

VICINITY MAP
NO SCALE

GENERAL NOTES:

- SUBJECT PROPERTY: LOT 26 CURRITUCK INDUSTRIAL PARK, POPLAR BRANCH TOWNSHIP, CURRITUCK COUNTY, NC
- STREET ADDRESS: 147 GREYSON LOOP, CURRITUCK COUNTY, NC 27966
- PARCEL ID NUMBER: 123E0000260000
- GLOBAL PIN: 9838-47-1956
- RECORDED REFERENCE: D.B. 1496, Pg. 899, P.C. I, SL. 279
- LOT AREA: 41,637 SQ. FT. (Survey)
- FEMA DATA: COMMUNITY - CURRITUCK COUNTY, FIRM ZONE - AS SHOWN, FLOOD ZONES SUBJECT TO CHANGE BY FEMA
- SUBJECT PROPERTY ZONING: LI (LIGHT INDUSTRIAL)
- BUILDING SETBACKS: FRONT - 20', SIDE - 15', REAR - 25'
- PROPOSED DEVELOPMENT: STORAGE WAREHOUSE, 40' X 60' METAL BUILDING WITH INFRASTRUCTURE AND ASSOCIATED PARKING
- PARKING REQUIREMENTS: 3 EMPLOYEES / 3 SPACES, 1 SPACE / 2,500 SF / 1 SPACES, 4 SPACES REQUIRED / 4 SPACES PROVIDED
- IMPERVIOUS COVERAGE: BUILDING 2,400 SQ. FT., VEHICULAR CIRCULATION AREA 6,362 SQ. FT., CONCRETE DUMPSTER AND WALK 400 SQ. FT., TOTAL IMPERVIOUS COVERAGE 9,162 SQ. FT., LOT AREA : 9,162/41,637 = 22.00%
- SURVEY PREPARED BY SADDLER SURVEYING

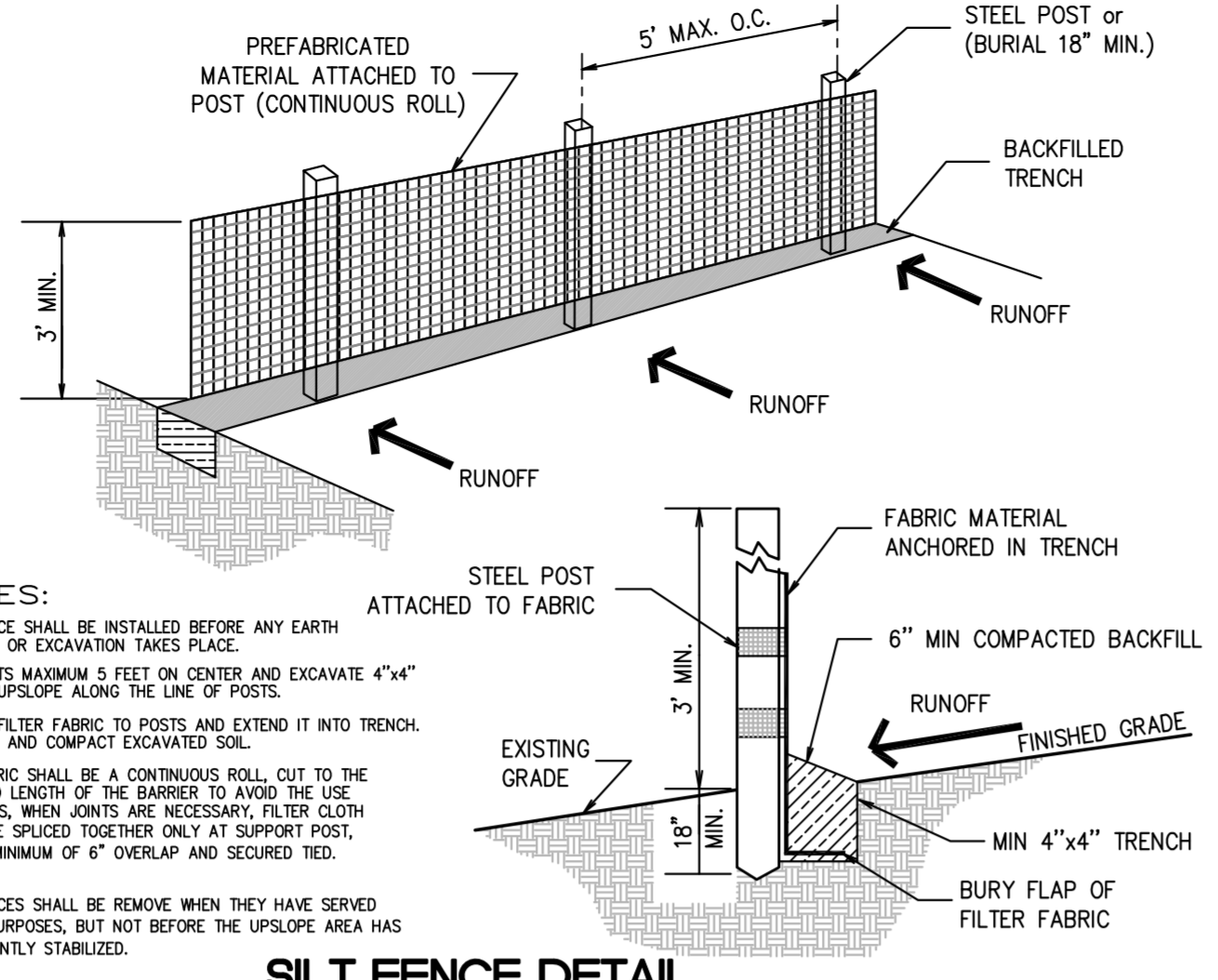
INCIDENTAL DRAINAGE

- TEMPORARY DRAINAGE DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER/DEVELOPER/CONTRACTOR TO RELIEVE AREAS THAT MAY CAUSE DAMAGE TO ROADWAYS AND/OR ADJACENT PROPERTIES AS DIRECTED BY PLANNING/CIVIL INSPECTIONS.
- THE PLANNING/CIVIL INSPECTOR WILL PERFORM AN ON-SITE INSPECTION OF STORM SEWER PIPE INSTALLATION PRIOR TO ANY BACKFILLING OF THE INSTALLED PIPE.
- IF PRECAST DRAINAGE STRUCTURES ARE USED, SHOP DRAWINGS WILL BE SUBMITTED TO THE DESIGN ENGINEER BY THE OWNER/DEVELOPER/CONTRACTORS DESIGN CONSULTANT, ALONG WITH THE PROPER CERTIFICATIONS, UNLESS PREVIOUSLY APPROVED BY THE TOWN OF KILL DEVIL HILL PLANNER.
- ALL STORM SEWER PIPE JOINTS WILL BE INSTALLED, SILT FREE, OR WILL BE COMPLETELY WRAPPED WITH TWO FEET (2') WIDE APPROVED FILTER FABRIC, SECURED IN PLACE PRIOR TO BACKFILLING.

BEFORE YOU DIG!

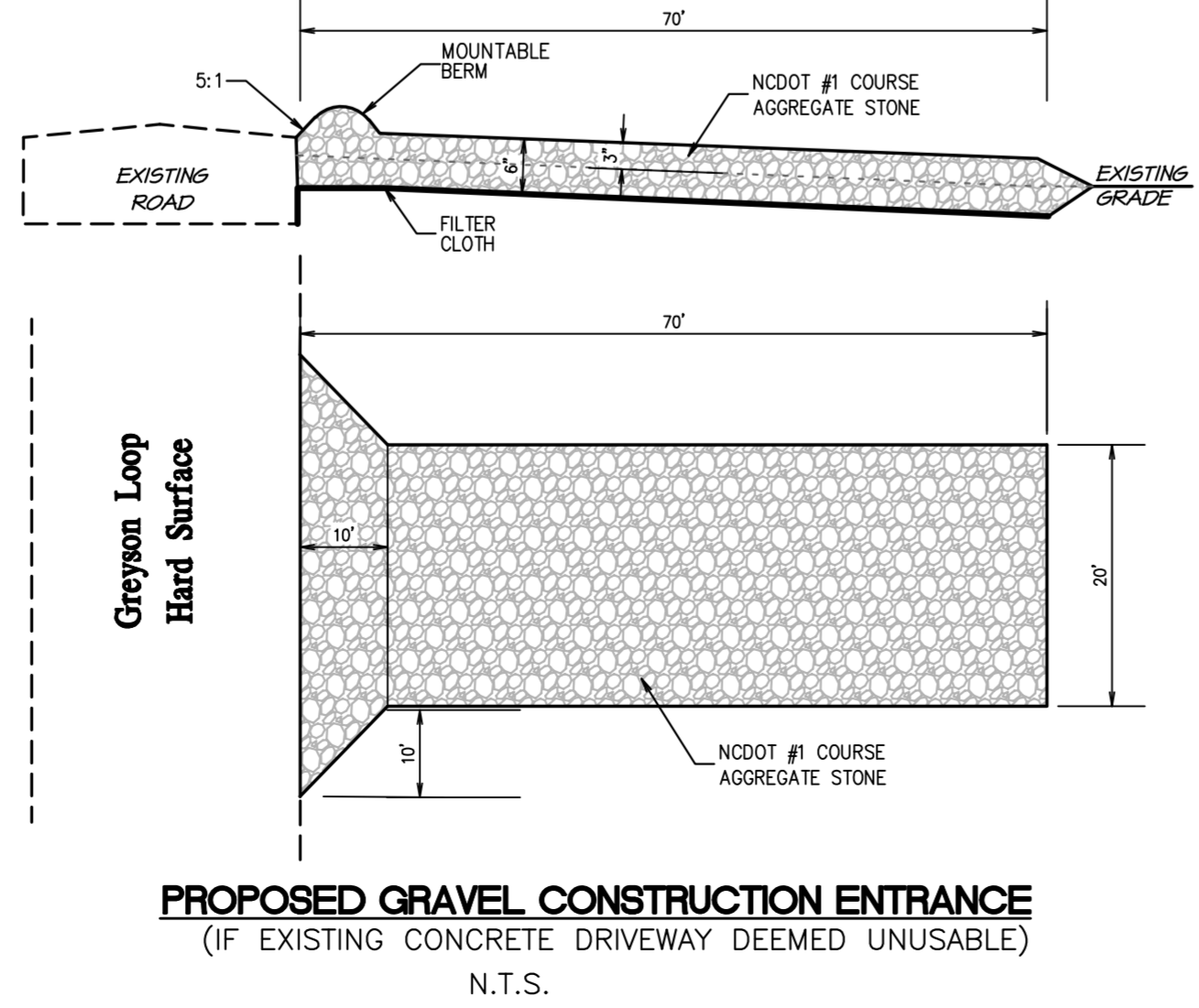
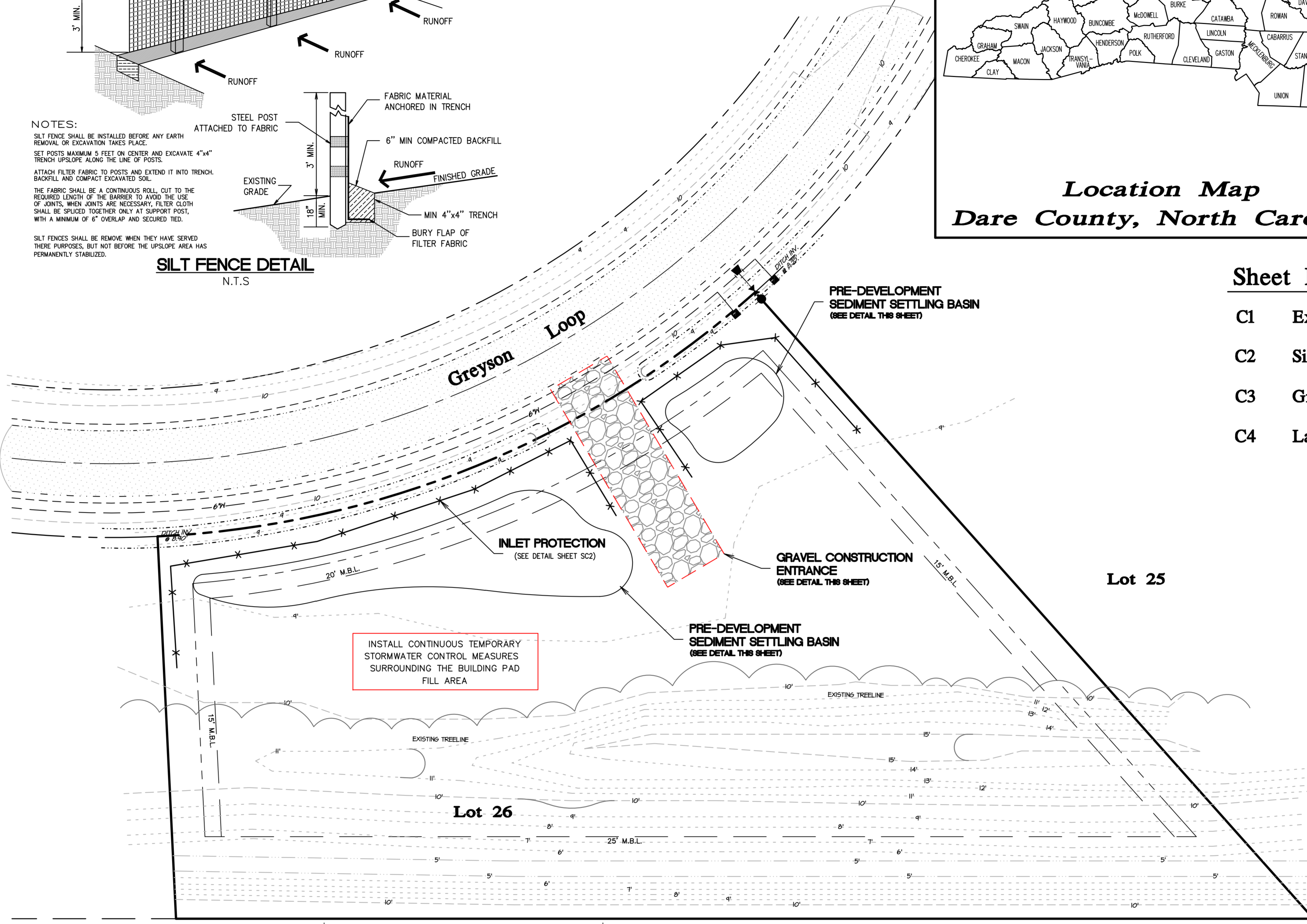


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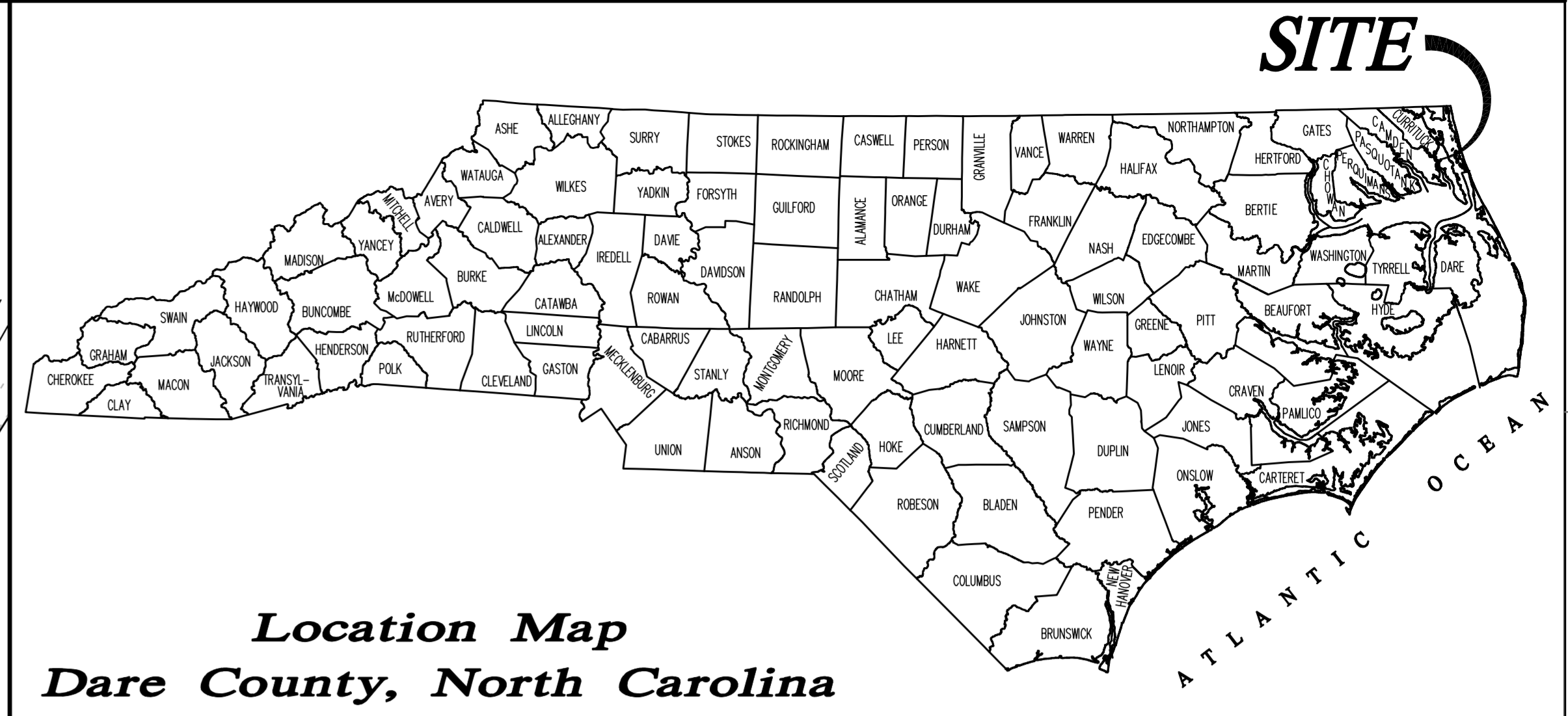
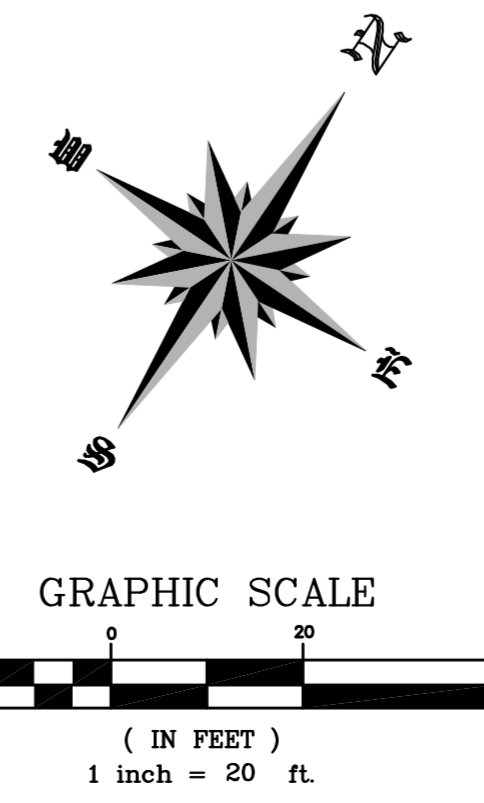
NOTES:
SILT FENCE SHALL BE INSTALLED BEFORE ANY EARTH REMOVAL OR EXCAVATION TAKES PLACE.
SET POSTS MAXIMUM 5 FEET ON CENTER AND EXCAVATE 4"x4" TRENCH UPSLOPE ALONG THE LINE OF POSTS.
ATTACH FILTER FABRIC TO POSTS AND EXTEND IT INTO TRENCH. BACKFILL AND COMPACT EXCAVATED SOIL.
THE FABRIC SHALL BE A CONTINUOUS ROLL, CUT TO THE REQUIRED LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT SUPPORT POST, WITH A MINIMUM OF 6" OVERLAP AND SECURED TIED.
SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSES, BUT NOT BEFORE THE UPSLOPE AREA HAS PERMANENTLY STABILIZED.

SILT FENCE DETAIL
N.T.S.



PROPOSED GRAVEL CONSTRUCTION ENTRANCE
(IF EXISTING CONCRETE DRIVEWAY DEEMED UNUSABLE)
N.T.S.

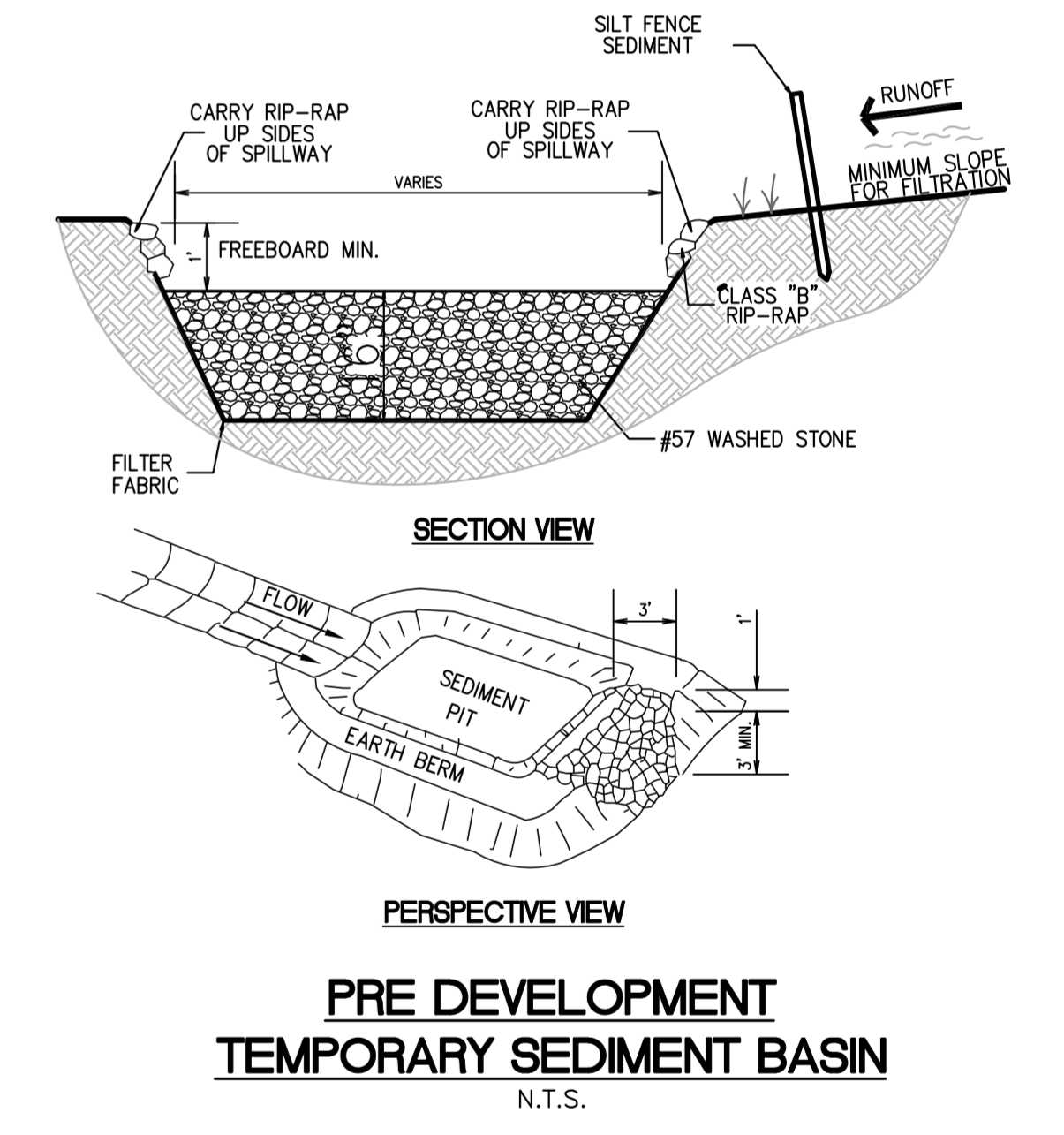
NOW OR FORMERLY
MURDEN SNOW NEUBERN
TM 123 Parcel 33
Pit# 0123-000-0033-0000
Zone "A"



Location Map
Dare County, North Carolina

Sheet Index

- C1 Existing Conditions / Index Sheet
- C2 Site and Utility Plan
- C3 Grading and Drainage Plan
- C4 Landscape and Lighting Plan



PRE DEVELOPMENT TEMPORARY SEDIMENT BASIN
N.T.S.

