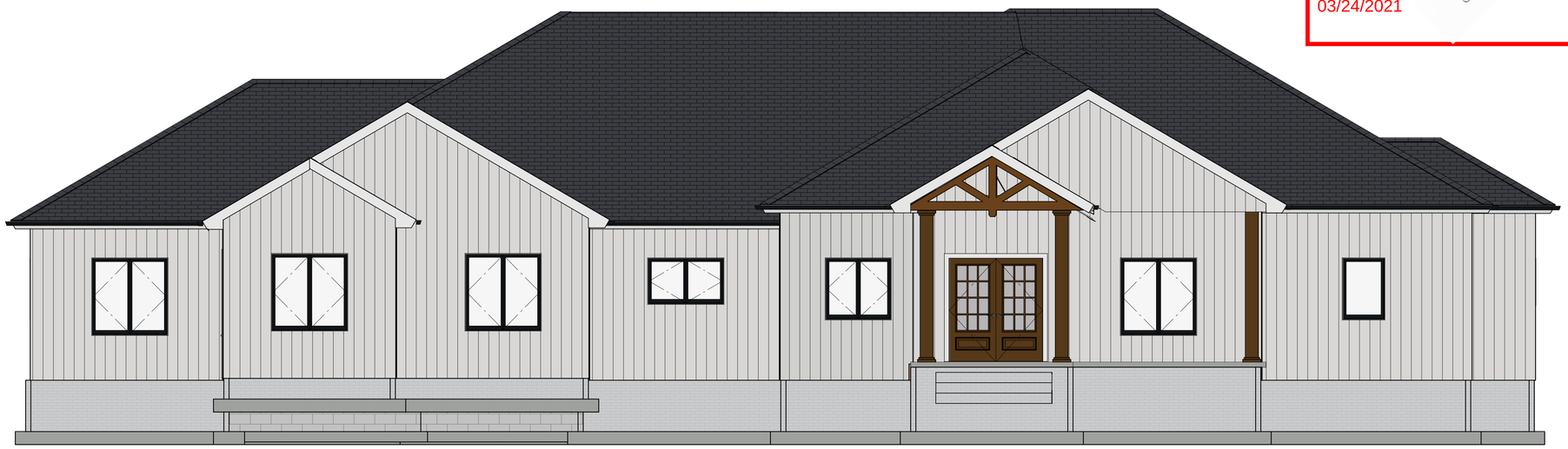
NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

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

03/24/2021

Harnett COUNTY NORTH CAROLINA



Exterior Elevation Front

Elevation 3

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

FRONT & BACK ELEVATIONS

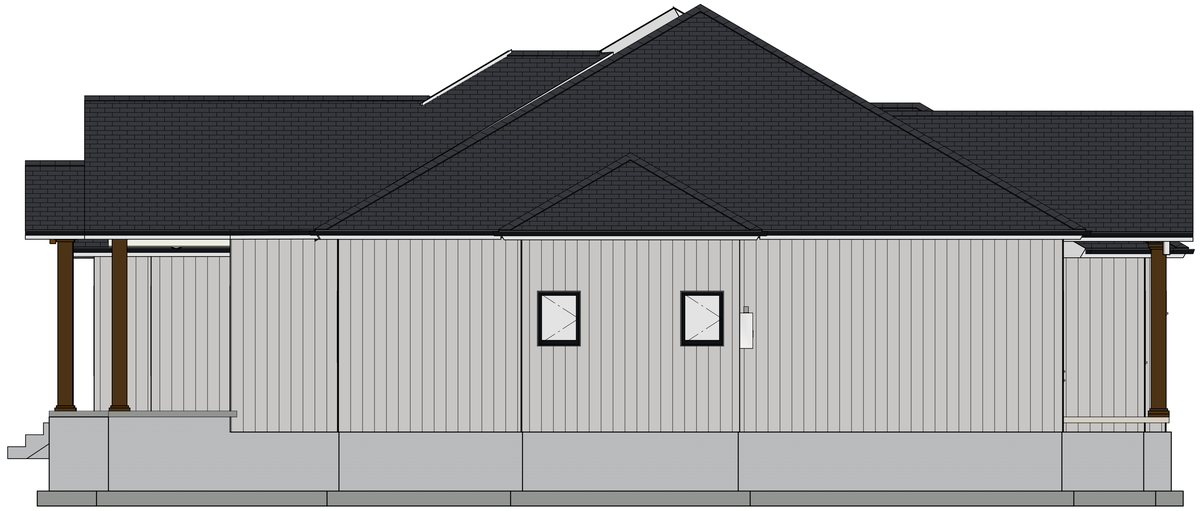
GREG & STACEY HOBBS
6216 PONDEROSA RD.
SANFORD, N.C. 27332

DRAWINGS PROVIDED BY:
RMR CUSTOM HOMES, INC.
3503 CAMERON DRIVE
SANFORD, N.C. 27332

DATE:
2/16/2021

SCALE:
1/4"= 1'

SHEET:
P-1



Elevation 2

Elevation 4

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

RIGHT & LEFT SIDE ELEVATIONS

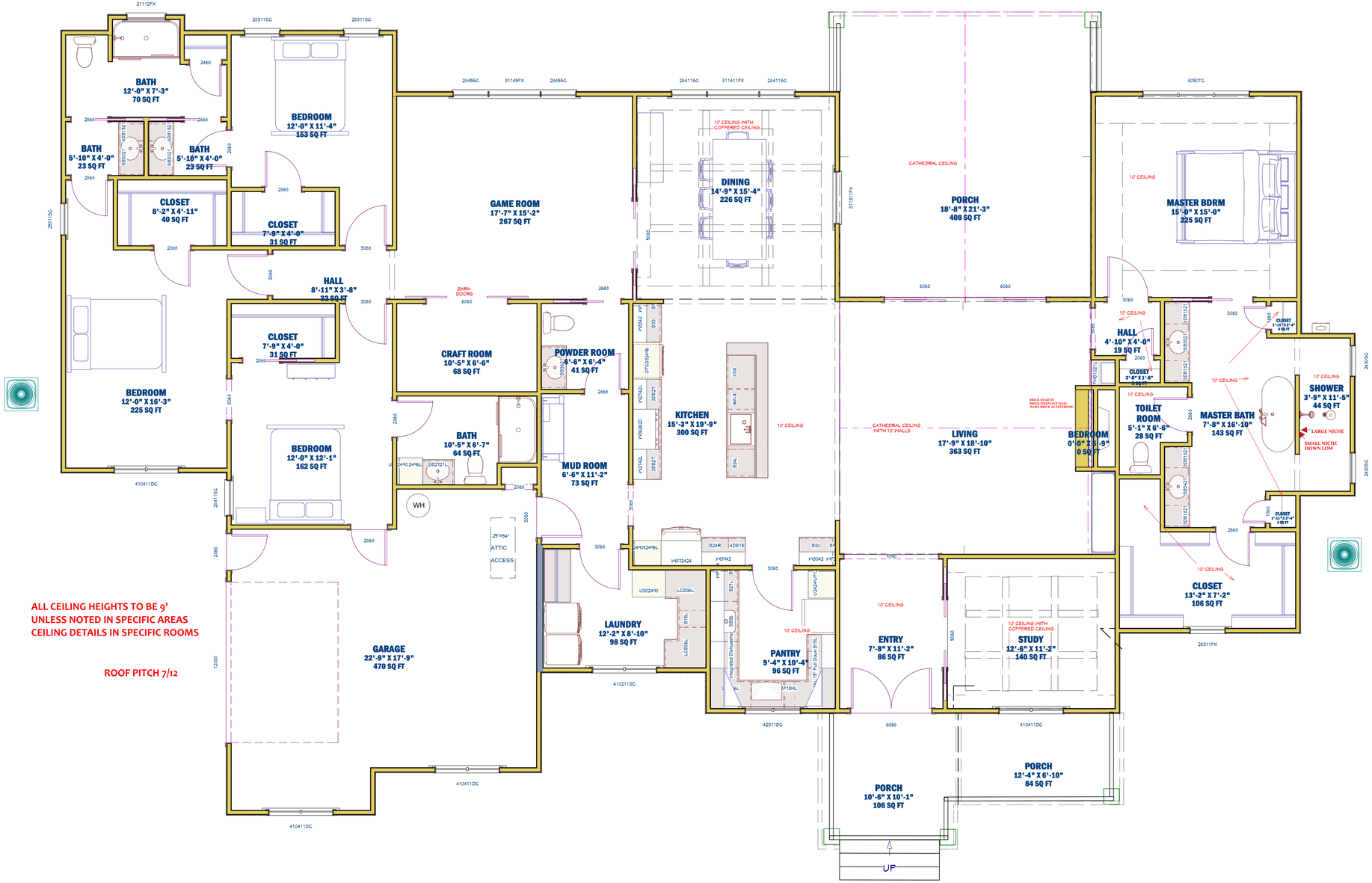
GREG & STACEY HOBBS
6216 PONDEROSA RD.
SANFORD, N.C. 27332

