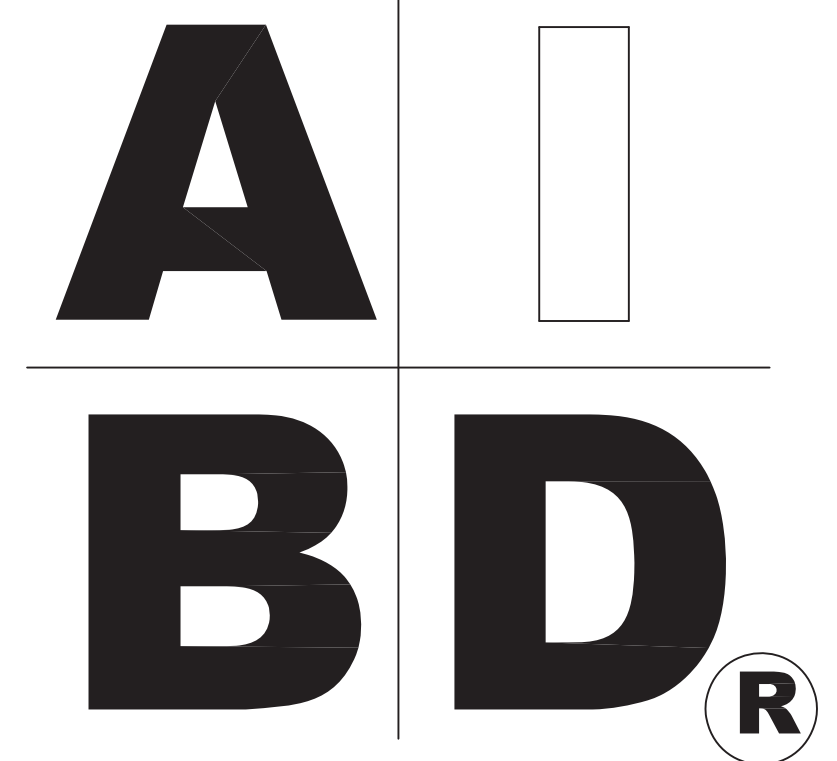


House Plan Zone, LLC

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STANDARD ABBREVIATIONS

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



SHEET INDEX:

- 1 COVER SHEET
- 2 FOUNDATION PLAN
- 3 FLOOR PLAN
- 4 EXTERIOR ELEVATIONS
- 5 EXTERIOR ELEVATIONS
- 6 CROSS SECTION & CABINETS
- 7 ROOF PLANS
- 8 ELECTRICAL PLAN

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

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

06/16/2020

Date: 06.06.13

Drawn By:

SHEET NUMBER

1



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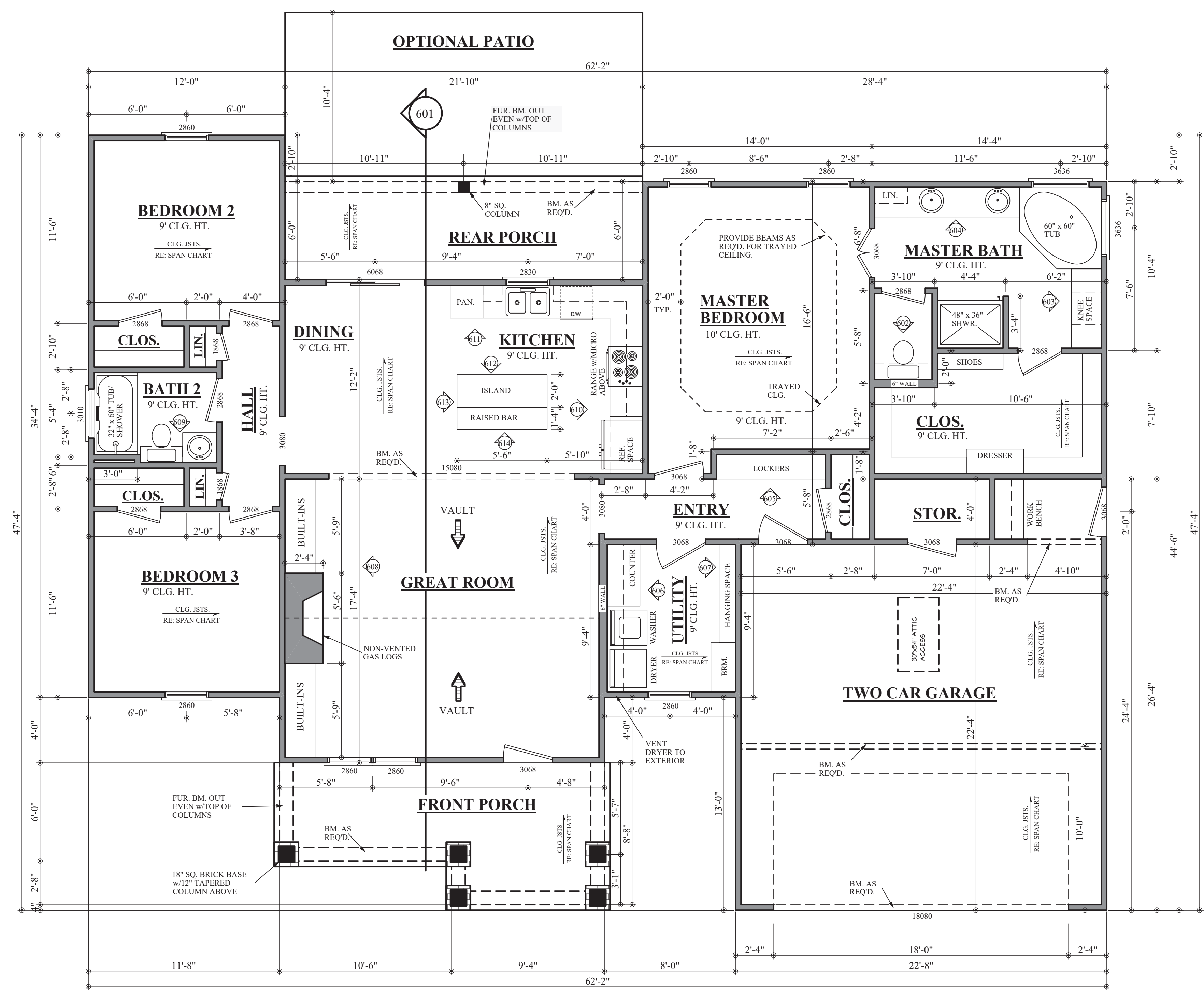
Plan ID:
BB-1675-2

Date: 06.06.13

Drawn By: C.T.B.

SHEET NUMBER

3



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 THAN 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 APPLIANCE BEING 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 EXTERIOR OF THE HOME AND NOT INTO THE ATTIC. IRC 2012, M1501.2

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	



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House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user assumes all responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. Foundation plan shall be verified by a licensed engineer prior to construction.



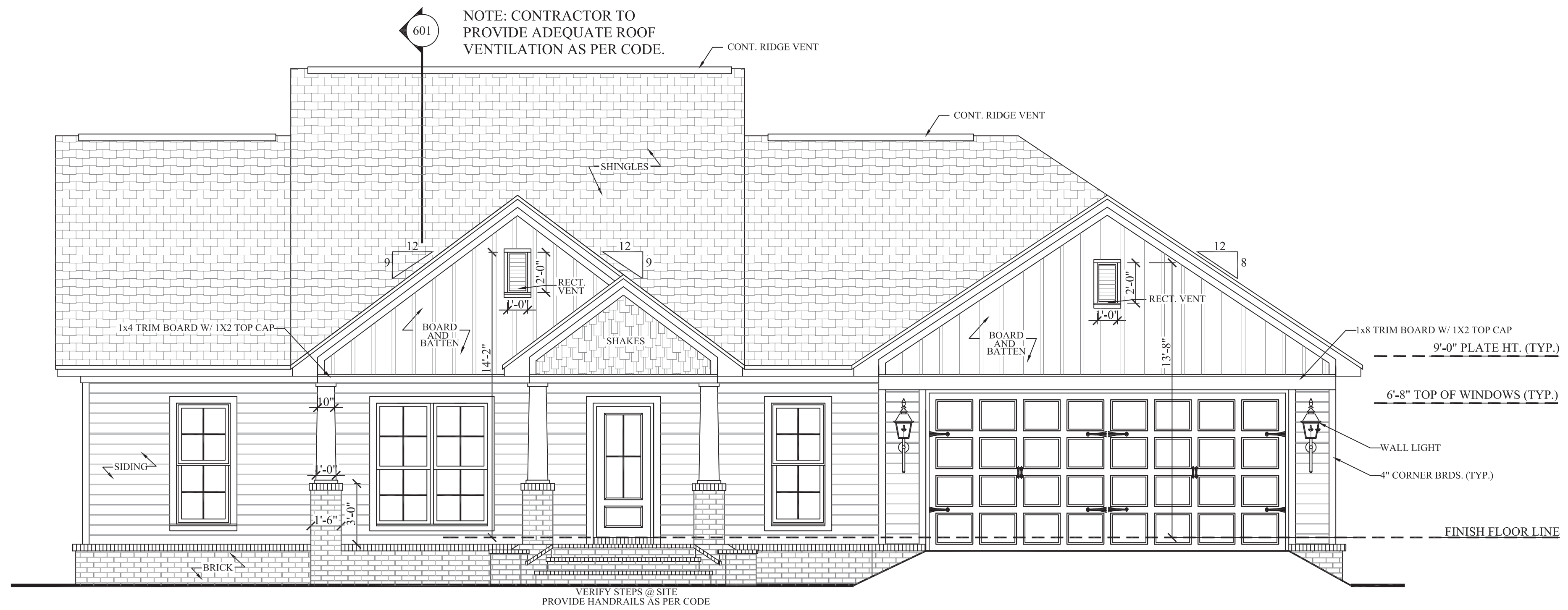
Plan ID:
BB-1675-2

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

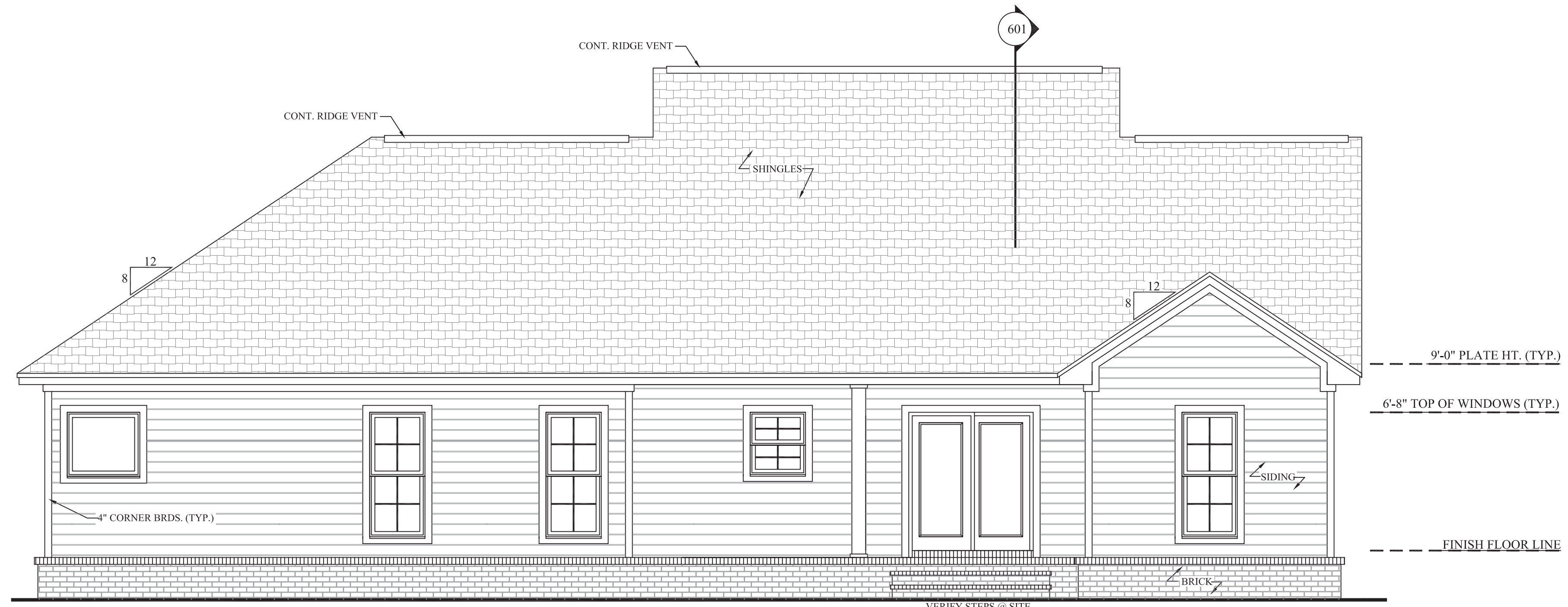
SHEET NUMBER
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EXTERIOR ELEVATION NOTES:

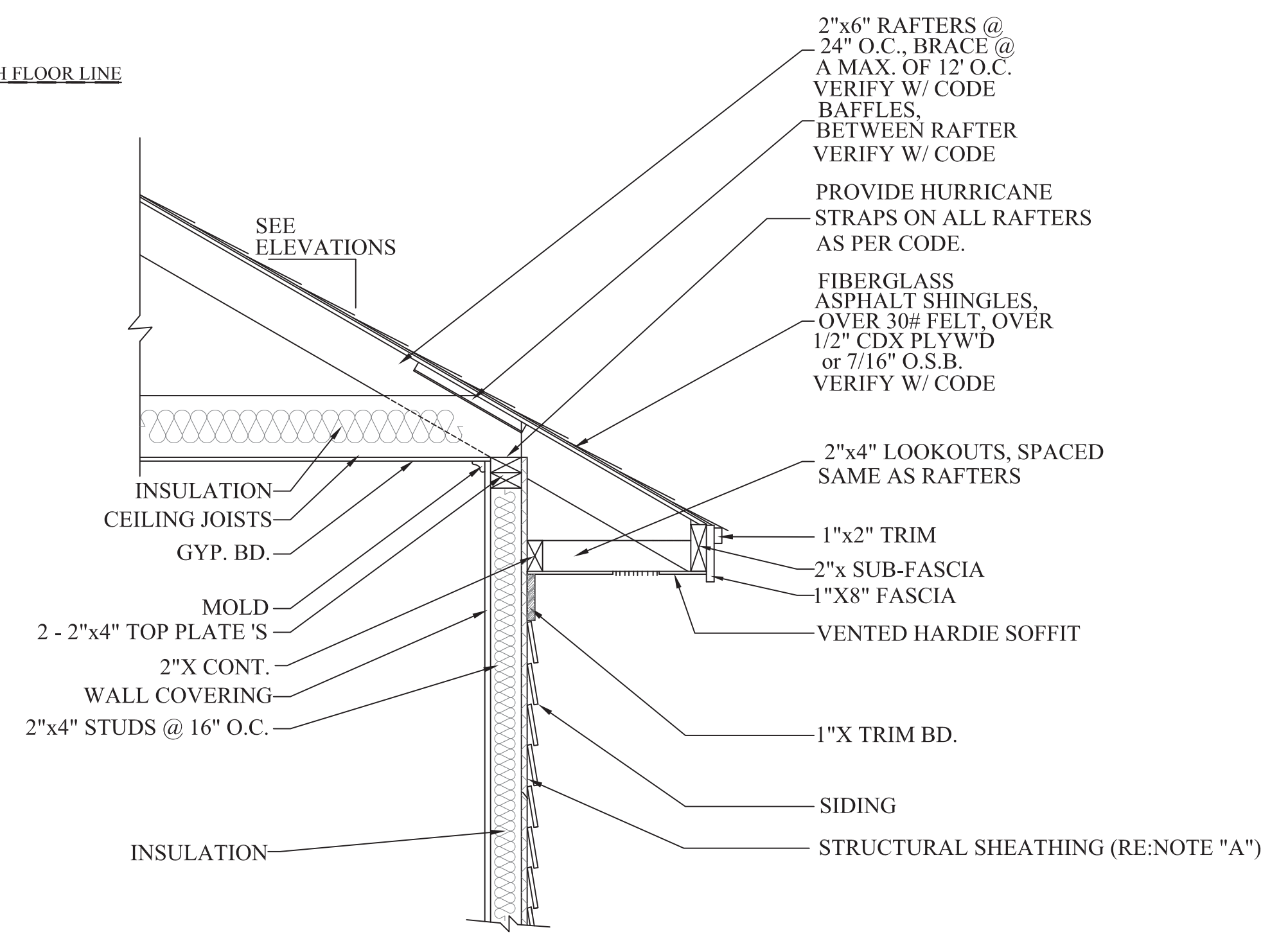
1. CONTRACTOR TO VERIFY ALL WINDOW AND DOOR STYLES AND SIZES WITH OWNER PRIOR TO CONSTRUCTION.
2. PROVIDE STEPS AND GUARD RAILS AS PER CODE BASED ON SITE CONDITIONS.
3. GROUND LINES SHOWN FOR REFERENCE ONLY AND VARY DEPENDING ON SITE CONDITIONS.
4. ALL FINISH MATERIALS TO BE VERIFIED WITH OWNER PRIOR 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.



401 FRONT VIEW
 SCALE-----1/4" = 1'-0"

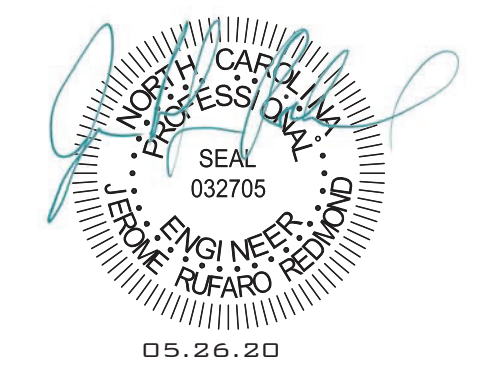


402 REAR VIEW
 SCALE-----1/4" = 1'-0"

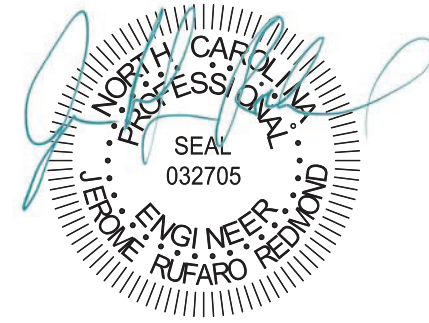


NOTE "A": PROVIDE A MINIMUM OF 7/16" STRUCTURAL WOOD PANEL ATTACHED w/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.
 NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

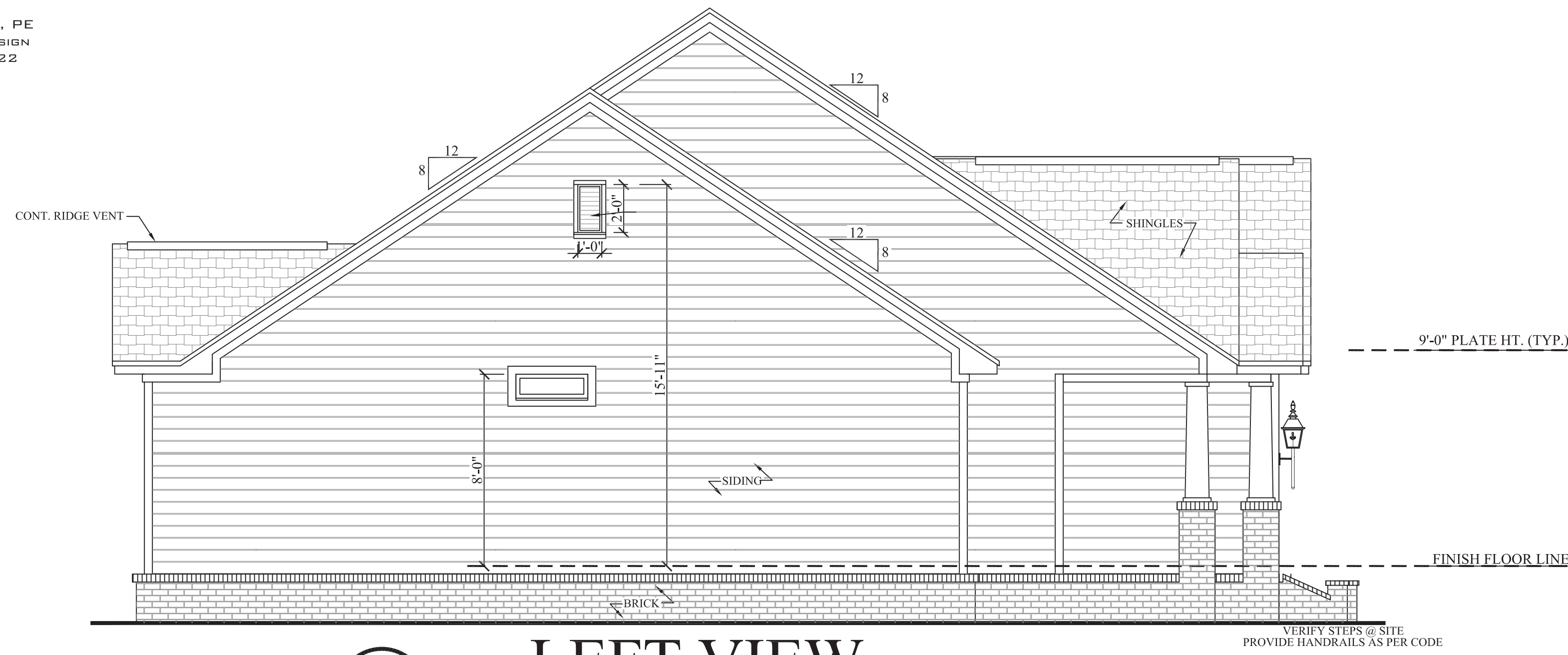
403 TYP. CORNICE DETAIL
 SCALE-----3/4"=1'-0"



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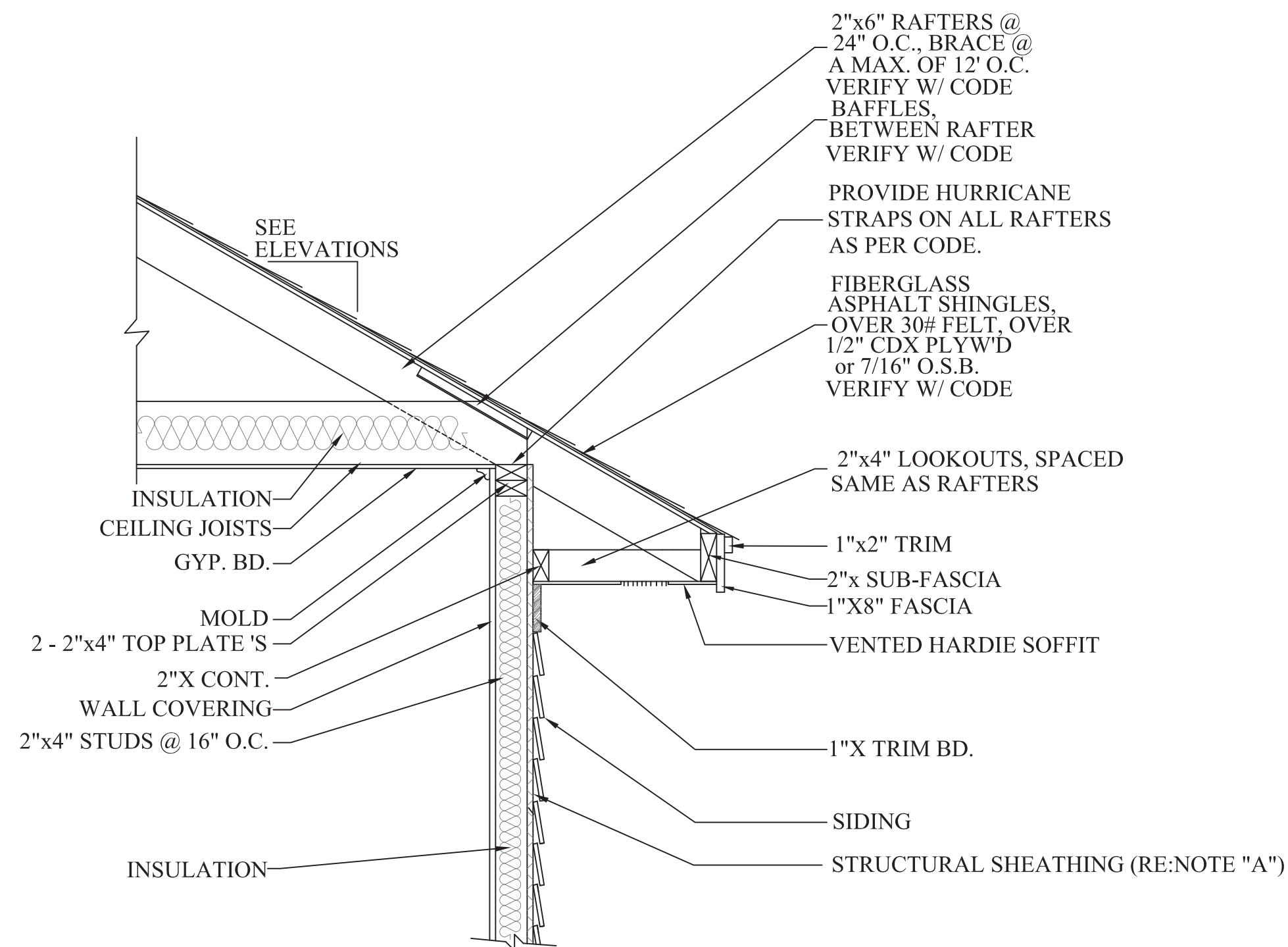
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 JEROME RUFARO REDMOND, PE
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501 LEFT VIEW
 SCALE-----1/4" = 1'-0"

