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

APPROVED
Limited building only review
Permit holder responsible for
full compliance with the code

05/29/2020

Harnett COUNTY NORTH CAROLINA

PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE

REVISED 2-21-18

HOUSE PLAN GALLERY, INC.
6659 HWY. 98 WEST, HATTIESBURG, MS 39402
EMAIL: HOUSEPLANGALLERY@COMCAST.NET \\ FAX: (601) 264-4483

DIMENSIONS AND CONDITIONS TO BE VERIFIED BY CONTRACTOR – © COPYRIGHTED–ANY AND ALL UNAUTHORIZED REPRODUCTION PROHIBITED

DATE: 10/07/10

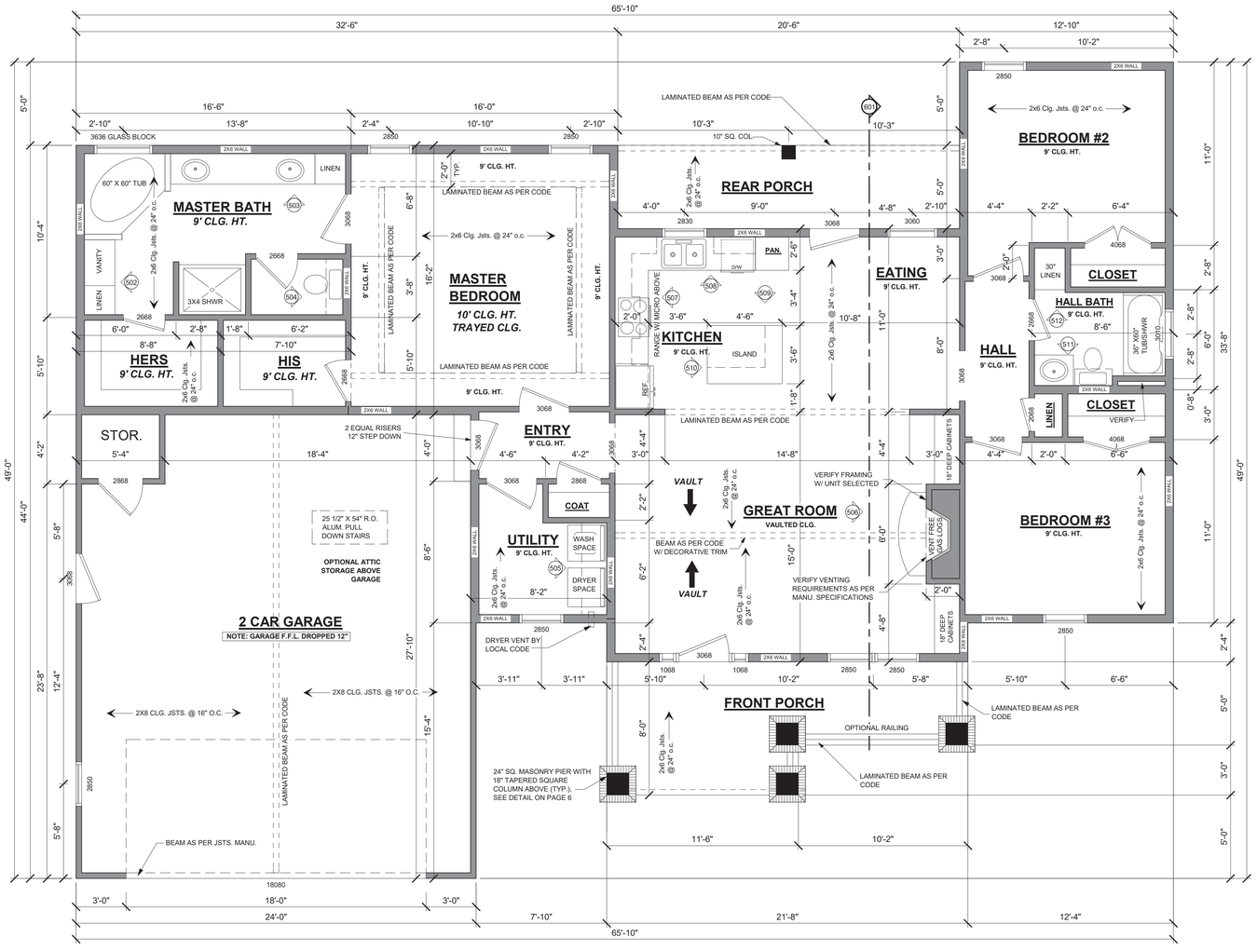
DRAWN BY: A.L.B.

CHECKED BY: G.S.M.

PLAN NUMBER HPG-1604C

SHEET NUMBER 1

PROFESSIONAL MEMBER:



FLOOR PLAN

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

FLOOR PLAN NOTES

DOOR AND WINDOW SIZES ARE GIVEN IN FEET AND INCHES IN WIDTH AND HEIGHT RESPECTIVELY. EXAMPLE SIZE - 2860 IS 2'-8" WIDE BY 6'-0"

CONTRACTOR SHALL VERIFY CLEARANCE OF ALL TRIM SIZES SELECTED BY OWNER, AND ADJUST AS NECESSARY.

ADJUST FINISH FLOOR HEIGHT AS NEEDED FOR PROPER DRAINAGE ONSITE.

ALL WINDOW AND DOOR SIZES GIVEN ARE NOMINAL. REFER TO MANUF. SPECS FOR ROUGH OPENING DIMENSIONS.

HPG-1604C

AREAS:	1604	S.F. HEATED
	910	S.F. UNHEATED (MAIN FLOOR)
	2514	S.F. TOTAL UNDER ROOF
		MASONRY NOT INCLUDED

NORTH CAROLINA PROFESSIONAL SEAL 032705 JEROME RUFARO REDMOND ENGINEER

05.26.20

JEROME RUFARO REDMOND, PE
BUILDING ENGINEERING & DESIGN
8209A MARKET ST. STE 222
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JREDNO5@YAHOO.COM

PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE

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DATE: 10/07/10

DRAWN BY: A.L.B.

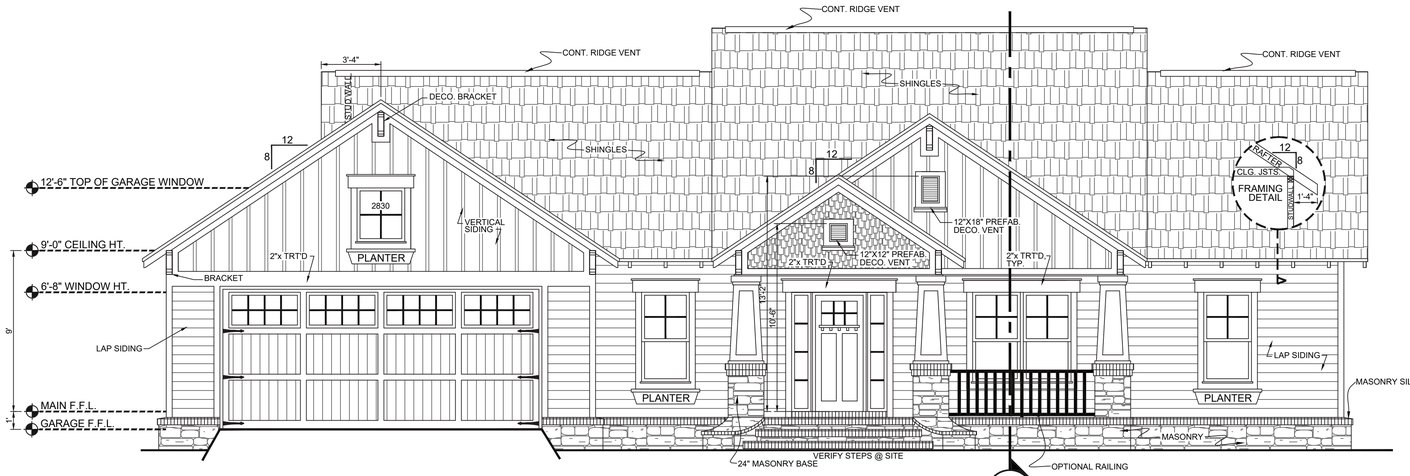
CHECKED BY: G.S.M.

