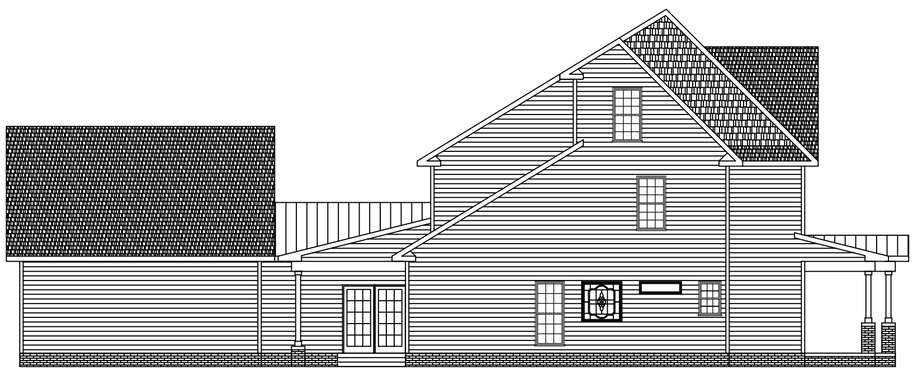
Front Elevation



Left Side Elevation

Right Side Elevation

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

10/25/2021

Harnett COUNTY NORTH CAROLINA

See notes

Regency Construction
PO Box 25640 - Fayetteville, NC 28314
Ph: 910-424-0455 Fax: 910-826-9022

GENERAL NOTES:

REVISION	DATE	DESCRIPTION

Lawrence Residence

Floor Plan

DRAWN BY:

CHECKED BY:

DATE: 6/1/2021

SCALE3/16" = 1'-0"

FILE :

SHEET NUMBER

RC-1

1 OF 7

Rear Elevation

Regency Construction
PO Box 25640 - Fayetteville, NC 28314
Ph: 910-424-0455 Fax: 910-826-9022

GENERAL NOTES:

REVISION	DATE	DESCRIPTION

Lawrence Residence

Floor Plan

DRAWN BY:

CHECKED BY:

DATE: 6/1/2021

SCALE3/16" = 1'-0"

FILE :

SHEET NUMBER

RC-2

2 OF 7

R403.1 General
All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332. Discontinuous footings shall be permitted to be constructed in accordance with ACI 332-04 for concrete foundation walls and Appendix Q for masonry foundation walls.

TABLE R403.1
MINIMUM WIDTH OF CONCRETE OR MASONRY FOOTINGS
(inches)a

	LOAD-BEARING VALUE OF SOIL (psf)			
	1,500	2,000	3,000	4,000
Conventional light-frame construction				
1-Story	12b	12b	12	12
2-Story	15b	12b	12	12
3-Story	23	17	12	12
4-inch brick veneer over light frame or 8-inch hollow concrete masonry				
1-Story	12b	12b	12	12
2-Story	15b	15b	12	12
3-Story	32	24	16	12
8-inch solid or fully grouted masonry				
1-Story	16	12	12	12
2-Story	29	21	14	12
3-Story	42	32	21	16

For SI: 1 inch = 25.4 mm, 1 pound per square foot = 0.0479kPa.

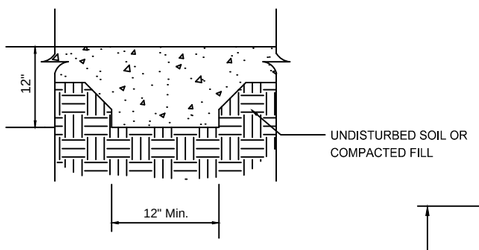
a. Where minimum footing width is 12 inches, use of a single wythe of solid or fully grouted 12-inch nominal concrete masonry units is permitted.
b. A minimum footing width of 12 inches is acceptable for monolithic slab foundations

R403.1.1 Minimum Size
Minimum sizes for concrete and masonry footings shall be as set forth in Table R403.1 and Figure R403.1(1). The footing width, W, shall be based on the load-bearing value of the soil in accordance with Table R401.4.1. Spread footings shall be at least 6 inches (152 mm) in thickness, T. Footing projections, P, shall be at least 2 inches (51 mm) and shall not exceed the thickness of the footing. The size of footings supporting piers and columns shall be based on the tributary load and allowable soil pressure in accordance with Table R401.4.1. Footings for wood foundations shall be in accordance with the details set forth in Section R403.2, and Figures R403.1(2) and R403.1(3).

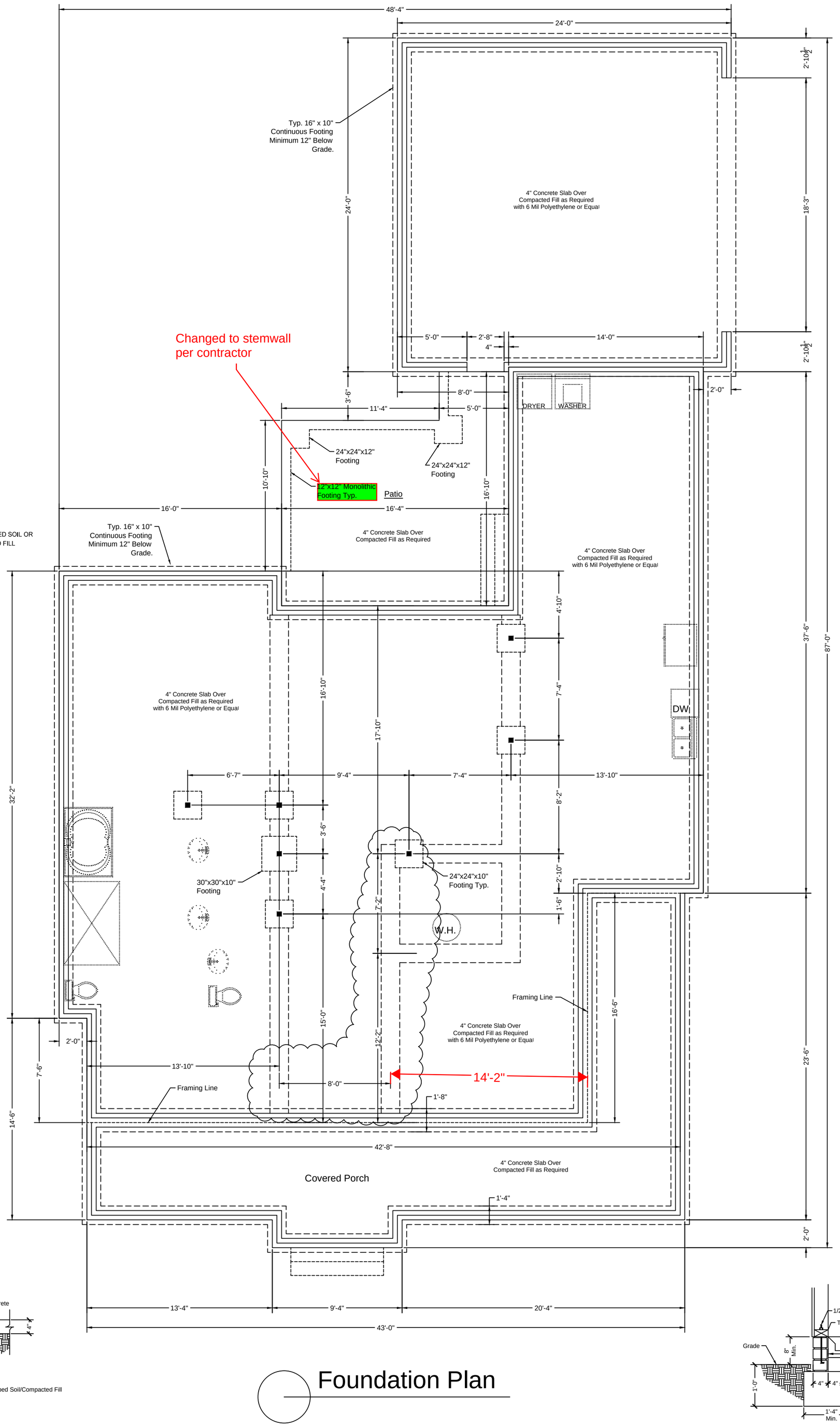
R403.1.4 Minimum Depth
All exterior footings and foundation systems shall extend below the frost line specified in Table R301.2(1). In no case shall the bottom of the exterior footings be less than 12 inches below the finished grade.

