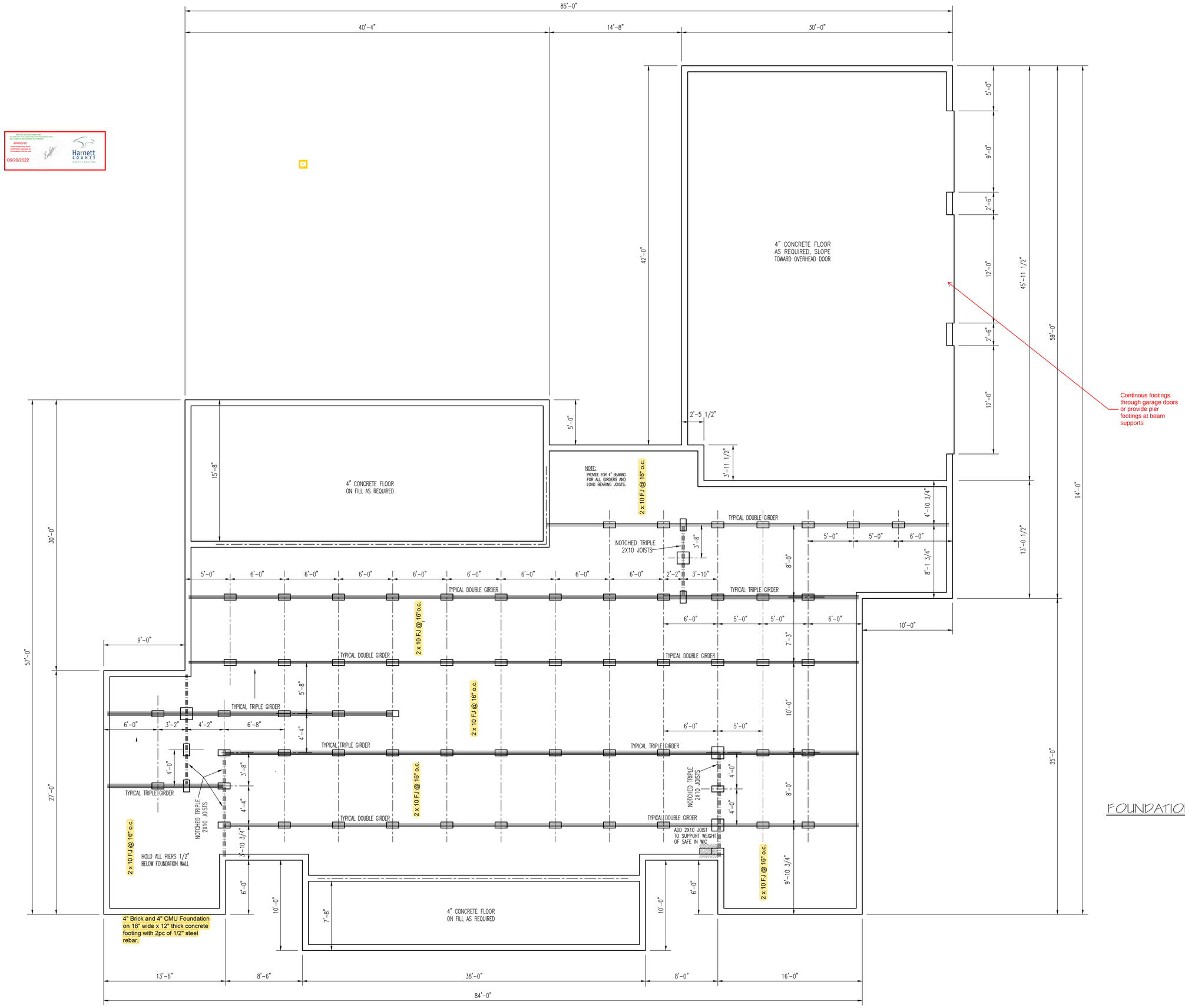


FOUNDATION PLAN

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

NOTICE TO CONTRACTOR
All construction must conform to the Harnett County Codes and is subject to field inspection and revisions.
APPROVED
Harnett County Inspections Department
Full compliance with this code
06/20/2022
Harnett COUNTY NORTH CAROLINA

TM DESIGNS
RESIDENTIAL PLANS BY TINA MCFADDEN
(910) 354-4736 TMDESIGNS20166@GMAIL.COM

EXCLUSIVE RESIDENCE DESIGN FOR:

JEFF & CHRISTINE HOENER

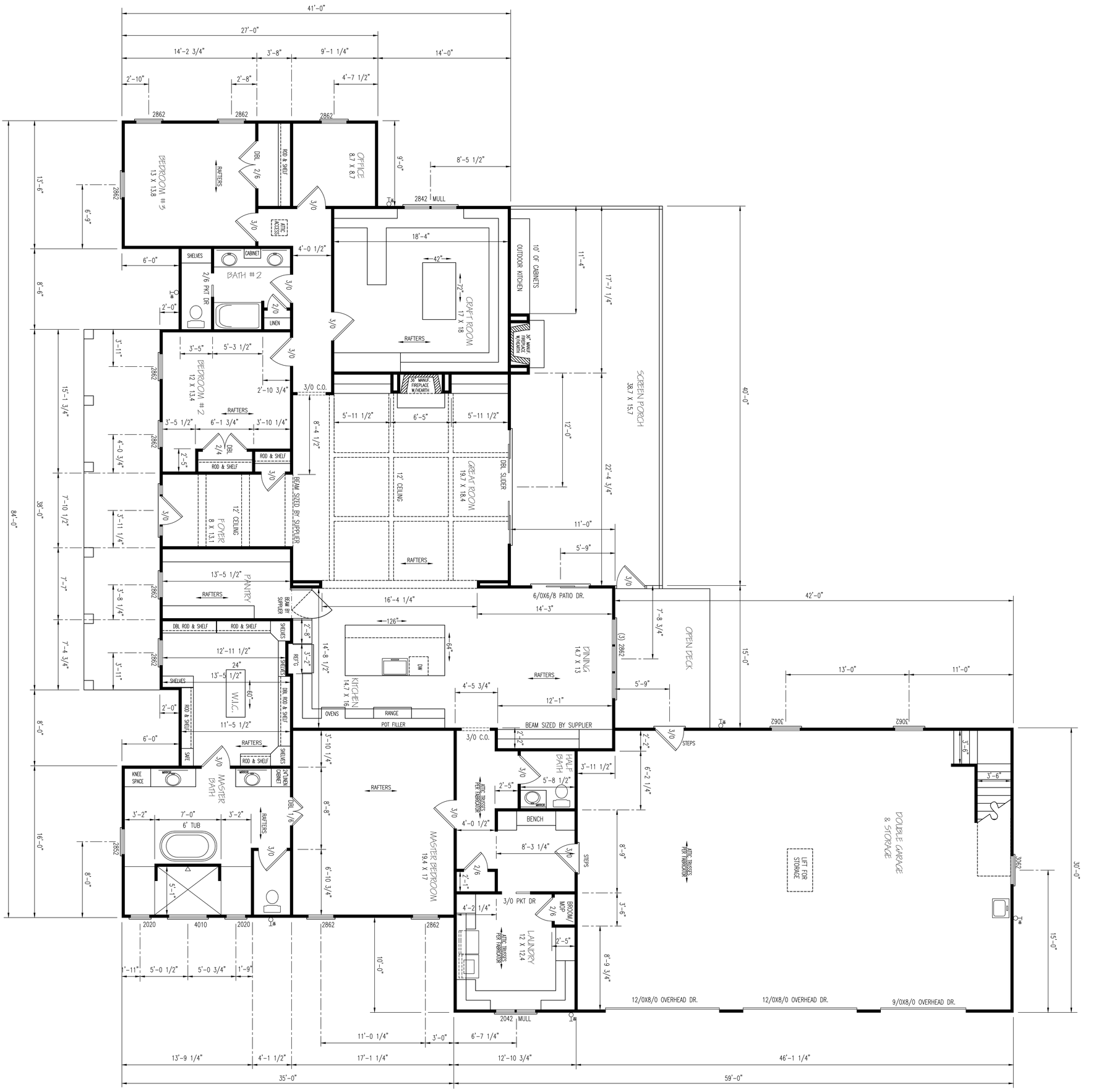
I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER
B121FF

SHEET 42X30 @ 1/4" SCALE

3	GARAGE	R	S
	DATE: 12/1/21		



FIRST FLOOR PLAN

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

HEATED AREA
3515 SQ FT (FRAME)

OTHER AREAS
GARAGE 1369 SQ FT
F PORCH 304 SQ FT
SC PORCH 642 SQ FT
DECK 147 SQ FT
STORAGE 1038 SQ FT

THIS DESIGN IS NOT TO BE USED FOR ANY WORK OR PURPOSE TO WHICH ATTENTION PRIOR TO THE START OF CONSTRUCTION, WHILE EVERY EFFORT WAS MADE IN THE PREPARATION OF THESE DRAWING AND SPECIFICATIONS TO ASSIST BUILDERS THE OWNER AND OR BUILDER SHALL VERIFY ALL DIMENSIONS DETAILS, LOCAL AND STATE CODES.

I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

EXCLUSIVE RESIDENCE DESIGN FOR:

JEFF & CHRISTINE HOENER

TM DESIGNS
RESIDENTIAL PLANS BY TINA MCFADDEN
(910) 354-4736 TMDESIGNS2016@GMAIL.COM

SHEET 42X30 @ 1/4" SCALE

2 A

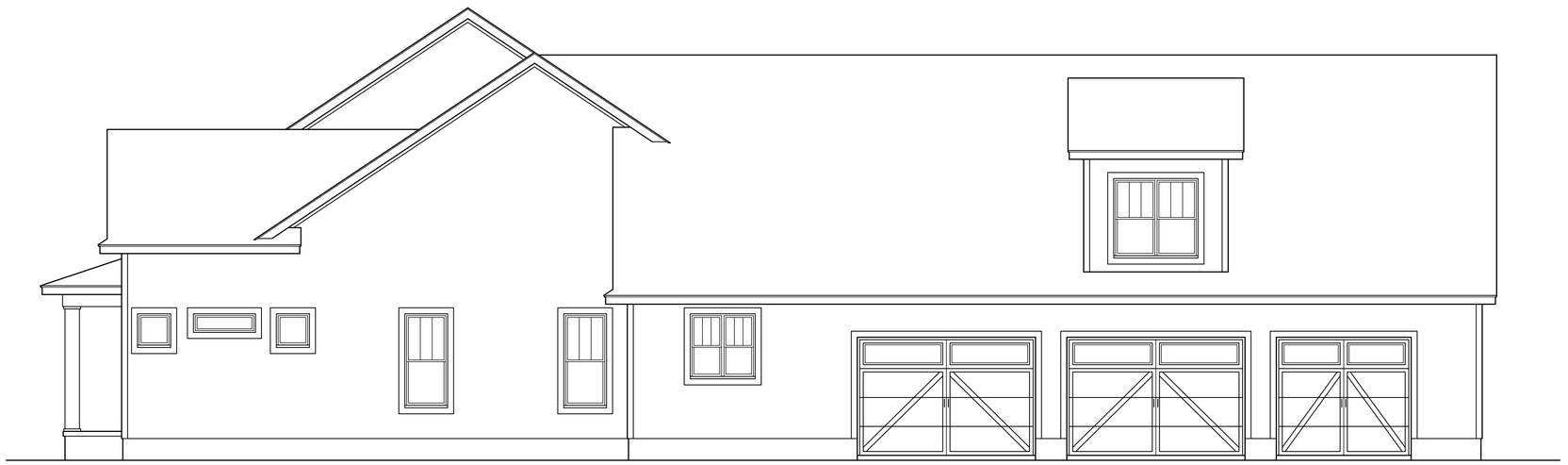
DATE: 12/1/21

GARAGE: R | S

PLAN NUMBER
B121FF

FRONT ELEVATION

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



RIGHT ELEVATION

TM DESIGNS
RESIDENTIAL PLANS BY TINA MCFADDEN
(910) 354-4736 TMDESIGNS2016@GMAIL.COM

EXCLUSIVE RESIDENCE DESIGN FOR:

