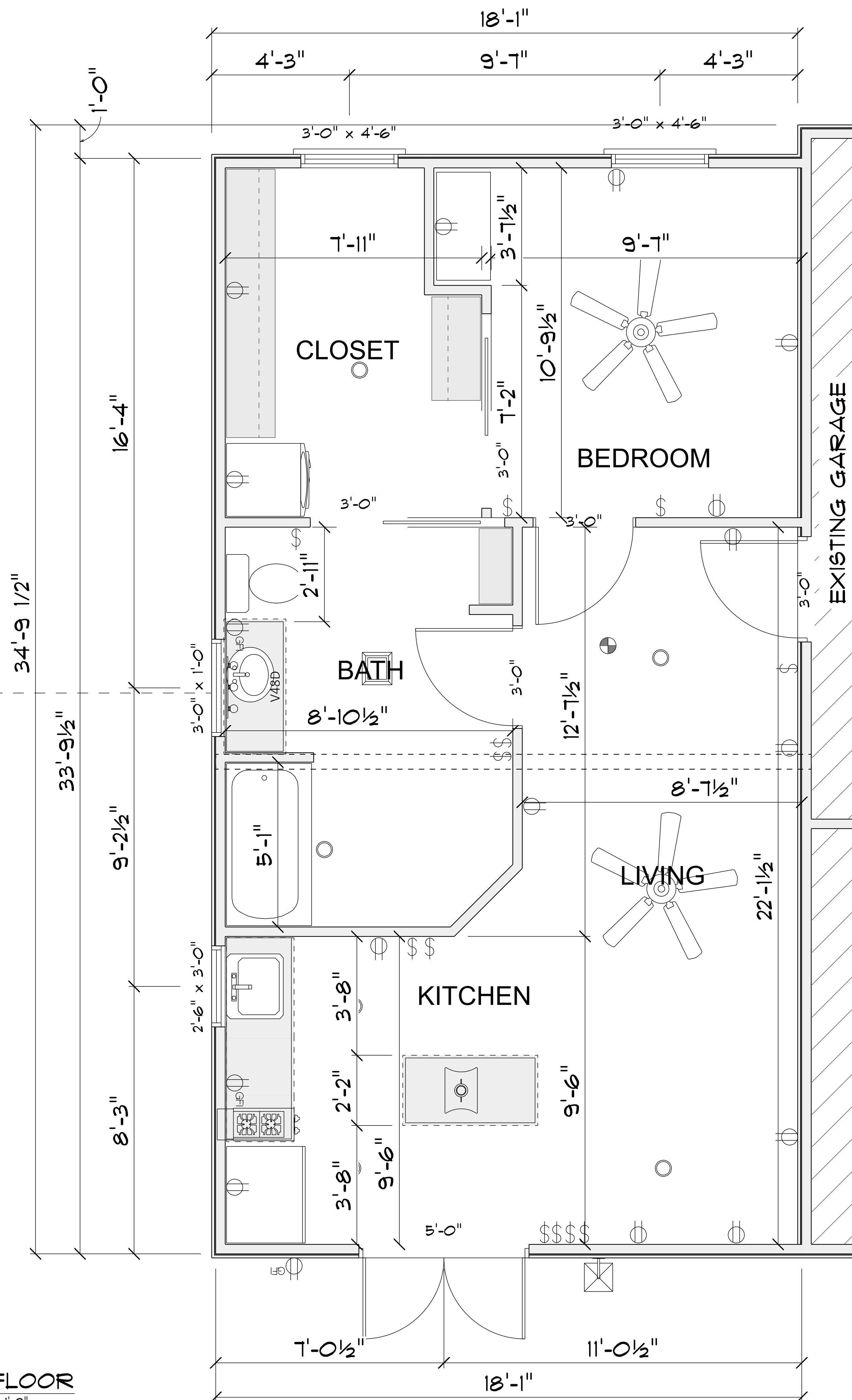




INTRODUCTION

DRAWING SCHEDULE	
PAGE	DESCRIPTION
A-1	LAYOUT / ELEV.
S-1	GENERAL CODE
S-2	FRAMING
M-1	ELECTRICAL / HVAC

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



ALL EXTERIOR WALL HEADERS SHALL BE (2) 2"x10" DIMENSIONAL LUMBER UNLESS OTHERWISE NOTED



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



REAR ELEVATION

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



FRONT ELEVATION

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

DRAWN BY: BENJAMIN

ALL DRAFTING DEPICTED IN THESE DRAWINGS ARE DONE WITH THE EXPRESS PERMISSION OF THE CLIENT. B R DRAFTING AND DESIGN LLC RESERVES THE RIGHT TO MAKE COPIES, SELL OR DISTRIBUTE COPIES, PREPARE DERIVATIVE WORKS, AND PUBLICLY DISPLAY THE WORK AS THEY SEE FIT

180 DEODORA LANE
CAMERON, NC

104 SOUTH WHITE STREET SUITE #210
WAKE FOREST, NC 27587
OH 440-703-8010 / NC 919-635-9500
info@brddplans.com / brddplans.com

BRRAFTING: DESIGN

A-1

1) GENERAL STRUCTURAL NOTES:

- 1.1) THE DESIGN PROFESSIONAL WHOSE SEAL APPEARS ON THESE DRAWINGS IS THE STRUCTURAL ENGINEER OF RECORD (SER) FOR THIS PROJECT. THE SER BEARS RESPONSIBILITY FOR THE STRUCTURAL COMPONENTS INCLUDING RAFTERS, HIPs, VALLEYS, RIDGES, CEILING AND FLOOR JOISTS, LOAD-BEARING WALLS, BEAMS AND HEADERS, COLUMNS AND POSTS, CANTILEVERS, PIERS, GIRDERS, AND FOOTINGS.
- 1.2) THE SER DOES NOT CERTIFY THE DIMENSIONAL ACCURACY OF THE ARCHITECTURAL DRAWINGS, INCLUDING THE ROOF. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW THE ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION AND NOTIFY THE SER OF ANY DISCREPANCIES AND/OR INCOMPLETE INFORMATION.
- 1.3) THE SER IS NOT RESPONSIBLE FOR I-JOIST AND/OR FLOOR AND ROOF TRUSS DESIGN AND LAYOUT. FLOOR AND ROOF TRUSSES ARE TO BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW FINAL TRUSS DRAWINGS PRIOR TO CONSTRUCTION AND NOTIFY THE SER OF ANY DISCREPANCIES.
- 1.4) THE SER IS NOT RESPONSIBLE FOR VERIFICATION OF ASSUMED FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ASSUMED FIELD CONDITIONS ARE MET OR EXCEEDED PRIOR TO CONSTRUCTION AND NOTIFY THE SER OF ANY DISCREPANCIES.
- 1.5) THE STRUCTURE IS ONLY STABLE IN ITS COMPLETED FORM. THE CONTRACTOR SHOULD PROVIDE ALL REQUIRED TEMPORARY BRACING DURING CONSTRUCTION TO STABILIZE THE STRUCTURE.
- 1.6) THE SER DOES NOT BEAR RESPONSIBILITY FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, NOR SAFETY PRECAUTIONS IN CONNECTION WITH THE CONSTRUCTION OF THIS STRUCTURE. THE SER WILL NOT BE HELD RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 1.7) ANY ERRORS DUE TO FAILURE TO FOLLOW THE ABOVE PROCEDURES SHALL NOT BE THE RESPONSIBILITY OF THE SER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ANY REVISIONS ISSUED BY THE SER ARE PROMPTLY DISTRIBUTED TO THE SUBCONTRACTORS.
- 1.8) THE SER DOES NOT PERFORM FENESTRATION OR VENTING CALCULATIONS OR ANY OTHER CALCULATIONS THAT ARE NOT DIRECTLY RELATED TO THE STRUCTURAL DESIGN. IT IS THE RESPONSIBILITY OF THE ARCHITECTURAL DESIGNER AND/OR CONTRACTOR TO PROVIDE ANY REQUIRED CALCULATIONS OUTSIDE OF THE SCOPE OF THE STRUCTURAL DESIGN.

