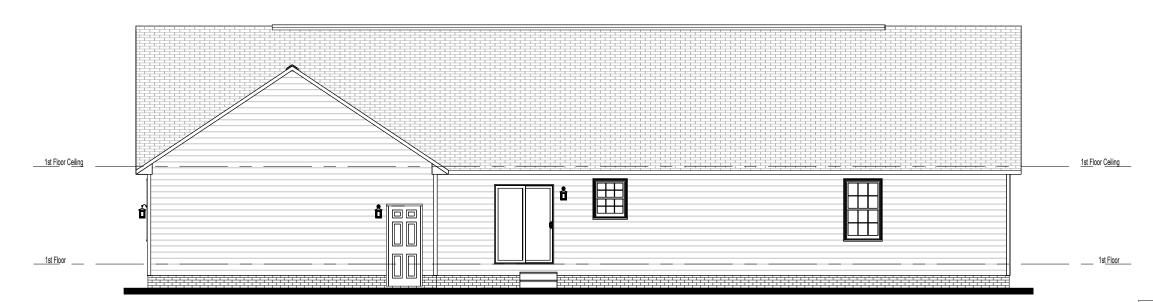




Front - Elev D 1/8" = 1'-0"



2 Rear - Elev D 1/8" = 1'-0"

| Area Schedule<br>(Elevation D) |         |  |  |  |  |  |
|--------------------------------|---------|--|--|--|--|--|
| Name                           | Area    |  |  |  |  |  |
| eated                          |         |  |  |  |  |  |
| 1st Floor                      | 2497 SF |  |  |  |  |  |
|                                | 2497 SF |  |  |  |  |  |
| nheated                        |         |  |  |  |  |  |
| Front Porch                    | 206 SF  |  |  |  |  |  |
| Garage                         | 576 SF  |  |  |  |  |  |
|                                | 782 SF  |  |  |  |  |  |
| nder Roof                      | 3279 SF |  |  |  |  |  |
|                                |         |  |  |  |  |  |

/alueBuild
O M E S
con Davis Hwy, Sanford, NC 27332

ALEXANDER - Elevation D

Front & Rear Elevations

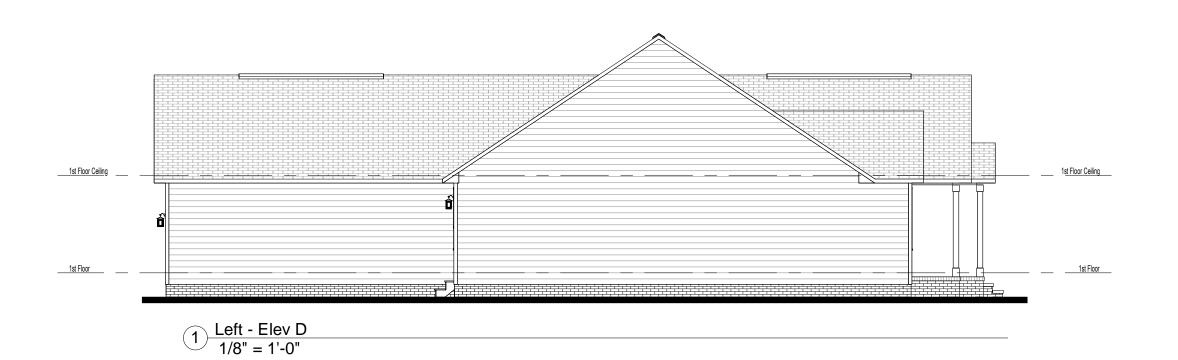
Job #: 05-24-107 Address: tbd Hayes Rd. Spring Lake, NC 28390

County: Harnett County

Plan Version Date:

2-2-21

Job Version Date: 8-21-23





2 Right - Elev D 1/8" = 1'-0"



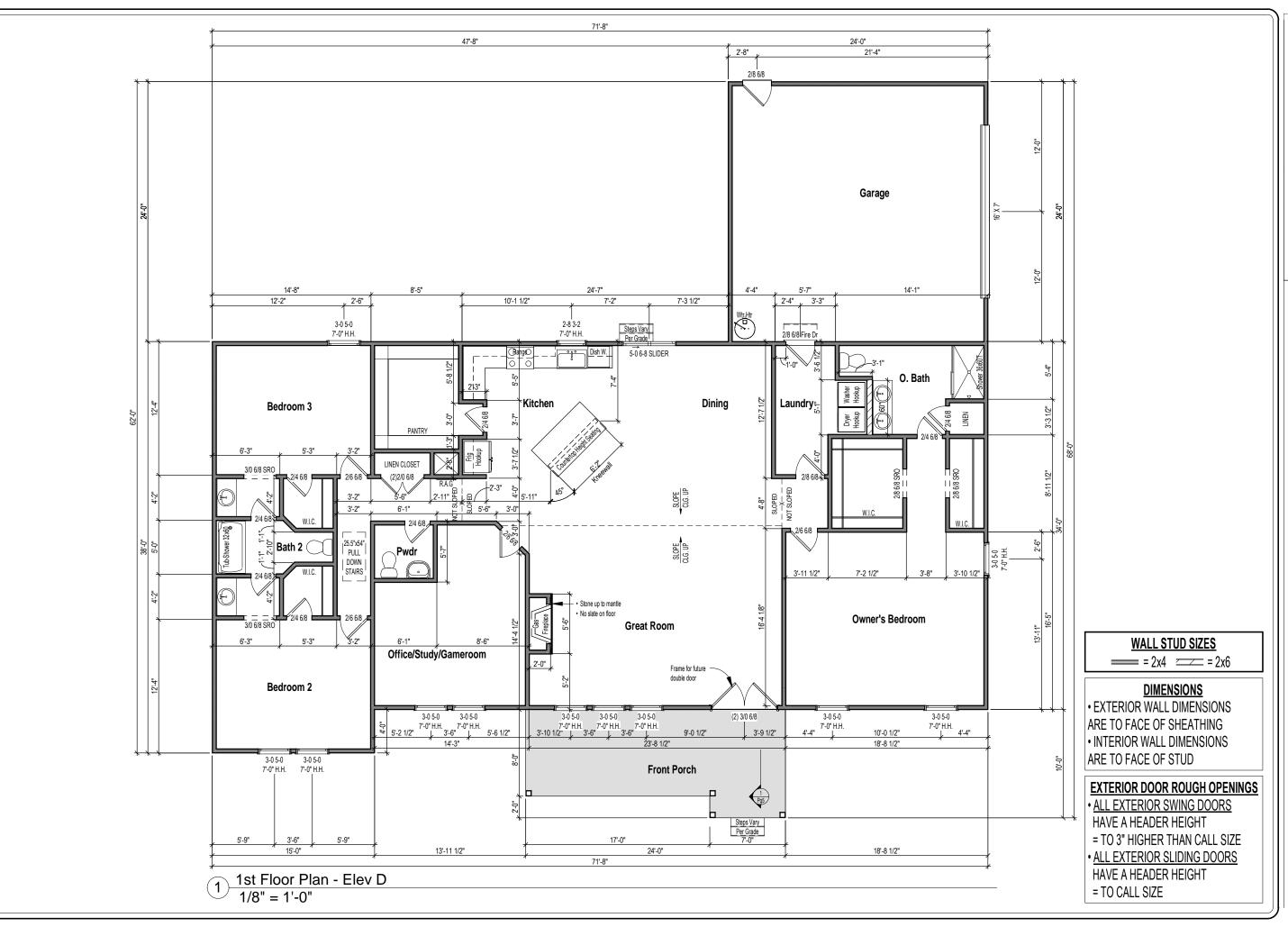
ALEXANDER - Elevation D

Side Elevations

Plan Version Date:

2-2-21

Job Version Date: 8-21-23





Elevation ALEXANDER -

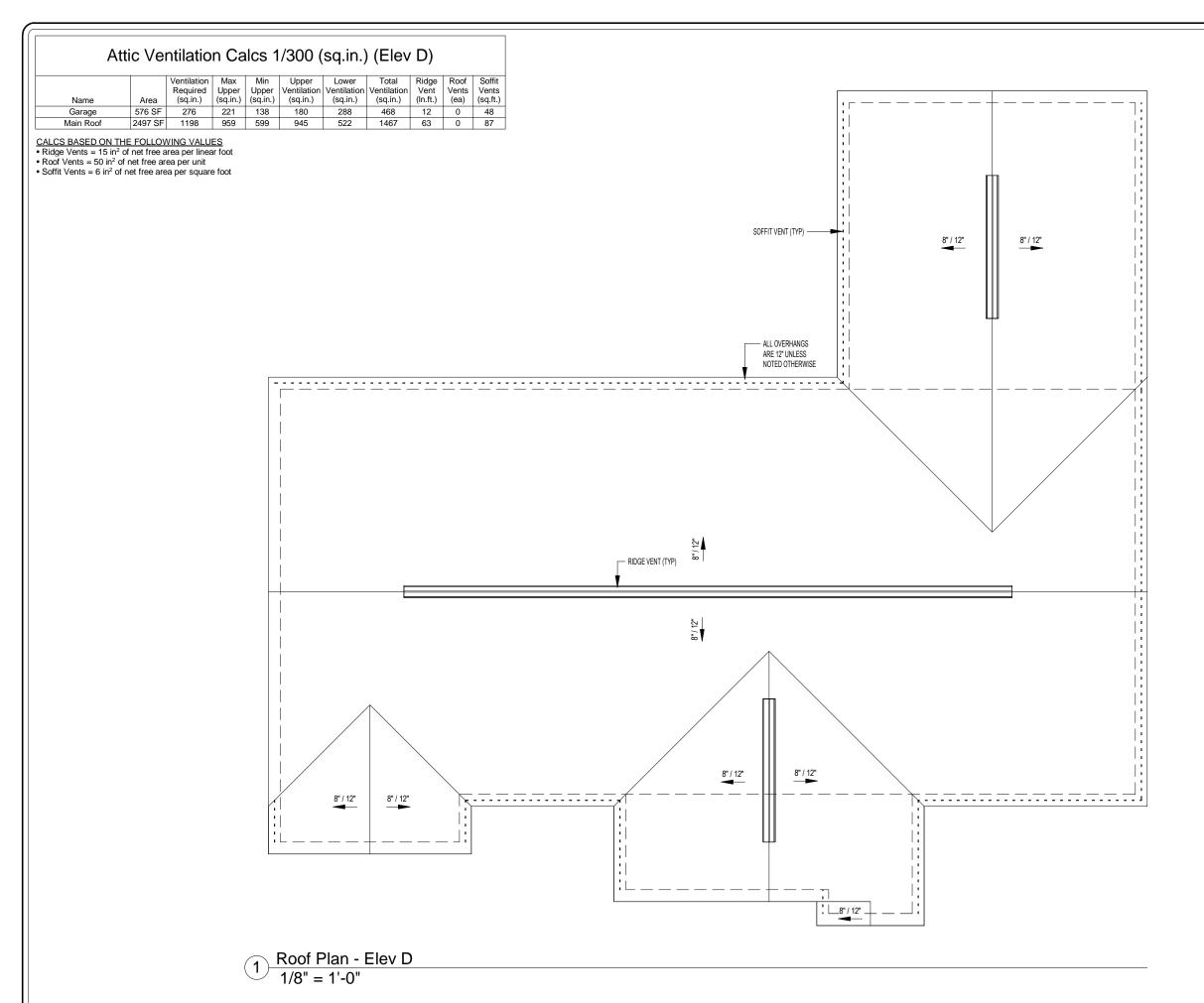
1st Floor Plan

Address: tbd Hayes Rd. Spring Lake, NC 28390

Plan Version Date:

2-2-21

Job Version Date: 8-21-23





ALEXANDER - Elevation D

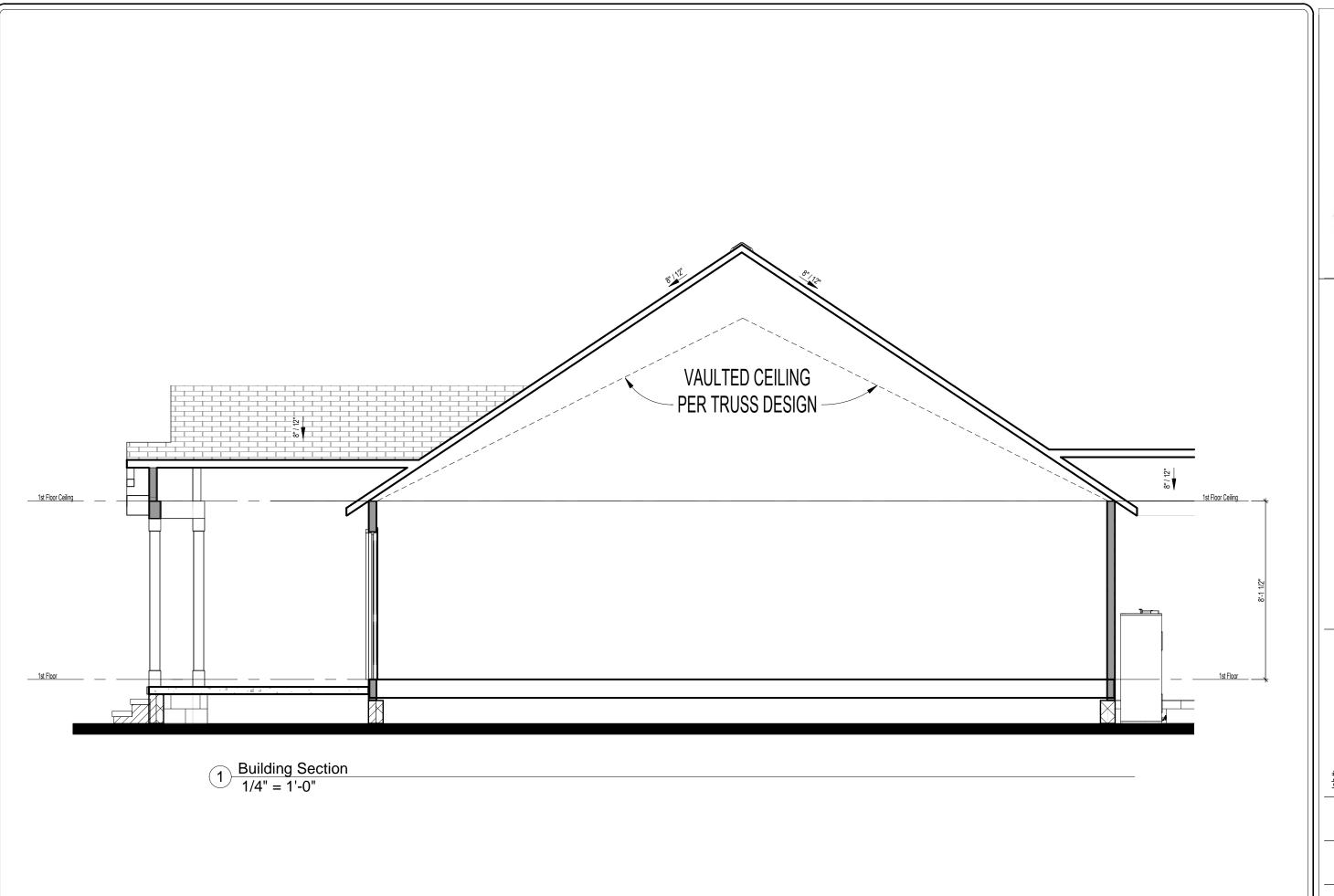
**Roof Plan** 

Address: tbd Hayes Rd. Spring Lake, NC 28390

Plan Version Date:

2-2-21

Job Version Date: 8-21-23





ALEXANDER - Elevation D

Sections

iyes Rd. I Lake, NC 28390

05-24-107
Address:
tbd Hayes Rd.

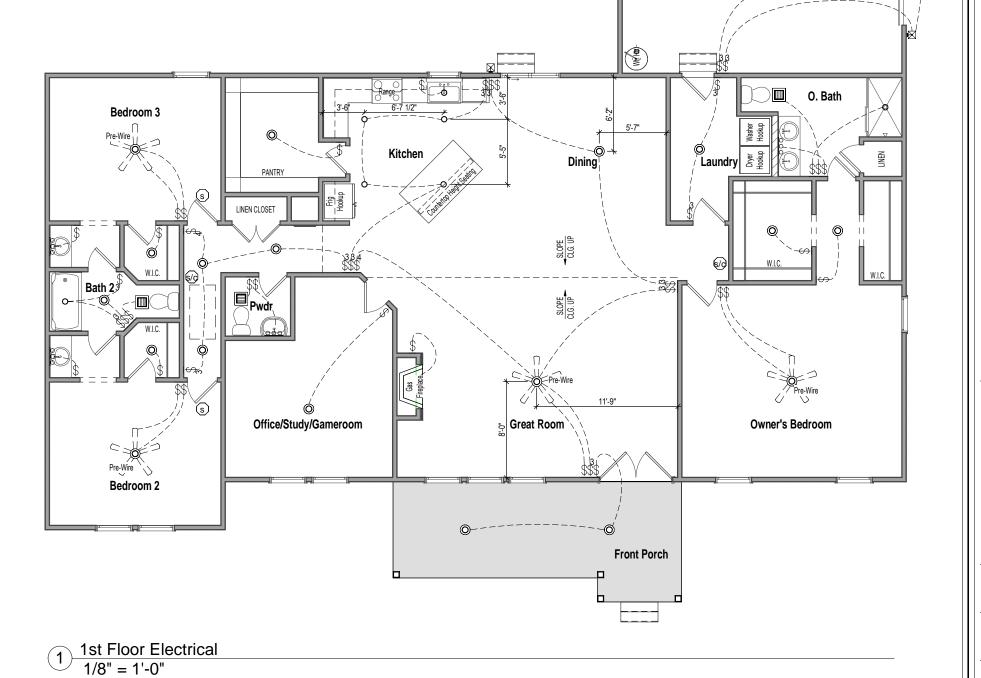
Plan Version Date:

2-2-21

Job Version Date: 8-21-23

| ELECTRICAL LEGEND     |   |                                  |                          |                            |                             |  |  |  |
|-----------------------|---|----------------------------------|--------------------------|----------------------------|-----------------------------|--|--|--|
| WALL MOUNTED FIXTURES |   |                                  | CEILING MOUNTED FIXTURES |                            |                             |  |  |  |
|                       | OUTLET - 110V   | TV OUTLET - TV                   | WALL LIGHT               | GARAGE DOOR OPENER PREWIRE | S SMOKE DETECTOR            |  |  |  |
|                       | OUTLET - 110V<br>GROUND FAULT<br>INTERRUPTER                | PH OUTLET - PHONE                | ₩ 18" LIGHT BAR          | O FLUSH MOUNT              | S/C SMOKE DETECTOR/CO2      |  |  |  |
| GFI (WP)              | OUTLET - 110V<br>GROUND FAULT<br>INTERRUPTER<br>WATER PROOF | \$ SWITCH - SINGLE POLE          | COACH LIGHT - FRONT DOOR | O SURFACE LIGHT            | BATHROOM<br>EXHAUST FAN     |  |  |  |
|                       | OUTLET - 220V   | \$3 SWITCH - 3 WAY               | COACH LIGHT - REAR DOOR  | FLUSH MOUNT                | FLUORESCENT<br>4' - 2 LAMPS |  |  |  |
|                       |   | \$\frac{\$^4}{}\$ SWITCH - 4 WAY |                          | W-FAN PREWIRE              | FLUORESCENT<br>2' - 1 LAMP  |  |  |  |

Outlets shown on the electrical layout are in addition to the outlets that shall be provided in accordance with International Residential Code Sections E3901.2 through E3901.11.



Garage

ALEXANDER - Elevation D

**Electrical Plan** 

Address: tbd Hayes Rd. Spring Lake, NC 28390

Plan Version Date: 2-2-21

Job Version Date:

8-21-23 Sheet #:

Pg6

Typical Wall Section - Brick Fnd 3/4" = 1'-0"



