

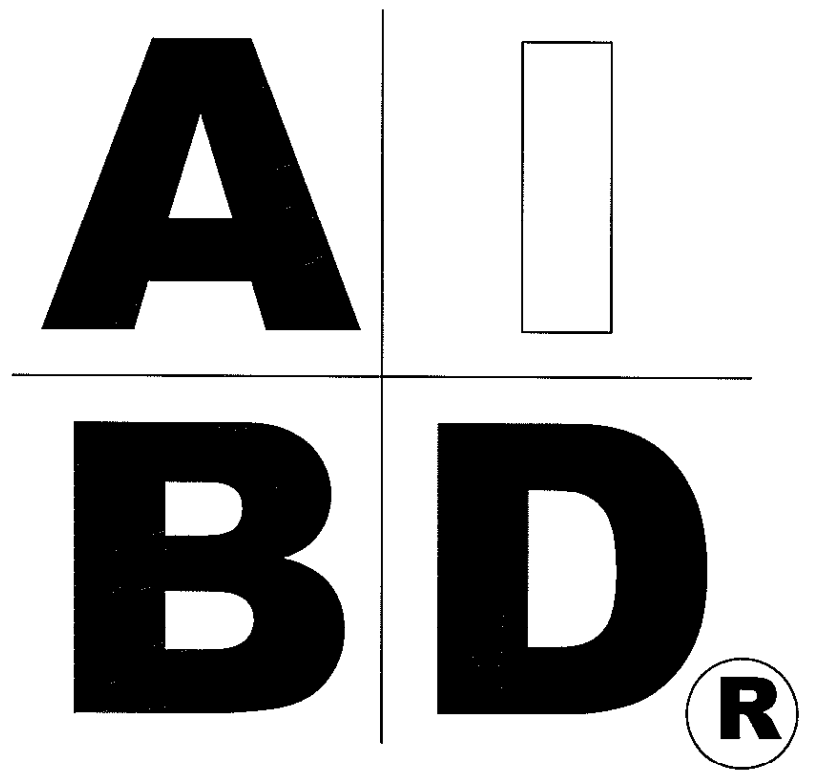
House Plan Zone, LLC.

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Office Copy

STANDARD ABBREVIATIONS

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

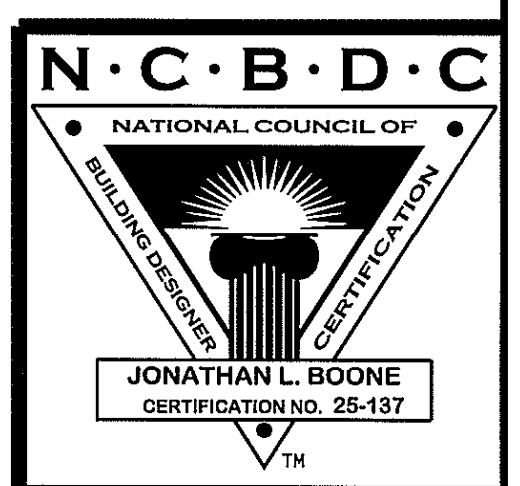
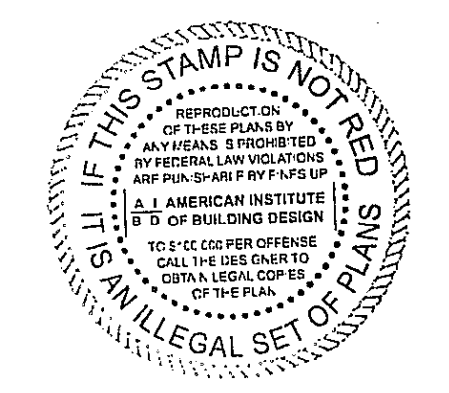


SHEET INDEX:

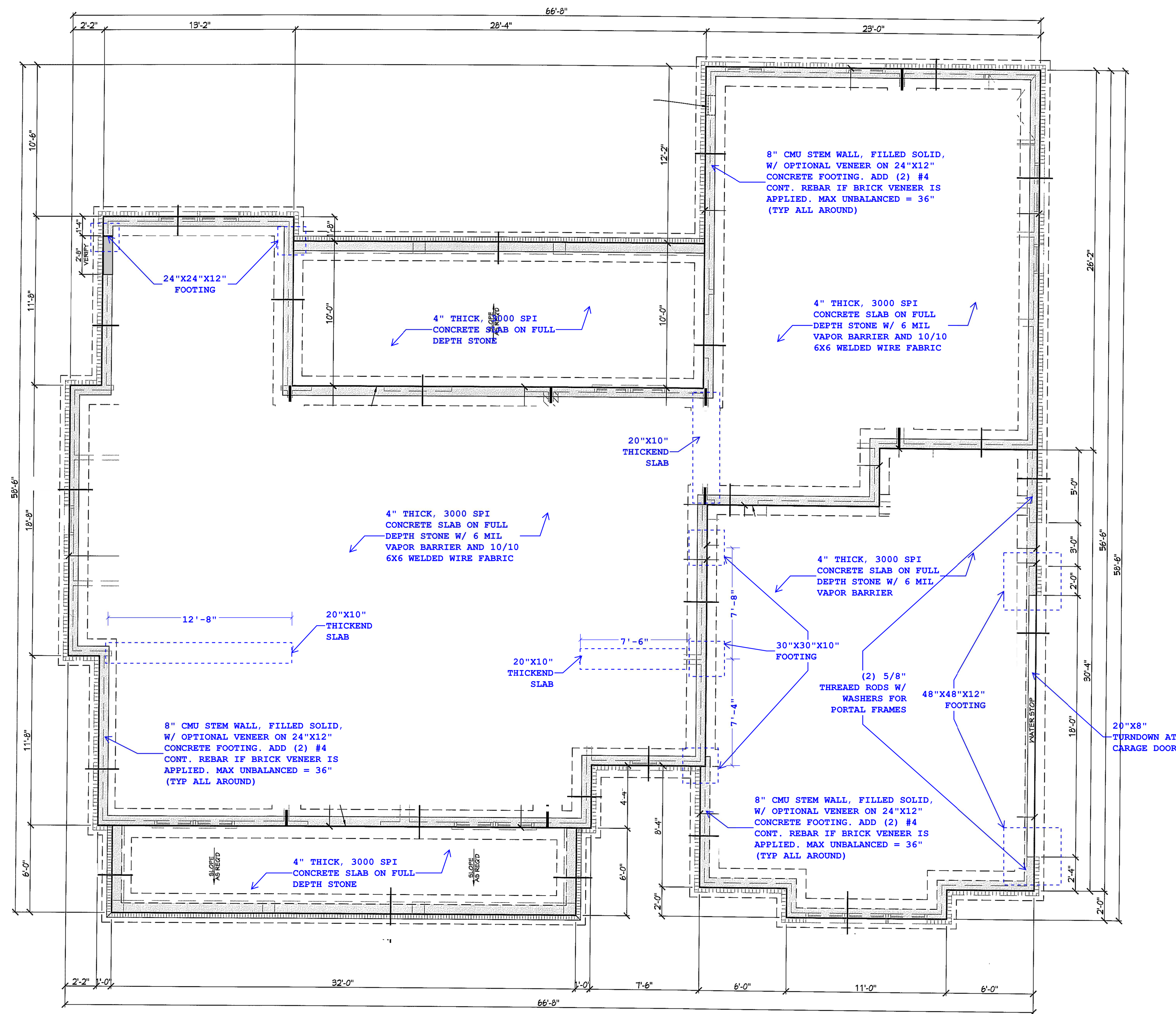
1. COVER SHEET
2. FOUNDATION PLAN
3. FLOOR PLANS
4. EXTERIOR VIEWS
5. EXTERIOR VIEWS
6. SECTIONS & CABINETS
7. ROOF PLAN
8. ELECTRICAL PLANS

CODE DISCLAIMER:
 1. THESE PLANS WERE DESIGNED TO MEET IRC 2015 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 2015 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.

Black windows **BB-2077R**



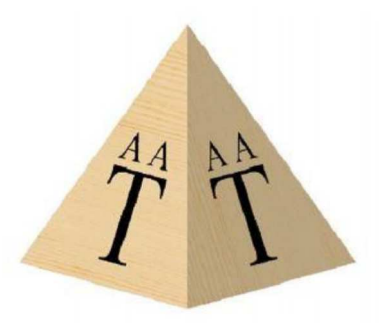
Date: 02.16.17
 Drawn By: J.A.B.
 SHEET NUMBER
1



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

NOTE: PRE-ENGINEERED FLOOR JOISTS ARE SHOWN. REFER TO FLOOR JOIST MANUFACTURER FOR JOIST SIZING, SPACING, CROSS BRACING REQUIREMENTS, AND BEAM SIZES.

Digitally signed
 by Andy A. Takla, PE
 Date: 2021.11.06
 08:04:46-04'00'



Consulting.
 Design.
 Efficiency.

