



# 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.

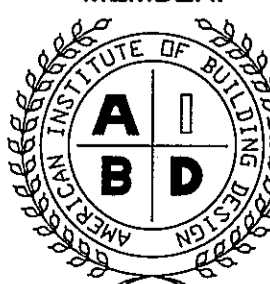
CHECKED BY:  
G.S.M.

PLAN NUMBER  
HPG-  
1604C

SHEET NUMBER

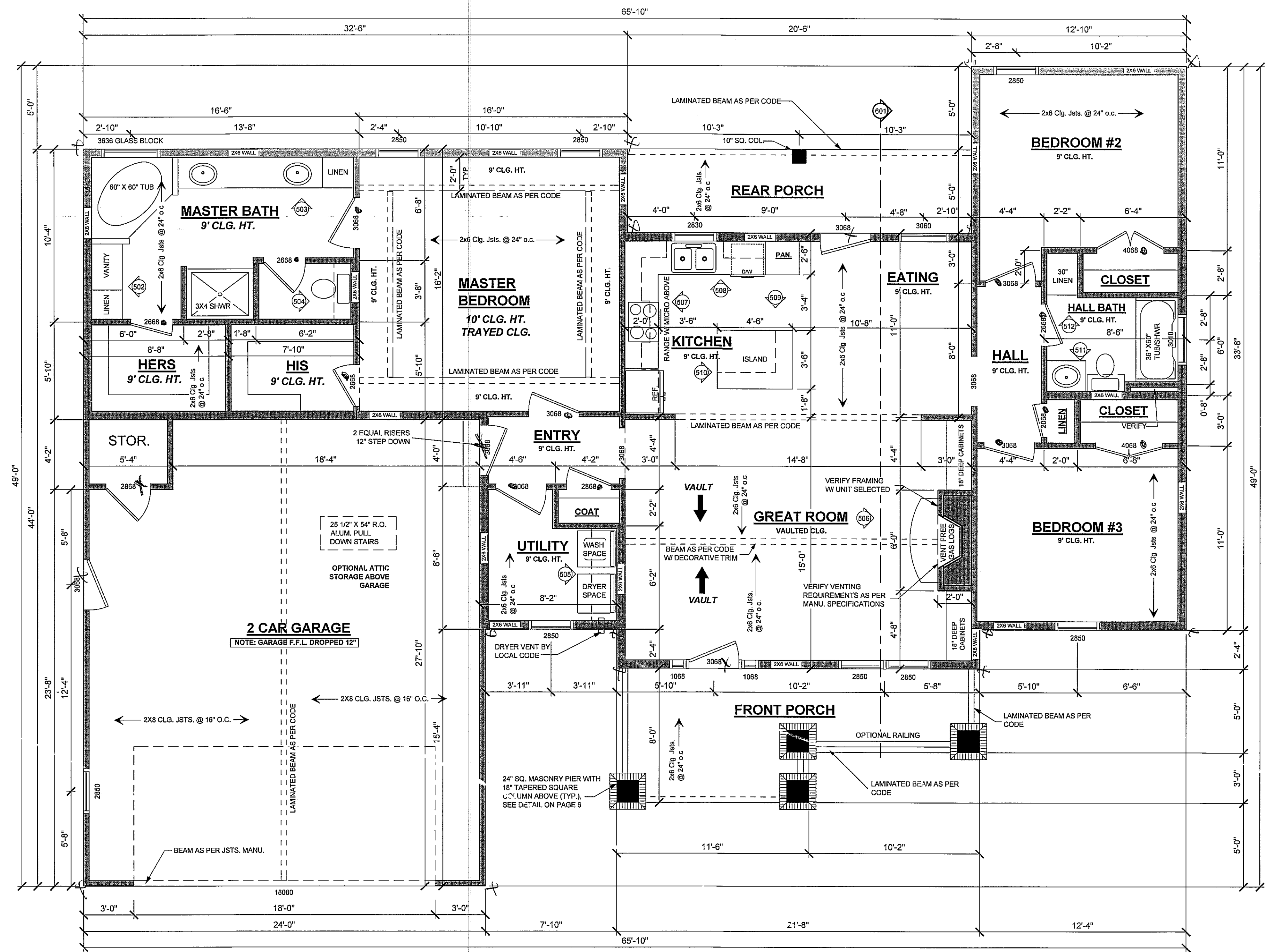
1

PROFESSIONAL  
MEMBER:



REVISED 2-21-18





**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 - 2850 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.

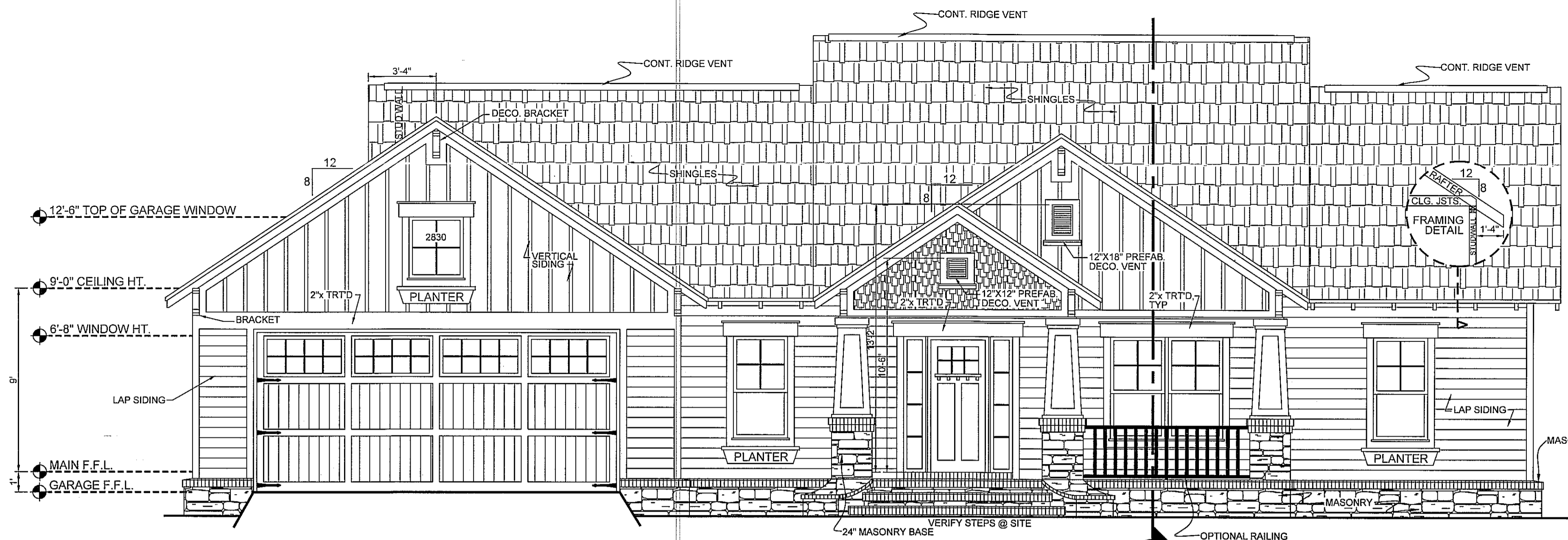
**HPG-1604C**

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

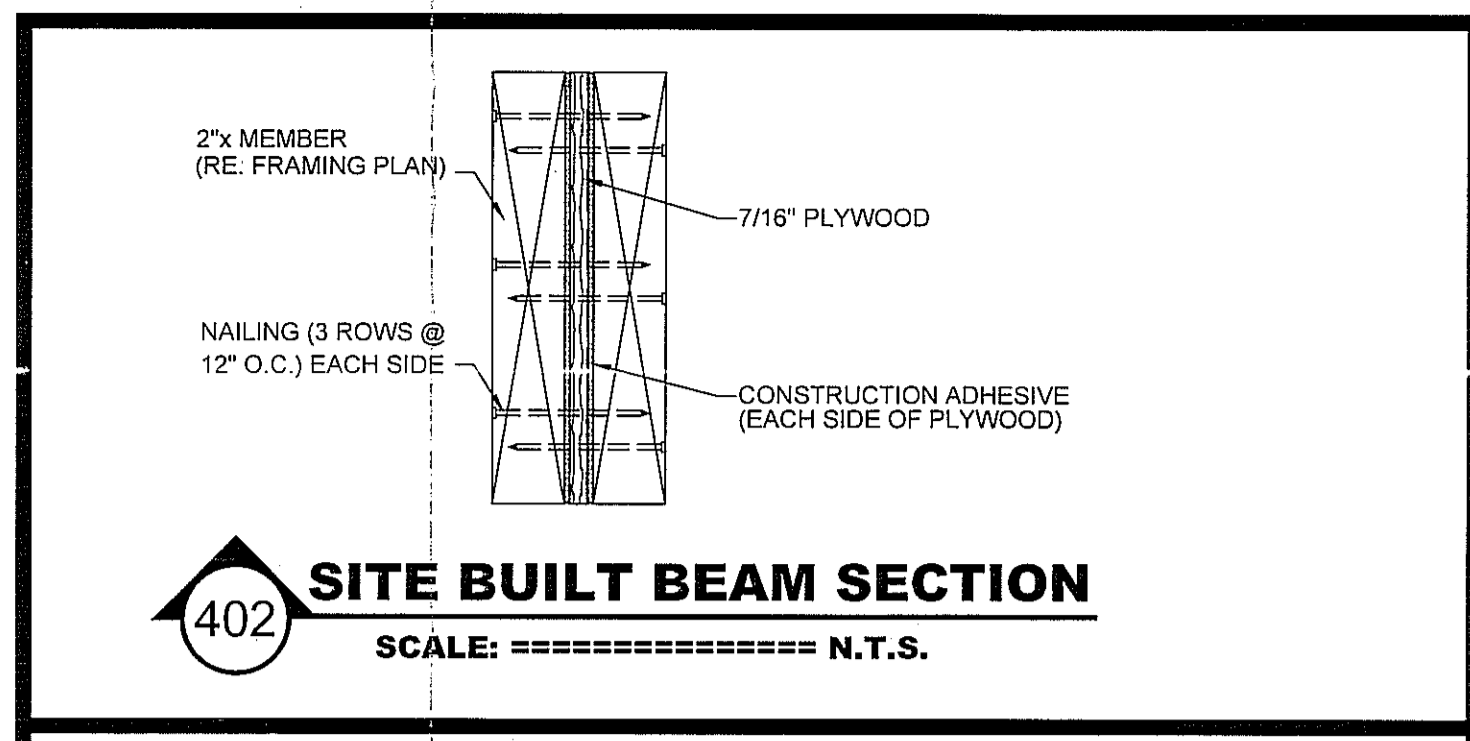
**HOUSE PLAN GALLERY, INC.**

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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	<b>3</b>
PROFESSIONAL MEMBER:	



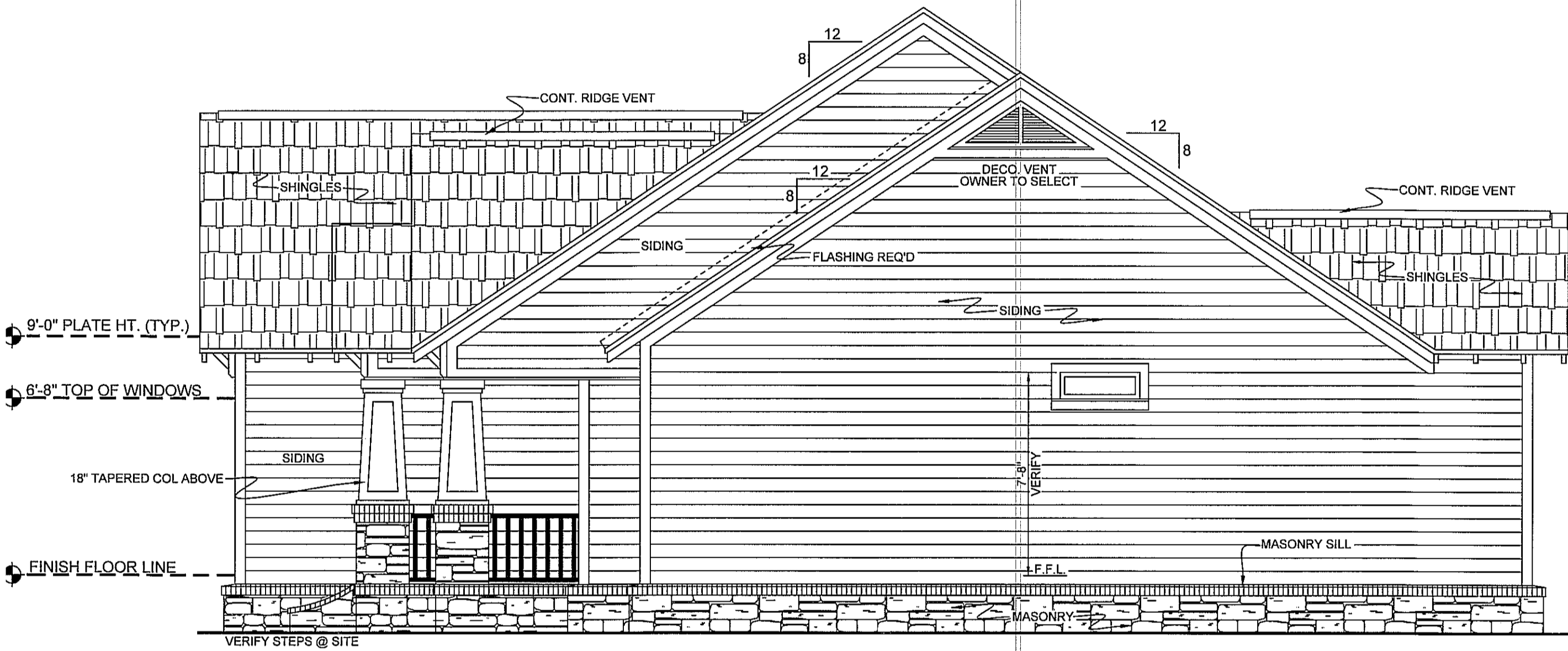
**601 FRONT ELEVATION**  
SCALE: ===== 1/4" = 1'-0"



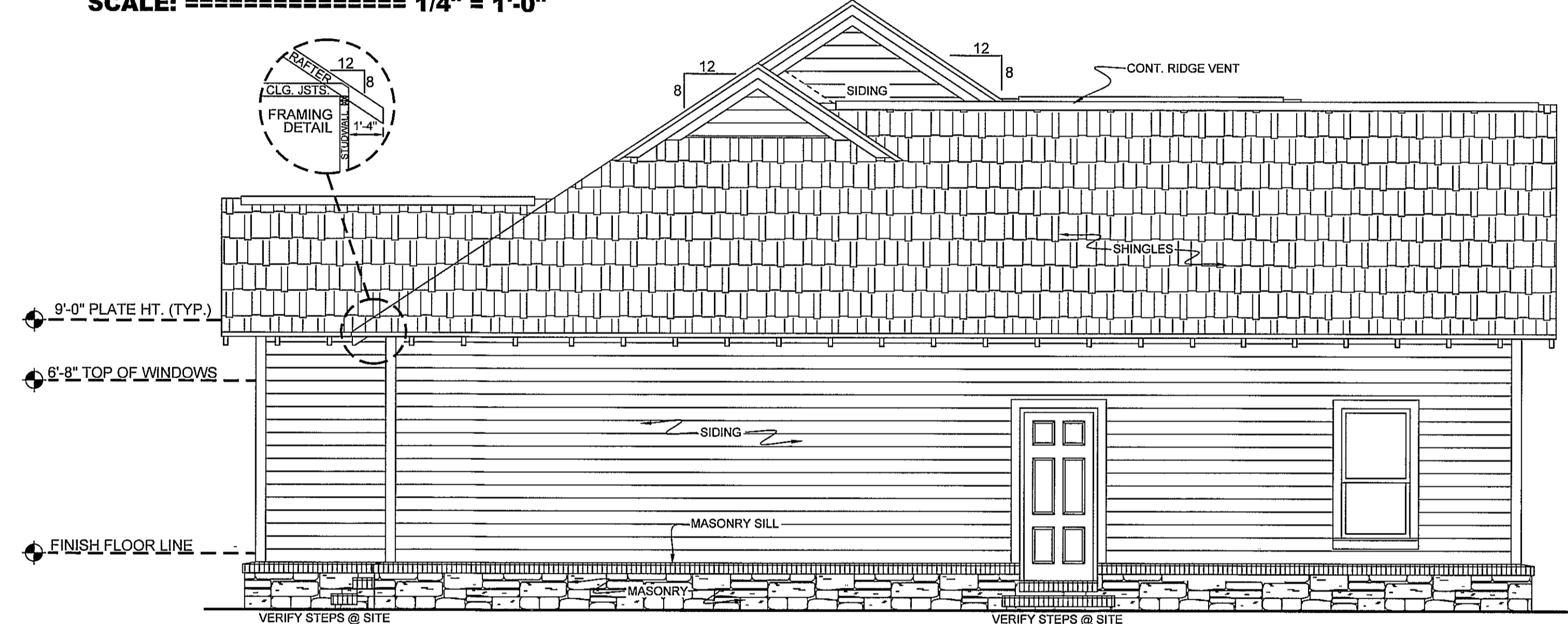
**402 SITE BUILT BEAM SECTION**  
SCALE: ===== N.T.S.