JEFF & CHRISTINE HOENER

I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

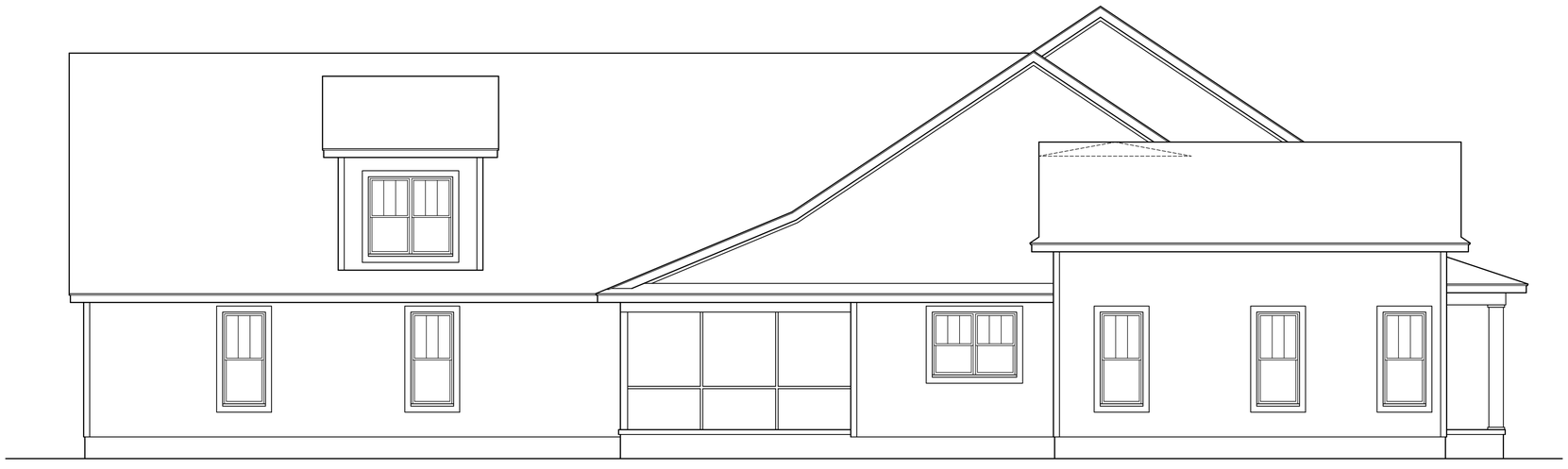
PLAN NUMBER
B121FF

SHEET 42X30 @ 1/4" SCALE

1 A | GARAGE R S | DATE: 12/1/21

REAR ELEVATION

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



LEFT ELEVATION

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

TM DESIGNS
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(910) 354-4736 TMDESIGNS2016@GMAIL.COM

EXCLUSIVE RESIDENCE DESIGN FOR:

JEFF & CHRISTINE HOENER

I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE RELISED

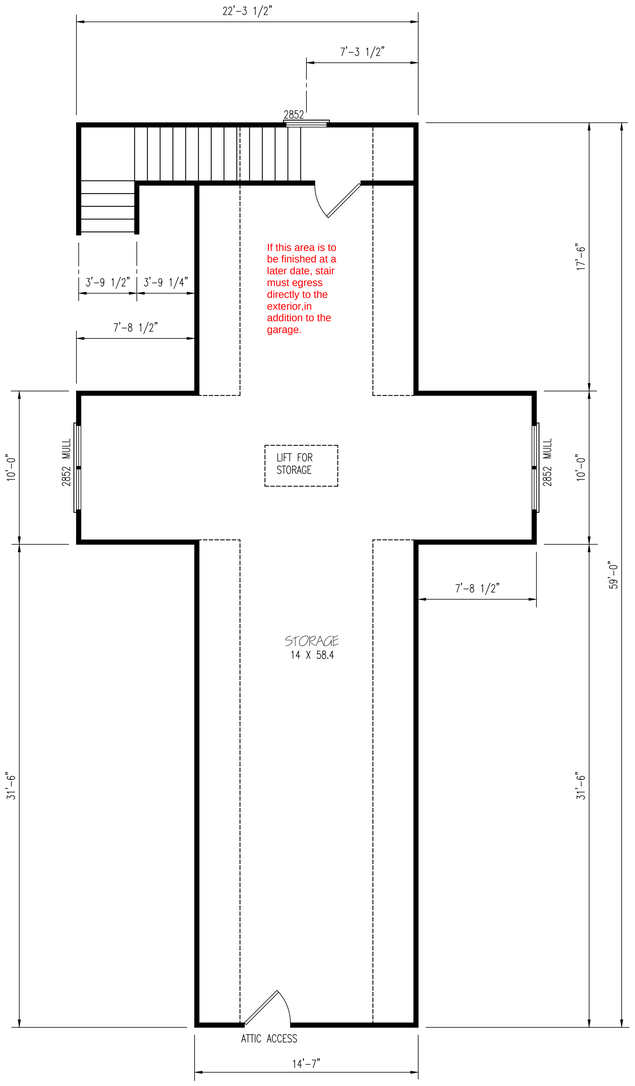
PLAN NUMBER
B121FF

SHEET 42X30 @ 1/4" SCALE

1. A

GARAGE R S

DATE:
12/1/21



UNFINISHED STORAGE

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

TM DESIGNS
RESIDENTIAL PLANS BY TINA MCFADDEN
(910) 354-4736 TMDESIGNS2016@GMAIL.COM

EXCLUSIVE RESIDENCE DESIGN FOR:

JEFF & CHRISTINE HOENER

I HEREBY CERTIFY THAT THIS DRAWING MEETS LOCAL CODES, 2018 INTERNATIONAL BUILDING CODES

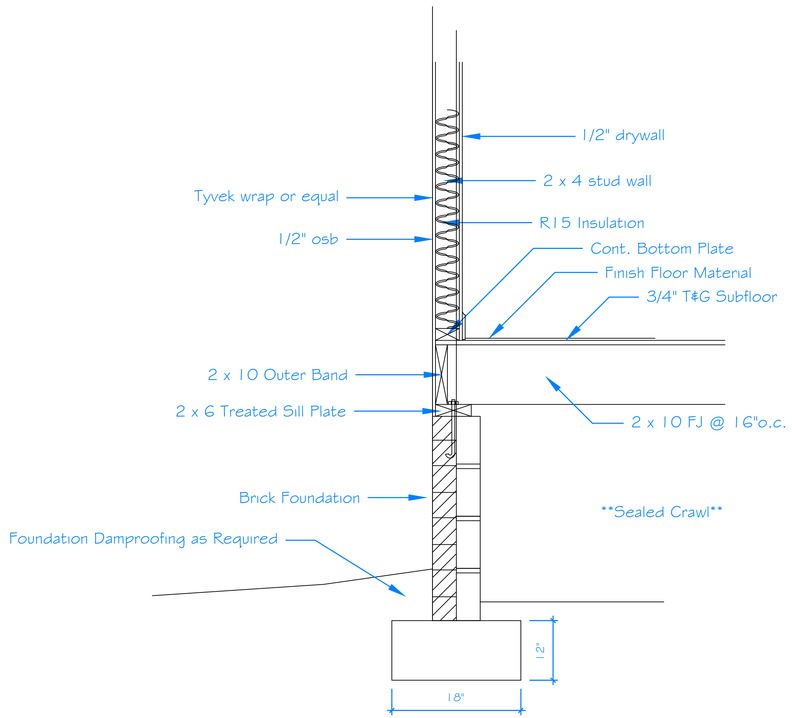
THIS IS FOR THE CONSTRUCTION OF ONE HOUSE ON A SINGLE LOT, NOT TO BE REUSED

PLAN NUMBER
B121FF

SHEET 42X30 @ 1/4" SCALE

2 B | GARAGE | R | S

DATE: 12/1/21



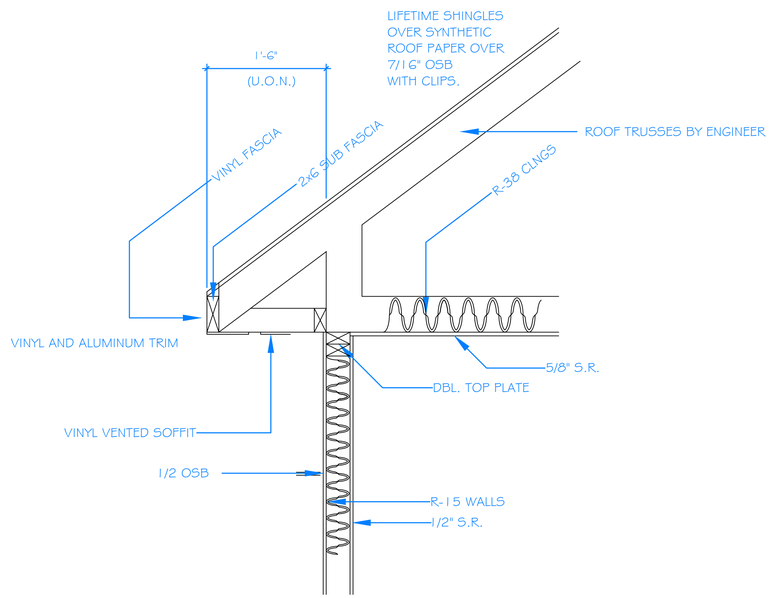
Foundation Section

Span Table for Joist and Rafters.

-Floors shall be constructed in accordance with the provisions of Chapter 5 of the NC State Building Code, Sect. R502.2 and Sects R319 and R320.
-Spans for floor joist shall be in accordance with Tables R502.3.1(1) and R502.3.1(2). For other grades and species and for other loading conditions, refer to the AF&PA

-The allowable span of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).

-Local soil conditions and/or local practice may necessitate a more stringent footing and foundation wall design. Consult with local building inspector. Soil design bearing pressure is assumed 2000 psf.
Carry all footings to firm undisturbed bearing:
-24" x 10" footing for 8" foundation wall .
-24" x 10" footing for 12" foundation wall.
Pier Footings (Typical Unless Otherwise Notes)
-Provide 1'-8" x 2'-4" x 1'-0" deep concrete footing under 8" x 16" masonry piers.
-Provide 2'-0" square x 1'-0" deep concrete footing with under 16" square masonry piers.
-Grout piers solid with 2500psi concrete (typ).



Wall Section

-Truss design drawings, prepared in conformance with section R802.10.1, shall we provided to the building official and approved prior to installation.
-Wood trusses shall be designed in accordance with accepted engineering practice. The truss design drawings shall be prepared by a registered professional where required by the statutes of the jurisdiction in which the project is to be constructed in accordance with Section R106.1.
-Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements specified in the construction documents for the building and on the individual truss design drawing.
-Truss members shall not be cut, notched, drilled, spliced or otherwise altered in any way without the approval of a registered design professional.

ROOF TRUSS NOTES:

DO NOT CUT, DRILL, NOTCH, OR OTHERWISE DAMAGE TRUSSES. Contact your BFS Representative for assistance PRIOR TO modifying any truss.
Espanol - (NO CORTE, PERFORE, HAGA MUESCAS O DANE DE CUALQUIER OTRA MANERA LAS TRUSSES (CERCHAS DE MADERA). Contacte a su representante de BFS para asistencia ANTES de realizar cualquier modification.)

1. This Truss Placement Diagram is intended to serve as a guide for truss installation. This Diagram has been prepared by a Truss Technician and is not an engineered drawing.
2. The responsibilities of the Owner, Building Designer, Contractor, Truss Designer, and Truss Manufacturer shall be as defined by the TPI 1 National Standard.
3. The wood components shown on this diagram are to be used in dry service (moisture content<19%) and non-toxic environmental applications. The metal plates and hangers are galvanized to the G60 Standard unless noted otherwise.
4. Refer to the Truss Design Drawings for specific information about each individual truss design. Set trusses as required to correctly aline chases and bear correctly on load bearing walls shown.
5. The Truss Technician shall provide Truss-to-Truss Connection Requirements. Any special or other connection shall be the responsibility of the Building Designer.
6. The Truss Placement Diagram and Truss Design Drawings are the property of Builders FirstSource and may not be reused or reproduced in part or in total under any circumstances without prior written authorization.
7. In some cases, field framing may be required to achieve the final appearance shown on the Construction Documents.
8. Field framing, including valley rafters, installed over roof trusses shall have a knee brace from the rafter to the truss top chord at intervals of 48" on center (O.C.) or less. Stagger knee braces from adjacent rafters such that the load is distributed uniformly over multiple truss locations and not concentrated at one location or along one truss.
9. Truss Top Chords shall be fully sheathed or have lateral bracing (purlins) spaced at 24" O.C. or less. Truss Bottom Chord Bracing shall not exceed the maximum shown on the Truss Design Drawing. Field framed bottom chord floor or ceiling attachments shall be spaced at 24" O.C. or less. Proper Bracing prevents buckling of individual truss members due to design loads.
10. This Placement Diagram is based upon the supporting structure being structurally adequate, dimensionally correct, square, plumb, and level to adequately support the trusses. The foundation design, structural member sizing, load transfer, bearing conditions, and the structure's compliance with the applicable building code are the responsibility of the Owner, Building Designer, and Contractor.
11. If Piggyback Trusses are included in this project, refer to the Mitek Piggyback Connection Detail applicable for the project details and wind load category.
12. The Contractor shall follow the SBCA TTB Partition Separation Prevention and Solutions for truss attachment to non-load bearing walls and carefully complete these details to avoid gypsum wall board related issues.