Exception: Frost protected footings constructed in accordance with Section R403.3 and footings and foundations erected on solid rock shall not be required to extend below the frost line.

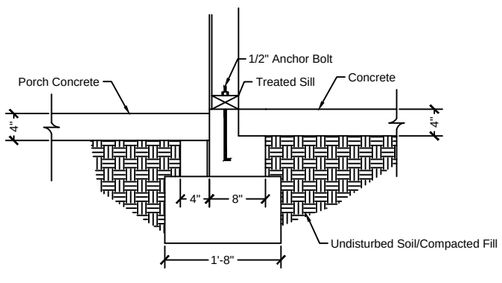
R403.1.5 Slope
The top surface of footings shall be level (1/2 inch in 10 feet) or shall be brought level, under the width of the wall, with masonry units with full mortar joints. The bottom surface of footings may have a slope not exceeding one unit vertical in 10 units horizontal (10-percent slope). Footings shall be stepped where it is necessary to change the elevation of the top surface of the footings or where the slope of the bottom surface of the footings will exceed one unit vertical in ten units horizontal (10-percent slope).



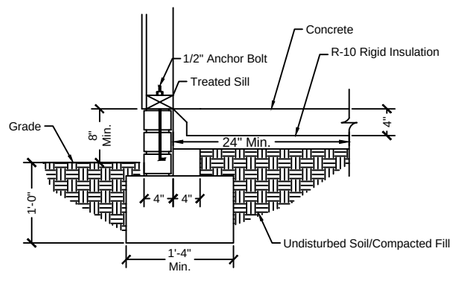
Typical Interior Bearing Wall Footing @ Slab Foundation



Foundation Plan



Porch to House Foundation Section



Raise Slab Foundation Typical Section

SHEET NUMBER
RC-3
3 OF 7

Lawrence Residence

DRAWN BY:
CHECKED BY:
FILE :

Floor Plan
DATE: 4/1/2021
SCALE3/16" = 1'-0"

GENERAL NOTES:

REVISION	DATE	DESCRIPTION
R1	10/14/2021	Add Bearing Wall Footings
R2	10/20/2021	Revise Footing Location

Regency Construction
PO Box 25640 - Fayetteville, NC 28314
Ph: 910-424-0455 Fax: 910-826-9022

	MSH422	USP	10	Varies	10d/3"	10d/3"

LVL BY COMTECH

PlotID	Length	Product	Plies	Net Qty
DB1	13' 0"	1.75 X 9.25 Kerto-S LVL 2.0E	2	2
GDH	24' 0"	1.75 X 16 Kerto-S LVL 2.0E	2	2
FB3	17' 0"	1.75 X 16 Kerto-S LVL 2.0E	2	2
FB1	16' 0"	1.75 X 16 Kerto-S LVL 2.0E	3	3
FB2	14' 0"	1.75 X 16 Kerto-S LVL 2.0E	3	3

Truss Placement Plan
SCALE: NTS

= Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do NOT Erect Truss Backwards

comtech
ROOF & FLOOR TRUSSES & BEAMS
Reilly Road Industrial Park
Fayetteville, N.C. 28309
Phone: (910) 864-8787
Fax: (910) 864-4444

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY.
These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design sheets for each truss design identified on the placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSI-B1 and BCSI-B3 provided with the truss delivery package or online @ sbcindustry.com

