



COPYRIGHT ©
BACK FORTY BUILDING CO. 2025 DESIGNER INFORMATION

BUILDER INFORMATION

DRAWN FOR:

HERMIS POST FRAME RESIDENCE

CLIENT INFORMATION

PROJECT INFORMATION

JOB # **24-445**

/State NORTH CAROLINA

DESIGN CRITERIA

PLAN AREAS

SQ FT TOTALS

LIVING AREAS

1ST FLOOR - 1957 Sq Ft

TOTAL LIVING - 1957 Sq Ft **NON-LIVING AREAS**

PATIO, REAR COVERED - 284 Sq Ft PORCH, FRONT COVERED - 557 Sq Ft

TOTAL NON-LIVING - 841 Sq Ft

TOTAL LIVING / NON - 2798 Sq Ft

DRAWINGS INDEX

PAGE TITLE
AE101 3D PERSPECTIVE
AE102 ELEVATIONS
AE103 ELEVATIONS
AE201 AMIN FLOOR PLAN & SCHED.
AE202 DOOR & WINDOW SCHEDULES
SB201 FOUNDATION PLAN
AE203 ROOF PLAN/BM SCHED
E-201 IST FLOOR LIGHTING PLAN
S-501 POST FRAME BLDG DETAILS
S-502 POST FRAME BLDG DETAILS
GN001 GENERAL NOTES

TOTALS

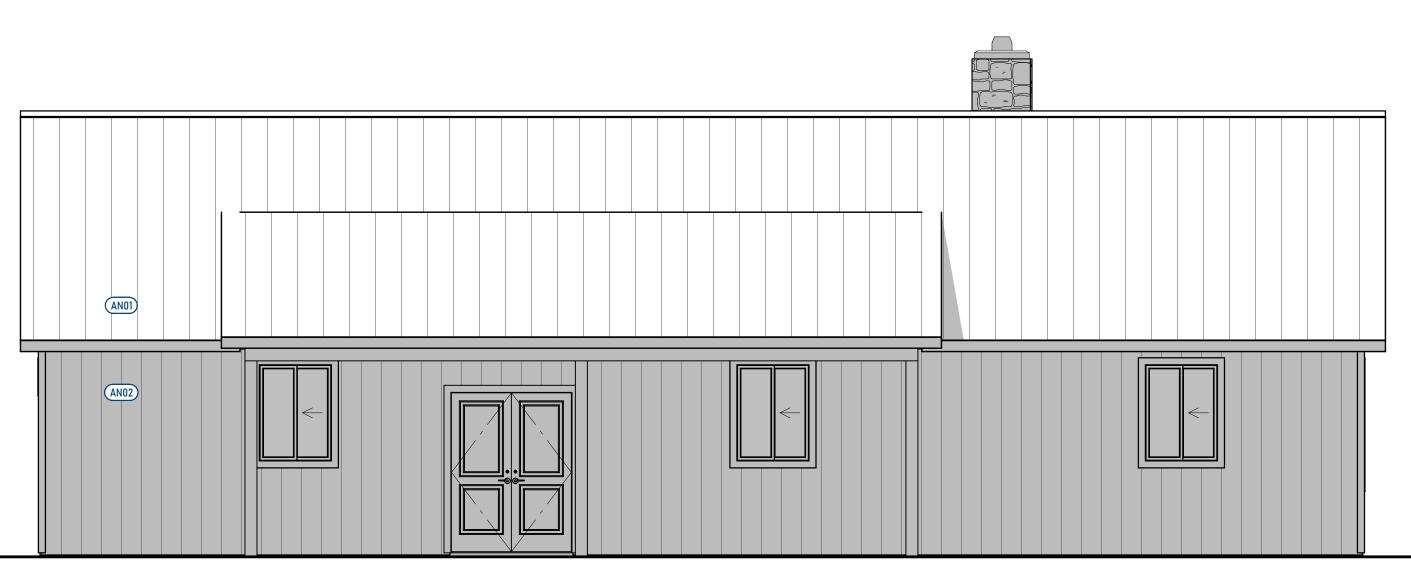
Date Printed- 2/11/2025 SHEET INFORMATION

SHEET TITLE: 3D Perspective

SHEET ID:

AE101

ELEVATION ARCHITECTURAL NOTES Note
Metal Roofing
Vertical Metal Siding ABOVE F.F.L. Joists
Top Plate F.F.L. **FRONT ELEVATION** Scale - 1/4" = 1'-0"



BACK ELEVATION
Scale - 1/4" = 1'-0"

DISCLAIMER: THESE PLANS HAVE BEEN DESIGNED TO BE USED IN ANY PART OF THE USA. REFER TO LOCAL BUILDING REQUIREMENTS TO PROVIDE STRUCTURAL ENGINEERING LOCALLY FOR BUILDING PERMITS.



COPYRIGHT ©
BACK FORTY BUILDING CO. 2025

HERMIS POST FRAME RESIDENCE

CLIENT INFORMATION

PROJECT INFORMATION

JOB # **24-445**

DESIGN CRITERIA

PLAN AREAS

SQ FT TOTALS

LIVING AREAS

TOTAL LIVING - 1957 Sq Ft

NON-LIVING AREAS

PATIO, REAR COVERED - 284 Sq Ft Porch, Front Covered - 557 Sq Ft

TOTAL NON-LIVING - 841 Sq Ft

TOTAL LIVING / NON - 2798 Sq Ft

DRAWINGS INDEX

PAGE TITLE
AE101 3D PERSPECTIVE
AE102 ELEVATIONS
AE103 ELEVATIONS
AE201 MAIN FLOOR PLAN & SCHED.
AE202 DOOR & WINDOW SCHEDULES
SB201 FOUNDATION PLAN
AE203 ROOF PLAN/BM SCHED
E-201 1ST FLOOR LIGHTING PLAN
S-501 POST FRAME BLDG DETAILS
S-502 POST FRAME BLDG DETAILS
GN001 GENERAL NOTES

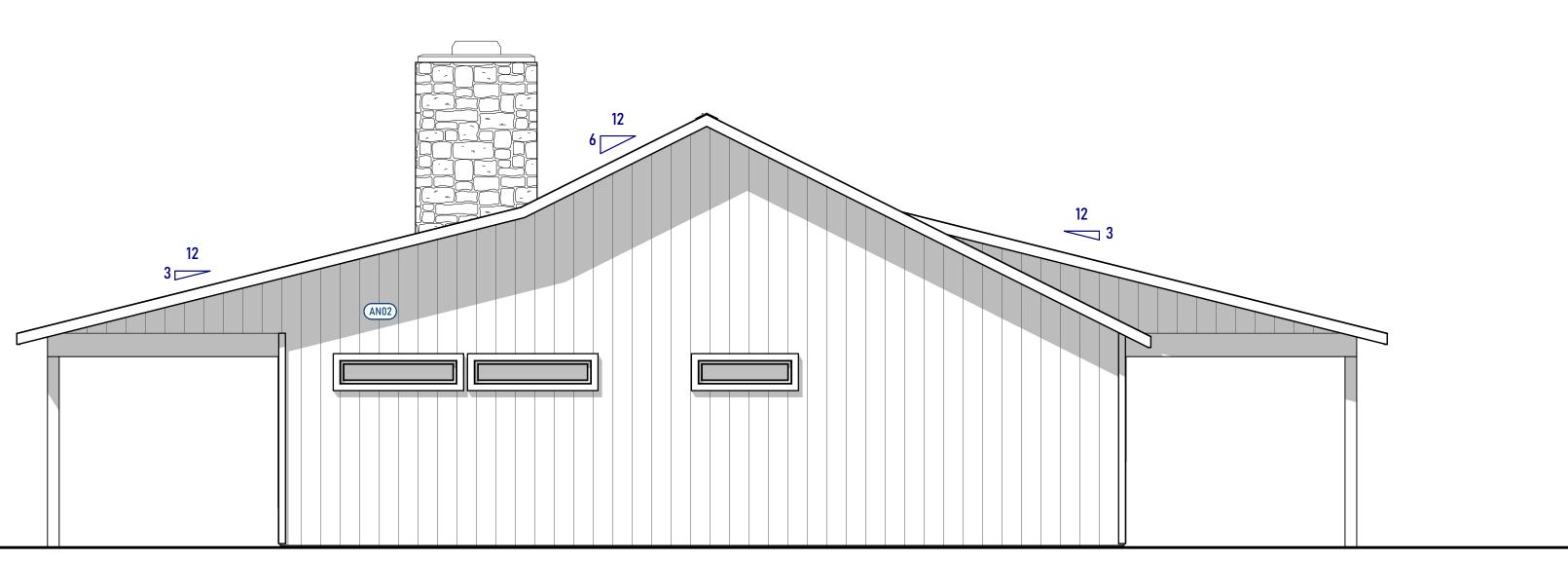
Date Printed- 2/11/2025 SHEET INFORMATION

Elevations

AE102

	ELEVATION ARCHITECTURAL NOTES
	Number Note AN01 Metal Roofing
	AN01 Metal Roofing AN02 Vertical Metal Siding
AND2	
LEFT ELEVATION	

Scale - 1/4" = 1'-0"



RIGHT ELEVATION
Scale - 1/4" = 1'-0"

DISCLAIMER: THESE PLANS HAVE BEEN DESIGNED TO BE USED IN ANY PART OF THE USA. REFER TO LOCAL BUILDING REQUIREMENTS TO PROVIDE STRUCTURAL ENGINEERING LOCALLY FOR BUILDING PERMITS.