WARNING:

TRUSSES MUST BE BRACED DURING INSTALLATION. FAILURE TO DO SO MAY RESULT IN INJURY OR DEATH.
Espanol - (TRUSSES (CERCHAS) DEBERAN TENER UN SOPORTE DURANTE LA INSTALACION. NO HACERLO PODRIA RESULTAR EN LESIONES O MUERTE.)

1. Trusses shall be installed in a safe manner meeting all code, local, OSHA, TPI, and BCSI Specifications. Failure to follow these specifications may result in injury or death.
2. Buildings under construction are vulnerable to high winds and present a possible safety hazard. The Contractor is responsible for recognizing adverse weather conditions and shall take appropriate action to prevent injury or death.

9. BCSI INSTRUCTIONS SHALL BE FOLLOWED:

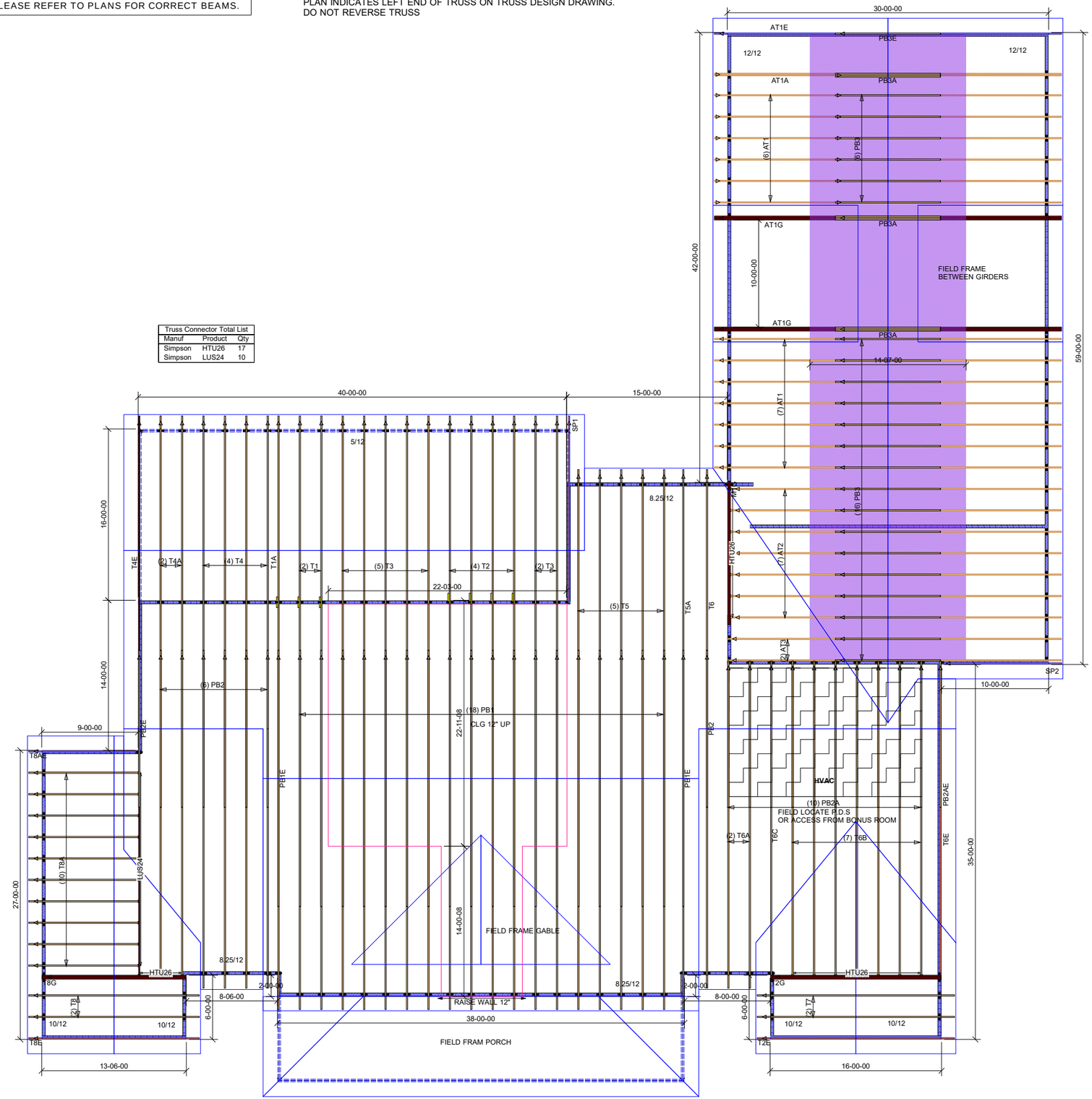
BCSI-B1 = Safe Truss Handling and Installation
BCSI-B2 = Installation and Temporary Restraint
BCSI-B3 = Permanent Restraint
BCSI-B4 = Safe Construction Loading
BCSI-B5 = Truss Damage and Modification Guidelines
BCSI-B7 = Floor Truss Installation
BCSI-B8 = Toe-Nailed Connections
BCSI-B9 = Multi-Ply Girders
BCSI-B10 = Post Frame Truss Installation
BCSI-B11 = Fall Protection
4. Follow TPI Requirements for Long Span Trusses (>60').

TOTAL ROOF AREA
8183 SQ FT

ONLY FLUSH LVL BEAMS ARE SUPPLIED WITH TRUSSES. NON-LVL BEAMS SHOWN MAY NOT HAVE BEEN ANALYZED. PLEASE REFER TO PLANS FOR CORRECT BEAMS.

