PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE

House Plan Zone, LLC

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A B D®

STANDARD ABBREVIATIONS

@	AT
#	FOUND(S)
APPROX.	APPROXIMATELY
BASE.	BASEMENT
B/T	BETWEEN
BLK.	BLOCK
BLK'G	BLOCKING
BD.	BOARD
BRD.	BOARD
BOT.	BOTTOM
BLDG.	BUILDING
CAB.	CABINET
CLG.	CEILING
CLR.	CLEAR
CLOS.	CLOSET
COL.	COLUMN
COLS.	COLUMNS
CONC.	CONCRETE
CMU	CONCRETE MASONRY UNIT
C.U.	CONDENSOR UNIT
CONN.	CONNECTION
CONT.	CONTINUOUS
COVER'G	COVERING
CS	CRAWL SPACE
DECO.	DECORATIVE
DET	DETAIL
DIA.	DIAMETER
DW	DISHWASHER
DBL.	DOUBLE
DF	DOUGLAS FIR
D	DRYER
EA.	EACH
ELEV.	ELEVATION
ENG.	ENGINEER
FT.	FEET
F.F.L.	FINISHED FLOOR LINE
FIN.	FINISH
F.C.	FIRE CODE
FLR.	FLOOR
FTG.	FOOTING
FOUND.	FOUNDATION
FND.	FOUNDATION
FR.	FREEZER
GA.	GAUGE
GALV.	GALVANIZED
GYP.	GYPSUM
HDR.	HEADER
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HT.	HEIGHT
HTS.	HEIGHTS
HORIZ.	HORIZONTAL
IN.	INCHES
INCL.	INCLUDE
INSUL.	INSULATION
JT.	JOINT
JST.	JOIST
JSTS.	JOISTS
LT.	LIGHT
LIN.	LINEN
MANUF.	MANUFACTURER
MAS.	MASONRY
MAX.	MAXIMUM
MTL.	METAL
MIN.	MINIMUM
N.I.C.	NOT IN CONTRACT
O.C.	ON CENTER
O/C	ON CENTER
OPT.	OPTIONAL
O.S.B.	ORIENTED STRAND BOARD
OTS	OWNER TO SELECT
O.T.S	OWNER TO SELECT
PG.	PAGE
PAN.	PANTRY
PL.	PLATE
P.	PLATE
PLYWD	PLYWOOD
PLYWD	PLYWOOD
POLY.	POLYETHYLENE
PSI	POUNDS PER SQUARE INCH
PRE-FAB	PREFABRICATED
RE:	REFERENCE
REF	REFRIGERATOR
REINF.	REINFORCED
R	RESISTANCE
R.A.	RETURN AIR
R.A.G.	RETURN AIR GRILLE
REQ'D	REQUIRED
SCR.	SCREEN
SHLVS.	SHELVES
SHR.	SHOWER
SHWR.	SHOWER
SST.	SIMPSON STRONG TIE
SP	SOUTHERN PINE
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.F.	SQUARE FOOTAGE
STL.	STEEL
THK.	THICK
THK.	THICKNESS
TBD.	TO BE DETERMINED
TR.	TRANSOM
TYP.	TYPICAL
U.T.C.	UNDER THE COUNTER
UTIL.	UTILITY
VAN.	VANITY
VERT.	VERTICAL
WH	WATER HEATER
W	WASHER
WT.	WEIGHT
WIN.	WINDOW
W.M.	WIRE MESH
W/	WITH
WD	WOOD
WFCM	WOOD FRAME CONSTRUCTION MANUAL

SHEET INDEX:

CODE DISCLAIMER:
1. THESE PLANS WERE DESIGNED TO MEET IRC 2012 AT THE TIME OF THEIR CREATION AND MORE SPECIFICALLY THE MINIMAL LOCAL CODES OF THE SOUTH MISSISSIPPI AREA. IT IS HIGHLY RECOMMENDED THAT THESE PLANS BE REVIEWED BY A LOCAL STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
2. BEAMS AND FLOOR JOISTS ARE NOT SIZED DUE TO THE MANY GEOGRAPHIC LOCATIONS THESE PLANS ARE SOLD. THESE ITEMS SHALL BE SIZED BY A LOCAL ENGINEER OR MANUFACTURER.
3. ALL CEILING & FLOOR JOISTS (IF CONVENTIONAL FRAMING) SHOULD BE SIZED USING THE LATEST VERSION OF THE IRC OR APPLICABLE CODES AT SITE TO MEET THE LOCAL REQUIREMENTS SUCH AS SNOW LOADS AND OTHER FACTORS. THE CEILING JOISTS SIZES LABELED (IF PRESENT) WERE SIZED USING THE 2012 IRC AT THE TIME OF THEIR CREATION. THEY MUST BE VERIFIED AND MODIFIED AS REQUIRED TO MEET THE LATEST EDITION OF THE (IRC) INTERNATIONAL RESIDENTIAL CODE.
4. ALL FOUNDATIONS AND FOOTING DETAILS SHALL BE REVIEWED AND APPROVED BY A LOCAL ENGINEER.
5. CONTRACTOR SHALL PROVIDE ALL HIGH WIND STRAPPING AND ANCHOR BOLTS AS REQUIRED BY THE LOCAL CODE REQUIREMENTS AND THE LATEST VERSION OF THE IRC.

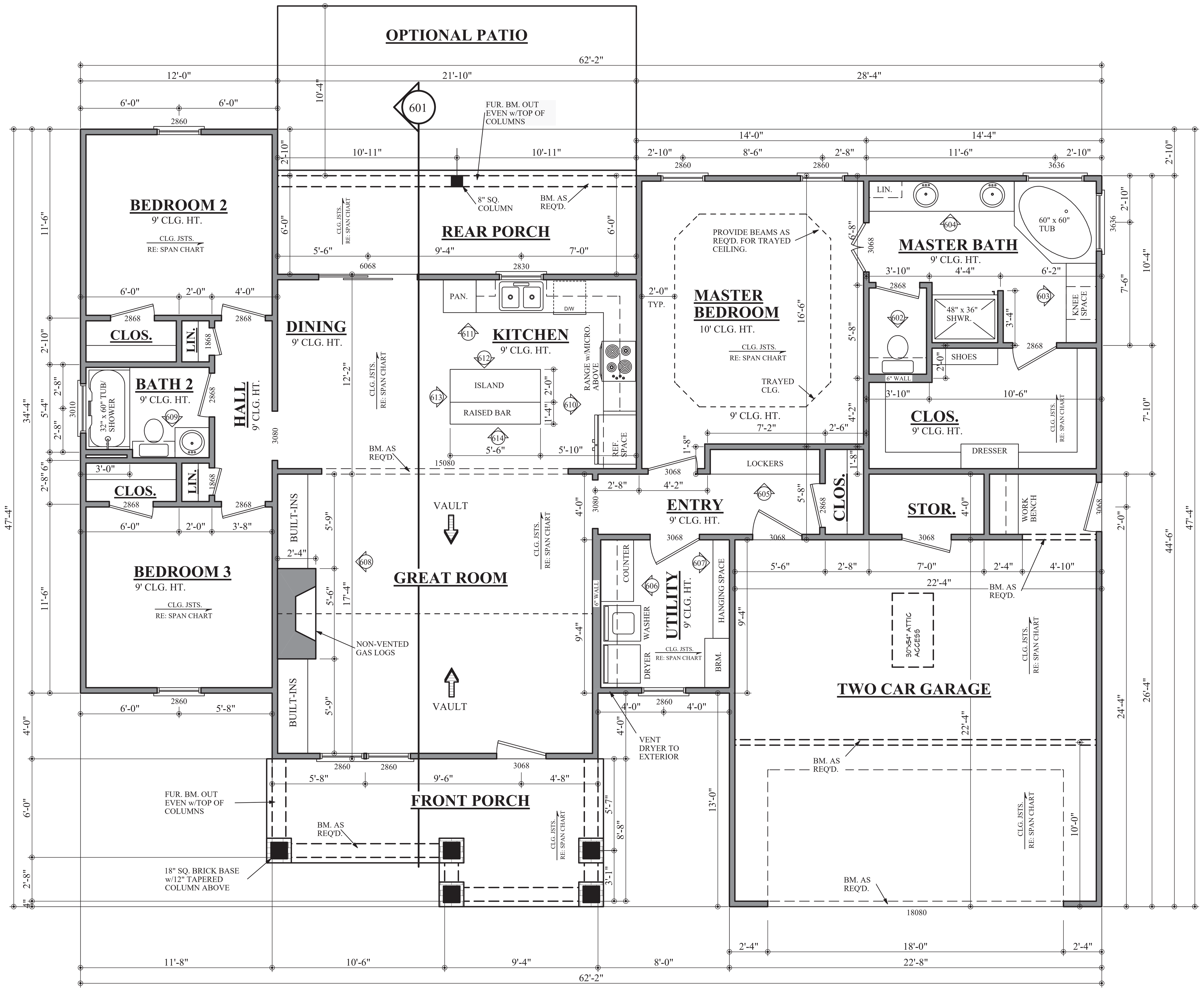
BB-1675-2

Date: 06.06.13

Drawn By:

SHEET NUMBER 1

PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE



NOTE: CONTRACTOR TO LOCATE WATER HEATER AND HVAC UNITS AT SITE.

BB-1675-2 FLOOR PLAN

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

AREAS:	
1675	S.F. HEATED- TOTAL
144	S.F. UNHEATED - FRONT PORCH
131	S.F. UNHEATED - REAR PORCH
530	S.F. UNHEATED - TWO CAR GARAGE
29	S.F. UNHEATED - STORAGE
834	S.F. UNHEATED TOTAL
2509	S.F. TOTAL UNDER ROOF

NORTH CAROLINA PROFESSIONAL SEAL 032705 ENGINEER JEROME RUFARD REDMOND

05.26.20

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jrednc5@yahoo.com

NOTES:

1. ALL DIMENSIONS & SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. ALL FINISHES (INTERIOR & EXTERIOR) TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
3. VERIFY ALL DOOR AND WINDOW STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION. MANUFACTURER TO SUPPLY ALL ROUGH OPENING SIZES.
4. CONTRACTOR TO VERIFY ALL CLEARANCES OF ALL DOORS, WINDOWS AND OTHER ITEMS THAT ARE CRITICAL, PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO ADAPT PLANS AS REQUIRED TO MEET ALL APPLICABLE CODES AT SITE.
6. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
7. PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THEN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY SHALL HAVE GUARDS NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD. IRC 2012, R312.1.1 & R312.1.2
8. M1305.1.3 APPLIANCES IN ATTICS. ATTICS CONTAINING APPLIANCES SHALL BE PROVIDED WITH AN OPENING AND A CLEAR AND UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE, BUT NOT LESS THAN 30 INCHES HIGH AND 22 INCHES WIDE AND NOT MORE THAN 20 FEET LONG MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY FROM THE OPENING TO THE APPLIANCE. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 NOT LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDES OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE A MINIMUM OF 20 INCHES BY 30 INCHES, AND LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
EXCEPTIONS:
a. THE PASSAGEWAY AND LEVEL SERVICE SPACE ARE NOT REQUIRED WHERE THE APPLIANCE CAN BE SERVICED AND REMOVED THROUGH THE REQUIRED OPENING.
b. WHERE THE PASSAGEWAY IS UNOBSTRUCTED AND NOT LESS THAN 6 FEET HIGH AND 22 INCHES WIDE FOR ITS ENTIRE LENGTH, THE PASSAGEWAY SHALL BE NOT MORE THAN 50 FEET LONG.
9. APPLIANCE ACCESS FOR INSPECTION SERVICE, REPAIR AND REPLACEMENT. APPLIANCES SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION, OTHER APPLIANCES, OR ANY OTHER PIPING OR DUCTS NOT CONNECTED TO THE APPLIANCEBEING INSPECTED, SERVICED, REPAIRED OR REPLACED. A LEVEL WORKING SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PROVIDED IN FRONT OF THE CONTROL SIDE TO SERVICE AN APPLIANCE. INSTALLATION OF ROOM HEATERS SHALL BE PERMITTED WITH AT LEAST AN 18-INCH WORKING SPACE. A PLATFORM SHALL NOT BE REQUIRED FOR ROOM HEATERS.
M1305.1.1 FURNACES AND AIR HANDLERS. FURNACES AND AIR HANDLERS WITHIN COMPARTMENTS OR ALCOVES SHALL HAVE A MINIMUM WORKING SPACE CLEARANCE OF 3 INCHES ALONG THE SIDES, BACK AND TOP WITH A TOTAL WIDTH OF THE ENCLOSING SPACE BEING AT LEAST 12 INCHES WIDER THAN THE FURNACE OR AIR HANDLER. FURNACES HAVING A FIREBOX OPEN TO THE ATMOSPHERE SHALL HAVE AT LEAST A 6-INCH WORKING SPACE ALONG THE FRONT COMBUSTION CHAMBER SIDE. COMBUSTION AIR OPENINGS AT THE REAR OR SIDE OF THE COMPARTMENT SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 17.
EXCEPTION: THIS SECTION SHALL NOT APPLY TO REPLACEMENT APPLIANCES INSTALLED IN EXISTING COMPARTMENTS AND ALCOVES WHERE THE WORKING SPACE CLEARANCES ARE IN ACCORDANCE WITH THE EQUIPMENT OR APPLIANCE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
10. ALL SLEEPING ROOMS TO HAVE AN EXTERIOR ACCESS THROUGH A DOOR OR WINDOW WITH A MINIMUM OF 5.7 SQUARE FEET NET CLEAR OPENING AS PER IRC 2012 R310.1.1. EXCEPTION: GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET. MAXIMUM SILL HEIGHT TO BE 44 INCHES. MINIMUM NET CLEAR OPENING HEIGHT TO BE 24 INCHES. MINIMUM NET CLEAR OPENING WIDTH TO BE 20 INCHES.
11. ALL RETURN AIR GRILLS ARE TO BE LOCATED TO COMPLY WITH SECTION M1602 OF THE IRC 2012.
12. ALL SQUARE FOOTAGE MEASUREMENTS ARE APPROXIMATE AND MAY DIFFER FROM ACTUAL CONSTRUCTED RESIDENCE OR BUILDING.
13. FIRE SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED (IF REQUIRED BY LOCAL CODES) AS PER THE IRC 2012 AND BY A LICENSED PROFESSIONAL IN THE AREA OF CONSTRUCTION.
14. ALL BATHROOM EXHAUST VENTS SHALL BE VENTED DIRECTLY TO THE EXTERIIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2012, M1507.2

