



SEE NOTES

WATERCOLOR RENDERING

FOR ILLUSTRATION ONLY NO SCALE

GENERAL NOTES:

REGULATORY REQUIREMENTS

1. ALL WORK SHALL CONFORM TO NORTH CAROLINA STATE BUILDING CODE: RESIDENTIAL CODE 2018 AND CURRENT AMENDMENTS
2. ALL WORK SHALL CONFORM TO RULES AND REGULATIONS OF THE COUNTY OF HARNETT
3. ALL WORK SHALL CONFORM TO RULES AND REGULATIONS OF PUBLIC UTILITIES

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS). ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

RESIDENCE PLAN

OWNER: FRED CONSTRUCTION COMPANY
 ADDRESS: 13321 NC 27 W BROADWAY, NC 27505
 PIN: 9597-26-6915.000
 PID: 03957601 0088 89
 LEGAL: LOT #2, LRE DEVELOPMENT LLC
 ZONING: RA-20R
 ZONING JURISDICTION: HARNETT COUNTY
 FIRE DEPARTMENT: BENHAVEN
 DESIGNER: RAFAEL BALBUENA
 BUILDER: FRED CONSTRUCTION COMPANY
 ENGINEERING: GREG ROBBINSON, PE

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SHEET NUMBER
1
Revision #:

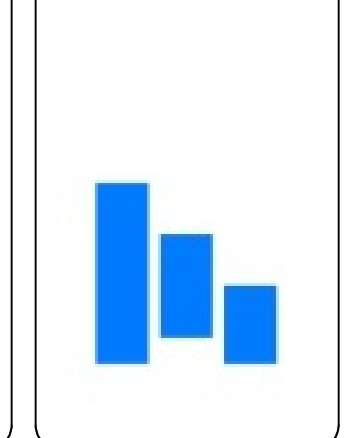
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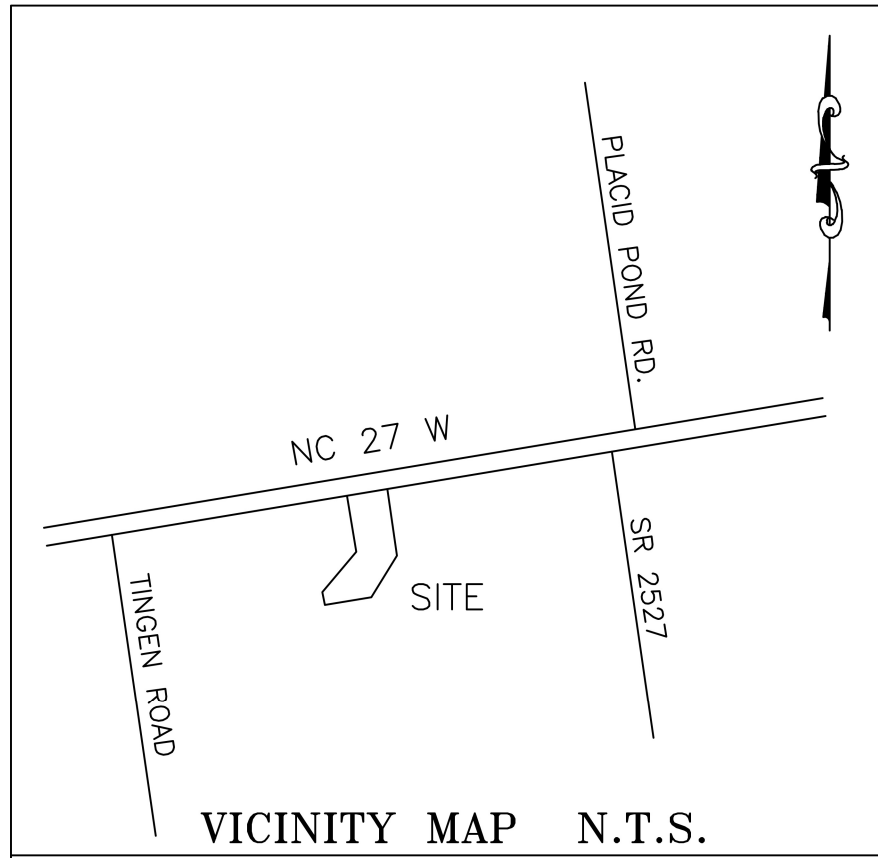
PRESENTATION VIEWS

13321 NC 27 W BROADWAY,
NC 27505

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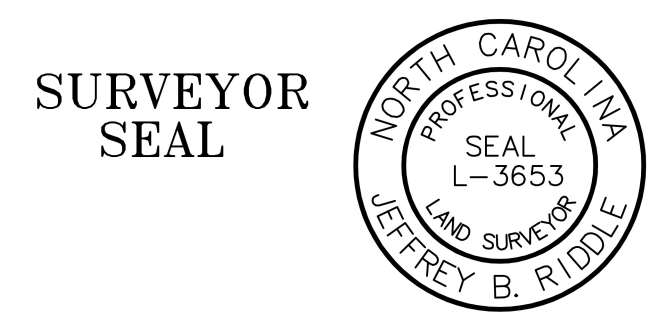
FRED CONSTRUCTION COMPANY
4509 Creedmoor Rd Ste 278, Raleigh, NC 27612





NORTH CAROLINA, HARNETT COUNTY
 I, JEFFREY B. RIDDLE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED AND DESCRIPTION RECORDED IN MAP BOOK 2023, PAGE 168; DEED BOOK 4218, PAGE 270, OR OTHER REFERENCE SOURCE ; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAP BOOK 2023, PAGE 168 OR OTHER REFERENCE SOURCE ; THAT THE RATIO OF PRECISION BEFORE ADJUSTMENTS IS, 1: 10,600, AND THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE OF LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) THIS 17 DAY OF FEBRUARY, 2024.

PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES, OR SALES.
 LICENSE NO. PLS-3653



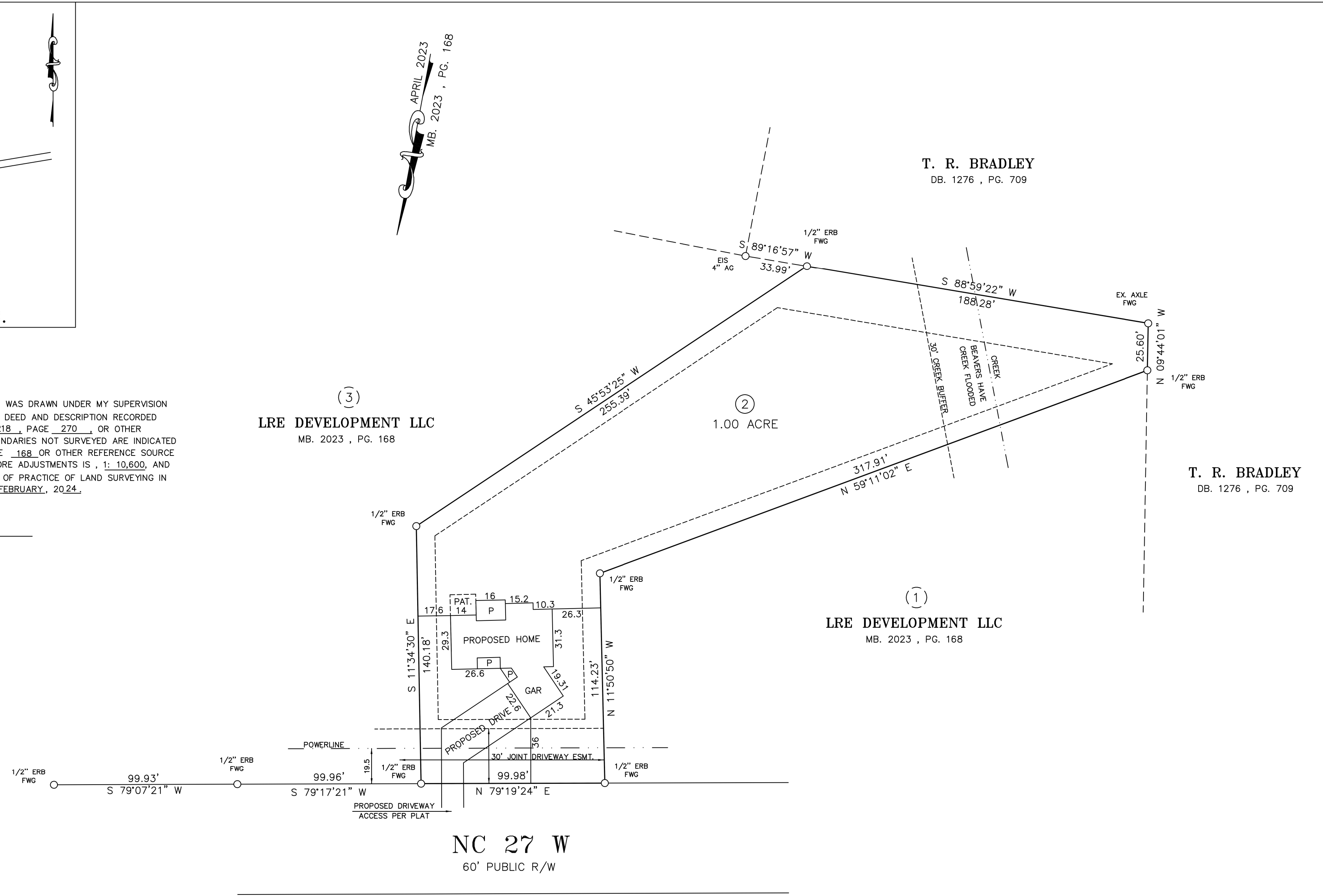
REFERENCES
 0418-32-6363-
 DB. 4218, PG. 270
 MB. 2023, PG. 168