COPYRIGHT © BACK FORTY BUILDING CO.

DRAWN FOR:

HERMIS POST FRAME RESIDENCE

CLIENT INFORMATION

PROJECT INFORMATION JOB # **24-445**

> tate NORTH CAROLINA DESIGN CRITERIA

> > PLAN AREAS

SQ FT TOTALS

LIVING AREAS

TOTAL LIVING - 1957 Sq Ft

NON-LIVING AREAS

PATIO, REAR COVERED - 284 Sq Ft Porch, Front Covered - 557 Sq Ft TOTAL NON-LIVING - 841 Sq Ft

TOTAL LIVING / NON - 2798 Sq Ft

DRAWINGS INDEX

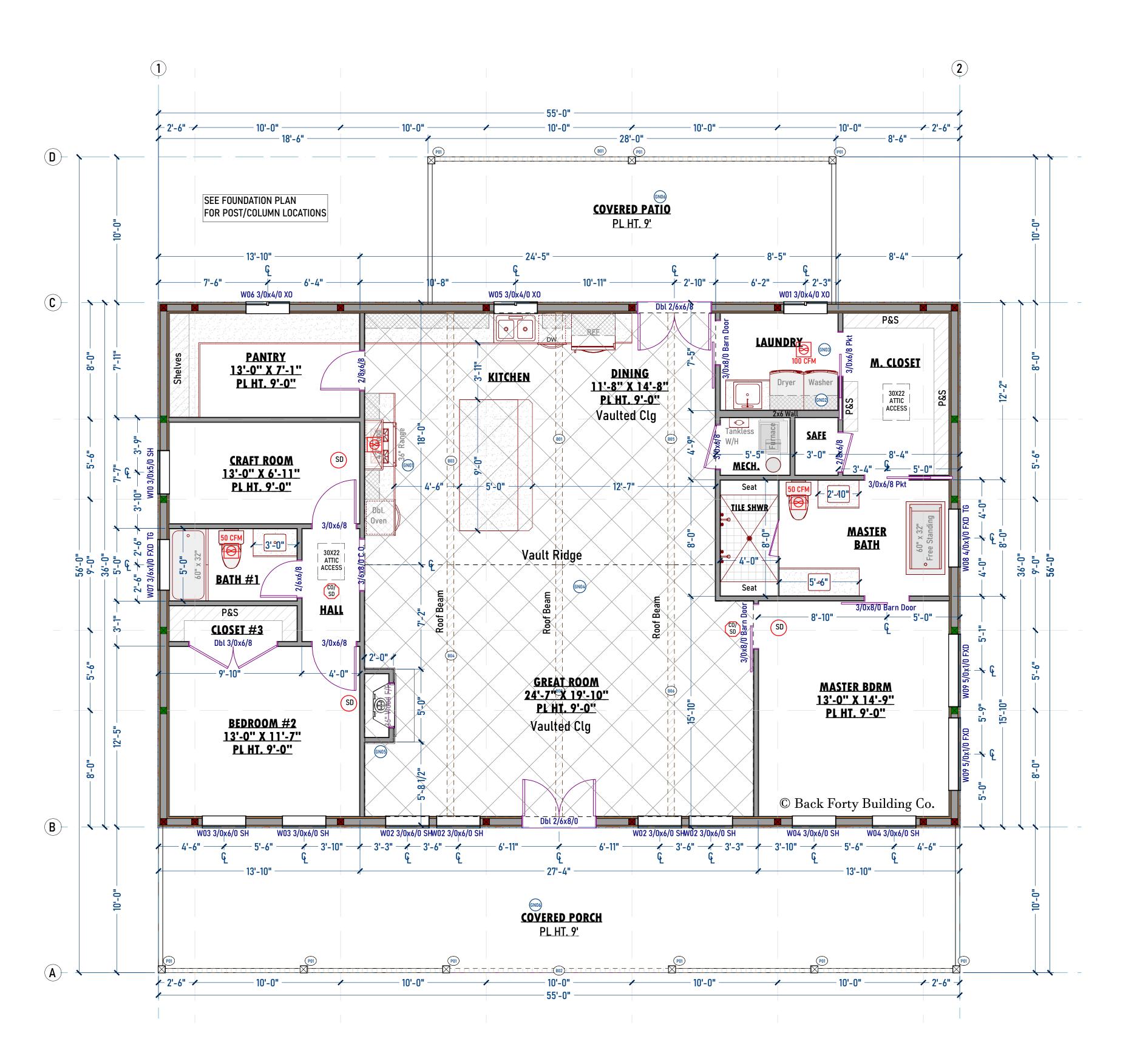
PAGE TITLE
AE101 3D PERSPECTIVE
AE102 ELEVATIONS
AE103 ELEVATIONS
AE201 MAIN FLOOR PLAN & SCHED.
AE202 DOOR & WINDOW SCHEDULES
SB201 FOUNDATION PLAN
AE203 ROOF PLAN/BM SCHED
E-201 IST FLOOR LIGHTING PLAN
S-501 POST FRAME BLDG DETAILS
S-502 POST FRAME BLDG DETAILS
GN001 GENERAL NOTES

Date Printed- 2/11/2025

SHEET INFORMATION

Elevations

AE103 PAGE #: **3**



1ST LEVEL FLOOR PLAN Scale - 1/4" = 1'-0" Number Note

GN01 100 CFM Range Exhaust Fan
GN02 Water Hammer Arrestor
GN03 Whole House Fan
GN04 Exposed HVAC Ducts To Be Located In Vaulted Ceilings
GN05 Fire Stop Chase
GN06 Porch & Patio slabs sit minimum of 2" below final floor on the interior w/1% grade away from structure



COPYRIGHT ©
BACK FORTY BUILDING CO. 2025

DESIGNER INFORMATION

DRAWN BY: JSH

Designer Name:

Street Address:

Street Address:

City/ State/ Zip:

Designer Phone:

Designer E-Mail:
Designer Website:

www.backfortybuildings.com

BUILDER INFORMATION

BUILDER: HERMIS POST FRAME RESIDENCE

Builder Name:

Builder Phone:

Builder Email:

DRAWN FOR:

HERMIS POST FRAME RESIDENCE

CLIENT INFORMATION

DRAWN HERMIS

FUR:

PROJECT INFORMATION

JOB # 24-445

Project ID HOMESTEAD

Builder Job #
Site Address

ate NORTH CAROLINA

DESIGN CRITERIA

PLAN AREAS

SQ FT TOTALS
LIVING AREAS

1ST FLOOR - 1957 Sq Ft -----TOTAL LIVING - 1957 Sq Ft

NON-LIVING AREAS

PATIO, REAR COVERED - 284 Sq Ft
PORCH, FRONT COVERED - 557 Sq Ft
----TOTAL NON-LIVING - 841 Sq Ft

DRAWINGS INDEX

 PAGE
 TITLE
 NUMB

 AE101
 3D PERSPECTIVE
 1

 AE102
 ELEVATIONS
 2

 AE103
 ELEVATIONS
 3

 AE201
 MAIN FLOOR PLAN & SCHED.
 4

 AE202
 DOOR & WINDOW SCHEDULES
 5

 SB201
 FOUNDATION PLAN
 6

 AE203
 ROOF PLAN/BM SCHED
 7

 E-201
 IST FLOOR LIGHTING PLAN
 8

 S-501
 POST FRAME BLDG DETAILS
 9

 S-502
 POST FRAME BLDG DETAILS
 10

 GN001
 GENERAL NOTES
 11

Date Printed- 2/11/2025
SHEET INFORMATION
SHEET TITLE:

Main Floor Plan & Sched.

SHEET ID:

AE201

PAGE #: **4**

RAISED CEILING AREA SECONDARY RAISED PLATE HEIGHT VAULTED CEILING AREA

PLATE HEIGHT

RAISED CEILING AREA PRIMARY RAISED

DISCLAIMER:
THESE PLANS HAVE BEEN DESIGNED TO BE USED IN
ANY PART OF THE USA. REFER TO LOCAL BUILDING
REQUIREMENTS TO PROVIDE STRUCTURAL ENGINEERING
LOCALLY FOR BUILDING PERMITS.