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

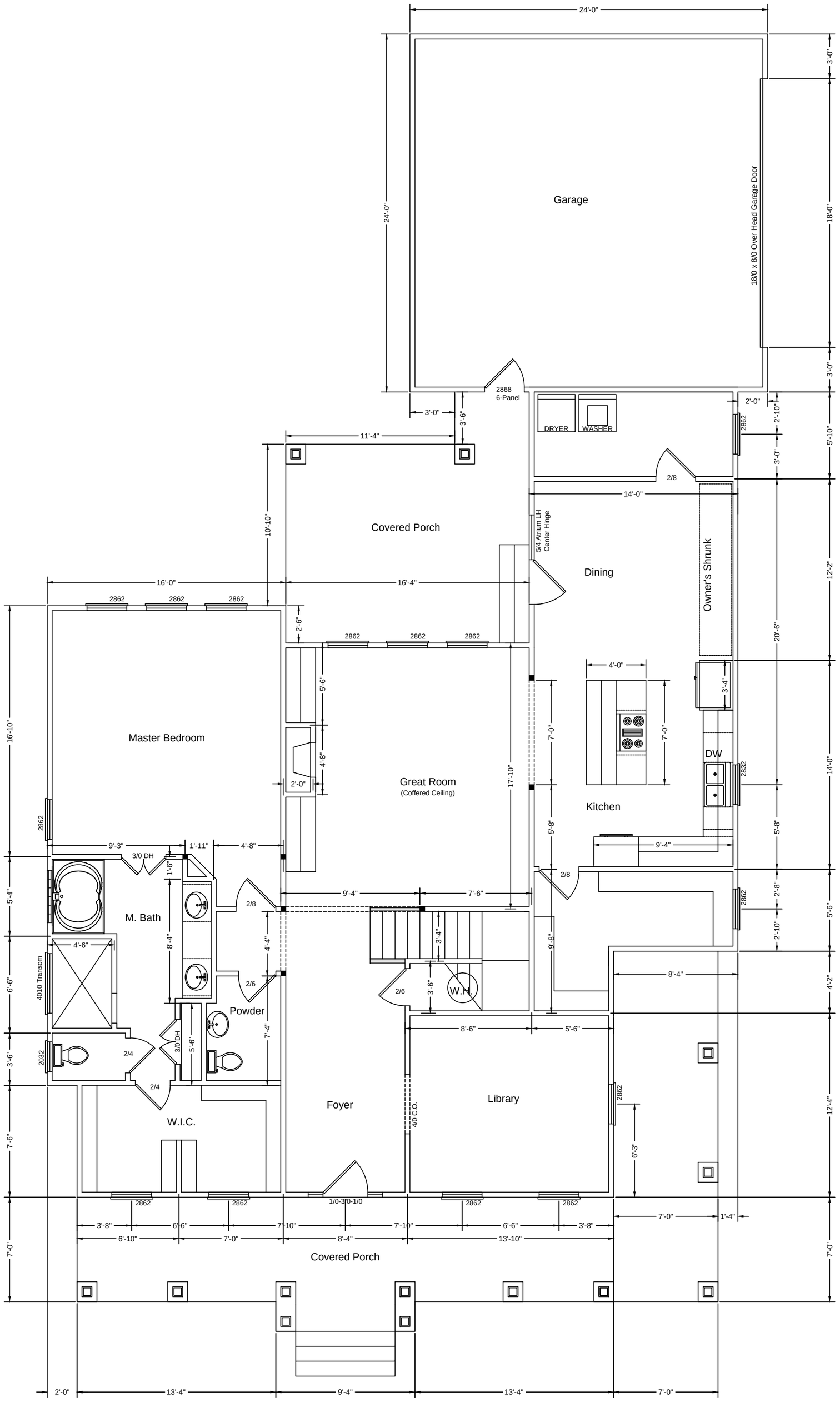
Signature Bob Lewis

Bob Lewis

BUILDER	REGENCY HOMES	CITY / CO.	Site Address - City / HARNETT
JOB NAME	LAWRENCE HOME	ADDRESS	HWY 27
PLAN	LAWRENCE RESIDENCE	MODEL	ROOF
SEAL DATE	NONE	DATE REV.	04/08/21
QUOTE #	Quote #	DRAWN BY	Bob Lewis
JOB #	J0421-2307	SALES REP.	Scot Duncan

LOAD CHART FOR JACK STUDS
(BASED ON TABLES R502.5(1) & (b))
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (UP TO)	REQ'D STUDS FOR (2) PLY HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (3) PLY HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (4) PLY HEADER
1700	1	2550	1	3400	1
3400	2	5100	2	6800	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13600	8				
15300	9				



SQUARE FOOTAGE	
HEATED:	
First Floor	1850 Sqft
Second Floor	1348 Sqft
Bonus	417 Sqft
Total	3615 Sqft
UNHEATED:	
Garage	576 Sqft
Front Porch	435 Sqft
Rear Porch	235 Sqft
Total	1246 Sqft

First Floor Plan

SHEET NUMBER
RC-4
4 OF 7

Lawrence Residence

DRAWN BY: Floor Plan

CHECKED BY: DATE: 4/1/2021

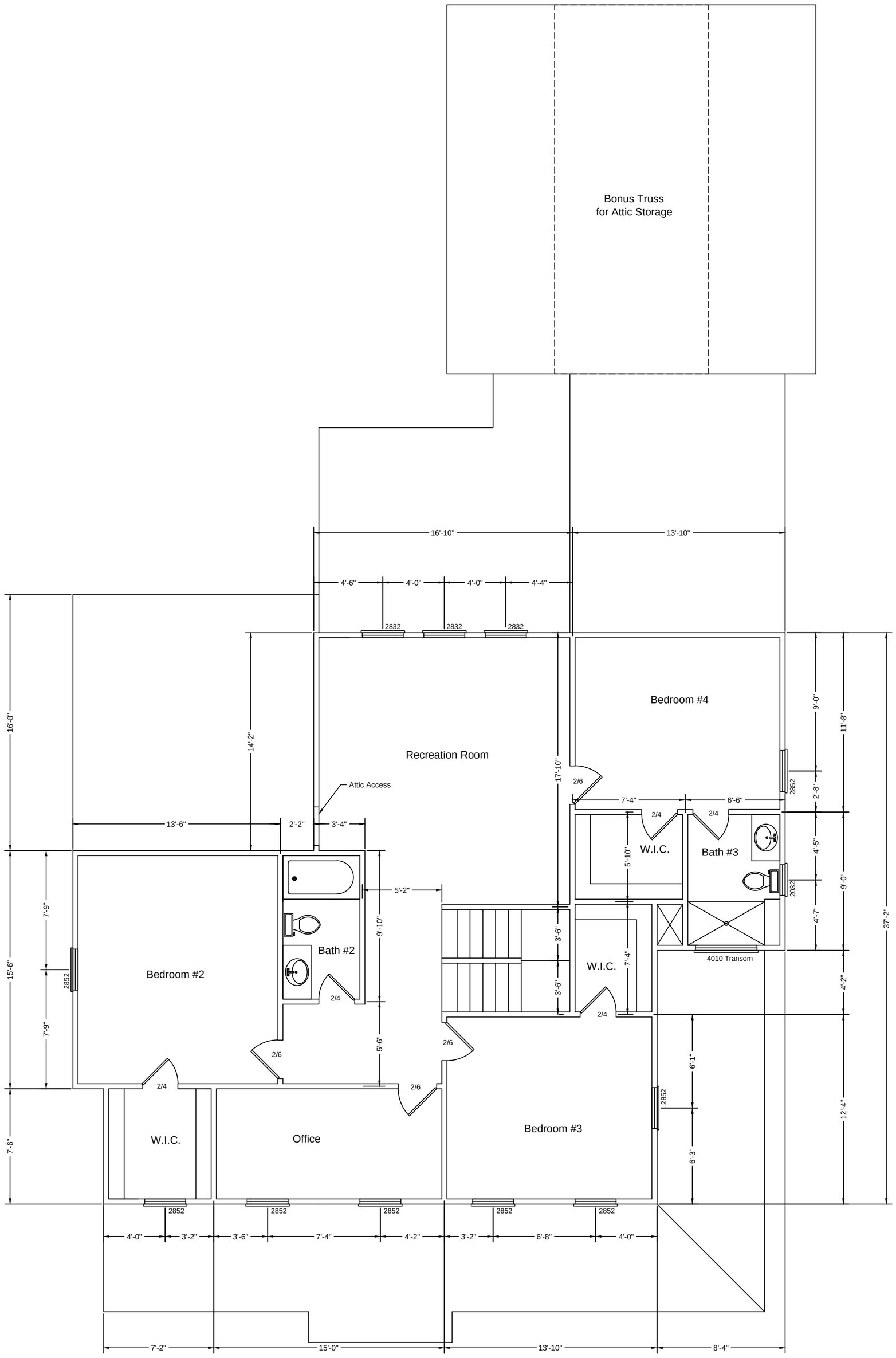
SCALE3/16" = 1'-0"

FILE :

GENERAL NOTES:

REVISION	DATE	DESCRIPTION

Regency Construction
PO Box 25640 - Fayetteville, NC 28314
Ph: 910-424-0455 Fax: 910-826-9022



Second Floor Plan

SHEET NUMBER
RC-5
5 OF 7

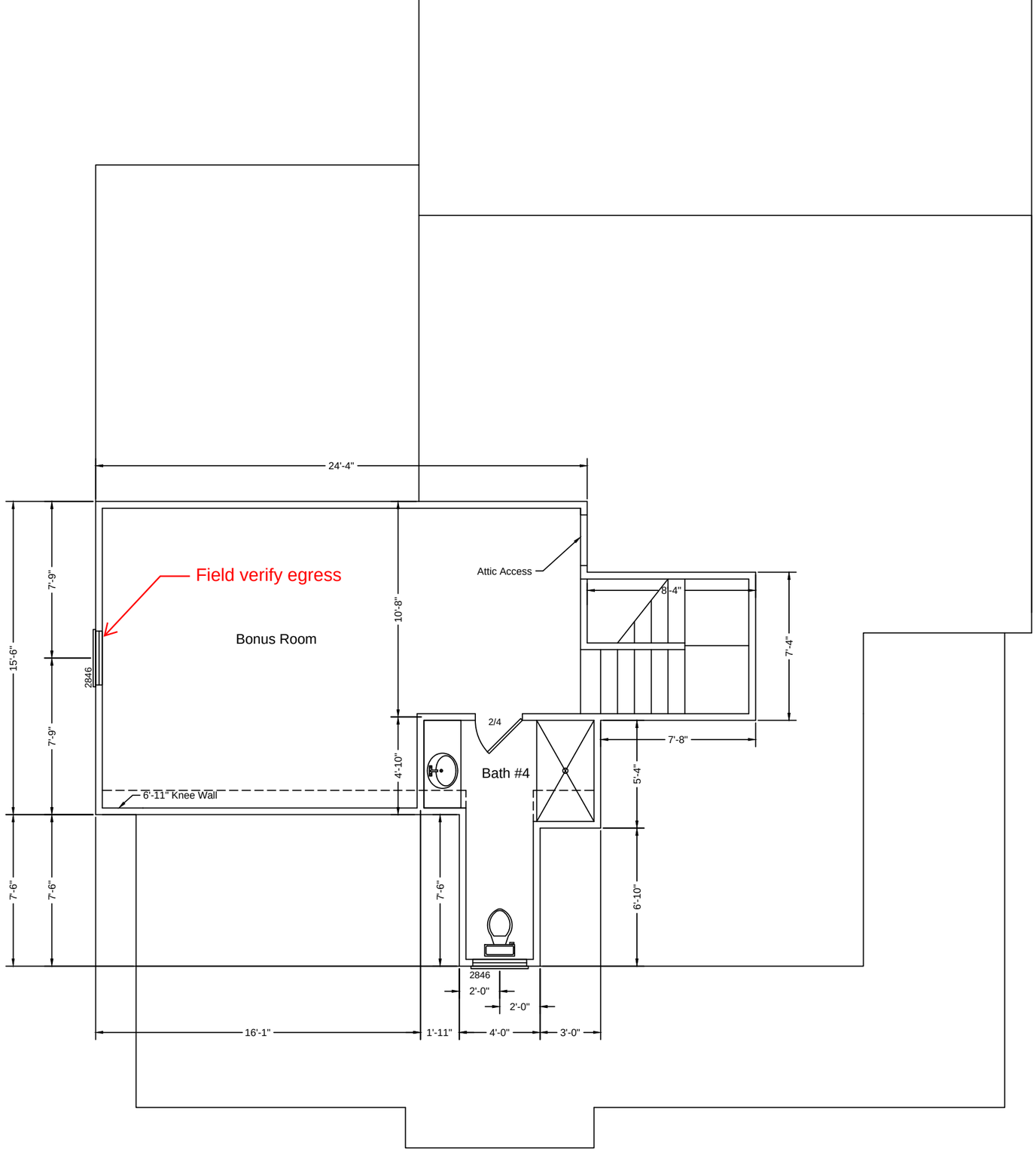
Lawrence Residence

DRAWN BY:
Floor Plan
CHECKED BY:
DATE: 4/1/2021
SCALE3/16" = 1'-0"
FILE :

GENERAL NOTES:

REVISION	DATE	DESCRIPTION

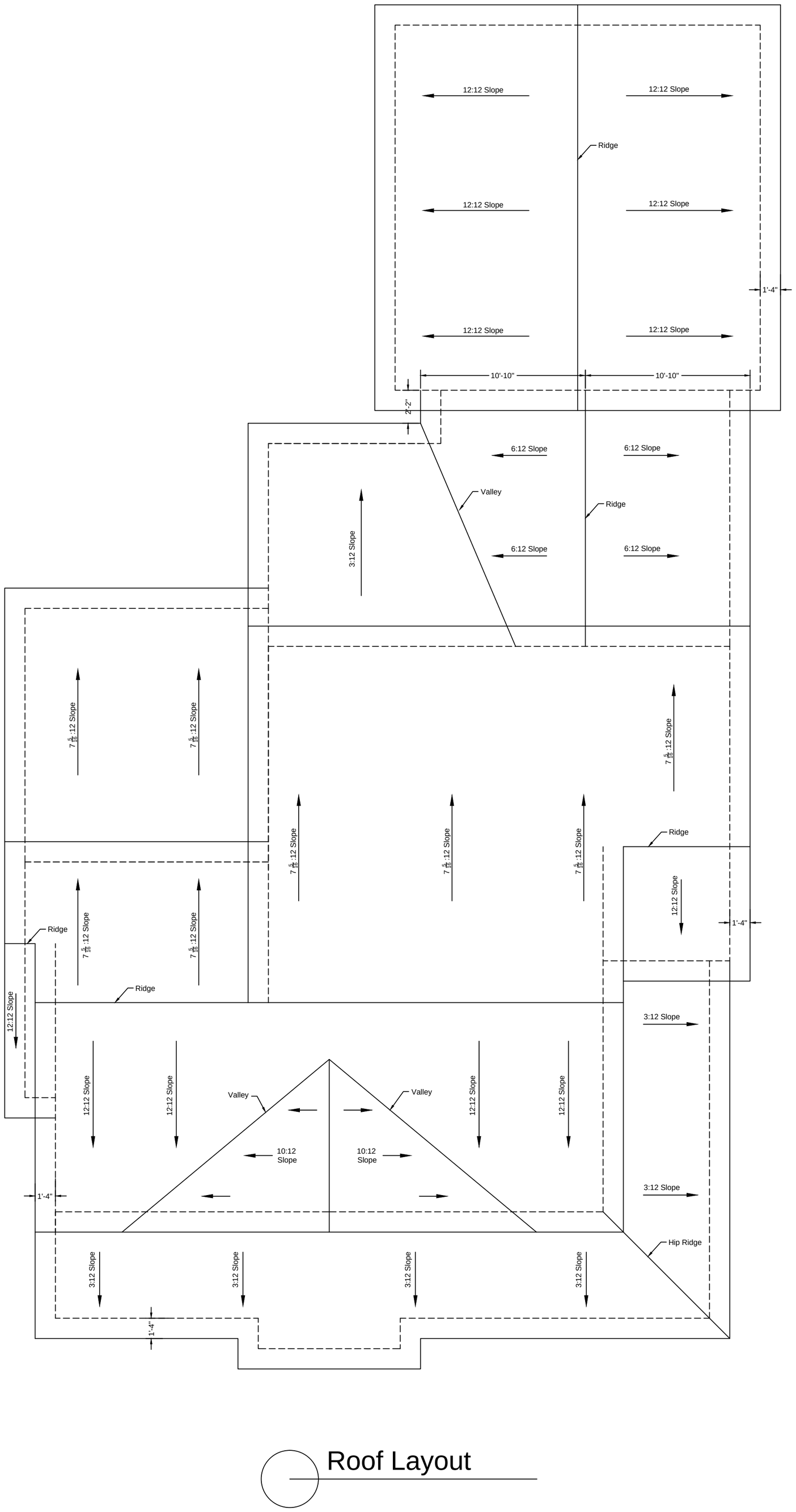
Regency Construction
PO Box 25640 - Fayetteville, NC 28314
Ph: 910-424-0455 Fax: 910-826-9022



