

THE DRAWINGS AND PLAN  
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ISSUED EXCLUSIVELY FOR THIS  
PROJECT AND SHALL NOT BE  
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OR PART, WITHOUT WRITTEN  
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HDS ENGINEERING ASSUMES NO  
LIABILITY FOR DEVIATIONS FROM  
OR MODIFICATIONS MADE TO  
THE PLANS BY OTHERS. HDS  
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CONTRACTOR'S FAILURE TO  
CONFORM TO CONSTRUCTION  
DOCUMENTS, FAILURE TO  
NOTIFY ENGINEER OF KNOWN  
DISCREPANCIES, OR  
CONSTRUCTION MEANS AND  
METHODS.

#### REVISIONS

NO.	DATE
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#### PLAN INFORMATION

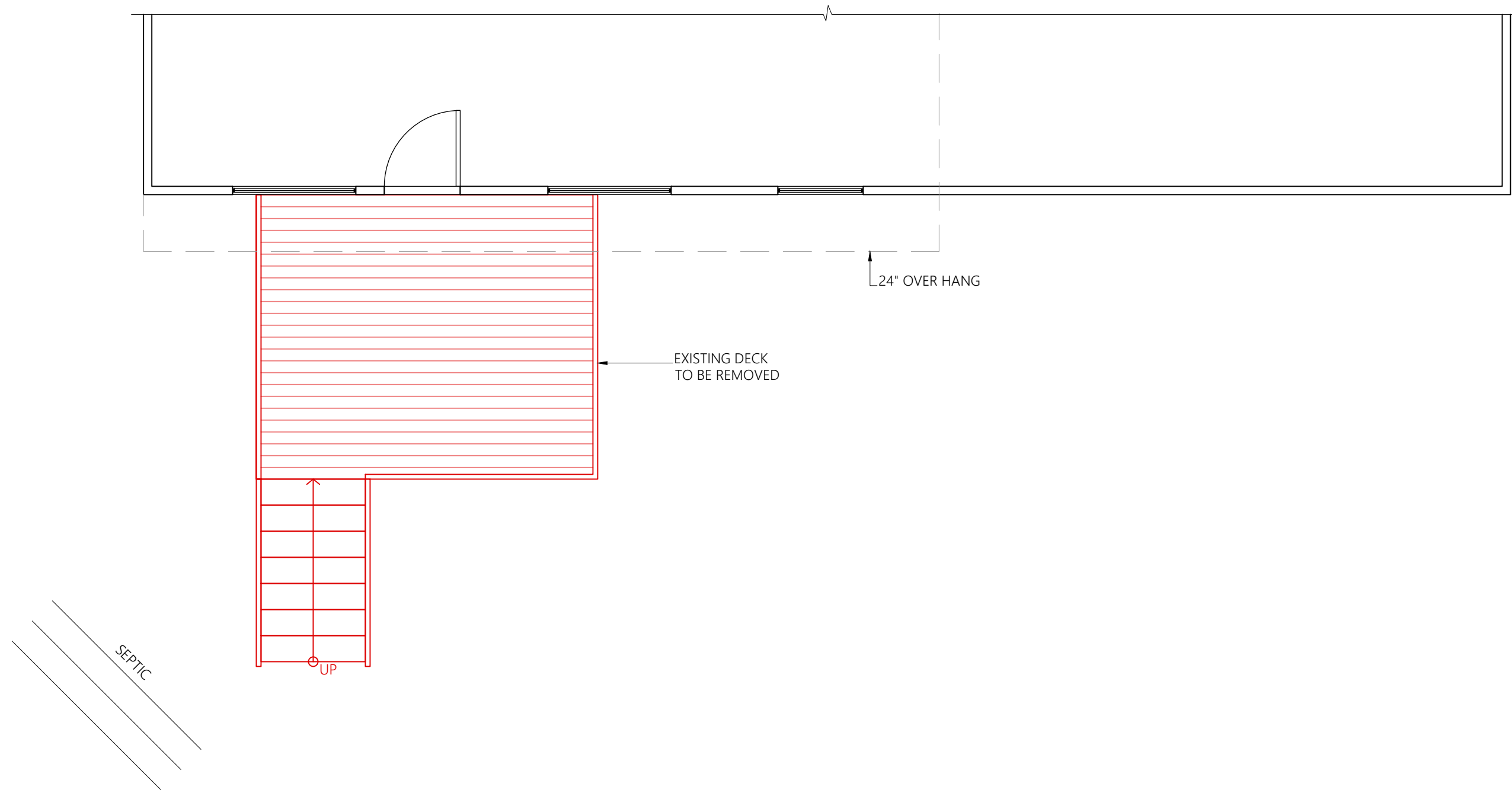
PROJECT NO: 25-212  
FILENAME: COKESBURY PARK  
CHECKED BY: HDS  
DRAWN BY: K.I.  
DATE: 05-15-25