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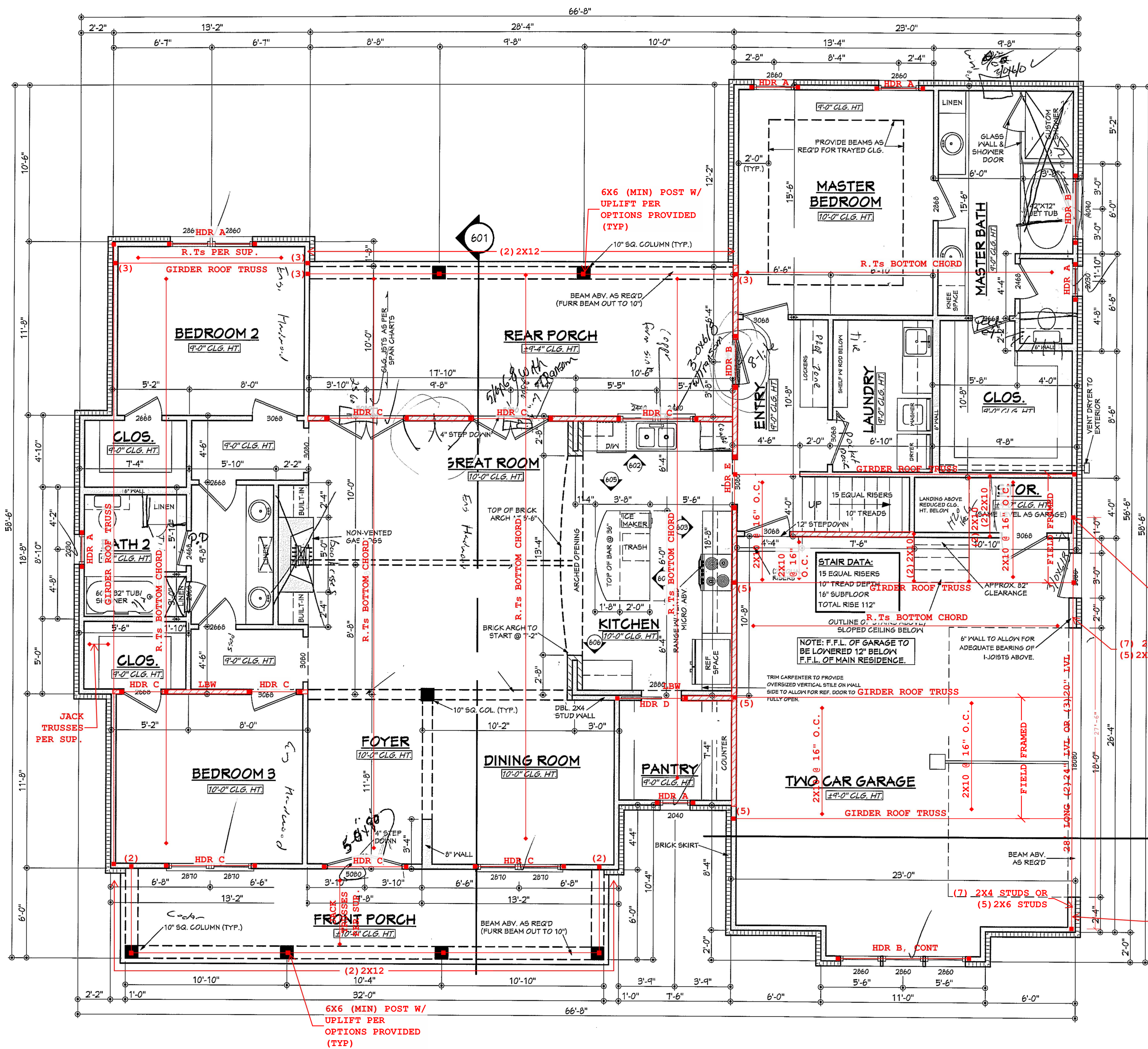


**PE SEAL
 APPLIES TO
 STRUCTURAL
 NOTES ONLY**

**2436 Old US 421,
 Lillington, NC
 STE General Contractors**

Job Number:
 1586-21

S1



TRUSSES TO CONFORM TO ComTech LAYOUT (JOB NUMBER J0921=5435)

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 2015, R312.1.1 & R312.1.2
8. M1505.1.3 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.
10. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL BE OPERATIONAL FROM THE INSIDE OF THE ROOM WITHOUT THE USE OF KEYS, TOOLS OR SPECIAL KNOWLEDGE. WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2040 SHALL BE PERMITTED FOR USE ON WINDOWS SERVING AS A REQUIRED EMERGENCY ESCAPE AND RESCUE OPENING. 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 2015 R310.2.1. EXCEPTION: GRADE FLOOR OR BELOW 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 2015.
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 2015 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 2015, M1507.2

Digitally signed by Andy A. Takla, PE
Date: 2021.11.06
08:04:56-04'00'



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PE SEAL APPLIES TO STRUCTURAL NOTES ONLY

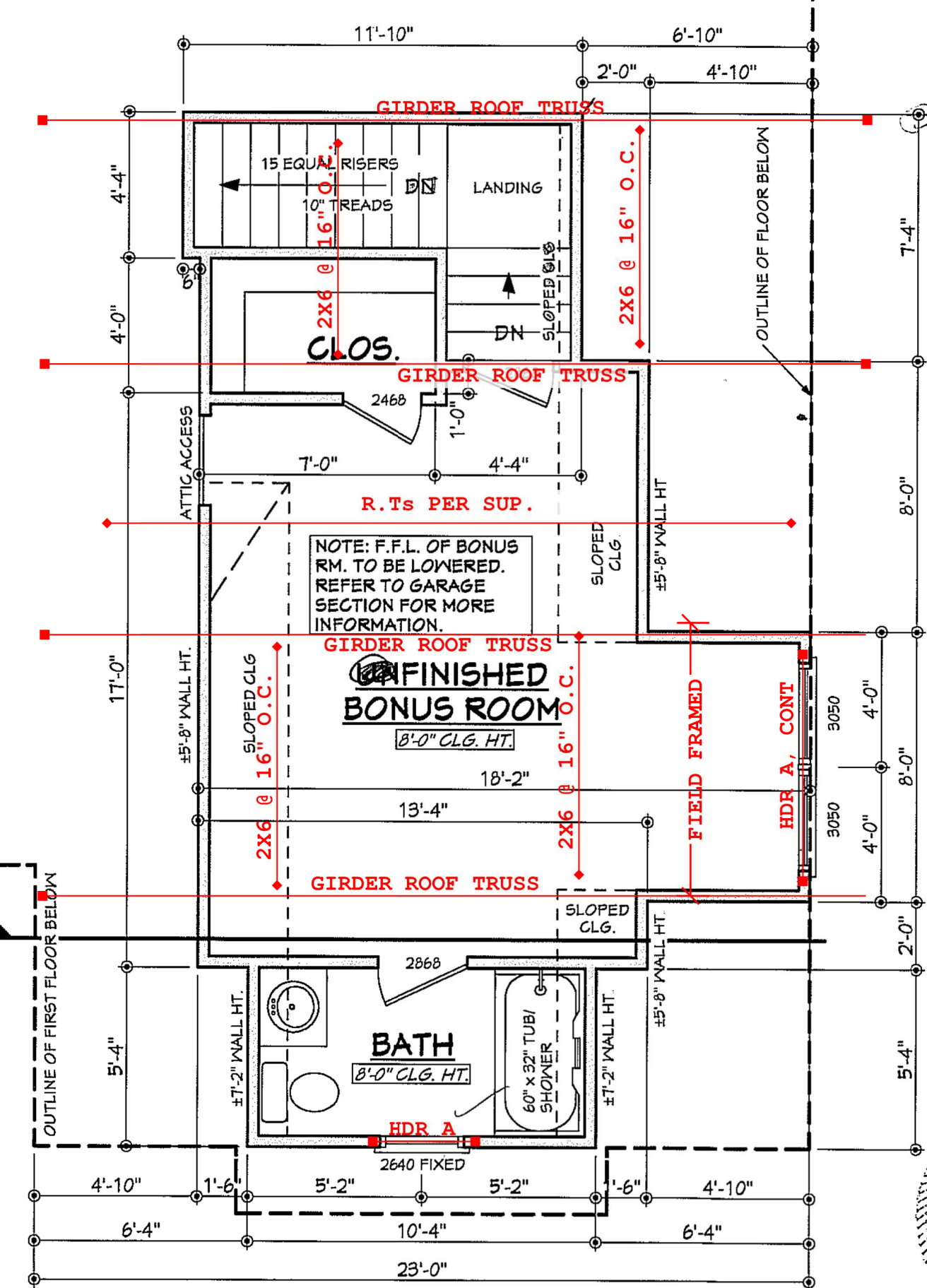
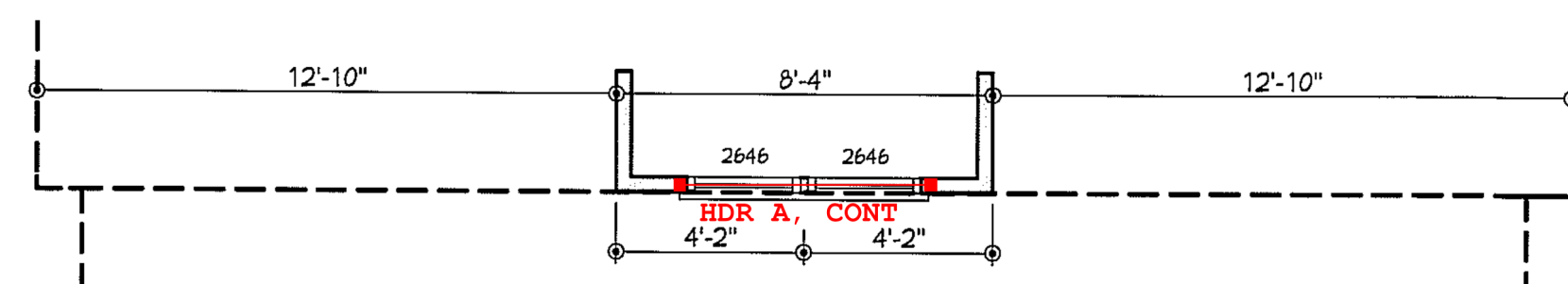
2436 Old US 421, Lillington, NC
STE General Contractors

Job Number: 1586-21

NOTE: CONTRACTOR TO LOCATE WATER HEATER AND HVAC UNITS AT SITE
BB-2077R FLOOR PLAN

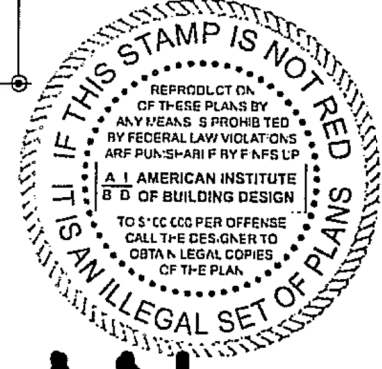
SCALE: 1/4" = 1'-0"

