EXISTING	LVR	LOUVER	SHW	SHOWER
ASPH	BASEMENT	(A)	EXTERIOR/EXTERNAL	MCB	MAIN CIRCUIT BREAKER	SIM	SIMILAR
AHU	BEAM	XJ	EXTRA JOIST	MLO	MAIN LUGS ONLY	SJ	SINGLE JOIST
AUTO	BEARING	FLT	FAULT	MAS	MASONRY	SOG	SLAB ON GRADE
BSMT	BETWEEN	FT	FEET OR FOOT	MSB	MANUFACTURER	SL	SLOPE
BM	BLOCKING	FPM	FEET PER MINUTE	MFR	MANUFACTURING	S	SOUTH
BRG	BOTTOM	FLD	FIELD	MFG	MATERIAL	SE	SOUTHEAST
BTWN	BOTTOM OF	FIG	FIGURE	MATL	MAXIMUM	SPEC	SPECIFICATION
BLK	BREAKER	FLG	FINISH	MAX	MECHANICAL	STD	STANDARD
BLKG	BREKER	FIN	FINISHED FLOOR	MECH	METAL	SP	STATIC PRESSURE,
BTU	BRITISH THERMAL UNIT	FFE	FIRE FUSE FILTER	MTL	METAL	STL	STEEL
BTUH	BRITISH THERMAL UNIT PER HOUR	FF	FIRE ALARM BOX	MH	METAL HALIDE	ST	STREET
BLDG	BUILDING	FFL	FIRE EXTINGUISHER	MEZZ	MEZZANINE	STG	STRUCTURAL
CAP	CAPACITY	FFH	FIRE HYDRANT	MIN	MINIMUM	STG	STORAGE
CANT	CANTILEVER	FFW	FIRE WATER	MISC	MISCELLANEOUS	SD	STORM DRAIN
CLG	CEILING	FXTR	FIXTURE	MTR	MOTOR	SC	STUD COLUMN
CLD	CEILING DIFFUSER	FL	FLASHING	MTG	MOUNTING	SP	STUD POCKET
CJ	CEILING JOIST	FLEX	FLEXIBLE	MULL	MULLION	SQ	SQUARE
C	CEMENT	FLR	FLOORING	NFPA	NATIONAL FIRE PROTECTION AGENCY	SFN	SQUARE FOOT (FEET)
CEM	CENTER	FLOOR	FLOOR DRAIN	NS	NEAR SIDE	SUP	SUPPLY FAN
CEN	CENTERLINE	FD	FLOOR SINK	NEG	NEGATIVE	SURF	SURFACE
CL	CENTERLINE	FS	FLOOR SWITCH	NEUT	NEUTRAL	SUSP	SUSPENDED
CCT/CCTS	CIRCUIT(S)	FLWS	FLOW SWITCH	(N)	NOMINAL	SPC	SUSPENDED PLASTER
CB	CIRCUIT BREAKER	FLUOR	FLUORESCENT	N	NORTH	SW	SWITCH
CO	CLEAR OUT	FTG	FOOTING	NE	NORTHEAST	SWBD	SWITCHBOARD
CLR	CLEAR OR CLEARANCE	FAU	FOUNDATION	NW	NORTHWEST	SWGR	SWITCHGEAR
CLST	CLOSE	FAU	FOUNDATION	NA	NOT APPLICABLE	SYM	SYMMETRICAL
CLW	COLD WATER	FDM	FRAME	NIC	NOT IN CONTACT	SYNC	SYNCHRONIZATION
COL	COLUMN	FRM	FRAME	NTS	NOT TO SCALE	SYS	SYSTEM
COMM	COMMUNICATION	FLA	FULL LOAD AMPS	NUM	NUMBER	TP	TAMPER PROOF
CONC	CONCRETE	FURN	FURNISH	OC	ON CENTER	TS	TAMPER SWITCH
CMU	CONCRETE MASONRY UNIT	FUT	FUTURE	OPNG	OPENING	TV	TELEVISION
CU	CONDENSING UNIT	G	GAS LINE	OPP	OPPOSITE	TEMP	TEMPERATURE
CONN	CONNECTION	GAL	GALVANIZED	OA	OUTSIDE AIR	TEMP	TEMPERED GLASS/TEMPORARY
CONST	CONSTRUCTION	GA	GAUGE	OD	OUTSIDE DIAMETER	THK	THICK(NESS)
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	THRSLD	THRESHOLD
CONTR	CONTRACTOR	GL	GLASS	OFOI	OWNER FURNISHED OWNER INSTALLED	T&B	TOP AND BOTTOM
CU	COPPER	GRD	GROUND	OCD	OVERCURRENT DEVICE OVERHEAD	TOC	TOP OF CURB / CONCRETE
CG	CORNER GUARD	GFI	GROUND FAULT INTERRUPT	OH		TRANS	TRANSITION