#### CONTENT

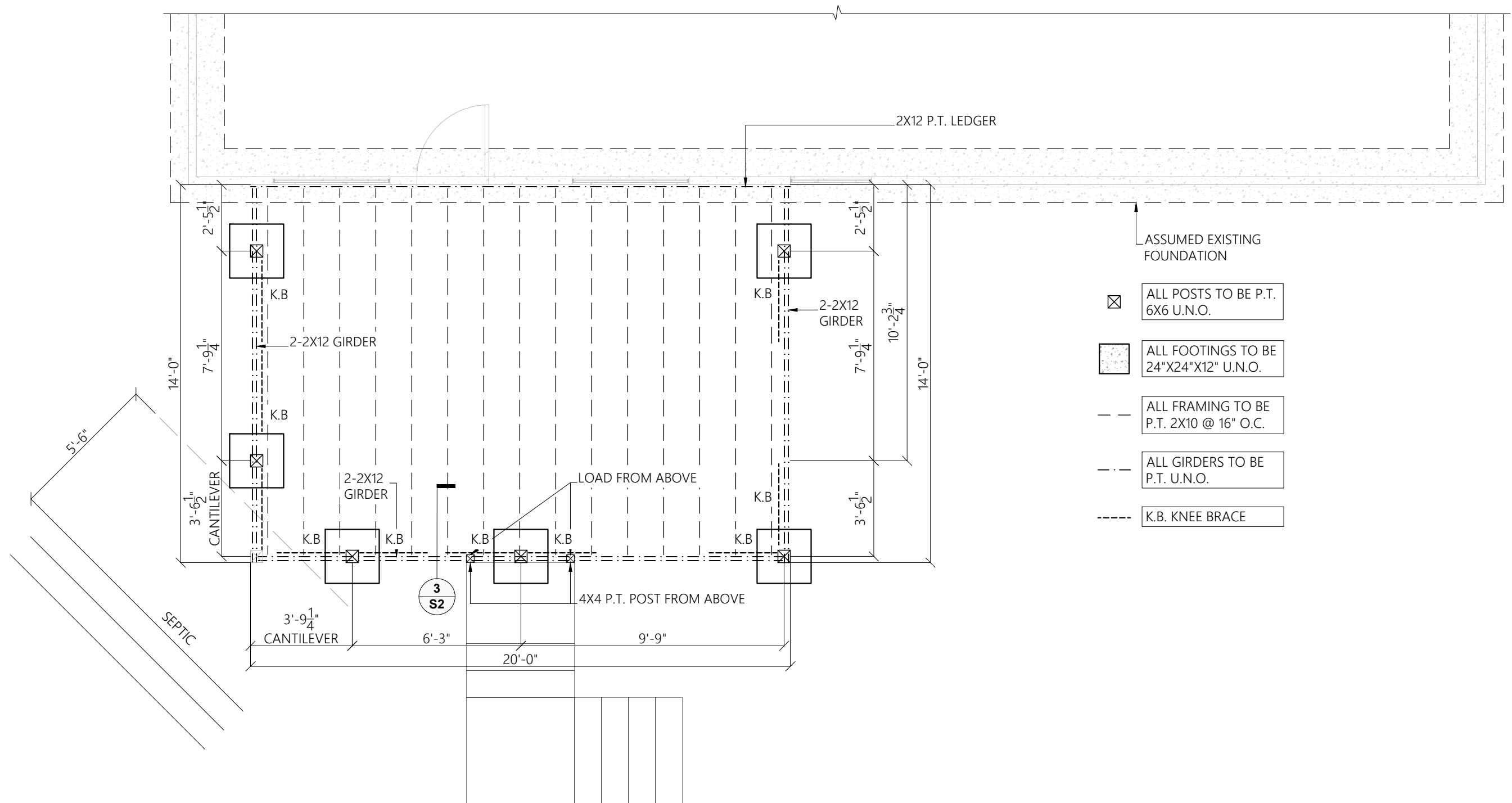
EXISTING AND DEMOLITION PLAN  
PROPOSED PLAN  
FOUNDATION & FRAMING PLAN  
ROOF FRAMING PLAN