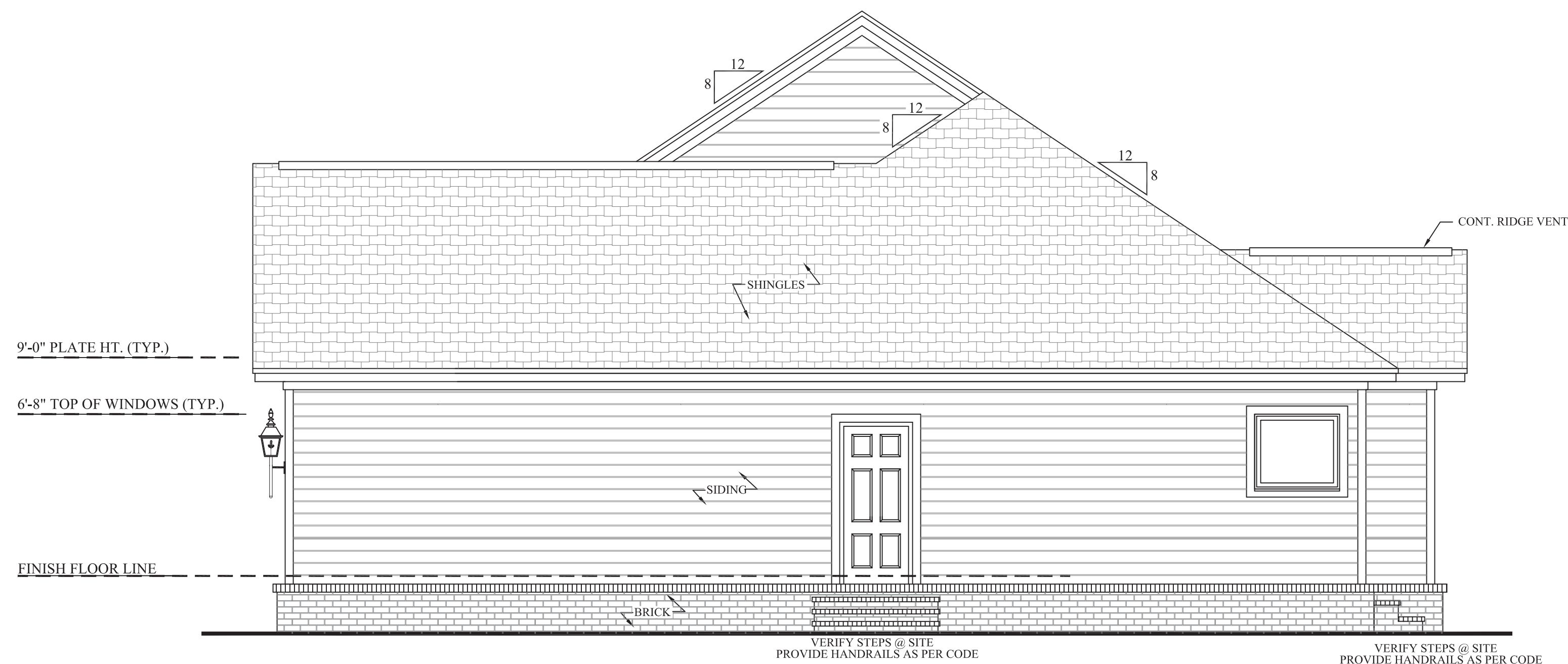
EXTERIOR ELEVATION NOTES:

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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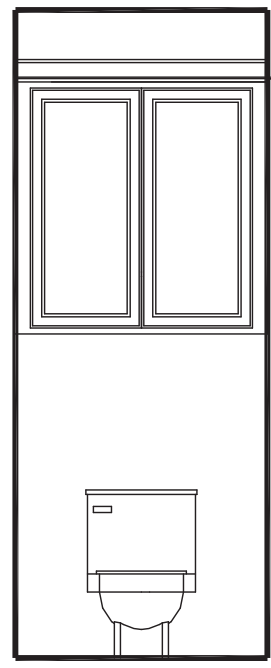
House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the contractor is responsible for verifying all dimensions, materials, and specifications on site. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. Foundation plan shall be verified by a licensed engineer prior to construction.



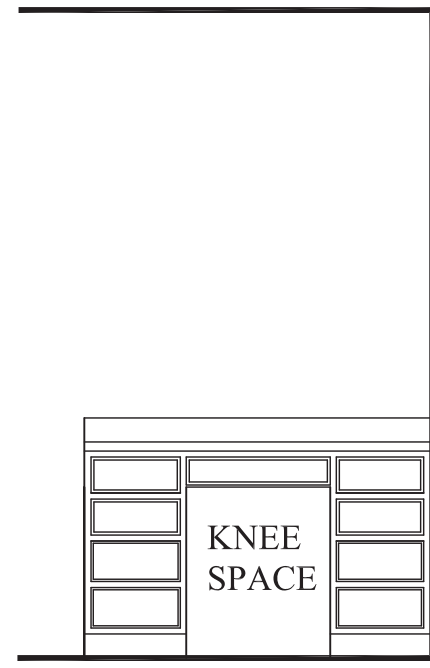
Plan ID:
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Date: 06.06.13
 Drawn By: C.T.B.

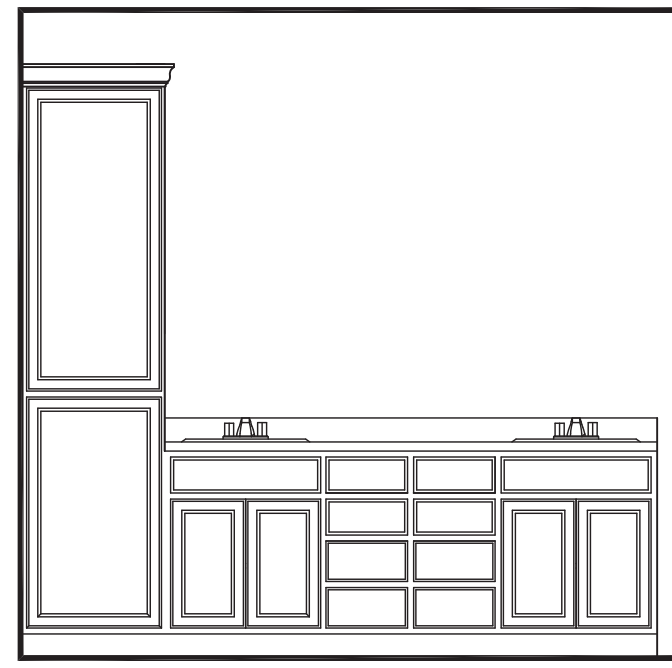
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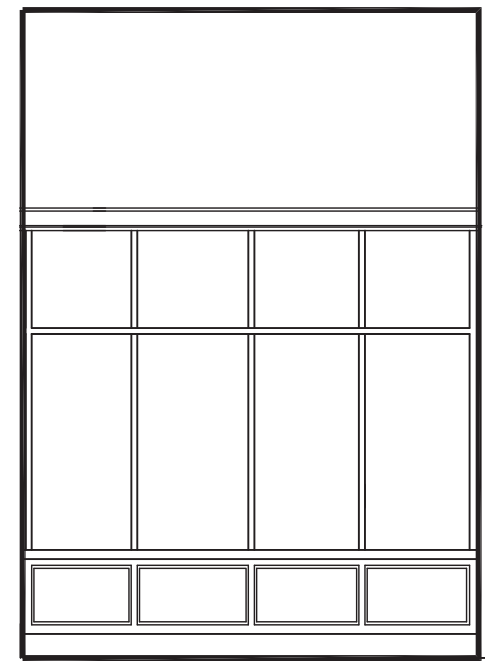
602 MASTER BATH
SCALE-----3/8"=1'-0"



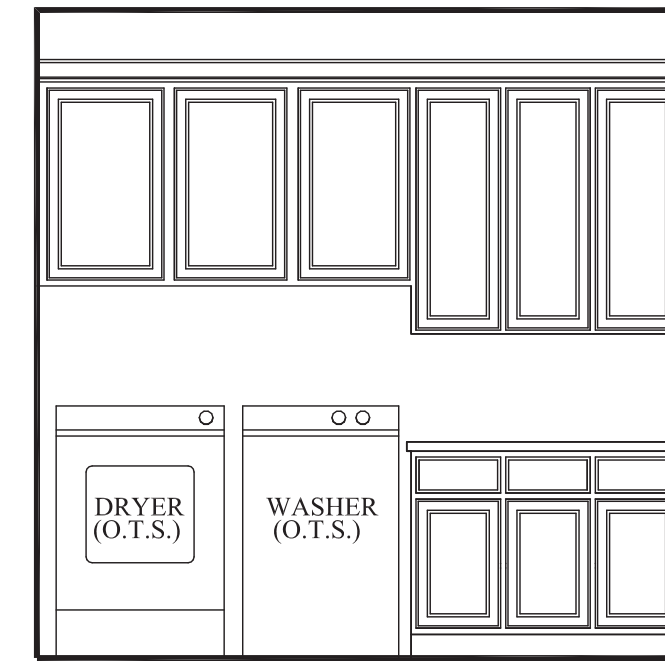
603 MSTR. BATH
SCALE-----3/8"=1'-0"



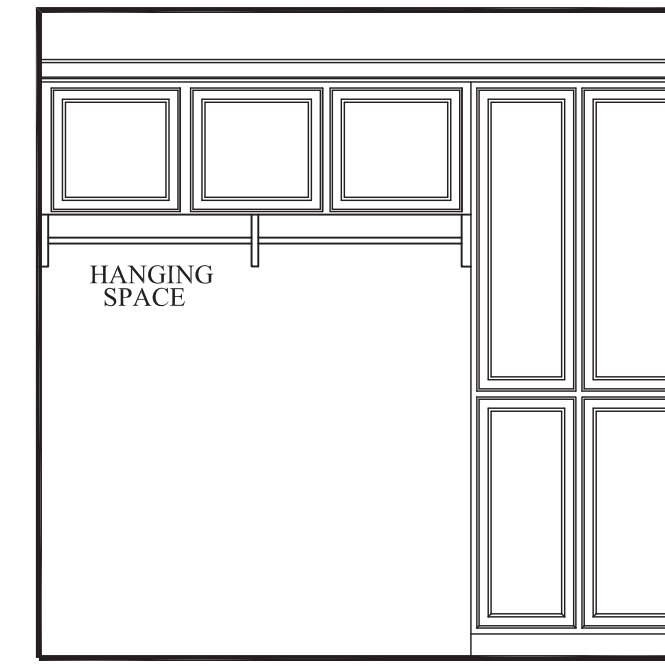
604 MSTR. BATH
SCALE-----3/8"=1'-0"



605 ENTRY
SCALE-----3/8"=1'-0"



606 UTILITY
SCALE-----3/8"=1'-0"



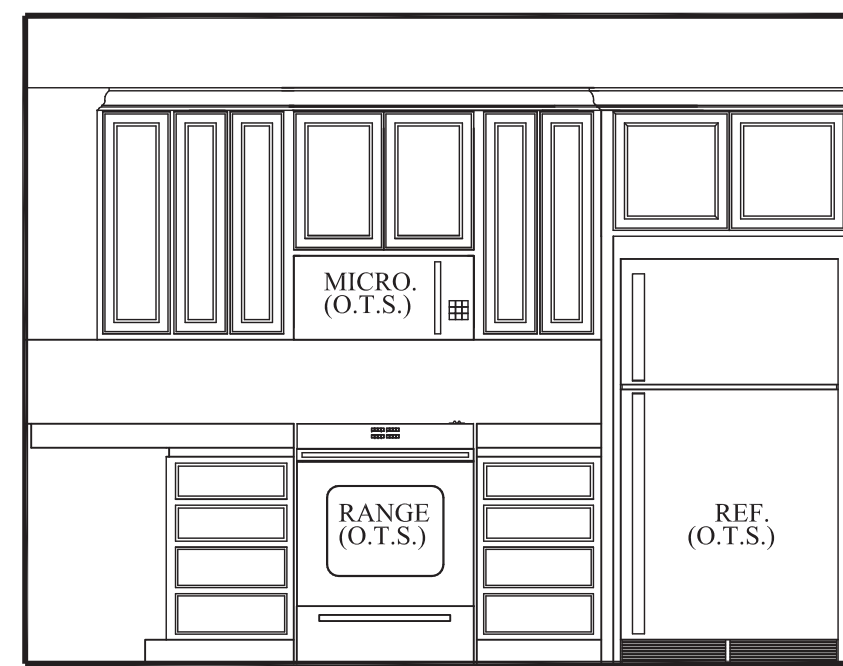
607 UTILITY
SCALE-----3/8"=1'-0"



