



1 FRONT ELEVATION
Scale: 3/16" = 1'-0"



2 REAR ELEVATION
Scale: 3/16" = 1'-0"

LIND RESIDENCE

Project Name

ELEVATION VIEW

Sheet Title

DESIGNED BY: AJI

DRAWN BY: AJI

APPROVED BY: HMH

PROJECT #: 23-015

DATE: 2/7/2023

| No. | Revision | Date |
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Sheet

E1.1

FOR CONSTRUCTION

LIND RESIDENCE

ELEVATION VIEW

Project Name

Sheet Title

DESIGNED BY: AJI

DRAWN BY: AJI

APPROVED BY: HMH

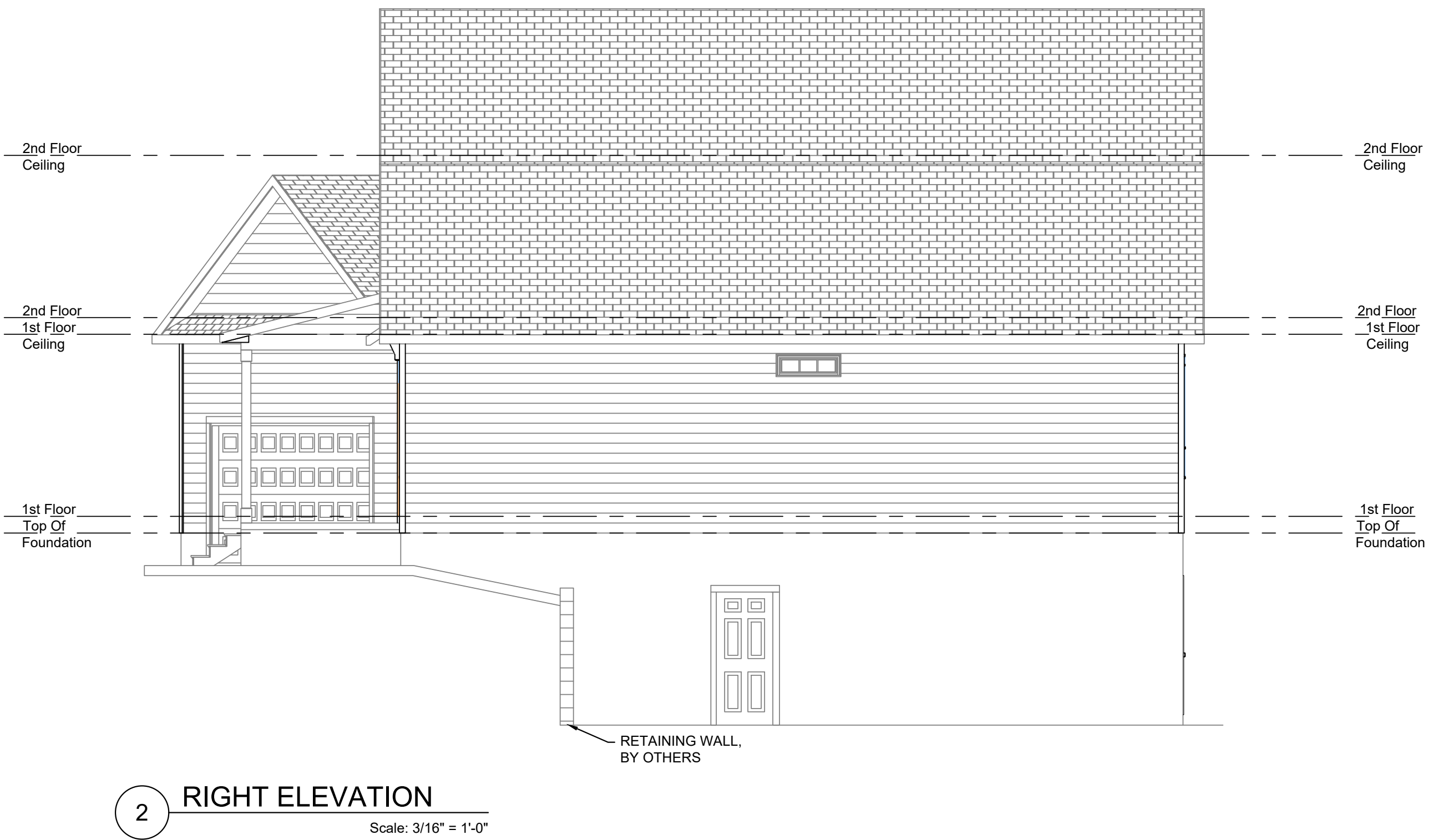
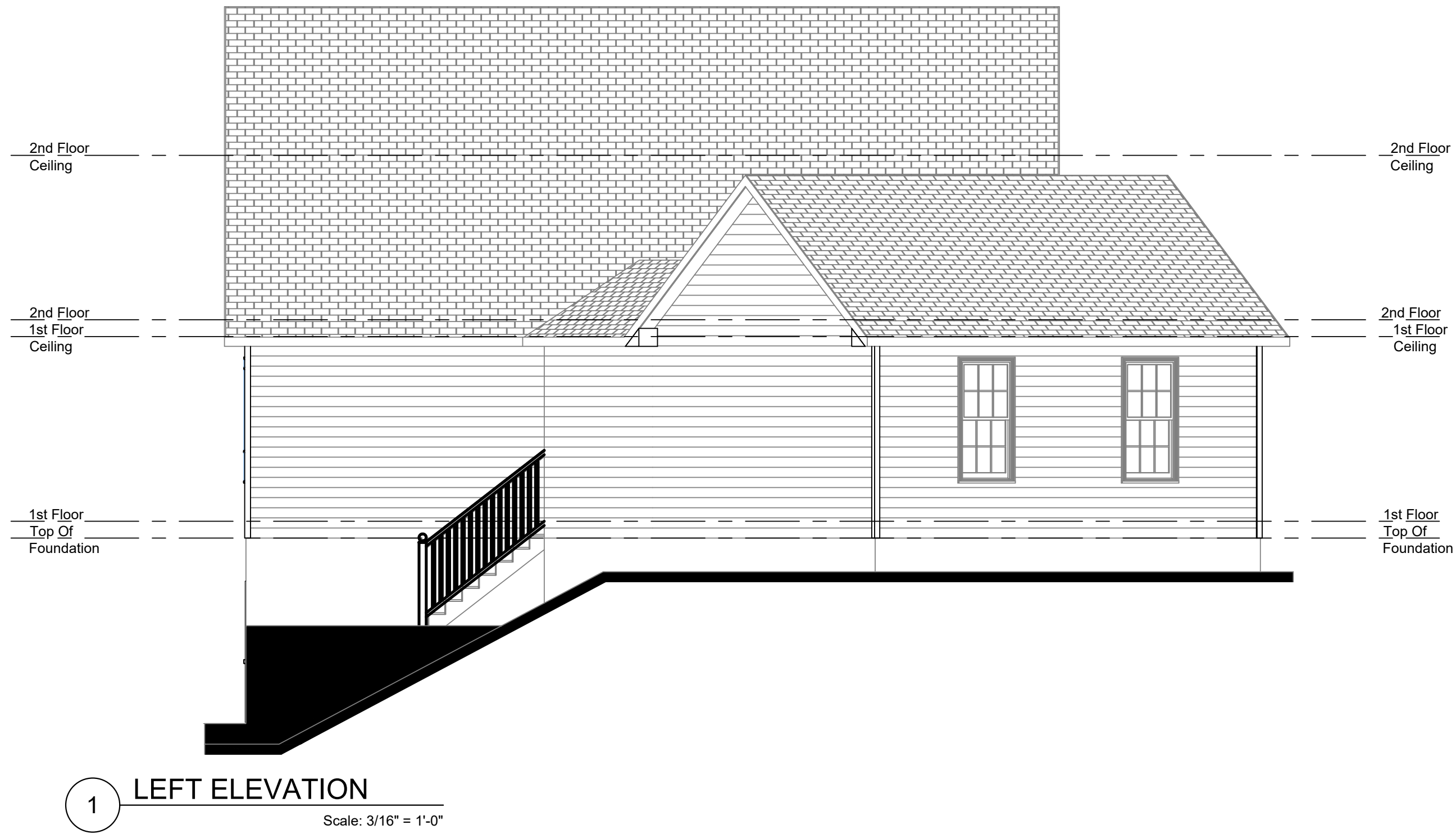
PROJECT #: 23-015

