

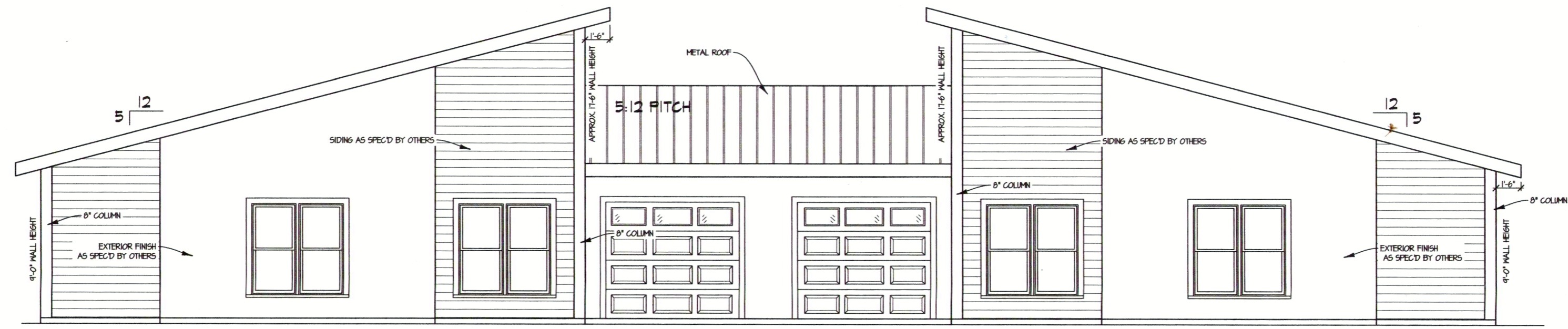
NOTICE TO CONTRACTOR
 All construction must comply with current NC Building Codes
 and be subject to field inspection and verification.

APPROVED
 Limited liability only review.
 Please Refer responsible for
 full compliance with the code

