

ABBREVIATIONS

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

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 FIELD 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 NCBC 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 NCBC SECTION 1604.8
- 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.
- 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 (22.2 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.

INTERIOR GENERAL NOTES

- INTERIOR TRIM; MATERIALS, OTHER THAN FOAM PLASTICS USED AS TRIM SHALL HAVE A MIN CLASS A FLAME SPREAD (0-25) & SMOKE-DEVELOPED INDEX (0-450) PER ASTM E-84 OR UL 723.
- THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5(FIVE) FOOT-CANDLES (64 LUX) & SHALL BE ILLUMINATED AT ALL TIMES & FOR NOT LESS THAN 90 MINUTES IN THE EVENT OF PRIMARY POWER LOSS USING BATTERIES OR GENERATORS.
- TEMPERED WINDOWS/GLASS WHERE APPLICABLE.
- MILLWORK TO MEET TAS REQUIREMENTS.
- PANIC HARDWARE REQUIRED ON ALL EGRESS PATH LATCHING DOORS.

BID NOTES

- 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.
- BIDDERS ARE 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.

SUBMITTALS AND RFI'S

- 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.



P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 543 PLYLON DRIVE, RALEIGH, NC 27669-9749-1075
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. 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: **FORESTAR**

PROJECT: **CROSS CREEK MAILBOX SHELTER**

LOCATION: **BETHEL BAPTIST RD. SPRING LAKE, NORTH CAROLINA**

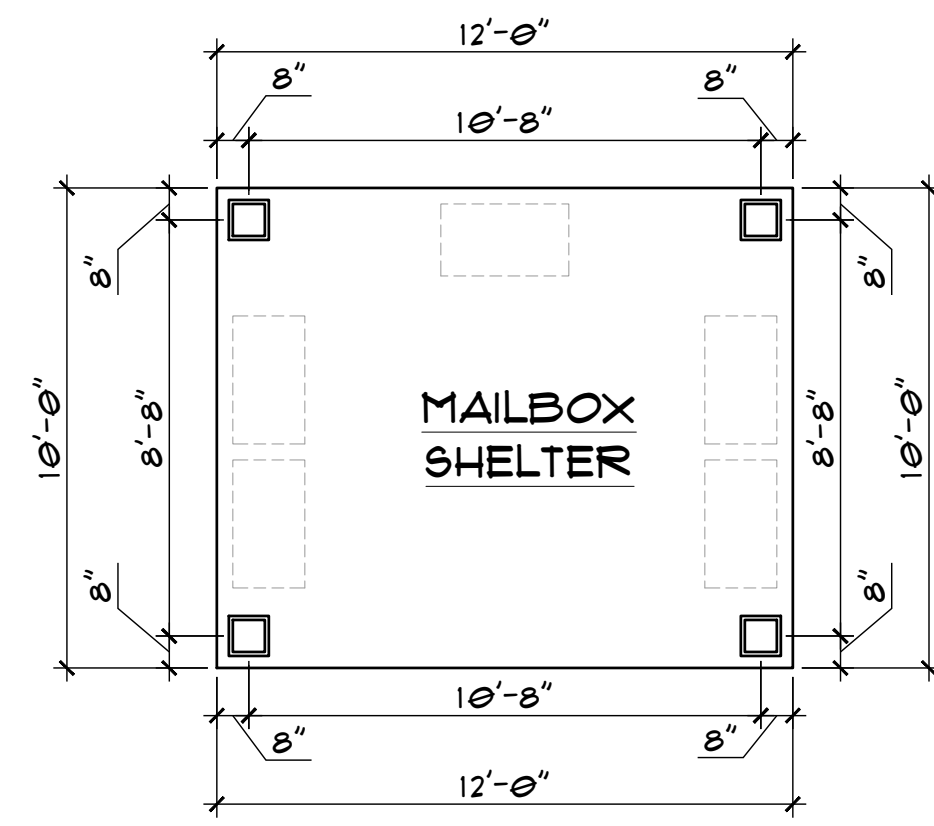
SCALE: 1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED

PROJECT NO.: **25900899**

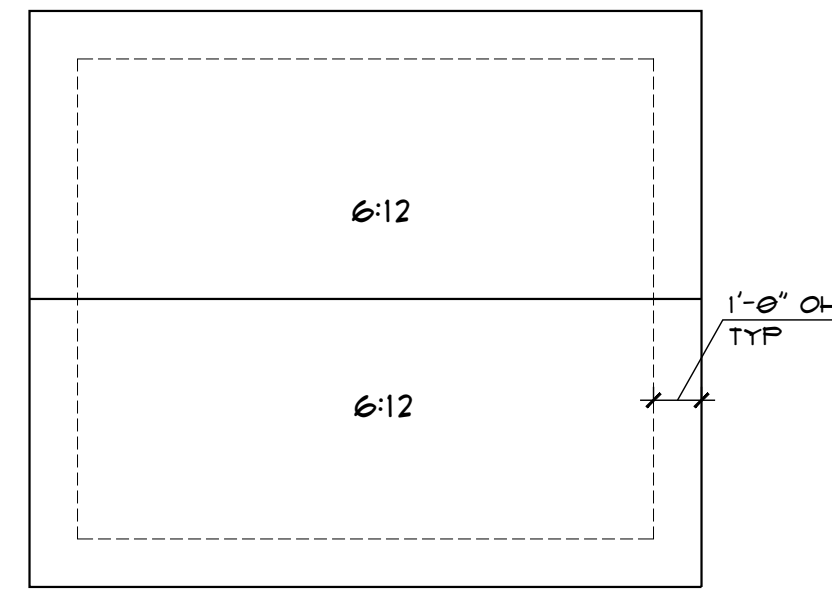
DATE: **4/7/2025** DRAWN BY: **TDE**

GENERAL NOTES

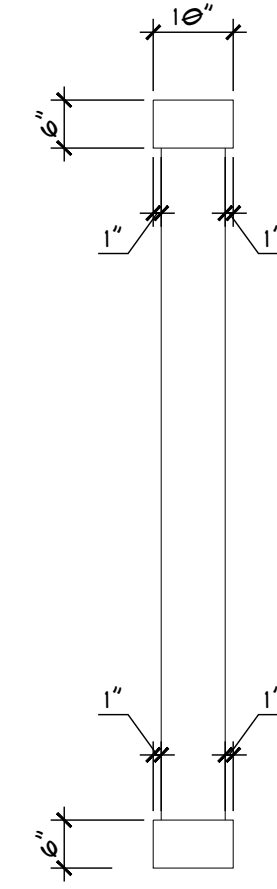
GN1.0



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

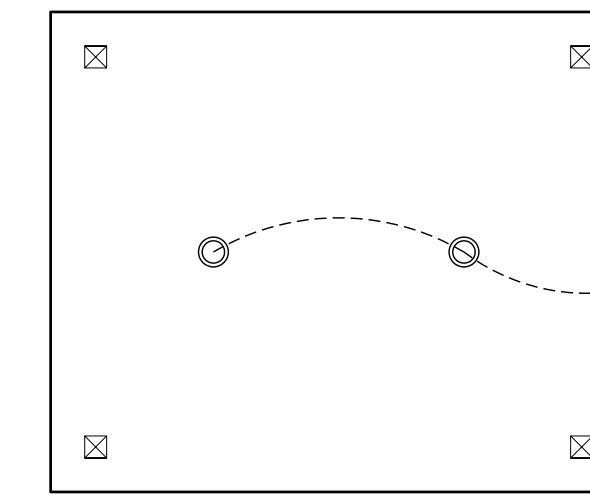


ROOF PLAN
SCALE: 1/4" = 1'-0"