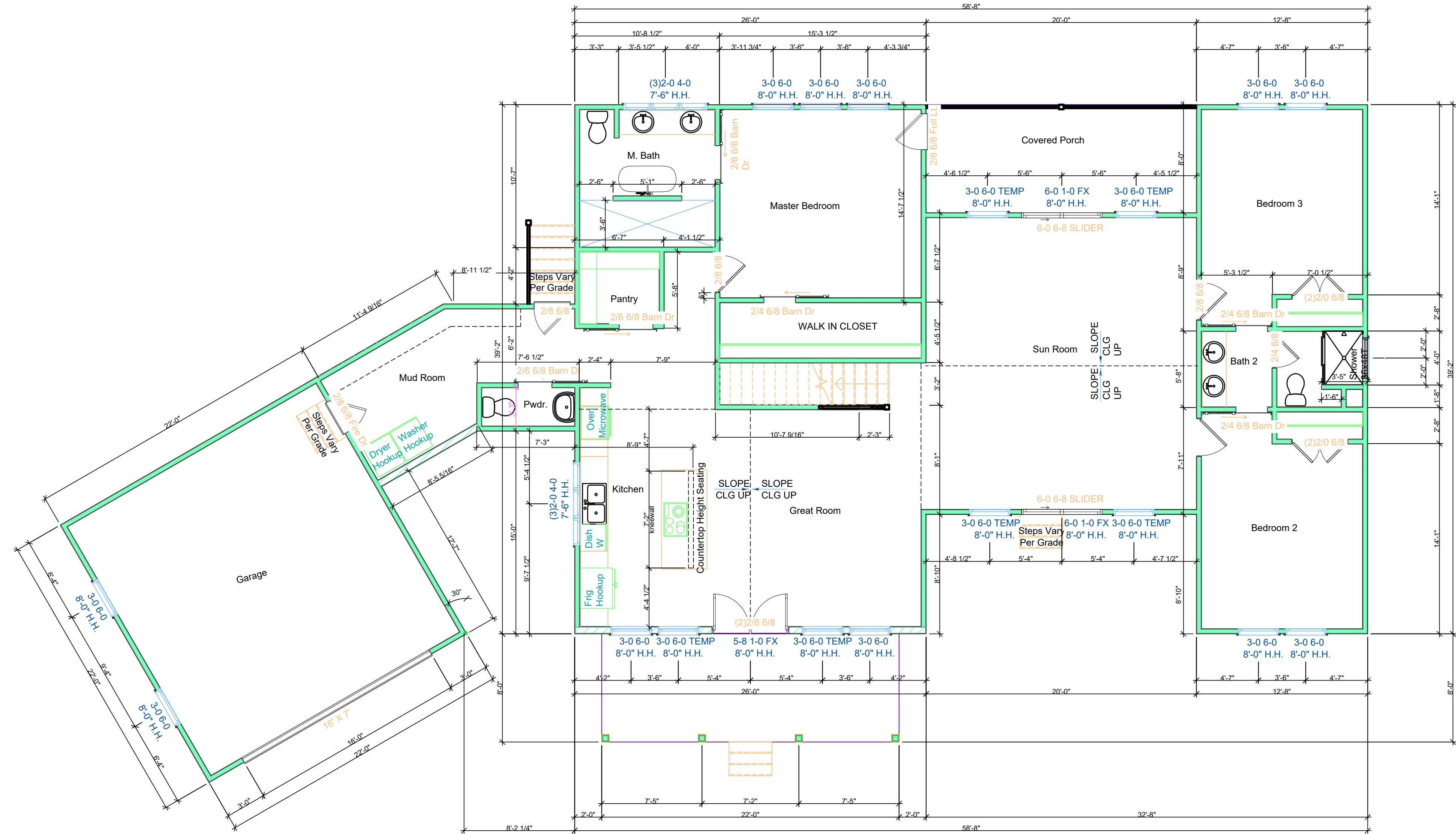
DATE: 2/2/2023

| No. | Revision | Date |
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Sheet

E1.2





1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

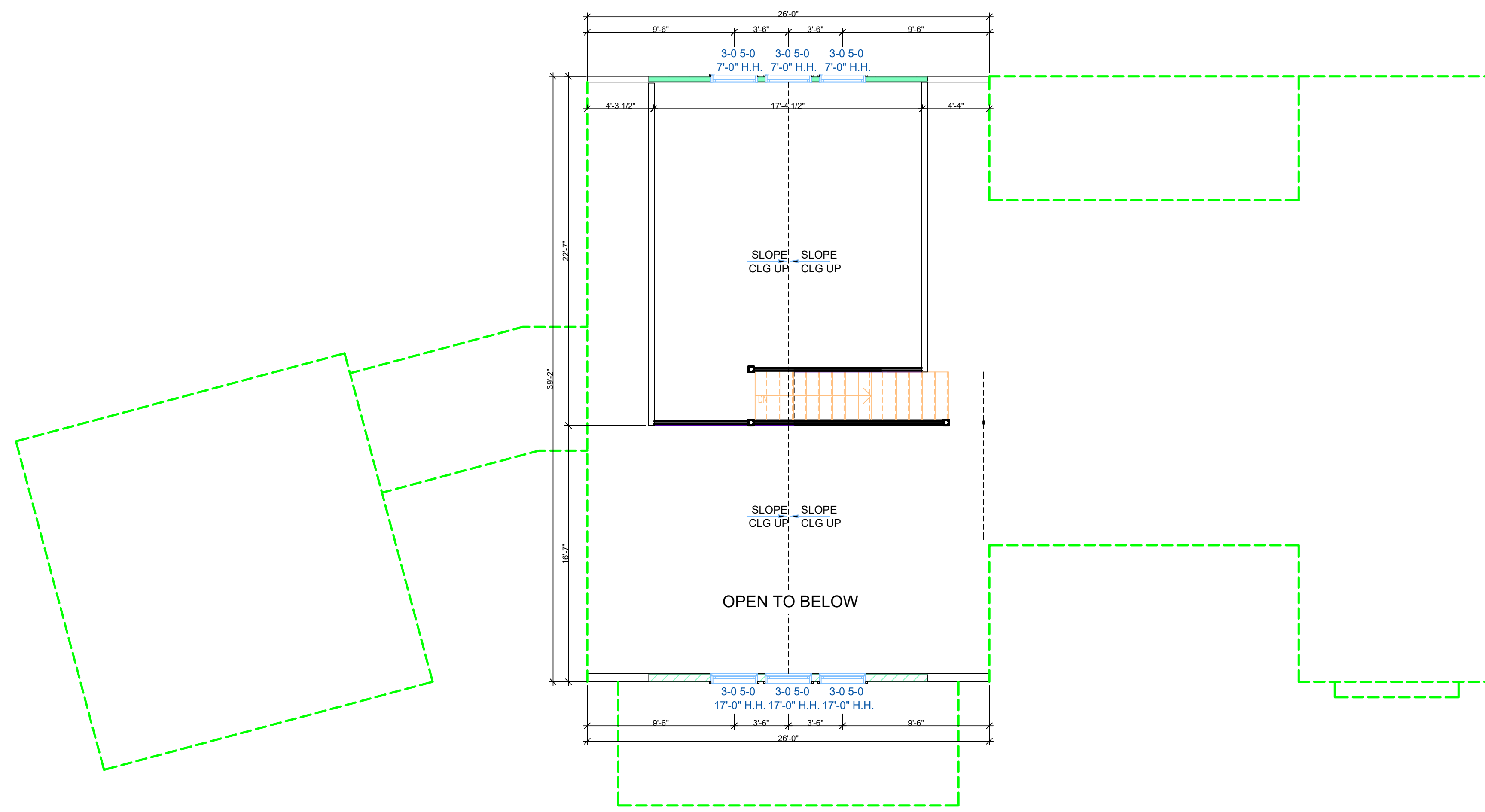
FRAMING NOTES:

- ALL EXTERIOR DIMENSIONS ARE FROM FACE OF EXTERIOR SHEATHING.
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF STUD (DOES NOT INCLUDE DRYWALL).