ENGINEER SEAL

Firm Certification# C-1955
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APPROVALS	DATE
Drawn: D. NEFF	07/05/23
Checked: R. HOUSE	07/05/23
Engineer: R. HOUSE	07/05/23

REVISIONS		
No.	Date	Description

HOUSE ENGINEERING, P.C.
Post Office Box 466 - 6475 N. Croatan Hwy, Suite 201
Kitty Hawk North Carolina 27949
Office# (252) 261-8253 E-Mail: info@houseengineering.net

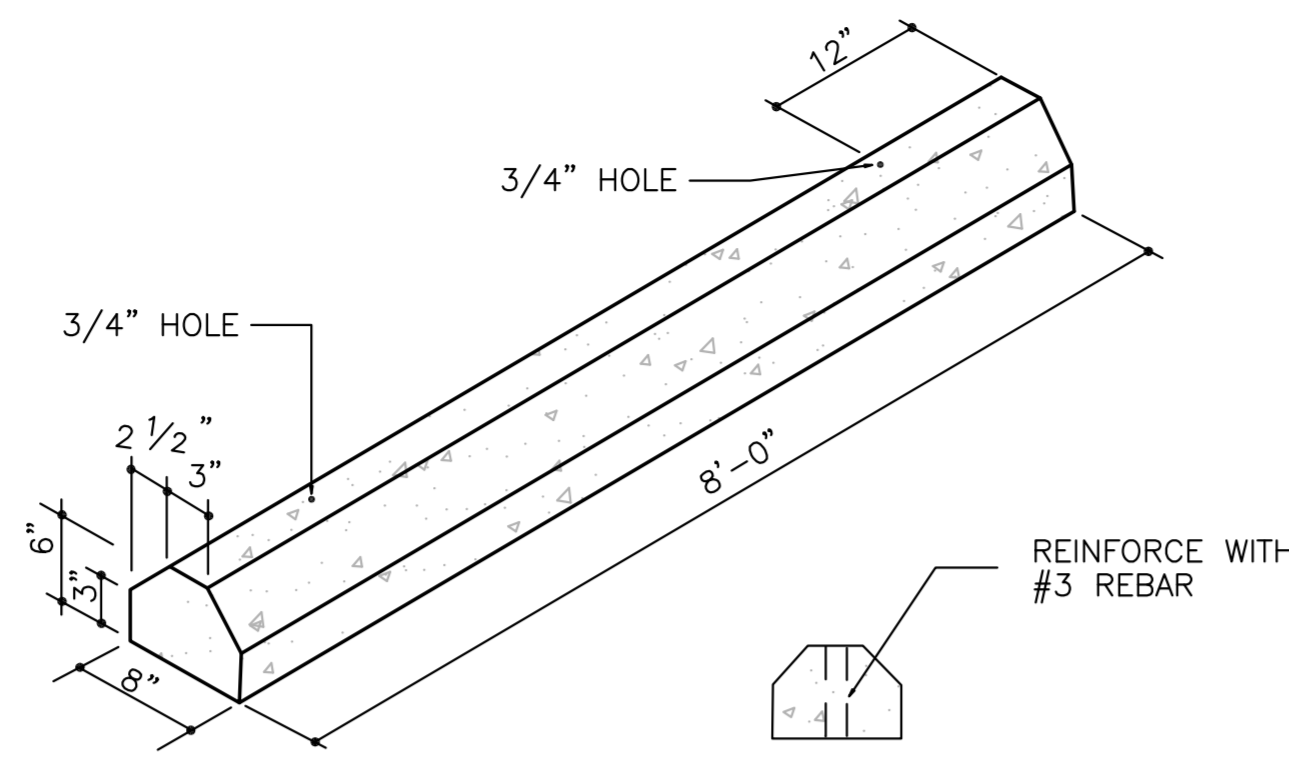
Existing Conditions / Index Sheet
Lee Ann Leah and Brian Berry
Lot 26 Currituck Industrial Park
Location:
147 Greyson Loop
Polplar Branch Township Currituck County North Carolina

SIZE	PROJECT NUMBER	REV	SHEET NO.
D	236926	-	C1 OF 4

CAD FILENAME: 236926 SCALE: 1"=20'

GENERAL NOTES:

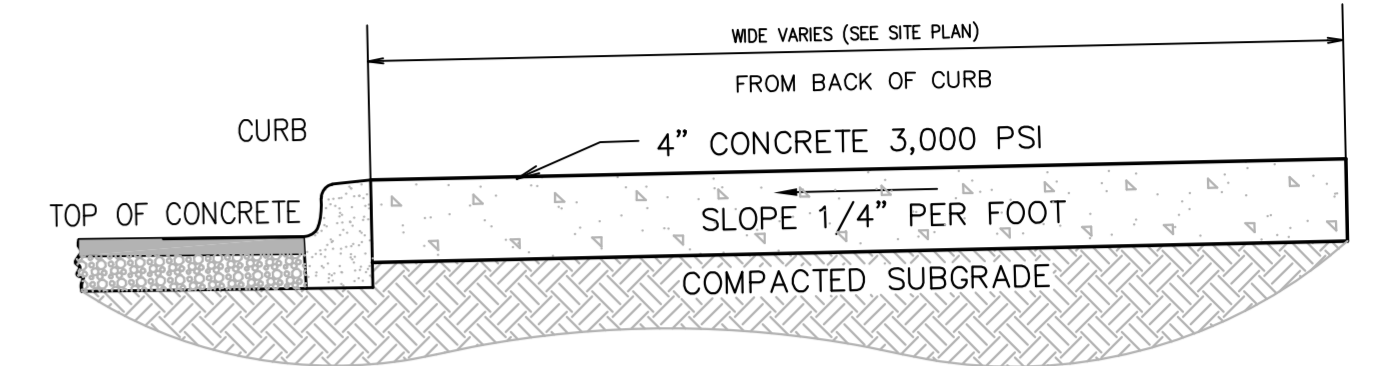
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TOTAL IMPERVIOUS COVERAGE 9,162 SQ. FT.
LOT AREA : 9,162/41,637 = 22.00%
- SURVEY PREPARED BY SADDLER SURVEYING



Concrete: 3500 P.S.I. at 28 days
Weight: 38lbs per linear foot
5/8" x 12" pins to fasten to pavement

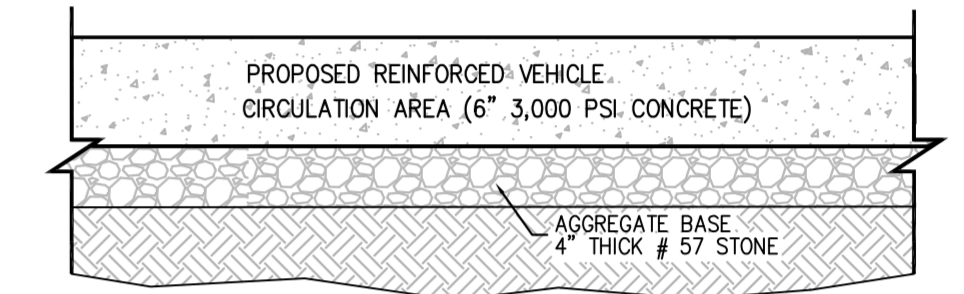
WHEEL STOP BLOCK

N.T.S.



TYPICAL SIDEWALK SECTION

N.T.S.

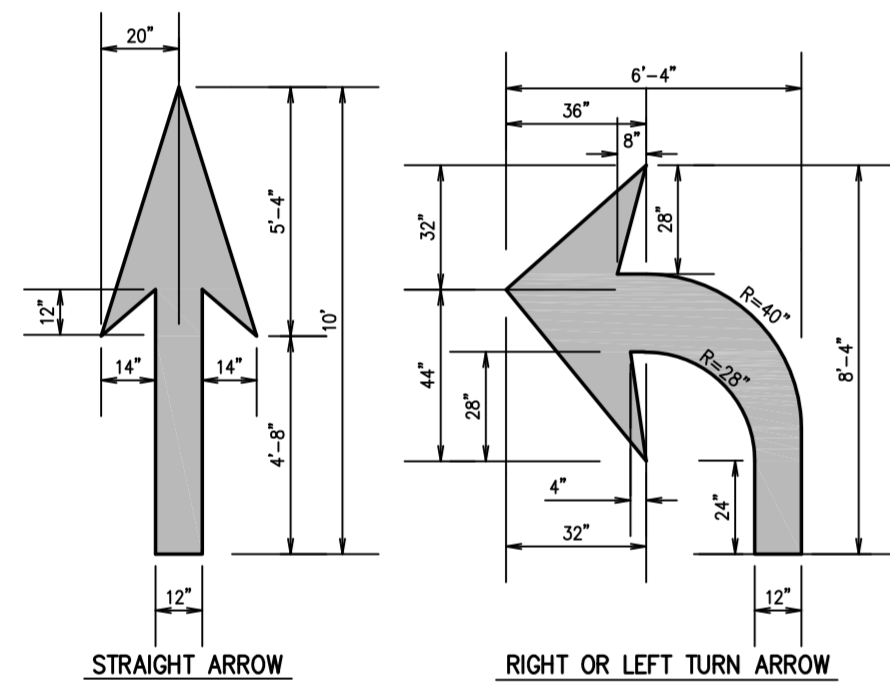


**STONE BASE
CONCRETE VEHICULAR AREA**

N.T.S.

LEGEND:

- PROPOSED VEHICLE CIRCULATION AREA
- PROPOSED DWELLING AREA
- PROPOSED OPEN DECKS
- PROPOSED CONCRETE AREA



PAVEMENT MARKING-ARROW SYMBOLS

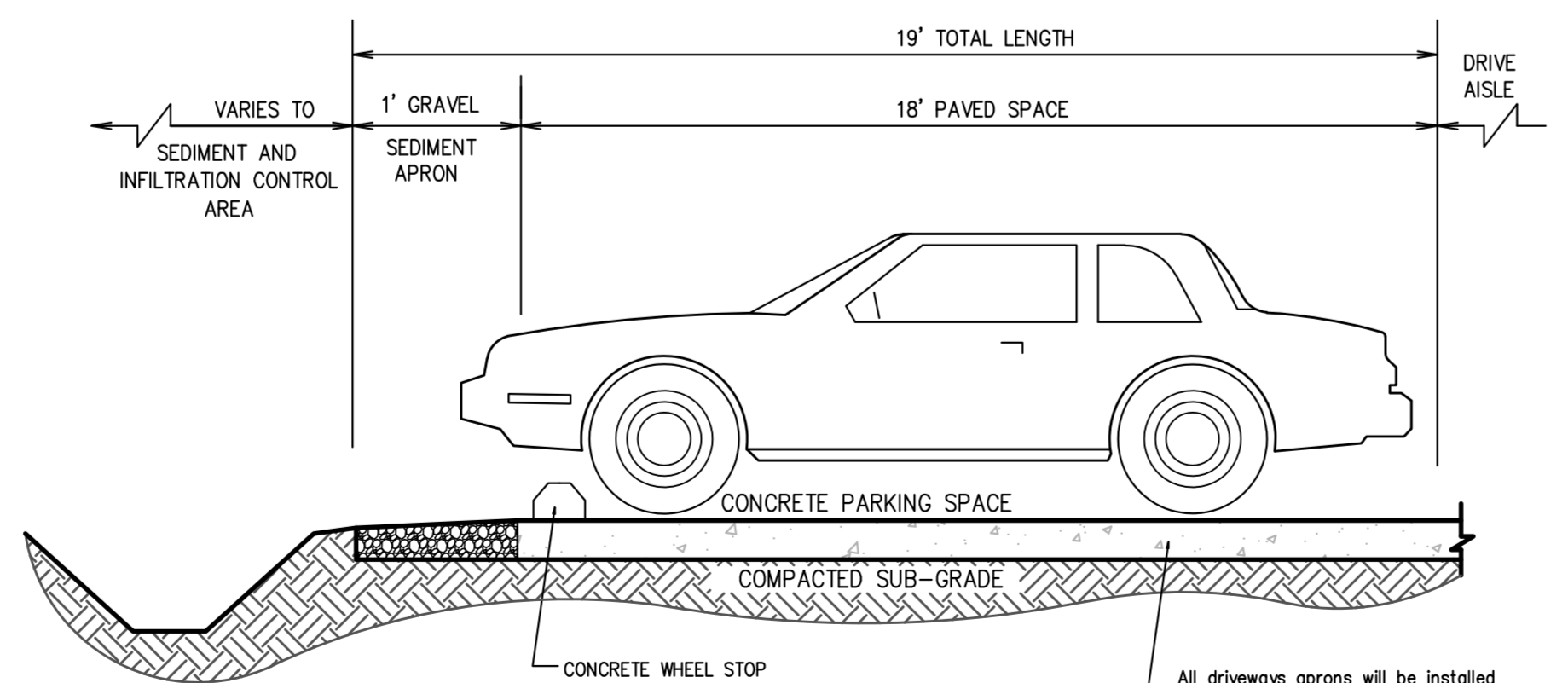
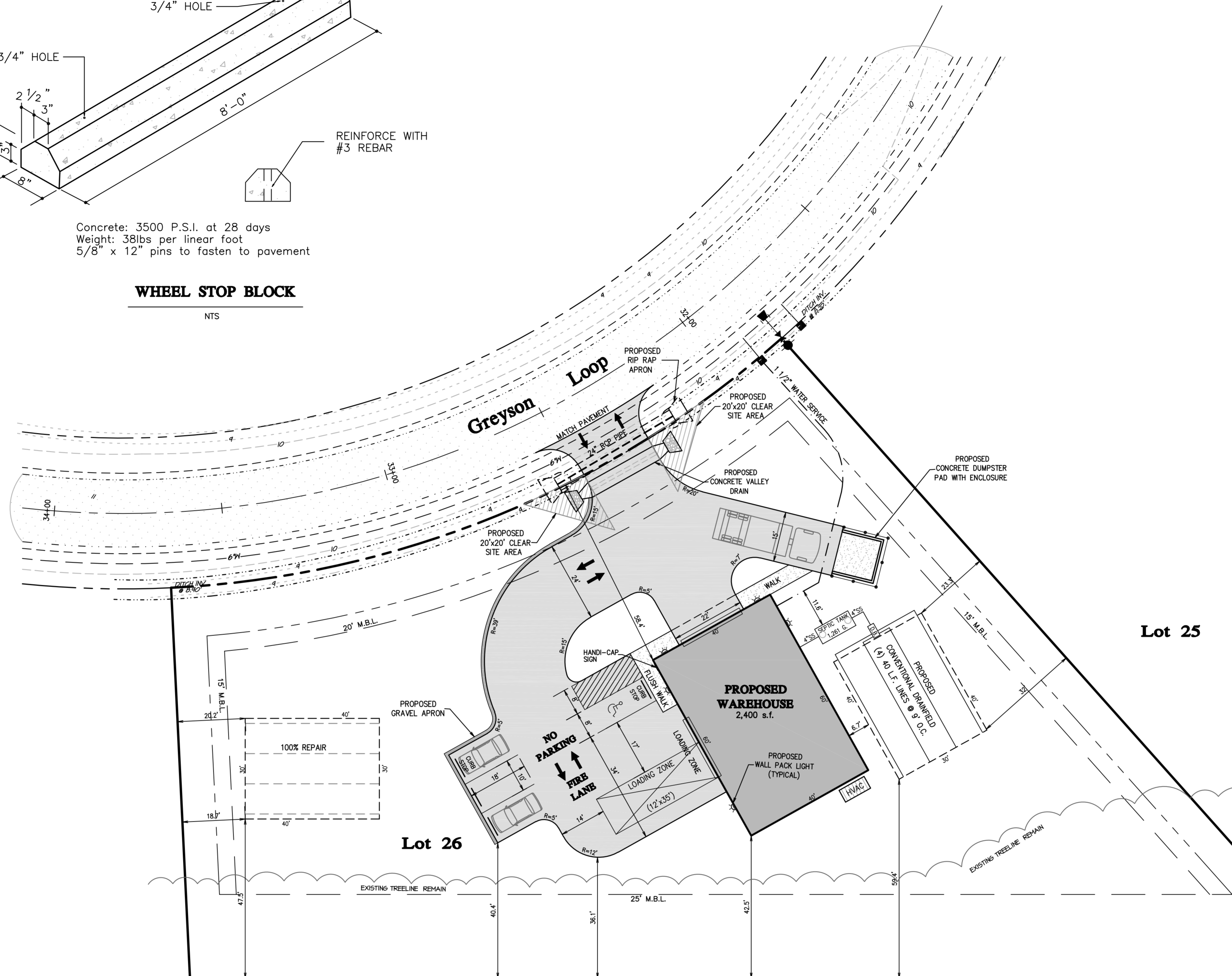
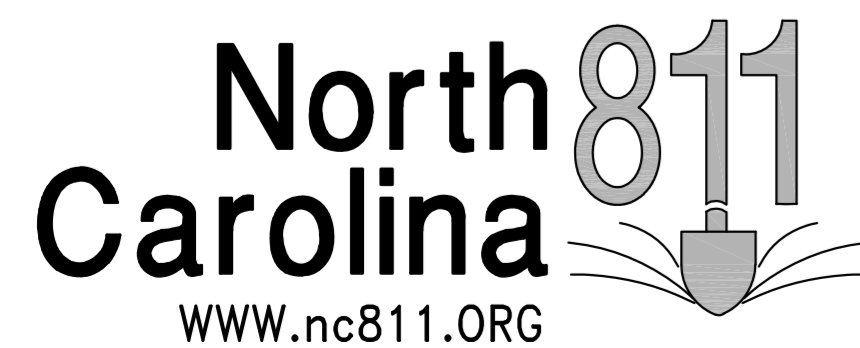
N.T.S.

- PAVEMENT MARKINGS SHALL BE THERMOPLASTIC
- ALL PAVEMENT MARKING SYMBOLS SHALL BE WHITE IN COLOR. PAVEMENT MARKING SYMBOLS SHALL NOT BE LOCATED AS TO ENCRoACH INTO INTERSECTION AREAS.
- ON PORTLAND CEMENT CONCRETE PAVEMENTS, PAVEMENT MARKING SYMBOLS SHALL NOT BE PLACED ACROSS TRANSVERSE EXPANSION JOINTS, UNLESS APPROVED BY THE ENGINEER.
- ALL SYMBOLS SHALL CONFORM TO THE FHWA "STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" REFER TO SHEET 4 THRU 7). SYMBOL DIMENSIONS MAY VARY ALONG MANUFACTURERS, THEREFORE SLIGHT VARIANCES ARE ACCEPTABLE, HOWEVER, ALL SYMBOLS ARE REQUIRED TO BE APPROVED BY THE DEPARTMENT.

PAVEMENT MARKING-ARROW SYMBOLS

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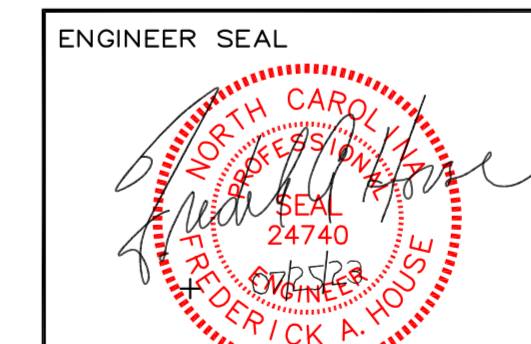
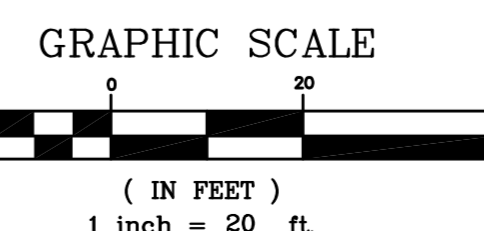
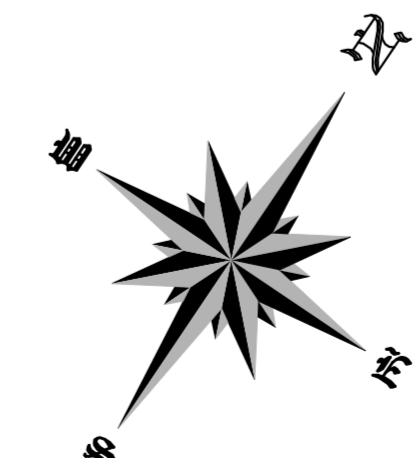


Typical Parking Layout

N.T.S.

All driveways aprons will be installed according to the Virginia Department of Transportation standard entrance (CG-9).

NOW OR FORMERLY
MURDEN SNOW NEMBERN
TM 123 Parcel 33
Pin# 0123-000-0033-0000
Zone "A"



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Site and Utility Plan			
Lee Ann Leah and Brian Berry			
Lot 26 Currituck Industrial Park			
Location: 147 Greyson Loop			
Polplar Branch Township Currituck County North Carolina			
SIZE	PROJECT NUMBER	REV	SHEET NO.
D	236926	-	C2 OF 4
CAD FILENAME: 236926		SCALE: 1"=20'	

STORMWATER NOTES:

TO REDUCE POST-DEVELOPMENT PEAK DISCHARGE FROM A 5-YEAR 24-HOUR STORM, IS ACHIEVED BY RUNOFF REDUCTION TECHNIQUES SUCH AS SEDIMENT AND INFILTRATION AREAS.

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT NARRATIVE
THE STORMWATER MANAGEMENT PLAN SHOWN HEREON HAS BEEN PREPARED TO ADDRESS STORMWATER MANAGEMENT ON THE SUBJECT PROPERTY.

THE STORMWATER RUNOFF WILL BE MANAGED THROUGH PROPOSED ON SITE SHALLOW SEDIMENT AND INFILTRATION AREA AND OPEN LAWN AREAS. RUNOFF FROM ALL DEVELOPED AREAS WILL BE CONVEYED TO AN EXISTING OFF-SITE STORMWATER CONTROL MEASURE TO MEET PEAK FLOW REQUIREMENTS. THE STORMWATER CONTROL MEASURE WILL BE DESIGNED TO MEET THE PEAK FLOW REQUIREMENTS OF THE 2-YEAR 24-HOUR STORM EVENT. THE DESIGN WILL ENSURE THAT THE POST-DEVELOPMENT RUNOFF RATE AND VOLUME ARE EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT RATE AND VOLUME BY USING LOW IMPACT DEVELOPMENT (LID) TECHNIQUES THAT MIMIC A SITE'S PREDEVELOPMENT HYDROLOGY BY USING DESIGN TECHNIQUES THAT INFILTRATE, FILTER, STORE AND EVAPORATE STORMWATER RUNOFF AT OR CLOSE TO ITS SOURCE.

DESIGN STORM EVENT:
5-year 24-hour storm event means a 4.23-inch event with rainfall distributed according to the median NOAA Atlas 14 1st quartile distribution.
2-year 24-hour storm event means a 2.8-inch event with rainfall distributed according to the median NOAA Atlas 14 1st quartile distribution.

TOTAL RUNOFF TO BE MANAGED FROM DESIGN STORM:
IMPERVIOUS SURFACES:
TOTAL IMPERVIOUS = DRAINAGE AREA "A" 1,200 SQ. FT (NORTH ROOF)

RATIONAL RUNOFF COEFFICIENT = C
CONCRETE COEFFICIENT = 0.95
ROOF INCLINED COEFFICIENT = 1.0
UNIMPROVED AREA COEFFICIENT = 0.35
USE C = 1.00 AS COMPOSITE RUNOFF FACTOR
TOTAL RUNOFF:
IMPERVIOUS 1,200 SQ. FT. X 4.23/12 = 423 CU. FT.

STORMWATER MANAGEMENT SEDIMENT AND INFILTRATION AREA "A"
TOTAL IMPERVIOUS = DRAINAGE AREA "A" 1,200 SQ. FT (NORTH ROOF)
IMPERVIOUS 1,200 SQ. FT. X 4.23/12 = 423 CU. FT.

DATA
TOP ELEVATION = 9.2'
TOP AREA = 902 SQ. FT.
BOTTOM ELEVATION = 8.0'
BOTTOM AREA = 323 SQ. FT.

CALCULATE OPEN VOLUME IN BASIN
V1 = OPEN VOLUME = $\frac{(TOP\ AREA + BOTTOM\ AREA)}{2} \times DEPTH\ OF\ BASIN$
V1 = OPEN VOLUME = $\frac{902 + 323}{2} \times 1.2 = 735\ CU.\ FT.$
V1 = OPEN VOLUME = 735 CU. FT.