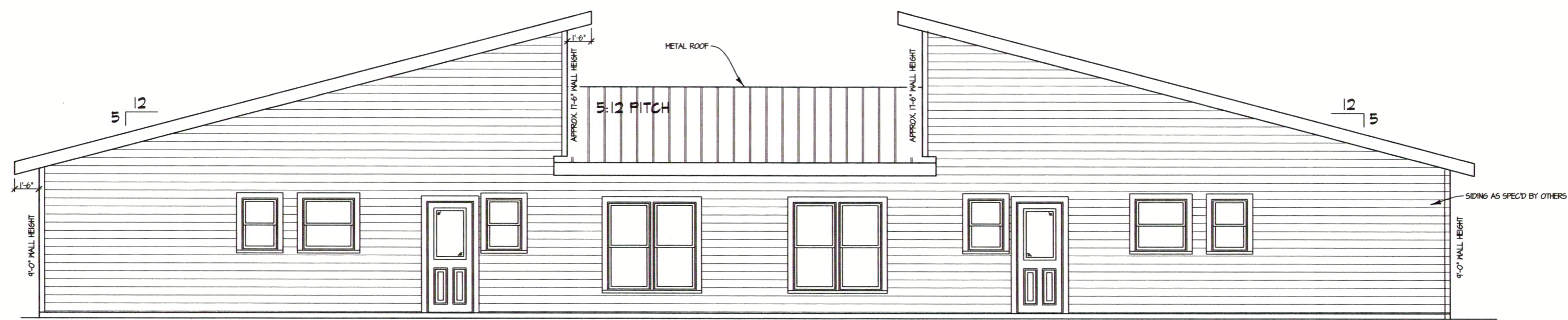
09/23/2022

Balaban

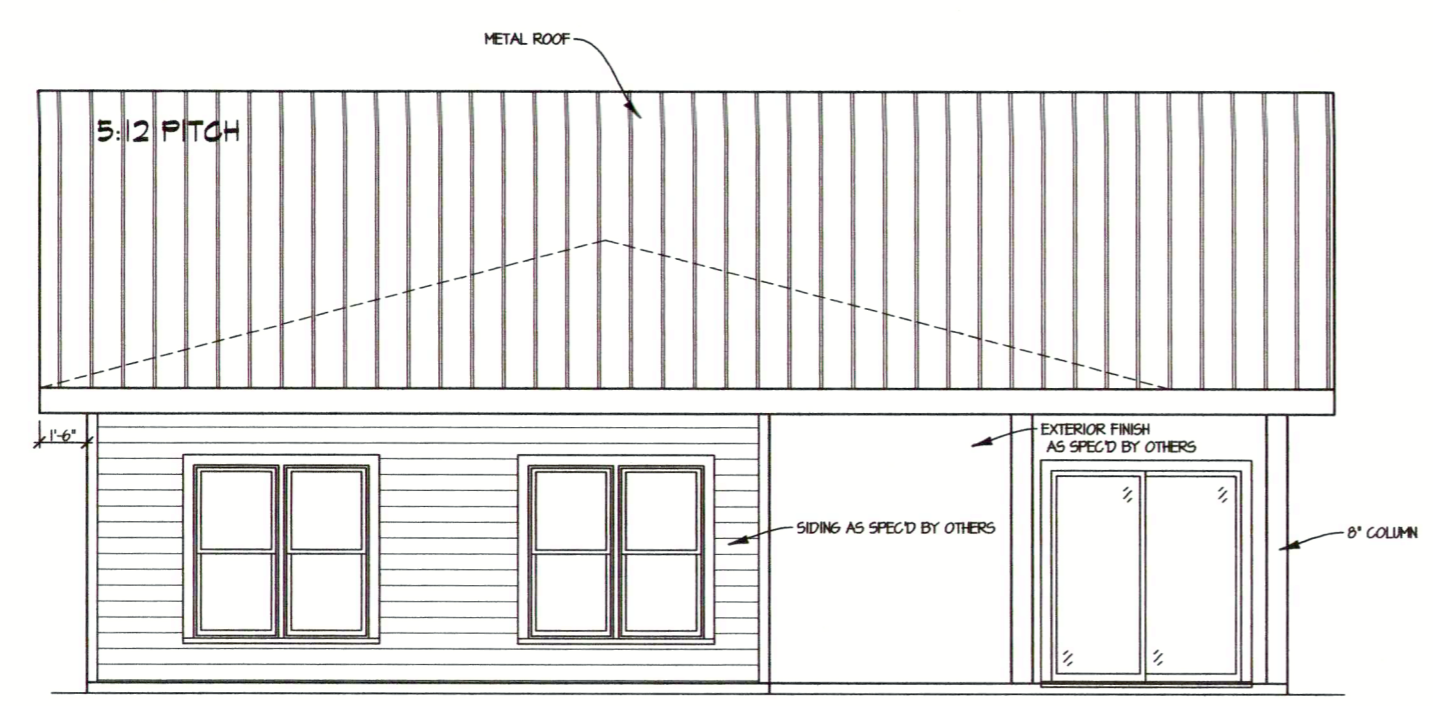
HARNETT COUNTY
 NORTH CAROLINA



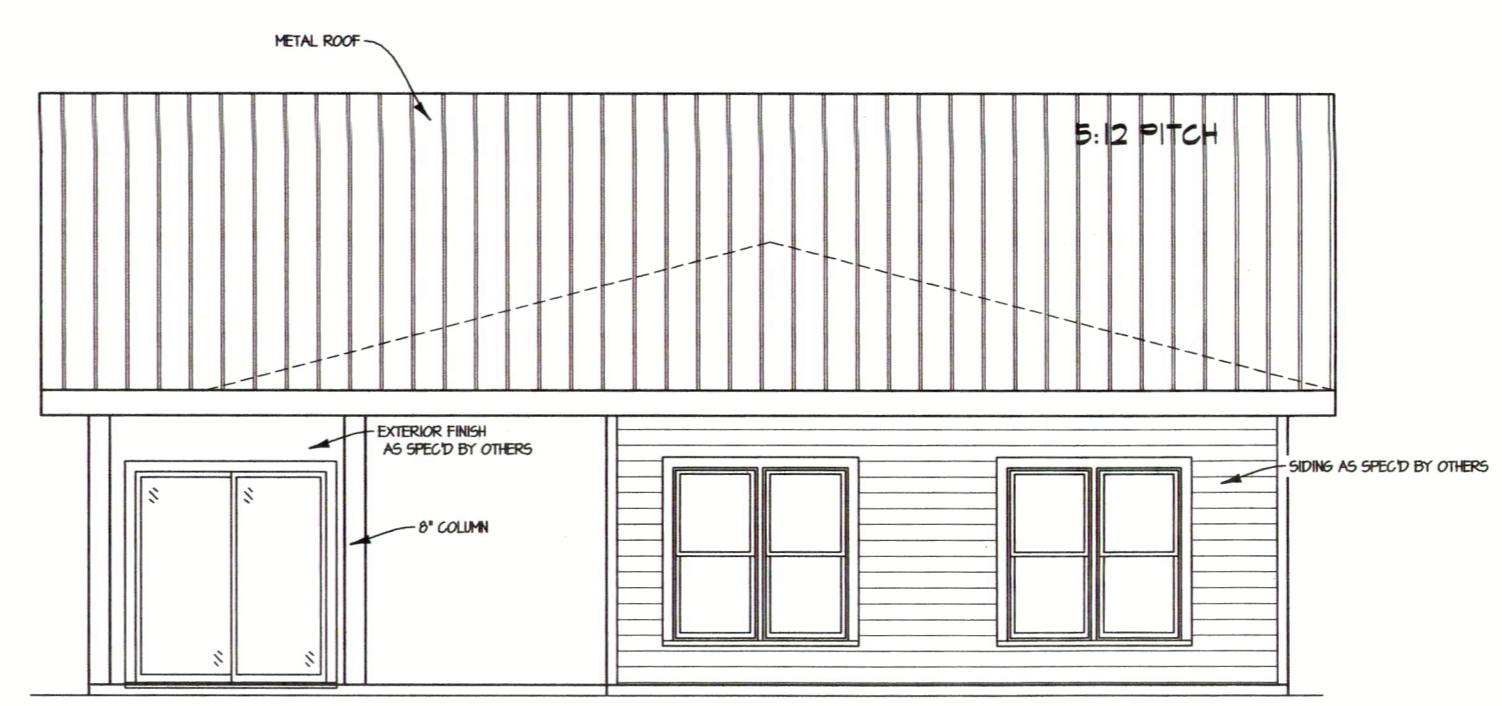
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



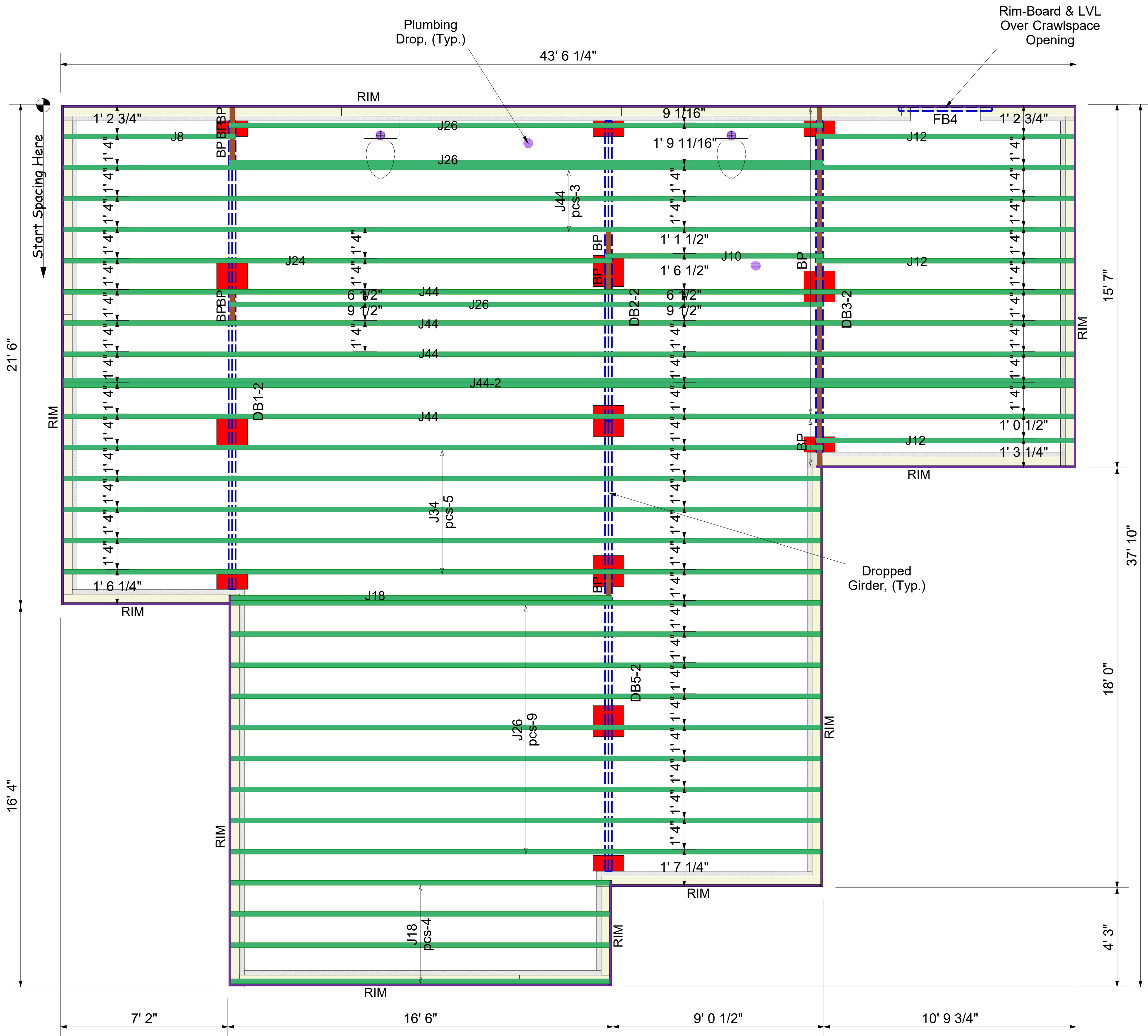
RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

The Home Page
 5238 COLORADO RD. BAILEY, NC 27807
 (919) 618-1145 MOBILE
 THEHOMEPAGE.DESIGNS@GMAIL.COM

Jose Moreno
 Mingo

CONTRACTOR SHALL VERIFY ALL INFORMATION ON THESE PLANS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL STATE AND LOCAL BUILDING CODES AND ALL APPLICABLE PERMITS. THE ASSUMES THE USER FOR ANY CONDITIONS, CONSTRUCTION METHODS, STRUCTURAL SITUATIONS OR ANY DEVIATION OF THESE PLANS.