2) DESIGN SPECIFICATIONS:

- 2.1) BUILDING CODES:

- 2018 NORTH CAROLINA RESIDENTIAL CODE (NRCR)

- ASCE/SEI 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"
- 2.2) DESIGN LIVE LOADS:

- ROOF

- UNINHABITABLE ATTICS WITH HUT STORAGE

- UNINHABITABLE ATTICS WITH LIMITED STORAGE

- HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS

- SLEEPING AREAS

- LIVING AREAS

- DECKS AND BALCONIES

- STAIRS

- PASSENGER VEHICLE GARAGE

20 PSF

10 PSF

20 PSF

30 PSF

30 PSF

40 PSF

40 PSF

40 PSF

50 PSF
- 2.3) DESIGN DEAD LOADS:

- ROOF TRUSSES

- SOLID SAWN RAFTERS AND JOISTS

- I-JOISTS

- FLOOR TRUSSES

- INTERIOR WALLS

- EXTERIOR WALLS

- BRICK, MASONRY, AND NATURAL STONE VENEER

- CERAMIC TILE FLOORING

- NATURAL STONE TILE FLOORING

- NORMAL WEIGHT CONCRETE

20 PSF (10 PSF TC, 10 PSF BC)

10 PSF

12 PSF

15 PSF (10 PSF TC, 5 PSF B)

8 PSF

10 PSF

40 PSF

10 PSF

32 PSF

145 PCF
- 2.4) DESIGN SNOW LOADS:

- GROUND SNOW LOAD

20 PSF
- 2.5) DESIGN LATERAL LOADS AND CRITERIA:

- ULTIMATE WIND SPEED

- WIND EXPOSURE

- DESIGN WIND PRESSURE

- SEISMIC DESIGN CATEGORY

UP TO 120 MPH

B

20 PSF

B
- 2.6) DESIGN SOIL LOADS:

- SOIL BEARING CAPACITY

- LATERAL SOIL PRESSURE

2000 PSF (MINIMUM, ASSUMED)

45 PCF (MAXIMUM, ASSUMED)
- 2.7) DESIGN DEFLECTION LIMITS:

- ROOF TRUSSES

- SOLID SAWN RAFTERS

- SOLID SAWN CEILING JOISTS

- I-JOISTS AND FLOOR TRUSSES

- SOLID SAWN FLOOR JOISTS

- BEAMS AND HEADERS

- FRAMING SUPPORTING CERAMIC TILE

- FRAMING SUPPORTING NATURAL STONE TILE

- LINTELS AND FRAMING SUPPORTING BRICK OR MASONRY

LIVE LOAD

L/360

L/240

L/240

L/480

L/360

L/360

L/720 (3/8" MAX)

L/600 (3/8" MAX)

TCIAL LOAD

L/240

L/180

L/240

L/240

L/240

L/360

L/720 (3/8" MAX)

L/600 (3/8" MAX)

3) FOOTING AND FOUNDATION NOTES:

- 3.1) FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NRCR.
- 3.1) VERIFICATION OF THE ASSUMED SOIL BEARING CAPACITY IS THE RESPONSIBILITY OF THE CONTRACTOR. CONCRETE FOOTINGS SHALL NOT BE PLACED UNTIL THE SOIL BEARING CAPACITY HAS BEEN VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER OR BUILDING INSPECTOR. CONSULT THE SER SHOULD THE SOIL BEARING CAPACITY NOT BE MET OR IF ANY OTHER ADVERSE SOIL CONDITION IS ENCOUNTERED.
- 3.2) THE BOTTOM OF ALL FOOTINGS SHALL EXTEND A MINIMUM OF 12" BELOW GRADE OR BELOW THE FROST LINE FOR THE CONSTRUCTION LOCATION, WHICHEVER IS GREATER.
- 3.3) ANY COMPACTED FILL SHALL BE PLACED UNDER THE DIRECTION OF A QUALIFIED GEOTECHNICAL ENGINEER. THE RESULTING SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY.
- 3.4) FOOTINGS SHALL BE FREE OF VEGETATION, TOPSOIL, AND FOREIGN MATERIAL. NO CONCRETE SHALL BE PLACED AGAINST ANY SUBGRADE CONTAINING WATER, ICE, FROST, OR LOOSE MATERIAL.

- 3.5) FOOTINGS SUPPORTING FOUNDATION WALLS SHALL HAVE A MINIMUM PROJECTION OF 2" AT ALL SIDES. MAXIMUM FLOTTING PROJECTION AT FOUNDATION WALLS SHALL NOT EXCEED THE THICKNESS OF THE FLOTTING. WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH 1/2" DIA ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT INTO CONCRETE OR SOLID-GROUTED MASONRY SPACED A MAXIMUM OF 6'-0" O.C. PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER PLATE SECTION AND ONE ANCHOR BOLT WITHIN 12" OF EACH CORNER. ANCHOR BOLTS SHALL BE LOCATED WITHIN THE MIDDLE THIRD OF THE SILL PLATE.
- 3.6) FOUNDATION WALLS MAY BE STEPPED AND FRAMED WITH CRIPPLE WALLS WHERE GRADE PERMITS (SEE NOTE 7.14 FOR WALL FRAMING REQUIREMENTS).
- 3.7) PROVIDE FOUNDATION WATERPROOFING AND DRAIN WITH POSITIVE SLOPE TO DAYLIGHT AS REQUIRED BY SITE CONDITIONS.
- 3.8) THE SITE SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST TEN FEET.
- 3.9) RAWL SPACES SHALL BE GRADED LEVEL AND CLEAR OF ALL DEBRIS. CRAWL SPACE GRADE SHALL BE LINED WITH MINIMUM 6 MIL APPROVED VAPOR BARRIER WITH ALL JOINTS LAPPED MINIMUM 12" AND SEALED. PROVIDE A MINIMUM ACCESS OPENING MEASURING 18" BY 24".

4) CONCRETE NOTES:

- 4.1) INTERIOR SLABS ON GRADE, EXCEPT FOR GARAGE FLOORS, AND FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. FOUNDATION WALLS, GARAGE SLABS ON GRADE, AND EXTERIOR SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. ALL CONCRETE SHALL BE CAST IN PLACE.
- 4.2) CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- 4.3) ALL CONCRETE EXPOSED TO FREEZE/THAW CYCLES SHALL BE AIR ENTRAINED WITH TOTAL AIR VOLUME NOT LESS THAN 5% OR MORE THAN 7%.
- 4.4) CONCRETE SLABS ON GRADE SHALL BE MINIMUM 4" THICK AND REINFORCED WITH POLYPROPYLENE FIBERS OR 6x6 WELDED WIRE FABRIC (WWF). POLYPROPYLENE FIBERS SHALL BE APPLIED AT A MINIMUM RATE OF 1.5 LBS PER SQUARE YARD. WWF SHALL BE PLACED AT THE MID-DEPTH OF THE SLAB.
- 4.5) CONCRETE SLABS ON GRADE SHALL BE PLACED ON MINIMUM 4" THICK GRANULAR FILL COMPACTED TO MINIMUM 95% OF THE MAXIMUM DRY DENSITY. INTERIOR SLABS ARE TO BE PLACED ON A MINIMUM 6 MIL VAPOR BARRIER PLACED ON TOP OF THE GRANULAR FILL.
- 4.6) JOINTS IN DEEP CONTROL JOINTS (SAW-CUT OR TOOLED) ARE TO BE PLACED IN SLABS ON GRADE WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING. CONTROL JOINTS ARE TO BE SPACED APPROXIMATELY 10'-0" O.C.
- 4.7) ALL CAST-IN-PLACE CONCRETE WALLS SHALL CONFORM TO SECTIONS R404 AND/R R608 OF THE 2018 NRCR, ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", AND/OR ACI 332 "CODE REQUIREMENTS FOR RESIDENTIAL CONCRETE".