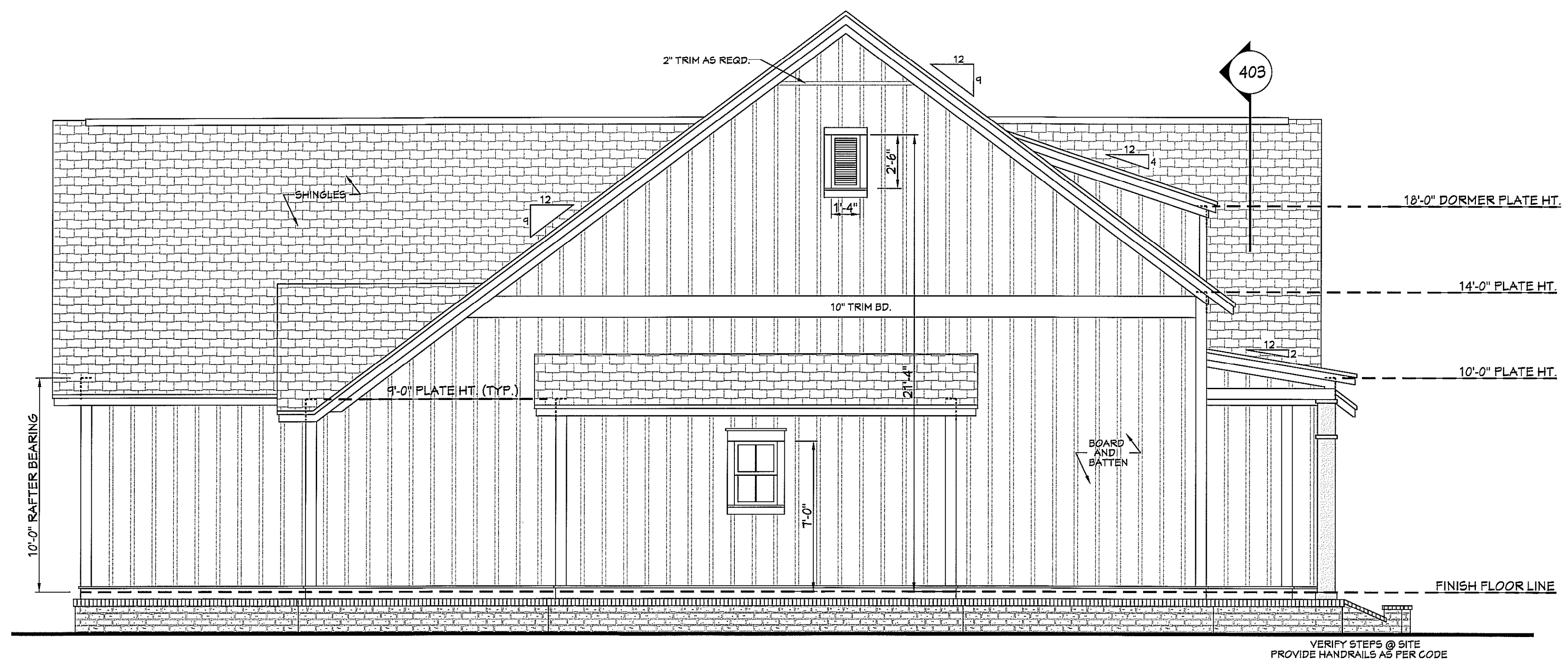
AREAS:	S.F. HEATED - NOT INCLUDING MASONRY
2077	S.F. HEATED - NOT INCLUDING MASONRY
372	S.F. UNHEATED - BONUS ROOM
622	S.F. UNHEATED - GARAGE
283	S.F. UNHEATED - REAR PORCH
43	S.F. UNHEATED - STORAGE
192	S.F. UNHEATED - FRONT PORCH
1512	S.F. UNHEATED - TOTAL
3584	S.F. TOTAL (WITHOUT MASONRY)



BONUS ROOM FLOOR PLAN

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





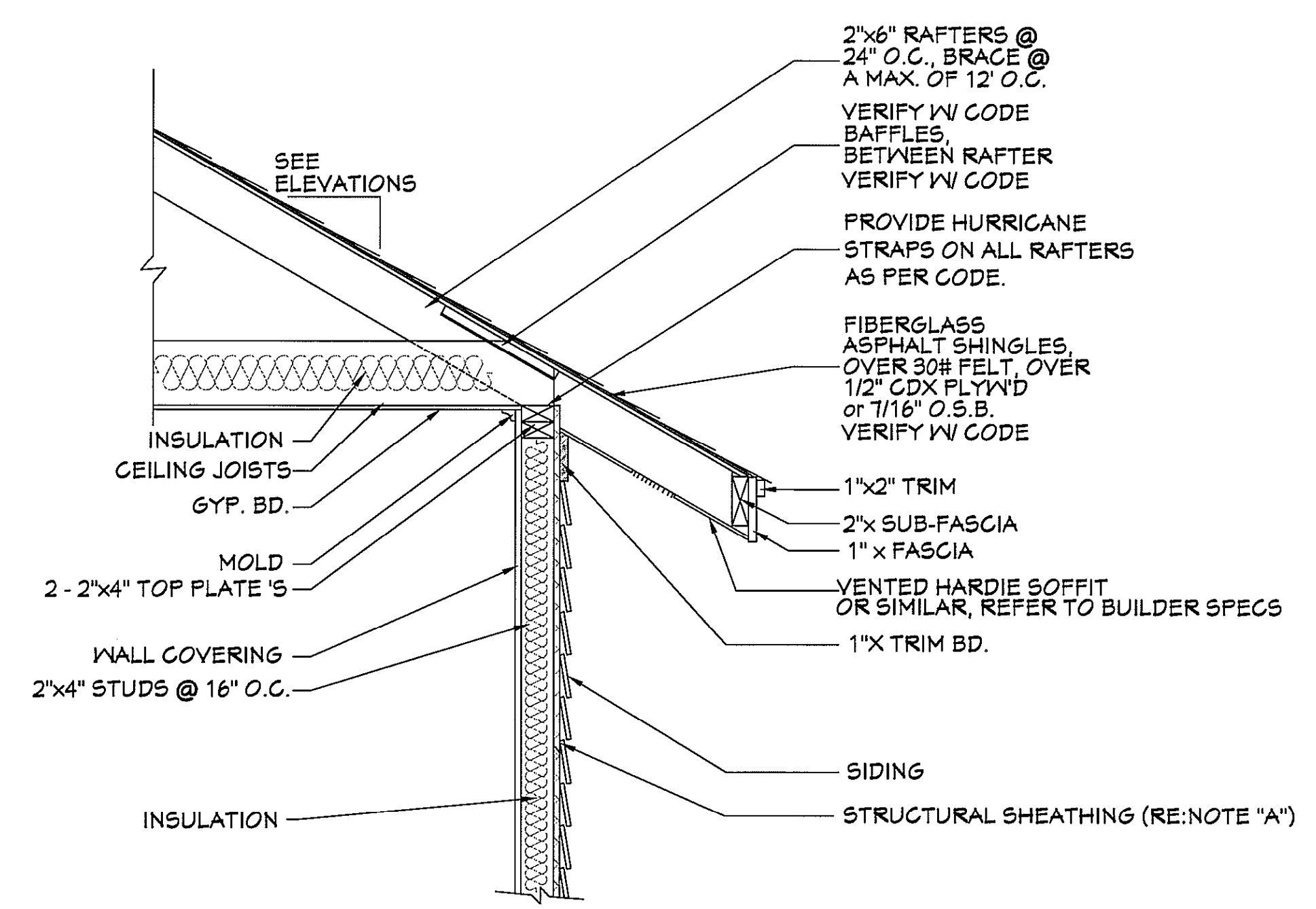
501 LEFT VIEW
 SCALE----- 1/4" = 1'-0"

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.