DRAWINGS PROVIDED BY:
RMR CUSTOM HOMES, INC.
3503 CAMERON DRIVE
SANFORD, N.C. 27332

DATE:
2/16/2021

SCALE:
1/4"= 1'

SHEET:
2



REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

FLOOR LAYOUT

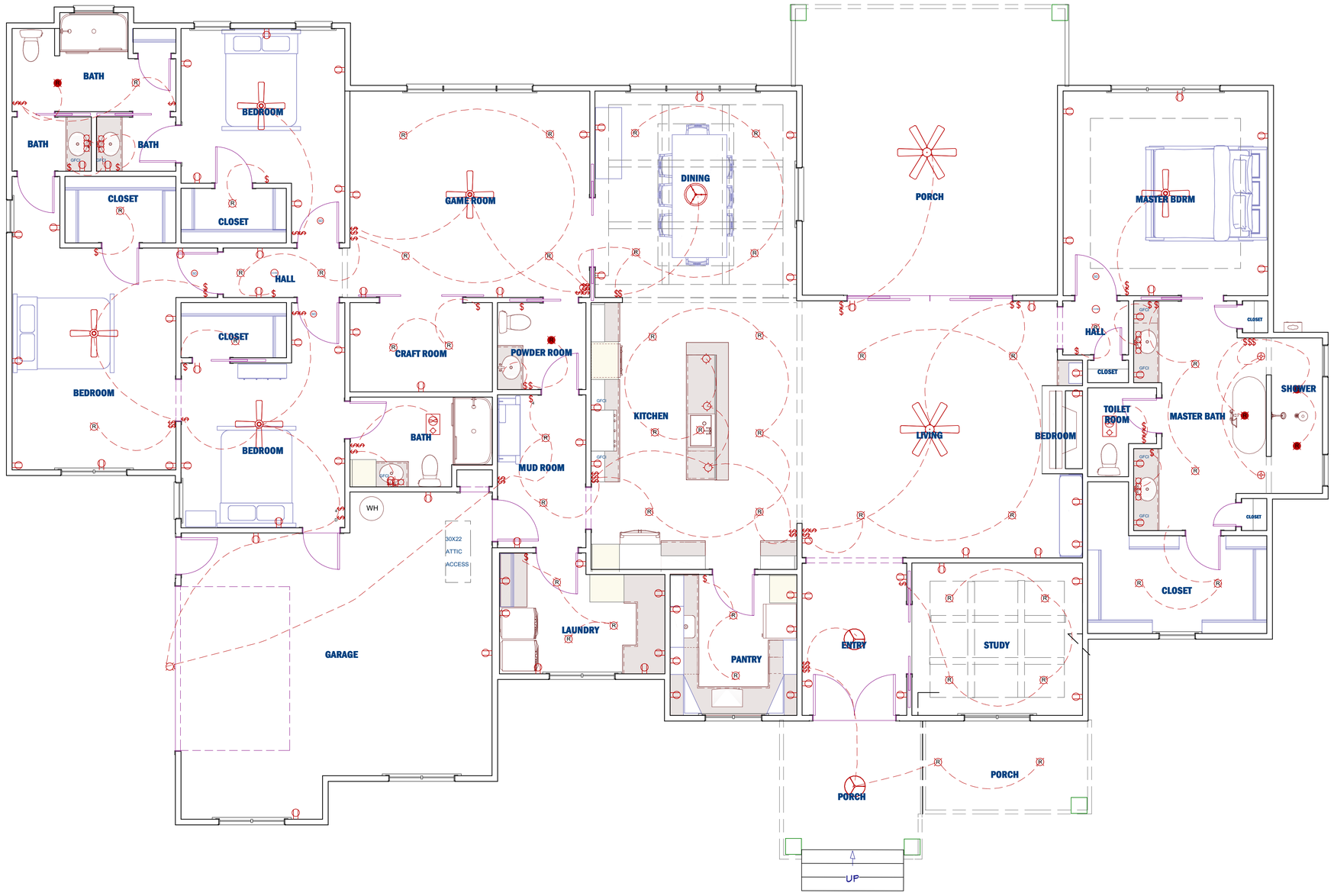
GREG & STACEY HOBBS
6216 PONDEROSA RD.
SANFORD, N.C. 27332

DRAWINGS PROVIDED BY:
RMR CUSTOM HOMES, INC.
3503 CAMERON DRIVE
SANFORD, N.C. 27332

DATE:
2/16/2021

SCALE:
1/4"= 1'

SHEET:
3



LIVING AREA
3487 SQ FT

1st Floor

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ELECTRICAL LAYOUT

GREG & STACEY HOBBS
6216 PONDEROSA RD.
SANFORD, N.C. 27332

DRAWINGS PROVIDED BY:
RMR CUSTOM HOMES, INC.
3503 CAMERON DRIVE
SANFORD, N.C. 27332

DATE:
2/16/2021

SCALE:
1/4"= 1'