PLAN NUMBER HPG- 1604C

FLOOR PLAN

SHEET NUMBER 3

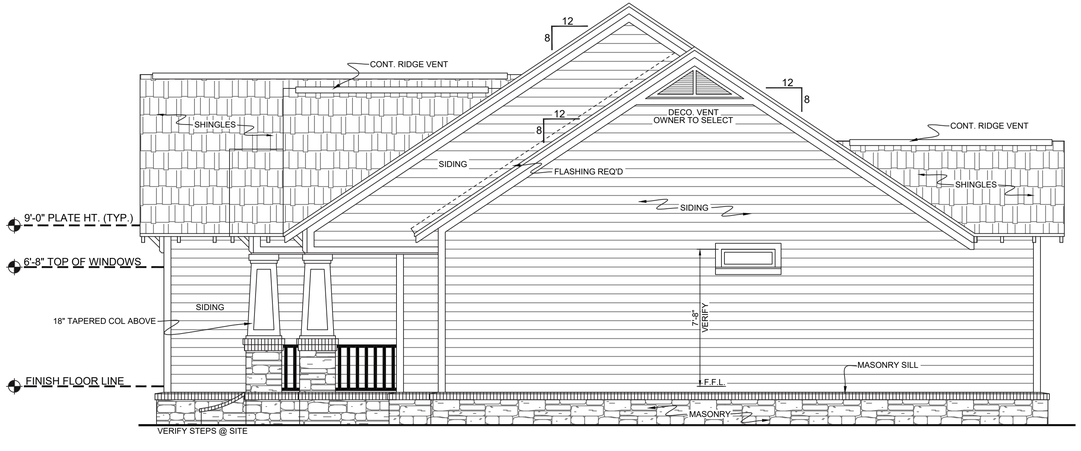
PROFESSIONAL MEMBER: AMERICAN INSTITUTE OF BUILDING DESIGN



601

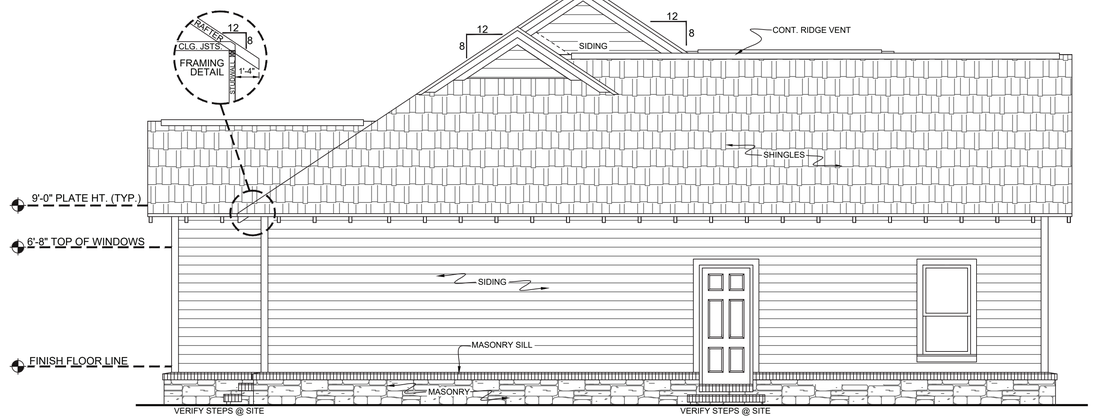
FRONT ELEVATION

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



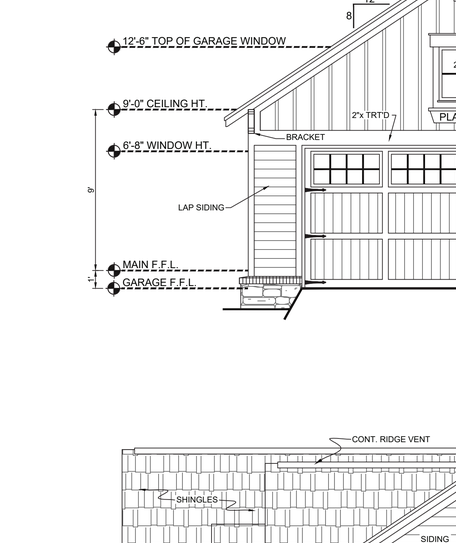
RIGHT ELEVATION

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



LEFT ELEVATION

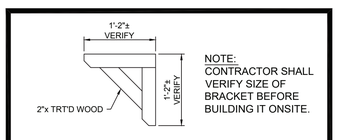
SCALE: ========== 1/4" = 1'-0"



401

WALL SECTION

(SCHEMATIC), FOR GENERAL REFERENCE ONLY



NOTE:
CONTRACTOR SHALL VERIFY SIZE OF BRACKET BEFORE BUILDING IT ONSITE.

403

BRACKET DETAIL

(SCHEMATIC), FOR GENERAL REFERENCE ONLY

05.26.20

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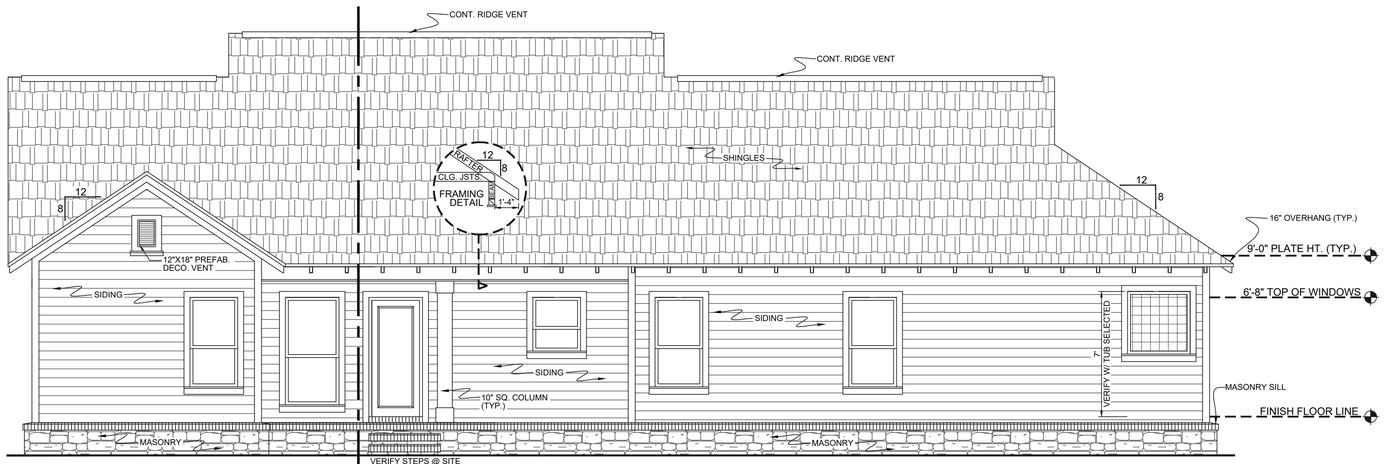
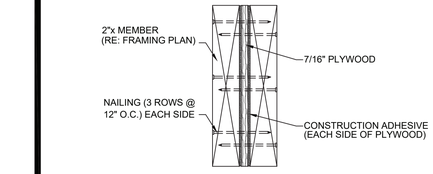


701

REAR ELEVATION

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



402

SITE BUILT BEAM SECTION

SCALE: ========== N.T.S.

NOTES

1. OWNER TO SELECT ALL DOOR & WINDOW STYLES.
2. VERIFY ALL STEPS REQUIRED @ SITE.
3. ALL GROUND LINES ARE APPROX.
4. VERIFY ALL EXTERIOR MATERIALS W/ OWNER PRIOR TO CONST.
5. REFER TO TYPICAL WALL SECTION FOR FRAMING STYLE.

PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE

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DATE: 10/07/10

DRAWN BY: A.L.B.

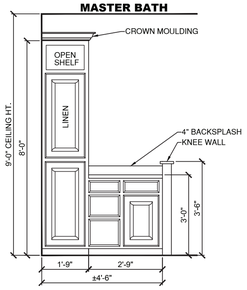
CHECKED BY: G.S.M.

PLAN NUMBER HPG-1604C

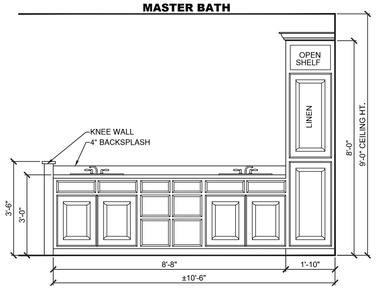
ELEVATIONS

SHEET NUMBER 4

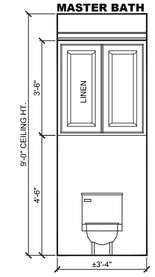
PROFESSIONAL MEMBER:



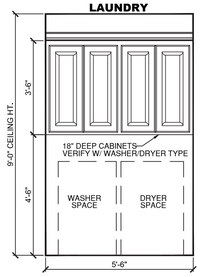
502 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"



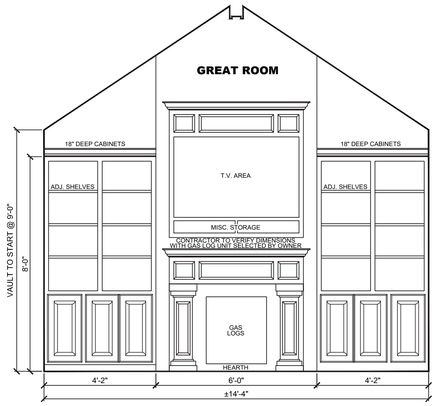
503 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"



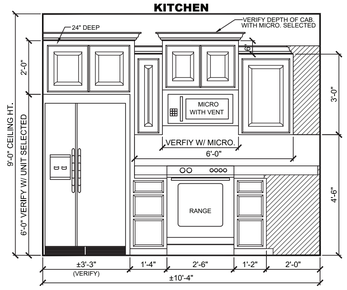
504 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"



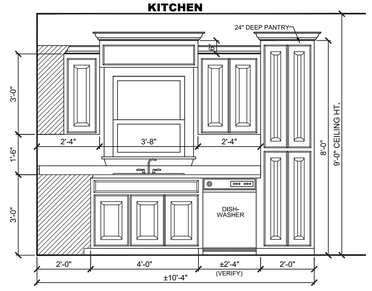
505 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"



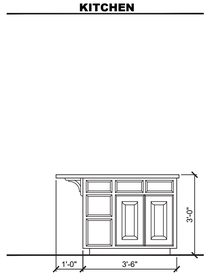
506 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"