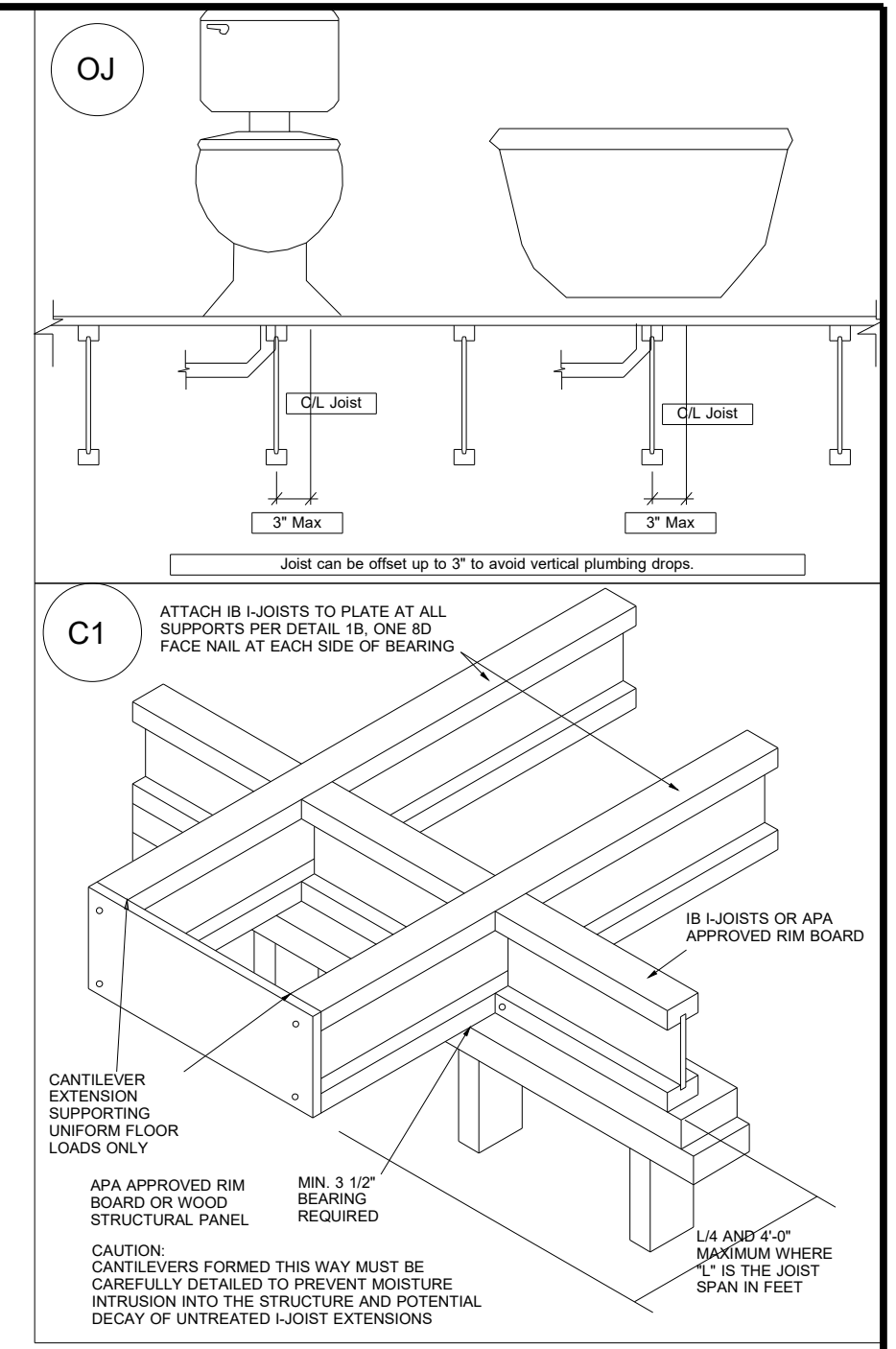
1/5
 DATE: 05/03/20



**I-JOIST LAYOUT
REVIEWED AND
APPROVED BY
EOR. S1
REFLECTS
I-JOIST LAYOUT**

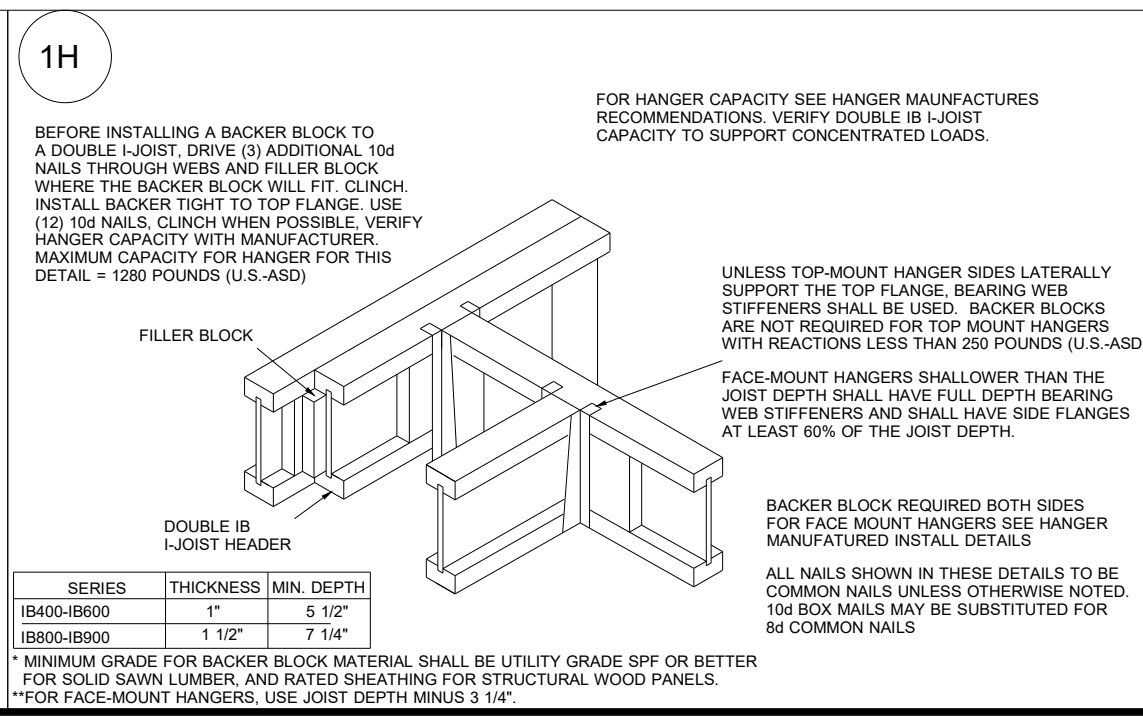
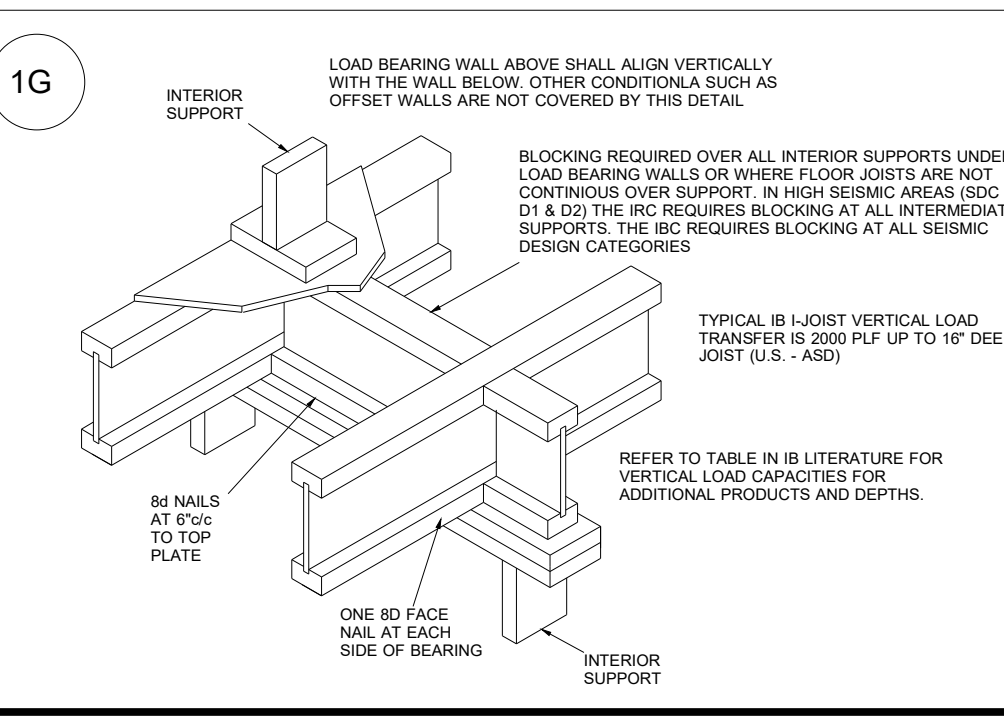
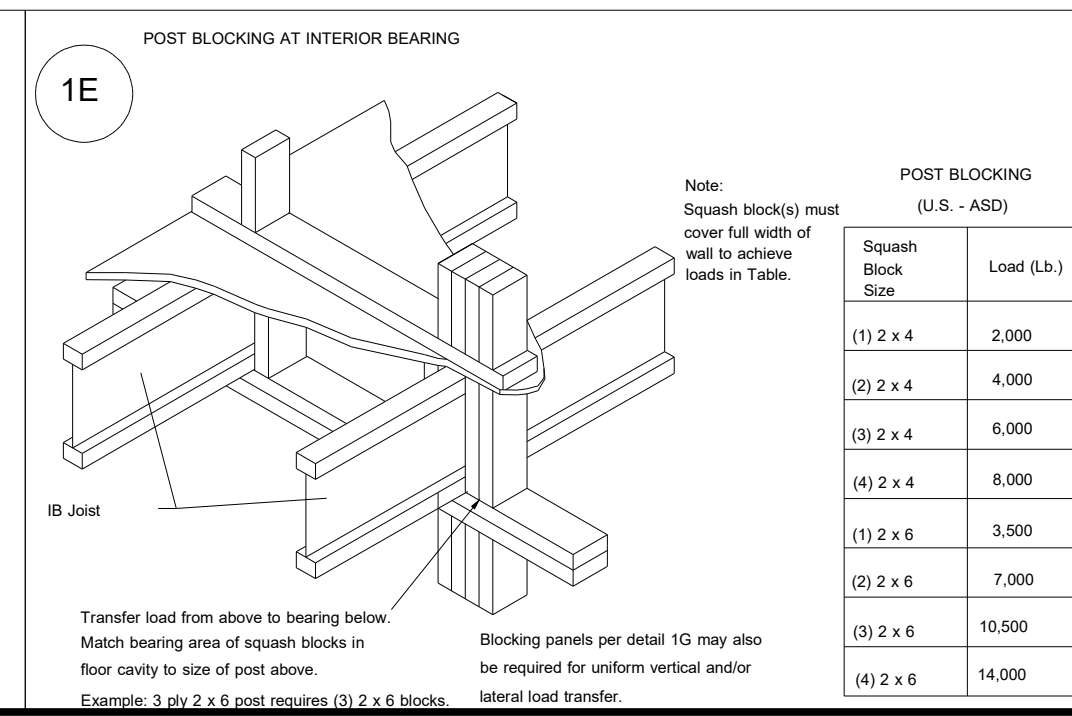
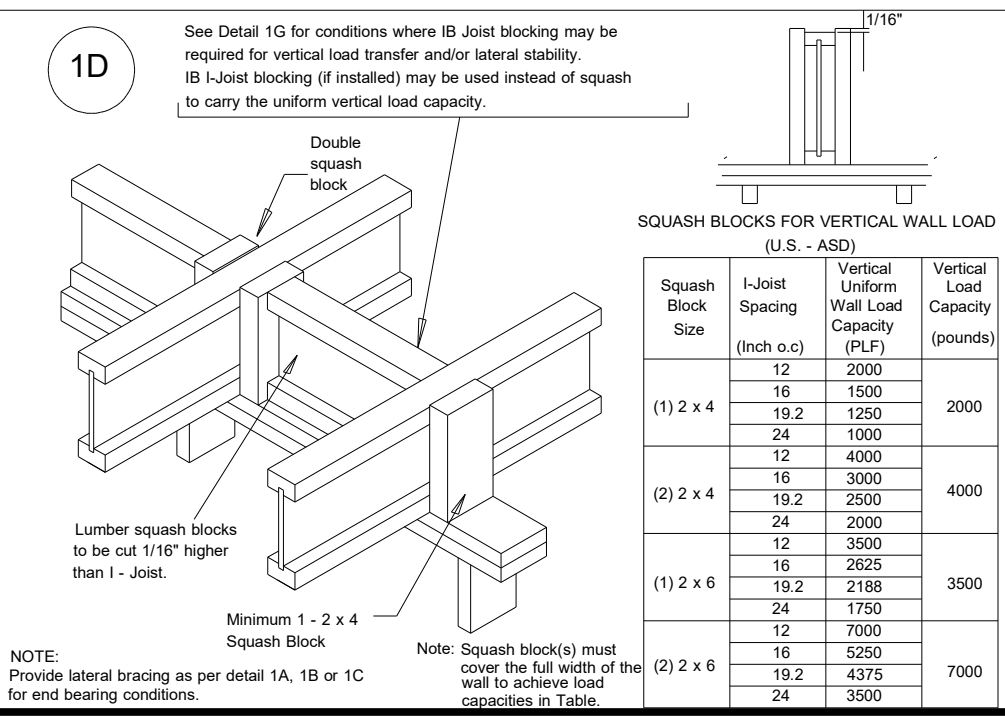
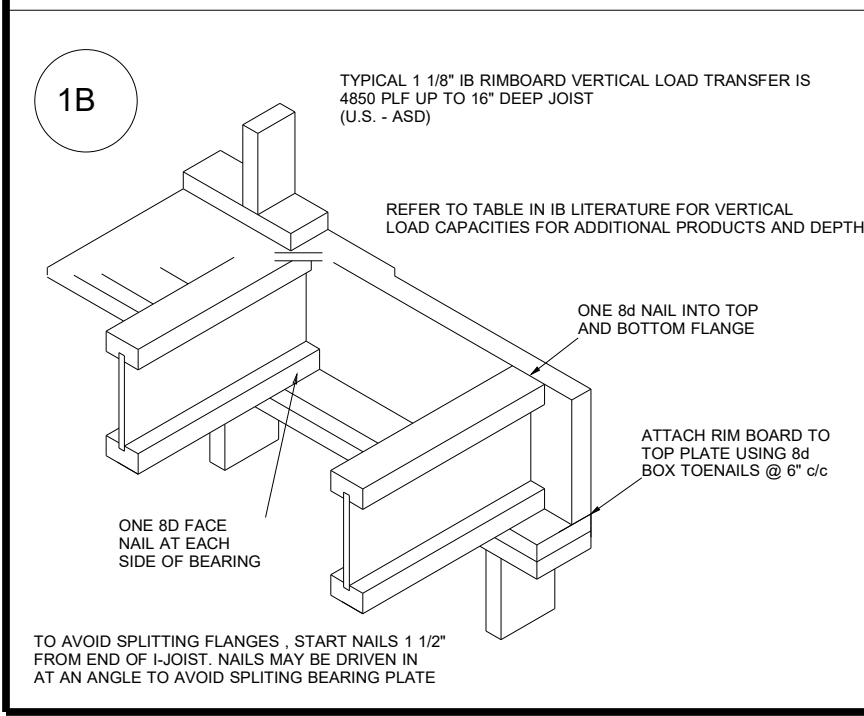
PlotID	Length	Product	Plies	Net Qty	Fab Type
J44	44' 0"	11 7/8" PJI-40	1	7	MFD
J44-2	44' 0"	11 7/8" PJI-40	2	2	MFD
J34	34' 0"	11 7/8" PJI-40	1	5	MFD
J26	26' 0"	11 7/8" PJI-40	1	12	MFD
J24	24' 0"	11 7/8" PJI-40	1	1	MFD
J18	18' 0"	11 7/8" PJI-40	1	5	MFD
J12	12' 0"	11 7/8" PJI-40	1	3	MFD
J10	10' 0"	11 7/8" PJI-40	1	1	MFD
J8	8' 0"	11 7/8" PJI-40	1	1	MFD
DB1-2	22' 0"	2.0 RigidLam DF LVL 1-3/4 x 9-1/4	2	2	FF
DB5-2	20' 0"	2.0 RigidLam DF LVL 1-3/4 x 9-1/4	2	2	FF
DB3-2	16' 0"	2.0 RigidLam DF LVL 1-3/4 x 9-1/4	2	2	FF
DB2-2	14' 0"	2.0 RigidLam DF LVL 1-3/4 x 9-1/4	2	2	FF
FB4	4' 0"	2.0 RigidLam DF LVL 1-3/4 x 11-7/8	1	1	FF
RIM	12' 0"	1 1/8" x 11 7/8" APA Rim Board	1	14	FF
BP	2' 0"	11 7/8" PJI-40	1	9	FF

