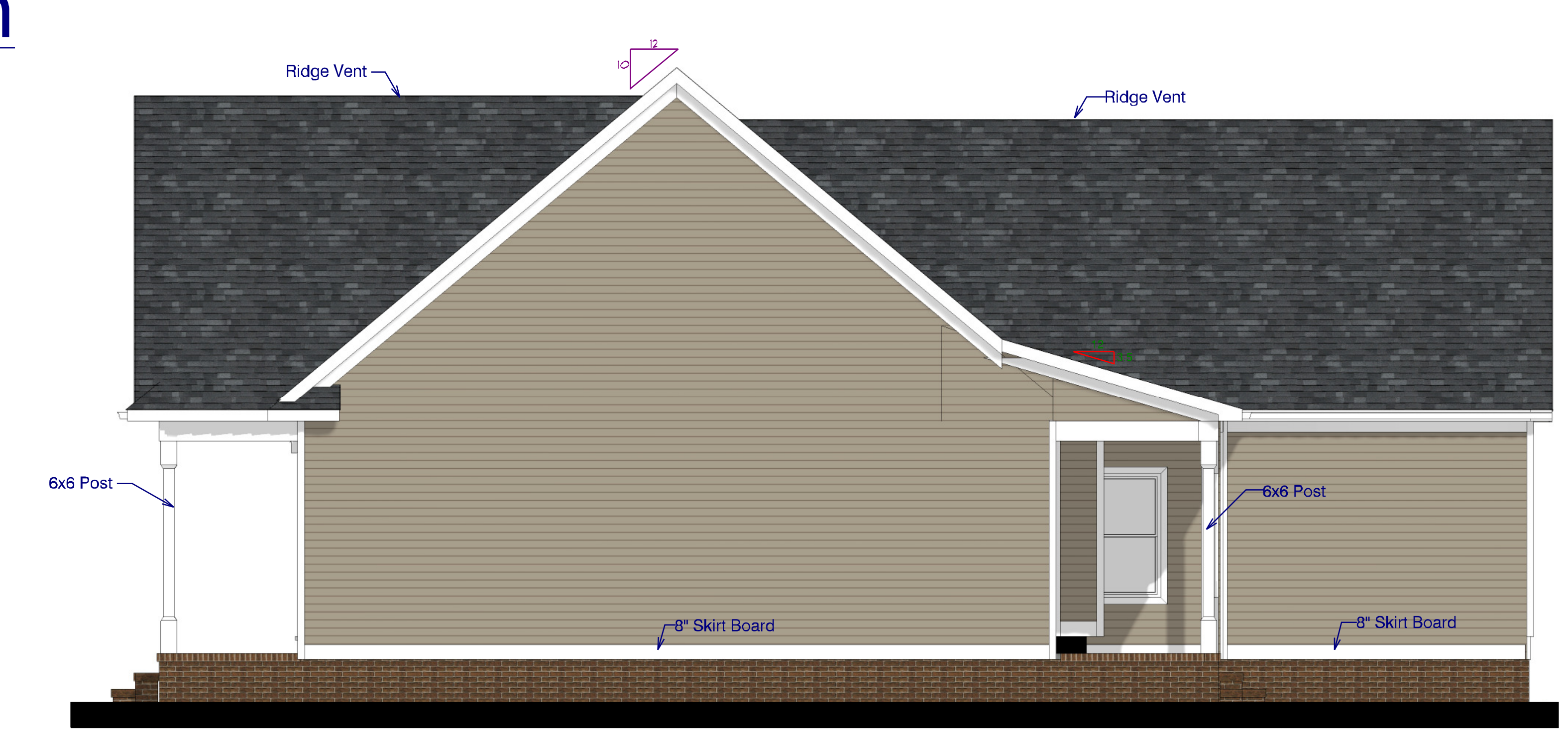
Front Elevation

Scale:1/4" =1'0"