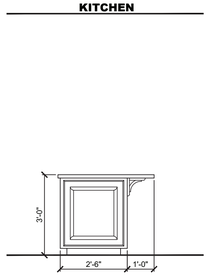
507 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"



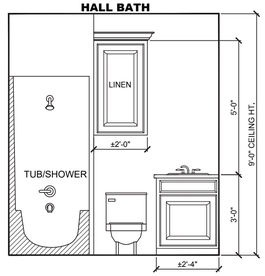
508 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"



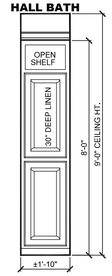
509 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"



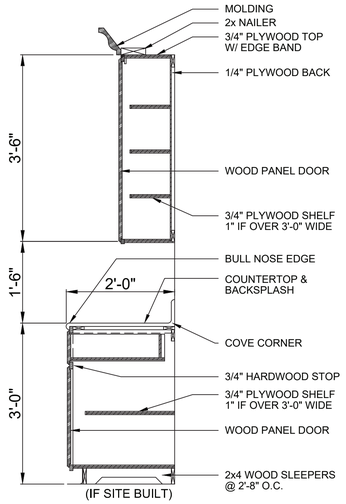
510 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"



511 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"

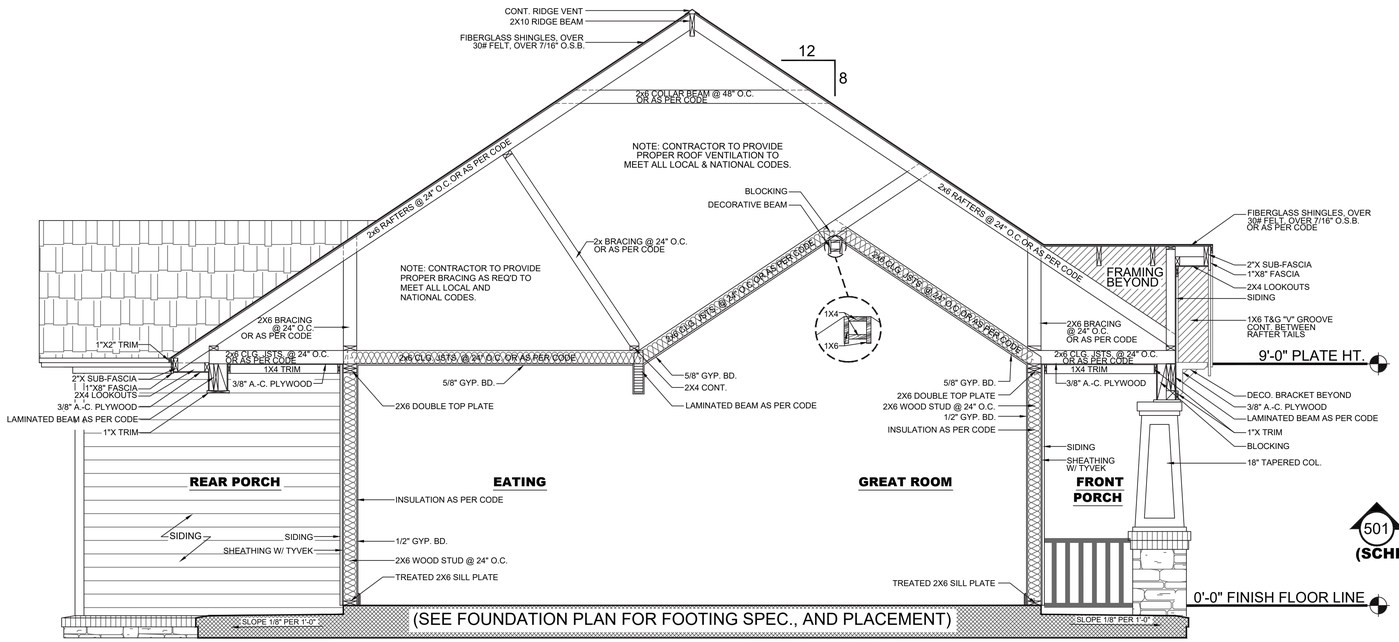


512 **CAB. ELEV.**
SCALE: == 3/8" = 1'-0"



TYP. KITCHEN CABINET

SCALE: ================ N.T.S.
(SCHEMATIC), FOR GENERAL REFERENCE ONLY



501 **CROSS SECTION**
SCALE: ================ 3/8" = 1'-0"
(SCHEMATIC), FOR GENERAL REFERENCE ONLY

PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE

GENERAL CABINET NOTES:

1. ALL CABINET DIMENSIONS TO BE VERIFIED ON SITE BY GENERAL CONTRACTOR, PRIOR TO ORDERING OR BUILDING OF CABINETS.
2. ALL CABINET FINISHES AND HARDWARE TO BE SELECTED BY OWNER.

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NORTH CAROLINA PROFESSIONAL SEAL 032705 ENGINEER JEROME RUFARO REDMOND
05.26.20

PROFESSIONAL MEMBER:
AMERICAN INSTITUTE OF BUILDING DESIGN A I B D

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DATE: 10/07/10

DRAWN BY: A.L.B.

CHECKED BY: G.S.M.

PLAN NUMBER HPG-1604C

ELEVATIONS

SHEET NUMBER 5

NORTH CAROLINA PROFESSIONAL SEAL SEAL 032705 JEROME RUFARO REDMOND ENGINEER

05.26.20

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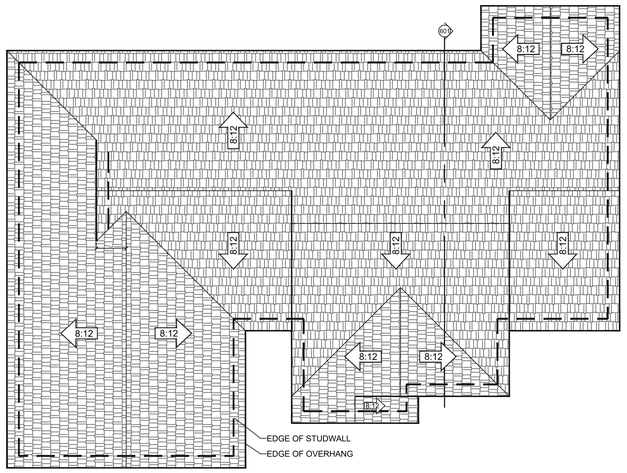
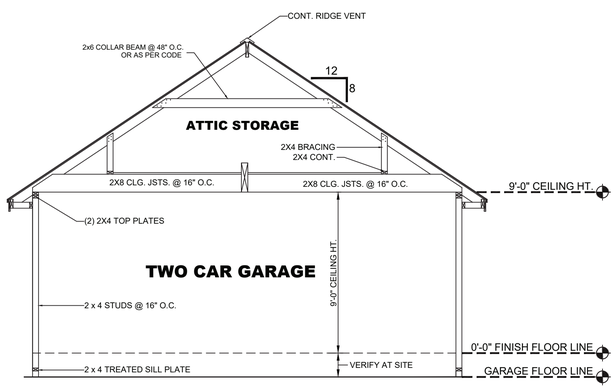


ROOF DRAINAGE PLAN

SCALE: ========== 1/8" = 1'-0"

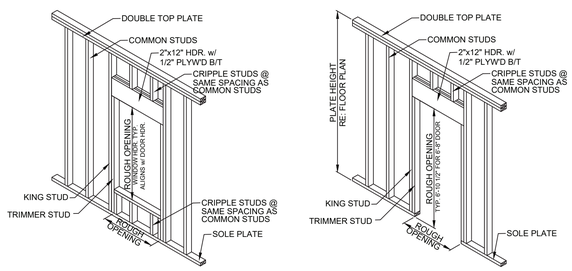
SEE S3 FOR ROOF FRAMING PLAN

ATTIC VENTILATION ANALYSIS 1203.2	
ATTIC AREA, A (FT^2)	2300
NET FREE VENT AREA, A_{VNET}=A/300 (FT^2)	7.67
50% OF VENTILATION, A_U=A_L=.5*A_{VNET} (FT^2)	3.83
RIDGE LENGTH, L_R (FT)	65
RIDGE VENTILATION, A_{UR}=L_R*.125 FT^2/FT (FT^2)	8.125
REMAINING SOLAR POWERED VENTILATION A_U-A_{UR}=A_{US} (FT^2)	NR
REQUIRED LENGTH 3" SOFFIT, LS = A_L/.25 (FT)	15.33
REQUIRED LENGTH 6" SOFFIT, LS=AL/.5 (FT)	7.67



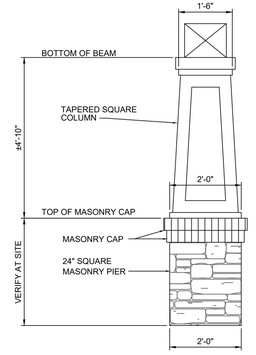
GARAGE SECTION

SCALE: ========== 1/4" = 1'-0"
(SCHEMATIC), FOR GENERAL REFERENCE ONLY

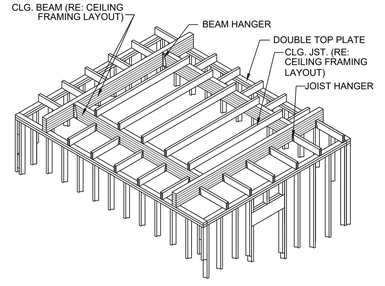


DOOR & WINDOW FRAMING DETAILS

SCALE: ========== N.T.S.
(SCHEMATIC), FOR GENERAL REFERENCE ONLY



402 **COLUMN DETAIL**
(SCHEMATIC), FOR GENERAL REFERENCE ONLY



TYP. TRAYED CLG. DETAIL

SCALE: ========== N.T.S.
(SCHEMATIC), FOR GENERAL REFERENCE ONLY

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DATE: 10/07/10

DRAWN BY: A.L.B.

