



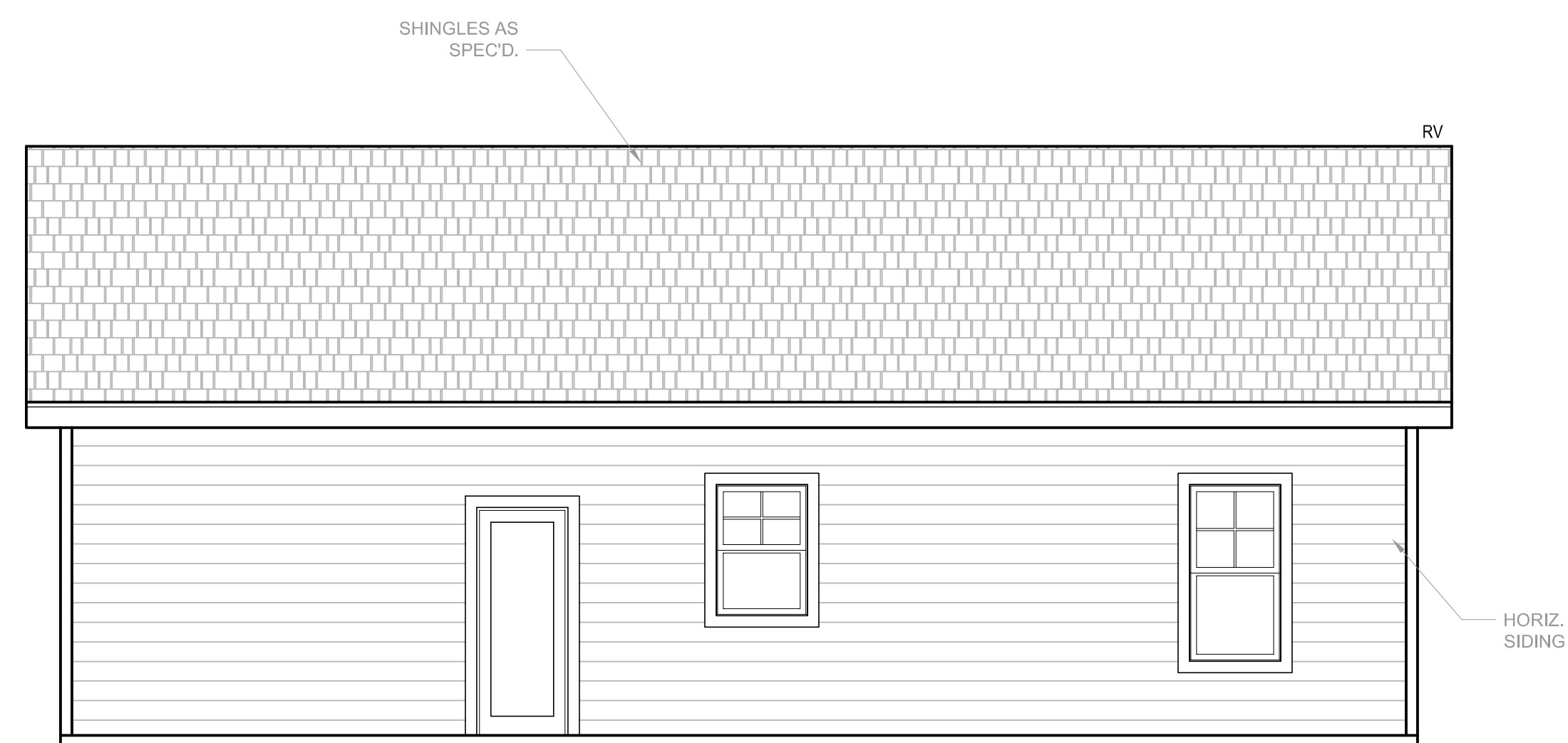
FRONT ELEVATION

1/4" = 1'-0"



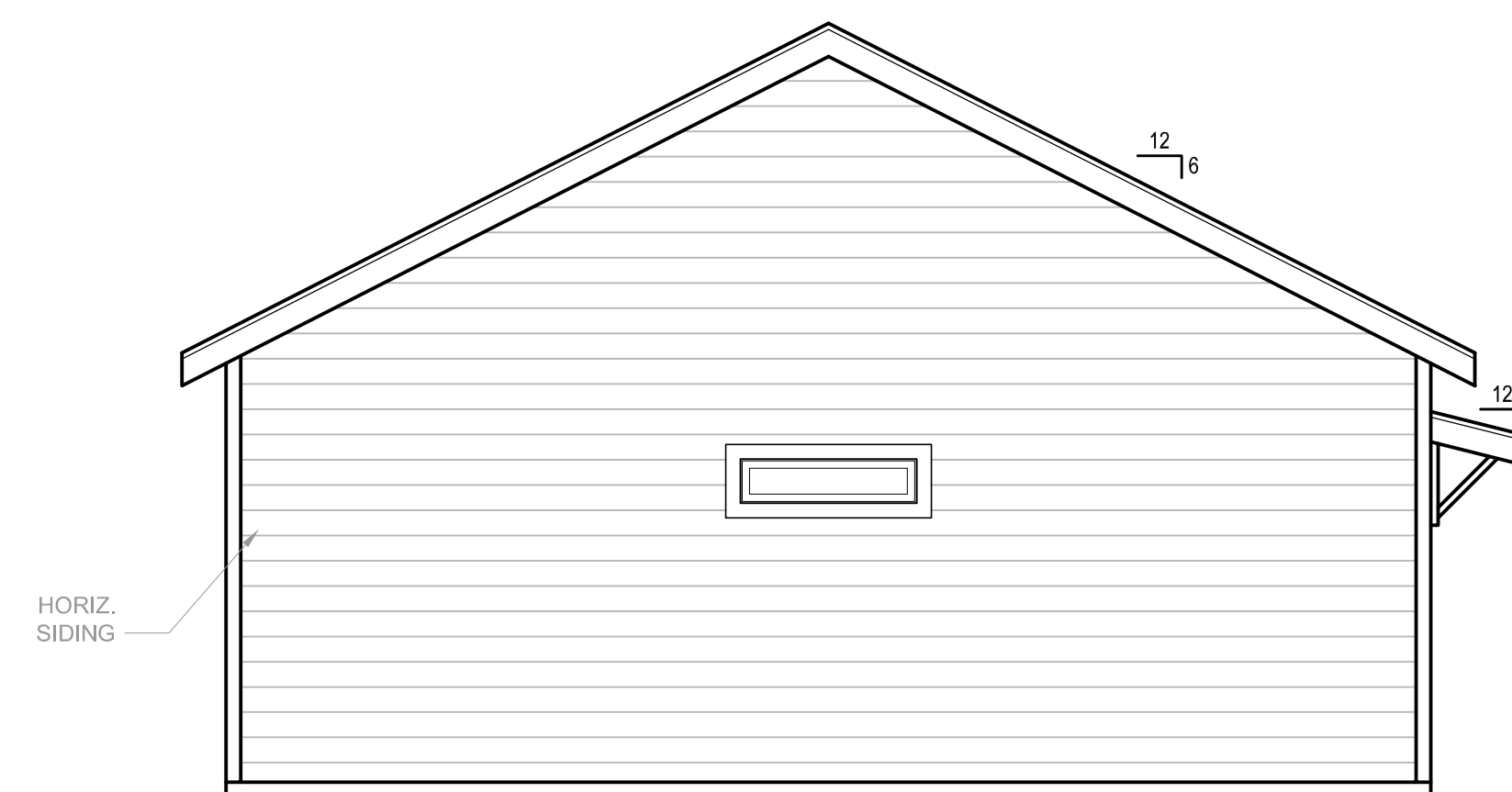
RIGHT ELEVATION

1/4" = 1'-0"