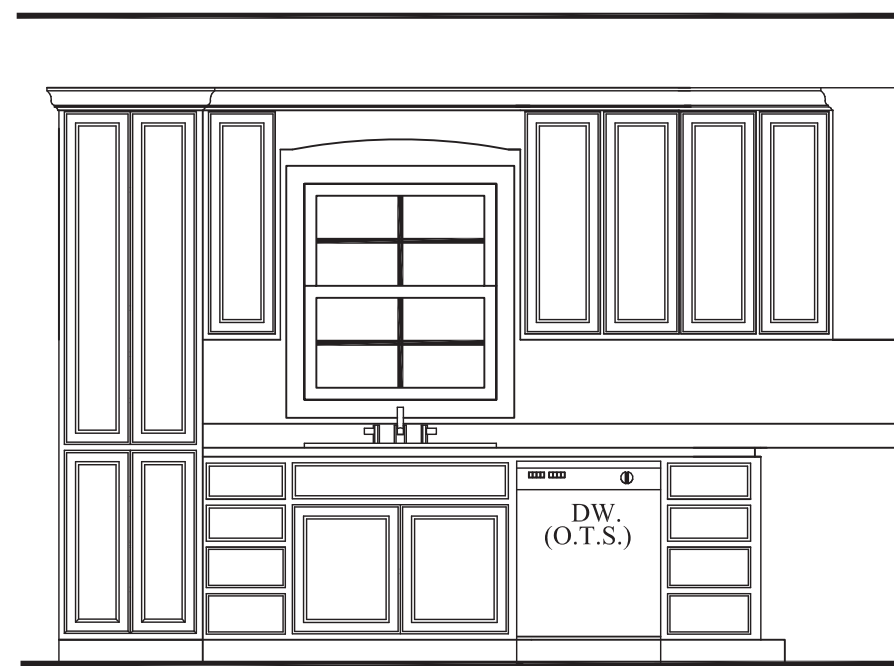
608 GREAT RM.
SCALE-----3/8"=1'-0"



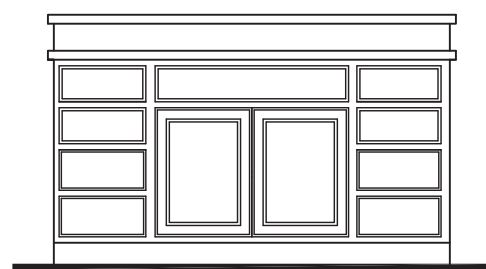
609 BATH 2
SCALE-----3/8"=1'-0"



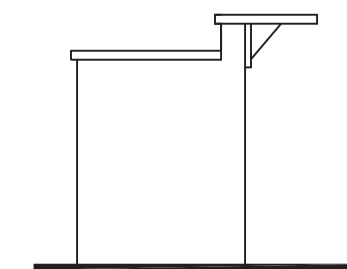
610 KITCHEN
SCALE-----3/8"=1'-0"



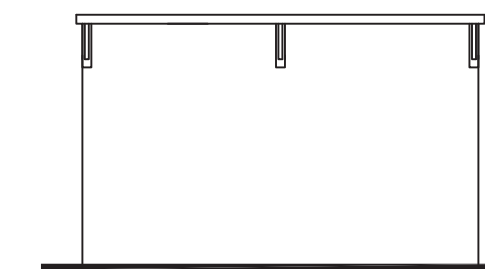
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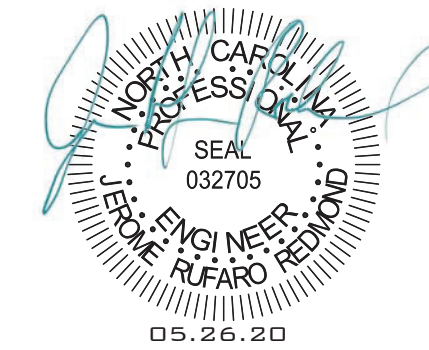
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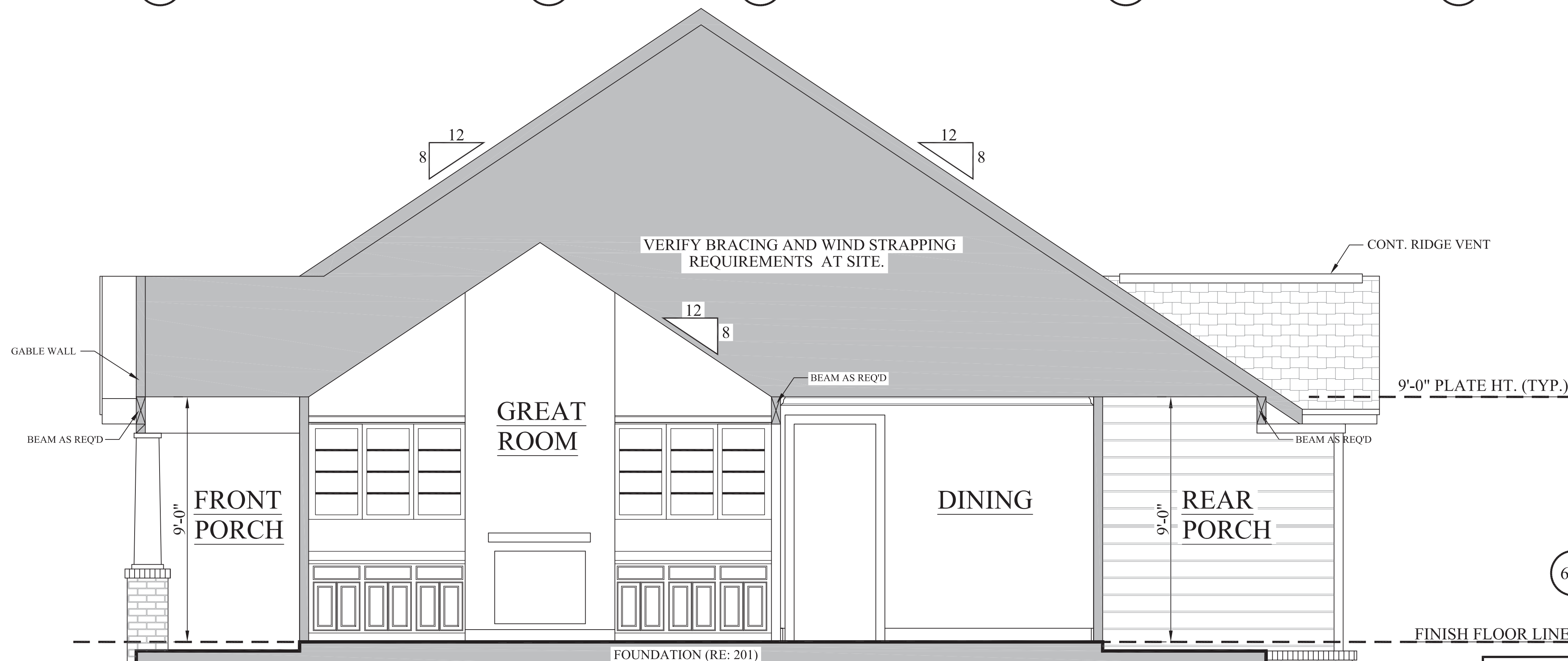
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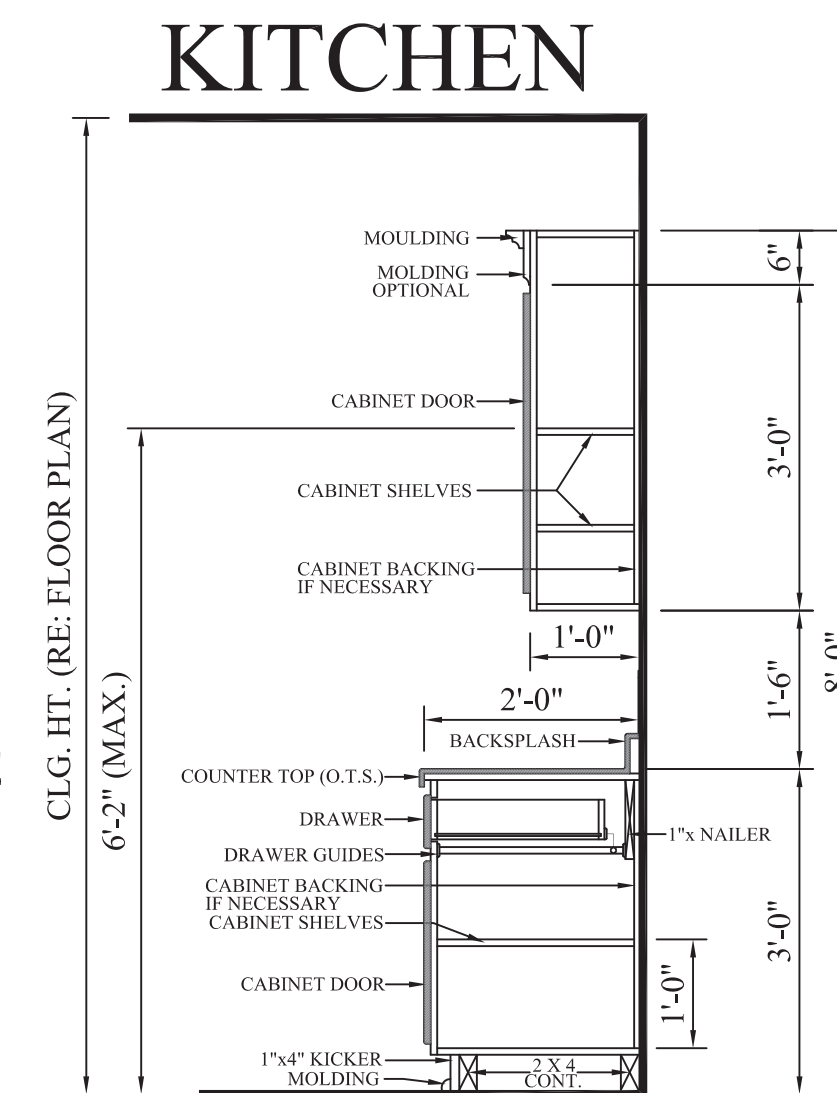
614 KITCHEN
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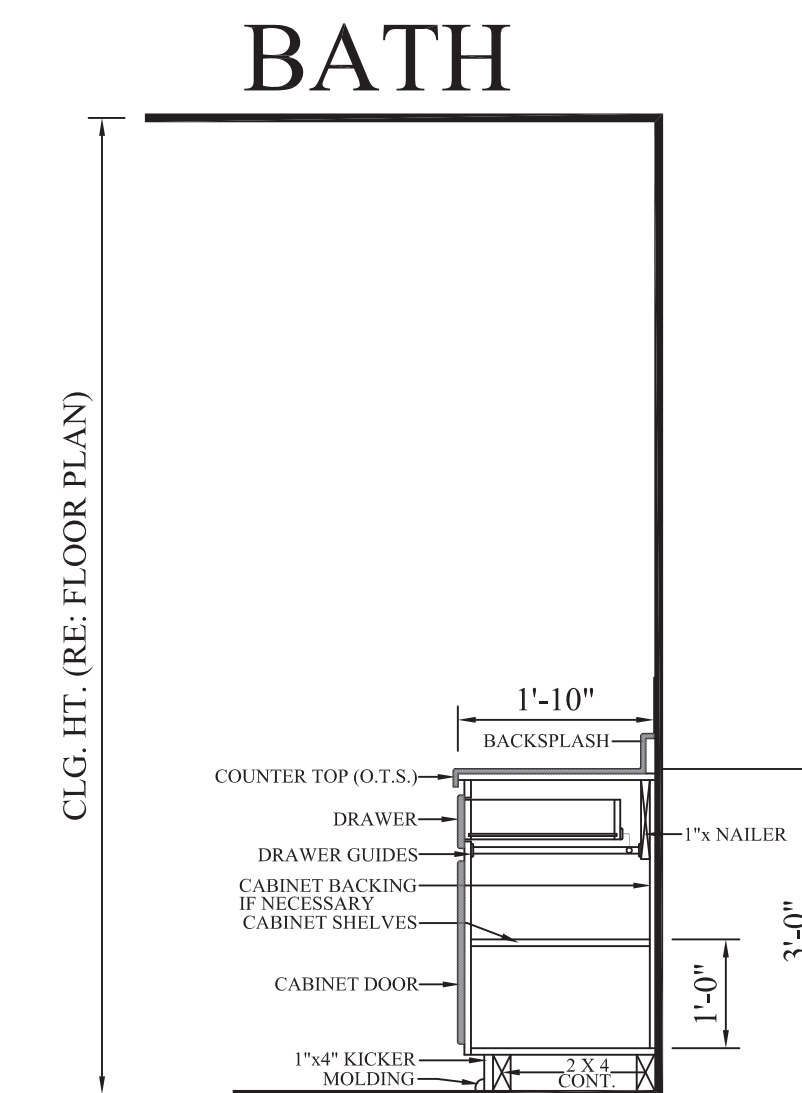
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JREDNCS@YAHOO.COM



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.