STORMWATER MANAGEMENT SEDIMENT AND INFILTRATION AREA "B"
TOTAL IMPERVIOUS = DRAINAGE AREA "B" 7,962 SQ. FT (ALL EXCLUDING NORTH ROOF)
IMPERVIOUS 7,962 SQ. FT. X 4.23/12 = 2,806 CU. FT.

DATA
TOP ELEVATION = 9.2'
TOP AREA = 3,024 SQ. FT.
BOTTOM ELEVATION = 8.0'
BOTTOM AREA = 1,686 SQ. FT.

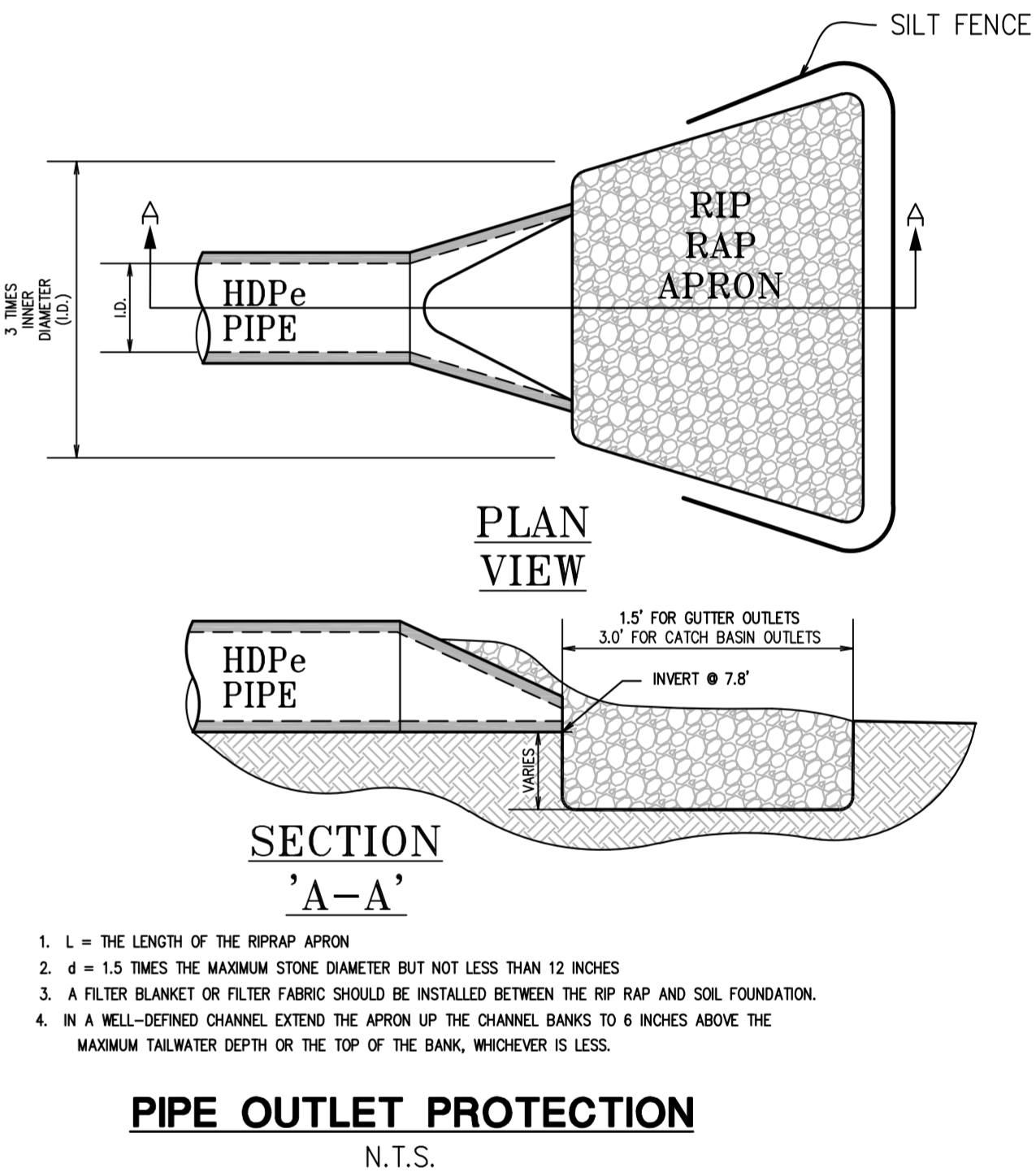
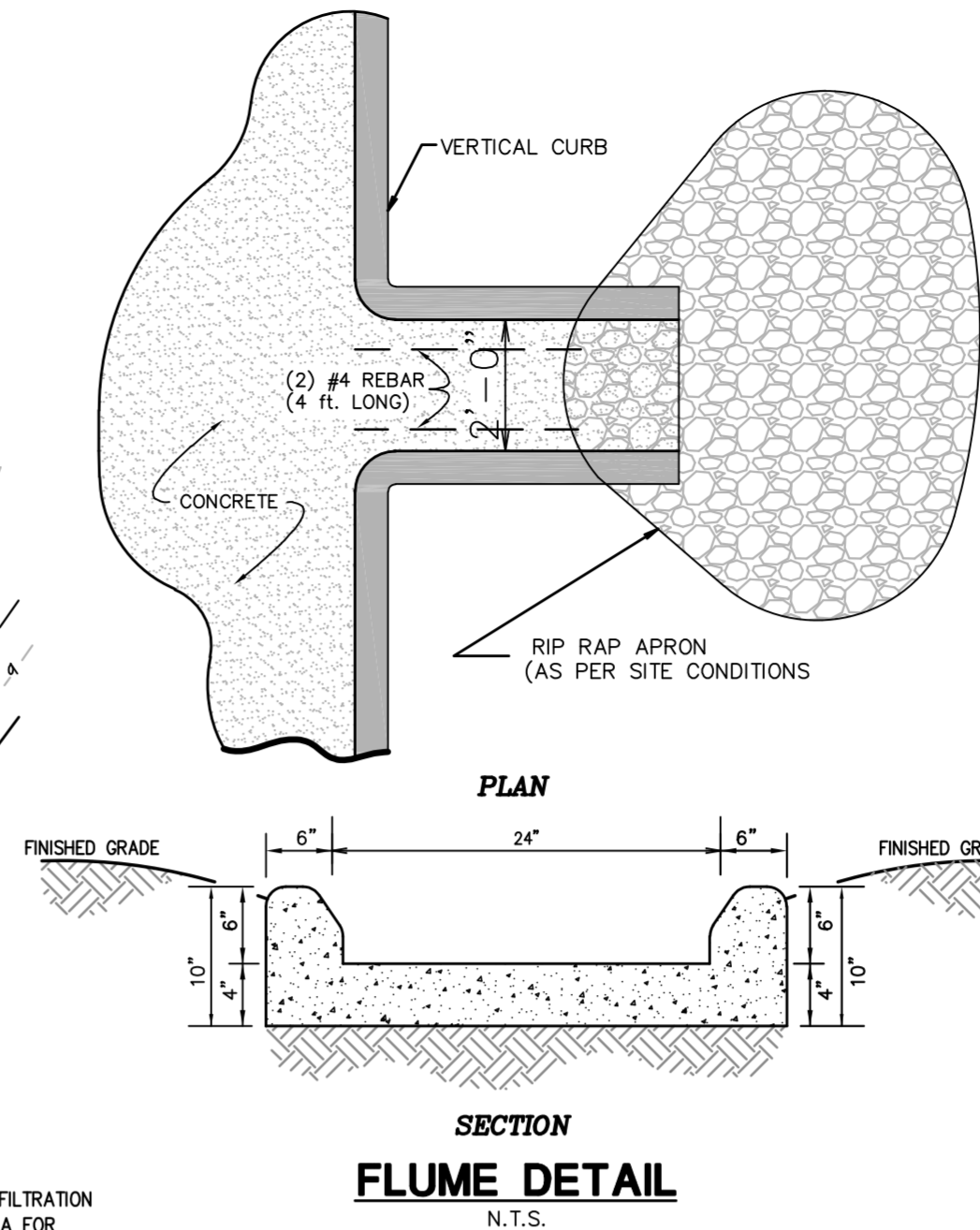
CALCULATE OPEN VOLUME IN BASIN
V2 = OPEN VOLUME = $\frac{(TOP\ AREA + BOTTOM\ AREA)}{2} \times DEPTH\ OF\ BASIN$
V2 = OPEN VOLUME = $\frac{3,024 + 1,686}{2} \times 1.2 = 2,948\ CU.\ FT.$
V2 = OPEN VOLUME = 2,948 CU. FT.

GENERAL NOTES:

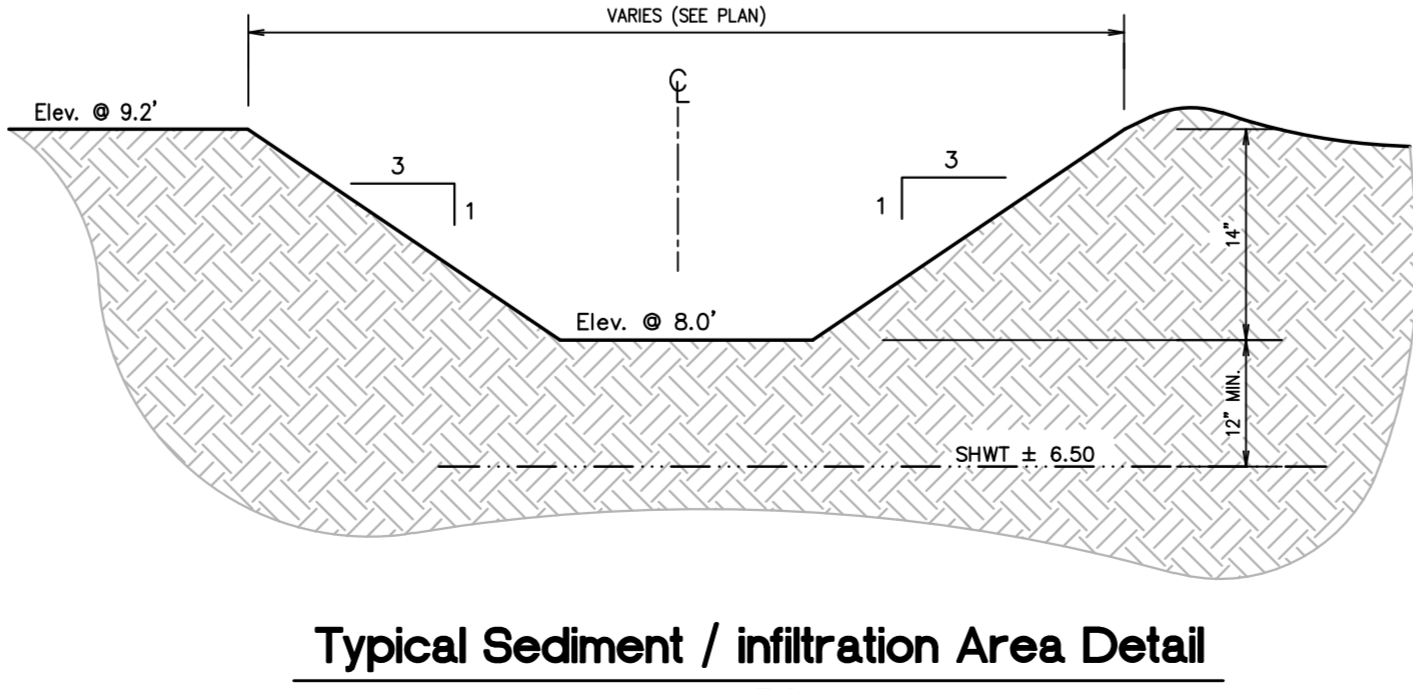
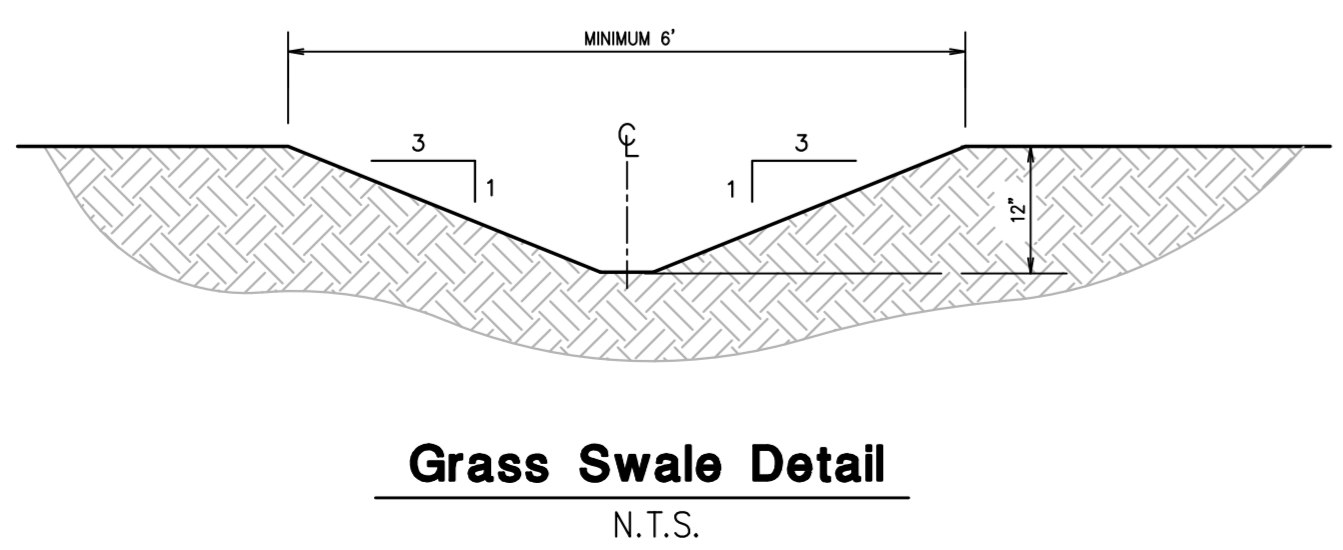
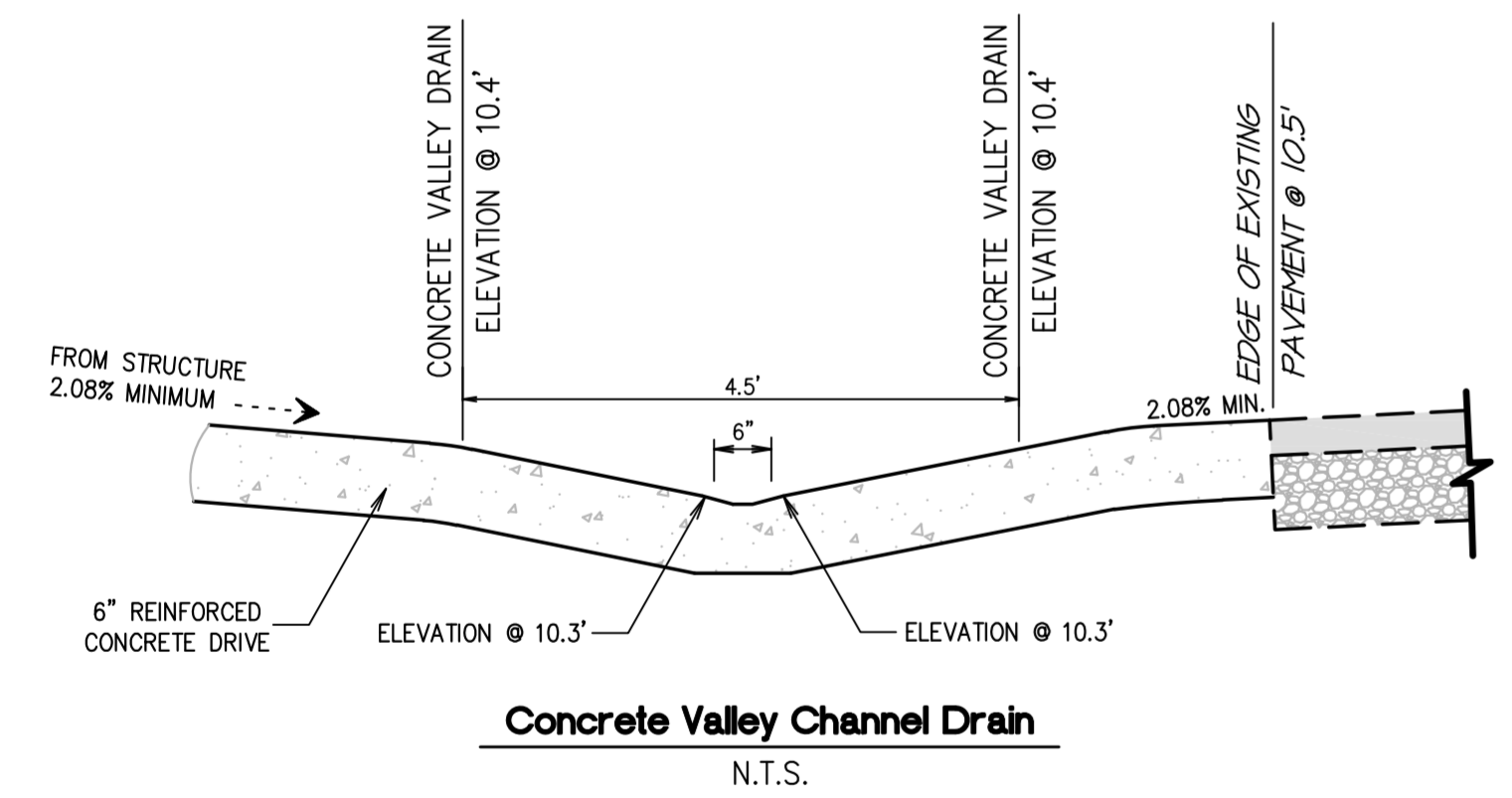
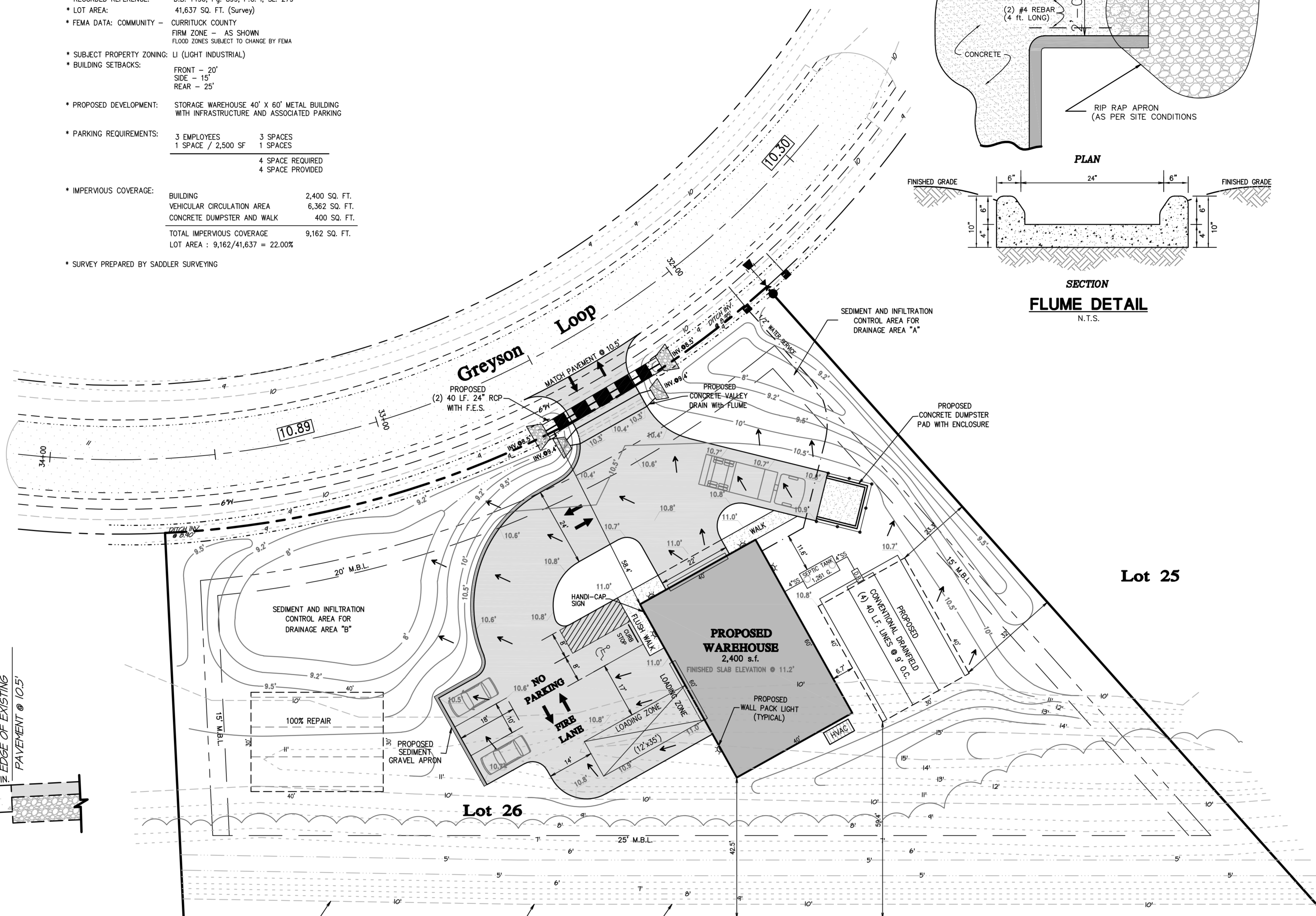
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LEGEND:

- PROPOSED VEHICLE CIRCULATION AREA
- PROPOSED DWELLING AREA
- PROPOSED OPEN DECKS
- PROPOSED COVERED DECKS
- PROPOSED DECK WITH COVERAGE BELOW
- PROPOSED CONCRETE AREA
- EXISTING GRADE CONTOURS
- PROPOSED PARKING ZONE
- PROPOSED FINISHED SPOT GRADE
- PROPOSED FINISHED GRADE CONTOUR
- PROPOSED DRAINAGE DIRECTIONAL FLOW ARROW

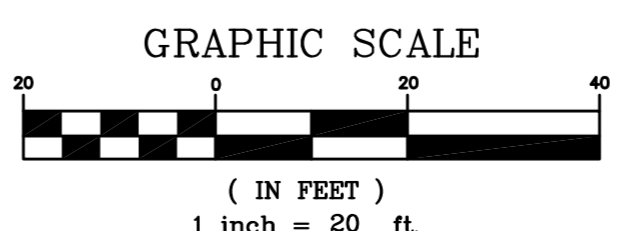
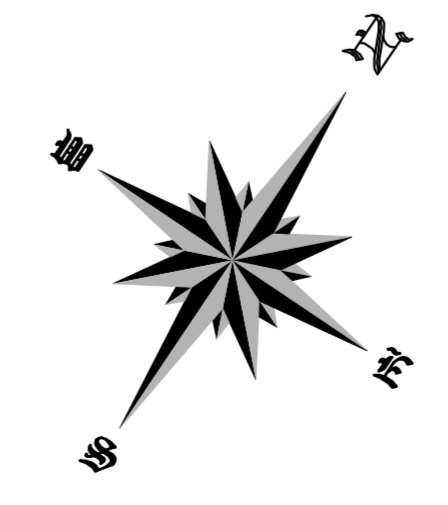


- L = THE LENGTH OF THE RIPRAP APRON
- 4 = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 12 INCHES
- A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIP RAP AND SOIL FOUNDATION.
- IN A WELL-DEFINED CHANNEL EXTEND THE APRON UP THE CHANNEL BANKS TO 6 INCHES ABOVE THE MAXIMUM TAILWATER DEPTH OR THE TOP OF THE BANK, WHICHEVER IS LESS.