SHEET

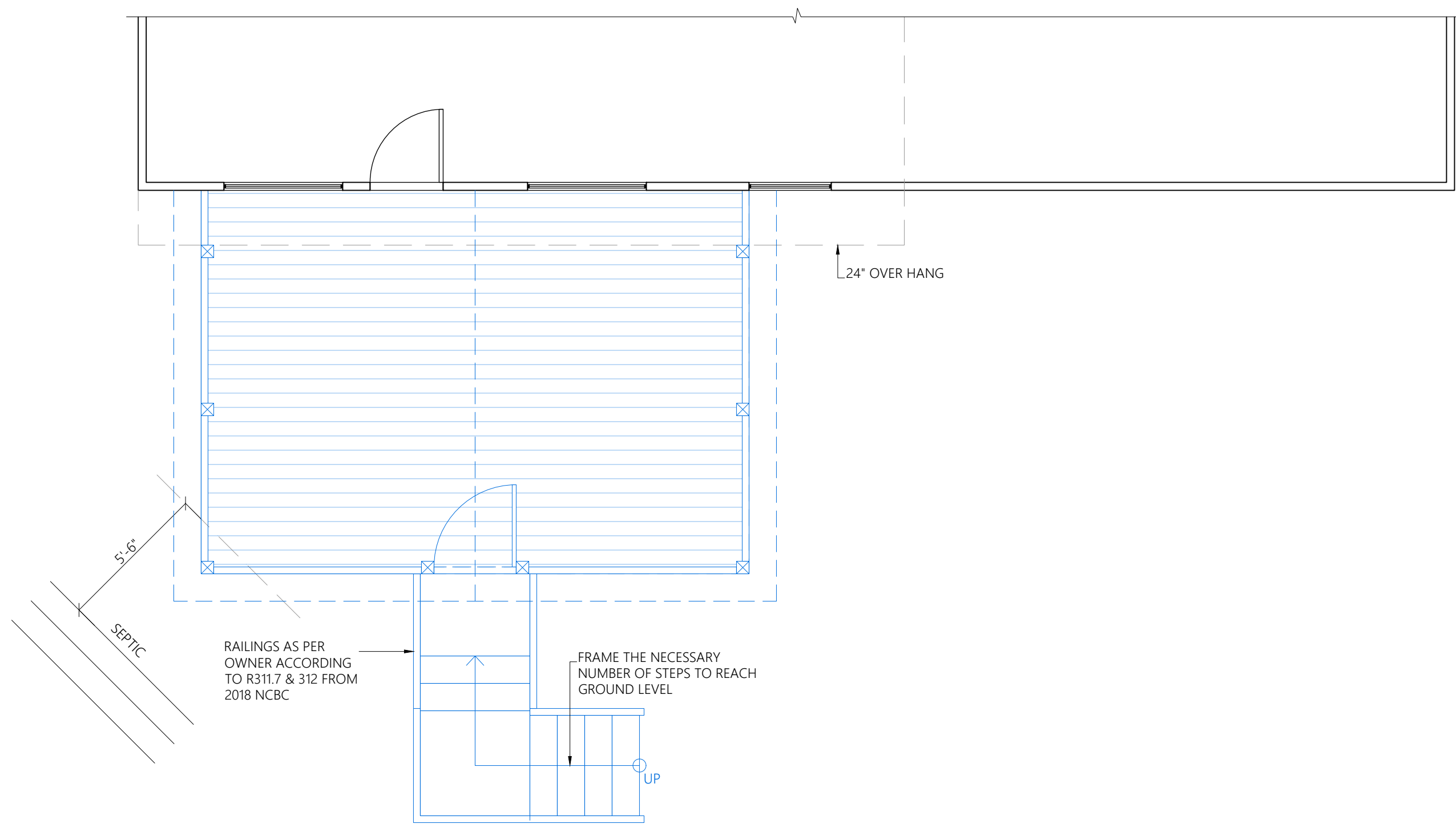
S1 01/02



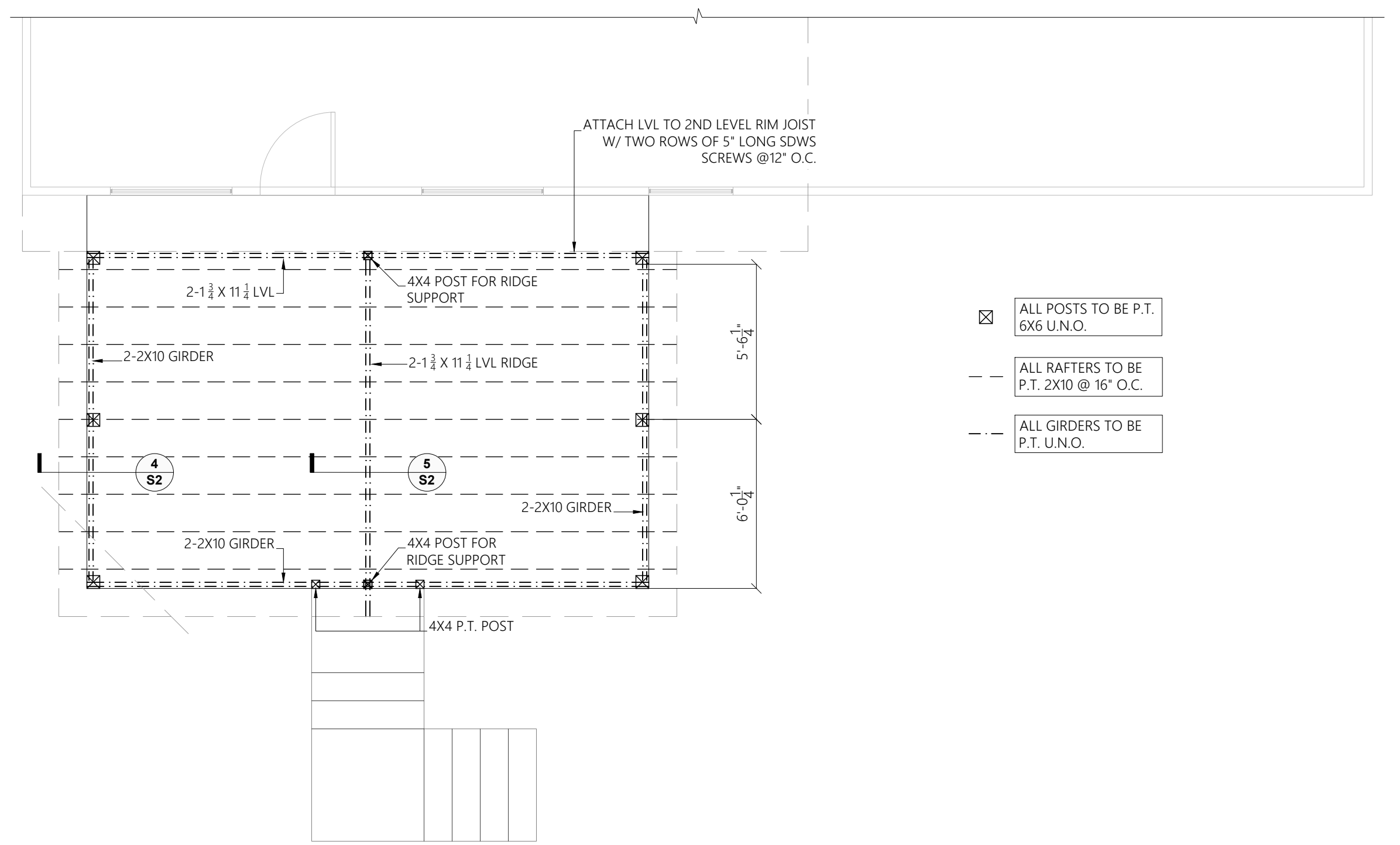
**1**  
**S1** EXISTING AND DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