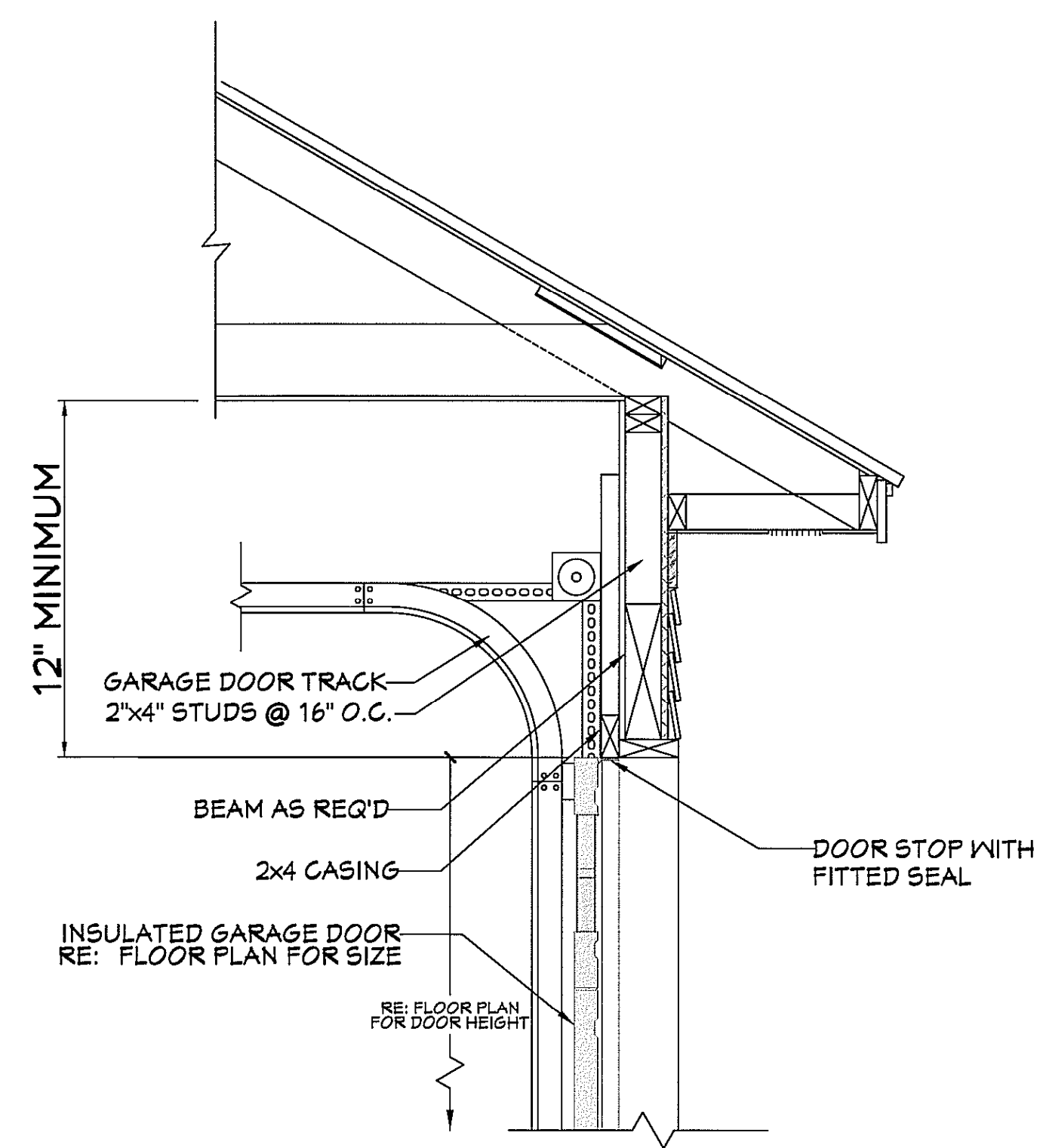


502 RIGHT VIEW
 SCALE----- 1/4" = 1'-0"



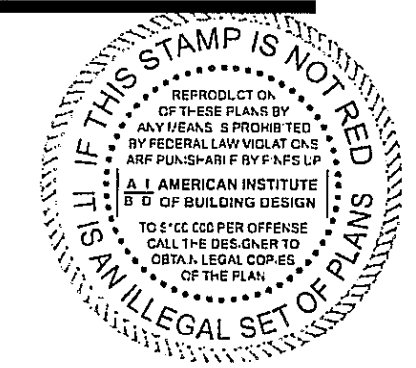
NOTE "A": PROVIDE A MINIMUM OF 1/16" STRUCTURAL WOOD PANEL ATTACHED W/ 8d COMMON OR 10d BOX NAILS AT 4" SPACING ON EDGE AND 12" IN FIELD.
 NOTE "B": CORNICE DETAIL FOR REFERENCE ONLY. REFER TO BUILDER SPECS FOR ACTUAL MATERIALS.

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

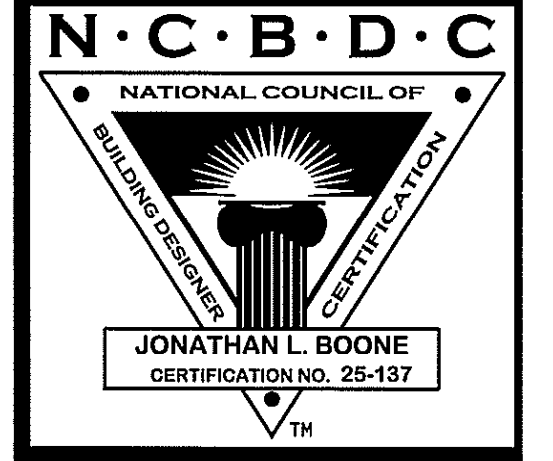


504 GARAGE DOOR CLEARANCE
 SCALE----- N.T.S.

THE INTENT OF THIS DETAIL IS TO SHOW THE MINIMUM REQUIRED DISTANCE FROM THE TOP OF THE GARAGE DOOR OPENING TO THE CEILING OF THE GARAGE.



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Pre-Drawn Plan ID:
BB-2077R

Date:
 02.16.17
 Drawn By:
 J.A.B.

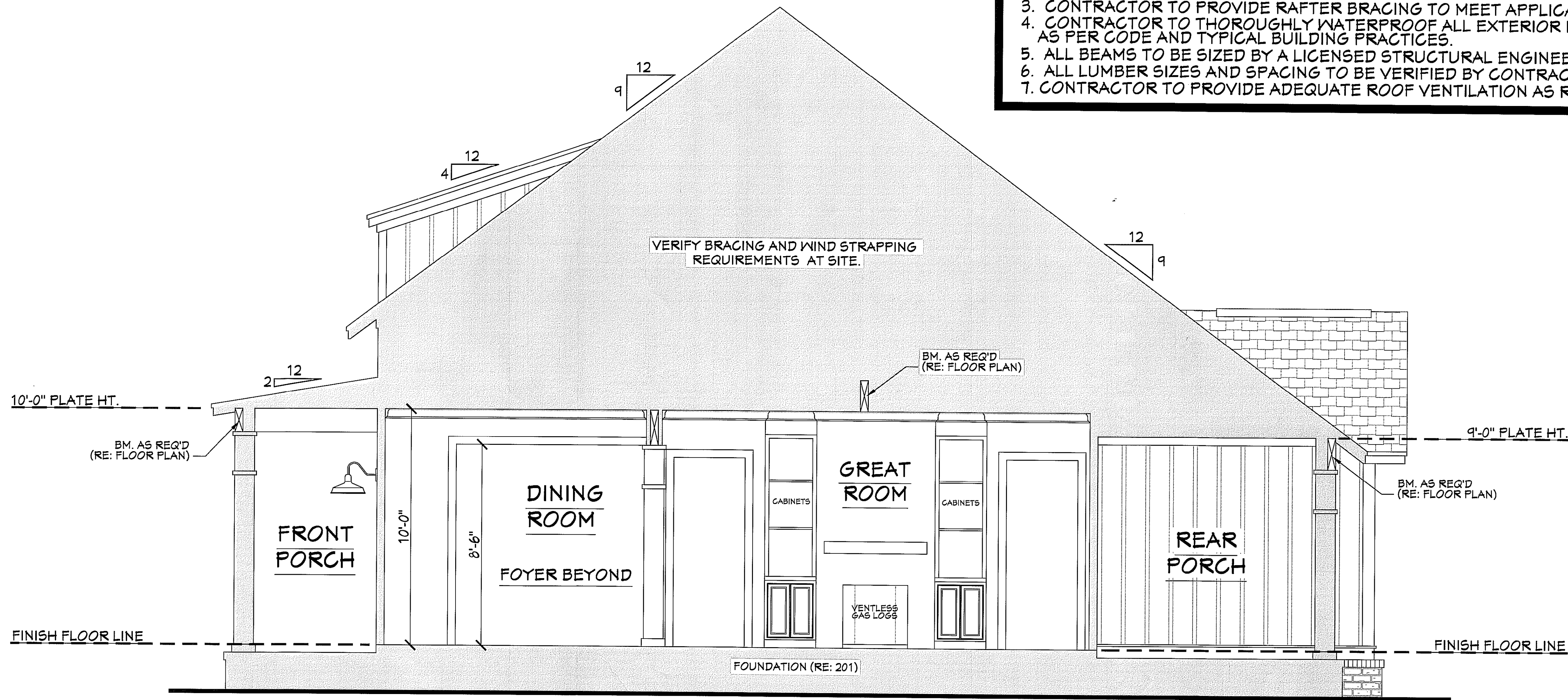
SHEET NUMBER

5

House Plan Zone, LLC has exercised great care and effort in the development of these plans and the completion of these construction documents. However, due to the great variance in building codes and site specific conditions, House Plan Zone, LLC assumes no liability for any errors or omissions that may occur. It is the responsibility of the contractor to verify all dimensions, materials, and methods of construction with the local building officials prior to construction. Additional engineering may be required to comply with seismic, wind and other local building codes. The information contained herein is for general reference only and is not intended to be used as a substitute for professional engineering services. The information herein is provided as a guide only and is not intended to be used as a substitute for professional engineering services. It is general in nature and shall be verified by a licensed engineer prior to construction.

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.



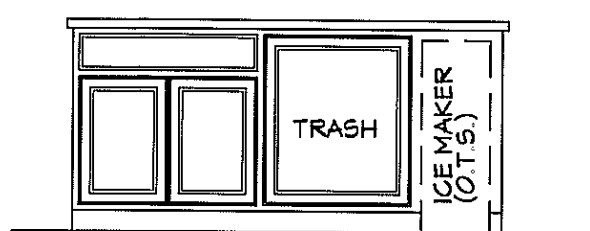
601 CROSS SECTION
SCALE-----3/8"=1'-0"



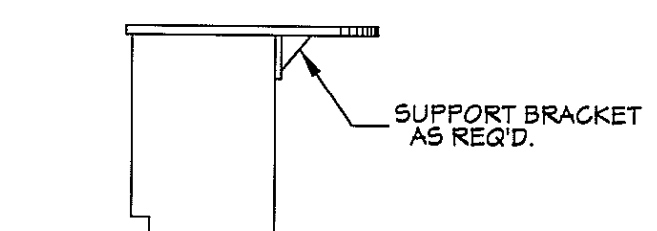
602 KITCHEN
SCALE-----3/8"=1'-0"