CTR	COUNTER	GWB	GYPSUM WALL BOARD	PNT	PAINT	XFMR	TRANSFORMER
CU FT	CUBIC FEET	H	HANDWARE	PNL	PANEL	T	TREAD
CFH	CUBIC FEET PER HOUR	HC	HANDICAPPED	PTN	PARTITION	TR	TRIPLE RAFTER
CFM	CUBIC FEET PER MINUTE	HGR	HANGER	PH	PHASE	TYP	TYPICAL
CU YD	CUBIC YARD	HDR	HEADER	PL	PLATE	UG	UNDERGROUND
C&G	CURB AND GUTTER	HX	HEAT EXCHANGER	PLAS	PLASTER	UL	UNDERWRITERS LABORATORIES
DMPR	DAMPER	HTG	HEATING	PLYWD	PLYWOOD	UH	UNIT HEATER
DL	DEAD LOAD	HVAC	HEATING/VENTILATION/AIR CONDITIONING	PT	PRESSURE TREATED	UNO	UNLESS NOTED OTHERWISE
DB	DECIBEL	HVY	HEAVY	PRV	PRESSURE RELIEF VALVE	UNO	UNLESS OTHERWISE NOTED
DEC	DEGREE(S)	HT	HEIGHT	PRIM	PRIMARY	UTIL	UTILITY
DEG	DEGREE(S)	HZ	HERTZ	PB	PULL BOX	VP	VAPOR-PROOF
DEPT	DEPARTMENT	HD	HOLD/DOWN	PS	PULL SWITCH	VEL	VELOCITY
DET	DETAIL	HP	HORSEPOWER	PT	POINT	VENT	VENTILATING
DIAG	DIAGONAL	HB	HOSE BIBB	POS	POSITIVE	VIF	VERIFY IN FIELD
DIA	DIAMETER	HW	HOT WATER	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
DIM	DIMENSION	IDENT	IDENTIFICATION	PWR	POWER	VEST	VESTIBULE
DISC	DISCONNECT	INCL	INCLUDE	QTY	QUANTITY	VWC	VINYL WALL COVERING
NFS	NON-FUSED	INCL	INCLUDE	RAD	RADIUS	V	VOLTS
NFS	NON-FUSED	INCL	INCLUDE	RAD	RADIUS	W	WATER CLOSET
DP	DISTRIBUTION PANEL	INCL	INSULATION, INSULATED	RCP	REFLECTED CEILING PLAN	WC	WATER CLOSET
DW	DOMESTIC WATER	INSUL	INSULATION, INSULATED	RCP	REFLECTED CEILING PLAN	WH	WATER HEATER
DBL	DOUBLE JOIST	INTRPT	INTERPRET	REF	REFRIGERATOR	WP	WEATHERPROOF/WEATHERPROOF
DJ	DOUBLE JOIST	INTX	INTERSECTION	REG	REGISTER	WT	WEIGHT
DR	DOUBLE RAFTER	INV	INVERT	REQ	REQUIRED	WGT	WEIGHT
DSP	DOUBLE STUD POCKET	IG	ISOLATED GROUND	RA	RETURN AIR	WWF	WELDED WIRE FABRIC
DS	DOWNSPOUT	IS	ISLAND	REV	REVISION	WD	WIDTH
DN	DRAWING	INCL	INCLUDE	R	RISER	WIO	WITHOUT
DWG	DRAWING	INFO	INFORMATION	R	RISER		
DWD	DRINKING WATER	ID	INSIDE DIAMETER	R	ROOFING		
EA	EACH	ID	INSIDE DIAMETER	REG	ROOFING		
EA	EACH END	INSUL	INSULATION, INSULATED	RTU	ROOFTOP UNIT		
E	EAST	INT	INTERPRET	RS	ROOF DRAIN		
ELEC	ELECTRIC(AL)	INTRPT	INTERPRET	RD	ROOF DRAIN		
EWC	ELECTRIC WATER COOLER	INTX	INTERSECTION	RM	ROOM		
EWH	ELECTRIC WATER HEATER	INV	INVERT	RPM	ROTATIONS PER MINUTE		
EC	ELECTRICAL CONTRACTOR	ISOLATED	ISOLATED GROUND	RO	ROUGH OPENING		
EL	ELEVATION	JACK	JACK STUD COLUMN				
ELEV	ELEVATION	JOINT	JOINT				
EMBED	EMBEDMENT	JST	JOIST				
EMER/EM	EMERGENCY	JMP	JUMPER				
		JUN	JUNCTION BOX				
		JUN	JUNCTION				
		JCT	JUNCTION				
		KV	KILOVOLT				