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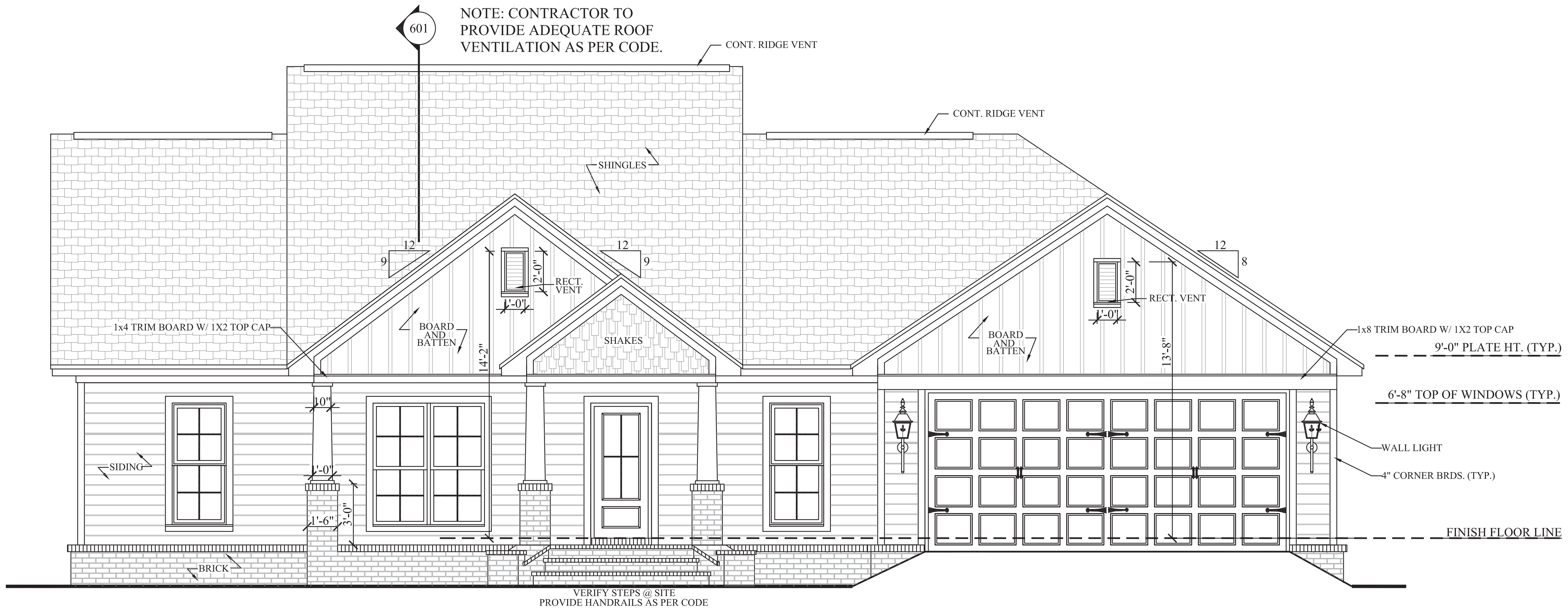
Plan ID: BB-1675-2

Date: 06.06.13

Drawn By: C.T.B.

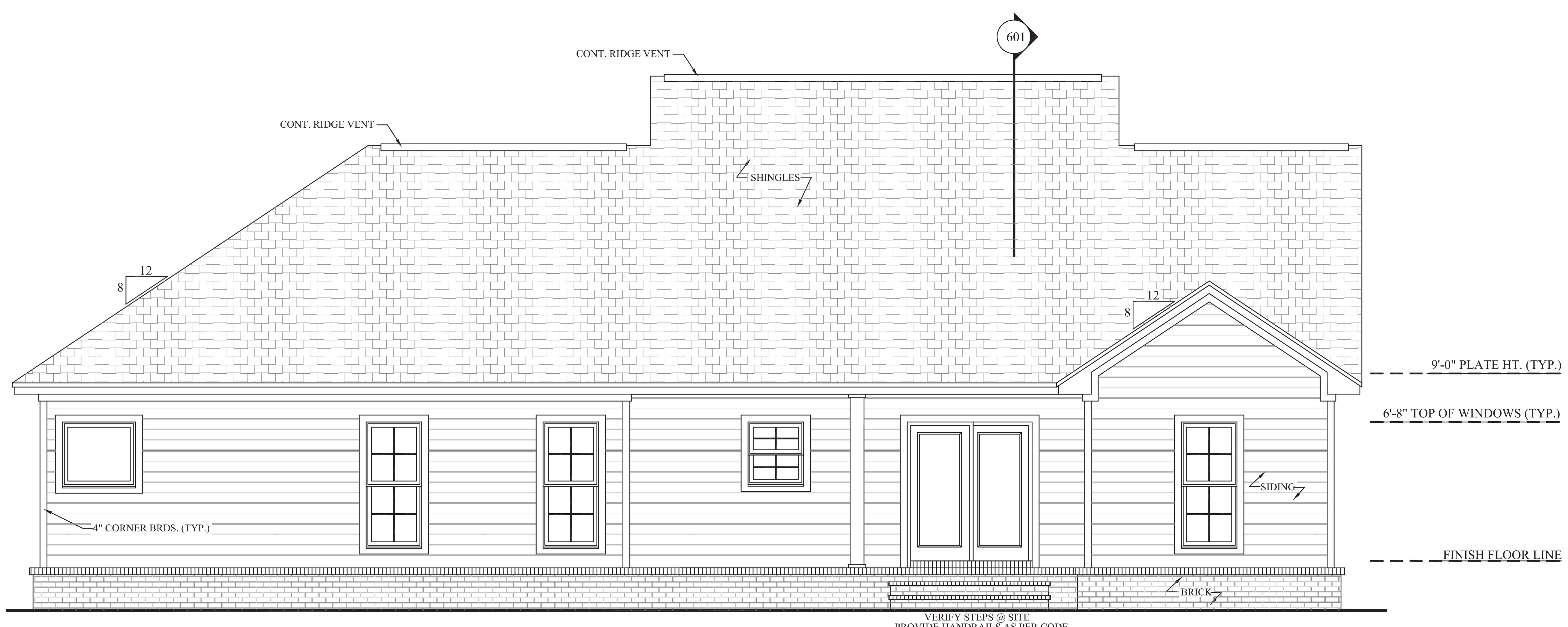
SHEET NUMBER 3

PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE



401 FRONT VIEW

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

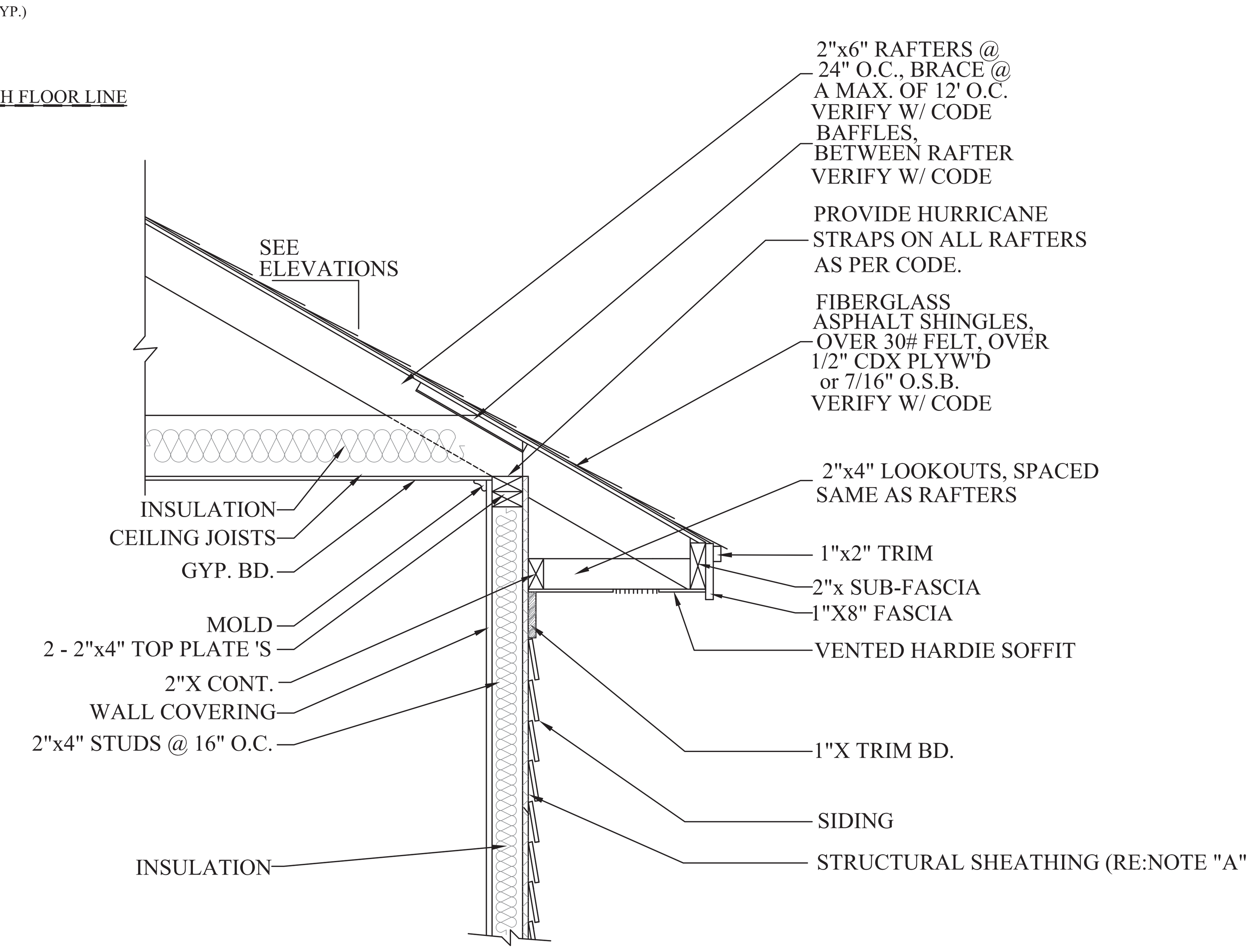


402 REAR VIEW

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

EXTERIOR ELEVATION NOTES:

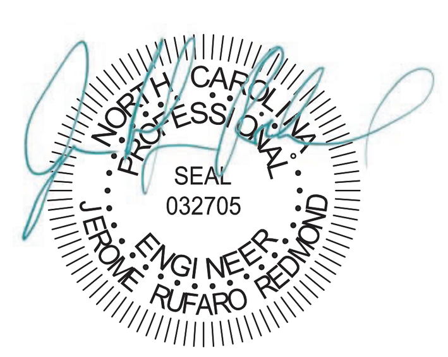
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



NOTE "A": PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.
NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

403 TYP. CORNICE DETAIL

SCALE------------------------------------3/4"=1'-0"