LEGEND

ERB = EXISTING IRON REBAR	N = NORTH
SRB = SET IRON REBAR	S = SOUTH
EIP = EXISTING IRON PIPE	E = EAST
R/W = RIGHT-OF-WAY	W = WEST
SMN = SET MAG NAIL	AC = ACRE(S)
NTS = NOT TO SCALE	
INT = INTERSECTION	— SURVEYED LINE —
DB = DEED BOOK	— DEED OR PLAT LINE —
PB = PLAT BOOK	— EASEMENT LINE —
PG = PAGE	— RIGHT OF WAY —
BG = BELOW GROUND	
AG = ABOVE GROUND	

NOTES

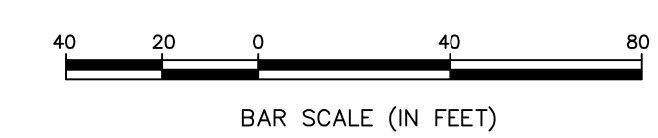
1. THERE IS NO HORIZONTAL CONTROL WITHIN 2000 FEET.
2. PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
3. ACREAGE BY COORDINATE COMPUTATION
4. SUBJECT TO A POWER LINE EASEMENT.



PLAT PLAN PROPERTY OF
FRED CONSTRUCTION COMPANY LLC

BARBECUE TOWNSHIP HARNETT COUNTY
 NEAR SANFORD NORTH CAROLINA
 SCALE: 1" = 40' DATE SURVEYED 02-18-24

JEFFREY B. RIDDLE PLS-3653
 5965 HALL PARK ROAD FAYETTEVILLE, NC 28306
 1-910-308-9330



DRAWN BY: JR

Fred Const 21924

SHEET NUMBER
2
 Revision #:

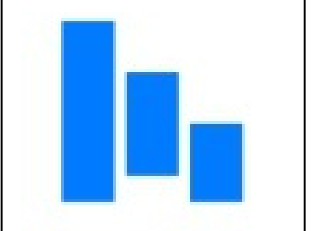
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PROPOSED PLOT PLAN

13321 NC 27 W BROADWAY,
 NC 27505

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 4509 Creedmoor Rd Ste 278, Raleigh, NC 27612



PROJECT STATISTICS:

LOT SIZE: 43,560.00 SF (1.00 ACRE)
 ANTICIPATED DISTURBED AREA: 10,150 SF
 ROOF: 2,902 SF
 FRONT/REAR HEIGHT: 21.3 FT (GARAGE) - 19.2 FT (HOUSE)
 PROJECT SQUARE FOOTAGE:
 • DWELLING: 1580.92
 • GARAGE: 452
 • PORCHES: 250
 • DRIVEWAY: 411
 • WALKWAY: 93
 • PATIO: 154

SITE PLAN NOTES

SOIL: *2,000 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION. SHALLOW AND MODERATELY DEEP, WELL-DRAINED SOIL FORMED IN MATERIAL WEATHERED FROM BASALT THAT HAS A SMALL AMOUNT OF LOESS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE GOOD.

FROST DEPTH: *2'-0"
 WIND: 115 MPH (EXPOSURE)
 CLIMATE ZONE: 4A

SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.

MARKED TREES SHALL BE REMOVED PRIOR TO SITE WORK.

CALL BEFORE YOU DIG: NC 811

PROJECT NARRATIVE

THE PROPOSED SITE LOCATION IS 13321 NC 27 W BROADWAY, NC 27505, HANLETT COUNTY. THE PROPOSED PROJECT INCLUDES A SINGLE-FAMILY RESIDENCE.

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000# / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. STRIP SWALES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW SWALES.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

LANDSCAPE NOTES:

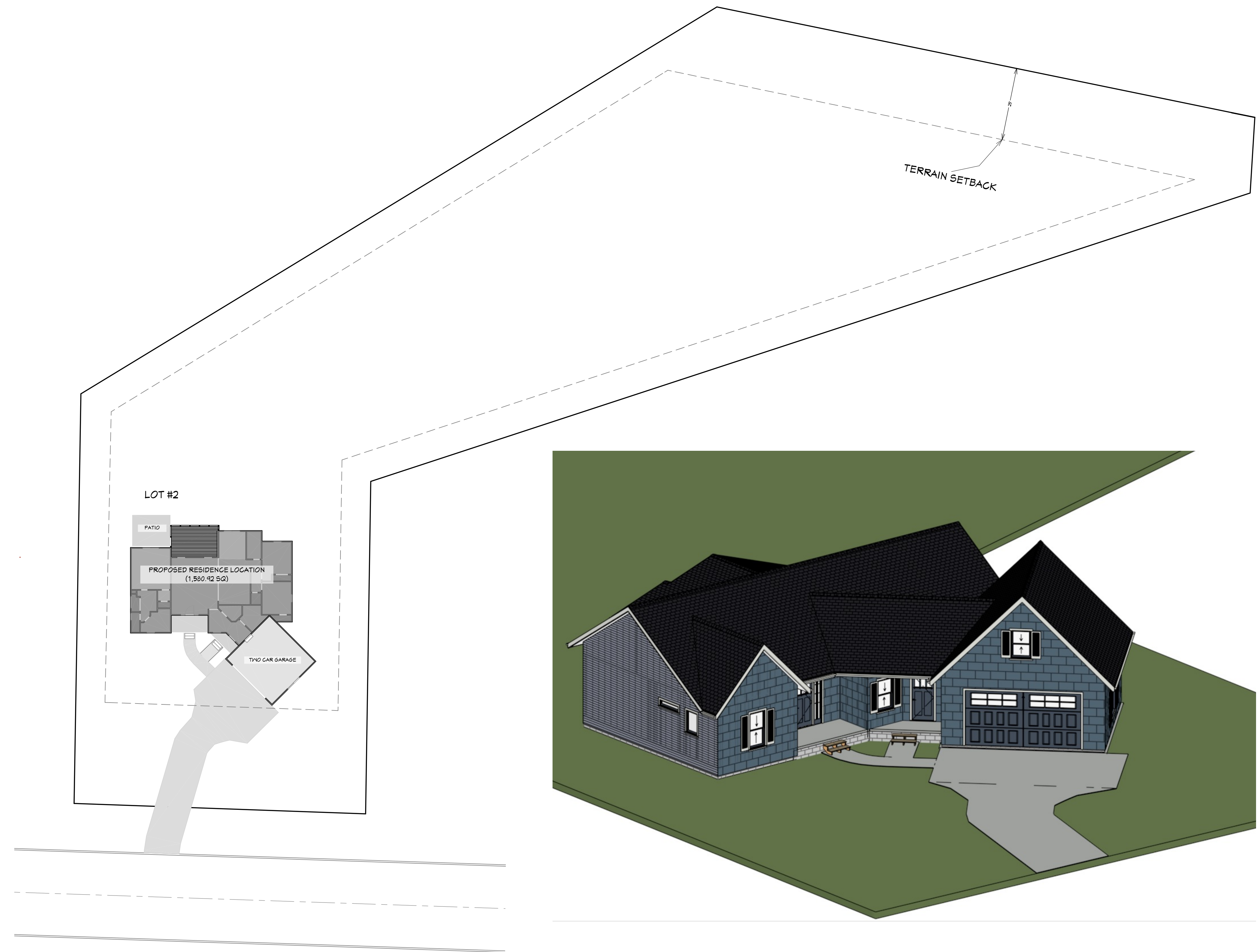
1. OWNER RESPONSIBLE FOR LANDSCAPING - SUCH AS LAWN, TREES, SHRUBS, ETC.
2. IRRIGATION SYSTEM SHALL BE STUBBED IN WITH VALVE BOX AND IRRIGATION MAIN LINES RUN UNDER CONCRETE. OWNER SHALL PROVIDE FINISH HEADS AND LINES.
3. OWNER SHALL PROVIDE STEPPING STONES.
4. OWNER RESPONSIBLE FOR POOL, POND & EQUIPMENT.