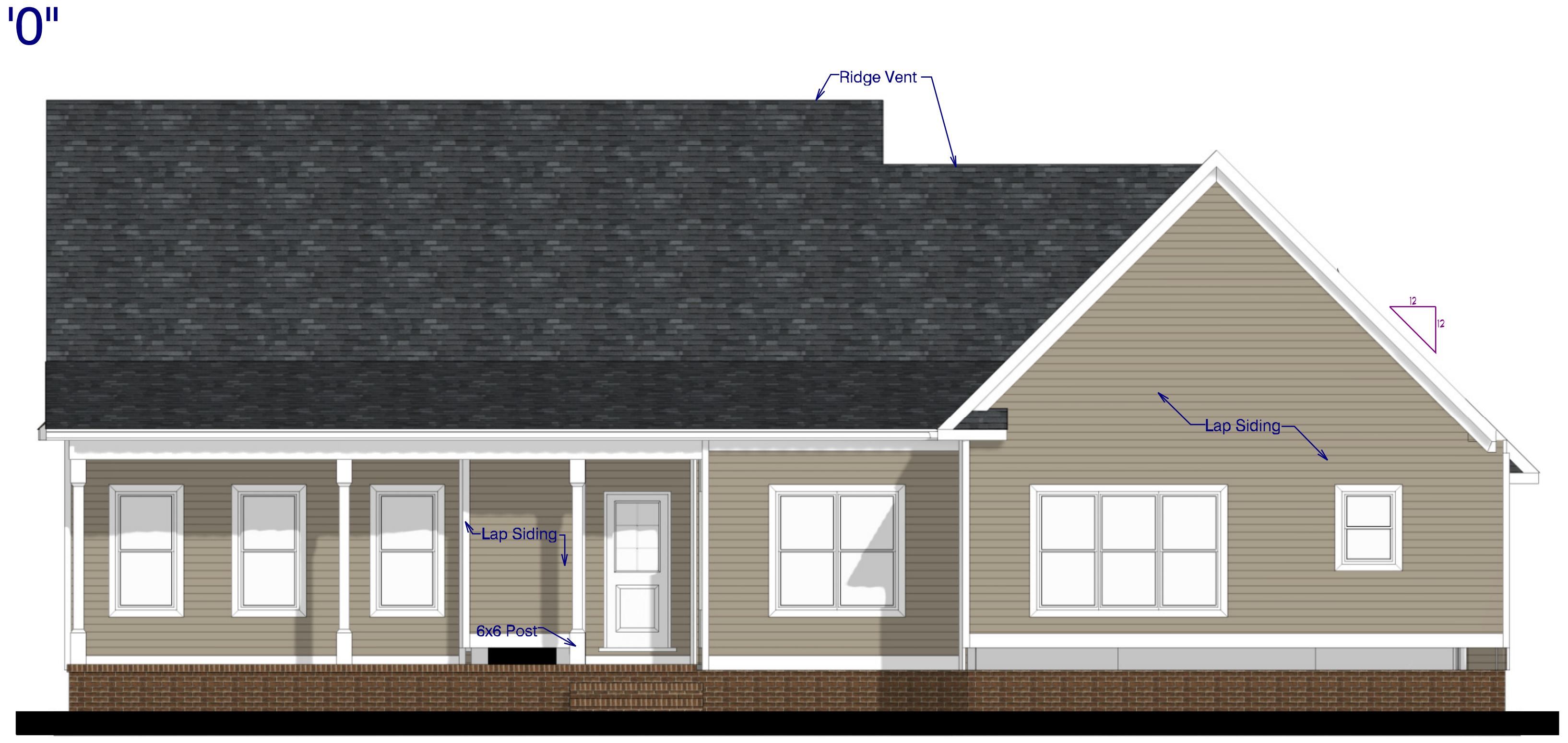
Left Elevation

Scale: 1/8" =1'0"



Right Elevation

Scale: 1/8" =1'0"



Rear Elevation

Scale: 1/8" =1'0"

NOTICE TO CONTRACTOR

APPROVED

09/24/2024

Harnett COUNTY NORTH CAROLINA

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Project: Hazelwood Plan Left Garage Side

MODEL: FD-2176

BUILDER: GMC Construction

DATE PRINTED: July 2024

DRAWN BY: ATF

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 14' 4 1/2"

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 = 4746 Sq. Ft.
Net-Free Cross Ventilation Needed:
Without 50% to 80% of Venting 3'0" above Eave= 31.64 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: 15.82 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:

24" 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 10" 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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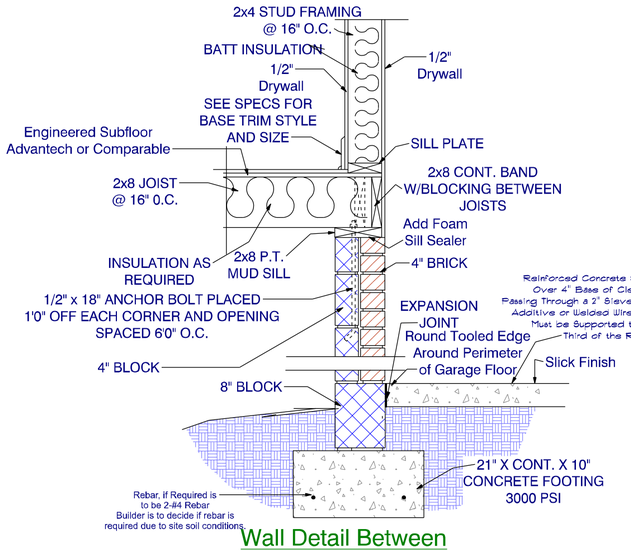
MODEL: FD-2152
BUILDER: GMC Construction
DATE PRINTED: May 2024
DRAWN BY: ATF

Notes

SHEET 2

APPROVED BY | DATE

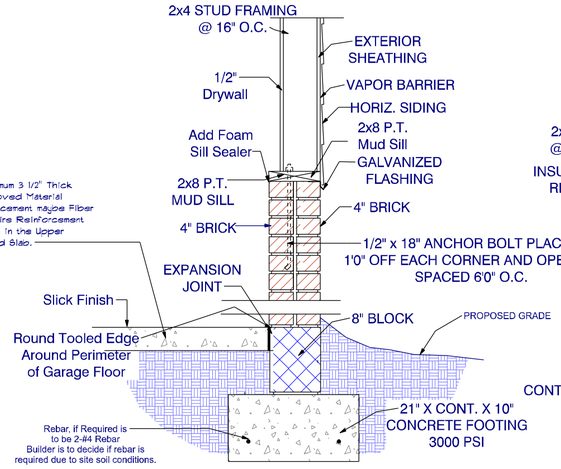


Wall Detail Between Heated Space & Garage

Not to Scale

Use Grout Stop to ensure Full embedding of Anchor bolt.