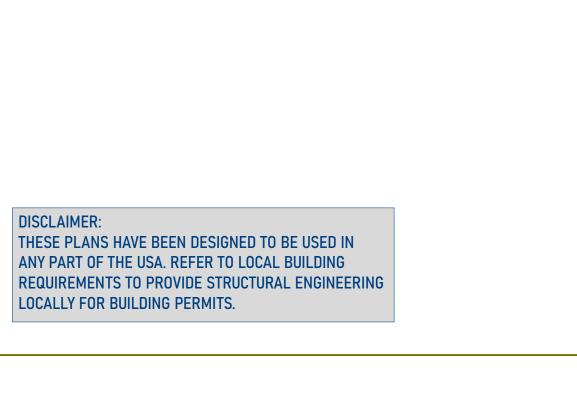
	Window Schedule										
Number	Floor	Room Name	Label	SideLight/ Transom	Qty	Туре	Egress	Temp.	Sq Ft	Тор	Bottom
W01	1	Laundry/Covered Patio	W01 3/0x4/0 X0		1	Right Sliding			12	94"	46"
W02	1	Great Room/Covered Porch	W02 3/0x6/0 SH		4	Single Hung	Yes		18	94"	22"
W03	1	Bedroom #2/Covered Porch	W03 3/0x6/0 SH		2	Single Hung	Yes		18	94"	22"
W04	1	Master Bdrm/Covered Porch	W04 3/0x6/0 SH		2	Single Hung	Yes		18	94"	22"
W05	1	Kitchen/Covered Patio	W05 3/0x4/0 X0		1	Right Sliding	Yes		12	94"	46"
W06	1	Pantry	W06 3/0x4/0 X0		1	Right Sliding			12	94"	46"
W07	1	Bath #1	W07 3/6x1/0 FXD TG		1	Fixed Glass		Yes	3.5	94"	82"
W08	1	Master Bath	W08 4/0x1/0 FXD TG		1	Fixed Glass		Yes	4	94"	82"
W09	1	Master Bdrm	W09 5/0x1/0 FXD		2	Fixed Glass			5	94"	82"
W10	1	Craft Room	W10 3/0x5/0 SH		1	Single Hung	Yes		15	94"	34"
Totals:									212.5		

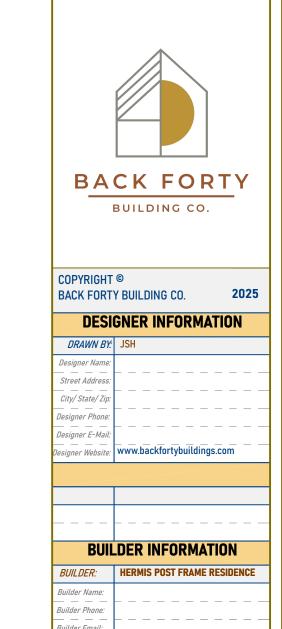
Window Schedule

Exterior Door Schedule								
Number	Floor	Room Name	Qty	Label	Door Unit	Hinge	EX/IN	Fire
D01	1	Great Room/Covered Porch	1	Dbl 2/6x8/0		Hidden (6)	EX	
D02	1	Dining/Covered Patio	1	Dbl 2/6x6/8		Hidden (6)	EX	

			Inter	ior Door Schedule				
Number	Floor	Room Name	Qty	Label	Туре	Hinge	EX/IN	Fire
D01	1	Great Room/Hall	1	3/6x8/0 C.O.	Doorway		IN	
D02	1	Dining/Laundry	1	3/0x8/0 Barn Door	Barn	R	IN	
D03	1	M. Closet/Safe	1	2/8x6/8	Hinged	R	IN	
D04	1	Kitchen/Pantry	1	2/8x6/8	Hinged	L	IN	
D05	1	Craft Room/Hall	1	3/0x6/8	Hinged	R	IN	
D06	1	Hall/Bedroom #2	1	3/0x6/8	Hinged	L	IN	
D07	1	Master Bdrm/Master Bath	1	3/0x8/0 Barn Door	Barn	L	IN	
D08	1	Master Bath/M. Closet	1	3/0x6/8 Pkt	Pocket	R	IN	
D09	1	M. Closet/Laundry	1	3/0x6/8 Pkt	Pocket	R	IN	
D10	1	Closet #3/Bedroom #2	1	Dbl 3/0x6/8	Double Hinged	L/R	IN	
D11	1	Bath #1/Hall	1	2/6x6/8	Hinged	L	IN	
D12	1	Great Room/Master Bdrm	1	3/0x8/0 Barn Door	Barn	R	IN	
D13	1	Dining/Mech.	1	3/0x6/8	Hinged	R	IN	

Door Schedule





DRAWN FOR:

HERMIS POST

FRAME

RESIDENCE

CLIENT INFORMATION

PROJECT INFORMATION

DESIGN CRITERIA

PLAN AREAS

SQ FT TOTALS

1ST FLOOR - 1957 Sq Ft

TOTAL LIVING - 1957 Sq Ft

PATIO, REAR COVERED - 284 Sq Ft PORCH, FRONT COVERED - 557 Sq Ft

TOTAL NON-LIVING - 841 Sq Ft

TOTAL LIVING / NON - 2798 Sq Ft

DRAWINGS INDEX

Date Printed- 2/11/2025
SHEET INFORMATION

Door & Window

Schedules

AE202

PAGE #: **5**

SHEET TITLE:

PAGE TITLE
AE101 3D PERSPECTIVE
AE102 ELEVATIONS
AE103 ELEVATIONS
AE201 MAIN FLOOR PLAN & SCHED.
AE202 DOOR & WINDOW SCHEDULES
SB201 FOUNDATION PLAN
AE203 ROOF PLAN/BM SCHED
E-201 1ST FLOOR LIGHTING PLAN
S-501 POST FRAME BLDG DETAILS
S-502 POST FRAME BLDG DETAILS
GN001 GENERAL NOTES

LIVING AREAS

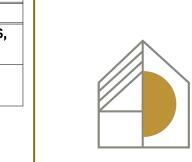
NON-LIVING AREAS

TOTALS

tate NORTH CAROLINA

JOB # **24-445**

	STEM WALL & FOOTING SCHEDULE
Number	Note
FN01	TYP., 24" DIA. x 48" D Conc. Footing (Size & Depth based on location, loads and soil bearing capacity - to be determined by Contractor)
FN02	All exterior continuous footings and pad bottoms shall follow local requirements based on code and frost depth.



BACK FORTY
BUILDING CO.

COPYRIGHT ® BACK FORTY BUILDING CO. 20

DESIGNER INFORMATION

DRAWN BY: JSH

Designer Name:

Street Address:

City/ State/ Zip:

Designer Phone:

Designer E-Mail:

BUILDER INFORMATION

BUILDER: HERMIS POST FRAME RESIDENCE
Builder Name:
Builder Phone:

RAWN FOR:

HERMIS POST FRAME RESIDENCE

CLIENT INFORMATION

PROJECT INFORMATION

JOB # 24-445

Project ID HOMESTEAD

Builder Job #

NORTH CAROLINA

DESIGN CRITERIA

PLAN AREAS
SQ FT TOTALS

1ST FLOOR - 1957 Sq Ft
TOTAL LIVING - 1957 Sq Ft

NON-LIVING AREAS

PATIO, REAR COVERED - 284 Sq Ft
PORCH, FRONT COVERED - 557 Sq Ft

TOTAL NON-LIVING - 841 Sq Ft

-----TOTAL LIVING / NON - 2798 Sq Ft

DRAWINGS INDEX

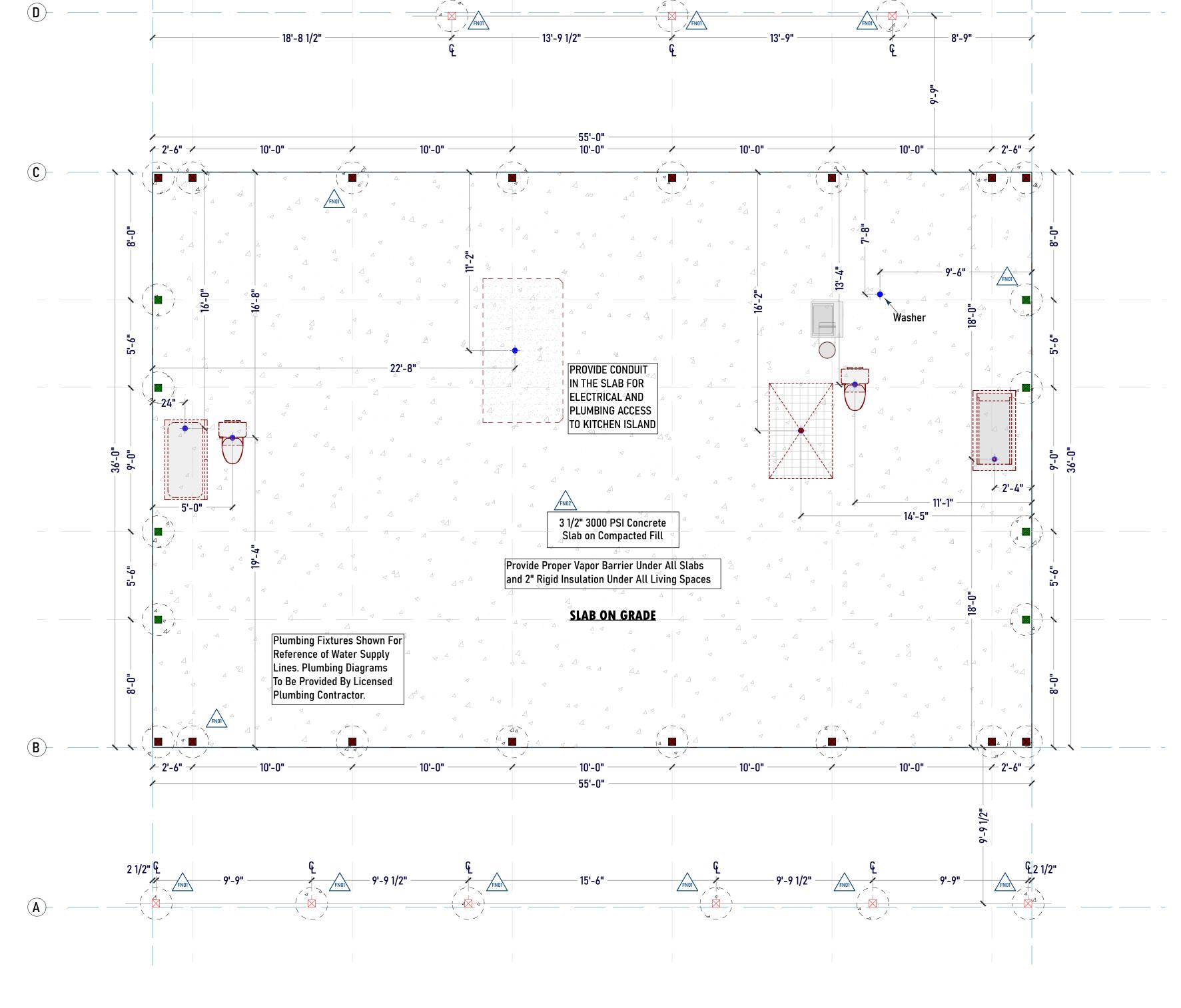
Date Printed- 2/11/2025
SHEET INFORMATION