FOR CONSTRUCTION

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1 SECOND FLOOR PLAN
Scale: 3/16" = 1'-0"

FRAMING NOTES:

- ALL EXTERIOR DIMENSIONS ARE FROM FACE OF EXTERIOR SHEATHING.
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD (DOES NOT INCLUDE DRYWALL).

CONSTRUCTION SUMMARY:

LOCATION: ADDRESS BUFFALO LAKE, HARNETT CO., NC

SQUARE FOOTAGE: HEATED SQ. FT. (1ST FLR.): 2153.3 SQ. FT.
 HEATED SQ. FT. (2ND FLR.): 392.4 SQ. FT.
 TOTAL HEATED AREA: 2545.7 SQ. FT.
 GARAGE: 484 SQ. FT.
 COVERED PORCH (COMBINED): 336 SQ. FT.
 TOTAL AREA UNDER ROOF: 3365.7 SQ. FT.

DESIGN CODES:

2018 NORTH CAROLINA STATE RESIDENTIAL BUILDING CODE

DESIGN LOADS:

THE STRUCTURAL SYSTEM FOR THIS BUILDING HAS BEEN DESIGNED WITH THE FOLLOWING SUPERIMPOSED LOADINGS:

DESIGN LIVE LOADS:
 FLOOR 40 psf
 ROOF 20 psf

WIND:
 BASIC WIND SPEED (3 SEC GUST) 115 mph
 EXPOSURE CATEGORY B
 IMPORTANCE FACTOR 1.0

BRACED WALL METHOD: CONTINUOUS SHEATHING - WOOD STRUCTURAL PANEL

FOUNDATIONS:

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 psi ON EXISTING SOILS. BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION.

CONCRETE MATERIAL SPECIFICATIONS:

CONCRETE COMPRESSIVE STRENGTH: 3000 psi (28 DAY STRENGTH)
 CEMENT: III
 AIR TREATMENT: 5-7% IF EXPOSED TO WEATHER OR EARTH
 REINFORCEMENT STEEL: ASTM A615, GRADE 60
 WELDED WIRE FABRIC: ASTM A185
 ANCHOR BOLTS: GRADE A36
 CLASS B SPLICE LENGTH: GREATER OF 48 BAR DIAMETERS OR 24 INCHES

MASONRY MATERIAL SPECIFICATIONS:

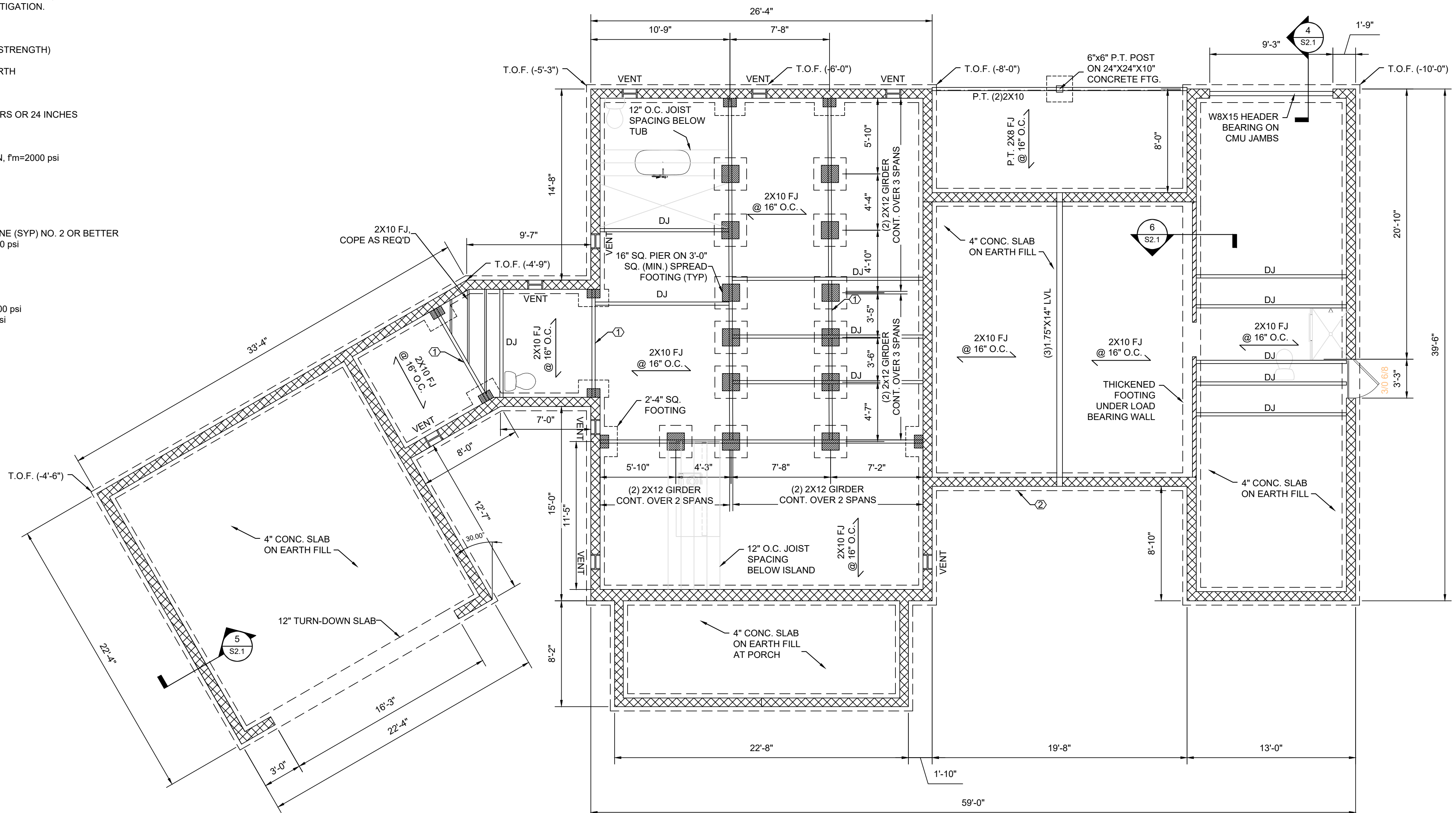
CONCRETE MASONRY UNITS: ASTM C90 TYPE I, GRADE N, fm=2000 psi
 MORTAR (BELOW GRADE): TYPE "M", ASTM C270
 MORTAR (ABOVE GRADE): TYPE "S", ASTM C270
 GROUT: 3000 psi PEA-GRAVEL CONCRETE, ASTM C476

WOOD MATERIAL SPECIFICATIONS:

STRUCTURAL WOOD:
 SPRUCE-FINE-FIR (SPF) OR SOUTHERN YELLOW PINE (SYP) NO. 2 OR BETTER
 MODULUS OF ELASTICITY (E) 1,300,000 psi
 BENDING (Fb) 850 psi
 SHEAR (Fv) 75 psi
 PRESSURE TREATING: AITC-109
 WOOD FASTENERS: 2003 I.B.C. (TABLE 2304.9.1) U.N.O.
 LVL BEAMS:
 MODULUS OF ELASTICITY (E) 1,900,000 psi
 BENDING (Fb) 2,600 psi
 SHEAR (Fv) 285 psi

ENERGY COMPLIANCE:

CLIMATE ZONE: 4 (HARNETT COUNTY)
 CAVITY INSULATION: WALLS: R-21
 CEILING: R-40
 CRAWL-SPACE: R-15
 U-FACTOR: 0.32
 SHGC: 0.25



1 FOUNDATION PLAN
 Scale: 3/16" = 1'-0"

FOUNDATION VENTS:
 1173/150=7.82 SQ. FT. REQUIRED
 7.82/0.88=9 VENTS
 A VENT MUST BE WITHIN 3'-0" OF EVERY CORNER

FOUNDATION STRUCTURAL NOTES:
 ① (2) 2x12 SPF #2 GIRDER, U.N.O.
 ② WALL FOOTING: 24" WIDE X 12" DEPTH w/ (2) #4 CONT.