BLOCK SOLID UNDER ALL POST /POINT LOADS FROM ABOVE - TYPICAL AT ALL LOCATIONS



1st Floor I-Joist

DRAWING SCALE : NTS



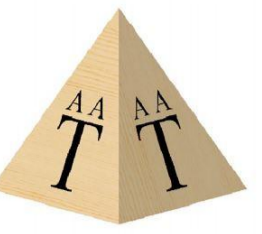
BBO = Beam by Others
PBO = Post by Others
GBO = Girder by Others
J = I-Joist
FB = Flush Beam
DB = Dropped Beam
BP = Blocking Panels
SB = Squash Blocks



Joe Moreno
Mingo A (Left Side of Duplex ONLY)
1st FLOOR I-JOIST PLACEMENT PLAN

REVISIONS	
DATE	BY
07.22.22	RKW

PROJECT NUMBER
22070050
 SHEET NUMBER
1 / 1



Consulting.
Design.
Efficiency

A. A. Takla Engineering, PLLC

718 Arnette Ave. Durham, NC 27701
NC Firm License # P-1446

Andy A. Takla, PE
AndyTakla@TaklaEngr.com
NC PE License # 050695

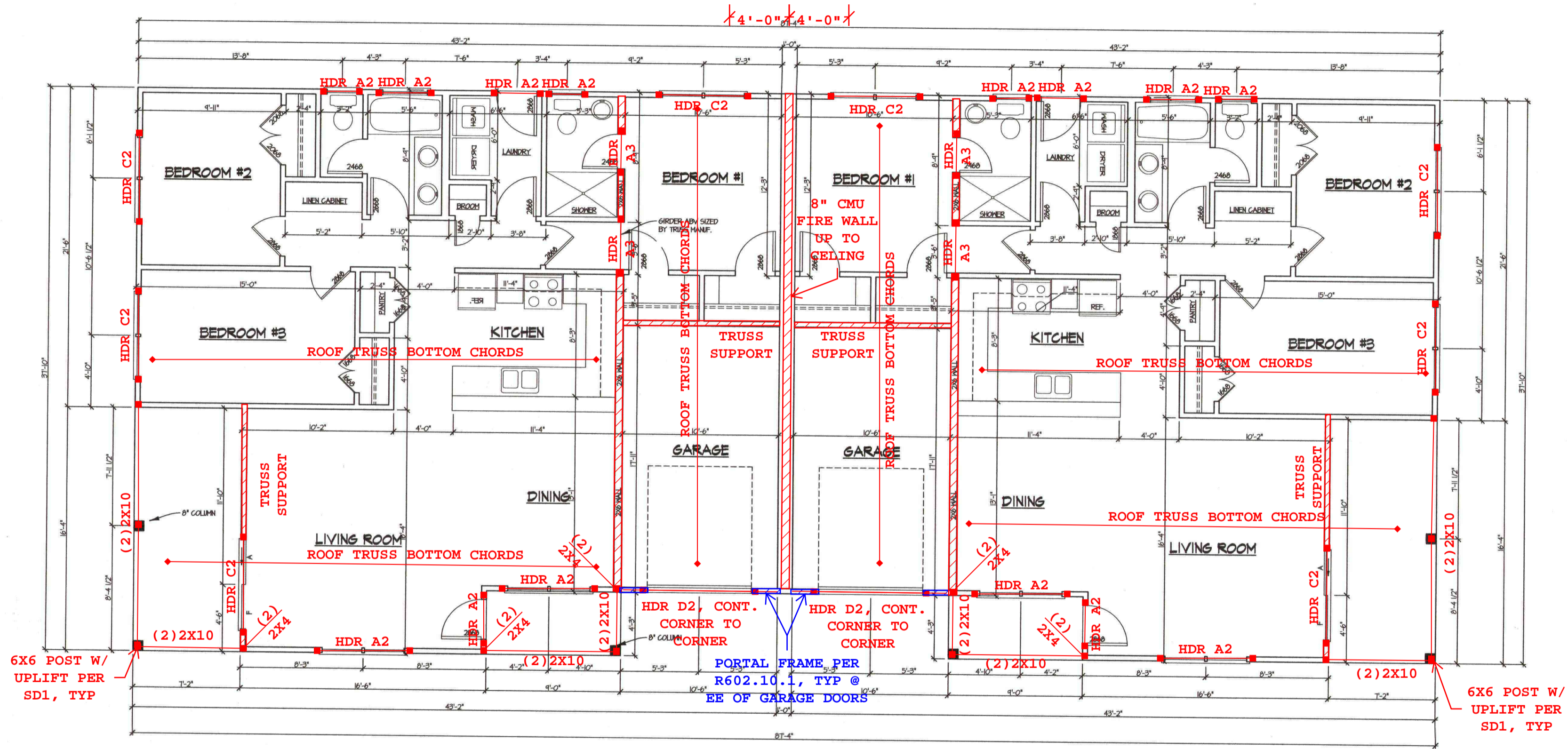


PE SEAL
APPLIES TO
STRUCTURAL
NOTES ONLY

Moreno Duplex
N 14th St.
Erwin, NC

Job Number:
1348-22

S2



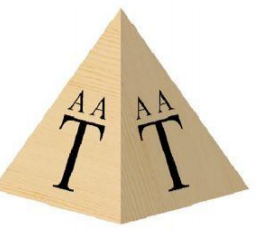
FLOOR PLAN
SCALE: 1/4" = 1'-0"

INTERIOR FOOTINGS MAY BE NEEDED DEPENDING
ON TRUSS DRAWINGS TO BE PROVIDED BY TRUSS
MANUFACTURE. BUILDER IS RESPONSIBLE FOR
COORDINATING PRIOR TO CONSTRUCTION.