ALEXANDER - Elevation D

Typical Wall Section

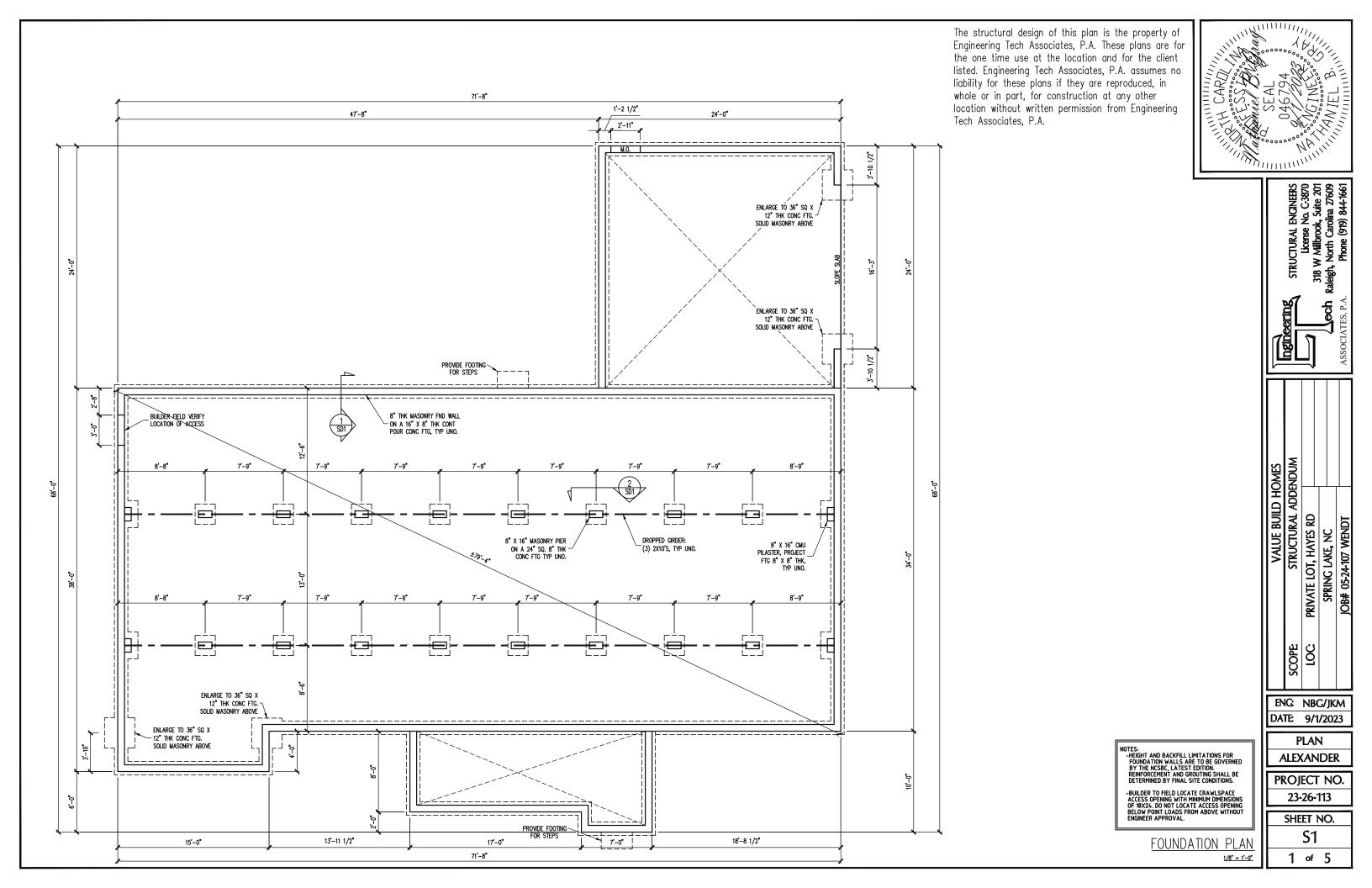
9s Rd.

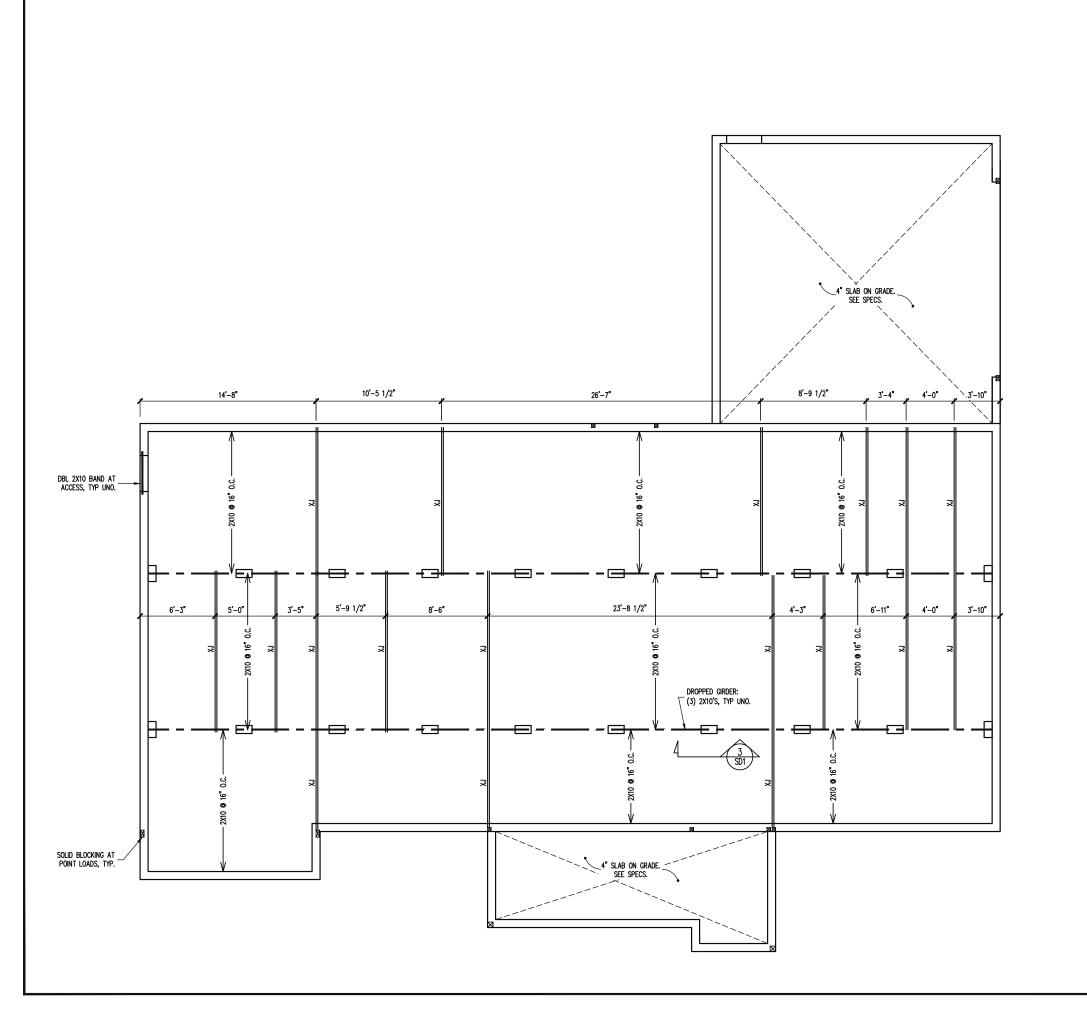
Plan Version Date:

2-2-21

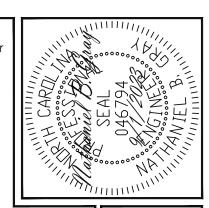
Job Version Date: 8-21-23

Sheet #: Sec-Crawl/Brk

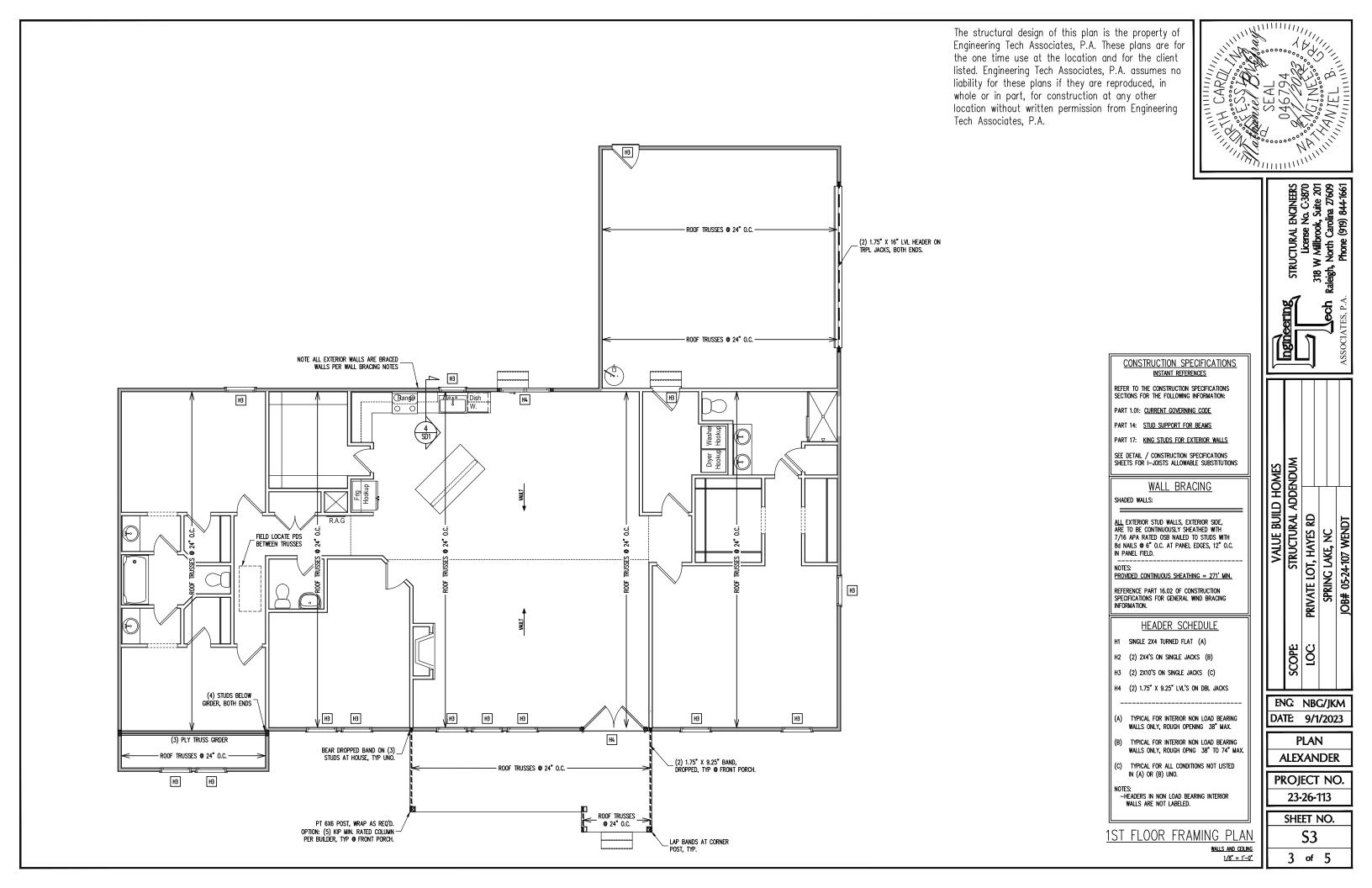


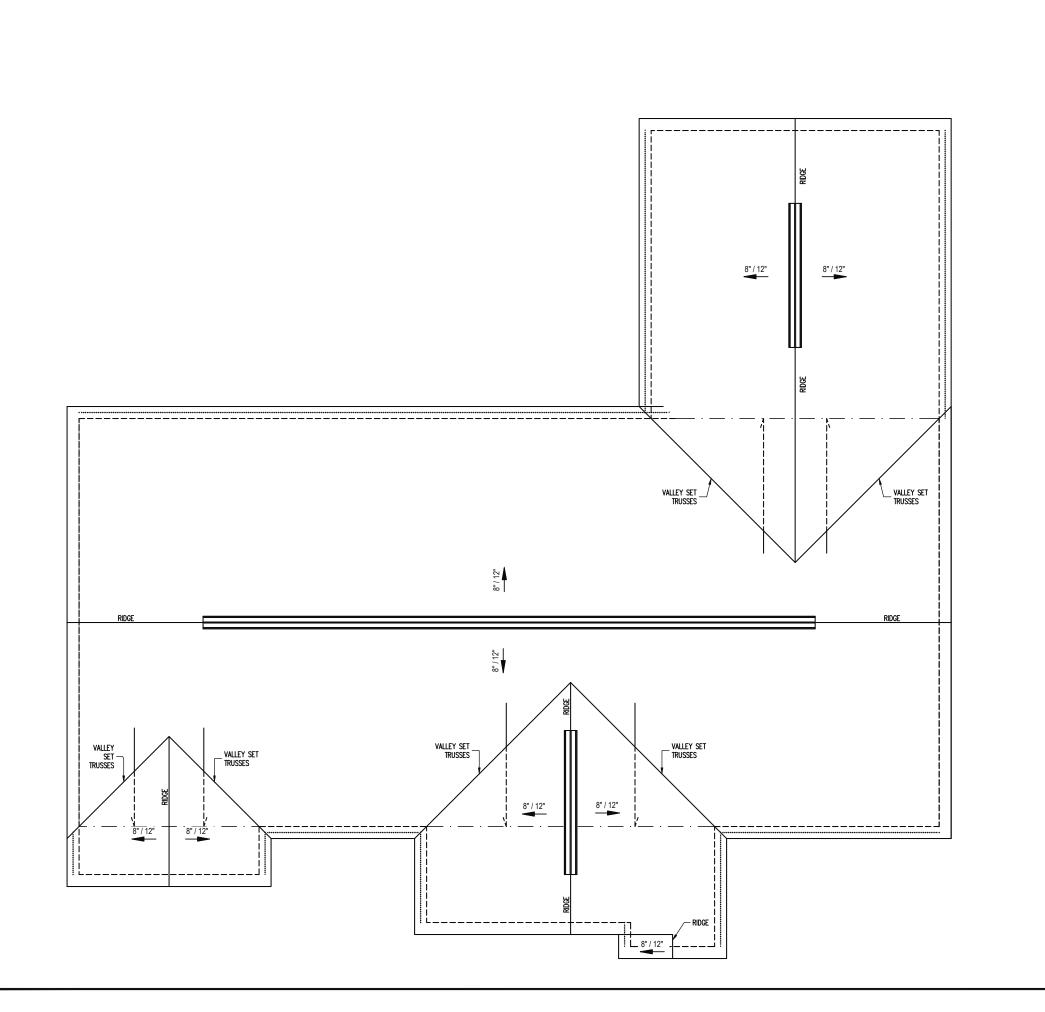


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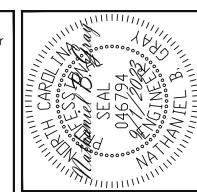