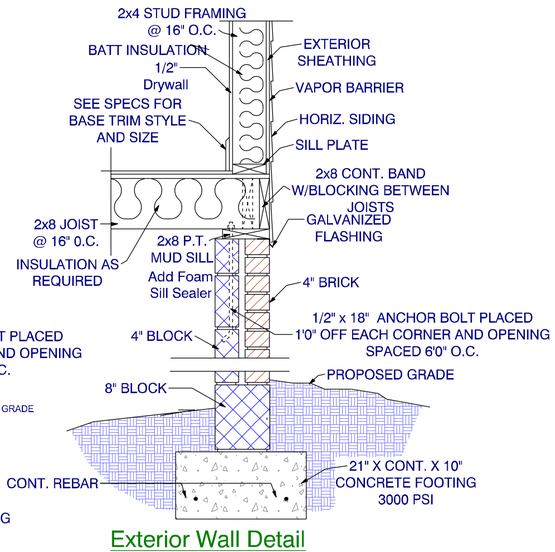
Reinforced Concrete Slab Minimum 3 1/2" Thick Over 4" Base of Clean Approved Material Passing Through a 2" Sieve. Reinforcement may be Fiber Additive or Welded Wire Mesh. Wire Reinforcement Must be Supported to Remain in the Upper Third of the Reinforced Slab.



Exterior Wall Detail Siding - Garage Exterior

Not to Scale

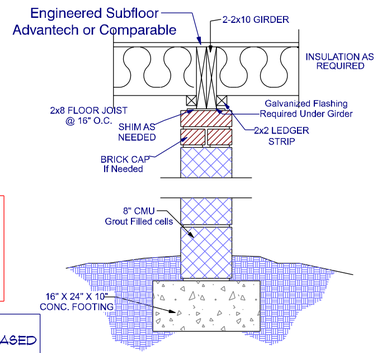
Use Grout Stop to ensure Full embedding of Anchor bolt.



Exterior Wall Detail Siding - 4" Brick/4" Block

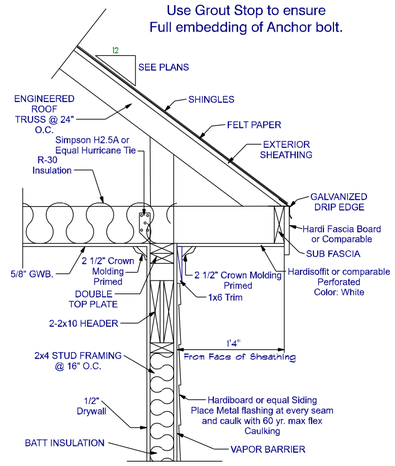
Not to Scale

Use Grout Stop to ensure Full embedding of Anchor bolt.



2-2X10 Girder 8X16 Pier

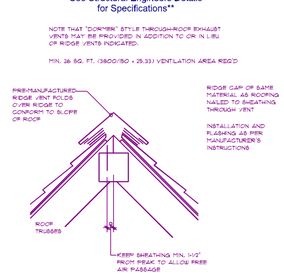
Not to Scale



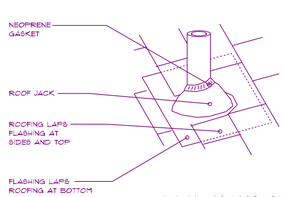
Overhang Detail - Siding

Not to Scale

If Roof is to be Stick Built, See Structural Engineers Details for Specifications

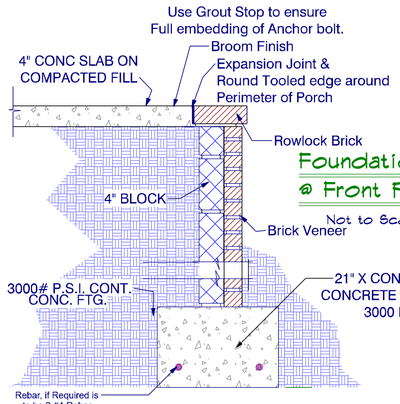


RIDGE VENT



ROOF JACKS AND VENTS

Use Grout Stop to ensure Full embedding of Anchor bolt.