5) MASONRY NOTES:

- 5.1) CONCRETE MASONRY SHALL CONFORM TO ASTM C90. ALL BRICK SHALL CONFORM TO ASTM #2. ALL MASONRY SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1500 PSI.
- 5.2) ALL MORTAR SHALL BE TYPE "S". GROUT AND MORTAR SHALL CONFORM TO ASTM C270 AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
- 5.3) ALL MASONRY WALLS SHALL CONFORM TO SECTION SECTIONS R404 AND/OR R606 OF THE 2018 NRCR, NCMA TR68-A "CONSTRUCTION USING CONCRETE MASONRY", AND/OR ACE 530/ASCE 5/TMS 402 "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES".
- 5.4) THE UNSUPPORTED HEIGHT OF UNGROUTED HOLLOW MASONRY PIERS SHALL NOT EXCEED FIVE TIMES THEIR LEAST DIMENSION. THE UNSUPPORTED HEIGHT OF SOLID OR SOLID-GROUTED MASONRY PIERS SHALL NOT EXCEED TEN TIMES THEIR LEAST DIMENSION.
- 5.5) EACH RAWL SPACE PIER SHALL BEAR WITHIN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING AND EACH GIRDER SHALL BEAR WITHIN THE MIDDLE THIRD OF THE PIERS. PLASTERS SHALL BE BONDED TO THE PERIMETER FOUNDATION WALL.
- 5.6) THE TOP COURSE OF MASONRY SHALL BE GROUTED SOLID. ALL CELLS CONTAINING REINFORCING STEEL OR EMBEDDED ITEMS SHALL BE GROUTED SOLID.
- 5.7) HORIZONTAL WALL JOINT REINFORCEMENT SHALL BE STANDARD 9 GAUGE GALVANIZED LADDER OR TRUSS TYPE SPACED AT 16" O.C. MAXIMUM, UNLESS NOTED OTHERWISE IN THE DRAWINGS, AND SHALL CONFORM TO ASTM A951. LAP HORIZONTAL REINFORCEMENT MINIMUM 6" FOR CONTINUOUS WALL APPLICATIONS.

6) REINFORCING STEEL NOTES:

- 6.1) WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. CONCRETE REINFORCING STEEL SHALL CONFORM TO ASTM 615, GRADE 60. REINFORCING STEEL WITHIN FOOTINGS SHALL MAINTAIN MINIMUM 3" CONCRETE COVER AND REINFORCING STEEL WITHIN SLABS SHALL MAINTAIN MINIMUM 1 1/2" CONCRETE COVER. CONCRETE COVER FOR #5 AND SMALLER REINFORCING BARS WITHIN CONCRETE WALLS SHALL BE MINIMUM 1 1/2" AND CONCRETE COVER FOR #6 AND LARGER REINFORCING BARS WITHIN CONCRETE WALLS SHALL BE MINIMUM 2".
- 6.2) LAP REINFORCING STEEL, AS REQUIRED, A MINIMUM OF 48 TIMES THE BAR DIAMETER (18" FOR #3 BARS, 24" FOR #4 BARS, 30" FOR #5 BARS, 36" FOR #6 BARS, ETC.).

7) WOOD FRAMING NOTES:

- 7.1) SOLID SAWN FRAMING MEMBERS SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR SOUTHERN YELLOW (SYP) #2 WITH THE FOLLOWING MINIMUM DESIGN VALUES:

- SPF #2: Fb=875 PSI, Fv=135 PSI, E=1,400,000 PSI

- SYP #2: Fb=750 PSI, Fv=175 PSI, E=1,400,000 PSI
- 7.2) ENGINEERED LUMBER BEAMS SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- LAMINATED STRAND LUMBER (LSL): Fb=2,325 PSI, Fv=310 PSI, E=1,550,000 PSI

- LAMINATED VENEER LUMBER (LVL): Fb=2,600 PSI, Fv=285 PSI, E=2,000,000 PSI

- PARALLEL STRAND LUMBER (PSL): Fb=2,900 PSI, Fv=290 PSI, E=2,000,000 PSI
- 7.3) ENGINEERED LUMBER COLUMNS SHALL HAVE THE FOLLOWING MINIMUM DESIGN VALUES:

- LAMINATED STRAND LUMBER (LSL): Fb=1,700 PSI, Fc=710 PSI, E=1,300,000 PSI

- LAMINATED VENEER LUMBER (LVL): Fb=2,600 PSI, Fc=750 PSI, E=2,000,000 PSI

- PARALLEL STRAND LUMBER (PSL): Fb=2,400 PSI, Fc=545 PSI, E=1,800,000 PSI
- 7.4) WOOD IN CONTACT WITH THE GROUND, CONCRETE, OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD 7-15. ALL OTHER MOISTURE EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD 7-2 (R SHALL BE A NATURALLY DURABLE DECAY RESISTANT WOOD AS DEFINED IN SECTION R202 OF THE 2018 NRCR.
- 7.5) NAILS SHALL BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE AND SHALL CONFORM TO ASTM F1667-05.

- 7.6) BOLTS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE. INSTALL STANDARD STEEL WASHERS FOR THE NUT AND BOLT HEAD WHEN BOLTING WOOD MEMBERS. HOLES FOR BOLTS SHALL BE 1/8" LARGER THAN THE BOLT DIAMETER UNLESS NOTED OTHERWISE.
- 7.7) LAG SCREWS SHALL CONFORM TO ANSI/ASME B18.2.1. INSTALL STANDARD STEEL WASHERS FOR THE SCREW HEAD. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS.
- 7.8) INDIVIDUAL STUDS BUILT UP TO FORM A COLUMN SHALL BE FASTENED WITH (2) ROWS OF 10d NAILS @ 6" O.C. STAGGERED. BLOCKING MATCHING OR EXCEEDING THE WIDTH OF THE STUD COLUMN SHALL BE INSTALLED AT ALL FLOOR LEVELS TO ENSURE PROPER LOAD TRANSFER THROUGH THE STRUCTURE.
- 7.9) MULTI-PLY SOLID SAWN BEAMS AND HEADERS SHALL BE FASTENED WITH (2) ROWS OF 10d NAILS @ 16" O.C. STAGGERED FOR 2x8 AND SMALLER OR (3) ROWS OF 10d NAILS @ 16" O.C. STAGGERED FOR 2x10 AND LARGER. APPLY NAILING FROM BOTH FACES FOR (3) OR MORE PLIES.
- 7.10) MULTI-PLY ENGINEERED LUMBER BEAMS AND HEADERS SHALL BE FASTENED PER THE MANUFACTURER SPECIFICATIONS UNLESS NOTED OTHERWISE.
- 7.11) BEAMS PERPENDICULAR TO THE SUPPORTING WALL SHALL BEAR THE FULL WIDTH OF THE WALL UNLESS NOTED OTHERWISE AND SHALL BE SUPPORTED BY A COLUMN OF BUILT UP STUDS THAT MATCHES OR EXCEEDS THE WIDTH OF THE BEAM (NOT LESS THAN TWO STUDS).
- 7.12) BEAMS PARALLEL TO THE SUPPORTING WALL SHALL BEAR THE WIDTH OF THE SPECIFIED STUD COLUMN ON THE END OF THE WALL (BEARING SHALL NOT BE LESS THAN 3" TO BEAR OVER TWO STUDS UNLESS NOTED OTHERWISE).
- 7.13) HEADERS SHALL BE SUPPORTED BY JACK STUDS AND KING STUDS BASED ON THE FOLLOWING CONDITIONS UNLESS NOTED OTHERWISE:

CLEAR SPAN:	# OF JACK STUDS:	# OF KING STUDS (EXTERIOR):	# OF KING STUDS (INTERIOR):
UP TO 3'-0"	(1)	(1)	(1)
>3'-0" TO 6'-0"	(2)	(2)	(1)
>6'-0" TO 9'-0"	(2)	(3)	(2)
>9'-0" TO 12'-0"	(3)	(4)	(2)
>12'-0" TO 15'-0"	(3)	(5)	(3)
>15'-0" TO 18'-0"	(4)	(6)	(3)

- 7.14) STUD SPACING FOR EXTERIOR AND INTERIOR BEARING WALLS SHALL BE BASED ON THE FOLLOWING CONDITIONS UNLESS NOTED OTHERWISE:

- SUPPORTING UP TO ONE STORY ABOVE:

UP TO 10'-1 1/2" IN HEIGHT

2x4 @ 16" O.C. OR 2x6 @ 24" O.C.

>10'-1 1/2" UP TO 12'-1 1/2"

2x4 @ 12" O.C. OR 2x6 @ 16" O.C.

- SUPPORTING UP TO TWO STORIES ABOVE:

UP TO 10'-1 1/2" IN HEIGHT

2x4 @ 12" O.C. OR 2x6 @ 16" O.C.

>10'-1 1/2" UP TO 12'-1 1/2"

2x6 @ 12" O.C.
- 7.15) ALL EXTERIOR WALLS TO BE FULLY SHEATHED WITH 3/8" APA RATED CSB EXPOSURE 1 ATTACHED WITH 8d NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN PANEL FIELD UNLESS NOTED OTHERWISE.
- 7.16) ROOF SHEATHING SHALL BE MINIMUM 3/8" APA RATED SHEATHING EXPOSURE 1 ATTACHED TO ROOF FRAMING WITH 8d NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN PANEL FIELD UNLESS NOTED OTHERWISE. SHEATHING SHALL HAVE A SPAN RATING THAT MATCHES OR EXCEEDS THE FRAMING SPACING.
- 7.17) FLOOR SHEATHING SHALL BE MINIMUM 3/8" APA RATED TONGUE AND GROOVE SHEATHING EXPOSURE 1 ATTACHED TO FLOOR FRAMING WITH 8d NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN PANEL FIELD UNLESS NOTED OTHERWISE. SHEATHING SHALL HAVE A SPAN RATING THAT MATCHES OR EXCEEDS THE FRAMING SPACING.
- 7.18) EXTERIOR WOOD DECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPENDIX M OF THE 2018 NRCR UNLESS NOTED OTHERWISE.
- 7.19) EXTERIOR WOOD POSTS SHALL BE SECURED TO THE BAND AT THE BOTTOM AND BEAM AT THE TOP WITH (1) SIMPSON STRONG-TIE H6 HURRICANE TIE, (2) H2.5A HURRICANE TIES, OR (1) SECTION OF #516 RAIL STRAPPING WITH MINIMUM 9" END LENGTHS. FOR MASONRY OR CONCRETE FOUNDATIONS, SECURE POSTS AT THE BOTTOM WITH A SIMPSON STRONG-TIE ABU PLST BASE FOR THE SPECIFIED PLST SIZE.

9) SUPPORT OF MASONRY OR NATURAL STONE VENEER:

- 9.1) VENEER ABOVE OPENINGS SHALL BE SUPPORTED BY STEEL ANGLES AS FOLLOWS UNLESS NOTED OTHERWISE:

CLEAR SPAN:

SIZE OF STEEL ANGLE:

UP TO 3'-0"

3x3x1/2

>3'-0" UP TO 6'-0"

5x3 3/4x1/2 (LONG LEG VERTICAL)

>6'-0" UP TO 8'-0"

6x4x1/2 (LONG LEG VERTICAL)
- 9.2) VENEER ABOVE OPENINGS WITH A CLEAR SPAN EXCEEDING 8'-0" SHALL BE SUPPORTED BY A 6x4x1/2 STEEL ANGLE FASTENED TO THE HEADER WITH (2) ROWS OF 3" DIAMETER LAG SCREWS @ 16" O.C. UNLESS NOTED OTHERWISE.
- 9.3) STEEL ANGLES SHALL BE EMBEDDED MINIMUM 4" INTO THE VENEER AT EACH SIDE OF THE OPENING.
- 9.4) VENEER ABOVE ROOF LINES SHALL BE SUPPORTED BY A 6x4x1/2 STEEL ANGLE FASTENED TO (2) 2x10 BLOCKING W/ (2) ROWS OF 3" DIAMETER LAG SCREWS @ 16" O.C. BLOCKING TO BE FASTENED TO WALL STUDS AT EACH END WITH (4) 10d TC NAILS PER PLY. FOR ROOF SLATES EXCEEDING 7:12, WELD 3"x3"x1/2" STEEL PLATE STOPS @ 24" O.C. TO STEEL ANGLE.

COMMON ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
ALT	ALTERNATE	MFR	MANUFACTURER
ARCH	ARCHITECTURAL	MIN	MINIMUM
BRG	BEARING	NTS	NOT TO SCALE
BTM	BOTTOM	C.C.	CENTER
JP	CAST-IN-PLACE	PCF	POUNDS PER CUBIC FOOT
LR	LEAR	PLF	POUNDS PER LINEAR FOOT
MU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
MT	CONCRETE	PSI	POUNDS PER SQUARE INCH
NN	CONNECTION	PSL	PARALLEL STRAND LUMBER
ONT	CONTINUOUS	PT	PRESSURE TREATED
DBL	DOUBLE	CJ	QUADRUPLE JOIST
DIA	DIAMETER	REINF	REINFORCE
DJ	DOUBLE JOIST	SER	STRUCTURAL ENGINEER OF RECORD
DSP	DOUBLE STUD POCKET	SF	SQUARE FEET
EA	EACH	SJ	SINGLE JOIST
EC	EQUAL	SP	SQUARE (SPACING)
FLR	FLOOR	SPE(S)	SPECIFICATION(S)
FND	FOUNDATION	SPF	SPRUCE-PINE-FIR
FTG	FOOTING	SST	SIMPSON STRONG-TIE
GA	GAUGE	SYP	SOUTHERN YELLOW PINE
HOG	HOT-DIPPED GALVANIZED	TJ	TRIPLE JOIST
HDR	HEADER	TRPL	TRIPLE
HGR	HANGER	TSP	TRIPLE STUD POCKET
HORIZ	HORIZONTAL	TYP	TYPICAL
ICF	INSULATED CONCRETE FORMS	UN	UNLESS NOTED OTHERWISE
INFO	INFORMATION	VERT	VERTICAL
LBS	POUNDS	W/	WITH
LSL	LAMINATED STRAND LUMBER	WWF	WELDED WIRE FABRIC
LVL	LAMINATED VENEER LUMBER	XJ	EXTRA JOIST