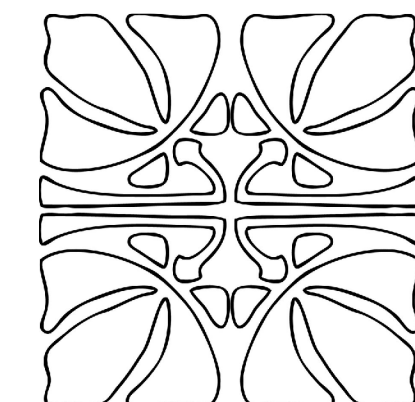
REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



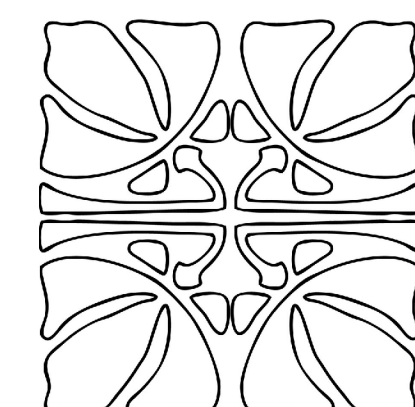
THE EFFICIENT RANCH

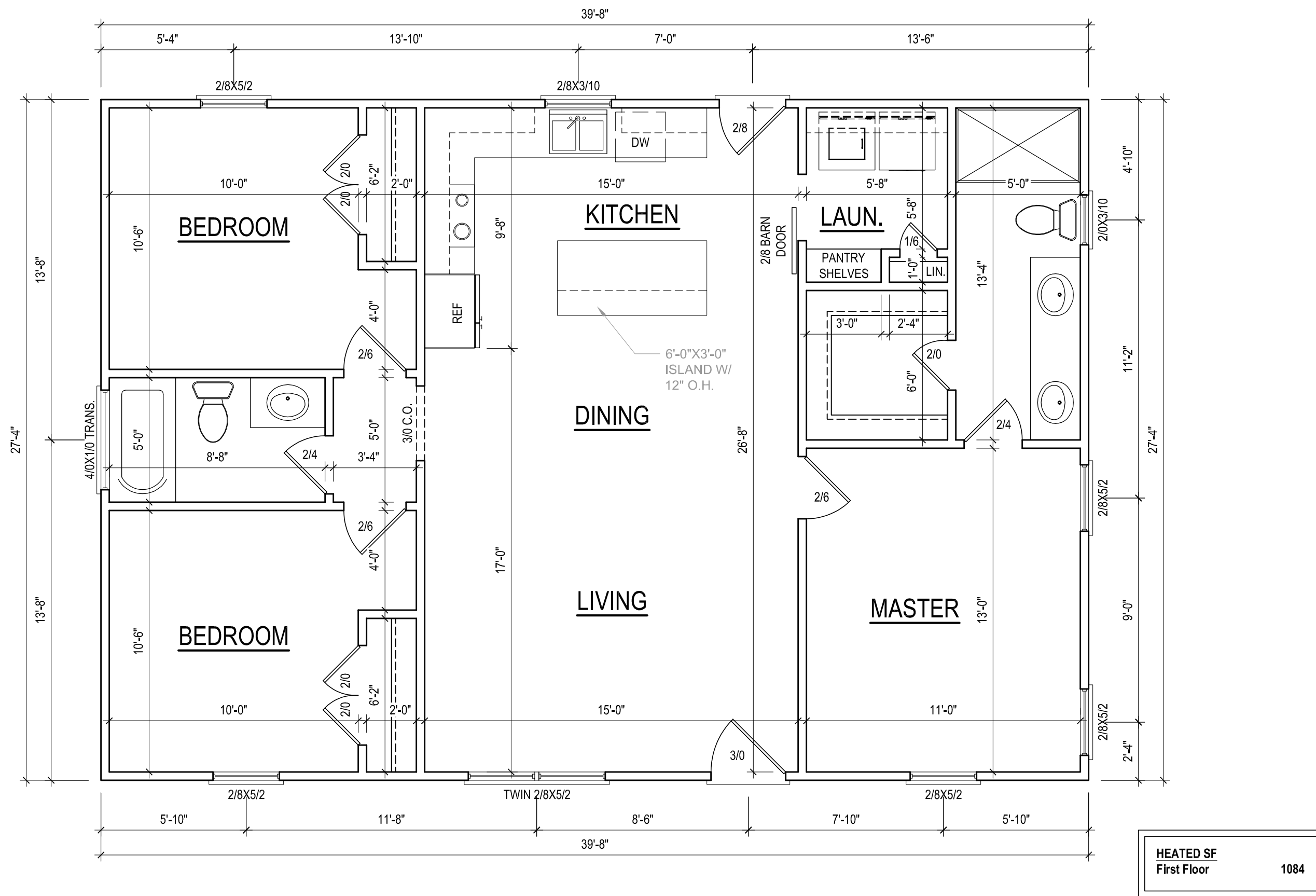


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FAMILY BUILDING CO.