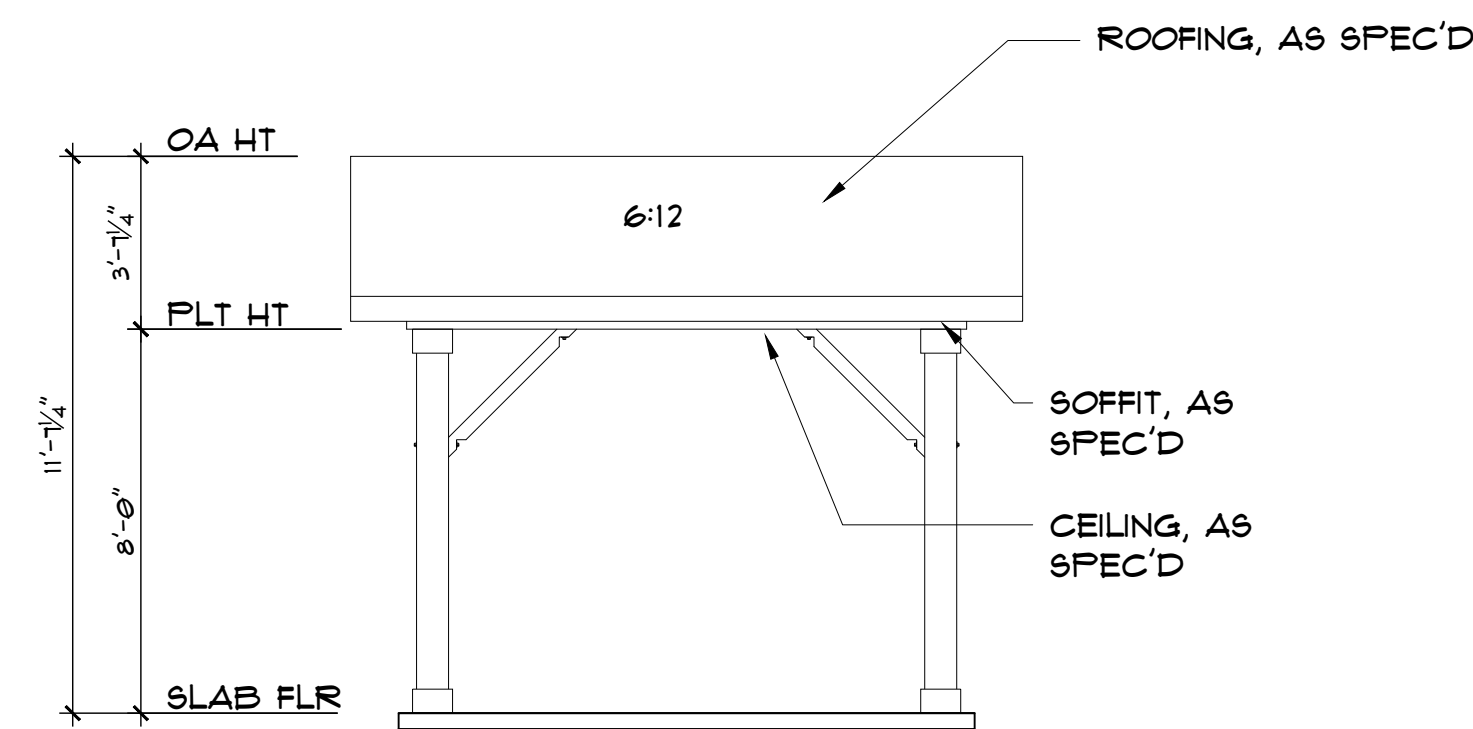
COLUMN DETAILS
SCALE: 1/2" = 1'-0"

MECH./ELECT. LEGEND	
SYMBOL	DESCRIPTION
○	RECESSED CAN FIXTURE

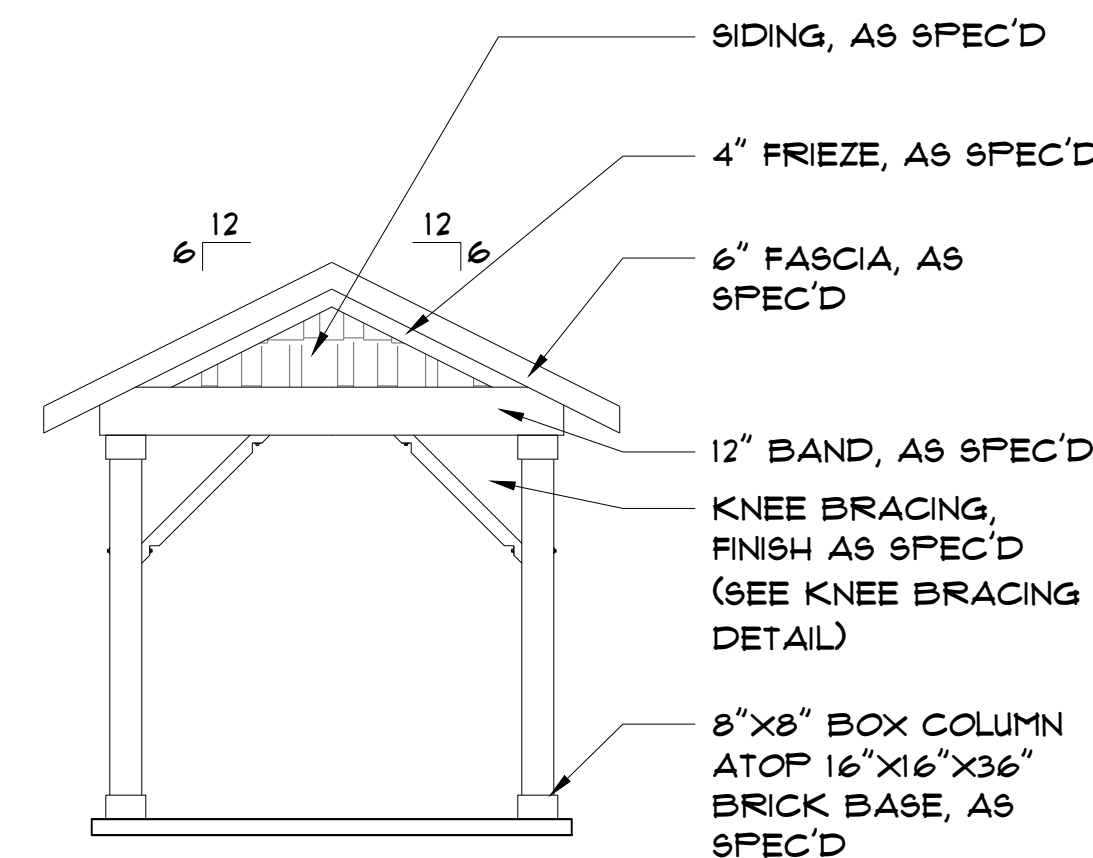


MAILBOX SHELTER ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

TO NEARBY PHOTOCELL SWITCH AND ELECTRICAL PANEL



FRONT/REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC, 543 PYLON DRIVE, RALEIGH, NC 27669-9199, 919.489.1075
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. 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:	FORESTAR
PROJECT:	CROSS CREEK MAILBOX SHELTER
LOCATION:	BETHEL BAPTIST RD. SPRING LAKE, NORTH CAROLINA

SCALE: 1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED

PROJECT NO.: **25900899**

DATE: **4/7/2025** DRAWN BY: **TDE**

PLANS AND ELEVATIONS

B1.0

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.
- STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
- NO OPENING SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT WRITTEN APPROVAL OF THE ENGINEER-OF-RECORD.
- NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ENGINEER-OF-RECORD.
- OPENINGS 1'-4" OR LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR SUCH OPENINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOADS APPLIED TO THE STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE APPLIED.
- FIRE PROOFING METHODS AND MATERIALS FOR STRUCTURAL MEMBERS ARE NOT SHOWN ON STRUCTURAL DRAWINGS, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE PROOFING METHODS AND MATERIALS.
- DO NOT SCALE THESE DRAWINGS; USE DIMENSIONS.

DESIGN CRITERIA

- BUILDING CODE: SEE TITLE SHEET
- ASSUMED SOIL BEARING CAPACITY 2,000 PSF
- DESIGN LIVE LOADS
 - ROOF: 20 PSF
 - FLOOR (OFFICE): N/A
 - FLOOR (CORRIDOR): N/A
- SNOW LOADS
 - GROUND SNOW: 20 PSF
 - FLAT ROOF SNOW, P_f: 20 PSF
 - SNOW EXPOSURE FACTOR, C_e: 1.0
 - IMPORTANCE FACTOR, I_s: 1.0
 - THERMAL FACTOR, C_t: 1.0
 - DRIFT SURCHARGE LOAD(S), P_d:
 - WIDTH OF SNOW DRIFT(S), w:
- WIND
 - ULTIMATE DESIGN WIND SPEED: 119 MPH
 - NOMINAL DESIGN WIND SPEED: 91.75 MPH
 - RISK CATEGORY: II
 - WIND EXPOSURE CATEGORY: B
 - INTERNAL PRESSURE COEFFICIENT: 0
 - ROOF COMPONENTS AND CLADDING: + 10 PSF, - 34 PSF
 - WALL COMPONENTS AND CLADDING: N/A
- SEISMIC
 - RISK CATEGORY: II
 - IMPORTANCE FACTOR, I_e: 1.0
 - MAPPED SPECTRAL RESPONSE ACCELERATION, S_s: 0.22 g
 - MAPPED SPECTRAL RESPONSE ACCELERATION, S₁: 0.076g
 - SITE CLASS: D
 - DESIGN SPECTRAL RESPONSE ACCELERATION, S_{ds}: 0.18 g
 - DESIGN SPECTRAL RESPONSE ACCELERATION, S_{d1}: 0.11g
 - SEISMIC DESIGN CATEGORY: B
 - BASIC SEISMIC FORCE-RESISTING SYSTEM: WOOD BUILDING FRAME
 - DESIGN BASE SHEAR: V = 2 k
 - SEISMIC RESPONSE COEFFICIENT, C_s: 0.027
 - RESPONSE MODIFICATION COEFFICIENT, R: 6.5
 - ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE

FOUNDATION

- MINIMUM ALLOWABLE SOIL BEARING CAPACITY IS ASSUMED TO BE 2,000 POUNDS PER SQUARE FOOT (PSF). IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SOIL BEARING CAPACITY IF UNSATISFACTORY CONDITIONS EXIST.
- WOOD SILL PLATES TO BE ANCHORED TO THE FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT, SPACED A MAXIMUM OF 6'-0" OC AND WITHIN 12" FROM THE ENDS OF EACH PLATE SECTION. INSTALL MINIMUM (2) ANCHOR BOLTS PER SECTION. SEE DRAWINGS FOR SPECIAL CONDITIONS.
- ALL FOOTINGS TO HAVE MINIMUM 2" PROJECTION ON EACH SIDE OF FOUNDATION WALLS (SEE DETAILS).