**NOTES**

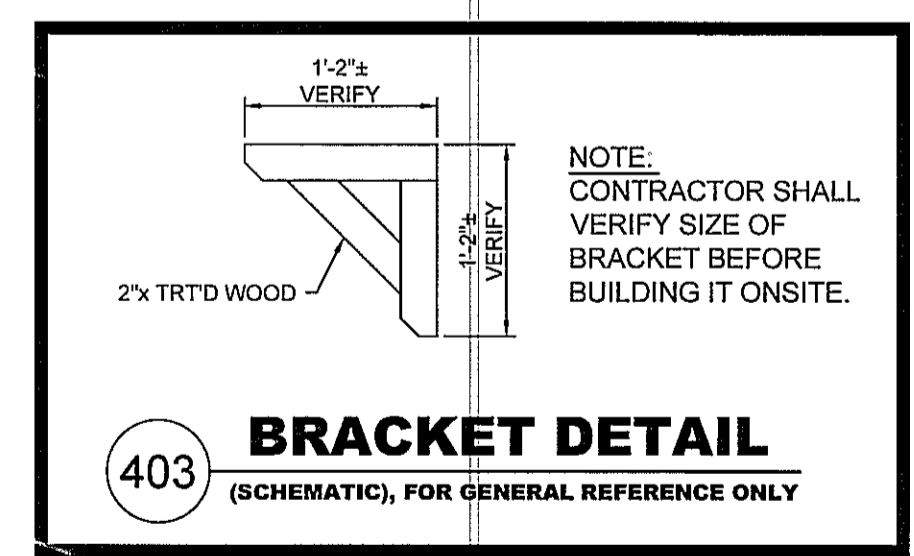
1. OWNER TO SELECT ALL DOOR & WINDOW STYLES.
2. VERIFY ALL STEPS REQUIRED @ SITE.
3. ALL GROUND LINES ARE APPROX.
4. VERIFY ALL EXTERIOR MATERIALS W/ OWNER PRIOR TO CONST.
5. REFER TO TYPICAL WALL SECTION FOR FRAMING STYLE.



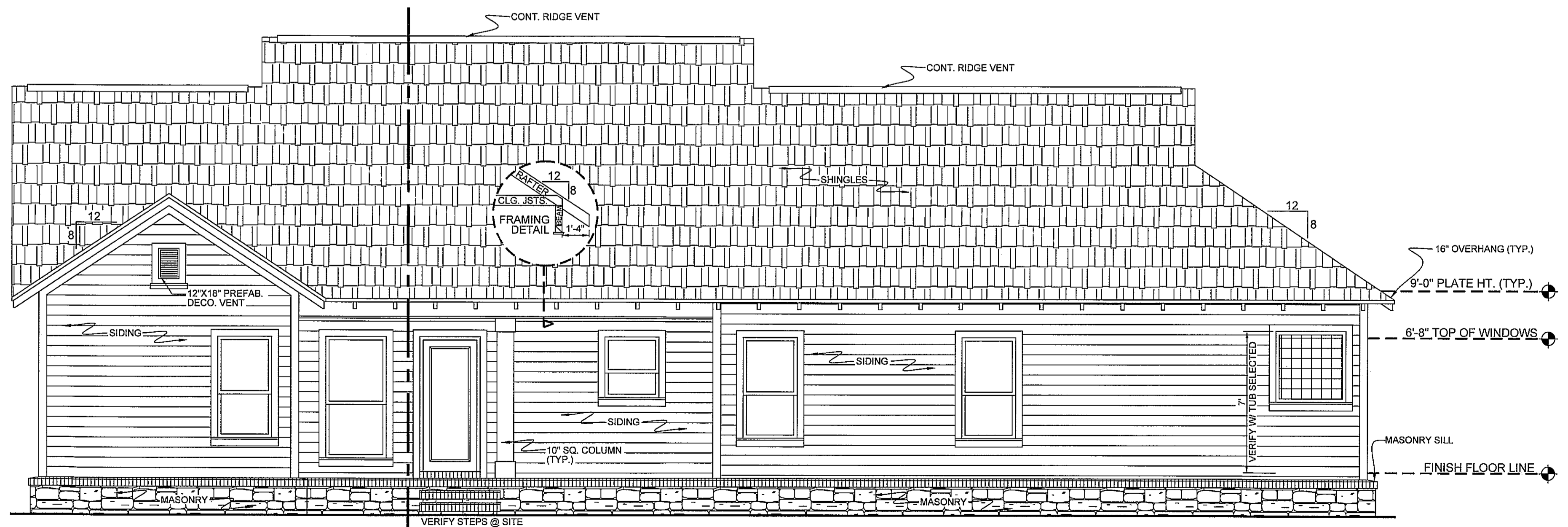
**RIGHT ELEVATION**  
SCALE: ===== 1/4" = 1'-0"



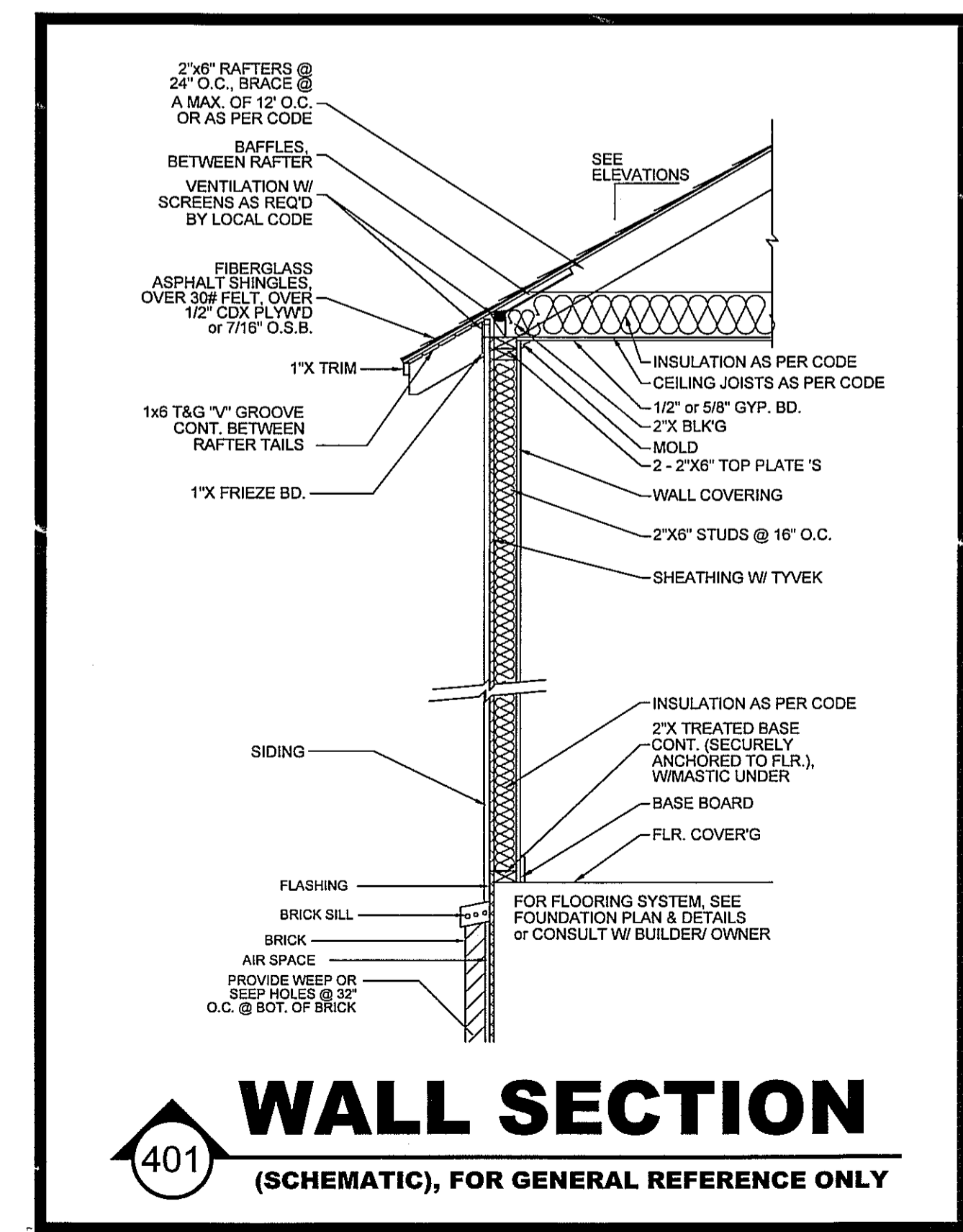
**LEFT ELEVATION**  
SCALE: ===== 1/4" = 1'-0"



**403 BRACKET DETAIL**  
(SCHEMATIC), FOR GENERAL REFERENCE ONLY



**701 REAR ELEVATION**  
SCALE: ===== 1/4" = 1'-0"

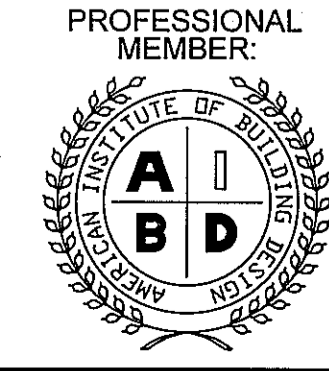


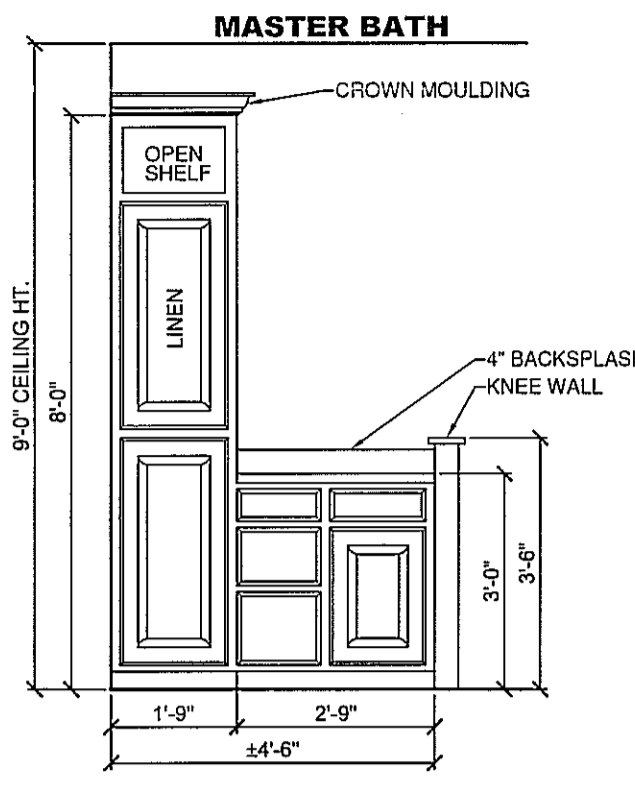
**401 WALL SECTION**  
(SCHEMATIC), FOR GENERAL REFERENCE ONLY

**HOUSE PLAN GALLERY, INC.**

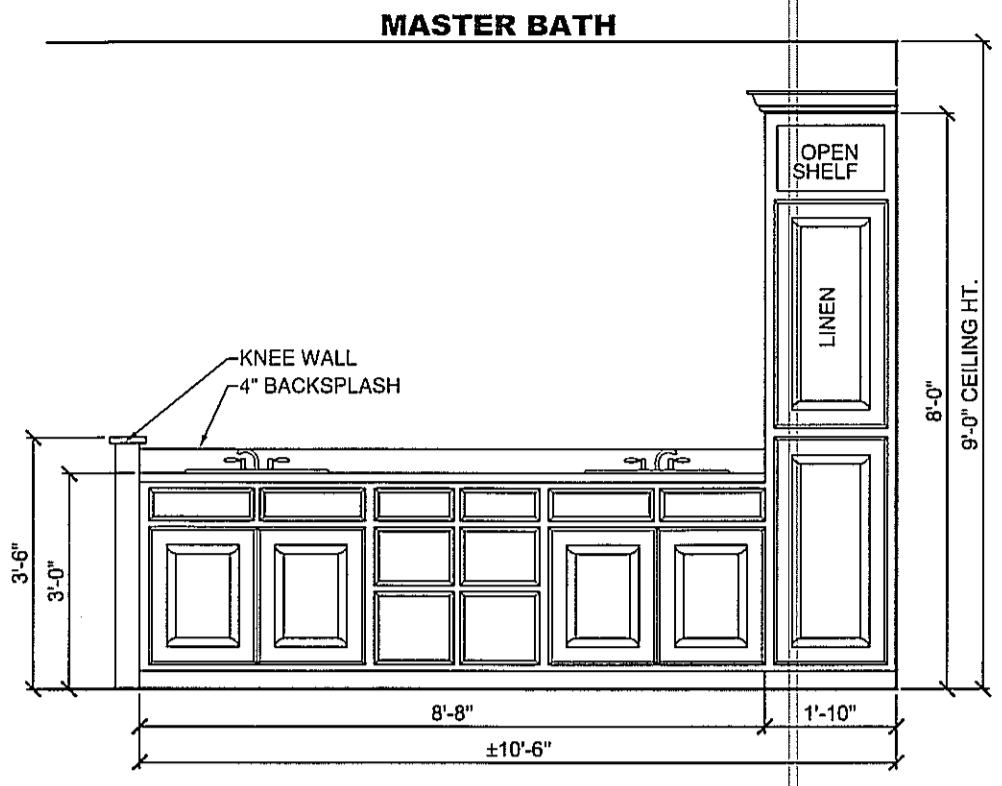
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PLAN NUMBER	HPG-
HPG-	1604C
ELEVATIONS	
SHEET NUMBER	4
PROFESSIONAL MEMBER:	

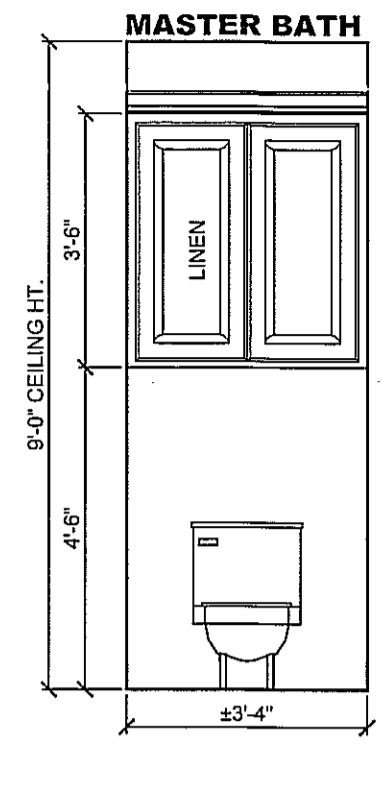




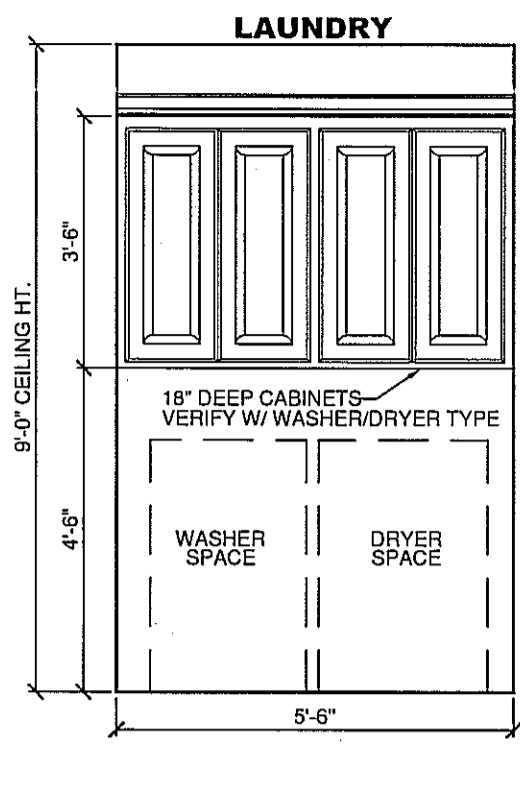
502 CAB. ELEV.  
SCALE: == 3/8" = 1'-0"