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Firm Certification# C-1955
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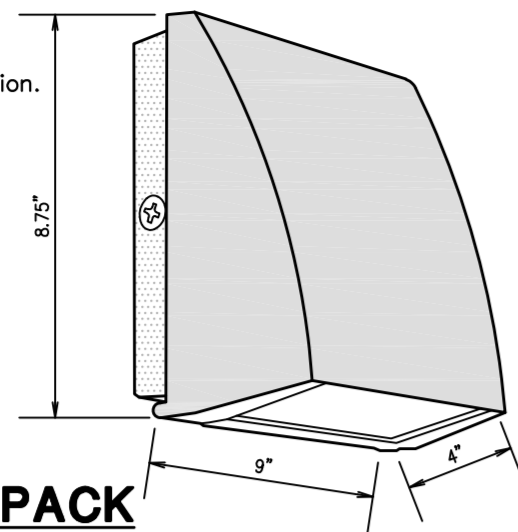
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D	236926	-	C3 OF 4
CAD FILENAME: 236926		SCALE: 1"=20'	

LIGHTING NOTES

- ALL LIGHT PRODUCED ON SITE SHALL BE CONTAINED WITHIN THE PERIMETER OF THE SITE BY DESIGN, ORIENTATION OR SHIELDING OF THE LIGHT SOURCE
- Mounting: Die-cast back box with four (4) conduit entry points and knockout pattern for junction box or direct wall mounting. Hinged housing and bubble level for easy installation.
- Full Cutoff: Full cutoff meets dark-sky requirements
- Recommended Mounting Height: Up to 20 ft
- RAB 12 Watt SLIM Wallpacks are designed to cover the footprint of most traditional wallpacks. They are suitable for mounting heights from 12' to 20'. These ultra-high efficiency fixtures are full cutoff



RAB SLIM POLE AND WALLPACK (MODEL# SLIM12N)
NOT TO SCALE

LIGHTING NOTES

- REFER TO CURRITUCK COUNTY ORDINANCE, SECTION Subsection 5.4.3: Lighting Plan (EXTERIOR LIGHTING)
- DOMINION POWER MAY PROVIDE SITE LIGHTING - OWNERS OPTION.
- EXTERIOR LIGHTING SHALL BE FIXTURES WITH TRUE FULL CUT-OFF AND FULLY SHIELDED. WALL PACKS LIGHTS SHALL BE MOUNTED 12" ±
- EXTERIOR LIGHTING CONTROLLED BY A TIMER SYSTEM. FOR STANDARD TIME, LIGHTS SHALL BE SET TO TURN ON AT 5:00 PM AND OFF AT 7:00 AM. FOR DAYLIGHT SAVINGS TIME, LIGHTS SHALL BE SET TO TURN ON AT 7:00 PM AND TURN OFF AT 6:00 AM, UNLESS OTHERWISE SPECIFIED BY THE USE DEMAND OR THE PROPERTY OWNER AND/OR CURRITUCK COUNTY. ALL WALL MOUNTED SITE LIGHTS TO BE PROVIDED WITH MANUAL OVERRIDES.
- LIGHT POLE FOUNDATION TO BE DESIGNED BY A STRUCTURAL ENGINEER. POLE MOUNTING DETAIL TO BE PROVIDED BY STRUCTURAL ENGINEER. LIGHT POLE BASE DETAIL SHOWN HEREON IS FOR ELECTRIC & CONDUIT LAYOUT.
- ALL ARCHITECTURAL AND LANDSCAPE LIGHTING TO BE 40 WATTS OR LESS.
- LUMINARY CALCULATIONS BASED ON THE PROPOSED SITE LOCATION, LIGHT POLE HEIGHT AND FIXTURE ARE APPROXIMATE. FOOTCANDLE READINGS AT THE PROPERTY LINES SHALL BE CERTIFIED BY A REGISTERED ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR THE STRUCTURE.
- ILLUMINATION STANDARDS MUST BE MET PRIOR TO FINAL APPROVAL.
- ALL LIGHTING ILLUMINATION SHALL MEET INTERNATIONAL DARK SKY REQUIREMENTS
- ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC AND BE A MINIMUM OF 1 INCH, UNLESS NOTED OTHERWISE
- ALL ELECTRIC WIRING FOR POLE MOUNTED LIGHTS SHALL BE UNDERGROUND.
- CONTRACTOR TO PROVIDE PROTECTION FROM PHYSICAL DAMAGE FOR SWITCHBOARDS, PANEL BOARD AND OTHER ELECTRICAL EQUIPMENT (3' FROM EQUIPMENT)

LIGHTING LEGEND

PROPOSED WALL PACK LIGHT RAB LIGHTING (MODEL# SLIM12N) (OR APPROVED EQUAL) MOUNTING HEIGHT @ 12" (SEE DETAIL THIS SHEET)

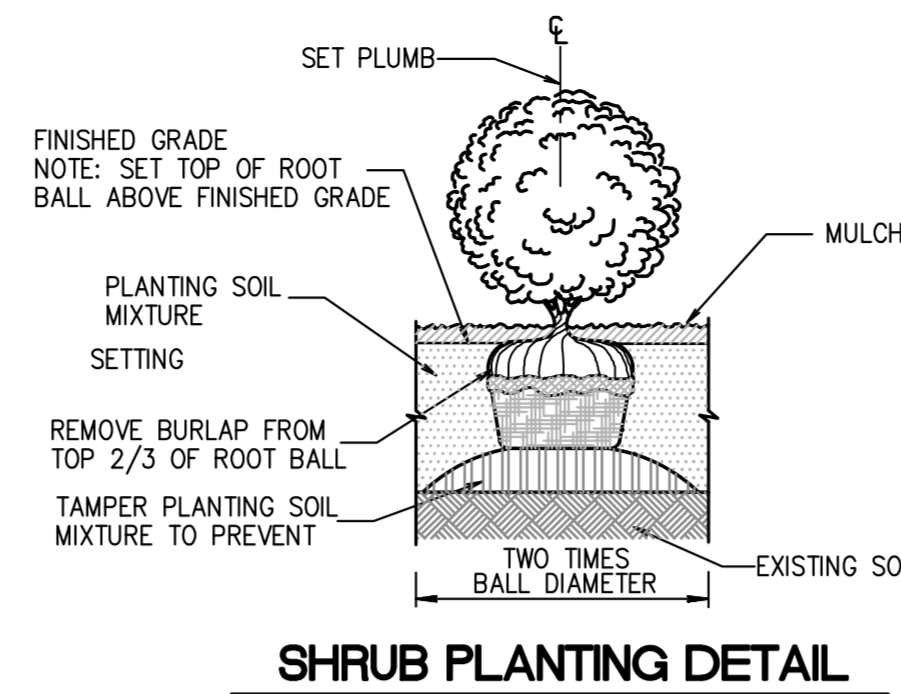
PHOTOMETRIC ILLUMINATION MAXIMUM 3.6 (FC)
PHOTOMETRIC ILLUMINATION MINIMUM 0.1 (FC)
PHOTOMETRIC ILLUMINATION AVERAGE 1.8 (FC)

LIGHTING NOTES

- ALL LIGHT PRODUCED ON SITE SHALL BE CONTAINED WITHIN THE PERIMETER OF THE SITE BY DESIGN, ORIENTATION OR SHIELDING OF THE LIGHT SOURCE

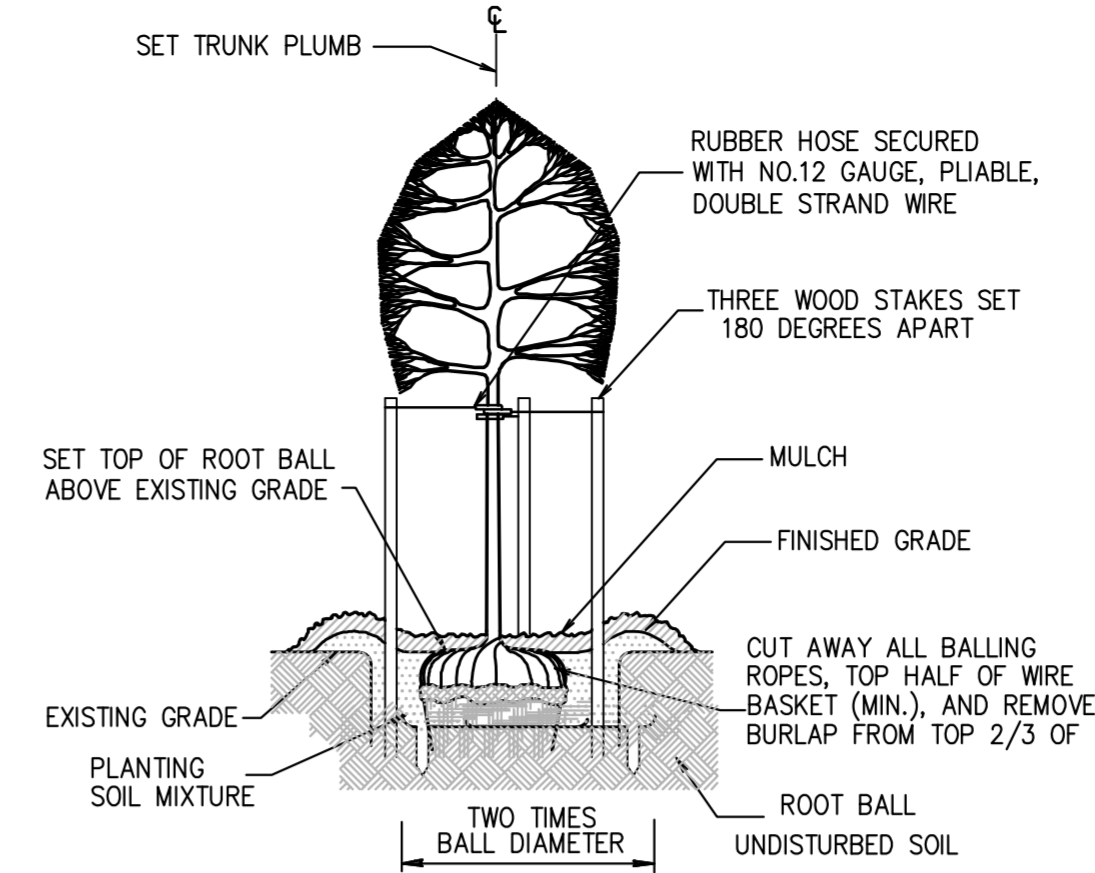
GENERAL NOTES:

- SUBJECT PROPERTY: LOT 26 CURRITUCK INDUSTRIAL PARK POPLAR BRANCH TOWNSHIP, CURRITUCK COUNTY, NC
- STREET ADDRESS: 147 GREYSON LOOP CURRITUCK COUNTY, NC. 27966
- PARCEL ID NUMBER: 123E0000260000
- GLOBAL PIN: 9838-47-1956
- RECORDED REFERENCE: D.B. 1496, Pg. 899, P.C. L. SL. 279
- LOT AREA: 41,637 SQ. FT. (Survey)
- FEMA DATA: COMMUNITY - CURRITUCK COUNTY FIRM ZONE - AS SHOWN FLOOD ZONES SUBJECT TO CHANGE BY FEMA
- SUBJECT PROPERTY ZONING: LI (LIGHT INDUSTRIAL)
- BUILDING SETBACKS: FRONT - 20' SIDE - 15' REAR - 25'
- PROPOSED DEVELOPMENT: STORAGE WAREHOUSE 40' X 60' METAL BUILDING WITH INFRASTRUCTURE AND ASSOCIATED PARKING
- PARKING REQUIREMENTS: 3 EMPLOYEES 3 SPACES 1 SPACE / 2,500 SF 1 SPACES 4 SPACE REQUIRED 4 SPACE PROVIDED
- IMPERVIOUS COVERAGE: BUILDING 2,400 SQ. FT. VEHICULAR CIRCULATION AREA 6,362 SQ. FT. CONCRETE DUMPSTER AND WALK 400 SQ. FT. TOTAL IMPERVIOUS COVERAGE 9,162 SQ. FT. LOT AREA = 9,162/41,637 = 22.00%
- SURVEY PREPARED BY SADDLER SURVEYING

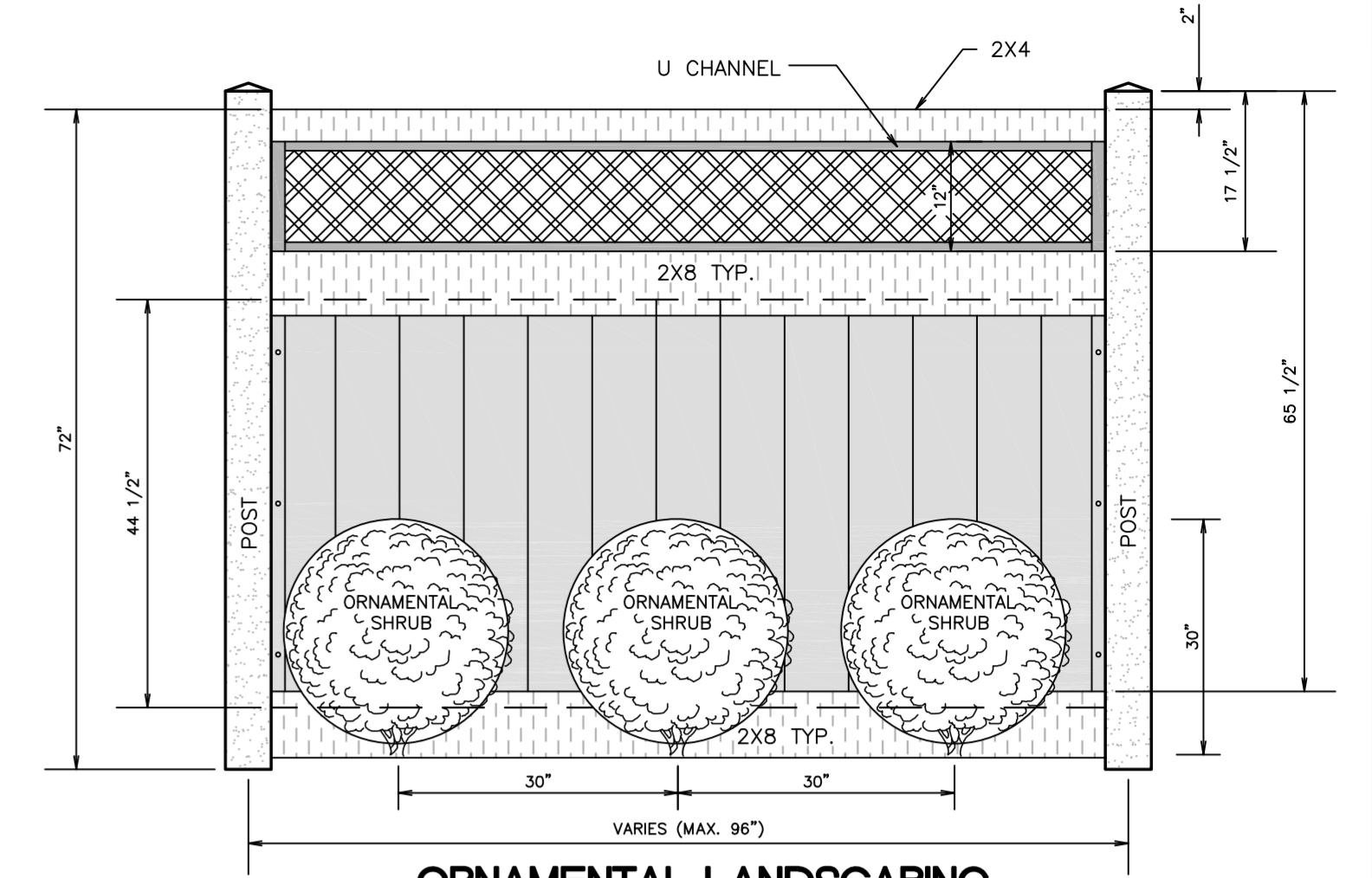


SHRUB PLANTING DETAIL

N.T.S.



TREE PLANTING DETAIL

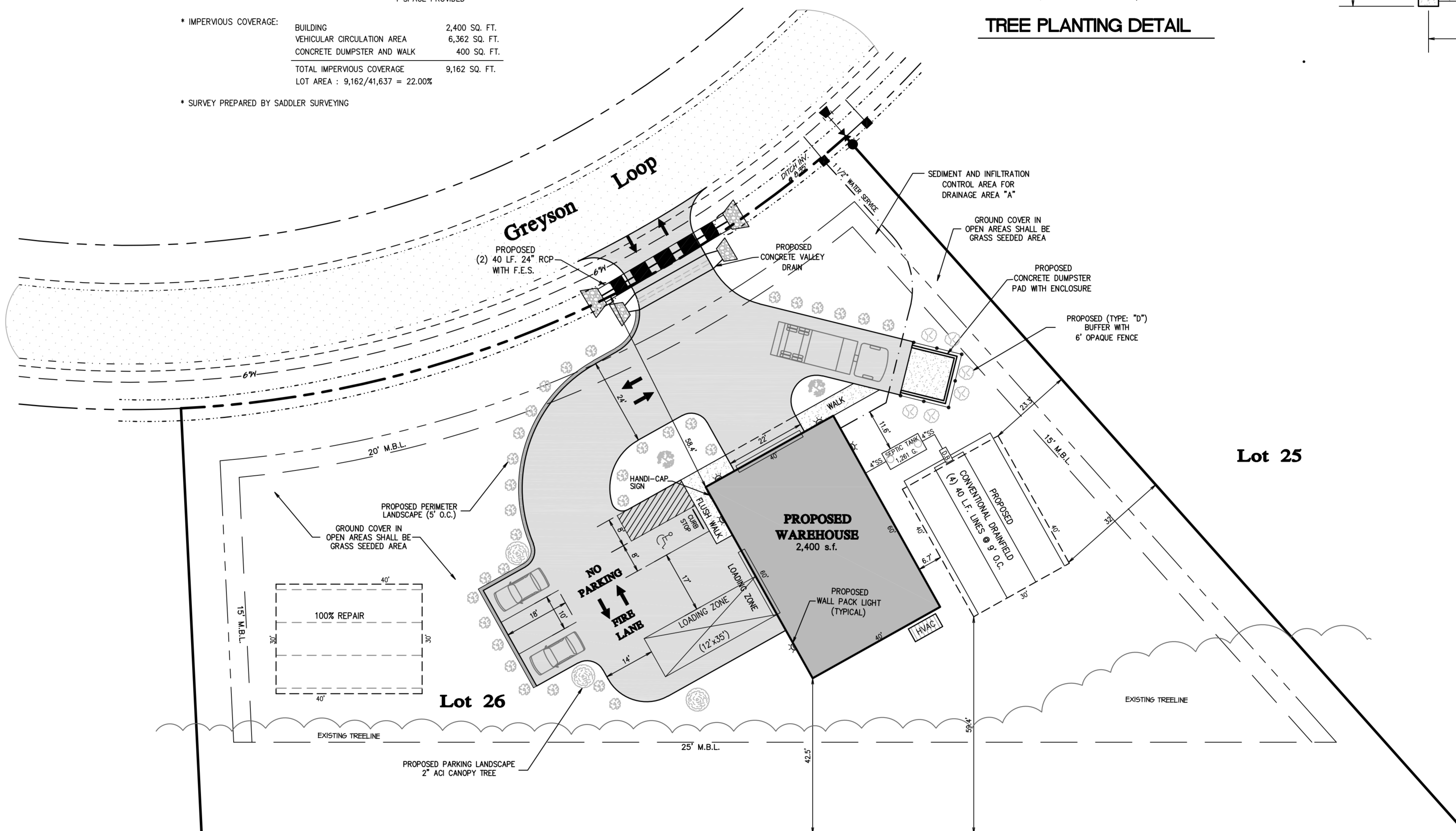


ORNAMENTAL LANDSCAPING 6' HIGH PRIVACY FENCE

OR APPROVED EQUAL
NO SCALE

LANDSCAPE NOTES

- Landscaping shall not be considered to be complete until after 90 days of healthy growth. Contractor shall be responsible to replace all unhealthy or dead landscaping. Contractor shall remain responsible for all replaced landscape with the 90 day healthy growth requirement. Being applicable to all replaced landscaping.
- Dig planting hole no deeper than the root ball height. Excavate hole 2-3 times the width of the root ball diameter.
- Roughen the sides of the planting hole, before placing the tree in the planting hole, prune only dead or broken branches and remove any tree wrap, tape, string, and tags from tree trunk and branches.
- Gently lower the tree into the hole so that the trunk flare is at or slightly above the original grade.
- Backfill 1/3 of the planting hole with original soil to stabilize root ball and keep tree upright.
- Cut and remove top 2/3 of the wire basket. Cut and remove top 2/3 of the burlap from completely backfill hole with original soil and add soil amendment if needed.
- Create a mulch ring around the tree and a 3-6" high soil and mulch berm at the edge of the hole. Keep mulch away from the trunk.
- Contractor shall be responsible for all plant counts and square footage. If any part of this plan can not be followed due to site conditions contact owner/town prior to commencing work.
- All trees in rows to be aligned unless shown otherwise
- Plant all trees a minimum of 2 feet from any drain lines. The Landscape contractor shall verify the location of all drain lines prior to commencing work.
- Trees are to be a minimum of 3 1/2 feet away from any hardscape such as curbs, walkways, parking stalls, etc.
- Prior to any excavating to any landscaping purposes, the location of all underground utilities shall be determined.
- Grass and ground cover. Ground cover shall be placed on all disturbed portions of exposed ground or earth not occupied by natural or other landscape material.
- All dumpster's shall be screened on three sides by a fence. The screening shall exceed the height of the intended container by 12 inches. The opening for the removal of trash pickup shall allow for a clearance of 12 inches on each side of the container and 24 inches at the rear of the container. Design shall be approved by the Department of Public Services, Public Works Division.
- Any existing natural landscape shall be preserved whenever possible. Existing natural Landscape that meets minimum requirements may be credited towards the proposed landscape requirements.
- Where a vegetative screen is required between two incompatible uses, the perimeter landscape area shall contain one shrub, at least 30 inches high planted 2 1/2 feet on center. The type of shrub used needs to be capable of attaining a height of at least 5 feet at maturity. Plant materials and/or planted berms shall be installed so as to screen the parking areas from adjacent properties and streets.
- Within the sight triangle, no plant material, signage or any other obstruction shall interfere with an individual's vehicle sight line. No plant material shall exceed 30 inches in height at maturity; trees shall be trimmed so that branches are at least seven feet above curb level.
- plants shall be sufficiently sized to ensure screening within three years. Where a vegetative screen is required, plant materials shall be sufficiently sized as practicable to ensure obscuring within three years. Seeding plants may be used where berms or structures are required or where the proposed use is contiguous to a street or vacant land that does not have proposed development in the review process.



NOW OR FORMERLY
MURDEN SNOW NENBERN
TM 123 Parcel 33
Pin# 0123-000-0033-0000
Zone 'A'

LEGEND:

- PROPOSED VEHICLE CIRCULATION AREA
- PROPOSED DWELLING AREA
- PROPOSED OPEN DECKS
- PROPOSED COVERED DECKS
- PROPOSED DECK WITH COVERAGE BELOW
- PROPOSED CONCRETE AREA

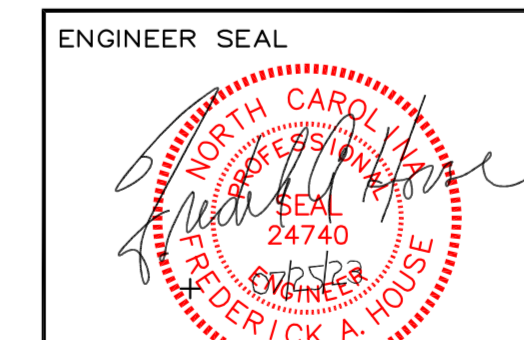
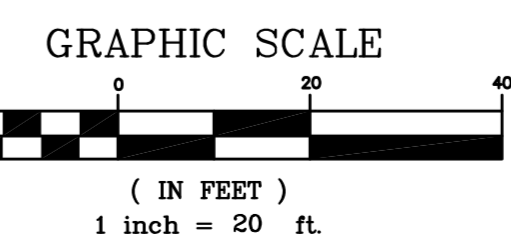
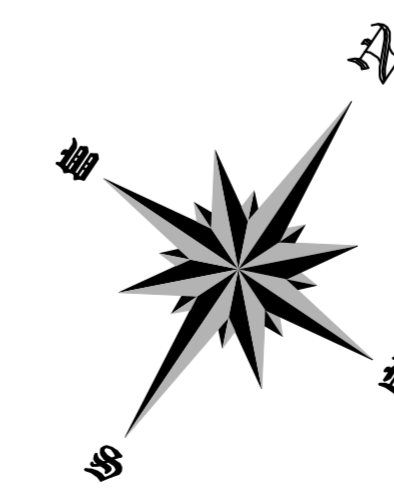
LANDSCAPE INVENTORY

Existing Vegetation: ON SITE INSPECTION SHALL BE REQUIRED TO ENSURE VEGETATION IS ON SITE PARCEL AND MINIMUM PLANTING REQUIREMENTS ARE MET.
Canopy Shade Cover: The percentage of ground covered by a vertical projection of the outermost perimeter of the natural spread of foliage of plants. Small openings within the canopy are included

LANDSCAPE LEGEND:

COMMON NAME	HEIGHT	SPREAD	MINIMUM SIZE @ PLANTING	QUANTITY	SYMBOL
BALD CYPRESS	50' - 100'	20' - 30'	2" Cal. - 8' Ht.	3	(Symbol)
GRAPE MYRTLE	15' - 30'	6' - 15'	1.5" Cal. - 6' Ht.	2	(Symbol)
GLOSSY ABELLA	3' - 5'	3' - 6'	3 Gallon	6	(Symbol)
DWARF YAUPON HOLLY	3' - 5'	3' - 6'	3 Gallon	31	(Symbol)

NOTE:
THE DATA GIVEN ON THESE PLANS IS BELIEVED TO BE ACCURATE, BUT THE ACCURACY IS NOT GUARANTEED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL LEVELS, LOCATIONS, TYPES, AND DIMENSIONS OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF A DISCREPANCY IS FOUND, WORK SHALL CEASE AND THE ENGINEER NOTIFIED. WORK MAY CONTINUE UPON ENGINEERS NOTICE TO PROCEED.