STRUCTURAL CONCRETE

- POURED CONCRETE COMPRESSIVE STRENGTH TO BE A MINIMUM 3,000 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE.
- NORMAL-WEIGHT CONCRETE SHALL HAVE A MAXIMUM UNIT WEIGHT OF 145 POUNDS PER CUBIC FOOT (PCF), UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615, GRADE 60, INCLUDING TIES AND STIRRUPS.
- MINIMUM CONCRETE COVER SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
 - Unformed surfaces in contact with ground: 3"
 - Formed surfaces exposed to earth or weather: 2"
 - Formed surfaces not exposed to earth or weather 1 1/2"
- REFER TO ARCHITECTURAL DRAWINGS FOR CONCRETE FINISHES. WHERE THE FINISH IS NOT SPECIFIED, CONFORM TO REQUIREMENTS OF ACI 301.
- PLUMBING, MECHANICAL, AND ELECTRICAL (PME) DRAWINGS SHALL BE REFERRED TO FOR DRAINS, SLEEVES, OUTLET BOXES, CONDUIT, ANCHORS, ETC. THE VARIOUS TRADES ARE RESPONSIBLE FOR PLACING THEIR RESPECTIVE ITEMS.
- MATERIALS USED TO PRODUCE CONCRETE SHALL COMPLY WITH THE APPLICABLE STANDARDS LISTED IN AMERICAN CONCRETE INSTITUTE STANDARD ACI 318 OR ASTM C1157.
- CONCRETE SUBJECT TO MODERATE OR SEVERE WEATHERING PROBABILITY SHALL BE AIR-ENTRAINED WHEN REQUIRED BY THE APPLICABLE CODE.
- WITH CLASS 1 SOILS, VAPOR BARRIER AND CRUSHED STONE MAY BE OMITTED.

STRUCTURAL WOOD

- ALL STRUCTURAL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%, UNLESS NOTED OTHERWISE.
- 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 PSI F_v = 70 PSI E = 1.4E6 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 = 975 PSI F_v = 95 PSI E = 1.6E6 PSI
- LVL STRUCTURAL MEMBERS TO BE LAMINATED VENEER LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
F_b = 2600 PSI F_v = 285 PSI E = 1.9E6 PSI
- PSL STRUCTURAL MEMBERS TO BE PARALLEL STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
F_b = 2900 PSI F_v = 290 PSI E = 2.0E6 PSI
- LSL STRUCTURAL MEMBERS TO BE LAMINATED STRAND LUMBER WITH THE FOLLOWING MINIMUM DESIGN PROPERTIES:
F_b = 2250 PSI F_v = 400 PSI E = 1.55E6 PSI
- REFER TO I-JOIST EQUIVALENCE CHART ON I-JOIST DETAIL SHEET FOR SUBSTITUTION OF MANUFACTURER SERIES.
- ALL BEARING HEADERS TO BE (2) 2x6 SUPPORTED W/ MIN (1) JACK STUD AND (1) KING STUD EACH END, UNO.
- ALL NON-BEARING HEADERS TO BE (2) 2x4, UNO.
- NON-BEARING INTERIOR WALLS NOT MORE THAN 10' NOMINAL HEIGHT AND NOT SHOWN AS BRACED WALLS MAY BE FRAMED WITH 2x4 STUDS @ 24" OC.
- SOLID BLOCKING TO BE PROVIDED AT ALL POINT LOADS THROUGH FLOOR LEVELS TO THE FOUNDATION OR TO OTHER STRUCTURAL COMPONENTS.
- ALL BEAMS SPECIFIED ARE MINIMUM SIZES ONLY. LARGER MEMBERS MAY SUBSTITUTED AS NEEDED FOR EASE OF CONSTRUCTION.
- FACE OF WALL FRAMING TO BE FLUSH WITH FACE OF FOUNDATION WALLS, UNLESS NOTED OTHERWISE.
- ALL ENGINEERED WOOD PRODUCTS (LVL, PSL, LSL, ETC.) SHALL BE INSTALLED WITH CONNECTIONS PER MANUFACTURER SPECIFICATIONS.
- ENGINEERED WOOD FLOOR SYSTEMS AND ROOF TRUSS SYSTEMS:
 - SHOP DRAWINGS FOR THE SYSTEMS SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR REVIEW AND COORDINATION BEFORE CONSTRUCTION.
 - TRUSS PROFILES SHALL BE SEALED BY THE TRUSS MANUFACTURER.
 - INSTALLATION OF THE SYSTEMS SHALL BE PER MANUFACTURER'S INSTRUCTIONS.
 - TRUSS LAYOUT AND PLACEMENT BY MANUFACTURER TO COINCIDE WITH THE SUPPORT LOCATIONS SHOWN IN THESE DRAWINGS.
- 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.
- WHEN A 4-PLY LVL BEAM IS USED, ATTACH WITH (1) 1/2" DIAMETER BOLT, 12" OC, STAGGERED TOP AND BOTTOM, 1 1/2" MIN FROM ENDS. ALTERNATE EQUIVALENT ATTACHMENT METHOD MAY BE USED, SUCH AS SDS, SDW, OR TRUSSLOK SCREWS (SEE MANUFACTURER SPECIFICATIONS).
- FOR STUD COLUMNS OF 4-OR-MORE STUDS, INSTALL SIMPSON STRONG-TIE CS16 STRAPS ACROSS STUDS @ 30" OC, 6" MAX FROM PLATES, ON INSIDE FACE OF COLUMN (EXTERIOR WALL), ON BOTH FACES OF COLUMN (INTERIOR WALL).
- FLOOR JOISTS ADJACENT AND PARALLEL TO THE EXTERIOR FOUNDATION WALL SHALL BE PROVIDED WITH FULL-DEPTH SOLID BLOCKING, NOT LESS THAN TWO (2) INCHES NOMINAL IN THICKNESS, PLACED PERPENDICULAR TO THE JOIST AT SPACING NOT MORE THAN FOUR (4) FEET. THE BLOCKING SHALL BE NAILED TO THE FLOOR SHEATHING, THE SILL PLATE, THE JOIST, AND THE EXTERIOR RIM JOIST / BOARD.
- PER SECTION 1604 OF THE APPLICABLE CODE (SEE TITLE SHEET), ANCHORAGE OF THE ROOF TO WALLS AND COLUMNS, AND OF WALLS AND COLUMNS TO FOUNDATIONS TO RESIST UPLIFT AND SLIDING FORCES, SHALL BE PROVIDED. REQUIREMENTS OF THE STRUCTURAL DRAWINGS THAT EXCEED THE CODE MINIMUM SHALL BE MET.



P-0961

JDS Consulting
ENGINEERING • DESIGN • ENERGY
JDS Consulting PLLC: 543 PYLON DRIVE, RALEIGH, NC 27609-9769-489-1075
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. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE FIELD. 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.

