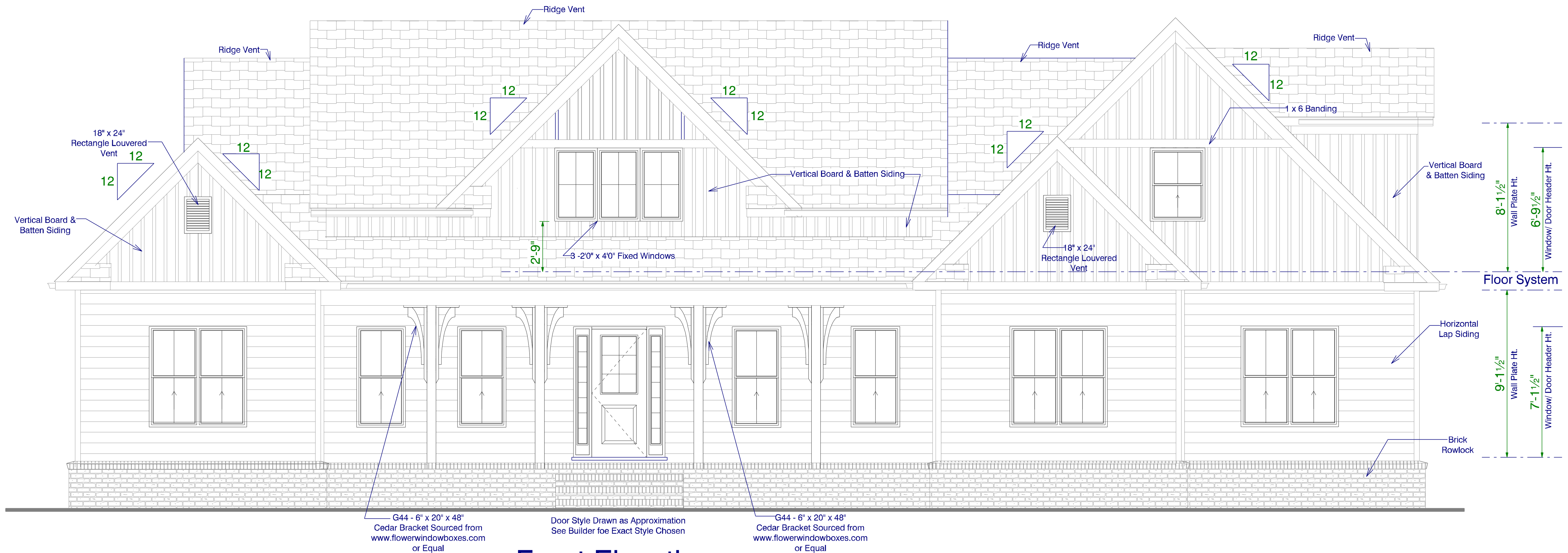
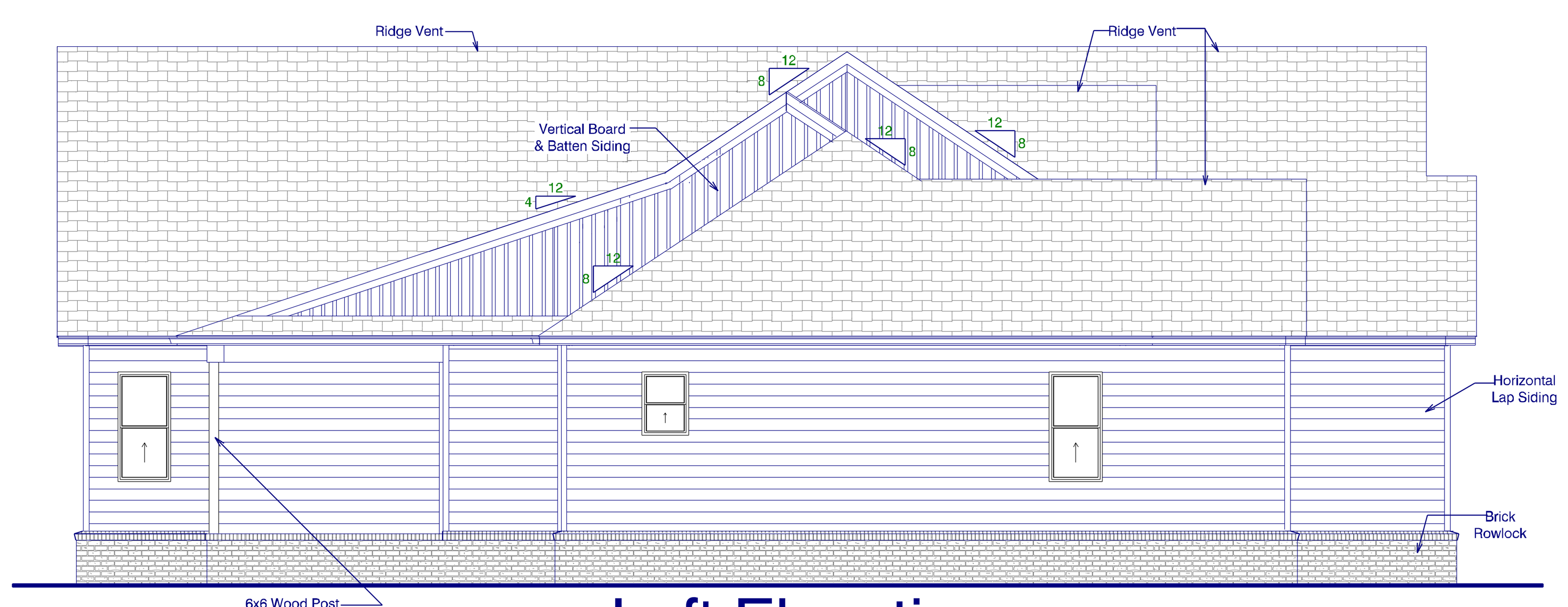
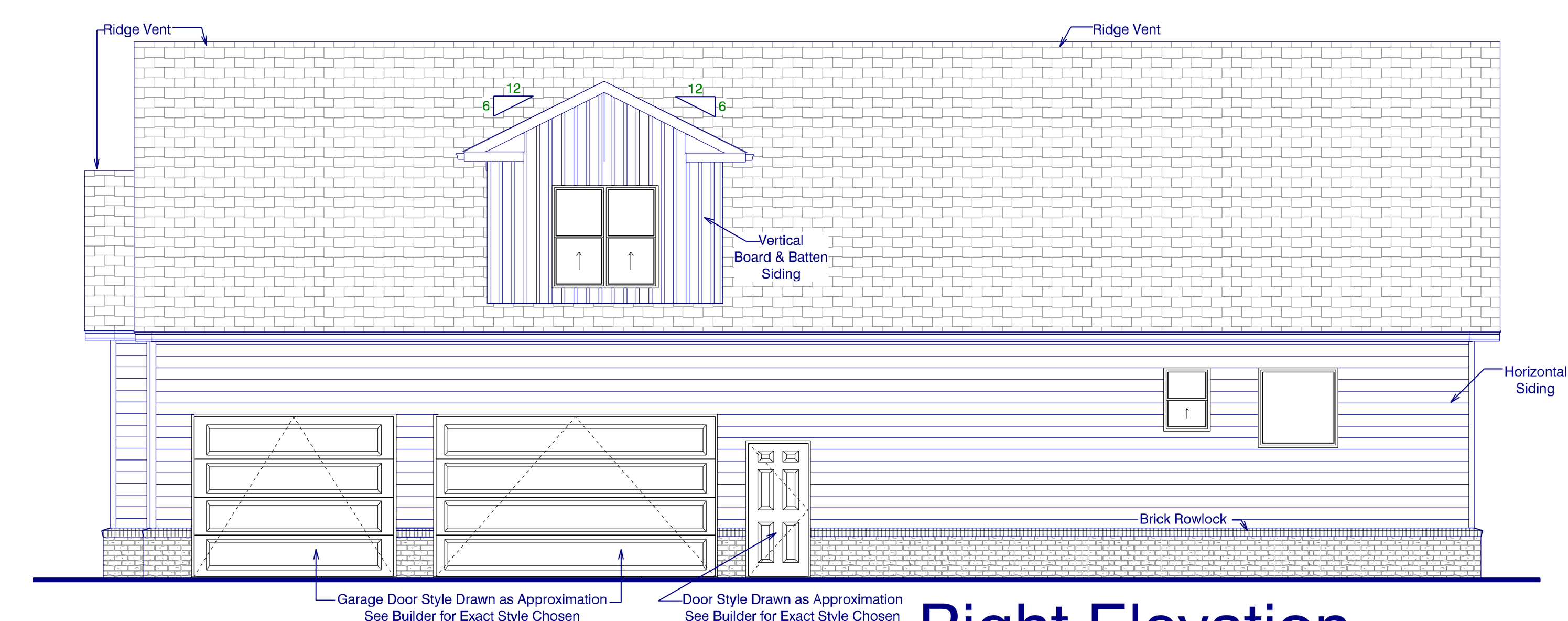


Front Elevation
Scale: 1/4" = 1'0"



Left Elevation
Scale: 1/8" = 1'0"



Right Elevation
Scale: 1/8" = 1'0"

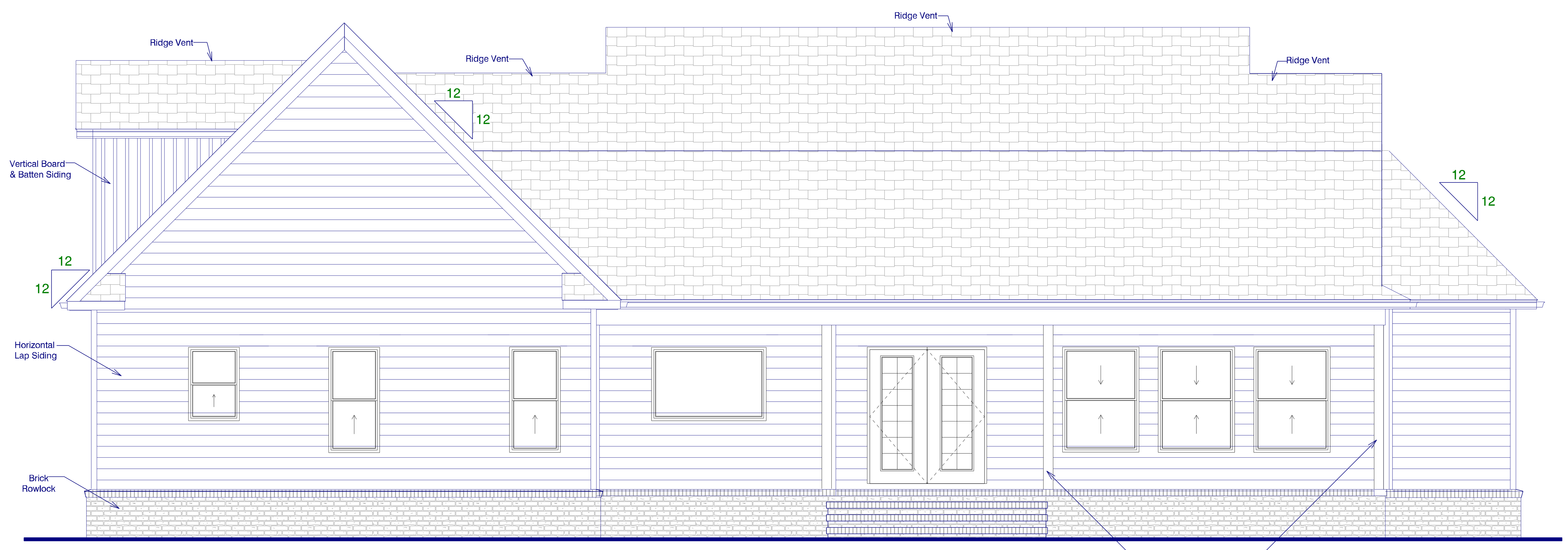
NOTICE TO CONTRACTOR
All construction must comply with current NC Building Codes and is subject to field inspection and verification.