Third Floor Plan

SHEET NUMBER RC-6 6 OF 7	REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITH OUT THE EXPRESSED CONSENT OF REGENCY CONSTRUCTION	Lawrence Residence		GENERAL NOTES:	
		DRAWN BY:	Floor Plan	REVISION / DATE / DESCRIPTION	
		CHECKED BY:	DATE: 4/1/2021		
			SCALE3/16" = 1'-0"		
		FILE :			

Regency Construction
PO Box 25640 - Fayetteville, NC 28314
Ph: 910-424-0455 Fax: 910-826-9022



Roof Layout

SHEET NUMBER
RC-7
7 OF 7

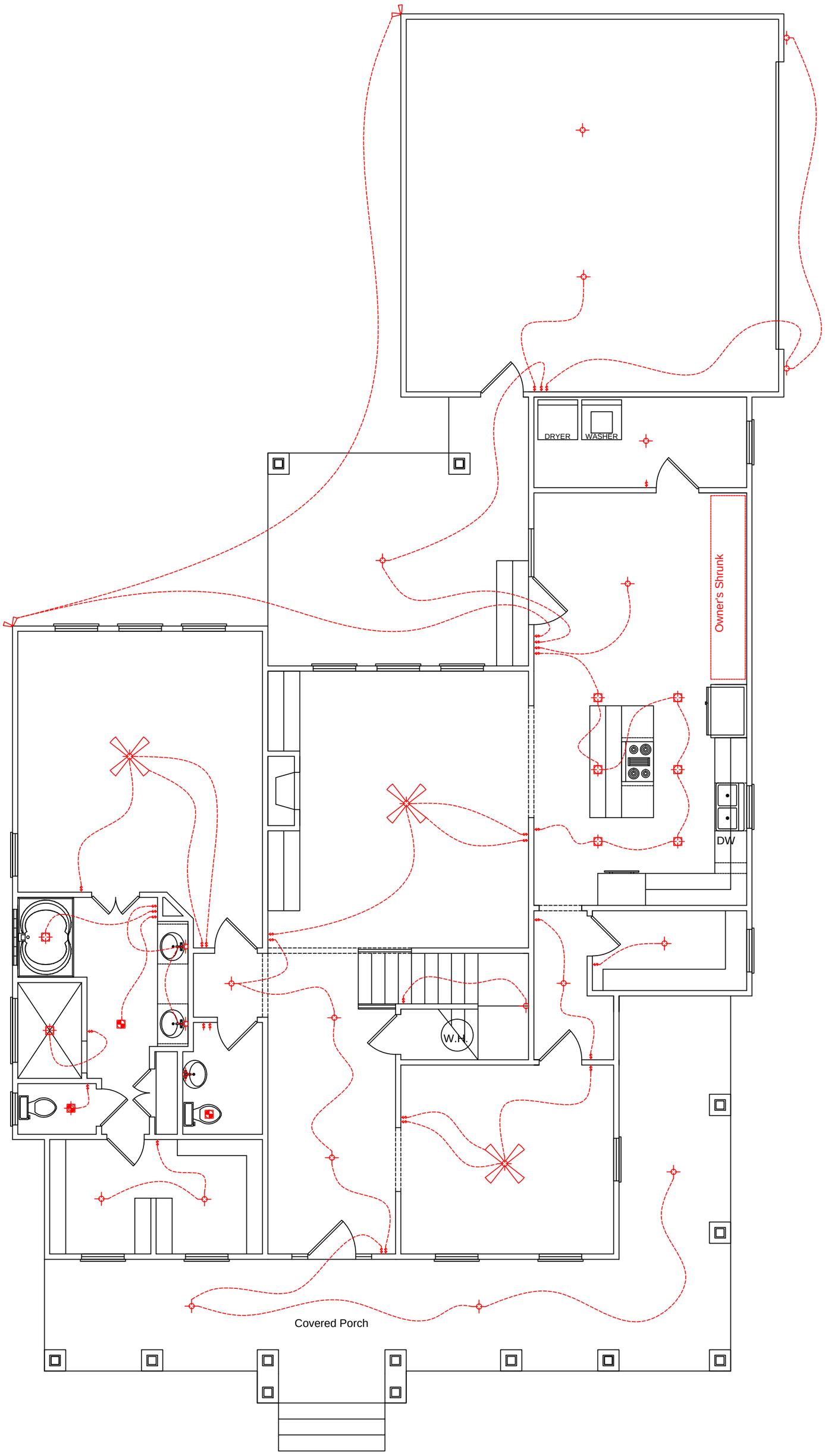
Lawrence Residence

DRAWN BY:	Floor Plan
CHECKED BY:	DATE: 4/1/2021
	SCALE3/16" = 1'-0"
FILE :	

GENERAL NOTES:

REVISION	DATE	DESCRIPTION

Regency Construction
PO Box 25640 - Fayetteville, NC 28314
Ph: 910-424-0455 Fax: 910-826-9022