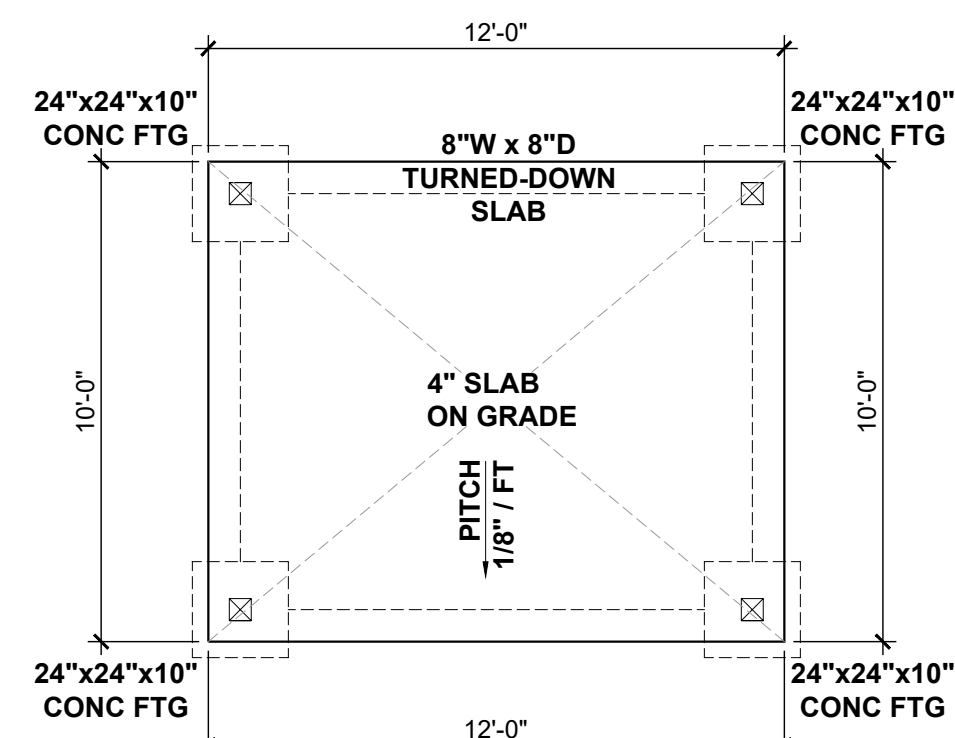
CLIENT:	FORESTAR
PROJECT:	CROSS CREEK MAILBOX SHELTER
LOCATION:	BETHEL BAPTIST RD. SPRING LAKE, NORTH CAROLINA
SCALE:	1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED

PROJECT NO:
25900899

DATE:	DRAWN BY:
4/7/2025	TDE

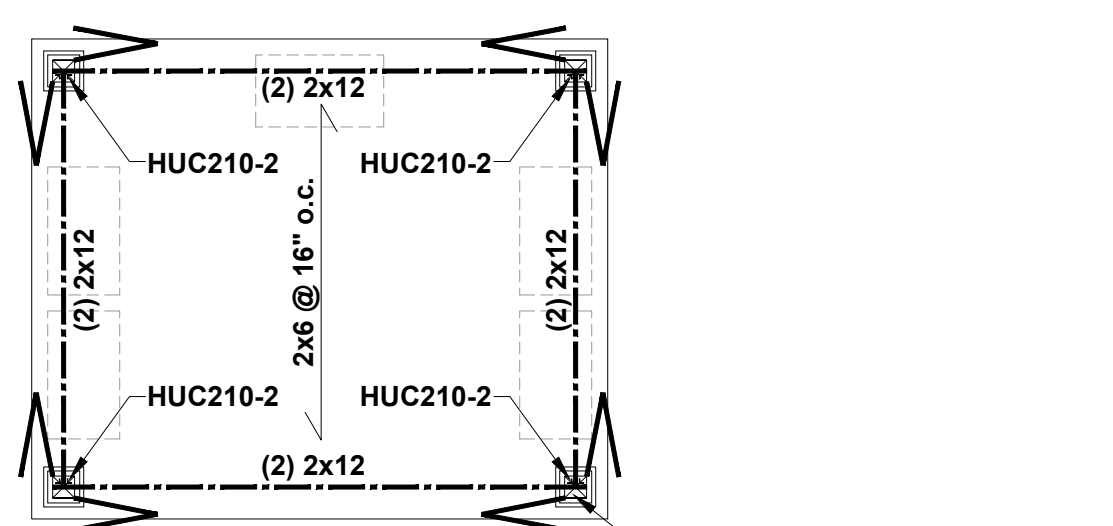
STRUCTURAL NOTES

S1.0



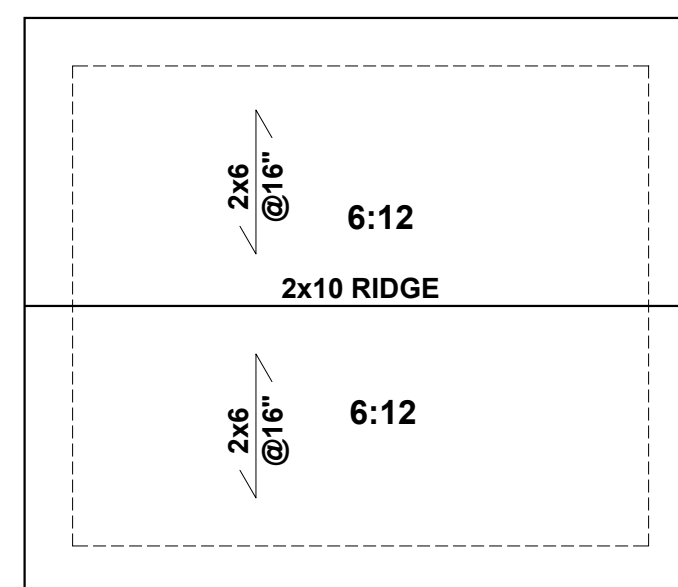
FOUNDATION PLAN

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



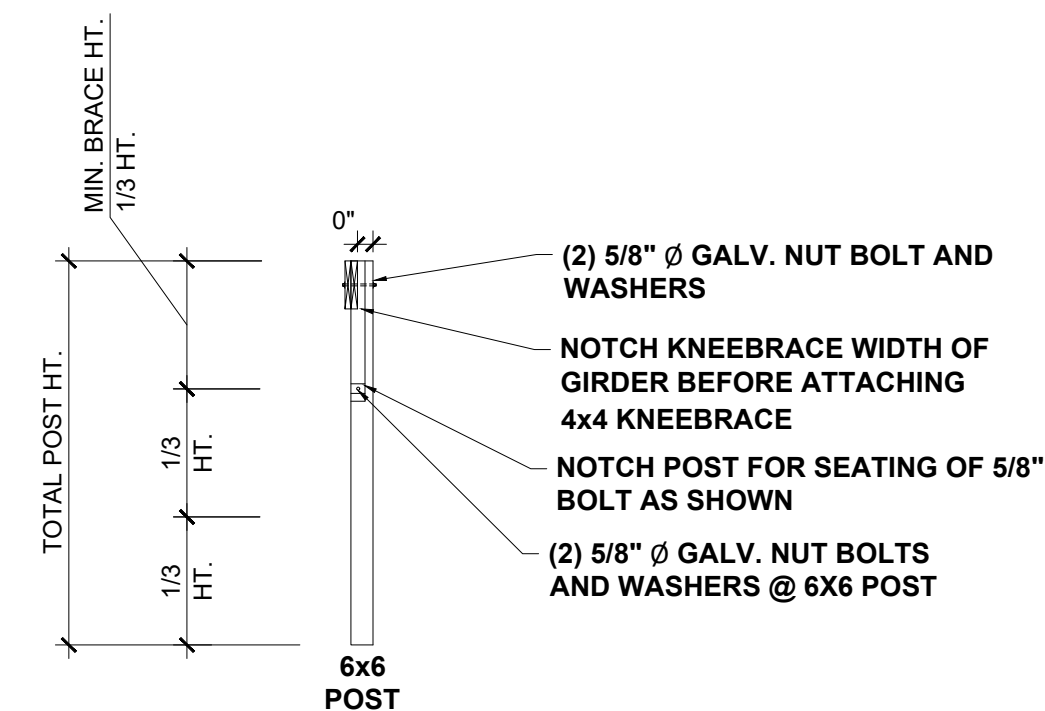
CEILING FRAMING PLAN

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

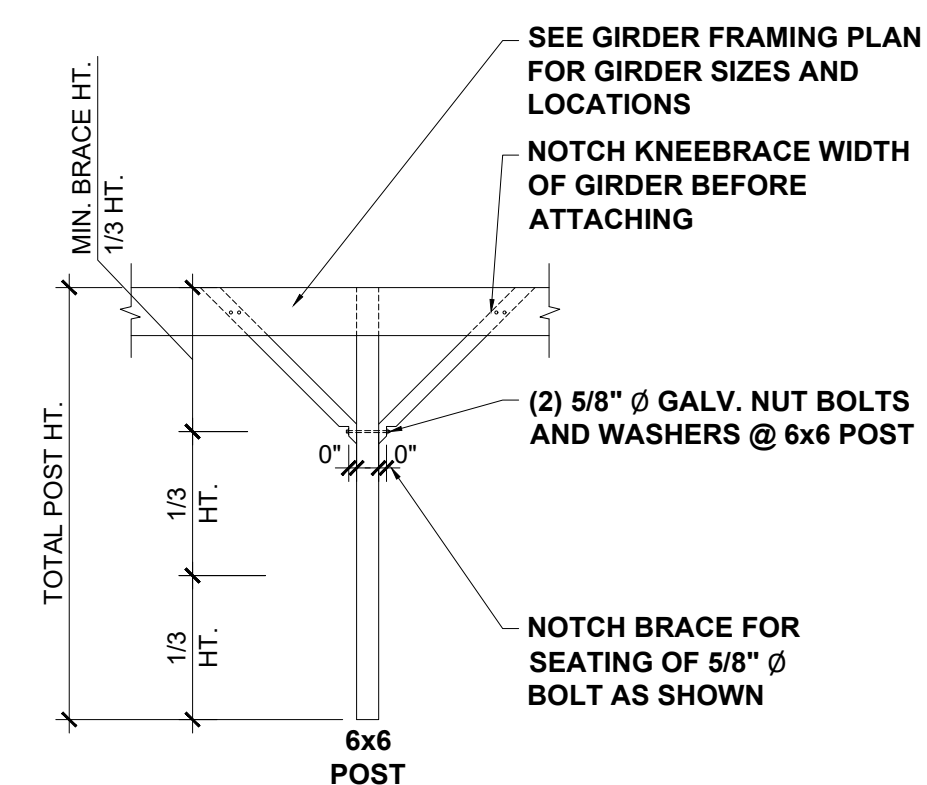


ROOF PLAN

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



KNEE BRACE SECTION



KNEE BRACE ELEVATION

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.)**
- 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. MINIMUM BEAM SUPPORT IS (1) 2x4 STUD.
 - ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 7/16" OSB.
 - WHEN A 4-PLY LVL IS USED, ATTACH WITH (1) 1/2" Ø BOLT 12" oc STAGGERED, TOP AND BOTTOM, 1-1/2" MIN FROM ENDS. ALTERNATE ATTACHMENT EQUIVALENT METHOD MAY BE USED, SUCH AS SDW OR TRUSSLOK SCREWS (SEE MANUFACTURER'S SPECIFICATIONS).

- 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-TOP PLATE CONNECTION AT OVER-FRAMED AREAS, UNLESS NOTED OTHERWISE.
 - UPLIFT CONNECTION TO BE CARRIED THROUGH TO FLOOR SYSTEM.



STATE OF NORTH CAROLINA
PROFESSIONAL SEAL
 051518
 7/15/25
JOHN M. TROCH
 ENGINEER

P-0961

JDS Consulting
 ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC: 543 PYLON DRIVE, RALEIGH, NC 27669-9199-1075
 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. 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: **FORESTAR**

PROJECT: **CROSS CREEK MAILBOX SHELTER**

LOCATION: **BETHEL BAPTIST RD. SPRING LAKE, NORTH CAROLINA**

SCALE: 1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED

PROJECT NO: **25900899**

DATE: **4/7/2025** DRAWN BY: **TDE**

FRAMING AND FOUNDATION PLANS

S2.0

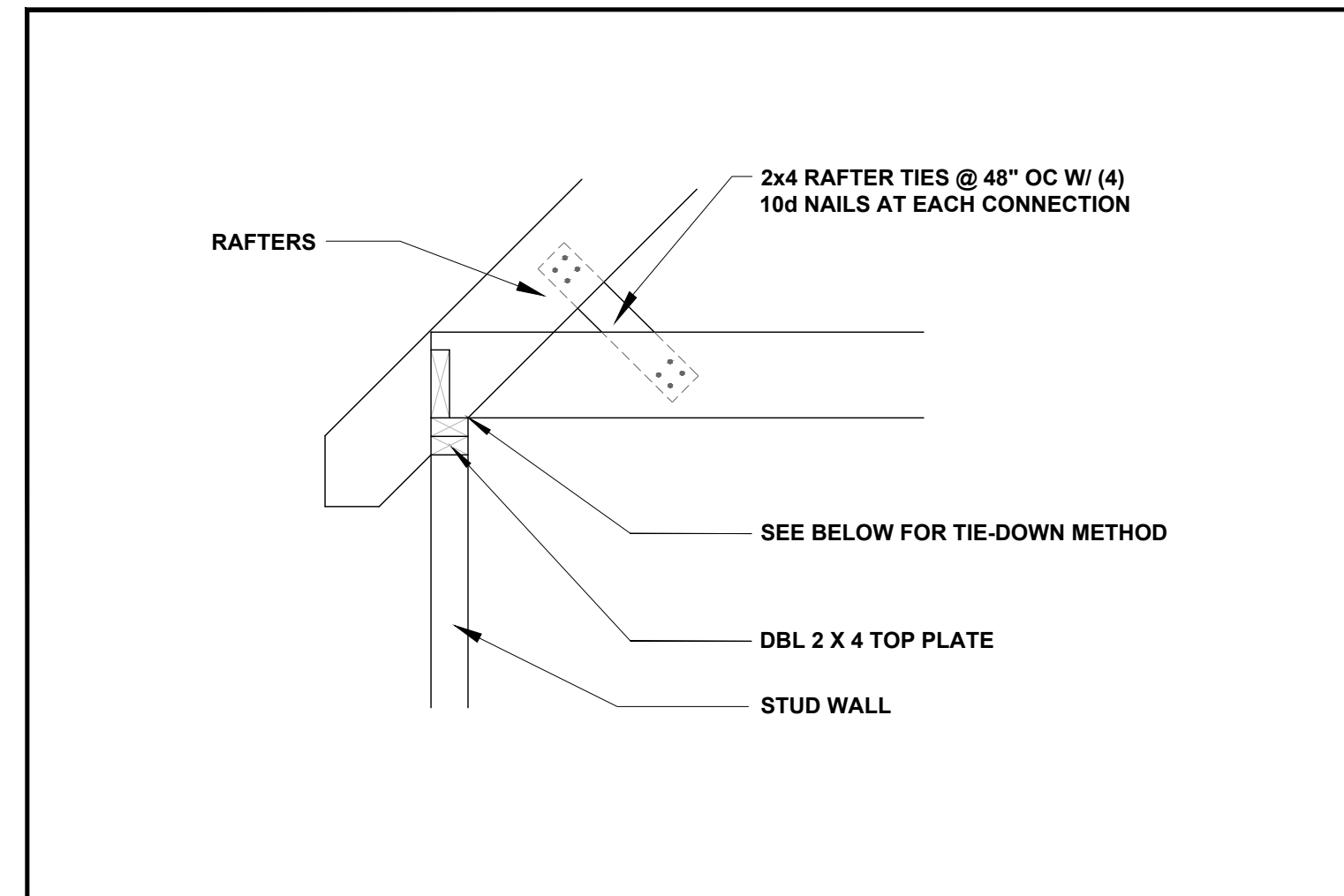


P-0961

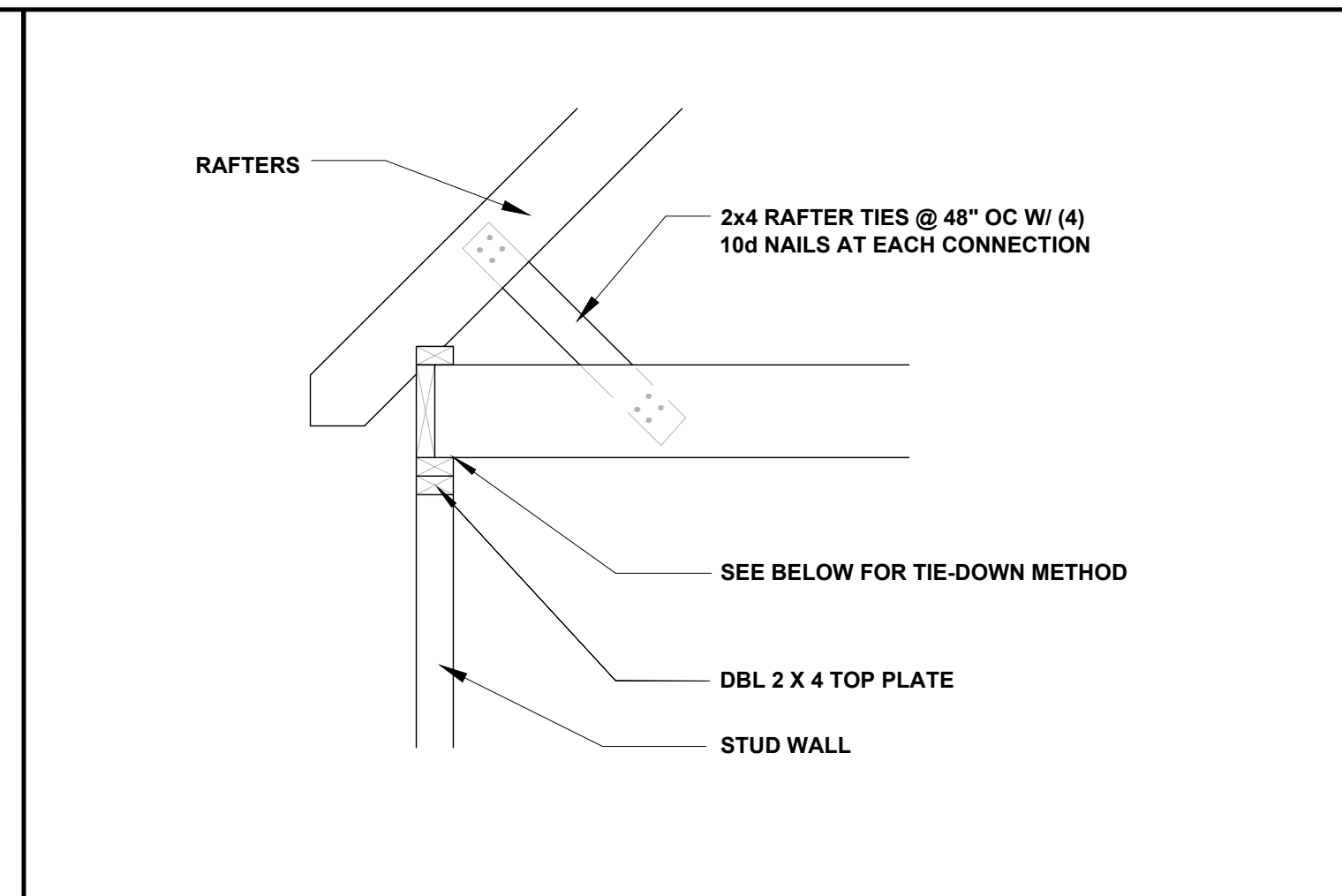
JDS Consulting
ENGINEERING • DESIGN • ENERGY