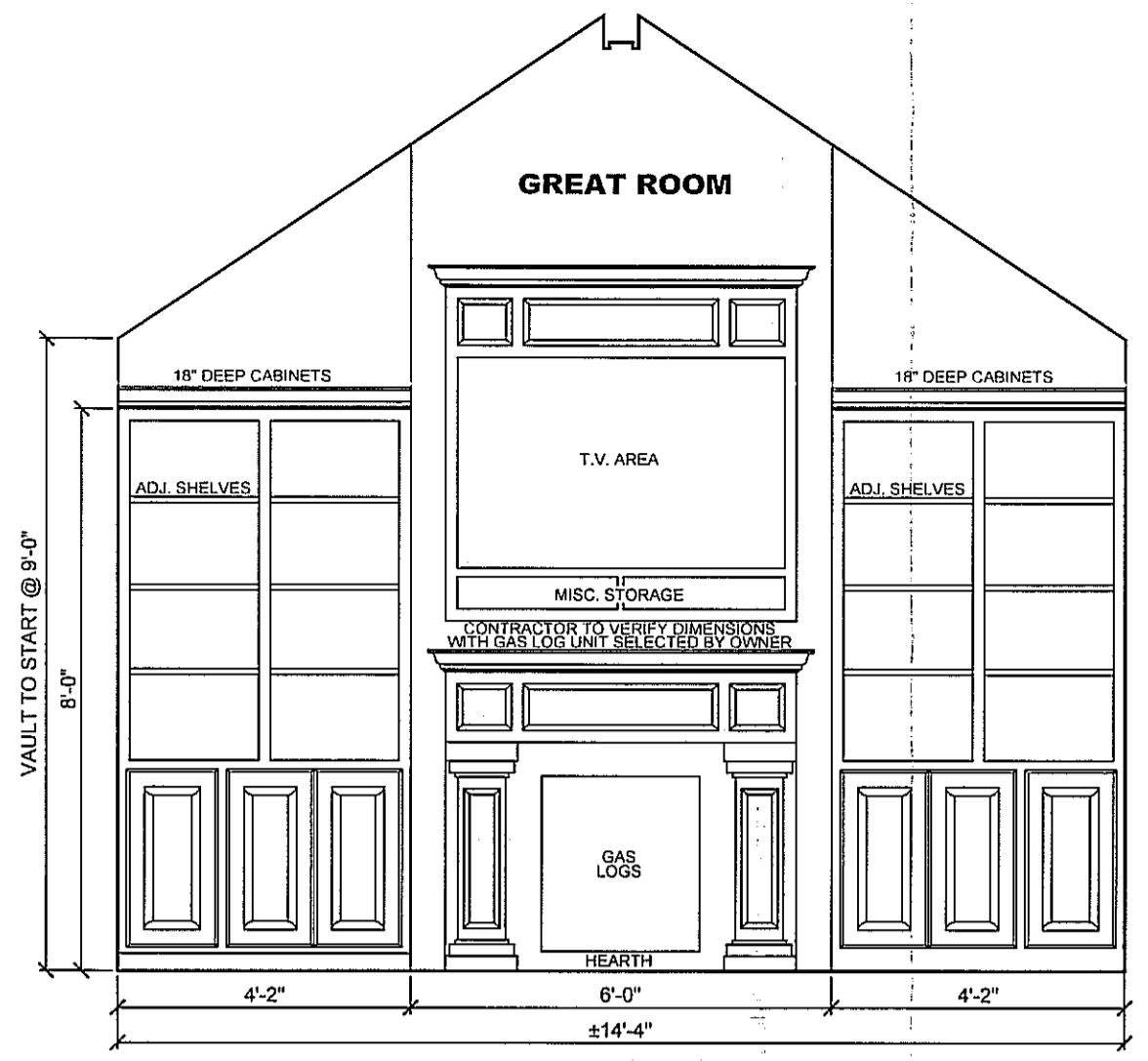
503 CAB. ELEV.  
SCALE: == 3/8" = 1'-0"



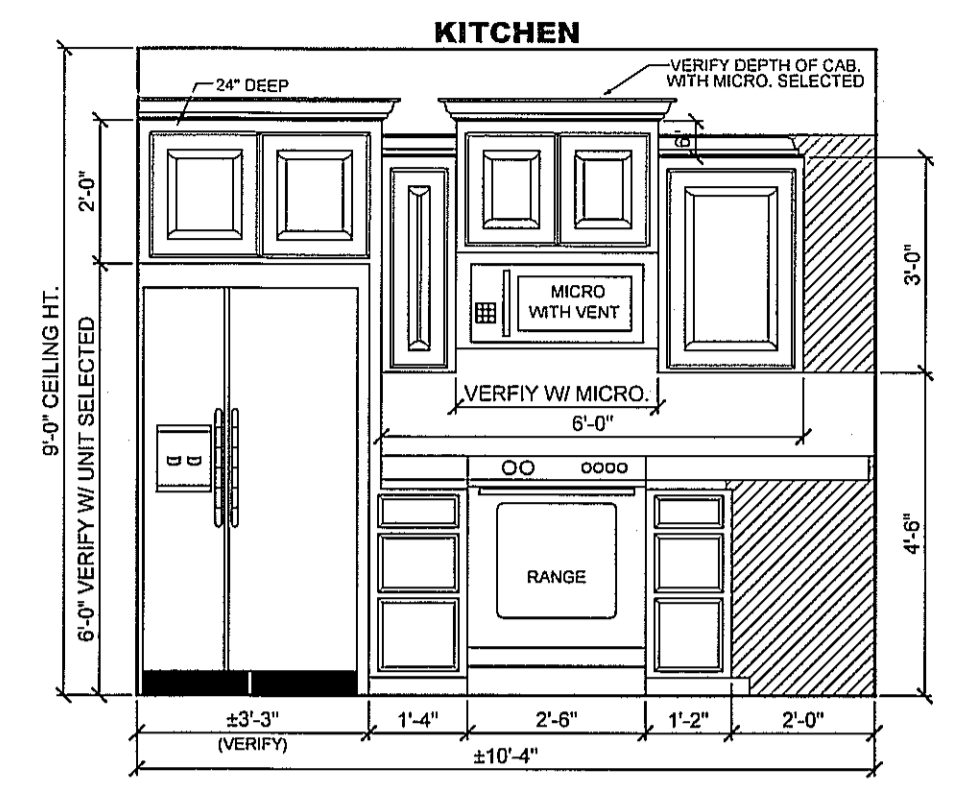
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SCALE: == 3/8" = 1'-0"



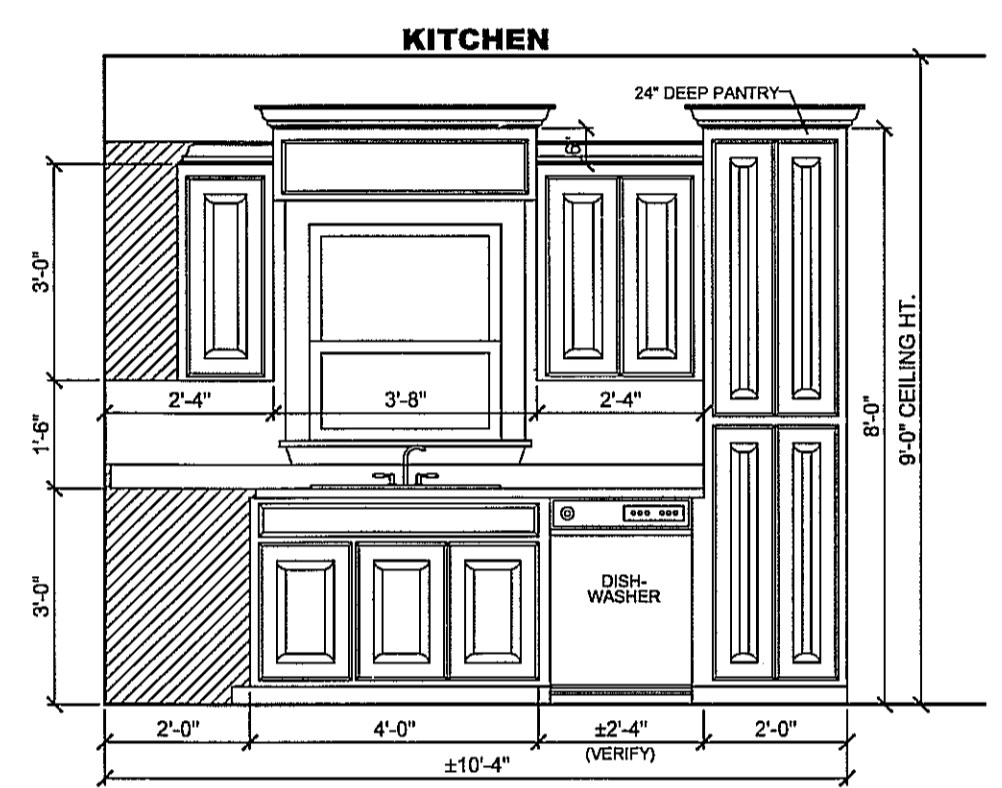
505 CAB. ELEV.  
SCALE: == 3/8" = 1'-0"



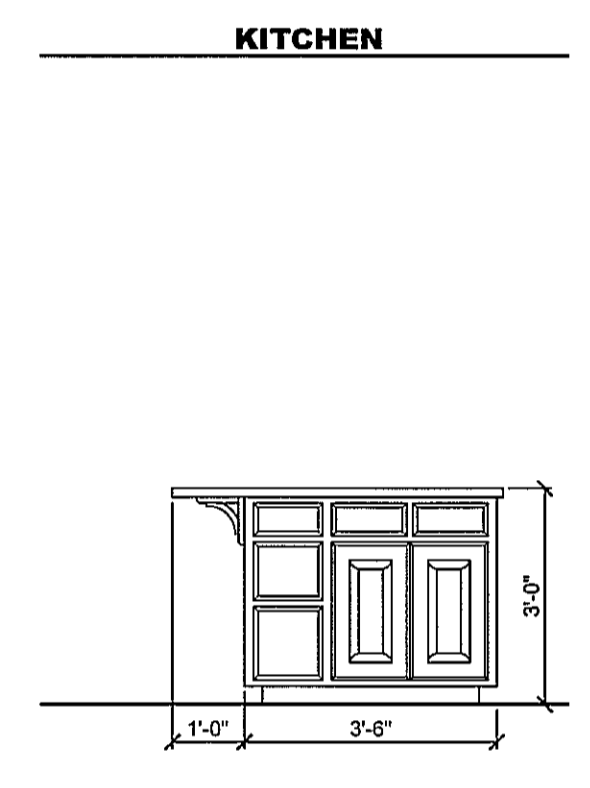
506 CAB. ELEV.  
SCALE: == 3/8" = 1'-0"



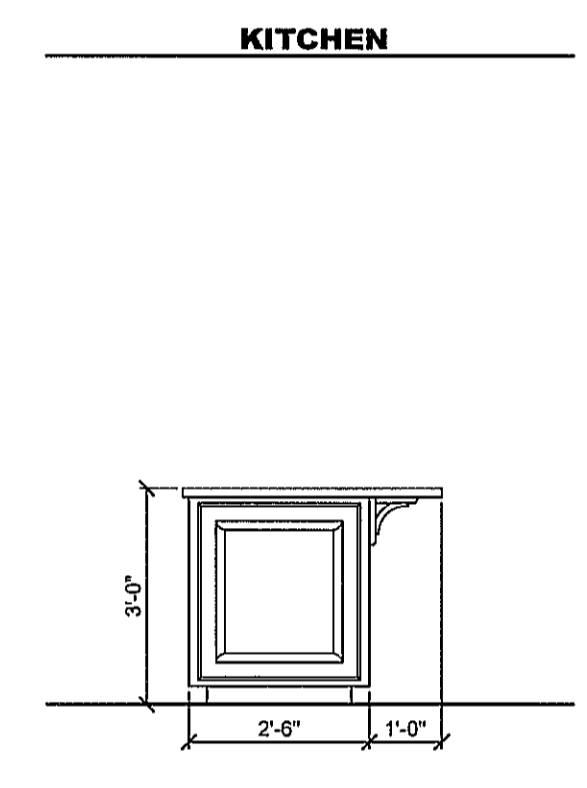
507 CAB. ELEV.  
SCALE: == 3/8" = 1'-0"



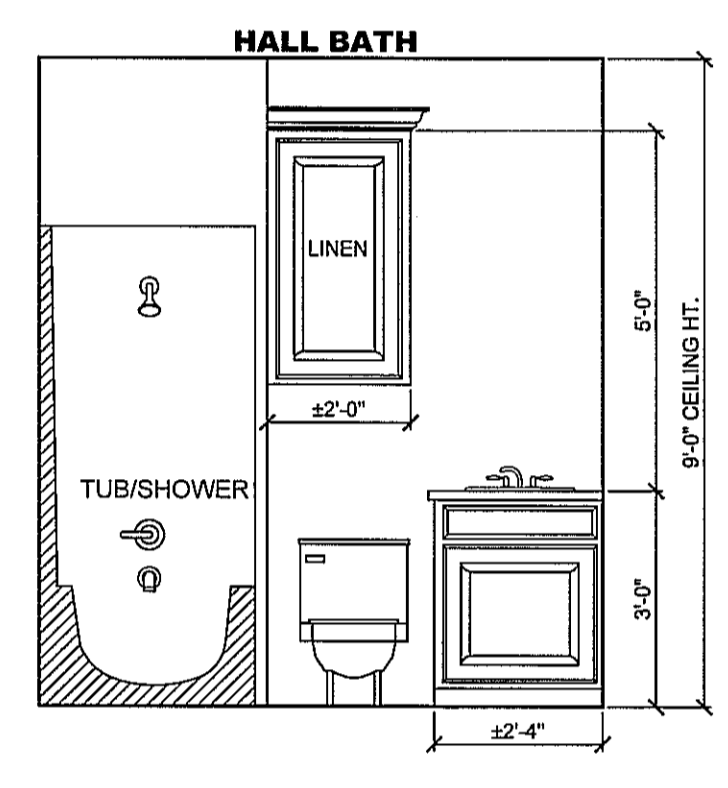
508 CAB. ELEV.  
SCALE: == 3/8" = 1'-0"



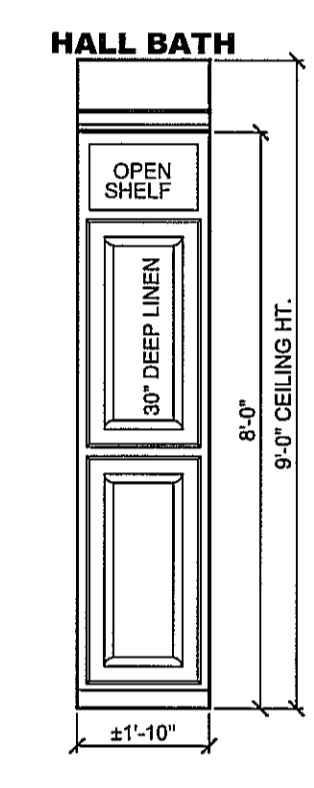
509 CAB. ELEV.  
SCALE: == 3/8" = 1'-0"



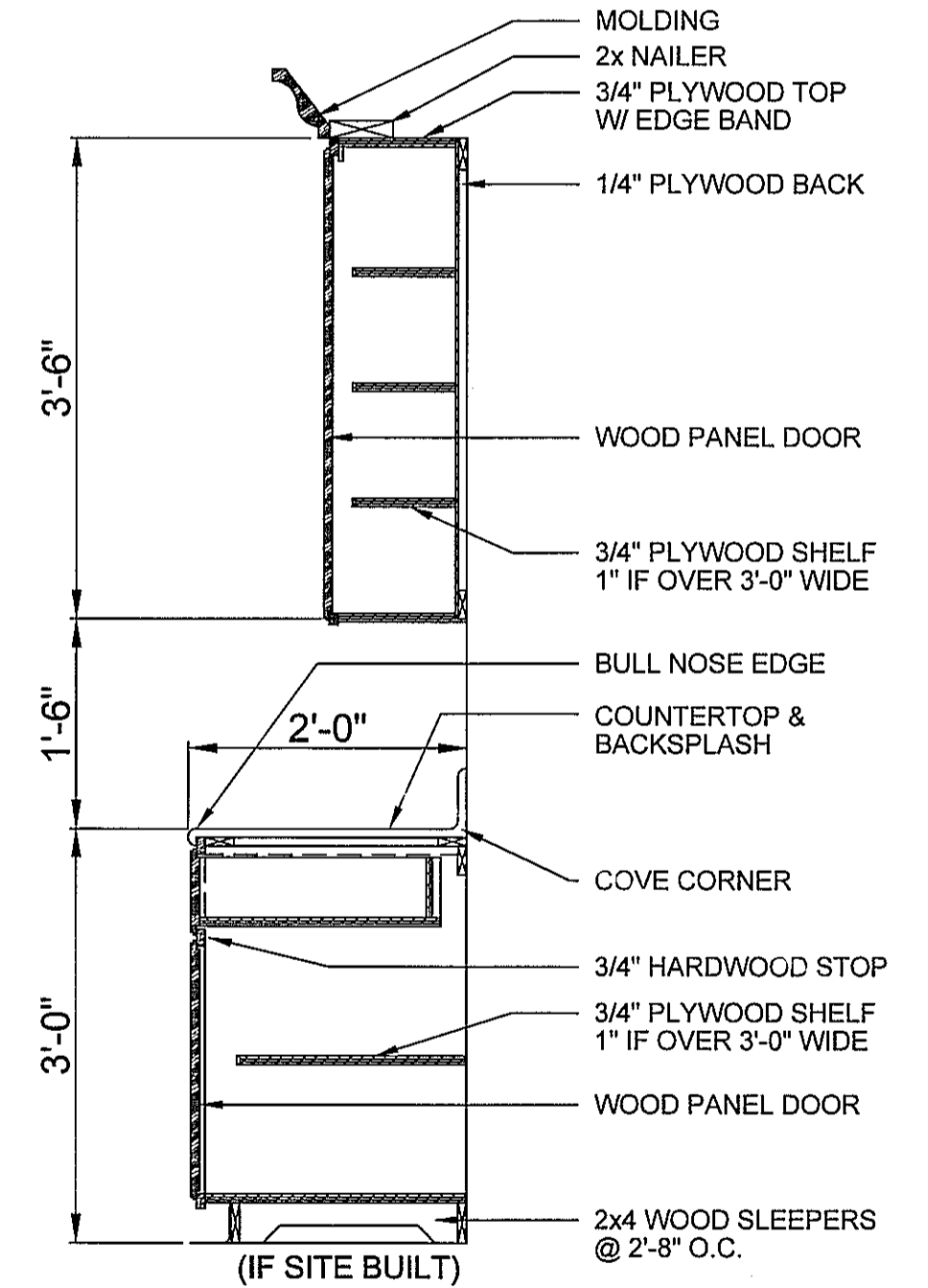
510 CAB. ELEV.  
SCALE: == 3/8" = 1'-0"