LEGEND

■ (#)	STUD COLUMN AT POINT LOADS THAT REQUIRES SOLID BLOCKING TO GIRDER OR FOUNDATION (#) DENOTES NUMBER OF STUDS. (2) STUDS REQUIRED IF NOT SPECIFIED
■	OFFSET POINT LOAD FROM ABOVE TO BE SUPPORTED BY GIRDER, BEAM, HEADER, JOIST, OR BLOCKING AS SPECIFIED
▨	BEARING WALL
▨ ▨ ▨ ▨	OFFSET BEARING WALL ABOVE
— — — —	BEAM, GIRDER, OR HEADER AS SPECIFIED
— — — —	JOIST, RAFTER, OR TRUSS AS SPECIFIED
L	MECHANICAL FASTENER (REFER TO SCHEDULE BELOW)
▨▨▨▨▨▨	FULL HEIGHT MASONRY OR NATURAL STONE VENEER
▨▨▨▨▨▨	MASONRY OR NATURAL STONE VENEER WATERTABLE BELLW
⌓	PLUMBING OR APPLIANCES ABOVE (FOR REFERENCE ONLY, REFER TO ARCHITECTURAL PLANS)
▨▨▨▨▨▨	SOLID GROUTED MASONRY
▨ ▨ ▨ ▨	ROOF SUPPORT BELOW
▨▨▨▨▨▨	FULL HEIGHT BRICK VENEER BELLW ROOF

MECHANICAL FASTENERS		ALLOWABLE I-JOIST SUBSTITUTIONS	
BEAM SIZE:	FASTENER:	SPECIFIED SERIES:	EQUIVALENT SERIES:
(2)-2x6 (R (2)-2x8	LUS26-2	TJI 110	BCI 4500s 1.8
(2)-2x10 OR (2)-2x12	LUS210-2	TJI 210	BCI 5000s 1.8, BLI 40, LPI 20PLUS, NI-40x
(1)-PLY LSL OR LVL	HUS1.81/10		
(2)-PLY LSL OR LVL	HHUS410		
(3)-PLY LSL OR LVL	HHUS5.50/10	TJI 230	BCI 6000s 1.8, LPI 32PLUS
(4)-PLY LSL OR LVL	HHUS7.25/10		
NOTES:			
-	MECHANICAL FASTENERS TO BE INSTALLED BASED ON THIS SCHEDULE UNLESS NOTED OTHERWISE.		
-	ALL SPECIFIED MECHANICAL FASTENERS ARE SIMPSON STRONG-TIE BRAND. OTHER BRAND FASTENERS WITH EQUIVALENT OR BETTER CAPACITY MAY BE SUBSTITUTED.		
-	ALL MECHANICAL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR EQUIVALENT CORROSIVE RESISTANT COATING.		
		NOTES:	
		-	MAINTAIN SPECIFIED JOIST DEPTH, DIRECTION, AND SPACING.
		-	JOISTS NOT LISTED IN THIS SCHEDULE MAY BE SUBSTITUTED PROVIDED THEY MEET OR EXCEED THE PROPERTIES OF THOSE LISTED.

SCALE: 0.1562" = 1'-0"

DRAWN BY: BENJAMIN ROGERS

DATE: Wednesday, September 10, 2025

COPYRIGHT NOTICE:
ALL DRAFTING DEPICTED IN THESE DRAWINGS ARE DONE WITH THE EXPRESS PERMISSION OF THE CLIENT. BR DRAFTING AND DESIGN LLC RESERVES THE RIGHT TO MAKE COPIES, SELL OR DISTRIBUTE COPIES, PREPARE DERIVATIVE WORKS, AND PUBLICLY DISPLAY THE WORK AS THEY SEE FIT.

ROOM ADDITION

180 DEODORA LANE

CAMERON, NC

BR DRAFTING & DESIGN LLC

104 SOUTH WHITE STREET SUITE #210

CHOCOLATE BEACH, NC 28506-9800

OH 404-763-6633 FAX 404-763-6600

info@brddplans.com / brddplans.com

BR DRAFTING & DESIGN

DIMENSIONAL ASPHALT SHINGLE W/20# MIN. TAR PAPER INSTALLED PER MANUFACTURER INSTALLATION GUIDELINES

MIN. R30 INSULATION

TRUSS ANCHORS @ EVERY TRUSS AND TOP PLATE JOINT

ENGINEERED TRUSS

5/8 SHEETROCK GLUED & SCREWED W/ 2" DRYWALL SCREWS

NO.#2 PINE DOUBLE TOP PLATE

5" ALUMINUM GUTTERS

VINYL SOFFIT OVER HANG

1/2" SHEETROCK SCREWED W/ 1 5/8 DRYWALL SCREWS

2X4 NO.2 PINE STUDS 16 O/C
R15 FIBERGLASS INSULATION
1/2 IN. OSB SHEATHING & HOUSE WRAP
SIDING TO MATCH EXISTING STRUCTURE

4" ALUMINUM DOWNSPOUT
CONNECTED TO SPLASH BLOCKS

1/2 IN. X 6" WEDGE ANCHOR BOLT EVERY 6'
& WITHIN 12" OF EVERY CORNER AND
SPLIT
NO.#2 PINE SINGLE BOTTOM PLATE

NO.#2 PINE 2X8 PRESSURE TREATED SINGLE MUD PLATE

MIN. 3,500 PSI CONC. 4" MIN. SLAB FLOOR WITH FIBER
REINFORCMENT WITH CONTINUOUS MONOLITHIC FOOTER

#57 GRAVEL OR CRUSHED CONCRETE 2" MIN
COVERED WITH 6 MIL VAPOR BARRIER

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

ROOF FRAMING DETAIL
ROOF "A"
FULL TRUSSES ENGINEERED BY OTHERS
TO MEET LOCAL CODES
1/2" PLYWOOD
ROOFING UNDERLAYMENT
SHINGLES TO MATCH EXTING STRUCTURE
ICE AND RAIN GUARD WITHIN 18" BOTH SIDES OF VALLY