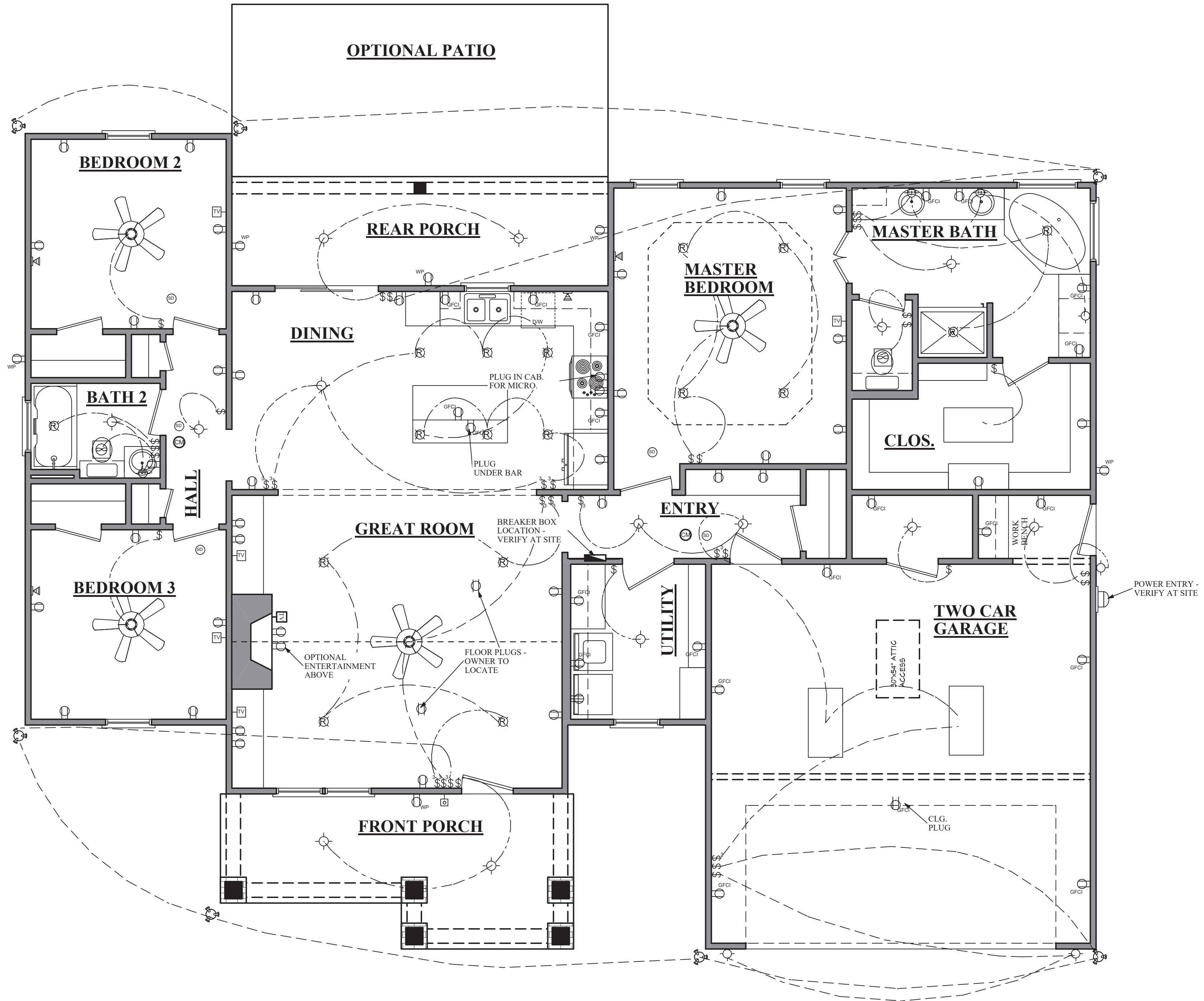
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Plan ID:
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Date: 06.06.13
Drawn By: C.T.B.

SHEET NUMBER
6



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 IN 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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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 (NRC) AND THE PARTICULAR CODES AS REFERENCED IN NRC.

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 G-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: F_b=2900 PSI F_v=285 PSI E=1,900,000 PSI

TIMBER TRUSS

- TRUSS FABRICATOR TO VERIFY FIELD DIMENSIONS WITH GENERAL CONTRACTOR.
- 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.
- TRUSS SUPPLIER SHALL SUBMIT SHOP DRAWINGS WITH NORTH CAROLINA REGISTERED ENGINEER SEAL BEFORE FABRICATION.
- 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.

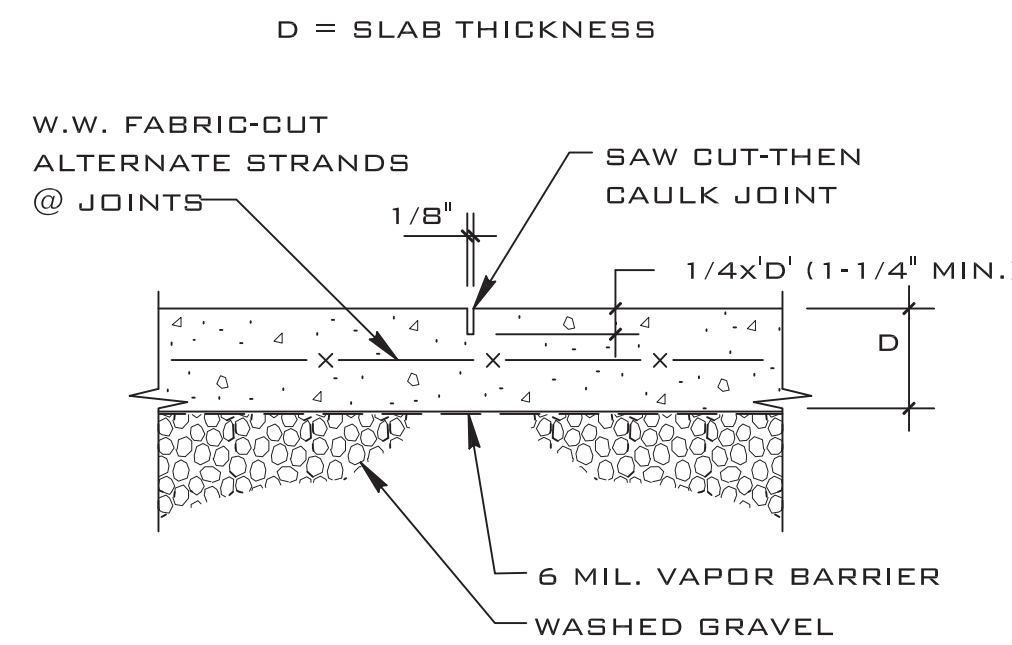
ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH ACCEPTABLE INDUSTRY STANDARDS AND METHODS OF CONSTRUCTION.

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.

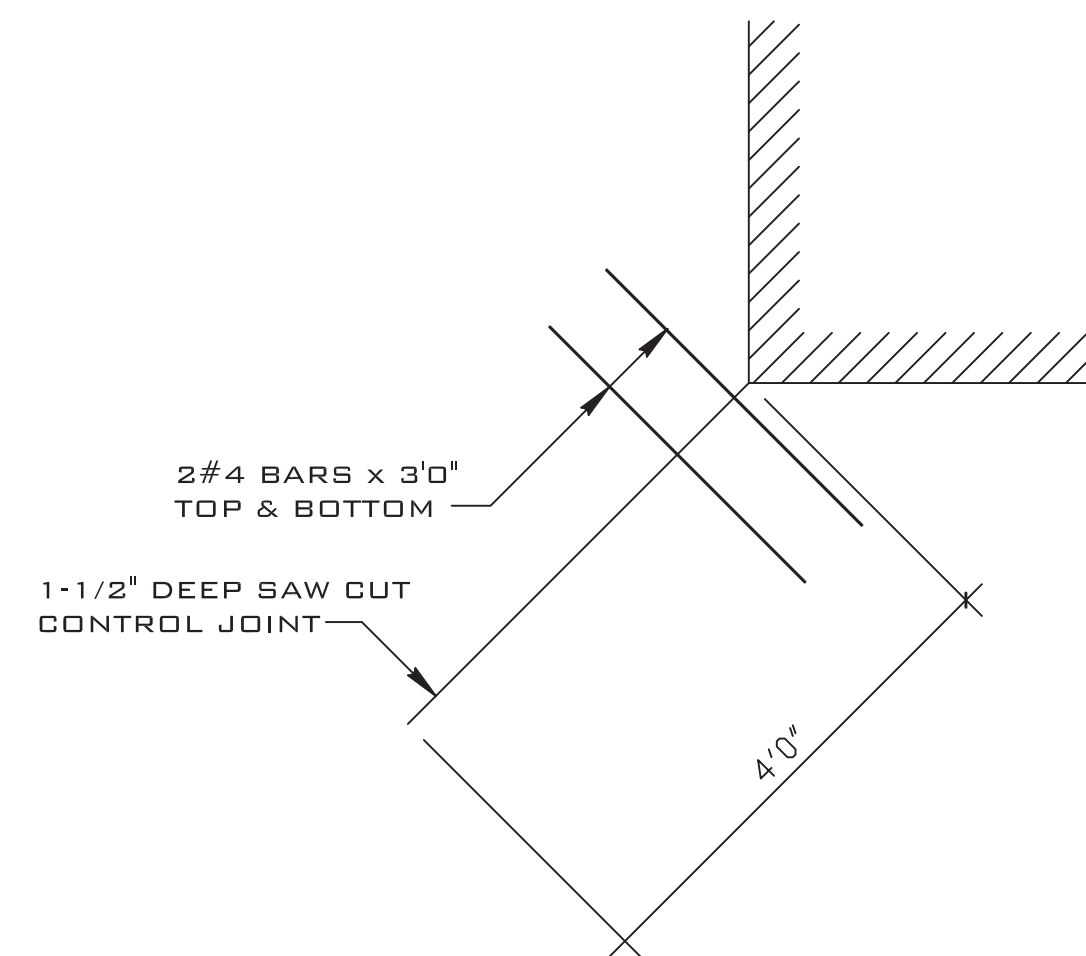
MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF THE ASTM SPECIFICATION FOR MORTAR UNIT MASONRY ASTM C270, TYPE M OR S. GROUT SHALL CONFORM TO ASTM C476. CONCRETE GROUT USED TO FILL CORES IN MASONRY UNITS SHALL HAVE A 28 DAY STRENGTH OF 3,000 PSI MIN.

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

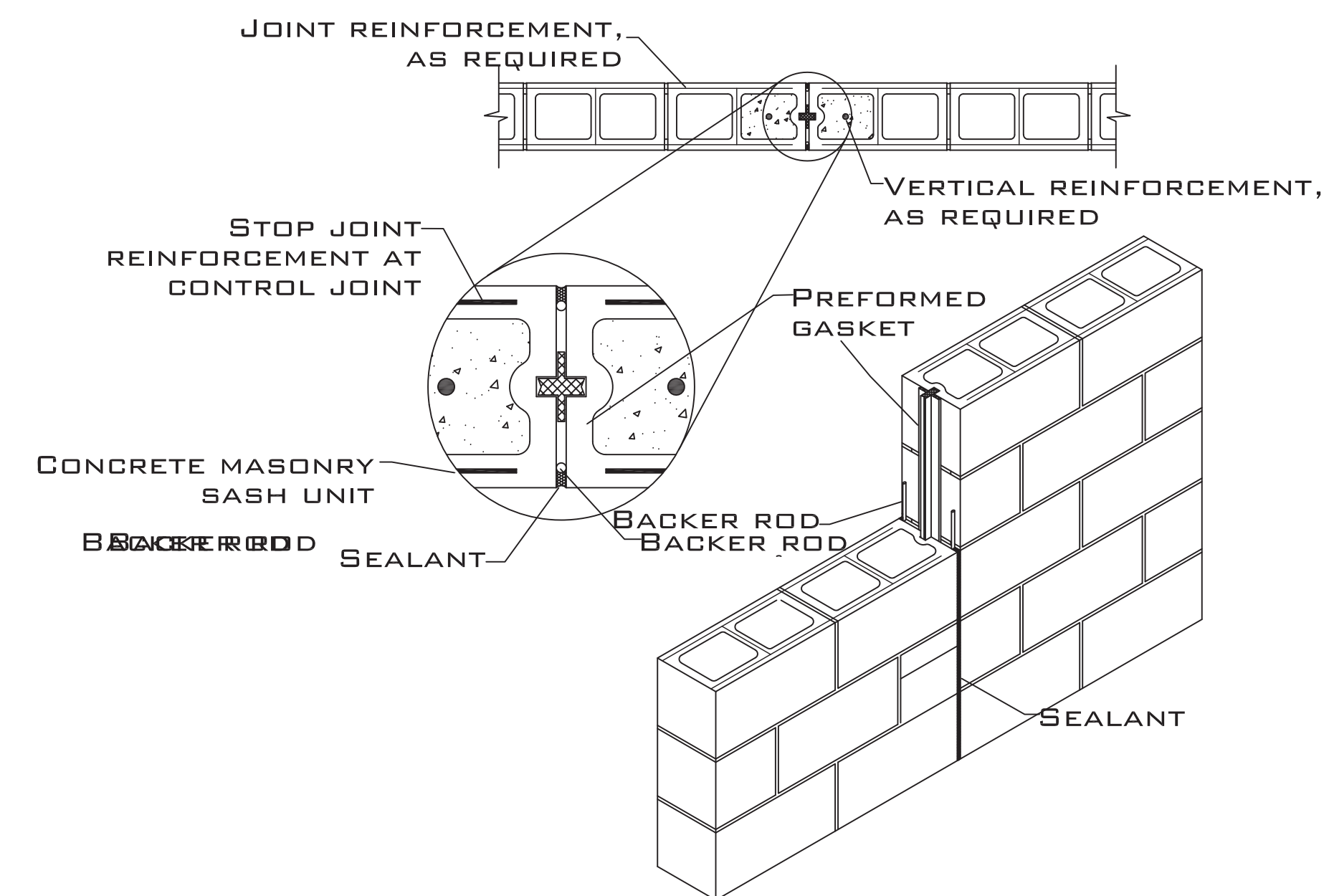


PROVIDE CONTROL JOINTS BETWEEN CONSTRUCTION JOINTS WITH SPACING NOT TO EXCEED IN FEET 3 TIMES THE SLAB THICKNESS IN INCHES IN EACH DIRECTION. CONTROL JOINTS TO BE FORMED WHILE CONCRETE IS STILL PLASTIC OR SAW CUT WITHIN 8 HOURS OF PLACING CONCRETE.