- FRAMING PLAN NOTES:**
- ███ DENOTES LOAD BEARING WALL. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA 2440 SPAN RATED CDX PLYWOOD SHEATHING WITH EDGE BLOCKING. NAIL SHEATHING WITH 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
 - ALL INTERIOR AND EXTERIOR WALL FRAMING TO BE 2x4, UNLESS NOTED OTHERWISE.
 - ALL ROOF SHEATHING SHALL BE APA 32/16 SPAN RATED SHEATHING, 19/32" THICK (5/8" NOMINAL), PROVIDE H-CLIPS, U.N.O.
 - ALL STRUCTURAL MEMBERS SHALL BE ATTACHED IN ACCORDANCE WITH TABLE R602.3 (FASTENER SCHEDULE FOR STRUCTURAL MEMBERS) OF THE 2012 NORTH CAROLINA RESIDENTIAL BUILDING CODE.
 - (#) INDICATES NUMBER OF STUDS IN POST SUPPORTING FRAMING MEMBER. STUD POSTS SHALL EXTEND FROM BEARING DOWN TO SOLID FOUNDATION AND SHALL INCLUDE SOLID BLOCKING THROUGH FLOOR STRUCTURE DEPTH WHERE APPLICABLE. PROVIDE A MINIMUM OF (3) STUDS AT ALL BEAM BEARINGS UNLESS OTHERWISE NOTED ON PLAN.
 - ALL EXTERIOR AND LOAD-BEARING HEADERS TO BE CONSTRUCTED w/ MIN. (2)-2x10 AND SUPPORTED BY (1) JACK STUDS AND (1) KING STUD UNLESS NOTED OTHERWISE. SEE HEADER SCHEDULE ON S3.1.
 - PROVIDE SIMPSON H2.5A CLIPS AT THE ENDS OF ALL ROOF FRAMING MEMBERS U.N.O.

FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 psi ON EXISTING SOILS. BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION.

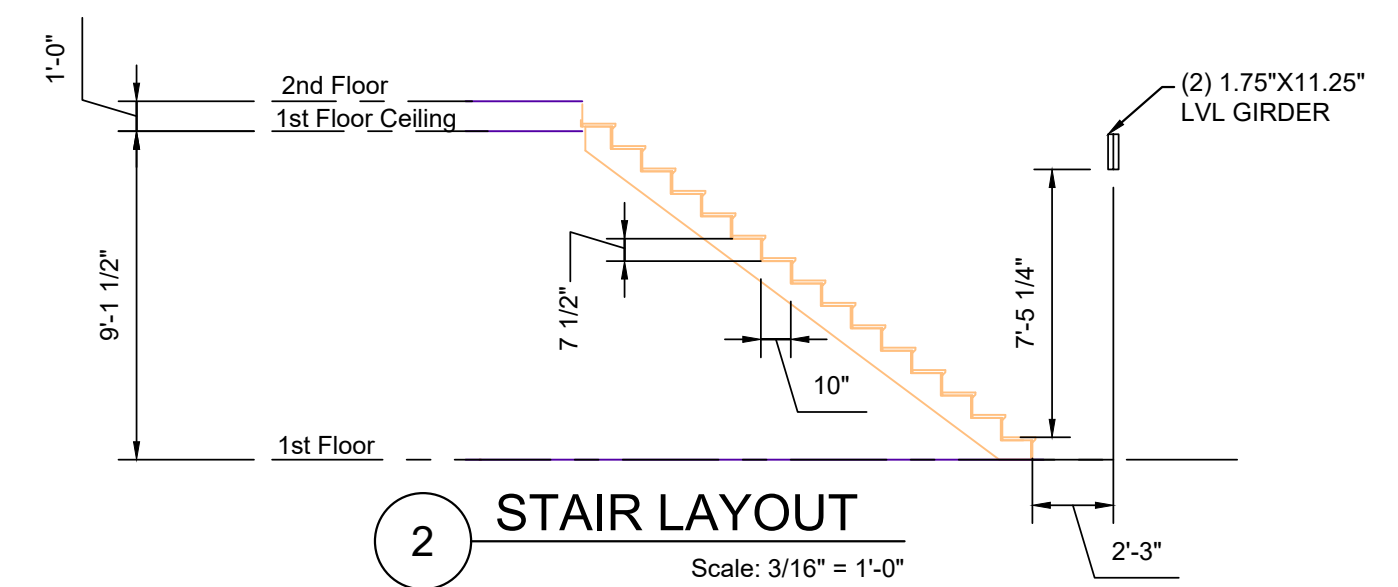
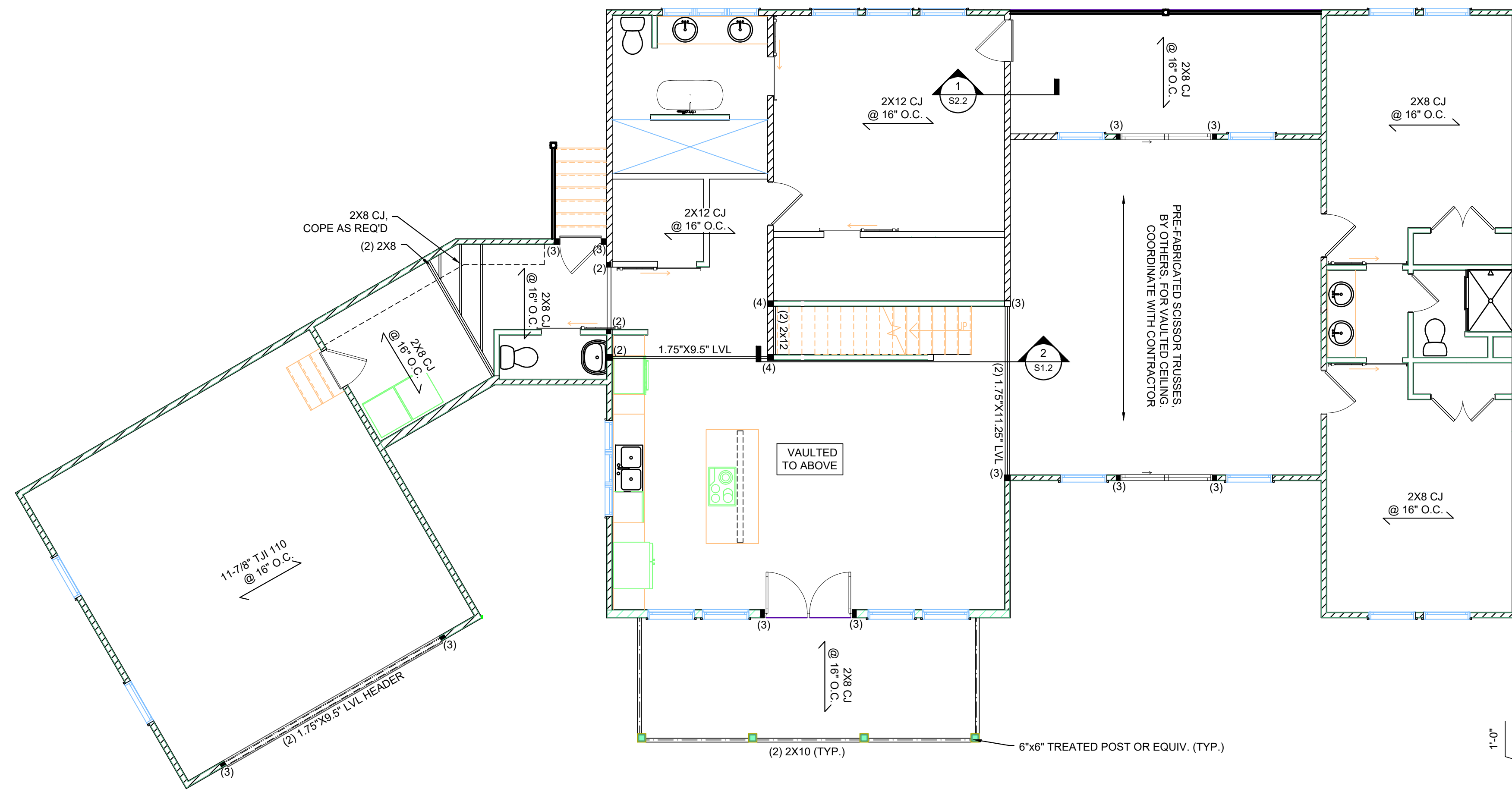
LIND RESIDENCE