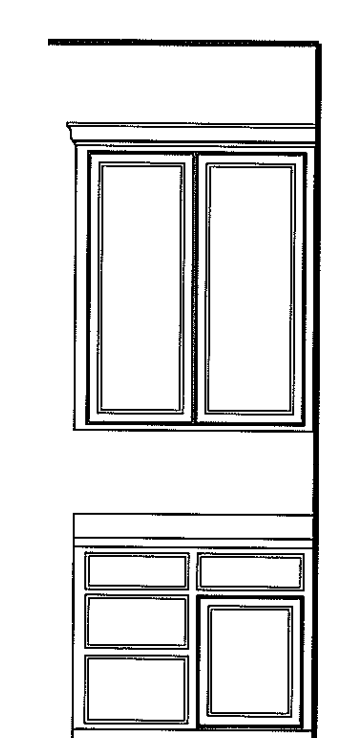
603 KITCHEN
SCALE-----3/8"=1'-0"



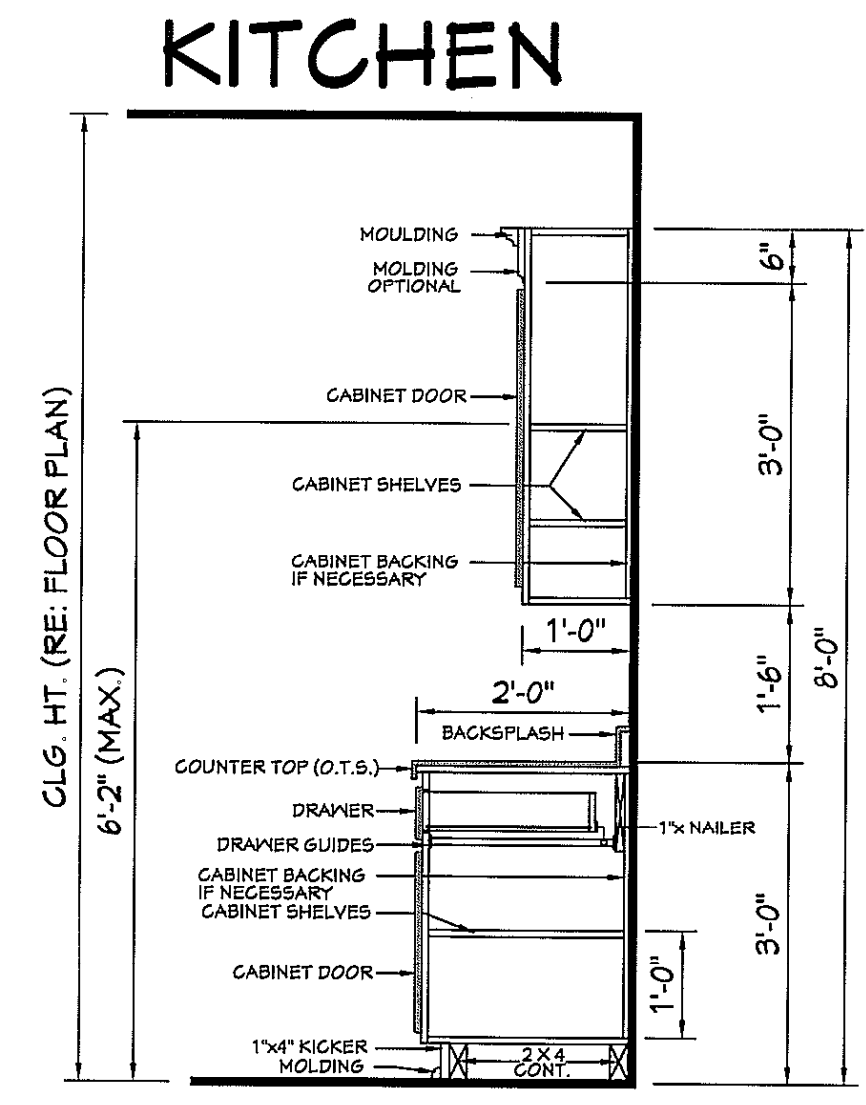
604 KITCHEN
SCALE-----3/8"=1'-0"



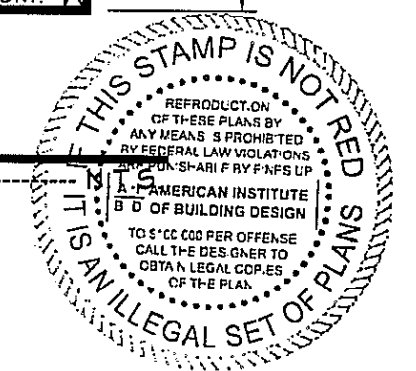
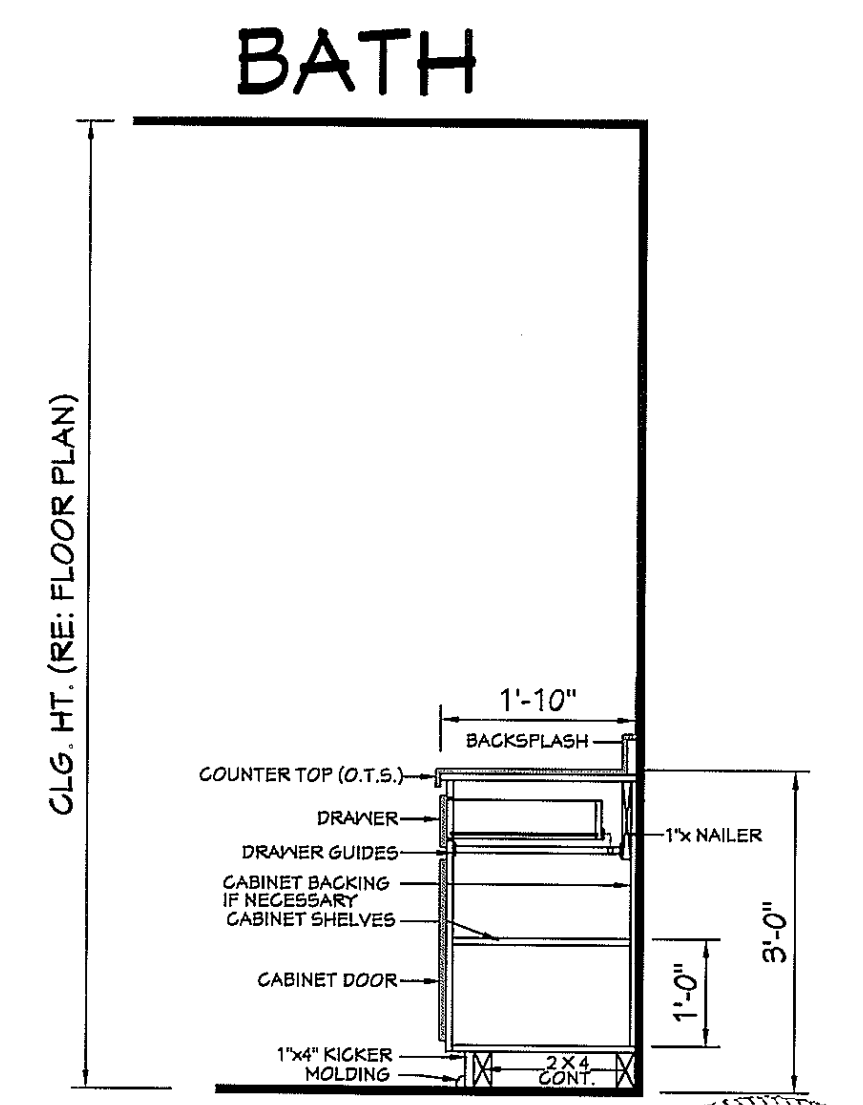
605 KITCHEN
SCALE-----3/8"=1'-0"



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

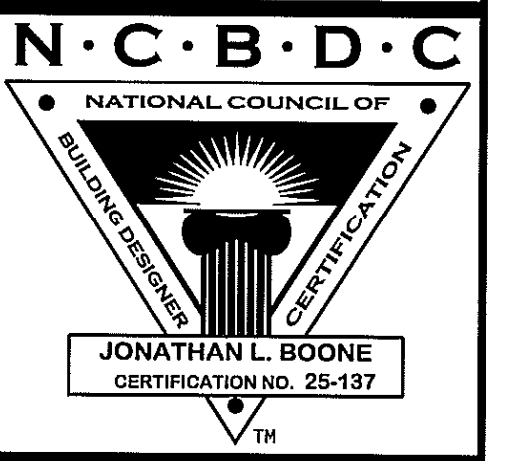


607 TYPICAL CABINET SECTIONS
SCALE-----3/8"=1'-0"



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Pre-Drawn Plan ID:
BB-2077R

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 full responsibility for any damages, including structural failures resulting from errors, omissions or deficiencies in the area of construction. House Plan Zone, LLC highly recommends that these plans be reviewed by a licensed structural engineer in the area of construction, and other special conditions required by local building codes. All dimensions to be verified on site prior to construction. It is recommended that a foundation plan be included in these plans. It is general in nature and shall be verified by a licensed engineer prior to construction.

