

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

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

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CLIENT: **FORESTAR**
PROJECT: **CROSS CREEK MAILBOX SHELTER**
LOCATION: **BETHEL BAPTIST RD. SPRING LAKE, NORTH CAROLINA**

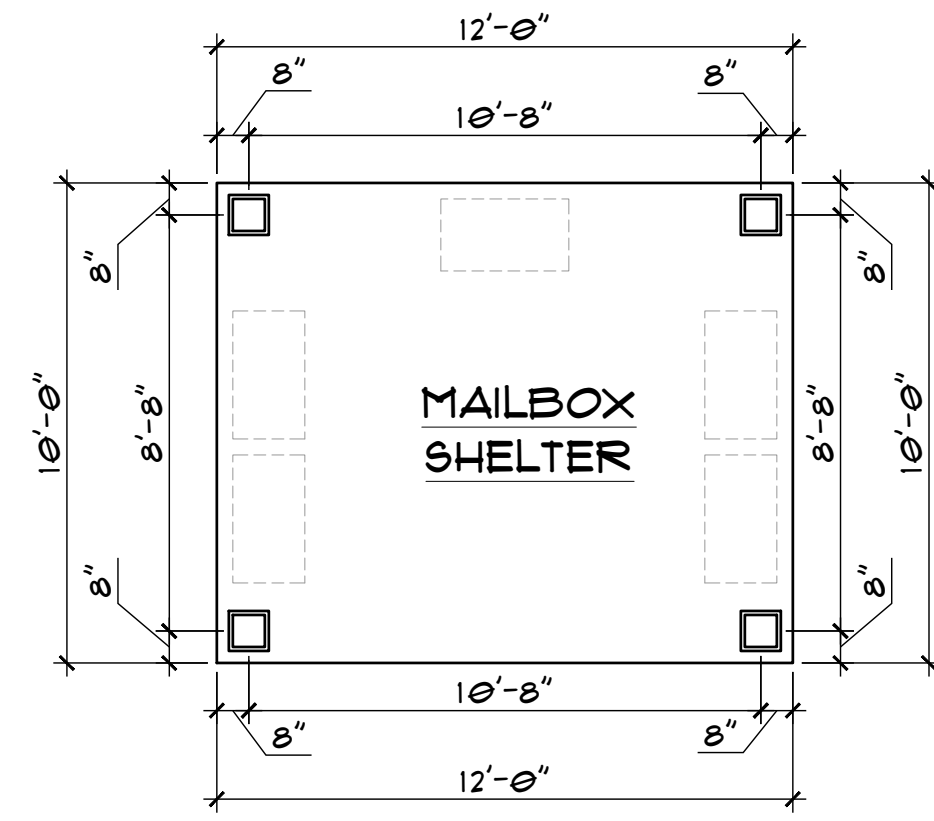
SCALE: 1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED

PROJECT NO.: **25900899**

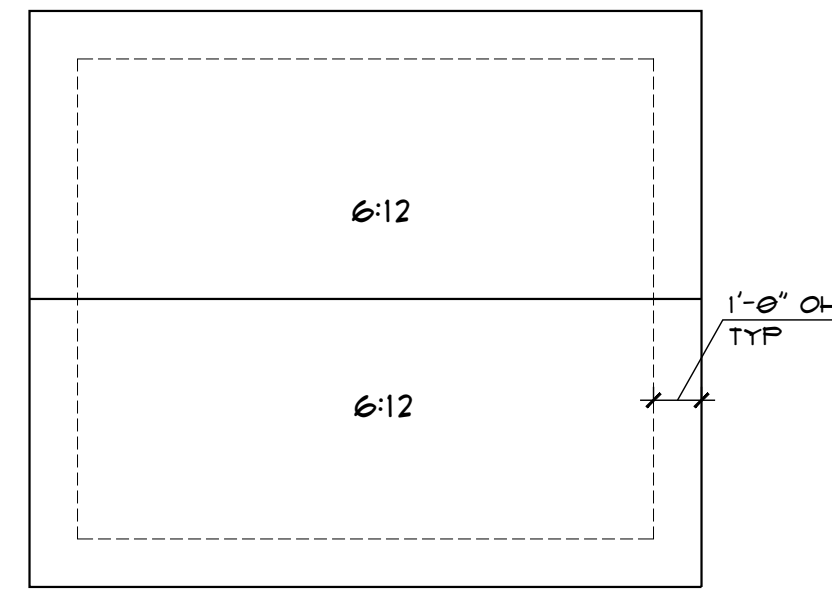
DATE: **4/7/2025** DRAWN BY: **TDE**

GENERAL NOTES

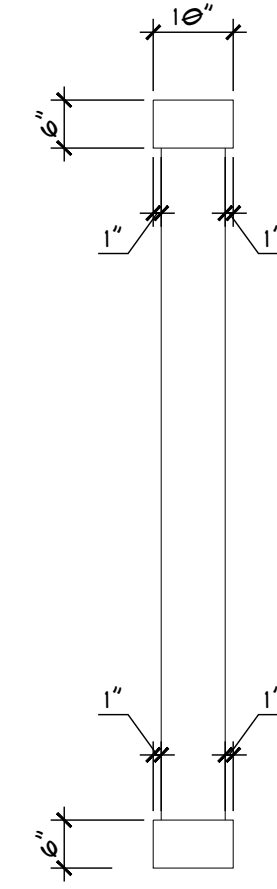
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FLOORPLAN
SCALE: 1/4" = 1'-0"

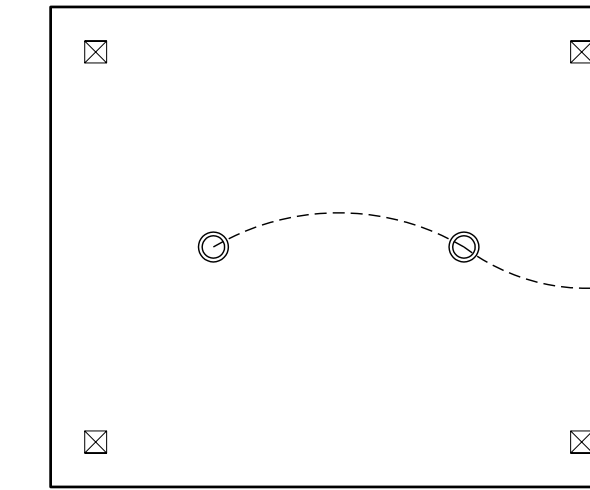


ROOF PLAN
SCALE: 1/4" = 1'-0"