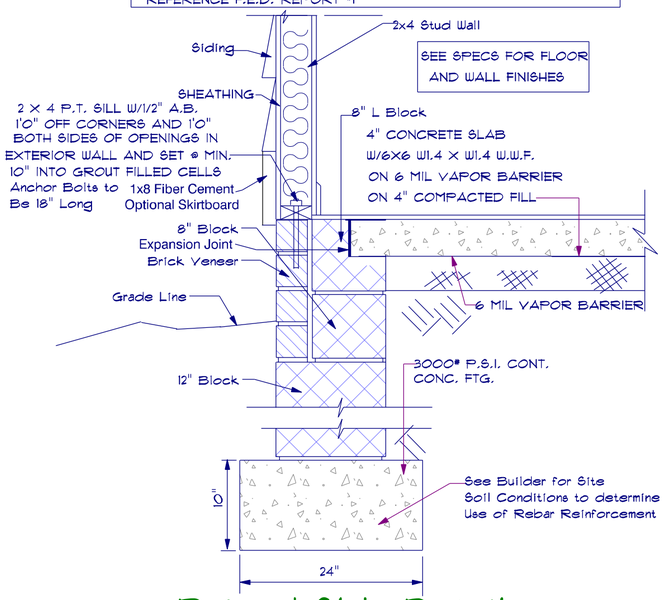


Foundation Wall @ Front Porch

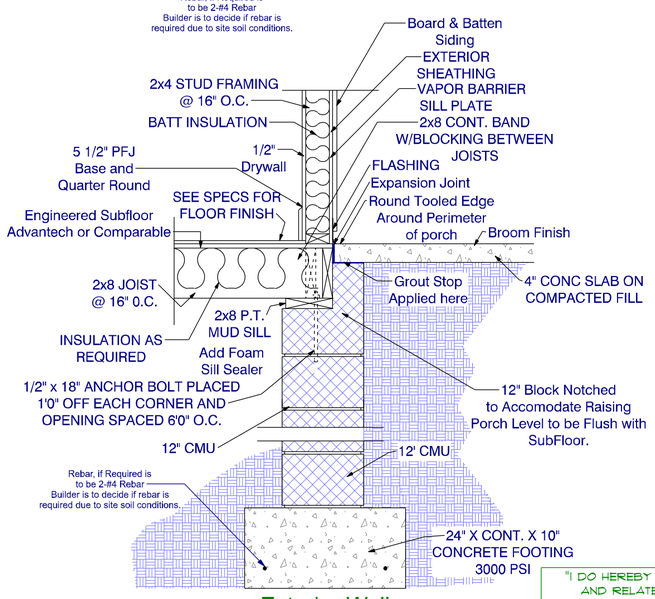
Not to Scale

Use This Detail for Raised Slab Foundation Option

4" CONCRETE SLAB 3000 P.S.I. - CONCRETE COMPRESSION, TENSILE, AND FLEXURAL STRENGTH ARE INCREASED W/THE ADDITION OF 1.5 LBS. PER CU. YD. OF FIBER MESH. REFERENCE F.E.D. REPORT #1



Raised Slab Detail W/Brick



Exterior Wall Detail - Porch

Not to Scale

Use Grout Stop to ensure Full embedding of Anchor bolt.

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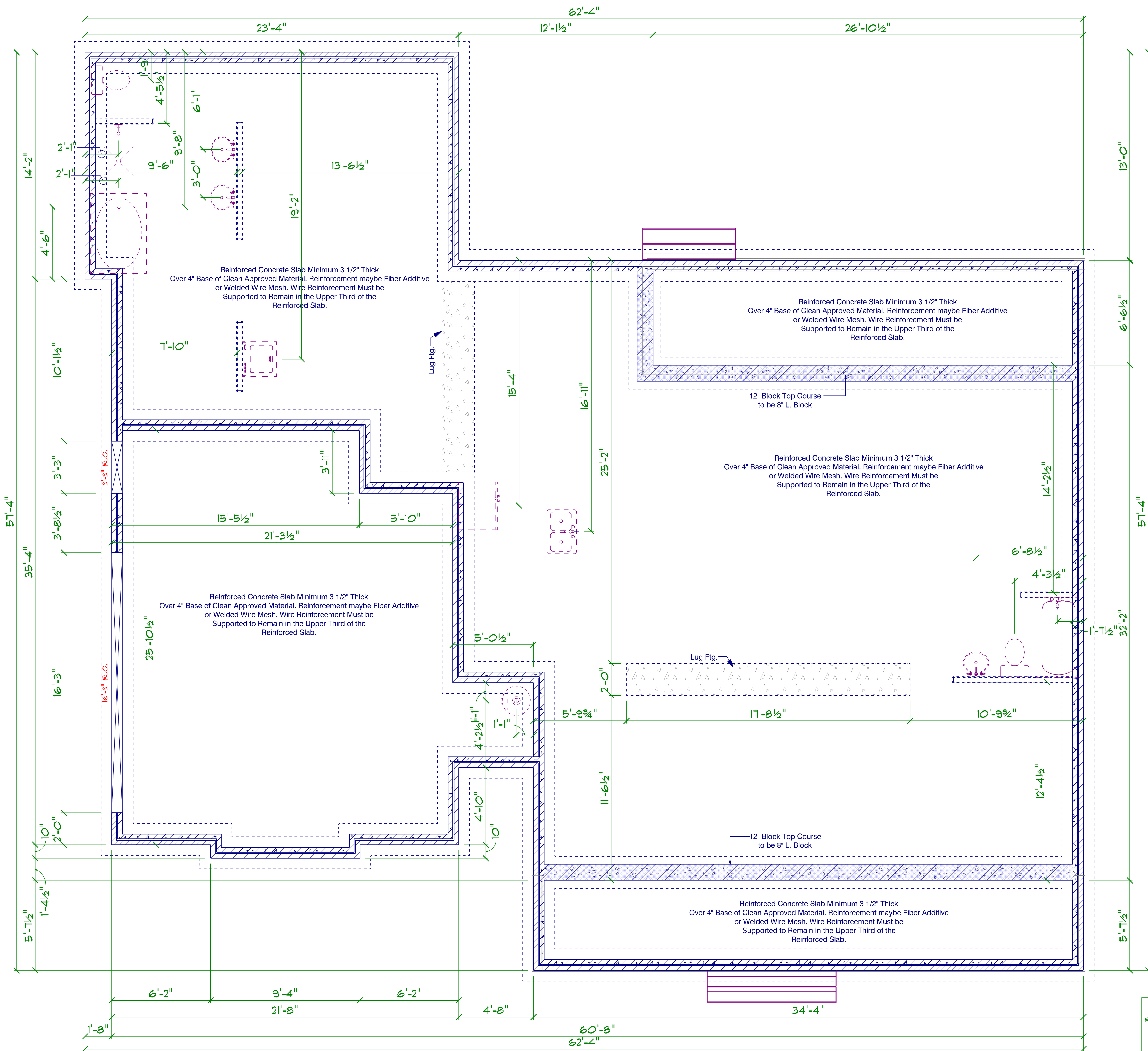
MODEL: FD-2152
BUILDER: GMC Construction