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

04/01/2022

Harnett
COUNTY
NORTH CAROLINA

See notes on footing at garage door and upstairs bedroom windows



Rear Elevation
Scale: 1/4" = 1'0"

The Information in These Construction Documents is for The Exclusive Use of the Client in Construction of the Building Designated in the Documents. The Designer has Attempted to Establish an Accurate set of Construction Documents of the building based upon the Clients Requirements and the Local Building Codes. If the Client observes or becomes aware of any fault or defect in the product or Non-Conformance with the Construction Documents, Prompt Written Notice shall be given by the client to the Designer. The Client shall Hold Harmless the Designer from all Errors and Ommisions Pertaining to the Documents related to the Project and other Related Work as Represented by the Designer to the Client.

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Fayetteville NC

MODEL:
FD-3151

BUILDER:

DATE PRINTED:
June2021

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Elevations

SHEET
1

Plans Designed to the 2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

CLIMATE ZONE	ZONE 3	ZONE 4	ZONE 5
FENESTRATION U-FACTOR	0.35	0.35	0.35
SKYLIGHT U-FACTOR	0.55	0.55	0.55
GLAZED FENESTRATION SHGC	0.30	0.30	NR
CEILING R-VALUE	38	38	38
WALL R-VALUE	15	15	19
FLOOR R-VALUE	19	19	30
*BASEMENT WALL R-VALUE	5/13	10/15	10/15
**SLAB R-VALUE	0	10	10
* CRAWLSPACE WALL R-VALUE	5/13	10/15	10/19

* "10/15" Means R-10 Sheathing Insulation or R-15 Cavity Insulation
** Insulation Depth with Monolithic Slab 18" or From Inspection Gap to bottom of Footing; Insulation Depth with Stem Wall Slab 24" or to bottom of Foundation Wall

DESIGNED FOR WIND SPEED OF 120 MPH

DESIGN PRESSURES FOR DOORS AND WINDOWS POSITIVE AND NEGATIVE IN PSF			
	MEAN ROOF HEIGHT (FT)		
VELOCITY (MPH)	15	25	35
115	15	17	19
120	20	23	25

ASSUMED MEAN ROOF HEIGHT 11'8"

Roof Truss Requirements

TRUSS DESIGN.
Trusses, if used, to be designed and engineered in accordance with these drawings. Any variation with these drawings must be brought to Frazier Designs attention before contruction begins.

KNEE WALL AND CEILING HEIGHTS.
All Finished knee wall heights and ceiling heights are shown furred down 10" from roof decking for insulation. If for any reason the truss manufacturer fails to meetor exceed designated heel heights, finished knee wall heights, or finished ceiling heights shown on these drawings the finished square footage may vary. Any discrepancy must be brought to Frazier Designs Attention, so that a suitable solution can be reached before construction begins. Any variation due to these conditions not being met is the responsibility of the truss manufacturer.

ANCHORAGE.
All required anchors for trusses due to uplift or bearing shall meet the requirements as specified on the truss schematics. Anchorage in the 120 and 130 MPH Wind Zones shall be Continuous from the Roof to the footing.

Bearing.
All trusses shall be designed for bearing on SPF # 2 Plates or Ledgers unless noted otherwise.

Plate Heights and Floor Systems.
See Elevation page(s) for plate heights and floor system thicknesses.

ROOF VENTILATION

Section R806

R806.1 Ventilation required.
Enclosed Attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have a a cross ventilation for each seperate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shallhave a least dimesion of 1/16 inch (1.6mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4" inch (6.4mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/16 insh(1.6mm) minimum and 1/4 inch (6.4mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7.

R806.2 Minimum Area.
The Total net free ventilating area shall not be less than 1/150 of thearea of the space ventilated except that reduction of the total area to 1/300 is permitted provided that at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space th be ventilated at least 3 feet (914mm) above the eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area my be reduced to 1/300 when a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.

Exceptions:

1. Enclosed attic/rafter spaces requiring less than 1 square foot (0.0929 m2) of ventilation may be vented with continuous soffit ventilation only.
2. Enclosed attic/rafter spaces over unconditioned space may be vented with continuoussoffit vent only.

Square footage of roof to be vented = 5389 Sq. Ft.
Net-Free Cross Ventilation Needed:
Without 50% to 80% of Venting 3'0" above Eave= 35.93 Sq.Ft.
With 50% to 80% of Venting 3'0" above eave; or with Class I or II Vapor Retarder on Warm-In-Winter Side of Ceiling: 17.96 Sq.Ft.

STRUCTURAL NOTES

All construction shall conform t the latest requirements of the 2018 North Carolina Residential Building Code, plus all local codes and regulations. This document in no way shall be construed to supercede the code.

Job Site Practices And Safety:
Frazier Designs assumes no liability for contractors practices and procedures or safety program. Frazier Designs takes no responsibility for the contractor's failure to carry out the construction work in accordance with the contract documents. All members shall be framed,anchored, and braced in accordance with good construction practice and the building code.

Design Loads	Live Load	Dead Load	Deflection
USE	(PSF)	(PSF)	(LL)
Attics without storage	10	10	L/240
Attics with Limited storage	20	10	L/360
Attics with fixed stairs	40	10	L/360
Balconies and Decks	40	10	L/360
Fire Escapes	40	10	L/360
Guardrails and Handrails	200	--	--
Guardrail in-fill conponents	50	--	--
Passenger vehicle garages	50	10	L/360
Rooms other than sleeping	40	10	L/360
Sleeping rooms	30	10	L/360
Stairs	40	--	L/360
Snow	20	--	--

Framing Lumber:
All non treated framing lumber shall be SPF # 2 (Fb=875 PSI) or SYP # 2 (Fb= 750 PSI) and all treated lumber shall be SYP # 2 (Fb= 750 PSI) unless noted otherwise.

Engineered Wood Beams:
Laminated veneer lumber (LVL) = Fb= 2600 PSI, Fv=285 PSI, E=1.9x106 PSI
Parallel strand lumber (PSL) = Fb= 2900 PSI, Fv= 290 PSI, E= 2.0x106 PSI
Laminated Strand Lumber (LSL) = Fb= 2250 PSI, Fv= 400 PSI, E = 1.55 x 106 PSI
Install All connections per Manufacturers Instructions

Truss And I -Joist Members:
All Roof Truss and I-Joist Layouts shall be prepared in accordance with this document. Trusses and I-Joists shall be Installed according to the Manufacturers specifications. Any Change in Truss or I-Joist Layout shall be cooridinated with Frazier Designs.

Lintels:
Brick Lintels Shall be 3 1/2" x 3 1/2" x 1/4" Steel angle for up to 6'0" Span and 6" x 4" x 5/16" Steel angle with 6" leg vertical for spans up to 9'0" unless noted otherwise.

Concrete and Soils:
See Foundation Notes.

Foundation Structural Notes

120 MPH wind zone (1 1/2 to 2 1/2 story)

Continuous Footing:
21" wide and 10" thick minimum. 28" wide minimum at brick veneer. Must extended 2" Min. to either side of supported wall.

Girders:
(2) 2x8 girder unless noted otherwise.

Piers:
8" x 16" piers with 8" solid masonry cap on 16" x 24" x 8" concrete footing with maximum pier height of 64" with hollow masonry and 160" with solid masonry unless otherwise noted.

Point Loads:
designates significant point load and should have solid blocking to pier, girder or foundation wall.

Anchor Bolts:
1/2" diameter anchor bolts embedded minimum 7" maximum 4'0" on center, within 12" of plate ends, and minimum two anchor bolts per plate.

Concrete:
Concrete shall hae a minimum 28 day strength of 3000 psi and maximum 5" slump. Air entrained in Table 402.2. All concrete shall be in accordance with ACI standards. All samples for pumping shall be taken from the exit end of the pump.

Lug Footings:
Lug Footings shall be 2'0" wide x 1'0" depth and shall run continuously underneath any wall that is deemed to be load bearing. See Detail for specs.

Soils:
Allowable soil bearing pressure assumed to be 2000 PSF. The Contractor must contact a geotechnical engineer and a structural engineer if unsatisfactory subsurface conditions are encountered. The surface area adjacent to be foundation wall shall be provided with adequate drainage, and shall be graded so as to drain surface water away from foundation walls.

AIR LEAKAGE

Section N1102.4

N1102.4.1 Building Thermal Envelope.
The Building Thermal Envelope shall be durably sealed with an Air Barrier System to limit infiltration. The sealing methods between dissimilar materials shall allow for differential expansion and contraction. For all homes, where present, the following shall be caulked, gasketed,weatherstripped or otherwise sealed with an air barrier material or solid material consistent with Appendix E-2.4 of this code:

1. Blocking and sealing floor/ceiling systems and under knee walls open to unconditoned or exterior space.
2. Capping and sealing shafts or chases, including flue shafts.
3. Capping and sealing soffit or dropped ceiling areas.