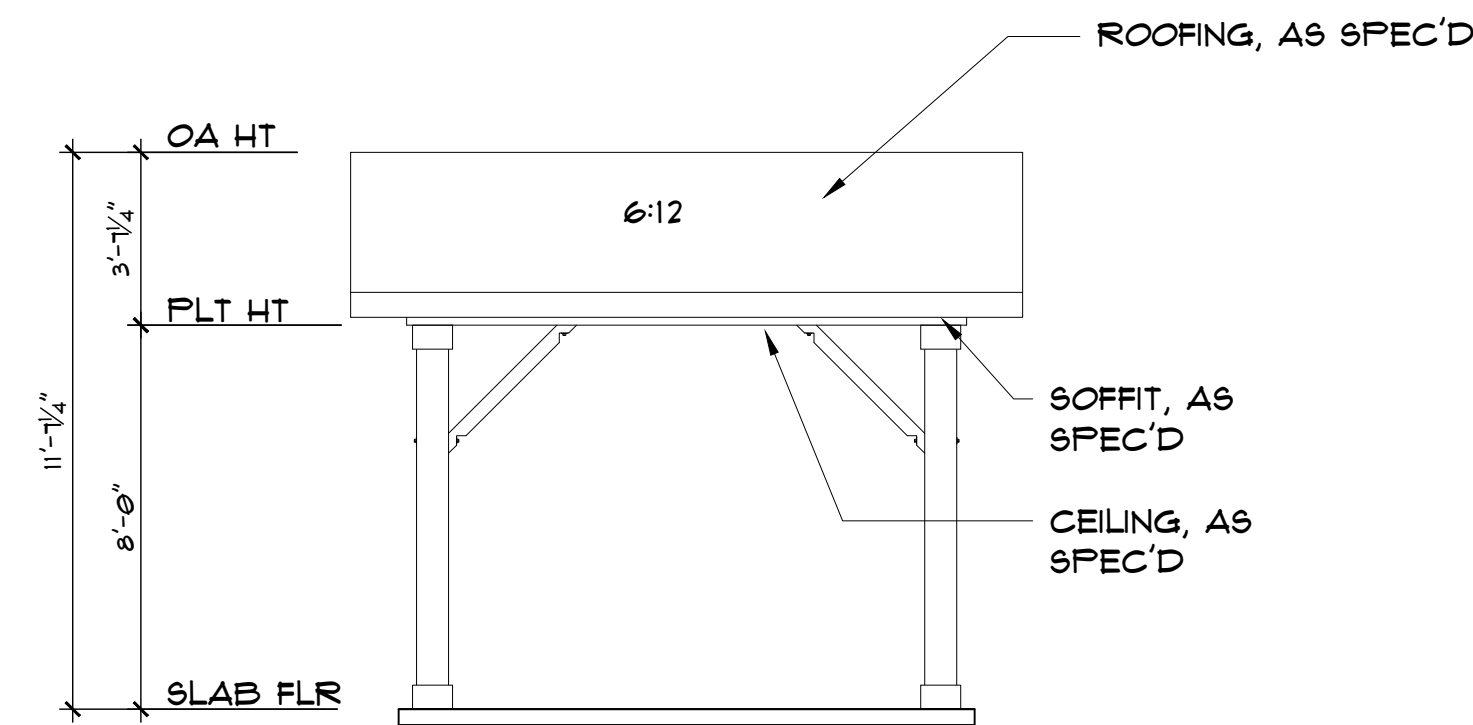
COLUMN DETAILS
SCALE: 1/2" = 1'-0"

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

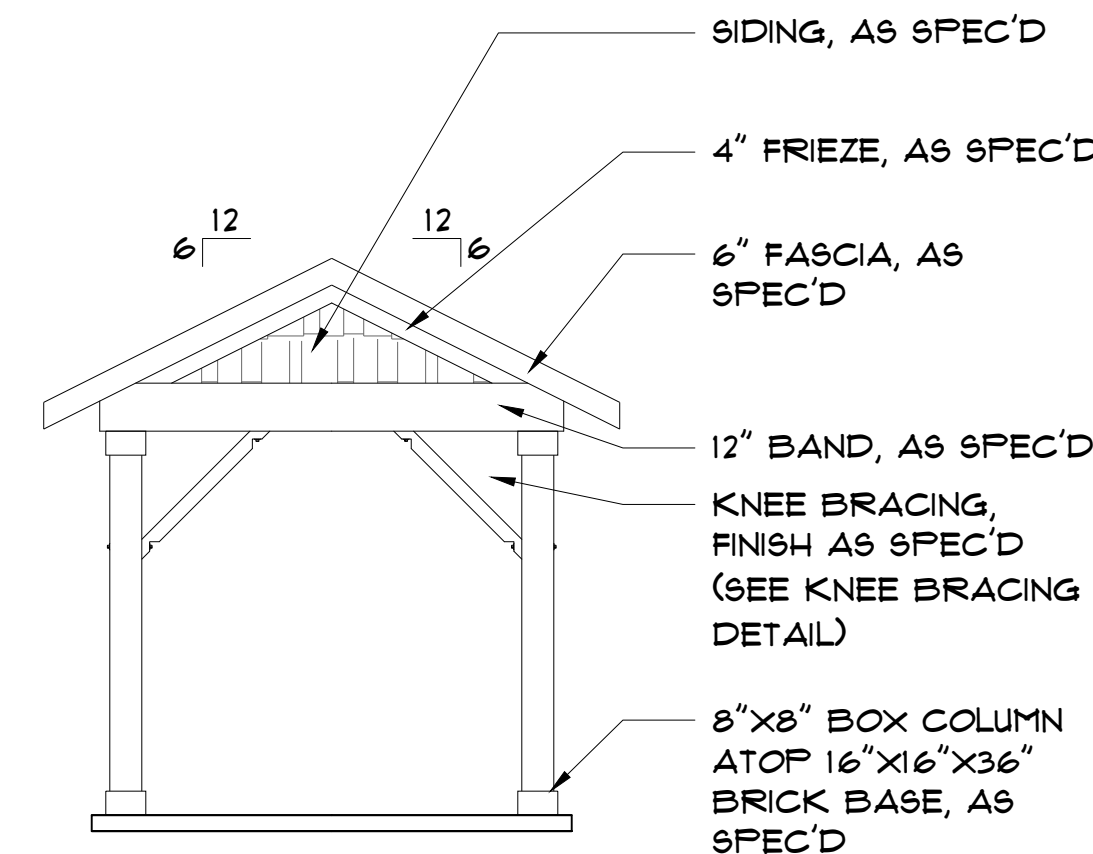


MAILBOX SHELTER ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

TO NEARBY
PHOTOCELL SWITCH
AND ELECTRICAL
PANEL



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



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



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CLIENT:	FORESTAR
PROJECT:	CROSS CREEK MAILBOX SHELTER
LOCATION:	BETHEL BAPTIST RD. SPRING LAKE, NORTH CAROLINA
SCALE: 1/4" = 1/8" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED	

PROJECT NO.:	25900899
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DATE:	4/7/2025	DRAWN BY:	TDE
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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