JDS Consulting PLLC: 543 PYLON DRIVE, RALEIGH, NC 27669-919-489-1075
INFO@JDSCONSULTING.NET, WWW.JDSCONSULTING.NET

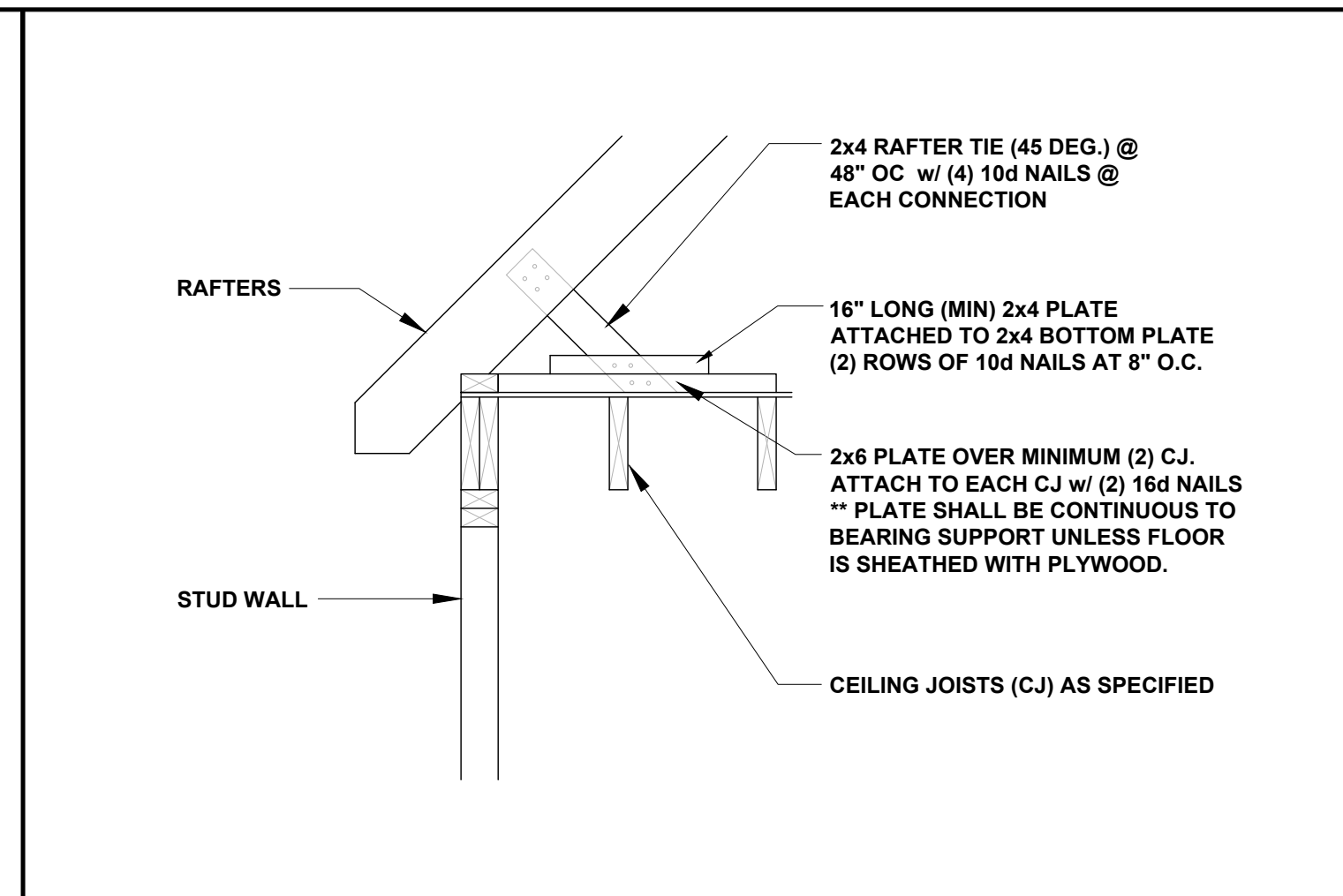
JDS Consulting PLLC IS NOT LIABLE FOR CHANGES MADE TO PLANS DUE TO CONSTRUCTION METHODS OR ANY CHANGES TO PLANS MADE IN THE FIELD. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE SHEET. DIMENSIONS SHALL GOVERN OVER SCALE, AND CODE SHALL GOVERN OVER DIMENSIONS ON DRAWINGS.



