PRELUDE H&H HOMES - GARAGE RIGHT

PLAN REVISIONS

11-08-17 COMPLETED CONSTRUCTION DOCUMENTS INCLUDING CLIENT REVIEW COMMENTS.

11-16-17 MIRRORED PLANS TO CREATE LEFT HAND GARAGE VERSION.

09-21-18 STANDARD CLIENT CHANGES PER CLIENT WALK-THRU NOTES DATED 08-30-18, CHANGES INCLUDE BUT NOT LIMITED TO THE FOLLOWING: REMOVE OPT. LAWNDRY TUB, REMOVE KITCHEN ISLAND KNEEWALLS, CHANGE KITCHEN ISLAND COUNTER TOP TO HAVE IZ OVERHANGS, REMOVE OHC. ABOYE FRIDGE, ADD PLUMBING DROP UNDER CABINET, REMOVE GARAGE SERVICE DOORS, REMOVE OPT. RAILING AT STAIRS, REVISE ALL SECONDARY CLOSETS AND LINENS TO HAVE BI-FOLD DOORS, REVISE OPT, E-CENTER TO HAVE 18" DRAWER BANK EACH SIDE WITH 32" KNEE SPACE WITH 2 USB OUTLETS, REMOVE WINDOW GRIDS AT SIDES AND REAR ELEVATIONS, CHANGE ALL GARAGE DOORS TO 16 PANEL DOORS, REVISE DATA DROPS TO BE I PHONE IN KITCHEN AND I T.Y. IN OWNERS SUITE AND GATHERING ROOM ONLY, REMOVE COVERED PORCH OPTION, REVISE KITCHEN LIGHTING TO BE 4-BULB FLUORESCENT LIGHT.

PLAN SPECIFIC CHANGES INCLUDE BUT NOT LIMITED TO THE FOLLOWING: REMOVE OPT, WINDOW AT BACK WALL OF GATHERING ROOM, REMOVE OPT. WINDOW AT STAIRS IN GATHERING ROOM, SHIFT (2) WINDOWS AT BACK WALL OF GATHERING ROOM TO 2'-0" FROM EACH END OF ROOM, MAKE CLOSET IN PUIDE BATH WIDTH OF ROOM FUT DOOR FACING TOIL FT, ADD DROPPED SOFFIT AT END OF HALL AT FOYER, SHIFT STAIRS FORWARD TO CORNER, OPT. TREAD FOR 9'-0" CLG WILL RELOCATE TO BOTTOM OF STAIR, MAKE WALL AT REF. A 2x6 WALL TO ALLOW FOR PLUMBING DROP, SHIFT 5GD. AND PATIO TO ALLOW FOR FLOORING BREAK TO ALIGN FROM CORNER, MAKE OPT. WINDOW AT KITCHEN STANDARD, HIP BEDROOM 2 CLOSET AND QUINER'S BATH TOILET, MOVE QUINERS'S BATH VANITY TO REAR WALL AND REMOVE WINDOW, SHIFT DEAD SPACE AT TOP OF STAIR INTO W.J.C., MOVE OWNERS'S SUITE ENTRY DOOR DOWN TO W.J.C. WALL ALLOWING 6" ON EACH SIDE, MOVE FLOOR ACCORDINGLY TO REFLECT THIS CHANGE - THIS WILL ALLOW MORE HEAD ROOM BELOW WITH ADDING ADDITIONAL STEPS BELOW, REMOVE OPT, WINDOW AT OWNERS SUITE, REMOVE OPT. WINDOW AT LOFT, REMOVE OPT, WINDOW AT BEDROOM 3, REMOVE OPT, WINDOW AT BEDROOM 2, REMOVE OPT. WINDOW AT BATH 3, REMOVE OPT. CABINETS AT LAUNDRY, MAKE HALL CLOSET DEEPER, MAKE (1) 30" ONE BOUL VANITY STANDARD AT BATH 3 AND MOVE TO EXTERIOR CORNER MAKE 60" DOUBLE BOUL VANITY STANDARD WITH BEDROOM 4 OPT.

ELEVATION "A" - CHANGE GABLE AT MAIN ROOF TO HAVE FLUSH OVERHANGS ON EACH SIDE, CHANGE OPT. GARAGE TO GABLE WITH A FLUSH OVERHANG. ELEVATION "C" - CHANGE HIP AT REAR OF HOUSE TO GABLE WITH 8" OVERHANG, CHANGE OPT. GARAGE TO GABLE WITH A FLUSH OVERHANG.

ISSUAVE OF PLANS FROM THIS DRAFTER'S CIFICE SHALL NOT RELIEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERRY ALL NOTES, DYENSIONS, AND ADHERBICE TO APPLICABLE BUILDING CODES PRIOR TO COTTENCE THOURS THOUSING, OR ADHERBICE TO APPLICABLE BUILDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER'S OFFICE FOR CORRECTION BEFORE CONTENCEDED OF ANY CONSTRUCTION.

ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL PLANS HAVE BEEN COTTENED SHALL BE SUBJECT TO ADDITIONAL FIELS.

FAIN TOPICATIONS ARE FLOED TO THEE FLANS BY ANY OTHER PARTY OTHER THAN THE DRAFTER'S OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.







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ISSUANCE OF PLANS FROM THIS DRAFFERS OFFICE SHALL NOT RELEVE THE BUILDER OF RESPONSIBILITY TO REVIEU AND VERFIT ALL NOTES, DYENSONS, AND ADMERSIZE TO APPLICABLE BUILDING CODES FROM TO COTTENDED THE ART OLDSTRAILION. ANY DISCREPANCY OF ERROR NOTES, DYENSONS, OR ADMERSIZE OF APPLICABLE BUILDING CODES SHALL BE PROVIDED TO THE ATTENDION OF THE DRAFFERS OFFICE FOR CORRECTION BEFORE COTTENDED TO ANY CONSTRUCTION. ANY REMSONS OR CHARGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE THOSE ATTEN THE RIVAL PLANS HAVE DEED COTPLETED SHALL BE SUBJECT TO ADDITIONAL FIELS. FAIT HODDICATIONS ARE TAKE THE PLANS FOR THE THE PLANS THE DRAFFER SHALL NOT BE HELD RESPONSIBLE.



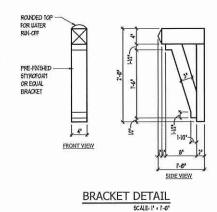


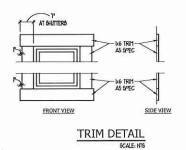


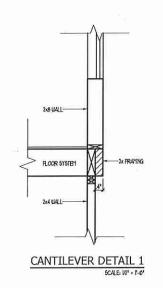
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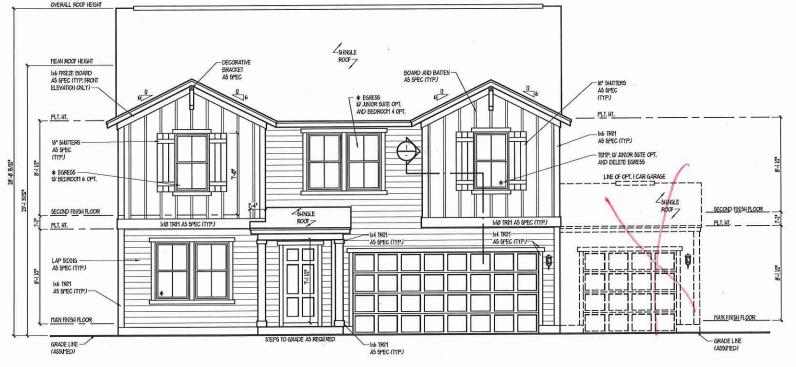
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FRONT ELEVATION DETAILS



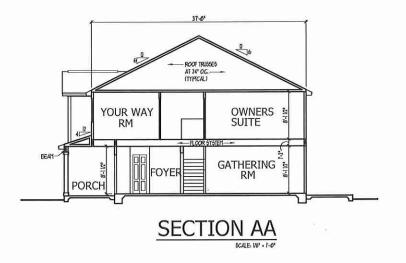


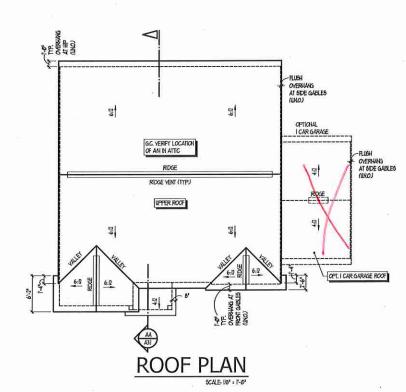




FRONT ELEVATION SCALE 141 · 1 · 0 ·

ELEVATION "A" - TRADITIONAL GARAGE RIGHT



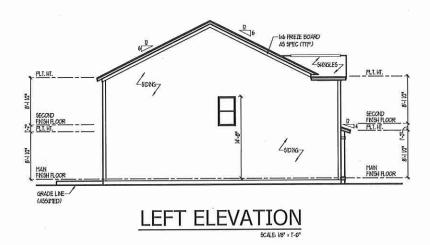


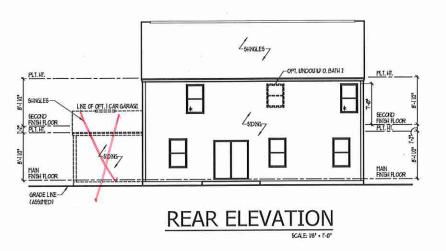
		MAIN ROOF	OPT, 1 CAR GARAGE
ATTIC ANEA		1,461 50. FT.	27Ø 50.FT.
NET FREE VENT, AREA REGID (AREA/300)		101 50. N.	106 50. N
NET FREE VENT. AREA REGURED	NEAR RIDGE	351 5Q.N.	53 5Q N
	NEAR SOFFIT	351 5Q. N.	53 5Q N

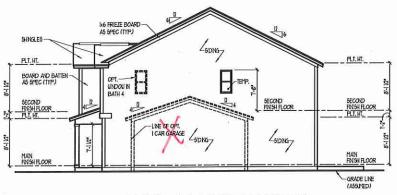
ISSUAVE OF PLANS FROM THIS DRAFTERS CHICE SHALL NOT RELIEVE THE BULDER OF RESPONSIBILITY TO REVEU AND VERPY ALL NOTES, DYENSIONS, AND ACHERINGE TO APPLICABLE BULDNIS CODES PRIOR TO COTTENCIDENT OF ANY COSSISSION.

ANY DISCREPANCY OF REPROX IN (DIES, DYENSIONS, OR ACHERINGE TO APPLICABLE BULDNIS CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION BEFORE COTTENCIDENT OF ANY COSSISSION.

ANY REVISIONS OR CHANGES NOT RELIED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE TRUL PLANS HAVE BEEN CONFLICTED SHALL BE SUBJECT TO ADDITIONAL THE FAILY THOOPICATIONS ARE PLANS TO THE PLANS BY ANY CONFERNMENT OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.







RIGHT ELEVATION SCALE. 109' 1-70'

ELEVATION "A" - TRADITIONAL GARAGE RIGHT



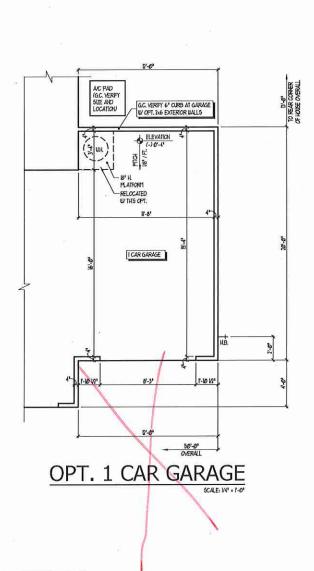


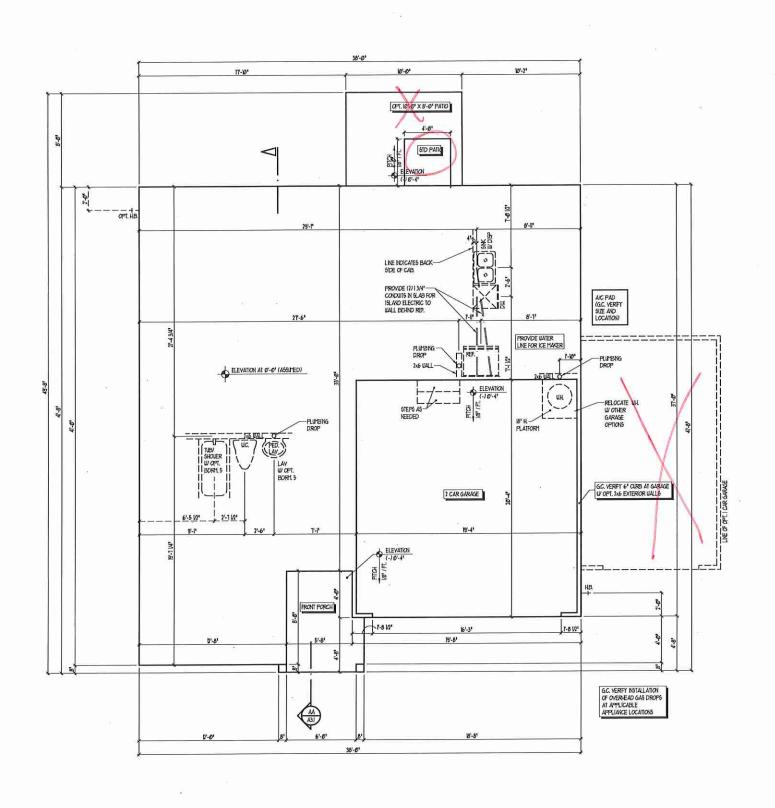


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* TITLE SIDE AND REAR ELEVATIONS ROOF PLAN BUILDING SECTION









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SLAB INTERFACE PLAN
GARAGE RIGHT

STAIR NOTES: RALING BALUSTERS SHALL BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH

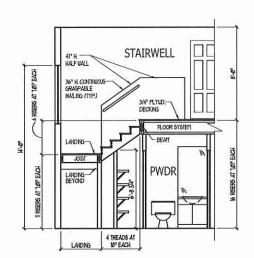
THE TRIANSLEAR OFFININGS FOR FED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD AT THE OFEN SIDE OF A STAIRLAY ARE FERRITTED TO BE A SUCH A SUZE THAT A SPHERE OF 6 NOTES CANNOT PASS THROUGH

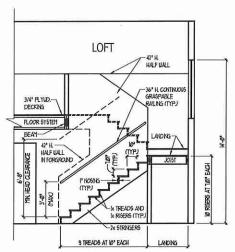
OPENINGS FOR REQUIRED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW A SPIECE 4 3/8 INCHES TO PASS THROUGH

HANDRALS HANDRALS FOR STARMAYS SHALL BE CONTINUOUS FOR THE FALL LEBGH OF THE FLUGH, FROM A POINT DIRECTLY. ABOVE THE GYPERER OF THE FLUGH TO A POINT DIRECTLY ABOVE THE LOUDEST RESER MANDRALD DOS SHALL BE RETURNED OR SHALL TERRINATE IN NEUEL POSTS OR SAFETY TERRINALS. MEMORALS ADJOACHT TO A WILL SHALL HAVE A SPACE OF NOT LESS THAN I HAY INCH BETWEEN THE WALL AND HANDRALS.