PORTAL FRAME PER
R602.10.1, TYP @
EE OF GARAGE DOORS

6X6 POST W/
UPLIFT PER
SD1, TYP

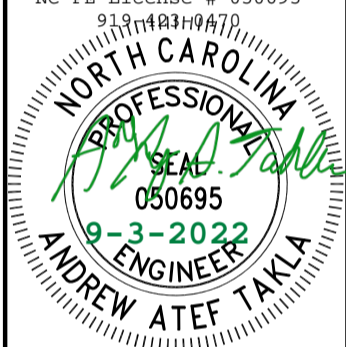
6X6 POST W/
UPLIFT PER
SD1, TYP



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Design.
Efficiency

A. A. Takla Engineering, PLLC
718 Arnette Ave. Durham, NC 27701
NC Firm License # P-1446

Andy A. Takla, PE
AndyTakla@TaklaEngr.com
NC PE License # 050695

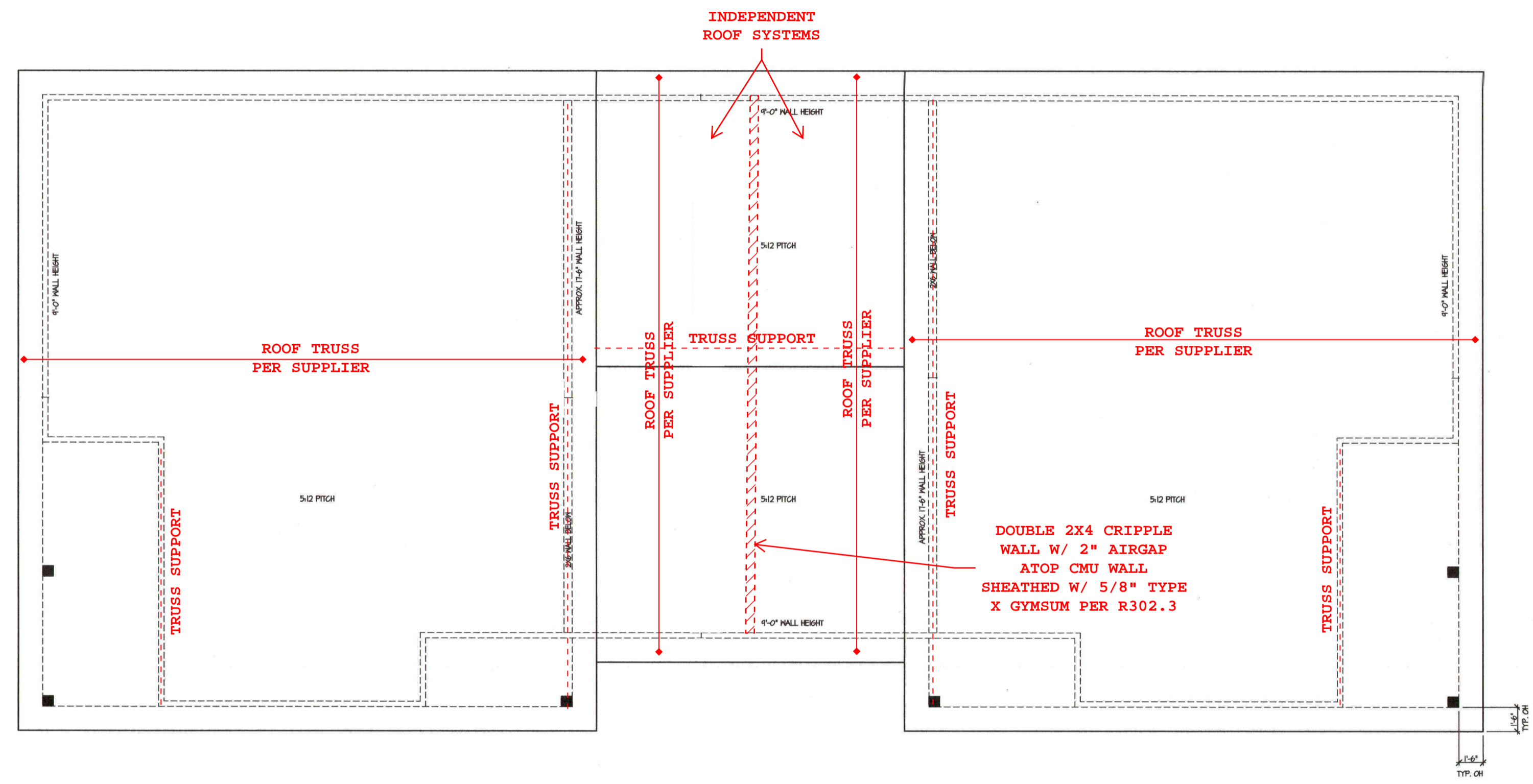


**PE SEAL
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STRUCTURAL
NOTES ONLY**

**Moreno Duplex
N 14th St.
Erwin, NC**

**Job Number:
1348-22**

53



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

INTERIOR FOOTINGS MAY BE NEEDED DEPENDING ON TRUSS DRAWINGS TO BE PROVIDED BY TRUSS MANUFACTURE. BUILDER IS RESPONSIBLE FOR COORDINATING PRIOR TO CONSTRUCTION.

General Plan Reading Notes:

1. Engineer's notes are in red, blue or green ink for clarity and are in Courier type font.
2. With regards to structural information, these notes shall take precedence over any other structural information.
3. Red check marks (), if present, indicate structural information which as been reviewed and approved by engineer.
4. Noted dimensions shall take precedence.

General Construction Notes:

1. All temporary shoring, means and methods are the responsibility of the contractor.
2. All dimensions to be verified by the contractor in the field.
3. Engineer assumes no responsibility for safety of project delivery.
4. Any questions pertaining to structural components should be immediately brought to the attention of engineer.
5. Limitations: Services provided are in accordance with the standard of practice for structural engineering and within the limits imposed by scope, schedule and budget.
6. Sequencing, shoring, means and methods of construction are considered beyond the scope of this design.

Design Loads			
	Meet/exceeds minimum per NCRC 2018		Deflection
	Live	Dead	
All Indoor Floors	40	10	L/360
Attic Platforms	25	10	L/360
Construction Live	20		L/360
Decks/Porches	50	10	L/240
Roof	20	10	L/240
Windload	115(MPH)		L/240

Foundation Notes:

1. Assumed soil load bearing capacity = 2000 PSF
2. Minimum 28 day f'c of concrete = 3000 PSI
3. Foundations to be built in accordance with NCRC 2018, CH 4
4. "Tie-In"s shall be (2) 16" long #4 epoxy bonded dowels half embedded mid-depth into existing footings. If no footing exists, omit Tie-in
5. Install anchor bolts per R403.1.6.
6. All slabs shall be minimum 4" thick, 3000 psi concrete slab on 4" of #57 sub-base. If slab is used in an interior or garage application, install 6 mil vapor retarder and 10/10 6x6 welded wire fabric.
7. All slabs shall be on compacted fill or full depth self consolidated structural fill (stone) (at porches, garages and stem wall slabs).
8. Max unreinforced, unbalanced condition of any CMU wall shall be 36".
9. Top course of all foundation walls and piers shall have solid caps. Any slab stem walls shall be filled solid.
10. All piers shall be in the middle 1/3rd of the footing. Min 2" footing projection at each side. Max projection shall be the depth of the footing.

Footing Schedule:

- A = 16"x16"x8"
 - B = 20"x20"x8"
 - C = 24"x24"x10"
 - D = 30"x30"x12"
 - E = 36"x36"x12"
 - F = 40"x40"x12" w/ (3) #4 EW
 - G = 48"x48"x12" w/ (4) #4 EW
- *All rebar in footings to have 3" cover from sides, bottoms and other parallel rebar.

Header Schedule:

- A2 = (2)2x6 w/ (1)2x4 Jack @ EE UON
- B2 = (2)2x8 w/ (2)2x4 Jack @ EE UON
- C2 = (2)2x10 w/ (2)2x4 Jack @ EE UON
- D2 = (2)2x12 w/ (3)2x4 Jack @ EE UON
- E2 = (2)9 1/4" LVL w/ (3)2x4 Js @ EE UON
- F2 = (2)11 7/8" LVL w/ (3)2x4 Js @ EE UON
- A3 = (3)2x6 w/ (1)2x6 Jack @ EE UON
- B3 = (3)2x8 w/ (2)2x6 Jack @ EE UON
- C3 = (3)2x10 w/ (3)2x6 Jack @ EE UON
- D3 = (3)2x12 w/ (3)2x6 Jack @ EE UON
- E3 = (3)9 1/4" LVL w/ (3)2x6 Js @ EE UON
- F3 = (3)11 7/8" LVL w/ (3)2x6 Js @ EE UON

King Stud Schedule (R602.7.5):

- 0'-3' wide = 1 @ EE UON
 - 3'-6' wide = 2 @ EE UON
 - 6'-9' wide = 3 @ EE UON
 - 9'-12' wide = 4 @ EE UON
 - 12'-15' wide = 5 @ EE UON
- *Stud size shall match width of wall.

Roof Framing Notes:

1. All roof framing shall comply with NCRC 2018 CH 9.
2. All dimensional lumber to be SYP No.2 or better.
3. Sheath with 7/16" OSB w/ 8d nails at 6" o.c. edge and 12" o.c. field.
4. All rafter ties to be installed no higher than 1/3rd height eave to ridge up from eave nailed with (5) 10d nails at each end, UON.
5. Roof trusses per others; installation per supplier guidelines.
6. When structural ridge is used, collar ties may be omitted with 24" long ridge strapping (CS22) is applied at 32" O.C
7. Where dormers are applicable, build dormer walls atop double/triple rafters.
8. Areas noted as "Post Down" shall be supported by minimum (2)2x4 to the next load bearing component downward. studs may be skewed as required not to exceed 15 degrees.

Lintel Schedule for Brick/Natural Stone Veneer

Lenth (ft)	Size
Up to 4	L 3.5 x 3.5 x 1/2
4-8	L 5 x 3.5 x 5/16 LLV
Over 8	L 6 x 4x 5/16 LLV

Notes:

1. Provide at least 3" bearing on brick at each end.
2. Headers 8' or longer, attach to header w/ 1/2" lag screws @ 12" o.c. staggered.
3. For all brick support @ roof lines, fasten (2)2x10 blocking between studs w/ (4) 12d nails per ply. Fasten A 6"x4"x5/16" angle to (2)2x10 blocking w/ (2) 1/2" lag screws @ 12" o.c. staggered. See Section R703.8.2.1 (NCRC 2018) for additional reference.