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



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

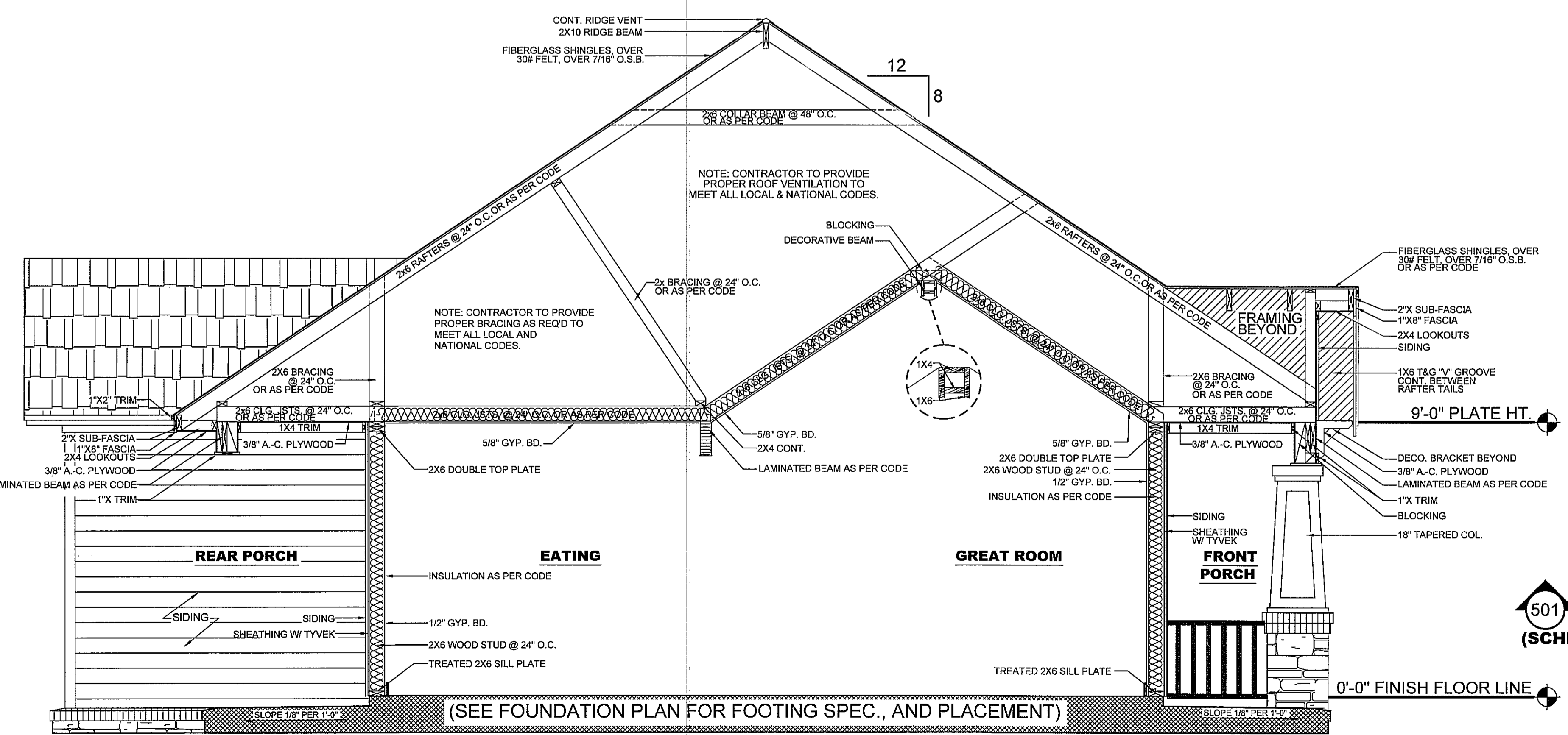


TYP. KITCHEN CABINET  
SCALE: ===== N.T.S.  
(SCHEMATIC), FOR GENERAL REFERENCE ONLY

**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.

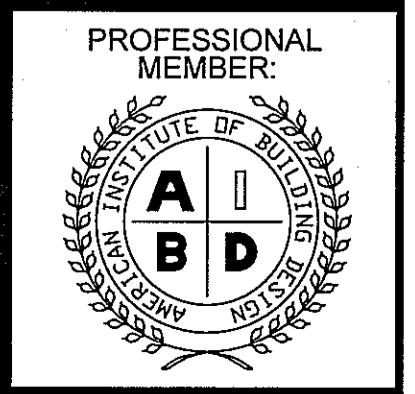
**CROSS SECTION NOTES:**  
1. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, AT SITE.  
2. ALL OVERHANGS TO BE 1-4" FROM OUTSIDE FACE OF STUD/WALL UNLESS OTHERWISE NOTED.  
3. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS ARE TO BE CUT FROM 2" X 10", No.2 S.Y.P.  
4. ALL RAFTERS SHOWN ARE TO BE CUT FROM 2" X 6", No.2 S.Y.P. OR GREATER.  
5. CONTRACTOR TO PROVIDE ALL WIND BRACINGS NECESSARY TO MEET ALL APPLICABLE CODES AT SITE.  
6. ALL ROOF/WALL INTERSECTIONS & VALLEYS TO BE THOROUGHLY FLASHED w/22 GA., G.I., 24" WIDE MINIMUM.  
7. ALL CEILING JOISTS SIZED TO MEET "SOUTHERN PINE COUNCIL" 2003 EDITION. ALL CEILING JOISTS ARE SIZED TO: 20 PSF (LIVE LOAD), 10 PSF (DEAD LOAD), WITH L240 DEFLECTION.  
8. ALL CEILING JOISTS ARE 24" SHOWN AT 24" O.C. UNLESS OTHERWISE NOTED.  
9. CONTRACTOR TO PROVIDE 2X BLOCKING BETWEEN ALL CEILING JOISTS.  
10. ALL BEAM SIZES TO BE VERIFIED WITH A LICENSED STRUCTURAL ENGINEER.  
11. ALL SITE BUILT BEAMS TO HAVE 3/4" PLYWOOD BETWEEN EACH 2X, GLUED AND NAILED.  
12. CONTRACTOR TO VERIFY ALL LUMBER SIZES AND SPACING TO MEET ALL LOCAL AND NATIONAL CODES APPLICABLE @ SITE.

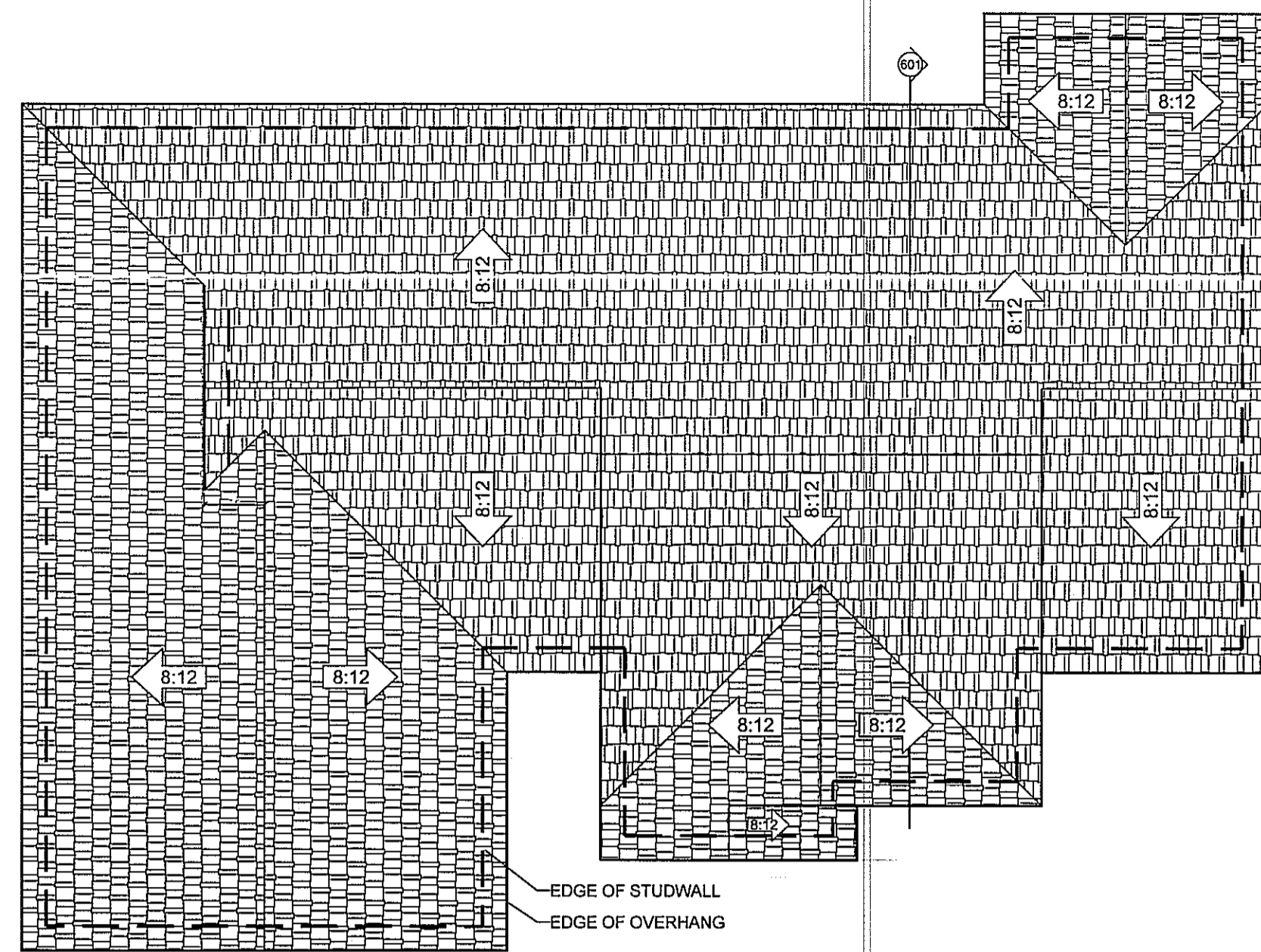
501 CROSS SECTION  
SCALE: ===== 3/8" = 1'-0"  
(SCHEMATIC), FOR GENERAL REFERENCE ONLY



(SEE FOUNDATION PLAN FOR FOOTING SPEC., AND PLACEMENT)

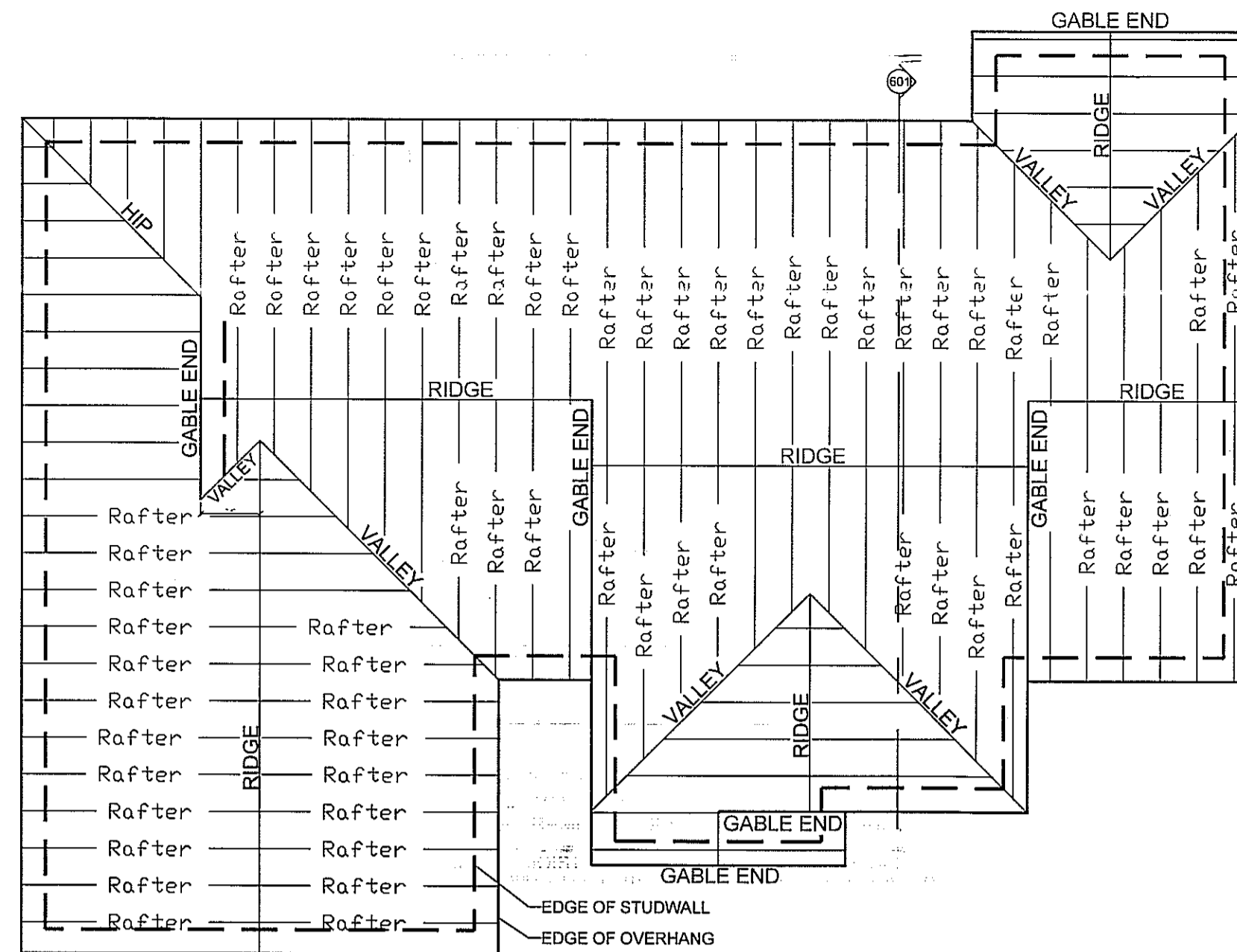
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PLAN NUMBER HPG- 1604C
ELEVATIONS
SHEET NUMBER