CONTINUOUS GRASPABLE HANDRAIL HUST HEET TYPE ONE OR TYPE TUD CRITERIA

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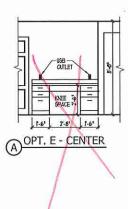


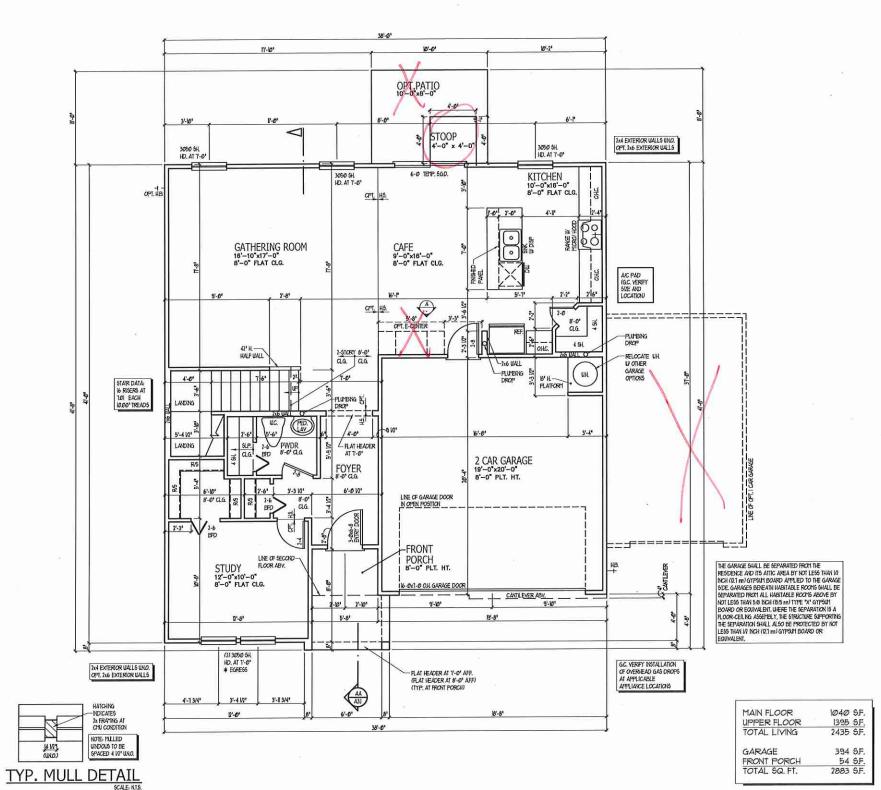


STAIR SECTION W/ 8'-1" CLG.

ISSUAVE OF PLANS FROM THIS DRAFFERS OFFICE SHALL NOT RELEVE THE BULDER OF RESPONSIBILITY TO REVEN AND VERRY ALL NOTES, DITENSIONS, AND ADVERBEYE TO APPLICABLE BULDING CODES FROM TO COTTENEEDED OF ANY DISCREPANCY OF FROM NOTES, DITENSIONS, OR ADVERBING TO APPLICABLE BULDING CODES SHALL BE BROWNET TO THE ATTENTION OF THE DRAFFERS OFFICE FOR CORRECTION BEFORE CONTINUEDED OF ANY COSTINUEDED OF ANY COSTINUEDED OF ANY COSTINUEDED. ANY REMISIONS OR GHAVES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL, PLANS HAVE DEBY CONTINUED ALL DES SUBJECT TO AZOTIONAL TEES.

FAILT NOTICEALINGS ARE MODE TO THESE PLANS BY ANY OTHER PARTY OTHER THAN THE DRAFFERS OFFICE, THE DRAFFER SHALL NOT BE HELD RESPONSIBLE.









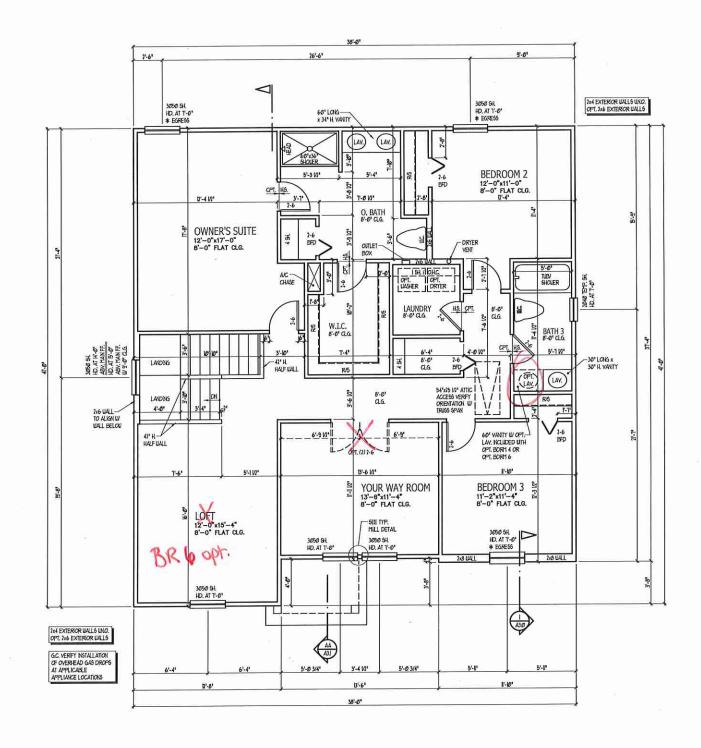


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TITLE MAIN FLOOR PLAN STAIR SECTION

MAIN FLOOR PLAN GARAGE RIGHT







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UPPER FLOOR PLAN

UPPER FLOOR PLAN
GARAGE RIGHT

HATCHING —INDICATES 1x FRAMING AT CHU CONDITION

NOTE: MULLED UNDOUS TO BE SPACED 4 V/2 UNO.

TYP. MULL DETAIL

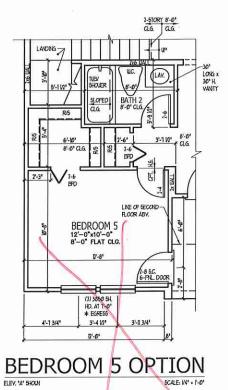
ISSUACE OF PLANS FROM THIS DRAFFERS OFFICE SHALL NOT RELEVE THE BUILDER OF RESPONSIBILITY TO REVIEW AND VERRY ALL NOTES, DYENSIONS, AND ADHERENCE TO APPLICABLE BUILDING CODES FROM TO CONTENCED OF ANY CONSTRUCTION.

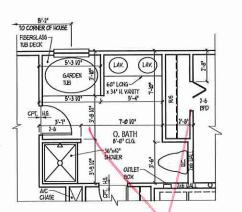
ANY DISCREPANCY OF ENERGY IN NOTES, DYENSIONS, OR ADHERENCE TO APPLICABLE BUILDING CODES SHALL BE BROWNED IN TOTE ATTENDION OF THE DRAFFERS OFFICE FOR CORRECTION BEFORE CONTENCED OF ANY CONSTRUCTION.

ANY REVISIONS OR CHAVES, NOT RELIEDED TO THE CORRECTION OF ERRORS THAT ARE PLADE AFTER THE FINAL PLANS HAVE BEEN CONTELLED SHALL BE SUBJECT TO ADDITIONAL FIELS.

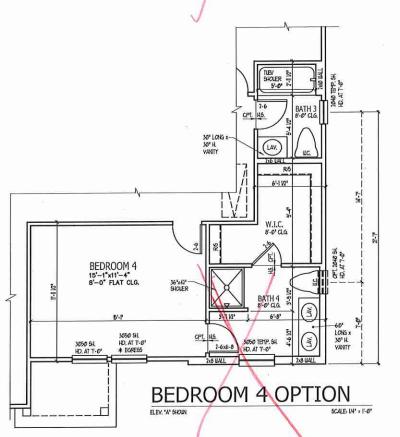
FAIRT INDOPICATIONS ARE FLADE TO THESE PLANS BY ANY OTHER PLANT OTHER THAN THE DRAFFERS OFFICE, THE DRAFFER SHALL NOT BE HELD RESPONSIBLE.

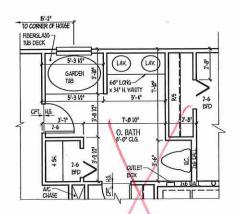




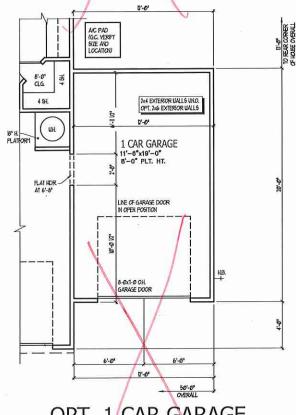


OPT. OWNER'S BATH 2





OPT. OWNER'S BATH 1



OPT. 1 CAR GARAGE

I CAR GARAGE (+) 24Ø SF.

REFER TO STANDARD PLAN FOR INFORMATION NOT SHOUN

PLAN OPTIONS GARAGE RIGHT







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ISSUMCE OF PLANS FROM THIS DRAFFERS OFFICE SHALL NOT RELEVE THE BULDER OF RESPONSIBILITY TO REVEU AND VERFOT ALL NOTES, DYENSIONS, AND ADHERENCE TO APPLICABLE BULDING CODES PRIOR TO COTTENEMENT OF ANY CONSTRICTION.
ANY DISCREPANCY OF FROM NICHES, DYENSIONS, OR ADHERINGE TO APPLICABLE BULDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFFERS OFFICE FOR CORRECTION BEFORE COTTENEMENT OF ANY CONSTRUCTION.
ANY REVISIONS OR CHANGES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE MADE AFTER THE FINAL. IT ANS TUMP DEBY COTTENED SHALL BE SUBJECT TO ADDITIONAL, THES.
IF ANY TOOGRADING AGE FLOOD TO THESE PLANS BY ANY COMER PARTY OTHER THAN THE DRAFFERS OFFICE THE DRAFFERS OFFICE THE DRAFFERS OFFICE THAN THE DRAFFERS OFFICE THE DRAFFERS OFF

ELECTRICAL KEY

DUPLEX COMMINIBACE CUTLET

HE DIFLEX CUILET ABOVE CONTER

HEATHERPROOF DUPLEX CUTLET

HOLL GROUND FALLT MIERRUPIER DUPLEX OUTLET

HALF-BUTCHED DUFLEX CUTLET

OFFICIAL PURPOSE CUILET

DIPLEX CUITLET IN FLOOR

220 YOLT OUTLET WALL BUTTCH

THREE-MAY BUTCH

POUR-MAY SUITCH

DITTER SIETCH

CELING HOLNTED INCANDESCENT LIGHT FIXTURE

WALL HOUNTED INCANDERCENT LIGHT FIXTURE RECEIVED INCANDESCENT LIGHT FIXTURE

LIGHT FIXTURE UTH FULL CHAIN

TRACK LIGHT

FLUORESCENT LIGHT FIXTURE EXHAUST FAN

ENWINT FAVILIGHT COMBINATION

ELECTRIC DOOR OFERATOR (OPTICALL)

CHIEBS (OPTIONAL) PUBLICATION SETTICAL (OPTIONAL)

CARBON HONOXIDE DETECTOR

640KE DETECTOR (G)(S) BYOKE / CARBON HONO, COMBO DETECTOR

TELEPHONE (OPTIONAL)

TELEVANOR (OPTIONAL)

TATEOPREHI

ELECTRIC HETER

ELECTRIC PANEL

DISCONNECT BUTCH

⊗ BFEAKER (OPTIONAL)

THE ROUGH IN FOR OPT. CEILING FAIN

CELLAG HOLNTED INCANDERCENT LIGHT FIXTURE IN ROLEH'N FOR OPT. CELLAG FAN

NOTES:

I. FROMDE AND INSTALL GROUND FALLT CROUT-MIERRIPTERS (GFL) AS INDICATED ON FLANS OR AS ITEM NO. 4 AND IS DELOW INDICATES.

2. UNLESS OTHERWISE NOKATED, NISTALL SUTCHES AND RECEPTACLES AT THE ROLLOWIS HEIGHTS AROVE FINANCED FLOOR SUTCHES.... 42*
OUTLITS..... IF

TELEPHONE. AT (UNLESS ABY COUNTERTOP)
TELEPHONE. AT

3. ALL BYCKE DETECTORS BHALL BE HARDWIRED NTO AN ELECTRICAL POWER BOLINCE AND BHALL BE EXIFTED WITH A HONTORED BATTERY BACKLIP. PROVIDE AND INSTALL LOCALLY CERTIFED BYCKE DETECTORS.