NOTE: ALL CHAPTERS, SECTIONS, TABLES, AND FIGURES CITED WITHOUT A PUBLICATION TITLE ARE FROM THE APPLICABLE RESIDENTIAL CODE (SEE TITLE SHEET).

**GENERAL**

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. FURTHERMORE, CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND SAFETY ON SITE. NOTIFY JDS CONSULTING, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
- BRACED-WALL DESIGN IS BASED ON SECTION R602.10 - WALL BRACING. PRIMARY PREScriptive METHOD TO BE CS-WSP. SEE WALL BRACING PLANS AND DETAILS FOR ADDITIONAL INFORMATION.  
ALL NON-PREScriptive SOLUTIONS ARE BASED ON GUIDELINES ESTABLISHED IN THE AMERICAN SOCIETY OF CIVIL ENGINEERS PUBLICATION "CODE AND THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION."  
SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC.
- SEISMIC DESIGN SHALL BE PER SECTION R301.2.2 - SEISMIC PROVISIONS, INCLUDING ASSOCIATED TABLES AND FIGURES, BASED ON LOCAL SEISMIC DESIGN CATEGORY.

**DESIGN LOADS**

ASSUMED SOIL BEARING CAPACITY 2,000 PSF

ULTIMATE DESIGN WIND SPEED 2,000 PSF  
LIVE LOAD 15 PSF  
GROUND SNOW 20 PSF  
ROOF

**RESIDENTIAL CODE TABLE R301.5 LIVE LOAD (PSF)**

- DWELLING UNITS 40
- SLEEPING ROOMS 30
- ATTICS WITH STORAGE 20
- ATTICS WITHOUT STORAGE 40
- STAIRS 40
- DECKS 40
- EXTERIOR BALCONIES 60
- PASSENGER VEHICLE GARAGES 50
- FIRE ESCAPES 40
- GUARDS AND HANDRAILS 200 (pounds, concentrated)

COMPONENT AND CLADDING LOADS, INCLUDING THOSE FOR DOORS AND WINDOWS, SHALL BE DERIVED FROM TABLES R301.2(2) AND R301.2(3) FOR A BUILDING WITH A MEAN ROOF HEIGHT OF 35 FEET, LOCATED IN EXPOSURE B.