First Floor Electrical

SHEET NUMBER
RC-8
8 OF 10

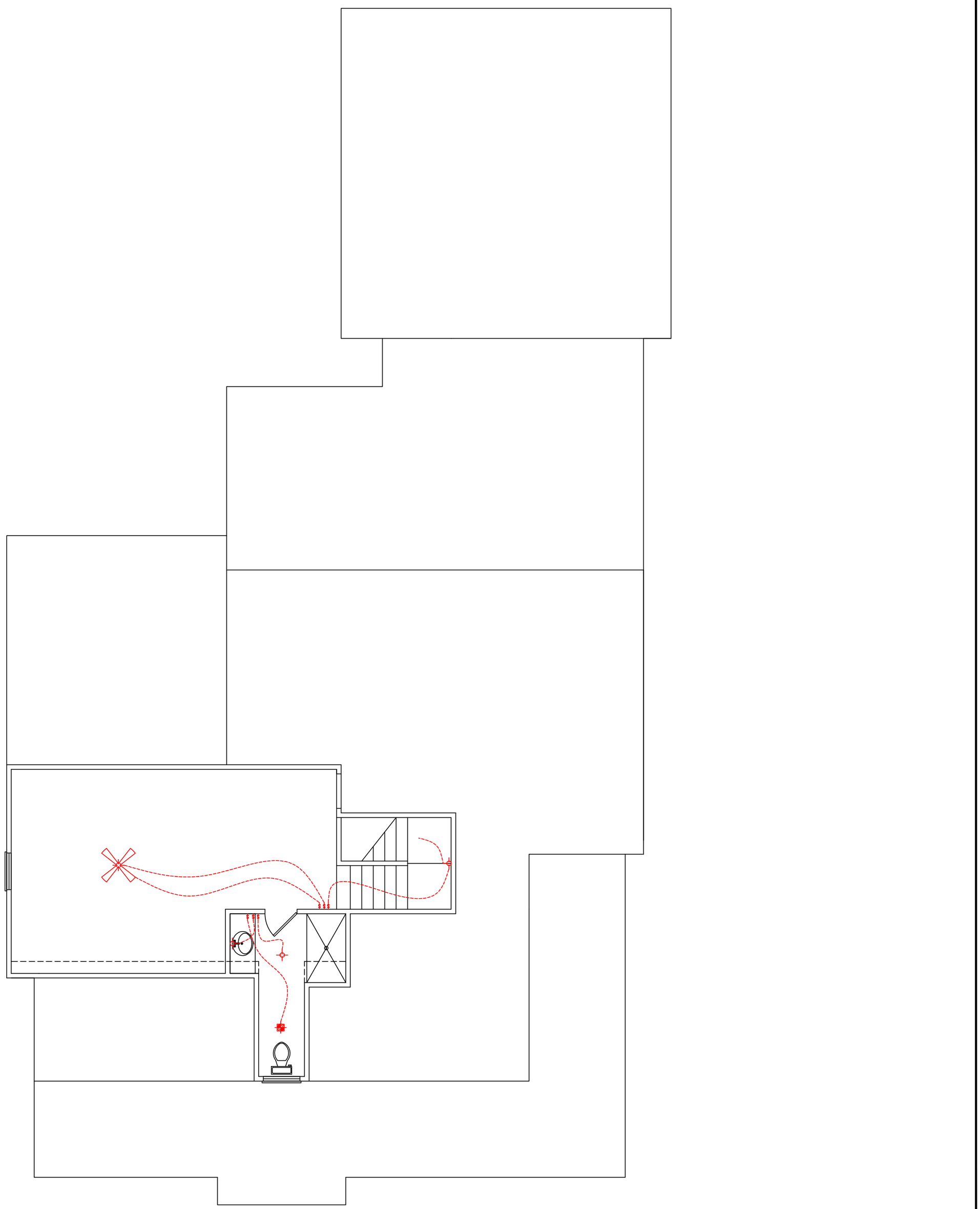
Lawrence Residence

DRAWN BY:	Floor Plan	
CHECKED BY:	DATE: 6/1/2021	
	SCALE3/16" = 1'-0"	
FILE :		

GENERAL NOTES:

REVISION	DATE	DESCRIPTION

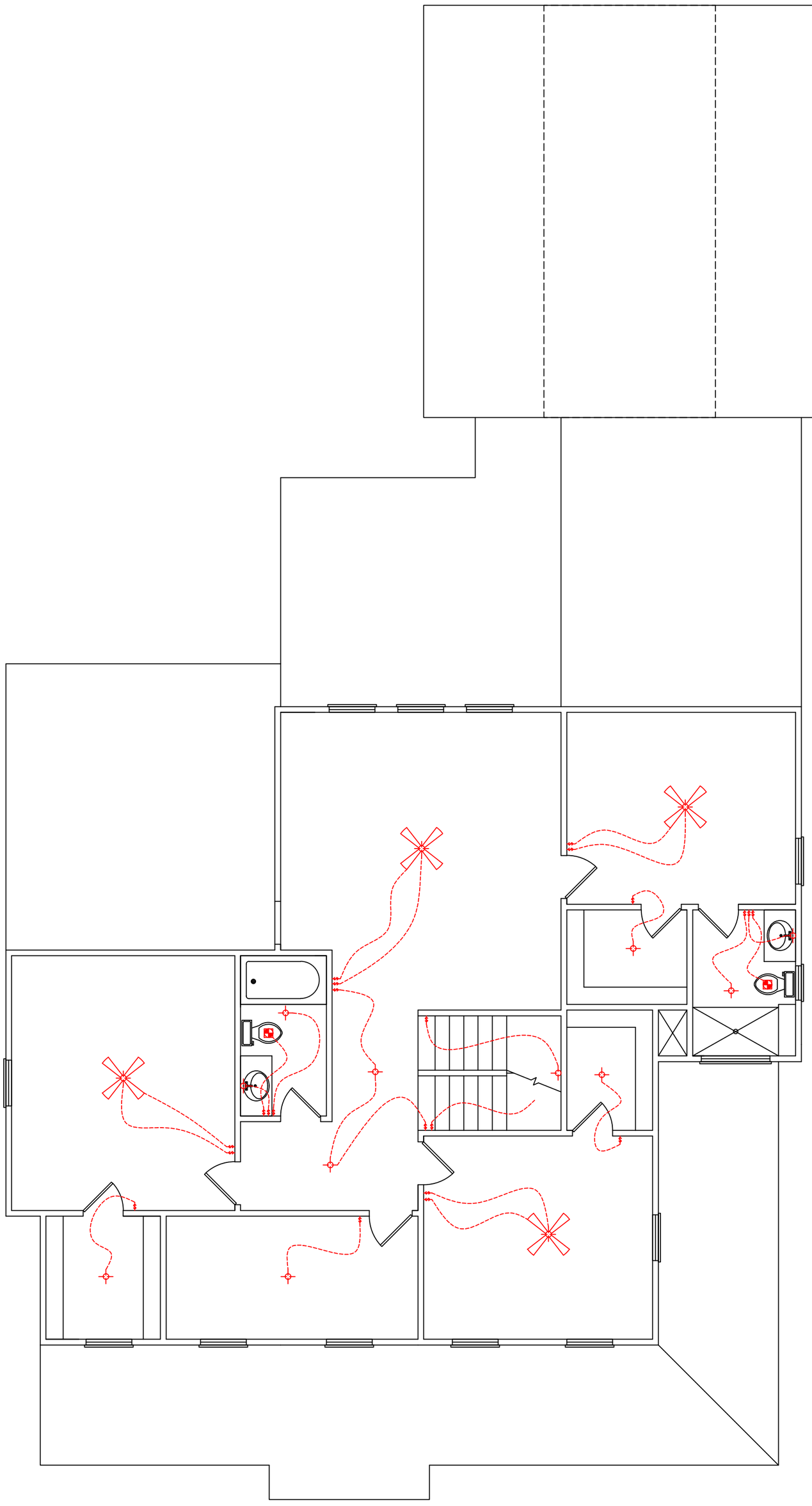
Regency Construction
PO Box 25640 - Fayetteville, NC 28314
Ph: 910-424-0455 Fax: 910-826-9022