CHECKED BY: G.S.M.

PLAN NUMBER HPG-1604C

FRAMING

SHEET NUMBER 6

PROFESSIONAL MEMBER:
AMERICAN INSTITUTE OF BUILDING DESIGN

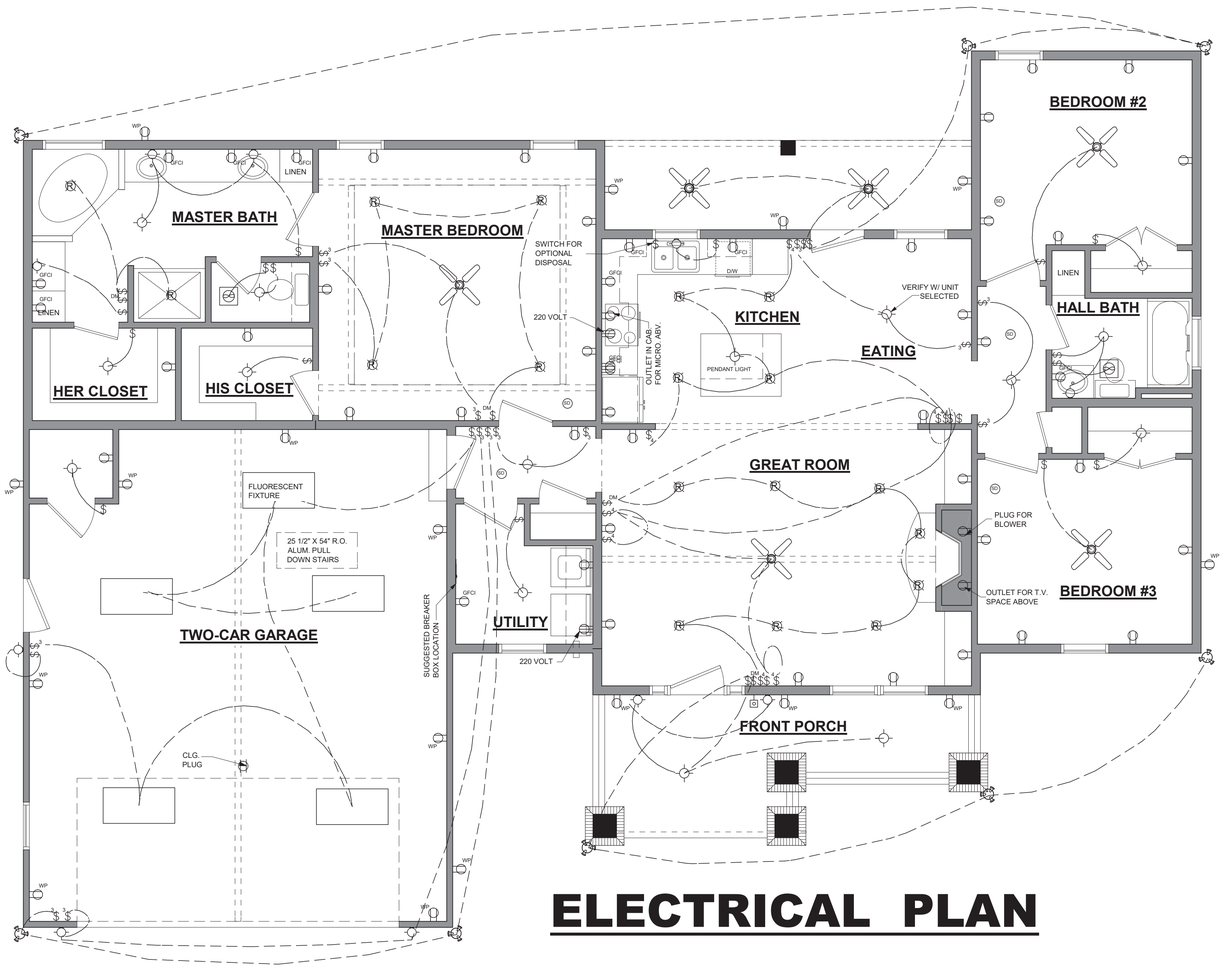
ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT OUTLET
GFCI	GROUND FAULT PROTECTED OUTLET
WP	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE
	FLUORESCENT LIGHT
SD	SMOKE DETECTOR/CARBON MONOXIDE
$	SWITCH
$3	THREE WAY SWITCH
$4	FOUR WAY SWITCH
$DM	DIMMER SWITCH
$D	DOOR ACTIVATED SWITCH
CAT5	CAT5 NETWORKING JACK
TEL	TELEPHONE OUTLET
TV	TELEVISION OUTLET
	DOORBELL BUTTON
T	THERMOSTAT
	CEILING EXHAUST FAN
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT (UNDER CABINET MOUNT)
	WALL SCONCE
	CHANDELIER

ELECTRICAL CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS & MAKE ANY NECESSARY ADJUSTMENTS.

ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE & ANY OTHER APPLICABLE REGULATIONS OR CODES .

ALL SMOKE DETECTORS TO BE HARD WIRED TOGETHER WITH BATTERY BACKUP.

CONTRACTOR TO PREWIRE FOR LANDSCAPE LIGHTING AROUND PERIMETER OF RESIDENCE. VERIFY W/ OWNER.



ELECTRICAL PLAN

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BUILDING ENGINEERING & DESIGN
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WILMINGTON, NC 28411
P: 910.915.6529
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PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE

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DATE: 10/07/10

DRAWN BY: A.L.B.

CHECKED BY: G.S.M.

PLAN NUMBER HPG- 1604C

ELECTRICAL

SHEET NUMBER 7

PROFESSIONAL MEMBER:

MARK	DATE	REVISION

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.

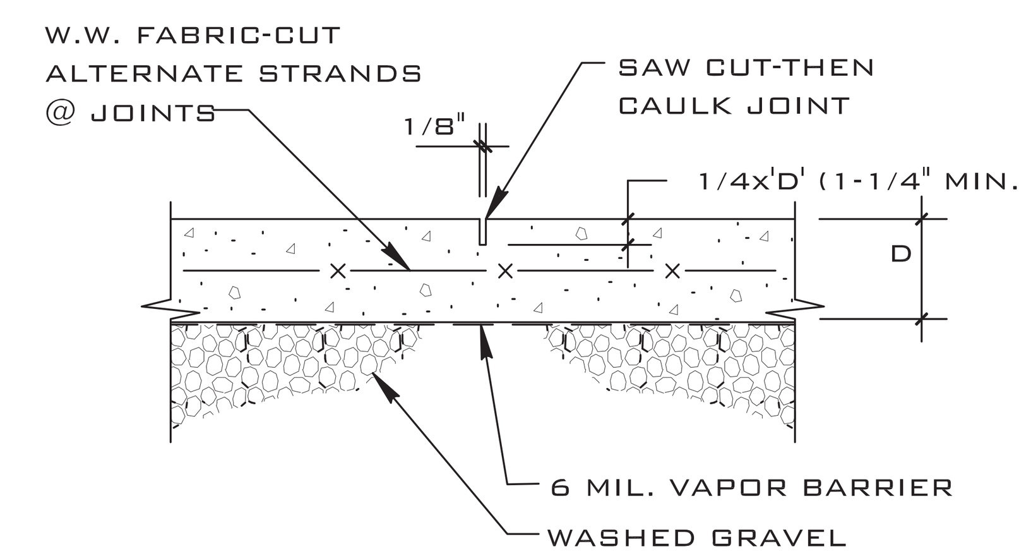
ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH ACCEPTABLE INDUSTRY STANDARDS AND METHODS OF CONSTRUCTION.

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.