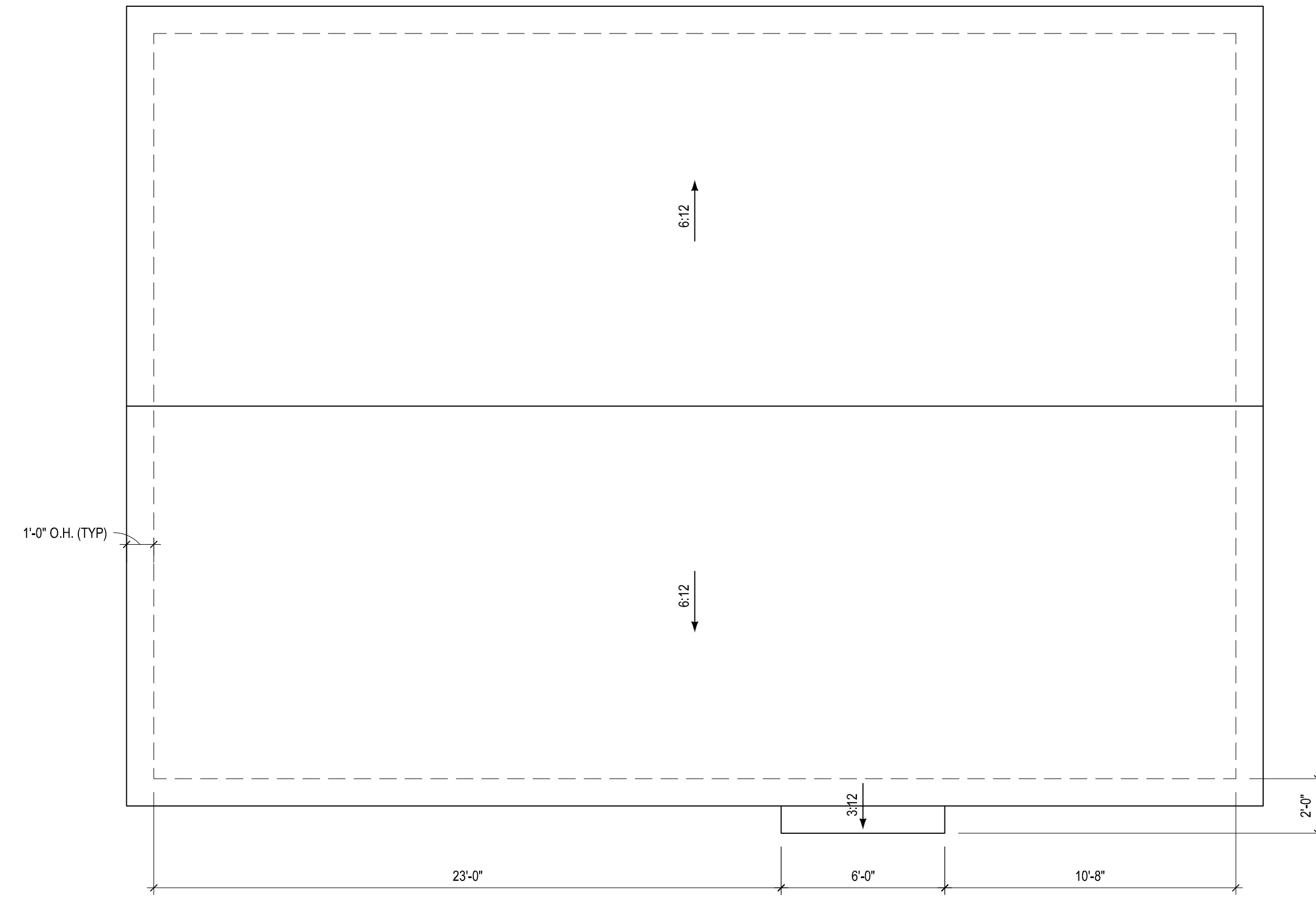




FIRST FLOOR PLAN

1/4" = 1'-0" CEILING HGT. = 9'-0"

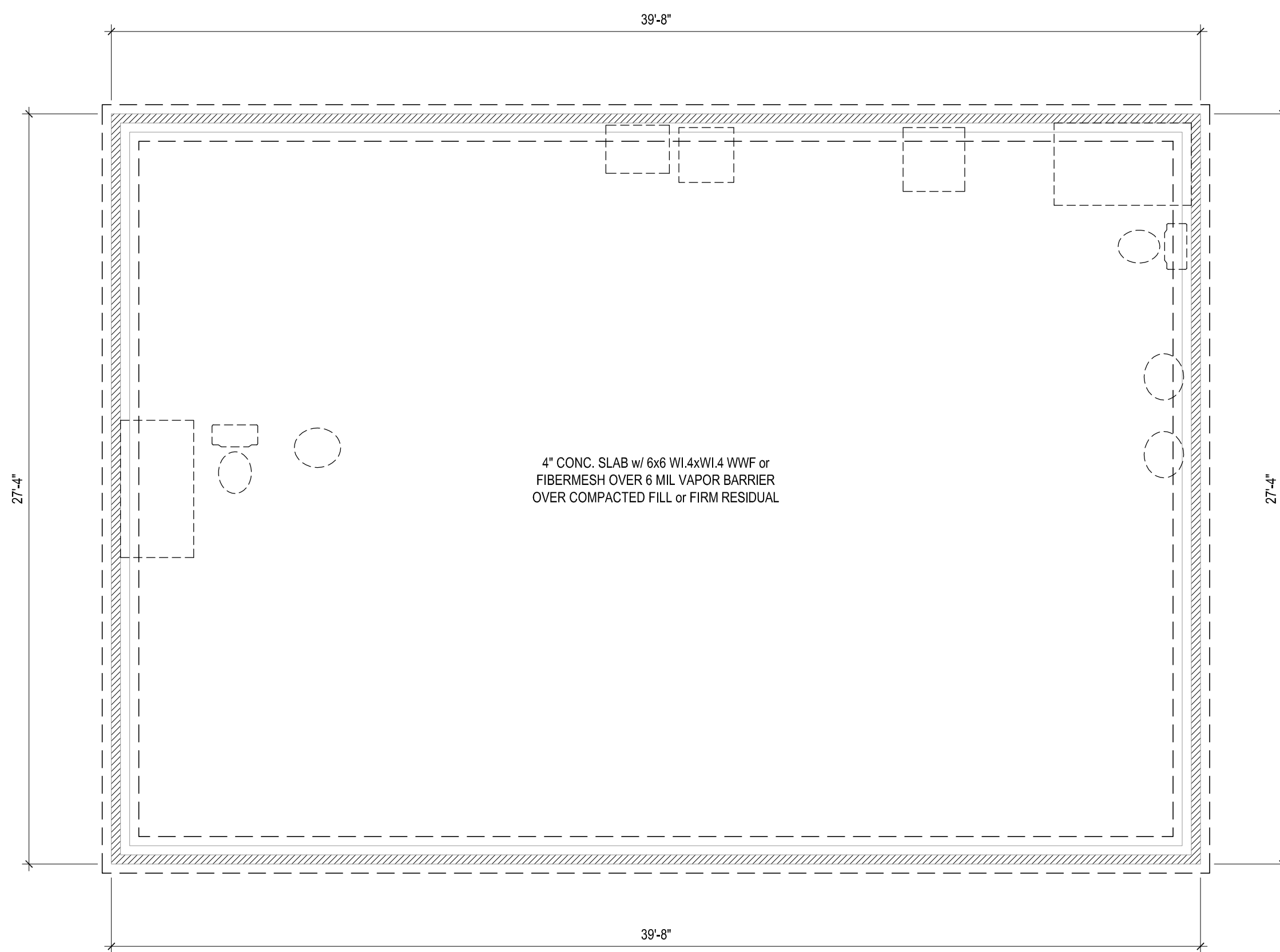
*ALL LUMBER TO BE #2 SYP, UNO
ALL WALLS TO BE 4" THICK



ROOF PLAN

1/4" = 1'-0"

*ALL LUMBER TO BE #2 SYP, UNO
BUILDER MAY USE ROOF TRUSSES, TRUSS DESIGN LAYOUT, AND
ENGINEERING TO BE PROVIDED BY TRUSS MANUFACTURER