SHEET:
4

ALL CEILING HEIGHTS TO BE 9'
UNLESS NOTED IN SPECIFIC AREAS
CEILING DETAILS IN SPECIFIC ROOMS

ROOF PITCH 7/12

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

FRAMING PLAN

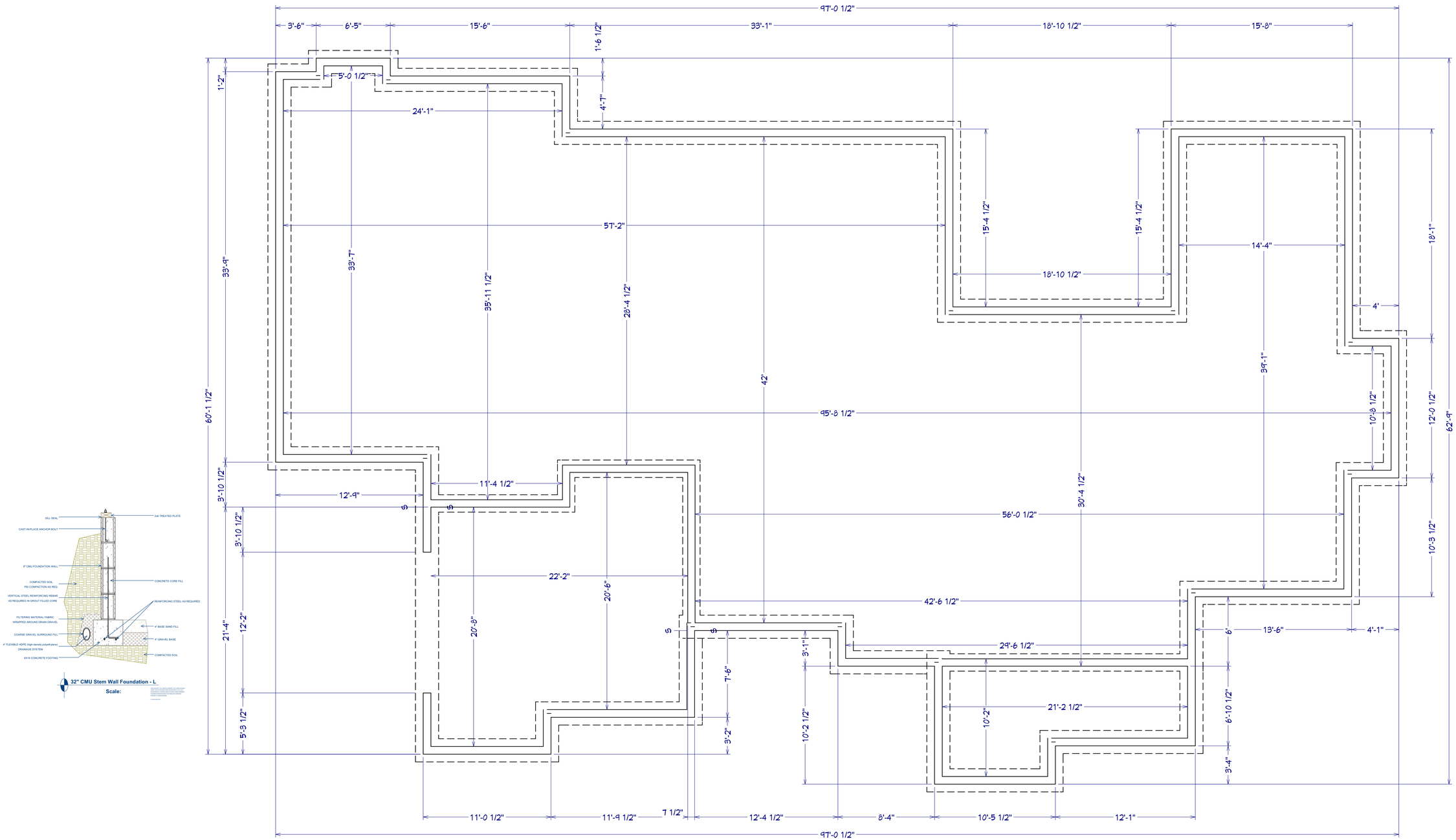
GREG & STACEY HOBBS
6216 PONDEROSA RD.
SANFORD, N.C. 27332

DRAWINGS PROVIDED BY:
RMR CUSTOM HOMES, INC.
3503 CAMERON DRIVE
SANFORD, N.C. 27332

DATE:
2/16/2021

SCALE:
1/4"= 1'

SHEET:
5



32" CMU Stem Wall Foundation - L

Scale:

Foundation

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

FOOTING / FOUNDATION PLAN

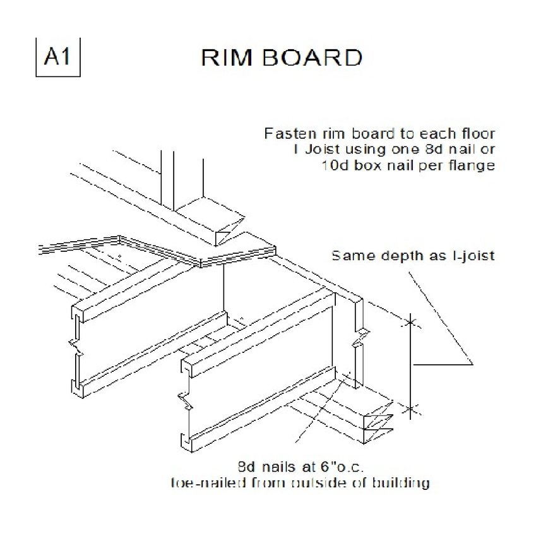
GREG & STACEY HOBBS
6216 PONDEROSA RD.
SANFORD, N.C. 27332

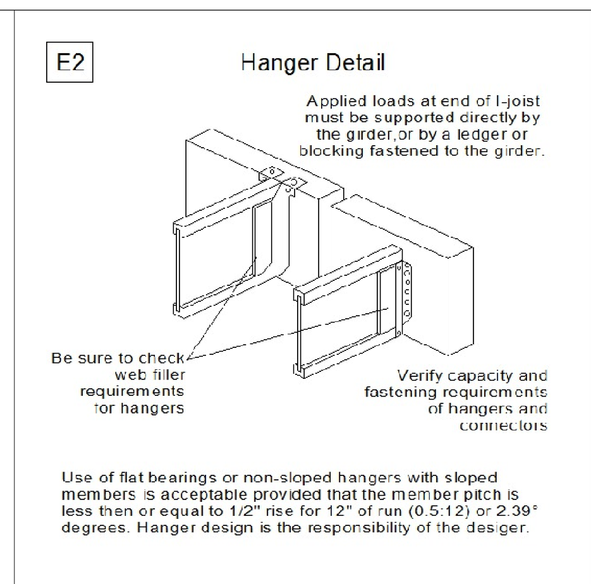
DRAWINGS PROVIDED BY:
RMR CUSTOM HOMES, INC.
3503 CAMERON DRIVE
SANFORD, N.C. 27332

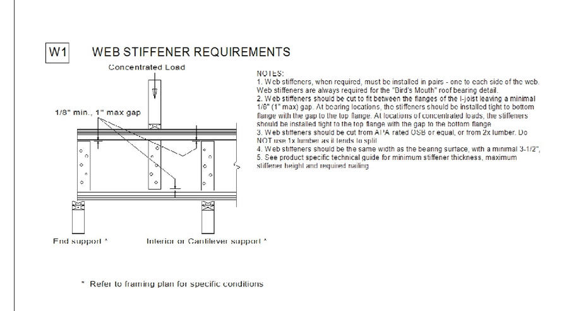
DATE:
2/16/2021

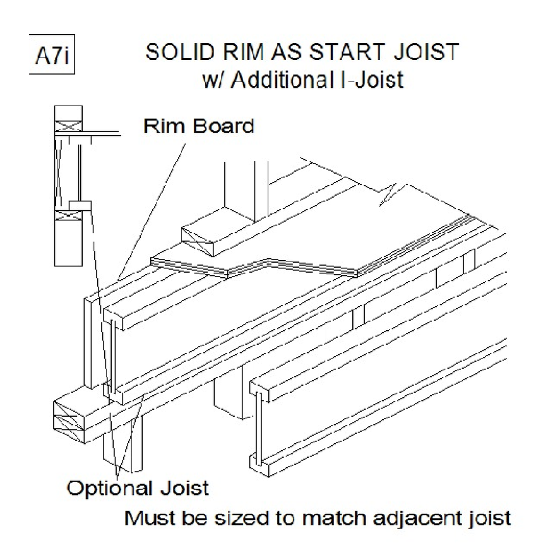
SCALE:
1/4"= 1'