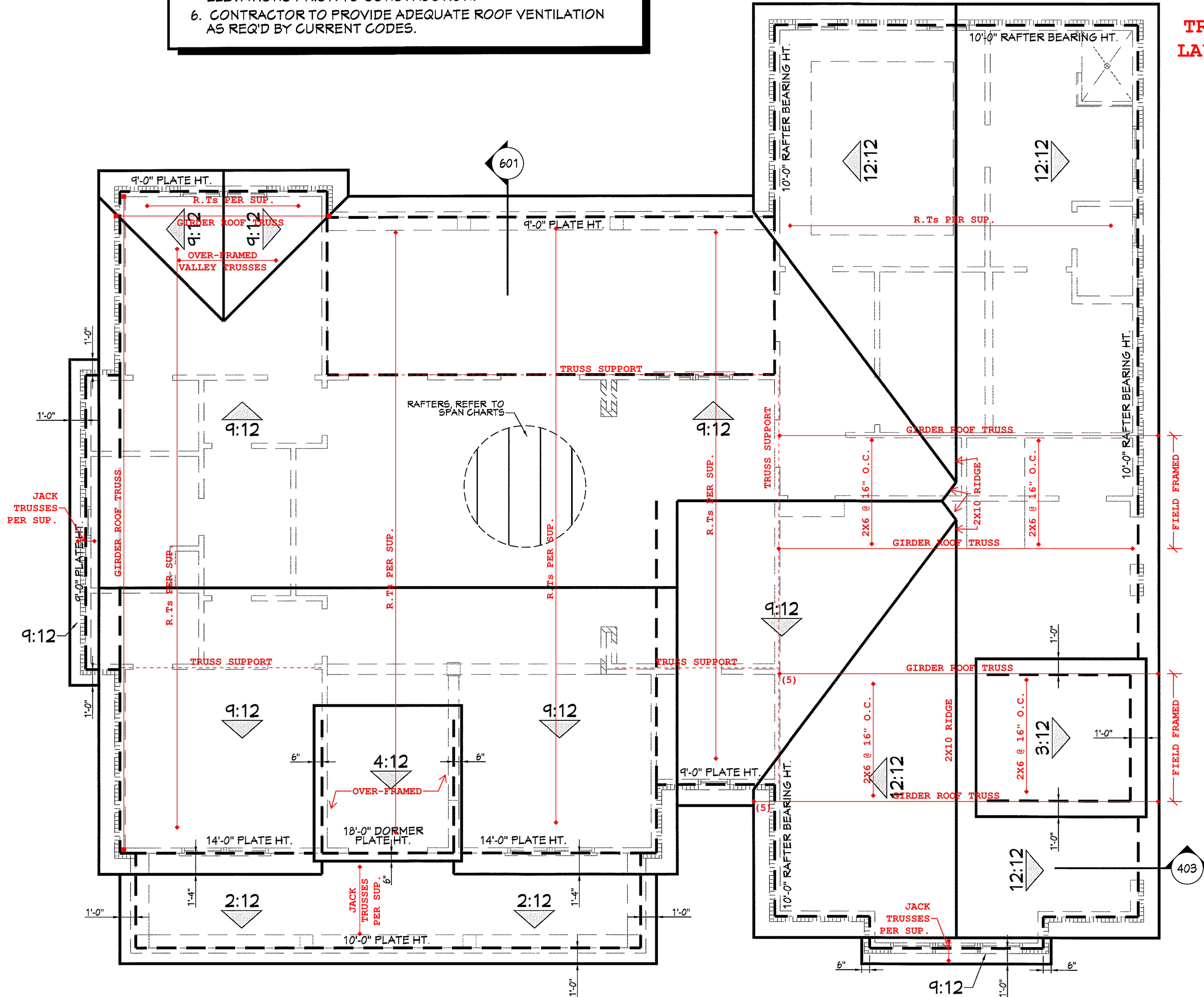
Date:
02.16.17
Drawn By:
J.A.B.

SHEET NUMBER
6

ROOF PLAN NOTES:

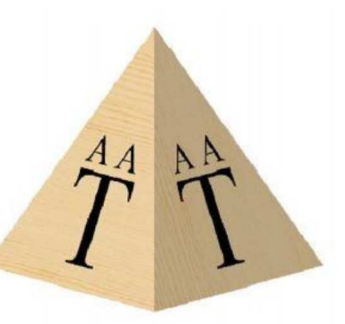
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AT SITE.
2. ALL RIDGE BEAMS, HIP RAFTERS, & VALLEY RAFTERS TO BE 2" X 10", No.2 S.Y.P. OR AS REQ'D BY ENGINEER.
3. ALL RAFTERS TO BE SIZED AS PER SPAN CHART.
4. CONTRACTOR TO WATERPROOF ALL ROOF INTERSECTIONS AS PER CODE.
5. CONTRACTOR TO VERIFY ALL ROOF PITCHES WITH EXTERIOR ELEVATIONS PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE ADEQUATE ROOF VENTILATION AS REQ'D BY CURRENT CODES.

TRUSSES TO CONFORM TO ComTech LAYOUT (JOB NUMBER J0921=5435)



701 **ROOF PLAN**
SCALE ----- 1/4" = 1'-0"

Digitally signed by Andy A. Takla, PE
Date: 2021.11.06 08:05:05-04'00'



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Efficiency

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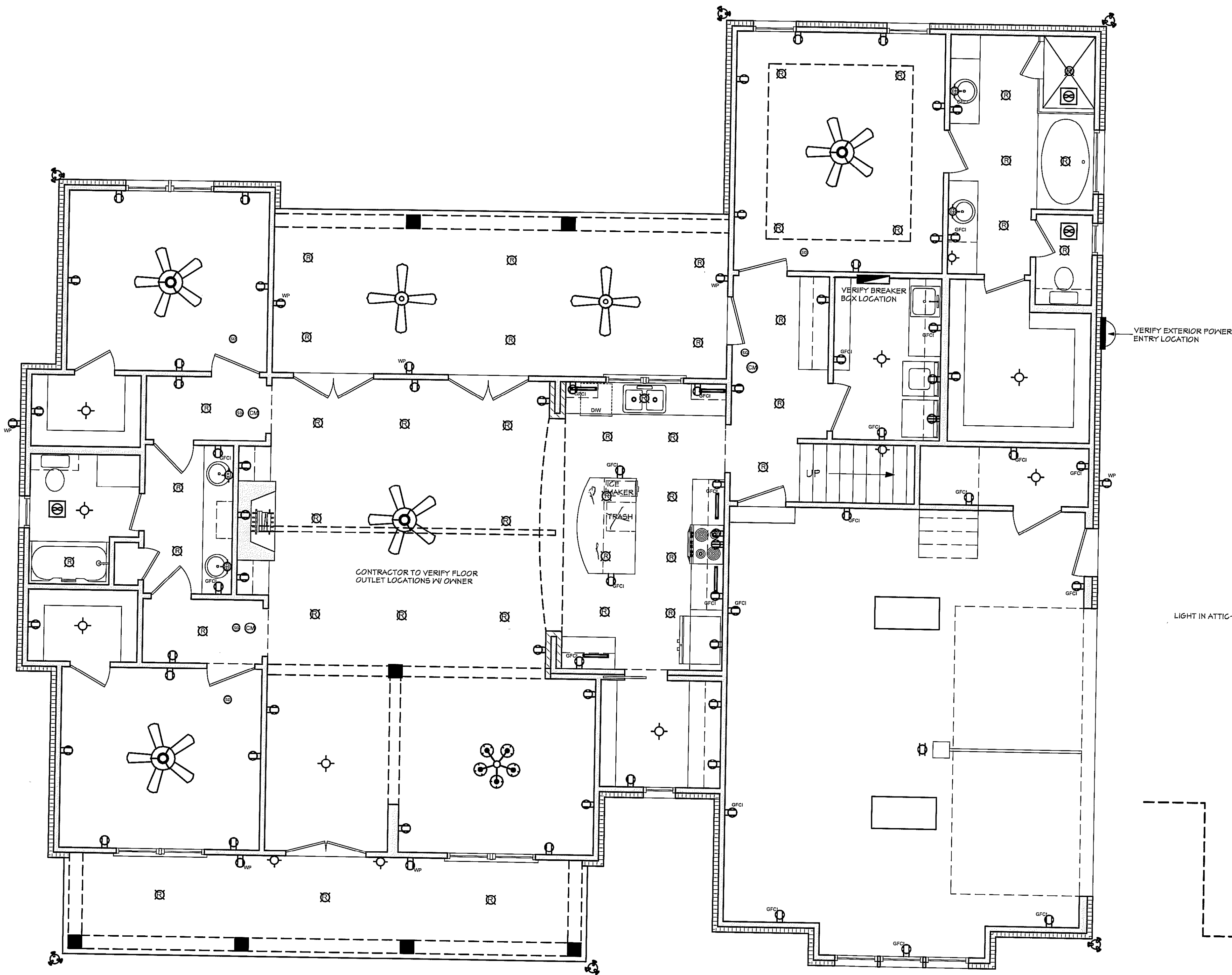