4. ALL BA AND MAR RECEPTACLES IN GLEFPIS ROCHS, FAMILY ROCHS, PAINS ROCHS, INVIS ROCHS, PARLORA LERVINES, DENS BAROCHS, RECREATION ROCHS, CLOSETS, HALLIAMS, AND SHILLER AREAS WILL REQUIRE A COMENSATION TIPE AFCL DEVICE AND THY FER-PROCE RECEPTACLES FER NECL. 2611, 4660, AND 46615

5, ALL BA AND 26A BOY RECEPTACES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GECL PROTECTED (GF)).

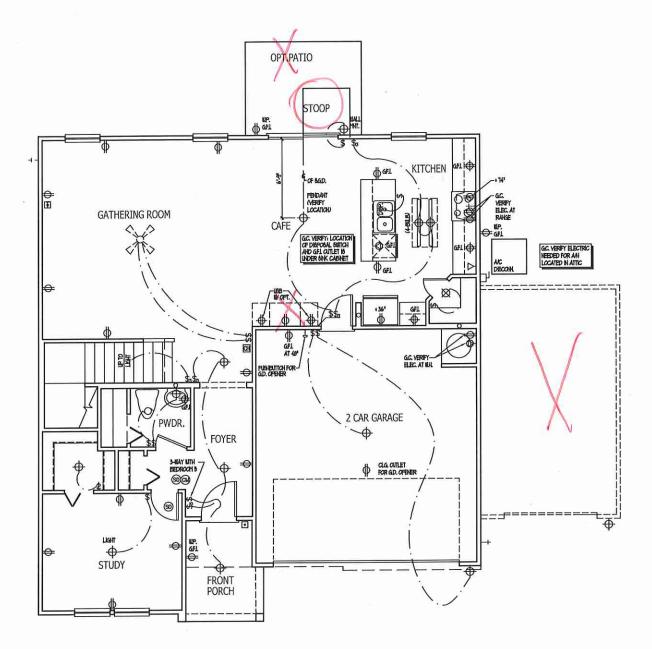
6. IT IN THE REMPONDULTY OF THE LICENSED ELECTRICIAN TO ENGINE THAT ALL ELECTRICAL BORK IN NRLL CONFLUNCE WITH MFPA TO, NEC. 201, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

1 EMERY BULDN'S HAVN'S A FOODL FIEL BURN'S HEATER OR AFFLIANCE FREELIGG, OR AN ATTACKED GARACE SHALL HAVE AN OFFENTIONAL CARROLL HAVROODE DETECTOR NOTALLED WITHIN WHET OF EACH ROOM USED FOR BLEEPING FARFOCED.

A JUAN'S SHALL RECENT THER PROMOT FOUR FIRCH THE BULDN'S WIN'S WEN BUCH WIN'S SHERFED RECH THE LOCAL PORER WITLIN'S BUCH JUAN'S SHALL WAS BUTTER'S MACHO, COMBANION MERCEL/ARRIVA HOUSE ALAN'S SHALL BE LISTED OR LARREED BY A HANGAULTY RECORDED TESTING LABORATORY.

MAUNCE OF FLANS FIRST TIME DRAFFERS CITICS SHALL NOT RELEVE THE BULLDER OF REPORTBELLTY TO REVEN AND VERRY ALL NOTES, DY-BINGUIS, AND ACHEROLEE TO AFFLICABLE BULDN'S COURS FROM TO CONTREMENT OF ANY CONSTRUCTOR.

ANY DISCREPANCY OF REFORM INTERED ATTEMPOR, OR ACHEROLEE TO AFFLICABLE BULDN'S COURS SHALL BE ROUSH TO THE ATTEMPOR OF THE DRAFFERS OFFICE FOR CORRECTION BEFORE COTHEINERS OF ANY CONTREMENT ON THE ATTEMPOR OF THE DRAFFERS OFFICE FOR CORRECTION AS PERCONDAINATION ANY REVISION OR CHARLES AND THE TOTAL TO TO THE CORRECTION OF ERRORS THAT ARE MADE ATTEMPORATIONS ARE MADE OFFILED SHALL BE BULBET TO ADDITIONAL THEM. FAIT MODERATIONS ARE MADE TO THESE FLANS BY ANY OTHER THAN THE DRAFFERS OFFICE, THE DRAFFER SHALL NOT BE HELD REPORTSBULE.









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MAIN FLOOR ELECTRICAL PLAN

GARAGE RIGHT

ELECTRICAL KEY DIFLEX CONVENIENCE CONTER

HOIL GROUND FAILT MIERRUPIER DUPLEX CUILET O OFFICIAL PURPOSE CATLET

220 YOLT CUTLET WALL BUTTCH THREE-MAY SUITCH

FOUR-MAY BUTTOH DITTER BITTCH CELLING HOLNTED INCANDERCENT LIGHT FOXURE

WILL HOWIED INCANDESCENT LIGHT FIXTURE

LIGHT FIXTURE WITH FULL CHAIN

TRACK LIGHT
HUDRESCENT LIGHT FORTURE

O EXHAUST FAN

EXHAUST FAVLISHT COMBINATION ELECTRIC DOOR OPERATOR (OPTIONAL)

CHIES (OPTIONAL) PUBLICATION BUTCH (OPTIONAL) CARBON HONOXIDE DETECTOR

8HOKE DETECTOR 8MOKE / CARBON HONO, COMBO DETECTOR

H TELEPHONE (OPTIONAL)

I TELEVISION (OFTICIALL) THERMOSTAT ELECTRIC HETER

ELECTRIC PANEL OFFERER (OPTIONAL)

THE ROUSEN FOR OFT, CEILING FAN

CELING HOUNTED INCANDERCENT LIGHT FIXTURE BY ROUGH N FOR OPT, CELING FAN

NOTES:

3. ALL BYOKE DETECTORS BHALL BE HARDWINED INTO AN ELECTRICAL POWER BOURCE AND BHALL BE EQUIPPED WITH A HONTORED BATTERY BACKUP, PROVIDE AND INSTALL LOCALLY CERTIFIED BYOKE DETECTORS.

A. ALL BA. AND 26A RECEPTACLES IN GLEFPING ROOMS, FAVILLY ROOMS, DANING ROOMS, LIMAS ROOMS, PARLOWS, LERAMESS, DEIS, GURROOMS, RECREATION ROOMS, CLOSETS, MULLING, AND OFFILM REGIS BULL ROOMS A CONTRACTION THE AFGL DEMOE AND TAYTER-PROOF RECEPTACLES FER NEC. 201 4662 AND 46613

5. ALL BA AND 20A DOV RECEPTACIES LOCATED IN THE GARAGE AND UTILITY ROCH'S SHALL BE GECL PROTECTED (GE)).

6. IT IS THE RESPONDENTLY OF THE LICENSED ELECTRICIAN TO BYSING THAT ALL ELECTRICIAL BOOK IS IN RULL CONFLIANCE WITH NEPA 15, NEC. 2011, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDINANCES.

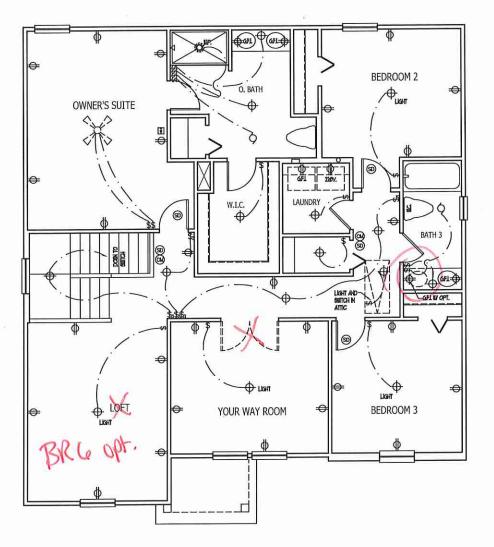
1 EMENT BILDNIS HAVNIS A ROMAL-RUE. EIRORNIS HEATER OR AFFLUNCE, PREFLACE, OR MI ATTACHED GARACE WALL HAVE AN OPERATIONAL CARBON HONORIDE DETECTOR NOTALLED WITHIN WHEET OF EACH ROCH WED FOR BLEEFING REPORCE.

A. ALAM'S GULL RECENT THER PROMOT POWER FROM THE BULDAYS URANS WERN BUCH WAYS IS BERNED RICH THE LOCAL POWER UTLATH, BUCH ALAM'S GUAL, MAYE BATTERT BACKED, COMBAINED MEDICE/LARGED MACONE ALAM'S GUALL BE LISTED OR LARGE ED BY A MATICANILLY RECOGNIZED TESTINS LABORATORY.

MAUNCE OF FLANS FROM THIS DRAFTER'S CITICE SHALL NOT RELEVE THE BUILDER OF REPPONDENT TO REVEN AND VERBET ALL NOTES, DYENGORS, AND ANDERSICE TO APPLICABLE BUILDING COCKES FROM TO CONTENSION OF ANY DISCREPANCY OF BREVEN HAVINGE, DYENSORM, OR ACKERISKE TO APPLICABLE BUILDING COCKES SHALL BE BROADED TO THE ATTENTION OF THE DRAFTER'S CITICE FOR CORRECTION BEFORE COTTENSIONED OF ANY CONSTITUTION.

ANY REMAINS OR CHARLES, MOT RELATED TO THE CORRECTION OF BREVEN THAT ARE MODE AFTER THE THAN IT AND HAVE BEEN COTTELLED SHALL BE SUBJECT TO ADDITIONAL TIES.

FAIRT THOSPICATIONS ARE MODE TO THESE FLANS BY ANY CHERRY PARTY OTHER THAN THE DRAFTER'S CITICE, THE DRAFTER SHALL NOT BE HELD RESPONDELLE.









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TITLE UPPER FLOOR ELEC. PLAN

UPPER FLOOR ELECTRICAL PLAN **GARAGE RIGHT**

ELECTRICAL KEY

DUPLEX CONVENIENCE CUTLET

DUPLEX CUILET ABOVE CONTER

BEATHERFROOF DUPLEX OUTLET

GROUD FALLT NTERRUPTER CUPLEX CUTLET HWIF-GUTTORED DUPLEX CUTTLET

EPECIAL PURPOSE CUILET

DUFLEX CUTLET IN FLOOR

220 VOLT CUILET EALL SERTCH

THREE-BLAY BUTTCH

FOUR-MAY BUTCH DIMER SUTCH

CELLING HOLNTED INCANDESCENT LIGHT FORUME

MALL HOLNTED INCANDESCENT LIGHT FIXTURE

RECEIVED INCANDESCENT LIGHT HOTHER

LIGHT FORUSE WITH FULL CHAIN TRACK LIGHT

TRACK LIGHT LIGHT FIXTURE EXHAUST FAN

EXHAUST FAVOLIGHT COMBINATION

H.ECTRIC DOOR OPERATOR (OPTIONAL) CHIMED (OPTIONAL)

PUBLICATION SUITCH (OPTIONAL)

CARBON HONOXIDE DETECTOR

6) BHOKE PETECTOR
60) BHOKE / CARBON HOND, COMBO DETECTOR EHOKE DETECTOR

TELEPHONE (OPTIONAL)

TELEVISION (OPTIONAL)

THERMOSTAT

ELECTRIC HETER ELECTRIC PAVEL

DISCONECT SUTCH GFEAKER (OPTIONAL)

[14] ROUGH-IN FOR OPT, CEILING FAN

CELING HOUNTED INCANDERCENT LIGHT FIXTURE IN ROLEITH FOR OPT, CELING FAN

NOTES:

1. FROVIDE AND NOTALL GROUND FALLT CROUT-NIERRUPIERS (GED) AS NOICATED ON PLANS OR AS ITEM NO. 4 AND 5 BELOW NOICATES.

2. UNLESS OTHERWISE INDICATED, INSTALL SUTTCHES AND RECEPTACLES AT THE POLLOWING HEIGHTS ABOVE FINISHED FLOORS

SMITCHES ... W'
TELEPHONE ... W'

3. ALL CHOKE DETECTORS CHALL BE HARDWIRED NTO AN ELECTRICAL POWER SCURCE AND MALL BE EQUIPTED WITH A HONTORED BATTERY BACKUP, PROVIDE AND NOTALL LOCALLY CERTIFED <u>MICKE DETECTORS</u>.

4. ALL BA AND 18A RECEPTACLES IN GLEPPAS ROCHS, FAMILY ROCHS, DNNSS ROCHS, ILMAR ROCHS, PARLORS, LERAPERS, DEM, BUROCHS, RETREATION ROCHS, CLOSETS, MULLIAY, AND MELHA, REAS MILL REQUEE A COTEMNIANT THEY AND DEVICE AND THYPER-PROCE RECEPTACLES FER NEC. 201 46611 AND 46613

5, ALL BA AND 20A 120Y RECEPTACIES LOCATED IN THE GARAGE AND UTILITY ROOMS SHALL BE GECL PROTECTED (GEL).

6. IT IN THE REPPONIBILITY OF THE LICENSED ELECTRICIAN TO ENGINE THAT ALL ELECTRICAL LOCK IS IN TRUL CONFILIANCE LITTL MEP'A TO, NEC. 201, AND ALL APPLICABLE LOCAL STANDARDS, CODES, AND ORDNANCES.

1. EMERY BULDING HAVING A ROBBL-REL-BURNING HEATER OR APPLIANCE, HREPLACE, OR AN ATTACHED GAPACE BUILL HAVE AN OPERATIONAL CARBON HONOROED DETECTOR INSTALLED WITHIN WHEET OF EACH ROCH USED FOR BLEEPING HONOROED BURNING BUR

B. ALARY BUILL RECEIVE THEIR FROMARY POWER FROM THE BUILDING WINNS WHEN BUCH WINNS IS KERNED FROM THE LOCAL POWER WILLIM, BUCH ALARYS BUILL HAVE BATTERY BACKUP, COMBINATION BYCKE/CARBON MONOXIDE ALARYS BUILL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.

MAUNICE OF PLANS FROM THIS DRAFTERS OFFICE SHALL NOT RELEVE THE BUILDER OF REPORTED AND VERSEY ALL NOTES, DYENSIONS, AND ADMERSINE TO AFFLICABLE BUILDES CODES PROFE TO CONTENEMENT OF ANY CONSTRUCTOR.

ANY DISCOPREPANCY OF PROFE HAVINES, DYENSIONS, OR ADMERSIVE TO AFFLICABLE BULDING CODES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTERS OFFICE FOR CORRECTION EFFORE CONTENIES OF ANY CONSTRUCTION.

ANY REVIEWAN OR CHARLES, NOT RELATED TO THE CORRECTION OF ERRORS THAT ARE INDEED THE THAN IT AND HAVE BEEN CONFILED SHALL BE SUBJECT TO ADDITIONAL FIELD.

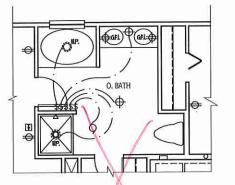
FAIRT THE THAN I LANS HAVE BEEN CONFILED SHALL BE SUBJECT TO ADDITIONAL FIELD.

FAIRT THOSPICATIONS ARE HAVE TO THESE FLANS BY ANY OTHER PRAFT OTHER THAN THE DRAFTERS OFFICE, THE DRAFTER SHALL NOT BE HELD RESPONSIBLE.



BEDROOM 5

BEDROOM 5 OPTION

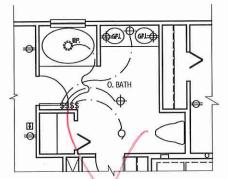


OPT. OWNER'S BATH 2

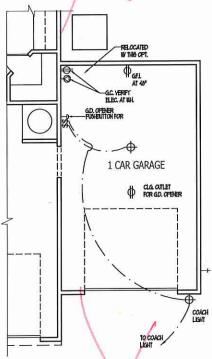
BATH 4

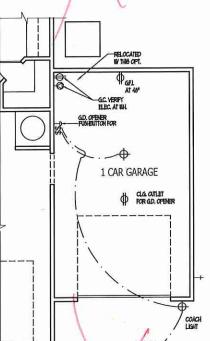
BEDROOM 4 OPTION

BEDROOM 4



OPT. OWNER'S BATH 1





OPT. 1 CAR GARAGE

ELECTRIC AT PLAN OPTIONS **GARAGE RIGHT**





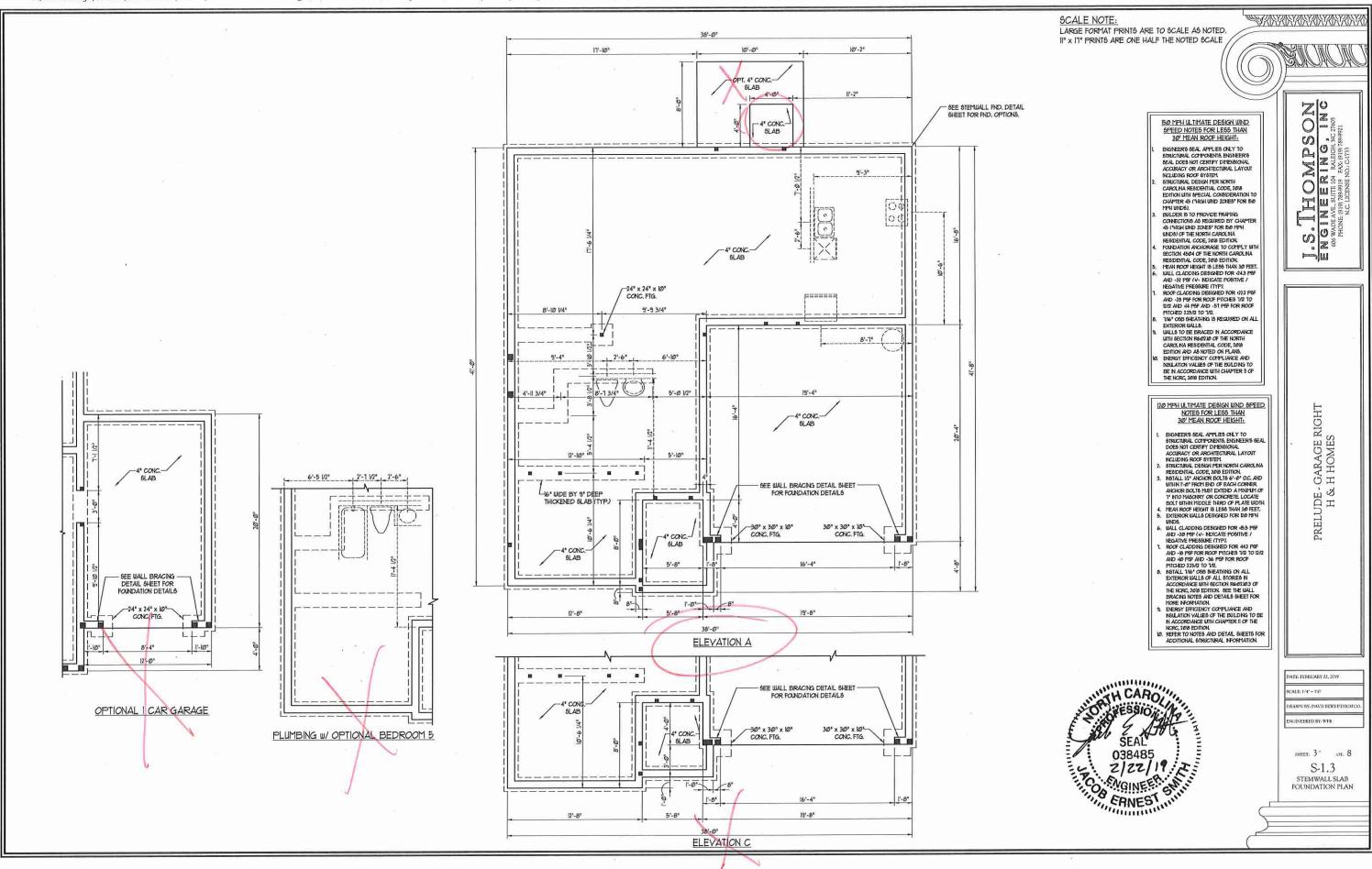


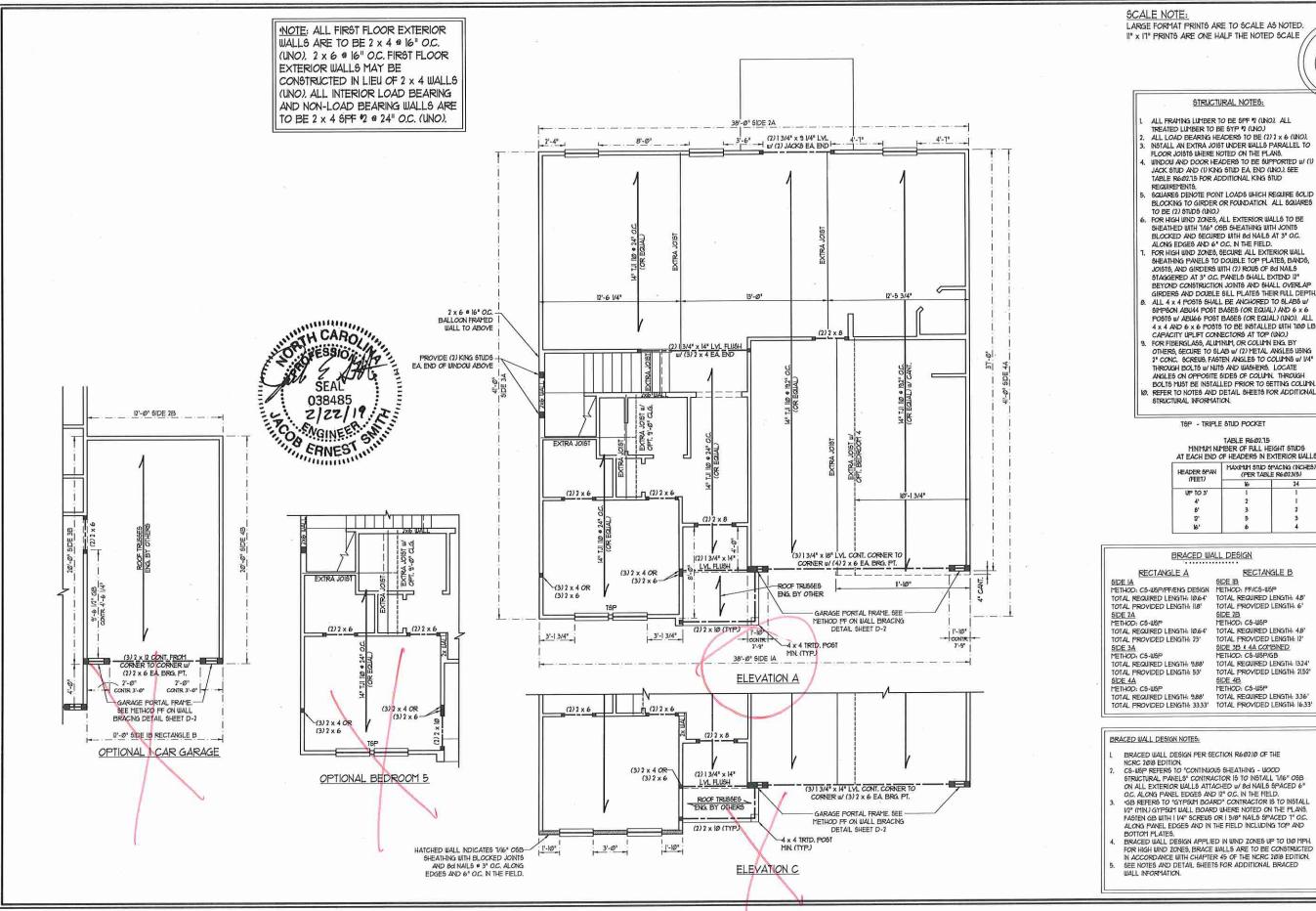
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LARGE FORMAT PRINTS ARE TO SCALE AS NOTED. II" x IT" PRINTS ARE ONE HALF THE NOTED SCALE

- TREATED LUMBER TO BE SYP 2 (UNO.)
- ALL LOAD BEARING HEADERS TO BE (2) 2 x 6 (UNO). NSTALL AN EXTRA JOIST UNDER WALLS PARALLEL TO H OOR JOISTS WHERE NOTED ON THE PLANS.
- WINDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK STUD AND (I) KING STUD EA END (UNO.). SEE TABLE R602.15 FOR ADDITIONAL KING STUD
- BLOCKING TO GIRDER OR FOUNDATION. ALL SQUARES FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE
- SHEATHED WITH 1/16" OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3" O.C.
- SHEATHING PANELS TO DOUBLE TOP PLATES, BANDS, STAGGERED AT 3" O.C. PANELS SHALL EXTEND 12" BEYOND CONSTRUCTION JOINTS AND SHALL OVERLAP GIRDERS AND DOUBLE SILL PLATES THEIR FULL DEPTH ALL 4 x 4 POSTS SHALL BE ANCHORED TO SLABS W/
- SIMPSON ABU44 POST BASES (OR EQUAL) AND 6 x 6 POSTS W/ ABU66 POST BASES (OR EQUAL) (UNO), ALL 4 x 4 AND 6 x 6 POSTS TO BE INSTALLED WITH TOO LB CAPACITY UPLIFT CONNECTORS AT TOP (UNO.)
- OTHERS, SECURE TO SLAB W/(2) METAL ANGLES USING 2" CONC. SCREUB, FASTEN ANGLES TO COLUMNS W/ I/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

TABLE RG01.15
MINIMUM NUMBER OF PULL HEIGHT STUDS
AT EACH END OF HEADERS IN EXTERIOR WALLS

HEADER SPAN	MAXIMUM STUD SPACING (INCHES) (PER TABLE R6023(5)		
(FEE I)	16	24	
UP TO 3'	1	1	
4'	2	1	
8'	3	2	
12.	5	3	
16'	6	4	

- 1	RECTANGLE A	RECTANGLE B
-	SIDE IA	SIDE IB
- 1	METHOD: CS-WSP/PF/ENG DESIGN	METHOD: FF/C5-WSP
	TOTAL REQUIRED LENGTH: 10.64"	TOTAL REQUIRED LENGTH: 48'
	TOTAL PROVIDED LENGTH: ILB'	TOTAL PROVIDED LENGTH: 61
	SIDE 2A	SIDE 2B
1	METHOD: C5-WSP	METHOD: CS-WSP
	TOTAL REQUIRED LENGTH: 10.64"	TOTAL REQUIRED LENGTH: 48'
	TOTAL PROVIDED LENGTH: 23'	TOTAL PROVIDED LENGTH: 12'
	SIDE 3A	SIDE 3B I 4A COMBINED
- 1	METHOD: CS-WSP	METHOD: C5-WSP/GB
	TOTAL REQUIRED LENGTH: 9.88"	TOTAL REQUIRED LENGTH: 1324
	TOTAL PROVIDED LENGTH: 53'	TOTAL PROVIDED LENGTH: 215
	SIDE 4A	5IDE 4B

- NCHEZ ZEOS ELDTINON. CS-UISP REFERS TO "CONTINUOUS SHEATHING WOOD STRUCTURAL PANELS" CONTRACTOR 18 TO INSTALL TIME" OSB ON ALL EXTERIOR WALLS ATTACHED W/ 8d NAILS SPACED 6"
- FASTEN OR WITH 11/4" SCREUS OR 15/8" NAU S SPACED TO OC. ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND
- FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION. SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED

(A) -2 8 OMP C S. HI NGINEE

> RIGHT GARAGE R H HOMES PRELUDE. H &

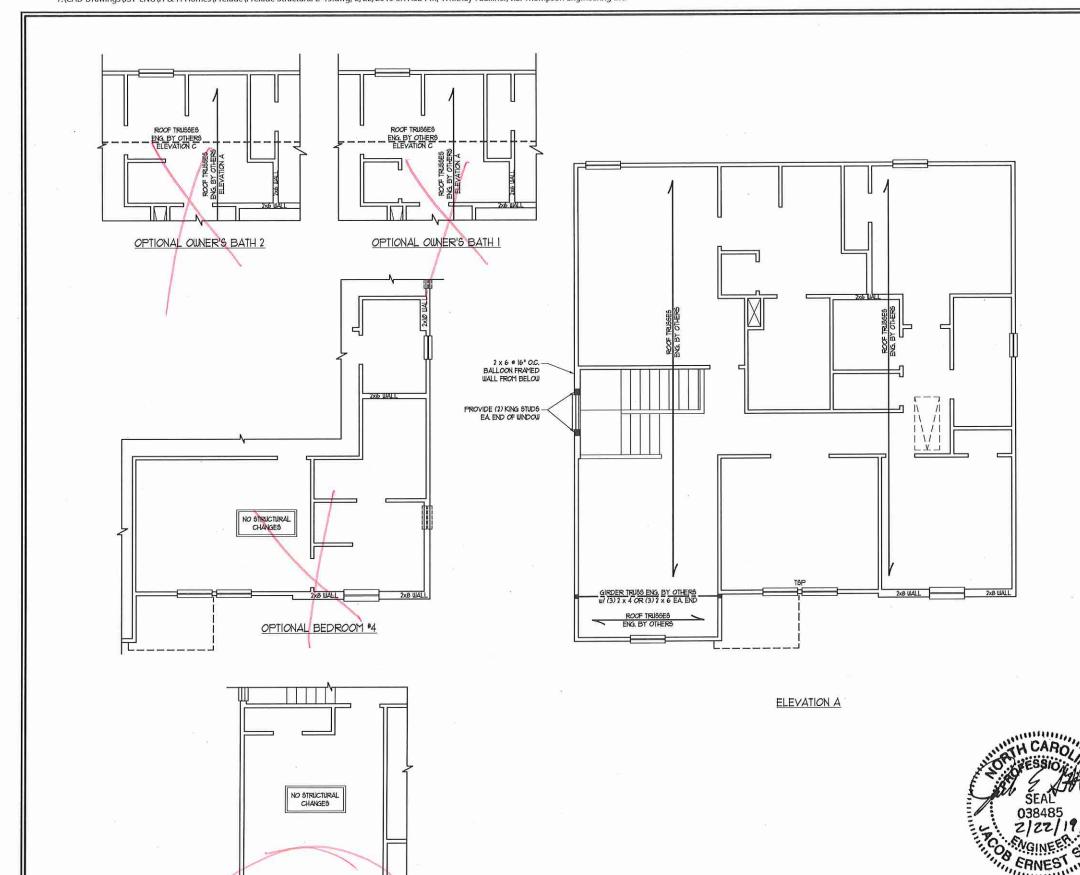
DATE: FEBRUARY 22, 2019 BRAWN BY, DAVIS BEWS DESIGN

NUMBERED BY: WFB

SHEET: 4 OF 8

S-2 SECOND FLOOR FRAMING PLAN

OPTIONAL BEDROOM 6



SCALE NOTE:

LARGE FORMAT PRINTS ARE TO SCALE AS NOTED.

II" X IT" PRINTS ARE ONE HALF THE NOTED SCALE

NOTE: ALL SECOND FLOOR
EXTERIOR WALLS AND ATTIC WALLS
ARE TO BE 2 x 4 SPF 1/2 10 24" O.C.
2 x 6 SPF 1/2 10 24" O.C. SECOND
FLOOR EXTERIOR WALLS MAY BE
CONSTRUCTED IN LIEU OF 2 x 4 WALLS
(UNO). ALL INTERIOR LOAD BEARING
AND NON-LOAD BEARING WALLS ARE
TO BE 2 x 4 SPF 1/2 10 24" O.C. (UNO).

BRACED WALL DESIGN NOTES:

- L BRACEO WALL DESIGN PER SECTION R60210 OF THE NCRC 2018 EDITION 2. CS-WSP REFERS TO "CONTINUOUS SHEATHING - WOOD
- C5-USP REFERS TO "CONTINUOUS SHEATHING UDOOD STRUCTURAL PANELS" CONTRACTOR IS TO INSTALL TIME" OSB ON ALL EXTERIOR WALLS ATTACHED W 8d NAILS SPACED 6" OC. ALONG PANEL EDGES AND 12" OC. IN THE FIELD.
 IGB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL I/2" (INIX) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS, FASTEN GB WITH 1 I/4" SCREWS OR 1 5/6" NAILS SPACED 1" OC. A DMC BANEL EDGES AND IN TIE BELD INSTITUTIONS TOR AND
- GB REFERS TO "GYPSUM BOARD" CONTRACTOR IS TO INSTALL
 I/A" (MIN.) GYPSUM WALL BOARD WHERE NOTED ON THE PLANS,
 FASTEN GB WITH I I/A" SCREWS OR I 5/8" NAILS SPACED 1" O.C.
 ALONG PANEL EDGES AND IN THE FIELD INCLUDING TOP AND
 BOTTOM PLATES.
 BRACED WALL DESIGN APPLIED IN WIND ZONES UP TO 130 MPH.
 FOR HIGH WIND ZONES, BRACE WALLS ARE TO BE CONSTRUCTED
- BRACED WILL DESIGN PETILED IN WILL ZURES UP TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 45 OF THE NCRC 2018 EDITION.
 SEE NOTES AND DETAIL SHEETS FOR ADDITIONAL BRACED WALL INFORMATION.

NOTE:

L FER SECTION R6021032 OF THE 2018 NCRC, THE AYOUNT OF BRACING ON THE SECOND FLOOR EXCEEDS THE AYOUNT REQUIRED FOR THE FIRST FLOOR AYO NO BRACED WALL AYALYSIS IS REQUIRED.

6 (UNO)

 SHEATH ALL EXTERIOR WALLS WITH TIGE OBS SHEATHING ATTACHED WITH 8d NAILS AT 6" OC. ALONG PANEL EDGES AND 12" OC. IN THE FIELD.

STRUCTURAL NOTES:

- ALL FRAMING LUMBER TO BE STF 12 (UNO.), ALL TREATED LUMBER TO BE SYP 12 (UNO.) ALL LOAD BEARING HEADERS TO BE (2) 2 x
- 3. UNDOW AND DOOR HEADERS TO BE SUPPORTED W/ (1) JACK 6TUD AND (1) KING STUD EA END (UNO.). SEE TABLE R602.T5 FOR ADDITIONAL KING STUD REQUIREMENTS.

 4. SOUARES DENOTE POINT LOADS UNICH.
- SQUARES DENOTE POINT LOADS WHICH
 REQUIRE SOLID BLOCKING TO GIRDER OR
 FOUNDATION. ALL SQUARES TO BE (2)
 STUDS (UNO.)
- FOR HIGH WIND ZONES, ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/16* OSB SHEATHING WITH JOINTS BLOCKED AND SECURED WITH 8d NAILS AT 3* O.C. ALONG EDGES AND 6* O.C. N. THE FIELD.
- 6. FOR HIGH UND ZONES, SECURE ALL
 EXTERIOR WALL SHEATHING PAYELS TO
 DOUBLE TOP PLATES, BANDS, JOISTS, AND
 GIRDERS WITH (2) ROUS OF BE ANALLS
 STAGGERED AT 3" O.C. PAYELS SHALL
 EXTEND 2" BEYOND CONSTRUCTION JOINTS
 AND SHALL OVERLAP GIRDERS AND
 DOUBLE SILL PLATES THEIR FULL DEPTH.
 1. REFER TO NOTES AND DETAIL SHEETS FOR
 ADDITIONAL STRUCTURAL INFORTATION

TOP - TRIPLE STUD POCKET

TABLE R602,15
MINIMUM NUMBER OF FULL HEIGHT STUDS
AT EACH END OF HEADERS IN EXTERIOR WAL

HEADER SPAN	MAXIMUM STUD SPACING (INCHES) (FER TABLE R6023/5)		
WEED	16	24	
UP TO 3'	- 1	1	
4'	2	1	
8'	3	2	
12"	5	3	
161	6	- 4	

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J.S.THOMPSON
ENGINEERING, INC
608 WADE AVE. SUITE IO RALEICH, NO. 27605
FHONE (919) 789-9919 FAX (919) 789-9921
N.C. LICENSE NO. C. (773)

PRELUDE - GARAGE RIGHT H & H HOMES

DATE: FEBRUARY 22, 2019 SCALE: 1/4" • 1"0"

DRAWN BY, DAVIS BEWS DESIGN C

S-3a
CEILING FRAMING
PLAN

OPTIONAL I CAR GARAGE 4:12 4:12 6:12 GIRDER TRUSS ENG. BY OTHERS 6:12 6:12 ROOF TRUBSES ENG. BY O'HERS ROOF TRUSSES-ENG. BY OTHERS

ELEVATION A

SCALE NOTE:

LARGE FORMAT PRINTS ARE TO SCALE AS NOTED. II" x IT" PRINTS ARE ONE HALF THE NOTED SCALE

YARYAYARYARYAR

STRUCTURAL NOTES:

ALL FRAMING LUMBER TO BE 12 SFF (UNO). CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF SUPPORT. FRAME DORMER WALLS ON TOP

FOR NO.CH SUPPORTION.

FRAME DOTHER WALLS ON TOP OF DOUBLE OR TRIPLE RAPTERS.

A HIN 6PLICES ARE TO BE SPACED A HIN OF 8'-0". FASTEN MET-BERS WITH THIREE ROUS OF 12d MAILS & 18" OC. (TYP)

STICK FRAME OVER-FRAMED PROCESSECTIONS W 2" A BIDDES, 2" A BIDDES, 2" A BATTERS & 16" OC. AND HAIT 2" X 10" VALLET'S OR USE VALLET TRUSSES.

FASTEN FLAT VALLET'S TO RAPTER 15" OC. MAX. PASS HURRICANE TIES OF 33" OC. MAX. PASS HURRICANE TIES THE THAN LEACH RAPTER 15" TO BE FASTENED TO THE FLAT VALLETY WITH A MIN. OF (6) 12d TOE NAILS.

REFER TO SECTION ROWALL OF THE 200 NCRC FOR RECUIRED UP-LIFT RESISTANCE AT RAPTERS AND TRUSSES.

RESISTANCE AT LOS LETON TRUSSES.

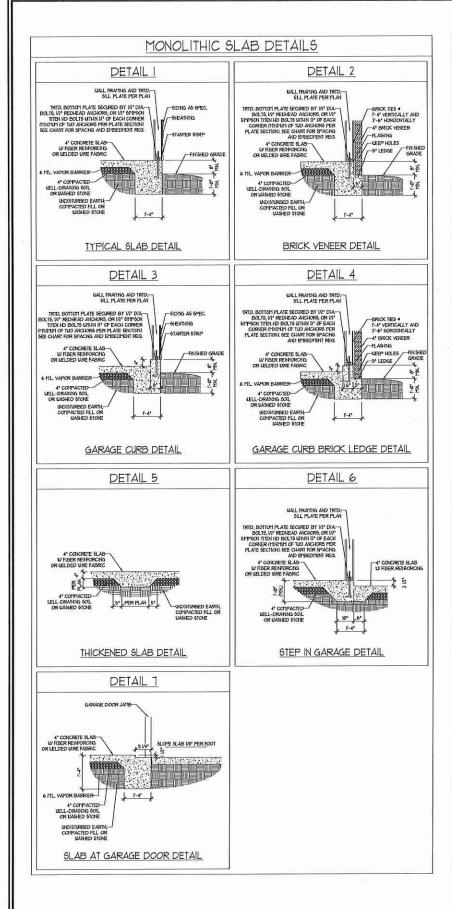
REFER TO NOTES AND DETAIL SHEETS FOR ADDITIONAL STRUCTURAL INFORMATION.

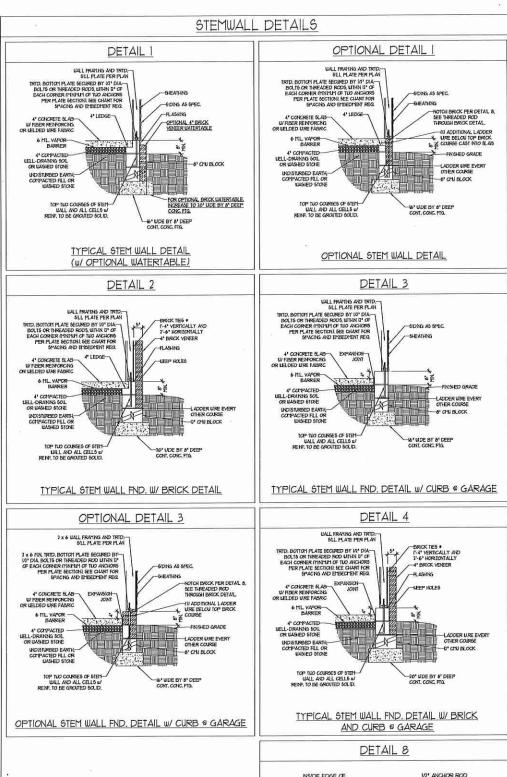
PRELUDE - GARAGE RIGHT H & H HOMES

DATE: FEBRUARY 22, 2019 SCALE: 1/4" + 1/0" DRAWN BY, DAVIS BEWS DESIGN

GINEERED BY: WFB

SHEET: 7 of: 8 S-4a ROOF FRAMING PLAN





SPACED FER TABLE

000 000 000

THREADED ROD THROUGH BRICK MASONRY

LADDER WIRE

BRICK MASONRY

OUTSIDE EDGE OF BRICK AND STICK FRAMED WALL ABOVE

PER DETAIL

NOTCH BRICK & THREADED ROD AND GROUT SOLID-

		A 1/2 04.5		
WALL HEIGHT (FEET)	MASONRY WALL TYPE			
	8" CMU	4" BRICK AND 4" CMI	4" BRICK AND 8" CMU	12" CMU
7 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED
4	GROUT SOLID	GROUT SOLID u/ *4 REBAR # 48" O.C.	GROUT SOLID	GROUT SOLID #/ 14 REBAR # 64* O.C.
5	GROUT SOLID u/ 14 REBAR # 36" O.C.	NOT APPLICABLE	GROUT SOLID u/ 4 REBAR # 36" O.C.	GROUT SOLID #/ 4 REBAR # 64" O.C.
6	GROUT SOLID w/ 14 REBAR # 24" O.C.	NOT APPLICABLE	GROUT SOLID u/ 4 REBAR # 24* O.C.	GROUT SOLID u/ 4

STRUCTURAL NOTES:

- WALL HEIGHT MEASURED FROM TOP OF FOOTING TO TOP OF THE WALL.
 TIE MAITIFLE WITHES TOGETHER WITH LADDER WIFE AT 16" O.C. VERTICALLY.
 CHART APPLICABLE FOR HOUSE FOUNDATION CALT, COUSULT ENGINEER FOR DESIGN OF GARAGE
- 3. CHART APPLICABLE FOR HOUSE FOUNDATION (MLT. CONGULT BYSINGEN FOR DESIGN OF GARAGE FOUNDATION (NOT COTYCH OT HOUSE.

 4. BACKPILL OF CLEAN '\$1 / W1 MASFED STONE IS ALLOWABLE.

 5. BACKPILL OF WELL DRAINED OR SAND GRAVEL MIXTURE \$0.15 (45 PSFAT BELOW GRADE)

 CLASSIFIED AS GROUP I ACCORDING TO INFIED \$0.15 CLASSIFICATION \$75TEM IN ACCORDINGE WITH TABLE BROBE OF THE 708 INTERNATIONAL RESIDENTIAL CODE ARE ALLOWABLE.

 5. FREEP SLAD FREE SEGGEL AND TOSIGNED BASE OF THE 708 INTERNATIONAL RESIDENTIAL CODE.

 MINIMAT 24" LAP SPLICE LENGTH.
- Minitari 24" Lay Splice Length.

 1. Locate regren n center of foundation wall.

 8. Where reguired, fill block soil d with 1775" 5" hortar or 3000 f5) grout, use of "Low
 Let ground" hethod regoured when filling walls with grout at heights of 5" and GREATER

AN	ICHOR SPACING AND	D EMBEDMENT
WIND ZONE	120 MPH	130 MPH
SPACING .	6'-0' O.C.	4'-0" OC.
EMBEDMENT	1*	5" INTO MASONRY 1" INTO CONCRETE



Q = 27605 0 -2 I.S. THOMPS ENGINEERING, GOWADE ANE SUITE OF EALEICH, IN PHONE, CHONG SOME

YANYANYANYANYANY

SPEED MIND DESIGN OFTAILS ULTIMATE DINDATION DE MPH 130 120

DATE: NOVEMBER 14, 2018 SCALEINTS DRAWN BY, IST

ENGINEERED BY, JES

D-1 FOUNDATION DETAILS 48" OR LESS

48" OR LESS

3" COVER-

OR BAND JOIST

RODS MAY BE INSTALLED USING AN ADHESIVE

ANCHORING SYSTEM WITH A MINIMUM TENSILE

CAPACITY OF 3750 LBS AND INSTALLED IN

ACCORDANCE WITH MANUFACTURER'S SPECS

OPTIONAL STEM WALL REINFORCEMENT

BRACED WALL PANEL

-1/2" ANCHOR BOLTS

PER BRACED WALL

4 REBAR FIELD BENT

6" INTO BOND BEAM

BRACED WALL PANEL

BE SUBSTITUTED FOR

- NUT AND 2" MIN WASHER

- BOND BEAM W/ (1) 4 REBAR

ANCHOR BOLTS AND REBAR

5/8" THREADED RODS MAY OPT. FACE

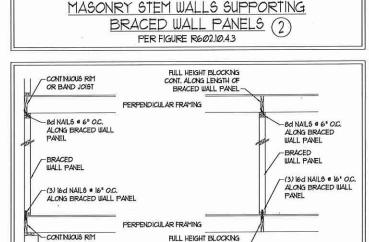
BOND BEAM W

(1) 4 REBAR

20" LAP

SHORT STEM WALL REINFORCEMENT

GENERAL WALL BRACING NOTES: WALL BRACING DESIGNED IN ACCORDANCE WITH CHAPTER 6 OF THE 2018 NC RESIDENTIAL BUILDING CODE (NCRC.). TABLES AND FIGURES REFERENCED ARE FROM THE 2018 NCRC. SEE THIS SHEET FOR GENERAL DETAILS. REFER TO THE 2019 NCRC FOR ADDITIONAL INFORMATION AS NEEDED. BRACED EXTERIOR WALLS SUPPORTING ROOF TRUSSES AND RAFTERS, INCLUDING STORIES BELOW THE TOP FLOOR, HAVE BEEN DESIGNED PER R60935 (3), WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST COMBINED UPLET AND SHEAR FORCES IN ACCORDANCE WITH ACCEPTED ENGINEERED PRACTICE. SEE STRUCTURAL SHEETS FOR BRACED WALL LOCATIONS, DIFIDNISIONS, 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 5. ALL EXTERIOR WALLS ARE TO BE SHEATHED WITH CS-USP IN ACCORDANCE WITH SECTION R6001/03 UNLESS NOTED 6 ALL EXTERIOR AND INTERIOR WALLS TO HAVE 1/2" GYPSUM INSTALLED, WHEN NOT USING METHOD "GB", GYPSUM TO BE FASTENED PER TABLE RIØ/35. METHOD GB TO BE FASTENED PER TABLE RAØ/1/0/31 CS-USP REFERS TO THE "CONTINUOUS SHEATHING - WOOD STRUCTURAL PANELS" WALL BRACING METHOD. T/1/6" OSB SHEATHING IS TO BE INSTALLED ON ALL EXTERIOR WALLS ATTACHED W/ 6d COMMON NAILS OR 8d (2 1/2" LONG x 0/13" DIAMETER) NAILS SPACED 6" O.C. ALONG PANEL EDGES AND 12" O.C. IN THE FIELD (UNO.). 3. GB REFERS TO THE "GYPSUM BOARD" WALL BRACING METHOD. 1/2" (MINU GYPSUM WALL BOARD 19 TO BE N9TALLED ON BOTH SIDES OF THE BRACED WALL EASTENED WITH 11/4" SCREWS OR 15/8" NAILS SPACED TO OC. ALONG PAVEL EDGES INCLUDING TOP AND BOTTOM PLATES AND INTERPEDIATE SUPPORTS (UND). VERIFY ALL FASTENER OFTICAS FOR IZ! AND 5/8" GYPSUM PRIOR TO CONSTRUCTION. FOR INTERIOR FASTENER OFTICAS SEE TABLE R10/235. FOR EXTERIOR FASTENER OPTIONS SEE TABLE R6023(I). EXTERIOR GB TO BE INSTALLED VERTICALLY. REQUIRED BRACED WALL LEWITH FOR EACH SIDE OF THE CIRCUPSCRIBED RECTANGLE ARE INTERPOLATED PER TABLE R602, 103, METHOD CS-USP CONTRIBUTES ITS ACTUAL LENGTH, METHOD GB CONTRIBUTES 5 ITS ACTUAL LENGTH, AND METHOD PF CONTRIBUTES IS TIMES ITS ACTUAL LENGTH.



NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN

REBAR, THREADED RODS AND ANCHOR BOLTS

48" OR LESS

<u>\$</u>8

-BRACED WALL PANEL

-IO" ANCHOR POLTS

4 REBAR FIELD BENT

6" INTO BOND BEAM

-BRACED WALL PANEL

BOND BEAM

-8' CMU

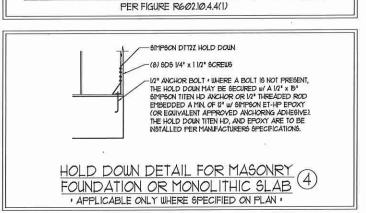
REQUIREMENTS

POND BEAM

- 4 REBAR

TALL STEM WALL REINFORCEMENT

TYPICAL STEM WALL SECTION



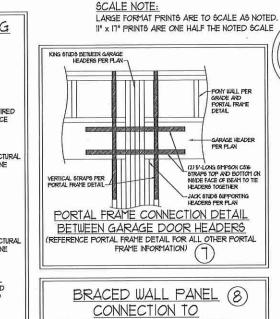
CONT. ALONG LENGTH OF

PERPENDICULAR TO FLOOR/CEILING FRAMING

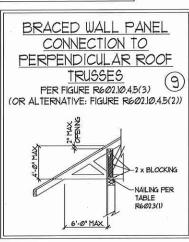
BRACED WALL PANEL BRACED WALL PANEL CONNECTION WHEN (3)

TYPICAL EXTERIOR CORNER FRAMING FOR CONTINUOUS SHEATHING (5) PER FIGURE R602.10.3(5) MIN 24" WOOD STRUCTURAL SEE TABLE R6023(1) PANEL AN 800 LB HOLD DOWN DEVICE MAY BE INSTALLED IN LIEU OF CORNER RETUR ORIENTATION OF STUD MAY VARY, SEE FIGURE R6023(2) 16d NAIL (3 1/2" x Ø.131") GYPSUM WALLBOARD AS REQUIRED AND INSTALLED IN ACCORDANCE WITH CHAPTER 1 (TYP) OPTIONAL NON-STRUCTURAL -continuous wood structural PANEL BRACED WALL LINE
SEE TABLE R6023(I) FILLER PANEL-FOR FASTENING (a) OUTSIDE CORNER DETAIL (5a) ORIENTATION OF STUD MAY 16d NAIL (3 1/2" x Ø.131") -CONTINUOUS WOOD STRUCTURAL 4 12" OC PANEL BRACED WALL LINE SEE TAPLE ROOM 3(1) GYPSUM WALLBOARD AS FOR FASTENING REQUIRED AND INSTALLED MIN 24" WOOD STRUCTURAL PANEL CORNER RETURN, AN 8000 LB HOLD CHAPTER 1 (TYP) DOIN DEVICE MAY BE NATALLED IN LIEU OF CORNER RETURN (b) INSIDE CORNER DETAIL (5b) GYPSUM WALLBOARD AS REQUIRED AND INSTALLED IN ACCORDANCE SEE TABLE R6/023(1) FOR FASTENING WITH CHAPTER 1 (TYP.) 16d NAIL (3 1/2" x Ø131") (2 ROUS # 24" O.C.-MIN 24" IIIOOD STRICTURAL SHEATHING PER PLAN PANEL CORNER RETURN AN 800 LB HOLD DOWN DEVICE MAY BE INSTALLED IN LIEU OF CORNER RETURN CONTINUOUS WOOD FASTENERS ON EACH STUD (5c) STRUCTURAL PANEL BRACED WALL LINE-(c) GARAGE DOOR CORNER DETAIL (SEE PLAN FOR ADDITIONAL

STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)



Q **Z** 50922 CO 0 0 OME 工Ш SWADE WADE . Z § PERPENDICULAR RAFTERS PER FIGURE R602.10.45(1)



SOLID BLOCKING BETWEEN

OF BRACED WALL PANEL

RAFTERS OR TRUSSES ATTACHED TO TOP PLATES WITH

8d NAILS 6" OC ALONG LENGTH

Manager Land ON SESSION PESSION 038485 2/22/

DATE OCTOBER 30, 2018 SCALE: 1/4" + 1/4" DRAWN BY, IST ENGINEERED BY: JST

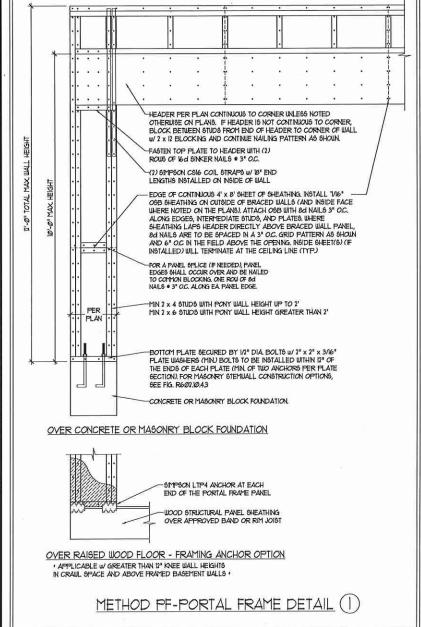
DESIGN WIND S S AND DETAILS

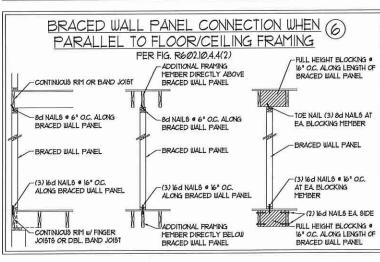
MPH ULTIMATE D BRACING NOTES A

130 ALL

MPH. W/

D-2 BRACED WALL NOTES AND DETAILS AND PE DETAILS





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SCALE NOTE:

LARGE FORMAT PRINTS ARE TO SCALE AS NOTED. II" x IT" PRINTS ARE ONE HALF THE NOTED SCALE

O = 19 0

O A WADE PHONE **Z** %

> SPEED WIND : 130 MPH ULTIMATE DESIGN V STANDARD STRUCTURAL NO MPH

120

RAWN BY: JES

NGINEERED BY IST

S-0 STRUCTURAL NOTES

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 CERTIFI DIMENSIONAL ACCURACY OF ARCHITECTURAL LAYOUT INCLUDING ROOF, ENGINEER'S SEAL DOES NOT APPLY TO 1-JOIST OR FLOOR/ROOF TRUSS
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2018 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 CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 3. STRUCTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC, 2018 EDITION (R3/01.4 R3/01.1)

LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
20	10	L040 (L/360 W/ BRITTLE FINISHES
10	10	L/36Ø
40	10	L/36Ø
40	10	L/36Ø
40	10	L/36Ø
200 LB OR 50 (PLF)	10	LB6Ø
50	10	L/36Ø
40	10	L/36Ø
30	10	L/36Ø
40	10	L/36Ø
	(4) WIND ZONE AND EXPOSURE) The same of the
20 (PSF)		
	20 40 40 40 200 LB OR 50 (PLF) 50 40 30 (BASED ON TABLE R3012)	20 10 10 10 10 10 10 10 10 10 10 10 10 10

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/48/0
- FLOOR TRUSS SYSTEMS DESIGNED WITH 15 PSF DEAD LOAD
- FOR 115 AND 120 MPH WIND ZONES, FOUNDATION ANCHORAGE 16 TO COMPLY WITH SECTION R4031.6 OF THE NORC. 2018 EDITION. FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NCRC, 2018 EDITION
- 5. ENERGY EFFICIENCY COMPLIANCE AND INSULATION VALUES OF THE BUILDING TO BE IN ACCORDANCE WITH CHAPTER II OF THE NORC, 2016 EDITION.

FOOTING AND FOUNDATION NOTES

- I, FOUNDATION DESIGN BASED ON A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF. CONTACT GEOTECHNICAL ENGINEER IF BEARING
- 2. FOR ALL CONCRETE SLABS AND FOOTINGS, THE AREA WITHIN THE FERMETER 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 WINFORM 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 HALL BE FLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS INSTALLED ON WELL-DRANED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP I, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R4051 OF THE NCRC, 2018 EDITION.
- 3. PROPERLY DEWATER EXCAVATION PRIOR TO POURING CONCRETE WHEN BOTTOM OF CONCRETE GLAB 16 AT OR BELOW WATER TABLE. IF APPLICABLE, 3/4" - I' DEEP CONTROL JOINTS ARE TO BE SAWED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE
- 4 CONCRETE SHALL CONFORM TO SECTION R4022 OF THE NORG, 2018 EDITION, CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 60 UELDED WIRE FABRIC TO BE ASTMAIBS. MAINTAIN A MINIMAL CONCRETE COVER AROUND REPORTING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN SLABS, FOR POWRED 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 11/2" FOR "5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR "6 BARS OR LARGER.
- 5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/IMS 402. MORTAR SHALL CONFORM
- 6. 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. PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR & 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.
- 8. ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION RADA OF THE NORC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NOMA TRABA-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R4041(1), R4041(2), R4041(3), OR R4041(4) OF THE NCRC, 2019 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED FER TABLE R4041K6) OF THE NCRC, 2018 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2 x 6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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FRAMING NOTES

- LALL FRAMING LIMBER SHALL BE 12 SFF MINIMUM (FIb = 815 P3), Fv = 315 P3), Fv = 16000000 P3() UNLESS NOTED OTHERWISE (UNO.). ALL TREATED LUMBER SHALL BE 12 SYP MINIMUM (Fb = 915 PSI, FV =115 PSI, E = 16000000 PSI) UNLESS NOTED OTHERWISE (UNO).
- LAMINATED VENEER LUMBER (LVL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: FIG. #2600 PSI, FV = 285 PSI, E = 19000000 PSI. LAMINATED STRAND LUMBER (LSL.) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb = 2325 PSI, Fv = 310 PSI, E = 15500000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 25000 PSI, E = 180000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: FG = 2900 PSI, E = 20000000 PSI. INSTALL ALL CONNECTIONS PER MANUFACTURER'S SPECIFICATIONS

3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS W AND WT SHAPES: ASTM A992 ASTM A36 CHANNELS AND ANGLES: PLATES AND BARS: ASTM A36 HOLLOW STRUCTURAL SECTIONS: ASTM A5000 GRADE B ASTM A53, GRADE B, TYPE E OR S

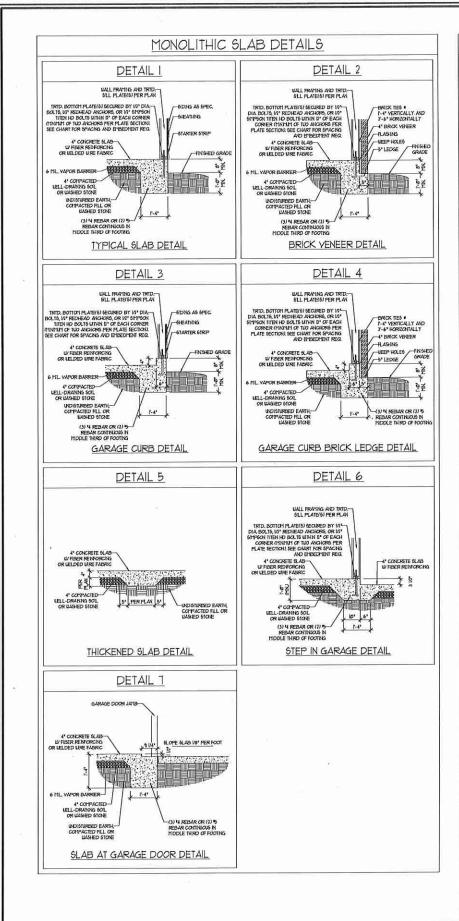
STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND RULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS FOLLOWS (LNO):

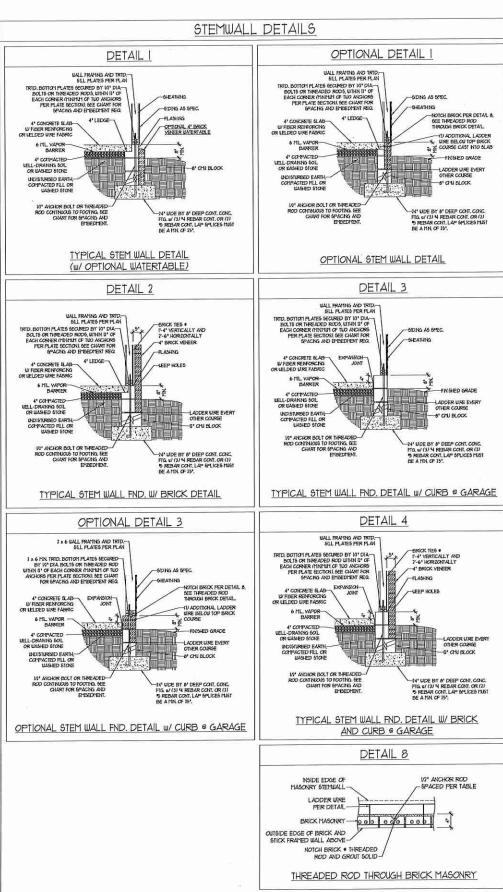
(2) 1/2" DIA x 4" LONG LAG SCREUS A LLOOD FRAMING (2) 1/2" DIA x 4" WEDGE ANCHORS B. CONCRETE

C. MASONRY (RULLY GROUTED) (2) 1/2" DIA x 4" LONG 61MP6ON 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) ROUS OF SELF TAPPING SCREUG @ 16" O.C. OR (2) ROUS 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) ROUS OF 9/16" DIAMETER

- 5. 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.
- 6. ALL LOAD BEARING HEADERS TO CONFORM TO TABLE R602.7(1) AND R602.7(2) OF THE NCRC, 2018 EDITION OR BE (2) 2 x 6 WITH (1) JACK AND (I) KING STUD EACH END (INO), 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). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- 1. 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 I M? 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
- 8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A3/01) 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).
- 9. 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
- 10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2010 EDITION WALL BRACING CRITERIA, THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION REGIONO.
- PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR 1-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- 12. 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 (UNO). 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) 2 x 10 BLOCKING INSTALLED W/ (4) 12d NAILS EA PLY BETWEEN WALL STUDS WITH (2) ROUS OF 1/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION RT0382] OF THE NORC, 2018 EDITION.
- 13. 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
- 14. FOR TRUSSED ROOFS: FRAME DORMER WALLS ON TOP OF 2 x 4 LADDER FRAMING AT 24" O.C. BETWEEN ADJACENT ROOF TRUSSES. STICK RAME OVER-FRAMED ROOF SECTIONS WITH 2 x 8 RIDGES, 2 x 6 RAFTERS AT 16" O.C. AND FLAT 2 x 10 VALLEYS (UNO).
- 15. 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 HIS OR LISIZ UPLIFT CONNECTOR FASTENED TO THE BAND AT THE BOTTOM AND THE BEAM AT THE TOP OF EACH POST, ONE IS SECTION OF SIMPSON CSIS 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.





	MASONRY S	TEMWALL SPE	ECIFICATIONS		
WALL HEIGHT (FEET)	MASONRY WALL TYPE				
	8° CMJ	4" BRICK AND 4" CMJ	4" BRICK AND 8" CMJ	is, cun	
2 AND BELOW	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED	
3	UNGROUTED	GROUT SOLID	UNGROUTED	UNGROUTED	
4	GROUT SOLID	GROUT SOLID w/ *4 REBAR • 48" O.C.	GROUT SOLID	GROUT SOLID W/ 44 REBAR # 64" O.C.	
5	GROUT SOLID w/ *4 REBAR # 36* O.C.	NOT APPLICABLE	GROUT SOLID u/ "4 REBAR # 36" O.C.	GROUT SOLID u/ 4 REBAR # 64* O.C.	
6	GROUT SOLID w/ *4 REBAR # 24* O.C.	NOT APPLICABLE	GROUT SOLID u/ *4 REBAR # 24* O.C.	GROUT SOLID w/ *4 REBAR # 64* O.C.	
AND GREATER	EX	ENGINEERED DESKAN BASED ON SITE CONDITIONS			

- WALL HEIGHT MEASURED FRONT TOP OF FOOTING TO TOP OF THE WALL.

 2. THE MULTIFLE WITHES TO GETHER WITH LADDER WIFE AT 16" CIC. VERTICALLY.

 3. CHART AFFILCABLE FOR HOUSE FOND ATION QUILT, CONSULT BYSINEER FOR DESIGN OF GARAGE FOND ATION NOT COTHON TO HOUSE.

 4. BACKFILL OF CLEAN 51 / 15 WASHED STONE IS ALLOWABLE.

 5. BACKFILL OF WELL DRANGED OR SAND. GRAVEL HINTINGE SOILS (1.45 PSF-FT BELOW GRADE)
 CLASSFIED AS GROUP I ACCORDING TO WIFED SOILS CLASSFIED AS GROUP I ACCORDING TO WITH LAD REGOLD AND REGOLD THAT CODE ARE ALLOWABLE.

 6. PREP SLAB FER ISSOED AND ISSOED ASSECT THE 76/30 INTERNATIONAL RESIDENTIAL CODE.

 HINTH 124" LAP SFLICE LENGTH.

 1. COCATE READ NO CHIEFE OF FORDINATION WALL.

 8. WHERE REQUIRED, FILL BLOCK SOILD WITH TYPE "5" HORTAR OR 3000 PSI GROUT, USE OF "LOW LET GROUTING" THEHOP REQUIRED WHEN FILLING WALLS WITH GROUT AT HEIGHTS OF 5" AND GREATER.

ANCH	IOR SPACING AND EMBE	OMENT - STEM WALL
WIND ZONE	140 MPH	150 MPH
SPACING	1'-9" O.C w DOUBLE SILL PLATE w 2" x 2" x 1/8" WASHERS	1'-6" OC w/ DOUBLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS
EMBEDMENT	RODS CONTINUOUS FROM FOOTING UP THROUGH SILL PLATE W/ 1" MIN CONCRETE EMBEDMENT	RODS CONTINUOUS FROM FOOTING UP THROUGH SILL PLATE W/ 1" MIN. CONCRETE EMBEDMENT

ANCHO	OR SPACING AND EMBED	DMENT - MONO SLAB
WIND ZONE	140 MPH	150 MPH
\$PACING	6'-0' O.C. w/ DBL SILL FLATE OR I'-9' O.C. w/ SNGLE SILL FLATE w/ 2' x 2' x 1/6" WASHERS	6'-0" O.C. w/ DBL SILL PLATE OR I'-6" O.C w/ SINGLE SILL PLATE w/ 2" x 2" x 1/8" WASHERS
EMBEDMENT	1:	1.

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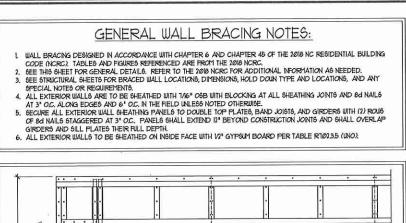
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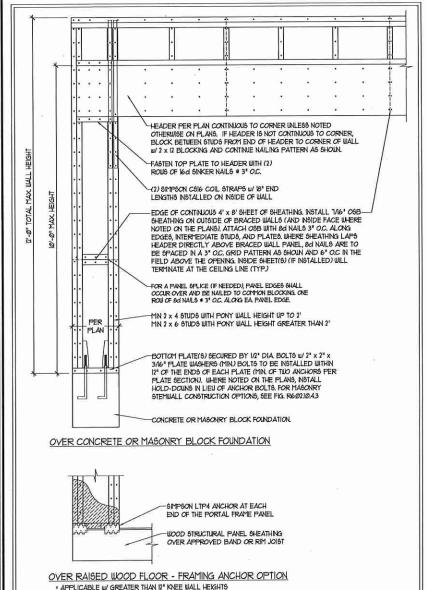
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> SPEED WIND E DESIGN DETAILS ULTIMATE I MPH 1 FOUN 150 MPH

DATE: NOVEMBER 14, 2015 DRAWN BY, IST ENGINEERED BY, JES

D-1 FOUNDATION DETAILS

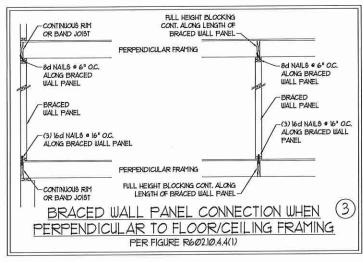


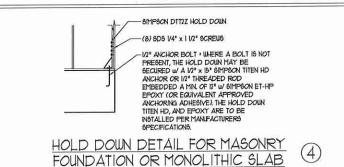


· APPLICABLE W GREATER THAN 12" KNEE WALL HEIGHTS IN CRAUL SPACE AND ABOVE FRAMED BASEMENT WALLS

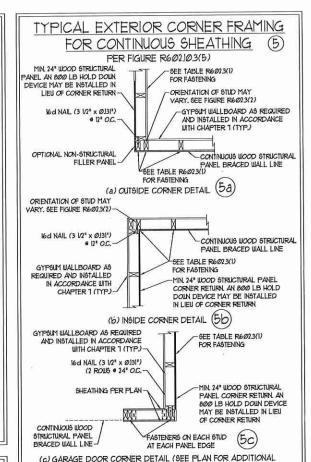
METHOD PF-PORTAL FRAME DETAIL

48" OR LESS | BRACED WALL PANEL 48" OR LESS -10" ANCHOR BOLTS BRACED WALL PANEL REQUIREMENTS -1/2" ANCHOR BOLTS PER BRACED WALL REQUIREMENTS 4 REBAR FIELD BEN - BOND BEAM W/ 6" INTO BOND BEAT M REBAR FIFI D BENT 6" INTO BOND BEAM 3" COVER 3" COVER 20" LAP TALL STEM WALL REINFORCEMENT SHORT STEM WALL REINFORCEMENT 48" OR LESS - BRACED WALL PANEL - BRACED WALL PANEL -BOND BEAM w/ (1) 4 REBAR -BOND BEAM 6/8" THREADED RODS -8' CMU OPT. FACE MAY BE SUBSTITUTED BRICK FOR ANCHOR BOLTS AND REBAR -NUT AND 2" MIN. WASHER 3" COVER-TYPICAL STEM WALL SECTION BODS MAY BE INSTALLED USING AN ADHESIVE ANCHORING SYSTEM WITH A MINIMUM TENSILE CAPACITY OF 3750 LBS AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECS OPTIONAL STEM WALL REINFORCEMENT NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS PER FIGURE R602.10.4.3

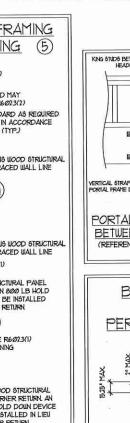


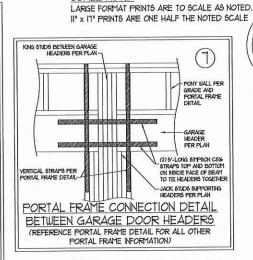


· APPLICABLE ONLY WHERE SPECIFIED ON PLAN ·

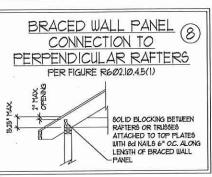


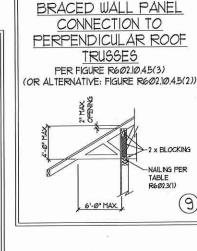
STRUCTURAL INFORMATION OR ALTERNATE CONFIGURATIONS)





SCALE NOTE:





WAD THE CAROLA STESSIONAL SEAL 038485 2/22/19: 7: ERNEST

DATE: OCTOBER 29, 2018 ALE: 1/4" - 1'0 AWN BY IST GINEERED BY: JST

MPH ULTIMATE I BRACING NOTES

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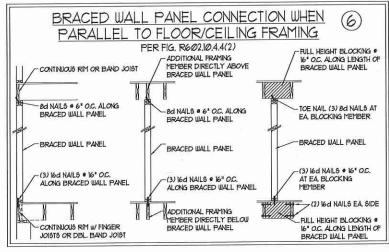
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BRACED WALL NOTES AND DETAILS AND PF DETAILS



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SCALE NOTE: LARGE FORMAT PRINTS ARE TO SCALE AS NOTED. II" x IT" PRINTS ARE ONE HALF THE NOTED SCALE

O Z 50972 3 0 0

I S

> WIND 150 MPH ULTIMATE DESIGN Y STANDARD STRUCTURAL NO

DATE: NOVEMBER 14, 2018

RAWN BY JES

NEERED BY: JST

S-0 STRUCTURAL NOTES

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 1-JOIST OR FLOOR/ROOF TRUSS LAYOUT DESIGN AND ACCURACY.
- 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE (NCRC), 2018 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 CONTRACTORS FAILURE TO CARRY OUT THE CONSTRUCTION WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- STRICTURAL DESIGN BASED ON THE PROVISIONS OF THE NCRC. 2018 EDITION (R3014 R3017).

DESIGN CRITERIA:	LIVE LOAD (PSF)	DEAD LOAD (PSF)	DEFLECTION (IN)
ATTIC WITH LIMITED STORAGE	20	10	L1240 (L1360 W BRITTLE FINISHES)
ATTIC WITHOUT STORAGE	10	10	L/36Ø
DECKS	40	10	L/360
EXTERIOR BALCONIES	40	10	L/36Ø
FIRE ESCAPES	40	100	L/36Ø
HANDRAILS/GUARDRAILS	200 LB OR 50 (PLF)	10	L/36Ø
PASSENGER VEHICLE GARAGE	50	10	L/36Ø
ROOMS OTHER THAN SLEEPING ROOM	40	10	L/360
SLEEPING ROOMS	30	10	L/360
STAIRS	40	10	L/360
WIND LOAD	(BASED ON TABLE R3012)	(4) WIND ZONE AND EXPOSURE)
GROUND SNOW LOAD- Pa	20 (PSF)		

- I-JOIST SYSTEMS DESIGNED WITH 12 PSF DEAD LOAD AND DEFLECTION (IN) OF L/480
- FLOOR TRUSS SYSTEMS DESIGNED WITH IS PSF DEAD LOAD
- FOR 115 AND 120 MPH LIND ZONES, FOUNDATION ANCHORAGE 16 TO COMPLY WITH SECTION R40316 OF THE NORC, 2018 EDITION, FOR 130 MPH, 140 MPH, AND 150 MPH WIND ZONES, FOUNDATION ANCHORAGE IS TO COMPLY WITH SECTION 4504 OF THE NORC, 2018 EDITION
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- 2. 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 DE FREE OF VEGETATION AND FOREIGN MATERIAL. THE FILL SHALL BE COMPACTED TO ASSURE UNIFORM SUPPORT OF THE SLAB, AND EXCEPT WHERE APPROVED, THE FILL DEFITHS SHALL NOT EXCEED 141 FOR CLEAN SAND OR GRAVIEL ALA 4* THICK BASED COURSE ON SISTING OF CLEAN GRADED SAND OR GRAVEL SHALL BE FLACED. A BASE COURSE IS NOT REQUIRED WHERE A CONCRETE SLAB IS NISTALLED ON WELL-DRANED OR SAND-GRAVEL MIXTURE SOILS CLASSIFIED AS GROUP I, ACCORDING TO THE UNITED SOIL CLASSIFICATION SYSTEM IN ACCORDANCE WITH TABLE R405J OF THE NORC, 2018 EDITION.
- 3. 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 SAULED WITHIN 4 TO 12 HOURS OF CONCRETE FINISHING AND WALL LOCATIONS HAVE BEEN MARKED. ADJUST WHERE NECESSARY.
- 4. CONCRETE SHALL CONFORM TO SECTION R4022 OF THE NCRC, 2016 EDITION. CONCRETE REINFORCING STEEL TO BE ASTM A615 GRADE 6.0. WELDED WIRE FABRIC TO BE ASTM AIBS. MAINTAIN A MINIMM CONCRETE COVER AROUND REINFORCING STEEL OF 3" IN FOOTINGS AND 1 1/2" IN 94.895, FOR POWRED 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 I 1/2" FOR "5 BARS OR SMALLER, AND NOT LESS THAN 2" FOR "6 BARS OR LARGER.
- 5. MASONRY UNITS TO CONFORM TO ACE 530/ASCE 5/TMS 400. MORTAR SHALL CONFORM
- 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, PERS MAY BE FILLED SOLID WITH CONCRETE OR TYPE M OR S MORTAR PIERS AND WALLS SHALL BE CAPPED WITH 8" OF SOLID MASONRY.
- 1. THE CENTER OF EACH OF THE PIERS SHALL BEAR IN THE MIDDLE THIRD OF ITS RESPECTIVE
- 8 ALL CONCRETE AND MASONRY FOUNDATION WALLS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF SECTION R404 OF THE NORC, 2018 EDITION OR IN ACCORDANCE WITH ACI 318, ACI 332, NOMA TR68-A OR ACE 530/ASCE 5/TMS 402. MASONRY FOUNDATION WALLS ARE TO BE REINFORCED FER TABLE R404J,KI), R404J,K2), R404J,K3), OR R404J,K4) OF THE NCRC, 2019 EDITION. CONCRETE FOUNDATION WALLS ARE TO BE REINFORCED PER TABLE R4041/(5) OF THE NCRC, 2019 EDITION. STEP CONCRETE FOUNDATION WALLS TO 2×6 FRAMED WALLS AT 16" O.C. WHERE GRADE PERMITS (UNO).

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L ALL FRAMING LUMBER SHALL BE 12 SPF MINIMUM (FIb = 815 PSI, Fv = 315 PSI, E = 16000000 PSI) UNLESS NOTED OTHERWISE (UNO). ALL REATED LUMBER SHALL BE 12 SYP MINIMUM (FIb = 915 PSI, FV =175 PSI, E = 16000000 PSI) UNLESS NOTED OTHERWISE (UNO).

FRAMING NOTES

- 2. LAMINATED VENEER LUMBER (LVL.) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fb =2600 PSI, Fv = 285 PSI, E = 1900000 PSI. LAMINATED STRAND LUMBER (LSL) SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES; Fb = 2325 PSI, Fv = 310 PSI, E = 15500000 PSI. PARALLEL STRAND LUMBER (PSL) UP TO 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES: Fc = 25000 PSI, E = 18000000 PSI. PARALLEL STRAND LUMBER (PSL) MORE THAN 1" DEPTH SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES; Fo = 29,000 PSI, E = 2000,0000 PSI. INSTALL ALL CONNECTIONS FER MANUFACTURER'S SPECIFICATIONS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING ASTM SPECIFICATIONS

ASTM A992 W AND WT SHAPES: CHANNELS AND ANGLES: ASTM A36 PLATES AND BARS: ASTM A36 HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B ASTM A53 GRADE B. TYPE E OR S

4. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3 1/2" AND RULL FLANGE WIDTH (UNO). PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED AT THE BOTTOM FLANGE TO EACH SUPPORT AS

FOLLOUS (UNO) A WOOD FRAMING

(2) 1/2" DIA x 4" LONG LAG SCREWS (2) I/2" DIA x 4" WEDGE ANCHORS

B. CONCRETE C MASONRY (FULLY GROUTED)

(2) 1/2" DIA x 4" LONG SIMPSON TITEN HD ANCHORS

LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TO ENAILED TO THE 2x NAILER ON TOP OF THE STEEL BEAM, AND THE 2X NALLER IS SECURED TO THE TOP OF THE STEEL BEAM W/ (2) ROUS OF SELF TAPPING SCREUS & 16" O.C. OR (2) ROUS OF 1/2" DIAMETER BOLTS . IF V2" BOLTS ARE USED TO FASTEN THE NAILER, THE STEEL BEAM SHALL BE FABRICATED W/ (2) ROUS 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 R602.7(1) AND R602.7(2) OF THE NCRC, 2018 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). INSTALL KING STUDS PER SECTION R602.15 OF THE NORTH CAROLINA RESIDENTIAL CODE, 2018 EDITION.
- 1. ALL BEAMS, HEADERS, OR GIRDER TRUSSES PARALLEL TO WALL ARE TO BEAR FULLY ON (1) JACK OR (2) STUDS MINMUM 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 I LO MINIMUM BEARING (INO). 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 OTHER ARE TO EACH BEAR EQUAL LENGTHS (UNO).
- 8. FLITCH BEAMS SHALL BE BOLTED TOGETHER USING 1/2" DIAMETER BOLTS (ASTM A3/21) WITH WASHERS PLACED AT THREADED END OF BOLT. BOLTS SHALL BE SPACED AT 24" CENTERS (MAXIMM), AND STAGGERED AT TOP AND BOTTOM OF BEAM (2" EDGE DISTANCE), WITH (2) BOLTS LOCATED AT 6" FROM EACH END (UNO).
- 9. 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.
- 10. BRACED WALL PANELS SHALL BE CONSTRUCTED ACCORDING TO THE NORTH CAROLINA RESIDENTIAL CODE 2018 EDITION WALL BRACING CRITERIA. THE AMOUNT, LENGTH, AND LOCATION OF BRACING SHALL COMPLY WITH ALL APPLICABLE TABLES IN SECTION R602.10.
- IL PROVIDE DOUBLE JOIST UNDER ALL WALLS PARALLEL TO FLOOR JOISTS. PROVIDE SUPPORT UNDER ALL WALLS PARALLEL TO FLOOR TRUSSES OR 1-JOISTS PER MANUFACTURER'S SPECIFICATIONS. INSTALL BLOCKING BETWEEN JOISTS OR TRUSSES FOR POINT LOAD SUPPORT FOR ALL POINT LOADS ALONG OFFSET LOAD LINES.
- 12. 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 (UNO). FOR ALL HEADERS 8'-0" AND GREATER IN LENGTH, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO HEADER WITH 10" LAG SCREWS AT 12" OC. STAGGERED FOR BRICK SUPPORT, FOR ALL BRICK SUPPORT AT ROOF LINES, BOLT A 6" x 4" x 5/16" STEEL ANGLE TO (2) 2 x 10 BLOCKING INSTALLED W/ (4) 12d NAILS EA PLY BETWEEN WALL STUDS WITH (2) ROWS OF I/2" LAG SCREWS AT 12" O.C. STAGGERED AND IN ACCORDANCE WITH SECTION R103.82.1 OF THE NORC, 2018 EDITION.
- 13. FOR STICK FRAMED ROOFS: CIRCLES DENOTE (3) 2 x 4 POSTS FOR ROOF MEMBER SUPPORT. HIP SPLICES ARE TO BE SPACED A MINIMUM OF 81-01. FASTEN MEMBERS WITH THREE ROUS OF 12d NAILS AT 16" O.C. FRAME DORMER WALLS ON TOP OF DOUBLE OR TRIPLE RAFTERS AS
- 14. 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).
- IS. 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 HE OR LISIZ UPLIFT 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 TURST STRAP IF DESIRED. FOR MASONRY OR CONCRETE FOUNDATION USE SIMPSON POST BASE.