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BUILDER:

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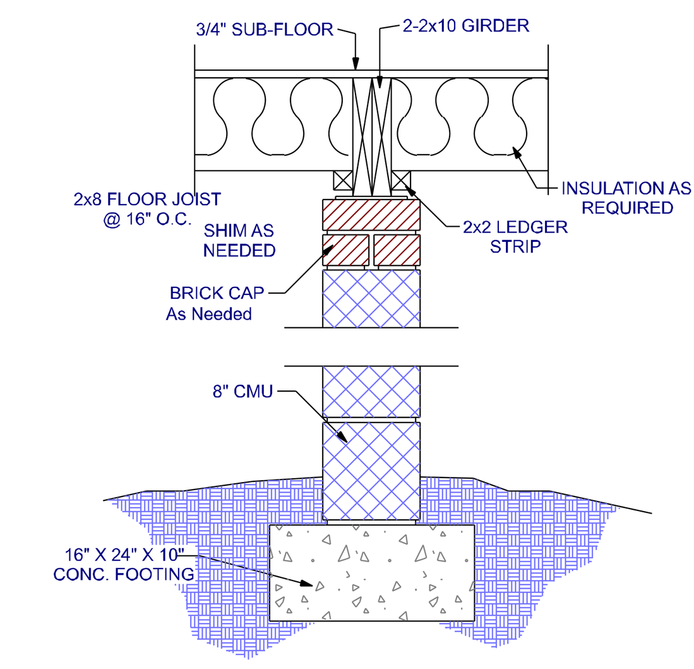
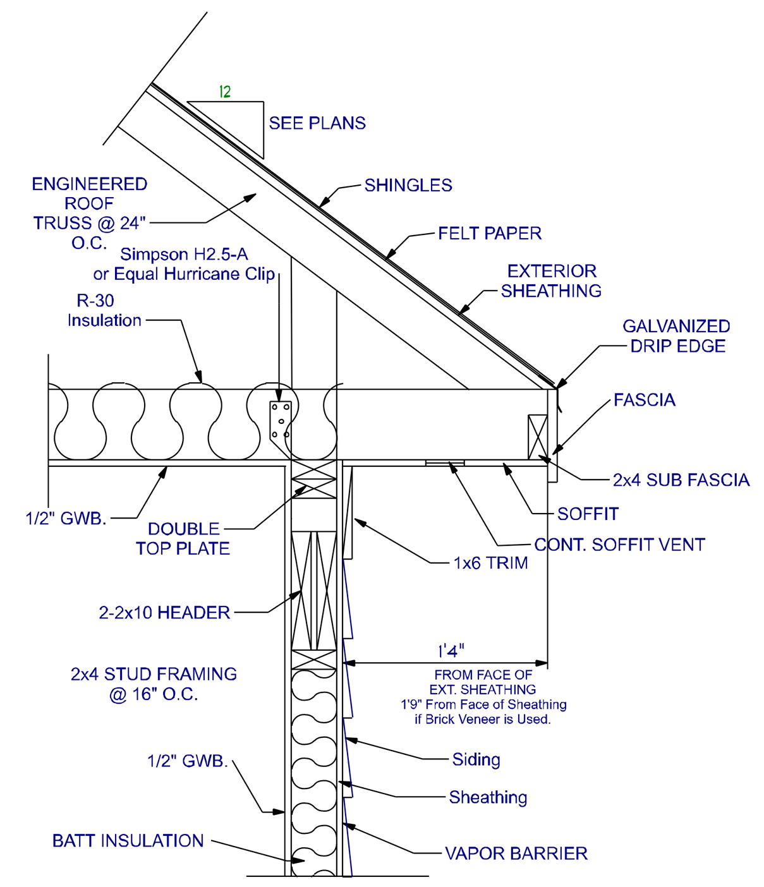
Notes

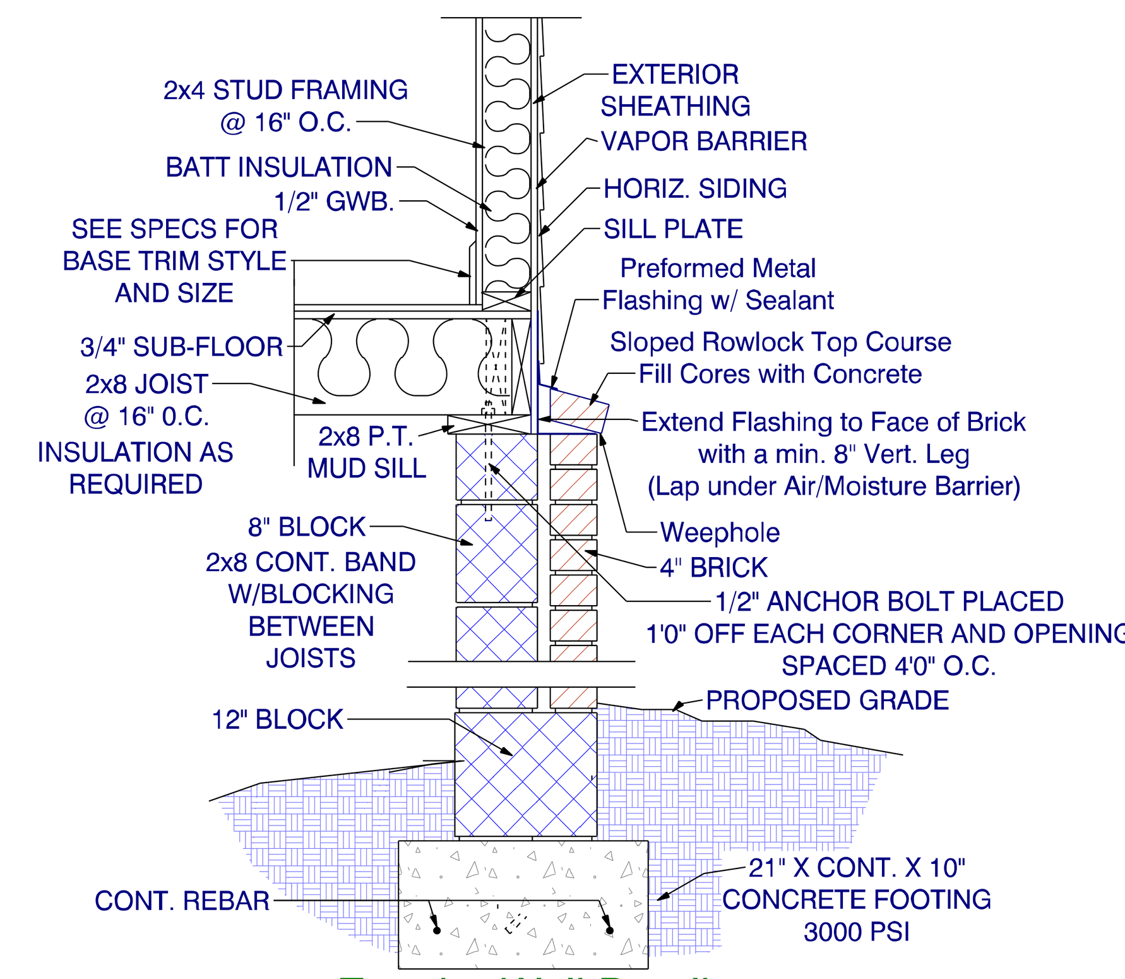
SHEET 2



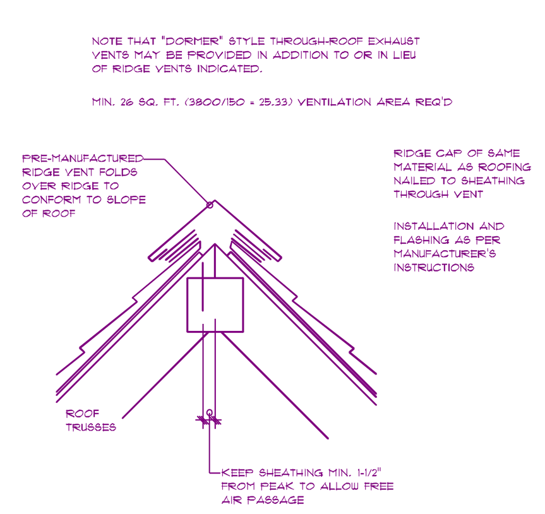
2-2X10 Girder
8X16 Pier
SCALE: 1" = 1'0"



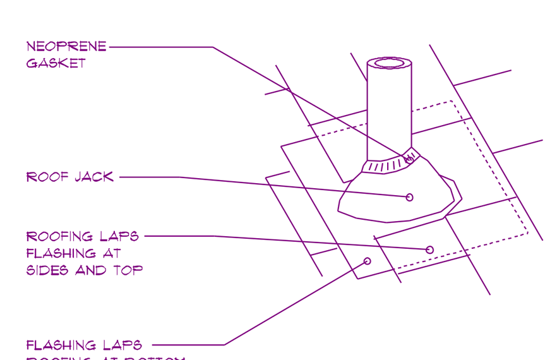
Overhang Detail - Siding
SCALE: 1" = 1'0"
Cantilevered Truss System



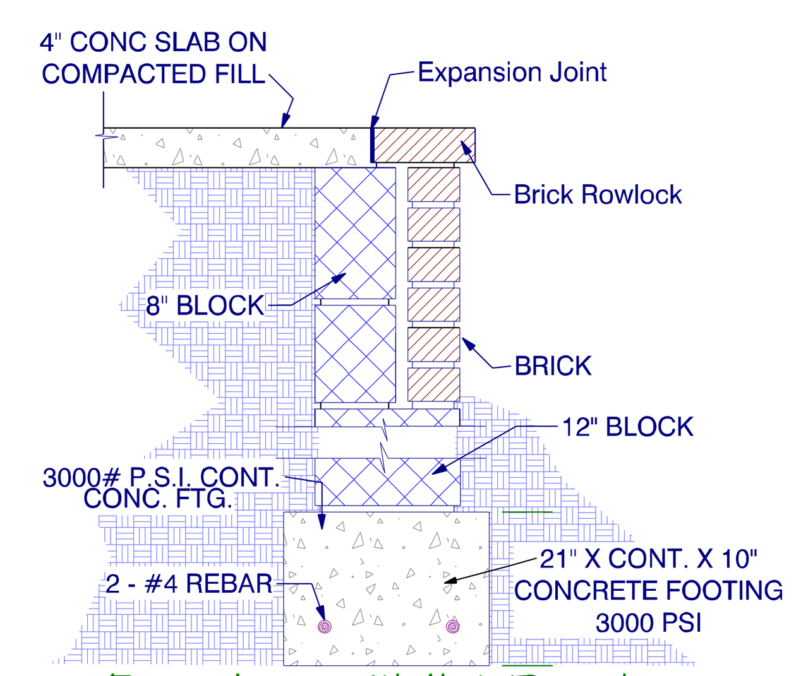
Exterior Wall Detail
Siding - 4" Brick/8" Block
With Rowlock Top Course
SCALE: 1" = 1'0"



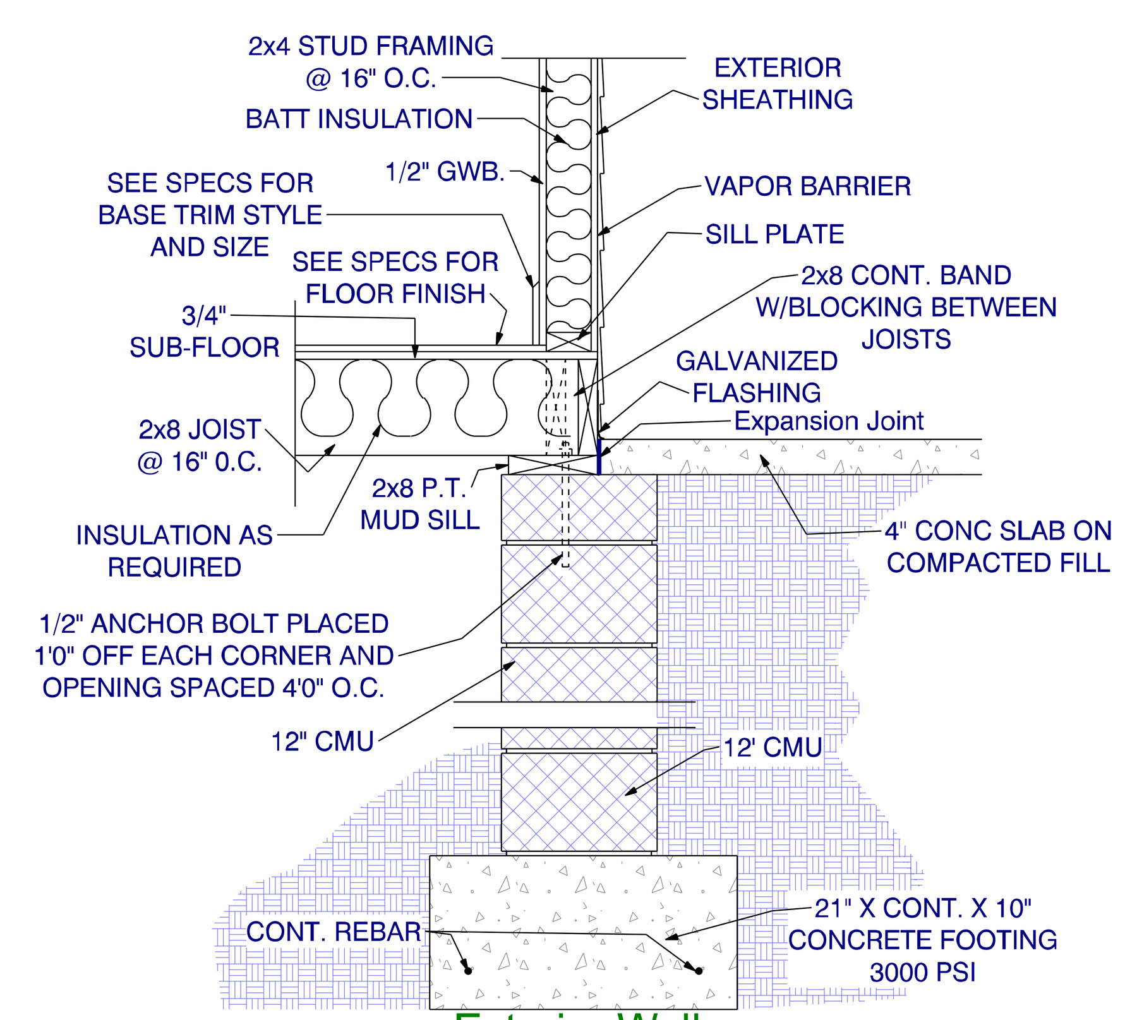
RIDGE VENT



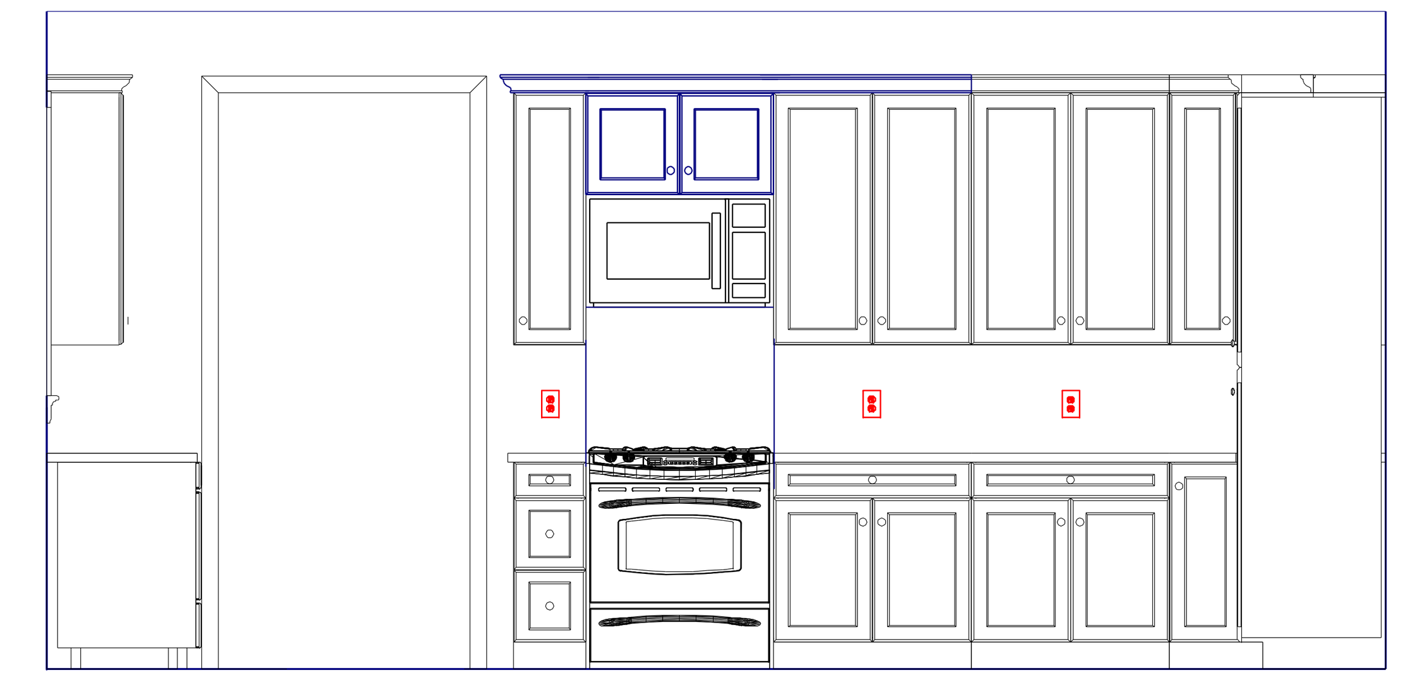
ROOF JACKS AND VENTS



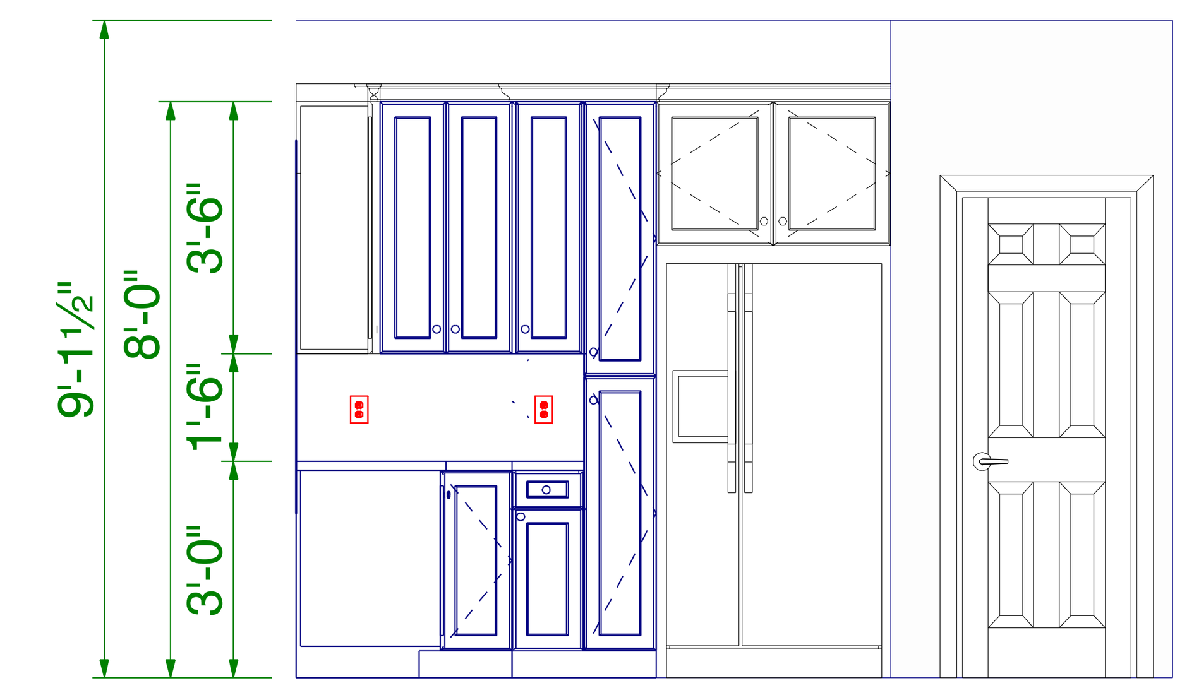
Foundation Wall & Porch
SCALE: 1" = 1'0"



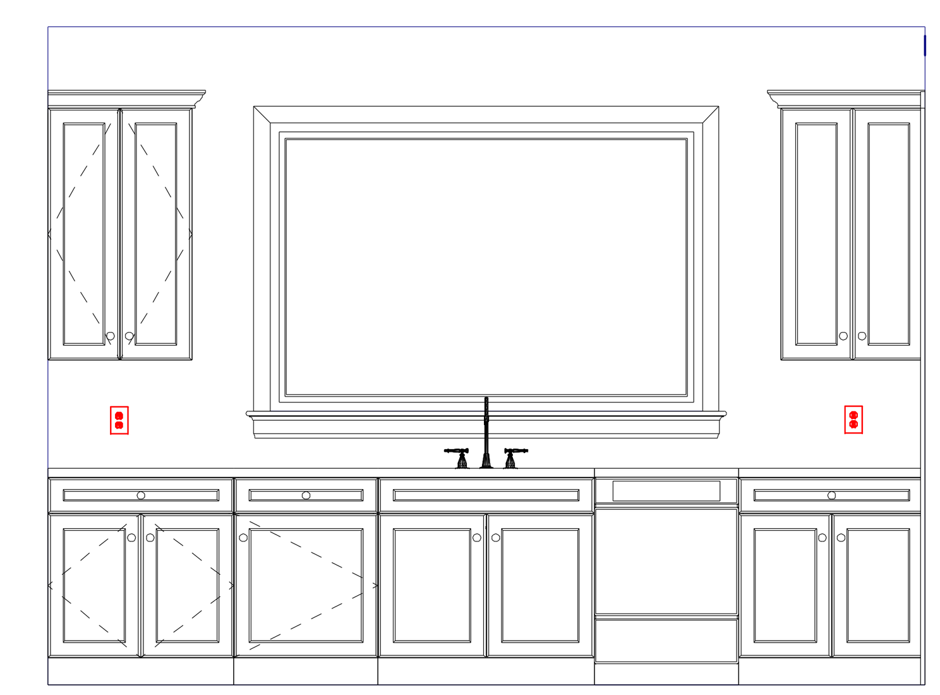
Exterior Wall Detail - Porch
SCALE: 1" = 1'0"