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APPROVALS	DATE
Drawn: D. NEFF	07/05/23
Checked: R. HOUSE	07/05/23
Engineer: R. HOUSE	07/05/23

HOUSE ENGINEERING, P.C.
Post Office Box 466 - 6475 N. Croatan Hwy, Suite 201
Kitty Hawk North Carolina 27949
Office# (252) 261-8253 E-Mail: info@houseengineering.net

Landscape and Lighting Plan
Lee Ann Leah and Brian Berry
Lot 26 Currituck Industrial Park
Location:
147 Greyson Loop
Poplar Branch Township Currituck County North Carolina

SIZE	PROJECT NUMBER	REV	SHEET NO.
D	236926	-	C4 OF 4

CAD FILENAME: 236926 SCALE: 1"=20'

Builder/Contractor Responsibilities

Drawing Validity – These drawings, supporting structural calculations and design certification are based on the order documents as of the date of these drawings. These documents describe the material supplied by the manufacturer as of the date of these drawings. Any changes to the order documents after the date on these drawings may void these drawings, supporting structural calculations and design certification. The Builder/Contractor is responsible for notifying the building authority of all changes to the order documents which result in changes to the drawings, supporting structural calculations and design certification.

Builder Acceptance of Drawings – Approval of the manufacturer's drawings and design data affirms that the manufacturer has correctly interpreted and applied the requirements of the order documents and constitutes Builder/Contractor acceptance of the manufacturer's interpretations of the order documents and standard product specifications, including its design, fabrication and quality criteria standards and tolerances. (AISC COSP April 2010 Section 4.4.1)

Code Official Approval – It is the responsibility of the Builder/Contractor to ensure that all project plans and specifications comply with the applicable requirements of any governing building authority. The Builder/Contractor is responsible for securing all required approvals and permits from the appropriate agency as required.

Building Erection – The Builder/Contractor is responsible for all erection of the steel and associated work in compliance with the Metal Building Manufacturers drawings. Temporary supports, such as temporary guys, braces, false work or other elements required for erection will be determined, furnished and installed by the erector (AISC COSP April 2010 Section 7.10.3).

Discrepancies – Where discrepancies exist between the Metal Building plans and plans for other trades, the Metal Building plans will govern. (AISC COSP April 2010 Section 3.3)

Materials by Others – All interface and compatibility of any materials not furnished by the manufacturer are the responsibility of and to be coordinated by the Builder/Contractor or A/E firm. Unless specific design criteria concerning any interface between materials if furnished as a part of the order documents, the manufacturers assumptions will govern.

Modification of the Metal Building from Plans – The Metal Building supplied by the manufacturer has been designed according to the Building Code and specifications and the loads shown on this drawing. Modification of the building configuration, such as removing wall panels or braces, from that shown on these plans could affect the structural integrity of the building. The Metal Building Manufacturer or a Licensed Structural Engineer should be consulted prior to making any changes to the building configuration shown on these drawings. The Metal Building Manufacturer will assume no responsibility for any loads applied to the building not indicated on these drawings.

Foundation Design
The Metal Building Manufacturer is not responsible for the design, materials and workmanship of the foundation. Anchor rod plans prepared by the manufacturer are intended to show only location, diameter and projection of the anchor rods required to attach the Metal Building System to the foundation. It is the responsibility of the end customer to ensure that adequate provisions are made for specifying rod embedment, bearing values, tie rods and or other associated items embedded in the concrete foundation, as well as foundation design for the loads imposed by the Metal Building System, other imposed loads, and the bearing capacity of the soil and other conditions of the building site. (MBMA 06 Sections 3.2.2 and A3)

Shimming – "In accordance with Section 6.10 of Chapter 4 Common Industry Practices in the Metal Building Systems Manual, shimming is a normal part of erection and is not subject to claim."

For questions or assistance
Concerning Erection call or Email:
1-844-840-4603
Monday - Friday 7:30am to 5:00pm
FIELD.SERVICES@CORNERSTONE-BB.COM

ENGINEERING DESIGN CRITERIA

Building Code	2018 NORTH CAROLINA STATE BUILDING CODE
Building Risk Category	Normal (Risk Category II)
Roof Dead Load	
Superimposed	2.31 psf
Collateral (0.50 psf Other)	0.50 psf
Roof Live Load	20.00 psf reduction allowed
Snow	
Ground Snow Load (Pg)	10.00 psf
Snow Load Importance Factor (I)	1.00
Flat Roof Snow Load (Pf)	10.00 psf
Snow Exposure Factor (Ce)	1.00
Thermal Factor (Ct)	1.00
Wind	
Ultimate Wind Speed (Vult)	140.00 mph
Nominal Wind Speed (Vasd)	108 mph (IBC section 1609.3.1)
Serviceability Wind Speed	76 mph
Wind Exposure Category	C
Internal Pressure Coeff (GCp)	0.18/-0.18
Wall Loads for components not provided by building manufacturer	
Corner Areas (within 4.00' of corner)	39.10 psf pressure -52.13 psf suction
Other Areas	39.10 psf pressure -42.35 psf suction
These values are the maximum values required based on a 10 sq ft area.	
Components with larger areas may have lower wind loads.	
Seismic	
Seismic Importance Factor (Ie)	1.00
Seismic Design Category	B
Soil Site Class	D Stiff Soil
Ss	0.083 g
S1	0.046 g
Sds	0.088 g
Sd1	0.074 g
Analysis Procedure	Equivalent Lateral Force
Column Line	All
Basic Force Resisting System	H
Response Modification Coefficient (R)	3.00
Seismic Response Coefficient (Cs)	0.03
Design Base Shear in kips (V)	0.39
Basic Structural System (from ASCE 7-10 Table 12.2-1)	
H - Steel System not Specifically Detailed for Seismic Resistance	

DEFLECTION CRITERIA

The material supplied by the manufacturer has been designed with the following minimum deflection criteria. The actual deflection may be less depending on actual load and actual member length.

BUILDING DEFLECTION LIMITS BLDG-A				
	Roof Limits	Rafters	Purlins	Panels
	Live	L/180	L/150	L/60
	Snow	L/180	L/180	L/60
Serviceability Wind	L/180	L/180	L/60	L/60
Total Gravity	L/120	L/120	L/60	L/60
Total Uplift	L/N/A	N/A	N/A	L/60
	Frame Limits	Sidesway		
	Live	H/60		
	Snow	H/60		
Serviceability Wind	H/60			
Seismic Drift	H/40			
Total Gravity	H/60			
Service Seismic	H/50			
	Wall Limits	Limit		
Total Wind Panels	L/60			
Total Wind Girts	L/90			
Total Wind EW Columns	L/120			

The Service Seismic limit as shown here is at service level loads.

PROJECT NOTES

Material properties of steel bar, plate, and sheet used in the fabrication of built-up structural framing members conform to ASTM A529, ASTM A572, or ASTM A1011 with 55 ksi min. yield, except flanges wider than 12" and thicker than 3/8", all flanges thicker than 1", and all webs thicker than 3/8" are 50 ksi min. yield. Rod X-bracing conforms to ASTM A529 or ASTM A572 with 50 ksi min. yield. Cable X-bracing conforms to ASTM A475 7 Strand Extra High-Strength grade. Hot rolled structural shapes conform to ASTM A992, ASTM A529, or ASTM A572 with 50 ksi min. yield. Hot rolled angles, other than flange braces, conform to ASTM A36 minimum. Round and rectangular HSS conforms to ASTM A500 Grade B. Cold-formed steel secondary framing Members conform to ASTM A1011 or ASTM A653 Grade 55 with 55 ksi min. yield. For Canada, material properties conform to CAN/CSA G40.20/G40.21 or equivalent.

Unless otherwise noted, special inspection of fabricated items is not required. Per IBC section 1704.2.5.1, fabricator is approved to perform such work without special inspection through maintenance of IAS AC 472 certification MB-136.

All bolted joints with A325 Type 1 bolts are specified as snug-tightened joints in accordance with the most recent edition of the RSCC Specification for Structural Joints Using ASTM A325 or A490 Bolts. Pre-tensioning methods, including turn-of-nut, calibrated wrench, twist-off-type, tension-control bolts or direct-tension-indicator are NOT required. Installation inspection requirements for Snug Tight Bolts (Specification for Structural Joints Section 9.1) is suggested.

Design criteria as noted is as given within order documents and is applied in general accordance with the applicable provisions of the model code and/or specification indicated. Neither the metal building manufacturer nor the certifying engineer declares or attests that the loads as designated are proper for local provisions that may apply or for site specific parameters. The design criteria is supplied by the builder, project owner, or an Architect and/or Engineer of Record for the overall construction project.

This metal building system is designed as an Enclosed Building. Exterior and/or operable components including, but not limited to, doors, windows, vents, etc. ("Components") must be designed to withstand the required component and cladding wind pressures specified by the building code. In order to maintain the metal building system's Enclosed Building condition, all Components shall be closed when wind velocities reach half the designed wind load for the metal building system as shown on the drawings and design criteria documentation. Failure to maintain the metal building system's Enclosed Building condition will violate and void all warranties and certifications applicable to the material supplied by the metal building manufacturer.

Framed openings, walk doors, and open areas shall be located in the bay and elevation as shown in the erection drawings. The cutting or removal of girts shown on the erection drawings due to the addition of framed openings, walk doors, or open areas not shown may void the design certifications supplied by the metal building manufacturer.

This jobsite is located in a hurricane prone region with wind speeds of 130 mph or greater. In order to maintain the Enclosed Building classification and design for wind all doors, windows and wall mounted light transmitting panels (LTP) provided by the metal building manufacturer shall be protected by impact resistant coverings. The material may include but is not limited to 7/16 structural wood panels as prescribed by the local building code. The customer's Design Professional, not metal building manufacturer engineer, is responsible for determining the adequacy of material acting as the impact resistant covering by others and attachment to the material provided by the metal building manufacturer. This structure has not been designed to withstand the additional internal pressure required by Code as a partially enclosed condition in the absence of impact resistant coverings.

Drawing Index		Ck'd	By	Description	Date	Revision
Page	Description					
F1	Anchor Rod					
F2	Anchor Rod Details					
F3	Reaction Drawings					
E1	Cover Sheet					
E2	Roof Framing BLDGA					
E3	Roof Sheeting					
E4	Sidewall BLDGA WALLSWA					
E5	Sidewall BLDGA WALLSWC					
E6	Endwall BLDGA WALLEWB					
E7	Endwall BLDGA WALLEWD					
E8	Main Frame Cross Section					
E9	Connection Detail					
R1-R3	Erection Guides					
R4-R13	Construction Drawings					
R14	Trim Profiles					

Sold By: Ithaca Steel
Ramsayer and Associates, PLLC
P.O. Box 54891
Ithaca, NY 14853-2330
(607) 498-2330

Customer: ITHACA STEEL LLC
PHILADELPHIA, PA
Project Name & Location: BRYAN BERRY
POWELLS POINT, NC

Drawing Status: Preliminary For Approval For Construction
 For Erector Installation For Erector Installation

Scale: NOT TO SCALE

Drawn by: AXD 2/17/23

Checked by: MVM 2/22/23

Project Engineer: RM

Job Number: 19-B-20843

Sheet Number: E1 of 9

This document was produced by and/or under my direct supervision.



Download panel installation manuals from:
www.CBBmanuals.com

Descargue los manuales de instalación del panel desde:
www.CBBmanuals.com

BUILDING DESCRIPTIONS				
Building ID	Width	Length	Height	Slope
Building A	40'-0"	60'-0"	14'-0"	2:12

3/8" A325 BOLT GRIP TABLE (UNLESS NOTED)		BOLT LENGTH	NOTE: FULL THREAD ENGAGEMENT IS DEEMED TO HAVE BEEN MET WHEN THE END OF THE BOLT IS FLUSH WITH THE FACE OF THE NUT.
GRIP	LENGTH		
0 TO 9/16"	1 1/4" F.T.		
Over 9/16" TO 1 1/16"	1 3/4" F.T.		
Over 1 1/16" TO 1 5/16"	2"		
Over 1 5/16" TO 1 9/16"	2 1/4"		
Over 1 9/16" TO 1 13/16"	2 1/2"		
Over 1 13/16" TO 2 1/16"	2 3/4"		

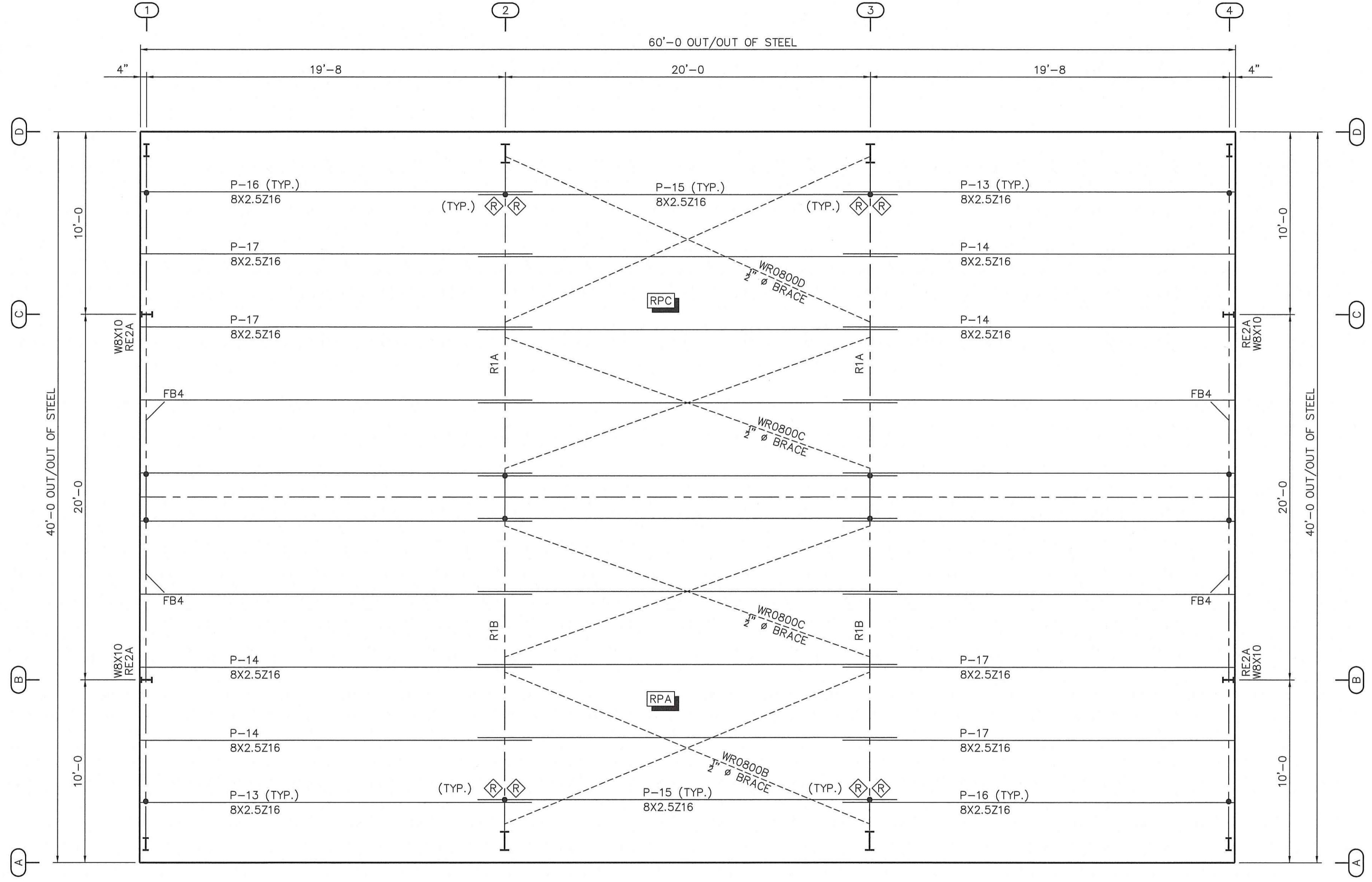
WASHER REQUIRED ONLY WHEN SPECIFIED. WASHER MAY BE LOCATED UNDER HEAD OF BOLT, UNDER NUT, OR AT BOTH AT LOCATIONS NOTED ON ERECTION DRAWINGS. ADD 5/32" FOR EACH WASHER TO MATERIAL THICKNESS TO DETERMINE GRIP.

LOCATIONS OF BOLTS LONGER THAN 2 3/4" NOTED ON ERECTION DRAWINGS
F.T. DENOTES FULLY THREADED

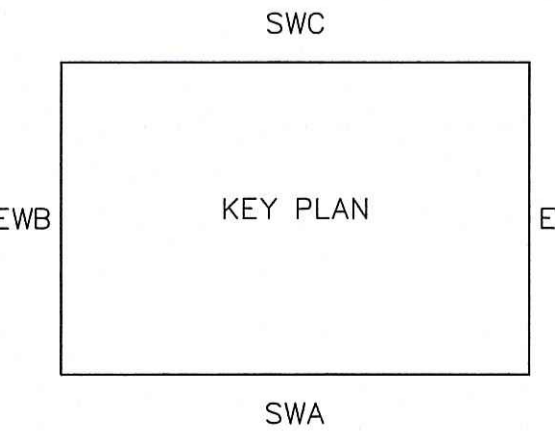


GOA# P-2053

● - DENOTES: CLIP LOCATION
 SC90 AT 8" PURLINS
 SC92 AT 10" PURLINS
 SC94 AT 12" PURLINS



ROOF FRAMING PLAN



ZEE SECTION LAP TABLE			
SYMBOL	LAP LENGTH	SYMBOL	LAP LENGTH
⬠	-0'-0 1/4"	⬠	2'-5 3/4"
⬠	0'-3 3/4"	⬠	3'-1 3/4"
⬠	1'-5 3/4"	REFER TO CF01122	

Revision	Date	Description	By	Ck'd
<p>Sold By: Ithaca Steel Ramseyer and Associates, PLLC <small>P.O. Box 54891, 3154 (405) 408-2330</small></p> <p>Customer: ITHACA STEEL LLC PHILADELPHIA, PA</p> <p>Project Name & Location: BRYAN BERRY POWELLS POINT, NC</p> <p>Drawing Status: <input type="checkbox"/> Preliminary <input type="checkbox"/> [Not For Construction] <input type="checkbox"/> For Approval <input checked="" type="checkbox"/> [Not For Construction] <input type="checkbox"/> For Erector Installation</p>				
<p>Scale: NOT TO SCALE</p> <p>Drawn by: AXD 2/17/23</p> <p>Checked by: MVM 2/22/23</p> <p>Project Engineer: RM</p> <p>Job Number: 19-B-20843</p> <p>Sheet Number: E2 of 9</p>				
<p>This document was produced by and/or under my direct supervision.</p>				



FRAMED OPENING CLIP TABLE

MARK	QTY	DESCRIPTION	HEADER	TOP L JAMB	TOP R JAMB	GIRT TO L JAMB	GIRT TO R JAMB	BOTTOM L JAMB	BOTTOM R JAMB	SILL	SUB JAMBS	DOUBLE SUB JAMBS
A	1	15'-0 X 12'-0	N/A	CL750	CL750	CL751	CL751	CL753	CL753	N/A	CL751 PC84	CL751 PC84

Non-Standard PBR Wall Panel Fasteners

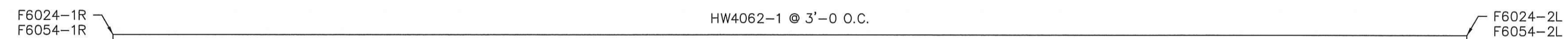
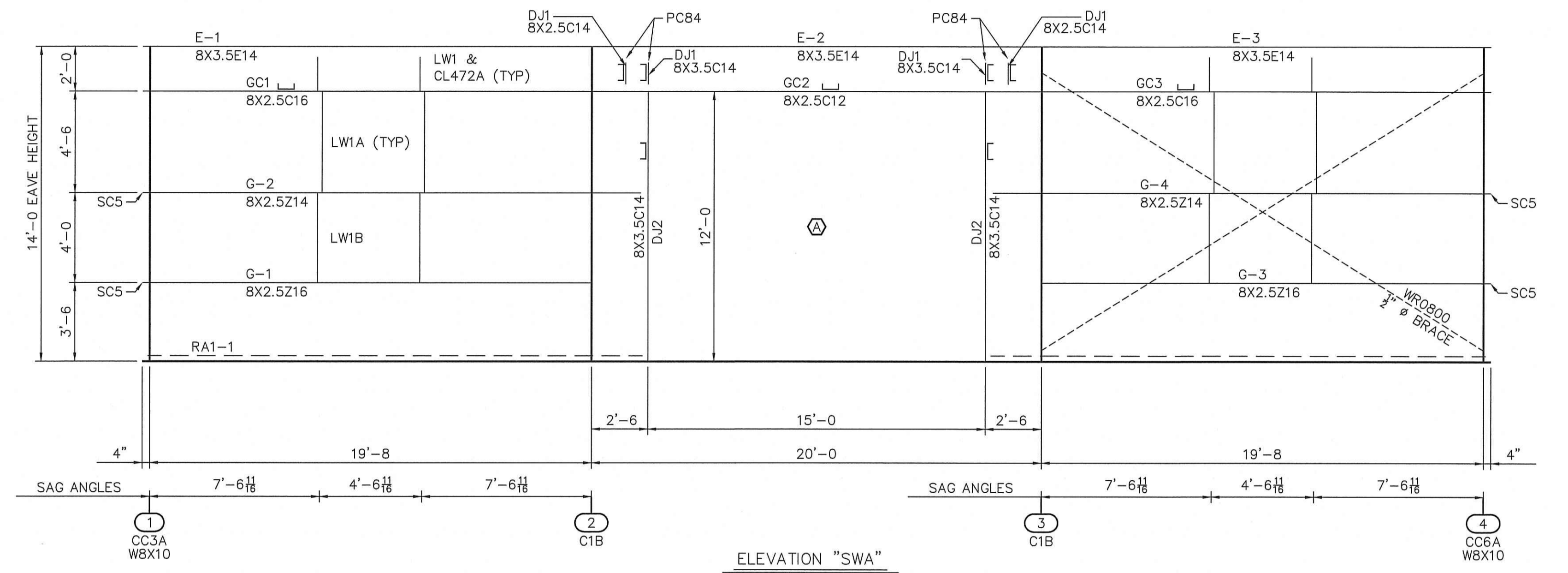
#3 member fasteners are to be used for panel to secondary attachment in lieu of #17A shown on the R Drawings

#4 lap fasteners are to be used for panel to panel and panel to trim attachment in lieu of #4A shown on the R Drawings

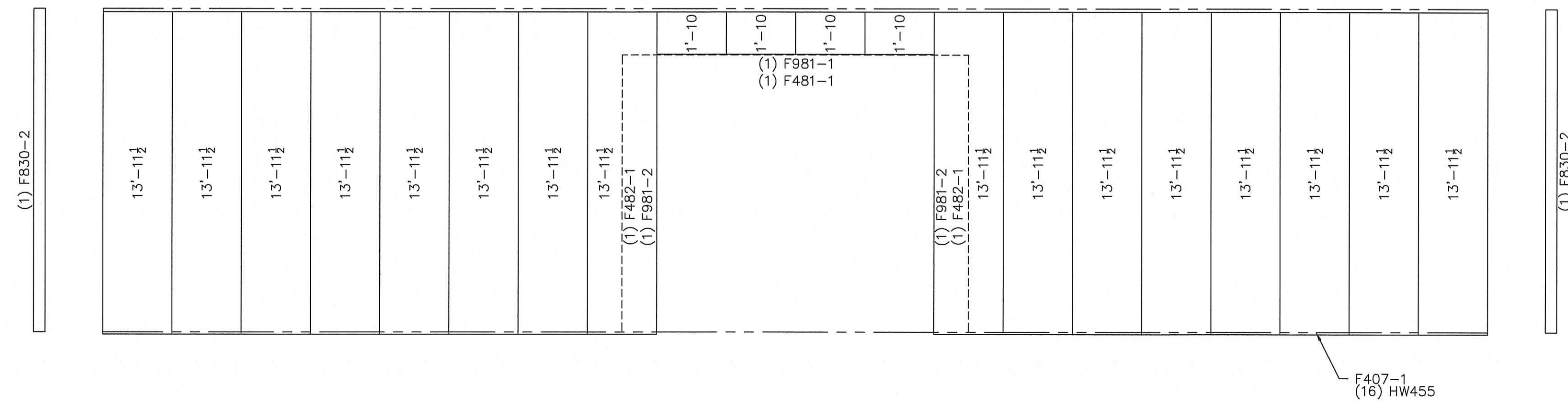
SCHEDULE OF ACCESSORIES

NO. REQD	DESCRIPTION
3	15'-0 X 12'-0 FACTORY LOCATED FRAMED OPENINGS
2	3070 KNOCK-DOWN WALK DOORS FIELD LOCATED

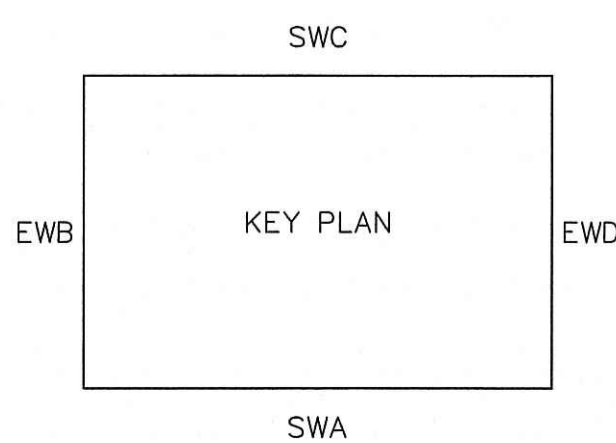
REFER TO DETAILS ON INSTALLATION OF WALK DOORS.
REFER TO DETAILS ON INSTALLATION OF FRAMED OPENINGS.
USE STANDARD WALL PROCEDURES TO ERECT THE SIDEWALL AND ENDWALL PANELS.