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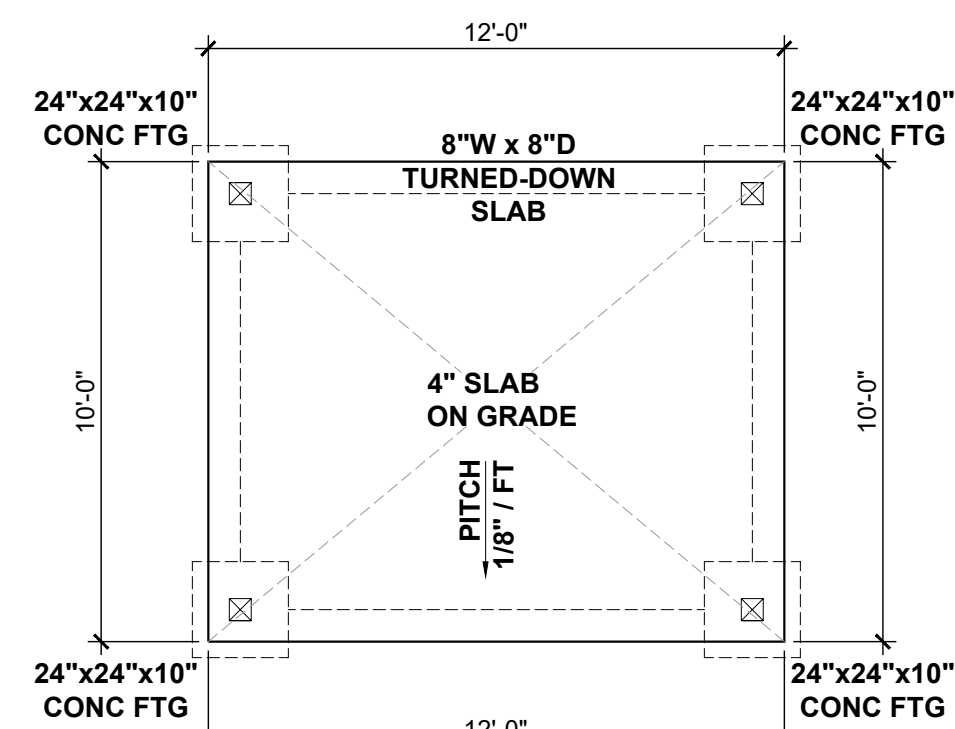
CLIENT:	FORESTAR
PROJECT:	CROSS CREEK MAILBOX SHELTER
LOCATION:	BETHEL BAPTIST RD. SPRING LAKE, NORTH CAROLINA
SCALE:	1/4" = 1'-0" FOR 24x36 PAPER, NOT TO SCALE FOR 11x17 PAPER, OR AS NOTED