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| Project Name | LIND RESIDENCE | |
| Sheet Title | FOUNDATION PLAN | |
| DESIGNED BY: | AJI | |
| DRAWN BY: | AJI | |
| APPROVED BY: | HMH | |
| PROJECT #: | 23-015 | |
| DATE: | 2/2/2023 | |
| No. | Revision | Date |
| | | |
| Sheet | S1.1 | |

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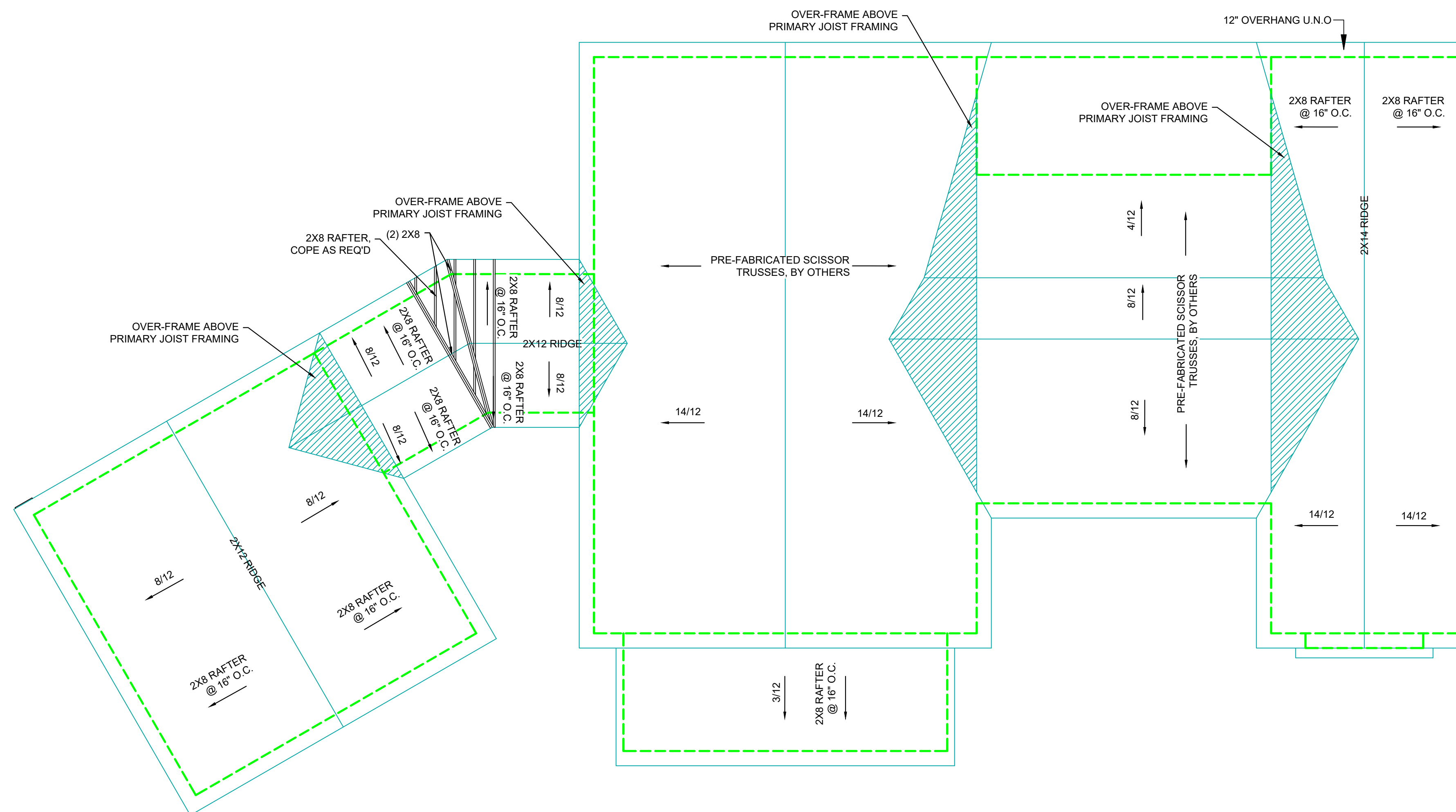
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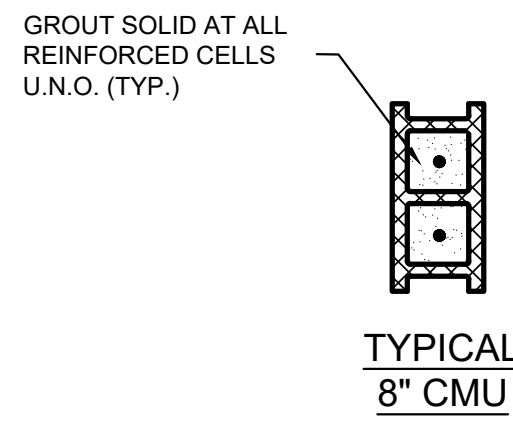
- FRAMING PLAN NOTES:**
- DENOTES LOAD BEARING WALL. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA 24/0 SPAN RATED CDX PLYWOOD SHEATHING WITH EDGE BLOCKING. NAIL SHEATHING WITH 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
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 - PROVIDE SIMPSON H2.5A CLIPS AT THE ENDS OF ALL ROOF FRAMING MEMBERS U.N.O.