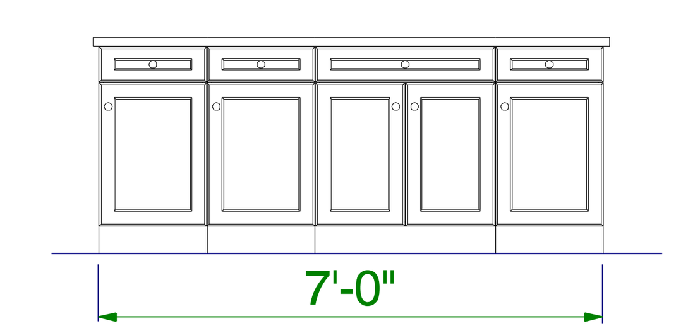
3 / 5.3 KITCHEN_CABINET_ELEVATIONS_RANGE
SCALE: 3/8" = 1'-0"



2 / 5.3 KITCHEN_CABINET_ELEVATIONS_REFRIGERATOR
SCALE: 3/8" = 1'-0"



1 / 5.3 KITCHEN_CABINET_ELEVATIONS_SINK
SCALE: 3/8" = 1'-0"



4 / 5.3 KITCHEN CABINETS_ISLAND
SCALE: 3/8" = 1'-0"

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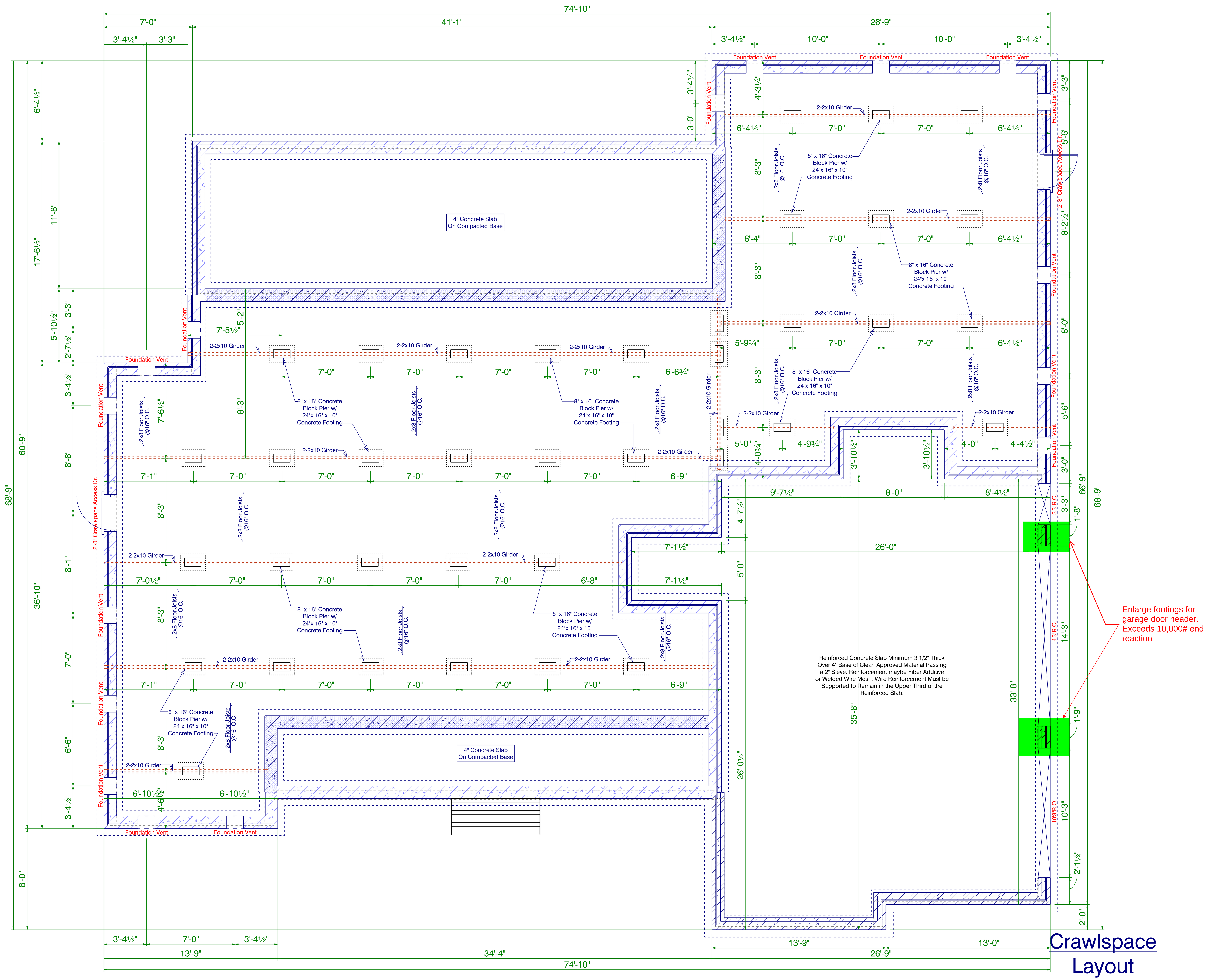
Construction Details

SHEET 3



Crawlspace Layout

Scale:1/4"=1'0"

"I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH BOTH 9AH AND VA MINIMUM PROPERTY REQUIREMENTS INCLUDING THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NC BUILDING CODE)/ENERGY CONSERVATION STANDARDS OF THE 2018 COUNCIL OF AMERICAN BUILDING OFFICIALS/MODEL ENERGY CODE AND THE REQUIREMENT FOR LEAD-FREE PIPING.

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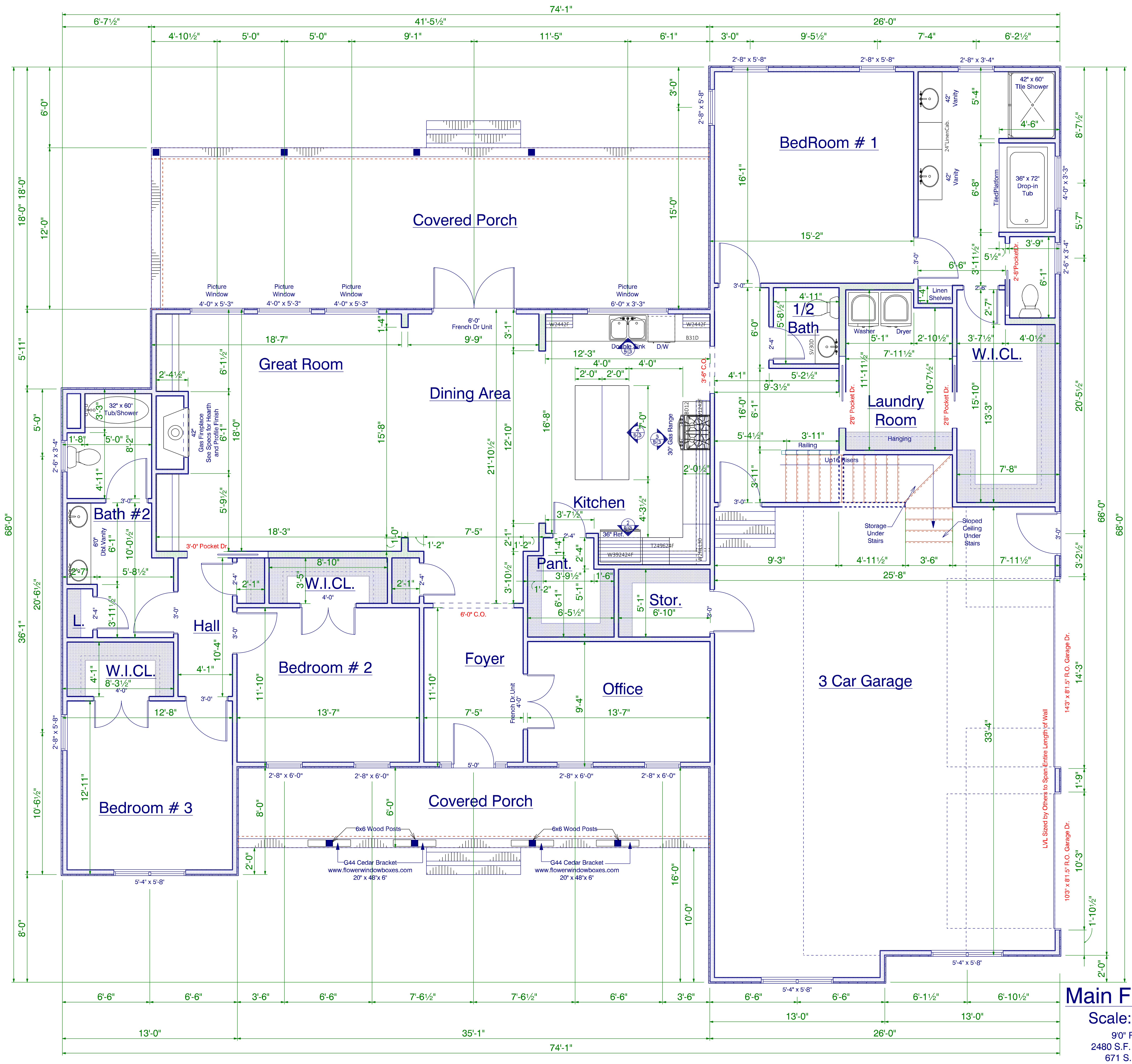
Crawlspace Layout

SHEET 4



Main Floor Layout

Scale: 1/4" = 1'0"

9'0" Fin. Ceiling Ht.
2480 S.F. Heated Main Floor
671 S.F. Bonus Room
(Does_Not_Include Stairs)
3151_S.F. Total Heated
(Includes Bonus Room)