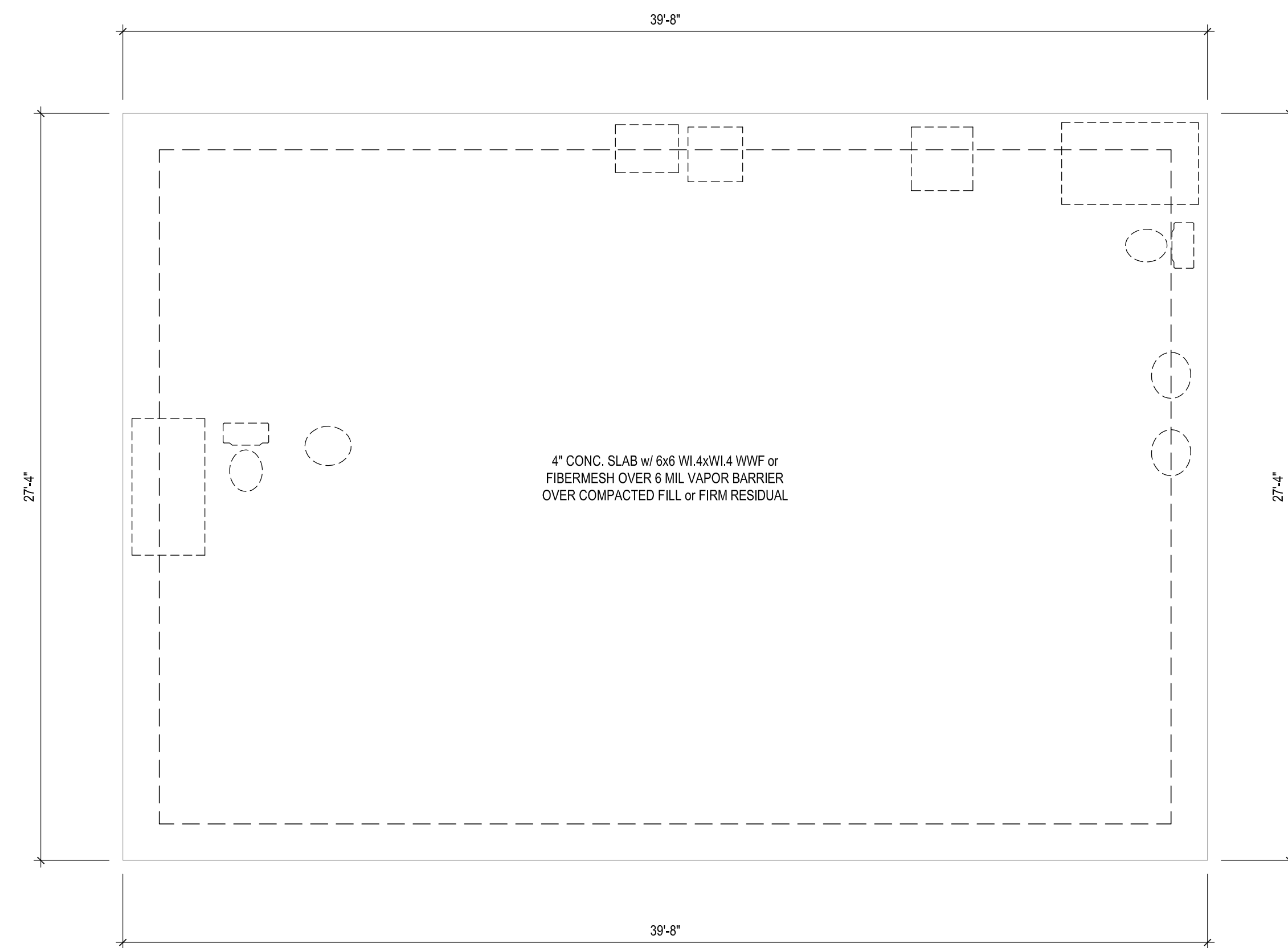


FOUNDATION PLAN

1/4" = 1'-0"

STEMWALL OPT.

*ALL LUMBER TO BE #2 SYP, UNO

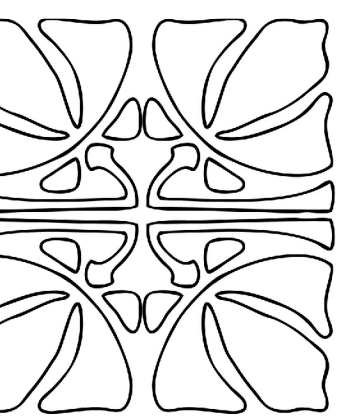


FOUNDATION PLAN

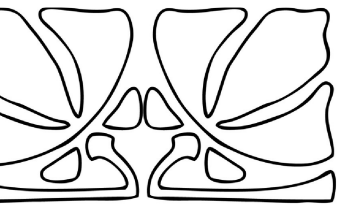
1/4" = 1'-0"

MONOSLAB OPT.

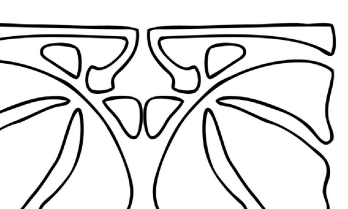
*ALL LUMBER TO BE #2 SYP, UNO



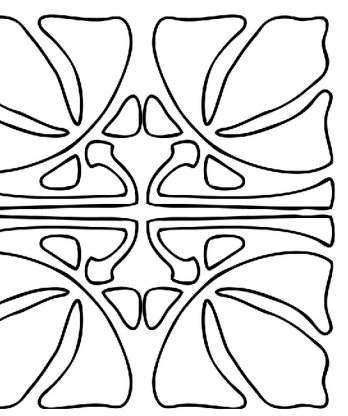
THE EFFICIENT RANCH



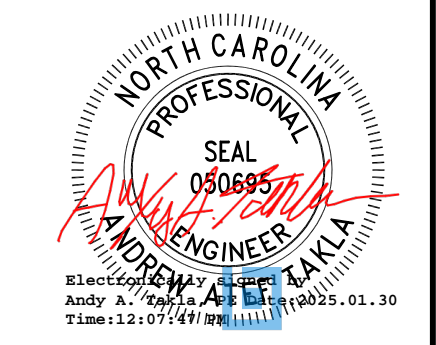
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PE SEAL APPLIES TO STRUCTURAL NOTES ONLY