D1A SAWED CONTROL JOINT (S.J.)
 DET



D1B TYPICAL DIAGONAL SAW CUT SLAB CONTROL JOINT DETAIL
 DET

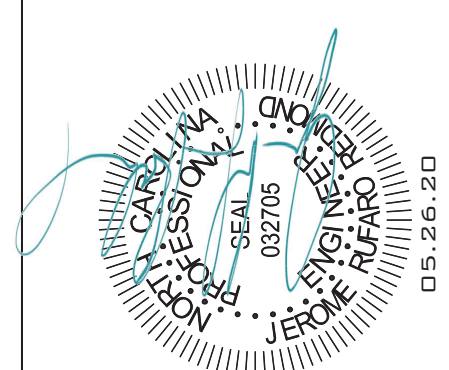


D40 MASONRY CONTROL JOINT
 DET PROVIDE AT 16' INTERVAL MAX

MARK	DATE	REVISION

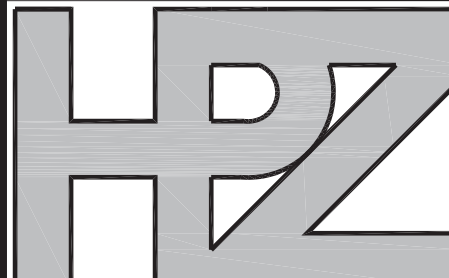
THESE PLANS REQUIRE THE APPROVAL OF THE LOCAL BUILDING DEPARTMENT. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

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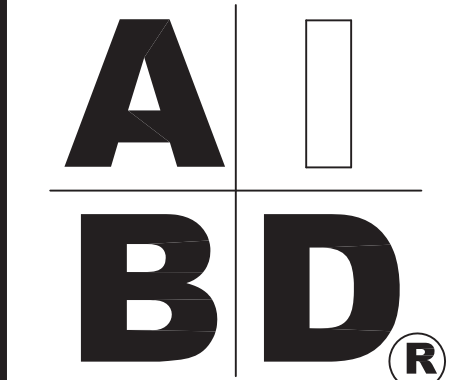
BB 1675-2 PLAN
HARNETT COUNTY, NC

DRAWING TITLE GENERAL NOTES	
DRAWN BY:	JRR
CHECKED BY:	JRR
SCALE:	AS SHOWN
DATE:	06.02.19
PROJECT	SHEET
02019173	S1



House Plan Zone, LLC

House Plan Zone, LLC. has exercised great care and effort in the development of these plans and the completion of these construction documents. However, the user of these plans assumes all responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the design. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction. Other special conditions required by local building codes. All dimensions to be verified on site prior to construction. Foundation plan shall be verified by a licensed engineer prior to construction.



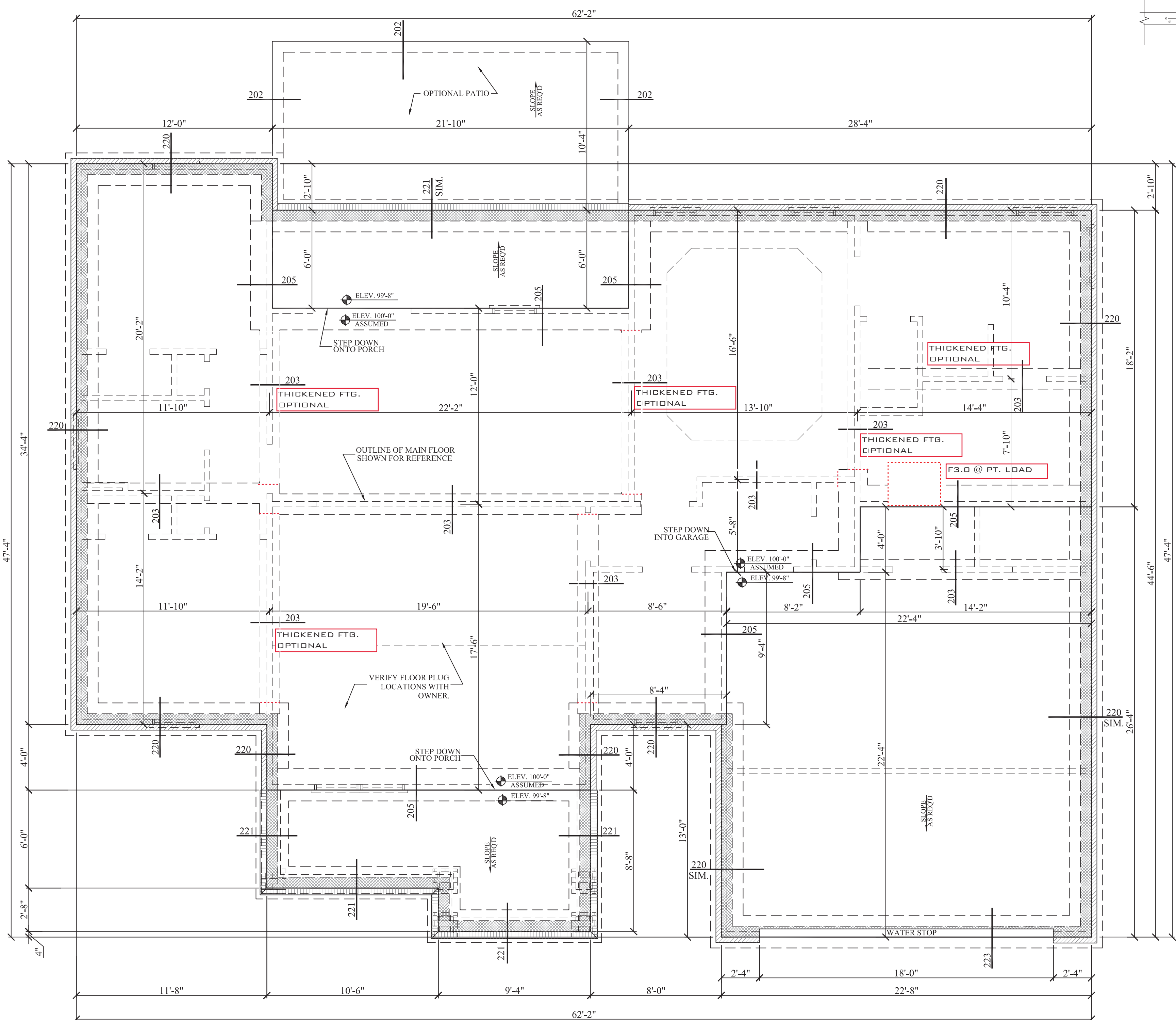
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BB-1675-2

Date: 06.06.13

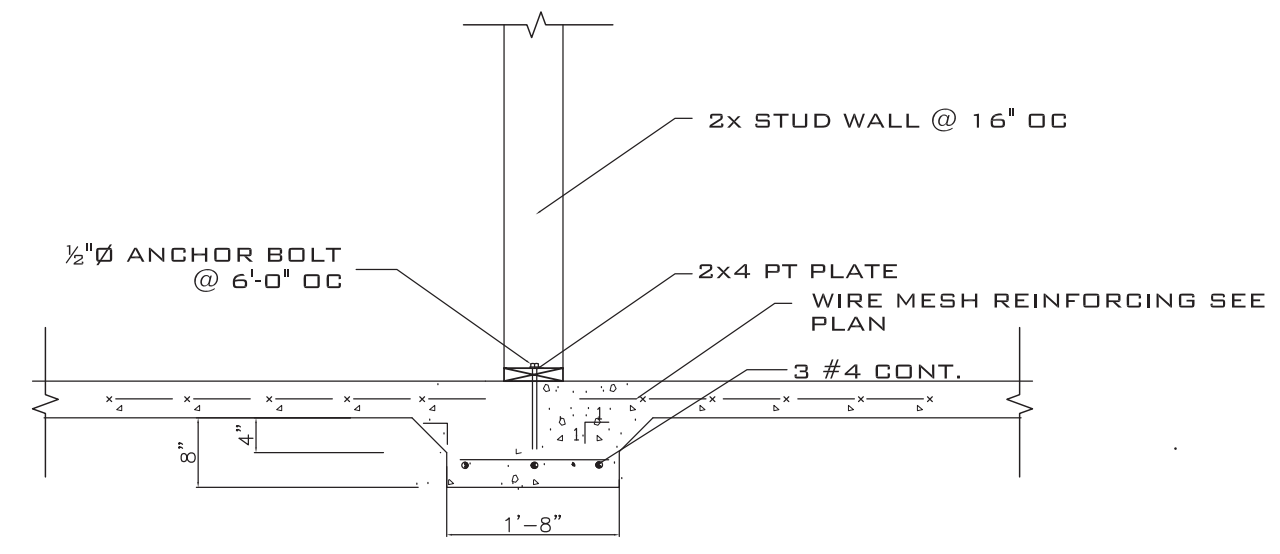
Drawn By: C.T.B.

SHEET NUMBER

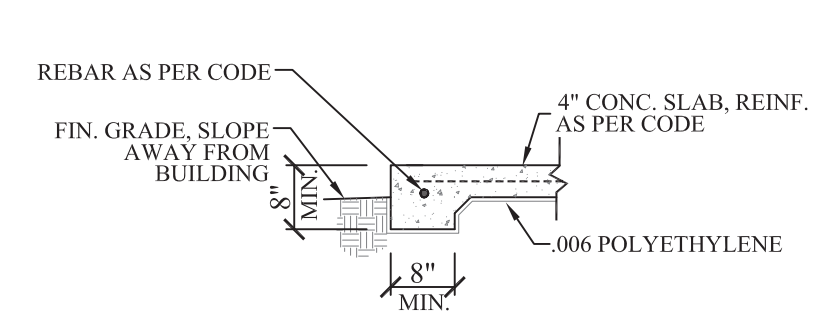
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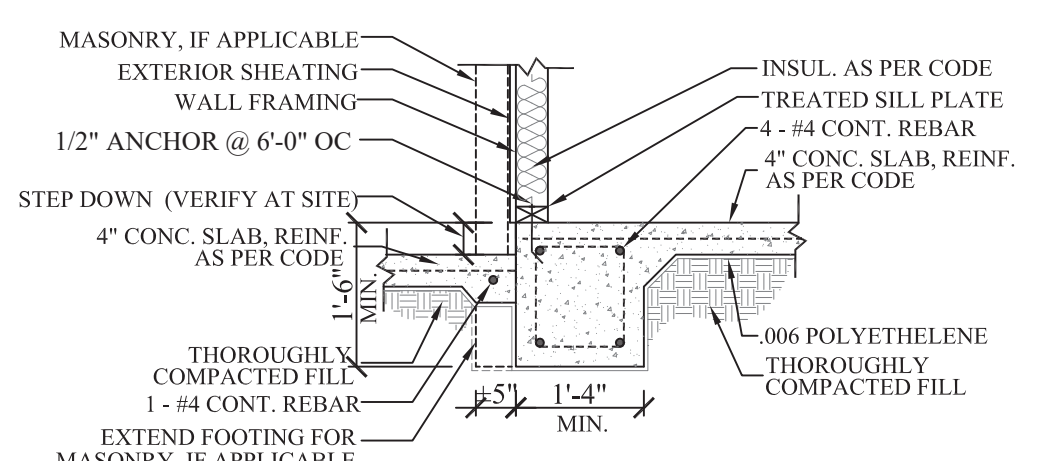
201 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