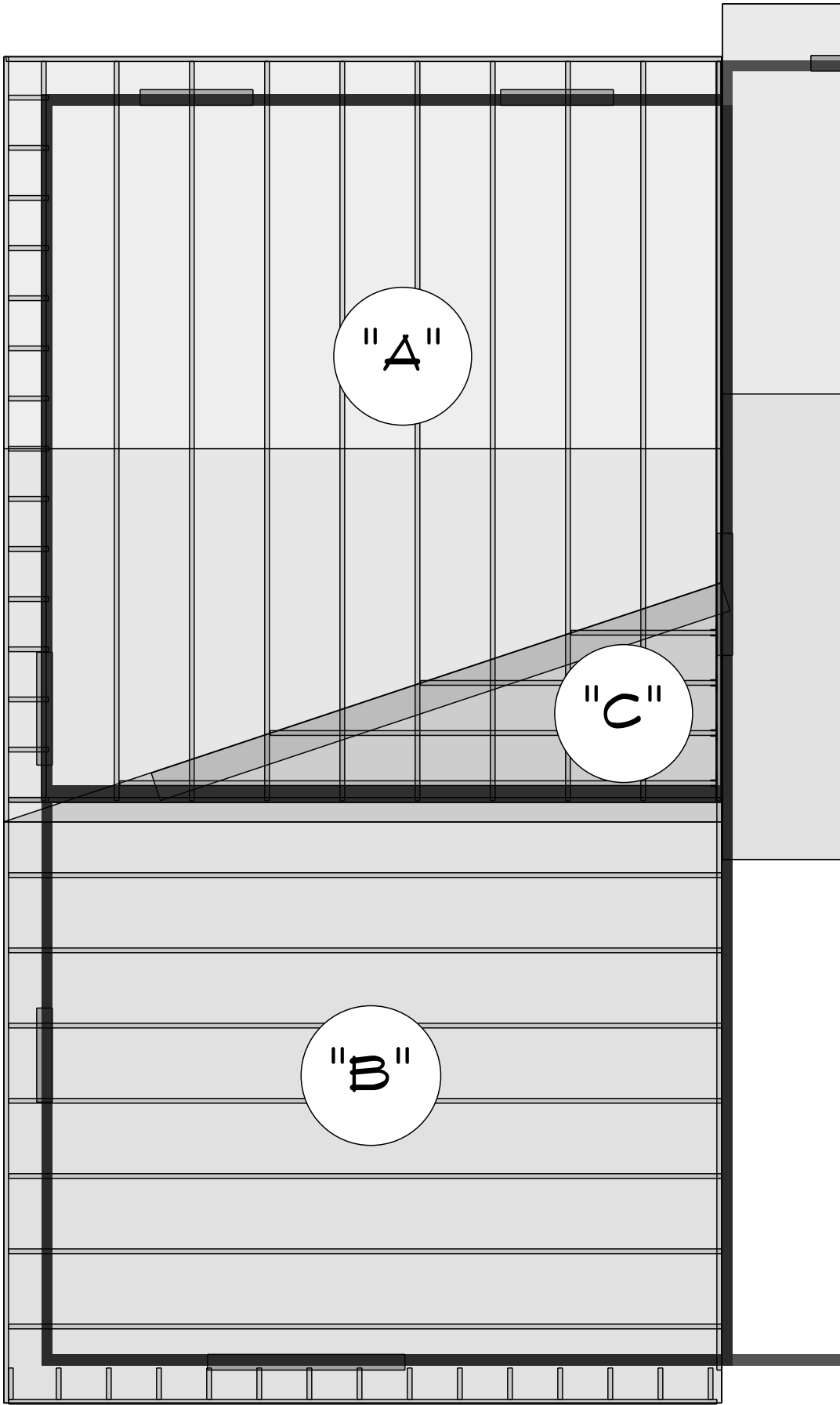
ROOF "B"
HALF TRUSSES ENGINEERED BY OTHERS
TO MEET LOCAL CODES
1/2" PLYWOOD
ROOFING UNDERLAYMENT
SHINGLES TO MATCH EXTING STRUCTURE
ICE AND RAIN GUARD WITHIN 18" BOTH SIDES OF VALLY

ROOF "B"
2"X10" VALLY BOARD
2"X8" LEDGER BOARD
2"X8" RAFTERS 16" O/C
1/2" PLYWOOD
ROOFING UNDERLAYMENT
SHINGLES TO MATCH EXTING STRUCTURE
ICE AND RAIN GUARD WITHIN 18" BOTH SIDES OF VALLY

INTERIOR DOOR SCHEDULE			
PRODUCT CODE	SIZE	HINGE	COUNT
36X80 COLONIAL	3'-0"	R	2
36X80 COLONIAL POCKET	3'-0"	N	2
36X80 GLASS SHOWER	3'-0"	R	1

EXTERIOR DOOR SCHEDULE			
PRODUCT CODE	SIZE	HINGE	COUNT
36X80 COLONIAL A 1	3'-0"	L	1
60X80 GLASS FRENCH	5'-0"	LR	1

WINDOW SCHEDULE		
PRODUCT CODE	SIZE	COUNT
30X36 DOUBLE HUNG 1	2'-6" x 3'-0"	1
36X12 TRANSOM	3'-0" x 1'-0"	1
36X54 DOUBLE HUNG 1	3'-0" x 4'-6"	2



MAIN FLOOR - ROOF
SCALE: 1/4" = 1'-0"

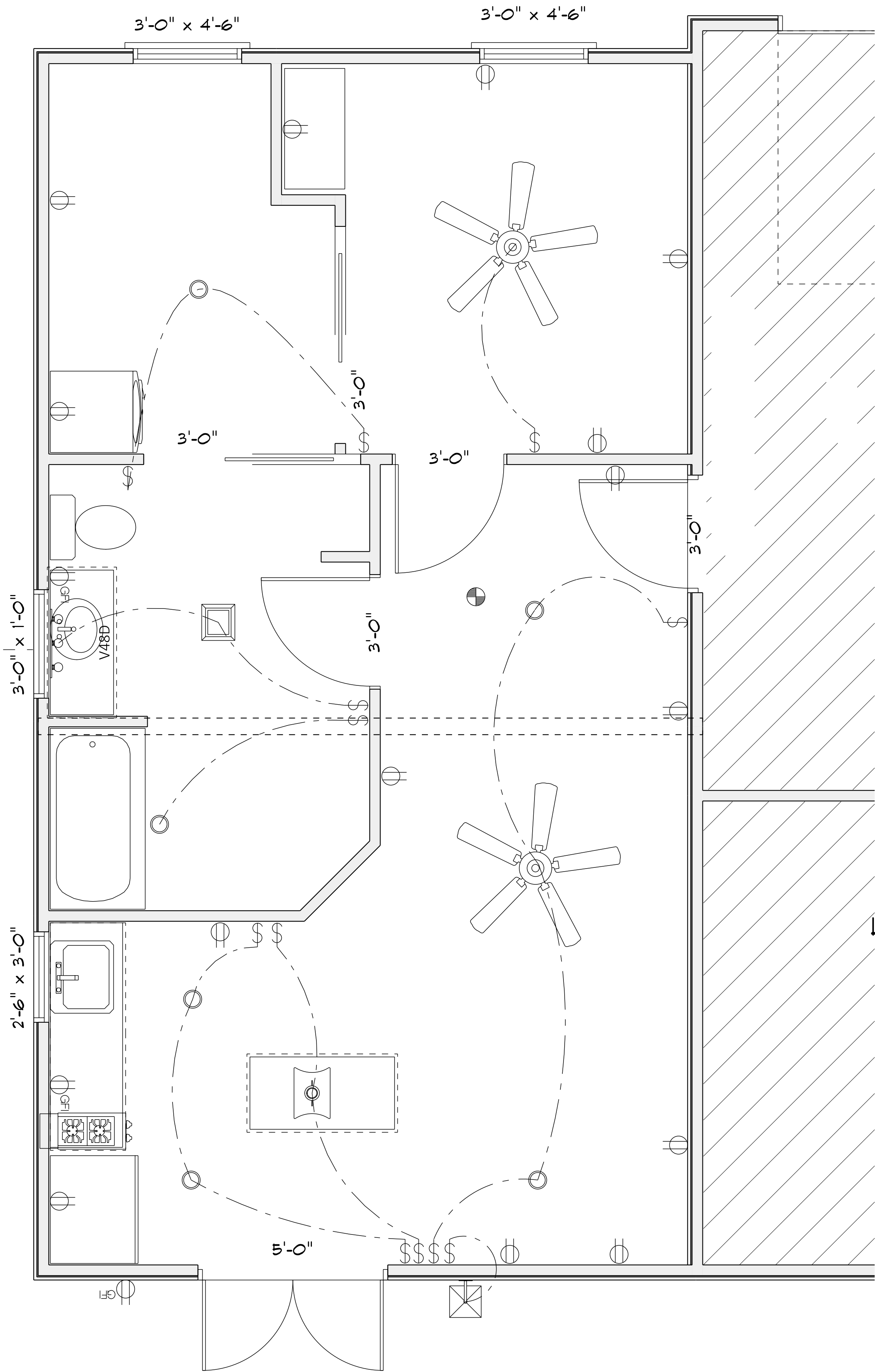
SCALE: 1/4" = 1'-0"
DRAWN BY: BENJAMIN ROGERS
DATE: Wednesday, September 10, 2025