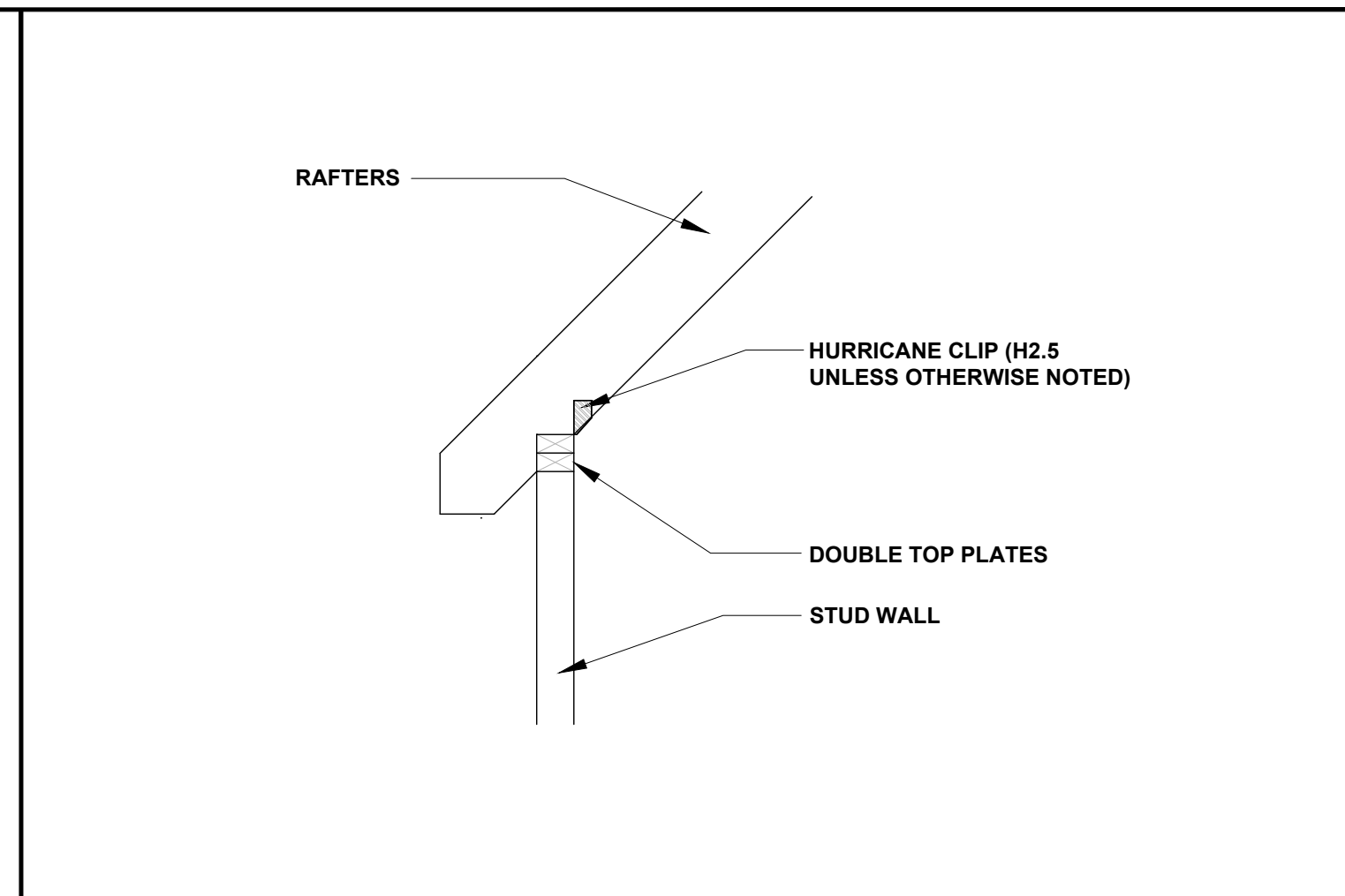
RAFTER TIE 3/4" = 1'-0" **1**



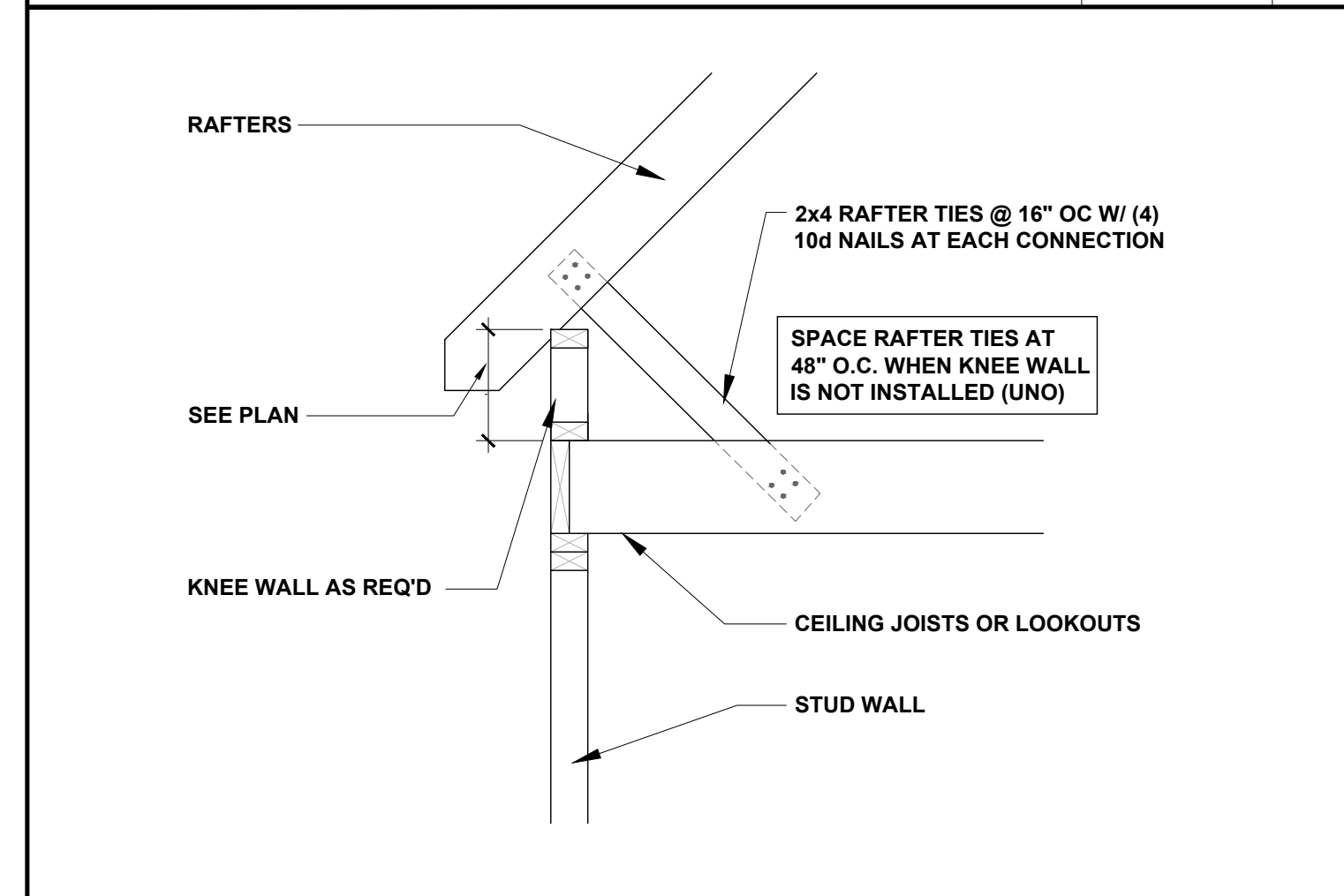
RAFTER TIE 3/4" = 1'-0" **2**



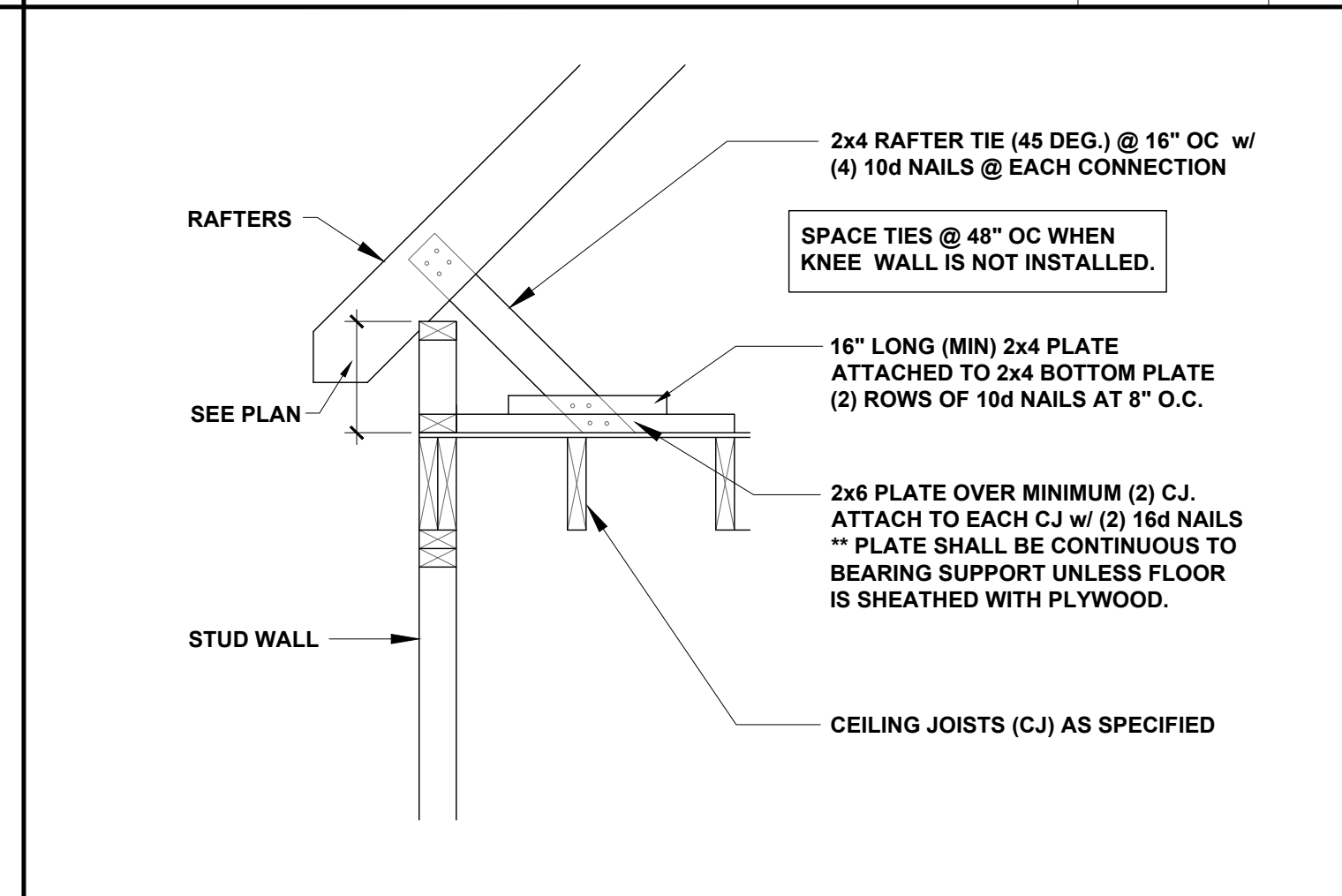
RAFTER TIE 3/4" = 1'-0" **3**



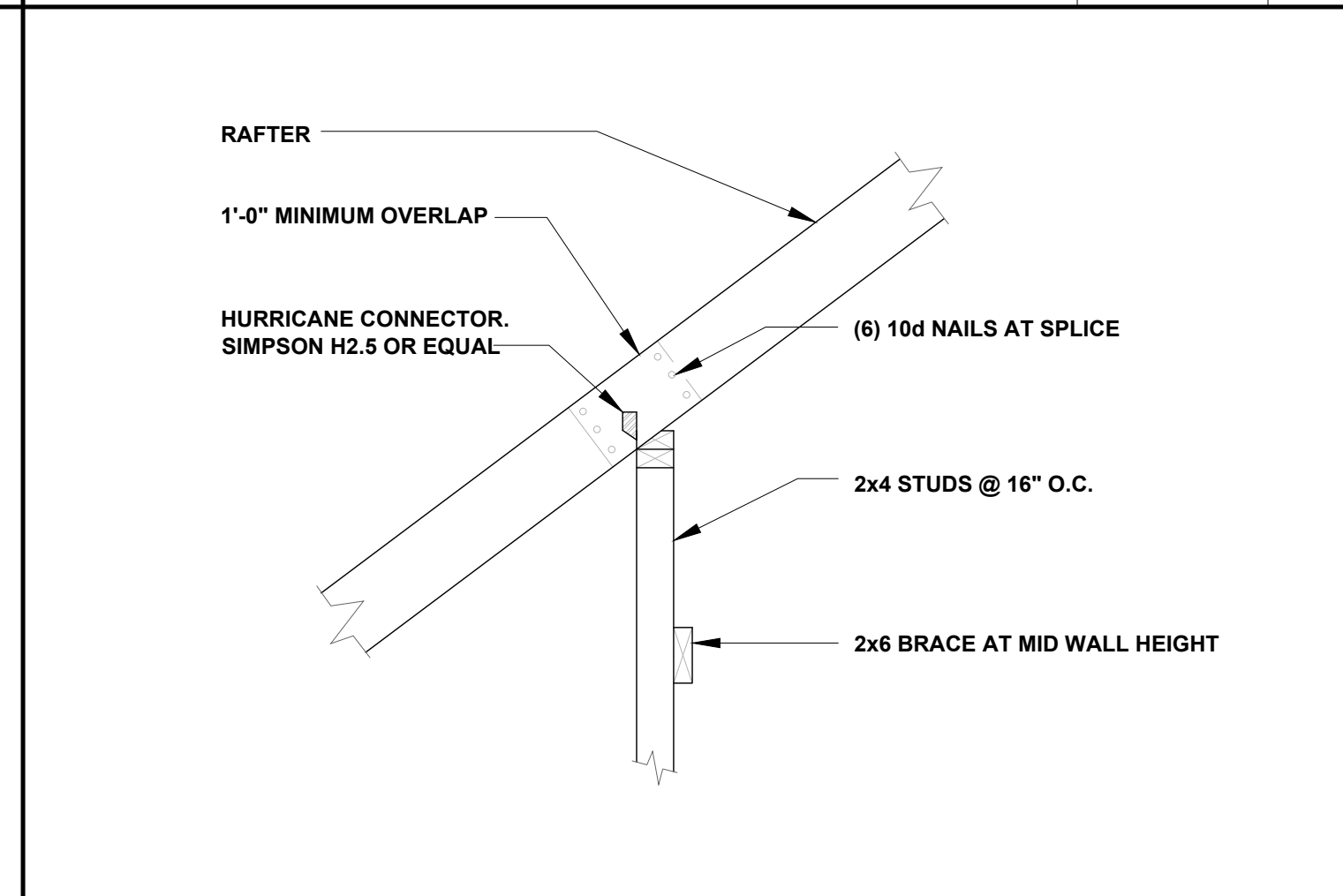
RAFTER-TO-PLATES CONNECTION 3/4" = 1'-0" **4**



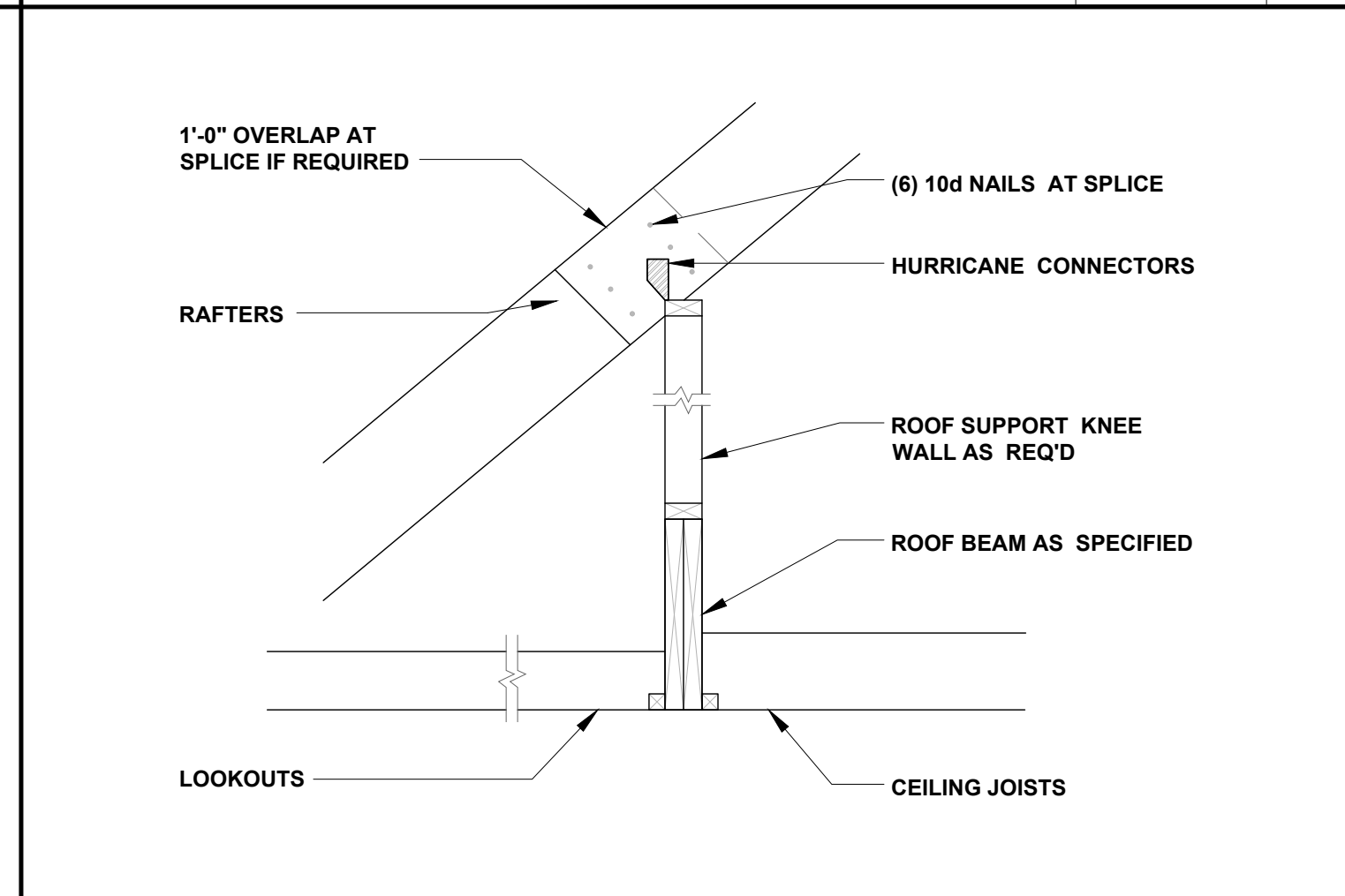
RAFTER AT KNEE WALL 3/4" = 1'-0" **5**



RAFTER AT KNEE WALL 3/4" = 1'-0" **6**



RAFTER SPLICE AT BEARING WALL 3/4" = 1'-0" **7**



ROOF BEAM 3/4" = 1'-0" **8**

A SIMPSON H2.5A HOLD-DOWN: CAPACITY OF 535 POUNDS PER ANCHOR

A2 SIMPSON H2.5A HOLD-DOWN CAPACITY OF 1070 POUNDS WITH TWO ANCHORS

K SIMPSON HUS26 HANGER: UPLIFT CAPACITY OF 1550 POUNDS PER ANCHOR. ALLOWABLE VERTICAL LOAD 2720 POUNDS.

NOTES: ALL HOLD DOWN VALUES ARE BASED ON SPF LUMBER AND ARE FROM SIMPSON C-2011 CATALOG

PLAN VIEW

FRAMING CONNECTORS NTS **9**

CLIENT: **FORESTAR**

PROJECT: **CROSS CREEK MAILBOX SHELTER**

LOCATION: **BETHEL BAPTIST RD. SPRING LAKE, NORTH CAROLINA**

SCALE: 1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED

PROJECT NO: **25900899**

DATE: **4/7/2025** DRAWN BY: **TDE**

CONVENTIONAL FRAMING DETAILS

SD1.0