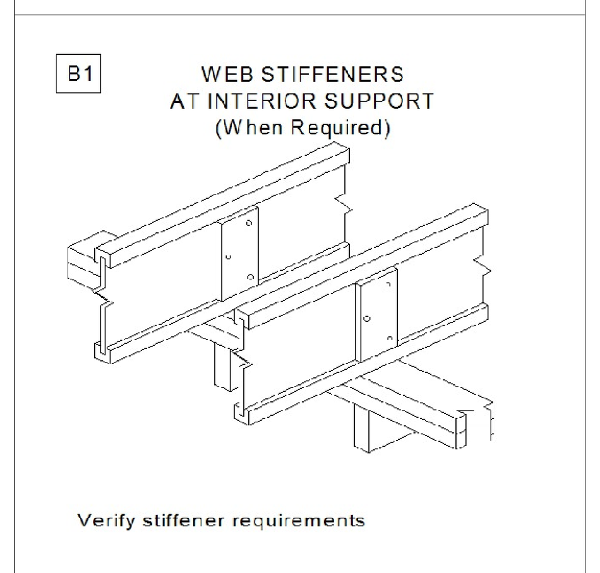
SHEET:
6

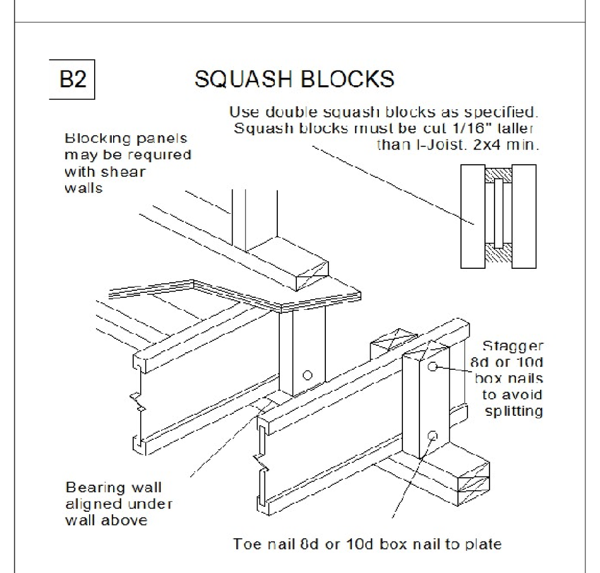


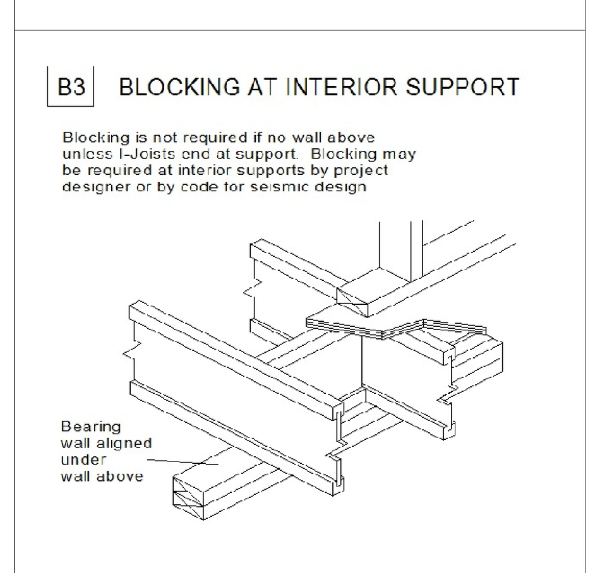


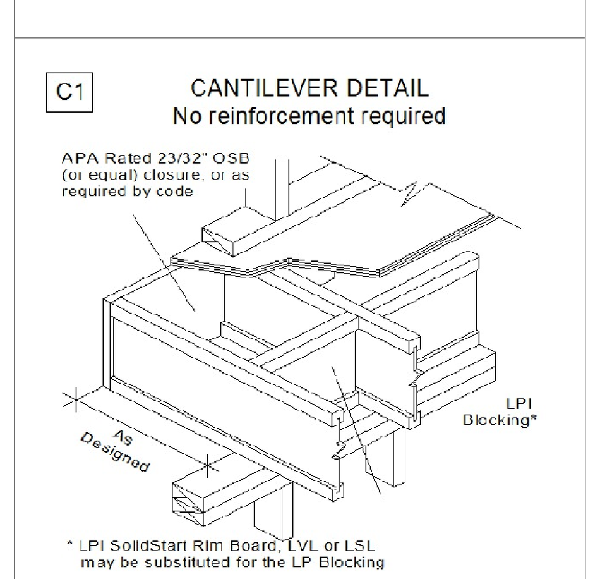


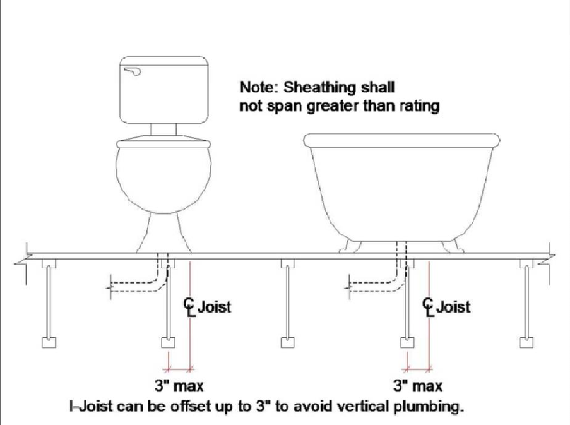


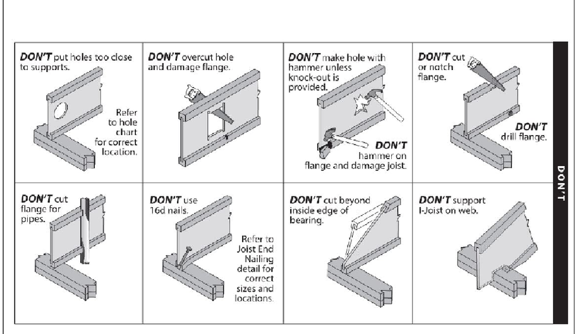


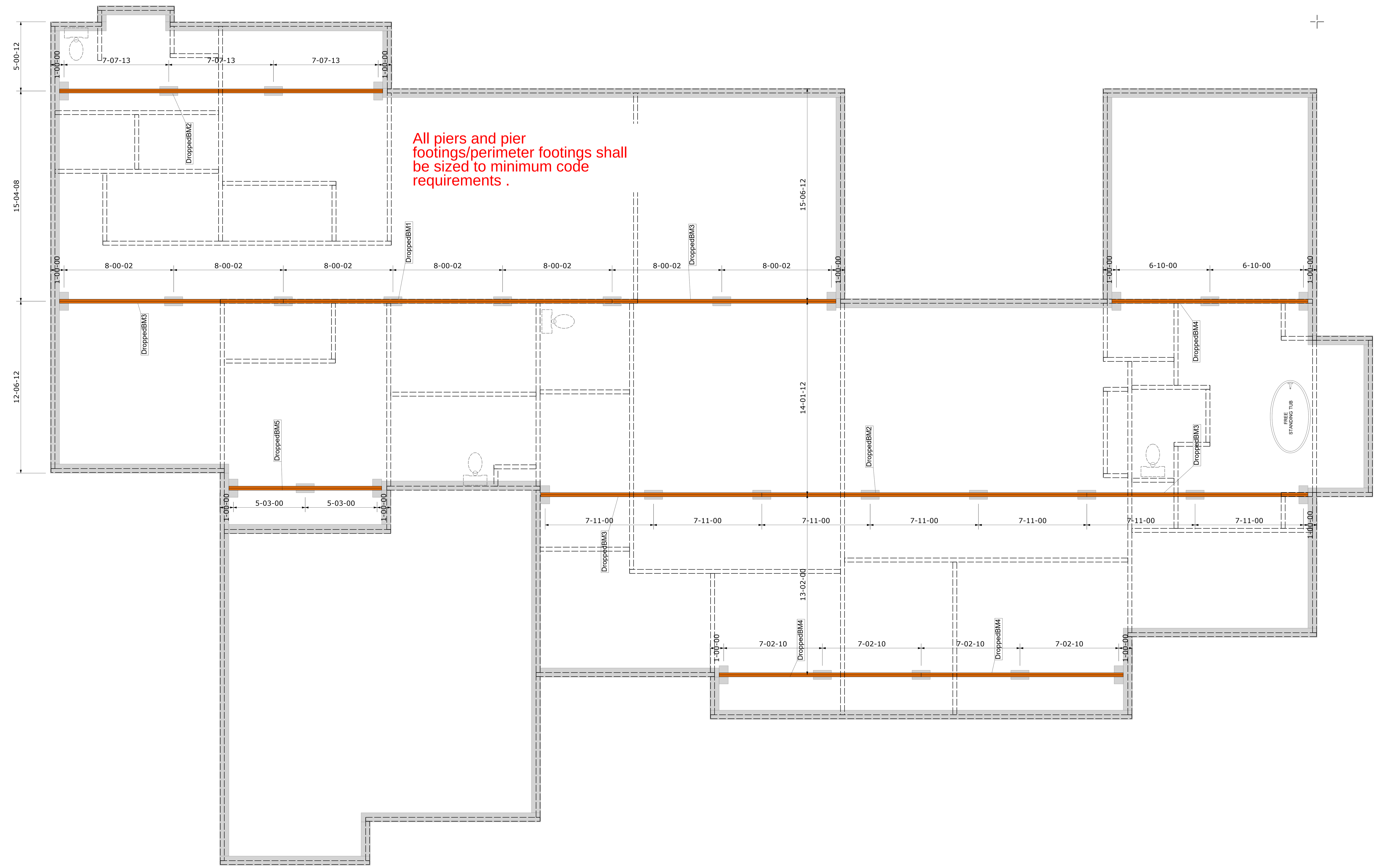












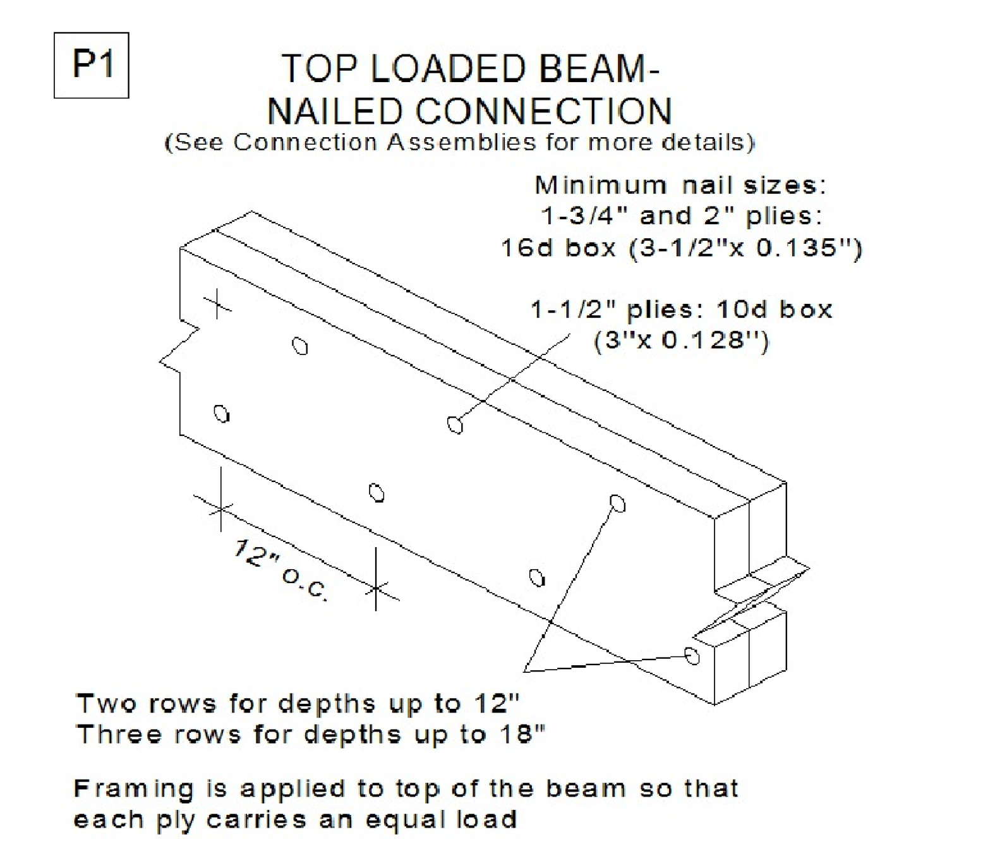
All piers and pier footings/perimeter footings shall be sized to minimum code requirements .

U. S. LUMBER

Important Notes	WARNING: Failure to follow proper procedures for handling, storage and installation could result in unsatisfactory performance, unsafe structures and possible collapse.

These instructions are offered as a guide to good practice in the handling, storage and installation of LP® SolidStart® I-Joists, LP SolidStart LVL & LP SolidStart LSL beams. They are, however, solely general recommendations and, in some instances, other or additional precautions may be desirable. In all cases, the procedures used should be as specified by the architect/engineer responsible for the entire building.

- This is not intended as a manual for selecting products and assumes that components and details have been specified correctly.
- Consult the LP SolidStart I-Joist, LP SolidStart LVL & LP SolidStart LSL brochures or contact your LP SolidStart products distributor for assistance.
- All rim joists, blocking, connections and temporary bracing must be installed before erectors are allowed on the structure.
- No loads other than the weight of the erectors are to be imposed on the structure before it is permanently sheathed.
- After sheathing, do not overload joists with construction materials exceeding design loads.