COPYRIGHT NOTICE:
ALL DRAFTING DEPICTED IN THESE DRAWINGS ARE DONE WITH THE EXPRESS PERMISSION OF THE CLIENT. B R DRAFTING AND DESIGN LLC RESERVES THE RIGHT TO MAKE COPIES, SELL OR DISTRIBUTE COPIES, PREPARE DERIVATIVE WORKS, AND PUBLICLY DISPLAY THE WORK AS THEY SEE FIT

ROOM ADDITION
180 DEODORA LANE
CAMERON, NC

B R DRAFTING & DESIGN LLC
104 SOUTH WHITE STREET SUITE #210
CAMERON, NC 28520
OH 404-706-8888 NC 919-680-0600
info@brddplans.com / brddplans.com

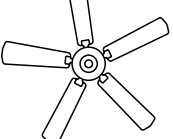
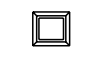
BR DRAFTING & DESIGN



MAIN FLOOR - ELECTRICAL

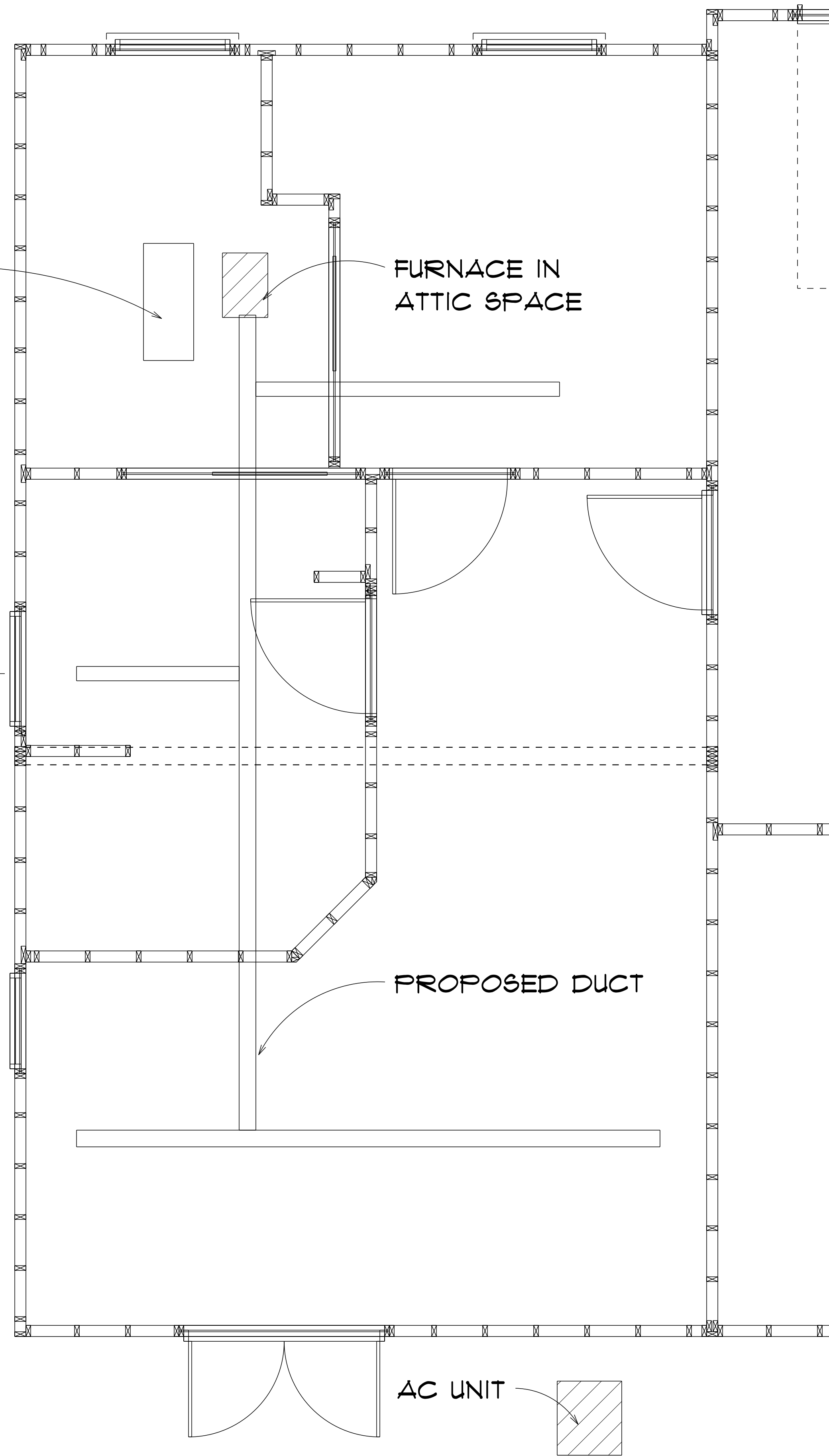
SCALE: 1/2" = 1'-0"

EXISTING HOSE BIB, CABLE BOX,
AND ELECTRICAL METER ARE CURRENTLY
LOCATED ON THE SHARED WALL WITH EXISTING
HOME AND WILL NEED TO BE RELOCATED

ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
can light 6inch	6	o
ceiling fan 5 bladed 03	2	
ceiling teorema	1	
combination fan and light-square	1	
exterior craftsman light fixture	1	
outlet	14	o
outlet gfi	3	o
smoke/CO detector	1	•
switch	12	\$
vanity bar light 02	1	•••••