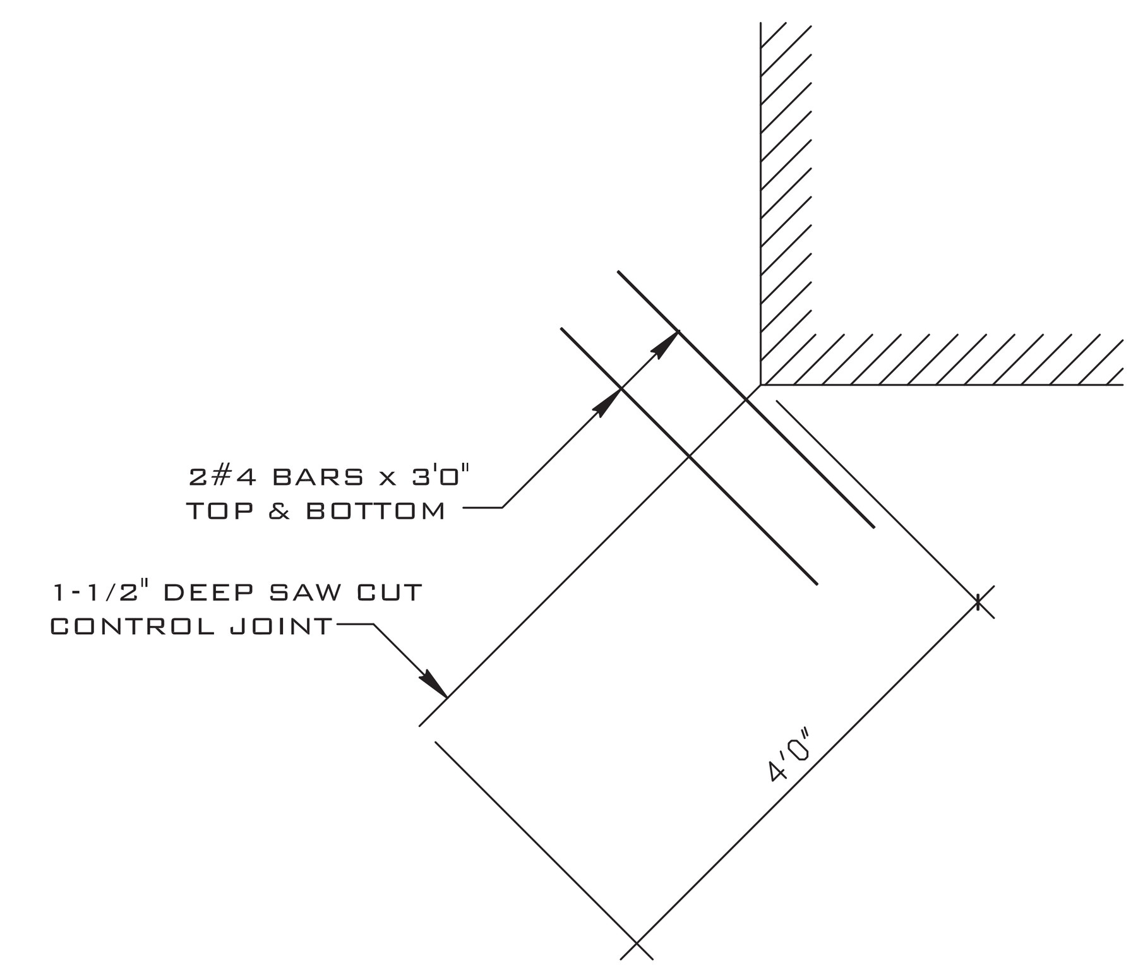
MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF THE ASTM SPECIFICATION FOR MORTAR UNIT MASONRY ASTM C270, TYPE M OR S. GROUT SHALL CONFORM TO ASTM C476. CONCRETE GROUT USED TO FILL CORES IN MASONRY UNITS SHALL HAVE A 28 DAY STRENGTH OF 3,000 PSI MIN.

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

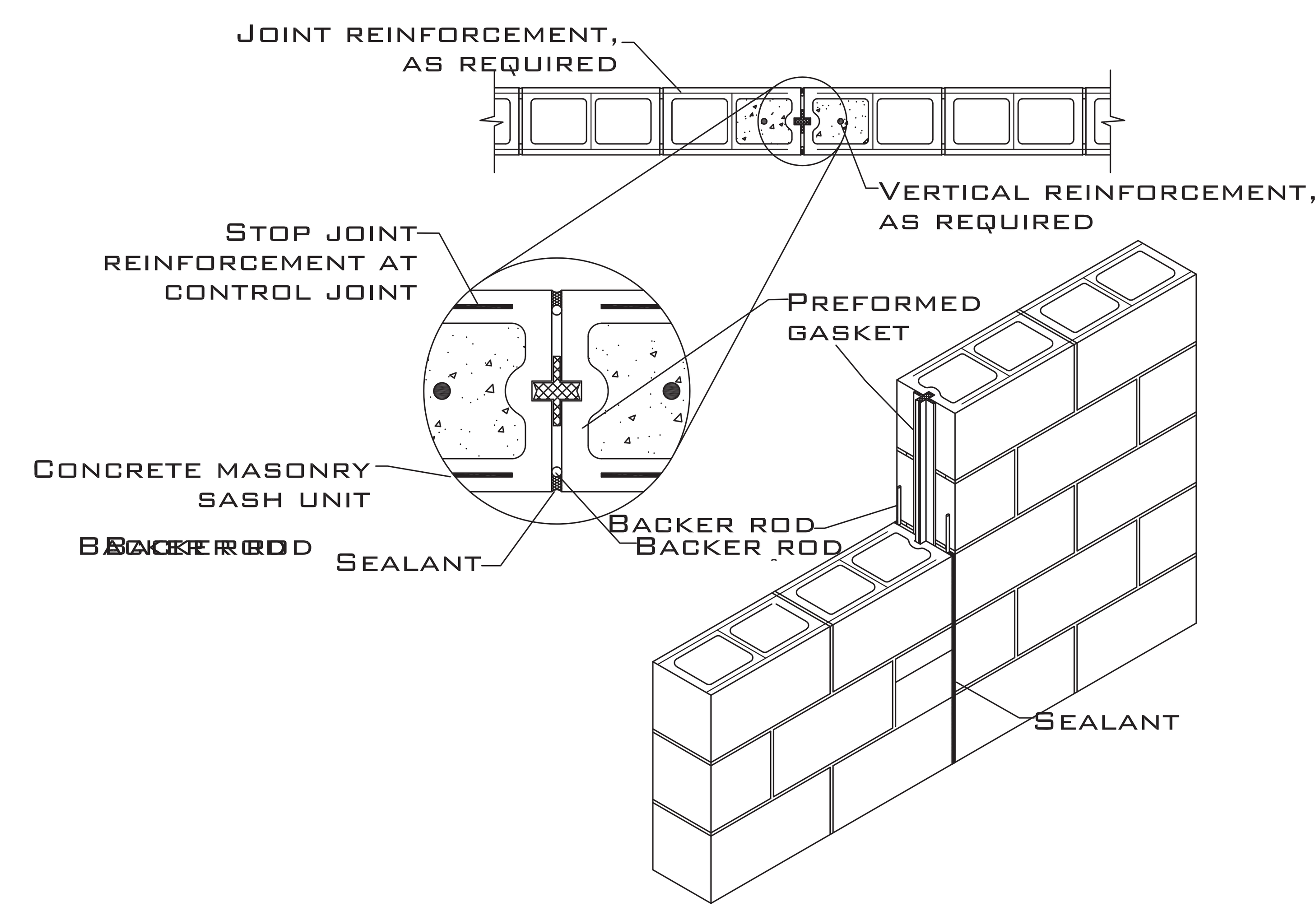


PROVIDE CONTROL JOINTS BETWEEN CONSTRUCTION JOINTS WITH SPACING NOT TO EXCEED IN FEET 3 TIMES THE SLAB THICKNESS IN INCHES IN EACH DIRECTION. CONTROL JOINTS TO BE FORMED WHILE CONCRETE IS STILL PLASTIC OR SAW CUT WITHIN 8 HOURS OF PLACING CONCRETE.

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

PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE

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05.26.20

HPG 1604C PLAN
HARNETT COUNTY, NC

DRAWING TITLE
GENERAL NOTES

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

NORTH CAROLINA PROFESSIONAL SEAL 032705 ENGINEER JEROME RUFARO REDMOND
05.26.20

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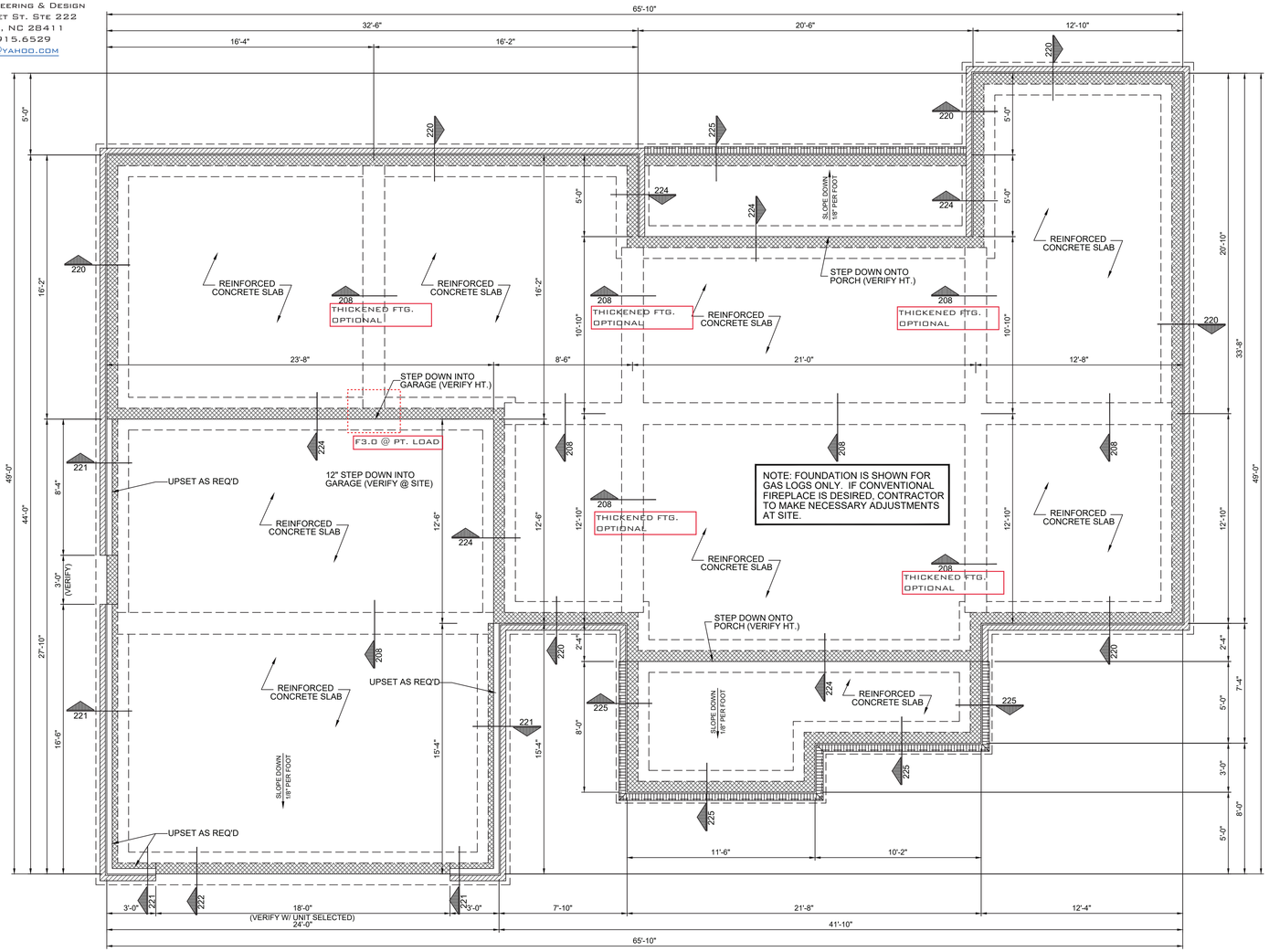