BUILDING SETBACK:

FRONT - 35 FT
 SIDE - 10 FT
 REAR - 25 FT

UTILITIES:

WATER: COUNTY
 SEWER: PRIVATE SEPTIC
 ELECTRIC PROVIDER: PROGRESS ENERGY
 TELEPHONE PROVIDER:



SITE & DISTURBANCE PLAN

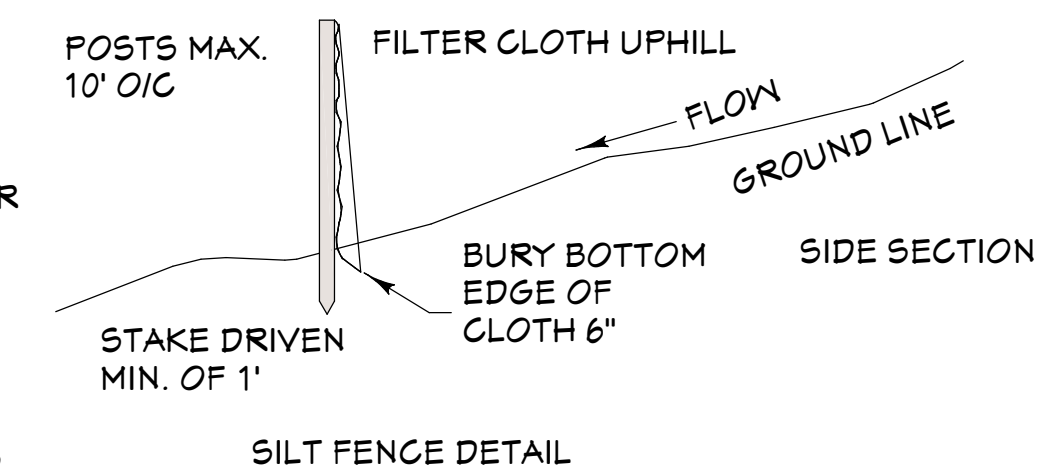
1"=20'

OVERVIEW RENDERING

FOR ILLUSTRATION ONLY NO SCALE

EROSION CONTROL NOTES

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2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000# / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER



SHEET NUMBER

3

Revision #:

DATE:

DRAWN BY: RB

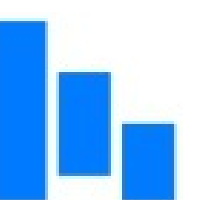
SITE PLAN
INDICATE

13321 NC 27 W BROADWAY,
NC 27505

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COMPANY**

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OVERVIEW RENDERING
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FLOOR PLAN NOTES:

1. ALL EXTERIOR DIMENSIONS ARE TO THE MAIN LAYER. DIMENSIONS TO OPENINGS ARE TO THE FRAMING, ROUGH OPENING. INTERIOR DIMENSIONS ARE TO THE FINISHED WALL.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

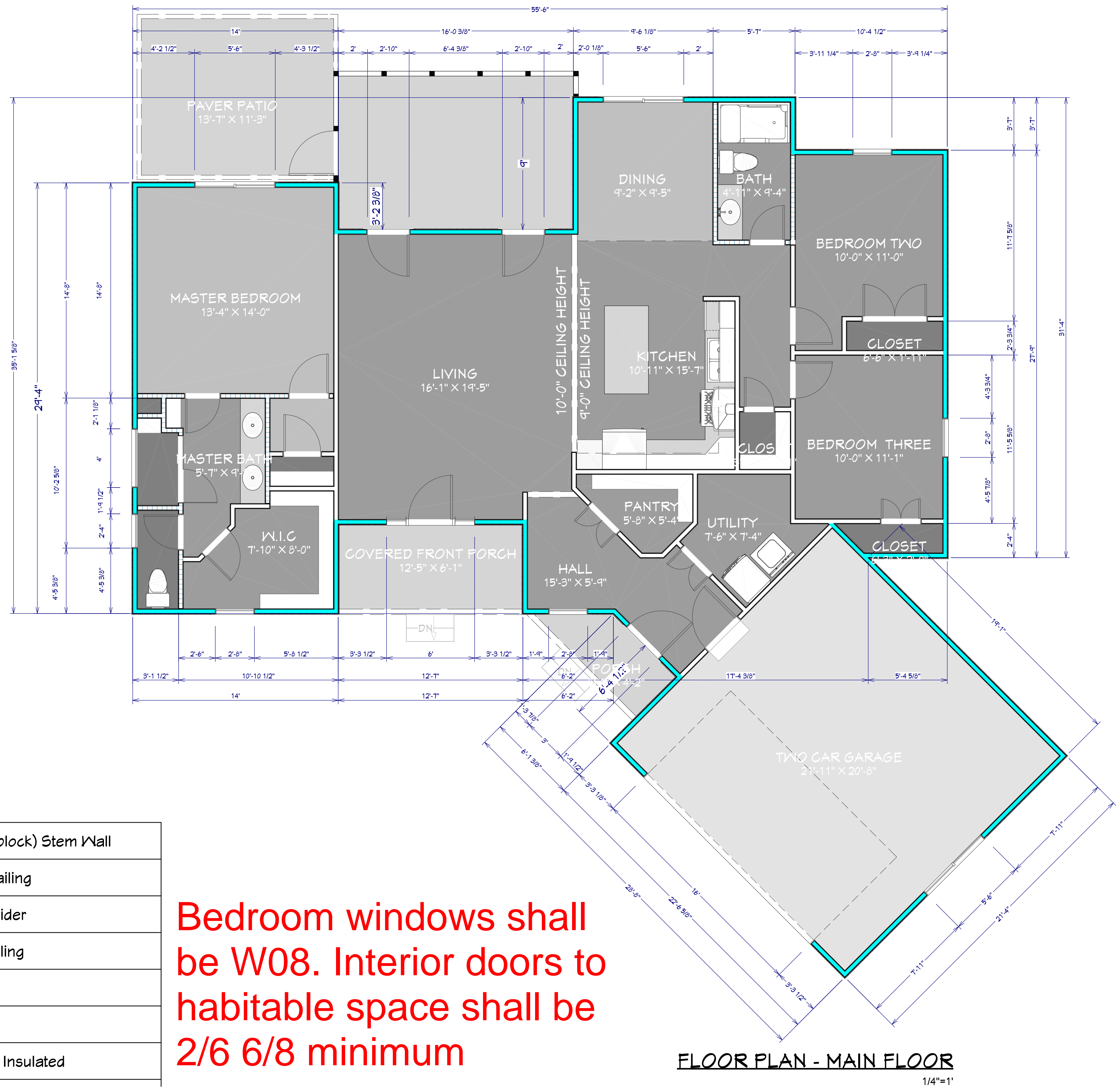
INSPECTION NOTES:

1. PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.
2. SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - A. OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.
 - B. FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
 - C. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.
3. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
 - A. NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
 - B. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
 - C. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
 - D. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

WALL LEGEND

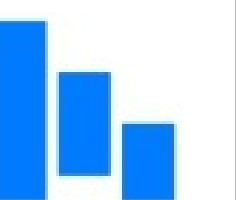
	8" CMU (block) Stem Wall
	Interior Railing
	Room Divider
	Porch Railing
	Interior-4
	Siding-4
	Interior-4, Insulated

Bedroom windows shall be W08. Interior doors to habitable space shall be 2/6 6/8 minimum



FLOOR PLAN - MAIN FLOOR

1/4"=1'