PROJECT NO:
25900899

DATE:	DRAWN BY:
4/7/2025	TDE

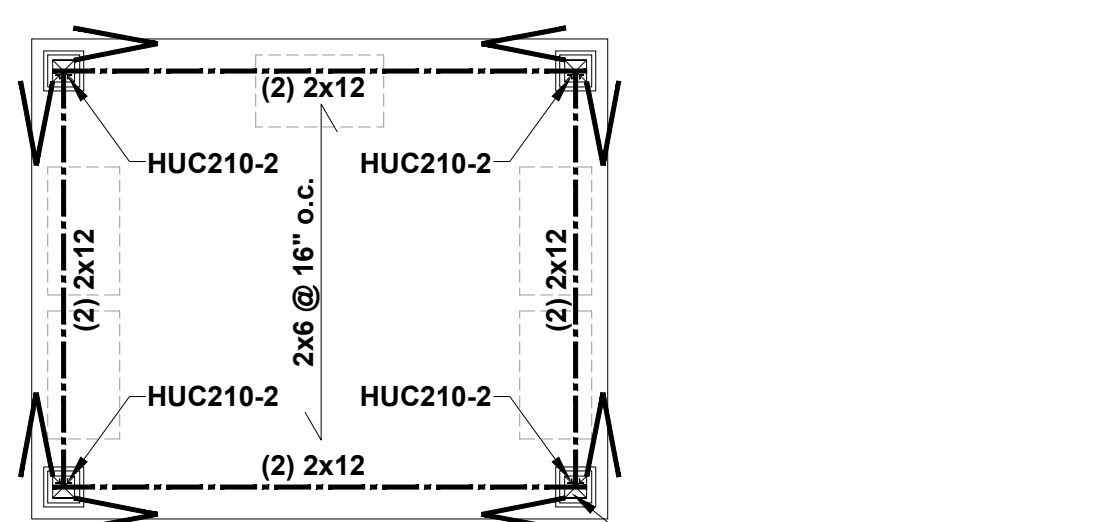
STRUCTURAL NOTES

S1.0



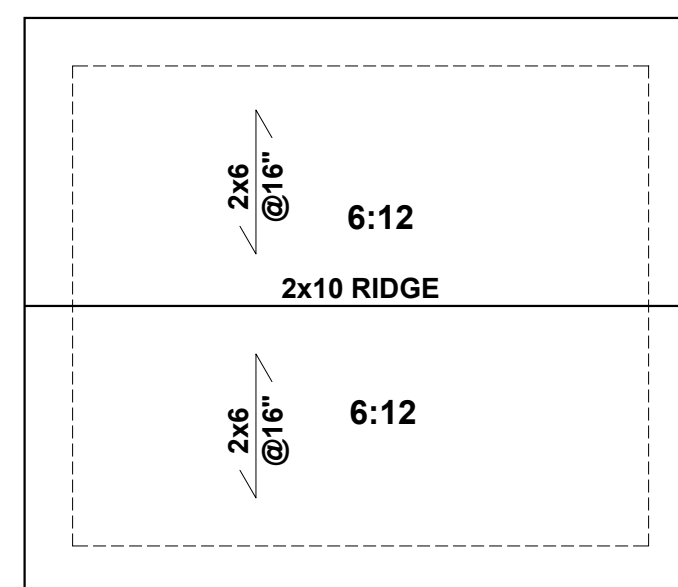
FOUNDATION PLAN

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



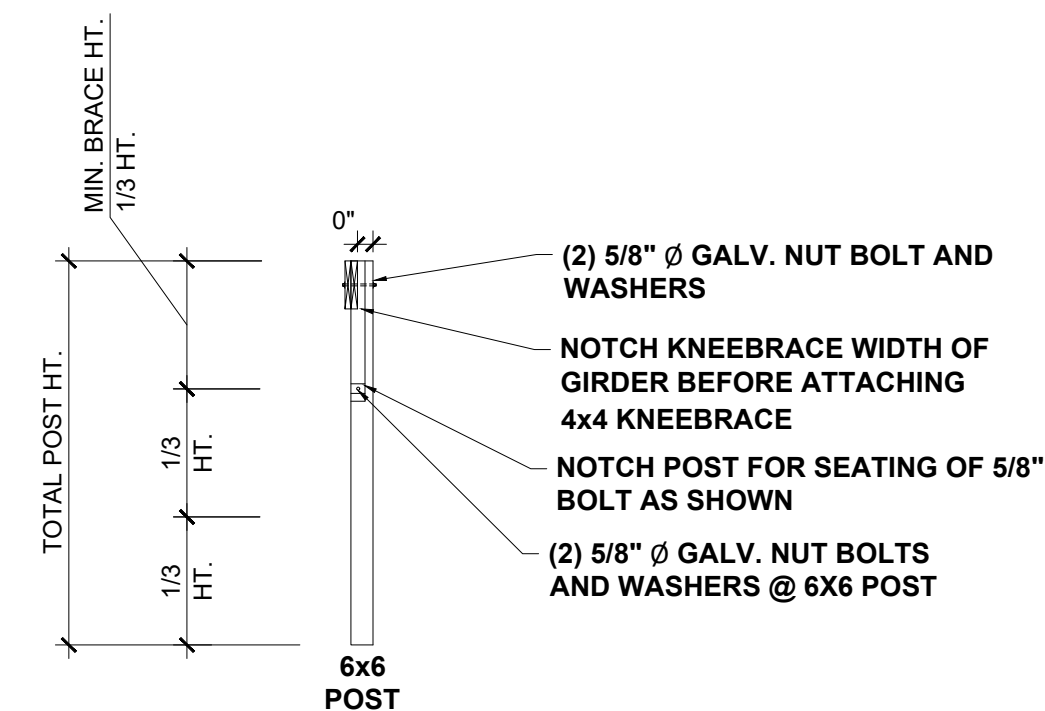
CEILING FRAMING PLAN

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

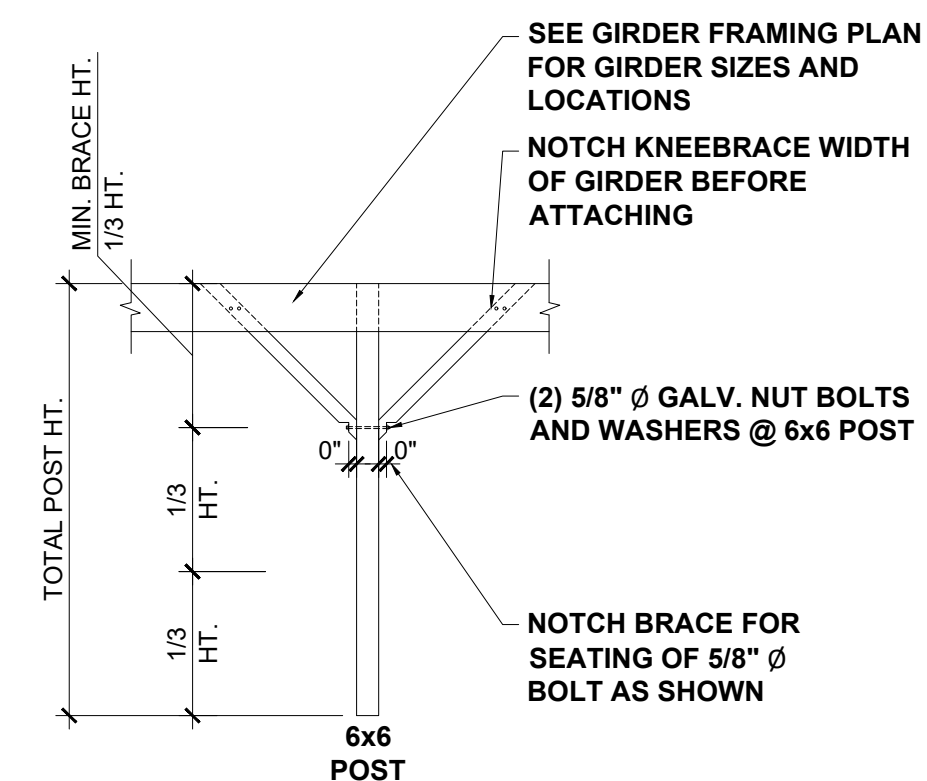


ROOF PLAN

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.



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CLIENT: **FORESTAR**

PROJECT: **CROSS CREEK MAILBOX SHELTER**

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FRAMING AND FOUNDATION PLANS