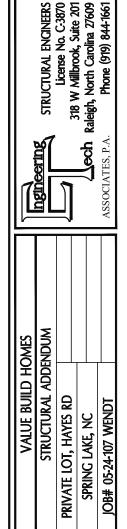
|  | STRUCTURAL ENGINERS License No. C-3870 318 W Millbrook, Suite 201 ASSOCIATES, P.A. Phone (919) 844-1661 |  |  |
|--|---|--|--|
|  | SCOPE STRUCTURAL ADDENDUM LOC PRIVATE LOT, HAYES RD SPRING LAKE, NC JOB# 05-24-107 WENDT                |  |  |
|  | ENG: NBG/JKM  |  |  |
|  | DATE: 9/1/2023  |  |  |
|  | ALEXANDER   |  |  |
|  | PROJECT NO.   |  |  |
|  | 23-26-113<br>SHEET NO.  |  |  |
| CRAWL SPACE FRAMING PLAN               | S2  |  |  |
| CNAWL SPACE FRAMING PLAN  1/8" = 1'-0" | 2 of 5  |  |  |





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SPRING LAKE, NC

. 0

ENG: NBG/JKM

**PLAN ALEXANDER** 

PROJECT NO.

DATE: 9/1/2023

# TRUSS UPLIFT CONNECTORS

# EXPOSURE B, 120 MPH, ANY PITCH

EXPOSURE B. 120 MPH. ANY PITCH.

24° O.C. MAX ROOF TRUSS SPACING.

TRUSSES SHALL BE ATTACHED TO SUPPORT WALL FOR UPLIFT RESISTANCE. CONTINUOUS OSB WALL SHEATHING BELOW PROVIDES CONTINUOUS UPLIFT RESISTANCE TO FOUNDATION. ALL TRUSSES SUPPORTED BY INTERMEDIATE SUPPORT WALLS, KNEEWALLS OR BEAMS SHALL BE ATTACHED TO SUPPORTING MEMBER PER SCHEDULE BELOW.

ROOF SPAN IS MEASURED HORIZONTALLY BETWEEN FURTHEST SUPPORT POINTS.

CONNECTOR NAILING PER TABLE 602.3(1) NCRBC 2018 EDITION

OVER 18'

# FRAMING NOTES

ROOF ONLY

-ROOF TRUSSES PER MANU. TYPICAL U.N.O.
-VERIFY ALL HEEL HEIGHTS, ROOF PITCHES,
AND ARCHITECTURAL OVERHANGS PRIOR TO
CONSTRUCTION

ROOF FRAMING PLAN

23-26-113 SHEET NO. **S4** 4 of 5

# CONSTRUCTION SPECIFICATIONS

PART 1: GENERAL

- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- 1.02 DIMENSIONS SHOWN SHALL GOVERN OVER SCALE ON THESE DRAWINGS.
- METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL TAKE ALL NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE AT ALL STAGES OF CONSTRUCTION.

# PART 2: DESIGN LOADS

2.01 DESIGN LOADS SHALL CONFORM WITH THE TABLE BELOW:

LIVE LOAD (PSF) DEAD LOAD (PSF)

20 10 (15 FOR VAULTS)

BALCONIES, DECKS, ATTICS WITH FIXED STAIR ACCESS, DWELLING UNITS INCLUDING ATTICS WITH FIXED STAIR ACCESS, STAIRS, FIRE ESCAPES GARAGES (PASSENGER CARS ONLY ATTICS (NO STORAGE, LESS THAN 5' HEADROOM) ATTICS (WITH STORAGE)

ROOF

- Individual star treads are to be designed for the uniformly distributed Live Load of 40 pes or a 300 LB. Concentrated Load acting over an area of 4.50. Whichever produces the greater stress.

- Builder to verify dead Load Does not exceed 10 pes when heavy floor or roof finishes such as tile or slate are utilized. Notify engineering under these conditions

- 2.02 INTERIOR WALLS: 5 PSF LATERAL.
- 2.03 BASIC WIND DESIGN VELOCITY OF 120 MPH.
- 2.04 SOIL BEARING CAPACITY 2000 PSF (PRESUMPTIVE).
- PART 3: STRUCTURAL STEEL
- WIDE FLANGE BEAMS AND TEE SECTIONS SHALL CONFORM TO ASTM A992 MINIMUM GRADE
- 3.02 SQUARE AND RECTANGULAR TUBING SHALL CONFORM TO ASTM A500 GRADE B MINIMUM GRADE.
- 3.03 STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B, TYPE S, MINIMUM GRADE
- 3.04 ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 MINIMUM GRADE
- STRUCTURAL STEEL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

WELDING ELECTRODES SHALL BE E70XX AND ALL WELDING SHALL BE PERFORMED BY AN AWS CERTIFIED WELDER

- 5.01 CAST IN PLACE CONCRETE SHALL BE OF NORMAL WEIGHT, 6% AIR ENTRAINMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS TYP UNO. ALL CONCRETE, INCLUDING CONCRETE FOR FOOTINGS, IS TO BE CAST IN PLACE, TYP UNO.
- 5.02 REINFORCED CAST IN PLACE CONCRETE SHALL BE PROPORTIONED, MIXED AND PLACED IN ACCORDANCE WITH THE SPECIFICATIONS OF ACI 318, LATEST EDITION.
- SLABS ON GRADE, IF ANY, SHALL CONTAIN SYNTHETIC POLYPROPYLENE FIBRILLATED MICRO FIBERS, FIBER LENGTH 1 1/2", DOSAGE RATE 1 1/2 LBS/CU YD. SLAB TO BE PLACED ON A 6 MIL VAPOR BARRIER ON 2" MIN GRANULAR FILL ON SOIL WITH 90% MIN STANDARD PROCTOR DENSITY. VAPOR BARRIER MAY BE OMITTED FOR SLABS NOT IN ENCLOSED AREAS

# PART 6: REBAR AND WIRE REINFORCEMENT

- REBAR SHALL BE DEFORMED STEEL CONFORMING TO ASTM A615 GRADE 60 TYP UNO
- 6.02 LAP SPLICES SHALL BE CLASS B AS DEFINED BY ACI 318, TYP UNC
- 6.03 WIRE REINFORCEMENT SHALL BE 9 GA AND SHALL CONFORM TO ASTM A1064.

- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 AND C55, NORMAL WEIGHT,  $f^{\prime}M$  = 1,500 PSI MIN
- 7.02 CLAY MASONRY UNITS SHALL CONFORM TO ASTM C62-17 GRADE SW
- 7.03 MORTAR SHALL BE TYPE S. MORTAR AND GROUT SHALL CONFORM TO ASTM C476, MIN COMPRESSIVE STRENGTH OF 2000 PSI.
- 7.04 MASONRY CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS OF ACI 530
- 7.05 LADDER WIRE REINFORCEMENT SHALL CONFORM TO ASTM A951. 6" MIN LAPS FOR CONTINUOUS WALL APPLICATIONS

## PART 8: BOLTS AND LAG SCREWS

- BOLTS SHALL CONFORM TO ASTM A307 MINIMUM GRADE TYP UNO. INSTALL STANDARD STEEL WASHERS (ASTM F844–07a) FOR THE NUT / BOLT HEAD WHEN BOLTING WOOD MEMBERS
- LAG SCREWS SHALL CONFORM TO ANS/ASME STANDARD B18.2.1—1981. PILOT HOLES SHALL BE USED FOR LAG SCREW INSTALLATION AND SHALL BE BORED ACCORDING TO NDS SPECIFICATIONS. INSTALL STANDARD STEEL WASHERS (ASTM F844—070) FOR COORD HEAD.
- ANCHOR RODS AND BOLTS SHALL CONFORM TO ASTM F1554–15 GRADE 36 UNO. BENT ANCHOR BOLTS SHALL HAVE A  $2^{\prime\prime}$  MIN HOOK UNO

## PART 9: DRIVEN FASTENERS

NAILS, SPIKES AND STAPLES SHALL CONFORM TO ASTM F 1667–05. NAILS ARE TO BE COMMON WHRE OR BOX

# PART 10: DIMENSIONAL LUMBER

10.01 SOLID SAWN WOOD FRAMING DESIGN IS BASED ON NO. 2 SPRUCE PINE FIR OR SYP #2 FOR JOISTS, RAFTERS, GRDERS, BEAMS, STUDS, ETC.

- LVL OR PSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E= 1.9 X 10E6 PSI, Fb = 2600 PSI, Fv = 285 PSI, Fc = 750 PSI LSL MINIMUM ALLOWABLE DESIGN STRESSES ARE AS FOLLOWS: E= 1.3 X 10E6 PSI, Fb = 1700 PSI, Fv = 400 PSI, Fc = 680 PSI
- 11.02 LVL OR PSL MEMBERS MAY BE RIPPED FROM DEEPER MEMBERS TO MATCH THE MEMBER DEPTH SPECIFIED IN THE PLANS

### PART 12: PRESSURE TREATED LUMBER

12.01 LUMBER IN CONTACT WITH THE GROUND, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED IN ACCORDANCE WITH AWPA STANDARD C-15. ALL OTHER EXPOSED LUMBER SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD C-2 OR BY ANY METHOO DECAY RESISTANT WOOD PER SECTION 19-6(A)

# PART 13: STEEL FLITCH PLATE BEAMS

13.01 FLITCH PLATE BEAMS SHALL CONSIST OF A CONTINUOUS STEEL PLATE BOLTED BETWEEN TWO PIECES OF CONTINUOUS LUMBER AS SIZED ON THE PLANS. BOLT PIECES TOGETHER USING  $1/2^\circ$  BOLTS SPACED AT  $24^\circ$  O.C. STAGGERED TOP TO BOTTOM OF THE BEAM. MAINTAIN A  $2^\circ$  EDGC BISTANCE. PLACE TWO BOLTS, ONE ABOVE THE OTHER,  $6^\circ\pm 2^\circ$  FROM EACH END OF THE BEAM.

# PART 14: STUD SUPPORTS FOR BEAMS

- .01 STEEL, ENGINEERED LUMBER, AND FLITCH PLATE BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:
- 1—WHEN THE BEAM IS PERPENDICULAR TO, OR SKEWED RELATIVE TO THE WALL, THE BEAM SHALL BEAR <u>FULL</u> WIDTH ON THE SUPPORTING WALL INDICATED AND SHALL BE SUPPORTED BY A MINIMUM OF THREE GANGED STUDS, OR A GANGED STUD COLUMN WITH A NUMBER OF STUDS SUCH THAT THE STUD COLUMN IS AT LEAST AS WIDE AS THE TRUE WIDTH OF THE BEAM BEING SUPPORTED, WHICHEVER IS GREATER, THY UND. FOR THE SEKWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CENTERED ON THE BEAM BEING SUPPORTED.
- 2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 4 1/2" ONTO THE WALL AND BE SUPPORTED BY A TRPL STUD GANGED
- 4.02 DIMENSIONAL LUMBER BEAMS BEARING ON A STUD WALL SHALL BEAR AS FOLLOWS:
- 1-when the beam is perpendicular to, or skewed relative to the wall, the beam shall bear  $\frac{1}{2}$  builth on the supporting wall indicated (less 1 1/2" to allow for a continuous rim joist where applicable) and shall be supported by a

- GANGED STUD COLUMN THE SAME WIDTH AS THE BEAM TYP UNO. (E.G. A TRIPLE 2X10 IS TO BE SUPPORTED BY (3) STUDS). FOR THE SKEWED CONDITION PARTICULAR CARE SHALL BE TAKEN TO ENSURE STUD COLUMN IS CHREED ON THE BEAM 2-BEAMS BEARING ONTO THE END OF A STUD WALL PARALLEL TO THE BEAM SHALL BEAR A MINIMUM OF 3" ONTO THE WALL AND BE SUPPORTED BY A DBL STUD GANGED COLUMN TYP UNO.
- 4.03 EXTRA JOISTS BEARING ON A STUD WALL PERPENDICULAR TO OR SKEWED RELATIVE TO THE BEAM SHALL BE SUPPORTED BY ONE ADDITIONAL STUD.
- STUDS THAT ARE GANGED TO FORM A COLUMN SHALL HAVE ADJACENT STUDS WITHIN THE COLUMN NALED TOGETHER WITH ONE ROW OF 100 ANIS AT 8" O.C. (TWO ROWS OF 100 HANS OF 8" O.C., 3" APART, FOR 28' OR 22' OS TUDIOS) ALL COLUMNS SHALL BE CONTINUOUS DOWN TO THE FOUNDATION OR OTHER PROPERTY DESIGNED STRUCTURAL LEIGHAT SICH AS A BEAM, COLUMNS TRANSFERRING LOADS THROUGH FLOOR LEVELS SHALL BE SOLIDLY BLOCKED FOR THE FULL WIDTH OF THE STUD COLUMN WITHIN THE CAVITY FORMED BY THE

## PART 15: NAILING OF MULTI PLY WOOD BEAMS

- SOLID SAWN LUMBER JOISTS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM NAILED TOGETHER WITH THREE ROWS OF 104 NAILS 90 16" O.C. FOR 2X10 OR LARGER, TWO ROWS OF 104 NAILS 90 16" O.C. FOR 2X8, ONE ROW OF 104 NAILS 90 16" O.C. FOR 2X6 OR SMALLER. STAGGER ROWS 5" MIN.
- LVL MEMBERS THAT ARE GANGED TO FORM A BEAM SHALL HAVE ADJACENT MEMBERS IN THE BEAM FASTENED TOGETHER PER MANUFACTURERS RECOMMENDATIONS, TYP