DATE PAINTED: May ,2024
DRAWN BY: ATF

Details

SHEET 3


62'-4"
23'-4"
12'-1½"
26'-10½"
Reinforced Concrete Slab Minimum 3 1/2" Thick Over 4" Base of Clean Approved Material. Reinforcement maybe Fiber Additive or Welded Wire Mesh. Wire Reinforcement Must be Supported to Remain in the Upper Third of the Reinforced Slab.
Reinforced Concrete Slab Minimum 3 1/2" Thick Over 4" Base of Clean Approved Material. Reinforcement maybe Fiber Additive or Welded Wire Mesh. Wire Reinforcement Must be Supported to Remain in the Upper Third of the Reinforced Slab.
12" Block Top Course to be 8" L. Block
Lug Ftg.
Reinforced Concrete Slab Minimum 3 1/2" Thick Over 4" Base of Clean Approved Material. Reinforcement maybe Fiber Additive or Welded Wire Mesh. Wire Reinforcement Must be Supported to Remain in the Upper Third of the Reinforced Slab.
3'-3" R.O.
16'-3" R.O.
Reinforced Concrete Slab Minimum 3 1/2" Thick Over 4" Base of Clean Approved Material. Reinforcement maybe Fiber Additive or Welded Wire Mesh. Wire Reinforcement Must be Supported to Remain in the Upper Third of the Reinforced Slab.
Lug Ftg.
12" Block Top Course to be 8" L. Block
Reinforced Concrete Slab Minimum 3 1/2" Thick Over 4" Base of Clean Approved Material. Reinforcement maybe Fiber Additive or Welded Wire Mesh. Wire Reinforcement Must be Supported to Remain in the Upper Third of the Reinforced Slab.
6'-2"
9'-4"
6'-2"
21'-8"
4'-8"
34'-4"
1'-8"
60'-8"
62'-4"

Foundation

Stem Wall Slab

Scale: 1/4" = 1'0"

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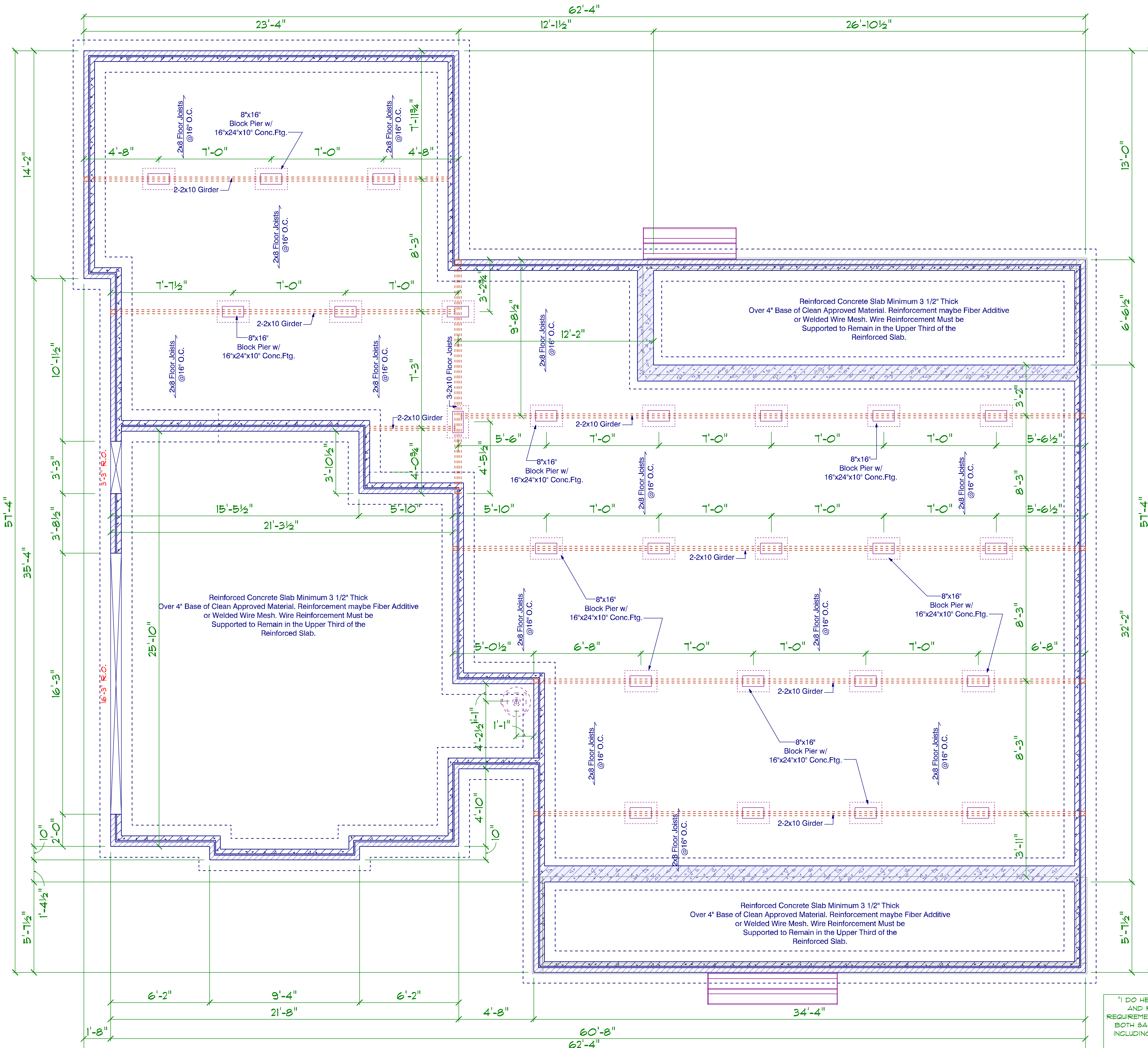
Stem Wall Layout