1 ROOF PLAN
Scale: 3/16" = 1'-0"

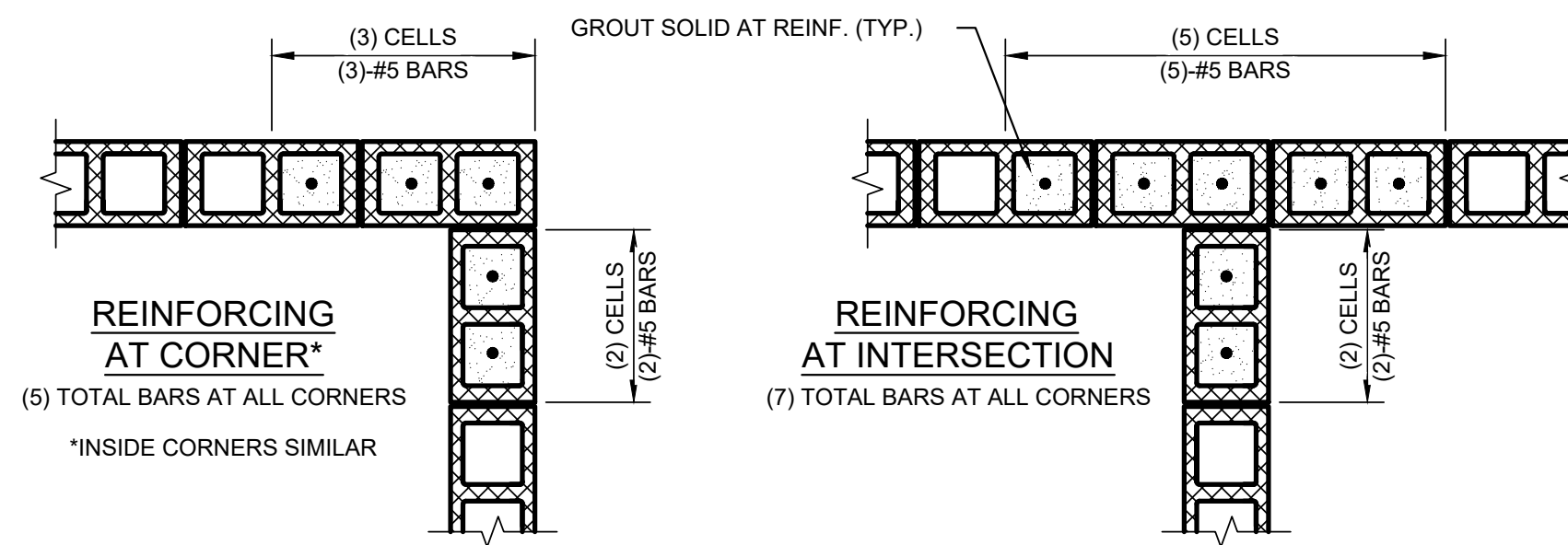
| CMU WALL REINFORCING SCHEDULE | | | |
|-------------------------------|-----------|-------------------|---------|
| APPLICATION | THICKNESS | VERT REINF | REMARKS |
| EXTERIOR WALLS | 8" CMU | (1) #5 @ 32" O.C. | -- |

NOTES:

- ALL MASONRY SHALL BE LAID IN RUNNING BOND UNLESS NOTED OTHERWISE.
- LAP SPLICES A MINIMUM OF 48 BAR DIAMETERS.
- PROVIDE DUR-O-WALL (OR EQUAL) LADDER OR TRUSS HORIZONTAL JOINT REINFORCEMENT AT EACH SECOND COURSE IN RUNNING BOND, AND EACH COURSE IN STACKED BOND, UNLESS NOTED OTHERWISE. DISCONTINUE HORIZONTAL JOINT REINFORCEMENT AT CONTROL JOINTS.
- PROVIDE BOND BEAMS REINFORCED WITH (2) #5 BARS EVERY 6'-0" OF VERTICAL WALL, AT TOPS OF ALL MASONRY WALLS, AND WHERE SHOWN ON DRAWINGS. FIRST BOND BEAM MAY BE PLACED AT TOP OF DOOR OPENINGS, 3'-0" MAX. AT BOND BEAM CORNERS AND TEE JOINTS, PROVIDE BENT BARS TO MATCH QUANTITY AND BAR SIZE IN THE BOND BEAM. LAPS IN BOND BEAMS SHALL BE 48 BAR DIAMETERS OR A MINIMUM OF 2'-0", WHICHEVER IS GREATER.



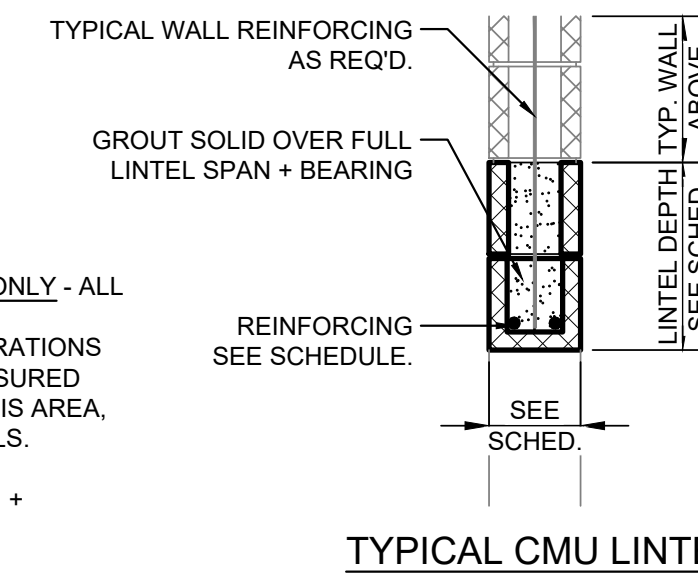
1 CMU WALL REINFORCING SCHEDULE SCALE: 3/4" = 1'-0"



2 ADDITIONAL REINFORCING AT CORNERS AND INTERSECTIONS SCALE: 3/4" = 1'-0"

| CMU LINTEL SCHEDULE | | | |
|---------------------------|--------------|-------------|--------------|
| MAX. OPENING / BLOCK SIZE | LINTEL DEPTH | REINFORCING | |
| ≤ 6'-4" | 8" | 16" | (2) #5 CONT. |
| ≤ 4'-0" | 8" | 8" | (2) #5 CONT. |

- NOTES:**
- CMU LINTELS ARE PERMITTED AT INTERIOR NON-LOAD BEARING WALLS ONLY - ALL OTHER WALLS ARE TO USE STEEL LINTELS AS DETAILED.
 - LINTEL DESIGN ASSUMES ARCHING ACTION OF BLOCK. NO WALL PENETRATIONS ARE PERMITTED WITHIN SPAN/2 OR 24", (WHICH EVER IS GREATER), MEASURED FROM TOP OF LINTEL. SHOULD PENETRATIONS BE REQUIRED WITHIN THIS AREA, A STEEL LINTEL BEAM IS TO BE SUBSTITUTED PER THE PROVIDED DETAILS.
 - CMU LINTEL BEAMS ARE TO BEAR 8" (MIN.) ON EITHER SIDE OF OPENING. HORIZONTAL REINFORCING IS TO BE CONTINUOUS OVER THE FULL SPAN + BEARING.
 - SEE DETAILS FOR TYPICAL JAMB REINFORCING.
 - REFER TO GENERAL REINFORCING NOTES FOR ADD'L. WALL CONSTRUCTION DETAILS.