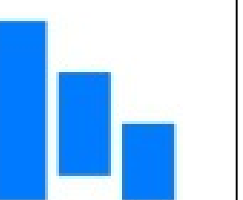
EXTERIOR ELEVATIONS

13321 NC 27 W BROADWAY,
NC 27505

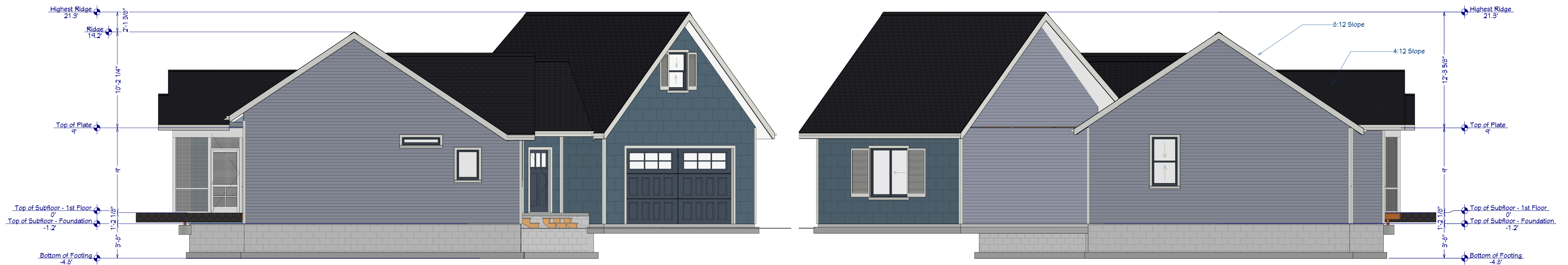
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FRONT ELEVATION
1/4"=1'



FRONT LEFT ELEVATION
3/16"=1'

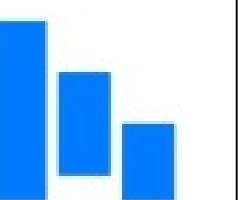
FRONT SIDE ELEVATION
1/4"=1'

EXTERIOR
ELEVATIONS13321 NC 27 W BROADWAY,
NC 27505

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REAR ELEVATION

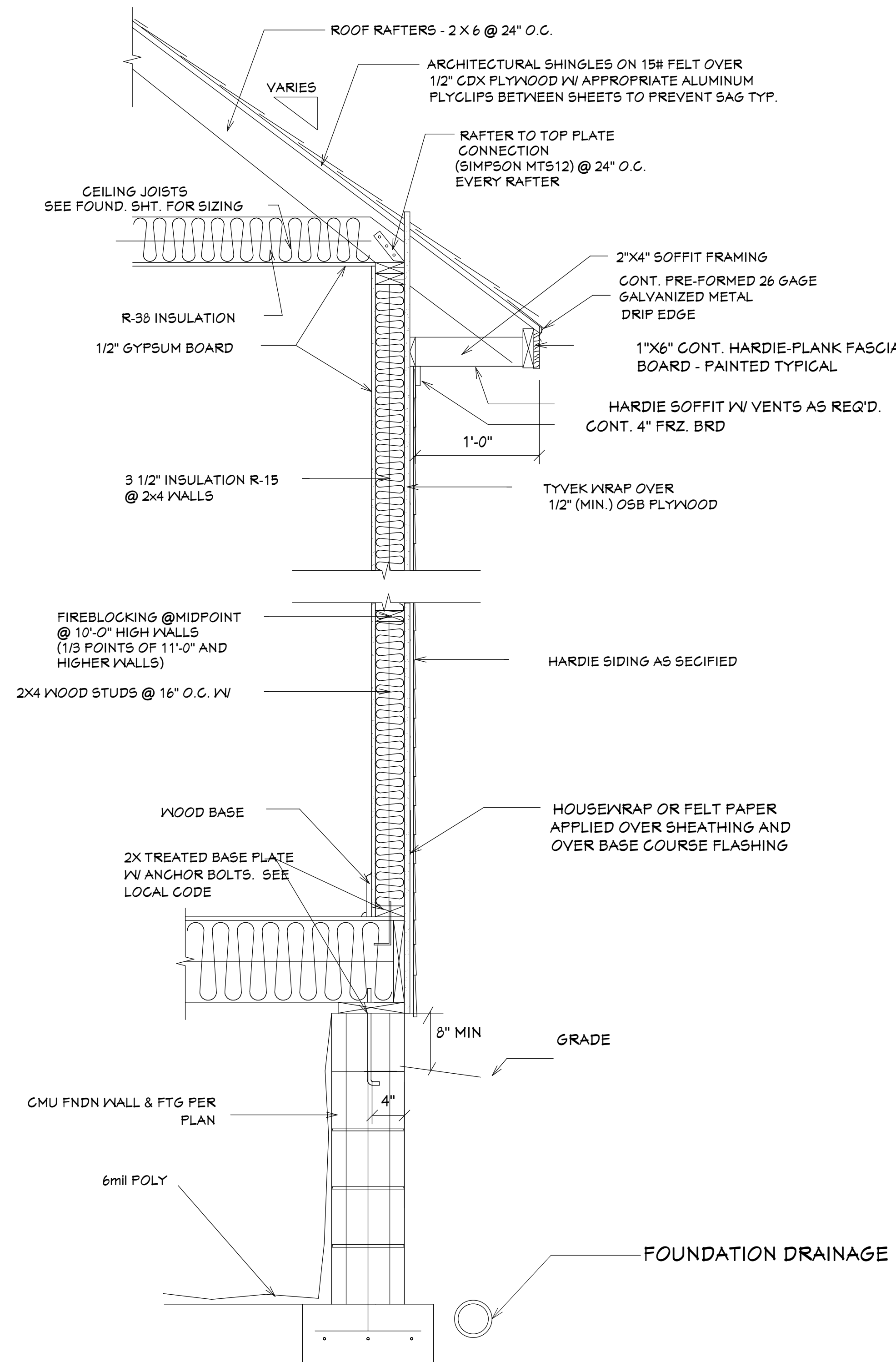
1/4"=1'

BUILDING PERFORMANCE:

1. PER ENERGY REQUIREMENTS OF 2018 NCBC RESIDENCIAL CODE
2. PORCHES, DECKS, BALCONIES, FOUNDATION AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.
3. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.
4. IF THERE IS THERE IS A CRAWLSPACE, VENTING TO MEET LOCAL CODE REQUIREMENTS INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE, UNO.
5. INSULATE FOUNDATION SLAB PER PLAN.
6. MINIMUM INSULATION:

WALL	R-15
ROOF	R-30
FLOORS	R-20
CEILING	R-38
SLAB ON GRADE (UNCONDITIONED SPACE) R-10 FOR 24" BELOW	

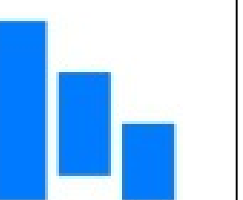
7. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT A REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED, PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE ATTIC VENTILATION SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED VOLUME OF COMBUSTION AIR. (AS PER SEC. R806 OF THE I.R.C.)



**TYPICAL WALL SECTION
HARDY-PLANK SIDING**
NO SCALE

GENERAL WALL TYPE NOTES:

1. PROVIDE FIRE RETARDANT BLOCKING AND/OR TYPE "X" GYPSUM BOARD AS REQUIRED ACCORDING TO UL DETAILS.
2. PROVIDE SOUND ATTENUATING INSULATION ALL INTERIOR WALL ADJACENT TO BEDROOMS, BATHROOMS, LAUNDRY, AND MECHANICAL ROOM,
3. FOR ALL PARTITIONS W/ SOUND BATT INSULATION PROVIDE (2) CONTINUOUS BEADS OF ACOUSTICAL SEALANT TO SEAL THE TOP & BOTTOM STUDS TO THE SLAB/SUBFLOOR & TO SEAL THE END WALL STUDS ADJACENT WALL FRAMING.
4. INSTALL 1/2" CEMENT BOARD IN LIEU OF 1/2" GWB IN AREAS WHERE WALL TILE IS SPECIFIED. INSTALL WATERPROOF MEMBRANE AT ALL SHOWERS, TYP.
5. INSTALL 1/2" MOISTURE RESISTANT GYPSUM BOARD IN BATHROOMS AND KITCHEN, TYP.