Third Floor Electrical

SHEET NUMBER RC-10 10 OF 10	REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITH OUT THE EXPRESSED CONSENT OF REGENCY CONSTRUCTION	Lawrence Residence		GENERAL NOTES:	
		DRAWN BY:	Floor Plan	REVISION / DATE / DESCRIPTION	
		CHECKED BY:	DATE: 6/1/2021		
			SCALE3/16" = 1'-0"		
		FILE :			

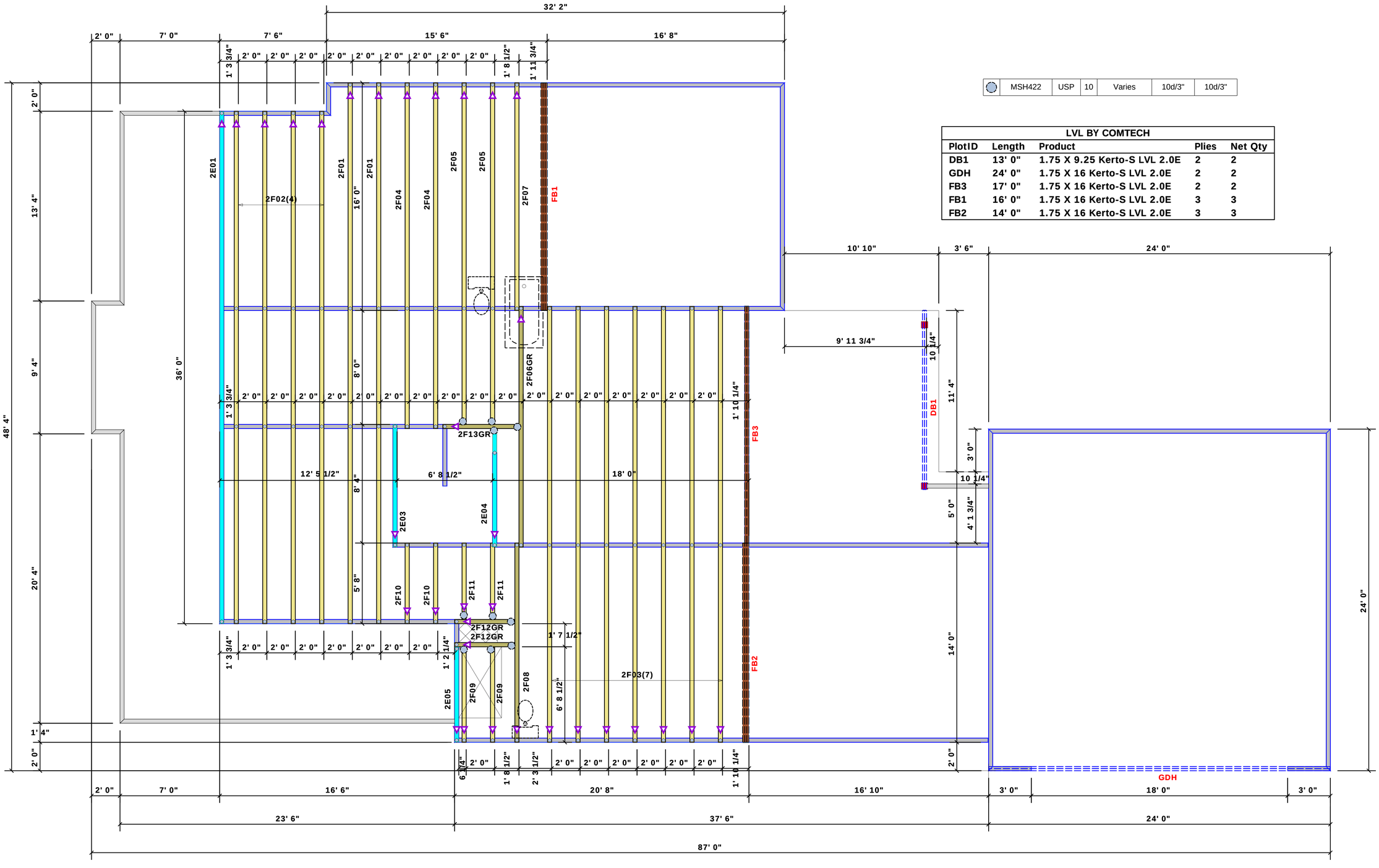
Regency Construction
PO Box 25640 - Fayetteville, NC 28314
Ph: 910-424-0455 Fax: 910-826-9022



Second Floor Electrical

SHEET NUMBER RC-9 9 OF 10	REPRODUCTION OF THIS DOCUMENT IS NOT PERMITTED WITH OUT THE EXPRESSED CONSENT OF REGENCY CONSTRUCTION	Lawrence Residence		GENERAL NOTES:			
		DRAWN BY:	Floor Plan	REVISION	DATE	DESCRIPTION	
		CHECKED BY:	DATE: 6/1/2021				
			SCALE3/16" = 1'-0"				
		FILE :					

Regency Construction
PO Box 25640 - Fayetteville, NC 28314
Ph: 910-424-0455 Fax: 910-826-9022



	MSH422	USP	10	Varies	10d/3"	10d/3"

LVL BY COMTECH

PlotID	Length	Product	Plies	Net Qty
DB1	13' 0"	1.75 X 9.25 Kerto-S LVL 2.0E	2	2
GDH	24' 0"	1.75 X 16 Kerto-S LVL 2.0E	2	2
FB3	17' 0"	1.75 X 16 Kerto-S LVL 2.0E	2	2
FB1	16' 0"	1.75 X 16 Kerto-S LVL 2.0E	3	3
FB2	14' 0"	1.75 X 16 Kerto-S LVL 2.0E	3	3

Truss Placement Plan
SCALE: NTS

▲ = Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do NOT Erect Truss Backwards

COMTECH
ROOF & FLOOR
TRUSSES & BEAMS
Reilly Road Industrial Park
Fayetteville, N.C. 28309
Phone: (910) 864-8787
Fax: (910) 864-4444

THIS IS A TRUSS PLACEMENT DIAGRAM ONLY. These trusses are designed as individual building components to be incorporated into the building design at the specification of the building designer. See individual design drawings for the required bracing shown on this placement drawing. The building designer is responsible for temporary and permanent bracing of the roof and floor system and for the overall structure. The design of the truss support structure including headers, beams, walls, and columns is the responsibility of the building designer. For general guidance regarding bracing, consult BCSI-B1 and BCSI-B3 provided in the truss delivery package or online @ sbcindustry.com