- LP SolidStart I-Joists, LP SolidStart LVL & LP SolidStart LSL beams must be used under dry, covered and well ventilated interior conditions in which the equivalent moisture content in lumber will not exceed 16%.



Customer Name:
RMR CUSTOM HOMES

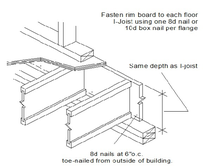
Job Name:
THE HOBBS RESIDENCE

Designer:
Tony Huneycutt

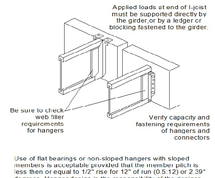
Salesman:
VINCE PARKER

Scale:1/4" = 1'	Date:02/18/21	1ST FLOOR

A1 RIM BOARD

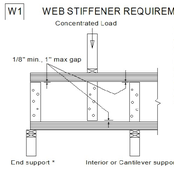


E2 Hanger Detail



Use of flat bearings or non-sloped hangers with sloped members is acceptable provided that the member pitch is less then or equal to 1/2" rise for 12" of run (0.5:12) or 2.39° degrees. Hanger design is the responsibility of the designer.

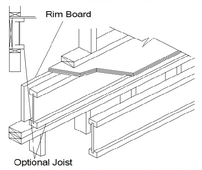
W1 WEB STIFFENER REQUIREMENTS



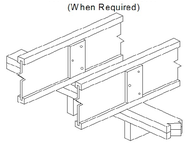
* Refer to framing plan for specific conditions

NOTES:
1. Web stiffeners, when required, must be installed in pairs , one to each side of the web .Web stiffeners are always required for the "Bird's Mouth" roof bearing detail.
2. Web stiffeners should be cut to fit between the flanges of the I-joist leaving a minimal 1/8" (1" max) gap. At seating locations, the stiffeners should be installed tight to bottom flange with the gap to the top flange. At locations of concentrated loads, the stiffeners should be installed tight to the top flange with the gap to the bottom flange.
3. Web stiffeners should be cut from APA-rated OSB or equal, or from 2x lumber. Do NOT use 1x lumber as it tends to split.
4. Web stiffeners should be the same width as the bearing surface, with a minimal 3.1/2".
5. See product specific technical guide for minimum stiffener thickness, maximum stiffener height and required nailing.