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SHEET NUMBER 4

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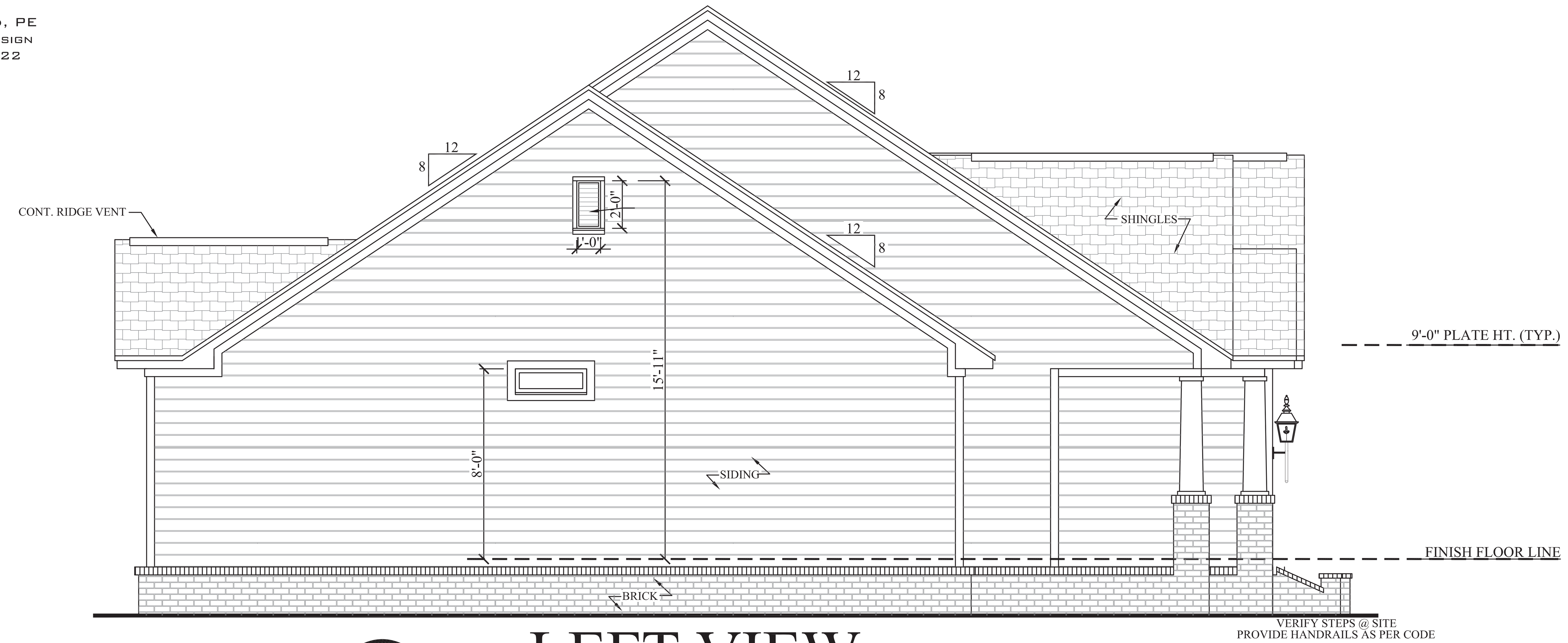
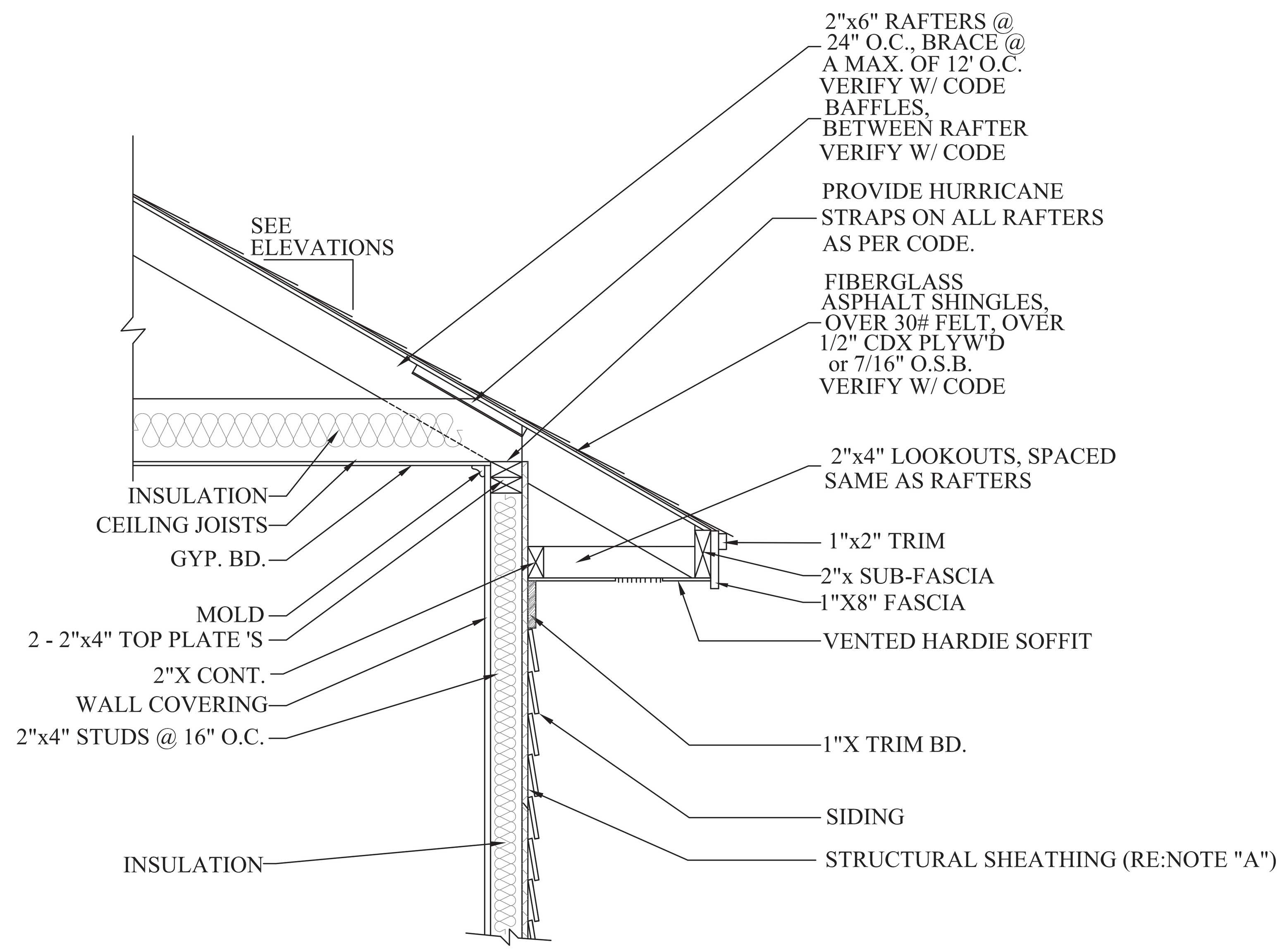


501 LEFT VIEW
SCALE------------------------------------ 1/4" = 1'-0"

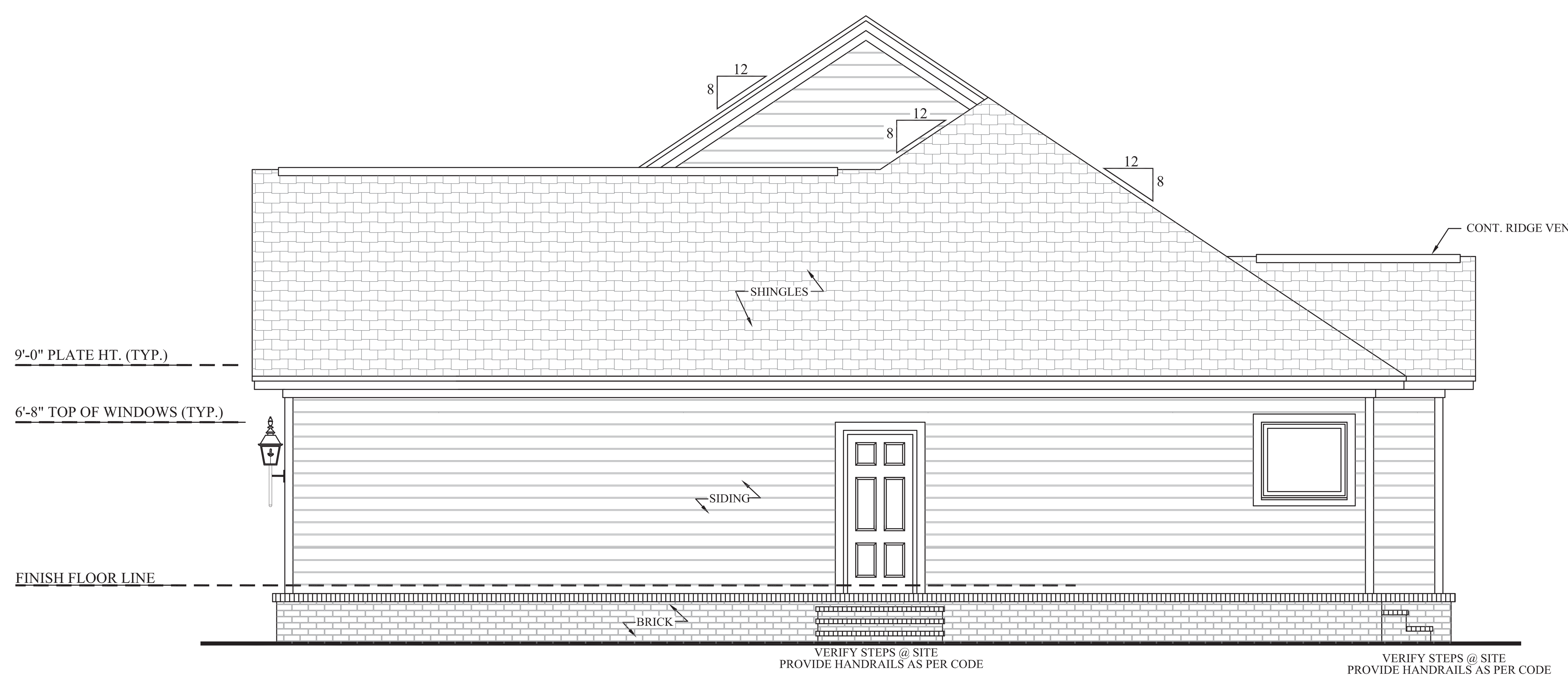
EXTERIOR ELEVATION NOTES:

1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR TO CONSTRUCTION.
5. REFER TO TYPICAL WALL DETAIL FOR FRAMING METHODS AND OTHER MISC. INFORMATION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.



NOTE "A": PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.
NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

503 TYP. CORNICE DETAIL
SCALE------------------------------------3/4"=1'-0"



502 RIGHT VIEW
SCALE------------------------------------ 1/4" = 1'-0"

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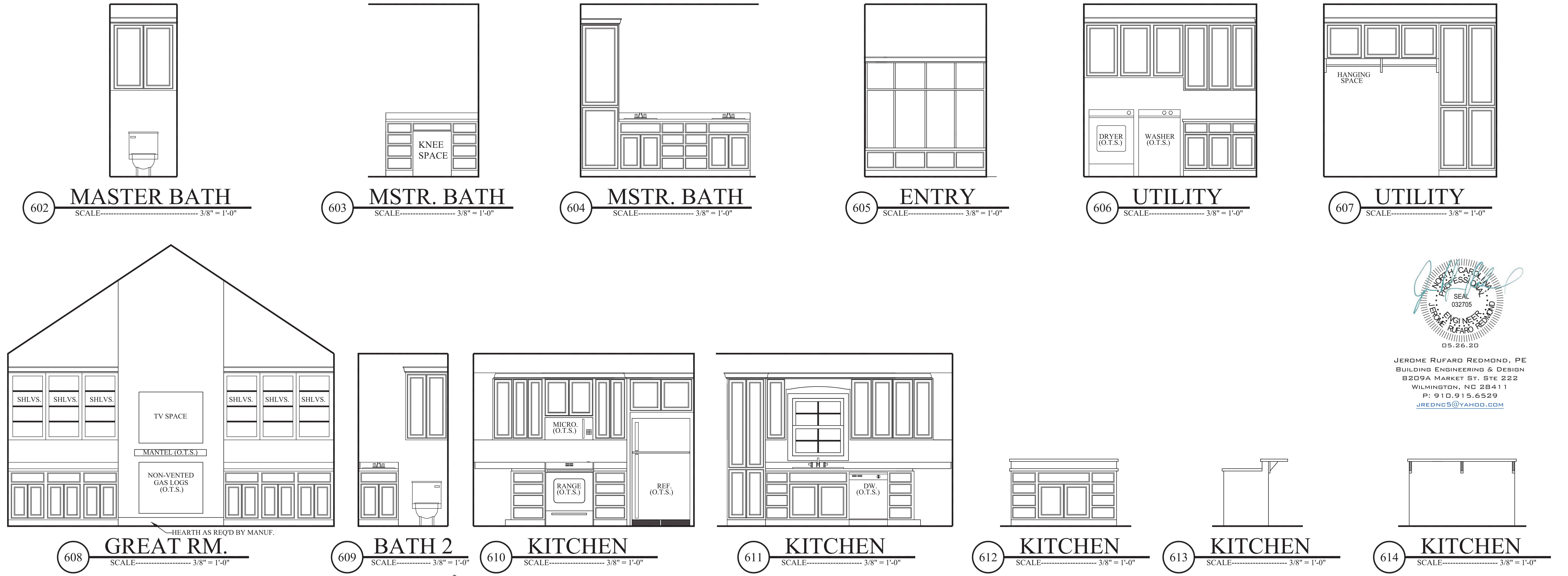
SHEET NUMBER
5

PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE



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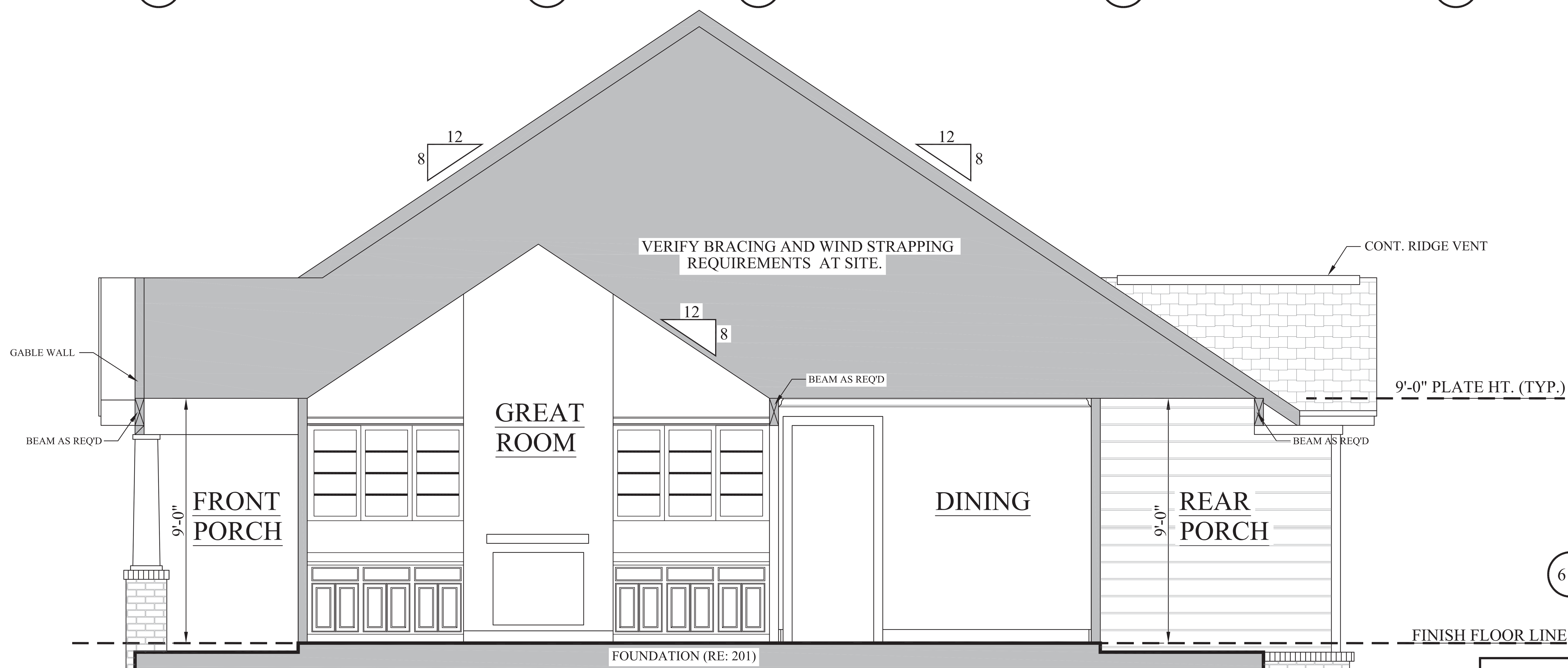
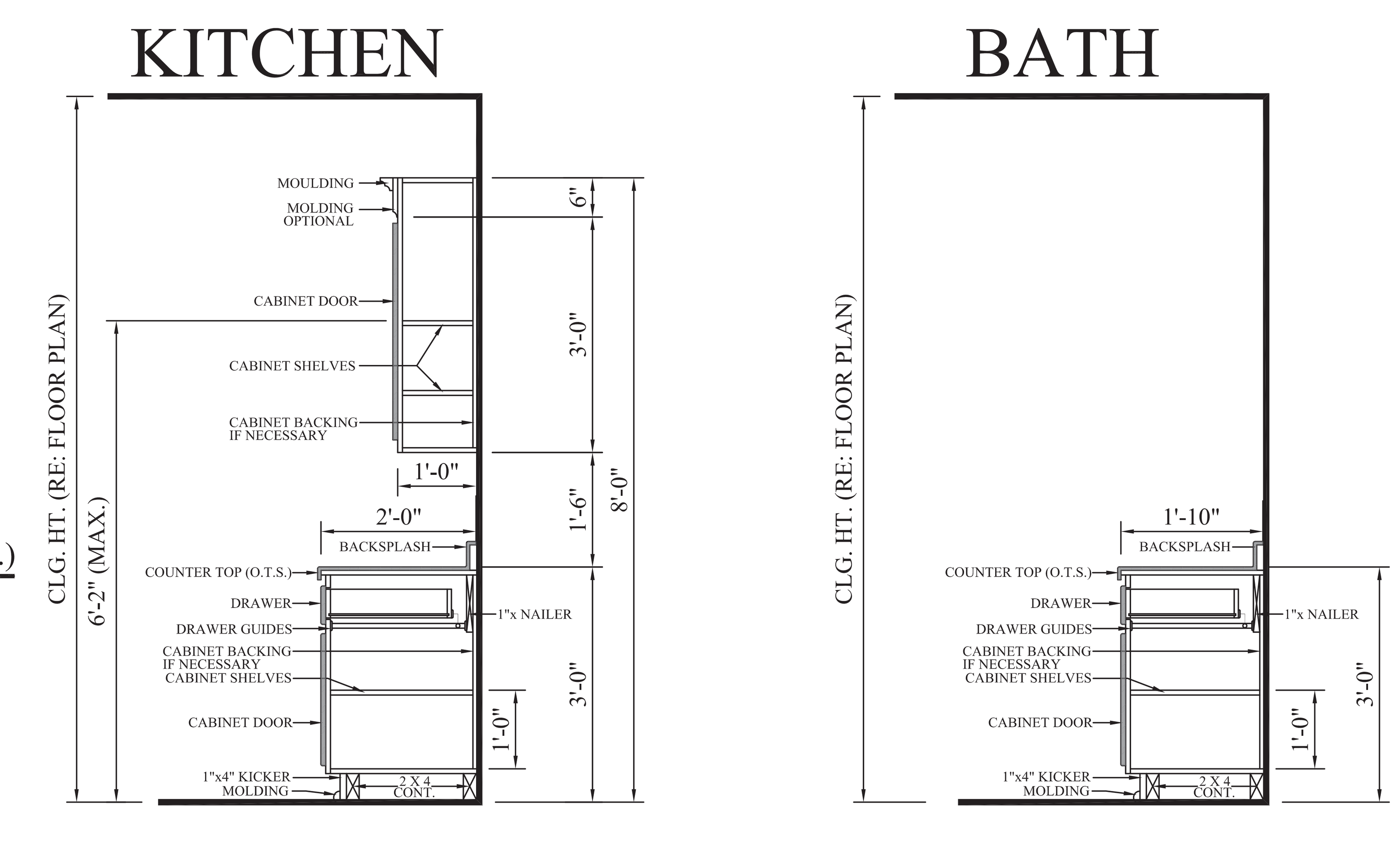


601 CROSS SECTION

SCALE 3/8"=1'-0"



615 TYPICAL CABINET SECTIONS

SCALE N.T.S.

CROSS SECTION NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" x 10", OR AS REQ'D BY ENGINEER.
3. CONTRACTOR TO PROVIDE RAFTER BRACING TO MEET APPLICABLE CODES.
4. CONTRACTOR TO THOROUGHLY WATERPROOF ALL EXTERIOR INTERSECTIONS AS PER CODE AND TYPICAL BUILDING PRACTICES.
5. ALL BEAMS TO BE SIZED BY A LICENSED STRUCTURAL ENGINEER.
6. ALL LUMBER SIZES AND SPACING TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D. BY CURRENT CODES.

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SHEET NUMBER 6

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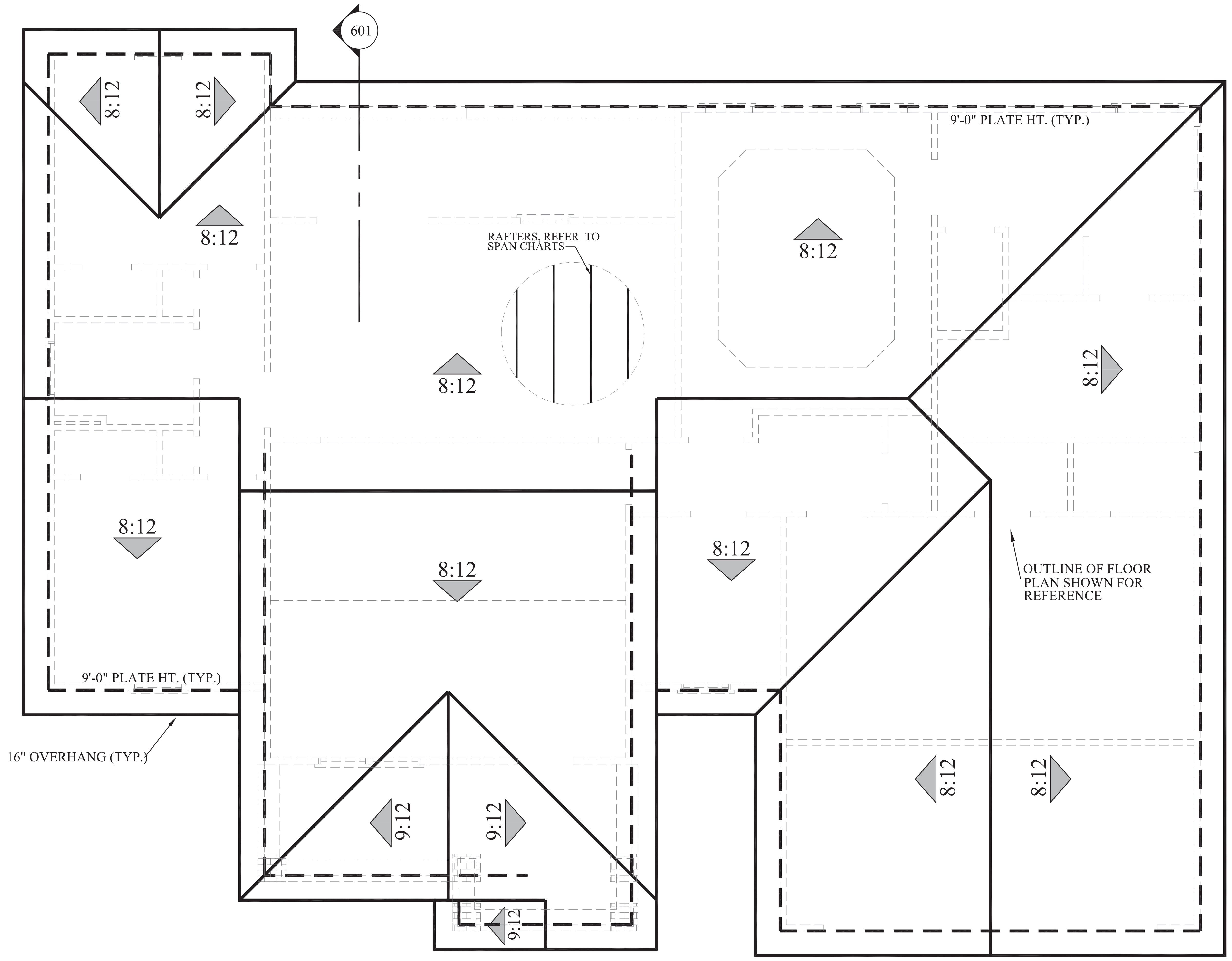

701 ROOF PLAN

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

Attic Ventilation Analysis 1203.2	
Attic Area, A (FT^2)	2205
Net Free Vent Area, A_{VNET}=A/300 (FT^2)	7.35
50% of Ventilation, A_U=A_L=.5*A_{VNET} (FT^2)	3.68
Ridge Length, L_R (FT)	62
Ridge Ventilation, A_{UR}=L_R*.125 FT^2/FT (FT^2)	7.75
Remaining Solar Powered Ventilation A_U-A_{UR}=A_{US} (FT^2)	NR
Required Length 3" Soffit, LS = A_L/.25 (FT)	14.70
Required Length 6" Soffit, LS=AL/.5 (FT)	7.35

SEE S3 FOR ROOF FRAMING PLAN

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A BD®

Plan ID: BB-1675-2

Date: 06.06.13

Drawn By: C.T.B.