950 S.F.Two Car Garage
500 S.F. Covered Porch (Rear)
213 S.F. Covered Porch (Front)

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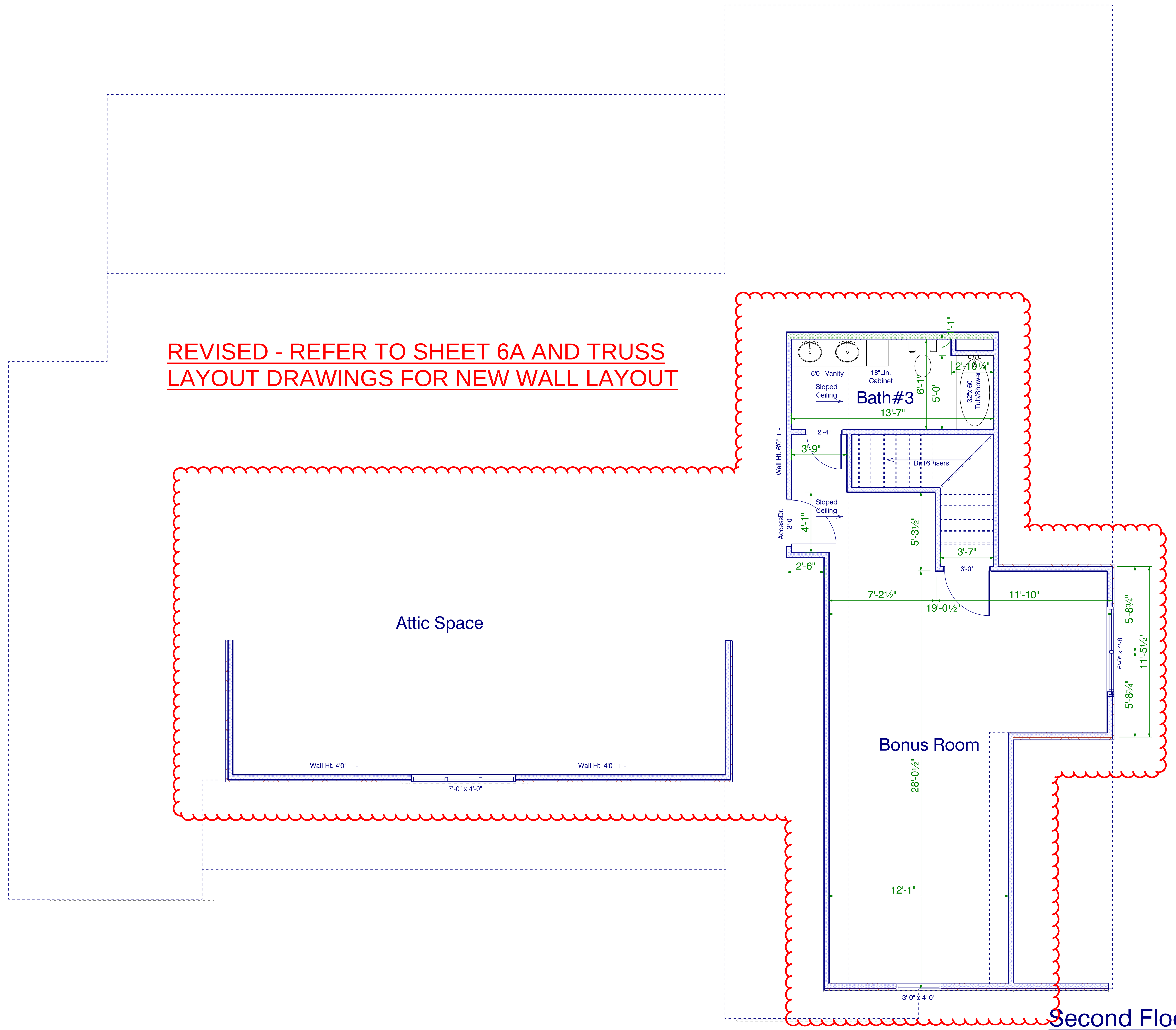
Main Floor

SHEET 5



Second Floor Layout

Scale: 1/4" = 1'0"

8'0" ceiling ht.
671 s.f. Bonus Room
(Does_not_Include Stairs)

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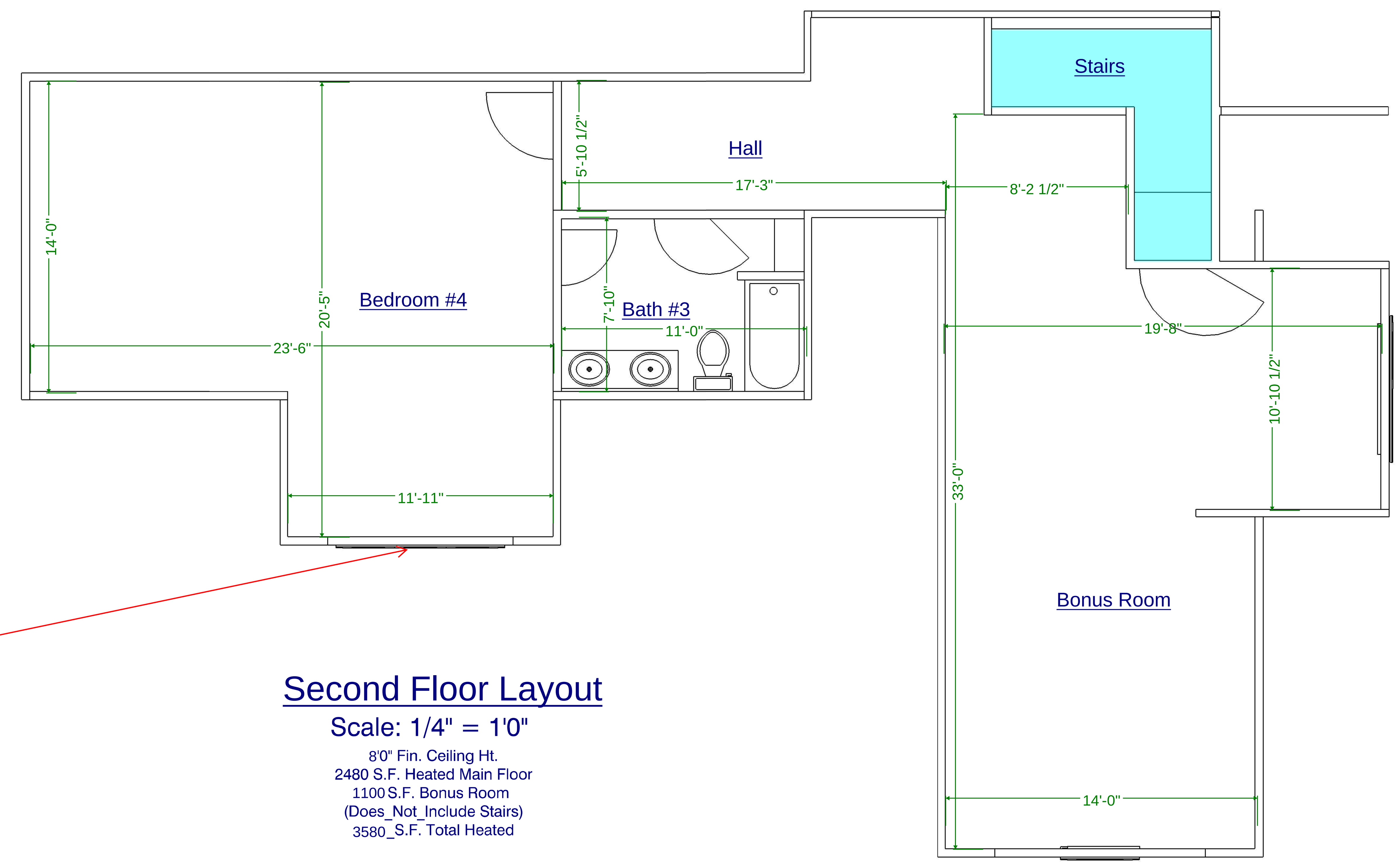
Second Floor

SHEET 6

Actual wall layout may vary. Field verify.



Windows must meet egress sizing

Second Floor Layout

Scale: 1/4" = 1'0"

8'0" Fin. Ceiling Ht.
2480 S.F. Heated Main Floor
1100 S.F. Bonus Room
(Does_Not_Include Stairs)
3580_S.F. Total Heated

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MODEL:
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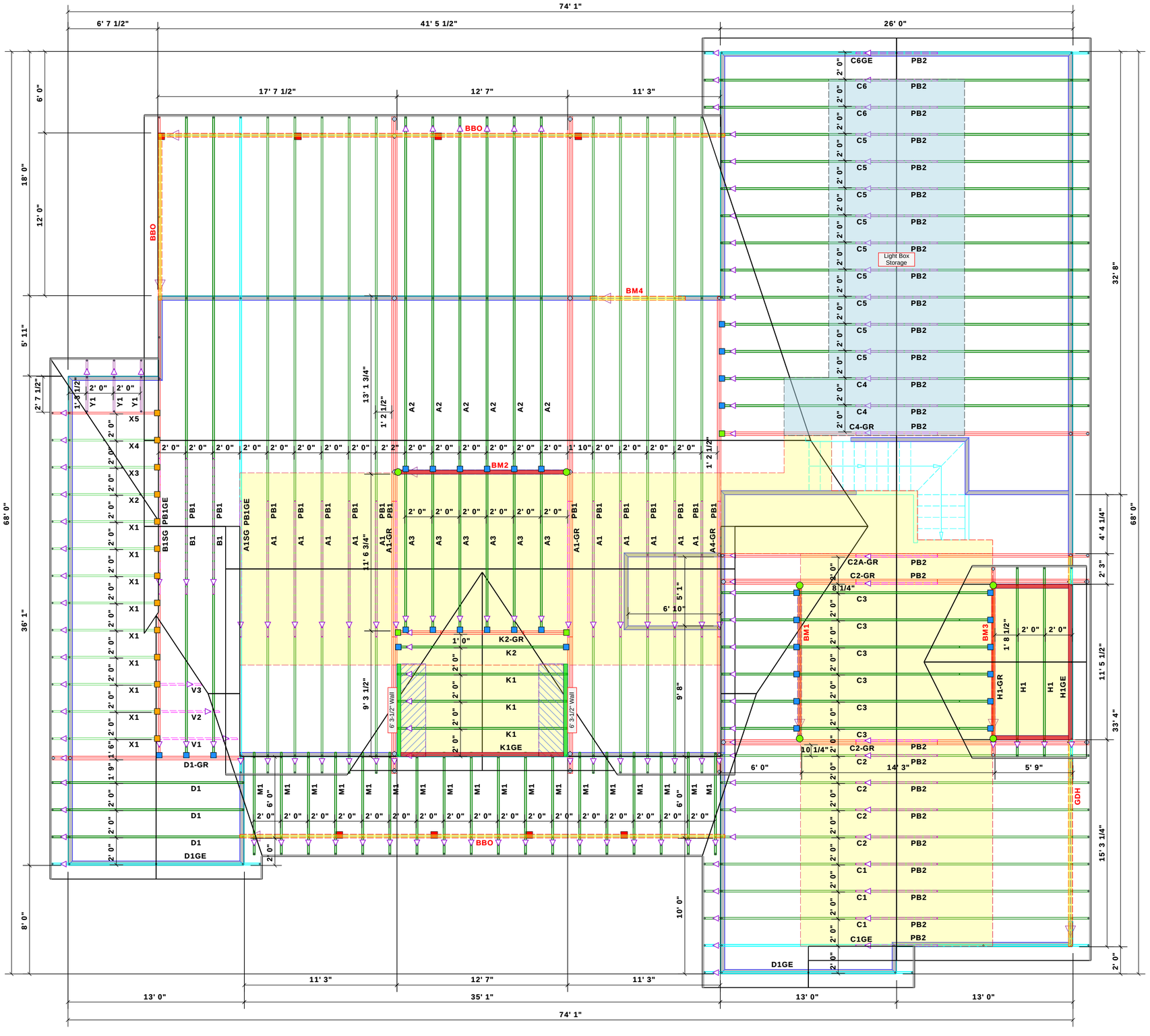
BUILDER:

Second Floor

SHEET
6A



Products				
PlotID	Length	Product	Plies	Net Qty
BM1	12' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM2	13' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2
BM3	12' 0"	2x10 SPF No.2	2	2
BM4	7' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH	29' 0"	1-3/4"x 16" LVL Kerto-S	2	2

Roof Area = 5829.36 sq.ft.
Ridge Line = 155.78 ft.
Hip Line = 16.84 ft.
Horiz. OH = 281 ft.
Raked OH = 207.78 ft.
Decking = 200 sheets