Foundation Plan

SHEET ID:

SB201

PAGE #: **6**



PROPOSED FOUNDATION PLAN Scale - 1/4" = 1'-0"

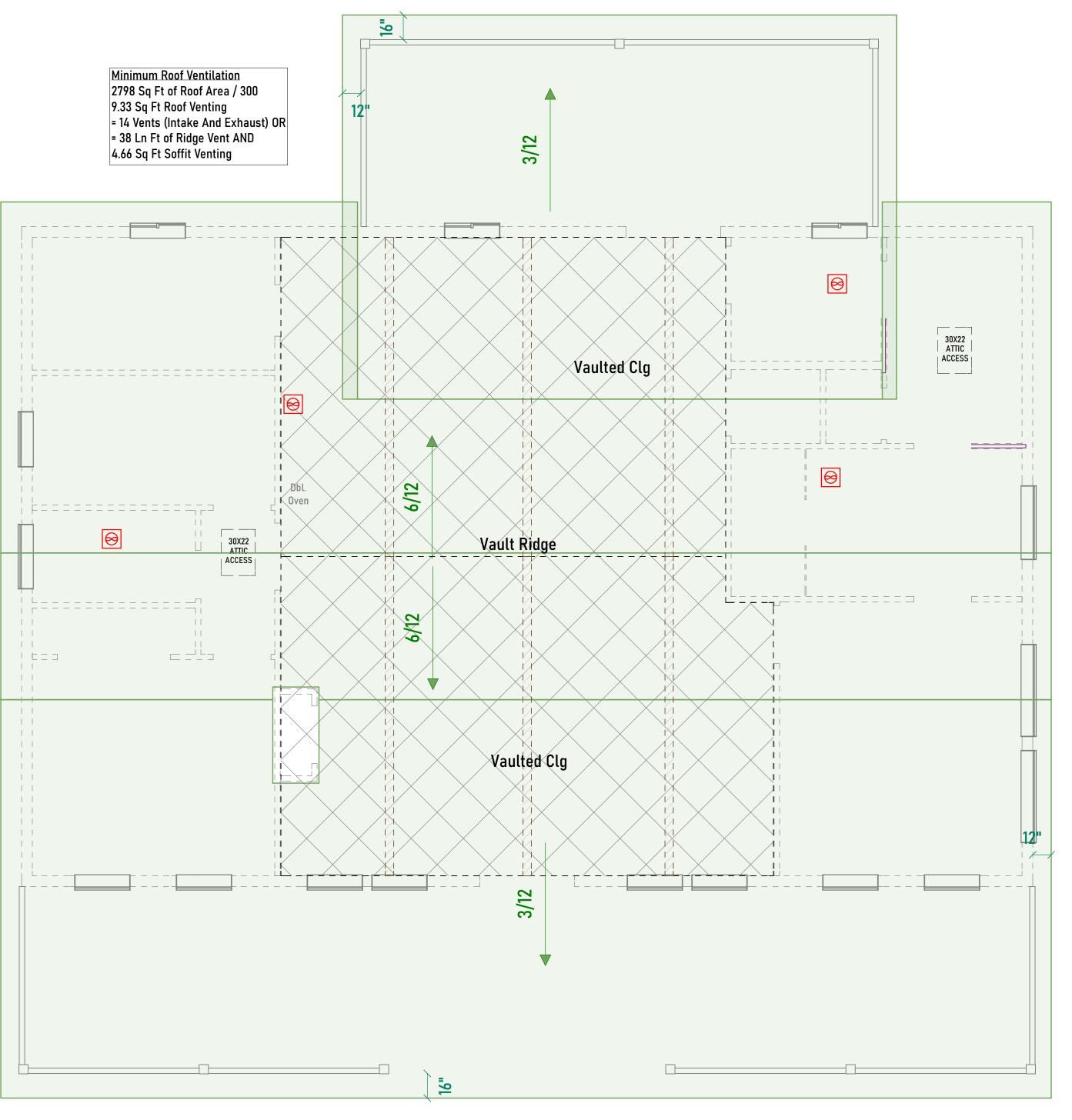
DISCLAIMER:
THESE PLANS HAVE BEEN DESIGNED TO BE USED IN
ANY PART OF THE USA. REFER TO LOCAL BUILDING
REQUIREMENTS TO PROVIDE STRUCTURAL ENGINEERING
LOCALLY FOR BUILDING PERMITS.

Note: All final cut lengths, sizes, and elevations to be verified by Contractor

PORCH BEAM SCHEDULE - See Calc Sheets or Engineering for Sizes							
Number	Label	Floor	Qty	Length	Тор		
B01	B.B.O. Porch Beam	1	1	336"	108"		
B02	B.B.O. Porch Beam	1	1	660 1/8"	108"		

F	OST SCHEDULE					
Number	Label	Floor	Qty	Length	Top	
P01	6x6 Post	1	9	98"	96"	
			•	•		
	Post Frame Column Schedule					
Number	Label	Qty				
G01	End Wall Post/Column	8				

Side Wall Post/Column



15" Raised Heel
Over Living
Space

DISCLAIMER:

THESE PLANS HAVE BEEN DESIGNED TO BE USED IN

LOCALLY FOR BUILDING PERMITS.

REQUIREMENTS TO PROVIDE STRUCTURAL ENGINEERING

Manufactured
Trusses w/
Pitch As Noted

ROOF PLAN Scale - 1/4" = 1'-0" ROOF FAN VENT LOCATION:
WHEN POSSIBLE, ALL FAN DUCTS & PLUMBING
STACKS SHALL TERMINATE ON THE BACK SIDE OF
THE ROOF.

RAISED CEILING AREA PRIMARY RAISED

RAISED CEILING AREA SECONDARY RAISED PLATE HEIGHT

YAULTED CEILING AREA

 $^{ extstyle d}$ PLATE HEIGHT

GN01 GENERAL NOTES

(ANOI) ARCH. NOTES

(FN01) FRAMING NOTES

(FN01) ROOF NOTES

(FN01) PLUMBING NOTES

(FN01) FOOTING & STEM.
WALL NOTES

BEAM BY OTHERS (B.B.O.) SEE BEAM CALC SHEET BACK FORTY
BUILDING CO.

COPYRIGHT ©
BACK FORTY BUILDING CO.

DESIGNER INFORMATION

DRAWN BY: JSH

DRAWN BY: JSH

lesigner Name:
Street Address:
Sity/ State/ Zip:
esigner Phone:
esigner E-Mail:
signer Website:
www.backfortybuildings.com

BUILDER INFORMATION

BUILDER: HERMIS POST FRAME RESIDENCE

Builder Name:

Builder Phone:

DRAWN FOR:

HERMIS POST FRAME RESIDENCE

CLIENT INFORMATION

DRAWW HERMIS

ENR.

lient Phone:
Vient Email:

PROJECT INFORMATION

JOB # 24-445

Project ID HOMESTEAD

Builder Job #
Site Address

NORTH CAROLINA

DESIGN CRITERIA

PLAN AREAS

SQ FT TOTALS
LIVING AREAS

1ST FLOOR - 1957 Sq Ft -----TOTAL LIVING - 1957 Sq Ft

NON-LIVING AREAS

PORCH, FRONT COVERED - 557 Sq Ft
TOTAL NON-LIVING - 841 Sq Ft

TOTAL LIVING / NON - 2798 Sq Ft

DRAWINGS INDEX

Date Printed- 2/11/2025
SHEET INFORMATION

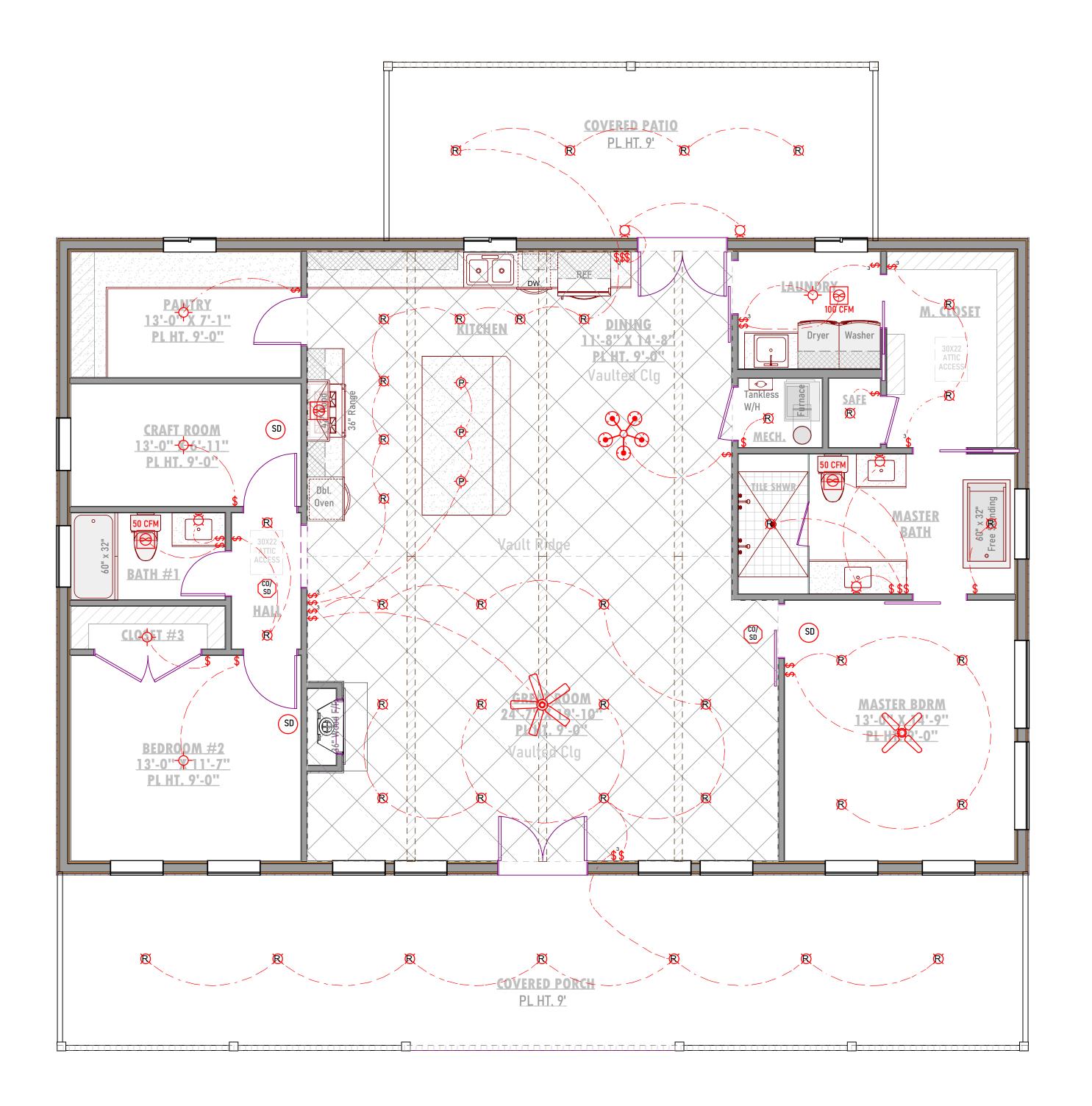
SHEET INFORMATION

SHEET TITLE:

Roof Plan/Bm Sched

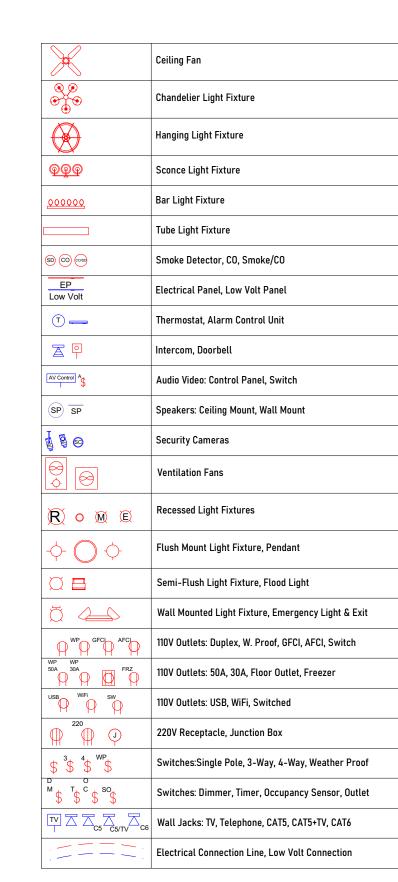
SHEET ID:

AE203



1ST FLOOR PROPOSED LIGHTING PLAN Scale - 1/4" = 1'-0"

DISCLAIMER:
THESE PLANS HAVE BEEN DESIGNED TO BE USED IN
ANY PART OF THE USA. REFER TO LOCAL BUILDING
REQUIREMENTS TO PROVIDE STRUCTURAL ENGINEERING
LOCALLY FOR BUILDING PERMITS.



ELECTRICAL LEGEND

ELECTRICAL NOTES:

BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

3. CIRCUITS SHALL BE VERIFIED WITH OWNER/BUILDER PRIOR TO WIRE INSTALLATION.

4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH OWNER/BUILDER.

5. FIXTURES TO BE SELECTED BY OWNER/BUILDER.

5. FIXTURES TO BE SELECTED BY OWNER/BUILDER.
6. OUTLETS TO CODE.
7. PROPER GROUNDING OF THE ELECTRICAL SYSTEM IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR BASED ON LOCAL CODE AND REQUIREMENTS.

LOW VOLTAGE NOTES:

BE APPROVED BY BUILDER/OWNER

BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, CABLE, DATA, PHONE, AUDIO, ETC.

LOW VOLTAGE/AUDIO: (IF INCLUDED)

1. LOCATE SPEAKERS &AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR

2. AUDIO SPEAKERS TO BE APPROVED BY BUILDER/OWNER.

3. LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY BUILDER/OWNER

4. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA/LOW VOLTAGE PANEL; SYSTEM TO

N01	GENERAL NOTES ARCH. NOTES FRAMING NOTES ROOF NOTES	RAISED CEILING AREA PRIMARY RAISED PLATE HEIGHT RAISED CEILING AREA SECONDARY RAISED PLATE HEIGHT
FN01	PLUMBING NOTES FOOTING & STEM WALL NOTES	VAULTED CEILING AREA



COPYRIGHT ®
BACK FORTY BUILDING CO. 202

DESIGNER INFORMATION

DRAWN BY: JSH

Designer Name:

Street Address:

City/ State/ Zip:

Designer Phone:

BUILDER INFORMATION

BUILDER: HERMIS POST FRAME RESIDENCE

Builder Phone:
Builder Email:
Builder Website:

HERMIS POST
FRAME

RESIDENCE

CLIENT INFORMATION

DRAWN HERMIS FOR:

ient Phone:
lient Email:

PROJECT INFORMATION

JOB # 24-445

Project ID HOMESTEAD

Builder Job #

Site Address

ate NORTH CAROLINA

DESIGN CRITERIA

PLAN AREAS

SQ FT TOTALS

LIVING AREAS

1ST FLOOR - 1957 Sq Ft

TOTAL LIVING - 1957 Sq Ft

NON-LIVING AREAS

PATIO, REAR COVERED - 284 Sq Ft PORCH, FRONT COVERED - 557 Sq Ft

TOTAL NON-LIVING - 841 Sq Ft

TOTALS

TOTAL LIVING / NON - 2798 Sq Ft

DRAWINGS INDEX

Date Printed- 2/11/2025
SHEET INFORMATION

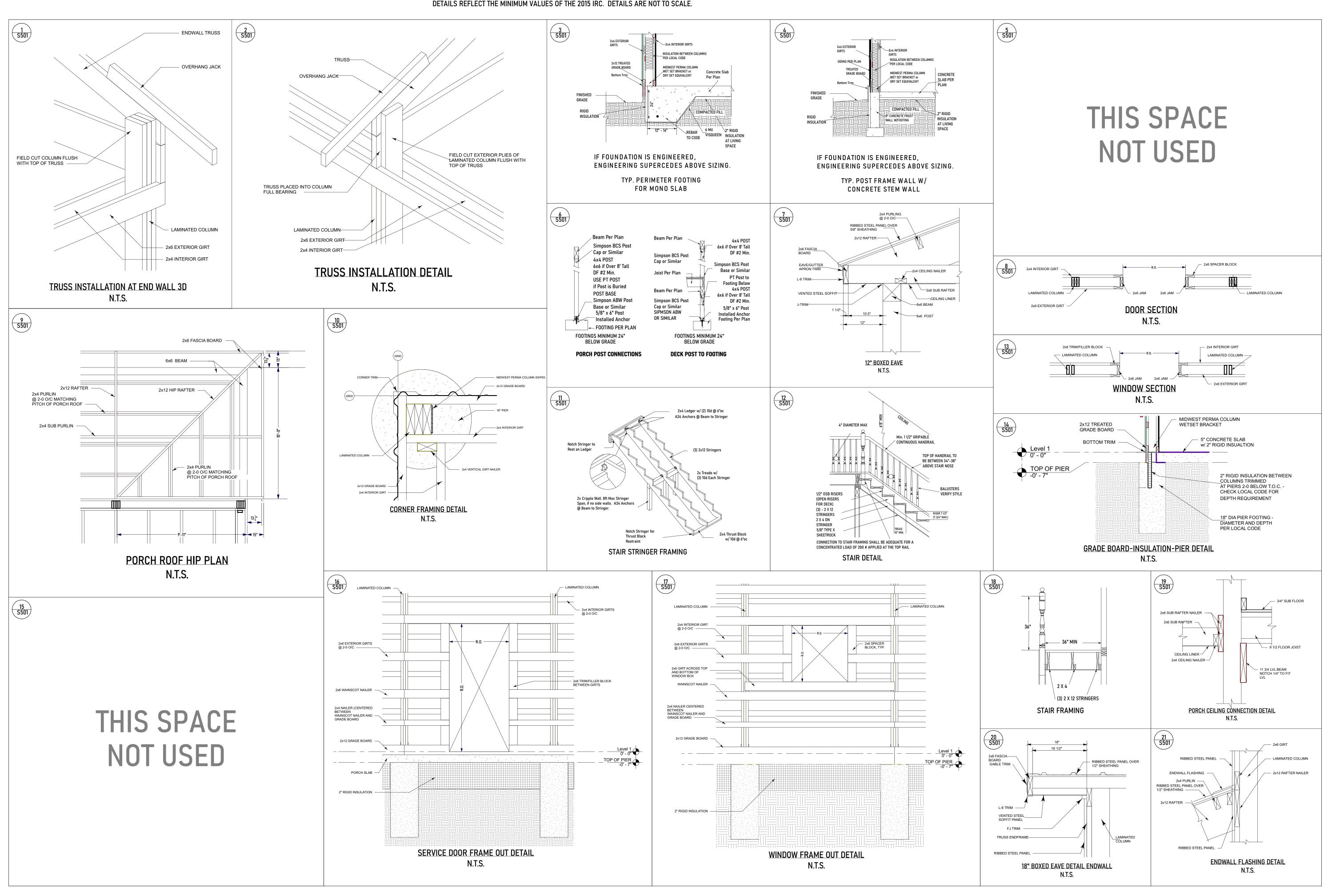
SHEET INFORMATION
SHEET TITLE:

1st Floor Lighting Plan

E-201

STANDARD DETAILS FOR POST FRAME BUILDINGS

ALL DETAILS/NOTES MAY NOT APPLY. NOTES ON THE PLANS OR IN THE ENGINEER'S NOTES, DETAILS AND DRAWINGS SUPERCEDE THESE. DETAILS REFLECT THE MINIMUM VALUES OF THE 2015 IRC. DETAILS ARE NOT TO SCALE.



BACK FORTY
BUILDING CO.

COPYRIGHT ©
BACK FORTY BUILDING CO. 2025

DESIGNER INFORMATION

DRAWN BY: JSH

Designer Name:
Street Address:

BUILDER INFORMATION

DER: HERMIS POST FRAME RESIDENCE

Builder Email:
Builder Website:

DRAWN FOR:

HERMIS POST

FRAME RESIDENCE

CLIENT INFORMATION

DRAWN HERMIS

FOR:

Client Phone:

Client Email:

PROJECT INFORMATION

JOB # 24-445

Project ID HOMESTEAD

Builder Job #

Site Address

City/ State NORTH CAROLINA

DESIGN CRITERIA

PLAN AREAS

SQ FT TOTALS

LIVING AREAS

1ST FLOOR - 1957 Sq Ft
----TOTAL LIVING - 1957 Sq Ft
----NON-LIVING AREAS

PATIO, REAR COVERED - 284 Sq Ft
PORCH, FRONT COVERED - 557 Sq Ft
----TOTAL NON-LIVING - 841 Sq Ft

TOTAL LIVING / NON - 2798 Sq Ft

DRAWINGS INDEX

 PAGE
 TITLE
 NUMBER

 AE101
 3D PERSPECTIVE
 1

 AE102
 ELEVATIONS
 2

 AE103
 ELEVATIONS
 3

 AE201
 MAIN FLOOR PLAN & SCHED.
 4

 AE202
 DOOR & WINDOW SCHEDULES
 5

 SB201
 FOUNDATION PLAN
 6

 AE203
 ROOF PLAN/BM SCHED
 7

 E-201
 IST FLOOR LIGHTING PLAN
 8

 S-501
 POST FRAME BLDG DETAILS
 9

 S-502
 POST FRAME BLDG DETAILS
 10

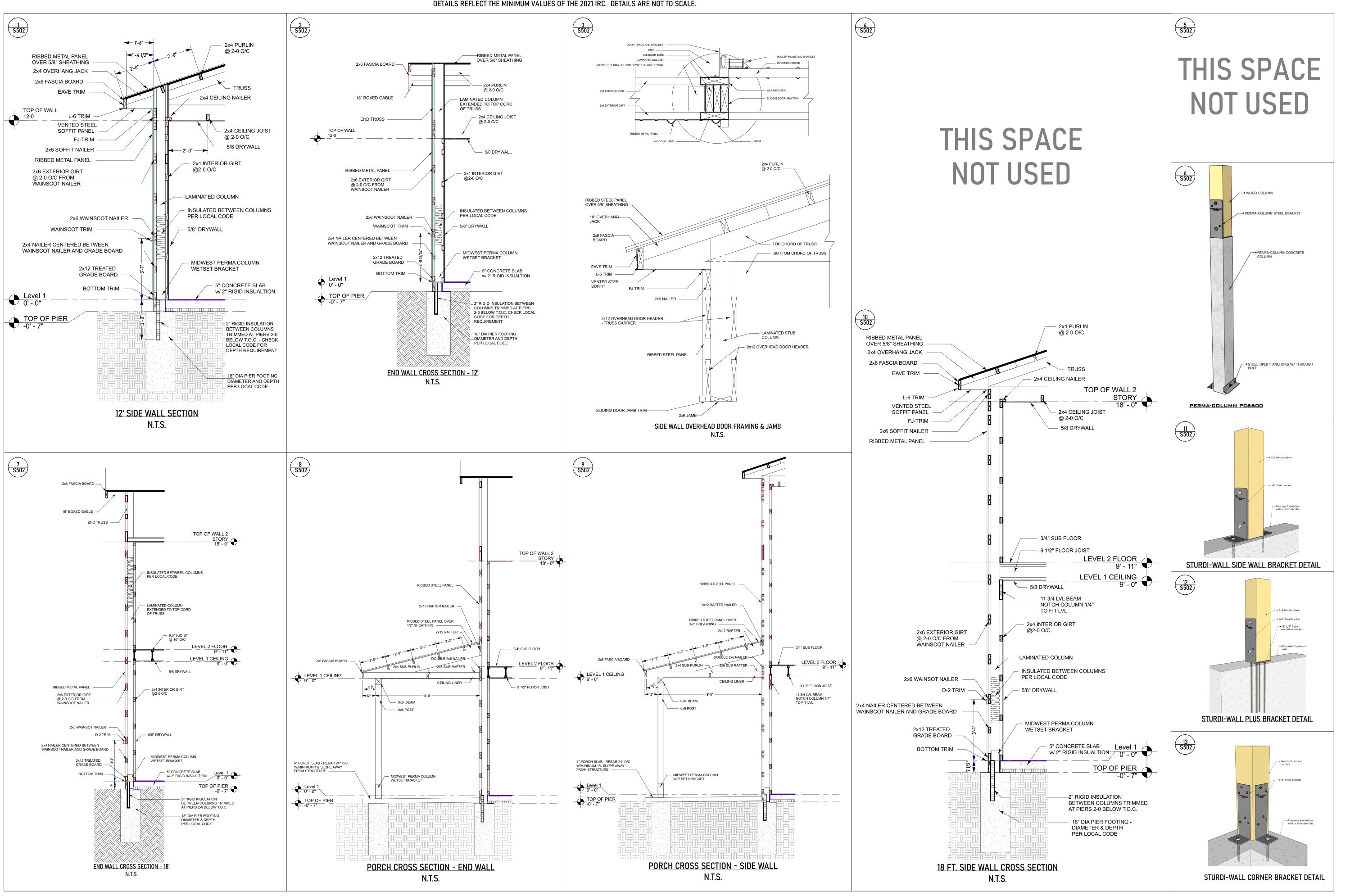
 GN001
 GENERAL NOTES
 11

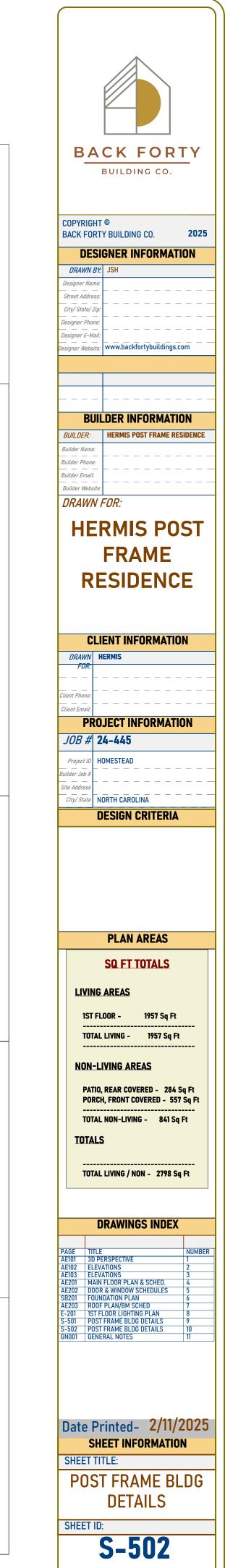
Date Printed- 2/11/2025
SHEET INFORMATION
SHEET TITLE:
POST FRAME BLDG

DETAILS
HEET ID:
S-501

STANDARD DETAILS FOR POST FRAME BUILDINGS

ALL DETAILS/NOTES MAY NOT APPLY. NOTES ON THE PLANS OR IN THE ENGINEER'S NOTES, DETAILS AND DRAWINGS SUPERCEDE THESE. DETAILS REFLECT THE MINIMUM VALUES OF THE 2021 IRC. DETAILS ARE NOT TO SCALE.





THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2021 IRC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2021 IRC, 2021 WSEC AND 2018 IEC SHALL BE USED. THE BUILDER/OWNER 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. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB.