22.5" X 54"
ATTIC ACCESS
PULL DOWN STAIRS

FENCELINE

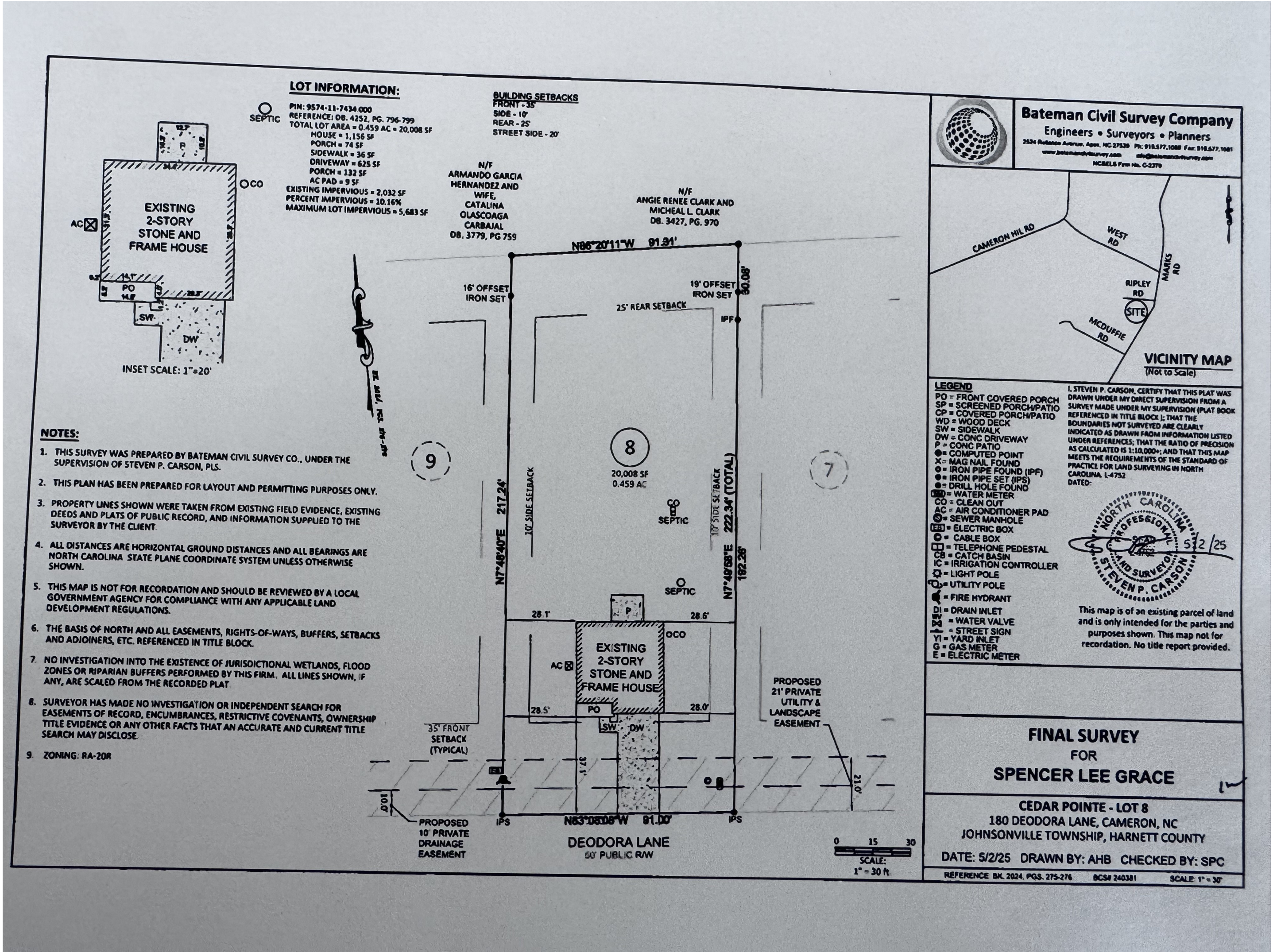
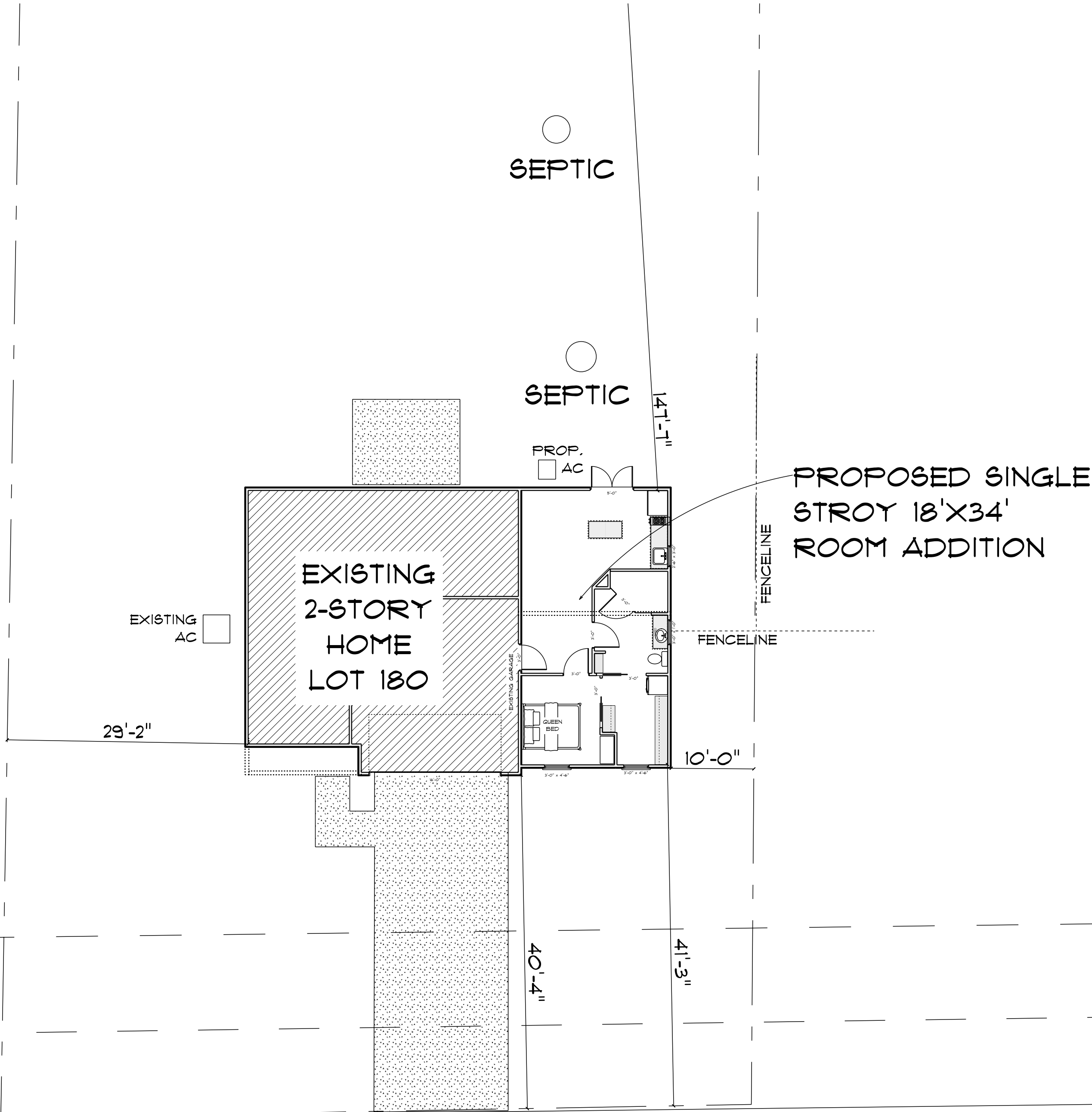


MAIN FLOOR - FRAMING

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

SITE
SCALE: 1" = 10'-0"

DEODORA LANE



SV-1

BR
DRAFTING
DESIGN

B R DRAFTING & DESIGN LLC
104 SOUTH WHITE STREET SUITE #210
CAMERON, NC 28520
OH 404-703-8638 NC 919-686-0600
info@brddplans.com / brddplans.com

ROOM ADDITION
180 DEODORA LANE
CAMERON, NC

COPYRIGHT NOTICE:
ALL DRAFTING DEPICTED IN THESE DRAWINGS ARE DONE WITH THE EXPRESS PERMISSION OF THE CLIENT. B R DRAFTING AND DESIGN LLC RESERVES THE RIGHT TO MAKE COPIES, SELL OR DISTRIBUTE COPIES PREPARE DERIVATIVE WORKS, AND PUBLICLY DISPLAY THE WORK AS THEY SEE FIT

SCALE: 1" = 10'-0"
DRAWN BY: BENJAMIN ROGERS
DATE: Wednesday, September 10, 2025