Lateral Bracing:

1. Unless otherwise noted, lateral bracing is found sufficient and compliant with minimum requirements set forth in NCRC 2018 Table R602.10.2 provided all exterior walls are sheathed at the exterior per CS-WSP, R602.10.3 which includes 2x4 (min) studs at 16" o.c. sheathed with 7/16" OSB w/ (1)8d nail at 6" o.c. edge and (1)8d nail at 12" o.c. field. Any additional requirements will be specifically dictated on the plans by indicating required length of CS-WSP at each designated braced wall lines.
2. All noted Portal Frame (P-F) shall be compliant with R602.10.1. Code reference can be found on this page.
3. All locations noted with "800# HD" shall be 800 lbs min capacity. Many specific holdowns are available, builder may select a model that fits the geometry of the application. Builder also install CS16 straps fully populated with 10d nails extending no less than 12" above and below the interface intended to hold down; Most commonly this be at the bottom of studs; strap should be centered on the bottom plate and extend to the band below; Builder may install straps on either exterior or interior face of wall.
4. Walls noted as GB shall be framed in accordance with R602.10.2

Framing Notes:

1. Floor joists, ceiling joists and rafters sized for SYP #2 or better except exterior wood deck joists. Wall framing maybe SPF #2 or SYP #2.
2. (X) = Number of 2x4/2x6 studs supporting beams. Size of studs to match stud schedule in remainder of wall UNO. Strap all stud columns of 4 or more with (3) horz. CS22 straps.
3. LVL Beams shall be 1.75" wide per ply; (Fb)= 2600 psi.
4. All floor framing per NCRC 2018 CH 5.
5. All wall framing per NCRC 2018 CH6.
6. If applicable I-joists and floor truss framing per supplier's specifications and layout.
7. If applicable, all structural steel shall be ASTM A-36; Fy= 36 KSI. All weld material shall be 70 KSI material.
8. All welds to be installed by a certified AWS welder.
9. All side loaded steel beams should be packed out with dbl 2x material and bolted thru to web with 1/2" dia thru bolts at 24" o.c. staggered.
10. Install double joist under all walls parallel with joists.
11. Typically, interior load bearing walls (LBW) are shown hatched in red. Nearby girders and beams should be assumed to be directly supporting these LBWs.
12. Beams of 3 ply or more with any side loaded members shall be fastened with 1/2" dia bolts at 16" o.c. staggered w/ 2" min edge distance from top/bottom edge UON. 2 ply LVLs shall be fastened with (4) #9 3" wood screws at 16" o.c.
13. All beam bearings shall be no less than 3". All other bearing to be 2" min.
14. All hangers shall be standard, appropriately sized face mounted UON. High capacity hangers will be load rated on plans; Consult Simpson catalog or local supplier. Install hardware per manufacturer guidelines.

PORCH AND DECK SPECIFIC

Foundation Notes:

1. Assumed soil load bearing capacity = 2000 PSF
2. Minimum 28 day f'c of concrete = 3000 PSI
3. Foundations to be built in accordance with NCRC 2018, CH 4

Wood Deck Notes:

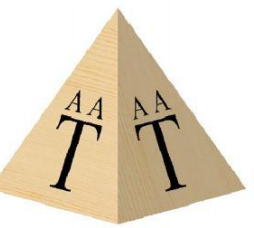
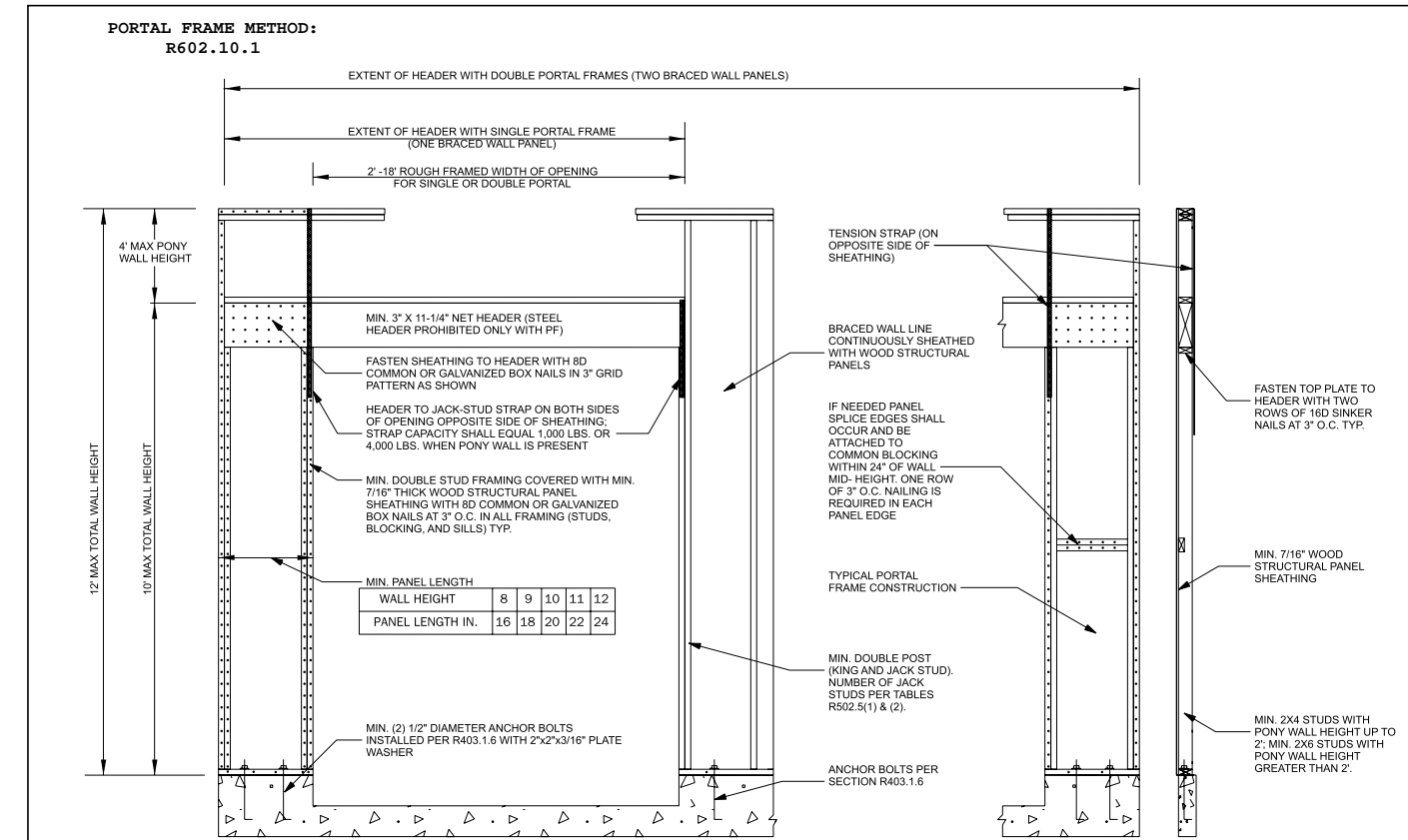
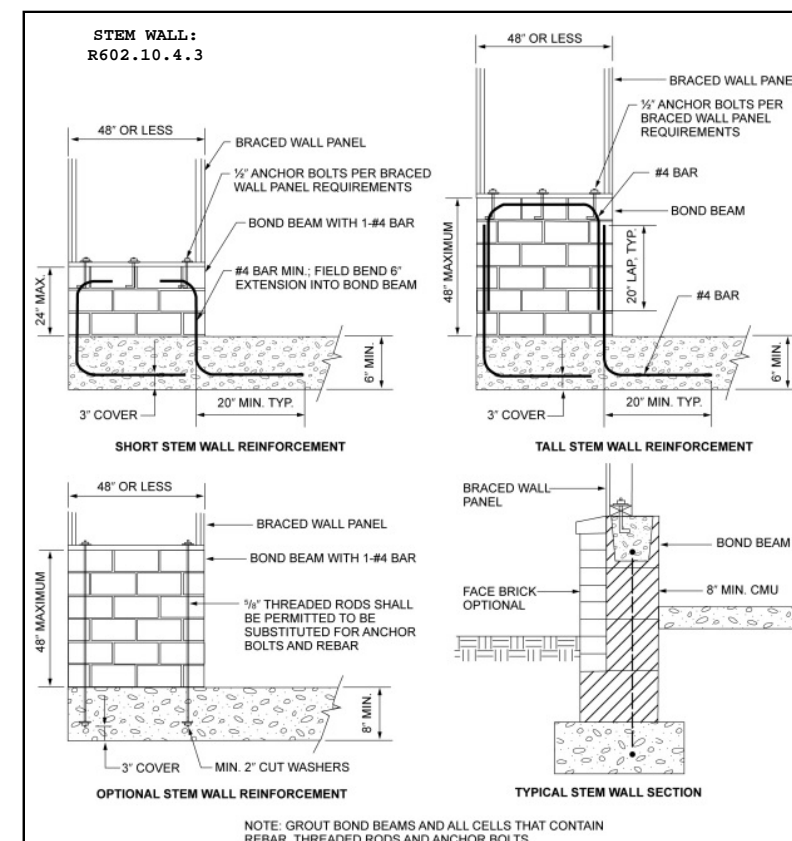
1. All lumber to be pressure treated SYP No.2 or better.
2. Band attachments to be installed per NCRC 2018, Appendix M (AM 104.1(1)) OR 3/4" x 3 3/8" LedgerLoks @ spacing noted on plans.
3. Install lateral bracing or embed posts per AM109.1
4. Install handrails per AM111.1
5. Max Post Heights per AM 108.1
6. Stair Stringers per AM 110.1
7. Footings that do not directly support roof posts may be solid-precast concrete or CMU provided size complies with plans and is embedded at least 12" into suitable soil. Posts supporting roof structures shall be cast in place.