SHEET 4



Foundation Crawlspace

Scale: 1/4" = 1'0"

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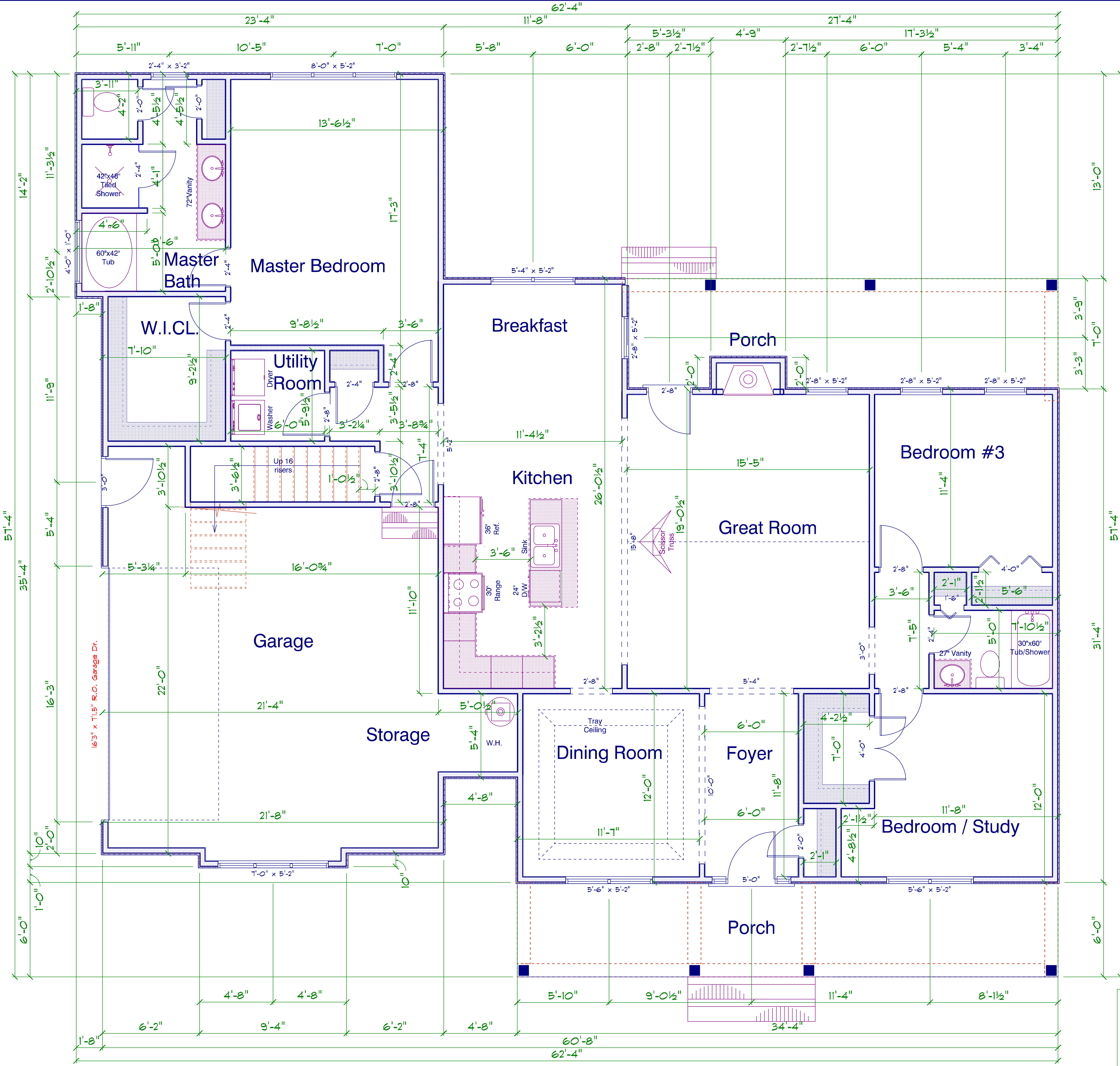
Crawlspace Alternate



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Main Level Layout

Scale: 1/4" =1'0"