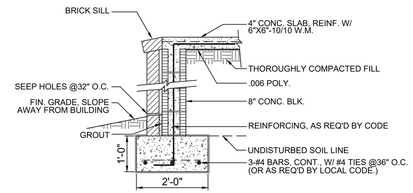
RAISED SLAB FOUNDATION

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

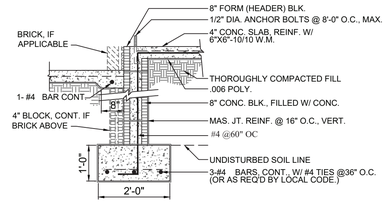
PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE

FOUNDATION NOTES:

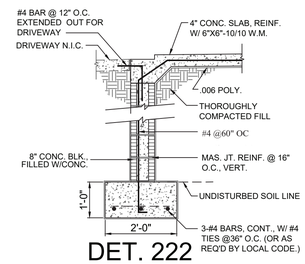
1. FLOOR LIVE LOAD 40 PSF
2. ROOF LIVE 20 PSF
3. WF2.0 - 2'-0"WX16"D CONT. WALL FOOTING W/3 #4 OR 2 # 5 CONT.
   WF1.8 - 1'-8"WX16"D CONT. WALL FOOTING W/3 #4 OR 2 # 5 CONT.
   F3.0 - 36"X36"X12"D W/ 4 #4 EW
4. WALL: 2X4@16" OC
5. WOOD: SPF NO. 2 OR HIGHER
6. CONCRETE: $f'c$ = 3000 PSI
7. MASONRY: $f'm$ = 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"



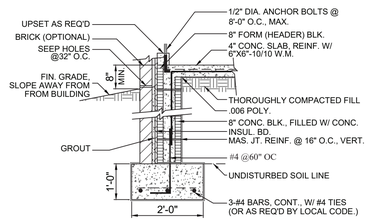
DET. 225



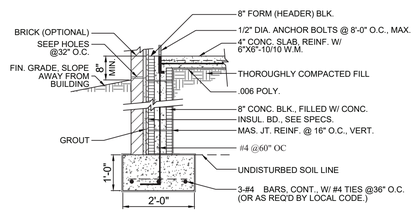
DET. 224



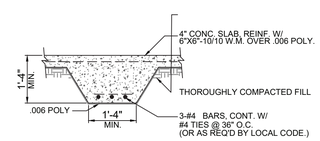
DET. 222



DET. 221



DET. 220



DET. 208

HOUSE PLAN GALLERY, INC.

6659 HWY. 98 WEST, HATTIESBURG, MS 39402
EMAIL: HOUSEPLANGALLERY@COMCAST.NET \\ FAX: (601) 264-4483

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DATE: 10/07/10

DRAWN BY: A.L.B.

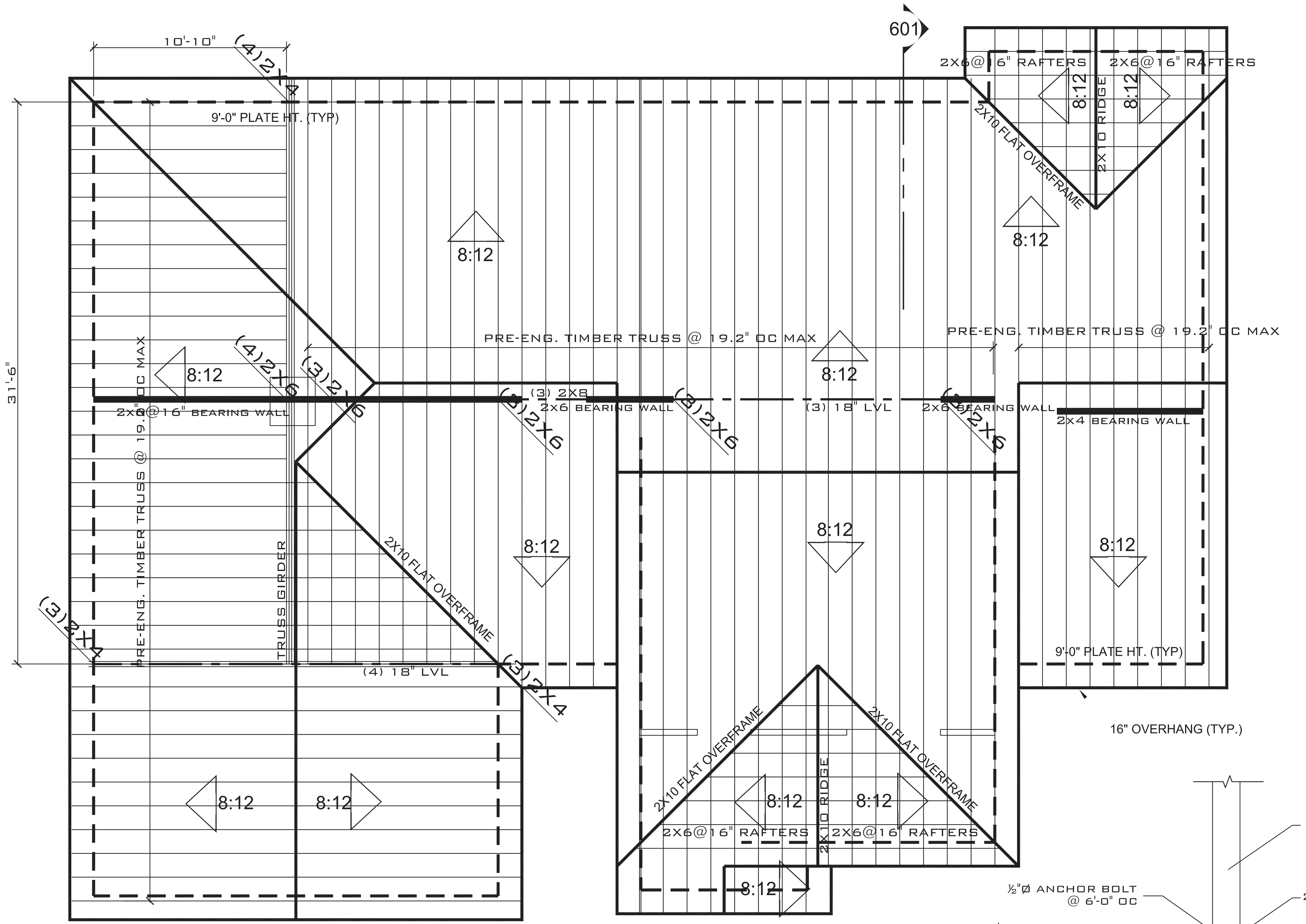
CHECKED BY: G.S.M.