**FOUNDATION**

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 PSF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
- CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
- CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILER. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(2) AND 1.0 OR AS NOTED OR DETAILER. ALL CONCRETE WALLS SHALL COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 6.  
A. TABLES ASSUME THAT WALLS HAVE PERMANENT LATERAL SUPPORT AT THE TOP AND BOTTOM.  
B. FOUNDATION DRAINS ARE ASSUMED AT ALL WALLS PER SECTION R405.
- CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
- ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
- WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

**MATERIALS**


- INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES (#2 SOUTHERN YELLOW PINE MAY BE SUBSTITUTED):  
 $F_b = 875 \text{ PSI}$     $F_v = 70 \text{ PSI}$     $E = 1,466 \text{ PSI}$
- FRAMING LUMBER EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED #2 SOUTHERN YELLOW PINE (SYP) WITH THE FOLLOWING DESIGN PROPERTIES:  
 $F_b = 875 \text{ PSI}$     $F_v = 95 \text{ PSI}$     $E = 1,666 \text{ PSI}$
- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
- POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS. MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1197.
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R602.1(3) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R602.
- INDICATED MODEL NUMBERS FOR ALL METAL HANGERS, STRAPS, FRAMING CONNECTORS, AND HOLD-DOWNS ARE SIMPSON STRONG-TIE BRAND. EQUIVALENT USP BRAND PRODUCTS ARE ACCEPTABLE.

**FRAMING**


- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.  
A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABW, OR CPT SIMPSON POST BASES TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.  
B. ATTACH PORCH COLUMNS TO PORCH BEAMS USING AC OR BC SIMPSON POST CAPS TO FIT COLUMN SIZES NOTED ON PLAN -OR- ANY OTHER COLUMN CONNECTION WITH 500# UPLIFT CAPACITY.  
C. TRIM OUT COLUMN(S) AND BEAM(S) PER BUILDER AND DETAILS.
- ALL BEAMS TO BE CONTINUOUSLY SUPPORTED LATERALLY AND SHALL BEAR FULL WIDTH ON THE SUPPORTING WALLS OR COLUMNS INDICATED, WITH A MINIMUM OF THREE STUDS, UNO.

**ROOF SYSTEMS**

**TRUSSSED ROOF - STRUCTURAL NOTES**

- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- CONCRETE LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN. TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER. TRUSS PLANS TO BE COORDINATED WITH THE SEALED STRUCTURAL DRAWINGS. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.


**STICK-FRAMED ROOF - STRUCTURAL NOTES**

- PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
- FUR RIDGES FOR FULL RAFTER CONTACT.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
-  DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

**FASTENER SCHEDULE**

CONNECTION	3" x 0.131" NAIL	3" x 0.120" NAIL
JOIST TO SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
SOLE PLATE TO JOIST / BLOCKING	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)	NAILS @ 8" OC (typical) (4) PER 16" SPACE (at braced panels)
STUD TO SOLE PLATE	(4) TOE NAILS	(4) TOE NAILS
TOP OR SOLE PLATE TO STUD	(3) FACE NAILS	(4) FACE NAILS
RIM JOIST OR BAND JOIST TO TOP PLATE OR SILL PLATE	TOE NAILS @ 8" OC	TOE NAILS @ 4" OC
BLOCKING BETWEEN JOISTS TO TOP PLATE OR SILL PLATE	(4) TOE NAILS	(4) TOE NAILS
DOUBLE STUD	NAILS @ 8" OC	NAILS @ 8" OC
DOUBLE TOP PLATES	NAILS @ 12" OC	NAILS @ 12" OC
DOUBLE TOP PLATES LAP (24" MIN LAP LENGTH)	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT	(12) NAILS IN LAPPED AREA, EA SIDE OF JOINT
TOP PLATE LAP AT CORNERS AND INTERSECTING WALLS	(3) FACE NAILS	(3) FACE NAILS
OPEN-WEB TRUSS BOTTOM CHORD TO TOP PLATES OR SILL PLATE (PARALLEL TO WALL)	NAILS @ 6" OC	NAILS @ 4" OC
BOTTOM CHORD OF TRUSS TO TOP PLATES OR SILL PLATE (PERPENDICULAR TO WALL)	(3) TOE NAILS	(3) TOE NAILS

SEE TABLE R602.3(1) FOR ADDITIONAL STRUCTURAL-MEMBER FASTENING REQUIREMENTS.  
DETAILS AND NOTES ON DRAWINGS GOVERN.