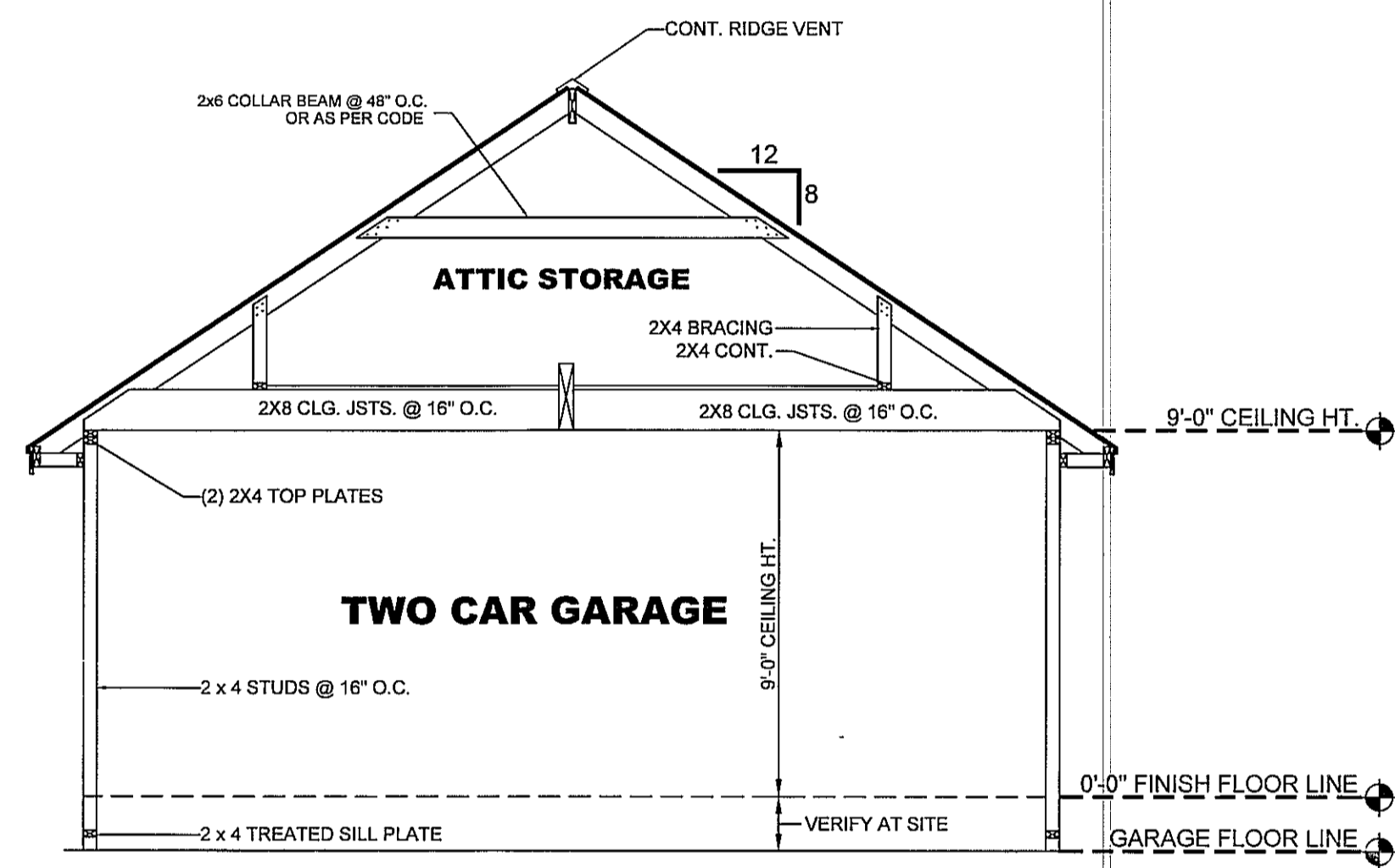
### ROOF DRAINAGE PLAN

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



### RAFTER FRAMING LAYOUT

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



### GARAGE SECTION

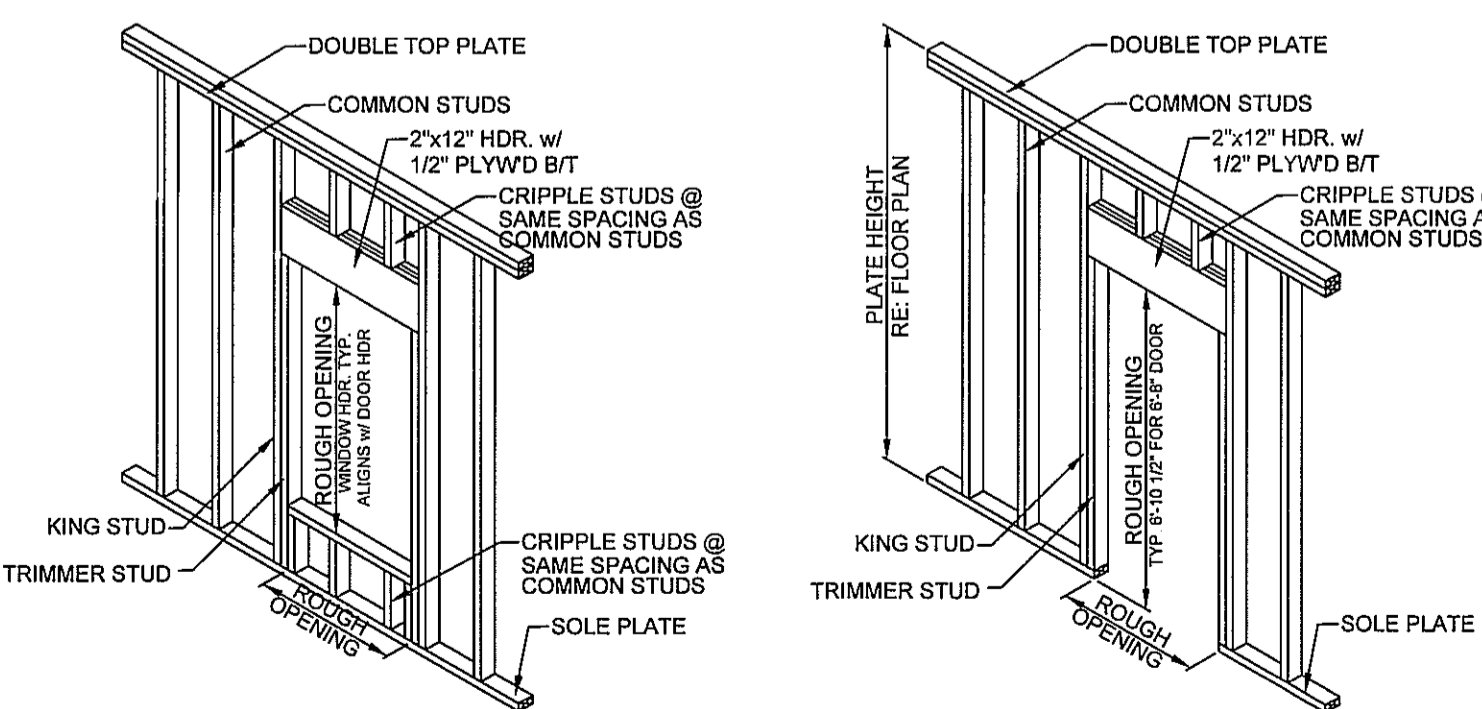
SCALE: ===== 1/4" = 1'-0"  
(SCHEMATIC), FOR GENERAL REFERENCE ONLY

#### ROOF FRAMING NOTES

1. ALL OVERHANGS TO BE 1'-4" FROM OUTSIDE FACE OF STUDWALL, UNLESS OTHERWISE NOTED.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS ARE TO BE CUT FROM 2" X 10", No.2 S.Y.P.
3. ALL RAFTERS SHOWN ARE TO BE CUT FROM 2" X 6", No.2 S.Y.P.
4. ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, AT SITE.
5. ALL ROOF/WALL INTERSECTIONS & VALLEYS TO BE THOROUGHLY FLASHED w/22 GA., G.I., 24" WIDE MINIMUM.

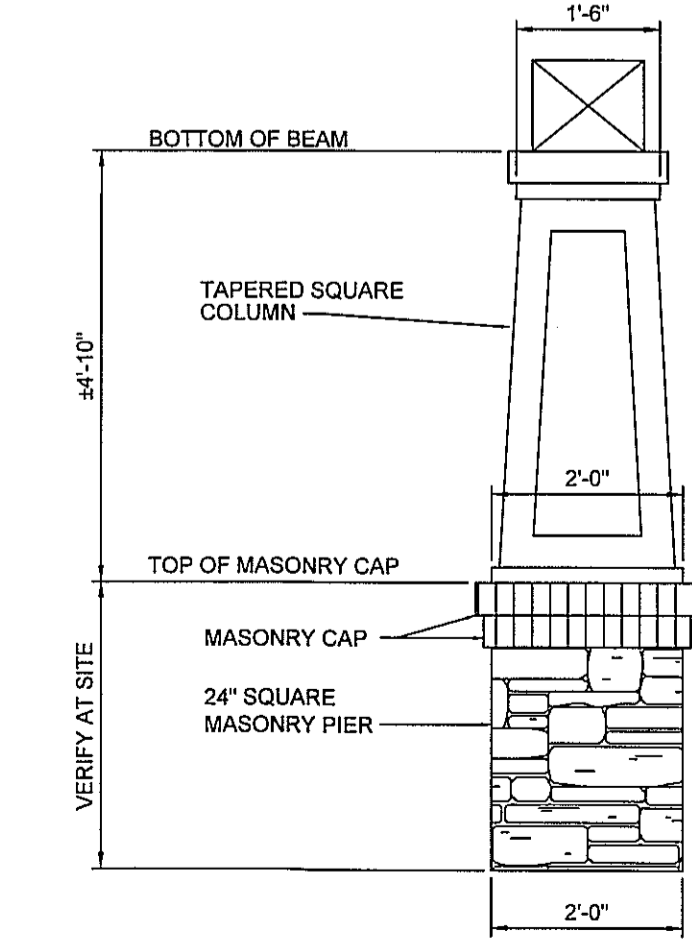
#### ROOF DRAINAGE NOTES

1. ALL ROOF PITCHES TO BE VERIFIED WITH EXTERIOR ELEVATIONS.
2. PROVIDE ALL FLASHING NECESSARY FOR WATERPROOFING.
3. ALL OVERHANGS ARE TO BE 1'-4" FROM FACE OF STUD UNLESS OTHERWISE NOTED.



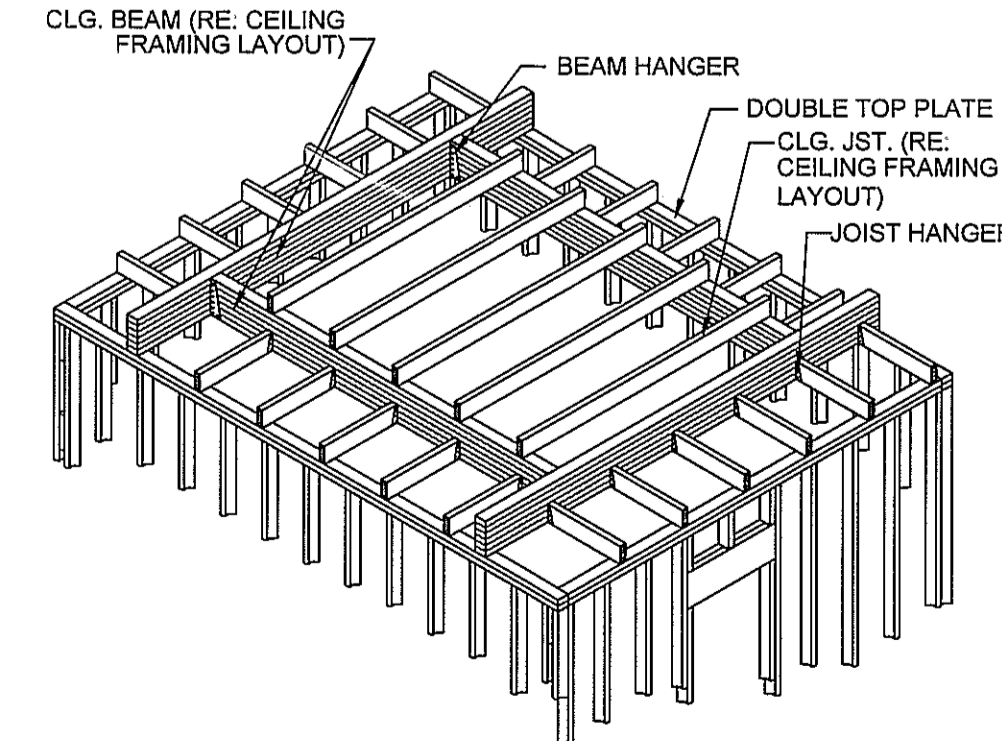
### DOOR & WINDOW FRAMING DETAILS

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



### COLUMN DETAIL

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



### TYP. TRAYED CLG. DETAIL

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

NOTE: SPAN TABLES ARE PROVIDED FOR USE IF STICK FRAMING IS DESIRED BY OWNER/ BUILDER.

FLOOR JOIST SPANS FOR SOUTHERN PINE SPECIES (RESIDENTIAL LIVING AREAS, LIVE LOAD = 40psf, L<sub>0</sub>=360) DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM FLOOR JOIST SPANS) (FT. - IN.)
2 x 6	12.0	10-9
	16.0	9-9
	19.2	9-2
	24.0	8-4
2 x 8	12.0	14-2
	16.0	12-10
	19.2	12-1
	24.0	11-0
2 x 10	12.0	18-0
	16.0	16-1
	19.2	14-8
	24.0	13-1
2 x 12	12.0	21-9
	16.0	18-10
	19.2	17-2
24.0	15-5	

NOTES:  
For additional species, grades, and notes, refer to the International Residential Code. The above tables are based on the 2012 edition, table R502.3.1(2).

NOTE: SPAN TABLES ARE PROVIDED FOR USE IF STICK FRAMING IS DESIRED BY OWNER/ BUILDER.

CEILING JOIST SPANS FOR SOUTHERN PINE SPECIES (UNINHABITABLE ATTICS WITHOUT STORAGE, LIVE LOAD = 10psf, L<sub>0</sub>=240) DEAD LOAD = 5psf

\*\*\*IF HABITABLE ATTIC SPACE OF STORAGE IS DESIRED, REFER TO THE INTERNATIONAL RESIDENTIAL CODE, SPAN TABLES.\*\*\*

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM CEILING JOIST SPANS) (FT. - IN.)
2 x 4	12.0	12-5
	16.0	11-3
	19.2	10-7
	24.0	9-10
2 x 6	12.0	19-6
	16.0	17-8
	19.2	16-8
	24.0	15-6
2 x 8	12.0	25-8
	16.0	23-4
	19.2	21-11
	24.0	20-1
2 x 10	12.0	XXXXX
	16.0	XXXXX
	19.2	XXXXX
	24.0	23-11

NOTES:  
For additional species, grades, and notes, refer to the International Residential Code. The above tables are based on the 2012 edition, table R602.4(2).

NOTE: SPAN TABLES ARE PROVIDED FOR USE IF STICK FRAMING IS DESIRED BY OWNER/ BUILDER.

RAFTER SPANS FOR SOUTHERN PINE SPECIES (GROUND SNOW LOAD=50psf, CEILING ATTACHED TO RAFTERS, L<sub>0</sub>=240) DEAD LOAD = 10psf

SIZE	SPACING (INCHES)	VISUALLY GRADED #2 SOUTHERN PINE (MAXIMUM RAFTER SPANS BETWEEN BRACING) (FT. - IN.)
2 x 4	12.0	5-6
	16.0	6-7
	19.2	7-11
	24.0	7-1
2 x 6	12.0	14-5
	16.0	12-6
	19.2	11-5
	24.0	10-2
2 x 8	12.0	18-8
	16.0	16-2
	19.2	14-9
	24.0	13-2
2 x 10	12.0	22-3
	16.0	19-3
	19.2	17-7
	24.0	15-9
2 x 12	12.0	XXXXX
	16.0	22-7
	19.2	20-7
	24.0	18-5

NOTES:  
For additional species, grades, and notes, refer to the International Residential Code. The above tables are based on the 2012 edition, table R802.5.1(3).

#### RAFTER LENGTH CHART

ROOF PITCH	FACTOR
3/12	1.05
4/12	1.07
5/12	1.10
6/12	1.14
7/12	1.17
8/12	1.20
9/12	1.25
10/12	1.30
11/12	1.35
12/12	1.40
14/12	1.54
16/12	1.70

MULTIPLY HORIZONTAL SPAN OF MEMBER BY FACTOR. CHOOSE APPROPRIATE FACTOR BY ROOF PITCH.

#### HIP/ VALLEY CONVERSION

IF COMMON RAFTER ROOF PITCH IS...		THEN HIP/ VALLEY RAFTER ROOF PITCH BECOMES...	
RISE/ RUN	SLOPE	RISE/ RUN	SLOPE
1/12	5°	1/17	3°
2/12	10°	2/17	7°
3/12	14°	3/17	10°
4/12	18°	4/17	13°
5/12	23°	5/17	16°
6/12	27°	6/17	19°
7/12	30°	7/17	22°
8/12	34°	8/17	25°
9/12	37°	9/17	28°
10/12	40°	10/17	30°
11/12	42°	11/17	33°
12/12	45°	12/17	35°

CONVERSION CHART FOR SIMPLE ROOFS ONLY. CHART DOES NOT APPLY FOR DUAL PITCH ROOFS.

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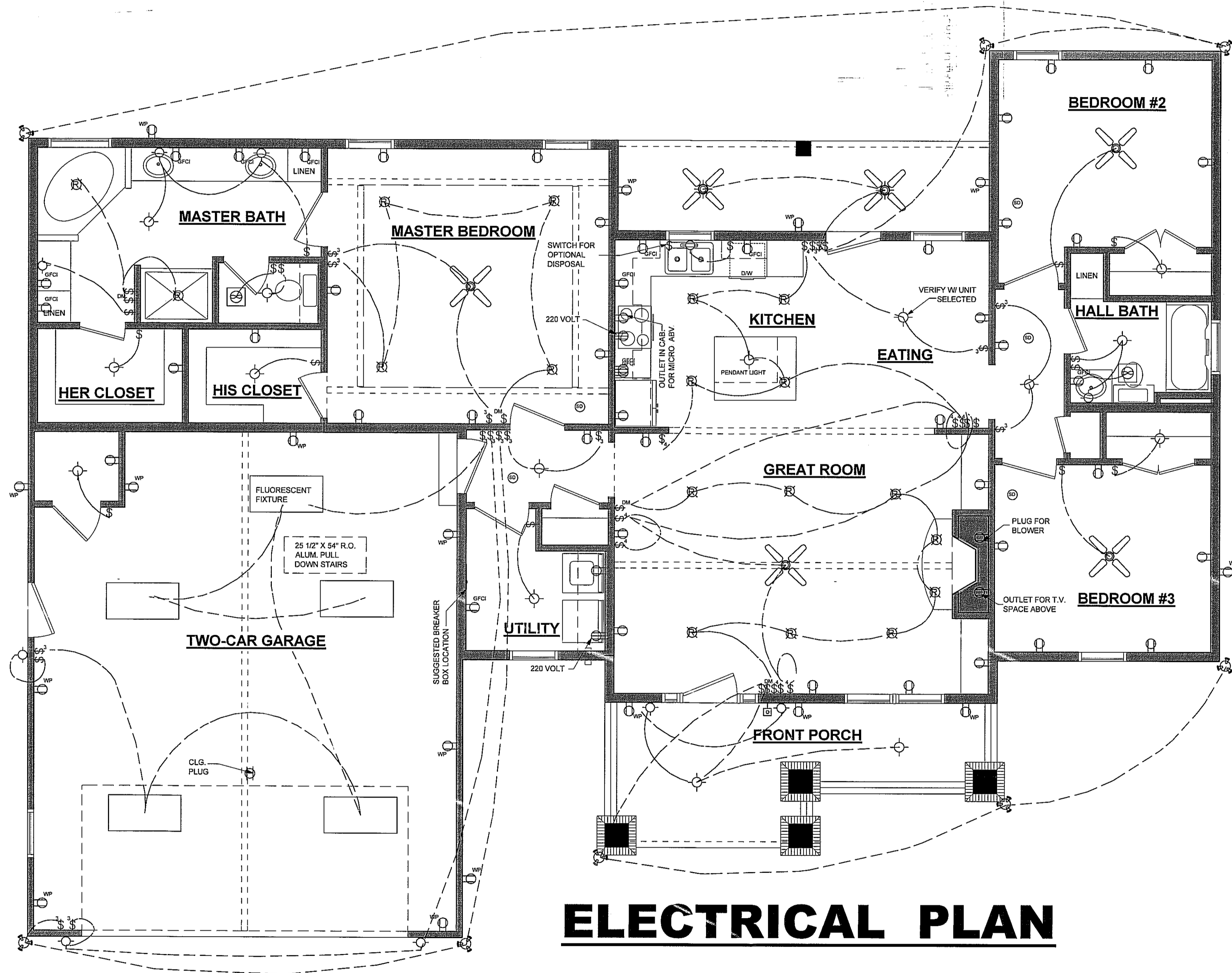
FRAMING

SHEET NUMBER

# 6



ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE
	FLUORESCENT LIGHT
	SMOKE DETECTOR/CARBON MONOXIDE
	SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	DOOR ACTIVATED SWITCH
	CATS NETWORKING JACK
	TELEPHONE OUTLET
	TELEVISION OUTLET
	DOORBELL BUTTON
	THERMOSTAT
	CEILING EXHAUST FAN
	CEILING FAN W/ LIGHT
	FLUORESCENT LIGHT (UNDER CABINET MOUNT)
	WALL SCONCE
	CHANDELIER
<p>ELECTRICAL CONTRACTOR TO VERIFY ALL EXISTING SITE CONDITIONS &amp; MAKE ANY NECESSARY ADJUSTMENTS.</p> <p>ALL WORK SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE &amp; ANY OTHER APPLICABLE REGULATIONS OR CODES.</p> <p>ALL SMOKE DETECTORS TO BE HARD WIRED TOGETHER WITH BATTERY BACKUP.</p> <p>CONTRACTOR TO PREWIRE FOR LANDSCAPE LIGHTING AROUND PERIMETER OF RESIDENCE. VERIFY W/ OWNER.</p>	



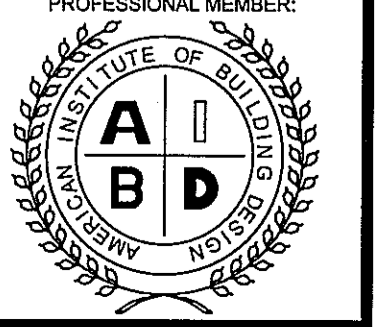
# ELECTRICAL PLAN

**HOUSE PLAN GALLERY, INC.**

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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



**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 M-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**

- 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.

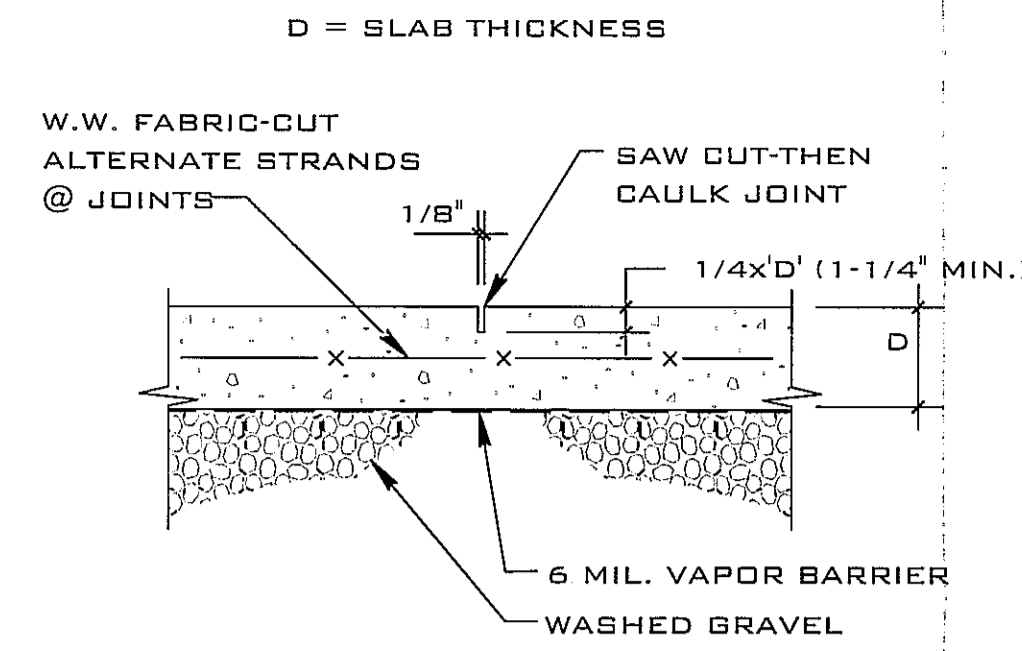
ALL MASONRY CONSTRUCTION TO BE IN ACCORDANCE WITH ACCEPTABLE INDUSTRY STANDARDS AND METHODS OF CONSTRUCTION.

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.

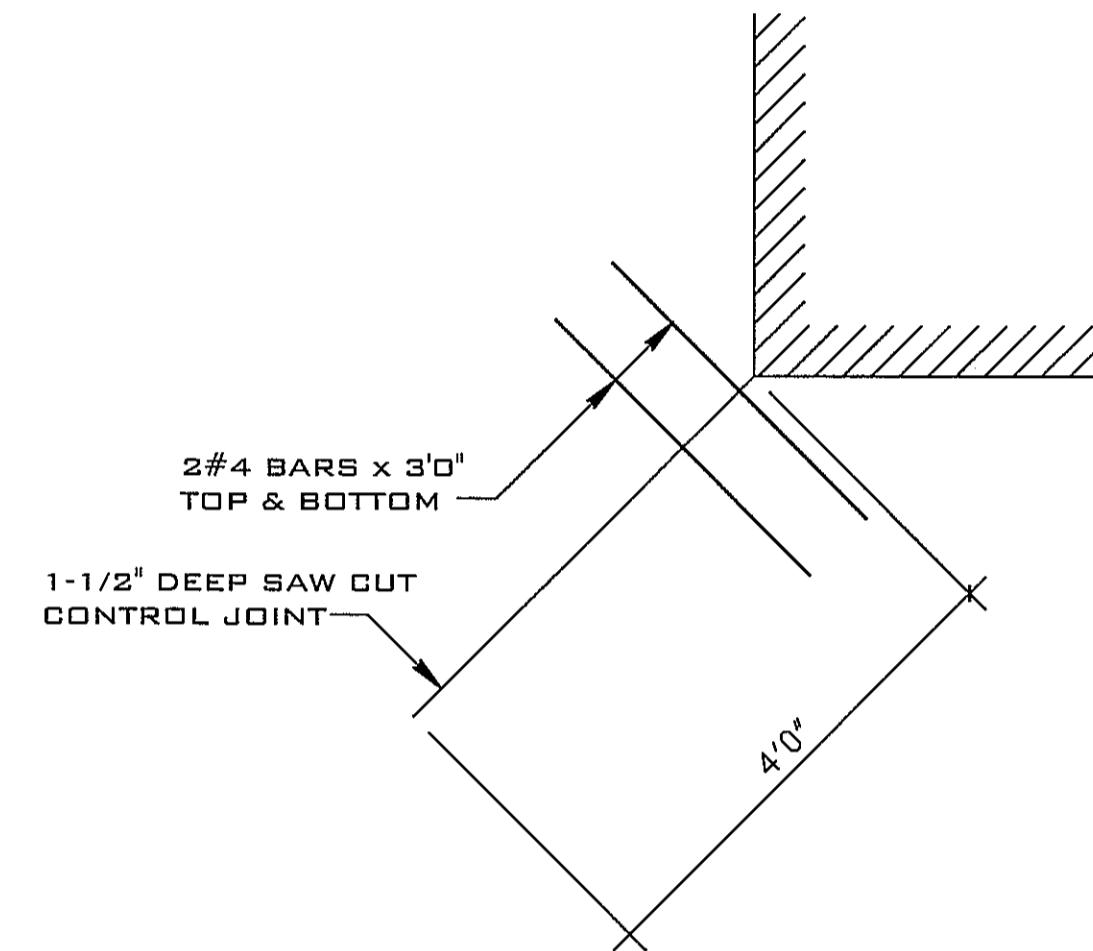
MORTAR FOR CONCRETE MASONRY SHALL CONFORM TO THE REQUIREMENTS OF THE ASTM SPECIFICATION FOR MORTAR UNIT MASONRY ASTM C270, TYPE M OR S. GROUT SHALL CONFORM TO ASTM C476. CONCRETE GROUT USED TO FILL CORES IN MASONRY UNITS SHALL HAVE A 28 DAY STRENGTH OF 3,000 PSI MIN.

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

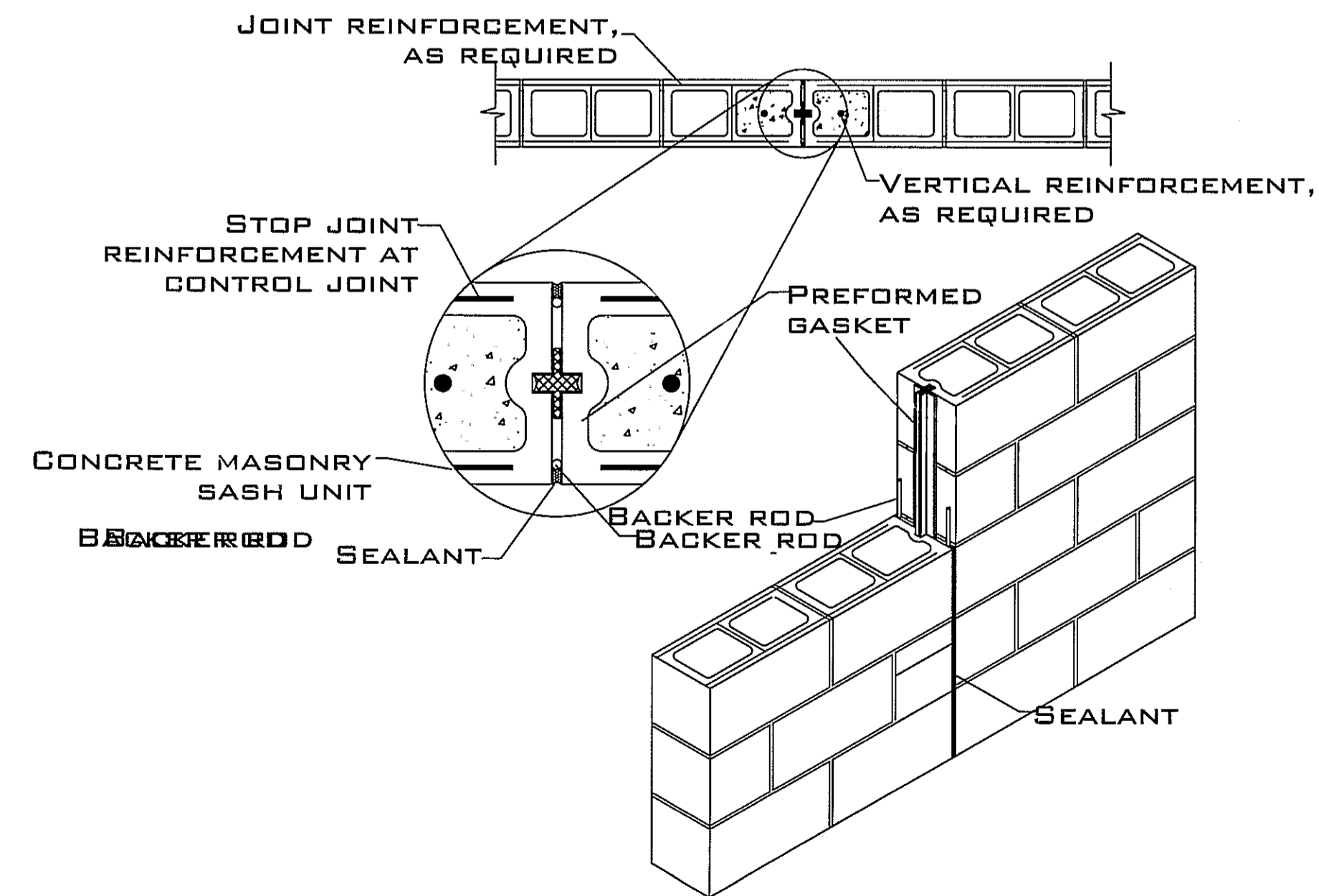


PROVIDE CONTROL JOINTS BETWEEN CONSTRUCTION JOINTS WITH SPACING NOT TO EXCEED IN FEET 3 TIMES THE SLAB THICKNESS IN INCHES IN EACH DIRECTION. CONTROL JOINTS TO BE FORMED WHILE CONCRETE IS STILL PLASTIC OR SAW CUT WITHIN 8 HOURS OF PLACING CONCRETE.

**D1A SAWED CONTROL JOINT (S.J.)**  
DET



**D1B TYPICAL DIAGONAL SAW CUT SLAB CONTROL JOINT DETAIL**  
DET

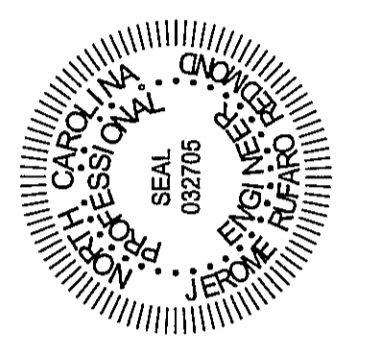


**D40 MASONRY CONTROL JOINT**  
DET PROVIDE AT 16' INTERVAL MAX

MARK	DATE	REVISION

FOR ANY REVISIONS TO THIS DRAWING, THE USER SHALL OBTAIN THE WRITTEN APPROVAL OF THE DESIGNER. ANY CHANGES MADE TO THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE DESIGNER.

**JEROME RUFARO REDMOND, PE**  
 BUILDING ENGINEERING & DESIGN  
 8209A MARKET STREET STE. 222  
 WILMINGTON, NC 28411  
 910.915.6529  
 JREDNC5@YAHOO.COM



**HPG 1604C PLAN**  
**HARNETT COUNTY, NC**

DRAWING TITLE  
 GENERAL NOTES

DRAWN BY: JRR  
 CHECKED BY: JRR

SCALE: AS SHOWN

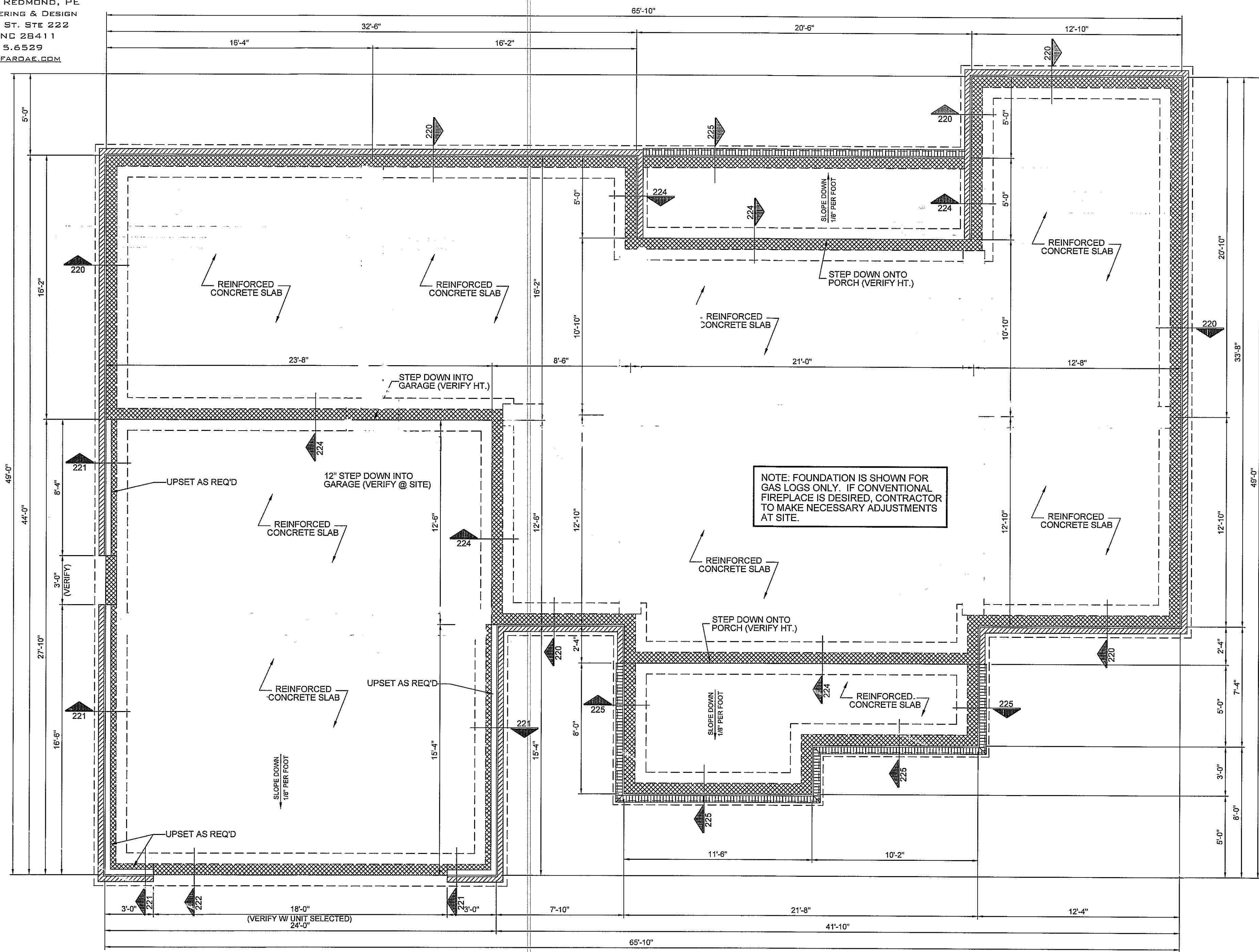
DATE: 06.02.19

PROJECT SHEET  
 02019173A **S1**





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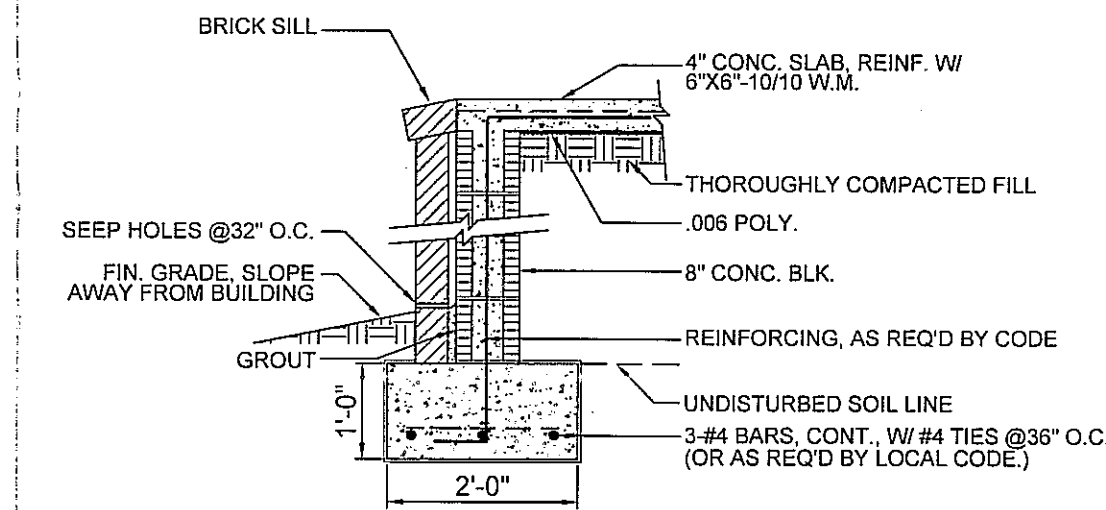


**FOUNDATION NOTES:**

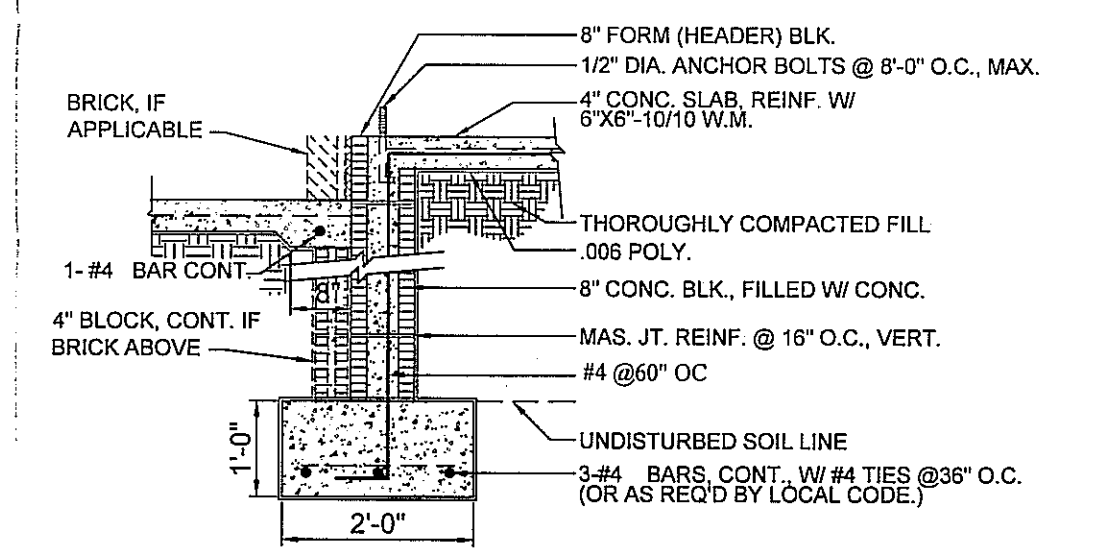
1. FLOOR LIVE LOAD 40 PSF
2. ROOF LIVE LOAD 20 PSF
3. WF2.0 - 2'-0" WX 16"D CONT. WALL FOOTING W/3 #4 OR 2 # 5 CONT. WF1.8 - 1'-8" WX 16"D CONT. WALL FOOTING W/3 #4 OR 2 # 5 CONT. F3.0 - 36" X 36" X 12"D W/ 4 #4 EW
4. WALL: 2X4@16" OC
5. WOOD: SPF NO. 2 OR HIGHER
6. CONCRETE: F'c = 3000 PSI
7. MASONRY: 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"

# RAISED SLAB FOUNDATION

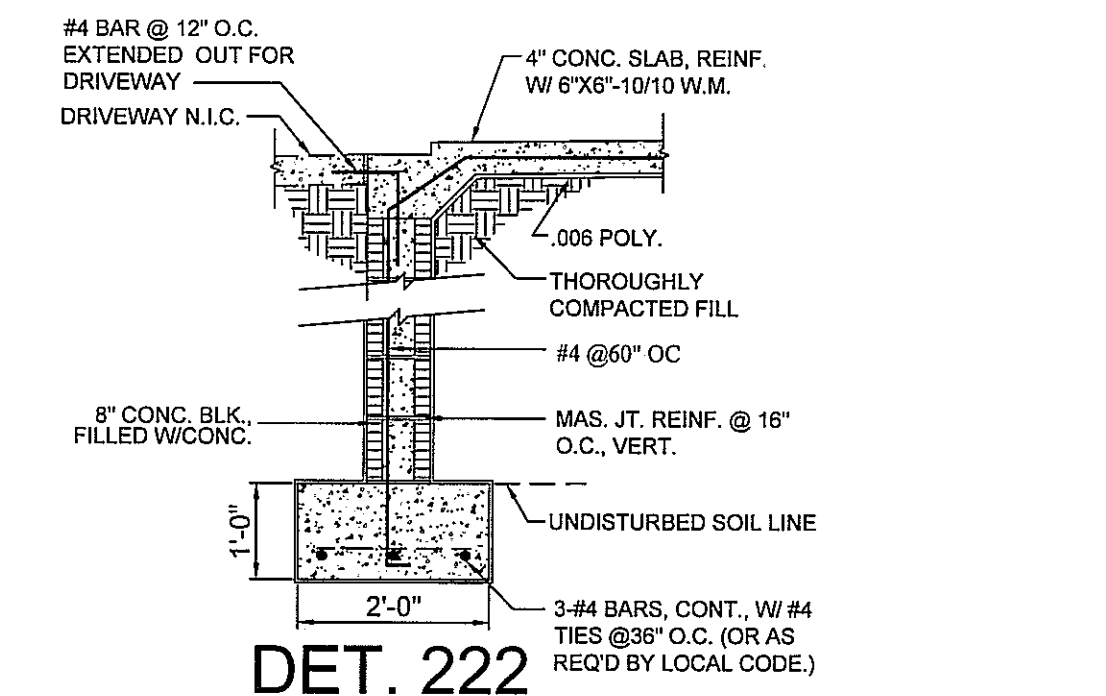
SCALE: ===== 1/4" = 1'-0"



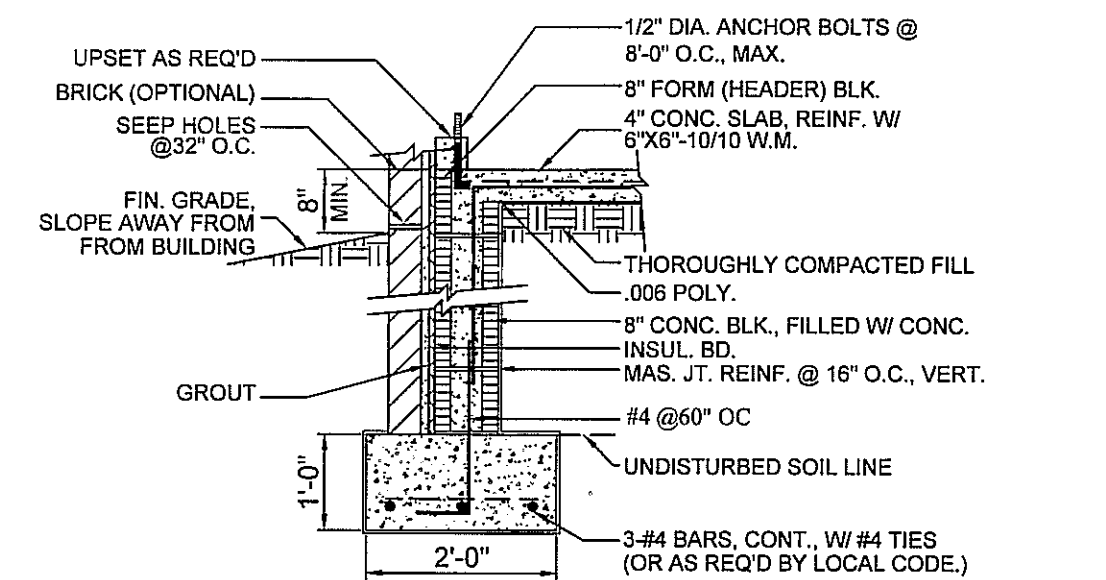
DET. 225



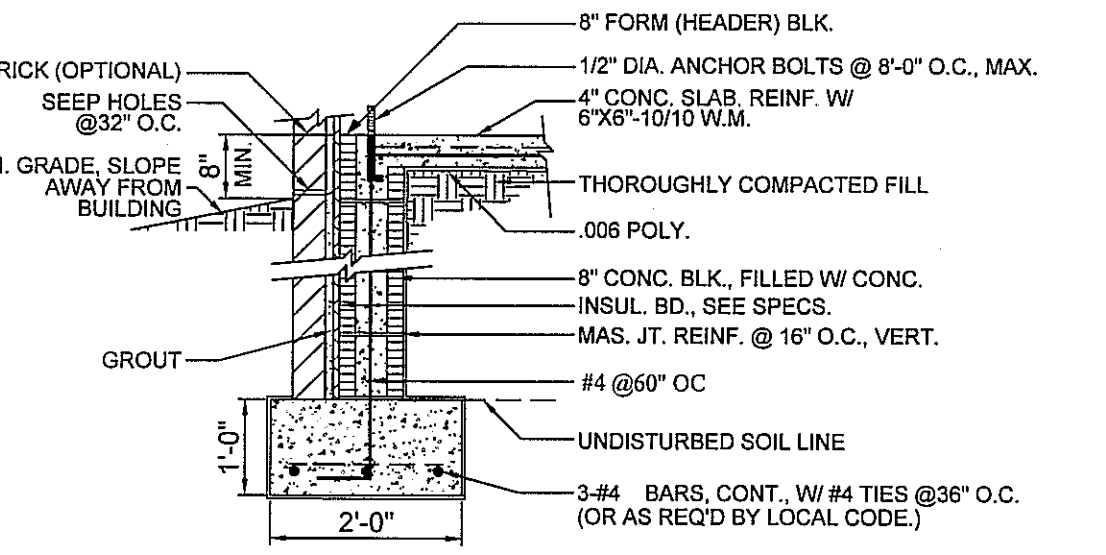
DET. 224



DET. 222



DET. 221



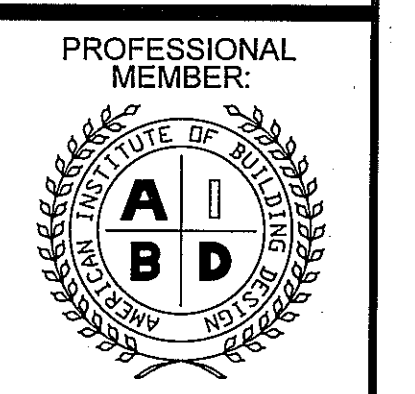
DET. 220

# 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
CHAINBLOCK FOUNDATION	
SHEET NUMBER	

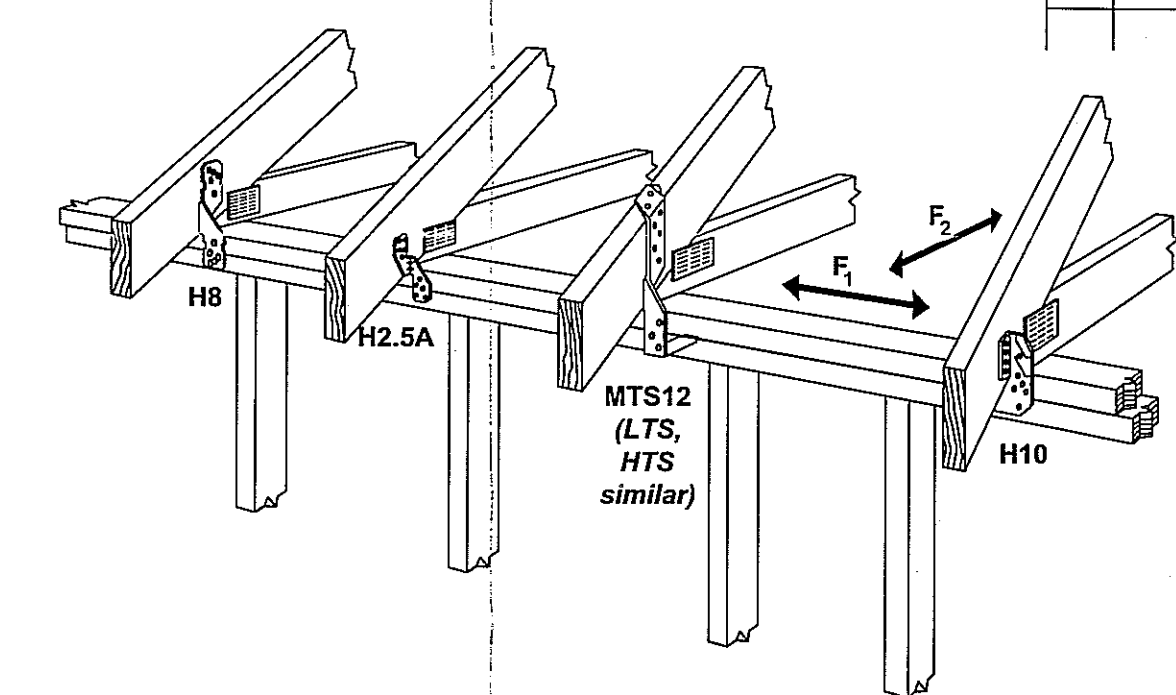
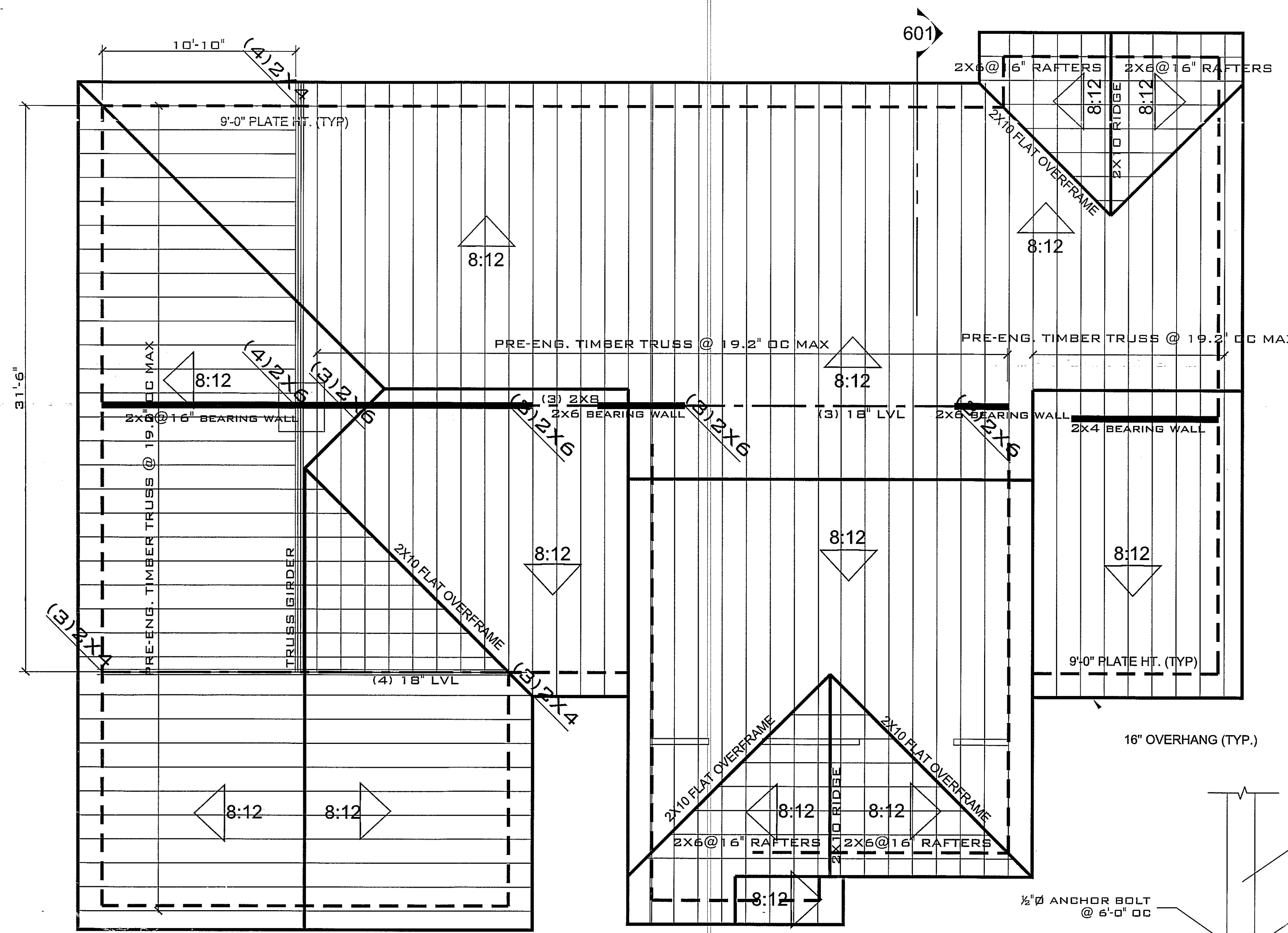
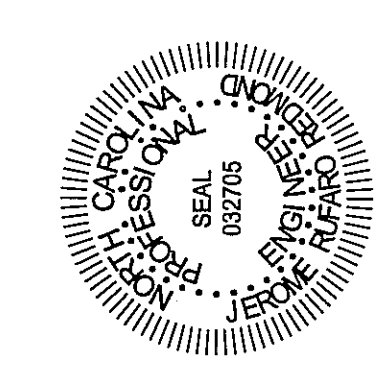
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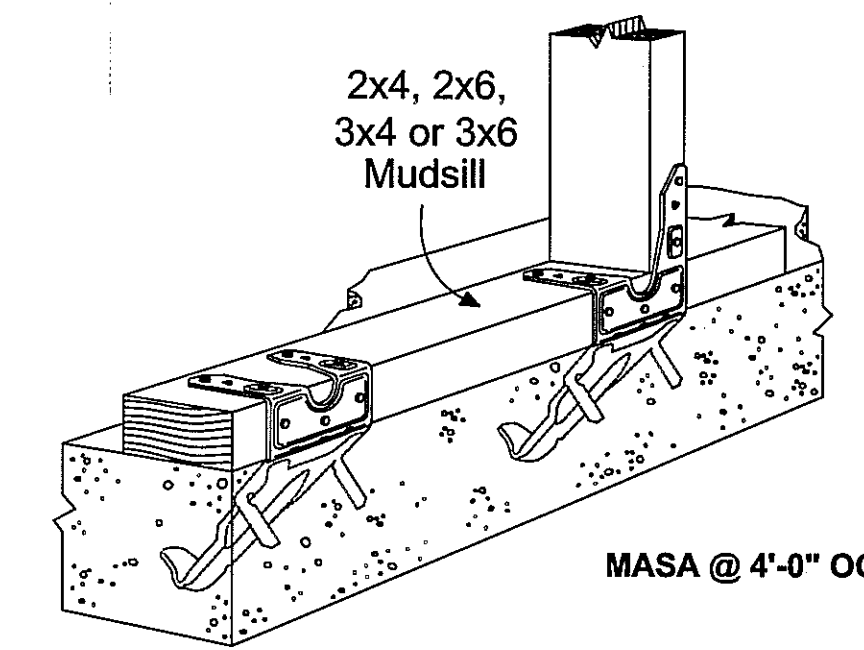
MARK	DATE	REVISION

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND MATERIALS BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL CHANGES MADE TO THE ORIGINAL DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

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**D30 HURRICANE TIE OPTIONS**  
 DET NOTE: FASTENING SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS

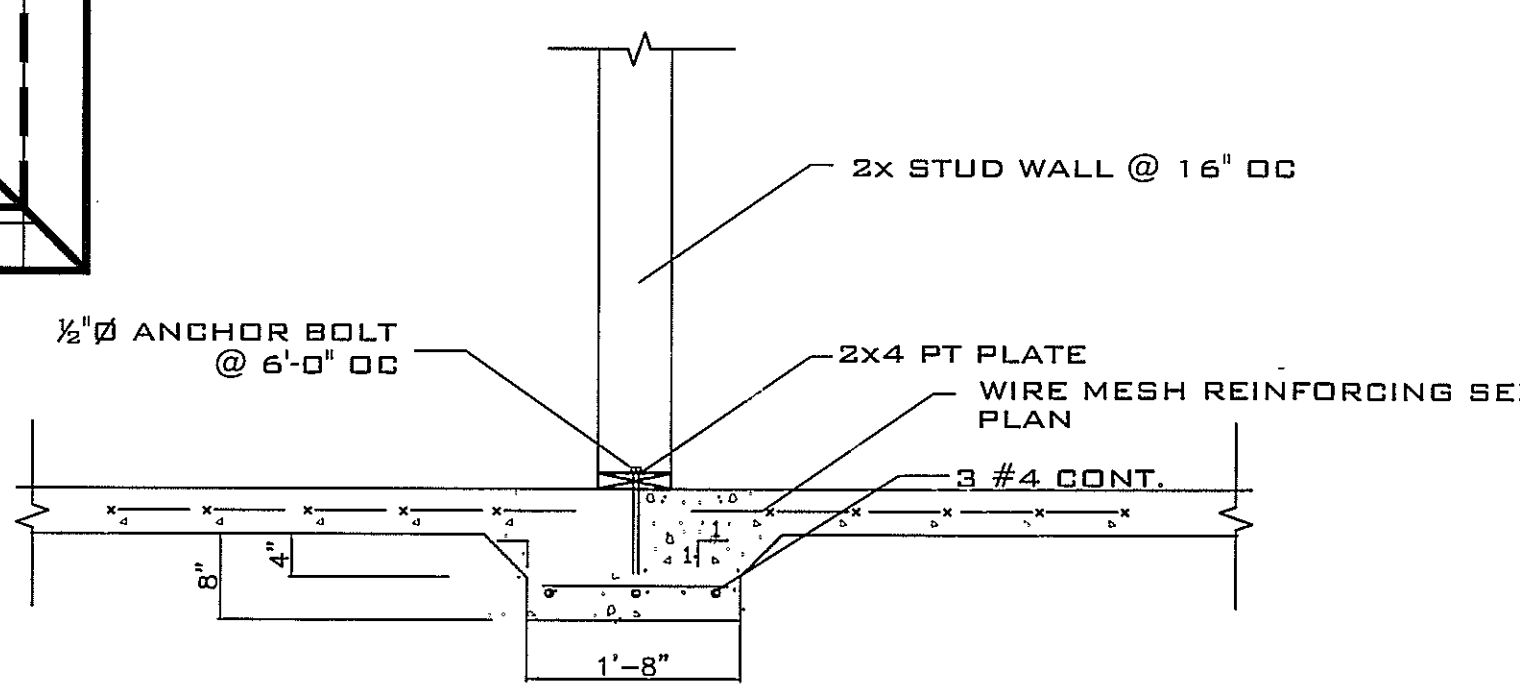


**D32 ANCHORAGE - ALTERNATIVE**  
 DET NOTE: FASTENING SCHEDULE PER MANUFACTURER'S RECOMMENDATIONS

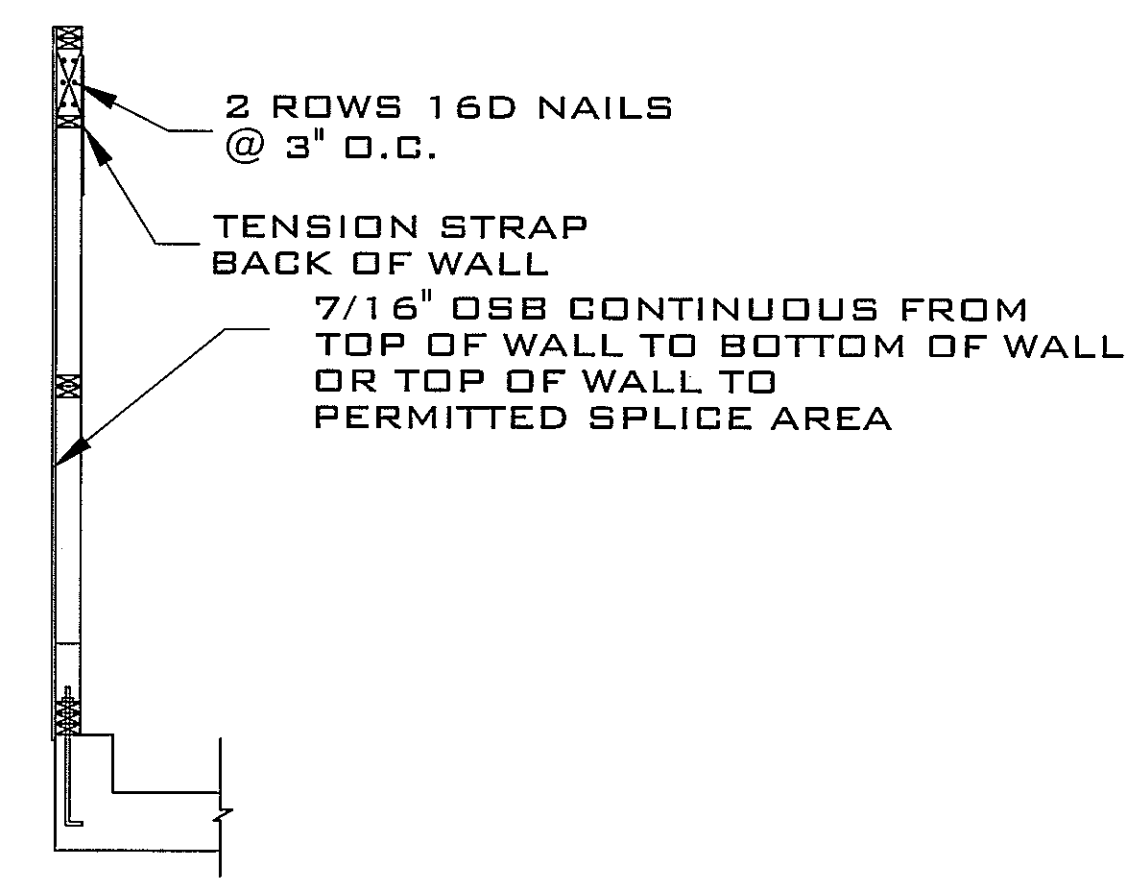
**ROOF FRAMING PLAN**

- 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-42

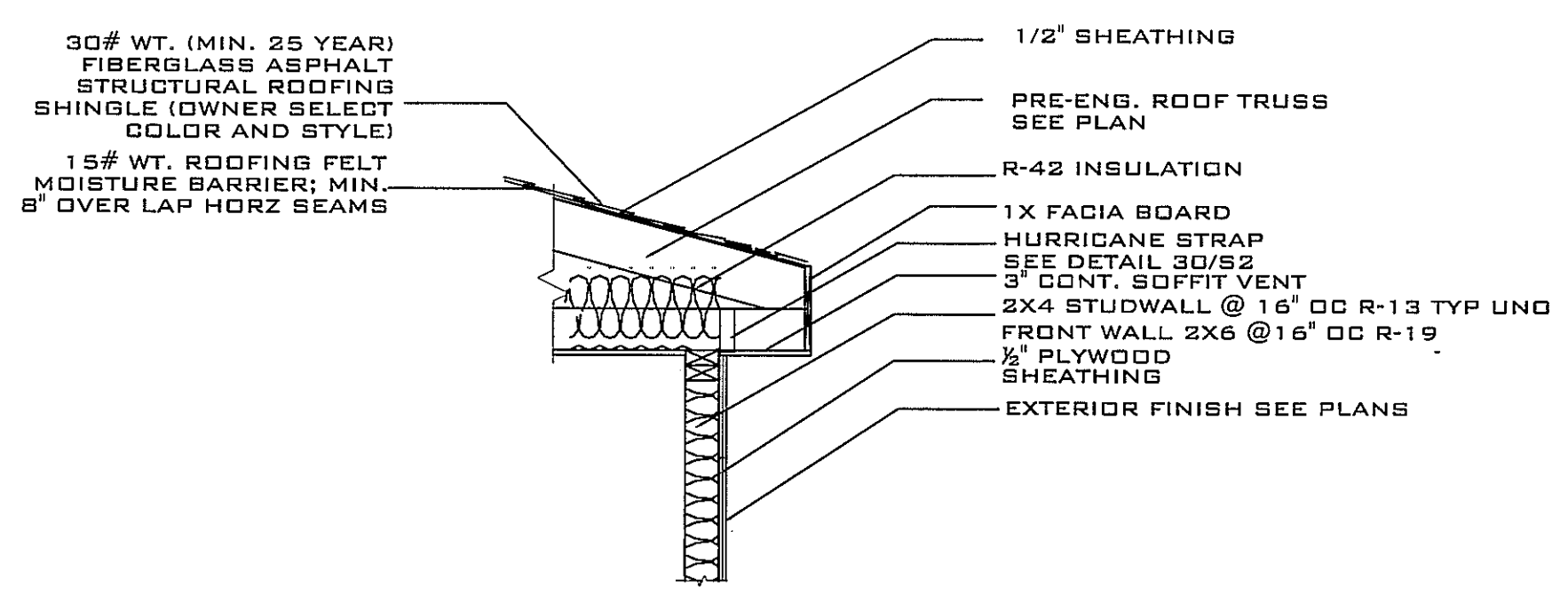
- TIMBER TRUSS**  
 1. TRUSS FABRICATOR TO VERIFY FIELD DIMENSIONS WITH GENERAL CONTRACTOR.  
 2. ALL TIMBER TRUSSES SHALL BE DESIGNED FOR:  
 110 MPH WIND SPEED  
 TOP CHORD LL = 30 PSF  
 TOP CHORD DL = 10 PSF  
 BOT CHORD LL = 20 PSF (GENERAL ATTIC)  
 BOT CHORD DL = 15 PSF  
 NET UPLIFT = 25 PSF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



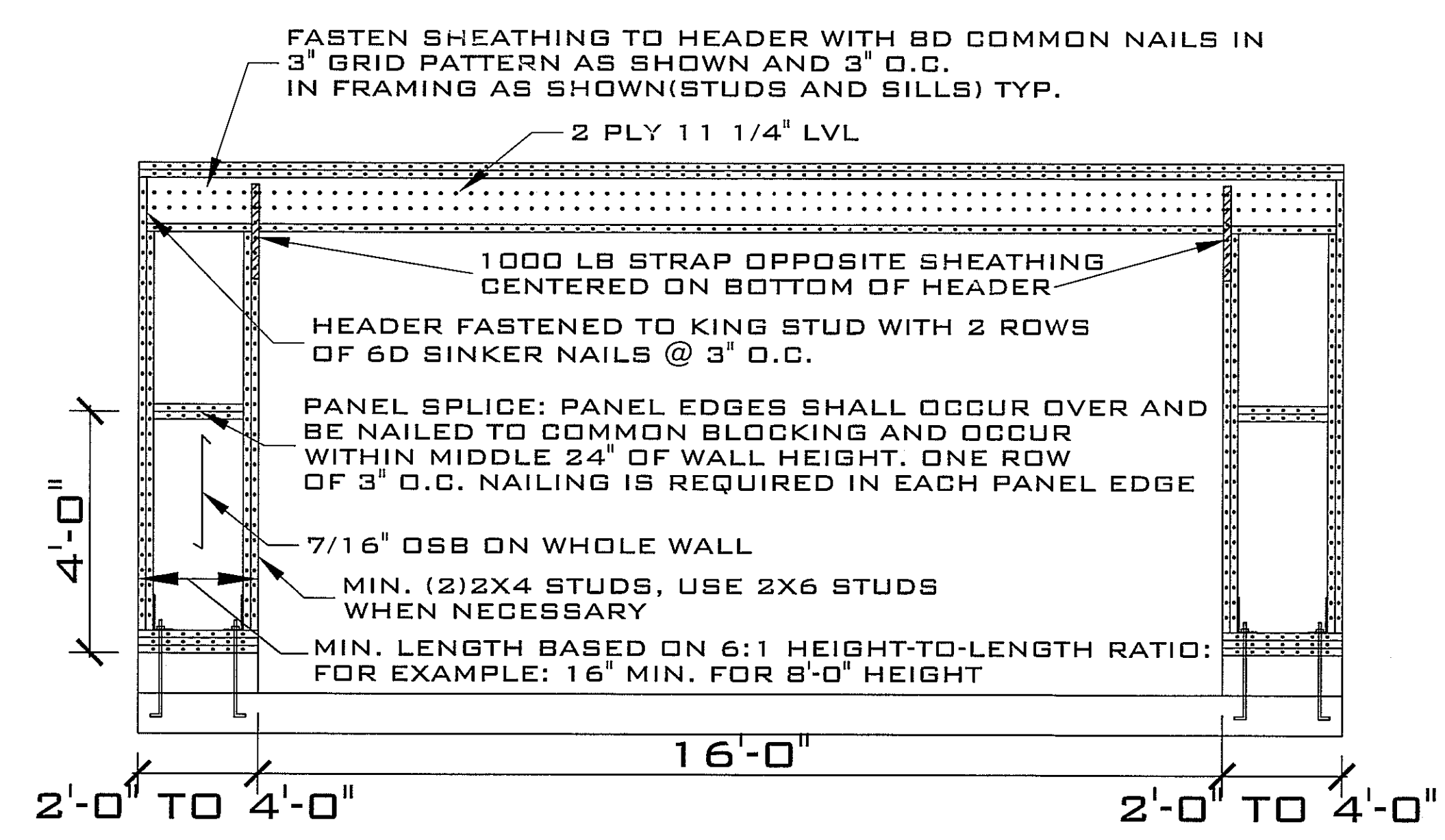
**203 THICKENED SLAB**  
 S1 SCALE: NTS



**SIDE ELEVATION**



**3 ROOF @ BEARING WALL DETAIL**  
 S2 SCALE: NTS



**GARAGE PORTAL FRAME DETAIL**

**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	SHEET
02019173A	<b>S3</b>