PBR WALL PANELS
PANEL COVERAGE = 3'-0
COLOR = HAWAIIAN BLUE
PANEL PKG. REQ'D. = PBS-3
Field Cut Panel and Trim as required per Construction Details



WALL SHEETING ELEVATION "SWA"



By	Ch'd	Date	Revision	Description

Sold By: Ithaca Steel Ramseyer and Associates, PLLC P.O. Box 54891 Charlotte, NC 28254-2330	Project Name & Location: BRYAN BERRY POWELLS POINT, NC
	Customer: ITHACA STEEL LLC PHILADELPHIA, PA

Preliminary (Not For Construction)
 For Approval (Not For Construction)
 For Construction Permit
 For Erector Installation

Scale: NOT TO SCALE
 Drawn by: AXD 2/17/23
 Checked by: MVM 2/22/23
 Project Engineer: RM
 Job Number: 19-B-20843
 Sheet Number: E4 of 9

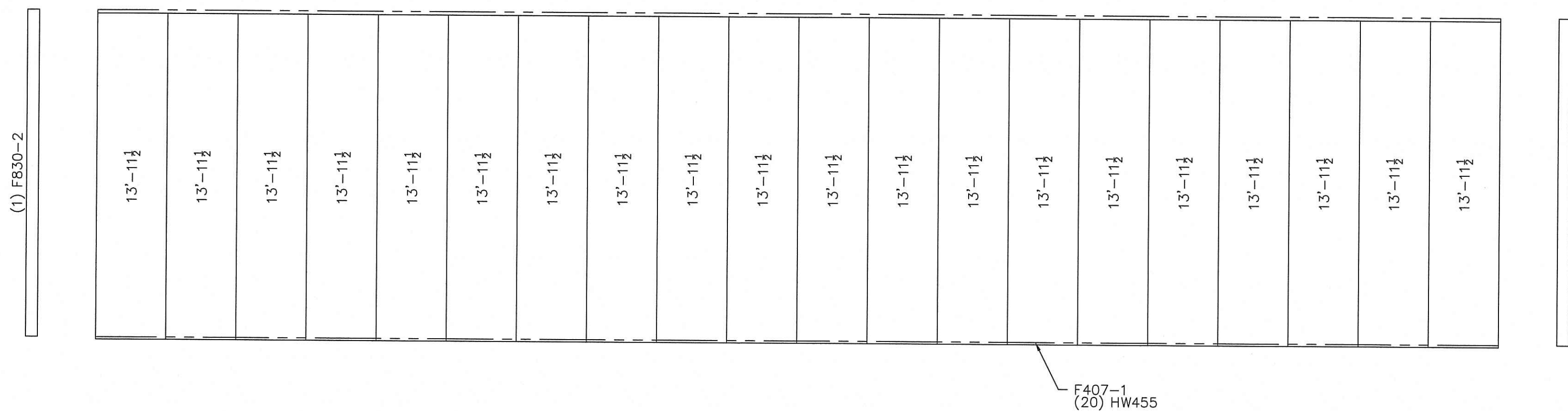
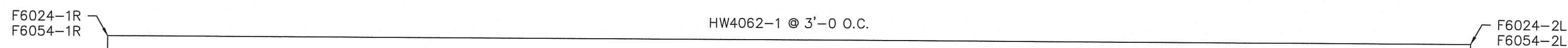
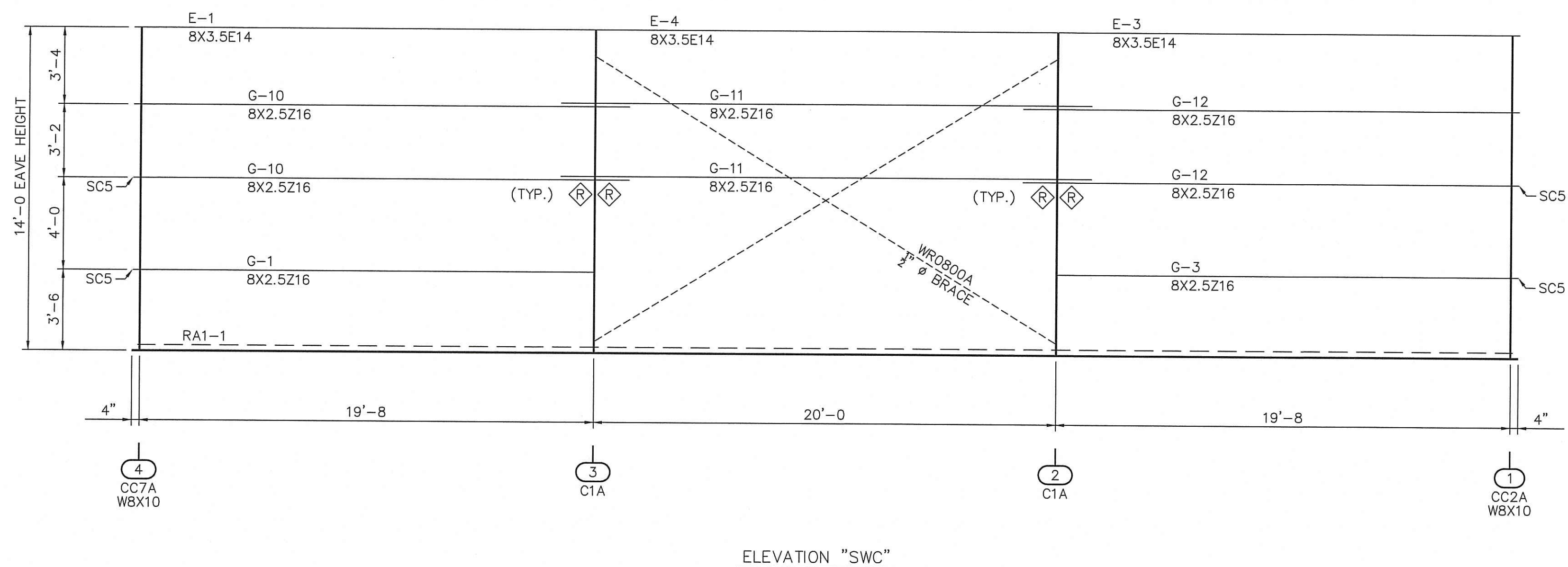
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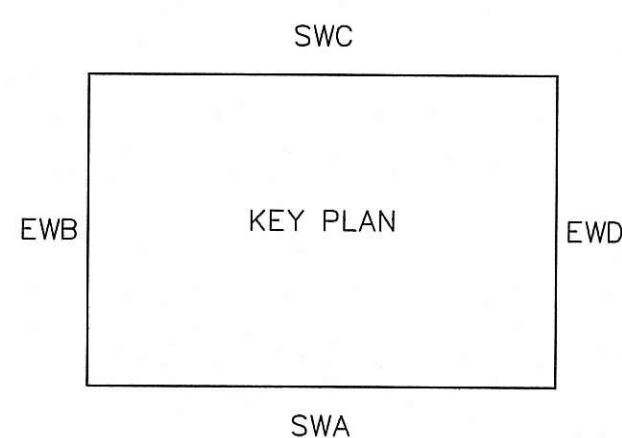
Non-Standard PBR Wall Panel Fasteners

#3 member fasteners are to be used for panel to secondary attachment in lieu of #17A shown on the R Drawings

#4 lap fasteners are to be used for panel to panel and panel to trim attachment in lieu of #4A shown on the R Drawings



PBR WALL PANELS
 PANEL COVERAGE = 3'-0"
 COLOR = HAWAIIAN BLUE
 PANEL PKG. REQ'D. = PBS-4
 Field Cut Panel and Trim as
 required per Construction Details



ZEE SECTION LAP TABLE			
SYMBOL	LAP LENGTH	SYMBOL	LAP LENGTH
	-0'-0 1/2"		2'-5 3/4"
	0'-3 3/4"		3'-1 1/2"
	1'-5 3/4"		REFER TO CF01122

Revision	Date	Description	By	Ch'd

Sold By: Ithaca Steel
Ramseyer and Associates, PLLC
 6040 Highway 504, Box 23164
 Charlotte, NC 28223
 (405) 408-2330

Customer: ITHACA STEEL LLC
 PHILADELPHIA, PA

Project Name & Location:
 BRYAN BERRY
 POWELLS POINT, NC

Drawing Status:
 Preliminary
 Not For Construction
 For Construction Permit
 For Erector Installation

Scale: NOT TO SCALE
 Drawn by: AXD 2/17/23
 Checked by: MVM 2/22/23
 Project Engineer: RM
 Job Number: 19-B-20843
 Sheet Number: E5 of 9

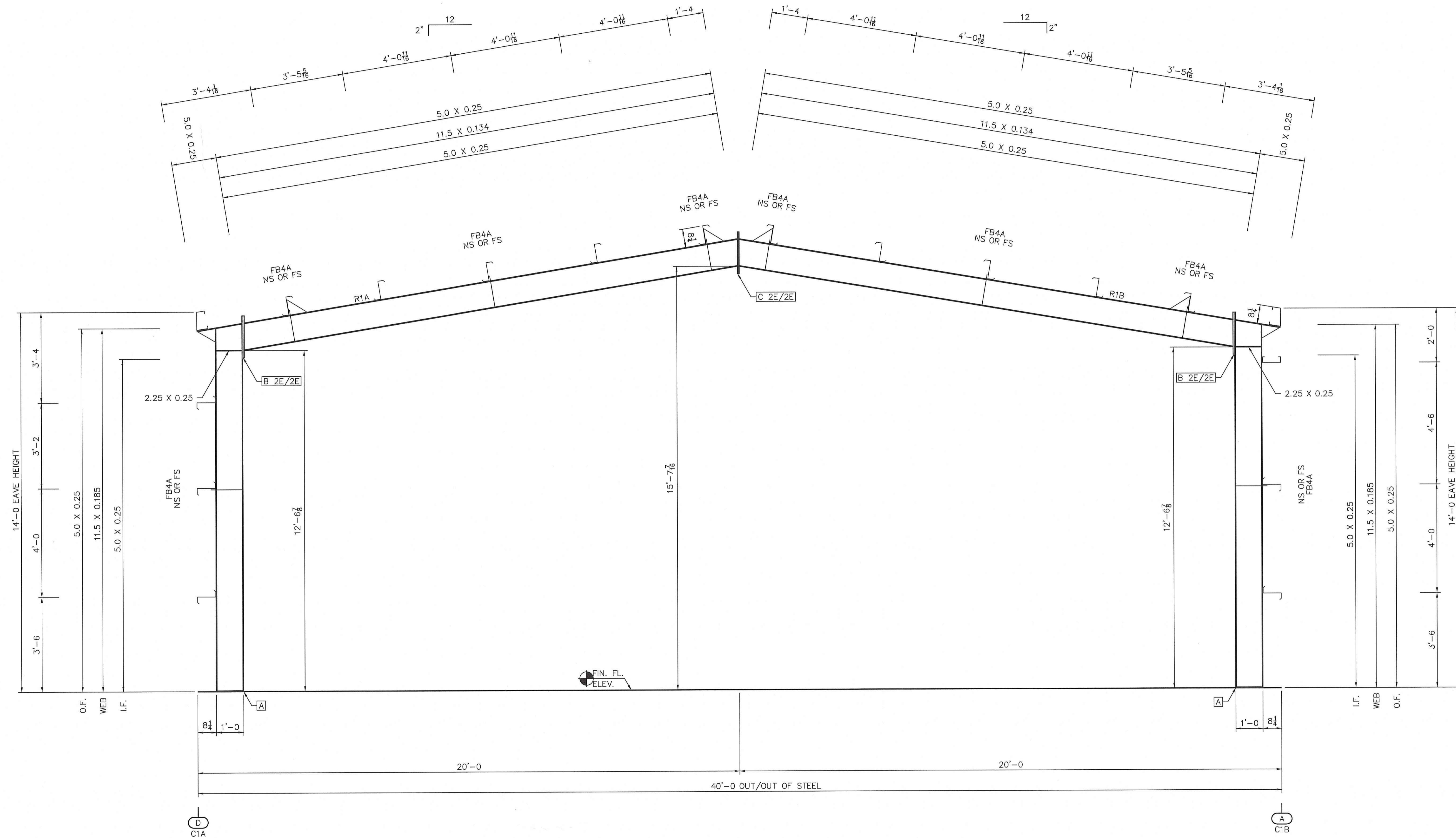
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COA# P-2053

GENERAL NOTES
 FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).
 VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
R1A	296
R1B	296
C1A	250
C1B	250



CROSS SECTION AT FRAMES LINES "2 & 3"

CONN.	PLATE SIZE TABLE		SPLICE BOLT TABLE				
	LOW SIDE	HIGH SIDE	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	6 X 0.375 X 1'-0"						
B	6 X 0.5 X 1'-7 ¹ / ₈ "	6 X 0.5 X 1'-6 ⁷ / ₈ "	(8)	3/4 X 2"	A325 B&N	0	0
C	6 X 0.375 X 1'-6 ⁷ / ₈ "	6 X 0.375 X 1'-6 ⁷ / ₈ "	(8)	3/4 X 1 1/4"	A325 B&N	0	0

By	Description	Date	Revision

Sold By: Ithaca Steel
Customer: ITHACA STEEL LLC
 PHILADELPHIA, PA

Project Name & Location:
 BRYAN BERRY
 POWELLS POINT, NC

Drawing Status:
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 For Approval
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 For Erector Installation

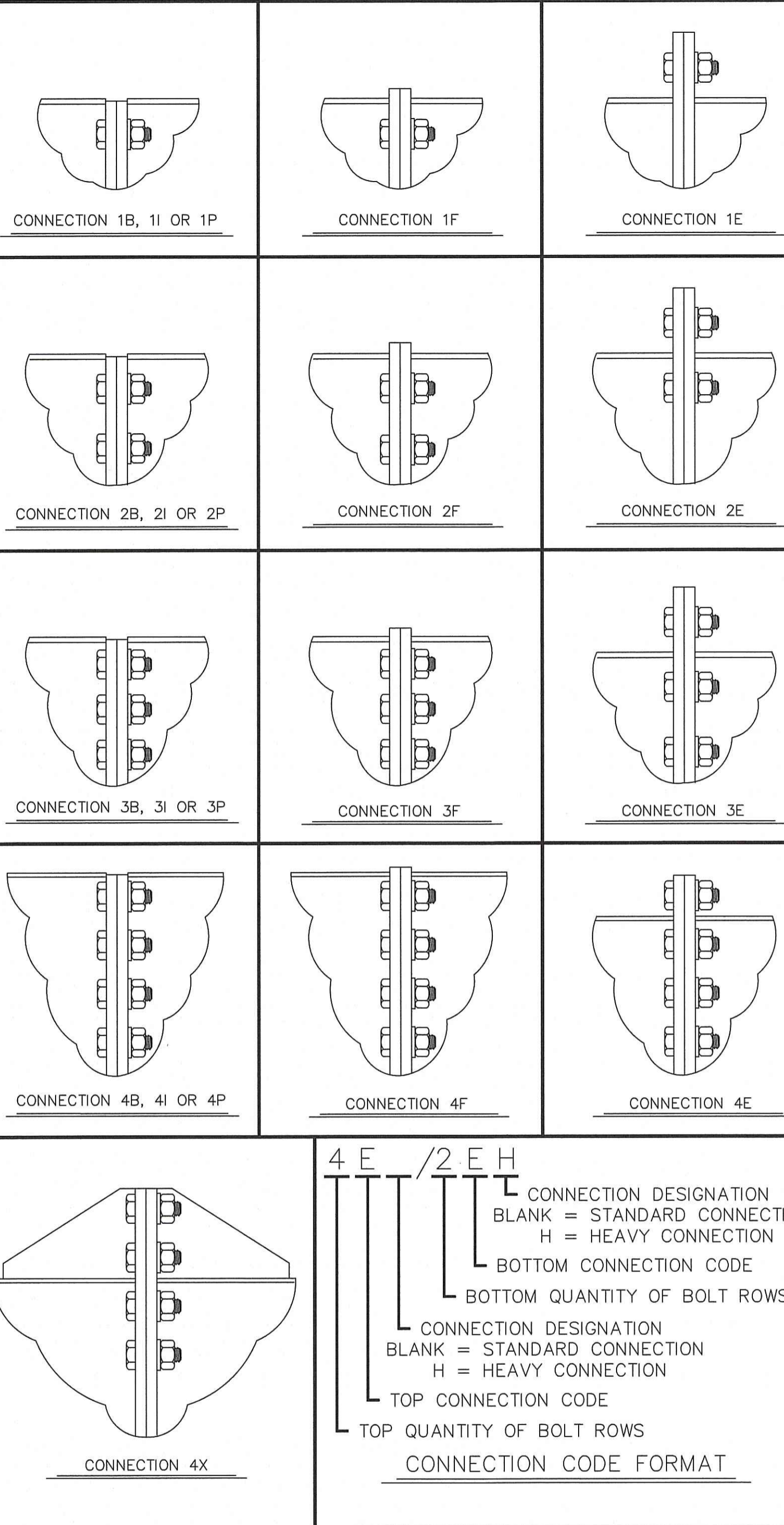
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Drawn by: AXD 2/17/23
Checked by: MVM 2/22/23
Project Engineer: RM
Job Number: 19-B-20843
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COA# P-2053

CONNECTION CODES
(FOR TOP AND BOTTOM BOLT PATTERN)



CONNECTION CODE DESCRIPTION

B = THIS DESCRIPTION CODE IS USED TO DEFINE SHEAR CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE TOP FLANGE. CONNECTION PLATE LENGTH MUST BE A MINIMUM OF HALF THE RAFTER WEB DEPTH AND SHALL NOT EXCEED THE RAFTER TOTAL DEPTH.

E = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED WITH ONE SET OUTSIDE THE TOP OR BOTTOM FLANGE AND THE REMAINING SETS ARE LOCATED INSIDE THE TOP OR BOTTOM FLANGE.

F = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP OR BOTTOM FLANGE AND CONNECTION PLATE PROJECTS 1/2" BEYOND THE TOP OR BOTTOM FLANGE.

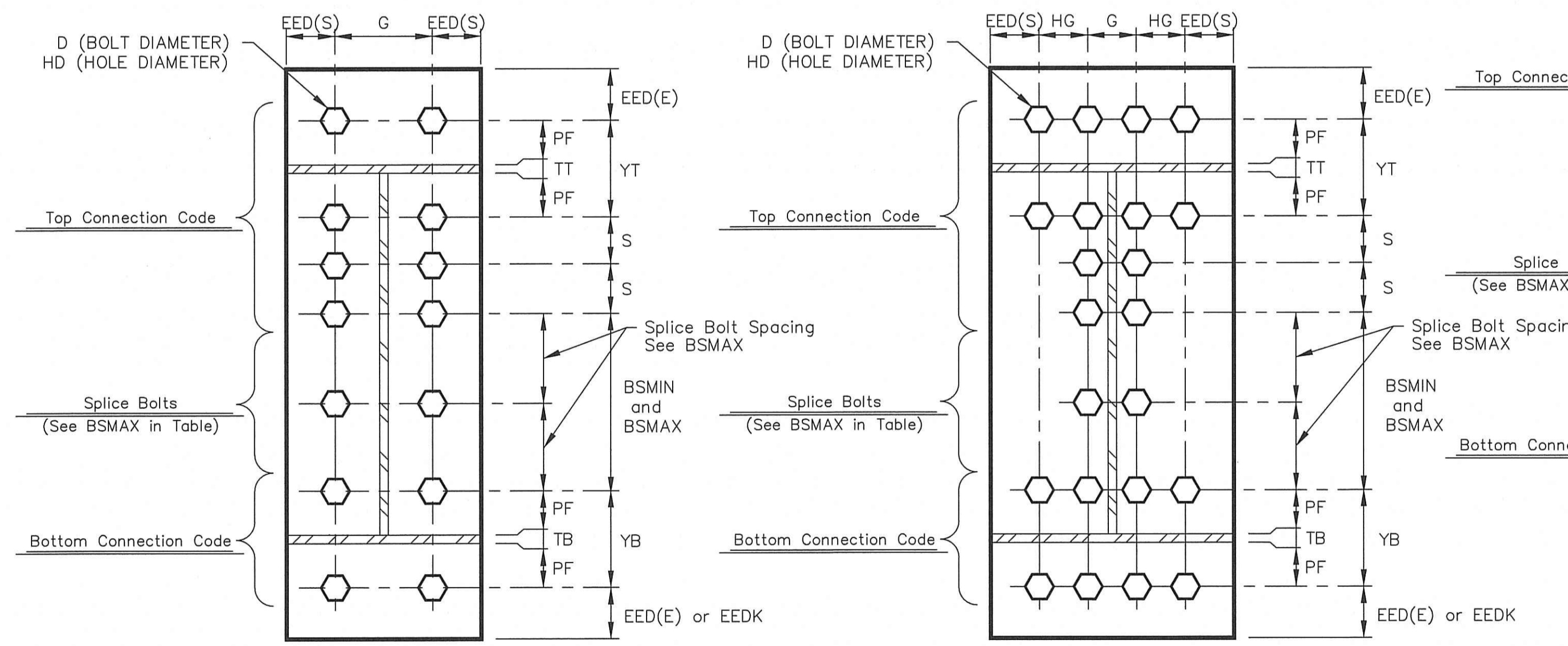
I = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP OR BOTTOM FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE TOP OR BOTTOM FLANGE.