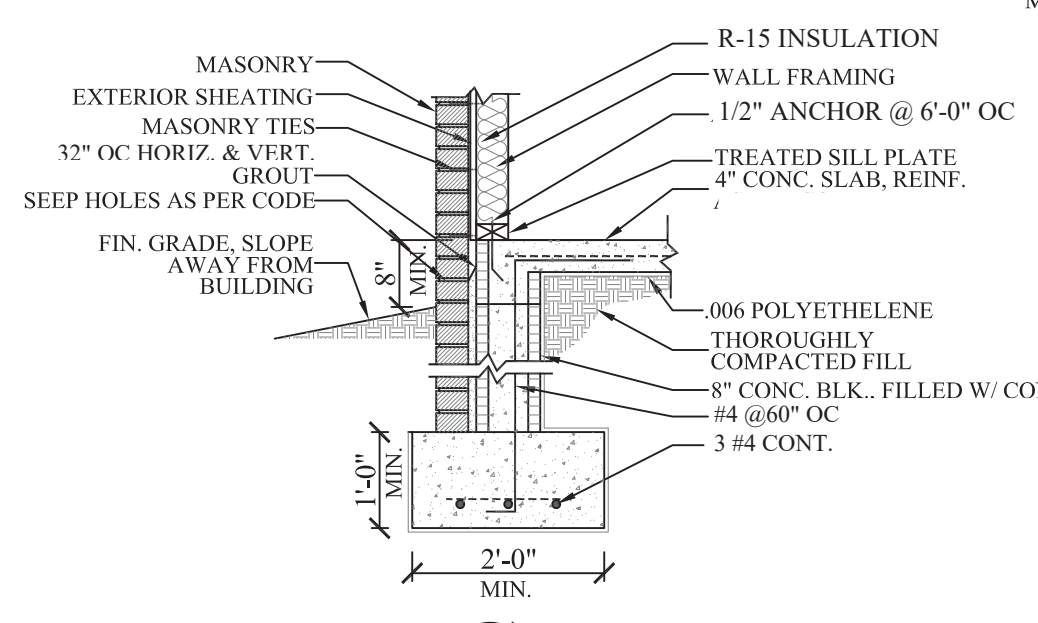
203 THICKENED SLAB
SCALE: NTS



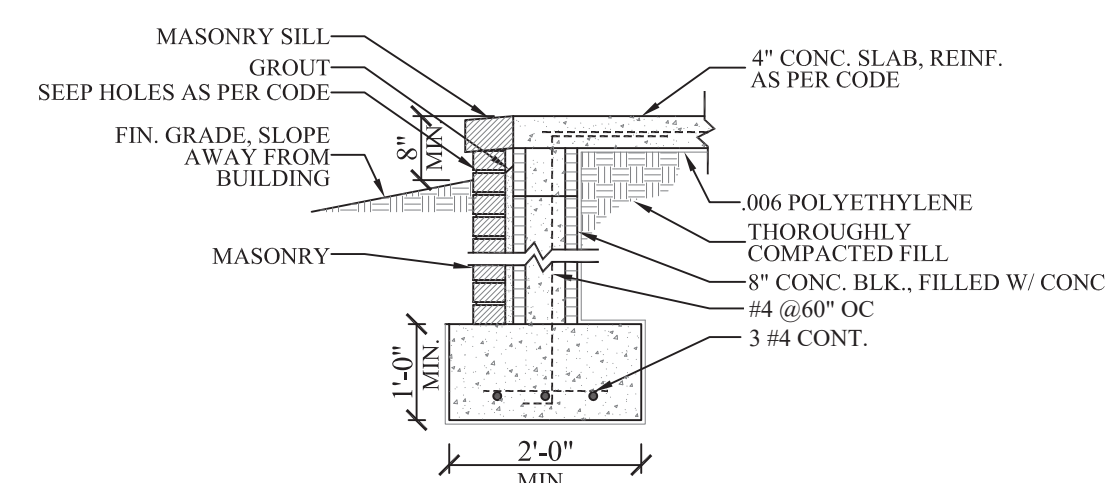
202 FTG. DET.



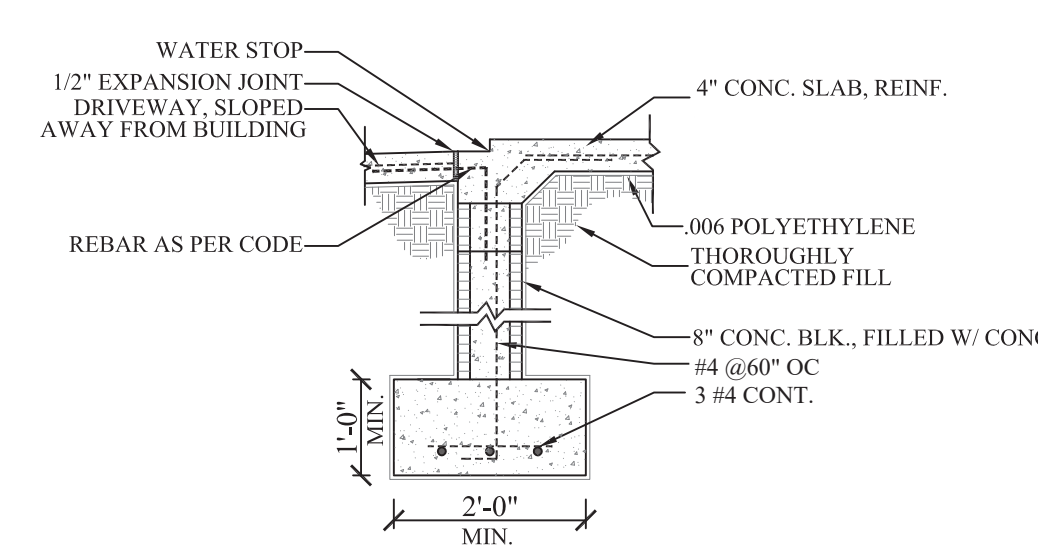
205 FTG. DET.



220 FTG. DET.



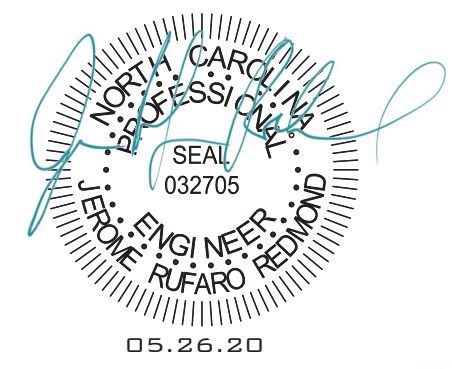
221 FTG. DET.



223 FTG. DET.

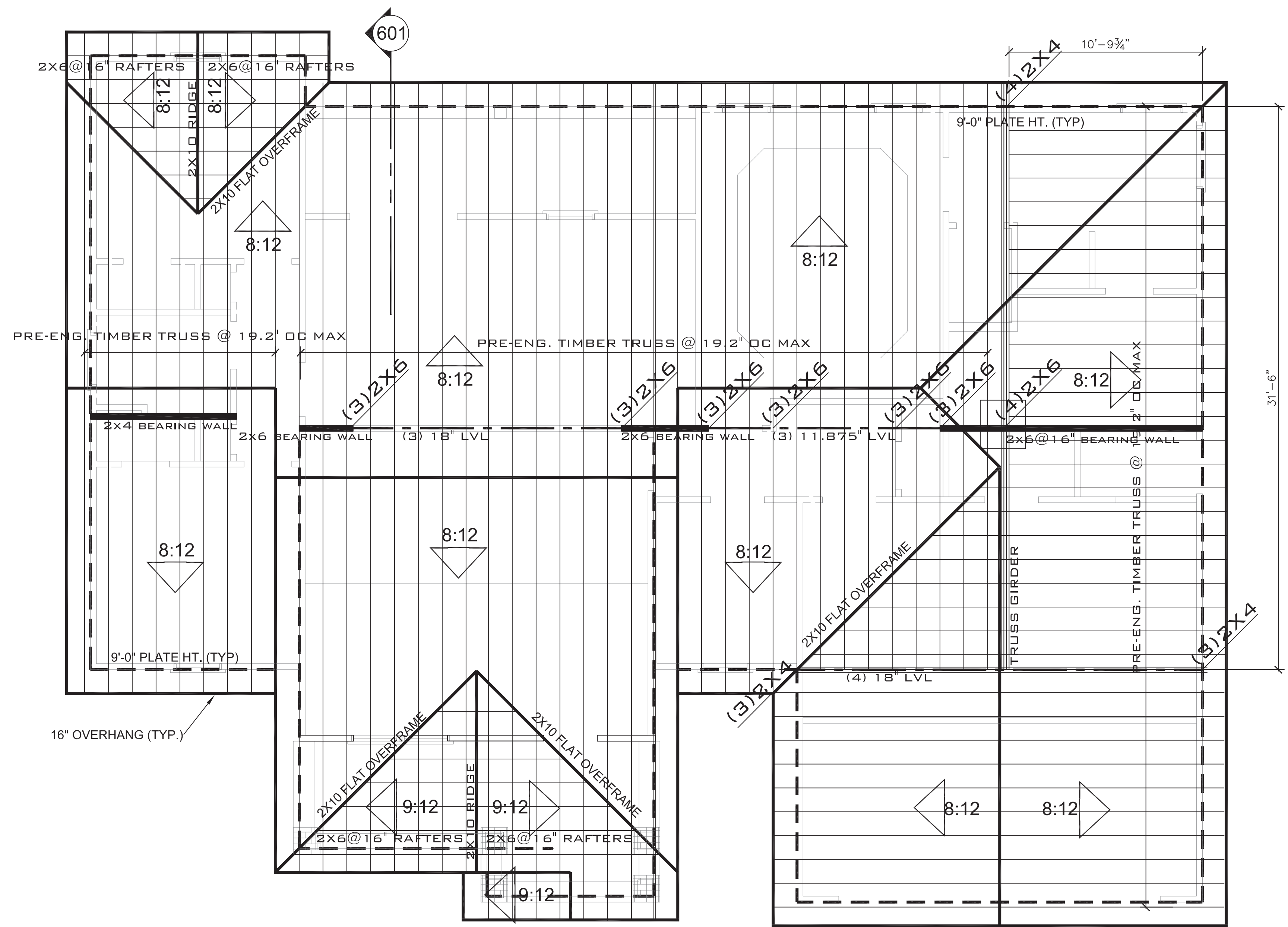
FOUNDATION NOTES:

1. FLOOR LIVE LOAD 40 PSF
2. ROOF LIVE 20 PSF
3. WF2.0 - 2'-0" WX 16" D CONT. WALL FOOTING W/ 3 #4 OR 2 # 5 CONT.
- WF1.8 - 1'-8" WX 16" D CONT. WALL FOOTING W/ 3 #4 OR 2 # 5 CONT.
- F3.0 - 36" X 36" X 12" 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"