PLAN NUMBER HPG-1604C

CHAINBLOCK FOUNDATION

SHEET NUMBER 2

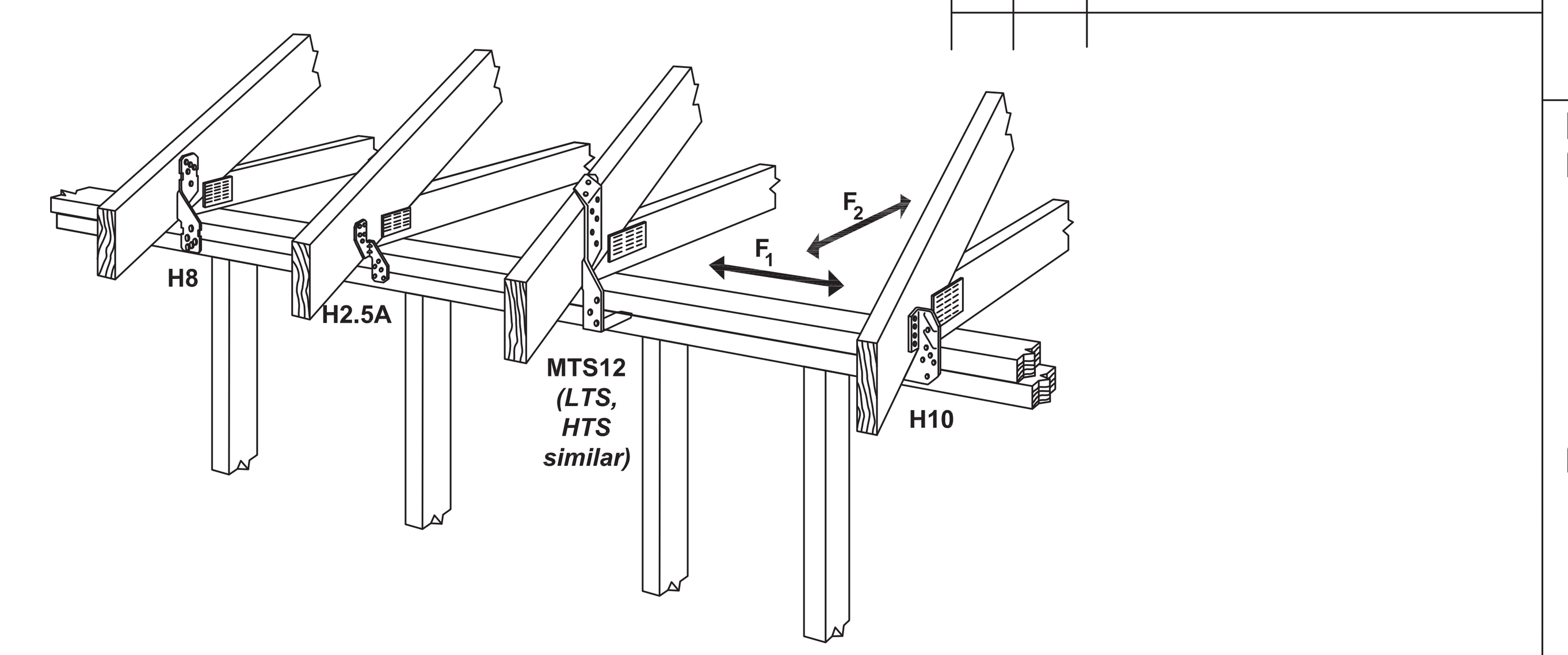
PROFESSIONAL MEMBER:



ROOF FRAMING PLAN

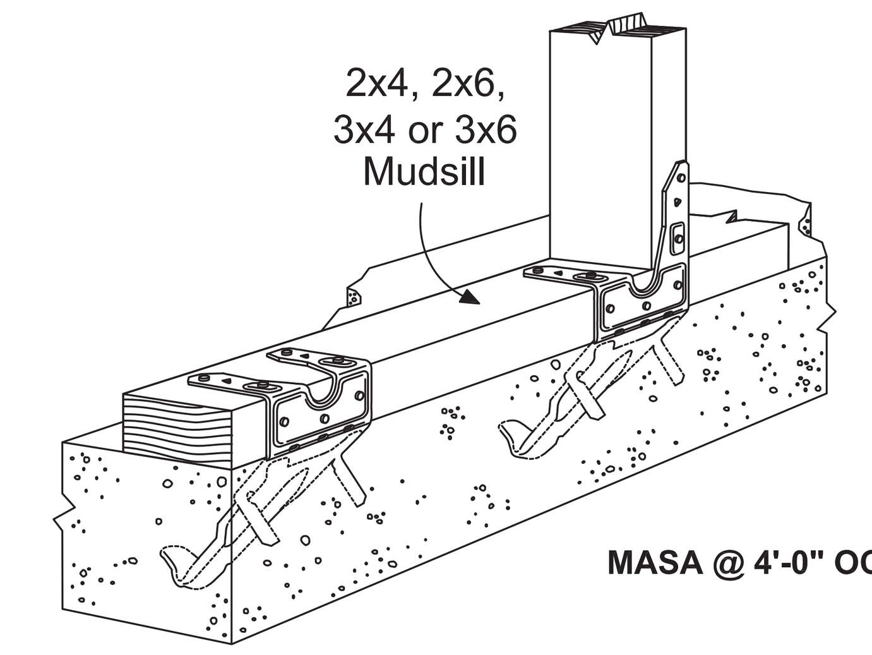
SCALE:¼" = 1'-0"
NOTE:
1. ROOF LIVE LOAD 20 PSF
2. CEILING LIVE: 10 PSF ATTIC STORAGE: 20 PSF
3. WINDOW HEADER: (2)2X8 W/ 1 JACK AND 1 KING STUD SUPPORT
4. HEADERS TO BE(2) 2X8 HEADER UNO
5. ATTIC INSULATION: R-38