JDS Consulting  
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 545 PLYTON DR., RALEIGH, NC 27666 919.480.1075  
INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

P-0961



CLIENT: DR HORTON

PROJECT: HORTON PARK MAILBOX SHELTER - PHASE 2

LOCATION: APEX, NORTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

PROJECT NO: 24903324

DATE: 12/6/2024

DRAWN BY: TDE

GENERAL NOTES

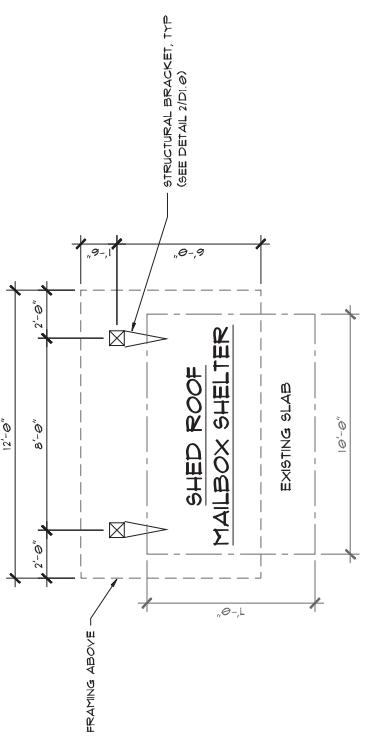
**GNI.J**



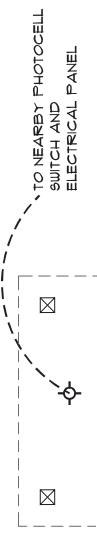
JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

JDS Consulting PLLC, 543 PYLON DR., RALEIGH, NC 27606 919.480.1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

CLIENT:	DR HORTON
PROJECT:	HORTON PARK MAILBOX SHELTER - PHASE 2
LOCATION:	APEX, NORTH CAROLINA
SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED	
PROJECT NO.:	24903324
DRAWN BY:	TDE
DATE:	12/6/2024
SHELTER PLANS/ELEVATIONS	
SHELTER ROOF MAILBOX	
1	