1 Truss Placement Plan
Scale: 3/16"=1'

All Walls Shown Are Considered Load Bearing

Dimension Notes
1. All exterior wall to wall dimensions are to face of sheathing unless noted otherwise 2. All interior wall dimensions are to face of frame wall unless noted otherwise 3. All exterior wall to truss dimensions are to face of frame wall unless noted otherwise

Hatch Legend
Vaulted Ceiling
6' 3-1/2" Walls
2nd Floor Walls
Box Storage
Flush Beam
Drop Beam

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
	HUS26	USP	33	NA	16d/3-1/2"	16d/3-1/2"
	JUS26	USP	13	NA	10d/3"	10d/3"
	THD410	USP	6	NA	16d/3-1/2"	10d/3"
	THD26-2	USP	3	NA	16d/3-1/2"	10d/3"

= 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 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 David Landry

David Landry

LOAD CHART FOR JACK STUDS

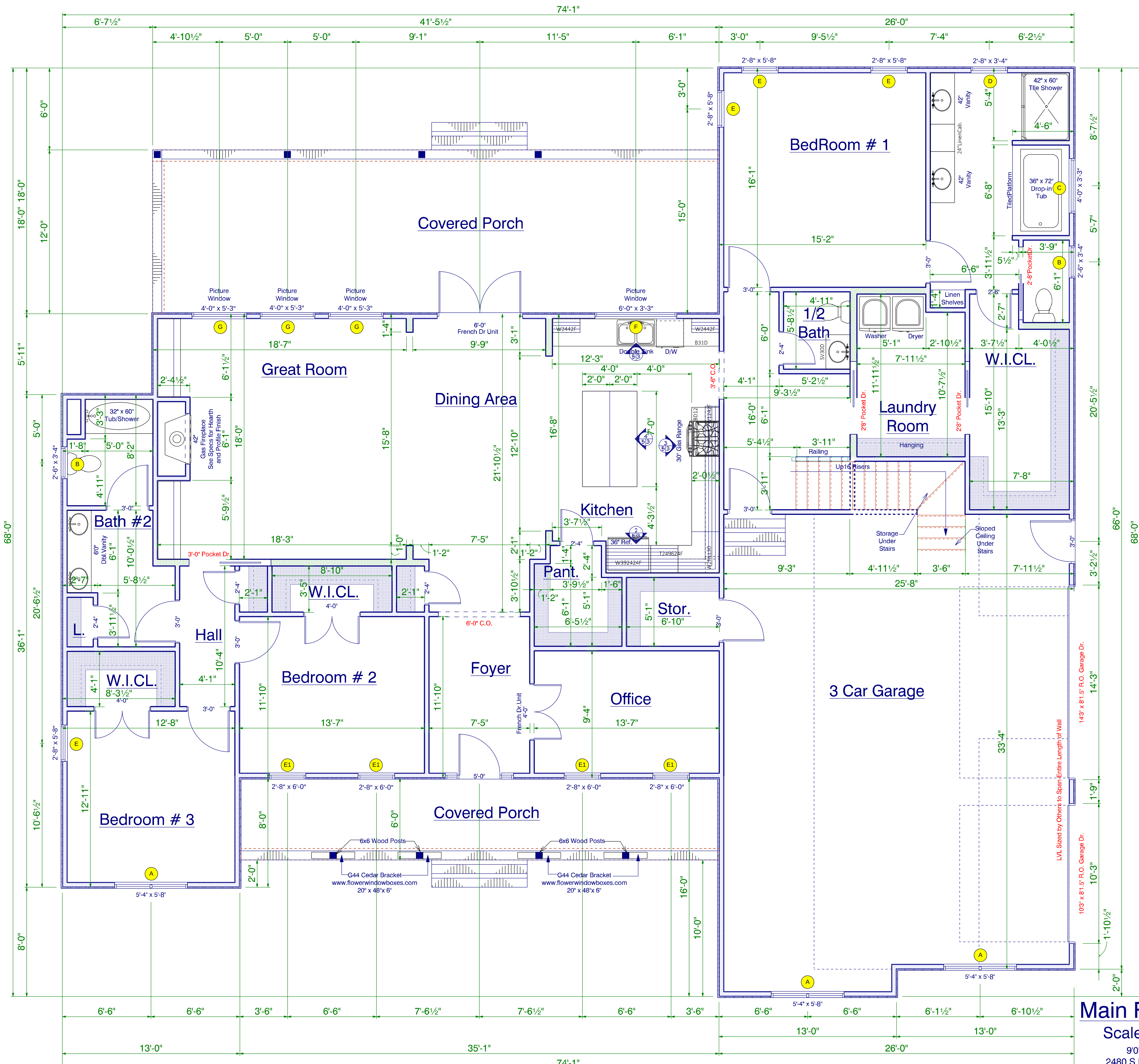
BASED ON TABLES R502.5(1) & (3)

NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (LBS)	REQ'D STUDS FOR (2) 2"X MEMBER	END REACTION (LBS)	REQ'D STUDS FOR (3) 2"X MEMBER	END REACTION (LBS)	REQ'D STUDS FOR (4) 2"X MEMBER
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				

BUILDER	Mike Bauer
JOB NAME	Bauer Residence
PLAN	Bauer Residence
SEAL DATE	Seal Date
QUOTE #	Quote #
JOB #	J0222-0946
CITY / CO.	Harnett / Harnett
ADDRESS	Site Address
MODEL	Roof
DATE REV.	03/09/22
DRAWN BY	David Landry
SALES REP.	David Landry

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



Main Floor Layout

Scale: 1/4" = 1'0"

9'0" Fin. Ceiling Ht.
2480 S.F. Heated Main Floor
671 S.F. Bonus Room
(Does_Not_Include Stairs)
3151_S.F. Total Heated
(Includes Bonus Room)

950 S.F.Two Car Garage
500 S.F. Covered Porch (Rear)
213 S.F. Covered Porch (Front)

"I DO HEREBY CERTIFY THAT THIS DRAWING OR PLAN AND RELATED SPECIFICATIONS MEET ALL LOCAL REQUIREMENTS AND ARE IN SUBSTANTIAL CONFORMITY WITH BOTH SAH AND VA MINIMUM PROPERTY REQUIREMENTS INCLUDING THE INTERNATIONAL BUILDING CODE COUNCIL (2018 NC BUILDING CODE)/ENERGY CONSERVATION STANDARDS OF THE 2018 COUNCIL OF AMERICAN BUILDING OFFICIALS/MODEL ENERGY CODE AND THE REQUIREMENT FOR LEAD-FREE PIPING."

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A Residential Design Company
(910) 818-2413
www.frazierplans.com

Project: Bauer_Residence
Fayetteville NC
MODEL: FD-3151
BUILDER:

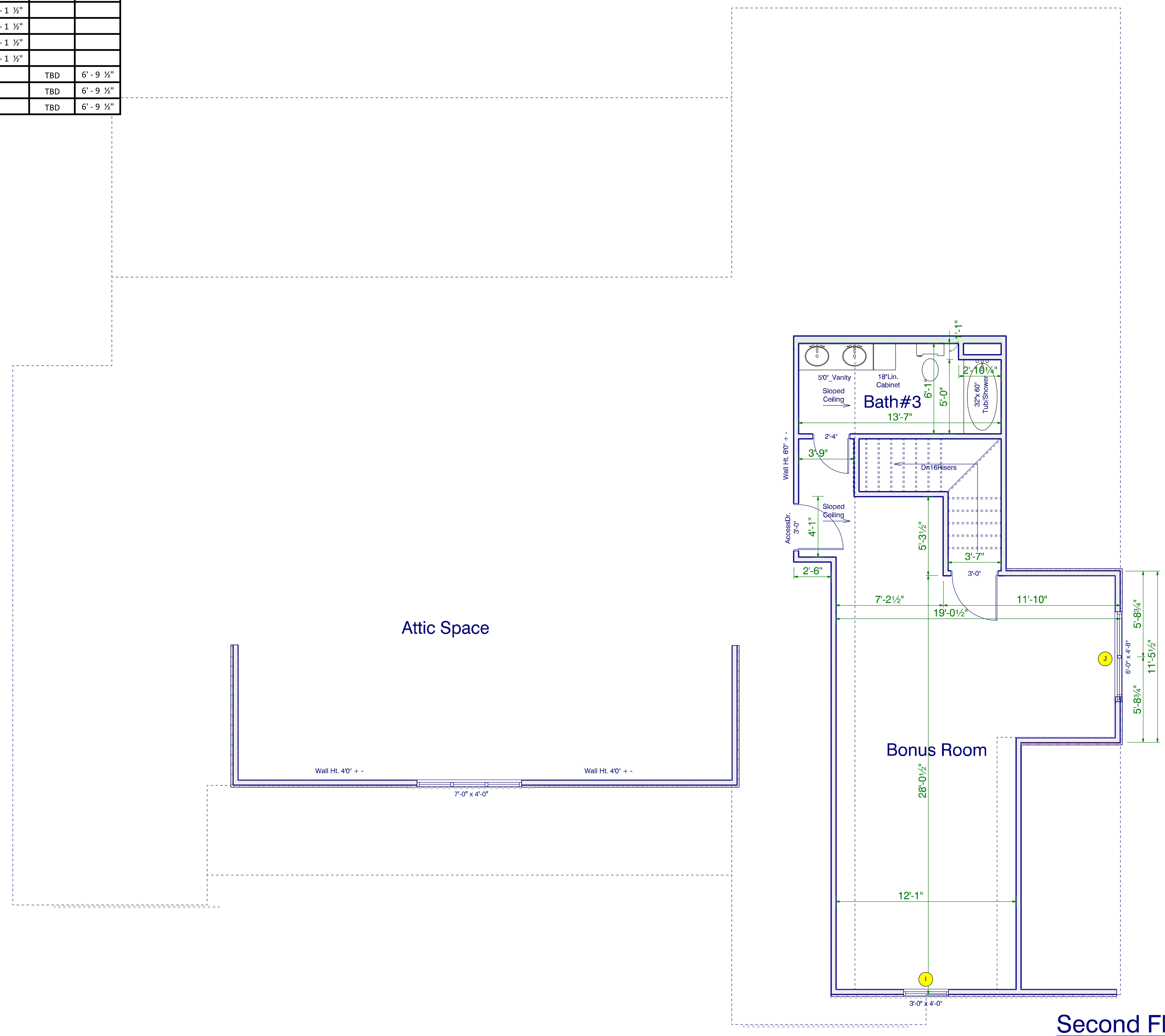
DATE PRINTED: June2021

DRAWN BY: ATF

Main Floor

SHEET 5

WINDOW SCHEDULE										
			NOMINAL DIMENSIONS		ROUGH OPENING DIM.		FIRST FLOOR		SECOND FLOOR	
MARK	TYPE	QTY.	WIDTH	HEIGHT	WIDTH	HEIGHT	SILL ROUGH HEIGHT	HEADER ROUGH HT.	SILL ROUGH HEIGHT	HEADER ROUGH HT.
A	SINGLE HUNG	3	5' - 4"	5' -8"	64"	68 1/4"	TBD	7' - 1 ½"		
B	SINGLE HUNG	2	2' - 6"	3' - 4"	30 1/2"	40 1/4	TBD	7' - 1 ½"		
C	PICTURE	1	4' -0"	3' - 3"	49"	39 5/8"	TBD	7' - 1 ½"		
D	SINGLE HUNG	1	2' - 8"	3' - 4"	32 1/2"	40 1/4"	TBD	7' - 1 ½"		
E	SINGLE HUNG	4	2' - 8"	5' - 8"	32 1/2"	68 1/4"	TBD	7' - 1 ½"		
E1	SINGLE HUNG	4	2' - 8"	6' - 0"	32 1/2"	72 1/4"	TBD	7' - 1 ½"		
F	PICTURE	1	6' - 0"	3' - 3"	73"	39 5/8"	TBD	7' - 1 ½"		
G	PICTURE	3	4' - 0"	5' - 3"	49"	63 5/8"	TBD	7' - 1 ½"		
H	CASEMENT	1	7' - 0"	4' - 0"	85"	47 5/8"			TBD	6' - 9 ½"
I	DOUBLE HUNG	1	3' - 0"	4' - 0"	36 1/2"	48 1/4"			TBD	6' - 9 ½"
J	DOUBLE HUNG	1	6' - 0"	4' - 8"	72"	56 1/4"			TBD	6' - 9 ½"