NOTE: SMALL TRIANGLE ON END OF TRUSS ON THIS PLACEMENT PLAN INDICATES LEFT END OF TRUSS ON TRUSS DESIGN DRAWING. DO NOT REVERSE TRUSS

Truss Connector Total List		
Manuf	Product	Qty
Simpson	HTU26	17
Simpson	LUS24	10



No Scale

Customer Name: BRAD CUMMINGS

Subdivision: .

Lot# : . | Plan Name: HOENER

MISC NOTES: .

File Name

Builders FirstSource
Albemarle, NC

Revisions:

Job Number
3172768

Drawn By:
HJ

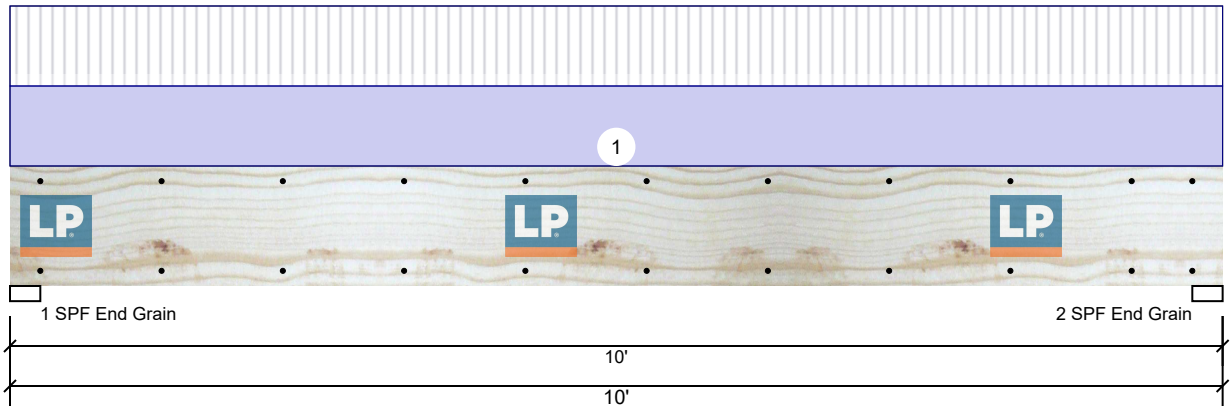
DATE:
6/6/2022

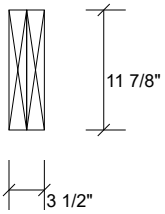
Page Number
1 of 1

Client:		Date:	6/15/2022
Project:		Input by:	
Address:		Job Name:	Hoener
		Project #:	

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

Level: Level





Member Information

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

Reactions PATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	2375	2434	0	0	0
2	Vertical	2375	2434	0	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.000"	Vert	61%	2434 / 2375	4809	L	D+L
2 - SPF End Grain	3.000"	Vert	61%	2434 / 2375	4809	L	D+L

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	11139 ft-lb	5'	19902 ft-lb	0.560 (56%)	D+L	L
Shear	3629 lb	8'9 1/8"	7897 lb	0.460 (46%)	D+L	L
LL Defl inch	0.109 (L/1058)	5'	0.241 (L/480)	0.454 (45%)	L	L
TL Defl inch	0.221 (L/523)	5'	0.481 (L/240)	0.459 (46%)	D+L	L

Design Notes

1. Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
2. Dead Load Deflection: Instant = 0.112", Long Term = 0.168".
3. Fasten all plies using 2 rows of 12d Box nails (.128x3.25") at 12" o.c. Maximum end distance not to exceed 6". Clinch Nails where possible.
4. Refer to last page of calculations for fasteners required for specified loads.
5. Girders are designed to be supported on the bottom edge only.
6. Top loads must be supported equally by all plies.
7. Top must be laterally braced at end bearings.
8. Bottom must be laterally braced at end bearings.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	475 PLF	475 PLF	0 PLF	0 PLF	0 PLF	Attic Truss Reaction
	Self Weight				12 PLF					

Notes

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

This design is valid until 11/3/2024

Manufacturer Info

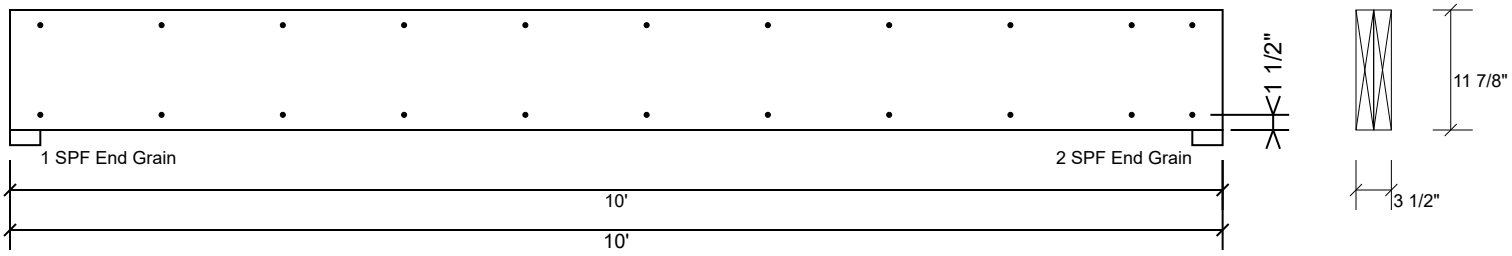
Louisiana-Pacific Corp
414 Union Street, Suite 2000
Nashville, TN 37219
(888) 820-0325
www.lpcorp.com
APA: PR-L280, ICC-ES: ESR-2403, LADBS: RR-25783, Florida: FL15228

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

Client:		Date:	6/15/2022
Project:		Input by:	
Address:		Job Name:	Hoener
		Project #:	

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

Level: Level



Multi-Ply Analysis

Fasten all plies using 2 rows of 12d Box nails (.128x3.25") at 12" o.c.. Maximum end distance not to exceed 6". Clinch Nails where possible.