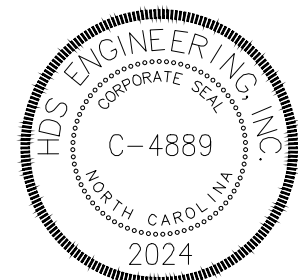
**3**  
**S1** FOUNDATION & FRAMING PLAN  
SCALE: 1/4" = 1'-0"



**2**  
**S1** PROPOSED PLAN  
SCALE: 1/4" = 1'-0"



**4**  
**S1** ROOF FRAMING PLAN  
SCALE: 1/4" = 1'-0"



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#### CONTENT

ROOF PLAN  
PROPOSED ELEVATION  
DETAILS  
NOTES

#### SHEET

#### GENERAL NOTES

- THESE PLANS ARE INTENDED FOR USE BY A LICENSED GENERAL CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PHASES OF CONSTRUCTION COMPLY WITH ALL BUILDING CODE REQUIREMENTS.
- PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR IS TO REVIEW ALL PLANS AND BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS.
- ANY DISCREPANCIES IN THE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE CONSTRUCTION BEGINS.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- PLUMBING AND HVAC PLANS ARE TO BE MANAGED BY THE GENERAL CONTRACTOR UNLESS SPECIFIED OTHERWISE. EACH MUST COMPLY WITH ALL BUILDING CODE REQUIREMENTS.

#### STRUCTURAL NOTES

- THE ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD FOR THIS PROJECT. NO OTHER PARTY MAY MODIFY OR REUSE THESE CONSTRUCTION DOCUMENTS WITHOUT WRITTEN PERMISSION FROM HDS ENGINEERING OR THE STRUCTURAL ENGINEER OF RECORD. THE ENGINEER'S SEAL ONLY APPLIES TO STRUCTURAL COMPONENTS AND SYSTEMS AND DOES NOT CERTIFY THE DIMENSIONAL ACCURACY OF THE ARCHITECTURAL LAYOUT. THE ENGINEER SHALL HAVE NO LIABILITY TO THE HOMEOWNER OR OTHERS FOR ACTS OR OMISSIONS OF THE CONTRACTOR/BUILDER OR ANY OTHERS PERFORMING WORK ON THIS PROJECT. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION SEQUENCES, METHODS, TECHNIQUES, OR SAFETY REQUIREMENTS IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR DEPICTED OR IMPLIED STRUCTURAL INFORMATION. SHOULD ANY DISCREPANCIES BECOME APPARENT, THE STRUCTURAL ENGINEER OF RECORD MUST BE NOTIFIED IMMEDIATELY BEFORE CONSTRUCTION BEGINS.
- ONLY SEALED DRAWINGS WITH THE LATEST REVISIONS ARE APPLICABLE FOR CONSTRUCTION.
- ALL CONSTRUCTION, WORKMANSHIP, AND MATERIALS SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE "2018 NORTH CAROLINA BUILDING CODE" AND LOCAL REGULATIONS.
- DESIGN LOADS.

STRUCTURAL SYSTEM	L.L.	D.L.	T.L.	STRUCTURAL SYSTEM	L.L.	D.L.	T.L.
FLR (PRIMARY DWELL'G)	40	10	50	ATTICS W/ FIXED STAIRS	40	10	50
FLR (SLEEPING RMS)	30	10	40	STAIRS	40	5	45
BALCONIES (EXTERIOR)	60	10	70	GUARDRAIL/ HANDRAIL	200		200
DECKS	40	10	50	ROOF SYSTEM	20	10	30
ATTICS W/OUT STOR.	10	10	20	CATHEDRAL	20	15	35
ATTICS W/ LIMITED STOR.	20	10	30	INTERIOR PART'N WALL	9	9	

SEISMIC DESIGN CATEGORY	DI
SNOW LOAD	25 PSF
SOIL BEARING PRESSURE	2000 PSF
WIND VELOCITY	115 MPH (ULTIMATE)
WIND EXPOSURE	B

- DEFLECTION: FLOOR: MIN L/480, ATTIC WITH CEILING: L/240, ROOF: L/180 - MORE STRINGENT CRITERIA MAY BE USED AT THE ENGINEER'S DISCRETION OR AS REQUESTED.
- ALL GLASS IN DOORS, SIDELIGHTS, AND OTHER HAZARDOUS LOCATIONS TEMPERED GLASS (IRC 308.4)
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CONTACT THE ARCHITECT FOR ITEMS NOT DIMENSIONED.