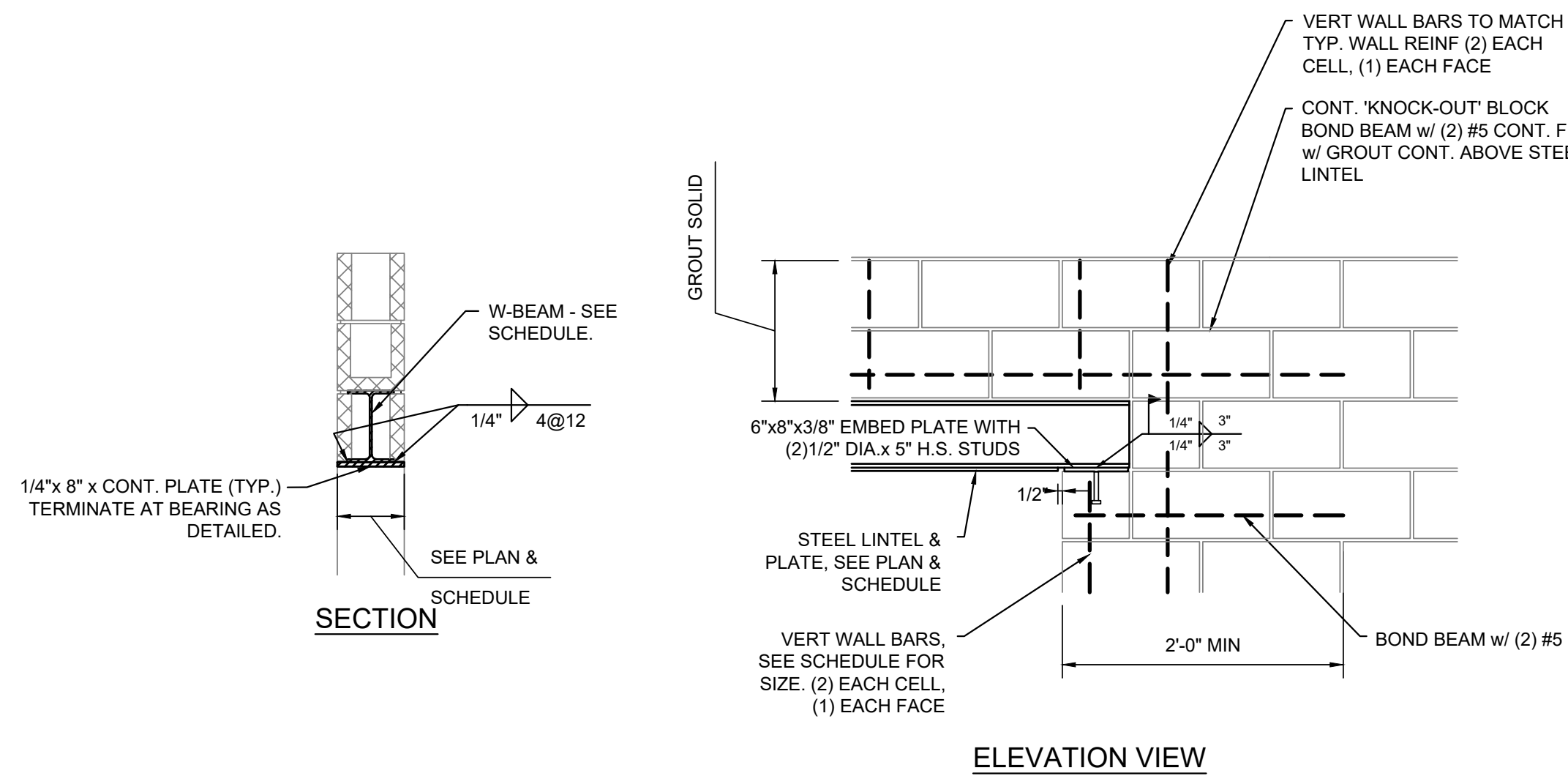


3 MASONRY LINTEL SCHEDULE SCALE 3/4" = 1'-0"

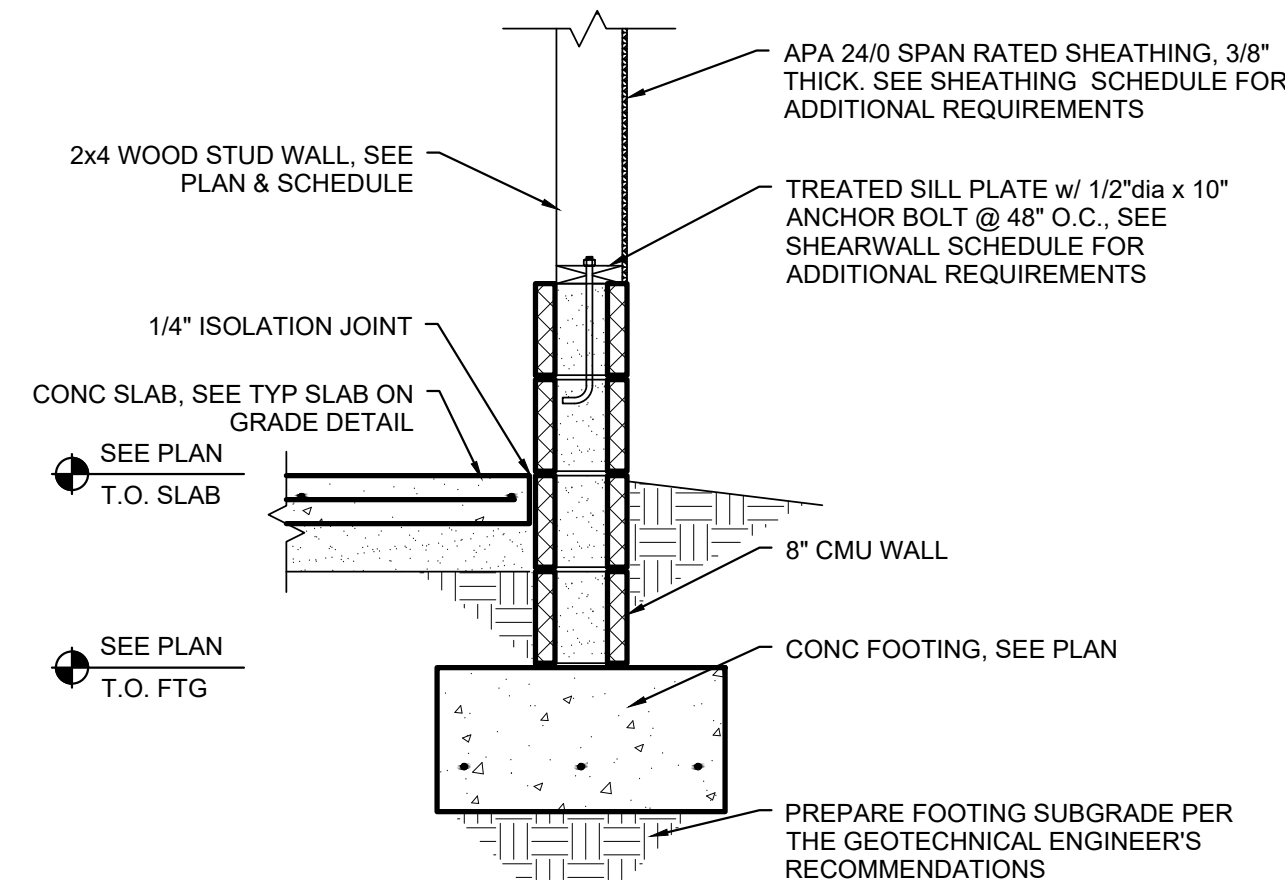
| TYPICAL LINTEL SCHEDULE | | | | |
|-------------------------|--------|-------------|-------------|-------|
| MARK | WALL | LINTEL TYPE | BRG. @ ENDS | SIZE |
| L1 | 8" CMU | TYPE 1 | 8" | W8x15 |

NOTES:

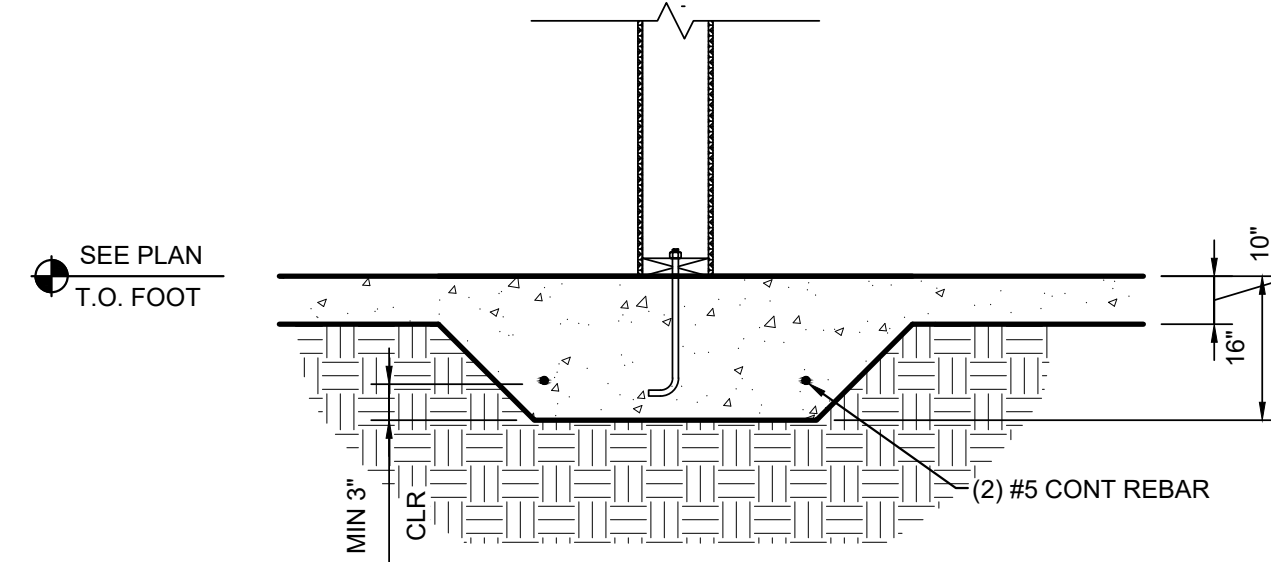
- LINTELS ARE REQUIRED FOR ALL OPENINGS IN MASONRY WALLS GREATER THAN 12" WIDE.
- COORDINATE LENGTH AND ELEVATION w/ ARCH. & MECH. DRAWINGS. PROVIDE LINTELS AS PER SCHEDULE U.N.O. ON DRAWINGS.
- ALL ANGLE LINTELS ARE TO HAVE LONG LEGS BACK TO BACK UNLESS NOTED OTHERWISE. WELD @ 12" O.C. OR BOLT @ 4'-0" O.C. ANGLE LINTELS @ OPENINGS GREATER THAN 4'-6".
- PROVIDE 1/4" BOTTOM PLATES WHERE REQUIRED FOR SUPPORT, OR TO CONCEAL GAP BETWEEN LINTEL ELEMENTS. EXTEND FINISH PLATE ONLY TO EDGES OF OPENING.
- FOR OPENINGS 6'-6" OR LESS, MASONRY BLOCK UNDER LINTEL BEARING TO BE FULLY GROUTED TO AT LEAST 24" BELOW @ 12" OUT FROM LINTEL BEARING ELEVATION.
- FOR OPENINGS WHERE BEAMS ARE REQUIRED, PROVIDE REINFORCING STEEL AND FIXED OR EXPANSION BEARINGS.
- PROVIDE 8" BOND BEAM LINTELS OVER ALL MECHANICAL PENETRATIONS 24" WIDE AND SMALLER. PROVIDE LINTELS OVER ALL MECH. OPENINGS OVER 24" WIDE AS SHOWN IN LINTEL SCHEDULE ABOVE.



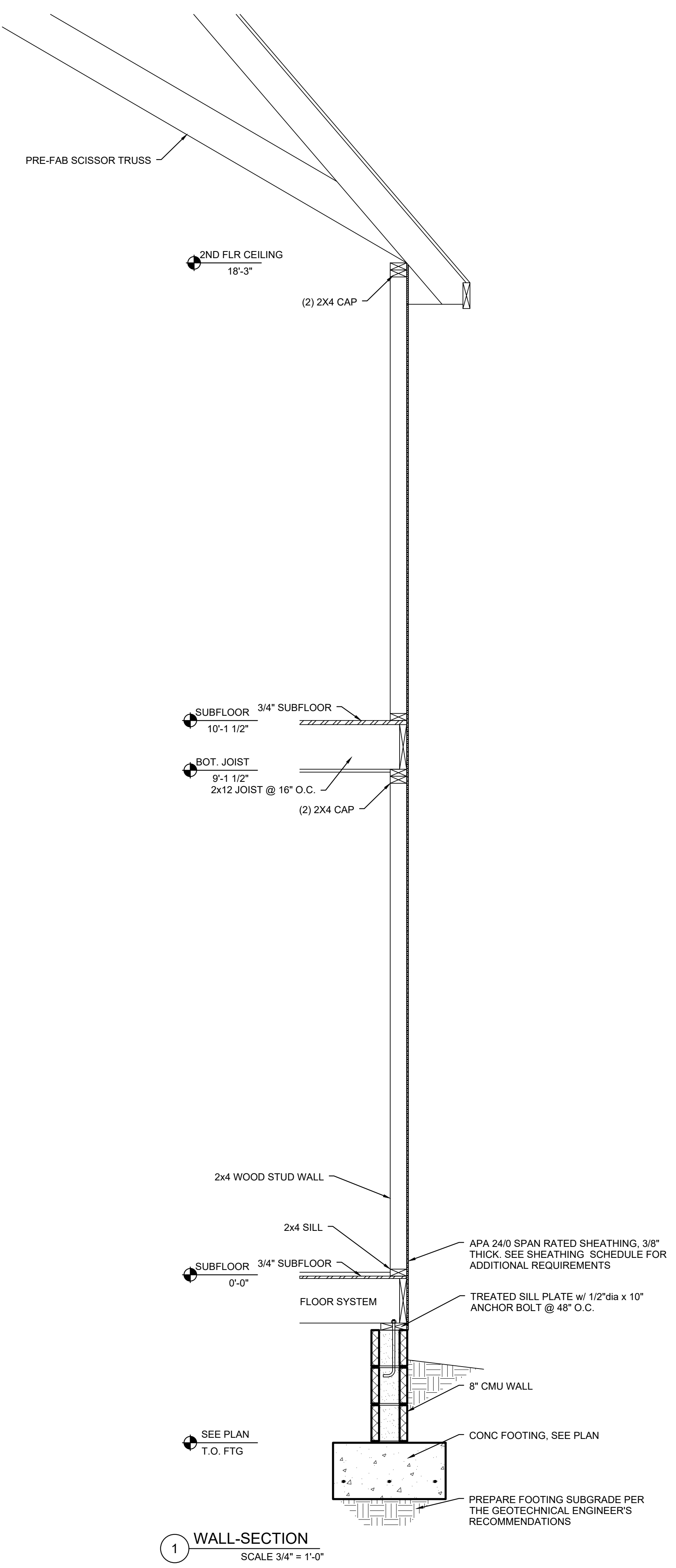
4 CMU LINTEL SCHEDULE AND DETAILS SCALE: 3/4" = 1'-0"



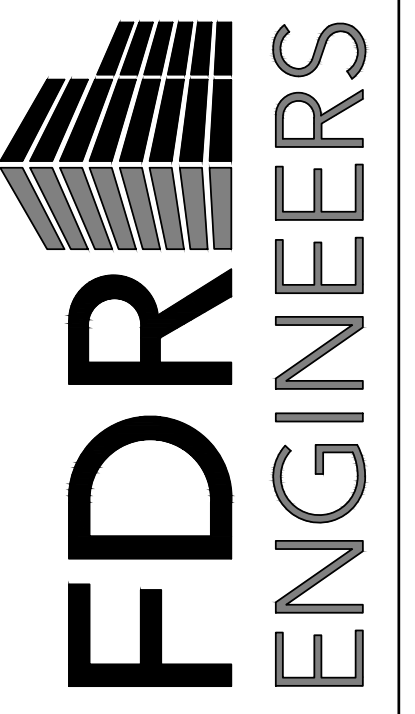
5 GARAGE WALL FOOTING SCALE 3/4" = 1'-0"



6 THICKENED FOOTING AT INTERIOR LOAD BEARING WALL SCALE 3/4" = 1'-0"



1 WALL-SECTION
SCALE 3/4" = 1'-0"



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LIND RESIDENCE

EXTERIOR WALL SECTION

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| DESIGNED BY: | AJI | |
| DRAWN BY: | AJI | |
| APPROVED BY: | HMH | |
| PROJECT #: | 23-015 | |
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