SHEET NUMBER 7

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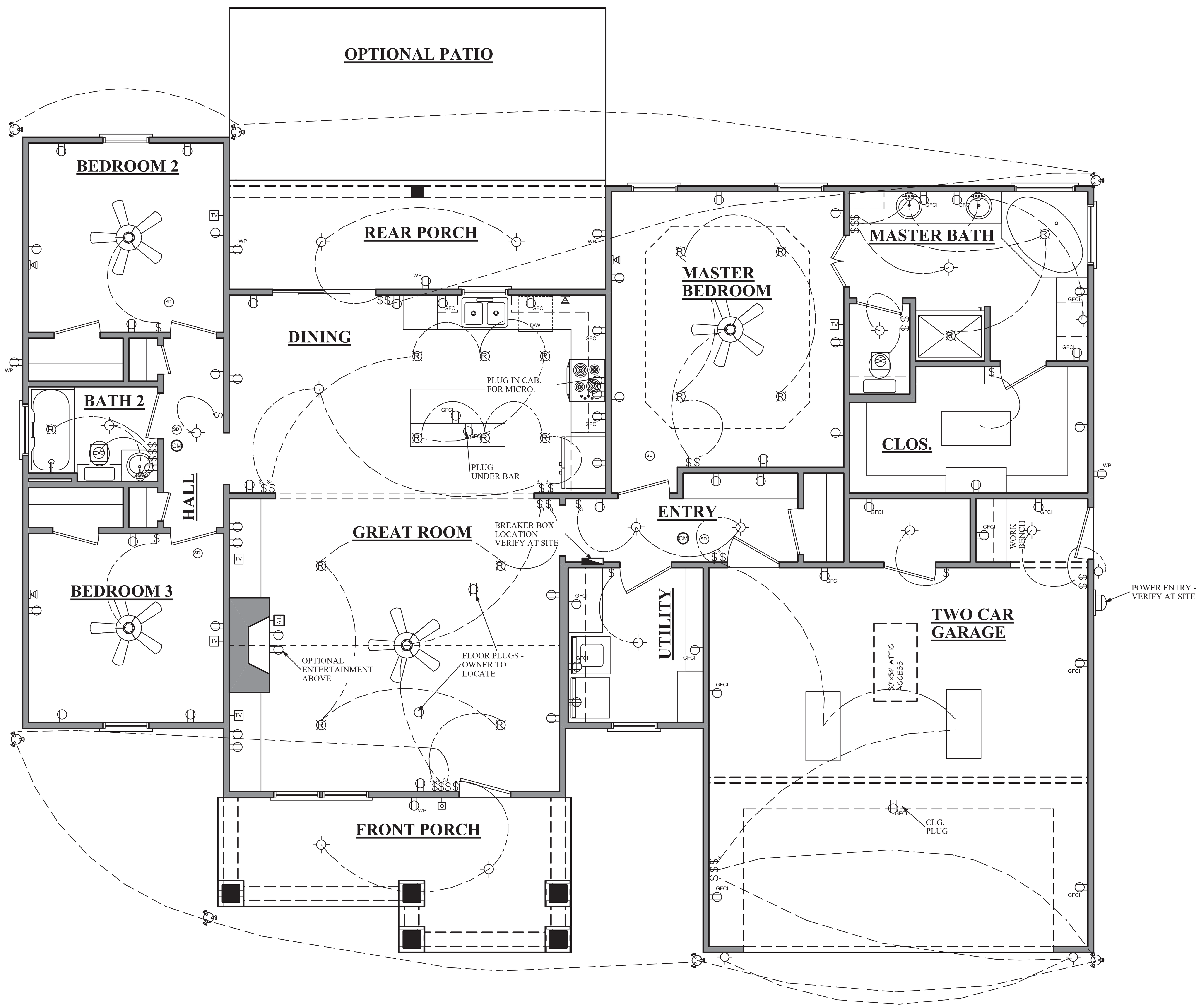

BB-1675-2 ELECTRICAL PLAN

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

ELECTRICAL SYMBOLS LEGEND

SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET (OWNER TO LOCATE)
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE
	FLUORESCENT LIGHT
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH (OWNER TO LOCATE)
	DOOR ACTIVATED SWITCH
	VOLUME CONTROL
	CAT5 NETWORKING JACK (OWNER TO LOCATE)
	TELEPHONE OUTLET (OWNER TO LOCATE)
	TELEVISION OUTLET (OWNER TO LOCATE)
	DOORBELL BUTTON (CONTRACTOR TO LOCATE)
	THERMOSTAT (CONTRACTOR TO LOCATE)
	CEILING EXHAUST FAN, VENT TO EXTERIOR
	TV SPEAKER
	RADIO SPEAKER
	CEILING FAN ONLY, NO LIGHT KIT
	CEILING FAN WITH LIGHT KIT
	TRACK LIGHTING (OWNER TO LOCATE)
	WALL SCONCE (OWNER TO LOCATE)
	CHANDELIER 1 (O.T.S.)
	CHANDELIER 2 (O.T.S.)
	UNDER COUNTER LIGHTING
	EMERGENCY LIGHTING/ EXIT SIGN

ELECTRICAL NOTES:
1. ALL WORK SHALL COMPLY WITH ALL CODES APPLICABLE AT SITE.
2. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING THE ALARM DEVICES SHALL BE INTERCONNECTED IS SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE UNIT. SMOKE ALARMS SHALL BE HARD WIRED WITH A BATTERY BACK UP.
3. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WITH ATTACHED GARAGES.
4. A 125 VOLT, SINGLE PHASE, 15-20 AMPERE RATED RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING AND REFRIGERATION EQUIPMENT. THE RECEPTACLE SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THE RECEPTACLE OUTLET SHALL NOT BE CONNECTED TO THE LOAD SIDE OF THE HVAC EQUIPMENT DISCONNECTING MEANS.

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Date: 06.06.13

Drawn By: C.T.B.

SHEET NUMBER 8

GENERAL NOTES:

GENERAL: ALL NOTES ARE FOR SUPPLEMENTING THE PLANS AND SPECIFICATIONS AND ARE IN NO WAY TO BE CONSIDERED AS EXCLUDING ANY ITEM IN THEM.

CONTRACTOR TO OBTAIN ALL MISC. UTILITIES AND UTILITY CLEARANCES AND EXCAVATION PERMITS.

CODE: DESIGN AND CONSTRUCTION TO BE IN ACCORD WITH THE 2018 NC RESIDENTIAL CODE (NCRC) AND THE PARTICULAR CODES AS REFERENCED IN NCRC.

DESIGN CRITERIA:

FLOOR LIVE:	40 PSF
ROOF LIVE:	20 PSF
ATTIC LOAD:	20 PSF
WIND SPEED:	110 MPH
WALL COMPONENT:	24 PSF
NET UPLIFT:	20 PSF

FOUNDATION: EXCAVATION FOR AND BEARING MATERIAL FOR FOUNDATIONS SHOULD BE SUPERVISED AND APPROVED BY PWD PRIOR TO FOOTING INSTALLATION.

MATERIAL SATISFACTORY FOR CONTROLLED FILL AND BACKFILL MATERIAL AROUND AND ABOVE FOOTINGS SHALL INCLUDE CLEAN SOIL OR BANKRUN SAND AND GRAVEL (GW, GC, SC, SM, ML & CL), BUT EXCLUDE HIGHLY PLASTIC CLAYS (MH & CH) OR HIGH SHRINK SWELL SOILS. THE FILL MATERIALS SHALL BE FREE FROM TOPSOIL, ORGANIC CONTAMINATED SOIL AND ROCK FRAGMENTS HAVING A MAJOR DIMENSION GREATER THAN FOUR (4) INCHES, AND SHALL CONTAIN NO ICE OR SNOW.

FOOTINGS ARE DESIGNED FOR AN ASSUMED SOIL BEARING PRESSURE OF 2000 PSF.

CARE SHOULD BE TAKEN TO ASSURE THAT DURING PLACING OF CONCRETE FOOTINGS ON GRADE NO ORGANIC MATTER, SALTS, OR CLAYS ARE MIXED WITH THE CONCRETE.

CONCRETE: REINFORCED CONCRETE TO HAVE THE FOLLOWING COMPRESSIVE STRENGTH (F'C)

SLAB ON GRADE:	3000 PSI
FOOTINGS:	3000 PSI

EXPOSED CONCRETE SHALL BE AIR-ENTRAINED.

GROUT FOR BASE PLATES SHALL BE NON-SHRINKABLE GROUT AND SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 P.S.I.

REINFORCING STEEL: ASTM A615 GRADE 60.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A- 185.

REINFORCING STEEL MARKED CONTINUOUS (CONT.) SHALL BE LAPPED 48 X BAR DIAMETER AT SPLICES.
ALL REINFORCING STEEL SHALL BE HELD SECURELY IN PLACE TO PREVENT DISLOCATION DURING THE POURING OPERATION.

SLAB REINFORCING BARS SHALL BE SUPPORTED ON HIGH CHAIRS AND BAR SPACERS OF SUITABLE DESIGN. "HOOKING" OF WELDED WIRE FABRIC SHALL NOT BE PERMITTED.

DETAILING OF ALL CONCRETE STEEL REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (A.C.I. 315- 89).

NO CONCRETE SHALL BE PLACED UNTIL ALL EMBEDDED WORK HAS BEEN INSTALLED, TESTED AND INSPECTED.

EXCEPT AS OTHERWISE SHOWN, MINIMUM PROTECTION (CONCRETE COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

CONCRETE SURFACES EXPOSED TO SOIL:
- 1 1/2" FOR SLABS
- 3" FOR FOOTINGS

INTERIOR CONCRETE SURFACES:
- 3/4" FOR SLABS

CONCRETE SURFACES EXPOSED TO WEATHER:
- 1 1/2" FOR SLABS

WOOD: ALL WOOD TO BE SOUTHERN YELLOW PINE (SYP) NO. 2 OR HIGHER. ALL FASTENERS AND HANGERS TO BE HOT DIPPED GALVANIZED (AT A MINIMUM). PRESERVATIVE PRESSURE TREATMENT TO BE IN ACCORDANCE WITH AWPA STANDARD M4-06 & U1-07. MINIMUM PRESERVATION TREATMENTS:

POSTS:	UC4A
ALL OTHER WOOD MEMBERS:	UC3B

ROOF SHEATHING C-D GRADE "APA" EXTERIOR STRUCTURAL PANELS OR APPROVED EQUAL. PLACE WITH LONG DIMENSION PERPENDICULAR TO FRAMING. STAGGER END JOINTS. FASTEN WITH 8D HOT-DIPPED GALVANIZED BOX NAILS AT 6" O.C. AT ALL SUPPORTED EDGES, EXCEPT WITHIN THE FIRST 4' FROM ROOF EDGE. FASTENERS WITHIN THE FIRST 4' SHALL BE AT 4" O.C.

ALL MULTI-PLY LAMINATED VENEER LUMBER (LVL) HEADERS LINTELS & STUD COLUMNS SHALL BE CONNECTED SUCH THAT THEY ACT AS A SINGLE MEMBER.

LVL SPECS: FB=2900 PSI FV=285 PSI E=1,900,000 PSI

TIMBER TRUSS
1. TRUSS FABRICATOR TO VERIFY FIELD DIMENSIONS WITH GENERAL CONTRACTOR.
2. ALL TIMBER TRUSSES SHALL BE DESIGNED FOR:
   110 MPH WIND SPEED
   TOP CHORD LL = 30 PSF
   TOP CHORD DL = 10 PSF
   BOT CHORD LL = 20 PSF (GENERAL ATTIC)
   BOT CHORD DL = 15 PSF
   NET UPLIFT = 25 PSF
   IN ACCORDANCE WITH GOVERNING LOAD COMBINATIONS PER IBC 1605.
3. TRUSS SUPPLIER SHALL SUBMIT SHOP DRAWINGS WITH NORTH CAROLINA REGISTERED ENGINEER SEAL BEFORE FABRICATION.
4. ALL MEMBERS TO BE SYP NO. 2 OR HIGHER

MASONRY: LOAD BEARING CONCRETE MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH ASCE 5/ACI 530/TMS 402-08, "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", AND ASCE 6/ACI 530.1/TMS/602-08, SPECIFICATIONS FOR MASONRY STRUCTURES." BEARING WALLS AND PIERS TO CONSIST ENTIRELY OF LOAD BEARING UNITS.