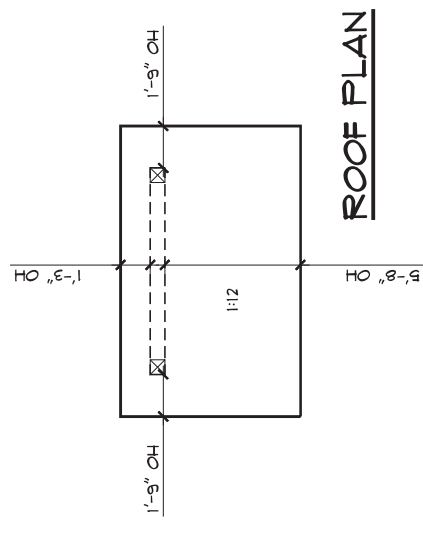


**FLOOR PLAN**

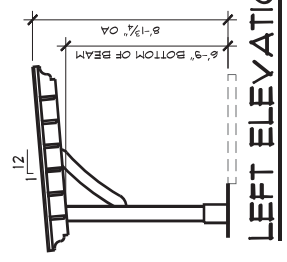


MECH/ELECT. LEGEND	
SYMBOL	DESCRIPTION
⊕	LIGHT FIXTURE, AS SPEC'D

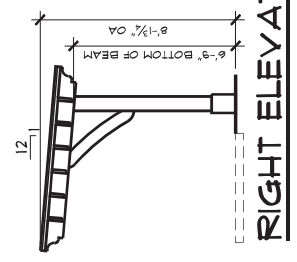
**ELECTRICAL PLAN**



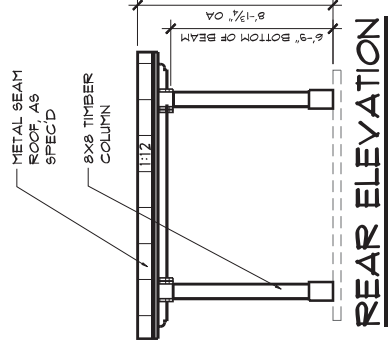
**ROOF PLAN**



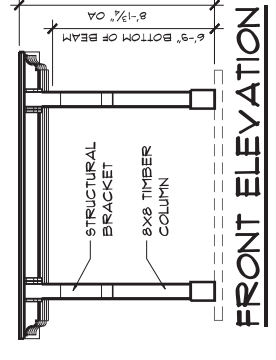
**LEFT ELEVATION**



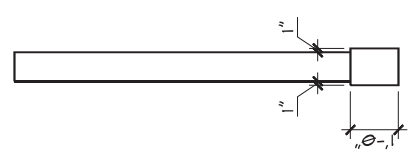
**RIGHT ELEVATION**



**REAR ELEVATION**

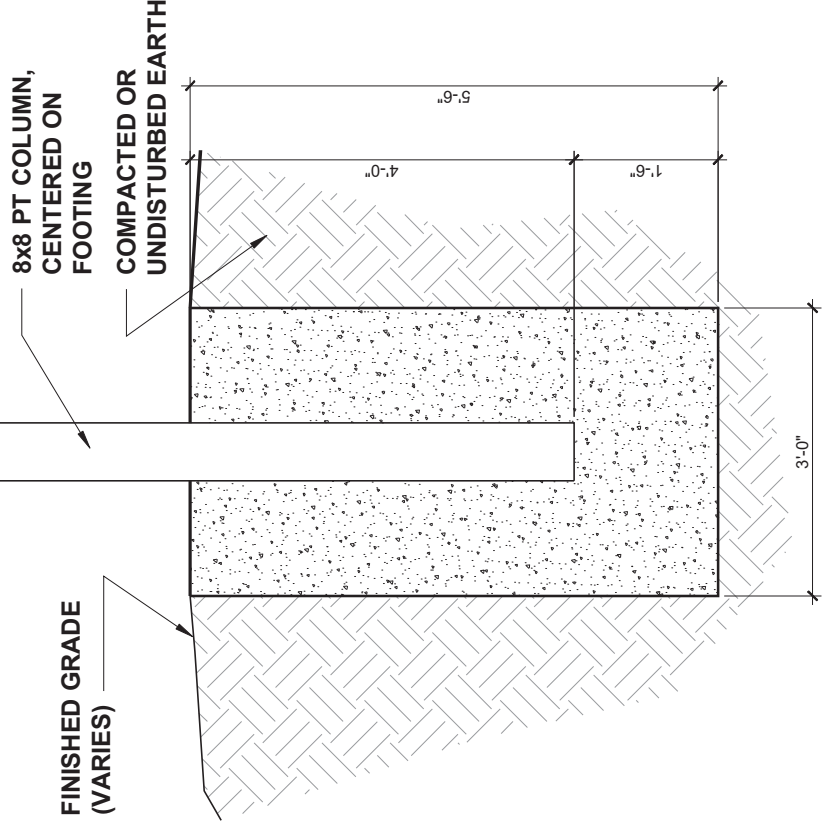


**FRONT ELEVATION**



**8" TIMBER COLUMN**

**COLUMN DETAILS**  
SCALE: 1/4" = 1'-0"

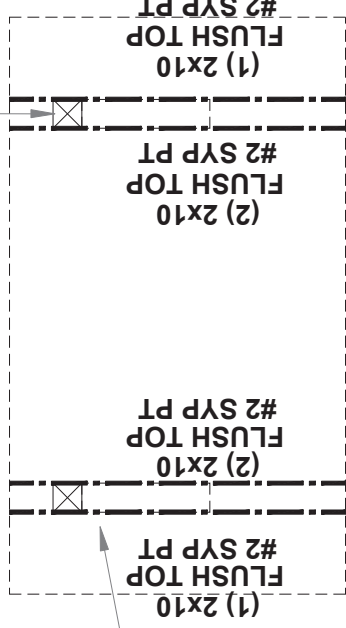


### FOOTING DETAIL

SCALE: 1/2" = 1'-0"

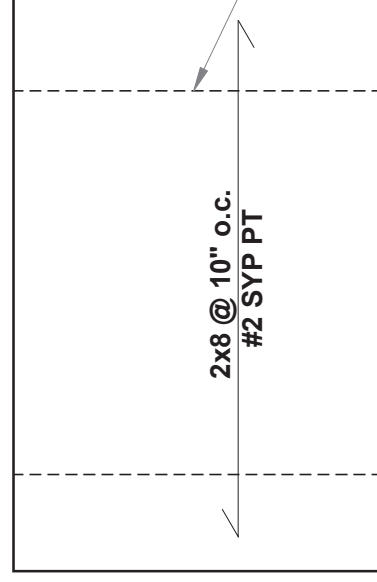
STRUCTURAL BRACKET (SEE DETAIL 2/D1.0)

8x8 P.T. POST or EQUIV., TYP.



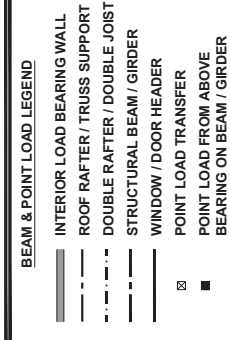
### CEILING FRAMING PLAN

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



### ROOF FRAMING PLAN

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



### STRUCTURAL FRAMING NOTES - (SEE GENERAL NOTES SHEET FOR ADDITIONAL REQUIREMENTS.)

- ALL FRAMING TO BE #2 SPF MINIMUM.
- ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY BE SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- POST COLUMNS TO BE MIN 6x6 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) ABA444 AND COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
- POST COLUMNS TO BE MIN 6x6 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIV) ABA444 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO BEAM.

### STICK-FRAMED ROOF - STRUCTURAL NOTES

- FRAMING SHALL BE #2 SPF OR BETTER, UNO.
- PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE ON PLAN.
- FUR RIDGES FOR FULL RAFTER CONTACT.
- PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
- DENOTES OVER-FRAMED AREA
- MINIMUM 7/16" OSB ROOF SHEATHING
- PROVIDE 2x4 RAFTER TIES AT 16" OC AT 45° BETWEEN RAFTERS AND CEILING JOISTS. USE (4) 16d NAILS AT EACH CONNECTION. RAFTER TIES MAY BE SPACED AT 48" OC AT LOCATIONS WHERE NO KNEE WALLS ARE INSTALLED.
- PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-BEAM CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
- UPLIFT CONNECTION TO BE CARRIED THROUGH TO FOUNDATION.
- LVL'S ARE TO BE PROPERLY WRAPPED AND PROTECTED FROM THE ELEMENTS WITH SUFFICIENT DRAINAGE AND VENTILATION PER MANUFACTURER'S RECOMMENDATIONS.

NOTE: PROVIDE 2 LAYERS OF UNDERLAYMENT ON ROOF WITH LESS THAN 4:12 PITCH WHERE ASPHALT SHINGLES ARE USED



JDS Consulting PLLC; 543 PLYMOUTH DR., RALEIGH, NC 27666 919.480.1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET  
 JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

P-0961



CLIENT: DR HORTON

PROJECT: HORTON PARK MAILBOX SHELTER - PHASE 2

LOCATION: APEX, NORTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

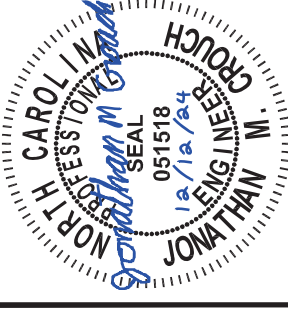
PROJECT NO: 24903324

DATE: 12/6/2024

DRAWN BY: TDE

SHED ROOF MAILBOX SHELTER FRAMING AND FDN PLANS

S1.0



P-0961

**JDS Consulting**  
 ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC, 543 PYLON DR., RALEIGH, NC 27666 919.480.1075  
 INFO@JDSCONSULTING.NET; WWW.JDSCONSULTING.NET

JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD BY CONTRACTOR OR BY OTHERS. DRAWINGS ARE PROVIDED TO CLIENT FOR THE LOT NUMBER, PROPERTY, OR AS A MASTER PLAN AS SPECIFIED ON TITLE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.

CLIENT: DR HORTON

PROJECT: HORTON PARK MAILBOX  
 SHELTER - PHASE 2

LOCATION: APEX, NORTH CAROLINA

SCALE: 1/8" = 1'-0" FOR 11x17 PAPER, 1/4" = 1'-0" FOR 22x34 PAPER, OR AS NOTED

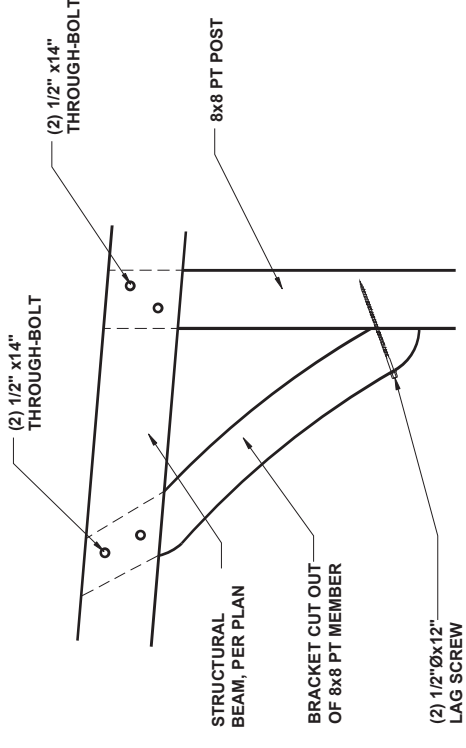
PROJECT NO.: 24903324

DATE: 12/6/2024

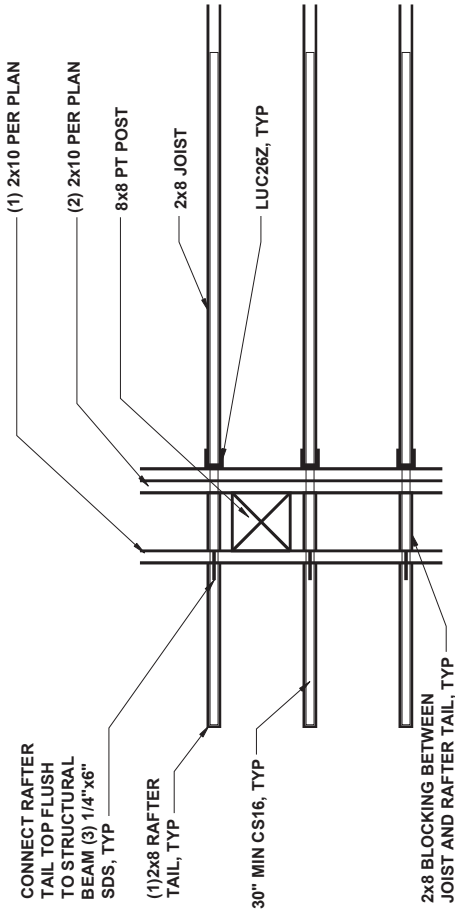
DRAWN BY: TDE

TURNED-DOWN SLAB  
 FOUNDATION DETAILS

**D1.0**



**2 SHED ROOF BEAM/STRUCTURAL BRACKET DETAIL** 1/4"=1'-0"



LEFT SIDE SHOWN. DETAIL APPLIES TO ALL JOIST AND RAFTER TAIL CONNECTIONS ON BOTH SIDES.

**1 JOIST/RAFTER TAIL CONNECTION** 1/4"=1'-0"