9'0" Finished Ceiling
(Unless otherwise Noted)
1842 S.F. Main Level Heated
334 S.F. Bonus Room
538 S.F. Garage
207 S.F. Front Porch Covered
193 S.F. Rear Porch Covered

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BUILDER: GMC Construction

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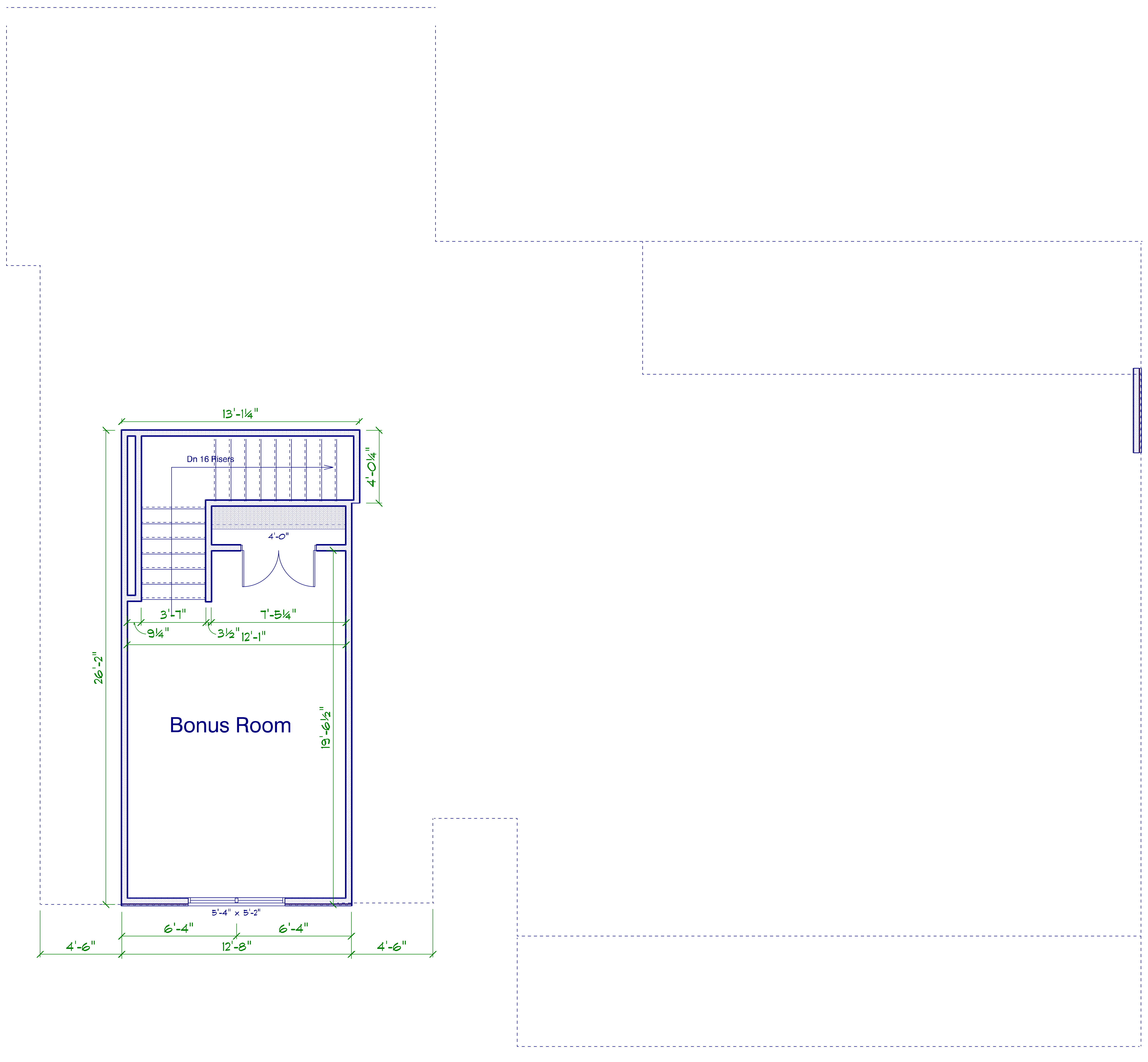
Main Level Layout



Bonus Room

Scale:1/4"=1'0"