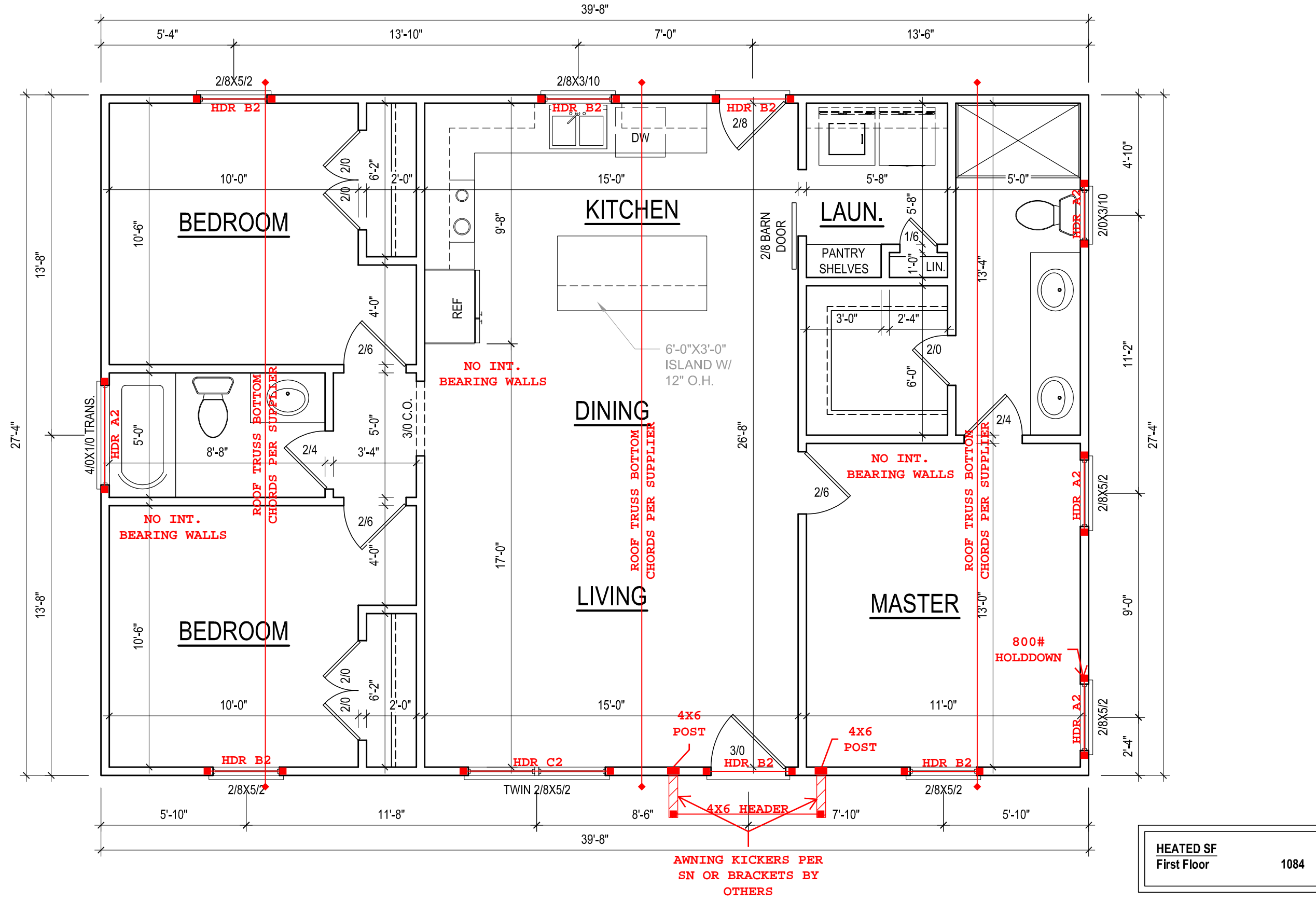
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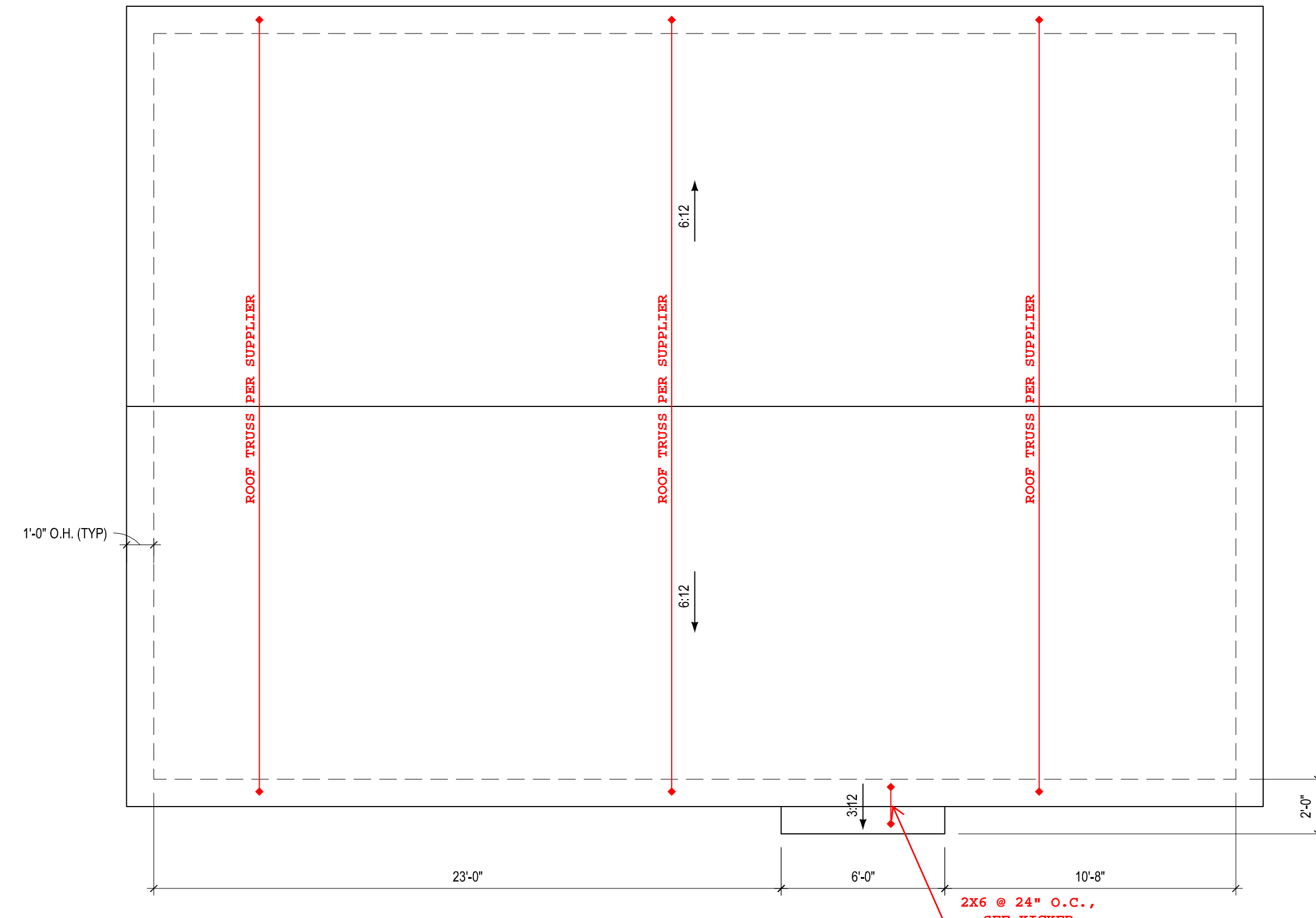
New Construction
 679 Jasmine Rd
 Fuquay Varina, NC
 Family Building Company