WINDOW SCHEDULE

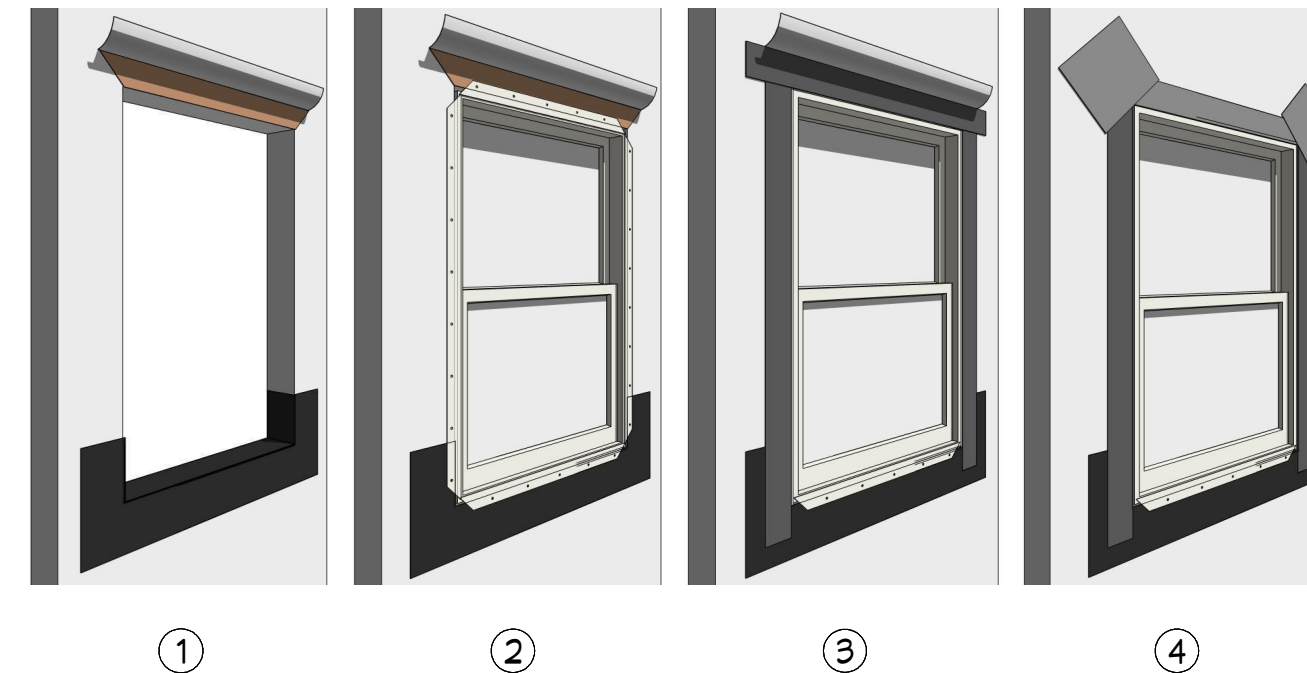
3D Exterior Elevation	Number	Qty	Height	Width	Unit	Unit	Unit	Unit	Unit	Description
	W01	1	1	2432FK	20"	30"	50 1/2"			Fixed Glass
	W02	1	1	2846DH	32"	54"	96 1/2"			Double Hung
	W04	1	1	40010FK	40"	10"	96 1/2"			Fixed Glass
	W06	1	2	2846DH	32"	49"	96 1/2"			Double Hung
	W07	3	1	5652RS	66"	62"	96 1/2"			Right Sliding
	W08	3	1	2852DH	32"	62"	96 1/2"			Double Hung

WINDOW NOTES:

- 1 WOOD WINDOWS WITH CLAD EXTERIOR SEE ENERGY RATINGS
- 2 INTERIOR WINDOW MATERIALS: STAINED WITH FACTORY FINISH
- 3 WINDOW HARDWARE TO BE OWNER SELECTED AT TIME OF ORDER
- 4 WINDOW ROUGH OPENING: 1/2" FOR TOP/ BOTTOM & 1/2" FOR SIDES, UNO BY MFG.
- 5 SEE WINDOW SCHEDULE CALLOUT FOR WINDOWS THAT USE A WOOD OR STEEL BEAM FOR THE HEADER
- 6 BEDROOM WINDOWS SILL FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - HRC R310.1-R310.1.4

DOOR NOTES:

1. MAIN FLOOR DOORS SHALL BE 98"; GARAGE DOOR 96", UNO.
2. ALL DOORS SHALL BE SOLID CORE 1 3/4" THICK, UNO
3. INTERIOR DOORS SHALL BE PAINTED OR STAINED, VERIFY WITH OWNER
4. DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1 3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING
5. EXTERIOR EXIT DOORS SHALL BE 36" MIN. NET CLEAR DOOR WAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE
6. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS W/ TEMPERED GLASS
7. ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING.
8. ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.



BASIC WINDOW FLASHING INSTALLATION*

- 1) PREPARE ROUGH OPENING: CUT STND. "I-CUT" IN THE WRB. CUT (2) 45° SLITS AT TOP TO CREATE FLAP. APPLY FLEXIBLE FLASHING AT SILL + 6" MIN. UP JAMBS. SECURE FLEXED EDGE OF FLASHING WITH MECHANICAL FASTENERS.
- 2) INSTALL WINDOW PER MANUFACTURER'S INSTRUCTIONS.
- 3) APPLY FLASHING TAPE AT JAMBS, EXTENDING 1" ABOVE AND BELOW WINDOW HEAD FLANGE AND BOTTOM OF SILL FLASHING. APPLY FLASHING TAPE ALONG HEAD, EXTENDING BEYOND OUTER EDGES OF JAMB FLASHING.
- 4) REPLACE WRB FLAP AT HEAD AND TAPE REMAINING CUTS IN WRB

*REVISE INSTALLATION PROCESS ACCORDING TO WINDOW MANUFACTURER'S INSTRUCTIONS

DOOR SCHEDULE

3D Exterior Elevation	Number	Label	Qty	Floor	Door Schedule				Description	
					Size	Panel	Header	Header Height		
	D01	16000	1	1	16000	142"	96"	98"	114"X98"	Garage-Garage Door CHD05
	D02	2068	1	1	2068 L IN	24"	80"	82 1/2"	28"X82 1/2"	Hinged-Door P04
	D03	21068	1	1	21068 L EX	34"	80"	83"	36"X83"	ext. Hinged-Door E21
	D04	21068	1	1	21068 R EX	34"	80"	83"	36"X83"	ext. Hinged-Door E21
	D05	4468	1	1	4468 L/R IN	52"	80"	82 1/2"	54"X82 1/2"	Double Hinged-Door P04
	D06	2668	2	1	2668 L IN	30"	80"	82 1/2"	32"X82 1/2"	Hinged-Door P04
	D07	2668	1	1	2668 R IN	30"	80"	82 1/2"	32"X82 1/2"	Hinged-Door P04
	D08	2868	3	1	2868 L/R IN	52"	80"	82 1/2"	34"X82 1/2"	Double Hinged-Door P04
	D09	2668	1	1	2668 R IN	32"	80"	82 1/2"	34"X82 1/2"	Hinged-Door P04
	D10	3068	2	1	3068 R EX	36"	80"	83"	38"X83"	ext. Hinged-Door E21
	D11	3155	1	1	3155	36 1/2"	101 1/8"	104 1/8"	38 1/2"X104 1/8"	ext. Hinged-Style A -Screen Top
	D12	2468	4	1	2468 R IN	28"	80"	82 1/2"	30"X82 1/2"	Hinged-Door P04
	D13	6082	1	1	6082	12"	86"	98"	13"X98"	Muted Unit
	D14	4768	1	1	4768 R	55"	80"	80"	55"X80"	Double Shower-Glass Slab

SHEET NUMBER

8

Revision #:

DATE:

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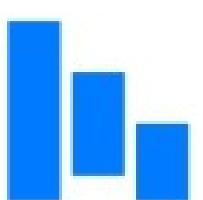
DOOR & WINDOW SCHEDULES