334 s.f. Bonus Room

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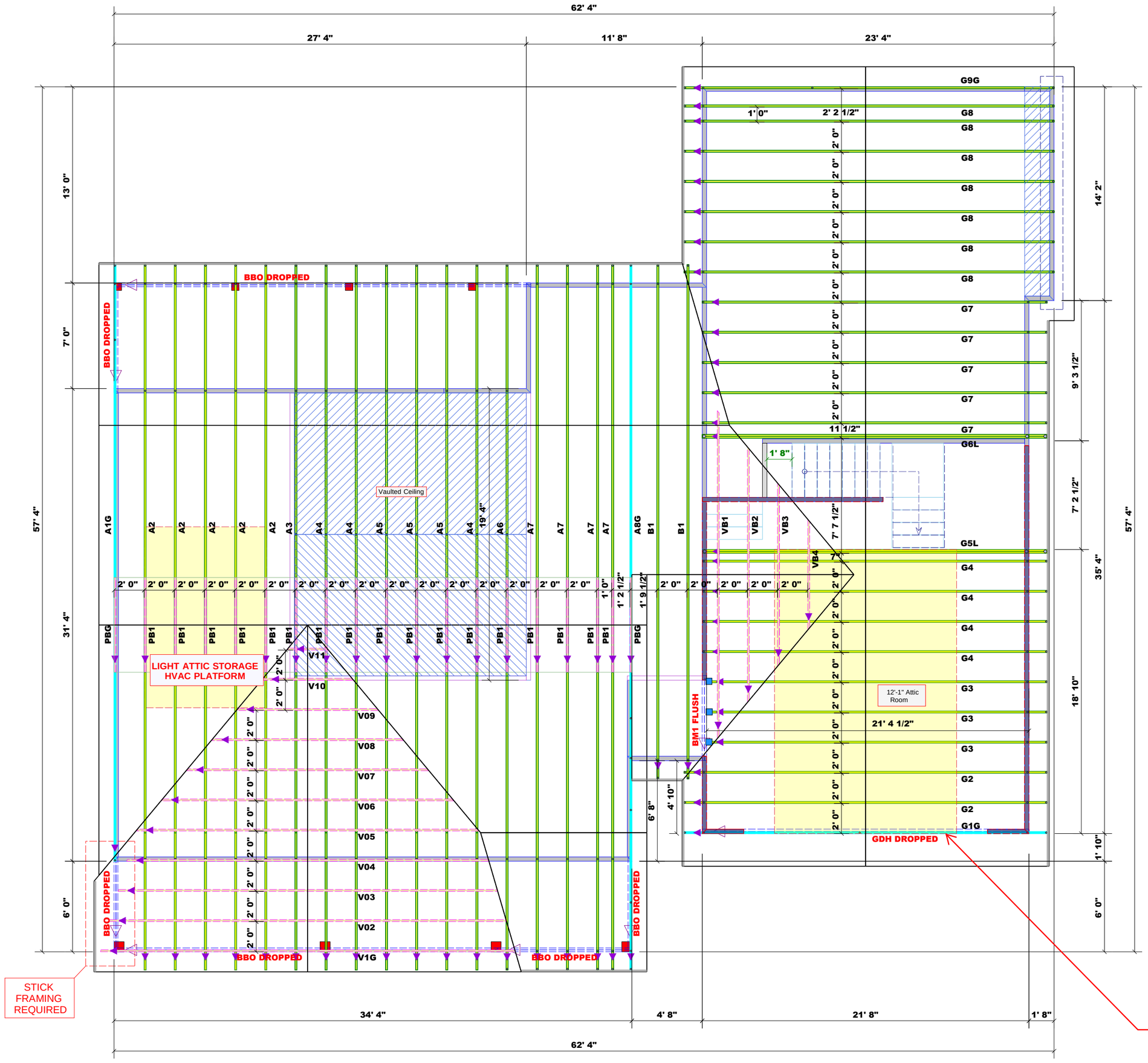
Bonus Room Layout



Hatch Legend
DROP WALLS 1'-7" BELOW TYP
Vaulted Ceiling

Products				
PlotID	Length	Product	Plies	Net Qty
BM1 FLUSH	6' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH DROPPED	22' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2

GENERAL NOTES
1.[ ]WALL HEIGHT IS 8' 1-1/2" (1' 7" BELOW TYP)
2. ALL TRAYS BUILT DOWN BY BUILDER
3. G5L TRUSS IS ABLE TO SHIFT SPACING TO MAKE STAIRS WORK

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
	HUS26	USP	3	NA	16d/3-1/2"	16d/3-1/2"

Hatch Legend
DROP WALLS 1'-7" BELOW TYP
Vaulted Ceiling

GENERAL NOTES
1.[ ]WALL HEIGHT IS 8' 1-1/2" (1' 7" BELOW TYP)
2. ALL TRAYS BUILT DOWN BY BUILDER
3. G5L TRUSS IS ABLE TO SHIFT SPACING TO MAKE STAIRS WORK

Products				
PlotID	Length	Product	Plies	Net Qty
BM1 FLUSH	6' 0"	1-3/4"x 9-1/4" LVL Kerto-S	2	2
GDH DROPPED	22' 0"	1-3/4"x 11-7/8" LVL Kerto-S	2	2

Connector Information					Nail Information	
Sym	Product	Manuf	Qty	Supported Member	Header	Truss
	HUS26	USP	3	NA	16d/3-1/2"	16d/3-1/2"

Truss Placement Plan
SCALE: NTS

= Indicates Left End of Truss
(Reference Engineered Truss Drawing)
Do NOT Erect Truss Backwards

LOAD CHART FOR JACK STUDS
(BASED ON TABLES R502.5(1) & (b))
NUMBER OF JACK STUDS REQUIRED @ EA END OF HEADER/GIRDER

END REACTION (UP TO)	REQ'D STUDS FOR (2) PLY HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (3) PLY HEADER	END REACTION (UP TO)	REQ'D STUDS FOR (4) PLY HEADER
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	GMC Construction	**CITY / CO.**	Tar Heel / Bladen
JOB NAME	Lot 2 River Road	**ADDRESS**	Lot 2 River Road
PLAN	Hazelwood (Modified)	**MODEL**	Roof
SEAL DATE	Seal Date	**DATE REV.**	08/21/24
QUOTE #	B0824-4548	**DRAWN BY**	Michael Turner
JOB #	J0824-4548	**SALES REP.**	Scot Duncan

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

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 Michael Turner
Michael Turner

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