A7l SOLID RIM AS START JOIST w/ Additional I-Joist

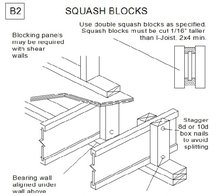


B1 WEB STIFFENERS AT INTERIOR SUPPORT (When Required)



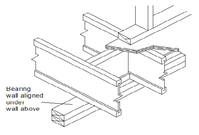
Verify stiffener requirements

B2 SQUASH BLOCKS

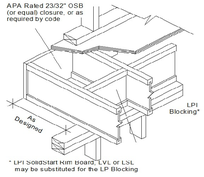


B3 BLOCKING AT INTERIOR SUPPORT

Blocking is not required if no wall above unless I-Joists end at support. Blocking may be required at interior supports by project designer or by code for seismic design

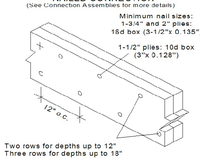


C1 CANTILEVER DETAIL No reinforcement required



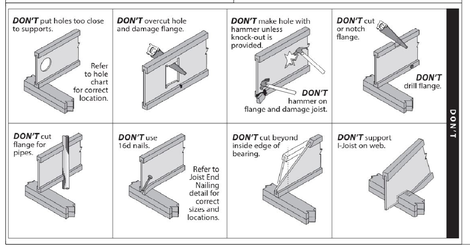
* LP® SolidStart® Rim Board, LVL or LSL may be substituted for the LP Blocking

P1 TOP LOADED BEAM-NAILED CONNECTION
(See Connection Assemblies for more details)



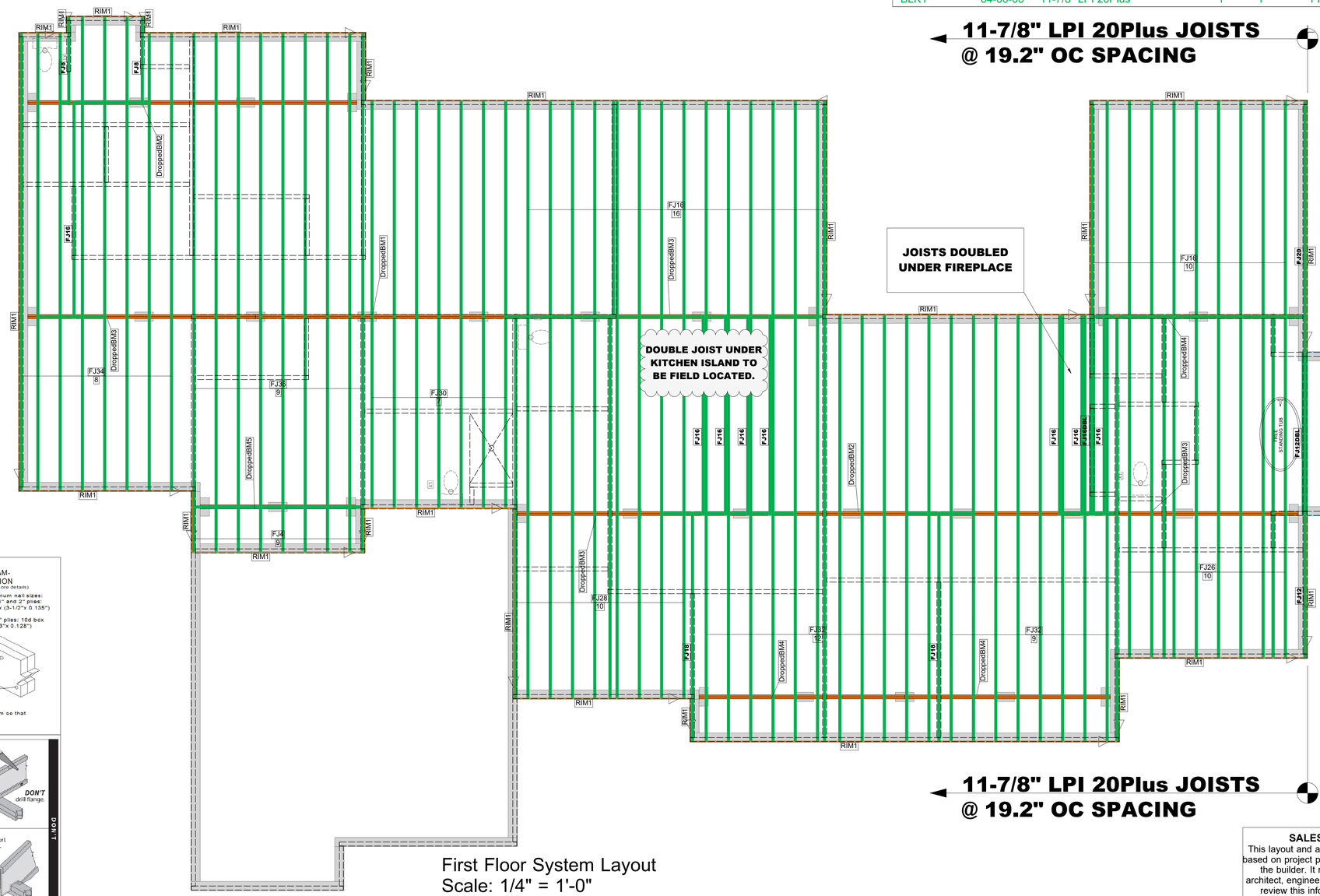
Two rows for depths up to 12"
Three rows for depths up to 18"

Framing is applied to top of the beam so that each ply carries an equal load



Products					
PlotID	Length	Product	Plies	Net Qty	Fab Type
FJ36	36-00-00	11-7/8" LPI 20Plus	1	9	MFD
FJ34	34-00-00	11-7/8" LPI 20Plus	1	8	MFD
FJ32	32-00-00	11-7/8" LPI 20Plus	1	21	MFD
FJ30	30-00-00	11-7/8" LPI 20Plus	1	7	MFD
FJ28	28-00-00	11-7/8" LPI 20Plus	1	10	MFD
FJ26	26-00-00	11-7/8" LPI 20Plus	1	10	MFD
FJ20	20-00-00	11-7/8" LPI 20Plus	1	1	MFD
FJ18	18-00-00	11-7/8" LPI 20Plus	1	2	MFD
FJ16	16-00-00	11-7/8" LPI 20Plus	1	34	MFD
FJ16DBL	16-00-00	11-7/8" LPI 20Plus	2	2	MFD
FJ12	12-00-00	11-7/8" LPI 20Plus	1	1	MFD
FJ12DBL	12-00-00	11-7/8" LPI 20Plus	2	2	MFD
FJ8	8-00-00	11-7/8" LPI 20Plus	1	2	MFD
FJ4	4-00-00	11-7/8" LPI 20Plus	1	9	MFD
DroppedBM1	26-00-00	1-3/4X9-1/4 LP-LVL 2900Fb-2.0E	2	2	MFD
DroppedBM2	24-00-00	1-3/4X9-1/4 LP-LVL 2900Fb-2.0E	2	4	MFD
DroppedBM3	18-00-00	1-3/4X9-1/4 LP-LVL 2900Fb-2.0E	2	8	MFD
DroppedBM4	16-00-00	1-3/4X9-1/4 LP-LVL 2900Fb-2.0E	2	6	MFD
DroppedBM5	12-00-00	1-3/4X9-1/4 LP-LVL 2900Fb-2.0E	2	2	MFD
RIM1	12-00-00	1 1/8" x 11 7/8" APA Rim Board	1	27	FF
BLK1	64-00-00	11-7/8" LPI 20Plus	1	1	FF

11-7/8" LPI 20Plus JOISTS @ 19.2" OC SPACING



First Floor System Layout
Scale: 1/4" = 1'-0"

11-7/8" LPI 20Plus JOISTS @ 19.2" OC SPACING

Wall Legend
Bearing Wall
Non-Load Bearing Wall

SALES PRESENTATION DRAWING
This layout and associated materials list has been prepared based on project plans and/or information provided to BMC by the builder. It remains the responsibility of the builder, architect, engineer of record, or other responsible persons to review this information to assure that it is appropriate, accurate,complete and complies with applicable building codes.