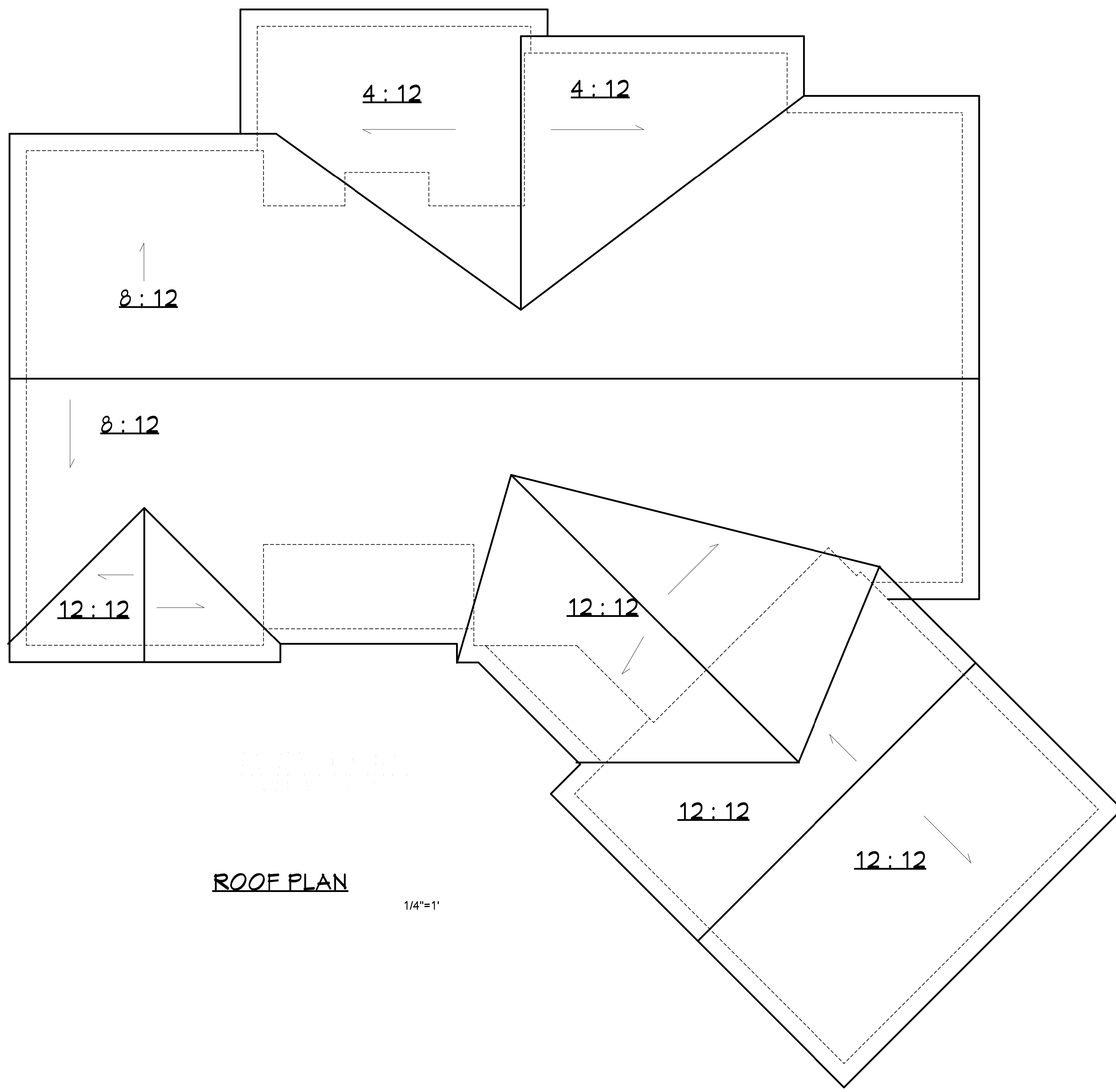
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FRED CONSTRUCTION
COMPANY

4509 Creedmoor Rd Ste 278, Raleigh, NC 27612





ROOF PLAN

1/4"=1'



FRED CONSTRUCTION COMPANY
 4509 Creedmoor Rd Ste 278, Raleigh, NC 27612

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13321 NC 27 W BROADWAY,
 NC 27505