Capacity	0.0 %
Load	0.0 PLF
Yield Limit per Foot	185.4 PLF
Yield Limit per Fastener	92.7 lb.
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	
Duration Factor	1.00

Notes

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

This design is valid until 11/3/2024

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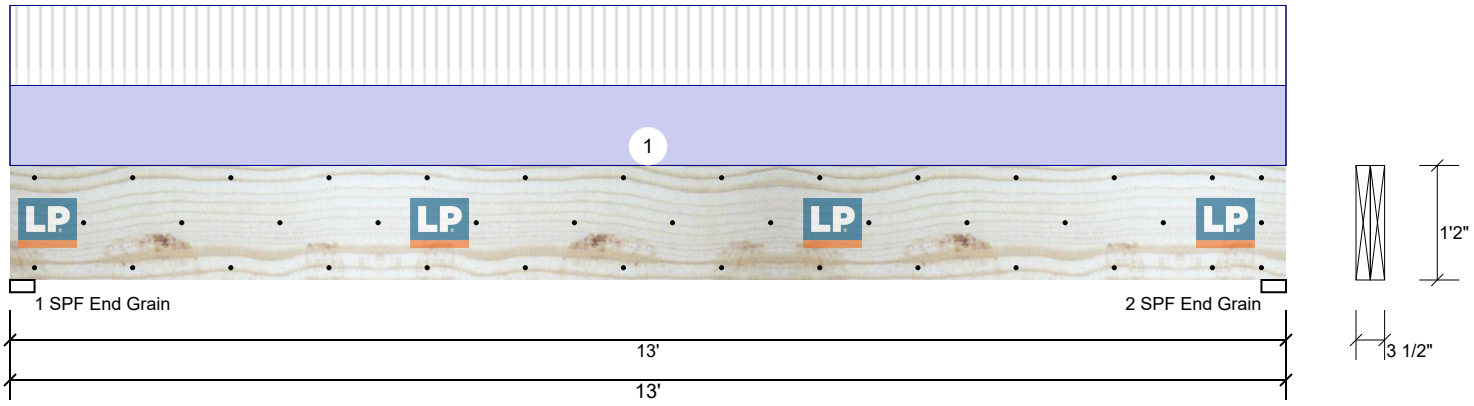
BFS/Locust Lumber Company
312 E. Main Street, North Carolina 28127
704-888-4411

Client:		Date:	6/15/2022
Project:		Input by:	
Address:		Job Name:	Hoener
		Project #:	

12' Garage Door Header LP-LVL 2900Fb-2.0E 1.750" X 14.000" 2-Ply - PASSED Level: Level



Member Information

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

Reactions PATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	3088	3179	0	0	0
2	Vertical	3088	3179	0	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.000"	Vert	80%	3179 / 3088	6266	L	D+L
2 - SPF End Grain	3.000"	Vert	80%	3179 / 3088	6266	L	D+L

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	19207 ft-lb	6'6"	27029 ft-lb	0.711 (71%)	D+L	L
Shear	4917 lb	1'5"	9310 lb	0.528 (53%)	D+L	L
LL Defl inch	0.192 (L/790)	6'6"	0.316 (L/480)	0.608 (61%)	L	L
TL Defl inch	0.389 (L/389)	6'6"	0.631 (L/240)	0.617 (62%)	D+L	L

Design Notes

1. Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
2. Dead Load Deflection: Instant = 0.198", Long Term = 0.296".
3. Fasten all plies using 3 rows of 12d Box nails (.128x3.25") at 12" o.c. Maximum end distance not to exceed 6". Clinch Nails where possible.
4. Refer to last page of calculations for fasteners required for specified loads.
5. Girders are designed to be supported on the bottom edge only.
6. Top loads must be supported equally by all plies.
7. Top must be continuously laterally braced.
8. Bottom must be laterally braced at bearings.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	475 PLF	475 PLF	0 PLF	0 PLF	0 PLF	Attic Truss Load
	Self Weight				14 PLF					

Notes

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

This design is valid until 11/3/2024

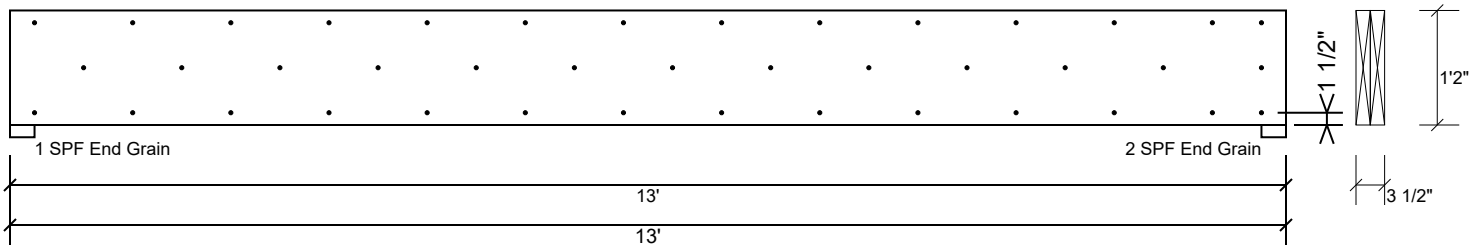
Manufacturer Info

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

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

Client:		Date:	6/15/2022
Project:		Input by:	
Address:		Job Name:	Hoener
		Project #:	

12' Garage Door Header LP-LVL 2900Fb-2.0E 1.750" X 14.000" 2-Ply - PASSED Level: Level



Multi-Ply Analysis

Fasten all plies using 3 rows of 12d Box nails (.128x3.25") at 12" o.c.. Maximum end distance not to exceed 6". Clinch Nails where possible.