- STUD WALLS SHALL CONSIST OF 224 STUDS SPACED AT 16" O.C. UNO. STUDS SHALL BE CONTINUOUS FROM SOLE PLATE AT FLOOR TO DOUBLE TOP PLATE AT THE CELLING ROOR NO INTERMEDIATE BANDS OR PLATES SHALL CAUSE DESCONTINUITIES IN A STUD WALL EXCEPT AS PEQUIRED FOR DOOR OR WINDOW OPENINGS. THE KING STUDS FOR SUCH OPENINGS SHALL BE CONTINUOUS. THE UNIO. MAX ALLONABLE WALL HEICHES FOR EXTERIOR STUD WALLS, WITH SOLE PLATE AND DIB. TOP PLATE AND 7/16" OSE EXTERIOR BRACING AND ROW OF 224 / 226 PURINS AT 8" HEIGHT (AND AT 16" HEIGHT FOR TALL WALLS), TYP UNO: 224 4 9 16" O.C.: 11"—11/2" 226 9 16" O.C.: 17"—0"

  DBL 2X4 9 16" O.C.: 13"—4" DBL 2X6 9 16" O.C.: 21"—0"
- DBL 2X4 & 16 U.C.: 13-4 DBL 2X6 & 16 U.C.: 21-0
  2 FOR WALL BRACING THE FOLLOWING SHALL APPLY:

  -BLOCKING AT UNSUPPORTED PANEL EDGES IS REQUIRED TYP UNO.

  -WALL BRACING IS BY ENGINEERED DESIGN AND NOT PRESCRIPTIVE PER SECTION 602.10 OF THE 2018 NCC CONTINUOUS SHEATHING HAS BEEN PROVIDED, ALONG WITH ALTERNATIVE METHODS. TO INSURE THE MINIMUM INTENT OF SECTION 602.10 OF THE 2018 NCC HAS BEEN MET AND EXCEEDED.

  -BRACED WALL PANELS SHALL BE FASTENED IN ACCORDANCE WITH TABLE 602.3(1) TO PROVIDE CONTINUOUS PANEL UPLIET RESISTANCE AND COMPLIANCE WITH NORROC ROG2.35 AND R802.11 UNLESS NOTED OTHERWISE ON STRUCTURAL PLANE.

  -MAY SUBSTITUTE WESF FOR GB.

  -SINGLE JOIST, CONTINUOUS RIM JOIST, OR BLOCKING OF EQUAL DEPTH IS REQUIRED ABOVE AND BELOW ALL BRACED WALLS. NAIL BLOCKING ABOVE WALL TO TOP PLATE WITH 163 TOE NAILS & O'C. NAIL SOLE PLATE OF BRACED WALL TO BLOCKING BELOW WITH (3) 164 NAILS & 16" O.C. BLOCKING AT HORIZONTAL JOINTS IN BRACED WALL LINES ONLY REQUIRED AT SHADED WALLS, UNO.

## PART 17: KING STUDS

7.01 KING STUDS FOR OPENINGS IN EXTERIOR WALLS SHALL BE AS FOLLOWS:

|                 |          | Number of King Studs |        |        |        |  |
|-----------------|----------|----------------------|--------|--------|--------|--|
| MAX OPENING WIL | TH 5'-0" | 9'-0"                | 13'-0" | 17'-0" | 21'-0" |  |
| 2X4             | 1        | 2                    | 3      | 4      | 5      |  |
| STUD SIZE 2X6   | 1        | 1                    | 2      | 2      | 2      |  |
| 210             | , ,      |                      | '      | ,      | 2      |  |

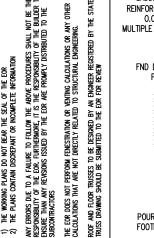
MATERIAL OR MEMBER SIZE SUBSTITUTIONS OR PLAN DEVIATIONS REQUIRE THE WRITTEN AUTHORIZATION OF THE DESIGNERS. UNAUTHORIZED DEVIATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

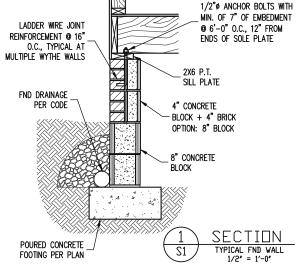
# PART 19: OWNERSHIP OF STRUCTURAL DESIGN

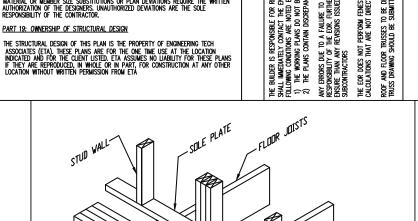
ASSOCIATES (ETA). THESE PLANS ARE FOR THE ONE TIME USE AT THE LOCATION INDICATED AND FOR THE CLERY USE AT SOURCES NO LIABILITY FOR THESE PLANS IF THEY ARE PERROQUED, IN MOLE OR IN PART, FOR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT WRITTEN PERMISSION FROM ETA

# 고두톡함탕 것 전등 등 보고 있다. 모든 등 등 없

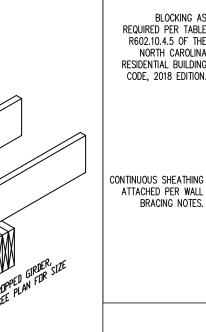


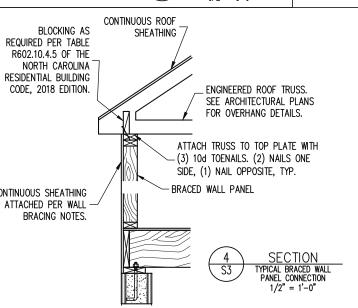


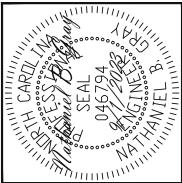




NOTE









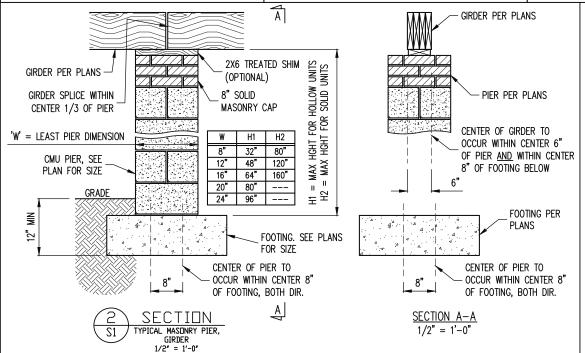
VALUE BUILD HOMES STRUCTURAL ADDENDUM 2 LOT, HAYES Z K E PRIVATE |

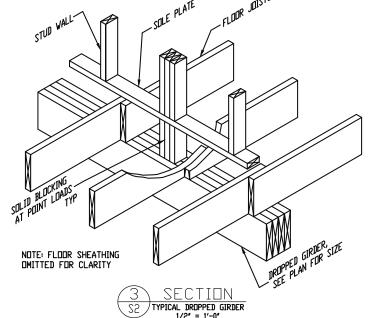
ENG: NBG/JKM DATE: 9/1/2023

**PLAN ALEXANDER** 

PROJECT NO. 23-26-113

SHEET NO. SD1 5 of 5





1/2" = 1'-0"