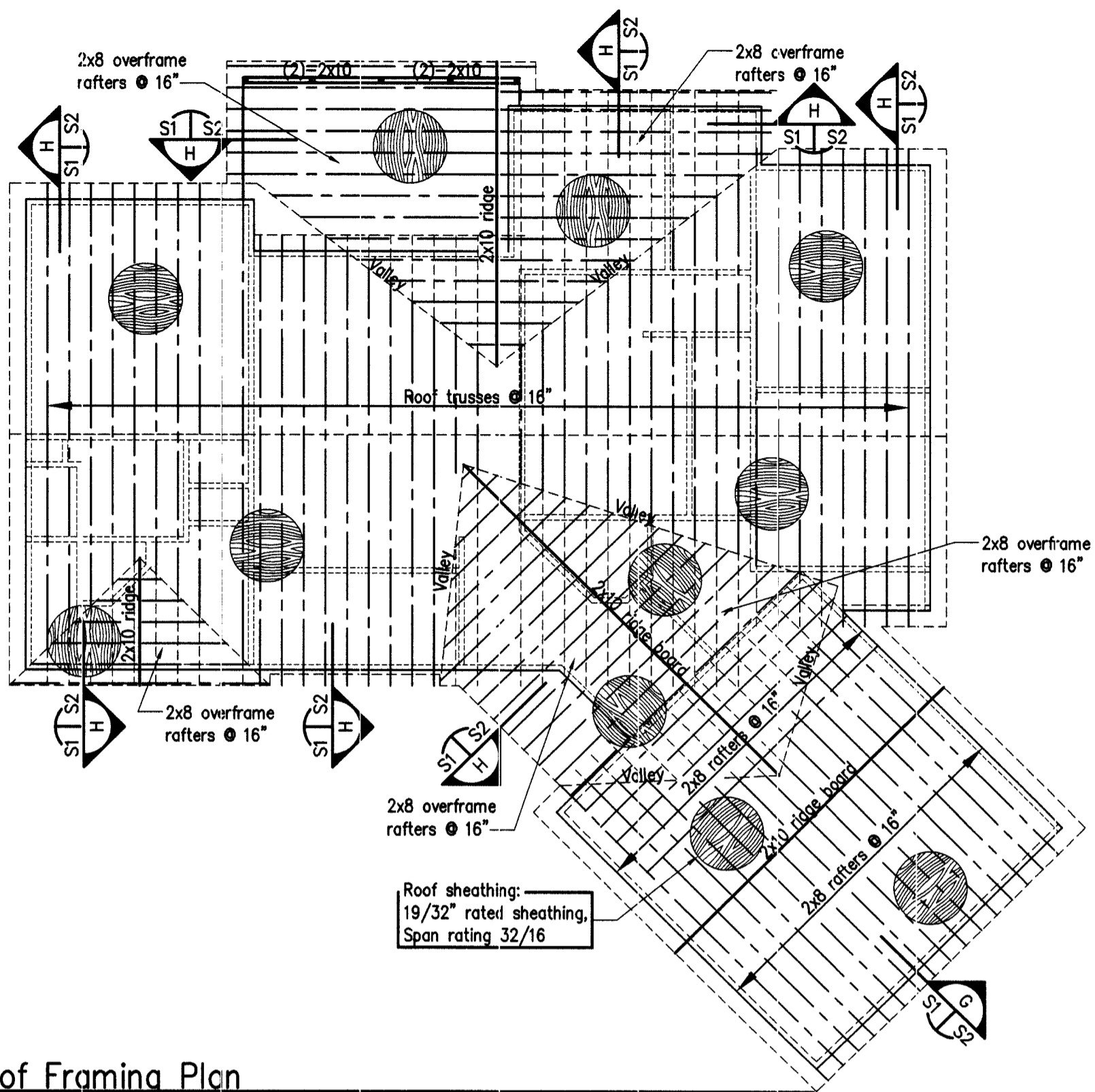
ROOF PLAN

DATE: _____
 DRAWN BY: RB

SHEET NUMBER

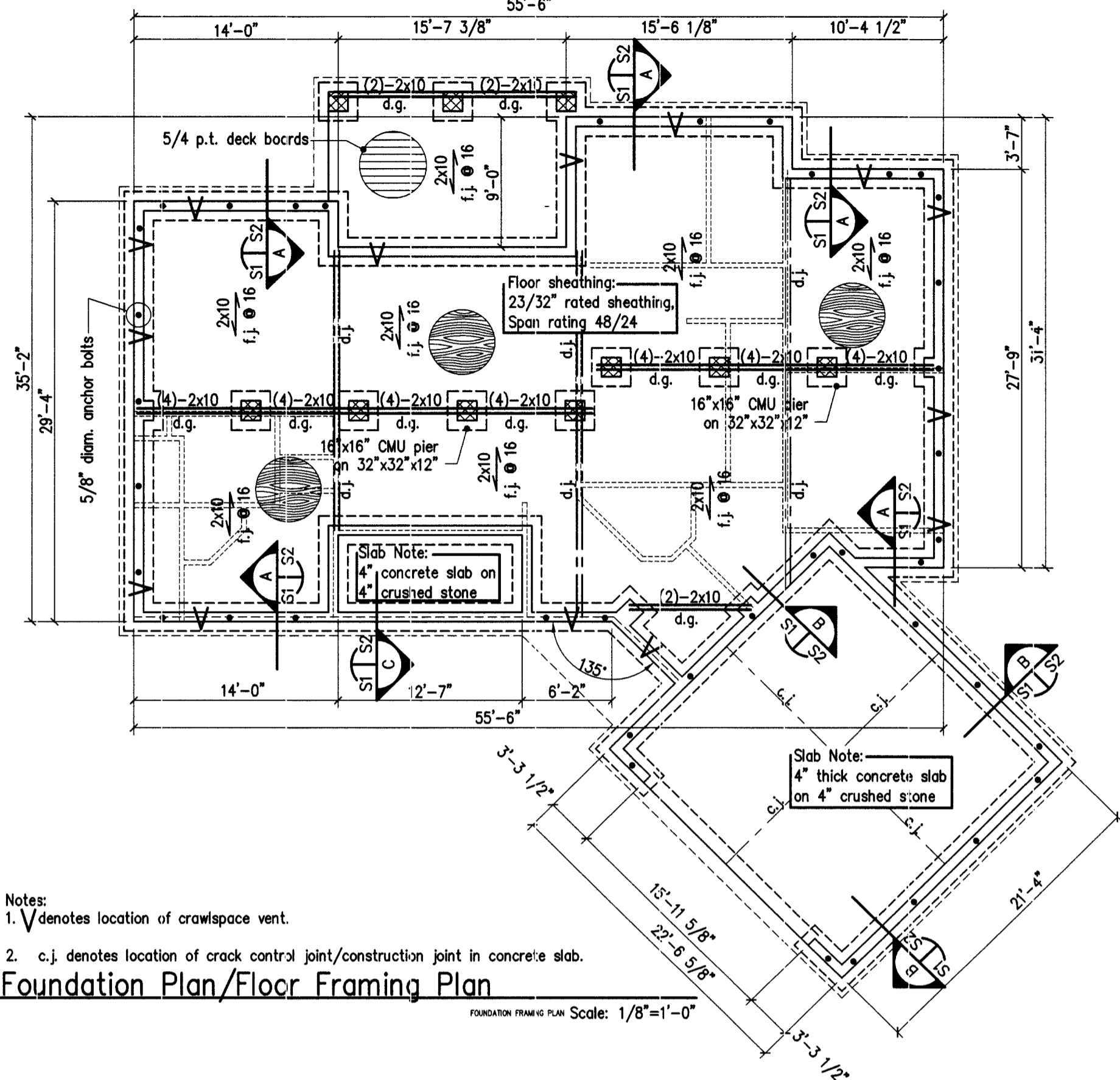
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Revision #:



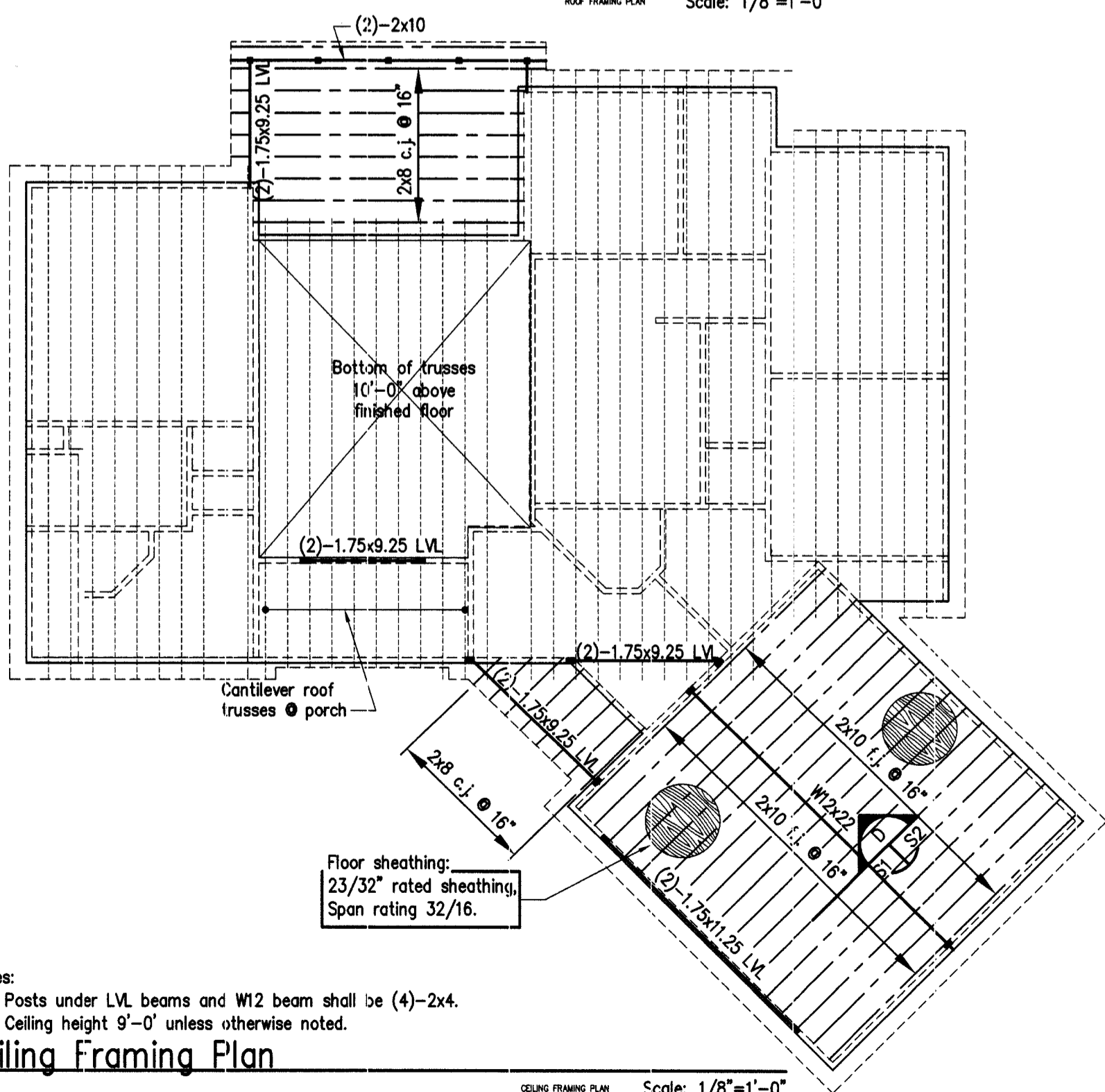
Roof Framing Plan

Scale: 1/8"=1'-0"



Notes:
 1. V denotes location of crawspace vent.
 2. c.j. denotes location of crack control joint/construction joint in concrete slab.
 Foundation Plan/Floor Framing Plan

Scale: 1/8"=1'-0"



Notes:
 1. Posts under LVL beams and W12 beam shall be (4)-2x4.
 2. Ceiling height 9'-0" unless otherwise noted.
 Ceiling Framing Plan

Scale: 1/8"=1'-0"

GENERAL NOTES AND OUTLINE SPECIFICATIONS

01000 GENERAL

- Design Live Loads
 Roof 20 psf
 Ground Snow Load: 15 psf
- Roof Snow Loads (2018 NC Building Code, 2015 IBC, ASCE 7-10)
- Wind loads (2018 NC Building Code, 2015 IBC, ASCE 7-10)
 Main Wind Force Resisting System
 Basic Wind Velocity: 120 mph; Exposure: B
- Earthquake Loads (2018 NC Building Code, 2015 IBC, ASCE 7-1C)
 Exempt from seismic requirements: 2018 NC residential Code, 2015 IRC R301.2.2.
- Lateral design controlled by Wind Loads.
- Contractor is responsible for dissemination of revisions to contract documents and requirements to all Subcontractors.
- Contractor shall verify all dimensions, elevations and existing conditions before proceeding with construction.
- Structural frame shall be braced until erection is complete and permanent connections, bracing members and shear walls are installed.

02000 FOUNDATION

- Design soil bearing capacity: 2,000 psf (presumed).

03000 CONCRETE

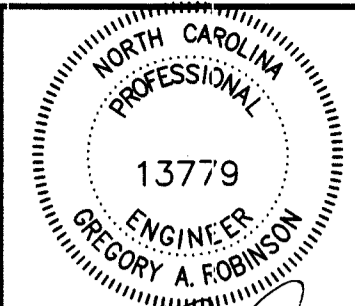
- Proportion concrete mixes to provide normal weight (145 pcf) concrete with the following properties:
- | Element | Slump (in.) | Air (% vol) | w/c ratio | Comp. strength at 28 days | Max. agg size (in.) |
|----------------------------|-------------|-------------|-----------|---------------------------|---------------------|
| Footings, foundation walls | 5-6 | 3 | 0.63 | 3,000 psi | 1-1/2 |
| Slab on grade | 3-4 | 4-6 | 0.50 | 4,000 psi | 1-1/2 |

06110 WOOD FRAMING AND PLYWOOD

- Lumber materials shall conform to the requirements of the Southern Pine Inspection Bureau (SPIB), Western Wood Products Association (WWPA).
- Framing shall be kiln-dried, Southern Pine species, #2 grade, surfaced dry, 15 percent maximum moisture content.
- Nailing for wood construction shall be in accordance with the applicable building code fastening schedule unless otherwise noted on the plans.
- Nails, screws and hardware shall be zinc electroplated steel for exterior locations or for use with treated wood. Bolts, washers, and nuts shall be hot-dipped galvanized.
- Wood members in contact with ground or embedded in concrete shall be pressure preservative treatment water borne preservative.
- Provide for erection loads, and for sufficient temporary bracing to maintain structure safe, plumb, and in true alignment until completion of erection and installation of permanent bracing.
- Plywood for sheathing shall conform to the grading rules of U.S. Product Standard PS 1, latest edition, and shall have appropriate grade trade mark of an American Plywood Association approved agency on each plywood panel. Sheathing shall be APA rated sheathing in thicknesses and span ratings shown or drawings. Sheathing shall be applied in full sheets or in largest pieces practical for the area being covered.
- Secure roof sheathing perpendicular to framing members with ends staggered and sheet ends over firm bearing. Use sheathing clips between sheets between roof framing members.