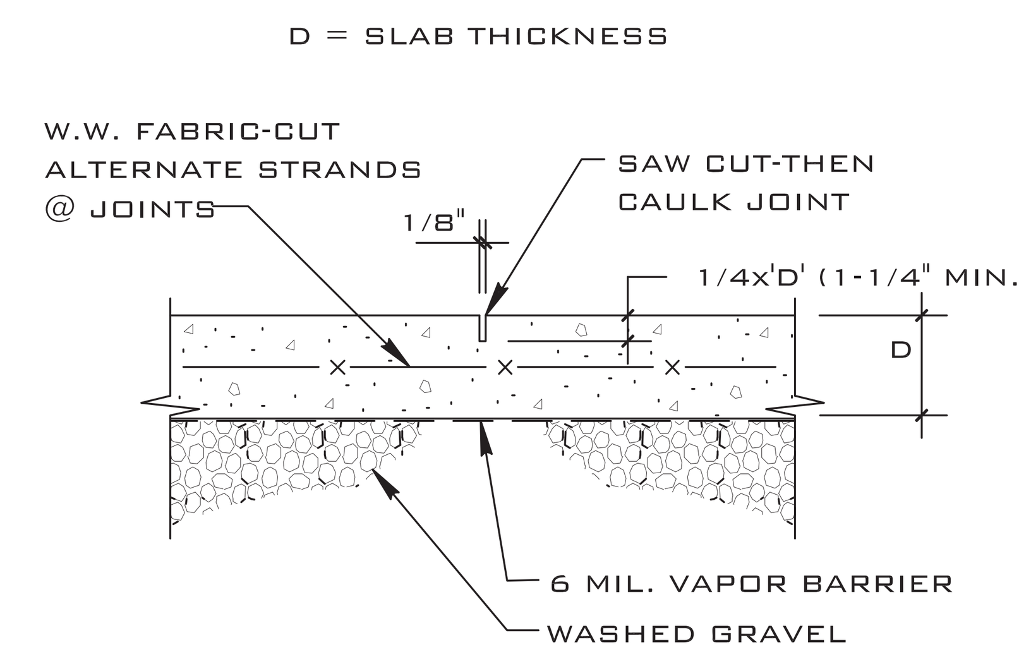
ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH ACCEPTABLE INDUSTRY STANDARDS AND METHODS OF CONSTRUCTION.

PROVIDE DUR_O_WAL OR EQUAL EVERY BLOCK COURSE BELOW FINISHED FLOOR AND EVERY OTHER COURSE ABOVE FINISHED FLOOR UNLESS OTHERWISE SHOWN ON THE ARCHITECTURAL SECTION. ALL HORIZONTAL WALL REINFORCING TO BE TRUSSED AND GALVANIZED. AT CORNERS AND INTERSECTIONS HORIZONTAL WALL REINFORCING TO BE FULLY LAPPED WITH TRUSSED GALVANIZED CORNERS AND TEES.

HOLLOW LOAD BEARING MASONRY UNITS SHALL CONFORM TO ASTM C90 REGULAR WEIGHT (UNLESS NOTED OTHERWISE). SOLID LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C145. THE UNIT MASONRY SHALL HAVE A NET UNIT COMPRESSIVE STRENGTH OF 2,000 PSI. THE COMPRESSIVE STRENGTH OF THE UNITS SHALL BE DETERMINED IN ACCORDANCE WITH ASTM C140_70, STANDARD METHODS OF SAMPLING AND TESTING CONCRETE MASONRY UNITS. A 28 DAY PRISM STRENGTH VALUE OF 1500 PSI HAS BEEN USED IN THE DESIGN.

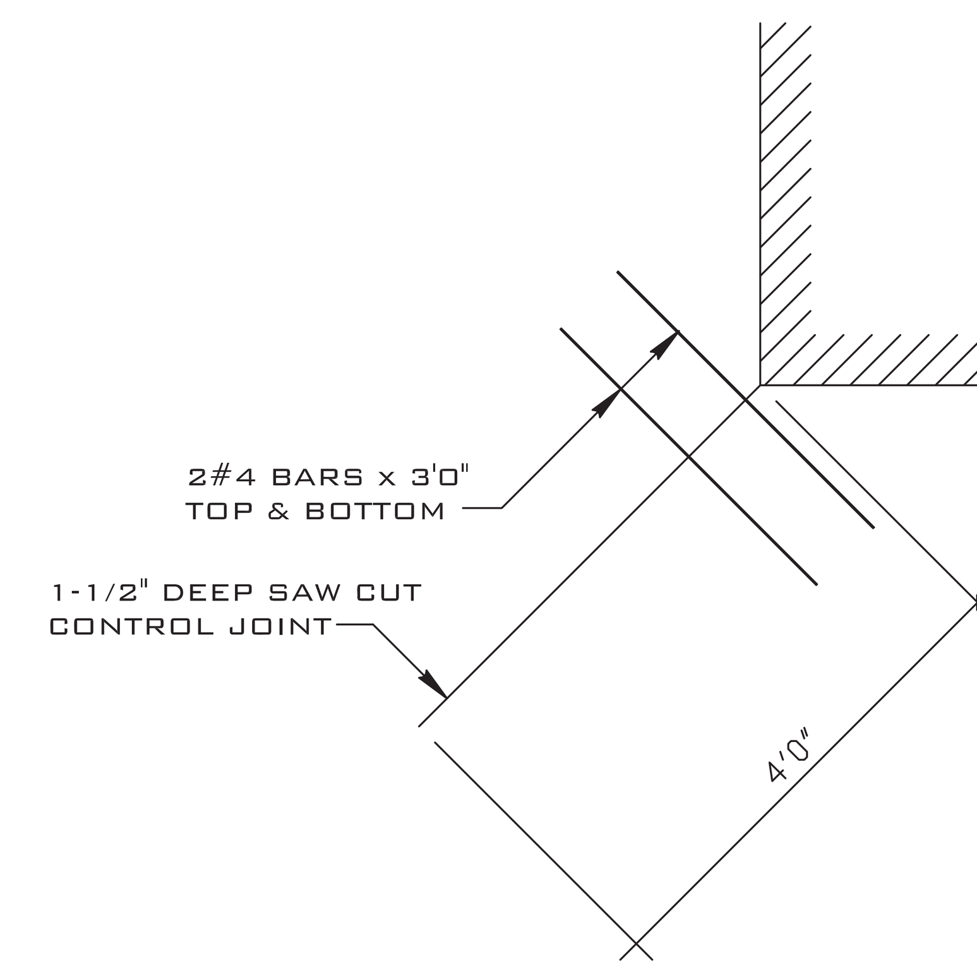
MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF THE ASTM SPECIFICATION FOR MORTAR UNIT MASONRY ASTM C270, TYPE M OR S. GROUT SHALL CONFORM TO ASTM C476. CONCRETE GROUT USED TO FILL CORES IN MASONRY UNITS SHALL HAVE A 28 DAY STRENGTH OF 3,000 PSI MIN.

ALL MASONRY TO BE LAID IN TYPE M OR S MORTAR WITH FULL HEAD AND BED JOINT.

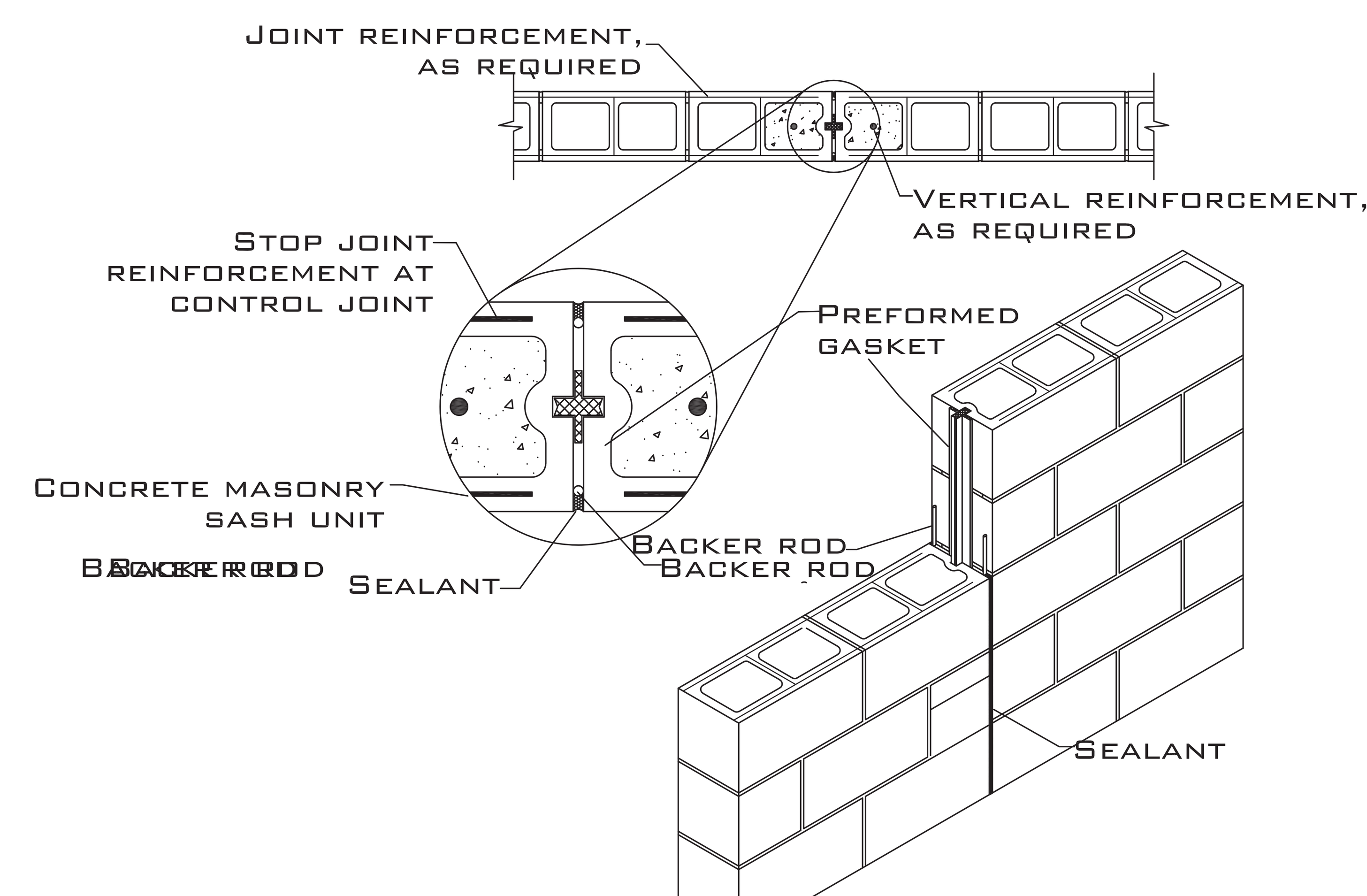


PROVIDE CONTROL JOINTS BETWEEN CONSTRUCTION JOINTS WITH SPACING NOT TO EXCEED IN FEET 3 TIMES THE SLAB THICKNESS IN INCHES IN EACH DIRECTION. CONTROL JOINTS TO BE FORMED WHILE CONCRETE IS STILL PLASTIC OR SAW CUT WITHIN 8 HOURS OF PLACING CONCRETE.

D1A DET — SAWED CONTROL JOINT (S.J.)



D1B DET — TYPICAL DIAGONAL SAW CUT SLAB CONTROL JOINT DETAIL



D40 DET — MASONRY CONTROL JOINT

PROVIDE AT 16' INTERVAL MAX

MARK	DATE	REVISION

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PLAN ENGINEERING REMAINS THE PROPERTY OF JRRPE AND ANY UNAUTHORIZED USE OR DUPLICATION IN WHOLE OR PART IS STRICTLY PROHIBITED. THESE DRAWINGS ARE OFFERED TO THE CLIENT FOR A CONDITIONAL ONE TIME USE. THE CONDITIONAL USE IS LIMITED TO THE LOT OR PROPERTY AS SPECIFIED HEREIN AND ONLY FOR THE SAID LOCATION.