#### FOOTING AND FOUNDATIONS

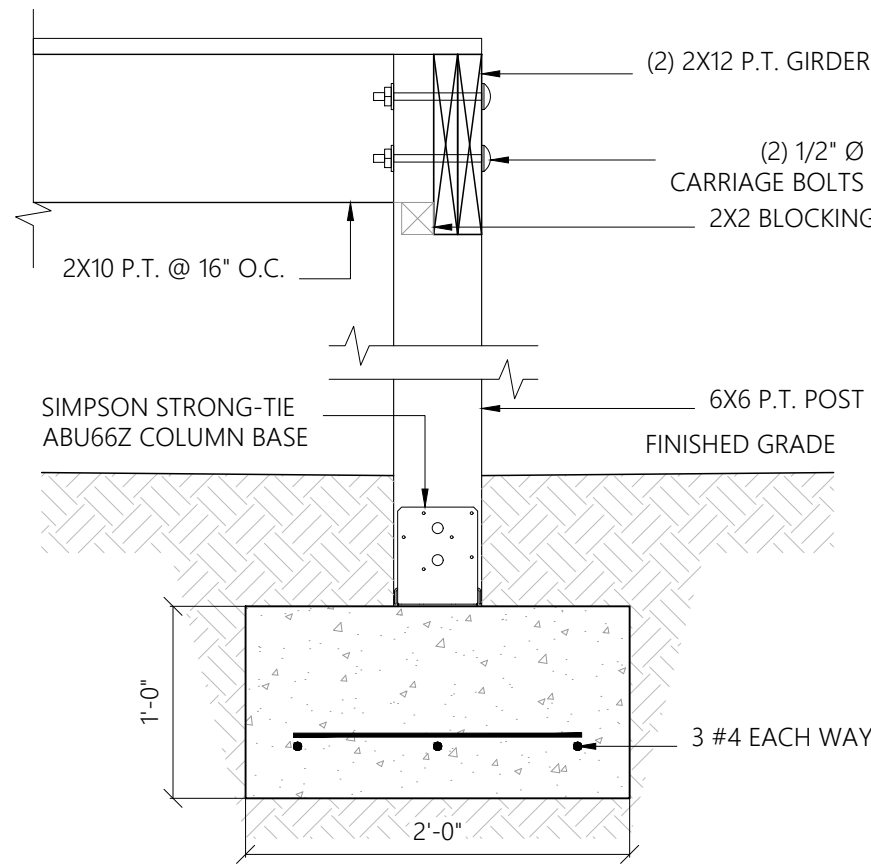
- THE OWNER OR BUILDER IS RESPONSIBLE FOR VERIFYING SOIL BEARING CAPACITY, WITH A MINIMUM ASSUMED VALUE OF 2000 PSF.
- FOOTINGS AS SHOWN ARE MINIMUM ON DRAWING AND TO BE POURED ON CENTER OF WALL DIMENSIONS, ON UNDISTURBED OR PROPERLY COMPACTED SOIL. MINIMUM SPREAD FOOTING SIZES: 2'-0" (28-DAY STRENGTH: MIN. 3000 PSI).
- FOOTINGS SHALL HAVE A MINIMUM 2" PROJECTION ON EACH SIDE OF THE FOUNDATION WALLS.
- FOUNDATION WALLS TO BE BUILT TO SIZE SPECIFIED ON DRAWINGS, WITH THE SPECIFIED THICKNESS AS MINIMUM REQUIREMENTS, AND TO BE 10" REINFORCED CONCRETE.
- REINFORCEMENT STEEL AS SPECIFIED IN THICKNESS ON DRAWING, DETAILED AND PLACED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, USING DEFORMED STEEL BARS CONFORMING TO ASTM A615, GRADE 40.
- ANCHOR BOLTS TO BE A MINIMUM OF 1/2" DIAMETER, SPACED AT A MAXIMUM OF 6'-0" ON CENTER AND A MAXIMUM OF 12" FROM CORNERS. BOLTS SHALL EXTEND A MINIMUM OF 7" INTO CONCRETE.
- INSTALL FOUNDATION WATERPROOFING, DRAIN TILE, STONE, AND WATERPROOF DRAIN AS REQUIRED BY GRADE. A 4" PERFORATED DRAIN PIPE IS TO BE LAID AROUND THE PERIMETER OF THE FOOTING AND OVERLAID WITH 1/2"-2" DRAIN ROCK.
- GARAGE SLABS: 4" CONCRETE WITH 6X6 WWM OR FIBER MESH, WITH A 6 MIL VAPOR BARRIER OVER 4" OF CRUSHED STONE OR GRAVEL ON TAMPED EARTH. PORCHES, CARPORT SLABS, STEPS EXPOSED TO WEATHER, AND GARAGE SLABS SHALL HAVE A COMPRESSIVE STRENGTH OF NO LESS THAN 3000 PSI PER IRC TABLE R402.2.
- AN EXPANSION JOINT IS REQUIRED WHERE THE ENCLOSED SLAB MEETS THE FOUNDATION WALL. BASEMENT SLABS SAME AS GARAGE, WITH PERIMETER INSULATION AND NO EXPANSION JOINT REQUIRED.
- CONCRETE: "READY-MIXED CONCRETE" CONFORMING TO ASTM C94 (5 SACK OR BETTER) WITH A COMPRESSIVE STRENGTH OF 2500PSI AFTER PROPER CURING UNLESS OTHERWISE SPECIFIED.
- CONCRETE WALL DAMP-PROOFING PER IRC 406.