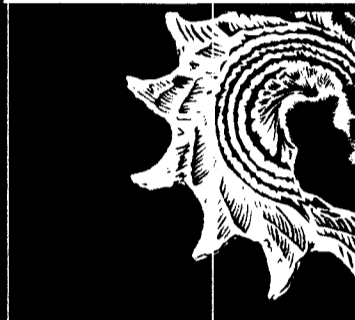
06171 LAMINATED VENEER LUMBER

- Laminated veneer lumber (LVL) members shall be furnished as shown on the plans. Sizes shown on plans are actual sizes (width x height) in inches.
- Materials, manufacture and quality control shall be in a plant evaluated for fabrication by the governing code evaluation service and under the supervision of a third party inspection agency listed by the corresponding evaluation agency.
- Veneers shall be southern pine laminated in a press with all grain parallel with the length of the member. Glues used in lamination shall be phenol formaldehyde and isocyanate, exterior type, adhesives complying with ASTM D2559.
- Laminated veneer lumber (LVL) members shall conform to the following minimum design values:
 Fb (Bending) 2,600 psi Fc (Compression Parallel to Grain) 3,000 psi
 Fv (Horizontal Shear) 280 psi E (Modulus of Elasticity) 2,000,000 psi
- Store LVL members under cover and clear of ground.
- LVL members shall be structural grade and unfinished unless otherwise noted on plans.



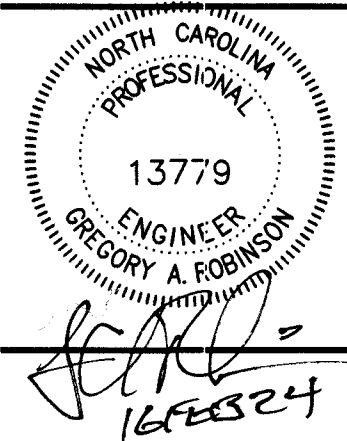
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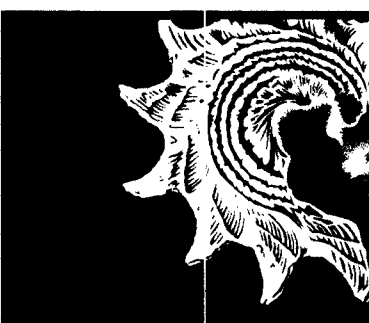


New Residence
 13321 Highway NC 27 West
 Broadway, North Carolina
 For: Fred Construction Company

Drawn	GAR	Date	26JAN24	Check	GAR	Date	26JAN24
Issued for		Date		Issued for		Date	
Issued for		Date		Issued for		Date	

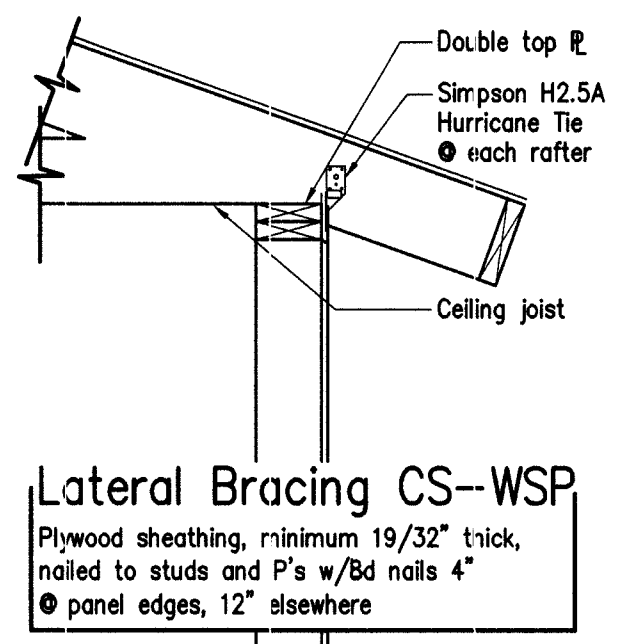
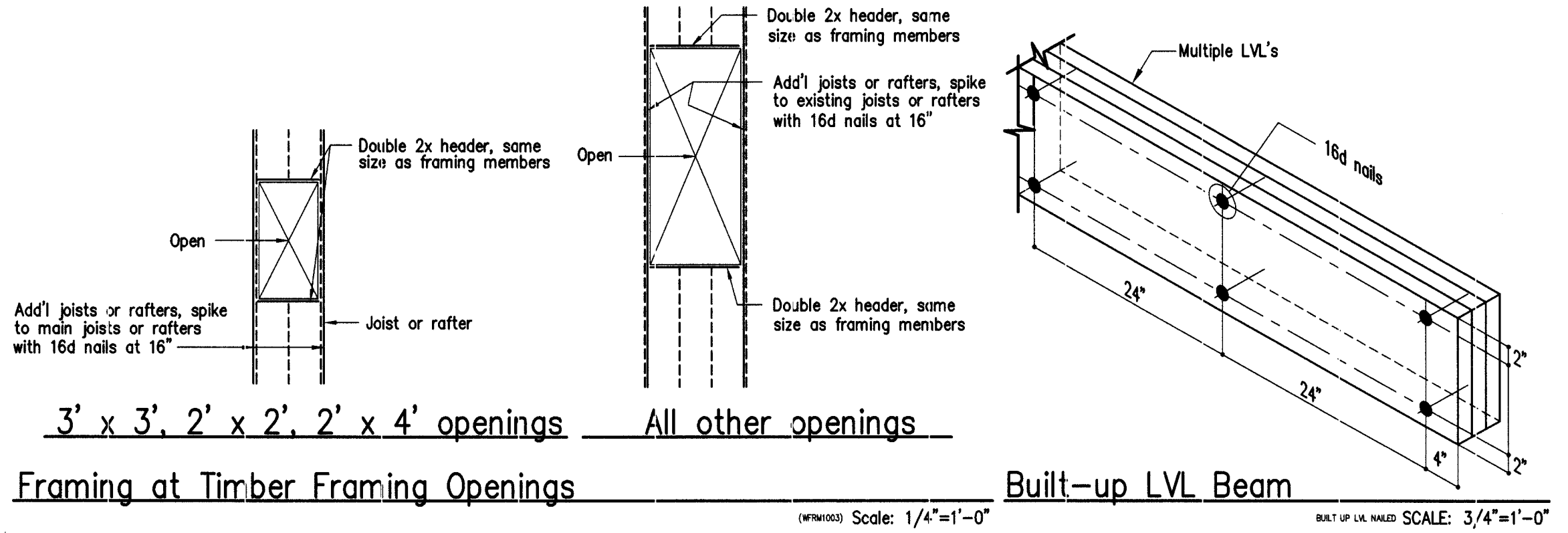


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New Residence
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 Broadway, North Carolina
 For: Fred Construction Company

Drawn	GAR	Date	26JAN24
Check	GAR	Date	26JAN24
Issue for	File name	Date	
Issued for	GAR/PE Project # 24006	Date	
Issued for		Date	
Issued for		Date	



Clear span	Header	Jack studs	Jamb studs	Straps (Exterior walls)	Nails @ hdr	Nails @ studs
4'-0"	(2)-2x6	(1)	(1)	1-1/4 x 20 ga.	(2)-12d	(2)-12d
5'-4"	(2)-2x8	(2)	(2)	1-1/4 x 20 ga.	(3)-12d	(3)-12d
6'-4"	(2)-2x8	(2)	(2)	1-1/4 x 20 ga.	(4)-12d	(4)-12d
7'-4"	(2)-2x10	(2)	(3)	1-1/4 x 20 ga.	(6)-12d	(6)-12d