GARAGE AREAS, PORCHES, DECKS & FIREPLACE ENCLOSURES ARE NOT INCLUDED IN LIVING AREA SQ FT.

THE GENERAL CONTRACTOR/ HOME OWNER IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR. THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND

INSTALL CAULKING AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 50 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT. THE BUILDER/OWNER SHALL VERIFY PROPERTY CORNERS BEFORE STARTING **EXCAVATION**

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY/ STRENGTHS FROM NON-SPECIFIED MANUFACTURERS. THE OWNER/BUILDER MAY SUBSTITUTE MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

FLOOR PLANS NOTES:

IMPORTANT: ACTUAL DESIGN AND LAYOUT INCLUDING COLORS, TEXTURES AND UPGRADES MAY DIFFER FROM MLS LISTINGS AND CONTRACTURAL DOLLAR AMOUNT ON THE SELECTION SHEETS. ALL SELECTION SHEET ALLOWANCES ARE TO SUPERCEDEWHAT IS REPRESENTED ON THE APPROVED PLANS. DIMENSIONS: EXTERIOR DIMENSIONS ARE FROM OUTSIDE OF WALL STUD TO OUTSIDE OF WALL STUD. INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO

EXTERIOR WALLS: ALL EXTERIOR WALLS TO BE 2X6 @ 16" O.C. UNLESS OTHERWISE INTERIOR WALLS: ALL INTERIOR WALLS TO BE 2X4 @ 16" O.C. UNLESS OTHERWISE

PLUMBING WALLS: ALL PLUMBING WALLS TO BE 2X6 @ 16" O.C. AND ARE NOTED

ANGLED WALLS: ALL ANGLED WALLS ARE AT A 45 DEG INCREMENT UNLESS OTHERWISE NOTES.

FRAMING: FRAMING PACKAGE TO BE DIMENSIONAL LUMBER UNLESS OTHERWISE

EMERGENCY EGRESS: AT LEAST ONE WINDOW IN EACH BEDROOM SHALL HAVE AN EMERGENCY EGRESS OF NO LESS THAN 5.7 SQ FT W/ THE BOTTOM OF THE WINDOW OPENING NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT. WALKWAYS: THERE IS A MIN. CLEAR WIDTH AT ALL HALLWAYS, STAIRS, TO

KITCHEN ISLANDS, ETC... CEILING HEIGHTS: FIRST FLOOR TO HAVE 9' PLATE HEIGHT. SECOND FLOOR TO HAVE 8' PLATE HEIGHT. BASEMENT TO HAVE 8' PLATE HEIGHT. UNLESS OTHERWISE

NOTED. HEADER HEIGHTS: WINDOW HEADERS TO BE PLACED AT 93 3/8" UNLESS

OTHERWISE NOTED. ATTIC ACCESS: ATTIC ACCESS NOTED ON PLAN.

EXTERIOR STEPS: NUMBER OF EXTERIOR STEPS SHOWN AT ANY EXIT OR PORCH ARE APPROXIMATE AND WILL VARY PER LOT. UPGRADES: CONSULT WITH CONTRACTOR/HOMEOWNER FOR ADDITIONAL UPGRADES SUCH AS APPLIANCES. PLUMBING FIXTURES. FLOORING. ETC... SELECTION ITEMS: SELECTION ITEMS SHOWN ARE FOR REFERENCE ONLY. THIS

INCLUDES APPLIANCES. CABINET LOCATIONS AND BUILT-INS ON PLAN MAY NOT BE INCLUDED. ELEVATIONS: ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. APPROXIMATE GRADE, EXTERIOR STEPS, COLORS AND MATERIALS MAY VARY.

3D RENDERINGS ARE NOT TO SCALE; ALL 3D RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN UPDATES MAY NOT BE REFLECTED IN 3D RENDERINGS. 3D RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER / CONTRACTOR PRIOR

TO APPLICATION. **NAILING NOTES:**

SHEATHING

16d NAILS

3/4" PLYWOOD/OSB SUBFLOOR

W/ STANDARD NUT AND WASHERS

(4) OR MORE 1/2" DIA M.B.

JOIST TO SILL OR GIRDER TOE NAIL (3)-8d TOE NAIL EA. END (2)-8d **BRIDGING TO JOIST** SOLE PLATE TO JOIST OR BLK'G FACE NAIL 16d @ 16"OC STUD TO SOLE PLATE TOE NAIL (4)-8d, END NAIL (2) 16d TOP PLATE TO STUD END NAIL (2)-16d DOUBLE STUDS FACE NAIL 16d @ 16" OC **DOUBLE TOP PLATES** FACE NAIL 16d @ 16" OC CONTINUOUS HEADER, TWO PIECES 16d @ 16" OC ALONG EA. EDGE BUILT-UP HEADER, TWO PIECES W/ 1/2" SPACER 16d @ 16" OC ALONG EA. EDGE TOP PLATES, LAPS AND INTERSECTIONS FACE NAIL (2)-16d CEILING JOISTS TO PLATE TOE NAIL (3)-8d CONTINUOUS HEADER TO STUD TOE NAIL (4)-8d CEILING JOISTS, LAPS OVER PARTITIONS FACE NAIL (3)-10d CEILING JOISTS TO PARALLEL RAFTERS FACE NAIL (3)-10d RAFTER TO PLATE TOE NAIL (2)-16d 1" BRACE TO EACH STUD AND PLATE FACE NAIL (2)-8d **BUILT-UP CORNER STUDS** 10d @ 24" OC (2)-16d @ EA.BRG. 2" PLANKS 7/16" OSB ROOF AND WALL EDGES 8d @ 6" OC SHEATHING INTERMEDIATE 8d @ 12" OC 7/16" OSB ROOF AND WALL EDGES 11/2" Staple @ 4" OC

2x MULTIPLE JOISTS - STAGGER @ 15" OC W/(2) @ EA. END OR SPLICE (3) OR FEWER

INTERMEDIATE 1 1/2" Staple @ 8" OC

EDGES 8d @ 6" OC INTERMEDIATE 8d

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED.

FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. MANUFACTURED BY THE TRUS JOIST COMPANY. BCI OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED. PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY. STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:

POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2 OR HF-#2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2 OR HF-#2. ALL STUDS TO BE DF-#2 OR HF-#2 OR BETTER. PLYWOOD SHEATHING SHALL BE AS FOLLOWS: ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16 OR 7/16" OSB. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 15/32" OR 7/16" OSB. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST, BCI OR ENGINEER APPROVED EQUAL ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS. JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C. (UNLESS NOTED OTHERWISE) ATTIC VENTILATION: REQUIRED ABOVE HOUSE. 1 SQ FT PER 300 SQ FT OF CEILING UPLIFT LOAD REACTION THAT ARE IN EXCESS OF 175 LBS. MUST HAVE A MECHANICAL CONNECTOR CAPABLE OF RESISTING THE UPLIFT LOADS OF EACH TRUSS IN ACCORDANCE WITH THE 2015 IRC. MIN. SNOW LOAD 25 LBs PER SQUARE FOOT.

TYPICAL EXTERIOR WALL TO BE 2x6 SINGLE WALL OR DOUBLE WALL CONSTRUCTION. TYPICAL INTERIOR WALL TO BE 2x4 WALL CONSTRUCTION. SEE JOIST LAYOUT FOR JOIST TYPE AND SPACING. PROVIDE POSITIVE VENTILATION AT EACH END OF EACH RAFTER SPACE AT VAULTED CEILING AREAS. PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS WHERE APPLICABLE. PROVIDE POSITIVE CONECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL

DISPLACEMENT. ALL WOOD IN CONTACT WITH CONCRETE OR SOIL SHALL BE PRESSURE TREATED.

LUMBER SPECIES: 1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE #2 or Better.

2. SILLS, PLATES BLOCKING, AND BRIDGING TO BE #2 or Better.

3. ALL STUDS TO BE #2 OR BETTER. 4. PLYWOOD/OSB SHEATHING SHALL BE AS FOLLOWS: ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR 7/16" OSB.

WALL SHEATHING SHALL BE 1/2" PLYWOOD OR 7/16" OSB FLOOR SHEATHING SHALL BE 3/4" T & G OSB FOR JOISTS 16", 19.2" OR 24" O.C. & 1 1/8" FOR JOISTS 32"

5. I-JOISTS SHALL BE MANUFACTURED BY I-JOIST MANUFACTURER OR ENGINEER APPROVED EQUAL.

GENERAL PLUMBING & HVAC NOTES:

HVAC SHALL HAVE ONE ZONE, UNLESS OTHERWISE NOTED. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND. DRYER. WATER HEATER. KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE

BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.

TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120*F. WATER SOFTENER UNIT, IF INCLUDED, SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.

EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED TO CODE.

RAILING NOTES:

STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.

TREADS SHALL HAVE A MIN. WIDTH OF 10". RISERS SHALL HAVE A MAX. RISE OF 7 3/4". STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8". STAIRWAYS SHALL HAVE MIN. 6'-8" OF HEADROOM AT THE NOSE OF THE STAIR.

ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED FACE WITH 5/ 8" TYPE "X" GYPSUM WALL BOARD. STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND

LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. THE ENDS OF HANDRAILS SHALL

RETURN TO WALL OR TERMINATE INTO A NEWEL POST OR SAFETY TERMINAL. STAIRWAYS HAVING LESS THAN 3 RISERS DO NOT REQUIRE A HAND RAIL. 36" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES. DECKS. BALCONIES. STAIRWAYS AND

LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.

RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4". THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW

WINDOW AND DOOR NOTES:

A 6" DIAMETER SPHERE TO PASS THROUGH.

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH THE BOTTOM OF THE WINDOW OPENING NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH. 24" MININUM ELEVATION OF WINDOW OPENING ABOVE SECOND LEVEL FINISHED FLOOR.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN LIVING AND NON-LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A FIRE RATING OF 20 MINUTES. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.

2. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. 3. FINAL GRADE TO CONVEY SURFACE DRAINAGE TO STREET.

4. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL

5. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAT 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.

CONCRETE NOTES:

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. PROPOSED CONSTRUCTION AREAS SOULD BE CLEARED & GRUBBED OF ALL ORGANIC TOPSOIL & VEGETATION

1. CONCRETE DIMENSIONS ARE TYPICALLY TO FACE OF WALL. 2. ALL CONCRETE SLABS IN CONDITIONED SPACE SHALL BE MINIMUM 6" THICK PLACED OVER 6 MIL POLY VAPOR BARRIER OVER A MINIMUM 4" BED OF COMPACTED GRAVEL/SAND. 3. PROVIDE ANCHOR BOLTS SIZES AS INDICATED (MIN. 1/2"DIA) ON THESE DRAWINGS, AT TOP OF

CONCRETE FOUNDATION WALLS AT A MINIMUM OF 1'-0" FROM CORNERS AND MAXIMUM 6'-0" O.C. FOR BALANCE OF PERIMETER WALLS, TWO PER PLATE MINIMUM. 4. ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL OR ENGINEERED FILL, AT LEAST 2' BELOW GRADE WITH PRESUMPTIVE BEARING CAPACITY OF 1,500 PSF.

5. SEE FOUNDATION FOR FOOTING SIZES. TYPICAL FOOTING FOR A 1 STORY SHALL BE 12" WIDE BY 6" HIGH. FOUNDATION WALL FOR A 1 STORY SHALL BE 6" WIDE. TYPICAL FOOTING FOR A 2 STORY SHALL BE 16" WIDE BY 8" HIGH. FOUNDATION WALL FOR A 2 STORY

SHALL BE 8" WIDE. (SEE IRC TABLE R403.1(1)) 6. NOTES ON THE PLAN OR ENGINEERING SHALL SUPERSEDE THESE NOTES OR DETAILS. 7. REBAR IN FOOTING, WALL AND SLAB SHALL BE TO LOCAL CODE. IF THE FOUNDATION IS POURED IN TWO (2) POURS, ONE OF THE TWO (2) FOLLOWING METHODS IS REQUIRED. VERTICAL #4 REBAR @ 4'

O.C. OR A KEY WAY IN THE FOOTING. 8. FOOTINGS SHALL BE STEPPED. IF REQUIRED. NO GREATER THAN 1-FOOT VERTICAL TO 2-FEET

9. ALL EXTERIOR CONTINUOUS FOOTINGS AND PAD BOTTOMS SHALL EXTEND TO A MINIMUM OF 24" BELOW GRADE TO FROST DEPTH. 10. CONCRETE FOUNDATION WALLS THAT EXCEED 9'-0" IN HEIGHT MUST BE REINFORCED WITH STEEL

DESIGNED BY A LICENSED STRUCTURAL ENGINEER. 11. JOISTS MAY SIT IN RECESSED BEAM POCKETS OR ON TOP OF FOUNDATION. 12. SLOPE GARAGE SLAB 1/8" PER FOOT TOWARDS GARAGE DOOR.

13. ALL CONCRETE SHALL HAVE THE MINIMUM 28 DAY STRENGTH: GARAGE SLAB 3000 PSI - BASEMENT SLAB 3000 PSI EXTERIOR SLAB 3000 PSI - FOUNDATION SLAB 3000 PSI FOOTINGS 2500 PSI - FOUNDATION WALL 2500 PSI

VENTILATION NOTES:

HAVE NO VENTS.

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 300 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL OR FLEXIBLE DUCTS, PROVIDE 50

CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS. UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION. FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS. LOCATE ONE VENT WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, EXCEPT ONE SIDE SHALL BE PERMITTED TO

KITCHEN AND CABINET NOTES:

CONFIRM STAIN COLOR & WOOD SPECIES WITH HOME OWNER PRIOR TO ORDERING. CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING. INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER. VERIFY APPLIANCE SPECIFICATIONS & OPENINGS. INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS. ALL APPLIANCES TO BE ON DEDICATED CIRCUITS. **USE MIN 6" DUCT FOR HOOD** CONFIRM FINAL MATERIALS FOR BACKSPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO

EXTERIOR FINISH NOTES:

EXTERIOR FINISH TO BE METAL, STUCCO, FIBER CEMENT OR LP SIDING AND/OR SHAKE OVER 7/16 OSB. COLOR BY OWNER. ROOFING TO BE 30 YEAR 130 MPH RATED ARCH ASPHALT OR 138T OR 238T STANDING SEAM METAL OVER 15# FELT, 7/16 OSB . COLOR BY OWNER. DECKING TO BE COMPOSITE OR WOOD. FINAL MATERIAL AND COLOR BY OWNER. CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY. ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN. FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM OPENING WIDTH OF 20 IN. THE BOTTOM OF THE WINDOW OPENING NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT.

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. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL 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. U.N.O. ON PLANS. ATTIC - PER PLAN WALLS - PER PLAN FLOORS - PER PLAN

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2015 EDITION OF THE I.R.C.

ELECTRICAL NOTES:

BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS. 2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS, CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

3. CIRCUITS SHALL BE VERIFIED WITH OWNER/BUILDER PRIOR TO WIRE INSTALLATION.

4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH OWNER/BUILDER. 5. FIXTURES TO BE SELECTED BY OWNER/BUILDER. 6. OUTLETS TO CODE.

7. PROPER GROUNDING OF THE ELECTRICAL SYSTEM IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR BASED ON LOCAL CODE AND REQUIREMENTS.

LOW VOLTAGE NOTES:

BUILDER/OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, CABLE, DATA, PHONE, AUDIO, ETC.

LOW VOLTAGE/AUDIO: (IF INCLUDED)

1. LOCATE SPEAKERS &AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR 2. AUDIO SPEAKERS TO BE APPROVED BY BUILDER/OWNER. 3. LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY

BUILDER/OWNER 4. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA/LOW VOLTAGE PANEL; SYSTEM TO BE APPROVED BY BUILDER/OWNER

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED. OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

These plans were drawn to the owner's and/or builder's specifications and any changes made to them after prints are made will be done at the owner's and/or builder's expense and responsibility. The design drawings were not prepared or checked by a licensed engineer or architect. While every effort has been made in the preparation of this design to avoid mistakes, Back Forty Building will not be responsible for any damages relating to the accuracy and overall integrity of the design plans. The owner/contractor must check and verify all dimensions and other plan details prior to construction and be solely responsible thereafter. NOTE THAT THE FINAL PRODUCT WILL NOT LOOK EXACTLY LIKE THESE PLANS AND THE FINAL PRODUCT WILL VARY IN APPEARANCE FROM THE PLANS AND THE

ARTIST'S CONCEPTUAL DRAWINGS

1) ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES 2) IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER/OWNER TO CHECK FOR ANY ERROR OR OMISSIONS TO THE PLANS. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. 3) VERIFY LOCATION OF ALL ELECTRICAL FIXTURES AND OUTLETS. 4) VERIFY ALL BEAM SIZES AND LOCATIONS. 5) VERIFY GIRDER TRUSS LOCATION AND POINT LOADS. 6) VERIFY ALL FOOTING PAD LOCATIONS AND SIZES.



BUILDING CO. COPYRIGHT © BACK FORTY BUILDING CO.

DESIGNER INFORMATION DRAWN BY: JSH

BUILDER INFORMATION

e: www.backfortybuildings.com

BUILDER: HERMIS POST FRAME RESIDENCE _ _ _ _ _ _ _ _ _ _

DRAWN FOR:

HERMIS POST

CLIENT INFORMATION DRAWN HERMIS

_ _ _ _ _ _ _ _ _

PROJECT INFORMATION JOB # **24-445** ct ID HOMESTEAD

NORTH CAROLINA

DESIGN CRITERIA

_ _ _ _ _ _ _ _ _ _ _

PLAN AREAS SQ FT TOTALS

1ST FLOOR - 1957 Sq Ft TOTAL LIVING - 1957 Sq Ft

LIVING AREAS

NON-LIVING AREAS PATIO, REAR COVERED - 284 Sq Ft

TOTAL LIVING / NON - 2798 Sq Ft

PORCH, FRONT COVERED - 557 Sq Ft

TOTAL NON-LIVING - 841 Sq Ft

DRAWINGS INDEX

3D PERSPECTIVE AE103 ELEVATIONS
AE201 MAIN FLOOR PLAN & SCHED. AE202 DOOR & WINDOW SCHEDULES
SB201 FOUNDATION PLAN AE203 ROOF PLAN/BM SCHED E-201 1ST FLOOR LIGHTING PLAN
S-501 POST FRAME BLDG DETAILS S-502 POST FRAME BLDG DETAILS GN001 GENERAL NOTES

> Date Printed - 2/11/2025 SHEET INFORMATION

SHEET TITLE: General Notes

SHEET ID: