



FRONT ELEVATION-B-1
SCALE: 1/4" = 1'-0"



FRONT ELEVATION-B-2
SCALE: 1/4" = 1'-0"



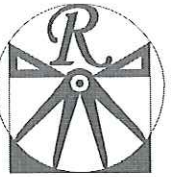
FRONT ELEVATION-B-3
SCALE: 1/4" = 1'-0"

BRICK OR STONE
LEDGE AS SPEC.



FRONT ELEVATION-B-4
SCALE: 1/4" = 1'-0"

BRICK LEDGE
AS SPEC.

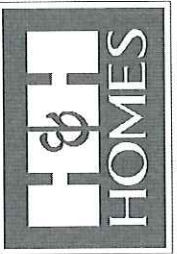


RENAISSANCE
RESIDENTIAL DESIGN, INC.
4810 GLENHIST CT. | RALEIGH, NC 27612
(919) 648-4128
WWW.RRDCAROLINA.COM
"The art of transforming your vision into reality."

RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, CONVENTIONS, MATERIALS AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPY RIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING AND WRITING PERMISSION AND CONSENT.

J.S. THOMPSON
ENGINEERING, INC.
605 WADE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 789-9919
FAX: (919) 789-9921
N.C. LICENSE NO.: C-1733



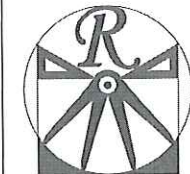
PRIZES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS WILL BE DETERMINED BY THE SITE PLAN AND FLOOR PLAN. FLOOR PLANS AND ELEVATION DRAWINGS ARE ARTIST CONCEPTS AND NOT TO BE USED FOR CONSTRUCTION, ADAPTATION, OR REPRODUCTION. PROPERTY OF H&H HOMES. ANY USE, REPRODUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2015 H&H HOMES

H&H HOMES, INC.
BILTMORE

DATE: DECEMBER 28, 2015
REV.:
SCALE: AS NOTED
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

B - ELEVATION
OPTIONS

A-2.1



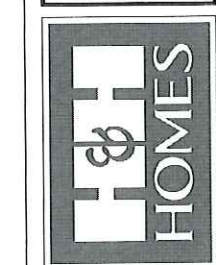
RENAISSANCE

RESIDENTIAL DESIGN, INC.
4810 GLENNIST CT., J. RALEIGH, NC 27612
(919) 619-4128
WWW.RDCCAROLINA.COM

"The art of transforming your vision into reality."
RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONAL MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RENOVATES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

J.S. THOMPSON
ENGINEERING, INC.
65 WALDE AVENUE, SUITE 104
RALEIGH, NC 27605
PHONE: (919) 789-9919
FAX: (919) 789-9921
N.C. LICENSE NO. C-1333



PRICE, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGN, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATION DRAWINGS ARE ARTIST CONCEPTS. H&H HOMES, ANY USE, REPRODUCTION, ADAPTATION, OR DISPLAY OF THESE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2015 H&H HOMES

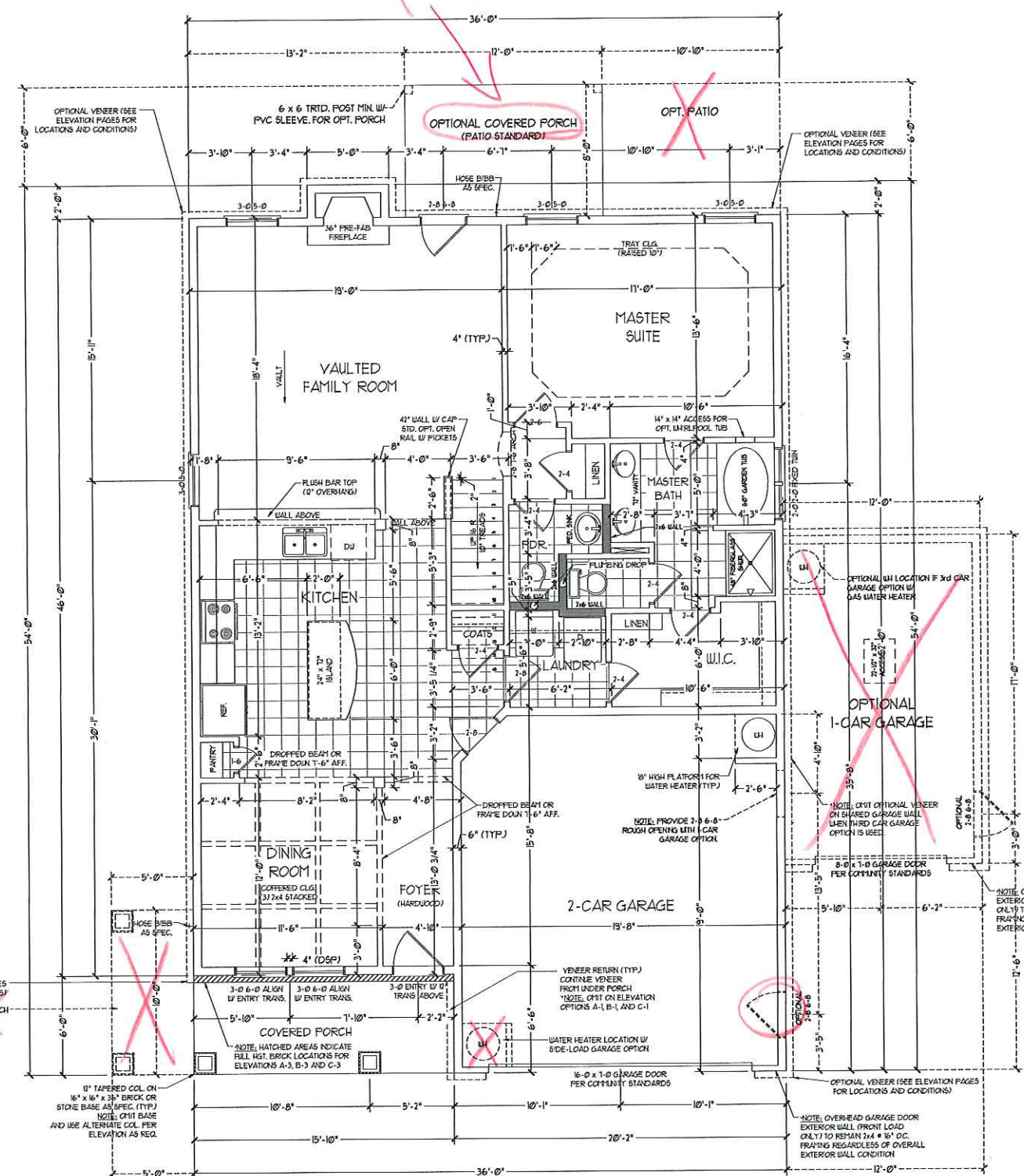
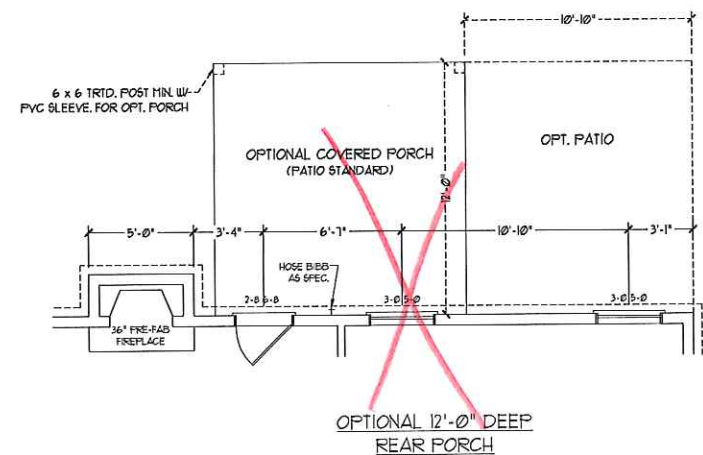
H&H HOMES, INC.
BILTMORE

DATE: DECEMBER 28, 2015
REV:
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

FIRST FLOOR PLAN
A-4

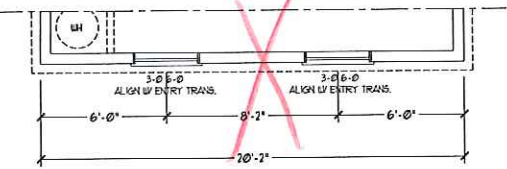
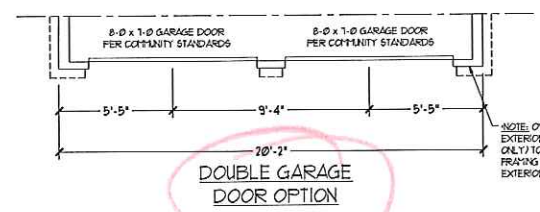
SQUARE FOOTAGE	
1st FLOOR:	1362 SQ. FT.
2nd FLOOR:	1090 SQ. FT.
TOTAL:	2452 SQ. FT.
FRONT PORCH:	96 SQ. FT.
STD. REAR PATIO:	96 SQ. FT.
GARAGE:	425 SQ. FT.

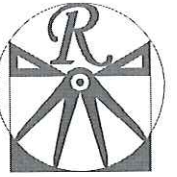
SQUARE FOOTAGE (OPTIONS)	
1ST FLOOR (BRICK):	1418 SQ. FT.
2ND FLOOR (BRICK):	1121 SQ. FT.
TOTAL (BRICK):	2545 SQ. FT.
GARAGE (BRICK):	444 SQ. FT.
FRONT PORCH (WRAP OPTION):	50 SQ. FT.
REAR PORCH (8'-0" DEEP):	96 SQ. FT.
REAR PORCH (12'-0" DEEP):	144 SQ. FT.
OPT. PATIO/DECK: (8'-0" DEEP):	81 SQ. FT.
OPT. PATIO/DECK: (12'-0" DEEP):	130 SQ. FT.
1-CAR GARAGE:	240 SQ. FT.



*NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

2x6 WALL
* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION



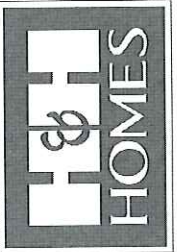


RENAISSANCE
RESIDENTIAL DESIGN, INC.
4810 GLENHIST CT. | RALEIGH, NC 27612
(919) 649-4128
WWW.RDNCAROLINA.COM

"The art of transforming your vision into reality."
RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, CONSTRUCTION, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. FOR ANY THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

J.S. THOMPSON
ENGINEERING, INC.
600 WADE AVE., SUITE 104
RALEIGH, NC 27603
PHONE: (919) 789-9919
FAX: (919) 789-9921
N.C. LICENSE NO.: 01733



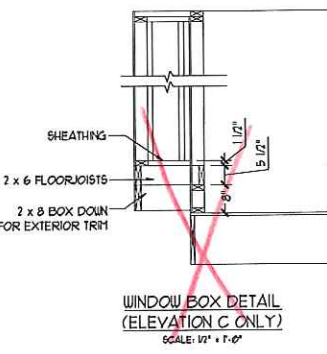
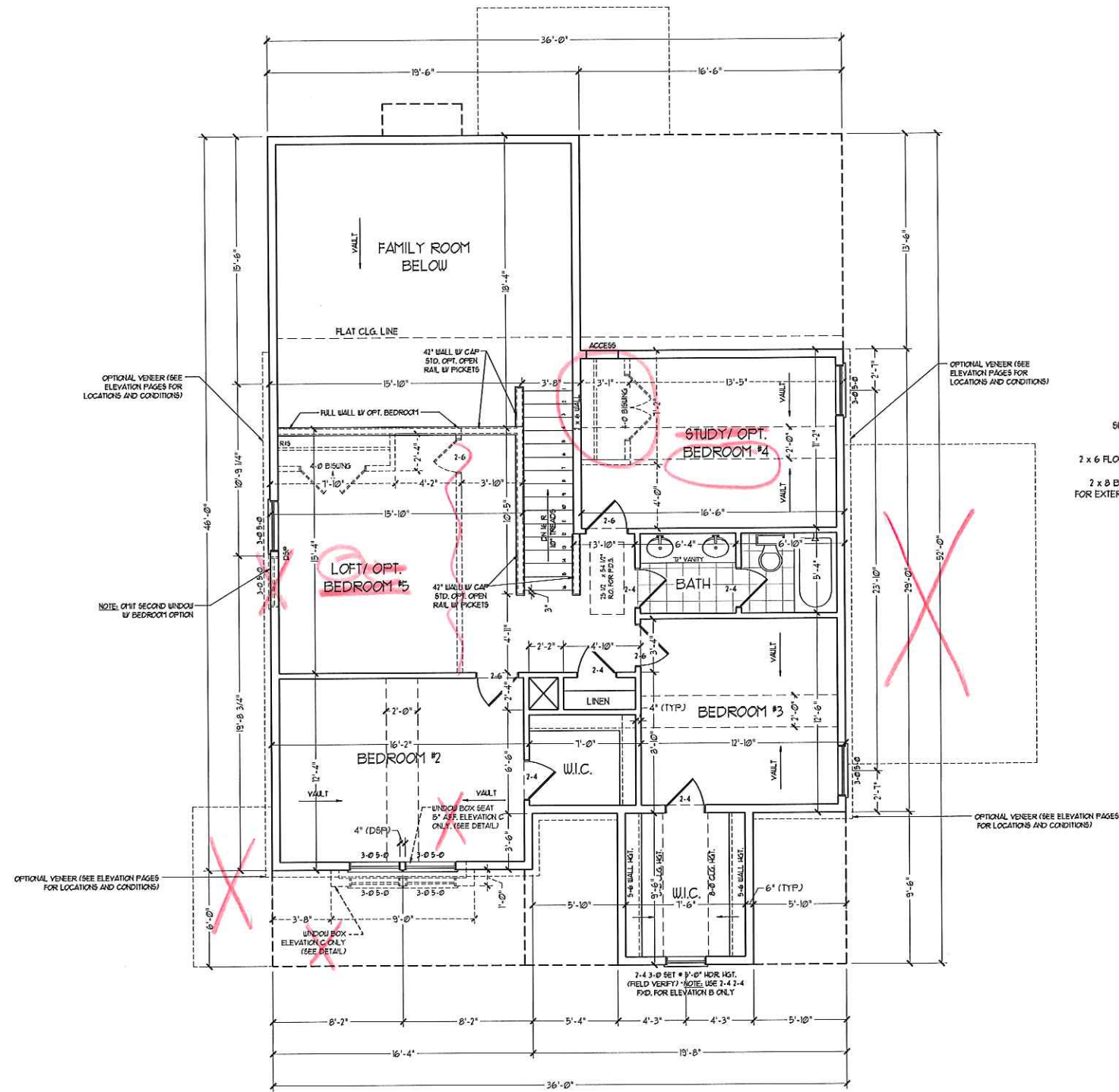
PERMISSIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND DIMENSIONS WILL BE DETERMINED BY THE SITE PLAN AND FLOOR PLAN. FLOOR PLANS AND ELEVATION DRAWINGS ARE ARTIST CONCEPTS. H&H HOMES MAY USE REPRODUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2015 H&H HOMES

H&H HOMES, INC.
BILTMORE

DATE: DECEMBER 28, 2015
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

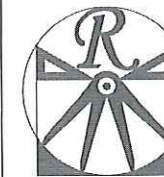
SECOND FLOOR PLAN

A-5



***NOTE:** ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR WALLS ARE TO BE 2 x 4 @ 24" O.C. (UNO).

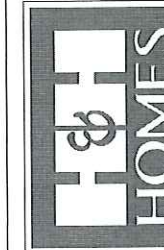
2x6 WALL
* SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION



RENAISSANCE
RESIDENTIAL DESIGN, INC.
4810 GLENNET CT. | RALEIGH, NC 27612
(919) 648-4128
WWW.RRDCAROLINA.COM
"The art of transforming your vision into reality."

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. HEREAFER THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

J.S. THOMPSON
ENGINEERING, INC.
600 WADE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 789-9919
FAX: (919) 789-9921
N.C. LICENSE NO. C-1733



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY VARY IN ACTUAL CONSTRUCTION. ACTUAL LOCATION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND PLOT PLAN. FLOOR PLANS AND ELEVATIONS ARE TO BE USED AS A GUIDE ONLY. THE CONSTRUCTION, REPRODUCTION, ADAPTATION, OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2011 H&H HOMES

H&H HOMES, INC.
BILTMORE

DATE: DECEMBER 28, 2015
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

FIRST FLOOR
ELECTRICAL
PLAN

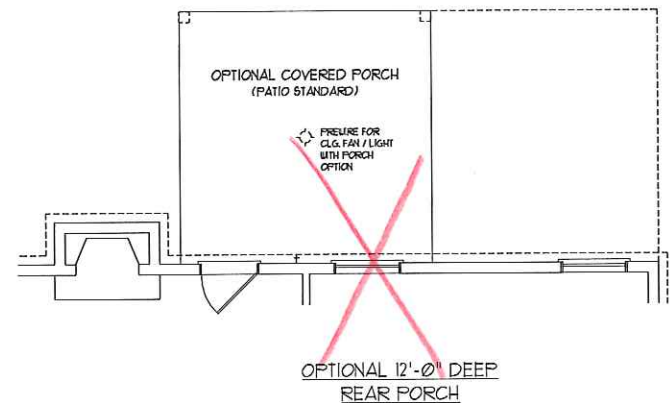
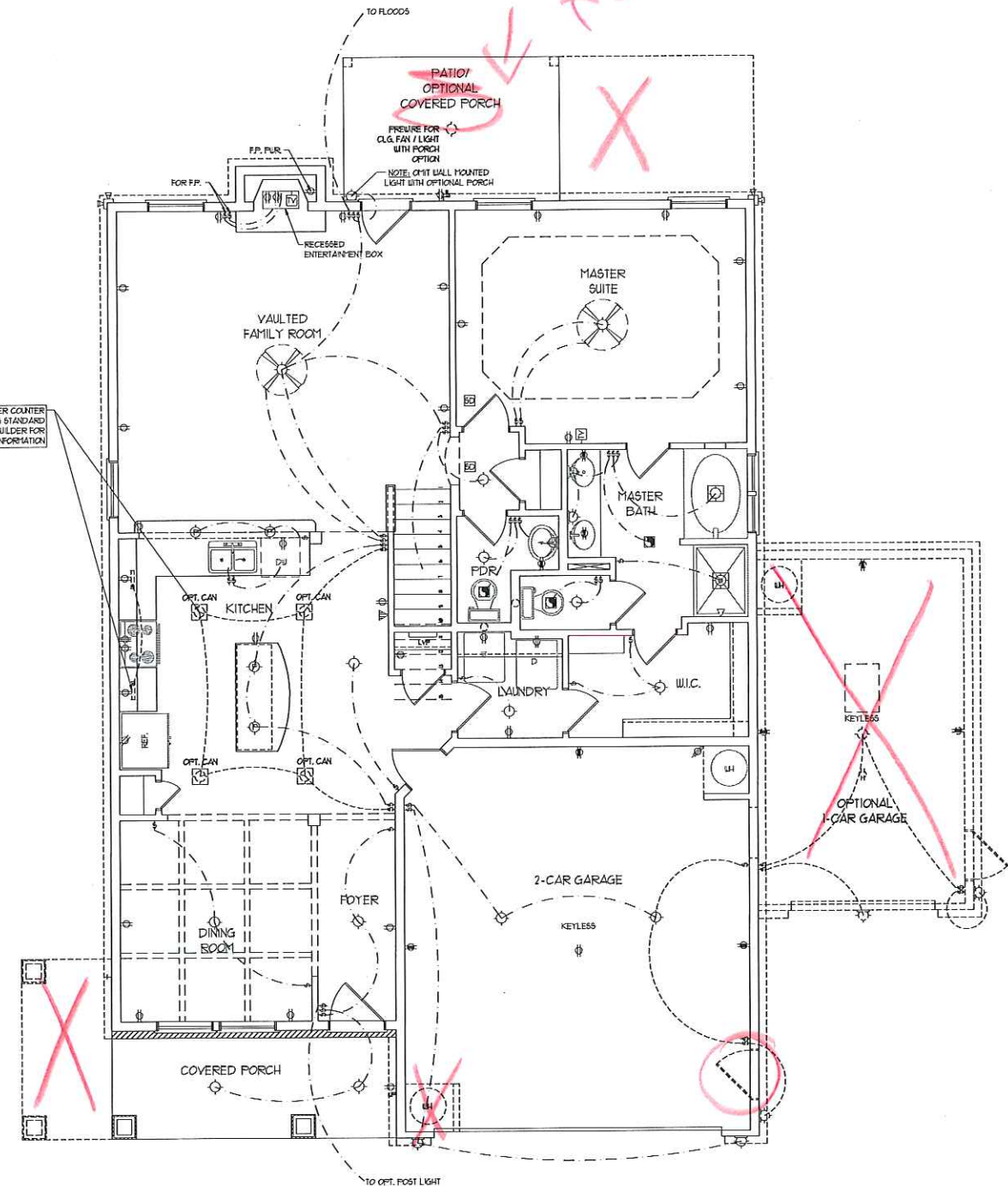
E-1

ELECTRICAL LAYOUT NOTES:

- 1) BLOCK AND USE FOR ALL CEILING FANS PER FLA1
- 2) VANITY LIGHTS TO BE SET 4" 30" AFF. (TYP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES 6" (MIN) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

- ⊕ 10 V OUTLET
- ⊕ 10 V GFI OUTLET
- ⊕ 10 V SWITCHED OUTLET
- ⊕ 10 V BASEBOARD OUTLET
- ⊕ 4-PLEX
- ⊕ COUNTER OR FLOOR MOUNTED
- ⊕ COUNTER OR FLOOR MOUNTED 120V GFI
- ⊕ LEATHERPROOF
- ⊕ 220 V OUTLET
- ⊕ 10 V DEDICATED CIRCUIT
- ⊕ 220 V DEDICATED CIRCUIT
- ⊕ SPECIAL PURPOSE (240 V, ETC.)
- ⊕ WALL MOUNT LIGHT
- ⊕ CEILING MOUNT LIGHT
- ⊕ PENDANT LIGHT
- ⊕ RECESSED CAN LIGHT
- ⊕ MINI CAN LIGHT
- ⊕ EYEBALL LIGHT
- ⊕ FLUORESCENT LIGHT
- ⊕ UNDERCABINET LIGHT
- ⊕ FLOOD LIGHT
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ TELEPHONE
- ⊕ TV CONNECTION
- ⊕ CONDUIT FOR COMPONENT WIRING
- ⊕ SPEAKER
- ⊕ DOORBELL CHIME
- ⊕ 120 V SMOKE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ LOW VOLTAGE PANEL
- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT

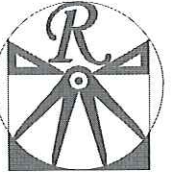


NOTE: OPTIONAL KITCHEN UNDER COUNTER LIGHTING AND CAN LIGHTING STANDARD IN CERTAIN COMMUNITIES. SEE BUILDER FOR ADDITIONAL INFORMATION.

TO OPT. POST LIGHT

SIDE-LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

DOUBLE GARAGE DOOR OPTION

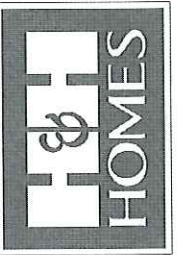


RENAISSANCE
RESIDENTIAL DESIGN, INC.
4810 GLENHIST CT. | RALEIGH, NC 27612
(919) 649-4128
WWW.RRDCAROLINA.COM
"The art of transforming your vision into reality."

RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE DRAWINGS ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RENOVATES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND CONCEPTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.

J.S. THOMPSON
ENGINEERING, INC.
605 WADE AVE., SUITE 104
RALEIGH, NC 27605
PHONE: (919) 789-9919
FAX: (919) 789-9921
N.C. LICENSE NO.: 021333



PRICES, PROMOTIONS, INCENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. SQUARE FOOTAGE AND FINISHES WILL BE DETERMINED BY THE SITE PLAN AND FLOOR PLAN. FLOOR PLANS AND ELEVATION RENDERINGS ARE ARTIST CONCEPTS AND NOT TO BE USED FOR CONSTRUCTION, REPRODUCTION, ADAPTATION OR DISPLAY OF THE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2015 H&H HOMES

H&H HOMES, INC.
BILTMORE

DATE: DECEMBER 28, 2015
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

SECOND FLOOR
ELECTRICAL
PLAN

E-2

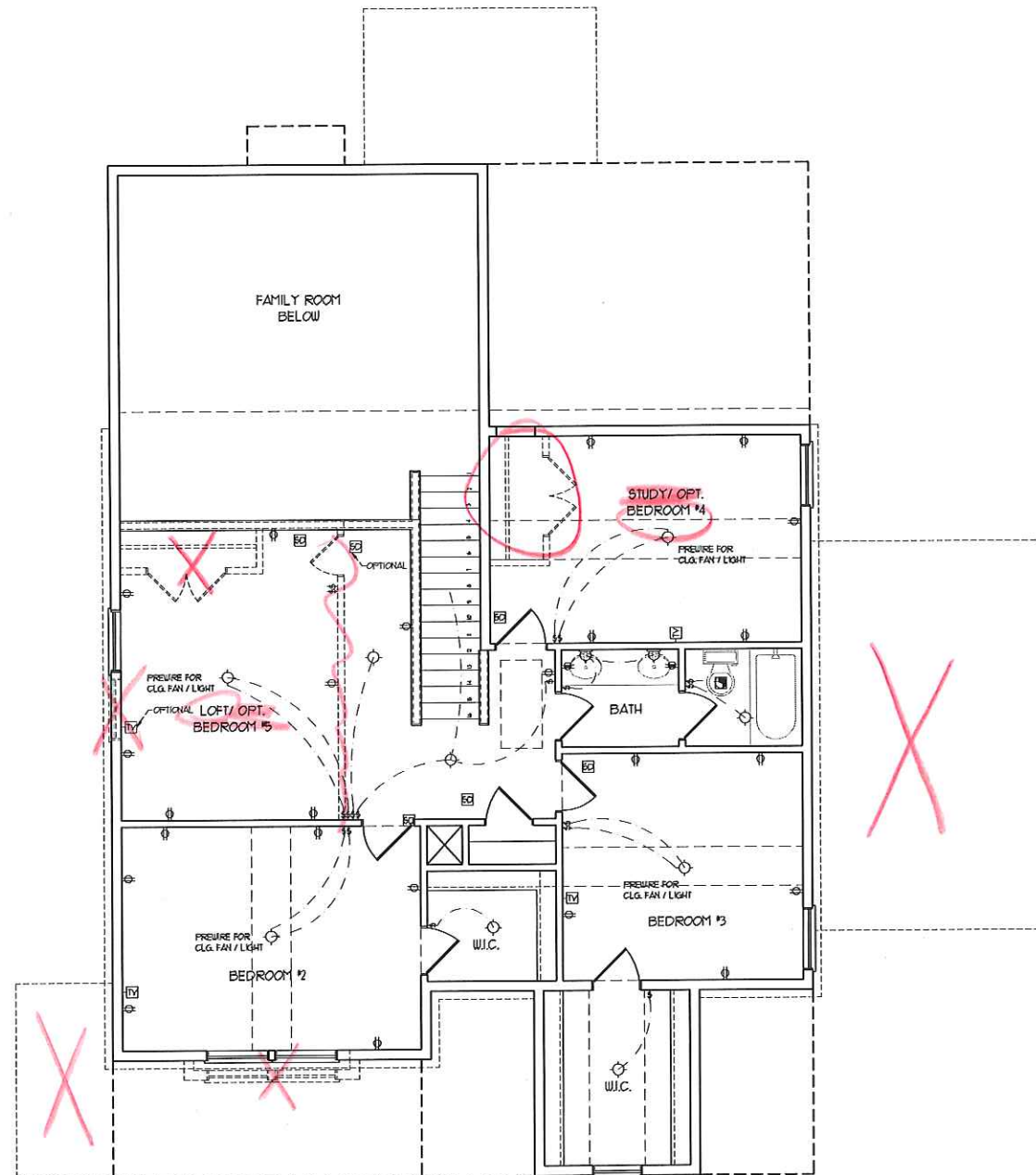
ELECTRICAL LAYOUT NOTES:

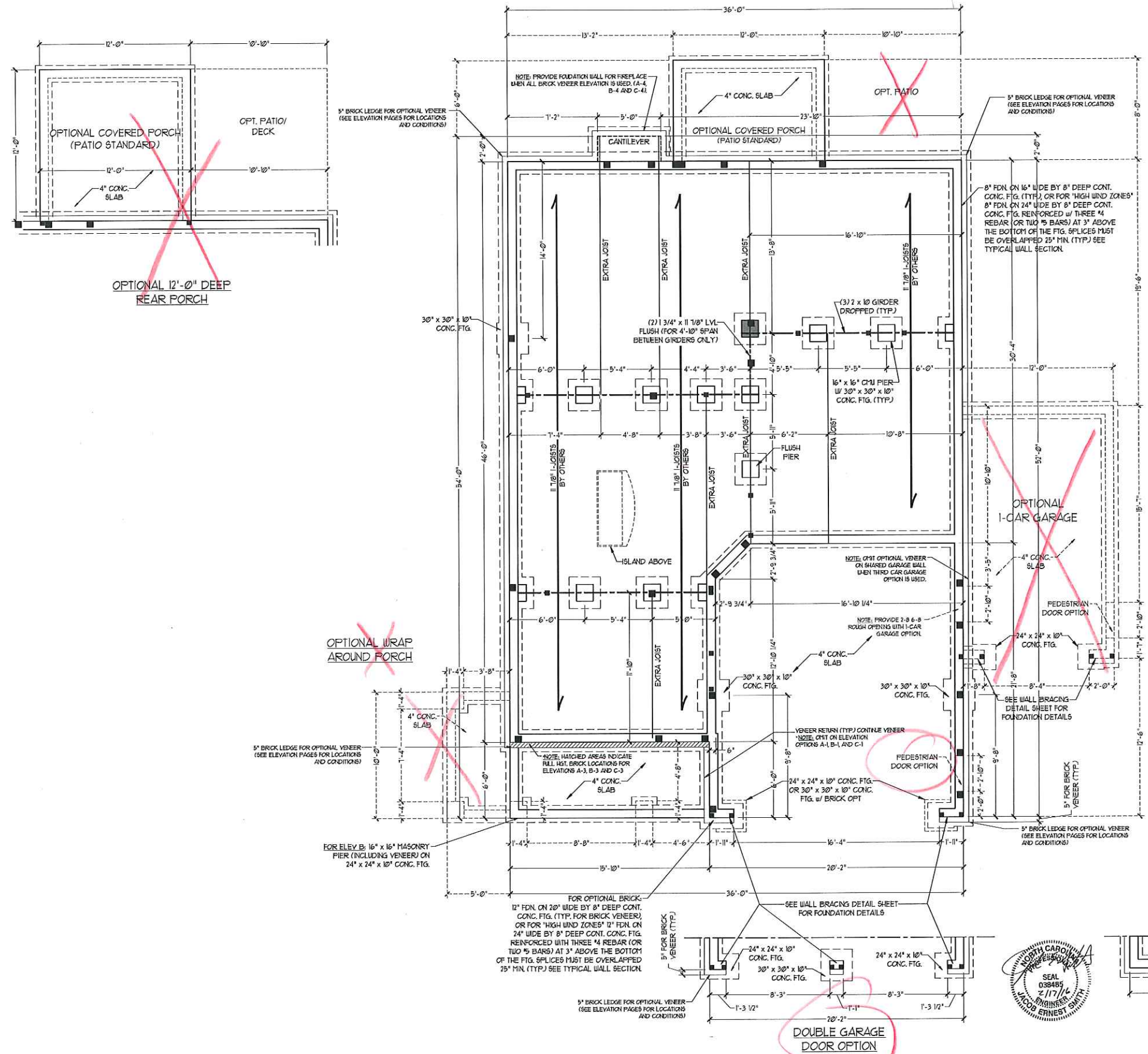
- 1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN
- 2) VANITY LIGHTS TO BE SET 4" @ 30" AFF. (ITTP)
- 3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICAL
- 4) PLACE SWITCHES 6" (MIN) FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

- ⊕ NO V OUTLET
- ⊕ NO V GF OUTLET
- ⊕ NO V SWITCHED OUTLET
- ⊕ NO V BASEBOARD OUTLET
- ⊕ 4-FLEX
- ⊕ COUNTER OR FLOOR MOUNTED
- ⊕ COUNTER OR FLOOR MOUNTED TOV GF
- ⊕ LEATHERPROOF
- ⊕ 220 V OUTLET
- ⊕ NO V DEDICATED CIRCUIT
- ⊕ 220 V DEDICATED CIRCUIT
- ⊕ SPECIAL PURPOSE (240 V, ETC.)
- ⊕ WALL MOUNT LIGHT
- ⊕ CEILING MOUNT LIGHT
- ⊕ PENDANT LIGHT
- ⊕ RECESSED CAN LIGHT
- ⊕ TINI CAN LIGHT
- ⊕ EYEBALL LIGHT
- ⊕ FLUORESCENT LIGHT
- ⊕ UNDERCABINET LIGHT
- ⊕ FLOOD LIGHT
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ TELEPHONE
- ⊕ TV CONNECTION
- ⊕ CONDUIT FOR COMPONENT WIRING
- ⊕ SPEAKER
- ⊕ DOORBELL CHIME
- ⊕ NO V SMOKE DETECTOR
- ⊕ EXHAUST FAN
- ⊕ LOW VOLTAGE PANEL

- ⊕ CEILING FAN
- ⊕ CEILING FAN W/ LIGHT





FOUNDATION VENTILATION CALCULATION
 173 SQ. FT. OF CRAWL SPACE DIVIDED BY 500 EQUALS 0.35 SQ. FT. OF NET FREE AREA REQUIRED. INSTALL 6 MIL POLY TO COVER ENTIRE CRAWL SPACE LOCATE VENTS WITHIN 3'-0" OF EACH CORNER OF THE BUILDING TO PROVIDE CROSS-VENTILATION.

130-MPH WIND ZONE NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

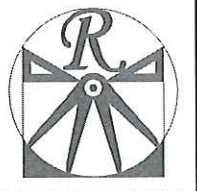
- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 200 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 (HIGH WIND ZONES) FOR 130 MPH WINDS.
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 (HIGH WIND ZONES) FOR 130 MPH WINDS OF THE NORTH CAROLINA RESIDENTIAL CODE, 200 EDITION.
- FOUNDATION ANCHORAGE TO GROUND WITH SECTION 4004 OF THE NORTH CAROLINA RESIDENTIAL CODE, 200 EDITION.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- WALL CLADDING DESIGNED FOR 40.1 PSF (POSITIVE AND NEGATIVE).
- ROOF CLADDING DESIGNED FOR 39.6 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 1/2 TO 1/12 AND 18.1 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 12/12 TO 1/2.
- 1/4" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 6023.0 OF THE NORTH CAROLINA RESIDENTIAL CODE, 200 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NRC, 200 EDITION.

100-MPH WIND ZONE NOTES FOR LESS THAN 30' MEAN ROOF HEIGHT:

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 200 EDITION.
- INSTALL 1/2" ANCHOR BOLTS 6'-0" O.C. AND WITHIN 1'-0" FROM END OF EACH PLATE ANCHOR BOLTS MUST EXTEND A MINIMUM OF 1" INTO MASONRY OR CONCRETE.
- MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- EXTERIOR WALLS DESIGNED FOR 100 MPH WINDS.
- WALL CLADDING DESIGNED FOR 24.1 PSF (POSITIVE AND NEGATIVE).
- ROOF CLADDING DESIGNED FOR 21.0 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 1/2 TO 1/12 AND 14.8 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 12/12 TO 1/2.
- INSTALL 1/4" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 6023.0 OF THE NRC, 200 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NRC, 200 EDITION.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE #2 SPT (LNU).
- PROVIDE AN EXTRA JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
- SHADED PIERS TO BE FILLED SOLID.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

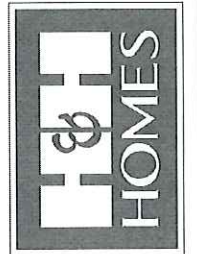


RENAISSANCE
 RESIDENTIAL DESIGN, INC.
 4810 GLENVIEW CT. | RALEIGH, NC 27612
 (919) 484-4128
 WWW.RENDESIGN.COM
 "The art of transforming your vision into reality."

RENAISSANCE RESIDENTIAL DESIGN, INC. RESERVES THE RIGHT TO MAKE MODIFICATIONS TO FLOOR PLANS, DIMENSIONS, MATERIALS, AND SPECIFICATIONS WITHOUT NOTICE. THESE CHANGES ARE FOR THE PURPOSE OF CONVEYING AN ARCHITECTURAL CONCEPT ONLY.

RENAISSANCE RESIDENTIAL DESIGN, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF RENAISSANCE RESIDENTIAL DESIGN, INC. IF YOU ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.

J.S. THOMPSON
 ENGINEERING, INC.
 606 WADE AVE., SUITE 104
 RALEIGH, NC 27605
 PHONE: (919) 259-9919
 FAX: (919) 259-9921
 N.C. LICENSE NO. C-1113



PLEASE PROMOTIONS, INVENTIVES, FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, DESIGNS, MATERIALS AND DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE AND MAY VARY FROM ACTUAL CONSTRUCTION. ACTUAL POSITION OF HOUSE ON LOT WILL BE DETERMINED BY THE SITE PLAN AND LOT PLAN. FLOOR PLANS AND ELEVATION DRAWINGS ARE THE PROPERTY OF H&H HOMES, INC. ANY REPRODUCTION, ADAPTATION, OR DISPLAY OF THESE PLANS IS STRICTLY PROHIBITED. SEE NEW HOME SALES CONSULTANT FOR CURRENT DETAILS. COPYRIGHT © 2015 H&H HOMES

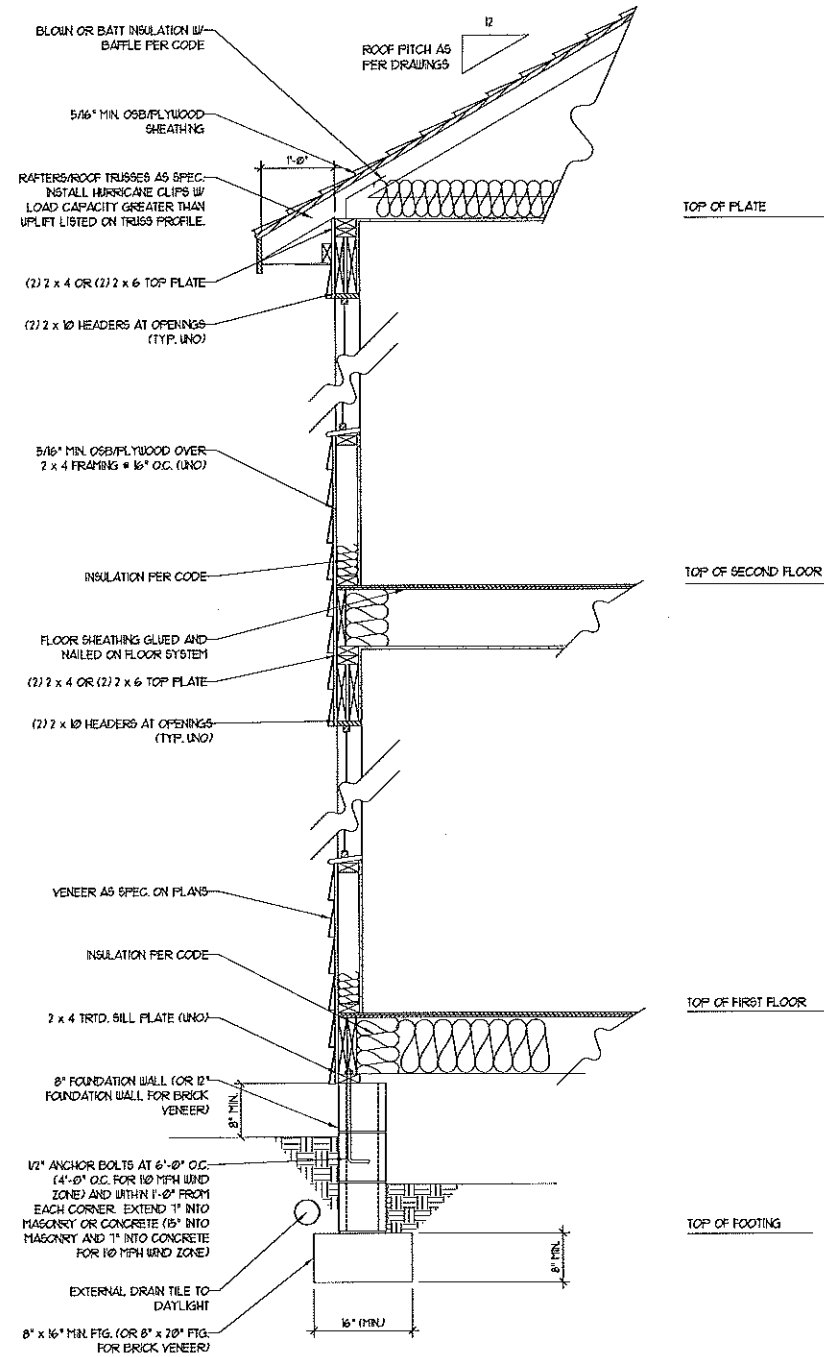
H&H HOMES, INC.
 BILTMORE

DATE: DECEMBER 28, 2015
 REV:
 SCALE: 1/4"=1'-0"
 DRAWN BY: WG
 ENGINEERED BY: WLF
 REVIEWED BY: JES

CRAWL
FOUNDATION
PLAN
S-1

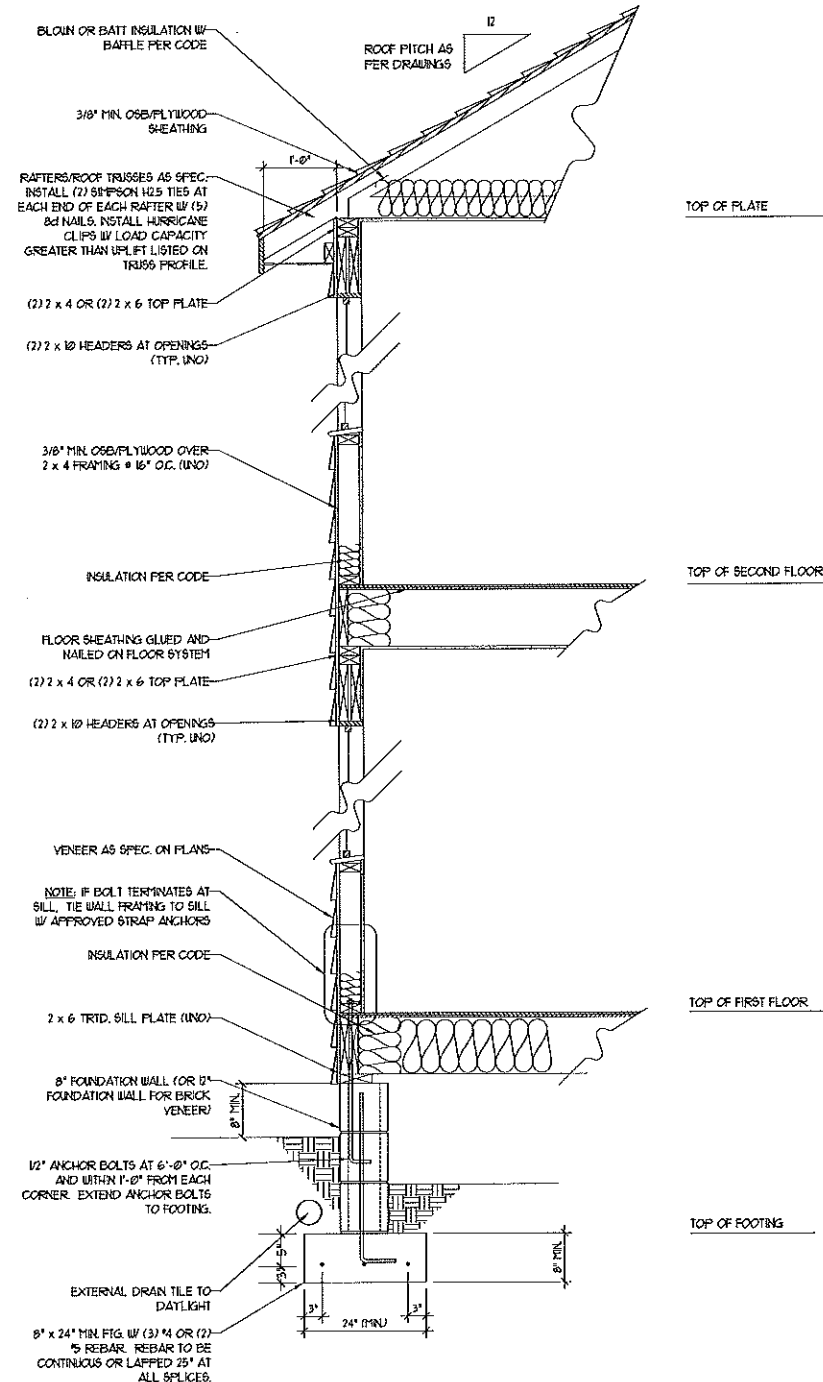


100/110 MPH WIND ZONE



WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)

120/130 MPH WIND ZONE



WALL SECTION W/ CRAWL SPACE
W/ STD. SIDING SHOWN (NTS)

NOTE:
- BUILDER IS TO PROVIDE FRAMING CONNECTIONS AS REQUIRED BY CHAPTER 45 ("HIGH WIND ZONES" FOR 100/120/130 MPH WINDS) AND CHAPTER 46 (COASTAL AND FLOOD PLAN CONSTRUCTION STANDARDS) OF THE NORTH CAROLINA STATE BUILDING CODE, 2012 EDITION.



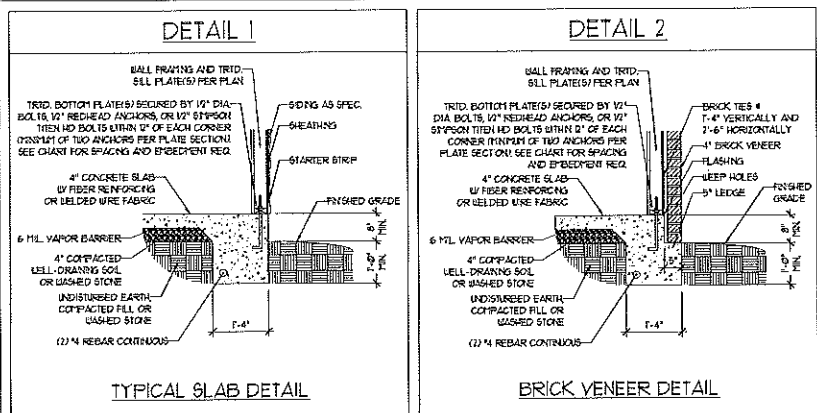
**J.S. THOMPSON
ENGINEERING, INC**
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9819 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1713

DETAILS

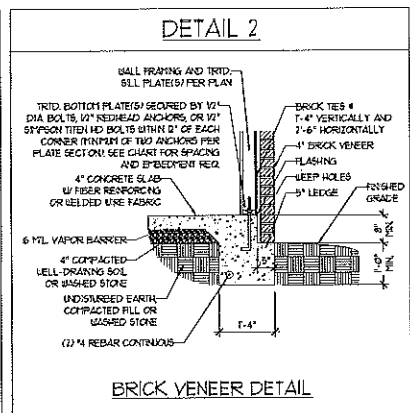
DATE: JULY 11, 2012
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST
REVIEWED BY: MJS

TYPICAL WALL SECTION

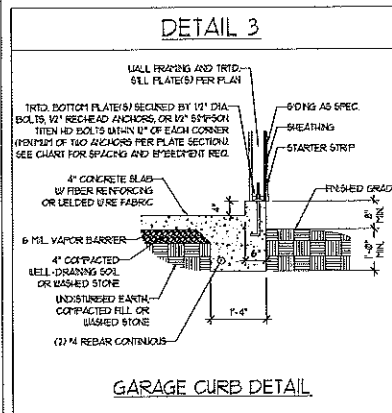
MONOLITHIC SLAB DETAILS



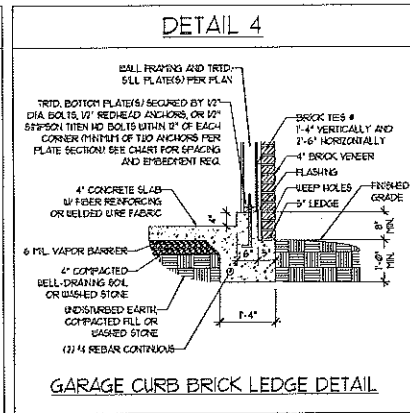
TYPICAL SLAB DETAIL



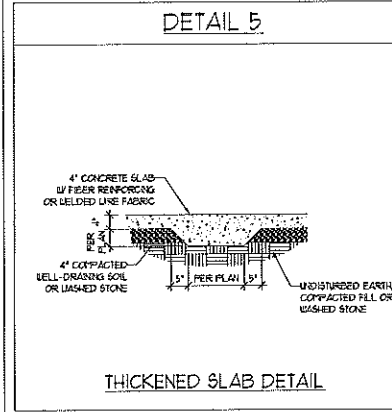
BRICK VENEER DETAIL



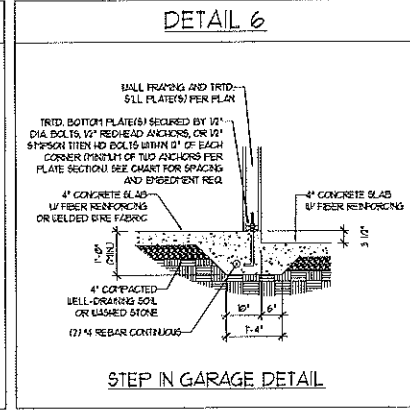
GARAGE CURB DETAIL



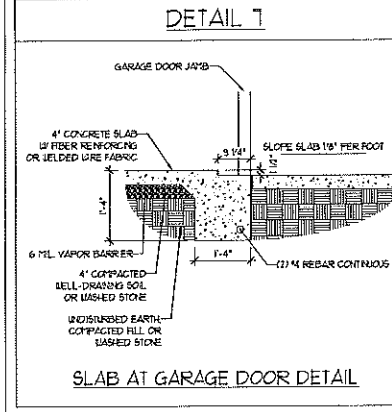
GARAGE CURB BRICK LEDGE DETAIL



THICKENED SLAB DETAIL

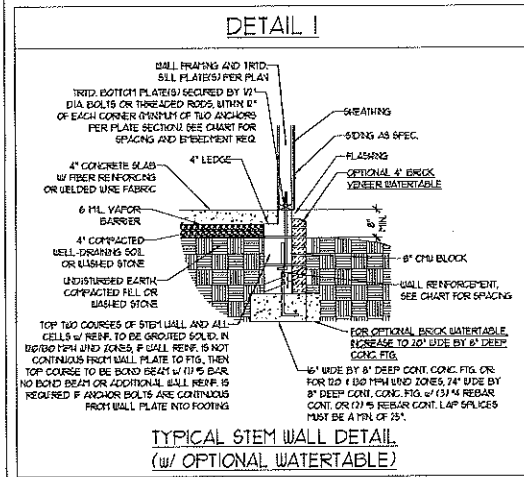


STEP IN GARAGE DETAIL

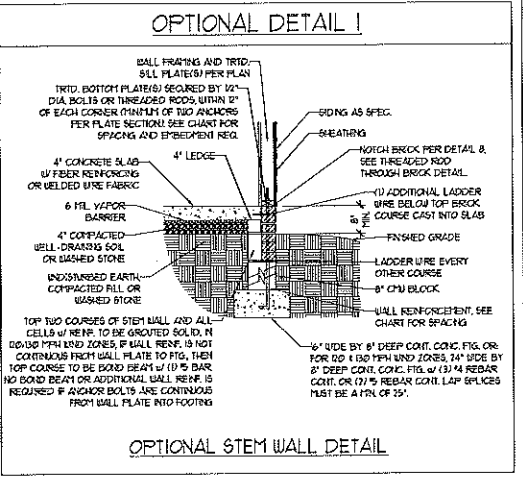


SLAB AT GARAGE DOOR DETAIL

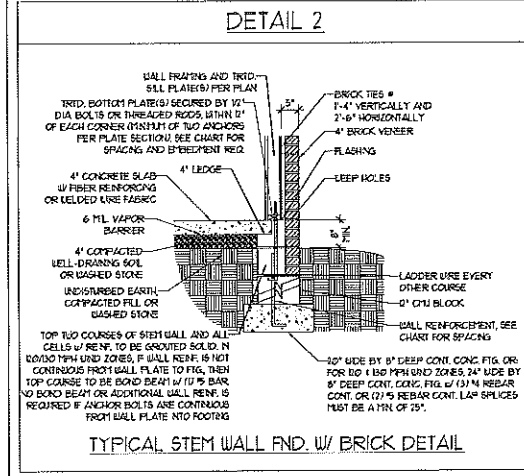
STEMWALL DETAILS



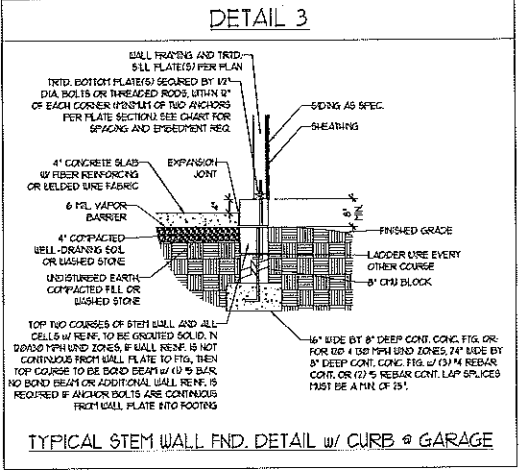
TYPICAL STEM WALL DETAIL (w/ OPTIONAL WATERTABLE)



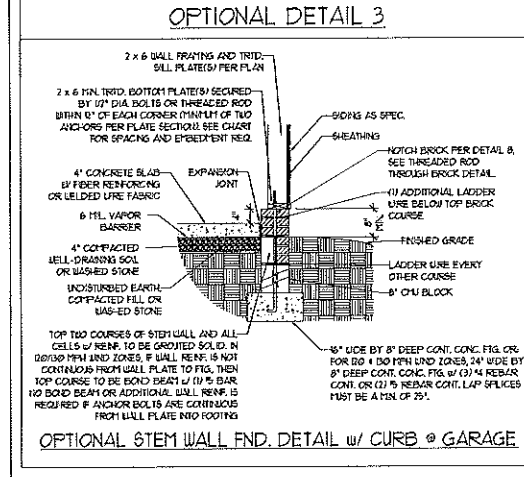
OPTIONAL STEM WALL DETAIL



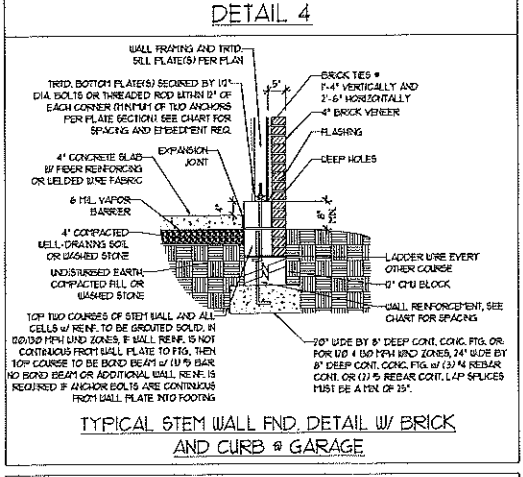
TYPICAL STEM WALL FND. w/ BRICK DETAIL



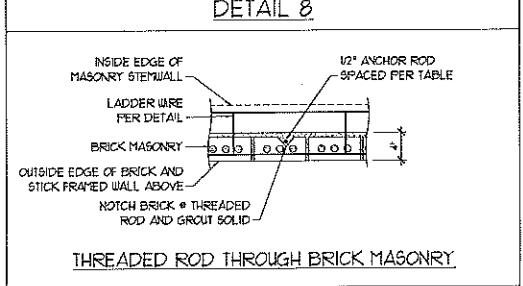
TYPICAL STEM WALL FND. DETAIL w/ CURB @ GARAGE



OPTIONAL STEM WALL FND. DETAIL w/ CURB @ GARAGE



TYPICAL STEM WALL FND. DETAIL w/ BRICK AND CURB @ GARAGE



THREADED ROD THROUGH BRICK MASONRY

MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMU	4" BRICK AND 8" CMU	12" CMU
2 AND BELOW	UNGRAOUTED	GRAUT SOLID	UNGRAOUTED	UNGRAOUTED
3	UNGRAOUTED	GRAUT SOLID	UNGRAOUTED	UNGRAOUTED
4	GRAUT SOLID	GRAUT SOLID w/ #4 REBAR @ 48" O.C.	GRAUT SOLID	GRAUT SOLID w/ #4 REBAR @ 64" O.C.
5	GRAUT SOLID w/ #4 REBAR @ 36" O.C.	NOT APPLICABLE	GRAUT SOLID w/ #4 REBAR @ 36" O.C.	GRAUT SOLID w/ #4 REBAR @ 64" O.C.
6	GRAUT SOLID w/ #4 REBAR @ 24" O.C.	NOT APPLICABLE	GRAUT SOLID w/ #4 REBAR @ 24" O.C.	GRAUT SOLID w/ #4 REBAR @ 64" O.C.
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

STRUCTURAL NOTES:

1. WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
2. THE MULTIPLE WITHES TOGETHER WITH LADDER WIRE AT 16" O.C. VERTICALLY.
3. CHART APPLICABLE FOR HOUSE FOUNDATION ONLY. CONSULT ENGINEER FOR DESIGN OF GARAGE FOUNDATION NOT COMMON TO HOUSE.
4. BACKFILL OF CLEAN #1 / #1 WASHED STONE IS ALLOWABLE.
5. BACKFILL OF WELL DRAINED OR SAND - GRAVEL MIXTURE SOILS (45 POUNDS BELOW GRADE) CLASSIFIED AS GROUP 1 ACCORDING TO UNIFIED SOILS CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R402 OF THE 2002 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.
6. FREE P. SLAB PER R502.21 AND R502.22 BASE OF THE 2002 INTERNATIONAL RESIDENTIAL CODE. MINIMUM 24" LAP SPlice LENGTH.
7. LOCATE REBAR IN CENTER OF FOUNDATION WALL.
8. WHERE REQUIRED, FILL BLOCK SOLID WITH TYPE "S" MORTAR OR 3000 PSI GRAUT. USE OF "LOW LEFT GRouting" METHOD REQUIRED WHEN FILING WALLS WITH GRAUT AT HEIGHTS OF 5' AND GREATER.

ANCHOR SPACING AND EMBEDMENT

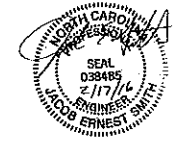
WIND ZONE	120 MPH		130 MPH	
	SPACING	EMBEDMENT	SPACING	EMBEDMENT
120 MPH	6'-0" O.C.	1"	4'-0" O.C.	5" INTO MASONRY 1" INTO CONCRETE
130 MPH	6'-0" O.C. w/ DBL. SILL PLATE OR 4'-0" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS	15" INTO MASONRY 1" INTO CONCRETE	6'-0" O.C. w/ DBL. SILL PLATE OR 4'-0" O.C. w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS	5" INTO MASONRY 1" INTO CONCRETE

NOTE: HORIZONTAL FOOTING REBAR REQUIRED IN HIGH WIND ZONES ONLY (120 MPH - 130 MPH)

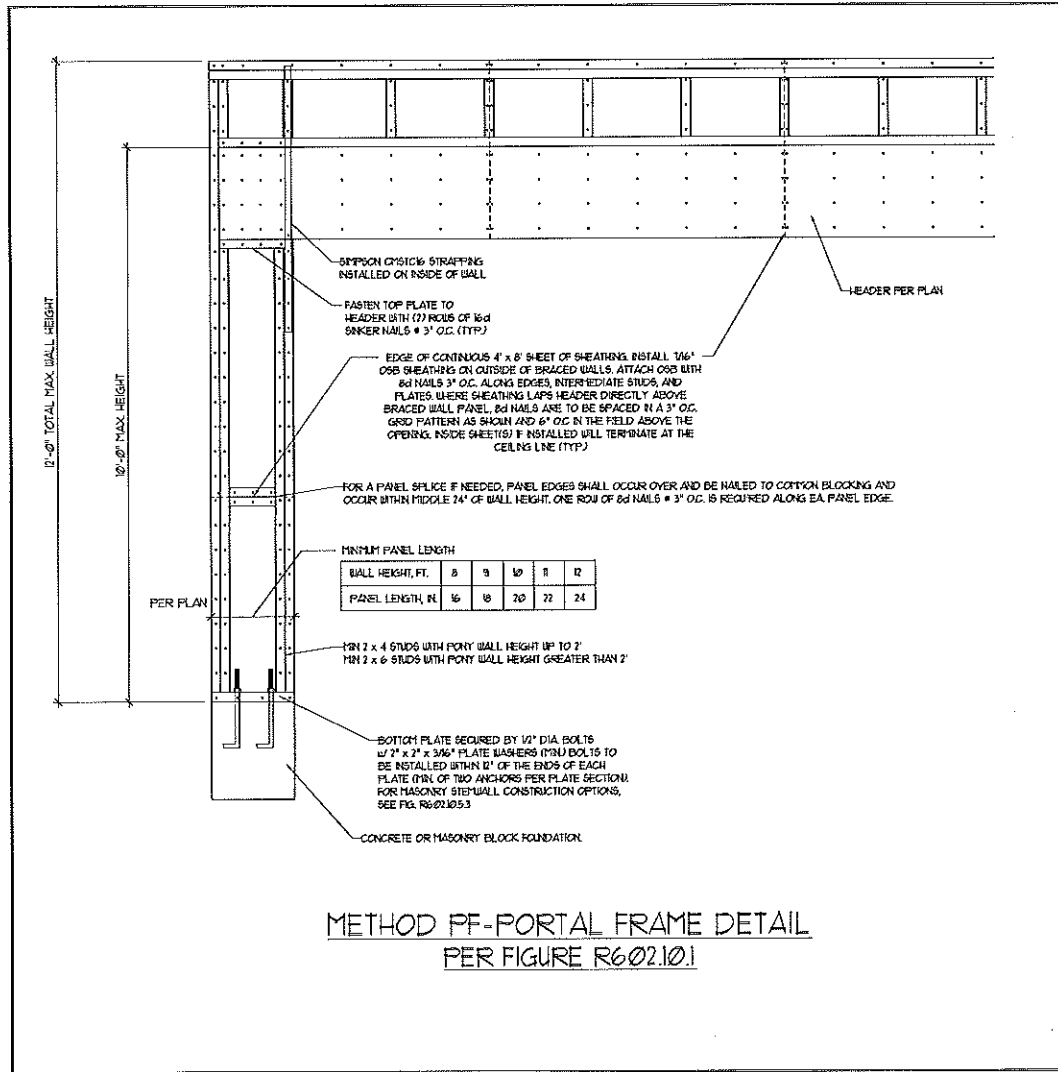
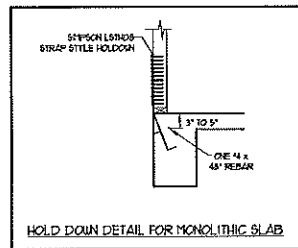
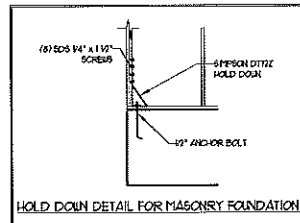
J.S. THOMPSON ENGINEERING, INC.
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 786-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-1713

FOUNDATION DETAILS

DATE: AUGUST 14, 2015
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JES

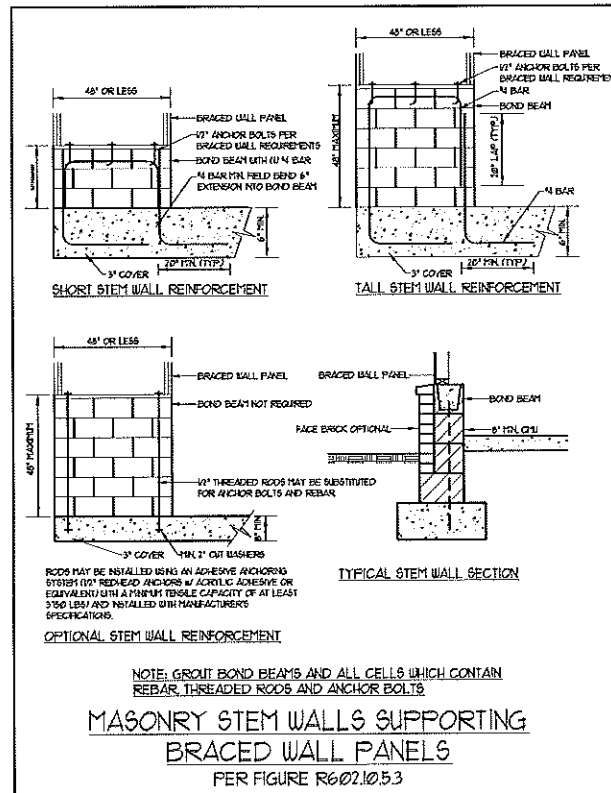


FOUNDATION DETAILS

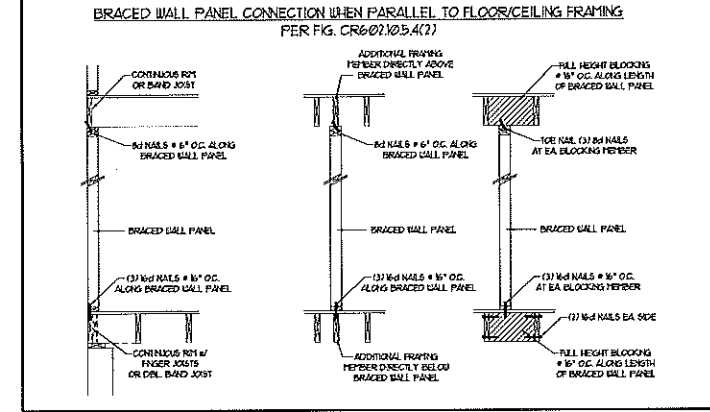
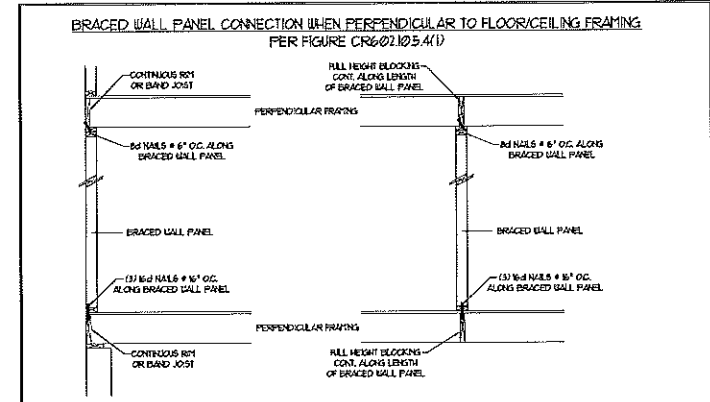
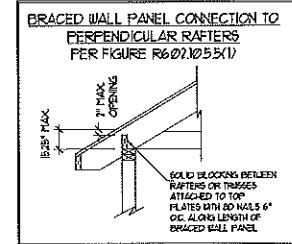
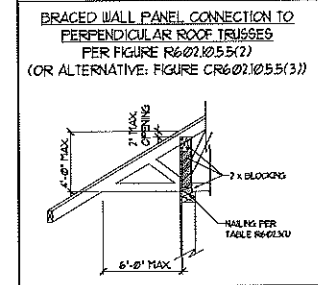
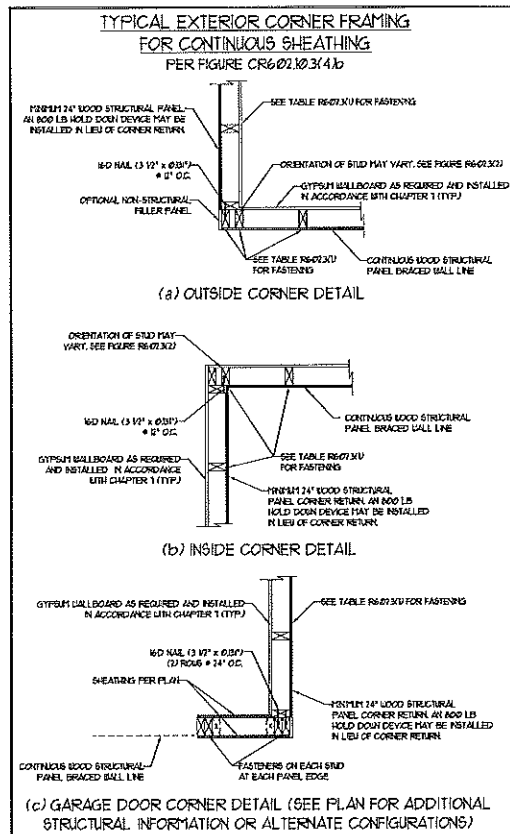


METHOD PF-PORTAL FRAME DETAIL
PER FIGURE R602.10.1

MINIMUM PANEL LENGTH	MINIMUM WALL HEIGHT, FT.	8	9	10	11	12
PANEL LENGTH, IN.		16	18	20	22	24



MASONRY STEM WALLS SUPPORTING
BRACED WALL PANELS
PER FIGURE R602.10.5.3



- GENERAL WALL BRACING NOTES:
1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2012 NC RESIDENTIAL BUILDING CODE (NCRBC). TABLES AND FIGURES REFERENCED ARE FROM THE 2012 NCRBC.
 2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2012 NCRBC FOR ADDITIONAL INFORMATION AS NEEDED.
 3. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIMENSIONS, HOLD DOWN TYPE AND LOCATIONS, BRACED WALL LINE KEY WITH WALL DESIGN SUMMARY OF REQUIRED/PROVIDED TOTALS FOR EACH WALL LINE AND ANY SPECIAL NOTES OR REQUIREMENTS.
 4. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-WSP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
 5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2\"/>
 - 6. CS-WSP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. 1/4\"/>
 - 7. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2\"/>
 - 8. REQUIRED BRACED WALL LENGTH FOR EACH SIDE OF THE CIRCUMSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602.10.3. METHOD CS-WSP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES 15 TIMES ITS ACTUAL LENGTH.



**J.S. THOMPSON
ENGINEERING, INC**
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C1173

WALL BRACING NOTES AND DETAILS

DATE: JULY 25, 2013
SCALE: NONE
DRAWN BY: JST
ENGINEERED BY: JST
REVIEWED BY: JLS

BRACED WALL
NOTES AND DETAILS
AND PF DETAIL

GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, COLUMNS, CANTILEVERS, OFFSET LOAD BEARING WALLS, PIERS, GIRDER SYSTEM AND FOOTING. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF. ENGINEER'S SEAL DOES NOT APPLY TO I-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2012 EDITION PLUS ALL LOCAL CODES AND REGULATIONS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK. NOR WILL THE ENGINEER BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2012 EDITION (R301.4 - R301.7)

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L/240
ATTIC WITHOUT STORAGE	10	10	L/360
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/360
FIRE ESCAPES	40	10	L/360
HANDRAILS/GUARDRAILS	200 LB OR 50 (PLF)	10	L/360
PASSENGER VEHICLE GARAGE	50	10	L/360
ROOMS OTHER THAN SLEEPING ROO	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON FIGURE R301.4(4) WIND ZONE AND EXPOSURE)		
GROUND SNOW LOAD: P _g	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

- FOR 30 AND 100 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION R403.6 OF THE NCRC, 2012 EDITION. FOR 10 MPH, 70 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2012 EDITION.
- ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 11 OF THE NCRC, 2012 EDITION.

FOOTING AND FOUNDATION NOTES

- FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING CAPACITY IS NOT ACHIEVED.
- FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE PERIMETER OF THE BUILDING ENVELOPE SHALL HAVE ALL VEGETATION TOP SOIL AND FOREIGN MATERIAL REMOVED. FILL MATERIAL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEPTHS SHALL NOT EXCEED 24" FOR CLEAN SAND OR GRAVEL. A 4" THICK BASED COURSE CONSISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE PLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRAINED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP 1, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405.1 OF THE NCRC, 2012 EDITION.
- PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE SLAB IS AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - 1" DEEP CONTROL JOINTS ARE TO BE SAIED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- CONCRETE SHALL CONFORM TO SECTION R402.2 OF THE NCRC, 2012 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A65 GRADE 60, WELDED WIRE FABRIC TO BE ASTM A955. MAINTAIN A MINIMUM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS. FOR FORMED CONCRETE WALLS, CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE INSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 3/4". CONCRETE COVER FOR REINFORCING STEEL MEASURED FROM THE OUTSIDE FACE OF THE WALL SHALL NOT BE LESS THAN 1 1/2" FOR #5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR #6 BARS OR LARGER.
- MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/11/15 402. MORTAR SHALL CONFORM TO ASTM C270.
- THE UNSUPPORTED HEIGHT OF MASONRY PIERS SHALL NOT EXCEED FOUR TIMES THEIR LEAST DIMENSION FOR UNFILLED HOLLOW CONCRETE MASONRY UNITS AND TEN TIMES THEIR LEAST DIMENSION FOR SOLID OR SOLID FILLED PIERS. PIERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR. PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE FOOTING. EACH GIRDER SHALL BEAR IN THE MIDDLE THIRD OF THE PIERS.
- ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NCRC, 2012 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCPA TR608-A OR ACE 530/ASCE 5/11/15 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(1), R404.1(2), R404.1(3), OR R404.1(4) OF THE NCRC, 2012 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404.1(5) OF THE NCRC, 2012 EDITION. STEEL CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITTED (UNO).

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM (F_b = 875 PSI, F_v = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (F_b = 975 PSI, F_v = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2600 PSI, F_v = 285 PSI, E = 1300000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_b = 2325 PSI, F_v = 310 PSI, E = 1550000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 7500 PSI, E = 1000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: F_c = 2300 PSI, E = 2000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS:

A. W AND WT SHAPES:	ASTM A992
B. CHANNELS AND ANGLES:	ASTM A36
C. PLATES AND BARS:	ASTM A36
D. HOLLOW STRUCTURAL SECTIONS:	ASTM A500 GRADE B
E. STEEL PIPE:	ASTM A53, GRADE B, TYPE E OR S
- STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND FULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (UNO):

A. WOOD FRAMING	(2) 1/2" DIA. x 4" LONG LAG SCREWS
B. CONCRETE	(2) 1/2" DIA. x 4" WEDGE ANCHORS
C. MASONRY (FULLY GROUTED)	(2) 1/2" DIA. x 4" LONG SIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOP NAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2x NAILER IS SECURED TO THE TOP OF THE STEEL BEAM w/ (2) ROWS OF SELF TAPPING SCREWS @ 16" O.C. OR (2) ROWS OF 1/2" DIAMETER BOLTS @ 16" O.C. IF 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 3/16" DIAMETER HOLES @ 16" O.C.

- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. SHADED SQUARES DENOTE POINT LOADS FROM ABOVE WHICH REQUIRE SOLID BLOCKING TO SUPPORTING MEMBER BELOW.
- ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R502.3(1) AND R502.5(2) OF THE NCRC, 2012 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (1) KING STUD EACH END (UNO) WHICHEVER IS GREATER. ALL HEADERS TO BE SECURED TO EACH JACK STUD WITH (4) 8d NAILS. ALL BEAMS TO BE SUPPORTED WITH (2) STUDS AT EACH BEARING POINT (UNO).
- ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINIMUM OR THE NUMBER OF JACKS OR STUDS NOTED. ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY (3) STUDS OR LESS ARE TO HAVE 1 1/2" MINIMUM BEARING (UNO). ALL BEAMS OR GIRDER TRUSSES PERPENDICULAR TO WALL AND SUPPORTED BY MORE THAN (3) STUDS OR OTHER NOTED COLUMN ARE TO BEAR FULLY ON SUPPORT COLUMN FOR ENTIRE WALL DEPTH (UNO). BEAM ENDS THAT BUTT INTO ONE ANOTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A307) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMUM) AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE) WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- ALL I-JOIST OR TRUSS LAYOUTS ARE TO BE IN COMPLIANCE WITH THE OVERALL DESIGN SPECIFIED ON THE PLANS. ALL DEVIATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
- BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE CURRENT NORTH CAROLINA RESIDENTIAL CODE WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.2.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR I-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- FOR ALL HEADERS SUPPORTING BRICK VENEER THAT ARE LESS THAN 8'-0" IN LENGTH, REST A 6" x 4" x 5/16" STEEL ANGLE WITH 6" MINIMUM EMBEDMENT AT SIDES FOR BRICK SUPPORT. FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED FOR BRICK SUPPORT. FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO 2 x 10 BLOCKING INSTALLED BETWEEN WALL STUDS WITH 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.122 OF THE NCRC, 2012 EDITION.
- FOR STICK FRAMED ROOFS, CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 8'-0". FASTEN MEMBERS WITH THREE ROWS OF 8d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS SHOWN (UNO).
- FOR TRUSSED ROOFS, FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK FRAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLET CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L1912 UPLET CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON CS16 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TWIST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

**J.S. THOMPSON
ENGINEERING, INC**
606 WADE AVE., SUITE 104 RALEIGH, NC 27605
PHONE: (919) 789-9919 FAX: (919) 789-9921
N.C. LICENSE NO.: C-11731

STANDARD STRUCTURAL NOTES

DATE: AUGUST 21, 2013
SCALE: N/A
DRAWN BY: JES
ENGINEERED BY: JES
REVIEWED BY: JST



SHEET:
STRUCTURAL NOTES