LP SolidStart® ENGINEERED WOOD

BMC®

Architectural Drawings Prepared By:
Enter Architect Info (or erase this text)

Original Plan Date: Enter Original Plan Date

Latest Revision: Enter Latest Revision Date

TECHNICAL SUPPORT
Rock Hill, SC - (803) 323-1650
Columbia, SC - (803)-788-8850
Locust, NC - (704) 888-4411
Monroe, NC - (704) 289-8441

RMR CUSTOM HOMES
THE HOBBS RESIDENCE

Drawn By	Release Date	BCC #	MyBMC #
	2/19/2021		

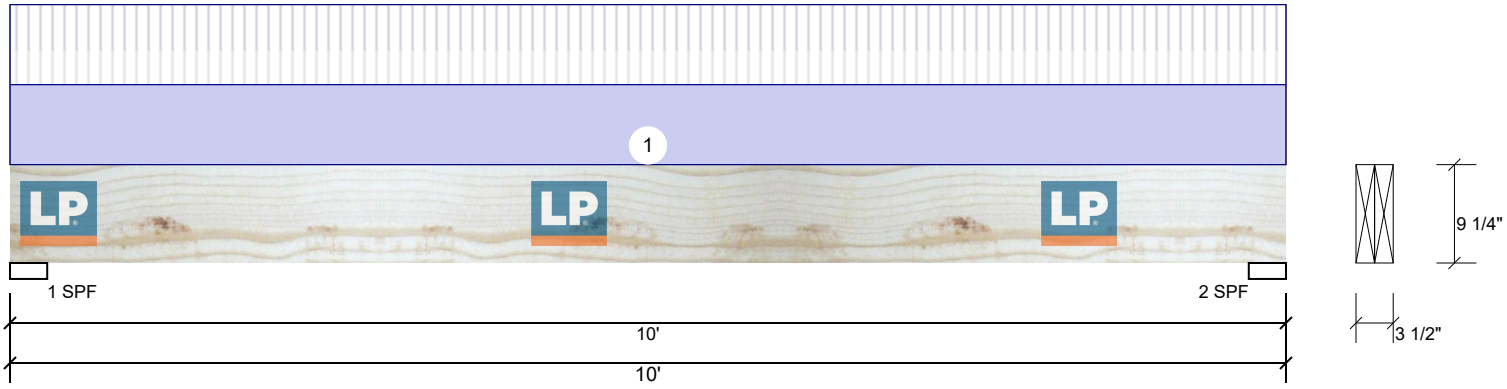
REV.	BY	DATE	COMMENTS
-	XXX	##/##/##	Original System Layout

Sheet 1 of 2

Client:		Date:	3/10/2021
Project:		Input by:	
Address:		Job Name:	Hobbs
		Project #:	

MBR Wdw Header LP-LVL 2900Fb-2.0E 1.750" X 9.250" 2-Ply - PASSED

Level: Level



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	No
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Live	Dead	Snow	Wind	Const
1	2050	2096	0	0	0
2	2050	2096	0	0	0

Bearings

Bearing	Length	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	80%	2096 / 2050	4146	L	D+L
2 - SPF	3.500"	80%	2096 / 2050	4146	L	D+L

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	9437 ft-lb	5'	12416 ft-lb	0.760 (76%)	D+L	L
Shear	3317 lb	9'	6151 lb	0.539 (54%)	D+L	L
LL Defl inch	0.182 (L/628)	5'	0.239 (L/480)	0.760 (76%)	L	L
TL Defl inch	0.369 (L/311)	5'	0.477 (L/240)	0.770 (77%)	D+L	L

Design Notes

1 Provide lateral support to prevent rotation at end bearings and at interior bearings when required by code for seismic design.
2 Dead Load Deflection: Instant = 0.186", Long Term = 0.280"
3 Girders are designed to be supported on the bottom edge only.
4 Multiple plies must be fastened together as per manufacturer's details.
5 Top loads must be supported equally by all plies.
6 Top must be continuously braced.
7 Bottom braced at bearings.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	410 PLF	410 PLF	0 PLF	0 PLF	0 PLF	Roof Truss Load
	Self Weight				9 PLF					

Notes

This component analysis is based on the loads, geometry and other conditions as entered by the user and listed in this report. The user is responsible to ensure the accuracy of the input and the applicability to the actual conditions of the structure for which this component is intended. This analysis is valid only for the product listed.

This design is valid until 10/31/2021

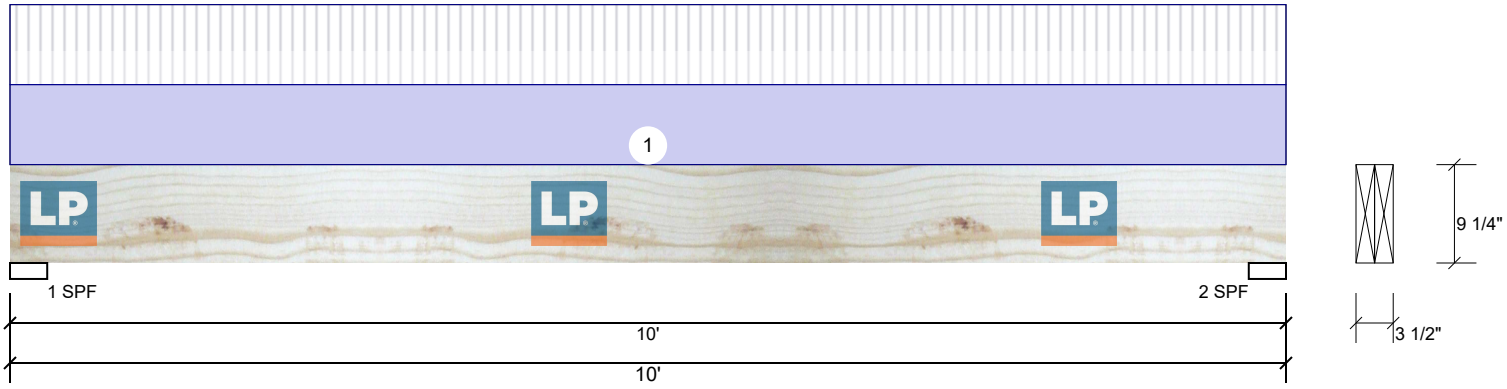
Manufacturer Info

Louisiana-Pacific Corp
414 Union Street, Suite 2000
Nashville, TN 37219
(888) 820-0325
www.lpcorp.com
APA: PR-L280, ICC-ES: ESR-2403, LADBS: RR-25783, Florida: FL15228

BMC/Locust Lumber Company
312 E. Main Street, North Carolina 28127
704-888-4411

Client:		Date:	3/10/2021
Project:		Input by:	
Address:		Job Name:	Hobbs
		Project #:	

Game Room Wdw Header LP-LVL 2900Fb-2.0E 1.750" X 9.250" 2-Ply - PASSED Level: Level



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	No
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Live	Dead	Snow	Wind	Const
1	2200	2246	0	0	0
2	2200	2246	0	0	0

Bearings

Bearing	Length	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	85%	2246 / 2200	4446	L	D+L
2 - SPF	3.500"	85%	2246 / 2200	4446	L	D+L

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	10120 ft-lb	5'	12416 ft-lb	0.815 (82%)	D+L	L
Shear	3557 lb	1'	6151 lb	0.578 (58%)	D+L	L
LL Defl inch	0.196 (L/585)	5'	0.239 (L/480)	0.820 (82%)	L	L
TL Defl inch	0.395 (L/290)	5'	0.477 (L/240)	0.830 (83%)	D+L	L

Design Notes

1 Provide lateral support to prevent rotation at end bearings and at interior bearings when required by code for seismic design.
2 Dead Load Deflection: Instant = 0.200", Long Term = 0.300"
3 Girders are designed to be supported on the bottom edge only.
4 Multiple plies must be fastened together as per manufacturer's details.
5 Top loads must be supported equally by all plies.
6 Top must be continuously braced.
7 Bottom braced at bearings.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	440 PLF	440 PLF	0 PLF	0 PLF	0 PLF	
	Self Weight				9 PLF					