P = THIS DESCRIPTION CODE IS USED TO DEFINE SHEAR CONNECTIONS. BOLTS ARE LOCATED INSIDE THE TOP FLANGE AND CONNECTION PLATE IS RECESSED 1/8" BELOW THE TOP FLANGE. CONNECTION PLATE LENGTH MUST BE A MINIMUM OF HALF THE RAFTER WEB DEPTH AND SHALL NOT EXCEED THE RAFTER TOTAL DEPTH.

4X = THIS DESCRIPTION CODE IS USED TO DEFINE MOMENT CONNECTIONS. BOLTS ARE LOCATED WITH TWO SETS EACH SIDE OF THE TOP OR BOTTOM FLANGE WITH A GUSSET PLATE OUTSIDE THE TOP AND BOTTOM FLANGE OR COLUMN CAP PLATE.

NAME	DESCRIPTION FOR A325 BOLT DIMENSIONS	A325 CONNECTION BOLT DIMENSIONS						
		1/2"	3/4"	7/8"	1"	1 1/4"	1 1/2"	
D	DIAMETER OF THE BOLT	1/2"	3/4"	7/8"	1"	1 1/4"	1 1/2"	
HD	BOLT HOLE DIAMETER	9/16"	13/16"	15/16"	1 1/16"	1 5/16"	1 9/16"	
G	BOLT GAUGE	2 1/2"	3"	4"	3 1/2"	4"	5 1/2"	
	MAX. WEB THICKNESS (Max. 5/8" Fillet Weld) WITHOUT WASHER	1"	1 1/8"	1 7/8"	1 1/4"	1 3/8"	2 1/8"	
	MAX. WEB THICKNESS (Max. 5/8" Fillet Weld) WITH WASHER	3/4"	7/8"	1 5/8"	7/8"	7/8"	1 7/8"	
HG	HEAVY CONN. BOLT GAUGE	N/A	2 1/4"	2 5/8"	3"	3 3/4"	4"	
S	NORMAL BOLT SPACING	2 1/2"	3"	3 1/4"	3 1/2"	4"	4 1/2"	
BSMIN	MINIMUM SPACING BETWEEN TOP & BOTTOM SETS OF BOLTS	1 1/2"	2 1/4"	2 5/8"	3"	3 3/4"	4"	
BSMAX	MAXIMUM BOLT SPACING BETWEEN TOP AND BOTTOM SETS OF BOLTS ON CONNECTION PLATES LESS THAN OR EQUAL TO 3/4" THICK	SPlice BOLT SPACING (NOT TO EXCEED 2'-0")						
		{ 1/2 BSMAX (±1/8") WHEN BSMAX = 2'-0" TO 4'-0" { 1/3 BSMAX (±1/8") WHEN BSMAX = 4'-0" TO 6'-0" { 1/4 BSMAX (±1/8") WHEN BSMAX = 6'-0" TO 8'-0"						
BFGD	MINIMUM BOLT-TO-FLANGE CLEARANCE AT OUT OF NUT SEE BOLT AT FLANGE DETAIL	1 1/2"	1 3/4"	1 7/8"	2 1/4"	2 1/2"	2 3/4"	
PF	MINIMUM BOLT-TO-FLANGE CLEARANCE AT CONNECTION PLATE SEE BOLT AT FLANGE DETAIL	(BFGD + RNWT) PF INSIDE OF FLANGE IS INCREASED BASED ON THE YT & YB VALUE. PF FOR CONNECTION B, F, I AND P ARE THE SAME AS USED ON CONNECTION E						
NWT	NUT AND WASHER THICKNESS	SEE BOLT AT FLANGE DETAIL. NUT THICKNESS IS EQUAL TO THE BOLT DIAMETER AND .15625" WASHER THICKNESS IS USED EVEN IF A WASHER IS NOT REQUIRED.						
RNWT	RISE ON NUT AND WASHER THICKNESS							
TT	THICKNESS TOP FLANGE	REFER TO FRAME CROSS SECTION DRAWING FOR LARGEST FLANGE THICKNESS EITHER SIDE OF THE CONNECTION.						
TB	THICKNESS BOTTOM FLANGE							
YT	BOLT SPACING TOP (ROUND UP TO NEXT 1/2", MIN = S)	3" + TT	3 1/2" + TT	3 3/4" + TT	4 1/2" + TT	5" + TT	5 1/2" + TT	
YB	BOLT SPACING BOTTOM (ROUND UP TO NEXT 1/2", MIN = S)	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	or TB Sloped	
EED(E)	MINIMUM END EDGE DIMENSION	1 1/4"	1 1/4"	1 1/2"	1 3/4"	2 1/4"	2 5/8"	
EED(S)	MINIMUM SIDE EDGE DIMENSION	3/4"	1"	1 1/8"	1 1/4"	1 5/8"	2 1/4"	
EEDK	END EDGE DIMENSION AT KNEE CONNECTION	1 3/8"	1 3/8"	1 5/8"	1 7/8"	2 3/8"	2 3/4"	
BCWM	MINIMUM BOLT CLEARANCE FROM A FLANGE OR WEB WELD	WITHOUT WASHER	7/16"	5/8"	3/4"	13/16"	1"	1 3/8"
		WITH HARDENED WASHER	9/16"	3/4"	7/8"	1"	1 1/4"	1 1/2"
WCSM	MINIMUM WIDTH OF CONNECTION PLATE (Standard Connection)	5"	6"	8"	8"	10"	12"	
WCHM	MINIMUM WIDTH OF CONNECTION PLATE (Heavy Connection)	N/A	10"	12"	12"	16"	18"	
TCMIN	MINIMUM THICKNESS OF CONNECTION PLATE	1/4"	3/8"	7/16"	1/2"	5/8"	1"	

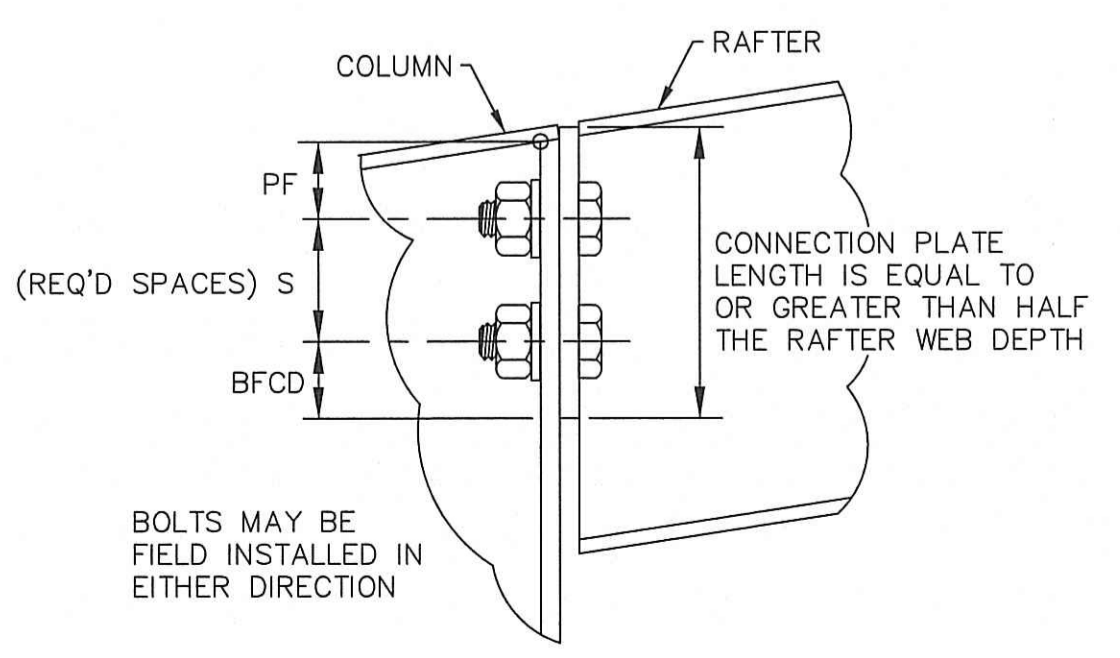
CONNECTION BOLT DATA



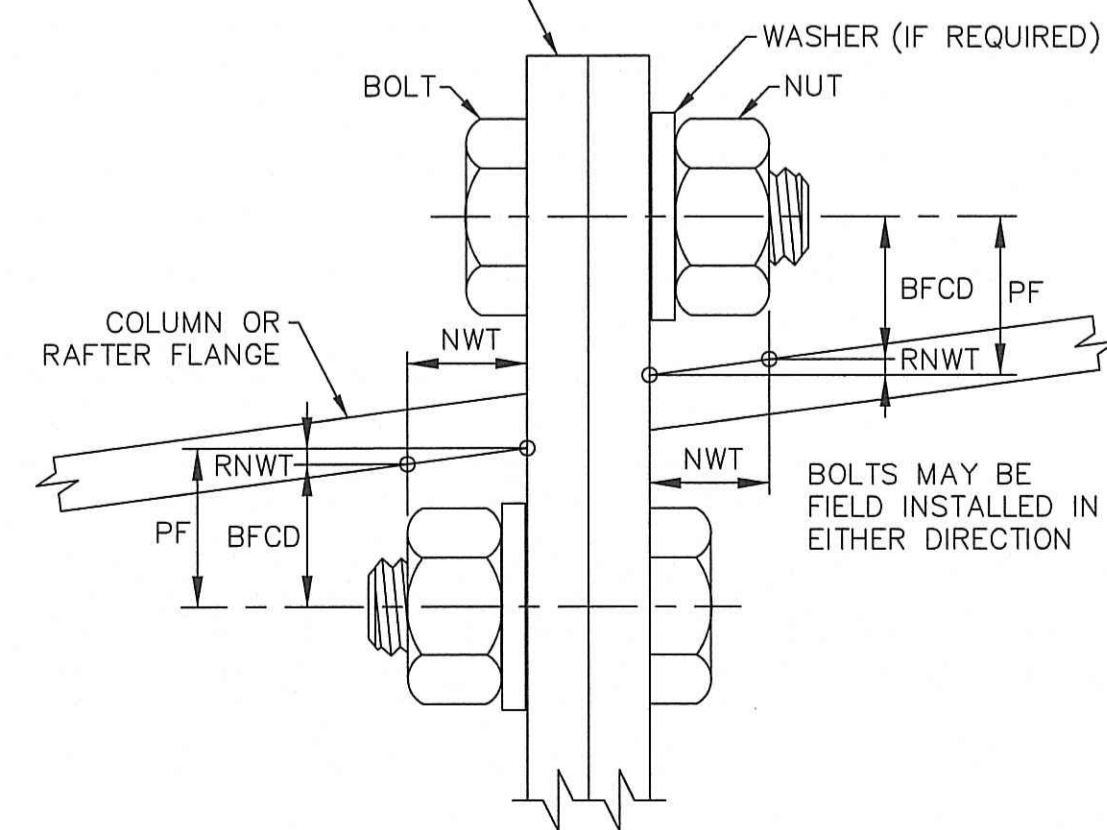
STANDARD CONNECTION DESIGNATION
(CODE 4E/2E SHOWN)

HEAVY CONNECTION DESIGNATION
(CODE 4EH/2EH SHOWN)

4X CONNECTION DESIGNATION
(CODE 4X/4X SHOWN)



CONNECTION B & P
(Low Side Shown, High Side Similar)



BOLT AT FLANGE DETAIL
(Top Flange Shown, Bottom Flange Similar)

Frame Documentation
A325 Connection Bolt Details

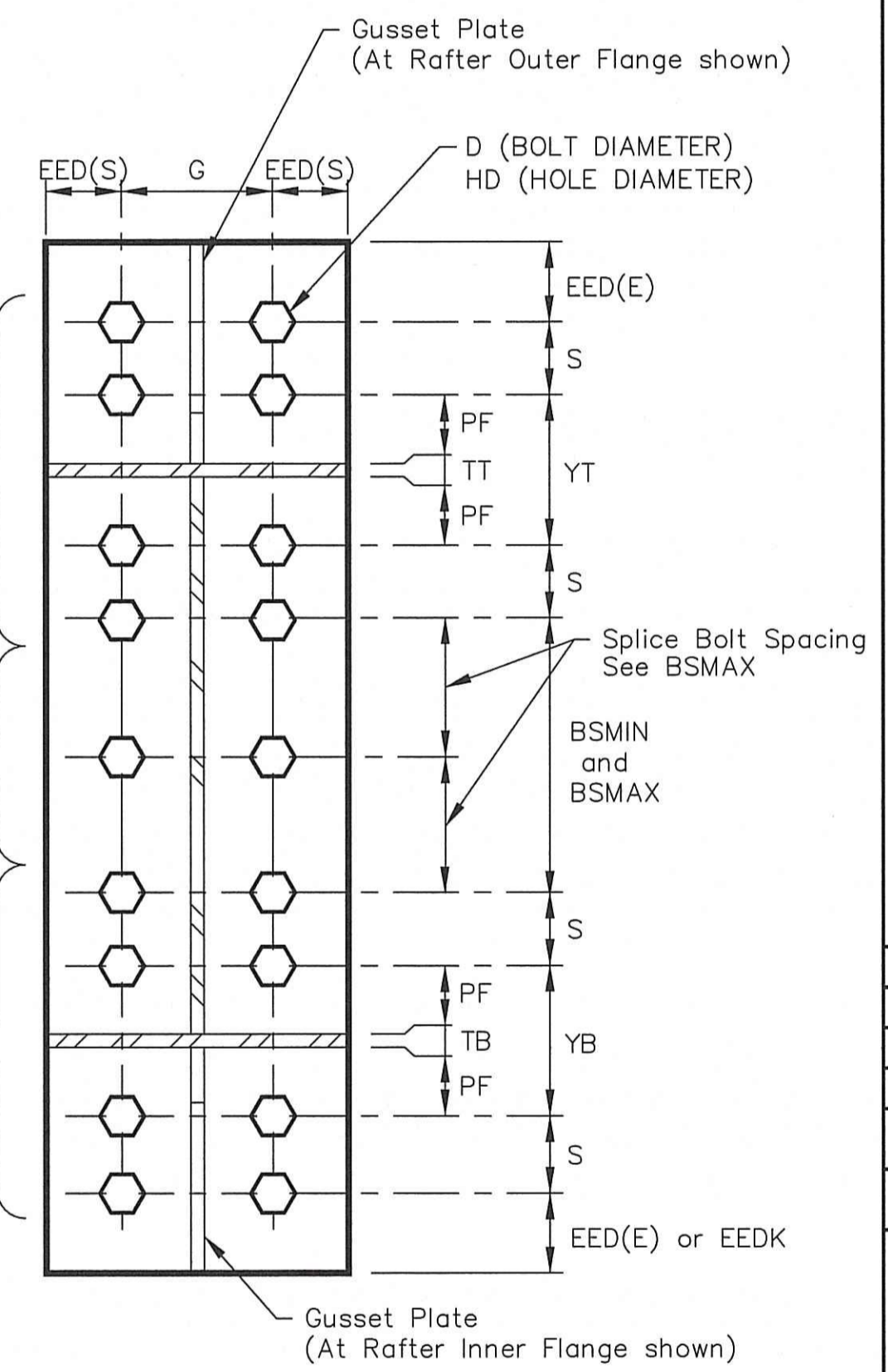
Page 05-12-10
Date Jun '18
Rev. 04

B 4E/2EH

Connection Code
(See "Connection Code Format" on this drawing)
Connection Location

CROSS SECTION CONNECTION CODE KEY
(AS SHOWN AT CONNECTIONS ON FRAME CROSS SECTION DRAWINGS)

Flange Brace Material Schedule	
Part Mark	Material
FB4_	L 2" x 2" x 14 Ga.
FB5_	L 2" x 2" x 14 Ga.
FB6_	L 2" x 2" x 8"
FB7_	L 2 1/2" x 2 1/2" x 3/16"



By: _____
Date: _____
Revision: _____

Customer: ITHACA STEEL LLC
PHILADELPHIA, PA

Project Name & Location: BRYAN BERRY POWELLS POINT, NC

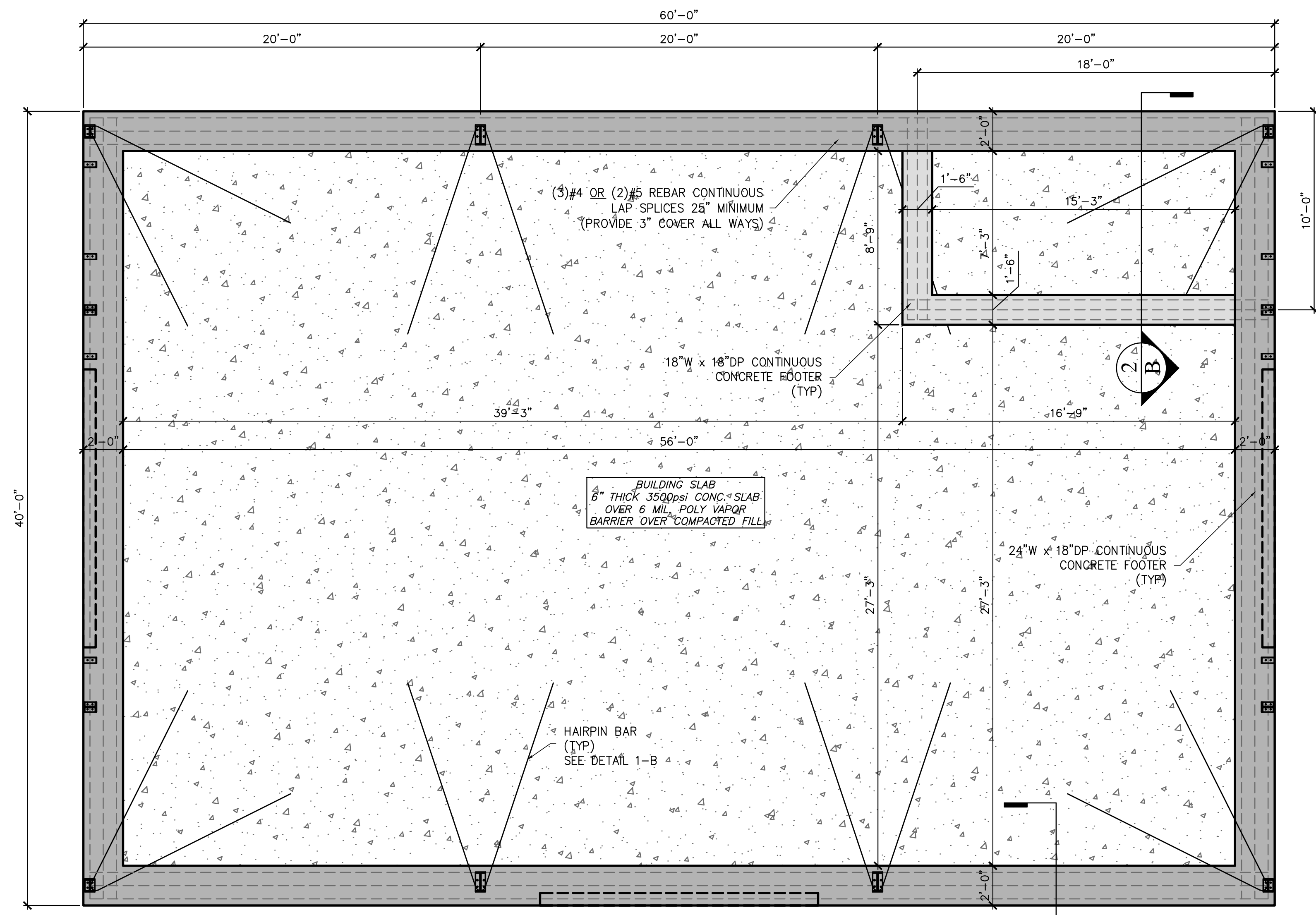
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Drawn by: AXD 2/17/23
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Project Engineer: RM
Job Number: 19-B-20843
Sheet Number: E9 of 9

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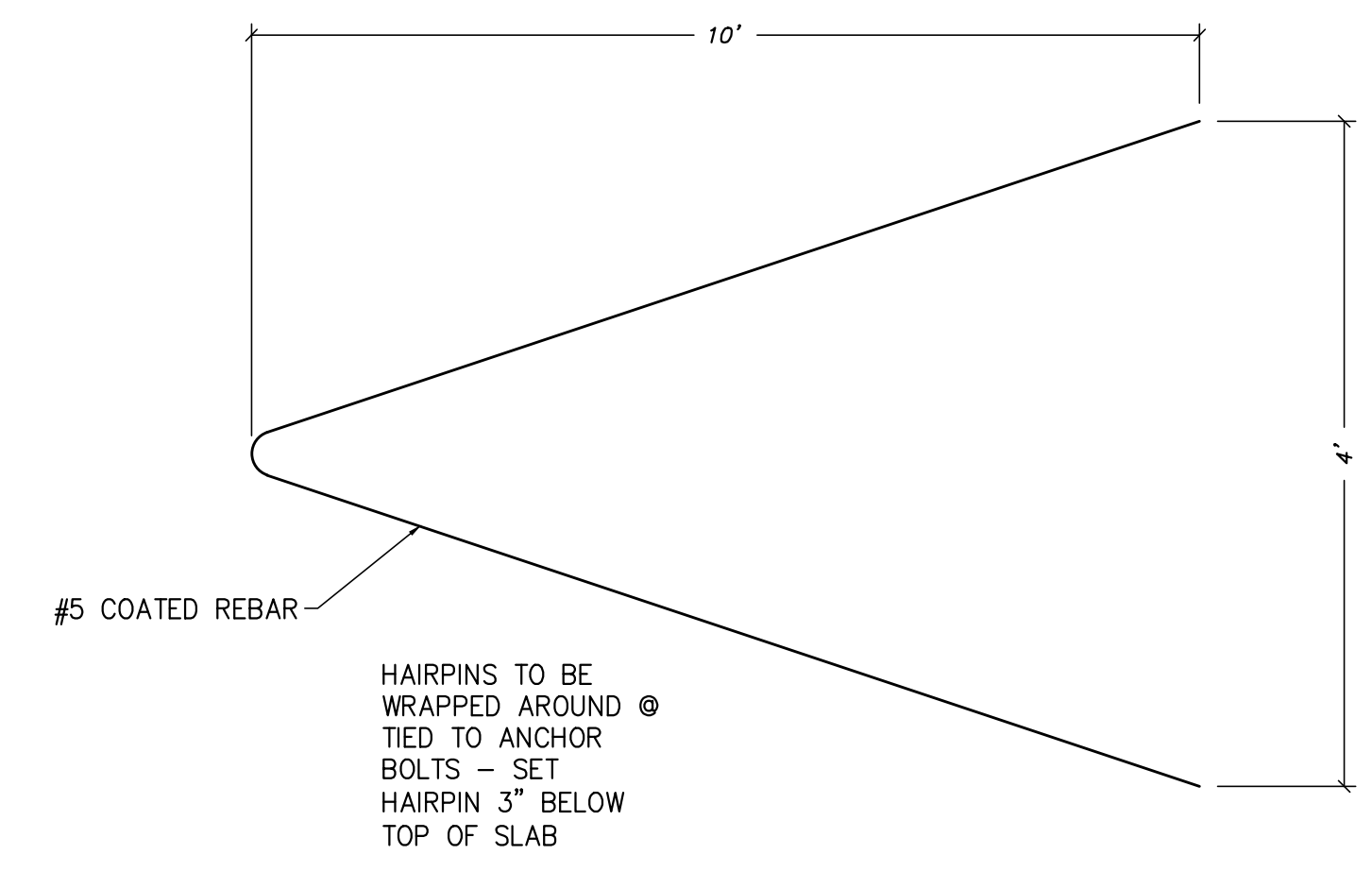


NOTE:
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- Notes:**
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 - THIS SLAB ON GRADE HAS BEEN DESIGNED TO CONTROL TEMPERATURE AND SHRINKAGE CRACKS. INITIALLY, IT MAY SUSTAIN SHRINKAGE AND TEMPERATURE CRACKS DURING NORMAL CONCRETE CURING.
 - ALL DIMENSIONS, DROPS, OFFSETS, OPENINGS, INSERTS, ETC., SHALL BE VERIFIED BY THE BUILDER PRIOR TO PLACEMENT OF THE SLAB-ON-GRADE.
 - CONCRETE SHALL NOT BE INSTALLED IN RAINY WEATHER NOR AT TEMP. BELOW 40° F NOR IN OTHER ADVERSE WEATHER.