Capacity	0.0 %
Load	0.0 PLF
Yield Limit per Foot	278.2 PLF
Yield Limit per Fastener	92.7 lb.
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	
Duration Factor	1.00

Notes

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

This design is valid until 11/3/2024

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(888) 820-0325
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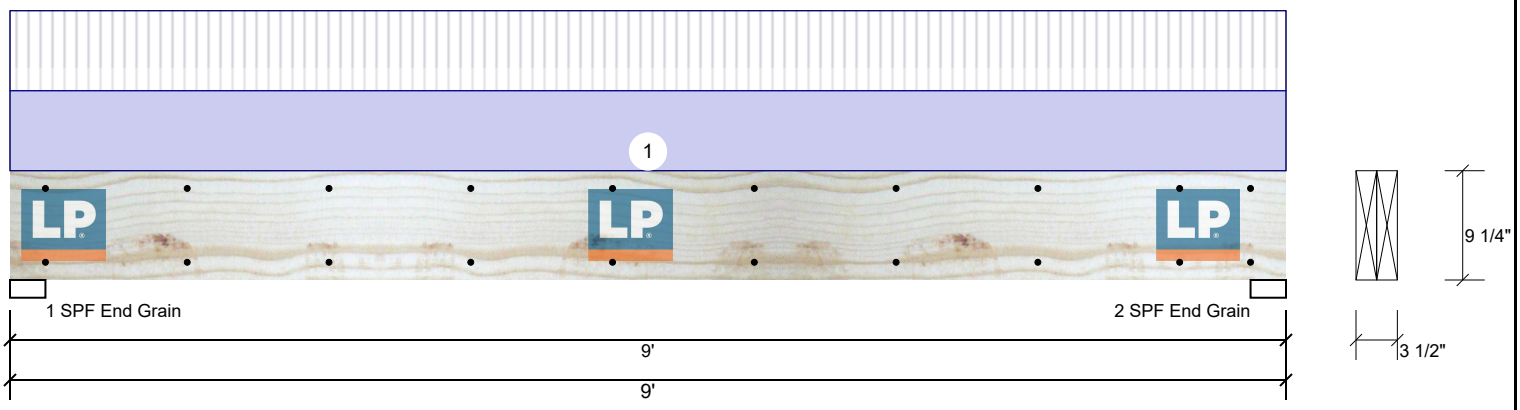
APA: PR-L280, ICC-ES: ESR-2403, LADBS: RR-25783, Florida: FL15228

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

Client:		Date:	6/15/2022
Project:		Input by:	
Address:		Job Name:	Hoener
		Project #:	

Dining Room Window LP-LVL 2900Fb-2.0E 1.750" X 9.250" 2-Ply - PASSED

Level: Level



Member Information

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

Reactions PATTERNED lb (Uplift)

Brg	Direction	Live	Dead	Snow	Wind	Const
1	Vertical	2160	2202	0	0	0
2	Vertical	2160	2202	0	0	0

Bearings

Bearing	Length	Dir.	Cap.	React D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF End Grain	3.000"	Vert	55%	2202 / 2160	4362	L	D+L
2 - SPF End Grain	3.000"	Vert	55%	2202 / 2160	4362	L	D+L

Analysis Results

Analysis	Actual	Location	Allowed	Capacity	Comb.	Case
Moment	9013 ft-lb	4'6"	12416 ft-lb	0.726 (73%)	D+L	L
Shear	3379 lb	1' 1/4"	6151 lb	0.549 (55%)	D+L	L
LL Defl inch	0.145 (L/712)	4'6"	0.216 (L/480)	0.674 (67%)	L	L
TL Defl inch	0.293 (L/353)	4'6"	0.431 (L/240)	0.681 (68%)	D+L	L

Design Notes

1. Provide support to prevent lateral movement and rotation at the end bearings. Lateral support may also be required at the interior bearings by the building code.
2. Dead Load Deflection: Instant = 0.148", Long Term = 0.222".
3. Fasten all plies using 2 rows of 12d Box nails (.128x3.25") at 12" o.c. Maximum end distance not to exceed 6". Clinch Nails where possible.
4. Refer to last page of calculations for fasteners required for specified loads.
5. Girders are designed to be supported on the bottom edge only.
6. Top loads must be supported equally by all plies.
7. Top must be laterally braced at end bearings.
8. Bottom must be laterally braced at end bearings.

ID	Load Type	Location	Trib Width	Side	Dead 0.9	Live 1	Snow 1.15	Wind 1.6	Const. 1.25	Comments
1	Uniform			Top	480 PLF	480 PLF	0 PLF	0 PLF	0 PLF	Roof Truss Load
	Self Weight				9 PLF					

Notes

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

This design is valid until 11/3/2024

Manufacturer Info

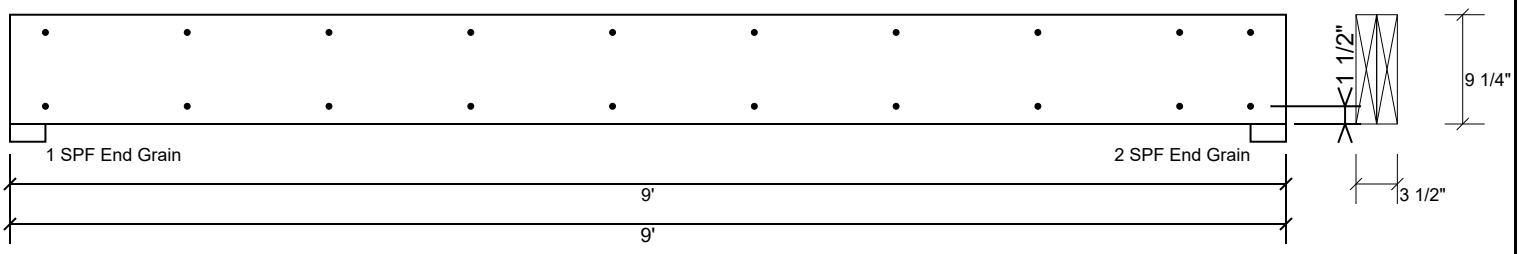
Louisiana-Pacific Corp
414 Union Street, Suite 2000
Nashville, TN 37219
(888) 820-0325
www.lpcorp.com
APA: PR-L280, ICC-ES: ESR-2403, LADBS: RR-25783, Florida: FL15228

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

Client:		Date:	6/15/2022
Project:		Input by:	
Address:		Job Name:	Hoener
		Project #:	

Dining Room Window LP-LVL 2900Fb-2.0E 1.750" X 9.250" 2-Ply - PASSED

Level: Level



Multi-Ply Analysis

Fasten all plies using 2 rows of 12d Box nails (.128x3.25") at 12" o.c.. Maximum end distance not to exceed 6". Clinch Nails where possible.

Capacity	0.0 %
Load	0.0 PLF
Yield Limit per Foot	185.4 PLF
Yield Limit per Fastener	92.7 lb.
Yield Mode	IV
Edge Distance	1 1/2"
Min. End Distance	3"
Load Combination	
Duration Factor	1.00

Notes

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

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