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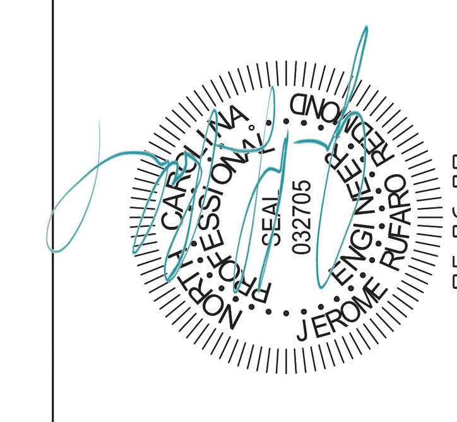
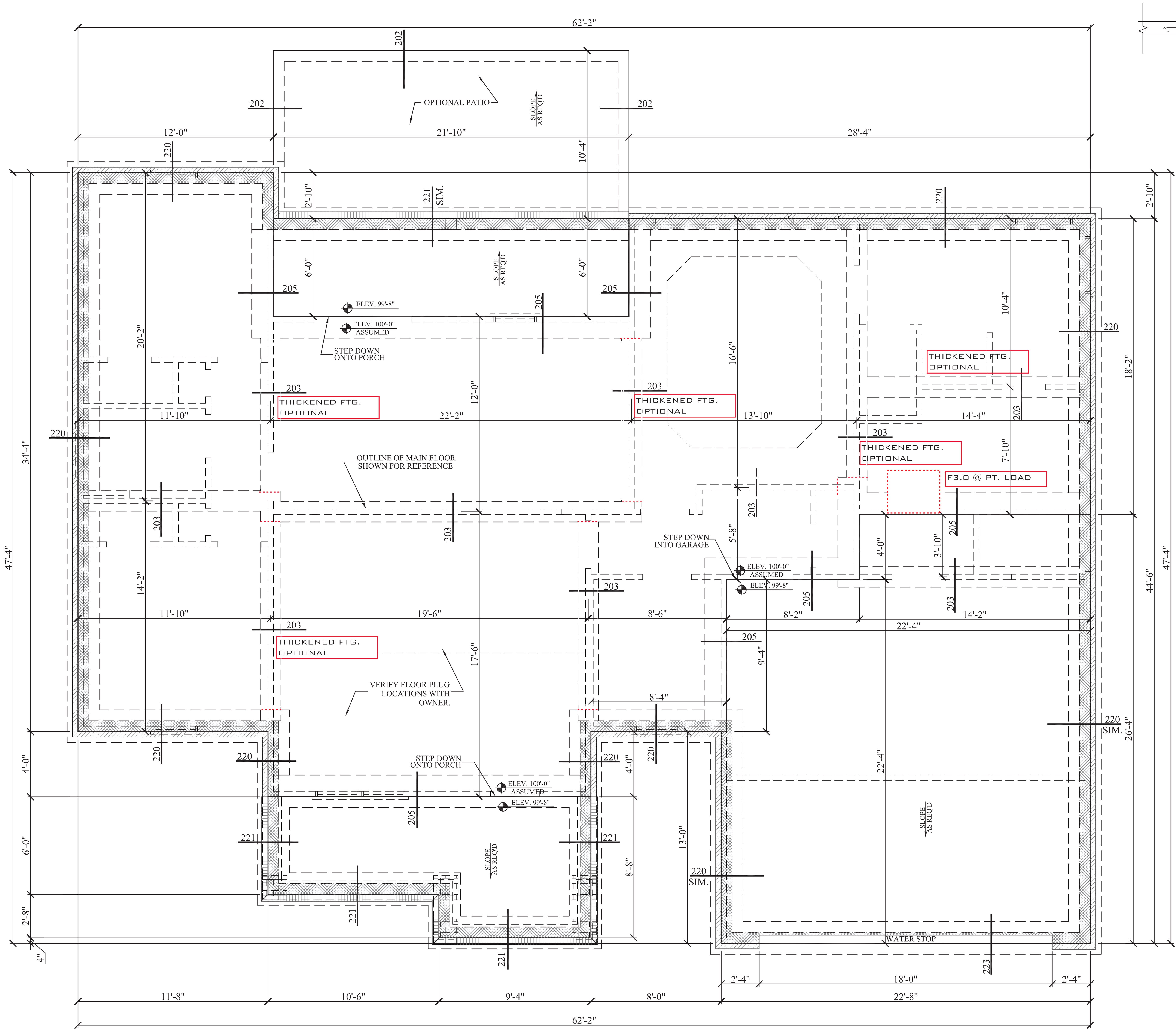


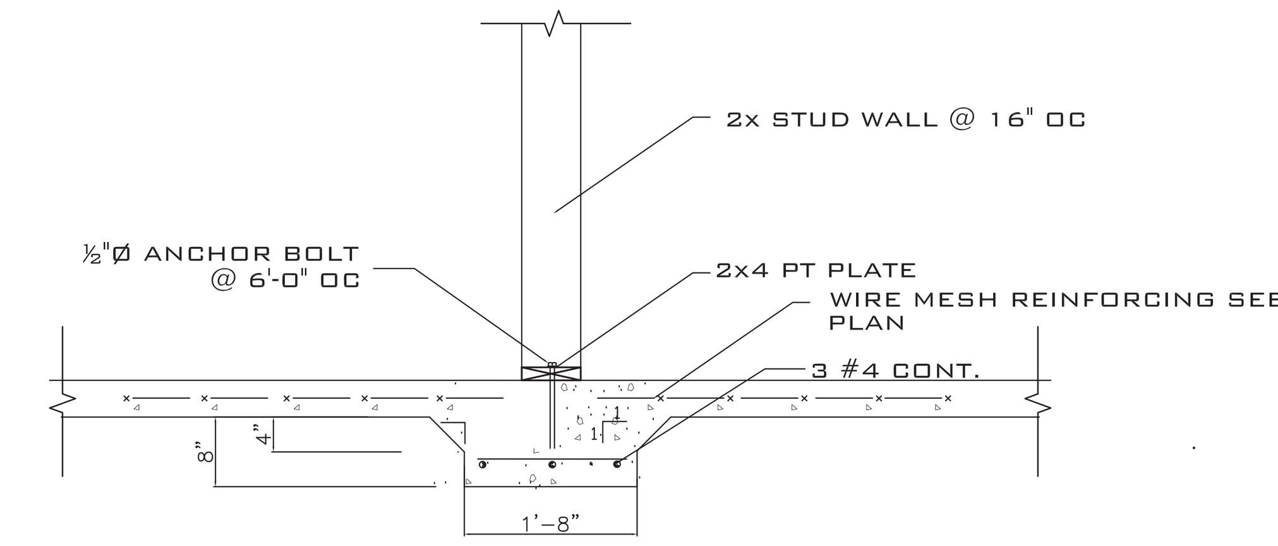
BB 1675-2 PLAN
HARNETT COUNTY, NC

DRAWING TITLE
GENERAL NOTES

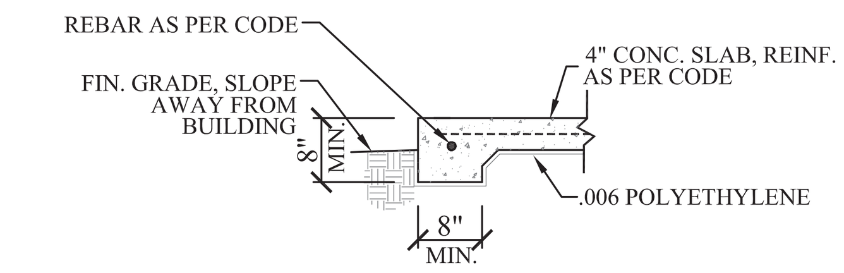
DRAWN BY:	JRR
CHECKED BY:	JRR
SCALE:	AS SHOWN
DATE:	06.02.19
PROJECT 02019173	SHEET S1



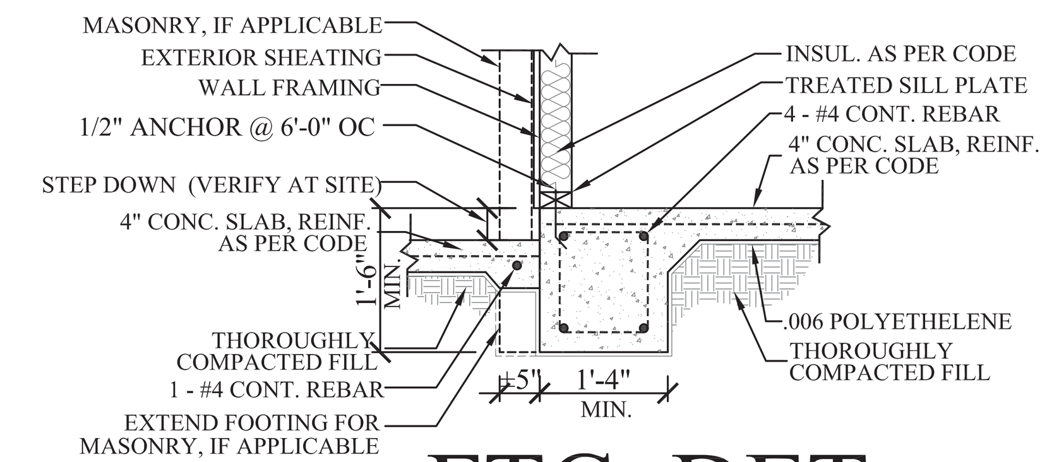
201 FOUNDATION PLAN
SCALE---------------------------------- 1/4" = 1'-0"



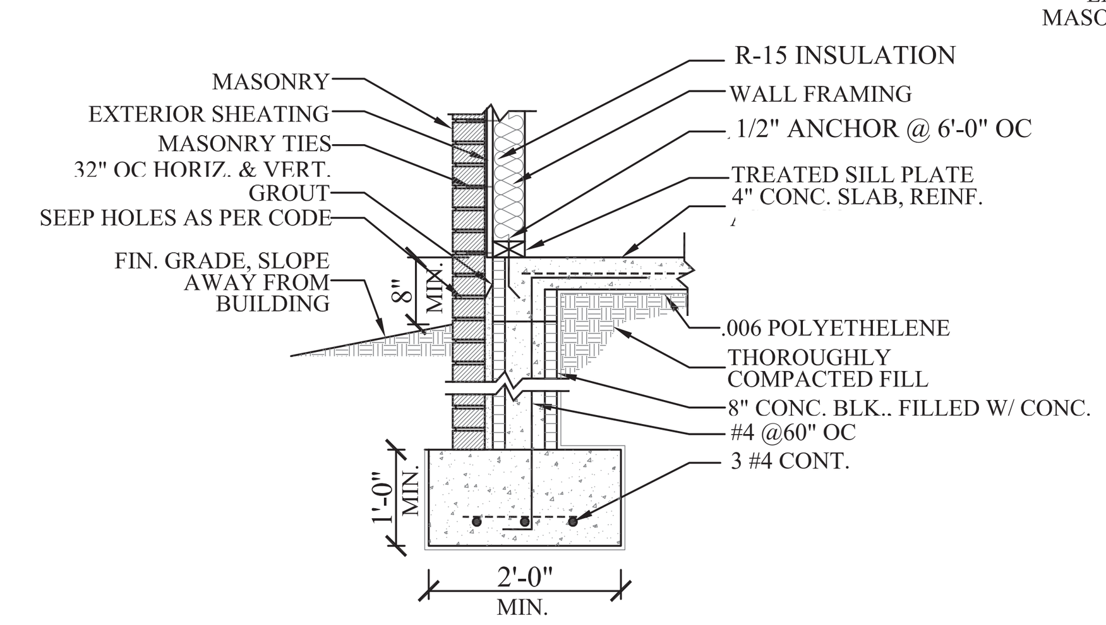
203 S1 THICKENED SLAB
SCALE: NTS



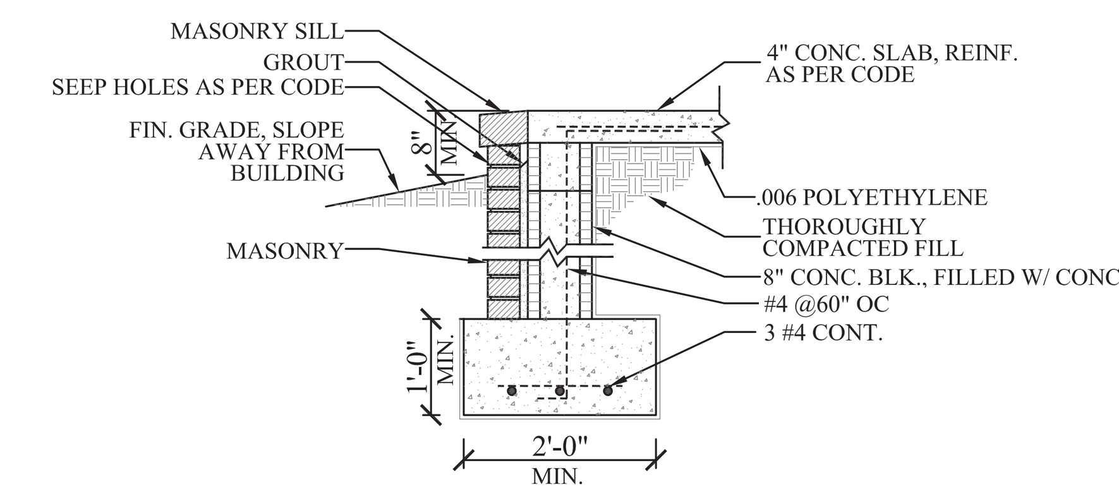
202 FTG. DET.