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



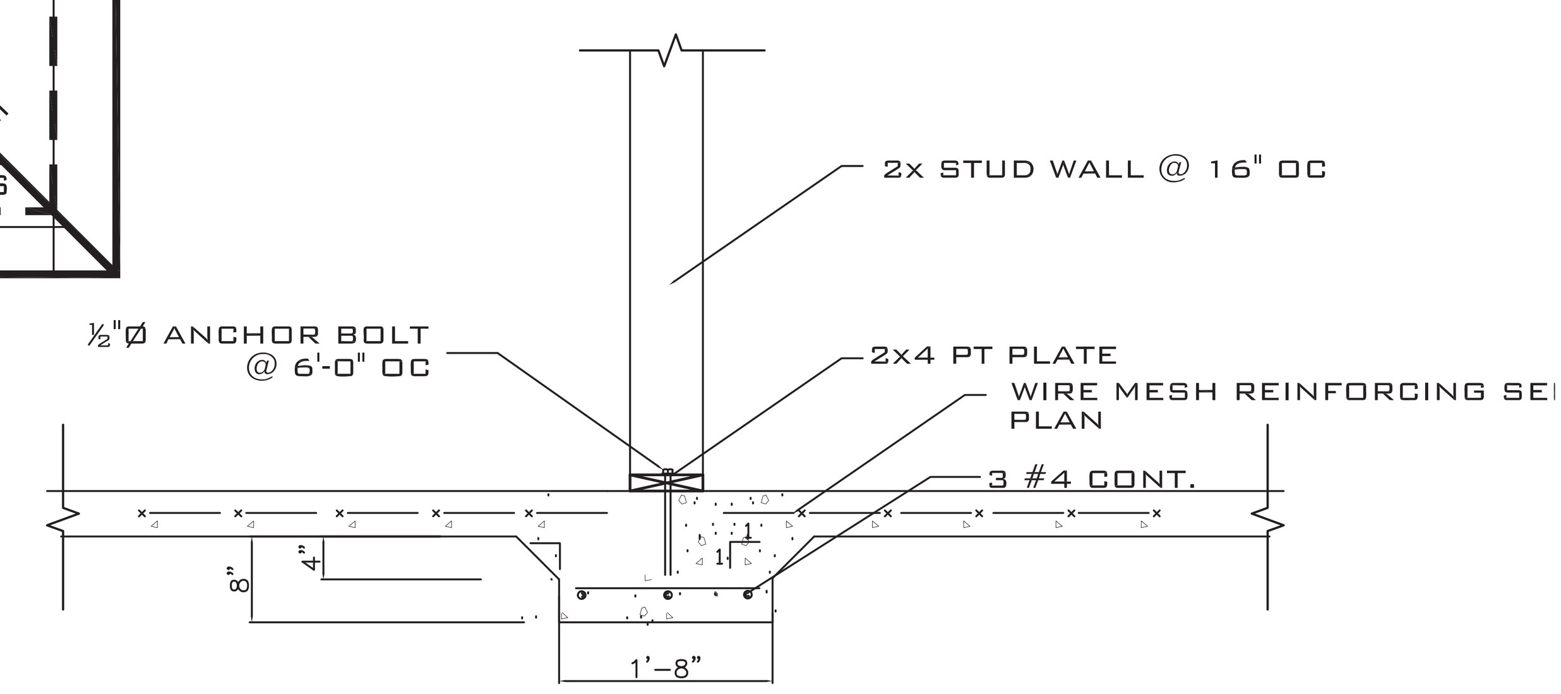
D30 DET **HURRICANE TIE OPTIONS**

NOTE: FASTENING SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS



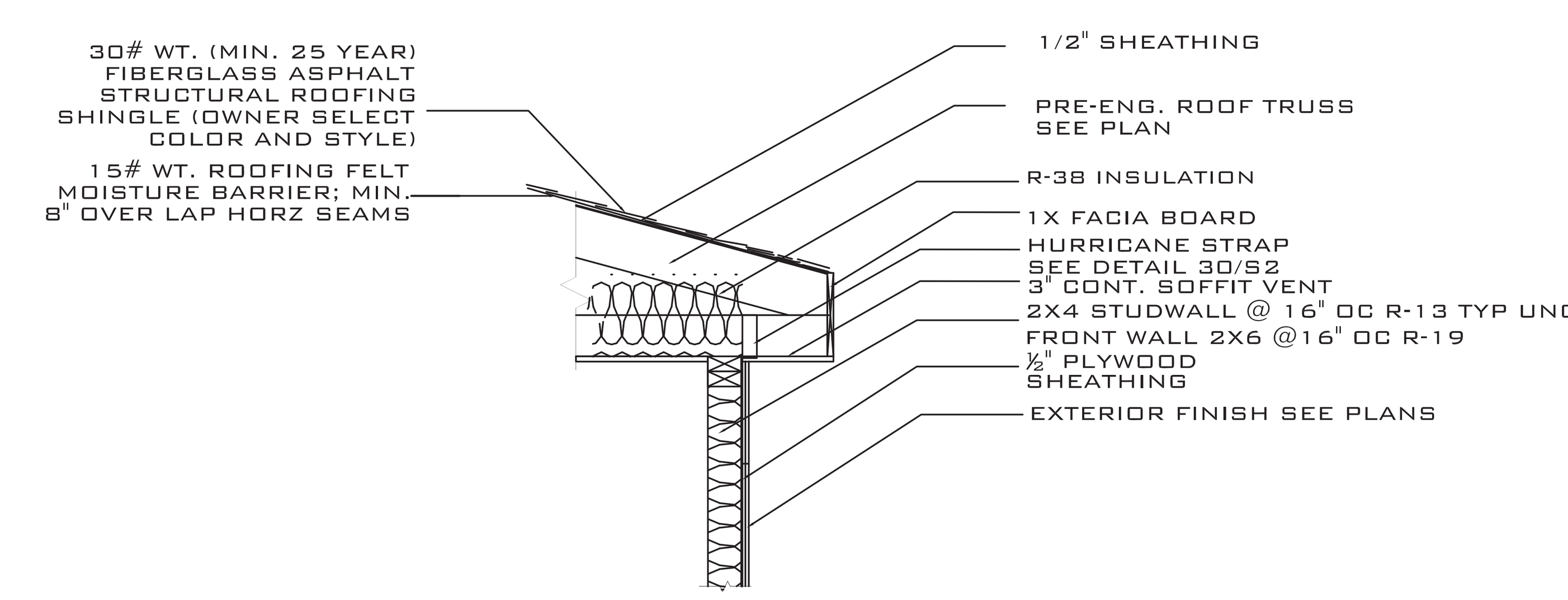
D32 DET **ANCHORAGE - ALTERNATIVE**

NOTE: FASTENING SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS



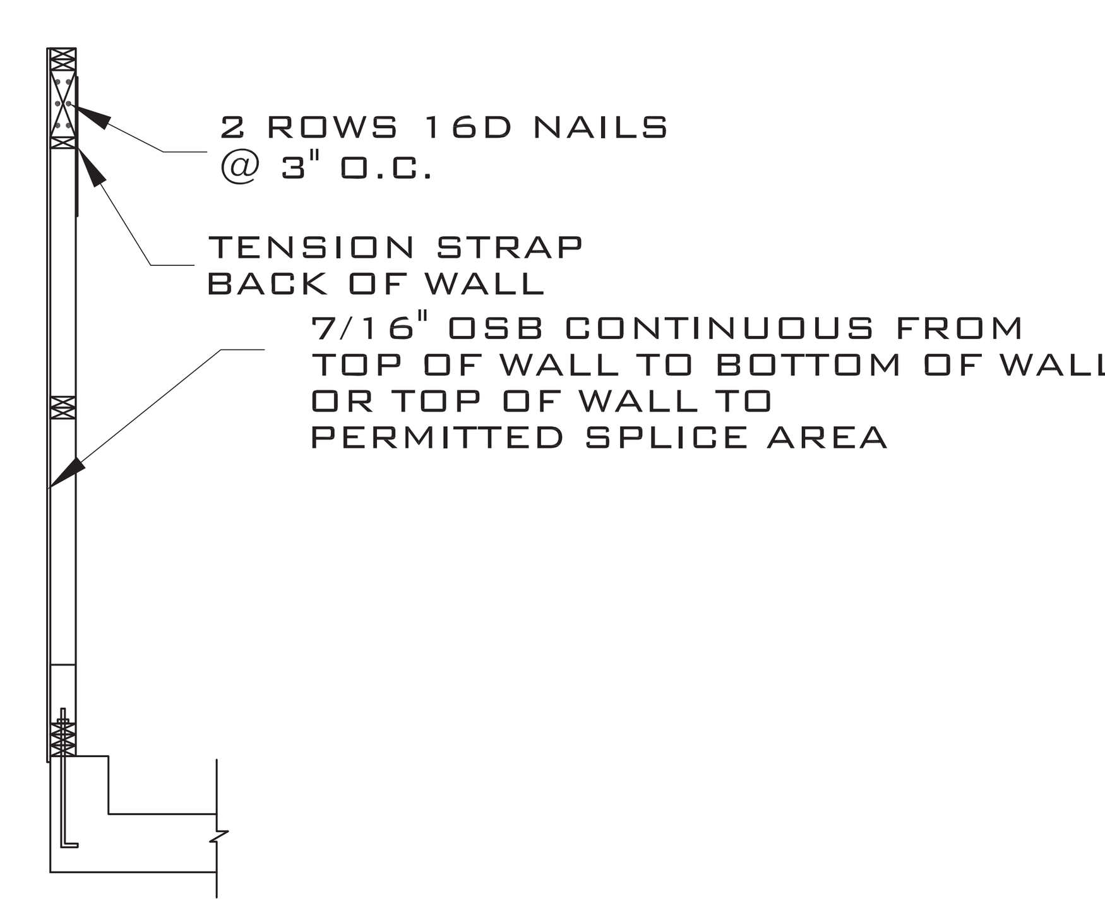
203 S1 **THICKENED SLAB**

SCALE: NTS

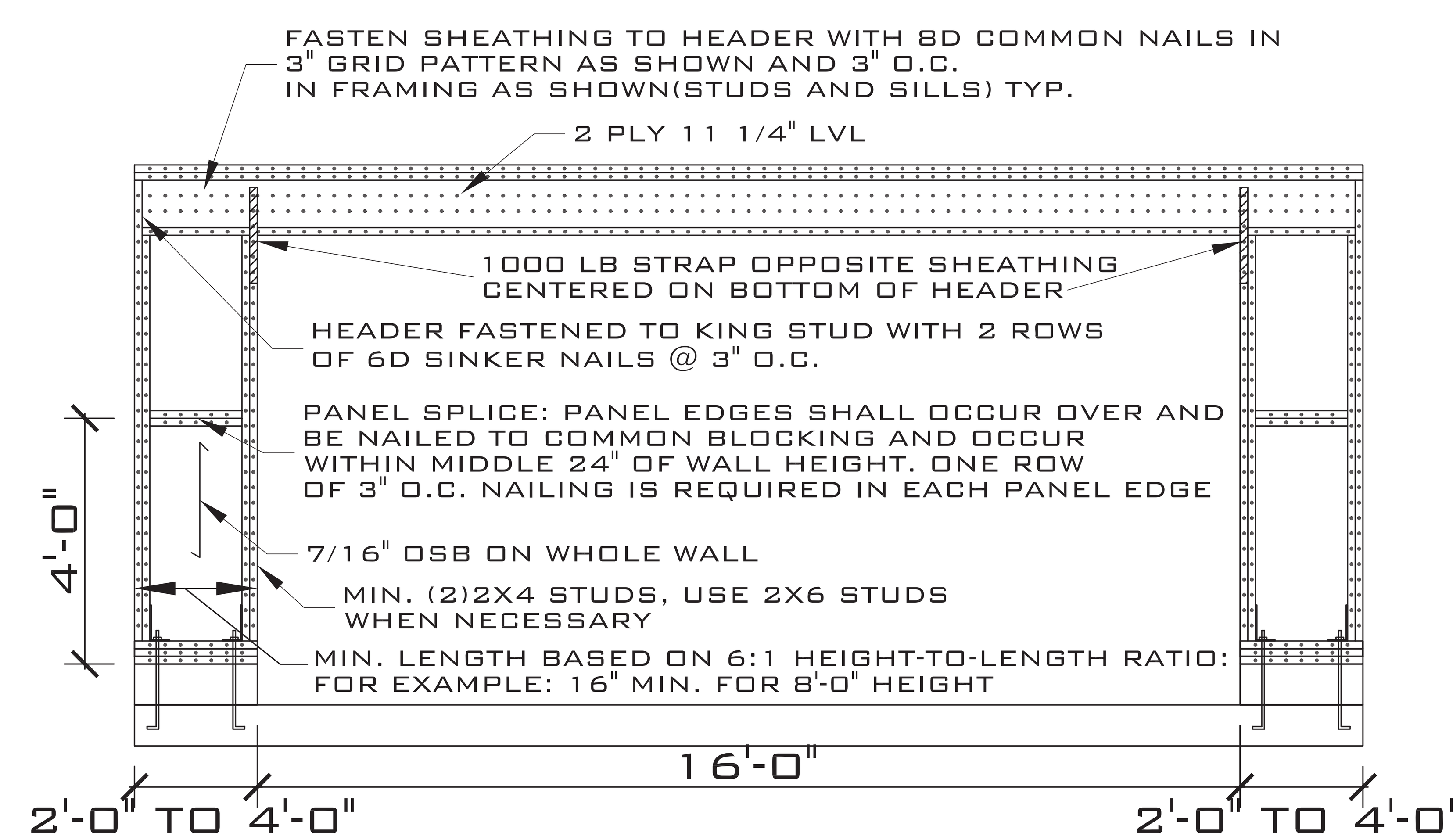


3 S2 **ROOF @ BEARING WALL DETAIL**

SCALE: NTS



SIDE ELEVATION



GARAGE PORTAL FRAME DETAIL

PLANS ARE IN COMPLINACE WITH 2018 NC RESIDENTIAL CODE

MARK	DATE	REVISION

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05.26.20

HPG 1604C PLAN
HARNETT COUNTY, NC

DRAWING TITLE	ROOF FRAMING PLAN AND STRUCTURAL DETAILS
DRAWN BY:	JRR
CHECKED BY:	JRR
SCALE:	AS SHOWN
DATE:	06.02.19
PROJECT	02019173A
SHEET	S3