PE SEAL APPLIES TO STRUCTURAL NOTES ONLY

2436 Old US 421, Lillington, NC
STE General Contractors

Job Number: 1586-21

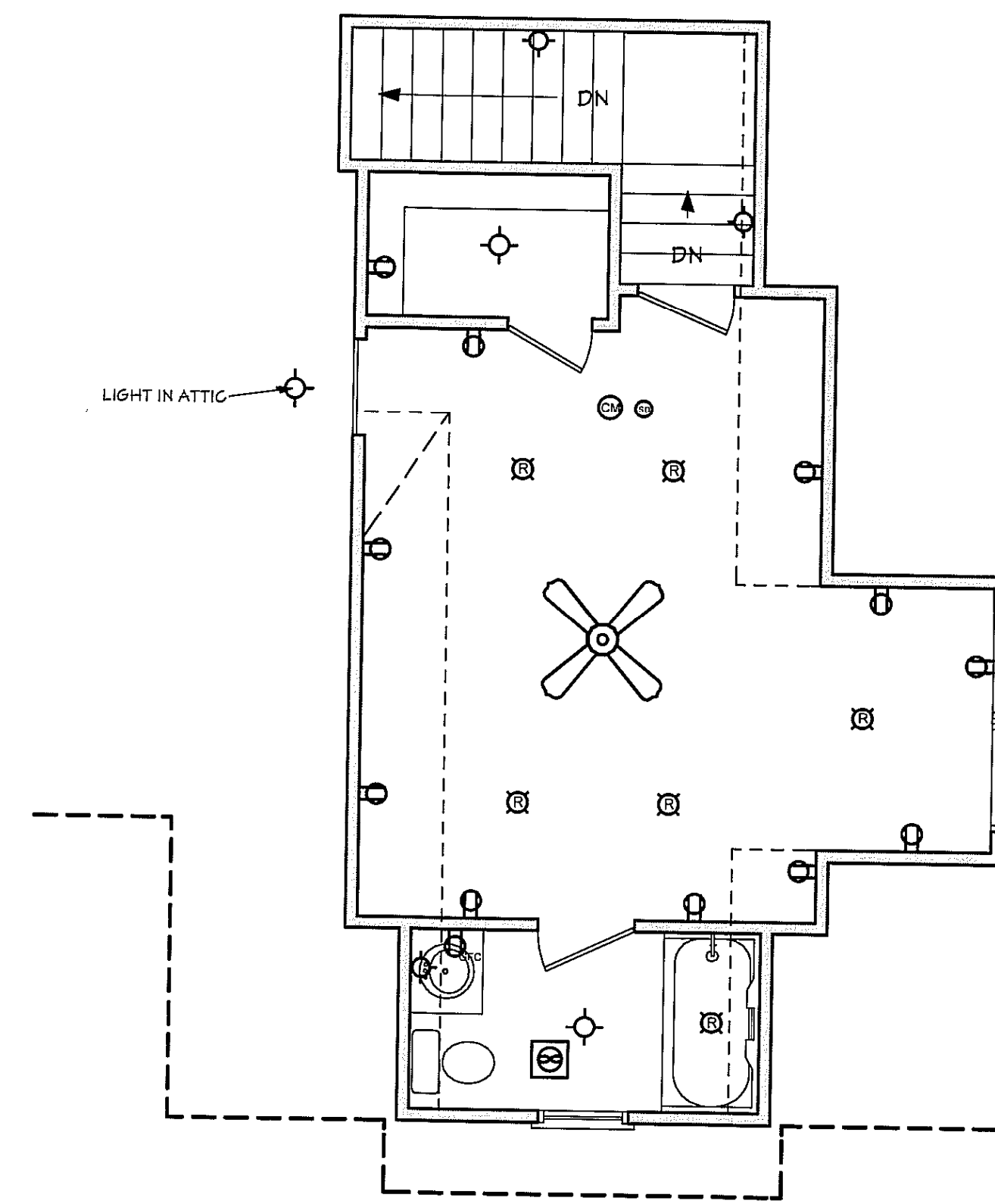
S3



BB-2077R ELECTRICAL PLAN

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

NOTE: SWITCHES AND ARCS NOT SHOWN. OWNER TO LOCATE THESE ITEMS DURING ELECTRICAL WALK-THROUGH WITH ELECTRICAL CONTRACTOR.



BONUS FLOOR ELECTRICAL PLAN

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

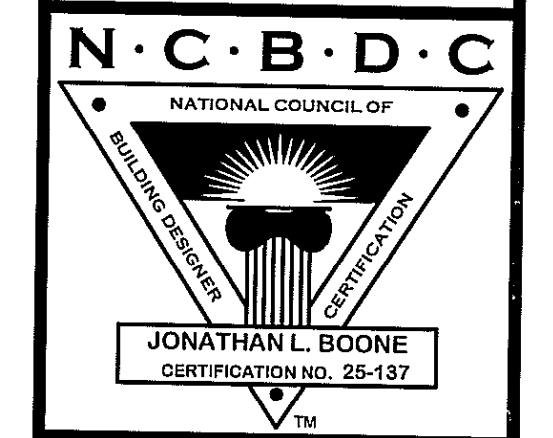
ELECTRICAL SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	WEATHERPROOF OUTLET
	220 VOLT RECEPTACLE
	FLOOR OUTLET (OWNER TO LOCATE)
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE
	FLUORESCENT LIGHT
	CARBON MONOXIDE DETECTOR
	SMOKE DETECTOR
	SWITCH
	THREE WAY SWITCH
	WALL MOUNTED LIGHT
	DIMMER SWITCH (OWNER TO LOCATE)
	DOOR ACTIVATED SWITCH
	WEATHERPROOF OUTLET
	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 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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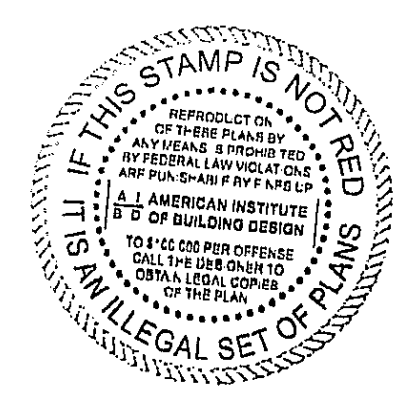


Pre-Drawn Plan ID:
BB-2077R

Date: 02.16.17
 Drawn By: J.A.B.

Project Name:

SHEET NUMBER
8





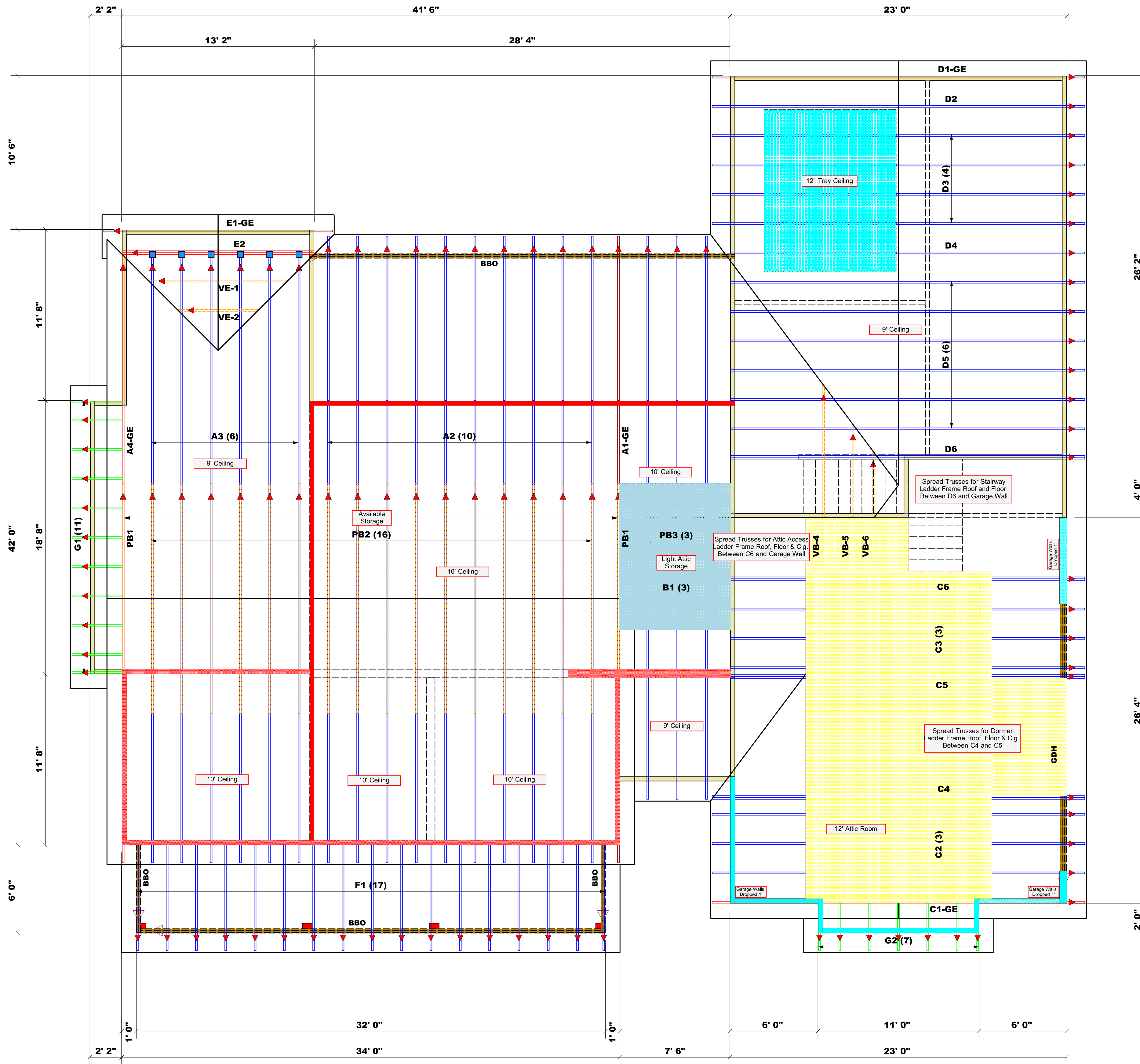
ROOF & FLOOR TRUSSES & BEAMS

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. The individual design sheets for each truss design identified on the drawing are the property of the building designer. No responsibility is assumed for the accuracy and completeness 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 trusses, consult ICC-ES E-1000 and ICC-ES E-1001 provided with the truss delivery package or online @ www.comtech.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 1500#. 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 1500#.

Signature: _____
Sales Area



Connector Information				Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header / Truss
■	HUS26	USP	6	Varies	16d/3-12" / 16d/3-12"

- Dimension Notes**
- All exterior wall to wall dimensions are to face of sheathing unless noted otherwise.
 - All interior wall dimensions are to face of frame wall unless noted otherwise.
 - All exterior wall to truss dimensions are to face of frame wall unless noted otherwise.

Roof Area = 4599.74 sq.ft.
Ridge Line = 115.64 ft.
Hip Line = 6.48 ft.
Horiz. OH = 286.17 ft.
Raked OH = 224.14 ft.
Decking = 158 sheets

All Walls Shown Are Considered Load Bearing

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

WALL SCHEDULE

- 9' Plate Height
- 10' Plate Height
- Gar. Walls Dropped
- Non-Bearing Walls

Products

PlotID	Length	Product	Plies	Net Qty
GDH	22' 0"	1-3/4"x 18" LVL Kerto-S	3	3

Truss Placement Plan
SCALE: 1/4" = 1'-0"

COUNTY	ADDRESS	MODEL	DATE REV.	DRAWN BY	SALESMAN
Harnett County	Lillington, NC	Roof	9/10/21	Anthony Williams	Anthony Williams

BUILDER	SITE General Contractors	JOB NAME	PLAN	SEAL DATE	QUOTE #	JOB #
	Flood Residence	HPZ / BB-2077R	NA	NA	J0921-5435	

LOAD CHART FOR JACK STUDS
BASED ON TABLES SMC0201 & 02

REACTION (IP) (LBS)	REQ'D STUDS FOR 12" STUDS	REACTION (IP) (LBS)	REQ'D STUDS FOR 12" STUDS
1700	1	2950	1
3400	2	5100	2
5100	3	7650	3
6800	4	10200	4
8500	5	12750	5
10200	6	15300	6
11900	7		
13600	8		
15300	9		

General Plan Reading Notes:

- Typically, Engineer's notes are in red, blue or green ink for clarity.
- These general notes shall apply unless otherwise noted in handwriting.
- Noted dimensions shall take priority.

General Construction Notes:

- All temporary shoring, means and methods are the responsibility of the contractor.
- All dimensions to be verified by the contractor in the field.
- Engineer assumes no responsibility for safety of project delivery.
- Any questions pertaining to structural components should be immediately brought to the attention of engineer.
- Limitations: Services provided are in accordance with the standard of practice for structural engineering and within the limits imposed by scope, schedule and budget. Sequencing, shoring, means and methods of construction are considered beyond the scope of this design.

Design Loads

Meet/exceeds minimum per NCRC 2018

	Live	Dead	Deflection
All Floors	40	10	L/360
Attic Platforms	25	10	L/360
Ceiling	10	10	L/360
Decks/Porches	60	10	L/240
Roof	20	15	L/240
Windload	115 (MPH)	115 (MPH)	L/240

Footing Schedule:

- A = 16"x16"x8"
 B = 20"x20"x8"
 C = 24"x24"x10"
 D = 30"x30"x12"
 E = 36"x36"x12"
 F = 40"x40"x12" w/ (3) #4 EW
 G = 48"x48"x12" w/ (4) #4 EW

*All rebar in footings to have 3" cover from sides, bottoms and other parallel rebar.

Header Schedule:

- A = (2)2x6 w/ (1) 2x4 Jack @ EE
 B = (2)2x8 w/ (2) 2x4 Jack @ EE
 C = (2)2x10 w/ (2) 2x4 Jack @ EE
 D = (2)2x12 w/ (3) 2x4 Jack @ EE
 E = (2)9 1/4" LVL w/ (3) 2x4 Js @ EE
 * Use 2x6 studs in 2x6 walls.
 * In 2x6 walls use 3 ply headers

King Stud Schedule:

- 0'-3' wide = (1)2x4 @ EE
 3'-6' wide = (2)2x4 @ EE
 6'-9' wide = (3)2x4 @ EE
 * If wall is 2x6, king studs shall be 2x6.

Foundation Notes:

- Assumed soil load bearing capacity = 2000 PSF
- Minimum 28 day f'c of concrete = 3000 PSI
- Foundations to be built in accordance with NCRC 2018, CH 4
- "Tie-In"s shall be (2) 16" long #4 epoxy bonded dowels half embedded mid-depth into existing footings. If no footing exists, omit Tie-in
- Install anchor bolts per R403.1.6.
- All slabs shall be 4" thick, 3000 psi concrete slab on 4" of #57 sub-base w/ a 6 mil vapor barrier (if used in an interior or garage application) w/ 10/10 6x6 welded wire fabric UON.
- All slabs shall be on compacted fill or full depth self consolidated structural fill (#57) (at porches, garages and stem wall slabs UON.
- All suspended slabs on metal pans shall utilize 16GA type B UON.
- Max unreinforced, unbalanced condition of any CMU wall shall be 36". Any foundation wall subjected to 24" of unbalanced fill or more shall be fully grouted.
- Top course of all foundation walls shall be fully grouted.
- All piers shall be in the middle 1/3rd of the footing. Min 2" footing projection at each side. Max projection shall be the depth of the footing.

Framing Notes:

- All dimensional lumber to be Spruce Pine Fir No.2 or better.
- (X) = Number of 2x4/2x6 studs supporting beams. Size of studs to match stud schedule in remainder of wall UNO. Strap all stud columns of 4 or more with (3) horz. CS22 straps.
- Engineered Beams shall be 1.75" wide per ply. Bending Stress (Fb) of: LVL= 2600 psi, LSL = 2325 psi. PSL (columns) shall be 3.5" wide w/ F'b = 1344 psi
- All floor framing per NCRC 2018 CH 5.
- All Wall framing per NCRC 2018 CH6.
- All I-joists and floor truss framing per supplier's specifications and layout.
- All structural steel shall be ASTM A-36; Fy= 36 KSI.
- All weld material shall be 70 KSI material.
- All welds to be installed by a certified AWS welder.
- Install double joist under all walls parallel with joists.
- Typically, load bearing walls (LBW) are shown hatched in red. Nearby girders and beams should be assumed to be directly supporting these LBWs, UON.
- All interior LVL beams of 3 ply or more shall be fastened with 1/2" dia bolts at 16" o.c. staggered w/ 2" min edge distance from top/bottom edge UON. 2 ply LVLs shall be fastened with (4) #9 3" long wood screws UON.
- All side loaded steel beams should be packed out with dbl 2x material and bolted thru to web with 1/2" dia thru bolts at 24" o.c. staggered.
- All beam bearings shall be no less than 3". All other bearing to be 2" min.
- All hangers shall be standard, appropriately sized face mounted UON. Consult Simpson catalog or local supplier. High capacity hangers will be load rated on plans. Install hardware per manufacturer guidelines.

Lateral Bracing:

- Unless otherwise noted, lateral bracing is found sufficient and compliant with minimum requirements set forth in NCRC 2018 Table R602.10.2 provided all exterior walls are sheathed at the exterior per CS-WSP, R602.10.3 which includes 2x4 (min) studs at 16" o.c. sheathed with 7/16" OSB w/ (1)8d nail at 6" o.c. edge and (1)8d nail at 12" o.c. field.
- Typically, required length of CS-WSP at each designated shear walls are shown on plans.
- All noted Portal Frame (P-F) shall be compliant with R602.10.1
- All locations noted with "HD" shall be 800 lbs min capacity. Option include 20" long CS16 straps fully populated with 10d nails, centered at bottom of stud, extending to bottom of band below, Builder may install straps on the exterior of the walls. Several other hardware are available for use.
- Walls noted as GB shall be framed in accordance with R602.10.2

Roof Framing Notes:

- All roof framing shall comply with NCRC 2018 CH 9.
- All dimensional lumber to be SYP or SPF No.2 or better. Sheath with 7/16" OSB w/ 8d nails at 6" o.c. edge and 12" o.c. field.
- All rafter ties to be installed no higher than 1/3rd height eave to ridge up from eave nailed with (5) 10d nails at each end, UON
- Roof trusses per others; installation per supplier guidelines.
- When structural ridge is used, collar ties may be omitted with 24" long ridge strapping (CS22) is applied @ 32" O.C

Wood Deck Notes:

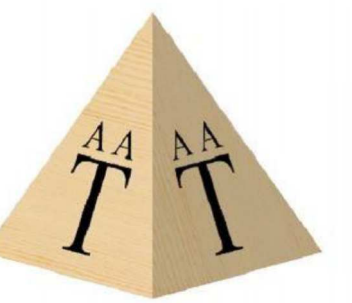
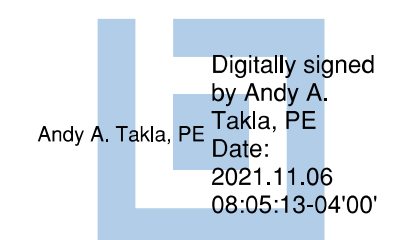
- All lumber to be pressure treated SYP or SPF No.2.
- Band attachments to be installed per NCRC 2018, Appendix M (AM 104.1(1))
- Install lateral bracing AM109.1
- Install handrails per AM111.1. Note, 4x4 handrails shall not be notched.
- Max Post Heights per AM 108.1
- Stair Stringers per AM 110.1

Screened in and Covered Porch Notes:

- All wood deck notes apply.
- Posts to be attached to footings, slab or CMU piers using ABU44 or ABU66 post base (or applicable size) or (2) RPBZ base connector.
- Uplift for posts to headers may be either (2) Simpson LCE4, (2)Simpson GA1 clips with 3" long #9 screws or (4) 1/4" diameter, 4.5" long LedgerLoks driven at a 45" degree angle to each side of posts or notched 50% width w/ (2) LedgerLoks.
- Uplift for posts to floor framing may be either (2)Simpson GA1 clips with 3" long #9 screws or (4) 1/4" diameter, 4.5" long LedgerLoks driven at a 45" degree angle to each side of posts.

Abbreviations:

CONC	Concrete
CONT.	Continuous
C.J	Ceiling Joists
CMU	Conc Masonry Unit
CS-WSP	Sheathing per
DIA	R602.10.3
DBL	Diameter
DJ / DR	Double
EQ	Double Joist / Rafter
EE	Equal
FJ	Each End
FND	Floor Joist
FT	Foundation
FTG	Floor Truss
GB	Footing
GRT	Gypsum Board (shear wall)
HGR	Girder Roof Truss
HD	Hanger
LBW	Holddowns
MANUF	Load Bearing Wall
NTS	Manufacturer
O.C.	Not To Scale
O.F.	On Center
PF	Over-framed (roof)
PL	Portal Frame
P.T.	Point Load
R.T.	Pressure Treated
SC	Roof Truss
SIM	Stud Column
STGR	Similar
SUP	Staggered
TYP.	Supplier
UON	Typical
	Unless Otherwise Noted



Consulting.
Design.
Efficiency

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**PE SEAL
APPLIES TO
STRUCTURAL
NOTES ONLY**

**2436 Old US 421,
Lillington, NC
STE General Contractors**

**Job Number:
1586-21**

SD1