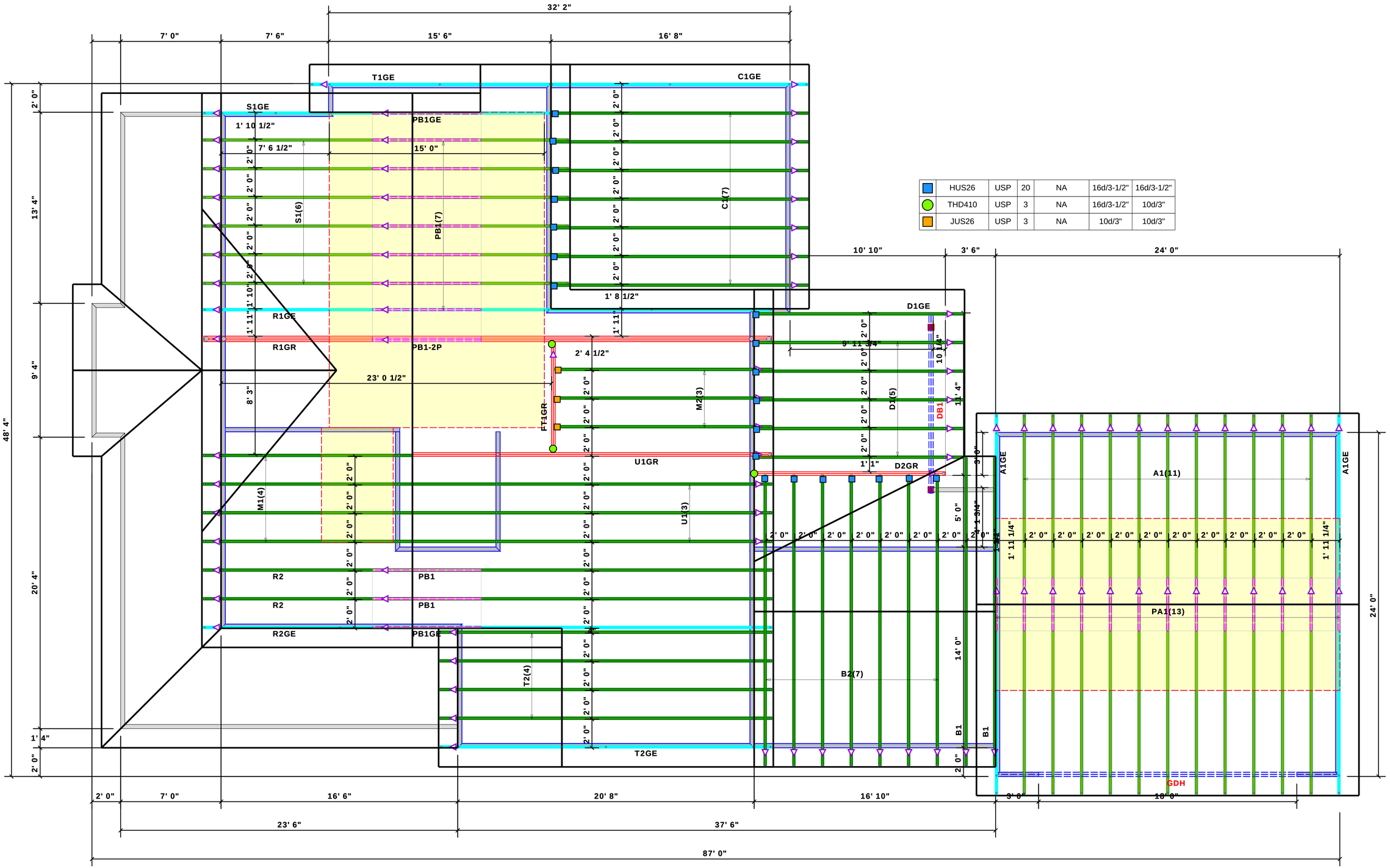
Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Tables (derived from the prescriptive Code requirements) to determine the minimum foundation support and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature Bob Lewis
Bob Lewis

BUILDER	REGENCY HOMES
JOB NAME	LAWRENCE HOME
PLAN	LAWRENCE RESIDENCE
SEAL DATE	NONE
QUOTE #	Quote #
JOB #	J0421-2307
CITY / CO.	Site Address - City / HARNETT
ADDRESS	HWY 27
MODEL	ROOF
DATE REV.	04/08/21
DRAWN BY	Bob Lewis
SALES REP.	Scot Duncan

LOAD CHART FOR JACK STUDS

ENDREACTION (LBS)	NO. OF STUDS	INTERMEDIATE REACTION (LBS)	NO. OF STUDS	ENDREACTION (LBS)	NO. OF STUDS
1700	1	2550	1	3400	1
3400	2	5100	2	6800	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13500	8				
15300	9				



	HUS26	USP	20	NA	16d/3-1/2"	16d/3-1/2"
	THD410	USP	3	NA	16d/3-1/2"	10d/3"
	JUS26	USP	3	NA	10d/3"	10d/3"

Truss Placement Plan
SCALE: NTS

= Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do NOT Erect Truss Backwards

comTECH
ROOF & FLOOR
TRUSSES & BEAMS
Reilly Road Industrial Park
Fayetteville, N.C. 28309
Phone: (910) 864-8787
Fax: (910) 864-4444

Bearing reactions less than or equal to 3000# are deemed to comply with the prescriptive Code requirements. The contractor shall refer to the attached Table L1 derived from the prescriptive Code requirements and determine the proper support foundation size and number of wood studs required to support reactions greater than 3000# but not greater than 15000#. A registered design professional shall be retained to design the support system for any reaction that exceeds those specified in the attached Tables. A registered design professional shall be retained to design the support system for all reactions that exceed 15000#.

Signature Bob Lewis

Bob Lewis

BUILDER	REGENCY HOMES
JOB NAME	LAWRENCE HOME
PLAN	LAWRENCE RESIDENCE
SEAL DATE	NONE
QUOTE #	Quote #
JOB #	J0421-2307
CITY / CO.	Site Address - City / HARNETT
ADDRESS	HWY 27
MODEL	ROOF
DATE REV.	04/08/21
DRAWN BY	Bob Lewis
SALES REP.	Scot Duncan

LOAD CHART FOR JACK STUDS

ENDREACTION (LBS)	NO. OF JACK STUDS REQUIRED AT EACH END OF HEADER OR TABLE	ENDREACTION (LBS)	NO. OF JACK STUDS REQUIRED AT EACH END OF HEADER OR TABLE	ENDREACTION (LBS)	NO. OF JACK STUDS REQUIRED AT EACH END OF HEADER OR TABLE
1700	1	2550	1	3400	1
3400	2	5100	2	6800	2
5100	3	7650	3	10200	3
6800	4	10200	4	13600	4
8500	5	12750	5	17000	5
10200	6	15300	6		
11900	7				
13500	8				
15300	9				