#### STEEL NOTES

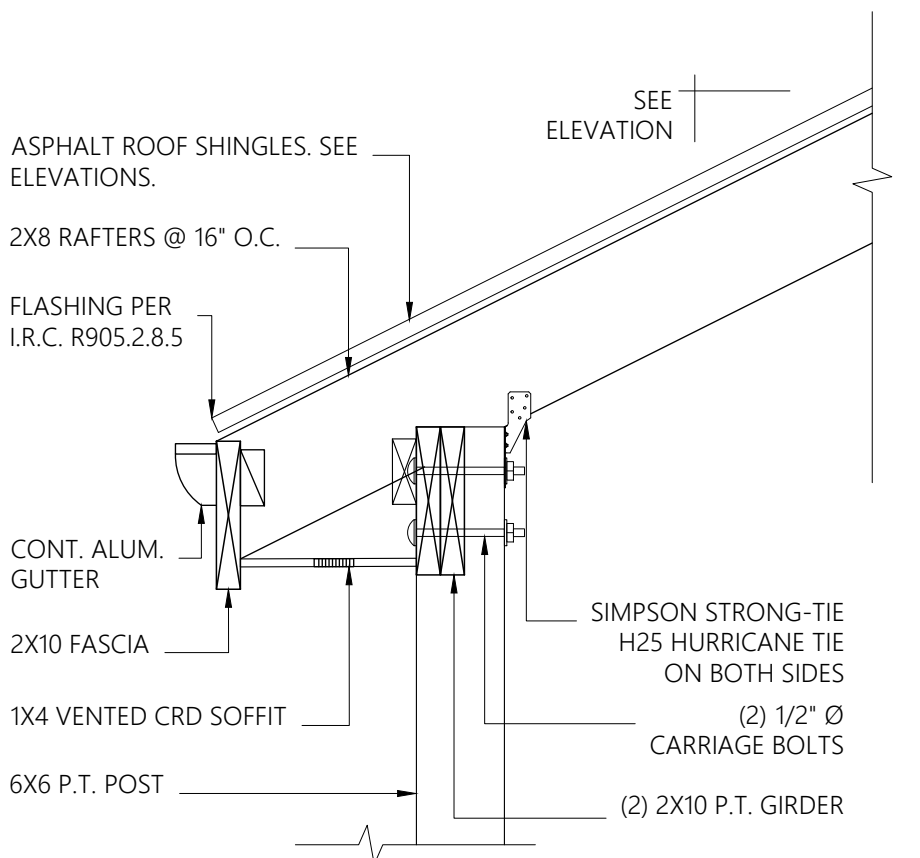
- STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION'S "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AND VOLUMES I AND II OF THE "MANUAL OF STEEL CONSTRUCTION: LOAD AND RESISTANCE FACTOR DESIGN," LATEST EDITION.
- STRUCTURAL STEEL SHALL BE ASTM GRADE A992 (FY=50KSI). STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3'-1/2" AND THE FULL FLANGE WIDTH, OR MORE IF INDICATED. STEEL BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO 1/2" DIA. X 4" LAG SCREWS AND LATERALLY SUPPORTED. LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDED JOISTS ARE TOE-NAILED TO THE SOLE PLATE AND THE SOLE PLATE IS NAILED OR BOLTED TO THE BEAM FLANGE AT 24" O.C.
- ALL BOLTS SHALL BE HIGH-STRENGTH, CONFORMING TO ASTM A-325.
- FLITCH BEAMS TO BE FASTENED TOGETHER USING 1/2 INCH DIAMETER A307 BOLTS WITH WASHERS UNDER THE THREADED END OF THE BOLT, SQUARE WASHERS PREFERRED. BOLTS WILL BE SPACED AT A MAXIMUM OF 24" STAGGERED TOP AND BOTTOM OF THE BEAM, WITH NO BOLT LESS THAN 2" FROM EACH END.