Job Number:
 2-0716-25

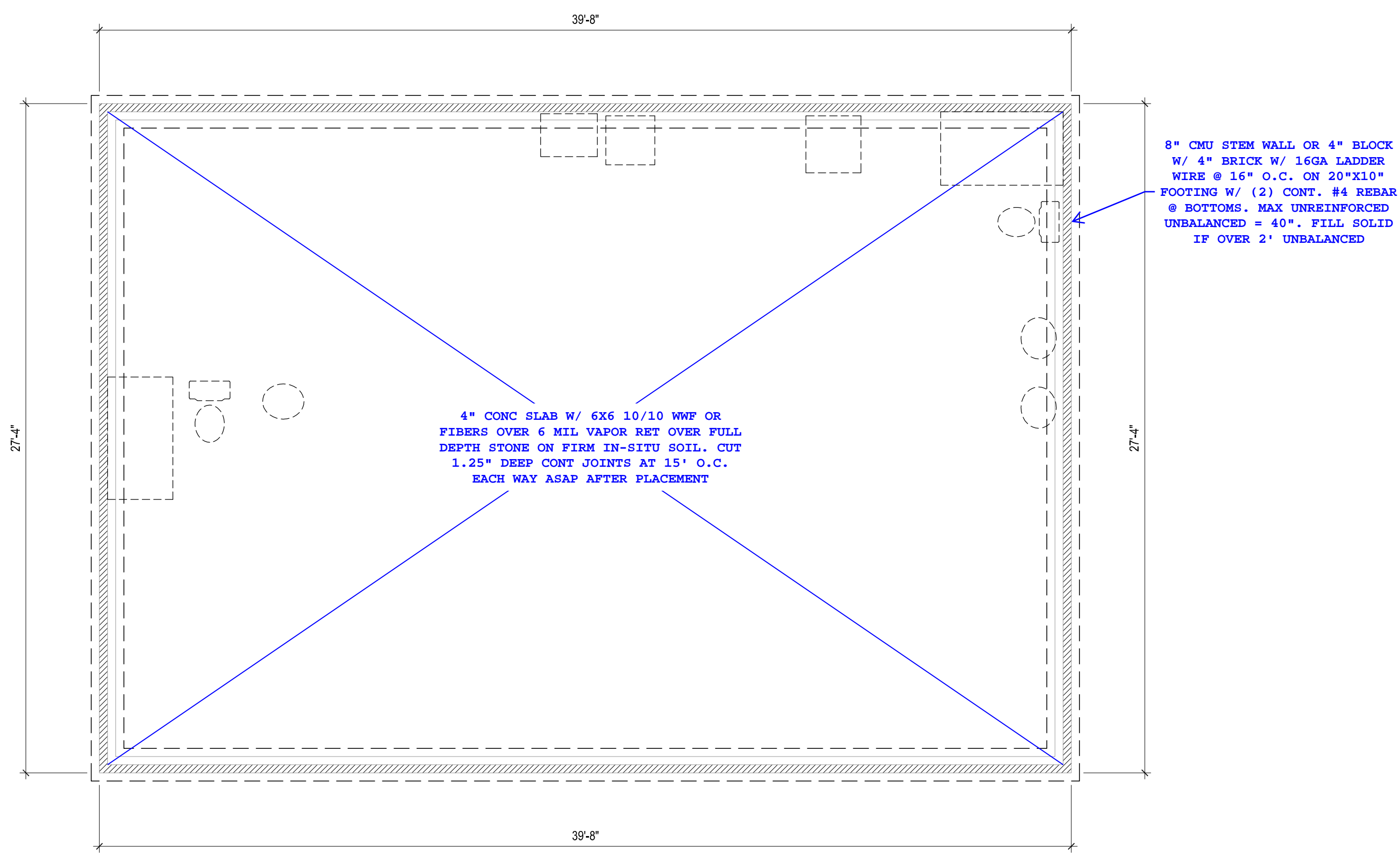
S1



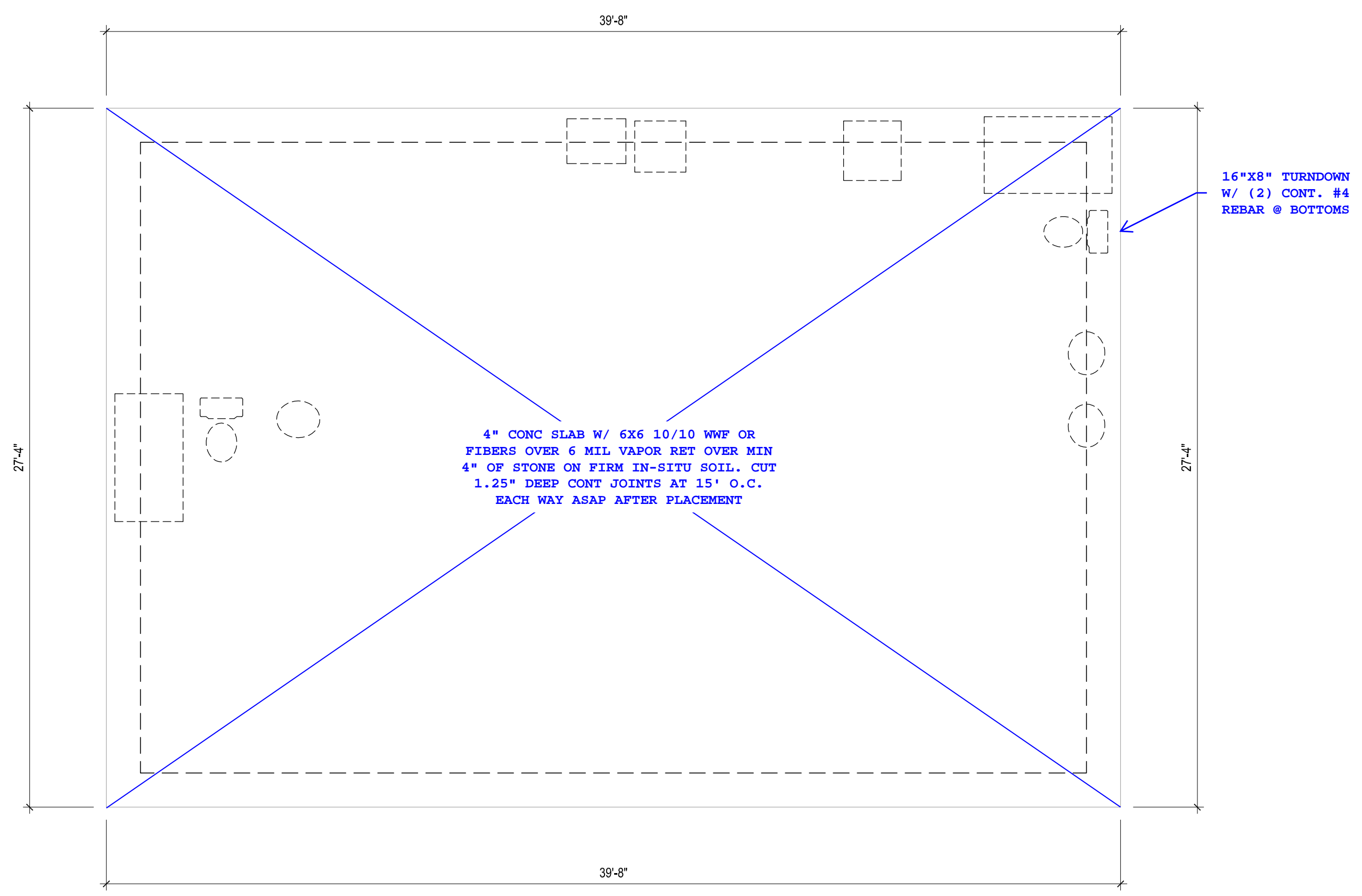
1ST STORY WALL AND CEILING FRAMING PLAN
 SCALE 1/4" : 1'
 *ALL LUMBER TO BE #2 SYP, UNO
 ALL WALLS TO BE 4" THICK



ROOF FRAMING PLAN
 SCALE 1/4" : 1'
 *ALL LUMBER TO BE #2 SYP, UNO
 BUILDER MAY USE ROOF TRUSSES, TRUSS DESIGN LAYOUT, AND ENGINEERING TO BE PROVIDED BY TRUSS MANUFACTURER



STEMWALL FOUNDATION AND SLAB PLAN
 SCALE 1/4" : 1'
 *ALL LUMBER TO BE #2 SYP, UNO



TURNDOWN MONOSLAB PLAN
 SCALE 1/4" : 1'
 *ALL LUMBER TO BE #2 SYP, UNO

CODE REFERENCE: NCR 2018;
 ALL WORK TO CONFORM. SEE STRUCTURAL NOTES PAGE FOR ADDITIONAL INFORMATION

- General Plan Reading Notes:**
- Engineer's notes are in red, blue or green font for clarity and are in Courier type font. Please print plans in color.
 - With regards to structural information, these notes shall take precedence over any other structural information.
 - Red check marks(), if present, indicate structural information which has been reviewed and approved by engineer.
 - Noted dimensions shall take precedence.
- General Construction Notes:**
- All temporary shoring, means and methods are the responsibility of the contractor.
 - All dimensions to be verified by the contractor in the field.
 - Engineer assumes no responsibility for safety of project delivery.
 - Any questions pertaining to structural components should be immediately brought to the attention of engineer.
 - Limitations: Services provided are in accordance with the standard of practice for structural engineering and within the limits imposed by scope, schedule and budget.
 - Sequencing, shoring, means and methods of construction are considered beyond the scope of this design.

