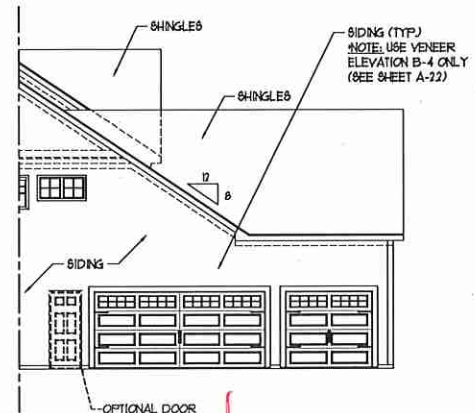


- SHINGLES AS SPEC. (TYP.)
- DECORATIVE GABLE BRACKET AS SPEC. (TYP.)
- 1 x 8 TRIM AS SPEC. (TYP.)
- 1 x 6 FRIEZE BOARD AS SPEC. (TYP. FRONT ELEVATION ONLY)
- SIDING AS SPEC. (TYP.)
- 1 x 8 TRIM AS SPEC.
- OPTIONAL BRACKETS AND TRELLIS AS SPEC.
- ADDRESS PLAQUE AS SPEC. (TYP.)
- EXTERIOR LIGHT AS SPEC. (TYP.)
- 1 x 6 TRIM AS SPEC. (TYP.)
- WAYNE DALTON MODEL 5100-RANCH GARAGE DOOR WITH STOCKTON 3 INSERTS IN TOP PANEL. *NOTE: 16'-0" x 1'-0" DOOR (SHOW) OR 16'-0" x 8'-0" DOOR PER COMMUNITY STANDARDS
- OPTIONAL GARAGE



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

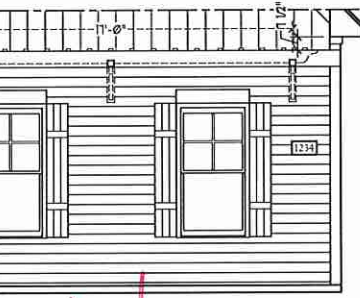
** NOTE: SEE PAGE A-21 FOR SPECIFIC FRONT ELEVATION-B DETAILS. SEE PAGE A-22 FOR B-4 (ALL BRICK) ELEVATIONS



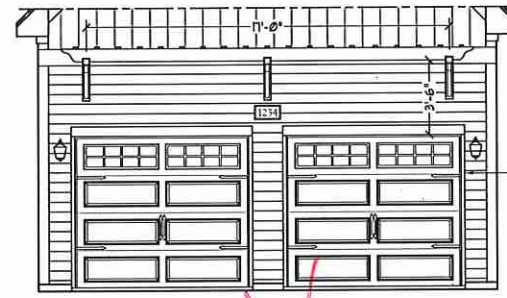
PARTIAL LEFT ELEVATION
W/ THREE CAR GARAGE OPTION
SCALE: 1/8" = 1'-0"



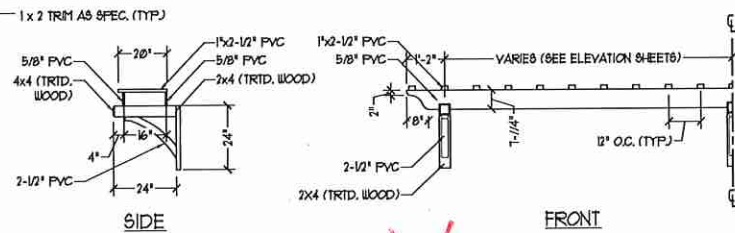
MUD ROOM OPTION
(AVAILABLE WITH SIDE LOAD GARAGE OPTION ONLY. NOT AVAILABLE IN CONJUNCTION WITH ONE CAR GARAGE OPTION)
SCALE: 1/4" = 1'-0"



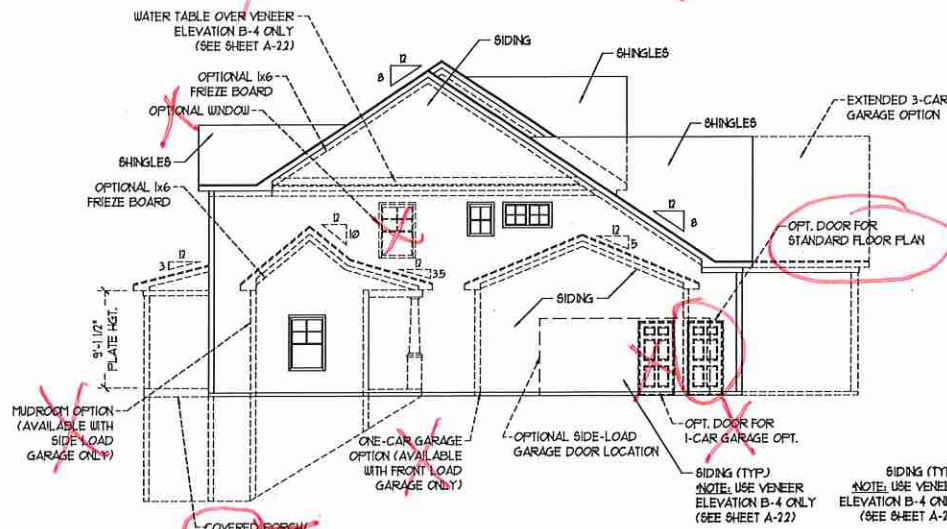
SIDE LOAD GARAGE OPTION
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)
SCALE: 1/4" = 1'-0"



DOUBLE GARAGE DOOR OPTION
W/ OPTIONAL TRELLIS
(TRELLIS AVAILABLE WITH STANDARD SINGLE GARAGE DOOR)
SCALE: 1/4" = 1'-0"



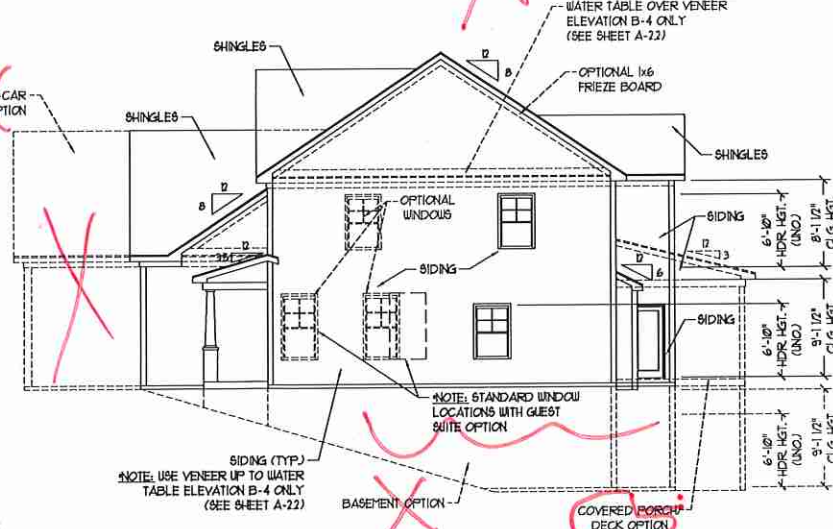
OPTIONAL TRELLIS DETAIL
SCALE: NTS



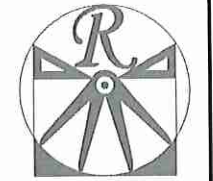
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



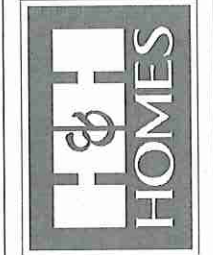
RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



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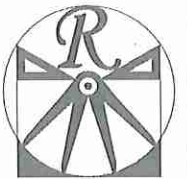
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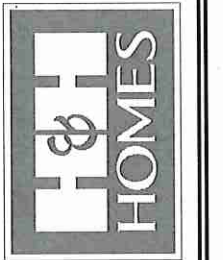
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ENGINEERED BY: WLF
REVIEWED BY: JES

B - ELEVATION
OPTIONS

A-2.1



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



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

Stone

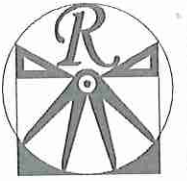


FRONT ELEVATION-B-3
SCALE: 1/4" = 1'-0"

VENEER LEDGE
AS SPEC. (TYP.)



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



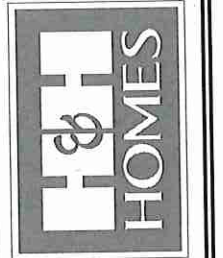
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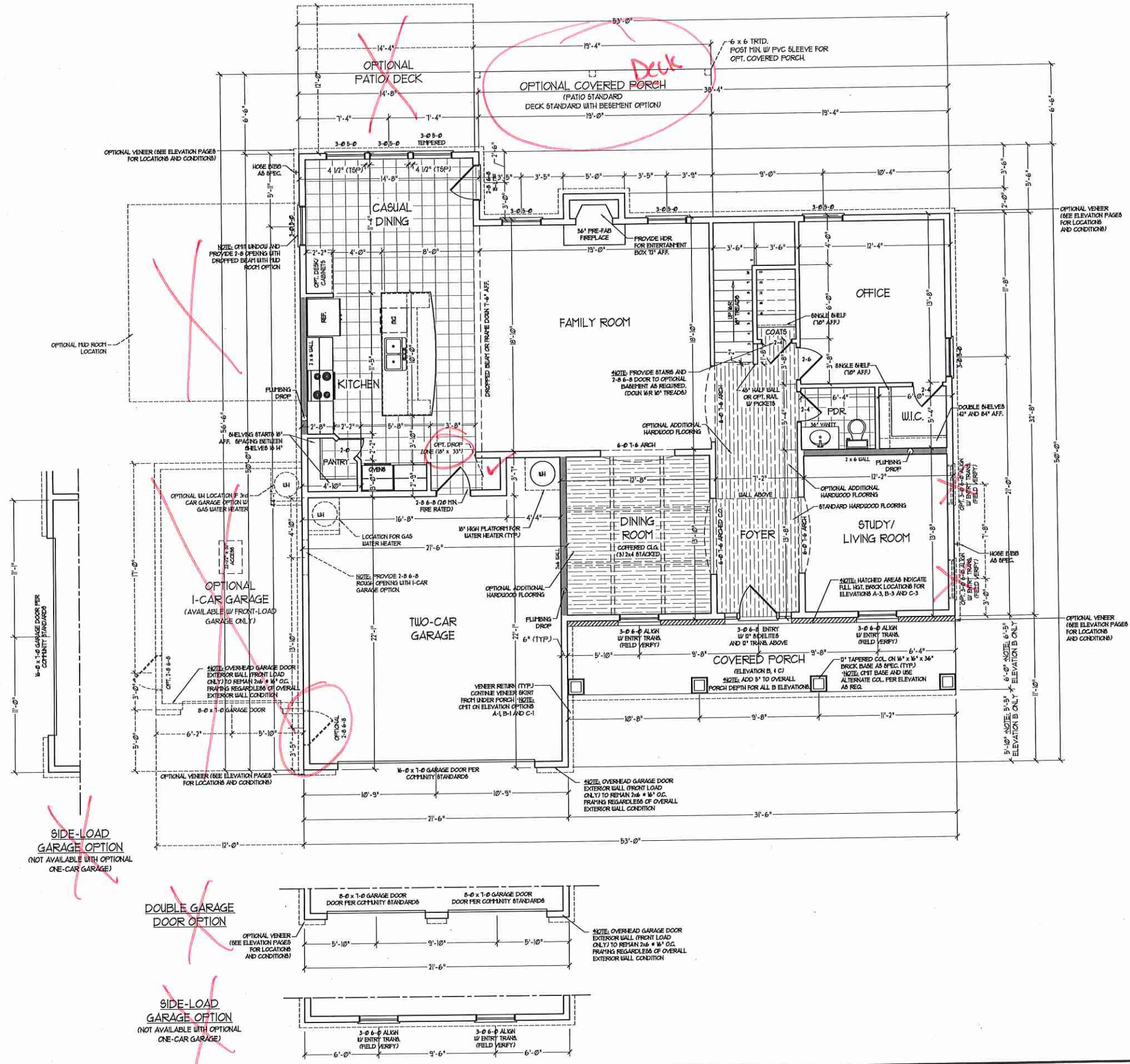
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SQUARE FOOTAGE (STANDARD)

1st FLOOR:	1583 SQ. FT.
SECOND FLOOR:	1054 SQ. FT.
TOTAL:	3437 SQ. FT.
GARAGE:	483 SQ. FT.
1st FLOOR (ALL BRICK):	1641 SQ. FT.
2nd FLOOR (ALL BRICK):	1910 SQ. FT.
TOTAL (ALL BRICK):	3551 SQ. FT.
GARAGE (ALL BRICK):	506 SQ. FT.
FRONT PORCH "A":	208 SQ. FT.
FRONT PORCH "B" 4 "C":	190 SQ. FT.
6TD, REAR PATIO:	220 SQ. FT.

SQUARE FOOTAGE (OPTIONS)

OPT. BASEMENT:	1584 SQ. FT.
OPT. BASEMENT (ALL BRICK):	1641 SQ. FT.
OPT. MUD ROOM BASEMENT:	150 SQ. FT.
OPT. MUD ROOM BSHNT. (ALL BRICK):	170 SQ. FT.
OPT. MUD ROOM:	154 SQ. FT.
OPT. MUD ROOM (ALL BRICK):	170 SQ. FT.
OPT. MUD ROOM PORCH:	70 SQ. FT.
OPT. COVERED PORCH:	270 SQ. FT.
OPT. PATIO/ DECK:	172 SQ. FT.
OPT. 1-CAR GARAGE:	240 SQ. FT.
OPT. 1-CAR GARAGE (ALL BRICK):	258 SQ. FT.
OPT. EXTENDED 3-CAR GARAGE:	709 SQ. FT.
OPT. EXT. 3-CAR GARAGE (ALL BRICK):	741 SQ. FT.



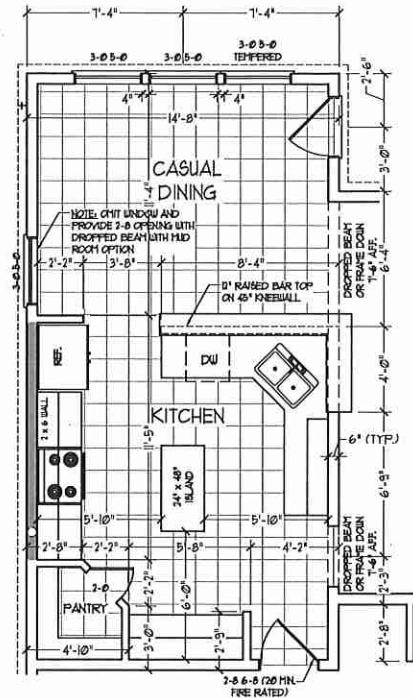
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2x6 WALL
 * SHADED WALLS ARE TO BE 2 x 6 @ 16" O.C. (LOAD BEARING) OR 2 x 6 @ 24" O.C. (NON-LOAD BEARING) REGARDLESS OF EXTERIOR WALL CONDITION

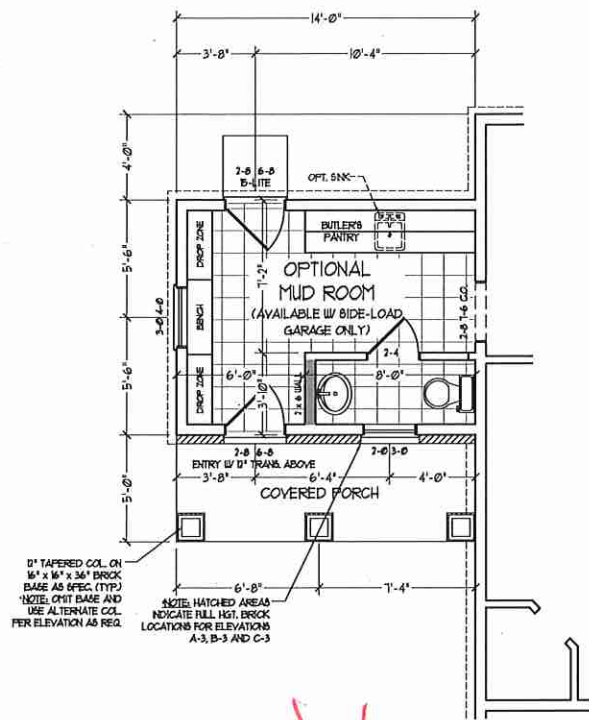
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 DRAWN BY: W/G
 ENGINEERED BY: W/LF
 REVIEWED BY: JES

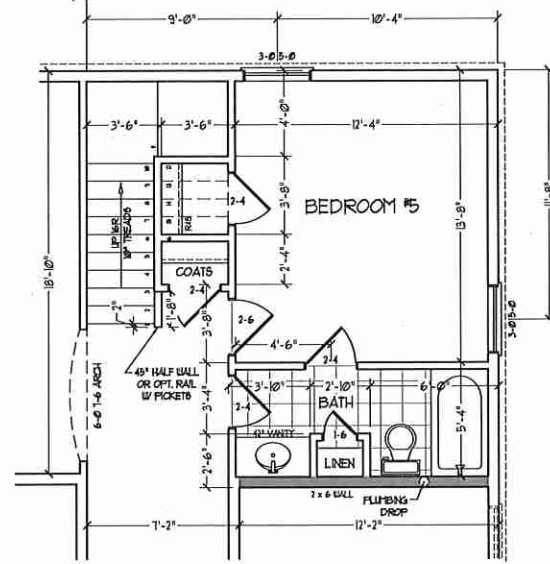
FIRST FLOOR PLAN
A-5



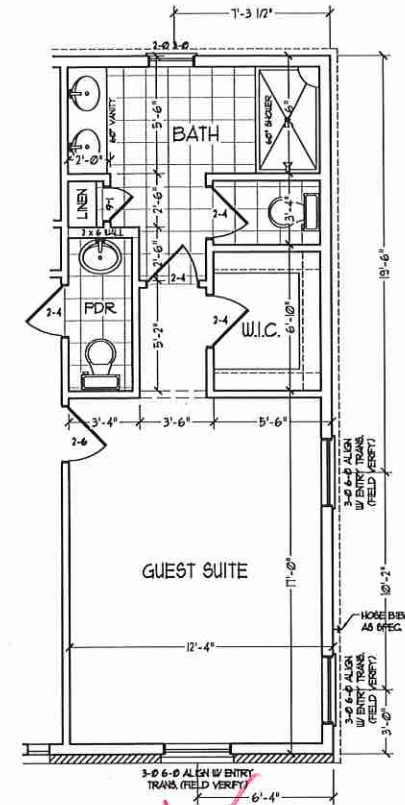
~~KITCHEN
OPTION~~



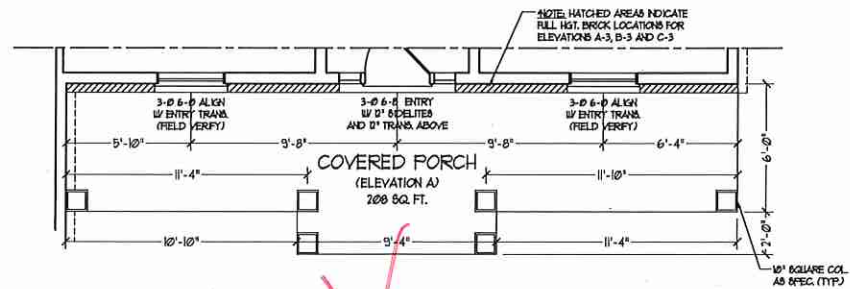
~~MUD ROOM
OPTION~~



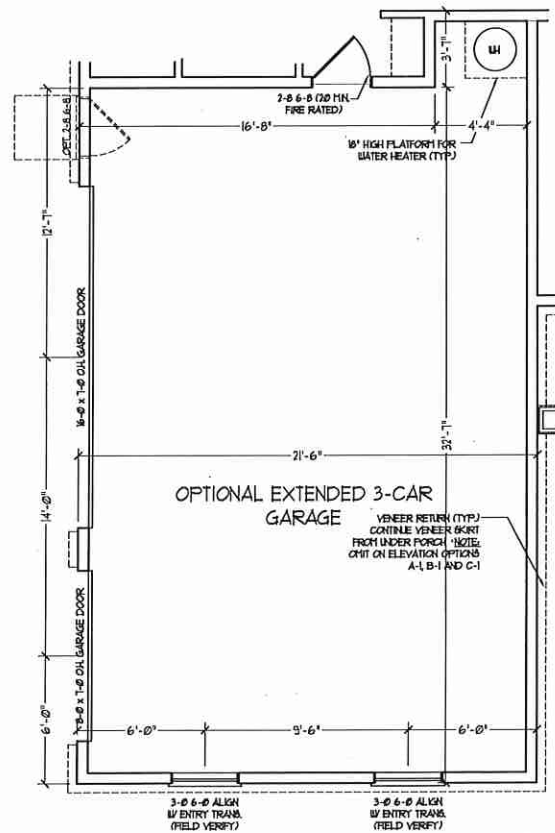
~~BEDROOM #5
OPTION~~



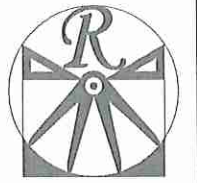
~~GUEST SUITE
OPTION~~



~~FRONT PORCH ELEVATION A~~



~~OPTIONAL EXTENDED
3-CAR GARAGE~~



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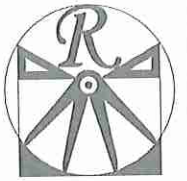


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FIRST FLOOR
PLAN OPTIONS
A-5.1

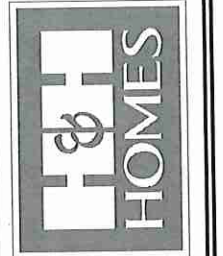


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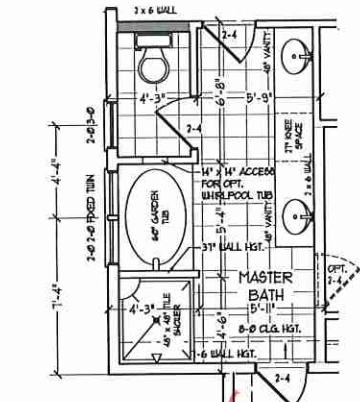
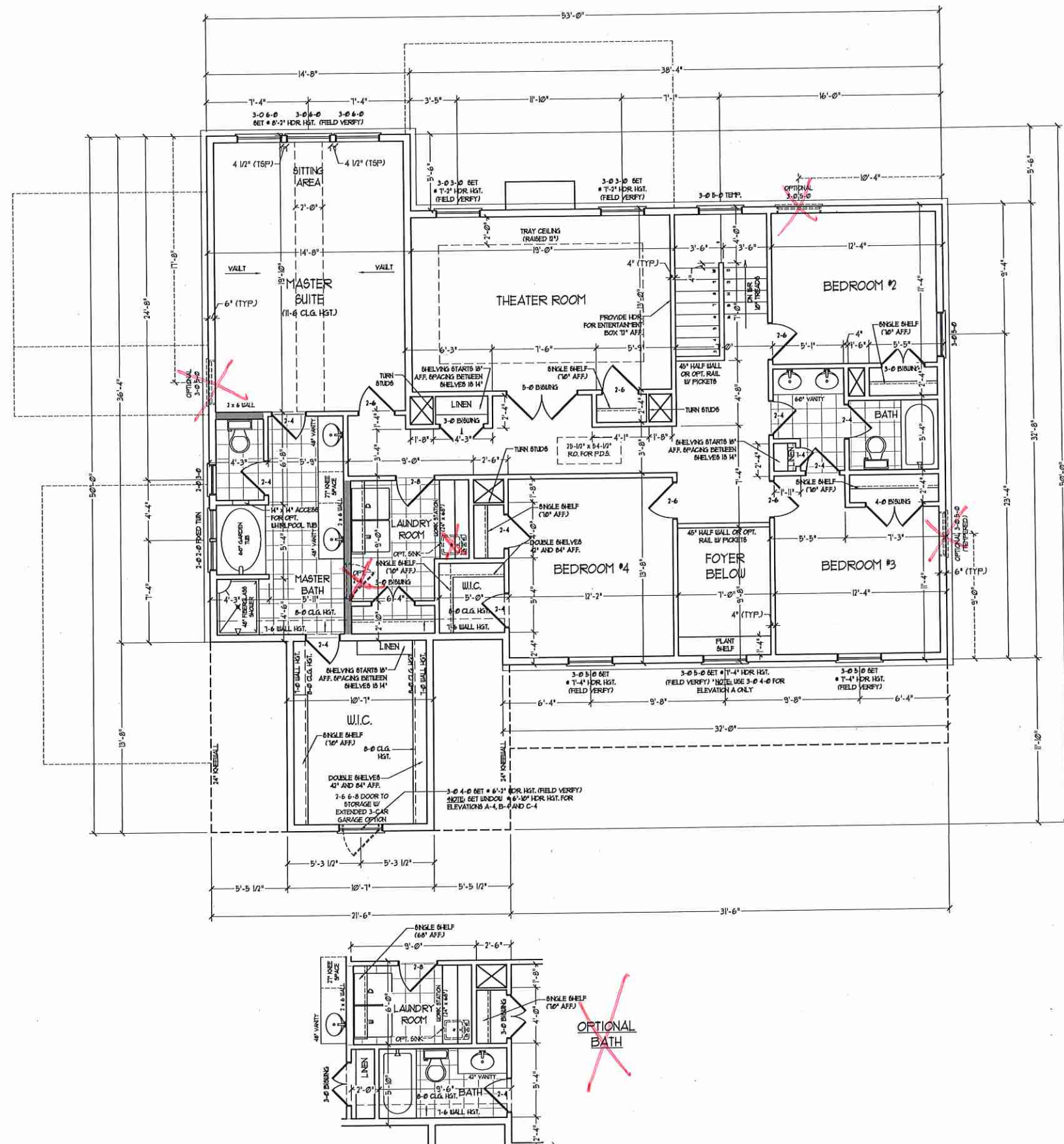
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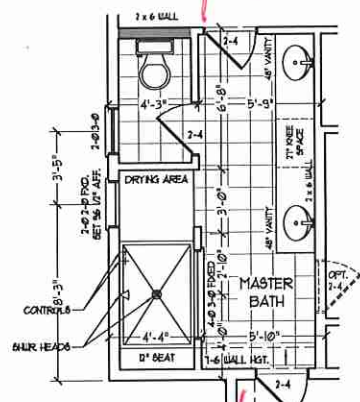
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SECOND FLOOR PLAN

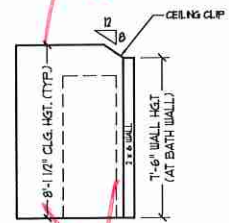
A-6



OPTIONAL MASTER BATH #2



OPTIONAL MASTER BATH #3

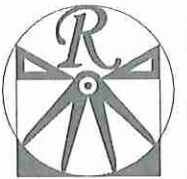


CLIPPED CEILING MASTER BATH AND BEDROOM #4 BATH

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2x6 WALL
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OPTIONAL BATH



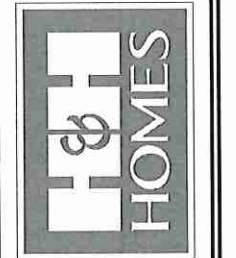
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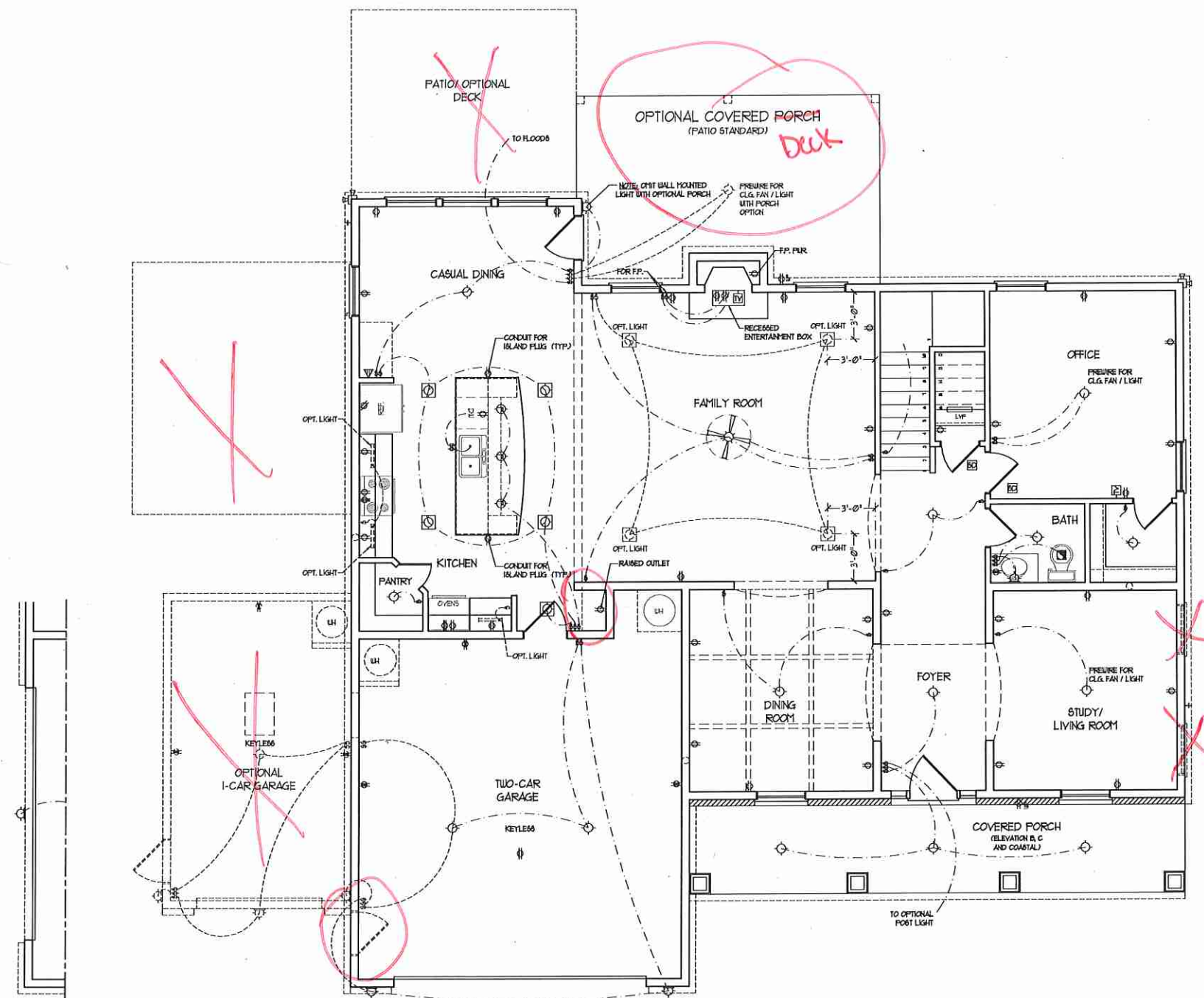
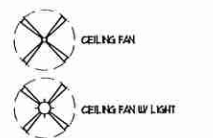


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ELECTRICAL LAYOUT NOTES:
1) BLOCK AND USE FOR ALL CEILING FANS PER PLAN
2) VANITY LIGHTS TO BE SET # 36" AFF. (TYP)
3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN
4) PLACE SWITCHES 6" MIN FROM ROUGH OPENING

ELECTRICAL LEGEND

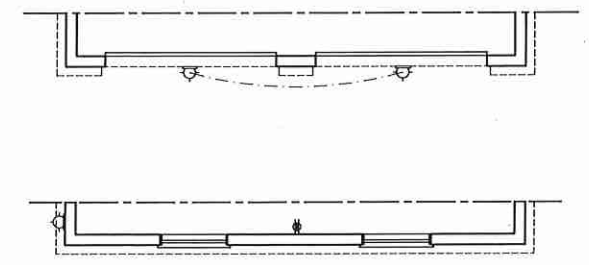
- ⊙ 120 V OUTLET
- ⊙ 120 V GFI OUTLET
- ⊙ 120 V SWITCHED OUTLET
- ⊙ 120 V BASEBOARD OUTLET
- ⊙ 4-FLEX
- ⊙ COUNTER OR FLOOR MOUNTED
- ⊙ COUNTER OR FLOOR MOUNTED 120V GFI
- ⊙ LEATHER-PROOF
- ⊙ 220 V OUTLET
- ⊙ 120 V DEDICATED CIRCUIT
- ⊙ 220 V DEDICATED CIRCUIT
- ⊙ SPECIAL PURPOSE (240 V, ETC.)
- ⊙ WALL 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
- ⊙ BREAKER
- ⊙ DOORBELL CHIME
- ⊙ 120 V SMOKE DETECTOR
- ⊙ EXHAUST FAN
- ⊙ LOW VOLTAGE PANEL



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

~~DOUBLE GARAGE DOOR OPTION~~

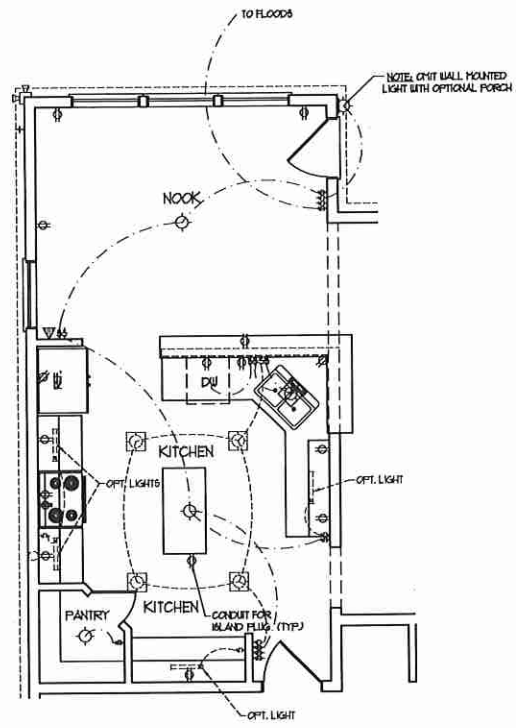
~~SIDE-LOAD GARAGE OPTION (NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)~~



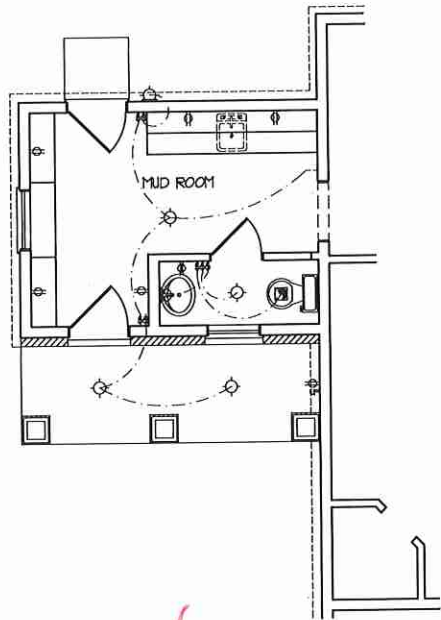
H&H HOMES, INC.
ROOSEVELT

DATE: APRIL 26, 2017
REV.:
SCALE: 1/4" = 1'-0"
DRAWN BY: WJG
ENGINEERED BY: WJF
REVIEWED BY: JES

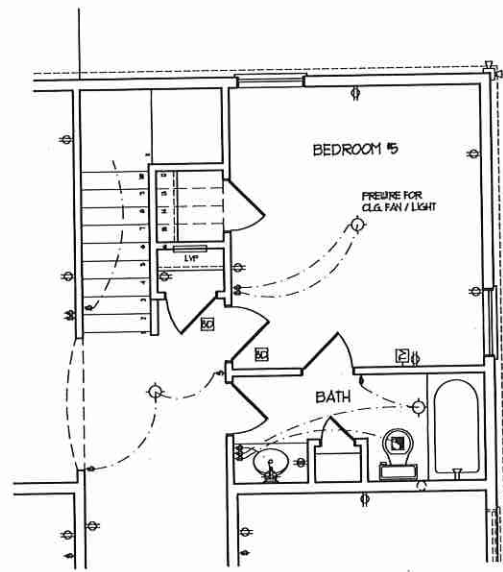
FIRST FLOOR ELECTRICAL PLAN
E-1



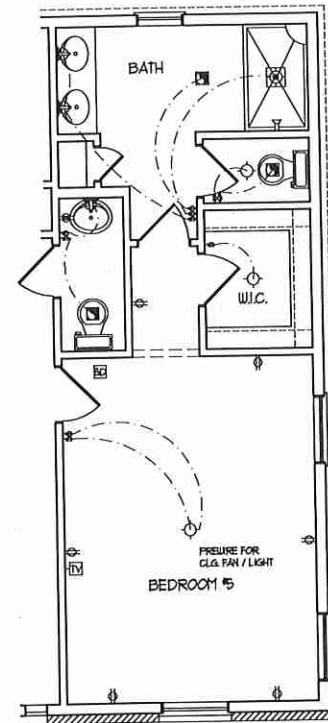
~~KITCHEN
OPTION~~



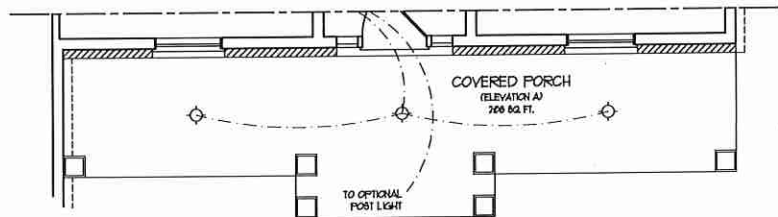
~~MUD ROOM
OPTION~~



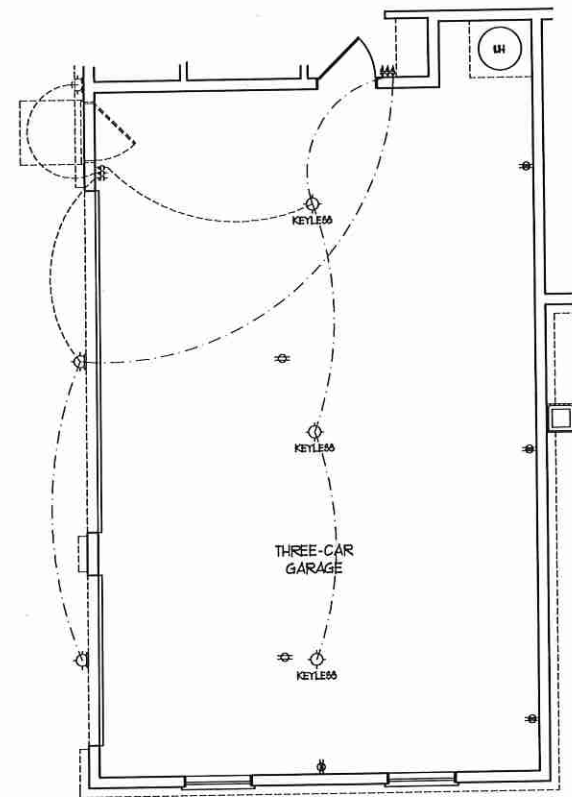
~~BEDROOM 5
OPTION~~



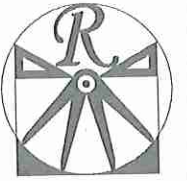
~~GUEST SUITE
OPTION~~



~~FRONT PORCH ELEVATION A~~



~~OPTIONAL EXTENDED
3-CAR GARAGE~~



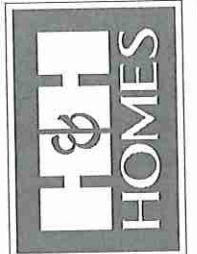
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N.C. LICENSE NO. C-1733

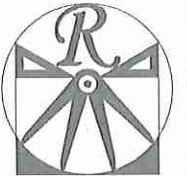


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ENGINEERED BY: W/LF
REVIEWED BY: JES

F.F. ELECTRICAL
PLAN OPTIONS
E-1.1



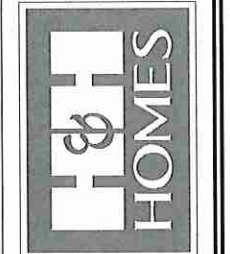
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N.C. LICENSE NO.: C-1133

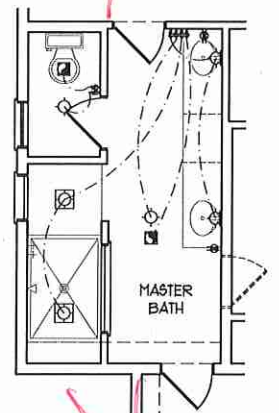
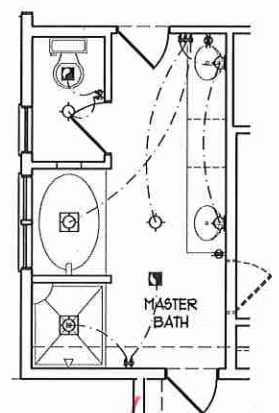
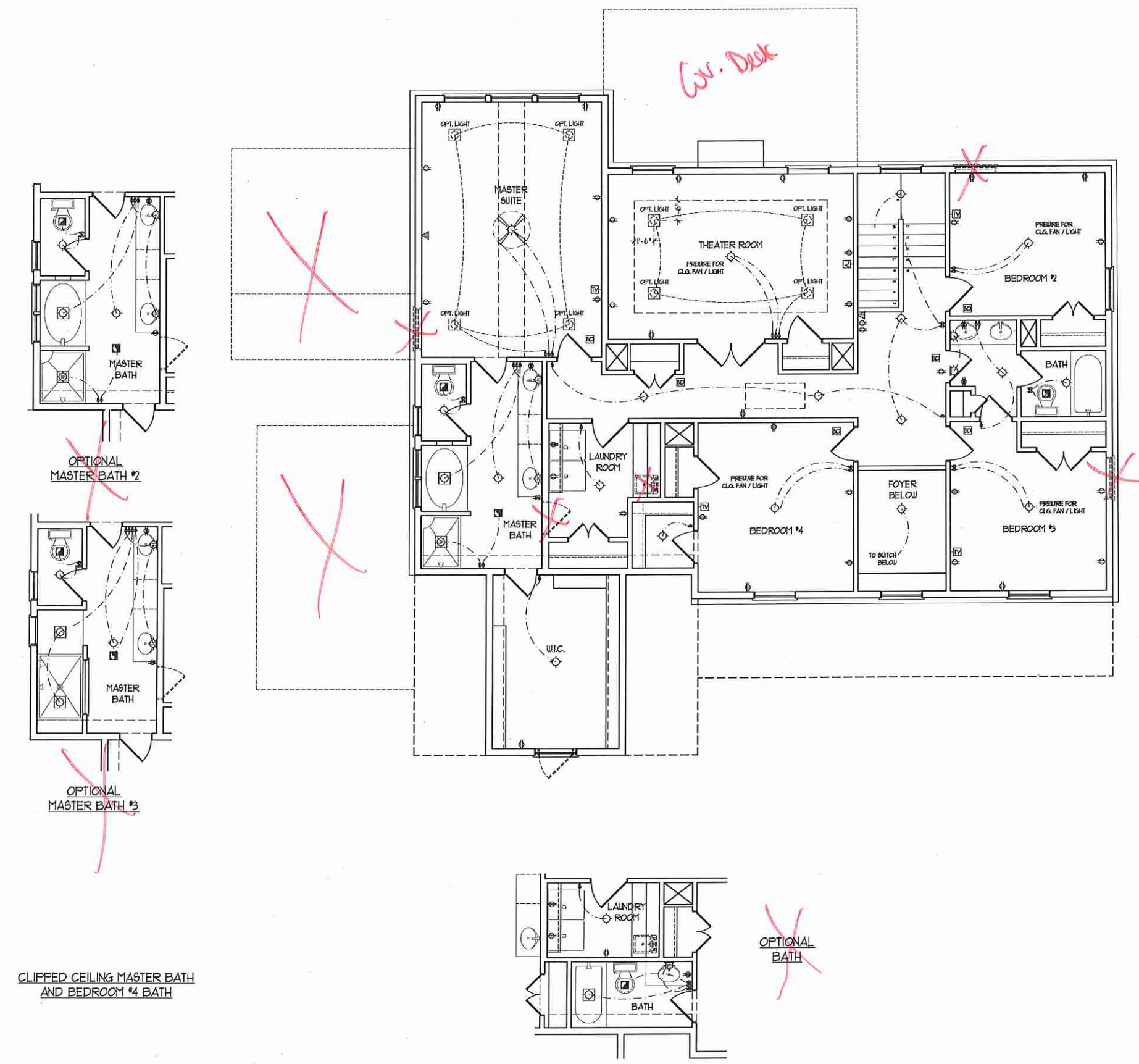
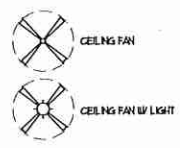


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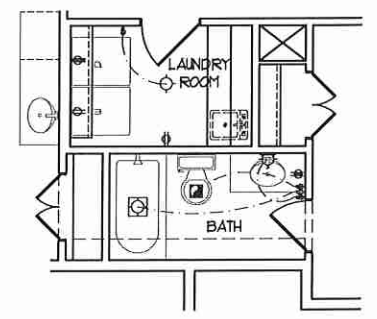
ELECTRICAL LAYOUT NOTES:
1) BLOCK AND WIRE FOR ALL CEILING FANS PER PLAN.
2) VANITY LIGHTS TO BE SET # 18" AFF. (TYP.)
3) ADDITIONAL EXTERIOR OUTLETS REQUIRED BY CODE TO BE LOCATED BY ELECTRICIAN.
4) PLACE SWITCHES 6" MIN FROM ROUGH OPENINGS.

ELECTRICAL LEGEND

- ⊙ 120 V OUTLET
- ⊙ 120 V GFI OUTLET
- ⊙ 120 V SWITCHED OUTLET
- ⊙ 120 V BASEBOARD OUTLET
- ⊙ 4-FLEX
- ⊙ COUNTER OR FLOOR MOUNTED
- ⊙ COUNTER OR FLOOR MOUNTED 120V GFI
- ⊙ LEATHER-PROOF
- ⊙ 220 V OUTLET
- ⊙ 120 V DEDICATED CIRCUIT
- ⊙ 220 V DEDICATED CIRCUIT
- ⊙ SPECIAL PURPOSE (120 V, ETC.)
- ⊙ WALL MOUNT LIGHT
- ⊙ CEILING MOUNT LIGHT
- ⊙ PENDANT LIGHT
- ⊙ RECEIVED CAN LIGHT
- ⊙ HX 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



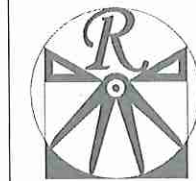
CLIPPED CEILING MASTER BATH AND BEDROOM #4 BATH



H&H HOMES, INC.
ROOSEVELT

DATE: APRIL 26, 2017
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WCG
ENGINEERED BY: WLF
REVIEWED BY: JES

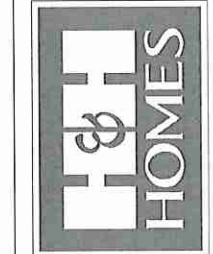
SECOND FLOOR ELECTRICAL PLAN
E-2



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ROOSEVELT

DATE: APRIL 26, 2017
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES
CRAWL
FOUNDATION
PLAN
S-1

FOUNDATION VENTILATION CALCULATION
1169 SQ. FT. OF CRAWL SPACE DIVIDED BY 500 EQUALS 12 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.

STRUCTURAL NOTES:

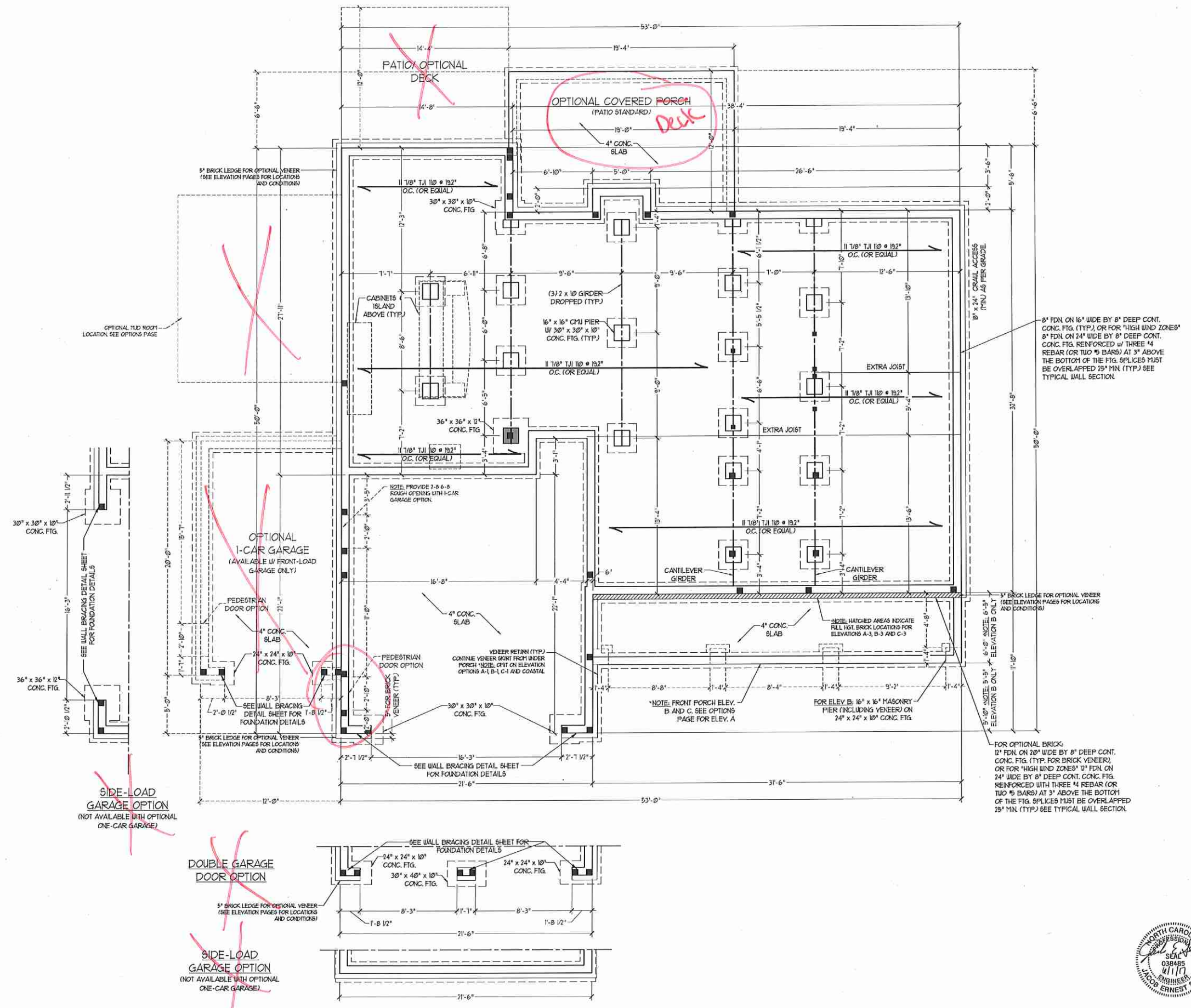
1. ALL FRAMING LUMBER TO BE #2 SFF (UND). ALL TREATED LUMBER TO BE #2 SYP (UND).
2. INSTALL AN EXTRA OR DOUBLE JOIST UNDER WALLS PARALLEL TO FLOOR JOISTS WHERE NOTED ON THE PLANS.
3. SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION.
4. SHADED PIERS TO BE FILLED SOLID.
5. INSTALL LADDER WIRE @ 16" O.C. TO SECURE MULTIPLE WITH THE FOUNDATION WALLS TOGETHER.
6. REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

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

- 1) ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- 2) STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 200 EDITION WITH SPECIAL CONSIDERATION TO CHAPTER 45 (HIGH WIND ZONES) FOR 130 MPH WINDS.
- 3) 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.
- 4) FOUNDATION ANCHORAGE TO COMPLY WITH SECTION 4504 OF THE NORTH CAROLINA RESIDENTIAL CODE, 200 EDITION.
- 5) MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- 6) WALL CLADDING DESIGNED FOR 40.1 PSF (POSITIVE AND NEGATIVE).
- 7) ROOF CLADDING DESIGNED FOR 35.6 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 1/2 TO 2/12 AND 58.1 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 23/12 TO 1/12.
- 8) 1/2" OSB SHEATHING IS REQUIRED ON ALL EXTERIOR WALLS.
- 9) WALLS TO BE BRACED IN ACCORDANCE WITH SECTION 4507.20 OF THE NORTH CAROLINA RESIDENTIAL CODE, 200 EDITION.
- 10) 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:

- 1) ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS. ENGINEER'S SEAL DOES NOT CERTIFY DIMENSIONAL ACCURACY OR ARCHITECTURAL LAYOUT INCLUDING ROOF SYSTEM.
- 2) STRUCTURAL DESIGN PER NORTH CAROLINA RESIDENTIAL CODE, 200 EDITION.
- 3) 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.
- 4) MEAN ROOF HEIGHT IS LESS THAN 30 FEET.
- 5) EXTERIOR WALLS DESIGNED FOR 100 MPH WINDS.
- 6) WALL CLADDING DESIGNED FOR 34.1 PSF (POSITIVE AND NEGATIVE).
- 7) ROOF CLADDING DESIGNED FOR 31.0 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 1/2 TO 2/12 AND 34.8 PSF (POSITIVE AND NEGATIVE) FOR ROOF PITCHES 23/12 TO 1/12.
- 8) INSTALL 1/2" OSB SHEATHING ON ALL EXTERIOR WALLS OF ALL STORES IN ACCORDANCE WITH SECTION 4507.20 OF THE NRC, 200 EDITION. SEE THE WALL BRACING NOTES AND DETAILS SHEET FOR MORE INFORMATION.
- 9) ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER 8 OF THE NRC, 200 EDITION.
- 10) REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.



~~OPTIONAL MID ROOM LOCATION SEE OPTIONS PAGE~~

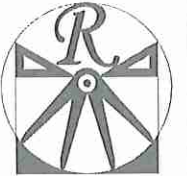
~~OPTIONAL 1-CAR GARAGE (AVAILABLE W/ FRONT-LOAD GARAGE ONLY)~~

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

~~DOUBLE GARAGE DOOR OPTION~~

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

~~OPTIONAL COVERED PORCH (PATIO STANDARD)~~



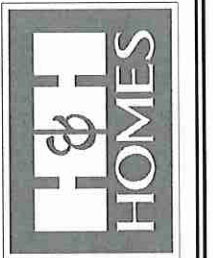
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NOTE: ALL EXTERIOR WALLS AND ATTIC WALLS ARE TO BE 2 x 6 @ 16" O.C. (UNO). 2 x 4 @ 16" O.C. EXTERIOR WALLS MAY BE CONSTRUCTED IN LIEU OF 2 x 6 WALLS (UNO). ALL INTERIOR LOAD BEARING WALLS ARE TO BE 2 x 4 @ 16" O.C. (UNO) AND NON-LOAD BEARING INTERIOR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

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE 2 SFF (UNO). ALL TREATED LUMBER TO BE 7 SYP (UNO).
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO).
- PROVIDE EXTRA JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS.
- ALL BEAMS ARE TO BE SUPPORTED WITH (2) JACK STUDS EA. END (UNO). WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (1) KING STUD EA. END (UNO).
- FOR HIGH WIND ZONES, PROVIDE (2) 2 x 6 KING STUDS EA. SIDE OF EXTERIOR WINDOW AND DOOR HEADERS W/ CLEAR OPENINGS LESS THAN 6'-0" AND (3) 2 x 6 KING STUDS EA. SIDE OF HEADERS W/ CLEAR OPENINGS GREATER THAN 6'-0".
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/8" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C. ALONG EDGES AND 6" O.C. IN THE FIELD.
- FOR HIGH WIND ZONES, SECURE ALL EXTERIOR WALL SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, JOISTS, AND GIRDERS WITH (2) ROWS OF 8d NAILS STAGGERED AT 3" O.C. PANELS SHALL EXTEND 1" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH.
- SQUARES DENOTE POINT LOADS WHICH REQUIRE SOLID BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES TO BE (2) STUDS (UNO).
- ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/ SIMPSON AB44 POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ AB466 POST BASES (OR EQUAL) (UNO). ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH 100 LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO).
- FOR FIBERGLASS, ALUMINUM, OR COLUMN ENG. BY OTHERS, SECURE TO SLAB W/ (2) METAL ANGLES USING 2" CONC. SCREWS. FASTEN ANGLES TO COLUMNS W/ 1/4" THROUGH BOLTS W/ NUTS AND WASHERS. LOCATE ANGLES ON OPPOSITE SIDES OF COLUMN. THROUGH BOLTS MUST BE INSTALLED PRIOR TO SETTING COLUMN.
- REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

NOTE: T&P DENOTES TRIPLE STUD POCKET

LINTEL SCHEDULE FOR BRICK/NATURAL STONE SUPPORT

LENGTH (FT.)	SIZE OF LINTEL
UP TO 4 FT.	L 3 1/2 x 3 1/2 x 1/4
4-8	L 5 x 3 1/2 x 5/16 LLY
8 AND GREATER	L 6 x 4 x 5/16 LLY

NOTES:

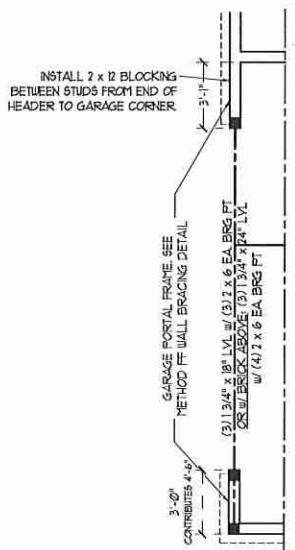
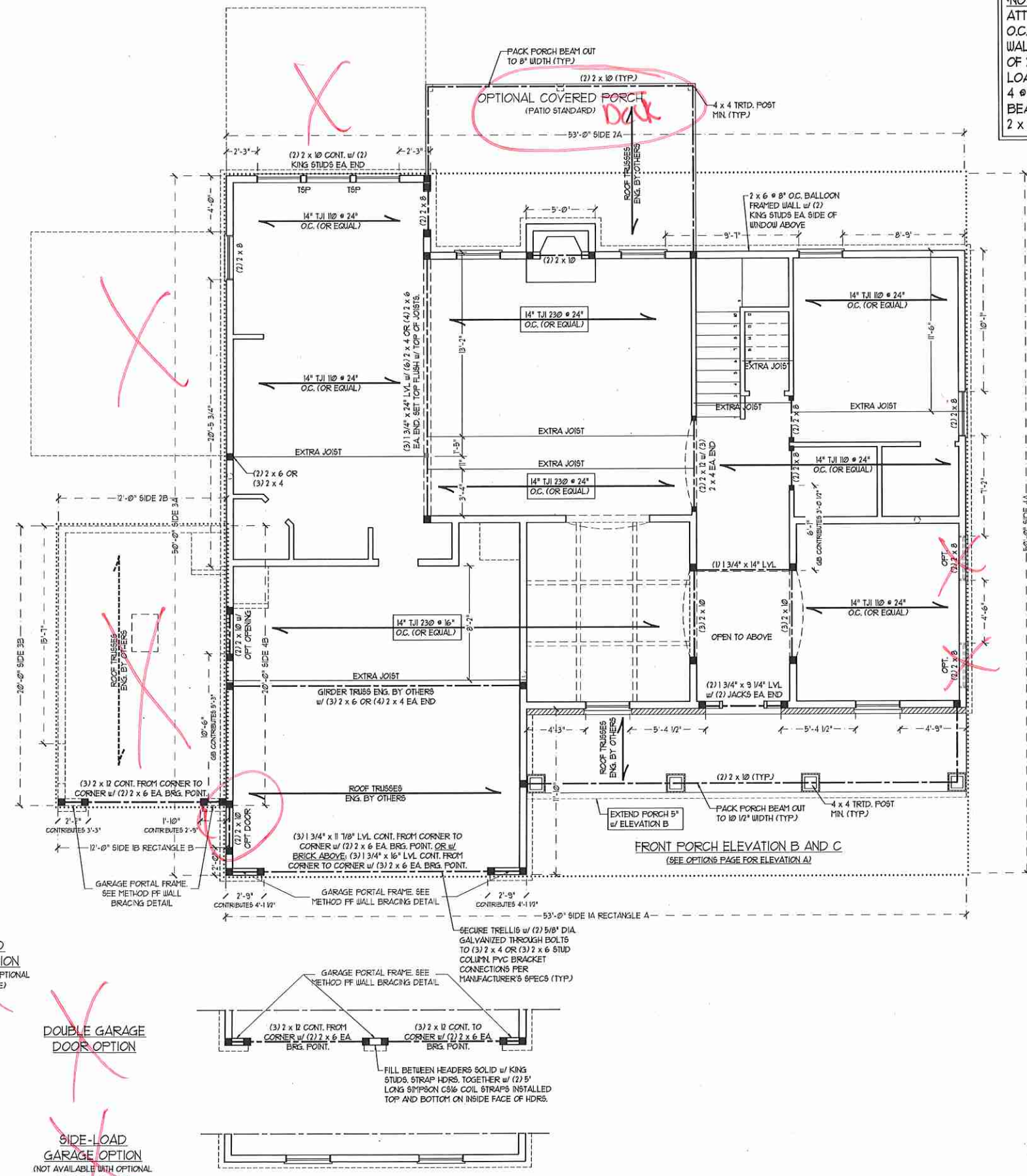
- LINTEL SCHEDULE APPLIES TO ALL OPENINGS IN BRICK VENEER (UNO). SEE ARCH. DINGS. FOR SIZE AND LOCATION OF OPENINGS.
- (LLY) - LONG LEG VERTICAL
- LENGTH - CLEAR OPENING
- EMBED ALL ANGLE IRONS MIN. 4" EACH SIDE INTO VENEER TO PROVIDE BEARING.
- FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, ATTACH STEEL ANGLE TO HEADER W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED.
- FOR ALL BRICK SUPPORT + ROOF LINES, FASTEN A 5" x 3 1/2" x 5/16" STEEL ANGLE TO 2 x 10 BLOCKING INSTALLED BETWEEN WALL STUDS W/ 1/2" LAG SCREWS @ 12" O.C. STAGGERED AND IN ACCORDANCE TO SECTION R103.122 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION.
- PRECAST REINFORCED CONCRETE LINTELS ENGINEERED BY OTHERS MAY BE USED IN LIEU OF STEEL LINTELS.

BRACED WALL DESIGN NOTES:

- BRACED WALL DESIGN PER SECTION R602.10 OF THE SIMPLIFIED WALL BRACING CRITERIA EFFECTIVE SEPTEMBER 1, 2013.
- CS-WSP REFERS TO 'CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS'. CONTRACTOR IS TO INSTALL 1/8" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD.
- GB REFERS TO 'GYPSUM BOARD'. CONTRACTOR IS TO INSTALL 1/2" (MIN) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS. FASTEN GB WITH 1 1/4" SCREWS OR 1 3/8" NAILS SPACED 12" O.C. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND BOTTOM PLATES.
- BRACED WALL DESIGN APPLIES IN WIND ZONES UP TO 10 MPH. FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE N.C.R.C. 2012 EDITION.
- SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

BRACED WALL DESIGN

RECTANGLE A		RECTANGLE B	
SIDE 1A (FRONT LOAD)	METHOD: CS-WSP/FF	SIDE 1B	METHOD: CS-WSP/FF
TOTAL REQUIRED LENGTH: 2135'	TOTAL PROVIDED LENGTH: 2135'	TOTAL REQUIRED LENGTH: 456'	TOTAL PROVIDED LENGTH: 456'
SIDE 2A	METHOD: CS-WSP	SIDE 2B	METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 2135'	TOTAL PROVIDED LENGTH: 2135'	TOTAL REQUIRED LENGTH: 456'	TOTAL PROVIDED LENGTH: 456'
SIDE 3A (SIDE LOAD)	METHOD: CS-WSP/FF	SIDE 3B	METHOD: CS-WSP
TOTAL REQUIRED LENGTH: 2231'	TOTAL PROVIDED LENGTH: 2231'	TOTAL REQUIRED LENGTH: 319'	TOTAL PROVIDED LENGTH: 319'
SIDE 4A	METHOD: CS-WSP/GB	SIDE 4B / SIDE 3A CUMULATIVE	METHOD: CS-WSP/GB
TOTAL REQUIRED LENGTH: 2231'	TOTAL PROVIDED LENGTH: 2231'	TOTAL REQUIRED LENGTH: 2556'	TOTAL PROVIDED LENGTH: 2556'



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

~~DOUBLE GARAGE DOOR OPTION~~

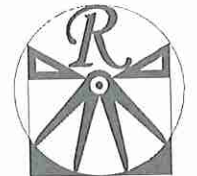
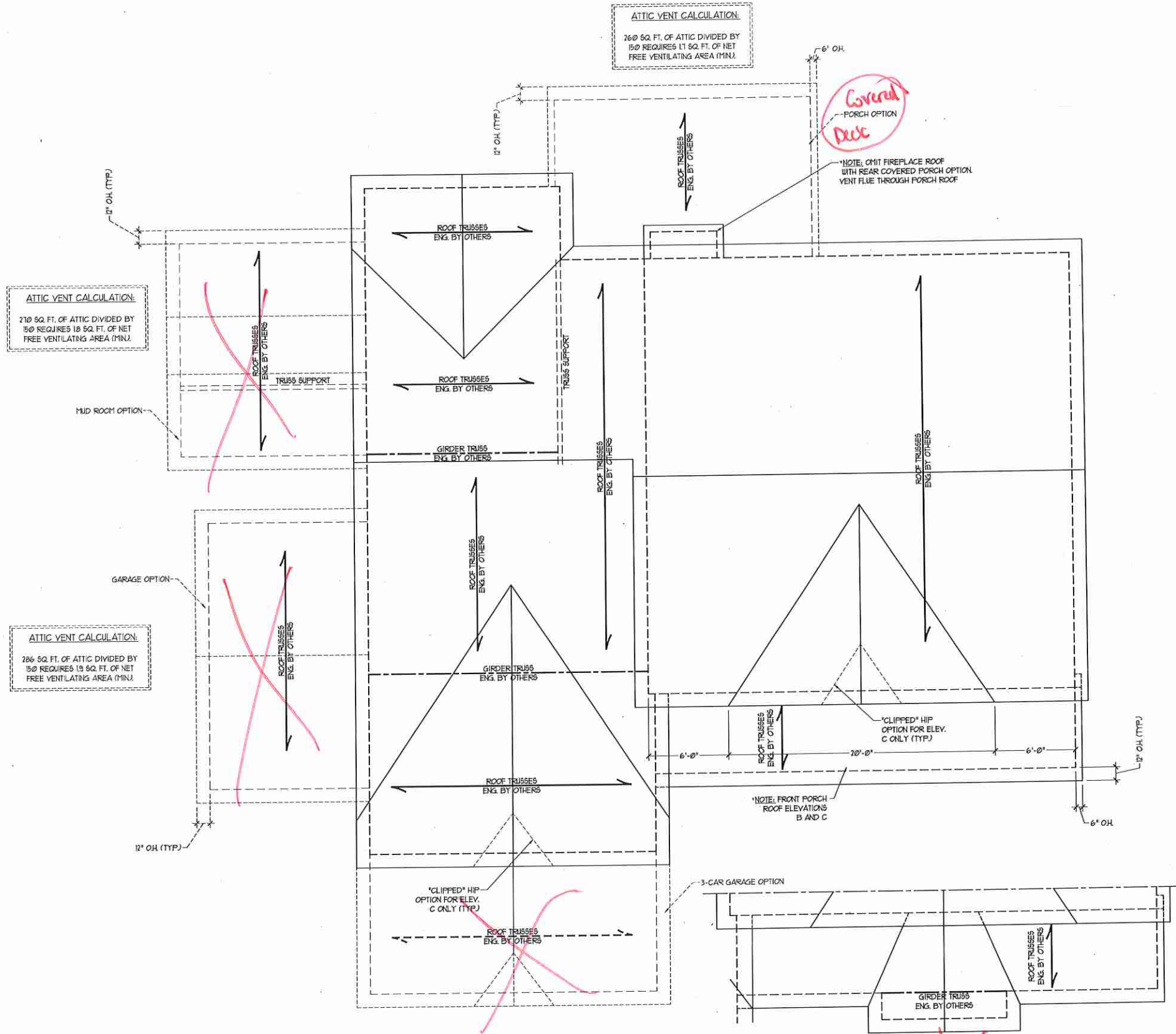
~~SIDE-LOAD GARAGE OPTION~~
(NOT AVAILABLE WITH OPTIONAL ONE-CAR GARAGE)

H&H HOMES, INC.
ROOSEVELT

DATE: APRIL 26, 2017
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES

SECOND FLOOR FRAMING PLAN
S-2

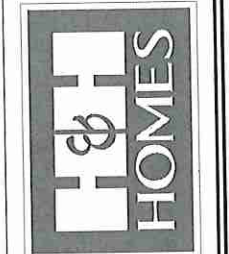




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H&H HOMES, INC.
ROOSEVELT

DATE: APRIL 26, 2017
REV.:
SCALE: 1/4"=1'-0"
DRAWN BY: WG
ENGINEERED BY: WLF
REVIEWED BY: JES



ROOF PLAN
S-4

MONOLITHIC SLAB DETAILS

DETAIL 1

TYPICAL SLAB DETAIL

DETAIL 2

BRICK VENEER DETAIL

DETAIL 3

GARAGE CURB DETAIL

DETAIL 4

GARAGE CURB BRICK LEDGE DETAIL

DETAIL 5

THICKENED SLAB DETAIL

DETAIL 6

STEP IN GARAGE DETAIL

DETAIL 7

SLAB AT GARAGE DOOR DETAIL

STEMWALL DETAILS

DETAIL 1

TYPICAL STEM WALL DETAIL (w/ OPTIONAL WATERTABLE)

OPTIONAL DETAIL 1

OPTIONAL STEM WALL DETAIL

DETAIL 2

TYPICAL STEM WALL FND. w/ BRICK DETAIL

DETAIL 3

TYPICAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

OPTIONAL DETAIL 3

OPTIONAL STEM WALL FND. DETAIL w/ CURB @ GARAGE

DETAIL 4

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

DETAIL 8

THREADED ROD THROUGH BRICK MASONRY

MASONRY STEMWALL SPECIFICATIONS

WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8\"/>			
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID	GROUT SOLID w/ 1/4\"/>		
5	GROUT SOLID w/ 1/4\"/>			
6	GROUT SOLID w/ 1/4\"/>			
7 AND GREATER	ENGINEERED DESIGN BASED ON SITE CONDITIONS			

STRUCTURAL NOTES:

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
- THE MULTIPLE WYTHES TOGETHER WITH LADDER WIRE AT 16\"/>

ANCHOR SPACING AND EMBEDMENT

WIND ZONE	120 MPH		130 MPH	
	SPACING	EMBEDMENT	SPACING	EMBEDMENT
100 MPH	6'-0\"/>			
120 MPH	6'-0\"/>			
130 MPH	6'-0\"/>			

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

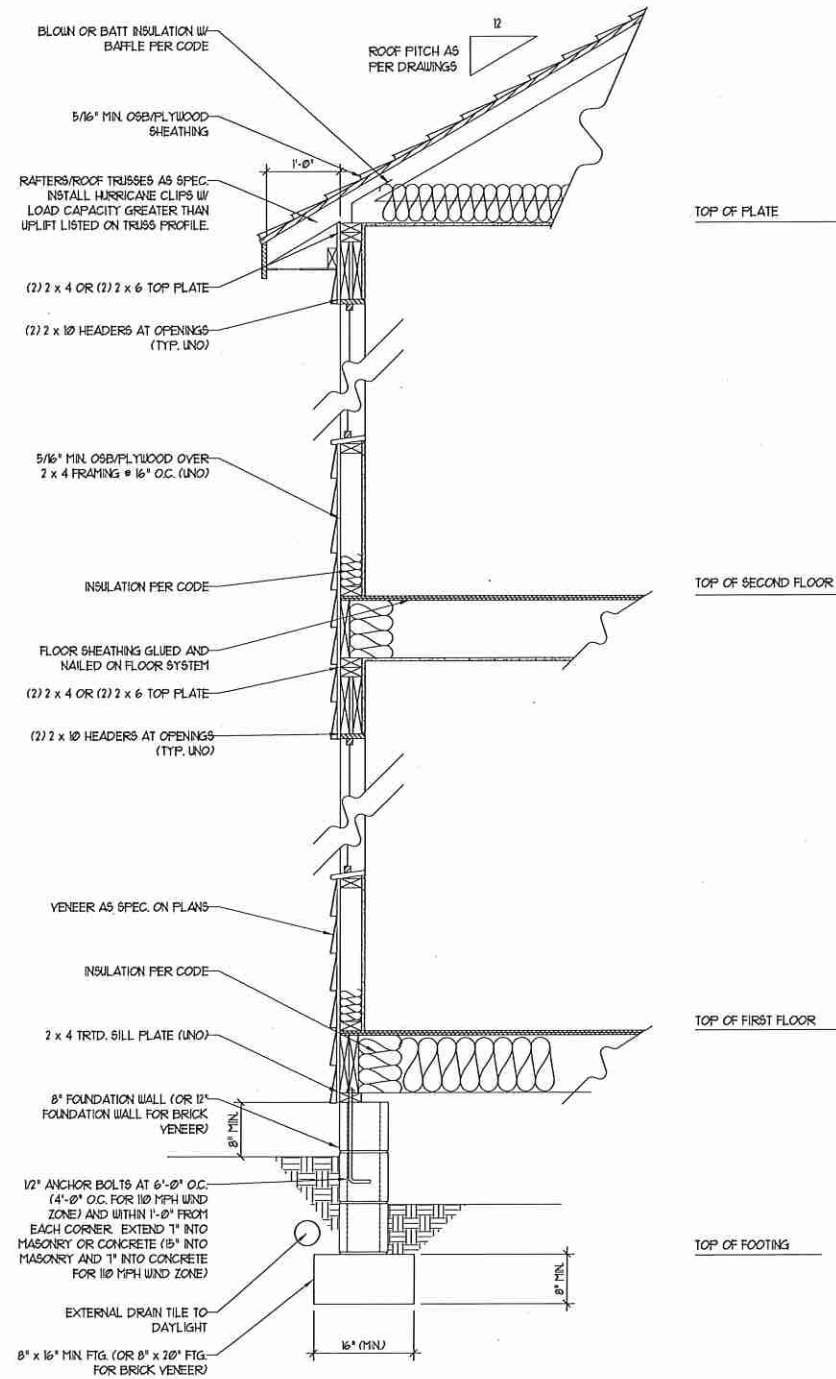
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FOUNDATION DETAILS

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

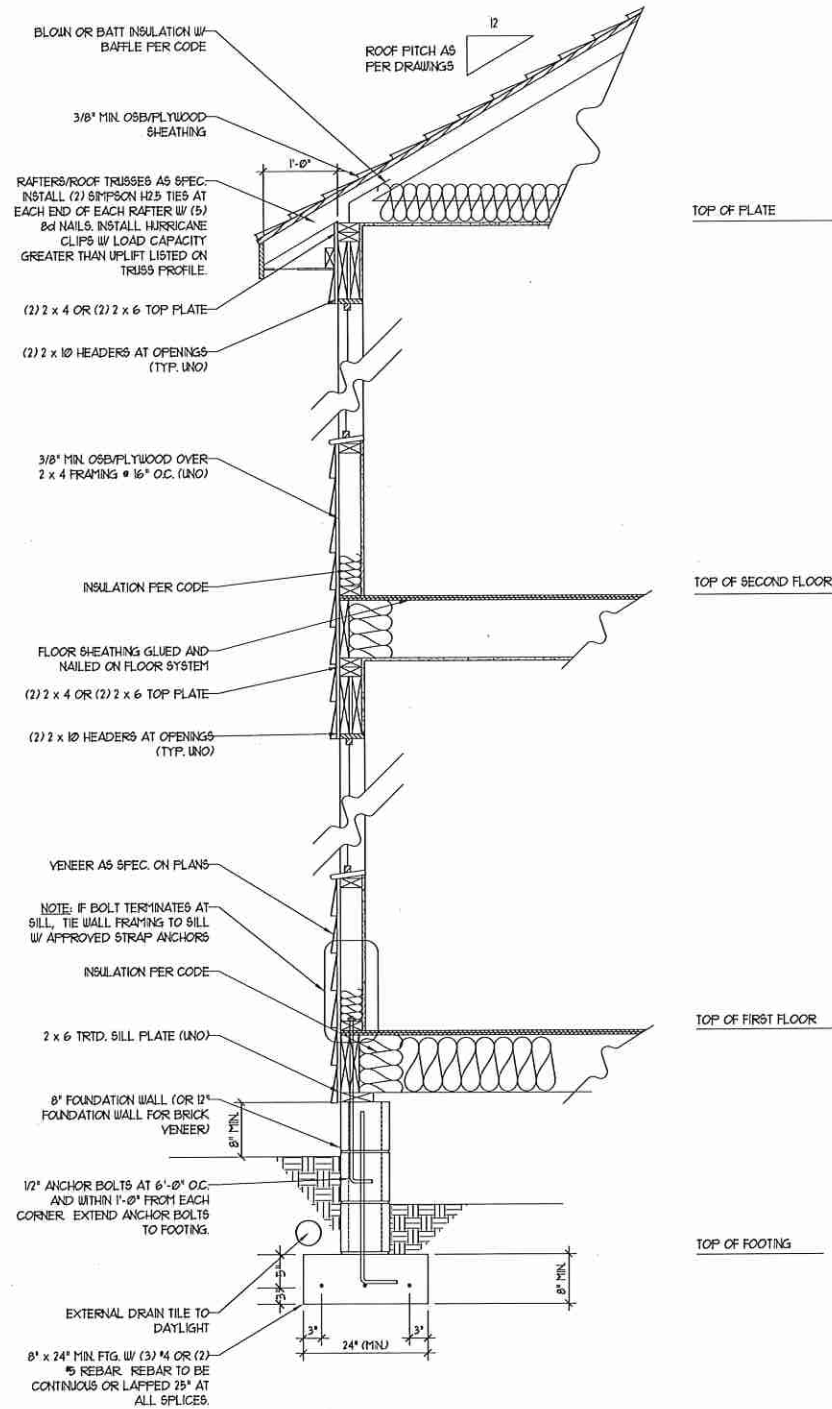


100/110 MPH WIND ZONE



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 110/120/130 MPH WINDS) AND CHAPTER 46 (COASTAL AND FLOOD PLAIN CONSTRUCTION STANDARDS) OF THE NORTH CAROLINA STATE BUILDING CODE, 2012 EDITION.

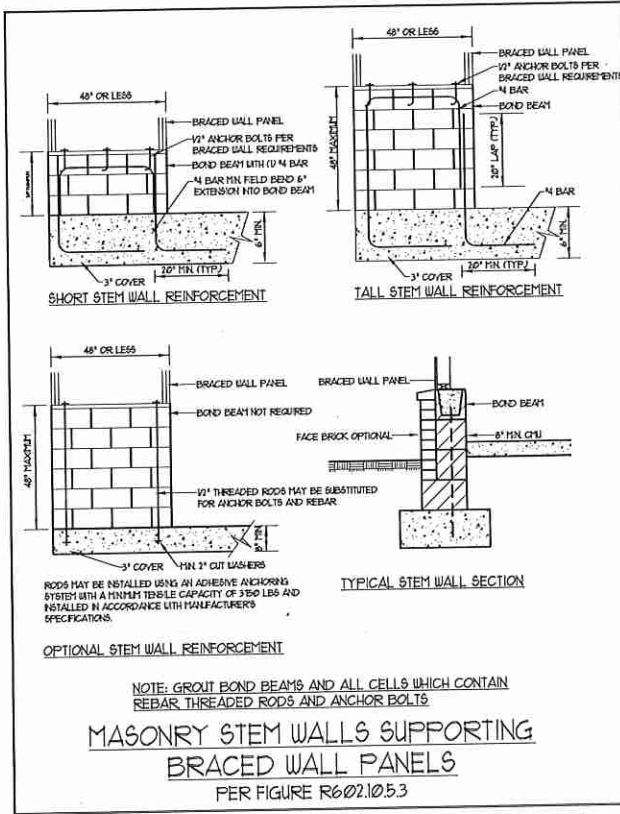
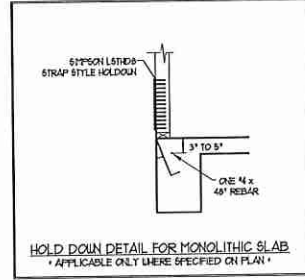
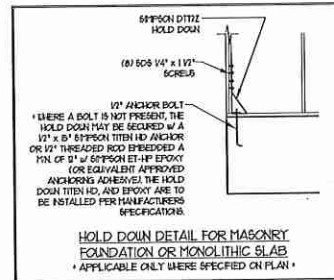
**J.S. THOMPSON
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N.C. LICENSE NO.: C1173

DETAILS

DATE: JULY 12, 2012
SCALE: NTS
DRAWN BY: JST
ENGINEERED BY: JST
REVIEWED BY: MGS

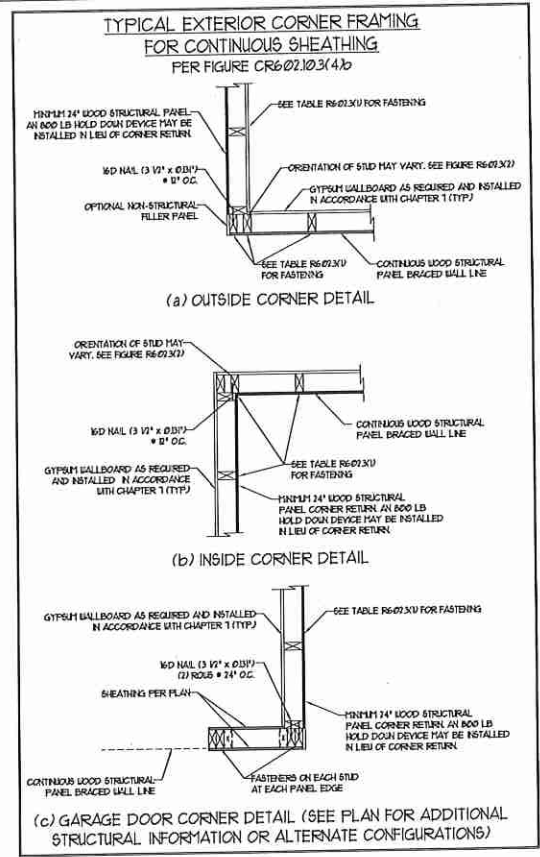
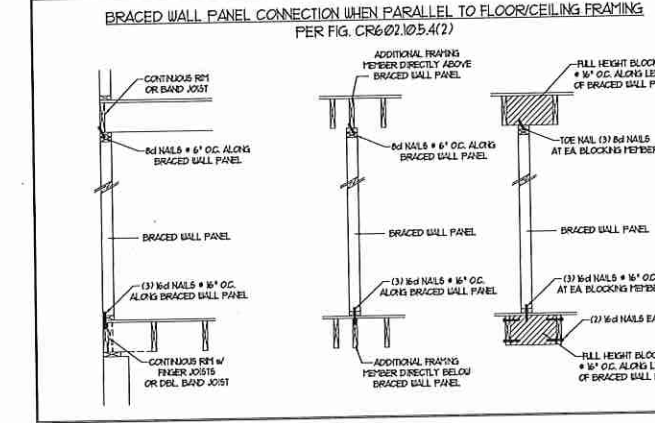
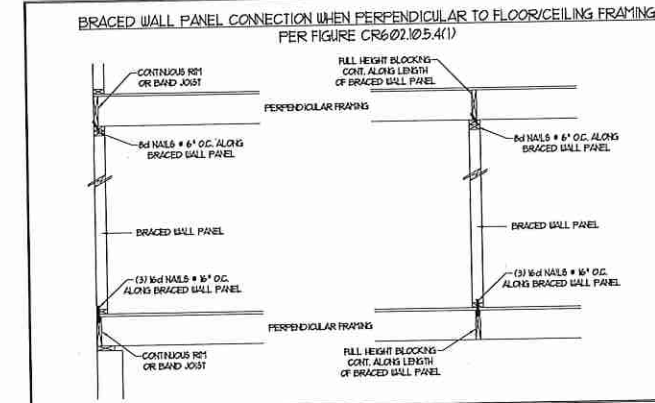
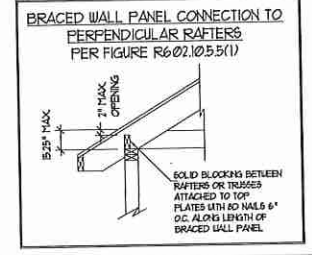
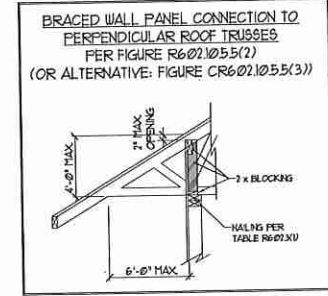
TYPICAL WALL SECTION



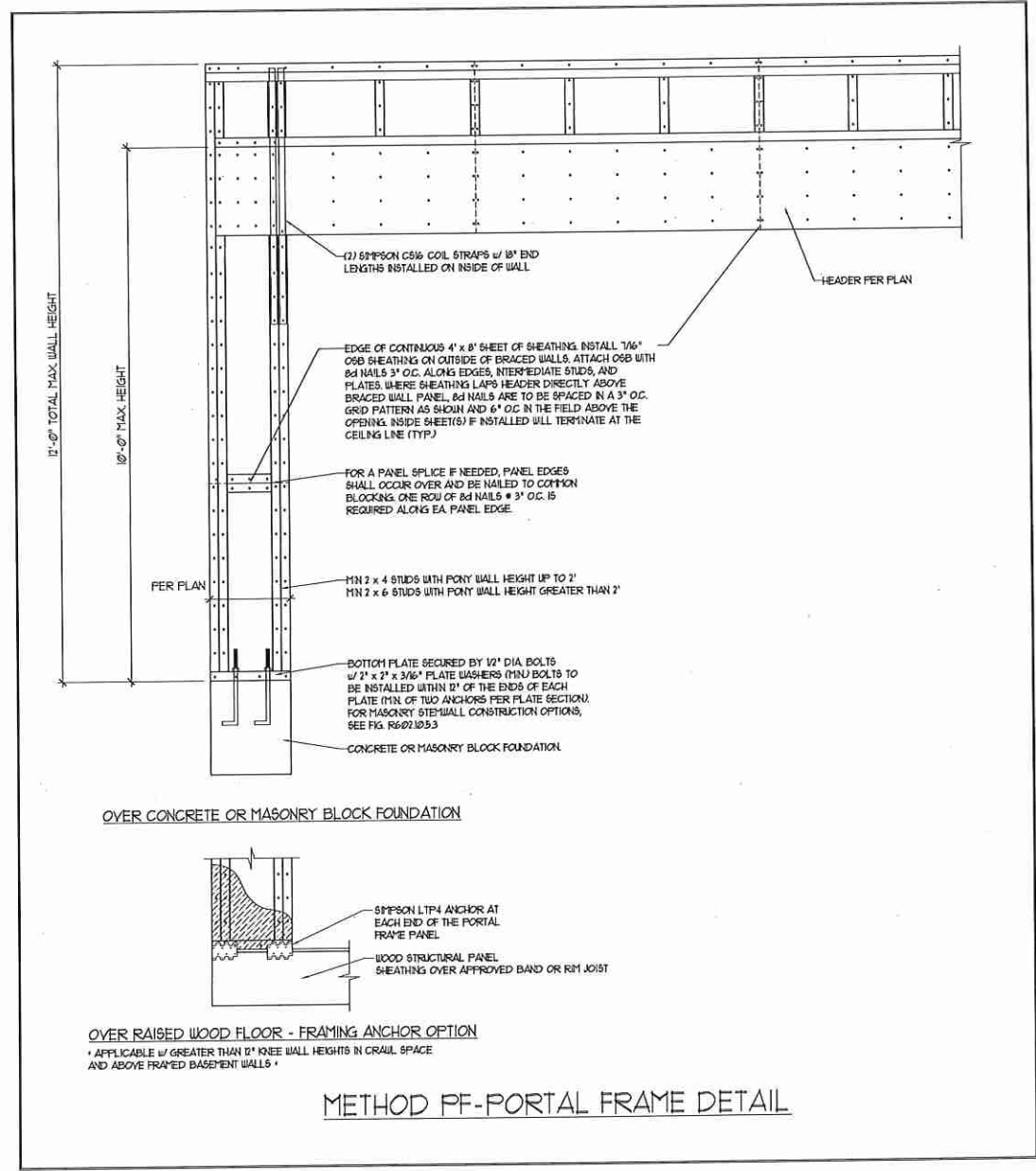


NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR THREADED RODS AND ANCHOR BOLTS

MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS
PER FIGURE R602.105.3



- GENERAL WALL BRACING NOTES:**
1. WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2012 NC RESIDENTIAL BUILDING CODE (NRC). TABLES AND FIGURES REFERENCED ARE FROM THE 2012 NRC.
 2. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2012 NRC 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-USP IN ACCORDANCE WITH SECTION R602.10.3 UNLESS NOTED OTHERWISE.
 5. ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2\"/>



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WALL BRACING NOTES AND DETAILS

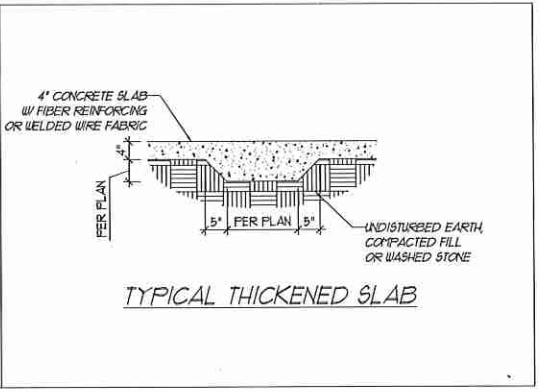
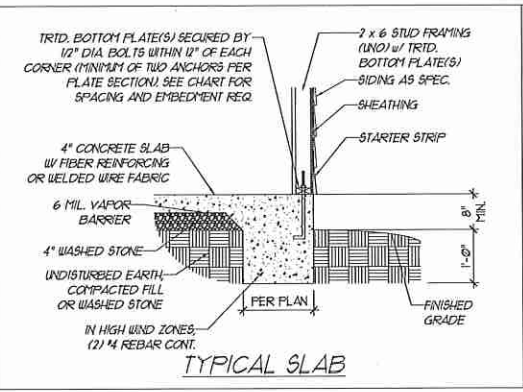
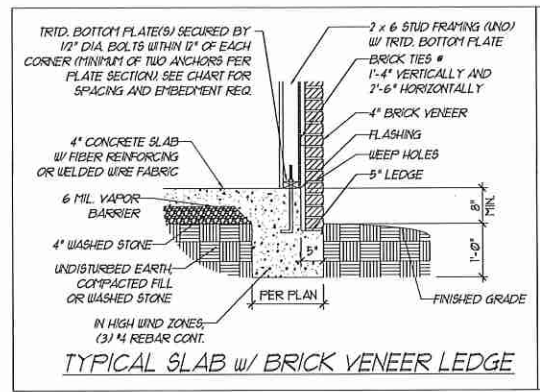
DATE: NOVEMBER 10, 2014
SCALE: NONE
DRAWN BY: JST
ENGINEERED BY: JST
REVIEWED BY: JES

BRACED WALL NOTES AND DETAILS AND PF DETAIL



NOTE: LOCATE REBAR MIN 3" ABOVE BOTTOM OF FOOTING w/ MIN 15" LAP SPLICE LENGTH.

ANCHOR SPACING AND EMBEDMENT				
WIND ZONE	100 MPH	110 MPH	120 MPH	130 MPH
SPACING	6'-0" O.C. 3'-0" O.C. FOR STRAPS	4'-0" O.C. 2'-0" O.C. FOR STRAPS	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	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
EMBEDMENT	7"	7"	7"	7"



GENERAL NOTES

- ENGINEER'S SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS INCLUDING ROOF RAFTERS, HIPS, VALLEYS, RIDGES, FLOORS, WALLS, BEAMS, HEADERS, 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 (NRC, 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 NRC, 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 | 200 LB OR 50 (PLF) | 10 | L/360 |
| HANDRAILS/GUARDRAILS | 50 | 10 | L/360 |
| PASSENGER VEHICLE GARAGE | 40 | 10 | L/360 |
| ROOMS OTHER THAN SLEEPING ROO | 30 | 10 | L/360 |
| SLEEPING ROOMS | 40 | 10 | L/360 |
| STAIRS | 40 | 10 | L/360 |
| WIND LOAD
(BASED ON FIGURE R301(2)(4) WIND ZONE AND EXPOSURE) | | | |
| GROUND SNOW LOAD: Pg | 20 (PSF) | | |
- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD
 - FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD

FRAMING NOTES

- ALL FRAMING LUMBER SHALL BE #2 SFF MINIMUM (Fb = 875 PSI, Fv = 375 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL TREATED LUMBER SHALL BE #2 SYP MINIMUM (Fb = 975 PSI, Fv = 175 PSI, E = 1600000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2600 PSI, Fv = 285 PSI, E = 1300000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2375 PSI, Fv = 310 PSI, E = 8500000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2500 PSI, E = 18000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 2300 PSI, E = 20000000 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 TOE 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. F 1/2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED w/ (2) ROWS OF 9/16" 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(1) AND R502(2) OF THE NRC, 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 1/2" 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 R602.10.
- 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 NRC, 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 12d 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 1000 LB CAPACITY UPLIFT CONNECTORS TOP AND BOTTOM (UNO). POSTS MAY BE SECURED USING ONE SIMPSON H6 OR L1512 UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST. ONE 16" SECTION OF SIMPSON C516 COIL STRAPPING WITH (8) 8d HDG NAILS AT EACH END MAY BE USED IN LIEU OF EACH TRUST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.

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 NRC, 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 SAWED 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 NRC, 2012 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 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 POURED 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/THS 402. MORTAR SHALL CONFORM TO ASTM C210.
- 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 NRC, 2012 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NCHRP 108B-A OR ACE 530/ASCE 5/THS 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 NRC, 2012 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R404(1)(5) OF THE NRC, 2012 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

BASEMENT WALL DETAILS

BASEMENT WALL REINFORCEMENT TABLE

BACKFILL HEIGHT (FT)	VERTICAL REBAR
≤ 5	4 # 48" O.C.
6	4 # 24" O.C. OR 5 # 36" O.C.
7	4 # 16" O.C. OR 5 # 24" O.C. OR 6 # 12" O.C. OR 7 # 18" O.C. OR 8 # 20" O.C. OR

STRUCTURAL NOTES:

- FOR 4 REBAR 24" MINIMUM REBAR LAP SPLICE LENGTH. FOR 5 REBAR 32" MINIMUM REBAR LAP SPLICE LENGTH. FOR 6 REBAR 38" MINIMUM REBAR LAP SPLICE LENGTH.
- REBAR TO MAINTAIN A MINIMUM CONCRETE COVER OF 3" (UNO).
- REBAR TO BE ASTM A615 GRADE 60.
- SOIL BEARING CAPACITY IS REQUIRED TO BE 2000 PSF MIN.
- INSTALL 4 L-BARS AT ALL WALL CORNERS AT 8" SPACING AS HORIZ. STEEL. SEE DETAIL.
- THE FLOOR FRAMING IS TO BE INSTALLED AND A MIN. OF SEVEN DAYS IS REQUIRED TO ALLOW THE CONCRETE TO CURE BEFORE THE BACKFILL CAN BE INSTALLED. THE BACKFILL IS RECOMMENDED TO BE PLACED IN 3' LIFTS AND CAREFULLY TAMPED.
- A 4" LEDGE IS TO BE PROVIDED FOR THE PORCH SLAB. THE WALLS ARE REQUIRED TO BE BONDED TO THE SLABS USING 4 x 36" REBAR DOUELS 32" O.C. EMBEDDED 4" INTO THE CONC. USING EPOXY.
- WHERE THE FLOOR JOISTS ARE PARALLEL TO THE WALLS, 2 x 4 BLOCKING IS TO BE INSTALLED 24" O.C. BETWEEN THE BOTTOM FLANGES OF THE I-JOISTS FOR A MIN. OF 6'-0" AWAY FROM THE WALL OR DIAGONAL 2 x 6 BLOCKS MAY BE INSTALLED 24" O.C. FROM THE EDGE OF THE SILL PLATE TO THE TOP FLANGE AND SUBFLOORING, ATTACHED W/ (3) 12d NAILS EACH END.
- THE STEP PAD IS TO BE SUPPORTED BY INSTALLING AN 8" THICK WALL AT THE LEFT AND RIGHT SIDES W/ 4 REBAR INSTALLED VERTICALLY 16" O.C. AND HORIZONTALLY 16" O.C. ON 20" WIDE BY 10" THICK 2500 PSI CONC. FIGS. THE STEP PAD IS TO BE 8" THICK W/ 4 REBAR 12" O.C. EACH WAY.

NOTE TO FOUNDATION CONTRACTOR:

ALTERNATE REINFORCED CONCRETE POURED WALL DESIGNS ENGINEERED BY OTHERS MAY BE CONSTRUCTED. NO CONTINUOUS FOOTINGS OR LUG FOOTINGS MAY BE REDUCED IN SIZE.

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FOUNDATION DETAILS AND STRUCTURAL NOTES

DATE: AUGUST 22, 2016
 SCALE: NTS
 DRAWN BY: WLF
 ENGINEERED BY: WLF

BASEMENT FOUNDATION DETAILS AND STRUCTURAL NOTES
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