#### ROOF FRAMING NOTES:

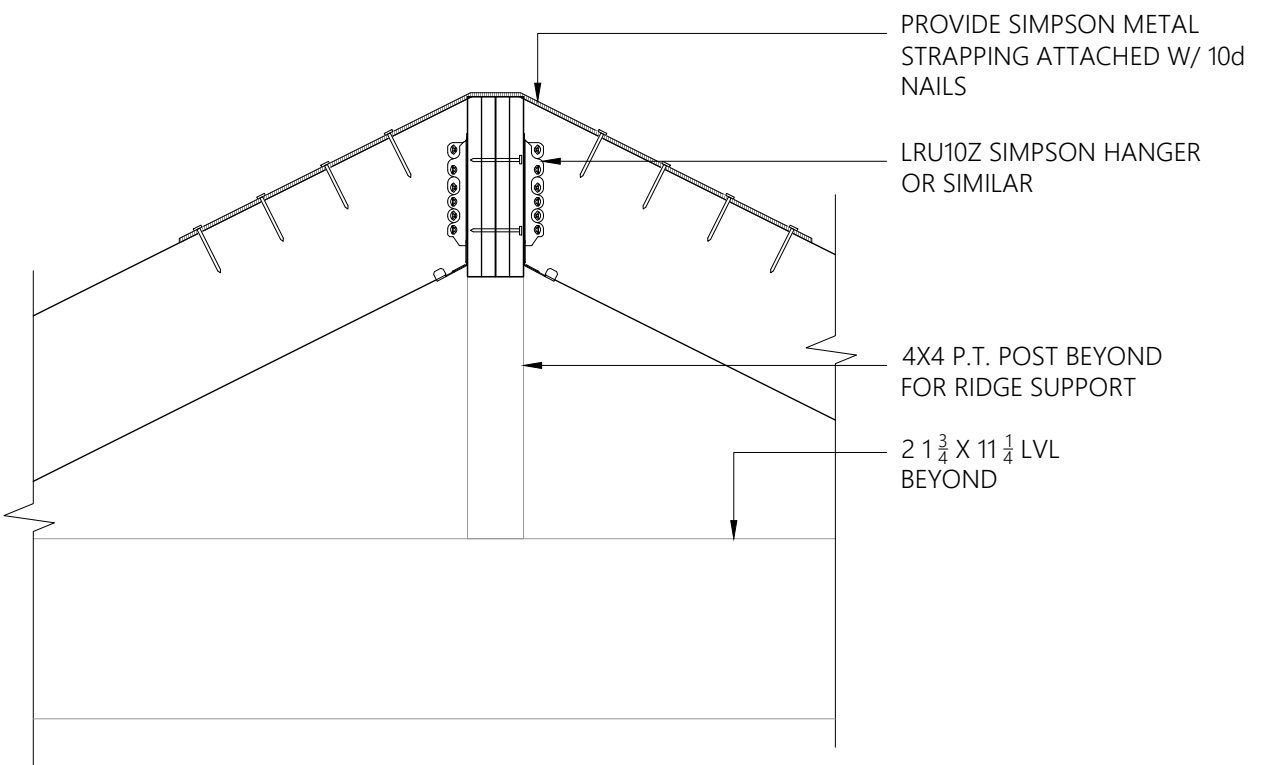
- DRAWINGS WILL SPECIFY WHETHER TRUSSES OR RAFTER CONSTRUCTION IS TO BE USED.
- STANDARD SNOW LOAD TO BE VERIFIED PER SIDE ISSUING JURISDICTION PSF TOTAL LOAD, UNLESS SPECIFIED OTHERWISE ON DRAWINGS.
- ROOF SHEATHING TO BE 1/2" CDX STANDARD.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, INCLUDING WATERPROOFING ALL ROOF INTERSECTIONS AND PROVIDING ADEQUATE ROOF VENTILATION AS PER CODE.
- ALL RIDGE BEAMS, HIP RAFTERS, AND VALLEY RAFTERS TO BE 2" X 10", NO.2 S.Y.P. OR AS REQUIRED BY THE ENGINEER.
- THE CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
- PROVIDE 2X4 ATTIC COLLAR TIES AT 48" O.C. AT THE UPPER 1/3 OF THE ATTIC SPACE (U.N.O.).
- ALL RAFTER SPANS ARE CALCULATED ON SPF #2 (U.N.O.), WITH A MINIMUM SIZE OF 2X8 UNLESS NOTED OTHERWISE. ALIGN ALL RAFTERS OVER STUDS BELOW.
- RAFTER SIZES SHOWN ARE MINIMUMS TO MEET STRUCTURAL REQUIREMENTS. SIZES MAY BE INCREASED TO PROVIDE MINIMUM INSULATION VALUES OR AIR PASSAGES.
- USE 2X10 OR FUR DOWN RAFTERS FOR VAULTED AREAS. ATTACH VAULTED RAFTERS WITH HURRICANE CONNECTORS SUCH AS SIMPSON H2.5A OR EQUIVALENT, TYPICALLY.
- DOUBLE HIPS MAY BE SPLICED WITH A MINIMUM 6'-0" OVERLAP AT THE CENTER. DO NOT SPLICE VALLEY BEAMS.
- FUR RIDGE AS REQUIRED FOR FULL RAFTER CONTACT.
- DESIGN DEAD LOAD BASED ON 240 LB FIBERGLASS SHINGLES (U.N.O.).