| Design Loads | | | |
|-----------------------------------|----------|------|------------|
| Meet/exceeds minimum per NCR 2018 | | | |
| | Live | Dead | Deflection |
| All Indoor Floors | 40 | 10 | L/360 |
| Attic Platforms | 25 | 10 | L/360 |
| Construction Live | 20 | | L/360 |
| Decks/Porches | 50 | 10 | L/240 |
| Roof | 20 | 10 | L/240 |
| Windload | 115(MPH) | | L/240 |

- Foundation Notes:**
- Assumed soil load bearing capacity = 2000 PSF
 - Minimum 28 day f'c of concrete = 3000 PSI
 - Foundations to be built in accordance with NCR 2018, CH 4
 - "Tie-Ins" shall be (2) 16" long #4 epoxy bonded dowels half embedded mid-depth into existing footings. If no footing exists, omit Tie-in
 - Install anchor bolts per R403.1.6.
 - All slabs shall be minimum 4" thick, 3000 psi concrete slab on 4" of #57 sub-base. If slab is used in an interior or garage application, install 6 mil vapor retarder and 10/10 6x6 welded wire fabric.
 - All slabs shall be on compacted fill or full depth self consolidated structural fill (stone) (at porches, garages and stem wall slabs).
 - Max unreinforced, unbalanced condition of any CMU wall shall be 36" UNO. CMU walls with unbalanced conditions of 2' or more shall be filled solid with concrete.
 - Top course of all foundation walls and piers shall have solid caps. Any slab stem walls shall be filled solid.
 - All piers shall be in the middle 1/3rd of the footing. Min 2" footing projection at each side. Max projection shall be the depth of the footing.

Abbreviations:

| | |
|---------|---------------------------|
| CONC | Concrete |
| CONT. | Continuous |
| C.J | Ceiling Joists |
| CMU | Conc Masonry Unit |
| CS-WSP | Sheathing per R602.10.3 |
| DIA | Diameter |
| DBL | Double |
| DJ / DR | Double Joist / Rafter |
| EQ | Equal |
| EE | Each End |
| FJ | Floor Joist |
| FND | Foundation |
| FT | Floor Truss |
| FTG | Footing |
| GB | Gypsum Board (shear wall) |
| GRT | Girder Roof Truss |
| HGR | Hanger |
| HD | Holddowns |
| LBW | Load Bearing Wall |
| MANUF | Manufacturer |
| NTS | Not To Scale |
| O.C. | On Center |
| O.F. | Over-framed (roof) |
| PF | Portal Frame |
| PL | Point Load |
| P.T. | Pressure Treated |
| R.T. | Roof Truss |
| SC | Stud Column |
| SIM | Similar |
| STGR | Staggered |
| SUP | Supplier |
| TYP | Typical |
| UON | Unless Otherwise Noted |

- Footing Schedule:**
- A = 16"x16"x8"
 - B = 20"x20"x8"
 - C = 24"x24"x10"
 - D = 30"x30"x12"
 - E = 36"x36"x12"
 - F = 40"x40"x12" w/ (3) #4 EW
 - G = 48"x48"x12" w/ (4) #4 EW
- *All rebar in footings to have 3" cover from sides, bottoms and other parallel rebar.

- Header Schedule:**
- A = 2x6 w/ (1) Jack @ EE UON
 - B = 2x8 w/ (2) Jack @ EE UON
 - C = 2x10 w/ (2) Jack @ EE UON
 - D = 2x12 w/ (3) Jack @ EE UON
 - E = 9 1/4" LVL (3) Js @ EE UON
 - F = 11 7/8" LVL (3) Js @ EE UON

Jack studs should be same thickness of studs in wall.

Number following letter refers to number of plys of header. (IE C2 = (2)2X10 with (2) jack studs at each end).

Header E1 (single ply 9 1/4" LVL) may replace Headers A2,B2, and C2.

- King Stud Schedule (R602.7.5):**
- 0'-3' wide = 1 @ EE UON
 - 3'-6' wide = 2 @ EE UON
 - 6'-9' wide = 3 @ EE UON
 - 9'-12' wide = 4 @ EE UON
 - 12'-15' wide = 5 @ EE UON
- *Stud size shall match width of wall.

- Roof Framing Notes:**
- All roof framing shall comply with NCR 2018 CH 8.
 - All dimensional lumber to be SYP No.2 or better.
 - Sheath with 7/16" OSB w/ 8d nails at 6" o.c. edge and 12" o.c. field.
 - All rafter ties to be installed no higher than 1/3rd height eave to ridge up from eave nailed with (5) 10d nails at each end, UON.
 - Roof trusses per others; installation per supplier guidelines.
 - When structural ridge is used, collar ties may be omitted with 24" long ridge strapping (CS22) is applied at 32" O.C
 - Where dormers are applicable, build dormer walls atop double/triple rafters.
 - Areas noted as "Post Down" shall be supported by minimum (2)2x4 to the next load bearing component downward. studs may be skewed as required not to exceed 15 degrees.

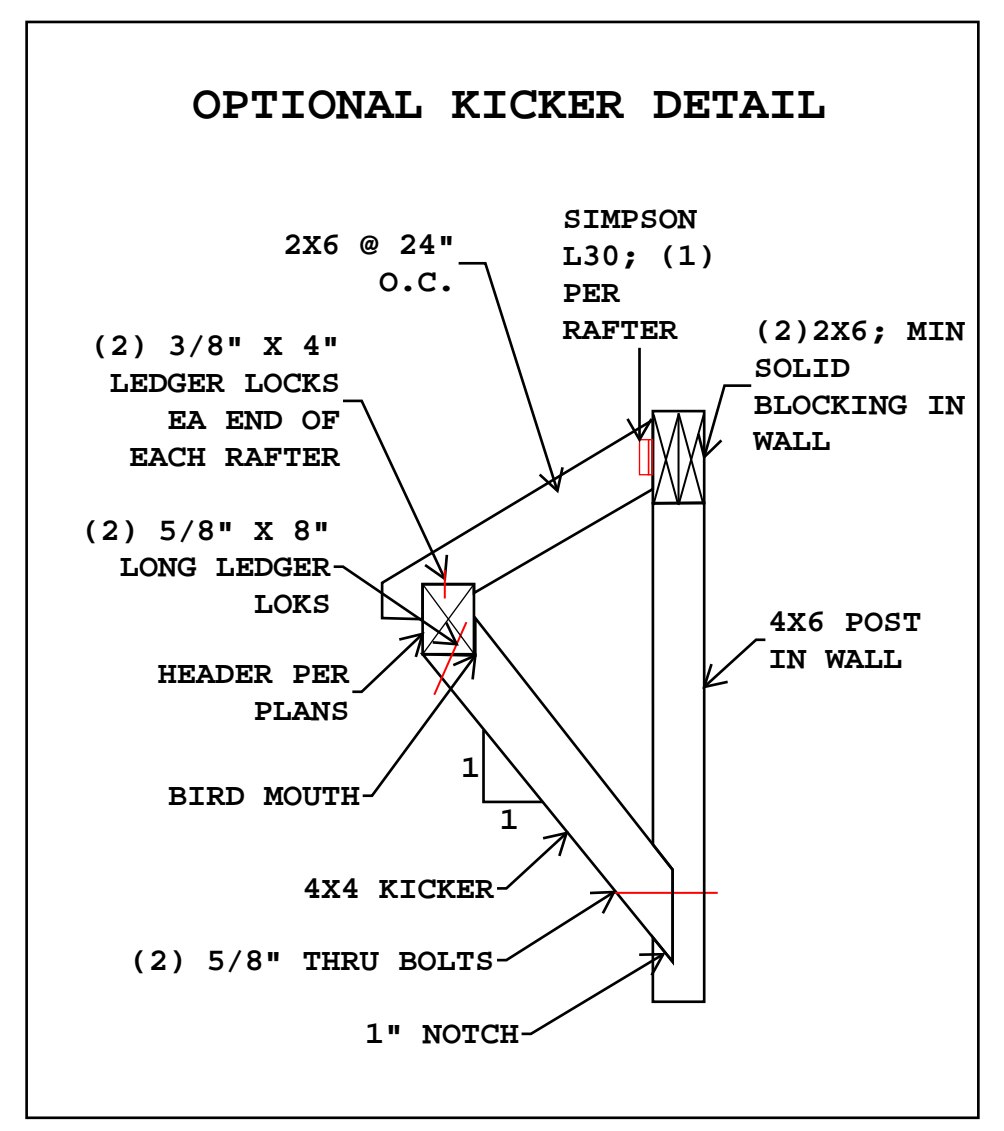
Lintel Schedule for Brick/Natural Stone Veneer