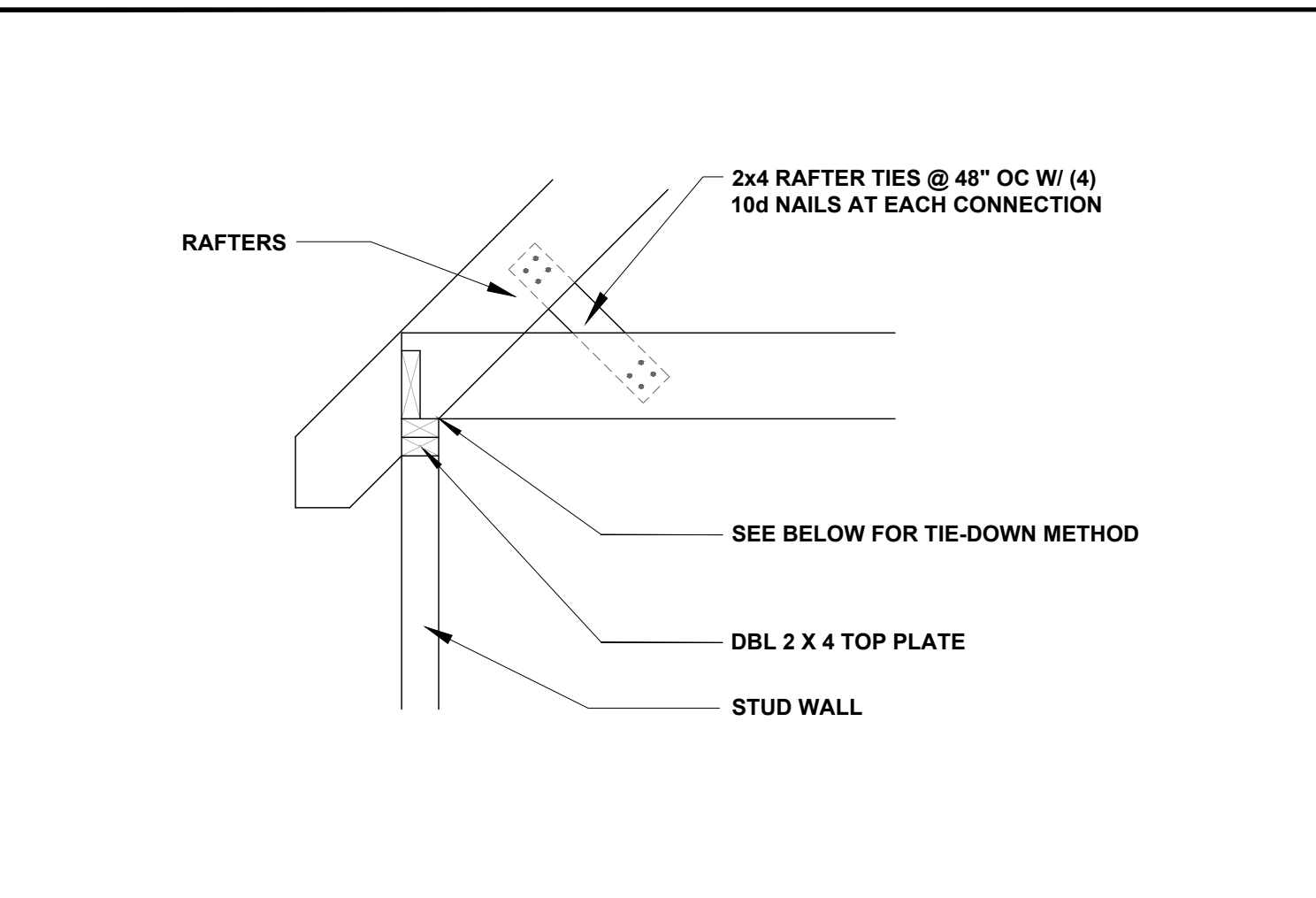
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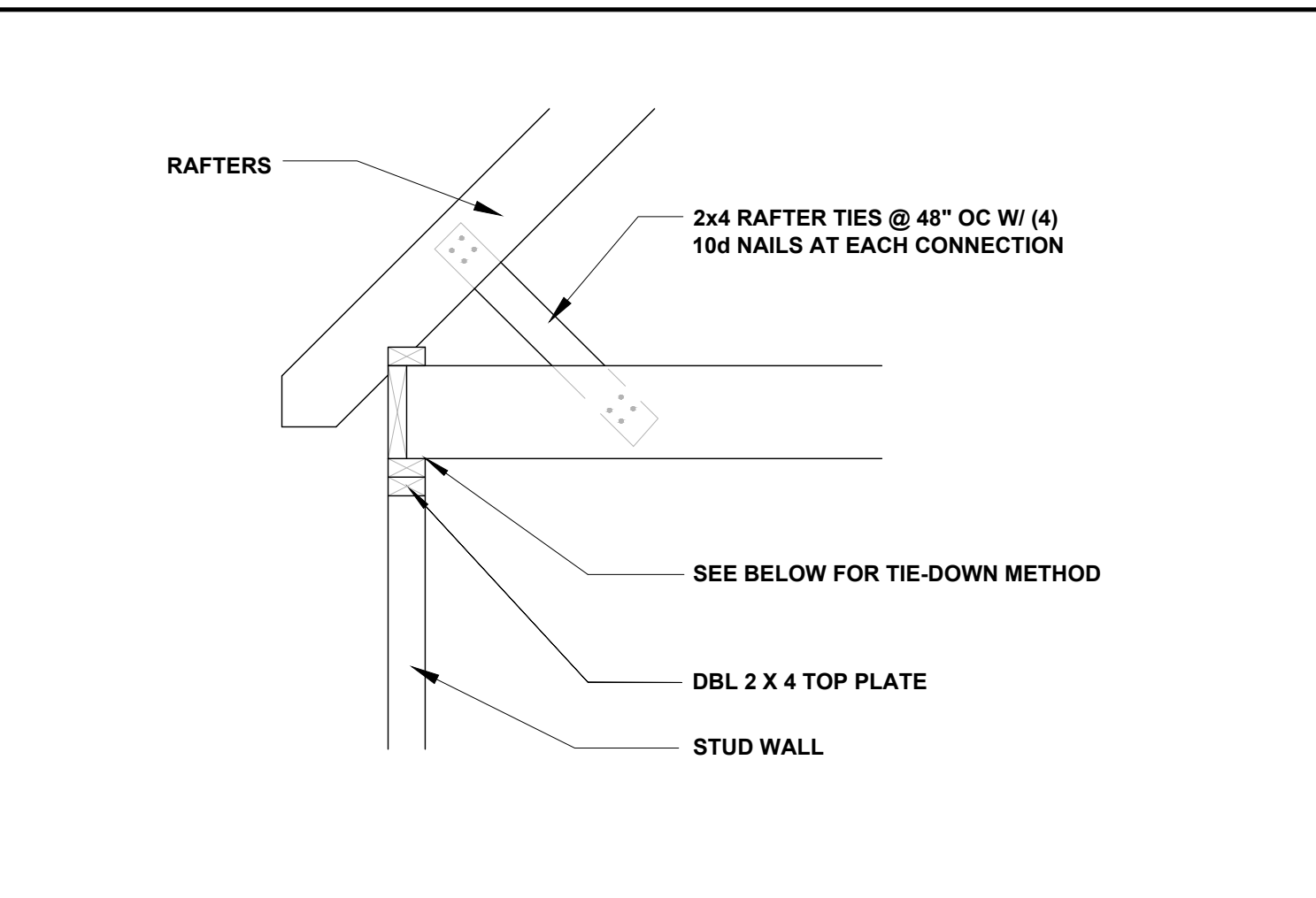
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