**3**  
**S2** FOUNDATION DETAIL  
SCALE: 1/4" =1'-0"

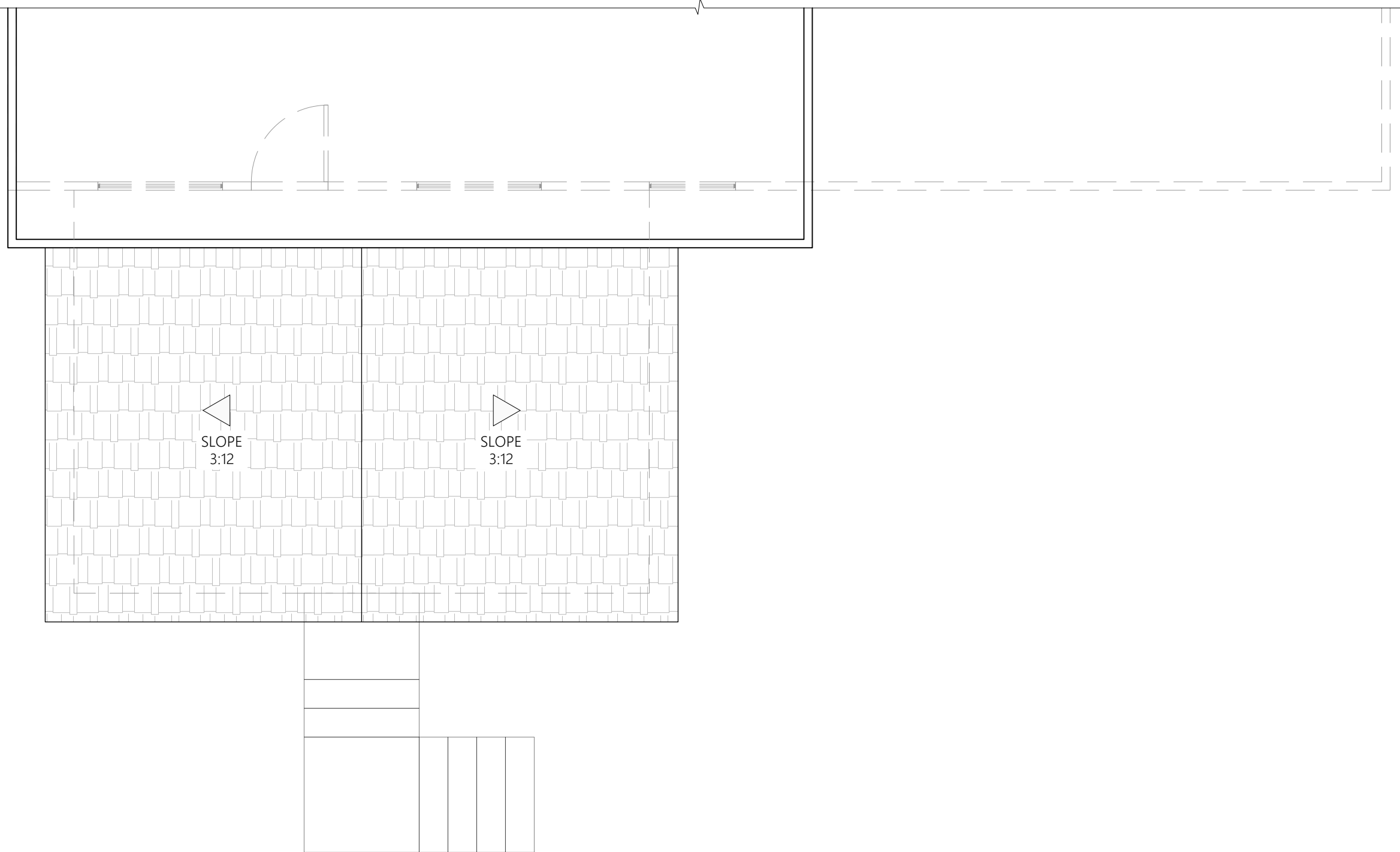


**4**  
**S2** ROOF DETAIL  
SCALE: 1/4" =1'-0"

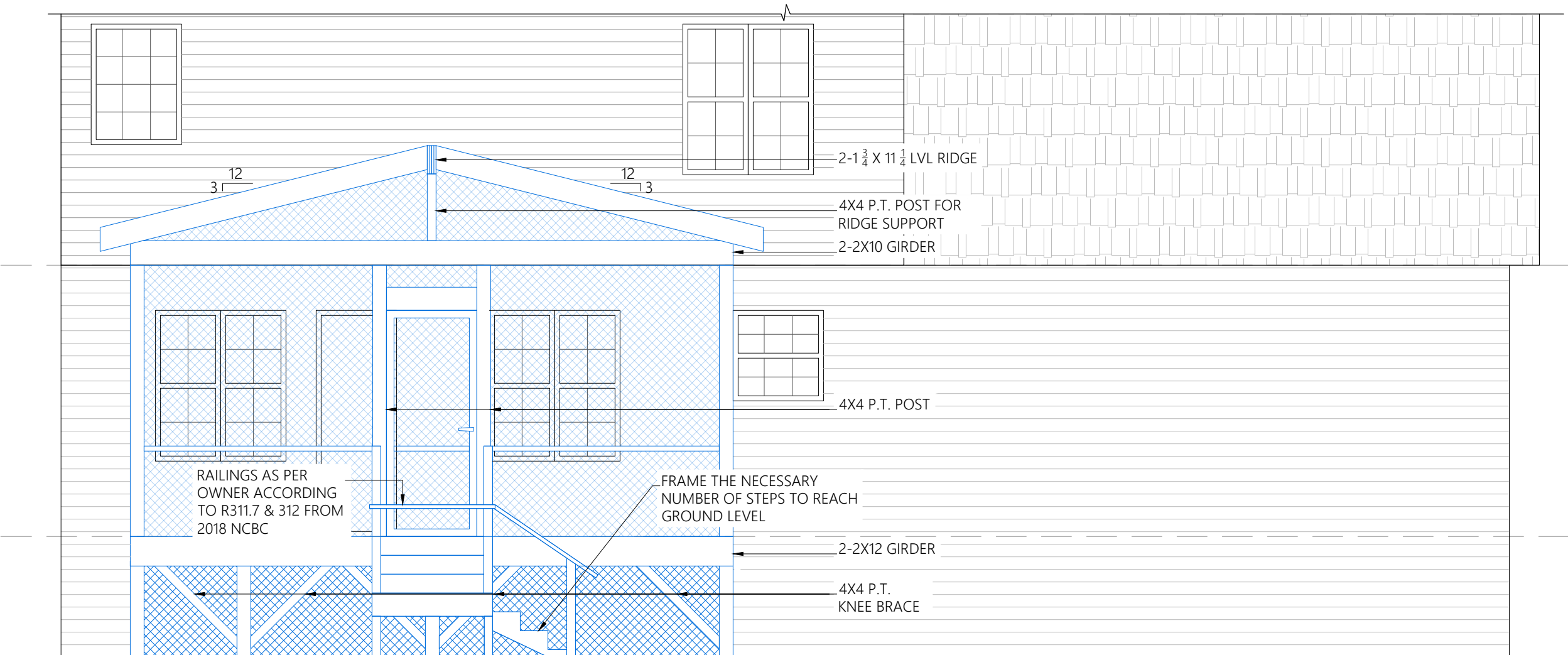


**5**  
**S2** RIDGE DETAIL  
SCALE: 1/4" =1'-0"

NOT  
USED



**1**  
**S2** ROOF PLAN  
SCALE: 1/4" =1'-0"



**2**  
**S2** PROPOSED ELEVATION  
SCALE: 1/4" =1'-0"