Screened-In/Covered Porch Notes:

1. Posts to be attached to footings, slab or CMU piers using ABU44 or ABU66 post base (or applicable size) OR (2) Simpson GA1 clips OR Simpson MAB15.
2. Attach all rafters to headers w/ H2.5a clips.
3. Uplift for posts to headers, posts to bands and bands to lower posts may be either (2) Simpson LCE4, (2)Simpson GA1 clips or (2) 1/2" diameter, 5" long LedgerLoks driven at a 45" degree angle, 1 to each side of posts or notched 50% width w/ (2) 1/2" diameter thru or lag bolts.

Roof Framing Notes:

1. All roof framing shall be in accordance with NCRC 2018 CH 9. All lumber to be SPF OR SYP No.2 or better.
2. Sheath with 7/16" OSB w/ 8d nails at 6" o.c. edge and 12" o.c. field. Collar ties may be omitted with either 24" long CS22 ridge strapping or (2) L30 clips at 32" o.c.
4. Where no structural ridge is provided, install 2x6 rafter ties spaced at 32" o.c. at bottom 1/3rd of rafters, attach w/ (4) 10 @ EE.



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718 Arnette Ave. Durham, NC 27701

NC Firm License # P-1446

Andy A. Takla, PE
AndyTakla@TaklaEngr.com
NC PE License # 050695



PE SEAL
APPLIES TO
STRUCTURAL
NOTES ONLY

Moreno Duplex
N 14th St.
Erwin, NC

Job Number:
1348-22

SD1

JOSE MORENO

1403 MINGO CHURCH RD, DUNN 28334

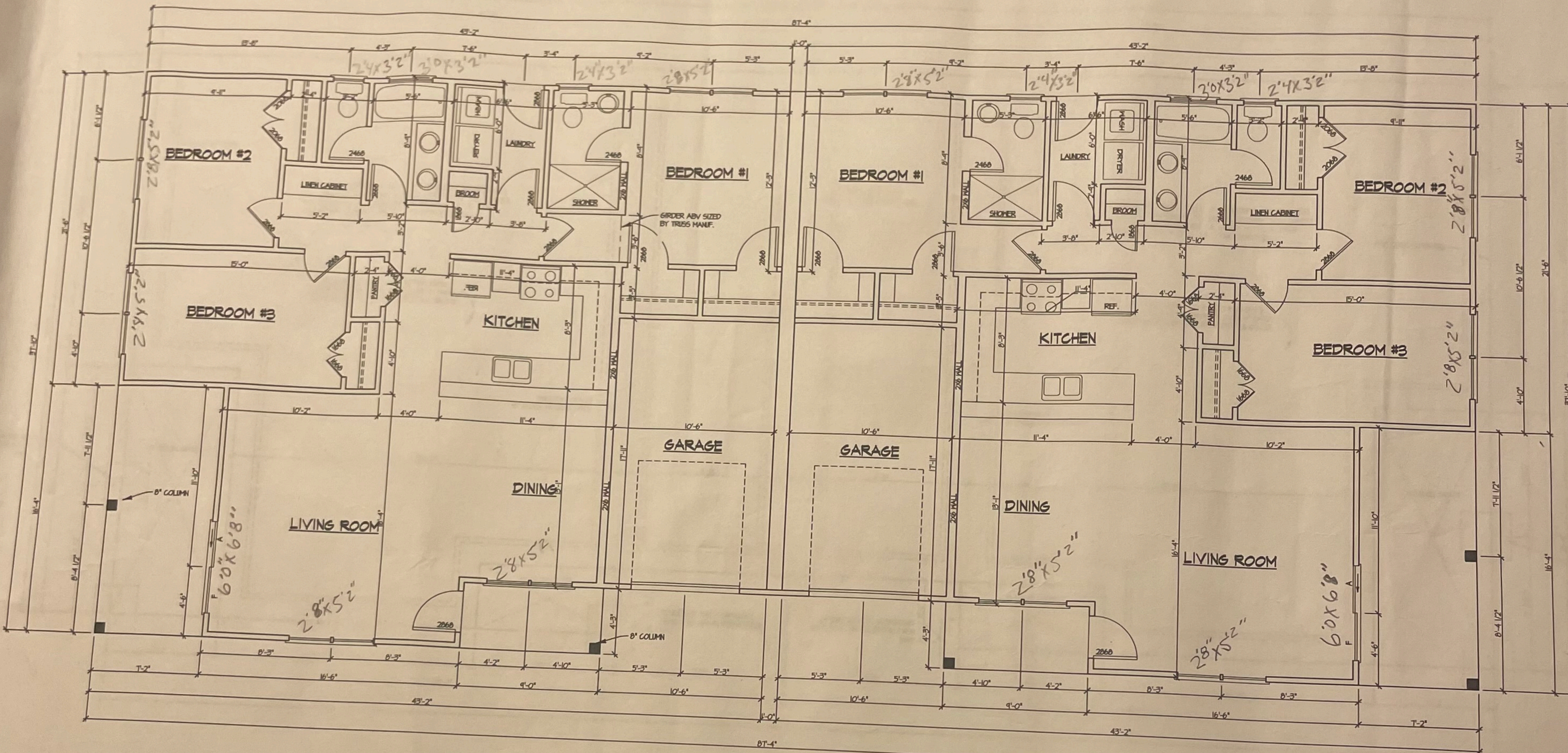
WHITE, UNITED, 4⁹/₁₆", NO GBG, SCREENS LOOSE

- 10) 2/8 x 5/2 TWIN IIII
- 2) 3/0 x 3/2 SINGLE TEMP, OBSCURED II
- 4) 2/4 x 3/2 SINGLE IIII
- 1) 6/0 x 6/8 FROM INSIDE RIGHT MOVES LEFT
- 1) 6/0 x 6/8 FROM INSIDE LEFT MOVES RIGHT

4⁹/₁₆" SMOOTH FIBERGLASS, 4 PANEL, W/RECTANGLE GLASS
DBB/AS, BRUSH NICKEL

- 1) 2/8 x 6/8 RH
- 1) 2/8 x 6/8 LH

DO NOT ORDER YET



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

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