Second Floor Layout

Scale: 1/4" =1'0"

8'0" ceiling ht.
671 s.f. Bonus Room
(Does_not_Include Stairs)

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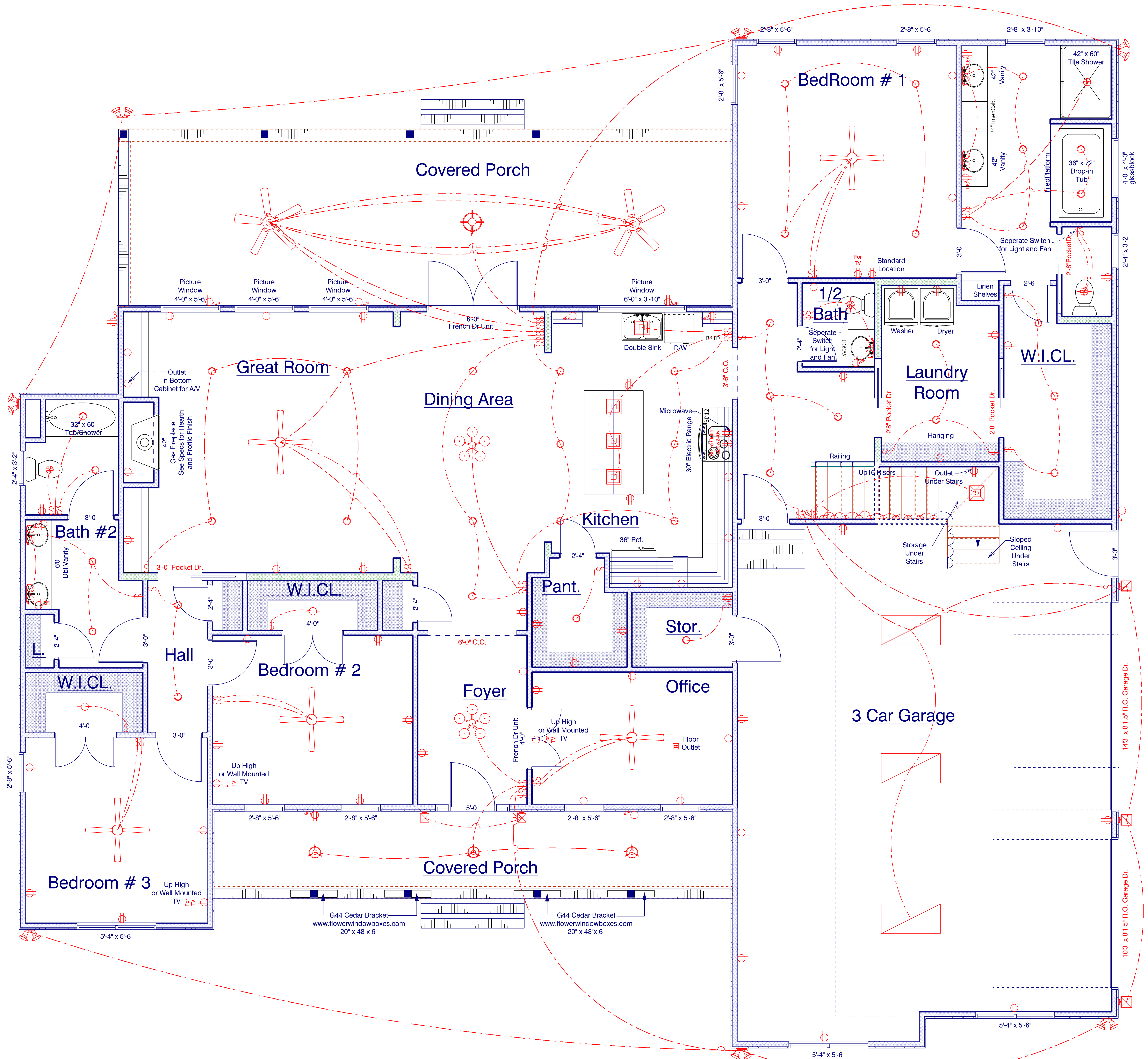
ATF

Second Floor

SHEET
6



ELECTRICAL LEGEND		
ELECTRICAL	**COUNT**	**SYMBOL**
ceiling fan 5 bladed 03 Outdoor	2	
ceiling fan globe 01	5	
can light 6inch	39	
ceiling light 05	2	
ceiling light 17	2	
ceiling light 19	3	
fluorescent light 2 x 4	3	
pendant large	4	
exterior light 03	3	
spotlight double with motion detector	7	
Exhaust Fan w light	3	
Outlet Wall Mounted TV	4	For TV
5 Gang Switch Box	2	$$$$$
light	2	
outlet	62	
outlet 220v	1	
outlet gfi	7	GFI
switch	13	$
switch double	8	$$
switch triple	4	$$$
wall mounted 02 2 lights	5	
wall sconce 01 Steplights	10	
ceiling shade square	1	
outlet wp	7	WP
floor outlet double	1	
Stove Outlet 220v240V	1	Stove Outlet 220v/240v
exterior light 02	2	
switch quad	1	$$$$
fan	1	

Main Floor Electrical

Scale: 1/4" = 1'0"

9'0" Fin. Ceiling Ht.
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3151_S.F. Total Heated
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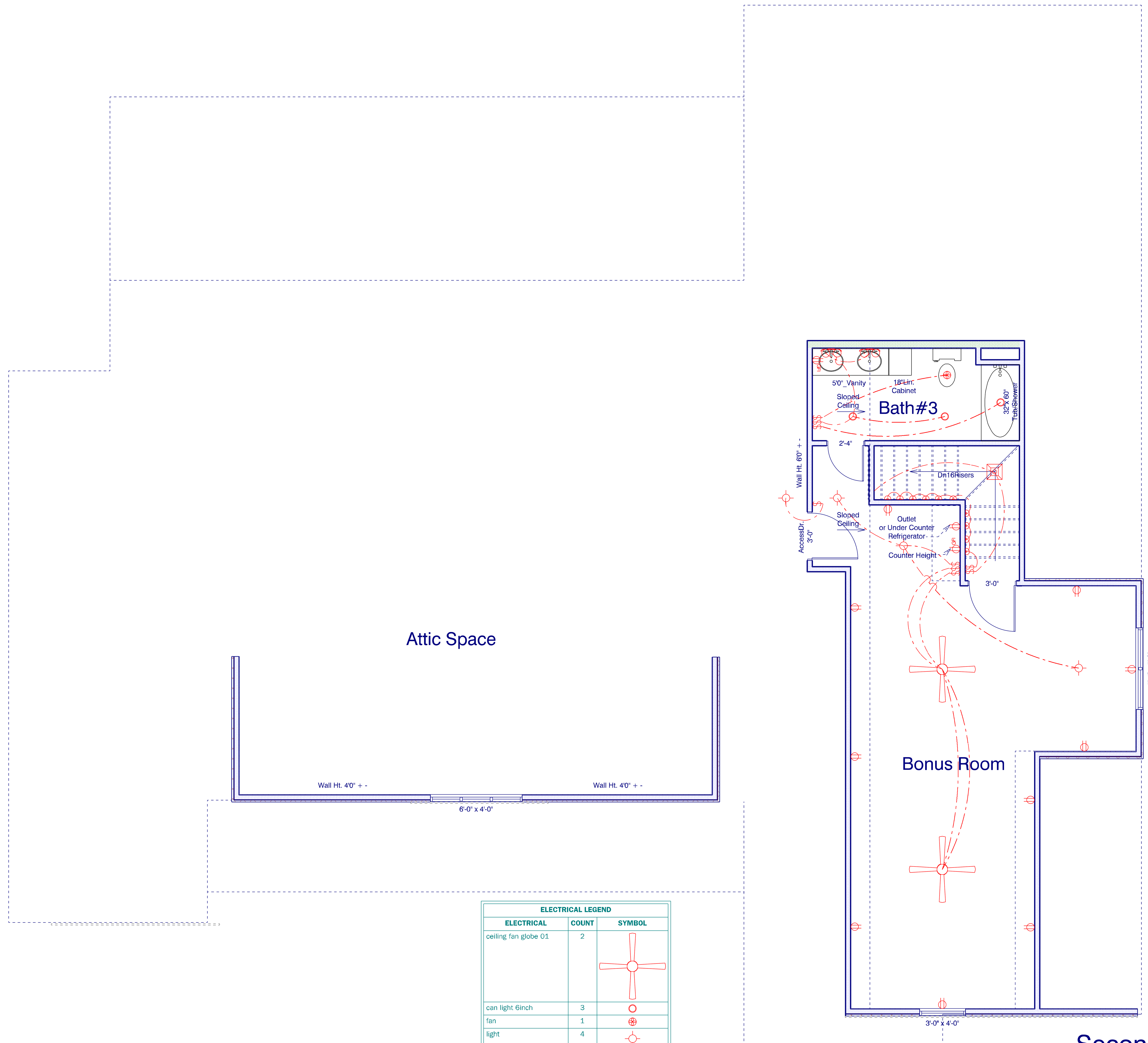
Floorplan Electrical

SHEET 7



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan globe 01	2	
can light 6inch	3	
fan	1	
light	4	
outlet	11	
outlet gfi	2	GFI
switch	1	$
switch triple	2	$$$
wall mounted 02 2 lights	2	
wall sconce 01 Step Lights	10	
ceiling shade square	1	
switch double	1	$$

Second Floor Electrical

Scale: 1/4" = 1'0"

8'0" ceiling ht.
671 s.f. Bonus Room
(Does_not_Include Stairs)

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Second Floor Electrical

SHEET 8