PLAN VIEW 1-A
 PROPOSED FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



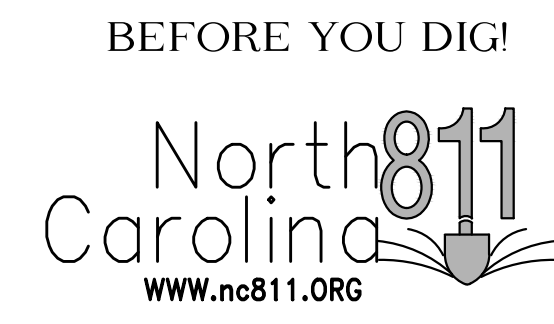
DETAIL 1-B
 HAIRPIN DETAIL
 SCALE: 1/2" = 1'-0"

HOUSE ENGINEERING, P.C.
 P.O. BOX 466
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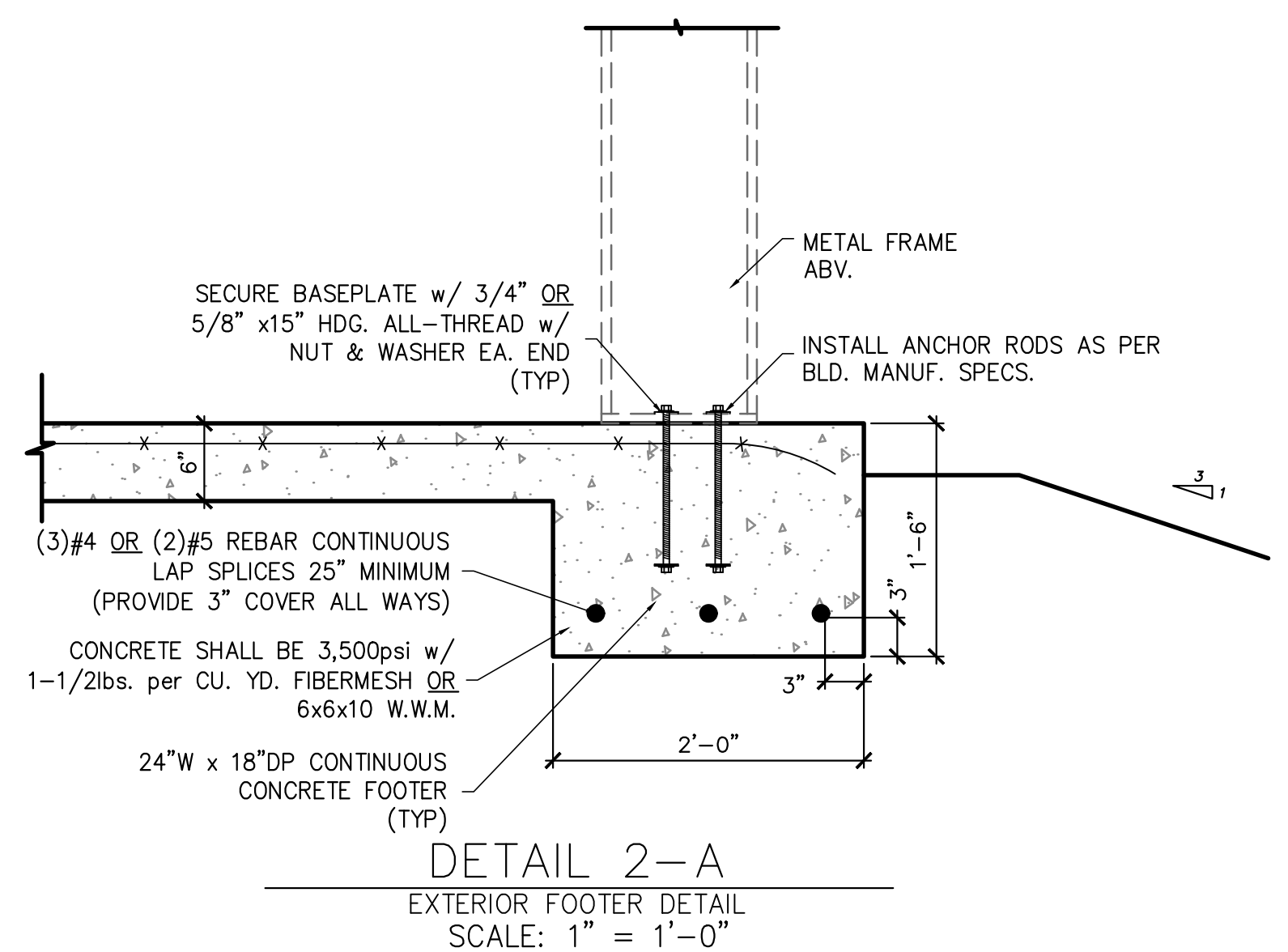
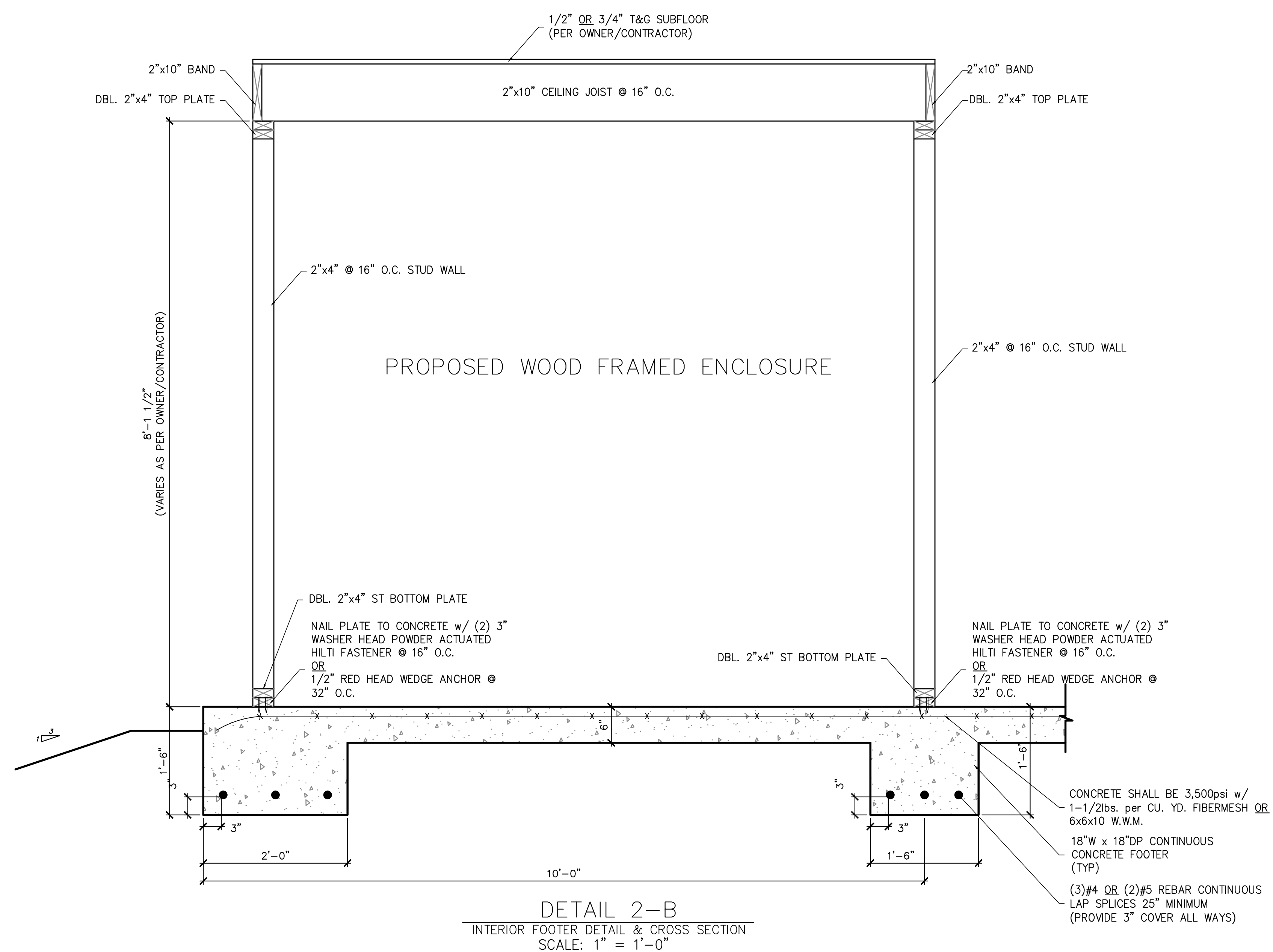
Metal Building Foundation Plan
 For:
Bryan Berry
 Location:
 Powells Point
 Currituck County, North Carolina

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FIRM CERTIFICATION No. C-1955 PROJECT NUMBER 236948 PROJECT CONTACTS:	APPLICABLE DRAWING TOLERANCES	
SIZE D DRAWING NUMBER 236948 CAD FILENAME: 236948	REV - SCALE: 1/4"=1'-0"	SHEET NO. 1

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- CODE COMPLIANCE**
- ALL CONSTRUCTION TO CONFORM TO THE LATEST REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION WITH NORTH CAROLINA AMENDMENTS, AND ALL LOCAL CODES AND REGULATIONS.
- CONCRETE**
- ALL CONCRETE UNLESS NOTED OTHERWISE SHALL BE MADE WITH STONE AGGREGATE AND SHALL DEVELOP 3000 psi W/FIBER MESH, 28 DAY COMPRESSIVE STRENGTH USING TYPE II CEMENT.
 - ALL REINFORCING BARS SHALL BE ASTM A615, GRADE 60, EXCEPT ASTM A706 SHALL BE PER LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS D1.4).
 - WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
 - PROVIDE CONTROL OR CONSTRUCTION JOINTS @ 15'-0" O.C. (MAXIMUM) IN EACH DIRECTION FOR SLABS ON GRADE. CONTROL JOINTS SHALL BE 1-1/2" DEEP AND SAW CUT WITHIN 12 HOURS OF SLAB POUR OR AS SOON AS SLAB CAN SUPPORT WORKERS WITHOUT DAMAGING CONCRETE SURFACE.
 - CONCRETE PROTECTION FOR REINFORCEMENT:
 - CONCRETE POURED AGAINST EARTH (3")
 - CONCRETE POURED IN FORMS BUT EXPOSED TO WEATHER AND EARTH (1-1/2")
 - #5 BAR AND SMALLER (2")
 - LARGER THAN #5 (1-1/2")
 - NO SPLICES OF REINFORCEMENT SHALL BE MADE AND NO WELDING TO REINFORCING SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY STRUCTURAL ENGINEER. BAR SPLICES WHERE PERMITTED SHALL BE MADE BY MECHANICAL CONNECTORS OR A CLASS B LAP LENGTH PER THE LAP SCHEDULE UNLESS NOTED OTHERWISE ON THE DRAWINGS. MAKE ALL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING.
 - WIRE FABRIC REINFORCEMENT MUST LAP ONE FULL MESH PLUS 2" AT SIDE AND END LAPS, BUT NOT LESS THAN 6" AND SHALL BE WIRED.
 - DETAIL BARS IN ACCORDANCE WITH THE LATEST EDITIONS OF ACI DETAILING MANUAL AND ACI BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 - PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON PLANS. ALL DOWELS, BOLTS, AND EMBEDDED PLATES SHALL BE SET AND TIED INTO PLACE BEFORE THE CONCRETE IS POURED. "STABBING" DOWELS, BOLTS, OR PLATES INTO PREVIOUSLY POURED CONCRETE IS NOT PERMITTED.
 - PLACE TWO (2) #5 BARS (1 EACH FACE) WITH 2'-6" PROJECTION AROUND ALL OPENINGS IN CONCRETE SLABS AND WALLS UNLESS OTHERWISE NOTED. TERMINATE ALL REINFORCING BARS INTERRUPTED BY OPENING WITH A STANDARD 90 DEGREE OR 180 DEGREE HOOK WHERE POSSIBLE.
 - ALL REINFORCING BAR ENDS SHALL BE MADE IN THE FABRICATION SHOP UNLESS OTHERWISE NOTED ON THE DRAWINGS OR APPROVED BY THE STRUCTURAL ENGINEER.
 - AT THE CONTRACTOR'S OPTION, SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER TO REVIEW PRIOR TO POURING CONCRETE. SHOP DRAWINGS SHALL SHOW ALL BEAMS, WALLS AND COLUMN ELEVATIONS. ALL REINFORCING BARS, LAP LENGTHS, AND LOCATIONS SHALL BE CLEARLY LABELED. COPYING OF THE STRUCTURAL PLANS AND/OR DETAILS IN LIEU OF THE DETAILERS OWN DRAWINGS IS NOT PERMITTED. THE STRUCTURAL ENGINEER HAS 10 WORKING DAYS (MAXIMUM) TO RETURN THE REVIEWED SHOP DRAWINGS TO THE ARCHITECT OR CONTRACTOR.
 - CONSTRUCTION JOINTS:
 - SLABS, GRADE BEAMS, AND FOOTINGS SHALL NOT HAVE ANY JOINTS IN A HORIZONTAL PLANE UNLESS INDICATED OTHERWISE ON THE DRAWINGS. ANY STOP IN CONCRETE WORK MUST BE MADE APPROXIMATELY THE CENTER ONE-THIRD OF THE SPAN OR AT THE CENTER OF THE SUPPORT WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS. ALL CONSTRUCTION JOINTS SHALL BE AS OUTLINED BY THE STRUCTURAL ENGINEER. CONSTRUCTION JOINTS IN AREAS OF EXPOSED CONCRETE SHALL ALSO BE SUBJECT TO APPROVAL BY THE STRUCTURAL ENGINEER.
 - THE SURFACE OF CONCRETE AT CONSTRUCTION JOINTS SHALL BE CLEANED OF ANY DEBRIS, ICE, ETC., IMMEDIATELY BEFORE NEW CONCRETE IS POURED. THE CONSTRUCTION JOINT SHALL BE WETTED AND ALL STANDING WATER REMOVED.
 - WHERE CONSTRUCTION JOINTS ARE DENOTED "ROUGHENED", THE ENTIRE JOINT SURFACE SHALL BE MECHANICALLY ROUGHENED TO A 1/4" AMPLITUDE AND SUBSEQUENTLY CLEANED. THE ROUGHENING SHALL EXPOSE THE COURSE AGGREGATE IN THE HARDENED CONCRETE AND ALL LOOSE MATERIAL SHALL BE REMOVED.
 - THE CONTRACTOR SHALL SUBMIT DRAWINGS SHOWING THE PROPOSED CONSTRUCTION JOINT LOCATION AND CASTING SEQUENCE TO THE STRUCTURAL ENGINEER FOR REVIEW TWO WEEKS (MINIMUM) PRIOR TO THE INTENDED POUR DATE.
 - PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS PRIOR TO PLACING CONCRETE. DO NOT CUT ANY REINFORCEMENT WHICH MAY CONFLICT. CORE DRILLING OF CONCRETE IS NOT ALLOWED UNLESS SHOWN OR AUTHORIZED BY THE STRUCTURAL ENGINEER. SUBMIT A PROPOSED LAYOUT OF ANY CONDUITS THAT ARE TO BE PLACED WITHIN A SLAB THICKNESS FOR THE STRUCTURAL ENGINEER TO REVIEW.
 - NO CHLORIDE ADMIXTURES SHALL BE ADDED TO THE CONCRETE WITHOUT THE STRUCTURAL ENGINEER'S APPROVAL.
 - ALL CONCRETE PERMANENTLY EXPOSED TO THE WEATHER SHALL BE INSTALLED IN ACCORDANCE SECTION 1904.4.1 OF THE IBC 2012 EDITION WITH NORTH CAROLINA AMENDMENTS.
 - CONCRETE SHALL NOT BE ALLOWED TO REMAIN IN A CONCRETE TRUCK LONGER THAN 90 MINUTES WHEN THE AIR TEMPERATURE IS UNDER 90 DEGREES OR 60 MINUTES WHEN THE AIR TEMPERATURE IS ABOVE 90 DEGREES.



HOUSE ENGINEERING, P.C.

P.O. BOX 466
 KITTAY HAWK, NORTH CAROLINA 27949
 OFFICE: (252) 261-8253
 e-mail: rick@houseengineering.net

Metal Building Foundation Plan

For:
Bryan Berry

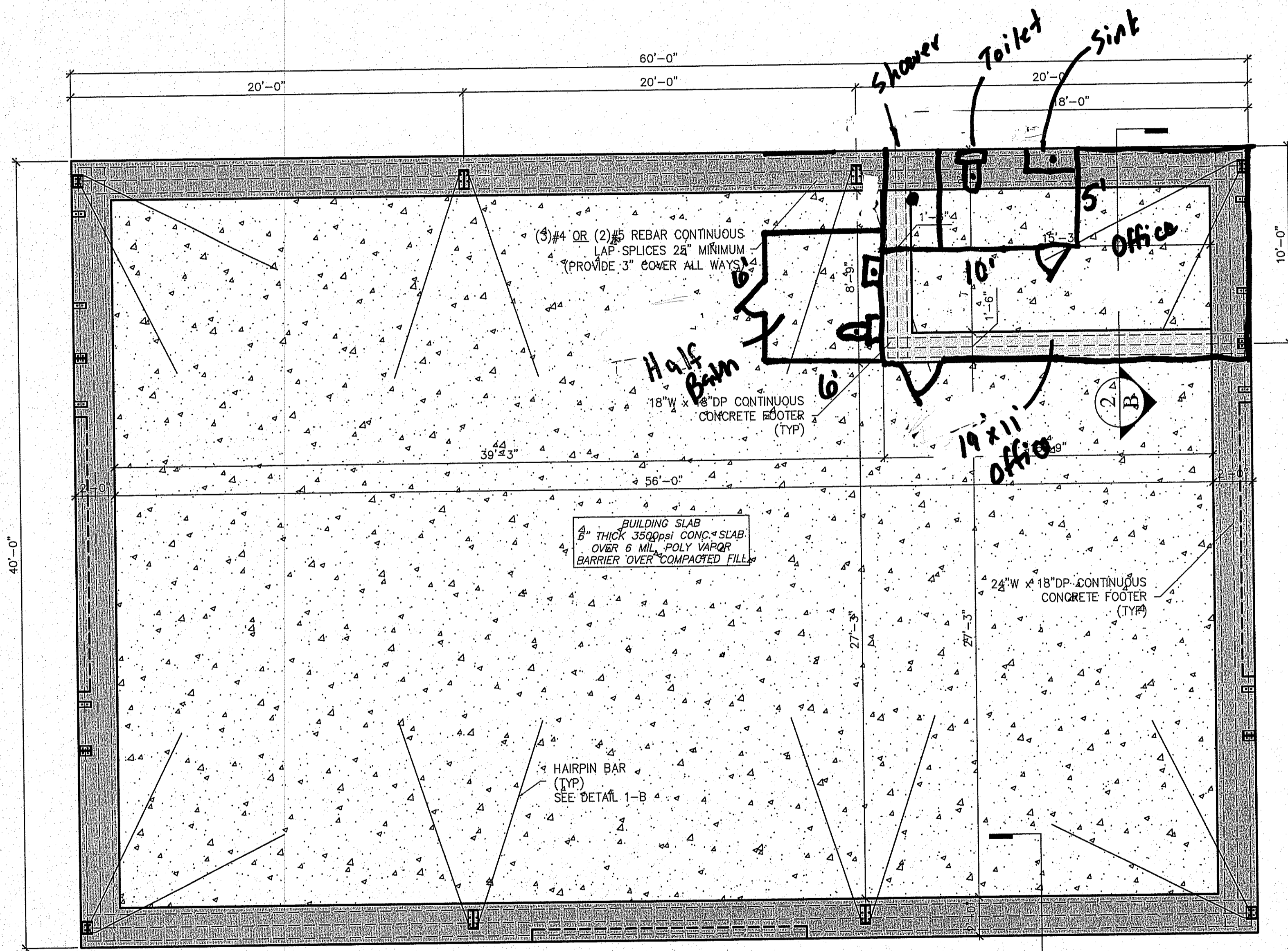
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	APPROVALS	DATE	
	DRAWN	M.ROBERTSON	6/12/23
	CHECKED	R.HOUSE	6/12/23
	ENGINEER	R.HOUSE	6/12/23
FIRM CERTIFICATION No. C-1955	SUBMITTED		
PROJECT NUMBER	236948	RECEIVED	
PROJECT CONTACTS:	APPLICABLE DRAWING TOLERANCES		
SIZE	DRAWING NUMBER	REV	SHEET NO.
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CAD FILENAME: 236948	SCALE: 1/4"=1'-0"		

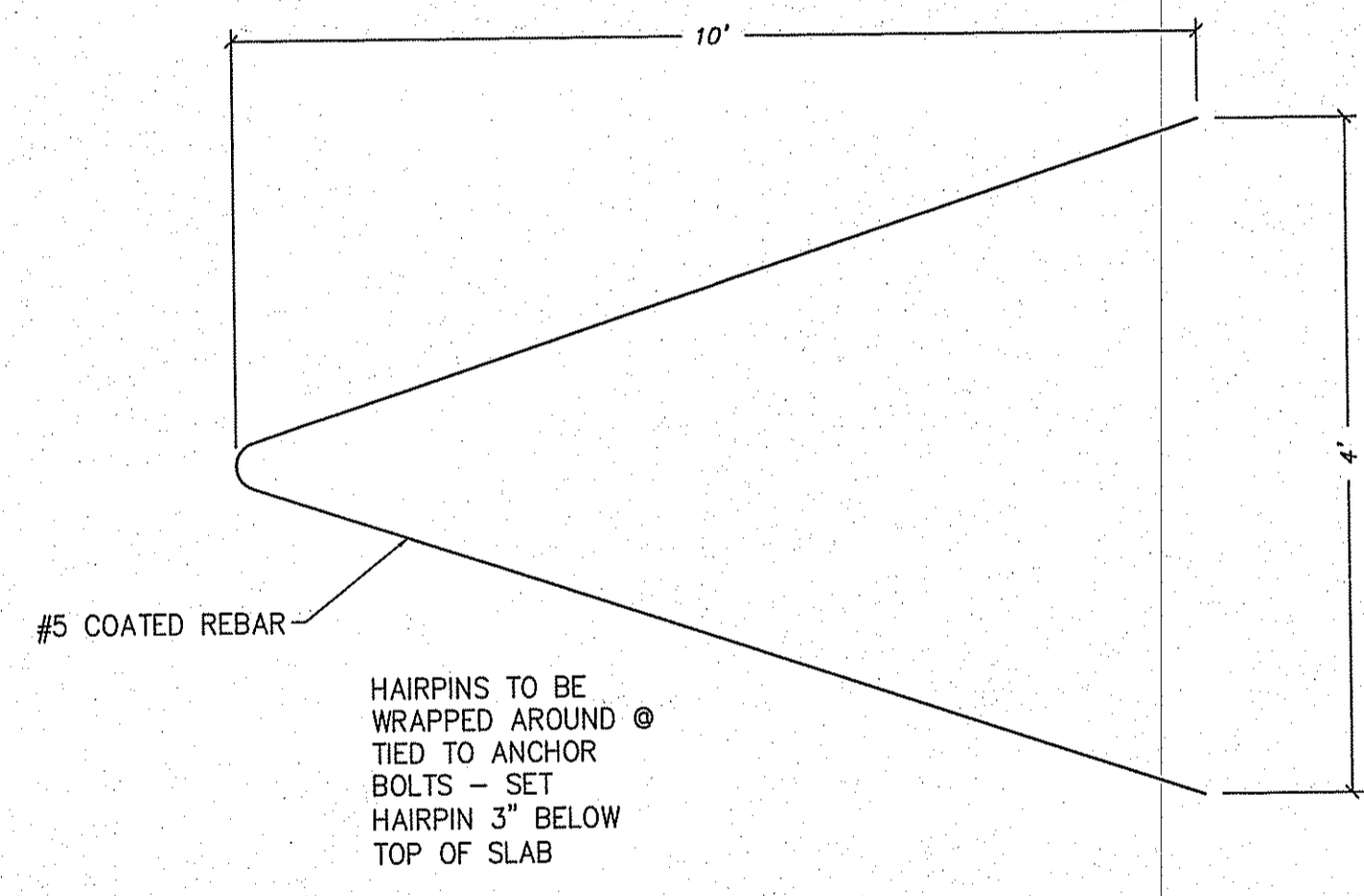
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PLAN VIEW 1-A
 PROPOSED FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



DETAIL 1-B
 HAIRPIN DETAIL
 SCALE: 1/2" = 1'-0"

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 KITTY HAWK, NORTH CAROLINA 27949
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Metal Building Foundation Plan
 For:
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