ABBREVIATIONS

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

COMMERCIAL GENERAL NOTES

1. ALL WORK SHALL CONFORM TO FEDERAL, STATE, AND LOCAL CODES AS INTERPRETED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
2. 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 FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE EOR & OWNER.
3. MEANS OF EGRESS AND BUILDING SECURITY SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
4. INTERIOR SIGNAGE IS THE RESPONSIBILITY OF THE OWNER AND MUST COMPLY WITH THE 2018 NBC 1111.
5. 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.
6. PER 2018 NCBC 2509: GYPSUM BOARD WALL CONSTRUCTION THAT IS EXPOSED TO WETNESS OR HIGH HUMIDITY SHALL BE WATER RESISTANT.
7. GENERAL CONTRACTOR TO BRACE TOPS OF FULL HEIGHT PARTITIONS TO STRUCTURE ABOVE PER 2018 NCBC SECTION 1604.8
8. GENERAL CONTRACTOR TO COMPLY WITH 2018 NCBC 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.
9. USE TWO-STUD CORNERS WHERE POSSIBLE.
10. 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.
11. LUMBER AND BLOCKING IN CONTACT WITH MASONRY AND CONCRETE SHALL BE PRESSURE TREATED.
12. GENERAL CONTRACTOR TO FURNISH AND INSTALL BACKING FOR ALL FIXTURES AND EQUIPMENT AS REQUIRED.
13. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5.0 LBF (22.2 N) FOR INTERIOR DOORS.
14. IT IS THE RESPONSIBILITY FOR THE GC TO VERIFY AND PLAN FOR LEAD TIMES.
15. 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

1. CONTACT THE PROJECT MANAGER FOR SUBMITTALS AND RFIs. 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.

BID NOTES

1. NO SUBCONTRACTOR SHOULD BE PROVIDED WITH A PARTIAL SET OF PLANS FOR EITHER BIDDING OR CONSTRUCTION PURPOSES WITHOUT FIRST HAVING AMPLE 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.
2. BIDDERS ARE ARE REQUIRED TO VISIT SITE AND VERIFY CONDITIONS PRIOR TO SUBMITTING BIDS.
3. 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.
4. 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.

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
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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

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

GENERAL

1. 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 JDSfaulkner, PLLC IMMEDIATELY IF DISCREPANCIES ON PLAN EXIST.
2. 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 *ASCE 7* AND THE *NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC*.
3. 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

	LIVE LOAD
ULTIMATE DESIGN WIND SPEED	115 MPH, EXPOSURE B
GROUND SNOW	15 PSF
ROOF	20 PSF

RESIDENTIAL CODE TABLE R301.5	LIVE LOAD (PSF)
DWELLING UNITS	40
SLEEPING ROOMS	30
ATTICS WITH STORAGE	20
ATTICS WITHOUT STORAGE	10
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

1. 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.
2. CONCRETE FOUNDATION WALLS TO BE SELECTED AND CONSTRUCTED PER SECTION R404 OR AMERICAN CONCRETE INSTITUTE STANDARD ACI 318.
3. CONCRETE WALL HORIZONTAL REINFORCEMENT TO BE PER TABLE R404.1.2(1) OR AS NOTED OR DETAILED. CONCRETE WALL VERTICAL REINFORCEMENT TO BE PER TABLES R404.1.2(3 AND 4) OR AS NOTED OR DETAILED. 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.
4. CENTERS OF PIERS TO BEAR IN THE MIDDLE THIRD OF THE FOOTINGS, AND GIRDERS SHALL CENTER IN THE MIDDLE THIRD OF THE PIERS.
5. ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).
6. ALL REBAR NOTED IN CONCRETE TO HAVE AT LEAST 2" COVER FROM EDGE OF CONCRETE TO EDGE OF REBAR.
7. WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

MATERIALS

1. INTERIOR / TRIMMED FRAMING LUMBER SHALL BE #2 SPRUCE PINE FIR (SPF) WITH THE FOLLOWING DESIGN PROPERTIES (#2 SOUTHERN YELLOW PINE MAY BE SUBSTITUTED):

   Fb = 875 PSI Fv = 70 PSI E = 1.4E6 PSI
2. 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:

   Fb = 975 PSI Fv = 95 PSI E = 1.6E6 PSI
3. REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60.
4. 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 C1157.
5. CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY PER TABLE R301.2(1) SHALL BE AIR-ENTRAINED WHEN REQUIRED BY TABLE R402.2.
6. 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

1. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
2. PORCH / PATIO COLUMNS TO BE 4x4 MINIMUM PRESSURE-TREATED LUMBER.
   A. ATTACH PORCH COLUMNS TO SLAB / FDN WALL USING ABA, ABU, 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.
3. 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

TRUSSED ROOF - STRUCTURAL NOTES

1. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
2. ▨ DENOTES OVER-FRAMED AREA
3. MINIMUM 7/16" OSB ROOF SHEATHING
4. TRUSS 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.
5. MANUFACTURER TO PROVIDE REQUIRED UPLIFT CONNECTION.
6. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH TRUSS-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
7. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.

STICK-FRAMED ROOF - STRUCTURAL NOTES

1. PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE.
2. FUR RIDGES FOR FULL RAFTER CONTACT.
3. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
4. ▨ DENOTES OVER-FRAMED AREA
5. MINIMUM 7/16" OSB ROOF SHEATHING
6. 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.
7. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
8. 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 @ 6" 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.

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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

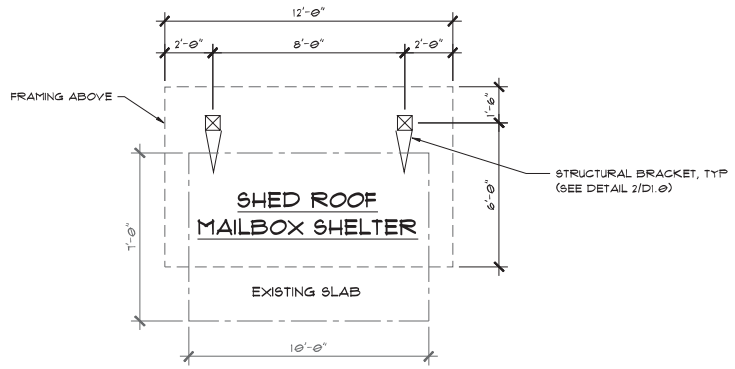
PROJECT NO.: 24903324

DATE: 12/6/2024

DRAWN BY: TDE

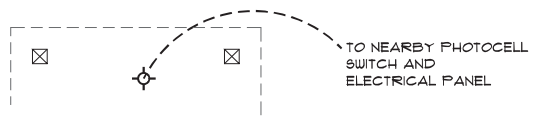
GENERAL NOTES

GN1.1

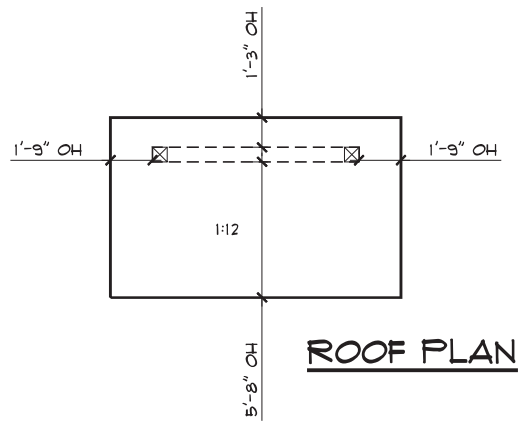


FLOORPLAN

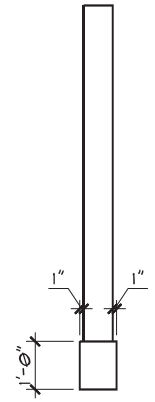
MECH./ELECT. LEGEND	
SYMBOL	DESCRIPTION
⊙	LIGHT FIXTURE, AS SPEC'D



ELECTRICAL PLAN



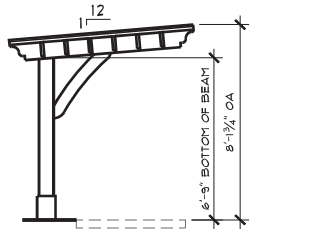
ROOF PLAN



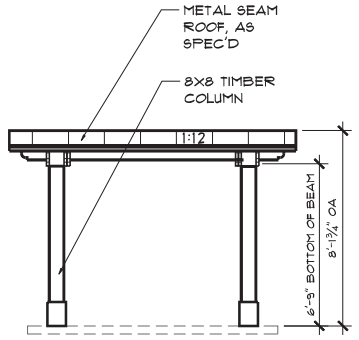
8" TIMBER
COLUMN

COLUMN DETAILS

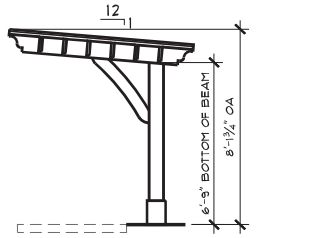
SCALE: 1/4" = 1'-0"



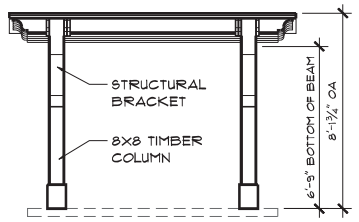
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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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

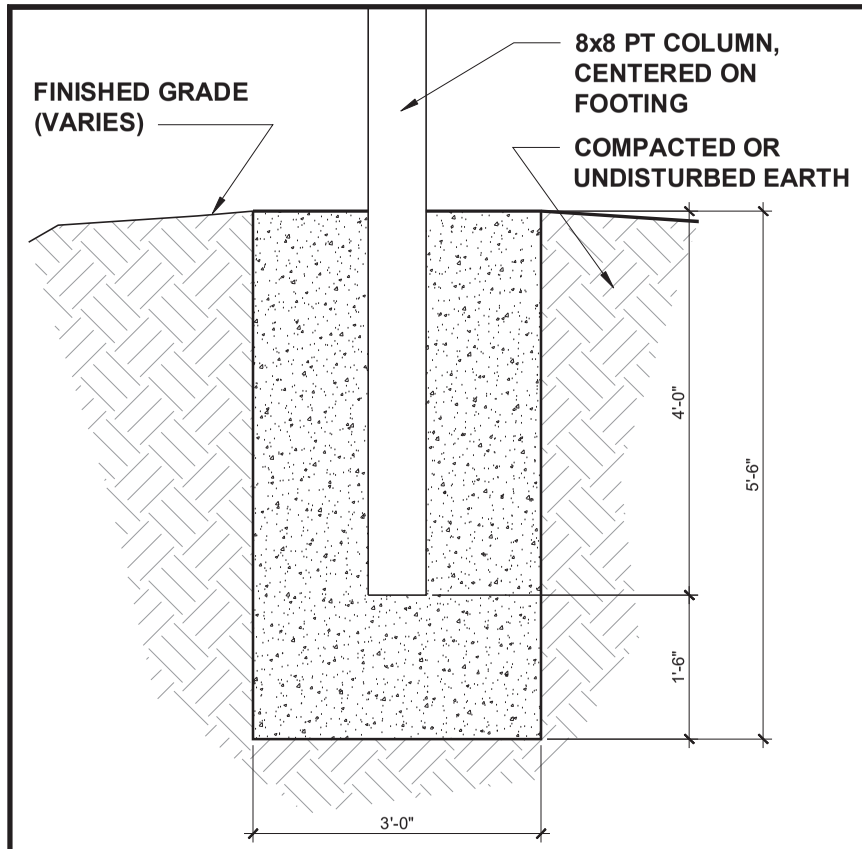
PROJECT NO.: 24903324

DATE: 12/6/2024

DRAWN BY: TDE

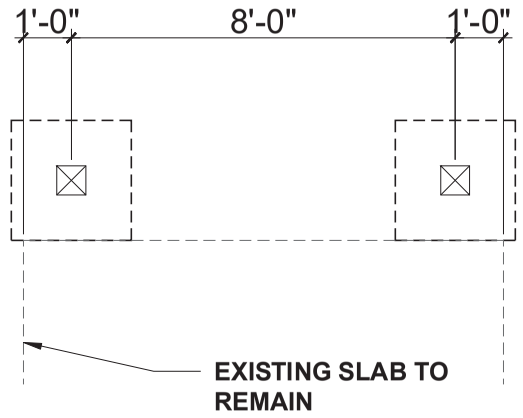
SHED ROOF MAILBOX SHELTER PLANS/ELEVATIONS

1



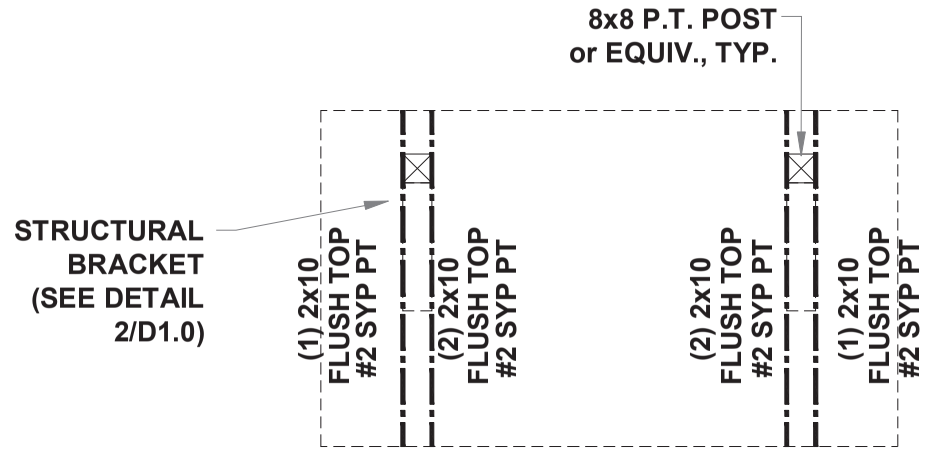
FOOTING DETAIL

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



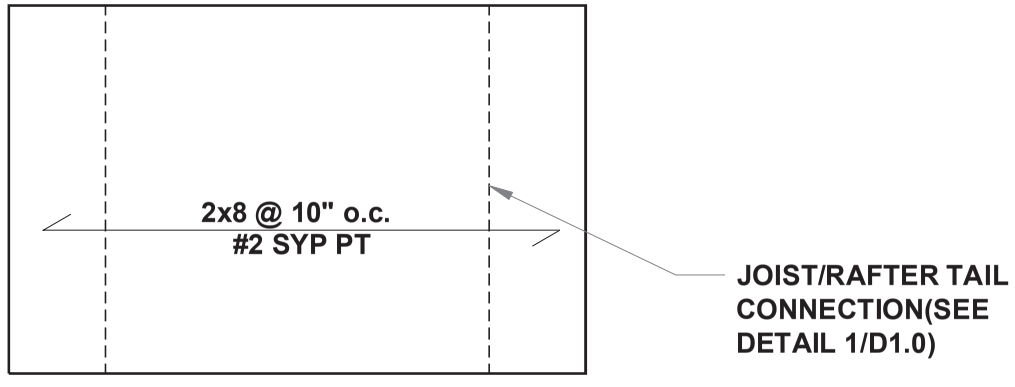
FOUNDATION PLAN

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



CEILING FRAMING PLAN

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



ROOF FRAMING PLAN

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

BEAM & POINT LOAD LEGEND

- INTERIOR LOAD BEARING WALL
- ROOF RAFTER / TRUSS SUPPORT
- DOUBLE RAFTER / DOUBLE JOIST
- STRUCTURAL BEAM / GIRDER
- WINDOW / DOOR HEADER
- POINT LOAD TRANSFER
- POINT LOAD FROM ABOVE BEARING ON BEAM / GIRDER

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

1. ALL FRAMING TO BE #2 SPF MINIMUM.
2. ALL HANGERS AND CONNECTORS SPECIFIED ARE TO BE SIMPSON STRONG-TIE OR EQUIVALENT.
3. ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
4. POST COLUMNS TO BE MIN 6x6 PT ATTACHED AT TOP AND BOTTOM USING SIMPSON (OR EQUIV) COLUMN BASE OR SST A24 BRACKETS. TRIM OUT PER BUILDER.
5. POST COLUMNS TO BE MIN 6x6 PT ATTACHED AT BOTTOM USING SIMPSON (OR EQUIV) ABA44 AND AT TOP USING CS 16 STRAPPING (12" MIN) TO BEAM.

STICK-FRAMED ROOF - STRUCTURAL NOTES

1. FRAMING SHALL BE #2 SPF OR BETTER, UNO.
2. PROVIDE 2x4 COLLAR TIES AT 48" OC AT UPPER THIRD OF RAFTERS, UNLESS NOTED OTHERWISE ON PLAN.
3. FUR RIDGES FOR FULL RAFTER CONTACT.
4. PROVIDE CONTINUOUS BLOCKING THROUGH STRUCTURE FOR ALL POINT LOADS.
5. DENOTES OVER-FRAMED AREA
6. MINIMUM 7/16" OSB ROOF SHEATHING
7. 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.
8. PROVIDE H2.5A (MINIMUM) OR EQUIVALENT AT EACH RAFTER-TO-BEAM CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
9. UPLIFT CONNECTION TO BE CARRIED THROUGH TO FOUNDATION.
10. LVLS 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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH
Jonathan M Crouch
12/12/24

P-0961

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CLIENT: DR HORTON

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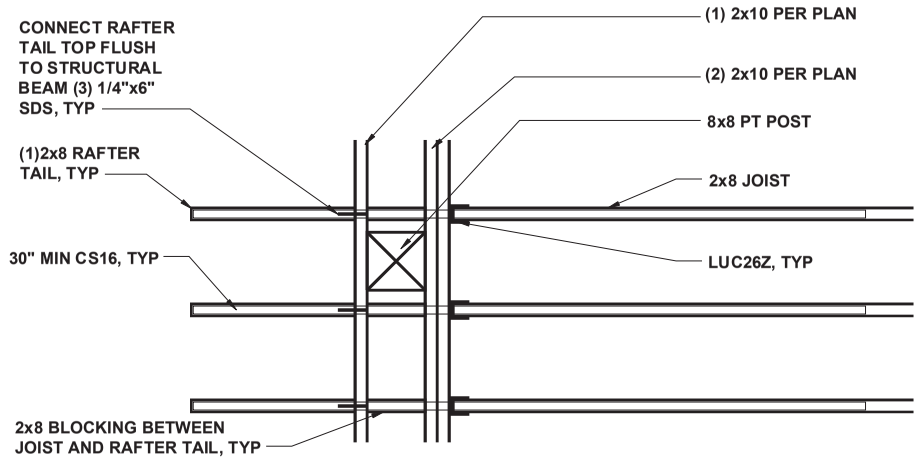
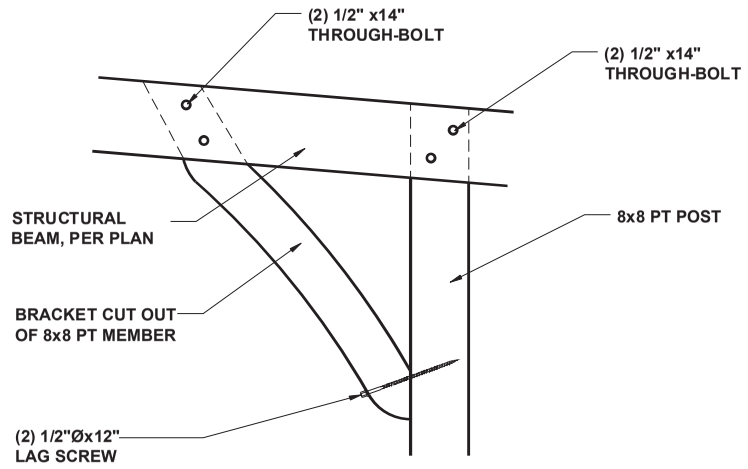
SHED ROOF MAILBOX SHELTER
FRAMING AND FDN PLANS

S1.0



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

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



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

NORTH CAROLINA PROFESSIONAL SEAL 051518 ENGINEER JONATHAN M. CROUCH

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TURNED-DOWN SLAB FOUNDATION DETAILS

D1.0