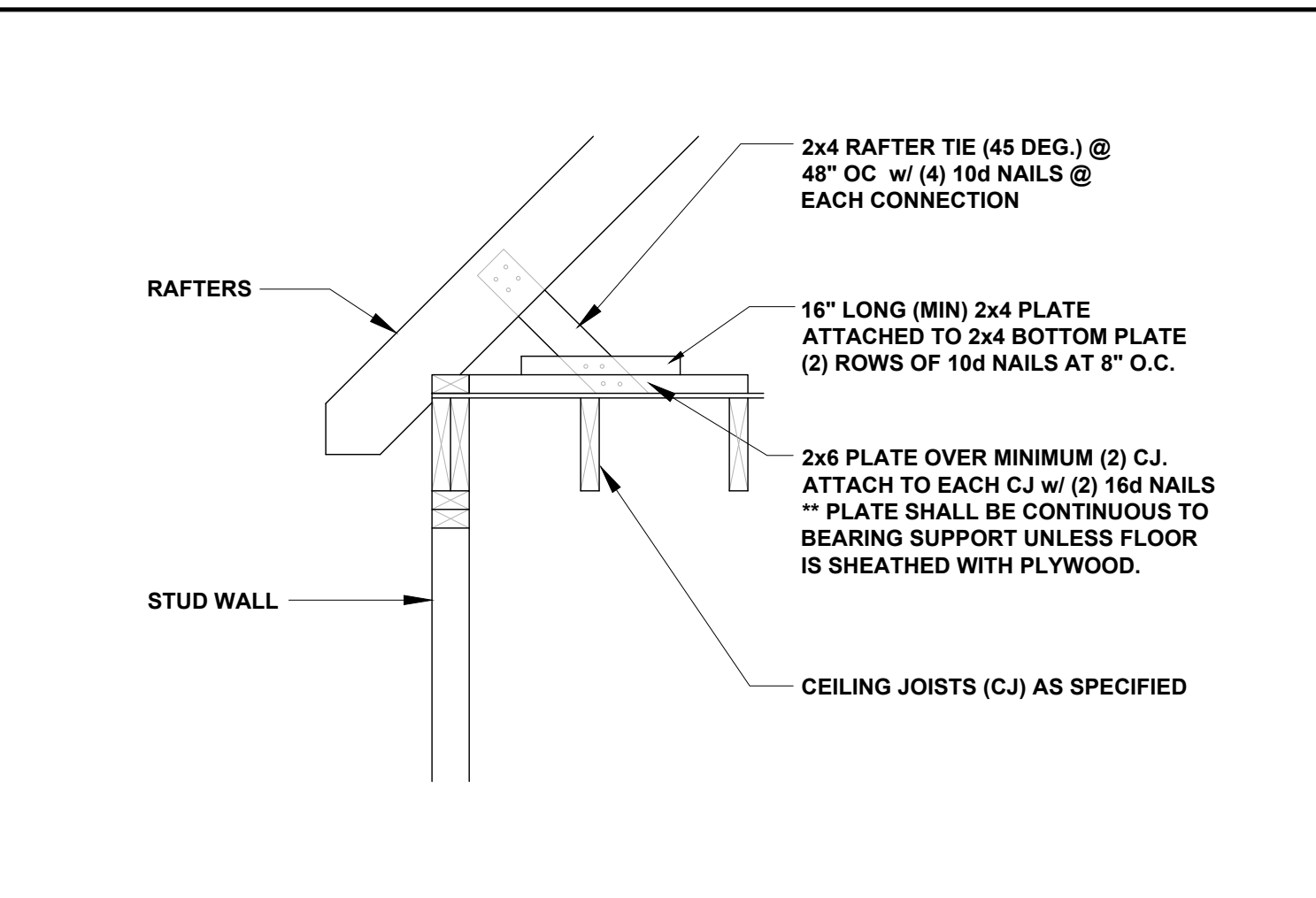
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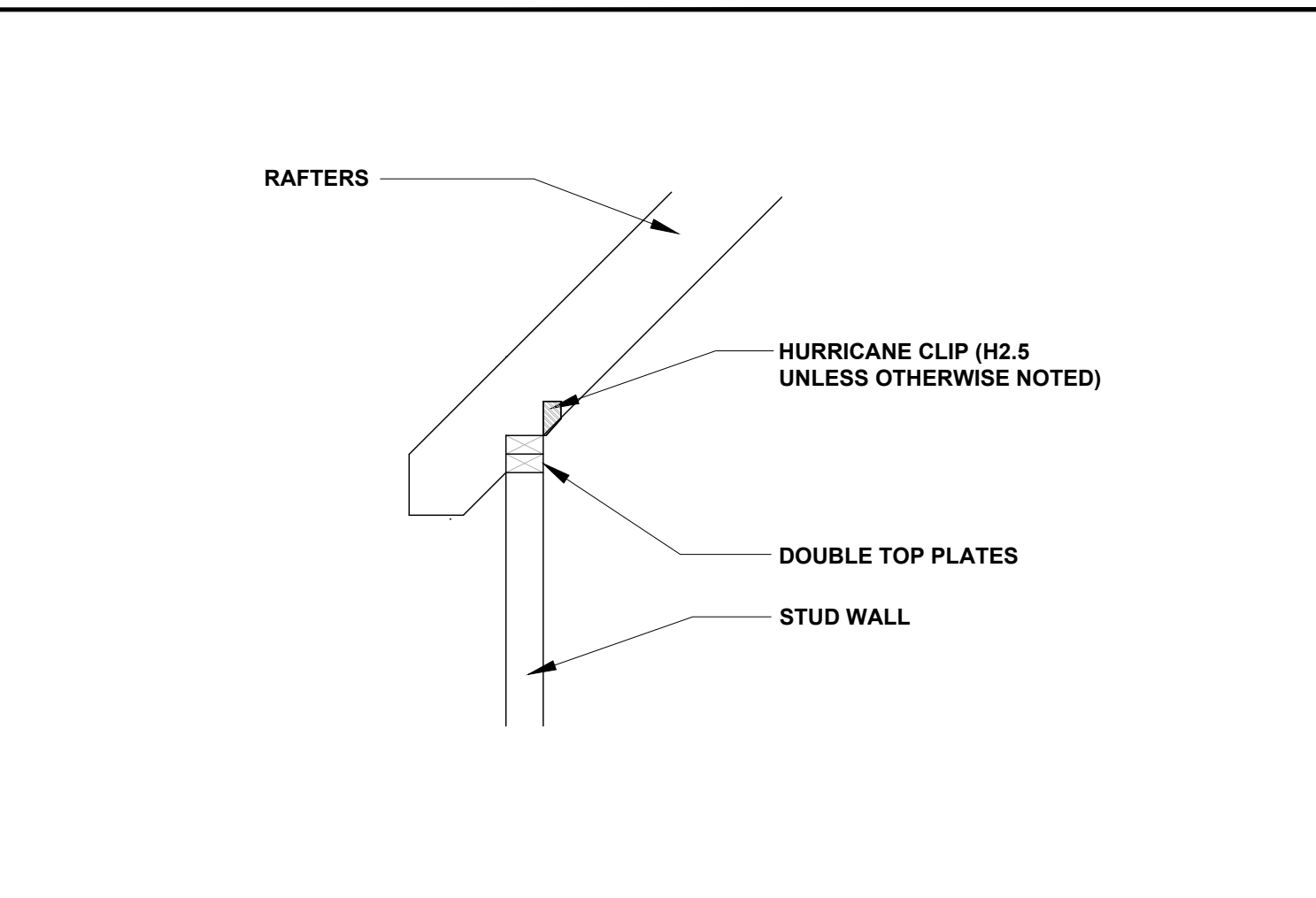
RAFTER TIE 3/4" = 1'-0" **1**



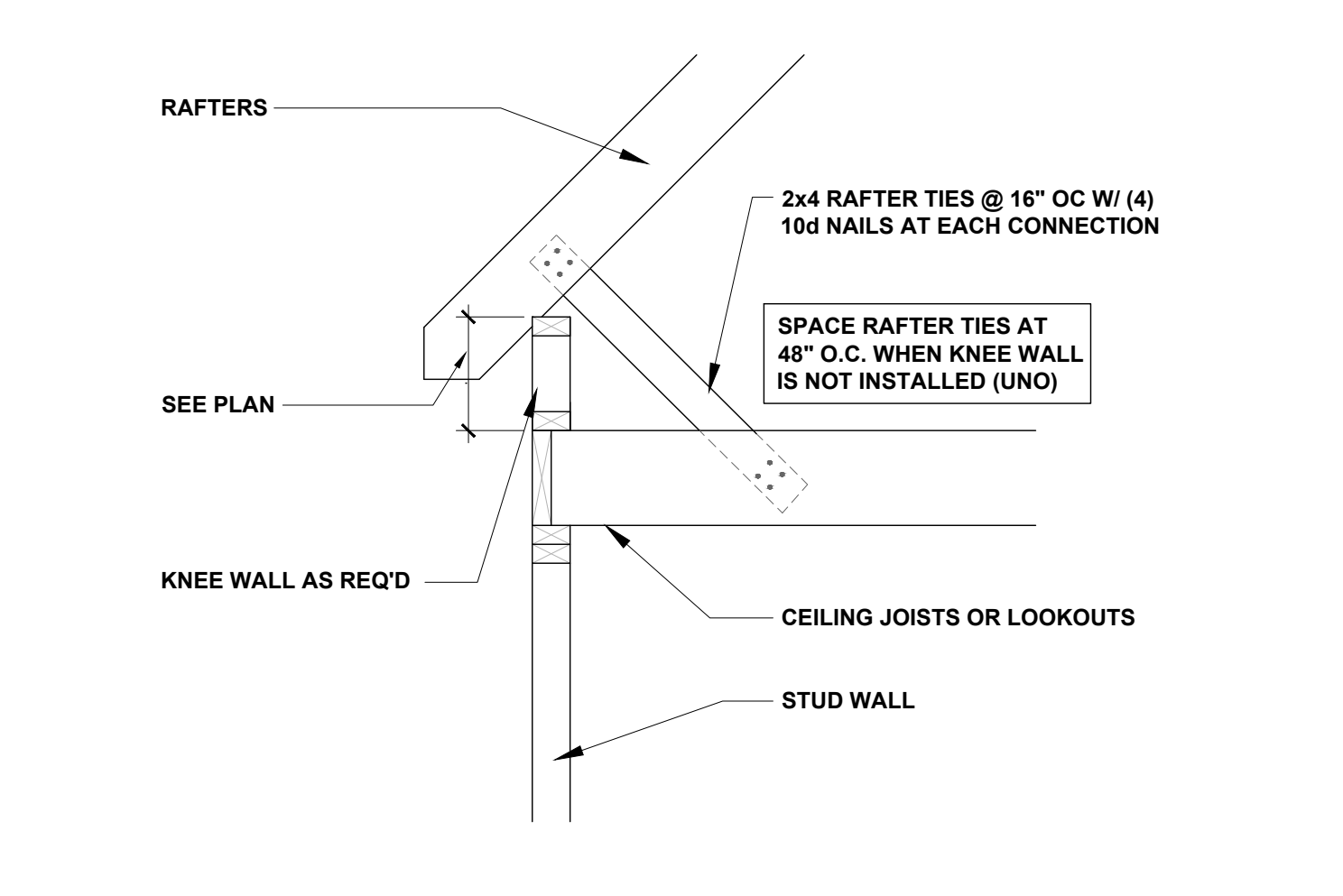
RAFTER TIE 3/4" = 1'-0" **2**



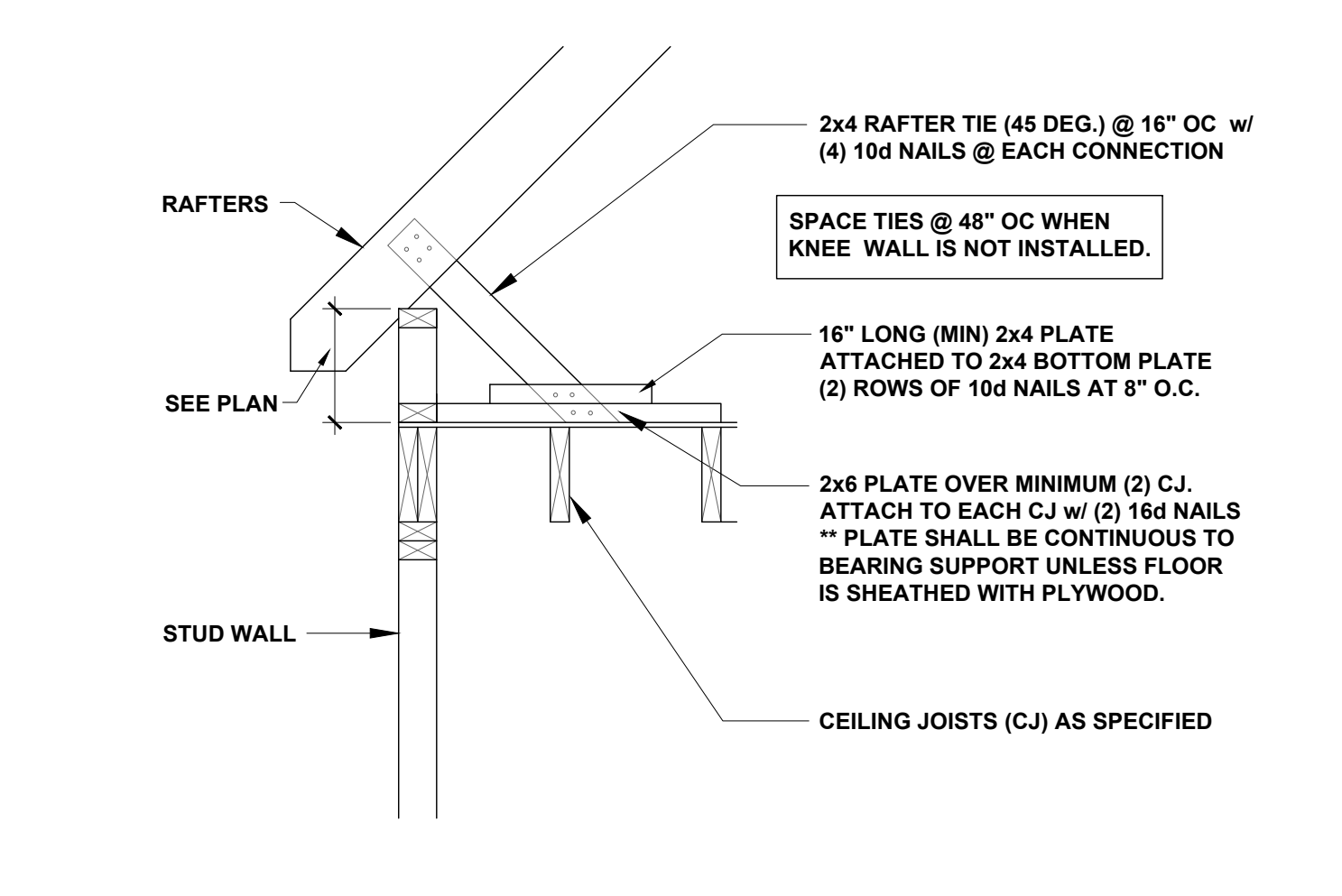
RAFTER TIE 3/4" = 1'-0" **3**



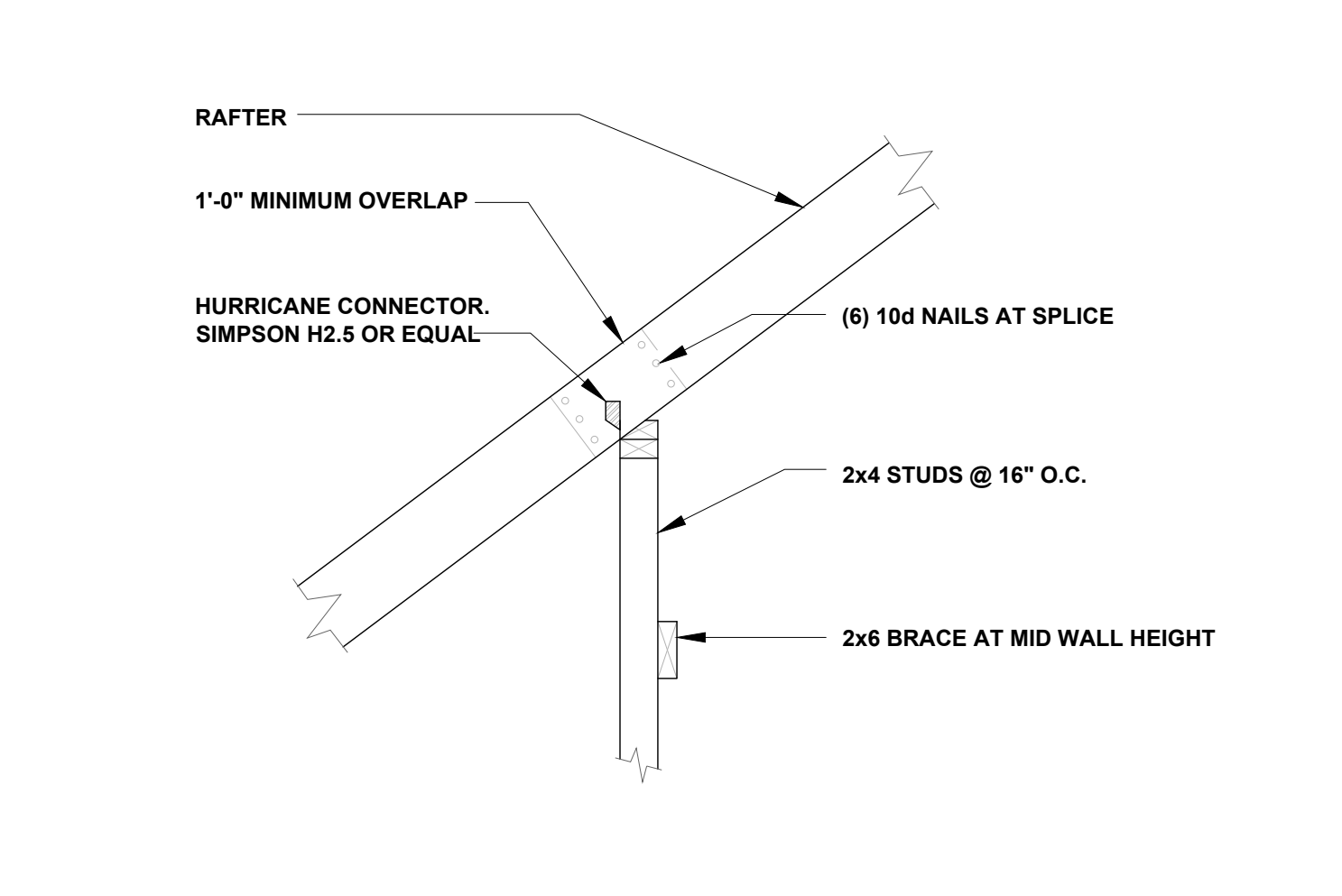
RAFTER-TO-PLATES CONNECTION 3/4" = 1'-0" **4**



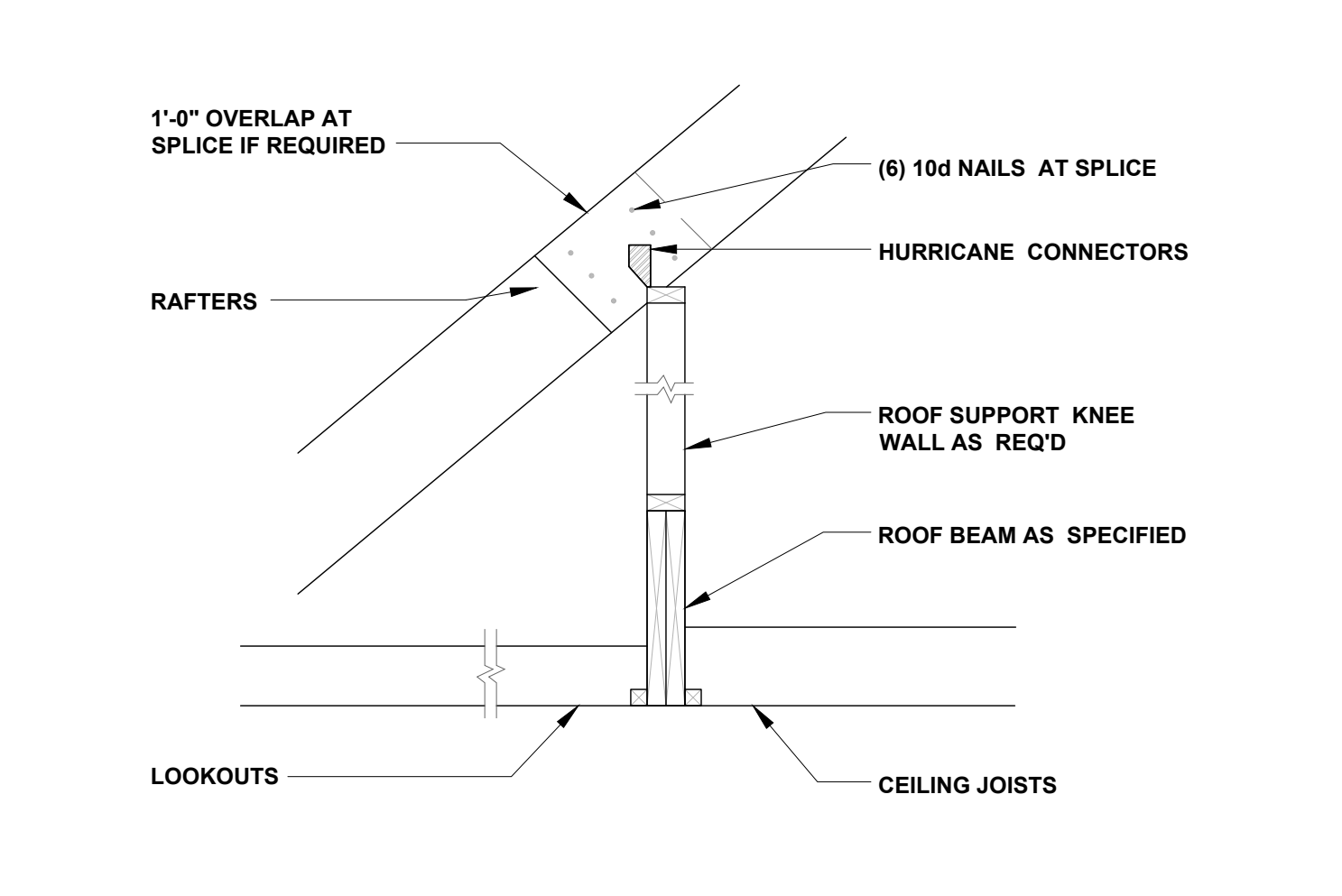
RAFTER AT KNEE WALL 3/4" = 1'-0" **5**



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**

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CONVENTIONAL FRAMING DETAILS

SD1.0