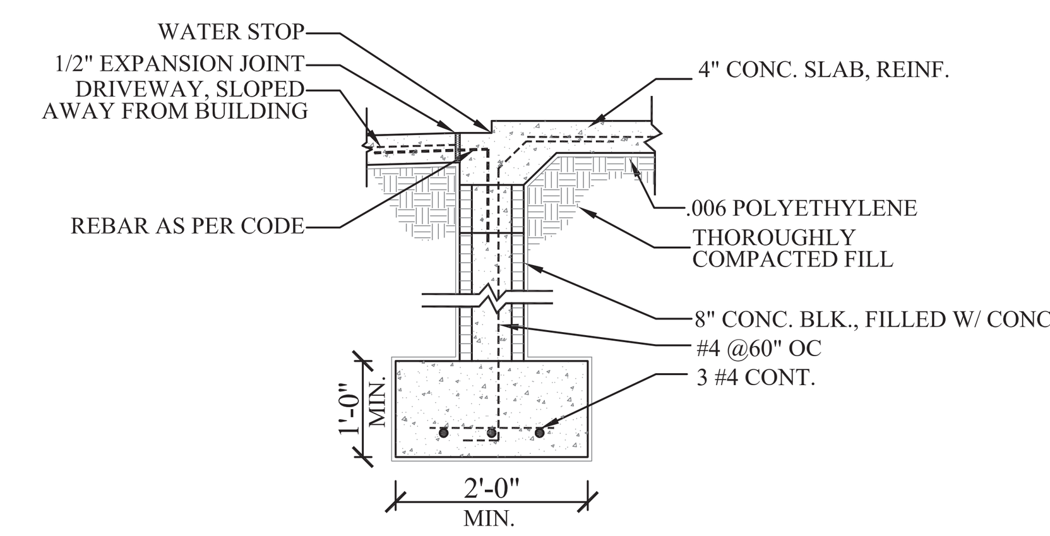
205 FTG. DET.



220 FTG. DET.



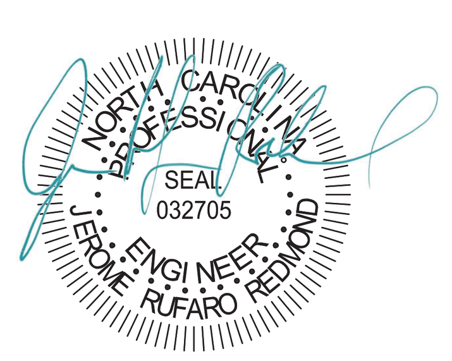
221 FTG. DET.



223 FTG. DET.

FOUNDATION NOTES:

1. FLOOR LIVE LOAD 40 PSF
2. ROOF LIVE 20 PSF
3. WF2.0 - 2'-0"WX16"D CONT. WALL FOOTING W/3 #4 OR 2 # 5 CONT.
WF1.8 - 1'-8"WX16"D CONT. WALL FOOTING W/3 #4 OR 2 # 5 CONT.
F3.0 - 36"X36"X12"D W/ 4 #4 EW
4. WALL: 2X4@16" OC
5. WOOD: SPF NO. 2 OR HIGHER
6. CONCRETE: F'C = 3000 PSI
7. MASONRY: F'M = 1500 PSI
8. ASSUMED SOIL BEARING: 2000 PSF
9. 4" CONCRETE SLAB ON GRADE
CONCRETE W/6X6-W1.4XW1 4 REINFORCING OVER 6 MIL VAPOR BARRIER ON COMPACTED FILL
10. SLAB PERIMETER INSULATION: R-15 FOR 24"



05.26.20

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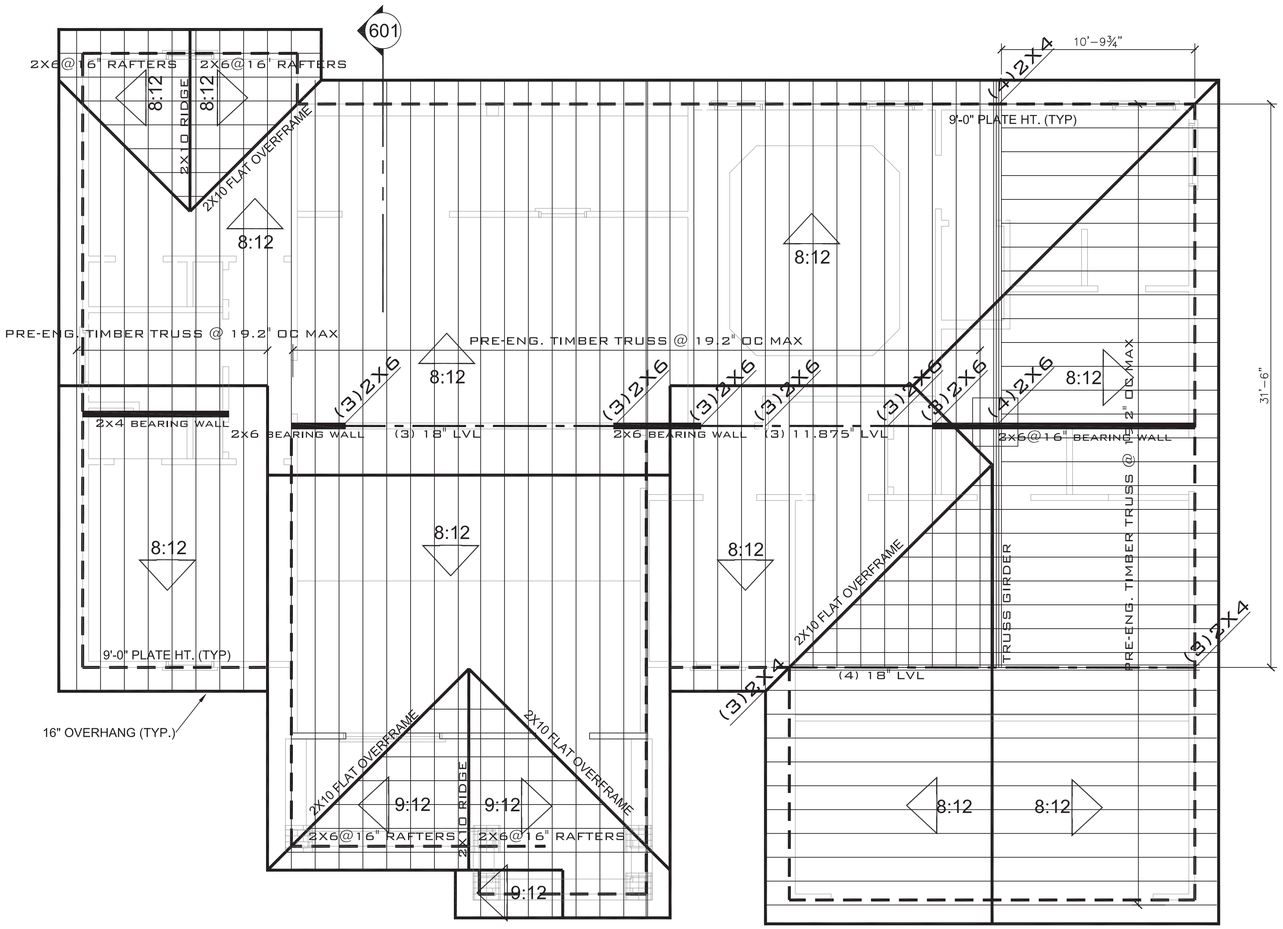
ABD®

Plan ID: BB-1675-2

Date: 06.06.13
Drawn By: C.T.B.

SHEET NUMBER
2



ROOF FRAMING PLAN

SCALE:¼" = 1'-0"

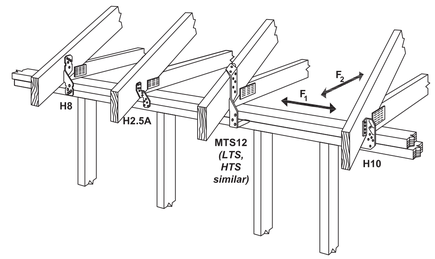
NOTE:

1. ROOF LIVE LOAD 20 PSF
2. CEILING LIVE: 10 PSF ATTIC STORAGE: 20 PSF
3. WINDOW HEADER: (2)2X8 W/ 1 JACK AND 1 KING STUD SUPPORT
4. HEADERS TO BE(2) 2X8 HEADER UNO
5. ATTIC INSULATION: R-38

TIMBER TRUSS

1. TRUSS FABRICATOR TO VERIFY FIELD DIMENSIONS WITH GENERAL CONTRACTOR.
2. ALL TIMBER TRUSSES SHALL BE DESIGNED FOR:
   - 110 MPH WIND SPEED
   - TOP CHORD LL = 30 PSF
   - TOP CHORD DL = 10 PSF
   - BOT CHORD LL = 20 PSF (GENERAL ATTIC)
   - BOT CHORD DL = 15 PSF
   - NET UPLIFT = 25 PSF

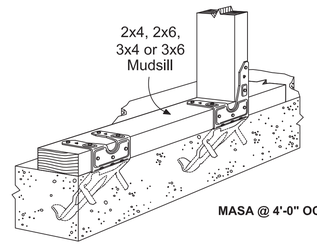
   IN ACCORDANCE WITH GOVERNING LOAD COMBINATIONS PER IBC 1605.
3. TRUSS SUPPLIER SHALL SUBMIT SHOP DRAWINGS WITH NORTH CAROLINA REGISTERED ENGINEER SEAL BEFORE FABRICATION.
4. ALL MEMBERS TO BE SYP NO. 2 OR HIGHER
5. PROVIDE ANCHORAGE AT ALL BEARING LOCATIONS
6. SEE SHEET 5 FOR CATHEDRAL CEILING PROFILE IN GREAT ROOM



D30 DET

HURRICANE TIE OPTIONS

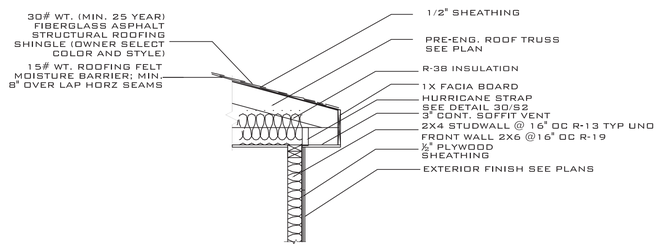
NOTE: FASTENING SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS



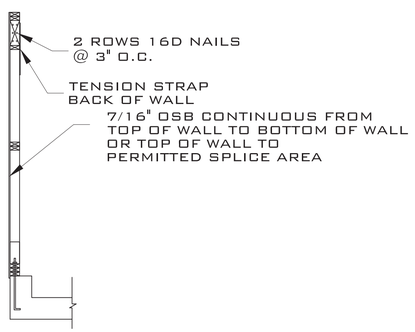
D32 DET

ANCHORAGE - ALTERNATIVE

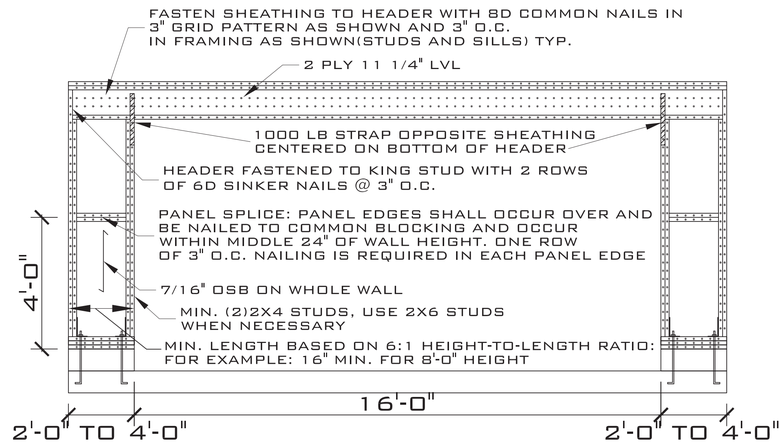
NOTE: FASTENING SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS



3 S2 ROOF @ BEARING WALL DETAIL
SCALE: NTS



SIDE ELEVATION



GARAGE PORTAL FRAME DETAIL

MARK	DATE	REVISION

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NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032705 JEROME RUFARD REDMOND 05.24.20

BB 1675-2 PLAN
HARNETT COUNTY, NC

DRAWING TITLE	
ROOF FRAMING PLAN AND STRUCTURAL DETAILS	
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CHECKED BY:	JRR
SCALE:	AS SHOWN
DATE:	06.02.19
PROJECT 02019173	SHEET S2