Notes

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This design is valid until 10/31/2021

Manufacturer Info

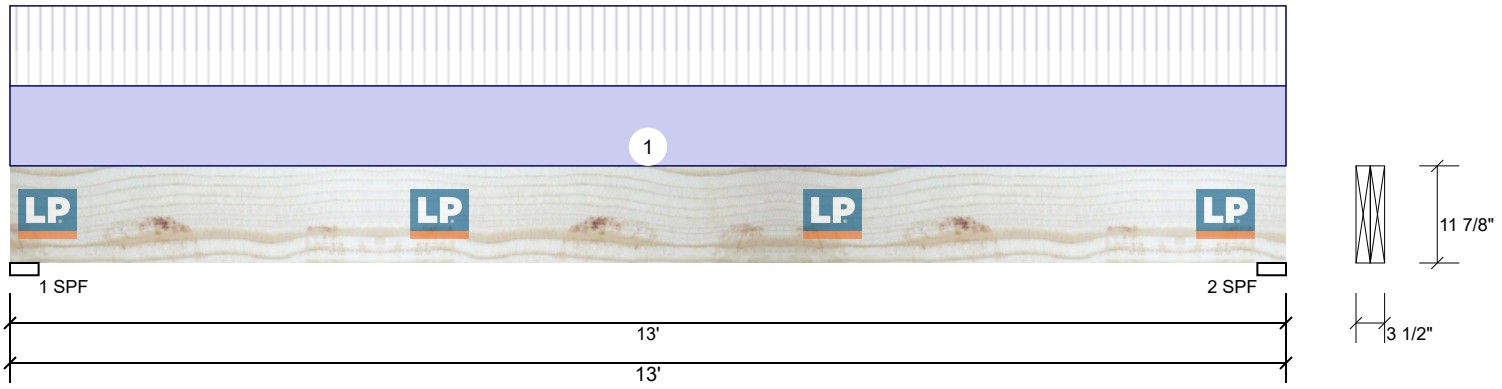
Louisiana-Pacific Corp
414 Union Street, Suite 2000
Nashville, TN 37219
(888) 820-0325
www.lpcorp.com
APA: PR-L280, ICC-ES: ESR-2403, LADBS: RR-25783, Florida: FL15228

BMC/Locust Lumber Company
312 E. Main Street, North Carolina 28127
704-888-4411

Client:		Date:	3/10/2021
Project:		Input by:	
Address:		Job Name:	Hobbs
		Project #:	

Living Room Door Header LP-LVL 2900Fb-2.0E 1.750" X 11.875" 2-Ply - PASSED

Level: Level



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	No
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Live	Dead	Snow	Wind	Const
1	2015	2092	0	0	0
2	2015	2092	0	0	0

Bearings

Bearing	Length	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	79%	2092 / 2015	4107	L	D+L
2 - SPF	3.500"	79%	2092 / 2015	4107	L	D+L

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	12424 ft-lb	6'6"	19902 ft-lb	0.624 (62%)	D+L	L
Shear	3337 lb	1'2 5/8"	7897 lb	0.423 (42%)	D+L	L
LL Defl inch	0.194 (L/778)	6'6"	0.314 (L/480)	0.620 (62%)	L	L
TL Defl inch	0.395 (L/381)	6'6"	0.627 (L/240)	0.630 (63%)	D+L	L

Design Notes

1. Provide lateral support to prevent rotation at end bearings and at interior bearings when required by code for seismic design.
2. Dead Load Deflection: Instant = 0.201", Long Term = 0.301"
3. Girders are designed to be supported on the bottom edge only.
4. Multiple plies must be fastened together as per manufacturer's details.
5. Top loads must be supported equally by all plies.
6. Top must be continuously braced.
7. Bottom braced at bearings.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	310 PLF	310 PLF	0 PLF	0 PLF	0 PLF	Roof Truss Load
	Self Weight				12 PLF					

Notes

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BMC/Locust Lumber Company
312 E. Main Street, North Carolina 28127
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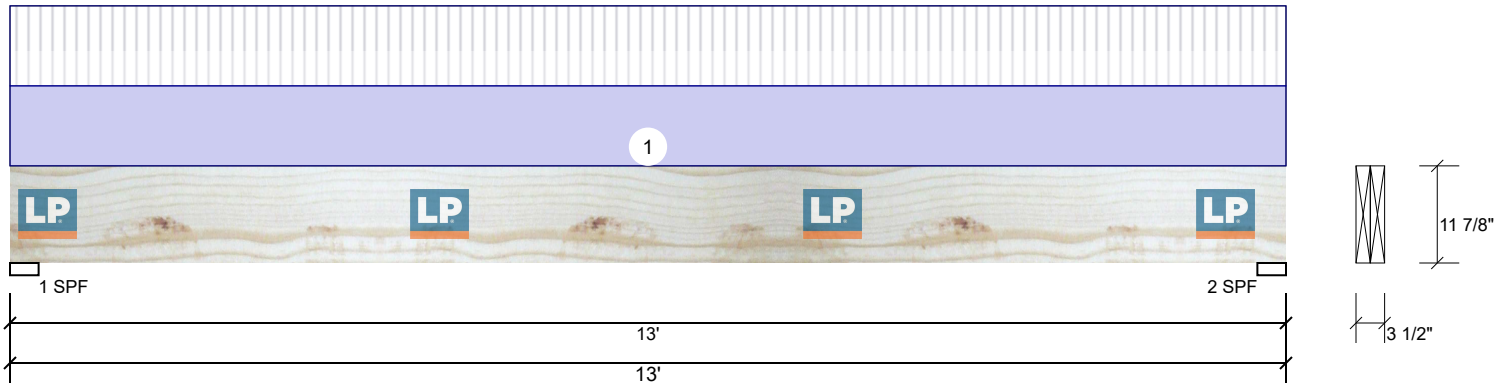
Client:		Date:	3/10/2021
Project:		Input by:	
Address:		Job Name:	Hobbs
		Project #:	

12' Garage Door Header LP-LVL 2900Fb-2.0E 1.750" X 11.875" 2-Ply - PASSED

Level: Level



Member Information

Type:	Girder	Application:	Floor
Plies:	2	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC 2015
Deflection LL:	480	Load Sharing:	No
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal		
Temperature:	Temp <= 100°F		

Reactions UNPATTERNED lb (Uplift)

Brg	Live	Dead	Snow	Wind	Const
1	1560	1637	0	0	0
2	1560	1637	0	0	0

Bearings

Bearing	Length	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	3.500"	61%	1637 / 1560	3197	L	D+L
2 - SPF	3.500"	61%	1637 / 1560	3197	L	D+L

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	9671 ft-lb	6'6"	19902 ft-lb	0.486 (49%)	D+L	L
Shear	2598 lb	11'9 3/8"	7897 lb	0.329 (33%)	D+L	L
LL Defl inch	0.150 (L/1004)	6'6"	0.314 (L/480)	0.480 (48%)	L	L
TL Defl inch	0.307 (L/490)	6'6"	0.627 (L/240)	0.490 (49%)	D+L	L

Design Notes

1. Provide lateral support to prevent rotation at end bearings and at interior bearings when required by code for seismic design.
2. Dead Load Deflection: Instant = 0.157", Long Term = 0.236"
3. Girders are designed to be supported on the bottom edge only.
4. Multiple plies must be fastened together as per manufacturer's details.
5. Top loads must be supported equally by all plies.
6. Top must be continuously braced.
7. Bottom braced at bearings.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	240 PLF	240 PLF	0 PLF	0 PLF	0 PLF	Roof Truss Load
	Self Weight				12 PLF					

Notes

This component analysis is based on the loads, geometry and other conditions as entered by the user and listed in this report. The user is responsible to ensure the accuracy of the input and the applicability to the actual conditions of the structure for which this component is intended. This analysis is valid only for the product listed.

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