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MARK	DATE	REVISION



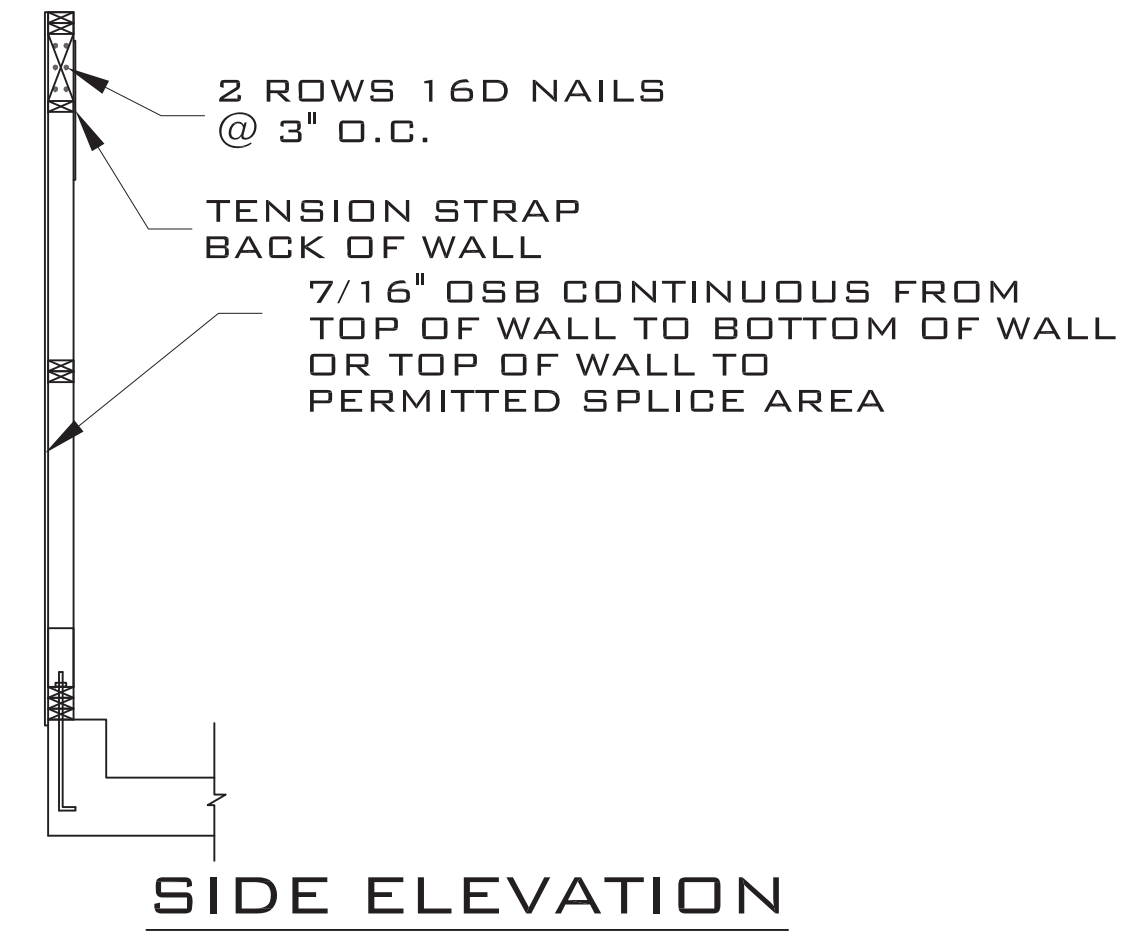
ROOF FRAMING PLAN

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

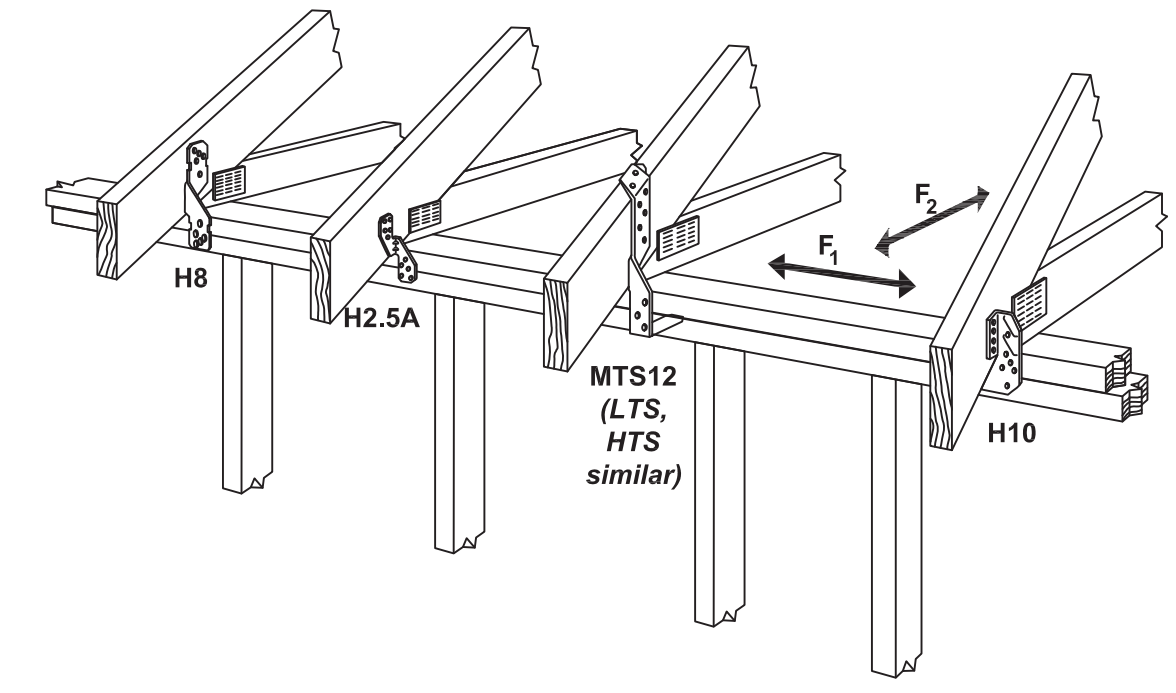
1. ROOF LIVE LOAD 20 PSF
2. CEILING LIVE: 10 PSF ATTIC STORAGE: 20 PSF
3. WINDOW HEADER: (2)2X8 W/ 1 JACK AND 1 KING STUD SUPPORT
4. HEADERS TO BE (2) 2X8 HEADER UND
5. ATTIC INSULATION: R-38

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

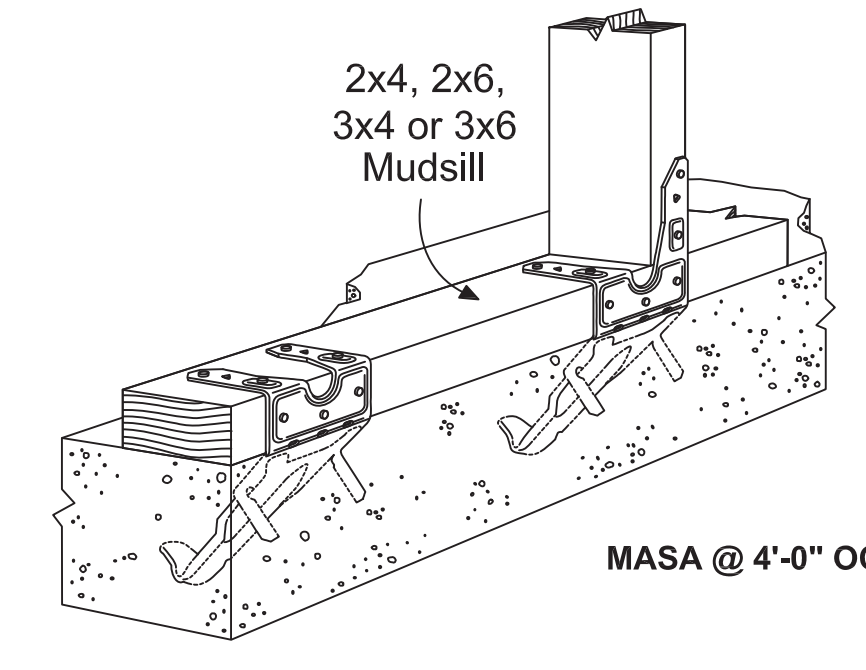


SIDE ELEVATION



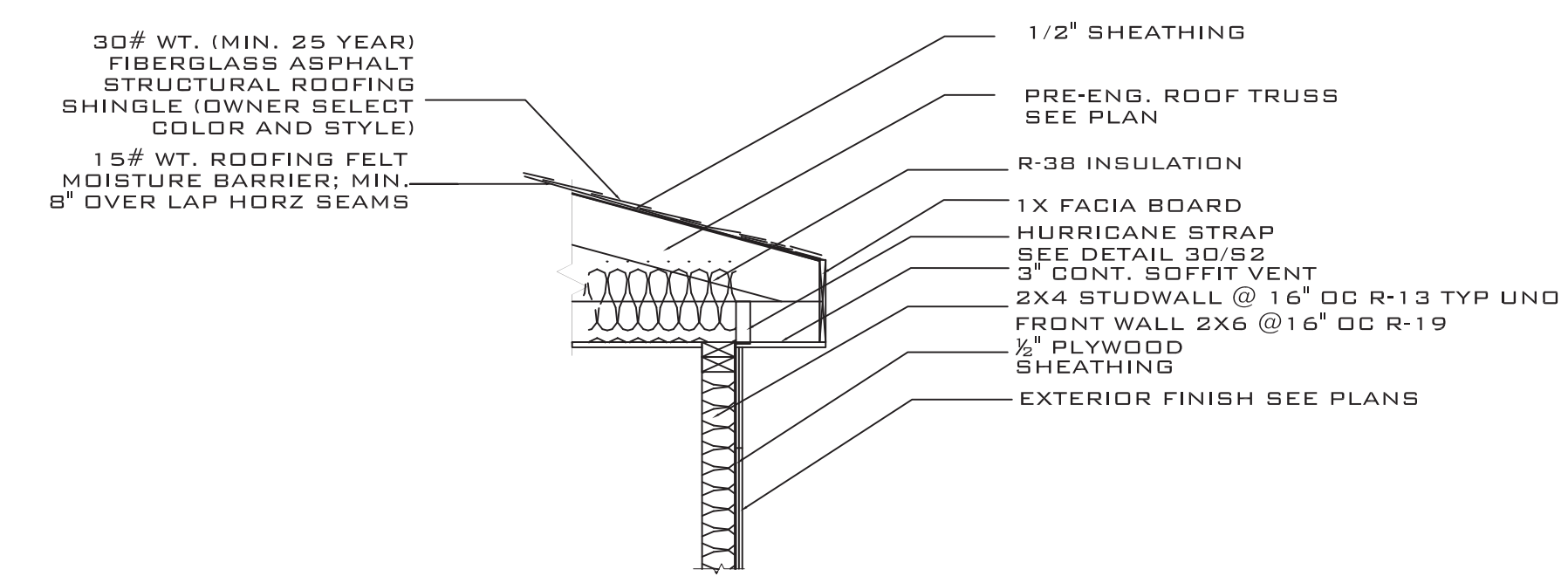
D30 DET HURRICANE TIE OPTIONS

NOTE: FASTENING SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS

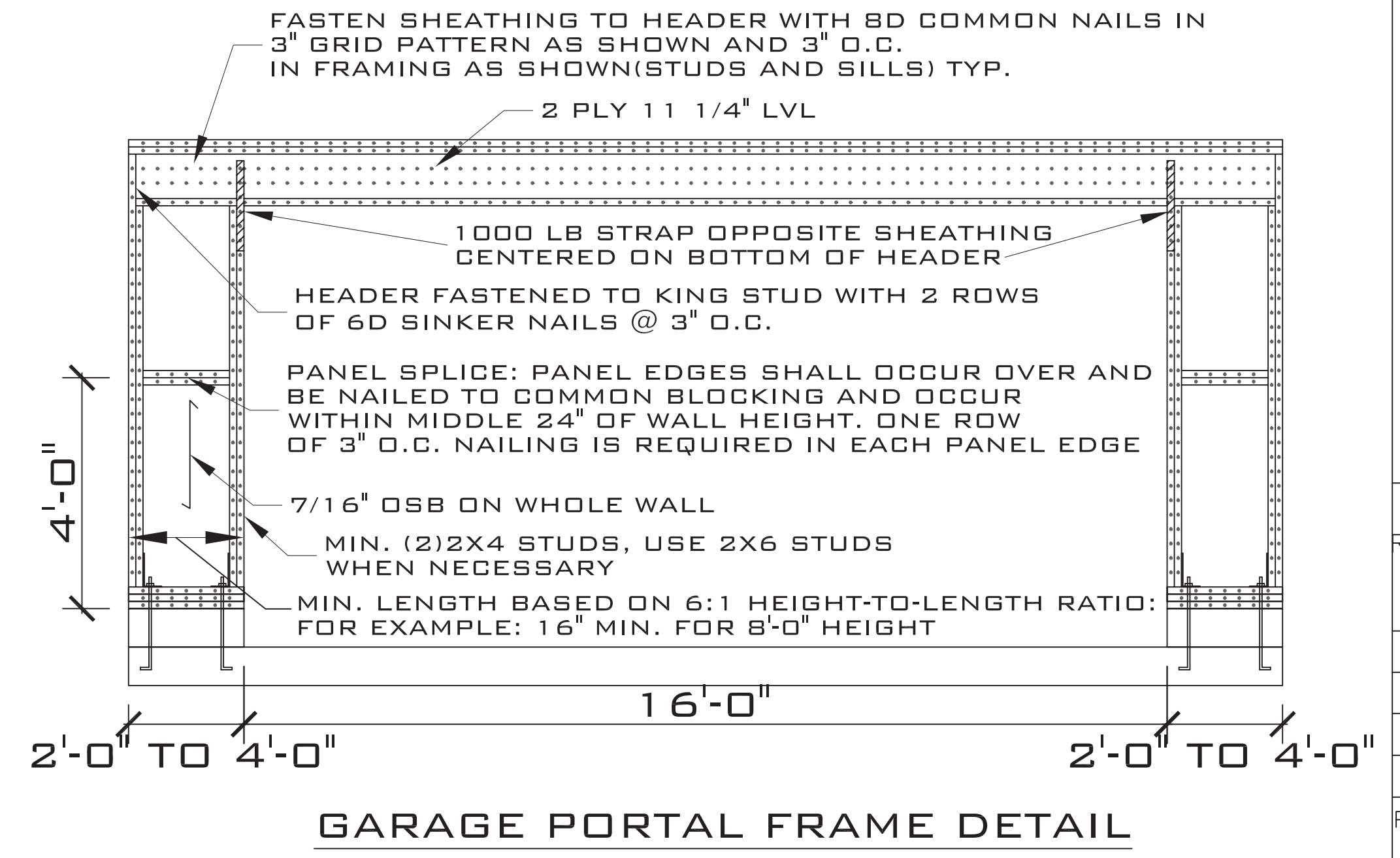


D32 DET ANCHORAGE - ALTERNATIVE

NOTE: FASTENING SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS

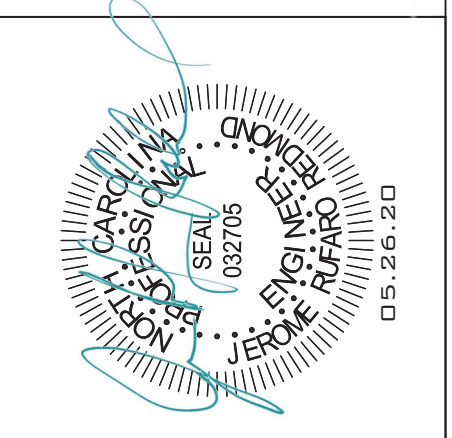


3 ROOF @ BEARING WALL DETAIL
SCALE: NTS



GARAGE PORTAL FRAME DETAIL

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BB 1675-2 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	SHEET
02019173	S2