| Lenth (ft) | Size |
|------------|----------------------|
| Up to 4 | L 3.5 x 3.5 x 1/2 |
| 4-8 | L 5 x 3.5 x 5/16 LLV |
| Over 8 | L 6 x 4x 5/16 LLV |

- Notes:**
- Provide at least 3" bearing on brick at each end.
 - Headers 8' or longer, attach to header w/ 1/2" dia thru bolts or 3" long lag bolts @ 12" o.c. staggered (for 4'-8" of brick height) or 16" o.c. (for 4' or less)
 - For all brick support @ roof lines, fasten (2)2x10 blocking between studs w/ (4) 12d nails per ply. Fasten A 6"x4"x5/16" angle to (2)2x10 blocking w/ (2) 1/2" lag screws @ 12" o.c. staggered. See Section R703.8.2.1 (NCR 2018) for additional reference.

- Lateral Bracing:**
- Unless otherwise noted, lateral bracing is found sufficient and compliant with minimum requirements set forth in NCR 2018 R602.10 provided all exterior walls are sheathed at the exterior per CS-WSP, R602.10.3 which includes 2x4 (min) studs at 16" o.c. sheathed with 7/16" OSB w/ (1)8d nail at 6" o.c. edge and (1)8d nail at 12" o.c. field. Any additional requirements will be specifically dictated on the plans by indicating required length of CS-WSP at each designated braced wall lines.
 - All noted Portal Frame (P-F) shall be compliant with R602.10.1. Code reference can be found on this page.
 - All locations noted with "800H HD" shall be 800 lbs min capacity. Many specific holddowns are available, builder may select a model that fits the geometry of the application. Builder also install CS16 straps fully populated with 10d nails extending no less than 12" above and below the interface intended to hold down; Most commonly this be at the bottom of studs; strap should be centered on the bottom plate and extend to the band below; Builder may install straps on either exterior or interior face of wall.
 - Walls noted as GB shall be framed in accordance with R602.10.2

- Framing Notes:**
- Floor joists, ceiling joists and rafters sized for SYP #2 or better except exterior wood deck joists. Wall framing maybe SPF #2 or SYP #2.
 - Strap all stud columns of 4 or more with (3) horz. CS22 straps.
 - = Point loads from above to be transferred, match stud column count above to story(s) below, down to foundation.
 - LVL Beams shall be 1.75" wide per ply;(FB)= 2600 psi.
 - All floor framing per NCR 2018 CH 5.
 - All wall framing per NCR 2018 CH6.
 - If applicable I-joists and floor truss framing per supplier's specifications and layout.
 - If applicable, all structural steel shall be ASTM A-36; Fy= 36 KSI. All weld material shall be 70 KSI material.
 - All welds to be installed by a certified AWS welder.
 - All side loaded steel beams should be packed out with dbl 2x material and bolted thru to web with 3/4" dia thru bolts at 24" o.c. staggered. Detail shown below.
 - Install double joist under all walls parallel with joists.
 - Typically, interior load bearing walls (LBW) are shown hatched in red. Nearby girders and beams should be assumed to be directly supporting these LBWs. All exterior walls are assumed to be load bearing.
 - Beams of 3 ply or more with any side loaded members shall be fastened with 3/4" dia bolts at 16" o.c. staggered w/ 2" min edge distance from top/bottom edge UON. 2 ply LVLs shall be fastened with 10d nails at 16" o.c driven from both faces; rows shall be spaced at 4 inches on center along depth of beam.
 - All beam bearings shall be no less than 3". All other bearing to be 2" min.
 - All hangers shall be standard, appropriately sized face mounted UON. High capacity hangers will be load rated on plans; Consult Simpson catalog or local supplier. Install hardware per manufacturer guidelines.



- PORCH AND DECK SPECIFIC**
- Foundation Notes:**
- Assumed soil load bearing capacity = 2000 PSF
 - Minimum 28 day f'c of concrete = 3000 PSI
 - Foundations to be built in accordance with NCR 2018, CH 4
- Wood Deck Notes**
- All lumber to be pressure treated SYP No.2 or better.
 - Band attachments to be installed per NCR 2018, Appendix M (AM 104.1(1)) OR 3/4" x 3 3/4" LedgerLoks @ spacing noted on plans.
 - Install lateral bracing or embed posts per AM109.1
 - Install handrails per AM111.1
 - Max Post Heights per AM 108.1
 - Stair Stringers per AM 110.1
 - Footings that do not directly support roof posts may be solid-precast concrete or CMU provided size complies with plans and is embedded at least 12" into suitable soil. Posts supporting roof structures shall be cast in place.
- Screened-In/Covered Porch Notes:**
- Posts to be attached to footings, slab or CMU piers using ABU44 or ABU66 post base (or applicable size) OR (2) Simpson GAL clips OR Simpson MAB15.
 - Attach all rafters to headers w/ H2.5a clips.
 - Uplift for posts to headers, posts to bands and bands to lower posts may be either (2) Simpson LCE4, (2)Simpson GAL clips or (2) 3/4" diameter, 5" long LedgerLoks driven at a 45° degree angle, 1 to each side of posts or notched 50% width w/ (2) 3/4" diameter thru or lag bolts.
- Roof Framing Notes:**
- All roof framing shall be in accordance with NCR 2018 CH 8.
 - All lumber to be SPF OR SYP No.2 or better.
 - Sheath with 7/16" OSB w/ 8d nails at 6" o.c. edge and 12" o.c. field.
 - Collar ties may be omitted with either 24" long CS22 ridge strapping or (2) L30 clips at 32" o.c.
 - Where no structural ridge is provided, install 2x6 rafter ties spaced at 32" o.c. at bottom 1/3rd of rafters, attach w/ (4) 10 @ EE.

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Consulting Design Efficiency

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